LAWLER & Co.

SALES AND LETTINGS

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th October 2025

ELM BEDS ROAD, POYNTON, STOCKPORT, SK12

Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

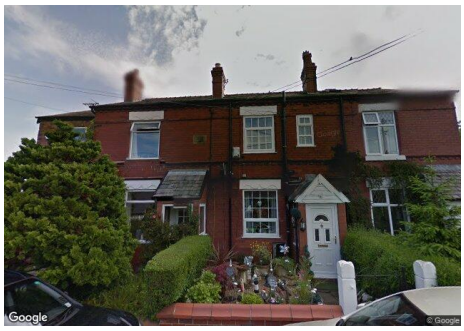
naea | propertymark PROTECTED

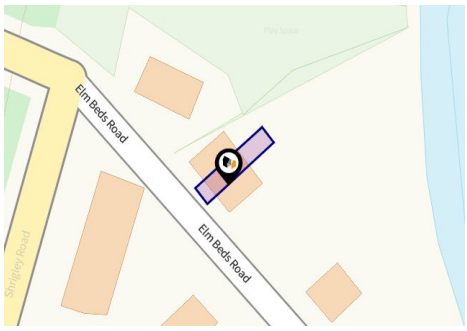
The Property Ombudsman

Powered by sprift Know any property instantly

Property
Overview

LAWLER & Co.
SALES AND LETTINGS





Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	742 ft^2 / 69 m^2		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	CH592067		

Local Area

Local Authority: Cheshire east

Conservation Area: Macclesfield Canal Conservation Area

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

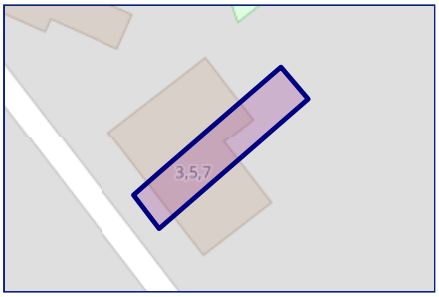
Powered by sprift
Know any property instantly

Property

Multiple Title Plans

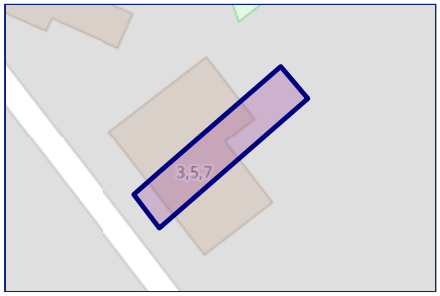
LAWLER & Co.
SALES AND LETTINGS

Freehold Title Plan



CH592067

Leasehold Title Plan



CH239489

Start Date:	29/05/1906
End Date:	29/09/2904
Lease Term:	999 years from 29 September 1905
Term Remaining:	879 years

Powered by sprift
Know any property instantly

Property

EPC - Certificate

LAWLER & Co.
SALES AND LETTINGS

Poynton, SK12

Energy rating

C

Valid until 13.05.2035

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

Powered by sprift
Know any property instantly

Property

EPC - Additional Data

LAWLER & Co.
SALES AND LETTINGS

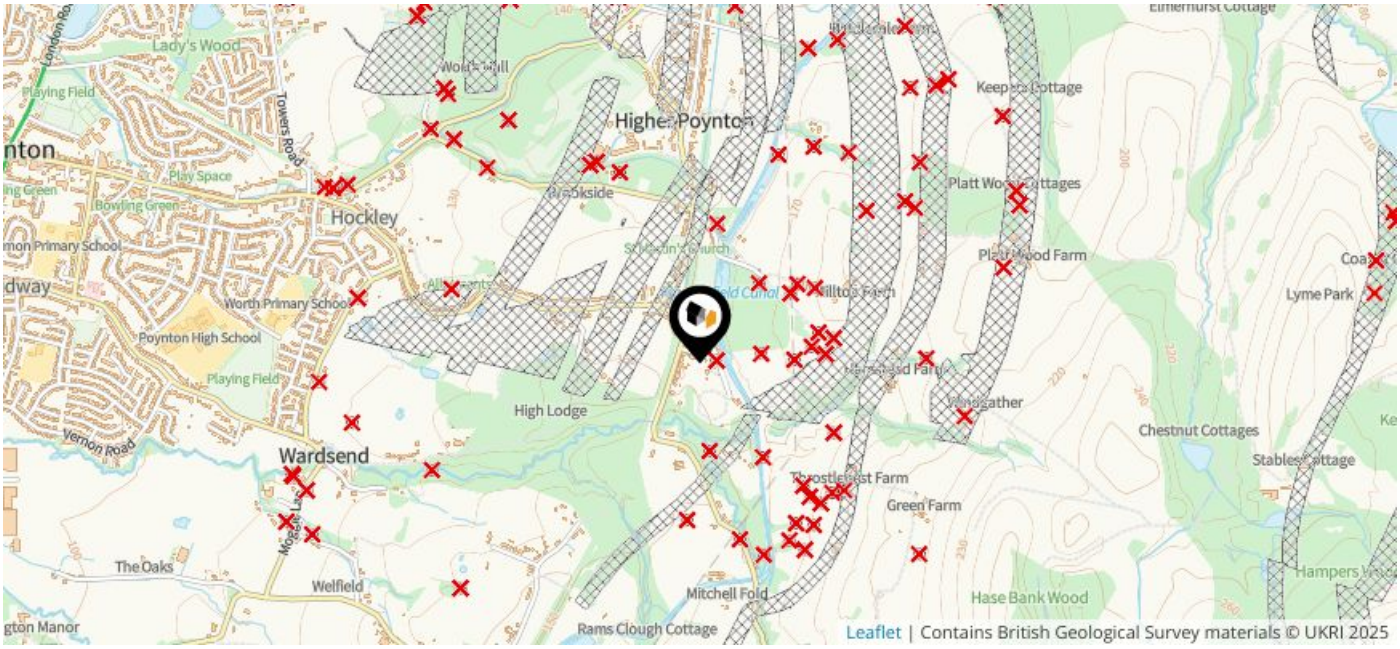
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 70% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	69 m^2

Powered by sprift
Know any property instantly

Maps
Coal Mining

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.

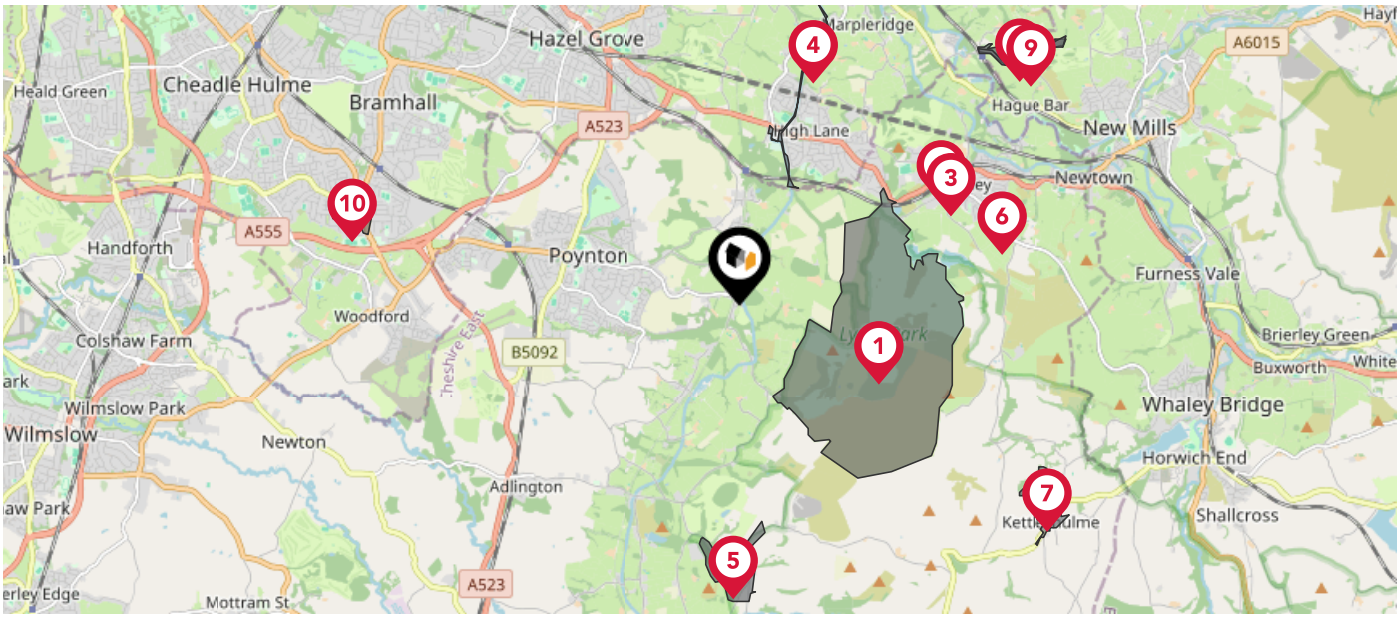
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Powered by sprift Know any property instantly

Maps

Conservation Areas

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.



