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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> September 2025



**BROOKSIDE AVENUE, POYNTON, STOCKPORT, SK12**

**Lawler & Co | Hazel Grove**

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





## Property

Type:	Semi-Detached
Bedrooms:	4
Plot Area:	36.77 acres
Council Tax :	Band D
Annual Estimate:	£2,333
Title Number:	CH358728

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  
mb/s



80  
mb/s



1000  
mb/s



Mobile Coverage:  
(based on calls indoors)



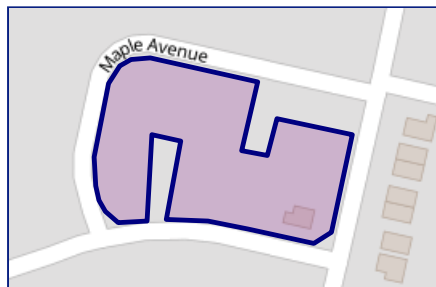
Satellite/Fibre TV Availability:



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**Multiple Freehold Title Plans Detected**

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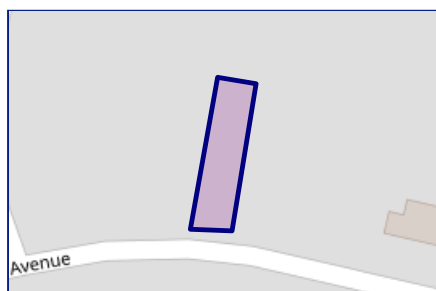


**CH358728**

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**Multiple Freehold Title Plans Detected**

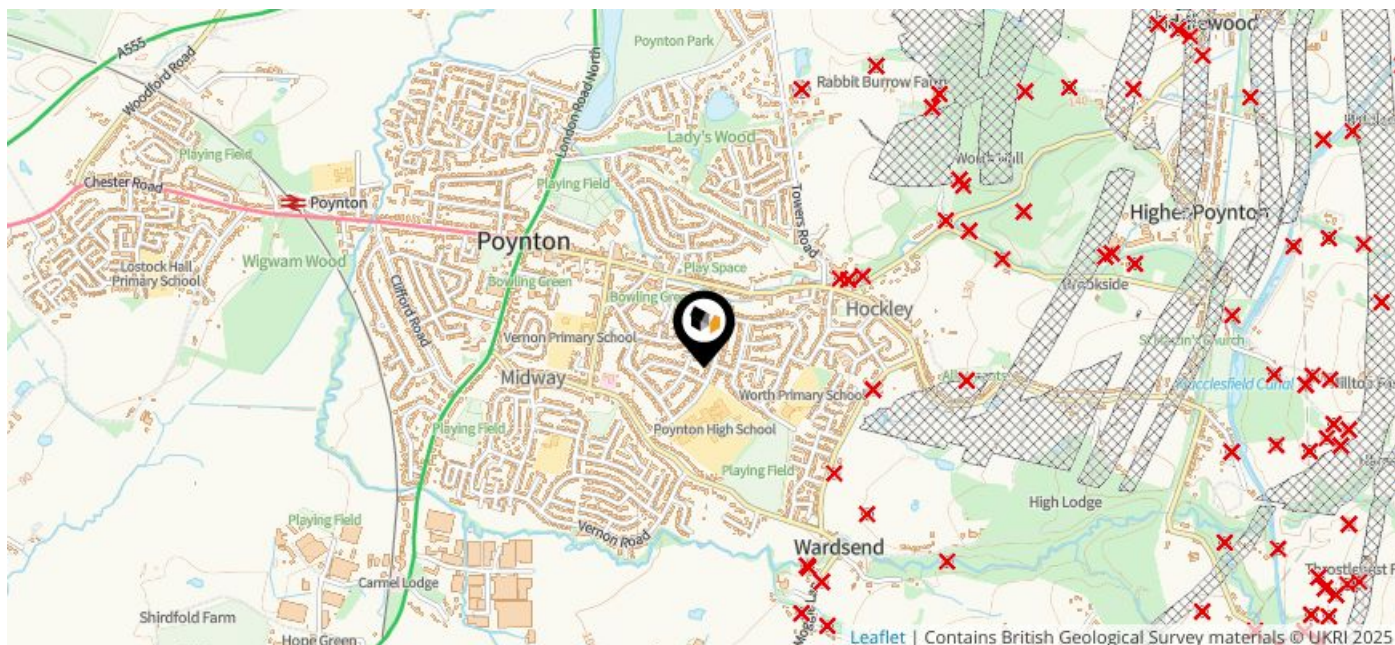
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**CH4703**



This map displays nearby coal mine entrances and their classifications.



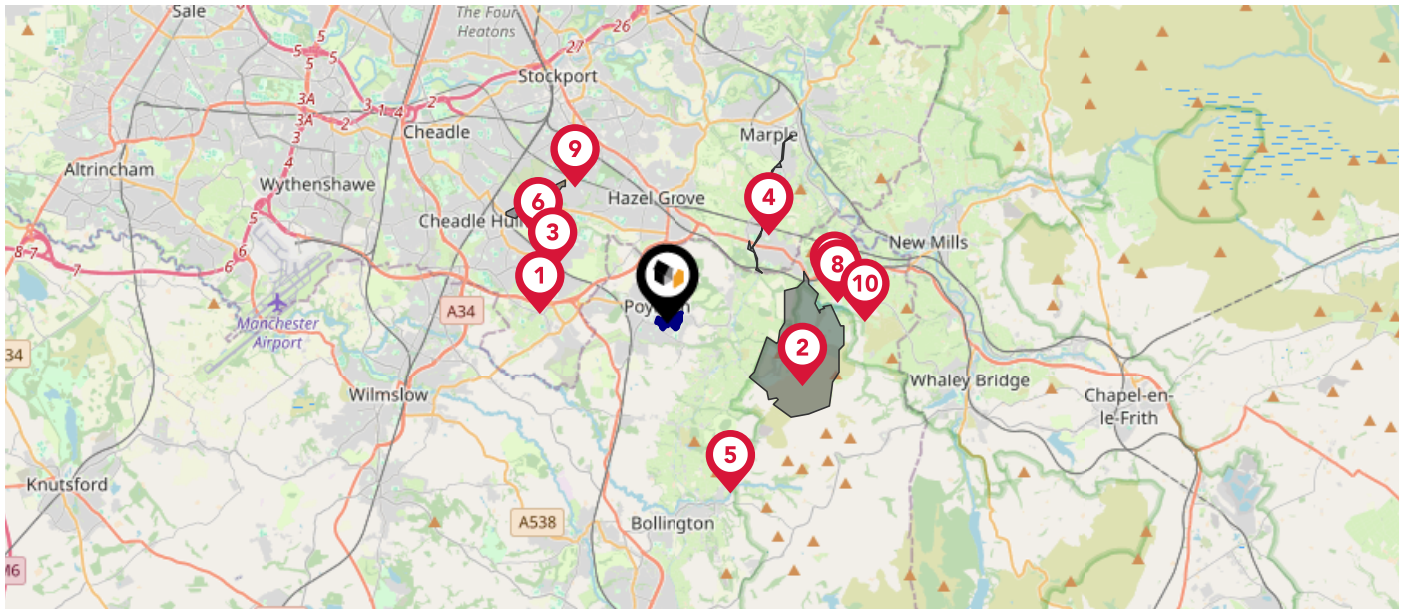
### Mine Entry

- ✕ 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  | Lyme Park                                   |
| 3  | Bramhall Lane South                         |
| 4  | Macclesfield Canal                          |
| 5  | Pott Shrigley                               |
| 6  | Bramall Park                                |
| 7  | Disley Conservation Area                    |
| 8  | Disley Conservation Area                    |
| 9  | Egerton Road and Frewland Avenue, Davenport |
| 10 | Higher Disley Conservation Area             |

