

Summary of NTS guidance on disclosable material information when listing a property for sale

Our article examining best practice when marketing a property for sale is available [here](#).

Freehold country house sale

Part A (information to be prominently displayed): asking price, tenure and council tax band.

Part B (information no more than one click away online). This list is not exhaustive.

- Physical characteristics of the property (eg any additional/ancillary buildings, a thatched roof, timber framed windows).
- The number and type(s) of room (rooms should not be listed as “bedrooms” if they have not met building regulations to be).
- Utilities (this includes the usual utilities and should also capture solar panels, wind turbines, any storage batteries, electric vehicle charging etc, and details of how the supply or installation has been provided. Water supply should cover any wells, springs, boreholes and sewerage should cover septic tanks, any small sewage treatment plants and cesspits/cesspools. Responsibility for any drains within the property and details of the nature of the supply heating the property should also be disclosed).
- Mobile signal/coverage and broadband.
- Details of the driveway and any garages.

Part C (information no more than one click away online). This list is not exhaustive.

- Building safety (eg known asbestos, structural issues, insufficient fire/smoke alarm systems).
- Restrictions and rights (eg any restrictive covenants, conservation area, listed building status, TPOs, third party occupants/rights, easements, public rights of way).
- Flood risk (agents should be asking has the property flooded in the last 5 years, the sources of the flood risk, details of any flood defences, whether the property has ever flooded and details of any adaptations since, issues with insuring against flood risk). Coastal erosion risk should also be disclosed where relevant.
- Planning permissions and proposals for development (this should extend to an accurate description of known planning permission or proposals for development affecting the property’s immediate locality, including possible obstruction to a view due to an ongoing or proposed development).

- Property accessibility and adaptations (eg living room/kitchen/bathroom and at least one bedroom at ground floor level).
- Coalfield or mining area (where a property is known to be on a coalfield or directly impacted by the effect of other mining activity).

Other: EPC rating (unless exempt). EPCs fall outside the scope of the NTS guidance as they are prescribed in legislation elsewhere.

Leasehold London flat sale

Part A (information to be prominently displayed): as for freehold country house sale plus details of:

- The lease term.
- Other financial liabilities associated with the property or the purchasing process, like a reservation fee, ground rent, service charges and estate rent charges.
- For ground rents, any review period and the date of the next review.

If a property is a new build and council tax rates are not yet known, agents may wish to add a qualifying statement, eg “new build: council tax band not yet available”.

Part B (information no more than one click away online). This list is not exhaustive.

- Physical characteristics of the property (the floor on which the flat is located, material used in construction where this may impact a buyer’s enjoyment of the property and/or mortgage availability, such as defective cladding).
- The number and type(s) of room (rooms should not be listed as “bedrooms” if they have not met building regulations to be).
- Utilities (this includes the usual utilities and should also capture any communal or district heating and/or cooling system. Where this applies details of the cost of such heating supply, any control over the energy provider and control over the heating (ie can it be turned on and off) should be disclosed).
- Mobile signal/coverage and broadband.
- Parking (details of parking available (if any) and, if available, what does this look like (ie street parking, communal parking with or without allocated space(s), EV charging). Where car parking forms part of any service charge or a separate payment, this should be detailed. Whether a property can obtain a parking permit and, where permits are available, the cost and any limitations/caps).

Part C (information no more than one click away online). This list is not exhaustive.

- Building safety (eg subsidence, unsafe cladding and any other known fire safety issues such as lack of emergency lighting and insufficient fire/smoke alarm systems, details of remediation works required/carried out, potential costs to a buyer, impact of any works on a buyer (ie will they need to move out). This is a broad area and is **not limited** to only fire safety in tall buildings).
- Restrictions and rights (eg lease restrictions and/or estate management restrictions. This covers restrictions on sub-letting, running a business, short term holiday lettings etc).
- Planning permissions and proposals for development (this should extend to any Article 4 (or related) directions from the local authority restricting permitted development rights and any known building works to surrounding structures/areas that may impact on privacy or light).
- Property accessibility and adaptations (eg ramps/lifts allowing step free access from the street, wet room/level access shower).

Other: EPC rating. EPCs fall outside the scope of the NTS guidance.

If you require further information about anything covered in this briefing, please contact [Edmund Fetherston-Dilke](#), [Laura Conduit](#), [Piers King](#) or [Camilla Tunncliffe](#), or your usual contact at the firm on +44 (0)20 3375 7000.

This publication is a general summary of the law. It should not replace legal advice tailored to your specific circumstances.