



## Material Information for Freehold Properties

### Part A

Property address

Council Tax Band F

Asking Price £1,050,000.00

Tenure (Freehold / Leasehold / Share of Freehold for example)

Freehold

### Part B

#### Heating:

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details. Gas

Do you have underfloor heating or radiators? Radiators

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities. Yes, owned solar panels, income from Good Energy

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased? No

Are there any communal heating systems? If yes, please provide the above and any further information on this. No

Where is the boiler and when was it installed? Garage installed 2009

Is it a combination boiler or do you have a separate water tank? separate water tank providing pumped hot

Fuse box location? Utility

Gas meter location? Smart meter outside on Garage wall

**Water and drainage:**

Do you have a water meter and if so, where is it located? yes , pavement

Is the water supplied by a borehole, spring or well? no

Is the property on mains drainage or private drainage? If private, please provide details of this. yes

Is there a water softener? yes

Stop cock location? Garage

**Phone and internet:**

Broadband type and indication of speed? Full Fibre TalkTalk

Mobile signal / coverage? very good O2

**Parking:**

Is there a shared drive or access? If so, who maintains and pays for it? no

Is there parking to the property? Please provide information. Carriage driveway 5 cars at least

Is there a garage and where is it located? yes attached

**Property construction:**

What year was the property built? 1959/60

If new build / newly converted, is the title registered? Yes

Is the building pre-fabricated? If yes, who do you insure with? No

Is the building thatched? If yes, who do you insure with? No

Are there timber windows? No

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

Bournemouth BP/2008/5089, we have full planning documentation if required

**Part C**

Are there any building safety or structural risks you are aware of? No

Are you aware of there being any asbestos at the property? No

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

No

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

Left & bottom of back garden

Are there any public right of ways, easements or servitudes?

No

Are there any Tree Protection orders in the garden? Are any trees above 50'?

Front garden Eucryphia nymabnensus. replaced in 2011 and agreed with BCP officers.

Is there any known flood risk of coastal erosion to your property or the local area?

No

Which way is the garden facing?

Back South East, Front North West

**Other:**

Are you prepared to vacate the property? Yes

Have you considered which fixtures and fittings you would leave or take with you?

No

Is your loft boarded and insulated?

Yes

Are you aware of any spray foam insulation?

Yes in the original walls

Is there a loft ladder?

No

**Received:**

Title plan

Title Register

AML



Signed by property owner(s)

DocuSigned by: [Redacted Signature] DocuSigned by: [Redacted Signature]  
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Completion date of form

1/6/2024

1/6/2024

Signed by Hearnes

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