

STRUCTURAL ALTERATIONS FORM

Seller(s): Ms Kim Edwards
Property: Sedalia, Heath Lane, Willaston, Neston, Cheshire, CH64 1TR
Ref: JMS/Edwards/

Have any of the following works been carried out at the property at any time either during, or prior to your ownership? If yes, please provide details in the right hand column.

No.	Description	No	Yes	Please provide information such as dates etc.
1.	Is there a conservatory at the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	If YES please provide;			
a)	Is the conservatory the only development at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b)	Is the conservatory completely transparent glass or is it translucent?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c)	Does the glazing satisfy the requirements of part N. Schedule 1 (toughened safety glass)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d)	Are the conservatory walls substantially glazed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e)	Does the floor area to the conservatory exceed 30m square?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f)	Is the conservatory sited at ground level?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g)	Is the conservatory permanently separated from the remainder of the property by means of a door and that door has not been replaced or altered in any way since it's construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h)	Does the conservatory contain any drainage facilities (i.e. sink, W.C. or washing machine)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i)	Is the property excluded from the General Development Order	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2.	Is there a loft conversion?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.	Is there any other extension?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.	Are there any other structural alterations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5.	Have any internal wall(s) been removed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6.	Is there a new/replacement garage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7.	Are you aware of any of the above being carried out by a previous owner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.	Has any decking been installed of more than 30cm in height, covering more than 50% of the garden since 2008?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9.	Since October 2008 has any part of the garden been covered by more than 5 square meters of impermeable surface?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10.	Has a driveway been installed or re-laid since 2008?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11.	Has more than 25% of the roof of the property been renewed or replaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

If you have answered "Yes" to any of the above please supply full details together with copies of any Plans/drawings and Planning Consents from the Local Authority and Ground Rent Collector/Landlord. In the case of gas/electrical alterations after 15 January, 2005, please provide Certificate from Corgi/Gas Safe or NICEIC registered contractor.

First Owner Kim Edwards Date 18-4-24

Second Owner _____ Date _____

OVERRIDING INTERESTS QUESTIONNAIRE

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The Land Registration Act took effect on 13th October 2003. It places a strict obligation on your Buyer to notify the Registry when registering his/her purchase of all "Overriding Interests" which affect the property. Overriding Interests are rights or liabilities in favour of third parties which burden (as opposed to benefit) the property and you as owners but which are not spelt out on the face of your property title documentation. Accordingly it is necessary to disclose all overriding interests of which you are aware or suspect may exist.

Please consider the list below and give details at the bottom of the page of any rights or liability that may affect your property. Most (if not all) will not apply.

1. Private Rights of Way
2. Rights of fishing or shooting.
3. Drainage rights.
4. Liability to pay Crown Rents.
5. Public rights (e.g. public paths crossing your property)
6. Special rights of support (e.g. retaining wall on your land supporting adjoining land)
7. Water courses (Streams / ditches etc running through your land)
8. Liability in respect of embankments, sea and river walls
9. Rights of common
10. Liability to pay corn rent
11. Customary rights (e.g. rights to pasture and graze animals on your land)
12. Any other rights or liabilities affecting the Property of which you are aware
13. Rights to coal or other minerals
14. Rights of persons in occupation
15. Rights to timber or crops
16. Leases or Tenancy Agreements
17. Squatters rights affecting the Property
18. Liability to repair the chancel of any Church
19. Manorial Rights (e.g. Lords rights of sporting, mines / minerals, holding fairs / markets, etc)
20. Rights of water (e.g. right of someone else to take water from a well or stream on your land)
21. Franchises

If none of the above are applicable please sign and date below:-

First Owner Redward Date 18.04.04

Second Owner _____ Date _____

If any of the above ARE applicable please enter details below:-