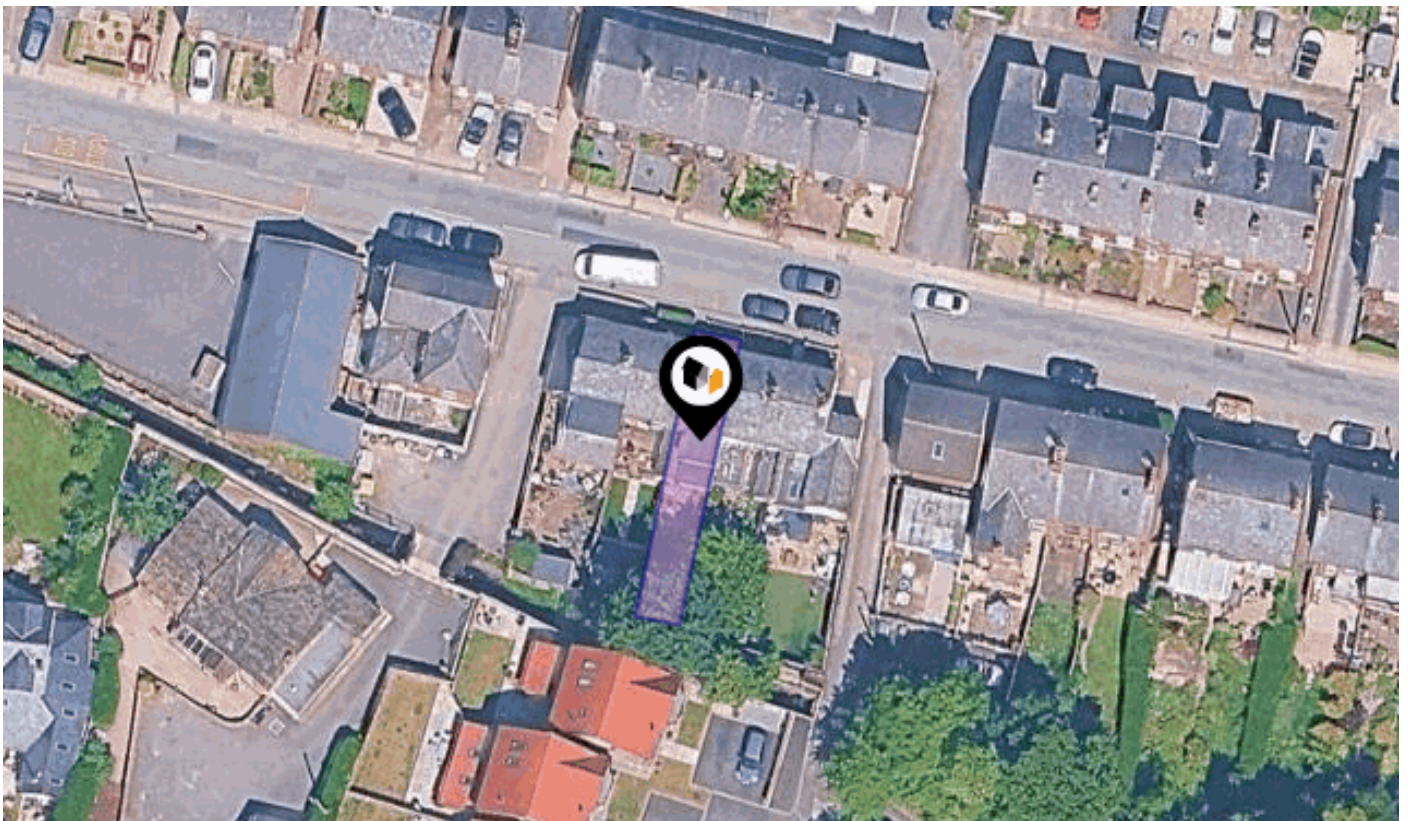




See More Online

# MAR: Market Appraisal Report

An Insight Into This Property & the Local Market  
**Tuesday 07th July 2026**

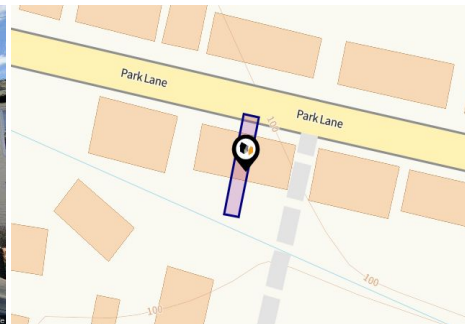


**230, PARK LANE, POYNTON, STOCKPORT, SK12 1RQ**

## Lawler & Co | Poynton

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





## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	753 ft <sup>2</sup> / 70 m <sup>2</sup>
<b>Plot Area:</b>	0.02 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,182
<b>Title Number:</b>	CH211083
<b>UPRN:</b>	100010167027
<b>Restrictive Covenants:</b>	No

<b>Last Sold Date:</b>	28/09/2010
<b>Last Sold Price:</b>	£120,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£156
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Cheshire east
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

LAWLER  
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SALES AND LETTINGS

230 Park Lane, Poynton, SK12 1RQ

Energy rating

**D**

Valid until 07.11.2032

Certificate number  
9380-2668-7290-2802-7151

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property EPC - Additional Data

LAWLER  
& Co.

SALES AND LETTINGS

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>

# Market Sold in Street

LAWLER  
& Co.

SALES AND LETTINGS

<b>234, Park Lane, Stockport, SK12 1RQ</b>					Semi-detached House
Last Sold Date:	12/03/2026	19/02/2021	09/01/2004		
Last Sold Price:	£470,000	£279,000	£127,500		
<b>228, Park Lane, Stockport, SK12 1RQ</b>					Terraced House
Last Sold Date:	10/11/2025	04/06/2021	09/03/2018	18/02/2003	18/10/1996
Last Sold Price:	£285,000	£250,000	£210,000	£102,000	£58,000
<b>282, Park Lane, Stockport, SK12 1RQ</b>					Semi-detached House
Last Sold Date:	29/08/2025	19/12/2016	12/04/2000	31/03/1999	
Last Sold Price:	£445,000	£329,600	£119,550	£94,500	
<b>264, Park Lane, Stockport, SK12 1RQ</b>					Flat-maisonette House
Last Sold Date:	14/10/2024	05/01/2001			
Last Sold Price:	£262,000	£91,500			
<b>240, Park Lane, Stockport, SK12 1RQ</b>					Semi-detached House
Last Sold Date:	01/08/2024	16/07/2021	25/09/2015	06/02/2004	17/04/2003
Last Sold Price:	£313,000	£267,000	£192,500	£140,000	£84,000
<b>258, Park Lane, Stockport, SK12 1RQ</b>					Terraced House
Last Sold Date:	15/07/2024	02/09/2014			
Last Sold Price:	£330,000	£178,500			
<b>260, Park Lane, Stockport, SK12 1RQ</b>					Terraced House
Last Sold Date:	03/04/2024	07/04/2014	25/04/2002		
Last Sold Price:	£282,000	£189,000	£85,500		
<b>222, Park Lane, Stockport, SK12 1RQ</b>					other House
Last Sold Date:	11/01/2024				
Last Sold Price:	£350,000				
<b>Flat 4, 286, Park Lane, Stockport, SK12 1RQ</b>					Flat-maisonette House
Last Sold Date:	30/06/2023	15/11/2018	10/06/2016	07/04/2003	
Last Sold Price:	£175,000	£150,000	£115,000	£91,000	
<b>284, Park Lane, Stockport, SK12 1RQ</b>					Semi-detached House
Last Sold Date:	12/06/2023	21/11/2013	21/06/2007	30/08/2002	
Last Sold Price:	£478,000	£294,000	£239,000	£173,000	
<b>242, Park Lane, Stockport, SK12 1RQ</b>					Semi-detached House
Last Sold Date:	24/02/2023				
Last Sold Price:	£240,000				
<b>262, Park Lane, Stockport, SK12 1RQ</b>					Terraced House
Last Sold Date:	02/12/2022				
Last Sold Price:	£288,000				

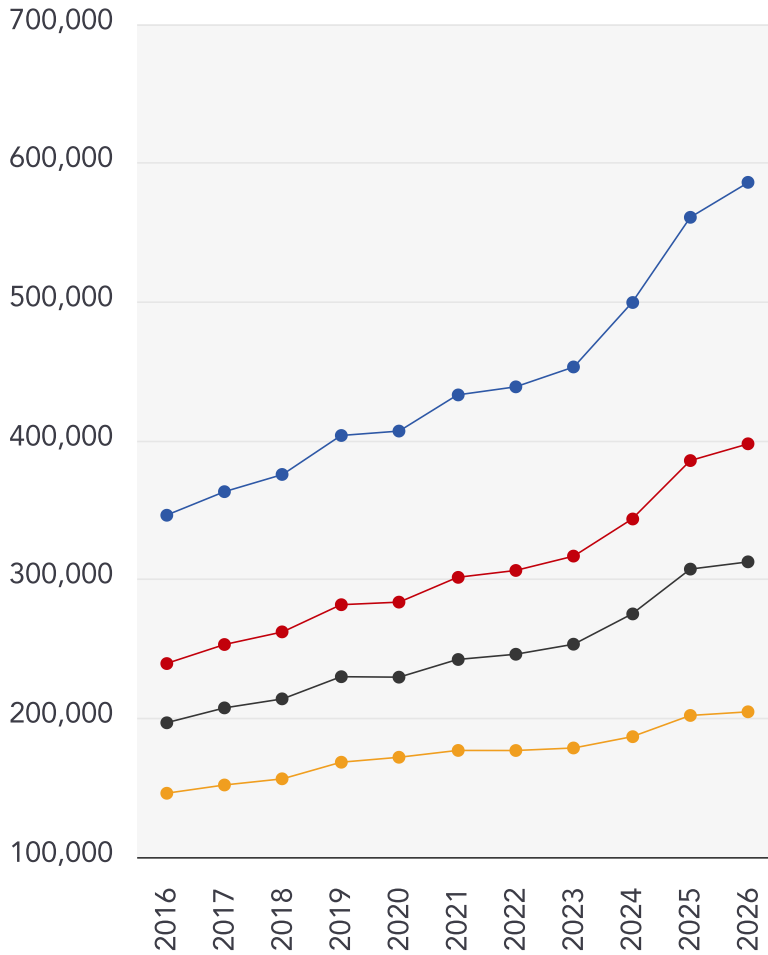
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market House Price Statistics

