



Material Information for Freehold Properties

Part A

Property address [redacted] Little Forest Road

Council Tax Band H

Asking Price £1,850,000

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

Part B

Heating:

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

Gas & Electric

Do you have underfloor heating or radiators?

under floor in three reception rooms and entrance hall. 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?

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?

reception room by kitchen there is a specific cupboard. 2014.

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

Combi boiler.

Fuse box location? Garage / plant room for swimming pool. / Master Suite.

Gas meter location? Outside .

Water and drainage:

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

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. Mains .

Is there a water softener? No .

Stop cock location? Next to boiler room .

Phone and internet:

Broadband type and indication of speed?

Mobile signal / coverage? Good .

Parking:

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

Is there parking to the property? Please provide information. Yes driveway .

Is there a garage and where is it located? Yes, Integral .

Property construction:

What year was the property built? 1932

If new build / newly converted, is the title registered? N/A .

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.

Swimming pool has own boiler .

Fully refurbished 2014 .
Already extended .

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? Boundary adjoining neighbor .

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'? Yes .

Is there any known flood risk of coastal erosion to your property or the local area? No .

Which way is the garden facing? *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? *Converted.*

Are you aware of any spray foam insulation? *No.*

Is there a loft ladder? *No.*

Received:


Title plan
Title Register
AML

Signed by property owner(s)

A signature area that has been completely redacted with three thick black horizontal bars.

Completion date of form *10th April 2024*

Signed by Hearn

A handwritten signature in black ink, appearing to be a stylized name.

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