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and compliance

1 Dryden Avenue, Cheadle, SK8 2AW

Property Information Questionnaire

Freehold | Title GM34640 | Edition 2 | 24 sections | 19/11/2026 13:10

MAURICE KILBRIDE

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 19/11/2026 13:10

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.

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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

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

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Other works

Other works	No
Planning permission breaches	No
Unresolved planning issues	No

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

Completion & moving

Any dates the seller can't move on	Yes
Details of those dates	As soon as 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

Broadband

Broadband connection at the property	None

Mobile coverage

Mobile signal issues at the property	No

Council tax

Local Authority	*Not provided*
Council Tax band	C
Annual Council Tax	2328.0
Alterations affecting Council Tax band	No

Disputes & complaints

Past disputes and complaints	No
Potential disputes and complaints	No

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Electricity

Mains electricity

Property connected to mains electricity	Yes
Mains electricity supplier	Octopus
Electricity meter location	Hallway

Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property	No
Services provided by the solar or photovoltaic panels	*Not provided*

Other electricity sources

Other sources of electricity connected to the property	No

Electrical works

Electrical works	No
Certificates for electrical works	Yes
Electrics tested by a qualified electrician	Yes
Year the electrics were tested	2026

Energy efficiency

Date of inspection	28/10/2026
Certificate date (valid for 10yrs)	06/11/2026
Certificate number	9350-2938-3500-2726-8581
Current Energy Performance rating	C
Current energy efficiency	69
Potential Energy Performance rating	C

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Potential energy efficiency	78
Green deal loan in place	No

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

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

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Guarantees or warranties for roofing work	No
Guarantees or warranties for subsidence work	No
Guarantees 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	Octopus
Location of the gas meter	Hallway
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

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Listing & conservation

Listing status

Listed building in England or Wales	Not known

Conservation

Located in a designated conservation area	Not known

Tree Preservation

Tree preservation order in place	Not known

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

Occupiers

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

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Ownership - GM34640

Tenure of the property	Freehold
Title number	GM34640
Whole freehold being sold	Yes

Parking

Type of parking available	Garage, Driveway
Controlled parking in place	Not known
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

Rights over the sale property

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

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

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Specialist issues

Subsidence or structural faults	Yes
Details of any subsidence or structural faults	Resin injections to front and rear corner of the gable wall. We have Certificate of Structural Adequacy as proof.
Property treated for dry rot, wet rot or damp	No
Japanese knotweed at the property or neighbouring land	No
Japanese knotweed survey taken place	No
Asbestos at the property	No

Type of construction

Date of ownership (if known)	03/07/2026
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	Loft hatch
Loft boarded	No
Loft insulated	Yes

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Water & drainage

Water

Mains water connected to the property	Yes
Mains water supplier	United Utilities
Location of the stopcock	Not sure
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

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