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# Law Society Property Information Form (4th edition 2020 – second revision)

Address of the property

Postcode

Full names of the seller

Seller's solicitor  
Name of solicitor's firm

Address

Email

Reference number

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## About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

## Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' includes all buildings and land within its boundaries.

## Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.
- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.

## Instructions to the buyer

# 1. Boundaries

If the property is leasehold this section, or parts of it, may not apply.

1.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:

(a) on the left?

\_\_\_\_\_

- |                                 |                                    |
|---------------------------------|------------------------------------|
| <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour |
| <input type="checkbox"/> Shared | <input type="checkbox"/> Not known |

(b) on the right?

\_\_\_\_\_

- |                                 |                                    |
|---------------------------------|------------------------------------|
| <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour |
| <input type="checkbox"/> Shared | <input type="checkbox"/> Not known |

(c) at the rear?

\_\_\_\_\_

- |                                 |                                    |
|---------------------------------|------------------------------------|
| <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour |
| <input type="checkbox"/> Shared | <input type="checkbox"/> Not known |

(d) at the front?

\_\_\_\_\_

- |                                 |                                    |
|---------------------------------|------------------------------------|
| <input type="checkbox"/> Seller | <input type="checkbox"/> Neighbour |
| <input type="checkbox"/> Shared | <input type="checkbox"/> Not known |

1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:

1.3 Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If Yes, please give details:

Yes  No

1.4 During the seller's ownership, has any adjacent land or property been purchased by the seller? If Yes, please give details:

Yes  No