

NB Hearnese cannot accept any liability for inaccurate or omitted information

Part A

Lease:

PLEASE PROVIDE US WITH A COPY OF YOUR LEASE AND LATEST SERVICE CHARGE DEMAND

How long is left on the lease?

.....info to follow

Service charge amount and what does it include?

£3,845.00 pa

Ground rent amount?

nil

Details of any future ground rent reviews?

N/A

Freeholder?

Share of Freehold

Managing Agent?

Owens and Porter Ltd

Are there any deed of variations to the lease?

Unknown

Has the lease been extended or do you have a lease extension valuation?

.....info to follow

Is there an option to buy into a share of the freehold, or are any other apartments share of freehold?

Each flat has one share each

Has a section 20 been served?

.....info to follow

Are there any upcoming works?

Replace internal communal fire doors

Are there any planned changes to the service charge?

To be reviewed December 2025 with any adjustments starting January 2026

Is there a sinking fund, and if so how much is currently held?

Sinking fund at December 2024 - £19,000

Please provide a copy of your latest AGM notes and service charge demand / management statement.

Attached - AGM minutes May 2024. Last service charge invoice

Are pets allowed? (Please check your lease to confirm this and if yes, is a license a required)

If yes, please provide us proof by way of the extract from your lease or the letter from your managing agent to confirm pets are allowed.

Yes - see Baronsmede Rules and Regulations - December 2021 - section 15

Are short hold tenancies allowed (6 months+)?

yes

Are short term / holiday lets allowed? (Please check your lease before confirming)

No

Are you aware of any disputes between the residents and freeholder?

No

Heating:

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

Yes - gas central heating

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.

No

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

only one on site privately owned by a resident

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?

In a cupboard in the kitchen - unsure when it was installed

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

Separate water tank

Fuse box location?

In an inside cupboard near the front door

Gas meter location?

In a cupboard in a kitchen unit

Water and drainage:

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

Communal water supply

Is the water supplied by a borehole, spring or well?

Mains water

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

Mains drainage

Is there a water softener?

No

Stop cock location?

Flat -Inside internal cupboard near the front door

Phone and internet:

Broadband

For any information regarding broadband a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

For any information regarding mobile signals a potential buyer should go to OfCom via this link -

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking:

Is there a shared drive or access? If so, who maintains and pays for it?

communal driveway - maintain by residents

Is there parking to the property? Please provide information.

Permit parking - One resident and one visitor permit per flat

Is there a garage and where is it located?

Yes - to the rear of the block

Property construction:

What year was the property built?

1971 - approximately

If a new build or newly converted, is the title registered?) ^{N/A}

Is the building pre-fabricated? If yes, who do you insure with?

N/A

Is the building thatched? If yes, who do you insure with?

N/A

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.

No

Has the property ever undergone any structural work or underpinning?'

No

Has the property ever had subsidence?' If yes, what work has been carried out, please supply documents

No

Part B

Are there any shared areas or boundaries?

communal gardens, driveway, parking area

Is it a relevant building under the Building Safety Act (11 Meters high or 5 storeys)? If yes, have you served your deed of certificate?

.....info to follow

If yes, have the Freehold served their deed of certificate and what if any works are detailed within this and whose responsibility is the cost of the works? Please provide all correspondence.

.....info to follow

Is it a Registered Building? (18 Meters or higher). Has it been registered? Can you provide a copy of the building's Fire Risk Assessment.

Less than 18 meters high

Are there any building safety or structural risks you are aware of?

No

Are you aware of there being any asbestos at the property?

Yes

Are you aware of any moth or pest infestations at the property? If yes, please provide any evidence of treatments which have taken place.

None

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)

Unknown

Are there any restrictions or covenants to the property?

Yes - Restrictions - see original lease

Which boundaries belong to the property?

Unknown

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

Unknown

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

.....info to follow

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

No

Do you have a garden or balcony? If yes, which way is it facing?

Balcony - south facing

Which floor is your property on?

Forth

How many floors are in the building?

five

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business.

No

Are you aware of any disputes with neighbours or the freeholders?

No

Other:

Are you prepared to vacate the property?

Yes

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

Furniture can be purchased as at an additional cost