

# 22 River View

## Material Information Compliance Certificate

22 River View Shefford, SG17 5FL

Kotini has gathered this property information and the sellers have confirmed it to be accurate as of:

**10/09/2025 17:51**



# Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs in order to make an informed transactional decision basically, whether a person decides to enquire further, view, or buy /rent a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, is providing this information so that you can make an informed decision.

If you have any questions about the information contained in this report, please contact your estate agent.



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# Part A

**Ownership**

**Council Tax**

**Energy Performance Certificate**

**Type of construction**

Part A contains the information considered material for all properties regardless of location. Expect to see in this section details of the ownership, e.g. Freehold, Leasehold, or something else, as well as anything that would directly impact a buyer financially, such as council tax, ground rent, service charges, or any additional costs associated with the property.



# Ownership - BD323379

## Tenure of the property

Leasehold

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## Title number

BD323379

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## ↓ Lease length

### Year the lease started

2008

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### Length of the lease in years

125

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### Remaining lease term in years

108

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## ↓ Lease restrictions

### Are there any lease restrictions

Yes

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### Details of the lease restrictions

LR.8 - The lease contains provisions that prohibit or restrict dispositions

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## ↓ Additional costs

### Is there a service charge

Yes

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**Annual service charge amount**

1802.28

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↓ **Ground rent**

**Is ground rent payable**

Yes

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**Annual ground rent**

300.0

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**Does the ground rent increase**

No

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End of section



# Council Tax

## Local authority

Central Bedfordshire

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## Council Tax band

A

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## Annual Council Tax

1596.09

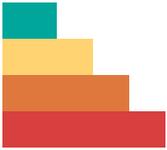
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## Alterations affecting the Council Tax band

No

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End of section



# Energy Performance Certificate

**Date of inspection**

2019-04-10

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**Certificate date (valid for 10yrs)**

2019-04-11

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**Certificate number**

0455-2820-6248-9891-7141

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**Current Energy Performance rating**

C

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**Current energy efficiency**

80

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**Potential Energy Performance rating**

C

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**Potential energy efficiency**

80

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End of section



# Type of construction

## Type of property

Flat

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## Built form

Enclosed Mid-Terrace

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## Estimated time of build

England and Wales: 2007 onwards

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## Property built with standard forms of construction

Yes

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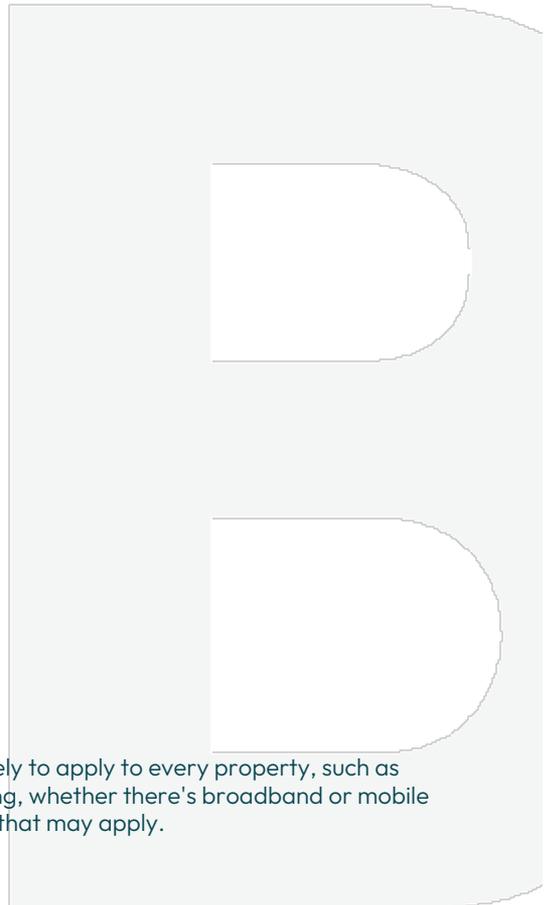
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# Part B

**Parking**

**Utilities**

Part B contains property information that's likely to apply to every property, such as utilities (water, heating, electricity, etc.), parking, whether there's broadband or mobile coverage at the property and any restrictions that may apply.





# Parking

## Types of parking available

Allocated, Garage En Bloc

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## Controlled parking in place

No

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## Disabled parking available

Yes

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## Electrical vehicle charging point at the property

No

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End of section



# Utilities

## ↓ Electricity

**Property connected to mains electricity**

Yes

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**Other sources of electricity connected to the property**

No

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**Solar or photovoltaic panels installed at the property**

No

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## ↓ Heating

**Type of heating system**

Central heating

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**Central heating fuel**

Mains gas

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**Is the heating system in good working order**

Yes

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**Other heating features at the property**

Double glazing

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## ↓ Water

**Mains water connected to the property**

Yes

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**Is the mains water supply metered**

Yes

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## ↓ Drainage

**Surface water drainage connected to the property**

Yes

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**Mains foul drainage connected to the property**

Yes

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## ↓ Broadband

**Broadband connection at the property**

Cable

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## ↓ Mobile coverage

**Mobile signal issues at the property**

No

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End of section

# Part C

**Building safety**

**Listing status**

**Conservation**

**Tree preservation orders**

**Environmental issues**

**Rights and informal arrangements**

**Notices**

**Accessibility adaptations**

Part C contains property information that may need to be disclosed if the property is impacted by it, such as building safety issues, planning permission issues, and environmental risks. Where a property is impacted, enquire with the agent for more details.





# Building safety

Building safety issues at the property

No

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End of section



# Listing status

Listed building in England or Wales

No

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End of section



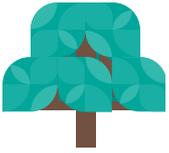
# Conservation

Located in a designated conservation area

No

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End of section



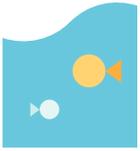
# Tree Preservation Orders

Tree preservation order in place

No

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End of section



# Environmental issues

## ↓ Flooding

Property flooded before

No

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Property at risk of flooding

No

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## ↓ Coastal erosion

Coastal erosion risk

No

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## ↓ Coal mining

Coal mining risk

No

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## ↓ Other mining

Other mining risk

No

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End of section



# Rights and informal arrangements

Public right of way

No

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End of section



# Notices

**Infrastructure project notice(s)**

No

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**Neighbour development notice(s)**

No

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**Listed building application notice(s)**

No

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**Party wall act notice(s)**

No

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**Planning application notice(s)**

No

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**Required maintenance notice(s)**

No

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**Other notices**

No

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End of section



# Accessibility adaptations

Accessibility adaptations at the property

No accessibility adaptations

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End of section