



**BUYER
INFORMATION
PACK**

Introduction to this buyer information pack.

This buyer information pack is designed to provide information for potential purchasers of:

18 The Marigolds, Shripney Road, BOGNOR REGIS, PO22 9PB.

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided in the Property Information Questionnaire is from the seller of the property and we are unable to guarantee the accuracy.

Where the information has been sourced via company databases through Sprift as the aggregator, it is done so based on the property address and postcode. Whilst Sprift endeavour to keep the information up to date and correct, they offer no warranty.

Although this buyers information pack provides an overview for any interested parties, it does not and must not replace the usual checks that would be carried out by a potential purchasers' acting Solicitor.



See More Online

KPF: Key Property Facts

An insight into your property and the local area

Friday 19th April 2024



18, SHRIPNEY ROAD, BOGNOR REGIS, PO22 9PB

Property

Multiple Title Plans

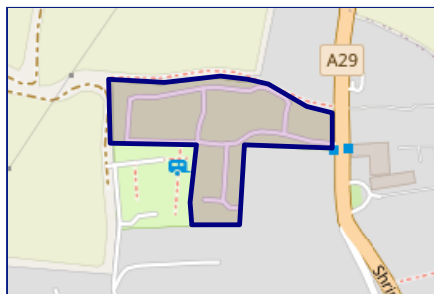
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



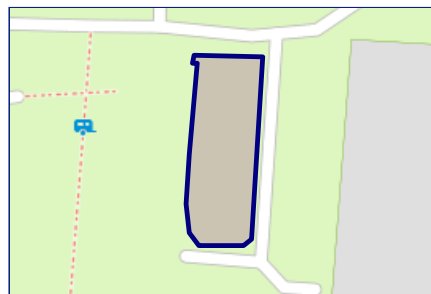
WSX28905

Leasehold Title Plans



WSX378112

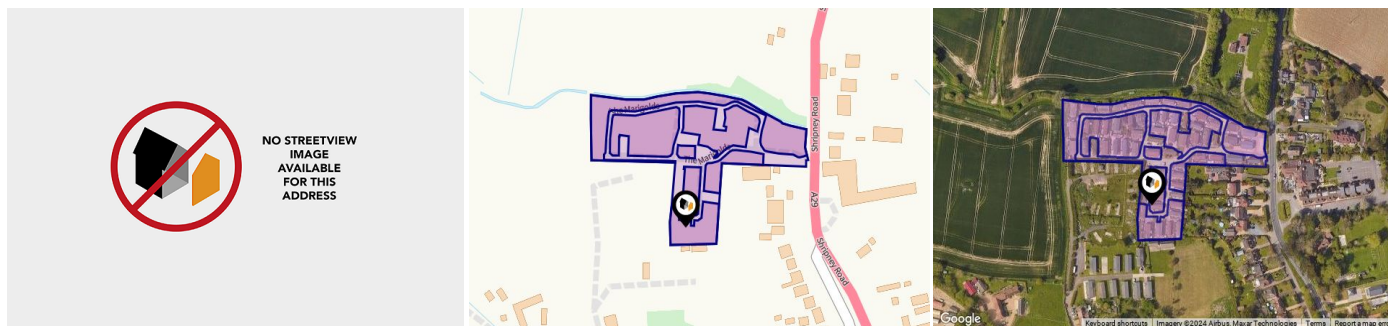
Start Date: 04/03/2004
End Date: 01/11/2037
Lease Term: From 1 December 1995 to 1 November 2037
Term Remaining: 13 years



WSX283269

Start Date: 10/01/2016
End Date: 01/11/2077
Lease Term: From and including 1 January 2016 and Exp. on and including 1 November 2077
Term Remaining: 53 years

Property Overview



Property

Type:	Caravan	Tenure:	Leasehold
Bedrooms:	1	Start	10/01/2016
Floor Area:	430 ft ² / 40 m ²	Date:	
Plot Area:	6.51 acres	End Date:	01/11/2077
Year Built :	1996-2002	Lease	From and including 1 January 2016 and
Council Tax :	Band A	Term:	Exp. on and including 1 November 2077
Annual Estimate:	£1,508	Term	53 years
Title Number:	WSX378112	Remaining:	
UPRN:	100062420337		

Local Area

Local Authority:	West sussex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

18, The Marigolds, Shripney Road, PO22 9PB

Energy rating

E

Valid until 03.02.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	45 E	
21-38	F		
1-20	G		

