

Law Society Property Information Form (4th edition 2020 – second revision)

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Address of the property	Hafod Newydd Pontrhydfendigaid Ystrad Meurig
	Postcode S Y 2 5 6 E S
Full names of the seller	Gillian Jane Pryce and Susan Anne Cross
Seller's solicitor Name of solicitor's firm	Gabbs Solicitors
Address	26a Broad Street Leominster HR6 8BS
Email	rhughes@gabbs.biz
Reference number	REH\0645591/00002
About this form	This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.
Definitions	 'Seller' means all sellers together where the property is owned by more than one person. 'Buyer' means all buyers together where the property is being bought by more than one person. 'Property' includes all buildings and land within its boundaries.

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Law Society Property Information Form

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Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so.
 If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give
 incorrect or incomplete information to the buyer (on this form or
 otherwise in writing or in conversation, whether through your
 estate agent or solicitor or directly to the buyer), the buyer may
 make a claim for compensation from you or refuse to complete
 the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner).
 You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers
 which help answer the questions. If you are aware of any which
 you are not supplying with the answers, tell your solicitor. If you
 do not have any documentation you may need to obtain copies at
 your own expense. Also pass to your solicitor any notices you
 have received concerning the property and any which arrive at
 any time before completion of the sale.

Instructions to the buyer

- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

1. Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1	to maintain or repair the boundary features:					
	(a) on the left?		eller		Neighbour	
	(b) on the right?		hared eller hared		Not known Neighbour Not known	
	(c) at the rear?		eller		Neighbour Not known	
	(d) at the front?	=	eller		Neighbour Not known	
1.2	If the boundaries are irregular please indicate reference to a plan:	e owner	ship by writ	ten d	escription or by	
1 e	the fences, such as they are, were erected by the seller's father					
1.3	Is the seller aware of any boundary feature h moved in the last 10 years or during the selle of ownership if longer? If Yes, please give de	er's perio		Yes	☐ No	
46 CON	rthe ease derecting ellers father took	Va	ie fei nous Sense	CO Fo	es the vtes v the grou	no
1.4	During the seller's ownership, has any adjactor property been purchased by the seller? If Yes, please give details:	ent land	[<u>]</u>	Yes	☐ No	
	ne then derelict but eat House was pu brrently awaiting loo atural Resources h	tdin rch pylir rate	o kno esed mati	In M	n as the 1983 buo from	2

1.5	Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road, for example cellars under the pavement, overhanging eaves or covered walkways? If Yes, please give details:	Yes No
1.6	Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:	Yes No No Enclosed To follow
	Believed no/not known	
2.	Disputes and complaints	
2.1	Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:	Yes No
	Believed no/not known	7
2.2	Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:	Yes No
(Believed no/not Know	n
3.	Notices and proposals	
3.1	Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:	Yes No
	Believed no Inot Know	vn
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3.2	Is the seller aware of any proposals to develop		
	property or land nearby, or of any proposals to make alterations to buildings nearby? If Yes, please give details:	Yes No	
	Believed no Inot Know	VN	
4.	Alterations, planning and building	control	
form comp prod authorsche Sche Pers	e to seller: All relevant approvals and supporting paperwork ref, such as listed building consents, planning permissions, Building pletion certificates should be provided. If the seller has had wor uce the documentation authorising this. Copies may be obtained ority website. Competent Persons Certificates may be obtained me provider (e.g. FENSA or Gas Safe Register). Further inform ons Certificates can be found at: https://www.gov.uk/guidanceme-current-schemes-and-how-schemes-are-authorised	ng Regulations consents and ks carried out the seller should and from the relevant local from the contractor or the nation about Competent	
value follov nfori	Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at: http://www.gov.uk/government/organisations/valuation-office-agency		
4.1	Have any of the following changes been made to the who (including the garden)?	le or any part of the property	
	(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:	Yes No	
À	Not known to all of 04.	İ	
	(b) Change of use (e.g. from an office to a residence)	Yes No Year	
	(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002	Yes No Year	
	(d) Addition of a conservatory	Yes No Year	

