



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th October 2025



VERDON ROE AVENUE, 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:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,377 ft ² / 128 m ²		
Plot Area:	0.09 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£3,025		
Title Number:	MAN392861		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1	49	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

LAWLER
& Co.

SALES AND LETTINGS

Woodford, SK7

Energy rating

B

Valid until 13.12.2031

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

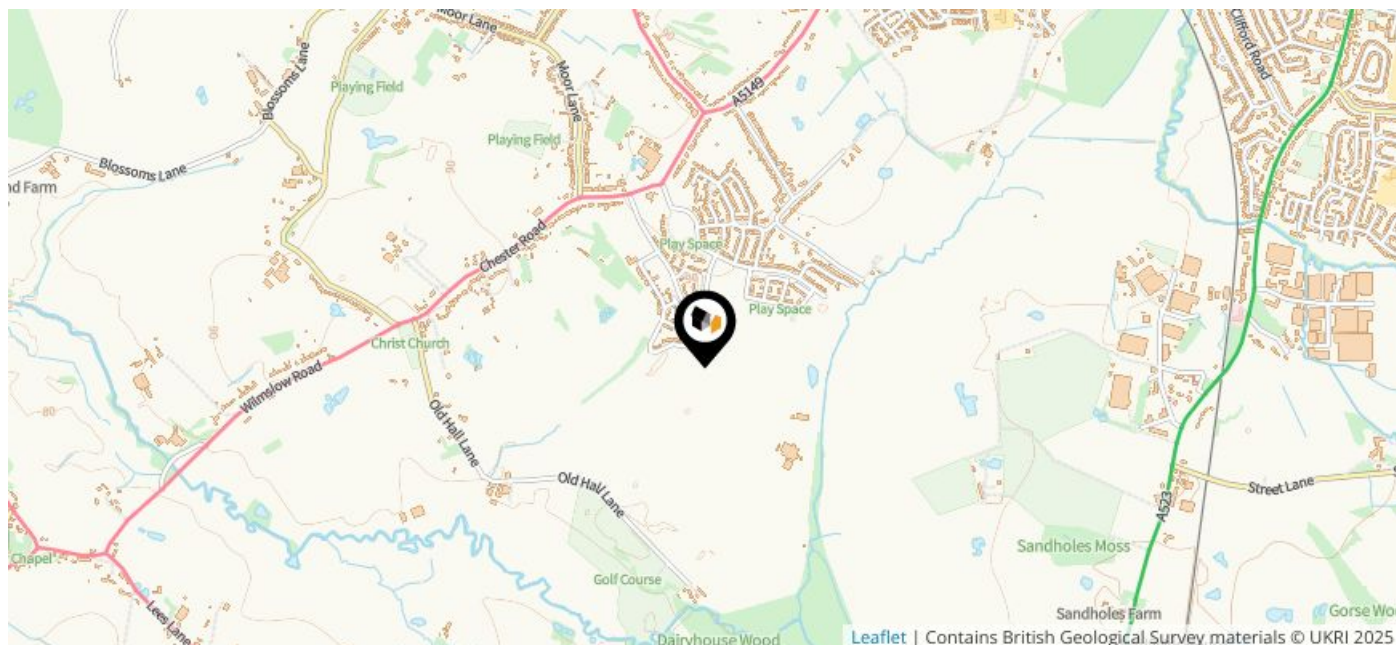
Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, 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 0.18 W/m-Â°K
Total Floor Area:	128 m ²

This map displays nearby coal mine entrances and their classifications.



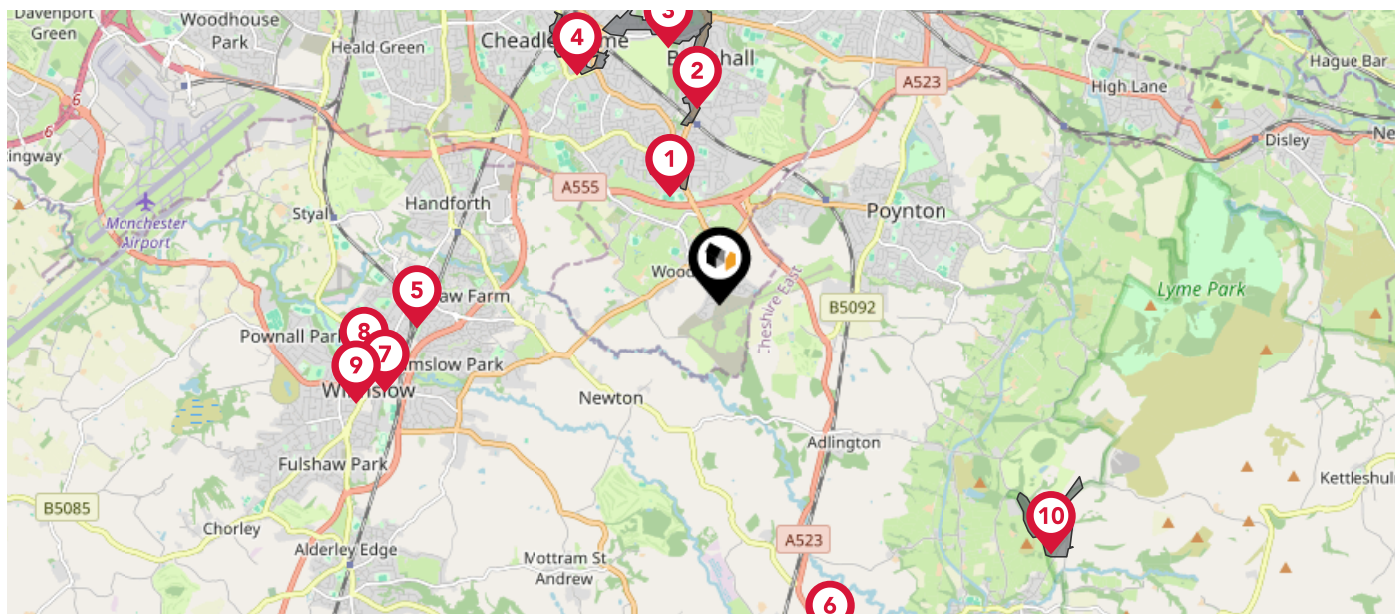
Mine Entry

- ✕ 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 | Syddal Park |
| 2 | Bramhall Lane South |
| 3 | Bramall Park |
| 4 | Swann Lane, Hulme Hall Road and Hill Top Avenue |
| 5 | Highfield (Wilmslow) Conservation Area |
| 6 | Butley Town Conservation Area |
| 7 | St Bartholomew's (Wilmslow) Conservation Area |
| 8 | Bollin Hill Conservation Area |
| 9 | Hawthorn Lane (Wilmslow) Conservation Area |
| 10 | Pott Shrigley |

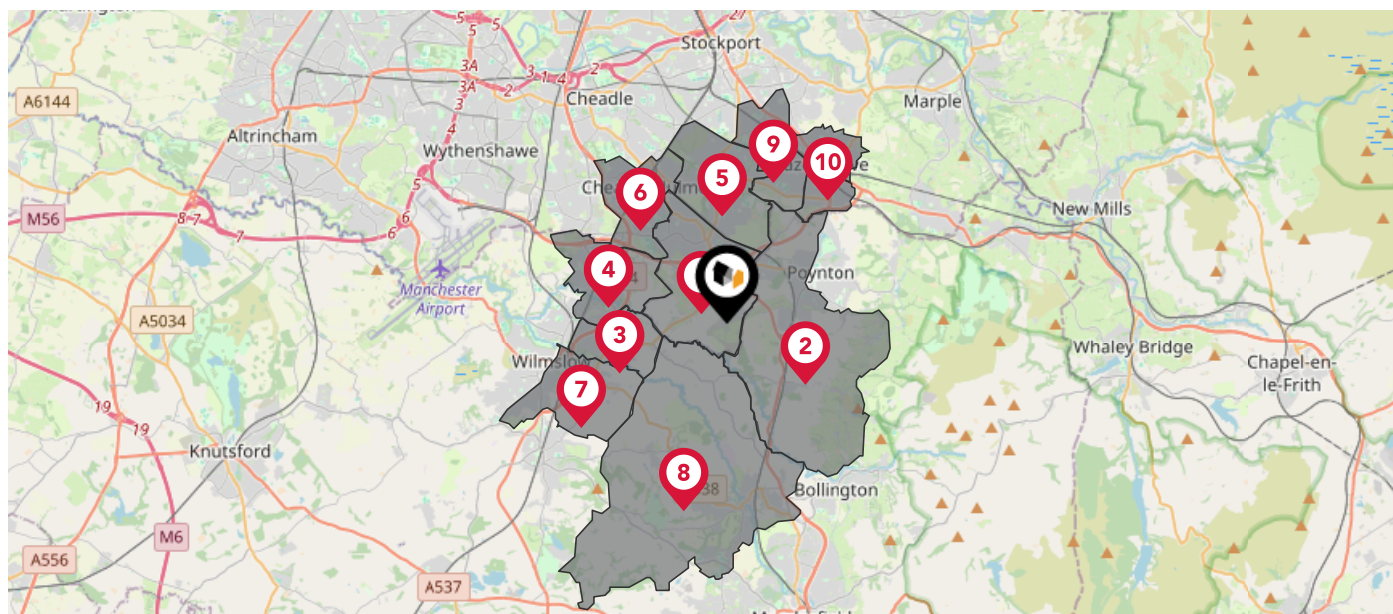
Maps

Council Wards

LAWLER
& Co.

