

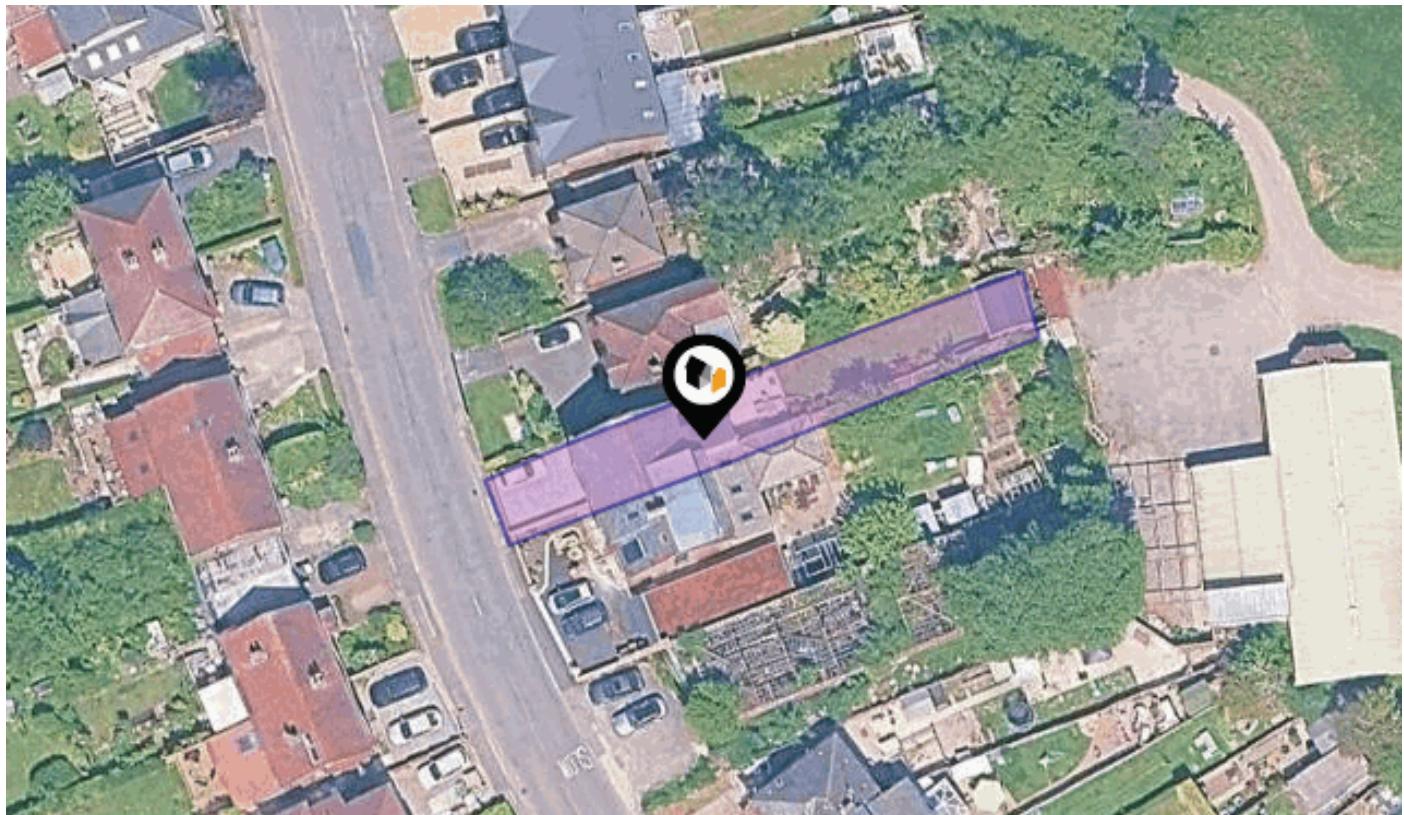


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 31st December 2025



COPPICE ROAD, POYNTON, STOCKPORT, SK12

Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.07 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,073
Title Number:	CH213318

Tenure: Freehold

Local Area

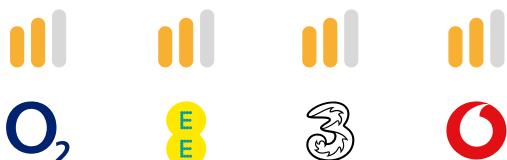
Local Authority:	Cheshire east
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Poynton, SK12

