

Place and Economy Department
Cecil Ward Building
4-10 Linenhall Street
Belfast
BT2 8BP

Tel: 02890 270480



RJW LAW
2-12 MONTGOMERY STREET
BELFAST
BT1 4NX

10 YEAR PROPERTY CERTIFICATE Ref No: PC/2022/01111

PROPERTY ADDRESS: 34b Ashley Avenue
Belfast

USE OF PROPERTY: Domestic

SOLICITORS REF: RJW1238

(THE APPLICANT'S ATTENTION IS DRAWN TO THE NOTES OVERLEAF)

RECEIVED DATE: 15/03/2022

ACTIONED DATE: 05/07/2022

FEE: £70

MAP SUPPLIED: YES

IMPORTANT NOTES REGARDING PROPERTY CERTIFICATES

NOTE (1)

This Property Enquiry is limited to a 10 year period, based on a desktop search. The 10 year period is taken from the 1st of January in which year the property enquiry is made.

NOTE (2)

Applications will be taken to include Full Plans, Building Notice and Regularisation Notices.
All Applications received will be listed on this Property Certificate.

NOTE (3)

The information given is accurate to the best of the knowledge of the officers completing the Certificate.
Applicants should, however, note that:-

- a) The Officers completing the Certificate have no authority to bind the Council as to further actions,
- b) The purchaser is advised to make his/her own enquiries and, in particular, to have the property fully surveyed by a competent person,
- c) Whilst every care is taken to ensure the accuracy of the information supplied, neither the Local Authority employees completing the Certificate nor the Local Authority accept any legal liability for any errors or inaccuracies or mis-statements in the information provided,
- d) The information is given as a part of a public service and it is not the intention of the officers or their employers to enter into contractual relations with the applicant. The fee paid is an administration fee to cover the costs of furnishing the information required and nothing more.
- e) The information supplied has been obtained solely from records kept by the Local Authority and whilst every care is taken in compiling these records, particularly older records, may no longer be accurate,
- f) No inspection of the premises has been carried out for the purpose of the completion of the Certificate,

NOTE (4)

The definition of "contemplated" in the context of this Certificate should be interpreted as being under consideration by the Council at body Corporate level or, where authority has been delegated, at Departmental level.

NOTE (5)

Where there is follow up to an adverse or reserve comment on a Property Certificate and the matter to which the adverse or reserve comment relates has been resolved and a "clear" Certificate is required, a new application must be submitted together with a fee of £15.00

NOTE (6)

Definitions: An Application prefix F_ relates to Full Plans, B_ relates to a Building Notice, R_ relates to Regularisation.
Notice of No Effect, means that the application has been declared invalid.
Pending, an application has been lodged with Building Control however the plan has not been assessed.

Property Address 34b Ashley Avenue
Applied For: Belfast

Ref: PC/2022/01111

IMPORTANT NOTE:

The following information given by the Council shall be read and construed in accordance with the qualifications set out in the 'Information for Applicants' associated with the application for this Property Certificate.

SECTION ONE: Building Regulations Matters

- | | | |
|-----|--|----|
| 1.1 | Confirm if the Council has received any application(s) for Full Plans, Building Notice, and / or Regularisation Certificate in relation to the Property within the Certificate Period. | NO |
| 1.2 | Do the Council's records for the Certificate Period disclose any outstanding breach of Building Regulations? | NO |
| 1.3 | Is the Council currently contemplating any legal proceedings in respect of the Property, or have any such proceedings been instigated? | NO |
| 1.4 | Confirm if any relaxation or dispensation has been granted in relation to the Property within the Certificate Period; and if so to what extent? | NO |

SECTION TWO: Building Licensing Matters

- 2.1 Have any Licences been granted in relation to the Property as indicated in the following table?

LICENCE TYPE	LEGISLATION	GRANTED
		YES/NO
Public Entertainments Licence	Local Government (Miscellaneous Provisions) (NI) Order 1985	NO
Amusement Permit	Betting, Gaming, Lotteries and Amusements (NI) Order 1985	NO
Petroleum Spirit Licence	Petroleum (Consolidation) Act (NI) 1929	NO
Cinematographic Licence	Cinemas (NI) Order 1991	NO
Dog Kennels	Dogs (NI) Order 1983	NO
Caravans	Caravans Act (NI) 1963	NO

SECTION THREE:
Dangerous and Ruinous Structures, Environmental Health and Other Matters

- 3.1 Does the Council have a record of the issue and/or non-compliance with any dangerous structure or ruinous building order(s)/notice(s) in relation to the Property, issued under the legislation indicated in the following table?

LEGISLATION	YES/NO
Towns Improvement (Ireland) Act 1854	NO
Towns Improvement (Clauses) Act 1847	NO
Public Health Acts Amendment Act 1907	NO
Pollution Control and Local Government (NI) Order 1978	NO
Sections 116 & 117 Belfast Improvement Act 1878	NO

- 3.2 Is the Council, in relation to the Property, currently contemplating or has it instigated legal proceedings pursuant to any of its statutory functions as indicated in the following table?

LEGISLATION	YES/NO
Food Safety (NI) Order 1991	NO
Health and Safety at Work (NI) Order 1978	NO
Industrial Pollution Control (NI) Order 1997	NO
Pollution Control & Local Government (NI) Order 1978	NO
Public Health (Ireland) Act 1878	NO
Access to the Countryside (NI) Order 1983	NO

- 3.3 Is the Council currently contemplating the compulsory acquisition of the Property in connection with the exercise of any of its statutory functions? **NO**

- 3.4 Does a Smoke Control Order affect the property? **YES**

- 3.5 Confirm the postal number and address of the property.

34b Ashley Avenue

Energy performance certificate (EPC)

34b Ashley Avenue
BELFAST
BT9 7BT

Energy rating

C

Valid until: 13 March 2032

Certificate number: 0532-4427-3100-0174-4292

Property type

Top-floor flat

Total floor area

128 square metres

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in Northern Ireland:

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

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), ceiling insulated	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Automatic charge control	Average
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m²).

► What is primary energy use?

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO2

This property produces

5.7 tonnes of CO2

This property's potential production

5.1 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 0.6 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (72) to C (75).

► [What is an energy rating?](#)

Potential energy
rating

C

Recommendation 1: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£2,400 - £3,600

Typical yearly saving

£163

Potential rating after carrying out recommendation 1

75 | C

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1247

Potential saving

£163

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

John Mullan

Telephone

07876702698

Email

johnnymullan@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/020520

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

14 March 2022

Date of certificate

14 March 2022

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.

There are no related certificates for this property.



HOME CHARTER SCHEME

THE LAW SOCIETY OF
NORTHERN IRELAND

REPLIES TO PRE-CONTRACT ENQUIRIES (2020 Edition 1)

Full postal address of the property being sold ("the Property"):	34B Ashley Avenue, Belfast
Full name of Vendor:	Samuel George Graham and Joan Graham
Vendor's Solicitors:	RJW Law
Vendor's Solicitors' Reference:	RJW1238
Full name of Purchaser:	
Purchaser's Solicitors:	
Purchaser's Solicitors' Reference:	

These replies by the Vendor shall be read in conjunction with the **Memorandum of Sale**, the **Special Conditions** and the **General Conditions of Sale** (4th Edition 2020) of the Law Society of Northern Ireland. This document shall be construed as if it was an enactment to which the Interpretation Act (Northern Ireland) 1954 was stated to apply and "Purchaser" shall include "Intending Purchaser".

