



**MICHAEL TUCK**  
The Agent with 5 star customer service



## Property Information Questionnaire

This form is to be completed by the seller of a property and is required **before marketing commences**. As a seller/owner your answers should be truthful and accurate to the best of your knowledge. Misleading or incorrect answers will be exposed later during the Conveyancing process which could jeopardize your sale, and may lead to prosecution under the Consumer Protection from Unfair Trading Regulations 2008. If you hold guarantees for work it is likely that the purchaser's solicitors will ask for copies of these, and withholding may delay the sale process.

It should be noted that we are legally obliged to provide consumers with "material information" in property listings to ensure that consumers can make an informed decision to buy or rent a property.

Name of Seller:

Address of Property:

Reason for selling?

If Probate, has it been granted yet?

Which solicitor / conveyancer will be acting for you?

### PROPERTY INFORMATION QUESTIONNAIRE

#### 1. TENURE

Is the Property: Freehold/Leasehold

Are any of the buildings, or land, held on a different tenure to the main property? Yes/No

**If freehold please go to Section 2.**

Please provide the name, address and telephone number of the managing agent:

**N.B Your Conveyancer will require a copy of the management pack so please ask for a copy now to avoid any potential delays**

Name:

Address:

Telephone:

Who owns the freehold?

Expiry date of lease:

Current ground rent: £ Is it a rising ground rent?

If yes, how much does the ground rent rise by? And how often does it rise?

Are there any age restrictions? If yes, please state

Current service charge: £

What does the service charge cover?

## PROPERTY INFORMATION QUESTIONNAIRE

### 2. THE PROPERTY

Is the property a listed property? Yes/No

Within a listed building? Yes/No

#### Which Council tax band does the property fall into?

Local Authority?

#### Approximate date of construction of the property?

Is your property of traditional construction? Yes/No

**If no, please provide details:**

If a modern property, is an NHBC or other certification available? Yes/No

If yes, please state (along with expiry date):

Where additional land is available, other than a garden, what is its present land use classification?

Is the property designated as being in a Conservation Area? Yes/No

Does the property have parking? Yes/No

Is it a designated space? Yes/No

**If yes, please state:** How many spaces does the property have?

**If no, please state:** Is there on road or permit parking available

### 3. PROPERTY ACCESS

Are there any communal areas, such as gardens, open spaces and recreational areas? Yes/No

Are there any shared areas? Yes/No

**If yes, please state:**

Do you pay a maintenance or management charge? Yes/No

**If yes, please state:** How much do you pay annually?

Where land or garden is being sold with the property, are there any easements, or rights of way, across the land, either by neighbors, or public footpaths, or for access by utility companies, or for air corridors? Yes/No

**If yes, please state:**

Are there any current application for resumption of land or for the provision of utility services or transport corridors? Yes/No

**If yes, please state:**

## PROPERTY INFORMATION QUESTIONNAIRE

Are there any restrictive covenants affecting the property? Yes/No

**If yes, please state:**

Apart from the owners, is there anyone in occupation of the property, ancillary accommodation, outbuildings or paddocks, who has the rights of occupation or any other rights over the property? Yes/No

**If yes, please state:**

### 4. ISSUES AFFECTING THE PROPERTY

Has the property flooded in the last 5 years? Yes/No

Are you aware of any building safety issues e.g. asbestos, unsafe cladding or risk of collapse? Yes/No

**If yes, please state:**

Has the property been damaged by a storm, or fire, or subsidence since you have owned it? Yes/No

**If yes, was the damage subject to an insurance claim?** Yes/No

Is there any known history involving tragic deaths at the property? Yes/No

Has the property been affected by Japanese Knotweed? Yes/No/Unknown

### 5. UTILITIES AND SERVICES

Does the property have mains gas and electric? Yes/No

**If no, please specify:**

When was your central heating or other primary heating system last serviced? \_\_ / \_\_ / \_\_\_\_

When was the electrical wiring last checked? \_\_ / \_\_ / \_\_\_\_

Does the property have mains water supply? Yes/No

**If no, please specify:**

Does the property have mains sewerage? Yes/No

**If no, please specify:**

Do you have good mobile phone coverage inside and outside the property?

**If no, please explain:**

Yes/No

What is the broadband availability at your property?

Copper wire / fibre to Cabinet / fibre to premises

PROPERTY INFORMATION QUESTIONNAIRE

6. CHANGES TO THE PROPERTY

Have you carried out any structural alternations or additions to the property? Yes/No
If yes, please describe the nature of the work and approximate date it was carried out: \_\_ / \_\_ / \_\_\_\_

Was building regulation approval obtained? Yes/No or N/A

Was planning permission obtained? Yes/No or N/A

Was listed building consent obtained? Yes/No or N/A

Are you aware of any planning permissions or change in use of surrounding properties that could affect the price and enjoyment of the property. Yes/No

If yes, please state:

If the property is leasehold, was the landlord's consent obtained? Yes/No or N/A

Have you replaced any of the windows or doors or installed double glazing or secondary glazing? Yes/No

If yes, please describe details and indicate whether copies of guarantees and FENSA certification can be provided:

Have you replaced the gas boiler on the property? Yes/No

If yes, please indicate whether copies of the Gas Safe Building Regulation Certificate can be provided:

If the property is leasehold, are there any internal or external works planned for the building? Yes/No

If yes, please state:

Does your property have any accessibility adaptions e.g. ramps, rails, lateral living or walk in showers: Yes/No

If yes, please state:

VENDORS CONFIRMATION:

I/We confirm that to the best of my/our knowledge and belief that these statements are fair and accurate and understand that any material information must be provided in property listings.

Signed: Date: \_\_ / \_\_ / \_\_\_\_

Signed: Date: \_\_ / \_\_ / \_\_\_\_