

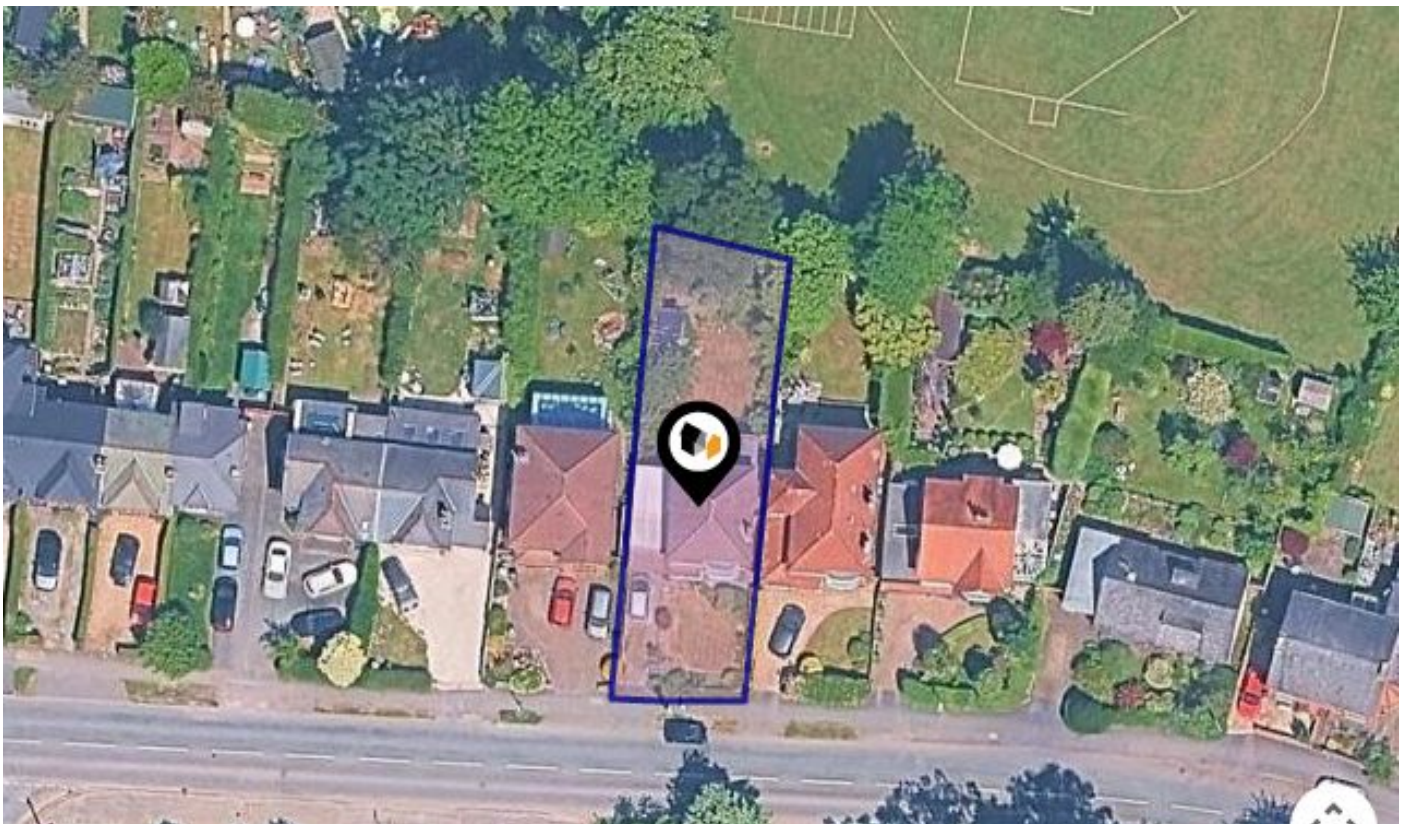


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th October 2025



DICKENS LANE, POYNTON, STOCKPORT, SK12

Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	0.1 acres
Council Tax :	Band E
Annual Estimate:	£2,851
Title Number:	CH131946

Tenure: Freehold

Local Area

Local Authority:	Cheshire east
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	52	1000
mb/s	mb/s	mb/s

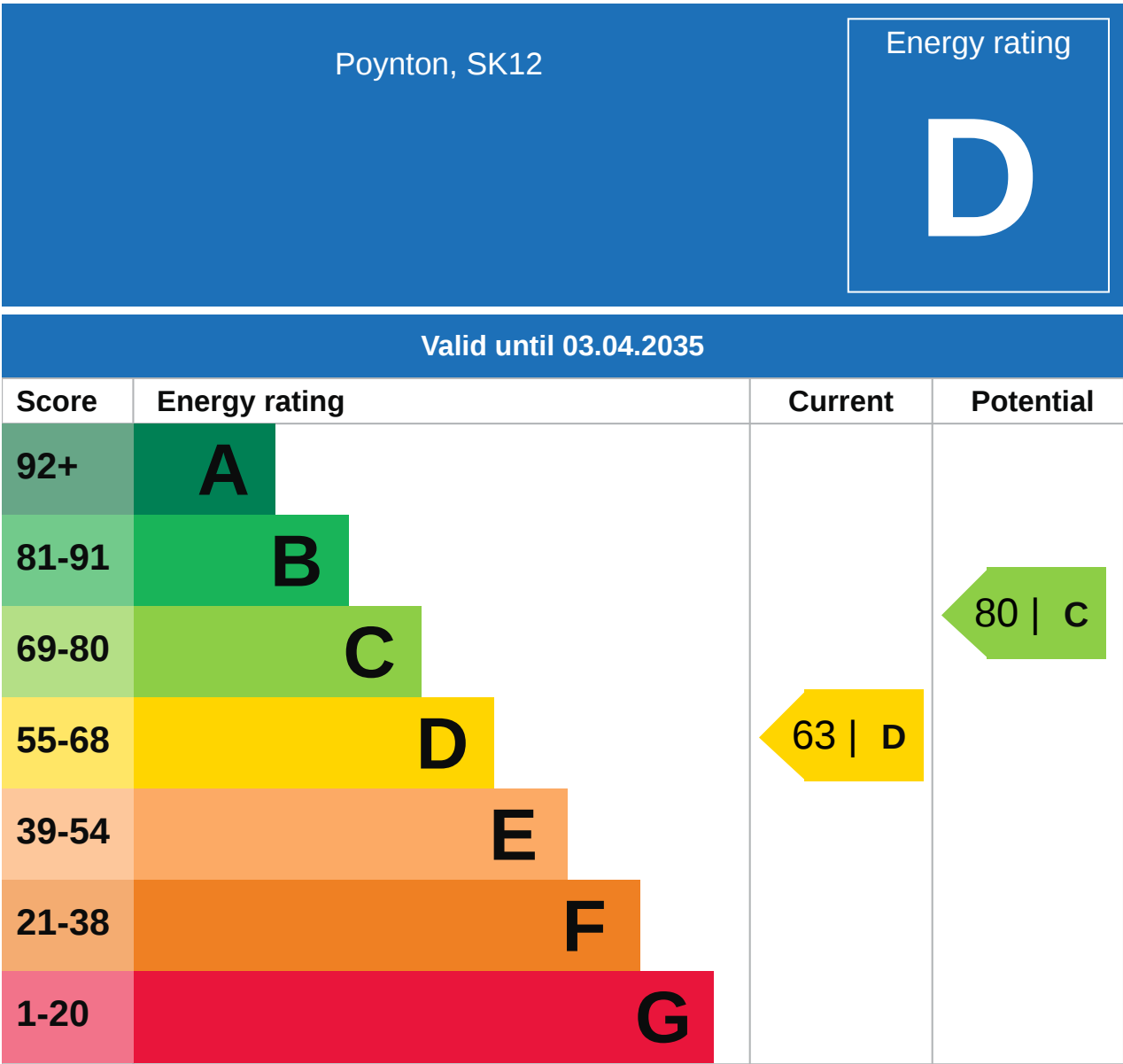
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



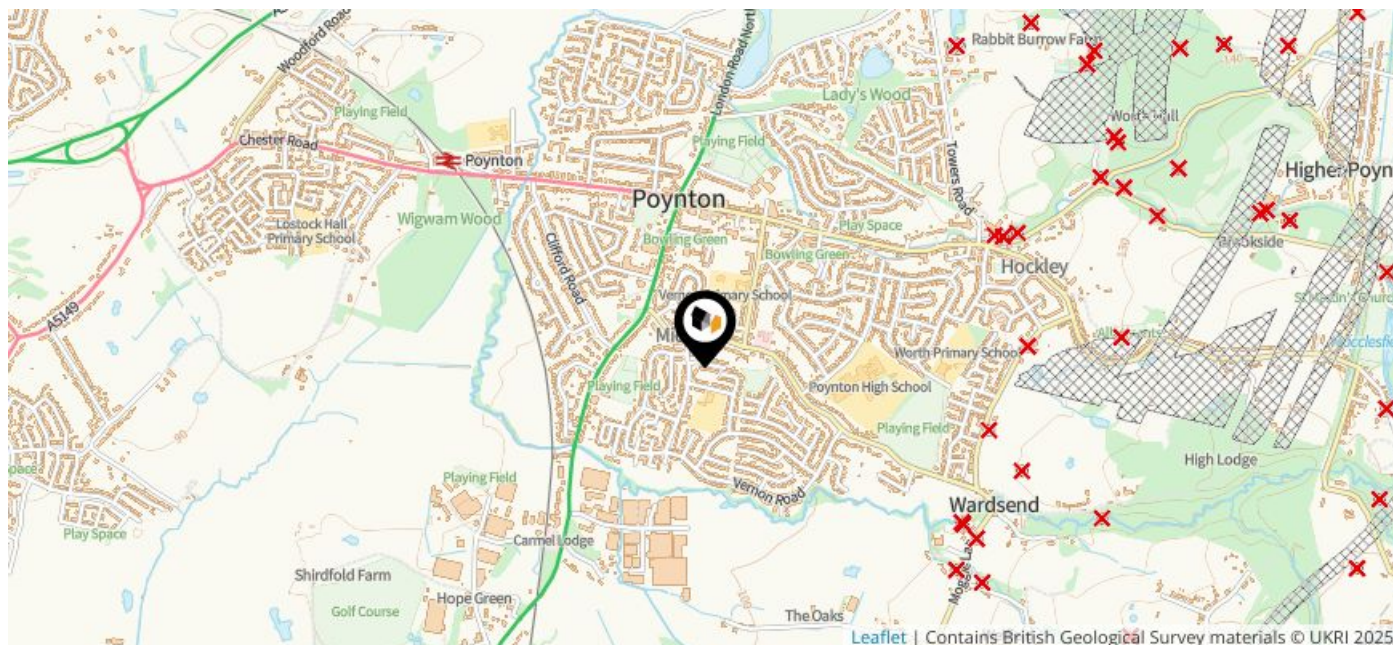
Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 81% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	97 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

