



# 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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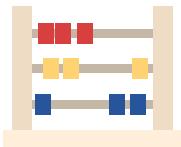
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# Additional information

## Other material issues

No

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## Other charges not mentioned elsewhere

No

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## Non-compliant with restrictions on use and alterations

No

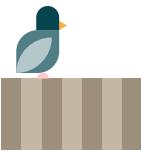
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End of section



# Alterations & changes

End of section



# Boundaries

End of section



# Completion & moving

End of section



# Connectivity

## ↓ Telephone

**Telephone line connected to the property**

No

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## ↓ Cable & TV

**Cable or satellite TV connected to the property**

Yes

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**Cable or satellite TV supplier**

Sky

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## ↓ Broadband

**Broadband connection at the property**

FTTP (Fibre to the Premises)

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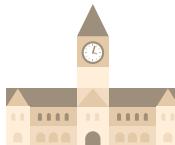
## ↓ Mobile coverage

**Mobile signal issues at the property**

No

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End of section



# Council Tax

## Local Authority

Stockport

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## Council Tax band

D

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## Annual Council Tax

1856.48

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## Alterations affecting Council Tax band

No

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End of section



# Disputes & complaints

End of section



# Electricity

## ↓ Mains electricity

**Property connected to mains electricity**

Yes

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**Mains electricity supplier**

Octopus

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**Electricity meter location**

Side of the house

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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**

Yes

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**Year the electrics were tested**

2018

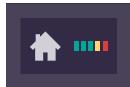
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**Any electrical works at the property since 2005**

No

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End of section



# Energy efficiency

**Date of inspection**

2018-11-06

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**Certificate date (valid for 10yrs)**

2018-11-06

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**Certificate number**

8948-7239-6809-4166-5906

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**Current Energy Performance rating**

B

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**Current energy efficiency**

83

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**Potential Energy Performance rating**

A

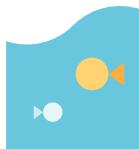
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**Potential energy efficiency**

95

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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 remedial measures on construction**

No

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**Radon test carried out**

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

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**

Octopus

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**Location of the gas meter**

Side of the house

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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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**Date of installation**

20/11/2018

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**Date of the last service or maintenance**

20/11/2018

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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

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

## Infrastructure project 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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## Party wall act notice(s)

No

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## Planning application notice(s)

No

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## Required maintenance notice(s)

No

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## Other notices

No

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End of section



# Ownership - MAN328893

## Tenure of the property

Managed Freehold

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## Title number

MAN328893

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## ↓ Additional costs

### Annual service charge amount

672.0

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## ↓ Managing agent details

### Managing agents name

Complete property management solutions

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### Managing agents contact number

+441772782637

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End of section



# Parking

**Type of parking available**

Allocated, Gated

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**Controlled parking in place**

No

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**Disabled parking available**

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

Yes

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### Details of shared contributions

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

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## Neighbouring land rights

No

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## Attempts to restrict access

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

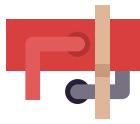
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**Other rights**

No

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End of section



# Services crossing the property

End of section



# Specialist issues

## Subsidence or structural faults

No

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## Property treated for dry rot, wet rot or damp

No

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## Ongoing health or safety issues at the property

No

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## Japanese knotweed at the property or neighbouring land

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**

No accessibility adaptations

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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**

Ladder

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**Loft boarded**

Yes

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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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**Location of the stopcock**

Under the sink

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**Mains water supply metered**

No

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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