Material Information & Exchange Ready Pack

Pack Index (Divided Into Four Sections)

Protocol Information Forms completed by seller & imported into A, B and C below

Section I: Conveyancing Complexity Score to help you in 8 weeks

The CPRs and Trading Standards require disclosure of any complications to the buyer upfront to avoid hidden surprises after an offer is made. This score below allows for transparency, solutions and faster completions.

30

Section II: Preliminary Report on Title Check

We'll analyse legal issues and Report on Title upfront during the average 103-day marketing period, rather than waiting until SSTC. This targets a 60-day completion (as in Norway and Sweden) versus the UK's 5 months, potentially cutting the 39.8% fall-through rate to as low as 5%.

1. Report on Title

This report alerts the buyer to potential complications, so solutions can be found upfront.

2. Additional Enquiries and Replies

These are raised and replied to by the buyer and replied to by the seller during the marketing period.

3. Indemnity Insurance Policy

AVRillo will buy defective block indemnity insurance out of their pocket (worth up to £500).

4. HMLR Official Copy of the Title Deed

We check these deeds to look for potential issues such as easements, rights of way, estate rent charge, restrictions, covenants, charges, notices, short leases, and building safety act, so solutions can be found upfront.

5. HMLR Official Copy of the Title Plan

We look for issues such as boundary defects / other matters that can be solved upfront.

6. Local Search (Local Land Charges section)

This is part of the local search. Note: HMLR does not hold this for all properties.

7. Planning in the Area

[redacted]

Section III: Trading Standards EPC, Mobile Coverage, Broadband Speed and Schools

Section IV: Trading Standards A, B and C

Part A

1. Council tax band/rates
2. Asking price
3. Tenure, e.g. freehold, leaseholds

Part B

1. Property type/materials used
2. Number and type(s) of room(s)
3. Utilities (Electricity, Water, Sewerage, Heating, Broadband, etc)

Part C

1. Building Safety
2. Restrictions/rights/easement
3. Flood/erosion risk
4. Planning Permission/Dev. proposals
5. Accessibility/Adaptations 6. Coal/other Mining areas

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Protocol Information Forms completed by seller & imported into A, B and C below

Click for **Property Information Form**

Property Information Form is completed by a seller disclosing Material Information to a prospective buyer ranging from boundaries, alterations, planning environmental issues and utilities.

Click for **Leasehold Information Form**

Leasehold Information Form provides information about the lease, the property and the management of the building, including ground rent, service charge and other leasehold arrangements.

Click for **Fittings & Contents Form**

Fittings and Contents Form itemising fixtures and fittings included or excluded from the sale. Fixtures are permanent features such as built-in furniture and fittings are moveable items.

Section I: Conveyancing Complexity Score & 8-week completion target

Want an 8-week completion?

Use our revolutionary complexity score to supercharge your case to pretty much exchange ready during the 103 days the property is on the market (even before an offer is accepted SSTC). Never before has any firm attempted this. We'll then target your completion in just 2 months after offer.

Cut your deal cancellations so rather than exposing your clients to a 39.8% risk of failure, this pack will potentially get you 95% success rate.

What does your client get? Your clients get to move in 2 months, not 5.

What do you get as the agent? Move your pipeline and cash flow 6 times a year, not twice UK average. Attract more clients who want to move.

How did we score the report out of 100?
We have assigned scores out of 100 to each of the three registers in the office copy title deed. This scoring is done as if we, AVRillo, were acting as your conveyancer, assuming we would be instructed when an offer is made and accepted, leading to the status of 'Sold Subject To Contract' (SSTC).

Here is your score below

Scored out of 100; the lower the score, the faster and safer the move.

Land Registry Snapshot

• Local Authority	**Watford**	• Land Registry Number [redacted]	
• Tenure	**Leasehold**	• Your Property Complexity Score	**30**
• Leasehold Start Date	**1981-12-25**	• Leasehold End Date	**2170-12-25**
• Lease Term	**189**	• Years Remaining	**146**

Estimated completion with AVRillo 8 weeks*

*8 weeks based on AVRillo lawyers working on this file with the complexity score and this pack: 8 weeks target.

Section II: Preliminary Title Check

Cutting down completion from 5 months to 60 days and fall through rates from 39.8% to as low as 5%. Identifying legal title defects upfront, and find solutions at the marketing stage, reduce this delays as a bulk of the conveyancing can be done upfront in the 103 days it can take from listing to offer (according to research against the top 3 portals, OnTheMarket, Rightmove and Zoopla).

