

## PROPERTY INFORMATION QUESTIONNAIRE (PIQ)

Property Address:

### ABOUT THIS FORM

#### Disclosure of material facts

The information you provide will be used by us to inform prospective buyers about your property and will support the sale of the property.

The information which you provide **must** be accurate. This form should be completed as though the questions are being answered by the vendor. The Vendor may be the owner or owners, a representative with the necessary authority to sell the property for a deceased owner; a representative with the necessary authority to sell the property for a living owner (power of attorney) or be selling in some other capacity.

This form is required to ensure that the Consumer Protection from Unfair Trading Regulations 2008 are complied with during the marketing of the property and must be completed as accurately as possible. Under the Consumer Protection from Unfair Trading Regulations 2008 it is important to disclose anything that would materially affect the transactional decision of the average consumer.

If you do not know an answer to a question, then that is fine but please provide as much information as possible and do not omit information.

If any of the information changes at all during the sales process before an exchange of contracts, please let us and your conveyancer know as soon as you become aware of any new information.

If any warranties, certificates or guarantees are held for any work carried out at the property, please have these documents readily available, as your conveyancer will need a copy.

Throughout this form this property may be referred to as 'the property', 'this property' or 'your property'.



## 1. PERSON(S) COMPLETING THIS FORM

Full name	Farook Patel
Full name	Rashida Patel
Address if different to property	

### 1.1 RELATIONSHIP TO THE PROPERTY

☒ Owner(s).

☐ Representing a deceased owner (Executor).

☐ Representing the owner under a Power of Attorney (Attorney).

☐ A company owning the property. Company name:

☐ Other - Please provide details:

### 1.2 CIRCUMSTANCES

☒ Owner(s) purchasing elsewhere, subject to the sale of the property.

☐ Owner(s) purchasing elsewhere, independent of the sale of the property.

☐ Deceased estate. Is probate granted? ☐ YES ☐ NO - Date applied for:

☐ Owner(s) moving into residential care or with family.

☐ Release of equity.

☐ Other – Please provide details:

## 2. PROPERTY TO BE SOLD

### PROPERTY ADDRESS:

### 2.1 LOCAL AUTHORITY

Local Authority			
Council Tax Band		Current annual cost	£1,872.67

 You can check your Council Tax band here: [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## 2.2 WHAT IS THE TITLE TO THE PROPERTY

☐ Freehold

☐ Commonhold

☐ Freehold with estate management company

☐ Shared ownership

☐ Flying freehold

☐ Other, please provide details:

☐ Leasehold

## 2.3 LEASE INFORMATION (only complete if a leasehold property)

Length of lease	
Start date	
Years remaining	
Ground rent per annum	
Ground rent review period & review increase	
Who do you pay ground rent to?	
Service charge per annum	
Service charge review period & review increase	
Service charge include building insurance?	YES <input type="checkbox"/> NO <input type="checkbox"/>

## 2.4 EWS1 - External Wall Systems (cladding)

Does the property have an External Wall System form (EWS1 form) ☐ YES ☐ NO

Has the property had an EWS1 fire test conducted? ☐ YES ☐ NO

Date of test  Did the EWS1 fire test pass? ☐ YES ☐ NO

If passed, what grade?

What type of cladding is in place?

Have any remedial works taken place or are works planned relating to the cladding?  
Please provide details:

## 2.5 IF LEASEHOLD OR A MANAGED FREEHOLD

Is there a property management company? ☐ YES ☐ NO - Details:

Is there a residents' management company? ☐ YES ☐ NO - Details:

Is there a Right to Manage company? ☐ YES ☐ NO - Details:

## 2.6 RESTRICTIONS

Are there any restrictions imposed by the lease? ☐ YES ☐ NO

Details:

## 2.7 LISTING AND CONSERVATION

Is the property a Listed Building? ☐ NO ☐ GRADE I ☐ GRADE II ☐ GRADE II\*

Listed Building number:

Is your property in a designated Conservation Area? ☐ YES ☐ NO

Details of Conservation Area:

Are any trees on the property subject to a Tree Preservation Order (TPO)? ☐ YES ☒ NO

Have the terms of the TPO been complied with? ☐ YES ☐ NO

## 2.8 PARKING PROVISIONS AT THE PROPERTY

☐ Single garage ☐ Double garage ☐ Triple garage ☐ Carport

☐ Driveway ☒ On street parking ☐ Allocated parking with  spaces

☐ Residents permit ☐ Shared parking ☐ Access to an electric vehicle charge point

☐ None ☐ Parking subject to fees. Details:

## 2.9 GENERAL PROPERTY INFORMATION

When was the property built?

