



3 Oak Gardens, Gatley

Property Information Questionnaire

3 Oak Gardens Gatley, Cheadle, SK8 4AX

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

13/01/2026 08:40

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.

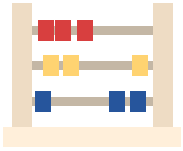
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

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



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Additional information

Other material issues

No

Other charges not mentioned elsewhere

No

Non-compliant with restrictions on use and alterations

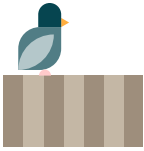
No

End of section



Alterations & changes

End of section



Boundaries

End of section



Completion & moving

End of section



Connectivity

↓ Telephone

Telephone line connected to the property

No

↓ Cable & TV

Cable or satellite TV connected to the property

Yes

Cable or satellite TV supplier

Sky

↓ Broadband

Broadband connection at the property

FTTP (Fibre to the Premises)

↓ Mobile coverage

Mobile signal issues at the property

No

End of section



Council Tax

Local Authority

Stockport

Council Tax band

D

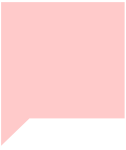
Annual Council Tax

1856.48

Alterations affecting Council Tax band

No

End of section



Disputes & complaints

End of section



Electricity

↓ Mains electricity

Property connected to mains electricity

Yes

Mains electricity supplier

Octopus

Electricity meter location

Side of the house

↓ 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

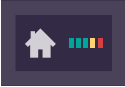
Year the electrics were tested

2018

Any electrical works at the property since 2005

No

End of section



Energy efficiency

Date of inspection

2018-11-06

Certificate date (valid for 10yrs)

2018-11-06

Certificate number

8948-7239-6809-4166-5906

Current Energy Performance rating

B

Current energy efficiency

83

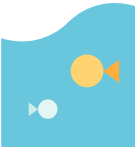
Potential Energy Performance rating

A

Potential energy efficiency

95

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

No

↓ Radon

Radon remedial measures on construction

No

Radon test carried out

No

↓ 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

End of section



Heating

Type of heating system

Central heating

Central heating fuel

Mains gas

Mains gas, Oil or LPG supplier

Octopus

Location of the gas meter

Side of the house

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

Yes

Date of installation

20/11/2018

Date of the last service or maintenance

20/11/2018

Is the heating system in good working order

Yes

Other heating features at the property

Double glazing

End of section



Insurance

End of section



Listing & conservation

↓ Listing status

Listed building in England or Wales

No

↓ Conservation

Located in a designated conservation area

No

↓ Tree Preservation

Tree preservation order in place

No

End of section



Notices

Infrastructure project notice(s)

No

Neighbour development notice(s)

No

Listed building application notice(s)

No

Party wall act notice(s)

No

Planning application notice(s)

No

Required maintenance notice(s)

No

Other notices

No

End of section



Ownership - MAN328893

Tenure of the property

Managed Freehold

Title number

MAN328893

↓ Additional costs

Annual service charge amount

672.0

↓ Managing agent details

Managing agents name

Complete property management solutions

Managing agents contact number

+441772782637

End of section



Parking

Type of parking available

Allocated, Gated

Controlled parking in place

No

Disabled parking available

No

Electrical vehicle charging point at the property

No

End of section



Rights and informal arrangements

Shared contributions

Yes

Details of shared contributions

All including in the service charge to the management company for communal garden space and the secure gated community

Neighbouring land rights

No

Attempts to restrict access

No

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

End of section



Services crossing the property

End of section



Specialist issues

Subsidence or structural faults

No

Property treated for dry rot, wet rot or damp

No

Ongoing health or safety issues at the property

No

Japanese knotweed at the property or neighbouring land

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

Ladder

Loft boarded

Yes

Loft insulated

Yes

End of section



Water & drainage

↓ Water

Mains water connected to the property

Yes

Mains water supplier

United utilities

Location of the stopcock

Under the sink

Mains water supply metered

No

↓ 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