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9 Arrowsmith Drive, Heald Green, Cheadle, SK8 3XD

Property Information Questionnaire

Freehold | Title MAN439023 | Edition 2 | 24 sections | 12/11/2026 13:45

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 12/11/2026 13:45

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	Yes
Details of the other charges	Yearly management charge of about £160 for the estate.
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

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Insulation

Insulation installed	No

Other works

Other works	No
Planning permission breaches	No
Unresolved planning issues	No

Boundaries

Boundary ownership

Front boundary	Seller
Left boundary	Seller
Rear boundary	Seller
Right boundary	Neighbour
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

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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

Connectivity

Telephone

Telephone line connected to the property	No

Broadband

Broadband connection at the property	FTTP (Fibre to the Premises)
Broadband supplier	Sky

Mobile coverage

Mobile signal issues at the property	No

Council tax

Local Authority	*Not provided*
Council Tax band	F
Annual Council Tax	3782.85
Alterations affecting Council Tax band	No

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Disputes & complaints

Past disputes and complaints	No
Potential disputes and complaints	No

Electricity

Mains electricity

Property connected to mains electricity	Yes
Mains electricity supplier	Octopus Energy
Electricity meter location	From cabinet - accessed from driveway

Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property	Yes
Services provided by the solar or photovoltaic panels	Electricity
Year the solar or photovoltaic panels were installed	2025
Solar or photovoltaic panels owned outright	Yes
Lease of the roof/air space provided to a panel provider	No
Maintenance agreement in place	No
Date the panels were last maintained	01/06/2025
Panels in good working order	Yes
Solar panels connected to national grid	Yes
Type of grid connection	Smart Export Guarantee (SEG)
Solar batteries installed at the property	No

Other electricity sources

Other sources of electricity connected to the property	No

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Electrical works

Electrical works	No
Certificates for electrical works	No
Electrics tested by a qualified electrician	No

Energy efficiency

Date of inspection	11/03/2024
Certificate date (valid for 10yrs)	11/03/2024
Certificate number	4234-7437-0000-0929-7292
Current Energy Performance rating	B
Current energy efficiency	84
Potential Energy Performance rating	A
Potential energy efficiency	92
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	No
Radon test carried out	No

Coal mining

Coal mining risk	No

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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	Yes
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	Yes
Details of the new home warranty	Buildmark - should expire end of April 2034
Guarantes or warranties or insulation	No
Any other guarantees or warranties	No
Any known breaches of the guarantees or warranties	Yes
Details of the breaches	Solar panels installed may affect front roof warranty.
Outstanding claims or applications against the guarantees or warranties	No
Title defect insurance in place	No

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Heating

Type of heating system	Central heating
Central heating fuel	Mains gas
Mains gas, Oil or LPG supplier	Octopus energy
Location of the gas meter	Cabinet - accessible from driveway
Excluding the boiler, has the heating system been replaced?	No
Heating system installation date (if known)	01/01/2024
Boiler installation date (if known)	01/01/2024
Date of the last service or maintenance	11/01/2025
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

Conservation

Located in a designated conservation area	No

Tree Preservation

Tree preservation order in place	No

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

Ownership - MAN439023

Tenure of the property	Freehold
Title number	MAN439023
Whole freehold being sold	Yes

Parking

Type of parking available	Garage, Driveway
Controlled parking in place	No
Disabled parking available	No

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Electrical vehicle charging point at the property	Yes
Details of the electrical vehicle charging point	Project EV
EV charging cable crosses public pavement	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

Specialist issues

Subsidence or structural faults	No
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

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Type of construction

Date of ownership (if known)	01/05/2024
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	Level access, Wide doorways

Building safety

Building safety issues at the property	No

Loft

Property has access to a loft	Yes
How the loft is accessed	Hatch from the first floor landing.
Loft boarded	No
Loft insulated	Yes

Water & drainage

Water

Mains water connected to the property	Yes
Mains water supplier	Leep utilities
Location of the stopcock	Under kitchen sink
Mains water supply metered	Yes
Location of the water meter	Under kitchen sink

Drainage

Surface water drainage connected to the property	Yes
Mains foul drainage connected to the property	Yes

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Mains foul drainage supplier	United Utilities
Maintenance agreements in place for the drainage system	No

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