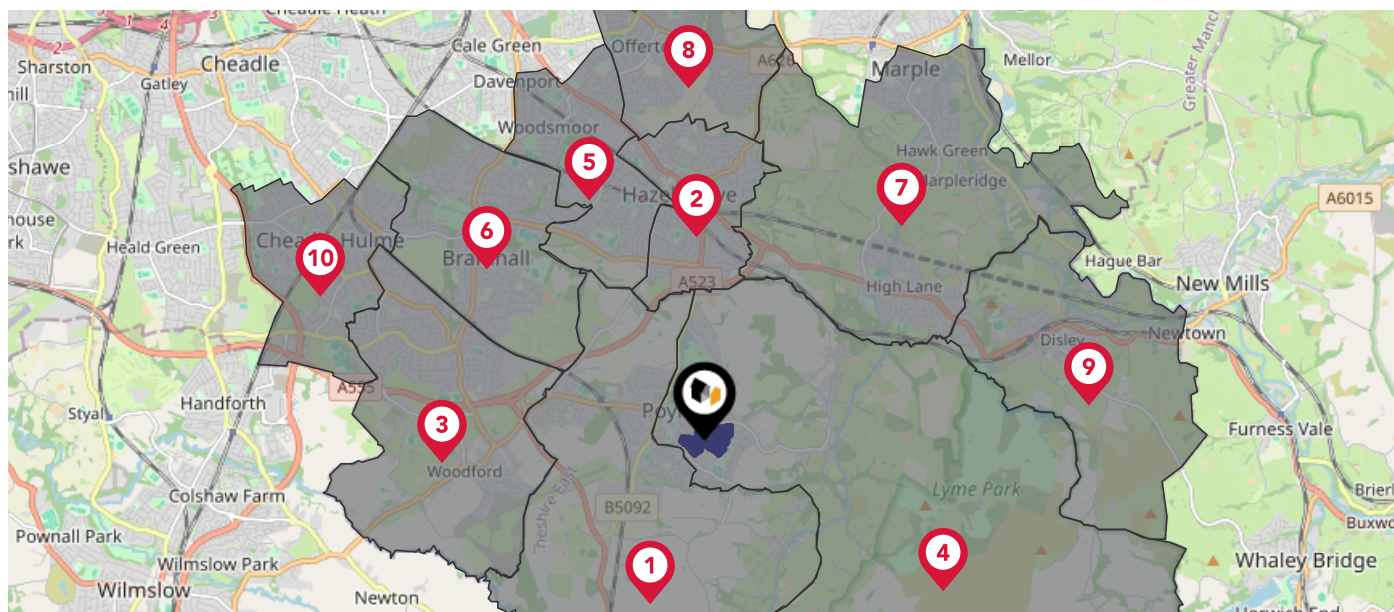
# Maps

## 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

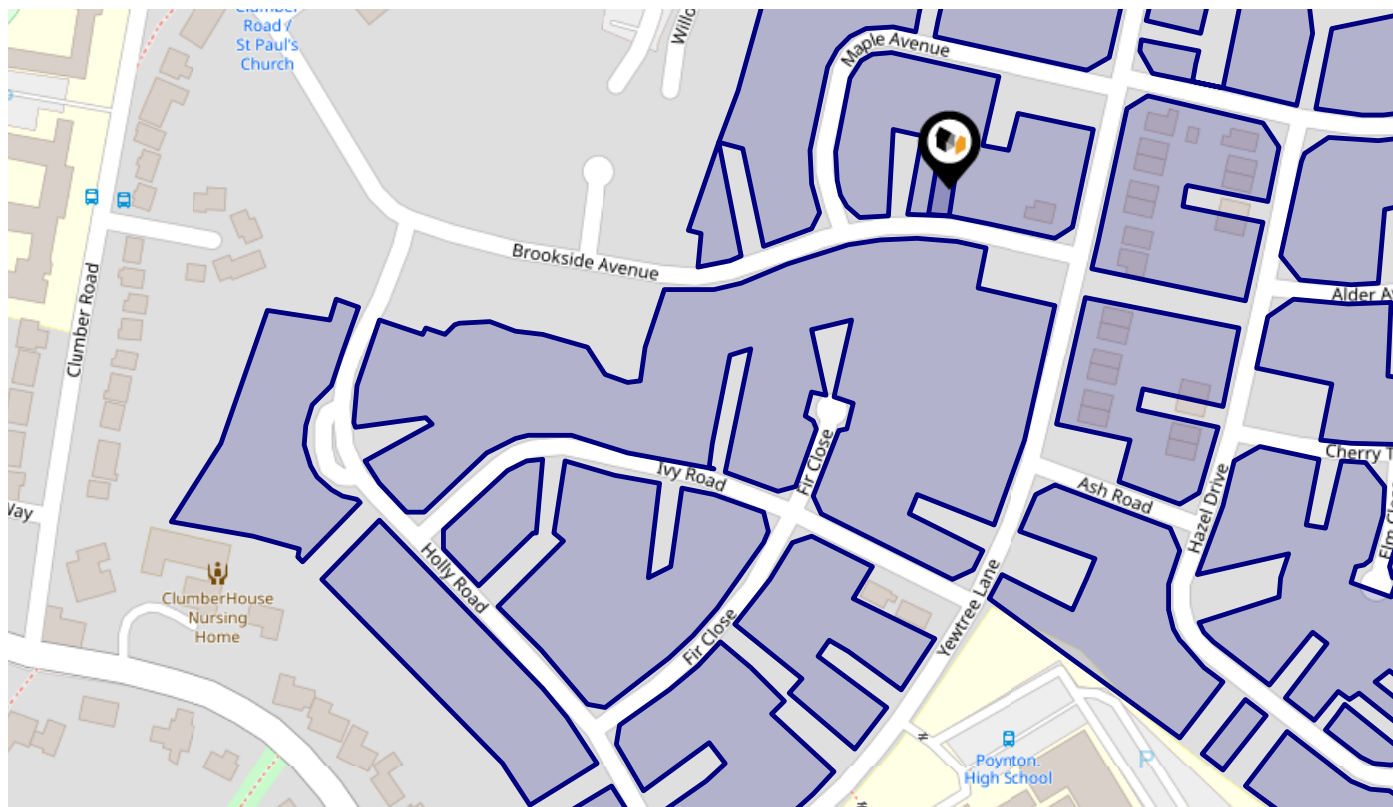


### Nearby Council Wards

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

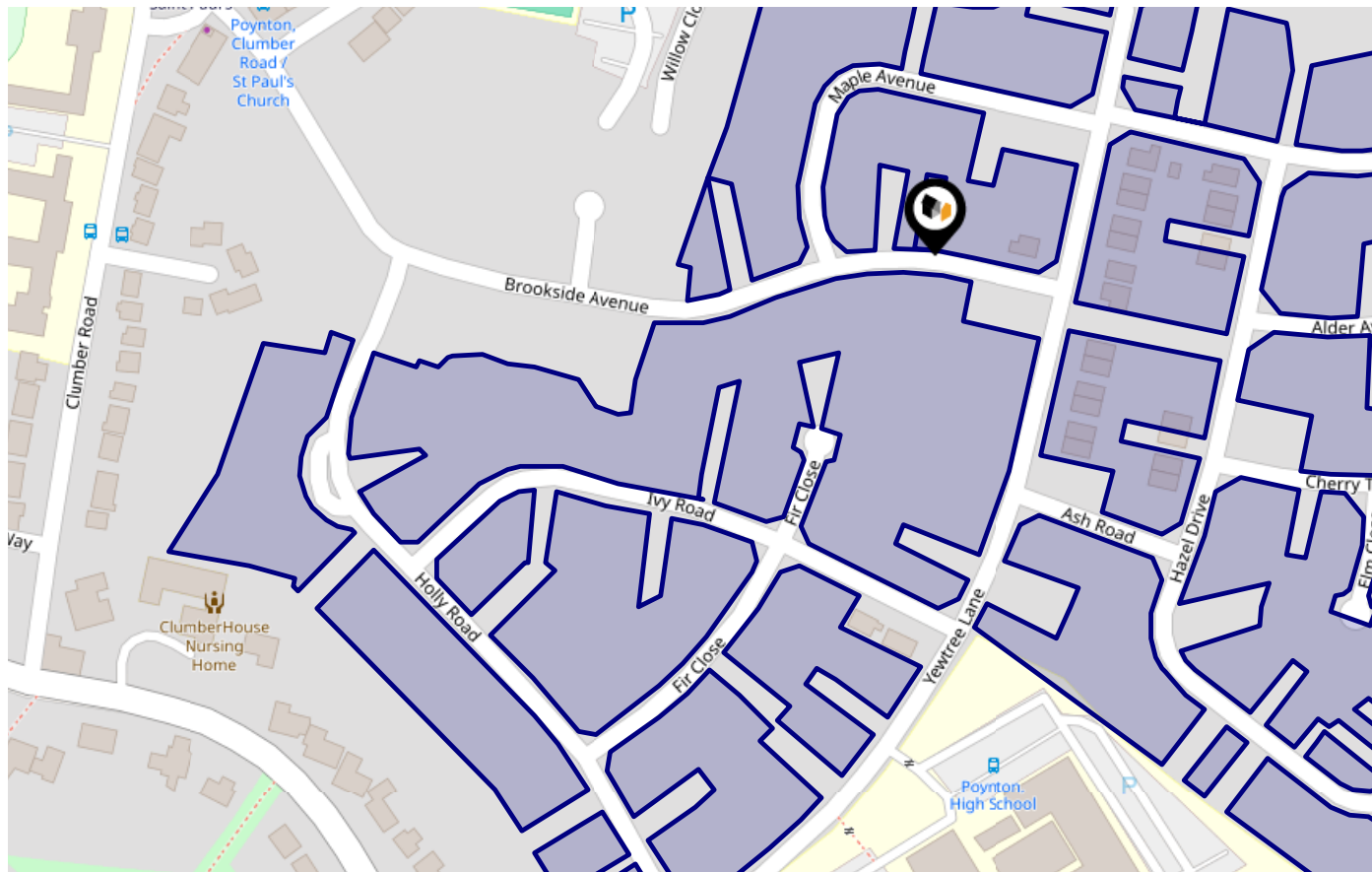
# Flood Risk

## 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.

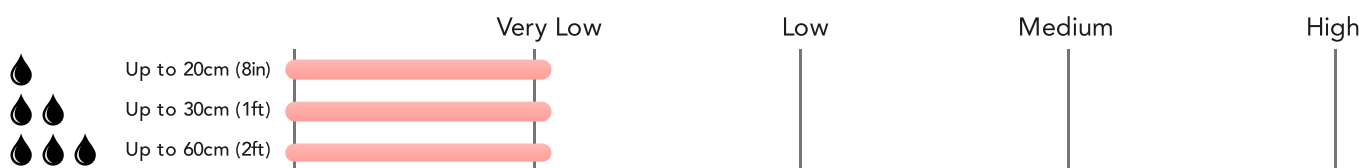