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SALES AND LETTINGS

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



Detached

**+69.27%**

Semi-Detached

**+66.15%**

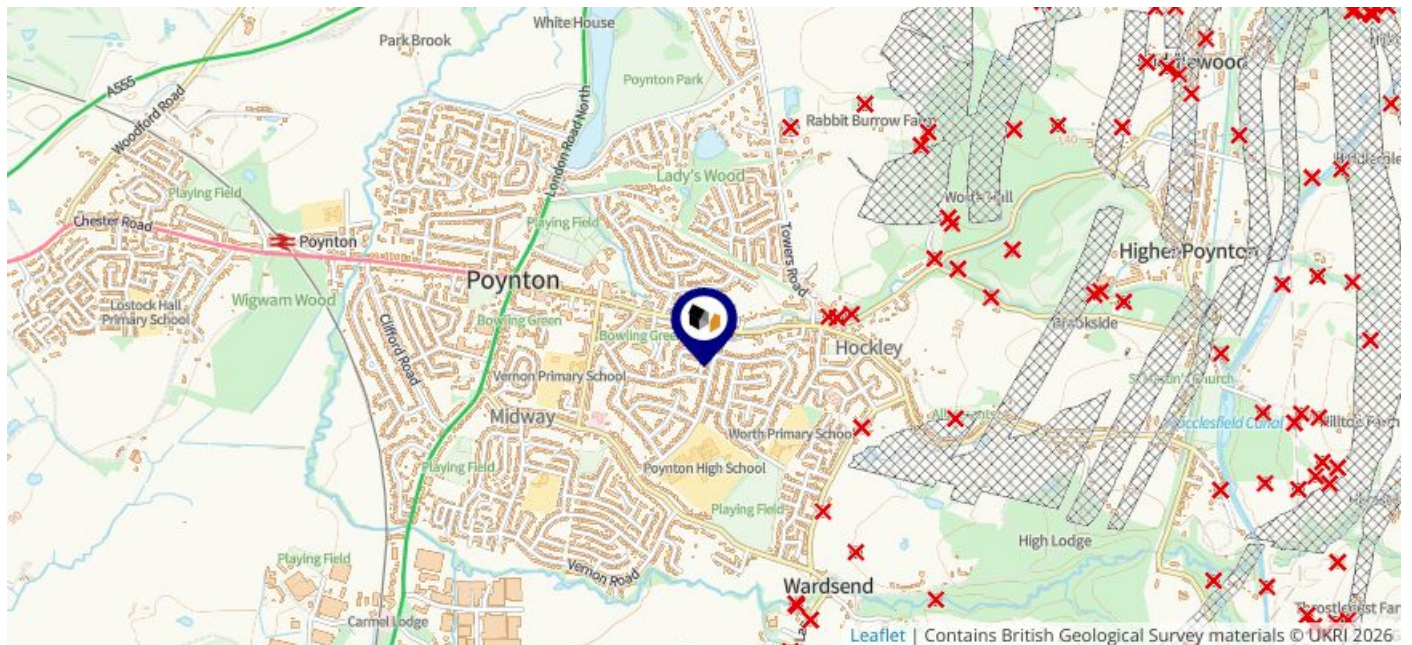
Terraced

**+58.95%**

Flat

**+40.22%**

This map displays nearby coal mine entrances and their classifications.



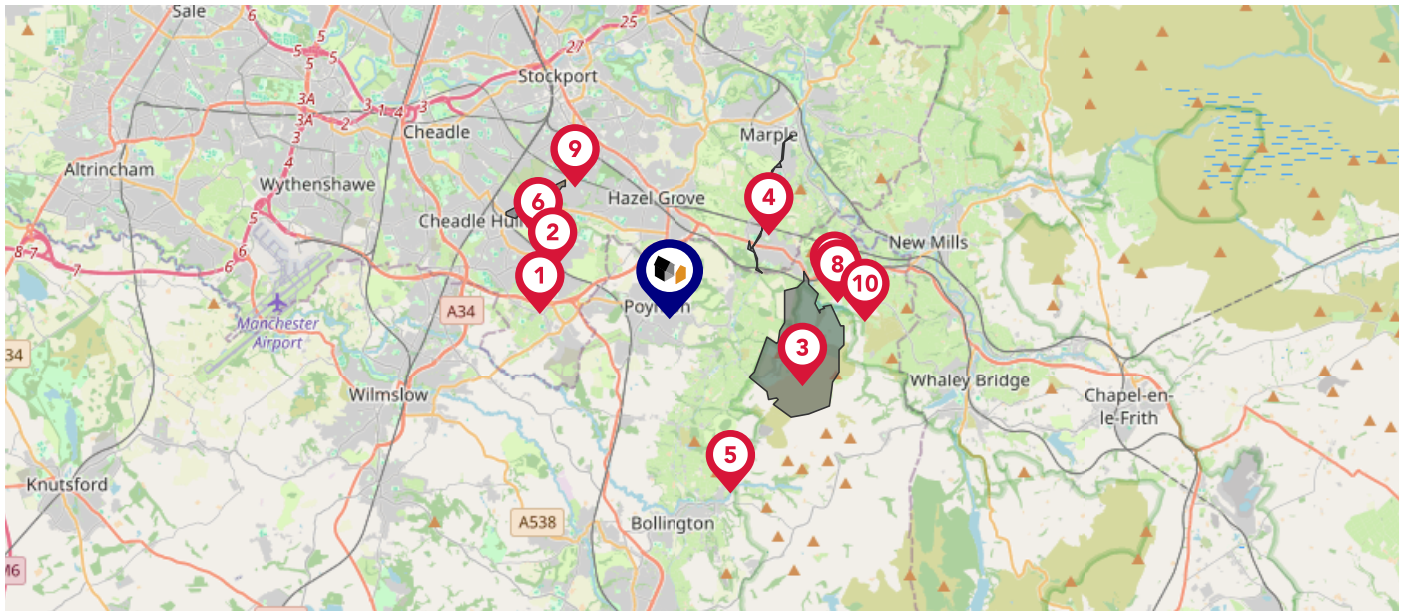
### Mine Entry

- ✗ 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.



