

# 5 Church Court

## Material information

5 Church Court Hall Street, Cheadle, SK8 1GX

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

**28/09/2024 21:54**



# Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs to make an informed transactional decision#basically, whether a buyer decides to enquire further, view, or buy a property.

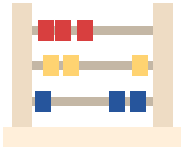
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive summary of the property you've requested to view to help inform your purchasing decision.

If you have any questions about the information contained in this report, please contact your estate agent.



# Contents

- ↓ Additional information
- Alterations & changes
- Boundaries
- Completion & moving
- Connectivity
- Council tax
- Delay factors
- Disputes & complaints
- Electricity
- Electrical works
- Energy efficiency
- Environmental issues
- Guarantees, warranties, and indemnity insurances
- Heating
- Insurance
- Listing & conservation
- Notices
- Other issues
- Ownership
- Parking
- Rights and informal arrangements
- Sellers capacity
- Services crossing the property
- Specialist issues
- Type of construction
- Water & drainage



# Additional information

**Non-compliant with restrictions on use and alterations**

No

---

**Other material issues**

No

---

**Other charges not mentioned elsewhere**

No

---

End of section



# Alterations & changes

Planning permission breaches

No

---

Unfinished works at the property

No

---

Unresolved planning issues

No

---

## ↓ Structural alterations

Structural alterations made to the property

No

---

## ↓ Change of use

Property subject to a change of use

No

---

## ↓ Windows, roof windows, roof lights or glazed doors installations

Windows, roof windows, roof lights or glazed doors installed since 1st April 2002

