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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 16<sup>th</sup> December 2025**



**CLUMBER ROAD, POYNTON, STOCKPORT, SK12**

**Lawler & Co | Poynton**

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# Property Overview



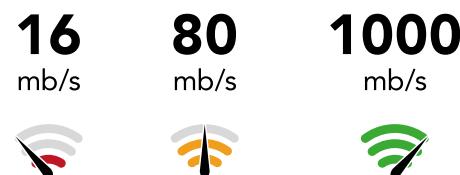
## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	688 ft <sup>2</sup> / 64 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	CH412010		

## 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)



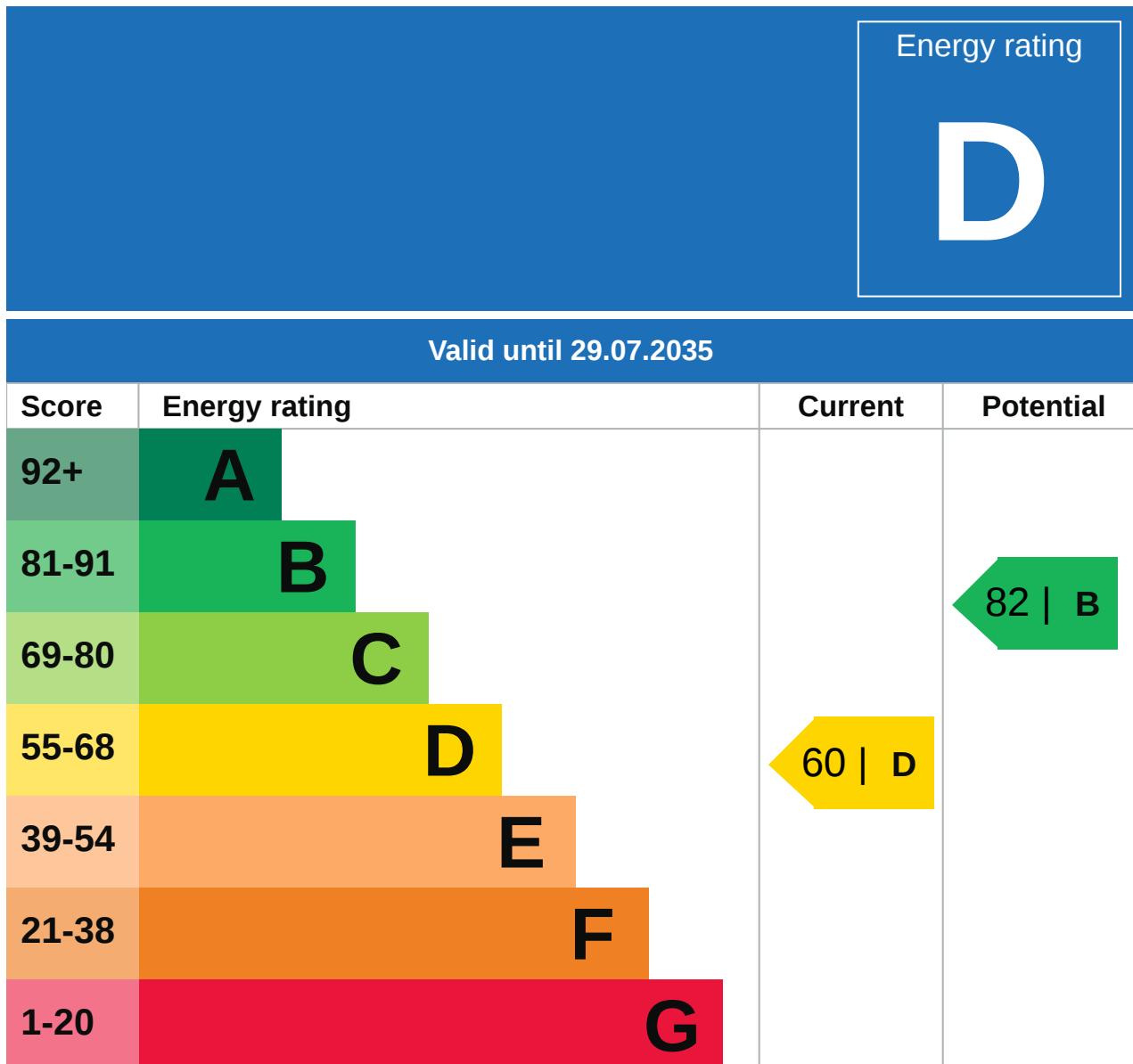
**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 125 mm loft insulation
<b>Roof Energy:</b>	Pitched, 125 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



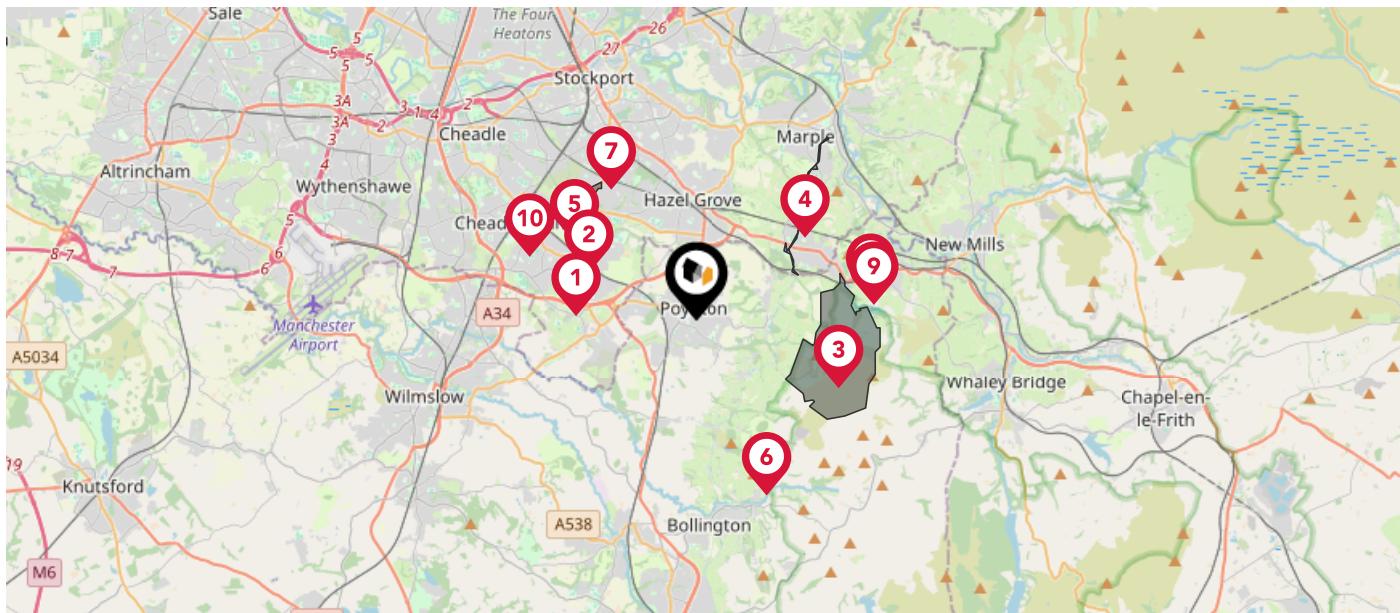
## Mine Entry

- ✖ 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.

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.