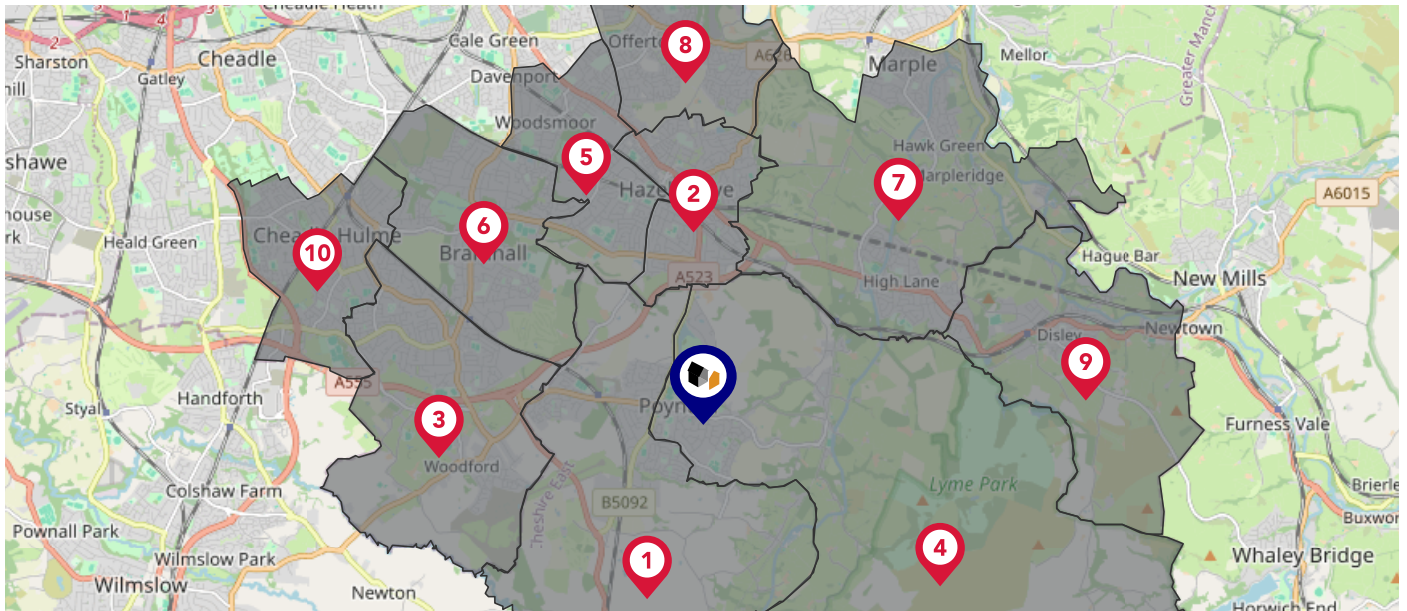
### Nearby Conservation Areas

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

# Maps

## Council Wards

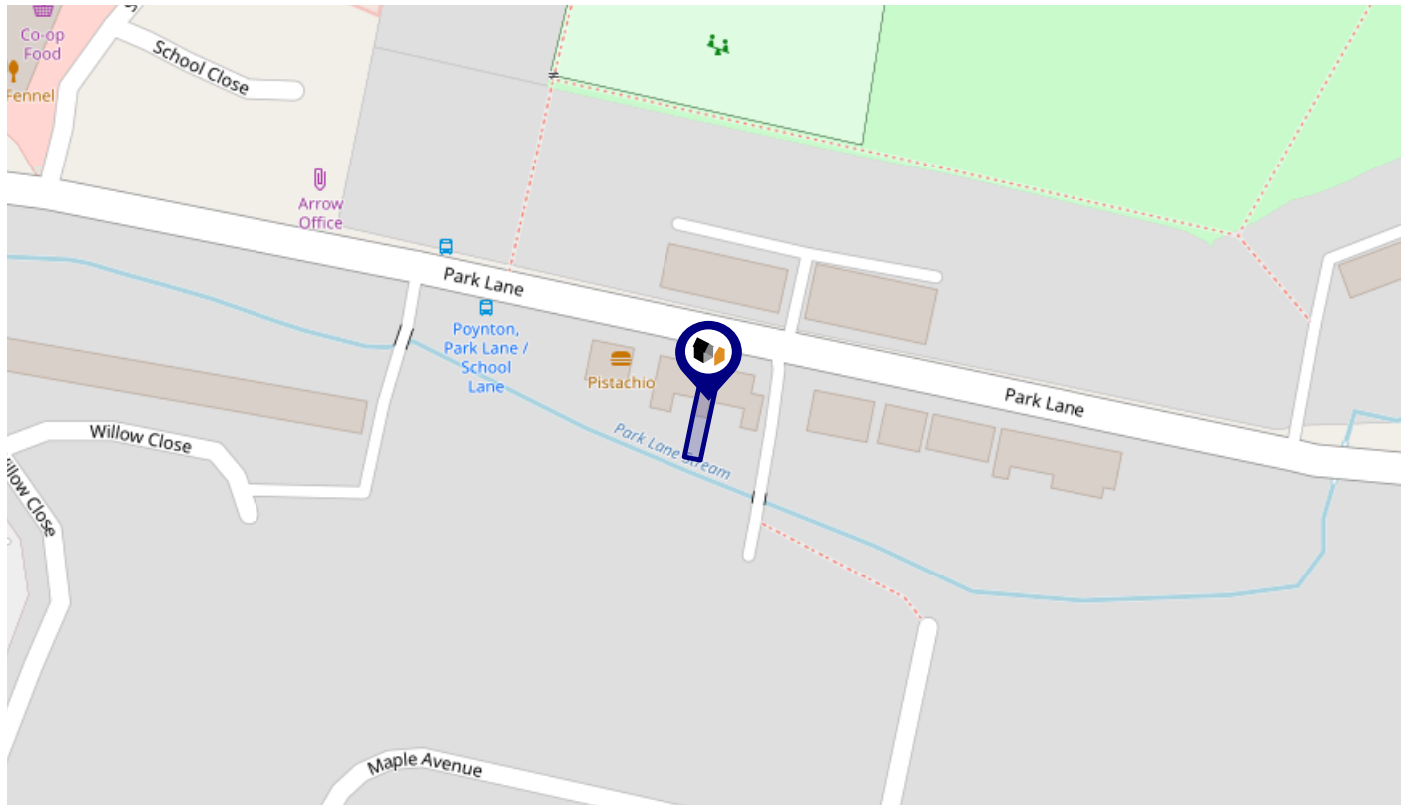
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

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

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



### Rail Noise Data

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

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

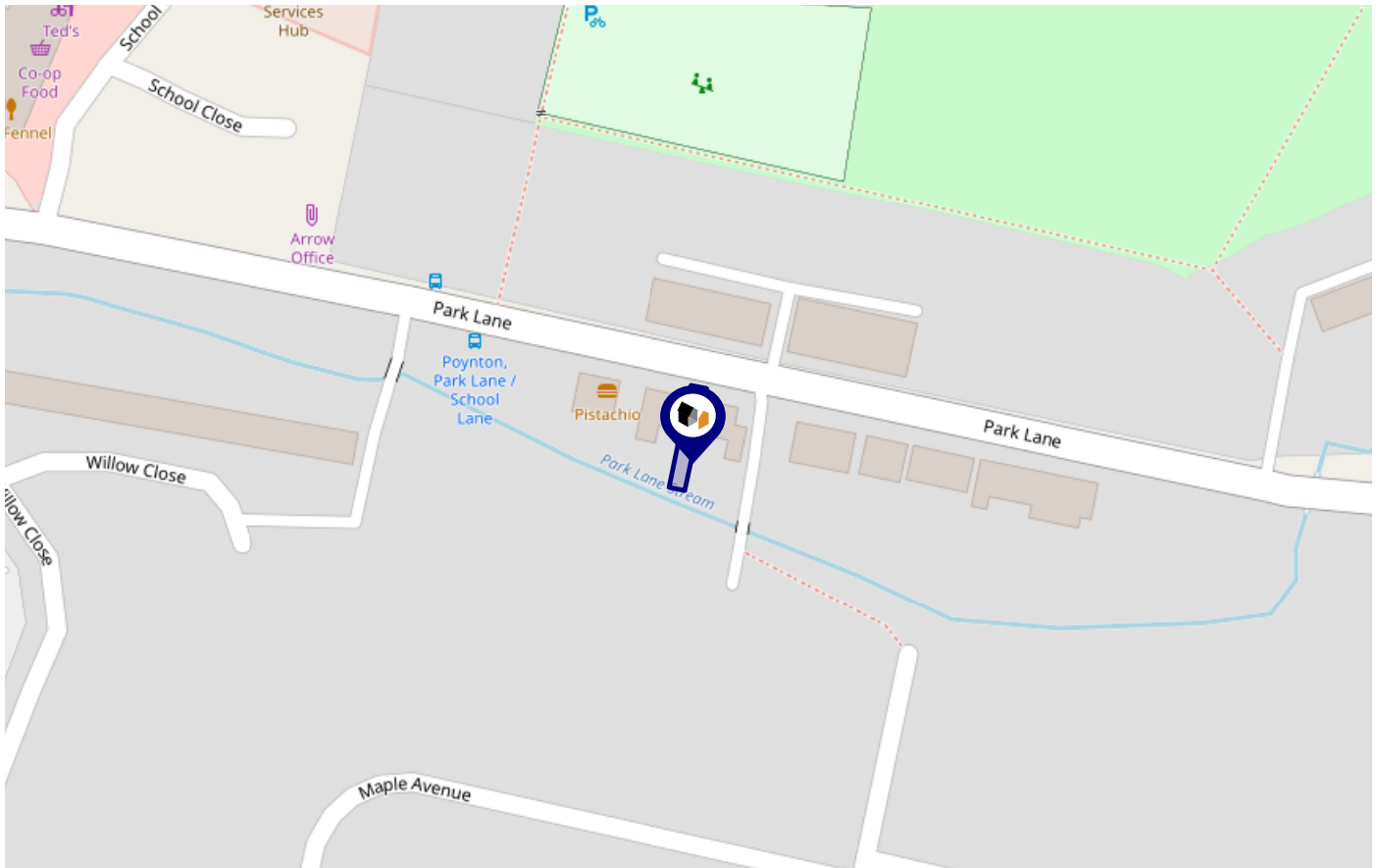
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

