

**BUYER
INFORMATION
PACK**

Introduction to this buyer information pack.

This buyer information pack is designed to provide information for potential purchasers of:

12 Ryefield Close, SOLIHULL, West Midlands, B91 1PP.

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided in the Property Information Questionnaire is from the seller of the property and we are unable to guarantee the accuracy.

Where the information has been sourced via company databases through Sprift as the aggregator, it is done so based on the property address and postcode. Whilst Sprift endeavour to keep the information up to date and correct, they offer no warranty.

Although this buyers information pack provides an overview for any interested parties, it does not and must not replace the usual checks that would be carried out by a potential purchasers' acting Solicitor.

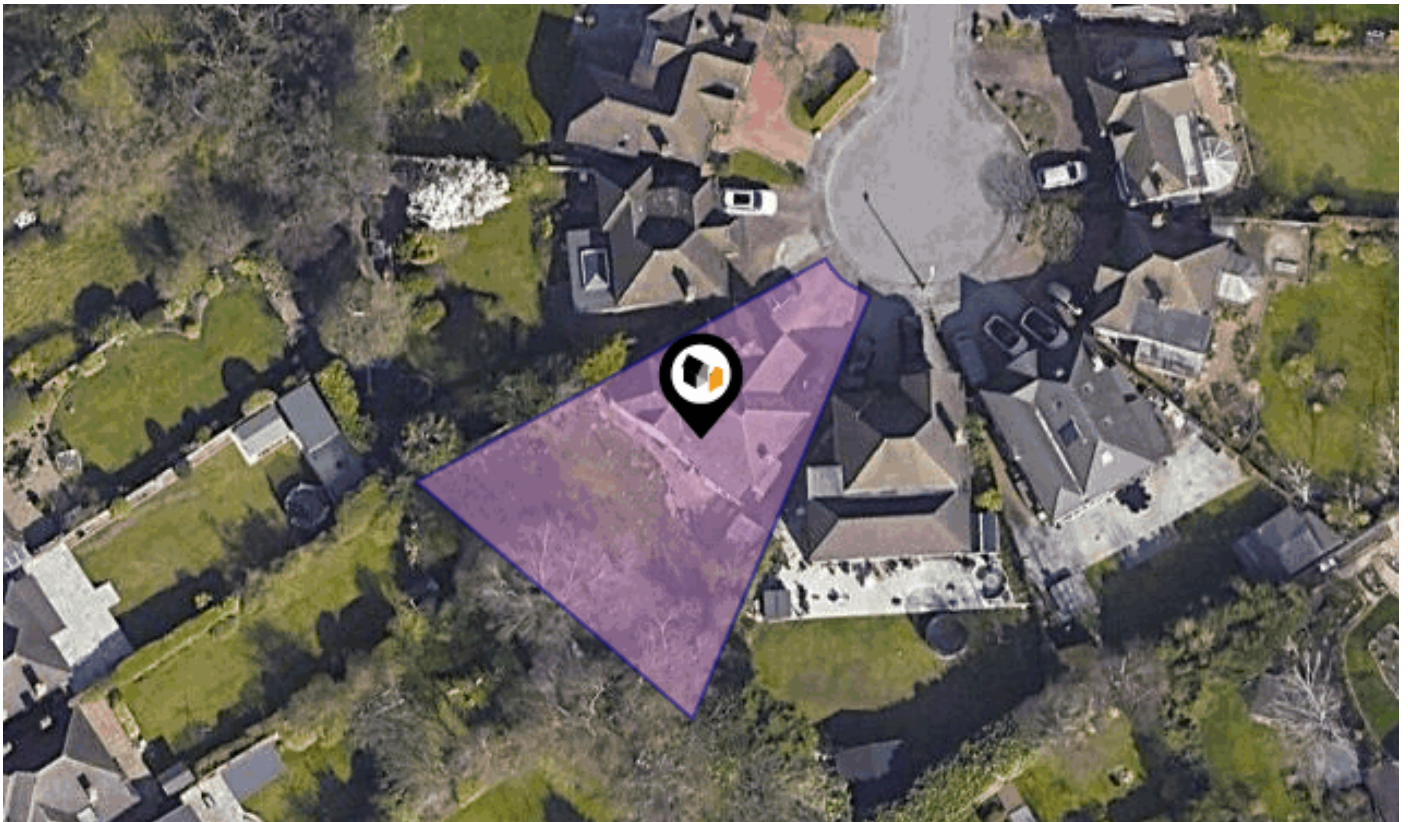


See More Online

KPF: Key Property Facts

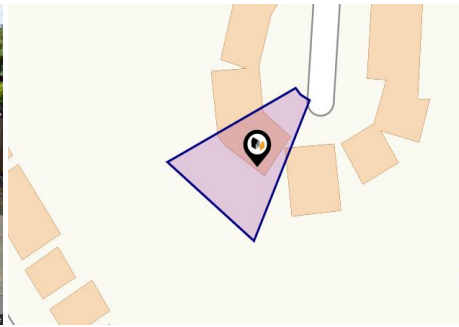
An insight into your property and the local area

Thursday 02nd May 2024



12, RYEFIELD CLOSE, SOLIHULL, B91 1PP

Property Overview



Property

Type:	Detached	Last Sold Date:	23/03/1999
Bedrooms:	5	Last Sold Price:	£163,000
Floor Area:	2,486 ft ² / 231 m ²	Last Sold £/ft²:	£65
Plot Area:	0.16 acres	Tenure:	Freehold
Council Tax :	Band F		
Annual Estimate:	£2,866		
Title Number:	WM400942		
UPRN:	100071008933		

Local Area

Local Authority:	Solihull
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Planning History

This Address

Planning records for: *12, Ryefield Close, Solihull, B91 1PP*

Reference - PL/2002/02183/FULL	
Decision:	Decided
Date:	25th September 2002
Description:	Two storey side and rear extension

Property EPC - Certificate

12 Ryefield Close, SOLIHULL, B91 1PP

Energy rating

D

Valid until 29.04.2034

Certificate number
7004-3037-1204-4524-5204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