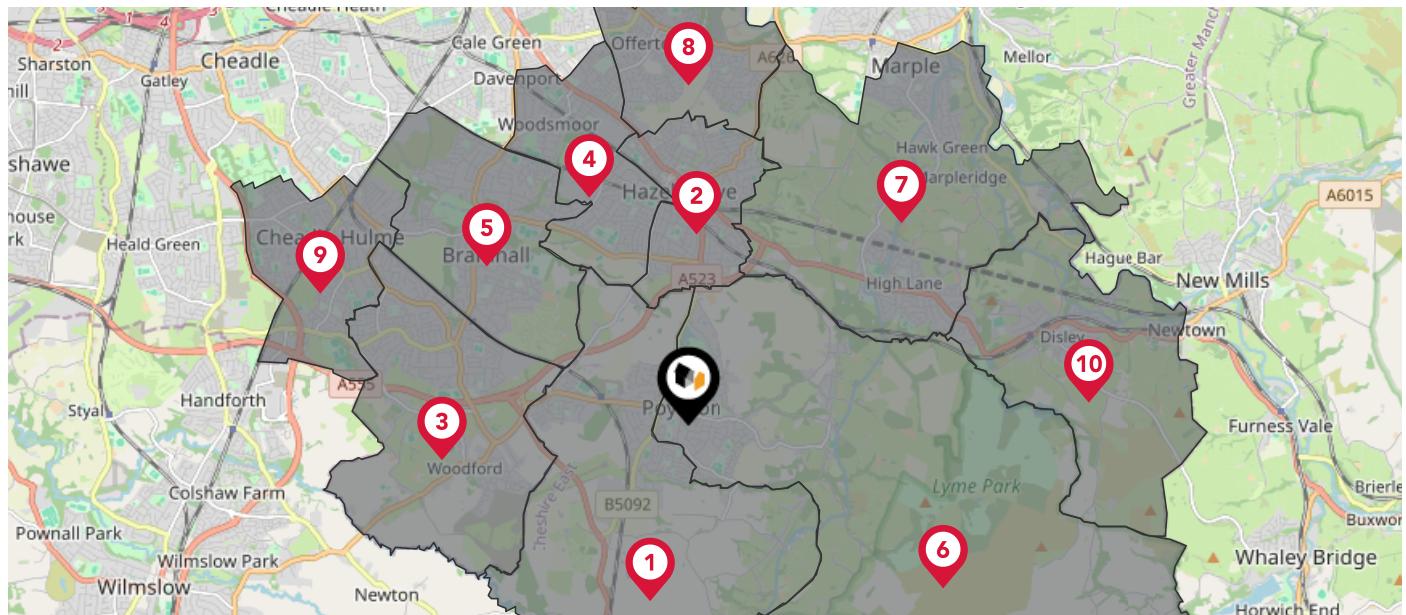
### Nearby Conservation Areas

- 1 Syddal Park
- 2 Bramhall Lane South
- 3 Lyme Park
- 4 Macclesfield Canal
- 5 Bramall Park
- 6 Pott Shrigley
- 7 Egerton Road and Frewland Avenue, Davenport
- 8 Disley Conservation Area
- 9 Disley Conservation Area
- 10 Swann Lane, Hulme Hall Road and Hill Top Avenue

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

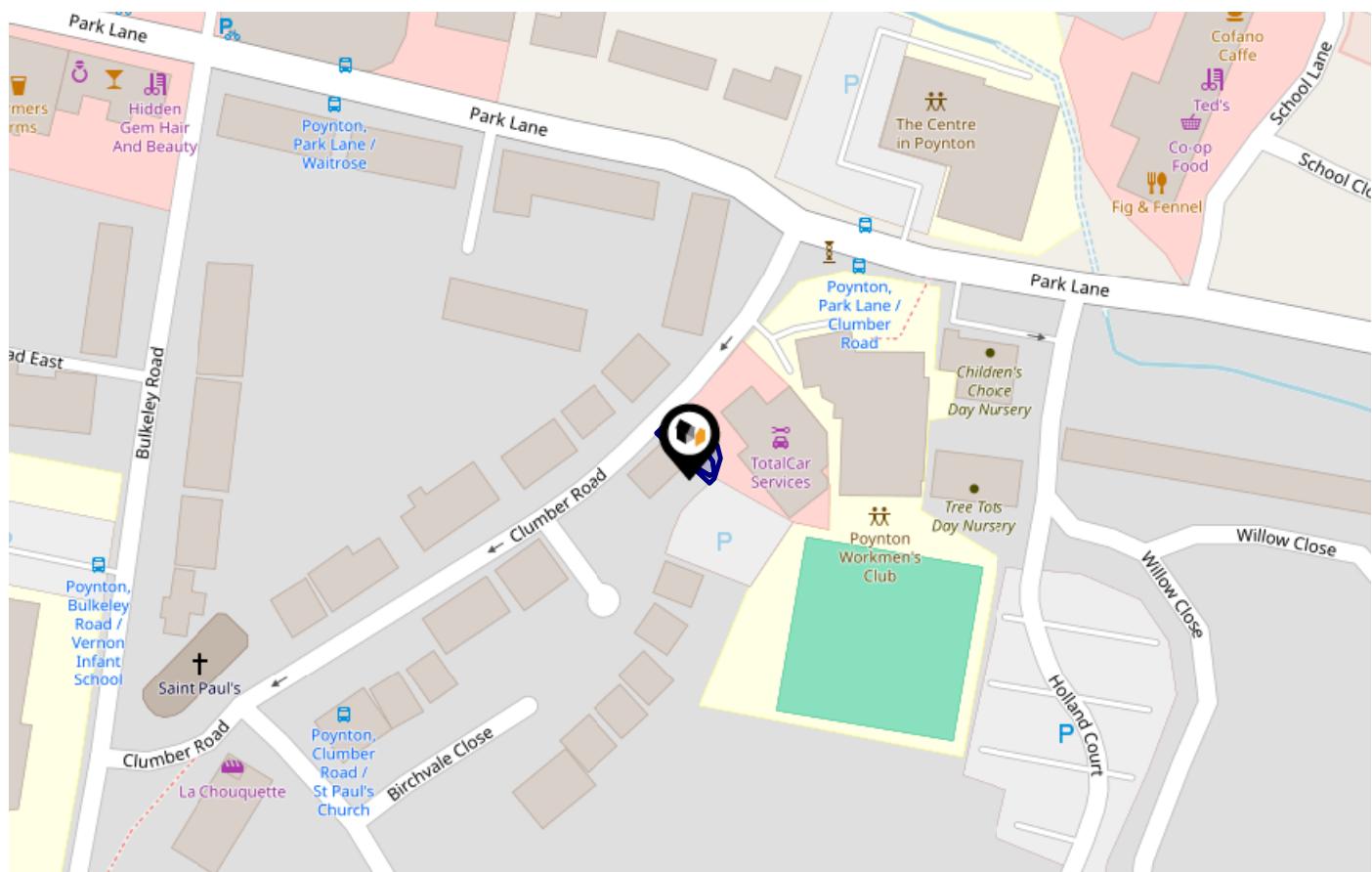
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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:



