Additional Enquiries

Property Address	
Please answer the following to the best of your knowledge:	
 Are you the registered owner of the property? (If no, we will need evidence of your right to sell, i.e. Grant of Probate, Power of Attorney) 	Yes [No [] Not Known []
2. Are you aware of any mortgage or charges over the property?	Yes [] No [/] Not Known []
3. Have you experienced any issues regarding the rights granted, reserved or mentioned in the deeds?	Yes [] No [] Not Known []
4. Have you been asked to contribute to the maintenance of any shared areas?	Yes [] No [] Not Known []
5. Are you aware of any breaches to the covenants mentioned or referred to in the title deeds?	Yes [] No [] Not Known []
The Property	
1. Have any works been carried out on the property which may have required planning permission, or building regulation approval?	Yes [] No [] Not Known []
2. When answering this question, please refer to the title plan. Please note, you specifically need tell us if you are selling more land/property than is shown edged red or if you are selling part of the land/property edged red on the title plan.	
Do the boundaries shown edged in red on the title plan reflect what is being sold?	Yes [No []
If no, please provide further information.	
3. To your knowledge, is the property affected by or does it contain:	
 (a) Contaminated Land or Subsidence (b) Underpinning (c) Drains in the boundaries that have been built over - If yes has the water board requested access? (d) Any contents subject to credit, repayment, or a hire purchase agreement (e) Solar panels (f) Fuel burning appliance such as a log burner (since 1 April 2002) (g) Driveway (since 1 October 2008) (h) Slate or tile roof (i) Decking (over 30cm high, covering over 50% of the garden) (j) Roof repair (over 30% of the roof has been replaced) (k) Conservatory, porch or garage erected (l) Extension or loft conversion (m) Flooding (n) Is the property constructed of brick or stone? 	Yes [] No []

If yes to any of the above, please provide the relevant documents.

Leasehold Properties

 Do you pay ground rent? Yes [] No [] (If yes, please provide an up to date rent receipt)
Please confirm the name and address of your landlord
2. Do you pay a service charge? Yes [] No [] (If yes, please contact the managing agent to obtain their management pack as soon as possible. This will prevent excessive delays).
Occupation
 Does a tenant reside in the property? Yes [] No [/]
Signature: Signature:
Print Name: TEACY CRANE Print Name
Additional Information
Please provide any further details below, and enclose a copy of all relevant documents, agreements or certificates i.e if works have been carried out, please enclose the required planning permission, building regulations approval or landlords consent.
If the property is leasehold, please provide a copy of the most recent ground rent receipt, and contact your Landlord to obtain the management pack (this will prevent any delays).