

Replies to CPSE 6 v 1.3
44 Peasehill Street, Rawmarsh, Rotherham, S62 5AQ

1. Voids

- 1.1 None.
- 1.2 Not applicable.

2. Common Parts

- 2.1 Common hallway, common kitchen/lounge.
- 2.2 No.

3. Retained Parts

- 3.1 None.
- 3.2 None.
- 3.3 Not applicable.

4. Basic Details of the Tenancies

- 4.1 Enclosed.
- 4.2 Please see lease to Bridge-it Housing UK Team Limited dated 11th February 2020.
- 4.3 None.
- 4.4 15-18 Not applicable.

5. Rent and Rent Review

- 5.1 Please see lease to Bridge-it Housing UK Team Limited dated 11th February 2020.
- 5.2 None.
- 5.3 None.
- 5.4 Not applicable.
- 5.5 Not applicable.
- 5.6 None.

6. Alterations and Redecoration

- 6.1 January 2020.
- 6.2 None.

7. Enforceability of Tenant's Covenants

- 7.1 No.
- 7.2 No.
- 7.3 None.
- 7.4 None.

8. Outstanding Obligations and Variations

- 8.1 None.
- 8.2 None.

9. Security Deposits, Guarantees and Bonds

- 9.1 None.
- 9.2 Not applicable.
- 9.3 None.
- 9.4 None.

10. Service Charges and Management

- 10.1 No.
- 10.2 No.
- 10.3 Not applicable. No works since letting; no service charges.

- 10.4 No.
- 10.5 No.
- 10.6 No.
- 10.7 Not applicable.
- 10.8 None.
- 10.9 Not applicable.
- 10.10 Not applicable.
- 10.11 Not applicable.
- 10.12 Not applicable.
- 10.13 None.
- 10.14 Not applicable.
- 10.15 None
- 10.16 None.
- 10.17 None.
- 10.18 None.
- 10.19 None.

11. Insurance

- 11.1 None.
- 11.2 None.

12. Disputes, Complains and Enforcement

- 12. None.

13. Enfranchisement and Extension

- 13.1 No.
- 13.2 Not applicable.

14. Residential Tenants' Right of First Refusal

- 14.1 No.
- 14.2 to 14.5 Not applicable.
- 14.6 None.
- 15-18 See 4.4. above.
- 19.1 No.
- 19.2 Not applicable.

Replies to CPSE 7 v 1.1
44 Peasehill Street, Rawmarsh, Rotherham, S62 5AQ

1. Boundaries and Extent

- 1.1 No.
- 1.2 No.
- 1.3 None.
- 1.4 Not to the best of the seller's knowledge information and belief, but the buyer should confirm by visual inspection.
- 1.5 No.

2. Rights Benefiting the Property

- 2.1 None.
- 2.2 Not applicable.
- 2.3 No.
- 2.4 Access directly from Peasehill Street which is an adopted road.
- 2.5 Not to the best of the seller's knowledge information and belief.

3. Adverse Rights Affecting the Property

- 3.1 None.
- 3.2 None.
- 3.3 None to the best of the seller's knowledge information and belief but the seller does not occupy the property and the buyer must rely on its own inspection and survey.
- 3.4 None to the best of the seller's knowledge information and belief but the seller does not occupy the property and the buyer must rely on its own inspection and survey.
- 3.5 No.

4. Physical Condition

- 4.1 None to the best of the seller's knowledge information and belief but the seller does not occupy the property and the buyer must rely on its own inspection and survey.
- 4.2 No.
- 4.3 Not to the best of the seller's knowledge information and belief but the seller does not occupy the property and the buyer must rely on its own inspection and survey.
- 4.4 None.
- 4.5 None.
- 4.6 The seller has no knowledge.

5. Contents

- 5.1 None.
- 5.2 Confirmed.

6. Utilities and Services

- 6.1 The seller has no knowledge. Utilities are arranged by the tenant.
- 6.2 Not to the best of the seller's knowledge information and belief but the seller does not occupy the property and the buyer must rely on its own inspection and searches.
- 6.3 The property has a boiler which provides both heat and hot water.
- 6.4 None.

6.5 The seller has no knowledge and the buyer should confirm by visual inspection.

6.6 Not to the best of the seller's knowledge information and belief.

7. Fire Safety and Means of Escape

7.1 Front door and back door.

7.2 No.

7.3 No.

8. Planning and Building Regulations

8.1 No.

8.2 Not to the best of the seller's knowledge information and belief but the buyer must rely on its own searches.

8.3 None to the best of the seller's knowledge information and belief but the buyer must rely on its own inspection, survey and searches.

8.4 None.

8.5 House in multiple occupation. See licence provided.

8.6 Previously provided.

8.7 No.

8.8 None. The buyer must rely on its own searches.

8.9 No, but the buyer must rely on its own searches.

9. Statutory Agreements and Infrastructure

9.1 No, but the buyer must rely on its own searches.

9.2 Not to the best of the seller's knowledge information and belief.

9.3 Not to the best of the seller's knowledge information and belief but the buyer must rely on its own inspection.

10. Statutory and Other Requirements

10.1 Not to the best of the seller's knowledge information and belief but the buyer must rely on its own inspection.

10.2 No.

10.3 Not applicable.

10.4 Previously provided.

10.5 None.

10.6 None.

11. Environmental

11.1 None.

11.2 None.

11.3 Not to the best of the seller's knowledge information and belief but the buyer must rely on its own inspection, survey and searches.

11.4 Not to the best of the seller's knowledge information and belief but the buyer must rely on its own inspection, survey and searches.

11.5 Not to the best of the seller's knowledge information and belief but the buyer must rely on its own inspection, survey and searches.

12. Occupiers

12.1 Please see lease to Bridge-it Housing UK Team Limited dated 11th February 2020.

12.2 Not applicable.

13. Insurance

13.1 No.

13.2 None.

13.3 Not applicable.

13.4 None.

13.5 None.

14. Rates and Other Outgoings

14.1 Not to the best of the seller's knowledge information and belief but the buyer must rely on its own inspection, survey and searches.

14.2 Not applicable.

14.3 No.

14.4 None.

14.5 None to the best of the seller's knowledge information and belief but the buyer must rely on its own searches.

15. Notices

15 None.

16. Disputes

16. None.

17. SDLT on Assignment of a Lease

17.1 Not applicable.

17.2 None.

17.3 No.

18. Deferred Payment of SDLT

18. None.

19. VAT

19.1 Not applicable.

19.2 No.

19.3 No.

19.4 Not applicable.

19.5 Not applicable.

20. Capital Allowances

20.1 No.

20.2 Not applicable.