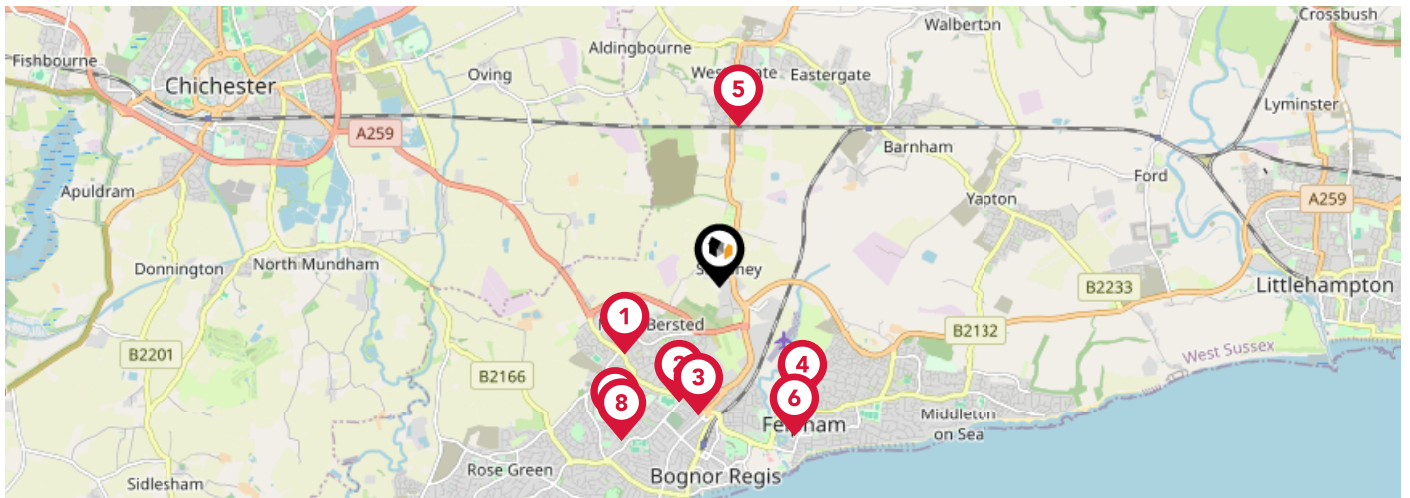
Property

EPC - Additional Data

Additional EPC Data

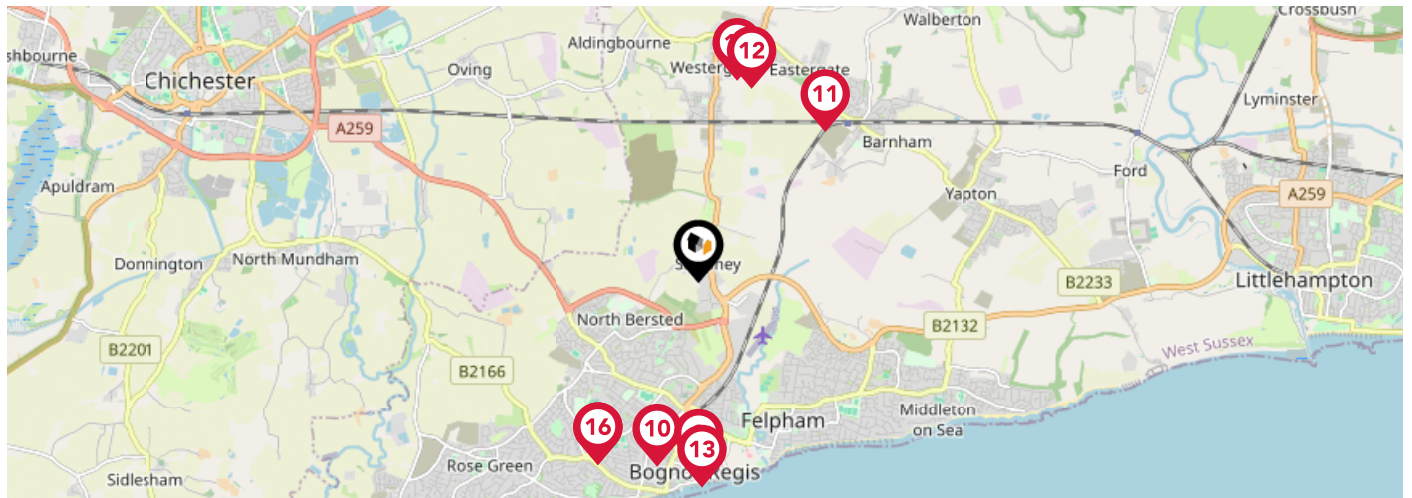
Property Type:	Park home
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Park home wall, as built
Walls Energy:	Average
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	40 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bartons Primary School, Bognor Regis Ofsted Rating: Good Pupils: 218 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bersted Green Primary School, Bognor Regis Ofsted Rating: Good Pupils: 316 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	South Bersted CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Downview Primary School Ofsted Rating: Good Pupils: 559 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Aldingbourne Primary School Ofsted Rating: Good Pupils: 212 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Felpham Community College Ofsted Rating: Good Pupils: 1356 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Southway Primary School Ofsted Rating: Good Pupils: 598 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Regis School Ofsted Rating: Good Pupils: 1553 Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

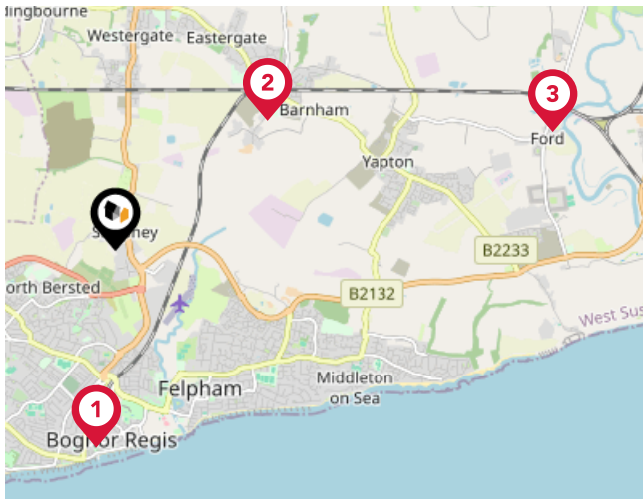
Area Schools



	Nursery	Primary	Secondary	College	Private
 Edward Bryant School Ofsted Rating: Good Pupils: 628 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bognor Regis Nursery School Ofsted Rating: Outstanding Pupils: 138 Distance:1.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Philip Howard Catholic School Ofsted Rating: Outstanding Pupils: 1073 Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Eastergate CofE Primary School Ofsted Rating: Good Pupils: 185 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 304 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ormiston Six Villages Academy Ofsted Rating: Good Pupils: 527 Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Nyewood CofE Infant School, Bognor Regis Ofsted Rating: Good Pupils: 228 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Nyewood CofE Junior School Ofsted Rating: Good Pupils: 332 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

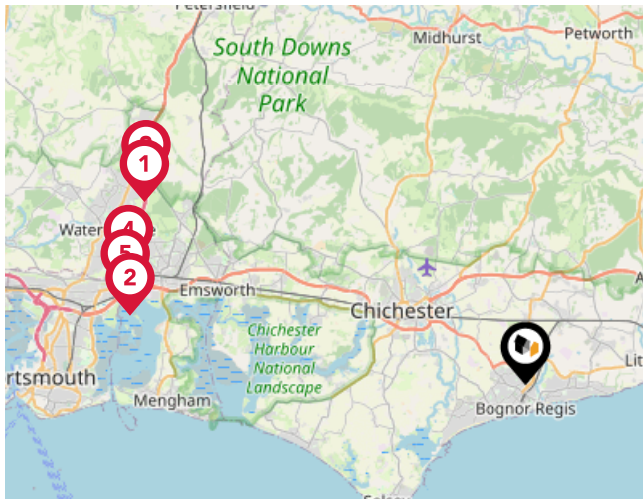
Area

Transport (National)



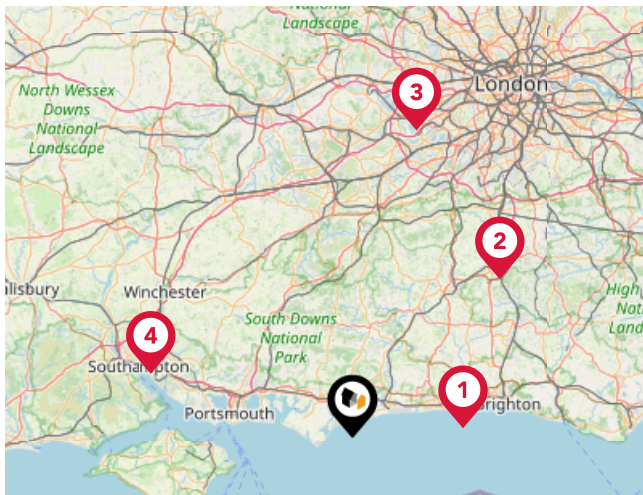
National Rail Stations

Pin	Name	Distance
1	Bognor Regis Rail Station	1.86 miles
2	Barnham Rail Station	1.88 miles
3	Ford Rail Station	4.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A3(M) J2	15.8 miles
2	A3(M) J5	15.06 miles
3	A3(M) J1	16.09 miles
4	A3(M) J3	15.5 miles
5	A3(M) J4	15.43 miles

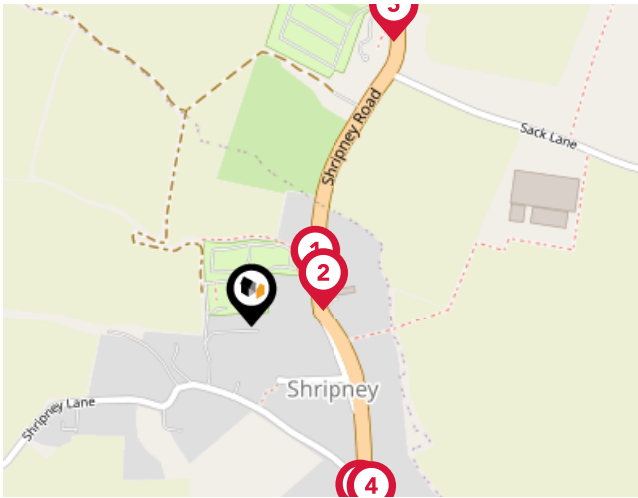


Airports/HELIPADS

Pin	Name	Distance
1	Shoreham Brighton City Airport	16.74 miles
2	London Gatwick Airport	32.5 miles
3	London Heathrow Airport	46.71 miles
4	Southampton Airport	31.47 miles

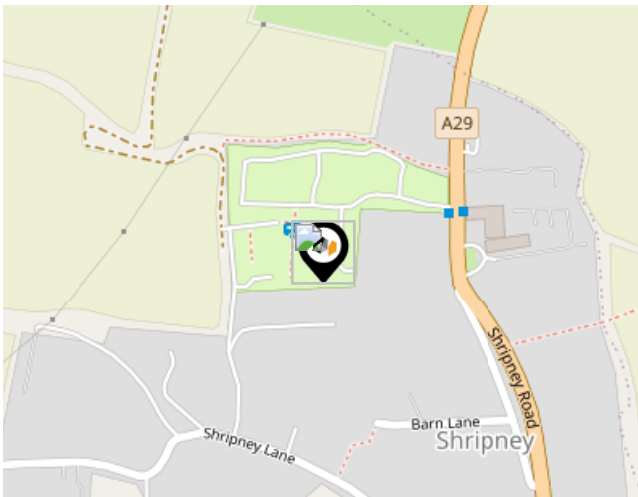
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Robin Hood	0.09 miles
2	The Robin Hood	0.09 miles
3	Shripney Lane	0.26 miles
4	Shripney Lane	0.27 miles
5	Caravan Park	0.37 miles




