Howells
SOLICITORS

WARNING

This is a formal document designed to create legal rights and obligations

CONTRACT

Incorporating the Standard Conditions of Sale (Fifth Edition)

Date		
Time		
Formula		A, B, C, Personal Exchange
Seller **- Address**		[redacted] Penybryn Waunarlwydd Swansea SA5 4RU
acting by their conveyancer		
Buyer **- Address**		
acting by their conveyancer		
Property		Penybryn Waunarlwydd Swansea SA5 4RU
Freehold		**ALL THAT FREEHOLD** piece or parcel of land together with the dwellinghouse or messuage and outbuildings thereto (if any) erected thereon or on some part thereof situate at and known as Penybryn Waunarlwydd Swansea SA5 4RU hereinafter referred to as "the Property".
Title Number		WA118599
Specified Incumbrances		All matters contained or referred to in the Title Number WA118599 dated 25th August 2026 and timed at 10:43:02. save for financial charges
Title Guarantee		Full Title Guarantee
Completion Date		
Purchase Price		
Deposit		£
Contents price (if separate)		
Balance		

SPECIAL CONDITIONS

1. (a) This contract incorporates the Standard Conditions of Sale (Fifth Edition – 2018 Revision)

   (b) The terms used in this contract have the same meaning when used in the Conditions.

2. Subject to the terms of this contract and to the Standard Conditions of Sale, the seller is to transfer the property with either full title guarantee or limited title guarantee, as specified on the front page.

3. (a) The sale includes those contents which are indicated on the attached list as included in the sale and the buyer is to pay the contents price for them.

   (b) The sale excludes those fixtures which are at the property and are indicated on the attached list as excluded from the sale.

4. The property is sold with vacant possession.

5. Conditions 6.1.2 and 6.1.3 shall take effect as if the time specified in them were 1.00pm rather than 2.00pm

6. **Representations**

   Neither party can rely on any representation made by the other, unless made in writing by the seller or his conveyancer, but this does not exclude liability for fraud or recklessness.

7. **Occupier's Consent**

   Each occupier identified below agrees with the Seller and the Buyer, in consideration of their entering into this contract, that the occupier concurs in the sale of the property on the terms of the contract, undertakes to vacate the property on or before the completion date and releases the property and any included fixtures and fittings and contents from any right or interest that the occupier may have.

   Note: this condition does not apply to occupiers under leases or tenancies subject to which the property is sold.

8. On completion, the Buyer's Conveyancer shall reimburse the Seller's Conveyancer their legal fees and disbursements in the sum of £1,874.80 including VAT.

Name(s) and signature(s) of the occupier(s) (if any):

Name

Signature

Notices may be sent to:

Seller's conveyancer's name:	**Buyer's conveyancer's name:**
Howells Solicitors Unit 4 Langdon House Langdon Road Swansea SA1 8QY	

THE SELLER WILL SELL and THE BUYER WILL BUY THE PROPERTY AT THE PURCHASE PRICE

Signed by or on behalf of the Seller / Buyer _____

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
WA118599

Edition date / Dyddiad yr argraffiad 17.05.2017

- This official copy shows the entries on the register of title on 25 AUG 2026 at 10:43:02.
- 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 25 Aug 2026.
- 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 25 AWST 2026 am 10:43:02.
- 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 25 Awst 2026.
- 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.

SWANSEA/ABERTAWE

1 (08.03.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Pen-Y-Bryn, Gypsy Cross, Waunarlwydd, (SA5 4RU).

2 The Conveyance dated 12 February 1979 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY DECLARED that the Purchaser and his successors in title shall not be entitled to any right of light or air to the property hereby conveyed which would restrict or interfere with the free use of any adjoining or neighbouring property belonging to the Vendors or their Lessees or their successors in title for building or other purposes and this Conveyance shall not be deemed or construed to imply the grant of any such right of light or air"

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 (11.09.1990) PROPRIETOR: [redacted]

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

1 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 12 February 1979 made between (1) [redacted]:-

"EXCEPT AND RESERVED unto the Vendors and their Lessees or tenants and their successors in title the free and uninterrupted running and passage of water and soil from other land and buildings of the Vendors and their Lessees or tenants adjoining or near the said land hereby conveyed through and under the said land hereby conveyed and through the sewers drains and watercourses which are now or may hereafter be in or under the same"

2 (10.11.1999) The land is subject to the rights granted by a Deed dated 1 November 1999 made between (1) [redacted] (2) Cheltenham & Gloucester Plc and (3) South Wales Electricity Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

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

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

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

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

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

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.

