

HOME INFORMATION PACK

For

Address: 123 Fake Street

Town/City: Stockton-on-Tees

Postcode: TS1 3TH

Commissioned:

Element	Content Title	Ordered	Unavailable	Compiled
1	Evidence of Title (Deeds & Plans)	6 Aug 2008		18 Aug 2008
2	Sale Statement	6 Aug 2008		18 Aug 2008
	Appendix A			18 Aug 2008
3a	Energy Performance Certificate (EPC)	6 Aug 2008		18 Aug 2008
	Appendix A			18 Aug 2008
3b	Home Condition Report (HCR)			
4	New Homes Warranty (if applicable)			
5a	Tenure: Freehold	6 Aug 2008		18 Aug 2008
5b	Tenure: Leasehold (if applicable)			
5c	Tenure: Commonhold (if applicable)			
6	Local Authority Searches	6 Aug 2008		18 Aug 2008
	Appendix A			18 Aug 2008
7	Con 29 Water & Drainage Report	6 Aug 2008		18 Aug 2008
8	Mining/Abstraction Report			
9	Environmental Report (Residential)			
10	Other Authorised Document(s)			

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1 Floor, Brick built, Slate covered, Terraced House, with 2 Bedrooms, built in 1900.

Ground Floor

Lounge: 15ft x 8ft

Kitchen: 8ft x 7ft

1st Bedroom: 7ft x 12ft

2nd Bedroom: 13ft x 7ft

Bathroom: 7ft x 8ft

Entrance Hall: 7ft x 3ft

Miscellaneous**Outbuildings** *(attached to the Dwelling House only)*

Shed

Specific item(s) within the Property, which are included in the sale

Floor Coverings throughout; all Heating; Lighting; Fixtures and Fittings, as seen.

Specific item(s) within the Property, which are excluded from the sale

none

An Appendix is used to make alterations to an existing HIP, as changes may have occurred since the HIP was created. For example:

The floor coverings (carpet) in the Lounge and Kitchen are now excluded from the sale.

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An Appendix is used to make alterations to an existing HIP, as changes may have occurred since the HIP was created. For example:

Low Energy light bulbs have been installed throughout and draught excluders have been fitted to all exterior doors; A new Baxi Condensing Boiler has been installed; replacing the Main Heating Boiler, which was present at the time of the Energy Assessment. The Main Heating Controls have also been replaced with the appropriate Baxi Programmer and Room Thermostat, in line with the recommendations made in the original EPC

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Applicable to this property & comprises the following documents (Which can be found in the Associated Documents).

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See Section 1 (Evidence of Title), for details about the Tenure

Not Applicable

Not Applicable

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An Appendix is used to make alterations to an existing HIP, as changes may have occurred since the HIP was created. For example:

Information recieved from Stockton Council; that the property is to be included in a proposed expansion of a Conservation Area. Further information can be obtained from: "XXXXX XXXXX"

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IF ORDERED: This will take the form of a PDF doc

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Other Warranties & Guarantees

The following Warranties & Guarantees listed apply to this property & will be transferred as part of the Sale
xxxxxxxxxxxxxxxx

Utilites - Gas

Supplier: xxxxxxxx
Contact Number: xxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Utilites - Electric

Supplier: xxxxxxxx
Contact Number: xxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Utilites - Telephone

Supplier: xxxxxxxx
Contact Number: xxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

All Other (Authorised) Documents

The following All Other Authorised Documents are included (Which can be found in the Associated Documents).
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