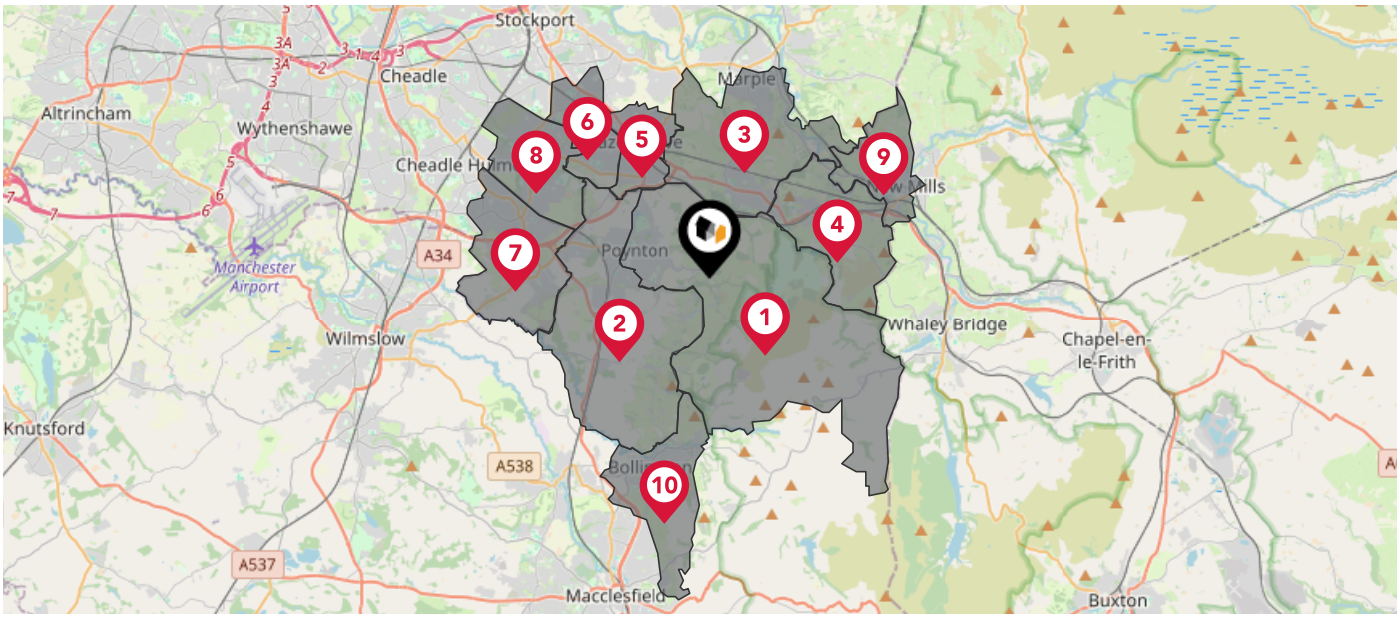
Nearby Conservation Areas	
1	Lyme Park
2	Disley Conservation Area
3	Disley Conservation Area
4	Macclesfield Canal
5	Pott Shrigley
6	Higher Disley Conservation Area
7	Kettleshulme
8	Brook Bottom
9	Brook Bottom
10	Syddal Park

