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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



CASTLETON DRIVE, HIGH LANE, STOCKPORT, SK6

Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

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www.lawlerandcompany.co.uk/

naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview







Property

Type:	Detached	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	731 ft^2 / 68 m^2		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,619		
Title Number:	CH11851		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

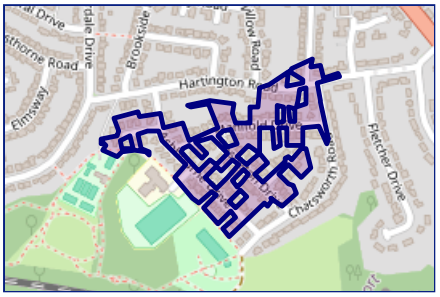
Satellite/Fibre TV Availability:

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Property

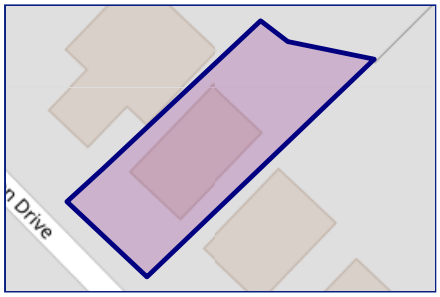
Multiple Title Plans

Freehold Title Plan



GM656006

Leasehold Title Plan

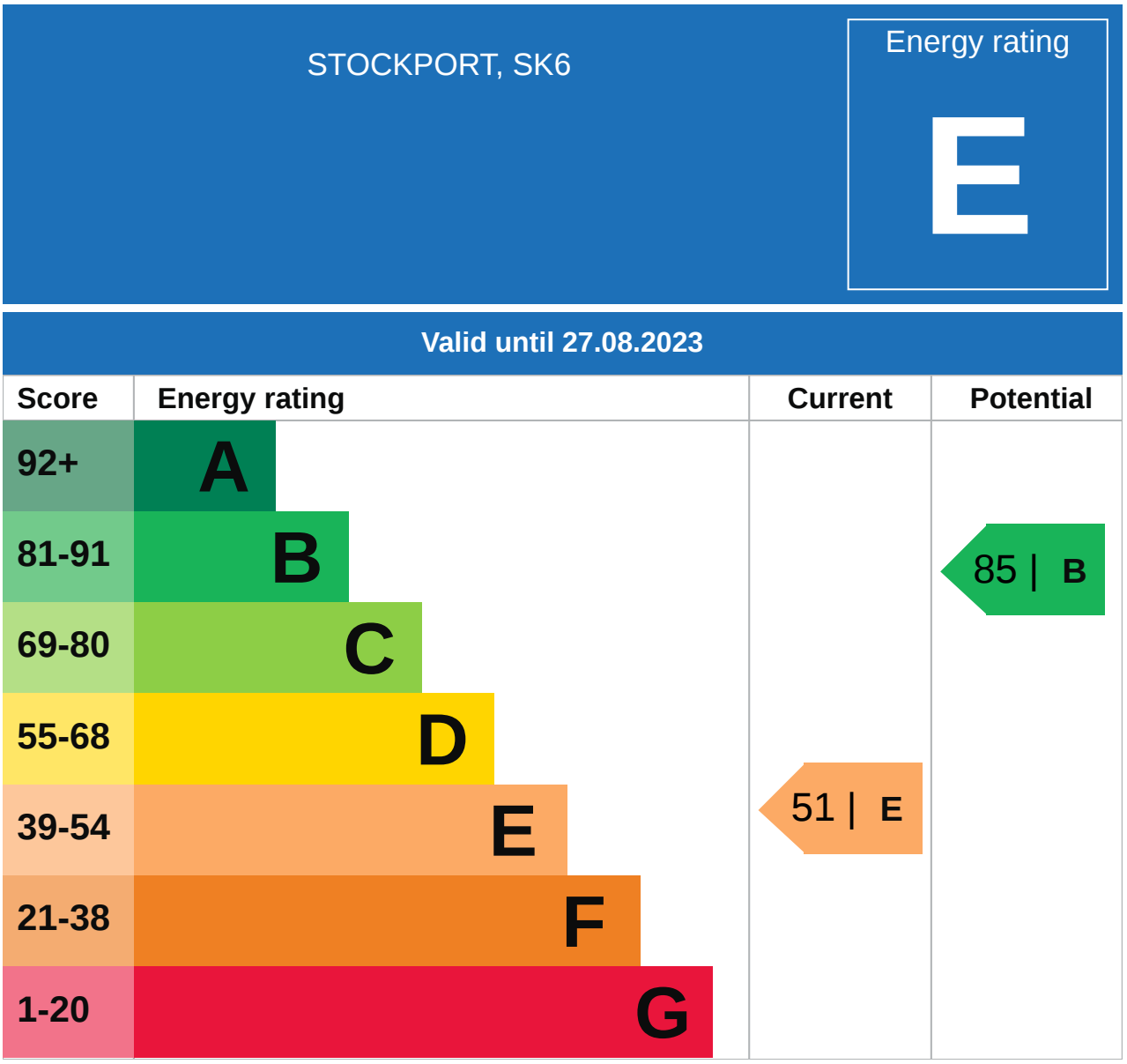


CH11851

Start Date:	16/11/1965
End Date:	17/11/2964
Lease Term:	999 years from 17 November 1965
Term Remaining:	938 years

Property

EPC - Certificate



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Property

EPC - Additional Data

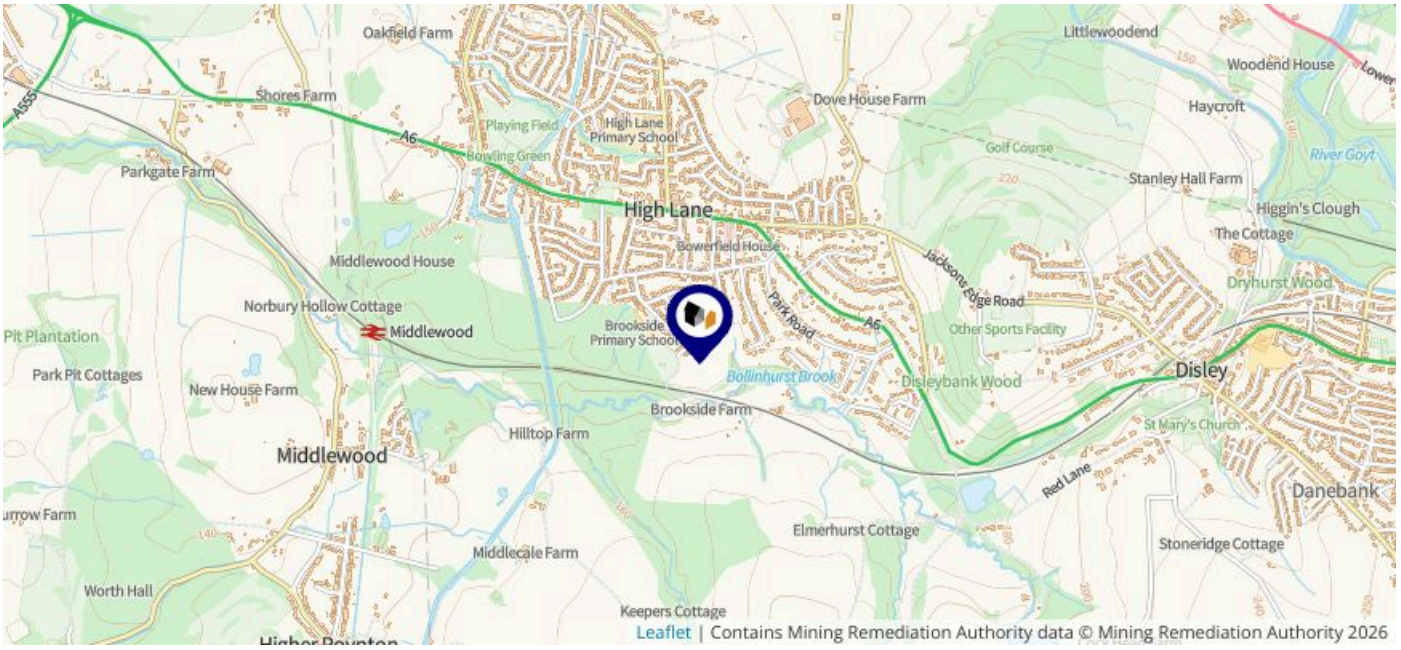
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 14% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	68 m^2

