



# 2 Brickyard Cottages, Bosworth Road

## Material Information Compliance Certificate

2 Brickyard Cottages Bosworth Road, Swadlincote, DE12 7LH

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

**14/05/2026 07:44**

# 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 - LT478597

**Tenure of the property**

Freehold

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**Title number**

LT478597

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**Is the whole freehold being sold**

Yes

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End of section



# Council Tax

**Council Tax band**

A

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**Annual Council Tax**

1616.88

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**Alterations affecting the Council Tax band**

No

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End of section



# Energy Performance Certificate

Current Energy Performance rating

No Certificate

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End of section



# Type of construction

Property used for non-residential purposes

No

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Property built with standard forms of construction

Yes

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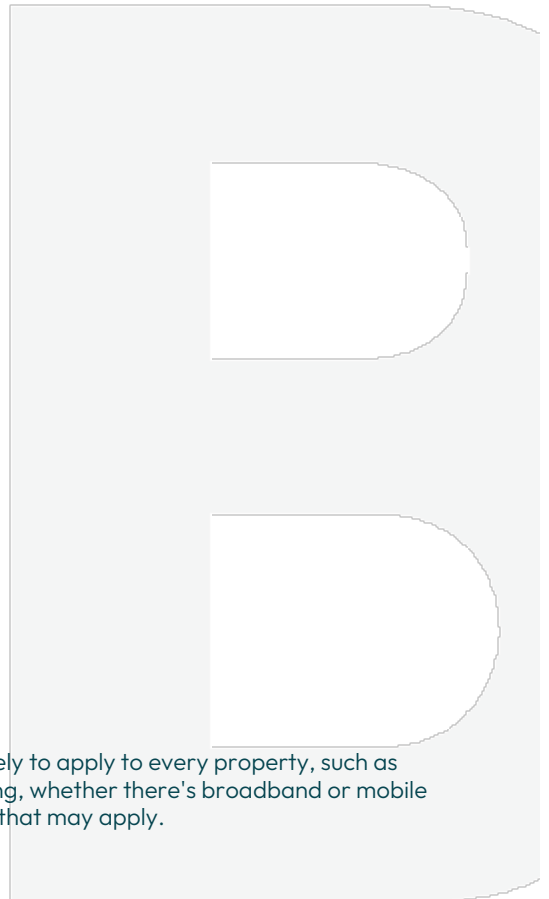
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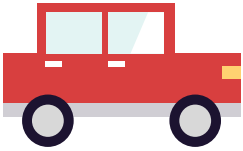
# Part B

**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, Communal, Allocated, On Street, Off Street, Private

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## Controlled parking in place

No

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## Disabled parking available

Not known

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## Electrical vehicle charging point at the property

No

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End of section



# Utilities

## ↓ Electricity

**Property connected to mains electricity**

Yes

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**Other sources of electricity connected to the property**

No

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**Solar or photovoltaic panels installed at the property**

No

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## ↓ Heating

**Type of heating system**

Central heating

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**Central heating fuel**

Mains gas

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**Is the heating system in good working order**

Yes

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**Other heating features at the property**

Wood burner

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## ↓ Water

**Mains water connected to the property**

Yes

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**Is the mains water supply metered**

No

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## ↓ Drainage

**Surface water drainage connected to the property**

Yes

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**Mains foul drainage connected to the property**

Yes

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## ↓ Broadband

**Broadband connection at the property**

ADSL copper wire

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## ↓ Mobile coverage

**Mobile signal issues at the property**

No

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End of section

# Part C

**Building safety**

**Listing status**

**Conservation**

**Tree preservation orders**

**Environmental issues**

**Rights and informal arrangements**

**Notices**

**Accessibility adaptations**

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

No

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End of section



# Listing status

Listed building in England or Wales

Yes

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Details of the listed building status

Grade 2

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End of section



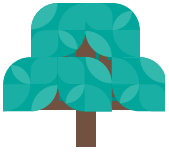
# Conservation

Located in a designated conservation area

No

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End of section



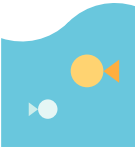
# Tree Preservation Orders

Tree preservation order in place

No

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End of section



# Environmental issues

## ↓ Flooding

Property flooded before

No

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Property at risk of flooding

No

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Flood defences in place

No

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## ↓ Coastal erosion

Coastal erosion risk

No

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## ↓ Coal mining

Coal mining risk

No

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## ↓ Other mining

Other mining risk

No

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End of section



# Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?

Yes

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Public right of way over the sale property

Yes

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Details of the public right of way over the sale property

A shared path to access the cottages

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End of section



# Notices

**Infrastructure project notice(s)**

No

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**Neighbour development notice(s)**

No

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**Listed building application notice(s)**

No

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**Party wall act notice(s)**

No

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**Planning application notice(s)**

No

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**Required maintenance notice(s)**

No

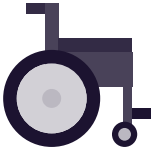
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**Other notices**

No

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End of section



# Accessibility adaptations

Accessibility adaptations at the property

No accessibility adaptations

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End of section