
Home Information Pack

Home Information Pack Index Form

Delmonden Farm Horns Hill, Hawkhurst, Cranbrook, Kent, TN18 4XD

About this form

Under the Home Information Pack Regulations, you must include an index which lists all the documents included in your Home Information Pack.

You may use this form as an index. Required documents need to be included in all cases where relevant. Authorised documents do not. Please seek advice where necessary.

Where a document required by the Regulations is unavailable or unobtainable, the index should indicate that the document is missing, and the reason why. Where the document can be obtained from or created by a person, or does exist, the index should indicate the steps being taken to obtain the document.

The index to your Home Information Pack should be updated whenever the pack or a pack document is added or removed.

Someone can complete this form on behalf of a seller.

The Regulations also tell you what other documents must and may be in the Home Information Pack, and guidance on the Regulations is available at www.homeinformationpacks.gov.uk

Seller's check of this form:

Someone can complete this form on behalf of a seller, but given that a buyer and mortgage lender might rely on the information in this form, it is important that the seller checks the answers to ensure that they are as truthful and as accurate as possible.

Home Information Pack Index Form

Home information pack document	Date of pack document	Included	Reason why not included	Other info
	12/08/2009	Yes		
PIQ	18/08/2009	Yes		
Energy Performance Certificate	12/08/2009	Yes		
Sales Statement	12/08/2009	Yes		
Local land charges	12/08/2009	No	Regulation 15,18 reason: it is believed on reasonable grounds the document will be obtained within 28 days	Proof of request: The document request date was 12/08/2009. The request has been addressed to Hip2go (TPS searches). The estimated date of receipt is 09/09/2009.
Local enquiries	12/08/2009	No	Regulation 15,18 reason: it is believed on reasonable grounds the document will be obtained within 28 days	Proof of request: The document request date was 12/08/2009. The request has been addressed to Hip2go (TPS searches). The estimated date of receipt is 09/09/2009.
Drainage and water enquiries	12/08/2009	No	Regulation 15,18 reason: it is believed on reasonable grounds the document will be obtained within 28 days	Proof of request: The document request date was 12/08/2009. The request has been addressed to Hip2go (TPS searches). The estimated date of receipt is 09/09/2009.
Official copies of individual registry	18/08/2009	Yes		
Official copies of title plan	17/08/2009	Yes		
Consumer Redress	12/08/2009	Yes		
Warranty, policy or guarantee	12/08/2009	Yes		
Other relevant document	12/08/2009	Yes		

Timber Preservation and Damp Proofing Section

Guest & Sons Ltd.

Established over 60 years

TPD/2486

Mr N J Edwards
Delmonden Farm
Horns Hill
Hawkhurst
CRANBROOK Kent
TN18 4XD

7 September 1999

Dear Sir

TIMBER TREATMENT

We thank you for your recent payment, and now enclose our Certificate of Warranty and the backing Guarantee from Stanhope Chemical Products Ltd.

Thanking you, also, for the opportunity to have been of service.

Yours faithfully



pp GUEST & SONS LTD

Pest Control and Specialist Timber & Damp Treatment Contractors

Tel: 01580 753357/753354

Reg. Office: Cherry Trees, Delmonden Road, Hawkhurst, Kent TN18 4XB

Directors: Mr. N. R. Guest, ~~Mrs. S. M. Chadwick~~ Reg. No. 325210



MEMBER 146/5048



STANHOPE Chemical Products Limited

Tingewick Road, Buckingham MK18 1AN

CERTIFICATE OF GUARANTEE
APPROVED APPLICATORS GUARANTEE SCHEME

Stanhope Chemical Products Limited hereby certifies that this Guarantee is valid for a period of Thirty (30) Years from 11 May 1999

This Certificate of Guarantee is issued in conjunction with Certificate of Warranty Number SG 14844 for work executed by

Guest & Sons Ltd
 Cherry Trees, Delmonden Road
 Hawkhurst, Cranbrook
 Kent TN18 4XB

who is a 'Stanhope Approved Applicator' of the products covered by the Stanhope Guarantee Scheme.

