



FULL PROPERTY REPORT

22 Acacia Avenue, Sampletown,
Test County AA1 1AA

A Comprehensive Guide to This Property
& The Local Area

Prepared for: Mr & Mrs John Smith

Powered by:



Each report you order is personalised to you.



The streetview of your property will appear
up front on the cover.





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A quick message & best wishes,

My property report is designed to help you determine if this property is right for you.

There are many factors that should be considered before you make an offer and commit to buying. You can change many things about a home - but not its location!

Never underestimate the importance of knowing vital property-specific and local area information. It can make or break your purchase.

My mission has always been to help homebuyers make confident decisions. This report will arm you with the relevant information, advice and tools you need for the best chance of a successful property negotiation and stress-free move.

From the sold prices of similar properties, to crime rates and local schools, this report provides comprehensive information on everything you need to know, all in one place. It also includes vital property details, including a floor plan, boundary map and EPC.

I have also added advice throughout on how to use this data to your advantage.

Wishing you the very best of luck with your move.

Warm regards,



Get in touch, visit us or check our socials.

Phil



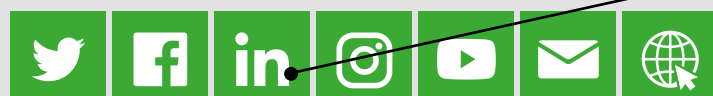
There will be a message from Phil up front.



Share your report with family and friends.



Find us on social or get in touch:





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How to use this section of the report:

This section of your report gives you full insight into the property you're interested in. It contains a variety of images of the area - from street scene to county - and where possible, a look inside the property and the property boundary Title Plan, as held by the Land Registry.

Here's my advice on how to use this information to your advantage:

Before a Viewing:

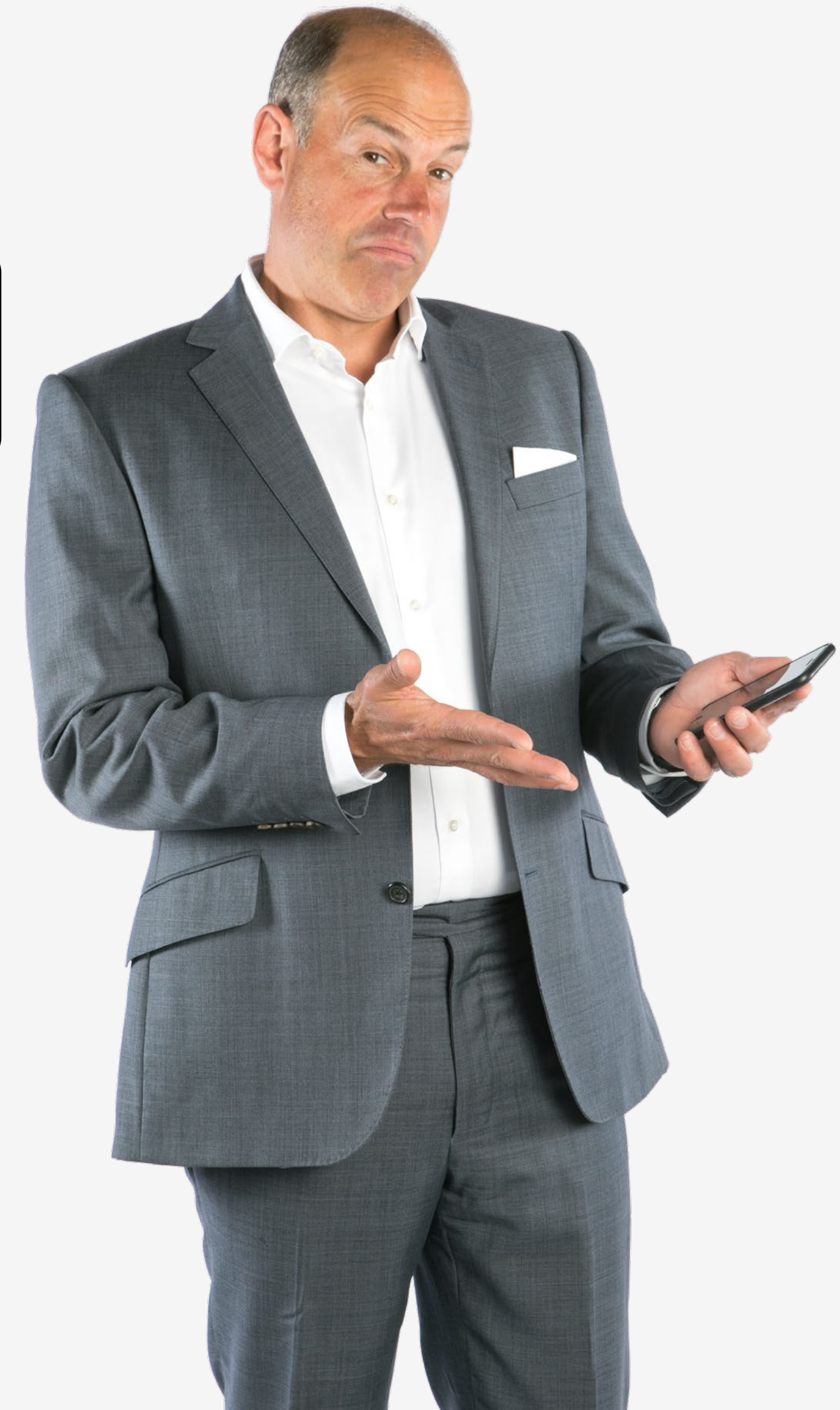


Phil has specially prepared some useful guidelines for each section of your report to give you some professional insights and advice to get the most of the data collated for your property.

Clever things can be done with property photography and less favourable views and details may sometimes be excluded from sales particulars. Here you get a comprehensive view of the immediate surrounding area of a property. If you're not overly familiar with a location, it's worth ahead of any viewings comparing the images and description provided in the sales particulars **with the reality of the surrounding area**. This can save you valuable time on wasted viewings.

After a Viewing:

- A review of the photos is a good point of reference after a viewing. If you've viewed a number of properties in the same day it can be hard to recall the details. Using these images will **help you to recall location features and support your choice** on whether to dismiss, second view or make an offer.
- The extract of the Official Copy of Register of Title can seem like a complex document at a glance, but it contains some very useful information that may wish to review ahead of making any offers. It will normally advise you who currently owns the property, when they acquired it and how much they paid.
- It's useful to **compare this information with what you've been told**, and ensure there are no anomalies. Equally if you are considering making an offer, it can sometimes be useful to know what the current owners paid and then what house prices may have done during the period of their ownership in terms of you forming an opinion on what is a reasonable price.





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Key Features



Property Type

End of
Terrace



Bedrooms

5



Bathrooms

4



Outside Space

Rear Garden



Parking

Garage
+2

Key Details



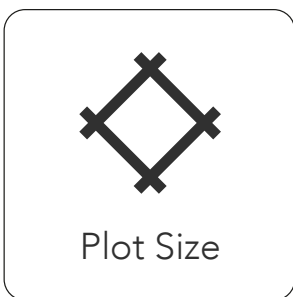
UPRN

012345678900



Floor Area

2271 ft ²
219 m ²



Plot Size

0.33 acre



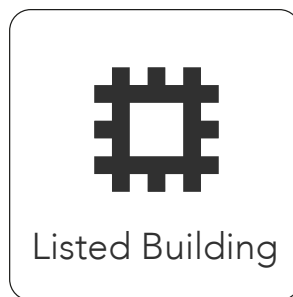
Council Tax

Band B
£2,171 pa



Flood Risk

Low



Listed Building

Yes
Grade II



Conservation

Richmond
Green

Land Registry

Last Sold

5th Jan 2017

Tenure

Freehold

Title Number

ABC012345

Sold Price

£1,750,000
(£1,121/sqft)

Local Authority

Sampletown



Get the key facts in one easy overview page.

Mobile, Broadband & TV

Estimated Broadband Speeds

Standard - 10 mbps

Superfast - 100 mbps

Ultrafast - 250 mbps

Mobile Signal (based on calls indoors)

EE



O2



3 (Three)



