

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

NEEDS ATTENTION

3

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.

CONTRACT PACK 7 of 8 seller items in, 3 verified from source

ITEM	STATUS	NOTE
Title register and plan	VERIFIED FROM SOURCE	From HM Land Registry, documents 2, 3
Tenure	VERIFIED FROM SOURCE	Freehold; From HM Land Registry price paid, confirmed by the seller 9 September 2026
Energy Performance Certificate	VERIFIED FROM SOURCE	From the EPC register, document 1
Property information (TA6 answers)	CONFIRMED BY SELLER	91 of 91 answered; schedule in TA6 order in this pack
Fittings and contents (TA10 answers)	CONFIRMED BY SELLER	Schedule in TA10 order in this pack
Guarantees and warranties	NOT HELD BY SELLER	I had one but cannot find it
Mortgage and lender	CONFIRMED BY SELLER	a high street lender; redemption statement to be requested
Chain and timing	CONFIRMED BY SELLER	My sale depends on another sale completing
Seller identity verification	FOR THE FIRM TO OBTAIN	Client due diligence by the firm
Searches (local, drainage, environmental)	FOR THE FIRM TO OBTAIN	Ordered by the firm, or by Propelr where instructed
Condition report	FOR THE FIRM TO OBTAIN	By a surveyor, if the seller chooses to commission one
Not applicable to this property	NOT APPLICABLE	Lease and management pack; Planning permissions; Building regulations completion; FENSA / CERTASS (windows and doors); Gas safety / boiler; Electrical certificate; Indemnity policies

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Needs attention 3

What you would otherwise write to the client about, in the order you would raise it. The seller sees the same list and is reminded until it is clear.

Documents · 1

1 SELLER DOES NOT HAVE THIS DOCUMENT

Guarantees & warranties

Seller does not have this: i had one but cannot find it.

Flagged by the seller · 2

2 DISCLOSED, NEEDS YOUR ATTENTION

Is the property on a 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."

3 DISCLOSED, NEEDS YOUR ATTENTION

Are you aware of any restrictive covenants on the property?

What it restricts: "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."

TA6 answer schedule

The seller's answers under the TA6 (6th edition) headings, for completing the form; the source column shows where an answer came from a register or a document. The seller signs your TA6 in the usual way. Every answer with its source and date is in All answers, later in this pack.

TA6 · 1 Boundaries

1.1	Which boundaries are your responsibility to maintain?	Yes - it's clear from the title deeds
1.2	Have there been any disputes or complaints regarding a boundary in the last 3 years?	No

TA6 · 2 Disputes and complaints

2.1	Have there been any disputes or complaints regarding this property or a neighbour?	No
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TA6 · 3 Notices and proposals

3.1	Are you aware of any proposals or notices that affect the property or neighbourhood?	No
3.2	Have you received any notices or correspondence from a local or public authority affecting the property?	No
3.3	Are you aware of any proposals to build, widen or divert any road, path or railway nearby?	No

TA6 · 4 Alterations, planning and building control

4.1	Have any alterations or extensions been made to the property?	No
4.2	Has a loft been converted?	No
4.3	Have any other works or conversions been carried out?	No
4.4	Have the windows been replaced?	No
4.9	Has planning permission been granted for works to the property in the last five years?	No
4.10	Was building regulations approval obtained for the works?	Not applicable - no works carried out

TA6 · 5 Guarantees and warranties

5.1	Is there an NHBC or similar structural warranty?	Not known
5.2	Has damp-proofing treatment been carried out?	No
5.3	Are there any other guarantees or warranties?	No

TA6 · 6

Insurance

6.1	Has the property ever been flooded?	No
6.2	Has the property been affected by subsidence?	No

TA6 · 7

Environmental matters

7.1	Is there Japanese knotweed at or near the property?	No
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TA6 · 8

Rights and informal arrangements

8.1	Is there any shared access or right of way over the property?	No
8.2	Is the property on a private road?	Yes
8.2a	Details of 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.
8.3	Does anyone have a right to cross or use any part of the property?	No
8.4	Are there any informal or verbal arrangements with neighbours about the property?	No

TA6 · 9

Parking

9.1	What parking is available?	Private driveway
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TA6 · 10

Services

10.1	Type of heating	Gas central heating	VERIFIED. From EPC: Boiler and radiators, mains gas, confirmed by the seller 9 September 2026
10.2	Is the property connected to mains drainage?	Yes - mains drainage	
10.3	Is the property on mains water supply?	Yes, mains water	
10.4	Are there solar panels?	No	

TA6 · 11

Occupiers

11.1	Is the property currently occupied?	Yes, I live there
11.3	Does anyone other than the seller (and any lender) have a legal interest in the property?	No
11.4	Will any part of the property be occupied by a tenant at completion?	No, the property will be vacant at completion