Energy rating

E

Valid until 04.04.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

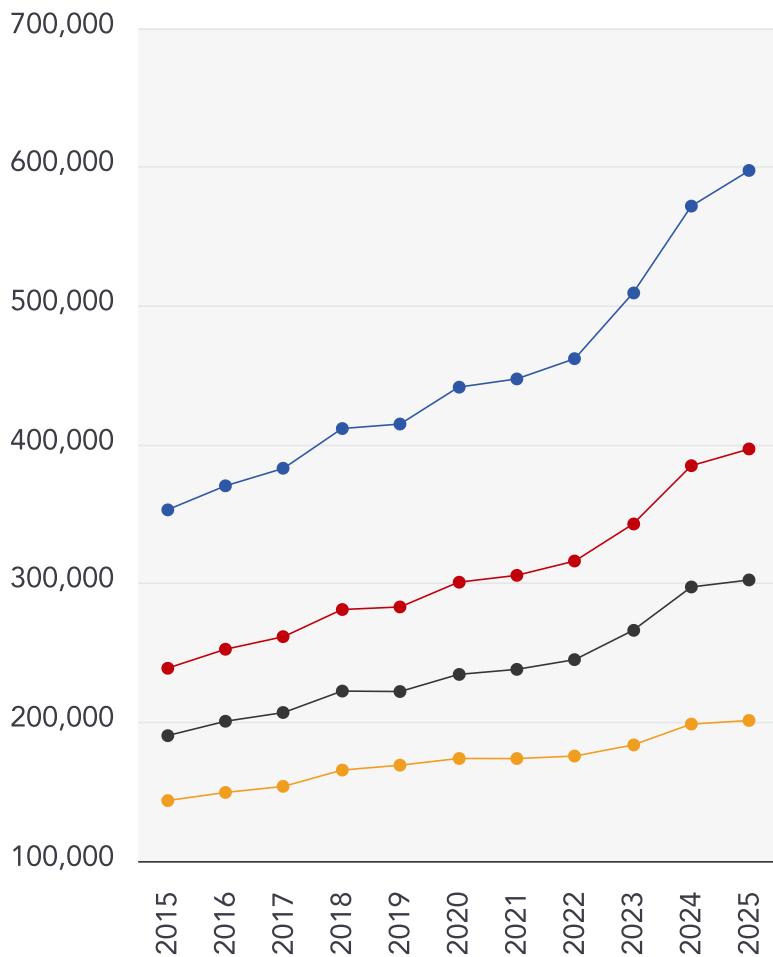


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	74 m ²

Market House Price Statistics

10 Year History of Average House Prices by Property Type in SK12



Detached

+69.27%

Semi-Detached

+66.15%

Terraced

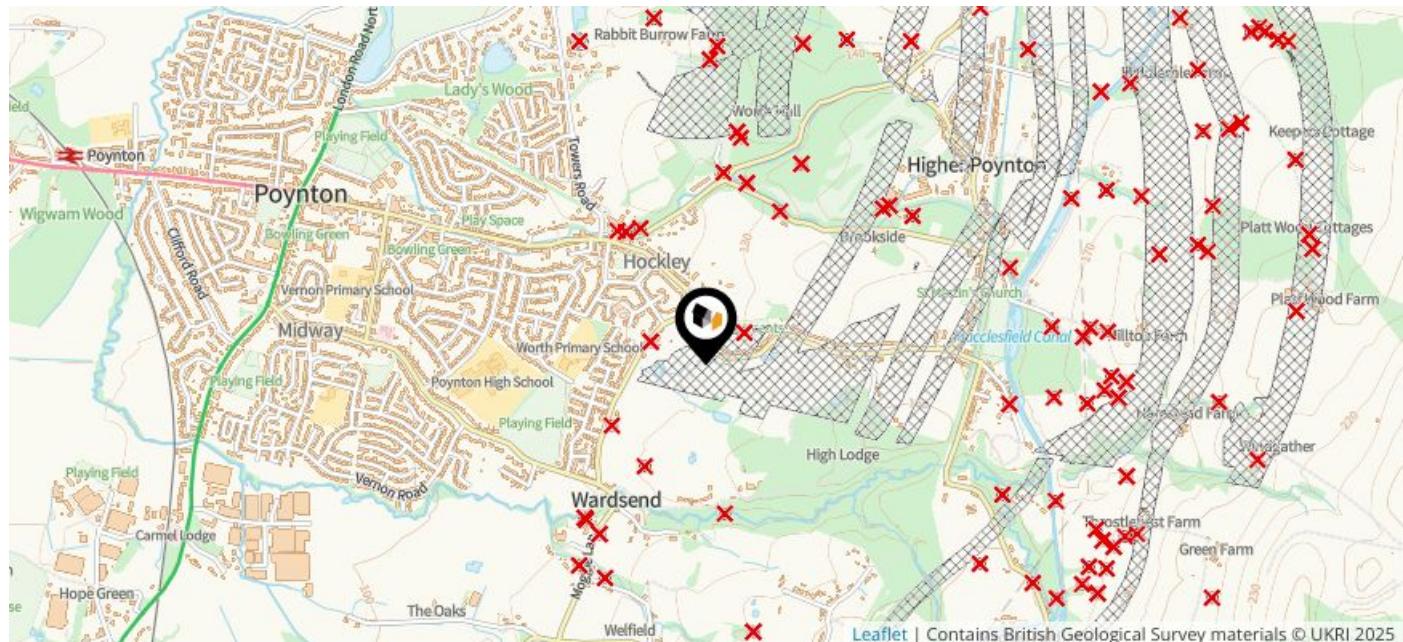
+58.95%

Flat

+40.22%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

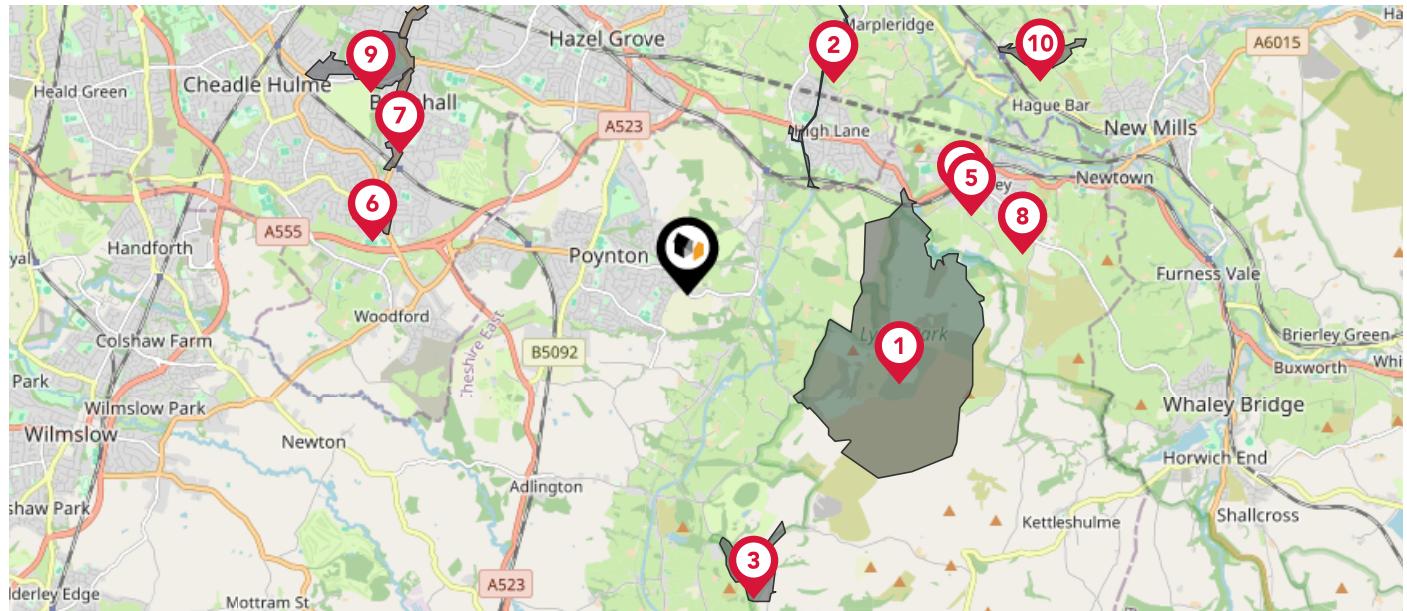
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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.



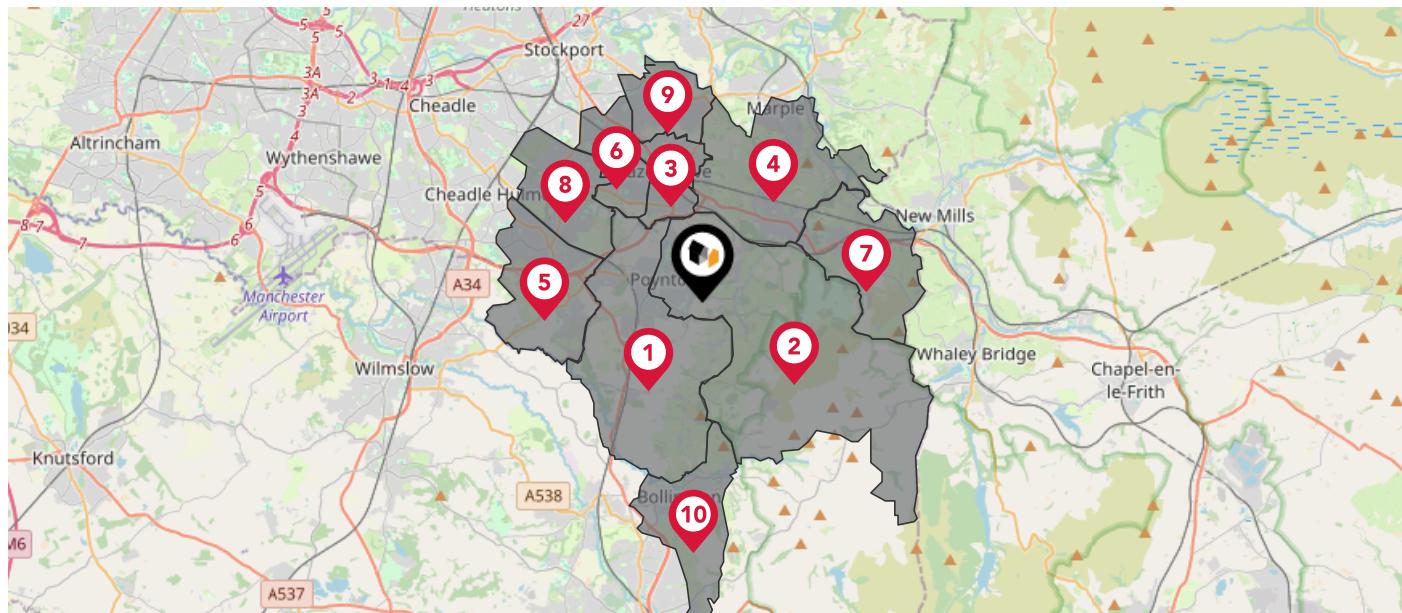
Nearby Conservation Areas

- 1 Lyme Park
- 2 Macclesfield Canal
- 3 Pott Shrigley
- 4 Disley Conservation Area
- 5 Disley Conservation Area
- 6 Syddal Park
- 7 Bramhall Lane South
- 8 Higher Disley Conservation Area
- 9 Bramall Park
- 10 Brook Bottom

