propertymark

PROPERTY INFORMATION QUESTIONNAIRE (FREEHOLD)

ABOUT THIS FORM

To be completed by the seller

The seller may be the owner or owners, a representative with the necessary authority to sell the property for an owner who has died, a representative with the necessary authority to sell the property for a living owner (e.g. a Power of Attorney with appropriate powers) or be selling in some other capacity. The form should be completed as though the questions are being answered by the owner.

This form runs in line with the Consumer Protection from Unfair Trading Regulations 2008 and must be completed as accurately as possible. Under the Consumer Protection from Unfair Trading Regulations 2008 both the seller and agent must disclose anything, within their knowledge, that would affect the transactional decision of the average consumer.

The purpose of this form is to help sellers and agents understand the types of details that should be disclosed if known. However it should not be considered exhaustive and as such anything material not included on the form that you feel would affect the decision of the average buyer should also be disclosed to potential purchasers.

If you are found to be in breach of the Consumer Protection from Unfair Trading Regulations 2008 then you could face both an unlimited fine and/or imprisonment of up to two years.

The information provided within this form should only relate to the period during which you owned the property. If there is any material information prior to your ownership that you are aware of there is an 'additional information' section at the end of the form.

PROPERTY TO BE SOLD

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

Address 1	CHAD ROYAL		
Address 2			
Town	BRIGHOUSE		
County	W. YORKS.	Postcode	HD6 2QG.

What tenure is the property?

Freehold	☑	Leasehold	☐	Unknown	☐

If the property being sold is a leasehold property, the seller must complete the leasehold property information questionnaire.

1. LENGTH OF OWNERSHIP

When did you become the legal owner of this property?	APRIL 17	2014

2. TAX

Which Council Tax band does this property fall within?	

3. PARKING

What parking arrangements are there?

Garage	☑	Allocated parking space	☐	Driveway	☑
On street	☐	Resident permit	☐	Metered parking	☐
Shared parking	☐	None	☐	Other	☐

4. BUILDING RESTRICTIONS/CONDITIONS

A	Is your property a listed building?	Yes ☐	No ☑	Don't know ☐
	If 'Yes' please state the grade of the property			
B	Is your property in a designated conservation area?	Yes ☐	No ☐	Don't know ☐
C	Is the planned HS2 rail link or construction of any other major infrastructure to pass within one mile of this property?	Yes ☐	No ☐	Don't know ☑

5. CHANGES TO THE PROPERTY

A	Have there been any structural alterations; additions or extensions to the property?	Yes ☑	No ☐	Don't know ☐
	If 'Yes' please outline the nature of the work.			
	OUTSIDE PORCH TO FRONT.			

If you answered 'No' to question 5A please continue to 5G.

B	Was building regulation approval obtained?	Yes ☐	No ☐	Don't know ☐
C	Was planning permission obtained?	Yes ☐	No ☑	Don't know ☐
D	Was a completion certificate obtained?	Yes ☐	No ☐	Don't know ☐
E	Was listed building consent obtained?	Yes ☐	No ☐	Don't know ☐

F	If you answered 'No' to one or more of questions B to E please outline the reason(s) why.

If you answered 'Yes' the relevant documents will be required by the purchasers. You should give these to your solicitor as soon as possible.

G	Has the property had replacement windows, doors, patio doors or double glazing installed?	Yes ☐	No ☑	Don't know ☐

If 'No' or 'Don't know' continue to J.

H	Are they the same shape and type as the ones they replaced?	Yes ☐	No ☐	Don't know ☐
I	Outline what changes were made and give an approximate date of when each alteration was completed.			

Change		Date	
Change		Date	
Change		Date	
Change		Date	

J	Has there been a major repair or replacement to any part of the roof since you purchased the property?	Yes ☐	No ☑	Don't know ☐

6. UTILITIES/SERVICES

A	Is there central/partial central heating in your property?	Yes ☑	No ☐	Don't know ☐
	If 'Yes' please give details of the type of central heating.			
	CENTRAL HEATING BOILER.			

If you answered 'No' to 6A please continue to 6E.

B	When was the central/partial central heating system installed?	Month:		Year:
C	Is there a maintenance contract in place for the central/partial central heating system?	Yes ☑	No ☐	Don't know ☐

If 'Yes' please provide the month and year the contract was renewed and the expiry date, if known.

Renewed		Expires		Don't know ☐

D	Has the primary heating system in your property been serviced?	Yes ☑	No ☐	Don't know ☐
	If 'Yes' when was the heating system serviced?			
E	Has the electrical wiring in your property been checked?	Yes ☐	No ☐	Don't know ☑
	If 'Yes' when was the electrical wiring checked?			

Please indicate which services are connected to the property.