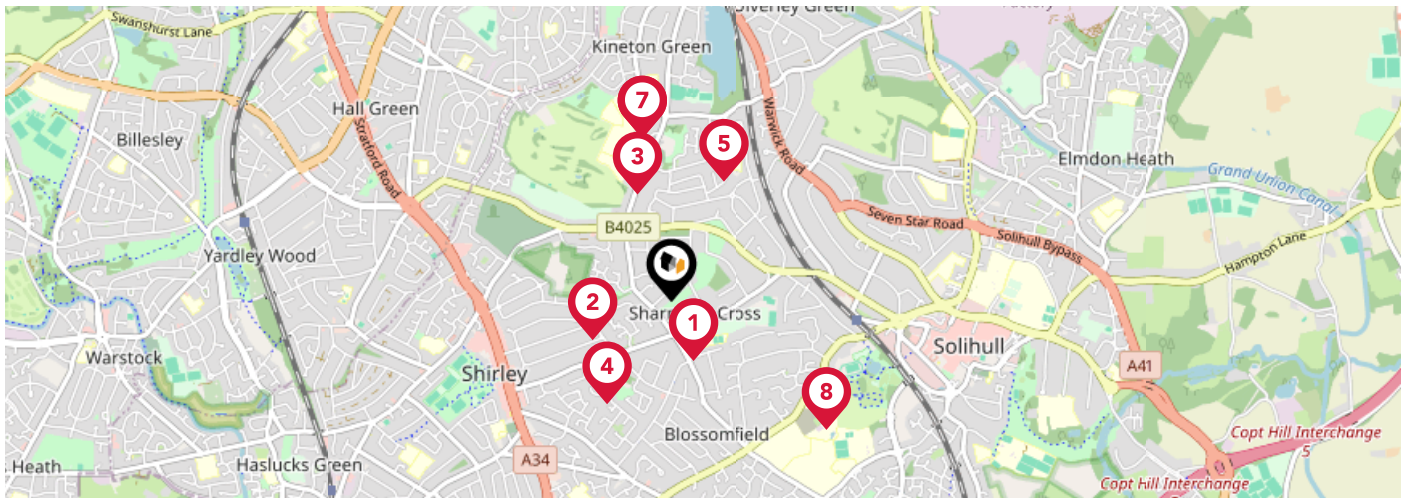
Property

EPC - Additional Data

Additional EPC Data

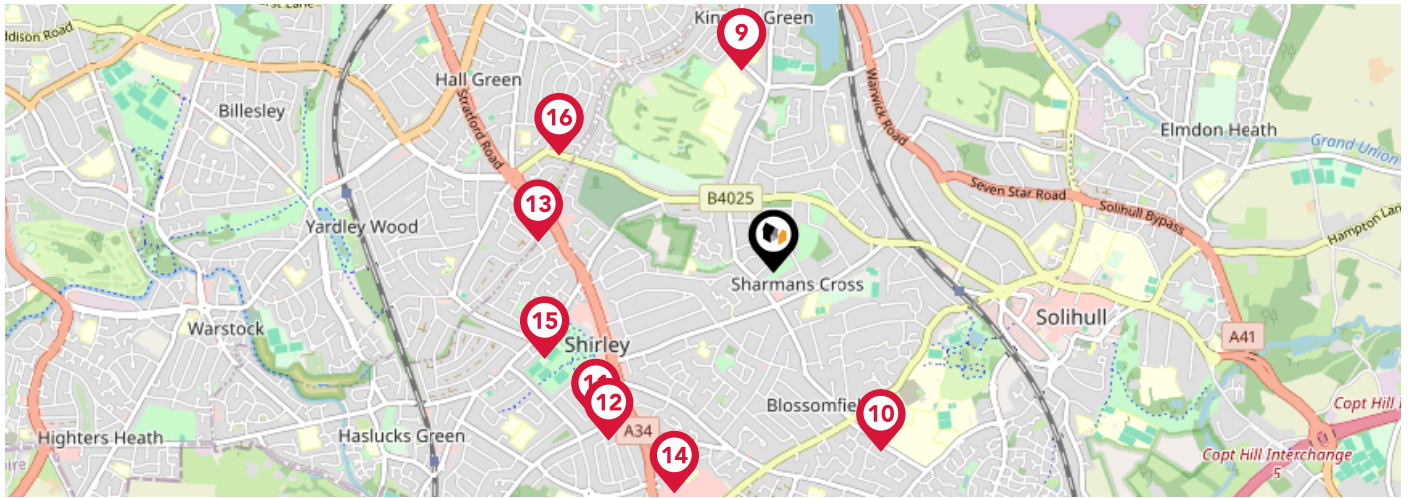
Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	231 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 Sharmans Cross Junior School Ofsted Rating: Good Pupils: 385 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Streetsbrook Infant and Early Years Academy Ofsted Rating: Outstanding Pupils: 230 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Langley Primary School Ofsted Rating: Good Pupils: 434 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Blossomfield Infant and Nursery School Ofsted Rating: Good Pupils: 318 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Oak Cottage Primary School Ofsted Rating: Outstanding Pupils: 239 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Langley School Ofsted Rating: Good Pupils: 1013 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Reynolds Cross School Ofsted Rating: Good Pupils: 128 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Solihull College & University Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

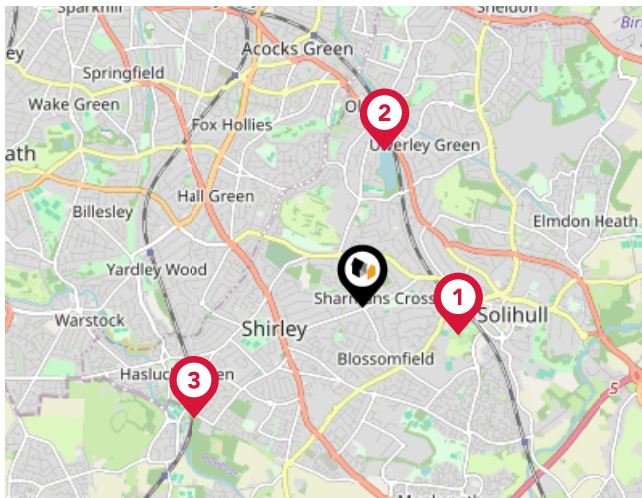
Area Schools



		Nursery	Primary	Secondary	College	Private
	Our Lady of Compassion Catholic Primary School Ofsted Rating: Good Pupils: 339 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alderbrook School Ofsted Rating: Good Pupils: 1487 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tudor Grange Primary Academy, St James Ofsted Rating: Outstanding Pupils: 234 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Outstanding Pupils: 104 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rosslyn School Ofsted Rating: Good Pupils: 75 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shirley Heath Junior School Ofsted Rating: Outstanding Pupils: 385 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslucks Green School Ofsted Rating: Good Pupils: 240 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robin Hood Academy Ofsted Rating: Good Pupils: 635 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

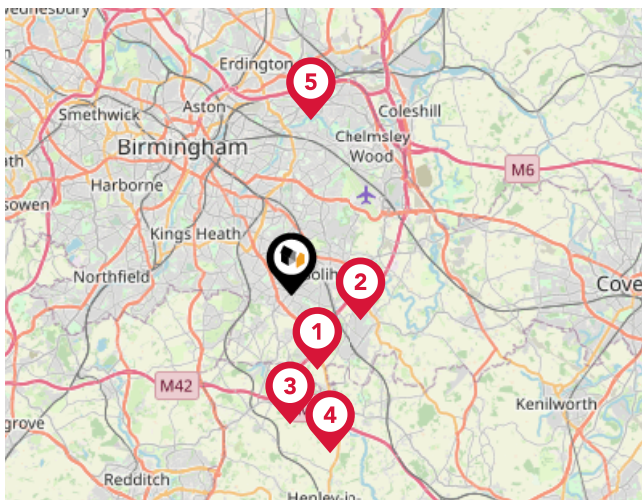
Area

Transport (National)