**Risk Rating: Very low**

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:





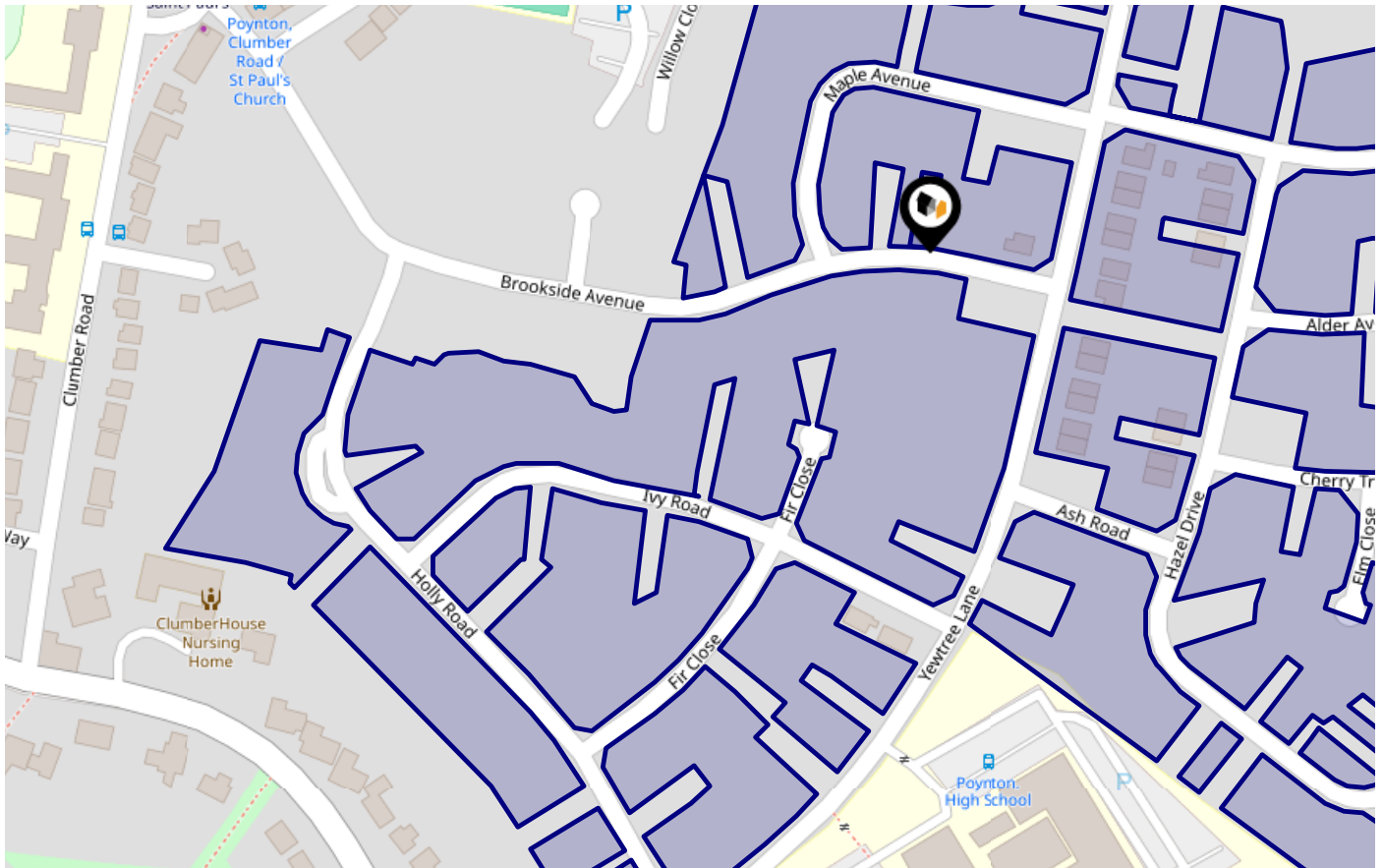
# Flood Risk

## Rivers & Seas - Climate Change

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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.



Risk Rating: Very low

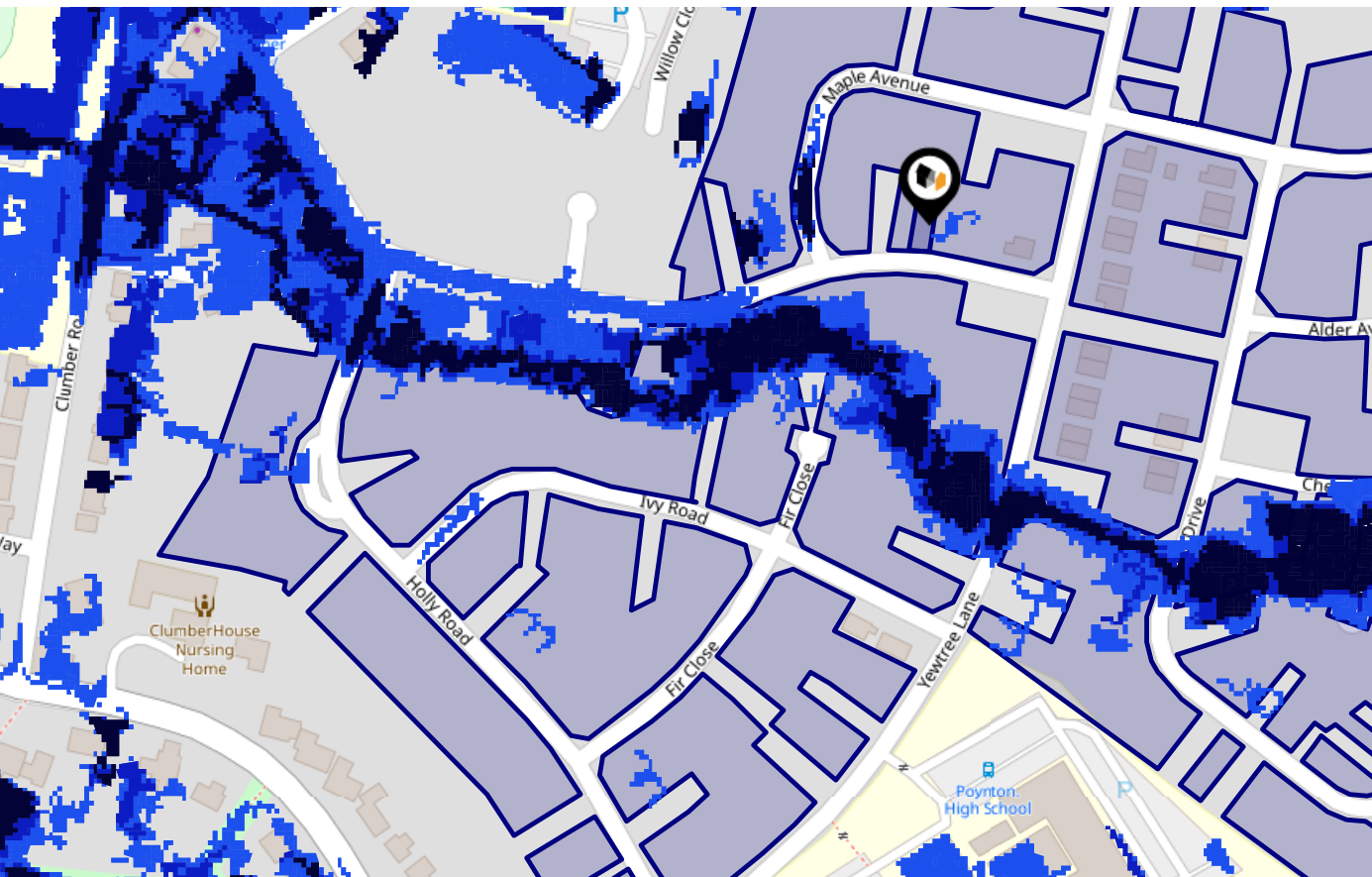
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