SALES AND LETTINGS

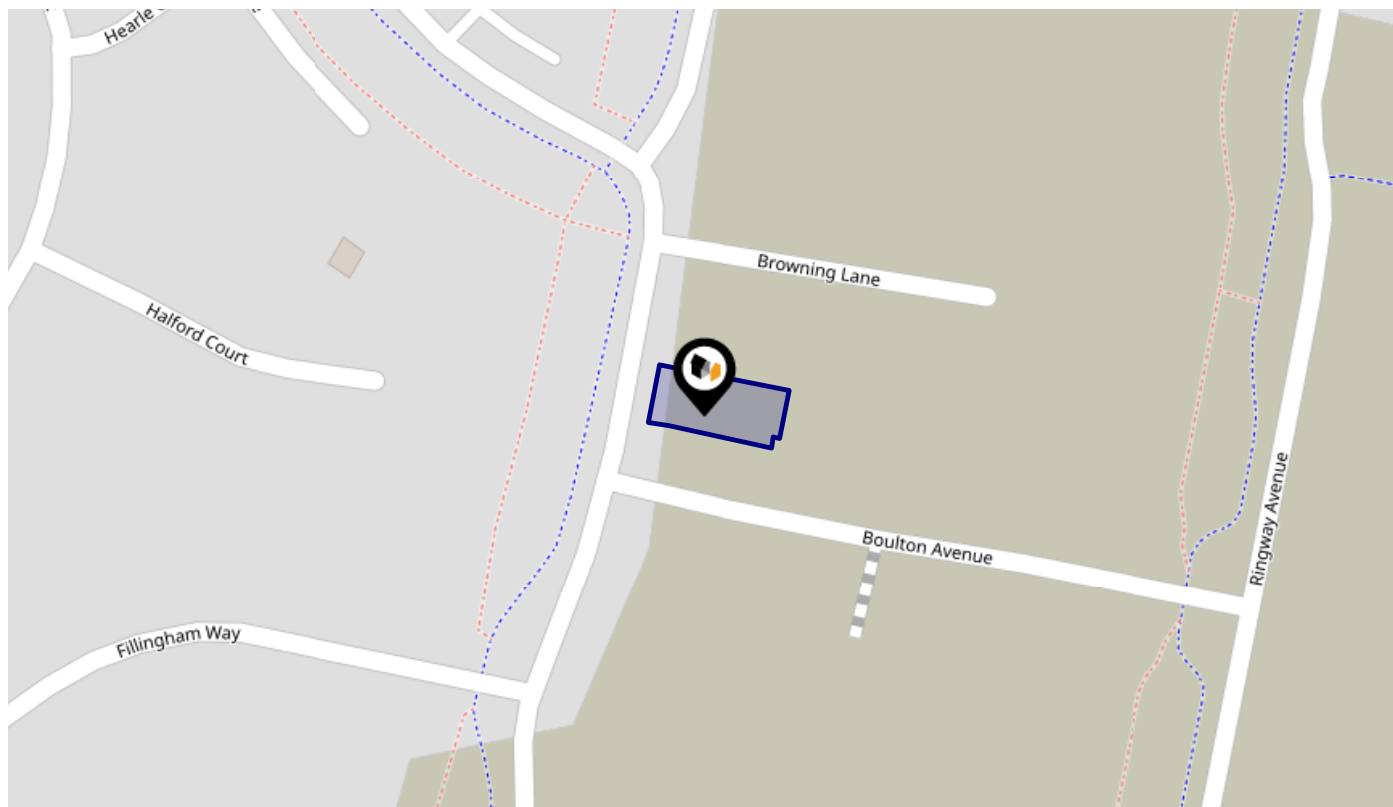
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Bramhall South and Woodford Ward
- 2 Poynton West and Adlington Ward
- 3 Wilmslow Dean Row Ward
- 4 Handforth Ward
- 5 Bramhall North Ward
- 6 Cheadle Hulme South Ward
- 7 Wilmslow East Ward
- 8 Prestbury Ward
- 9 Stepping Hill Ward
- 10 Hazel Grove 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	

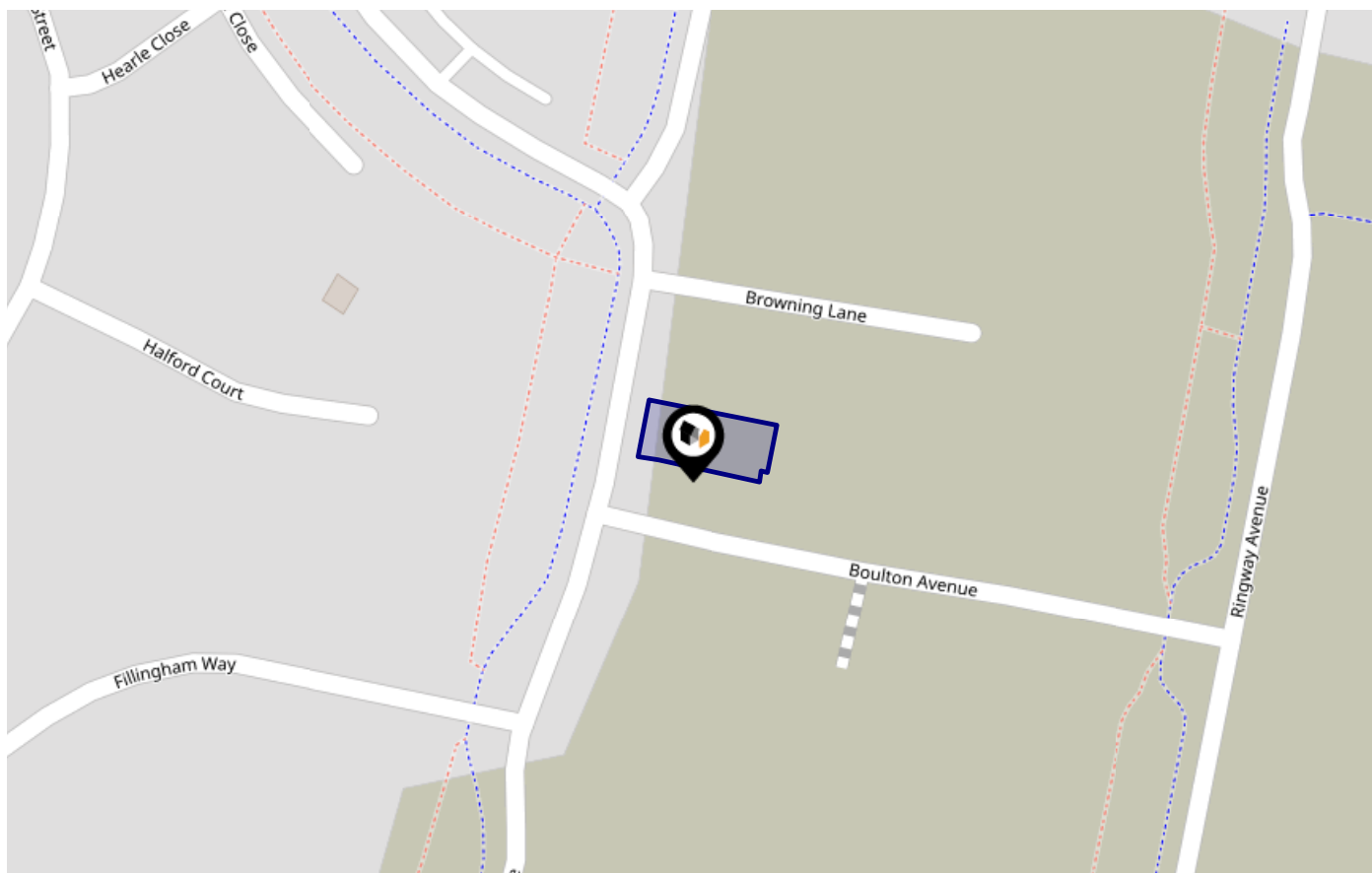
Flood Risk

Rivers & Seas - Flood Risk

LAWLER
& Co.