Ferry Terminals

Pin	Name	Distance
1	Bosham Hoe Ferry Landing	8.44 miles

Council Tax Bands in England :

Tax Band:	Ranges of Value :
A	up to £40,000
B	£40,001 to £52,000
C	£52,001 to £68,000
D	£68,001 to £88,000
E	£88,001 to £120,000
F	£120,001 to £160,000
G	£160,001 to £320,000
H	more than £320,000

Council Tax Data For This Property:

		18, SHRIPNEY ROAD, BOGNOR REGIS, PO22 9PB
Tax Band:		Band A
Annual Cost:		£1507.95

Bandings For Nearby Properties:

Address	Council Tax Band	Annual Cost
1 THE MARIGOLDS SHRIPNEY ROAD Bognor Regis West Sussex PO22 9PB	Band (A)	£1,508
2 THE MARIGOLDS SHRIPNEY ROAD Bognor Regis West Sussex PO22 9PB	Band (A)	£1,508
3 THE MARIGOLDS SHRIPNEY ROAD Bognor Regis West Sussex PO22 9PB	Band (A)	£1,508
4 THE MARIGOLDS SHRIPNEY ROAD Bognor Regis West Sussex PO22 9PB	Band (A)	£1,508
5 THE MARIGOLDS SHRIPNEY ROAD Bognor Regis West Sussex PO22 9PB	Band (A)	£1,508
6 THE MARIGOLDS SHRIPNEY ROAD Bognor Regis West Sussex PO22 9PB	Band (A)	£1,508
7 THE MARIGOLDS SHRIPNEY ROAD Bognor Regis West Sussex PO22 9PB	Band (A)	£1,508

Planning records for: **11 The Marigolds Shripney Road Bognor Regis PO22 9PB**

Reference - BE/124/15/NMA	
Decision:	Approve
Date:	22nd July 2015
Description:	Application for a Non-Material Amendment following a grant of planning permission BE/32/15/HH relating to revised position of step-lift

Reference - BE/32/15/HH	
Decision:	ApproveConditionally
Date:	02nd March 2015
Description:	Installation of stair lift.

Planning records for: **21 The Marigolds Shiprney Road Bognor Regis PO22 9PB**

Reference - BE/178/12/	
Decision:	ApproveConditionally
Date:	13th December 2012
Description:	Installation of steplift

Planning records for: **The Marigolds Shripney Road Bognor Regis PO22 9PB**

Reference - BE/46/19/PL	
Decision:	ApproveConditionally
Date:	02nd April 2019
Description:	Removal of condition 1 following the grant of BE/79/77 relating to restriction of number of caravans.

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

thill@completeasap.co.uk



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number WSX283269

Edition date 02.01.2013

- This official copy shows the entries on the register of title on 19 APR 2024 at 14:18:18.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 19 Apr 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WEST SUSSEX : ARUN

- 1 (25.08.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Marigolds Caravan Park, Shripney Road, Bognor Regis (PO22 9NZ).
- 2 (25.08.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 5 March 2004
Term : From 1 December 1995 to 1 November 2037
Parties : (1) Golden Giraffe Investment Company Limited
(2) Harquail Limited
- 3 (25.08.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (25.08.2004) The Conveyance dated 21 July 1954 referred to in the Charges Register is expressed to grant the following right:

"Together also with the benefit (so far as the Vendors have power to pass the same) of a right of way from the West side or rear of the said land on to the Road called Shripney Lane."
- 5 (25.08.2004) The landlord's title is registered.
- 6 (10.06.2005) As to the parts edged and lettered X1, X2, X3, X4 and X5 in green on the title plan Lease determined. Register closed.
- 7 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 8 (25.09.2006) As to the part edged and lettered X6 in green on the title plan. Lease determined. Register closed.
- 9 (02.11.2011) As to the plan edged and lettered X7 in green on the title

A: Property Register continued

plan, lease determined, register closed.

- 10 (02.01.2013) As to the part edged and lettered X8 in green on the title plan. Lease determined. Register closed.
- 11 (02.01.2013) By a Deed dated 11 December 2012 made between (1) Silver Lakes Property Investments Limited and (2) Silk Tree Properties Limited the terms of the registered lease were varied.

NOTE: Copy Deed filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (28.09.2007) PROPRIETOR: SILK TREE PROPERTIES LIMITED (Co. Regn. No. 6306614) of 1-2, The Barn, Oldwick, West Lavant, Chichester, West Sussex PO18 9AA.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (25.08.2004) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land dated 14 October 1912 made between (1) Henry Francis Darwin Gisborne (Vendor) and (2) Reuben Cripps (Purchaser) contains the following covenants:-

COVENANT by Purchaser his executors administrators and assigns with the Vendor his heirs executors administrators and assigns that the said piece of land thereby conveyed should not be used for the purpose of a brickyard or brickfield nor should any earth be excavated therefrom for the purpose of being made into bricks.

- 2 (25.08.2004) A Conveyance of the freehold estate in the land tinted brown and tinted yellow on the title plan and other land dated 3 April 1913 made between (1) Henry Francis Darwin Gisborne (Vendor) and (2) Edward Austin Robinson (Purchaser) contains the following covenants:-

"The Purchaser his executors administrators and assigns hereby covenants with the Vendor his heirs executors administrators and assigns that the said piece of land hereby conveyed shall not be used for the purpose of a brick yard or brickfield nor shall any earth be excavated therefrom for the purpose of being made into bricks And that the Purchaser his executors administrators or assigns will within two months from the date hereof erect and complete a barbed wire or other substantial fence on the southern and western boundaries of the land hereby conveyed of a sufficient strength to be a protection against cattle and will at all times hereafter maintain and keep the said fence in good repair And that the Purchaser his executors administrators and assigns will not erect upon the said piece of land any building or other erection other than division or front boundary walls or fences not exceeding feet in height nearer to the eastern boundary of the said piece of land than fifty feet."

NOTE: The southern boundary of the land in this title forms part of the southern boundary of the land conveyed.

- 3 (25.08.2004) The land tinted pink on the title plan is subject to the following rights reserved by a Conveyance of the freehold estate thereof dated 21 July 1954 made between (1) Alfred Edward Brooks and Hilda Louise Brooks (Vendors) and (2) William Joshua Cole and Eva Rose Cole (Purchasers):-

"Except a right of carriage road or drift way through (inter alia) the said land as the same has been hitherto used and enjoyed by persons having right thereto."

C: Charges Register continued

NOTE: The said land referred to is the land tinted pink on the filed plan.

- 4 (25.08.2004) A Conveyance of the freehold estate in the land tinted blue on the title plan dated 20 March 1957 made between (1) Olive May Cripps (Vendor) and (2) William Joshua Cole (Purchaser) contains the following covenants:-

"THE Purchaser hereby covenants with the Vendor that he the Purchaser and the persons deriving title under him will (1) erect forthwith and for ever afterwards maintain a fence along the eastern side of the land hereby conveyed and (2) that no dog shall be allowed to be kept by the occupant of any caravan on the said land."