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



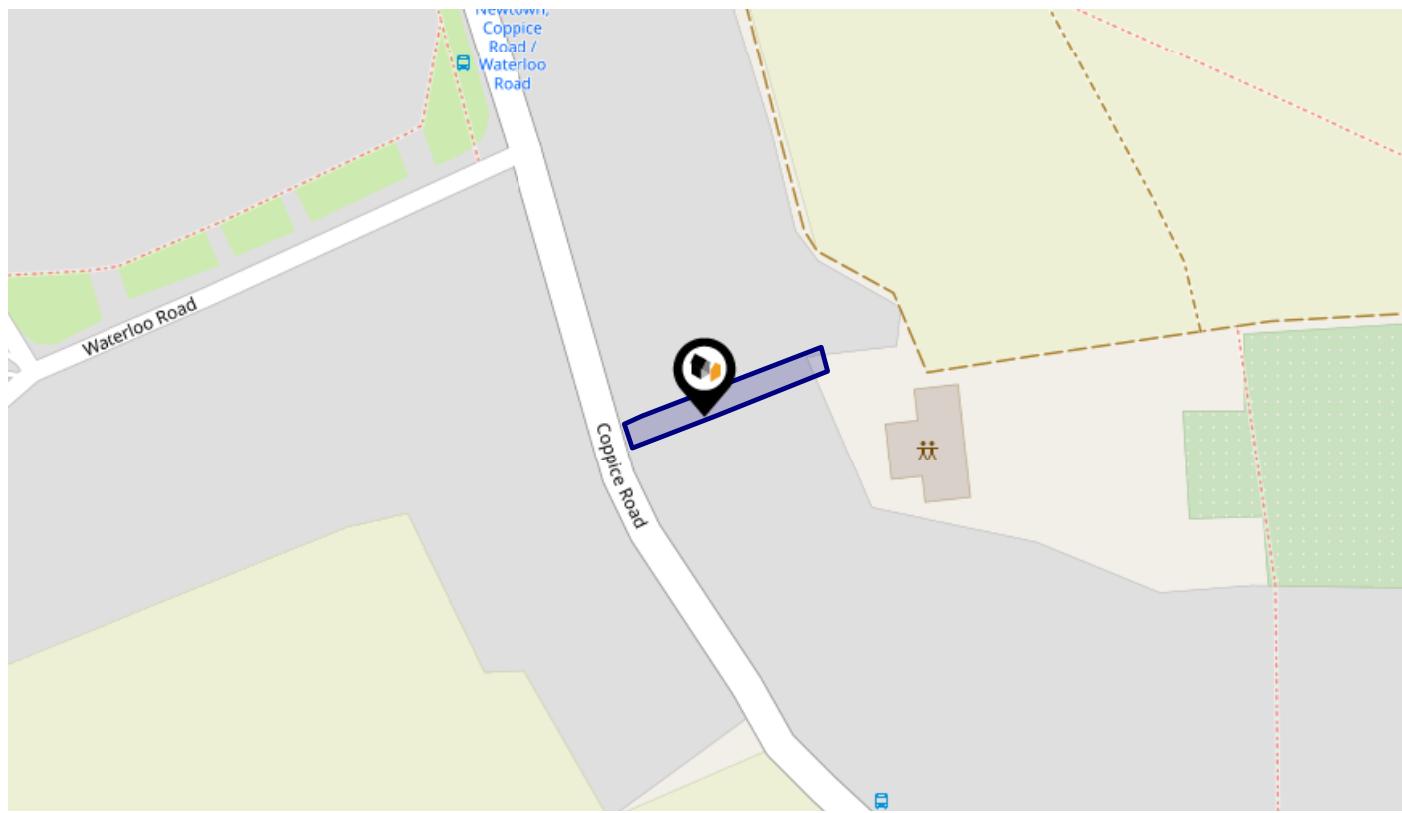
Nearby Council Wards

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

Maps

Rail Noise

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



Rail Noise Data

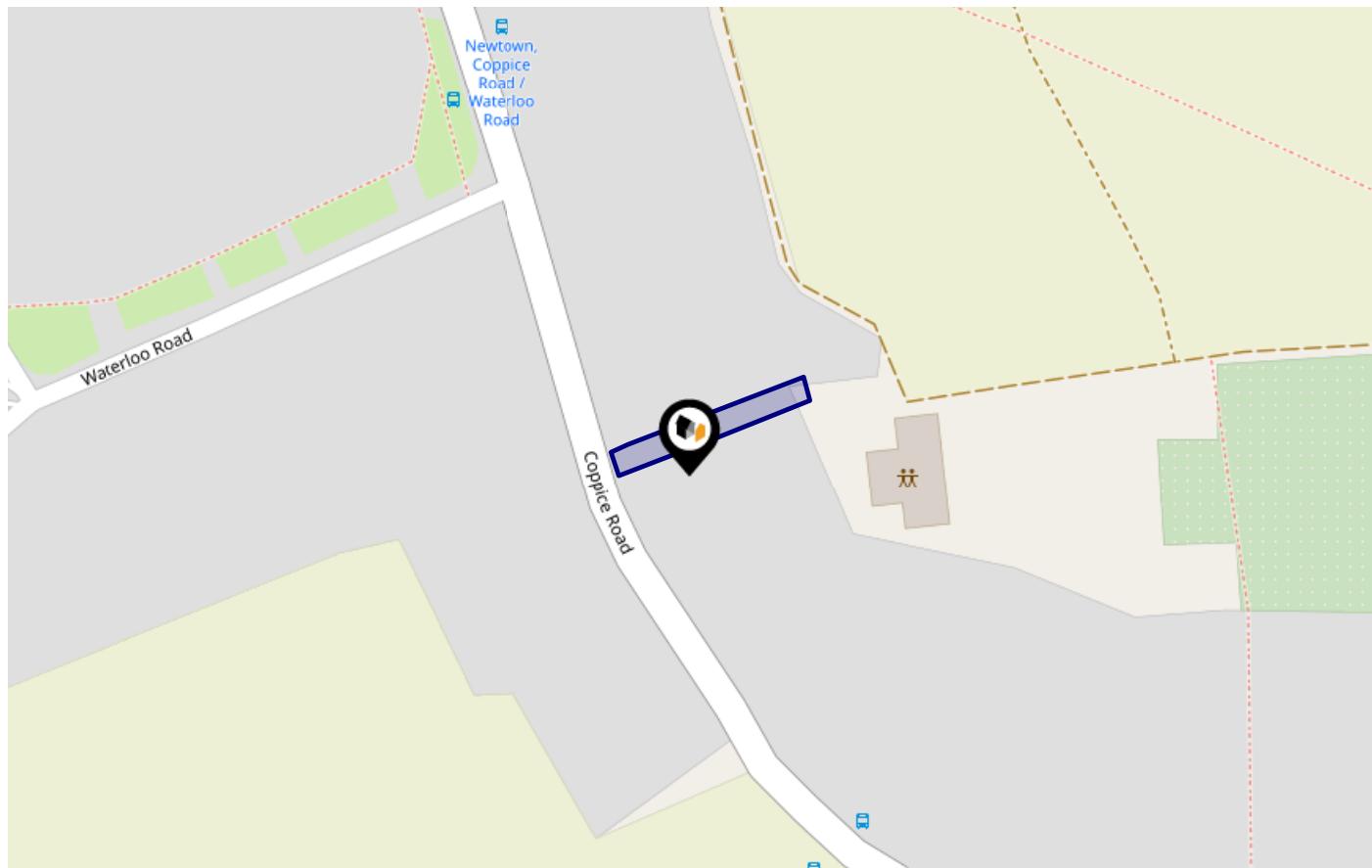
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

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

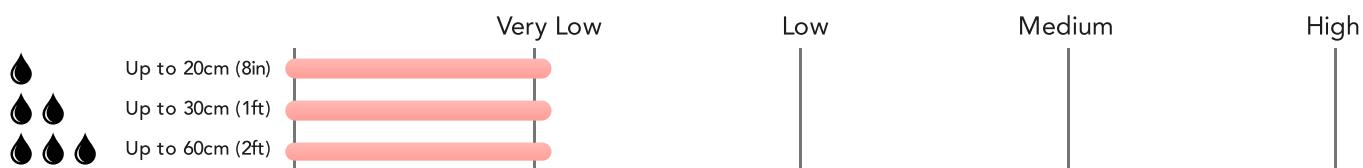


Risk Rating: Very low

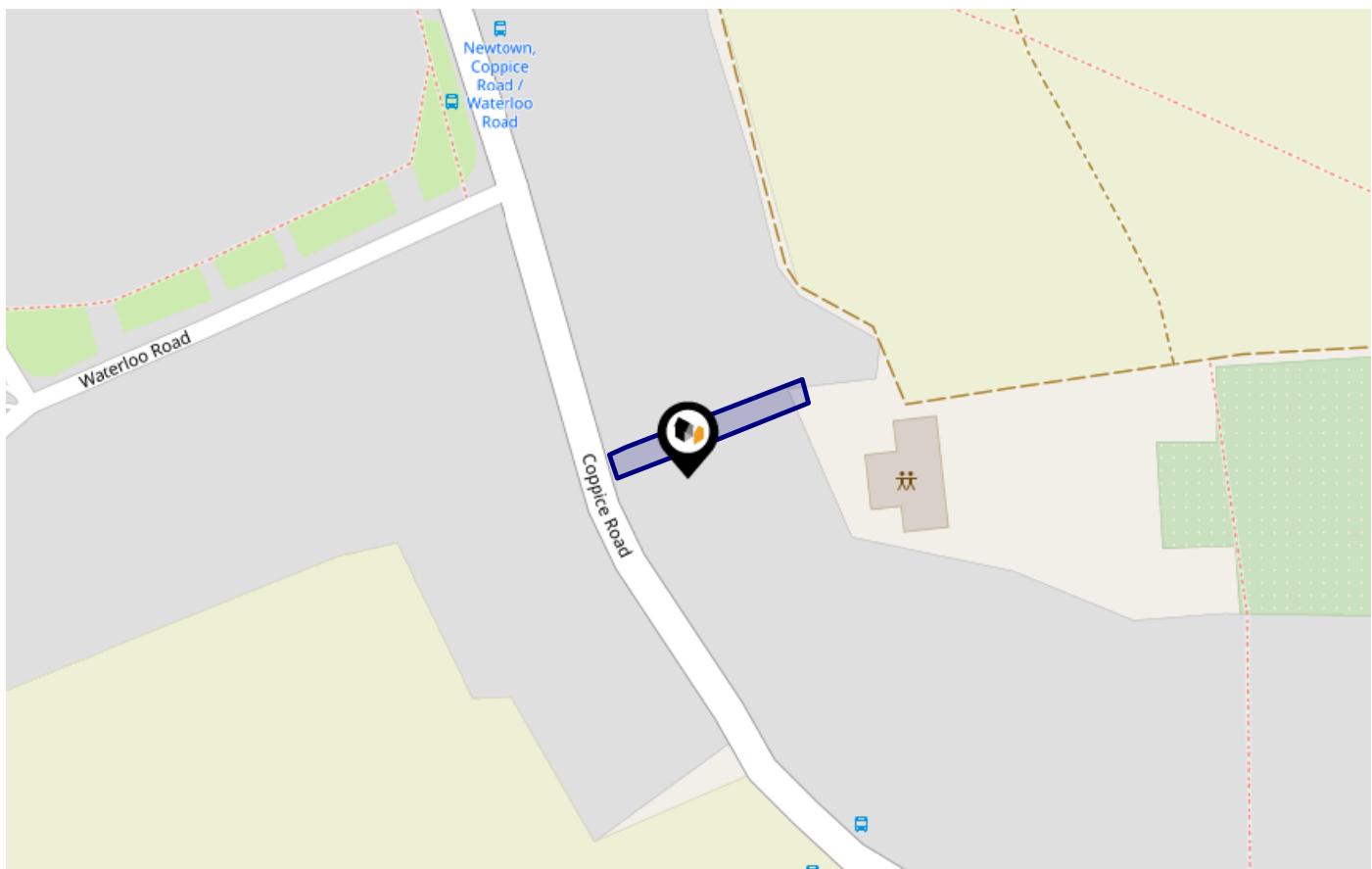
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