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

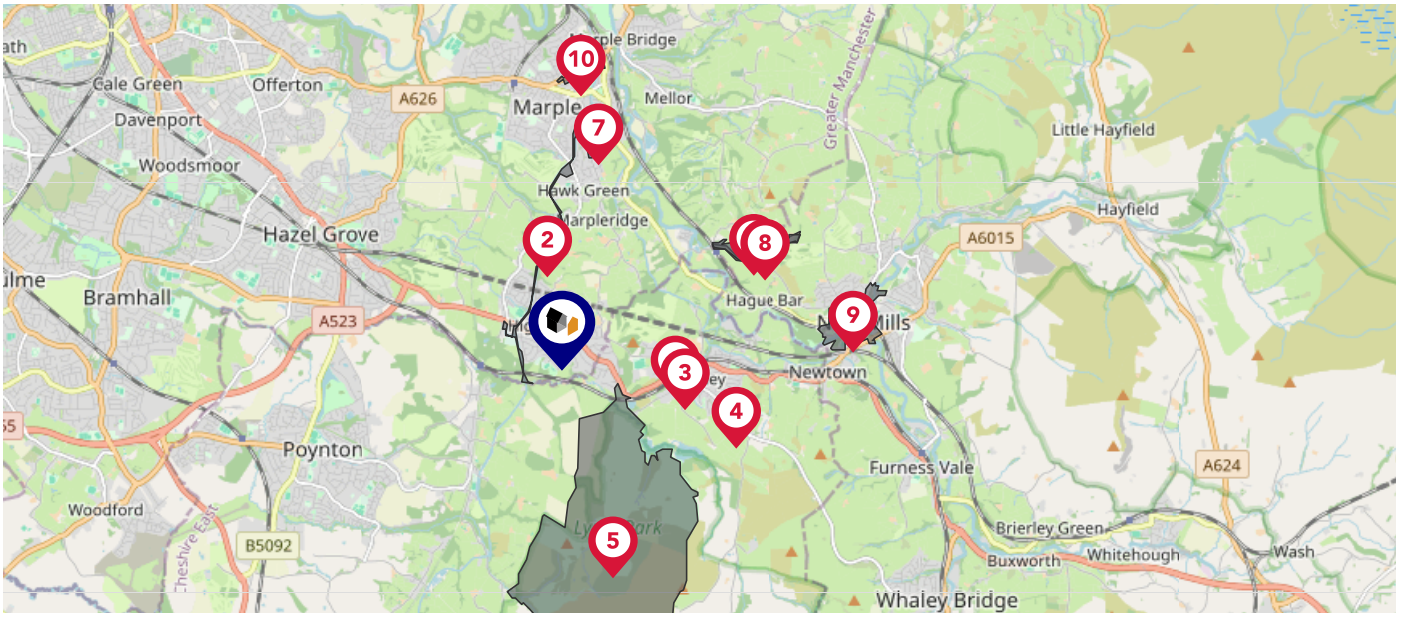
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

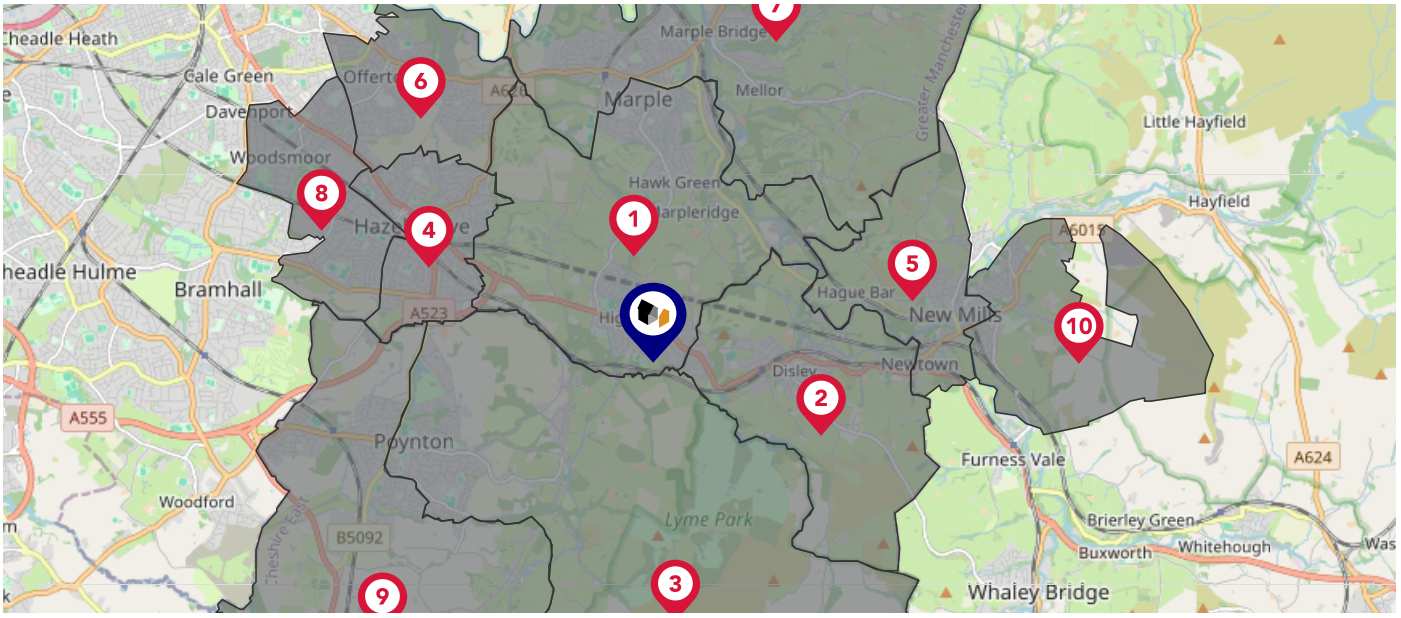
1	Disley Conservation Area
2	Macclesfield Canal
3	Disley Conservation Area
4	Higher Disley Conservation Area
5	Lyme Park
6	Brook Bottom
7	All Saints', Marple
8	Brook Bottom
9	New Mills
10	Station Road and Winnington Road, Marple

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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



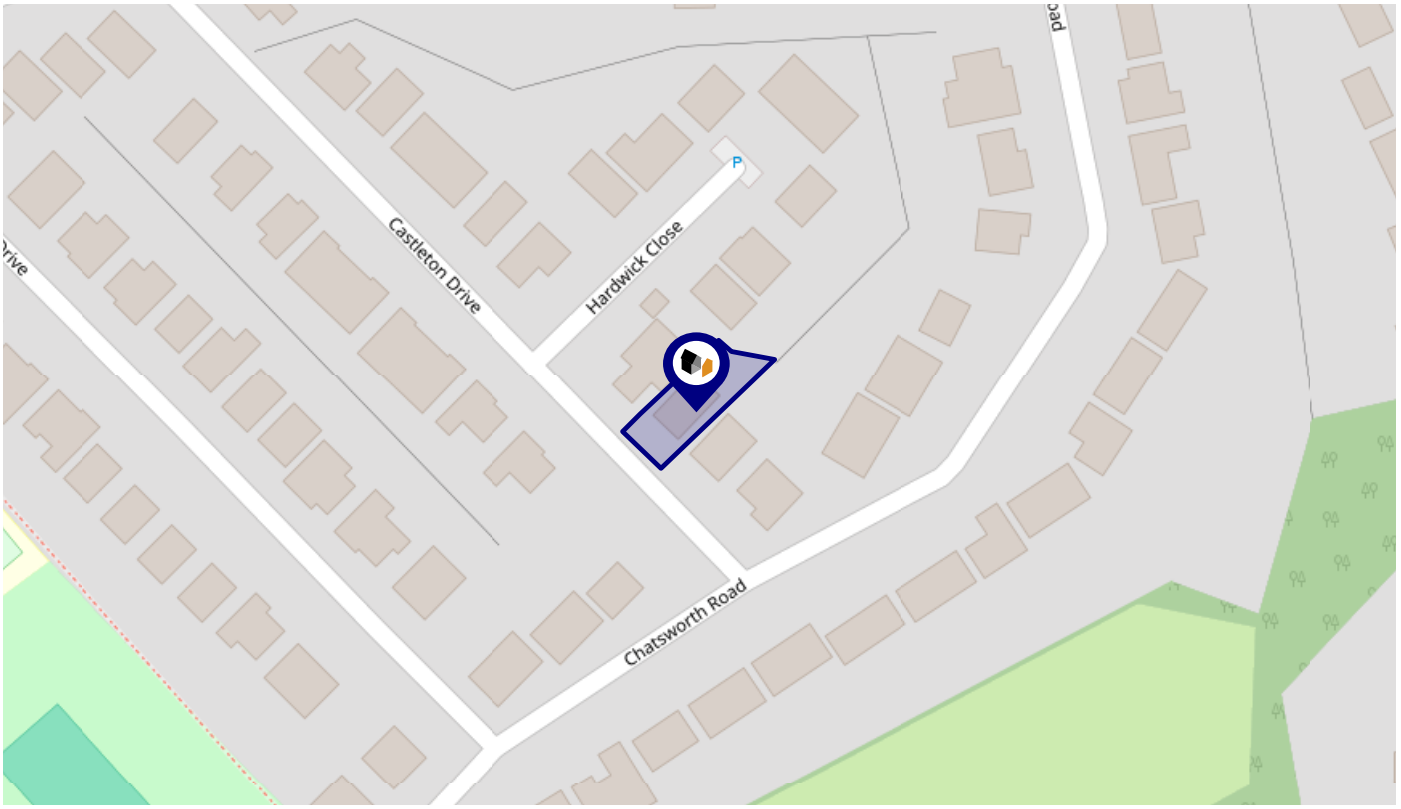
Nearby Council Wards

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

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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.