AVRillo looks for defects in the 3 sections of the HMLR Official Title Register (i.e., property deed):
A: Property Register: This section in the Title Deed detailing the physical description of the property, including its location and boundaries.
B: Proprietorship Register: Lists the current owner's details and the nature of their ownership.
C: Charges Register: Records any charges or burdens on the property, such as mortgages or rights of way.

What happens to this Report after an offer is accepted?
See the penultimate page in this pack.

1. Tenure	**Leasehold**
2. Class of Title	**Absolute leasehold**
3. Easements	**1 (A4)**
4. Rights of Way	**0**
5. Restrictions	**0**
6. Covenants	**0**
7. Mortgages and charges on the Property	**1**
8. Notices	**0**
9. The register refers to other documents	**2**
10. Lease Remaining	**146**
11. Building Safety Act (5 storeys or above or 11 meters in height)	
12. Estate Rent Charge	

Vendor Details

Name	[redacted]
Address	[redacted]

Index / Definitions of 12 sections in the HMLR Property Register, Proprietorship Register, Charges Register for the Report On Title and Complexity Score

1. Tenure

This refers to the type of ownership held over a property. Examples include:
- Freehold: The owner has outright ownership of the property and the land on which it stands indefinitely.
- Leasehold: The owner has a right to occupy and use the property for a set period as defined in a lease agreement.

2. Class of Title:

Indicates the degree of confidence the Land Registry has in the title shown. Either:
- Title Absolute: This is the highest class, indicating that the Land Registry has no doubt about the ownership.
- Limited Title: Indicates there are some doubts or limitations about the ownership of the property.

3. Easements:

A right that someone has to use the land that belongs to someone else for a specific purpose, such as a utility company laying pipes.

4. Rights of way:

This refers to the legal right to pass through property owned by another. An example would be a path across one property that must remain open to access another.

5. Restrictions:

Conditions placed on the use of the property. These could include restrictions on alterations, use of the property, or transferability.

6. Covenants:

These are promises contained in deeds or contracts where one party pledges to perform or not perform certain activities on a property—for example, a covenant not to build a structure over a certain height.

7. Mortgages & Legal Charges:

This refers to any financial obligations or claims against the property. This includes a mortgage or any other third party loan or legal charge registered at the land registry.

8. Notices:

A legal method of informing a party or parties of a legal process affecting their rights, obligations, or duties. This could include notice of foreclosure or a pending legal action affecting the property in the context of the property.

9. Documents referred to office copy register of HMLR:

Refers to any right or interest in the property held by someone other than the owner that affects the owner's ability to transfer clear title. Examples include any claim, lien, charge, or liability attached to and binding real property that may lessen its value or obstruct the use of the property.

10. Leasehold Entries (if leasehold):

These are entries in the land registry Register referring to leasehold properties, including length of lease remaining. A short lease can significantly decrease a property's value and marketability, making it difficult to secure mortgage financing. In England, a lease is typically considered short if it has less than 80 years remaining.
Note: While a 90-year lease isn't immediately "short," it's nearing the point where it might impact the property's value. Ask about paying for a lease extension (another 90 years, e.g., to 180 year lease) to reduce loss and actually increase the property's future value.

11. Building Safety (if leasehold):

Legislation requiring a flat in a building of 5 stories or higher, including the ground floor, to meet strict safety standards, such as cladding.

12. Estate Rent Charge:

E.g., paid by home owner for maintenance of communal areas and services within a housing estate. Important because non-payment can result in a legal charge on the property or even forced sale to recover the debt.

Upfront Additional Enquiries to the Sellers' Lawyers

Leasehold

1. a) Please forward official copy of the Lease and coloured Lease Plan. b) Confirm that you will deliver at completion i) the original lease ii) original share certificate and iii) signed stock transfer form, where applicable. c) Please forward official copies of the Freehold Title. d) Please forward Leasehold Management Pack / LPE1 questionnaire to be completed by the Landlord and/or management company, as applicable, including copies of the memorandum and articles of association (where relevant). e) Please supply the EWS1 certificate for the building

2. Leasehold - Documents completion Confirm at completion you will deliver (i) the Original lease (ii) (where relevant) original share certificate and stock transfer form

Undertaking

3. Please confirm that an undertaking in the Law Society format will be given in respect of the charge in favour of Aldermore Bank Plc.

Office Copy

4. Please provide an official coloured copy of the: A) Charge, dated 25/08/2023, referred in entries C1, C2 B) Lease, dated 25/08/2023, referred in entries A2, A4

Rights granted referred to

5. Re the rights granted as referred to in the Property Register entry A4 please confirm a) They have been used without interruption or objection b) The seller has never been asked to contribute to the repair and maintenance of the same

Indemnity Insurance Paid AVR (free) worth £500

If instructed on the conveyancing, covering £1 million for any breaches of Restrictive Covenants in Freeholds, missing planning permission, Building Regulations for breaches (for e.g., removal of chimney breast or load-bearing wall, any extension, including loft or garage conversions; even double glazing and electrical installations, etc).