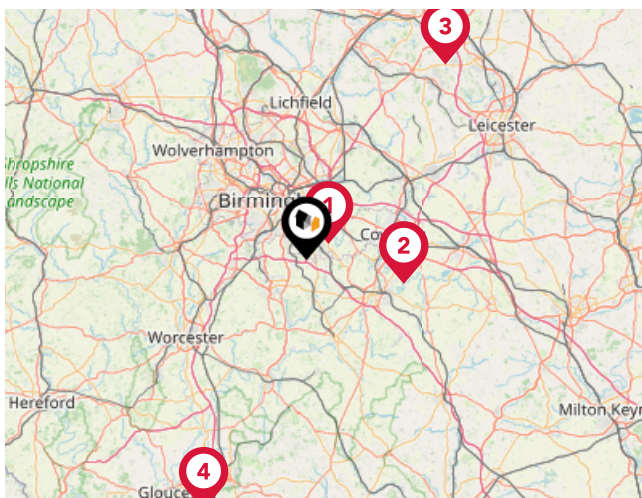
National Rail Stations

Pin	Name	Distance
1	Solihull Rail Station	0.9 miles
2	Olton Rail Station	1.44 miles
3	Shirley Rail Station	1.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J4	2.82 miles
2	M42 J5	2.64 miles
3	M42 J3A	4.68 miles
4	M40 J16	5.88 miles
5	M6 J5	6.35 miles

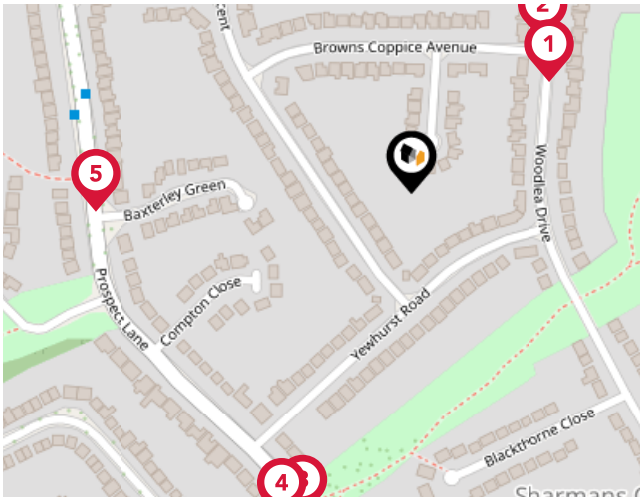


Airports/HELIPADS

Pin	Name	Distance
1	Birmingham International Airport	4.08 miles
2	Coventry Airport	14.51 miles
3	East Midlands Airport	34.71 miles
4	Gloucestershire Airport	39.22 miles

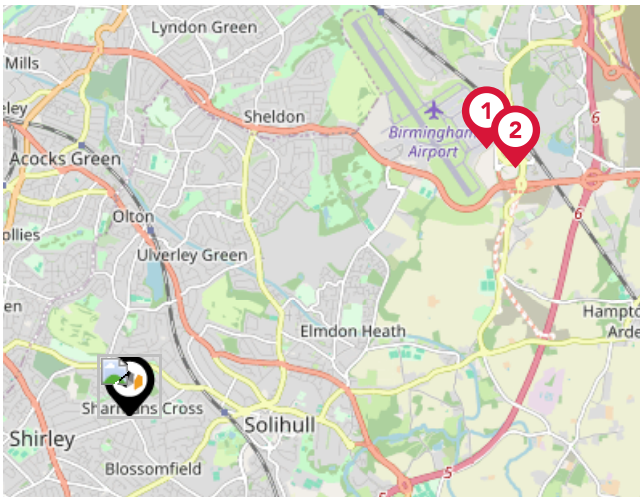
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Browns Coppice Avenue	0.1 miles
2	Browns Coppice Avenue	0.11 miles
3	Ralph Rd	0.19 miles
4	Ralph Rd	0.2 miles
5	Baxterley Green	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	4.04 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	4.15 miles
3	Grand Central New Street (Midland Metro Stop)	5.67 miles

Council Tax Bands in England :

Tax Band:	Ranges of Value :
A	up to £40,000
B	£40,001 to £52,000
C	£52,001 to £68,000
D	£68,001 to £88,000
E	£88,001 to £120,000
F	£120,001 to £160,000
G	£160,001 to £320,000
H	more than £320,000

Council Tax Data For This Property:

	12, RYEFIELD CLOSE, SOLIHULL, B91 1PP
Tax Band:	Band F
Annual Cost:	£2866.11

Bandings For Nearby Properties:

Address	Council Tax Band	Annual Cost
1 RYEFIELD CLOSE Solihull West Midlands B91 1PP	Band (F)	£2,866
2 RYEFIELD CLOSE Solihull West Midlands B91 1PP	Band (F)	£2,866
3 RYEFIELD CLOSE Solihull West Midlands B91 1PP	Band (F)	£2,866
4 RYEFIELD CLOSE Solihull West Midlands B91 1PP	Band (F)	£2,866
5 RYEFIELD CLOSE Solihull West Midlands B91 1PP	Band (G)	£3,307
6 RYEFIELD CLOSE Solihull West Midlands B91 1PP	Band (F)	£2,866
7 RYEFIELD CLOSE Solihull West Midlands B91 1PP	Band (F)	£2,866

Planning records for: **2 Ryefield Close Solihull B91 1PP**

Reference - PL/2015/00007/FULL	
Decision:	Decided
Date:	13th January 2015
Description:	First floor side extension and front porch. Extended driveway and vehicle access crossing.

Planning records for: **3 Ryefield Close Solihull B91 1PP**

Reference - PL/2004/02213/FULL	
Decision:	Decided
Date:	17th September 2004
Description:	Conservatory to the rear.

Reference - PL/1995/00401/FULL	
Decision:	Decided
Date:	11th April 1995
Description:	Proposed dining room extension

Reference - PL/1991/01827/FULL	
Decision:	Decided
Date:	25th October 1991
Description:	First floor bedroom, dressing room and en-suite extension

Planning records for: **3 Ryefield Close Solihull B91 1PP**

Reference - PL/2020/02444/MINFHO	
Decision:	Decided
Date:	05th December 2020
Description:	One Storey Extension

Planning records for: **4 Ryefield Close Solihull B91 1PP**

Reference - PL/1989/01465/FULL	
Decision:	Decided
Date:	18th May 1989
Description:	First floor bedroom extension.

Planning records for: **5 Ryefield Close Solihull B91 1PP**

Reference - PL/2011/01292/FULL	
Decision:	Decided
Date:	24th August 2011
Description:	Erect new porch and front garage extension.

Reference - PL/2006/01859/FULL	
Decision:	Decided
Date:	20th July 2006
Description:	Replacement single storey rear conservatory.

