

Legal Condition Report

SUMMARY The Property can be classified as being in good and marketable Legal Condition. There are two issues which need attention under "Lease" and "Drainage". This Legal Condition Report is guaranteed and underwritten according to the Terms and Conditions overleaf

Sellers: John Andrew Backhurst and Julie Anne Maybury **Report Date.**

Property: 23 Acacia Grove Borechester Somerset TA47 5BY **Case Ref No.**

Tenure: Freehold Leasehold
 Term of Lease years unexpired
 Ground Rent £ Service Charge £ Notice Fee £

Ratings – Definitions

1. Indicates a good and marketable property
2. Indicates there is a matter which needs attention
3. Indicates there is an issue which must be resolved before the property can be sold

<u>Sellers Questionnaire</u>	Rating	1	The Questionnaire states that there have been no notices or dispute during the owners occupation, there are guarantees on the window and external doors, there have been no extensions or alterations since the property was built.
<u>Fixtures Questionnaire</u>	Rating	1	A copy is attached and sets out all items included in the sale, all items excluded and those which do not exist.
<u>Agreement</u>	Rating	1	The Agreement sets out the terms of the sale including the Purchase price, the deposit to be paid, a description of the property, the tenure and special conditions
<u>Lease</u>	Rating	2	This document sets out a description of the property and a plan showing the Property edged in red. It also refers to any rights of way from which the Property benefits, also any rights which are in favour of others in the Block. There are matters (covenants) which must be complied with and also matters which the Landlord must comply with. There is no covenant by the Landlord enforcing covenants on other tenants and this must be resolved before a sale of the property. An insurance policy can be obtained to deal with this matter.

Searches

Local	Rating	1	The Local Authority state that the roadway is maintained by them, there are no planning entries, there are no compulsory purchase orders, and no matters which would affect the sale of the property
Environment	Rating	1	This search reveals there are no matter which affect the sale of the property as the property is not in an area affected by
Drainage	Rating	2	The property is not connected to the mains sewerage system but the Property has the benefit of a septic tank but this is on neighbouring land and rights to the tank need to be established.
Mining	Rating	1	The property is not in an area affected by mining
Brine	Rating	1	The property is not affected

New Properties only

Guarantees **Rating** **1** The Property benefits from a full NHBC Guarantee for 10 years