



# Property Information Questionnaire

New Homes

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## 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 that**

- 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 that**

- 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.

### **If you are the buyer, you should be aware that**

- 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 and does not replace official documents or legal information and you should confirm any information with your conveyancer.

Postal Address of Property:

Full name of Seller:

Completion date of PIQ:

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**GENERAL INFORMATION**

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Is your property a listed building or contained in a listed building?

Yes

No

Has the property received building regulation approval?

Yes

No

If Yes, please give details

Has the property received a building regulation completion certificate?

Yes

No

If No, please give details

Is the property sold with a warranty?

Yes

No

If Yes, please give name of provider

What parking arrangements exist or are planned at your property?

Garage	<input type="checkbox"/>	Allocated Parking Space	<input type="checkbox"/>
Driveway	<input type="checkbox"/>	On Street	<input type="checkbox"/>
Resident Permit	<input type="checkbox"/>	Metered Parking	<input type="checkbox"/>
Shared Parking	<input type="checkbox"/>	Other	<input type="checkbox"/>

If Other, please specify

**OTHER ISSUES AFFECTING THE PROPERTY**

Has there been any damage to your property as a result of storm or fire since you have owned it?

Yes  No  Don't Know

If Yes, please give details

Are you aware of any flooding at your property since you have owned it or before?

Yes  No  Don't Know

If Yes, please give details

If No, the buyer is advised to check the Environment Agency website for an indication of flood risk in the area.

Has there been or is there any preventative work planned for dry rot, wet rot or damp in the property?

Yes  No  Don't Know

If the answer to the question above was Yes, are there any guarantees relating to this work?

Yes  No

If Yes, please give details

**UTILITIES AND SERVICES**

Is there or will there be central heating in your property?

Yes  No  Don't Know

If Yes, please give details of the type of central heating (examples: gas-fired, oil fired, solid fuel, liquid gas petroleum)

Please indicate which services are connected to your property

Services	Connected?
Electricity	
Gas	
Water mains or private water supply	
Telephone	
Cable TV or satellite	
Broadband	
Drainage to public sewer (If not connected, please indicate whether there is a cesspool or septic tank.)	

**ACCESS**

Is there a right of access through any neighbouring homes, buildings or land?

Yes  No  Don't Know

If Yes, please give details

Does any other person have a right of access through the property?

Yes  No  Don't Know

If Yes, please give details

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## LEASEHOLD PROPERTIES

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Is the property a leasehold property? Yes  No

**If Yes, please complete Part 2 of this questionnaire.**  
**If No, there is no need to complete Part 2 of this questionnaire**

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## Part 2

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, if one is available, and checking the position with their conveyancer.

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## ADDITIONAL INFORMATION FOR LEASEHOLD PROPERTIES

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Is there a lease for the property? Yes  No

**If Yes, please answer the remaining questions.**

**If No, please answer the remaining questions to the extent that the information is available.**

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What is the name of the person or organisation to whom the ground rent will be paid?

What is the name of the person or organisation to whom the service charges (if different from above) will be paid?

What is the length of the lease?

How much is the proposed ground rent?

How much is the proposed annual service charge?

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How much is the proposed annual buildings insurance premium (if not included in the annual service charge)?

Does the lease prevent subletting? Yes  No  Don't Know

If Yes, please give details

Does the lease prevent keeping pets? Yes  No  Don't Know

If Yes, please give details

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Does the lease allow the use of a car park or space? Yes  No  Don't Know

If Yes, please give details

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Does the lease allow access to a communal garden (where applicable)? Yes  No  Don't Know

If Yes, please give details

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Are there any other conditions or restrictions in the lease that could significantly affect a person's use of the property? Yes  No  Don't Know

Leases often permit or prevent certain types of activity relating to the use of the property, for example, sub-letting or keeping pets.

If Yes, please specify



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