Home Information Pack

19, Beech Grove
Bedlington
Northumberland
NE22 5DA
A Home Information Pack (HIP) is a set of documents providing important information about a property, including legal title, its energy efficiency and local search reports. These documents bring information up front in the home buying and selling process, thereby reducing the risk of problems emerging later on that can cause wasted money, time and effort if a sale is aborted or delayed.

Home Information Packs have been introduced as part of a wider objective to reform the home buying and selling process in England and Wales. Their aim is to create a more transparent and efficient market by speeding up the process and reducing unnecessary costs. In addition they provide a valuable energy efficiency rating with practical advice on measures that can be taken to improve the energy efficiency and environmental impact of the home.

| Property address:       | 19, Beech Grove  
|                       | Bedlington  
|                       | Northumberland  
|                       | NE22 5DA     |
| Vendor:                | Richie Wharton                          |
| HIP provided by:       | Darrin Wright  
|                       | The Bungalow  
|                       | Broom Farm  
|                       | Tritlington  
|                       | Morpeth  
|                       | NE61 3DT   
|                       | Telephone: 01670 783700                  |
| HIP Created Date:      | 15-Jun-09                                    |
Pack Index

This Index lists all documents included in this Home Information Pack.

Government regulations stipulate which documents can and must be included in your HIP. Documents are either ‘required’ or ‘authorised’. ‘Required’ documents are mandatory and must be included, ‘authorised’ documents are optional and can be included if desired.

If any ‘required’ documents are not included, the reason for their omission is given and details of any steps being taken to obtain that document is provided, along with expected dates.
Property address: 19, Beech Grove, Bedlington, Northumberland, NE22 5DA

The following documents are included in this pack:

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<th>Supplier</th>
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<td>15 June 2009</td>
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<td>Promise Homepacks</td>
</tr>
</tbody>
</table>
Property Reports

This section contains the following documents:

1) Property Information Questionnaire (PIQ)
2) Energy Performance Certificate

The Property Information Questionnaire (PIQ) provides buyers with basic, useful information about a property that will help to inform their decision to view a property or make an offer.

The Energy Performance Certificate (EPC) identifies how energy efficient a property is, on a scale of A-G. The most efficient properties, which should have the lowest fuel bills, are in band A.

The Certificate also tells you, on a scale of A-G, about the impact the property has on the environment. Better-rated properties should have less impact through carbon dioxide (CO2) emissions.

The average property in the UK is in bands D-E for both ratings. The Certificate includes recommendations on ways to improve the property’s energy efficiency to save you money and help the environment.
# Property Information Questionnaire

## Part 1

### About this form -

*This form should be completed by the seller.* The seller may be the owner or owners; a representative with the necessary authority to sell the property for an owner who has died; a representative with the necessary authority to sell the property for a living owner (e.g. a power of attorney) or be selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

If you are the seller, you should be aware -

- Answers given in this form should be truthful and accurate to the best of your knowledge. The questions have been designed to help the smooth sale of your home. Misleading or incorrect answers are likely to be exposed later in the conveyancing process and may endanger the sale.
- Information included in this form does not replace official documents or legal information. You should be prepared to provide such documents on request in support of the answers given in this form.
- If you hold any guarantees for work on your property, your buyer’s conveyancer is likely to ask for evidence, which it is in your interests to make available as soon as possible.
- If anything changes to affect the information given in this form prior to the sale of your home, you should inform your conveyancer or estate agent immediately.

If you are an estate agent you should be aware -

- This form should be completed by the seller but it is your responsibility to ensure that it is included in the Home Information Pack.
- The Property Misdescriptions Act 1991 does not apply where the form has been completed solely by the seller.

If you are the buyer you should be aware -

- This information contained in this document should have been completed truthfully and accurately by the seller. However, the information only relates to the period during which the seller has owned the property (see question 1) and does not replace official documents or legal information and you should confirm any information with your conveyancer.

The seller must provide the information set out in Part 1 of this questionnaire.

Where the property being sold is a leasehold property, the seller must also complete Part 2 of this questionnaire.