GUARANTEE

1. Subject to the terms of the attached Certificate of Warranty, Stanhope Chemical Products Limited guarantees the supply of sufficient materials free of charge to correct any defect solely attributable to the failure of the product/s used in the treatment described in the above mentioned Certificate of Warranty.
2. In the event of the above named Stanhope Approved Applicator failing to comply with the obligations under the said Certificate of Warranty due to bankruptcy, liquidation, or cessation of trading for any other reason (unless relieved from compliance by any Clause of the Certificate of Warranty or by Statute or by the decision of a Court or Tribunal of competent jurisdiction) Stanhope Chemical Products Limited undertakes to comply with said obligations in substitution for the said Stanhope Approved Applicator, subject to:-
 - (a) The production of this Certificate of Guarantee and the above mentioned Certificate of Warranty and the documents referred to therein (or proper copies thereof) and
 - (b) Notice being received by Stanhope Chemical Products Limited within 60 days of identification of the alleged apparent or suspected failure of the treatment and
 - (c) The liability of Stanhope Chemical Products Limited hereunder being limited to the value of the sum paid for the works carried out under the original contract altered by an appropriate sum derived from the Index of Retail Prices so as to adjust for inflation.
3. Any dispute as to the terms of this Certificate of Guarantee shall be subject to the arbitration of a single Arbitrator appointed by agreement or, in default of agreement, by the President for the time being of the Law Society.
4. In the event of a potential or actual claim under this Certificate of Guarantee being notified, Stanhope Chemical Products Limited reserves the right to require the Claimant to pay a reasonable sum by way of deposit to cover the expense of any inspection, the deposit to be refunded in the event of the claim being proven.
5. This Certificate of Guarantee does not limit or restrict any statutory or common law rights.

For and on behalf of Stanhope Chemical Products Limited

S. Fulmer

 Divisional Director

Dated: 3 September 1999

THIS CERTIFICATE IS A VALUABLE DOCUMENT - KEEP IT SAFELY TOGETHER WITH THE CERTIFICATE OF WARRANTY AND ALL OTHER DOCUMENTS REFERRING TO THE WORK.

(in the event of the property under guarantee changing ownership it is not necessary to inform Stanhope Chemical Products Limited. The documents referred to should be passed to the new owner).

*"Established over 60 years"***Guest & Sons Limited**

Incorporated 1937

Vermin Exterminators

HAWKHURST, KENT TN18 4XB

Telephone 753357 and 753354 Std. Code 0580

Timber Preservation

★

WOODWORMDry-Rot
Rising Damp
Etc.

★

MEMBER B.W.P.A.

Pest Control

★

RATS
Mice
Rabbits
Cockroaches
Wasps
Flies
Etc.**CERTIFICATE OF WARRANTY**

Client Mr & Mrs N J Edwards Contract No. TPD/2486
 Property Delmondon Farm Horns Hill Hawkhurst Cranbrook Kent TN18 4XD
 Date of Survey Report 15.2.99 Date of Completion of work 11.5.99
 NUBEX Batch No. 59629 Spirit or Water Based "DPC" Fluid
 NUBEX Batch No. 59629 Woodworm Fluid, Spirit or Aqueous
 NUBEX Batch No. 59629 Dry Rot Concentrate