- 5 (25.08.2004) A Conveyance of the freehold estate in the land tinted brown on the title plan dated 6 June 1973 made between (1) Vera Dorothy Robinson and Bernard Austin Haydn Robinson (Vendors) (2) Frances Eastwick Adkins (Mortgagee) and (3) Frank Reginald Riddle and Frances Mary Riddle (Purchasers) contains the following covenants:-

"THE Purchasers so as to bind so far as may be the plot of ground hereby conveyed into whosoever hands the same may come so that this covenant shall be for the benefit and protection of the Vendors' adjoining property known as "Rockstone" Shripney aforesaid or any part or parts thereof hereby covenant with the Vendors that the Purchasers and those deriving title under them will at all times hereafter observe and perform the restrictions and stipulations following

(a) To forthwith erect and forever afterwards maintain along the Eastern boundary of the plot of land hereby conveyed a close boarded fence at least six feet in height of a type approved by the Vendors

(b) Not to do or suffer on the said land anything which shall be or grow to be a nuisance annoyance or inconvenience to the Vendors or their assigns or the person or persons for the time being owning or occupying any of the said adjoining property."

- 6 (25.08.2004) A Conveyance of the freehold estate in the land tinted yellow on the title plan dated 14 November 1978 made between (1) Vera Dorothy Robinson and Bernard Austin Haydn Robinson (Vendors) (2) Frances Eastwick Adkins and (3) Frank Reginald Riddle and Frances Mary Riddle (Purchasers) contains the following covenants:-

"THE Purchasers so as to bind so far as may be the plots of ground hereby conveyed into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of the Vendors' adjoining property known as "Rookstone" Shripney aforesaid or any part or parts thereof hereby jointly and severally covenant with the Vendors that the Purchasers and those deriving title under them will at all times hereafter observe and perform the restrictions and stipulations following

(a) forthwith to erect and forever afterwards maintain along the eastern boundary of the plot of land hereby conveyed a close boarded fence at least six feet in height of a type approved by the Vendors

(b) not to suffer or do on the said land anything which shall be or grow to be a nuisance annoyance or inconvenience to the Vendors or their assigns or the person or persons for the time being owning or occupying any of the said adjoining property."

- 7 (25.08.2004) The land is subject to the rights granted by a Deed of Grant dated 8 December 1997 made between (1) Golden Giraffe Investment Company Limited and (2) Southern Electric plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under WSX28905.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

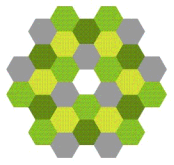
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 19 April 2024 shows the state of this title plan on 19 April 2024 at 14:18:19. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Durham Office .

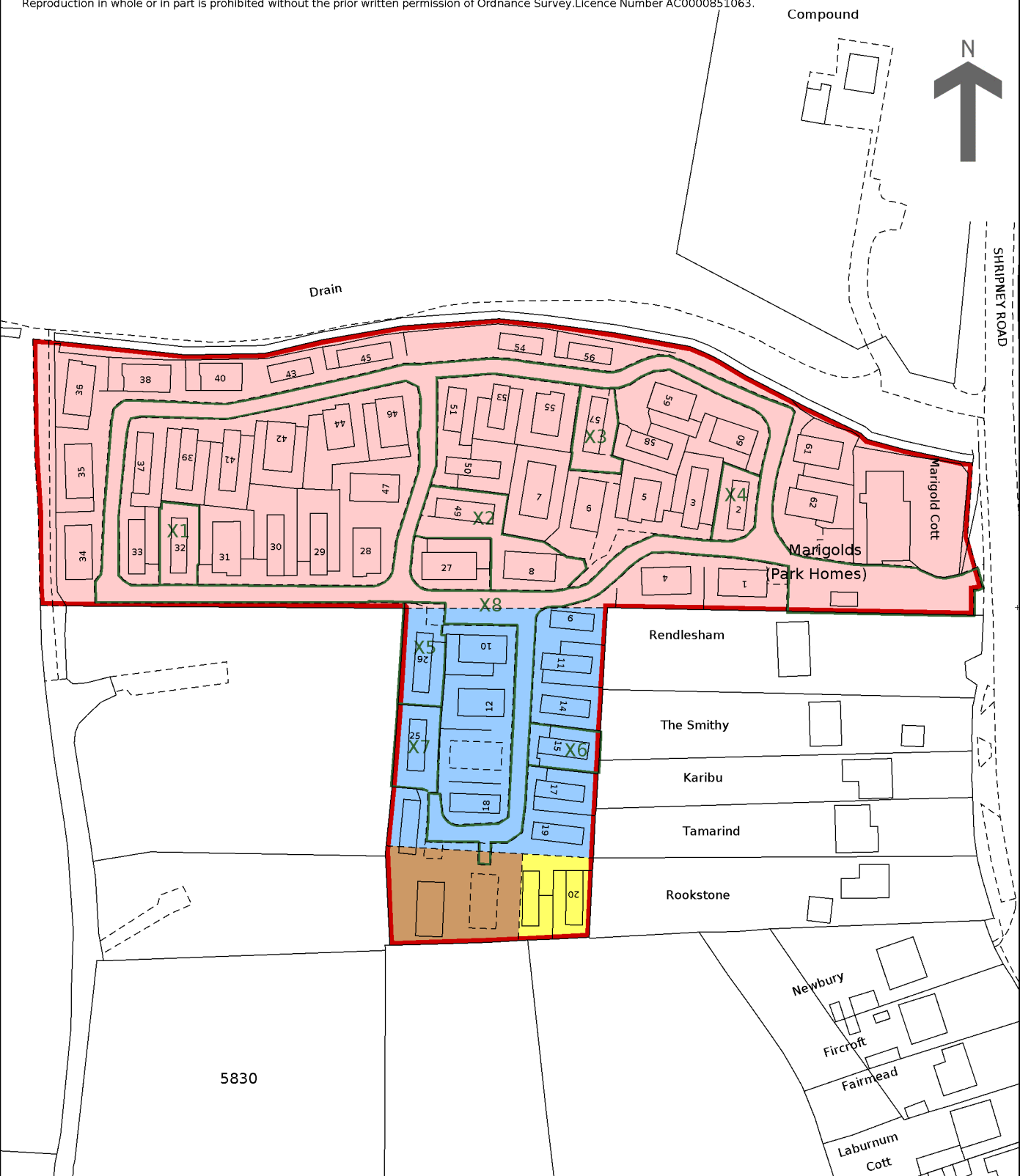
HM Land Registry

Official copy of title plan

Title number **WSX283269**
Ordnance Survey map reference **SU9302SE**
Scale **1:1250**
Administrative area **West Sussex : Arun**



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PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

ABOUT THIS FORM

Part A: Disclosure of material facts

Getting the property 'market ready'

The information which you provide must be accurate. Whether you are the owner of the property or represent someone who has died or is unable or unavailable to complete the form, the form should be completed as though the questions are being answered by the owner.

This form is required to ensure that the Consumer Protection from Unfair Trading Regulations 2008 are complied with during the marketing of the property and must be completed as accurately as possible. Under the Consumer Protection from Unfair Trading Regulations 2008 it is important to disclose anything that would materially affect the transactional decision of the average consumer.

If you do not know an answer to a question then that is fine but please provide as much information as possible and do not omit information.

The information will be used by the conveyancers representing yourself and the buyer during the conveyancing process and will support the sale of the property. If any of the information changes before you complete the sale then you should let your conveyancer know as soon as you become aware of the new information.

Instructing your conveyancer now will mean that they can review the information which you have provided and help you resolve any title defects or replace missing documents. This will significantly speed up the sale and reduce the likelihood of the sale falling through.

Part B: Additional information required for the conveyancing process

Getting the property 'sale ready'

Whilst you only need complete the information in Section A to enable the property to be marketed, by completing Section B now you may save both time and money during the conveyancing process. Therefore we recommend that you complete all sections now.