### ALL PROPERTIES

| a. The postal address of the property | 19 BIRKETT GREEN BROMLEY KORN |
| b. The name of the seller | RITCHIE WHARTON |
| c. The date the PIQ was completed | [ ]month [ ]year |

<p>| 1. When was the property purchased? | [ ]month [1998] year |
| 2. Is your property a listed building or contained in a listed building? | Yes | No |</p>
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. What council tax band is the property in?</td>
<td>A B C D E F G H</td>
</tr>
<tr>
<td>[Note: Buyers should be aware that improvements carried out by the seller may affect the property’s council tax banding following a sale]</td>
<td></td>
</tr>
<tr>
<td>Band: [please select]</td>
<td>B</td>
</tr>
</tbody>
</table>
| 4. What parking arrangements exist at your property?                    | Garage ✓  
Allocated parking space ✓  
Driveway ✓  
On street ☐  
Resident permit ☐  
Metered parking ☐  
Shared parking ☐  specify other: |
| 5. Has there been any damage to your property as a result of storm or fire since you have owned it? | Yes ☐  
No ☑  
Don’t know ☐ |
| 5a. If “yes”, please give details.                                      |        |
| 6. If you have answered “yes” to question 5, was the damage the subject of an insurance claim? | Yes ☐  
No ☑  
Don’t know ☐ |
| 6a. If “yes”, please state whether any of these claims are outstanding. |        |
| 7. Are you aware of any flooding at your property since you have owned it or before? | Yes ☐  
No ☑ |
| 7a. If “yes”, please give details.                                      |        |
| 8. Have you checked the freely available flood risk data at the Environment Agency’s website (http://www.environment-agency.gov.uk/subjects/flood)? | Yes ☐  
No ☑  
Don’t know ☐ |
| 8a. If “yes”, please give details.                                      |        |
8b. If “no” the buyer is advised to check the Environment Agency website for an indication of flood risk in the area.

9. Has there been any treatment of or preventative work for dry rot, wet rot or damp in the property since you have owned the property?

9a. If “yes”, please give details of any guarantees relating to the work and who holds the guarantees.

<table>
<thead>
<tr>
<th>Utilities and Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>10. Is there central heating in your property?</td>
</tr>
<tr>
<td>Yes □</td>
</tr>
<tr>
<td>No □</td>
</tr>
<tr>
<td>Don’t know □</td>
</tr>
</tbody>
</table>

10a. If “yes”, please give details of the type of central heating (examples: gas-fired, oil fired, solid fuel, liquid gas petroleum).

11. When was your central heating or other primary heating system last serviced?

12. When was the electrical wiring in your property last checked?

<table>
<thead>
<tr>
<th>Last serviced available</th>
<th>[year] a report [please select]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not serviced □</td>
<td>2009</td>
</tr>
<tr>
<td>Don’t know □</td>
<td></td>
</tr>
</tbody>
</table>
13. Please indicate which services are connected to your property:

<table>
<thead>
<tr>
<th>Services</th>
<th>Connected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity</td>
<td>✓</td>
</tr>
<tr>
<td>Gas</td>
<td>✓</td>
</tr>
<tr>
<td>Water mains or private water supply</td>
<td>✓</td>
</tr>
<tr>
<td>Drainage to public sewer</td>
<td>✓</td>
</tr>
<tr>
<td>Telephone</td>
<td></td>
</tr>
<tr>
<td>Cable TV or Satellite</td>
<td></td>
</tr>
<tr>
<td>Broadband</td>
<td></td>
</tr>
</tbody>
</table>

**Changes to the property**

14. Have you carried out any structural alterations, additions or extensions (e.g. provision of an extra bedroom or bathroom) to the property?

Yes [ ]
No [ ]
Don't know [ ]

14a. If “yes”, please give details of the nature of the work

14b. Was building regulation approval obtained?

Yes [ ]
No [ ]
Don't know [ ]

14c. Was planning permission obtained?

Yes [ ]
No [ ]
Don't know [ ]

14d. Was listed building consent obtained?

Yes [ ]
No [ ]
Don't know [ ]

If the response was “no” for any of (b) to (d), please state why not (e.g. “not required” or “work completed under approved person scheme”).
15. Have you had replacement windows, doors, patio doors or double glazing installed in your property?

| Yes ☐ | No ☐ | Don't know ☐ |

15a. If “yes”, please give details of changes and guarantees, if held.