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.

This official copy is issued on 25 August 2026 shows the state of this title plan on 25 August 2026 at 10:43:03. 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 .

Mae'r copi swyddogol hwn a gyhoeddir ar 25 Awst 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 25 Awst 2026 am 10:43:03. 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.

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© Hawlfraint y Goron. Cynhyrchwyd gan Gofrestrfa Tir EF. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded AC0000851063.

H.M. LAND REGISTRY

TITLE NUMBER	
WA118599	

ORDNANCE SURVEY PLAN REFERENCE	SS6195	Scale 1.2500
~~COUNTY~~ WEST GLAMORGAN ~~DISTRICT~~ SWANSEA		© Crown copyright 19

ADMINISTRATIVE AREA SWANSEA / ABERTAWE SWANSEA COMMUNITY



FILED PLAN H.M. LAND REGISTRY 3/79

Dd570756 7325884 5m 5/78 J.I.H. Ltd., 27081

MB24

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

These are the notes referred to on the following official copy

Title Number WA118599

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.

H M LAND REGISTRY

LAND REGISTRATION ACTS 1925 - 1986

ADMINISTRATIVE COUNTY: **SWANSEA**

TITLE NUMBER: WA118599

PROPERTY: Pen-y-Bryn Gypsy Cross
Waunarlwydd

THIS DEED OF GRANT is made the First day of November One thousand Nine hundred and Ninety-nine **B E T W E E N** [redacted] (hereinafter called "the Grantor") of the first part **CHELTENHAM & GLOUCESTER PLC** of Barnett Way Gloucester GL4 3RL (hereinafter called "the Mortgagee") of the second part and **SOUTH WALES ELECTRICITY plc** whose Registered Office is situate at Newport Road St. Mellons Cardiff CF3 9XW (hereinafter called "the Company") of the third part

W H E R E A S:-

(1) The Grantor is seised in fee simple in possession of the property hereinafter described subject to the Legal Charge hereinafter mentioned but otherwise free from encumbrances

(2) By a Legal Charge (hereinafter called "the Legal Charge") the particulars of which are set out in the First Schedule hereto the said property was charged by way of legal mortgage with the payment of the monies thereby covenanted to be paid

(3) The rights and liberties hereinafter mentioned are required by the Company for the purpose of its functions

(4) The Grantor with the consent of the Mortgagee has agreed to sell and the Company has agreed to purchase the said rights and liberties at the price of one thousand five hundred pounds and the Mortgagee has agreed to join herein in manner hereinafter appearing

SEQ178

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1. In consideration of the sum of **ONE THOUSAND FIVE HUNDRED POUNDS** paid by the Company with the consent of the Mortgagee to the Grantor (the receipt of which sum the Grantor hereby acknowledges) the Grantor with full title guarantee hereby grants and the Mortgagee as Mortgagee of the said property hereby release unto the Company:-

(a) **FULL RIGHT AND LIBERTY** for the Company to erect lay use maintain repair renew replace relay inspect and remove the electric lines cables and works specified in Part One of the Second Schedule hereto (together hereinafter referred to as "the electric lines and cables") on over and under the property described in Part Two of the said Second Schedule subject to such reasonable additions and deviations as may be necessary or desirable

(b) **FULL RIGHT AND LIBERTY** for the Company at its own expense and in a proper and woodmanlike manner to fell and lop from time to time all trees and coppice wood now or hereafter standing on the said property which in the opinion of the Company would if not felled or lopped obstruct or interfere with the construction maintenance or working of the electric lines

(c) **FULL RIGHT AND LIBERTY** for the Company and all persons authorised by it at all times hereafter to enter upon the said property for all or any of the purposes aforesaid **TO HOLD** the same unto the Company in fee simple discharged and released from the Legal Charge

2. A The Company **HEREBY COVENANTS** with the Grantor as follows:-

(1) That the erection or laying of the electric lines and cables shall be executed by the Company in accordance with the Statutory Regulations applicable thereto

(2) That it will make good to the reasonable satisfaction of the Grantor any damage to the said property or to the buildings trees (other than trees which may be felled or lopped in the proper exercise of the rights and liberties hereby granted) hedges fences crops or livestock of the Grantor caused by the electric lines or cables or their erection or laying **PROVIDED THAT** if