Legal Indemnities

Policy schedule:
Lack of/Breach of Planning and/or Building Regulations Consent and Restrictive Covenant Insurance

Block Insurance Scheme Number	[redacted]
Premium (inclusive of Insurance Premium Tax)	Paid by AVRillo as goodwill
Insurer	[redacted] - Underwritten by [redacted] under Binding Authority [redacted] or subsequently renewed contracts
Insured	The current and future owner(s) of the Property, their lessees and any bank, building society or other lender holding a mortgage or charge on the Property
Firm	A V Rillo LLP
Policy Limit	The market value of the Property stipulated in the mortgage valuation or the purchase price of the Property, whichever is greater at the Policy Commencement Date, but not exceeding £2,000,000 (Two Million Pounds)
Policy Commencement Date	The date of exchange of the purchase of the Property by the original Insured
Policy Term	The policy runs indefinitely from the Policy Commencement Date, subject to the terms of this policy
Property	The property sold, purchased or mortgaged by the Insured, for whom the Firm acted on the Policy Commencement Date
Insured Risk	a. Lack of evidence of planning and/or building regulations consent (including FENSA and/or other installation certificates as appropriate) for extensions, additions or alterations completed at the Property at least 6 months prior to the Policy Commencement Date b. Lack of evidence of planning and/or building regulations consent for the original construction and/or conversion of the Property (excluding flats or maisonettes formed by subdivision or conversion, or a house in multiple occupation) fully completed at least 4 years prior to the Policy Commencement Date c. Lack of evidence of compliance with or failure to comply with planning condition(s) relating to the Property, where those conditions have been breached for at least 4 years prior to the Policy Commencement Date d. Title to the Property being subject to known or unknown freehold restrictive covenants existing at the Policy Commencement Date contained in or referred to by any freehold or leasehold title deeds or registered titles to the property, which may have been breached by i) the construction of the Property itself and/or any extensions, additions or alterations to the Property, completed at least 6 months prior to the Policy Commencement Date ii) the Insured Use, which has been continuous for at least 6 months prior to the Policy Commencement Date.
Insured Use	Continued use as a single, owner occupied or investment residential dwelling as existing at the Policy Commencement Date.

[redacted]

HM Land Registry

Official copy of register of title

Title number [redacted]	Edition date 04.09.2023

- This official copy shows the entries on the register of title on 17 AUG 2024 at 10:21:38.
- 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 17 Aug 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, Leicester 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.

HERTFORDSHIRE : WATFORD

1 (04.09.2023) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being [redacted]

NOTE 1: The Flat is on the ground floor.

NOTE 2: The basement store is included in the title.

2 (04.09.2023) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 25 August 2023
Term : Commencing on 25 December 1981 and expiring on 24 December 2170
Parties : (1) [redacted]
(2)

NOTE 1: The lease is effected by a Deed of Variation increasing the term of a lease dated 14 June 1982 made between (1) [redacted] and (2) [redacted] and [redacted] and thus operating as the surrender of this original lease and the grant of a new lease on the same terms subject to any provision to the contrary in the Deed of Variation.

NOTE 2: A copy of the original lease referred to above is filed under [redacted]

3 (04.09.2023) The Lease prohibits or restricts alienation.

4 (04.09.2023) The land has the benefit of any legal easements granted by the registered lease dated 25 August 2023 referred to above but is subject to any rights that are reserved by the said deed and affect the registered land.

5 (04.09.2023) The landlord's title is registered.

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 (04.09.2023) PROPRIETOR: [redacted] of [redacted]

C: Charges Register

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

1 (04.09.2023) REGISTERED CHARGE dated 25 August 2023.

NOTE: Principal Deed formerly registered under [redacted]

2 (04.09.2023) Proprietor: ALDERMORE BANK PLC (Co. Regn. No. 947662) of Apex Plaza, Forbury Road, Reading RG1 1AX.

End of register

Flip Back

Flip Forward

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 17 August 2024 shows the state of this title plan on 17 August 2024 at 10:21:38. 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, Leicester Office .