INSTRUCTIONS TO THE VENDOR

1. These Replies should be provided by all Vendors and signed by all Vendors.
2. If you do not know the answer to any Enquiry, please say so rather than leaving that Reply blank. If you are unsure as to the meaning of any of the Enquiries, please ask your solicitor.
3. If, after completing the Replies, you become aware of any information which would have changed those Replies, you must inform your solicitor immediately and provide them with any relevant documents.
4. It is essential that your Replies are accurate as they form part of the contract. They may be deemed an inducement to the Purchaser to enter the contract. If you give inaccurate or incomplete Replies, the Purchaser may have a right to refuse to complete the purchase or may be entitled to sue you for compensation.
5. You should complete the Replies to the best of your knowledge, information and belief making such reasonable enquiries as you can to help you to do so. You are not expected to have expert knowledge of legal or technical matters.
6. You should give your solicitor any letters, agreements, notices or other documents which may be of relevance in completing these Replies. If you are aware of any such documents which you do not hold, please inform your solicitor as soon as possible as you may be required to obtain such documents prior to completion.

PURCHASER'S RELIANCE ON THE REPLIES TO THESE ENQUIRIES

"CAVEAT EMPTOR" – "BUYER BEWARE"

1. These Replies have been made to the best of the knowledge, information and belief of the Vendor and shall be relied upon as such.
2. The Purchaser (through his solicitor) may only raise such further Enquiries, or call for the clarification of such existing Replies, as may be reasonable and necessary for the completion of this transaction.
3. The Purchaser should not rely absolutely upon the Replies which the Vendor is not qualified to give, i.e. where they relate to matters of a technical nature. The Purchaser should therefore seek reports from his own suitably qualified architect, engineer, surveyor, trade specialist, environmental consultant or technical expert.
4. Any Replies relating solely to matters of title have been made entirely without prejudice to the Purchaser's solicitor's obligation to investigate title.

"CAVEAT EMPTOR" – "BUYER BEWARE"

THIS DOCUMENT MAY ONLY BE AMENDED BY THE LAW SOCIETY OF NORTHERN IRELAND

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1. RIGHTS

1.1. Does anyone other than the Vendor have or claim any rights over the Property?

☒ No

☐ Yes - the rights are set out in the Comment box below.

Comment:

1.2 Do any of the following matters benefit the Property or any neighbouring property? If yes, set out the details in the Comment box below.

(a) rights of way:-

☒ No

☐ Yes

(b) rights for services eg water pipes, septic tanks and drainage pipes, storm water pipes, electricity cables, telephone cables, gas pipes etc:-

☒ No

☐ Yes

(c) sight lines / visibility splays:-

☒ No

☐ Yes

(d) any other rights:-

☒ No

☐ Yes

Comment:

1.3 Do any of the following matters burden the Property or any neighbouring property? If yes, set out the details in the Comment box below.

(a) rights of way:-

☒ No

☐ Yes

(b) rights for services eg water pipes, septic tanks and drainage pipes, storm water pipes, electricity cables, telephone cables, gas pipes etc:-

☒ No

☐ Yes

(c) sight lines / visibility splays:-

☒ No

☐ Yes

(d) any other rights:-

☒ No

☐ Yes

Comment:

2. LITIGATION AND DISPUTES

2.1. Is or has the Property been the subject of any pending or threatened litigation or any dispute (which includes criminal proceedings/fixed penalty notices) which may affect the Property?

☒ No

☐ Yes - as set out in the Comment box below.

Comment:

2.2. Is your right to sell the Property restricted by any statutory or court proceedings?

☒ No

☐ Yes - the restrictions are set out in the Comment box below.

Comment:

3. GROUND RENT

3.1. Do you pay Ground Rent for the Property?

☒ No

☐ Yes - the details are set out in the Comment box below.

Comment:

3.2. Who collects the Ground Rent?

☒ I do not know

☐ I do know - the details are set out in the Comment box below.

Comment:

3.3. Do you have your last receipt for Ground Rent?

☒ No

☐ Yes, and I shall provide it to the Purchaser's solicitor.

Comment:

3.4 Have you ever requested or been offered terms for the acquisition of the freehold of the Property?

- ☐ No
☐ Yes - the details are set out in the Comment box below.

Comment:

3.5 Have any steps been taken towards the redemption of your Ground Rent?

- ☐ No
☐ Yes - the details are set out in the Comment box below.

Comment:

3.6 Are you entitled to collect the Ground Rent of any adjacent property?

- ☒ No
☐ Yes - the details are set out in the Comment box below.

Comment:

4. COMPLAINTS OR BREACHES

4.1 Are there any complaints or any breaches of any of the covenants or conditions in the title deeds under which you hold the Property?

- ☒ No
☐ Yes - the details are set out in the Comment box below.

Comment:

5. MORTGAGES and CHARGES

5.1 Is the Property subject to any Mortgages, Charges or Orders Charging Land?

- ☐ No. If not, go to Enquiry 5.4.
☒ Yes - the details are set out in the Comment box below.

Comment:

5.2 Can you confirm that the proceeds of sale will be sufficient to discharge all mortgages, charges and orders charging land affecting the Property?

☐ No - the details are set out in the Comment box below.

☐ Yes

Comment:

5.3 Will all mortgages, charges and Orders Charging Land affecting the Property be released at completion?

☐ N/A

☐ No - the details are set out in the Comment box below as to how all mortgages, charges and Orders Charging Land will be dealt with:

☒ Yes

Comment:

5.4 Will any part of the sale price be required to be applied towards payment or repayment of a discount or repayment of a grant or any other Property-related debt other than the mortgages or charges disclosed in your reply to Enquiry No. 5.1. above?

☒ No

☐ Yes - the details are set out in the Comment box below.

Comment:

6. OCCUPANTS (OTHER THAN THE VENDOR)

6.1 Is anyone (other than the Vendor), over the age of 17 in occupation of the Property or any part of the Property?

☐ No

☒ Yes - the details are set out in the Comment box below.

Comment:

PROPERTY LET TO 5 PEOPLE

6.2 If the answer to Question 6.1. is "Yes", will those persons consent to the proposed sale?

☐ No

☒ Yes

Comment:

5.2 Can you confirm that the proceeds of sale will be sufficient to discharge all mortgages, charges and orders charging land affecting the Property?

- ☐ No - the details are set out in the Comment box below.
☐ Yes

Comment:

5.3 Will all mortgages, charges and Orders Charging Land affecting the Property be released at completion?

- ☐ N/A ☐ No - the details are set out in the Comment box below as to how all mortgages, charges and Orders Charging Land will be dealt with:
☒ Yes

Comment:

5.4 Will any part of the sale price be required to be applied towards payment or repayment of a discount or repayment of a grant or any other Property-related debt other than the mortgages or charges disclosed in your reply to Enquiry No. 5.1. above?