Transaction information

13.1	Is there an onward chain?	My sale depends on another sale completing
13.3	Preferred timescale	6 to 12 months
13.4	Has a conveyancer been appointed?	Not yet - I need to find one
13.5	Requirements about the completion date	No fixed requirement
13.6	Will the property be empty before completion?	Yes, I will have moved out before completion
13.7	Where will the keys be on completion day?	With my estate agent

For your conveyancer (not part of the TA6)

C.1	Is the seller the legal owner?	Yes, jointly owned	See documents 2, 3
C.2	Joint owners	the co-owner, wife	See documents 2, 3
C.3	Is there a mortgage secured on the property?	Yes	
C.3a	Lender	a high street lender	
C.4	Does anyone else need to consent to the sale?	Yes, co-owner	
C.5	Restrictive covenants the seller is aware of	Yes	
C.5a	Covenant details	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.	
C.6	Special circumstances affecting the sale (probate, divorce, power of attorney)	None	

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 · 2 Disputes and complaints

A2.1	Have there ever been any boundary disputes?	No	
	Have there ever been disputes or complaints involving the neighbours?	No	

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
A3.9	Do you hold any title indemnity insurance policies?	No

PART A · 4 Notices which affect the property

A4.2	Are you aware of any nearby planning applications or developments?	No
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

A5.1	Has the property ever had damp treatment?	No
A5.2	To your knowledge, does any part of the property contain asbestos?	No
A5.3	Has Japanese knotweed ever been identified at or near the property?	No
A5.4	Has the property ever had issues with subsidence or been the subject of a subsidence insurance claim?	No
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
A5.6	Has a radon test ever been carried out at the property?	No

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 · 8 Insurance

A8.1	Is the property insured?	Yes - buildings insurance	
A8.2	Have you ever claimed on the buildings insurance for this property?	No	
	Has an insurer ever refused cover, raised the premium unusually, or set special conditions or a high excess for this property?	No	

PART A · 9 Boundaries

A9.1	Is any part of what you are selling (a parking space, a shed, a strip of drive) outside your legal ownership?	No	
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A9.2	Is any part of the property on a separate title, such as a garden strip, garage or parking space?	No
	Who maintains the front boundary?	Us
	Who maintains the rear boundary?	Us
	Who maintains the left-hand boundary?	Us
	Who maintains the right-hand boundary?	Us
A9.3	Do the boundaries on the ground differ from the title plan?	No
A9.4	Is there any current proposal to change the boundaries?	No

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

A11.1	Has the property ever flooded, or been affected by flooding?	No
A11.2	Is the property near the coast and at any risk from coastal erosion?	No, the property is inland
A11.3	Has anyone at the property been disturbed by noise that is likely to continue?	No
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
A11.5	Has a sale of this property fallen through in the last 12 months?	No

PART A · 12 Additional information

A12.1	Are you aware of any restrictive covenants on the property?	Yes
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	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
A12.3	Is there anything else about the property a buyer ought to know?	No

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 · 2 Legal boundaries

B2.1	Do you know which boundaries you are responsible for maintaining?	Yes - it's clear from the title deeds
B2.2	Has any boundary feature (fence, wall, hedge) been moved in the last 10 years?	No
B2.3	Have you bought any adjacent land (a strip of garden, a garage plot) that is included in the sale?	No
B2.5	Does any part of the property sit over, or under, a neighbouring property (a flying freehold)?	No

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 · 5

Guarantees, warranties and indemnity insurances

B5.1 Does the property have an NHBC or similar new build warranty? **Not sure**

Are there any other guarantees, warranties or certificates? **No**

B5.2 Are there any outstanding claims or applications under any guarantee or warranty? **No**

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**

Will the sale price cover all mortgages and loans secured on the property? **Yes**

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 for your conveyancer (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**

Points the BASPI also covers that this pack does not ask the seller; raise them in your usual enquiries where relevant.

A1.6.2 Electric charging points nearby?

A1.6.3 In an Ultra Low Emission Zone?

A1.8.5 Retrofitted energy improvements (cavity wall, external insulation)?

A1.8.7 Is the property above two storeys; how many storeys in the building?

A1.8.8 Is the building partly commercial (shops, offices)?

A1.9.1 Altered in a way that might change the council tax band?

A3.2 Any change of use?

A4.4 Listed building application?

A10.2 Rights over neighbouring land the property benefits from?

A10.3 Anyone tried to stop you using an access, or charge for it?

A10.4.2 Rights of light or support for other properties?

A10.4.3 Rights created through custom or use?

A10.4.5 Chancel repair liability?

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

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

DOCUMENT 3 OF 3

Title register

Uploaded 12 October 2026 · document-3.pdf

Title register

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About this bundle

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 and arranged to follow the BASPI (v6 (March 2025)). This is not the TA6 and does not replace it: the seller will sign your forms in the usual way. Please verify the information is sufficient for your purposes before relying on it. 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. Documents are reproduced unaltered; the originals are available as a zip from the same place as this bundle. Built to the Open Property Data Association Property Data Trust Framework.

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