

Summary

Below is a condensed summary of the material information listed in this guidance document that generally should be established for property marketing.

Part A <i>Information that, regardless of outcome, is always considered material for all properties regardless of location.</i>	
Council Tax / Domestic Rates	
Asking price	
Tenure*	
Part B <i>Information that should be established for all properties.</i>	
Property type	
Property construction	
Number and types of room	
Electricity supply	
Water supply	
Sewerage	
Heating	
Broadband	
Mobile signal/coverage	
Parking	
Part C <i>Information that may or may not need to be established, depending on whether the property is affected or impacted by the issue in question.</i>	
Building safety	
Restrictions	
Rights and easements	
Flood risk	
Coastal erosion risk	
Planning permission	
Accessibility/adaptations	
Coalfield or mining area	
Energy Performance Certificate (EPC)*	*EPCs fall outside the scope of this guidance as they are prescribed in legislation elsewhere. Agents should familiarise themselves with their EPC obligations, where relevant.

*Including detail of any inescapable costs, such as service charges, ground rents, estate rent charges etc.