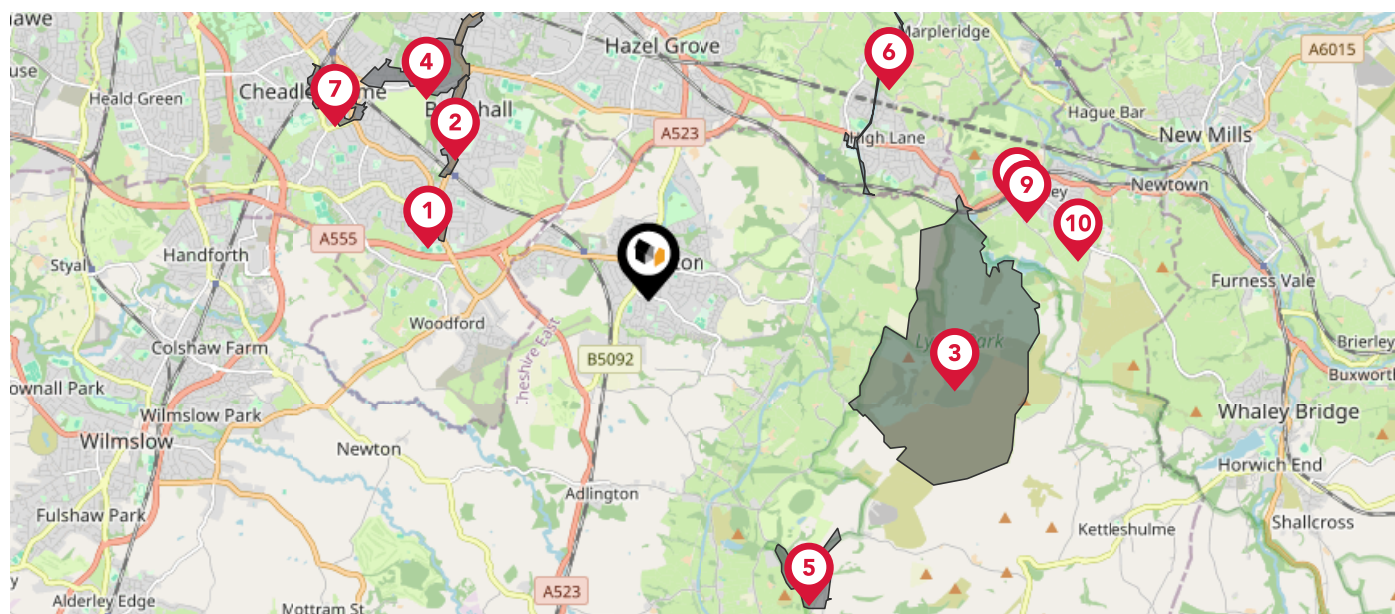
Maps

Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Syddal Park



Bramhall Lane South



Lyme Park



Bramall Park



Pott Shrigley



Macclesfield Canal



Swann Lane, Hulme Hall Road and Hill Top Avenue



Disley Conservation Area



Disley Conservation Area



Higher Disley Conservation Area

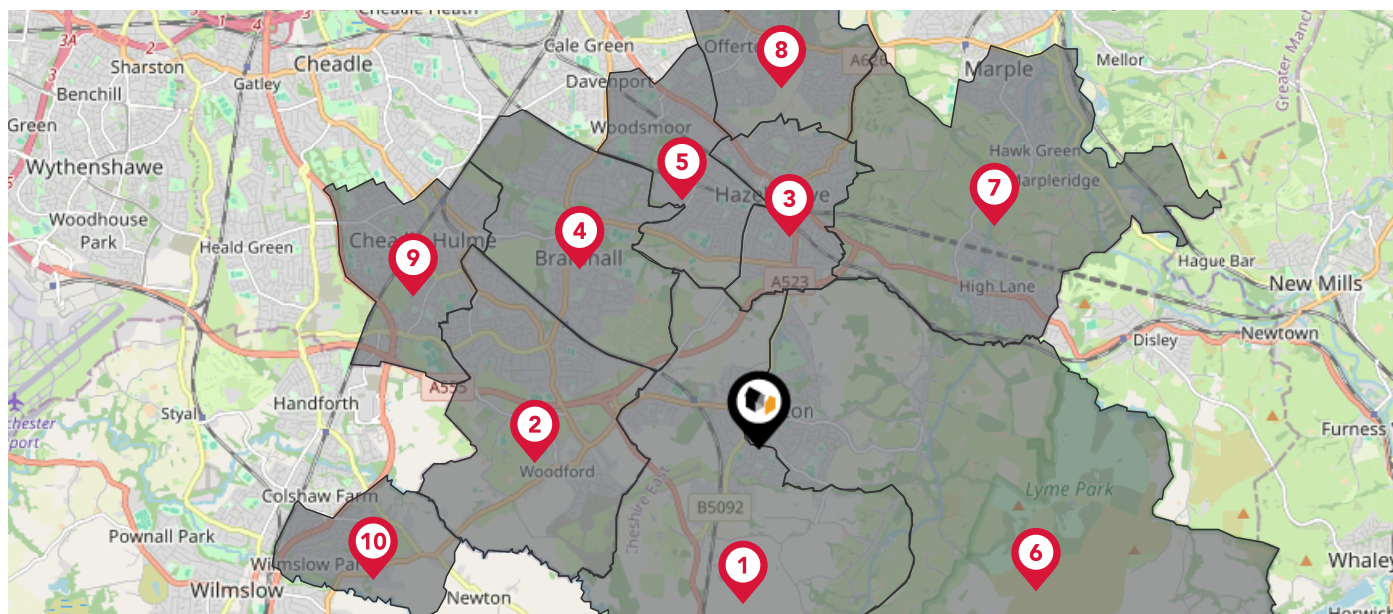
Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Poynton West and Adlington Ward

