



2009 Google Street View Image



2011 Google Street View Image

None	Price	Comments
<input type="checkbox"/>		
<input type="checkbox"/>		
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<input type="checkbox"/>		
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Yes
 Enclosed
 No
 To follow

Homecheck
Part of Landmark Information Group

Contamination PASSED

Professional Opinion
RPS Consultants have passed the definition of contaminated land under the Environmental Protection Act 1990. Please refer to Section 1 for further information.

4 Alterations, planning and building control

Note to seller: All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: www.gov.uk.

Note to buyer: If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at: www.voa.gov.uk.

4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?

(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

Yes No

DEMOLISHED OLD GARAGE AND REPLACED WITH NEW 1992

(b) Change of use (e.g. from an office to a residence)

Yes No
Year

(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

Yes No
Year(s)

(d) Addition of a conservatory

Yes No
Year

4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:

- (a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:
- (b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

EXEMPT FROM BUILDING REGS

Further information about permitted development can be found at: www.planningportal.gov.uk.

Law Society Property Information Form (3rd edition)

Address of the property

3 Carrington Avenue
Blackburn
BB2 4LP

Postcode

Full names of the seller

Paul John Grunshaw & ~~Denise Grunshaw~~

Seller's solicitor

Watson Ramsbottom Solicitors

Name of solicitor's firm

Address

33/39 Railway Road
Darwen
Lancashire
BB3 2RL

Email

karen.thompson@watsonramsbottom.com

Reference number

KAT.115825

About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

It is important that sellers and buyers read the notes below.

Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' includes all buildings and land within its boundaries.



Professional Opinion

RPS Consultants have passed this report in accordance with the definition of contaminated land within the Environmental Protection Act 1990. Please refer to the Section 1 for further information.

Flood Risk: None Identified

Refer to Section 2 for further information.

Conveyancer Guidance

While this report may have identified potential flood events present a low risk of flooding within 250m of the subject property. Refer to Section 4 for further information.

Ground Stability: None Identified

Refer to Section 3 for further information.

Ground Stability: None Identified

Refer to Section 4 for further information.

Influential

Refer to Section 5 for further information.

Constraints: None Identified

Information

Land Registry Official copy of title plan

Title number **LAN163572**
Ordnance Survey map reference **SD6725NW**
Scale **1:1250**
Administrative area **Blackburn with Darwen**



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[reset](#)



GROUND FLOOR
 APPROX. FLOOR
 AREA 70.5 SQ.M.
 (759 SQ.FT.)

TOTAL APPROX. FLOOR AREA

Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are approx. omission, or mis-statement. This plan is for illustrative purposes only. The services, systems and appliances are to their operability or efficiency.