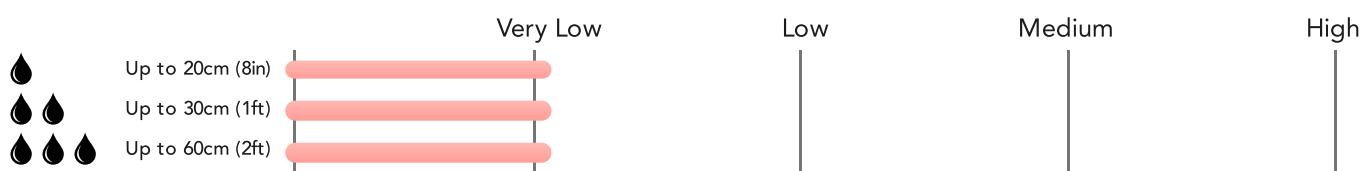


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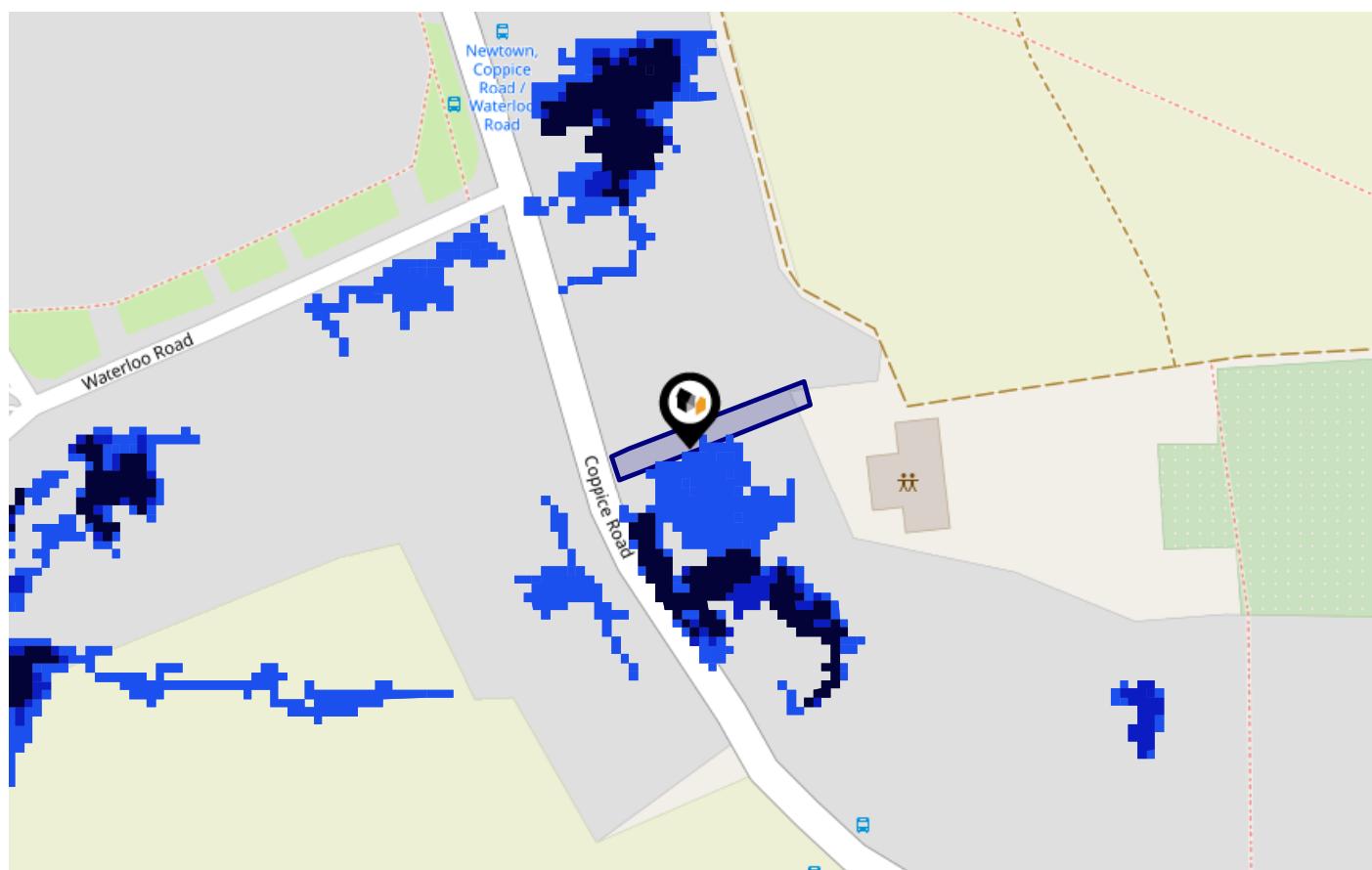
Chance of flooding to the following depths at this property:



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.

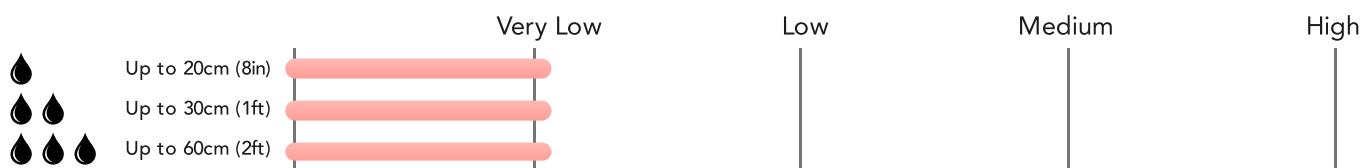


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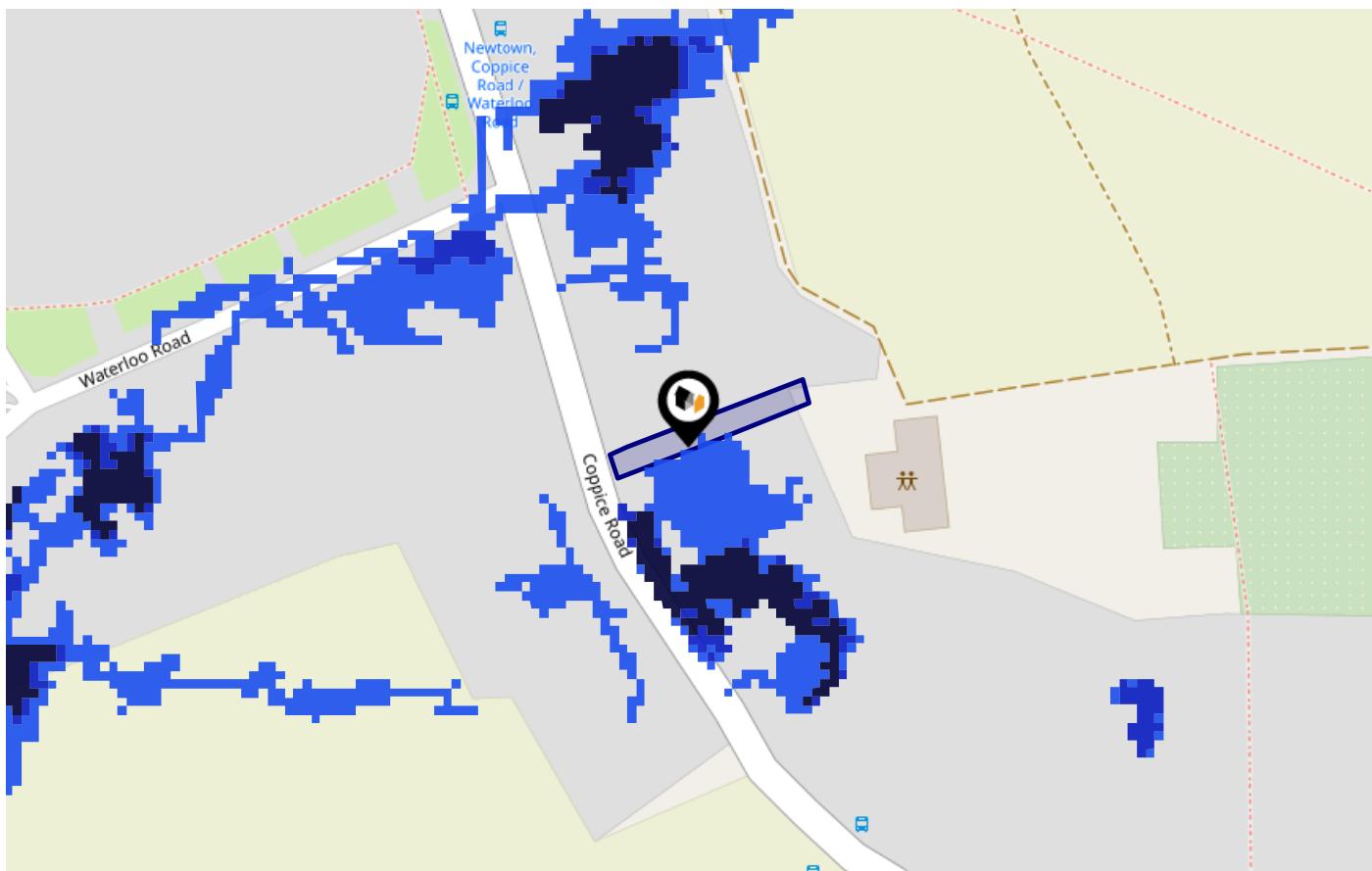
Chance of flooding to the following depths at this property:



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.

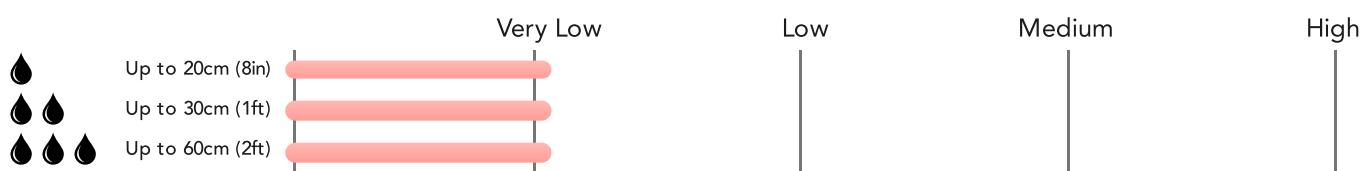


Risk Rating: Very low

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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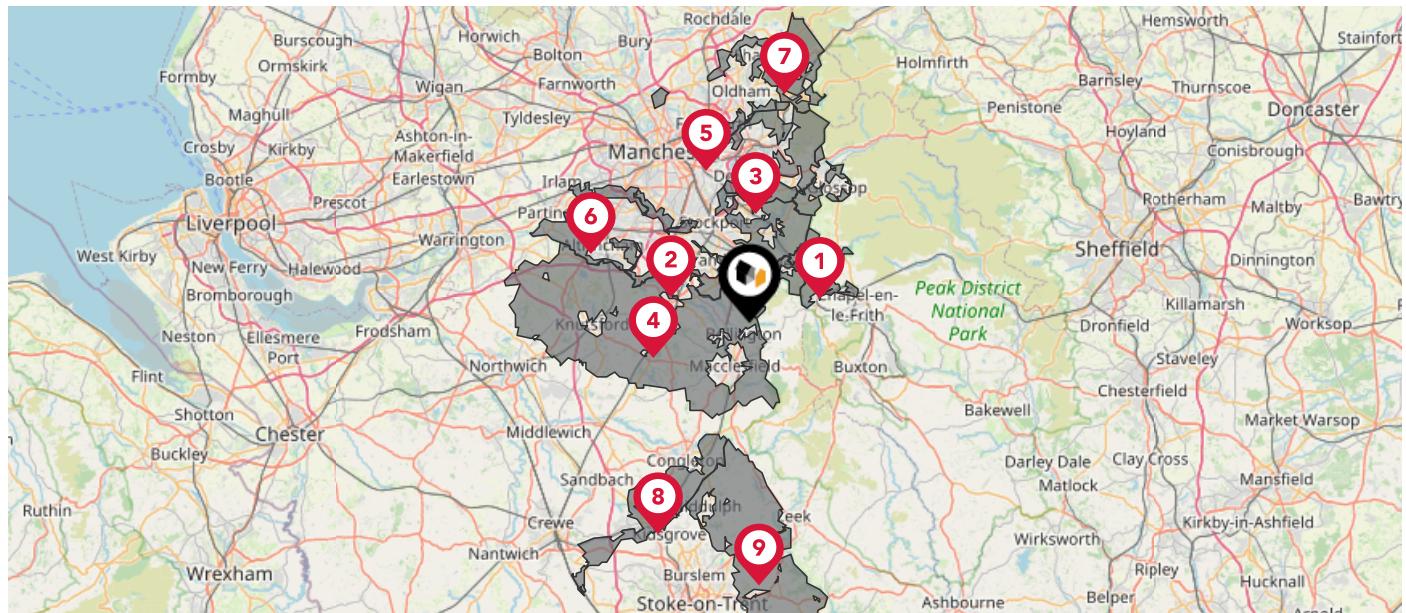
Chance of flooding to the following depths at this property:



Maps

Green Belt

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

Maps

Landfill Sites

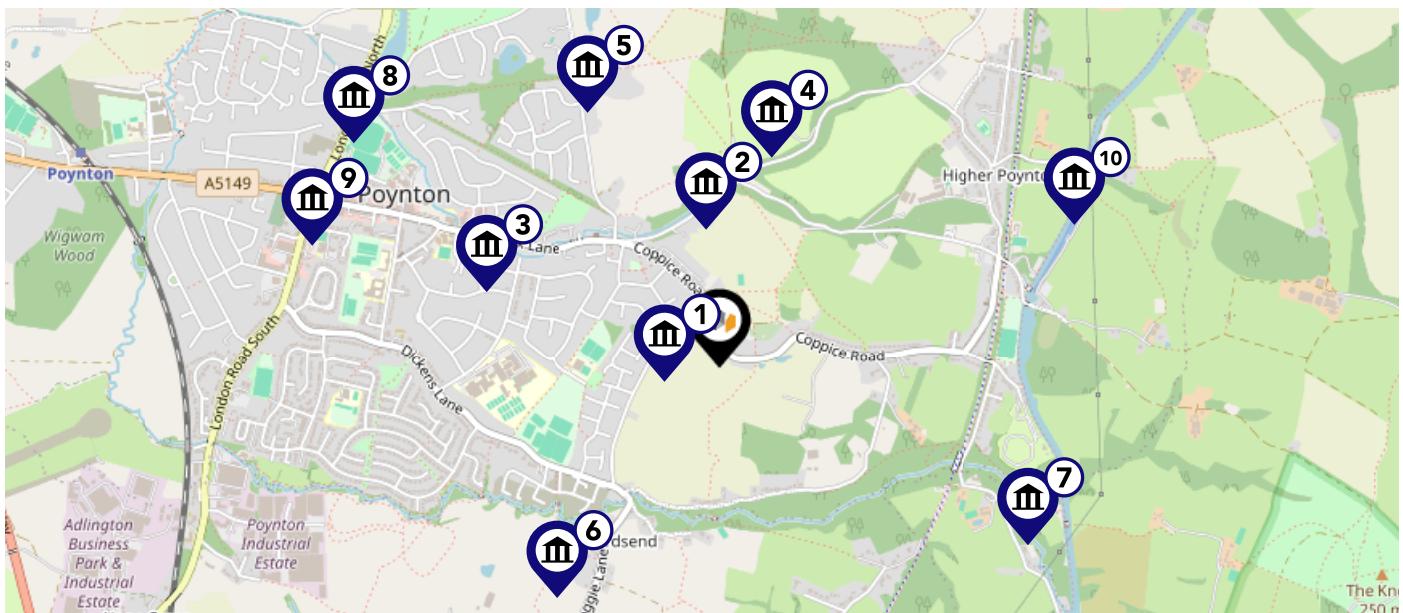
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