Flip Back

Flip Forward

HM Land Registry
Official copy of title plan

Title number [redacted]
Ordnance Survey map reference [redacted]
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hertfordshire : Watford**

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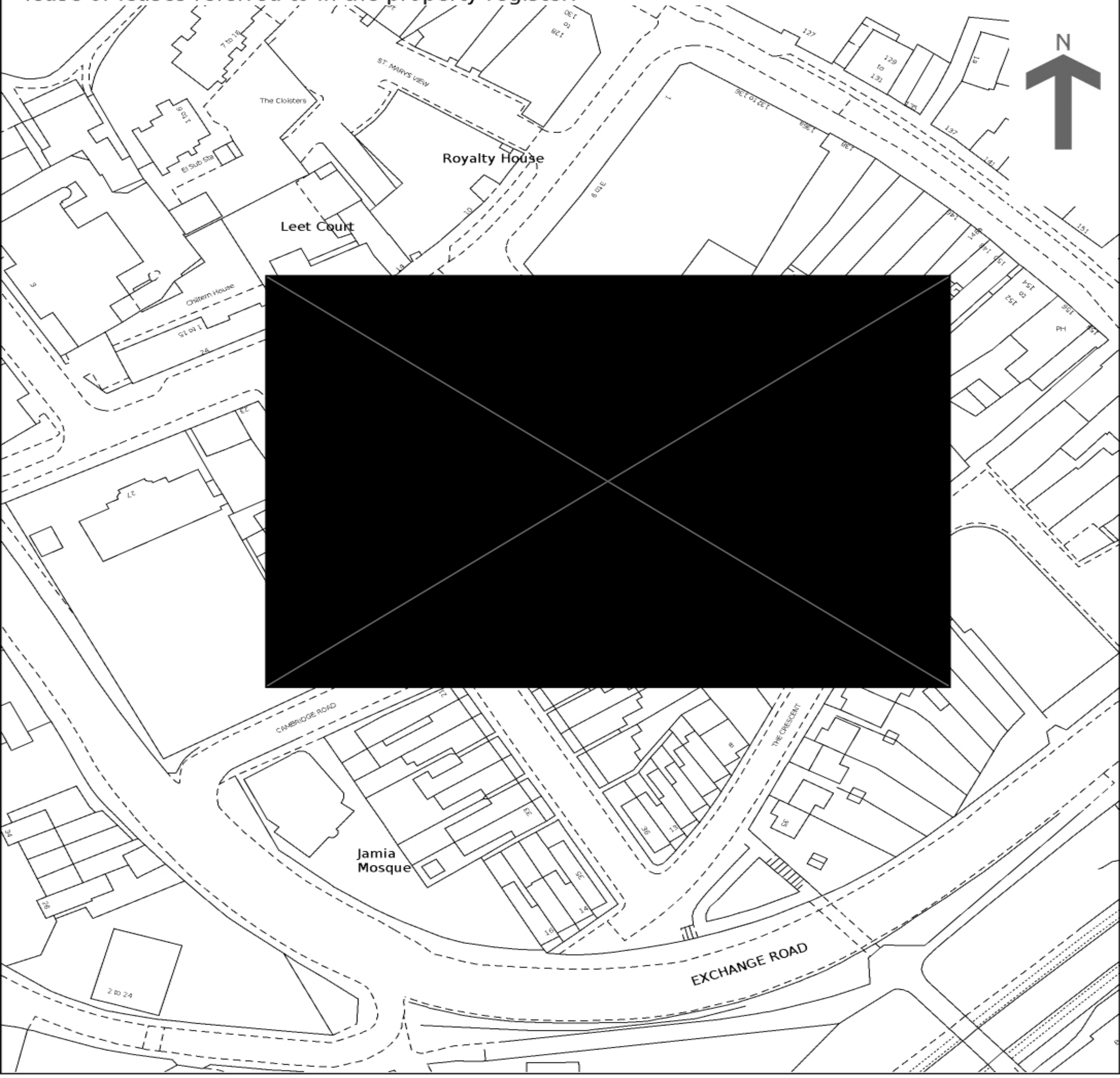
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

The land in this title lies within the area edged red hereon and is more particularly described in the lease or leases referred to in the property register.



This official copy is incomplete without the preceding notes page.

Flip Back
Flip Forward

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Local Search - Land Charges

Concise definition: Local Land Charges entries, forming part of a local authority search alongside the CON 29 enquiry, offer essential insights to property buyers in England. These entries detail planning permissions, tree preservation orders, conservation area restrictions, and financial charges like improvement grants that must be repaid upon sale. This information alerts buyers to any legal obligations, restrictions, or costs associated with the property. The CON 29 complements this by providing additional information on proposed road schemes, rail schemes, and building control history, collectively ensuring a comprehensive understanding of any issues affecting the property.