1. Pursuant to the terms of the above mentioned Contract this Warranty is issued by Guest & Sons Ltd. for the work carried out at the above named property by the company's operatives in accordance with the recommendations of the Company's Technical Advisors in the Survey Report and Specification only, in respect of ~~their damp proofing system~~ or the protection against woodborer attack and/or fungal decay "providing that all surfaces and ends of any timber member are accessible for treatment".
2. The Company hereby warrants that the materials used in accordance with the Specification have a life in excess of thirty years unless otherwise stated in the Survey Report and will fulfil their designed function in preventing ~~further entry of dampness into the walls concerned~~ or the re-occurrence of woodborer attack or fungal decay to the existing or renewed timbers treated, as described in the Survey Report and Specification only.
3. In the event of any ~~apparent~~ failure of the said system within a period of thirty years from the date of completion of the work the Company warrants that it will, upon production of the Warranty, the Survey Report and proof of full settlement of account, ~~inspect the treated premises at a mutually convenient time~~ and carry out such works as is necessary to correct any such ~~apparent~~ failure without charge for labour or materials.
4. The Warranty shall not apply however, where the said method or treatment carried out by the Company, as listed in our Survey Report has been disturbed, removed, renewed, or where subsidence or settlement has taken place or work carried out by others which does not comply with our recommendations or where materials are used other than any of those listed above, and in that event the Company reserves the right to charge the Client for its services in inspecting and repairing the method.
5. Nothing contained in the terms of this Certificate shall be construed as depriving either the person or persons claiming benefit hereunder, or the Company, of their respective rights under Common Law.
6. In the event of the property being sold, the Company will recognise the new owner as having the benefit of the unexpired portion of this Warranty, subject to a Guarantee Validation Survey, ~~as set out in our Specification.~~
7. It shall be a condition precedent of the Company being liable under this Warranty that:—
 - a) Work specified in the Report as being necessary to remove any source of dampness in connection with treatment for fungal decay shall have been properly carried out without delay.
 - b) Any other essential work specified in the Report shall have been completed in reasonable time and in accordance with sound building practice.
 - c) The client (or his successor as Owner of the property) shall be responsible for the full and proper maintenance at all times, of all water and water-disposal systems and other services in the property.
 - d) Fungicide/insecticide treatments warranted shall exclude plywood, chipboard, contiboard, blockboard and soil oversites, unless specifically defined in the Report.
 - e) Re-occurrence of decay due to defects in (or originating in) adjoining property, or due to restricted ventilation to floors, sub-floor voids or roof spaces shall render this Warranty invalid for the area in question.
8. Any replastering work associated with the Treatment, if carried out by other than the Company, shall be strictly in accordance with the Company's specification for such work.

Date 9.8.99

For and on behalf of

GUEST & SONS, LTD.

N.R. Guest

Director

About this form -

This form should be completed by the seller. The seller may be the owner or owner's 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 joint owner (e.g. a power of attorney) or the 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 -

Property Information Questionnaire

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 Misdescription Act 1991 does not apply where the form has been completed solely by the seller.

If you are the buyer you should be aware -

- The 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.

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

<p>a. The postal address of the property DELMONTE PARK, WOOD HILL, HANWORTH, LEICESTERSHIRE, LE15 8JG</p>	<p>1. When was the property purchased? [02] month [1999] year</p>
<p>b. The name of the seller MR + Mrs M G CHURCH</p>	<p>2. Is your property a listed building or contained in a listed building? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>c. The date the PFI was completed 11th August 2007</p>	

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.

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- 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	DELMONDEN FARM, HORNS HILL, HAWKTHURM, KENT
b. The name of the seller	MR + MRS NJ EDWARDS
c. The date the PIQ was completed	11 th AUGUST 2009
1. When was the property purchased?	[02] month [1999] year
2. Is your property a listed building or contained in a listed building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

TN18 4XD

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?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
9a. If "yes", please give details of any guarantees relating to the work and who holds the guarantees.	30YR FROM 11:05:99 WOODBORER ATTACK. PLEASE SEE ATTACHED.

Utilities and Services

10. Is there central heating in your property? 10a. If "yes", please give details of the type of central heating (examples: gas-fired, oil fired, solid fuel, liquid gas petroleum).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/> OIL FIRED
11. When was your central heating or other primary heating system last serviced?	Last serviced [year] a report is/is not available Not serviced <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
12. When was the electrical wiring in your property last checked?	Last serviced [year] a report is/is not available Not checked <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>