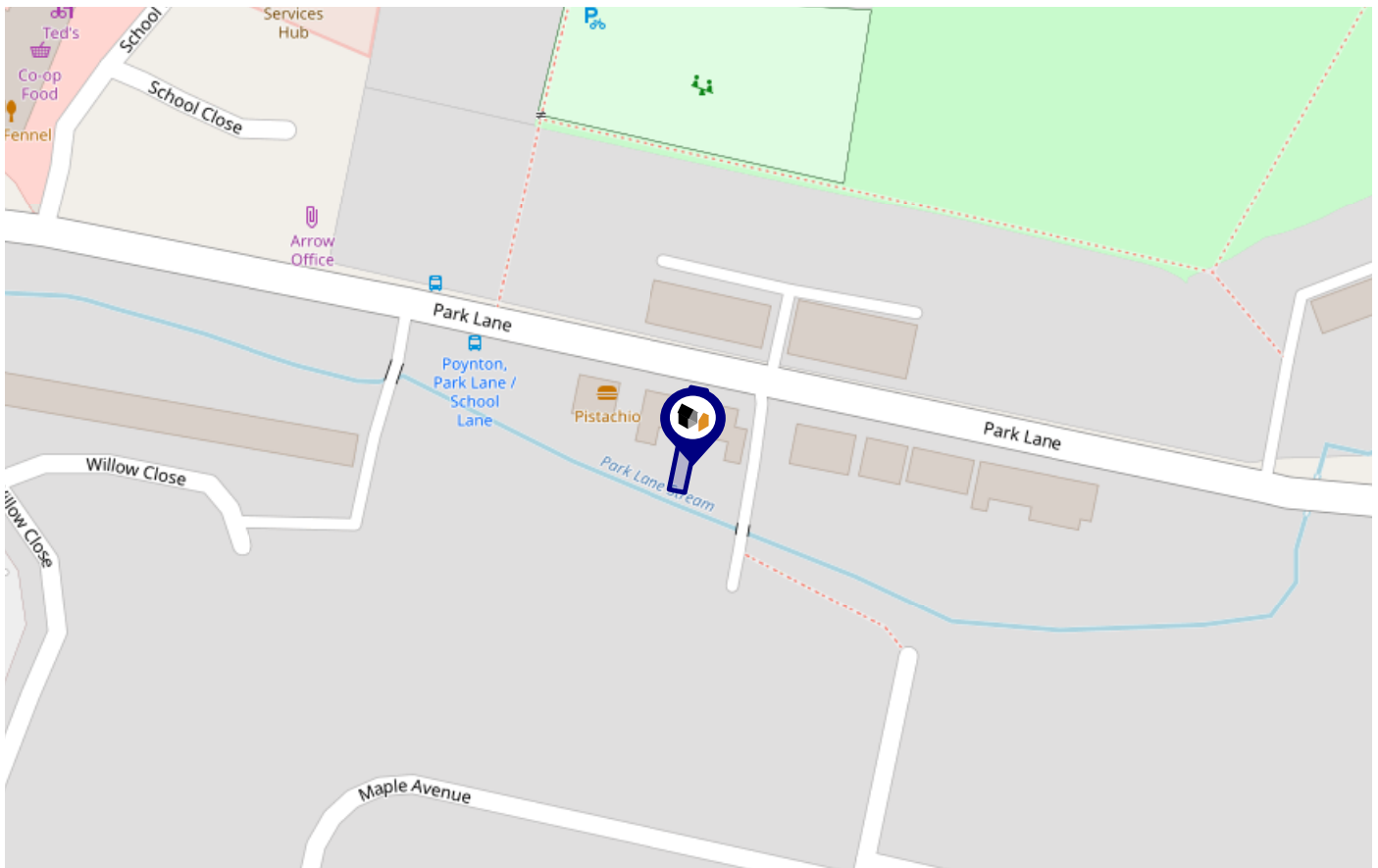
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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.

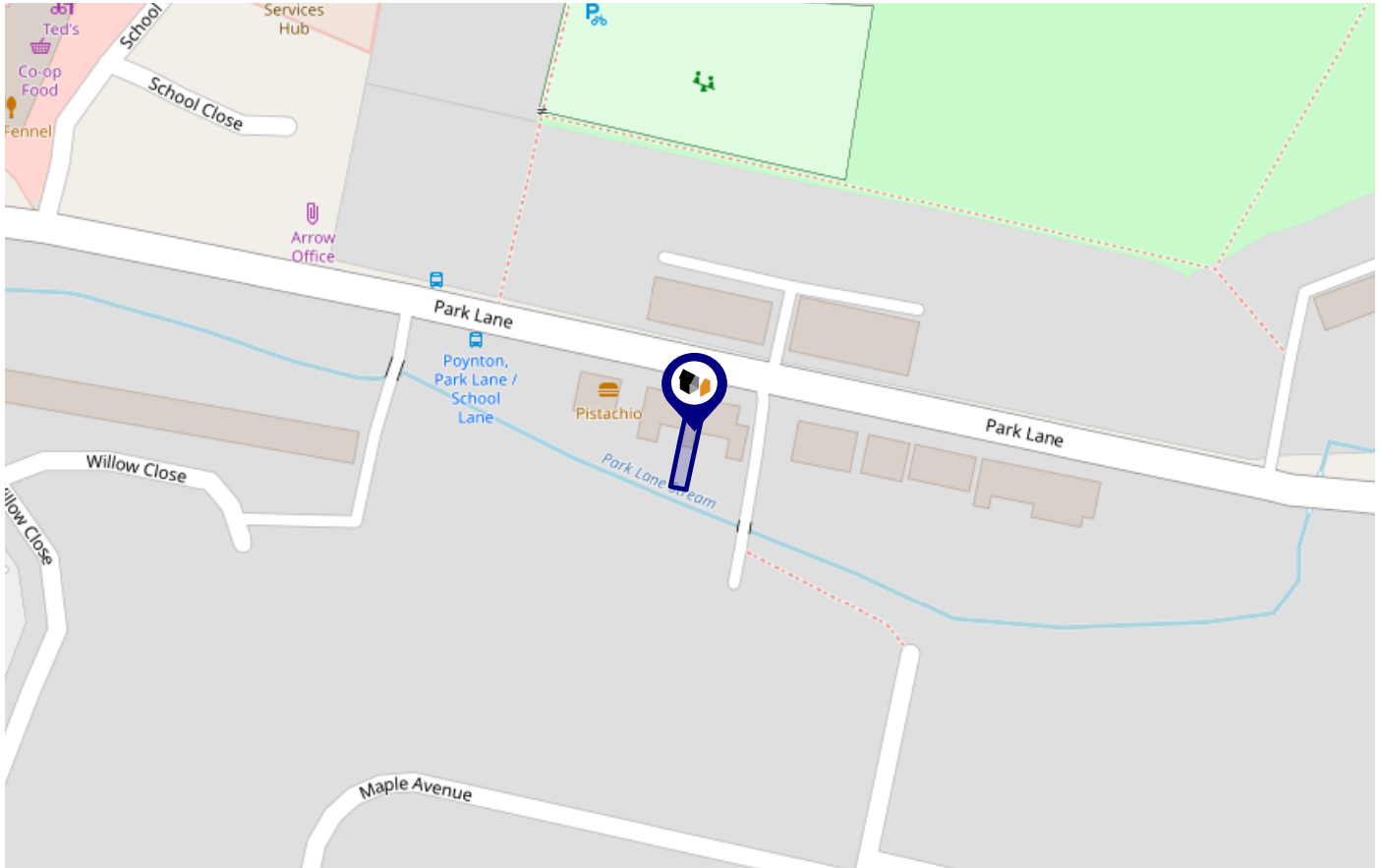
Chance of flooding to the following depths at this property:



# 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

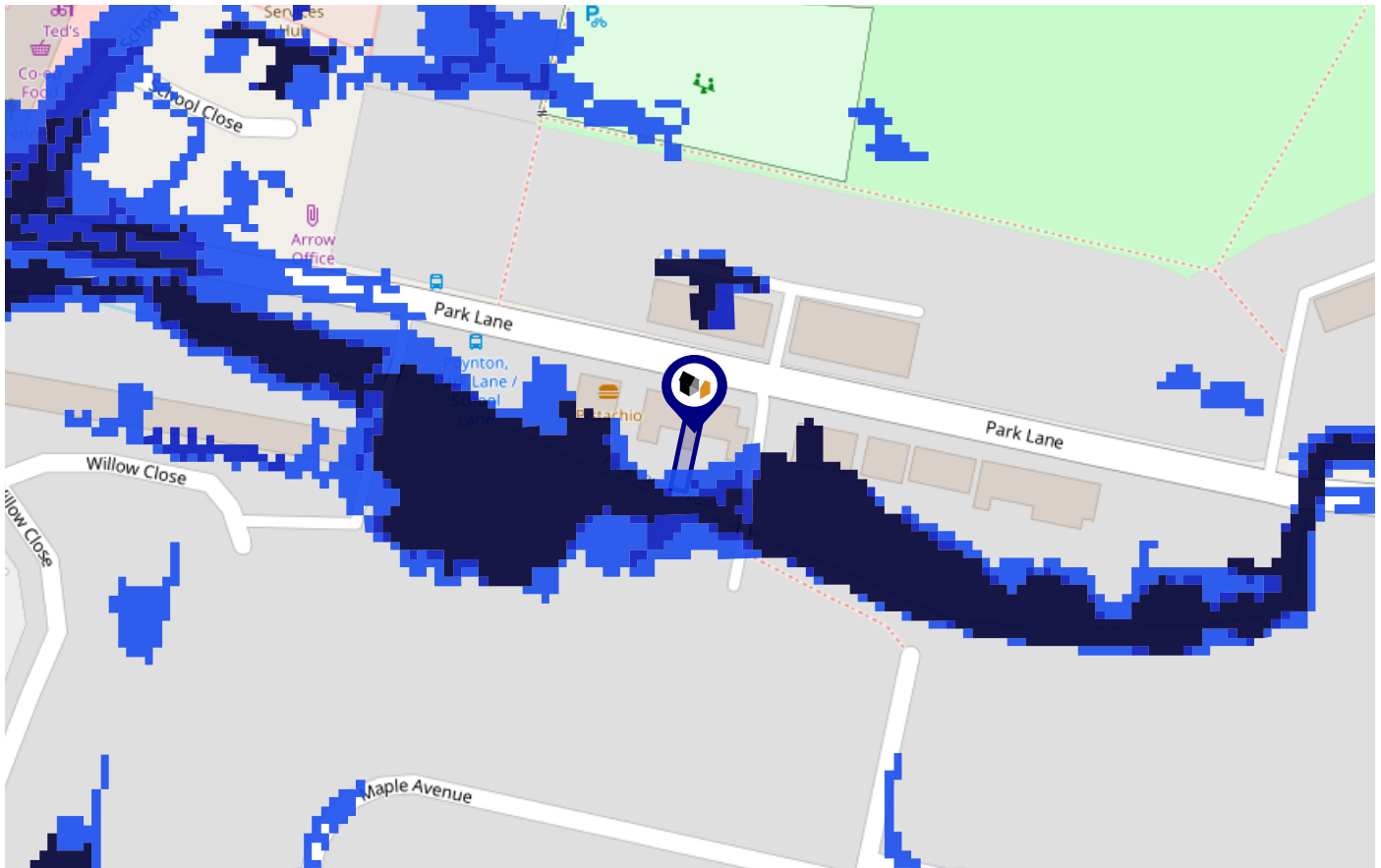
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

