



What we will require

153 Philipps Road, BH21 3NL · Freehold

Wimborne & Broadstone · 25 July 2026 · MA-0QQ6E

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

—

ID for all parties on title (AML)

—

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

—

Solar panels — owned or leased? (inst all 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 C

Rights of way or restrictive covenants

Any Help to Buy or finance we should be aware of

—

Property information

Property age	1975
Loft ladder / boarded / lighting	—
Mains water stopcock location	—
Water meter location	—
Gas meter location	—
Electric meter location	—
Any TPOs on the land?	☐
Private road? What this means for a buyer	

Services

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

General issues

Any major structural issues?

Any rot or infestation (to your knowledge)?

Any boundary or other disputes?

Recent survey highlight any major issues?

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

Fixtures, fittings & marketing

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

Why do you love the property? Key features for marketing

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