

PARTICULARS OF SALE

The property to be sold comprises: All that freehold piece and parcel of land together with the dwellinghouse or messuage erected thereon or on part thereof situate at and known as 19 The Kymin, Monmouth, NP25 3SF.

SPECIAL CONDITIONS OF SALE

1 Definitions and interpretation

In these Conditions:

- 1.1 'the Auctioneer' means Peter Alan – Auctions, of 52 High Street, Cowbridge, CF71 7AH.
- 1.2 'the Buyer' means the person who submits the highest bid accepted by the Auctioneer
- 1.3 'the Buyer's Solicitors' means the solicitors instructed to act for the Buyer on the purchase of the Property
- 1.4 'the Completion Date' means the day of
- 1.5 'the Contract Rate' means the Law Society's interest rate from time to time in force
- 1.6 'the Documents' means the documents particulars of which are set out in the schedule
- 1.7 'the General Conditions' means the Standard Conditions of Sale (5th edition)
- 1.8 'the Particulars' means the particulars of sale annexed to these Conditions
- 1.9 'the Property' means the property described in the Particulars
- 1.10 'the Purchase Price' means the amount of the successful bid
- 1.11 'the Seller' means
- 1.12 'the Seller's Solicitors' means Jacklyn Dawson, Equity Chambers, John Frost Square, Newport NP20 1PW (Rachel Hughes-Lewis)
- 1.13 references to a 'Working Day' are references to any day from Monday to Friday (inclusive) which is not Christmas Day Good Friday or a statutory bank holiday
- 1.14 where the context so admits the expressions 'the Seller' and 'the Buyer' includes the personal representatives of the Seller and the Buyer and 'the Buyer' shall include any successors in title of the Buyer
- 1.15 words importing one gender shall be construed as importing any other gender

- 1.16 words importing the singular shall be construed as importing the plural and vice versa
- 1.17 words importing persons shall be construed as importing a corporate body and/or a partnership and vice versa
- 1.18 where any party comprises more than one person the obligations and liabilities of that party under these Conditions shall be joint and several obligations and liabilities of those persons
- 1.19 the clause headings do not form part of these Conditions and shall not be taken into account in its construction or interpretation
- 1.20 any reference to a clause or a paragraph or a schedule is to one in these Conditions so numbered

2 Memorandum

The Buyer shall at the close of the sale sign a memorandum in the form annexed to these Conditions

3 Deposit

- 3.1 The Buyer shall at the close of the sale pay a deposit of 10% of the Purchase Price to the Seller's Solicitors as stakeholder
- 3.2 The deposit may be paid by such method as the Seller's Solicitors shall in their discretion accept and the Buyer shall produce such evidence as the Seller's Solicitors may reasonably require of his identity and credit worthiness and if the deposit is paid otherwise than in cash that his instrument of payment will be honoured
- 3.3 If the instrument of payment of the deposit is not honoured on first presentation the Seller shall have the option:
 - 3.3.1 of rescinding the sale or
 - 3.3.2 of affirming the saleand if the Seller affirms the sale either
 - 3.3.3 the Seller may determine the contract and forfeit the deposit which shall remain due to the Seller and in addition the Buyer will remain liable on his instrument of payment or
 - 3.3.4 the Seller may seek specific performance of the sale

4 Completion

Completion of the sale and purchase and payment of the balance of the Purchase Price shall take place on the Completion Date at the offices of the Seller's Solicitors or where they may reasonably direct

5 Title guarantee

The Seller sells with full title guarantee

6 Possession

The Property is sold with vacant possession on completion

7 Title

The title to the property is registered at HM Land Registry with absolute title under title number WA926648 and in relation to such title the Seller shall provide to the Buyer official copies of the items referred to in Rules 134 (1)(a) and (b) and 135 (1)(a) of the Land Registration Rules 2003 except charges or encumbrances registered or protected on the Register which are to be discharged or overridden at or before completion and such copies having been available for inspection during normal hours at the offices of the Auctioneer and the Seller's Solicitors for a period of at least 7 days prior to the date of the auction and at the auction house at least half an hour prior to the start of the auction the Buyer (whether or not he has inspected them) shall be deemed to purchase with full knowledge of the title in all respects and shall not raise any requisitions or make any objection in relation to the title.

8 Incumbrances

8.1 The Property is sold subject to and (where appropriate) with the benefit of the matters contained or referred to in the Documents

8.2 Copies of the Documents having been available for inspection during normal office hours at the offices of the Auctioneer and the Seller's Solicitors for a period of at least 7 days prior to the date of the auction and at the auction house at least half an hour prior to the start of the auction the Buyer (whether or not he has inspected the same) shall be deemed to purchase with full notice and knowledge of the matters referred to therein in all respects and shall not raise any requisitions or make any objection in relation to such matters and such notice shall not be affected by any partial incomplete or inaccurate statement as to the contents of them in the Particulars or these Conditions

9 Disclaimer

The Buyer admits that:

9.1 he has inspected the Property and purchases it with full knowledge of its actual state and condition and shall take the Property as it stands

9.2 he agrees to purchase the Property solely as a result of his own inspection and on the basis of the terms of these Conditions and not in reliance upon any representation or warranty either written or oral or implied made by or on behalf of the Seller (save for any representation or warranty contained in written

replies given by the Seller's Solicitors to any written preliminary inquiries raised by the Buyer's Solicitors)

9.3 the Particulars these Conditions and the memorandum of sale together comprise the entire agreement between the parties

10 Incorporation of general conditions of sale

10.1 The General Conditions shall apply to the Sale and are incorporated in it so far as they are applicable to a sale by auction and are not varied by or inconsistent with these Conditions

10.2 The auction is subject to a reserve price and the Seller reserves the right through the Auctioneer or through one person appointed by him to bid up to the reserve price

11 Restriction on assignment

11.1 The agreement created by the Particulars these Conditions and the memorandum of sale is personal to the Buyer and is not capable of being assigned charged or mortgaged

11.2 The Seller shall not be required to transfer the Property:

11.2.1 to anyone other than the Buyer named in this Agreement

11.2.2 at a price greater than the Purchase Price

11.2.3 except by one transfer of the Property as a whole

12 Merger on completion

The provisions of these Conditions shall not merge on completion of the transfer of the Property so far as they remain to be performed

13 Contracts (Rights of Third Parties) Act 1999

For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is agreed that nothing in the agreement created by the Particulars these Conditions and the memorandum of sale shall confer on any third party any right to enforce or any benefit of any term of the agreement

14 Legal fees

On completion the Buyer shall reimburse the Seller for the cost of the legal fees charged by the Seller's solicitor in the sum of £1,600 plus VAT and reasonable disbursements.

SCHEDULE

The Documents

1. Official copy entries to Title No: WA342718
2. Copy Deed dated 14th November 1980
3. Copy Deed dated 3rd May 1985
4. Copy Deed dated 30th August 1985
5. Property Information Form
6. Fittings & Contents Form
7. EPC.

MEMORANDUM

I/We of

.....
acknowledge that I/We have today purchased the Property described in the attached particulars of sale at the price mentioned below and have paid to the Seller's Solicitors the deposit mentioned below as stakeholders

I/We agree to pay the balance of the purchase money and to complete the purchase in accordance with the attached conditions

Dated:

Purchase Price

£

Less deposit

£

Balance

£

As agents for the Seller we confirm the sale and as stakeholders acknowledge receipt of the deposit

Name address and reference of the Buyer's Solicitors:

Signed by or on behalf of the Buyer:

Signed on behalf of the Seller:

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA342718

Edition date / Dyddiad yr
argraffiad 01.02.2016

- This official copy shows the entries on the register of title on 30 JAN 2025 at 17:16:33.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 30 Jan 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 30 IONAWR 2025 am 17:16:33.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 30 Ionawr 2025.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

MONMOUTHSHIRE/SIR FYNWY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 19 The Kymin, Monmouth (NP25 3SF).
- 2 (01.02.2016) A new title plan based on the latest revision of the Ordnance Survey Map showing the land added to the title by blue tinting has been prepared.
- 3 A Deed dated 14 November 1980 made between (1) [REDACTED]
[REDACTED] is expressed to grant a right of way.
NOTE: -Copy filed under WA926648.
- 4 By a Deed dated 3 May 1985 made between (1) [REDACTED] the
[REDACTED] land tinted blue on the title plan was expressed to be conveyed together with certain rights. The said Deed also contains exceptions and reservations and the land in this title takes effect subject thereto.
NOTE: Copy filed under WA926648.

Title number / Rhif teitl WA342718

A: Property Register continued / Parhad o'r gofrestr eiddo

5 By a Deed dated 30 August 1985 made between (1) [REDACTED]
[REDACTED] the Deed dated 3 May 1985 referred to
above was expressed to be varied.

NOTE: -Copy filed under WA926648.

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

1 (22.01.2016) PROPRIETOR: [REDACTED] of 19 The Kymin, Monmouth NP25
3SF.

2 [REDACTED].

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 30 January 2025 shows the state of this title plan on 30 January 2025 at 17:16:34. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by the HM Land Registry, Wales Office .

Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EF.