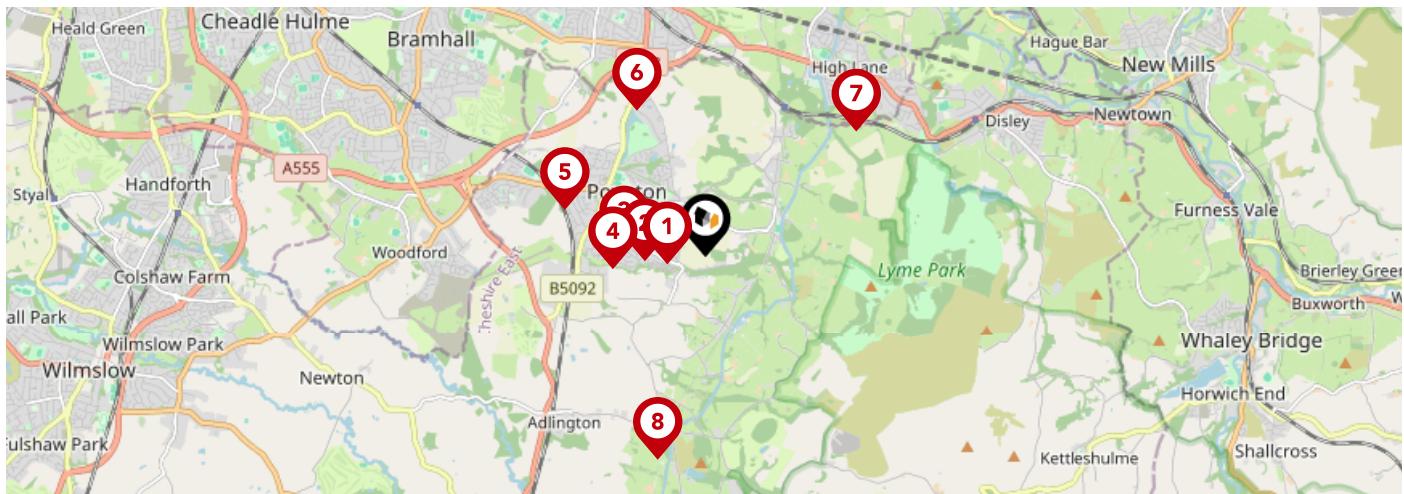
1	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill	<input type="checkbox"/>
2	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill	<input type="checkbox"/>
3	Hope Lane-Lilac Cottage, Hope Lane, Adlington	Historic Landfill	<input type="checkbox"/>
4	Park Pit-Poynton, Cheshire	Historic Landfill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

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
 1232382 - Waterloo	Grade II	0.1 miles
 1232299 - Worth Clough	Grade II	0.3 miles
 1232302 - Brook House Farmhouse	Grade II	0.5 miles
 1232300 - Worth Hall	Grade II	0.5 miles
 1232304 - Rose Cottage, Southside And Towersyard Farm	Grade II	0.6 miles
 1138893 - Wards End Old Farm	Grade II	0.6 miles
 1277263 - Hagg Farmhouse	Grade II	0.8 miles
 1277164 - 44 And 46, London Road North	Grade II	0.9 miles
 1232287 - Guide Post 36 Metres South East Of Church Lych Gate	Grade II	0.9 miles
 1232307 - Canal Bridge Number 14 Carries Track To Red Legg Farm	Grade II	0.9 miles