2

Bramhall South and Woodford Ward

3

Hazel Grove Ward

4

Bramhall North Ward

5

Stepping Hill Ward

6

Poynton East and Pott Shrigley Ward

7

Marple South and High Lane Ward

8

Offerton Ward

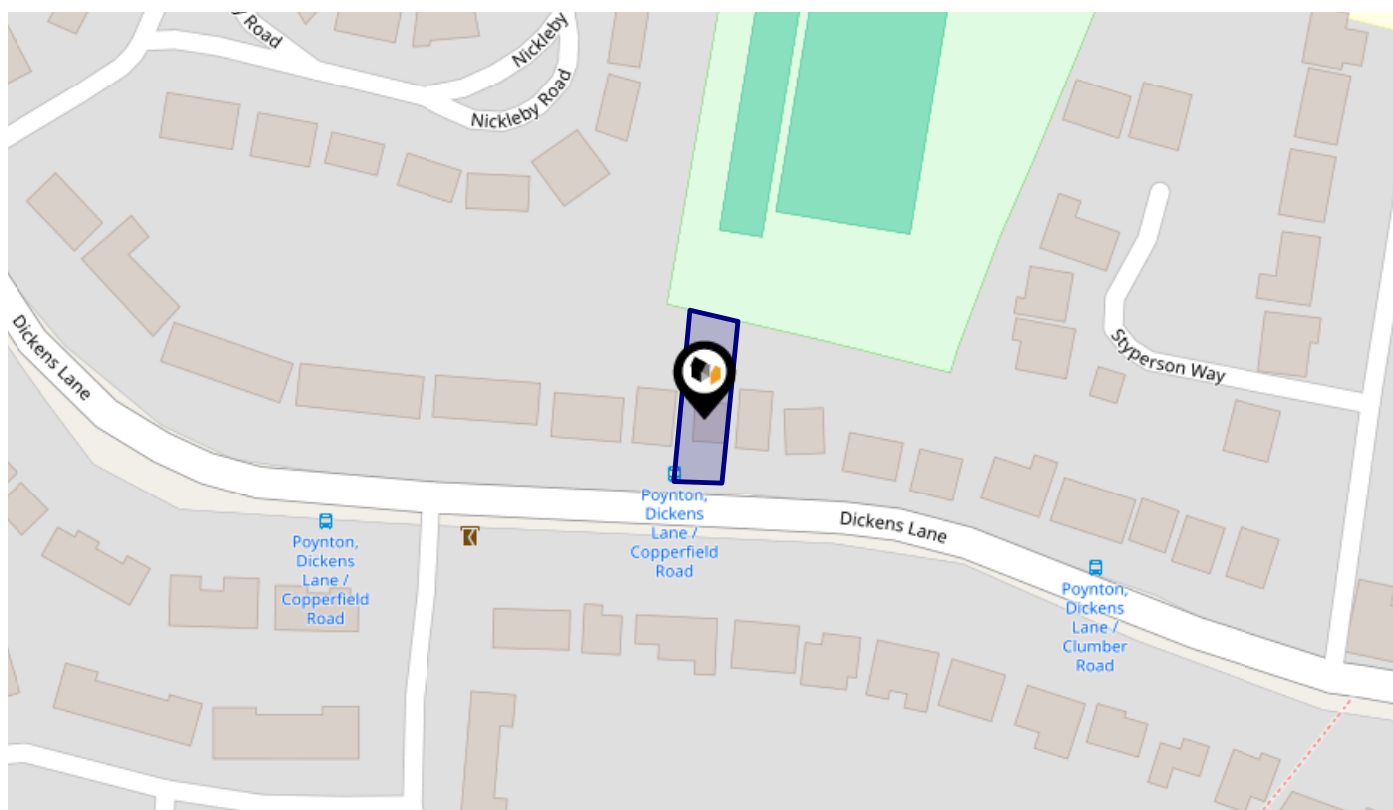
9

Cheadle Hulme South Ward

10

Wilmslow Dean Row Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

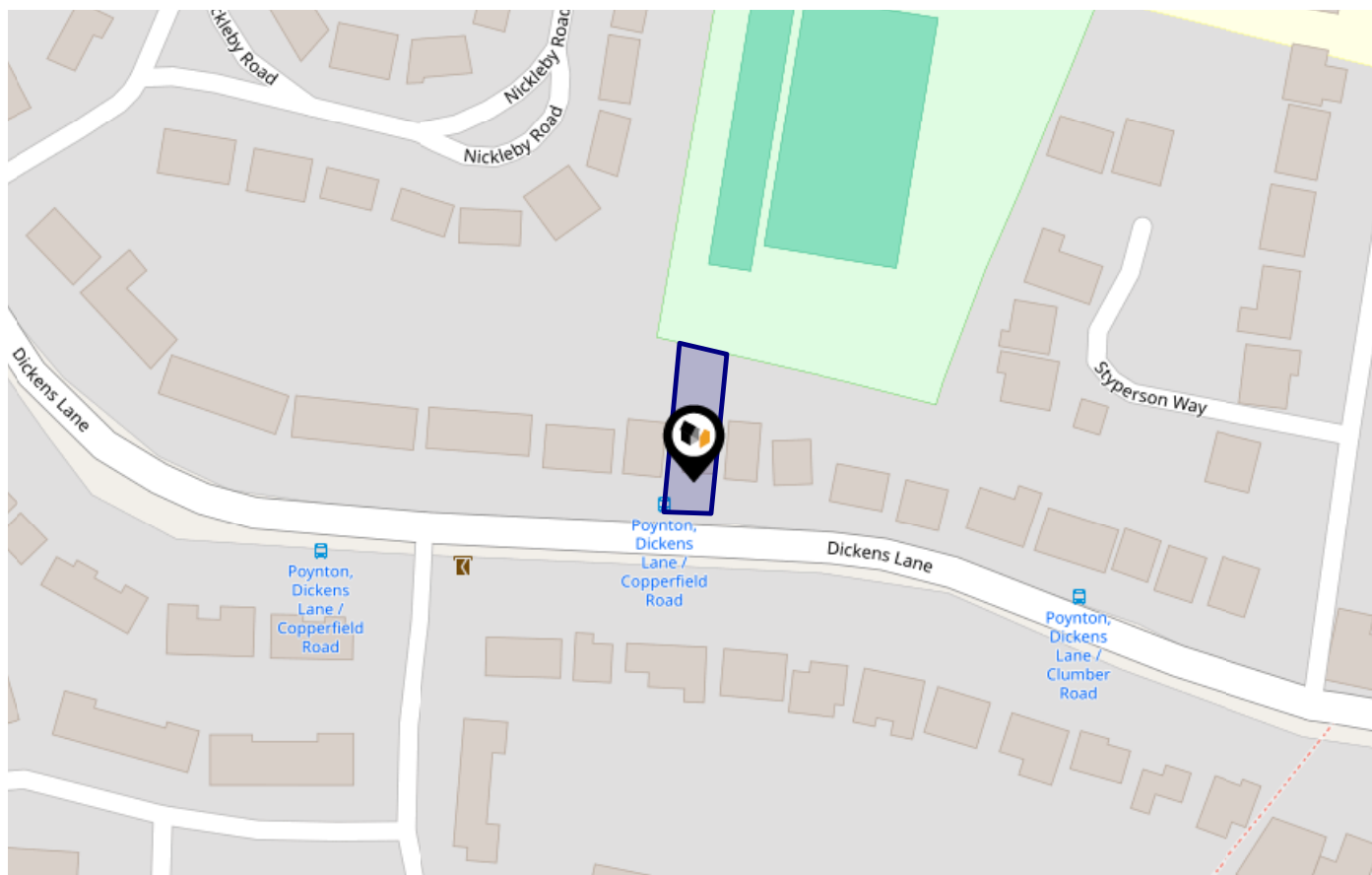
Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

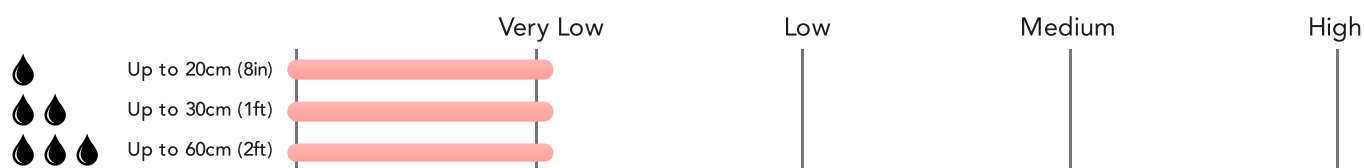


Risk Rating: Very low

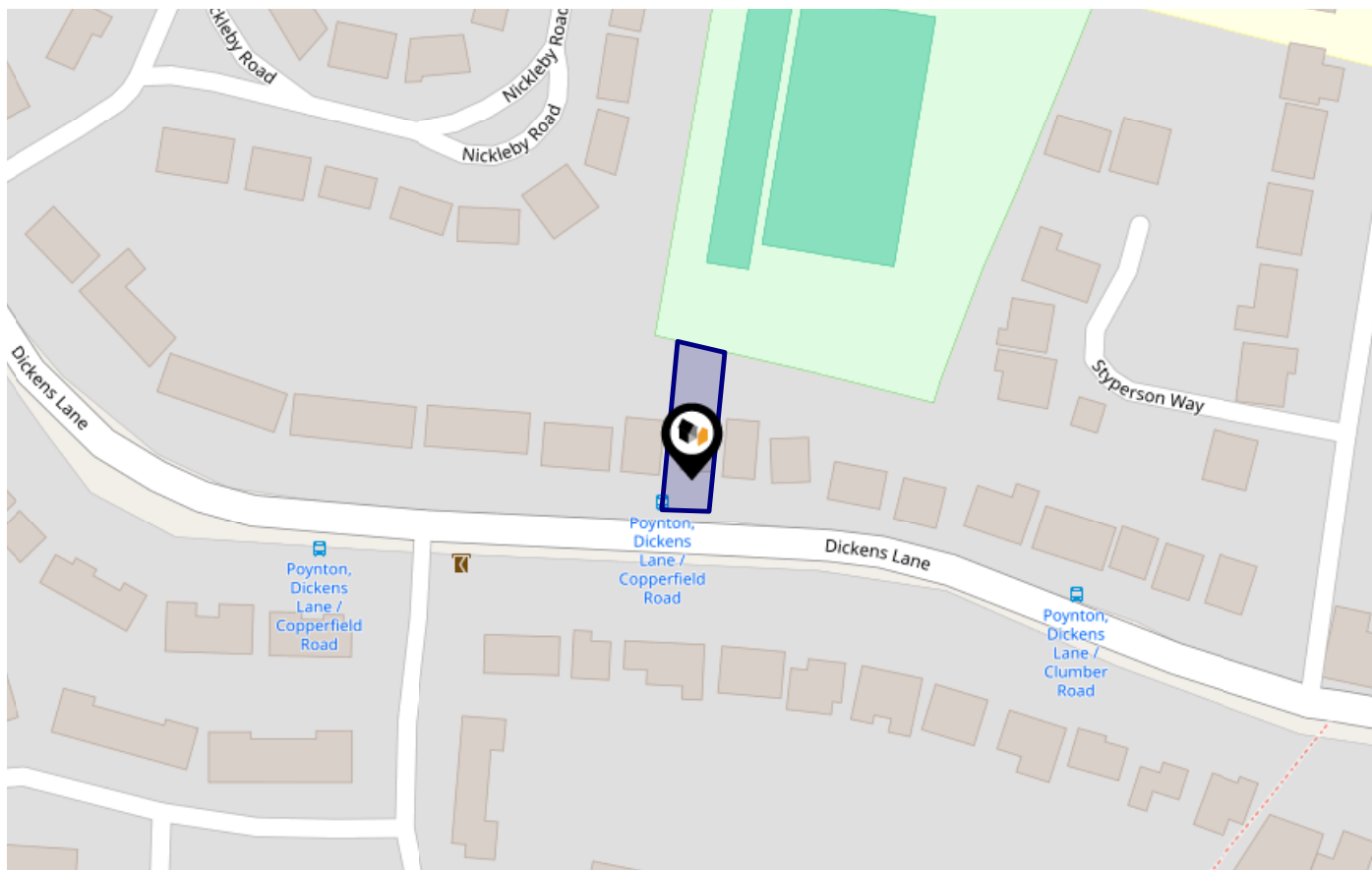
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

