Introduction

The Estates IT RSDF (Estates IT Rightmove Style Data Feed) Module, which is automated, provides a mass synchronization of the Estates IT property data (i.e. the master copy) and the data that is online via a 3rd Party website.

The module detailed below is a specific feed specification for the transport of property data from Estates IT to a RM Compatible portal.

Index

References - 3rd Party ID - <BRANCH ID> - <PROPCODE>

A 3rd Party ID is assigned to this feed to be unique, this is known in this document as <BRANCH ID>.
 <BRANCH ID> must be an alpha and/or numeric value and can be supplied by the 3rd Party website (or by Estates IT if required).
Each property within Estates IT has a unique code. This is referred to in the document as <PROPCODE> or PROPERTY.PROPCODE
Also Estates IT tag all output files with an ID as reference to the provider, this is known as <PROVIDER ID> and is by default EIT unless agreed otherwise.
Estates IT assign each branch two unique codes:
1. Branch Code <BRANCHCODE> up to 20 characters alphanumeric
2. Branch Leader <BRANCHLEADER> up to 6 characters alphanumeric

Upload Data File Naming

Estates IT produce one BLM file per agent/branch. The naming convention used for both the BLM and ZIP file is:
<PROVIDER ID> <BRANCH ID>_<YYYY><MM><DD><hh><mm>.BLM

    <PROVIDER ID> – Is by default "EIT" and is Estates IT identification (Only used on the ZIP file)
    <BRANCH ID> – Is provided by the 3rd party website and is used in the feed file itself
    <YYYY> – Year Number – must include all digits
    <MM> – Month Number – must include all digits e.g. January is 01
    <DD> – Day Number – must include all digits e.g. Date 1 is 01
    <hh> – Hour Number – must include all digits e.g. 1am is 01
    <mm> – Minute Number – must include all digits e.g. 1 minute is 01

Sample ZIP and BLM file name:
    EIT47425_201309011401.ZIP
    47425_201309011401.BLM

Where 47425 is the <BRANCH ID>, EIT is the <PROVIDER ID> and the file was generated on the 1st September 2013 at 2.01pm.

Standard and Extended Formats

There are two formats available from Estates IT Standard and Extended.

The structure of these formats is detailed in this document.
The Standard format complies to the standard Rightmove V3 format as per their specification of 2008 in accordance of what data can be supplied by Estates IT
The Extended format contains all of the Standard format fields but has a number of Estates IT related data fields added to the feed data columns.

One format is normally chosen by the 3rd Party website and this format is used to upload all client data. **The default is format Standard.**
The extended format will allow a 3rd Party website to include data that may not be supported easily in the current Rightmove specification.
Customisations to these formats can be applied by Estates IT upon evaluation, agreement and developments to the requirements. Charges may be applicable.

File Delivery

Each upload will consist of one main file for FTP delivery, the .ZIP file. The .ZIP file contains:
1. A BLM file which is the full set of property records to be advertised
2. A set of photos files in JPG format to upload

Estates IT will be able to produce a .BLM file with the specified structure and FTP the resulting file to a specified FTP location.

At the same time Estates IT will also work out which photos need to be uploaded and upload them in the single ZIP file.

The photos "cache" as it is known can be cleared at any time by contacting feeds support, this can enable a full re-upload of the photos.

Images are sent for all the following circumstances:
- Property uploaded for the first time
- Image updated
- Property resent having been previously deleted

FTP Server and Upload

The current specified FTP location being used for Estates IT is to be supplied by the 3rd Party.

A single FTP location is preferred but Estates IT can upload to individual client/agent folders if required for live feeds.

For testing Estates IT will need supplied a specific FTP server for the test & live feeds.

The information required would be: FTP Server, FTP User, FTP Password and FTP Folder.

Estates IT upload from one IP address with high bandwidth capacity (1Gbps) using FTP Passive mode by default.

Photo File Name

Photos follow this naming convention:

<BRANCH ID>_<PROPCODE>_<Media Type>_<Media Index Number>.<file extension>

<Media Index Number> - Index number starting with 00 to sequence the media/photo for a property.

<Media Type> - Recognized media types

- IMG - Property Image / Photo – Usually JPG Format/Extension Only
- FLP - Floor Plan - Usually JPG Format/Extension Only
- DOC - Documents / Brochure - PDF Format/Extension Only

Sample Media File Name:

47425_MY_000000_IMG_00.jpg

where 47425 is the <BRANCH ID>, MY_000000 is the <PROPCODE>, IMG is the <Media Type>, and 00 is the Media Index Number and jpg is the file type.

(In this instance 00 indicates it is the first property image/photo of a property for branch 47425 with a reference of MY_000000)

Other Media and Links

In this feed only Photos and Floor plans are uploaded i.e. JPG files. PDF documents are currently not uploaded but a link through to them is provided if they have been uploaded to an Estates IT server. This specification supports sending of the 4 EPC values. It does not provide an EPC graphic. It does provide a link through to estateagentslive.net for the optional display of an EPC graphic via a web page. Various links can be sent via a URL if supplied, this includes HIP/EPC, Virtual Tour, Map, Floor Plan PDF, Particulars PDF and Custom PDF.

The 3rd party website can either reference or download from these URLS as required.

Photos Held Online Uploaded via Estates IT Directly

Estates IT holds photos online via its direct uploading process.

This means that all main Estates IT web photos always exist online. However, their naming convention is different from that of the upload file itself.

https://www.estateagentslive.net/pchomesdata/<BRANCHCODE>/photos/<PROPCODE>_<PHOTONO>.JPG

e.g. https://www.estateagentslive.net/pchomesdata/MYPROPERTY/photos/MY_000000_1.JPG

or https://www.estateagentslive.net/pchomesdata/MYPROPERTY/photos/my-p-o-000000-blabblab.JPG

Where: MYPROPERTY is the <BRANCHCODE>, MY_000000 is the property code <PROPCODE> and 1 is the photo number < PHOTONO > according to how they are defined in the software

PDF Particulars Held Online Uploaded via Estates IT Directly

As per the photos the PDF particulars that may be held for a property are also held online. These are not directly uploaded in the upload process.

Format: https://www.estateagentslive.net/pchomesdata/<BRANCHCODE>/photos/PropertyParticulars_<PROPCODE>.PDF

Example URL: https://www.estateagentslive.net/pchomesdata/MYPROPERTY/photos/PropertyParticulars_MY_000000.pdf

Example File Name: PropertyParticulars_MY_000000.pdf

Where: MYPROPERTY is the <BRANCHCODE> and MY_000000 is the property code <PROPCODE>

Schedule Tasks and Uploading

The times and frequency of upload are determined between Estates IT and the 3rd Party website on agreement of going live.

When an upload is run all clients are included. Individual task running can be done via support requests to feeds@estatesit.com

Estates IT are able to run many options of uploading flexibility hourly, daily, weekly, monthly, multiple times etc.

It is currently recommended that Estates IT upload to sites at a minimum of once a day between 7pm and 12am. ***This will be the default on setup of a 3rd Party site.***

If the portal can support it and require it, Estates IT can offer additional uploads at other time periods e.g. 11am.

Estates IT clients are instructed that the cut-off point from the agent to Estates IT to provide data of an evening upload is 7pm.

Support & Client setup to feeds@estatesit.com

All client setup requests and initial support issues should be sent to feeds@estatesit.com. Do not email staff members directly in the initial communication.

Once a request is received the client/agent/branch will be contacted to let them know what charges they may incur and to get confirmation to proceed.

File Layout – BLM Structure – Standard (Fully RM Compatible)

This layout is fully compatible with Rightmove style format. This is the default output from Estates IT to a supporting portal.
The custom specification displays all recursive fields that are create in the output as these are fixed by this specification.

No.	Field Name	Type	Length	Description	PCHomes Fields and Estates IT Notes
1	AGENT_REF	Char	20	It is combination of Branch ID and Property Reference. The "Branch Leader" part of the property code identifies the originating branch uniquely.	<BRANCH ID>+ PROPERTY.PROPCODE (<PROPCODE>)
2	ADDRESS_1	Char	60	Address Flat Number, House Number, House or Building Name. NOT to be displayed on the live site.	PROPERTY.ADDRESS2 + PROPERTY.ADDRESS0 + PROPERTY.ADDRESS1
3	ADDRESS_2	Char	60	Street Name	PROPERTY.ADDRESS3
4	ADDRESS_3	Char	60	Area	PROPERTY.ADDRESS4
5	ADDRESS_4	Char	60	County	PROPERTY.ADDRESS6
6	TOWN	Char	60	Town/City Name	PROPERTY.ADDRESS5
7	POSTCODE1	Char	10	First part of the Postcode. E.g. EC1	PROPERTY.POSTCODE (1st Half)
8	POSTCODE2	Char	10	Second Part of Postcode. E.g. 1FG	PROPERTY.POSTCODE (2nd Half)
9	FEATURE1	Char	60	Bullet Point 1	PROPERTY.BULLET1
10	FEATURE2	Char	60	Bullet Point 2	PROPERTY.BULLET2
11	FEATURE3	Char	60	Bullet Point 3	PROPERTY.BULLET3
12	FEATURE4	Char	60	Bullet Point 4	PROPERTY.BULLET4
13	FEATURE5	Char	60	Bullet Point 5	PROPERTY.BULLET5
14	FEATURE6	Char	60	Bullet Point 6	PROPERTY.BULLET6
15	FEATURE7	Char	60	Bullet Point 7	PROPERTY.BULLET7
16	FEATURE8	Char	60	Bullet Point 8	PROPERTY.BULLET8
17	FEATURE9	Char	60	Bullet Point 9	PROPERTY.BULLET9
18	FEATURE10	Char	60	Bullet Point 10	PROPERTY.BULLET10
19	SUMMARY	Char	1k	Description – Brief The size of this field will be as per user entry.	PROPERTY.PROPTEXT See notes on property descriptions
20	DESCRIPTION	Char	32k	Description - Full Website page 2 The size of this field will be as per user entry.	PROPERTY.PROPTEXT4 See notes on property descriptions
21	BRANCH_ID	Char	20	A valid Branch ID	<BRANCH ID> - Assigned by 3rd Party or Estates IT
22	STATUS_ID	Num	1,0	0 – Available	PROPERTY.PROPSTAT

No.	Field Name	Type	Length	Description	PCHomes Fields and Estates IT Notes
				1 – SSTC 2 – SSTCM (Scotland only) 3 – Under Offer 4 – Reserved 5 – Let Agreed In some output options i.e. Extended 6 – Sold (Exchange/Completed) or Let 7 – Let	Estates IT data remapped to values shown The data can support exporting of Sold and Let statuses which are not normally included in this output.
23	BEDROOMS	Num	2,0	Number of Bedrooms	PROPERTY.PROPBEDR
24	BATHROOMS	Num	2,0	Number of Bathrooms	PROPERTY.PROPBATH Not just used for Student Lettings
25	LIVING_ROOMS	Num	2,0	Number of Receptions (Living Rooms)	PROPERTY.PROPRECP Not just used for Student Lettings
26	PRICE	Num	20,2	Advertised Price or Rent Value	PROPERTY.PRICEASK
27	PRICE_QUALIFIER	Num		0 – Default 1 – POA 2 – Guide Price 3 – Fixed Price 4 – Offers in Excess of 5 – OIRO 6 – Sale by Tender 7 – From 9 – Shared Ownership 10 – Offers Over 11 – Part Buy Part Rent 12 – Shared Equity	PROPERTY.PRICEASKP Estates IT data remapped to values shown The PCHomes database support mores types but any types not in this list will be ignored.
28	PROP_SUB_ID	Num	3,0	One of the valid property types. Ref. Property Type table	PROPERTY.PROPTYPE Estates IT data remapped to values shown
29	CREATE_DATE	Date		YYYY-MM-DD HH:MI:SS	PROPERTY.SDTIME
30	UPDATE_DATE	Date		YYYY-MM-DD HH:MI:SS	PROPERTY.SDTIMELC
31	DISPLAY_ADDRESS	Char	120	Address of the property that should be displayed on the Live site	PROPERTY.ADDRESS3 + PROPERTY.ADDRESS4 + PROPERTY.ADDRESS5 + PROPERTY.POSTCODE

No.	Field Name	Type	Length	Description	PCHomes Fields and Estates IT Notes
32	PUBLISHED_FLAG	Num	1,0	0 - Hidden/invisible 1 – Visible	By Default … If property is Sold/Exchanged/Completed/Let this is set to "0" If property is not ticked as active or advertise but included in feed this is set to "0" Otherwise this is set to "1" If required the feed can be setup to always automatically set this value to "1" or to "0". That will need to be specified as part of the feed setup.
33	LET_DATE_AVAILABLE	Date		Date when letting property will be available for rent - YYYY-MM-DD HH:MI:SS	PROPERTY.TENADATE
34	LET_BOND	Num	20,2	'Deposit' – (Example: £500)	PROPERTY.DEPOSITS
35	ADMINISTRATION_FEE	Char	4k	Tenant Fees. Free format text, potentially with basic HTML code.	Only filled in for lettings properties not sales. Depending on setup of PCHomes system this will be text on property by property basis from: PROPERTY.PKEYWORDS or PROPERTY.PROPTEXT7 or PROPERTY.PROPTEXT8 Or Branch Screen Tenant Fees global text, each entry will be the same for each rental property
36	LET_TYPE_ID	Num	1,0	0 – Not Specified 1 – Long Term 2 – Short Term 3 – Student 4 – Commercial	PROPERTY.PROPTENU & PROPERTY.MARKET Estates IT data remapped to values shown
37	LET_FURN_ID	Char	1	0 - Furnished 1 - Part Furnished 2 - Unfurnished 3 - Not Specified 4 – Furnished/Un Furnished	PROPERTY.MATCHFLAG (Positions 35-38) Estates IT data remapped to values shown

No.	Field Name	Type	Length	Description	PCHomes Fields and Estates IT Notes
38	LET_RENT_FREQUENCY	Num	1,0	0 - Weekly 1 - Monthly 2 - Quarterly 3 – Annual 5 – Per person per week	PROPERTY.PRICETYPE Estates IT data remapped to values shown Option 5 is currently not supported in PCHomes.
39	LET_CONTRACT_IN_MONTH	Num	2,0		PROPERTY. LEASETERM
40	LET_WASHING_MACHINE_FLAG	Char	1	Y, N or empty	PROPERTY.MATCHFLAG (Position 46)
41	LET_DISHWASHER_FLAG	Char	1	Y, N or empty	PROPERTY.MATCHFLAG (Position 48)
42	LET_BURGULAR_ALARM_FLAG	Char	1	Y, N or empty	PROPERTY.MATCHFLAG (Position 31)
43	LET_BILL_INC_WATER	Char	1	Y, N or empty	PROPERTY.MATCHFLAG (Position 79)
44	LET_BILL_INC_GASE	Char	1	Y, N or empty	PROPERTY.MATCHFLAG (Position 80)
45	LET_BILL_INC_ELECTRICITY	Char	1	Y, N or empty	PROPERTY.MATCHFLAG (Position 81)
46	LET_BILL_INC_TV_LICENCE	Char	1	Y, N or empty	PROPERTY.MATCHFLAG (Position 82)
47	LET_BILL_INC_TV_SUBSCRIPTION	Char	1	Y, N or empty	PROPERTY.MATCHFLAG (Position 83)
48	LET_BILL_INC_INTERNET	Char	1	Y, N or empty	PROPERTY.MATCHFLAG (Position 75)
49	TENURE_TYPE_ID	Num	1,0	1 – Freehold 2 – Leasehold 3 – Feudal 4 – Commonhold 5 – Share of Freehold	PROPERTY.PROPTENU Estates IT data remapped to values shown
50	TRANS_TYPE_ID	Num	1,0	1 – Resale 2 – Lettings	PROPERTY.PRICETYPE Estates IT data remapped to values shown
51	MIN_SIZE_ENTERED	Num			PROPERTY.PROPSQFT
52	MAX_SIZE_ENTERED	Num			PROPERTY.PROPSQFT2
53	AREA_SIZE_UNIT_ID	Num		The unit of the size of the area. 1 – sq ft, 2- sq ms, 3 – acres, 4 – hectares	PROPERTY.PROPSQFTU
54	BUSINESS_FOR_SALE_FLAG	Char	1	0 – Not a business for sale 1 – Business for sale (Commercial only)	PROPERTY.MATCHFLAG (Position 66)
55	PRICE_PER_UNIT	Num		The price per unit of the property	No PCHomes field
56	COMM_CLASS_ORDER_1	Char	100	Specifies the Use Class Order from this: Options are: A1, A2, A3, A4, A5, B1, B2, B8, C1, C2, C2A, C3, D1, D2, sui_generis_1, sui_generis_2 (Commercial only)	No PCHomes field http://www.gvagrimley.co.uk/PreBuilt/PDR/other/GVAGUseClassOrder.pdf
57	COMM_CLASS_ORDER_2	Char	100	See COMM_CLASS_ORDER_1	No PCHomes field

No.	Field Name	Type	Length	Description	PCHomes Fields and Estates IT Notes
58	COMM_CLASS_ORDER_3	Char	100	See COMM_CLASS_ORDER_1	No PCHomes field
59	COMM_CLASS_ORDER_4	Char	100	See COMM_CLASS_ORDER_1	No PCHomes field
60	COMM_CLASS_ORDER_5	Char	100	See COMM_CLASS_ORDER_1	No PCHomes field
61	COMM_CLASS_ORDER_6	Char	100	See COMM_CLASS_ORDER_1	No PCHomes field
62	NEW_HOME_FLAG	Char	1	Y - New Home N or empty - Non new home property	PROPERTY.AGEERA (if this data in PCHomes starts with "New") Estates IT data remapped to values shown
63	NEW_HOME_STYLE	Char	60	New Homes style name	Always Blank Not available from Estates IT
64	NEW_HOME_SITE_PROFILE	Char	60	Name of the site profile the property should map to	Always Blank Not available from Estates IT
65	MEDIA_SITE_PLAN_00	Char	100	Name of the property site plan – new builds only	Always Blank Not available from Estates IT
66	MEDIA_SITE_PLAN_TEXT_00	Char	20	Caption to go with the site plan of that index number.	Always Blank Not available from Estates IT
67	MEDIA_IMAGE_00	Char	100	File name of the main property photo	Property web image 1
68	MEDIA_IMAGE_TEXT_00	Char	20	Caption for image/photo.	Property web image 1 caption
69	MEDIA_IMAGE_<n>	Char	100	File name of the property photo <n>	Property web image <n> from 2 to 58
70	MEDIA_IMAGE_TEXT_<n>	Char	20	Caption for image/photo <n>	Property web image <n> caption from 2 to 58
71	MEDIA_IMAGE_59	Char	100	File name of the property photo 59	Property web image 59
72	MEDIA_IMAGE_TEXT_59	Char	20	Caption for image/photo 59	Property web image 59 caption
73	MEDIA_IMAGE_60	Char	20	Name of the property EPC graphic	EPC Image file (Usually PNG file format)
74	MEDIA_IMAGE_TEXT_60	Char	20	Caption to go with the EPC graphic	Always "EPC" (if MEDIA_IMAGE_60 supplied)
75	MEDIA_IMAGE_61	Char	20	Name of the property EPC graphic	Always Blank (Not available from Estates IT)
76	MEDIA_IMAGE_TEXT_61	Char	20	Caption to go with the EPC graphic	Always "EPC" (if MEDIA_IMAGE_61 supplied)
77	MEDIA_FLOOR_PLAN_00	Char	100	Name of the property floor plan file 1	Property web floor plan image 1
78	MEDIA_FLOOR_PLAN_TEXT_00	Char	20	Caption to go with the floor plan 1	Property web floor plan image 1 caption
79	MEDIA_FLOOR_PLAN_<n>	Char	100	Name of the property floor plan file <n>	Property web floor plan image <n> from 2 to 9
80	MEDIA_FLOOR_PLAN_TEXT_<n>	Char	20	Caption to go with the floor plan <n>	Property web floor plan image <n> caption from 2 to 9
81	MEDIA_FLOOR_PLAN_10	Char	100	Name of the property floor plan file 10	Property web floor plan image 10
82	MEDIA_FLOOR_PLAN_TEXT_10	Char	20	Caption to go with the floor plan 10	Property web floor plan image 10 caption
83	MEDIA_DOCUMENT_00	Char	200	URL: Particulars (PDF)	See notes for format
84	MEDIA_DOCUMENT_TEXT_00	Char	20	Caption to go with the URL	Always "Particulars" (if MEDIA_DOCUMENT_00 supplied)
85	MEDIA_DOCUMENT_01	Char	200	URL: Floor Plan	PROPERTY.LINKPLAN

No.	Field Name	Type	Length	Description	PCHomes Fields and Estates IT Notes
86	MEDIA_DOCUMENT_TEXT_01	Char	20	Caption to go with the URL	Always "Floor Plan" (if MEDIA_DOCUMENT_01 supplied)
87	MEDIA_DOCUMENT_02	Char	200	URL: Map	PROPERTY.LINKMAP In the extended specification this may contain google street view coordinates and not a URL link.
88	MEDIA_DOCUMENT_TEXT_02	Char	20	Caption to go with the URL	Always "Map" (if MEDIA_DOCUMENT_02 supplied)
89	MEDIA_DOCUMENT_03	Char	200	URL: PDF	PROPERTY.LINKPDF
90	MEDIA_DOCUMENT_TEXT_03	Char	20	Caption to go with the URL	Always "PDF" (if MEDIA_DOCUMENT_03 supplied)
91	MEDIA_DOCUMENT_04	Char	200	URL: PDF	Client Money Protection Certificate URL (if supplied)
92	MEDIA_DOCUMENT_TEXT_04	Char	20	Caption to go with the URL	Always "CMP" (if MEDIA_DOCUMENT_04 supplied)
93	MEDIA_DOCUMENT_50	Char	200	EPC file URL	PROPERTY.LINKEPC, EPC PDF, EPC Page 1 or Graph URL
94	MEDIA_DOCUMENT_TEXT_50	Char	20	Caption to go with the URL	Always "HIP" (if MEDIA_DOCUMENT_50 supplied)
95	MEDIA_DOCUMENT_51	Char	200	Property Card URL	PROPERTY.LINKHIP
96	MEDIA_DOCUMENT_TEXT_51	Char	20	Caption to go with the URL	Fixed for export
97	MEDIA_VIRTUAL_TOUR_00	Char	200	Virtual tour file URL	PROPERTY.LINK360
98	MEDIA_VIRTUAL_TOUR_TEXT_00	Char	20	Caption to go with the URL	Always "Virtual Tour" (if MEDIA_VIRTUAL_TOUR_00 supplied)

The is the end of the BLM standard file structure

File Layout – BLM Structure – Extended/Enhanced (Additional fields)

This structure is only provided on agreement.

The purpose of this file is to illustrate the custom data output of Estates IT Property Data in Rightmove style format.

Custom fields will be highlighted and appear from the end of the standard BLM file structure.

The custom specification displays all recursive fields that are create in the output as these are fixed by this specification.

No.	Field Name	Type	Length	Description	Estates IT Notes
1	FEATUREPOW	Char	1	Y, N - Y = Featured Property	PROPERTY.FEATUREPOW
2	EPC_EER_CURRENT	Num	3,0	Energy Efficiency Rating, Current Value	PROPERTY.EERCURR
3	EPC_EER_POTENTIAL	Num	3,0	Energy Efficiency Rating, Potential Value	PROPERTY.EERPOT
4	EPC_EIR_CURRENT	Num	3,0	Environmental Impact Rating, Current Value	PROPERTY.EIRCUR
5	EPC_EIR_POTENTIAL	Num	3,0	Environmental Impact Rating, Potential Value	PROPERTY.EIRPOT
6	RECEPTIONS	Num	2,0	Reception Rooms at Property (Default 0)	PROPERTY.PROPRECP
7	ROOMS	Num	2,0	Rooms at Property (Default 0)	PROPERTY.PROPROOMS
8	ROOMSS	Num	2,0	Single Bedrooms at Property (Default 0)	PROPERTY.PROPBEDS
9	ROOMSD	Num	2,0	Double Bedrooms at Property (Default 0)	PROPERTY.PROPBEDD
10	MATCHFLAGS	Char	188	188 Attribute (Match) Flags	PROPERTY.MATCHFLAG (See notes on flag values and options)
11	PROPTYPE	Char	30	Property Type	PROPERTY.PROPTYPE
12	KITCHEN	Char	30	Kitchen	PROPERTY.KITCHEN
13	AGEERA	Char	30	Age / Era	PROPERTY.AGEERA
14	GARDENLEN	Char	20	Garden Length	PROPERTY.GARDENLEN
15	GARAGES	Char	20	Garages	PROPERTY.GARAGES
16	STATION	Char	30	Station	PROPERTY.STATION
17	STATIOND	Char	20	Station Distance	PROPERTY.STATIOND
18	LOCALAUTH	Char	30	Local Authority	PROPERTY.LOCALAUTH
19	TAXBAND	Char	30	Tax Band	PROPERTY.TAXBAND
20	GCODEY	Char	25	Map Geo Coordinate Y	PROPERTY.GCODEY
21	GCODEX	Char	25	Map Geo Coordinate X	PROPERTY.GCODEX
22	SIZESQ	Num	10,0	Size Square (The units will be specified by AREA_SIZE_UNIT_ID)	PROPERTY.PROPSQFT
23	PROPFLONO	Num	10,0	Floor Number	PROPERTY. PROPFLONO
24	PROPFLOOR	Num	10,0	Number of Floors	PROPERTY. PROPFLOOR
25	CUSTOMFIELD1	Char	30	Custom Data Field for predetermined usage	PROPERTY.CANAL1

No.	Field Name	Type	Length	Description	Estates IT Notes
26	CUSTOMFIELD2	Char	30	Custom Data Field for predetermined usage	PROPERTY.CANAL2
27	CUSTOMFIELD3	Char	30	Custom Data Field for predetermined usage	PROPERTY.CANAL3
28	CUSTOMFIELD4	Char	30	Custom Data Field for predetermined usage	PROPERTY.CANAL4
29	CUSTOMFIELD5	Char	30	Custom Data Field for predetermined usage	PROPERTY.CANAL5
30	CUSTOMFIELD6	Char	30	Reserved	PROPERTY.CANAL6
31	PROPTEXT	Char	64k	Description – Summary	PROPERTY.PROPTEXT
32	PROPTEXT2	Char	64k	Description – Brief Press & Other	PROPERTY.PROPTEXT2
33	PROPTEXT3	Char	64k	Description – Rooms Website	PROPERTY.PROPTEXT3
34	PROPTEXT4	Char	64k	Description – Full and/or Website Page 2	PROPERTY.PROPTEXT4
35	PROPTEXT5	Char	64k	Description – Directions	PROPERTY.PROPTEXT5
36	PROPTEXT6	Char	64k	Description – Location	PROPERTY.PROPTEXT6
37	PROPTEXT7	Char	64k	Description – Parking	PROPERTY.PROPTEXT7
38	PROPTEXT8	Char	64k	Description – Other	PROPERTY.PROPTEXT8
39	PROPTEXT9	Char	64k	Description – Rooms Portals	PROPERTY.PROPTEXT9
40	ADDRESS0	Char	60	Building Name	PROPERTY.ADDRESS0
41	ADDRESS1	Char	60	House Number	PROPERTY.ADDRESS1
42	ADDRESS2	Char	60	Flat/Unit No	PROPERTY.ADDRESS2
43	ADDRESS3	Char	60	Street	PROPERTY.ADDRESS3
44	ADDRESS4	Char	60	Area	PROPERTY.ADDRESS4
45	ADDRESS5	Char	60	City	PROPERTY.ADDRESS5
46	ADDRESS6	Char	60	County	PROPERTY.ADDRESS6
47	MANAGED	Char	1	Y, N - Y = Managed Property	PROPERTY.MANAGED
48	INVESTMENT	Char	1	Y, N - Y = Investment Property	PROPERTY.INVESTMENT
49	MINPERIOD	Num	3,0	Minimum Rental Period in Months	PROPERTY.MINPERIOD
50	LEASETERM	Num	3,0	Rental = Rental Period in Months Sales = Lease term left in Years	PROPERTY.LEASETERM
51	LEASESTART	Date		Sales = Date the lease started YYYY-MM-DD HH:MI:SS	PROPERTY.LEASESTART
52	SERVICE_CHARGE	Char	30	Service charge text	PROPERTY.SERVICEC & PROPERTY.SERVICEF
53	GROUND_RENT	Char	30	Ground rent charge text	PROPERTY.GROUNDRENT & PROPERTY.GROUNDRENF
54	NEGOTIATOR	Char	10	Negotiator Code/Reference	PROPERTY.NEGOTIATOR

Data Notes

All recurring fields

There are no unlimited recurring fields in this specification. The format has been fixed to accommodate the limits of Estates IT and working with the Property record only.
This export only requires access to property data and does not reference rooms specifically except through the description fields.

Field 19 – SUMMARY – Description – Brief

This is called "Brief Description - Lists & Websites" in the software.
There is a 300 character or 3 sentences display limit on this field as per the Rightmove specification requirements. The extended specification will contain the full PROPTEXT field this is based from.

Field 20 – DESCRIPTION – Description – Full

The original feed has been modified so that this field only uploads text from the PROPERTY.
PROPTEXT4 field in PCHomes. Rooms details are no longer directly included in this field.
The rooms details are uploaded via PROPTEXT3 and/or PROPTEXT9 and are added to PROPTEXT4 (or PROPTEXT) to make this information.

Field 81 – MEDIA_DOCUMENT_00 - Particulars Held Online

PDF particulars that may be held for a property are also held online. These are not directly uploaded in the upload process. See "Other Media and Links" for information on URL format.

Field 22 – STATUS_ID

Estates IT holds different status values from the ones in this feed. The values are cross mapped to suit this specification. The source values for this field and their mappings are:

Estates IT Value (PROPERTY.PROPSTAT)	Feed Value	Estates IT Value (PROPERTY.PROPSTAT)	Feed Value
Available	0 – Available	Unrecognised values default to	0 – Available
BOM	0 – Available		
Completed	1 – SSTC	Value not used – no mapping	2 – SSTCM (Scotland only)
Exchanged	1 – SSTC	Value not used – no mapping	4 – Reserved
Let	5 – Let Agreed		
Promotion	0 – Available	On some exports Sold & Let are mapped	
SSTC	1 – SSTC	Completed	6 – Sold
Sold	1 – SSTC	Exchanged	6 – Sold
Under Offer	3 – Under Offer	Let	7 – Let
Valuation	0 – Available		

Field 27 – PRICE_QUALIFIER

Estates IT holds different price qualifier values from the ones in this feed. The values are cross mapped to suit this specification. The source values for this field and their mappings are:

Estates IT Value (PROPERTY.PRICEASKP)	Feed Value	Estates IT Value (PROPERTY.PRICEASKP)	Feed Value
Asking price of	0 – Default	Unrecognised values default to	0 – Default
Auction guide price of	2 – Guide Price		
Fixed Price	3 – Fixed Price	Value not used – no mapping	9 – Shared Ownership
Guide Price	2 – Guide Price	Value not used – no mapping	10 – Offers Over
Keen to sell	0 – Default	Value not used – no mapping	11 – Part Buy Part Rent
Must be seen	0 – Default		
Offers above	4 – Offers in Excess of		
Offers in excess of	4 – Offers in Excess of		
Offers in the region of	5 – OIRO		
Price On Application	1 – POA		
Prices from	7 – From		
Reduced	0 – Default		
Reduced for Quick Sale	0 – Default		
Sale by Tender	6 – Sale by Tender		

Field 36 – LET_FURN_ID

Estates IT supports multi Furnished statuses via the use of its Match Flag technology. Note that Position 35 and 38 in the matches are effectively the same value.
These are used to determine the LET_FURN_ID value:

Estates IT Mapping	Estates IT Meaning	Feed Value
Position 35/38 for PROPERTY.MATCHFLAG >= 2 And Position 37 for PROPERTY.MATCHFLAG >= 2	Fully Furnished/Furnished/Unfurnished	4 – Furnished/Un Furnished
Position 35 for PROPERTY.MATCHFLAG >= 2 And Position 38 for PROPERTY.MATCHFLAG >= 2	Fully Furnished/Furnished	0 – Furnished
Position 35 for PROPERTY.MATCHFLAG >= 2	Fully Furnished	0 – Furnished
Position 36 for PROPERTY.MATCHFLAG >= 2	Part Furnished	1 – Part Furnished
Position 37 for PROPERTY.MATCHFLAG >= 2	Unfurnished	2 – Unfurnished
Position 38 for PROPERTY.MATCHFLAG >= 2	Furnished	0 – Furnished
If none of the above is ticked on	Unknown or not specified	3 – Not Specified

Field 35 – LET_TYPE_ID

The mapping for the Let Type ID is not determined by one Estates IT data field alone. The data values for PROPERTY.MARKET, PROPERTY.PRICETYPE and PROPERTY.PROPTENU are used. The mapping of data and how it arrives at its value is shown below:

Estates IT Mapping	Feed Value
PROPERTY.MARKET = 2	4 – Commercial
Position 52 for PROPERTY.MATCHFLAG >= 2	2 – Short Term
No PROPERTY.PROPTENU supplied	0 – Not Specified
PROPERTY.PROPTENU = "Student"	3 – Student
PROPERTY.PROPTENU = "Short Let", "One Month", "3 Months", "1 Week", "Holiday"	2 – Short Term
Any other PROPERTY.PROPTENU value (Default)	1 – Long Term

Field 48 – TENURE_TYPE_ID

The mapping for the Tenure Type ID is determined by the Property Tenure value (PROPERTY.PROPTENU) stored in Estates IT. Estates IT allows for more combinations of values than that support by the feed. The mappings are shown below:

Estates IT Value (PROPERTY.PROPTENU)	Feed Value	Estates IT Value (PROPERTY.PROPTENU)	Feed Value
Sales Values		**Lettings Values**	
Freehold	1 – Freehold	1 Month	2 – Leasehold
LH+ShareFH	5 – Share of Freehold	3 Months	2 – Leasehold
Leasehold	2 – Leasehold	4 Week	2 – Leasehold
Long Lease	2 – Leasehold	AST	2 – Leasehold
Share of Freehold	5 – Share of Freehold	Annual	2 – Leasehold
Short Lease	2 – Leasehold	Month	2 – Leasehold
Any other value (Default)	1 – Freehold	One Month	2 – Leasehold
		Qtr	2 – Leasehold
Value not used – no mapping	3 – Feudal	Short Lease	2 – Leasehold
Value not used – no mapping	4 – Commonhold	Short Let	2 – Leasehold
		Six Month	2 – Leasehold

Field 28 - PROP_SUB_ID – Mapping to Output – From Rightmove Specification 2008

The cross-reference values shown below is what Rightmove will use from the number values given. PCHomes supports the undocumented RM code of 26 for House.

PROP_SUB_ID could optionally be replaced with PROPERTY.PROPTYPE directly in the mapping output so that property types can be managed directly from Estates IT without cross mapping.

PROP_SUB_ID	Rightmove Mapping	PROP_SUB_ID	Rightmove Mapping
0	Not Specified	51	Garages
1	Terraced	52	Farm House
2	End of Terrace	53	Equestrian
3	Semi-Detached	56	Duplex
4	Detached	59	Triplex
5	Mews	62	Longere
6	Cluster House	65	Gite
7	Ground Flat	68	Barn
8	Flat	71	Trulli
9	Studio	74	Mill
10	Ground Maisonette	77	Ruins
11	Maisonette	80	Restaurant
12	Bungalow	83	Cafe
13	Terraced Bungalow	86	Mill
14	Semi-Detached Bungalow	89	Trulli
15	Detached Bungalow	92	Castle
16	Mobile Home	95	Village House
17	Hotel	101	Cave House
18	Guest House	104	Cortijo
19	Commercial Property	107	Farm Land
20	Land	110	Plot
21	Link Detached House	113	Country House
22	Town House	116	Stone House
23	Cottage	117	Caravan
24	Chalet	118	Lodge
27	Villa	119	Log Cabin
28	Apartment	120	Manor House
29	Penthouse	121	Stately Home
30	Finca	125	Off-Plan
43	Barn Conversion	128	Semi-detached Villa
44	Serviced Apartments	131	Detached Villa
45	Parking	134	Bar
46	Sheltered Housing	137	Shop
47	Retirement Property	140	Riad
48	House Share	141	House Boat
49	Flat Share	142	Hotel Room

50	Park Home

Field 28 - PROP_SUB_ID – Current Mapping from Estates IT

The types below are the values held in Estates IT and now the upload module maps them to the equivalent PROP_SUB_ID.
Additional mappings can be added in custom versions.

PROP_SUB_ID	Estates IT Value	PROP_SUB_ID	Estates IT Value
26	Empty	20	Land
8	1st Floor Flat	19	Light Industrial
8	2nd Floor Flat	21	Link Detached
28	Apartment	19	Live/Work
12	BUNGALOW (If contained and no other match)	8	Loft
8	Bedsit	11	Maisonette
20	Building Plot	8	Maisonette
12	Bungalow	5	Mews
24	Chalet	8	Middle Floor Flat
6	Cluster	16	Mobile Home
6	Cluster House	19	Office
19	Commercial	29	Penthouse
8	Conversion	8	Purpose Built
23	Cottage	47	Retirement
4	Detached	8	Room
15	Detached Bungalow	8	Room To Let
2	End Of Terrace	9	STUDIO (If contained and no other match)
8	Ex Local Authority	3	Semi Detached
8	F	3	Semi-Detached
8	FLAT (If contained and no other match)	14	Semi-Detached Bungalow
8	First Floor Flat	44	Serviced Apartment
8	Flat	44	Serviced Aptmt
8	Flat Above Shops	19	Shop
49	Flatshare	9	Studio
51	Garage	9	Studio Flat
8	Garden Flat	1	Terraced
7	Ground Floor Flat	13	Terraced Bungalow
10	Ground Maisonette	1	Terraced House
18	Guest House	8	Top Floor Flat
26	H	22	Town House
26	HOUSE (If contained and no other match)	25	Unique
17	Hotel	8	Warehouse Conversion
26	House	8	X
141	Houseboat		

Optional Extended Fields

Extended Feed - Field 10 – MATCHFLAGS

This field is a 200 character string with switches for property attributes. Each position in the string is important and the list is predefined.
E.g. "33030000003000303303030000030330030030000300003333330000"
When the value is a position is 3 or 2 then the value is "on"
When the value in a position is 1 or 0 then the value is "off"

Below is a table of the 188 flags and what they represent, note that last 12 characters of the 200 are currently unused.

Index	Group	Meaning	Index	Group	Meaning
1	Heating	Double Glazed	23	Building	Waterfront
2	Heating	Central Heating	24	Outside Space	Paddock
3	Heating	Communal Heating	25	Building	Swimming Pool
4	Building	Fitted Kitchen	26	Heating	Gas Central Heating
5	Building	Guest Cloakroom	27	Building	High Ceilings
6	Accessibility	Disabled Features	28	Building	Wood Floors
7	Accessibility	Wheelchair Friendly	29	Building	Period Features
8	Parking	Garage	30	Building	Fireplace
9	Parking	Off-street Parking	31	Security	Alarm
10	Parking	Shared Driveway	32	Security	Entryphone
11	Parking	Residents Parking	33	Security	Porter
12	Parking	Parking	34	Accessibility	Lift
13	Rules	Smokers Allowed	35	Furniture	Fully Furnished
14	Outside Space	Balcony	36	Furniture	Part Furnished
15	Building	French Windows	37	Furniture	Unfurnished
16	Building	Conservatory	38	Furniture	Furnished
17	Outside Space	Patio	39	Building	Shower
18	Outside Space	Garden	40	Furniture	TV
19	Outside Space	Front Garden	41	Furniture	Cable
20	Outside Space	Back Garden	42	Furniture	Satellite
21	Outside Space	Roof Garden	43	Furniture	DVD
22	Outside Space	Communal Garden	44	Furniture	Microwave

Index	Group	Meaning
45	Furniture	Fridge/Freezer
46	Furniture	Washing Machine
47	Furniture	Dryer
48	Furniture	Dishwasher
49	Rules	Pets Allowed
50	Bills	Bills Included
51	Building	Separate WC
52	Rules	Avail. Short Let
53	Sharing	Shared Accommodation
54	Sharing	Sharers Considered
55	Sharing	Shared Living Room
56	Rules	Couple allowed
57	Rules	Couples not allowed
58	Rules	DSS Accepted
59	Rules	DSS Excluded
60	Rules	DSS Only
61	Rules	Students Accepted
62	Rules	Students Excluded
63	Rules	Students Only
64	Rules	Chain Free
65	Rules	Auction
66	Rules	Business For Sale
67	Rules	Repossession
68	Rules	Retirement
69	Rules	Tenanted
70	Rules	No maximum stay
71	Rules	Landlord Rules
72	Bills	Concierge
73	Bills	Gym access
74	Bills	Pool access

Index	Group	Meaning
75	Bills	Internet (Bills Included)
76	Bills	Telephone (Bills Included)
77	Bills	Wifi (Bills Included)
78	Bills	Council tax (Bills Included)
79	Bills	Water (Bills Included)
80	Bills	Gas (Bills Included)
81	Bills	Electricity (Bills Included)
82	Bills	TV Licence (Included)
83	Bills	Satellite/Cable (Bills Included)
84	Bills	Cleaning (Bills Included)
85	Bills	Free Cleaning service
86	Outside Space	Terrace
87	Outside Space	Roof Terrace
88	Outside Space	Private Garden
89	Outside Space	Enclosed Garden
90	Outside Space	Rear Garden
91	Outside Space	Outbuildings
92	Outside Space	Tennis Court
93	Area	Sea Views
94	Area	Near Beach
95	Area	Country Views
96	Area	Near Schools
97	Outside Space	Shared Balcony
98	Outside Space	Shared Garden
99	Outside Space	Shared Terrace
100	Heating	Air Conditioning
101	Heating	Eco-Friendly Heating
102	Heating	Electric Heating
103	Heating	Gas Heating
104	Heating	Night Storage Heating

Index	Group	Meaning
105	Heating	Oil Heating
106	Heating	Solar Heating
107	Heating	Solar Water Heating
108	Heating	Under Floor Heating
109	Heating	Partial Heating
110	Heating	No Heating
111	Heating	Shared Heating
112	Heating	Heating Unit
113	Heating	Other heating system
114	Heating	Whole house electric heating
115	Parking	Allocated Parking
116	Parking	Communal Parking
117	Parking	Covered Parking
118	Parking	Driveway
119	Parking	Gated Parking
120	Parking	On Street Parking
121	Parking	Rear Parking
122	Parking	Permit Parking
123	Parking	Private Parking
124	Parking	Underground Parking
125	Parking	Single Garage
126	Parking	Double Garage
127	Accessibility	Not suitable for wheelchair users
128	Accessibility	Level access
129	Accessibility	Ramped access
130	Accessibility	Wet room
131	Accessibility	Wide doorways
132	Accessibility	Accessibility
133	Utilities	Electricity Connected
134	Utilities	Gas Connected

Index	Group	Meaning
135	Utilities	Water Connected
136	Utilities	Telephone Connected
137	Utilities	Fibre Optic Connected
138	Utilities	Broadband Connected
139	Utilities	Wifi Connected
140	Building	Ensuite Bathroom
141	Building	Window
142	Building	Window view courtyard
143	Building	Window view street
144	Building	Loft
145	Building	Basement
146	Building	Serviced
147	Building	Utility Room
148	Building	Basement Entrance
149	Building	Ground Floor Entrance
150	Building	1st Floor Entrance
151	Building	2nd Floor Entrance
152	Building	Entrance Higher than 2nd floor (no lift)
153	Building	Entrance Higher than 2nd floor (with lift)
154	Security	Independent key
155	Security	Secured building
156	Area	Bars at proximity
157	Area	Fantastic location
158	Area	Restaurants
159	Area	Close to the tube
160	Area	Bus Nearby
161	Area	Seafront
162	Area	Rural
163	Area	Urban
164	Area	Golf Course

Index	Group	Meaning
165	Area	Fishing Rights
166	Furniture	Chest of drawers
167	Furniture	Standalone wardrobe
168	Furniture	Shelving
169	Furniture	Double bed
170	Furniture	Twin bed
171	Furniture	Single bed
172	Furniture	Oven
173	Furniture	Equipped kitchen
174	Furniture	Desk
175	Furniture	Built-in wardrobe
176	Furniture	Private Bath
177	Furniture	Private Shower

Index	Group	Meaning
178	Furniture	Private WC
179	Furniture	Exterior
180	Furniture	Storage
181	Furniture	Drying rack
182	Condition	Excellent Condition
183	Condition	Good Condition
184	Condition	Some work needed
185	Condition	Average Condition
186	Condition	Work required throughout
187	Condition	Needs Modernisation
188	Condition	Major renovation required

Extended Feed - Field 11 – PROPTYPE

This is the Estates IT systems "Property Type" field. This field is a field which the client can add, remove or change values in. Each property is and must be assigned one of these values. The two current values are shown below. It is the code column value that is output. These values are cross mapped to the Rightmove output in Field PROP_SUB_ID. This field is also cross mapped for other portals that Estates IT feed too. Please refer back to Estates IT if these values are to be changed in any way to ensure full compatibility.

Extended Feed - Field 11 – PROPTYPE – Current Values

Estates IT Value	Estates IT Description	Estates IT Value	Estates IT Description
Apartment	Apartment	Maisonette	Maisonette
Bedsit	Bedsit	Mansion Block	Mansion Block
Building Plot	Building Plot	Mews	Mews
Bungalow	Bungalow	Office	Office
Bungalow - Detached	Bungalow - Detached	Office - Building	Office - Building
Commercial	Commercial	Parking	Parking
Conversion	Conversion	Part Furnished	Part Furnished
Cottage	Cottage	Penthouse	Penthouse
Detached	Detached	Public House	Public House
End Of Terrace	End Of Terrace	Purpose Built	Purpose Built
Flat	Flat	Restaurant	Restaurant
Flat - Garden	Flat - Garden	Retirement	Retirement
Flat - PentHouse	Flat - PentHouse	Room To Let	Room To Let
Flat - Studio	Flat - Studio	Semi Detached	Semi Detached
Flatshare	Flatshare	Serviced Apartment	Serviced Apartment
Furnished	Furnished	Shop	Shop
Garage	Garage	Studio	Studio
House	House	Studio Space	Studio Space
House - Detached	House - Detached	Terraced	Terraced
House - End Terrace	House - End Terraced	Town House	Town House
House - Semi Detach	House - Semi Detached	Unfurnished	Unfurnished
House - Terraced	House - Terraced	Warehouse	Warehouse
Investment	Investment	Warehouse Conversion	Warehouse Conversion
Land	Land	X	Ex Council
Light Industrial	Light Industrial	Yard	Yard
Live/Work	Live/Work		
Loft	Loft		

Extended Feed - Field 25 to Field 30 – CUSTOMFIELD1 to CUSTOMFIELD6

These fields are custom fields and the client can add, remove or change values in it. Each property is assigned one of these values.
What they represent will be agreed with the client and may or may not be relevant for the website.
e.g.

Extended Feed - Field 13 – AGEERA

This field is a category field and the client can add, remove or change values in it. However, these values are recognised in cross mappings to other portals and only additions are recommended.
IMPORTANT NOTE: The value "New" represents specifically whether a property is a new build/home Field 61.

Estates IT Value	Estates IT Description	Estates IT Value	Estates IT Description
1900s	1900s	19th Century	19th Century
Modern	Modern	Post 1970	Post 1970
New	New	Post War	Post War
Period	Period Property	Pre War	Pre War
16th Century	16th Century	Victorian	Victorian
17th Century	17th Century	Edwardian	Edwardian
18th Century	18th Century	Georgian	Georgian

Extended Feed - Field 12 – KITCHEN

This field is a category field and the client can add, remove or change values in it. The current values are shown below.

Extended Feed - Field 19 – TAXBAND

This field is a category field and the client can add, remove or change values in it. The current values are shown below.

Extended Feed - Field 16 – STATION

This field is a category field and the client can add, remove or change values in it. The current values are shown below.

NOTE: This data set currently contains a full list of London Underground stations provided as part of the Estates IT release for London based Estate Agents.

Extended Feed - Field 18– LOCALAUTH

This field is a category field and the client can add, remove or change values in it. The current values are shown below.

NOTE: This data set currently contains a full list of London Boroughs provided as part of the Estates IT release for London based Estate Agents.

Estates IT Example Property – PCHomes Software

On the next few pages are screen shots of an example property (actually a live client property). This demonstrates the fields that are available and where they are seen and used by Estates IT users. By using the Estates IT system - PCHomes - moving the mouse over a screen object (field) reveals the field name (e.g. as shown in the first screen shot with "Area, ADDRESS4".

NOTE: SALES AND LETTINGS PROPERTIES MAINLY USE THE SAME SCREENS. DATA LAYOUT MAY CHANGE SLIGHTLY DEPENDING ON USER RIGHTS AND ACCESS TO ESTATES IT SYSTEM.

PCHomes Example Property – Detail Tab - Lettings

PCHomes Example Property – Detail Tab – Sales

PCHomes Example Property – Attributes Tab

PCHomes Example Property – Descriptions Tab

Property Screen

Code DFED_000051   5 Fullards Close Woodhurst Huntingdon PE28 3BA   For Sale @ £489,995

1 Detail | 2 Attributes | 3 Descriptions | 4 Media | 5 Events | 6 People | 7 Finance | 8 Notes | 9 Links/EPC | A | B Info

Full Description for Website (Details page/Page 2) & Other

Situated in a rural, sought after and peaceful conservation area approximately three miles North of St Ives the village of Woodhurst is Britain's oldest remaining example of a circular village. This early 18th century barn was converted in 2005 and is situated in an exclusive cul-de-sac off South Street and has been completed to a particularly high specification throughout whilst retaining period features. Spacious accommodation comprises sitting room, dining/family room, study, kitchen/breakfast room, cloakroom, four double bedrooms, en-suite to master and family bathroom. Also benefits from double glazing, an oil fired radiator heating system, enclosed garden with a high degree of privacy, detached double garage and driveway parking for several vehicles. Viewing is highly recommended to appreciate this unique property on offer.

Bullet Points

1 Situated In A Conservation Area
2 Early 18th Century Barn Conver.
3 Very Well Presented Accommoa
4 3 Reception Rooms
5 Kitchen/Breakfast Room
6 4 Double Bedrooms
7 En-Suite & Family Bathroom
8 Detached Double Garage
9
10

Find
Match People
Documents
New Document
Open Document
Particulars
View Rooms
Internet Links
Media
Create New
New
Actions
Edit
Close

Directions | Location | Parking | Other | **Rooms (Website)** | Rooms (Portals) | **Social Media**

Ground Floor

Entrance Hall : Double glazed full height windows to front, double glazed entrance door to front, ceramic tiled floor with under heating, inset ceiling spotlights, solid oak one and a half turn staircase to first floor.

Cloakroom : Two piece suite in white comprising low level w.c. and wash hand basin, part tiled walls, ceramic tiled floor with under heating, inset ceiling spotlights, air extractor fan.

Sitting Room : <i>23'6" x 21'5" (7.16m x 6.53m)</i> , Double glazed window to front, two double glazed full height windows to side, double doors opening to an enclosed garden, ceramic tiled floor with under heating, wall mounted lighting, feature wooden beams, feature fireplace with stone mantle and hearth.

Dining/Family Room : <i>21'5" x 11'0" (6.53m x 3.35m)</i> , Double glazed window to front, glazed window to side, ceramic

PCHomes Example Property – Web Media Tab

PCHomes Example Property – Links Tab

Data Section Summary

The BLM data file structure is divided into 3 sections, The HEADER section, the DEFINITION Section, and the DATA Section.

The sections are separated by section tags; they are #HEADER#, #DEFINITION#, and #DATA #.

The end of each section is marked by the subsequent section tag, and the end of the file is marked by the tag #END#.

The sections tag should appear in an individual line in upper case. The order of appearance of each section is fixed and should be #HEADER#, #DEFINITION#, #DATA#, and #END#

Sample FILE STRUCTURE

```
#HEADER#
Version : 3
EOF : '^'
EOR : '~'
Property Count : 101
Generated Date : 20-Feb-2019 00:00
#DEFINITION#
AGENT_REF^DISPLAY_ADDRESS^POSTCODE1^…~
#DATA#
1_ABC12^30^Millstream Way^^^…

…
#END#
```

Data File HEADER Section

The top section of the data file is identified by the tag #HEADER#. It is designed to contain useful information about the data in the file. Each piece of information in this header should be printed as an attribute and value pair in an individual line:

<Attribute><Single Space>:<Single Space><Value>

A number of the attributes are mandatory in the header, without those the data file will be rejected. In addition to mandatory and non-mandatory attributes, the feed provider is free to add their own attributes.

Mandatory Attributes

- Version - Should specify the format version of the data file. The value for this format is 3 or 3a
- EOF - Single character that is used to delimit the fields in the property data. Recommended '^'
- EOR - Single character that is used to delimit individual property records. Recommend – '~'

Please Note: Single quotes around the delimiter are mandatory, and are required to be straight quotes.

Non Mandatory Attributes

- Property Count - The count of number of properties in the data file.
- Generated Date - The date the data file was generated.

Sample HEADER

```
#HEADER#
Version : 3
EOF : '^'
EOR : '~'
Property Count : 101
Generated Date : 01-Sep-2018 00:00
```

The EOF and EOR record delimiters should be chosen carefully. They should not appear in any field data.
If you are aware the data will contain the character '~' for example then a '|' would be more advisable.

Data File DEFINITION Section

This section contains information about the fields that are included in the data file and the order of those fields. In the version 3 / version 3a format, the feed provider chooses the fields they would like to include. The fields have to be chosen from the set of available fields (ref fields table), there are set of mandatory fields that have to be included in all records and in all files. The order of the fields can be changed, but it is recommended to follow the same order as in the fields table. The fields table may be updated with additional fields to support enhanced functionality and allow the feed provider to utilize the extra features in their own timescales. You will be advised when such changes are to be made.

All the fields the feed provider chooses to include in the data file have to be arranged one after another, delimited by the field delimiter specified in the HEADER section. Field names should match those in the supplied list, any unrecognized fields will fail the feed. The final field should be finished with the EOF delimiter and then EOR delimiter.

Please Note: All the MEDIA fields MUST appear after all other fields.

Sample DEFINITION

```
#DEFINITION#
AGENT_REF^ADDRESS_1^ADDRESS_2^ADDRESS_3^ADDRESS_4^TOWN^POSTCODE1^POSTCODE2^FEA
TURE1^FEATURE2^FEATURE3^FEATURE4^FEATURE5^SUMMARY^DESCRIPTION^BRANCH_ID^STATUS_ID
^BEDROOMS^PRICE^PRICE_QUALIFIER^PROP_SUB_ID^CREATE_DATE^UPDATE_DATE^DISPLAY_ADDRE
SS^PUBLISHED_FLAG^TRANS_TYPE_ID^MEDIA_IMAGE_00^MEDIA_IMAGE_TEXT_00^MEDIA_IMAGE_01^
MEDIA_IMAGE_TEXT_01^~
```

Data File DATA Section

This section contains all the property data. Each field in the property data should correspond to the fields chosen in the DEFINITION section and be in the same order. The fields should be separated by the chosen field delimiter and each property record should be separated by the chosen record delimiter

It is recommended that a new line or a carriage return character be included after every record delimiter to increase the readability of the raw data file.

The final field of each record should be finished with the EOF delimiter and then EOR delimiter.

Sample DATA

```
#DATA#
1_ABC12^30^Millstream Way^^^Leighton Buzzard^LU7^3WJ^Gas Central Heating^Landscaped
Gardens^Double Glazed^Garage^^a.n.'Agent' are delighted to offer this tastefully decorated end of terrace
property, built approximately ten years ago by….^a.n.'Agent' are delighted to offer this tastefully decorated
end of terrace property, built approximately ten years ago by…Entrance; adsfklajfdsfafadf, Lounge: 22' X
25'……^1^0^2^125000^2^2^2002-10-10 19:24:00^2002-10-10 19:24:00^Millstream Way,
LeightonBuzzard^0^1^1_ABC12_00.jpg^Garden^1_ABC12_01.jpg^Lounge^~
1_ABC27^27, Green Close^RG1^0^...~
1235
…
#END#
```

Salient points of the DATA section

- All property records will have the same number of fields as the definition section. If it is stated in the definition that each property will have 8 images but one of the properties only has 3 then the deficit will be made up with blank fields to ensure all records contain the same number of fields.
- The file can contain multiple properties from multiple branches with the unique Branch ID distinguishing each. However, we usually send one file per branch with the file identifying the branch as well.
- The EOF and EOR record delimiters are set to the default. They must not appear in any data of any field. If they are found within data fields the system attempts to remove them before including them in the data.
- New line or carriage returns do not delimit the data, and in most places they are considered part of the data. They should be avoided in all the fields except descriptive fields like the "Summary" and "Description". The extended specification contains a column called "Rooms Website" – PROPTEXT3, this field does make extensive use of HTML tables to format rooms data.
- All the date fields are in the format "YYYY-MM-DD HH24:MI:SS".
- Leading and trailing blank spaces in the fields are trimmed out and not included in the field output by default.
- Use of HMTL tags in the SUMMARY field is not permitted. They may be used within the DESCRIPTION field, but should be restricted to bold, italics, underline, paragraphs and breaks.
- All fields in the DEFINITION section must appear in the DATA section even when their values are empty.
- No external links to other websites are permitted in the SUMMARY or DESCRIPTION, any that are uploaded will have the hyperlink stripped.

Client Data

Estates IT have no control over what data is put into the software and hence sent to the 3rd party websites.

As such, Estates IT cannot be held responsible for any misdescriptions, deceptions or errors in data supplied by the client.

If there is an issue with the data either the client can be contacted to discuss their input or contact Estates IT portals support feeds@estatesit.com.

Property Statuses

Note that by default Estates IT only send properties that are Active, Advertised, have a full postcode and a relevant property status for advertising.
Relevant statuses from the software are determined by the client in the setup of their software.
 A client can request that other statuses are sent too, these may include "Sold" or "Let", however this is done on request only and requires changes in setup for that specific client.
If the 3rd Party website is for sales and/or lettings only then only the relevant sales or lettings data is sent. The default is to send all sales and lettings data.

EPC & HIP Notes

One of the weaknesses of the Rightmove style specification compared to others when used with the PCHomes software from Estates IT is the support for EPC graphics. The default specification allows EPC graphics to be uploaded, this is in the fields: MEDIA_IMAGE_60, MEDIA_IMAGE_TEXT_60, MEDIA_IMAGE_61 and MEDIA_IMAGE_TEXT_61. However, PCHomes on generates one EPC graphic and this would be supplied in MEDIA_IMAGE_60 if applicable.

The software stores the 4 EPC values as numbers; however, the default Rightmove specification does not allow these values to be supplied in their own columns.

The HIP document fields, MEDIA_DOCUMENT_50 and MEDIA_DOCUMENT_TEXT_50, are used to send a URL link to a HIP or similar document that is stored somewhere online.
If a link to a HIP document is not supplied then the link provided is to a URL that shows an EPC chart via HTML code online, if the user has specified EPC values for the property.

The link looks this below:
https://www.estateagentslive.net/energy/default.asp?EERCURR=55&EERPOT=65&EIRCUR=45&EIRPOT=48

The "Enhanced" specification does have support for sending the 4 EPC values in the feed and these have been added in the "Enhanced" specification directly after the main supported fields.
These fields are: EPC_EER_CURRENT, EPC_EER_POTENTIAL, EPC_EIR_CURRENT and EPC_EIR_POTENTIAL. Note these fields are not included in the "Standard" specification.