Planning records for: **5 Ryefield Close Solihull B91 1PP**

Reference - PL/1991/01615/FULL	
Decision:	Decided
Date:	05th December 1991
Description:	Bedroom en-suite and conservatory extensions

Planning records for: **6 Ryefield Close Solihull B91 1PP**

Reference - PL/2017/03191/MINFHO	
Decision:	Decided
Date:	29th November 2017
Description:	Two storey rear extension (Resubmission of PL/2017/01130/MINFHO).

Reference - PL/2017/01130/MINFHO	
Decision:	Decided
Date:	03rd May 2017
Description:	Two storey rear extension.

Planning records for: **8 Ryefield Close Solihull B91 1PP**

Reference - PL/2015/51192/MINFHO	
Decision:	Decided
Date:	09th June 2015
Description:	Two storey rear extension to provide family lounge and master bedroom with en suite and conversion of part garage to kitchen and utility.

Planning records for: **8 Ryefield Close Solihull B91 1PP**

Reference - PL/1991/00003/FULL	
Decision:	Decided
Date:	20th March 1991
Description:	Study extension

Reference - PL/1988/02738/FULL	
Decision:	Decided
Date:	15th July 1988
Description:	Lounge extension

Planning records for: **9 Ryefield Close Solihull B91 1PP**

Reference - PL/2006/00455/FULL	
Decision:	Decided
Date:	25th September 2006
Description:	Single storey side utility extension.

Planning records for: **10 Ryefield Close Solihull B91 1PP**

Reference - PL/2018/02830/MINFHO	
Decision:	Decided
Date:	08th October 2018
Description:	Demolition of lean-to rear conservatory and construction of a single storey rear extension plus internal alterations.

Planning records for: **10 Ryefield Close Solihull B91 1PP**

Reference - PL/1993/00879/FULL	
Decision:	Decided
Date:	03rd June 1993
Description:	First floor bedroom and ensuite and porch extension

Planning records for: **11 Ryefield Close Solihull B91 1PP**

Reference - PL/2013/02065/NONMC	
Decision:	Decided
Date:	30th May 2013
Description:	Non-Material amendment to insert velux rooflights within new roof on approved planning application 2012/1068.

Reference - PL/2012/00218/FULL	
Decision:	Decided
Date:	05th July 2012
Description:	Two storey side and rear extension and single storey side extension.

Planning records for: **14 Ryefield Close Solihull B91 1PP**

Reference - PL/2016/03157/MINFHO	
Decision:	Decided
Date:	04th January 2017
Description:	Two storey side and rear extension.

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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thill@completeasap.co.uk



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number WM400942

Edition date 27.05.2020

- This official copy shows the entries on the register of title on 24 APR 2024 at 09:02:52.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 24 Apr 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Coventry Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST MIDLANDS : SOLIHULL

- 1 (11.03.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Ryefield Close, Solihull (B91 1PP).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 26 January 1987 referred to in the Charges Register.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (31.03.1999) PROPRIETOR: JOHN CHRISTOPHER WYATT of 12 Ryefield Close, Solihull, West Midlands B91 1PP.
- 2 (31.03.1999) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (01.02.2007) RESTRICTION: No transfer or lease of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 January 2007 in favour of TSB Bank PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of a piece of land at the junction of Sharman's Cross Road and Prospect Lane dated 5 April 1934 made between (1) Edward Evershed Philip Walter Pearson and Clive David Allen Powell (Vendors) and (2) Mitchells & Butlers Limited (Company) contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants

C: Charges Register continued

hereto.

- 2 A Conveyance of the land in this title dated 26 January 1987 made between (1) The Metropolitan Borough of Solihull and (2) Edith Koppel contains restrictive covenants.

NOTE: Original filed.

- 3 (01.02.2007) REGISTERED CHARGE dated 22 January 2007.
- 4 (26.07.2016) Proprietor: TSB BANK PLC (Scot. Co. Regn. No. SC095237) of Whistletree, P.O. Box 116, Skipton BD23 9FF, trading as Whistletree.
- 5 (01.02.2007) The proprietor of the Charge dated 22 January 2007 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 5 April 1934 referred to in the Charges Register:-

"THE Vendors hereby covenant with the Company and so as to bind the unsold portion of the Estate into whosoever hands the same may come and for the benefit of the property hereby conveyed and other the property now or hereafter of the Company in the vicinity (but not so as to render the Vendors or any or either of them or their successors in title personally liable on any breach of such covenant after they or her shall have parted with all interest in the property in respect of which such breach shall occur) that the Vendors and their successors in title will not at any time hereafter use or permit to be used the unsold portion of the estate or any part thereof (except any part thereof which may hereafter be acquired by the Company) or any building erected or to be erected thereon for the manufacture sale supply or consumption of intoxicating liquors of any kind whatsoever or as a club at which intoxicating liquors shall be sold used or supplied unless the consent in writing of the Company their successors or assigns for that purpose be first had and obtained in every case PROVIDED NEVERTHELESS that the Vendors or their successors in title shall on demand by the Company or their successors in title at any time hereafter at the cost of the Company release and waive in favour of the Company or their successors in title or nominees (but so only as to permit of fully licensed premises) the restrictions contained in this covenant as regards any part of the unsold portion of the Estate for which the Company may desire such release and waiver and also so far as they may be able any other restriction as regards any part of the unsold portion of the Estate or the sold portion of the Estate which would prevent the user of such portion for the purpose of fully licensed premises."

NOTE: The land in this title falls within the unsold portion of the Estate referred to.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 24 April 2024 shows the state of this title plan on 24 April 2024 at 09:02:52. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Coventry Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		WM 400942	
ORDNANCE SURVEY PLAN REFERENCE ©	COUNTY	SHEET	NATIONAL GRID
	WEST MIDLANDS		SP 1380
Scale: 1/1250	SOLIHULL DISTRICT		© Crown Copyright 1968.



PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

ABOUT THIS FORM

Part A: Disclosure of material facts

Getting the property 'market ready'

The information which you provide must be accurate. Whether you are the owner of the property or represent someone who has died or is unable or unavailable to complete the form, the form should be completed as though the questions are being answered by the owner.

This form is required to ensure that the Consumer Protection from Unfair Trading Regulations 2008 are complied with during the marketing of the property and must be completed as accurately as possible. Under the Consumer Protection from Unfair Trading Regulations 2008 it is important to disclose anything that would materially affect the transactional decision of the average consumer.

If you do not know an answer to a question then that is fine but please provide as much information as possible and do not omit information.

The information will be used by the conveyancers representing yourself and the buyer during the conveyancing process and will support the sale of the property. If any of the information changes before you complete the sale then you should let your conveyancer know as soon as you become aware of the new information.

Instructing your conveyancer now will mean that they can review the information which you have provided and help you resolve any title defects or replace missing documents. This will significantly speed up the sale and reduce the likelihood of the sale falling through.

Part B: Additional information required for the conveyancing process

Getting the property 'sale ready'

Whilst you only need complete the information in Section A to enable the property to be marketed, by completing Section B now you may save both time and money during the conveyancing process. Therefore we recommend that you complete all sections now.