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for any reason any such damage cannot be made good or if the Company so prefer it shall in lieu of making good such damage compensate the Grantor therefor

(3) That if required by the Grantor so to do it will remove from the said property all timber cordwood and brushwood felled or lopped in exercise of the rights and liberties hereby granted and leave the said property neat and tidy

(4) That it will keep the Grantor indemnified against all actions which may be brought and all claims which may be made against the Grantor by reason of any default or negligence on the part of the Company in the erection of the electric lines and or the laying of the electric cables or any failure to repair the same provided that the Grantor shall as soon as practicable give notice in writing to the Company of any such action or claim and shall not settle adjust or compromise such action or claim without the consent of the Company

B (1) The expression "the erection and laying of the electric lines and cables" in this clause includes the erection laying user maintenance repair renewal inspection and removal of the electric lines and cables

(2) Any dispute or difference arising under this clause shall be submitted to arbitration in manner provided by the Arbitration Act 1996 or any statutory modification or re-enactment thereof for the time being in force

3. The Grantor and the Mortgagee with intent to bind the said property into whosesoever hands the same may come and for the benefit and protection of the Company's undertaking and the electric lines and cables but not so as to incur any personal or other liability on the part of the Mortgagee other than for its own personal acts or defaults if and while Mortgagee in possession **HEREBY COVENANT** with the Company that the Grantor and the Mortgagee and those deriving title under them will at all times hereafter observe and perform the following stipulations:-

(a) That no part of any dwellinghouse building or other structure shall be constructed or placed so as to be within three decimal seven metres (12 feet)

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of the conductors mentioned in the Second Schedule hereto when the same are at the maximum likely temperature and/or maximum swing and that no trees or coppice wood shall be planted under the electric lines or within a distance of nine decimal one five metres (30 feet) on either side of the electric lines

(b) That the level of the ground will not be raised above that existing at the date hereof so as to make the distance between the level of the ground and the lowest conductor at any point of the span less than six decimal seven metres (22 feet) at maximum likely temperature and/or maximum swing

(c) That no building or structure shall be erected or placed above or within one decimal five metres (4.923 feet) on either side of the electric cables without the written consent of the Company

4. It is hereby agreed that as from the date hereof all existing wayleave agreements relating to all or any of the electric lines and cables specified in the Second Schedule hereto shall be determined

5. **IT IS HEREBY CERTIFIED** that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or aggregate amount or value of the consideration exceeds **SIXTY THOUSAND POUNDS**

IN WITNESS whereof the Grantor the Mortgagee and the Company have executed this document as a Deed the day and year first before written

THE FIRST SCHEDULE

PARTICULARS OF LEGAL CHARGE

DATE	**PARTIES**
17 January 1997	The Grantor (1) Cheltenham & Gloucester plc (2)

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THE SECOND SCHEDULE

PART ONE

The 11kV overhead electric line with conductors the route of which is indicated by a broken red line on Plan Drawing No. A84850 annexed hereto Together with one single pole numbered 13 and one single pole numbered 14 with one stay and underground earthwire attached the positions of which are indicated on the said plan

The LV overhead electric line with conductors the route of which is indicated by a broken green line on the said Plan Together with one single pole numbered 15 and one single pole numbered 16 with one stay attached the positions of which are indicated on the said Plan

PART TWO

ALL THAT piece or parcel of land situate at Pen-y-Bryn Gypsy Cross Waunarlwydd and registered at H M Land Registry with Title Number WA118599

SIGNED as a Deed in the presence)
of the witness named below and)
)

[redacted]

[redacted]

Name of Witness
Signature of Witness
Address of Witness

[redacted]

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The **COMMON SEAL** of
CHELTENHAM & GLOUCESTER PLC
was hereunto affixed in the
presence of)
)
)
)

[redacted]

AUTH
[illegible] SIGNATO

The **COMMON SEAL** of
SOUTH WALES ELECTRICITY plc
was hereunto affixed in the
presence of)
)
)

[redacted]