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

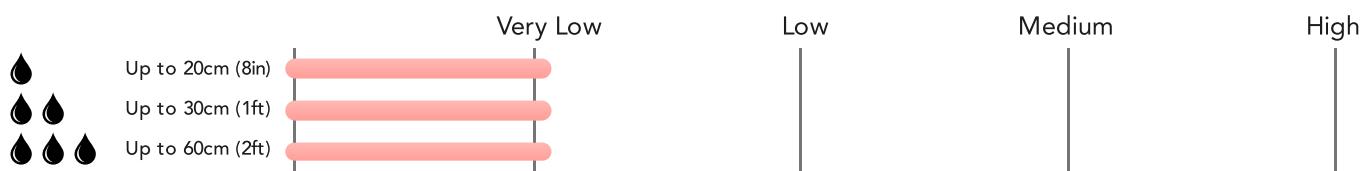


### Risk Rating: Very low

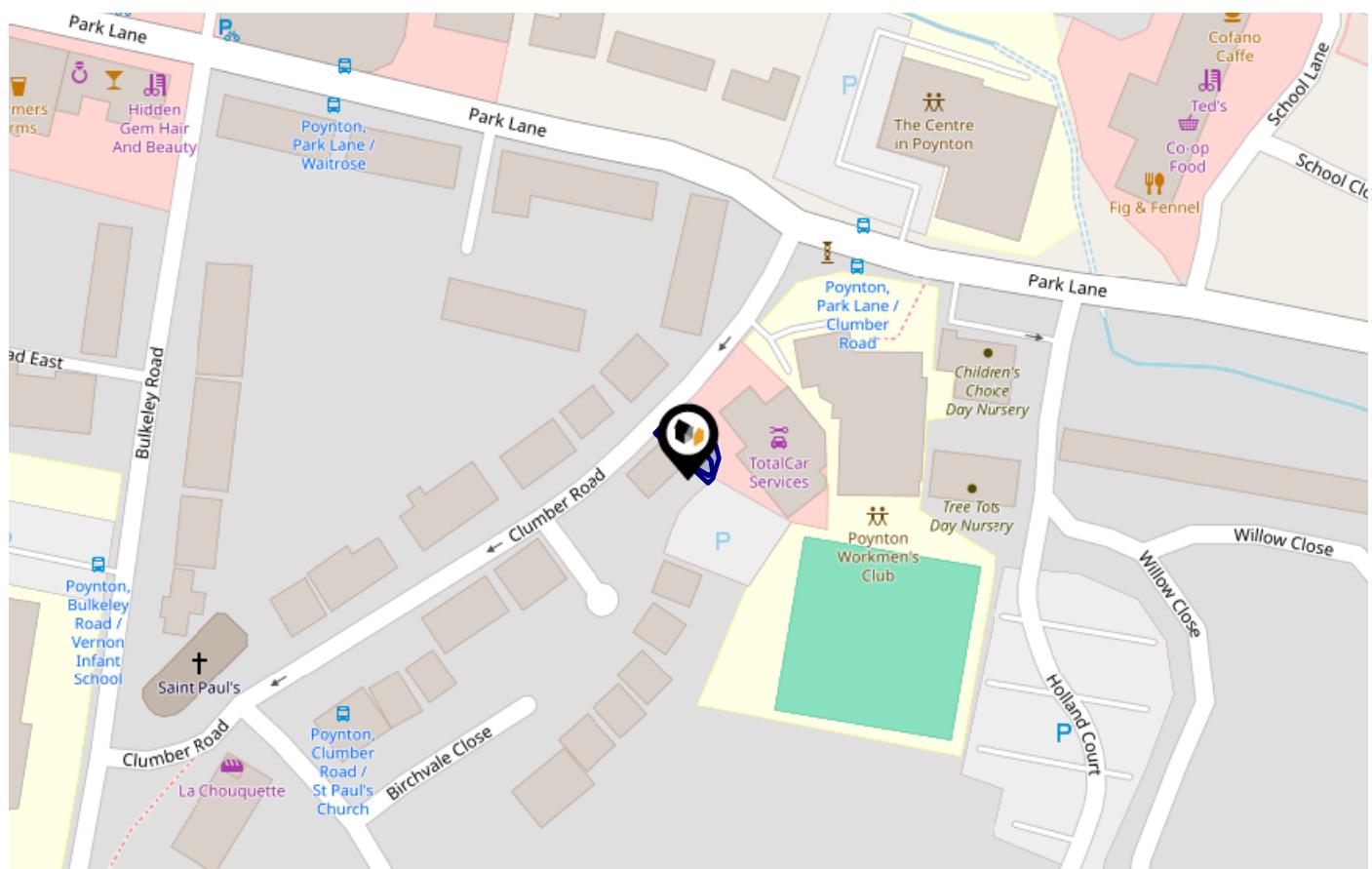
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

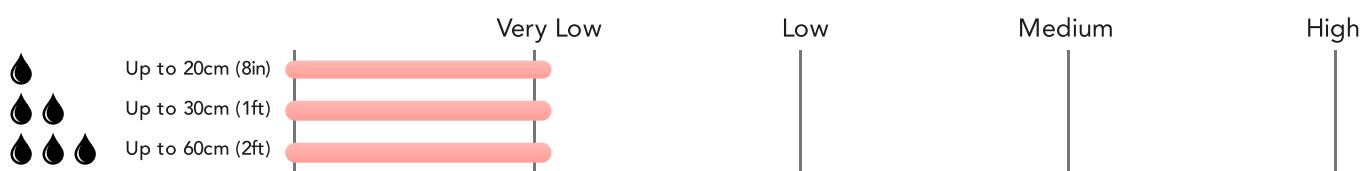


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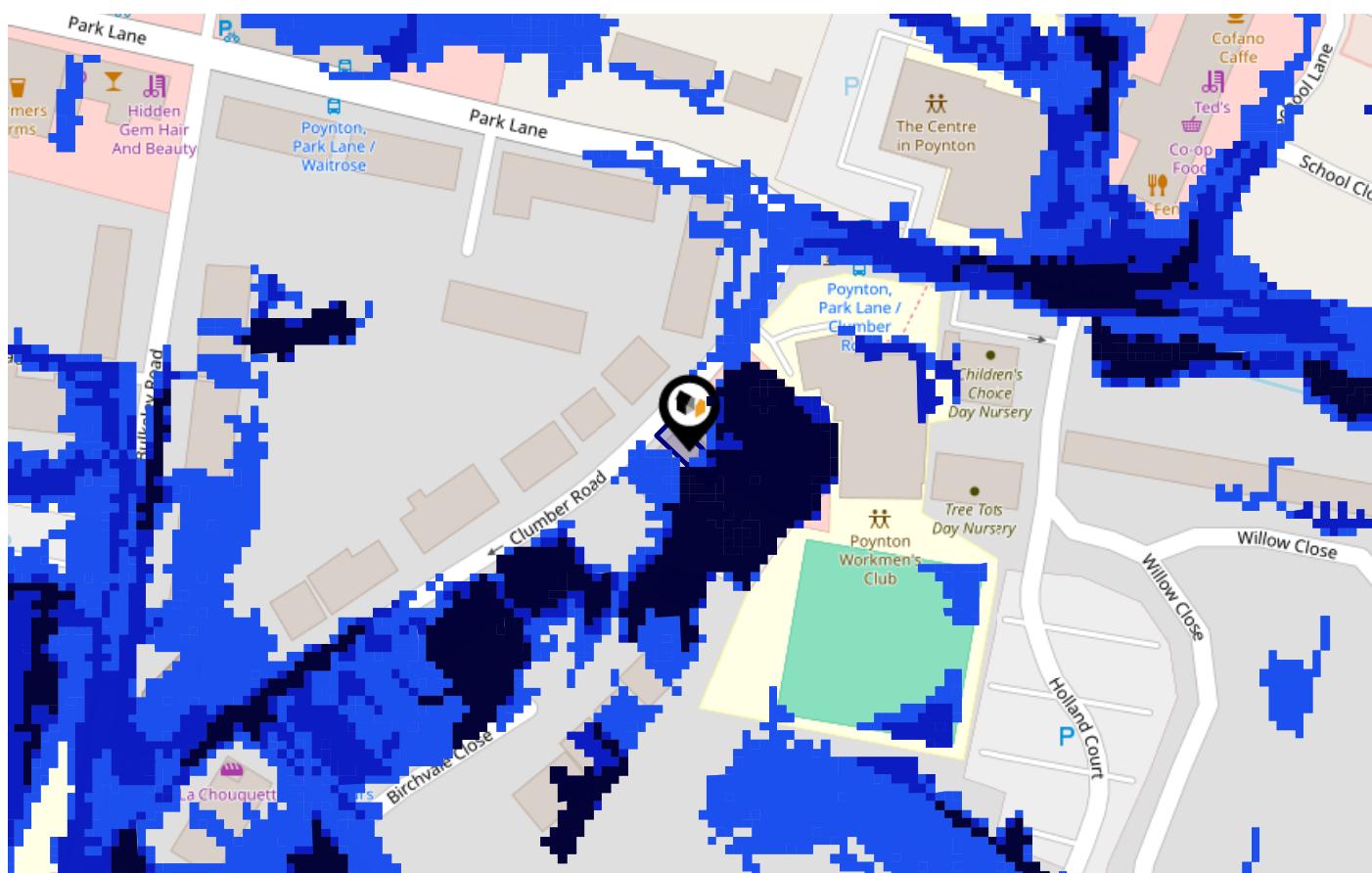
Chance of flooding to the following depths at this property:



