

TA6 Property Information Form (6th Edition) Guidance for Completion

This explanatory note is intended to assist with completing the Law Society's TA6 Property Information Form (Fifth Edition) for the sale of your property in England. The buyer and their advisers will rely on your answers when deciding whether to proceed, what price to offer and what contractual protections to seek. Please read this note carefully and return the completed TA6 with all supporting documents.

Providing accurate, complete information reduces the risk of delay, renegotiation, or a potential misrepresentation claim.

Information Sheet

- Answer fully, truthfully and to the best of your knowledge. If you do not know, state "Not known". Do not guess.
- You should undertake reasonable enquiries before replying.
- Tennant Mickleburgh Solicitor cannot be held liable in respect of responses you provide.
- If a question does not apply, write "Not applicable". Do not leave questions blank.
- Attach copies of all relevant documents and refer to them in your answers (for example, "See attached FENSA certificate dated [date]").
- Use consistent terminology and dates. If you give an approximate date, make that clear.
- If anything changes after you have completed the TA6 (up to exchange of contracts), notify us immediately so the buyer can be updated.
- Keep a copy of the completed form and all enclosures for your records.
- If space is insufficient, continue on a separate sheet clearly cross-referenced to the question number.

[*explanatory-notes-for-ta6-6th-edition.pdf*](#)

Documents to assemble now

Where available, please collate copies of the following:

- Title documents: Official copies of the register/plan; any deeds; transfer on your purchase.
- Planning and building control: Permissions, approvals, completion certificates, regularisation certificates, listed building consent and any other approvals.
- Installation certificates: FENSA/CERTASS (windows/doors), GasSafe (gas works), HETAS (solid fuel/wood burners), OFTEC (oil), NICEIC/NAPIT/ELECSA (electrical).
- Warranties/guarantees (and any insurance-backing): NHBC/LABC/Premier, damp/timber, roofing, double glazing, cavity wall insulation, solar PV/inverter, tanking, Japanese knotweed treatment plans, boiler.
- Insurance: Buildings insurance schedule and any claim correspondence (subsidence/heave/landslip/flood/escape of water).
- Environmental: Flood risk reports, radon test results/mitigation, mining/subsidence reports, asbestos reports (if any), EPC.

- Services/utilities: Details of private water supply or drainage (septic tank/cesspool/package treatment plant), service agreements, evidence of compliance with the General Binding Rules.
- Rights/charges: Wayleaves/easements, deeds of grant/alterations, rentcharge or estate management documents, covenants, management company information.
- Flats/leasehold (if applicable): Service charge/ground rent statements, buildings insurance schedule, fire risk assessment, Building Safety Act documentation (landlord and leaseholder certificates, remediation information), EWS1 if available.
- Tenancy/licence documents (if any occupant other than you): AST/licence, deposit protection details.
- Solar PV/renewables: Lease of roof/airspace (if any), Feed-in Tariff/SEG documentation, O&M manuals.
- Parking: Permits, allocation plan, title references to spaces/garages.
- Party wall: Any awards/agreements or correspondence.

Accuracy, updates and consequences of incorrect answers

- The buyer is entitled to rely on your answers. Inaccurate or incomplete information can lead to claims for misrepresentation, including damages or rescission of the contract and a criminal conviction under S2 Fraud Act 2006.
- If you subsequently become aware that an answer was incorrect or circumstances change before exchange, inform us immediately so that an update can be issued to the buyer's solicitor.

Practical tips

- Use clear, plain descriptions. If citing technical terms, explain briefly (for example, "regularisation certificate – retrospective building control approval").
- Refer precisely to dates and addresses; cross-reference documents by title and date.
- Where evidence exists, provide it. Stating "approval obtained" without attaching proof is likely to result in queries.
- Do not approach authorities about missing consents before discussing, as that can limit indemnity insurance options that may otherwise be available.
- If an issue is historic and resolved (for example, a settled insurance claim), say so and provide closure documentation.

What we will do on receipt

Upon receipt of your completed TA6 and enclosures, Tennant Mickleburgh will:

- Review for completeness and consistency, and raise any clarifications.
- Collate the pack for issue to the buyer's solicitors.
- Advise on any gaps (e.g. missing consents) and options to manage risk, such as obtaining documents or, where appropriate, considering title insurance.