

# 2 Ladybower

## Material information

2 Ladybower Cheadle Hulme, Cheadle, SK8 5PS

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

**19/10/2024 10:33**

# 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.

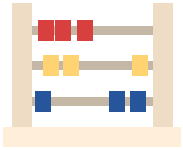
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive summary of the property you've requested to view to help inform your purchasing decision.

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



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# 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

Unresolved planning issues

No

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Unfinished works at the property

No

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Planning permission breaches

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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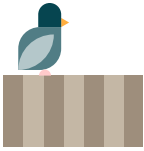
## ↓ Conservatories

Conservatory added to the property

No

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End of section



# Boundaries

**Boundaries are uniform**

No

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**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

**Left boundary**

Neighbour

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**Rear boundary**

Neighbour

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**Right boundary**

Neighbour

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**Front boundary**

Seller

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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

---

**Seller will take reasonable care**

true

---

**Seller will leave all keys**

true

---

**Property in a chain**

No

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**Sale price sufficient to settle the mortgage**

No mortgage

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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

Yes

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Telephone supplier

Sky

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## ↓ Cable & TV

Cable or satellite TV supplier

Sky

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Cable or satellite TV connected to the property

Yes

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## ↓ Broadband

Broadband connection at the property

ADSL copper wire

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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  
C

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Alterations affecting Council Tax band  
No

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Annual Council Tax  
2000.0

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End of section



# Delay factors

Potential delays to the transaction

Yes

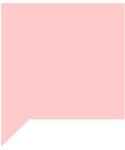
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Details of the delays

Grant of probate in application currently

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End of section



# Disputes & complaints

Past disputes and complaints

No

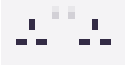
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Potential disputes and complaints

No

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End of section



# Electricity

## ↓ Mains electricity

Property connected to mains electricity

Yes

Electricity meter location

Garage

Mains electricity supplier

United utilities

## ↓ 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

No

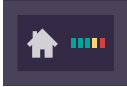
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Any electrical works at the property since 2005

No

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End of section



# Energy efficiency

Current EPC rating

C

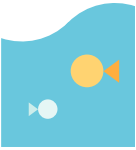
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Green deal loan in place

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

---

Radon remedial measures on construction

No

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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

Central heating

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Central heating fuel

Mains gas

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Mains gas, Oil or LPG supplier

British Gas

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

Yes

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Location of the gas meter

Garage

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Is the heating system in good working order

Yes

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Other heating features at the property

Double glazing

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End of section



# Insurance

Property insured

Yes

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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

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Past insurance claims

No

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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

---

Neighbour development notice(s)

No

---

Listed building application notice(s)

No

---

Infrastructure project notice(s)

No

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Party wall act notice(s)

No

---

Other notices

No

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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 - Freehold

## Title number

GM174467

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## Tenure of the property

Freehold

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## Whole freehold being sold

Yes

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End of section



# Parking

Type of parking available

Garage, Driveway

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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

---

Rights of light

No

---

Rights of support

No

---

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

Personal Representative for a Deceased Owner

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## Sellers capacity details

Executor of estate

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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

Level access shower

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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

Loft hatch main bedroom

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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

Yes

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Location of the water meter

Garage

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Location of the stopcock

Garage

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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**

Yes

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**Details of the maintenance agreements**

United utilities

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End of section