Is a NHBC Certificate or equivalent available? ☐ YES ☐ NO EXPIRY DATE:

Are there any communal areas such as gardens,  
open spaces & recreational areas?

☐ YES ☐ NO ANY FEES:

## 2.10 LOFT

☐ Loft boarded ☒ Loft insulated ☐ Has loft ladders ☐ Loft lighting

☐ Loft conversion with Planning Permission and Building Regulation approval

## 2.11 UTILITIES

### HEATING

- ☐ Gas ☐ Oil ☐ Electric ☐ Gas LPG ☐ Ground source heat pump ☐ Solid fuel  
☐ Air source heat pump ☐ Wet underfloor heating ☐ Electric underfloor heating  
☐ Photovoltaic panels ☐ Multi fuel ☐ Solar thermal panels ☐ Geothermic

### BOILER

Make / Model: **Worcester** Location in property: **Kitchen**  
Last tested: **2019** Age: **6 years**

### WATER SUPPLY & DRAINAGE

- ☐ Mains water ☐ Mains drainage ☐ Private water supply ☐ Cesspit ☐ Klargester  
☐ Soakaway ☐ Private drainage shared with other properties  
☐ Septic tank - is it compliant with the Septic Tank Regulations 2020? ☐ YES ☐ NO  
When was the private drainage last inspected:  Last emptied:

### SMART METERS & WATER METER

- ☒ Electric smart meter ☐ Gas smart meter ☐ Water meter

### BROADBAND

- ☐ ADSL (Asymmetric Digital Subscriber Line) (oldest broadband type you can get)  
☐ Fibre (or FTTC) broadband (most popular and widely used broadband)  
☐ Full Fibre (or FTTP) broadband (some of the fastest broadband speeds on the market)  
☐ SoGEA (Single Order Generic Ethernet Access) a broadband connection without a phone line  
☒ Cable broadband (Virgin Media - capable of ultrafast speeds, as well as phone and TV services)  
☐ Independent broadband provider (A popular example of this is Hyperoptic)  
☐ Mobile 4G and 5G broadband

Broadband Speed  mbps

 For internet speed test visit: <https://broadbandtest.which.co.uk>

## OTHER SERVICES


☐ Telephone ☒ Cable TV or satellite

## 2.12 SMART HOME SYSTEMS

☐ Ring Video ☒ Hive smart thermostat ☐ CCTV system ☐ Security System / Alarm

## 2.13 ENERGY EFFICIENCY

Does your property have an EPC undertaken in the last ten years? ☐ YES ☐ NO

 Please provide us with a copy of your EPC. If required, a link to your EPC can be found on the online register and shared via: [gov.uk/find-energy-certificate](http://gov.uk/find-energy-certificate)

## 2.14 DISPUTES AND COMPLAINTS

Has there been any disputes or complaints regarding this property or a property nearby?

If yes, provide details ☐ YES ☒ NO

Is there anything which might lead to a dispute about the property or a property nearby?

☐ YES ☒ NO If yes, provide details:

Has there been any failed purchase transactions on the property within the last 12 months?

☐ YES ☒ NO If yes, provide details:

Have there been any neighbour disputes recorded with the local authority?

☐ YES ☒ NO ☐ If yes, provide details:

## 2.15 ALTERATIONS AND CHANGES TO THE PROPERTY

Has there been any structural alterations, extensions, significant repairs to the property?

☒ YES ☐ NO ☒ Planning Permission obtained ☒ Building Regulations obtained

If yes, please provide details:

- Two story extension at side and rear of house (15/08/1994)
- Conversion of garage to study room (15/11/2006)

Has there been installation of replacement windows, roof windows, roof lights or glazed doors since 1 April 2002?

☒ YES ☐ NO ☐ Planning Permission obtained (if required) ☐ Building Regulations obtained

If yes, please provide details:

Updated double glazing

Are you aware of any breaches of Planning Permission conditions or Building Regulations consent conditions or work not having the necessary consents? If yes, provide details.

☐ YES ☒ NO If yes, provide details:

Is the property subject to a Green Deal loan, Green Homes Grant or another financed home improvement scheme? If yes, please include any outstanding payments for the renewable devices and any feed-in tariffs below:

☐ YES ☒ NO

## 2.16 NOTICES WHICH AFFECT THE PROPERTY

If yes to any question, please provide details in the box below.