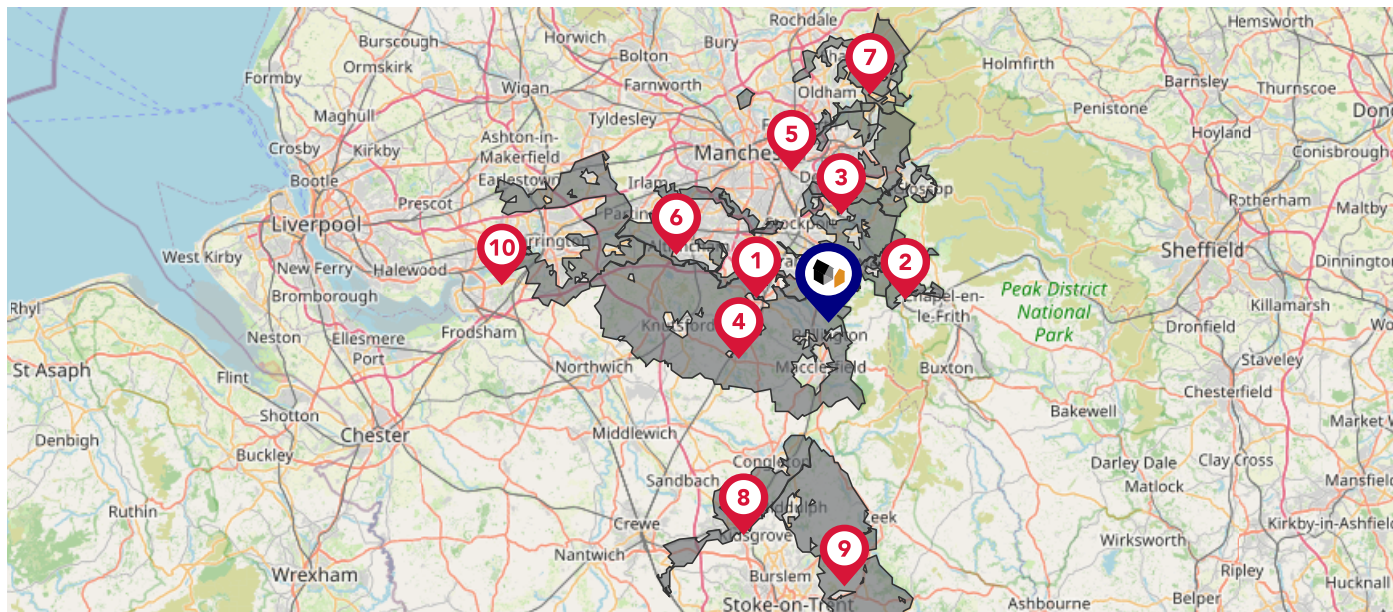
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



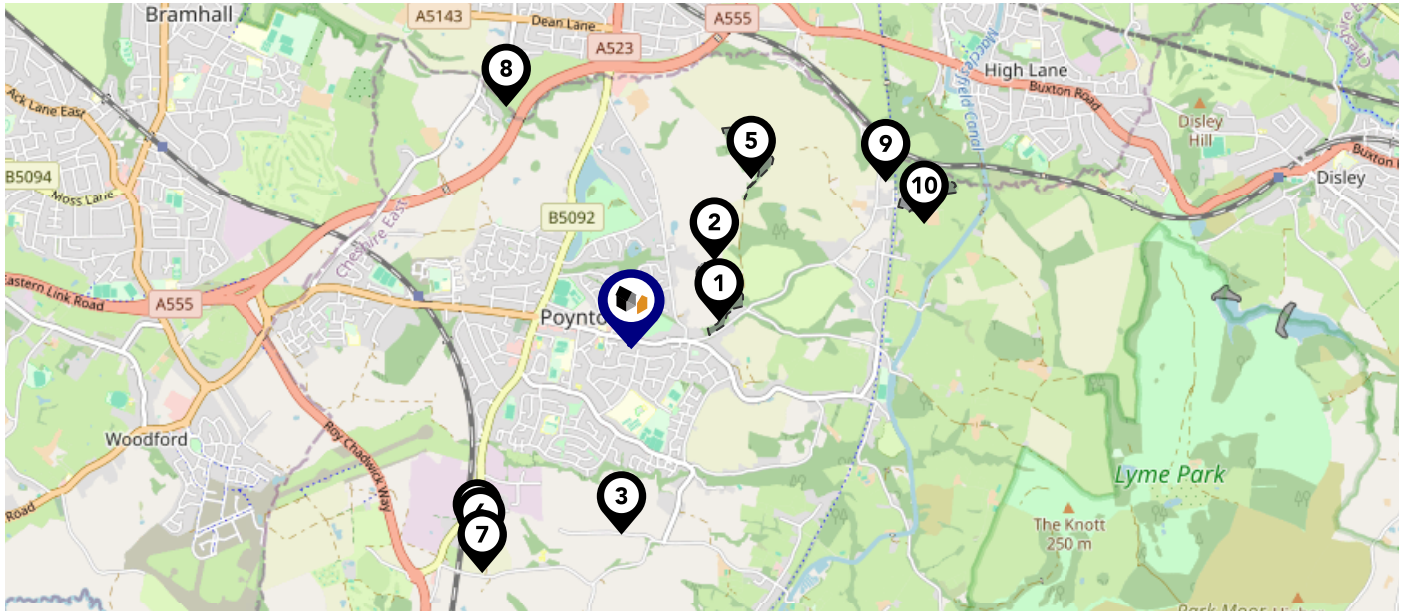
### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Stockport
- 2 Merseyside and Greater Manchester Green Belt - 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.



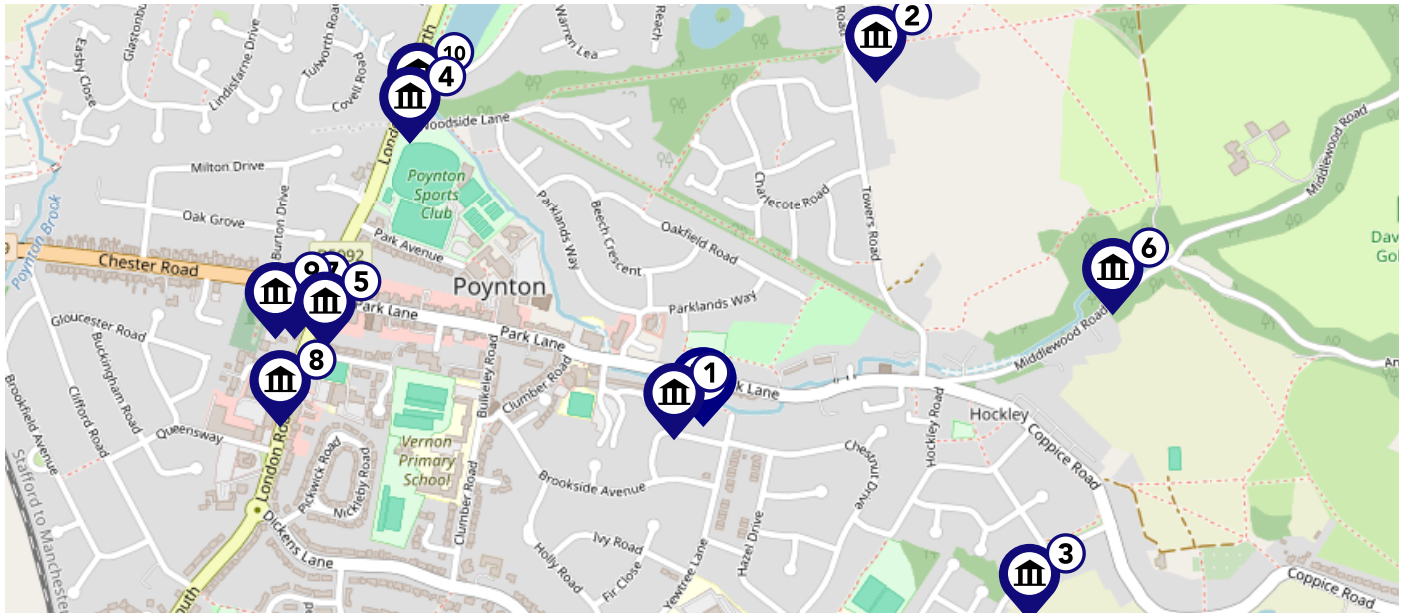
### Nearby Landfill Sites

1	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill
2	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
3	Hope Lane-Lilac Cottage, Hope Lane, Adlington	Historic Landfill
4	Lilac Cottage-Hope Lane, Adlington	Historic Landfill
5	Park Pit-Poynton, Cheshire	Historic Landfill
6	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill
7	EA/EPR/KP3696CS/A001	Active Landfill
8	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill
9	Norbury Hollow Road-Hazel Grove, Stockport, Cheshire	Historic Landfill
10	Pool House Farm-Pool House Road, Poynton, Cheshire	Historic Landfill

