



47 Evesham Road

Property Information Questionnaire

47 Evesham Road Cheadle, SK8 2LR

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

01/08/2026 13:55

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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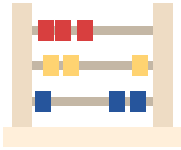
Rights and informal arrangements

Services crossing the property

Specialist issues

Type of construction

Water & drainage



Additional information

Other material issues

Yes

Details of the material issues

There are damp / mould patches principally in the kitchen (top corner left side) and in the master bedroom. The areas were professionally cleaned in mid July 2026. No investigation as to underlying causes has been undertaken.

Other charges not mentioned elsewhere

Yes

Details of the other charges

There is an annual £7 chief rent charge. Note Chief rent is different from ground rent. There is NO ground rent charge on the property

Non-compliant with restrictions on use and alterations

No

End of section



Alterations & changes

↓ Change of use

Property subject to a change of use

No

↓ Windows, roof windows, roof lights or glazed doors installations

Windows, roof windows, roof lights or glazed doors installed since 1st April 2002

No

↓ Extensions

Extension added to the property

No

↓ Conservatories

Conservatory added to the property

No

↓ Loft conversion

Loft converted

No

↓ Garage conversion

Garage converted

No

↓ Internal wall removal

Internal wall removed

No

↓ Chimney removal

Chimney removed

No

↓ Insulation

Insulation installed

No

↓ Other works

Other works

No

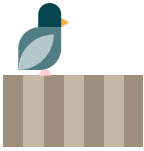
Planning permission breaches

No

Unresolved planning issues

No

End of section



Boundaries

↓ Boundary ownership

Front boundary

Not known

Left boundary

Not known

Rear boundary

Not known

Right boundary

Not known

Boundaries are uniform

Yes

Boundaries have been moved

No

Property boundaries differ from the title plan

No

Proposal to alter the boundaries

No

Adjacent land included in the sale

No

Neighbour taking over or building on any part of the property

No

Part of the property on separate deed

No

Part of the property are outside the legal ownership of the seller

No

Flying freehold at the property

No

End of section



Completion & moving

Any dates the seller can't move on

No

Property in a chain

No

Sale price sufficient to settle the mortgage

No mortgage

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

End of section



Connectivity

↓ Telephone

Telephone line connected to the property

No

↓ Broadband

Broadband connection at the property

None

↓ Mobile coverage

Mobile signal issues at the property

No

End of section



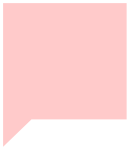
Council Tax

Council Tax band
C

Annual Council Tax
2327.91

Alterations affecting Council Tax band
No

End of section



Disputes & complaints

Past disputes and complaints

Yes

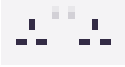
Details of past disputes and complaints

The neighbour has asked that a tree which overhangs her garden be cut back . However, she has not chosen to cut any of the tree's smaller branches that overhang in her garden.

Potential disputes and complaints

No

End of section



Electricity

↓ Mains electricity

Property connected to mains electricity

Yes

Mains electricity supplier

British Gas

Electricity meter location

As you enter the front door of the property, the electricity meter is located in a small cupboard on the right hand side in the corner.

↓ 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

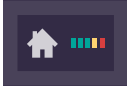
Electrics tested by a qualified electrician

Yes

Year the electrics were tested

2026

End of section



Energy efficiency

Date of inspection

2026-07-14

Certificate date (valid for 10yrs)

2026-07-14

Certificate number

9044-3064-9203-5886-4200

Current Energy Performance rating

C

Current energy efficiency

70

Potential Energy Performance rating

C

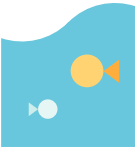
Potential energy efficiency

77

Green deal loan in place

No

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

Yes

Details of the flooding risk

The estate agent property report stated: "Very low risk for flooding by rivers and sea" and " Very low risk for flooding by surface water"

Flood defences in place

Not known

↓ 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

Guarantees or warranties available for the property

No

Guarantes or warranties for central heating and/or plumbing

No

Guarantes or warranties for damp proofing treatment

No

Guarantes or warranties for double glazing

No

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

End of section



Heating

Type of heating system

Central heating

Central heating fuel

Mains gas

Mains gas, Oil or LPG supplier

British Gas

Location of the gas meter

From memory, when facing the front door of the property, it is on the right corner of the property near the driveway

Excluding the boiler, has the heating system been replaced?

Not known

Date of the last service or maintenance

28/07/2026

Is the heating system in good working order

Yes

End of section



Insurance

Property insured

Yes

Difficulties obtaining insurance

Yes

Details of insurance difficulties

Not difficult to obtain - the property currently has unoccupied property insurance and so there is an "Unoccupancy" endorsement applying

Past insurance claims

No

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

Yes

Details of the tree preservation order

Tree Preservation Orders Reference: 243W Number: G1 Name: Bladen Close, Cheadle Hulme 1996
Species: 5 Willow & 3 Birch Status: Active Link: [Details and docs](#)

Work carried out on any protected trees

Not known

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 - GM745766

Tenure of the property

Leasehold

Title number

GM745766

↓ Lease length

Remaining lease term in years

933

↓ Lease restrictions

Are there any lease restrictions

Yes

Details of the lease restrictions

Mrs Pauline Harrison has the lease document but not readily available. So we don't know the details

↓ Service charge

Is there a service charge

No

↓ Ground rent

Is ground rent payable

No

↓ Freeholder/Landlord details

Freeholder/Landlords name

Mrs Pauline Harrison

Freeholder/Landlords name

Mrs Pauline Harrison

Freeholder/Landlords email address

paulineharrison301@gmail.com

Freeholder/Landlords contact number

+441614271218

↓ Management company

Management company type (if any)

No

↓ Managing agent details

Managing agent employed

No

End of section



Parking

Type of parking available

Garage, Driveway, Off Street, Private

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

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

Pipes, wires, cables, drains from property

Not known

Pipes, wires, cables, drains coming to property

Not known

Formal or informal agreements for services crossing the property

Not known

End of section



Specialist issues

Subsidence or structural faults

Yes

Details of any subsidence or structural faults

The garage has one wall that is badly buckled apparently due to insufficient foundations

Property treated for dry rot, wet rot or damp

No

Japanese knotweed at the property or neighbouring land

Not known

Japanese knotweed survey taken place

Not known

Asbestos at the property

Yes

Details of asbestos

The garage has a corrugated asbestos roof

End of section



Type of construction

Date of ownership (if known)

03/06/2026

Property type

Bungalow

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

Yes

Details of the building safety issues

(1) Corrugated asbestos roof (2) EICR was Overall Assessment "Unsatisfactory"

Work already done to remediate the building safety issues

We are arranging for the electrical remediation to achieve a EICR "Pass" before selling the property

Work still to be done to remediate the building safety issues

The required electrical remediation to achieve a EICR "Pass" is pending prior to selling the property

Potential cost to resolve the building safety issues

We don't know

Building safety work impacts the buyers ability to reside at the property

No

↓ **Loft**

Property has access to a loft

No

End of section



Water & drainage

↓ Water

Mains water connected to the property

Yes

Mains water supplier

United Utilities

Location of the stopcock

We look to find out on next visit to the property

Mains water supply metered

Yes

Location of the water meter

We look to find out on next visit to the property

↓ 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