	Don't know <input type="checkbox"/>
<p>3. What council tax band is the property in?</p> <p>[Note: Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale]</p>	<p>A B C D E F G H</p> <p>Band: [please select]</p>
<p>4. What parking arrangements exist at your property?</p>	<p>Garage <input checked="" type="checkbox"/></p> <p>Allocated parking space <input type="checkbox"/></p> <p>Driveway <input checked="" type="checkbox"/></p> <p>On street <input type="checkbox"/></p> <p>Resident permit <input type="checkbox"/></p> <p>Metered parking <input type="checkbox"/></p> <p>Shared parking <input type="checkbox"/></p> <p>specify other : FARMYARD</p>
Other issues affecting the property	
<p>5. Has there been any damage to your property as a result of storm or fire since you have owned it?</p> <p>5a. If "yes", please give details.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
<p>6. If you have answered "yes" to question 5, was the damage the subject of an insurance claim?</p> <p>6a. If "yes", please state whether any of these claims are outstanding.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
<p>7. Are you aware of any flooding at your property since you have owned it or before?</p> <p>7a. If "yes", please give details.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>8. Have you checked the freely available flood risk data at the Environment Agency's website (http://www.environment-agency.gov.uk/subjects/flood)?</p> <p>8a. If "yes", please give details.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>

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.

RUPP RUNS UP DRIVE & PAST HOUSE.
NEXT DOOR NEIGHBOUR HAS ACCESS VIA OUR DRIVE.

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 -



13. Please indicate which services are connected to your property:

Services	Connected
Electricity	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>
Water mains or private water supply	<input checked="" type="checkbox"/>
Drainage to public sewer (if not connected please indicate whether there is a cesspool or septic tank)	<input checked="" type="checkbox"/> SEPTIC TANK
Telephone	<input checked="" type="checkbox"/>
Cable TV or Satellite	<input checked="" type="checkbox"/>
Broadband	<input type="checkbox"/>

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").



AJ Property Services Limited

Tel: 01622 744759

Mobile: 07977 070445

E-Mail: info@ajpsltd.com



12th August 2009

Mr & Mrs NJ Edwards
Delmonden Farm
Horns Hill
HAWKHURST
Cranbrook
Kent
TN18 4XD

Dear Mr & Mrs Edwards

Thank you for ordering your Home Information Pack through AJ Property Services.

Please note that this pack has been compiled following the Home Information Pack Regulations 2007 requiring the inclusion of specific legal documents and searches pertaining to the property in question.

One legal document namely the Energy Performance Certificate rates the energy performance of the property and produces a set of recommended measures which if adopted could help achieve the potential rating. The rating and recommendations for the property are attributable to energy performance related features such as its age, type of construction, extensions present and the heating system(s), it must also be noted that the property is covered by a Grade Listing and some of the recommendation measures may not be acceptable to the relevant planning authority(s), permission may be required.

The contents of this pack have been produced for the seller and therefore are not to be classed as exhaustive and any potential/eventual buyer should obtain independent legal advice before proceeding to exchange of contracts.

If you have any questions relating to the above, please contact me without hesitation.

Thank you once again and may we wish you all the best for the speedy sale of your property.

Yours sincerely

Andy Ogden
Managing Director

Energy Performance Certificate

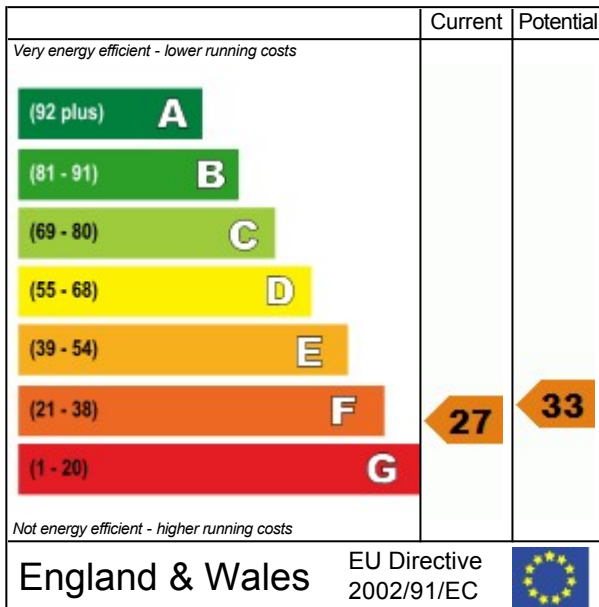


Delmonden Farm
Horns Hill
Hawkhurst
CRANBROOK
TN18 4XD

Dwelling type: Detached house
Date of assessment: 12 August 2009
Date of certificate: 12-Aug-2009
Reference number: 8161-6028-6240-1652-5092
Total floor area: 461 m²

