

## 23 Oaklands Wood, Hatfield, AL10 8LU - Material Information

### Part A:

Council Tax Band: D Amount: £2263.39 Approx  
Freehold

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### Part B

Type: House

Physical Characteristics: Semi Detached

Construction Type: Traditional

Rec Rooms: 1 Bedrooms: 2 Bathrooms: 2 Kitchens: 1

Parking: off street

Mobile Signal: Great

Are the following Services connected:

Electricity	Yes	Renewable / Batteries	No
Gas	Yes	Water	Yes
Telephone	Yes	Broadband	Yes
Drainage	Yes	Does the property have Central Heating	Yes

What Fuel does it use: Gas

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### Part C

Are there any known safety issues:	No	If Yes What:
Has the property been adapted for accessibility:	No	
Is the property in a Conservation area:	No	
Is the property a listed building:	No	
Are there any planning applications, which of approved would affect the property:	No	
Is the access road made up and adopted:	No	
Is the property affected by any rights of way:	No	
Are there any proposals or disputes which affect the property (either with an individual or public body):	No	
Are there any shared or communal facilities:	No	
Are there any covenants affecting the property:	No	
Are there any preservation orders affect the property:	No	
Has the property been extended:	No	
Was planning permission granted:	N/A	
Did it comply with Building Regs:	N/A	
copies of the planning permission available:	N/A	
What was the date of the extension:	N/A	
Have you carried out any alteration to the property:	No	
Is there any coastal erosion risk:	No	
Has there been any mining in the area:	No	
Has Japanese Knotweed ever been identified at the property or adjoining land:	no	

**Other:**

To your knowledge is there anything else that has occurred at the property that would affect the transactional decision of the average buyer:

None

Are there any material issues with the property that any potential should be aware of:

None