



Lyttleton House, Malvern Road

Property Information Questionnaire

Lyttleton House, Malvern Road Worcester, WR24BS

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

12/05/2025 08:50

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 to make an informed transactional decision#basically, whether a buyer decides to enquire further, view, or buy a property.

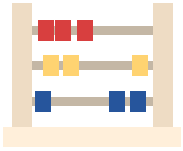
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

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



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Additional information

Other material issues

No

Other charges not mentioned elsewhere

No

Non-compliant with restrictions on use and alterations

No

End of section



Alterations & changes

↓ Structural alterations

Structural alterations made to the property

Yes

Details of the structural alterations

In recent years the main alteration has been the addition of an ensuite extension - c 2018

Planning permission approved for the structural changes

Yes

Building regulation approval obtained for the structural changes

Yes

Listed building consent obtained for the structural changes

Yes

Deed restriction consent obtained for the structural changes

Not required

Details why deed restriction consent wasn't obtained

because it wasn't required (see answer above!)

↓ Change of use

Property subject to a change of use

No

↓ Windows, roof windows, roof lights or glazed doors installations

Windows, roof windows, roof lights or glazed doors installed since 1st April 2002

Yes

Year the installation was completed

2003

Details of the windows, roof windows, roof lights or glazed doors installation

details to follow

Planning permission obtained for the windows, roof windows, roof lights or glazed doors

Not required

Details why planning permission approval wasn't obtained

not required

Building regulation approval obtained for the windows, roof windows, roof lights or glazed doors

Yes

Listed building consent obtained for the windows, roof windows, roof lights or glazed doors

Yes

Deed restriction consent obtained for the windows, roof windows, roof lights or glazed doors

Not required

Details why deed restriction consent wasn't obtained

please review the flow of these questions

↓ Conservatories

Conservatory added to the property

Yes

Year the conservatory was completed

1960

Details of the conservatory

cedar and glass

Planning permission obtained for the conservatory

Not required

Details why planning permission wasn't obtained

The correct answer here is 'dont know'. it was a long time ago.....

Building regulation approval obtained for the conservatory

No

Details why building regulation approval wasn't obtained

Not known. The conservatory was constructed many years ago. this form does not allow for an n/a on the date hence '1960'

Listed building consent obtained for the conservatory

Not required

Details why listed building consent wasn't obtained

probably built before the building was listed

Deed restriction consent obtained for the conservatory

Not required

Details why deed restriction consent wasn't obtained

BECAUSE THERE WAS NO REQUIREMENT TO DO SO

Unfinished works at the property

No

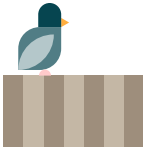
Unresolved planning issues

No

Planning permission breaches

No

End of section



Boundaries

↓ Boundary ownership

Front boundary

Not known

Left boundary

Shared

Rear boundary

Seller

Right boundary

Shared

Boundaries are uniform

No

Details of the boundaries that are not uniform

Please see site plan. The above questions do not apply well to this property as there are a number of neighbours.

Boundaries have been moved

No

Property boundaries differ from the title plan

Yes

Details of the differences vs the title plan

A few years ago we agreed to change the boundary in the North West corner of the property - adjoining a property in Temeside close. This involved a very small area (est c8sqm) swapped between the properties which was in the interests of and agreed with both parties (it just tidied up a rather awkward boundary)

Proposal to alter the boundaries

No

Adjacent land included in the sale

No

Part of the property on separate deed

No

Part of the property are outside the legal ownership of the seller

No

Flying freehold at the property

No

End of section



Completion & moving

Any dates the seller can't move on

No

Property in a chain

No

Sale price sufficient to settle the mortgage

No mortgage

Seller will leave all keys

true

Seller will remove any rubbish

false

Seller will replace any light fittings

true

Seller will take reasonable care

true

End of section



Connectivity

↓ Telephone

Telephone line connected to the property

Yes

Telephone supplier

BT

↓ Cable & TV

Cable or satellite TV connected to the property

No

↓ Broadband

Broadband connection at the property

FTTP (Fibre to the Premises)

↓ Mobile coverage

Mobile signal issues at the property

No

End of section



Council Tax

Council Tax band

G

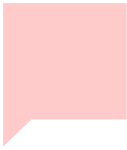
Annual Council Tax

3714.8

Alterations affecting Council Tax band

No

End of section



Disputes & complaints

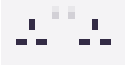
Past disputes and complaints

No

Potential disputes and complaints

No

End of section



Electricity

↓ Mains electricity

Property connected to mains electricity

Yes

Mains electricity supplier

Octopus

Electricity meter location

Cellar

↓ Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property

No

↓ Other electricity sources

Other sources of electricity connected to the property

No

End of section



Electrical works

Electrics tested by a qualified electrician

No

Any electrical works at the property since 2005

Yes

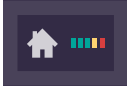
Year the electrical work was carried out