Powered by sprift Know any property instantly

Maps

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



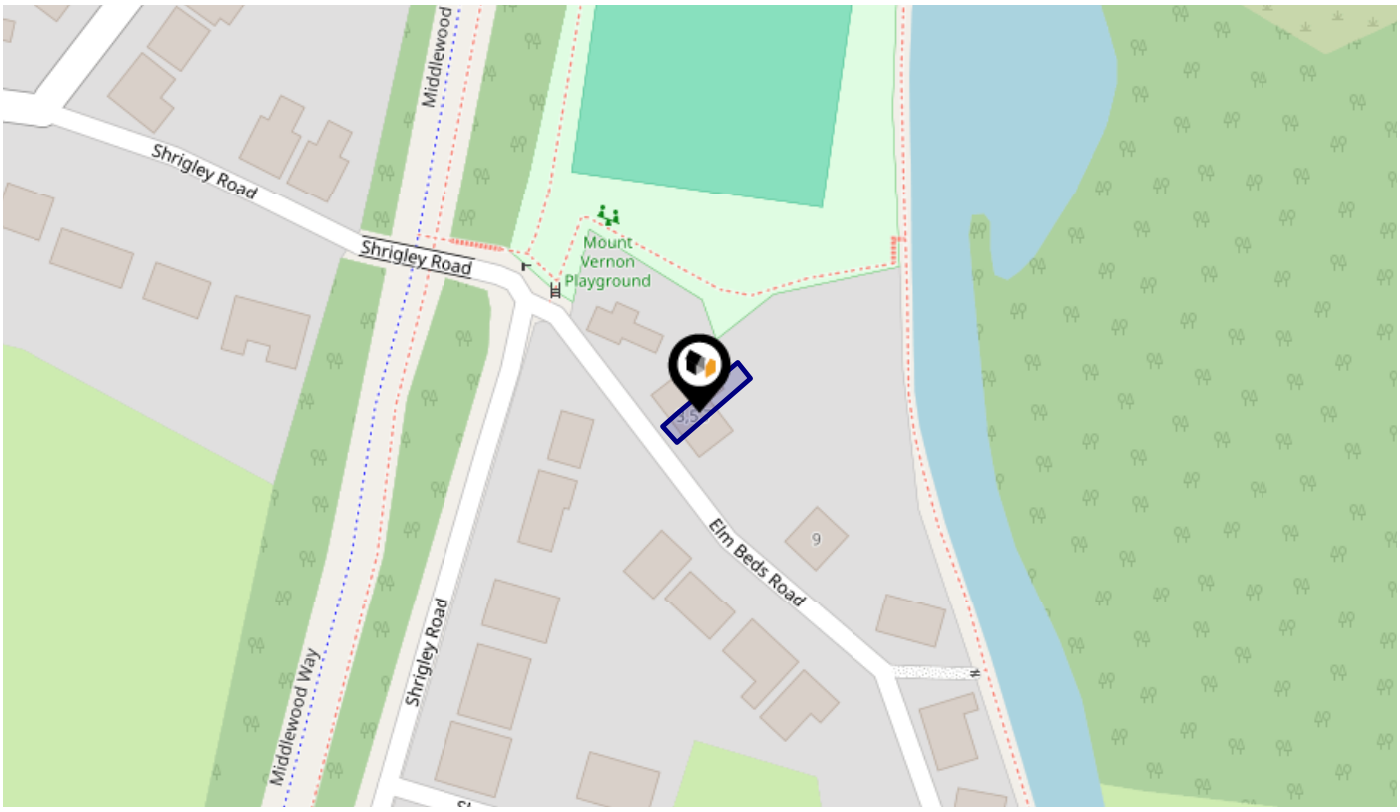
Nearby Council Wards

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

Powered by sprift Know any property instantly

Maps
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	

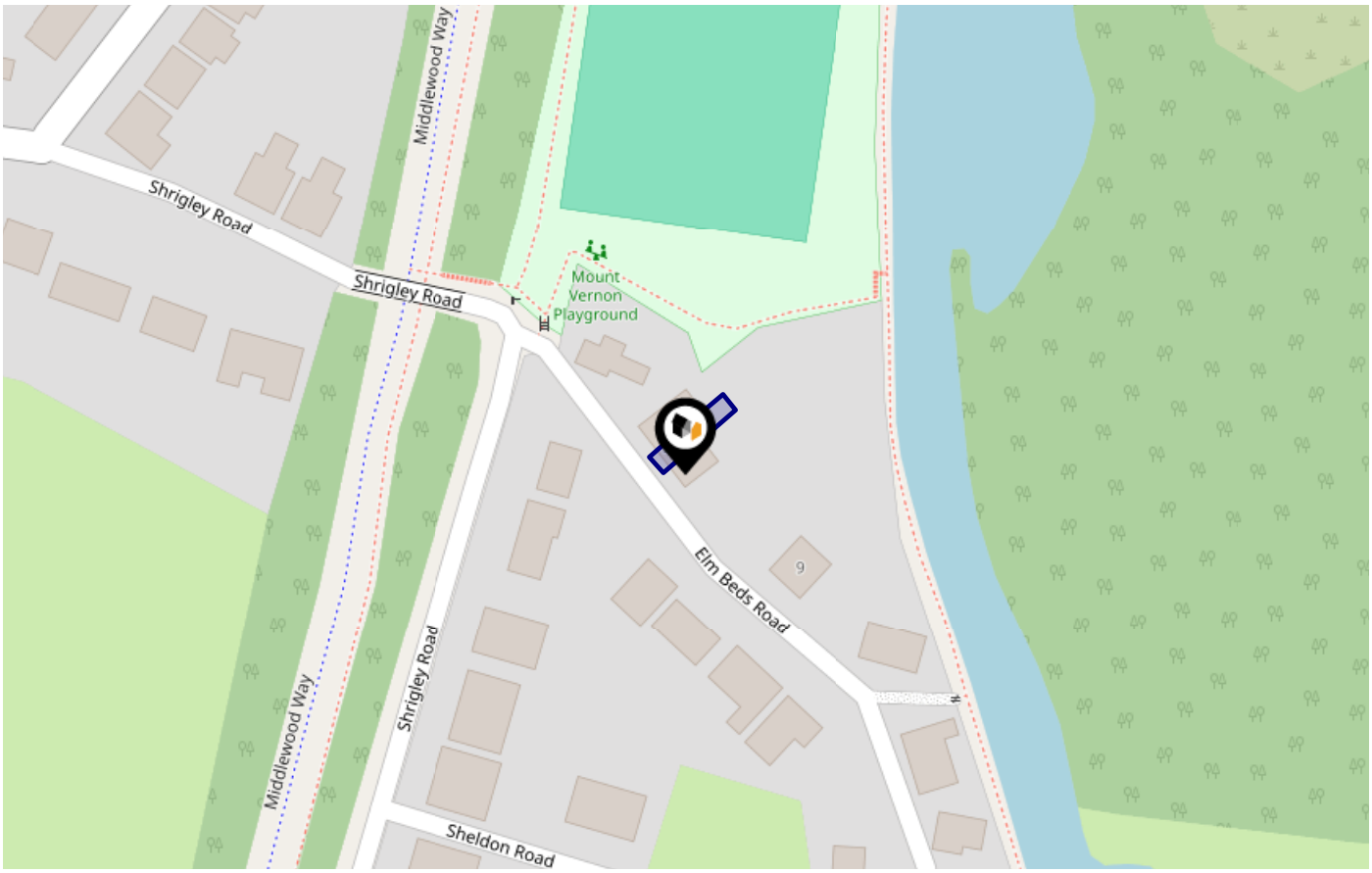
Powered by sprift Know any property instantly

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.

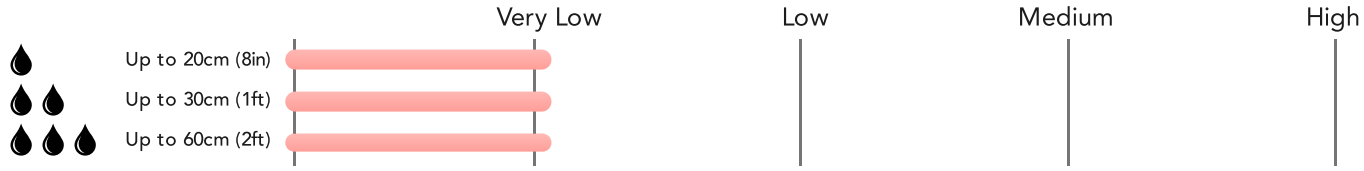


Risk Rating: Very low

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:



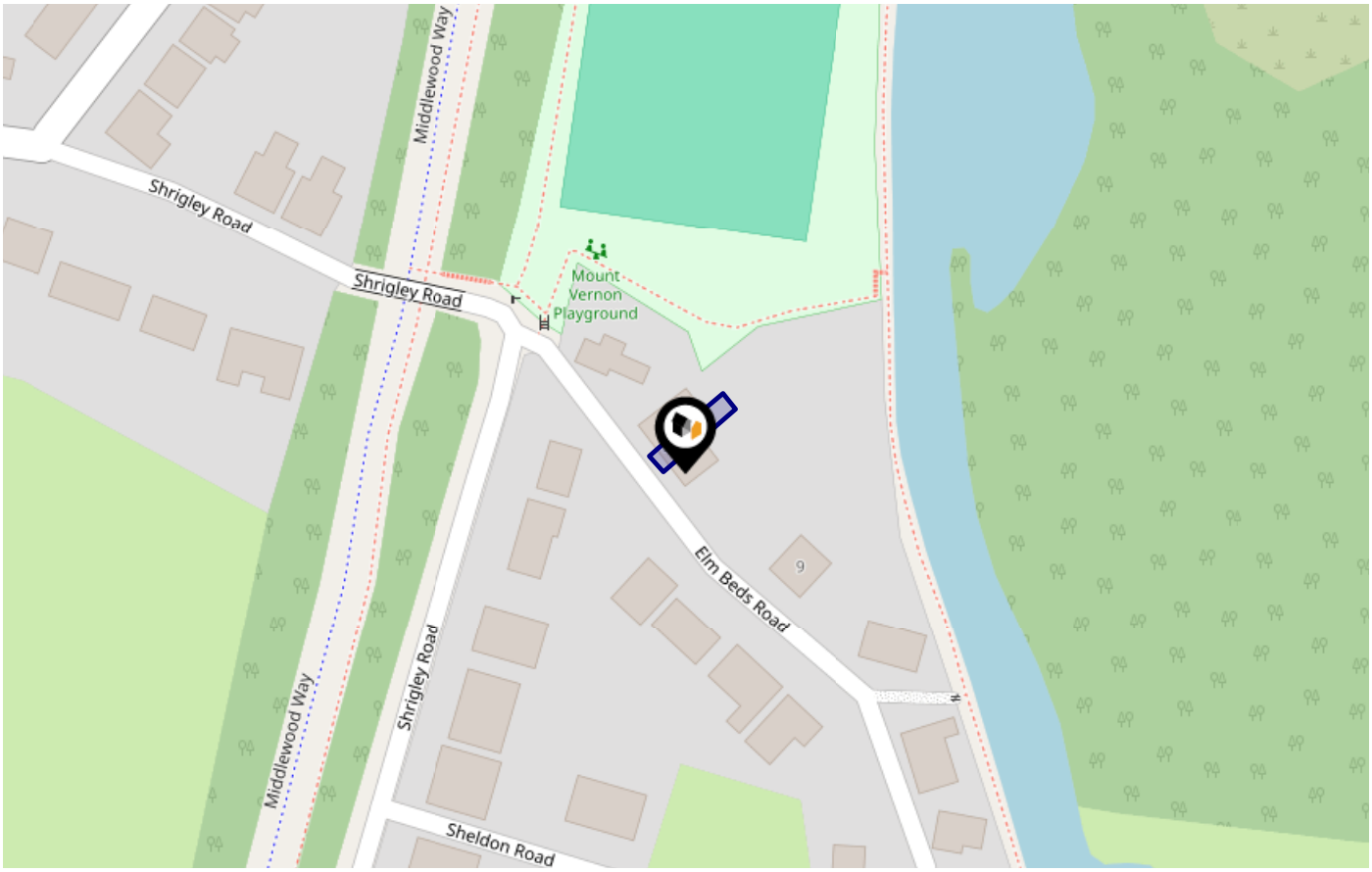
Powered by sprift
Know any property instantly

Flood Risk

Rivers & Seas - Climate Change

LAWLER & Co.
SALES AND LETTINGS

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.

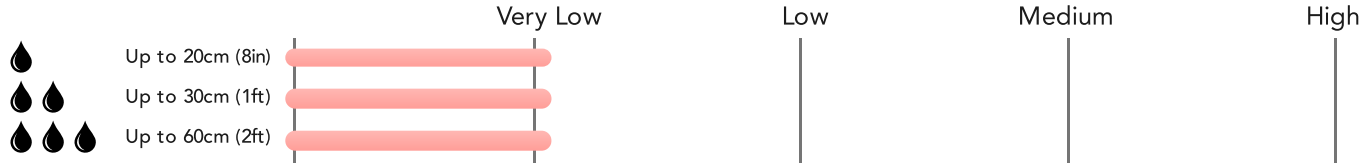


Risk Rating: Very low

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.