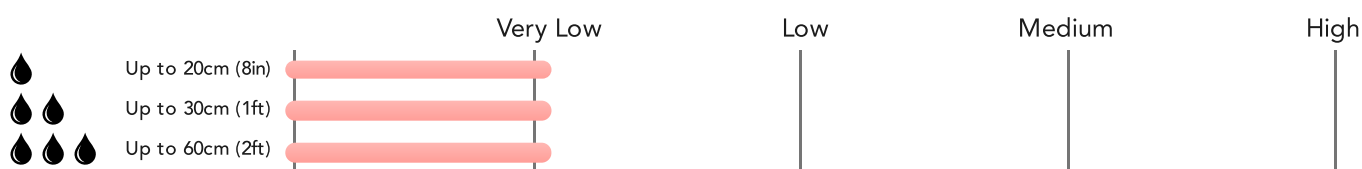


Risk Rating: Very low

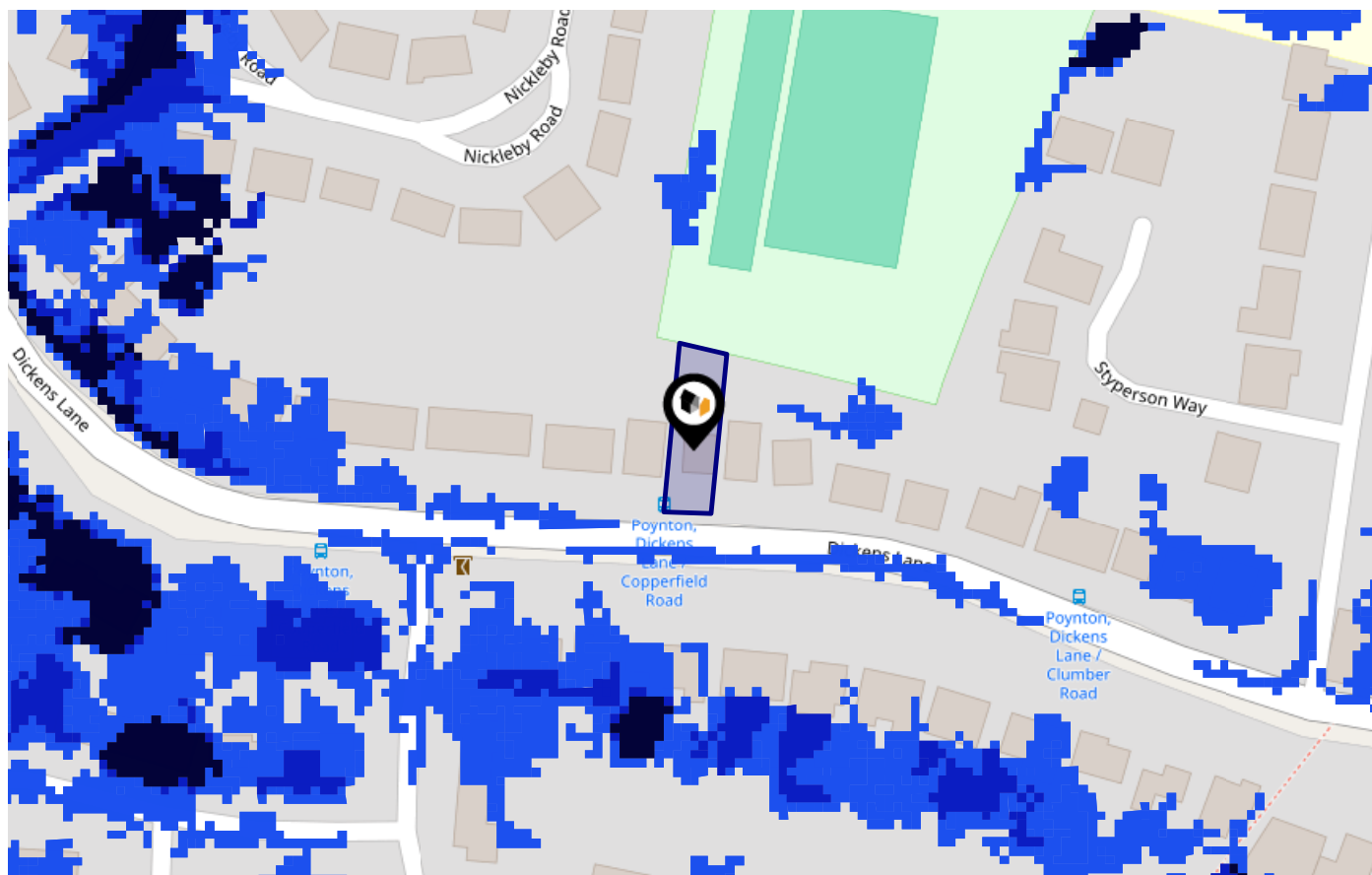
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Chance of flooding to the following depths at this property:



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

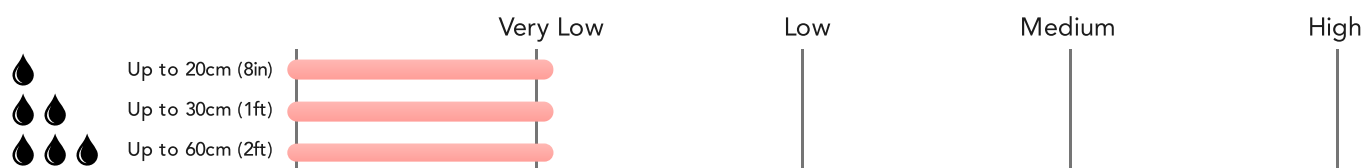


Risk Rating: Very low

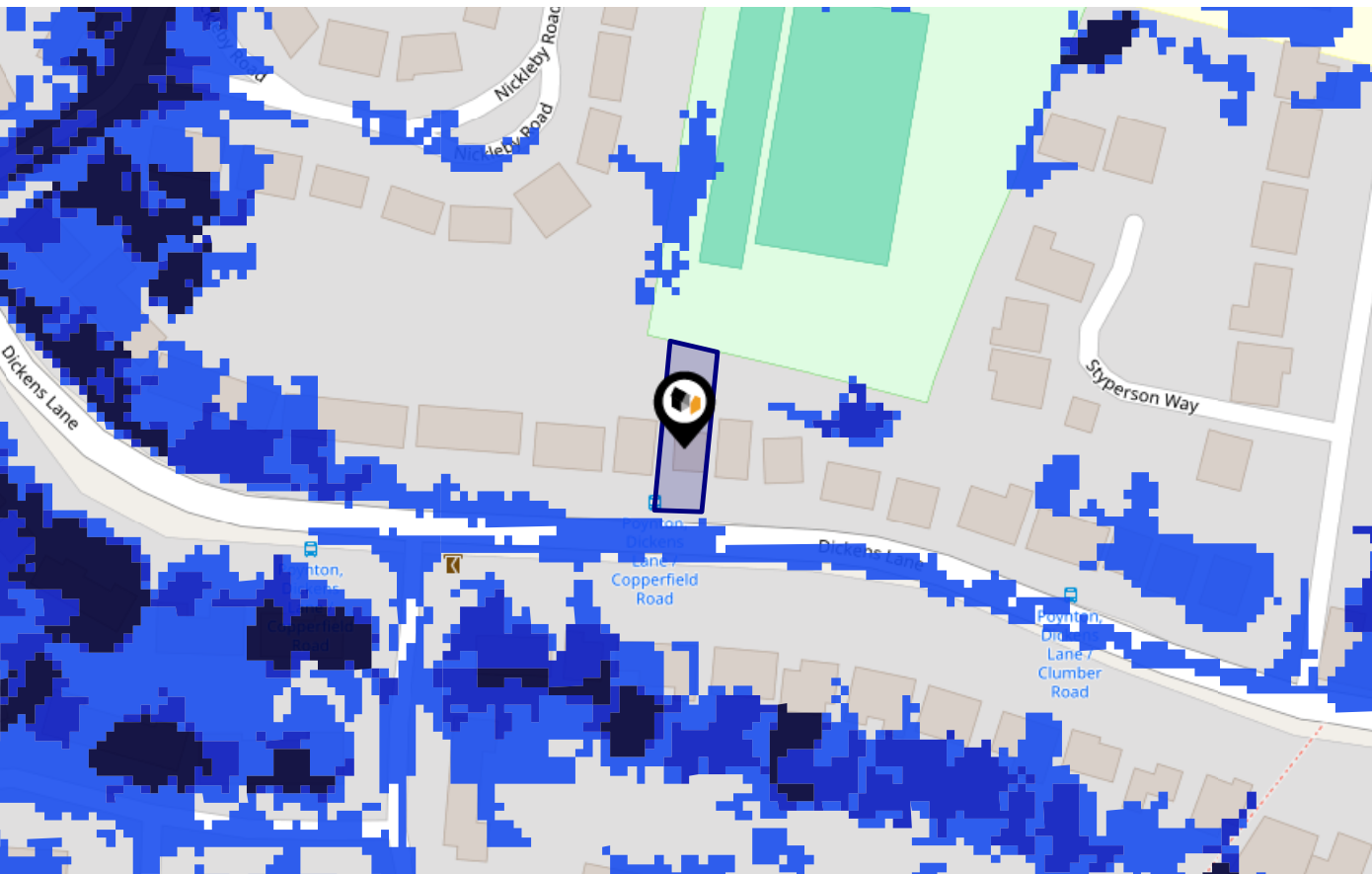
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