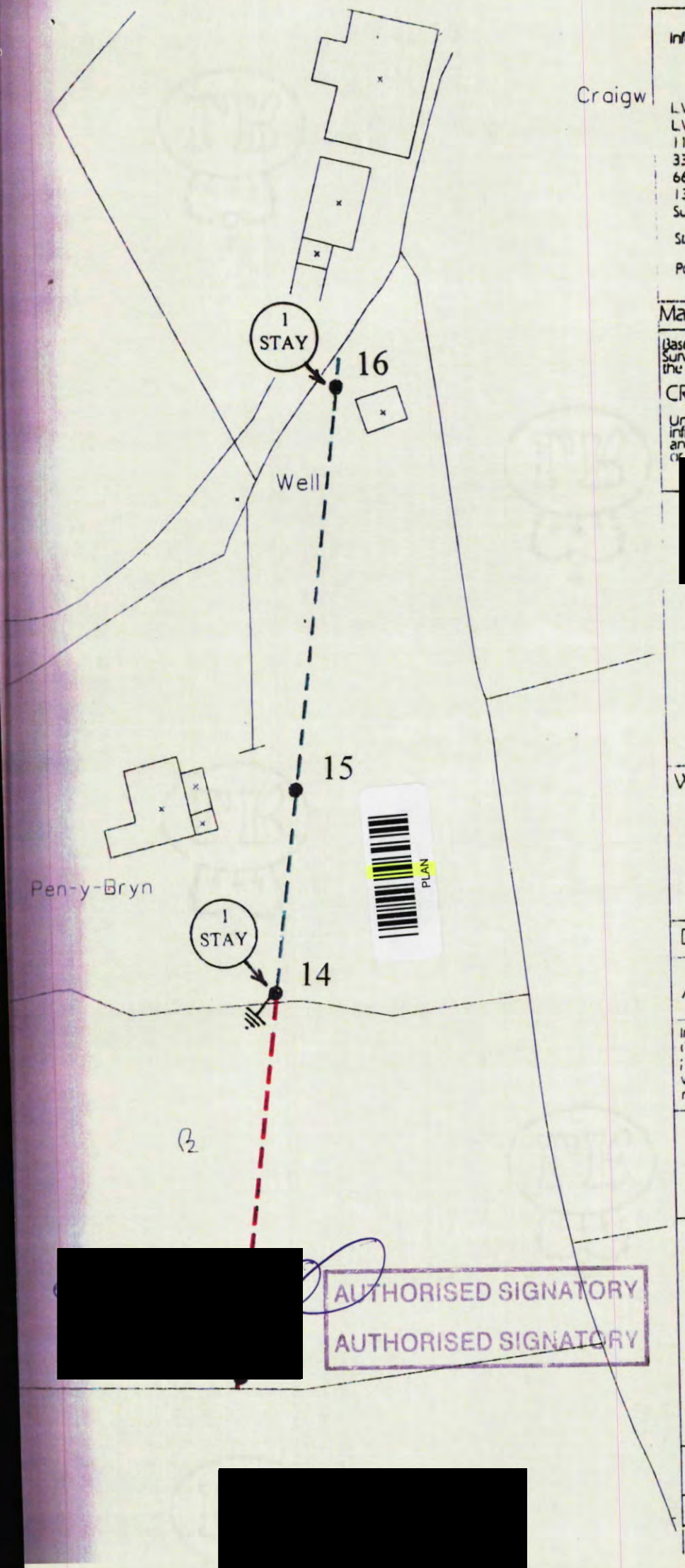
Authorised Signatory

[redacted]

SIC72

[redacted]

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Information	Over-head Lines	Under-ground Cables
L.V. Services	— — ·	———
L.V.	— — —	———
11Kv	— — —	———
33Kv	— — ·	———
66Kv	— — ·	———
132Kv	-- --	-----
Supervisory	-- --	-----

Stays (1 stay) Earthwire

Poles: Single ● Tower

H Pole

Map ref: SS6140 9512 Scale: 1:500

Based upon the 1:500 edition of the Ordnance Survey scale map with the permission of the Controller of Her Majesty's Stationery Office.

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[redacted]

Wayleave in Perpetuity at:

PEN Y BRYN
GYPSY CROSS
WAUNARLWYDD
SWANSEA

Drawn: K.L. Checked CA

Approved: [signature]

Information:
On receipt of this drawing please destroy previous revision of issue.
When quoting this drawing state generation number, issue, part and revision.

SWALEC

SWALEC
Area Operations
New Road
Pontarddulais
SA1 1TD

(01792) 886541
(01792) 886151

Generation: A NUMBER: 84850

Issue: Part: Date: 24.02

Revision:

[redacted]

[redacted]

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The Law Society

Law Society Property Information Form (4th edition 2020 – second revision)

Address of the property

Penybryn
Waunarlwydd

Swansea

Postcode S A 5 4 R U

Full names of the seller

[redacted]

Seller's solicitor
Name of solicitor's firm

Howells Legal

Address

4 Langdon House
Langdon Road
Swansea

SA1 8QY

Email

[redacted]

Reference number

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

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.
- 'Property' includes all buildings and land within its boundaries.

