

32 Ridgewood Avenue

Kotini Material Information Pack



Property

32 Ridgewood Avenue
Chadderton
Oldham
OL9 9UX

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Declaration

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

02/04/2024 18:36

Ownership details

What type of ownership is the property?

Freehold

Is the entire freehold being sold?

Yes

Delay factors

Are you aware of any factors which might delay or complicate the property sale?

No

Other issues

To your knowledge, has anyone occupying the property been disturbed by excessive noise which is likely to reoccur at the property?

No

To your knowledge, has the property been subject to any crime, burglary or violent death?

No

To your knowledge, has the property been occupied by someone who has been cautioned or convicted of a serious crime?

No

Have there been any failed purchase transactions on the property within the last 12 months?

No

Parking arrangements

What's the main form of parking available at the property?

Driveway

Is the property in a controlled parking zone or within a local authority parking scheme?

No

Is there an electric vehicle charging point belonging to the property?

No

Rights and informal arrangements

Other than service charges and estate rentcharges, do you have to contribute towards the shared cost of a jointly-used service such as a shared driveway, road, parking area, garden or drain?

No

Do any rights and arrangements exist over neighbouring land from which the property benefits?

No

Has anyone tried to stop you using an access way to the property or asked you to pay to use the access?

No

Are you aware of any public right of way through and/or across your property, buildings or land?

No

Are you aware of any rights of light affecting the property?

No

Are you aware of any rights of support from adjoining properties?

No

Are you aware of rights created through custom or use that affect the property?

No

Are you aware of any rights that other people have to take things from the land?

No

Are you aware of mines and minerals under the property?

No

Are you aware of liability to contribute to the maintenance of a church chancel?

No

Are you aware of any other rights or arrangements affecting the property?

No

Listing and conservation

Is the property a listed building in England or Wales?

No

To your knowledge, does a tree preservation order apply to any trees within the boundaries of the property?

No

Is the property in a designated conservation area?

No

Disputes and complaints

Have any disputes or complaints occurred, regarding this property, a property nearby, or their use?

No

Are you aware of anything which might lead to a dispute about the property or a property nearby?

No

Notices

Are you aware of, or have you received notice that an owner of a neighbouring property is proposing to develop property or land nearby, make alterations to nearby buildings or change the use?

No

Are you aware of, or have you received notice of any planning applications that could affect the property, the enjoyment of it or the views from it?

No

Are you aware of, or have you received notice informing you that maintenance, repairs or improvements are required to your property?

No

Are you aware of, or have you received notice of listed building application?

No

Are you aware of, or have you received notice of infrastructure projects, proposed or in progress?

No

Are you aware of, or have you received notice under the Party Wall Act 1996 in respect of any shared or party boundaries?

No

Are you aware of, or have you received any other type of notice?

No

Council Tax

Which Council Tax band does this property fall within?

D

Have you altered the property in any way to the extent that it might change the Council Tax band?

No

What's the current annual Council Tax charge?

2325.38

Alterations and changes

Have there been any structural alterations, extensions, significant repairs or renewals to the property?

Yes

Please give details including dates of all work undertaken

Internal wall removed between kitchen and dining room in 2018

Was Building Regulation approval and a completion certificate obtained or an equivalent Competent Person Scheme Certificate?

Yes

Was planning permission obtained?

Not required

Please outline the reasons why

Not required

Was listed building consent obtained?

Not required

Please outline the reasons why

Not needed

Was any consent under a restriction in the deeds obtained?

Not required

Please outline the reasons why

Not needed

Has there been any change of use?

No

Since 1st April 2002 has replacement of any windows, roof windows, roof lights, glazed doors taken place?

Yes

What year was the installations completed?	2020
For each installation, please outline the nature of the work	New windows, new gutters and fascia's along with new front door
Was Building Regulation approval and a completion certificate obtained or an equivalent Competent Person Scheme Certificate?	Yes
Was planning permission obtained?	Not required
Please outline the reasons why	Not needed
Was listed building consent obtained?	Not required
Please outline the reasons why	Not needed
Was any consent under a restriction in the deeds obtained?	Not required
Please outline the reasons why	Not needed
Has a conservatory been added to the property?	Yes
What year was the installation completed?	2015
Please provide details	The conservatory was added before I moved in so I'm unsure of dates

Was Building Regulation approval and a completion certificate obtained or an equivalent Competent Person Scheme Certificate?

Yes

Was planning permission obtained?

Yes

Was listed building consent obtained?

Not required

Please outline the reasons why

Not needed

Was any consent under a restriction in the deeds obtained?

Not required

Please outline the reasons why

Not needed

Are there any works on the property that are unfinished?

No

Are you aware of any breaches of planning permission conditions or building regulations consent conditions or work not having the necessary consents?

No

Are you aware of any unresolved planning or building control issues?

No

Specialist issues

To your knowledge, has there been any preventative work for, or treatment of dry rot, wet rot or damp carried out at the property?

No

To your knowledge, does any part of your property contain asbestos?

No

To your knowledge, is the property or neighbouring land, affected by Japanese knotweed or other invasive species?

No

To your knowledge, has the property ever been subject to subsidence or structural fault?

No

Have you been notified by a relevant authority or qualified expert of an on-going health or safety issue with the property?

No

Water and drainage

Is there mains water connected to the property?

Yes

Who's the supplier?

United utilities

Is there mains surface water drainage connected to the property?

Yes

Is there mains foul drainage connected to the property?

Yes

Do you have any licences, maintenance agreements, contracts or service agreements in relation to these services?

No

Connected utilities

Is there a phone line connected to the property?

Yes

Who's the supplier?

Virgin

Is there cable or satellite TV connected to the property?

Yes

Who's the supplier?

Virgib

Heating

What type of fuel does the central heating run on?

Mains gas

When was the heating system installed?

2016-04-02

When was the heating system last serviced or maintained?

2024-02-02

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

No

Is the heating system in good working order to your satisfaction?

Yes

Environmental issues

Has a Radon test been carried out on the property?

No

Were any remedial measures undertaken on construction to reduce Radon gas levels on the property?

Not known

Insurance

Do you insure the property?

Yes

Has any buildings insurance taken out been subject to an abnormal rise in premiums?

No

Has any buildings insurance taken out been subject to high excesses?

No

Has any buildings insurance taken out been subject to unusual conditions?

No

Has any buildings insurance taken out been refused?

No

Have you ever made a claim against your building insurance in relation to the property?

No

Energy efficiency

What is the energy efficiency rating of the property according to the latest Energy Performance Certificate (EPC)?

Survey Instructed

Is this property subject to a Green Deal loan or other financed home improvement scheme?

No

Additional information

Are you aware of any restrictions on the use or alteration of the property which have not been complied with?

No

Are you aware of any other material issue or information which relates to the property or has anything occurred which may affect the average person's decision to proceed?

No

Are you aware of any other charges relating to the property that you haven't already mentioned?

No

Boundaries

Is any part of the property outside the your legal ownership?

No

Is any part of the property on a separate site or separate title number?

No

Do the boundaries differ from those shown on the title plan?

No

Is there a current proposal with anyone to alter the boundaries of your property?

No

Type of construction

Is the property built in a standard form of construction?

Yes

Has spray foam insulation been installed at the property?

No