

NB Hearnese cannot accept any liability for inaccurate or omitted information.

PLEASE MAKE SURE YOUR ANSWERS ARE ACCURATE AS THIS QUESTIONNAIRE WILL BE SHOWN TO ALL VIEWERS AND OFFERS WILL BE MADE ON THE BASIS OF THE INFORMATION YOU PROVIDE. COPIES WILL ALSO BE MADE AVAILABLE TO SOLICITORS AND MAY FORM PART OF THE SALES CONTRACT

ROE = RELY ON ENQUIRIES - SELLING AS
EXECUTORS WITH
NO PRIOR KNOWLEDGE

Part A

Heating:

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

GAS 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.

ROE

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

ROE

Are there any communal heating systems? If yes, please provide the above and any further information on this.

ROE

Where is the boiler and when was it installed?

UTILITY ROOM ~~NOT~~ ROE

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

ROE

Fuse box location?

ROE

Gas meter location?

ROE

Water and drainage:

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

No

Is the water supplied by a borehole, spring or well?

ROE

Is the property on mains drainage or private drainage? If private, please provide details of this.

ROE

Is there a water softener?

ROE

Stop cock location?

ROE

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>

PREVIOUSLY BT - NOW DISCONNECTED

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?

ROE

Is there parking to the property? Please provide information.

DRIVEWAY

Is there a garage and where is it located?

YES - REAR OF PROPERTY

Property construction:

What year was the property built?

ROE

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?

YES

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

Has the property ever undergone any structural work or underpinning?

ROE

Has the property ever had subsidence? If yes, what work has been carried out, please supply documents

ROE

Part B

Are there any building safety or structural risks you are aware of?

ROE

Are you aware of there being any asbestos at the property?

ROE

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)

ROE

Are there any restrictions or covenants to the property?

ROE

Which boundaries belong to the property?

ROE

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

ROE

Are there any Tree Protection orders in the garden? Are any trees above 50'?

ROE

Is there any known flood risk of coastal erosion to your property or the local area?

ROE

Which way is the garden facing?

ROE

Other:

Are you prepared to break chain and vacate the property regardless of onward plans?

PROPERTY IS VACANT

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

TBC

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

ROE

Are you aware of any spray foam insulation?

ROE

Are you aware of any moth or pest infestation at the property? If yes, please provide any evidence of treatments which have taken place.

ROE