# 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



1232302 - Brook House Farmhouse

Grade II

0.0 miles



1232304 - Rose Cottage, Southside And Towersyard Farm

Grade II

0.4 miles



1232382 - Waterloo

Grade II

0.4 miles



1277164 - 44 And 46, London Road North

Grade II

0.4 miles



1232287 - Guide Post 36 Metres South East Of Church Lych Gate

Grade II

0.4 miles



1232299 - Worth Clough

Grade II

0.5 miles



1437426 - Poynton War Memorial

Grade II

0.5 miles



1277157 - Milestone 25 Metres South Of Redcroft

Grade II

0.5 miles



1232286 - Church Of St George

Grade II

0.5 miles



1277165 - 50, London Road North

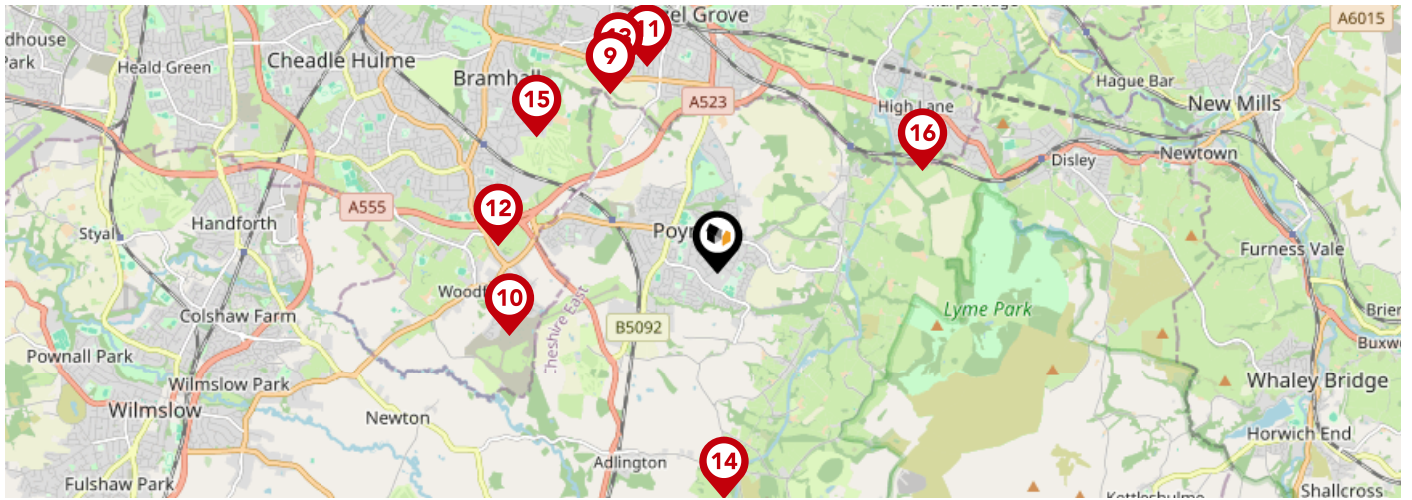
Grade II









0.5 miles

# Area Schools

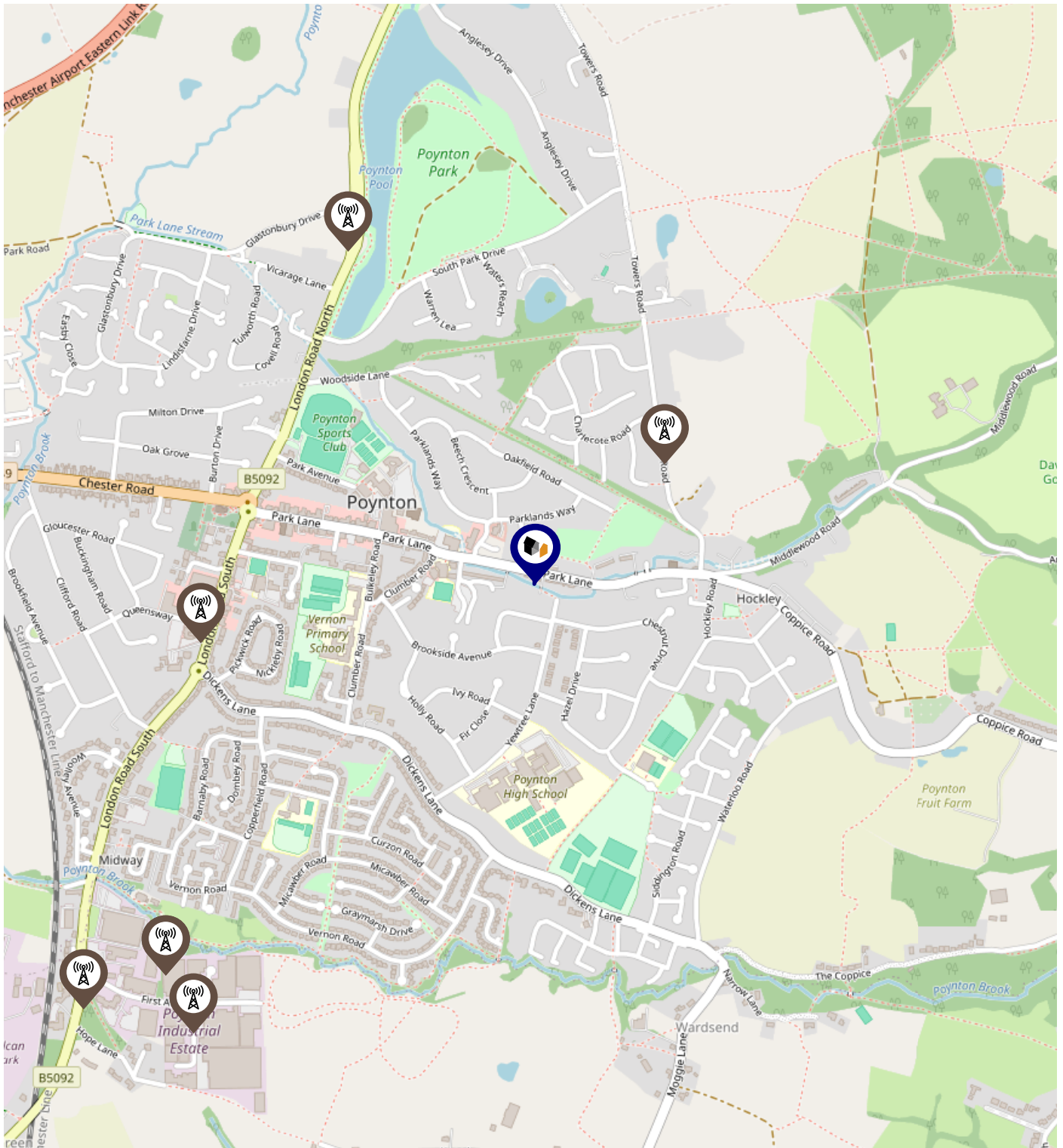


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Poynton High School</b> Ofsted Rating: Good   Pupils: 1499   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Vernon Primary School</b> Ofsted Rating: Outstanding   Pupils: 375   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Worth Primary School</b> Ofsted Rating: Requires improvement   Pupils: 206   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Paul's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 109   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lower Park School</b> Ofsted Rating: Good   Pupils: 277   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Norbury Court School</b> Ofsted Rating: Good   Pupils: 1   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lostock Hall Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Norbury Hall Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Hazel Grove High School</b> Ofsted Rating: Good   Pupils: 1382   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodford Primary School</b> Ofsted Rating: Not Rated   Pupils: 81   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queensgate Primary School</b> Ofsted Rating: Outstanding   Pupils: 280   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorfield Primary School</b> Ofsted Rating: Requires improvement   Pupils: 412   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Adlington Primary School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ladybrook Primary School</b> Ofsted Rating: Outstanding   Pupils: 242   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brookside Primary School</b> Ofsted Rating: Requires improvement   Pupils: 159   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

