

# 2 Estridge Way

## Material information

2 Estridge Way Tonbridge, TN10 4JT

Kotini has gathered this property information and the sellers have confirmed it to be accurate as of:

**01/07/2024 15:51**



# 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 to make an informed transactional decision#basically, whether a buyer decides to enquire further, view, or buy a property.

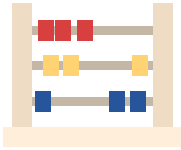
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive summary of the property you've requested to view to help inform your purchasing decision.

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



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# Additional information

**Non-compliant with restrictions on use and alterations**

No

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**Other material issues**

No

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**Other charges not mentioned elsewhere**

No

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End of section



# Alterations & changes

## Planning permission breaches

No

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## Unfinished works at the property

No

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## Unresolved planning issues

No

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## ↓ Structural alterations

### Details of the structural alterations

Single storey extension to rear of premises planning approval 2 October 1981. Double storey extension to the side and rear of the property planning approval 28 September 1987. We do not know the dates that either extension was undertaken and the planning approval dates were obtained from the TMBC planning web site.

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## Building regulation approval obtained for the structural changes

Yes

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## Planning permission approved for the structural changes

Yes

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## Listed building consent obtained for the structural changes

Yes

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## Structural alterations made to the property

Yes

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**Deed restriction consent obtained for the structural changes**

Yes

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↓ **Change of use**

**Property subject to a change of use**

No

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↓ **Windows, roof windows, roof lights or glazed doors installations**

**Details of the windows, roof windows, roof lights or glazed doors installation**

Electric garage door, front door and window to side of the front door replaced

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**Details why building regulation approval wasn't obtained**

these items were originally installed by Zenith double glazing approx 8 or 9 years earlier and due to a technical fault with the door colour they were all replaced, like for like via the Zenith insurance coverage with Bee-Carefree warranty cover, this is a life time coverage with an annual fee of £60 (Altrincham Homw Ltd on 1st January each year) which can be passed onto to the new owner if they wish to continue the coverage.

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**Planning permission obtained for the windows, roof windows, roof lights or glazed doors**

No

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**Windows, roof windows, roof lights or glazed doors installed since 1st April 2002**

Yes

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**Year the installation was completed**

2020

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**Details why planning permission approval wasn't obtained**

not required

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**Details why deed restriction consent wasn't obtained**

not required

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**Deed restriction consent obtained for the windows, roof windows, roof lights or glazed doors**

Not required

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**Details why listed building consent wasn't obtained**

not required

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**Building regulation approval obtained for the windows, roof windows, roof lights or glazed doors**

Not required

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**Listed building consent obtained for the windows, roof windows, roof lights or glazed doors**

Not required

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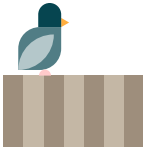
## ↓ Conservatories

**Conservatory added to the property**

No

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End of section



# Boundaries

**Boundaries are uniform**

Yes

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**Property boundaries differ from the title plan**

No

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**Boundaries have been moved**

No

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**Proposal to alter the boundaries**

No

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**Part of the property are outside the legal ownership of the seller**

No

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**Part of the property on separate deed**

No

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**Adjacent land included in the sale**

No

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**Flying freehold at the property**

No

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## ↓ Boundary ownership

**Left boundary**

Shared

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**Rear boundary**

Seller

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**Right boundary**

Seller

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**Front boundary**

Seller

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End of section



# Completion & moving

**Seller will remove any rubbish**

True

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**Seller will replace any light fittings**

True

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**Seller will take reasonable care**

True

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**Seller will leave all keys**

True

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**Property in a chain**

Yes

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**Type of transaction this sale is dependant on**

Purchase

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**Any dates the seller can't move on**

No

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**Sale price sufficient to settle the mortgage**

No mortgage

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End of section



# Connectivity

## ↓ Telephone

**Telephone line connected to the property**

Yes

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**Telephone supplier**

British telecom

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## ↓ Cable & TV

**Cable or satellite TV supplier**

Virgin TV

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**Cable or satellite TV connected to the property**

Yes

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## ↓ Broadband

**Broadband connection at the property**

FTTP (Fibre to the Premises)

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## ↓ Mobile coverage

**Mobile signal issues at the property**

No

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End of section



# Council tax

**Council Tax band**

E

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**Alterations affecting Council Tax band**

No

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**Annual Council Tax**

2620.0

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End of section



# Delay factors

## Potential delays to the transaction

Yes

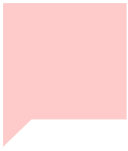
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## Details of the delays

My wife and I are seperated, we are both in agreement to sell this property and there are no know reasons for a delay.