# 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.

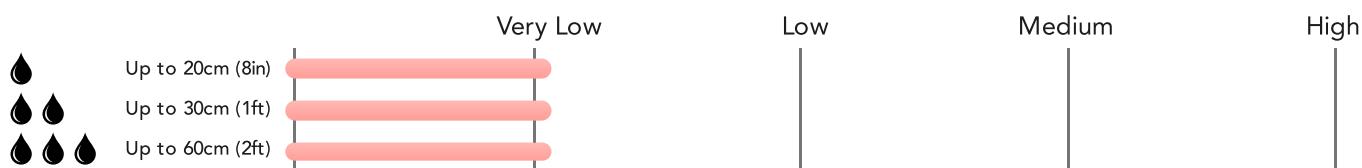


Risk Rating: Very low

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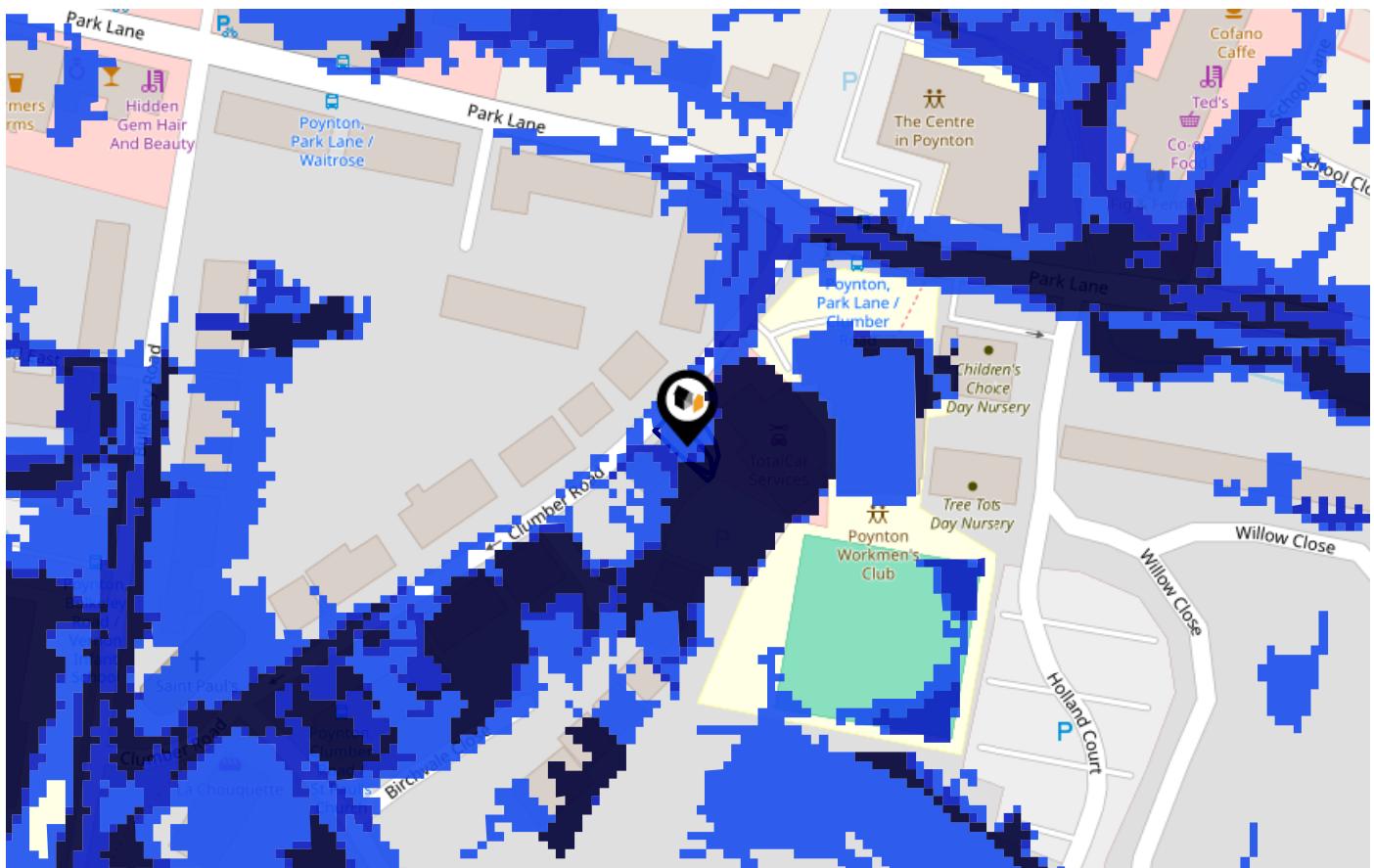
Chance of flooding to the following depths at this property:



# 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: 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.
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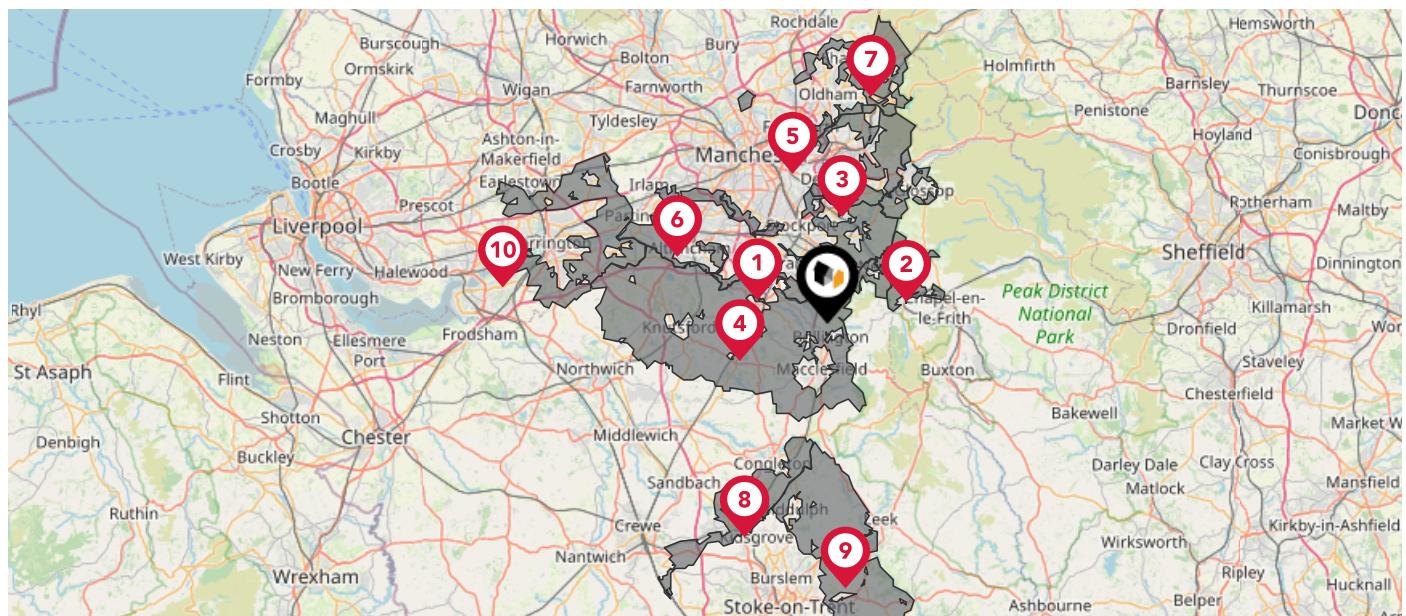
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