F	Service	Connected (yes, no or date to be connected)	Supplier
	Electricity ✓		YES -
	Gas ✓		BRITISH GAS
	Liquid Petroleum Gas (LPG)		
	Water main or private water supply ✓		YORKSHIRE WATER
	Drainage to public sewer ✓		
	Septic tank		
	Cesspool		
	Telephone ✓		BT
	Cable TV or Satellite ✓		SKY
	Broadband ✓		TALK TALK
	Other:		
	Other:		

Other services includes renewable technologies.

G	If you have a septic tank or cesspool, do you have a maintenance contract in place?	Yes ☐	No ☐	Don't know ☐
	If 'Yes' the company that the contract is with is:			

7. BOUNDARIES/ACCESS

A	Have you had a dispute with your neighbour at this property which has been resolved or is ongoing? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

B	Have any of the boundaries of your property been altered within the last 10 years? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

C	Is there a current application to alter the boundaries of your property? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

D	Do you have right of access through any neighbouring homes, buildings or land? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

E	Do any neighbours have right of access through any part of your house, buildings or land? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

F	Is there a public right of way through and/or across your house, buildings or land? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

8. ENERGY PERFORMANCE CERTIFICATE (EPC)

A	Does your property have an EPC, which has been undertaken within the last 10 years?	Yes ☐	No ☐	Don't know ☑

If you have an EPC you will need to give a copy to your estate agent. If you do not have an EPC you will need to get one for your property.

9. SPECIALIST ISSUES

A	Has there ever been any preventative work for dry rot, wet rot or damp carried out at your property? If 'Yes' please provide details.	Yes ☐	No ☐	Don't know ☐

B	Has there ever been any treatment of dry rot, wet rot or damp carried out at your property? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

C	Does any part of your property contain Asbestos? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

D	Has Japanese Knotweed ever grown within the property boundary or close vicinity? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

E	Has the property ever been subject to subsidence? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

10. GUARANTEES

Are there any guarantees or warranties relating to this property?

A	**Guarantee**			
	National House Building Council (NHBC)	Yes ☐	No ☑	Don't know ☐
	Roofing work	Yes ☐	No ☑	Don't know ☐
	Damp/rot prevention or treatment work	Yes ☐	No ☑	Don't know ☐
	Central heating and/or plumbing work	Yes ☐	No ☑	Don't know ☐
	Electrical work	Yes ☐	No ☑	Don't know ☐
	Preventative work/remedial action relating to subsidence	Yes ☐	No ☑	Don't know ☐
	Other:	Yes ☐	No ☑	Don't know ☐

B	Are there any outstanding claims or current applications relating to any of the above? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

11. NOTICES WHICH AFFECT THE PROPERTY

Have you received, within the last three years any of the following notices?

Notice			
The owner of a neighbouring property has made a planning application?	Yes ☐	No ☐	Don't know ☑
Any planning application, that could affect the property or the views?	Yes ☐	No ☐	Don't know ☑
Notice informing you that maintenance, repairs or improvements are required to your property?	Yes ☐	No ☑	Don't know ☐
Other:	Yes ☐	No ☐	Don't know ☐

You will need to provide details of any notices you are aware of to your solicitor or estate agent.

12. OTHER ISSUES AFFECTING THE PROPERTY

A	Has the property been damaged as a result of a storm or fire since you have owned it? If 'Yes' please provide details and advise whether there are any outstanding claims.	Yes ☐	No ☑	Don't know ☐

B	Has there been any flooding at the property since you have owned it? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

C	Have you checked the long term flood risk assessment on the gov.uk website? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

The buyer is advised to go to flood-warning-information.service.gov.uk/long-term-flood-risk for an indication of the area's flood risk.

D	Is this property subject to an excessive noise or disturbance that a potential purchaser should be aware of? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

E	Is this property subject to a Green Deal loan or another financed home improvement scheme? If 'Yes' please provide details including any outstanding payments for the renewable devices and any feed in tarrifs.	Yes ☐	No ☑	Don't know ☐

F	Have there been any failed purchase transactions on the property within the last 12 months? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

13. ADDITIONAL INFORMATION

A	Are you aware of any covenants, which have not been covered within this form? If 'Yes' please provide details.	Yes ☐	No ☑	Don't know ☐

A	Are you aware of any other material issues or information which relates to the property or has anything occurred which may affect the average consumer's transactional decision. Please describe this issue and any action that has been taken, if applicable. (Disclosure required under the Consumer Protection from Unfair Trading Regulations 2008).
	N/A

I/we hereby declare that as the owner (or owner's representative) of this property, I/we have completed this form to the best of my/our knowledge and understand that if I/we have intentionally misled or omitted any information, which may affect the average consumer's transaction decision, I/we may be liable for prosecution under the Consumer Protection from Unfair Trading Regulations 2008.

Print RAYMOND BROADBENT

Signed R Broadbent Date 19-11-2019

Print JANET MARY BROADBENT

Signed Date 19-11-2019