



Material Information for Freehold Properties

Part A

Property address [REDACTED] Throop Road, Bournemouth, Dorset. BH8 0DH

Council Tax Band G

Asking Price 800,000.00

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?

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 garage - Around 5 years ago

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

Separate Tank

Fuse box location?

Garage/Utility Room

Gas meter location?

Outside on West Elevation

Water and drainage:

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

On Driveway

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?

Ground Floor Bedroom

Phone and internet:

Broadband type and indication of speed?

Fibre 1130Mbps

Mobile signal / coverage?

Good signal for O2 & Sky

Parking:

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

Yes, the four houses on the plot share any costs. There hasn't been any in the last 9 years.

Is there parking to the property? Please provide information.

Yes - private driveway for around 5-6 cars

Is there a garage and where is it located?

Yes, on private driveway

Property construction:

What year was the property built?

1990

If new build / 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?

No

Are there timber windows?

No - UPVC

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

N/A

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 boat or caravan in driveway, no chickens

Which boundaries belong to the property?

All except right hand side

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?

South

Other:

Are you prepared to vacate the property?

Yes

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

Yes, probably leave all kitchen appliances for a price

Is your loft boarded and insulated?

Unsure

Are you aware of any spray foam insulation?

No

Is there a loft ladder?

NO

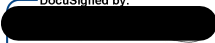
Received:

Title plan

Title Register

AML

Signed by property owner(s)

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Completion date of form

2/2/2024

Signed by Hearn

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