4.2	If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:				
	(a) please supply copies of the planning permissions, Buildin Completion Certificates, OR:	ng Regulations approvals and			
	(b) if none were required, please explain why these were no development rights applied or the work was exempt from Bu	t required – e.g. permitted ilding Regulations:			
Furtl http	ner information about permitted development can be found at: s://www.planningportal.co.uk/info/200126/applications				
4.3	Are any of the works disclosed in 4.1 above unfinished? If Yes, please give details:	Yes No			
4.4	Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:	Yes No			
Í	Believed no not known				
4.5	Are there any planning or building control issues to resolve? If Yes, please give details:	Yes No			
	Believed no/not known				
4.6	Have solar panels been installed?	Yes No			
	If Yes:				
	(a) In what year were the solar panels installed?	Year			
	(b) Are the solar panels owned outright?	Yes No			
	(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents e.g. copies of electricity bills for feed in tariffs.	Yes No No Enclosed To follow			
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4.7	Is the property or any part of it:			
	(a) a listed building?	Yes No		
	(b) in a conservation area?	Yes No		
	If Yes, please supply copies of any relevant documents.	Enclosed To follow		
4.8	Are any of the trees on the property subject to a Tree Preservation Order?	Yes No		
	If Yes:	Not known		
	(a) Have the terms of the Order been complied with?	Yes No		
	(b) Please supply a copy of any relevant documents.	Enclosed To follow		
5. Note	5. Guarantees and warranties Note to seller: All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.			
or m	e to buyer: Some guarantees only operate to protect the persor ay not be valid if their terms have been breached. You may wis blish whether it is still trading and if so, whether the terms of the	h to contact the company to		
5.1	Does the property benefit from any of the following guara If Yes, please supply a copy.	ntees or warranties?		
	(a) New home warranty (e.g. NHBC or similar)	Yes No No To follow		
	(b) Damp proofing	Yes No Enclosed To follow		
	(c) Timber treatment	Yes No Enclosed To follow		
	(d) Windows, roof lights, roof windows or glazed doors	Yes No Enclosed To follow		
	(e) Electrical work	Yes No Enclosed To follow		

	(a) subject to an abnormal rise in premiums?(b) subject to high excesses?	Yes No
6.4	Has any buildings insurance taken out by the seller ever	been: Believed
6.3	If the property is a flat, does the landlord insure the building?	Yes No
6.2	If not, why not?	
6.1	Does the seller insure the property?	Yes No
6.	Insurance	
	guarantees or warranties? If Yes, please give details:	
5.2	Have any claims been made under any of these	Yes V No
	(i) Other (please state):	Yes No Enclosed To follow
	(h) Underpinning	Yes No Enclosed To follow
	(g) Central heating	Yes No No Enclosed To follow
	(f) Roofing	Yes No Description No To follow

	(c) subject to unusual conditions?	Yes	Believed Believed
	(d) refused?	Yes	No
	If Yes, please give details:		
			Believed
6.5	Has the seller made any buildings insurance claims? If Yes, please give details:	Yes	No
7.	Environmental matters	ме відстві поставляння видент в под постав п	
Flo	ooding		
info	e: Flooding may take a variety of forms: it may be seasonal urrence. The property does not need to be near a sea or rivermation about flooding can be found at: w.gov.uk/government/organisations/department-for-enverset flood risk check can be found at: www.gov.uk/check-flood	er for flooding to occ ironment-food-rur	cur. Further
Rea ser v	d our updated Flood Risk Practice Note at https://www.law vices/advice/practice-notes/flood-risk/	rsociety.org.uk/sup	oport-
7.1	Has any part of the property (whether buildings or surrounding garden or land) ever been flooded? If Yes, please state when the flooding occurred and identify the parts that flooded:	Yes	PNot Known
If No	o to question 7.1 please continue to 7.3 and do not answ	er 7.2 below.	
7.2	What type of flooding occurred?		
	(a) Ground water	Yes	No
	(b) Sewer flooding	Yes	No
	(c) Surface water	Yes	No
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	(d) Coastal flooding	Yes No	
	(e) River flooding	Yes No	
	(f) Other (please state):		
··· ·			
7.3	Has a Flood Risk Report been prepared? If Yes, please supply a copy.	Yes No Enclosed To follow	
Furth Repo	er information about the types of flooding and Flood Risk orts can be found at: www.gov.uk/government/organisations	/environment-agency.	
Rad	on		
Engla propa Rado	Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: www.gov.uk/government/organisations/public-health-england and www.publichealthwales.wales.nhs.uk.		
7.4	Has a Radon test been carried out on the property?	Yes No	
	If Yes:		
	(a) please supply a copy of the report	Enclosed To follow	
	(b) was the test result below the 'recommended action level'?	Yes No	
7.5	Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?	Yes No	
Ene	ergy efficiency		
pror	e: An Energy Performance Certificate (EPC) is a document that erty's energy usage. Further information about EPCs can be fo s://www.gov.uk/buy-sell-your-home/energy-performance-co	und at:	
7.6	Please supply a copy of the EPC for the property.	Enclosed To follow Already supplied	
	•		