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Is your estate agent Propertymark Protected?
www.propertymark.co.uk/find-an-expert

1. PROPERTY TO BE SOLD

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

1.1 Property address

Address line 1	18 The Marigolds		
Address line 2	PO22 9PB		
Town	Bognor Regis		
County	United Kingdom	Postcode	PO22 9PB

1.2	Council Tax band	A
1.3	Unique property reference number (UPRN)	--

i You can find your UPRN here: www.findmyaddress.co.uk/search
 You can check your Council Tax band here: www.gov.uk/council-tax-bands

1.4 What is the title to the property?

Freehold	<input type="checkbox"/>	Shared Ownership	<input type="checkbox"/>
Managed freehold	<input type="checkbox"/>	Other	<input type="checkbox"/>
Leasehold	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Commonhold	<input type="checkbox"/>		

1.5	Are there conditions on the property such as those imposed by the First Homes Scheme or Section 157 restriction?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

1.6 If leasehold, complete the following otherwise skip to 1.7.

1.6.1	Length of lease	13 Years, 0 Month	1.6.3	Years remaining	-5
1.6.2	Start date	30/09/2006	1.6.4	Ground rent	£3,285

Please give any relevant details of the lease including any renewal undertaken, additional liabilities, rights and obligations, ground rent increases or review period.	
* Ground rent is not subject to increase	

i Title documents and lease can be downloaded from the Land Registry for a small fee.

1.7 If leasehold or a managed freehold, complete the following otherwise skip to 1.8.

1.7.1	Is there a property management company?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
1.7.2	Is there a resident's management company?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
1.7.3	Is there a Right to Manage company?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If yes, please provide contact details.

1.7.4	Annual service charge	
1.7.5	Additional fees payable on sale or letting	
1.7.6	Name of the Freeholder or Rentcharge owner	Marigolds

1.7.7	Please provide details of sinking fund, any estates charges and/or any other fees or charges below. Do not contribute to the cost of maintaining any shared amenities.
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1.7.8	Are there restrictions imposed by a lease or otherwise? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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1.8 What are the parking arrangements at the property?

Garage	<input type="checkbox"/>	Metered parking	<input type="checkbox"/>
Driveway	<input type="checkbox"/>	Allocated parking space(s) <input checked="" type="checkbox"/>	How many? 1
On street parking	<input type="checkbox"/>	Access to an electric vehicle charge point	<input type="checkbox"/>
Resident permit	<input type="checkbox"/>	None	<input type="checkbox"/>
Shared parking	<input type="checkbox"/>	Other:	<input type="checkbox"/>

1.9 Listing and Conservation.

1.9.1	Is your property a listed building?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	If yes, provide details of the listing and any relevant documents.			
1.9.2	Is your property in a designated conservation area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
1.9.3	Are any trees on the property subject to a tree preservation order?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
	If yes, please answer 1.9.4.			
1.9.4	Have the terms of the order been complied with? Attach a copy of any relevant documentation to this form.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

2. DISPUTES AND COMPLAINTS

2.1	Has there been any disputes or complaints regarding this property or a property nearby? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

2.2	Is there anything which might lead to a dispute about the property or a property nearby? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

2.3	Has there been any failed purchase transactions on the property within the last 12 months? If yes, provide details.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

3. ALTERATIONS AND CHANGES TO THE PROPERTY

3.1	Have there been any structural alterations, extensions, significant repairs or renewals to the property? E.g. loft or garage conversion, removal of internal walls/chimneys or change of use. If yes, outline the nature of the work for each and confirm the year it was completed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3.2	Has there been installation of replacement windows, roof windows, roof lights or glazed doors since 1 April 2002? If yes, outline the nature of the work for each and confirm the year it was completed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3.3	Has a conservatory been added? If yes, confirm the year the installation was completed and whether any walls were removed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

3.4 For each of the changes and installation, please confirm:

3.4.1	Was a building regulation approval and completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.2	Was planning permission obtained? If no, please answer 3.4.3.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.3	Was a lawful development certificate (LDC) obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.4	Was listed building consent obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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3.4.5	Was any consent under a restriction in the title obtained?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not required <input type="checkbox"/>
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If you answered no to one or more of the 3.4 questions, outline the reason(s) why below.				

i If you answered yes to one or more of the 3.4 questions, the relevant documents will be required by the buyers. Send copies of all documentation with this form.

3.5	Are any of the works listed above unfinished? If yes, provide details and explain why.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

3.6	Are you aware of any breaches of planning permission conditions or Building Regulations consent conditions or work not having the necessary consents? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

3.7	Are there any planning control issues to resolve? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

3.8	Is the property subject to a Green Deal loan, Green Homes Grant or another financed home improvement scheme? If yes, please include any outstanding payments for the renewable devices and any feed-in tariffs.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

4. FIRE SAFETY AND BUILDING SAFETY

4.1	Does the property have a potentially flammable external wall system (including cladding)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to question 4.1, please answer the following questions otherwise skip to 4.2.

4.1.1	Has an EWS1 form been completed? If yes, please include the ESW1 form with this questionnaire.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.1.2	What type of cladding is in place?			Don't know <input type="checkbox"/>

4.1.3	Have any remedial works taken place, or are any works planned relating to cladding? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.2	Is your property located within a building that is over 18m tall or at least seven storeys and contains a minimum of two residential units? If yes, provide contact details of the Principal Accountable Person.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

If you answered yes to question 4.2, please answer the following questions otherwise skip to 4.3.

4.2.1	Is the key building information provided by the Principal Accountable Person up to date?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
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4.2.2	Have any remedial works taken place to the property, or are any works planned (unrelated to cladding) due to the property being located within a high-risk building? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.2.3	Have any remedial works taken place, or are any works planned within the rest of the building? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

4.3	Does the property have a timber framed balcony?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
4.4	Has spray foam insulation been installed at the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
4.5	Does the property contain asbestos?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
4.6	Is there a smoke or carbon monoxide alarm in the property? If yes, please provide what type of alarm it is below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

5. NOTICES WHICH AFFECT THE PROPERTY

Are you aware of, or have you received any of the following notices?

5.1	The owner of a neighbouring property is proposing to develop property or land nearby or make alterations to nearby buildings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.2	Any planning application that could affect the property, the enjoyment of it or the views from it?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.3	Notice informing you that maintenance, repairs or improvements are required to your property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.4	Listed building application.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.5	Infrastructure project, proposed or in progress, i.e. wind turbine, railway or fracking etc.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.6	Any other relevant or legal notice.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
5.7	Other:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

i You will need to provide details of any notices to your conveyancer and estate agent.

6. SPECIALIST ISSUES

6.1	Has there ever been any preventative work for dry rot, wet rot or damp carried out at your property? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
6.2	Has there ever been any treatment of dry rot, wet rot or damp carried out at your property? If yes, provide details below.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
6.3	Has the property ever been subject to subsidence or structural fault? If yes, provide details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.4	Is the property of standard construction? If no, give details below.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
6.5	Is CCTV or a similar security system in operation at the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
6.6	Will CCTV or a similar security system be recording at the time of any property viewings?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
6.7	To your knowledge is the property affected by Japanese Knotweed or other invasive species? If yes, state whether there is a management plan in place below and supply a copy with this form.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Add any comments or explanations to question 6 here.

* Non-standard construction details: park home

7. FIXTURES AND FITTINGS

7.1	List any items that you intend to take which would be considered a fixture or fitting, e.g. carpets, curtains, light fittings and fitted cupboards etc.
See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info	

7.2	What additional furniture or possessions are you likely to include in the sale, irrespective of price?
See HIPLA Digital Legal Pack (Fixtures & Fittings section) or completed TA10 document which has the same info	

i A final list will need to be completed after the sale is agreed with your legal representative.

8. ENERGY EFFICIENCY

8.1	Does your property have an EPC undertaken within the last ten years?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8.2	What is the energy efficiency rating of the property according to the latest Energy Performance Certificate (EPC)?		

i Please provide a copy of your EPC with this form. If required, a link to your EPC can be found on the online register and shared via: gov.uk/find-energy-certificate

9. UTILITIES/SERVICES

9.1 Indicate which services are connected to the property.

Service	Connected (yes/no or date to be connected)	Supplier
Electricity	Yes	Evo
Gas	No	
Liquid Petroleum Gas (LPG)	Yes	Don't no
Water main or private water supply	Yes	Don't no
Drainage to public sewer	Yes	Southern
Cable TV or Satellite	Yes	Sky
Telephone	Yes	Sky
Broadband	Yes	Sky
Other:		
Other:		

i Other services include renewable technologies.