No

---

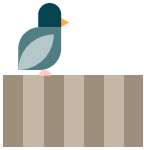
## ↓ Conservatories

Conservatory added to the property

No

---

End of section



# Boundaries

**Boundaries are uniform**

Yes

---

**Boundaries have been moved**

No

---

**Property boundaries differ from the title plan**

No

---

**Proposal to alter the boundaries**

No

---

**Part of the property are outside the legal ownership of the seller**

Yes

---

**Details of the parts of the property outside the sellers legal ownership**

Communal areas of Church Court

---

**Part of the property on separate deed**

No

---

**Adjacent land included in the sale**

No

---

**Flying freehold at the property**

No

---

## ↓ Boundary ownership

### **Front boundary**

Seller

---

### **Right boundary**

Neighbour

---

### **Rear boundary**

Seller

---

### **Left boundary**

Seller

---

End of section



# Completion & moving

**Seller will remove any rubbish**

true

---

**Seller will replace any light fittings**

true

---

**Seller will take reasonable care**

true

---

**Seller will leave all keys**

true

---

**Property in a chain**

Yes

---

**Type of transaction this sale is dependant on**

Purchase

---

**Sale price sufficient to settle the mortgage**

No mortgage

---

**Any dates the seller can't move on**

No

---

End of section





# Connectivity

## ↓ Telephone

Telephone line connected to the property

No

---

## ↓ Cable & TV

Cable or satellite TV connected to the property

No

---

## ↓ Broadband

Broadband connection at the property

ADSL copper wire

---

## ↓ Mobile coverage

Mobile signal issues at the property

No

---

End of section



# Council tax

**Council Tax band**

E

---

**Alterations affecting Council Tax band**

No

---

**Annual Council Tax**

2870.0

---

End of section



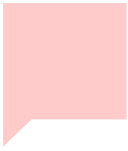
# Delay factors

Potential delays to the transaction

No

---

End of section



# Disputes & complaints

**Past disputes and complaints**

No

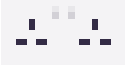
---

**Potential disputes and complaints**

No

---

End of section



# Electricity

## ↓ Mains electricity

**Property connected to mains electricity**

Yes

---

**Electricity meter location**

Outside the front door

---

**Mains electricity supplier**

Octopus Energy

---

## ↓ Solar or photovoltaic panels

**Solar or photovoltaic panels installed at the property**

No

---

## ↓ Other electricity sources

**Other sources of electricity connected to the property**

No

---

End of section



# Electrical works

**Electrics tested by a qualified electrician**

Yes

---

**Year the electrics were tested**

2021

---

**Year the electrical work was carried out**

2021

---

**Details of the electrical work**

Kitchen installation

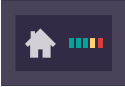
---

**Any electrical works at the property since 2005**

Yes

---

End of section



# Energy efficiency

**Current EPC rating**

C

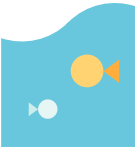
---

**Green deal loan in place**

No

---

End of section



# Environmental issues

## ↓ Flooding

Property flooded before

No

---

Property at risk of flooding

No

---

## ↓ Radon

Radon test carried out

No

---

Radon remedial measures on construction

Not known

---

## ↓ Coal mining

Coal mining risk

No

---

## ↓ Other mining

Other mining risk

No

---

## ↓ Coastal erosion

Coastal erosion risk

No

---



## ↓ Other

### **Other environmental risks**

No

---

End of section



# Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

No

---

New home warranty

No

---

Guarantes or warranties for roofing work

No

---

Guarantes or warranties for damp proofing treatment

No

---

Guarantes or warranties for central heating and/or plumbing

No

---

Guarantes or warranties for double glazing

No

---

Guarantes or warranties for electrical repair or installation

No

---

Guarantes or warranties for subsidence work

No

---

**Guarantes or warranties for solar panels**

No

---

**Guarantes or warranties for timber rot infestation treatment**

No

---

**Any other guarantees or warranties**

No

---

**Outstanding claims or applications against the guarantees or warranties**

No

---

**Title defect insurance in place**

No

---

End of section



# Heating

## Type of heating system

Central heating

---

## Central heating fuel

Mains gas

---

## Mains gas, Oil or LPG supplier

Octopus Energy

---

## Date of the last service or maintenance

06/11/2023

---

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

Yes

---

## Location of the gas meter

Outside the front door

---

## Is the heating system in good working order

Yes

---

End of section



# Insurance

**Property insured**

Yes

---

## ↓ Insurance concerns

**Insurance previously refused**

No

---

**Insurance subject to high excesses**

No

---

**Insurance subject to unusual conditions**

No

---

**Past insurance claims**

No

---

**Abnormal rise in insurance premiums**

No

---

End of section



# Listing & conservation

## ↓ Listing status

**Listed building in England or Wales**

No

---

## ↓ Conservation

**Located in a designated conservation area**

Yes

---

**Details of conservation area**

Cheadle conservation area

---

## ↓ Tree Preservation

**Tree preservation order in place**

Yes

---

**Work carried out on any protected trees**

Yes

---

**Consent obtained for work on these trees**

Yes

---

End of section



# Notices

**Planning application notice(s)**

No

---

**Required maintenance notice(s)**

No

---

**Neighbour development notice(s)**

No

---

**Listed building application notice(s)**

No

---

**Infrastructure project notice(s)**

No

---

**Party wall act notice(s)**

No

---

**Other notices**

No

---

End of section



# Other issues

## Excessive noise issues

No

---

## Crime issues

No

---

## Occupied by someone under caution or conviction

No

---

## Failed transactions in last 12 months

No

---

End of section





# Ownership - Leasehold

## Title number

MAN92986

---

## Tenure of the property

Leasehold

---

## New owner required to take a share in, or become a member of, the Management Company

Yes

---

## ↓ Lease Length

### Remaining lease term in years

981

---

## ↓ Lease restrictions

### Details of the lease restrictions

As per lease agreement

---

## Are there any lease restrictions

Yes

---

## ↓ Ground rent

### Annual ground rent

250.0

---

## Is ground rent payable

Yes

---

**Does the ground rent increase**

No

---

↓ **Additional costs**

**Details of any additional fees expected in the service charges in the next 3 years**

Tree maintenance

---

**Annual service charge**

400.0

---

**Is there a service charge**

Yes

---

**Reserve fund for managed areas**

No

---

↓ **Landlord/freeholders details**

**Landlords name**

Russell Homes

---

**Landlords contact number**

+441618684326

---

**Landlords email address**

support@russellhomes.co.uk

---

↓ **Managing agents details**

**Managing agents contact number**

+447510956247

---

**Managing agents email address**

wsmith009@gmail.com

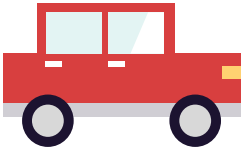
---

**Managing agents name**

Church Court (Cheadle) Management Company Limited

---

End of section



# Parking

## Type of parking available

Allocated

---

## Disabled parking available

No

---

## Controlled parking in place

Not known

---

## Electrical vehicle charging point at the property

No

---

End of section



# Rights and informal arrangements

## Shared contributions

Yes

---

### Details of shared contributions

Church Court Management Company collect payments annually and organise any maintenance work. £400 was paid last year.

---

## Neighbouring land rights

Yes

---

### Details of neighbouring land rights

As per the lease agreement

---

## Public right of way

No

---

## Rights of light

No

---

## Rights of support

No

---

## Rights created through custom

No

---

## Rights to take from land

No

---

**Mines and minerals under the property**

No

---

**Church chancel liability**

No

---

**Other rights**

No

---

**Attempts to restrict access**

No

---

End of section



# Sellers capacity

Capacity

Legal Owner

---

End of section



# Services crossing the property

**Pipes, wires, cables, drains coming to property**

Not known

---

**Pipes, wires, cables, drains from property**

Not known

---

**Formal or informal agreements for services crossing the property**

Not known

---

End of section





# Specialist issues

Property treated for dry rot, wet rot or damp

No

---

Japanese knotweed at the property or neighbouring land

No

---

Subsidence or structural faults

No

---

Ongoing health or safety issues at the property

No

---

Asbestos at the property

No

---

End of section



# Type of construction

**Property is built with standard forms of construction**

Yes

---

**Spray foam installed at the property**

No

---

**Details of any accessibility adaptations at the property**

No accessibility adaptations

---

## ↓ Building safety

**Building safety issues at the property**

No

---

## ↓ Loft

**Property has access to a loft**

Yes

---

**How the loft is accessed**

There is a hatch in a bedroom ceiling.

---

**Loft boarded**

No

---

**Loft insulated**

Yes

---

End of section



# Water & drainage

## ↓ Water

**Mains water connected to the property**

Yes

---

**Mains water supplier**

United utilities

---

**Mains water supply metered**

Yes

---

**Location of the water meter**

Outside the communal gates

---

**Location of the stopcock**

Downstairs toilet

---

## ↓ Drainage

**Surface water drainage connected to the property**

Yes

---

**Mains foul drainage connected to the property**

Yes

---

**Mains foul drainage supplier**

United utilities

---

**Maintenance agreements in place for the drainage system**

No

---

End of section