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Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.

Instructions to the buyer

- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

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1. Boundaries FREEHOLD

If the property is leasehold this section, or parts of it, may not apply.

1.1 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

1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:

N/A

1.3 Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If Yes, please give details:

☐ Yes ☑ No

1.4 During the seller's ownership, has any adjacent land or property been purchased by the seller? If Yes, please give details:

☐ Yes ☑ No

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1.5 **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? If Yes, please give details:**

☐ Yes ☑ No

1.6 **Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:**

☐ Yes ☑ No
☐ Enclosed ☐ To follow

2. Disputes and complaints

2.1 **Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:**

☐ Yes ☑ No

2.2 **Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:**

☐ Yes ☑ No

3. Notices and proposals

3.1 **Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:**

☐ Yes ☑ No

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3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby?
If Yes, please give details:

☐ Yes ☑ No

4. Alterations, planning and building control

Note to seller: All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: **https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised**

Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at:
http://www.gov.uk/government/organisations/valuation-office-agency

4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

☐ Yes ☑ No

NOT IN CURRENT OWNERS OWNERSHIP

(b) Change of use (e.g. from an office to a residence)

☐ Yes ☑ No
Year

(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

☐ Yes ☑ No
Year

(d) Addition of a conservatory

☐ Yes ☑ No
Year

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4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:

(a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:

(b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

N/A

Further information about permitted development can be found at:
https://www.planningportal.co.uk/info/200126/applications

4.3 Are any of the works disclosed in 4.1 above unfinished? If Yes, please give details:

☐ Yes ☐ No

N/A

4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:

☐ Yes ☑ No

N/A .

4.5 Are there any planning or building control issues to resolve? If Yes, please give details:

☐ Yes ☑ No

4.6 Have solar panels been installed?

☐ Yes ☑ No

If Yes:

(a) In what year were the solar panels installed?

☐ Year

(b) Are the solar panels owned outright?

☐ Yes ☐ No

(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents e.g. copies of electricity bills for feed in tariffs.

☐ Yes ☐ No
☐ Enclosed ☐ To follow

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4.7 Is the property or any part of it:

(a) a listed building? ☐ Yes ☑ No ☐ Not known

(b) in a conservation area? ☐ Yes ☑ No ☐ Not known

If Yes, please supply copies of any relevant documents. ☐ Enclosed ☐ To follow

4.8 Are any of the trees on the property subject to a Tree Preservation Order? ☐ Yes ☑ No ☐ Not known

If Yes:

(a) Have the terms of the Order been complied with? ☐ Yes ☐ No ☐ Not known

(b) Please supply a copy of any relevant documents. ☐ Enclosed ☐ To follow

5. Guarantees and warranties

Note to seller: All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

Note to buyer: Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and if so, whether the terms of the guarantee will apply to you.

5.1 Does the property benefit from any of the following guarantees or warranties? If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar) ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(b) Damp proofing ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(c) Timber treatment ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(d) Windows, roof lights, roof windows or glazed doors ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(e) Electrical work ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(f) Roofing — ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(g) Central heating — ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(h) Underpinning 30yrs ago. — ☐ Yes ☑ No ☐ Enclosed ☐ To follow

(i) Other (please state): — ☐ Yes ☐ No ☐ Enclosed ☐ To follow

5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details: ☐ Yes ☑ No

6. Insurance

6.1 Does the seller insure the property? ☑ Yes ☐ No

6.2 If not, why not?

6.3 If the property is a flat, does the landlord insure the building? N/A ☐ Yes ☐ No

6.4 Has any buildings insurance taken out by the seller ever been:

(a) subject to an abnormal rise in premiums? ☐ Yes ☑ No

(b) subject to high excesses? ☐ Yes ☑ No

(c) subject to unusual conditions? ☐ Yes ☒ No

(d) refused? ☐ Yes ☒ No

If Yes, please give details:

6.5 Has the seller made any buildings insurance claims? ☐ Yes ☒ No
If Yes, please give details:

7. Environmental matters

Flooding

Note: Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at: **www.gov.uk/government/organisations/department-for-environment-food-rural-affairs**. The flood risk check can be found at: **www.gov.uk/check-flood-risk.**

Read our updated Flood Risk Practice Note at **https://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/**

7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded? ☐ Yes ☒ No
If Yes, please state when the flooding occurred and identify the parts that flooded:

If No to question 7.1 please continue to 7.3 and do not answer 7.2 below.