SALES AND LETTINGS

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

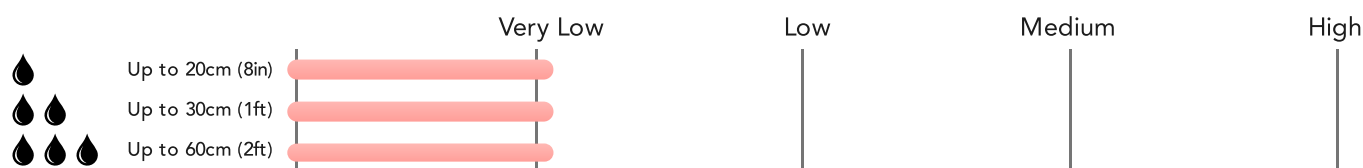


Risk Rating: Very low

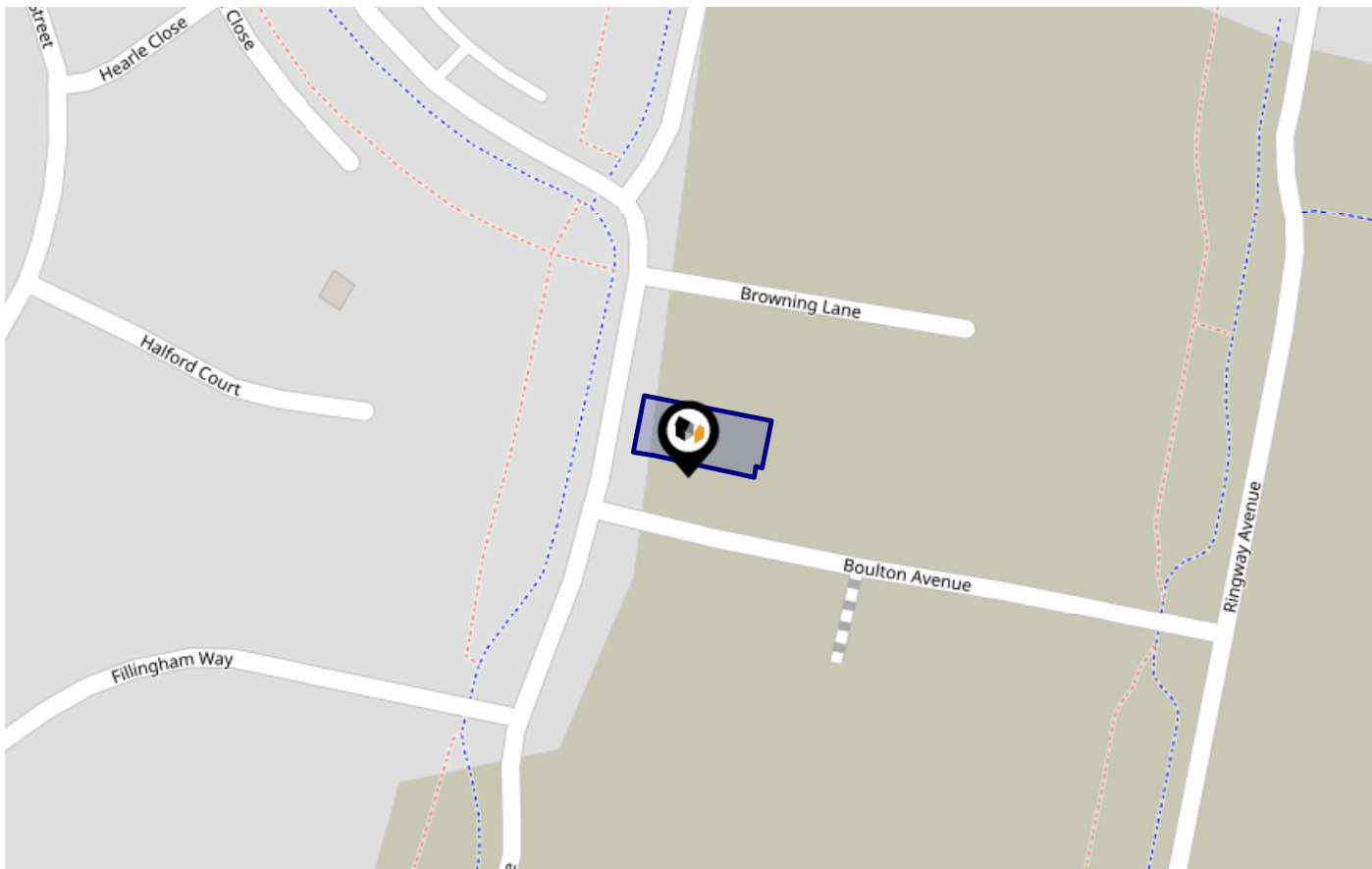
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

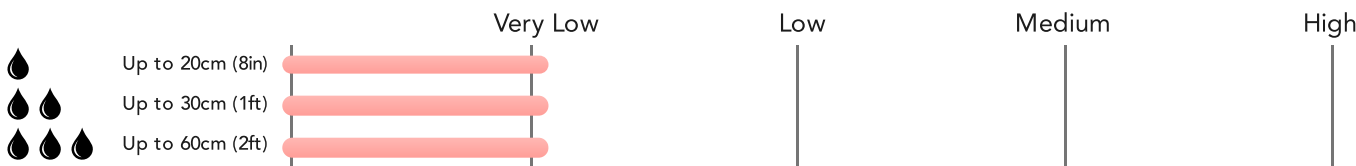


Risk Rating: Very low

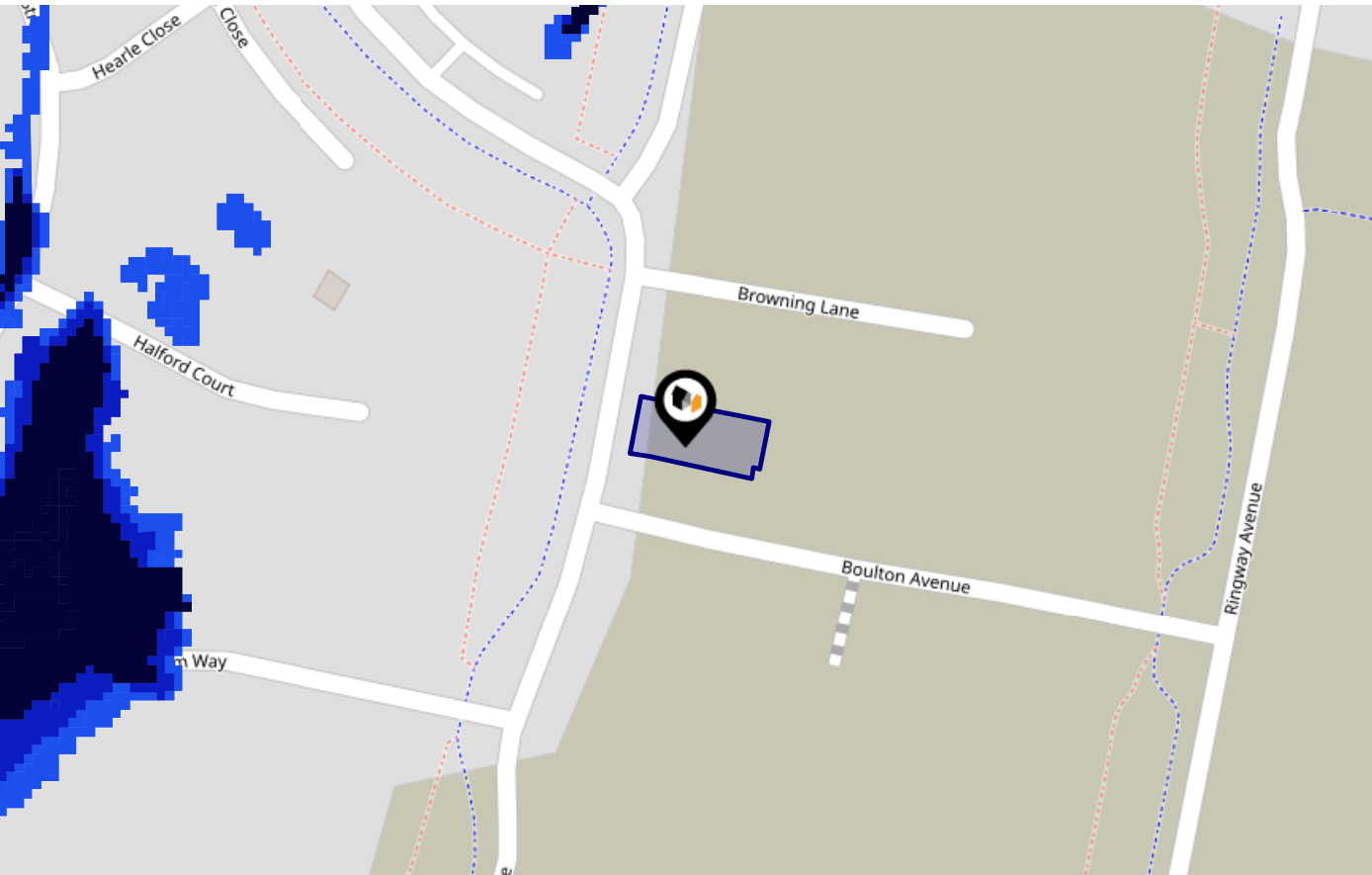
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