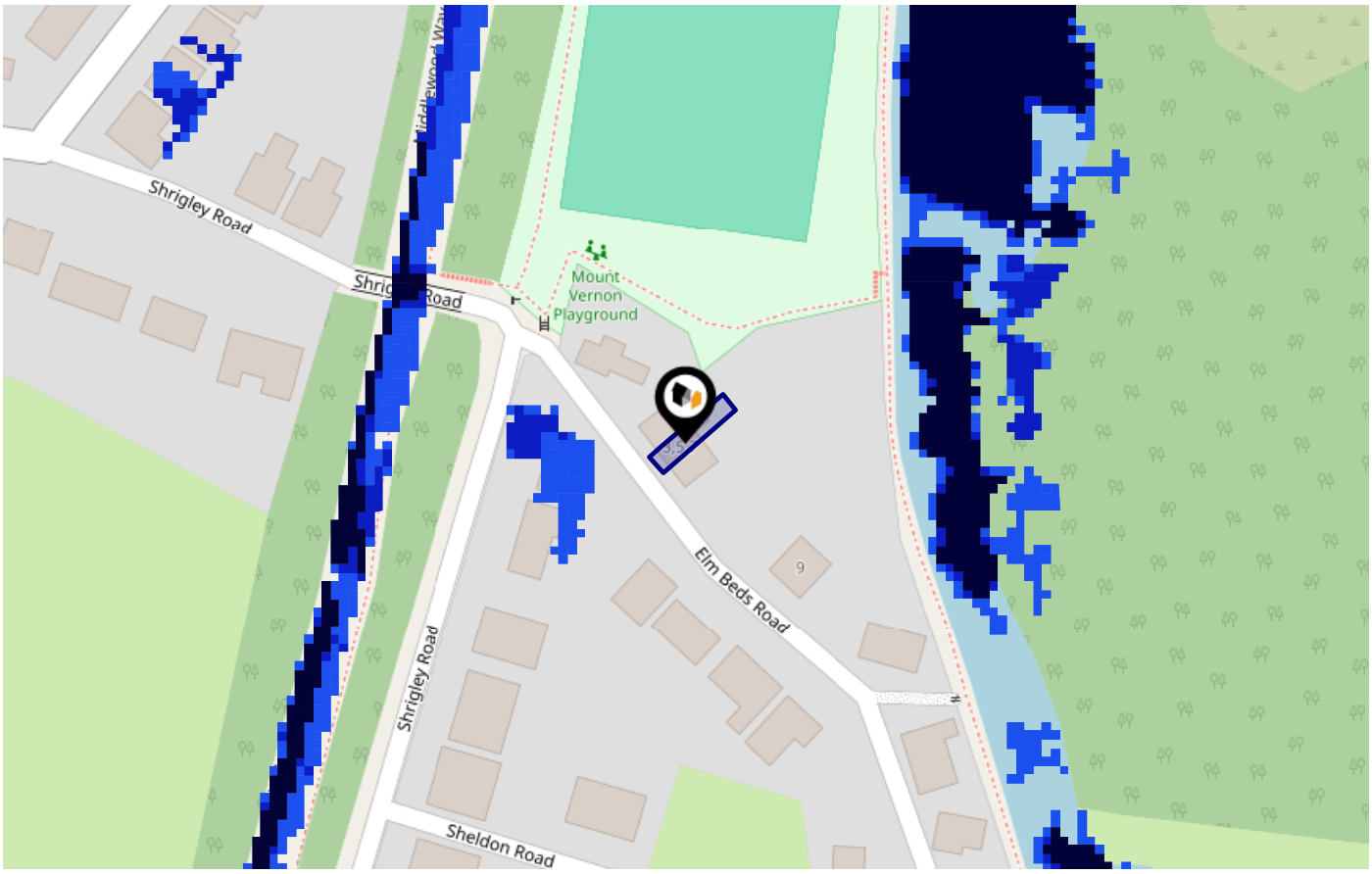
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Flood Risk

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

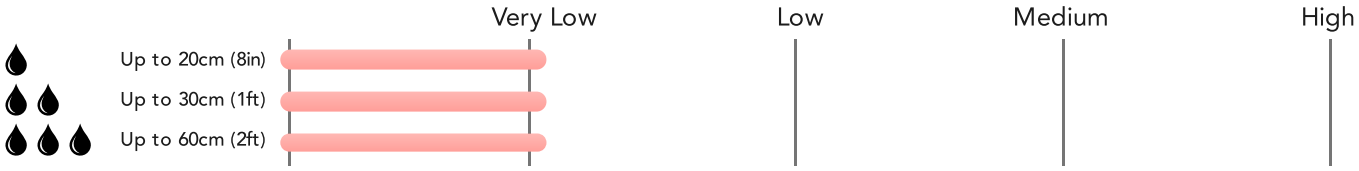


Risk Rating: Very low

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:



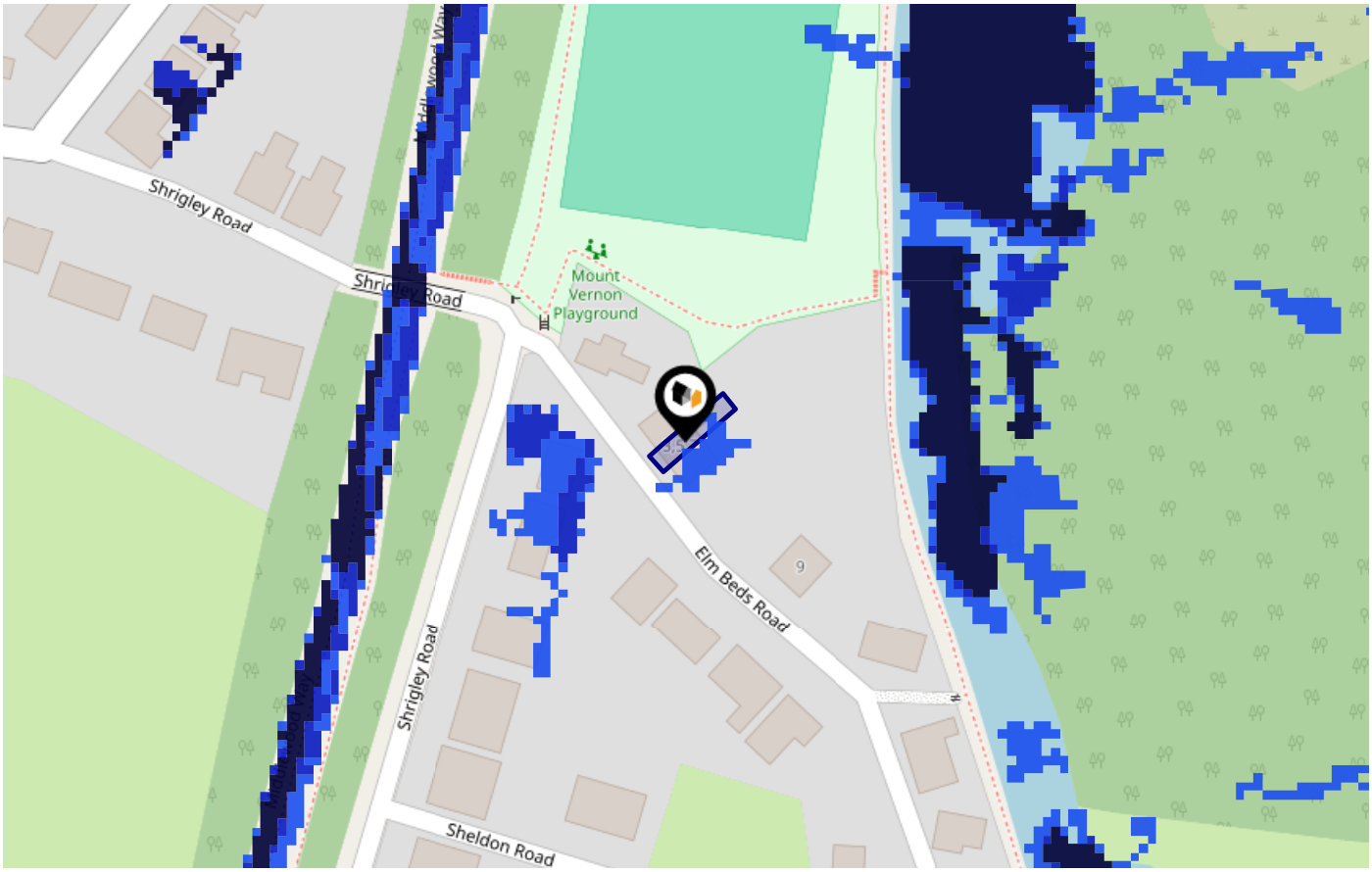
Powered by sprift Know any property instantly

Flood Risk

Surface Water - Climate Change

LAWLER & Co.
SALES AND LETTINGS

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.