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Is your estate agent Propertymark Protected?
www.propertymark.co.uk/find-an-expert

1. PROPERTY TO BE SOLD

Throughout this form this property may be referred to as ‘the property’, ‘this property’ or ‘your property’.

1.1 Property address

Address line 1	12 Ryefield Close		
Address line 2	B91 1PP		
Town	Solihull		
County	United Kingdom	Postcode	B91 1PP

1.2	Council Tax band	F
1.3	Unique property reference number (UPRN)	--

i You can find your UPRN here: www.findmyaddress.co.uk/search
 You can check your Council Tax band here: www.gov.uk/council-tax-bands

1.4 What is the title to the property?

Freehold	<input checked="" type="checkbox"/>	Shared Ownership	<input type="checkbox"/>
Managed freehold	<input type="checkbox"/>	Other	<input type="checkbox"/>
Leasehold	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Commonhold	<input type="checkbox"/>		

1.5	Are there conditions on the property such as those imposed by the First Homes Scheme or Section 157 restriction?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

1.6 If leasehold, complete the following otherwise skip to 1.7.

1.6.1	Length of lease		1.6.3	Years remaining	
1.6.2	Start date		1.6.4	Ground rent	

Please give any relevant details of the lease including any renewal undertaken, additional liabilities, rights and obligations, ground rent increases or review period.

i Title documents and lease can be downloaded from the Land Registry for a small fee.

1.7 If leasehold or a managed freehold, complete the following otherwise skip to 1.8.

1.7.1	Is there a property management company?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1.7.2	Is there a resident's management company?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
1.7.3	Is there a Right to Manage company?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

If yes, please provide contact details.

1.7.4	Annual service charge	
1.7.5	Additional fees payable on sale or letting	
1.7.6	Name of the Freeholder or Rentcharge owner	

1.7.7	Please provide details of sinking fund, any estates charges and/or any other fees or charges below.	

1.7.8	Are there restrictions imposed by a lease or otherwise? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

1.8 What are the parking arrangements at the property?

Garage	<input checked="" type="checkbox"/>	Metered parking	<input type="checkbox"/>
Driveway	<input checked="" type="checkbox"/>	Allocated parking space(s) <input type="checkbox"/>	How many? <input type="text"/>
On street parking	<input type="checkbox"/>	Access to an electric vehicle charge point	<input type="checkbox"/>
Resident permit	<input type="checkbox"/>	None	<input type="checkbox"/>
Shared parking	<input type="checkbox"/>	Other:	<input type="text"/>

1.9 Listing and Conservation.

1.9.1	Is your property a listed building?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	If yes, provide details of the listing and any relevant documents.			
1.9.2	Is your property in a designated conservation area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
1.9.3	Are any trees on the property subject to a tree preservation order? If yes, please answer 1.9.4.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
1.9.4	Have the terms of the order been complied with? Attach a copy of any relevant documentation to this form.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

2. DISPUTES AND COMPLAINTS

2.1	Has there been any disputes or complaints regarding this property or a property nearby? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

2.2	Is there anything which might lead to a dispute about the property or a property nearby? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

2.3	Has there been any failed purchase transactions on the property within the last 12 months? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3. ALTERATIONS AND CHANGES TO THE PROPERTY

3.1	Have there been any structural alterations, extensions, significant repairs or renewals to the property? E.g. loft or garage conversion, removal of internal walls/chimneys or change of use. If yes, outline the nature of the work for each and confirm the year it was completed.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
<p>* Building work details: 2004 - Two storey rear extension, adding two extra bedrooms, en-suite, kitchen diner, utility room, study and double size garage.</p>				

3.2	Has there been installation of replacement windows, roof windows, roof lights or glazed doors since 1 April 2002? If yes, outline the nature of the work for each and confirm the year it was completed.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
<p>2003 - Extension work included new windows and some replacement windows.</p>				

3.3	Has a conservatory been added? If yes, confirm the year the installation was completed and whether any walls were removed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3.4 For each of the changes and installation, please confirm:

3.4.1	Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.2	Was planning permission obtained? If no, please answer 3.4.3.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not required <input checked="" type="checkbox"/>
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3.4.3	Was a lawful development certificate (LDC) obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.4	Was listed building consent obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input checked="" type="checkbox"/>
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3.4.5	Was any consent under a restriction in the title obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input checked="" type="checkbox"/>
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If you answered no to one or more of the 3.4 questions, outline the reason(s) why below.				

i If you answered yes to one or more of the 3.4 questions, the relevant documents will be required by the buyers. Send copies of all documentation with this form.

3.5	Are any of the works listed above unfinished? If yes, provide details and explain why.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

3.6	Are you aware of any breaches of planning permission conditions or Building Regulations consent conditions or work not having the necessary consents? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

3.7	Are there any planning control issues to resolve? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

3.8	Is the property subject to a Green Deal loan, Green Homes Grant or another financed home improvement scheme? If yes, please include any outstanding payments for the renewable devices and any feed-in tariffs.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

4. FIRE SAFETY AND BUILDING SAFETY

4.1	Does the property have a potentially flammable external wall system (including cladding)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
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If you answered yes to question 4.1, please answer the following questions otherwise skip to 4.2.

4.1.1	Has an EWS1 form been completed? If yes, please include the ESW1 form with this questionnaire.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
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4.1.2	What type of cladding is in place?			Don't know <input type="checkbox"/>
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4.1.3	Have any remedial works taken place, or are any works planned relating to cladding? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.2	Is your property located within a building that is over 18m tall or at least seven storeys and contains a minimum of two residential units? If yes, provide contact details of the Principal Accountable Person.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to question 4.2, please answer the following questions otherwise skip to 4.3.

4.2.1	Is the key building information provided by the Principal Accountable Person up to date?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
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4.2.2	Have any remedial works taken place to the property, or are any works planned (unrelated to cladding) due to the property being located within a high-risk building? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.2.3	Have any remedial works taken place, or are any works planned within the rest of the building? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.3	Does the property have a timber framed balcony?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.4	Has spray foam insulation been installed at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.5	Does the property contain asbestos?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
4.6	Is there a smoke or carbon monoxide alarm in the property? If yes, please provide what type of alarm it is below.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
	Wired Smoke alarm			

5. NOTICES WHICH AFFECT THE PROPERTY

Are you aware of, or have you received any of the following notices?

5.1	The owner of a neighbouring property is proposing to develop property or land nearby or make alterations to nearby buildings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.2	Any planning application that could affect the property, the enjoyment of it or the views from it?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.3	Notice informing you that maintenance, repairs or improvements are required to your property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.4	Listed building application.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.5	Infrastructure project, proposed or in progress, i.e. wind turbine, railway or fracking etc.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.6	Any other relevant or legal notice.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.7	Other:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

i You will need to provide details of any notices to your conveyancer and estate agent.