Planning

Charge Category	Authority Reference	Registration Date	Description	Further Information
Planning	16/0164/ART4	2013-10-04	Article 4 Direction High Street - Residential	Watford Borough Council
Planning	15/00005/CONARA	2006-06-08	High Street/King Street Conservation Area made in 2006	Watford Borough Council
Planning	81/00584/FUL	1982-02-16	Retention of two flats.	Watford Borough Council

Financial

Charge Category	Authority Reference	Registration Date	Description	Further Information

No Financial Charges found

Other

Charge Category	Authority Reference	Registration Date	Description	Further Information
Other	07/00025/SMKCON	1973-10-25	The Borough Of Watford No 10 (Wiggenhall) Smoke Control Order 1973 Date confirmed 7.9.1973 Date Operative 1.10.1974 Date of registration 25.10.1973	Watford Borough Council

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Planning in the area

#	Address	Category	Decision	View
A	18 Granville Road Watford Hertfordshire WD18 0AH	LOFT CONVERSION	Detailed Plans Submitted	View*
B	142 High Street Watford WD17 2EN	OFFICE	Refused	View*
C	Mosque Cambridge Road Watford WD18 0GJ	EXTENSION	Detailed Plans Approved	View*
D	152 - 154 High Street Watford WD17 2EN	LOFT CONVERSION	Pending Decision	View*
E	152 - 154 High Street Watford WD17 2EN	LOFT CONVERSION	Refusal of Planning Permission	View*
F	142 High Street Watford WD17 2EN	HOUSING UNITS	Conditional Planning Permission Granted	View*
G	136 High Street Watford WD17 2EN	HOUSING UNITS	Detailed Plans Approved	View*
H	136 High Street Watford WD17 2EN	HOUSING UNITS	Detailed Plans Approved	View*
I	146A High Street Watford WD17 2EN	NEW BUILD	Detailed Plans Approved	View*

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Section III: Trading Standards EPC, Mobile Coverage, Broadband Speed and Schools

Energy Efficiency Rating

Certificate Number: [redacted]

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
38-21	F		
1-20	G		

Additional EPC Data

• Property Type	**Flat**	• Build Form	**End-Terrace**
• Transaction Type	**Rental**	• Energy Tariff	**Unknown**
• Main Fuel	**Mains gas (not community)**	• Main Gas	**Y**
• Flat Top Storey	**No data**	• Top Storey	**N**
• Glazing Type	**Double glazing installed during or after 2002**	• Previous Extension	**3**
• Open Fireplace	**No data**	• Ventilation	**Natural**
• Lighting	**Low energy lighting in 27% of fixed outlets**	• Main Heating Controls	**No data**
• Hot Water System	**From main system**	• Hot Water Energy Efficiency	**Good**
• Floors	**Solid, no insulation (assumed)**	• Walls	**Solid brick, as built, no insulation (assumed)**
• Walls Energy	**Very Poor**	• Roof	**(another dwelling above)**
• Roof Energy	**N/A**	• Total Floor Area	**108.0 m2**

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Mobile Coverage (Estimate only)

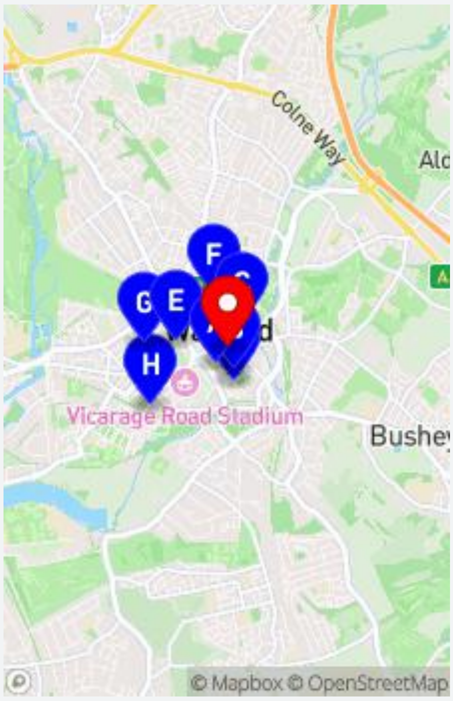
Provider	Indoor 3G	Indoor 4G	Indoor 5G	Outdoor 3G	Outdoor 4G	Outdoor 5G
EE	✗	✓	✓	✗	✓	✓
Three	✓	✓	✓	✓	✓	✓
O2	✓	✓	✗	✓	✓	
Vodafone	✗	✓	✓	✗	✓	✓

Broadband Speed (Estimate only)

Broadband Type	Download	Upload	Availability	Provider
Superfast	-	-	✗	-
Ultrafast	1000Mbps	220Mbps	✓	Openreach FTTP