Access

16. Do you have right of access through any neighbouring homes, buildings or land?

| Yes ☐ | No ☐ | Don't know ☐ |

16a. If “yes”, please give details.

17. Does any other person have a right of access through your property?

| Yes ☐ | No ☐ | Don't know ☐ |

17a. If “yes”, please give details.

Leasehold properties

18. Is your property a leasehold property?

| Yes ☐ | No ☐ |

If “yes” complete Part 2 of this questionnaire. If “no” there is no need to complete Part 2 of this questionnaire.

PART 2: LEASEHOLD PROPERTIES

Only complete this part if the property is a leasehold property.

If the lease is a new one and has not yet been granted, please answer the questions based on the draft terms of the lease.

Before entering into a binding commitment, buyers should confirm any matter relating to the leasehold ownership by reading the lease and checking the position with their conveyancer.

Additional information for leasehold properties

19. What is the name of the person or organisation to whom you pay -
**Energy Performance Certificate**

19, Beech Grove  
BEDLINGTON  
NE22 5DA  

Dwelling type: Mid-terrace house  
Date of assessment: 15 June 2009  
Date of certificate: 15 June 2009  
Reference number: 8631-6226-6860-0315-7092  
Total floor area: 113 m²

This home’s performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

---

**Energy Efficiency Rating**

<table>
<thead>
<tr>
<th>Very energy efficient - lower running costs</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>A (82 plus)</td>
<td>61</td>
<td>78</td>
</tr>
<tr>
<td>B (81-91)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C (80-89)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D (79-78)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E (77-66)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F (65-55)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>G (54-21)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not energy efficient – higher running costs</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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**Environmental Impact (CO₂) Rating**

<table>
<thead>
<tr>
<th>Very environmentally friendly - lower CO₂ emissions</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>A (82 plus)</td>
<td>76</td>
<td></td>
</tr>
<tr>
<td>B (81-91)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C (80-89)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D (79-78)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E (77-66)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F (65-55)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>G (54-21)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not environmentally friendly - higher CO₂ emissions</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The environmental impact rating is a measure of a home’s impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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**Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home**

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy use</td>
<td>280 kWh/m² per year</td>
<td>153 kWh/m² per year</td>
</tr>
<tr>
<td>Carbon dioxide emissions</td>
<td>5.3 tonnes per year</td>
<td>2.9 tonnes per year</td>
</tr>
<tr>
<td>Lighting</td>
<td>£109 per year</td>
<td>£54 per year</td>
</tr>
<tr>
<td>Heating</td>
<td>£672 per year</td>
<td>£382 per year</td>
</tr>
<tr>
<td>Hot water</td>
<td>£136 per year</td>
<td>£111 per year</td>
</tr>
</tbody>
</table>

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings’s energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)
The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Quidos, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

**Assessor’s accreditation number:** QUID200949  
**Assessor’s name:** Mr Darrin Wright  
**Company name/trading name:** Darrin Wright  
**Address:** The Bungalow, Broom Farm  
Morpeth, NE61 3DT  
**Phone number:** (0)7760 213 528  
**Fax number:**  
**E-mail address:** darrin22@live.co.uk  
**Related party disclosure:** None

**If you have a complaint or wish to confirm that the certificate is genuine**

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from our website at www.quidos.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

**About the building's performance ratings**

The ratings on the certificate provide a measure of the building’s overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

**About the impact of buildings on the environment**

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK’s carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple every day measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

**Visit the Government’s website at www.communities.gov.uk/epbd to:**

- Find how to confirm the authenticity of an energy performance certificate  
- Find how to make a complaint about a certificate or the assessor who produced it  
- Learn more about the national register where this certificate has been lodged - the Government is the controller of the data on the register  
- Learn more about energy efficiency and reducing energy consumption
Recommended measures to improve this home’s energy performance

19, Beech Grove
BEDLINGTON
NE22 5DA

Date of Certificate 15 June 2009
Reference Number 8631-6226-6860-0315-7092

Summary of this home’s energy performance related features

The following is an assessment of the key individual elements that have an impact on this home’s performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