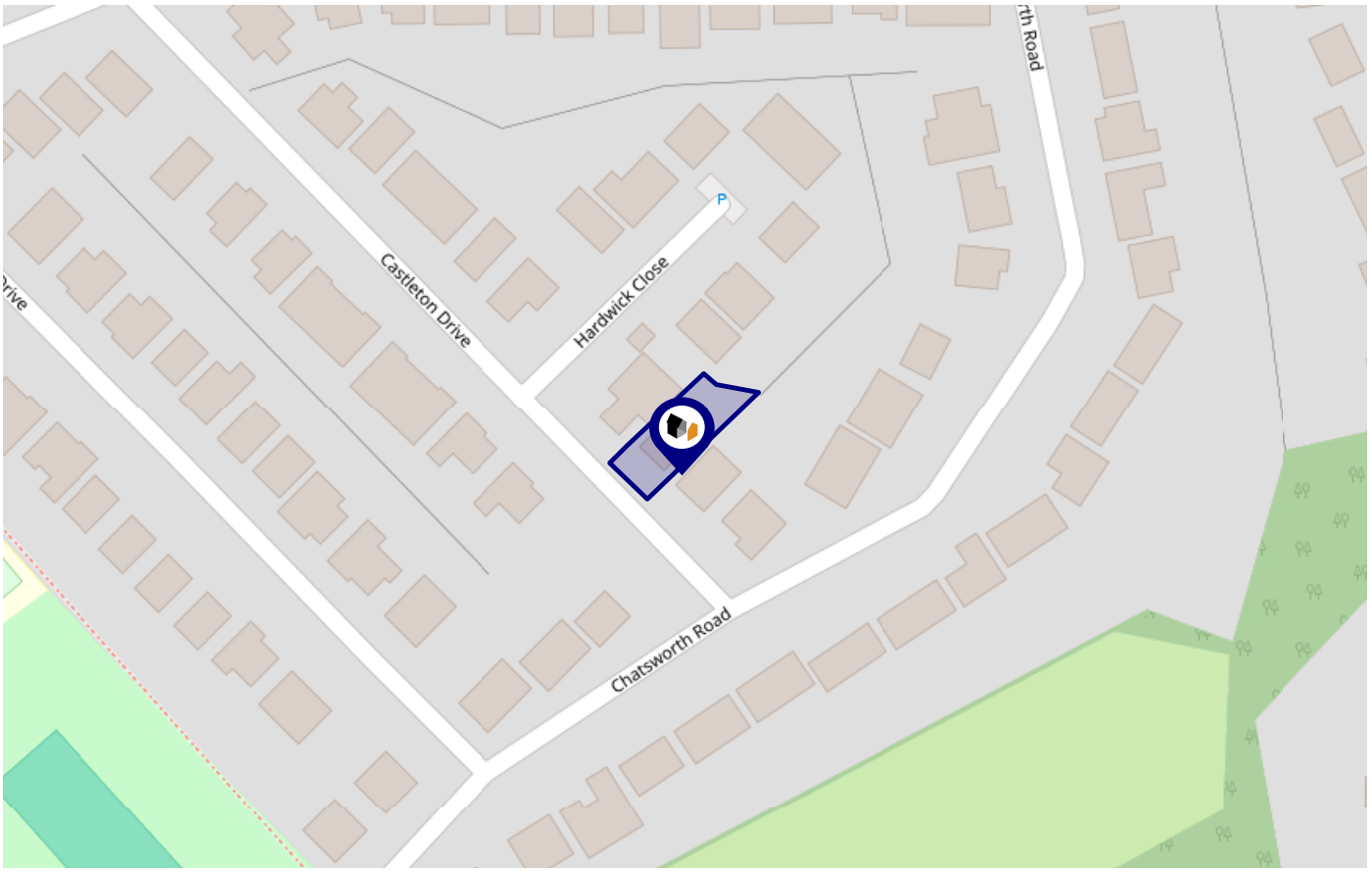
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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Flood Risk
Rivers & Seas - Flood Risk

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

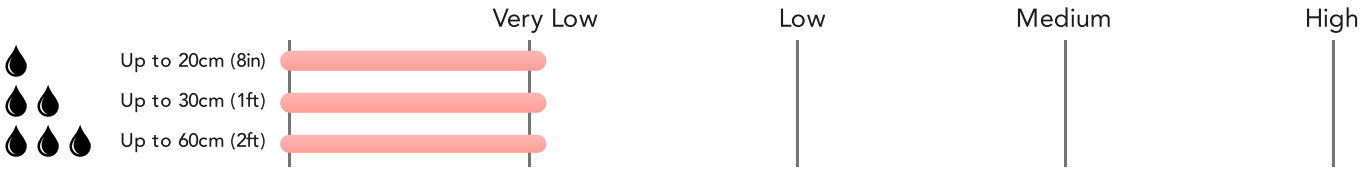


Risk Rating: Very low

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:



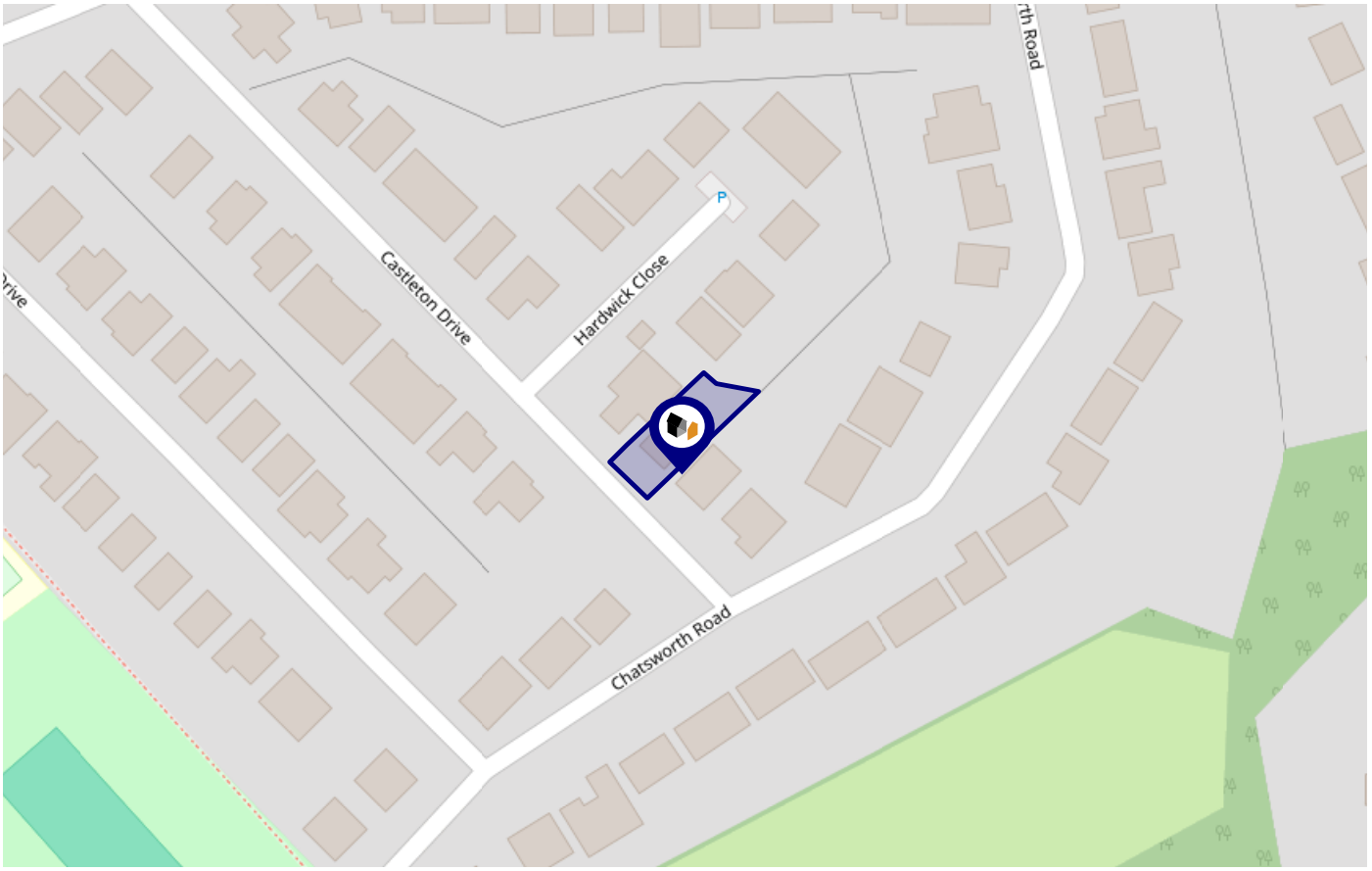
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Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

