BUYERS AND SELLERS / FREE DOWNLOAD

Property Information and Passports: A Plain-English Guide

What a home record can show—and what it cannot prove.

What is a property record?

A Property Passport is a way to bring useful information about a home into one organised experience. Depending on the property, that might include EPC information, alterations, maintenance, warranties, ownership-related details and seller-provided answers.

Know where information comes from

Official certificates, seller-supplied answers, third-party datasets and personal observations are not the same. Always check source, date, accuracy, permissions and whether a document is complete.

For buyers

Use available records to identify questions sooner. Ask what is missing and whether a professional survey, searches or legal enquiries are still required. A Passport is not a replacement for independent due diligence.

For sellers

Prepare your evidence early, keep records updated and answer honestly. Where a document is not available, make that clear rather than treating an empty section as proof there is no issue.

How Alexandria Hamilton uses the idea

Our “Buying blind is cancelled” boards use a universal QR code to take visitors to the Alexandria Hamilton website, where they can search for a property and explore the information that is available. The underlying technology brand is not presented in this public guide.

FIVE QUESTIONS TO ASK

☐ Is the information official, owner-provided or inferred?

☐ When was it last updated?

☐ What is missing?

☐ Who can verify a claim?

☐ What additional professional checks are needed?

COMMON MISTAKES TO AVOID

• Assuming every home has a complete Passport

• Treating a seller answer as an independent guarantee

• Confusing a preview with an official record

TRUSTED SOURCES

https://www.gov.uk/government/consultations/home-buying-and-selling-reform/outcome/home-buying-and-selling-reform-roadmap

https://www.lawsociety.org.uk/topics/property/ta6-6th-edition

https://www.gov.uk/find-energy-certificate

General information, not individual legal, mortgage, financial, valuation or tax advice. Rules and rates may change; check current official guidance before acting.