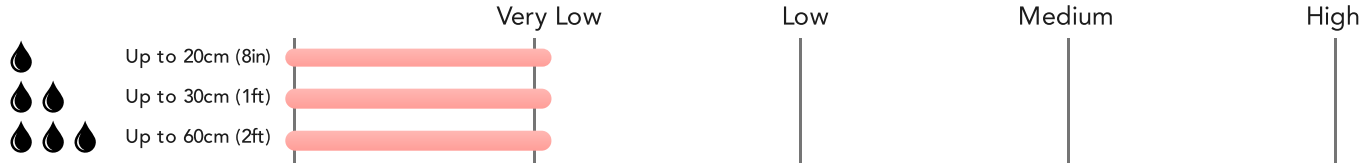


Risk Rating: Very low

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:

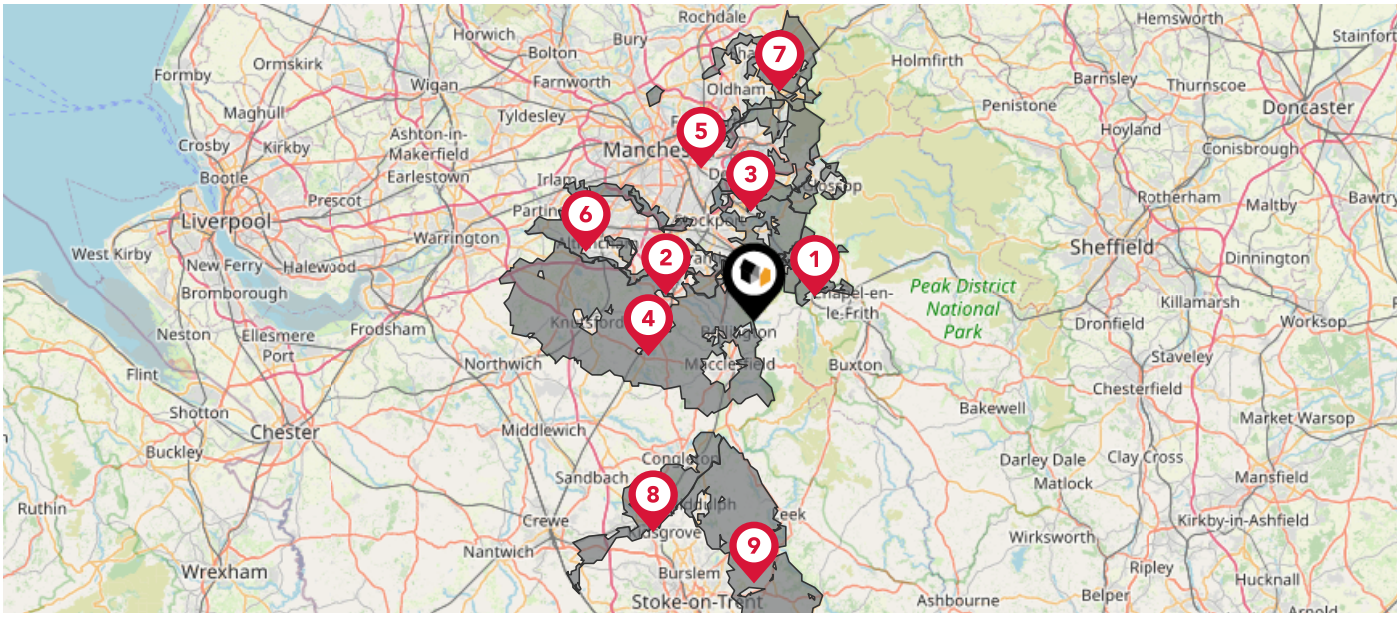


Powered by sprift
Know any property instantly

Maps
Green Belt

LAWLER & Co.
SALES AND LETTINGS

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 - 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

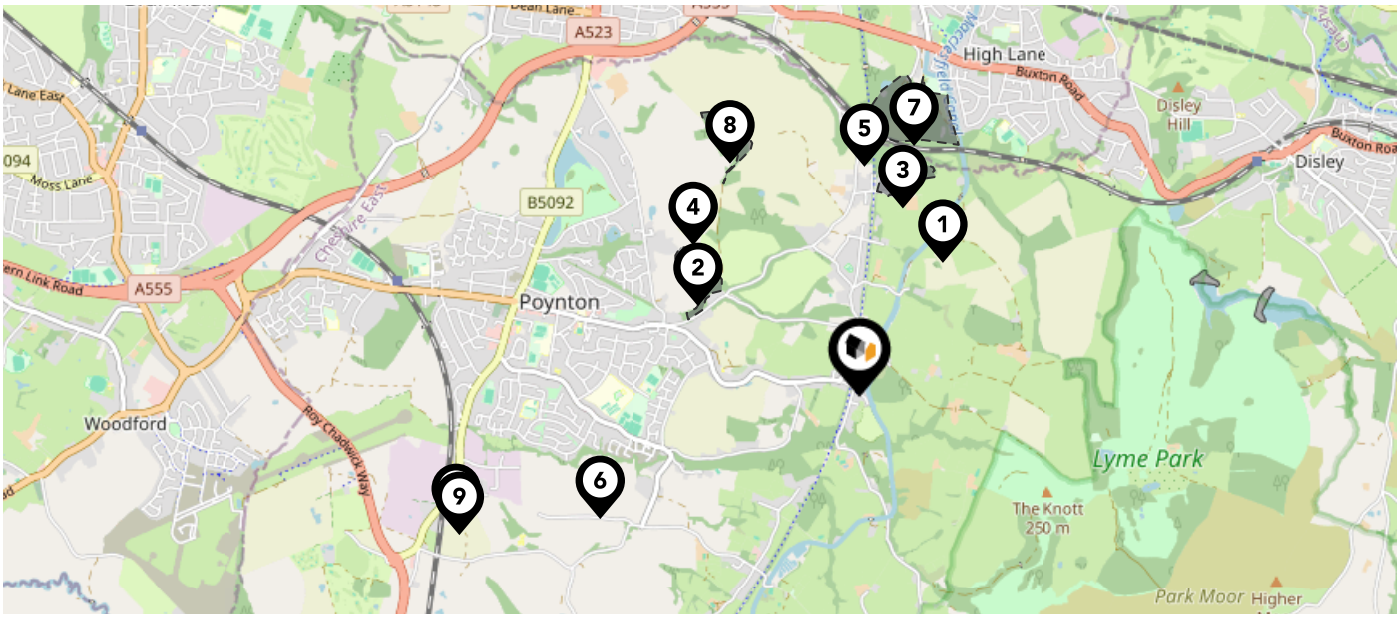
Powered by sprift
Know any property instantly

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

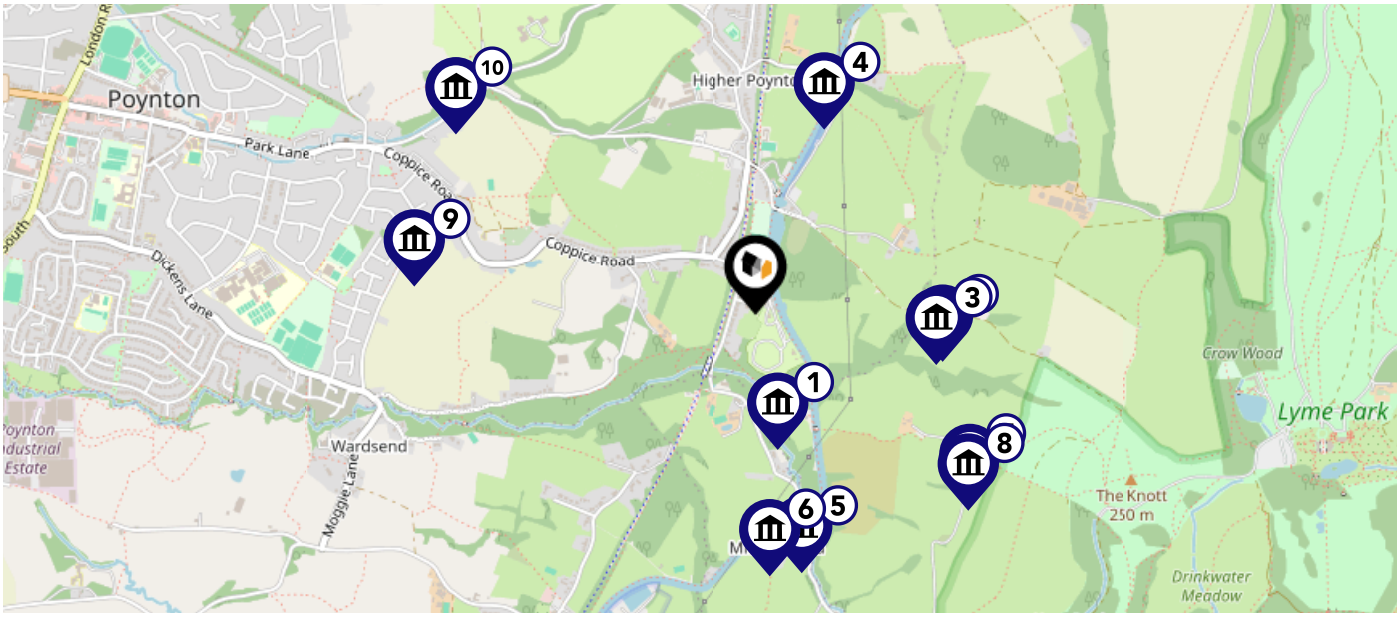
1	Middlecale Farm Landfill Site-Lyme Park, Stockport, Disley, Cheshire	Historic Landfill
2	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill
3	Pool House Farm-Pool House Road, Poynton, Cheshire	Historic Landfill
4	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
5	Norbury Hollow Road-Hazel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

