

NB attach a copy of the title plan to this form see Section 17	BDLS Property Information Form <small>(AS RECOMMENDED BY THE BOURNEMOUTH & DISTRICT LAW SOCIETY)</small>	BDLS PIF
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This form gives all the standard information usually provided with the contract package. This form should not be inserted in a HIP, as the information about indemnity insurance could invalidate the policy if published to the public at large.

Property:	Beacon Cottage West Hill Braunton Devon EX33 1AR.
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Ref: SG/Selby

Please read the following notes before completing this form

IMPORTANT NOTE TO SELLERS:-

1. Every question on this form must be answered
2. Answers should be written as clearly as possible opposite the questions to which they relate in the boxes on the right hand side of this form
3. You are not expected to make enquiries or carry out investigations in order to complete this form - you are only being asked to provide honest answers based on what you actually know or believe to be true or that you can find in papers in your possession
4. If you do not know the answer to something please say so - this will be a sufficient reply
5. If a question has no relevance to the property please explain why - e.g. "the property does not have a gas supply"
6. If you confirm that something has been done or taken place (- e.g. the erection of a conservatory) please give the approximate date it occurred

SECTION 1: SUSTAINABILITY CERTIFICATE		
1.1	If the application for Building Regulations Consent for the construction of the Property was made on or after 1 May 2008 please provide a copy of the Sustainability Certificate or Interim Sustainability Certificate to satisfy S2 of the Home Information Pack (Amendment) Regulations 2008	

SECTION 2: BOUNDARIES

2.1	Looking towards the property from the road, who either owns or accepts responsibility for the boundary:	
	(a) on the left?	<input type="checkbox"/> the seller <input type="checkbox"/> Next door <input type="checkbox"/> Shared <input type="checkbox"/> Not known
	(b) on the right?	<input type="checkbox"/> the seller <input type="checkbox"/> Next door <input type="checkbox"/> Shared <input type="checkbox"/> Not known
	(c) across the back?	<input type="checkbox"/> the seller <input type="checkbox"/> Next door <input type="checkbox"/> Shared <input type="checkbox"/> Not known
	(d) across the front?	<input type="checkbox"/> the seller <input type="checkbox"/> Next door <input type="checkbox"/> Shared <input type="checkbox"/> Not known
	If the answer is 'not known', please give details of the boundaries that the seller has actually repaired or maintained: Note: 'boundaries mean any fence, wall hedge or ditch that marks the edge of the property.	
2.2	Do you know of any boundary being moved in the last 20 years? If Yes, please give details:	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 3: DISPUTES AND COMPLAINTS

3.1	Do you know of any dispute, or anything that might lead to a dispute about this property or any neighbouring property? If Yes, please give details:	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.2	Have you made any complaint to any neighbour about what the neighbour has or has not done? If Yes, please give details:	<input type="checkbox"/> Yes <input type="checkbox"/> No

3.3	<p>Have you received any complaint about anything you have, or have not done as owner?</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.4	<p>Have you, or as far as you are aware, have any current or recent occupiers of the property suffered unreasonable levels of noise or other interference from adjacent or neighbouring properties or their owners/occupiers?</p> <p>If Yes, please provide details.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
SECTION 4: NOTICES		
4.1	<p>Have you either sent or received any communication or notices that in any way affects the property or neighbouring property (for example, from or to neighbours, the council or a government department)?</p> <p>If Yes, please supply a copy.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost
4.2	<p>Have you had any negotiations or discussions with any neighbour or any local or other authority affecting the property in any way?</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.3	<p>Have you received notification of or are you aware of:-</p>	
	<p>a) Any traffic proposals which may affect your property or its access way?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>b) Proposals to change the use of any adjoining or neighbouring properties.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>c) Proposals to carry out any building work or development upon any adjoining or neighbouring properties.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	If Yes, please give full details in each case.	
SECTION 5: SHARING WITH NEIGHBOURS AND EASEMENTS		
5.1	Are you aware of any responsibility to contribute to the cost of anything in joint use, such as the repair of a shared drive, boundary or drain? If Yes, please give details:	<input type="checkbox"/> Yes <input type="checkbox"/> No
5.2	Do you contribute to the cost of repair of anything used by the neighbours, such as the maintenance of a private road? If Yes, please give details and state who is responsible for organising the work and collecting contributions:	<input type="checkbox"/> Yes <input type="checkbox"/> No
5.3	Do any drains, pipes or wires serving the property cross any neighbour's property?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not known
5.4	Do any drains, pipes or wires leading to any neighbour's property cross the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not known
5.5	Is there any agreement or arrangement about any of these drains, pipes or wires? If Yes, please give details or supply a copy.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow
SECTION 6: OCCUPIERS		
6.1	Does anyone other than you live at the property? If Yes, answer the questions below. If No - Go to question 7.	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.2	Please state the age of those occupiers under the age of 18.	

6.3	<p>Do you believe that any of these occupiers have the right to stay on the property without your permission?</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Note:	<p>These rights may have arisen without you realising. For example, rights may arise when occupiers have paid towards the cost of buying the property, paid for improvements or helped make mortgage payments. This is a matter on which you may need to take legal advice.</p>	
6.4	<p>Are any of the occupiers, tenants or lodgers?</p> <p>If Yes, please give details and supply a copy of any Tenancy Agreement.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow
<p>If this form is being completed to be put in the Home Information Pack question 6.5 should not be answered at this stage.</p>		
6.5	<p>Have all the occupiers agreed to sign the contract for sale agreeing to leave by the completion date?</p> <p>If Yes, please state their full name(s):</p> <p>If no, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>SECTION 7: EXPENSES</p>		
7.1	<p>Have you ever incurred any expenses for the use of the property or any of its amenities?</p> <p>If Yes, please give details:</p> <p>Note: Ignore mortgage payments, council tax, water rates and gas, electricity and telephone bills. Disclose anything else, such as the clearance of cesspit or septic tank or drainage rates.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>SECTION 8: INSURANCE</p>		
8.1	<p>Have you or any of the previous owners made any claims against the Buildings Insurance for the property?</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No

8.2	If yes, is the property still insured with the same company who insured at the time the claim was made?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not known
8.3	If yes, and a claim has been made, please supply details of your current insurance policy number and insurer.	Insurer: Name Address Policy No.
8.4	Are there any ongoing claims on the Buildings Insurance relating to the structure, fire or flood damage? If yes, please give details	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 9: ALTERATIONS, PLANNING, BUILDING CONTROL AND CONSENTS

9.1	Have any of the following changes been made to the whole or any part of the property (including the garden)? If Yes, in what year were they made?	
	(a) Building works (including loft conversions, extensions and conservatories)	<input type="checkbox"/> Yes <input type="checkbox"/> No Year
	(b) Change of use	<input type="checkbox"/> Yes <input type="checkbox"/> No Year
	(c) Sub-division	<input type="checkbox"/> Yes <input type="checkbox"/> No Year
	(d) Conversion	<input type="checkbox"/> Yes <input type="checkbox"/> No Year
	(e) Installation of replacement windows, roof windows, glazed doors	<input type="checkbox"/> Yes <input type="checkbox"/> No Year
	(f) Installation of central heating boiler	<input type="checkbox"/> Yes <input type="checkbox"/> No Year
	(g) Installation of solar panels	<input type="checkbox"/> Yes <input type="checkbox"/> No Year
9.2	If any of the changes listed in 9.1 (a) to (g) above have been made, was planning permission, building regulation approval or listed building consent obtained? If Yes, please supply copies of the relevant permissions and, where appropriate, certificates of completion.	
	(a) Building works (including loft conversions, extensions and conservatories)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost

	(b) Change of use	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost
	(c) Sub-division	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost
	(d) Conversion	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost
	(e) Installation of replacement windows, roof windows, glazed doors	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost
	(f) Installation of central heating boiler and/or hot water cylinder: (i) If between 1/4/2002 - 31/3/2005 please supply evidence that the work was done by a CORGI registered installer; (ii) If since 1/4/2005 please provide full details including the relevant Benchmark Commissioning Certificate from the back of the installation log book completed by a CORGI Registered installer and the CORGI Building Regulations Compliance Certificate.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost
	(g) Alterations to the electrical wiring since 1 January 2005? If Yes, please supply full details including the Part P Authorised Person's Self Certification Certificate or relevant Building Regulations certificate.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost
	(h) Installation of solar panels	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost
9.3	Has consent under any of the restrictions in the title registers or any other documents been obtained for works or activities carried out at the property? If Yes, please give details:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Given below
	If No, and consent was required, please give details and answer questions (a) & (b) below	

	(a) Why was consent not obtained?	
	(b) From whom should consent have been obtained?	
Note:	If consent should have been obtained under the restrictions and there is no evidence that it was obtained or there has been some problem with the title to the property or its rights, or a missing planning permission, building regulations approval or completion certificate, it is sometimes necessary to take out an indemnity policy to protect the owner of the property and the lender against a future claim.	
9.4	<p>Have replacement windows, or roof lights or glazed doors been installed and the work completed on or after 1 April 2002?</p> <p>If Yes, please supply either a FENSA certificate or a building regulation certificate.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Lost
9.5	<p>Has the property been used other than as a private home in the last 10 years</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
9.6	<p>Has the property been designated as a listed building?</p> <p>If Yes, please state the year it was designated as a Listed Building.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not known In the Year.....
9.7	<p>Is the property located in a Conservation Area?</p> <p>If Yes, please state the year it was included in the Conservation Area.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not known In the Year.....
SECTION 10: OTHER INDEMNITIES		
	If this form is being completed to be put in the Home Information Pack question 10 should not be answered at this stage	
10.1	<p>Is there any indemnity policy for the property in relation to any matter, other than a policy for missing consents or documents? (For example, defective title, chancel repair, maisonette indemnity policy).</p> <p>If Yes, please give a list and supply a copy of each policy.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow
SECTION 11: BURGLAR ALARM AND SECURITY		

11.1	Do you have a burglar alarm?	
11.2	To the best of your knowledge is it in good working order?	
11.3	Does it belong to you or does anyone else have right or interest in it?	
11.4	If there is a maintenance agreement in place please supply full details including annual costs/charges.	
11.5	Has the system been fitted with an automatic device to comply with current legislation?	
11.6	Please confirm all instructions and operation manuals for its use will be left at the property on completion.	
11.7	Does the property have the benefit of security locks or bolts details of which must be registered with the manufacturer? If Yes, please give details	<input type="checkbox"/> Yes <input type="checkbox"/> No
11.8	Will you hand over on completion ALL keys to the Property including at least one key for all lockable doors and windows?	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 12: RUBBISH & DAMAGE

12.1	On completion will everything not included in the sale, (including any items of rubbish in the property/loft/outhouses etc) be removed at your own cost?	<input type="checkbox"/> Yes <input type="checkbox"/> No
12.2	Will you make good, prior to completion, any damage caused to the property when you remove your fixtures and fittings from it?	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 13: GUARANTEES, WARRANTIES AND INSURANCE

13.1	<p>Does the property benefit from any of the following guarantees, warranties and insurance policies?</p> <p>If Yes, please supply a copy.</p> <p>(a) New home warranty (e.g. NHBC)</p> <p>(b) Damp</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p>
	<p>(c) Double glazing, roof lights, roof windows, glazed doors</p> <p>(d) Electrical work</p> <p>(e) Roofing</p> <p>(f) Timber infestation</p> <p>(g) Central heating</p> <p>(h) Underpinning</p> <p>(i) Other (please state which)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p>
13.2	<p>Do you have written details of the work done to obtain any of the guarantees, warranties and insurance policies for the items in (a) - (i) above?</p> <p>If Yes, please supply a copy</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> Lost</p>
13.3	<p>Have you made or considered making claims under any of the guarantees, warranties and insurance policies for the items (a) - (i) above?</p> <p>If Yes, please give details:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
SECTION 14: DRAINS		
14.1	<p>Either during or before your period of ownership, as far as you are aware has the property:-</p>	
	<p>a) Suffered from blocked drains.</p> <p>If Yes, please give details.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>b) Had any drains repair or replacement work carried out.</p> <p>If Yes, please give details.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

SECTION 15: NEIGHBOURING LAND & ACCESS

15.1	<p>Do you need to enter any neighbouring land to repair or decorate the building or to maintain any of the boundaries, drains, pipes, wires or other services?</p> <p>If Yes, please give details:</p> <p>If No, - Go to question 15.4</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
15.2	<p>Have you always been able to enter any neighbouring land for the reasons given in question 15.1 without objection by the neighbours?</p> <p>If No, please give details of any objection:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
15.3	<p>Has anyone taken steps to stop, complain about, or demand payment for such access being exercised?</p> <p>If Yes, please give details, including any sums paid or owing, and if they are paid on a regular basis or only when access is required.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
15.4	<p>Do any of your neighbours need to enter your land (on which the property is situate) to repair or decorate their building or maintain their boundaries or any drains, pipes or wires?</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
15.5	<p>Have you ever objected to a neighbour entering your land for the purposes given in 15.4</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
15.6	<p>Is access obtained to any part of the property over private land, common land or a neighbour's land?</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No

15.7	<p>Has anyone taken steps to stop, complain about or demand payment for such access in 15.6 being exercised</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
SECTION 16: PARTY WALLS		
16.1	<p>Has any notice been received under The Party Wall Act 1996 in respect of any shared/party boundaries?</p> <p>If Yes, please supply a copy and give details of any work carried out or agreed.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow
SECTION 17: PLAN		
Please see attached Land Registry title plan.		
17.1	<p>Does the title plan accurately represent the extent of your property?</p> <p>If No, please give details.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
SECTION 18: PARKING		
18.1	Does your property have off road parking?	<input type="checkbox"/> Yes <input type="checkbox"/> No
18.2	If not:-	
	a) Where do you park in practice?	
	<p>b) Do you ever experience any parking difficulties? If Yes, please provide details?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>c) Is there any parking scheme in operation e.g. residence parking permit scheme or similar, or other restrictions? If Yes, please give details.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
SECTION 19: OVERRIDING INTERESTS		

19.1	<p>Is the Property affected by any lease granted for a term of seven years or less or an old lease having seven years or less remaining?</p> <p>If Yes, please provide full details.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
19.2	<p>Please provide details of any rights claimed by any person in actual occupation of the property</p>	
19.3	<p>Does anyone else exercise any rights over the property which are not contained in your title documents e.g.</p> <ul style="list-style-type: none"> - rights of way - rights to run pipes or cables or similar through or over the property - right to park on your land - rights of light - rights of support from adjoining properties 	<input type="checkbox"/> Yes <input type="checkbox"/> No
19.4	<p>Are you aware of your property being affected by any of the following:</p> <ul style="list-style-type: none"> - customary rights (rights derived from local traditions) - public rights - rights to mines and minerals - franchises (such as the right to hold a fair) - manorial rights - rights to payments - rights relating to embankments/or sea or river walls - chancel repair liability - rights for other people to take things from your land e.g. timber fish or hay <p>If Yes, please provide full details.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
19.5	<p>Please provide details of any other arrangements in respect of your property that benefit any other person or body.</p>	

SECTION 20: GENERAL INFORMATION

20.1	Is the property affected by any grant or subsidy or other financial allowance or contribution that will ever have to be repaid?	<input type="checkbox"/> Yes <input type="checkbox"/> No
20.2	Are you aware of any current or pending matrimonial or any other court proceedings involving you or the property which may affect any interest in the property or may delay the sale?	<input type="checkbox"/> Yes <input type="checkbox"/> No
SECTION 21: SEPTIC TANK / CESSPIT DRAINAGE SYSTEM		
21.1	<p>Does your property have drainage to:</p> <p>(a) a cesspool? or</p> <p>(b) a septic tank?</p> <p>If Yes, please answer the further questions in this section;</p> <p>If the answer is No to both questions please go to Section 22</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
21.2	Please supply a plan showing the situation of the cesspit/septic tank, and any associated pipe-work, overflows, soak-away etc.	<input type="checkbox"/> Enclosed <input type="checkbox"/> Lost <input type="checkbox"/> To follow
21.3	If the system is to a cesspit:-	
	a) Please provide evidence that it conforms to British Standard No: BS6290 and provide evidence.	<input type="checkbox"/> Enclosed <input type="checkbox"/> Lost <input type="checkbox"/> To follow
	b) Is it at least 7 metres from any habitable building but within 30 metres of vehicular access?	<input type="checkbox"/> Yes <input type="checkbox"/> No
21.4	If drainage is to a septic tank system, please provide evidence that it complies with Building Regulation requirements.	<input type="checkbox"/> Enclosed <input type="checkbox"/> Lost <input type="checkbox"/> To follow
21.5	Has a durable notice has been fixed to a suitable place in the building containing information for the continuing maintenance and avoidance of risk to health, as is required for either system?	<input type="checkbox"/> Yes <input type="checkbox"/> No

21.6	Does the cesspit or septic tank and its system and all pipe-work lie entirely within the boundaries of the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
21.7	Are any other properties served by this system? If Yes, please provide details.	<input type="checkbox"/> Yes <input type="checkbox"/> No
21.8	Please supply a copy of the Environmental Agency Licence that is required for the use of the system, together with the application for Transfer of Licence.	<input type="checkbox"/> Enclosed <input type="checkbox"/> Lost <input type="checkbox"/> To follow
21.9	If the outfall drains into a ditch or otherwise into a waterway or system, please provide a copy of the appropriate National Rivers Authority Licence.	<input type="checkbox"/> Enclosed <input type="checkbox"/> Lost <input type="checkbox"/> To follow
21.10	To the extent that the network of discharge pipe-work or area of soak-away for the treated liquids extends over land belonging to any other person then please supply details of all appropriate easements for it.	<input type="checkbox"/> Enclosed <input type="checkbox"/> Lost <input type="checkbox"/> To follow
21.11	As to emptying and maintenance:	
	a) How often is the tank emptied?	
	b) How much does it cost?	
	c) When the tank was last emptied?	
	d) What, if any, maintenance or other works have been carried out to the system?	
SECTION 22: SERVICES		
22.1	Will all meters be read upon completion? If No, please say why:	<input type="checkbox"/> Yes <input type="checkbox"/> No
22.2	Do you agree that you will not apply for any of the services to be disconnected up to or on completion without prior reference to the buyer?	<input type="checkbox"/> Yes <input type="checkbox"/> No

22.3	<p>Have there been difficulties regarding the connection of any services and/or any recurrent difficulties with the provision of services to the property?</p> <p>If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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SECTION 23: HEATING

23.1	<p>Does your property have central heating? If no, how is the property heated?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
23.2	<p>If central heating, what type of fuel fires the boiler e.g. gas/oil/electricity?</p>	<input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> LPG <input type="checkbox"/> Electricity
23.3	<p>Has the system been regularly serviced?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
23.4	<p>When was it last serviced?</p>	<p>Date:</p>
23.5	<p>Do you have a maintenance agreement? If Yes, please supply a copy.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Enclosed <input type="checkbox"/> To follow
23.6	<p>As far as you are aware is the system in good working order and fully functioning?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 24: TELEPHONE

24.1	<p>Do you intend to continue to use the current telephone number? If No, please state the telephone number</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <p>.....</p>
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SECTION 25: CABLE/SATELLITE

25.1	<p>Is there a cable/satellite service to the property? If Yes, please state which.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cable <input type="checkbox"/> Satellite
25.2	<p>Is any cable/satellite equipment included in the sale? If Yes, please give details:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 26: TELEVISION

26.1	Is there a television aerial? If Yes, please answer the following (a) Where is it located? (b) Does it exclusively serve the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
26.2	Is any cable/satellite equipment included in the sale? If Yes, please give details:	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 27: WATER

27.1	Please supply a copy of the latest water charge account and the sewerage account (if any).	<input type="checkbox"/> Enclosed <input type="checkbox"/> To follow <input type="checkbox"/> Not applicable
27.2	Is the water supply on a meter?	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 28: COUNCIL TAX

28.1	Please state the council tax band and the amount payable.	
	Band A - H	
	Amount £ yearly	£.....

Note: Improvements that have already been made can increase the amount of council tax payable following a sale. It is the event of the sale in these circumstances that may cause the council tax banding to be increased. For further information please see the Valuation Office Agency website www.voa.gov.uk

28.2	Has the local authority been told about any notifiable improvements that could bring about a change in the Council Tax Band?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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SECTION 29: SERVICE PROVIDERS

GAS	Name of provider	
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	Address	
	Telephone number	
ELECTRICITY	Name of provider	
	Address	
	Telephone number	
TELEPHONE	Name of provider	
	Address	
	Telephone number	
WATER	Name of provider	
	Address	
	Telephone number	
SEWERAGE	Name of provider	
	Address	

	Telephone number	
OIL	Name of provider	
	Address	
	Telephone number	
CALOR GAS	Name of provider	
	Address	
	Telephone number	
REFUSE COLLECTIO N	Name of provider	
	Address	
	Telephone number	
	Collection Days for: (a) Refuse (b) Re-cycling	
CABLE/ SATELLITE	Name of provider	
	Address	

	Telephone number	
COUNCIL TAX	Name of Council	
	Address	
	Telephone number	
OTHER	Name of provider	
	Address	
	Telephone number	

WARNING

Please complete this form carefully. It will be sent to the Buyer's Solicitors and will be seen by the Buyer who will rely upon it. If you are unsure how to answer any of the questions, ask your Solicitor before doing so.

CHECK LIST

- Have you dealt with every question?
- Have you attached the additional information you have referred to?
- Have all the people signing this form (i.e. the all the owners of the property) agreed the answers given?
- If there is more than one owner, did you prepare the answers together?
- Do you understand that the Buyer will rely on the information supplied in deciding whether to go ahead and that incorrect information given to the Buyer through your solicitor, or 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 have you said so?
- Do you understand that the Buyer will be told, by his solicitor that he takes the property as it is and that if he wants more information about it, he should get it from his own advisers, not from you?
- Do you agree to tell your solicitor immediately if anything changes after you fill in this questionnaire but before the sale is completed? This is as important as giving the right answers in the first place.
- Have you passed to your solicitor any notices you have received which affect the property?
- Do you agree to pass to your solicitor any notices that arrive at any time before completion?
- Do you agree that if you have a tenant, you will tell your solicitor immediately there are any changes to the arrangements (but do nothing without asking your solicitor first)?
- Have you given your solicitor any letters, agreements or other documents that help answer the questions? If you know any that you are not supplying with these answers, please tell your solicitor about them.
- Have you completed and returned the Fixtures, Fittings and Contents List? It is an important document that will form part of the contract between you and the Buyer. Unless you mark clearly on it the items that you wish to remove, they will be included in the sale and you will not be able to take them with you when you move.

YOUR DUTY TO DISCLOSE CHANGES IN THE INFORMATION

I/We confirm that if any variation to the information I/we have supplied about the Property becomes known to me/us before exchange or completion I/we will immediately provide full details to my/our solicitor.

ALL OWNERS OF THE PROPERTY MUST SIGN IN THIS SECTION AND INSERT THE DATE OF SIGNING TO CONFIRM AGREEMENT WITH THE INFORMATION GIVEN ABOVE

1		Date :	
2		Date :	
3		Date :	
4		Date :	

ATTACHMENT

	Title Plan
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NOTES FOR SOLICITORS

1. **These questions have been prepared by the Property & Probate Group of BDLS and recommended for use by its members.**
2. **This form is strictly to be used unaltered.**
3. **Copyright vests in BDLS.**
4. **Any comments to Nicola Lowe, member of PPG by fax 01202 881454 or Fax 01202 841715 or email – NicolaLowe@hgwalker.co.uk**
5. **First Edition BDLS PIF June 2008**