- ☒ No
☐ Yes - the details are set out in the Comment box below.

Comment:

6. OCCUPANTS (OTHER THAN THE VENDOR)

6.1 Is anyone (other than the Vendor), over the age of 17 in occupation of the Property or any part of the Property?

- ☐ No
☒ Yes - the details are set out in the Comment box below.

Comment:

PROPERTY LET TO 5 PEOPLE

6.2 If the answer to Question 6.1. is "Yes", will those persons consent to the proposed sale?

- ☐ No
☒ Yes

Comment:

6.3 If the answer to Question 6.1, is "Yes", will you warrant that you will take all necessary steps to provide vacant possession at completion?

- ☐ No
☒ Yes

Comment:

6.4 Is the Property or any part of the Property presently let?

- ☐ No. If "No" please go directly to Enquiry 7.
☒ Yes. If "Yes" you will also have to complete Enquiry 6.5 and the Supplement below.

Comment:

6.5 Has the tenant been given a Notice to Quit and vacant possession will be provided at completion?

- ☐ No
☒ Yes - the details are set out in the Comment box below.

Comment:

7. BOUNDARIES AND BOUNDARY STRUCTURES

7.1 Are you aware of any alterations having been made to the boundaries of the Property?

- ☒ No
☐ Yes - the details are set out in the Comment box below.

Comment:

7.2 Is the front boundary solely maintained by the Vendor?

- ☐ No - the details are set out in the Comment box below.
☐ Yes

Comment:

7.3 Are all other boundaries maintained jointly with the adjoining owners?

- ☐ No - the details are set out in the Comment box below.
☐ Yes

Comment:

NO BOUNDARIES

8. NOTIFICATIONS FROM STATUTORY BODIES

8.1. What notifications have you received from or sent to any of the statutory bodies or bodies appointed under statute below:

- ☒ None
☐ NI Housing Executive ☐ Local Council ☐ Department for Communities
☐ Department for Infrastructure ☐ NI Water ☐ Land Registry
☐ Other - the details are set out in the Comment box below.

Comment:

8.2. Do you know whether any of the buildings comprising the Property in sale are, or are about to be, "Listed"?

- ☒ No
☐ Yes - the details are set out in the Comment box below.

Comment:

9. OUTGOINGS

9.1. Please confirm you have provided a copy of the most recent rates demand?

- ☐ No - the details are set out in the Comment box below as to why not.
☒ Yes

Comment:

9.2. Have any works been carried out to the Property which may cause the Capital Value to change?

- ☒ No
☐ Yes - the details are set out in the Comment box below.

Comment:

9.3 Have you sought a review of or appealed the Capital Value of the Property?

☒ No

☐ Yes - the reasons and the details are set out in the Comment box below.

Comment:

9.4 Do you pay water charges for the Property?

☒ No

☐ Yes - the details are set out in the Comment box below.

Comment:

10. WORKS CARRIED OUT TO THE PROPERTY and THE USE OF THE PROPERTY

Planning

10.1 Are you aware of any works having been carried out to the Property, including a change of use, during the last 10 years, that would have required planning permission?

☐ N/A - site only

☒ No

☐ Yes - I am aware of the following works having been carried out during the last 10 years that would have required planning permission:-

Comment:

10.2 Was the Property to your knowledge used within the last 10 years for any purpose other than a dwelling house?

☒ N/A

☐ No

~~Yes~~ - the Property was formerly used as:-

Comment:

LET.

10.3 Was Planning Permission obtained for all the works listed at 10.1 above?

☒ N/A

☐ Yes and copies of all Planning Permissions have been provided.

☐ No - the details are set out in the Comment box below.

Comment:

10.4 Are any occupancy conditions attached to the planning permission you referred to in your reply to Enquiry No. 10.3 above?

☒ N/A

☐ No

☐ Yes - the following occupancy conditions apply:

Comment:

10.5 Do you know if all the conditions contained in the planning permission you referred to in your reply to Enquiry No. 10.3 above have been met?

☒ N/A

☐ Yes

☐ No - I believe that the following conditions were not met:-

Comment:

10.6 Are you aware of any planning application having been made for any works not yet carried out or for the use of the Property to be changed in the last 10 years?

☒ N/A - site only

☐ No - If no, go to Enquiry 10.8 below.

☐ Yes - I am aware of the following application(s) having been made, the details of which along with the planning application number(s) are set out in the Comment box below:-

Comment:

10.7 Are you aware whether the planning permission you referred to in your reply to Enquiry No. 10.6 above was ever granted, is pending or was refused? Details to be inserted in the Comment box below.

☒ N/A

☐ Granted

☐ Refused

☐ Pending

Comment:

10.8 Have you received any Neighbour Notification Notice or other notice or correspondence (including any public consultation etc) in connection with a planning application by a neighbour?

☒ No

☐ Yes – a copy of the Notice will be furnished if available.

Comment:

10.9 Are there any trees on the Property that are subject to a Tree Preservation Order?

☒ No

☐ Yes – the Tree Preservation Order reference number is:

Comment:

10.10 Have any of the trees the subject of the Tree Preservation Order been removed?

☒ N/A

☐ No

☐ Yes – but with the permission of the local council.

☐ Yes – but without the permission of the local council.

Comment:

Building Control

10.11 Are you aware of any works (including the installation of any heating systems) having been carried out to the Property during the last 10 years for which Building Control was required?

☐ N/A – site only

☒ No

☐ Yes – I am aware of the following works having been carried out during the last 10 years that would have required Building Control approval:-

Comment:

10.12 For which of the above works was Building Control approval and a Building Control Completion Certificate obtained?

☒ N/A

☐ None

☐ Yes – Building Control approval was obtained for the following:-

Comment:

10.13. Are you aware of any works having been carried out to the Property during the last 10 years that were completed but not approved or given a Completion Certificate by Building Control?

☒ N/A

☐ No

☐ Yes – I am aware of the following works having been carried out during the last 10 years that have not been approved or given a Completion Certificate by Building Control and for which I shall apply for a Regularisation Certificate:-

☐ Yes – I am aware of the following works having been carried out during the last 10 years that have not been approved or given a Completion Certificate by Building Control and for which I shall apply for a Completion Certificate:-

Comment:

10.14. Have you advised Building Control of the proposed date for completion and requested a final inspection and a Completion Certificate or a Regularisation Certificate?

☒ N/A

☐ Yes

☐ No but I shall do so in accordance with the contract.

Comment:

Works to an adjoining property

10.15. Are you aware of any works which have been carried out to an adjoining property that may adversely affect your own Property?

☒ No

☐ Yes – I am aware of the following works having been carried out:-

Comment:

Solar Panels

10.16. Have solar panels been installed at or on the Property?

☒ No

If "No", please go to Enquiry 10.18.

☐ Yes – I will furnish all documentation in relation to those solar panels.

Comment:

10.17 Are the solar panels owned by you or leased?

☐ Owned

☒ Leased – I will furnish all documentation in relation to those solar panels.