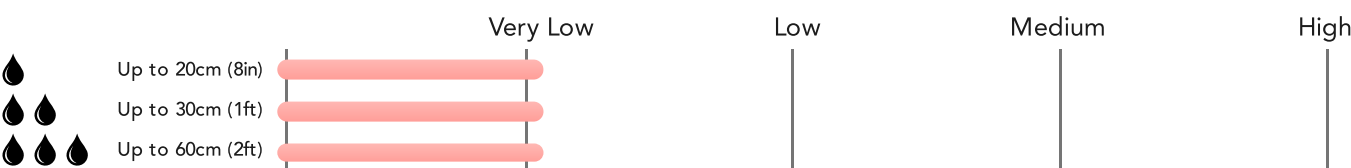


Risk Rating: Very low

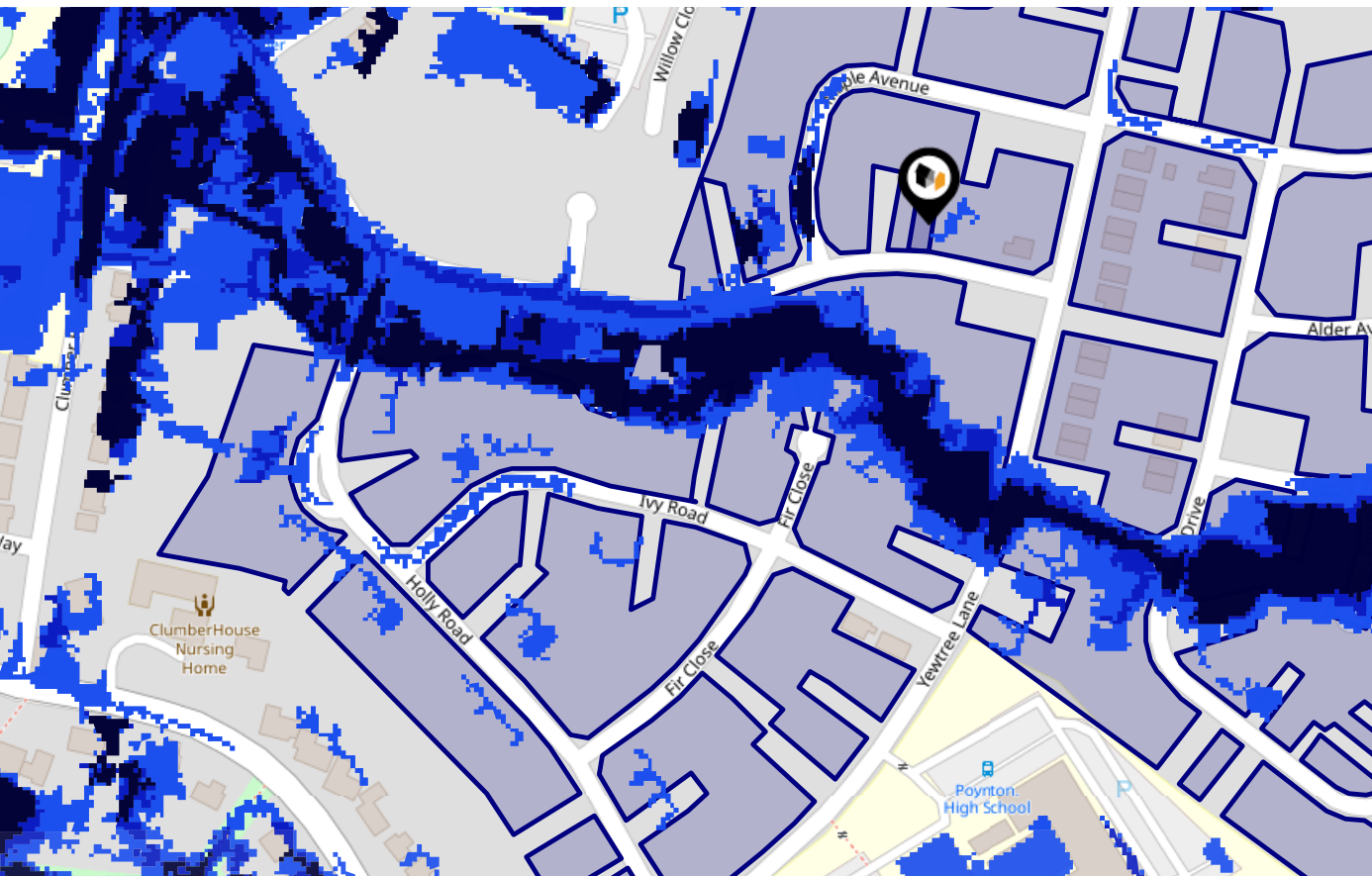
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

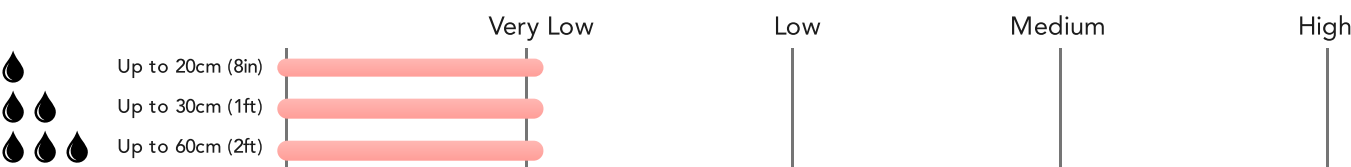


Risk Rating: Very low

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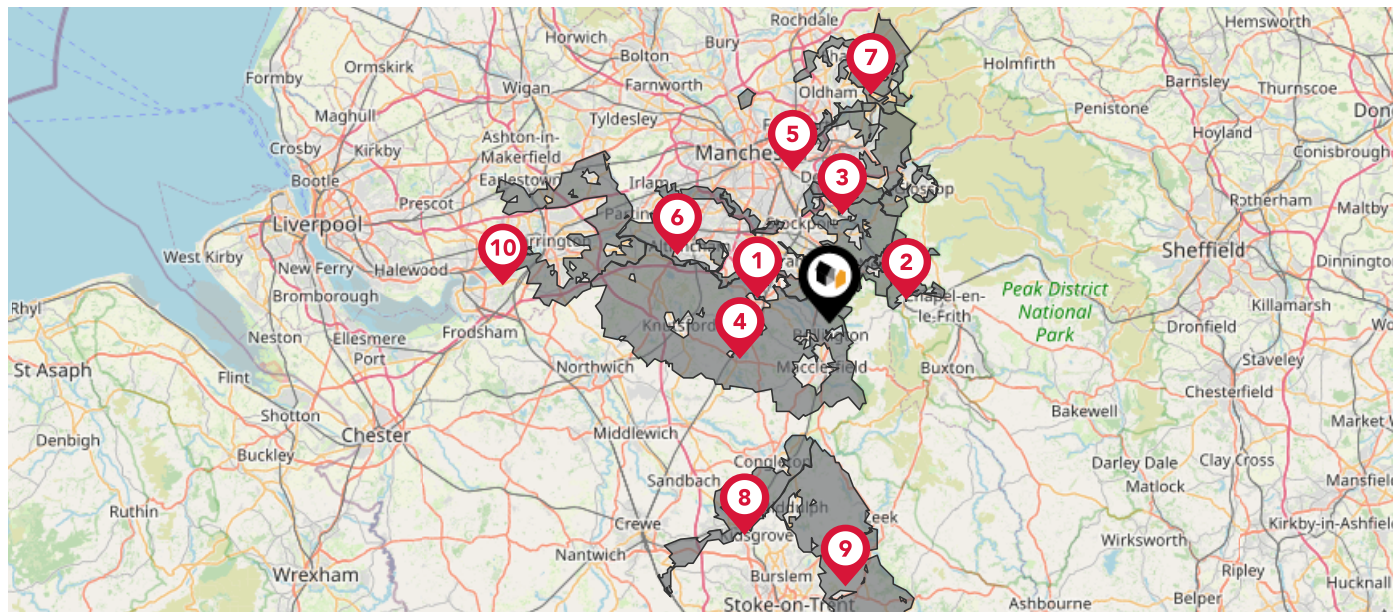
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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



### Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Stockport

2

Merseyside and Greater Manchester Green Belt - High Peak

3

Merseyside and Greater Manchester Green Belt - Tameside

4

Merseyside and Greater Manchester Green Belt - Cheshire East

5

Merseyside and Greater Manchester Green Belt - Manchester

6

Merseyside and Greater Manchester Green Belt - Trafford

7

Merseyside and Greater Manchester Green Belt - Oldham

8

Stoke-on-Trent Green Belt - Cheshire East

9

Stoke-on-Trent Green Belt - Staffordshire Moorlands

10

Merseyside and Greater Manchester Green Belt - Warrington

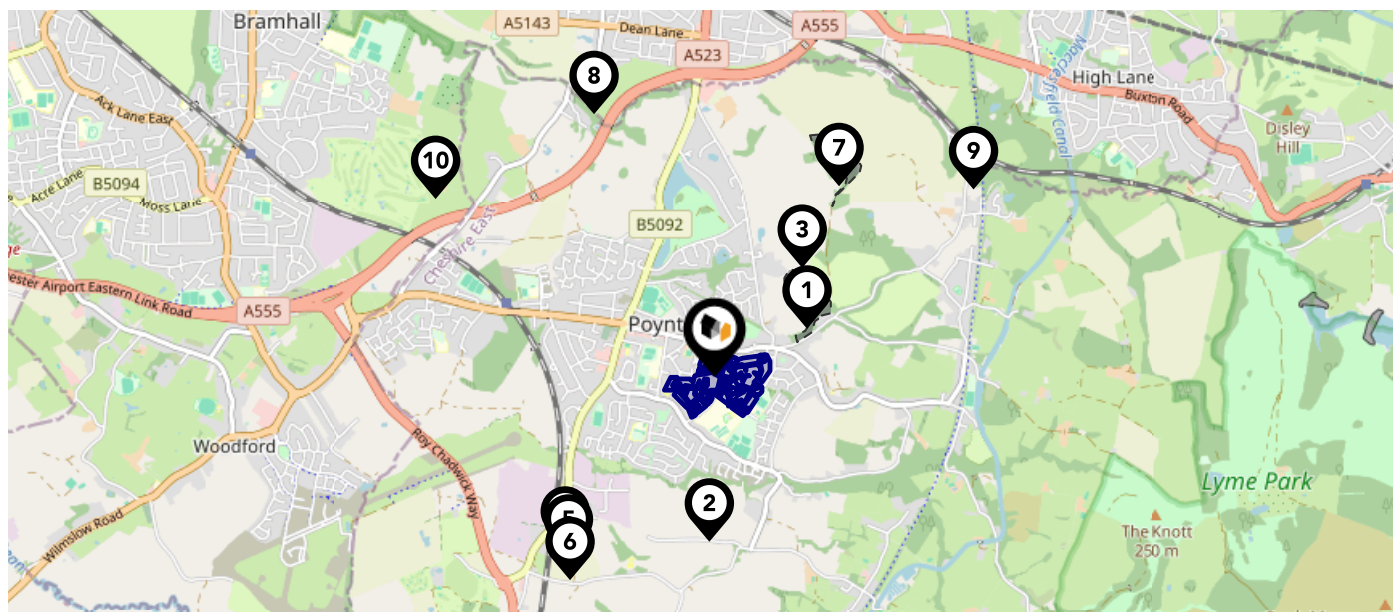
# Maps

## 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

<b>1</b>	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill	
<b>2</b>	Hope Lane-Lilac Cottage, Hope Lane, Adlington	Historic Landfill	
<b>3</b>	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill	
<b>4</b>	Lilac Cottage-Hope Lane, Adlington	Historic Landfill	
<b>5</b>	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill	
<b>6</b>	EA/EPR/KP3696CS/A001	Active Landfill	
<b>7</b>	Park Pit-Poynton, Cheshire	Historic Landfill	
<b>8</b>	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill	
<b>9</b>	Norbury Hollow Road-Hazel Grove, Stockport, Cheshire	Historic Landfill	
<b>10</b>	Hill Green Farm-Woodford Road, Poynton	Historic Landfill	

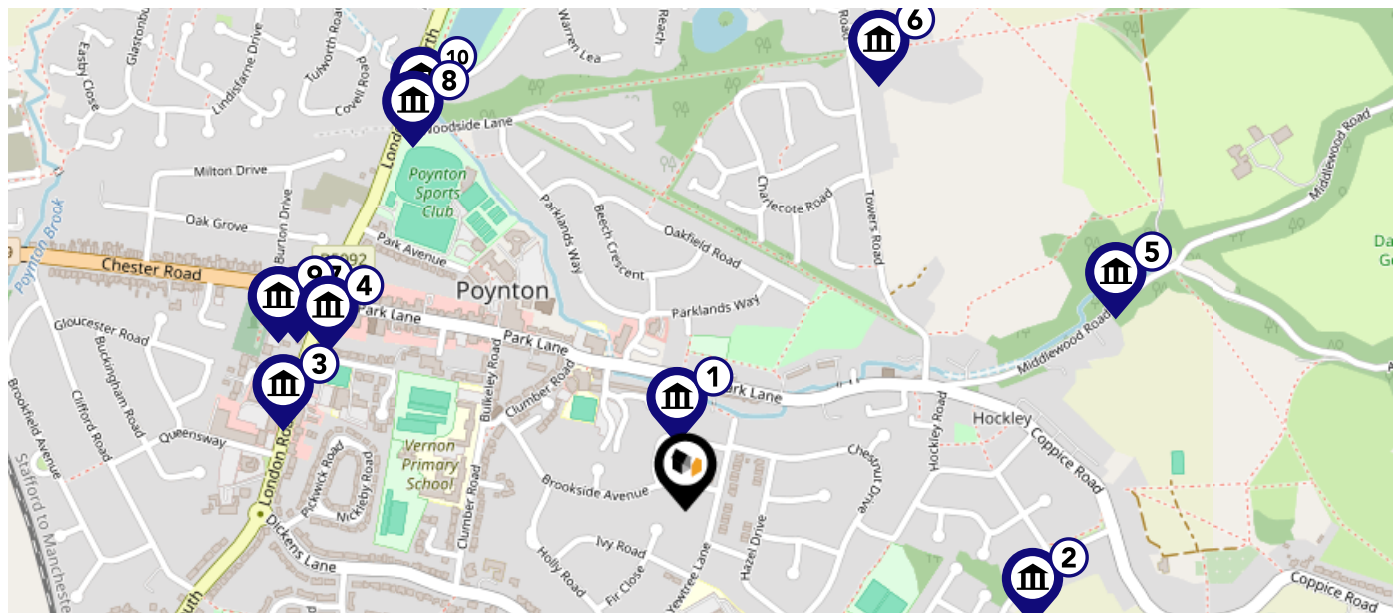
# Maps











## Listed Buildings

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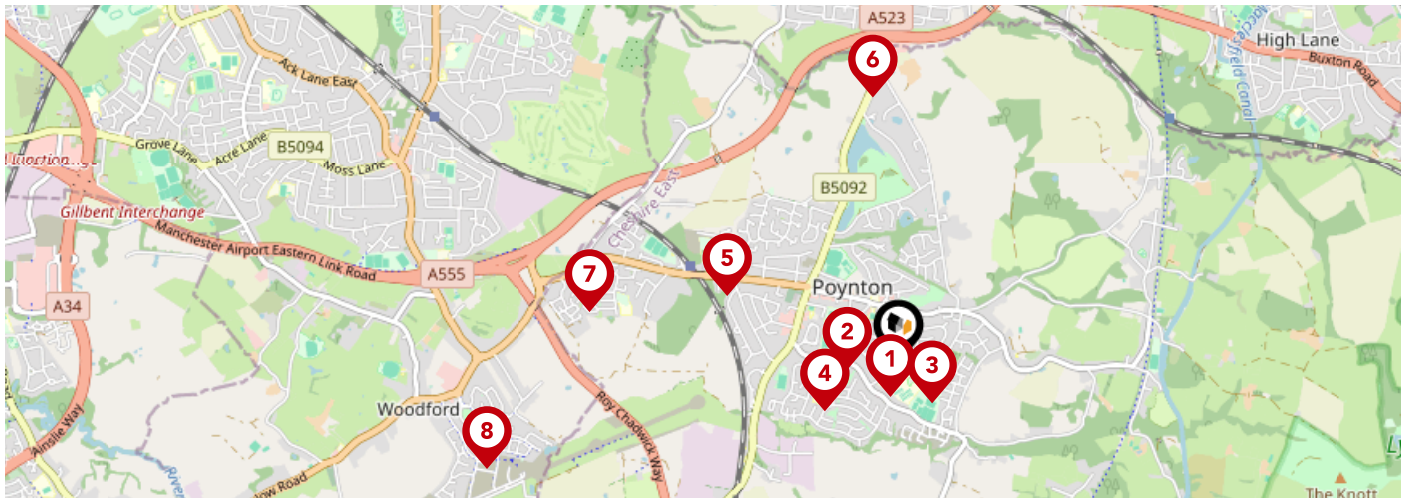
SALES AND LETTINGS