Powered by sprift
Know any property instantly

Maps

Listed Buildings

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

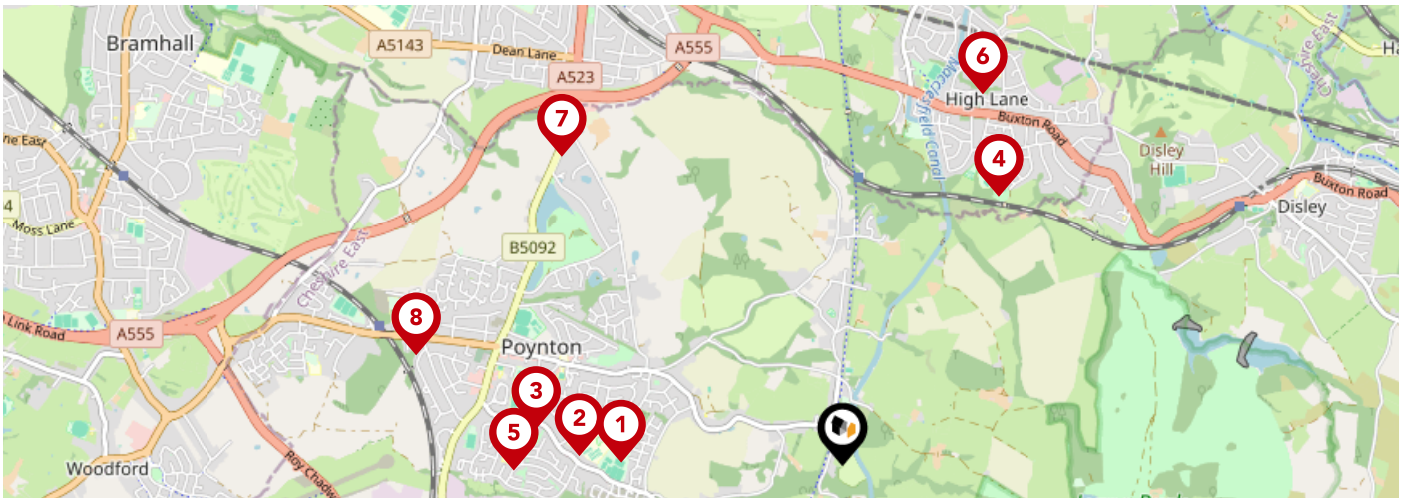


Listed Buildings in the local district	Grade	Distance
1 1277263 - Hagg Farmhouse	Grade II	0.3 miles
2 1277306 - Harestead Farmhouse	Grade II	0.4 miles
3 1232103 - Range Of Farmbuildings At Harestead Farm	Grade II	0.4 miles
4 1232307 - Canal Bridge Number 14 Carries Track To Red Legg Farm	Grade II	0.5 miles
5 1277152 - Canal Aqueduct Over Shrigley Road	Grade II	0.6 miles
6 1277239 - Bridge Number 17 Over Canal, North Of Mitchell Fold	Grade II	0.6 miles
7 1231944 - Green Farmhouse	Grade II	0.6 miles
8 1277231 - Corn Barn 40 Metres South Of Green Farmhouse	Grade II	0.6 miles
9 1232382 - Waterloo	Grade II	0.7 miles
10 1232299 - Worth Clough	Grade II	0.8 miles

Powered by sprift Know any property instantly

Area
Schools

LAWLER & Co.
SALES AND LETTINGS

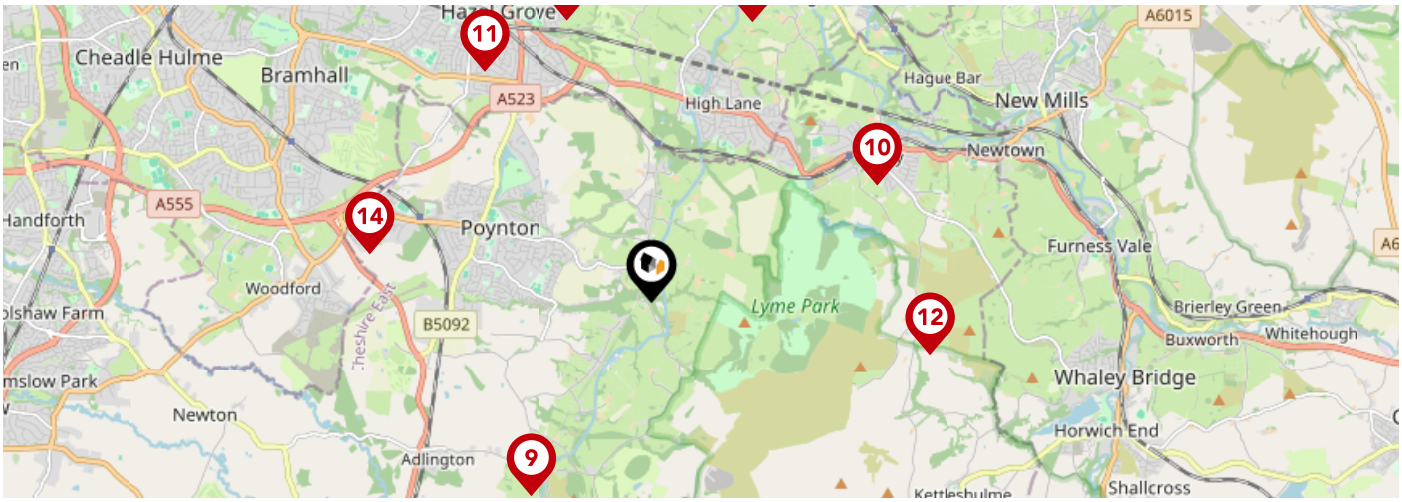


		Nursery	Primary	Secondary	College	Private
1	**Worth Primary School** Ofsted Rating: Requires improvement | Pupils: 206 | Distance:0.97	☐	☑	☐	☐	☐
2	**Poynton High School** Ofsted Rating: Good | Pupils: 1499 | Distance:1.16	☐	☐	☑	☐	☐
3	**Vernon Primary School** Ofsted Rating: Outstanding | Pupils: 375 | Distance:1.37	☐	☑	☐	☐	☐
4	**Brookside Primary School** Ofsted Rating: Requires improvement | Pupils: 159 | Distance:1.38	☐	☑	☐	☐	☐
5	**St Paul's Catholic Primary School, A Voluntary Academy** Ofsted Rating: Good | Pupils: 109 | Distance:1.45	☐	☑	☐	☐	☐
6	**High Lane Primary School** Ofsted Rating: Good | Pupils: 166 | Distance:1.76	☐	☑	☐	☐	☐
7	**Norbury Court School** Ofsted Rating: Good | Pupils: 1 | Distance:1.85	☐	☐	☑	☐	☐
8	**Lower Park School** Ofsted Rating: Good | Pupils: 277 | Distance:1.95	☐	☑	☐	☐	☐

Powered by sprift
Know any property instantly

Area
Schools

LAWLER & Co.
SALES AND LETTINGS



	Nursery	Primary	Secondary	College	Private
9 **Adlington Primary School** Ofsted Rating: Outstanding | Pupils: 85 | Distance:2.01	☐	☑	☐	☐	☐
10 **Disley Primary School** Ofsted Rating: Good | Pupils: 279 | Distance:2.26	☐	☑	☐	☐	☐
11 **Norbury Hall Primary School** Ofsted Rating: Good | Pupils: 457 | Distance:2.52	☐	☑	☐	☐	☐
12 **High Peak School** Ofsted Rating: Good | Pupils: 71 | Distance:2.52	☐	☐	☑	☐	☐
13 **Pott Shrigley Church School** Ofsted Rating: Good | Pupils: 35 | Distance:2.53	☐	☑	☐	☐	☐
14 **Lostock Hall Primary School** Ofsted Rating: Good | Pupils: 215 | Distance:2.53	☐	☑	☐	☐	☐
15 **Torkington Primary School** Ofsted Rating: Good | Pupils: 225 | Distance:2.6	☐	☑	☐	☐	☐
16 **Windlehurst School** Ofsted Rating: Good | Pupils: 51 | Distance:2.64	☐	☐	☑	☐	☐