7.2 What type of flooding occurred?

(a) Ground water NJ ☐ Yes ☒ No

(b) Sewer flooding ☐ Yes ☒ No

(c) Surface water ☐ Yes ☒ No

(d) Coastal flooding ☐ Yes ☑ No

(e) River flooding ☐ Yes ☑ No

(f) Other (please state):

7.3 Has a Flood Risk Report been prepared? If Yes, please supply a copy. ☐ Yes ☑ No ☐ Enclosed ☐ To follow

Further information about the types of flooding and Flood Risk Reports can be found at: **www.gov.uk/government/organisations/environment-agency.**

Radon

Note: Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: **www.gov.uk/government/organisations/public-health-england** and **www.publichealthwales.wales.nhs.uk.**

7.4 Has a Radon test been carried out on the property? ☐ Yes ☑ No

If Yes:

(a) please supply a copy of the report N/A ☐ Enclosed ☐ To follow

(b) was the test result below the 'recommended action level'? ☐ Yes ☐ No

7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property? ☐ Yes ☐ No ☐ Not known

Energy efficiency

Note: An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: **https://www.gov.uk/buy-sell-your-home/energy-performance-certificates**

7.6 Please supply a copy of the EPC for the property. ☐ Enclosed ☑ To follow ☐ Already supplied

AGENT TO SUPPLY

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7.7 Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.

☐ Yes ☑ No
☐ Enclosed ☐ To follow

Further information about the Green Deal can be found at:
www.gov.uk/green-deal-energy-saving-measures

Japanese knotweed

Note: Japanese knotweed is an invasive non-native plant that can cause damage to property if left untreated. The plant consists of visible above ground growth and an invisible rhizome (root) below ground in the soil. It can take several years to control and manage through a management and treatment plan and rhizomes may remain alive below the soil even after treatment.

7.8 Is the property affected by Japanese knotweed?

☑ Yes ☐ No
☐ Not known

If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.

☐ Yes ☑ No
☐ Not known
☐ Enclosed ☐ To follow

8. Rights and informal arrangements

Note: Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

8.1 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain?
If Yes, please give details:

☐ Yes ☑ No

8.2 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)?
If Yes, please give details:

☐ Yes ☑ No

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8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:

☐ Yes ☑ No

8.4 Does the seller know if any of the following rights benefit the property:

(a) Rights of light ☐ Yes ☑ No

(b) Rights of support from adjoining properties ☐ Yes ☑ No

(c) Customary rights (e.g. rights deriving from local traditions) ☐ Yes ☑ No

8.5 Does the seller know if any of the following arrangements affect the property:

(a) Other people's rights to mines and minerals under the land ☐ Yes ☑ No

(b) Chancel repair liability ☐ Yes ☑ No

(c) Other people's rights to take things from the land (such as timber, hay or fish) ☐ Yes ☑ No

If Yes, please give details:

8.6 Are there any other rights or arrangements affecting the property? This includes any rights of way. If Yes, please give details:

☐ Yes ☑ No

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Services crossing the property or neighbouring property

8.7 Do any drains, pipes or wires serving the property cross any neighbour's property?

☑ Yes ☐ No ☐ Not known

Mains elec via neighbour's

8.8 Do any drains, pipes or wires leading to any neighbour's property cross the property?

☑ Yes ☐ No ☐ Not known

Mains elecs.

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

☐ Yes ☑ No ☐ Not known

If Yes, please supply a copy or give details:

☐ Enclosed ☐ To follow

9. Parking

9.1 What are the parking arrangements at the property?

Garage + hard parking.

9.2 Is the property in a controlled parking zone or within a local authority parking scheme?

☐ Yes ☑ No ☐ Not known

10. Other charges

Note: If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate TA7 Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.

10.1 Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:

☐ Yes ☑ No

11. Occupiers

11.1 Does the seller live at the property? ☑ Yes ☐ No

11.2 Does anyone else, aged 17 or over, live at the property? ☐ Yes ☑ No

If No to question 11.2, please continue to section 12 'Services' and do not answer 11.3–11.5 below.