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

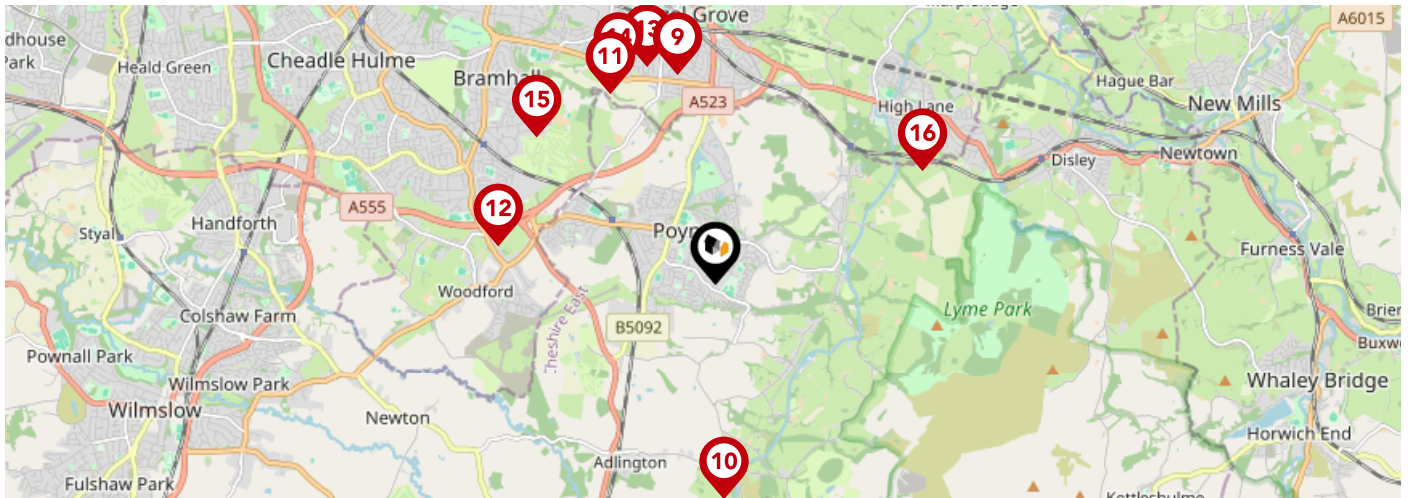










Listed Buildings in the local district	Grade	Distance
 1232302 - Brook House Farmhouse	Grade II	0.1 miles
 1232382 - Waterloo	Grade II	0.4 miles
 1277157 - Milestone 25 Metres South Of Redcroft	Grade II	0.4 miles
 1232287 - Guide Post 36 Metres South East Of Church Lych Gate	Grade II	0.4 miles
 1232299 - Worth Clough	Grade II	0.5 miles
 1232304 - Rose Cottage, Southside And Towersyard Farm	Grade II	0.5 miles
 1437426 - Poynton War Memorial	Grade II	0.5 miles
 1277164 - 44 And 46, London Road North	Grade II	0.5 miles
 1232286 - Church Of St George	Grade II	0.5 miles
 1277165 - 50, London Road North	Grade II	0.5 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Poynton High School</b> Ofsted Rating: Good   Pupils: 1499   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Vernon Primary School</b> Ofsted Rating: Outstanding   Pupils: 375   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Worth Primary School</b> Ofsted Rating: Requires improvement   Pupils: 206   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Paul's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 109   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lower Park School</b> Ofsted Rating: Good   Pupils: 277   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Norbury Court School</b> Ofsted Rating: Good   Pupils: 1   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lostock Hall Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Woodford Primary School</b> Ofsted Rating: Not Rated   Pupils: 81   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



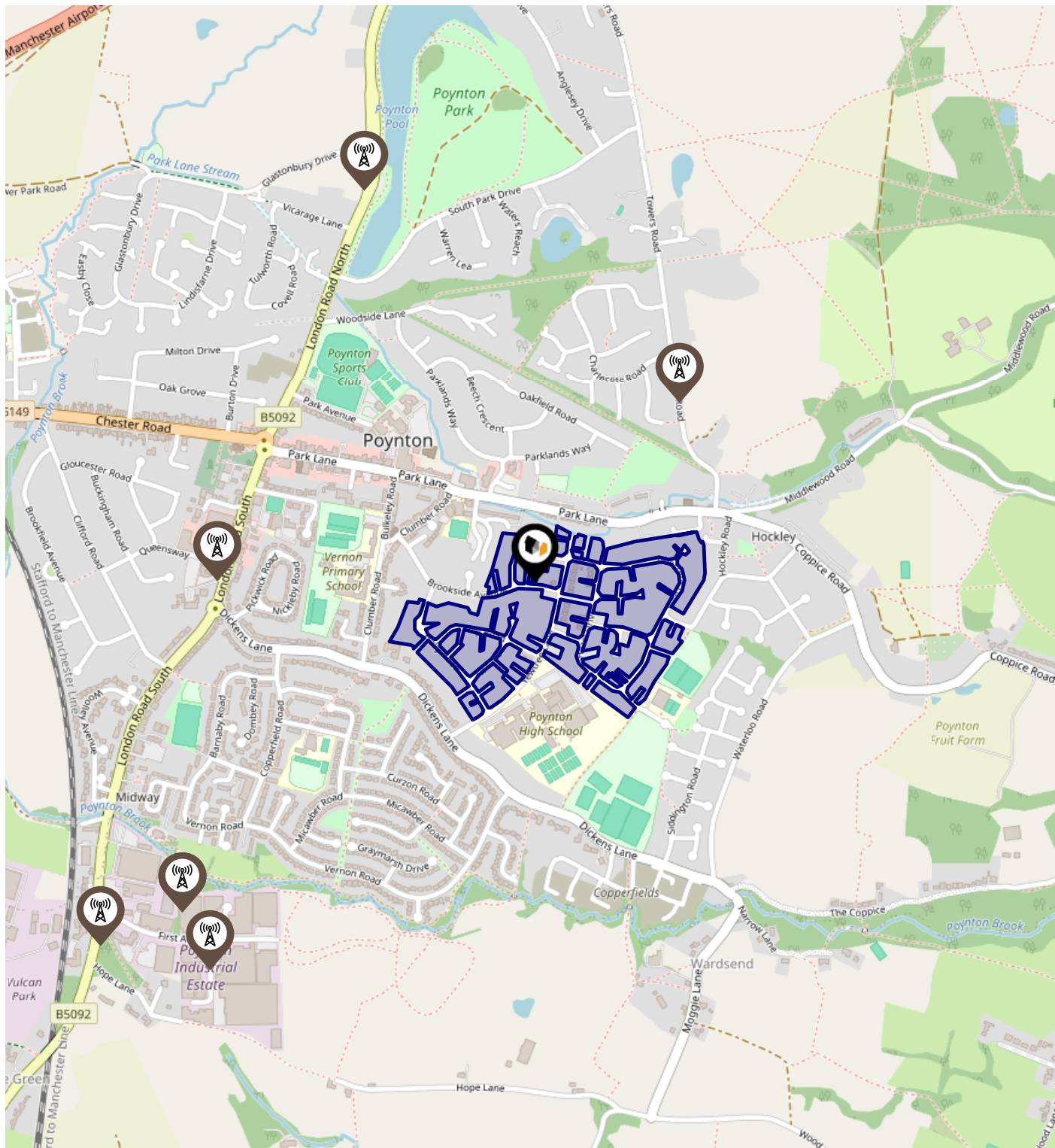
		Nursery	Primary	Secondary	College	Private
	<b>Norbury Hall Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Adlington Primary School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hazel Grove High School</b> Ofsted Rating: Good   Pupils: 1382   Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queensgate Primary School</b> Ofsted Rating: Outstanding   Pupils: 280   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorfield Primary School</b> Ofsted Rating: Requires improvement   Pupils: 412   Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ladybrook Primary School</b> Ofsted Rating: Outstanding   Pupils: 242   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brookside Primary School</b> Ofsted Rating: Requires improvement   Pupils: 159   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area



