

4 Sample Close

4 Sample Close, Knutsford, WA16 0AA

Detached house · 5 bed · Built After 2020 · Freehold



QUESTIONS ANSWERED

91 of 91

REQUIRED DOCUMENTS

2 of 3

LISTING ITEMS MISSING

0

SELLER

A Knutsford seller

TENURE

Freehold

GENERATED

24 October 2026

CONFIRMED BY THE SELLER

On 12 October 2026 the seller confirmed that the information in this pack is accurate and complete to the best of their knowledge.

LISTING CHECKLIST 14 of 14 Part A and B items in, 5 from a register

ITEM	STATUS	NOTE
Asking price (Part A)	FOR THE AGENT	Set at valuation; the seller does not fill this in
Council tax band (Part A)	CONFIRMED BY SELLER	G
Tenure (Part A)	VERIFIED FROM SOURCE	Freehold
EPC rating (Part B)	VERIFIED FROM SOURCE	B
Property type (Part B)	VERIFIED FROM SOURCE	Detached house
Construction materials (Part B)	CONFIRMED BY SELLER	Standard brick or stone
Year built (Part B)	VERIFIED FROM SOURCE	After 2020
Number of bathrooms (Part B)	CONFIRMED BY SELLER	4
Heating (Part B)	VERIFIED FROM SOURCE	Gas central heating
Water supply (Part B)	CONFIRMED BY SELLER	Yes - mains water
Drainage / sewerage (Part B)	CONFIRMED BY SELLER	Mains drainage
Broadband (Part B)	CONFIRMED BY SELLER	Full fibre (FTTP) - ultrafast
Mobile signal (Part B)	CONFIRMED BY SELLER	Good on all networks
Parking (Part B)	CONFIRMED BY SELLER	Private driveway
Electricity supply (Part B)	CONFIRMED BY SELLER	Mains electricity
Part C disclosures	CONFIRMED BY SELLER	Private road; Private road arrangements

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Before you list 0

Every Part A and Part B item has an answer. Check them against your own records, then publish.

Nothing outstanding.

Listing text

The material information as plain lines, Parts A and B in order, then the Part C items with something to disclose. Paste into the listing; the live sheet has the same text with a copy button.

MoveScore 93/100. The seller's information and documents are ready for their conveyancer; confirmed accurate by the seller, 12 October 2026.

Council tax band: G

Tenure: Freehold

EPC rating: B

Property type: Detached house

Construction materials: Standard brick or stone

Year built: After 2020

Number of bathrooms: 4

Heating: Gas central heating

Water supply: Yes - mains water

Drainage / sewerage: Mains drainage

Broadband: Full fibre (FTTP) - ultrafast

Mobile signal: Good on all networks

Parking: Private driveway

Electricity supply: Mains electricity

Private road: Yes

Private road arrangements: Estate charge of £500 a year paid to the estate management company, which maintains the private road and shared areas on the estate. The company's restriction is on the title register.

Material information

Material information under the DMCC Act 2024, laid out in the Parts A, B and C the industry works to, from the seller's own answers. The source column says where an answer came from a register or a document; everything else was given by the seller.

PART A Part A - Required on every listing

Asking price	Confirm at valuation	
Council tax band	G	
Tenure	Freehold	VERIFIED. From a public register, confirmed by the seller

PART B Part B - Physical characteristics (every listing)

EPC rating	B	VERIFIED. From a public register, confirmed by the seller
Property type	Detached house	VERIFIED. From a public register, confirmed by the seller
Construction materials	Standard brick or stone	
Year built	After 2020	VERIFIED. From a public register, confirmed by the seller
Number of bathrooms	4	
Heating	Gas central heating	VERIFIED. From a public register, confirmed by the seller
Water supply	Yes - mains water	
Drainage / sewerage	Mains drainage	
Broadband	Full fibre (FTTP) - ultrafast	
Mobile signal	Good on all networks	
Parking	Private driveway	
Electricity supply	Mains electricity	

PART C Part C - Where it applies

Private road	Yes	
Private road arrangements	Estate charge of £500 a year paid to the estate management company, which maintains the private road and shared areas on the estate. The company's restriction is on the title register.	

Fittings and contents

The seller's answers laid out in TA10 order.

TA10 · 1

Basic fittings

A	Items included in the sale	Fitted kitchen appliances (oven, hob, extractor), Integrated fridge / freezer, Curtains and blinds, Garden shed, Smart home systems (Hive, Ring, etc.), Light fittings and chandeliers, Integrated dishwasher
B	Items excluded from the sale	NO
C	Items available for separate negotiation	Gym equipment
D	Approximate age of kitchen appliances	5-10 years

TA10 · 2

Kitchen

K1	Fitted oven, hob and extractor - included?	Yes - included
K2	Integrated dishwasher - included?	Yes - included
K3	Integrated fridge/freezer - included?	Yes - included
K4	Washing machine - included?	No - not included
K5	Tumble dryer - included?	No - not included

TA10 · 3

Bedroom and bathroom

B1	Fitted wardrobes - included?	No - not included
B2	Curtains and blinds - included?	Yes - included
B3	Light fittings and chandeliers - included?	Yes - included

TA10 · 4

Outdoor and garden

G1	Garden shed - included?	Yes - included
G2	Garden furniture - included?	No - not included
G3	Outdoor play equipment / trampoline - included?	No - not included

TA10 · 5

TV and technology

T1	TV aerial or satellite dish - included?	No - not included
T2	Smart home systems (Hive, Ring etc.) - included?	Yes - included

All answers, with sources

Answers were given by the seller between 9 September 2026 and 12 October 2026, except where the source column says otherwise. Every answer in the pack, in BASPI order (the dataset the Property Data Trust Framework uses), with its source and date. Open questions are listed at the foot of each section. "See document n" refers to the documents at the back.

PART A · 1 The property

A1.2	Does anyone else need to consent to the sale?	Yes - co-owner	
	Are there any special circumstances affecting this sale?	None	
A1.3	What is the tenure?	Freehold	From HM Land Registry price paid, confirmed by the seller 9 September 2026. See documents 2, 3
A1.6	What parking is available with the property?	Private driveway	
A1.6.1	Is there an electric vehicle charging point?	Yes - dedicated charge point	
A1.7.1	Is the property listed?	No	VERIFIED. From Historic England listed buildings register, confirmed by the seller 9 September 2026
A1.7.2	Is the property in a conservation area?	No	
A1.7.3	Is any tree in the garden protected by a tree preservation order?	No	
A1.8	What type of property is it?	Detached house	VERIFIED. From EPC: House Detached, confirmed by the seller 9 September 2026
A1.8.1	How is the property built?	Standard brick or stone	
A1.8.2	Is there a flat roof anywhere on the property?	Yes - part of it (extension, kitchen, porch, garage)	
A1.8.3	Are you aware of any building safety issues?	No, none that I am aware of	
A1.8.4	EPC rating	B	From EPC current rating: B, confirmed by the seller 9 September 2026. See document 1
A1.8.6	Has spray foam insulation been installed in the roof?	No	
A1.9	Do you know the council tax band?	G	

PART A · 3 Alterations and changes to the property

A3.1	Has an extension been added to the property?	No	
	Has the loft been converted?	No	
	Are there any other significant works, alterations or conversions?	No	
A3.3	Have the windows been replaced?	No	

A3.4	Has a conservatory been added?	No
A3.5	Has any planning permission been granted for this property in the last 5 years?	No
	Was building regulations approval obtained for any works?	Not applicable - no works carried out
A3.6	Are any works at the property unfinished?	No
A3.7	Are you aware of any breach of a planning condition or building regulation?	No

PART A · 4 Notices which affect the property

A4.5	Are you aware of any proposals to build, widen or divert any road, path or railway near the property?	No
A4.6	Have you given or received a notice under the Party Wall etc. Act 1996?	No
A4.7	Have you received any notices or correspondence from a local or public authority?	No

PART A · 5 Specialist issues

A5.5	Have you been told of an ongoing health or safety issue at the property (for example by the council, a fire authority or an insurer)?	No
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PART A · 6 Fixtures and fittings

A6.1	Is there anything that looks fixed but you are taking with you?	NO
A6.2	Which of these are included in the sale?	Fitted kitchen appliances (oven, hob, extractor), Integrated fridge / freezer, Curtains and blinds, Garden shed, Smart home systems (Hive, Ring, etc.), Light fittings and chandeliers, Integrated dishwasher
	Are there any items you would consider selling separately?	Gym equipment

PART A · 7 Utilities and services

A7.1	How is the property supplied with electricity?	Mains electricity
	What is mobile signal like at the property?	Good on all networks
	What broadband is available at the property?	Full fibre (FTTP) - ultrafast
	Is the property on mains drainage or a septic tank?	Mains drainage
	Is the property on mains water?	Yes - mains water
A7.2	Approximately when was the boiler installed or last serviced?	2-5 years ago
	Is the water supply metered?	Yes

A7.3	Is the property subject to a Green Deal loan or other financed home improvement scheme?	No	
	Is surface water (rain from the roof and drive) connected to the mains?	No - soakaway or other	
A7.4	What type of heating does the property have?	Gas central heating	VERIFIED. From EPC: Boiler and radiators, mains gas, confirmed by the seller 9 September 2026
	What type of boiler is it?	Combi boiler	
	Is the central heating in good working order?	Yes	

