



Material Information for Freehold Properties

Part A

Property address **THE OLD DAIRY THROOP RD. BH8 0DL**

Council Tax Band **G**

Asking Price

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.

MAINS GAS

Do you have underfloor heating or radiators? **BOTH**

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 AIRING CUPBOARD 2012**

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

COMBINATION

Property construction:

What year was the property built? 1995

If new build / newly converted, is the title registered?

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? YES

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

PRIME OAK GARDEN
ROOM

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? GREEN BELT + CONSERVATION

Which boundaries belong to the property?

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? *N.W.*

Other:

Are you prepared to vacate the property? *YES*

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

Is your loft boarded and insulated? *PART*

Are you aware of any spray foam insulation? *NO*

Is there a loft ladder? *NO*

*CAVITY WALL INSULATION RECENTLY
INSTALLED WITH 25 YEAR
GUARANTEE*

Received:

Title plan
Title Register
AML

Signed by property

Completion date of form.

Signed by Hearn