Mae'r copi swyddogol hwn a gyhoeddir ar 30 Ionawr 2025 yn dangos sefyllfa'r cynllun teitl hwn ar 30 Ionawr 2025 am 17:16:34. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.
Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

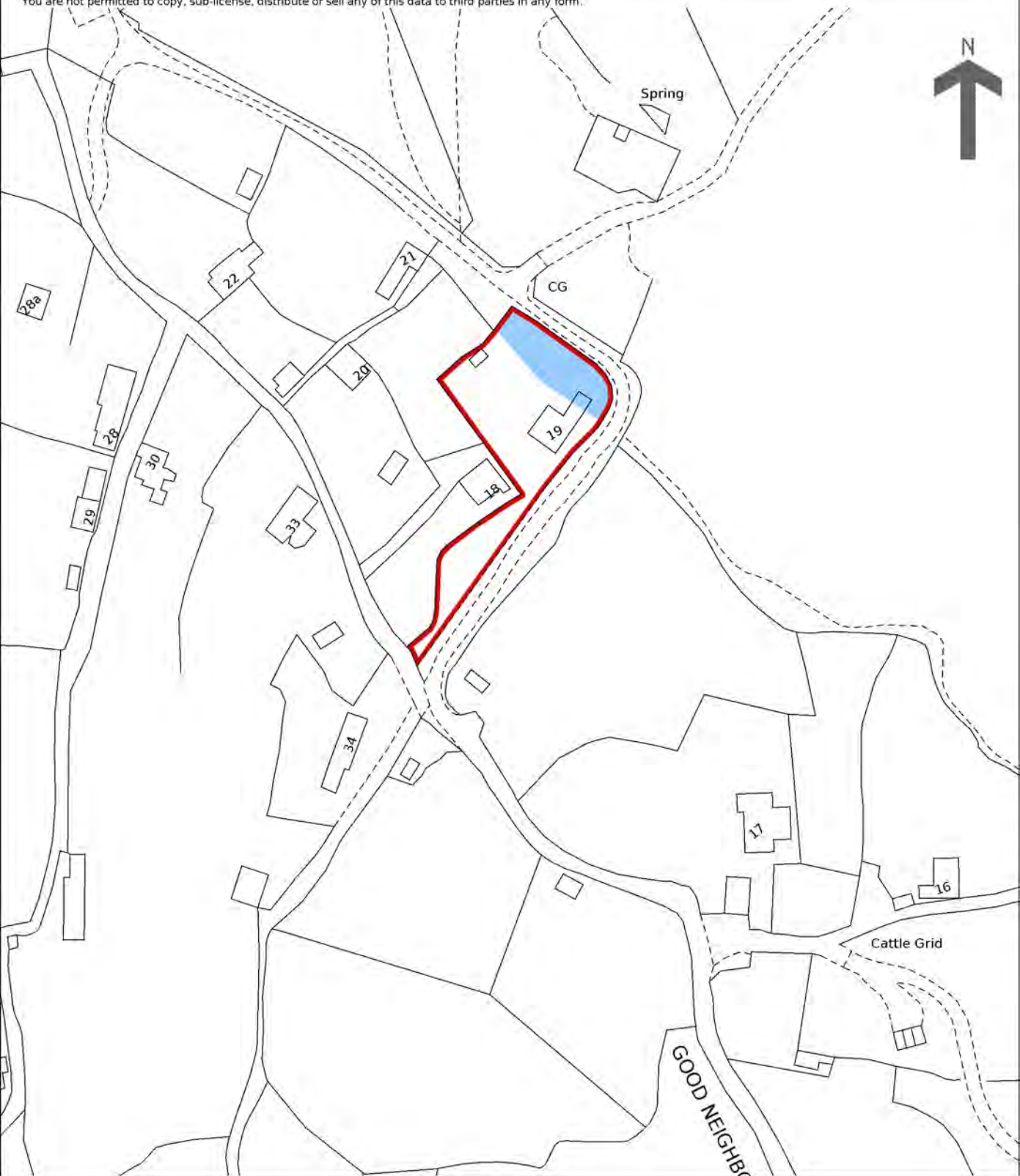
HM Land Registry

Official copy of title plan

Title number **WA342718**
Ordnance Survey map reference **SO5212NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Monmouthshire / Sir
Fynwy**



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These are the notes referred to on the following official copy

Title Number WA342718

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

DATED 3rd MAY

1985



MAN

JK

DEED

relating to roadway at The Kymin Monmouth Gwent



SEQ197

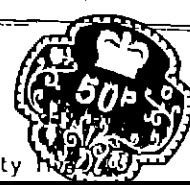
Photo

Copy

Vizard & Co.,
Solicitors,
Monmouth.

D4/B1/TKa/TK

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THIS DEED is made the THIRD
day One thousand nine hundred and eighty

BETWEEN

[redacted] in the County of
Gwent (hereinafter called "Mr. and Mrs. Freeman") of the first part
[redacted]
(hereinafter called "Miss Watts") of the second part and
[redacted]
Monmouth aforesaid (hereinafter called "Miss Cruickshank") of the
third part

WHEREAS

- (1) Mr. and Mrs. Freeman are seised for an estate in fee simple in possession free from Incumbrances of land situate at The Kymin Monmouth in the County of Gwent being that delineated on the plan annexed hereto and thereon coloured red (hereinafter called "the red land") and also of the property known as Meadow Cottage 21 The Kymin delineated on the said plan and indicated with the words "Meadow Cottage" and thereon edged in yellow (hereinafter called Meadow Cottage)
- (2) Miss Watts is seised for an estate in fee simple in possession free from Incumbrances of land situate at The Kymin aforesaid known as Loxwood which said property is delineated on the plan annexed hereto and thereon edged in green (hereinafter called "the green land")
- (3) Miss Cruickshank is seised for an estate in fee simple of land being enclosure number 5283 on the Ordnance Survey Map situate at The Kymin aforesaid which said property is delineated on the said plan and thereon edged in blue (hereinafter called "the blue land") and also of Primrose Cottage The Kymin delineated on the said plan and

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produced to and examined by
PAWCROSS & CO.
Solicitors
St-on-Wye
Herefordshire

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1898

thereon edged in brown and indicated with the words "Primrose Cottage" (hereinafter called Primrose Cottage)

(4) The parties hereto have recently at their joint expense constructed a roadway of the width of four metres or thereabouts between the points marked A - B - C - D - E on the said plan which said roadway is ^{approximately} indicated by a black line on the said plan as a means of providing vehicular accesses to their respective properties and have agreed to enter into this deed in order to regulate their respective rights and obligations in respect thereof

NOW THIS DEED WITNESSETH as follows :-

1. MR. AND MRS. FREEMAN as beneficial owners hereby grant unto Miss Watts full right and liberty for her and her successors in title the owners and occupiers for the time being of the green land or any part thereof and their respective servants and licensees (in common with Mr. and Mrs. Freeman and others having the like right) at all times hereafter by day or night with or without vehicles or animals for all purposes connected with the use and enjoyment of the green land but for no other purposes to pass and repass over and along the said roadway between points A - B on the said plan TO HOLD the said right of way unto Miss Watts in fee simple

2. MR. AND MRS. FREEMAN as beneficial owners hereby grant unto Miss Cruickshank full right and liberty for her and her successors in title the owners and occupiers for the time being of Primrose Cottage or any part thereof and her respective servants and licensees (in common with Mr. and Mrs. Freeman and others having the like right) at all times hereafter by day or night with or without vehicles or animals for all purposes connected with the use and enjoyment of Primrose Cottage but for no other purposes to pass and repass over and along the said roadway between points A - B on the said plan TO HOLD the said right of way unto Miss Cruickshank in fee simple

AGC
E.M.W.
P.H.
-6-4-

3. MISS CRUICKSHANK as beneficial owner hereby grants unto Mr. and Mrs. Freeman full right and liberty for them and their successors in title the owners and occupiers for the time being of Meadow Cottage or any part thereof and their respective servants and licensees (in common with Miss Cruickshank and others having the like right) at all times hereafter by day or night with or without vehicles or animals for all purposes connected with the use and enjoyment of Meadow Cottage but for no other purposes to pass and repass over and along the said roadway between points B - C on the said plan TO HOLD the said right of way unto Mr. and Mrs. Freeman in fee simple

4. MISS CRUICKSHANK as beneficial owner hereby grants unto Miss Watts full right and liberty for her and her successors in title the owners and occupiers for the time being of the green land or any part thereof and her servants and licensees (in common with Miss Cruickshank and others having the like right) at all times hereafter by day or night with or without vehicles or animals for all purposes connected with the use and enjoyment of the green land but for no other purposes to pass and repass over and along the said roadway between points B - C - D on the said plan TO HOLD the said right of way unto Miss Watts in fee simple

5. MISS WATTS as beneficial owner hereby grants unto Miss Cruickshank full right and liberty for her and her successors in title the owners and occupiers for the time being of Primrose Cottage or any part thereof and her servants and licensees (in common with Miss Watts and others having the like right) at all times hereafter by day or night with or without vehicles or animals for all purposes connected with the use and enjoyment of Primrose Cottage but for no other purposes to pass and repass over and along the said roadway between the points marked D - E on the said plan TO HOLD the said right

of way unto Miss Cruickshank in fee simple

6. MR. AND MRS. FREEMAN Miss Watts and Miss Cruickshank hereby covenant mutually with each other so that such covenant shall be binding on their respective successors in title and shall be for the benefit of their respective successors in title (a) that they will from time to time contribute a one third share each of the costs of maintaining the said roadway between points A - B - C on the said plan in a good and sufficient state of repair and the costs of maintaining and repairing the fences alongside the said roadway between points A - B on the said plan and the rights of way hereby granted shall not be exercisable during any period during which there shall be any breach of this covenant which shall not have been remedied by the payment of all money payable thereunder (b) that none of the parties hereto shall give any rights or permission to any other person over any part of the said roadway without the prior written consent of the other parties to this Deed

7. MISS WATTS and Miss Cruickshank hereby covenant mutually with each other so that such covenant shall be binding on their respective successors in title and shall be for the benefit of their respective successors in title that they will from time to time contribute one half share each of the cost of maintaining the said roadway between the points C - D - E on the said plan in a good and sufficient state of repair and the rights of way hereby granted shall not be exercisable during any period during which there shall be any breach of this covenant which shall not have been remedied by the payment of all money payable thereunder

8. MISS CRUICKSHANK hereby covenants with Mr. and Mrs. Freeman and as a separate covenant with Miss Watts so that such covenant shall be binding on Miss Cruickshank's successors in title the

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Date
10 May

owner or owners for the time being of Enclosure Number 5283 (being part of the land shown edged in blue on the said plan) and which covenant shall enure for the benefit of the successors in title of Mr. and [REDACTED] that she [REDACTED] will henceforth maintain in good order the fence separating the said roadway from the said Enclosure Number 5283 between the points marked B - C - D on the said plan and will never hereafter permit the same to fall into a state of disrepair

