



Automated onboarding
and compliance

63 Chelmsford Road, Stockport, SK3 9LS

Property Information Questionnaire

Freehold

Title GM591414

Edition 2

24 sections

12/10/2026 08:16



Property Information Questionnaire

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

Created 12/10/2026 08:16

About this document

This Property Information Questionnaire (PIQ) records information provided about the property by the seller. It is part of the material information a prospective buyer needs to make an informed decision, and supplements, but does not replace, formal searches, surveys, and legal due diligence.

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

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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Alterations & changes

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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Extensions

Extension added to the property	No
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Conservatories

Conservatory added to the property	No
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Loft conversion

Loft converted	No
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Garage conversion

Garage converted	No
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Internal wall removal

Internal wall removed	No
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Chimney removal

Chimney removed	No
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Insulation

Insulation installed	No
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Other works

Other works	No
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Planning permission breaches	No
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Unresolved planning issues	No
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Boundaries

Boundary ownership

Front boundary	Seller
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Left boundary	Shared
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Rear boundary	Seller
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Right boundary	Shared
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Boundaries are uniform	Yes
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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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Adjacent land included in the sale	No
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Neighbour taking over or building on any part of the property	No
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Part of the property on separate deed	No
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Part of the property are outside the legal ownership of the seller	No
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Flying freehold at the property	No
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Completion & moving

Any dates the seller can't move on	Yes
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Details of those dates	Prior to 5/4/27 or earlier if possible
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Property in a chain	No
Sale price sufficient to settle the mortgage	Yes
Seller will leave all keys	true
Seller will remove any rubbish	true
Seller will replace any light fittings	true
Seller will take reasonable care	true

Connectivity

Telephone

Telephone line connected to the property	No
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Broadband

Broadband connection at the property	None
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Mobile coverage

Mobile signal issues at the property	No
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Council tax

Local Authority	<i>Not provided</i>
Council Tax band	A
Annual Council Tax	1610.0
Alterations affecting Council Tax band	No

Disputes & complaints

Past disputes and complaints	No
Potential disputes and complaints	No

Electricity

Mains electricity

Property connected to mains electricity	Yes
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Mains electricity supplier	EDF
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Electricity meter location	Cellar
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Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property	No
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Services provided by the solar or photovoltaic panels	<i>Not provided</i>
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Other electricity sources

Other sources of electricity connected to the property	No
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Electrical works

Electrical works	No
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Certificates for electrical works	Yes
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Electrics tested by a qualified electrician	Yes
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Year the electrics were tested	2025
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Energy efficiency

Date of inspection	27/01/2023
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Certificate date (valid for 10yrs)	27/01/2023
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Certificate number	3217-7629-0110-0843-4226
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Current Energy Performance rating	D
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Current energy efficiency	67
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Potential Energy Performance rating	B
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Potential energy efficiency	88
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Green deal loan in place	No
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Environmental issues

Flooding

Property flooded before	No
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Property at risk of flooding	No
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Flood defences in place	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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Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property	No
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Guarantes or warranties for central heating and/or plumbing	No
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Guarantes or warranties for damp proofing treatment	No
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Guarantes or warranties for double glazing	No
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Guarantes or warranties for roofing work	No
Guarantes or warranties for subsidence work	No
Guarantes or warranties for timber rot infestation treatment	No
New home warranty	No
Any other guarantees or warranties	No
Outstanding claims or applications against the guarantees or warranties	No
Title defect insurance in place	No

Heating

Type of heating system	Central heating
Central heating fuel	Mains gas
Mains gas, Oil or LPG supplier	EDF
Location of the gas meter	Cellar
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

Insurance

Property insured	Yes
Difficulties obtaining insurance	No
Past insurance claims	No

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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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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Alterations to neighbouring properties	No
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Other notices	No
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Occupiers

Seller lives at the property	No
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Property occupied by others aged 17 or over	No
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Sold with vacant possession	Yes
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Other occupants have agreed to leave	No
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Ownership - GM591414

Tenure of the property	Freehold
Title number	GM591414
Whole freehold being sold	Yes

Parking

Type of parking available	On Street
Controlled parking in place	No
Disabled parking available	No
Electrical vehicle charging point at the property	No

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
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Rights over the sale property

Is the seller aware of any rights over the property being sold	No
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Services crossing the property

Pipes, wires, cables, drains from property	No
Pipes, wires, cables, drains coming to property	No
Formal or informal agreements for services crossing the property	No

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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Japanese knotweed at the property or neighbouring land	No
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Japanese knotweed survey taken place	No
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Asbestos at the property	No
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Type of construction

Date of ownership (if known)	11/06/2015
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Property type	House
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Property used for non-residential purposes	No
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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	Landing ceiling
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Loft boarded	No
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Loft insulated	No
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Water & drainage

Water

Mains water connected to the property	Yes
Mains water supplier	United Utilities
Location of the stopcock	Under sink kitchen
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