PART A · 10 Rights and informal arrangements

A10.1	Is there any shared access or right of way over the property?	No	
	Is the property on a private road?	Yes	
	Tell us about the private road maintenance arrangements	Estate charge of £500 a year paid to the estate management company, which maintains the private road and shared areas on the estate. The company's restriction is on the title register.	
A10.4.1	Does anyone have a right to cross or use any part of the property?	No	
A10.4.4	Is the property in a coalfield or mining area?	No	
A10.4.6	Are there any informal or verbal arrangements with neighbours about the property?	No	

PART A · 11 Other issues affecting the property

A11.4	Has the property been the subject of a crime, such as a burglary, or a violent death, that a buyer would want to know about?	No	
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PART A · 12 Additional information

A12.1	Are you aware of any restrictive covenants on the property?	Yes	
	What does the covenant restrict?	Covenants in the Transfer dated 9 December 2021, set out in the Charges Register of title CH000000 (new estate covenants). There is also a restriction in favour of the estate management company, so their certificate is needed on any sale. Full wording is on the title register in this pack.	
A12.2	Does the property have any accessibility adaptations?	None	

PART B · 1 Legal ownership

B1.1	Who are the other owners?	the co-owner, wife	See documents 2, 3
B1.2	Have you appointed a conveyancer or solicitor yet?	Not yet - I need to find one	
B1.3	Are you the legal owner of the property?	Yes - jointly owned	See documents 2, 3

PART B · 3 Services crossing other property

B3.1	Do any pipes, drains or cables cross a neighbour's land to reach you, or cross your land to reach them?	Not known
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PART B · 4 Energy and meters

B4.1	When were the electrics last tested by a qualified electrician?	Within the last 5 years - no certificate
B4.2	Has any electrical work been done since 1 January 2005 (a rewire, a new consumer unit, new circuits)?	No
B4.3	Does the property have solar panels?	No
B4.4	Do you know where the meters and the stop cock are?	Yes
	Where are they?	Water stop cock under the kitchen sink

PART B · 6 Occupiers

B6.1	Is the property currently occupied?	Yes - I live there
B6.2	Does anyone other than you (and your mortgage lender) have a legal interest in the property?	No
B6.3	Have all adults living at the property agreed to leave on completion?	Yes
B6.4	Is the property tenanted or will any part of it be occupied by a tenant at completion?	No - the property will be vacant at completion

PART B · 7 Completion and moving

B7.1	Will the property be empty before completion?	Yes - I will have moved out before completion
B7.2	What is your onward situation?	My sale depends on another sale completing
B7.3	Do you have any specific requirements about the completion date?	No fixed requirement
B7.4	Are there smart home systems (heating, lighting, security) and are they included?	Yes - included in the sale
B7.6	Is there a mortgage secured against the property?	Yes
	Who is your mortgage lender?	a high street lender

Also in the pack (not part of the BASPI)

Approximately when was the property built? **After 2020**

VERIFIED. From EPC age band:
2021, confirmed by the seller 9
September 2026

Roughly how old are the included kitchen
appliances? **5-10 years**

Where will the keys be held on completion
day? **With my estate agent**

Documents 3

Numbered here and referred to by number throughout. Each follows, behind its own divider, reproduced unaltered.

- 1

Energy Performance Certificate
Uploaded 13 September 2026 · evidence for A1.8.4 · document-1.pdf

- 2

Title register
Uploaded 12 October 2026 · evidence for A1.3, B1.3, B1.1 · document-2.pdf

- 3

Title register
Uploaded 12 October 2026 · evidence for A1.3, B1.3, B1.1 · document-3.pdf

DOCUMENT 1 OF 3

Energy Performance Certificate

Uploaded 13 September 2026 · document-1.pdf

Energy Performance Certificate

In a real pack the document follows here, reproduced unaltered. It is left out of the sample because it carries the address.

DOCUMENT 2 OF 3

Title register

Uploaded 12 October 2026 · document-2.pdf

Title register

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DOCUMENT 3 OF 3

Title register

Uploaded 12 October 2026 · document-3.pdf

Title register

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About this pack

On 12 October 2026 the seller confirmed that the information in this pack is accurate and complete to the best of their knowledge. Prepared by the seller on MoveMapper. The material information is a structured summary of the seller's own answers, assembled for you to check and publish; it does not discharge your duty under the DMCC Act 2024 and the CMA's guidance, and it is not legal advice. Answers marked with a public source were pre-filled from that source and confirmed by the seller on the date shown; everything else was given by the seller and has not been independently verified by MoveMapper. The seller's hoped-for price is never in this pack. Documents are reproduced unaltered. Built to the Open Property Data Association Property Data Trust Framework.

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