

REPORT ON TITLE

Relating to 9 Castle Hill Blakey

For Shilpa Jennings and Daniel Rodriguez

1. Property

You are intending to buy 9 Castle Hill Blakey. The property is shown edged red on the plan attached to this report (*plan not reproduced*). Please check that you agree with its extent and position.

2. Purchase price

We understand that the proposed purchase price is £200,000. Please confirm and, in particular, whether there has been any adjustment to the price to take into account the comments of your survey report.

3. Identity of the buyer

We understand that you will be buying the property in your joint names. Please confirm that we have your full names spelt correctly.

4. Tenure

The property is freehold.

5. Title deeds

The documents of legal title are relatively straightforward. We draw your attention to the following:

The deeds do not appear to contain any right to use the passageway at the rear of the property. Although, this is presumably used regularly there are no formal rights to do so contained in the deeds. We are checking the situation with the seller and may need the seller to obtain for you an insurance policy to protect you in the unlikely event that any objection was raised in the future to the use of this passageway.

There are also statements that your property is subject to rights of drainage and that the parts of the accessways and passageways included in the legal title are subject to rights of user. There is no further explanation as to what is intended and we attach a copy

of a note which the seller prepared for his solicitors (*not reproduced*). As to access, there would not appear to be actual rights of way contained in any legal documents, although it would seem that these passages have been used for some years. We may need to obtain an insurance policy as above.

6. Items included in the sale

We also attach to this report a copy of the Fixtures, Fittings and Contents Form (*please note, this form is not included on the online resources*) showing those items which are included in the purchase price and those which are not. Please would you check it carefully and make sure that you agree with it.

We note that it is stated that all garden furniture is "possibly" included in the purchase price. Please would you confirm what your understanding is with regard to the furniture.

7. Miscellaneous property information

We further enclose a copy of the Seller's Property Information Form (*please note, this form is not included on the online resources*) for your information and also:

We enclose a copy of a damp proof guarantee of Proofing Products Limited dated June 1989.

We also enclose a copy of Building Regulations Compliance Certificate in relation to the installation of a gas boiler.

We attach a copy of a timber guarantee of May 1990 of North Cornshire Damp & Timber Company.

We attach a copy of a wiring certificate dated March 2007.

We enclose copy letter from Warm Front and copy Electrical Installation Works Certificate in respect of the central heating system.

In addition, we have been supplied with an energy performance certificate, a copy of which is attached to this report.

(Note – the above items are not reproduced on the online resources)

8. The contract

The contract is the document which creates the principal obligations for you to buy the property and for the seller to sell it. There is a statement that you are not relying upon anything which may have been said to you or written to you relating to the property and if there is anything upon which you are actually placing reliance you should let us know so we may incorporate the same within the contract.

9. Searches

We have been supplied with a copy of a local search and note:

- the property is within an area subject to a smoke control order;
- planning permission was obtained in March 1995 to form an extension bedroom at the rear. We will try to obtain a copy of the permission;
- it confirms that Castle Hill is maintained at public expense but not the footpaths.

A drainage and water search indicates that the property drains to the mains, foul, and surface water drainage systems and receives a mains water supply which is metered. It is stated that charges are based on a rateable value of the property of £119 and that the charge for the current financial year is £264.89. It is also stated that surface water drainage charge of £34.75 is payable and that the authority's records indicate that the property is not served by a water meter. However, it is further stated that water quality analysis records confirm that tests failed to meet the standards of the appropriate regulations due to bad odour and you may want to take further advice upon that.

10. Structural matters

You buy the property in its present state of repair and subject to any works of repair which are required to be carried out. We note that you have had a homebuyer's survey and valuation which has indicated certain areas of concern. We presume that you will have instigated all necessary reports and that you are satisfied with them. You should ascertain the cost of any necessary work before you enter into a binding obligation to buy this property.

11. Financial matters

We understand that you will be obtaining mortgage finance from English Widows Bank Plc and we look forward to receiving details in due course.

12. Timescale

We will need to discuss with you your required timescale.

SIGNED

Abbey & Richards
East Chamber
4 High Street
Blakey

Cornshire BL1 6RD
DATED: 12 August 2020