Comment:

Grants or Subsidies

10.18 Do you know when the Property was constructed? **1997**

☐ No

☒ Yes – I believe the property is **25** years old.

Comment:

10.19 Has a Renovation Grant been paid by NIHE in respect of the Property within the last 10 years?

☒ No ☐ Not known, but I shall enquire from NIHE

☐ Yes – I will furnish the paperwork in connection with the Grant prior to completion.

Comment:

10.20 Was a Regulated Rent Certificate issued under the Rent (NI) Order 1978?

☒ No

☐ Not known, but the Purchaser may wish to enquire from NIHE and/or the local authority and/or the Rent Officer.

☐ Yes – I will furnish the Regulated Rent Certificate prior to completion.

Comment:

10.21 Has a House in Multiple Occupation (HMO) Grant been paid within the last 10 years?

☒ No

☐ Not known, but I shall enquire.

☐ Yes – I will furnish the paperwork in connection with the Grant prior to completion.

Comment:

10.22 Is the Property licensed as an House in Multiple Occupation?

☒ No

☐ Not known, but I shall enquire.

☐ Yes – I will furnish the paperwork in connection with the Licence prior to completion.

Comment:

10.23 Has a Certificate of Fitness been applied for and was it issued in respect of the Property?

☐ N/A

☐ No

☐ Not known

☐ Yes and I will forward the Certificate of Fitness prior to completion.

☐ Yes but the Certificate is the subject of a challenge.

☐ Yes the Certificate been applied for but refused.

☐ Yes the Certificate has been applied for but not yet been determined.

Comment:

10.24 Have any works been carried out to the Property during the last 10 years for which a grant or subsidy was received?

☒ N/A

☐ No

☐ Yes - the following works have been carried out during the last 10 years for which a grant or subsidy was received:-

☐ The conditions attaching to the grant/subsidy have been met.

☐ The following conditions attaching to the grant/subsidy have not been met:-

Comment:

Consents of superior landlord

10.25 Have any consents been received from the landlord or superior landlord for any works carried out to the Property during the last 12 years that may have required such consent?

- ☒ N/A ☐ No
☐ Yes – consent herewith:-

Comment:

10.26 Have any receipts for Ground Rent been received since the works referred to in paragraphs 10.1 and 10.11 above were carried out?

- ☒ N/A ☐ No
☐ Yes – Ground Rent receipt herewith:-

Comment:

11 COLLATERAL WARRANTIES

11.1 Is the Property or any part of the Property or any fixture on the Property covered by any kind of Certificate or Warranty?

- ☒ No
☐ Yes there is an N.H.B.C. Certificate in respect of:-
☐ Yes there is a CRL Certificate in respect of:-
☐ Yes there is a Certificate from another Certificate provider (please confirm provider) in respect of:-
☐ Yes there is an Architect's Certificate in respect of:-
☐ Yes there is a Guarantee/Warranty to cover remedial work carried out in respect of:-
☐ Yes other Guarantee issued by:-

And the benefit of the aforementioned Certificates and Guarantees is vested in me and I will produce all paperwork in connection with the certificate and guarantee and, if necessary and if so requested, assign the benefit of same to the Purchaser, at the Purchaser's expense.

Comment:

11.2 Have any defects arisen as regards the work covered by the Certificates and Guarantees you referred to in paragraph 11.1 above?

- ☒ N/A ☒ No
☐ Yes – the details set out in the Comment Box below are the only defects that have arisen as regards the work covered by the aforementioned Certificates and Guarantees. Any actions taken as regards the aforementioned defects are set out in the Comment Box below:-

Comment:

12 SERVICES

Sewerage

12.1 Is the Property presently connected, or is it intended that the Property shall be connected prior to completion at the Vendor's expense to the main NI Water sewer?

☒ Yes

☐ No - the details are set out in the Comment box below.

Comment:

12.2 Where the connection is to be made into the main NI Water sewer, have all the statutory consents, test certificates and authorisations been granted or agreed in principle and the appropriate fees paid?

☒ Yes

☐ No - the details are set out in the Comment box below.

Comment:

12.3 Is there an agreement in place under Article 161 of the Water and Sewerage Services (NI) Order 2006 for the sewers in the development in which the Property is situated?

☐ Yes - a copy has been provided.

☐ No - the details are set out in the Comment box below.

Comment:

PROPERTY CERTIFICATE WILL SHOW

12.4 Is the Property presently connected, or is it intended that the Property shall be connected prior to completion at the Vendor's expense to a septic tank?

☐ Yes - a map is attached showing the location of the septic tank and the discharge system.

☒ No - if no, details of how the sewerage is to be serviced are set out in the Comment box below:

Comment:

PROPERTY CERTIFICATE WILL SHOW

12.5 Where the connection is to be made into a septic tank, have all the statutory consents, test certificates and authorisations been granted or agreed in principle and the appropriate fees paid?

☐ Yes

☐ No - the details are set out in the Comment box below.

Comment:

12.6 When was the septic tank last emptied?

☐ I do not know.

☐ I do know - the date is set out in the Comment box below and a copy of the receipt for emptying has been provided:

Comment:

Water

12.7 Is the Property presently connected, or is it intended that the Property shall be connected prior to completion at the Vendor's expense to the NI Water water main?

☐ Yes

☒ No - the details are set out in the Comment box below.

Comment:

PROPERTY CERTIFICATE WILL SHOW

12.8 Have all the connection fees and charges been paid?

☐ N/A

☒ Yes

☐ No - the charge for connection to the water main is outstanding.

Comment:

12.9 Have you notified the appropriate authority of the change of ownership and arranged for the water meter to be read at the date of completion?

☐ N/A

☐ Yes

☒ No - but this will be done.

Comment:

Electricity

12.10 Is the Property already connected to the public electricity supply grid?

☒ Yes

☐ No - the details are set out in the Comment box below.

Comment:

12.11 Have all the necessary easements, consents, tests and authorisations been obtained to enable connection to the public electricity supply grid prior to completion and have all the necessary fees and charges been paid by the Vendor?

☐ Yes

☐ No - the outstanding matters are set out in the Comment box below.

Comment:

12.12 Has the Property been wholly or partially re-wired during your period of ownership?

☐ Yes - the details are set out in the Comment box below.

☒ No

Comment:

Heating

12.13 Which of the following is the principal form of heating in the Property?

☐ N/A - site only

☐ Oil

☐ Solid Fuel

☐ None

☐ Natural Gas

☐ LP Gas

☒ Electricity

Comment:

Gas

12.14 Is the Property presently connected, or has provision been made for future connection prior to completion at the Vendor's expense to a natural gas supply pipe?

☐ Yes - the details are set out in the Comment box below.

☒ No

Comment:

12.15 Are there any L P gas appliances in the Property?

☒ No

☐ Yes - they are fed from:-

☐ gas bottles

☐ a bulk gas tank situated within the grounds of the Property

☐ communal bulk gas tank

Comment:

12.16 Have all gas appliances in the Property been safety-checked by a Gas Safe registered fitter within the last year?

☒ N/A

☐ Yes - a copy of the Landlord / Homeowner Gas Safety Record (or any subsequent modification of it) will be forwarded before completion.