9.1.1	Broadband speed	Depends on package	Mbps
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9.2	Do you have any licences, maintenance agreements, contracts or service agreements in relation to a connected service? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

9.3	Are there connected smart systems at the property, e.g. heating/power or security systems such as CCTV, alarms or barriers. If yes, please give details of service and passcodes.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

9.4	Has the property been rewired or had any electrical installation work carried out since 1 January 2005? If yes, provide details below and supply the Building Regulations Compliance and Completion Certificate (or equivalent) with this form.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

9.5	Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	If yes, what year were they last tested?		

9.6	Is there central/partial central heating in your property?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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If you answered yes to question 9.6, please answer the following questions otherwise skip to question 9.7.

9.6.1	When was the heating system installed? If after 1 April 2005, provide a copy of the CORGI or Gas Safe installation completion certificate.	Month:	
		Year:	Not known
9.6.2	When was the heating system last serviced/maintained? Provide a copy of the last inspection report.	Month:	
		Year:	Not known

9.6.3	Is the heating system in good working order? If no, provide details.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

9.7	Have solar panels been installed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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If you answered yes to question 9.7, please answer the following questions otherwise skip to question 9.8.

9.7.1	In what year were the solar panels installed?		
9.7.2	Are the solar panels owned outright?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.7.3	Has a long lease of the roof/air space been granted to a solar panel provider?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	If yes, please supply copies of the relevant documents.	Enclosed <input type="checkbox"/>	Lost <input type="checkbox"/>

9.8 Is there a septic tank, cesspool or sewerage treatment plant connected to the property? Tick those that apply and indicate date last emptied.

Septic tank	<input type="checkbox"/>	Date last emptied	
Cesspool	<input type="checkbox"/>	Date last emptied	
Sewerage treatment plant	<input type="checkbox"/>	Date last serviced	

If there is a septic tank, cesspool or sewerage treatment plant connected to the property, please answer the following questions otherwise skip to section 10 Insurance.

9.8.1	Is the septic tank, cesspool or sewerage treatment plant shared with other properties?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.8.2	Is the septic tank, cesspool or sewerage treatment plant located on someone else's land? If yes, provide a plan showing the location of the system and how to access it.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.8.3	Does the septic tank, cesspool or sewerage treatment plant comply with BSEN12566-3?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

10. INSURANCE

10.1	Has any buildings insurance ever been subject to an abnormal rise in premium?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.2	Has any buildings insurance ever been subject to high excesses?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.3	Has any buildings insurance ever been subject to unusual conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10.4	Has any buildings insurance ever been refused?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If you answered yes to any of the questions above, please provide details below.

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10.5	Do you insure the property? If yes, provide details.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Copy of insurance policy not provided		

11. BOUNDARIES/ACCESS

11.1	Is any part of the property not within the seller's legal ownership? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

11.2	Is there a current application to alter the boundaries of your property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12. RIGHTS AND INFORMAL ARRANGEMENTS

12.1	Do you have to contribute towards the shared cost of a jointly used service such as the maintenance of a private road, driveway, boundary or drain? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.2	Does the property benefit from any rights or arrangements over any neighbouring property? E.g. rights to go onto neighbouring land to maintain the property or right to park or drive over neighbours land etc. If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.3	Has anyone taken steps to prevent access to the property, complain about or demand payment for access to the property? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.4	Is there a public right of way through and/or across your house, buildings or land? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

12.5 Do you know of any of the following rights or arrangements affecting the property?

12.5.1	Right of light	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.2	Right of support from adjoining properties	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.3	Customary rights, e.g. rights deriving from local traditions	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.4	Other people's rights to mines and minerals under the land	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.5	Chancel repair liability	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.6	Other people's rights to take from the land (e.g. timber, hay or fish)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
12.5.7	Any other rights or arrangements affecting the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

If you answered yes to any of the questions under 12.5, please provide details below.

13. ENVIRONMENT

13.1	Have there been any environmental issues (including flooding, radon gas, mining, quarrying or fracking) that affect the property since you've owned it? For example the type of flooding (e.g. coastal, river, surface water, sewer etc), level of radon, location of fracking and whether any action has been taken to prevent harm.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
13.2	Is this property subject to any excessive noise or disturbance that a potential purchaser should be aware of?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
13.3	Has the property been subject to any crime or burglary that the potential purchaser should be aware of?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
13.4	Are there any air pollution issues affecting the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

If you answered yes to any of the questions under section 13 Environment, please provide details below.

14. ADDITIONAL INFORMATION

14.1	Are there any restrictions on use or alteration of the property which have not been complied with? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

14.2	Are you aware of any other material issues or information which relates to the property or has anything occurred which may affect the average person's decision to proceed? If yes, describe this issue and any action that has been taken. Disclosure required under the Consumer Protection from Unfair Trading Regulations 2008.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>

CONSUMER PROTECTION REGULATIONS DECLARATION

By signing this form I confirm the answers to be truthful and accurate and to the best of my knowledge. The questions have been designed to assist with the smooth selling of the property. Any misleading or incorrect answers are likely to be exposed later in the conveyancing process and may hinder the sale.

I will provide additional documentation in support of the information supplied on this form. I understand that this does not replace any official or legal information required for the sale of the property. If there are any changes which alter the information provided, I will update the form immediately and notify the party marketing the property as well as my conveyancer.

Signature	<i>Sophie Clark</i>
Print name	Sophie Clark

Date	21/04/2024 10:48:40
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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15. LEGAL OWNERSHIP

15.1 Full name and address of legal owner(s)

Full name	Sophie Clark		
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

Full name			
Address line 1			
Address line 2			
Town			
County		Postcode	

15.2 Seller's Conveyancer

Full name	See HIPLA Digital Legal Pack to see which conveyancer the TA documents have been sent to		
Address line 1			
Address line 2			
Town			
County		Postcode	
Email			
Reference			

15.3 Capacity in which the Seller sells

Legal owner	<input type="checkbox"/>
Personal representative for a deceased owner	<input checked="" type="checkbox"/>
Under power of attorney	<input type="checkbox"/>
Mortgage in possession	<input type="checkbox"/>
Other:	<input type="checkbox"/>

16. BOUNDARIES

16.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary feature?

16.1.1	On the left	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
16.1.2	On the right	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
16.1.3	At the rear	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
16.1.4	At the front	Seller <input type="checkbox"/>	Shared <input type="checkbox"/>	Neighbour <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>

16.2	If the boundaries are irregular, indicate ownership by written description or reference to a plan.

16.3	Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If yes, provide details	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

16.4	During the seller's ownership, has any land or buildings previously forming part of the property been sold or any adjacent land or buildings purchased? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

16.5	Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

16.6	Has any notice been received under the Party Wall Act 1996 in respect of any shared/ party boundaries? If yes, supply a copy of the notice and give details of any work carried out or agreed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

17. SERVICES CROSSING THE PROPERTY OR NEIGHBOURING PROPERTY

17.1	Do any drains, pipes or wires serving the property cross any neighbour's property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
17.2	Do any drains, pipes or wires leading to any neighbour's property cross the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>
17.3	Is there any agreement or arrangement about drains, pipes or wires?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input checked="" type="checkbox"/>

If you answered yes to any of the questions under section 17. Services crossing the property or neighbouring property, please supply a copy of the agreement or provide details below.

18. GUARANTEES

18.1 Are there any guarantees or warranties relating to this property?

18.1.1	National House Building Council (NHBC) or similar warranty	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.2	Roofing work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.3	Damp proofing	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.4	Timber treatment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.5	Central heating and/or plumbing work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.6	Double glazing (windows, doors, roof lights/windows/conservatory)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.7	Electrical work	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.8	Preventative work/remedial action relating to subsidence	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.9	Solar panels	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>
18.1.10	Other:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Lost <input type="checkbox"/>

Please confirm that you will leave all paperwork relating to any guarantees at the property when
you move out.