## Masts & Pylons

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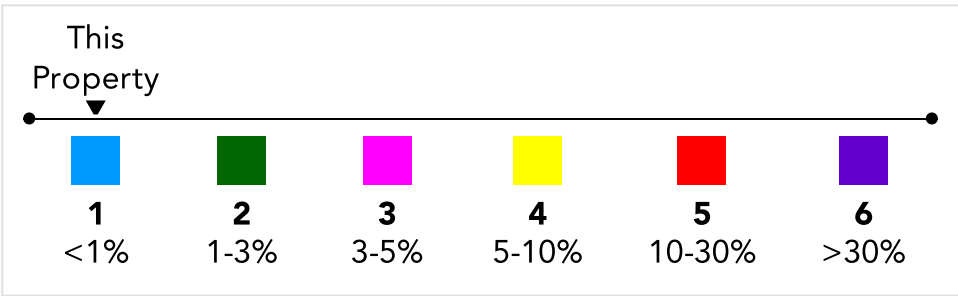
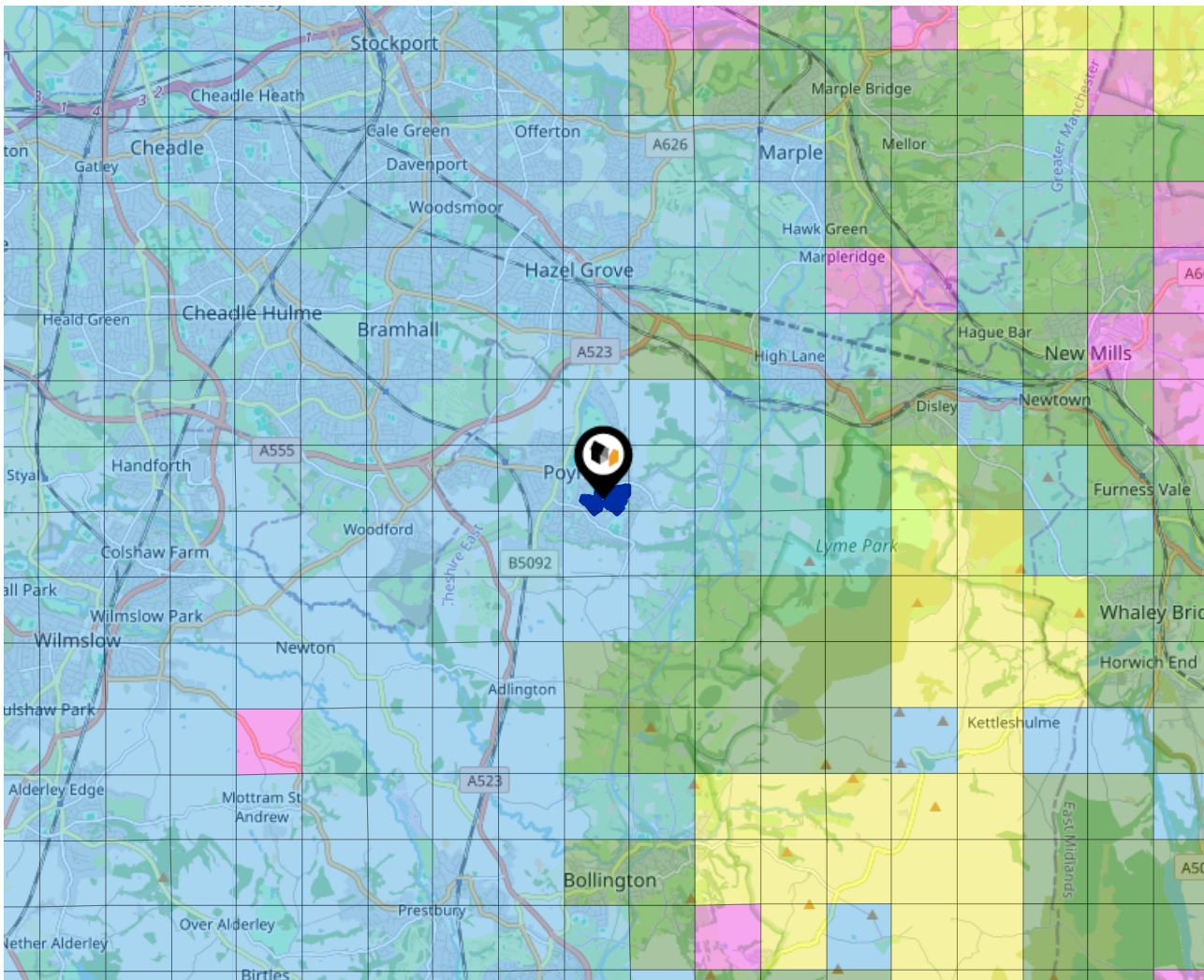
### Key:

-  Power Pylons
-  Communication Masts



### What is Radon?

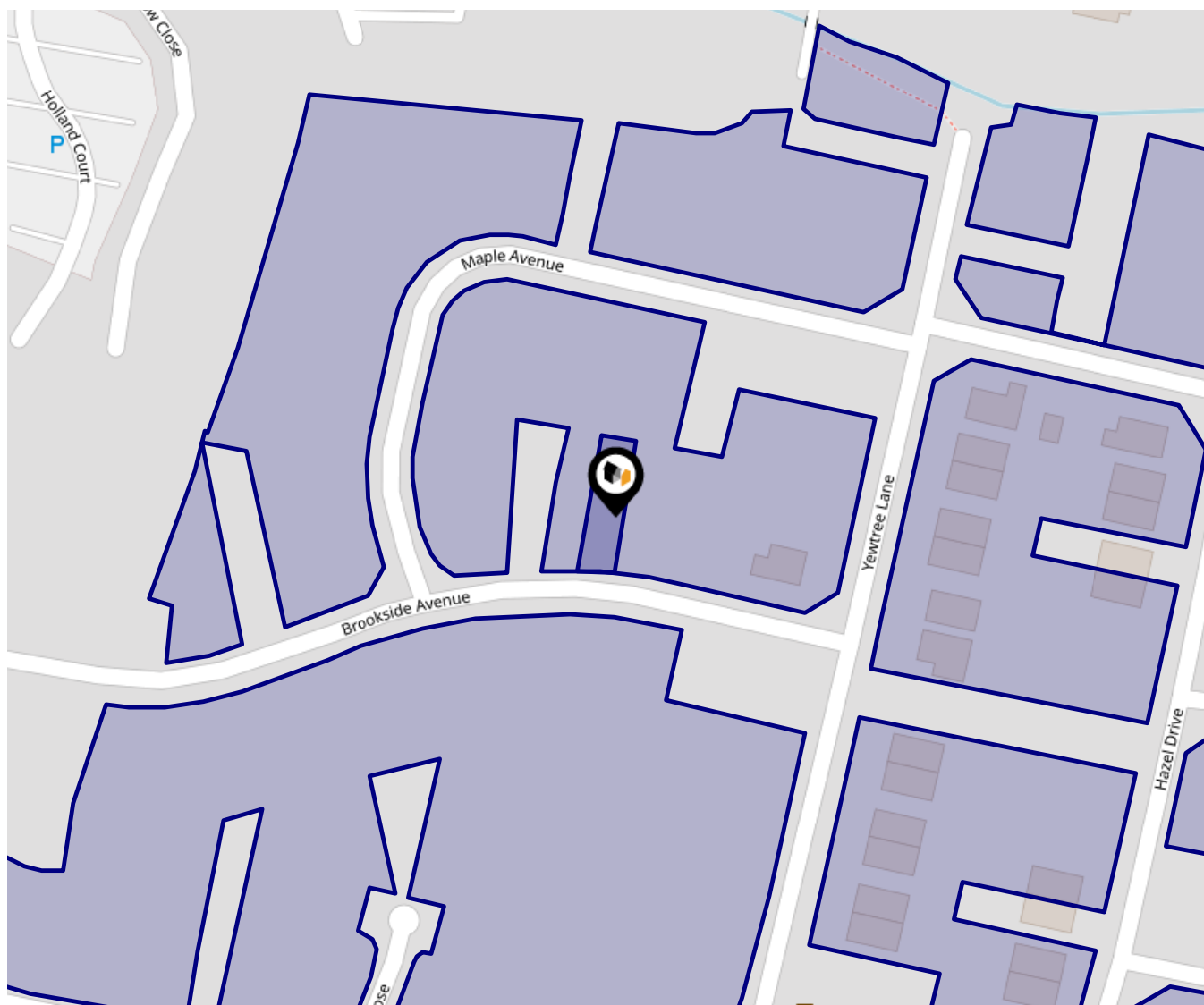
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