7.7	Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.	Yes No No Enclosed To follow
	her information about the Green Deal can be found at: v.gov.uk/green-deal-energy-saving-measures	
Jap	anese knotweed	
untre grou	2: Japanese knotweed is an invasive non-native plant that can eated. The plant consists of visible above ground growth and a nd in the soil. It can take several years to control and manage ment plan and rhizomes may remain alive below the soil even	n invisible rhizome (root) below through a management and
7.8	Is the property affected by Japanese knotweed?	Yes No Not known
	If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.	Yes No Not known Enclosed To follow
8.	Rights and informal arrangements	THE
of les	e: Rights and arrangements may relate to access or shared usons than seven years, rights to mines and minerals, manorial riguers. If you are uncertain about whether a right or arrangement see ask your solicitor.	hts, chancel repair and similar
8.1	Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain? If Yes, please give details:	Yes Not Known
8.2	Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)? If Yes, please give details:	Yes No
	Please see the deeds	

8.3	Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:	Yes No
8.4	Does the seller know if any of the following rights benef	fit the property: Believed
	(a) Rights of light	Yes Notknow
	(b) Rights of support from adjoining properties	Yes No -II
	(c) Customary rights (e.g. rights deriving from local traditions)	Yes No
8.5	Does the seller know if any of the following arrangemen	nts affect the property:
	(a) Other people's rights to mines and minerals under the land	Yes No
	(b) Chancel repair liability	Yes No
	(c) Other people's rights to take things from the land (such as timber, hay or fish)	Yes No
	If Yes, please give details:	
	Please see the deeds of aware of anything	verwise not
8.6	Are there any other rights or arrangements affecting the property? This includes any rights of way. If Yes, please give details:	Yes No
	Please see the deeds of	verwise 19

O C.	vices crossing the property of neighbouring prope	erty
8.7	Do any drains, pipes or wires serving the property cross any neighbour's property?	Yes No Not known
8.8	Do any drains, pipes or wires leading to any neighbour's property cross the property?	Yes No Not known but below
8.9	Is there any agreement or arrangement about drains, pipes or wires?	Yes No Not known
	If Yes, please supply a copy or give details:	Enclosed To follow
(Services (electric and tel cross neighbouring propert Please see deeds re the	ephone) les Noter(well)
9.	Parking	rene na describión como de constante de cons
9.1	What are the parking arrangements at the property?	
Ŧ	Park on the property	
9.2	Is the property in a controlled parking zone or within a local authority parking scheme?	Yes No
10.	Other charges	
rent s there	: If the property is leasehold, details of lease expenses such as should be set out on the separate TA7 Leasehold Information Formay still be charges: for example, payments to a management te drainage system.	rm. If the property is freehold
10.1	Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:	Yes No
inconstante en		

11.	Occupiers	
11.1	Does the seller live at the property?	☐ Yes ☐ No
11.2	Does anyone else, aged 17 or over, live at the property?	Yes No
If No belov	to question 11.2, please continue to section 12 'Services' a	nd do not answer 11.3–11.5
11.3	Please give the full names of any occupiers (other than the	sellers) aged 17 or over:
	ş	
11.4	Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers?	Yes No
11.5	Is the property being sold with vacant possession?	Yes No
	If Yes, have all the occupiers aged 17 or over:	
	(a) agreed to leave prior to completion?	Yes No
	(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion.	Yes No No Enclosed To follow
12.	. Services	
relev can	e: If the seller does not have a certificate requested below this cay ant Competent Persons Scheme. Further information about Cor be found at: https://www.gov.uk/guidance/competent-person -how-schemes-are-authorised	npetent Persons Schemes
Ele	ctricity	Believed
12.1	Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?	Yes No
12.1	Has the whole or any part of the electrical installation been tested by a qualified and registered electrician? If Yes, please state the year it was tested and provide a copy of the test certificate.	Yes No Year Enclosed To follow
	been tested by a qualified and registered electrician? If Yes, please state the year it was tested and provide a	Year
	been tested by a qualified and registered electrician? If Yes, please state the year it was tested and provide a copy of the test certificate. Has the property been rewired or had any electrical	Year Enclosed To follow Yes No Not known
	If Yes, please state the year it was tested and provide a copy of the test certificate. Has the property been rewired or had any electrical installation work carried out since 1 January 2005?	Year Enclosed To follow Yes No
	If Yes, please state the year it was tested and provide a copy of the test certificate. Has the property been rewired or had any electrical installation work carried out since 1 January 2005? If Yes, please supply one of the following:	Year Enclosed To follow Yes No Not known