9. [REDACTED] hereby acknowledge the rights of [REDACTED] to the production of the document specified in the First Schedule hereto and to delivery of copies of the same and hereby undertake with Miss Watts and Miss Cruickshank respectively for the safe custody thereof

10. [REDACTED] hereby acknowledges the right of Miss Cruickshank to the production of the documents specified in the Second Schedule hereto and to delivery of copies thereof and undertakes with her for the safe custody thereof

11. [REDACTED] hereby acknowledges the rights of Mr. and Mrs. Freeman and [REDACTED] the production of the documents specified in the Third Schedule hereto and to delivery of copies thereof and undertakes with [REDACTED] and Miss Watts respectively for the safe custody thereof

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written

THE FIRST SCHEDULE

Date

Document

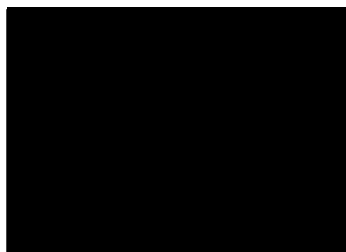
Parties

10 May 1984

CONVEYANCE

[REDACTED]

13 February 1985 CONVEYANCE



THE SECOND SCHEDULE

<u>Date</u>	<u>Document</u>	<u>Parties</u>
28 October 1963	CONVEYANCE	A large black rectangular redaction box covering the parties column for the entries in the second schedule.
16 July 1971	CONVEYANCE	
3 July 1972	CONVEYANCE	
3 July 1972	LEGAL CHARGE (with receipt endorsed dated 5th May 1982)	
12 July 1976	DEED	

(3)

THE THIRD SCHEDULE

<u>Date</u>	<u>Document</u>	<u>Parties</u>
24 September 1951	Examined Copy CONVEYANCE	A large black rectangular redaction box covering the parties column for the entries in the third schedule.
1 November 1972	CONVEYANCE	
5 July 1982	PROBATE OF THE WILL OF	
31 January 1983	ASSENT	

ED, SEALED and DELIVERED

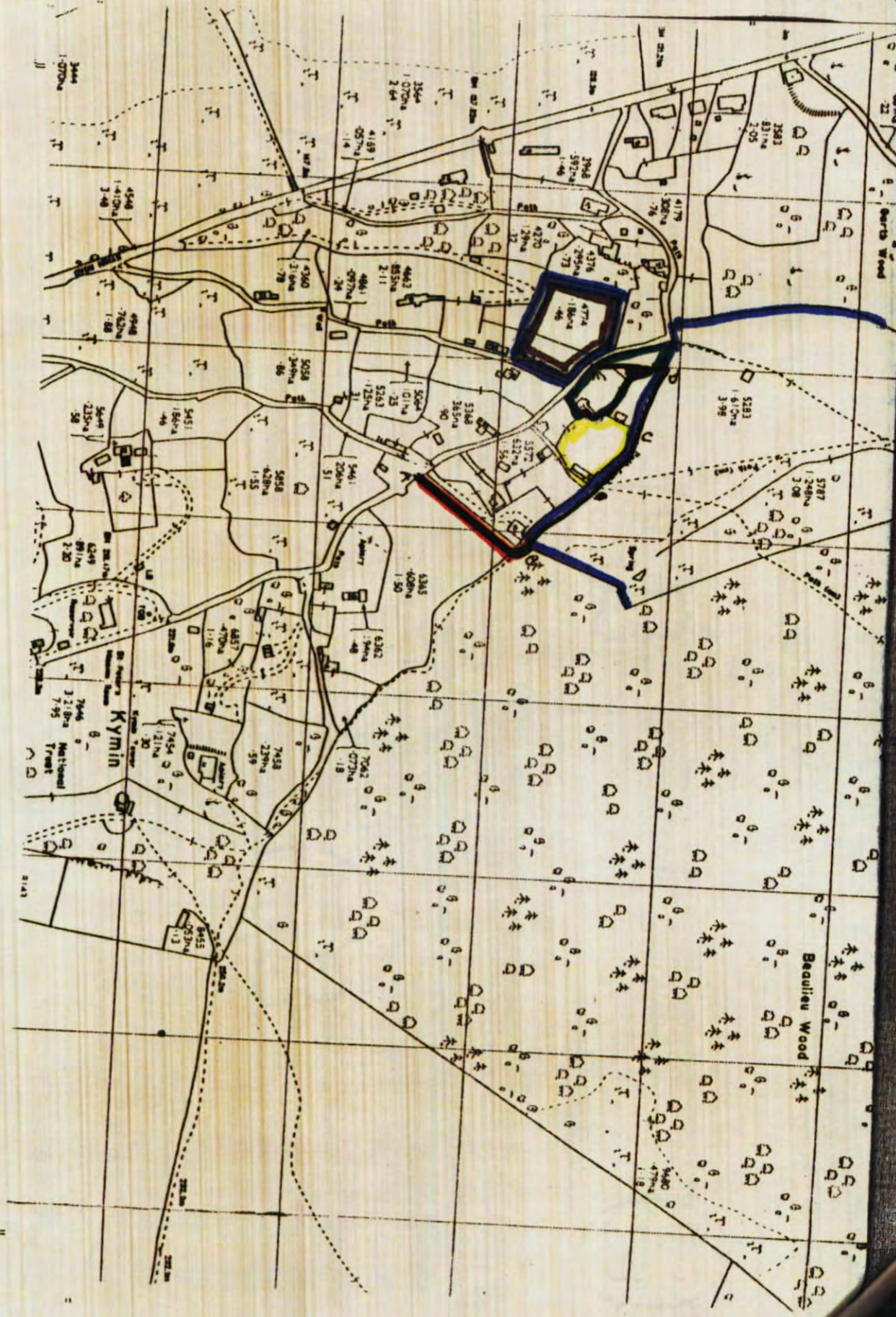
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These are the notes referred to on the following official copy

Title Number WA926648

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WA926648

DATED

14th Novembe

1980



SEQ196

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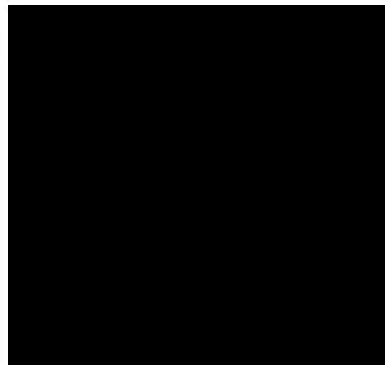


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D E E D

relating to

Land at 28 The Kymin, Monmouth, Dixton,
Hadnock in the County of Gwent.

Williams and Tweedy.
Solicitors,
Monmouth.

THIS DEED is made the 14th day of November One 1976

his wife both [redacted] in the Borough and County of Monmouth but both now of [redacted] in the County of Gwent (hereinafter collectively called "the First Owner") of the first part [redacted] whose principal office is situated [redacted] I.F.Y. (hereinafter called "the I.F.A.") of the second part and [redacted] of [redacted] in the County of Gwent (hereinafter called "the Second Owner") of the third part (the parties of the second and third parts being hereinafter collectively called "the Grantees")

WHEREAS :-

(1) The First Owner is the estate owner in respect of the fee simple in possession (inter alia) the land known as part of Beaulieu Wood situated at Dixon Hadnock in the County of Gwent which land is for the purposes of identification only delineated on the plan annexed hereto (hereinafter called "the Plan") and thereon edged red all which land is hereinafter called "the red land"

(2) The Second Owner is the estate owner in respect of the fee simple in possession of the land known as land at 2H The Kymin Monmouth situated at Dixon Hadnock aforesaid which land is for the aforesaid purposes delineated on the plan and thereon edged green all which land is hereinafter called "the Green Land")

(3) The Second Owner has agreed with the I.F.A. for the sale to it of the land shown for the aforesaid purposes edged and hatched yellow on the Plan on which it is intended that a television relay station shall be erected all which land is hereinafter called "the Yellow Land"

(4) With a view to the construction of a roadway over the red land the First Owner has agreed to grant to the Grantees the respective rights of way hereinafter specified in consideration of the payment of Seven Hundred and Fifty Pounds and of the covenants hereinafter contained

NOW THIS DEED WITNESSETH as follows:-

1.(a) IN consideration of the sum of Seven Hundred and Fifty Pounds paid by the I.F.A. to the First Owner (the receipt whereof the First Owner hereby acknowledges) and of the covenants on the part of the I.F.A. hereinafter contained the First Owner as Beneficial Owner hereby grants unto the I.F.A. in fee simple full right and liberty for the I.F.A. and its servants and licensees in common with the First Owner and all others similarly entitled at all times and for all purposes in connection with the use of the ye

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SHAWCROSS & CO.

Solicitors
Ross-on-Wye
Herefordshire

Place

Date 15/10/76

Clause shall be borne by the I.R.A.

4. THE Grantees hereby jointly and severally covenant with the First Owner and their successors in title and with each other separately that the Grantees and their respective successors in title will each from time to time contribute a fair proportion according to user of the accessway or parts thereof of all rates taxes assessments charges and outgoings whatsoever in respect of the accessway and of the costs of keeping the accessway in good and sufficient state of repair the proportion in case of difference to be determined by a Surveyor appointed by the parties hereto or (in default of agreement as to such appointment) upon the application of any of the parties hereto appointed by the President of the Royal Institution of Chartered Surveyors which Surveyor shall act as expert and not as arbitrator and whose determination shall be final and binding upon the parties hereto and whose costs shall be borne in such manner and proportions as he shall determine and the rights of way hereby granted shall not be exercisable during any period during which there shall be any breach of this present covenant which shall not have been remedied by the payment of all money payable thereunder.