Area Schools



Nursery Primary Secondary College Private



Worth Primary School

Ofsted Rating: Requires improvement | Pupils: 206 | Distance:0.35



Poynton High School

Ofsted Rating: Good | Pupils: 1499 | Distance:0.53



Vernon Primary School

Ofsted Rating: Outstanding | Pupils: 375 | Distance:0.73



St Paul's Catholic Primary School, A Voluntary Academy

Ofsted Rating: Good | Pupils: 109 | Distance:0.83



Lower Park School

Ofsted Rating: Good | Pupils: 277 | Distance:1.31



Norbury Court School

Ofsted Rating: Good | Pupils: 1 | Distance:1.41



Brookside Primary School

Ofsted Rating: Requires improvement | Pupils: 159 | Distance:1.72

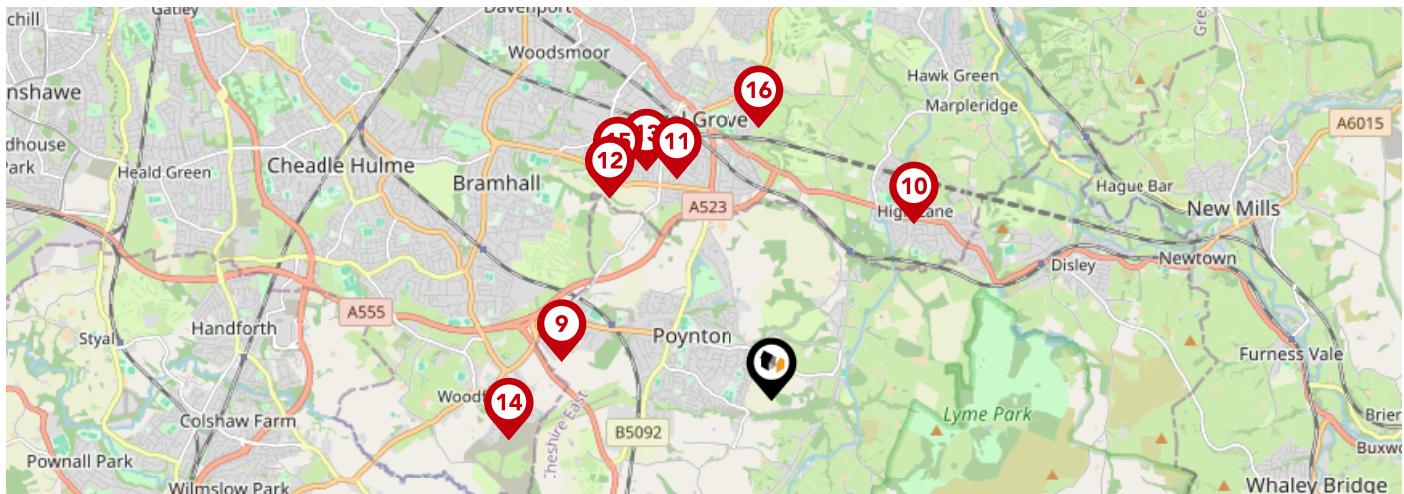


Adlington Primary School

Ofsted Rating: Outstanding | Pupils: 85 | Distance:1.85



Area Schools



Nursery Primary Secondary College Private



Lostock Hall Primary School

Ofsted Rating: Good | Pupils: 215 | Distance: 1.89



High Lane Primary School

Ofsted Rating: Good | Pupils: 166 | Distance: 2



Norbury Hall Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 2.12



Hazel Grove High School

Ofsted Rating: Good | Pupils: 1382 | Distance: 2.28



St Peter's Catholic Primary School

Ofsted Rating: Outstanding | Pupils: 208 | Distance: 2.3



Woodford Primary School

Ofsted Rating: Not Rated | Pupils: 81 | Distance: 2.35



Moorfield Primary School

Ofsted Rating: Requires improvement | Pupils: 412 | Distance: 2.38

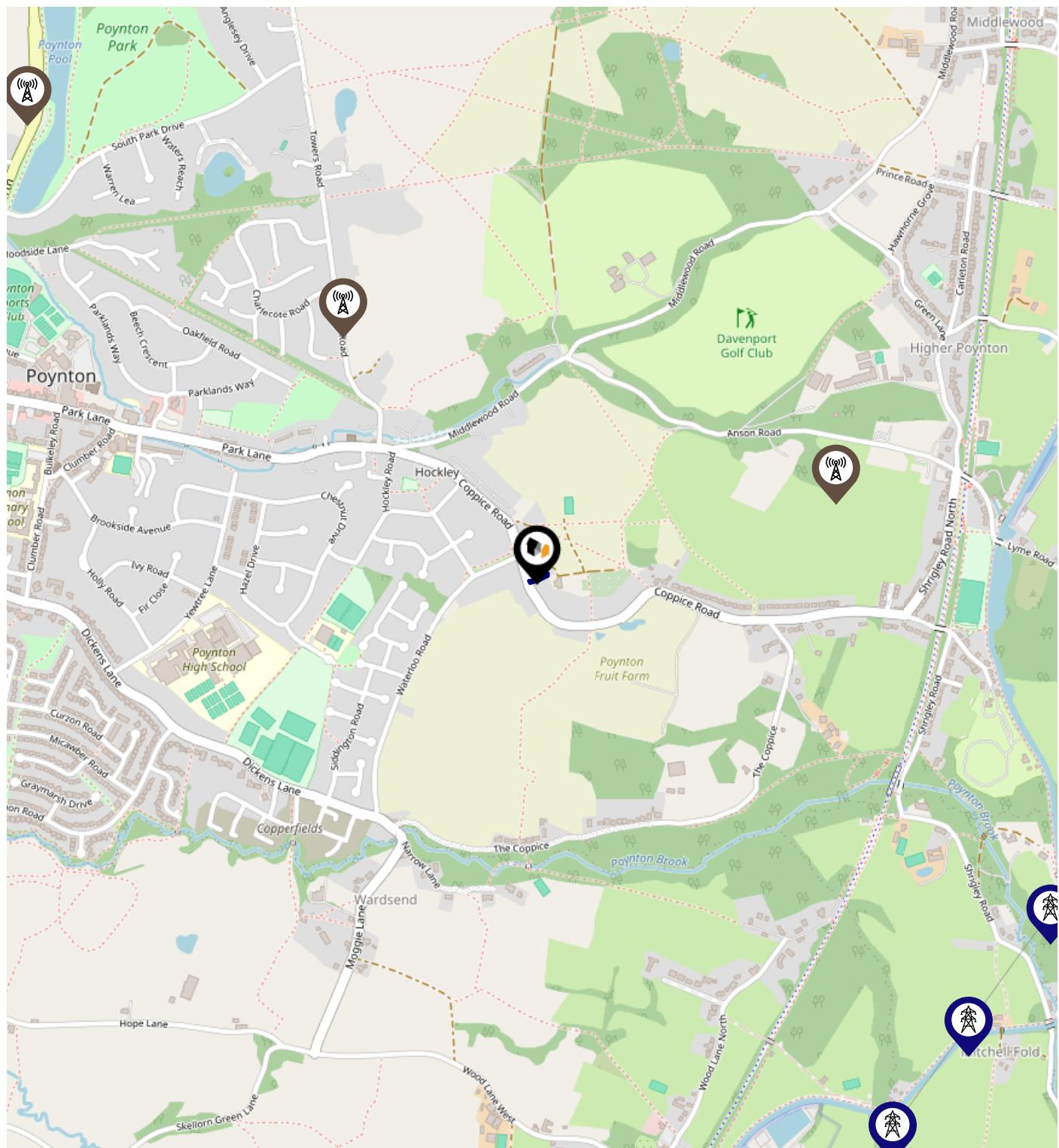


Torkington Primary School

Ofsted Rating: Good | Pupils: 225 | Distance: 2.41



Local Area Masts & Pylons



Key:

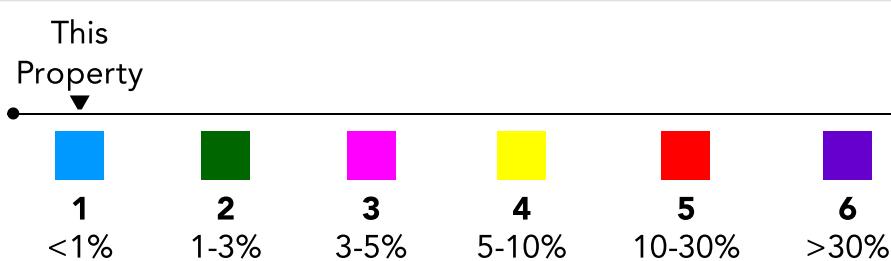
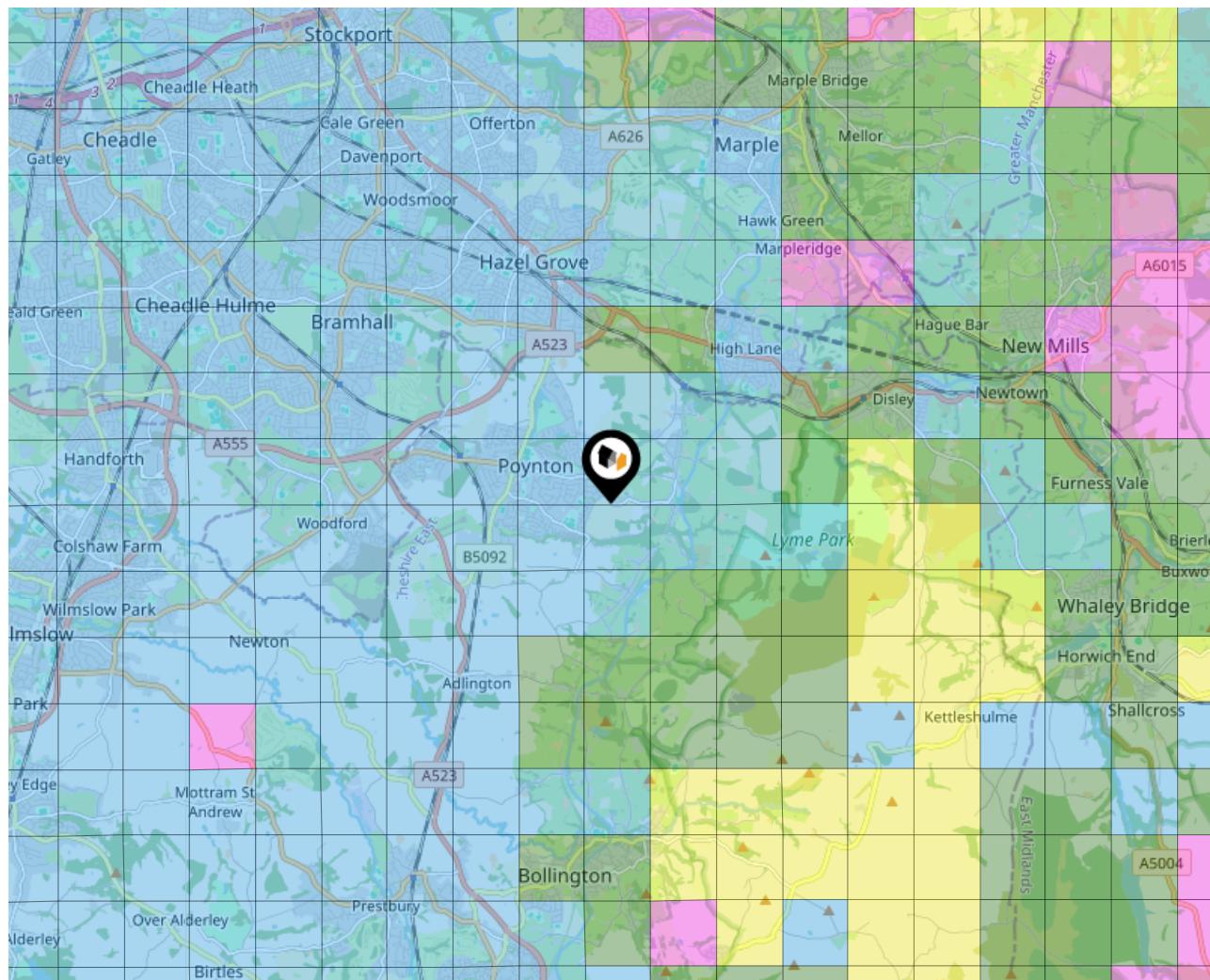
- Power Pylons
- Communication Masts