The owner of a neighbouring property is proposing to develop or make alterations to nearby property or land?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Any planning application that could affect the property, the enjoyment of it or the views from it?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Notice informing you that maintenance, repairs or improvements are required to your property?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Listed building application?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Infrastructure project, proposed or in progress, i.e. wind turbine, railway or fracking etc?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Any other relevant or legal notice?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

## 2.17 SPECIALIST ISSUES

If yes to any question, please provide details in the box below.

Has there ever been any preventative work for dry rot, wet rot or damp carried out at the property?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Has the property ever been subject to subsidence or structural defect?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is the property of standard construction? If no, provide details below.	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Is the property affected by Japanese Knotweed or other invasive species? If yes, is a management plan in place?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Has there been coal mining within the local area?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Is there asbestos at the property?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>



## 2.18 ACCESSIBILITY

Are there any accessibility issues at the property? (such as steep steps up to the front door).

☐ YES ☒ NO Details:

Has there been any modifications to the property for accessibility? (a wheelchair ramp etc.)

☐ YES ☒ NO Details:

## 2.19 BOUNDARIES & ACCESS

Is any part of the property not within the owner's legal ownership? If yes, provide details.

☐ YES ☒ NO Details:

Is there a current application to alter the boundaries of your property? If yes, provide details.

☐ YES ☒ NO Details:

Has there been any boundary disputes with the neighbouring properties? If yes, provide details.

☐ YES ☒ NO Details:

## 2.20 LAND

Approximate total acreage  Any paddock land? ☐ YES ☒ NO

Any applications pending for change of use from paddock land? ☐ YES ☒ NO

Any Covenants? ☐ YES ☒ NO Details:

Any uplift provisions? ☐ YES ☒ NO Details:

Is there a public right of way/wayleave through and/or across your house, buildings or land?  
If yes, provide details.

☐ YES ☒ NO Details:

Do you know if any of the following rights or arrangements affect the property?

Right of light	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Right of support from adjoining properties	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Customary rights, e.g. rights deriving from local traditions	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Other people's rights to mines and minerals under the land	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Chancel repair liability	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Other people's rights to take from the land (e.g. timber, hay or fish)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Any other rights or arrangements affecting the property?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

If answered yes to any of the above, please provide further information below.

Do you have to contribute towards the shared cost of a jointly used service such as the maintenance of a private road, driveway, boundary or drain? If yes, provide details.

☐ YES ☒ NO Details:

## 2.21 ENVIRONMENTAL

Has the property flooded in the last 5 years? If yes, provide details.

☐ YES ☒ NO Details:

If yes, did this effect just your property, or were other properties also flooded?

☐ YES ☐ NO Details:

Is this property subject to any excessive noise or disturbance that a potential purchaser should be aware of? If yes, provide details.

☐ YES ☒ NO Details:

Has the property been subject to any crime or burglary that the potential purchaser should be aware of? If yes, provide details.

☐ YES ☒ NO Details:

Are there any air pollution issues affecting the property? If yes, provide details.

☐ YES ☒ NO Details:

## 2.22 PLANNING ISSUES AFFECTING THE PROPERTY

Have there been any planning applications which have been refused at the property? If yes, provide details below.

☐ YES ☒ NO Details:

## 2.23 PLANNING PERMISSIONS

Does the property have:

☐ A current planning permission?

☐ A planning permission which has expired?

☐ An application, pending a decision?

☐ An application refused, pending an appeal?

☐ An extant planning permission? If yes, is there building control/regulation paperwork confirming the planning permission has been commenced satisfactorily? ☐ YES ☐ NO

If yes to any question, please provide further information:

N/A

## 2.24 TRAGIC DEATHS

Have there been any tragic deaths at the property? ☐ YES ☒ NO

Brief details:

## 2.25 FURTHER INFORMATION USEFUL TO A PROSPECTIVE BUYER

Is there any further information about the property which you feel would be beneficial for a prospective purchaser to know about the property? Please detail below.

## DECLARATION

We / I confirm that all information provided is accurate to the best of our / my knowledge and if we / I should become aware of any changes to the information supplied within this form or sales particulars prior to exchange of contracts for the sale of the property we / I will update James Sellicks Estate Agents and our conveyancer immediately.

Signed: 

Name: Farook Patel

Date: 06/01/2026

Signed: 

Name: Rashida Patel

Date: 06/01/2026 