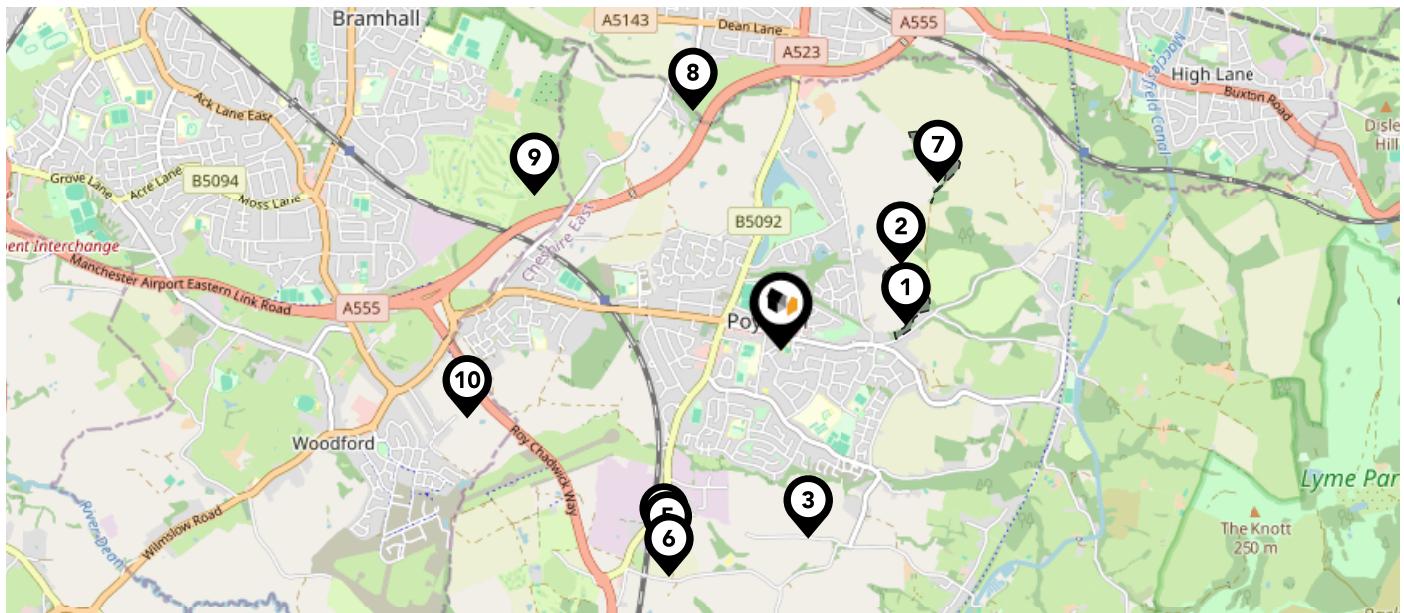
### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - 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

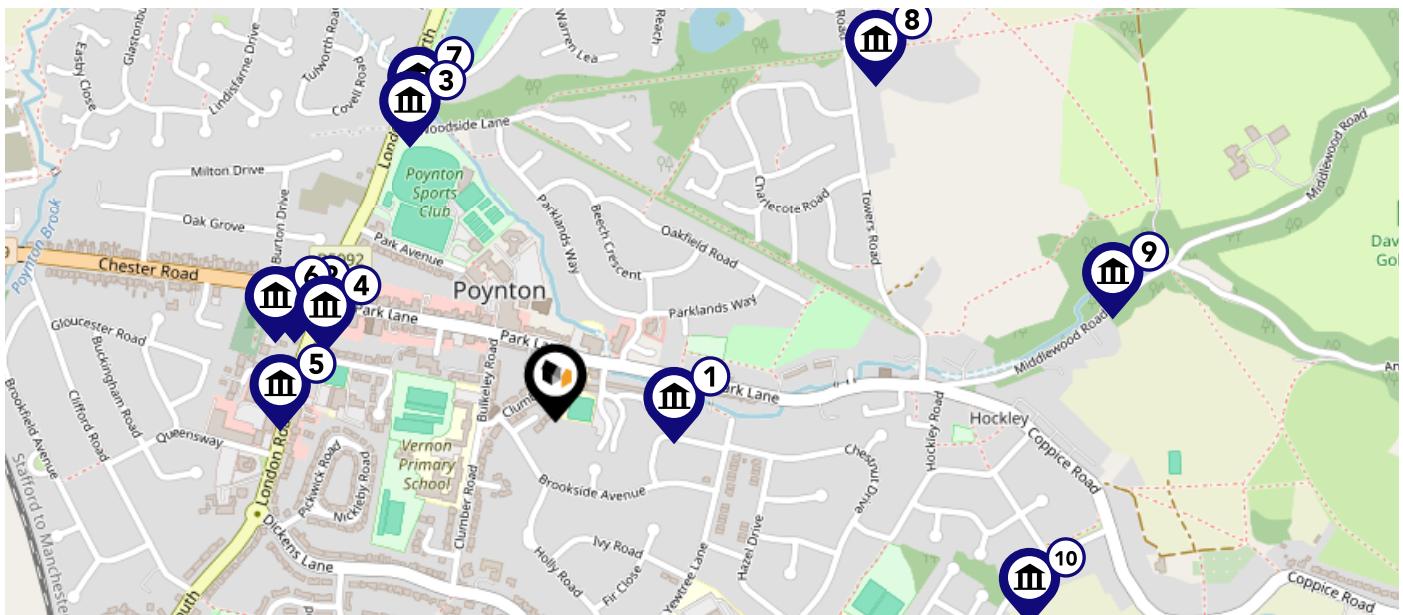
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### 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	Lilac Cottage-Hope Lane, Adlington	Historic Landfill	<input type="checkbox"/>
5	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill	<input type="checkbox"/>
6	EA/EPR/KP3696CS/A001	Active Landfill	<input checked="" type="checkbox"/>
7	Park Pit-Poynton, Cheshire	Historic Landfill	<input type="checkbox"/>
8	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill	<input type="checkbox"/>
9	Hill Green Farm-Woodford Road, Poynton	Historic Landfill	<input type="checkbox"/>
10	Upper Swineseye Farm-Bridle Road, Woodford, Stockport	Historic Landfill	<input type="checkbox"/>

