

Required Material Information



- Property Name: 3 Almonry Fields North Trade Road Battle TN33 0HX
- Council Tax/Domestic Rates: Band: NULL Amount: Year:
- Asking price: 445000
- Tenure: Freehold
- Property construction issues?: There are no construction issues that affect buildings insurance
- Electricity Supply: The property is connected via the mains and the current provider is EDF
- Gas Supply: The property is connected via the mains and the current provider is EDF
- Water Supply: The property is connected via the mains and the current provider is South East Water
- Sewerage: The property is connected via the mains and the current provider is Southern Water
- Heating: The property has central heating, type: Mains Gas
- Broadband: The property has broadband and the current supplier is Plusnet
- Mobile signal/coverage: Supplier: Giff Gaff There are no cell or mobile issues
- Parking: Private drive accessed from A271 North Trade Road and allocated parking space in communal parking area to south of property.
- Are there any building safety issues?: The Seller is not aware of any issues with regard to the building that would affect its safety
- Are there any restrictions and rights?: There are no restriction issues that affect the property known by the Seller
- Flood risk: Buildings Insurance is not higher due to a risk of flooding
- Coastal erosion risk?: The property is not at risk of coastal erosion
- Planning considerations?: Yes. Has planning permission for extension. RR/2024/698/P
- Accessibility/Adaptations?: The property has not had any adaptations
- Is the property within a Coalfield or mining area: No

This information has been provided by the Seller in response to questions set in accordance with NTSELAT Material Information requirements and the Law Society Transaction Protocol. This document is designed, in accordance with the principles set out in the guidance published by the Trading Standards Estate Agency and Lettings division (NTSELAT) to give consumers looking to buy a property an overview to decide whether it may suit their requirements before enquiring further. It is NOT designed to be a comprehensive description of the property. If you have specific requirements then the information above will give you some indication as to whether it MAY be suitable for you, but you should make further enquiries BEFORE you take any steps to view it or make an offer to buy it. If you have any further questions about the Property, you will find greater detail within the Buyers Information Pack, which is accessible below.

CONTACT YOUR AGENT
FOR MORE INFORMATION