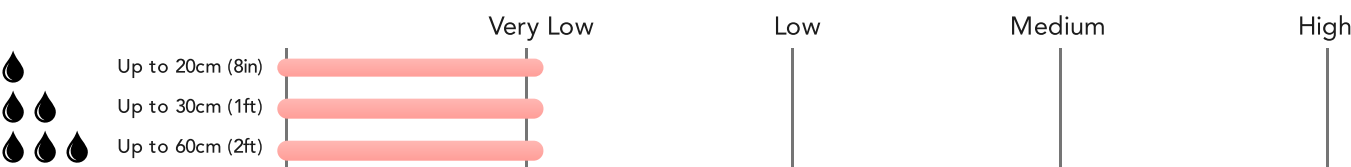


Risk Rating: Very low

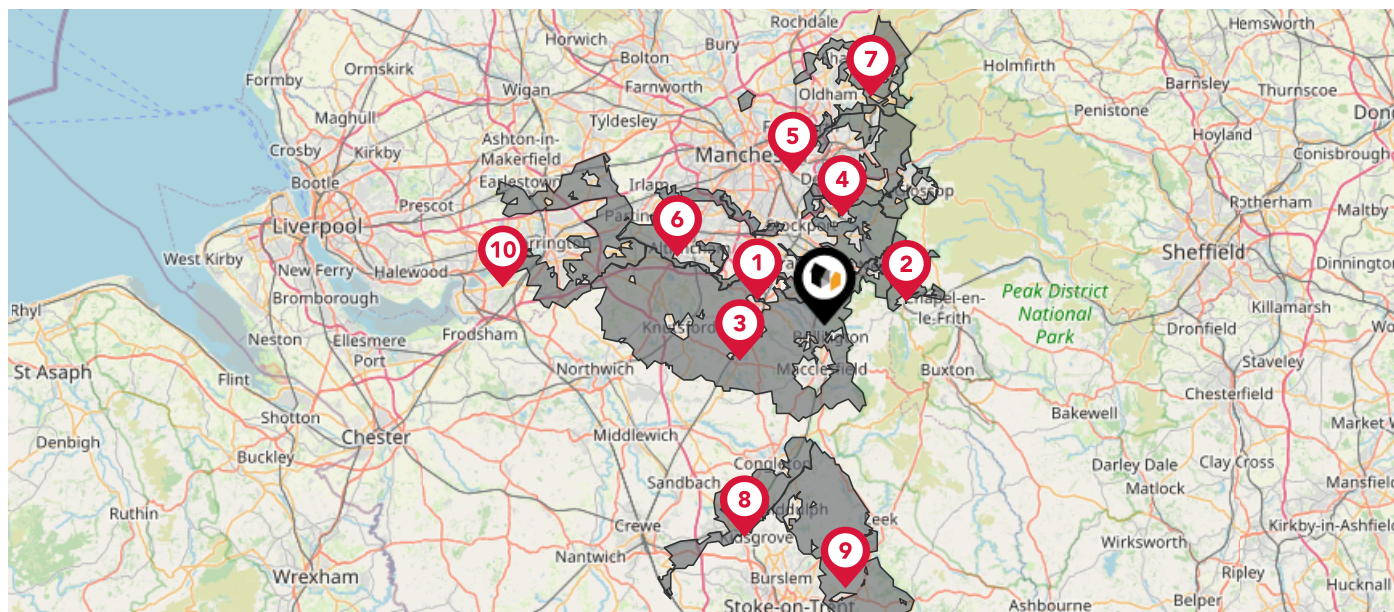
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Stockport



Merseyside and Greater Manchester Green Belt - High Peak



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Tameside



Merseyside and Greater Manchester Green Belt - Manchester



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Oldham



Stoke-on-Trent Green Belt - Cheshire East

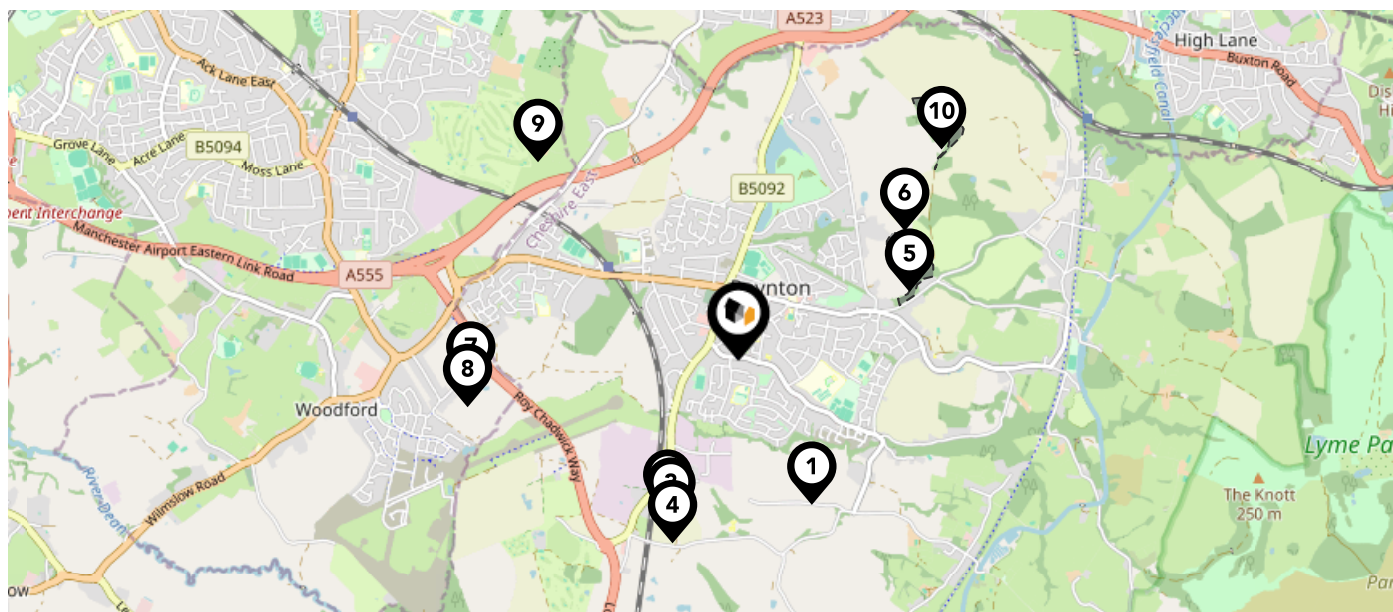


Stoke-on-Trent Green Belt - Staffordshire Moorlands



Merseyside and Greater Manchester Green Belt - Warrington

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Hope Lane-Lilac Cottage, Hope Lane, Adlington	Historic Landfill
2	Lilac Cottage-Hope Lane, Adlington	Historic Landfill
3	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill
4	EA/EPR/KP3696CS/A001	Active Landfill
5	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill
6	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
7	Upper Swineseye Farm-Bridle Road, Woodford, Stockport	Historic Landfill
8	Upper Swineseye Farm-Woodford	Historic Landfill
9	Hill Green Farm-Woodford Road, Poynton	Historic Landfill
10	Park Pit-Poynton, Cheshire	Historic Landfill

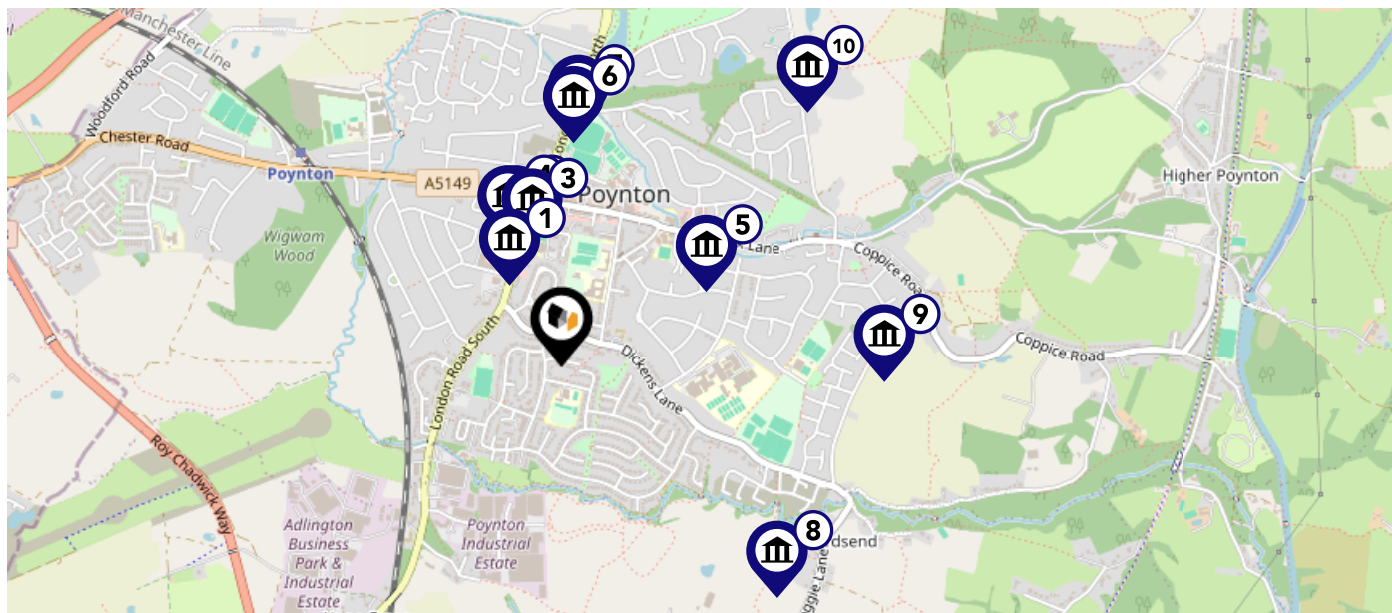
Maps

Listed Buildings

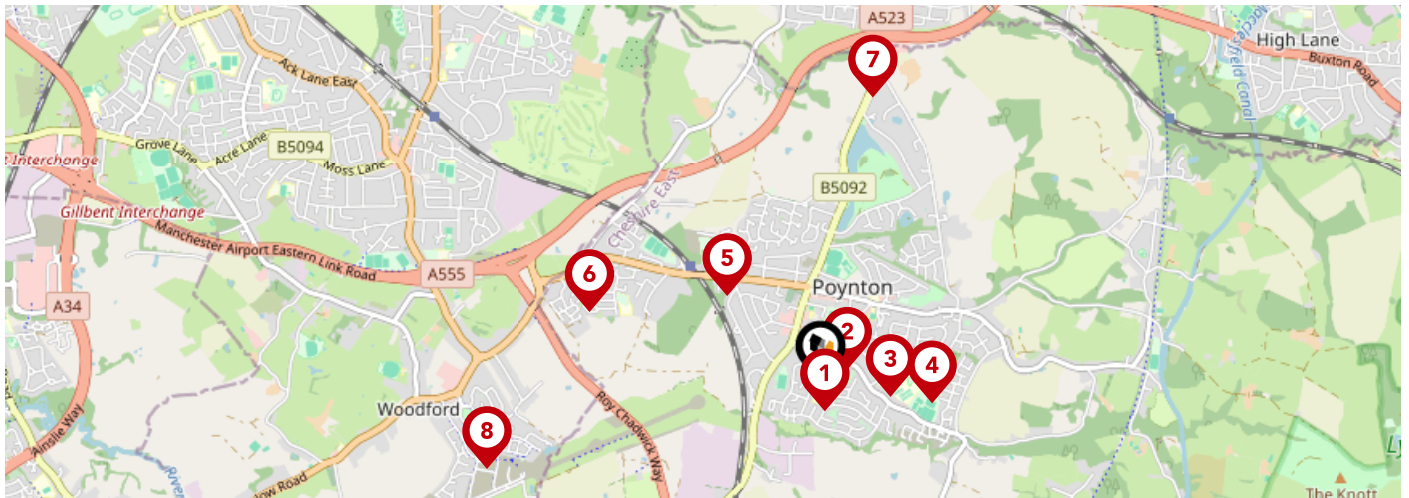
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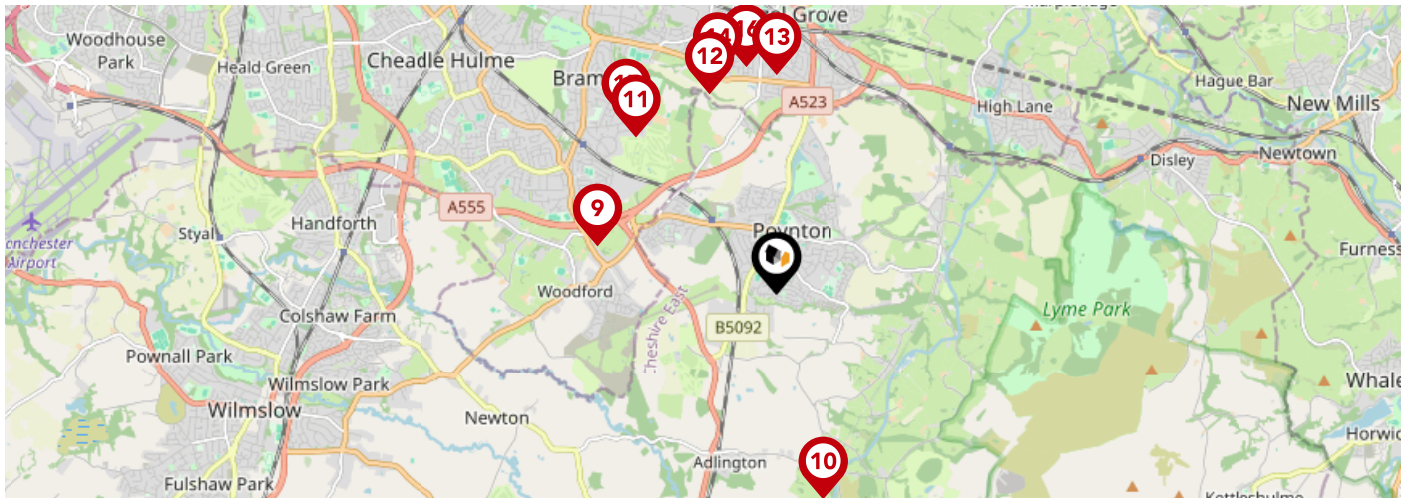
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1277157 - Milestone 25 Metres South Of Redcroft	Grade II	0.2 miles
 1437426 - Poynton War Memorial	Grade II	0.3 miles
 1232287 - Guide Post 36 Metres South East Of Church Lych Gate	Grade II	0.3 miles
 1232286 - Church Of St George	Grade II	0.3 miles
 1232302 - Brook House Farmhouse	Grade II	0.4 miles
 1277164 - 44 And 46, London Road North	Grade II	0.5 miles
 1277165 - 50, London Road North	Grade II	0.5 miles
 1138893 - Wards End Old Farm	Grade II	0.7 miles
 1232382 - Waterloo	Grade II	0.7 miles
 1232304 - Rose Cottage, Southside And Towersyard Farm	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 109 Distance:0.12	☐	☒	☐	☐	☐
2	Vernon Primary School Ofsted Rating: Outstanding Pupils: 375 Distance:0.13	☐	☒	☐	☐	☐
3	Poynton High School Ofsted Rating: Good Pupils: 1499 Distance:0.31	☐	☐	☒	☐	☐
4	Worth Primary School Ofsted Rating: Requires improvement Pupils: 206 Distance:0.5	☐	☒	☐	☐	☐
5	Lower Park School Ofsted Rating: Good Pupils: 277 Distance:0.57	☐	☒	☐	☐	☐
6	Lostock Hall Primary School Ofsted Rating: Good Pupils: 215 Distance:1.07	☐	☒	☐	☐	☐
7	Norbury Court School Ofsted Rating: Good Pupils: 1 Distance:1.3	☐	☐	☒	☐	☐
8	Woodford Primary School Ofsted Rating: Not Rated Pupils: 81 Distance:1.53	☐	☒	☐	☐	☐