5. THE Grantees hereby further jointly and severally covenant with the First Owner and their successors in title and with each other separately that the Grantees and their respective successors in title will

- (a) at all times keep the accessway clear so as not to obstruct impede or otherwise interfere with the user thereof by any other person
- (b) exercise the rights and liberties hereby granted in such manner as to do as little damage as possible to the property of the First Owner and make good all damage done as soon as possible after the occurrence thereof
- (c) not at any time create permit or continue any nuisance to the property of the First Owner or any part or parts thereof

6. THE Grantees and their respective successors in title will at all times hereinafter keep the First Owner indemnified against all actions costs claims demands proceedings or expenses that may be made or brought or incurred by the First Owner or their successors in title as the case may be by reason of anything done by The Grantees or their respective servants agents or licensees in the exercise or purported exercise of the rights and liberties hereby granted

7. THE First Owner hereby acknowledges the right of the Grantees to the production of the documents specified in the Second Schedule hereto and to delivery of copies thereof

8. IT IS HEREBY CERTIFIED that the transaction hereby effected does

~~land as a television relay station but not for any other purpose whatsoever~~
to pass and repass with or without vehicles along over and upon the strip of land five metres in width over which it is intended that a new road be constructed in manner hereinafter mentioned which strip of land is shown for the purposes of identification only on the Plan and thereon coloured brown (hereinafter called "the accessway") together with all necessary rights to enter on the adjacent land of the First Owner to carry out the works referred to in Clause 3 hereof PROVIDED that the I.B.A. shall not exercise such rights lastly referred to in such manner as thereby to do on occasion as little damage as possible to the property of the First Owner and shall make good all or any damage done or pay compensation for the same

(h) In consideration of the premises the First Owner as Beneficial Owner hereby grant unto the Second Owner in fee simple full right and liberty to the Second Owner and her successors in title the owners and occupiers for the time being of the green land or any part thereof and her and their respective servants and licensees in common with the First Owner and all others similarly entitled at all reasonable times and for all agricultural purposes but not for any other purpose whatsoever to pass and repass on foot and with or without rubber tyred vehicles along over and upon the accessway provided that any livestock or animals to be transported shall be conveyed in such vehicles aforesaid

2. THERE is nevertheless excepted and reserved to the First Owner and their successors in title the owner or owners of the red land or any part thereof in fee simple

- (a) all mines and minerals under the said strip of land
- (b) the right at all times hereafter or at any times or time to erect, renew and maintain a gate or gates across the said strip of land with all necessary fittings and fixtures but so that the same shall not be locked or be so erected or maintained as to impede or obstruct the free use and enjoyment of the rights of way hereby granted in accordance with the tenor thereof

3.(a) THE I.B.A. hereby covenants with the First Owner that it will within a period of three months from the date of completion of the erection of the television relay station construct a road over and along the length of the accessway in accordance with the brief specification contained in the 1st Schedule hereto to the reasonable satisfaction of the First Owner or their Surveyor

- (b) The capital costs of the construction of the said road and of all ancillary works undertaken pursuant to the preceding sub-clause of this

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not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of consideration exceeds Twenty Thousand Pounds

IN WITNESS whereof the First Owner and the Second Owner have hereunto set their hands and seals and the I.B.A. has caused its Common Seal to be hereunto affixed the day and year first before written.

THE FIRST SCHEDULE before referred to

FORMATION

Light angle dozing required to provide a cambered formation width of 5m with passing places 30m long 4m wide provided approximately every 200m Whole of the Formation compacted with a 5 ton vibratory roller

DRAINAGE

All surface water collected in the side drains to be discharged via Twelve Feet diameter concrete cross culverts away from the road alignment and if possible into existing ditches and watercourses Cross culverts to be provided where obvious and at distances not greater than 200m

SURFACING

Provide a metal carriageway and passing places using one and a half inches of limestone scalpings spread to a width of 4m graded to a camber and compacted with a 5 ton vibratory roller Thickness of metalled pavement to be approximately 200m or of a thickness determined by the passage of construction traffic

THE SECOND SCHEDULE before referred to

<u>Date</u>	<u>Document</u>	<u>Parties</u>
22nd May 1970.	<u>CONVEYANCE</u>	Arthur Jessie House (1) The First Owner (2)

SIGNED, SEALED AND DELIVERED by the said

[Redacted signature block]

SIGNED, SEALED AND DELIVERED by the said

[Redacted signature block]

[Redacted signature block]

PA 11/11/70

THE COMMON SEAL
affixed in

SIGNED SEAL
MURIEL DORI
of :-

These are the notes referred to on the following official copy

Title Number WA926648

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

G5/81/TK(1)

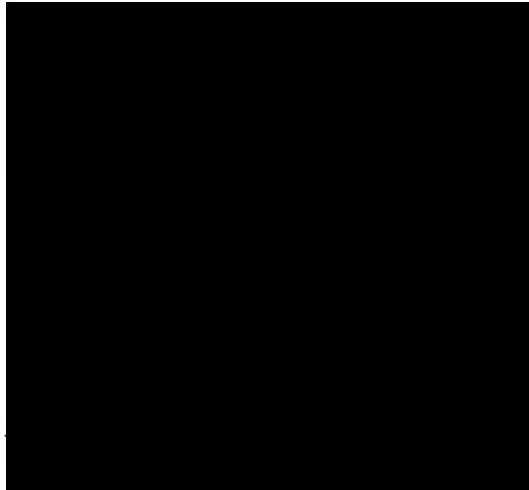
Vizard & Co.,
Solicitors,
Monmouth.

Photo
Copy

relating to roadway at The Kymia, Monmouth, Gwent

D.E.D

SEQ198



DATED 30th August 1985

THIS DEED is made the Twenty day of
August One thousand nine hundred and eighty five
BETWEEN [REDACTED]

Gwent (hereinafter called "Mr. and Mrs. Freeman")

[REDACTED]
called "Miss Watts") and [REDACTED]

[REDACTED] aforesaid (hereinafter called "Miss
Cruickshank") (hereinafter collectively called "the Original Parties") of
the one part and [REDACTED]

[REDACTED] aforesaid
(hereinafter called "the New Party") of the other part

WHEREAS :-

- (1) This Deed is supplemental to a Deed (hereinafter called "the Original Agreement") dated the Third day of May One thousand nine hundred and eighty five and made between Mr. and Mrs. Freeman of the first part Miss Watts of the second part and Miss Cruickshank of the third part
- (2) The New Party is seised for an estate in fee simple in possession free of incumbrances of the property known as 27 The Kymin Monmouth in the County of Gwent (hereinafter called No. 27)
- (3) The Original Parties (except Miss Watts) have agreed to grant to the New Party the rights hereinafter contained on payment by the New Party to the Original Parties of the sum of Three Thousand Six Hundred and Twenty Five Pounds (£3,625) and on the terms hereinafter set out

NOW THIS DEED WITNESSETH as follows :-

1. IN CONSIDERATION of the sum of THREE THOUSAND SIX HUNDRED AND TWENTY FIVE POUNDS paid by the New Party to

the Original Parties (the receipt of which sum the Original Parties hereby acknowledge) and of the covenants on the part of the New Party hereinafter contained :-

(a) Mr. and Mrs. Freeman as beneficial owners hereby grant unto the New Party in common with Miss Watts and Miss Cruickshank full right and liberty for him and his successors in title the owners and occupiers for the time being of No. 27 or any part thereof and their respective servants and licensees (in common with Mr. and Mrs. Freeman and others having the like right) at all times hereafter by day or night with or without vehicles or animals for all purposes connected with the use and enjoyment of No. 27 but for no other purposes to pass and repass over and along the said roadway between the points A - B on the plan annexed to the Original Agreement (hereinafter called "the said plan") TO HOLD the said right of way unto the New Party in fee simple

(b) Miss Cruickshank as beneficial owner hereby grants unto the New Party in common with Mr. and Mrs. Freeman and Miss Watts full right and liberty for him and his successors in title the owners and occupiers for the time being of No. 27 or any part thereof and their respective servants and licensees (in common with Miss Cruickshank and others having the like right) at all times hereafter by day or night with or without vehicles or animals for all purposes connected with the use and enjoyment of No. 27 but for no other purposes to pass and repass over and along the said roadway between points B - C - D on the said plan TO HOLD the said right of way unto the New Party in fee simple

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2. [REDACTED] and the New Party hereby mutually covenant with each other and so that such covenant shall be binding on their respective successors in title and shall be for the benefit of their respective successors in title that they will from time to time contribute a one fourth share each of the costs of maintaining the said roadway between points A - B - C on the said plan in a good and sufficient state of repair and the costs of maintaining and repairing the fences alongside the said roadway between points A - B on the said plan and the said rights of way shall not be exercisable during any period during which there shall be any breach of this covenant which shall not have been remedied by the payment of all moneys payable thereunder

3. [REDACTED] and the New Party hereby covenant mutually with each other so that such covenant shall be binding on their respective successors in title and shall be for the benefit of their respective successors in title that they will from time to time contribute one third share each of the cost of maintaining the said roadway between the points C - D on the said plan in a good and sufficient state of repair and the rights of way hereby granted shall not be exercisable during any period during which there shall be any breach of this covenant which shall not have been remedied by the payment of all money payable thereunder

4. [REDACTED] hereby covenants with the New Party so that such covenant shall be binding on [REDACTED] successors in title the owner or owners for the time being of Enclosure Number 5283 (being part of the land shown edged in blue on the said plan) and which covenant shall enure for the benefit of the successors in title of the New Party that she [REDACTED] will henceforth maintain in good order the fence separating the said roadway from the said Enclosure Number 5283 between the points marked B - C - D on

the said plan and will never hereafter permit the same to fall into a state of disrepair

5. [REDACTED] hereby acknowledge the right of the New Party to the production of the document specified in the First Schedule to the Original Agreement and to delivery of copies of the same and hereby undertake with the New Party for the safe custody thereof

6. [REDACTED] hereby acknowledges the right of the New Party to the production of the documents specified in the Third Schedule to the Original Agreement and the Original Agreement and to delivery of copies thereof and undertakes with him for the safe custody thereof

