



## Material Information for Freehold Properties

### Part A

#### Heating:

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

Gas (Combi Boiler)

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.

None

Where is the boiler and when was it installed?

Upstairs airing cupboard – installed approx. 8 years ago

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

Combi Boiler

Fuse box location?

Under stairs

Gas meter location?

Under stairs

#### Water and drainage:

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

Yes, front drive by gate

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

**Phone and internet:**

Broadband type and indication of speed?

Plusnet

Mobile signal / coverage?

Good

**Parking:**

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

Shared drive – jointly maintained and paid for

Is there parking to the property? Please provide information.

Yes – 2 spaces

Is there a garage and where is it located?

Yes – access via shared drive to rear

**Property construction:**

What year was the property built?

1934

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?

N/A

Are there timber windows?

N/A

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

N/A for building regs – new roof, windows, internal decoration

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

None

### **Part B**

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)

The house 2 doors up is undergoing work

Are there any restrictions or covenants to the property?

No

Which boundaries belong to the property?

To the left as looking up the garden

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?

In survey noted as a low flood risk due to close proximity to River Stour

Which way is the garden facing?

North East

**Other:**

Are you prepared to vacate the property?

Yes

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

Yes – TBC

Is your loft boarded and insulated? Is there a loft ladder?

Yes, boarded and insulated with a secure ladder

Are you aware of any spray foam insulation?

None