6. SPECIALIST ISSUES

6.1	Has there ever been any preventative work for dry rot, wet rot or damp carried out at your property? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.2	Has there ever been any treatment of dry rot, wet rot or damp carried out at your property? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.3	Has the property ever been subject to subsidence or structural fault? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.4	Is the property of standard construction? If no, give details below.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
6.5	Is CCTV or a similar security system in operation at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.6	Will CCTV or a similar security system be recording at the time of any property viewings?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
6.7	To your knowledge is the property affected by Japanese Knotweed or other invasive species? If yes, state whether there is a management plan in place below and supply a copy with this form.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Add any comments or explanations to question 6 here.

7. FIXTURES AND FITTINGS

7.1	List any items that you intend to take which would be considered a fixture or fitting, e.g. carpets, curtains, light fittings and fitted cupboards etc.
See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info	

7.2	What additional furniture or possessions are you likely to include in the sale, irrespective of price?
See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info	

i A final list will need to be completed after the sale is agreed with your legal representative.

8. ENERGY EFFICIENCY

8.1	Does your property have an EPC undertaken within the last ten years?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
8.2	What is the energy efficiency rating of the property according to the latest Energy Performance Certificate (EPC)?	D	

i Please provide a copy of your EPC with this form. If required, a link to your EPC can be found on the online register and shared via: gov.uk/find-energy-certificate

9. UTILITIES/SERVICES

9.1 Indicate which services are connected to the property.

Service	Connected (yes/no or date to be connected)	Supplier
Electricity	Yes	EDF
Gas	Yes	EDF
Liquid Petroleum Gas (LPG)	No	
Water main or private water supply	Yes	Severn Trent
Drainage to public sewer	Yes	Severn Trent
Cable TV or Satellite	No	
Telephone	Yes	Zen
Broadband	Yes	Zen
Other:		
Other:		

i Other services include renewable technologies.

9.1.1	Broadband speed	Depends on package	Mbps
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9.2	Do you have any licences, maintenance agreements, contracts or service agreements in relation to a connected service? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

9.3	Are there connected smart systems at the property, e.g. heating/power or security systems such as CCTV, alarms or barriers. If yes, please give details of service and passcodes.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Gas and Electric are on Smart Meters		

9.4	Has the property been rewired or had any electrical installation work carried out since 1 January 2005? If yes, provide details below and supply the Building Regulations Compliance and Completion Certificate (or equivalent) with this form.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

9.5	Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If yes, what year were they last tested?		

9.6	Is there central/partial central heating in your property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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If you answered yes to question 9.6, please answer the following questions otherwise skip to question 9.7.

9.6.1	When was the heating system installed? If after 1 April 2005, provide a copy of the CORGI or Gas Safe installation completion certificate.	Month:	
		Year:	14/11/17
9.6.2	When was the heating system last serviced/maintained? Provide a copy of the last inspection report.	Month:	
		Year:	May 2024

9.6.3	Is the heating system in good working order? If no, provide details.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

9.7	Have solar panels been installed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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If you answered yes to question 9.7, please answer the following questions otherwise skip to question 9.8.

9.7.1	In what year were the solar panels installed?		
9.7.2	Are the solar panels owned outright?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.7.3	Has a long lease of the roof/air space been granted to a solar panel provider?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	If yes, please supply copies of the relevant documents.	Enclosed <input type="checkbox"/>	Lost <input type="checkbox"/>

9.8 Is there a septic tank, cesspool or sewerage treatment plant connected to the property? Tick those that apply and indicate date last emptied.

Septic tank	<input type="checkbox"/>	Date last emptied	
Cesspool	<input type="checkbox"/>	Date last emptied	
Sewerage treatment plant	<input type="checkbox"/>	Date last serviced	

If there is a septic tank, cesspool or sewerage treatment plant connected to the property, please answer the following questions otherwise skip to section 10 Insurance.

9.8.1	Is the septic tank, cesspool or sewerage treatment plant shared with other properties?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.8.2	Is the septic tank, cesspool or sewerage treatment plant located on someone else's land? If yes, provide a plan showing the location of the system and how to access it.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.8.3	Does the septic tank, cesspool or sewerage treatment plant comply with BSEN12566-3?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

10. INSURANCE

10.1	Has any buildings insurance ever been subject to an abnormal rise in premium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.2	Has any buildings insurance ever been subject to high excesses?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.3	Has any buildings insurance ever been subject to unusual conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.4	Has any buildings insurance ever been refused?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If you answered yes to any of the questions above, please provide details below.

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10.5	Do you insure the property? If yes, provide details.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Copy of insurance policy not provided		

11. BOUNDARIES/ACCESS

11.1	Is any part of the property not within the seller's legal ownership? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

11.2	Is there a current application to alter the boundaries of your property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12. RIGHTS AND INFORMAL ARRANGEMENTS

12.1	Do you have to contribute towards the shared cost of a jointly used service such as the maintenance of a private road, driveway, boundary or drain? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.2	Does the property benefit from any rights or arrangements over any neighbouring property? E.g. rights to go onto neighbouring land to maintain the property or right to park or drive over neighbours land etc. If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.3	Has anyone taken steps to prevent access to the property, complain about or demand payment for access to the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.4	Is there a public right of way through and/or across your house, buildings or land? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.5 Do you know of any of the following rights or arrangements affecting the property?

12.5.1	Right of light	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.2	Right of support from adjoining properties	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.3	Customary rights, e.g. rights deriving from local traditions	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.4	Other people's rights to mines and minerals under the land	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.5	Chancel repair liability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.6	Other people's rights to take from the land (e.g. timber, hay or fish)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.7	Any other rights or arrangements affecting the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to any of the questions under 12.5, please provide details below.

13. ENVIRONMENT

13.1	Have there been any environmental issues (including flooding, radon gas, mining, quarrying or fracking) that affect the property since you've owned it? For example the type of flooding (e.g. coastal, river, surface water, sewer etc), level of radon, location of fracking and whether any action has been taken to prevent harm.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
13.2	Is this property subject to any excessive noise or disturbance that a potential purchaser should be aware of?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
13.3	Has the property been subject to any crime or burglary that the potential purchaser should be aware of?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
13.4	Are there any air pollution issues affecting the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to any of the questions under section 13 Environment, please provide details below.

14. ADDITIONAL INFORMATION

14.1	Are there any restrictions on use or alteration of the property which have not been complied with? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

14.2	Are you aware of any other material issues or information which relates to the property or has anything occurred which may affect the average person's decision to proceed? If yes, describe this issue and any action that has been taken. Disclosure required under the Consumer Protection from Unfair Trading Regulations 2008.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

CONSUMER PROTECTION REGULATIONS DECLARATION

By signing this form I confirm the answers to be truthful and accurate and to the best of my knowledge. The questions have been designed to assist with the smooth selling of the property. Any misleading or incorrect answers are likely to be exposed later in the conveyancing process and may hinder the sale.

I will provide additional documentation in support of the information supplied on this form. I understand that this does not replace any official or legal information required for the sale of the property. If there are any changes which alter the information provided, I will update the form immediately and notify the party marketing the property as well as my conveyancer.