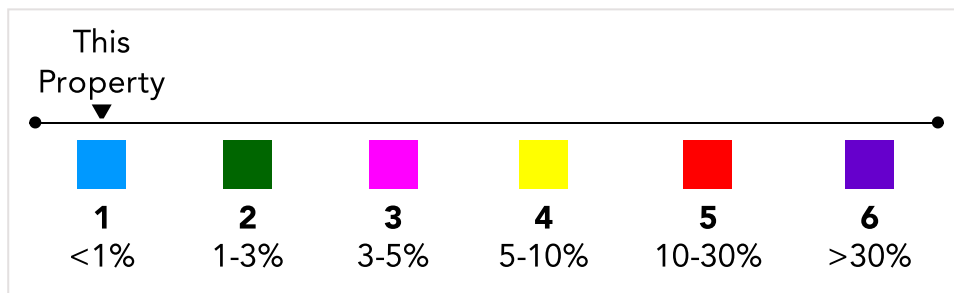
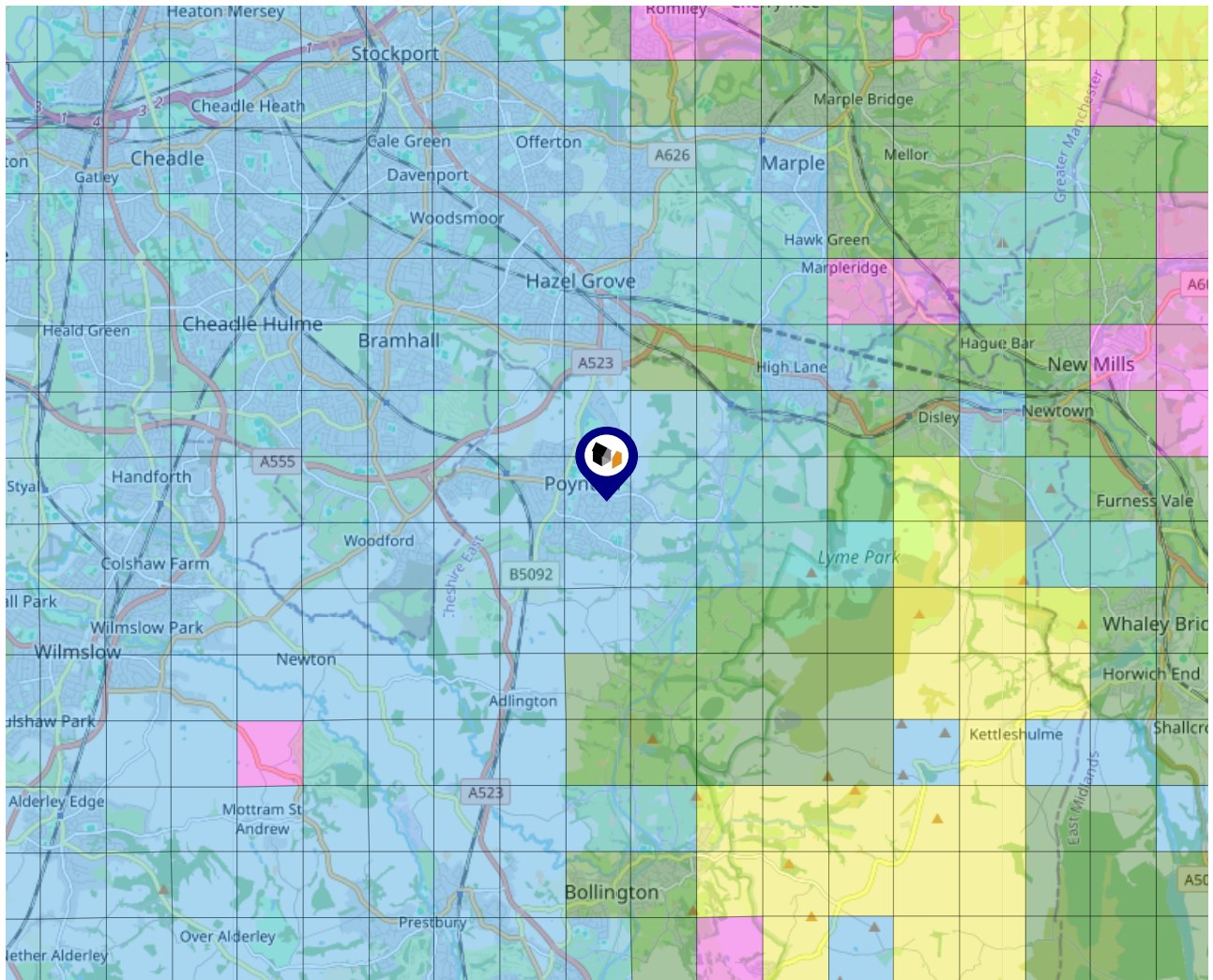


**Key:**

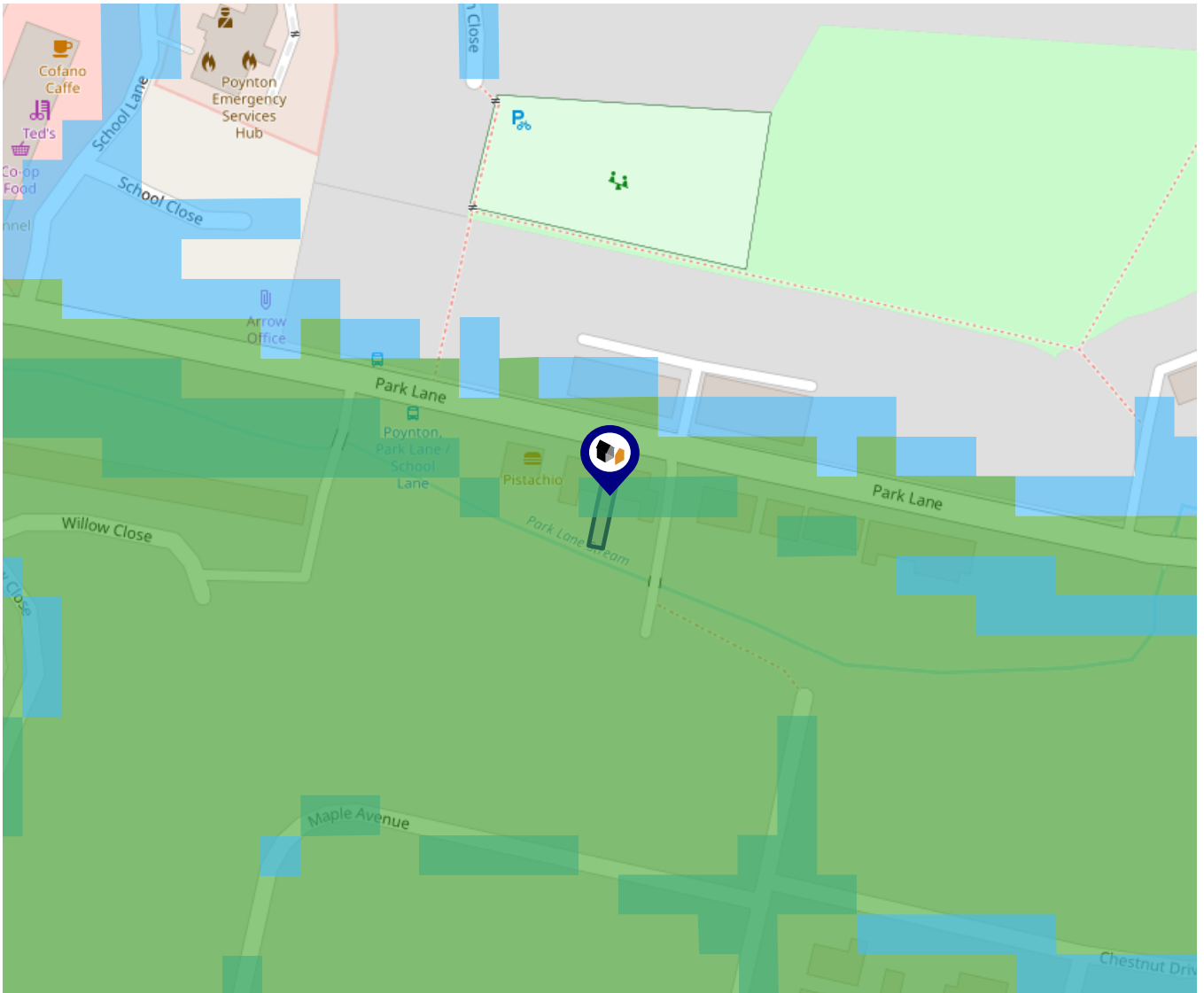
-  Power Pylons
-  Communication Masts

## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

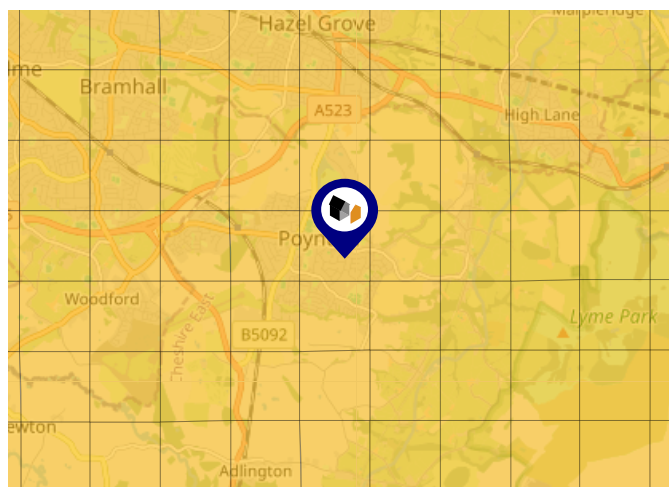


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

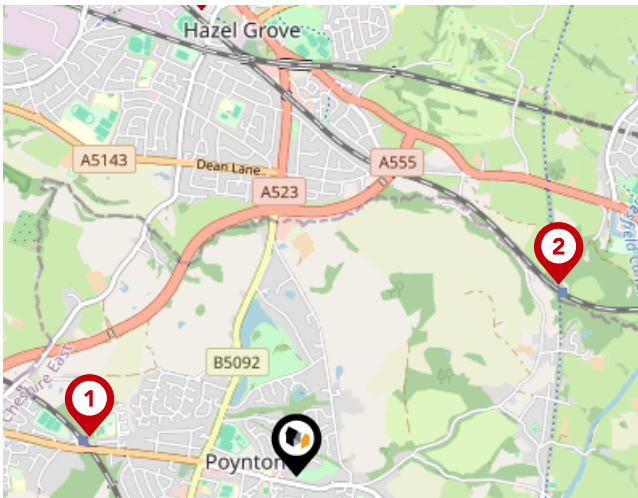
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