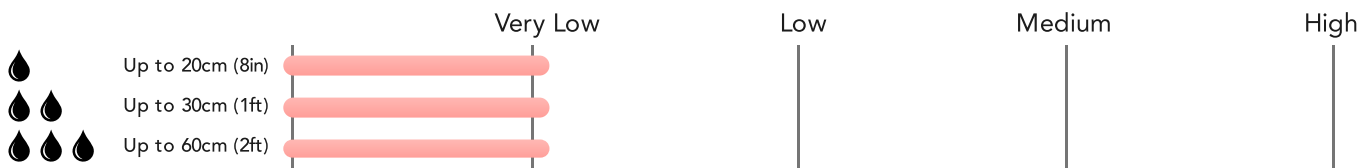


Risk Rating: Very low

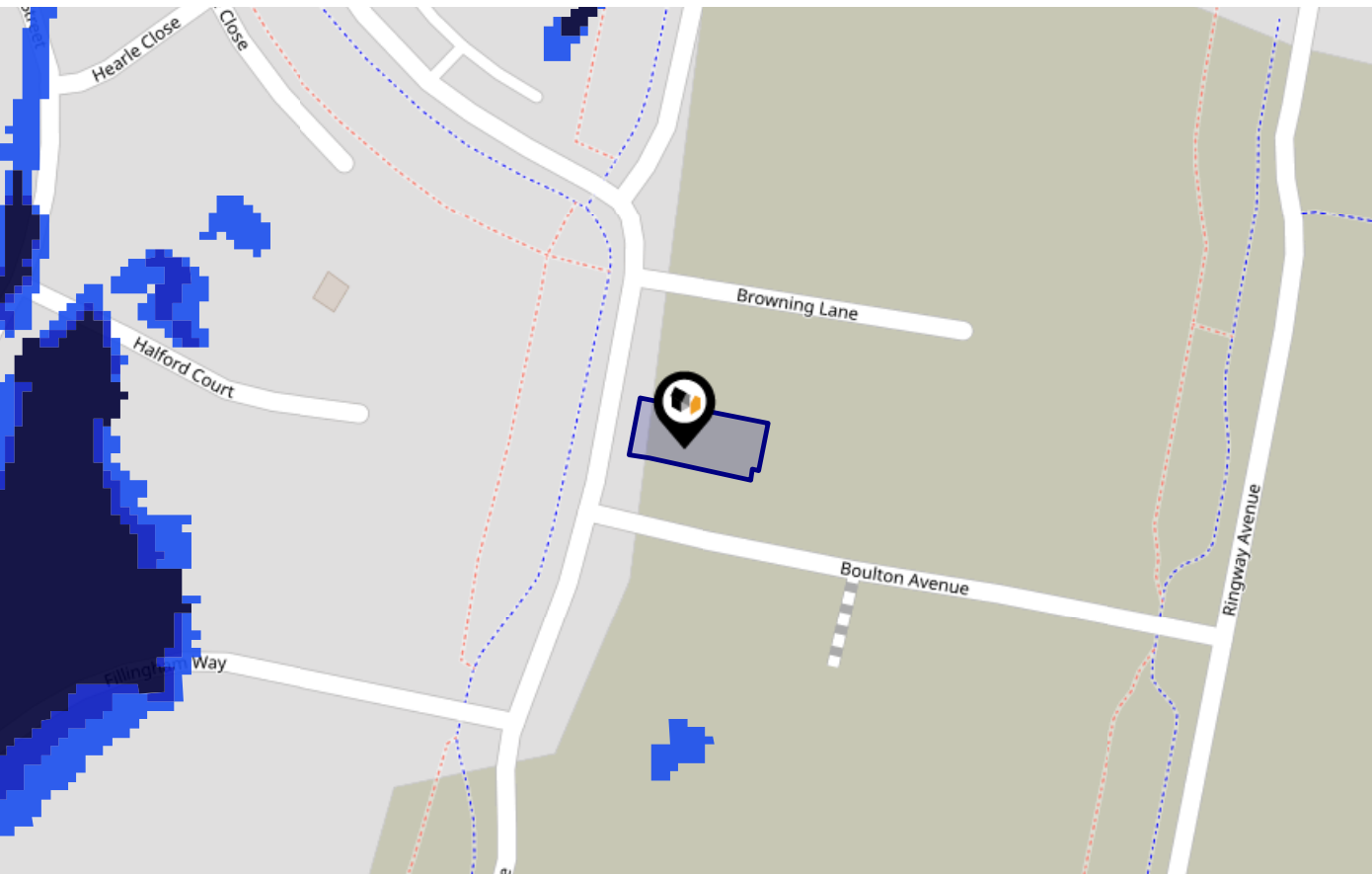
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 **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.

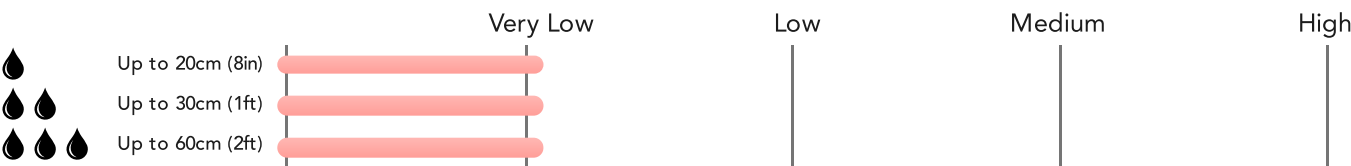


Risk Rating: Very low

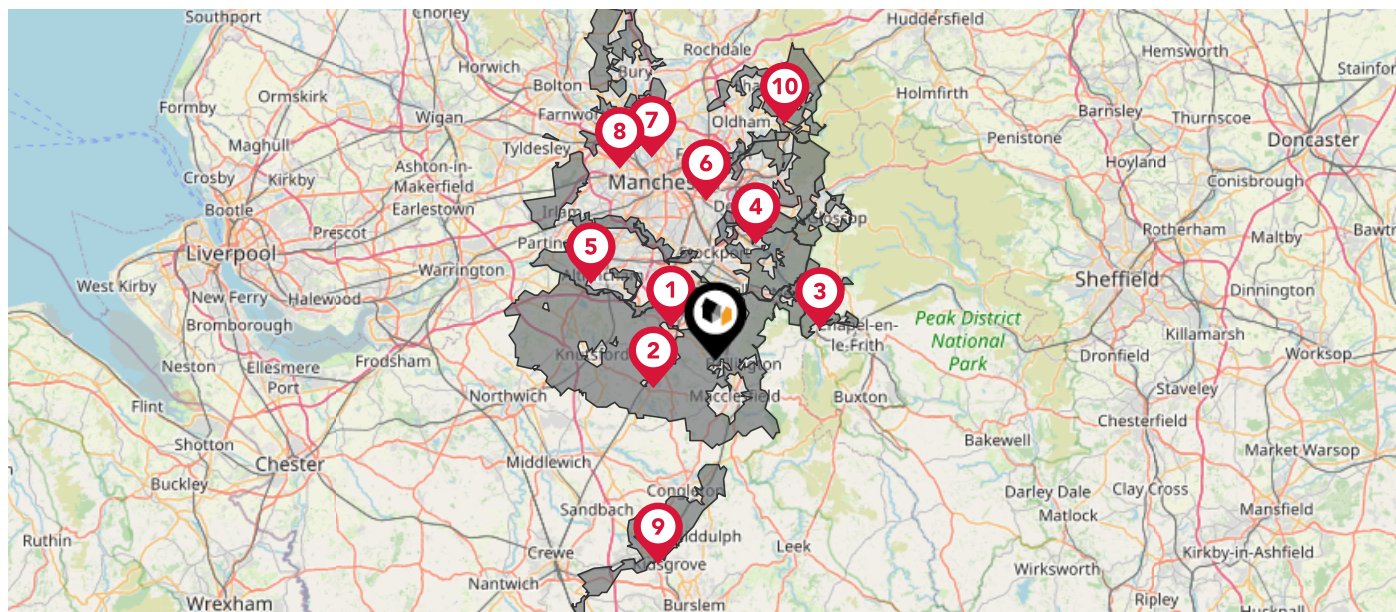
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 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 - Cheshire East