State Schools

#	Name	Pupils	Postcode	Phase	Rating
A	Watford Grammar School for Girls	1451	WD18 0AE	Secondary	Outstanding
B	Watford Field School (Infant & Nursery)	231	WD18 0WF	Primary	Good
C	Central Primary School	403	WD17 2LX	Primary	Requires improvement
D	Field Junior School	265	WD18 0AZ	Primary	Outstanding
E	Chater Junior School	239	WD18 0WN	Primary	Outstanding
F	Watford St John's Church of England Primary School	346	WD17 1JJ	Primary	Good
G	Chater Infant School	221	WD18 7RD	Primary	Good
H	Laurance Haines School	463	WD18 0DD	Primary	Good



Independent Schools

#	Name	Ages	Postcode	Gender	Website
A	Purcell School	8 - 18	WD23 2TS	Co-ed	Visit
B	Stanborough Secondary School	11 - 16	WD25 9JT	Co-ed	Visit
C	St Margaret's School	2 - 19	WD23 1DT	Co-ed	Visit
D	St Hilda's School	2 - 11	WD23 3DA	Girls	Visit
E	Merchant Taylors' School	11 - 18	HA6 2HT	Boys	Visit
F	St John's School	3 - 13	HA6 3QY	Boys	Visit
G	Merchant Taylors' Prep School	3 - 13	WD3 1LW	Boys	Visit

Section IV: Trading Standards A, B and C Material Information

Part A Material Information

A 1.1

1. Please confirm the Council tax band	**C**
2. Please confirm the current annual Council tax rate	**£5,432.00**
3. Is council tax band due to increase due to major works on the property (e.g. 'significance' alterations that increase banding; substantial extensions)?	**No**
4. Is the property exempt from Council Tax Ie. band deleted due to the property being derelict or in disrepair or has a prohibition order)?	**No**

A 2

5. Asking price	**£500,000.00**
6. Tenure	**Leasehold**

A 3.1

7. Is there a flying freehold? (NOTE: a flying freehold is when part of the property overhangs a neighbour's property or an accessway – eg a terrace house where part of the upstairs is over an accessway which belongs to someone else)	**No**

A 3.2 Leasehold

8. Have you taken steps to buy the freehold or extend the lease?	**No**
9. Do you pay ground rent?	**Yes**
10. What is the annual ground rent £ per year?	**£600.00**
11. What is the review period of ground rent increases?	**12 Months**
12. What is the date of next ground rent review?	**August 2025**

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A 3.2 Leasehold

13. What is current service charge paid per year?	**N/A**
14. What is the Service charge period (e.g., every 6 months or annually)?	**N/A**
15. Is there a Reserve or Sinking fund?	**No**
16. Are there any Major works due?	**No**
17. What floor of the building is the property is situated on?	**Ground**
18. Please confirm if the property is situated on top of a commercial premises, such as a shop, restaurant, cafe etc	**No**

A 3.3 Shared Ownership Only

19. What is the share percentage being sold	**Leasehold flat**

Part B Material Information

B 1.1

20. What is the Property Type?	**Flat**

B 1.2

21. Is the material used to build the property of standard construction (e.g can be built from block/brick/stone with tiled/slate roof)? Note. How to find out fully? When buyer instructs their surveyor but seller can reply initially in the their surveyors/ mortgage valuation report/ building insurance documents when they bought the property	**Yes**
22. If the property is non-standard construction or partial non-standard construction; then please confirm the type of material used for construction. note.	**N/A**

B 2 Rooms

23. What is the number of bedrooms?	**2**
24. What is the number of bathrooms?	**1**
25. Floor plans	**The estate agent will provide**

B 3 Utilities

B 3.1 Electricity Supply

26. Are there solar or photovoltaic panels/ Wind turbines/ generator or private supply. installed at the property?	**No**
27. Have any of the electrical installations been tested by a qualified and registered electrician?	**No**
28. Since 1st January 2005, has any electrical work been carried out to the property?	**No**
29. Electricity Provider	**Not connected**

B 3.2 Water Supply

30. Mains Water Provider	**Thames Water**
31. Is there a Water Meter at the property?	**Yes**

B 3.3 Sewerage

32. Is the property connected to the mains for foul water drainage (e.g., sewerage) and surface water drainage?	**Yes**
33. If not connected to sewerage, what are your alternative arrangements: e.g., Septic Tank | Cesspit | Sewage Treatment Plant	**N/A**

B 3.4 Heating

34. Is there full/partial central heating in your property?	**Yes**
35. Please indicate whether the heating system is electric, mains gas, liquid gas or oil.	**Electric,mains gas**

B 3.4 Heating

36. Was the central heating system installed after 31 March 2005?	**No**
37. Gas Provider	**Not connected**

B 3.5. Mobile signal/coverage

38. Do you have Cable, Satellite or Broadband?	**Yes**
39. Provider	**EE**
40. Signal strength	**Click to see signal strength**

