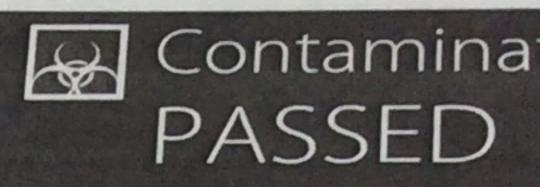


2009 Google Street View Image



2011 Google Street View Image



Homechec

Professional Opinion

RPS Consultants have passed th definition of contaminated land Protection Act 1990. Please refe Section 1 for further information

lood Risk: Non

fer to Section 2 for further info

nveyancer Guidance

le this report may have iden in 250m of the subject prop ntial flood events present a er information.

ion: None Id Section 3 for further info

Alterations, planning and building control

11

Comments

Comments

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

er.

Price

None

Enclosed

6

To follow

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



Issuec

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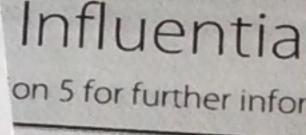
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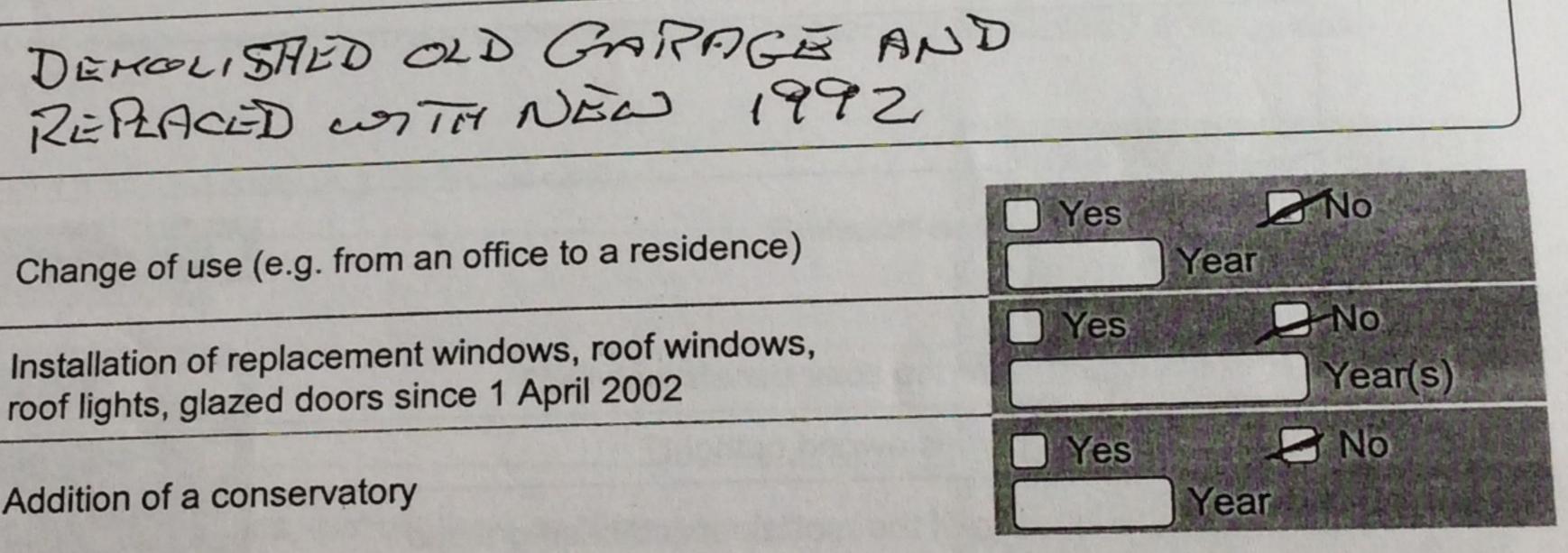
ction 4 for further info



onstraints: None Identifi

mation

- Change of use (e.g. from an office to a residence) (b)
- Installation of replacement windows, roof windows, (C) roof lights, glazed doors since 1 April 2002
- (d) Addition of a conservatory



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:

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

EXEMPT FROM BUILDING REFS

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



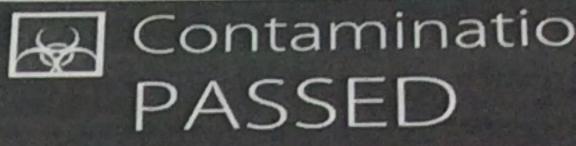


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Professional Opinion

RPS Consultants have passed this repdefinition of contaminated land withi Protection Act 1990. Please refer to th Section 1 for further information.

