



### **Material Information for Leasehold Properties**

Under the Consumer Protection from Unfair Trading Regulations and the Property Ombudsman's Code of Practice we are obliged to ensure that any information we provide to prospective purchasers is not false or misleading and also that we provide all material information a buyer may need. This form may be passed on to interested parties as it contains information to meet that requirement and so we ask that you ensure the questions are all answered accurately to avoid problems and reduce the chances of any agreed sale failing because of missing or inaccurate information.

### **PROPERTY DETAILS AND ADMIN FEE INFORMATION:**

Full Names of Property Owners

Barbara Denise Dupuis

Property address Barbara Denise Dupuis

Council Tax Band C

Asking Price 230,000

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

Leasehold

Fee paid to Hearnes to compile the above £60.00 (INC VAT)

#### **Payment Details:**

**Account Name:**

**Bank Account Number:**

**Sort Code:**

**By Cheque to Bournemouth Office or BACS**

**Hearnes Bournemouth Ltd**

**43096807**

**20-11-39**

#### **Solicitors Details:**

Firm:

Name:

Address:

Email:

Telephone Number:

Clarke Rowe Solicitors Babs Rowe  
28 Parkstone Road Poole BH15 2PG  
office@clarkerowesolicitors.co.uk  
01202 307940

**NB** Hearnese cannot accept any liability for inaccurate or omitted information

PLEASE MAKE SURE YOUR ANSWERS ARE ACCURATE AS THIS QUESTIONNAIRE WILL BE SHOWN TO ALL VIEWERS AND OFFERS WILL BE MADE ON THE BASIS OF THE INFORMATION YOU PROVIDE. COPIES WILL ALSO BE MADE AVAILABLE TO SOLICITORS AND MAY FORM PART OF THE SALES CONTRACT

**Part A**

**Lease:**

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

How long is left on the lease?

Approx 130 years

Service charge amount and what does it include?

£2330 per year includes maintenance, repairs and building insurance

Ground rent amount?

£150 per annum

Details of any future ground rent reviews?

Not sure

Freeholder?

Antler Homes Wessex Ltd

Managing Agent?

House and Sons

Are there any deed of variations to the lease?

No

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

No

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

No

Has a section 20 been served?

No

Are there any upcoming works?

No

Are there any planned changes to the service charge?

Reviewed beginning of year

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

Yes approx £50,000

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

Permission has to be granted and there is a fee

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.

Yen's

Are short hold tenancies allowed (6 months+)?

Don't know

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

Don't know

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.

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.

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?

In flats hall fitted November 2022

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

Combination

Fuse box location?

In hall

Gas meter location?

Outside

**Water and drainage:**

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

Yes in building

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?

Under kitchen sink

**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?

No

Is there parking to the property? Please provide information.

Yes gated entrance all allocated one space

Is there a garage and where is it located?

No

**Property construction:**

What year was the property built?

2004

If a new build or 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.

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?

No

Are there any communal areas within the building, no matter the size? If yes, do you have a fire risk assessment? If yes, please provide. If no, please arrange for this to be carried out

Yes

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?

Yes

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.

Don't know

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.

Don't know

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

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

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?

Don't know

Which boundaries belong to the property?

Don't know

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'?

Don't know

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?

No

Which floor is your property on?

2

How many floors are in the building?

2

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 break chain and vacate the property regardless of onward plans?

No

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

Yes

**Documents:**

Latest Service charge demand / Management statement

Latest AGM notes

Lease

Title plan

Title Register

AML

Signed by property owner(s)

Signed by:  
*Barbara Dupuis*  
36AB47ECA8C3467...

Completion date of form

7/10/2025

Signed by Hearnés

DocuSigned by:  
*Laura Maidment*  
C58893BB76F34D0...