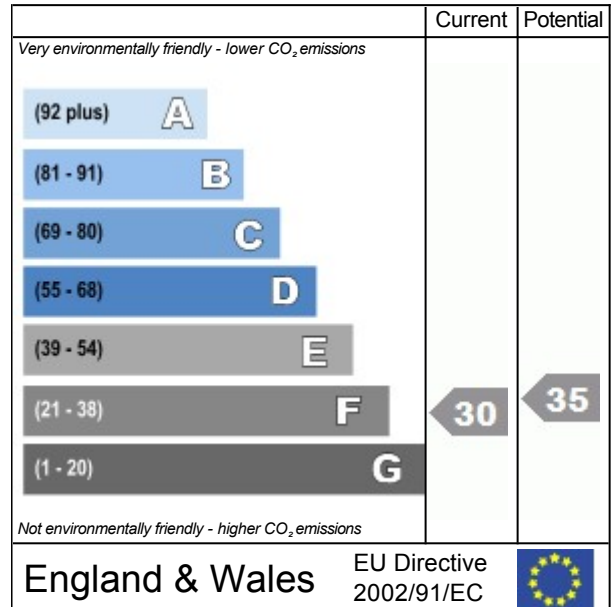
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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.

Environmental Impact (CO₂) Rating



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.

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

	Current	Potential
Energy use	368 kWh/m ² per year	331 kWh/m ² per year
Carbon dioxide emissions	31 tonnes per year	27 tonnes per year
Lighting	£471 per year	£269 per year
Heating	£4958 per year	£4570 per year
Hot water	£335 per year	£299 per year

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.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling'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

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by the NHER Accreditation Scheme, 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: NHER003163

Assessor's name: Mr Andy Ogden

Company name/trading name: AJ Property Services Ltd

Address: Aldworth, Gallants Lane, East Farleigh, Kent, ME15 0LQ

Phone number: 07977 070445

Fax number:

E-mail address: info@ajpsltd.com

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 their website at www.nher.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 on 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 everyday 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

Delmonden Farm
Horns Hill
Hawkhurst
CRANBROOK
TN18 4XD

Date of certificate: 12-Aug-2009
Reference number: 8161-6028-6240-1652-5092

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.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Timber frame, as built, no insulation (assumed) Solid brick, as built, no insulation (assumed) Cavity wall, as built, no insulation (assumed)	Very poor Very poor Poor	Very poor Very poor Poor
Roofs	Roof room(s), no insulation (assumed) Pitched, 100mm loft insulation	Very poor Average	Very poor Average
Floor	Suspended, no insulation (assumed)	-	-
Windows	Partial secondary glazing	Poor	Poor
Main heating	Boiler and radiators, oil	Average	Average
Main heating controls	Programmer, TRVs and bypass	Poor	Poor
Secondary heating	Room heaters, wood logs	-	-
Hot water	From main system	Average	Average
Lighting	Low energy lighting in 25% of fixed outlets	Average	Average
Current energy efficiency rating		F 27	
Current environmental impact (CO₂) rating		F 30	

Low and zero carbon energy sources

The following low or zero carbon energy sources are provided for this home:

- Biomass secondary heating

Recommendations

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.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvements	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£141	F 28	F 31
2 Upgrade heating controls	£267	F 31	F 33
Sub-total	£408		
Higher cost measures			
3 Replace boiler with Band A condensing boiler	£217	F 33	F 35
Total	£625		
Potential energy efficiency rating		F 33	
Potential environmental impact (CO₂) rating			F 35

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.

