



# 12 Brookash Road

## Property Information Questionnaire

12 Brookash Road Manchester, M22 5LU

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

**23/06/2026 18:06**

# 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.

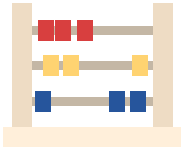
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

If you have any questions about the information contained in this report, please contact your estate agent.



# Contents

- ↓ Additional information
- Alterations & changes
- Boundaries
- Completion & moving
- Connectivity
- Council Tax
- Disputes & complaints
- Electricity
- Electrical works
- Energy efficiency
- Environmental issues
- Guarantees, warranties, and indemnity insurances
- Heating
- Insurance
- Listing & conservation
- Notices
- Ownership
- Parking
- Rights and informal arrangements
- Services crossing the property
- Specialist issues
- Type of construction
- Water & drainage



# 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

Yes

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**Date of the window replacements**

11/07/2024

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**Details of the window replacements**

4 windows and 2 doors replaced

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**Window replacements complete**

Yes

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**Work completed by the current owner**

Yes

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**Building regulation approval obtained for the window replacements**

Not required

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**Details why building regulation approval wasn't obtained**

Replacement of existing windows and doors

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## Planning permission approval obtained for the window replacements

Not required

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## Details why planning permission wasn't obtained

Replacement of existing

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### ↓ Extensions

Extension added to the property

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

No

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## ↓ Other works

### Other works

Yes

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### Date of the other works

01/12/2025

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### Details of the other works

Replacement of kitchen and bathroom fittings

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### Other works complete

Yes

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### Work completed by the current owner

Yes

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### Building regulation approval obtained for the other works

Not required

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### Details why building regulation approval wasn't obtained

Update of existing kitchen and bathroom

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### Planning permission approval obtained for the other works

Not required

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### Details why planning permission wasn't obtained

Update of existing kitchen and bathroom

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**Planning permission breaches**

No

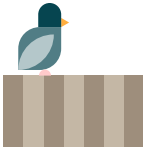
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**Unresolved planning issues**

No

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End of section



# Boundaries

## ↓ Boundary ownership

### Front boundary

Seller

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### Left boundary

Seller

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### Rear boundary

Shared

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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**

No

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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**

Yes

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**Sale price sufficient to settle the mortgage**

No mortgage

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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**

Yes

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**Telephone supplier**

Bt

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## ↓ Broadband

**Broadband connection at the property**

Cable

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**Broadband supplier**

BRSK

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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**

D

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**Annual Council Tax**

2312.04

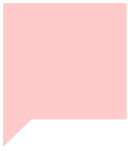
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**Alterations affecting Council Tax band**

No

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End of section



# Disputes & complaints

**Past disputes and complaints**

No

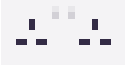
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**Potential disputes and complaints**

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**

Hallway by front door

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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

Yes

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## Details of the electrical works

Full rewire

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## Certificates for electrical works

Yes

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## Electrics tested by a qualified electrician

Yes

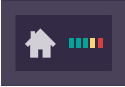
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## Year the electrics were tested

2024

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End of section



# Energy efficiency

**Date of inspection**

2022-10-05

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

2022-10-05

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**Certificate number**

9060-2985-6707-2602-7065

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**Current Energy Performance rating**

D

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**Current energy efficiency**

55

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**Potential Energy Performance rating**

C

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**Potential energy efficiency**

75

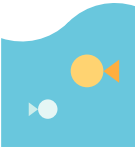
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**Green deal loan in place**

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

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

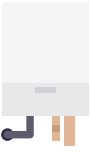
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**Title defect insurance in place**

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

Cupboard in hall

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

No

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## Boiler installation date (if known)

18/01/2025

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## Date of the last service or maintenance

03/02/2026

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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

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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 - LA2989

**Tenure of the property**

Freehold

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**Title number**

LA2989

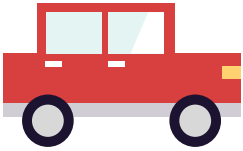
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**Whole freehold being sold**

Yes

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End of section



# Parking

## Type of parking available

Garage, Driveway, 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

Yes

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## Details of the electrical vehicle charging point

Eo charger

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## EV charging cable crosses public pavement

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

Pipes, wires, cables, drains from property

No

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Pipes, wires, cables, drains coming to property

No

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Formal or informal agreements for services crossing the property

No

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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**

Yes

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

DPC chemical injection

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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)

03/05/2024

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Property type

Bungalow

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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

No

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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 utility

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**Location of the stopcock**

Hall cupboard

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**Mains water supply metered**

Yes

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**Location of the water meter**

By front gate

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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 utility

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

No

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End of section