Environment

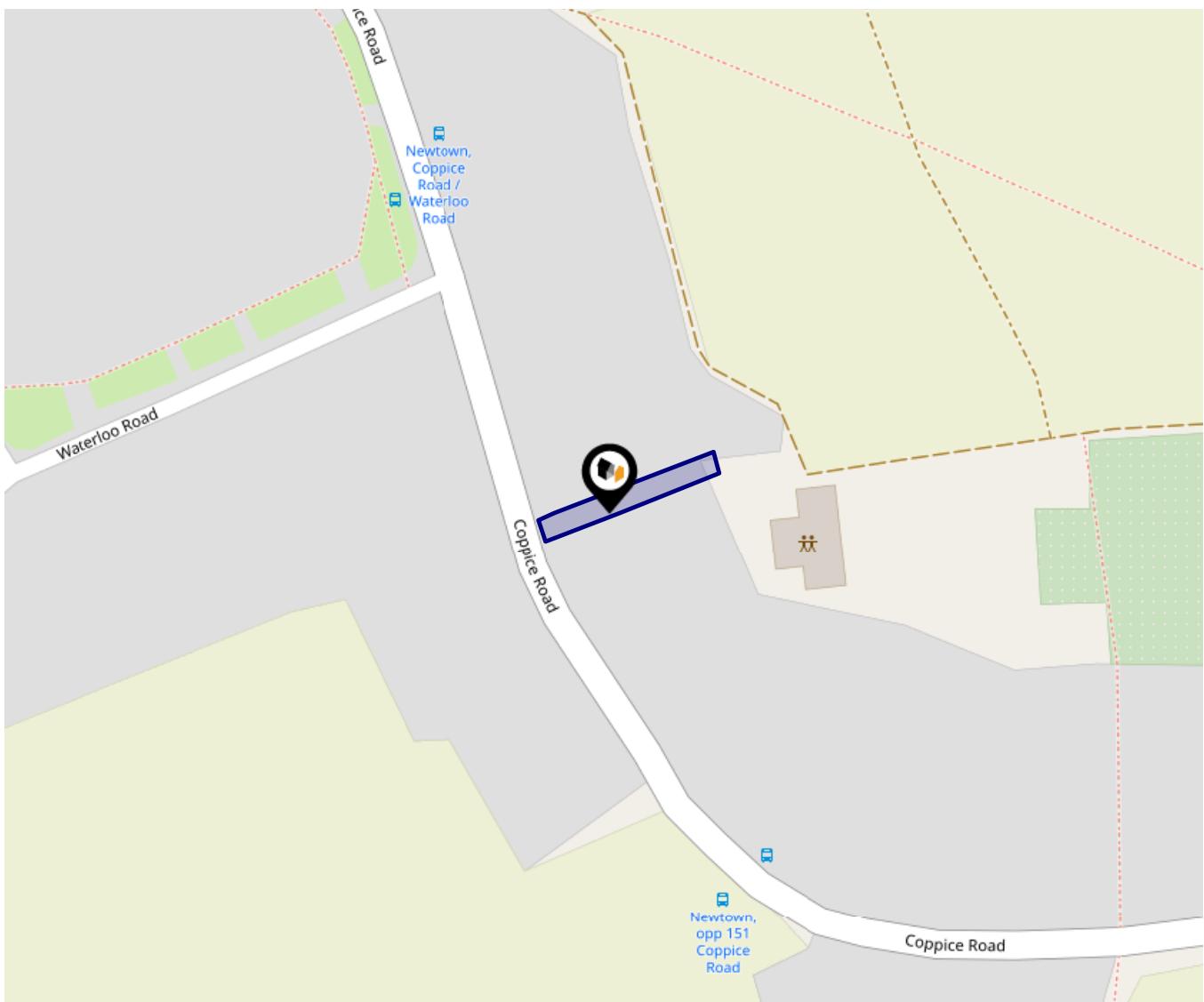
Radon Gas

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).



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.

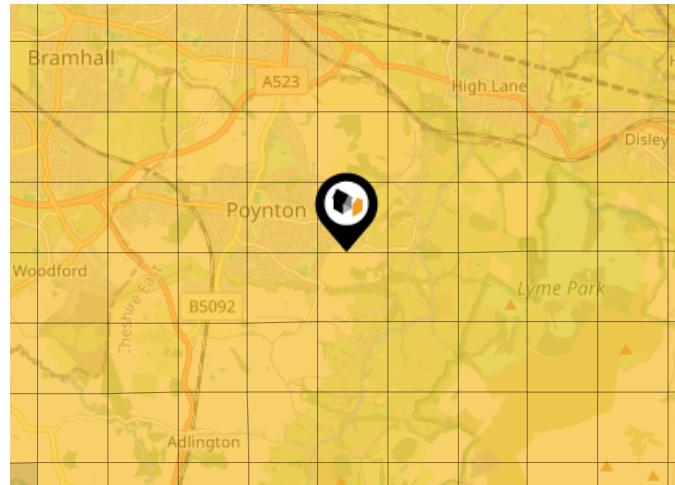
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 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

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		



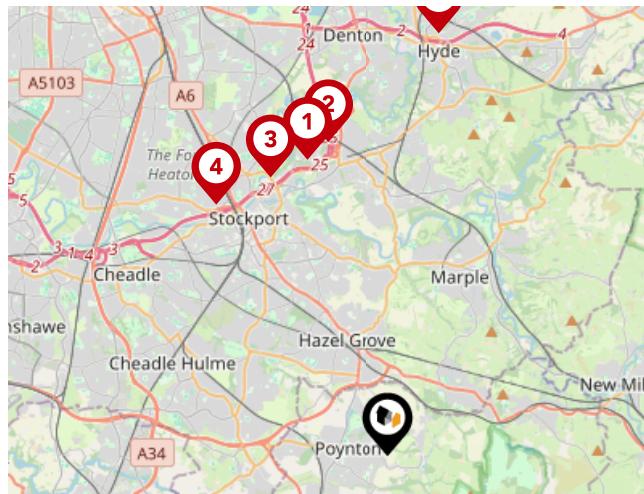
Primary Classifications (Most Common Clay Types)

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



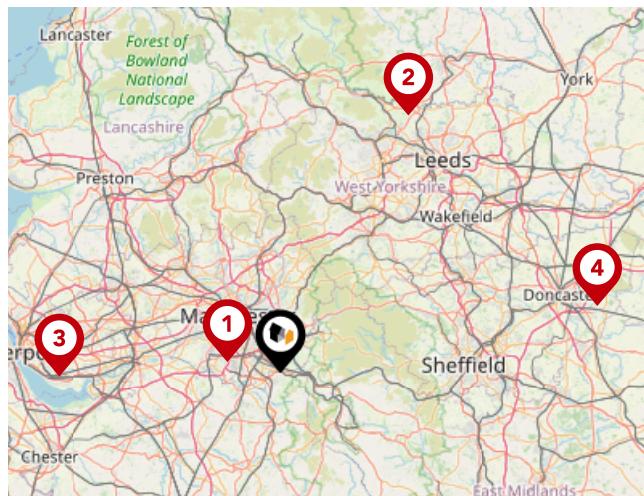
National Rail Stations

Pin	Name	Distance
1	Middlewood Rail Station	1.25 miles
2	Poynton Rail Station	1.44 miles
3	Adlington (Cheshire) Rail Station	2.2 miles



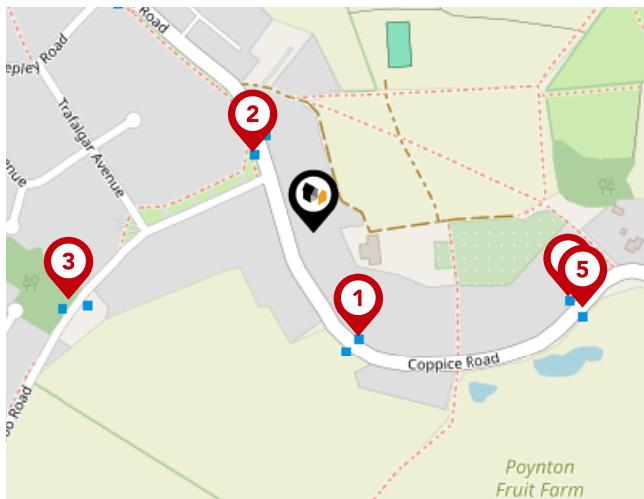
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J26	5.43 miles
2	M60 J25	5.64 miles
3	M60 J27	5.33 miles
4	M60 J1	5.38 miles
5	M67 J3	7.53 miles



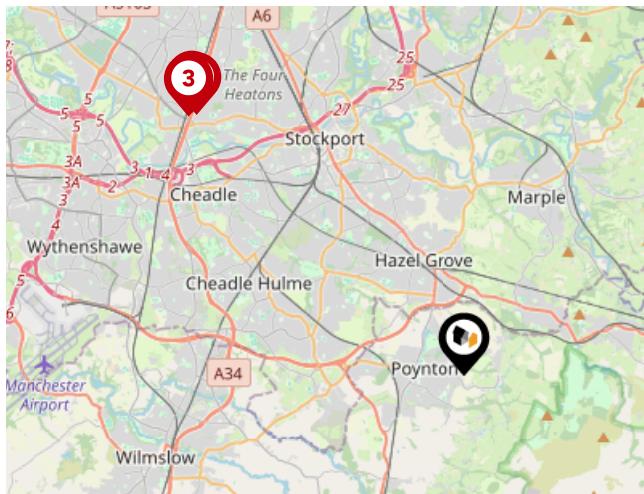
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	7.55 miles
2	Leeds Bradford Airport	40.49 miles
3	Speke	31.17 miles
4	Finningley	45.9 miles



Bus Stops/Stations

Pin	Name	Distance
1	151 Coppice Road	0.06 miles
2	Waterloo Road	0.06 miles
3	Trafalgar Avenue	0.14 miles
4	197 Coppice Road	0.15 miles
5	197 Coppice Road	0.15 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	6.61 miles
2	East Didsbury (Manchester Metrolink)	6.69 miles
3	East Didsbury (Manchester Metrolink)	6.69 miles



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 had a great experience with Lawler and Co in Poynton, and in particular Kirsty. Fantastic service from start to finish. Always professional, responsive, and made the whole process smooth and stress-free. Highly recommend these estate agents for their expertise and excellent communication.

Testimonial 2



We were very happy with Lawlers and found all the staff to be professional, friendly and able to give good advice based on their experience. They kept us in the loop throughout the process. A special mention to Clare, Kirsty and Angela for all their help!

Testimonial 3



I couldn't recommend Lawlers Poynton enough, especially Clare and Angela. Selling my house became a stressful transaction due to serious problems further down the chain, but they handled it brilliantly. From the start, communication was outstanding. They were incredibly supportive and proactive, constantly chasing other agents and keeping me informed. Their true value shone through in handling our complex chain. Big thanks to everyone in the team!

Testimonial 4



The team at Lawlers were incredibly helpful, from recommending properties based on our needs and showing us round to suit our schedules.

During the purchase process, the communication and liaising with other agents in what was a large chain for was great from start to finish. Thanks for your support.



/LawlerandCo/



/lawlercosalesandlettings/



/lawlerandco

Agent Disclaimer



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.

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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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