Higher cost measures			
4 Secondary glazing to single glazed windows	£169	F 34	F 37
5 50mm internal or external wall insulation	£120	F 35	F 38
6 Solar photovoltaic panels, 2.5kWp	£177	F 37	E 39
Enhanced energy efficiency rating		F 37	
Enhanced environmental impact (CO₂) rating			E 39

Improvements 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 carbon dioxide (CO₂) 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 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.

2 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat.

Higher cost measures (typically over £500 each)

3 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.

4 Secondary glazing

Secondary glazing is the addition of a second pane of glass inside the existing window. Adding secondary glazing will improve comfort in the home by reducing draughts and cold spots near windows. It may also reduce noise and combat problems with condensation. Installation can be carried out by a competent DIY enthusiast.

5 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that planning permission might be required.

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.

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 that you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- 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.

¹ For information on approved 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

Delmonden Farm Horns Hill, Hawkhurst, Cranbrook, Kent, TN18 4XD

About this Form

Under the Home Information Pack (No.2) Regulations 2007, you must provide the following information in your Home Information Pack and may use this form to do so.

Someone else can complete this form on your behalf.

If the property has not yet been completed or converted, please answer the questions as if the property has been completed.

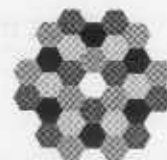
Please answer all the questions by checking the relevant box and adding any further information asked for. Where alternatives are offered, please indicate which one (or more) applies.

Seller's check of this form

Someone can complete this form on behalf of a seller, but since a buyer and a mortgage lender might rely on the information in this form, it is important that the seller checks the answers to ensure they are truthful and accurate.

Statement

1. Is the property a flat or a house?	<input type="checkbox"/> Flat (incl. maisonette) <input checked="" type="checkbox"/> House (incl. bungalow)
2. If it is a flat, what type of building is it in?	<input type="checkbox"/> Purpose built block <input type="checkbox"/> Converted house <input type="checkbox"/> Conversion of commercial premises
3. The property is (or will be):	<input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Leasehold <input type="checkbox"/> Commonhold <input type="checkbox"/> Refer to solicitor
4. The title to the interest in the property being sold is:	<input checked="" type="checkbox"/> The whole of a registered estate <input type="checkbox"/> Part of a registered estate <input type="checkbox"/> The whole of an unregistered estate <input type="checkbox"/> Part of an unregistered estate
5. Name(s) of seller	Mr Nicholas John Edwards & Mrs Katherine Flora Edwards
6. The capacity of the seller	<input checked="" type="checkbox"/> The owner or owners <input type="checkbox"/> A representative with the necessary authority to sell property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example with a power of attorney) <input type="checkbox"/> Other,
7. The property is being sold:	<input checked="" type="checkbox"/> With vacant possession <input type="checkbox"/> Section 171(2) of the Housing Act 2004 applies and part of the property is not being sold with vacant possession. Explanation of circumstances as follows:



Official copy of register of title

Title number K488017

Edition date 19.11.2007

- This official copy shows the entries in the register of title on 13 August 2009 at 10:07:14.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 13 August 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Tunbridge Wells Office.

A: Property register

This register describes the land and estate comprised in the title.

KENT : TUNBRIDGE WELLS

- 1 (28.06.1979) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Delmonden Farm Horns Hill, Hawkhurst, Cranbrook (TN18 4XD).

NOTE: The land tinted green on the filed plan is not included in this title.

- 2 The land in this title has the benefit of the following rights reserved by the Conveyance dated 24 January 1972 referred to in the Charges Register:-

"A right of drainage of effluent through the Vendor's drain leading from the farm buildings on the retained property across the property hereby conveyed the approximate position of which drain is indicated on the plan Together with all ancillary rights for the proper enjoyment thereof."

NOTE: The property conveyed is edged blue on the filed plan and the drain is shown by a yellow broken line on the filed plan.

- 3 The land in this title has the benefit of the following rights reserved by the Conveyance dated 8 June 1977 referred to in the Charges Register:-

"Such rights quasi rights other than of way of light air and support and other easements for the time being over and upon the land hereby conveyed as though the land hereby conveyed and such adjoining property had hitherto belonged to different owners and such rights and quasi rights and easements had been acquired by prescription."

