

NB Hearnnes cannot accept any liability for inaccurate or omitted information

Part A

Lease:

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

How long is left on the lease?

994 (Lease term is 999 years from 1/10/2019)

Service charge amount and what does it include?

£728.86 in current year (Oct 24-Sep 25), includes upkeep of shared estate areas

Ground rent amount?

£245 per annum

Details of any future ground rent reviews?

None. Lease has no provision for lease review or escalation.

Freeholder?

JIT Ltd, Bakersgate Cottage, Ash Road, Pirbright, Woking GU24 0NA
Company Registration No. 03275236

Managing Agent?

JIT Ltd (Jim Hurman)

Are there any deed of variations to the lease?

No deeds of variation. However there are 2 side letters from the freeholder permitting (1) the keeping of pets and (2) use for holiday lets

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 option; however the landlord has indicated in the past that this could be possible.

Has a section 20 been served? N/A

Are there any upcoming works?

None that we are aware of

Are there any planned changes to the service charge?

None of significance that we are aware of. Latest service charge budget can be supplied. Note we pay only towards upkeep of the estate (external shared areas at Grange Court) and not toward the upkeep of the flats (Grange Court main building)
Is there a sinking fund, and if so how much is currently held?

The landlord maintains a small reserve from time to time for unbudgeted estate costs. Refer to latest budget and accounts (to be supplied)

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

To follow.

Are pets allowed? (Please check your lease to confirm this and if yes, is a license a required)

The lease does not prohibit the keeping of pets. We have a separate side letter from the landlord expressly permitting keeping of pets.

Are short hold tenancies allowed (6 months+)?

Yes, we believe so. Not obviously prohibited by lease.

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

Yes - the landlord has expressly permitted this via a side letter.

Are you aware of any disputes between the residents and freeholder?

None so far as we are aware.

Heating:

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

Mains Electricity

Do you have underfloor heating or radiators?

Electric radiators/wall heaters

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?

The Coach House has an EV charger installed fed from the Coach House mains supply. The estate has a separate shared EV charger that the leaseholders are permitted to use.

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?

None. electric immersion heater, installed 2019

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

N/A

Fuse box location?

Hallway

Gas meter location?
outside wall (rear garden)

Water and drainage:

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

Yes - street

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?

Downstairs cloakroom, behind wall access panel

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?

Yes. Driveway is shared with Grange Court, via electric access gates. Maintained as part of the estate service charge, by the landlord.

Is there parking to the property? Please provide information.

Yes - 2 spaces in front of the Coach House are within the demise of the property, and are for the exclusive use of the Coach House. Other parking spaces in Grange Court are shared amongst other residents.

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?)

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 shared areas within the Coach House property. However, the leaseholders of the Coach House have rights of access to the shared areas of the Grange Court estate, including the large garden in front of the house, and the driveway. See lease and lease plan

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?

No

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.

N/A

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.

No

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)

None so far as we are aware.

Are there any restrictions or covenants to the property?

Yes - refer to lease.

Which boundaries belong to the property?

Refer to lease and lease plan.

Are there any public right of ways, easements or servitudes?

None so far as we are aware

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?

None to the property. Make own enquiries about the local area.

Do you have a garden or balcony? If yes, which way is it facing?

Private garden to rear (south) of property. Refer to lease plan.

Which floor is your property on?

Detached house!

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.

we have carried on a very profitable furnished holiday letting business (Airbnb) in the property since purchase (2019/20). Property is registered for business rates, with small business exemption.

Are you aware of any disputes with neighbours or the freeholders?

None so far as we are aware.

Other:

Are you prepared to vacate the property?

Yes

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

All fixtures, fittings and contents are available for sale with the property by separate agreement. Can be sold ready to continue running as holiday let.