

Additional Enquiries

Property address: Serenowks fishery Cowbridge Road CF72 9JU

Please answer the following to the best of your knowledge:

1. Are you the registered owner of the property?
(If no we will need evidence of your right to sell, i.e. Grant of Probate, Power of Attorney) Yes ☒ No ☐
Not Known ☐
2. Are you aware of any mortgage or charges over the property? Yes ☒ No ☐
Not Known ☐
3. Have you experienced any issues regarding the rights granted, reserved or mentioned in the deeds? Yes ☐ No ☒
Not Known ☐
4. Have you been asked to contribute to the maintenance of any shared areas? Yes ☐ No ☒
Not Known ☐
5. Are you aware of any breaches to the covenants mentioned or referred to in the title deeds? Yes ☐ No ☒
Not Known ☐

The Property

1. Have any works been carried out on the property which may have required planning permission, or building regulation approval? Yes ☒ No ☐
Not Known ☐
2. Does the enclosed title plan accurately reflect the land you intend on selling?
(please inform us if you are selling another section of land that is not included on the title plan) Yes ☒ No ☐
3. To your knowledge, is the property affected by or does it contain:

(a) Contaminated Land or Subsidence	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(b) Underpinning	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(c) Drains in the boundaries that have been built over	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
- If yes has the water board requested access?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(d) Any contents subject to credit, repayment, or a hire purchase agreement	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(e) Solar panels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(f) Fuel burning appliance such as a log burner (since 1 April 2002)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
(g) Driveway (since 1 October 2008)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(h) Slate or tile roof	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
(i) Decking (over 30cm high, covering over 50% of the garden)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(j) Roof repair (over 30% of the roof has been replaced)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(k) Conservatory, porch or garage erected	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(l) Extension or loft conversion	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
(m) Flooding	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(n) Is the property constructed of brick or stone?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

If yes to any of the above please provide the relevant documents.

Leasehold Properties

1. Do you pay ground rent? Yes ☐ No ☒
(if yes please provide an up to date rent receipt)

Please confirm the name and address of your landlord _____