- 4 The land in this title has the benefit of the following rights reserved by the Transfer dated 8 June 1977 referred to in the Charges Register:-

A: Property register continued

The Exceptions

There are excepted and reserved unto the Transferors and their successors in title to the Retained Land all such rights or quasi rights or privileges (if any) of the nature of easements as have hitherto been enjoyed over the Property hereby transferred by the owners and occupiers of the Retained Land."

The following definitions shall apply:-

"'the Retained Land' means first the land retained by the Transferors being first the remainder of the land comprised in the title number above mentioned and secondly the Transferors land comprised in title number K481493

'the Exceptions' means the exceptions and reservations to the Transferor set out in the Second Schedule."

NOTE: The Property referred to above is the land edged and numbered K795959 in green on the filed plan.

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. (10.05.1999) PROPRIETOR: NICHOLAS JOHN EDWARDS and KATHERINE FLORA EDWARDS of Delmonden Farm, Horns Hill, Hawkhurst, Cranbrook, Kent (TN18 4XD.
2. (10.05.1999) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
3. (10.05.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 28 April 2005 in favour of C. Hoare & Co. referred to in the Charges Register.

C: Charges register

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

1. The parts of the land affected thereby are subject to the following rights granted by a Conveyance of adjoining land to the north dated 20 July 1959 made between (1) Walter John Tabrett (Vendor) (2) Lloyds Bank Limited and (3) Patricia Ann Varian (Purchaser):-

"(i) the right to lay any necessary overflow pipe for the purpose of draining the property hereby conveyed at a depth of not less than two feet below the surface of the ground between the points marked C and D on the said plan and (ii) the right to take a supply of water by the existing private service pipe from the tank situate in O.S.678 belonging to the Vendor the approximate line of such pipe being shewn by a dotted line between the points marked A and B on the said plan the Purchaser being responsible for the maintenance repair and renewal of such pipe together

C: Charges register continued

performance of the covenant on the part of the Purchasers contained in this Conveyance."

NOTE 1: The drain is shown by a yellow broken line on the filed plan and the supply of water and electricity are shown by brown broken lines and mauve broken lines respectively on the filed plan

NOTE 2: The following are the covenants by the Purchasers above referred to:-

"To contribute a fair proportion towards the cost of maintenance repair and replacement of the service drains pipes cables wires meters and other fittings used in common for drainage or for the supply of water or electricity and to maintain all drains pipes cables wires meters and other fittings used solely in connection with the property hereby conveyed in good working order.

To contribute a fair proportion towards the cost of maintenance and repair of the roadway leading from the public highway to the property hereby conveyed the amount of such proportion being deemed to be nil in the present circumstances having regard to the existing user of the roadway by the Vendor and others and to the prospective user by the Purchasers of the property hereby conveyed for a single dwelling."

In the event of the parties failing to agree on the amount of any contribution to be made by the Purchasers towards the maintenance repair and replacement of service drains pipes cables wires meters and other fittings and to the roadway they shall appoint a Surveyor to determine the same and his decision shall be binding on both parties and in the event of the parties being unable to agree on the appointment of a Surveyor the same shall be appointed by the President for the time being of The Royal Institution of Chartered Surveyors on the application of either party."

- 5 The parts of the land affected thereby are subject to the following rights granted by a Conveyance of adjoining land to the east dated 8 June 1977 made between (1) Arthur John Tabrett (2) Lloyds Bank Limited and (3) Roger Charles Bignall and Peter Henry Bignell:-

"All such rights quasi rights of light air support and other easements other than of way in through over and upon the adjoining property as are now used with or are appurtenant to the land hereby conveyed as though the land hereby conveyed and such adjoining property had hitherto belonged to different owners and such rights and quasi rights and easements had been acquired by prescription."