Powered by sprift
Know any property instantly

Local Area
Masts & Pylons

LAWLER & Co.
SALES AND LETTINGS

Key:

- Power Pylons
- Communication Masts

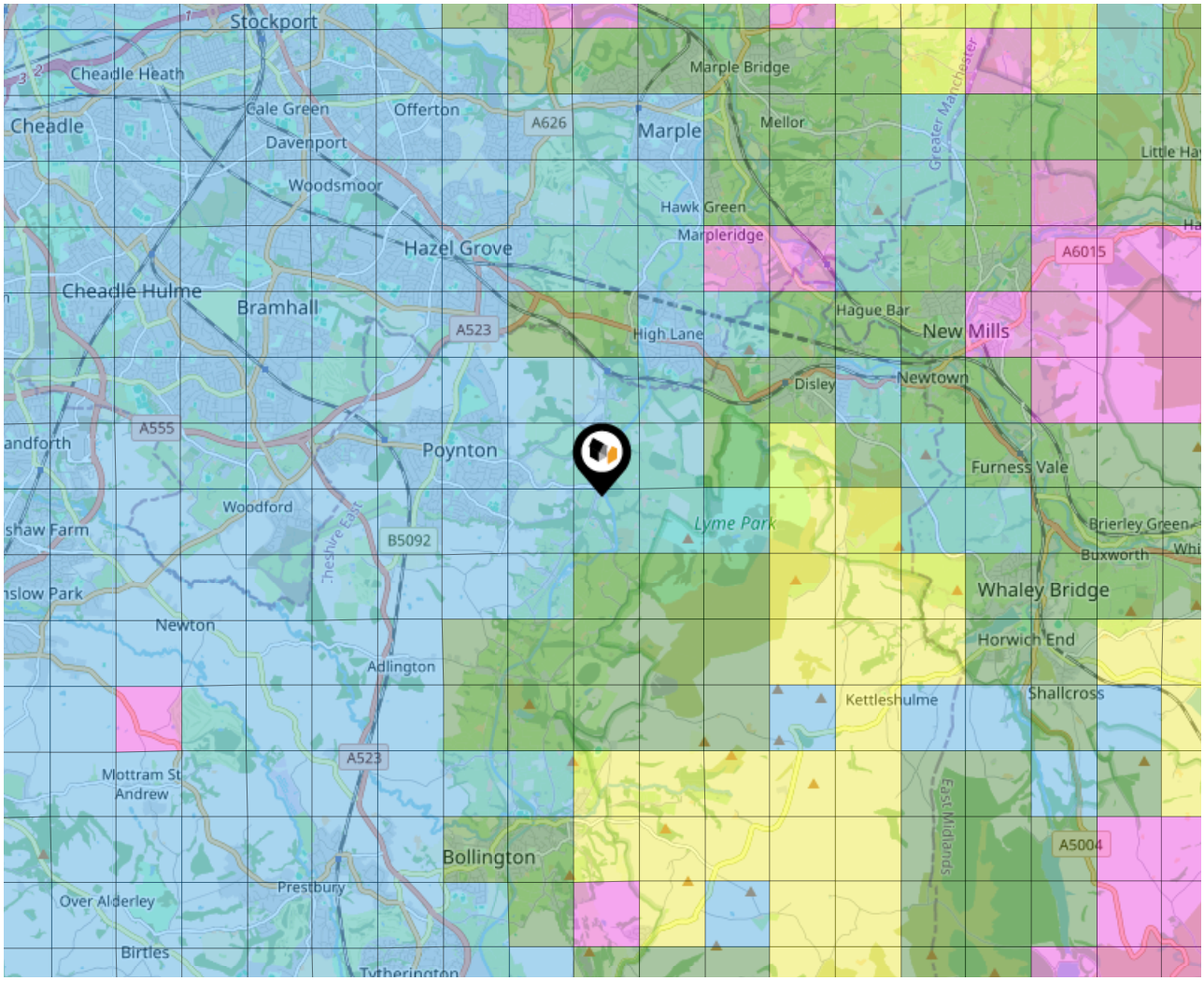
Powered by sprift
Know any property instantly

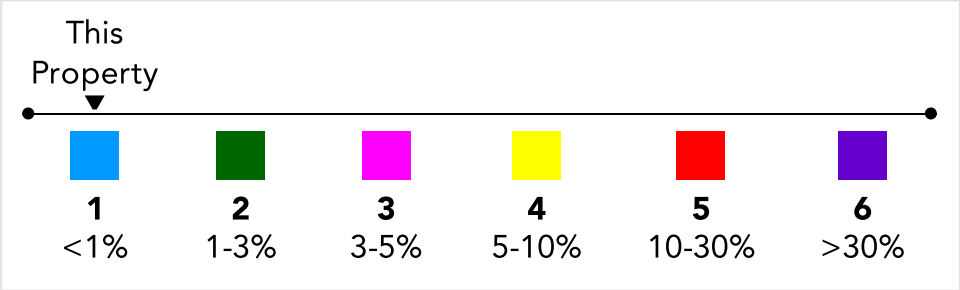
Environment
Radon Gas

LAWLER & Co.
SALES AND LETTINGS

What is Radon?

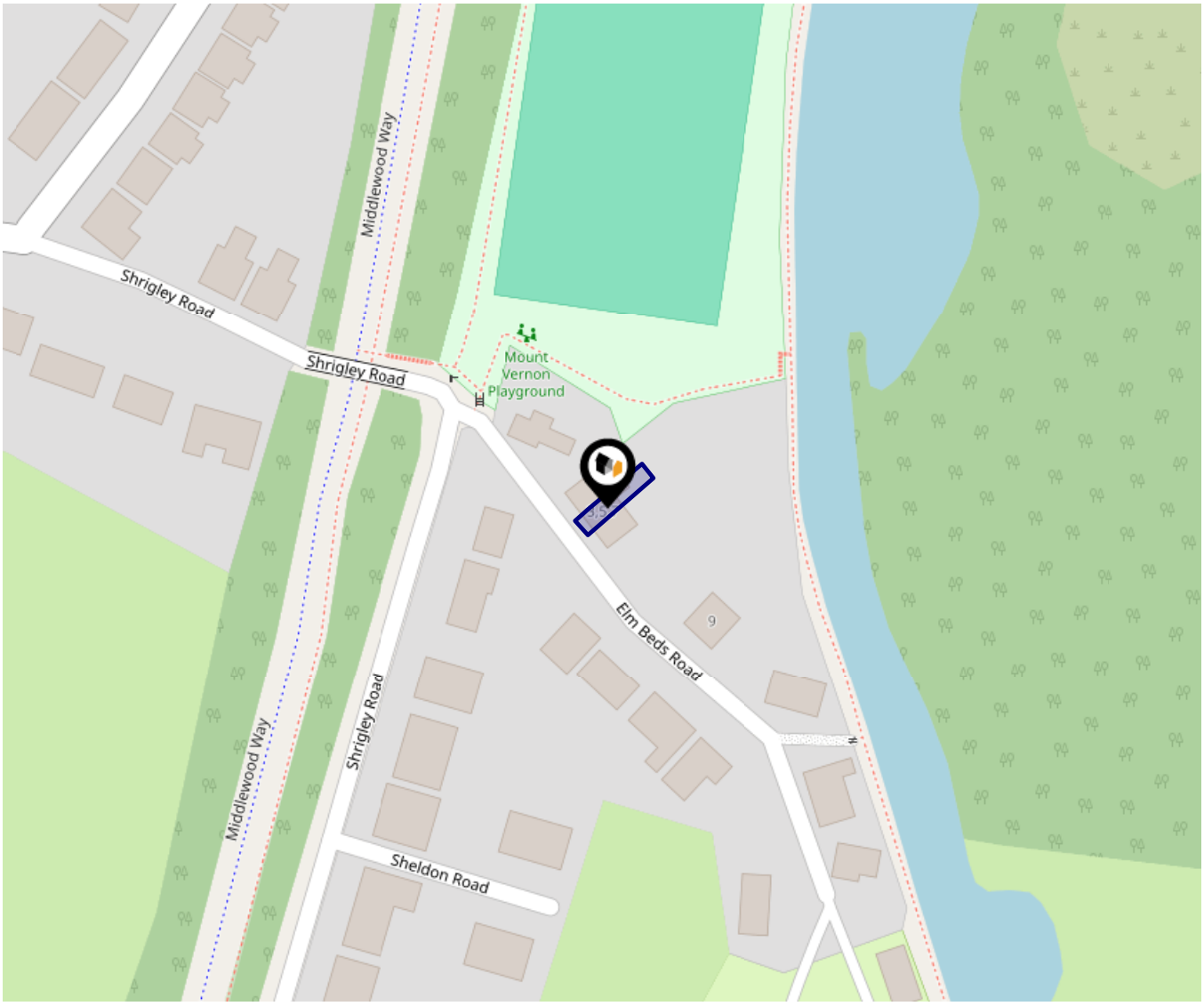
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





