

Buyer Information Packs

Our 'Pre Contract Pack' is also referred to as 'Supporting Documents'. The results? Minimising enquiries and saving solicitors time, shaving weeks off of your sale.



Remove most enquiries



Upload yourself or give to Cooper Adams



Shave weeks off your sale

Buyer Information Pack Checklist (with our partner Gazeal)

Cooper Adams provides:

- Property Brochure with floor plan & location map
- Online video
- EPC (Energy Performance Certificate)
- Property fact sheet which includes: rental value, rental yield, year built, distance to amenities, services, boiler, loft etc...
- A summary report on: local sold prices, local mobile & broadband speeds, planning history, plot size & floor area, pounds per square foot, flood risk, conservation areas, local school reports, leasehold info, council tax, transport links and transaction history.
- Title Deeds (office copy entries)
- Title Plans (office copy entries)

Forms for you to fill in:

- ☐ The legal TA6 (Sellers Property Information form)
- ☐ The legal TA7 (Leasehold Information form if relevant)
- ☐ The legal TA10 (Fixtures and contents form. A full list of what is included in the sale.)
- ☐ Supplement Enquiries Questionnaire (this form answers most of the questions that come up during enquiries)

Documents you need to provide:

- | | |
|--|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> FENSA window certificates for windows installed after 1 April 2002 <input type="checkbox"/> Any Private estate fees and information (ie. most recent invoices and share certificates) <input type="checkbox"/> Wall or loft Insulation paperwork <input type="checkbox"/> Gas safe certificates <input type="checkbox"/> Electrical work certificates <input type="checkbox"/> Any building insurance claims and information <input type="checkbox"/> Shared driveway or private road contributions <input type="checkbox"/> Warranties, guarantees or receipts for any fixtures fittings or works done on the property, including kitchens and bathrooms <input type="checkbox"/> Details on any extra land included <input type="checkbox"/> Details on works done if a Listed building <input type="checkbox"/> Boiler or heating documents or servicing records <input type="checkbox"/> Solar panel / battery documents with proof of ownership and feed-in tariffs | <ul style="list-style-type: none"> <input type="checkbox"/> Info on extensions and conservatories with planning and building regulation info; or council documents to say not needed (and as much info as possible) <input type="checkbox"/> Conservatory information <input type="checkbox"/> Non-mains drainage and Septic tank documents including servicing <input type="checkbox"/> NHBC or new build paperwork if under 10 years old <input type="checkbox"/> Burglar alarm documents and service history <input type="checkbox"/> If Leasehold: <ul style="list-style-type: none"> (a) A copy of the Lease (b) Any recent correspondence and invoices from the managing agents. (c) Share certificate in the management company. (d) Any consents from the Freeholder to matters such as the installation of double glazing which may well be required under the terms of the Lease. <input type="checkbox"/> Swimming pool and heating apparatus service history |
|--|--|



The more items from these lists you are able to include before marketing your property, the quicker the sale will progress thereafter!