



1b Stonesby Road, Saltby

Property Information Questionnaire

1b Stonesby Road Saltby, Melton Mowbray, LE14 4RF

Kotini has gathered this property information, and the sellers have confirmed it to be accurate as of:

20/07/2024 15:00

Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs to make an informed transactional decision#basically, whether a buyer decides to enquire further, view, or buy a property.

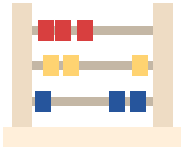
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

If you have any questions about the information contained in this report, please contact your estate agent.



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Additional information

Other material issues

No

Other charges not mentioned elsewhere

No

Non-compliant with restrictions on use and alterations

No

End of section



Alterations & changes

↓ Change of use

Property subject to a change of use

No

↓ Windows, roof windows, roof lights or glazed doors installations

Windows, roof windows, roof lights or glazed doors installed since 1st April 2002

Yes

Date of the window replacements

21/07/2019

Details of the window replacements

To follow

Window replacements complete

Yes

Work completed by the current owner

No

↓ Extensions

Extension added to the property

Yes

Date of the extension

21/07/2019

Details of the extension

Rear single story extension to kitchen

Extension complete

Yes

Work completed by the current owner

No

↓ **Conservatories**

Conservatory added to the property

No

↓ **Loft conversion**

Loft converted

No

↓ **Garage conversion**

Garage converted

No

↓ **Internal wall removal**

Internal wall removed

No

↓ **Chimney removal**

Chimney removed

No

↓ Insulation

Insulation installed

Yes

Date of the insulation installation

01/11/2023

Details of the insulation installation

More loft insulation added when new loft hatch fitted

Insulation installation complete

Yes

Work completed by the current owner

Yes

Building regulation approval obtained for the insulation installation

Not required

Details why building regulation approval wasn't obtained

Just added loft insulation - rockwool

Planning permission approval obtained for the insulation installation

Not required

Details why planning permission wasn't obtained

Not required

↓ Other works

Other works

No

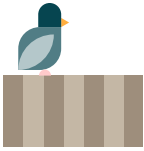
Planning permission breaches

No

Unresolved planning issues

No

End of section



Boundaries

↓ Boundary ownership

Front boundary

Not known

Left boundary

Not known

Rear boundary

Not known

Right boundary

Not known

Boundaries are uniform

Yes

Boundaries have been moved

Yes

Details of the boundaries that have been moved

Bottom strip of the garden, area added, on separate title deed

Property boundaries differ from the title plan

No

Proposal to alter the boundaries

No

Adjacent land included in the sale

Yes

Details of the adjacent land included in the sale

Bottom strip of the garden as listed on separate title deed

Neighbour taking over or building on any part of the property

No

Part of the property on separate deed

Yes

Details of the parts of the property on a separate deed

Bottom strip of the garden (see legal docs for land registry reference number)

Part of the property are outside the legal ownership of the seller

No

Flying freehold at the property

No

End of section



Completion & moving

Any dates the seller can't move on

No

Property in a chain

Yes

Sale price sufficient to settle the mortgage

Yes

Seller will leave all keys

true

Seller will remove any rubbish

true

Seller will replace any light fittings

true

Seller will take reasonable care

true

End of section



Connectivity

↓ Telephone

Telephone line connected to the property

Yes

Telephone supplier

Not used

↓ Broadband

Broadband connection at the property

None

↓ Mobile coverage

Mobile signal issues at the property

No

End of section



Council Tax

Council Tax band

F

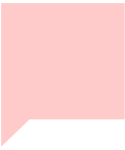
Annual Council Tax

3300.0

Alterations affecting Council Tax band

No

End of section



Disputes & complaints

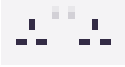
Past disputes and complaints

No

Potential disputes and complaints

No

End of section



Electricity

↓ Mains electricity

Property connected to mains electricity

Yes

Mains electricity supplier

Octopus

Electricity meter location

Front of house by wheelybin storage area

↓ Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property

No

↓ Other electricity sources

Other sources of electricity connected to the property

No

End of section



Electrical works

Electrical works

No

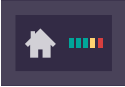
Certificates for electrical works

No

Electrics tested by a qualified electrician

No

End of section



Energy efficiency

Date of inspection

2023-06-08

Certificate date (valid for 10yrs)

