

## Home Information Pack Index for

27 Bratton Road  
Westbury  
Wiltshire  
BA13 3EP

### PART 1 – General

Home Information Pack document	Further details About pack Document, including date of documents	Included <input checked="" type="checkbox"/>	Not included or not applicable (N/I or N/A)	Reason why not included and steps being taken to obtain the document
<b>Basic pack documents</b>				
1. Index		<input checked="" type="checkbox"/>	<input type="checkbox"/> N/I <input type="checkbox"/> N/A	
2. Sale statement		<input checked="" type="checkbox"/>	<input type="checkbox"/> N/I <input type="checkbox"/> N/A	
<b>Title information</b>				
3. Land Registry individual register		<input checked="" type="checkbox"/>	<input type="checkbox"/> N/I <input type="checkbox"/> N/A	
4. Land Registry title plan		<input checked="" type="checkbox"/>	<input type="checkbox"/> N/I <input type="checkbox"/> N/A	
5. Land Registry copies of documents referred to in the individual register		<input type="checkbox"/>	<input checked="" type="checkbox"/> N/I <input type="checkbox"/> N/A	
6. Official search of Land Registry index map		<input type="checkbox"/>	<input type="checkbox"/> N/I <input type="checkbox"/> N/A	
7. Deduction of title documents		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
8. Leases, tenancies or licences for properties where part of the property in a sub-divided building not sold with vacant possession		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
<b>The physical condition of the property</b>				
9. Home Condition Report		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
10. Uncommenced new homes warranty with cover note		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	

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11. Commenced new homes warranty		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
12. Other warranties		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
13. Additional Home Condition Reports for the past 12 months		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
14. Energy Performance Certificate (separate to a Home Condition Report)		<input checked="" type="checkbox"/>	<input type="checkbox"/> N/I <input type="checkbox"/> N/A	
15. Report on a property not physically complete		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
16. Evidence of safety, construction, repair or maintenance		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
<b>Search reports</b>				
17. Local land charges		<input checked="" type="checkbox"/>	<input type="checkbox"/> N/I <input type="checkbox"/> N/A	
18. Local enquiries		<input checked="" type="checkbox"/>	<input type="checkbox"/> N/I <input type="checkbox"/> N/A	
19. Additional local enquiries		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
20. Water and drainage enquiries		<input checked="" type="checkbox"/>	<input type="checkbox"/> N/I <input type="checkbox"/> N/A	
21. Radon gas		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
22. Common land		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
23. Ground stability		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
24. Mining		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
25. Other extractions		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
26. Subsidence		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
27. Environmental hazards		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
28. Flood risk		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	

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29. Contaminated land		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
30. Telecommunications		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
31. Utilities		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
32. Transport		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
33. Repairing liabilities		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
34. Other search reports for the property		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
35. Search reports for other properties		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
<b>Other</b>				
36. Translations of pack documents		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
37. Additional versions of any pack document in another format such as Braille or large print		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
38. Summary or explanation of any pack document		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
39. Information identifying the property including a description, photograph, map, plan or drawing of the property		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
40. Information identifying the persons involved in providing the pack document or information within a pack document		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
41. Additional relevant information		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	

Home Information Pack document	Date of pack document	Included <input checked="" type="checkbox"/>	Not included or not applicable (N/I/N/A)	Reason why not included and steps being taken to obtain the document
<b>Part 2 – Commonhold properties</b>				
42. Land Registry individual register and title plan for common parts		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
43. Land Registry copy of commonhold community statement		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
44. Name and address of managing agents and/or other manager		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
45. Rules and regulations outside the commonhold community statement		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
46. Amendments proposed to the commonhold community statement, and other rules		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
47. Summary of works affecting the commonhold (current or proposed)		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
48. Requests for payment of commonhold assessment for the past 12 months		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
49. Requests for payment of reserve fund for the past 12 months		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
50. Requests for payment for insurance for the past 12 months (separate to commonhold assessment or reserve fund)		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
51. Other commonhold information (please list below):		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
52. Proposed commonhold community statement, memorandum and articles of association (new properties)		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	

Home Information Pack document	Date of pack document	Included <input checked="" type="checkbox"/>	Not included or not applicable (N/I/N/A) <input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	Reason why not included and steps being taken to obtain the document
53. Estimate of commonhold assessment, reserve fund and insurance payments expected during 12 months after completion (new properties)		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
<b>Part 3 – Leasehold properties</b>				
54. The lease		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
55. Name and address of landlord		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
56. Name and address of managing agents or other manager		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
57. Rules and regulations outside the lease		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
58. Amendments proposed to the lease, other rules and regulations		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
59. Written summaries or statements of service charges for past 36 months		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
60. Summary of works affecting the property (current or proposed)		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
61. Requests for payment of service charges for the past 12 months		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
62. Requests for payment of ground rent for the past 12 months		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
63. Requests for payment for insurance for the past 12 months (separate to service charges or ground rent)		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	

Home Information Pack document	Date of pack document	Included <input checked="" type="checkbox"/>	Not included or not applicable (N/I/N/A)	Reason why not included and steps being taken to obtain the document
64. Other leasehold information (please list below):		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
65. Proposed lease (new properties)		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	
66. Estimate of service charges, ground rent and insurance payments expected during 12 months after completion (new properties)		<input type="checkbox"/>	<input type="checkbox"/> N/I <input checked="" type="checkbox"/> N/A	