B4 Parking

41. Do you park on your property (garage / drive / allocated separate parking)?	**Garage, driveway, allocatedspace**
42. If yes, please state the parking space number.	**12**
43. If no parking on your property state if you have off-street parking and if it is free or on a meter.	**N/A**
44. If no parking on your property, is there a controlled parking zone or does the local authority have a parking scheme which affects the property.	**No**
45. Is there electric vehicle charging at the property	**Yes**

Part C Material Information

C 1

46. Is there an on-going health or safety issue with the property, e.g., asbestos?	
47. Does the property benefit from an underpinning guarantee (e.g. for subsidence)?	**No**
48. Any treatment of dry rot, wet rot or damp required or to be carried out?	**No**

C 1

49. Any damaged roofs or other structural failures?	**No**
50. Has any remediation work been carried out or is any needed to be carried out, and if so, what?	**TBC in Property Information Form when completed by the vendor**
51. Is the property in the building 11 metres in height or 5 storeys or above including the ground floor?	**No**
52. Any cladding or suspected cladding used within the building or any other issues that create a building safety risk?	**No**
53. Asbestos survey for common parts	**No**
54. Fire Risk Assessment for common parts	**No**

C 2.1 Restrictions, listing building, conservation area or tree preservation orders

55. Has any restrictions on the use or alteration of the property not been complied with?	**No**
56. Is the property a listed building?	**No**
57. Is property in a designated conservation area?	**No**
58. Does a tree preservation order apply to any trees within the boundaries of the property?	**No**
59. Was work carried out to any trees where consents obtained?	**N/A**
60. Were terms of the tree preservation Order breached?	**N/A**

C 2.2 Shared services, access, and rights

61. Do you have to contribute towards the shared cost of a jointly-used service such as a shared driveway, road, parking area, garden or drain?	**No**

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C 2.2 Shared services, access, and rights

62. Does property benefit from rights and arrangements over neighbouring land (eg parking, access to maintain the boundaries from the neighbour's side etc), including through customary use?	**No**
63. Do any of your pipes, wires, cables or drains cross neighbouring property or land theirs cross yours property or land?	**No**

C 3.1 Flooding

64. Has any part of the property (building / land / garden) ever flooded?	**No**
65. If yes, date flooded, which type of flooding (i.e. Surface Water, Sewer Water, Ground Water, River, Coastal, other)?	**N/A**

C 3.2 and Part C6. Mining, fracking, quarrying, coastal erosion, sink holes

66. Coal Mining area	**No**
67. Coastal erosion area (quarrying or fracking) affecting the property or garden?	**No**
68. Fracking area?	**No**
69. Sink holes?	**No**
70. Tin or other quarrying or mining?	**No**

C 4 Planning and building works

71. Any Planning Application affecting the property?	**N/A**
72. Any Notice of maintenance, repairs or improvements required to your property	**N/A**

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C 4 Planning and building works

73. Any Notice under the Party Wall Act 1996 in respect of any shared or party boundaries?	**N/A**
74. Are you aware of any proposals to develop or alter any property, land or buildings near to the property?	**No**

C 4 Alterations (completed or unfinished)

75. A loft?	**N/A**
76. An extension?	**N/A**
77. Internal walls removed?	**N/A**
78. Converting a garage	**N/A**
79. The installation or replacement of windows, glazed doors or roof windows from 1st of April 2002?	**N/A**
80. Adding a conservatory to the property?	**N/A**
81. Change of use i.e. such change of use from the property as an office to the property as a residence?	**N/A**
82. Any work that has breached not received planning permission or has breached conditions?	**N/A**
83. Any work that has not met the Building Regulation consent conditions?	**N/A**

C 5 Adaptations and accessibility

84. Has the property been adapted in any way for accessibility (e.g. ramps/lifts, lateral living)	**TBC in Property Information Form when completed by the vendor**

Your required pre-conditions before you read this pack:

Where to find the law on omitting, hiding or late supply of material information and penalties: unlimited fines, bans or imprisonment)?

For the full legislative obligations, to find and publish Material Information, you need to read the guides in the links provided below:

- The National Trading Standards Guides on Material Information: **https://avrillo.co.uk/wp-content/uploads/2024/01/Material-Information-in-Property-Listings-Sales-v1.0.pdf**
- The guides produced by the Department of Levelling Up, Housing, and Communities (DLUHC) **https://www.gov.uk/government/publications/how-to-sell-a-home** on a sale and **https://www.gov.uk/government/publications/how-to-buy-a-home** on a purchase.
- For full obligations under the Consumer Protection from Unfair Trading Regulations(CPR's), click to read in full: **https://assets.publishing.service.gov.uk/media/5a74d389e5274a3cb28677f4/oft1008.pdf**

Disclaimer by National Trading Standards on their guide and AVRillo on this Pack:

National Trading Standards has issued a disclaimer stating that their guide is not a substitute for legal advice. Similarly, AVRillo also disclaims liability for anyone attempting to place legal reliance on this preliminary pack. That's because the content cannot be guaranteed as it is limited to whether the information provided to us by third parties is fully accurate or not. By reading this pack, you acknowledge that whilst we are not liable for and do not guarantee the information or accuracy of its data because conveyancers once instructed will conduct detailed investigations, we do however warrant that the data was collected lawfully.

