



Material Information for Freehold Properties

Part A

Property address 82 Richmond Park Ave

Council Tax Band e

Asking Price £830,000 in excess of

Tenure (Freehold / Leasehold / Share of Freehold for example)

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?

Yes

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?

utility, 2018

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

Combi, separate tank

Fuse box location?

Kitchen

Gas meter location?

By back door

Water and drainage:

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

By back door

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?

Yes (not essential)

Stop cock location?

Kitchen

Phone and internet:

Broadband type and indication of speed?

wifi, top

Mobile signal / coverage?

All

Parking:

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

No

Is there parking to the property? Please provide information.

Yes, enough for 4 cars

Is there a garage and where is it located?

Left of property

Property construction:

What year was the property built?

1907

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

/

Is the building pre-fabricated? If yes, who do you insure with?

/

Is the building thatched? If yes, who do you insure with?

/

Are there timber windows?

/

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

/

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

Which boundaries belong to the property?

Left

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'?

One in front garden

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?

No

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

Yes

Is your loft boarded and insulated?

Yes

Are you aware of any spray foam insulation?

No

Is there a loft ladder?

Yes

Received:

Title plan

Title Register

AML

Signed by property owner(s)

DocuSigned by:

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Completion date of form

4/4/2024

Signed by Hearnnes