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

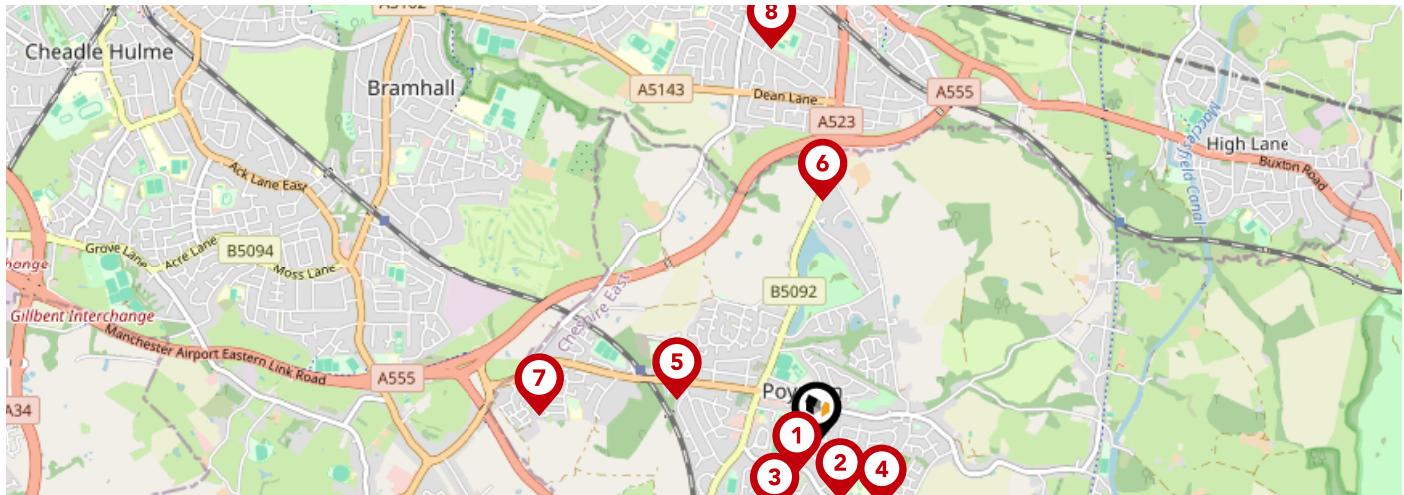


Listed Buildings in the local district	Grade	Distance
 1232302 - Brook House Farmhouse	Grade II	0.1 miles
 1437426 - Poynton War Memorial	Grade II	0.3 miles
 1277164 - 44 And 46, London Road North	Grade II	0.3 miles
 1232287 - Guide Post 36 Metres South East Of Church Lych Gate	Grade II	0.3 miles
 1277157 - Milestone 25 Metres South Of Redcroft	Grade II	0.3 miles
 1232286 - Church Of St George	Grade II	0.3 miles
 1277165 - 50, London Road North	Grade II	0.4 miles
 1232304 - Rose Cottage, Southside And Towersyard Farm	Grade II	0.5 miles
 1232299 - Worth Clough	Grade II	0.6 miles
 1232382 - Waterloo	Grade II	0.6 miles

