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WgS solicitors warrants that the following documents have been ordered from the relevant bodies but not yet received:

Standard Searches:

- The local land charges register relating to the property being sold. If the search is carried out by the local authority, an official search certificate will be provided. Alternatively a personal search company can be used.
- Other records held by the local authority on matters of interest to buyers, such as planning decisions and road building proposals. These are referred to as local enquiries in the Home Information Pack regulations. A local authority or a personal search company can be used.
- The provision of drainage and water services to the property. The local water company or a personal search company can be used.

leasehold documents :

- A copy of the lease
- Any regulations or rules that apply to the property that aren't mentioned in the lease and any proposed amendments to same
- Statements or summaries of service charges covering the previous 36 months
- Where appropriate, the most recent requests for payment of service charges, ground rent, insurance against damage for the building in which the property is situated, and insurance in respect of personal injury caused by or within the building during the 12-month period before marketing began
- The name and address of the current or proposed lessor, and details of any managing agent that has been appointed or proposed by the lessor to manage the property
- A summary of any works being undertaken or proposed that will affect the property or the building in which it's situated.

commonhold documents:

- An official copy of the individual register and title plan for the common parts. This is in addition to official copies for the unit (see our section on [Evidence of title](#)).
An official copy of the commonhold community statement. You can download this document from [Land Registry here](#).
Where they are reasonably obtainable, or sellers can reasonably be expected to be aware of them, the following documents and information are also required:

- Copies of any regulations or rules not described in the commonhold community statement and any amendments proposed to those regulations or to the commonhold community statement
- Copies of any requests for payments made in the previous 12 months in respect of commonhold assessment, reserve fund levy and insurance (if not covered by a request for commonhold assessment)
- The name and address of any managing agent or other person appointed or proposed to be appointed by the commonhold association to manage the commonhold
- A summary of current or proposed works affecting the commonhold.
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