Vodafone



Cable/Satellite TV Availability

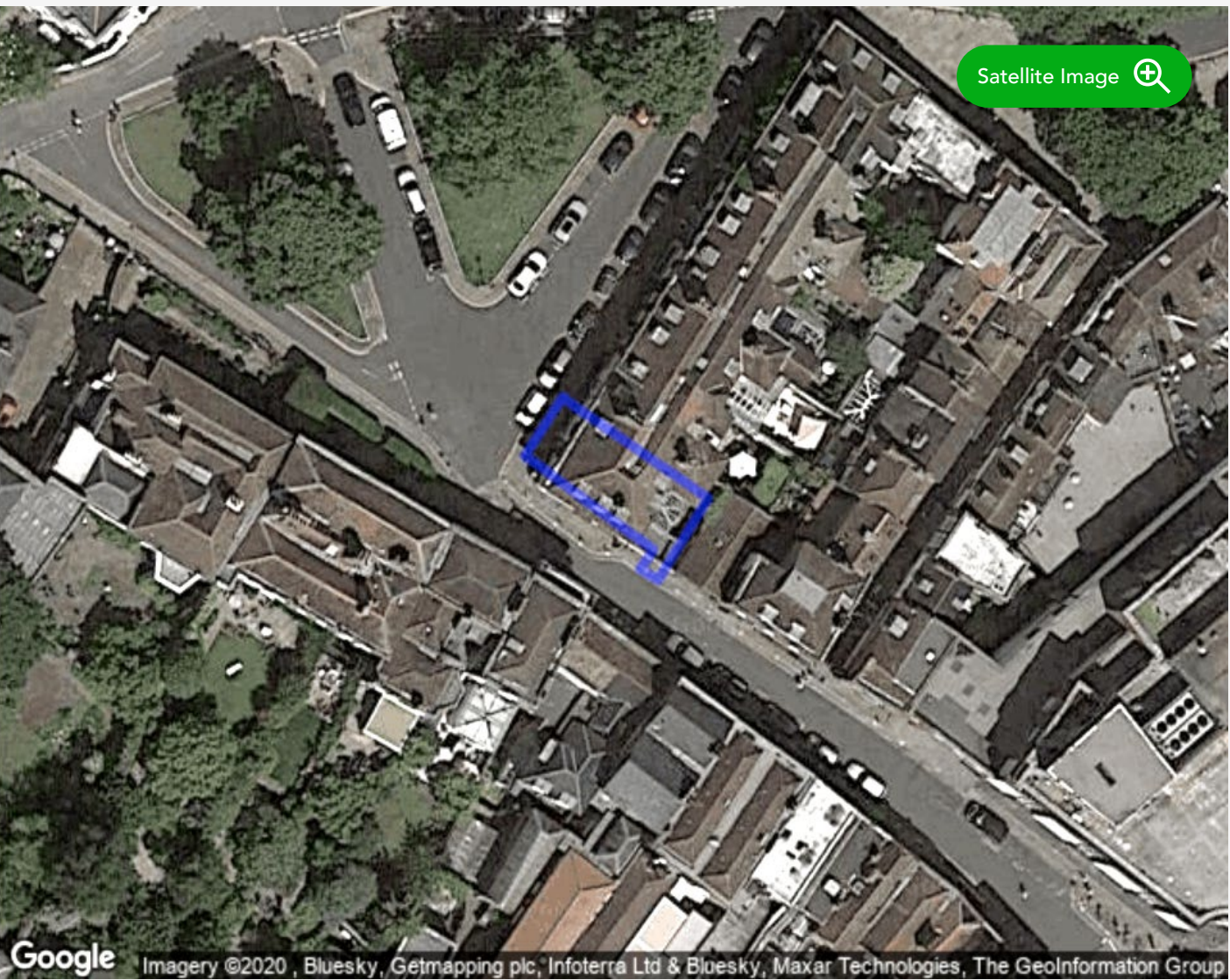
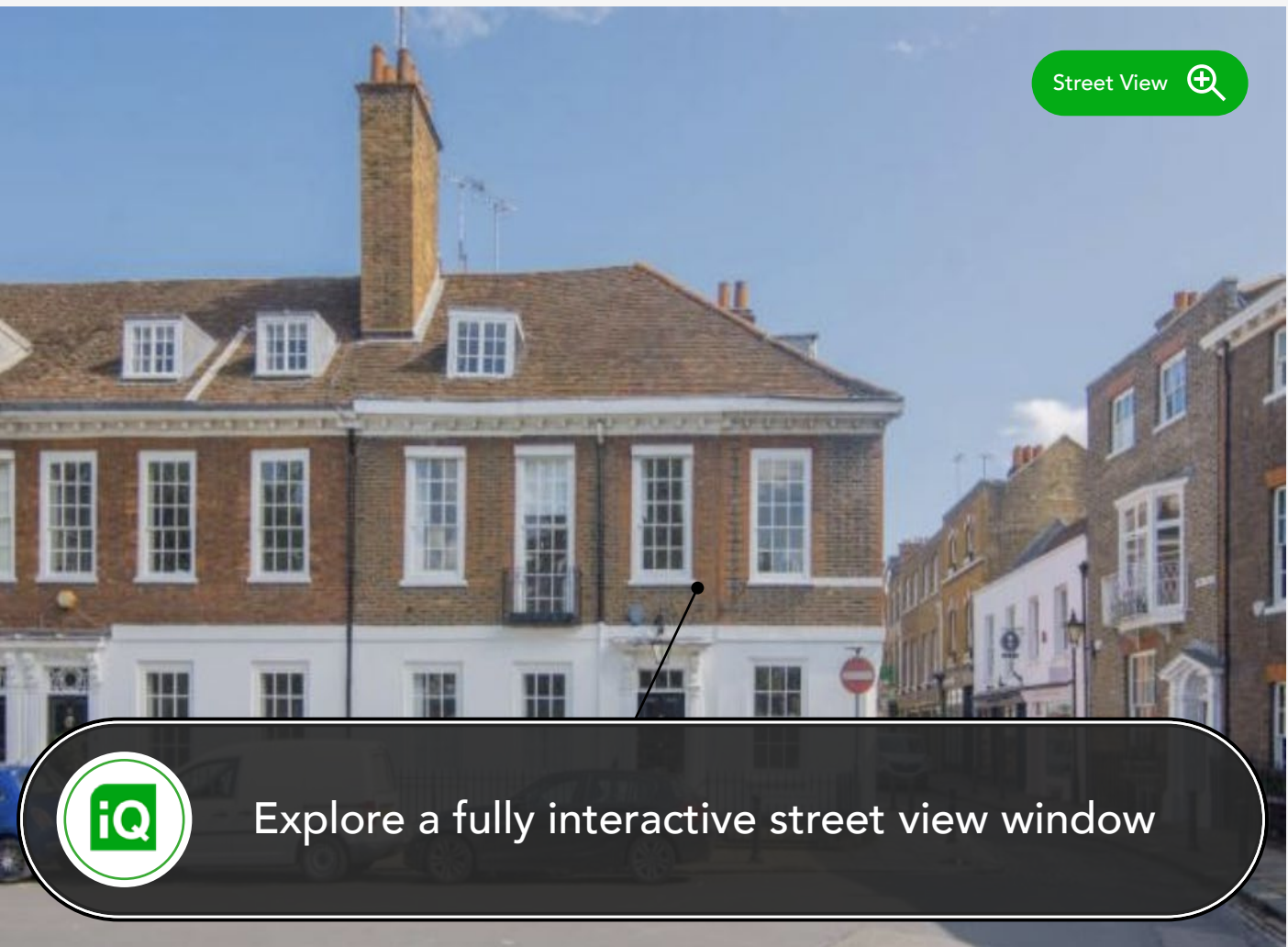
Sky



Virgin



BT



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Council Tax

This section of your report gives you the council tax banding of the property, and therefore, how much you can expect to pay as the homeowner.

In England, the valuation of the property on 1 April 1991 determines the council tax band:

Council Tax Bands in England:	
Tax Band:	Ranges of Value
A	Up to £40,000
B	More than £40,000 and up to £52,000
C	More than £52,000 and up to £68,000
D	More than £68,000 and up to £88,000
E	More than £88,000 and up to £120,000
F	More than £120,000 and up to £160,000
G	More than £160,000 and up to £320,000
H	More than £320,000



Council: Sampletown

Tax Band: Band H

Annual Cost: £3,743.48 pa

Additional Costs: £24.30 pa ?


Bandings For Nearby Properties

Checking bandings for similar properties nearby is a good way of determining if the home you're interested in has been correctly valued.

There are a number of factors that can change the banding of a property, including any changes the current owner may have made. Comparing it to other homes could flag the implications of any future changes.

It will also help determine if you can afford the property, as you can factor this outgoing into your monthly running costs.

Address	Council Tax Band	Annual Cost
1 Example Address, Sampletown	Band (-)	£0,000 pa
2 Example Address, Sampletown	Band (-)	£0,000 pa
3 Example Address, Sampletown	Band (-)	£0,000 pa
4 Example Address, Sampletown	Band (-)	£0,000 pa
5 Example Address, Sampletown	Band (-)	£0,000 pa
6 Example Address, Sampletown	Band (-)	£0,000 pa
7 Example Address, Sampletown	Band (-)	£0,000 pa
8 Example Address, Sampletown	Band (-)	£0,000 pa
9 Example Address, Sampletown	Band (-)	£0,000 pa
10 Example Address, Sampletown	Band (-)	£0,000 pa
11 Example Address, Sampletown	Band (-)	£0,000 pa
12 Example Address, Sampletown	Band (-)	£0,000 pa
13 Example Address, Sampletown	Band (-)	£0,000 pa
14 Example Address, Sampletown	Band (-)	£0,000 pa
15 Example Address, Sampletown	Band (-)	£0,000 pa



Easily compare council tax charges to other properties locally, with a breakdown of bands and what they are based on, as well as any additional costs you may incur (such as any annual charges imposed by a local parish).



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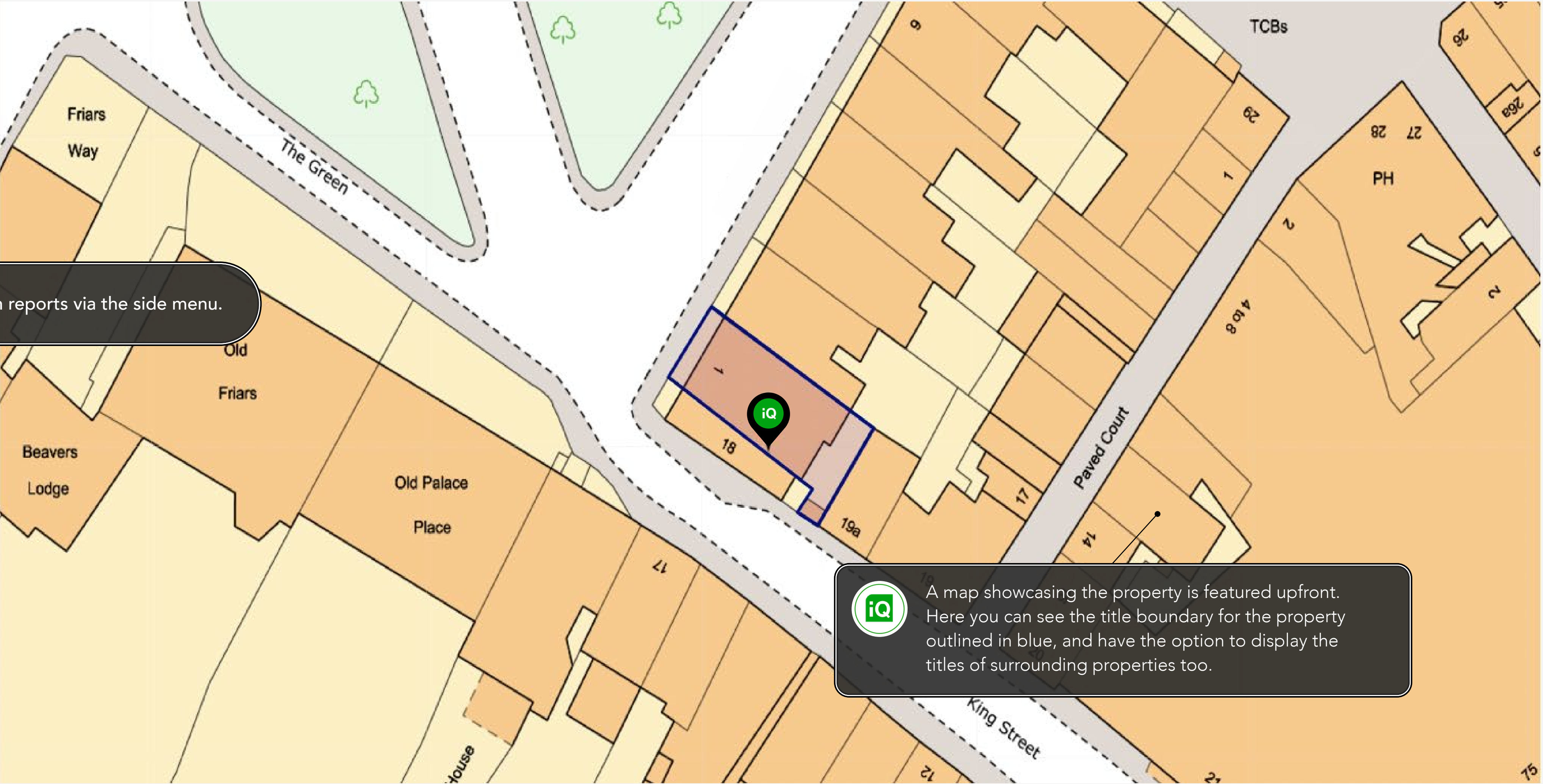
Transport - Local

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Edit what displays on this map using the below toggles. The Land Registry Title Plan is the boundary for your property... the house, garden, outside spaces, parking. You will see this highlighted in blue. To view the boundaries of all surrounding properties in the area, hit "Show All Title Plans". These will be displayed in brown.

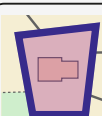


Easily navigate through reports via the side menu.



A map showcasing the property is featured upfront. Here you can see the title boundary for the property outlined in blue, and have the option to display the titles of surrounding properties too.