7. IT IS HEREBY AGREED AND DECLARED as follows :-

(a) The New Party shall not be entitled to object to any other rights of way the Original Parties or their successors in title may wish to grant over the said roadway between points A - B - C - D - E on the said plan

(b) In the event of the Original Parties receiving any sum in consideration of any other rights of way they may grant over the roadway between points A - B - C - D - E on the said plan the New Party shall not be entitled to any share of such sum,

8. [REDACTED] and the New Party for themselves and their respective successors in title hereby mutually covenant with each other as follows :-

(a) That they will never park vehicles or cause any obstruction on any part of the roadway

(b) That they will not drive any vehicle in such a manner as to cause unnecessary wear to the surface of the roadway

9. MR. AND I

for themselves and mutually with each other persons over the others of the

10. THE NEW I

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11. SAVE as a the Original Agree

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SIGNED SEALED by the said CAROL FREEMAN in the

Sg Borel
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9. [REDACTED]
for themselves and their respective successors in title hereby covenant mutually with each other that they will not grant any rights of way to other persons over the said roadway without the prior agreement of the others of the Original Parties

10. THE NEW PARTY for himself and his successors in title hereby covenants with the Original Parties and each of them that he will not grant any right of way over the said roadway to any other person or body

11. SAVE as amended herein the Original Parties hereby confirm the Original Agreement

12. IN this Deed unless the context requires otherwise the masculine shall include the feminine and where there is more than one person designated as "the New Party" the covenants hereinbefore contained on the part of the New Party shall be deemed to have been entered into by such persons jointly and severally with the Original Parties

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written

[REDACTED]

SIGNED SEALED and DELIVERED)

[REDACTED]

SIGNED SEALED and DELIVERED)
by the said ANITA CAVEN

[REDACTED]

SIGNED SEALED and DELIVERED)

[REDACTED]

MORRIS

SIGNED SEALED and DELIVERED)

[REDACTED]

TA6 Law Society Property Information Form (6th edition) (2025)

1. Property and seller details

For more information and help answering these questions, see [section 1 of the explanatory notes](#).

Address of the property

19 The Kymin
Monmouth

Postcode:

N	P	2	5		3	S	F
---	---	---	---	--	---	---	---

UPRN (if known):

Full name(s) of the seller(s)

What is your role in the sale?

- ☒ Seller(s)
- ☐ Executor(s)/Administrator(s)
- ☐ Attorney(s)
- ☐ Trustee(s)

When did you become the owner of, or get authority to sell, the property? (DD/MM/YYYY)

Date: 16/01/2016

Details of the seller if a company

Company number:

Director/authorised person:

Country of incorporation:

Seller's solicitor

Name of solicitor's firm:

Jacklyn Dawson Solicitors LLP

Address:

Equity Chamber , John Frost Square
Newport

Postcode:

N P 2 0 1 P W

Contact name:

Email:

Reference number: RESS375

Instructions for sellers

The answers in the TA6 form must be prepared by:

- the owner named on the HM Land Registry title and/or title deeds, or
- any legal representative selling under a power of attorney, trust or grant of probate or representation

All the sellers must prepare the answers and sign the form.

Buyers can rely on the information you give in the TA6 form.

If you give misleading information, the buyer may be able to claim compensation after completion.

If you give incomplete information or fail to answer, this may delay the transaction or cause the buyer to withdraw.

For more information on the form and help answering the questions, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember:

- Answer the questions truthfully, completely and as accurately as you can from your own knowledge (or from information held by the owner if you are their representative)
- You are not expected to have legal or technical knowledge, but you are expected to have a reasonable basis for the answers that you give
- You might not know what occurred during a previous ownership of the property, but you should include information about anything you do know if relevant to the questions
- Check your answers match the information reasonably available to you
- If you do not know any answer, you must say so. If you are unsure about any of the questions, check the separate explanatory notes or ask your solicitor
- If any information you have given or arrangement you've made is wrong or has changed, inform your solicitor immediately
- Give your solicitor any documents or other papers which relate to the questions in the TA6 form. For example, copies of any planning permissions or building control consents. If any documents are lost or missing, tell your solicitor
- If any information in the TA6 form has been prepopulated, check the information and make sure it is accurate
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Documents you may need to complete the TA6 form

- Utility bills
- Information about facilities and services
- Planning permissions and building control consents
- A copy of the Land Registry title documents, party wall notices and any other notices or consents
- Competent person certificates
- Any guarantees and warranties
- Information about any works you've carried out and arrangements for parking etc.

Other transaction (TA) forms you may need to complete

If all or any part of the property is held on a lease, you must also complete the Leasehold Information Form (TA7).

The TA7 form has additional questions for leasehold properties.

Contact your solicitor if you think you may need to complete the TA7 form.

You may be asked to complete other forms such as a Fittings and Contents Form (TA10).

Information for buyers

Buyers should tell their solicitor if they receive any other information about the property separately from the TA6 form and they wish to rely on it.

This could be information received in writing or in conversation.

The information could be directly from the seller or through an estate agent, solicitor or online.

Buyers should also:

- ask their solicitor about enquiries and investigations that can be carried out to obtain up-to-date information
- instruct a surveyor to carry out a survey to make sure they are informed about the physical and structural condition of the property

For more information on the questions in the form, read the separate explanatory notes:

www.lawsociety.org.uk/ta6-explanatory-notes

Important things to remember

- The seller will complete the TA6 form to the best of their knowledge
- Sellers can only tell buyers about matters they know. They may not have legal or technical knowledge. For example, they may not understand surveys or other reports. They may not know about matters prior to their ownership of the property
- Even where the seller has guarantees or other documents relating to the condition of the property, the seller is not giving any warranty about it
- The seller's solicitors, its members, partners, employees, consultants or other staff have no liability for the accuracy of the replies given
- Where buyers are getting a mortgage, they should not rely on any inspection or valuation report carried out for the benefit of their lender
- It is not the seller's or buyer's solicitor's responsibility to check the physical state or condition of the property
- Read the definitions below. These explain the meaning of many words and phrases used in the questions

Definitions

‘Buyer’ means all buyers together where the property is being bought by more than one person.

‘Completion’ means the stage where:

- the sale price is paid to the seller
- ownership of the property passes to the buyer, and
- the seller hands over the keys

‘Consents’ means the formal permissions required from any person or body who has a legal right to control what happens to a property. Consents are often related to property developments or alterations.

‘Freehold’ means the outright ownership of the land and buildings on it.

‘Flooding’ means any case where land not normally covered by water becomes covered by water.

‘Leasehold’ means you have a lease of the property for a fixed number of years, with another person owning the freehold or a superior lease.

The lease will usually include obligations and restrictions. The person who owns the freehold or superior lease (the landlord) can enforce them and may require you to pay rent or other sums to them.

If the property is a flat or maisonette, the leasehold may not include the structure or common parts of the building or the land on which it stands.

‘Listed building’ means a property of special architectural or historic interest that is “listed” in the **National Heritage List for England** or the **National Historic Assets of Wales**.

‘Property’ includes all buildings and land within its boundaries.

‘Sale contract’ means the legal contract between the buyer and seller for the purchase/sale of the property.

It is a legal document. Once the contract is exchanged it is legally binding on all parties.

‘Seller’ means all sellers together where the property is owned by more than one person.

This includes anyone who is acting on their behalf as a personal representative, attorney or trustee, or a company.

‘Solicitor’ includes, for the purposes of this form, **‘conveyancer’ as defined by HM Land Registry Practice Guide 67**.

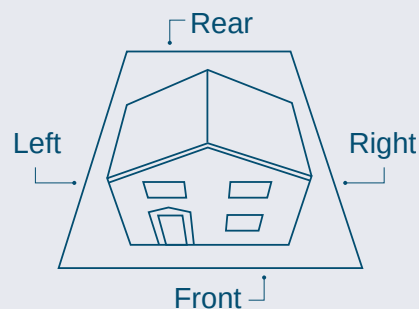
‘Title deeds’ means the legal documents that prove ownership of land and property. Most title deeds are held electronically by HM Land Registry.

‘Title plan’ means a diagram that outlines the boundaries of a registered property or land, as recorded by HM Land Registry.

‘You’ and **‘your’** refers to the seller or, where applicable, the personal representatives, attorneys or trustees for the seller.

2. Boundaries

For more information and help answering these questions, see **section 2 of the explanatory notes**.



2.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

- | | | | | |
|-------------------|---|--|------------------------------|---------------------------------|
| (a) on the left? | ☐ Seller | ☒ Neighbour | ☐ Shared | ☐ Not known |
| (b) on the right? | ☒ Seller | ☐ Neighbour | ☐ Shared | ☐ Not known |
| (c) at the rear? | ☒ Seller | ☐ Neighbour | ☐ Shared | ☐ Not known |
| (d) at the front? | ☒ Seller | ☐ Neighbour | ☐ Shared | ☐ Not known |

2.2 If the boundaries of the property are irregular, indicate ownership by written description or by reference to a plan:

- ☐ Plan attached ☒ To follow

2.3 Are you aware of any boundary feature being moved, any adjacent land being added to the property, or any neighbour taking over or building on any part of your property?

- ☐ Yes ☒ No

If yes, please give details:

2.4 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.

- ☐ Yes ☒ No ☐ Not known

If yes, please give details:

2.5 Are you aware of any notice being served or received under the Party Wall etc. Act 1996 in respect of any shared/party walls or boundaries?

- ☐ Yes ☒ No

If yes, supply a copy and give details of any works carried out or agreed:

- ☐ Attached ☐ To follow

3. Disputes

For more information and help answering these questions, see [section 3 of the explanatory notes](#).

3.1 Are you aware of any disputes or complaints about the property or a property nearby?

☐

Yes

☒

No

If yes, give details such as when this took place and who was involved:

3.2 Are you aware of anything that might lead to a dispute about the property or a property nearby?

☐

Yes

☒

No

If yes, please give details:

4. Notices

For more information and help answering these questions, see [section 4 of the explanatory notes](#).