2018

Details of the electrical work

Various inc an extension and appropriate fuse boxes

End of section



Energy efficiency

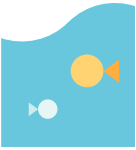
Current Energy Performance rating

No Certificate

Green deal loan in place

No

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

No

↓ Radon

Radon remedial measures on construction

No

Radon test carried out

No

↓ Coal mining

Coal mining risk

No

↓ Other mining

Other mining risk

No

↓ Coastal erosion

Coastal erosion risk

No

↓ Other

Other environmental risks

No

End of section



Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

No

Guarantes or warranties for central heating and/or plumbing

No

Guarantes or warranties for damp proofing treatment

No

Guarantes or warranties for double glazing

No

Guarantes or warranties for electrical repair or installation

No

Guarantes or warranties for roofing work

No

Guarantes or warranties for solar panels

No

Guarantes or warranties for subsidence work

No

Guarantes or warranties for timber rot infestation treatment

No

New home warranty

No

Any other guarantees or warranties

No

Outstanding claims or applications against the guarantees or warranties

No

Title defect insurance in place

No

End of section



Heating

Type of heating system

Central heating

Central heating fuel

Oil

Description of the fuel used for central heating

Oil

Mains gas, Oil or LPG supplier

variable dependent on quotes

Location of the gas meter

no gas connection

Was a gas boiler installed after 1st April 2005, or a solid fuel or oil boiler installed after 1st October 2010?

Yes

Date of the last service or maintenance

05/02/2025

Is the heating system in good working order

Yes

Other heating features at the property

Wood burner, Open fire

End of section



Insurance

Property insured

Yes

↓ Insurance concerns

Abnormal rise in insurance premiums

No

Insurance subject to high excesses

No

Insurance subject to unusual conditions

No

Insurance previously refused

No

Past insurance claims

No

End of section



Listing & conservation

↓ Listing status

Listed building in England or Wales

Yes

Details of the listed building status

grade 2

↓ Conservation

Located in a designated conservation area

No

↓ Tree Preservation

Tree preservation order in place

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



Ownership - WR84727

Tenure of the property

Freehold

Title number

WR84727

Whole freehold being sold

Yes

End of section



Parking

Type of parking available

Garage, Driveway, Off Street, Private

Controlled parking in place

Not known

Disabled parking available

Yes

Electrical vehicle charging point at the property

No

End of section



Rights and informal arrangements

Shared contributions

No

Neighbouring land rights

No

Attempts to restrict access

No

Public right of way

No

Rights of light

No

Rights of support

No

Rights created through custom

Yes

Details of rights created through custom

The bungalow – Lyttleton Croft uses part of the drive as access to their property

Rights to take from land

No

Mines and minerals under the property

No

Church chancel liability

No

Other rights

No

End of section



Services crossing the property

Pipes, wires, cables, drains from property

No

Pipes, wires, cables, drains coming to property

Yes

Details of pipes, wires, cables, drains coming to property

The waste water from the property goes into the mains sewer via the Bennetts Farm land - just west of the coach house. We have never encountered any issues with this. The BT fibre cable comes across the land owned by the neighbouring bungalow. We are (8/5/25) in the process of having fibre direct to property.

Formal or informal agreements for services crossing the property

No

End of section



Specialist issues

Subsidence or structural faults

No

Property treated for dry rot, wet rot or damp

Yes

Details of treatment for dry rot, wet rot or damp

In addition to ongoing maintenance, recent roof repairs carried out in 2024 included timber treatment. An unused chimney on the west side of the property was cleared of debris in 2024 and an air vent fitted. Another unused chimney on the East side had the same treatment some 4 years ago.

Ongoing health or safety issues at the property

No

Japanese knotweed at the property or neighbouring land

Not known

Asbestos at the property

No

End of section



Type of construction

Property is built with standard forms of construction

Yes

Spray foam installed at the property

No

Details of any accessibility adaptations at the property

No accessibility adaptations

↓ Building safety

Building safety issues at the property

No

↓ Loft

Property has access to a loft

Yes

How the loft is accessed

Through one of several hatches

Loft boarded

No

Loft insulated

Yes

End of section



Water & drainage

↓ Water

Mains water connected to the property

Yes

Mains water supplier

severn trent

Location of the stopcock

outside on patio

Mains water supply metered

Yes

Location of the water meter

outside on patio

↓ Drainage

Surface water drainage connected to the property

Yes

Mains foul drainage connected to the property

Yes

Mains foul drainage supplier

severn trent

Maintenance agreements in place for the drainage system

Yes

Details of the maintenance agreements

standard terms of business with severn trent

End of section