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Land Registry Title Plan



View All Title Plans

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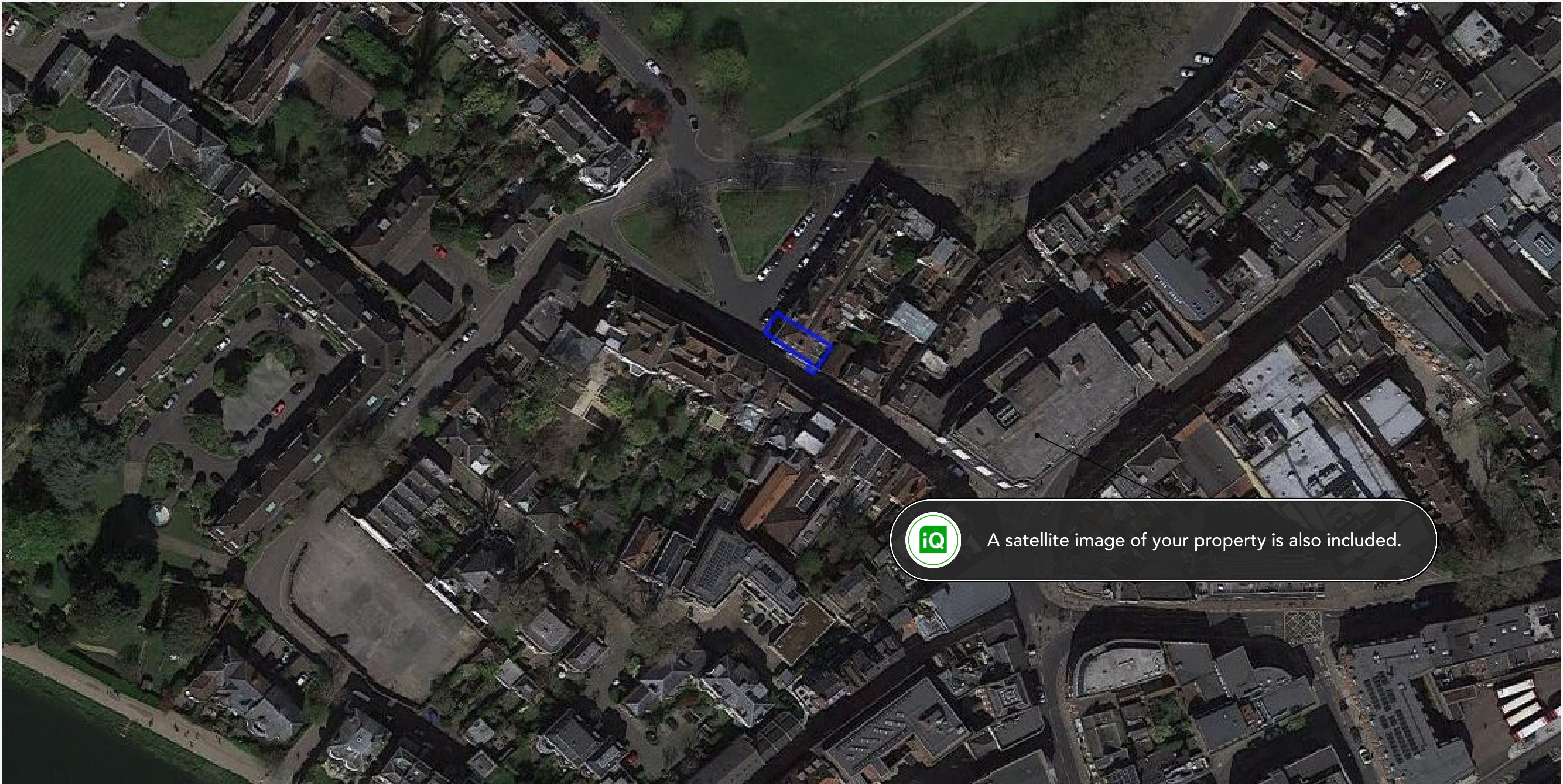
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This displays satellite imagery of the home you're looking to buy, as well as its boundaries. These divide one property from another, separating neighbouring homes, as set out in the title plan. Click on the highlighted areas to view how many acres they are.



 A satellite image of your property is also included.

 Boundary (Land Registry Title Plan)



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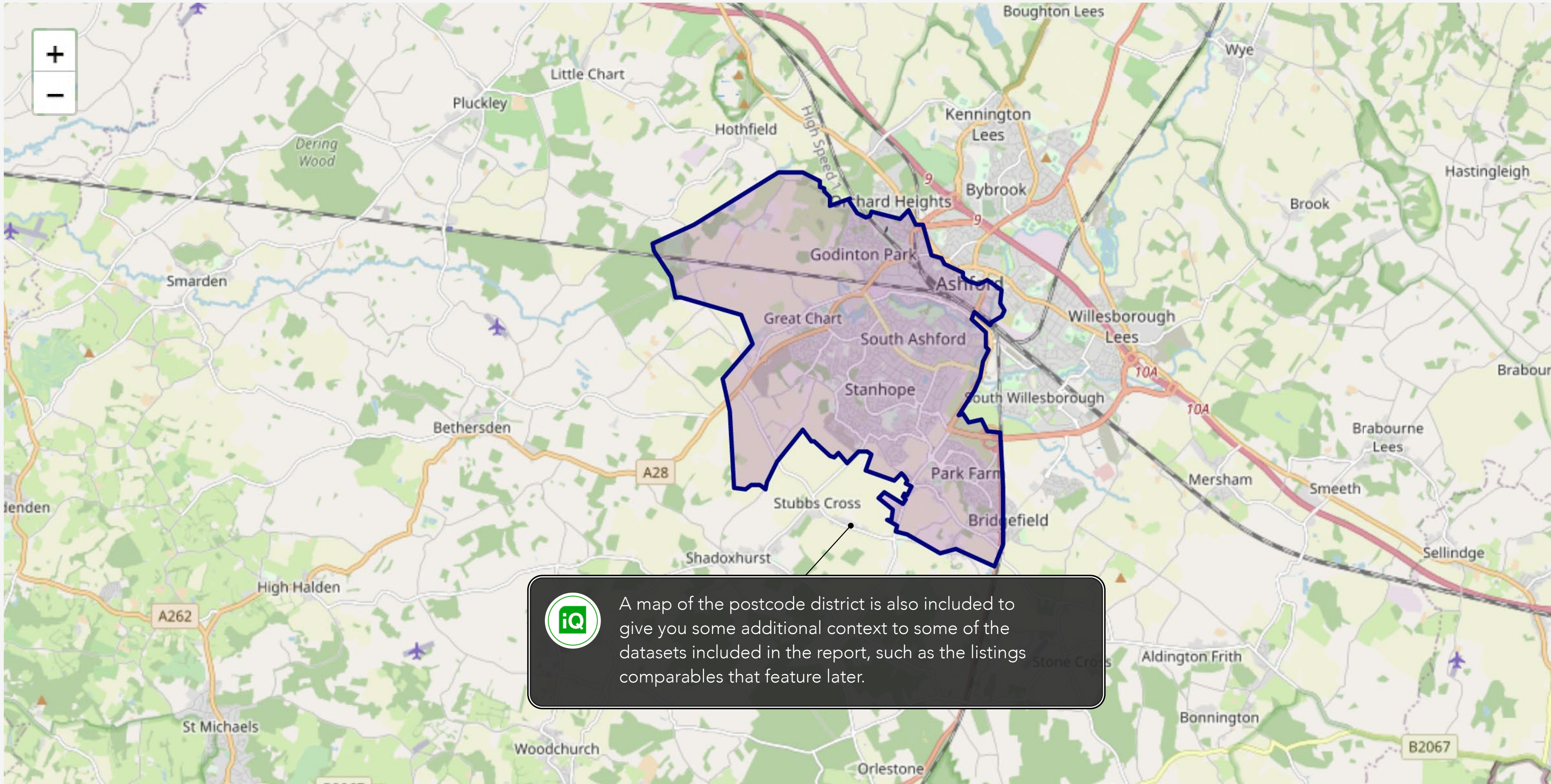
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This map will show you the boundary of your property's postcode district. This will provide you with some idea of the area we are drawing our data from to inform you about the local market.

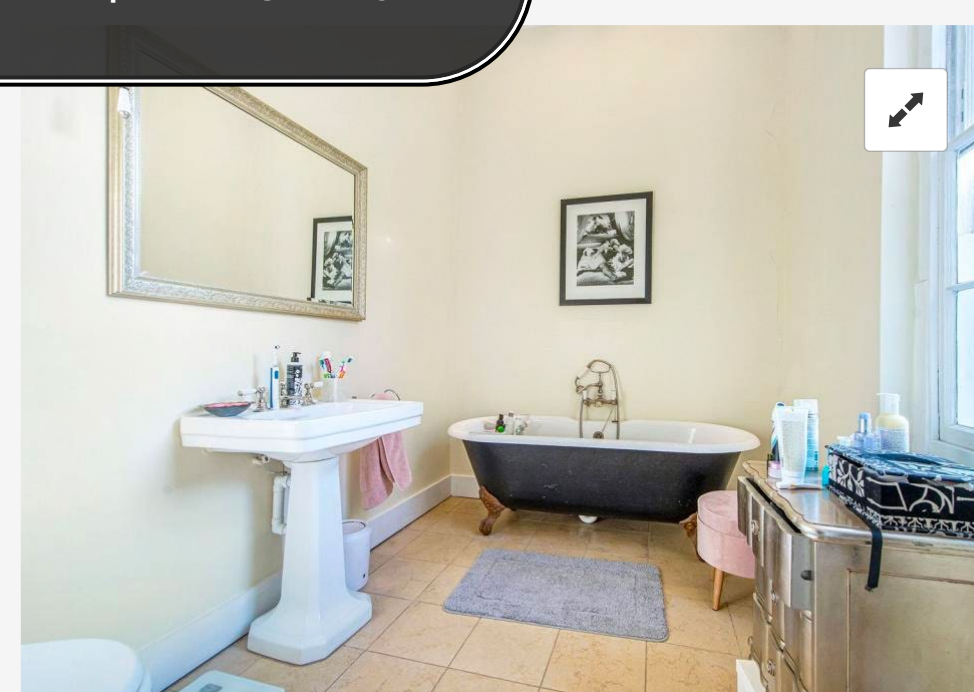
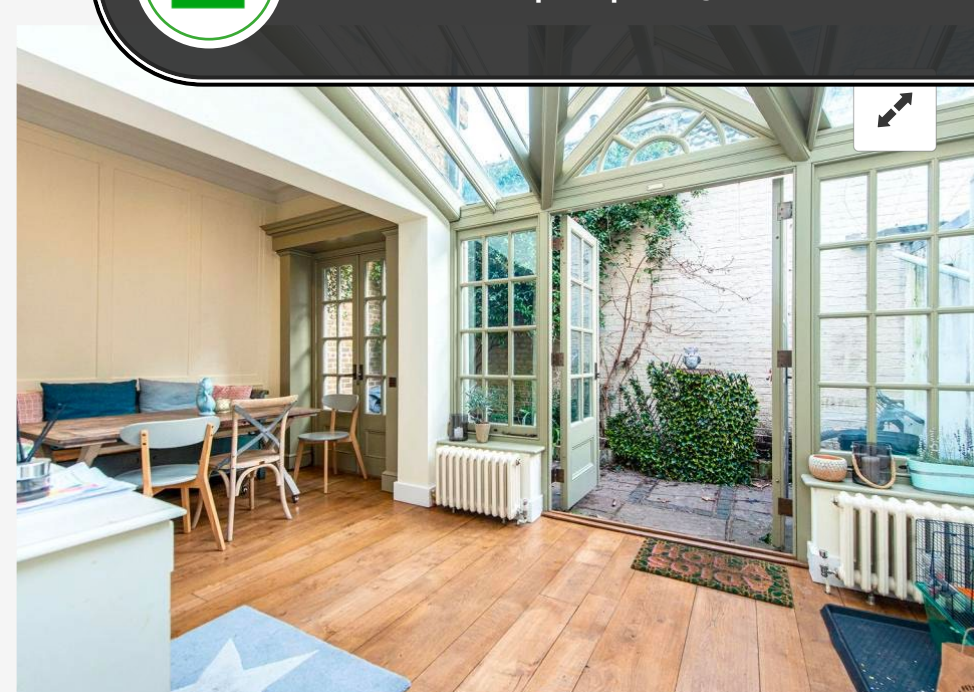
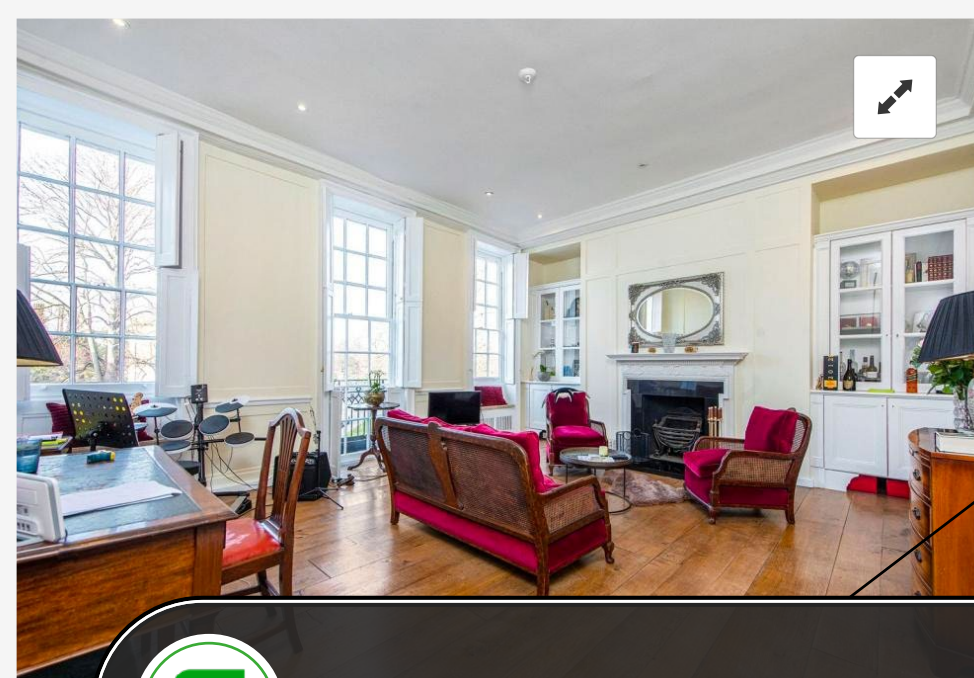