4.1 Are you aware of any notices, communications, negotiations or discussions which affect the property or a property nearby? For example, from or to a neighbour, council or government department.

☐

Yes

☒

No

If yes, please give details:

4.2 Are you aware of any plans or proposals to develop property or land nearby?

☐

Yes

☒

No

If yes, please give details:

4.3 Are you aware of any proposals to make alterations to or change the use of buildings nearby?

☐

Yes

☒

No

If yes, please give details:

5. Alterations

For more information and help answering these questions, see **section 5 of the explanatory notes**.

5.1 Are you aware of any of the following alterations to the property?

- | | | |
|---|--------------------------------------|-------------------------------------|
| (a) replacement windows, roof windows, roof lights, glazed doors since 1 April 2002 | ☒ Yes | ☐ No |
| (b) extension | ☐ Yes | ☒ No |
| (c) conservatory | ☐ Yes | ☒ No |
| (d) loft conversion | ☐ Yes | ☒ No |
| (e) garage conversion | ☐ Yes | ☒ No |
| (f) removal of internal walls | ☐ Yes | ☒ No |
| (g) removal of chimney breast | ☐ Yes | ☒ No |
| (h) insulation | ☐ Yes | ☒ No |
| (i) other building works or changes to the property | ☐ Yes | ☒ No |

Details of gas and electrical works should be given at question 11 and not here.

5.2 If you answered 'yes' to any of the questions in 5.1(a)–(i):

(a) give details of the work and the date it was carried out, or state not known:

Replaced windows in the conservatory. Cannot remember the date

(b) has all this work been completed?

☒ Yes ☐ No

If no, give details of what remains to be completed:

(c) supply copies of the planning permissions, building regulations approvals, completion certificates or competent person certificates for the work if you have them.

☐ Attached ☐ To follow ☒ Not available

(d) if any of the work was undertaken during your ownership of the property:

(i) did you get planning permissions, building regulations approvals, completion certificates or competent person certificates when necessary?

☒ Yes ☐ No

(ii) if planning permissions, building regulations approvals, completion certificates or competent person certificates were not required, explain why:

5.3 Is any part of the property used exclusively for non-residential purposes?

☐ Yes ☒ No

If yes, give details and supply a copy of any relevant planning permission:

☐ Attached ☐ To follow

5.4 Are you aware of any breaches of planning permission conditions or building regulations consent conditions, unfinished work or work that does not have all necessary consents?

☐ Yes ☒ No

If yes, please give details:

5.5 Are you aware of any planning or building control issues that need to be resolved?

☐ Yes ☒ No

If yes, please give details:

Solar power systems

5.6 Has a solar power system for generating electricity, hot water or heating been installed at the property?

☐ Yes ☒ No

If you answered 'no' to question 5.6, **continue to question 5.7** and do not answer questions 5.6(a)–(h)

(a) Is the system used only to provide hot water or heating and not to generate electricity?

☐ Yes ☐ No

(b) Which year was the system installed? (YYYY)

(c) Do you own the system outright?

☐ Yes ☐ No

(d) Has a long lease of the roof or air space been granted to a solar power system provider? A typical long lease may last 20 to 25 years. If yes, supply a copy of the lease.

☐ Yes ☐ No

☐ Attached ☐ To follow

(e) Do you have a maintenance agreement in place for the system? If yes, supply a copy of the agreement.

☐ Yes ☐ No

☐ Attached ☐ To follow

(f) Is there a battery for storing solar power?

☐ Yes ☐ No

If yes, provide the make, model and storage capacity in kWh of the battery:

(g) Does the system feed into the National Grid?

☐

Yes

☐

No

If yes:

(i) is there a Feed-in Tariff (FIT) or Smart Export Guarantee (SEG) in place?

☐

Yes

☐

No

If no, continue to question 5.6(h)

(ii) supply a copy of the agreement.

☐

Attached

☐

To follow

(iii) provide a copy of the electricity bill showing the credit paid for the generation.

☐

Attached

☐

To follow

(iv) provide details of the procedure for assigning the benefit of the FIT or SEG agreement on completion of the purchase to the buyer.

☐

Attached

☐

To follow

(h) Provide a copy of the building regulations completion certificate or compliance certificate (e.g. MCS) for the installation of the system.

☐

Attached

☐

To follow

☐

Not available

Listed buildings

5.7 Is the property (or any part of it) listed?

☐

Yes

☒

No

☐

Not known

Conservation area

5.8 Is the property (or any part of it) in a conservation area?

☐

Yes

☒

No

☐

Not known

Tree preservation orders

5.9 Are any trees on or overhanging the property subject to a tree preservation order (TPO)?

☐

Yes

☒

No

☐

Not known

If yes, are you aware of any works carried out on those trees?

☐

Yes

☐

No

☐

Not known

If yes, give details and provide a copy of the TPO along with any relevant documents:

☐

Attached

☐

To follow

6. Guarantees and warranties

For more information and help answering these questions, see **section 6 of the explanatory notes**.

6.1 Does the property have any of the following unexpired guarantees or warranties?

If yes, supply a copy.

(a) new home warranty (e.g. NHBC or similar)

☐ Yes

☒ No

☐ Attached

☐ To follow

(b) damp proofing

☐ Yes

☒ No

☐ Attached

☐ To follow

(c) timber treatment

☐ Yes

☒ No

☐ Attached

☐ To follow

(d) windows, roof lights, roof windows or glazed doors

☐ Yes

☒ No

☐ Attached

☐ To follow

(e) roofing

☐ Yes

☒ No

☐ Attached

☐ To follow

(f) boiler or heating systems

☐ Yes

☒ No

☐ Attached

☐ To follow

(g) underpinning

☐ Yes

☒ No

☐ Attached

☐ To follow

(h) insulation

☐ Yes

☒ No

☐ Attached

☐ To follow

(i) other (please state):

☐ Yes

☒ No

☐ Attached

☐ To follow

6.2 Are you aware of any claims under any of these guarantees or warranties?

☐ Yes

☒ No

If yes, please give details:

6.3 Are you aware of anything that may breach the terms and conditions of any of these guarantees or warranties?

☐ Yes

☒ No

If yes, please give details:

7. Insurance

For more information and help answering these questions, see [section 7 of the explanatory notes](#).

7.1 Do you insure the property?

☒ Yes ☐ No

If no, who insures the property?

7.2 Are you aware of the property insurance ever being difficult to obtain or subject to special conditions?

☐ Yes ☒ No

If yes, please give details:

7.3 Have you made any buildings insurance claims?

☐ Yes ☒ No

If yes, give details, including the date(s) of any claim(s) and how they were resolved:

8. Environmental matters

For more information and help answering these questions, see [section 8 of the explanatory notes](#).

Flooding

8.1 Are you aware of the property or any part of it ever being flooded? ☐ Yes ☒ No

If yes, what type of flooding took place?

Ground water ☐ Yes ☐ No

Sewer flooding ☐ Yes ☐ No

Surface water ☐ Yes ☐ No

Coastal flooding ☐ Yes ☐ No

River flooding ☐ Yes ☐ No

Other ☐ Yes ☐ No

Give details about the date(s) any flooding occurred and which parts flooded:

8.2 Are you aware of any defences installed at the property to prevent flooding?

- ☐ Yes ☒ No ☐ Not known

If yes, please give details:

Radon

8.3 Are you aware of any radon tests that have been carried out on the property?

- ☐ Yes ☐ No ☒ Not known

If yes:

(a) supply a copy of the report

- ☐ Attached ☐ To follow

(b) was the test result below the 'recommended action level'?

- ☐ Yes ☐ No

8.4 Were any remedial measures undertaken to reduce radon gas levels in the property?
Measures could have been undertaken during construction or while adding an extension.

- ☐ Yes ☐ No ☒ Not known

Green Deal

8.5 Have any installations in the property been financed under the Green Deal scheme?

- ☐ Yes ☒ No

If yes, give details of all installations and supply a copy of your last electricity bill:

- ☐ Attached ☐ To follow

Japanese knotweed

8.6 Is the property affected by Japanese knotweed?

- ☐ Yes ☒ No ☐ Not known

If yes, is there a Japanese knotweed management and treatment plan in place?

- ☐ Yes ☐ No ☐ Not known

If yes, provide a copy of the plan with any insurance cover linked to the plan.

- ☐ Attached ☐ To follow

8.7 Has a Japanese knotweed survey been carried out in relation to the property?

- ☐ Yes ☐ No ☒ Not known

If yes, provide a copy of the survey.

- ☐ Attached ☐ To follow

9. Rights and informal arrangements

For more information and help answering these questions, see [section 9 of the explanatory notes](#).

Rights and arrangements benefiting the property

9.1 Do you exercise any rights or arrangements over any other properties?

☐

Yes

☒

No

If yes, please give details:

9.2 Have you been asked to contribute towards the cost of the jointly used facilities?

☐

Yes

☒

No

☐

Not applicable

If yes, give details of how much, how often and who you pay:

9.3 Are you aware of any disagreement or complaint about any such right or arrangement?

☐

Yes

☒

No

☐

Not known

If yes, please give details:

Rights and arrangements benefiting other properties

9.4 Do the owners of any other properties exercise any rights or arrangements over the property?

☐

Yes

☒

No

If yes, please give details:

9.5 Have you asked the owner of any other properties to contribute towards the cost of the jointly used facilities?

☐

Yes

☒

No

☐

Not applicable

If yes, specify whether you receive this payment or if it is made to a third party.
Include details about how much is paid and how often payments are made:

9.6 Are you aware of any disagreement or complaint about any such right or arrangement?

☐

Yes

☒

No

☐

Not known

If yes, please give details:

Facilities crossing the property or any other property

9.7 Are you aware of any drains, pipes or wires serving the property that cross any other property?

☐

Yes

☐

No

☒

Not known

9.8 Are you aware of any drains, pipes or wires leading to any other property that cross the property?

☐

Yes

☒

No

☐

Not known

9.9 Is there any agreement or arrangement about drains, pipes or wires?

☐

Yes

☒

No

☐

Not known

If yes, supply a copy or give details:

☐

Attached

☐

To follow

10. Parking

For more information and help answering these questions, see **section 10 of the explanatory notes**.