3

Merseyside and Greater Manchester Green Belt - High Peak

4

Merseyside and Greater Manchester Green Belt - Tameside

5

Merseyside and Greater Manchester Green Belt - Trafford

6

Merseyside and Greater Manchester Green Belt - Manchester

7

Merseyside and Greater Manchester Green Belt - Bury

8

Merseyside and Greater Manchester Green Belt - Salford

9

Stoke-on-Trent Green Belt - Cheshire East

10

Merseyside and Greater Manchester Green Belt - Oldham

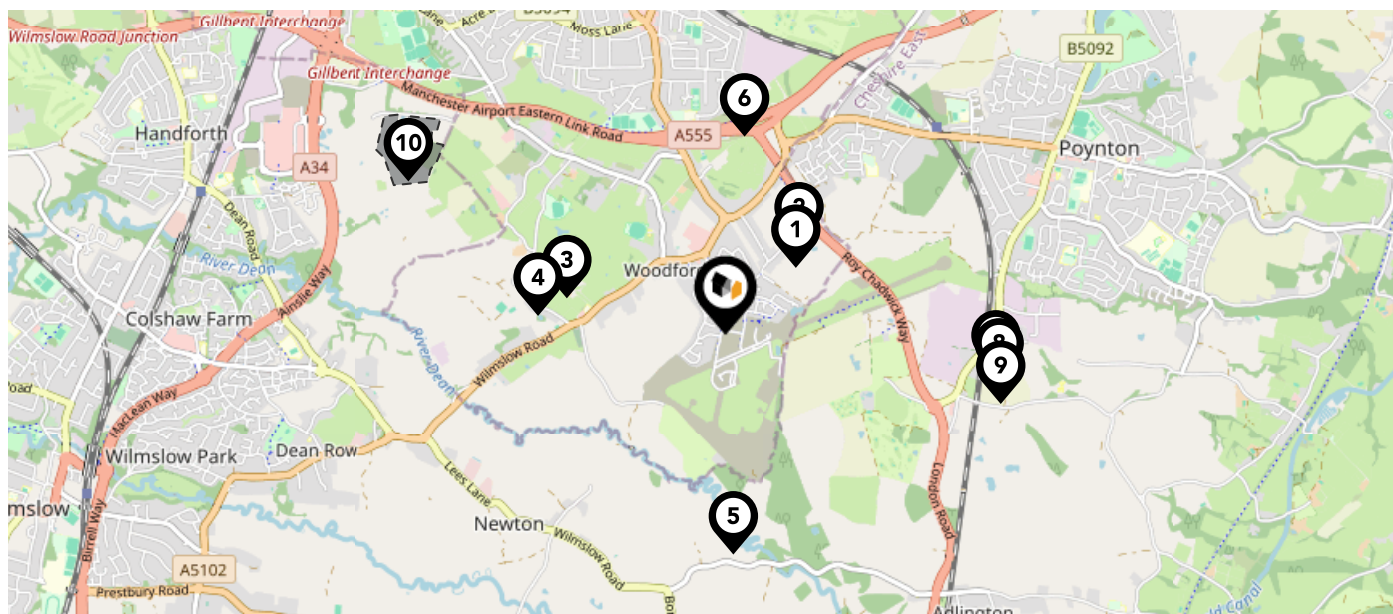
Maps

Landfill Sites

LAWLER
& Co.

SALES AND LETTINGS

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	Upper Swinesey Farm-Woodford	Historic Landfill	
2	Upper Swinesey Farm-Bridle Road, Woodford, Stockport	Historic Landfill	
3	Hill Top Farm-Woodford, Bramhall, Stockport	Historic Landfill	
4	Boldmere-Church Lane, Woodford, Bramhall	Historic Landfill	
5	Landfil adjacent River Dean at Dandy Farm-Mill Lane, Adlington, Near Macclesfield, Cheshire	Historic Landfill	
6	Ashmere Farm-Off Woodford Road, Bramhall, Stockport	Historic Landfill	
7	Lilac Cottage-Hope Lane, Adlington	Historic Landfill	
8	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill	
9	EA/EPR/KP3696CS/A001	Active Landfill	
10	A M E C Landfill Site South-Dairy House Lane, Woodford, Stockport, Cheshire	Historic Landfill	

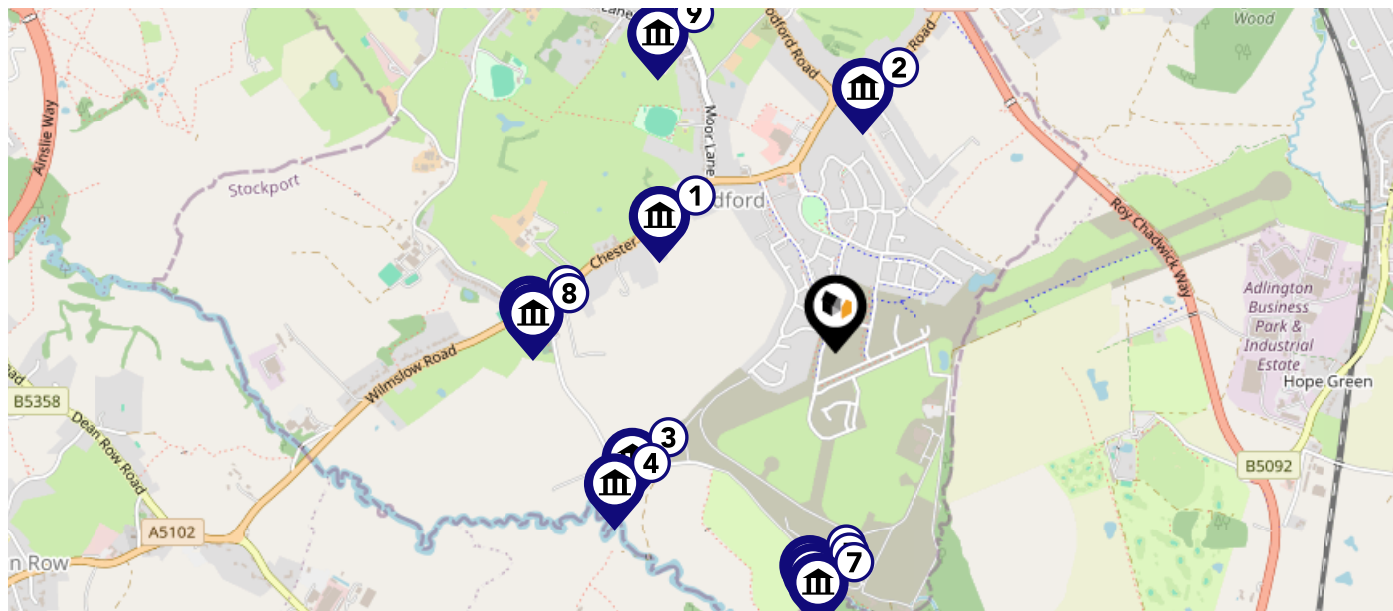
Maps

Listed Buildings

LAWLER
& Co.

