

**Land at Beechwood House, Thorley Lane East, Bishop's Stortford, CM23 4BH**

Enquiries raised and answered prior to Top exchange of contracts;

Enquiries:

- 1. Unless apparent from the copy documents supplied, are there any covenants, agreements, rights or informal arrangements of any kind (including any which you may be in the course of acquiring) which benefit the Property**

Not so far as the Seller is aware.

- 2. Are you aware of any public rights of way claimed or exercised, or any reason for the modification of the existing rights over the Property or along its boundaries, and including any ancient highways and green lanes? If so, please provide full details including indicating these rights on a plan.**

Not so far as the Seller is aware but the Buyer must rely upon its own review of the copy documents supplied, searches and inspection.

- 3. Has the owner or occupier of any neighbouring premises ever requested or been allowed or been refused access to the Property to carry out repairs, alterations or other works to any neighbouring premises or the Conduits serving them?**

Not applicable.

- 4. Please confirm how your clients' accesses the property and the boundary of the property immediately adjoin a highway maintainable at public expense?**

The property is believed to immediately adjoin a highway maintainable at public expense but the Buyer must rely upon his own enquiry and inspection.

- 5. Has the Property has been affected by flooding?**

Not so far as the Seller is aware.

- 6. Please supply a copy of any planning permission, approval of reserved matters, building regulations approval, building regulations completion certificate, self-certification, listed building consent and conservation area consent which relates to the Property, and of any consent for the display of advertisements at or from the Property**

The Seller has not applied for any Planning Permissions. The Buyer should rely upon its own enquiry of the Local Planning Authority as to existing Permissions and Consents.

- 7. What is the existing use of the Property**

Woodland

- 8. Are any trees on the Property subject to a tree preservation order?**

Yes. It is thought that there is a Tree Preservation Order that affects all the trees but the Buyer should rely upon its own enquiry and inspection.

9. Please confirm that you are not aware of any circumstances by reason of which a planning enforcement order might be made as a result of an apparent breach of planning control that has been deliberately concealed by you or (to your knowledge) any other person

The Seller knows of none.

10. Please provide full details of any notices, correspondence, legal proceedings, disputes or complaints under environmental law or otherwise relating to real or perceived environmental problems that affect the Property, or which have affected the Property within the last ten years, including any communications relating to the actual or possible presence of contamination at or near the Property.

The Seller knows of none.

10. Please give details of any disputes, claims, actions, demands or complaints (including without limitation any that relate to Boundary Features) that are currently outstanding, likely or have arisen in the past.

The Seller knows of none.

11. Is the Seller or property registered for VAT?

No

12. Is your client aware of any Japanese Knotweed at the Property and if so, give details of the same.

The Seller has no knowledge.