

## SUPPLEMENTAL QUESTIONNAIRE

**Seller(s) Name**.....

**Property Address**.....

<p>1. So far as you are aware has the property ever suffered from subsidence or other structural defect? If yes please provide details</p>	<p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
<p>2. Please confirm all external doors and windows have locks with keys and all keys will be handed over on completion to the buyer.</p>	<p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>
<p>3. Please confirm all and any variations or changes to the replies given on this form will be notified to the buyer prior to completion as soon as they become known.</p>	<p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>
<p>4. Has the property ever been burgled during your ownership? If yes please supply details.</p>	<p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>
<p>5. Since 01 October 2008 has a new or replacement driveway been laid at the property?</p> <p>If yes, please provide the appropriate planning consent or alternatively confirmation of the reason that the planning permission was not obtained</p>	<p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
<p>6. Since 01 October 2008 has the front garden been converted to hardstanding?</p> <p>If yes, please provide the appropriate planning consent or alternatively confirmation of the reason that the planning permission was not obtained</p>	<p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
<p>7. Has a wood burner or other renewable energy system been installed/replaced at the property?</p> <p>If yes, please advise when this was done</p>	<p style="text-align: center;"><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>

<p>and provide Building Regulation Approval for it, e.g by way of HETAS Certificate</p>	<input type="text"/>
<p>8. Has decking been installed at the property since 01 October 2008?</p> <p>If yes, please provide the appropriate planning consent or alternatively confirmation of the reason that the planning permission was not obtained</p>	<p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <input type="text"/>
<p>9. If there is a conservatory at the property, please complete the attached Conservatory Questionnaire</p>	<p><input type="checkbox"/> Yes (see attached Questionnaire)</p> <p><input type="checkbox"/> No</p>
<p>10. If the property has the benefit of private drainage, please complete the attached Drainage Questionnaire</p>	<p><input type="checkbox"/> Yes (see attached Questionnaire)</p> <p><input type="checkbox"/> No</p>
<p>11. Where is the main stop cock located?</p>	<input type="text"/>
<p><b><u>Overriding Interests</u></b></p> <p>The buyer will be required to disclose at the time of registration a number of interests affecting the property which are not necessarily apparent in the deeds and documents of title. Please can you disclose any such matters with as much detail as you can provide at this stage:</p> <p>A. Is the property subject to any short term tenancies or leases (less than 7 years) Give details.</p> <p>B. Is the property subject to rights that are not referred to in the deeds? For example rights of way; rights of access;</p>	<p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <input type="text"/> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>

rights of support or shelter etc (easements) the property may also be subject to rights for others to have access to the property. For example to remove game, or for fishing or for some other rights of a similar type. If so please provide full details.

C. Is the property subject to:

Yes  No

1. Mining rights;

Yes  No

2. Customary rights (ancient rights enjoyed by members of the local community or for a particular class of the community)

3. If you are aware or suspect that such rights might affect this property, please provide any details you can, including the nature of the rights and who has the benefit of them.

D. Is the property subject to any of the following: -

Yes  No

1. Franchises – e.g. the right to hold a market on the property;

Yes  No

2. Manorial rights – rights that arise because the property was once held from the Lord of the Manor e.g. rights of grazing to remove mines and minerals, and similar though less usual rights; or

Yes  No

3. Crown rents – payment due to the crown; or

Yes  No

4. Non-statutory rights in respect of embankments or sea walls; or

Yes  No

5. Rights to payment in lieu of tithe. If so please provide full details.

Whilst the replies given to the questions on this form and any other replies given in writing to any enquiry raised during the transaction are given in good faith it is not to be implied that the seller or the seller's conveyancer has carried out investigation or made enquiry before giving any such reply and the buyers shall by virtue of their proceeding not seek to claim reliance based upon such implied investigation or enquiry and will be deemed to have checked any replies by their own inspection, professional survey or other experts report, searches and enquiries of appropriate authorities that should be carried out or arranged by a prudent buyer whether carried out by the buyer or not as no representation or warranty is intended.

Signed..... Dated.....

Signed..... Dated.....

Each seller should sign this form.

<b>Question 9.</b>	<b>Conservatories Questionnaire</b>		
<p><b><i>Please complete this page if the property has a conservatory</i></b></p> <p><i>In most cases building extensions require planning permission and building regulation approval which are not required for conservatories provided that certain criteria are met. The questions below will help determine whether planning permission and building regulation approval is required for your conservatory.</i></p>			
1.	Is your conservatory on any wall of the property such that it fronts a public highway or footpath?	Yes	No
2.	Is the conservatory only on the ground level of the property?	Yes	No
3.	Is it used solely for domestic purposes?	Yes	No
4.	Is the volume of the conservatory less than 15% of the original volume of the property (10% if the property is a terraced house)?	Yes	No
5.	Is the overall height of the conservatory less than 4 metres?	Yes	No
6.	Is the floor area of the conservatory less than 30 square metres?	Yes	No
7.	Are the roofs and walls of the conservatory glazed with translucent or transparent materials with safety glazing at low level?	Yes	No
8.	Does the conservatory contain sleeping accommodation?	Yes	No
9.	Is the conservatory permanently separated from the rest of the property by means of a door?	Yes	NO
10.	Is the conservatory permanently heated?	Yes	No
11.	Does the conservatory contain any drainage facilities e.g. for a sink or washing machine?	Yes	No

**Question 10.**

**Private Drainage Questionnaire**

**PRELIMINARY**

1. Is foul drainage to a cesspool, septic tank, or other. If other, please specify.
2. Please mark on a plan the location of the installation.
3. Please state which properties drain to the installation.
4. a) What provisions are there for sharing the cost of maintaining, repairing and cleansing the installation?  
b) If not already provided please supply copies of any relevant documents.

**CESSPOOL**

5. a) What arrangements are there for emptying the cesspool?  
b) At what frequency is it necessary to empty the cesspool?  
c) Is there any agreement for emptying the cesspool? If so, please supply a copy.  
d) What is the charge payable by the seller for emptying the cesspool on each occasion.

**SEPTIC TANKS**

6. Is there a maintenance/service agreement?
7. When was the tank last cleaned/serviced
8. By what method is the final effluent disposed of.
9. Is the final discharge of effluent from the septic tank into controlled waters as defined by the Water Resources Act 1991?
10. If so, has a licence been granted by the National Rivers Authority.
11. Has any notice been given or prohibition issued in respect of any discharge under Section 86 of the Water Resources Act 1991.
12. Where does the final disposal of the effluent take place? Are there any pipes, drains, soakaways or other parts of the installation which extend outside the boundaries of the land on which the installation is situated? Please supply details of any relevant easement.

**GENERAL**

13. Please forward a copy of any planning permission or building regulation approval relating to the installation.
14. Is the installation in proper working order?
15. Has the seller experienced any difficulty with regard to the operation of the installation? If so, please give full details.
16. Have any notices been received by any local or public authority relating to the installation? Has there been any correspondence with them? If so please supply copies.
17. Have any complaints been received from people sharing the use of the installation.
18. So far as the seller is aware, is the installation watertight so that there is neither ingress of ground water nor egress of sewage to the ground.