



# 15 Cuthbert Road

## Property Information Questionnaire

15 Cuthbert Road Cheadle, SK8 2DT

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

**27/05/2026 09:57**

# 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.

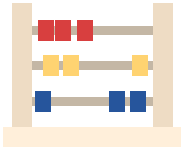
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

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

Yes

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## Details of the material issues

Level 3 survey also picked out the chimneys that need repairing. I have a quote to fix this and this has been reflected in the sale price which is reduced from expected market value.

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## Other charges not mentioned elsewhere

No

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## Non-compliant with restrictions on use and alterations

No

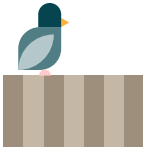
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# Alterations & changes

End of section



# Boundaries

End of section



# Completion & moving

End of section



# Connectivity

## ↓ Telephone

**Telephone line connected to the property**

No

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## ↓ Broadband

**Broadband connection at the property**

FTTP (Fibre to the Premises)

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**Broadband supplier**

Plusnet

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## ↓ Mobile coverage

**Mobile signal issues at the property**

No

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End of section



# Council Tax

**Council Tax band**

C

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**Annual Council Tax**

2327.91

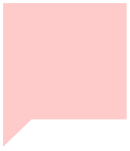
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**Alterations affecting Council Tax band**

No

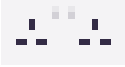
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# Disputes & complaints

End of section



# Electricity

## ↓ Mains electricity

Property connected to mains electricity

Yes

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Mains electricity supplier

EON Next

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Electricity meter location

Basement

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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**

Yes

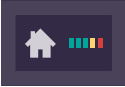
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**Year the electrics were tested**

2022

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End of section



# Energy efficiency

**Date of inspection**

2020-10-27

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

2020-10-27

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**Certificate number**

1190-1038-0022-6027-3003

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**Current Energy Performance rating**

E

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**Current energy efficiency**

51

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**Potential Energy Performance rating**

C

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**Potential energy efficiency**

76

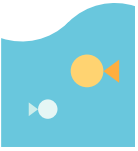
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**Green deal loan in place**

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

No

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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

EON Next

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## Location of the gas meter

Basement

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

No

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## Heating system installation date (if known)

01/05/2020

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## Boiler installation date (if known)

20/05/2020

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## Date of the last service or maintenance

31/01/2026

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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

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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**

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 - GM45670

## Tenure of the property

Freehold

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## Title number

GM45670

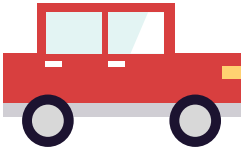
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## Whole freehold being sold

Yes

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End of section



# Parking

## Type of parking available

Communal, Driveway, Gated, On Street, Off Street, Private

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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

Yes

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### Details of any subsidence or structural faults

We have structural movement mainly in the kitchen/bathroom area as seen by the cracks. Structural report confirmed this is due to seasonal movement / thermal expansion. The drainage survey confirmed there is no collapsed drains. Recommended to fill in cracks and monitor and recommending the installation of lateral restraints on the outside wall.

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## Property treated for dry rot, wet rot or damp

Yes

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### Details of treatment for dry rot, wet rot or damp

Evidence of previous damp proof installation, not sure on the year when this was done but I have had recent damp survey done and they have recommended fresh fixes with quotes and 10 year guarantee

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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)

20/04/2021

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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**

Need a ladder to access the door through the ceiling on the second floor

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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**

Not sure

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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