Central heating		Toutial heating	l centra	
12.3 Does the property have a central heating sy	/stem?	Yes	No	jonil
If Yes:				1
(a) What type of system is it (e.g. mains gas, liouil, electricity, etc.)?	quid gas,			
(b) When was the heating system installed? If of 1 April 2005 please supply a copy of the 'complicertificate' (e.g. CORGI or Gas Safe Register) of 'exceptional circumstances' form.	etion	Not kno		
(c) Is the heating system in good working order	?	Yes	UNOT KN	pwn
(d) In what year was the heating system last serviced/ maintained? Please supply a copy of the inspection report.		Year ✓ Not known Enclosed To follow		
Drainage and sewerage		Not ava	ilable	
Note: Further information about drainage and sewera www.gov.uk/government/organisations/environment/	age can be four ent-agency	nd at:		
12.4 Is the property connected to mains:				
(a) foul water drainage?	Yes	No	Not known	
(b) surface water drainage?	Yes	No	Not known	
If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.				
12.5 Is sewerage for the property provided by:				
(a) a septic tank?		Yes	☐ No	
If the property is in England and you answered Ye discharges directly into surface water, you must opossible:	es to question to one of the f	12.5 and you ollowing as s	r septic tank oon as	
 connect to mains sewer install a drainage field (also known as an indischarge to ground instead replace your septic tank with a small sewage 			otic tank can	
You must have plans in place to carry out this wor 12 months.	k within a reas	sonable times	scale, typically	
12.5.1 When was the septic tank last replaced or ເ	ıpgraded?	Not 1/4	MONTH Month Year	
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(b) a sewage treatment plant?	Yes No				
(c) cesspool?	Yes No				
12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system?	Yes No Properties share				
12.7 When was the system last emptied?	JVOY KNOWNYear				
12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced?	Year Year				
12.9 When was the system installed?	-II - Year				
Note: Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: www.gov.uk/government/organisations/environment-agency					
12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained.	Yes No No Enclosed To follow				
Specific information about permits and general binding rules can be www.gov.uk/permits-you-need-for-septic-tanks	found at				
	ta audit de de de la fille de				

13. Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

Mains electricity Yes No	Mains gas	Yes	No
Provider's name OVO energy	Provider's name		
Location of meter North wall of	Location of meter		
		the Charles and all must be an about the heart of the state of the sta	
Mains water Yes No	Mains sewerage	Yes	No
Provider's name	Provider's name		
Location of stopcock			
Location of meter, if any			
			t de democratic de constructiva de la construcción de construc
Telephone Yes No	Cable	Yes	No
Provider's name Langer Connected	Provider's name		

14. Transaction information 14.1 Is this sale dependent on the seller completing the No Yes purchase of another property on the same day? 14.2 Does the seller have any special requirements about a No. Yes moving date? If Yes, please give details: No 14.3 Will the sale price be sufficient to repay all mortgages Yes and charges secured on the property? No mortgage 14.4 Will the seller ensure that: (a) all rubbish is removed from the property (including from Yes No requiring improvement the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition? (b) if light fittings are removed, the fittings will be replaced Themaculate Yes with ceiling rose, flex, bulb holder and bulb? (c) reasonable care will be taken when removing any other No Yes fittings or contents? (d) keys to all windows and doors and details of alarm codes No will be left at the property or with the estate agent? Signed: Signed:



Each seller should sign this for

The Law Society is the representative body for solicitors in England and Wales.