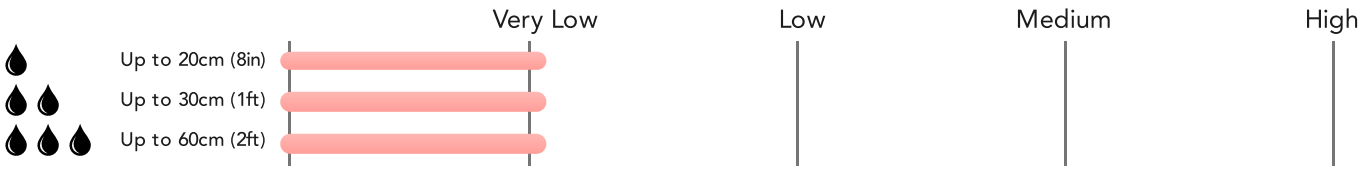


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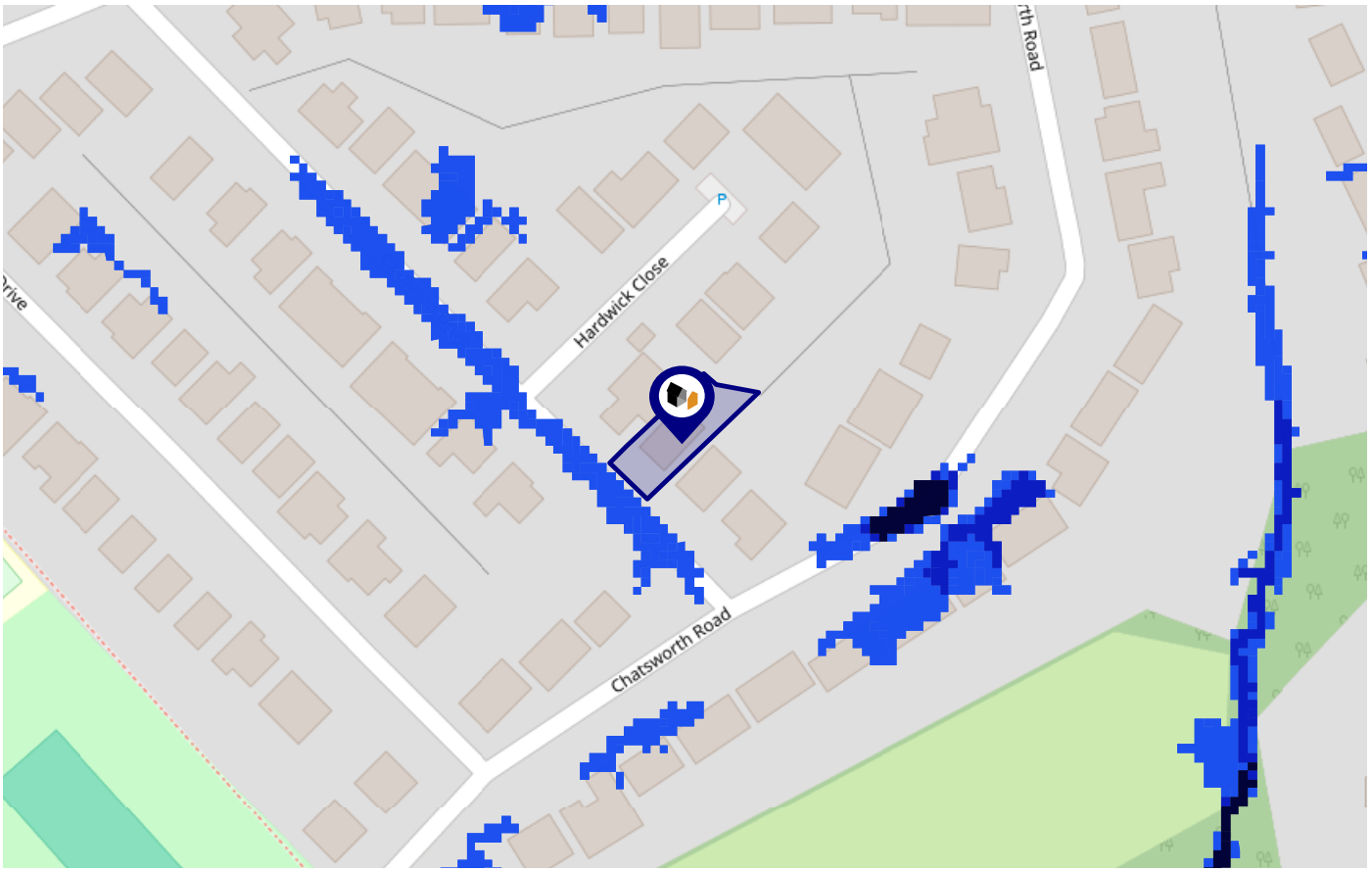


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Flood Risk

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.

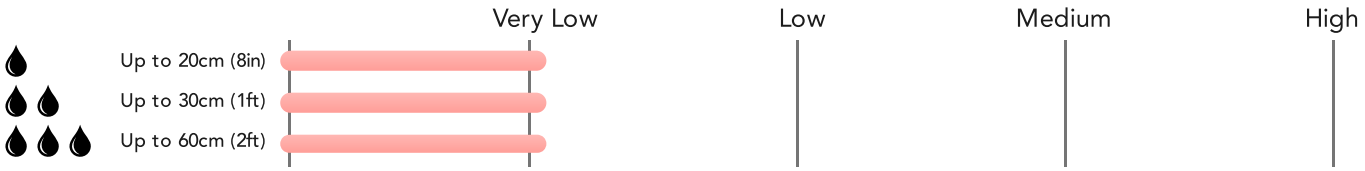


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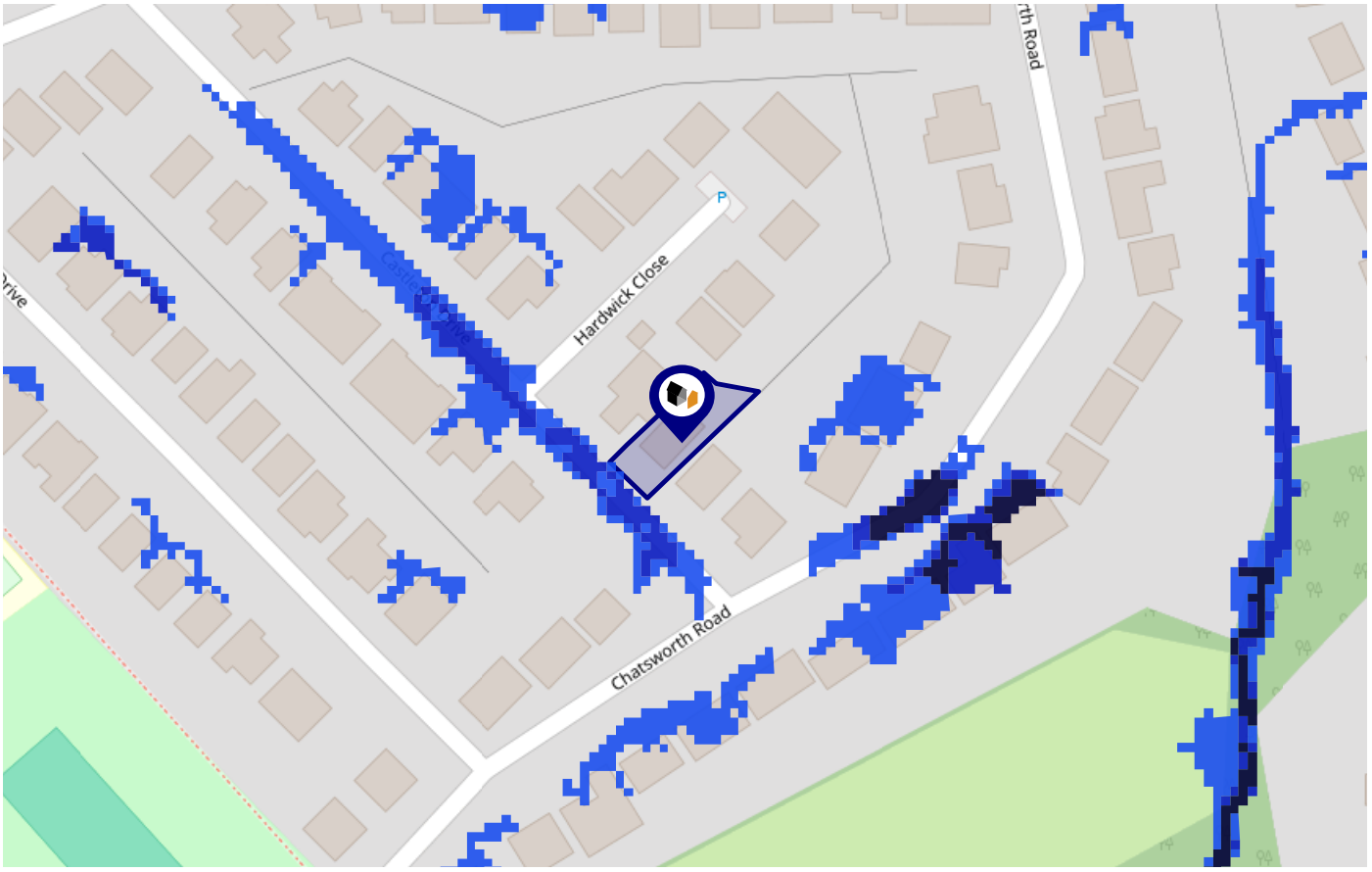