10.1 What are the parking arrangements at the property?

Extensive driveway and turning circle

10.2 Is a permit required for on-road parking?

☐

Yes

☒

No

10.3 Does the property have an electric vehicle (EV) charging point?

☐

Yes

☒

No

If yes:

(a) specify the type of EV charger, connector and its location and provide building regulation approvals:

☐

Attached

☐

To follow

(b) does an EV charging cable have to cross the public pavement?

☐

Yes

☐

No

If yes, specify any relevant local authority licence or terms and conditions:

11. Services

For more information and help answering these questions, see **section 11 of the explanatory notes**.

Electrical systems

11.1 Are you aware of any electrical installation works carried out at the property?

☐

Yes

☒

No

If yes, give details including when this work took place:

11.2 Does the property have any certificates for electrical installation works?

☐

Yes

☒

No

If yes, please supply a copy.

☐

Attached

☐

To follow

11.3 Does the property have an Electrical Installation Condition Report (EICR)?

☐

Yes

☒

No

If yes, please supply a copy.

☐

Attached

☐

To follow

Heating systems

11.4 How is the property heated? Tick all that apply:

☐

Mains gas

☐

Oil

☐

Heat pumps

☒

Liquid gas

☐

Electricity

☐

Underfloor

☐

Woodburning / multi-fuel stove

☐

Other

Answers to 11.4 (a)-(g) are shown after the signature page, but form part of this document

If other, please give details:

(a) When was the heating system installed? (DD/MM/YYYY)

Date:

☐

Not known

(b) If there is a boiler (of any kind) when was it installed? (DD/MM/YYYY)

Date:

☐

Not known

(c) Has there been any replacement to the heating system (other than replacement of a boiler)?

☐

Yes

☐

No

☐

Not known

(d) Supply compliance certificates or documentation for the installation or alteration of each heating system (such as a building regulation completion certificate).

☐

Attached

☐

To follow

☐

None

(e) Supply a copy of the latest inspection report.

☐

Attached

☐

To follow

☐

None

(f) Is the boiler and heating system working?

☐ Yes ☐ No ☐ Not known

(g) In what year was the boiler and heating system last serviced or maintained?

Year: ☐ Not known

Please supply a copy of any service report.

☐ Attached ☐ To follow

(h) If there is more than one heating system, attach answers to 11.4(a)–(g) separately.

☒ Attached ☐ To follow

Drains and sewers

11.5 Is the property connected to mains:

(a) foul water drainage?

☐ Yes ☒ No ☐ Not known

(b) surface water drainage?

☐ Yes ☒ No ☐ Not known

11.6 Is sewerage for any part of the property provided by:

(a) a septic tank?

☒ Yes ☐ No

(b) a sewage treatment plant?

☐ Yes ☒ No

(c) a cesspool?

☐ Yes ☒ No

If your answer is yes to any question in 11.6(a)–(c), answer question 11.7 below.

Otherwise continue to **question 12**.

11.7 If yes:

(a) when did the discharge commence? (MM/YYYY)

Month/Year: ☒ Not known

(b) when was the system installed? (MM/YYYY)

Month/Year:

(c) when was the sewerage system last replaced or upgraded? (MM/YYYY)

Month/Year:

(d) if a cesspool, when was the container last emptied? (MM/YYYY)

Month/Year: 05/2022

(e) if the property is served by a sewage treatment plant, when was the treatment plant last serviced? (MM/YYYY)

Month/Year:

(f) does the sewerage system discharge to the ground or to surface water?

☒ Ground ☐ Surface water

(g) if the sewerage system discharges to the ground, does it have an infiltration system?

☐ Yes ☐ No

(h) is the use of the sewerage system shared with other properties?

☐ Yes ☒ No

If yes, give details about how many properties share the system, the arrangements for jointly managing it and how the costs are shared:

(i) is any part of the sewerage system, or the access to it, outside the boundary of the property?

☐ Yes ☒ No

If yes, supply a plan showing the location of the system and how access is obtained.

☐ Attached ☐ To follow

(j) If you have a permit or documents relating to any of your answers to questions 11.7(a)-(i), supply a copy.

☐ Attached ☐ To follow ☒ Not applicable

12. Connection to services

For more information and help answering these questions, see [section 12 of the explanatory notes](#).

Mark the 'yes' or 'no' boxes to show which of the following services are connected to the property and give details of any providers:

Mains electricity

☒ Yes ☐ No

Provider's name:

Location of meter:

MPAN number:

Mains gas

☐ Yes ☒ No

Provider's name:

Location of meter:

MPRN number:

Mains water

☒ Yes ☐ No

Provider's name:

Location of stopcock:

Location of meter (if any):

Mains sewerage☐ Yes ☒ No

Provider's name:

Small sewage treatment plant☐ Yes ☒ No

Provider's name:

Make/model:

Service provider's name:

Shared ground / air source heat pumps☐ Yes ☒ No

Provider's name:

Make/model:

Service provider's name:

Telephone☐ Yes ☒ No

Provider's name:

Broadband☐ Yes ☒ No

Provider's name:

If there are any other services, please give details:

13. Transaction informationFor more information and help answering these questions, see **section 13 of the explanatory notes**.**13.1** Does this sale depend on you completing the purchase of another property on the same day?☐ Yes ☒ No**13.2** Do you have any special requirements about a moving date?☐ Yes ☒ No

If yes, please give details:

Occupiers**13.3** Do you live at the property?☐ Yes ☒ No

13.4 Does anyone else, aged 17 or over, live at the property?

☐ Yes

☒ No

If yes:

(a) state the full names of any occupiers (other than the sellers) aged 17 or over:

(b) are any of those occupiers who are aged 17 or over your tenants or lodgers?

☐ Yes

☐ No

13.5 Is the property being sold with vacant possession (empty of all occupiers, rubbish and any contents or fittings not included in the sale)?

☒ Yes

☐ No

13.6 Have all occupiers aged 17 or over agreed to sign the sale contract and to vacate the property on or before completion?

☒ Yes

☐ No

13.7 If the property is not being sold with vacant possession, provide details of all occupiers and copies of their tenancy agreements.

☐ Attached

☐ To follow

14. Completion

For more information and help answering these questions, see **section 14 of the explanatory notes**.

14.1 Will the sale price be sufficient to pay off on completion all mortgages and charges secured on the property?

☐ Yes

☐ No

☒ No mortgage

14.2 Will you ensure that before or on completion:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

☒ Yes

☐ No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

☒ Yes

☐ No

(c) reasonable care will be taken when removing any other fittings or contents?

☒ Yes

☐ No

(d) keys to all windows and doors and details of codes for alarms and any other equipment will be left at the property or with the estate agent?

☒ Yes

☐ No

15. Additional information about your answers

15.1 Please supply copies of all consents that have been given under any covenants, estate management schemes or other restrictions affecting the title to the property for all actions you have disclosed in your answers to questions 5 (Alterations), 8.5 (Green Deal), 10.3 (EV charging points) and 11 (Services).

Tick all that apply.

☐

Attached

☐

To follow

☒

Not applicable

☐

Not available

(a) List the consents that are attached or to follow:

Consents attached:

Consents to follow:

(b) List any consents that are not available:

15.2 If there is any further information about **any of your answers on this form**, provide details below and/or supply additional documents.

☐

Attached

☐

To follow

☒

Not applicable

Each seller should sign this form to confirm that the information provided is truthful and complete to the best of their knowledge.

Signed:

Dated:

23/07/2026

Signed:

Dated:

Signed:

Dated:

Signed:

Dated:

11.4 - How is the property heated?

Liquid gas

(a) Do you know when the heating system was installed?

☐ Yes ☒ No

(b) Is there a boiler (of any kind)?

☒ Yes ☐ No

Do you know when the boiler was installed?

☒ Yes ☐ No

Please confirm the date on which the boiler was installed

16/05/2019

(c) Has there been any replacement to the heating system (other than replacement of a boiler)?

☐ Yes ☒ No ☐ Not known

(d) Supply compliance certificates or documentation for the installation or alteration of each heating system (such as a building regulation completion certificate)

☐ Attached ☒ To follow ☐ None

(e) Supply a copy of the latest inspection report

☐ Attached ☒ To follow ☐ None

(f) Is the boiler and heating system working?

☒ Yes ☐ No ☐ Not known

(g) Do you know when the boiler and heating system was last serviced or maintained?

☒ Yes ☐ No

Please provide the year

2024

Please supply a copy of any service report

☐ Attached ☒ To follow

Law Society Fittings and Contents Form (3rd edition)

Address of the property

19 The Kymin
Monmouth

Postcode NP25 3SF

Full names of the seller

Seller's solicitor

Name of solicitor's firm

Jacklyn Dawson Solicitors LLP

Address

Equity Chamber John Frost Square Newport NP20 1PW

Email

Reference number

About this form

The aim of this form is to make clear to the buyer which items are included in the sale. It must be completed accurately by the seller as the form may become part of the contract between the buyer and seller.

It is important that sellers and buyers check the information in this form carefully.

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.



The Law Society

Instructions to the seller and the buyer

In each row, the seller should tick the appropriate box to show whether:

- the item is included in the sale ('Included');
- the item is excluded from the sale ('Excluded');
- there is no such item at the property ('None').

Where an item is excluded from the sale the seller may offer it for sale by inserting a price in the appropriate box. The buyer can then decide whether to accept the seller's offer.

A seller who inserts a price in this form is responsible for negotiating the sale of that item directly with the buyer or through their estate agent. If the seller or buyer instructs their solicitor to negotiate the sale of such an item, there may be an additional charge.

Sellers and buyers should inform their solicitors of any arrangements made about items offered for sale.

If the seller removes any fixtures, fittings or contents, the seller should be reasonably careful to ensure that any damage caused is minimised.