Signature	<i>John Wyatt</i>
Print name	John Wyatt

Date	01/05/2024 12:14:01
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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15. LEGAL OWNERSHIP

15.1 Full name and address of legal owner(s)

Full name	John Wyatt		
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

15.2 Seller's Conveyancer

Full name	See HIPLA Digital Legal Pack to see which conveyancer the TA documents have been sent to		
Address line 1			
Address line 2			
Town			
County		Postcode	
Email			
Reference			

15.3 Capacity in which the Seller sells

Legal owner	<input checked="" type="checkbox"/>
Personal representative for a deceased owner	<input type="checkbox"/>
Under power of attorney	<input type="checkbox"/>
Mortgage in possession	<input type="checkbox"/>
Other:	<input type="checkbox"/>

16. BOUNDARIES

16.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary feature?

16.1.1	On the left	Seller <input checked="" type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input type="checkbox"/>
16.1.2	On the right	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
16.1.3	At the rear	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
16.1.4	At the front	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>

16.2	<p>If the boundaries are irregular, indicate ownership by written description or reference to a plan.</p> <p>See HIPLA Digital Legal Pack for a boundary plan document</p>
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16.3	<p>Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If yes, provide details</p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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16.4	<p>During the seller's ownership, has any land or buildings previously forming part of the property been sold or any adjacent land or buildings purchased? If yes, provide details.</p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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16.5	<p>Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road? If yes, provide details.</p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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16.6	Has any notice been received under the Party Wall Act 1996 in respect of any shared/ party boundaries? If yes, supply a copy of the notice and give details of any work carried out or agreed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

17. SERVICES CROSSING THE PROPERTY OR NEIGHBOURING PROPERTY

17.1	Do any drains, pipes or wires serving the property cross any neighbour's property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
17.2	Do any drains, pipes or wires leading to any neighbour's property cross the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
17.3	Is there any agreement or arrangement about drains, pipes or wires?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

If you answered yes to any of the questions under section 17. Services crossing the property or neighbouring property, please supply a copy of the agreement or provide details below.

18. GUARANTEES

18.1 Are there any guarantees or warranties relating to this property?

18.1.1	National House Building Council (NHBC) or similar warranty	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.2	Roofing work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.3	Damp proofing	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.4	Timber treatment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.5	Central heating and/or plumbing work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.6	Double glazing (windows, doors, roof lights/windows/conservatory)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.7	Electrical work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.8	Preventative work/remedial action relating to subsidence	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.9	Solar panels	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.10	Other:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>

Please confirm that you will leave all paperwork relating to any guarantees at the property when
you move out.

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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18.2	Are there any outstanding claims or current applications relating to any of the above? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

19. OCCUPIERS

19.1	Does the seller live at the property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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19.2	If the property is occupied with tenants does anyone aged over 17 (other than the owner(s)) live at the property? If yes, please provide their full name(s) and age.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Not applicable		

19.3	Have all occupiers, aged over 17, agreed to sign the contract to confirm that they will vacate the property prior to completion of the sale? If 'No', please provide details (e.g. the property is sold let to tenants) and supply a copy of the tenancy agreement together with a copy of any notice to quit which has been served upon them.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

20. TRANSACTIONAL INFORMATION

20.1	Is the sale dependent on the seller completing the purchase of another property on the same day?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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20.2	Does the seller have any special requirements about a Completion/moving date? If yes, provide details of dates on which the seller cannot Complete/move.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

20.3	Will all rubbish be removed from the property (including from the loft, shed, garden, outbuilding, garages and sheds) and the property left clean and tidy on completion?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
20.4	Will any light fittings that are removed be replaced with ceiling rose, flex, bulb holder and bulb?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
20.5	Will all keys for the windows and doors and details of alarm codes be left at the property or with the estate agent?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
20.6	Will reasonable care be taken when removing any fittings or contents and any damage made good?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

DECLARATION

We confirm that all information provided is accurate to the best of our knowledge and if we should become aware of any change to the information supplied prior to exchange of contracts for the sale of the property we will update our conveyancer.

Signature	<i>John Wyatt</i>
Print name	John Wyatt

All sellers should sign this form

Date	01/05/2024 12:14:01
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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The data used to create this document was last updated on **01/05/2024 12:03:05**

Important notice: The above sellers have used <https://www.hipla.co.uk/> to provide their data and to confirm the validity and accuracy of it. Hipla provides a service to reformat their data into the format required by the Propertymark Property Information Questionnaire (also known as the PIQ).

To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack. Ask your estate agent for access.

BUILDING REGULATIONS

**FULL PLANS
COMPLETION
CERTIFICATE**



Solihull

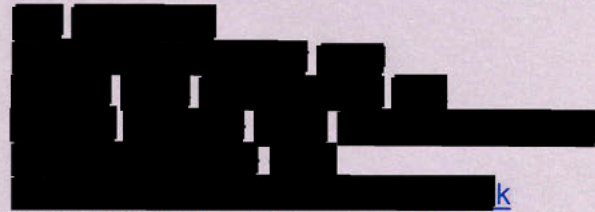
METROPOLITAN
BOROUGH COUNCIL

**PLANNING SERVICES
BUILDING CONTROL
MR S ELLIOTT
Building Control Manager**

The Building Act 1984
The Building Regulations 2000

Plan Number

[REDACTED]



www.solihull.gov.uk/planning

1 Details of work

Description: **Two Storey Kitchen, Study, Utility, Garage & Bedrooms Extension**

2 Location of Building to which work relates

Address: **12 Ryefield Close Solihull B91 1PP**

3 Deposit of particulars

Your Full Plans were deposited under the Building Regulations made under Section 1,
of the Building Act 1984 on: **15 Jan 2003**

4 Inspection date

Date on which inspection was made prior to/following* completion of building **05 Sep 2006**

5 Compliance with Schedule 1 (Requirements) of the Building Regulations

It is hereby certified that the building works described above have been inspected and so far as the authority has been able to ascertain the requirements in respect of compliance with Schedule 1 (requirements) of the Building Regulations are satisfied.

6 Authority.

This certificate has been authorised by: **BUILDING CONTROL MANAGER**

Name (authorised officer): [REDACTED]

Signature [REDACTED]

Date: **06 Sep 2006**

(* Delete as applicable)

Note this certificate relates only to the work described in 1 above and is in respect of compliance with Schedule 1 (requirements) only. This certificate does not relate to any work carried out to which the regulations did not apply on this occasion. This certificate does not indicate compliance with any other requirements



GAS BOILER SYSTEM COMMISSIONING CHECKLIST

This Commissioning Checklist is to be completed in full by the competent person who commissioned the boiler as a means of demonstrating compliance with the appropriate Building Regulations and then handed to the customer to keep for future reference.

Failure to install and commission according to the manufacturer's instructions and complete this Benchmark Commissioning Checklist will invalidate the warranty. This does not affect the customer's statutory rights.