Ongoing duty to disclose and update Material Information.

This pack contains preliminary Material Information provided by the vendor, estate agent and third parties to us. Therefore, any person, including any prospective buyer, reading this pack and/or coming into knowledge of Material Information has an obligation to update this information. For example, the seller, when they complete their protocol forms, when they receive a leasehold pack and the buyer's inspection of the property and its surrounding area, and after they receive their surveyor's report containing more specialised Material Information.

What happens mt-1 to the 'Preliminary Report On Title' / 'Complexity/ Difficulty Score' after the buyer's offer is accepted and conveyancers are instructed (SSTC)? This Preliminary Report On Title falls away because it is based on the official copy register as of the date of this upfront pack. As such, it cannot be legally relied upon by the reader or any other party because the buyer's conveyancer will conduct their own more thorough and up-to-date title investigations after an offer is accepted. That investigation will include examining the full title deeds, documents referenced in the land registry deeds, and responses to additional enquiries from the seller. They will also gather information from other third parties such as local authorities, search companies, surveyor reports, leaseholders and management packs in a lease.

Penalties for Late Publication, Hiding or Omitted Material Information:

An unlimited fine and/or a lifetime ban and/or up to 2 years imprisonment.

Legal requirement not to Omit Information.

To reduce the 400,000 buyers who fail to move yearly, in part due to late information, wasting thousands in legal costs and tens of thousands in buying an unsuitable property, the government passed the Consumer Protection from Unfair Trading Regulations (CPRs) replacing The Properties Misdescription Act, requiring estate agents to find and publish before listing, all material Information from the vendor, Land Registry, other data sources, needed by the buyer as "the average consumer to make an informed transactional decision".

Trading Standards A, B and C requirements

In 2023, Trading Standards published a 35-page guide, with over 82 questions, interpreting Material Information to be listed on the estate agent's website and property portals such as OnTheMarket, Rightmove and Zoopla.

Flip Back

Flip Forward

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CONVEYANCING

The UK's Best Conveyancer for a Reason

The Partners' Promise

Buying and selling your property is one of the most important transactions you'll make. And with over 30 years in the industry, we understand that fully and are fuelled by trying to make this as stress-free and secure as possible for you.

In an industry where 39.8% of transactions fall through, don't risk not moving - move with AVRillo. We're safer, faster and cheaper overall.

Don't believe us? Ask your agent or read some of our 2000 5-star Google & TrustPilot reviews and judge us for yourself.

The 4 ways we save you £000s:

1. Save around £25,000 if prices change, if your first move falls through)

If you are one of the 400,000 transactions which fall through every year through conveyancers, then the 5-month delay before you can move again could mean 5% price change which on an average £500,000 property means £25,000 loss.

2. Free initial legal work worth £500 before an offer is even accepted

From the moment your property is listed until you accept an offer, all our upfront legal work is completely free of charge, and there's a lot of important work that needs doing under the new regulations to help you move more safely. No costs for any initial work we do for you!

3. £1500 worth of costs for free with our 60-Day Free Trial

If you change your mind after accepting an offer, (from Sold STC) there's no cost for the work done if you change your mind as you take all our work with you for free of you stop using us within two months.

4. Save £3,000 on unnecessary fees and VAT

If you're among the 39.8% of UK buyers and sellers whose transactions fail to complete, restarting the process can lead to months of delays and the burden of paying for a new lawyer and third-party costs all over again. Reduce this risk to just 5% with AVRillo's exceptional 95% success rate.

5. Save £2,500 on rent or mortgage repayments

AVRillo speeds up the moving process by 3 months compared to the national average. This acceleration translates into savings for you—avoid three months' worth of mortgage payments if you're selling, and three months of unnecessary rent if you're buying.

DISCOUNTED CONVEYANCING COSTS

MORTGAGES GUIDE

Disclaimer: The material and information in this pack is computer generated from online third-party data without inspecting the property; as such AVRillo cannot guarantee its content to be accurate, complete or suitable, and you or any reader should seek professional advice before making any financial or other decision.

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