

35 Farm Lane

Material information

35 Farm Lane Tonbridge, TN10 3DG

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

23/07/2024 12:21



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.

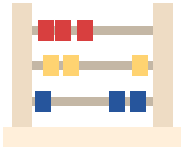
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive summary of the property you've requested to view to help inform your purchasing decision.

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

Other material issues

No

Other charges not mentioned elsewhere

No

End of section



Alterations & changes

Planning permission breaches

No

Unfinished works at the property

No

Unresolved planning issues

No

↓ Structural alterations

Structural alterations made to the property

No

↓ Change of use

Property subject to a change of use

No

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

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

New double glazed windows installed throughout the whole property

Details why building regulation approval wasn't obtained

Exempt

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

Not required

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

Yes

Year the installation was completed

2004

Details why planning permission approval wasn't obtained

permitted development rights

Details why deed restriction consent wasn't obtained

Not applicable

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

Not required

Details why listed building consent wasn't obtained

Not applicable

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

Not required

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

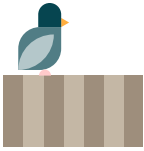
Not required

↓ **Conservatories**

Conservatory added to the property

No

End of section



Boundaries

Boundaries are uniform

Yes

Property boundaries differ from the title plan

No

Boundaries have been moved

No

Proposal to alter the boundaries

No

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

No

Part of the property on separate deed

Yes

Details of the parts of the property on a separate deed

There is an additional title deed for a small piece of garden area to the left of the house

Adjacent land included in the sale

No

Flying freehold at the property

No

↓ Boundary ownership

Left boundary

Seller

Rear boundary

Seller

Right boundary

Neighbour

Front boundary

Seller

End of section



Completion & moving

Seller will remove any rubbish

true

Seller will replace any light fittings

true

Seller will take reasonable care

true

Seller will leave all keys

true

Property in a chain

No

Type of transaction this sale is dependant on

Sale

Any dates the seller can't move on

No

Sale price sufficient to settle the mortgage

No mortgage

End of section



Connectivity

↓ Telephone

Telephone line connected to the property

No

↓ Cable & TV

Cable or satellite TV connected to the property

No

↓ Broadband

Broadband connection at the property

FTTP (Fibre to the Premises)

↓ Mobile coverage

Mobile signal issues at the property

No

End of section



Council tax

Council Tax band

E

Alterations affecting Council Tax band

No

Annual Council Tax

2749.0

End of section

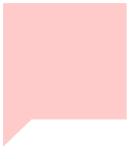


Delay factors

Potential delays to the transaction

No

End of section



Disputes & complaints

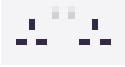
Past disputes and complaints

No

Potential disputes and complaints

No

End of section



Electricity

↓ Mains electricity

Electricity meter location

In cupboard next to front door

Mains electricity supplier

British Gas

Property connected to mains electricity

Yes

↓ Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property

No

↓ Other electricity sources

Other sources of electricity connected to the property

No

End of section



Electrical works

Electrics tested by a qualified electrician

Yes

Year the electrics were tested

2020

Year the electrical work was carried out

2020

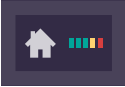
Details of the electrical work

Replacement of fuse box

Any electrical works at the property since 2005

Yes

End of section



Energy efficiency

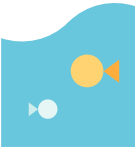
Current EPC rating

No Certificate

Green deal loan in place

No

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

No

↓ Radon

Radon test carried out

No

Radon remedial measures on construction

No

↓ Coal mining

Coal mining risk

No

↓ Other mining

Other mining risk

No

↓ Coastal erosion

Coastal erosion risk

No

↓ Other

Other environmental risks

No

End of section



Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

Yes

New home warranty

No

Guarantes or warranties for roofing work

No

Guarantes or warranties for damp proofing treatment

No

Guarantes or warranties for central heating and/or plumbing

Yes

Guarantes or warranties for double glazing

No

Guarantes or warranties for electrical repair or installation

No

Guarantes or warranties for subsidence work

No

Guarantes or warranties for solar panels

No

Details of the other guarantees or warranties

Warranties for domestic appliances

Outstanding claims or applications against the guarantees or warranties

No

Title defect insurance in place

No

Any other guarantees or warranties

Yes

Guarantes or warranties for timber rot infestation treatment

No

End of section



Heating

Type of heating system

Central heating

Central heating fuel

Mains gas

Mains gas, Oil or LPG supplier

British gas

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

Yes

Location of the gas meter

Cupboard by the front door

Is the heating system in good working order

Yes

Other heating features at the property

Double glazing

End of section



Insurance

Property insured

Yes

↓ Insurance concerns

Details of insurance claims

Claim for flash flood affecting kitchen about 20 years ago- much of Tonbridge affected and fire damage claim 4 years ago. Both claims agreed and settled.

Insurance previously refused

No

Insurance subject to high excesses

No

Insurance subject to unusual conditions

No

Past insurance claims

Yes

Abnormal rise in insurance premiums

No

End of section



Listing & conservation

↓ Listing status

Listed building in England or Wales

No

↓ Conservation

Located in a designated conservation area

No

↓ Tree Preservation

Tree preservation order in place

No

End of section



Notices

Planning application notice(s)

No

Required maintenance notice(s)

No

Neighbour development notice(s)

No

Listed building application notice(s)

No

Infrastructure project notice(s)

No

Party wall act notice(s)

No

Other notices

No

End of section



Other issues

Excessive noise issues

No

Crime issues

No

Occupied by someone under caution or conviction

No

Failed transactions in last 12 months

No

End of section



Ownership - Freehold

Title number

K409487

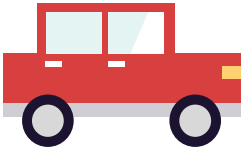
Tenure of the property

Freehold

Whole freehold being sold

Yes

End of section



Parking

Type of parking available

Garage, Driveway

Disabled parking available

No

Controlled parking in place

No

Electrical vehicle charging point at the property

No

End of section



Rights and informal arrangements

Shared contributions

No

Neighbouring land rights

No

Public right of way

No

Rights of light

No

Rights of support

No

Rights created through custom

No

Rights to take from land

No

Mines and minerals under the property

No

Church chancel liability

No

Other rights

No

Attempts to restrict access

No

End of section



Sellers capacity

Capacity

Legal Owner

End of section



Services crossing the property

Pipes, wires, cables, drains coming to property

No

Pipes, wires, cables, drains from property

No

Formal or informal agreements for services crossing the property

No

End of section



Specialist issues

Property treated for dry rot, wet rot or damp

No

Japanese knotweed at the property or neighbouring land

No

Subsidence or structural faults

No

Ongoing health or safety issues at the property

No

Asbestos at the property

No

End of section



Type of construction

Property is built with standard forms of construction

Yes

Spray foam installed at the property

No

Details of any accessibility adaptations at the property

Stairlift

↓ Building safety

Building safety issues at the property

No

End of section



Water & drainage

↓ Water

Location of the water meter

Under pavement at front of property

Mains water connected to the property

Yes

Mains water supplier

Southern Water

Mains water supply metered

Yes

Location of the stopcock

In cupboard outside front door

↓ Drainage

Mains foul drainage connected to the property

Yes

Mains foul drainage supplier

TMBC

Surface water drainage connected to the property

Yes

Maintenance agreements in place for the drainage system

No

End of section