Flood Risk: None I

Refer to Section 2 for further informa

Conveyancer Guidance

Vhile this report may have identified ithin 250m of the subject property otential flood events present a low ther information.

don: None Ider to Section 3 for further inform

	Postcode DDDDDDD	und Stability: Viection 4 for further inform
Full names of the seller	Paul John Grunshaw & Denice Grunshew	Influential
		- Influential ion 5 for further inform
Seller's solicitor	Watson Ramsbottom Solicitors	onstraints: None Identified
Name of solicitor's firm		
Address	33/39 Railway Road Darwen Lancashire BB3 2RL	mation
Email	karen.thompson@watsonramsbottom.com	
Reference number	KAT.115825	

Law Society Property Information Form (3rd edition)

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Comments

Comments

Price

None

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None

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Excluded

included

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Address of the property	3 Carrington Avenue Blackburn BB2 4LP	
	Postcode	

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.

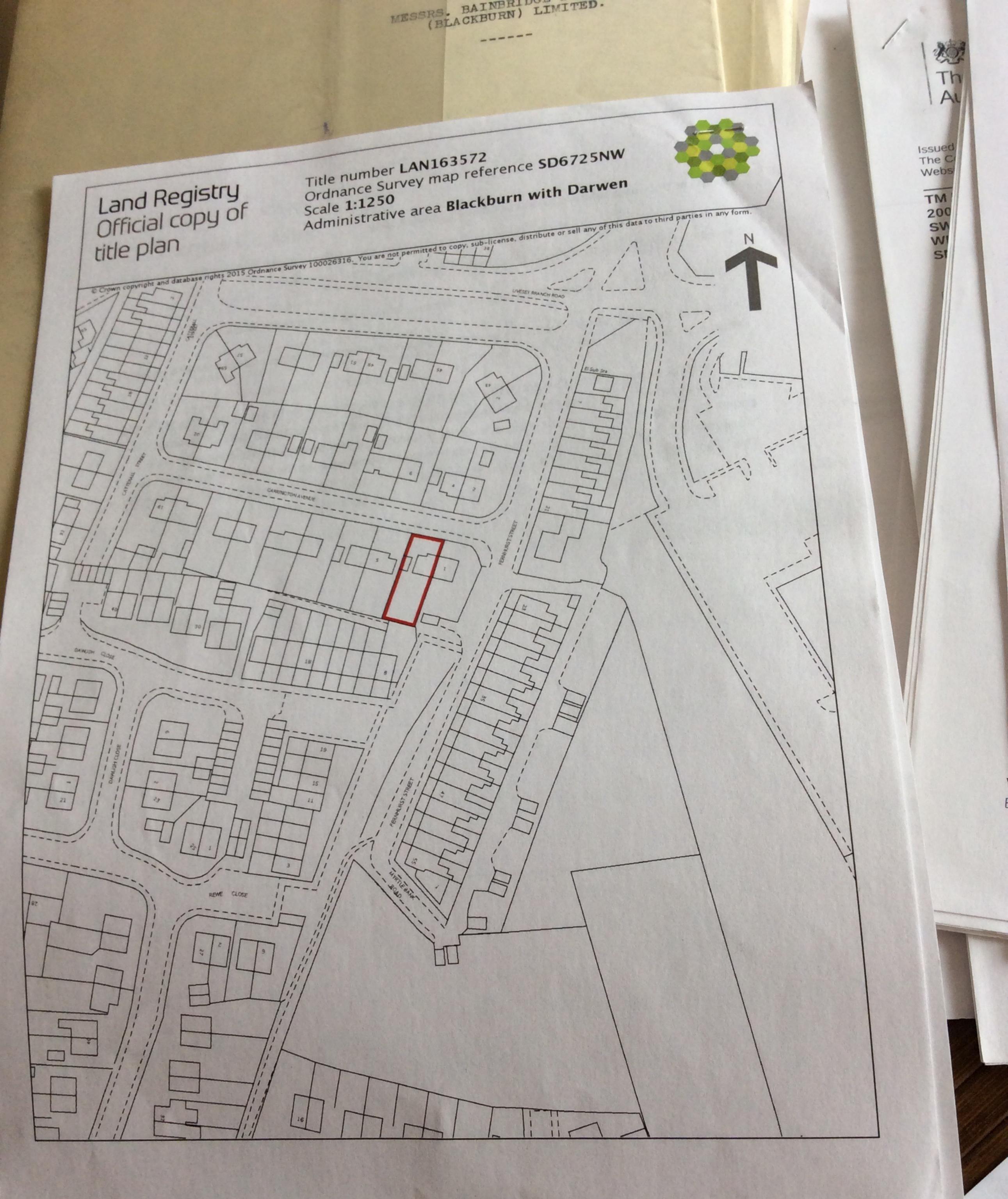


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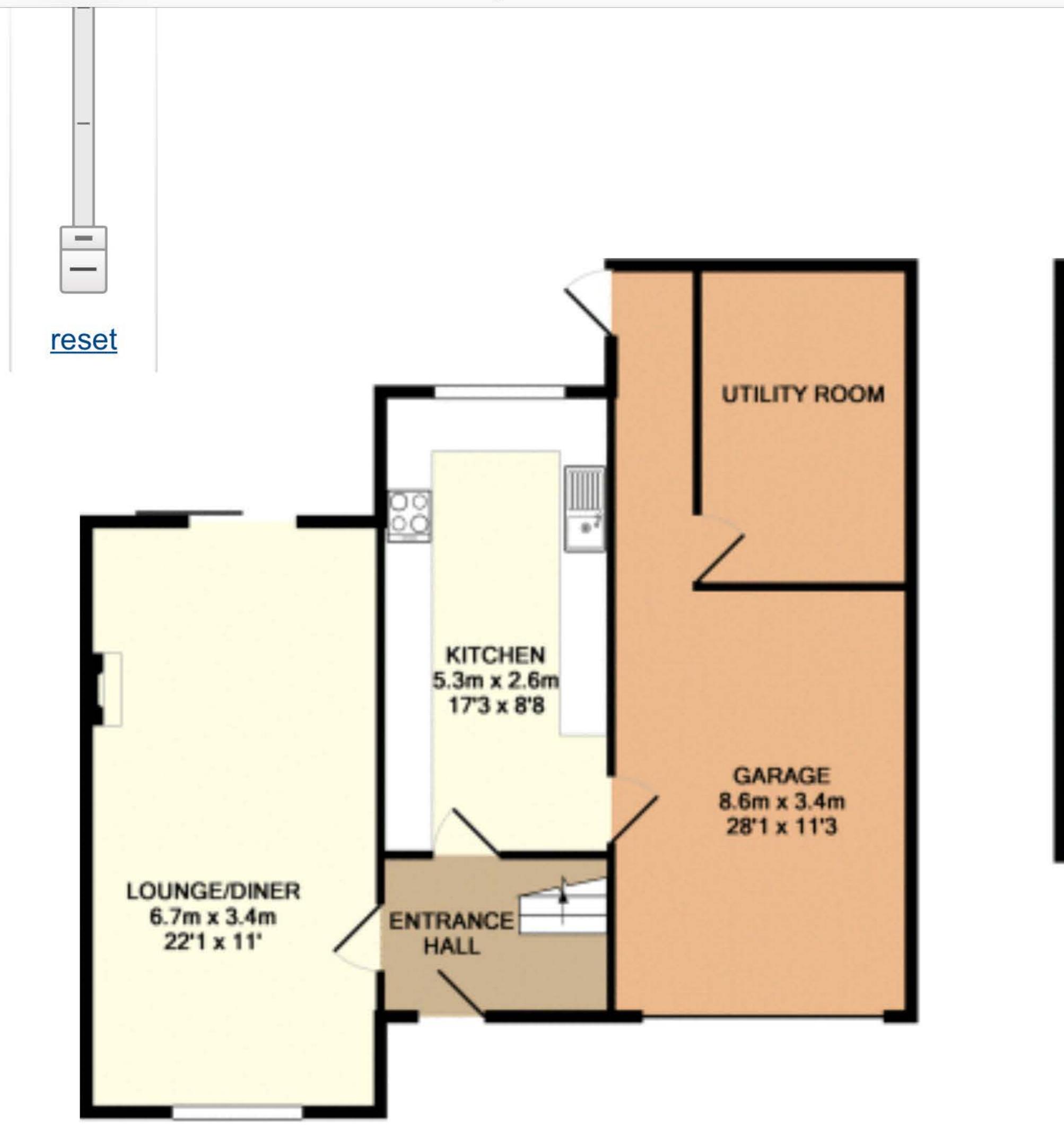
www.lawsociety.org.uk



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GROUND FLOOR



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