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Flood Risk

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

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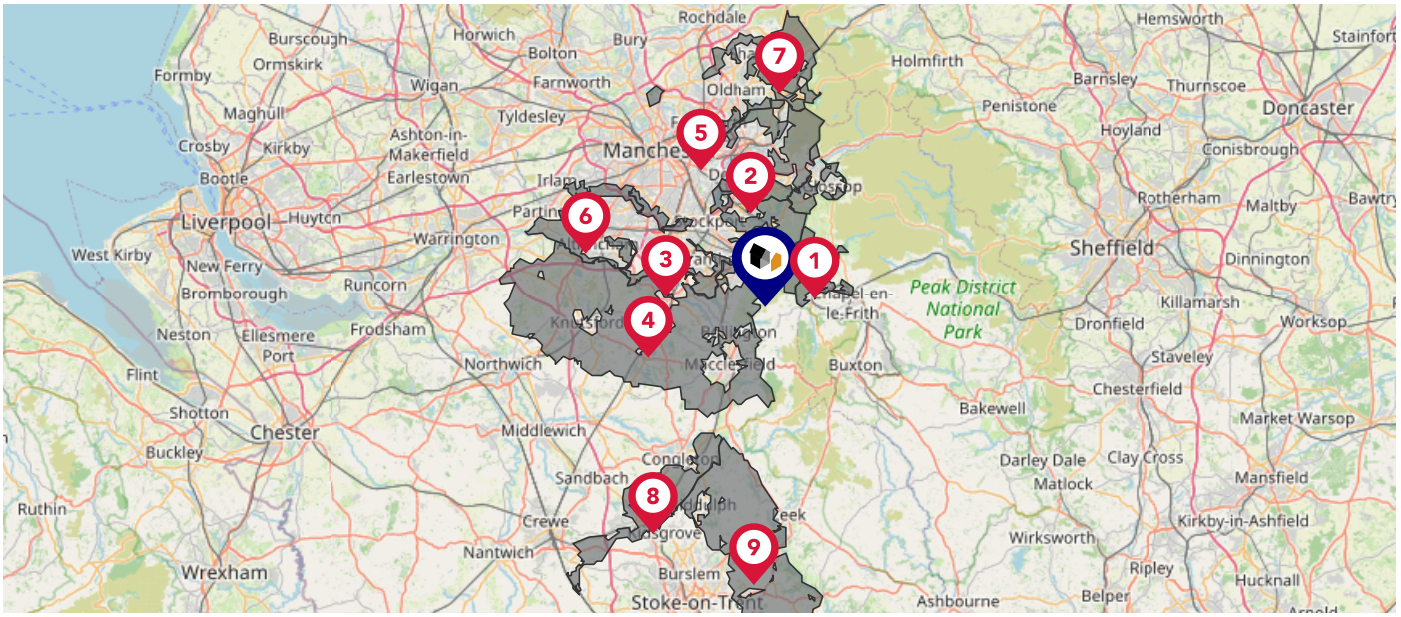


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Maps
Green Belt

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



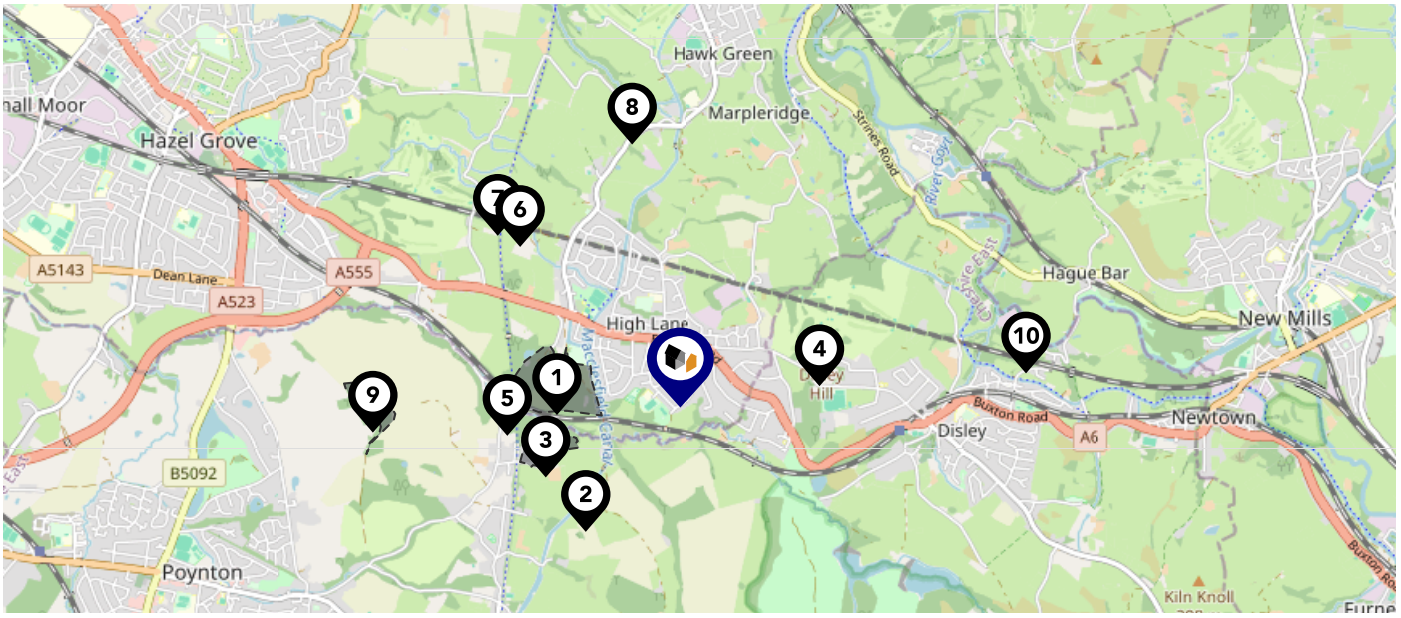
Nearby Green Belt Land

1. Merseyside and Greater Manchester Green Belt - High Peak
2. Merseyside and Greater Manchester Green Belt - Tameside
3. Merseyside and Greater Manchester Green Belt - Stockport
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

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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

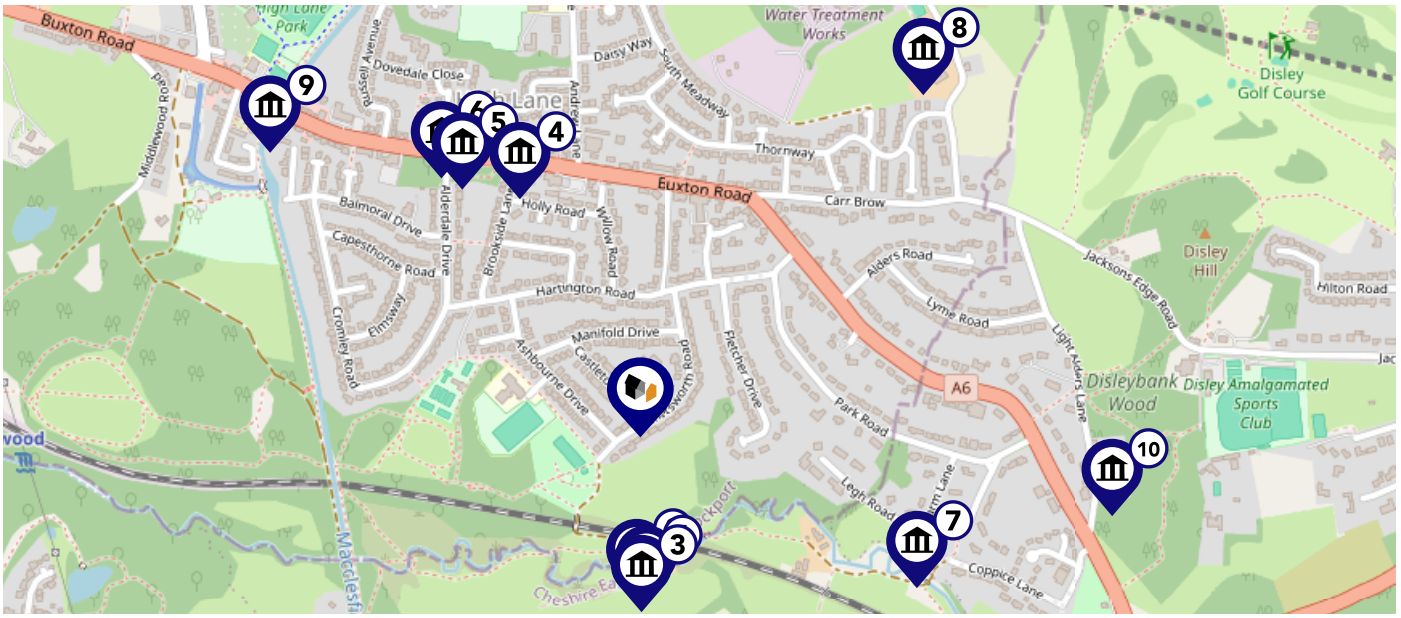
1	Middlewood-High Lane, Stockport, Cheshire	Historic Landfill
2	Middlecale Farm Landfill Site-Lyme Park, Stockport, Disley, Cheshire	Historic Landfill
3	Pool House Farm-Pool House Road, Poynton, Cheshire	Historic Landfill
4	Jacksons Edge Quarry Landfill Site-Jacksons Edge Road, Stockport, Disley, Cheshire	Historic Landfill
5	Norbury Hollow Road-Hazel Grove, Stockport, Cheshire	Historic Landfill
6	Threaphurst Farm No.2-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
7	Threaphurst Farm-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
8	Doodfield Mill-Marple, Greater Manchester	Historic Landfill
9	Park Pit-Poynton, Cheshire	Historic Landfill
10	Lagoon at Factory Lane-Disley Hill, High Peak, Disley, Derbyshire	Historic Landfill

