

# Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs in order to make an informed transactional decision basically, whether a person decides to enquire further, view, or buy /rent a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, is providing this information so that you can make an informed decision.

If you have any questions about the information contained in this report, please contact your estate agent.



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# Part A

Ownership

Council Tax

Energy Performance Certificate

Type of construction

Part A contains the information considered material for all properties regardless of location. Expect to see in this section details of the ownership, e.g. Freehold, Leasehold, or something else, as well as anything that would directly impact a buyer financially, such as council tax, ground rent, service charges, or any additional costs associated with the property.



# Ownership - WK372191

**Tenure of the property**

Freehold

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**Title number**

WK372191

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**Is the whole freehold being sold**

Yes

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End of section



# Council Tax

**Local authority**  
Stratford-on-Avon

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**Council Tax band**  
F

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**Annual Council Tax**  
3400.0

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**Alterations affecting the Council Tax band**  
No

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End of section



# Energy Performance Certificate

Date of inspection

2025-10-16

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Certificate date (valid for 10yrs)

2025-10-19

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Certificate number

3235-3720-6509-0636-5296

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Current Energy Performance rating

C

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Current energy efficiency

69

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Potential Energy Performance rating

C

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Potential energy efficiency

76

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End of section



# Type of construction

Type of property

House

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Built form

Detached

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Estimated time of build

England and Wales: 1996-2002

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Property built with standard forms of construction

Yes

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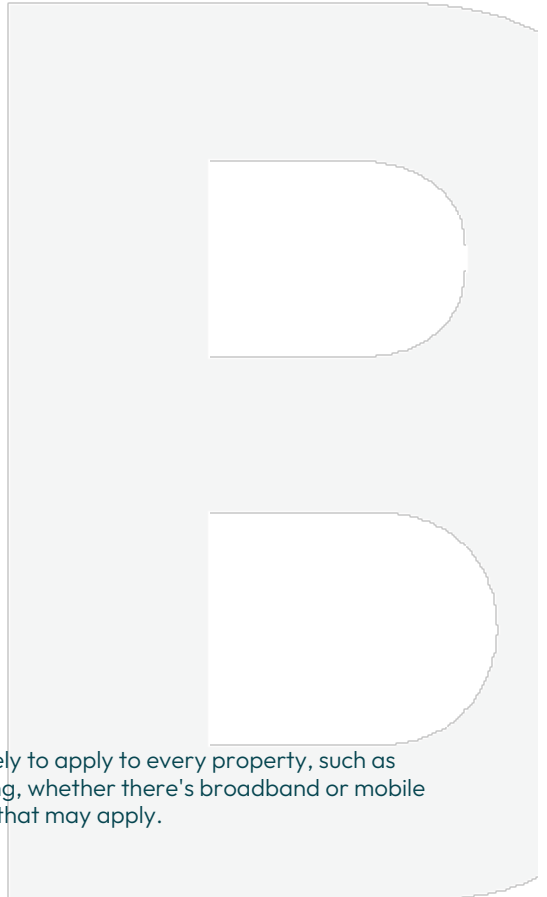
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# Part B

Parking

Utilities

Part B contains property information that's likely to apply to every property, such as utilities (water, heating, electricity, etc.), parking, whether there's broadband or mobile coverage at the property and any restrictions that may apply.







# Parking

**Types of parking available**

Garage, Driveway, Private, Off Street

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**Controlled parking in place**

No

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**Disabled parking available**

Yes

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**Electrical vehicle charging point at the property**

No

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End of section



# Utilities

## ↓ Electricity

Property connected to mains electricity

Yes

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Other sources of electricity connected to the property

No

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Solar or photovoltaic panels installed at the property

No

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## ↓ Heating

Type of heating system

Central heating

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Central heating fuel

Mains gas

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Is the heating system in good working order

Yes

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Other heating features at the property

Double glazing, Open fire

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## ↓ Water

Mains water connected to the property

Yes

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**Is the mains water supply metered**

Yes

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## ↓ Drainage

**Surface water drainage connected to the property**

Yes

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**Mains foul drainage connected to the property**

Yes

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## ↓ Broadband

**Broadband connection at the property**

FTTC (Fibre to the Cabinet)

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## ↓ Mobile coverage

**Mobile signal issues at the property**

No

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End of section



# Part C

Building safety

Listing status

Conservation

Tree preservation orders

Environmental issues

Rights and informal arrangements

Notices

Accessibility adaptations

Part C contains property information that may need to be disclosed if the property is impacted by it, such as building safety issues, planning permission issues, and environmental risks. Where a property is impacted, enquire with the agent for more details.



# Building safety

Building safety issues at the property

No

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End of section



# Listing status

Listed building in England or Wales

No

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End of section



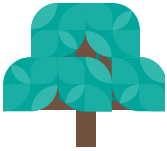
# Conservation

Located in a designated conservation area

No

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End of section



# Tree Preservation Orders

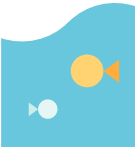
Tree preservation order in place

No

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End of section





# Environmental issues

## ↓ Flooding

Property flooded before

No

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Property at risk of flooding

No

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## ↓ Coastal erosion

Coastal erosion risk

No

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## ↓ Coal mining

Coal mining risk

No

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## ↓ Other mining

Other mining risk

No

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End of section



# Rights and informal arrangements

Public right of way

No

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End of section



# Notices

Infrastructure project notice(s)

No

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Neighbour development notice(s)

No

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Listed building application notice(s)

No

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Party wall act notice(s)

No

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Planning application notice(s)

No

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Required maintenance notice(s)

No

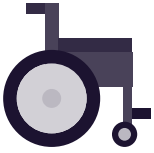
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Other notices

No

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End of section



# Accessibility adaptations

Accessibility adaptations at the property

Level access, Ramped access

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End of section