11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:

N/A

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers? ☐ Yes ☑ No

11.5 Is the property being sold with vacant possession? ☑ Yes ☐ No

If Yes, have all the occupiers aged 17 or over:

(a) agreed to leave prior to completion? ☑ Yes ☐ No

(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion. ☑ Yes ☐ No ☐ Enclosed ☐ To follow

AUCTION.

12. Services

Note: If the seller does not have a certificate requested below this can be obtained from the relevant Competent Persons Scheme. Further information about Competent Persons Schemes can be found at: **https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised**

Electricity

12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician? ☑ Yes ☐ No

If Yes, please state the year it was tested and provide a copy of the test certificate. ☐ Year ☐ Enclosed ☐ To follow

DONT KNOW.

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005? ☐ Yes ☑ No ☐ Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate ☐ Enclosed ☐ To follow

(b) the installer's Building Regulations Compliance Certificate ☐ Enclosed ☐ To follow

(c) the Building Control Completion Certificate ☐ Enclosed ☐ To follow

Central heating

12.3 Does the property have a central heating system?

☑ Yes ☐ No

If Yes:

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

LPG

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the 'completion certificate' (e.g. CORGI or Gas Safe Register) or the 'exceptional circumstances' form.

1980's Date
☐ Not known
☐ Enclosed ☐ To follow

(c) Is the heating system in good working order?

☑ Yes ☐ No

(d) In what year was the heating system last serviced/ maintained? Please supply a copy of the inspection report.

Year
☑ Not known
☐ Enclosed ☐ To follow
☐ Not available

Drainage and sewerage

Note: Further information about drainage and sewerage can be found at: **www.gov.uk/government/organisations/environment-agency**

12.4 Is the property connected to mains:

(a) foul water drainage? Septic tank.

☐ Yes ☑ No ☐ Not known

(b) surface water drainage? soaks into ground.

☐ Yes ☑ No ☐ Not known

If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.

12.5 Is sewerage for the property provided by:

(a) a septic tank?

☑ Yes ☐ No

If the property is in England and you answered Yes to question 12.5 and your septic tank discharges directly into surface water, you must do one of the following as soon as possible: WALES.

- **connect to mains sewer**
- **install a drainage field (also known as an infiltration system) so the septic tank can discharge to ground instead**
- **replace your septic tank with a small sewage treatment plant**

You must have plans in place to carry out this work within a reasonable timescale, typically 12 months.

12.5.1 When was the septic tank last replaced or upgraded?

Aprox 2016 Month
Year

(b) a sewage treatment plant? Septic tank. ☐ Yes ☐ No

(c) cesspool? ☐ Yes ☑ No

12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties? If Yes, how many properties share the system? ☐ Yes ☑ No ☐ Properties share

12.7 When was the system last emptied? Jan 2026 Year

12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced? Jan/Feb 2026 Year

12.9 When was the system installed? 2015-2016 Year

Note: Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: **www.gov.uk/government/organisations/environment-agency**

12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property? If Yes, please supply a plan showing the location of the system and how access is obtained. ☑ Yes ☐ No ☐ Enclosed ☐ To follow

Specific information about permits and general binding rules can be found at **www.gov.uk/permits-you-need-for-septic-tanks**

Soakaway on common

13. Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

Mains electricity ☑ Yes ☐ No

Provider's name

Location of meter ~~At~~ entrance to bathroom.

Mains gas ☐ Yes ☐ No

Provider's name LPG

Location of meter N/A. Indicator on LPG.

Mains water ☑ Yes ☐ No

Provider's name

Location of stopcock

Location of meter, if any None

Mains sewerage ☐ Yes ☑ No

Provider's name

Telephone ☑ Yes ☐ No

Provider's name EE.

Cable ☑ Yes ☐ No

Provider's name EE

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14. Transaction information

14.1 Is this sale dependent on the seller completing the purchase of another property on the same day?

☐ Yes ☑ No

14.2 Does the seller have any special requirements about a moving date? If Yes, please give details:

☐ Yes ☐ No

Auction - 20 working days post exchange.

14.3 Will the sale price be sufficient to repay all mortgages and charges secured on the property?

☑ Yes ☐ No ☐ No mortgage

14.4 Will the seller ensure that:

(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 alarm codes will be left at the property or with the estate agent?

☐ Yes ☑ No

Signed: [redacted] Dated: 12-8-26

Signed: Dated:

Signed: Dated:

Signed: Dated:

Each seller should sign this form.

