



MATERIAL INFORMATION – The Railway Bell

Is there a choice of finishes? Kitchen cupboard styles and/or colours / carpet colour; choices may be limited depending on the unit's build stage.

Do you know the council tax bands the dwellings fall within? TBC by the council, unit types will vary.

Do you know the predicted EPC ratings for each dwelling? To be supplied via solicitors.

Specify the primary construction materials and method of construction used? Brick and block.

The roof is made of which materials? Slate tiles.

What water source supplies the site? Direct mains water.

Is the water supply metred? Yes.

How would you describe the sewer arrangements? Standard UK domestic.

How is broadband internet provided to the property? Infrastructure installed ready for the customer to apply for new line.

What are the electricity sources being supplied to the property? National grid and solar pv (photovoltaic) panels to houses.

How would you describe the level of the mobile signal/coverage at the site? Good.

What is the source of heating provided? Air source heat pump.

Is there any air conditioning at the property? No.

Are you aware of any of the following issues on site?

Damp / subsidence / Japanese knotweed / unsafe cladding / asbestos. No.

Are any of the dwellings particularly at risk of floods and/or erosion? No.

Are any of the dwellings in a coalfield or mining area? Searches will be carried out by the buyer's solicitor and they're to advise.

Are any of the dwellings listed? If so which Grade? No.

Are any of the dwellings in a conservation area? No.

Do any public rights of way affect the dwellings or it's grounds? No.