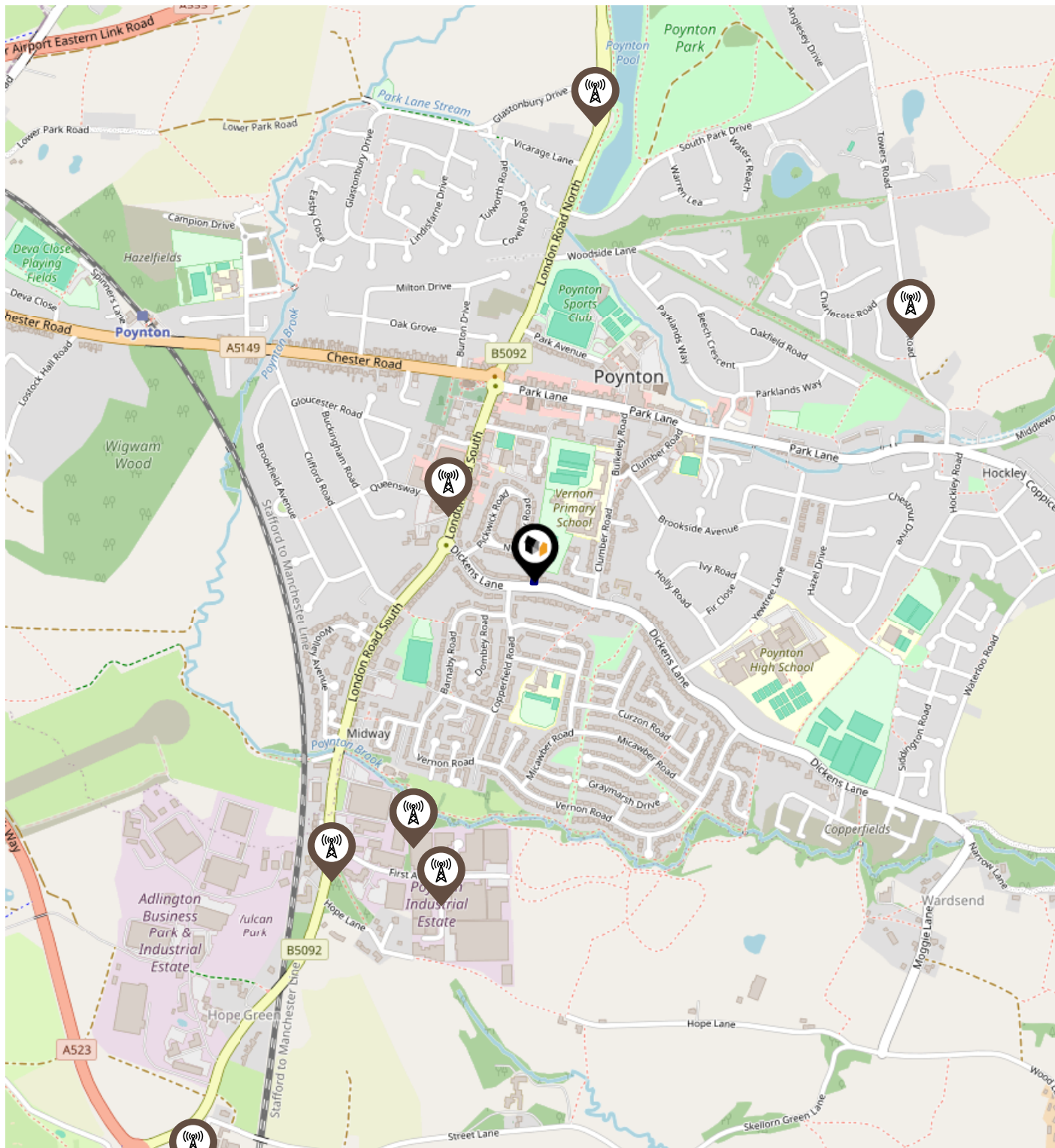
		Nursery	Primary	Secondary	College	Private
9	Queensgate Primary School Ofsted Rating: Outstanding Pupils: 280 Distance:1.64	☐	☒	☐	☐	☐
10	Adlington Primary School Ofsted Rating: Outstanding Pupils: 85 Distance:1.85	☐	☒	☐	☐	☐
11	Ladybrook Primary School Ofsted Rating: Outstanding Pupils: 242 Distance:1.86	☐	☒	☐	☐	☐
12	Hazel Grove High School Ofsted Rating: Good Pupils: 1382 Distance:1.87	☐	☐	☒	☐	☐
13	Norbury Hall Primary School Ofsted Rating: Good Pupils: 457 Distance:1.95	☐	☒	☐	☐	☐
14	Moorfield Primary School Ofsted Rating: Requires improvement Pupils: 412 Distance:2.02	☐	☒	☐	☐	☐
15	Bramhall High School Ofsted Rating: Good Pupils: 1314 Distance:2.03	☐	☐	☒	☐	☐
16	St Peter's Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:2.03	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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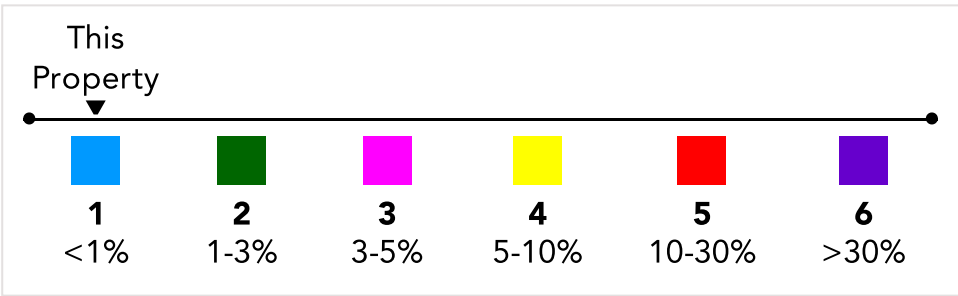
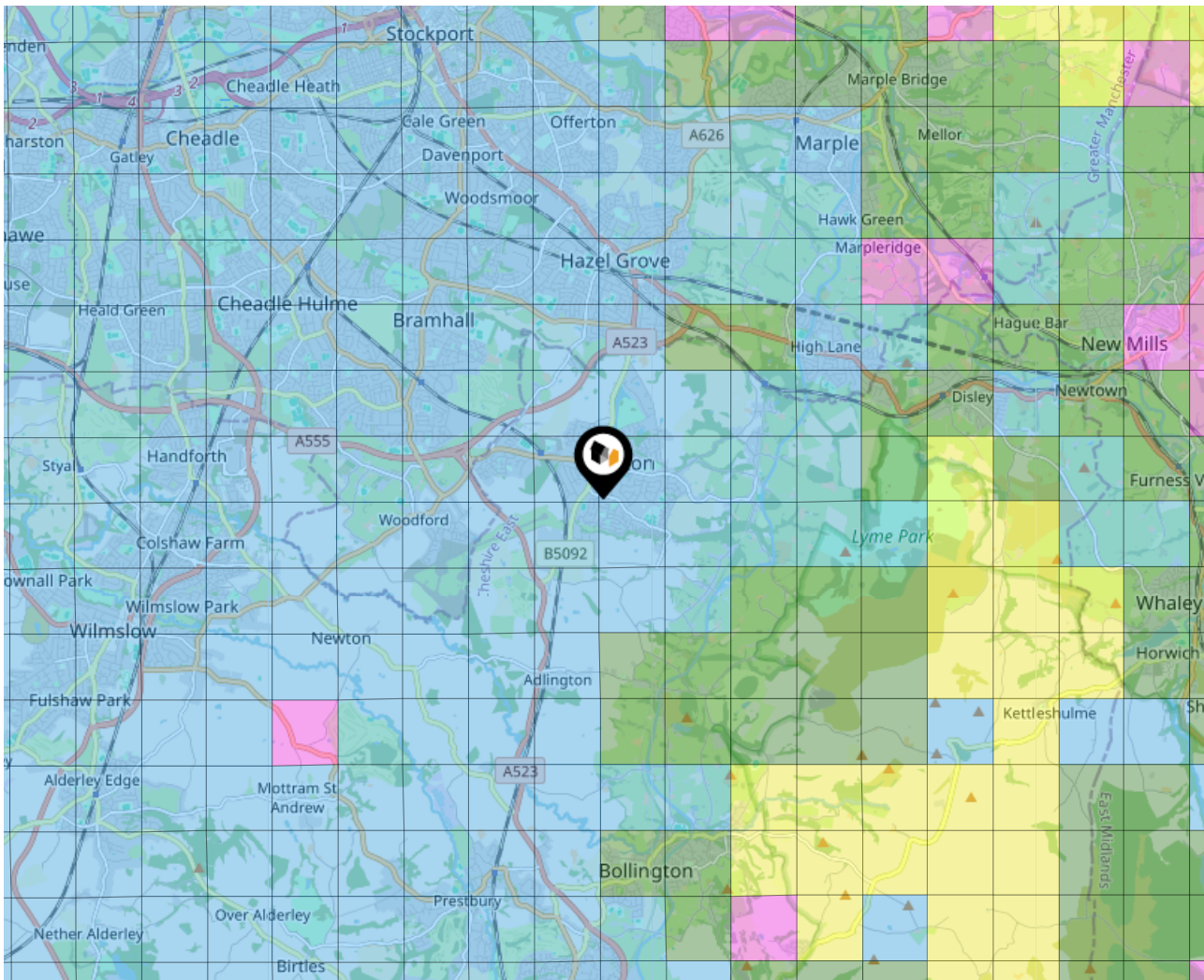


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

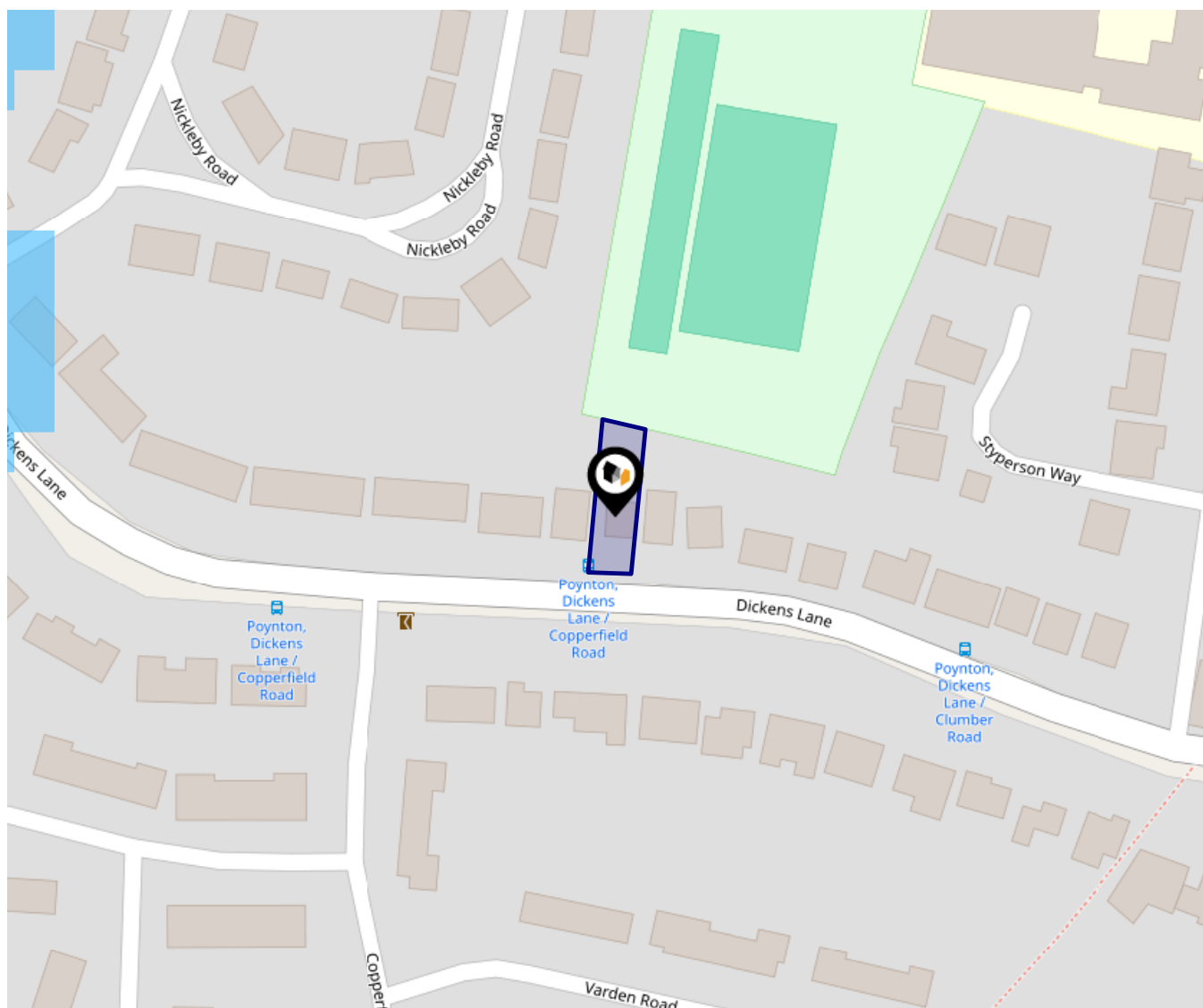
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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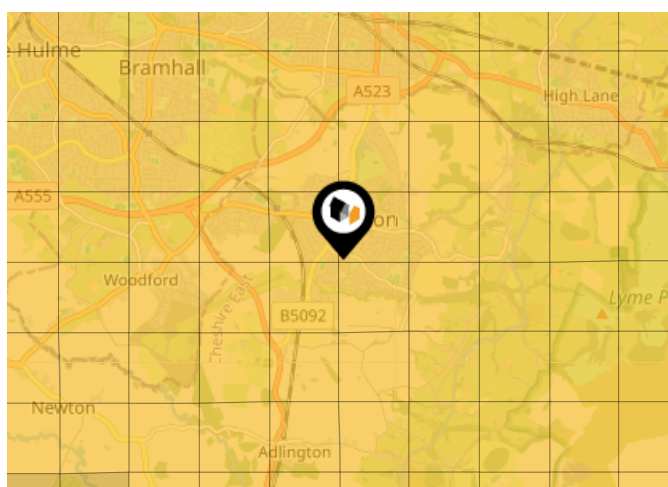
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

