



40 Birchfield Road

Property Information Questionnaire

40 Birchfield Road Stockport, SK3 0SY

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

15/04/2026 12:17

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.

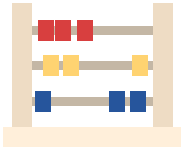
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

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

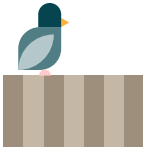
No

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

Yes

↓ Broadband

Broadband connection at the property

Cable

↓ Mobile coverage

Mobile signal issues at the property

No

End of section



Council Tax

Local Authority

Stockport

Council Tax band

B

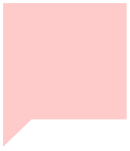
Annual Council Tax

2036.0

Alterations affecting Council Tax band

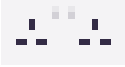
No

End of section



Disputes & complaints

End of section



Electricity

↓ Mains electricity

Property connected to mains electricity

Yes

Mains electricity supplier

E.on

Electricity meter location

Stairs

↓ 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

Electrical works

No

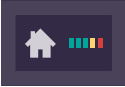
Certificates for electrical works

No

Electrics tested by a qualified electrician

No

End of section



Energy efficiency

Date of inspection

2010-04-29

Certificate date (valid for 10yrs)

2010-04-29

Certificate number

2418-7026-6264-7850-4974

Current Energy Performance rating

D

Current energy efficiency

57

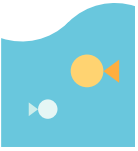
Potential Energy Performance rating

C

Potential energy efficiency

76

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

No

Flood defences in place

No

↓ Radon

Radon remedial measures on construction

Not known

Radon test carried out

Not known

↓ 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

Eon

Location of the gas meter

Stairs

Excluding the boiler, has the heating system been replaced?

No

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

Alterations to neighbouring properties

No

Other notices

No

End of section



Ownership - GM655001

Tenure of the property

Freehold

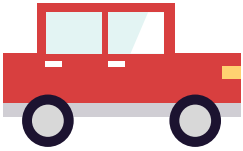
Title number

GM655001

Whole freehold being sold

Yes

End of section



Parking

Type of parking available

Driveway

Controlled parking in place

No

Disabled parking available

Not known

Electrical vehicle charging point at the property

No

End of section



Rights and informal arrangements

↓ Shared contributions

Seller asked to make shared contributions

No

Seller requested others to make shared contributions

No

↓ Rights over other properties

Is the seller aware of any rights over other properties

No

↓ Rights over the sale property

Is the seller aware of any rights over the property being sold

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

Japanese knotweed at the property or neighbouring land

No

Japanese knotweed survey taken place

Not known

Asbestos at the property

No

End of section



Type of construction

Date of ownership (if known)

16/05/2013

Property type

House

Property used for non-residential purposes

No

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 utilites

Location of the stopcock

Under stairs

Mains water supply metered

No

↓ Drainage

Surface water drainage connected to the property

No

Mains foul drainage connected to the property

Yes

Mains foul drainage supplier

United utilites

Maintenance agreements in place for the drainage system

No

End of section