AA1 District Boundary



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Here are some up-to-date images of the property to refresh your memory and give you another look. These are taken from the estate agent's website, so it's important to remember they'll be deliberately showcasing the property in its best light. Particular aesthetics can be changed, the home will look very different with someone else living in it!



 See the property at its best via the photo gallery.



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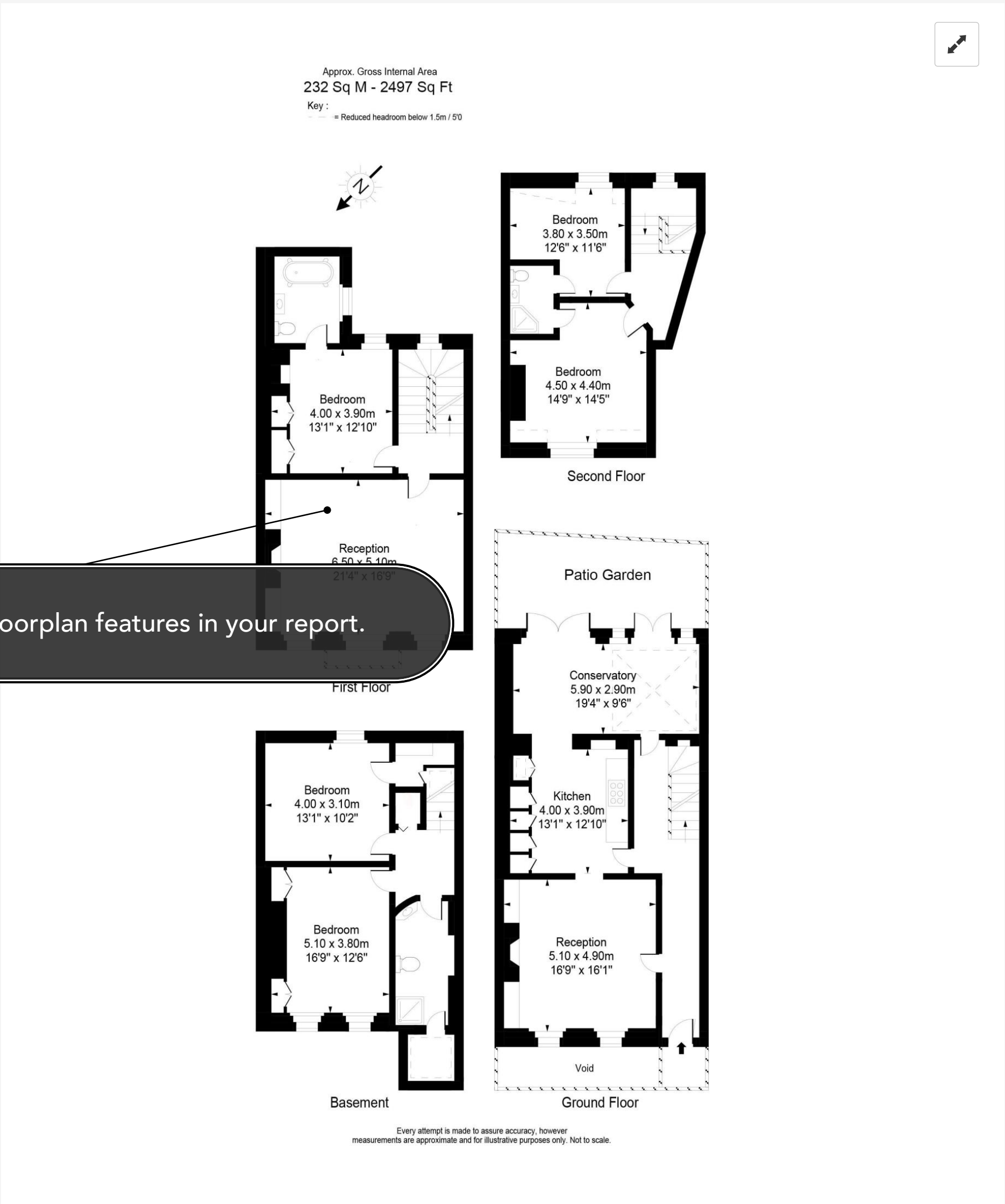
Transport - Local

Transport - Major

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My advice: don't take house plans at face-value!

While the information here is helpful, there can be huge discrepancies in floor plans depending on how it's been measured. This does affect the asking price and could cost you. Instead, make sure you're fully aware of what the existing floor plan does and doesn't include.

What you should do:

- Get the estate agent to confirm exactly what space has been measured and ensure no unusable areas have been snuck in to boost the price. Don't be afraid to arm yourself with a tape measure for the house viewing.
- Most importantly – always inquire as to who has measured the property. Remember – this is your potential future home!
- When you instruct your survey, try asking your surveyor to check the accuracy of the estate agent's floor plan.

Need a good surveyor? We can put you in touch with experienced, licensed professionals who can get the job done for you.

Get your free surveyor quote here:

Find a Surveyor



We can also connect you with trusted partners.

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22, Acacia Avenue, SAMPLETOWN, AA1 1AA

Energy rating

D

Valid until 17.07.2026

Certificate number
0000-0000-0000-0000-0000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

iq

See the energy performance in an up to date EPC.

Power Your Negotiations

An EPC gives a home an energy rating, based on its energy efficiency.

This informs you of:

- How energy-efficient a property is
- The approximate cost of running the property
- Suggestions on how to improve the energy efficiency of the building

To do this, the energy certificate will give your property a rating from A (highly efficient) to G (inefficient). The UK average is D!

Will the EPC save you money on your fuel bills?

Essentially, yes.

But, an EPC report can also be used as a bargaining chip. If you're considering buying a property with a low EPC rating, this could help you negotiate the house price down.

How to save money on bills

Switch energy supplier and it's likely you'll notice a significant decrease in the price of your utility bills. In fact, our tool promises an average saving of £270 per year.

Far too many households stay on the standard tariff, which is usually the most expensive. Under, it's estimated that 60% of us are paying more than we should for our utilities. How much could you save? Find out below.

Switch Energy



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My advice on how to use this information:

Here you are provided with the details and status of all registered planning applications within this postcode.

Make an offer, walk away, or negotiate?

Knowing about a future planning application or decision that could negatively affect the property could **save you time and money in the long-run**. Having this detail in advance means you can do further research BEFORE you make a decision to submit an offer. Deciding to withdraw or renegotiate your offer once your solicitors' clock has started ticking will inevitably cost you.

See what planning is getting approved in the area...

You can also use this information to review what type of planning application has been granted in the local area as a **gauge as to what you could potentially undertake** to extend, renovate or refurbish the property.



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Click application reference to centre the map to that property. Here you can view the application description as well as the previous planning history for that property. If you require more information, view the application and its associated documents at the data source via the link in the description. If we are unable to accurately link an application in the list to a map pin, click the 'i' icon to view the description for that application.

22 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(02/12/2020)

23 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(26/11/2020)

24 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(14/08/2020)

25 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(10/08/2020)

18 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(19/07/2020)

19 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(11/05/2020)

20 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(08/05/2020)

21 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(09/04/2020)

22 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(02/12/2020)

15 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(12/03/2020)