SALES AND LETTINGS

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

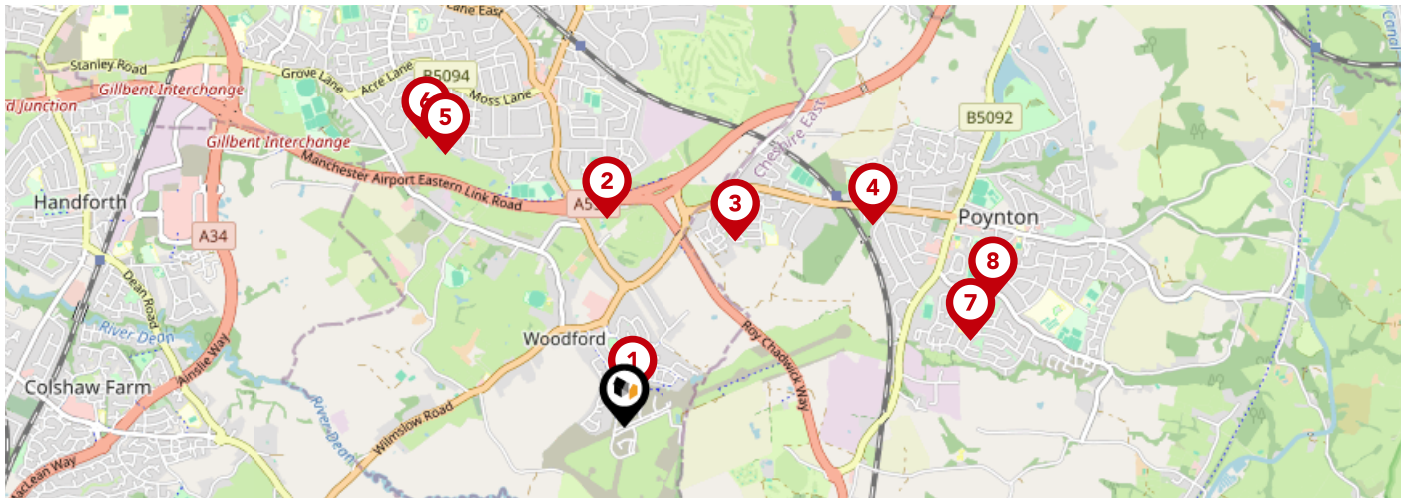


Listed Buildings in the local district	Grade	Distance
 1260397 - 475, Chester Road	Grade II	0.4 miles
 1241499 - Number 387 And Right Hand Bay Only Of Number 385	Grade II	0.5 miles
 1241580 - Barn To North East Of Old Hall Farm	Grade II	0.5 miles
 1241579 - Old Hall Farmhouse	Grade II	0.6 miles
 1260441 - New Hall Farm	Grade II	0.6 miles
 1241578 - Garden Wall To The North And East Of New Hall Farm And New Hall Cottage	Grade II	0.6 miles
 1260442 - Barn To South East Of New Hall Farmhouse	Grade II	0.6 miles
 1241641 - Christ Church	Grade II	0.7 miles
 1241577 - Moor Farm	Grade II	0.7 miles
 1260398 - Lychgate At Christ Church	Grade II	0.7 miles

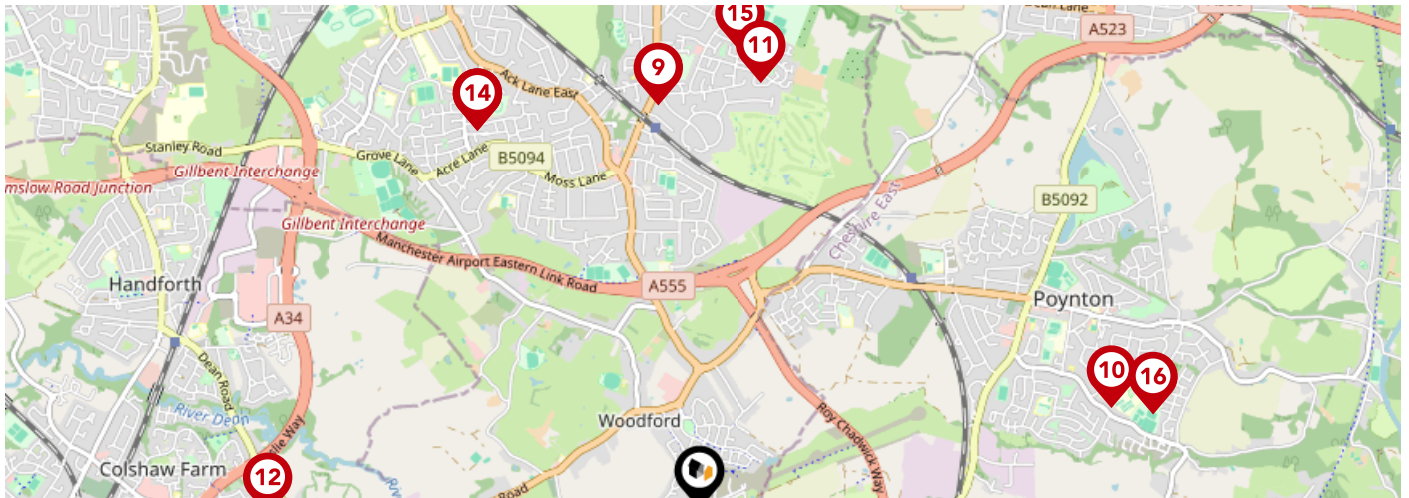
Area Schools

LAWLER
& Co.

SALES AND LETTINGS



		Nursery	Primary	Secondary	College	Private
1	Woodford Primary School Ofsted Rating: Not Rated Pupils: 81 Distance:0.13	☐	☒	☐	☐	☐
2	Queensgate Primary School Ofsted Rating: Outstanding Pupils: 280 Distance:0.92	☐	☒	☐	☐	☐
3	Lostock Hall Primary School Ofsted Rating: Good Pupils: 215 Distance:0.96	☐	☒	☐	☐	☐
4	Lower Park School Ofsted Rating: Good Pupils: 277 Distance:1.42	☐	☒	☐	☐	☐
5	Moss Hey Primary School Ofsted Rating: Good Pupils: 207 Distance:1.44	☐	☒	☐	☐	☐
6	Valley School Ofsted Rating: Outstanding Pupils: 58 Distance:1.54	☐	☒	☐	☐	☐
7	St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 109 Distance:1.58	☐	☒	☐	☐	☐
8	Vernon Primary School Ofsted Rating: Outstanding Pupils: 375 Distance:1.72	☐	☒	☐	☐	☐



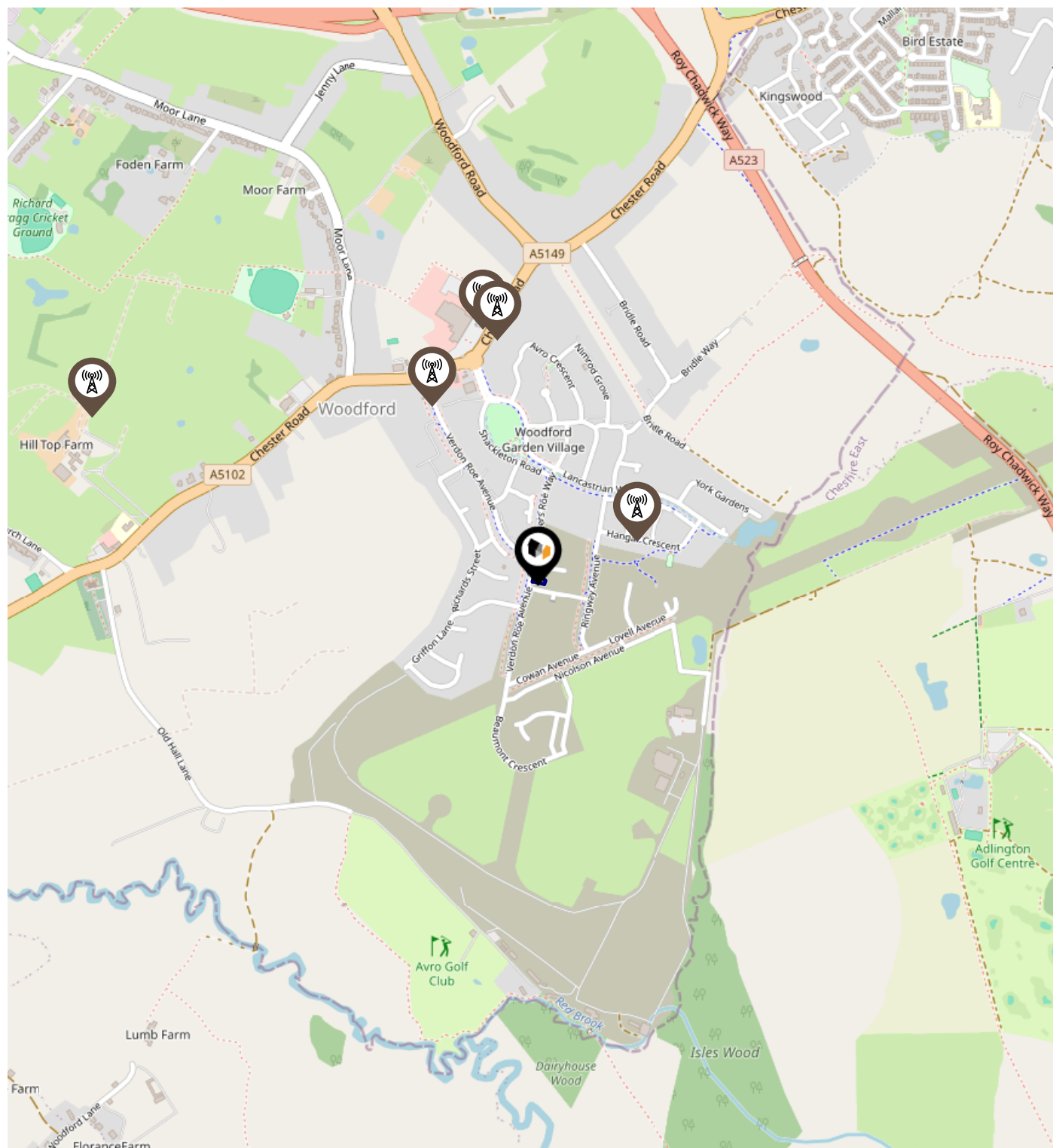
		Nursery	Primary	Secondary	College	Private
9	Pownall Green Primary School Ofsted Rating: Good Pupils: 417 Distance:1.79	☐	☒	☐	☐	☐
10	Poynton High School Ofsted Rating: Good Pupils: 1499 Distance:1.88	☐	☐	☒	☐	☐
11	Ladybrook Primary School Ofsted Rating: Outstanding Pupils: 242 Distance:1.9	☐	☒	☐	☐	☐
12	The Wilmslow Academy Ofsted Rating: Good Pupils: 365 Distance:1.92	☐	☒	☐	☐	☐
13	Hursthead Infant School Ofsted Rating: Good Pupils: 259 Distance:1.94	☐	☒	☐	☐	☐
14	Hursthead Junior School Ofsted Rating: Good Pupils: 361 Distance:1.94	☐	☒	☐	☐	☐
15	Bramhall High School Ofsted Rating: Good Pupils: 1314 Distance:2.03	☐	☐	☒	☐	☐
16	Worth Primary School Ofsted Rating: Requires improvement Pupils: 206 Distance:2.05	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LAWLER
& Co.