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Maps

Listed Buildings

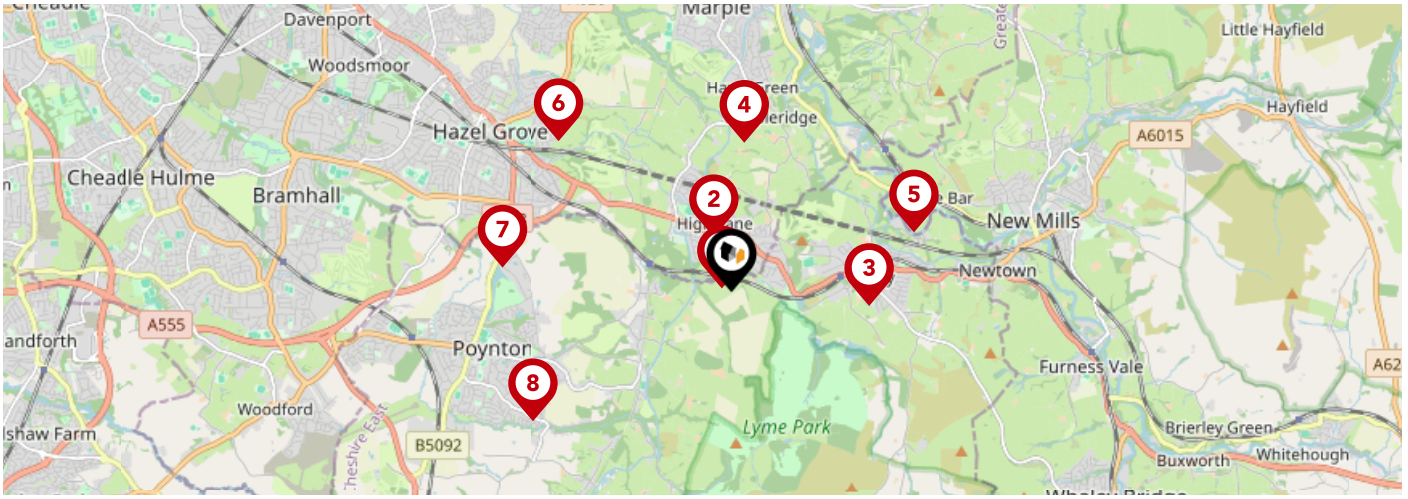
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1231684 - Barn At Brookside Farm	Grade II	0.2 miles
2 1277379 - Bridge Over Bollinhurst Brook 30 Metres North Of Brookside Farmhouse	Grade II	0.2 miles
3 1231828 - Brookside Farmhouse	Grade II	0.2 miles
4 1241861 - The Old Court House	Grade II	0.3 miles
5 1403193 - High Lane War Memorial	Grade II	0.3 miles
6 1403103 - Church Of St Thomas And Lychgate	Grade II	0.4 miles
7 1278178 - Clough Cottage	Grade II	0.4 miles
8 1242494 - Outbuilding To North Of Wybersley Hall	Grade II	0.5 miles
9 1242157 - Bridge Number 11 Macclesfield Canal	Grade II	0.5 miles
10 1231598 - Woodbank Farmhouse	Grade II	0.5 miles

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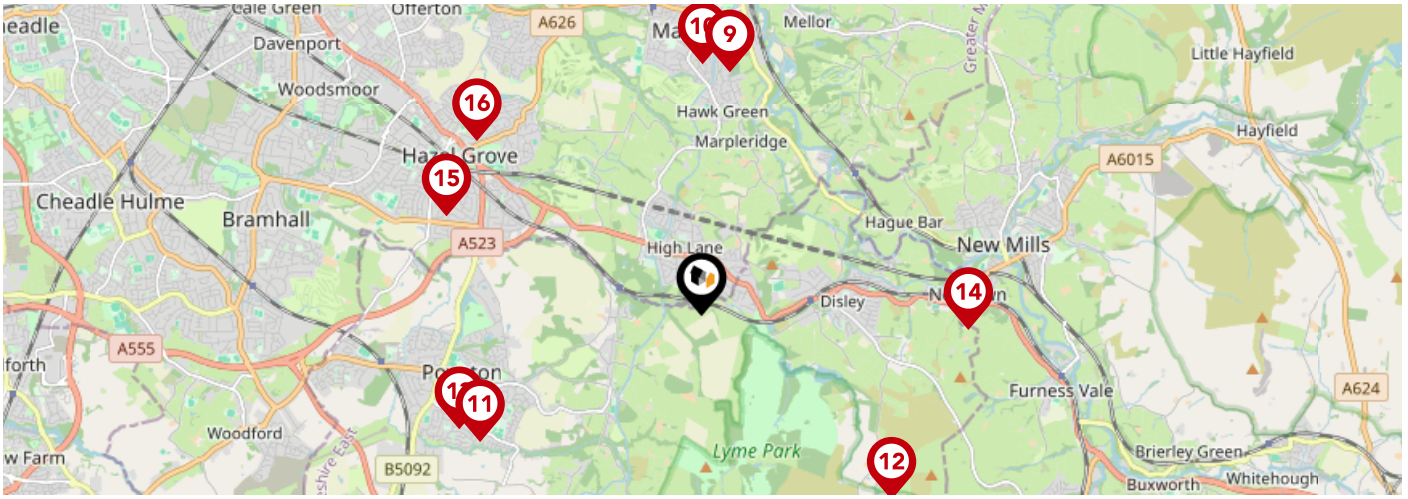
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Brookside Primary School Ofsted Rating: Requires improvement | Pupils: 159 | Distance:0.09	☐	☑	☐	☐	☐
2 High Lane Primary School Ofsted Rating: Good | Pupils: 166 | Distance:0.51	☐	☑	☐	☐	☐
3 Disley Primary School Ofsted Rating: Good | Pupils: 279 | Distance:1.23	☐	☑	☐	☐	☐
4 Windlehurst School Ofsted Rating: Good | Pupils: 51 | Distance:1.32	☐	☐	☑	☐	☐
5 Hague Bar Primary School Ofsted Rating: Good | Pupils: 58 | Distance:1.69	☐	☑	☐	☐	☐
6 Torkington Primary School Ofsted Rating: Good | Pupils: 225 | Distance:2.03	☐	☑	☐	☐	☐
7 Norbury Court School Ofsted Rating: Good | Pupils: 1 | Distance:2.04	☐	☐	☑	☐	☐
8 Worth Primary School Ofsted Rating: Requires improvement | Pupils: 206 | Distance:2.1	☐	☑	☐	☐	☐

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Area
Schools

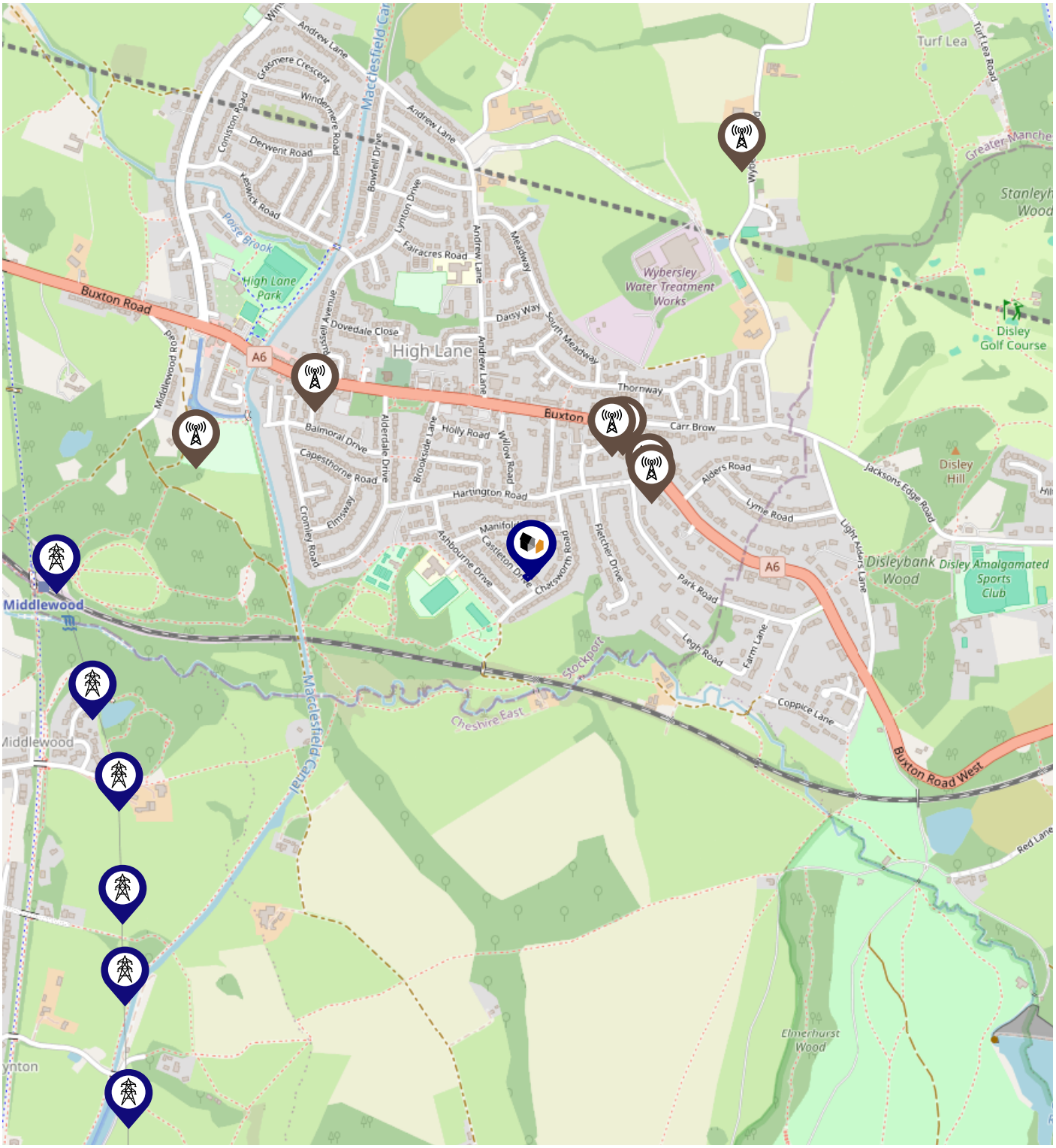


	Nursery	Primary	Secondary	College	Private
9 All Saints Church of England Primary School Marple Ofsted Rating: Good | Pupils: 212 | Distance:2.18	☐	☑	☐	☐	☐
10 Acorns School Ofsted Rating: Good | Pupils: 34 | Distance:2.24	☐	☐	☑	☐	☐
11 Poynton High School Ofsted Rating: Good | Pupils: 1499 | Distance:2.25	☐	☐	☑	☐	☐
12 High Peak School Ofsted Rating: Good | Pupils: 71 | Distance:2.34	☐	☐	☑	☐	☐
13 Vernon Primary School Ofsted Rating: Outstanding | Pupils: 375 | Distance:2.36	☐	☑	☐	☐	☐
14 Newtown Primary School (High Peak Federation) Ofsted Rating: Good | Pupils: 85 | Distance:2.37	☐	☑	☐	☐	☐
15 Norbury Hall Primary School Ofsted Rating: Good | Pupils: 457 | Distance:2.42	☐	☑	☐	☐	☐
16 St Simon's Catholic Primary School Ofsted Rating: Good | Pupils: 211 | Distance:2.52	☐	☑	☐	☐	☐

