



Material Information for Freehold Properties

PROPERTY DETAILS AND ADMIN FEE INFORMATION:

Full Names of Property Owners

MR Jamie Keith Collier

MRS Lisa Kate Collier

Property address

13 Ipswich Road

Westbourne

Bournemouth, BH4 9HZ

Council Tax Band

F

Asking Price

£725,000

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

Freehold

Fee paid to Hearnes to compile the above £60.00 (INC VAT)

Payment Details:

Account Name:

Bank Account Number:

Sort Code:

By Cheque to Bournemouth Office or BACS

Hearnes Bournemouth Ltd

43096807

20-11-39

Part A

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?

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.

no

Where is the boiler and when was it installed?

Boiler is in the eaves of the rear upstairs bedroom above the kitchen, 22nd November 2023

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

Combination

Fuse box location?

converted garage area

Gas meter location?

same as above

Water and drainage:

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

At the top of the drive

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?

top of drive

Phone and internet:

Broadband type and indication of speed?

current is 1 gigabit fiber

Mobile signal / coverage?

good, 5g with Vodafone

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, drive in drive off , space for 4 cars

Is there a garage and where is it located?

it has been converted to the office/study

Property construction:

What year was the property built?

1950s estimated

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

n/a

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.

yes, garage conversion - building regs will be sent via email. other details to follow

Has the property ever undergone any structural work or underpinning?'

not to our knowledge

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

not to our knowledge

Part B

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

none

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)

not that would affect our property

Are there any restrictions or covenants to the property?

not that we are aware of

Which boundaries belong to the property?

right hand side, rear fence is owned and maintained by rear neighbour

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'?

not that we are aware of

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

no

Which way is the garden facing?

north to north/east

Other:

Are you prepared to vacate the property?

no we would leave on completion of a subsequent property purchase

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

yes

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

loft is in the eaves and it is part boarded

Are you aware of any spray foam insulation?

none

Received:

Title plan
Title Register
AML

Signed by property owner(s)

Signed by:
Jamie Collier

058ABF7C517E44E...
Completion date of form

9/18/2024

Signed by Hearnese

Solicitors Details:

Firm: TBC

Name:

Address:

Email:

Telephone Number: