

# 172 Councillor Lane

Kotini Material Information Pack



## Property

172 Councillor Lane  
Cheadle  
SK8 2JH

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## Declaration

Kotini has gathered this information and confirmed it to be accurate with the sellers of the property as of:

**23/02/2024 07:05**

## Ownership details

What type of ownership is the property?	Leasehold
What type of leasehold is the property?	Flat
What year did the lease start?	2017
In years, how long is the lease?	99
Who's the landlord?	MSV Housing
What's their contact number?	01612264211
Who's the managing agent?	MSV Hosing
What's their contact number?	01612264211
Do you pay ground rent for the property?	No
Do you contribute to the cost of maintaining the building (a service charge)?	Yes
What is the current annual service charge?	720.0
Do you know of any expense likely to be shown in the service charge accounts within the next three years?	No
Does a Reserve Fund apply to the Managed Area?	No

Are there any transfer fees, deferred charges or similar fees, expressed as a percentage of the Property's value payable on an event such as resale or subletting?

No

Is the new owner required to take a share in, or become a member of, the Management Company?

No

## Delay factors

Are you aware of any factors which might delay or complicate the property sale?

No

## Other issues

To your knowledge, has anyone occupying the property been disturbed by excessive noise which is likely to reoccur at the property?

No

To your knowledge, has the property been subject to any crime, burglary or violent death?

No

To your knowledge, has the property been occupied by someone who has been cautioned or convicted of a serious crime?

No

Have there been any failed purchase transactions on the property within the last 12 months?

No

## Parking arrangements

What type of parking arrangements are there?

On street

Is the property in a controlled parking zone or within a local authority parking scheme?

No

Is there an electric vehicle charging point belonging to the property?

No

## Rights and informal arrangements

Other than service charges and estate rentcharges, do you have to contribute towards the shared cost of a jointly-used service such as a shared driveway, road, parking area, garden or drain?

No

Do any rights and arrangements exist over neighbouring land from which the property benefits?

No

Has anyone tried to stop you using an access way to the property or asked you to pay to use the access?

No

Are you aware of any public right of way through and/or across your property, buildings or land?

No

Are you aware of any rights of light affecting the property?

No

Are you aware of any rights of support from adjoining properties?

No

Are you aware of rights created through custom or use that affect the property?

No

Are you aware of any rights that other people have to take things from the land?

No

Are you aware of mines and minerals under the property?

No

**Are you aware of liability to contribute to the maintenance of a church chancel?**

No

**Are you aware of any other rights or arrangements affecting the property?**

No



## Listing and conservation

Is the property a listed building in England or Wales?

No

To your knowledge, does a tree preservation order apply to any trees within the boundaries of the property?

No

Is the property in a designated conservation area?

No

## Disputes and complaints

Have any disputes or complaints occurred, regarding this property, a property nearby, or their use?

No

Are you aware of anything which might lead to a dispute about the property or a property nearby?

No

## Notices

Are you aware of, or have you received notice that an owner of a neighbouring property is proposing to develop property or land nearby, make alterations to nearby buildings or change the use?

No

Are you aware of, or have you received notice of any planning applications that could affect the property, the enjoyment of it or the views from it?

No

Are you aware of, or have you received notice informing you that maintenance, repairs or improvements are required to your property?

No

Are you aware of, or have you received notice of listed building application?

No

Are you aware of, or have you received notice of infrastructure projects, proposed or in progress?

No

Are you aware of, or have you received notice under the Party Wall Act 1996 in respect of any shared or party boundaries?

No

Are you aware of, or have you received any other type of notice?

No

## Council Tax

Which Council Tax band does this property fall within?

A

Have you altered the property in any way to the extent that it might change the Council Tax band?

No

What's the current annual Council Tax charge?

1373.0

## Alterations and changes

Have there been any structural alterations, extensions, significant repairs or renewals to the property?

No

Has there been any change of use?

No

Since 1st April 2002 has replacement of any windows, roof windows, roof lights, glazed doors taken place?

No

Has a conservatory been added to the property?

No

Are there any works on the property that are unfinished?

No

Are you aware of any breaches of planning permission conditions or building regulations consent conditions or work not having the necessary consents?

No

Are you aware of any unresolved planning or building control issues?

No

## Specialist issues

To your knowledge, has there been any preventative work for, or treatment of dry rot, wet rot or damp carried out at the property?

No

To your knowledge, does any part of your property contain asbestos?

No

To your knowledge, is the property or neighbouring land, affected by Japanese knotweed or other invasive species?

No

To your knowledge, has the property ever been subject to subsidence or structural fault?

No

Have you been notified by a relevant authority or qualified expert of an on-going health or safety issue with the property?

No

## Water and drainage

Is there mains water connected to the property?

Yes

Who's the supplier?

United Utilities

Is there mains surface water drainage connected to the property?

Not known

Is there mains foul drainage connected to the property?

Not known

Is there a septic tank connected to the property?

No

Is there a cesspit connected to the property?

No

Is there a sewerage treatment plant connected to the property?

No

Do you have any licences, maintenance agreements, contracts or service agreements in relation to these services?

No

## Connected utilities

Is there mains electricity connected to the property? Yes

Who's the supplier? EON

Is there mains gas connected to the property? No

Is there Liquid Petroleum Gas (LPG) connected to the property? No

Is there oil connected to the property? No

Is there a phone line connected to the property? No

Is there cable or satellite TV connected to the property? No

Is there broadband connected to the property? No

Are there Solar or photovoltaic panels connected to the property? No

Are there any other services connected to the property? No

Do you have any licences, maintenance agreements, contracts or service agreements in relation to connected services? No



## Central Heating

Is there full or partial central heating in your property?

Yes

What type of fuel does the system run on?

Electricity

When was the heating system installed?

01/07/2010

When was the heating system last serviced or maintained?

01/07/2010

Was a gas boiler installed after 1st April 2005, or a solid fuel or oil boiler installed after 1st October 2010?

No

Is the heating system in good working order to your satisfaction?

Yes

## Environmental issues

Has any part of the property (whether buildings or surrounding garden or land) ever been flooded?

No

Has a Flood Risk Report been prepared?

No

Has a Radon test been carried out on the property?

No

Were any remedial measures undertaken on construction to reduce Radon gas levels on the property?

Not known

To your knowledge, have there been any other environmental issues that affect the property or garden?

No

## Insurance

Do you insure the property?

No

Why don't you insure the property?

MSV responsible for building I have contents insurance

If the property is a flat, does the landlord insure the building?

Yes

Has any buildings insurance taken out been subject to an abnormal rise in premiums?

No

Has any buildings insurance taken out been subject to high excesses?

No

Has any buildings insurance taken out been subject to unusual conditions?

No

Has any buildings insurance taken out been refused?

No

Have you ever made a claim against your building insurance in relation to the property?

No

## Energy efficiency

What is the energy efficiency rating of the property according to the latest Energy Performance Certificate (EPC)?

D

Is this property subject to a Green Deal loan or other financed home improvement scheme?

No

## Additional information

Are you aware of any restrictions on the use or alteration of the property which have not been complied with?

No

Are you aware of any other material issue or information which relates to the property or has anything occurred which may affect the average person's decision to proceed?

No

Are you aware of any other charges relating to the property that you haven't already mentioned?

No

## Boundaries

Is any part of the property outside the your legal ownership?

Yes

Please provide details

The property is a self contained flat in a block of 18

Is any part of the property on a separate site or separate title number?

No

Do the boundaries differ from those shown on the title plan?

No

Is there a current proposal with anyone to alter the boundaries of your property?

No

## Type of construction

Is the property built in a standard form of construction?

Yes

Are you aware of any remediation required to the property due to building safety?

No

Has spray foam insulation been installed at the property?

No