Customer name: WYATT	Telephone number:
Address: 12 Rotherham Ct	
Boiler make and model:	
Boiler serial number:	
Commissioned by (PRINT NAME): C. HALL	Gas Safe register number:
Company name:	Telephone number:
Company address:	Commissioning date: 14.11.17

To be completed by the customer on receipt of a Building Regulations Compliance Certificate*

Building Regulations Notification Number (if applicable):

CONTROLS (tick the appropriate boxes)			
Time and temperature control to heating	Room thermostat and programmer/timer		Programmable room thermostat
	Load/weather compensation		Optimum start control
Time and temperature control to hot water	Cylinder thermostat and programmer/timer		Combination Boiler
	Heating zone valves	Fitted	Not required
Hot water zone valves	Fitted	Not required	
Thermostatic radiator valves	Fitted	Not required	
Automatic bypass to system	Fitted	Not required	
Boiler interlock			Provided

ALL SYSTEMS

The system has been flushed and cleaned in accordance with BS7593 and boiler manufacturer's instructions Yes

What system cleaner was used?

What inhibitor was used? Quantity litres

Has a primary water system filter been installed? Yes No

CENTRAL HEATING MODE measure and record:

Gas rate	2.897 m ³ /hr	OR	ft ³ /hr
Burner operating pressure (if applicable)	mbar	OR Gas inlet pressure	mbar
Central heating flow temperature			58 °C
Central heating return temperature			56 °C

COMBINATION BOILERS ONLY

Is the installation in a hard water area (above 200ppm)? Yes No

If yes, and if required by the manufacturer, has a water scale reducer been fitted? Yes No

What type of scale reducer has been fitted?

DOMESTIC HOT WATER MODE Measure and Record:

Gas rate	m ³ /hr	OR	ft ³ /hr
Burner operating pressure (at maximum rate)	mbar	OR Gas inlet pressure at maximum rate	mbar
Cold water inlet temperature			5 °C
Hot water has been checked at all outlets	Yes <input checked="" type="checkbox"/>	Temperature	60 °C
Water flow rate			12 l/min

CONDENSING BOILERS ONLY

The condensate drain has been installed in accordance with the manufacturer's instructions and/or BS5546/BS6798 Yes

ALL INSTALLATIONS

Record the following:	At max. rate:	CO	76 ppm	AND	CO/CO ₂	9.6 Ratio	0008
	At min. rate: (where possible)	CO	ppm	AND	CO/CO ₂	Ratio	

The heating and hot water system complies with the appropriate Building Regulations Yes

The boiler and associated products have been installed and commissioned in accordance with the manufacturer's instructions Yes

The operation of the boiler and system controls have been demonstrated to and understood by the customer Yes

The manufacturer's literature, in [REDACTED] has been explained and left with the customer Yes

Commissioning Engineer's Signature [REDACTED]

Customer's Signature [REDACTED]

(To confirm satisfactory demonstration and receipt of manufacturer's literature)

*All installations in England and Wales must be notified to Local Authority Building Control (LABC) either directly or through a Competent Persons Scheme. A Building Regulations Compliance Certificate will then be issued to the customer.



Print Version

Close Window

Print

Summary

Reference

[REDACTED]

Alternative Reference Not Available

Application Received Wed 25 Sep 2002

Application Validated Wed 25 Sep 2002

Address 12 Ryefield Close Solihull B91 1PP

Proposal Two storey side and rear extension

Status Decided

Decision Full Plans Approval

Decision Issued Date Thu 14 Nov 2002

Appeal Status Unknown

Appeal Decision Not Available

Further Information

Application Type

Minor Full Application

Decision

Full Plans Approval

Actual Decision Level

Delegated Subject To TOM

Expected Decision Level

Not Available

Case Officer

Historical Planning Officer

Parish

Not Available

Ward

St Alphege

District Reference

Not Available

Applicant Name

[REDACTED]

Applicant Address

12 Ryefield Close Solihull B91 1PP

Environmental Assessment Requested No

Contacts

Agent

Home Phone Number 0121 7456895

Ward Councillors

Councillor Angela Sandison

Address C/O Solihull Metropolitan Borough Council Council House Manor Square Solihull B91 3QB

Councillor Sardul Marwa

Address C/O Solihull Metropolitan Borough Council Council House Manor Square Solihull B91 3QB

Councillor Samantha Gethen

Address C/O Solihull Metropolitan Borough Council Council House Manor Square Solihull B91 3QB

Important Dates

Application Received Date	Wed 25 Sep 2002
Application Validated Date	Wed 25 Sep 2002
Expiry Date	Not Available
Actual Committee Date	Not Available
Latest Neighbour Consultation Date	Wed 25 Sep 2002
Neighbour Consultation Expiry Date	Not Available
Standard Consultation Date	Not Available
Standard Consultation Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Decision Made Date	Wed 13 Nov 2002
Decision Issued Date	Thu 14 Nov 2002
Permission Expiry Date	Not Available
Decision Printed Date	Thu 14 Nov 2002
Environmental Impact Assessment Received	Not Available
Determination Deadline	Wed 20 Nov 2002
Temporary Permission Expiry Date	Not Available

Related Information

There are 8 documents associated with this application.

There are 0 cases associated with this application.

There is 1 property associated with this application.

Law Society Fittings and Contents Form (3rd edition)

Address of the property

12 Ryefield Close
Solihull
B91 1PP

Full names of the seller

John Wyatt

Seller's solicitor

Name of solicitor's firm

Address

Email

Reference number

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None');

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Radiators/wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas fires (with surround)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electric fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window shutters/grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doorbell/chime	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Burglar alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
<i>Other items (please specify)</i>					
<input type="text"/>					

2 Kitchen

Notes: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Extractor hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Oven/grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Cooker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Tumble-dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Washing machine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other items (please specify)</i>							
<input type="text"/>							

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower fitting for bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower curtain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>



Bathroom cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Separate shower and fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Towel rail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Soap/toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Toilet roll holders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bathroom mirror	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

Bedroom 5 - Included

5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pellets					
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

Bedroom 5 - Included

Curtains/blinds

Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

Bedroom 5 - Excluded

6 Light fittings

Notes: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Other rooms (please specify)</i>					
Bedroom 5 - Included					

7 Fitted units

Notes: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Other rooms (please specify)</i>					
Bedroom 5 - None					

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garden ornaments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trees, plants, shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Barbecue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garden shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outside lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rotary line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)

9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Television aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Liquefied Petroleum Gas (LPG)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)



11 Other items

Other items (please specify)

Storage furniture in front reception room - £150 Pine storage unit in rear reception room - £100

Signature:

John Wyatt

Dated:

01/05/2024 12:15:49

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

The data used to create this document was last updated on **01/05/2024 12:03:05**.

Important notice: The above sellers have used <https://www.hipla.co.uk/> to provide their data and to confirm the validity and accuracy of it. Hipla provides a service to reformat their data into the format required by the Law Society Transaction Protocol forms (also known as the TA6, TA7 and TA10).

To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack, which can be found using one of the links below (depending on who you are):

The seller's conveyancer (who is logged in): <https://www.hipla.co.uk/digital-legal-pack?property=9373&type=pro>

Everyone else: <https://www.hipla.co.uk/digital-legal-pack?property=9373>