Powered by sprift
Know any property instantly

Local Area
Road Noise



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

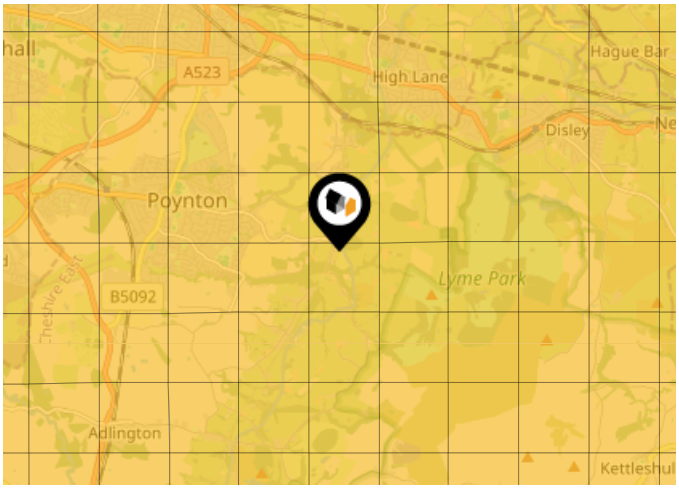
Environment

Soils & Clay

LAWLER & Co.
SALES AND LETTINGS

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)

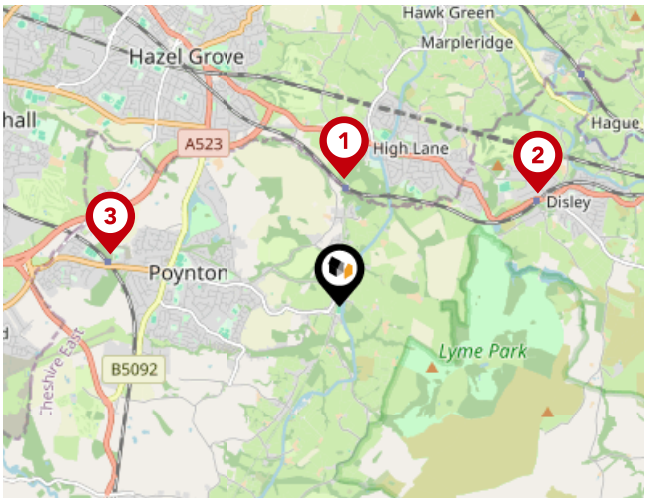
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Powered by sprift
Know any property instantly

Area

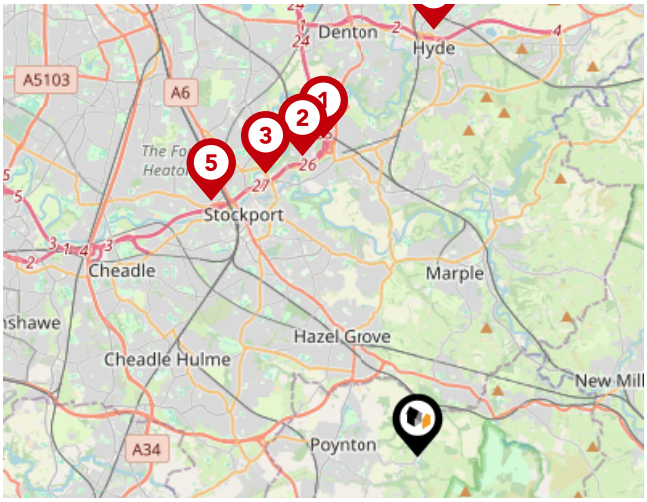
Transport (National)

LAWLER & Co.
SALES AND LETTINGS



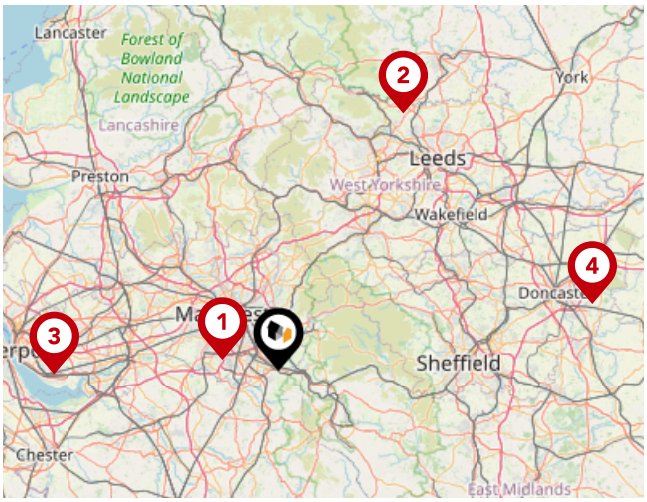
National Rail Stations

Pin	Name	Distance
1	Middlewood Rail Station	1.14 miles
2	Disley Rail Station	2.03 miles
3	Poynton Rail Station	2.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	5.88 miles
2	M60 J26	5.71 miles
3	M60 J27	5.69 miles
4	M67 J3	7.58 miles
5	M60 J1	5.83 miles



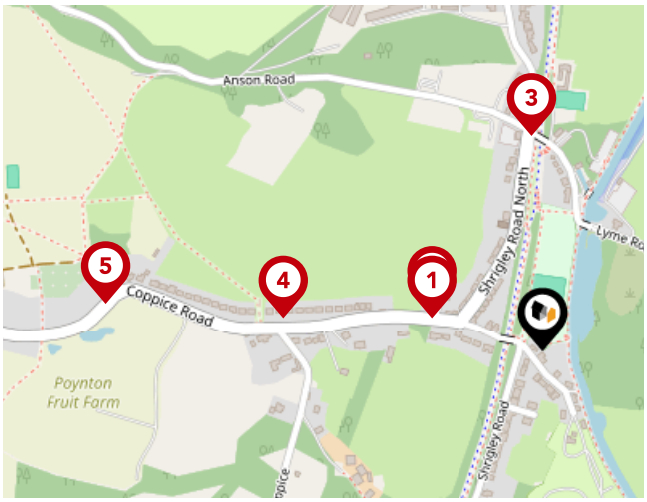
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.19 miles
2	Leeds Bradford Airport	40.3 miles
3	Speke	31.8 miles
4	Finningley	45.3 miles

Powered by sprift
Know any property instantly

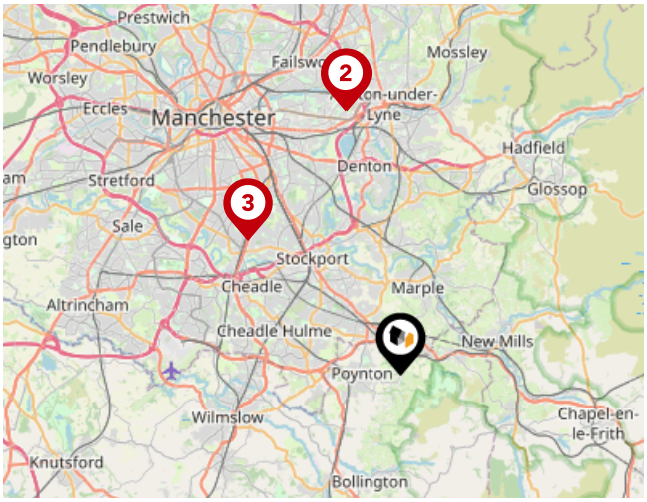
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shrigley Road North	0.13 miles
2	Shrigley Road North	0.13 miles
3	Boar's Head	0.24 miles
4	Green Lane	0.29 miles
5	197 Coppice Road	0.49 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	9.5 miles
2	Audenshaw (Manchester Metrolink)	9.51 miles
3	East Didsbury (Manchester Metrolink)	7.14 miles

Powered by sprift Know any property instantly

About Us

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

Lawler & Co | Poynton

Testimonials

LAWLER & Co.
SALES AND LETTINGS

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/

Agent
Disclaimer

LAWLER & Co.
SALES AND LETTINGS

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.

Powered by sprift
Know any property instantly

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 sprift
Know any property instantly

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.
SALES AND LETTINGS

Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE
01625 448001
poynton@lawlerandcompany.co.uk
www.lawlerandcompany.co.uk/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail