

Identification Verification Certificate



Full birth name WYN LLOYD DOWELL

Full private address of Seller

Full address of business/property to be sold

ROSEWOOD,

TYN-Y-PORC,

TYN Y PORC, RUTHIN

RUTHIN, DENBIGHSHIRE

Postcode LL15-1JH

Postcode LL15-1JH

Date of Birth 9.2.65 Nationality British

Copy of Utility Bill (less than 3 months old) with Seller's name and business address (not a mobile phone bill): ☐

Copy of Passport ☒
Passport issue date and number:
134815075 (23/8/22 - 23/8/32)

Copy of Utility Bill (less than 3 months old) with Seller's name and private address (not a mobile phone bill): ☒

Copy of Driving Licence ☒
Driving Licence valid from date and number:
DOWELL602095WLA1C 29
(14/5/21 - 13/5/31)

Confirm identification of Seller: ☒

Confirm that originals have been seen: ☒

Name of Associate Director:

Date completed:

MORFEO PARKUS

12th February 2025

EPC Proforma

With effect from 6th April 2012 the law has changed with regard to Energy Performance Certificates (EPC). The new legislation is being implemented in the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) (Amendment) Regulations 2011 (SI 2011/2452). Under these regulations, the seller or landlord will need to commission an EPC before marketing a property.

If you would like to arrange your EPC report separately then please ensure that you send us a copy once received to enable us to market your property in a compliant manner. EPC reports must be available within 7 days of a request.

☐ I would like you to arrange for an EPC quotation on my business via one of your suppliers.

☒ I will arrange my own EPC and provide you with a copy once received.
I accept that buyers will require an EPC within 7 days of a request.

Signed: [Signature]

Signed: _____

Date: 12.2.25