Yes No

18.2	Are there any outstanding claims or current applications relating to any of the above? If yes, provide details.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

19. OCCUPIERS

19.1	Does the seller live at the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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19.2	If the property is occupied with tenants does anyone aged over 17 (other than the owner(s)) live at the property? If yes, please provide their full name(s) and age.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Not applicable		

19.3	Have all occupiers, aged over 17, agreed to sign the contract to confirm that they will vacate the property prior to completion of the sale? If 'No', please provide details (e.g. the property is sold let to tenants) and supply a copy of the tenancy agreement together with a copy of any notice to quit which has been served upon them.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Not applicable		

20. TRANSACTIONAL INFORMATION

20.1	Is the sale dependent on the seller completing the purchase of another property on the same day?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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20.2	Does the seller have any special requirements about a Completion/moving date? If yes, provide details of dates on which the seller cannot Complete/move.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

20.3	Will all rubbish be removed from the property (including from the loft, shed, garden, outbuilding, garages and sheds) and the property left clean and tidy on completion?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
20.4	Will any light fittings that are removed be replaced with ceiling rose, flex, bulb holder and bulb?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
20.5	Will all keys for the windows and doors and details of alarm codes be left at the property or with the estate agent?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
20.6	Will reasonable care be taken when removing any fittings or contents and any damage made good?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

DECLARATION

We confirm that all information provided is accurate to the best of our knowledge and if we should become aware of any change to the information supplied prior to exchange of contracts for the sale of the property we will update our conveyancer.

Signature	<i>Sophie Clark</i>
Print name	Sophie Clark

All sellers should sign this form

Date	21/04/2024 10:48:40
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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Signature	
Print name	

Date	
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The data used to create this document was last updated on **21/04/2024 10:48:16**

Important notice: The above sellers have used <https://www.hipla.co.uk/> to provide their data and to confirm the validity and accuracy of it. Hipla provides a service to reformat their data into the format required by the Propertymark Property Information Questionnaire (also known as the PIQ).

To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack. Ask your estate agent for access.

Law Society Fittings and Contents Form (3rd edition)

Address of the property

18 The Marigolds
Bognor Regis
PO22 9PB

Full names of the seller

Sophie Clark

Seller's solicitor

Name of solicitor's firm

Address

Email

Reference number

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.



Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None');

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Radiators/wall heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Night-storage heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Free-standing heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas fires (with surround)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric fires (with surround)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Light switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Window shutters/grilles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Internal door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
External door fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doorbell/chime	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Electric sockets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Burglar alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
<i>Other items (please specify)</i>					
<input type="text"/>					

2 Kitchen

Notes: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Extractor hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Oven/grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Cooker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Refrigerator/fridge-freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Tumble-dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Washing machine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
<i>Other items (please specify)</i>							
<input type="text"/>							

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower fitting for bath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>
Shower curtain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/>	<input type="text"/>



Bathroom cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Separate shower and fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Towel rail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soap/toothbrush holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Toilet roll holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bathroom mirror	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Living room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

Curtains/blinds

Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other rooms (please specify)

6 Light fittings

Notes: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Other rooms (please specify)</i>					

7 Fitted units

Notes: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<i>Other rooms (please specify)</i>					

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garden ornaments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trees, plants, shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Barbecue	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dustbins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garden shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Greenhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outdoor heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outside lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water butt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Clothes line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rotary line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)

9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Television aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Radio aerial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Liquefied Petroleum Gas (LPG)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Other items (please specify)



11 Other items

Other items (please specify)

Signature:

Sophie Clark

Dated:

21/04/2024 10:49:13

Each seller should sign this form.

The Law Society is the representative body for solicitors in England and Wales.

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To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack, which can be found using one of the links below (depending on who you are):

The seller's conveyancer (who is logged in): <https://www.hipla.co.uk/digital-legal-pack?property=9269&type=pro>

Everyone else: <https://www.hipla.co.uk/digital-legal-pack?property=9269>



Leasehold Information Form (3rd edition) (2023)

Address of the property

Address line 1	<input type="text" value="18 The Marigolds"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town / City	<input type="text" value="Bognor Regis"/>
Postcode	<input type="text" value="PO22 9PB"/>

Full names of the seller(s)

Please supply full names of the seller(s) of the property.

Individual seller(s) complete (a). If the seller is a company, complete (b)

(a) Name of seller(s) if individual(s)

1 First name <input type="text" value="Sophie"/> Middle name(s) <input type="text"/> Last name <input type="text" value="Clark"/>	2 First name <input type="text"/> Middle name(s) <input type="text"/> Last name <input type="text"/>
3 First name <input type="text"/> Middle name(s) <input type="text"/> Last name <input type="text"/>	4 First name <input type="text"/> Middle name(s) <input type="text"/> Last name <input type="text"/>

(b) Name of seller if a company

Company name	<input type="text"/>
Company number	<input type="text"/>
Director/authorised person	<input type="text"/>
Country of incorporation	<input type="text"/>

Seller's solicitor

Name of solicitor's firm	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town / City	<input type="text"/>
Postcode	<input type="text"/>
Contact name	<input type="text"/>
Email	<input type="text"/>
Reference number	<input type="text"/>

Definitions

'building' means the building containing the property.

'buyer' means all buyers together where the property is being bought by more than one person.

'headlease' means any lease of the Building held by the landlord (including a superior landlord).

'landlord' includes any person who has a right under the lease to enforce payment of a service charge.

'landlord's certificate' is the certificate set out in Schedule 1 of **The Building Safety (Leaseholder Protections) (England) Regulations 2022**.

'leaseholder' means a tenant under a lease of a dwelling in a building.

'leaseholder deed of certificate' means the certificate set out in the Schedule to **The Building Safety (Leaseholder Protections) (Information etc.) (England) Regulations 2022**.

'neighbour' means those occupying flats in the building.

'property' means the leasehold property being sold.

'qualifying lease' has the meaning given in **section 119 of the Building Safety Act 2022**.

'remediation' means remediation of certain defects in buildings as provided for under sections 116 to 125 of, and Schedule 8 to, the Building Safety Act 2022. In particular, those provisions include protections from liability for leaseholders in specific circumstances.

'right to manage' means a collective right, given by the Commonhold and Leasehold Reform Act 2002, which leaseholders in a building containing flats have the right to exercise, allowing them to take over management of their building.

'seller' means all sellers together where the property is owned by more than one person.

Instructions to the seller

The seller should provide all relevant documentation relating to the lease when they return this completed form to their solicitor. This may include documents given to the seller when they purchased the property, or documents subsequently given to the seller by those managing the property.

Instructions to the seller and buyer

Please read the notes on TA6 Property Information Form

1. The Property

1.1 What type of leasehold property does the seller own? ('Flat' includes maisonette and apartment.)

<input checked="" type="checkbox"/>	Flat
<input type="checkbox"/>	Shared ownership
<input type="checkbox"/>	Long leasehold house

1.2 Does the seller pay rent for the property? If Yes:

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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(a) How much rent is due each year?

£ 3,285

(b) How regularly is the rent paid? (e.g. annually)

Monthly

(c) Is the rent subject to increase?

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
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If Yes:

(d) How often is the rent reviewed?

--

(e) How is the increase calculated? (eg set figure, doubling, in line with Retail Price Index, Consumer Price Index, etc)

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2. Ownership and management

2.1 Who owns the freehold?

(a) A person or company that is not controlled by the tenants

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
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(b) A person or company that the tenants control

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
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2.2 Is there a headlease?

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
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If Yes, is the head leaseholder a person or company that is controlled by the tenants?

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
--------------------------	-----	--------------------------	----

2.3 Who is responsible for managing the building?

(a) The freeholder

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
-------------------------------------	-----	--------------------------	----

(b) The headleaseholder

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
--------------------------	-----	-------------------------------------	----

(c) A management company named in the lease of the property

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
--------------------------	-----	-------------------------------------	----

(d) A Right to Manage company set up by the tenants under statutory rights

Yes No

(e) Other (please specify):

2.4 Has any tenants' management company been dissolved or struck off the register at Companies House?

Yes No

2.5 Does the landlord, tenants' management company or Right to Manage company employ a managing agent to collect rent or manage the building?

