



## Material Information for Freehold Properties

### Part A

Property address

Council Tax Band D

Asking Price £500,000

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?

No underfloor heating

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?

En-suite cupboard installed

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

Combi-boiler

Fuse box location?

Under the stairs in a cupboard

Gas meter location?

on the wall on the east side of the property

**Water and drainage:**

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

I believe it is situated just in front of the property under a cover on the 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.

Mains

Is there a water softener?

No

Stop cock location?

Under the sink in the kitchen

**Phone and internet:**

Broadband type and indication of speed?

Fibre - 80/20

Mobile signal / coverage?

Yes - good on our current networks - 02

**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 - Good sized 2 car off road parking space

Is there a garage and where is it located?

No

**Property construction:**

What year was the property built?

1930's

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.

we have fully renovated the property however we made no structural changes.

**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 - However there is a deed of trust between Danielle and myself that may show.

Which boundaries belong to the property?

Dont know - I did recently replace west sided fence

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

Which way is the garden facing?

North

**Other:**

Are you prepared to vacate the property?

We will vacate the property on completion

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

Yes

Is your loft boarded and insulated?

Yes

Are you aware of any spray foam insulation?

No spray foam

Is there a loft ladder?

Yes

**Received:**

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:  
[Redacted Signature]  
0ED12DEAC1B6410...

Completion date of form

1/26/2024

Signed by Hearnese

[Redacted]

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