# Area Schools

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SALES AND LETTINGS



Nursery Primary Secondary College Private



## Vernon Primary School

Ofsted Rating: Outstanding | Pupils: 375 | Distance: 0.15



## Poynton High School

Ofsted Rating: Good | Pupils: 1499 | Distance: 0.27



## St Paul's Catholic Primary School, A Voluntary Academy

Ofsted Rating: Good | Pupils: 109 | Distance: 0.36



## Worth Primary School

Ofsted Rating: Requires improvement | Pupils: 206 | Distance: 0.41



## Lower Park School

Ofsted Rating: Good | Pupils: 277 | Distance: 0.65



## Norbury Court School

Ofsted Rating: Good | Pupils: 1 | Distance: 1.08



## Lostock Hall Primary School

Ofsted Rating: Good | Pupils: 215 | Distance: 1.23

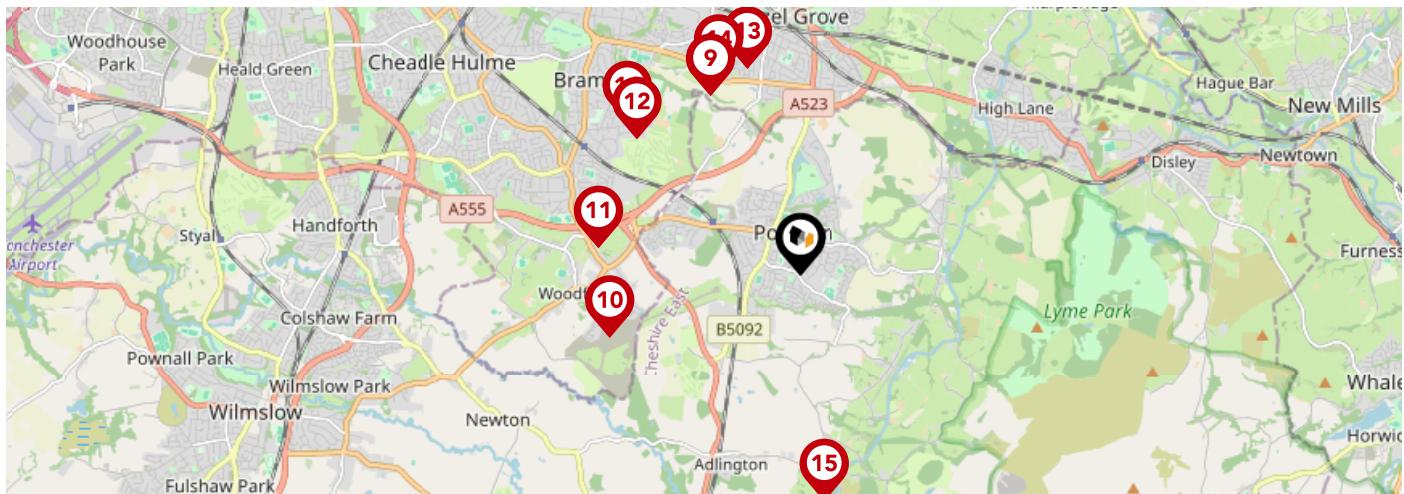


## Norbury Hall Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 1.77



# Area Schools



Nursery Primary Secondary College Private



## Hazel Grove High School

Ofsted Rating: Good | Pupils: 1382 | Distance: 1.77



## Woodford Primary School

Ofsted Rating: Not Rated | Pupils: 81 | Distance: 1.77



## Queensgate Primary School

Ofsted Rating: Outstanding | Pupils: 280 | Distance: 1.81



## Ladybrook Primary School

Ofsted Rating: Outstanding | Pupils: 242 | Distance: 1.88



## St Peter's Catholic Primary School

Ofsted Rating: Outstanding | Pupils: 208 | Distance: 1.88



## Moorfield Primary School

Ofsted Rating: Requires improvement | Pupils: 412 | Distance: 1.9



## Adlington Primary School

Ofsted Rating: Outstanding | Pupils: 85 | Distance: 2.01

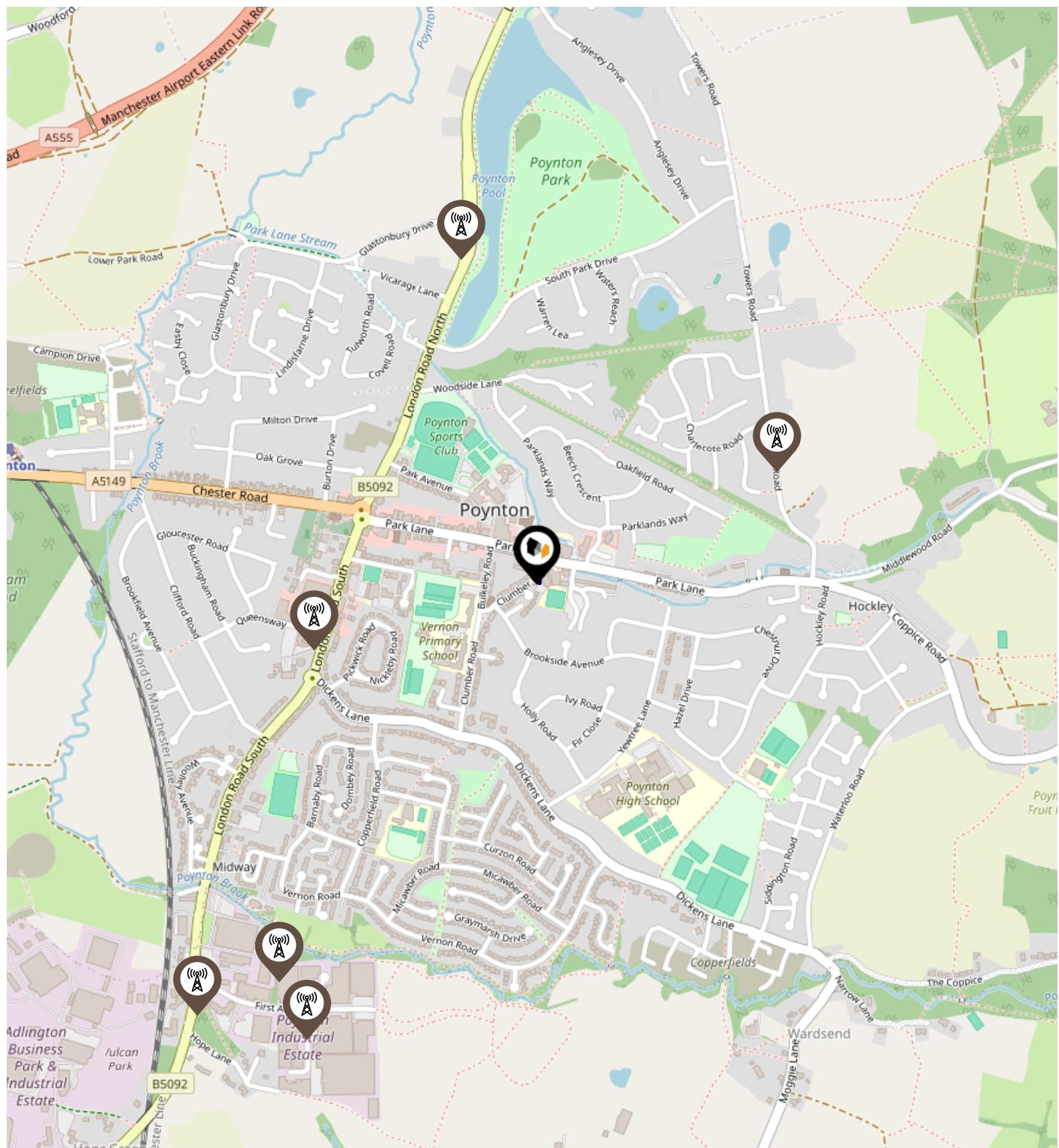


## Bramhall High School

Ofsted Rating: Good | Pupils: 1314 | Distance: 2.04



# Local Area Masts & Pylons



## Key:

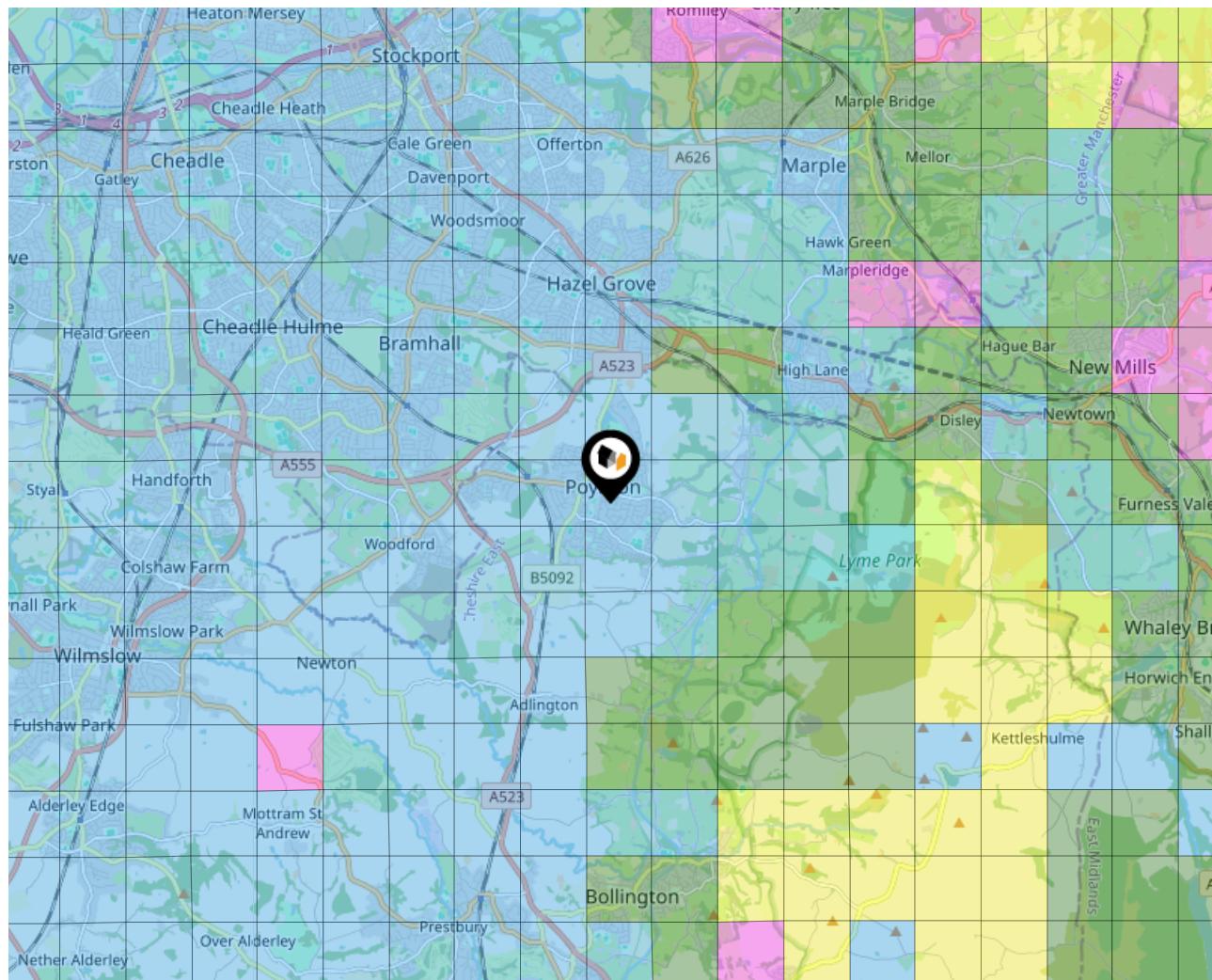
-  Power Pylons
-  Communication Masts

# Environment

## Radon Gas

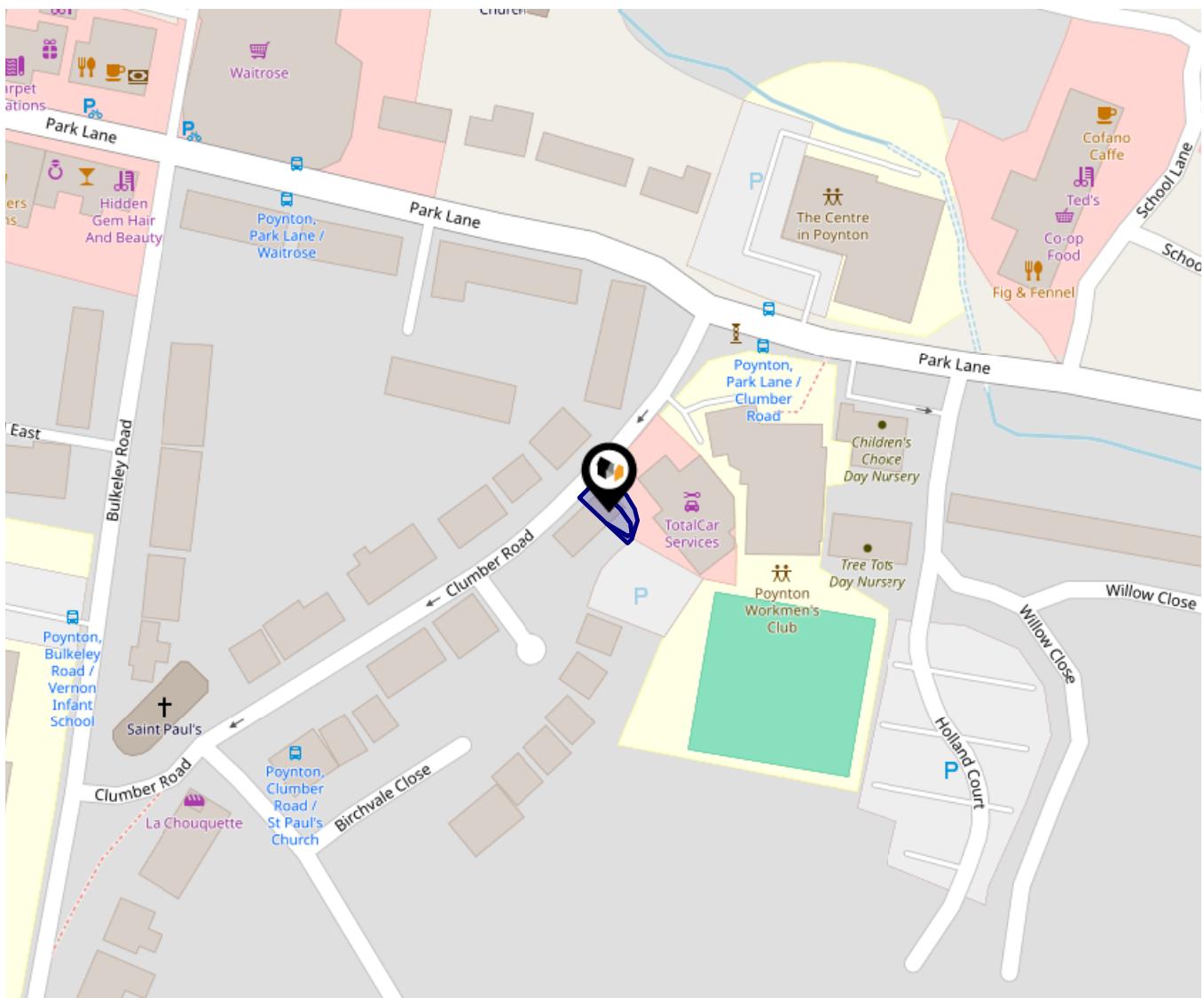
### What is Radon?