- 6 The parts of the land affected thereby are subject to the following rights granted by a Transfer of adjoining land to the west dated 8 June 1977 made between (1) Arthur John Tabrett (Transferor) and (2) Raymond Philip Cordero and Joyce Grace Cordero:-

"(i) such rights quasi rights of light air support or other easements other than of way in through over and upon the adjoining property as are now used with or are appurtenant to the land hereby transferred as though the land hereby transferred and such adjoining property had hitherto belonged to different owners and such rights quasi rights and easements had been acquired by prescription

(ii) SUBJECT to the Water Authority giving their consent to the continuance of the existing water pipes a right to the supply of water through the existing water pipes laid under the Transferor's adjoining land subject to the Transferees paying a fair proportion of the cost of maintenance repair and renewal of such water pipes and TOGETHER ALSO WITH a

C: Charges register continued

10 (15.03.2006) REGISTERED CHARGE dated 1 March 2006 affecting also title K481493.

NOTE: See entry below altering the priority of this charge.

11 (19.11.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

12 (15.03.2006) A Deed dated 17 February 2006 made between (1) C. Hoare & Co and (2) Halifax Plc relates to priorities as between the Charges dated 28 April 2005 and 1 March 2006 referred to above as therein mentioned.

End of register

Evidence of Request

Property Address; Delmonden Farm Horns Hill, Hawkhurst, Cranbrook, Kent, TN18 4XD

The following is proof of request for Local land charges. The document request date was 12/08/2009. The request has been addressed to Hip2go (TPS searches). The estimated date of receipt is 09/09/2009. Steps taken to obtain this document; Searches Pending

This statement complies to Regulation 19(1) of the Home Information Pack Regulations 2007.

Evidence of Request

Property Address; Delmonden Farm Horns Hill, Hawkhurst, Cranbrook, Kent, TN18 4XD

The following is proof of request for Local enquiries. The document request date was 12/08/2009. The request has been addressed to Hip2go (TPS searches). The estimated date of receipt is 09/09/2009. Steps taken to obtain this document; Searches Pending

This statement complies to Regulation 19(1) of the Home Information Pack Regulations 2007.

Evidence of Request

Property Address; Delmonden Farm Horns Hill, Hawkhurst, Cranbrook, Kent, TN18 4XD

The following is proof of request for Water drainage enquiries. The document request date was 12/08/2009. The request has been addressed to Hip2go (TPS searches). The estimated date of receipt is 09/09/2009. Steps taken to obtain this document; Searches Pending

This statement complies to Regulation 19(1) of the Home Information Pack Regulations 2007.

Important Consumer Protection Information

This Home Information Pack (HIP) has been produced by Hips Homes Limited t/a Hip2go - Customer Support 0845 017 6996 which is registered with the Property Codes Compliance Board as a subscriber to the HIP Code.

The HIP Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on information included within a Home Information Pack provided on residential property within England and Wales. It sets out minimum standards which organisations providing HIPs have to meet. This information is designed to introduce the HIP Code to you.

By giving you this information, your HIP provider is confirming that they keep to the principles of the HIP Code. This provides important protection for you.

The Code's main commitments

- The HIP Code's key commitments say that HIP organisations will:
- Provide HIPs promptly and include the most up-to-date available information when compiled.
- Handle complaints speedily and fairly.
- Respond promptly to queries raised on a HIP, to ensure improved understanding.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all HIP services comply with relevant laws, regulations and industry standards

Keeping to the HIP Code

How HIP providers maintain compliance with the HIP Code is monitored independently by the Property Codes Compliance Board (PCCB). If you have a query or complaint about your HIP, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to the Independent Property Codes Adjudication Scheme (IPCAS). IPCAS can award compensation of up to £5,000 to you if it finds that you have suffered loss as a result of your HIP provider failing to keep to the Code.

Please note that all queries or complaints regarding your HIP should be directed to your HIP provider in the first instance, not to IPCAS.

IPCAS Contact Details:

Telephone: 020 7520 3800

E-mail: info@idrs.ltd.uk

You can also get more information about the PCCB and IPCAS from the PCCB website at:

www.propertycodes.org.uk.

PLEASE ASK YOUR HIP PROVIDER IF YOU WOULD LIKE A COPY OF THE FULL HIP CODE.