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End of section



# Disputes & complaints

**Past disputes and complaints**

No

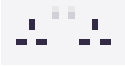
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**Potential disputes and complaints**

No

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End of section



# Electricity

## ↓ Mains electricity

### Electricity meter location

In cupboard under stairs

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### Mains electricity supplier

British Gas

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### Property connected to mains electricity

Yes

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## ↓ Solar or photovoltaic panels

### Solar or photovoltaic panels installed at the property

No

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## ↓ Other electricity sources

### Other sources of electricity connected to the property

No

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End of section



# Electrical works

**Electrics tested by a qualified electrician**

No

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**Year the electrical work was carried out**

2006

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**Details of the electrical work**

New circuit for electric shower and under floor electric heating in bathroom

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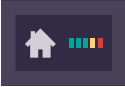
**Any electrical works at the property since 2005**

Yes

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End of section





# Energy efficiency

**Current EPC rating**

D

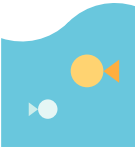
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**Green deal loan in place**

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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## ↓ Radon

Radon test carried out

No

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Radon remedial measures on construction

Not known

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## ↓ Coal mining

Coal mining risk

No

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## ↓ Other mining

Other mining risk

No

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## ↓ Coastal erosion

Coastal erosion risk

No

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## ↓ Other

### **Other environmental risks**

No

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End of section



# Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

Yes

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New home warranty

No

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Guarantes or warranties for roofing work

No

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Guarantes or warranties for damp proofing treatment

No

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Guarantes or warranties for central heating and/or plumbing

Yes

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Guarantes or warranties for double glazing

Yes

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Guarantes or warranties for electrical repair or installation

Yes

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Guarantes or warranties for subsidence work

No

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**Guarantes or warranties for solar panels**

No

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**Outstanding claims or applications against the guarantees or warranties**

No

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**Title defect insurance in place**

No

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**Any other guarantees or warranties**

No

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**Guarantes or warranties for timber rot infestation treatment**

No

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End of section



# Heating

## Type of heating system

Central heating

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## Central heating fuel

Mains gas

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## Mains gas, Oil or LPG supplier

British Gas

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## Date of installation

2007-01-05

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## Date of the last service or maintenance

2024-04-08

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## Was a gas boiler installed after 1st April 2005, or a solid fuel or oil boiler installed after 1st October 2010?

Yes

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## Location of the gas meter

inside cupboard under stairs

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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, Underfloor heating

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End of section



# Insurance

**Property insured**

Yes

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## ↓ Insurance concerns

**Insurance previously refused**

No

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**Insurance subject to high excesses**

No

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**Insurance subject to unusual conditions**

No

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**Past insurance claims**

No

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**Abnormal rise in insurance premiums**

No

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End of section





# Listing & conservation

## ↓ Listing status

**Listed building in England or Wales**

No

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## ↓ Conservation

**Located in a designated conservation area**

No

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## ↓ Tree Preservation

**Tree preservation order in place**

No

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End of section



# Notices

**Planning application notice(s)**

No

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**Required maintenance 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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**Infrastructure project notice(s)**

No

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**Party wall act notice(s)**

No

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**Other notices**

No

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End of section



# Other issues

## Excessive noise issues

No

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## Crime issues

No

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## Occupied by someone under caution or conviction

No

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## Failed transactions in last 12 months

No

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End of section



# Ownership - Freehold

**Title number**

K413863

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**Tenure of the property**

Freehold

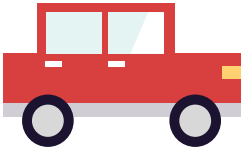
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**Whole freehold being sold**

Yes

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End of section



# Parking

## Type of parking available

Garage, Driveway, On Street

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## Disabled parking available

No

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## Controlled parking in place

No

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## Electrical vehicle charging point at the property

No

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End of section



# Rights and informal arrangements

**Shared contributions**

No

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**Neighbouring land rights**

No

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**Public right of way**

No

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**Rights of light**

No

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**Rights of support**

No

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**Rights created through custom**

No

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**Rights to take from land**

No

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**Mines and minerals under the property**

No

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**Church chancel liability**

No

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**Other rights**

No

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**Attempts to restrict access**

No

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End of section



# Sellers capacity

Capacity

Legal Owner

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End of section





# Services crossing the property

Pipes, wires, cables, drains coming to property

No

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Pipes, wires, cables, drains from property

No

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Formal or informal agreements for services crossing the property

No

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End of section



# Specialist issues

Property treated for dry rot, wet rot or damp

No

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Japanese knotweed at the property or neighbouring land

No

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Subsidence or structural faults

No

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Ongoing health or safety issues at the property

No

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Asbestos at the property

No

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End of section



# Type of construction

Property is built with standard forms of construction

Yes

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Spray foam installed at the property

No

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Details of any accessibility adaptations at the property

No accessibility adaptations

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## ↓ Building safety

Building safety issues at the property

No

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End of section



# Water & drainage

## ↓ Water

### Location of the water meter

Outside on the front public footpath

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### Mains water connected to the property

Yes

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### Mains water supplier

South East Water

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### Mains water supply metered

Yes

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### Location of the stopcock

Outside on the front public footpath

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## ↓ Drainage

### Mains foul drainage connected to the property

Yes

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### Mains foul drainage supplier

South East Water

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### Surface water drainage connected to the property

Yes

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## **Details of the maintenance agreements**

British Gas service contract

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## **Maintenance agreements in place for the drainage system**

Yes

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End of section