



# 35 St. Davids Road

## Property Information Questionnaire

35 St. Davids Road Cheadle, SK8 2HF

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

**06/03/2026 07:35**

# 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.

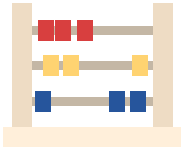
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

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

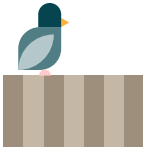
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# Alterations & changes

End of section



# Boundaries

End of section



# Completion & moving

End of section



# Connectivity

## ↓ Telephone

**Telephone line connected to the property**

Yes

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**Telephone supplier**

Virgin

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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

139.0

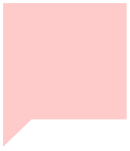
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## Alterations affecting Council Tax band

No

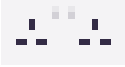
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# Disputes & complaints

End of section



# Electricity

## ↓ Mains electricity

**Property connected to mains electricity**

Yes

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**Mains electricity supplier**

British Gas

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**Electricity meter location**

Hallway

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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

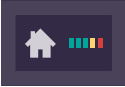
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**Electrics tested by a qualified electrician**

No

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End of section



# Energy efficiency

**Date of inspection**

2020-02-06

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

2020-02-06

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**Certificate number**

0168-0045-6272-5910-7294

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**Current Energy Performance rating**

D

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**Current energy efficiency**

62

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**Potential Energy Performance rating**

B

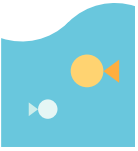
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**Potential energy efficiency**

82

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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

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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End of section



# Guarantees, warranties, and indemnity insurances

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

British gas

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## Location of the gas meter

Rear of house

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

No

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## Date of the last service or maintenance

19/09/2025

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## Is the heating system in good working order

Yes

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End of section



# Insurance

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**

Not known

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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 - GM842288

**Tenure of the property**

Freehold

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**Title number**

GM842288

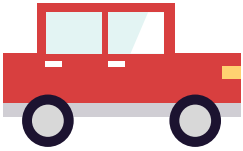
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**Whole freehold being sold**

Yes

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End of section



# Parking

## Type of parking available

Driveway, Garage, On Street

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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**

No

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**Seller requested others to make shared contributions**

No

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## ↓ 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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End of section



# Services crossing the property

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)

19/09/2020

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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**

Would need a ladder to climb in

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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**

Under kitchen sink

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**Mains water supply metered**

Yes

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**Location of the water meter**

Front of house

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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**

I don't know I don't pay a sewage bill

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

No

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End of section