

# 49 Cuthbert Road

## Material information

49 Cuthbert Road Cheadle, SK8 2DT

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

**04/11/2024 10:30**



# 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.

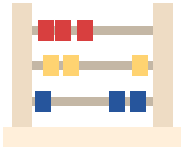
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive summary of the property you've requested to view to help inform your purchasing decision.

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



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# Additional information

**Non-compliant with restrictions on use and alterations**

No

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**Other material issues**

No

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**Other charges not mentioned elsewhere**

No

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End of section



# Alterations & changes

Unfinished works at the property

No

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Unresolved planning issues

No

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Planning permission breaches

No

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## ↓ Structural alterations

Structural alterations made to the property

No

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## ↓ Change of use

Property subject to a change of use

No

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## ↓ Windows, roof windows, roof lights or glazed doors installations

Details why planning permission approval wasn't obtained

Permitted

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Details why building regulation approval wasn't obtained

Exempt

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Windows, roof windows, roof lights or glazed doors installed since 1st April 2002

Yes

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## Details of the windows, roof windows, roof lights or glazed doors installation

202020

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### Details why deed restriction consent wasn't obtained

Iv answered this three times

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### Deed restriction consent obtained for the windows, roof windows, roof lights or glazed doors

Not required

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### Details why listed building consent wasn't obtained

Not needed

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### Listed building consent obtained for the windows, roof windows, roof lights or glazed doors

Not required

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### Building regulation approval obtained for the windows, roof windows, roof lights or glazed doors

Not required

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### Planning permission obtained for the windows, roof windows, roof lights or glazed doors

Not required

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## ↓ Conservatories

### Details why deed restriction consent wasn't obtained

Not required

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### Conservatory added to the property

Yes

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### Details why listed building consent wasn't obtained

Exempt

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### Details of the conservatory

No

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

Exempt

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**Listed building consent obtained for the conservatory**

Not required

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**Planning permission obtained for the conservatory**

Not required

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**Details why planning permission wasn't obtained**

Not required

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**Year the conservatory was completed**

2016

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**Deed restriction consent obtained for the conservatory**

Not required

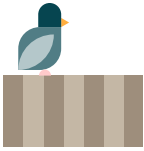
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**Building regulation approval obtained for the conservatory**

Not required

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End of section



# Boundaries

**Boundaries are uniform**

Not applicable

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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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**Part of the property are outside the legal ownership of the seller**

No

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**Part of the property on separate deed**

No

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**Adjacent land included in the sale**

No

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**Flying freehold at the property**

No

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## ↓ Boundary ownership

**Front boundary**

Seller

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**Right boundary**

Seller

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**Rear boundary**

Seller

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**Left boundary**

Neighbour

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End of section



# Completion & moving

**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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**Seller will leave all keys**

true

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**Property in a chain**

No

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**Sale price sufficient to settle the mortgage**

No mortgage

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

No

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End of section



# Connectivity

## ↓ Telephone

**Telephone line connected to the property**

Yes

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**Telephone supplier**

EE

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## ↓ Cable & TV

**Cable or satellite TV connected to the property**

No

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## ↓ Broadband

**Broadband connection at the property**

Cable

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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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**Alterations affecting Council Tax band**

No

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**Annual Council Tax**

2085.0

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End of section



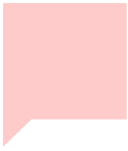
# Delay factors

Potential delays to the transaction

No

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End of section



# Disputes & complaints

**Past disputes and complaints**

No

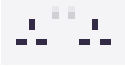
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**Potential disputes and complaints**

No

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End of section



# Electricity

## ↓ Mains electricity

### Mains electricity supplier

Scottish power

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### Electricity meter location

Outside wall

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### Property connected to mains electricity

Yes

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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

**Electrics tested by a qualified electrician**

Yes

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**Year the electrics were tested**

2024

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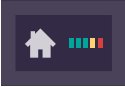
**Any electrical works at the property since 2005**

No

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End of section





# Energy efficiency

**Current EPC rating**

C

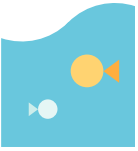
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**Green deal loan in place**

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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## ↓ Radon

Radon test carried out

No

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Radon remedial measures on construction

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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New home warranty

No

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Guarantes or warranties for roofing work

No

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Guarantes or warranties for damp proofing treatment

No

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Guarantes or warranties for central heating and/or plumbing

No

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Guarantes or warranties for double glazing

No

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Guarantes or warranties for electrical repair or installation

No

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Guarantes or warranties for subsidence work

No

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**Guarantes or warranties for solar panels**

No

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**Guarantes or warranties for timber rot infestation treatment**

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

Scottish power

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## Date of the last service or maintenance

01/10/2024

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## Was a gas boiler installed after 1st April 2005, or a solid fuel or oil boiler installed after 1st October 2010?

No

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## Location of the gas meter

Porch

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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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## ↓ Insurance concerns

**Insurance subject to high excesses**

No

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**Details of insurance claims**

Washer flood

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**Insurance subject to unusual conditions**

No

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**Insurance previously refused**

No

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**Past insurance claims**

Yes

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**Abnormal rise in insurance premiums**

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

**Planning application notice(s)**

No

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**Required maintenance 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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**Infrastructure project notice(s)**

No

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**Party wall act notice(s)**

No

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**Other notices**

No

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End of section



# Other issues

## Excessive noise issues

No

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## Crime issues

No

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## Occupied by someone under caution or conviction

No

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## Failed transactions in last 12 months

No

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End of section



# Ownership - Leasehold

**Title number**

GM611272

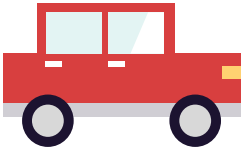
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**Tenure of the property**

Leasehold

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End of section



# Parking

## Type of parking available

Driveway, Private

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## Disabled parking available

No

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## Controlled parking in place

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

No

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## Neighbouring land rights

No

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## Public right of way

Yes

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## Details of public right of way

Passage for one house to take out bins

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## Rights of light

No

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## Rights of support

No

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## Rights created through custom

No

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## Rights to take from land

No

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## Mines and minerals under the property

No

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**Church chancel liability**

No

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**Other rights**

No

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**Attempts to restrict access**

No

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End of section



# Sellers capacity

Capacity

Legal Owner

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End of section



# Services crossing the property

Pipes, wires, cables, drains coming to property

No

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Pipes, wires, cables, drains from 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

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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Subsidence or structural faults

No

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Ongoing health or safety issues at the property

No

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Asbestos at the property

No

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End of section



# Type of construction

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

By separate ladder

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Loft boarded

No

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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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**Mains water supply metered**

No

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**Location of the stopcock**

Under sink

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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