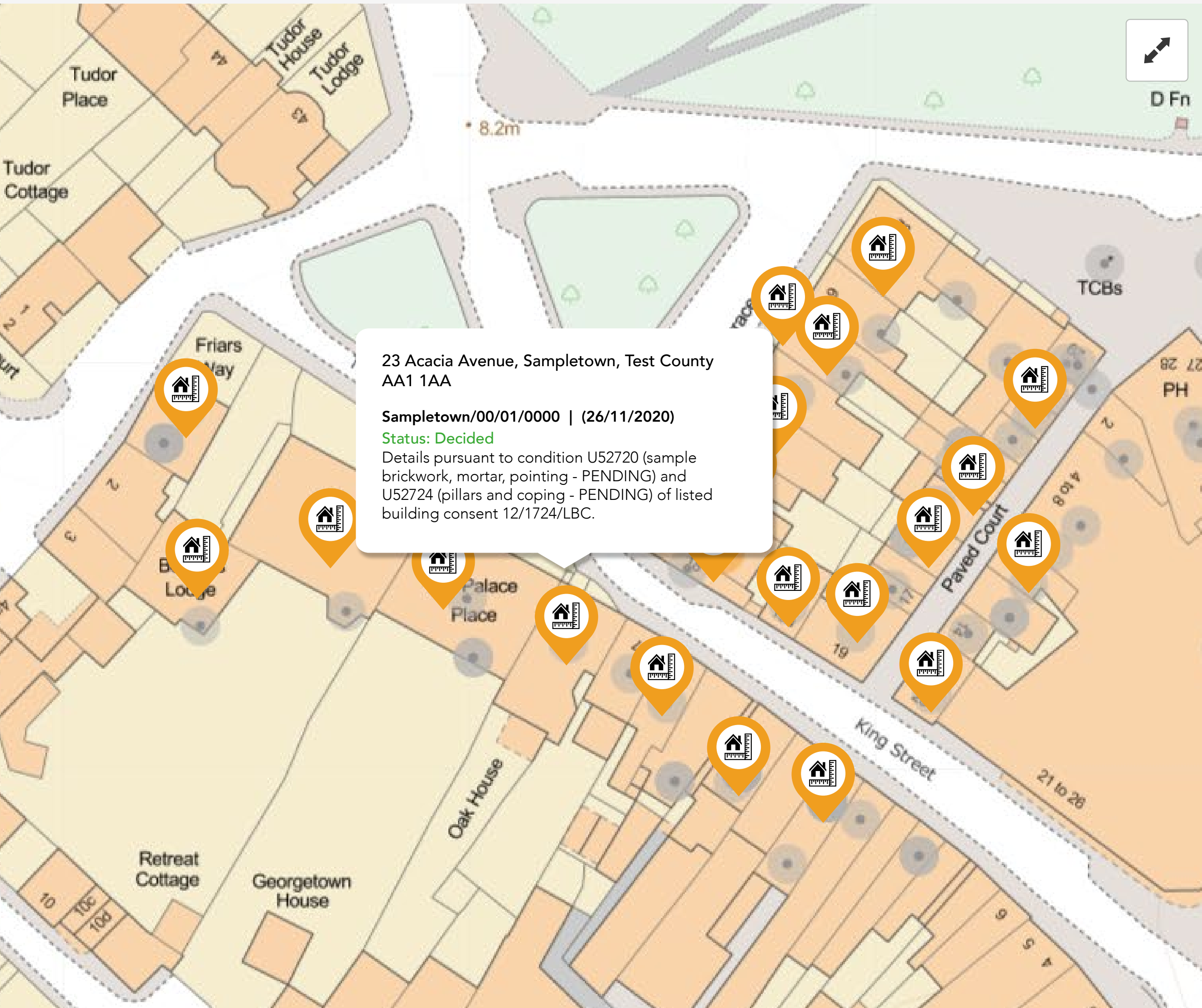
14 Acacia Avenue, Sampletown, Test
County AA1 1AA

View Planning Record

(30/01/2020)



We rundown of all the planning applications submitted in the local area are included in your report. Search property by property, record by record, to get the closest insight into all the planning activity nearby.



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How to use this section of the report:

Here, we've pulled together a cross-section of data on the potential price bracket the subject property is likely to fall into. This data is merely a guide and will be affected by many potential factors, but should help you to reach a more informed opinion of the price you are prepared to pay.

How do Comparables help?

The 'Recently Sold' comparable is a particularly useful reference point, as this tells you when the last sales took place in the surrounding area and what other buyers paid, rather than just what sellers were asking.

Using these **price comparables can help support your negotiations for a discount** if you are haggling on price, or equally if you are being asked to pay over a guide price, can help **clarify your thinking on what is a fair figure to pay for a property.**



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This shows all the other properties up for sale in the area. You'll see asking prices and other property details, such as the number of bedrooms. This gives you an insight into the local market.

Pin	Image (click to expand)	Address	Listed On	Type	Price	Beds	Distance	On Market
1		45 Example Drive, Sampletown, Test County AA1 1AA	31.03.2016	Detached	£475,000	5	0.02 miles	22 days
2		22 Two Sample Way, Sampletown, Test County AA1 1AA	31.05.2018	Detached	£395,000	N/A	0.07 miles	560 days
3		20 Samples Walk, Sampetown, Test County AA1 1AA	19.12.2018	Detached	£395,000	4	0.08 miles	308 days
4		5 Example Drive, Sampletown, Test County AA1 1AA	10.06.2019	Detached	£440,000	4	0.08 miles	9 days
5		12 Two Sample Way, Sampletown, Test County AA1 1AA	31.08.2016	Detached	£550,000	5	0.08 miles	35 days
6		57 Example Terraces, Sampletown, Test County AA1 1AA	20.04.2018	Terraced	£395,000	4	0.08 miles	157 days
7		48 Example Terraces, Sampletown, Test County AA1 1AA	29.02.2016	Terraced	£395,000	4	0.07 miles	349 days
8		33 Samples Walk, Sampletown, Test County AA1 1AA	08.09.2017	Detached	£425,000	4	0.07 miles	153 days
9		8 Test Crescent, Sampletown, Test County AA1 1AA	29.03.2016	Detached	£458,000	4	0.07 miles	364 days
10		6 Sample Cottages, Sampletown, Test County AA1 1AA	10.02.2018	Semi-Detached	£515,000	5	0.02 miles	110 days

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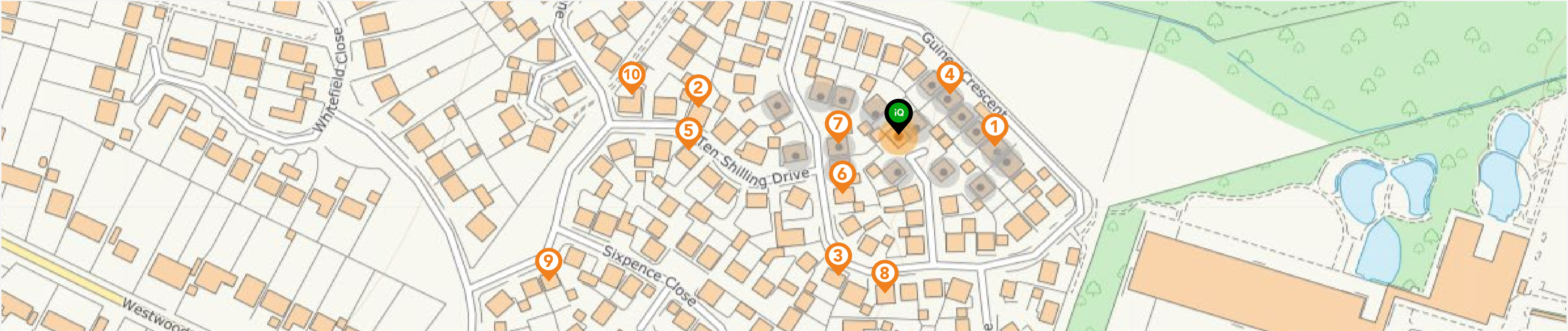
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Here are all the properties where an offer has been accepted. This does not necessarily mean the sale will go through, these aren't legally binding until the exchange of contracts.



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Looking at the sold prices of similar properties in the area is a great tool to help you make an offer. It can be difficult knowing where to start so use these as your guide.

Pin	Image (click to expand)	Address	Sold	Type	£/SqFt	Price	Beds	Distance
1		45 Example Drive, Sampletown, Test County AA1 1AA	31.03.2016	Detached	£217.38	£475,000	5	0.02 miles
2		22 Two Sample Way, Sampletown, Test County AA1 1AA	31.05.2018	Detached	£306.62	£395,000	N/A	0.07 miles
3		20 Samples Walk, Sampetown, Test County AA1 1AA	19.12.2018	Detached	-	£395,000	4	0.08 miles
4		5 Example Drive, Sampletown, Test County AA1 1AA	10.06.2019	Detached	£332.34	£440,000	4	0.08 miles
5		12 Two Sample Way, Sampletown, Test County AA1 1AA	31.08.2016	Detached	£228.11	£550,000	5	0.08 miles
6		57 Example Terraces, Sampletown, Test County AA1 1AA	20.04.2018	Terraced	£262.10	£395,000	4	0.08 miles
7		48 Example Terraces, Sampletown, Test County AA1 1AA	29.02.2016	Terraced	£550.18	£395,000	4	0.07 miles
8		33 Samples Walk, Sampletown, Test County AA1 1AA	08.09.2017	Detached	£327.94	£425,000	4	0.07 miles
9		8 Test Crescent, Sampletown, Test County AA1 1AA	29.03.2016	Detached	£254.79	£458,000	4	0.07 miles
10		6 Sample Cottages, Sampletown, Test County AA1 1AA	10.02.2018	Semi-Detached	£291.45	£515,000	5	0.02 miles

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Are you looking to rent rather than buy? This can be a good idea if you’re unsure and don’t want to commit. Paying attention to the rental market is a good way to see how desirable a location is.



Pin	Image (click to expand)	Address	Listed On	Type	Price	Beds	Distance
1		45 Example Drive, Sampletown, Test County AA1 1AA	31.03.2016	Detached	£1,795 pcm	5	0.02 miles
2		22 Two Sample Way, Sampletown, Test County AA1 1AA	31.05.2018	Detached	£1,795 pcm	N/A	0.07 miles
3		20 Samples Walk, Sampetown, Test County AA1 1AA	19.12.2018	Detached	£2,492 pcm	4	0.08 miles
4		5 Example Drive, Sampletown, Test County AA1 1AA	10.06.2019	Detached	£2,230 pcm	4	0.08 miles
5		12 Two Sample Way, Sampletown, Test County AA1 1AA	31.08.2016	Detached	£1,000 pcm	5	0.08 miles
6		57 Example Terraces, Sampletown, Test County AA1 1AA	20.04.2018	Terraced	£2,150 pcm	4	0.08 miles
7		48 Example Terraces, Sampletown, Test County AA1 1AA	29.02.2016	Terraced	£2,100 pcm	4	0.07 miles
8		33 Samples Walk, Sampletown, Test County AA1 1AA	08.09.2017	Detached	£3,600 pcm	4	0.07 miles
9		8 Test Crescent, Sampletown, Test County AA1 1AA	29.03.2016	Detached	£2,750 pcm	4	0.07 miles
10		6 Sample Cottages, Sampletown, Test County AA1 1AA	10.02.2018	Semi-Detached	£3,600 pcm	5	0.02 miles

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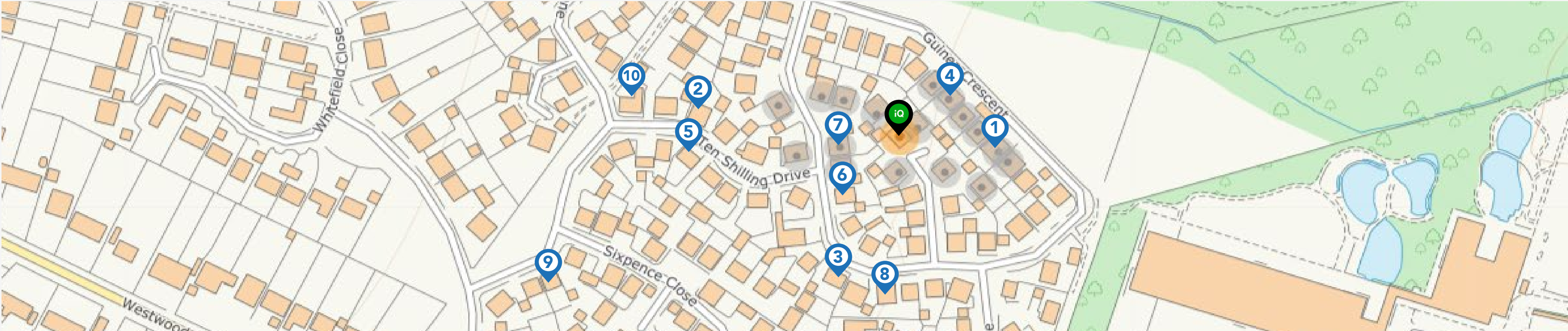
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Withdrawn properties are those which have been recently taken off the market. This can help you understand local market activity, providing additional insights into what’s selling and what’s not.



