



# What we will require

29 Dunyeats Road, BH18 8AB · Freehold

Wimborne & Broadstone · 25 July 2026 · MA-BH188AB-

20260725

A summary of the information we need to discuss or be aware of ahead of marketing. Pre-filled where we already hold data; please confirm or complete the remaining fields.

## Documents we require copies of

Confirm which you can provide. We can obtain title documents for £12/copy if needed.

Title register & plan

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ID for all parties on title (AML)

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Guarantees / warranties (FENSA post-2002, HETAS for wood burners)

—

NHBC / new-build warranty

—

Latest management / maintenance bill (shared areas)

—

Notes on the above

## Planning permissions & works carried out

Planning applied for / granted since your ownership?

—

Application number or link

—

Completion certificate(s) available

—

Boiler / Building Regs certificate (year of installation)

—

Electrical installation / inspection certificate

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Solar panels — owned or leased? (install cert & income)

## Information we need to detail

Buildings insurer & annual cost (claims in last 5 yrs incl. flooding)

Council tax band / annual amount / which council

**Band F**

Rights of way or restrictive covenants

Any Help to Buy or finance we should be aware of

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## Property information

Property age c.1935

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Loft ladder / boarded / lighting —

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Mains water stopcock location —

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Water meter location —

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Gas meter location —

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Electric meter location —

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Any TPOs on the land? —

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Private road? What this means for a buyer

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## Services

| Service        | Connected | Supplier | Additional info |
|----------------|-----------|----------|-----------------|
| Electricity    |           |          |                 |
| Gas            |           |          |                 |
| Water          |           |          |                 |
| Sewage         |           |          |                 |
| Heating system |           |          |                 |
| Landline       |           |          |                 |
| Broadband      |           |          |                 |

## General issues

Any major structural issues?

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Any rot or infestation (to your knowledge)?

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Any boundary or other disputes?

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Recent survey highlight any major issues?

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Any asbestos (incl. garage / out buildings)? Quote for removal if yes

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## Fixtures, fittings & marketing

What will REMAIN as part of the sale (e.g. fitted appliances)

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Why do you love the property? Key features for marketing

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*This is for guidance and can be discussed in person when finalising your brochure and property details.*