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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th October 2025



CHURCH LANE, WOODFORD, STOCKPORT, SK7

Lawler & Co | Poynton

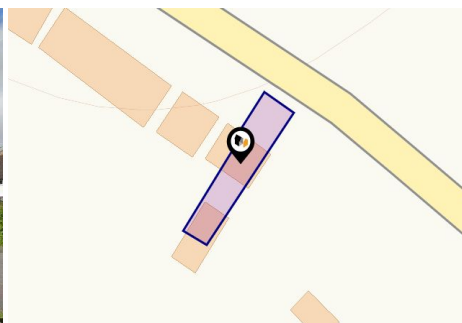
60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,270 ft ² / 118 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,475
Title Number:	GM464588

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

25
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



BT



sky



Virgin media

Planning History This Address

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Planning records for: *Church Lane, Woodford, Stockport, SK7*

Reference - DC/040348

Decision: Decided

Date: 29th August 2008

Description:

Construction of a manege and erection of 1.3m high fence.

Reference - DC/042211

Decision: Decided

Date: 16th June 2009

Description:

First floor rear extension and single storey gable/front extension.

Reference - DC/040728

Decision: Decided

Date: 29th October 2008

Description:

Construction of two storey gable extension and replacement of existing flat roof rear porch with pitched roof single storey rear porch.

Reference - DC/041119

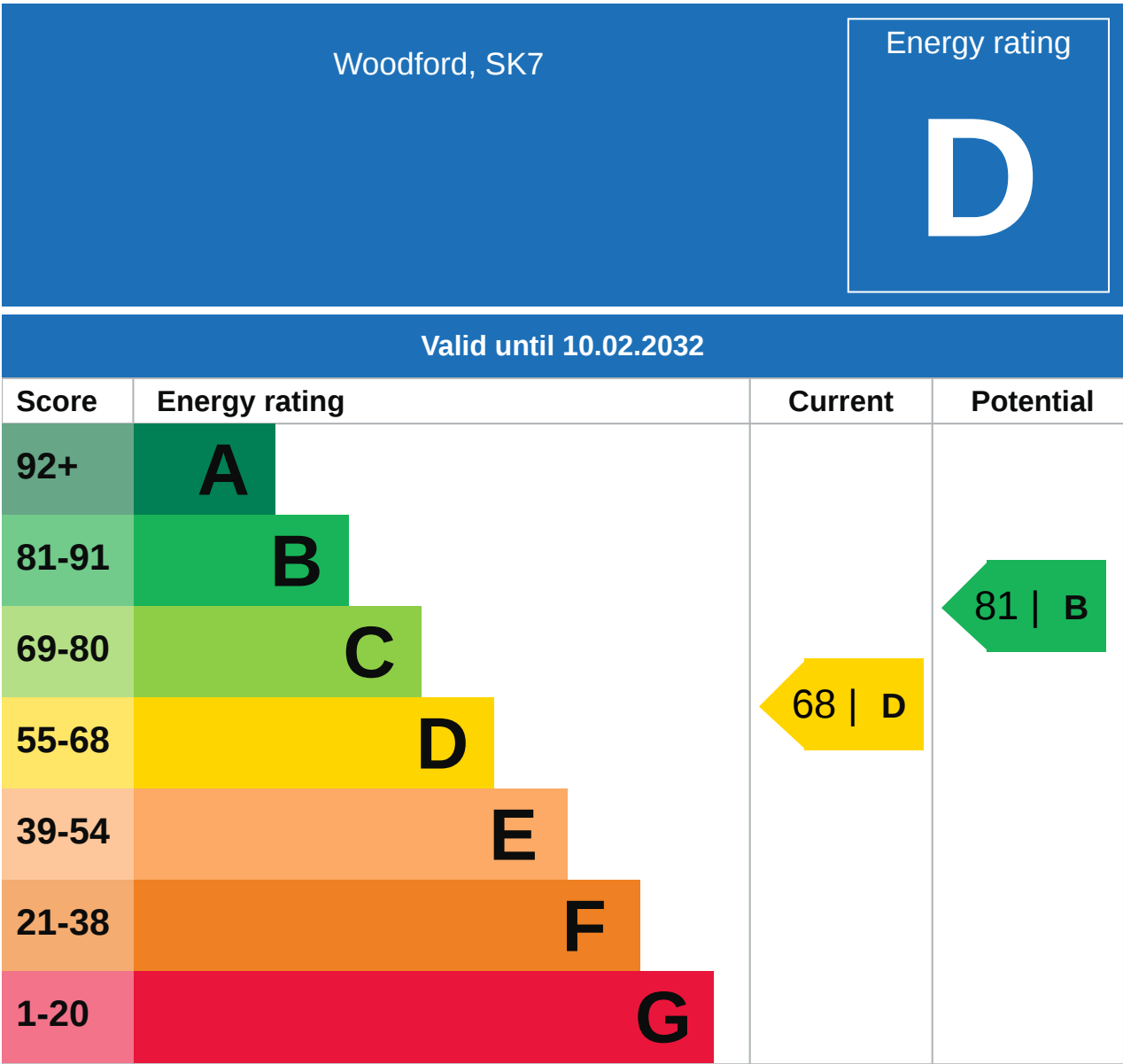
Decision: Decided

Date: 05th January 2009

Description:

Single storey rear extension, demolish existing storage building and erect new timber pre-fabricated shed

Property
EPC - Certificate



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	118 m ²

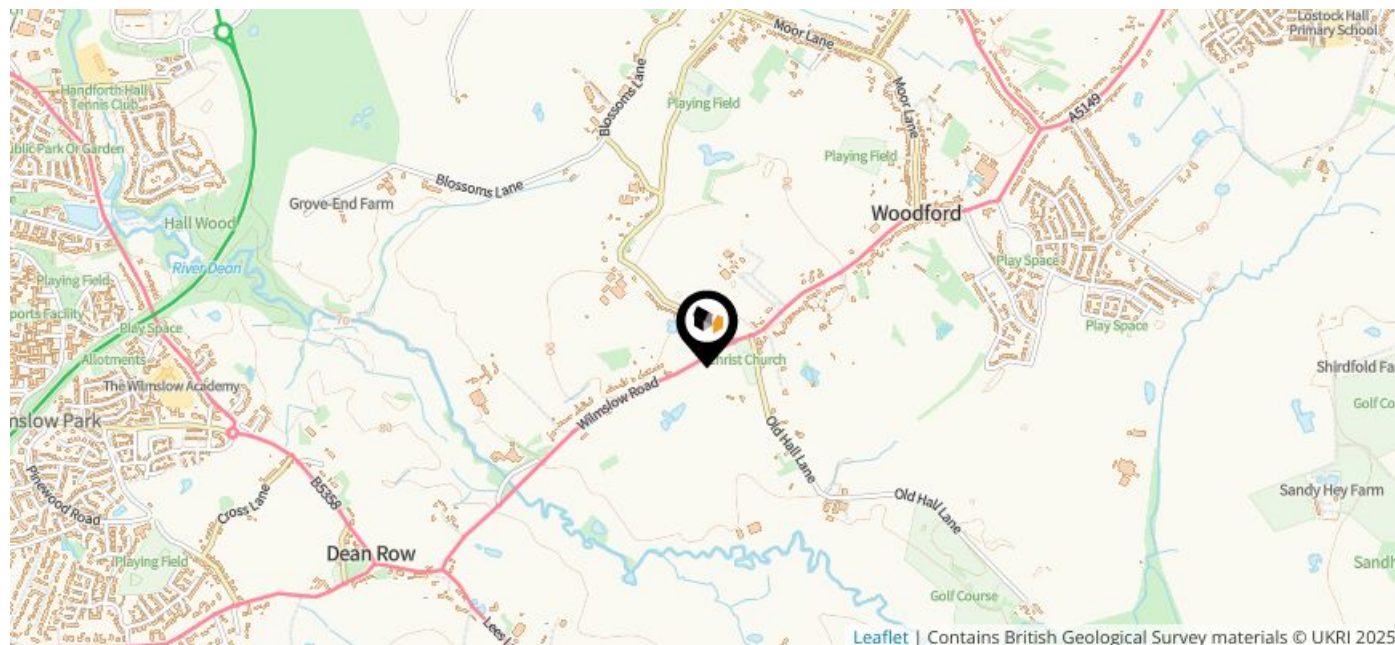
Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



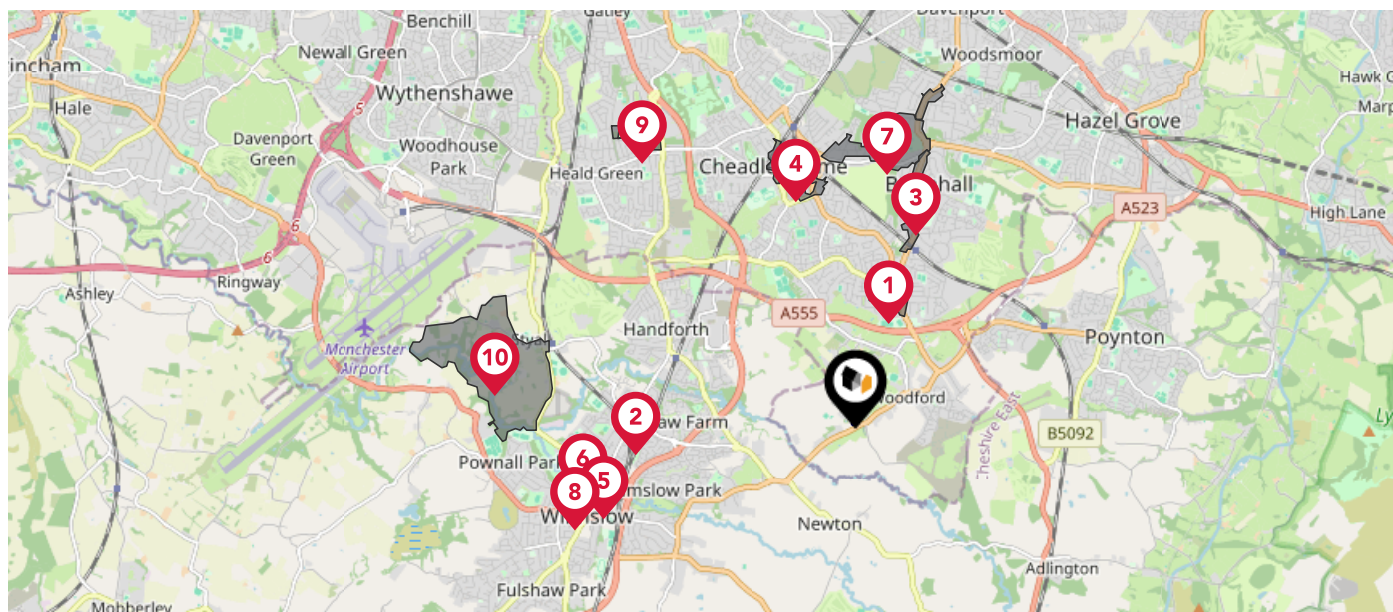
Mine Entry

- ✕ 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.

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

- 1 Syddal Park
- 2 Highfield (Wilmslow) Conservation Area
- 3 Bramhall Lane South
- 4 Swann Lane, Hulme Hall Road and Hill Top Avenue
- 5 St Bartholomew's (Wilmslow) Conservation Area
- 6 Bollin Hill Conservation Area
- 7 Bramall Park
- 8 Hawthorn Lane (Wilmslow) Conservation Area
- 9 Cheadle Royal Hospital
- 10 Styal Conservation Area

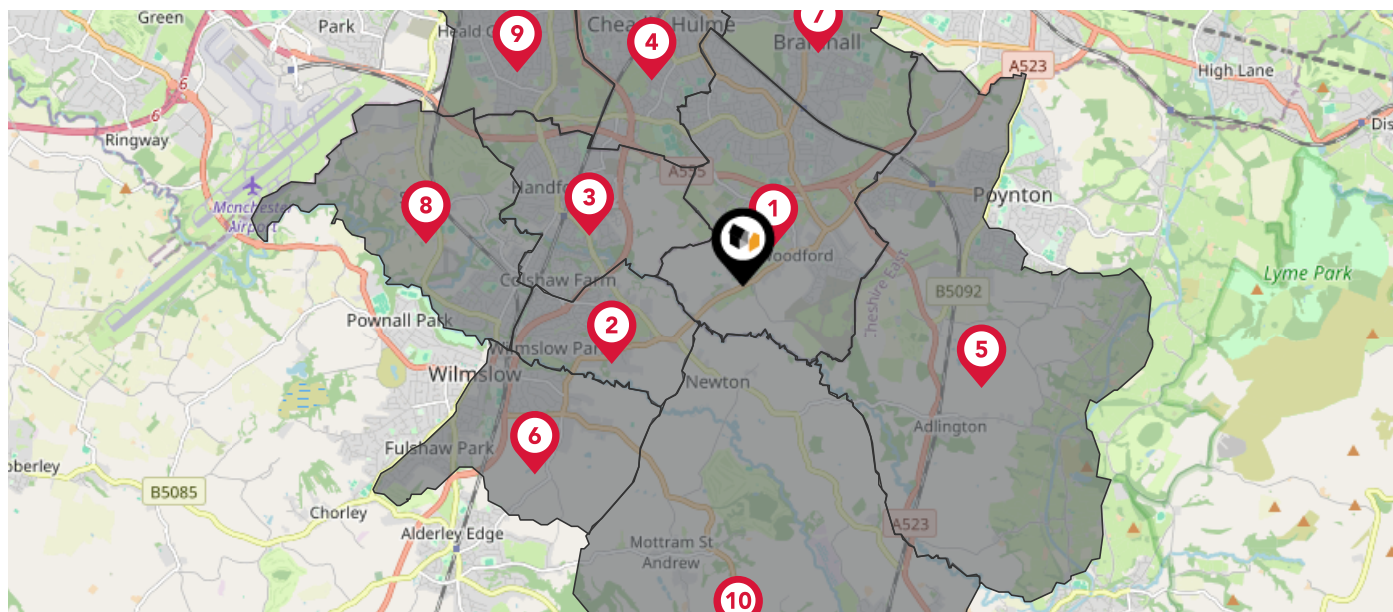
Maps

Council Wards

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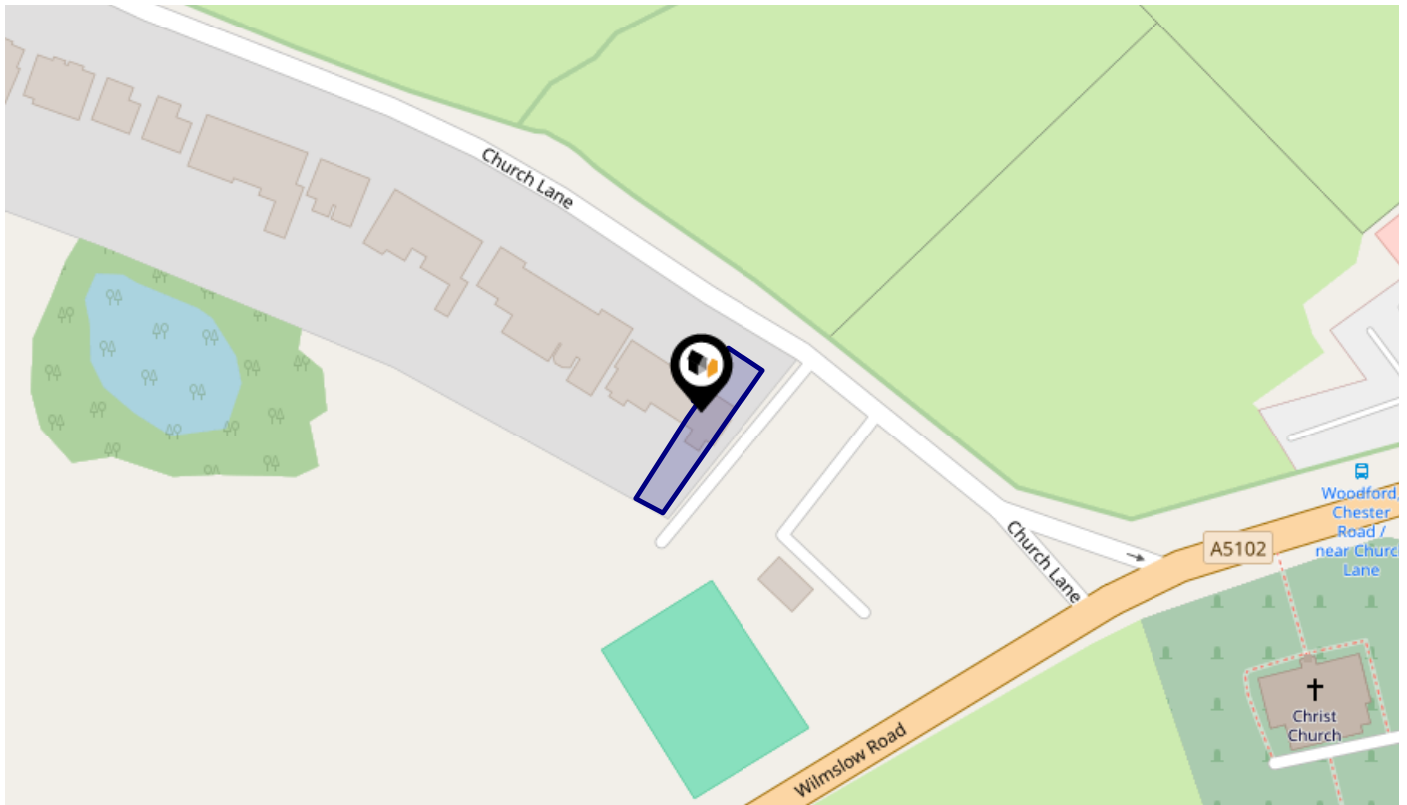
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Bramhall South and Woodford Ward
-  Wilmslow Dean Row Ward
-  Handforth Ward
-  Cheadle Hulme South Ward
-  Poynton West and Adlington Ward
-  Wilmslow East Ward
-  Bramhall North Ward
-  Wilmslow Lacey Green Ward
-  Heald Green Ward
-  Prestbury 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	

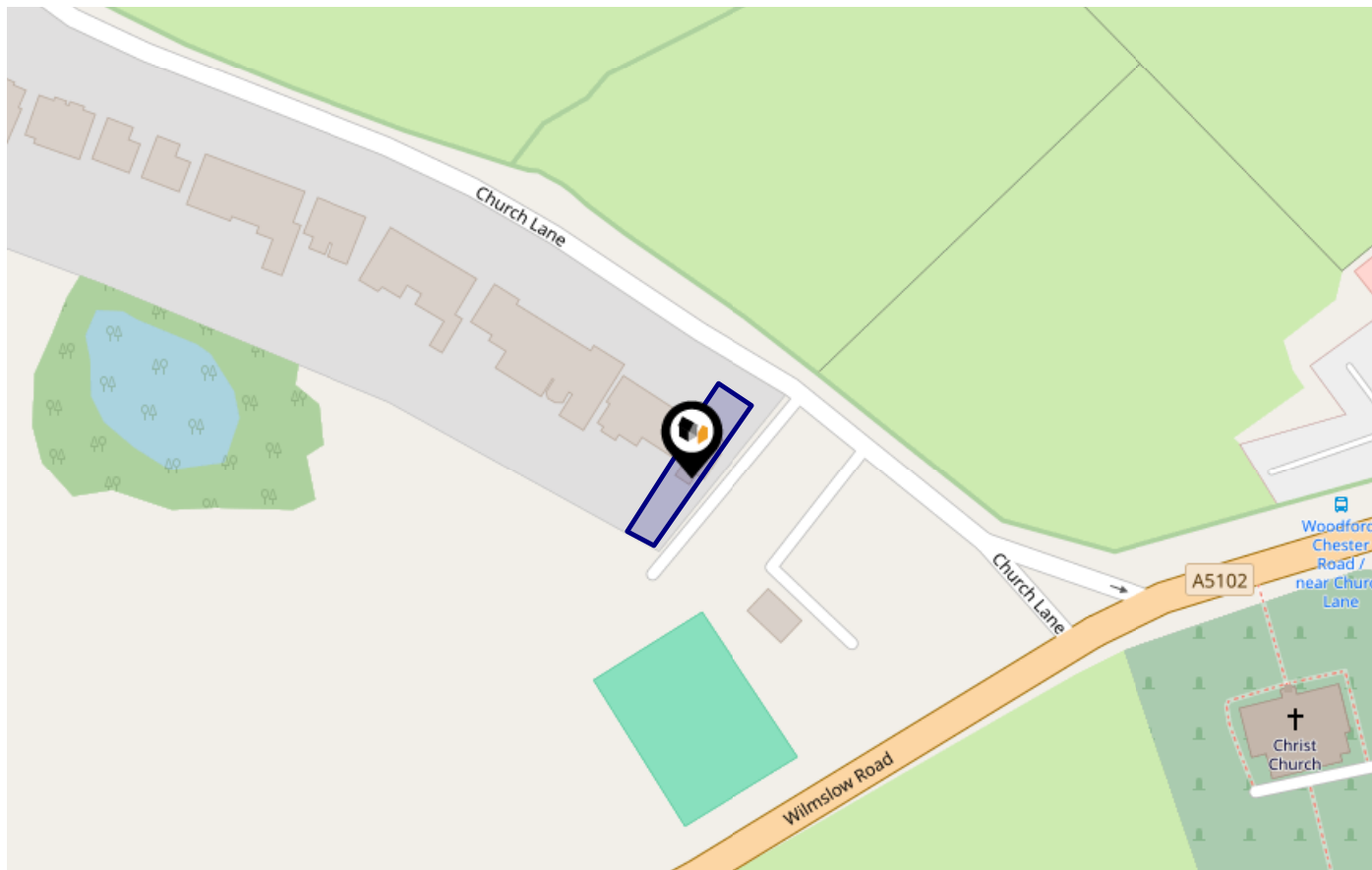
Flood Risk

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.

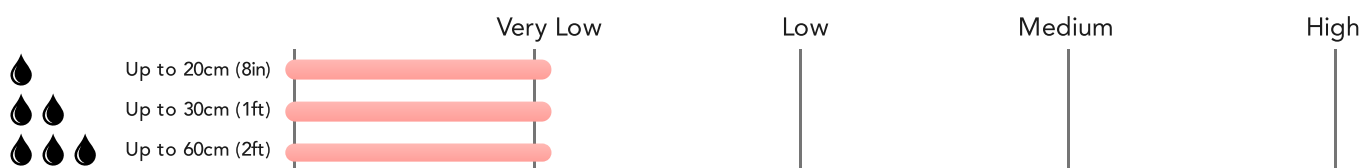


Risk Rating: Very low

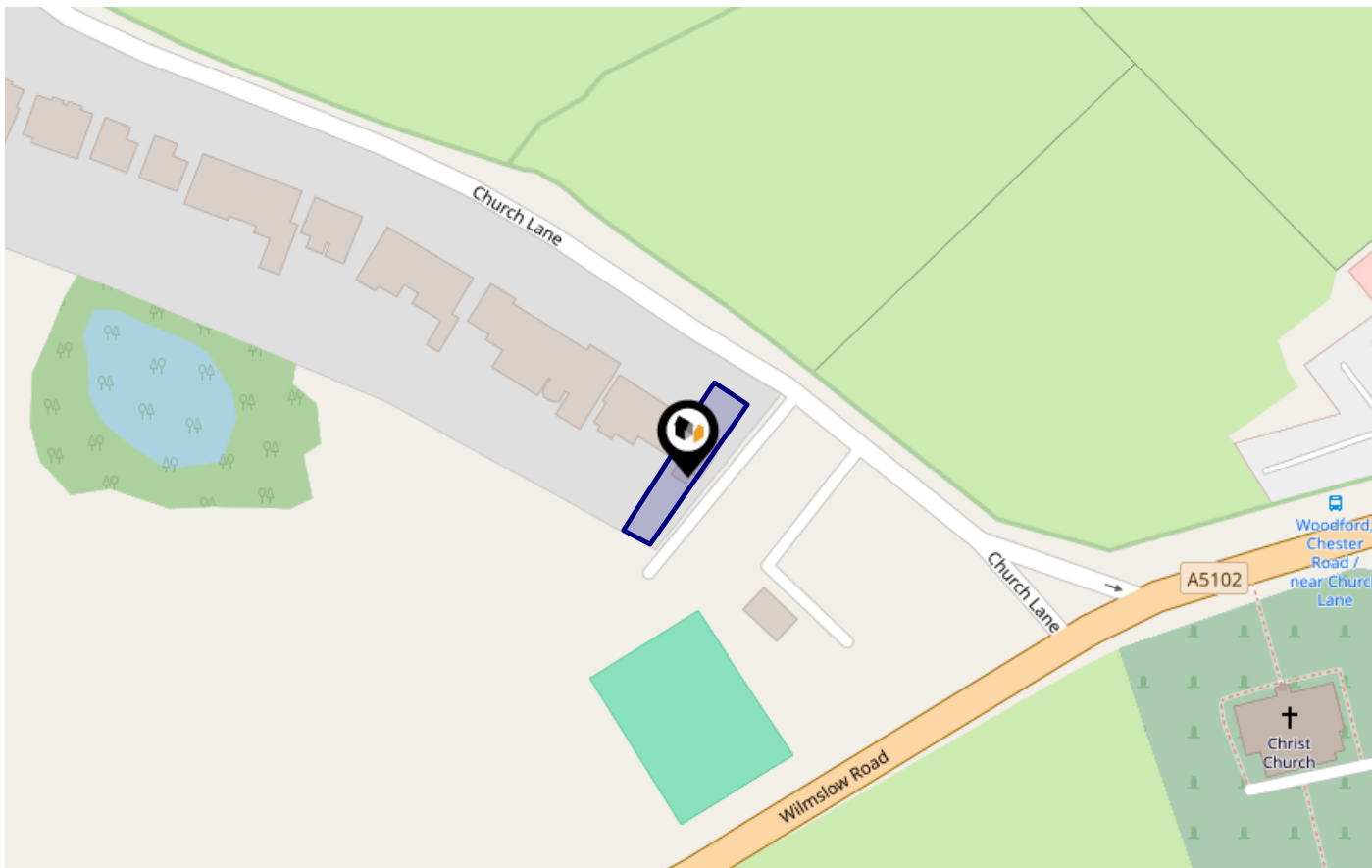
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

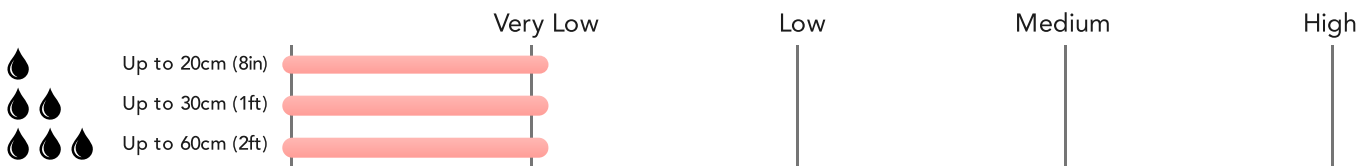


Risk Rating: Very low

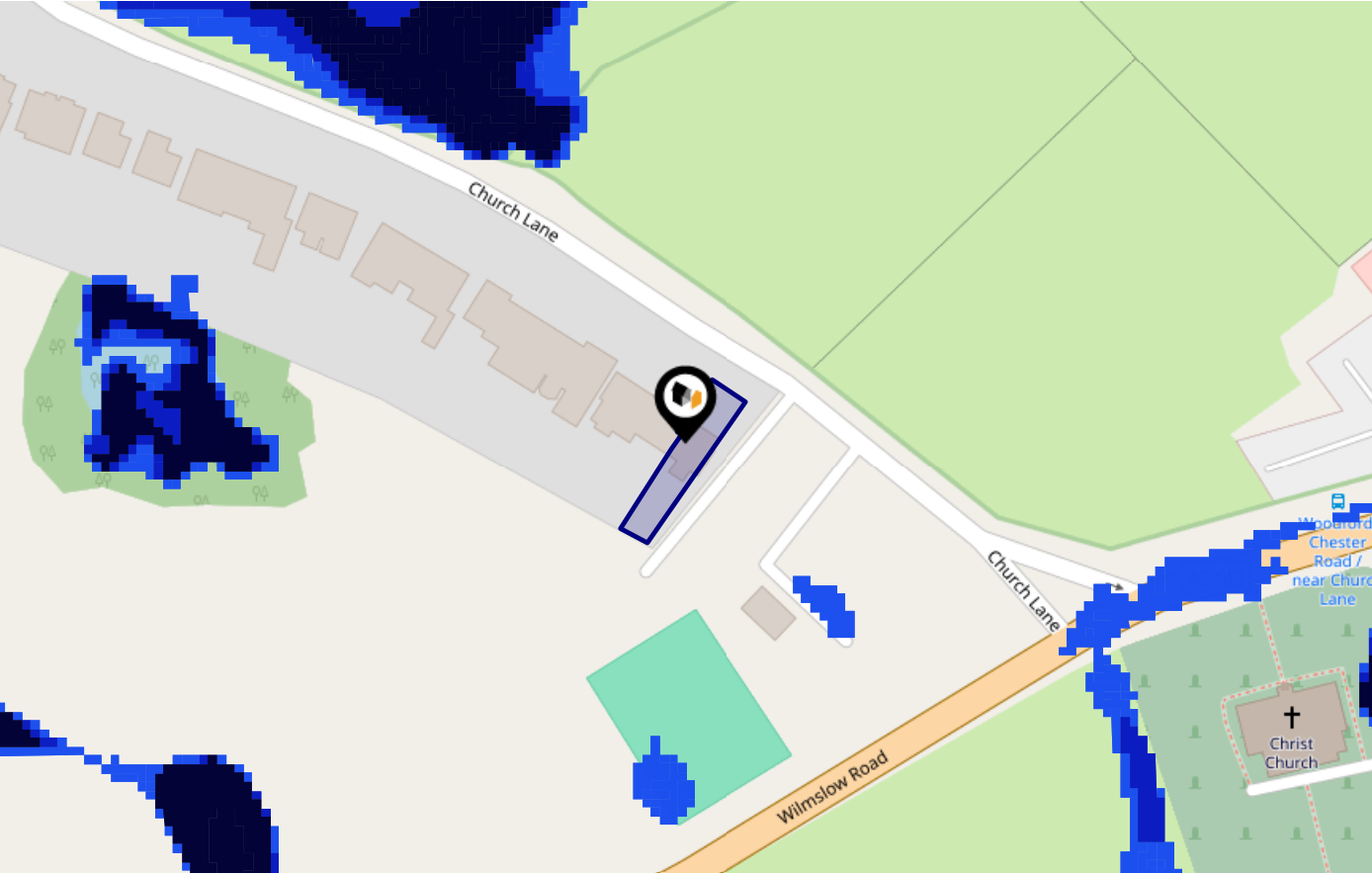
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Chance of flooding to the following depths at this property:



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

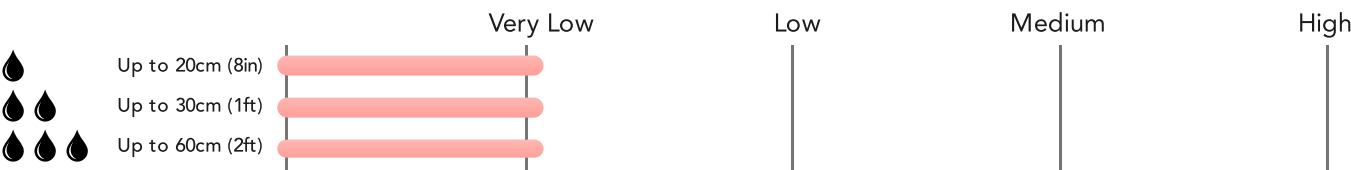


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



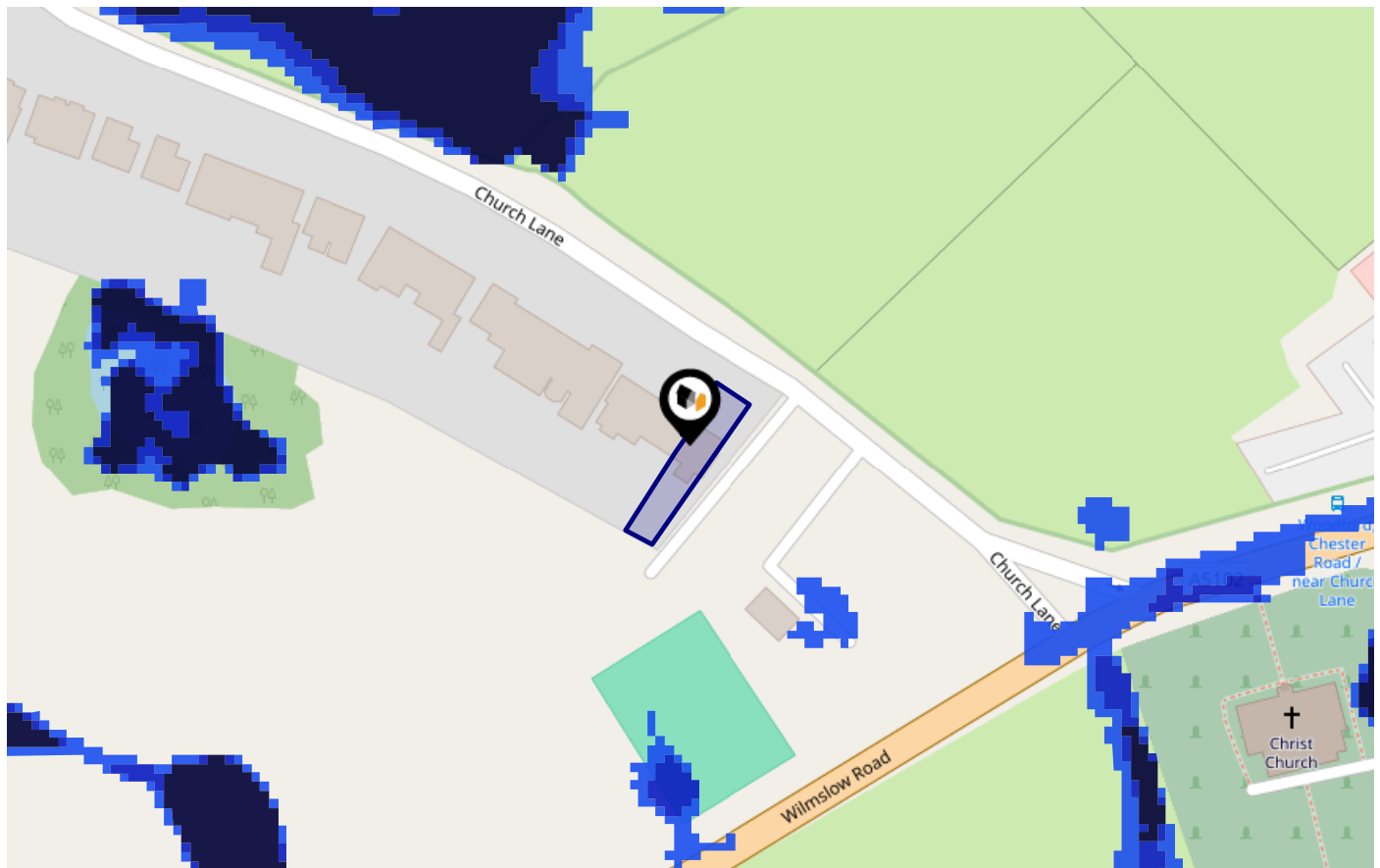
Flood Risk

Surface Water - Climate Change

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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

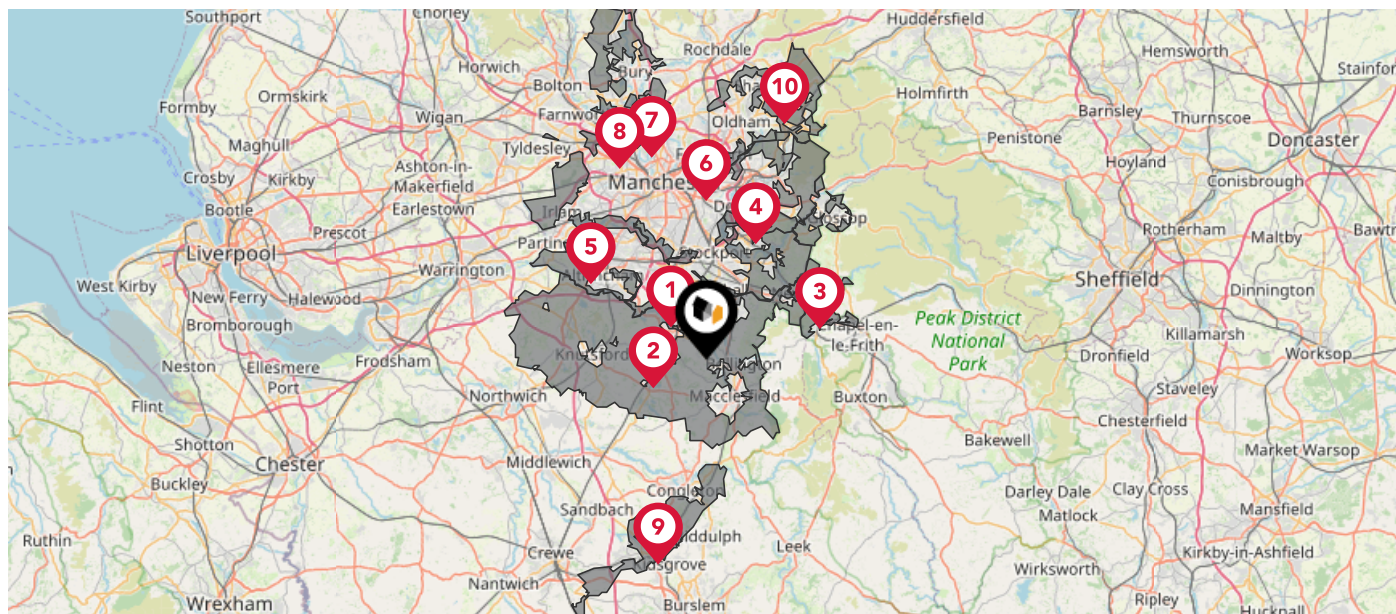
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Chance of flooding to the following depths at this property:



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 - Cheshire East



Merseyside and Greater Manchester Green Belt - High Peak



Merseyside and Greater Manchester Green Belt - Tameside



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Manchester



Merseyside and Greater Manchester Green Belt - Bury



Merseyside and Greater Manchester Green Belt - Salford



Stoke-on-Trent Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Oldham

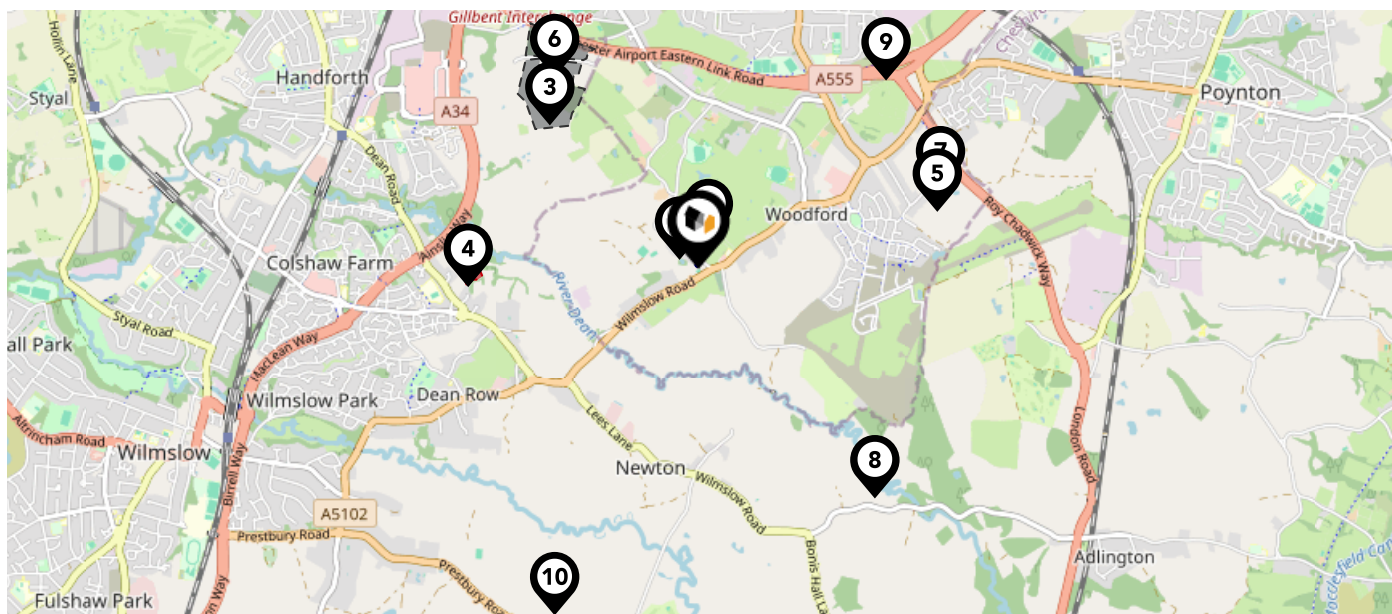
Maps

Landfill Sites

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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	Boldmere-Church Lane, Woodford, Bramhall	Historic Landfill
2	Hill Top Farm-Woodford, Bramhall, Stockport	Historic Landfill
3	A M E C Landfill Site South-Dairy House Lane, Woodford, Stockport, Cheshire	Historic Landfill
4	EA/EPR/CP3196CK/A001	Active Landfill
5	Upper Swinesey Farm-Woodford	Historic Landfill
6	Land off Dairy House Lane-Handforth, Stockport, Cheshire	Historic Landfill
7	Upper Swinesey Farm-Bridle Road, Woodford, Stockport	Historic Landfill
8	Landfil adjacent River Dean at Dandy Farm-Mill Lane, Adlington, Near Macclesfield, Cheshire	Historic Landfill
9	Ashmere Farm-Off Woodford Road, Bramhall, Stockport	Historic Landfill
10	Dean Farm-Prestbury Road, Mottram, St Andrew, Cheshire	Historic Landfill

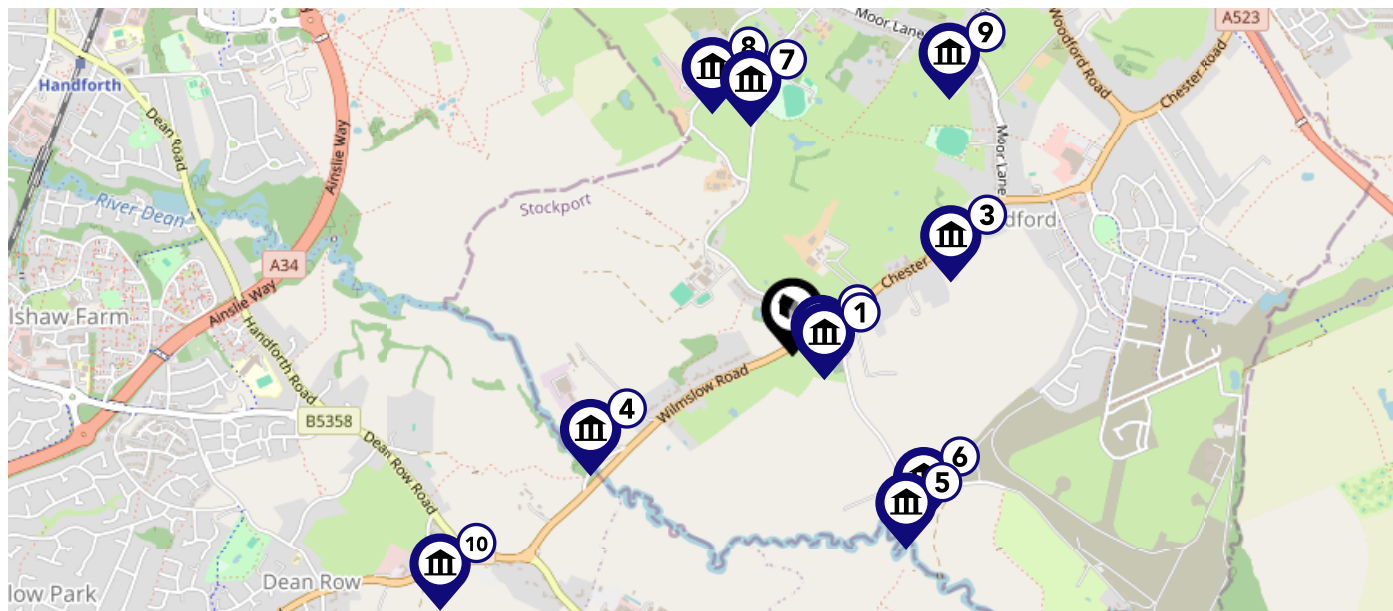
Maps

Listed Buildings

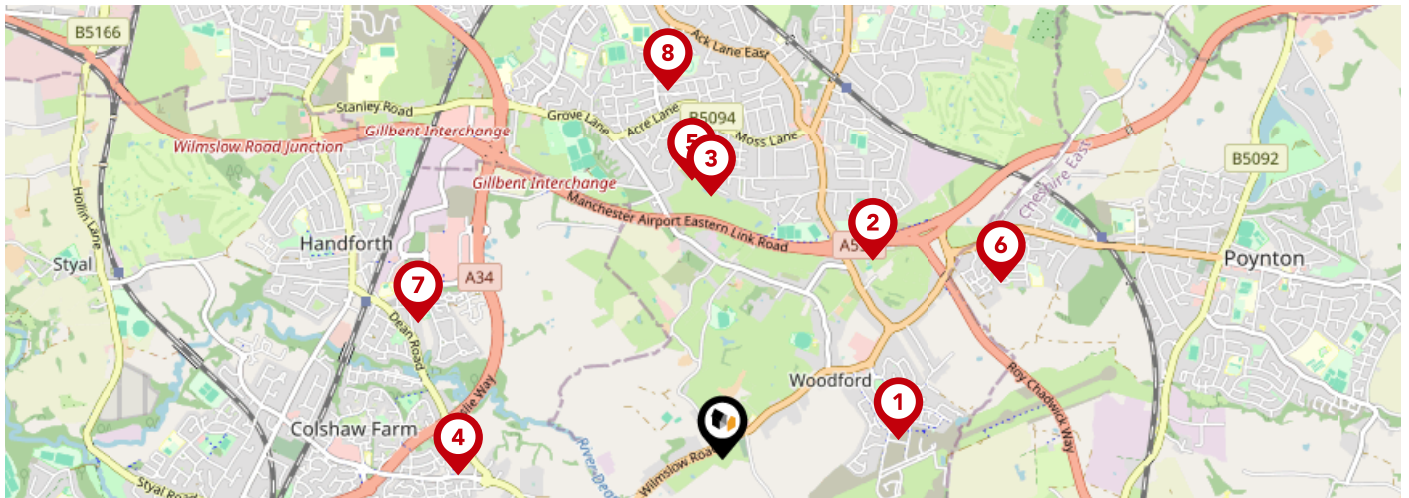
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SALES AND LETTINGS

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
 1241641 - Christ Church	Grade II	0.1 miles
 1260398 - Lychgate At Christ Church	Grade II	0.1 miles
 1260397 - 475, Chester Road	Grade II	0.4 miles
 1241642 - Deanwater House, Timber Framed Wing At Rear Only	Grade II	0.5 miles
 1241579 - Old Hall Farmhouse	Grade II	0.5 miles
 1241580 - Barn To North East Of Old Hall Farm	Grade II	0.5 miles
 1241427 - Peartree Cottage	Grade II	0.5 miles
 1241493 - Lane Side Farmhouse	Grade II	0.6 miles
 1241577 - Moor Farm	Grade II	0.7 miles
 1222100 - Laburnum Cottage	Grade II	0.9 miles

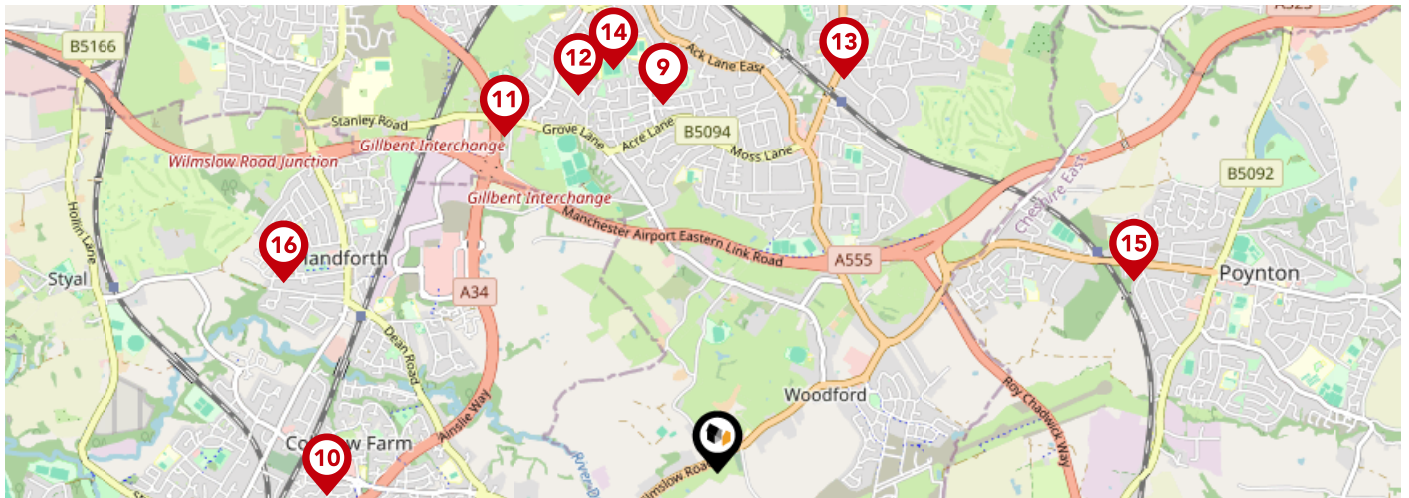


		Nursery	Primary	Secondary	College	Private
1	Woodford Primary School Ofsted Rating: Not Rated Pupils: 81 Distance:0.78	☐	☒	☐	☐	☐
2	Queensgate Primary School Ofsted Rating: Outstanding Pupils: 280 Distance:1.11	☐	☒	☐	☐	☐
3	Moss Hey Primary School Ofsted Rating: Good Pupils: 207 Distance:1.17	☐	☒	☐	☐	☐
4	The Wilmslow Academy Ofsted Rating: Good Pupils: 365 Distance:1.18	☐	☒	☐	☐	☐
5	Valley School Ofsted Rating: Outstanding Pupils: 58 Distance:1.24	☐	☒	☐	☐	☐
6	Lostock Hall Primary School Ofsted Rating: Good Pupils: 215 Distance:1.46	☐	☒	☐	☐	☐
7	St Benedict's Catholic Primary School Ofsted Rating: Good Pupils: 208 Distance:1.48	☐	☒	☐	☐	☐
8	Hursthead Infant School Ofsted Rating: Good Pupils: 259 Distance:1.65	☐	☒	☐	☐	☐

Area Schools

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SALES AND LETTINGS



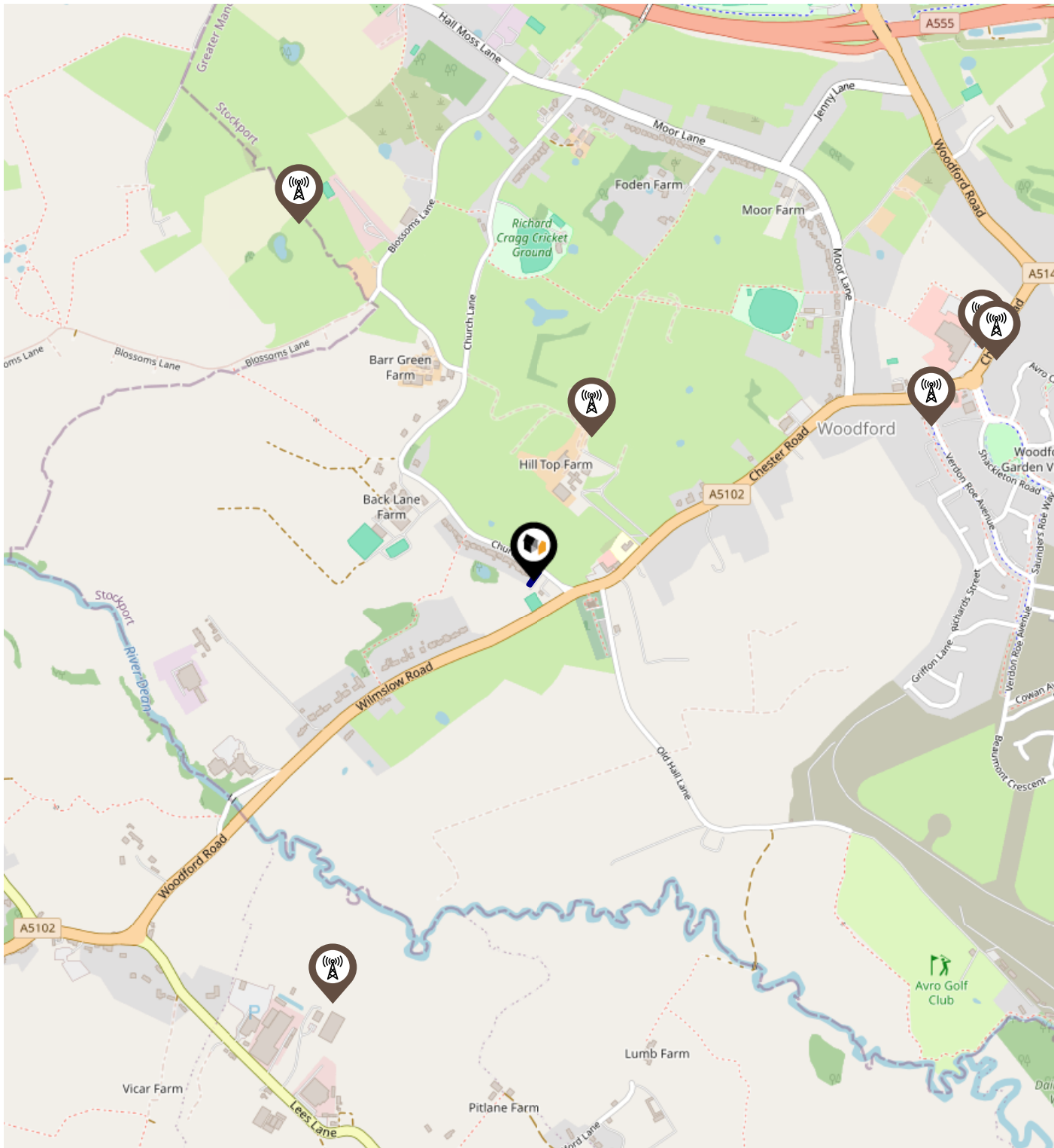
		Nursery	Primary	Secondary	College	Private
9	Hursthead Junior School Ofsted Rating: Good Pupils: 361 Distance:1.65	☐	☒	☐	☐	☐
10	Aurora Summerfields School Ofsted Rating: Good Pupils: 24 Distance:1.73	☐	☐	☒	☐	☐
11	St James' Catholic High School Ofsted Rating: Good Pupils: 823 Distance:1.76	☐	☐	☒	☐	☐
12	Thorn Grove Primary School Ofsted Rating: Good Pupils: 224 Distance:1.79	☐	☒	☐	☐	☐
13	Pownall Green Primary School Ofsted Rating: Good Pupils: 417 Distance:1.84	☐	☒	☐	☐	☐
14	Cheadle Hulme High School Ofsted Rating: Outstanding Pupils: 1667 Distance:1.85	☐	☐	☒	☐	☐
15	Lower Park School Ofsted Rating: Good Pupils: 277 Distance:2.03	☐	☒	☐	☐	☐
16	Handforth Grange Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:2.1	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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SALES AND LETTINGS

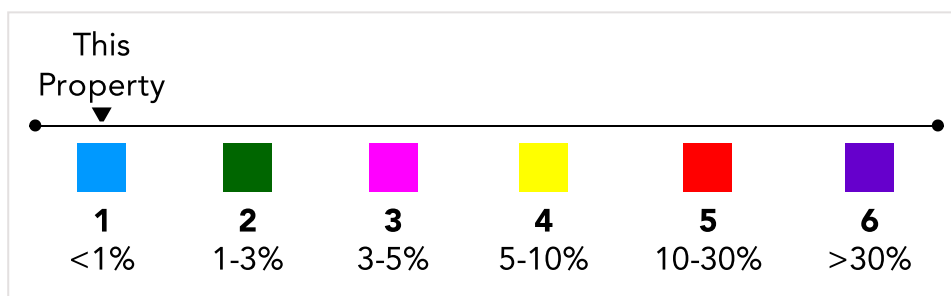
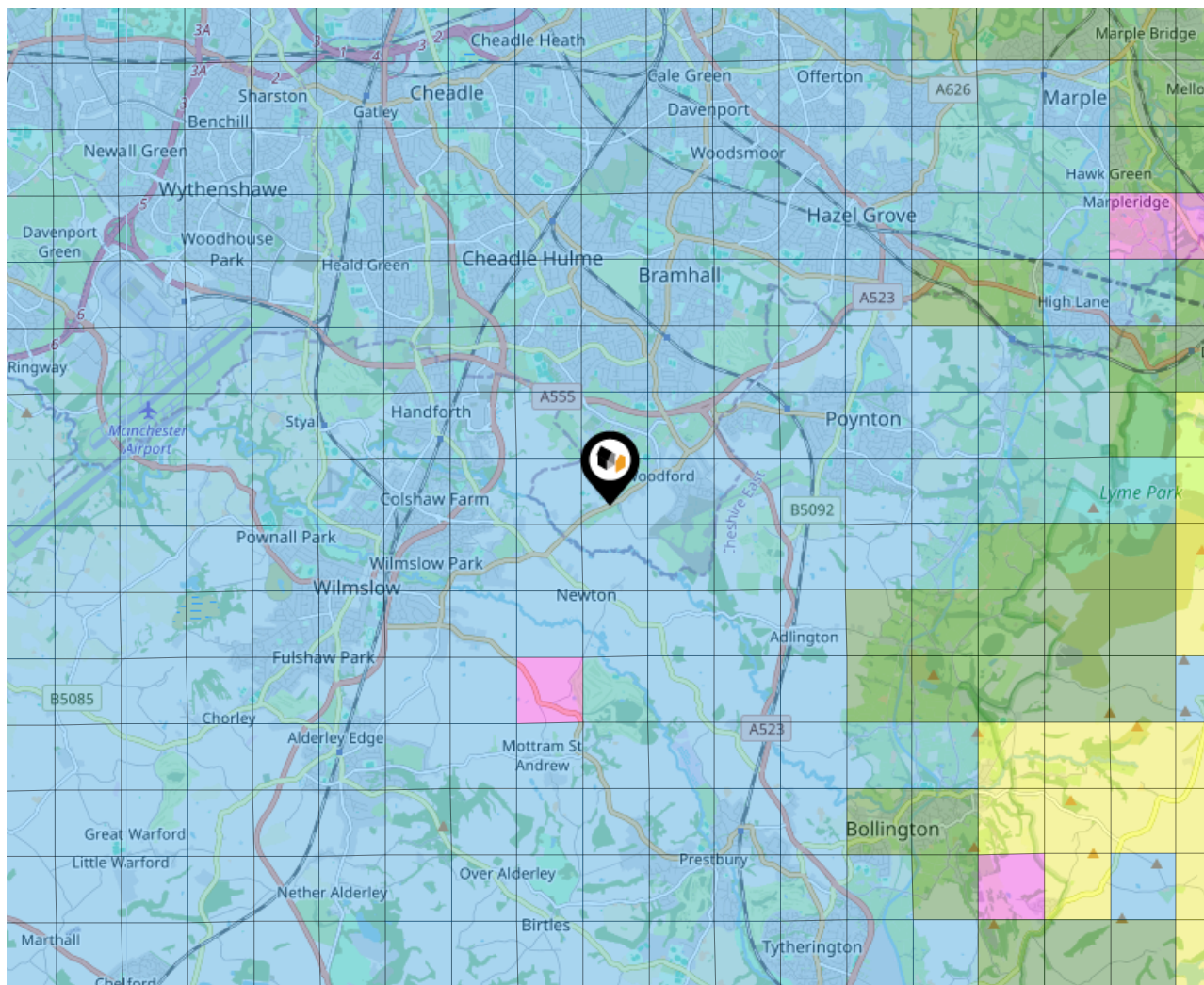


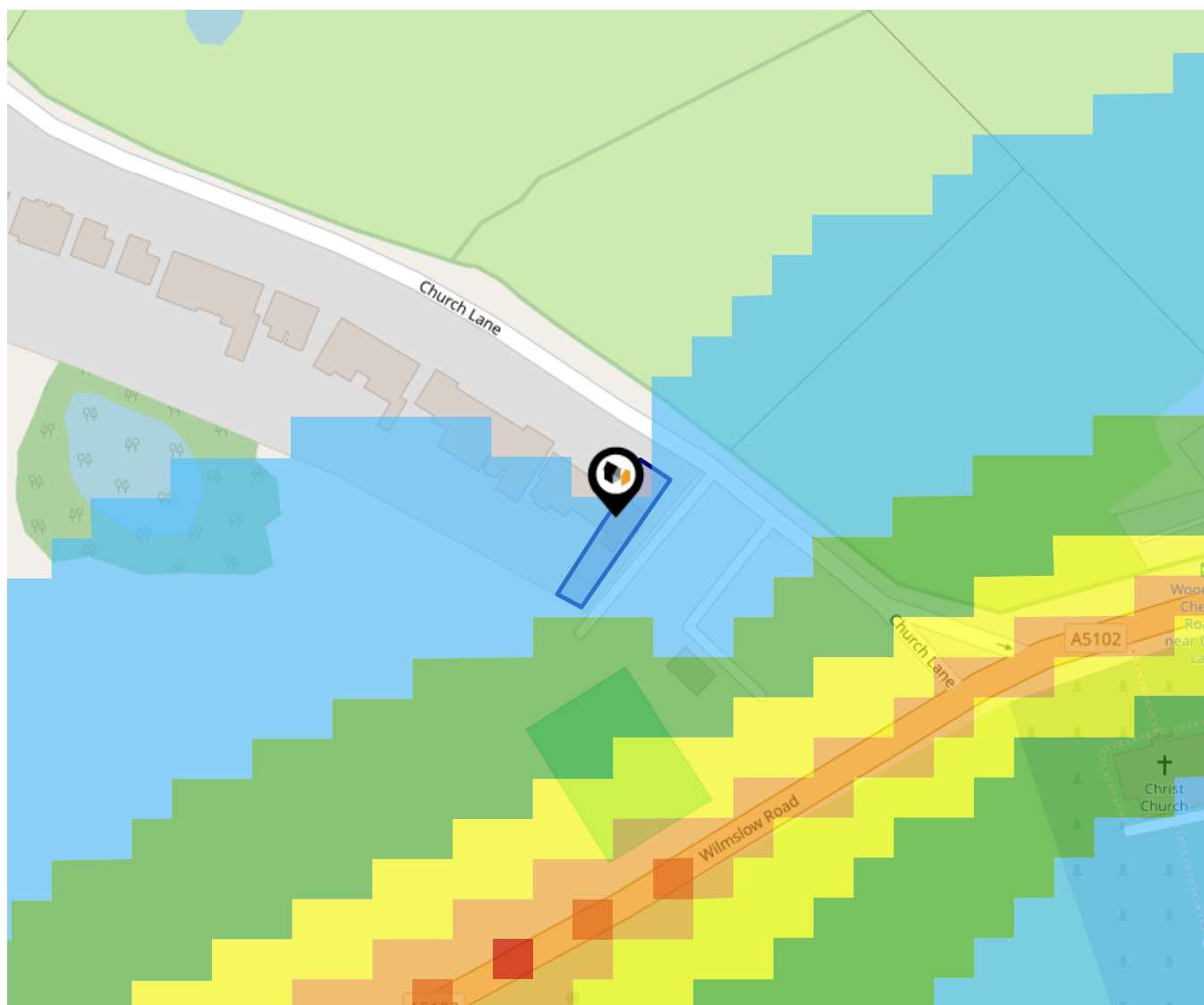
Key:

-  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).





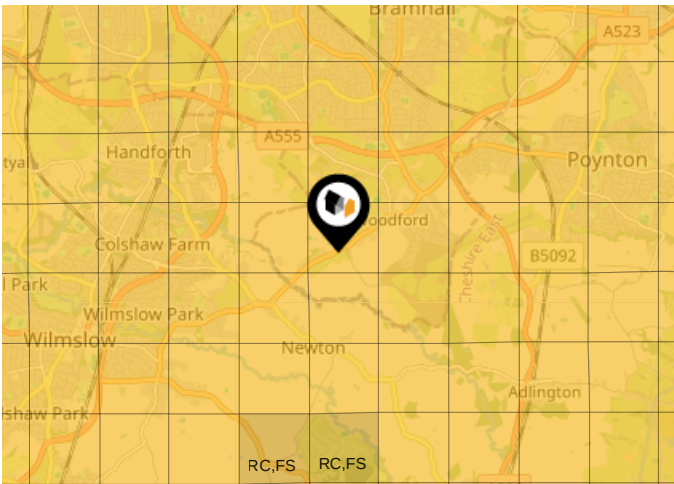
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

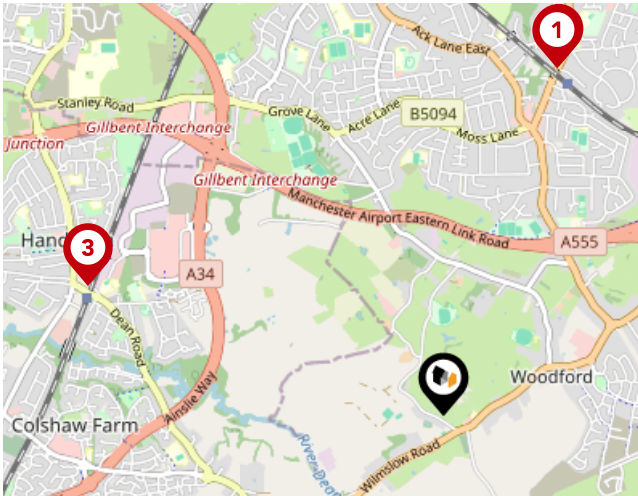
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

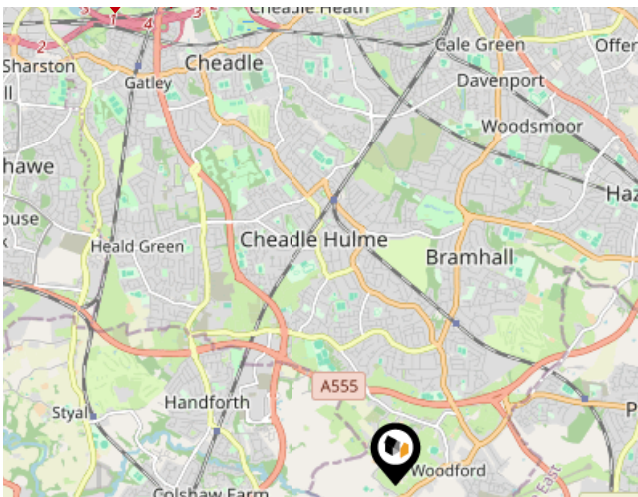
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SALES AND LETTINGS



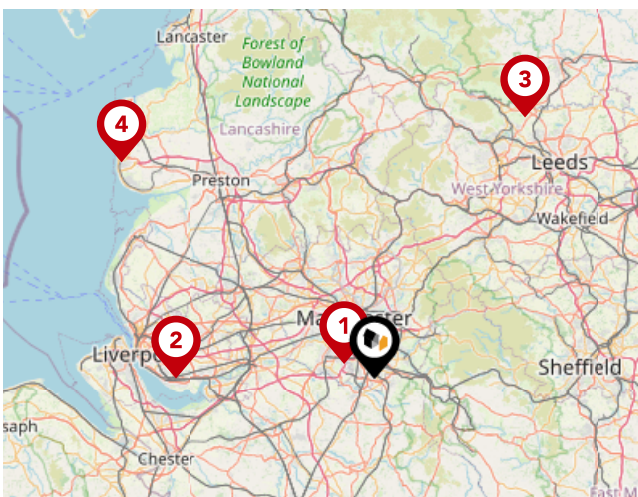
National Rail Stations

Pin	Name	Distance
1	Bramhall Rail Station	1.62 miles
2	Bramhall Rail Station	1.63 miles
3	Handforth Rail Station	1.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J2	4.43 miles
2	M60 J1	4.9 miles
3	M60 J3	4.65 miles
4	M60 J27	5.48 miles
5	M60 J4	4.85 miles



Airports/Helipads

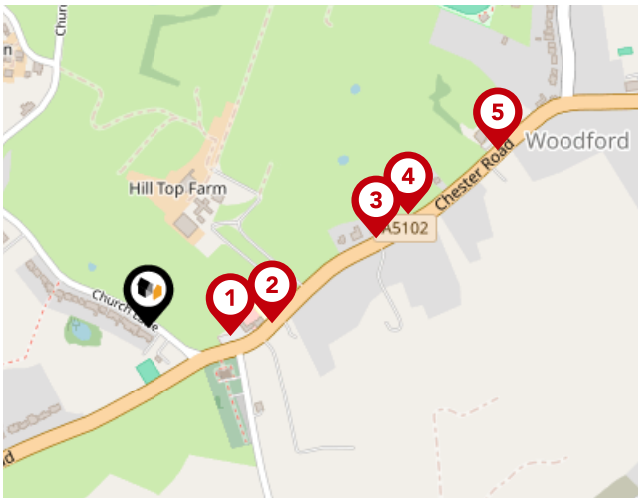
Pin	Name	Distance
1	Manchester Airport	4.75 miles
2	Speke	28.07 miles
3	Leeds Bradford Airport	42.35 miles
4	Highfield	46.82 miles

Area

Transport (Local)

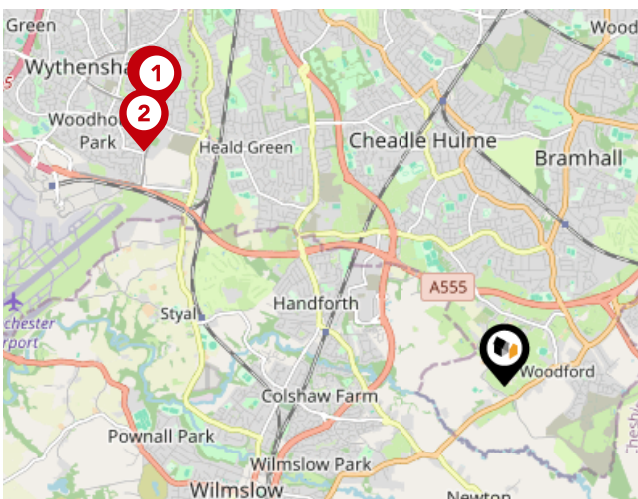
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SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Davenport Arms	0.09 miles
2	Davenport Arms	0.14 miles
3	The Old School House	0.27 miles
4	The Old School House	0.31 miles
5	Community Centre	0.43 miles



Local Connections

Pin	Name	Distance
1	Peel Hall (Manchester Metrolink)	3.92 miles
2	Shadowmoss (Manchester Metrolink)	3.81 miles
3	Peel Hall (Manchester Metrolink)	3.97 miles

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SALES AND LETTINGS

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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