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/m<sup>3</sup>).



# Local Area

## Road Noise



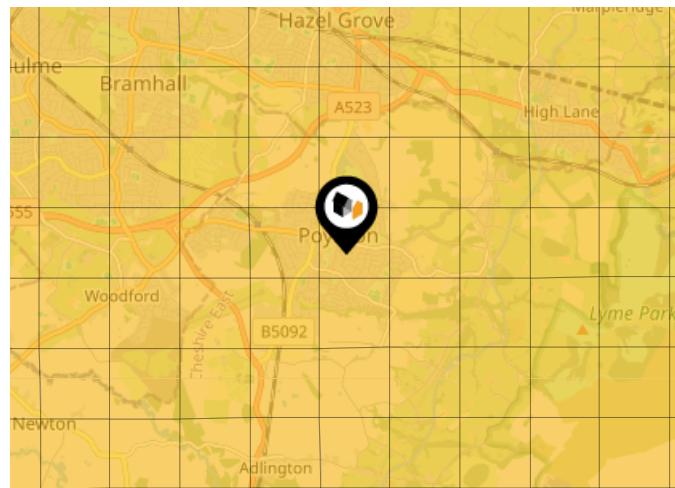
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

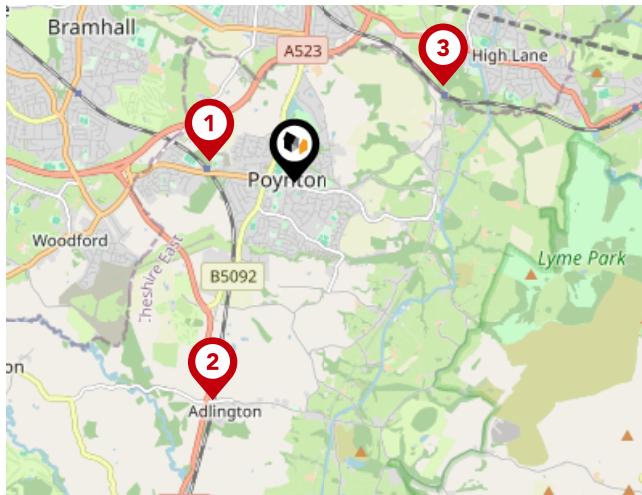
Ground Composition for this Address (Surrounding square kilometer zone around property)

<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		



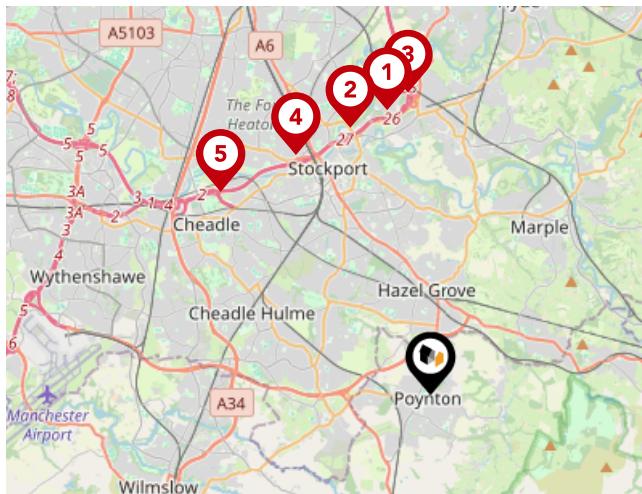
## Primary Classifications (Most Common Clay Types)

<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



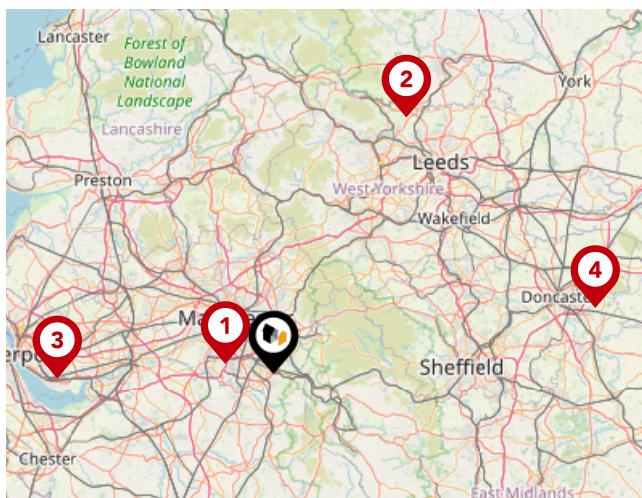
### National Rail Stations

Pin	Name	Distance
1	Poynton Rail Station	0.77 miles
2	Adlington (Cheshire) Rail Station	2.06 miles
3	Middlewood Rail Station	1.57 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J26	5.1 miles
2	M60 J27	4.93 miles
3	M60 J25	5.36 miles
4	M60 J1	4.88 miles
5	M60 J2	5.17 miles



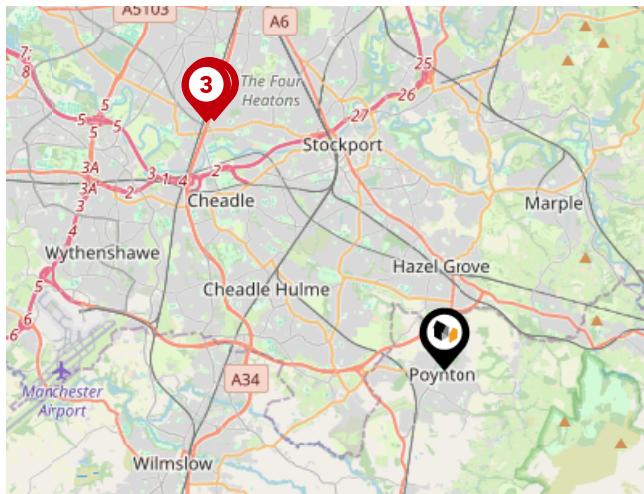
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	6.89 miles
2	Leeds Bradford Airport	40.61 miles
3	Speke	30.53 miles
4	Finningley	46.48 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Clumber Road	0.03 miles
2	St Paul's Church	0.06 miles
3	Waitrose	0.07 miles
4	Vernon Infant School	0.09 miles
5	School Lane	0.13 miles



### Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	6.02 miles
2	East Didsbury (Manchester Metrolink)	6.11 miles
3	East Didsbury (Manchester Metrolink)	6.1 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.

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.

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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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