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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th August 2025

WOOD LANE WEST, ADLINGTON, MACCLESFIELD, SK10

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,485 ft^2 / 138 m^2		
Plot Area:	0.19 acres		
Council Tax :	Band E		
Annual Estimate:	£2,851		
Title Number:	CH595586		

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)

4 mb/s	**80** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
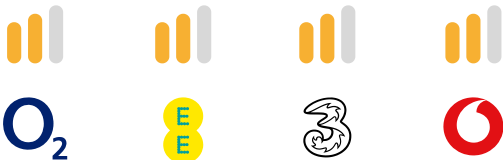
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✖ Virgin media

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Wood Lane West, Adlington, SK10

Energy rating

B

Valid until 27.09.2027

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**		86 | B	88 | B
69-80	**C**			
55-68	**D**			
39-54	**E**			
21-38	**F**			
1-20	**G**			

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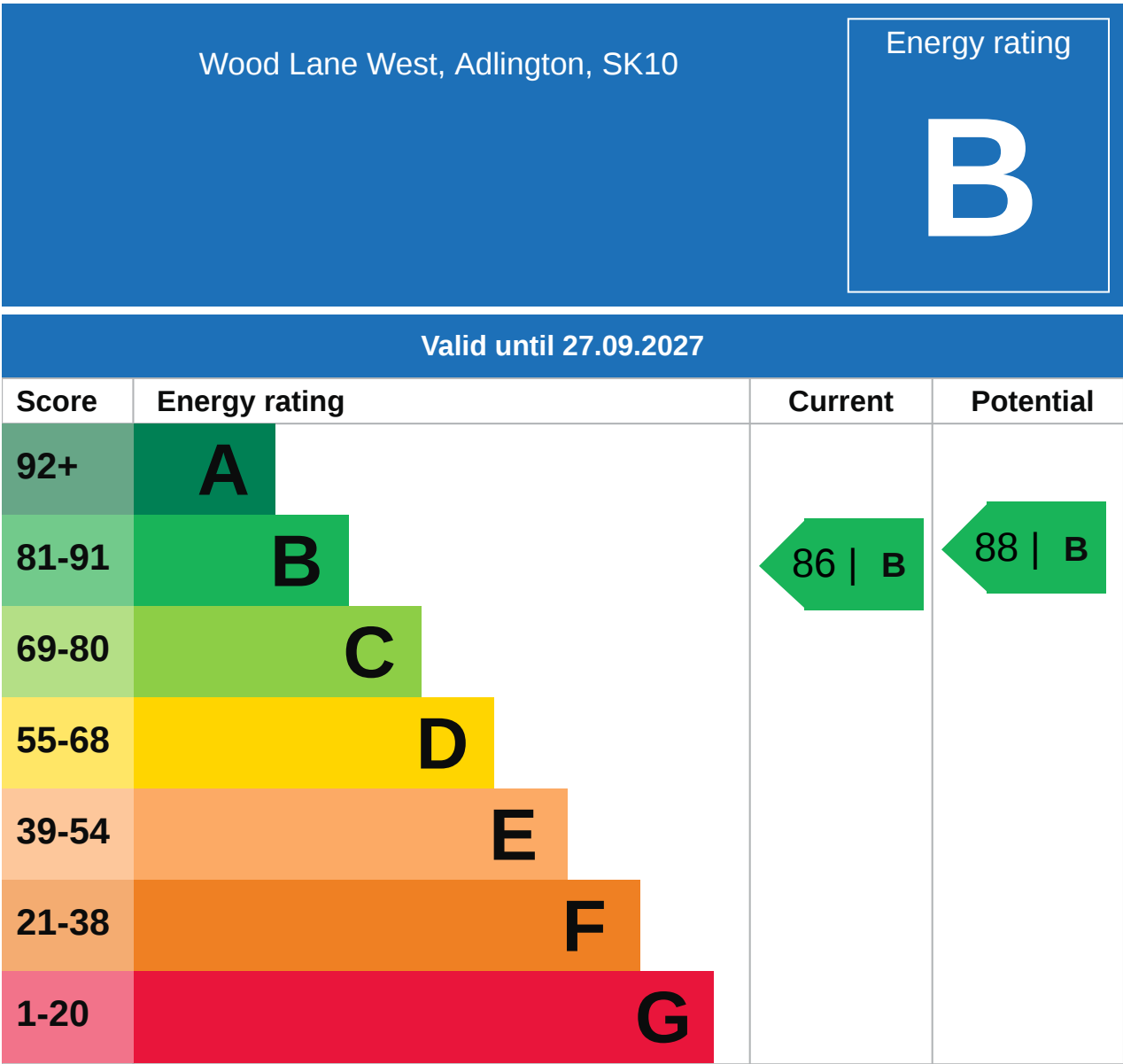
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler & underfloor, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â¦K
Total Floor Area:	138 m^2

This map displays nearby coal mine entrances and their classifications.
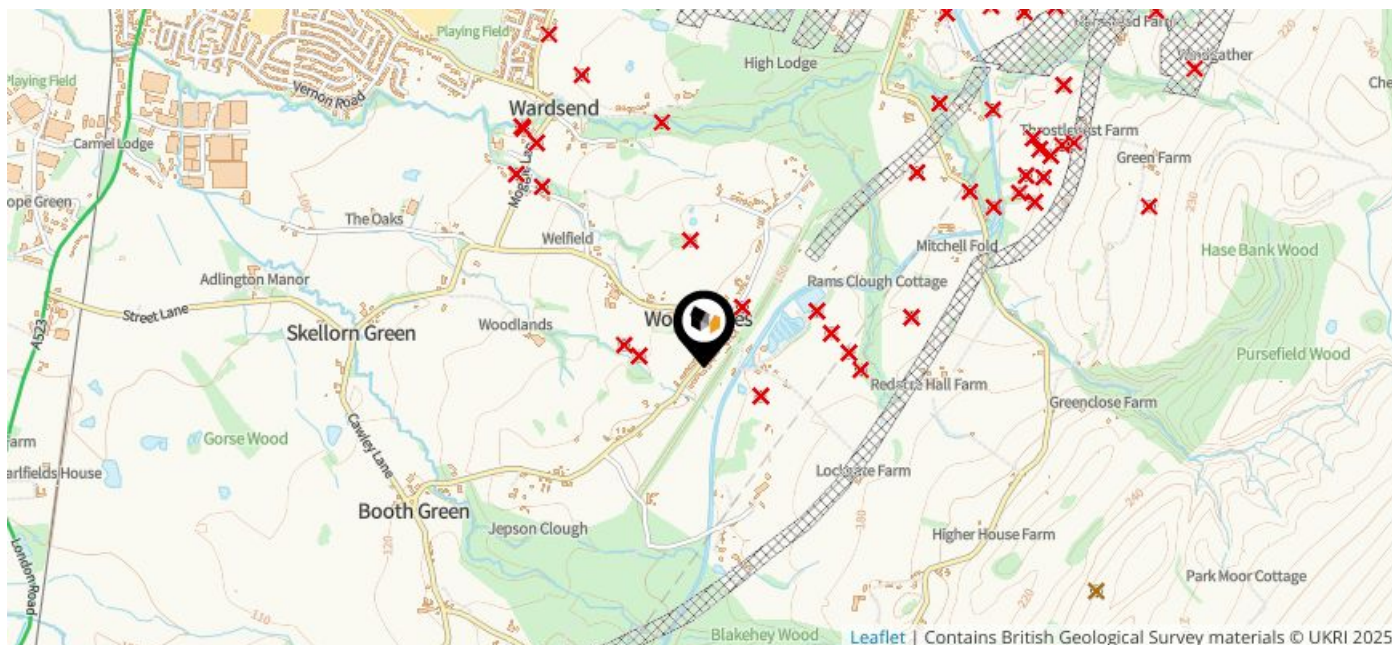
Mine Entry

✕   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.

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.
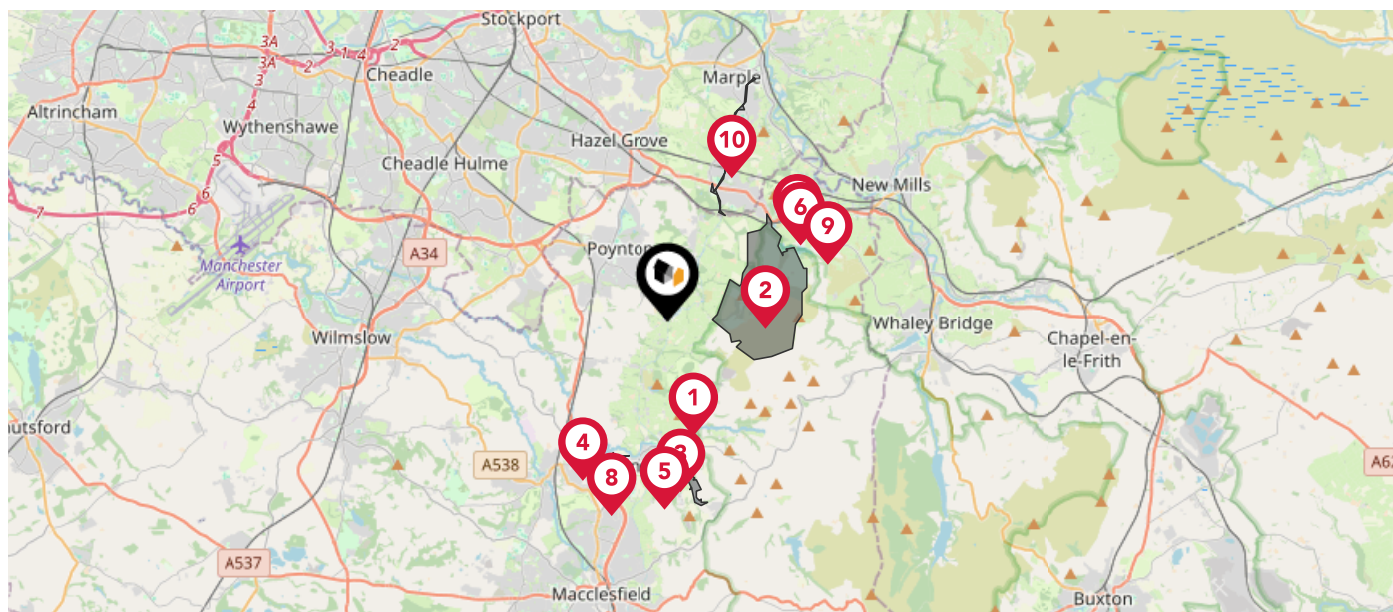
Nearby Conservation Areas

#	
1	Pott Shrigley
2	Lyme Park
3	Bollington Conservation Area
4	Butley Town Conservation Area
5	Kerridge Conservation Area
6	Disley Conservation Area
7	Disley Conservation Area
8	Bollington Cross Conservation Area
9	Higher Disley Conservation Area
10	Macclesfield Canal

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Council Wards

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
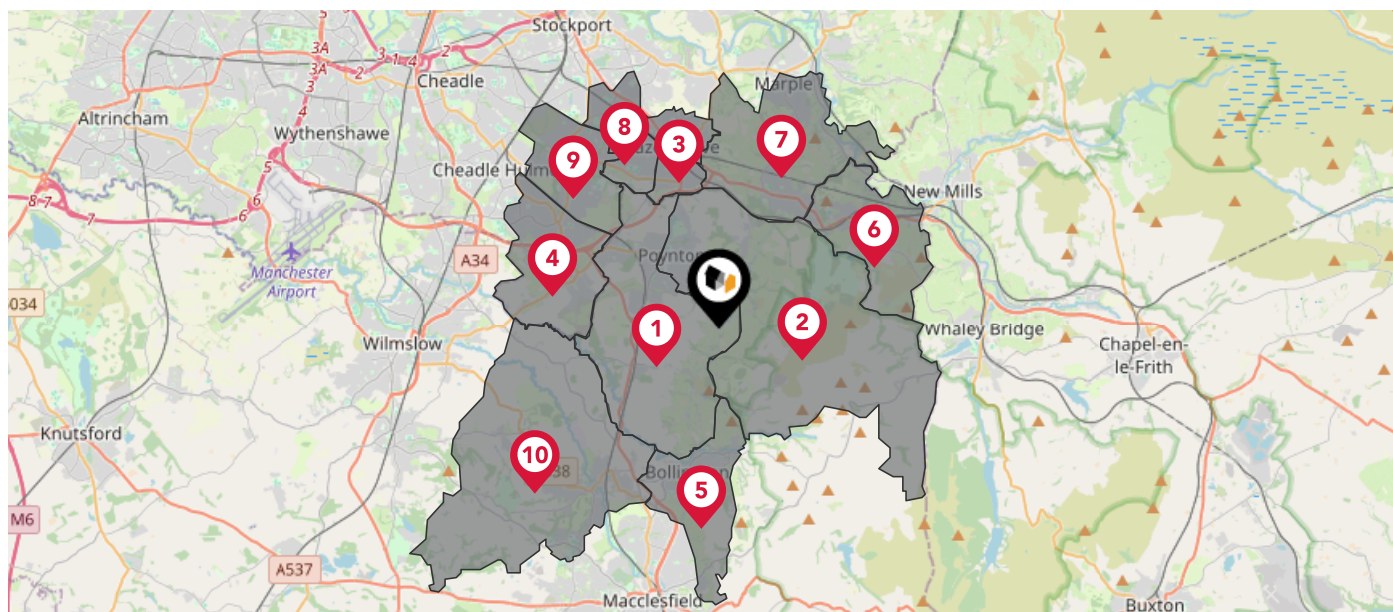
Nearby Council Wards

1	Poynton West and Adlington Ward
2	Poynton East and Pott Shrigley Ward
3	Hazel Grove Ward
4	Bramhall South and Woodford Ward
5	Bollington Ward
6	Disley Ward
7	Marple South and High Lane Ward
8	Stepping Hill Ward
9	Bramhall North Ward
10	Prestbury Ward

Rail Noise

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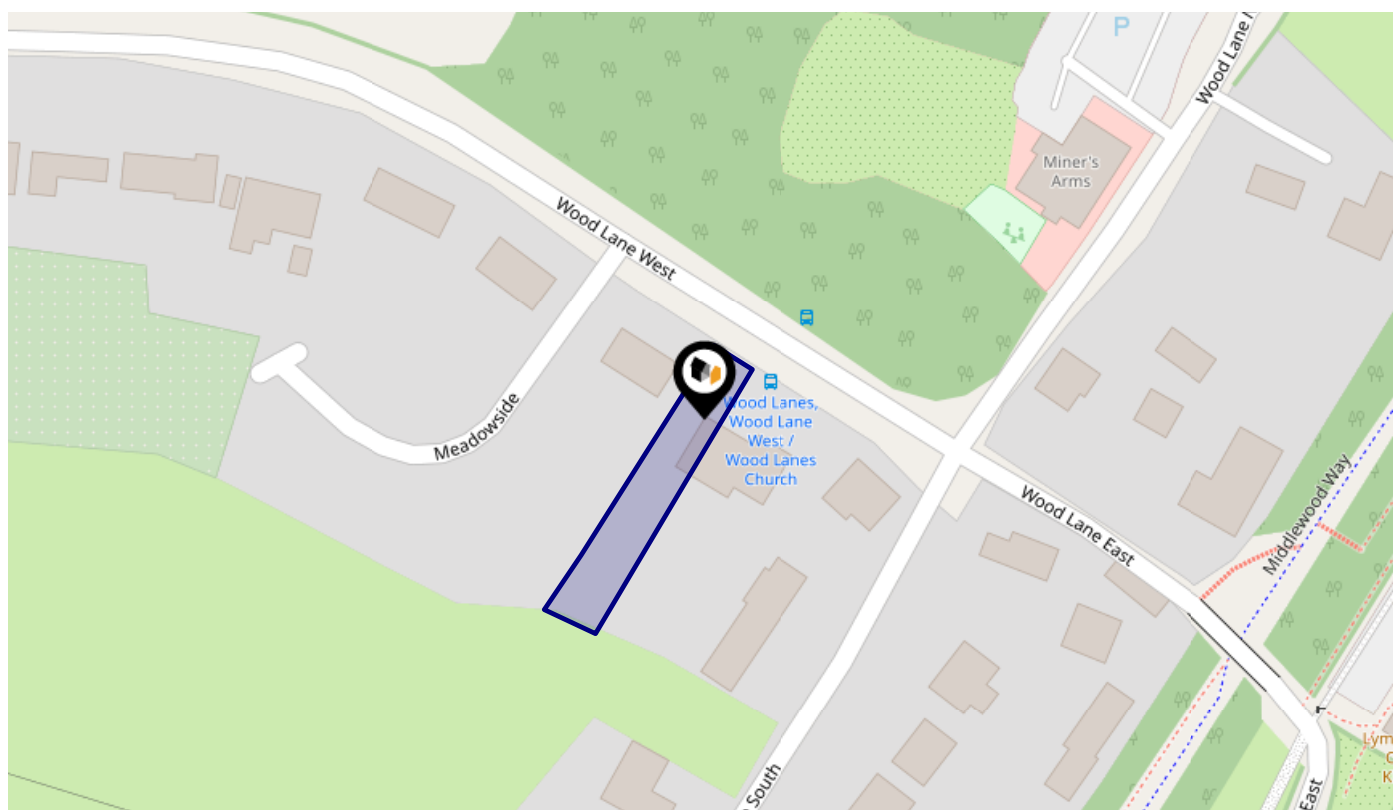
Rail Noise Data