☐ No safety checks have been carried out.

Comment:

Problems

12.17 Are you aware of any problems with any systems or services in the Property (including the septic tank, central heating, plumbing, electrics, etc), which would not be immediately apparent or would only be ascertainable after a period of continuous observation?

☒ No

☐ N/A - site only

☐ Yes - I am aware of the following problems:

Comment:

Roads

12.18 Does the Property open directly on to an adopted road?

☒ Yes

☐ No - but the Property is accessed by an unadopted lane. The details are set out in the Comment box below.

☐ No - but a Road Bond and a Private Streets Agreement are in place and will be furnished.

☐ No - and there is no Road Bond or Private Streets Agreement.

Comment:

12.19 Have easements been granted in respect of sight lines or visibility splays?

☒ N/A

☐ Yes

☐ No

☐ No but negotiations are presently under way with the adjoining owners.

Comment:

13 ENVIRONMENTAL ISSUES

13.1 What is the history of the land upon which the Property is situated?

☐ I do not know.

☒ I believe the land was used for the following purposes:-

☒ Residential ☐ Agricultural ☐ Commercial ☐ Other:-

☐ I believe that the land upon which the Property is situated:-

☐ was previously a land-fill site ☐ is reclaimed land

☐ is on the site of previous excavations that were subsequently filled in

☐ was formerly used for the following industrial purposes

☐ may have been used for the disposal (including discharge into the atmosphere) of the following waste substances:-

☐ may have been used for the storage of the following hazardous substances:-

☐ is the subject of the following environmental complaint(s):-

Comment:

13.2 Are you aware of any environmental issues in relation to the Property or any adjoining property that may adversely affect the Property?

☐ Yes - the details are set out in the Comment box below.

☒ No

Comment:

13.3 Is there a valid Energy Performance Certificate covering the Property?

☐ Yes

☐ No - the details are set out in the Comment box below.

Comment:

13.4 Has any work been carried out to the Property since the current Energy Performance Certificate was issued that may affect its rating?

☐ Yes - a new survey has been commissioned and an updated EPC will be forwarded as soon as it is to hand.

☒ No

Comment:

14 FLOODING

14.1 Has the Property been affected by any flooding during your period of ownership? If yes, please provide details of the cause, extent and any outcomes (including insurance claims, if any).

☒ N/A

☒ No

☐ Yes - the details are set out in the Comment box below.

Comment:

15 INSURANCE

15.1 Do you have the Property insured with buildings insurance, public liability insurance and / or occupiers liability insurance?

☒ Yes

☐ No

Comment:

15.2 Has insurance for the Property ever been declined or offered on terms which are prohibitively expensive?

☐ Yes - the details are set out in the Comment box below.

☒ No

Comment:

16 COMPLETION

For the purposes of the normal conveyancing process and for the avoidance of doubt, "completion" shall be accepted as having taken place when sufficient of the consideration has been paid by the Purchaser to the Vendor (through their respective solicitors) for the Vendor to authorise the beneficial occupation by the Purchaser of the premises the subject of the contract. The redemption of the Vendor's mortgage(s), charge(s) etc shall be carried out post-completion on foot of undertakings by the Vendor's solicitor. The contract shall not merge with the assurance to the Purchaser until all post-completion work has been carried out and all contractual conditions have been fulfilled.

16.1 What is the proposed completion date? The details are set out in the Comment box below:

Comment:

31st MARCH 2022

16.2 Do you have a related onward purchase?

☒ No

☐ Yes - the details are set out in the Comment box below.

Comment:

16.3 Is the date for completion dependent upon any particular set of circumstances?

☒ No

☐ Yes - I will only be able to complete any time:-

☐ after ____ / ____ / ____ because:-

☐ before ____ / ____ / ____ because:-

Comment:

16.4 Will you ensure that all occupiers (save those mentioned in 6.1 above) will vacate the Property by 12.00 noon on the completion date and that the keys will be available for the Purchaser?

- ☒ Yes
☐ No

Comment:

16.5 Will you ensure that the Property is properly cleared and free from rubbish by 12.00 noon on the completion date?

- ☒ Yes
☐ No

Comment:

16.6 Will you ensure that no fixtures or fittings, other than those specified in the Fixtures and Fittings List, are removed from the Property?

- ☒ Yes
☐ No

Comment:

17 APARTMENTS & DWELLINGS WITH SHARED FACILITIES AND/OR COMMON AREAS

17.1 Is the Property either an apartment or a dwelling with shared facilities and/or common areas?

- ☒ No - if "No", ignore the remainder of this Enquiry and go directly to Enquiry No. 18.
☐ Yes - if "Yes", please answer the remainder of this Enquiry (No. 17) as fully as possible.

Comment:

17.2 Is there a management company for the shared facilities and/or common areas?

- ☒ No - the arrangements are set out in the Comment box below.
☐ Yes - the details are set out in the Comment box below.

Comment:

17.3 Has the landlord's/developer's title in the development (including the common areas) been vested in the management company?

- ☒ N/A – there is no management company.
☐ Yes – see title furnished.
☐ No – the details are set out in the Comment box below.

Comment:

17.4 Can you provide a copy of the Memorandum and Articles of Association of the management company?

- ☒ N/A – there is no management company.
☐ Yes – I will furnish these prior to completion.
☐ These have already been furnished.

Comment:

17.5 Do you pay any service charges in respect of the Property?

- ☐ Yes - the annual service charge is £ . A copy of the latest service charge account will be forwarded.
☒ No

Comment:

17.6 Is there a block Insurance Policy in force and if so what premium do you pay?

- ☐ Yes - a block Insurance Policy is in force and the annual premium payable is £ . A copy of the up to date Insurance Policy will be forwarded.
☒ No

Comment:

17.7 Do you contribute towards any maintenance, repair or sinking fund?

☐ Yes - the annual contribution is £ . A receipt for this will be forwarded.

☒ No

Comment:

17.8 Are any managing agents, person or other body responsible for the management of the complex on behalf of the management company?

☐ Yes - management of the complex is carried out by:-

☒ No

Comment:

17.9 If the management company have employed managing agents to manage the complex, after making enquiries, please confirm whether those managing agents keep all monies in a separate account for the complex or in one central account for all complexes which they manage?

☐ Yes - separate account for this complex.

☐ No - one central account with other complexes.

☐ Other -

Comment:

17.10 Do you have copies of the last three years of the annual accounts of the management company?

☐ No - I shall seek to obtain them and send them to you.

☐ Yes - I shall get these and send them to you.

Comment:

17.11 Do you have copies of the last three years minutes of the management company?

☐ Yes - I shall get these and send them to you.

☐ No

Comment:

17.12 Do you have copies of the last three years of the service charge accounts?

- ☐ Yes - I shall get these and send them to you.
☐ No

Comment:

17.13 Can you supply your Share/Membership Certificate and confirm that you will sign any necessary documentation for the Certificate to be put into the name of the Purchaser on completion?