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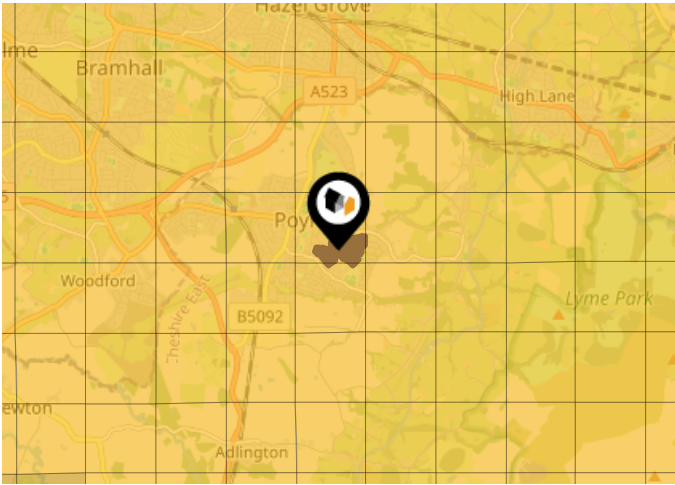
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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



Primary Classifications (Most Common Clay Types)

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

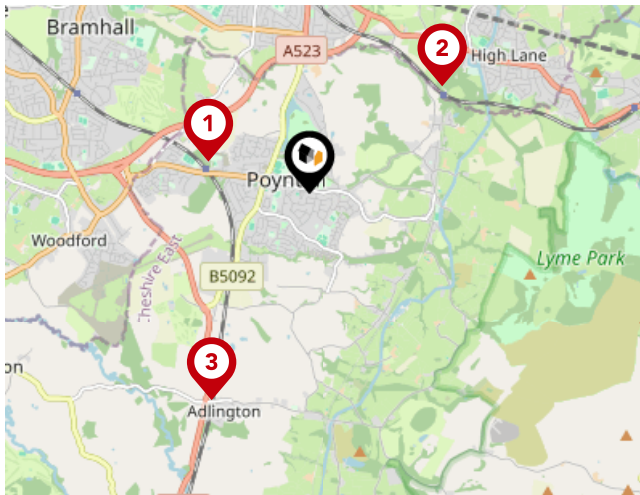


# Area

## Transport (National)

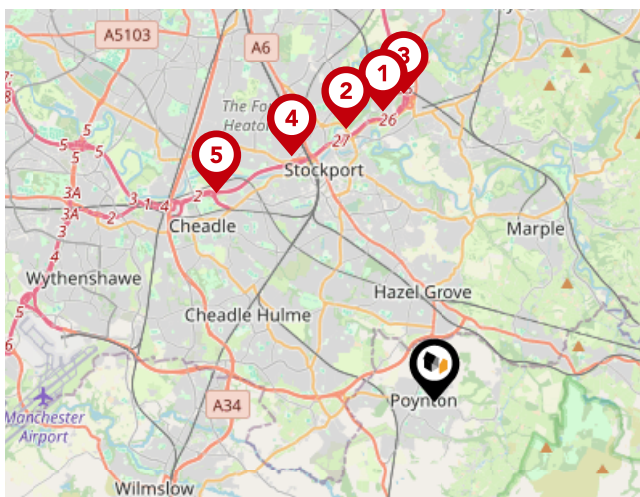
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SALES AND LETTINGS



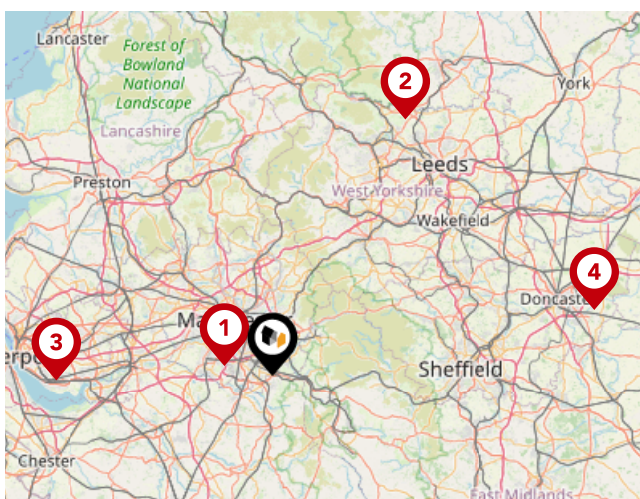
### National Rail Stations

Pin	Name	Distance
	Poynton Rail Station	0.93 miles
	Middlewood Rail Station	1.52 miles
	Adlington (Cheshire) Rail Station	2.03 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M60 J26	5.22 miles
	M60 J27	5.07 miles
	M60 J25	5.47 miles
	M60 J1	5.03 miles
	M60 J2	5.34 miles



### Airports/Helipads

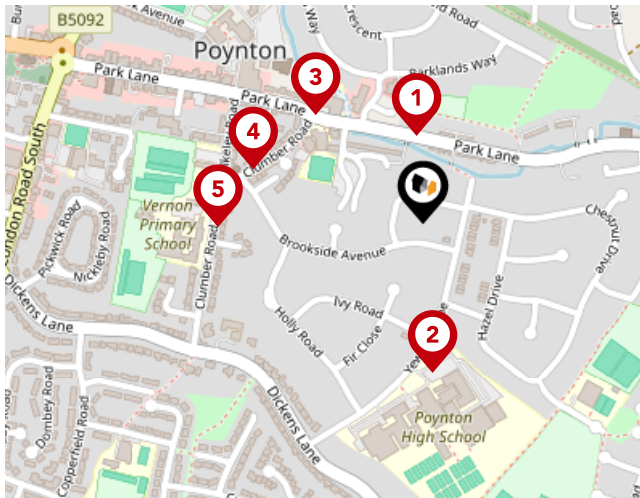
Pin	Name	Distance
	Manchester Airport	7.05 miles
	Leeds Bradford Airport	40.63 miles
	Speke	30.67 miles
	Finningley	46.36 miles

# Area

## Transport (Local)

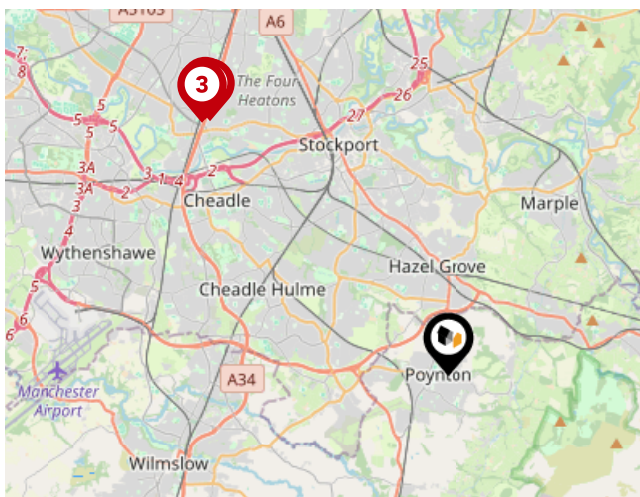
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### Bus Stops/Stations

Pin	Name	Distance
1	School Lane	0.1 miles
2	High School	0.17 miles
3	Clumber Road	0.17 miles
4	St Paul's Church	0.2 miles
5	Vernon Junior School	0.23 miles



### Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	6.19 miles
2	East Didsbury (Manchester Metrolink)	6.27 miles
3	East Didsbury (Manchester Metrolink)	6.26 miles

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### Lawler & Co | Hazel Grove

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



Had a wonderful experience with this Estate agents in buying a property I first saw on day one. We were shown around the property(Aimee) with no pressure and given wonderful advice. Arranged a second viewing(Natalie) with a day/time of our choice. Who said buying a house was stressful? Not with this estate agents. All the way through the purchase they were nothing but helpful.(Natalie) They even suggest a conveyancer who was brilliant also.

### Testimonial 2



Lawler were fantastic and so supportive during what was a very tricky house move. Absolutely would recommend. A special thank you to Sophie who worked so hard and got us there in the end!

### Testimonial 3



Fantastic service. We have sold a property and bought a new one all within 1 week of the house being on the market with Lawler & Co. All members of staff are knowledgeable, professional, friendly & efficient - thank you Gary, Matthew, Natalie & Olivia for all your help. If Carlsberg did Estate Agents...!

### Testimonial 4



It took 18 months in total from marketing to completion to sell my house and Lawler were flawless from start to finish. They never gave up throughout the whole journey and made it their mission to get the house sold and get me to the end. They produce some of the best images as standard. They have great communication and all staff can deal with your queries. And the staff are lovely to deal with they really are.



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## Important - Please Read

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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 | Hazel Grove 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 | Hazel Grove and therefore no warranties can be given as to their good working order.

# Lawler & Co | Hazel Grove

## 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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