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	🟦

Rivers & Seas - Flood Risk

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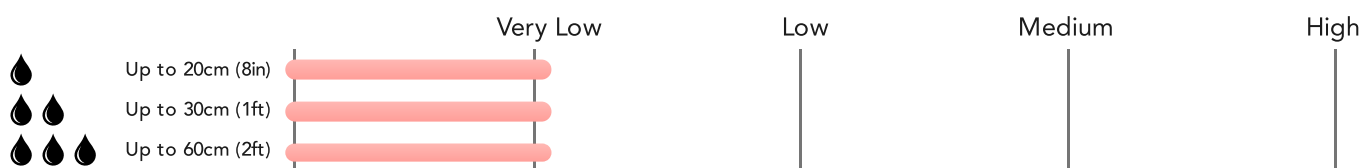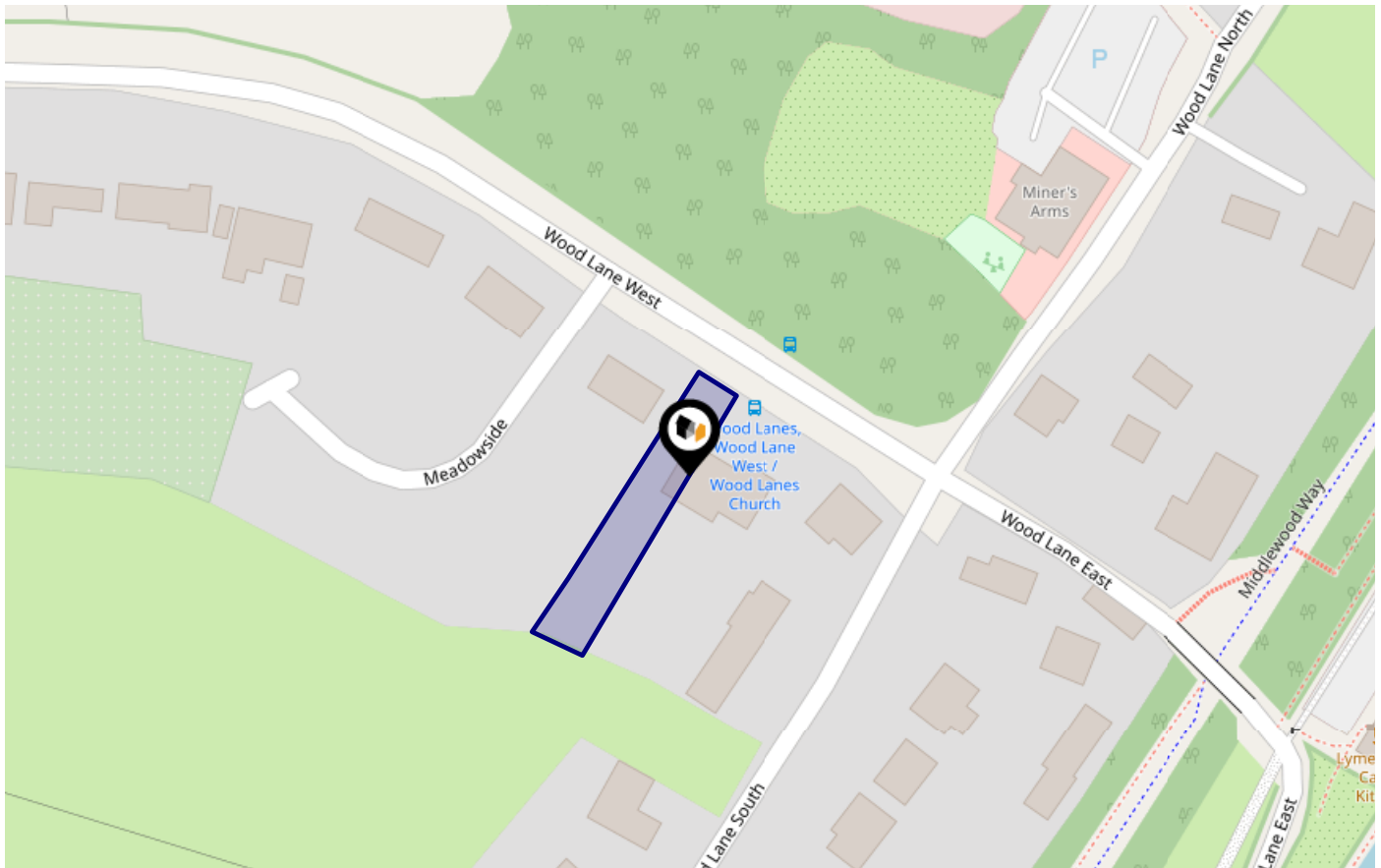

Risk Rating: Very low

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.

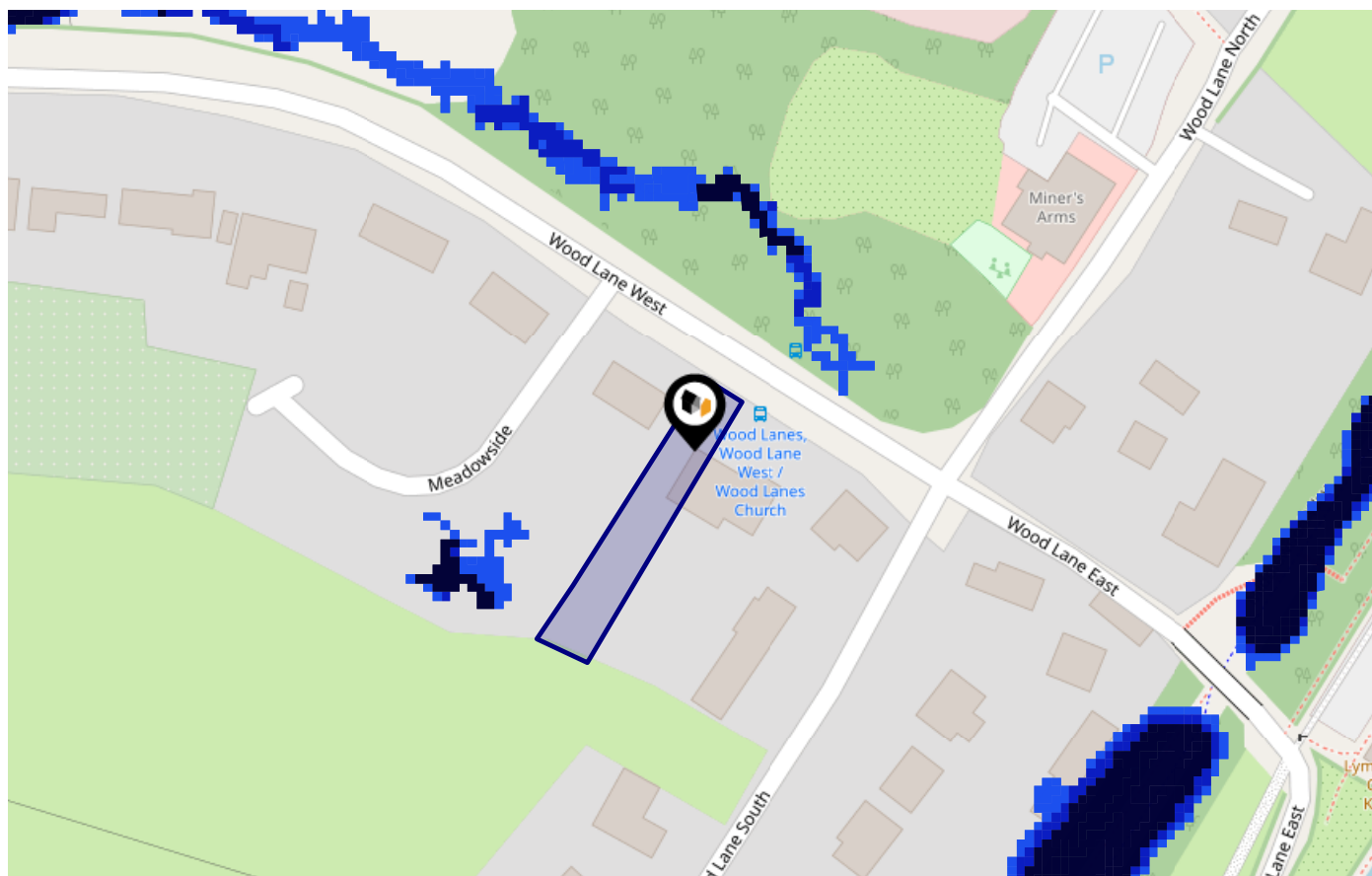Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.
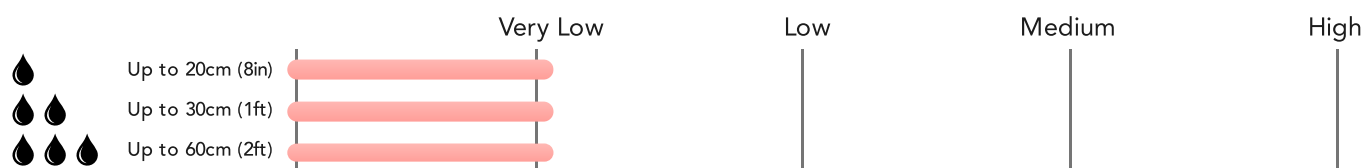

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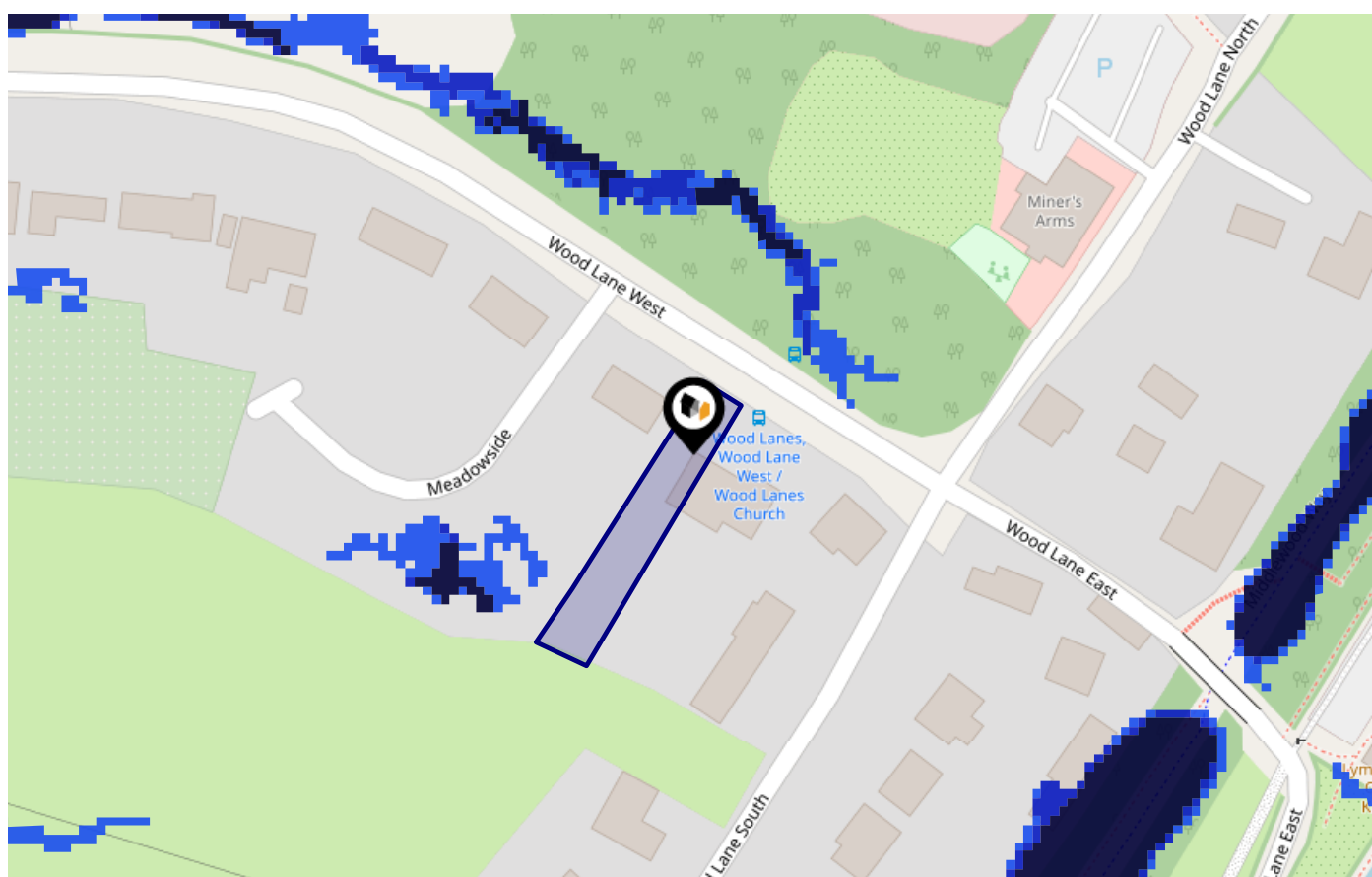Chance of flooding to the following depths at this property:

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Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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

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.

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Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

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.
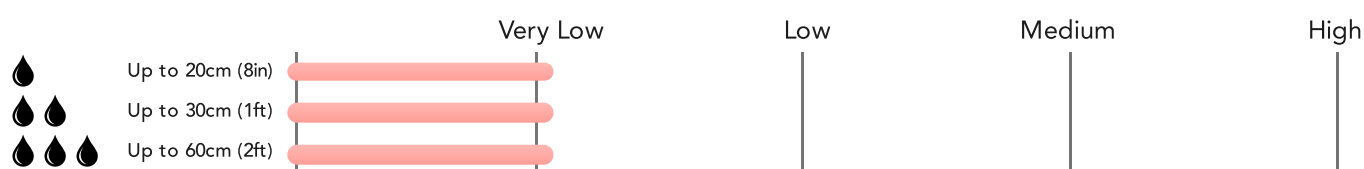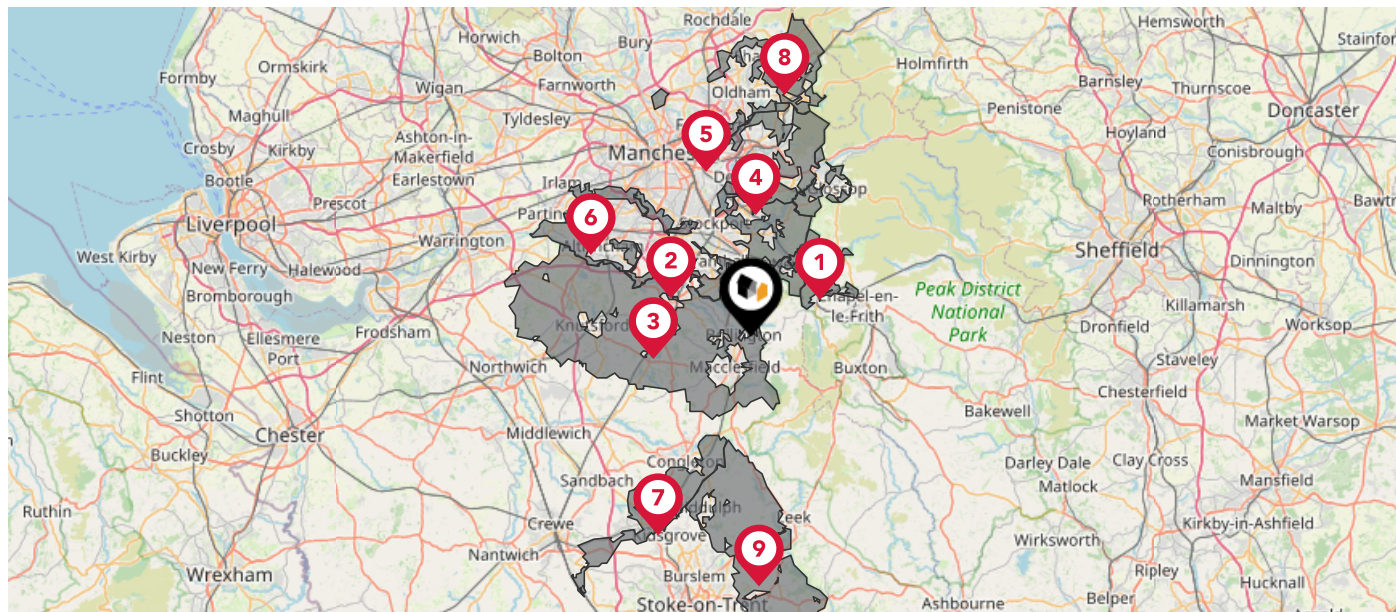

Risk Rating: Very low

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■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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

Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - High Peak
2	Merseyside and Greater Manchester Green Belt - Stockport
3	Merseyside and Greater Manchester Green Belt - Cheshire East
4	Merseyside and Greater Manchester Green Belt - Tameside
5	Merseyside and Greater Manchester Green Belt - Manchester
6	Merseyside and Greater Manchester Green Belt - Trafford
7	Stoke-on-Trent Green Belt - Cheshire East
8	Merseyside and Greater Manchester Green Belt - Oldham
9	Stoke-on-Trent Green Belt - Staffordshire Moorlands

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Maps
Landfill Sites

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.
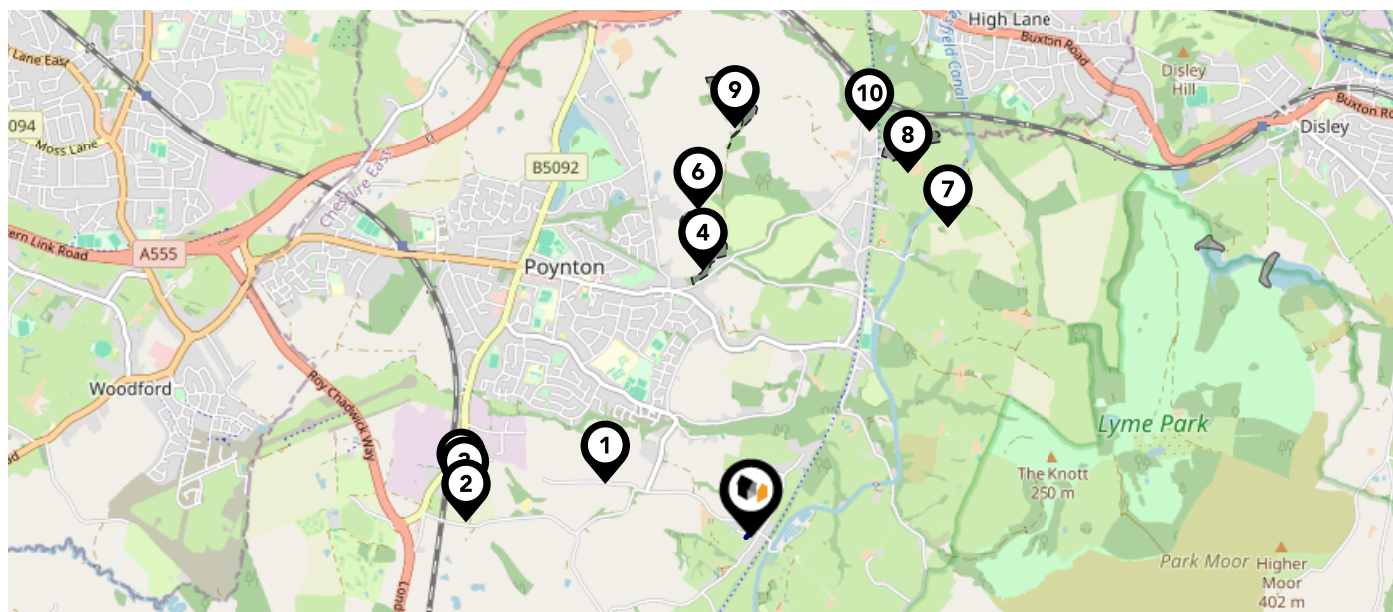
Nearby Landfill Sites		
1	Hope Lane-Lilac Cottage, Hope Lane, Adlington	Historic Landfill
2	EA/EPR/KP3696CS/A001	Active Landfill
3	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill
4	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill
5	Lilac Cottage-Hope Lane, Adlington	Historic Landfill
6	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
7	Middlecale Farm Landfill Site-Lyme Park, Stockport, Disley, Cheshire	Historic Landfill
8	Pool House Farm-Pool House Road, Poynton, Cheshire	Historic Landfill
9	Park Pit-Poynton, Cheshire	Historic Landfill
10	Norbury Hollow Road-Hazel Grove, Stockport, Cheshire	Historic Landfill

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
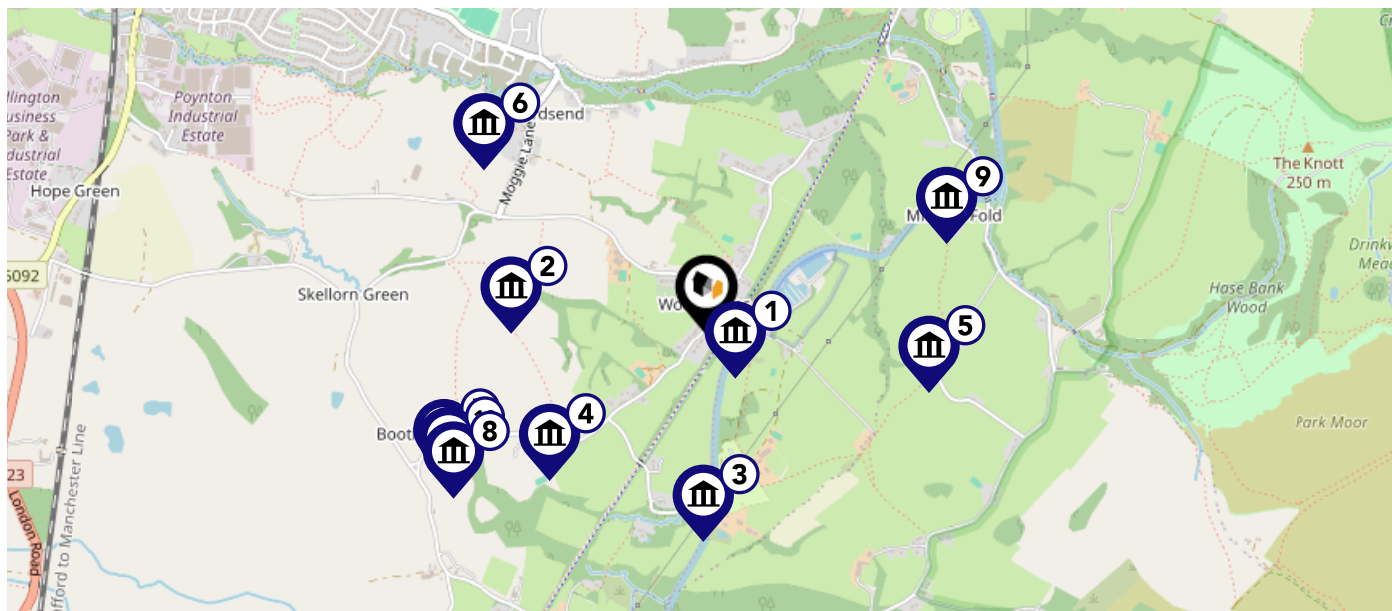
Listed Buildings in the local district	Grade	Distance
① 1276163 - Canal Bridge Number 18	Grade II	0.1 miles
② 1138866 - Woodlands	Grade II	0.4 miles
③ 1366186 - Canal Bridge Number 19	Grade II	0.4 miles
④ 1138859 - Holly Cottage	Grade II	0.5 miles
⑤ 1232121 - Range Of Farm Buildings Surrounding Courtyard At Redacre Hall	Grade II	0.5 miles
⑥ 1138893 - Wards End Old Farm	Grade II	0.6 miles
⑦ 1138857 - Barn 25 Metres North Of Lower Pedleyhill Farmhouse	Grade II	0.6 miles
⑧ 1138858 - Yew Tree Cottage	Grade II	0.6 miles
⑨ 1277239 - Bridge Number 17 Over Canal, North Of Mitchell Fold	Grade II	0.6 miles
⑩ 1366185 - Lower Pedleyhill Farmhouse	Grade II	0.6 miles

Area
Schools
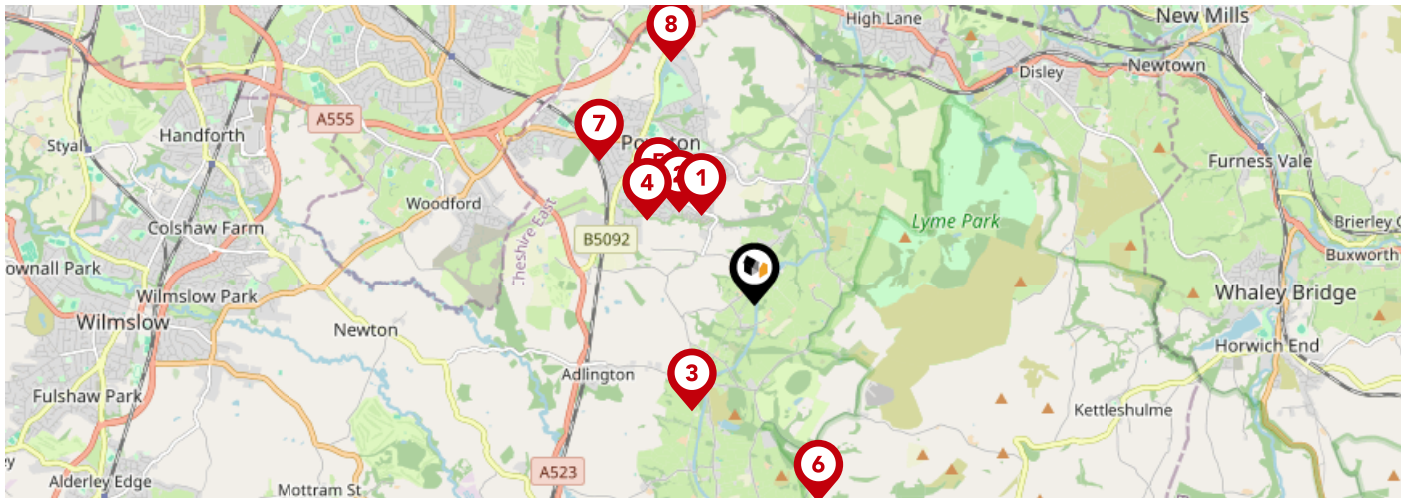
	Nursery	Primary	Secondary	College	Private
1 Worth Primary School Ofsted Rating: Requires improvement	Pupils: 206	Distance:0.92	☐	☑	☐	☐	☐
2 Poynton High School Ofsted Rating: Good	Pupils: 1499	Distance:1.06	☐	☐	☑	☐	☐
3 Adlington Primary School Ofsted Rating: Outstanding	Pupils: 85	Distance:1.09	☐	☑	☐	☐	☐
4 St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good	Pupils: 109	Distance:1.22	☐	☑	☐	☐	☐
5 Vernon Primary School Ofsted Rating: Outstanding	Pupils: 375	Distance:1.28	☐	☑	☐	☐	☐
6 Pott Shrigley Church School Ofsted Rating: Good	Pupils: 35	Distance:1.84	☐	☑	☐	☐	☐
7 Lower Park School Ofsted Rating: Good	Pupils: 277	Distance:1.88	☐	☑	☐	☐	☐
8 Norbury Court School Ofsted Rating: Good	Pupils: 1	Distance:2.28	☐	☐	☑	☐	☐
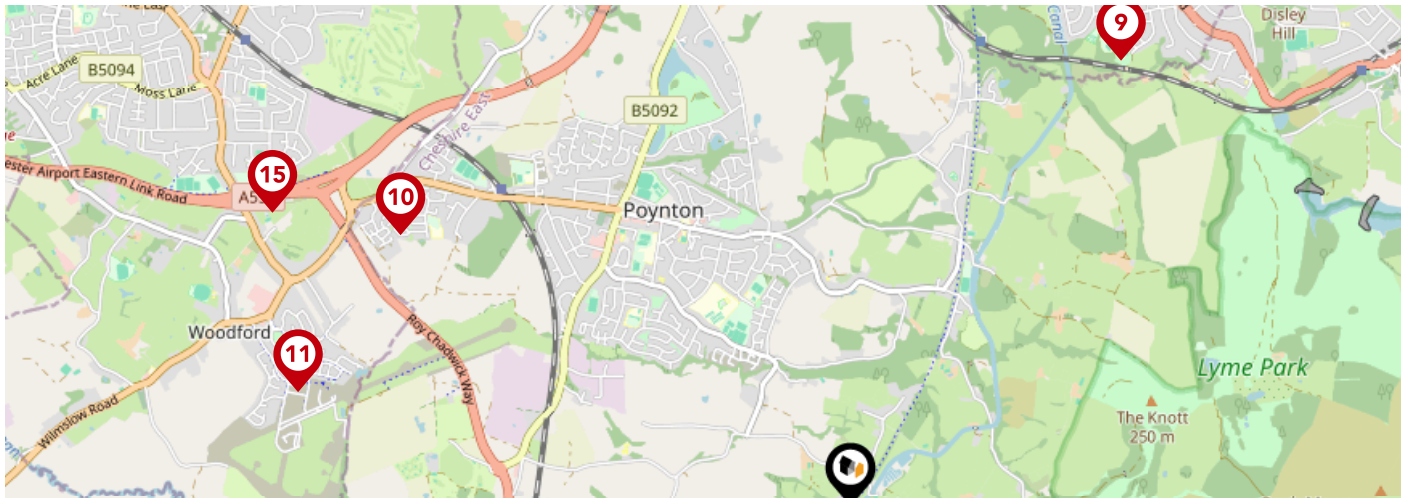
		Nursery	Primary	Secondary	College	Private
9	**Brookside Primary School** Ofsted Rating: Requires improvement | Pupils: 159 | Distance:2.31	☐	☑	☐	☐	☐
10	**Lostock Hall Primary School** Ofsted Rating: Good | Pupils: 215 | Distance:2.33	☐	☑	☐	☐	☐
11	**Woodford Primary School** Ofsted Rating: Not Rated | Pupils: 81 | Distance:2.5	☐	☑	☐	☐	☐
12	**Dean Valley Community Primary School** Ofsted Rating: Good | Pupils: 205 | Distance:2.65	☐	☑	☐	☐	☐
13	**High Lane Primary School** Ofsted Rating: Good | Pupils: 166 | Distance:2.67	☐	☑	☐	☐	☐
14	**Bollington St John's CofE Primary School** Ofsted Rating: Good | Pupils: 107 | Distance:2.71	☐	☑	☐	☐	☐
15	**Queensgate Primary School** Ofsted Rating: Outstanding | Pupils: 280 | Distance:2.87	☐	☑	☐	☐	☐
16	**Bollington Cross CofE Primary School** Ofsted Rating: Good | Pupils: 192 | Distance:2.97	☐	☑	☐	☐	☐

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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).
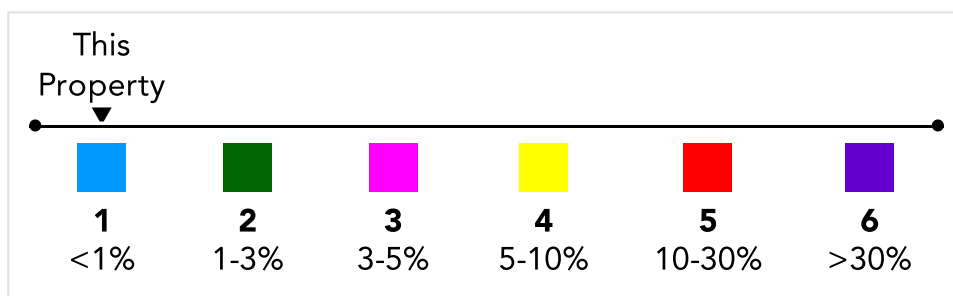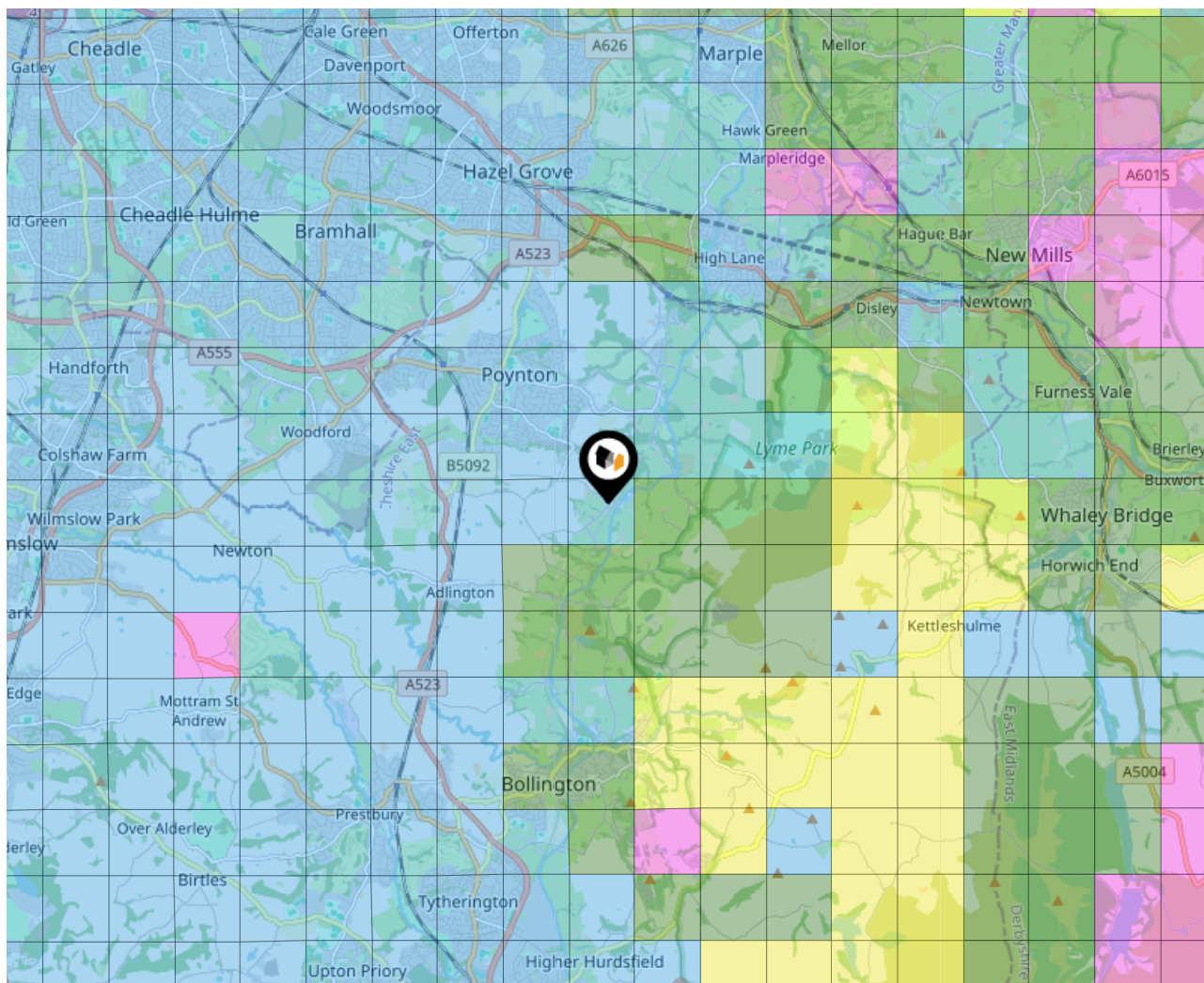
This Property					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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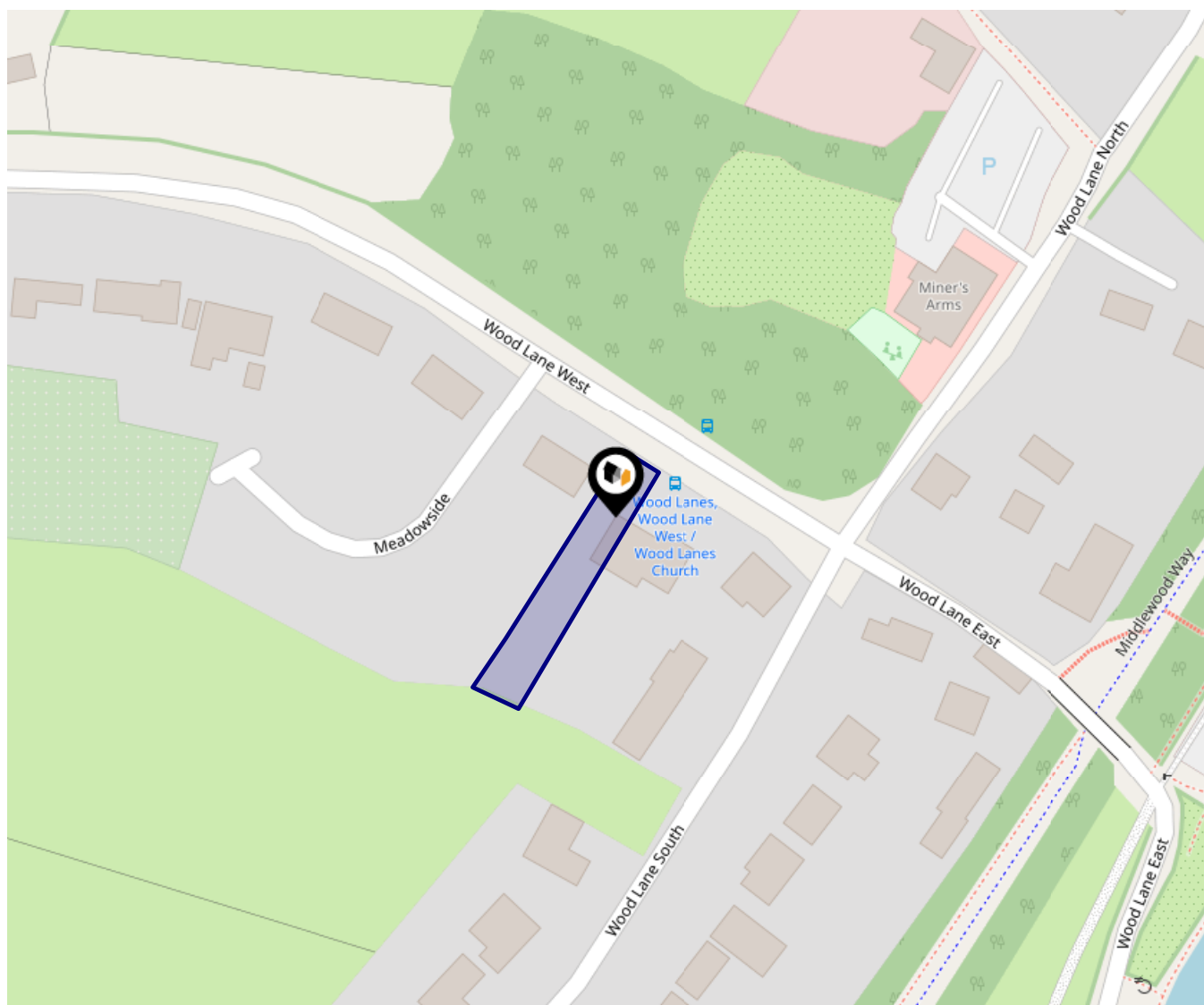
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO CLAYEY LOAM

Soil Depth: DEEP
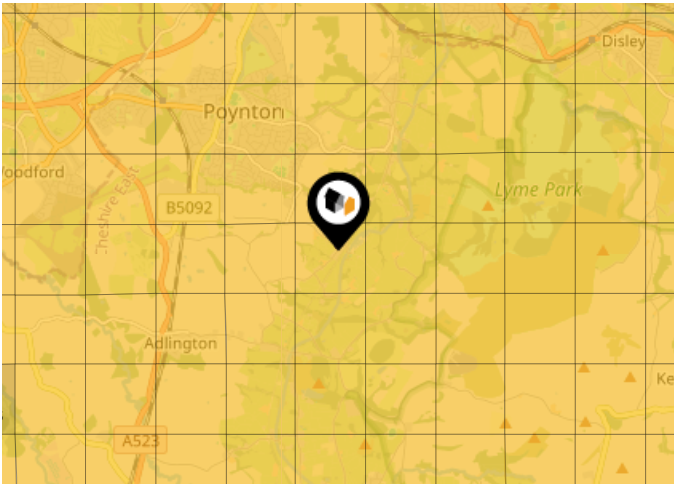
Primary Classifications (Most Common Clay Types)

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

Transport (National)
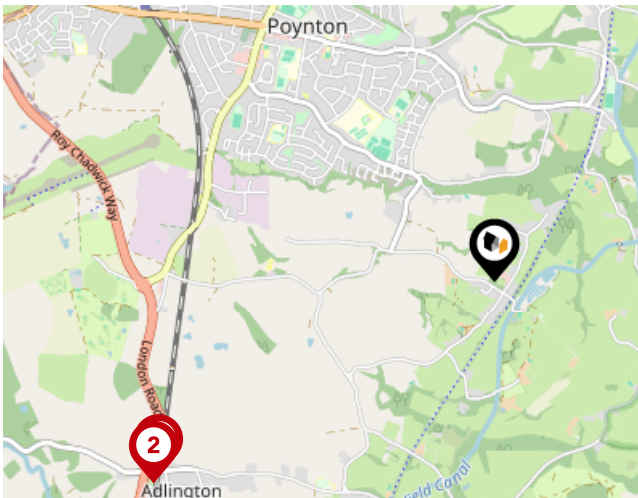
National Rail Stations

Pin	Name	Distance
1	Adlington (Cheshire) Rail Station	1.73 miles
2	Adlington (Cheshire) Rail Station	1.75 miles
3	Poynton Rail Station	1.97 miles
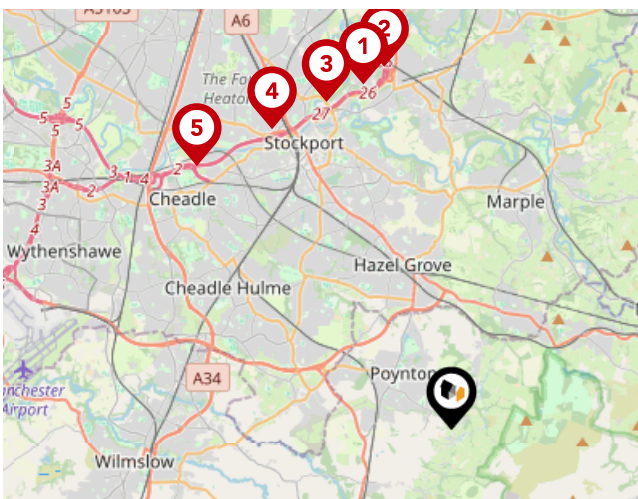
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J26	6.3 miles
2	M60 J25	6.52 miles
3	M60 J27	6.19 miles
4	M60 J1	6.19 miles
5	M60 J2	6.47 miles
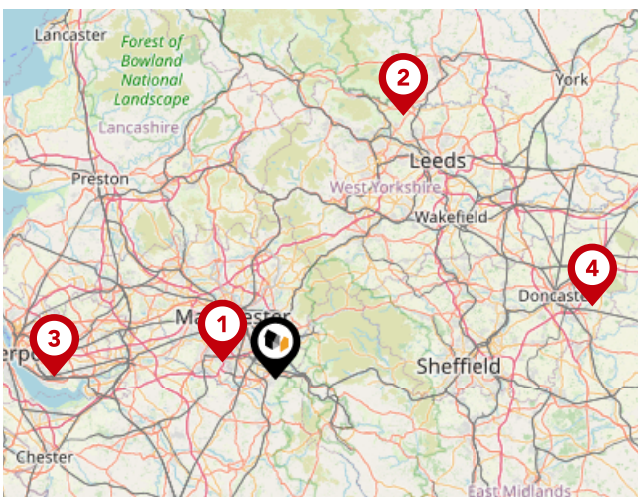
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	7.91 miles
2	Leeds Bradford Airport	41.22 miles
3	Speke	31.3 miles
4	Finningley	45.96 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Wood Lanes Church	0.01 miles
2	Wood Lanes Church	0.02 miles
3	Joyley	0.26 miles
4	Moggie Lane	0.62 miles
5	Siddington Road	0.71 miles
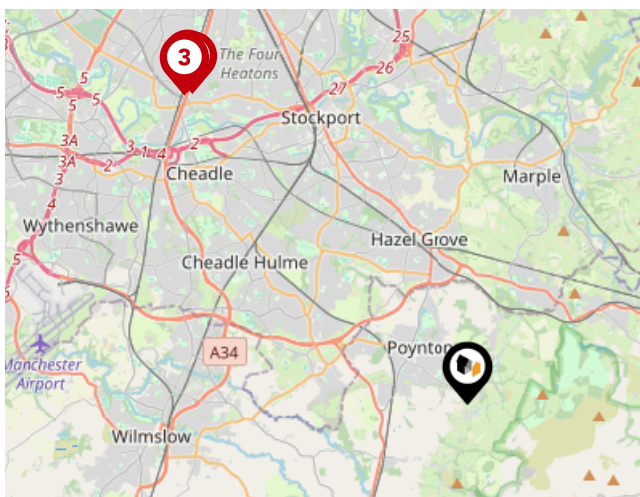
Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	7.33 miles
2	East Didsbury (Manchester Metrolink)	7.41 miles
3	East Didsbury (Manchester Metrolink)	7.4 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...

f /LawlerandCo/   **𝕏** /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.

Lawler & Co | Poynton
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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