SALES AND LETTINGS

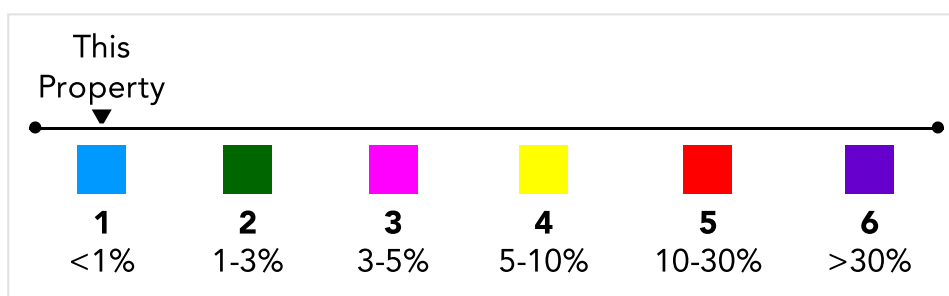
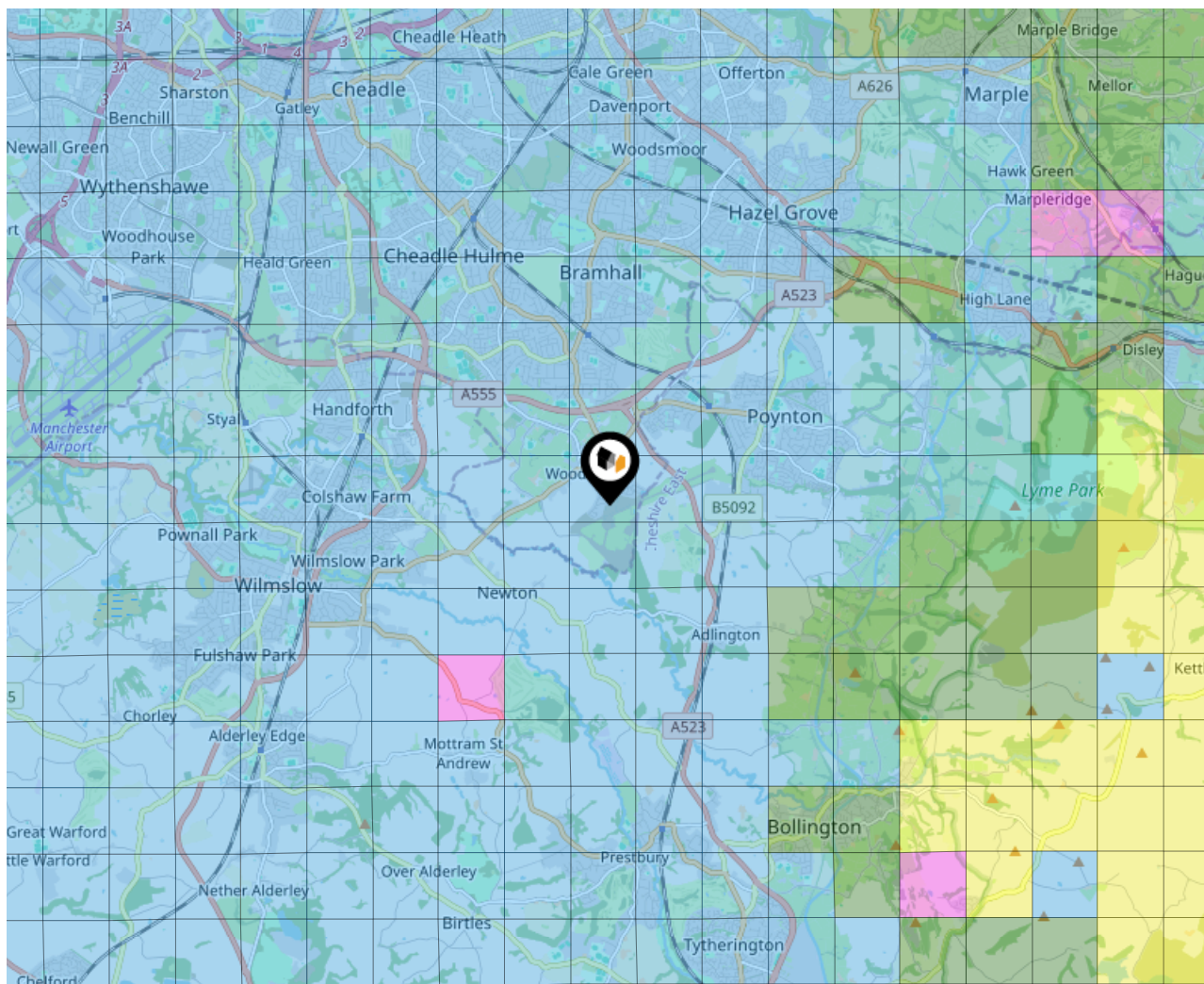


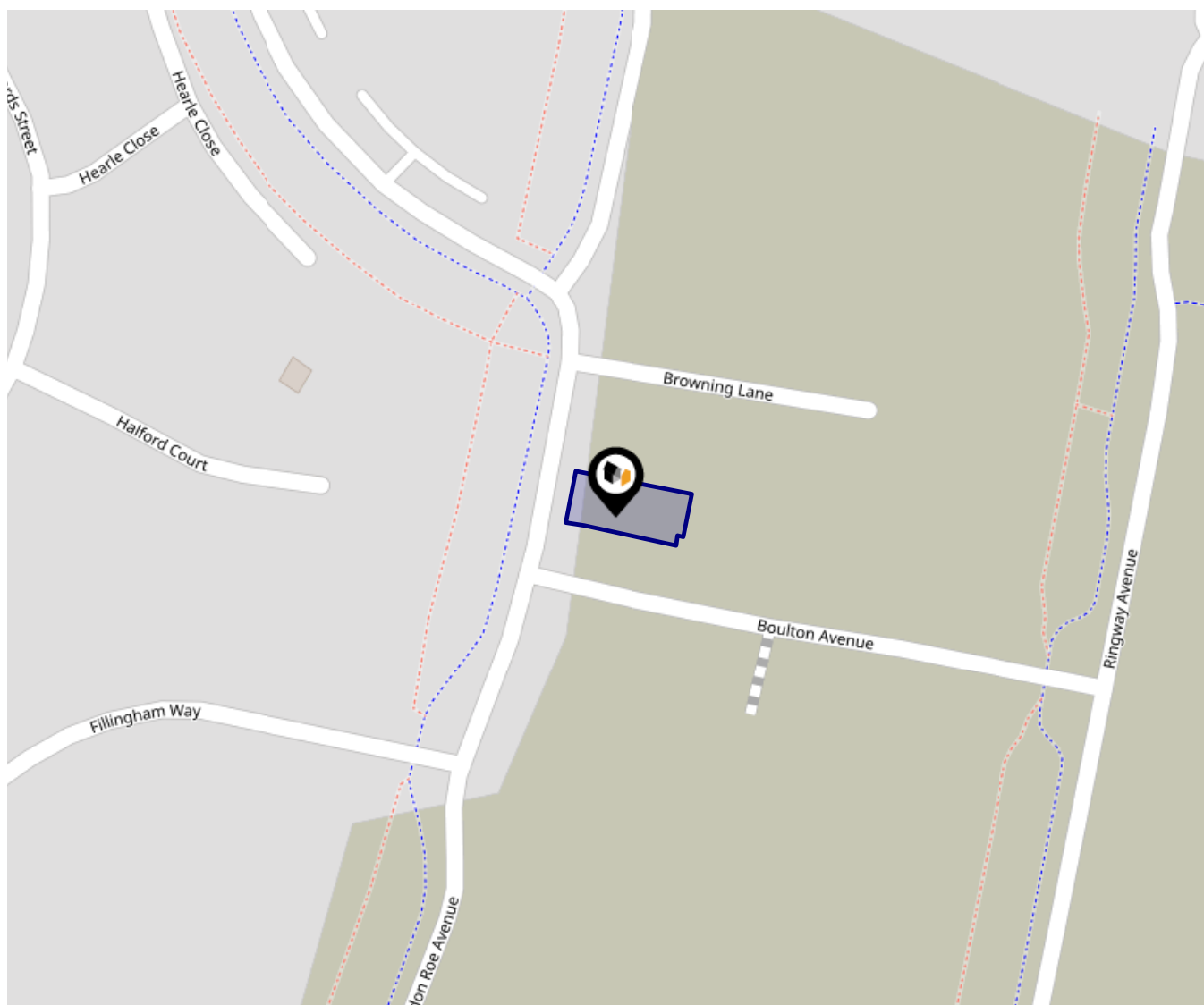
Key:

-  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).