Pin	Image (click to expand)	Address	Date Withdrawn	Type	Price	Beds	Distance
1		45 Example Drive, Sampletown, Test County AA1 1AA	31.03.2016	Detached	£1,795 pcm	5	0.02 miles
2		22 Two Sample Way, Sampletown, Test County AA1 1AA	31.05.2018	Detached	£1,795 pcm	N/A	0.07 miles
3		20 Samples Walk, Sampetown, Test County AA1 1AA	19.12.2018	Detached	£2,492 pcm	4	0.08 miles
4		5 Example Drive, Sampletown, Test County AA1 1AA	10.06.2019	Detached	£2,230 pcm	4	0.08 miles
5		12 Two Sample Way, Sampletown, Test County AA1 1AA	31.08.2016	Detached	£1,000 pcm	5	0.08 miles
6		57 Example Terraces, Sampletown, Test County AA1 1AA	20.04.2018	Terraced	£2,150 pcm	4	0.08 miles
7		48 Example Terraces, Sampletown, Test County AA1 1AA	29.02.2016	Terraced	£2,100 pcm	4	0.07 miles
8		33 Samples Walk, Sampletown, Test County AA1 1AA	08.09.2017	Detached	£3,600 pcm	4	0.07 miles
9		8 Test Crescent, Sampletown, Test County AA1 1AA	29.03.2016	Detached	£2,750 pcm	4	0.07 miles
10		6 Sample Cottages, Sampletown, Test County AA1 1AA	10.02.2018	Semi-Detached	£3,600 pcm	5	0.02 miles



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How to use this section of the report:

Here we have compiled some useful data about the local area surrounding the property, including useful crime statistics, nearby schools and transportation links. Keep these details in mind when inquiring about a property for purchase or when valuing your own home as these can have an impact on market value.

How does this information help?

Knowing about the local area can be just as important as knowing about the property as it has a major impact on day to day life for yourself and for buyers. Knowing how efficient and close by the local transportation network is can give you indications of traffic levels you might expect, and the property's proximity to local schools can be a major selling point for parents when purchasing a property.

Crime rates can hugely influence selling value so bear these levels in mind too.



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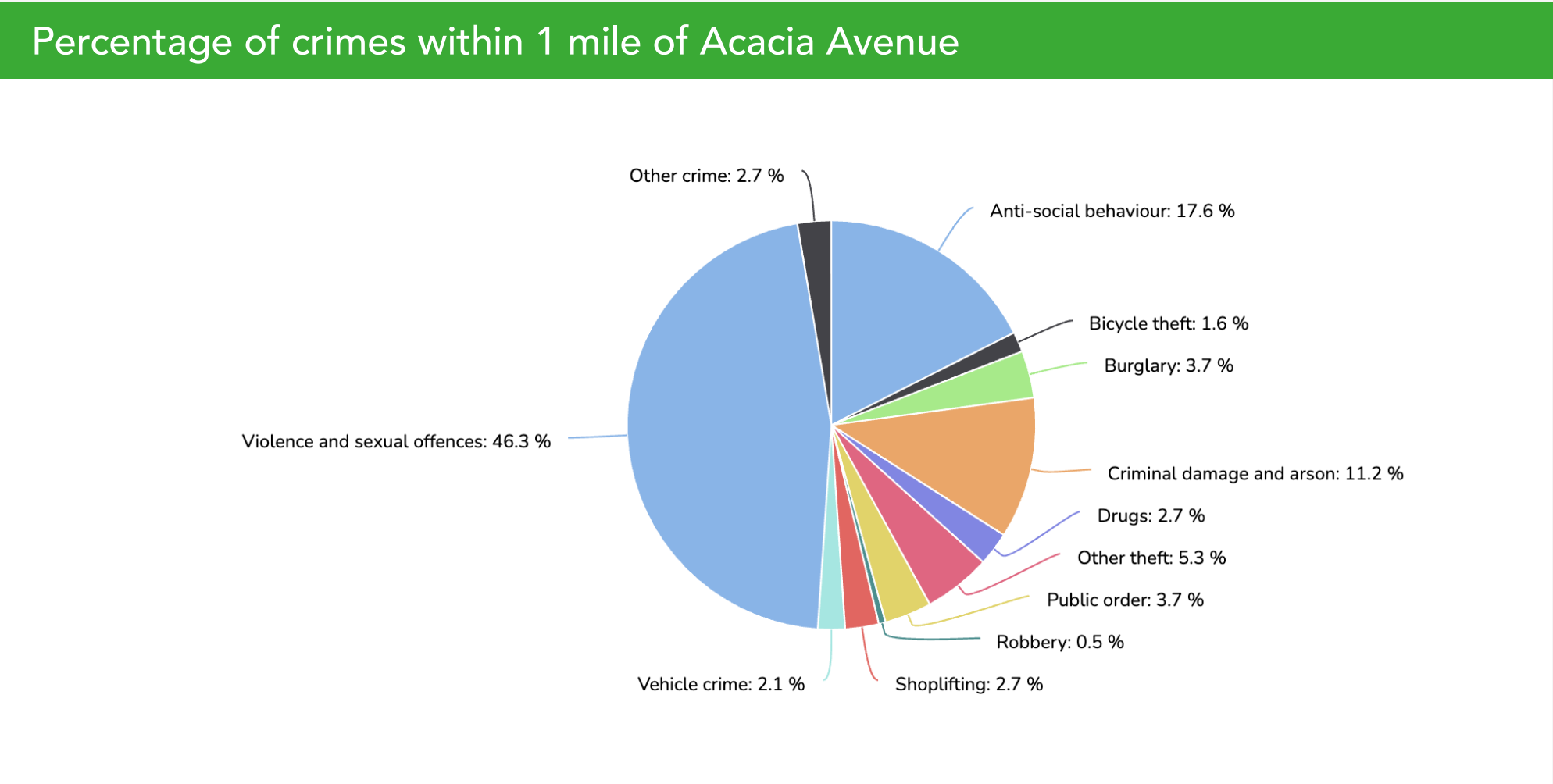
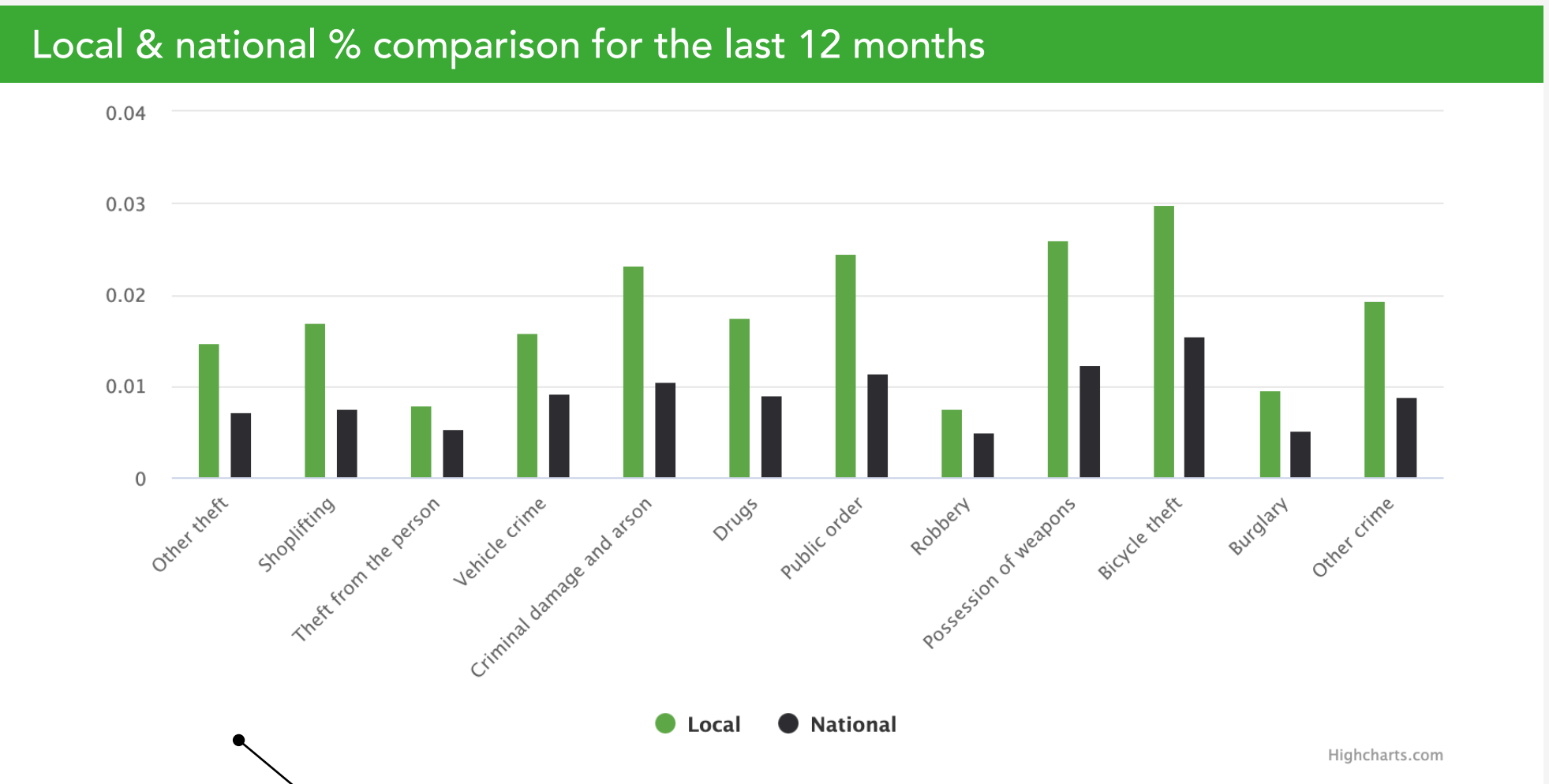
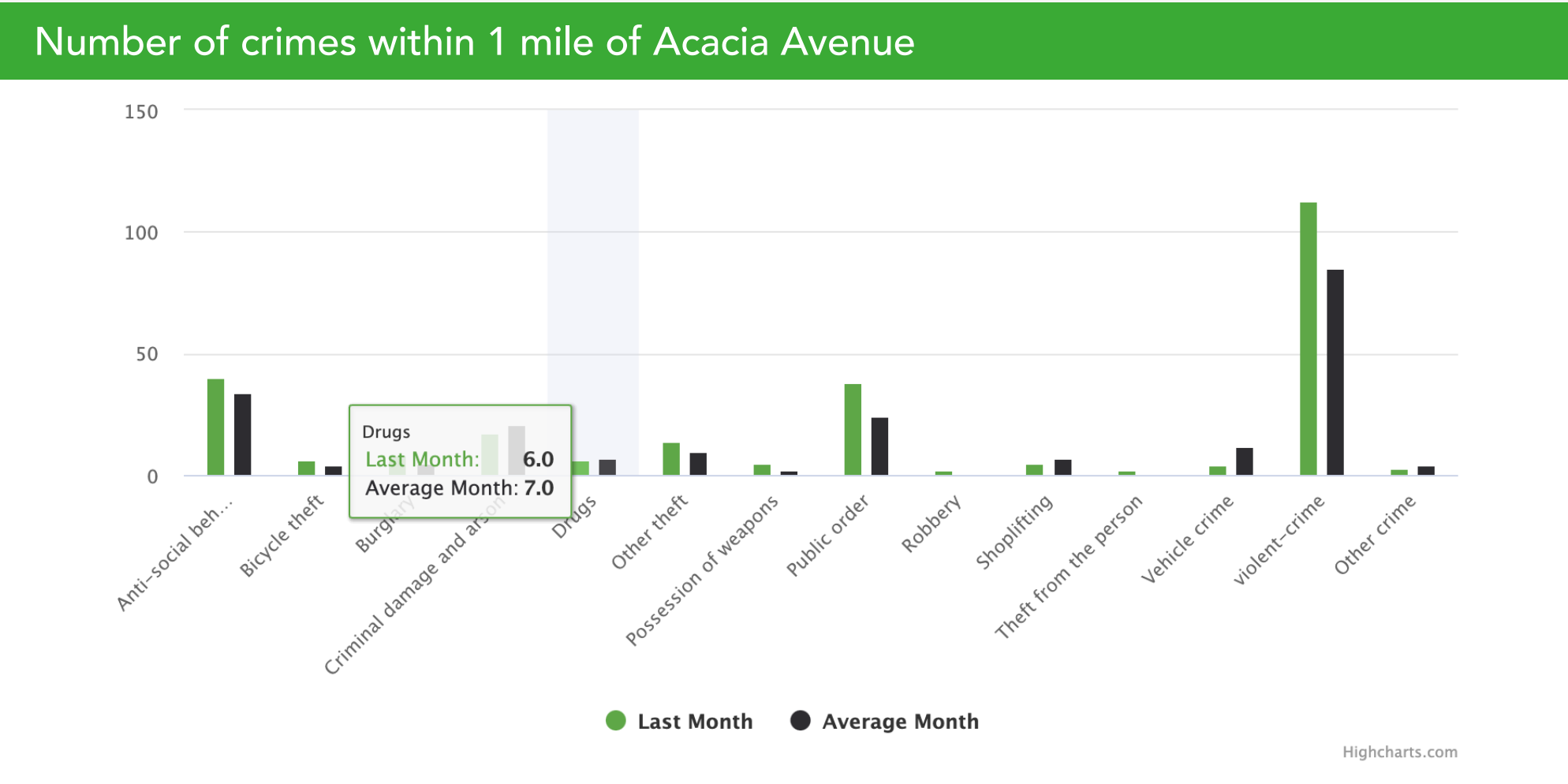
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This section gives you a rundown of crime statistics for this road. These are measured for the current month and annually to give you a clearer comparison of the crime levels for your area and indicate if there have been any recent spikes in activity. Crime rates can have a measurable impact on property valuations



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See relevant crime statistics for the local area, dating back over the past year. This can help you to protect yourself, and also provide context to any valuations performed on your home, as these stats can affect price.

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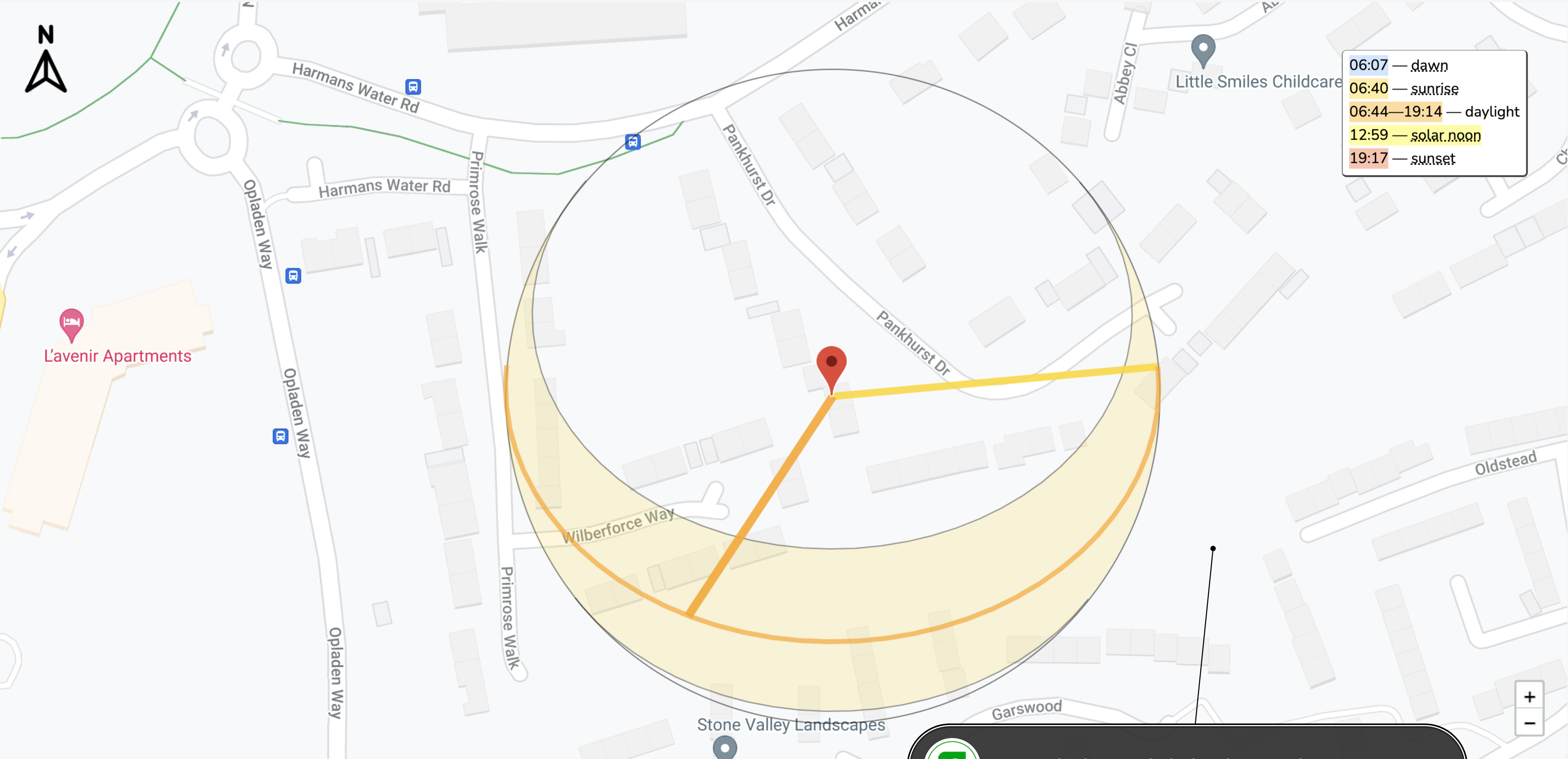
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This map shows sun movement, positions and sunlight phases during different times of the day at the property's location. This can give you an indication into how much sunlight you'll enjoy. A south-facing property typically receives more natural daylight throughout the day.



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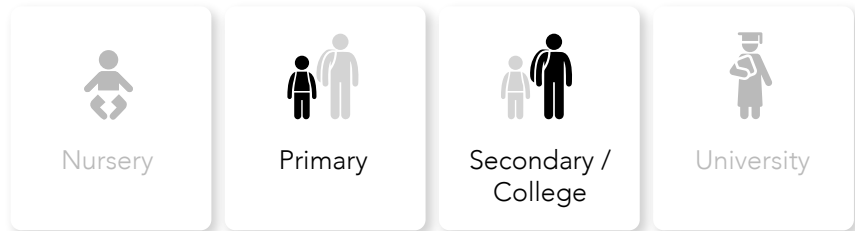
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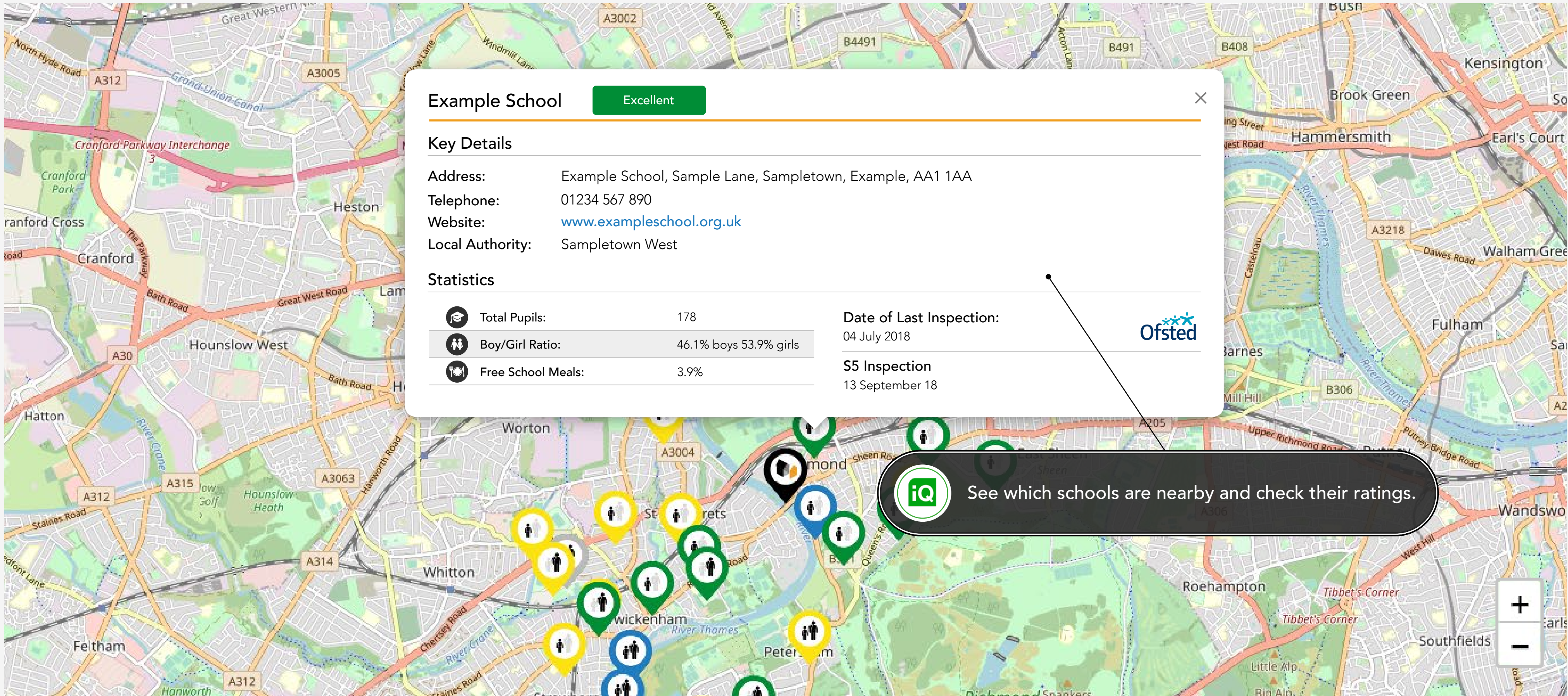
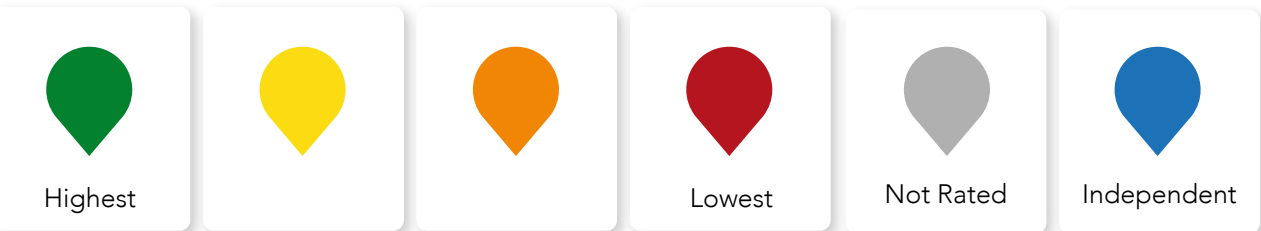


Local schools can play a huge role into how desirable an area is to live in. This section of your report gives you information on how good the schools are. You can filter by education level, while the coloured pins show how highly an establishment has been rated, from ‘excellent’ to ‘inadequate’.

