

# SELLERS PROPERTY INFORMATION FORM

To assist in dealing with the purchaser's solicitors enquiries please answer the following questions (by circling, deleting or by placing a tick as appropriate)

**Address of Property being sold**

## IMPORTANT NOTE TO SELLERS – PLEASE READ THIS FIRST

- Please complete this form carefully. If you are unsure how to answer the questions, ask your Solicitor before doing so.
- This form in due course will be sent to the Buyer's Solicitors and will be seen by the Buyer who is entitled to rely on the information.
- The answers should be those of the person whose name is on the deeds. If there is more than one of you, you should prepare the answers together.
- It is very important that your answers are correct because the Buyer is entitled to rely on them in deciding whether to go ahead. Incorrect or incomplete information given to the Buyer direct through your Solicitor or Selling Agent or even mentioned to the Buyer in conversation between you may mean that the Buyer can claim compensation from you or even refuse to complete the purchase.
- If you do not know the answer to any question you must say so.
- If anything changes after you fill in this questionnaire but before the sale is completed tell your Solicitor immediately. THIS IS AS IMPORTANT AS GIVING THE RIGHT ANSWERS IN THE FIRST PLACE
- Please pass to your Solicitor immediately any notices you have received which affect the property, including any notices which arrive at any time before completion of your sale.
- If you have a tenant, tell your Solicitor immediately there is any change in the arrangement but do nothing without asking your Solicitor first.
- You should let your Solicitor have any letters, agreements or other documents which help answer the questions. If you know of any which you have not supplied with these answers, please tell your Solicitor about them.

1. Please indicate which boundaries belong to the property (or which you have maintained during your ownership).	LEFT    RIGHT  FRONT    REAR
2. Please give details of any past or current disputes which in any way relate to the property, its use or any adjoining or neighbouring property of their use.	
3. Has there to your knowledge been any disputes relating to any covenants or boundaries affecting the property?	YES    NO
4. Have you complied with any restrictive covenants contained in the registered title of the property so far as you are aware?	
5. Have you either sent or received any letters or notices which affect your property or the neighbouring property in any way (for example, from or to neighbours, the council or a government department)?	YES    NO  HEREWITH

6. Have you had any negotiations or discussions with any neighbour or any local or other authority which affect the property in any way?	YES NO (if yes please give details)
7. Has the property ever been burgled? If so, please provide details of when.	
8. Has the property been the subject to any sale at an undervalue or been transferred by way of gift in the last 5 years?	
9. Do you hold an NHBC Buildmark Book and Offer of Cover? If yes, please let us have the same.	YES NO  HEREWITH
10. Has the property been treated for woodworm, rot, dampness, etc? If yes, please let us have the details and any guarantees relating to works carried out.	YES NO
11. Does the property have the benefit of any other form of guarantee e.g. double glazing, central heating? If yes, please let us have details and the guarantees.	YES NO
12. Are you aware of any structural or drainage defect which may not be apparent on inspection or survey which affects or might affect the property or its structure?	
13. (a) Please delete any of the following services which are not connected to the property.  (b) Are all these services connected to the mains?  (If no, is there, e.g. septic tank drainage.)  (c) In connection with the services do the pipes, wires, cables, etc., serve this property alone  (Please let us have a copy of your water, electricity and gas demands.)	WATER GAS MAINS DRAINAGE ELECTRICITY TELEPHONE (BT/CABLE)  YES NO  YES NO  YES NO  HEREWITH
14. If the windows or doors have been replaced since 1st April 2002, please supply building regulation consent or a FENSA certificate from the supplier authorised to self certify their installations	
15. Please supply details of any known defects in any of the fixtures, fittings and chattels included in the sale.	
16. (a) Are there any common rights, e.g. shared driveway access to house or garage, common passageway or joint drainage arrangements. (b) If yes, please advise which and also advise whether you have been called upon (or have had to call upon others) to contribute to the maintenance or repair and advise details including amounts.	YES NO

<p>17. Are you aware of any matters listed affecting the property? Please tick those which do affect the property.</p>	<p>Compulsory Purchase; Planning Enforcement Proceedings; Use under Housing Acts or any other legislation; Listed Building Order; Tree Preservation Order; Smoke Control Order; Planning Permission (Building Regulation approval for development of adjoining or neighbouring property); Proposed Roadworks in vicinity of property; Any similar matter.</p>
<p>18. Is parking restricted on the road serving or abutting the property? If yes, please give details</p>	
<p>19. Have you ever had to apply to any person, e.g. the original builder of the property, for consent (or approval of plans) for anything such as alterations or extensions to the property? If yes, please give details and forward any relevant papers.</p>	<p>YES      NO</p>
<p>20. Have there been any internal or external alterations to the property since it was constructed. If so, please supply details.</p>	
<p>21. a) Has the electrical wiring been altered in any way by you. If so please provide details.</p> <p>b) Please list details of all electrical works carried out to the property since January 2005.</p> <p>c) Please supply evidence that all works have been completed by a Contractor who is registered with the Competent Person Scheme.</p>	
<p>22. During the past four years has there, to your knowledge, been any development on the property which might have required planning permission or building regulation consent, e.g. construction of garage, cavity wall insulation? If yes, please give details.</p>	<p>YES      NO</p>
<p>23. Please confirm that you are not aware of any development, highway proposals or change of use of any adjoining or adjacent land.</p>	



35. Please advise us of what your new address will be.	
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36. <b>OVERRIDING INTEREST -</b> The Land Registration Act 2002 takes effect as from 13 October 2003. The Act requires disclosure to be made to the Land Registry of interests affecting the Property ("Overriding Interests") which are set out below.  Please place a tick in the box opposite to any of these interest which affect the property and provide us with details of any written documentation or other relevant evidence.	Please tick if applicable	Documentary evidence
(a) Leases granted for a term not exceeding 21 years		
(b) Rights acquired or in the course of being acquired under the Limitation Acts		
(c) Rights of persons in actual occupation of the property or in receipt of rent or income from the property		
(d) Rights of Way		
(e) Drainage Rights		
(f) Rights of Water		
(g) Water Courses		
(h) Rights of Common		
(i) Customary rights (e.g. rights to pasture and graze animals on common land)		
(j) Public rights (e.g. rights of passage along private highways, rights of passage in navigable waters)		
(k) Rights to minerals or soil		
(l) Rights to timber or crops		
(m) Rights to graze sheep or pasture cattle		
(n) Rights of shooting		
(o) Rights of fishing		
(p) Liability to pay Crown Rents		
(q) Liability to repair the chancel of any Church		
(r) Liability in respect of embankments, sea and river walls		
(s) Liability to pay corn rent		
(t) Squatters rights affecting the Property		
(u) Rights of persons in occupation		
(v) Local Land Charges		
(w) Manorial Rights (e.g. the Lords rights of sporting, mines and minerals, holding fairs and markets, liability for construction and maintenance of dykes and ditches, canals and other works)		
(x) Public – Private Partnership Leases		
(y) Rights to coal		
(z) Franchises		
Any other rights or liabilities affecting the property		

Signed .....  
(by the Seller(s))

..... Date .....

**\* PLEASE COMPLETE THE FORM OVERLEAF**

**PLEASE PROVIDE DETAILS OF THE SERVICE PROVIDERS FOR  
GAS, ELECTRICITY, TELEPHONE AND WATER SUPPLY**

<b>GAS</b>
<b>ELECTRICITY</b>
<b>TELEPHONE</b>
<b>WATER SUPPLY</b>