- ☒ N/A - there is no management company.
☐ This has already been furnished.
☐ Yes - I will furnish this prior to completion.
☐ No - but I can confirm that I will sign any necessary papers to transfer it to the Purchaser, the Purchaser being responsible for any fees payable.
☐ No - but I shall arrange for the Certificate to be issued in my own name at my expense. I will then transfer it to the Purchaser, the Purchaser being responsible for any fees payable.

Comment:

17.14 Are you aware whether any regulations have been issued by the landlord or the management company in addition to the covenants contained in the Lease?

- ☒ N/A - there is no management company.
☐ No - I am not aware of any such regulations having been made.
☐ Yes - and I enclose a copy of the regulation(s) made by the landlord / management company.

Comment:

17.15 Are you aware whether any side letters relating to the Lease have been issued by the landlord and/or the management company and/or the managing agent?

- ☐ No - I am not aware of the existence of any side letters.
☐ Yes - the following side letters have been issued:-

Comment:

17.16 Has the management company either been struck off or is it in the process of being struck off?

☒ N/A – there is no management company.

☐ No.

☐ Yes, the management company was struck off on:-

☐ Yes, the management company is presently in the process of being struck off.

Comment:

17.17 Are you aware whether there are any structural works or major or unusual expenditure from the maintenance/repair or service charge accounts within the last three years?

☒ N/A

☐ No, I am not aware of any such expenses.

☐ Yes, I believe that the following major or unusual expenses have been incurred:-

Comment:

17.18 Are you aware whether any structural works or major or unusual expenditure which are likely to show up in the maintenance/repair or service charge accounts within the next three years?

☒ N/A

☐ No, I am not aware of any such expenses.

☐ Yes, I believe that the following major or unusual expenses are likely to be incurred:-

Comment:

17.19 Can you confirm whether the service charge is to be apportioned at completion?

☒ N/A

☐ I believe that the apportionment of the service charge on completion will be on the basis of:-

☐ the latest service charge demand or estimate issued.

☐ a service charge demand or estimate that has yet to be issued.

Comment:

17.20 Are you aware of any problems between individual property owners and the landlord and/or the management company and/or the managing agent?

- ☐ No - I am not aware of any such problems.
☐ Yes - I am aware of the following problems:-

Comment:

18 FIXTURES AND FITTINGS

If these Enquiries relate to:-

- a site only; or
- a new build (where issues regarding fixtures and fittings should be dealt with either in the Building Agreement or by way of Special Conditions in the Contract)

then please ignore this Enquiry and proceed directly to the Declaration at the end of this document.

There follows a list of typical items found in a house, some of which can be regarded as fixtures, some as fittings and some as either. The definition of fixtures and fittings has always been a difficult one.

Fixtures have been traditionally regarded as those things that appear to be part of the fabric of the premises as a result of which it would normally require considerable effort, probably tools and possibly some skill to remove them. Fixtures have also been taken to include objects which can be easily removed, but which form an integral part of a fixed object, e.g. a key or a lock. Ordinarily all fixtures should be left on the Property.

Fittings on the other hand are, generally speaking, things that can simply be un-hooked, un-plugged, easily lifted or removed without any great effort, tools or specialist knowledge.

For the avoidance of doubt:-

- If you have agreed with the Purchaser that any items are to be included in the sale or that they are "extras" then they should be ticked in the "L" column, their locations written in and the price shown, if appropriate. It will be assumed that you own outright any such fittings and fixtures.
- If you intend to remove any of these items, i.e. you are taking them with you and they are not to be included in the sale, then they should be ticked in the "R" column and their locations written in.
- If there are no such items in the Property then they should be ticked in the "N" column.
- It is assumed that if any of the following fixtures were present when the sale was agreed with the Purchaser then **they will be left in the Property unless they were expressly reserved at that time:-**

- alarm system
- automatic garage door(s)
- bath(s)
- bedroom unit(s) (built in)
- car charger
- central heating boiler
- cooker (built in)
- doors
- door furniture (including bell)
- double glazing units
- extractor fan(s)
- fireplace(s), mantel piece and hearth
- gas fire(s)
- gas tank
- gates
- heat exchangers or smart heating systems
- heat pumps
- hob unit (built in)
- hot water tank and cylinder jacket
- immersion heater
- kitchen units (built in)
- light fittings
- oil tank

- outdoor trees, plants and shrubs
- oven (built-in)
- power points and covers
- shower unit(s)
- radiators
- roof insulation
- satellite tv antenna
- security lights and sensors (built in)
- shower cabinet(s)
- sinks
- solar panels
- stoves (built in)
- time switches and control units
- terrestrial tv antenna
- toilets and cisterns

Key: L = will be Left R = will be Removed N = None in Property

Item	Location / Comment	L	R	N
Bathroom cabinet (freestanding)				✓
Bedroom furniture (freestanding)		✓		
Blinds		✓		
Carpet		✓		
Clothes line				✓
Coal bunker				✓
Coal bunker contents				✓
Curtains		✓		
Dish washer (freestanding)				✓
Electric cooker (freestanding)	oven hob	* 150		
Electric fire		✓		
Freezer (freestanding)				✓
Fridge-Freezer (freestanding)		* 150		
Gas cooker (freestanding)				✓
Gas cylinders (freestanding)				✓
Garden shed				✓
Greenhouse				✓
Kitchen units (freestanding)				✓
Light switches and covers		✓		
Microwave oven (freestanding)		* 50		
Oil tank contents				✓
Refrigerator (freestanding)				✓
Rugs				✓
Towel rail				✓
Tubs and planters				✓

Tumble dryer (freestanding)				✓
Wall heater				✓
Washing machine (freestanding)	WASHER/DRYER	* \$150		
Wheelie bin (household waste)		✓		
Wheelie bin (recycling)				✓
Wheelie bin (garden waste)				✓
Other				

* SEE TO NEW PURCHASE

TENANCY SUPPLEMENT

Only complete this Supplement if the property in sale is currently let

PART I

This Part should be completed regardless of the date upon which the tenancy commenced

1.1. Can you provide a copy of the tenancy agreement between you and the Tenant?

☒ Yes - I will furnish this prior to completion.

☐ No - there is no written tenancy agreement but the main terms of the tenancy are:-

Comment:

1.2. Do you have an up to date statement of the rental account of the Tenant?

☐ Yes - I enclose this statement.

☐ No - but I shall furnish one prior to completion.

Comment:

1.3. If a tenancy deposit was paid before 1st April 2013, are you holding a deposit from the Tenant?

☐ No.

☐ Yes - I am holding a deposit of £ on the following terms:-

Comment:

1.4. If a tenancy deposit was paid on or after 1 April 2013, have you protected the tenancy deposit under a tenancy deposit scheme?

☐ No - but I will protect it before completion and give details to the Tenant and provide a copy of this.

☐ Yes - the Tenant's deposit is protected in a custodial scheme, details in the Comment Box below. I will provide confirmation from the tenancy deposit scheme provider before completion.

☐ Yes - I am holding the Tenant's deposit and it is protected in an insurance scheme, details in the Comment Box below. I will provide confirmation from the tenancy deposit scheme provider before completion.