Yes No

3. Relevant documents

3.1 Please supply a copy of:

(a) the lease and any supplemental deeds

Attached To follow
 Already supplied

(b) any regulations made by the landlord or by the tenants' management company additional to those in the lease

Attached To follow
 Not applicable

3.2 Please supply a copy of any correspondence from the landlord, any management company and any managing agent.

Attached To follow

3.3 Please supply a copy of any invoices or demands and any statements and receipts for the payment of:

(a) maintenance or service charges for the last three years

Attached To follow
 Not applicable

(b) ground rent for the last three years

Attached To follow
 Not applicable

3.4 Please supply a copy of the buildings insurance policy:

(a) arranged by the seller and a receipt for payment of the last premium, or

Attached To follow

(b) arranged by the landlord or management company and the schedule for the current year

Attached To follow

3.5 If a landlord is a company controlled by the tenants and/or if a tenants' management company or Right to Manage company is managing the building, please supply a copy of:

- (a) the Memorandum and Articles of Association Attached To follow
- (b) the share or membership certificate Attached To follow
- (c) the company accounts for the past three years Attached To follow

4. Contact details

4.1 Please supply contact details for the following, where appropriate:

(The landlord may be, for example, a private individual, a housing association, or a management company owned by the residents. A managing agent may be employed by the landlord or by the tenants' management company to collect the rent and/or manage the building.)

Landlord:

Name	Marigolds
Address line 1	Shripney rd
Address line 2	
Address line 3	
Town / City	Bognor regis
Postcode	Po229pb
Telephone	
Email	

Management or Right to Manage Company:

Name	
Address line 1	
Address line 2	
Address line 3	
Town / City	
Postcode	
Telephone	
Email	

Managing agent:

Name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town / City	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
Email	<input type="text"/>

5. Maintenance and service charges

5.1 Who is responsible for arranging the buildings insurance on the property?

<input checked="" type="checkbox"/> Seller
<input type="checkbox"/> Management company
<input type="checkbox"/> Landlord

5.2 In what year was the outside of the building last decorated?

<input type="text"/> Year
<input checked="" type="checkbox"/> Not known

5.3 In what year were any internal communal parts last decorated?

<input type="text"/> Year
<input checked="" type="checkbox"/> Not known

5.4 Does the seller contribute to the cost of maintaining the building?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If No to question 5.4, please continue to section 6 'Notices' and do not answer questions 5.5–5.10 below.

5.5 Does the seller know of any expense (e.g. the cost of redecoration of outside or communal areas not usually incurred annually) likely to be shown in the service charge accounts within the next three years?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

If Yes, please give details:

5.6 Does the seller know of any problems in the last three years regarding the level of service charges or with the management? If Yes, please give details:

Yes No

5.7 Has the seller challenged the service charge or any expense in the last three years? If Yes, please give details:

Yes No

5.8 Does the seller know of the existence or suspected existence in the building of cladding or any defects that may create a building safety risk? If Yes, please give details:

Yes No

5.9 Is the seller aware of any difficulties encountered in collecting the service charges from other flat owners? If Yes, please give details:

Yes No

5.10 Does the seller owe any service charges, rent, insurance premium or other financial contribution? If Yes, please give details:

Yes No

6. Notices

Note: A notice may be in a printed form or in the form of a letter.

6.1 Has the seller received a notice that the landlord wants to sell the building? If Yes, please supply a copy.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
<input type="checkbox"/> Lost	

6.2 Has the seller received any other notice about the building, its use, its condition or its repair and maintenance? If Yes, please supply a copy.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
<input type="checkbox"/> Lost	

7. Consents

Note: A consent may be given in a formal document, a letter or orally.

7.1 Is the seller aware of any changes in the terms of the lease or of the landlord giving any consents under the lease?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
<input type="checkbox"/> Lost	

If Yes, please supply a copy or, if not in writing, please give details:

8. Complaints

8.1 Has the seller received any complaint from the landlord, the management company or any neighbour about anything the seller has or has not done? If Yes, please give details:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8.2 Has the seller complained or had cause to complain to or about the landlord, the management company, or any neighbour? If Yes, please give details:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Alterations

9.1 Is the seller aware of any alterations having been made to the property since the lease was originally granted?

Yes No

If No, please go to section 10 'Enfranchisement' and do not answer 9.2 and 9.3 below.

9.2 Please give details of these alterations:

9.3 Was the landlord's consent for the alterations obtained? If Yes, please supply a copy.

Yes No
 Not known Not required
 Attached To follow

10. Enfranchisement

Note: 'enfranchisement' is the right of a tenant to purchase the freehold from their landlord and the right of the tenant to extend the term of the lease.

10.1 Has the seller owned the property for at least two years?

Yes No

10.2 Has the seller served on the landlord a formal notice stating the seller's wish to buy the freehold or be granted an extended lease? If Yes, please supply a copy.

Yes No
 Not known Not required
 Attached To follow

10.3 Is the seller aware of the service of any notice relating to the possible collective purchase of the freehold of the building or part of it by a group of tenants? If Yes, please supply a copy.

Yes No
 Not known Not required
 Attached To follow

10.4 Is the seller aware of any response to a notice disclosed in replies to 10.2 and 10.3 above? If Yes, please supply a copy

Yes No
 Not known Not required
 Attached To follow

11. Building safety, cladding and the leaseholder deed of certificate

Note: The Building Safety Act 2022 introduced leaseholder protections for qualifying leaseholders. Guidance about the protections for leaseholders is available at: <https://www.gov.uk/guidance/building-safety-leaseholder-protections-guidance-for-leaseholders>

Note: A deed of certificate confirms whether the leaseholder is eligible for the leaseholder protections. Guidance about the leaseholder deed of certificate is available at: <https://www.gov.uk/guidance/mandatory-information-required-from-leaseholders-and-building-owners> and frequently asked questions about the leaseholder deed of certificate is available at: <https://www.gov.uk/guidance/leaseholder-protections-deed-of-certificate-frequently-asked-questions>

11.1 Have any remediation works on the building been proposed or carried out?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Not applicable	

If Yes, please provide details of the remediation works proposed and evidence of any carried out.

<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
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11.2 Is the lease of the property a qualifying lease?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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11.3 Is there a Leaseholder Deed of Certificate for the property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Not applicable	

If Yes:

(a) Did the seller (the current leaseholder) complete the deed of certificate or was it completed by a previous leaseholder?

<input type="checkbox"/> Current leaseholder
<input type="checkbox"/> Previous leaseholder

(b) Please supply a copy of the leaseholder deed of certificate and the accompanying evidence.

<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
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11.4 Has the freeholder / landlord been notified of the intention to sell?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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11.5 Has the seller received a Landlord's Certificate and the accompanying evidence?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If Yes, please supply a copy of the Landlord's Certificate and the accompanying evidence.

<input type="checkbox"/> Attached	<input type="checkbox"/> To follow
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Signed: **Sophie Clark**

Dated: 21/04/2024 10:49:09

Signed:

Dated:

Signed:

Dated:

Signed:

Dated:

Each seller should sign this form.

The data used to create this document was last updated on: 21/04/2024 10:48:16

Important notice:

The above sellers have used <https://www.hipla.co.uk/> to provide their data and to confirm the validity and accuracy of it. Hipla provides a service to reformat their data into the format required by the Law Society Transaction Protocol forms (also known as the TA6, TA7 and TA10). To remove any technical risk of data being reformatted incorrectly to populate this form, this form should always be read in conjunction with the original data provided by the original user directly within their Hipla Digital Legal Pack, which can be found using one of the links below (depending on who you are):

The seller's conveyancer (who is logged in): <https://www.hipla.co.uk/digital-legal-pack?property=9269&type=pro>

Everyone else: <https://www.hipla.co.uk/digital-legal-pack?property=9269>