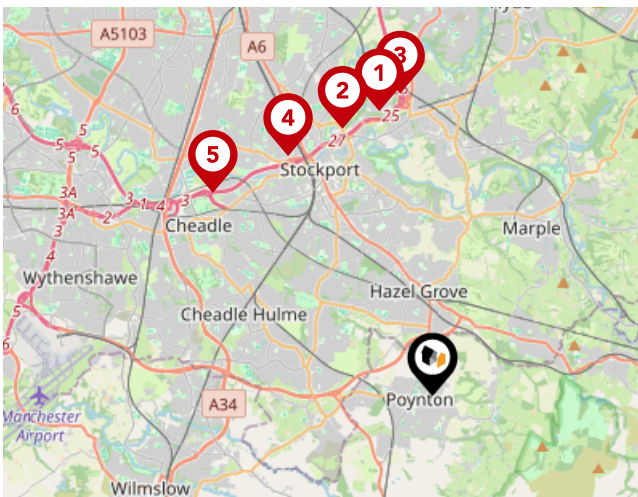
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



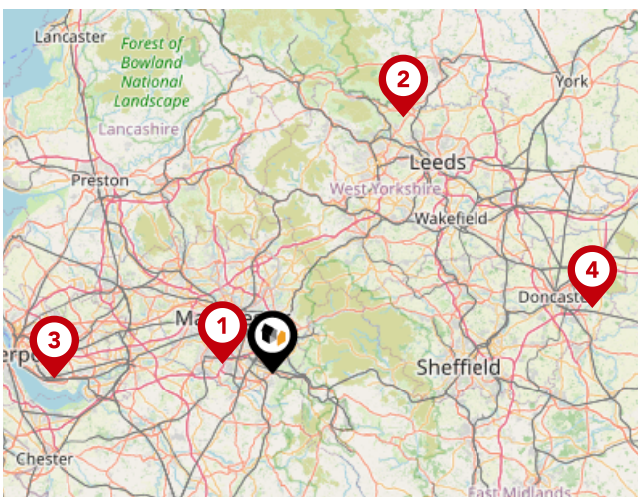
## National Rail Stations

Pin	Name	Distance
1	Poynton Rail Station	0.93 miles
2	Middlewood Rail Station	1.44 miles
3	Hazel Grove Rail Station	2.11 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J26	5.14 miles
2	M60 J27	4.99 miles
3	M60 J25	5.38 miles
4	M60 J1	4.97 miles
5	M60 J2	5.29 miles

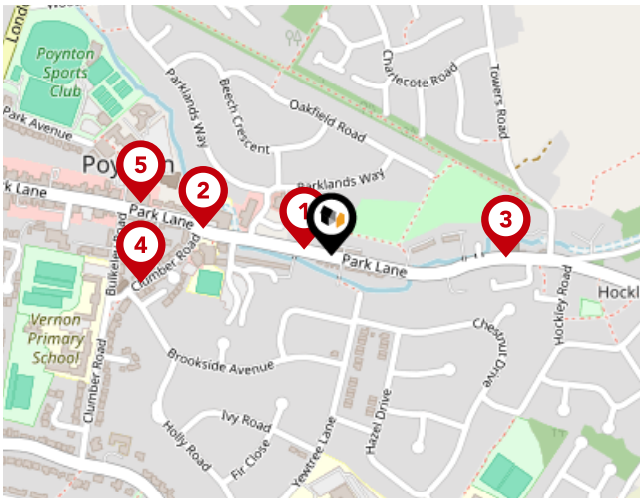


## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	7.05 miles
2	Leeds Bradford Airport	40.54 miles
3	Speke	30.7 miles
4	Finningley	46.32 miles

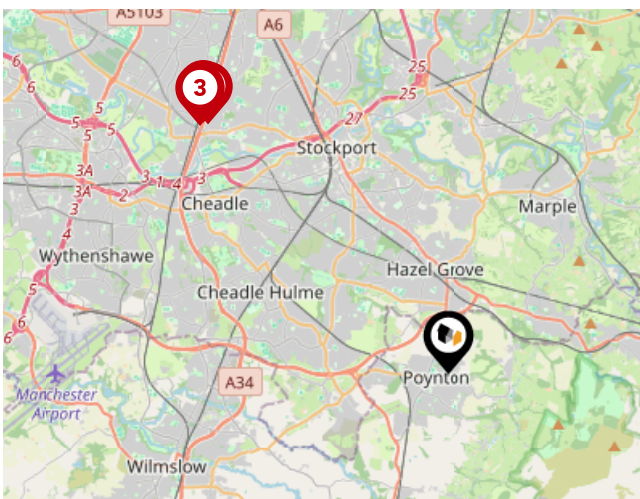
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	School Lane	0.03 miles
2	Clumber Road	0.15 miles
3	Post Office	0.19 miles
4	St Paul's Church	0.21 miles
5	Waitrose	0.22 miles



### Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	6.14 miles
2	East Didsbury (Manchester Metrolink)	6.22 miles
3	East Didsbury (Manchester Metrolink)	6.22 miles

The logo for Lawler & Co. features the company name in a serif font, with a large ampersand between 'Co.' and 'Lawler'. The text is white on a dark green background.

SALES AND LETTINGS

### Lawler & Co | Poynton

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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 considering a move please call into one of our friendly offices or telephone your local branch and our experienced sales teams will arrange for one of our valuers to visit your home and provide pre sale marketing advice plus a free no obligation valuation. We can have your property up and running within 24 hours of instruction!



### 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

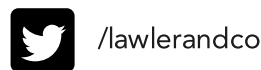


I couldn't recommend Lawlors Poynton enough, especially Clare and Angela. Selling my house became a stressful transaction due to serious problems further down the chain, but they handled it brilliantly. From the start, communication was outstanding. They were incredibly supportive and proactive, constantly 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.



# Agency

## Our Performance in This Area

### Market Share in SK12

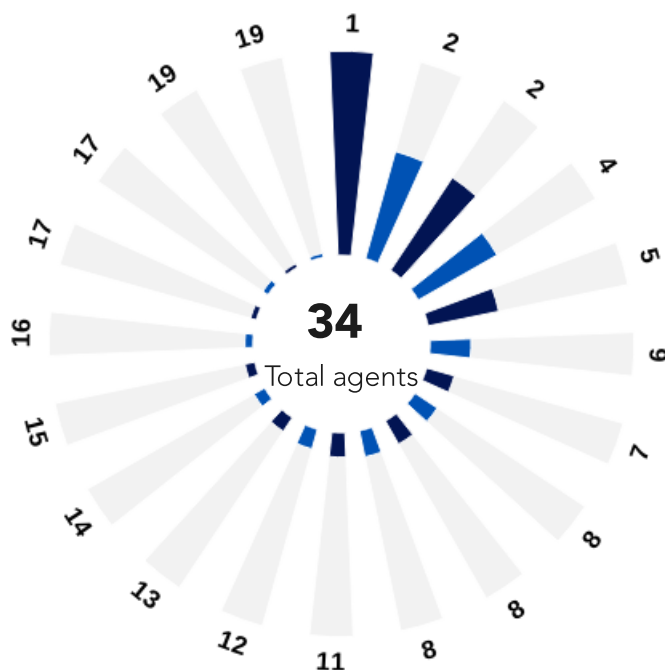
Number of Listings

Based on:

5+ Beds

All Property Types

Last 30 Days



1.	Gascoigne Halman	(99)	11.	Psr	(12)
2=.	Bridgfords	(54)	12.	Ian Tonge Propert...	(10)
2=.	Lawler	(54)	13.	Sown	(8)
4.	Jordan Fishwick	(44)	14.	Mosley Jarman	(6)
5.	Moore Homes	(35)	15.	The Agency Group	(5)
6.	The Agency Uk	(20)	16.	Shrigley Rose	(4)
7.	Richard Lowth	(14)	17=.	Purplebricks	(3)
8=.	Elan Homes	(13)	17=.	Reeds Rains	(3)
8=.	Lsl Land And New ...	(13)	19=.	Edward Mellor	(2)
8=.	Paul Sutherland Reay	(13)	19=.	Graham Watkins	(2)

### Total Properties (Live)

Our Properties 0



Market Average 0



### New Listings Last 30 Days

Our Listings



Market Average



Independently Certified from Whole of Market Property Listings by Sprift, the UK's Most Comprehensive Source for Official and Trusted Property Data.

## 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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