Comment:

1.5 If the tenancy deposit was received on or after 1 April 2013, was the Tenant given the prescribed information within 28 days the deposit being received, as required by the Tenancy Deposit Scheme Regulations (NI) 2012?

- ☐ Yes – I will furnish a copy prior to completion.
- ☐ No - but the Tenant will be given the prescribed information prior to completion with a copy for the purchaser.

Comment:

1.6 Please confirm that you will advise the tenancy deposit scheme provider of the change in identity of the landlord and complete such documentation as may be reasonably be required to have the landlord details changed on the tenancy deposit protection?

- ☐ Yes - I will advise the tenancy deposit scheme provider and complete the documentation and provide a copy of all correspondence in relation to this to the Purchaser.
- ☐ No.

Comment:

1.7 Please confirm that on completion where a tenancy deposit is protected under an insurance scheme you will transfer the actual deposit to the Purchaser on completion?

- ☐ Yes – I confirm that I will transfer this, having first advised the tenancy deposit scheme provider and provided a copy of such notice and its response to the Purchaser
- ☐ No.

Comment:

1.8 Please supply a copy of any inventory or schedule of condition carried out in respect of the Property.

- ☐ N/A.
- ☐ Yes – I will furnish one prior to completion

Comment:

1.9 Are you holding a payment in advance of Rent from the Tenant?

☐ No.

☐ Yes – I am holding a payment in advance of Rent of £ on the following terms:-

Comment:

1.10 Are you aware of any breaches of any of the covenants/conditions in the tenancy agreement under which the Tenant holds the Property?

☐ No - but I shall furnish one prior to completion.

☐ Yes – I am aware that the following breaches of covenant have occurred:-

Comment:

1.11 Are there any disputes with the Tenant in relation to the Property or the tenancy that have yet to be resolved to the satisfaction of both parties?

☐ No.

☐ Yes – the following issues remain to be resolved:-

Comment:

1.12 Have all gas appliances in the Property been safety-checked by a Gas Safe registered fitter within the last year?

☐ N/A

☐ Yes - a copy of the Landlord / Homeowner Gas Safety Record (or any subsequent modification of it) will be forwarded before completion.

☐ No - no safety checks have been carried out and I will arrange to do so and forward the Certificate prior to completion.

Comment:

1.13 Has a copy of the energy performance certificate relating to the Property been given to the Tenant?

☐ N/A

☐ Yes - a copy of the EPC will be forwarded before completion.

☐ No - I will arrange to do so and forward confirmation of this prior to completion.

Comment:

PART II

Please answer the questions in this Part only if the letting commenced before 1st April 2007.

2.1. Has the Tenant been given a Rent Book in accordance with the Rent Book Regulations (NI) 2004?

- ☐ Yes – I will furnish a copy prior to completion.
☐ No - but the Tenant will be given one prior to completion with a copy for the Purchaser.

Comment:

2.2. Is the Property let furnished or unfurnished?

- ☐ Furnished.
☐ Unfurnished.

Comment:

2.3 Was the Property occupied by a tenant on 1st October 1978?

- ☐ No.
☐ Yes.
☐ Not known.

Comment:

2.4. Are you aware if the Tenancy is or was a Protected and/or a Statutory Tenancy?

- ☐ No. ☐ N/A.
☐ Yes – it is a Restricted Tenancy.
☐ Yes – it is a Regulated Tenancy.

Comment:

2.5. If the Property is subject to rent control, what is the maximum rent legally recoverable in respect of the Property?

☐ Not known.

☐ Yes - the maximum rent legally recoverable is £ per week.

Comment:

PART III

Please answer the questions in this part only if the letting commenced on or after 1st April 2007.

3.1. Has the Tenant applied to have the Property inspected with a view to challenging its fitness for human habitation?

☐ No. ☐ N/A.

☐ Yes - the Tenant has applied to have the Property so inspected.

Comment:

3.2. Have there been any variations of any of the prescribed terms of the tenancy?

☐ No.

☐ Yes - I will furnish a copy of such notice(s) of variation prior to completion.

☐ Yes - but no notification of variation was given to the Tenant.

Comment:

3.3. Did the Tenant receive the Tenancy Terms Notice within 28 days of the commencement of the tenancy as required by Article 4 of the Private Tenancies (NI) Order 2006?

☐ No.

☐ Yes - I will furnish this prior to completion.

Comment:

3.4 Was the Tenant given a Rent Book within 28 days of the commencement of the tenancy, as required by the Rent Book Regulations (NI) 2007?

- ☐ No – but the Tenant will be given one prior to completion with a copy for the Purchaser.
☐ Yes – I will furnish a copy prior to completion.

Comment:

3.5 Are you aware of any contemplated or actual action taken by the local authority under Article 18 (notice of unfitness) or Article 19 (notice of disrepair) of the Private Tenancies (NI) Order 2006 in respect of the Property?

- ☐ No.
☐ Yes – I am aware of the following contemplated or actual action(s) taken by the local authority:-

Comment:

DECLARATION BY VENDOR

1. The wording of these pre-printed Enquiries has not been altered in any way nor has the layout of the document.
2. The Replies given by me to the Enquiries in this document relate to the situation as at the date of signing.
3. I confirm that I have read and understood the "Instructions to the Vendor" section of these Enquiries on page one.

Dated this 22 day of FEBRUARY 2022

Signed: [Signature] (Vendor)

Signed: J. Graham (Vendor)

McMahon & Co
Law Searchers
Tel : (028) 9043 9777
Fax : (028) 9043 9555

Suite 78
20 Wellwood Street
Belfast
BT12 5GE
DX:2014 NR Belfast2

STATUTORY CHARGES REGISTER SEARCH

Against

34B Ashley Avenue, Malone Lower, Belfast, Northern Ireland

Reveals up to and including the 15th day of March 2022

ONE SUBSISTING ENTRY in accordance with map furnished:

The Northern Ireland Housing Executive has served a Notice dated 10th August 2010 under **ARTICLE 80(1) of the HOUSING (NORTHERN IRELAND) ORDER 1992** in respect of a house in multiple occupation known as 34B ASHLEY AVENUE, BELFAST situate in the City of Belfast shown marked 762/39 on the Register map.

Registered: 15th September 2010
Application No: 2010/341317/A

Dated this 30th day of March 2022

Signed: M. McMahon

File Ref: 130498

No responsibility is, or can be, taken for any errors or omissions on the Statutory Charges Register including software glitches/faults in the records of the database.

ACEmap® Single

Printed: 09/03/2022 Customer Ref: RJW1238

Centre Point (Easting, Northing): 332769, 372560

34B ASHLEY AVENUE, MALONE LOWER, BELFAST, BT9 7BT, 185081026

Scale: 1:500

Order no. ORD116194

Plan No. 14701SW2

332811

372616

372600

372550

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372504

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332800

Every care has been taken to ensure accuracy in the compilation of this map at the time of publication. Land & Property Services cannot, however, accept responsibility for errors or omissions and when such are brought to our attention, the amendment of any future publication as appropriate shall be entirely at our discretion. Ordnance Survey of Northern Ireland and ACEmap are registered Trademarks of Department of Finance and Personnel.

