



# 239 Stockport Road

## Property Information Questionnaire

239 Stockport Road Cheadle, SK8 2BS

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

**20/03/2026 16:07**

# 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.

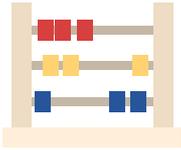
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

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

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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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End of section



# 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

Yes

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Details of the extension

Kitchen extension

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Extension complete

Yes

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Work completed by the current owner

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**

Yes

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**Details of the insulation installation**

Loft insulation

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**Insulation installation complete**

Yes

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**Work completed by the current owner**

No

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## ↓ Other works

### **Other works**

No

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### **Planning permission breaches**

No

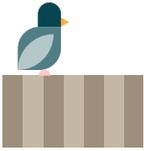
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### **Unresolved planning issues**

No

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End of section



# 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**

Yes

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**Details of the flying freehold**

Over bathroom of property on the left

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End of section



# Completion & moving

**Any dates the seller can't move on**

No

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**Property in a chain**

No

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**Sale price sufficient to settle the mortgage**

Yes

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**Seller will leave all keys**

true

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**Seller will remove any rubbish**

true

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**Seller will replace any light fittings**

true

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**Seller will take reasonable care**

true

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End of section



# Connectivity

## ↓ Telephone

**Telephone line connected to the property**

No

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## ↓ Broadband

**Broadband connection at the property**

FTTP (Fibre to the Premises)

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**Broadband supplier**

Virgin

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## ↓ Mobile coverage

**Mobile signal issues at the property**

No

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End of section



# Council Tax

## Local Authority

Stockport

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## Council Tax band

B

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## Annual Council Tax

19.25

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## Alterations affecting Council Tax band

No

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End of section



# Disputes & complaints

**Past disputes and complaints**

No

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**Potential disputes and complaints**

No

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End of section



# Electricity

## ↓ Mains electricity

**Property connected to mains electricity**

Yes

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**Mains electricity supplier**

Octopus

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**Electricity meter location**

Front room to the right of the window

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## ↓ Solar or photovoltaic panels

**Solar or photovoltaic panels installed at the property**

No

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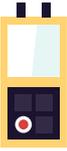
## ↓ Other electricity sources

**Other sources of electricity connected to the property**

No

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End of section



# Electrical works

**Electrical works**

No

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**Certificates for electrical works**

No

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**Electrics tested by a qualified electrician**

No

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End of section



# Energy efficiency

**Date of inspection**

2023-09-21

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**Certificate date (valid for 10yrs)**

2023-09-25

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**Certificate number**

2140-5441-5070-3108-9121

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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**

C

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**Potential energy efficiency**

80

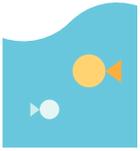
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**Green deal loan in place**

No

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End of section



# 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**

Not known

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**Radon test carried out**

Not known

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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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End of section



# 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

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Guarantes or warranties for subsidence work

No

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Guarantes or warranties for timber rot infestation treatment

No

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New home warranty

No

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**Any other guarantees or warranties**

No

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**Outstanding claims or applications against the guarantees or warranties**

No

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**Title defect insurance in place**

No

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End of section



# Heating

## Type of heating system

Central heating

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## Central heating fuel

Mains gas

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## Mains gas, Oil or LPG supplier

Octopus

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## Location of the gas meter

Front room

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## Excluding the boiler, has the heating system been replaced?

Yes

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## Boiler installation date (if known)

03/04/2015

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## Date of the last service or maintenance

03/03/2025

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## Is the heating system in good working order

Yes

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## Other heating features at the property

Double glazing, Underfloor heating, Wood burner

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End of section



# Insurance

**Property insured**

Yes

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**Difficulties obtaining insurance**

No

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**Past insurance claims**

No

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End of section



# 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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End of section



# 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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End of section



# Ownership - GM242956

**Tenure of the property**

Freehold

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**Title number**

GM242956

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**Whole freehold being sold**

Yes

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End of section



# Parking

## Type of parking available

Garage, Driveway, Off Street, Rear

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## Controlled parking in place

No

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## Disabled parking available

No

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## Electrical vehicle charging point at the property

No

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End of section



# Rights and informal arrangements

## ↓ Shared contributions

**Seller asked to make shared contributions**

Not applicable

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**Seller requested others to make shared contributions**

Yes

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**Details of requested shared contributions**

Fencing

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## ↓ Rights over other properties

**Is the seller aware of any rights over other properties**

Yes

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**Public right of way**

Yes

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**Details of public right of way**

Passage way through the gardens of the terraced houses

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**Rights of light**

No

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**Rights of support**

Yes

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**Details of rights of support**

Flying buttress over next door

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**Rights created through custom**

No

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**Rights to take from land**

No

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**Other rights**

Yes

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**Details of other rights**

Passage across back gardens in the row of terraced houses

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**Disagreements relating to these rights**

No

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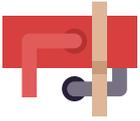
**↓ Rights over the sale property**

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

No

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End of section



# Services crossing the property

**Pipes, wires, cables, drains from property**

Not known

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**Pipes, wires, cables, drains coming to property**

Not known

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**Formal or informal agreements for services crossing the property**

Not known

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End of section



# 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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End of section



# Type of construction

Date of ownership (if known)

17/07/2024

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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

Level access

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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**

Pull down ladder

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**Loft boarded**

Yes

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**Loft insulated**

Yes

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End of section



# Water & drainage

## ↓ Water

**Mains water connected to the property**

Yes

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**Mains water supplier**

United utilities

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**Location of the stopcock**

Pantry floor left hand side behind the door

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**Mains water supply metered**

No

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## ↓ Drainage

**Surface water drainage connected to the property**

Yes

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**Mains foul drainage connected to the property**

Yes

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**Mains foul drainage supplier**

United utilities

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**Maintenance agreements in place for the drainage system**

No

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End of section