<table>
<thead>
<tr>
<th>Element</th>
<th>Description</th>
<th>Current performance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Energy Efficiency</td>
</tr>
<tr>
<td>Walls</td>
<td>Cavity wall, as built, no insulation (assumed)</td>
<td>Poor</td>
</tr>
<tr>
<td>Roof</td>
<td>Pitched, 50 mm loft insulation</td>
<td>Poor</td>
</tr>
<tr>
<td>Floor</td>
<td>Solid, no insulation (assumed)</td>
<td>-</td>
</tr>
<tr>
<td>Windows</td>
<td>Fully double glazed</td>
<td>Good</td>
</tr>
<tr>
<td>Main heating</td>
<td>Boiler and radiators, mains gas</td>
<td>Good</td>
</tr>
<tr>
<td>Main heating controls</td>
<td>Programmer, no room thermostat</td>
<td>Very poor</td>
</tr>
<tr>
<td>Secondary heating</td>
<td>None</td>
<td>-</td>
</tr>
<tr>
<td>Hot water</td>
<td>From main system</td>
<td>Good</td>
</tr>
<tr>
<td>Lighting</td>
<td>No low energy lighting</td>
<td>Very poor</td>
</tr>
</tbody>
</table>

Current energy efficiency rating D 61

Current environmental impact (CO₂) rating D 55

Low and zero carbon energy sources

None
The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

<table>
<thead>
<tr>
<th>Lower cost measures (up to £500)</th>
<th>Typical savings per year</th>
<th>Performance ratings after improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Energy efficiency</td>
</tr>
<tr>
<td>1 Increase loft insulation to 270 mm</td>
<td>£59</td>
<td>D 64</td>
</tr>
<tr>
<td>2 Cavity wall insulation</td>
<td>£152</td>
<td>C 71</td>
</tr>
<tr>
<td>3 Low energy lighting for all fixed outlets</td>
<td>£43</td>
<td>C 73</td>
</tr>
<tr>
<td>4 Upgrade heating controls</td>
<td>£60</td>
<td>C 76</td>
</tr>
<tr>
<td>Sub-total</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Higher cost measures (over £500)</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Replace boiler with Band A condensing boiler</td>
<td>£55</td>
<td>C 78</td>
<td>C 76</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>£369</td>
</tr>
</tbody>
</table>

Potential energy efficiency rating
C 78

Potential environmental impact (CO$_2$) rating
C 76

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

<table>
<thead>
<tr>
<th>Further measures to achieve even higher standards</th>
<th>Typical savings per year</th>
<th>Enhanced energy efficiency rating</th>
<th>Enhanced environmental impact (CO$_2$) rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 Solar photovoltaic panels, 2.5 kWp</td>
<td>£159</td>
<td>B 87</td>
<td>B 84</td>
</tr>
</tbody>
</table>

Enhancements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in (CO$_2$) emissions.
About the cost effective measures to improve this home’s performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home. They should also provide a guarantee for the work and handle any building control issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

4 Heating controls (room thermostat and thermostatic radiator valves)

A room thermostat will increase the efficiency of the heating system by enabling the boiler to switch off when no heat is required; this will reduce the amount of energy used and lower fuel bills. Thermostatic radiator valves should also be installed, to allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves and a fully pumped system with the pump and the boiler turned off by the room thermostat. Thermostatic radiator valves should be fitted to every radiator except for the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required.

Higher cost measures (typically over £500 each)
5 Band A condensing boiler
A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards
Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

6 Solar photovoltaic (PV) panels
A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance.

What can I do today?
Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you’re not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

¹For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.
Sale Statement

This section contains the following documents;

1) Sale Statement

This Sale Statement is a declaration by the seller that provides some basic information about the property being sold.

It confirms the full address of the property, the tenure of the property (whether the property is freehold, leasehold or commonhold), and whether the property is registered with Land Registry or not.

It also confirms the seller’s name, the capacity in which they are selling the property, and whether or not the property is being sold with vacant possession.
### Sale Statement

| Property address | 19, Beech Grove  
| | Bedlington  
| | Northumberland  
| | NE22 5DA |
| Property type | The property is a mid terrace house |
| Tenure | The tenure of the property is freehold |
| Land registration | The property is registered with Land Registry  
| | The property title includes the whole of a registered estate |
| Seller’s details | The property is being sold by Richie Wharton  
| | The seller is the owner |
| Vacant possession | The property is being sold with vacant possession |
| Additional Information |
Title Documents

This section contains the following documents;

1) Copy of Individual Register
2) Title Plan

These title documents confirm that the property is registered with the Land Registry, and verify the registered owner of the property. The copy of the Register details the land and estate included in the title of the property, and the particulars of the owner.

The Title Plan shows an outline plan of the registered estate and its surrounding area.
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.
This register describes the land and estate comprised in the title.

NORTHUMBERLAND

1  (09.11.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 19 Beech Grove, Bedlington, (NE22 5DA).

2  A Conveyance of the land in this title and other land dated 10 November 1930 made between (1) Robert Daglish Copland (Vendor) and (2) William Edgar (Purchaser):-

"SUBJECT to all easements and quasi easements privileges and advantages (by way water drainage light or otherwise or of laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of the adjoining property of the Vendor whether sold or retained by the Vendor as the owners tenants or occupiers thereof now or have been accustomed to use enjoy or exercise

Except and reserved unto the person or persons entitled thereto all mines and minerals and mineral substances within and under the property hereby conveyed together with all powers of winning working getting and carrying away the same and incidental powers including rights of way and of letting down the surface as are vested in the person or persons entitled to such mines minerals and mineral substances"

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.

3  The land has the benefit of the following rights granted by the Conveyance dated 10 November 1930 referred to above:-

"TOGETHER ALSO with such rights of way rights of light rights of drainage rights of taking water and other similar rights or quasi easements as are at present enjoyed by the owners or occupiers of the property hereby conveyed through or from the adjoining property of the Vendor including such rights of access for the purpose of inspecting using cleansing repairing maintaining or renewing any works constructed for the enjoyment of any such rights or quasi easements as may be reasonably necessary for
A: Property Register continued

such enjoyment provided that the person exercising such rights shall do no unnecessary damage thereby and shall make good or pay reasonable compensation to the owner or occupier of the land affected for any damage done thereby.

B: Proprietorship Register

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

Title absolute

1. (18.11.1997) PROPRIETOR: RITCHIE WHARTON of 19 Beech Grove, Bedlington, Northumberland NE22 5DA.

2. (09.06.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 28 May 2008 in favour of Godiva Mortgages Limited referred to in the Charges Register.

C: Charges Register

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


2. (09.06.2008) Proprietor: GODIVA MORTGAGES LIMITED (Co. Regn. No. 5830727) of Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.

End of register
These are the notes referred to on the following official copy

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

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

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

This official copy is issued on 15 June 2009 shows the state of this title plan on 15 June 2009 at 17:41:55. 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. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by the Land Registry, Durham Office.

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Search Reports

This section contains the following documents:

1) Drainage & Water Enquiries (Con29DW)
2) Personal Local Authority Search (RightSearch)

The Drainage and Water search report (CON29DW) details the services to the property provided by the local Water Authority.

The search of the Local Land Charges Register and Standard Enquiries of the Local Authority cover such issues as planning and building regulations, traffic and road schemes, notices and other matters.
The following document is not yet available:

- **Document name:** Drainage & Water Enquiries (Con29DW)
- **Date ordered:** 15 June 2009
- **Supplier:** TM Property (NLIS)

This document has been ordered, but has not yet been received.

**WHAT HAPPENS NEXT?**

This document will be added to the HIP when available.

Once all remaining documents have been received, the HIP will be re-compiled and re-issued.
The following document is not yet available:

- **Document name:** Personal Local Authority Search (RightSearch)
- **Date ordered:** 15 June 2009
- **Supplier:** Promise Homepacks

This document has been ordered, but has not yet been received.

**WHAT HAPPENS NEXT?**

This document will be added to the HIP when available.

Once all remaining documents have been received, the HIP will be re-compiled and re-issued.
The Bungalow
Broom Farm
Tritlington
Morpeth
NE61 3DT