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REGISTRY OF DEEDS SEARCH

Dated: 30 March 2022

**McMahon and Co
Law Searchers**

**Suite 78
20 Wellwood Street, Belfast, BT12 5GE**
Tel: 028 9043 9777 Fax: 028 9043 8555
DX 2014 NR Belfast 2

				Period Searched on		
Premises Ashley Avenue Belfast				From	To	
Against Samuel G Graham & Joan Graham				14th March 2006	22nd March 2022	
Year, Volume Number and Date of Registration	Instrument	Names of Grantors and Grantees		Consideration Term Rent etc	Description and Situation of Premises	Observations
Name	Date	Grantor	Grantee			

Searched as directed and found No Acts

H. McKen. C



Land & Property Services
Seirbhísí Talún & Maoine
 THE LAND REGISTRY CLÁBLANN NA TALÚN

Land & Property Services

Lanyon Plaza
 7 Lanyon Place
 Town Parks, Belfast
 BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Your Ref: RJW/1238

Our Ref: 2022/203571

Date: 14/03/2022

To: FAO: R WILSON
 RJW LAW
 1ST FLOOR, LESLEY SUITES
 2-12 MONTGOMERY STREET
 BELFAST
 BT1 4NX

Property Details

County ANTRIM
Map Reference 147-1SW2
Property Description 34B ASHLEY AVENUE, BELFAST
Your Client SAMUEL & JOAN GRAHAM



Map Search Certificate

It is hereby certified that the map submitted for search purposes bearing our reference stated above has been processed with the following result.

- Part of the land shown EDGED RED is registered and includes part of AN111676L.
- Part of the land shown EDGED RED is unregistered and no caution against first registration has been lodged.

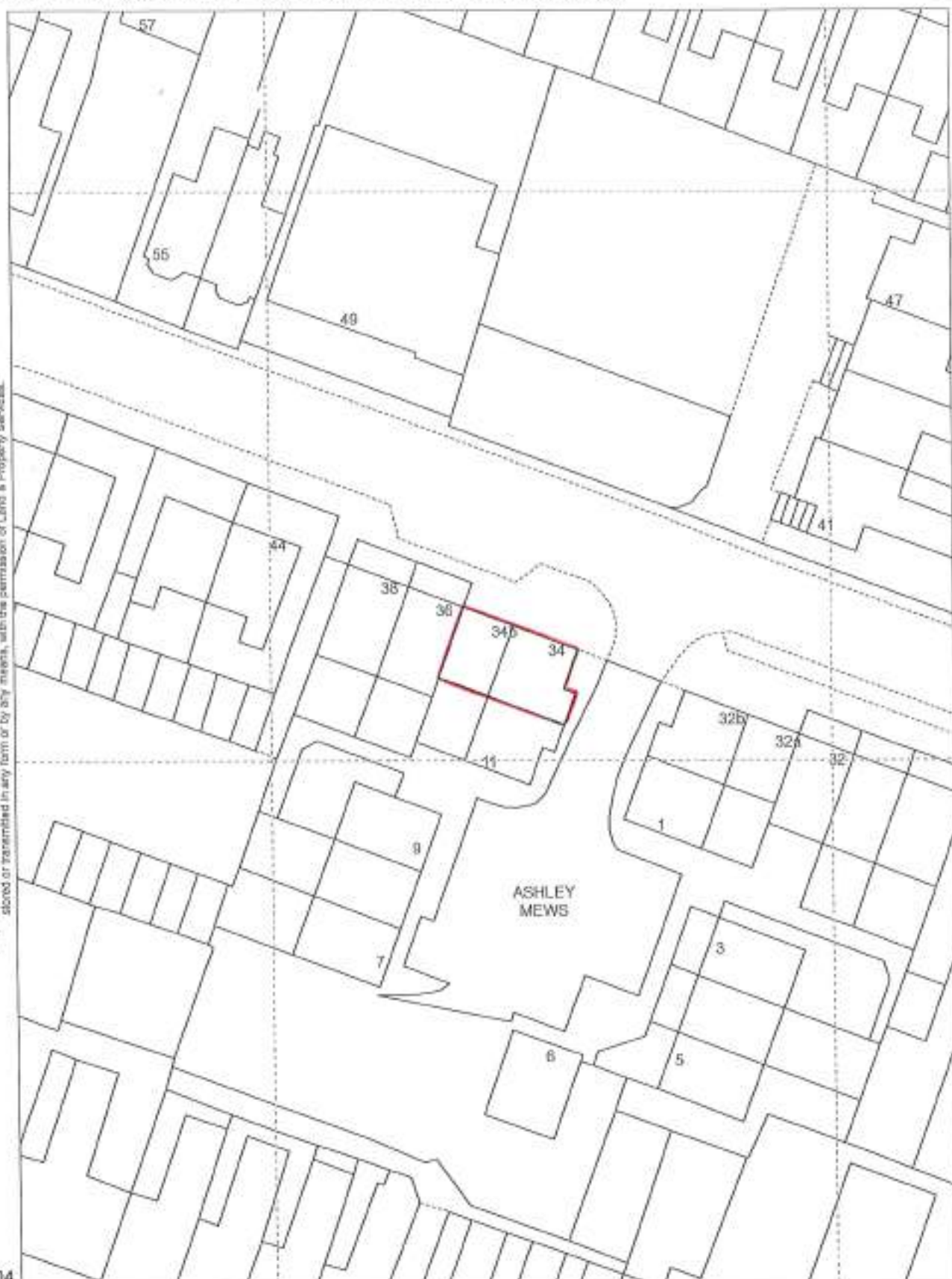
The names of the registered owners may be obtained upon receipt of a request under Rule 185 and payment of the prescribed fee.

Where more than one folio is involved, the internal boundaries may be obtained by requesting an uncertified copy of the Land Registry Map and payment of the prescribed fee.

Yours faithfully

O. SMITH

For The Registrar of Titles



HEALTH & ENVIRONMENTAL SERVICES DEPARTMENT.

Building Control Service,
City Hall,
Belfast.
BT1 5GS.
tel: 01232 320202 fax: 01232 438805



MA McFerran BSc DArch DPS RIBA MIMgt FIBC AIFire MInst Pet Head of Building Control

BELFAST BUILDING CONTROL SERVICE

BUILDING REGULATIONS COMPLETION CERTIFICATE

(The Building Regulations (NI) 1994.)

It is hereby certified that the building works, as indicated, have been inspected and so far as the Council has been able to ascertain the requirements of the relevant provisions of the Building Regulations are satisfied.

PLAN REFERENCE: B941639
DATE OF APPLICATION: 30-Aug-1994
APPROVAL DATE: 12-Dec-1994
LOCATION OF WORKS: SITE 7
ASHLEY AVENUE
BELFAST
CATEGORY OF WORKS: New Build
COMPLETION INSPECTION: 06-Apr-1998


HEAD OF BUILDING CONTROL

DATE: 11-May-1998

BELFAST BUILDING CONTROL - HELPING TO BUILD A BETTER BELFAST