Education Level - Highlight to display on map



Pin Colour Key (Based on inspection body ratings) ?



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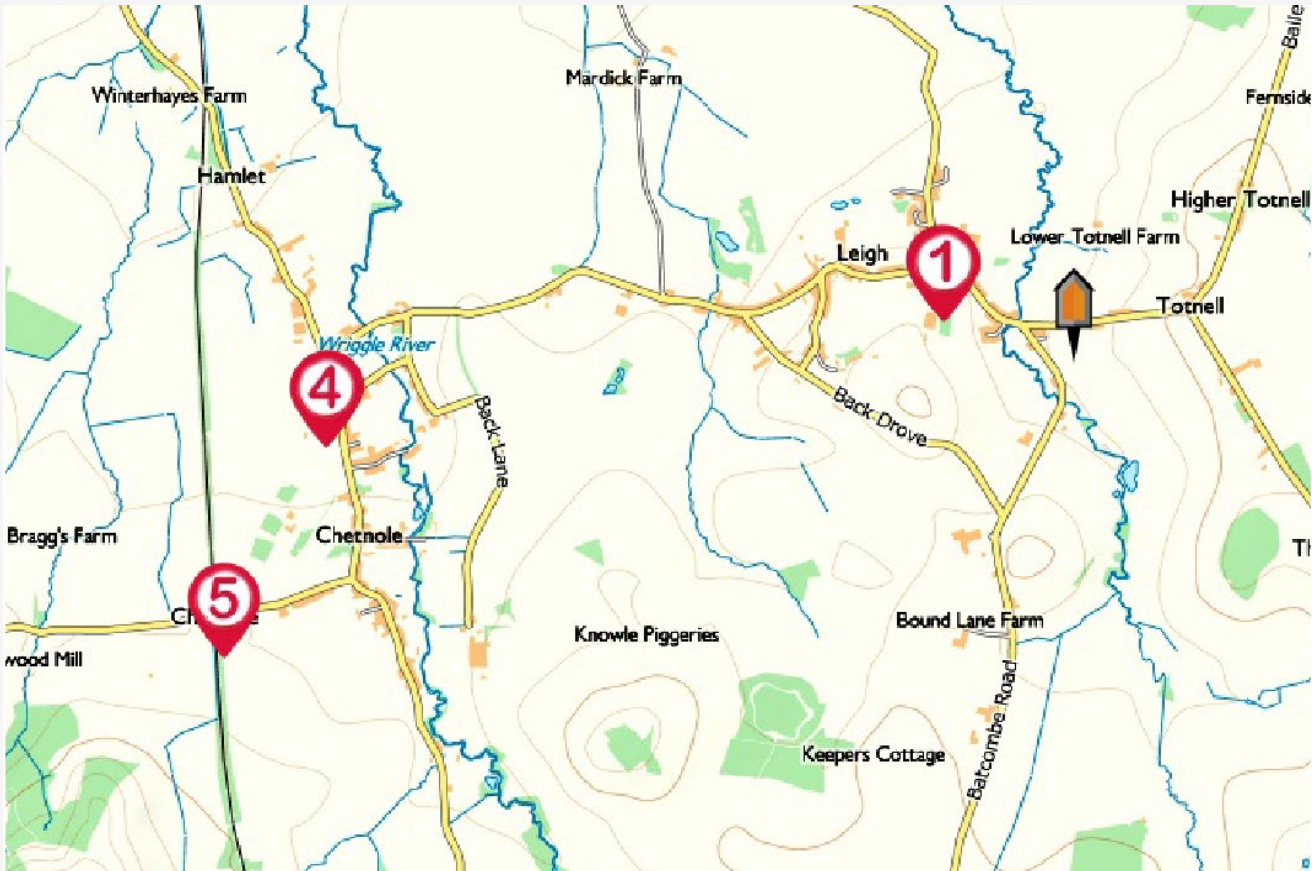
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Local Connections

Pin	Name	Distance
1	Sampletown - Park & Ride	26.05 miles
2	Sampletown Central (Test Tramway)	25.02 miles
3	Sampletown East (Test Tramway)	24.84 miles



Bus Stops & Stations

Pin	Name	Distance
1	The Cross	0.27 miles
2	The Cross	0.27 miles
3	St. Sample's Church	1.47 miles
4	St. Sample's Church	1.47 miles
5	Sample Station	1.76 miles



Ferry Terminals

Pin	Name	Distance
1	Sampletown Ferry Terminal	18.78 miles
2	Testford Ferry Terminal	26.28 miles
3	Test Quay Ferry Landing	26.49 miles



See how accessible the property is with our transport links data; covering national/international connections such as rail stations or airports, and more local services such as local bus stops and underground/metro stations.

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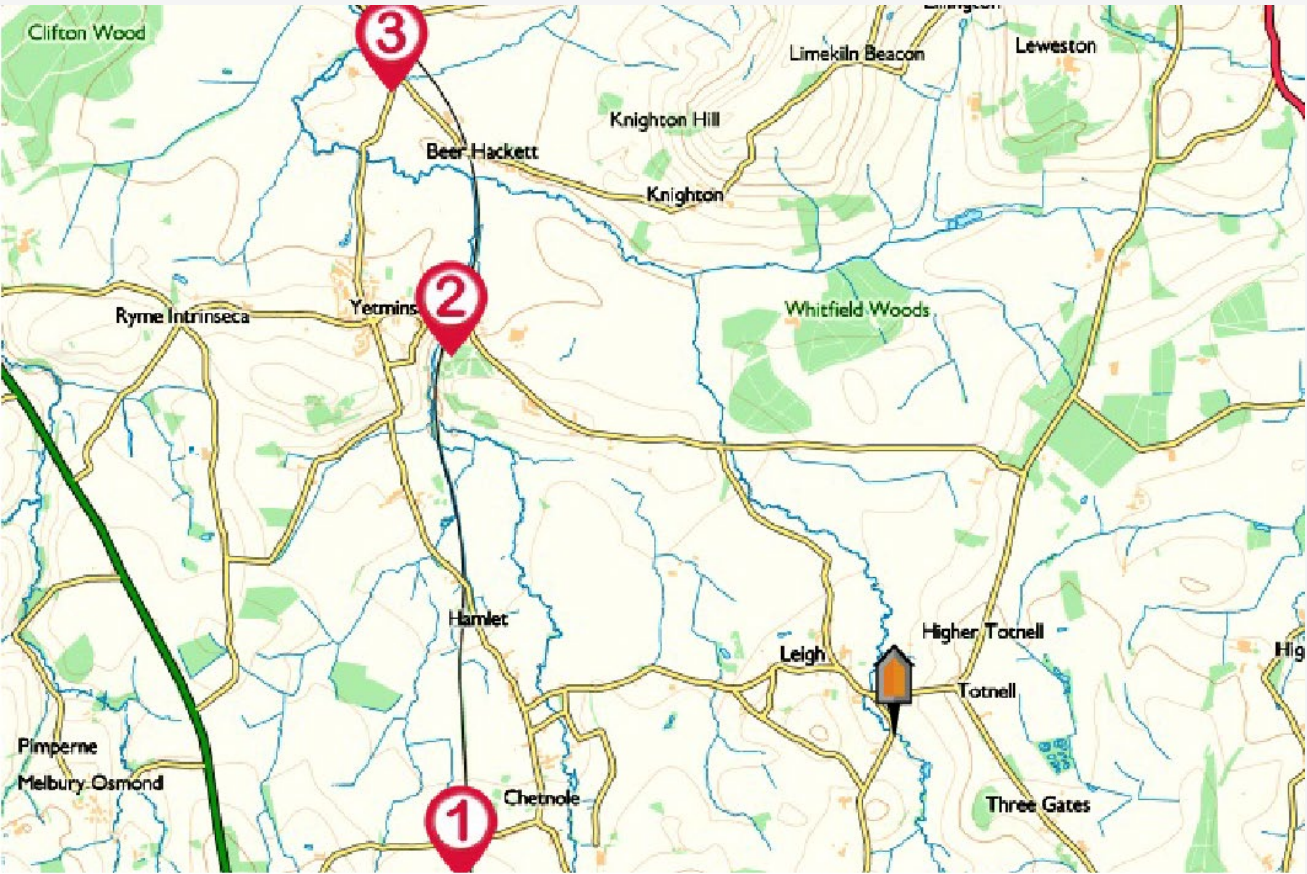
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National Rail Stations		
Pin	Name	Distance
1	Sampletown Rail Station	1.79 miles
2	Sampletown West Rail Station	2.28 miles
3	Testford Rail Station	3.18 miles



Trunk Roads & Motorways		
Pin	Name	Distance
1	M5 - J24	25.47 miles
2	M5 - J23	28.08 miles
3	M5 - J25	25.11 miles
4	M5 - J22	30.85 miles
5	M5 - J21	37.09 miles



Airports & Helipads		
Pin	Name	Distance
1	Sample International Airport	36.26 miles
2	Test International Airport	31.04 miles



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What's Next?

Thank you for downloading a Move iQ property report, I hope you feel armed with plenty of useful information that will help you make decisions with confidence. My team and I wish you the very best of luck in your home buying journey.

So, what's next?

Wherever you're at in the process, Move iQ is here to help you every step of the way. We've got your back start to finish.

I often talk about the need to have the right 'team' when it comes to buying a property (e.g. surveyors, solicitors and mortgage advisers). Need help finding them? We only work with trusted experts to make your property purchase run as smoothly as possible. Let us connect you.

Need a no-obligation mortgage quote?

Looking for a local surveyor?

Want a conveyancing solicitor?



If you're looking to proceed with a sale, want to set yourself up as a landlord, or just want to know more about a property, we can help you. Check out the links provided or head to moveiq.co.uk for more information.

Please head to moveiq.co.uk if you need any advice or top tips along the way. Very best of luck!

Phil



Find us on social or get in touch:





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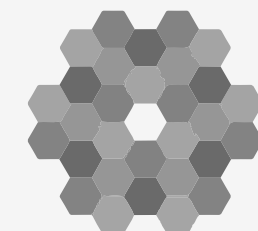
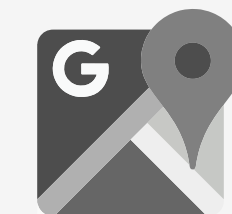
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Move iQ are committed to comprehensive property data being made available up-front to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift - the UK's leading supplier of property-specific data.



Data Partners:



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We only use the very best data in our reports.

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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.