kotini

Automated onboarding
and compliance

12 Toll Bar, Cottesmore, Oakham, LE15 7DP

Material Information

Freehold | Title LT136285 | Edition 2 | 14 sections | 23/11/2026 09:39

Material Information

Kotini has gathered this property information on behalf of Moores Estate Agents, and the sellers have confirmed it to be accurate as of:

Created 23/11/2026 09:39

About this document

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 in order to make an informed transactional decision basically, whether a person decides to enquire further, view, or buy/rent a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, is providing this information so that you can make an informed decision.

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

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Ownership - LT136285

Tenure of the property	Freehold
Title number	LT136285
Is the whole freehold being sold	Yes

Council Tax

Council Tax band	D
Annual Council Tax	145.0
Alterations affecting the Council Tax band	No

Energy Performance Certificate

Date of inspection	18/05/2022
Certificate date (valid for 10yrs)	19/05/2022
Certificate number	0350-2878-8150-2492-5631
Current Energy Performance rating	E
Current energy efficiency	45
Potential Energy Performance rating	B
Potential energy efficiency	83

Type of construction

Type of property	House
Built form	Semi-Detached
Property used for non-residential purposes	No
Property built with standard forms of construction	Yes

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Parking

Types of parking available	Driveway
Controlled parking in place	No
Disabled parking available	Not known
Electrical vehicle charging point at the property	No

Utilities

Electricity

Property connected to mains electricity	Yes
Other sources of electricity connected to the property	No
Solar or photovoltaic panels installed at the property	No

Heating

Type of heating system	Central heating
Central heating fuel	Oil
Is the heating system in good working order	Yes
Other heating features at the property	Double glazing, Wood burner

Water

Mains water connected to the property	Yes
Is the mains water supply metered	Yes

Drainage

Surface water drainage connected to the property	Yes
Mains foul drainage connected to the property	Yes

Broadband

Broadband connection at the property	Cable

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Mobile coverage

Mobile signal issues at the property	No

Building safety

Building safety issues at the property	No

Listing status

Listed building in England or Wales	No

Conservation

Located in a designated conservation area	No

Tree Preservation Orders

Tree preservation order in place	No

Environmental issues

Flooding

Property flooded before	No
Property at risk of flooding	No
Flood defences in place	No

Coastal erosion

Coastal erosion risk	No

Coal mining

Coal mining risk	No

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Other mining

Other mining risk	No

Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?	No

Notices

Infrastructure project notice(s)	No
Neighbour development notice(s)	Yes
Details of neighbour development notice(s)	12A a planned extention
Listed building application notice(s)	No
Party wall act notice(s)	No
Planning application notice(s)	No
Required maintenance notice(s)	No
Other notices	No

Accessibility adaptations

Accessibility adaptations at the property	No accessibility adaptations

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