2023-06-09

Certificate number

0381-3027-2206-2077-4200

Current Energy Performance rating

D

Current energy efficiency

60

Potential Energy Performance rating

C

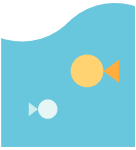
Potential energy efficiency

76

Green deal loan in place

No

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

No

Flood defences in place

No

↓ Radon

Radon remedial measures on construction

Not known

Radon test carried out

No

↓ Coal mining

Coal mining risk

No

↓ Other mining

Other mining risk

No

↓ Coastal erosion

Coastal erosion risk

No

↓ Other

Other environmental risks

No

End of section



Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

No

Guarantes or warranties for central heating and/or plumbing

No

Guarantes or warranties for damp proofing treatment

No

Guarantes or warranties for double glazing

No

Guarantes or warranties for roofing work

No

Guarantes or warranties for subsidence work

No

Guarantes or warranties for timber rot infestation treatment

No

New home warranty

No

Any other guarantees or warranties

No

Outstanding claims or applications against the guarantees or warranties

No

Title defect insurance in place

No

End of section



Heating

Type of heating system

Central heating

Central heating fuel

Oil

Mains gas, Oil or LPG supplier

Any local oil supplier

Excluding the boiler, has the heating system been replaced?

No

Boiler installation date (if known)

01/08/2024

Date of the last service or maintenance

10/01/2026

Is the heating system in good working order

Yes

Other heating features at the property

Double glazing, Underfloor heating, Wood burner

End of section



Insurance

Property insured

Yes

Difficulties obtaining insurance

No

Past insurance claims

No

End of section



Listing & conservation

↓ Listing status

Listed building in England or Wales

No

↓ Conservation

Located in a designated conservation area

No

↓ Tree Preservation

Tree preservation order in place

No

End of section



Notices

Infrastructure project notice(s)

No

Neighbour development notice(s)

No

Listed building application notice(s)

No

Party wall act notice(s)

No

Planning application notice(s)

No

Required maintenance notice(s)

No

Alterations to neighbouring properties

No

Other notices

No

End of section



Ownership - LT322439

Tenure of the property

Freehold

Title number

LT322439

Whole freehold being sold

Yes

End of section



Ownership - LT374618

Tenure of the property

Freehold

Title number

LT374618

Whole freehold being sold

Yes

End of section



Parking

Type of parking available

Garage, Driveway

Controlled parking in place

No

Disabled parking available

No

Electrical vehicle charging point at the property

Yes

Details of the electrical vehicle charging point

Ohme Home Pro Charger, positioned on the front of the property alongside the wheelybin storage area

EV charging cable crosses public pavement

No

End of section



Rights and informal arrangements

↓ Shared contributions

Seller asked to make shared contributions

No

Seller requested others to make shared contributions

No

↓ Rights over other properties

Is the seller aware of any rights over other properties

No

↓ Rights over the sale property

Is the seller aware of any rights over the property being sold

No

End of section



Services crossing the property

Pipes, wires, cables, drains from property

Not known

Pipes, wires, cables, drains coming to property

Not known

Formal or informal agreements for services crossing the property

No

End of section



Specialist issues

Subsidence or structural faults

No

Property treated for dry rot, wet rot or damp

No

Japanese knotweed at the property or neighbouring land

No

Japanese knotweed survey taken place

No

Asbestos at the property

No

End of section



Type of construction

Date of ownership (if known)

24/08/2023

Property type

House

Property used for non-residential purposes

No

Property is built with standard forms of construction

Yes

Spray foam installed at the property

No

Details of any accessibility adaptations at the property

No accessibility adaptations

↓ Building safety

Building safety issues at the property

No

↓ Loft

Property has access to a loft

Yes

How the loft is accessed

By drop down loft ladder and loft hatch with clasp

Loft boarded

Yes

Loft insulated

Yes

End of section



Water & drainage

↓ Water

Mains water connected to the property

Yes

Mains water supplier

Severn Trent

Location of the stopcock

In the office, front wall of the house

Mains water supply metered

Yes

Location of the water meter

In the office, front wall of the house

↓ Drainage

Surface water drainage connected to the property

Yes

Mains foul drainage connected to the property

Yes

Mains foul drainage supplier

Severn Trent

Maintenance agreements in place for the drainage system

No

End of section