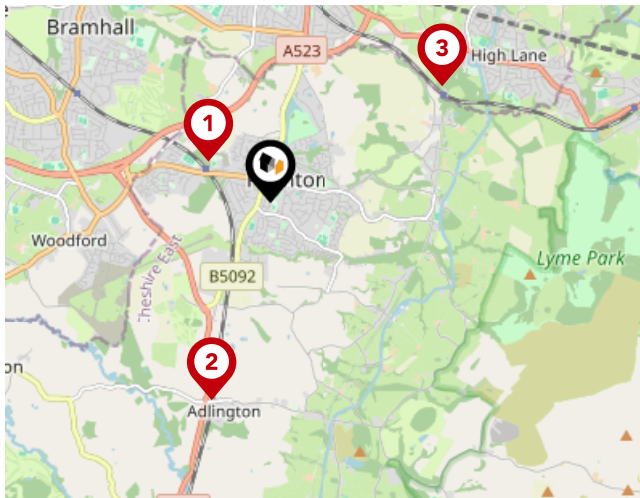
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

Transport (National)

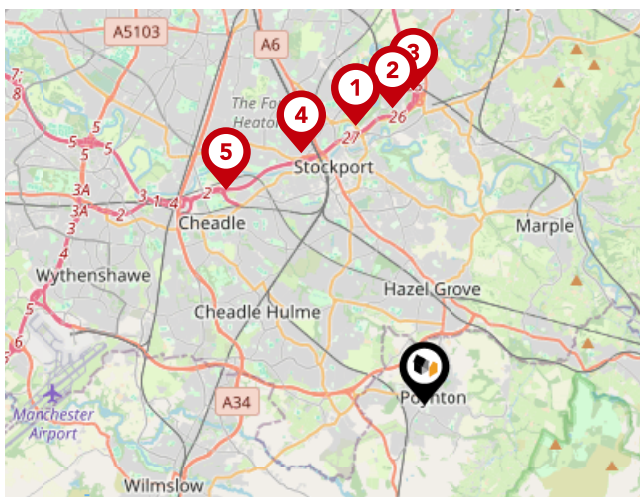
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SALES AND LETTINGS



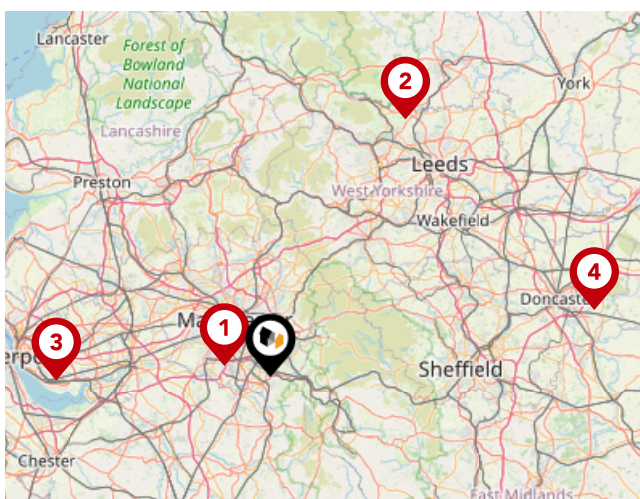
National Rail Stations

Pin	Name	Distance
	Poynton Rail Station	0.66 miles
	Adlington (Cheshire) Rail Station	1.82 miles
	Middlewood Rail Station	1.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M60 J27	5.06 miles
	M60 J26	5.27 miles
	M60 J25	5.54 miles
	M60 J1	4.95 miles
	M60 J2	5.16 miles



Airports/Helipads

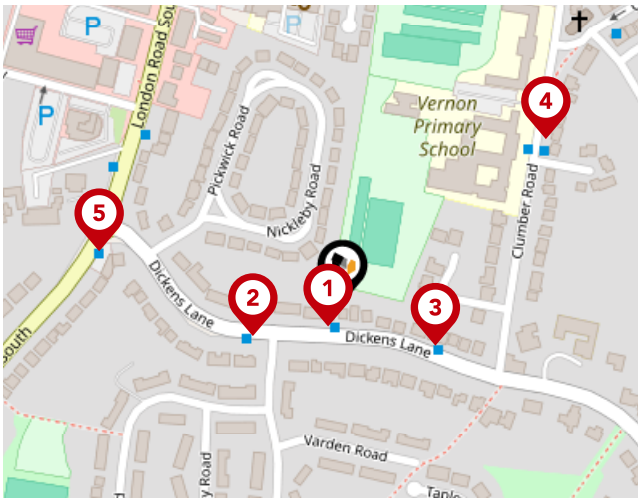
Pin	Name	Distance
	Manchester Airport	6.73 miles
	Leeds Bradford Airport	40.87 miles
	Speke	30.33 miles
	Finningley	46.72 miles

Area

Transport (Local)

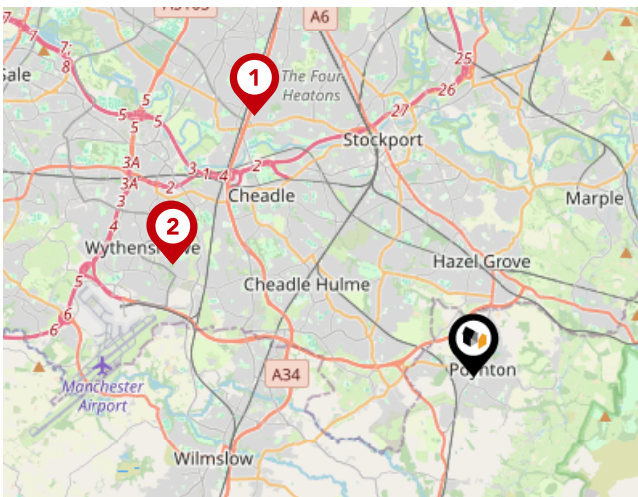
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Bus Stops/Stations

Pin	Name	Distance
1	Copperfield Road	0.02 miles
2	Copperfield Road	0.05 miles
3	Clumber Road	0.06 miles
4	Vernon Junior School	0.14 miles
5	Johnson Cleaners Ltd	0.14 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	6.03 miles
2	Peel Hall (Manchester Metrolink)	5.68 miles
3	Peel Hall (Manchester Metrolink)	5.73 miles

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Lawler & Co | Poynton

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are

Testimonial 1



We cannot thank Lawler's enough, in particular Claire. Our house move has been quite a journey but throughout the process Claire has been amazing. She has kept up communication, pushed on our behalf and always worked in our best interests. I would highly recommend them as without them I firmly believe we would not be in our dream home.

Testimonial 2



We recently sold our home through Lawler and Co. and were very happy with the service provided. Nothing was too much trouble for them. We mainly dealt with Angela and Clare who were both friendly, helpful and extremely knowledgeable of the market. As a company we found them to be extremely professional, for example always keeping us updated of where the sale was up to and ensuring everything ran as smooth as possible. I would not hesitate in recommending..

Testimonial 3



When our mother moved into a care home from a house that she had lived in for 67 years, my sister and I approached the task of selling the house with a high degree of trepidation. To complicate matters, neither of us lived locally, with each of us having a journey of approximately 3 hours to reach the house. However, from the moment that we contacted the Lawler and Co Poynton office we were greatly impressed and our fears receded...

Testimonial 4



From start to finish excellent service. I bought my first house from them a couple of years ago and they were my first call when I decided to sell and relocate this year. Both my original purchase, my current sale and purchase were handled with professionalism and caring. All of my interactions with Lawlers and specifically Clare have been perfect...



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Poynton or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lawler & Co | Poynton and therefore no warranties can be given as to their good working order.

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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