



2 The Nook, Sproxton

Material Information Pack

2 The Nook Sproxton, Melton Mowbray, LE14 4QU

Kotini has gathered this property information and the sellers have confirmed it to be accurate as of:

14/08/2026 10:29

Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs in order to make an informed transactional decision basically, whether a person decides to enquire further, view, or buy /rent a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, is providing this information so that you can make an informed decision.

If you have any questions about the information contained in this report, please contact your estate agent.

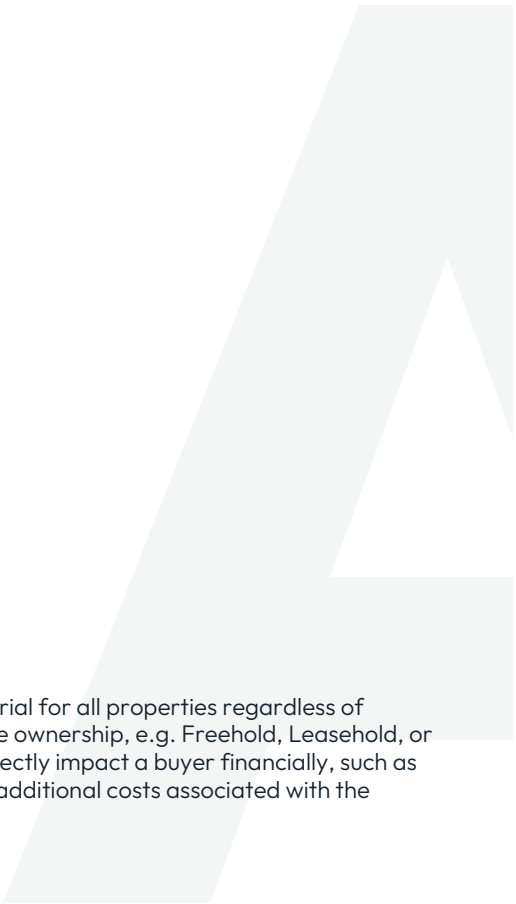


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Part A

Ownership

Council Tax

Energy Performance Certificate

Type of construction

Part A contains the information considered material for all properties regardless of location. Expect to see in this section details of the ownership, e.g. Freehold, Leasehold, or something else, as well as anything that would directly impact a buyer financially, such as council tax, ground rent, service charges, or any additional costs associated with the property.



Ownership - LT251950

Tenure of the property

Freehold

Title number

LT251950

Is the whole freehold being sold

Yes

End of section



Council Tax

Council Tax band

F

Annual Council Tax

3440.0

Alterations affecting the Council Tax band

No

End of section



Energy Performance Certificate

Current Energy Performance rating
No Certificate

End of section



Type of construction

Property used for non-residential purposes

No

Property built with standard forms of construction

Yes

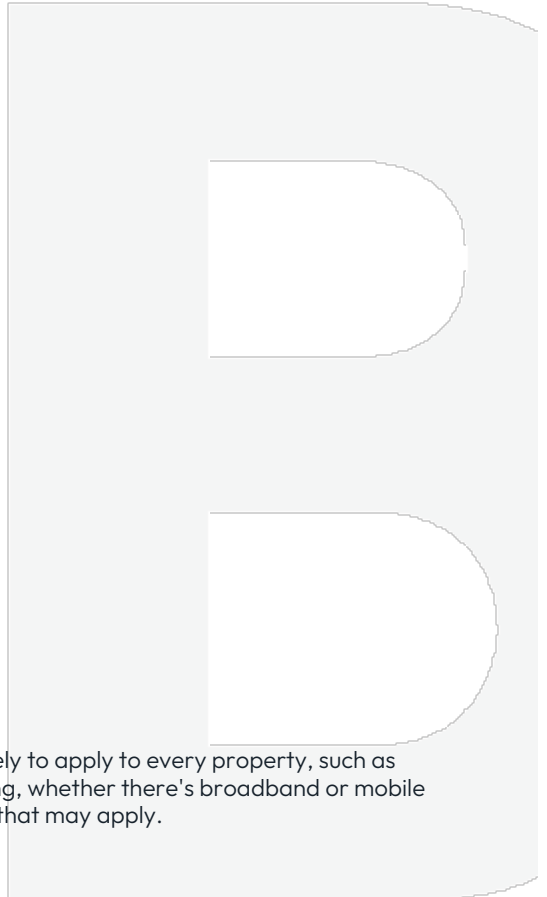
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Part B

Parking

Utilities

Part B contains property information that's likely to apply to every property, such as utilities (water, heating, electricity, etc.), parking, whether there's broadband or mobile coverage at the property and any restrictions that may apply.





Parking

Types of parking available

Rear, Private, Gated

Controlled parking in place

No

Disabled parking available

No

Electrical vehicle charging point at the property

No

End of section



Utilities

↓ Electricity

Property connected to mains electricity

Yes

Other sources of electricity connected to the property

No

Solar or photovoltaic panels installed at the property

No

↓ Heating

Type of heating system

Central heating

Central heating fuel

Oil

Is the heating system in good working order

Yes

Other heating features at the property

Double glazing, Wood burner, Open fire

↓ Water

Mains water connected to the property

Yes

Is the mains water supply metered

Yes

↓ Drainage

Surface water drainage connected to the property

Yes

Mains foul drainage connected to the property

Yes

↓ Broadband

Broadband connection at the property

Cable

↓ Mobile coverage

Mobile signal issues at the property

Yes

Details of the mobile signal issues

4G/5G can drop in some rooms owing to the ironstone walls (Faraday's Cage). Strong wifi signal can be an alternative

End of section

Part C

Building safety

Listing status

Conservation

Tree preservation orders

Environmental issues

Rights and informal arrangements

Notices

Accessibility adaptations

Part C contains property information that may need to be disclosed if the property is impacted by it, such as building safety issues, planning permission issues, and environmental risks. Where a property is impacted, enquire with the agent for more details.



Building safety

Building safety issues at the property

No

End of section



Listing status

Listed building in England or Wales

No

End of section



Conservation

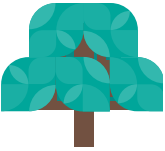
Located in a designated conservation area

Yes

Details of conservation area

Sproxton was designated Conservation Area in September 1986 under Melton Borough Council authority.

End of section

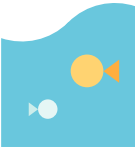


Tree Preservation Orders

Tree preservation order in place

No

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

No

Flood defences in place

No

↓ Coastal erosion

Coastal erosion risk

No

↓ Coal mining

Coal mining risk

No

↓ Other mining

Other mining risk

No

End of section



Rights and informal arrangements

Do the owners of any other properties exercise any rights or arrangements over this property?

No

End of section



Notices

Infrastructure project notice(s)

No

Neighbour development notice(s)

Yes

Details of neighbour development notice(s)

Owners did look at converting the barns under Class Q. No of no other development external to the property.

Listed building application notice(s)

No

Party wall act notice(s)

No

Planning application notice(s)

No

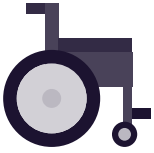
Required maintenance notice(s)

No

Other notices

No

End of section



Accessibility adaptations

Accessibility adaptations at the property

No accessibility adaptations

End of section