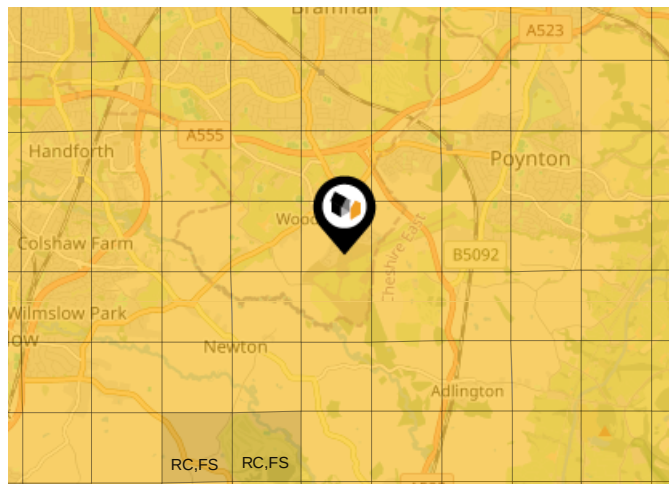
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

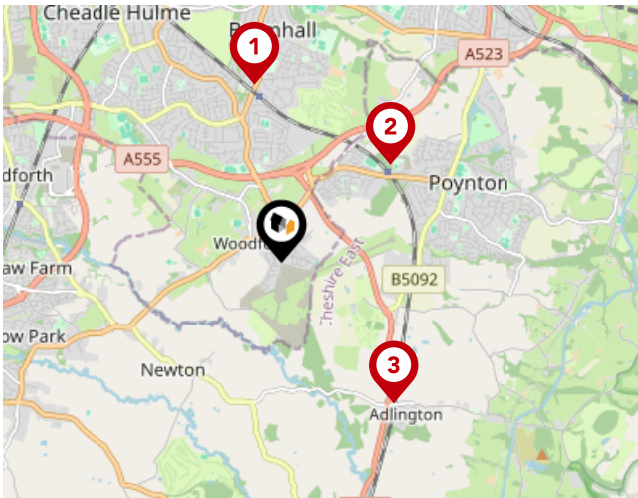
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

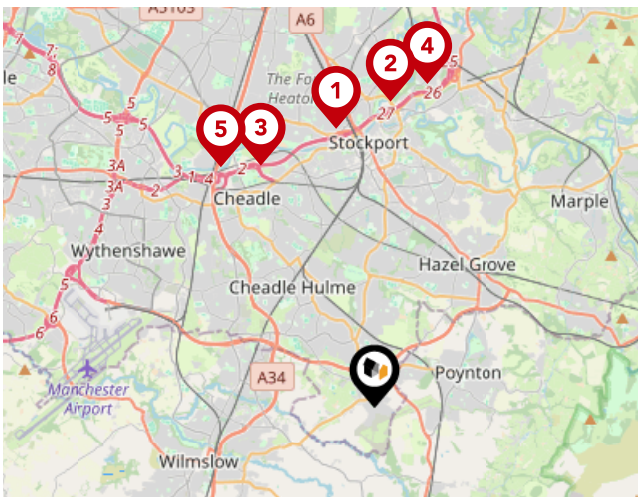
LAWLER
& Co.

SALES AND LETTINGS



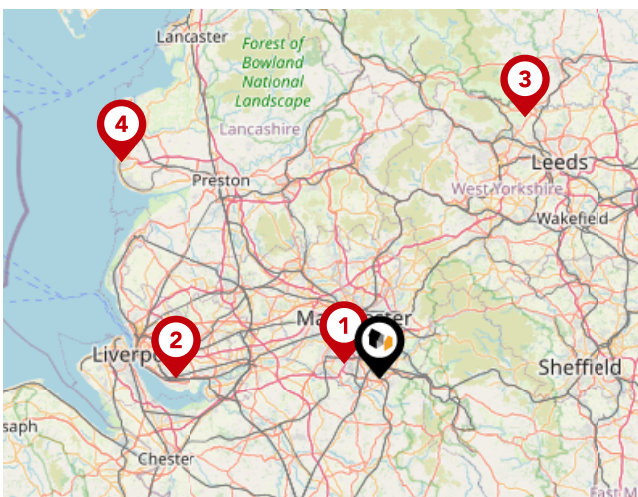
National Rail Stations

Pin	Name	Distance
1	Bramhall Rail Station	1.59 miles
2	Poynton Rail Station	1.29 miles
3	Adlington (Cheshire) Rail Station	1.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J1	4.98 miles
2	M60 J27	5.42 miles
3	M60 J2	4.73 miles
4	M60 J26	5.81 miles
5	M60 J3	5.04 miles



Airports/Helipads

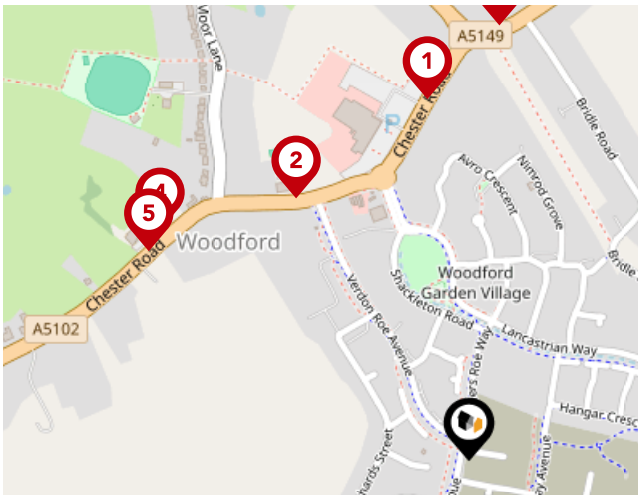
Pin	Name	Distance
1	Manchester Airport	5.44 miles
2	Speke	28.81 miles
3	Leeds Bradford Airport	42.02 miles
4	Highfield	47.4 miles

Area

Transport (Local)

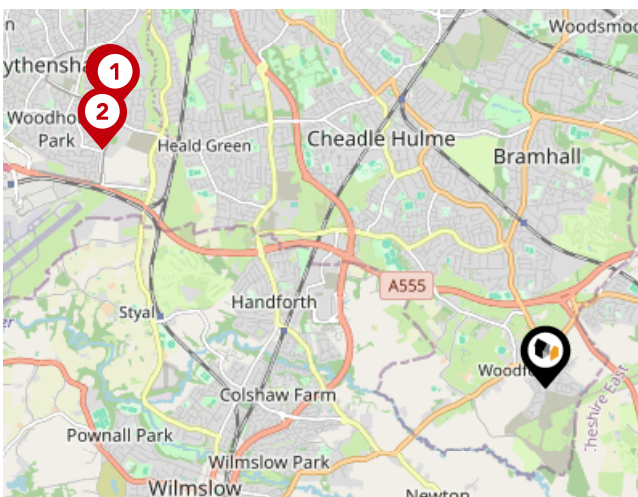
LAWLER
& Co.

SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Woodford Road	0.4 miles
2	Woodford Garden Village	0.35 miles
3	Woodford Road	0.48 miles
4	Community Centre	0.43 miles
5	Community Centre	0.42 miles



Local Connections

Pin	Name	Distance
1	Peel Hall (Manchester Metrolink)	4.55 miles
2	Shadowmoss (Manchester Metrolink)	4.46 miles
3	Peel Hall (Manchester Metrolink)	4.6 miles

LAWLER
& Co.

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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

