



40 St. Michaels Drive, Appleby Magna

Material Information Compliance Certificate

40 St. Michaels Drive Appleby Magna, Swadlincote, DE12 7BG

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

22/12/2025 12:44

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 - LT44510

Tenure of the property

Freehold

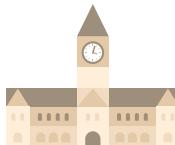
Title number

LT44510

Is the whole freehold being sold

Yes

End of section



Council Tax

Local authority

North West Leicestershire

Council Tax band

E

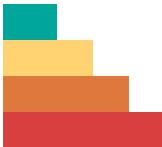
Annual Council Tax

2794.37

Alterations affecting the Council Tax band

No

End of section



Energy Performance Certificate

Date of inspection

2024-08-28

Certificate date (valid for 10yrs)

2024-08-28

Certificate number

0034-3328-3400-0448-1222

Current Energy Performance rating

D

Current energy efficiency

66

Potential Energy Performance rating

B

Potential energy efficiency

83

End of section



Type of construction

Type of property

House

Built form

Detached

Estimated time of build

England and Wales: 1967-1975

Property built with standard forms of construction

Yes

End of section

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

Garage, Driveway

Controlled parking in place

No

Disabled parking available

Not known

Electrical vehicle charging point at the property

No

End of section



Utilities

↓ Electricity

Property connected to mains electricity

Yes

Other sources of electricity connected to the property

No

Solar or photovoltaic panels installed at the property

No

↓ Heating

Type of heating system

Central heating

Central heating fuel

Mains gas

Is the heating system in good working order

Yes

Other heating features at the property

Double glazing, Night storage, Open fire

↓ Water

Mains water connected to the property

Yes

Is the mains water supply metered

Yes

↓ Drainage

Surface water drainage connected to the property

Yes

Mains foul drainage connected to the property

Yes

↓ Broadband

Broadband connection at the property

FTTC (Fibre to the Cabinet)

↓ Mobile coverage

Mobile signal issues at the property

Yes

Details of the mobile signal issues

Signal strength in the village isn't great

End of section

Part C

Building safety

Listing status

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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

Yes

Details of the building safety issues

No smoke alarms

Work already done to remediate these issues

Nothing

Work still to be done to remediate these issues

Fit smoke alarms

Potential cost to resolve these issues

£25

Does the work required impact the buyers ability to reside at the property

No

End of section



Listing status

Listed building in England or Wales

No

End of section



Conservation

Located in a designated conservation area

No

End of section

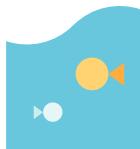


Tree Preservation Orders

Tree preservation order in place

No

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

No

↓ Coastal erosion

Coastal erosion risk

No

↓ Coal mining

Coal mining risk

No

↓ Other mining

Other mining risk

No

End of section



Rights and informal arrangements

Public right of way

No

End of section



Notices

Infrastructure project notice(s)

No

Neighbour development notice(s)

No

Listed building application notice(s)

No

Party wall act notice(s)

No

Planning application notice(s)

No

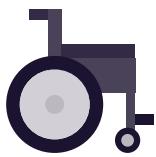
Required maintenance notice(s)

No

Other notices

No

End of section



Accessibility adaptations

Accessibility adaptations at the property

No accessibility adaptations

End of section