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Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

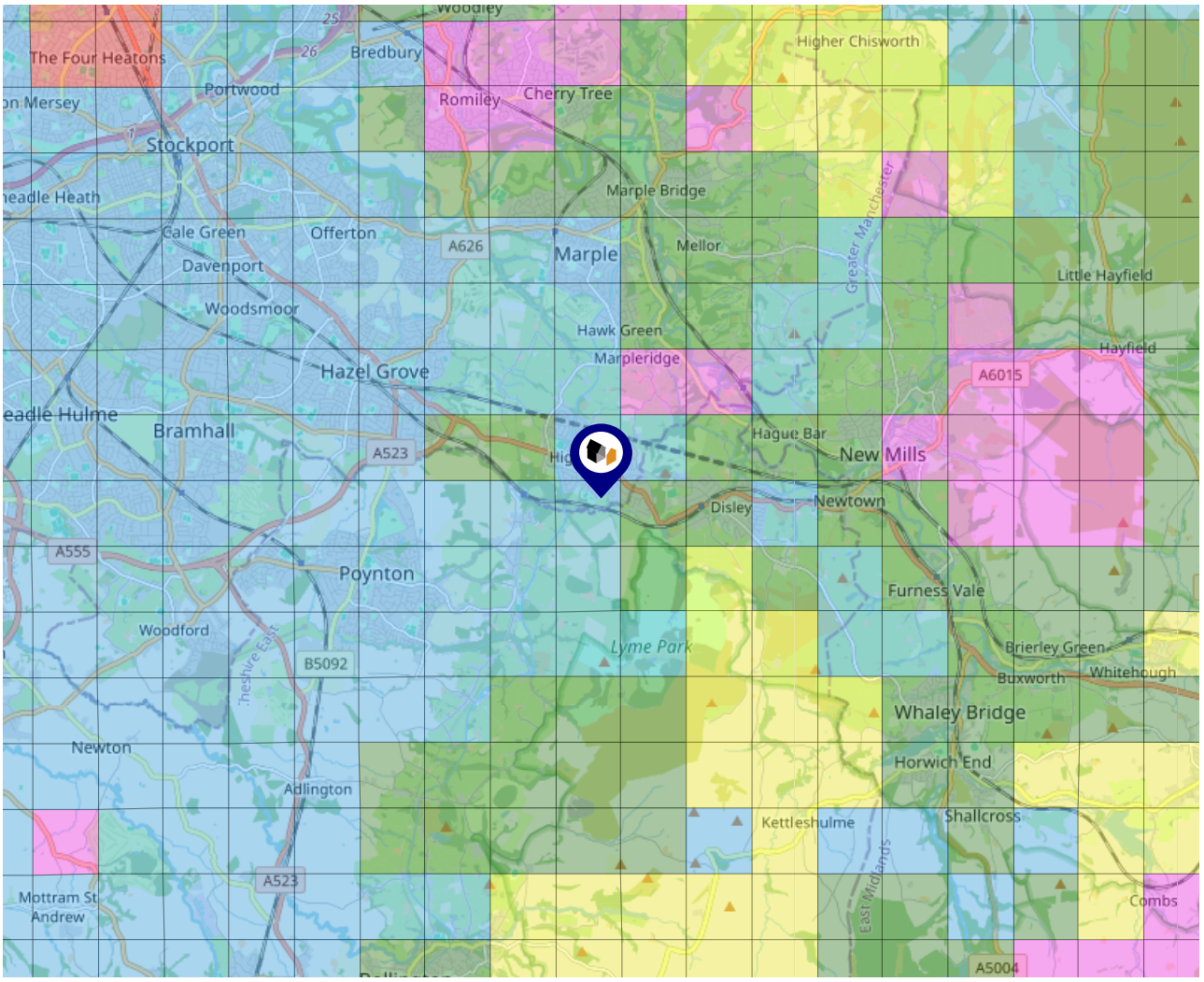
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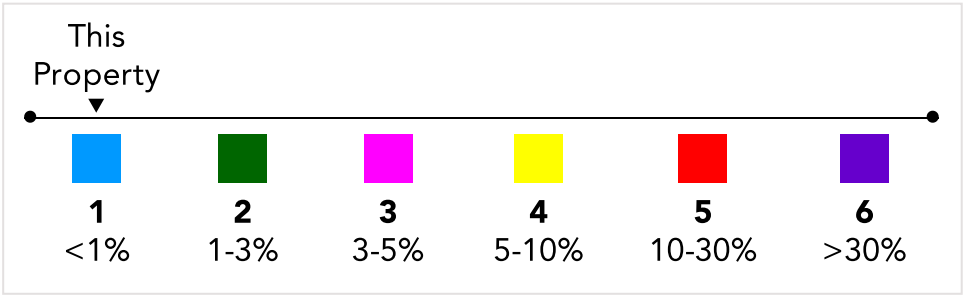
Radon Gas

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What is Radon?

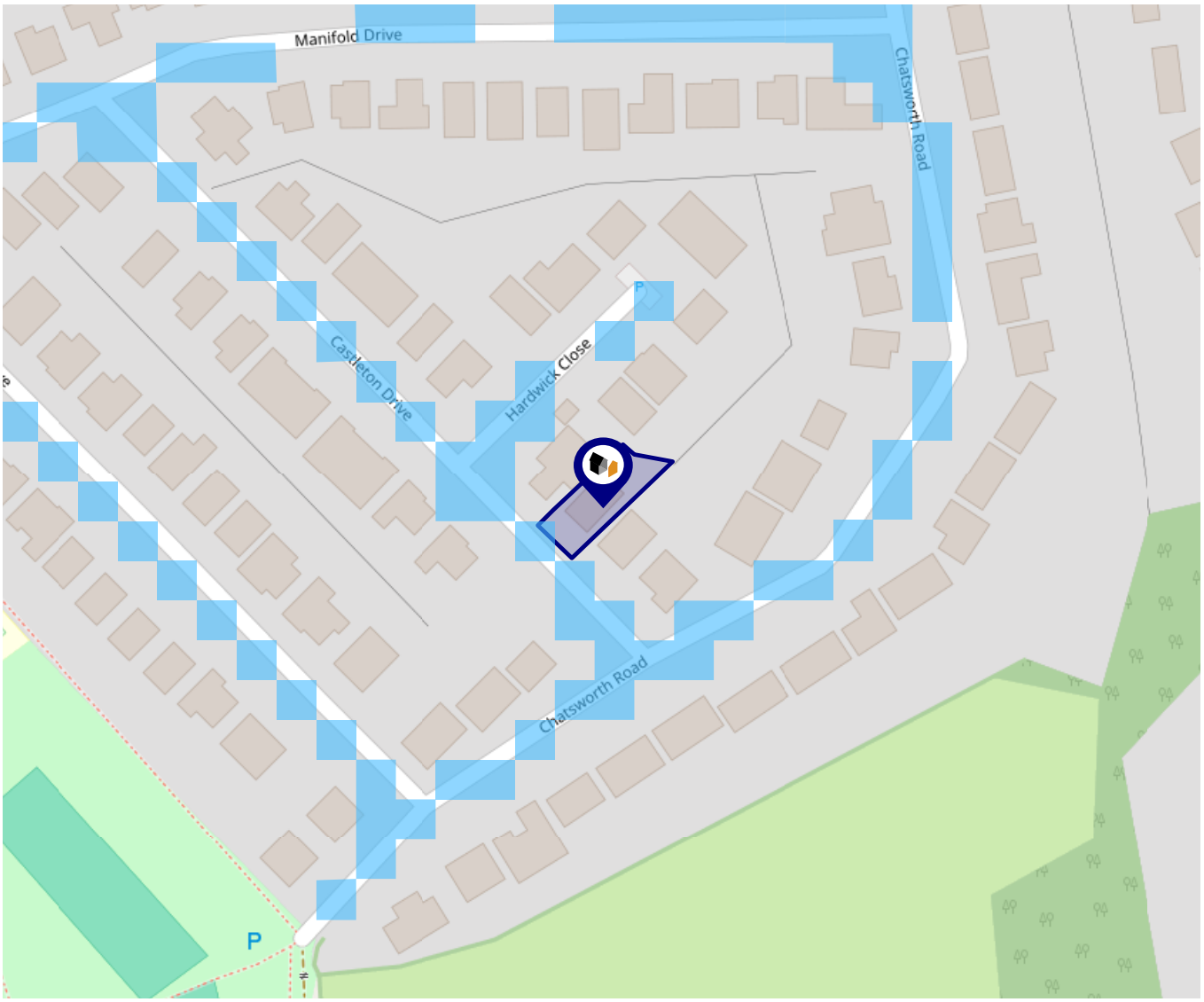
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

