

NB Hearnes 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?

118 years 4 months

Service charge amount and what does it include?

£1429 per annum - copy of invoice provided for cost breakdown.

Ground rent amount?

£180 per annum

Details of any future ground rent reviews?

First review due 31st of May 2029 - reviewed every 10th anniversary of this date (base rate multiplied by RPI)

Freeholder?

Tyrrel Investments Inc

Managing Agent?

Napier Management Services Ltd

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?

No

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

Yes, reserve fund included in service charge - £201 per annum.

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

Shared separately

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, prior consent from Landlord is required (Schedule 5, 10.)

Are short hold tenancies allowed (6 months+)?

Yes

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

Yes

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.

Electric radiators, Boiler heats with an air source heat pump

Do you have underfloor heating or radiators?

No underfloor heating, 2 electric radiator and a towel heater

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 the boiler room next to the bathroom, installed on 28/06/2019

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

Its a Dimplex air source water heater

Fuse box location?

Inside the tall kitchen cupboard

Gas meter location?

N/A no gas in building

Water and drainage:

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

Yes, located in the cupboard next to lift on 1st floor

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 the 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?

Shared driveway leading to the building's car park - maintained by the Management Company.

Is there parking to the property? Please provide information.

Yes — permit for one unallocated parking space included in sale.

Is there a garage and where is it located?

No

Property construction:

What year was the property built?

2019

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?

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?

Yes, shared car parking / entrance to the building, elevator and corridors up to the flat entrance

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. Copy of the fire risk appraisal provided.

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?

Building is a 6-storey block / height approx. 18m - no leaseholder deed of certificate served.

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.

Not sure.

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.

Yes, registered under HRB13896P5J7. Copy of the fire risk appraisal and EWS1 form provided.

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)

Yes, planning permission is in place for Wootton Grange 3 but land is currently for sale.

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

Site map with boundaries outlined provided along with lease.

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'?

No

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?

Yes, north facing balcony.

Which floor is your property on?

1st floor

How many floors are in the building?

6 floors

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