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Law Society Fittings and Contents Form (3rd edition)

Address of the property

Penybryn
Waunarlwydd

Swansea

Postcode S A 5 4 R U

Full names of the seller

[redacted]

Seller's solicitor

Name of solicitor's firm: Howells Legal

Address:

4 Langdon House
Langdon Road
Swansea

SA1 8QY

Email: [redacted]

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.

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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	☐	☐	☐		

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1 Basic fittings (continued)

	Included	Excluded	None	Price	Comments
Electric sockets	☑	☐	☐		
Burglar alarm	☐	☐	☑		
Other items (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

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	☐	☑	☐	☐	☐		
Other items (please specify)							
LPG Free standing oven Hob	☑	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			
	☐	☐	☐	☐			

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	☐	☐	☑		
Bedroom 1	☑	☐	☐		
Bedroom 2	☐	☐	☑		
Bedroom 3	☐	☐	☑		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

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5 Curtains and curtain rails

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

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	☑	☐	☐		
Other rooms (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

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	☐	☐	☑		

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7 Fitted units (continued)

	Included	Excluded	None	Price	Comments
Other rooms (please specify)					
	☐	☐			
	☐	☐			
N/A	☐	☐			
	☐	☐			

8 Outdoor area

	Included	Excluded	None	Price	Comments
Garden furniture	☐	☐	☑		
Garden ornaments	☐	☐	☑		
Trees, plants, shrubs	☑	☐	☐		SOLD AS SEEN
Barbecue	☐	☐	☑		
Dustbins	☑	☐	☐		
Garden shed	☑	☐	☐		
Greenhouse	☑	☐	☐		
Outdoor heater	☐	☐	☑		
Outside lights	☑	☐	☐		
Water butt	☑	☐	☐		
Clothes line	☒ ✓	☐	☐		
Rotary line	☒	☐	☐		
Other items (please specify)					
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			

9 Television and telephone

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

10 Stock of fuel

	Included	Excluded	None	Price	Comments
Oil	☐	☐	☑		
Wood	☐	☐	☑		
Liquefied Petroleum Gas (LPG)	☑	☐	☐		

11 Other items

N.B. FURNITURE ITEMS TO REMAIN.

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

Signed: [redacted] Dated: 12-8-26

Signed: Dated:

Signed: Dated:

Signed: Dated:

Each seller should sign this form.

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Energy performance certificate (EPC)

Penybryn Waunarlwydd SWANSEA SA5 4RU	Energy rating **F**	Valid until:	**7 January 2036**
		Certificate number:	**0390-2943-3590-2806-4715**

Property type	Detached house
Total floor area	79 square metres

Rules on letting this property

You may not be able to let this property

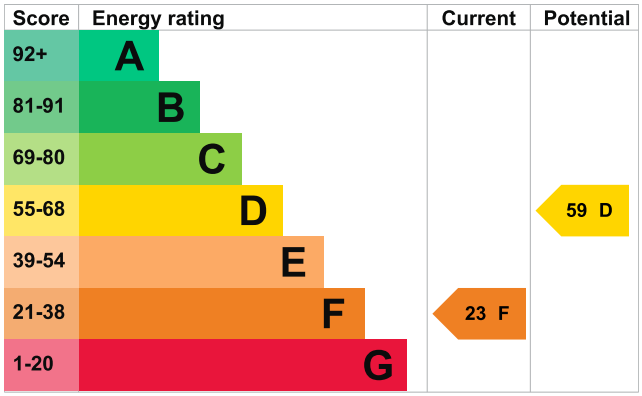
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 D.

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, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, no insulation	Very poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 299 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Stone walls present, not insulated

Smart meters

This property had **a smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£2,146 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 £903 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 14,366 kWh per year for heating
- 1,966 kWh per year for hot water

Impact on the environment

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

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	4.4 tonnes of CO2
This property's potential production	2.1 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£900 - £1,200	£73
2. Internal wall insulation	£7,500 - £11,000	£644
3. Floor insulation (solid floor)	£5,000 - £10,000	£112
4. Heating controls (room thermostat)	£220 - £250	£49
5. High performance external doors	£1,800 - £2,400	£25
6. Solar photovoltaic panels	£8,000 - £10,000	£246

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Speak to an advisor from Nest (www.gov.wales/get-help-energy-efficiency-your-home-nest)

Help paying for energy saving improvements

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

- Free energy saving improvements: Nest (www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Richard Brown
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/010042
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 January 2026
Date of certificate	8 January 2026
Type of assessment	RdSAP