

# 21 Patterdale

## Material information

21 Patterdale Boundary Court, Cheadle, SK8 1BA

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

**27/09/2024 15:21**



# 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.

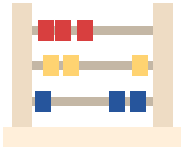
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive summary of the property you've requested to view to help inform your purchasing decision.

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

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**Other material issues**

No

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**Other charges not mentioned elsewhere**

No

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End of section



# Alterations & changes

Planning permission breaches

No

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Unfinished works at the property

No

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Unresolved planning issues

No

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## ↓ Structural alterations

Structural alterations made to the property

No

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## ↓ Change of use

Property subject to a change of use

No

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

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

No

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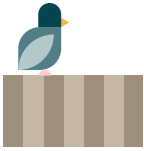
## ↓ Conservatories

Conservatory added to the property

No

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End of section



# Boundaries

**Boundaries are uniform**

No

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**Details of the boundaries that are not uniform**

It's a first floor flat with a shared garden in an uneven shaped plot, the gardens at the front go upto the pavement

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**Boundaries have been moved**

No

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**Property boundaries differ from the title plan**

No

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**Proposal to alter the boundaries**

No

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

No

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**Part of the property on separate deed**

No

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**Adjacent land included in the sale**

No

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**Flying freehold at the property**

No

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## ↓ Boundary ownership

### **Front boundary**

Not known

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### **Right boundary**

Shared

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### **Rear boundary**

Neighbour

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### **Left boundary**

Shared

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End of section



# Completion & moving

**Seller will remove any rubbish**

true

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**Seller will replace any light fittings**

true

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**Seller will take reasonable care**

true

---

**Seller will leave all keys**

true

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**Property in a chain**

No

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**Sale price sufficient to settle the mortgage**

Yes

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

No

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End of section





# Connectivity

## ↓ Telephone

Telephone line connected to the property

No

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## ↓ Cable & TV

Cable or satellite TV connected to the property

No

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## ↓ Broadband

Broadband connection at the property

None

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## ↓ Mobile coverage

Mobile signal issues at the property

No

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End of section



# Council tax

**Council Tax band**

A

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**Alterations affecting Council Tax band**

No

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**Annual Council Tax**

130.36

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End of section



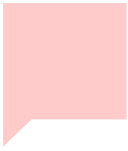
# Delay factors

Potential delays to the transaction

No

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End of section



# Disputes & complaints

**Past disputes and complaints**

No

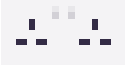
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**Potential disputes and complaints**

No

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End of section



# Electricity

## ↓ Mains electricity

**Property connected to mains electricity**

Yes

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**Electricity meter location**

Near the manager's flat

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**Mains electricity supplier**

E-on Next

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## ↓ Solar or photovoltaic panels

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

No

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## ↓ Other electricity sources

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

No

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End of section



# Electrical works

Electrics tested by a qualified electrician

No

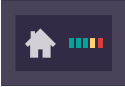
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Any electrical works at the property since 2005

No

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End of section



# Energy efficiency

**Current EPC rating**

C

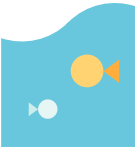
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**Green deal loan in place**

No

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End of section



# Environmental issues

## ↓ Flooding

Property flooded before

No

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Property at risk of flooding

No

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## ↓ Radon

Radon test carried out

No

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Radon remedial measures on construction

Not known

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## ↓ Coal mining

Coal mining risk

No

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## ↓ Other mining

Other mining risk

No

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## ↓ Coastal erosion

Coastal erosion risk

No

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## ↓ Other

### **Other environmental risks**

No

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End of section



# Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

No

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New home warranty

No

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Guarantes or warranties for roofing work

No

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Guarantes or warranties for damp proofing treatment

No

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Guarantes or warranties for central heating and/or plumbing

No

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Guarantes or warranties for double glazing

No

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Guarantes or warranties for electrical repair or installation

No

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Guarantes or warranties for subsidence work

No

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**Guarantes or warranties for solar panels**

No

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

No

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**Any other guarantees or warranties**

No

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

No

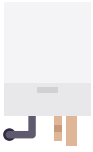
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**Title defect insurance in place**

No

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End of section



# Heating

## Type of heating system

Room heaters only

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## Other heating features at the property

Double glazing, Night storage

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End of section



# Insurance

## Why it's not insured

Included in management fee

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## Property insured by landlord (if a flat)

Not applicable

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## Property insured

No

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## ↓ Insurance concerns

### Insurance previously refused

No

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### Insurance subject to high excesses

No

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### Insurance subject to unusual conditions

No

---

### Past insurance claims

No

---

### Abnormal rise in insurance premiums

No

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End of section



# Listing & conservation

## ↓ Listing status

**Listed building in England or Wales**

No

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## ↓ Conservation

**Located in a designated conservation area**

No

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## ↓ Tree Preservation

**Tree preservation order in place**

No

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End of section



# Notices

**Planning application notice(s)**

No

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**Required maintenance notice(s)**

No

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**Neighbour development notice(s)**

No

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**Listed building application notice(s)**

No

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**Infrastructure project notice(s)**

No

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**Party wall act notice(s)**

No

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**Other notices**

Yes

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**Details of any other notices**

The shared areas will be refreshed in the next few months

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End of section



# Other issues

## Excessive noise issues

No

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## Crime issues

No

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## Occupied by someone under caution or conviction

No

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## Failed transactions in last 12 months

No

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End of section





# Ownership - Leasehold

## Title number

MAN244584

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## Tenure of the property

Leasehold

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

No

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## ↓ Lease Length

### Remaining lease term in years

111

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## ↓ Lease restrictions

### Details of the lease restrictions

Age restrictions

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## Are there any lease restrictions

Yes

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## ↓ Ground rent

### Is ground rent payable

No

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## ↓ Additional costs

### Annual service charge

3600.0

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### Is there a service charge

Yes

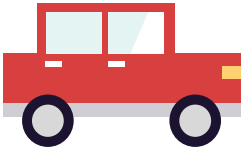
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### Reserve fund for managed areas

Yes

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End of section



# Parking

## Type of parking available

Communal, Off Street

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## Disabled parking available

No

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## Controlled parking in place

No

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## Electrical vehicle charging point at the property

No

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End of section



# Rights and informal arrangements

**Shared contributions**

No

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**Neighbouring land rights**

No

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**Public right of way**

No

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**Rights of light**

No

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**Rights of support**

No

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**Rights created through custom**

No

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**Rights to take from land**

No

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**Mines and minerals under the property**

No

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**Church chancel liability**

No

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**Other rights**

No

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**Attempts to restrict access**

No

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End of section



# Sellers capacity

## Capacity

Legal Owner

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## Sellers capacity details

My brother and I own the flat after my Dad's death

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End of section



# Services crossing the property

Pipes, wires, cables, drains coming to property

No

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Pipes, wires, cables, drains from property

No

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Formal or informal agreements for services crossing the property

No

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End of section



# Specialist issues

Property treated for dry rot, wet rot or damp

No

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Japanese knotweed at the property or neighbouring land

No

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Subsidence or structural faults

No

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Ongoing health or safety issues at the property

No

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Asbestos at the property

No

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End of section





# Type of construction

Property is built with standard forms of construction

Yes

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Spray foam installed at the property

No

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Details of any accessibility adaptations at the property

Lateral living, Lift access

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## ↓ Building safety

Building safety issues at the property

No

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## ↓ Loft

Property has access to a loft

Yes

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How the loft is accessed

Hatch in hall but the loft is not for personal use

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Loft boarded

No

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Loft insulated

Yes

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End of section



# Water & drainage

## ↓ Water

**Mains water connected to the property**

Yes

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**Mains water supplier**

United Utilities

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**Mains water supply metered**

No

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**Location of the stopcock**

In airing cupboard

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## ↓ Drainage

**Surface water drainage connected to the property**

Yes

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**Mains foul drainage connected to the property**

Yes

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**Mains foul drainage supplier**

United Utilities

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

No

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End of section