Unless stated otherwise, the seller will be responsible for ensuring that all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds), and that the property is left in a reasonably clean and tidy condition.

1 Basic fittings

	Included	Excluded	None	Price	Comments
Boiler/immersion heater	☐	☐	☐		
Radiators/wall heaters	☐	☐	☐		
Night-storage heaters	☐	☐	☒		
Free-standing heaters	☐	☐	☒		
Gas fires (with surround)	☒	☐	☐		
Electric fires (with surround)	☐	☐	☒		
Light switches	☒	☐	☐		
Roof insulation	☒	☐	☐		
Window fittings	☒	☐	☐		
Window shutters/grilles	☒	☐	☐		
Internal door fittings	☒	☐	☐		
External door fittings	☒	☐	☐		
Doorbell/chime	☒	☐	☐		

1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	☒	☐	☐		
Burglar alarm	☐	☐	☒		
<i>Other items (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

2 Kitchen

Note: In this section please also indicate whether the item is fitted or freestanding.

	Fitted	Free-standing	Included	Excluded	None	Price	Comments
Hob	☒	☐	☒	☐	☐		
Extractor hood	☒	☐	☒	☐	☐		
Oven/grill	☒	☐	☒	☐	☐		
Cooker	☒	☐	☒	☐	☐		
Microwave	☐	☐	☐	☐	☒		
Refrigerator/fridge-freezer	☒	☐	☒	☐	☐		
Freezer	☐	☐	☐	☐	☒		
Dishwasher	☒	☐	☒	☐	☐		
Tumble-dryer	☐	☐	☐	☐	☒		
Washing machine	☐	☒	☒	☐	☐		
<i>Other items (please specify)</i>							
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			

3 Bathroom

	Included	Excluded	None	Price	Comments
Bath	☒	☐	☐		
Shower fitting for bath	☐	☐	☒		
Shower curtain	☐	☐	☒		
Bathroom cabinet	☒	☐	☐		
Taps	☒	☐	☐		
Separate shower and fittings	☒	☐	☐		
Towel rail	☒	☐	☐		
Soap/toothbrush holders	☒	☐	☐		
Toilet roll holders	☒	☐	☐		
Bathroom mirror	☒	☐	☐		

4 Carpets

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☒	☐	☐		
Living room	☐	☐	☒		
Dining room	☐	☐	☒		
Kitchen	☐	☐	☒		All downstairs is wooden flooring
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		
<i>Other rooms (please specify)</i>					
Bedroom 4	☒	☐			
	☐	☐			
	☐	☐			
	☐	☐			

5 Curtains and curtain rails

	Included	Excluded	None	Price	Comments
Curtain rails/poles/pelmets					
Hall, stairs and landing	☐	☐	☒		
Living room	☒	☐	☐		
Dining room	☒	☐	☐		
Kitchen	☐	☐	☒		
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		
<i>Other rooms (please specify)</i>					
Bedroom 4	☒	☐			
	☐	☐			
	☐	☐			
	☐	☐			
Curtains/blinds					
Hall, stairs and landing	☐	☐	☒		
Living room	☒	☐	☐		
Dining room	☒	☐	☐		
Kitchen	☒	☐	☐		
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		
<i>Other rooms (please specify)</i>					
Bedroom 4	☒	☐			
	☐	☐			
	☐	☐			
	☐	☐			

6 Light fittings

Note: If the seller removes a light fitting, it is assumed that the seller will replace the fitting with a ceiling rose, a flex, bulb holder and bulb and that they will be left in a safe condition.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☒	☐	☐		
Living room	☒	☐	☐		
Dining room	☒	☐	☐		
Kitchen	☒	☐	☐		
Bedroom 1	☒	☐	☐		
Bedroom 2	☒	☐	☐		
Bedroom 3	☒	☐	☐		
<i>Other rooms (please specify)</i>					
Bedroom 4	☒	☐			
	☐	☐			
	☐	☐			
	☐	☐			

7 Fitted units

Note: Fitted units include, for example, fitted cupboards, fitted shelves, and fitted wardrobes.

	Included	Excluded	None	Price	Comments
Hall, stairs and landing	☐	☐	☒		
Living room	☐	☐	☒		
Dining room	☐	☐	☒		
Kitchen	☒	☐	☐		
Bedroom 1	☒	☐	☐		
Bedroom 2	☐	☐	☒		
Bedroom 3	☒	☐	☐		

7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
<i>Other rooms (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	☒	☐	☐		
Garden ornaments	☒	☐	☐		
Trees, plants, shrubs	☒	☐	☐		
Barbecue	☐	☐	☒		
Dustbins	☐	☐	☒		
Garden shed	☒	☐	☐		
Greenhouse	☐	☐	☒		
Outdoor heater	☐	☐	☒		
Outside lights	☒	☐	☐		
Water butt	☐	☐	☒		
Clothes line	☐	☐	☒		
Rotary line	☒	☐	☐		
<i>Other items (please specify)</i>					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

9 Television and telephone

	Included	Excluded	None	Price	Comments
Telephone receivers	☐	☐	☒		
Television aerial	☒	☐	☐		
Radio aerial	☐	☐	☒		
Satellite dish	☐	☐	☒		

10 Stock of fuel

				Price	Comments
Oil	☐	☐	☒		
Wood	☐	☐	☒		
Liquefied Petroleum Gas (LPG)	☒	☐	☐		

11 Other items

	Included	Excluded	Price	Comments
	☐	☐		
	☐	☐		
	☐	☐		
	☐	☐		

Signed:

Dated: 23/07/2026

Signed:

Dated:

Each seller should sign this form.

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

Energy performance certificate (EPC)

19 The Kymin MONMOUTH NP25 3SF	Energy rating F	Valid until:	20 March 2035
		Certificate number:	2792-3048-3207-5375-1200

Property type

Detached house

Total floor area

139 square metres

Rules on letting this property

! You may not be able to let this property

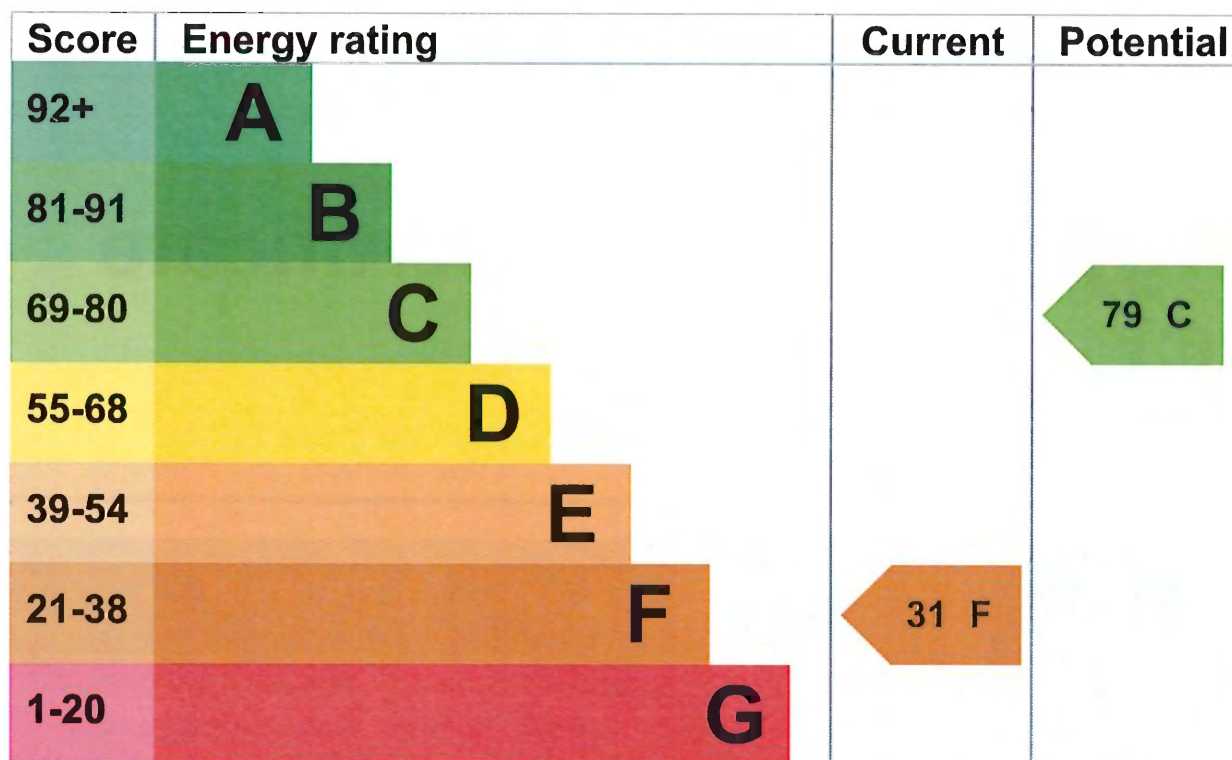
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor

Feature	Description	Rating
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 222 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

◀ Additional information about this property: ▶

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£2,801 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,093 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 19,976 kWh per year for heating
- 2,873 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	6.7 tonnes of CO2
This property's potential production	1.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Certificate number

[8804-1511-3129-5097-6373 \(/energy-certificate/8804-1511-3129-5097-6373\)](#)

Expired on

20 July 2023



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Daniel Davies
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028630
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	21 March 2025
Date of certificate	21 March 2025
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Step 5: High performance external doors

Typical installation cost	£1,500
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Typical yearly saving	£43
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Potential rating after completing steps 1 to 5	57 D
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Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£446
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Potential rating after completing steps 1 to 6	64 D
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Step 7: Wind turbine

Typical installation cost	£15,000 - £25,000
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Typical yearly saving	£865
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Potential rating after completing steps 1 to 7	79 C
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Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £130

Potential rating after completing step 1

34 F

Step 2: Internal wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £641

Potential rating after completing steps 1 and 2

48 E

Step 3: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £159

Potential rating after completing steps 1 to 3

52 E

Step 4: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £120

Potential rating after completing steps 1 to 4

55 D