

The TOP 60 Questions to Ask When Buying a Property



I often hear buyers spend more time buying a pair of shoes than they do viewing a property. With this in mind it's imperative you gather as much information about the property as possible. This could be one of your biggest purchases and you don't want to wait until you have instructed solicitors, surveyors and mortgage companies before you realise there is an issue.

Prop Checker

How long has it been on the market?

Why are the vendors selling?

How long have the vendors lived there?

Have the vendors found their next property?

Have the vendors had any issues with the neighbours?

What do you feel about the price?

Are there other interested parties?

Would the vendors take an offer?

What's the lowest price the vendors would accept?

Have you received any offers?

What is the vendors timescale?

What fixtures and fittings are included in the sale?

Is the vendor happy to share the monthly/annual running costs i.e utility bills, gardener etc?

Is the property listed?

Has it been extended - if so, do you have warranties, certificates?

Does it still have potential to extend further?

How old is the boiler/what type of boiler is it?

Are there any restrictive covenants?

Have there been any structural issues with the property?

What is the EPC?

What council tax band is it?

What orientation is the garden?

What is the broadband speed?

Which mobile company provides the best signal?

Are there any boundary issues/flying freeholds?

What drainage does the property use? If private, is it up to the latest legal standard?

Is it possible to raise a mortgage on the property?

What schools are in the catchment area?

What's the area like?

Is the property in a National Park/conservation area/AONB (Area of Outstanding Natural Beauty etc) as these could affect planning?

Is there off street parking?

Do you need a permit to park on the road?

Does the road get busy during rush hour?

Where is the nearest train/bus station?

Where is the nearest shop/pub?

Where is the nearest doctors/hospital?

Where can we walk our dog/ride our bike?

How long does it take to commute to London/the nearest big town?

How long does it take to travel to the airport?

Does the property have a history of flooding?

Are there any planned developments nearby?

What soil is around the property?

Are you aware of a Radon gas issue in the area?

What are the management/service charge/ground rent costs?

How many years are left on the lease?

If the number of years left on the lease is below 80 years, do you have a quote for extending the lease?

Is there a sinking fund?

What are the rules for the communal area i.e. can you have a BBQ or sit outside with friends?

When was the communal area last updated?

Are there any planned works on the communal areas?

- What % of apartments are owner occupied/tenants?
- Who owns the freehold?
- Who is the management company?
- What are the management company like at responding on sales/purchases?
- What does the management/service charge cover?
- Are dogs/cats allowed?
- Is there private/communal/visitor parking?
- Is there private/communal/bike/bin storage?
- Are there any restrictions i.e no wooden floors/hovering on a Sunday etc?

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