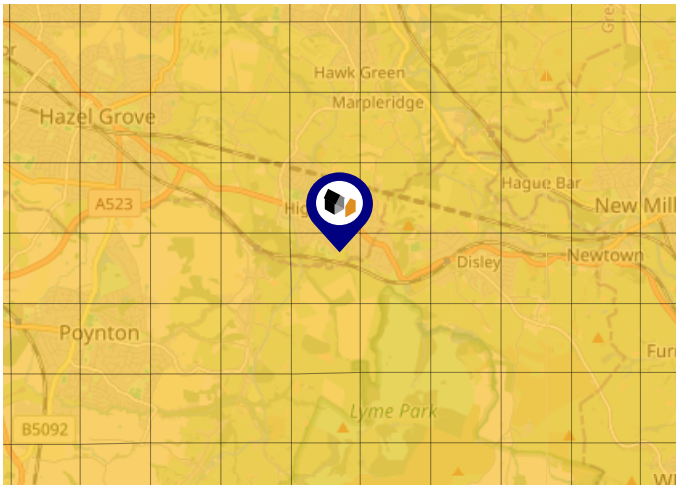
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Environment

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		



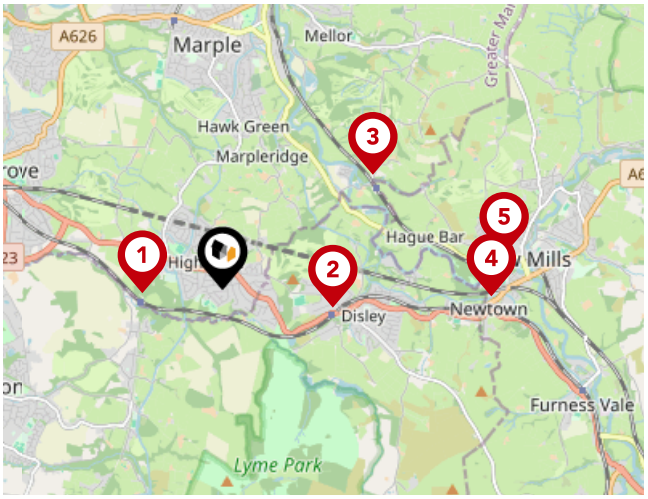
Primary Classifications (Most Common Clay Types)

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

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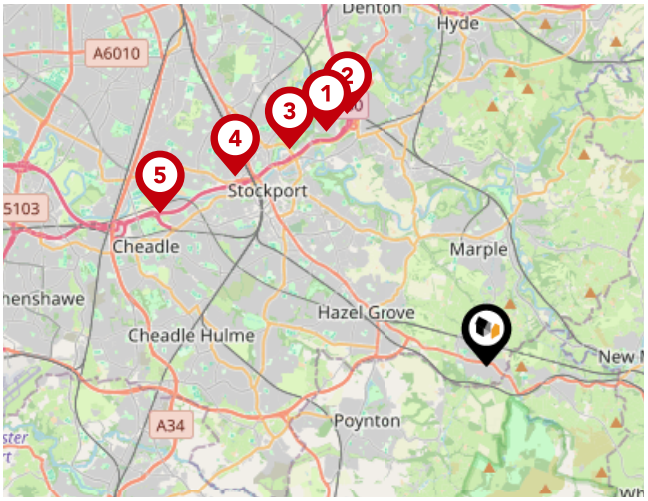
Area

Transport (National)



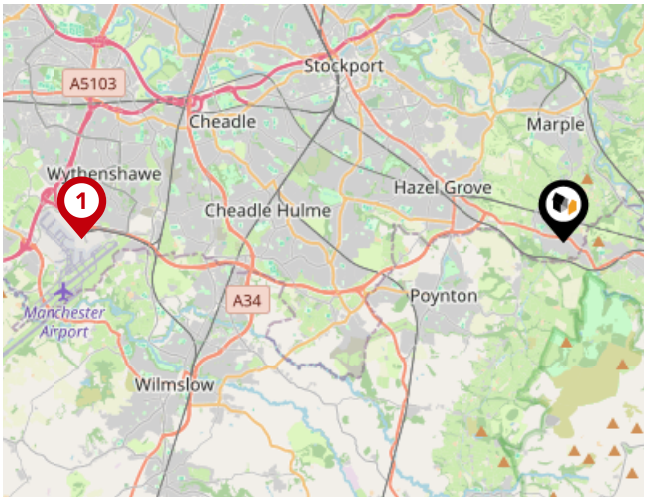
National Rail Stations

Pin	Name	Distance
1	Middlewood Rail Station	0.71 miles
2	Disley Rail Station	0.98 miles
3	Strines Rail Station	1.67 miles
4	New Mills Newtown Rail Station	2.37 miles
5	New Mills Central Rail Station	2.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J26	5.03 miles
2	M60 J25	5.1 miles
3	M60 J27	5.18 miles
4	M60 J1	5.58 miles
5	M60 J2	6.37 miles



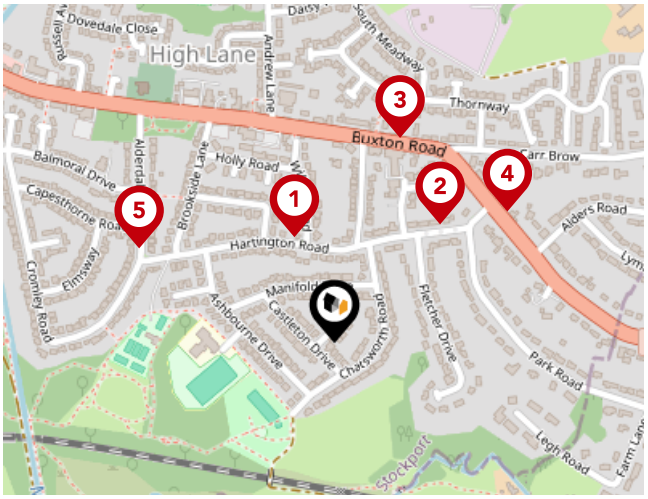
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.51 miles

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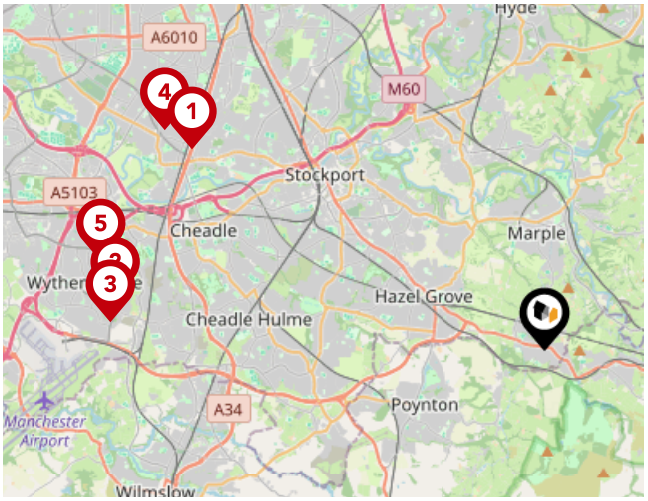
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hartington Road	0.12 miles
2	Hartington Road	0.17 miles
3	Carr Brow	0.23 miles
4	Alders Road	0.23 miles
5	Cromley Drive	0.23 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	7.18 miles
2	Peel Hall (Manchester Metrolink)	7.65 miles
3	Shadowmoss (Manchester Metrolink)	7.7 miles
4	Didsbury Village (Manchester Metrolink)	7.74 miles
5	Crossacres (Manchester Metrolink)	7.99 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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

Testimonials

Testimonial 1

Clare, Kirsty and the team at Poynton were amazing selling my house, nothing was too much trouble and I wouldn't hesitate in recommending them to sell or rent your property.

Testimonial 2

Excellent service from all the team in selling and purchasing but especially Chloe in selling. She worked tirelessly with a frustrating chain, constantly chasing up for us and keeping us informed. All of the staff are friendly, approachable and informative. Leigh found us our dream house also. Would definitely use again and recommend. Thank you.

Testimonial 3

Lawler & Co are an excellent company to sell a property with. A local business with local knowledge, & a very hard working team who obviously care about their business & their customers. From initial consultation through to completion of sale of property, communication was excellent. The property photographs were very professional as was the marketing of the property. All viewings were done by them, & all feedback was quickly shared. Very happy to recommen

Testimonial 4

Helpful friendly team led by Clare. All points of our property sale were conducted in a professional & efficient way, with plenty of friendly help to us the vendors. Thank you all so much for all the help & support you have given to us along the way.

/LawlerandCo/

/lawlerandco

/lawlercosalesandlettings/

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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.

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.

Powered by sprift
Know any property instantly

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LAWLER & Co. SALES AND LETTINGS

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail