

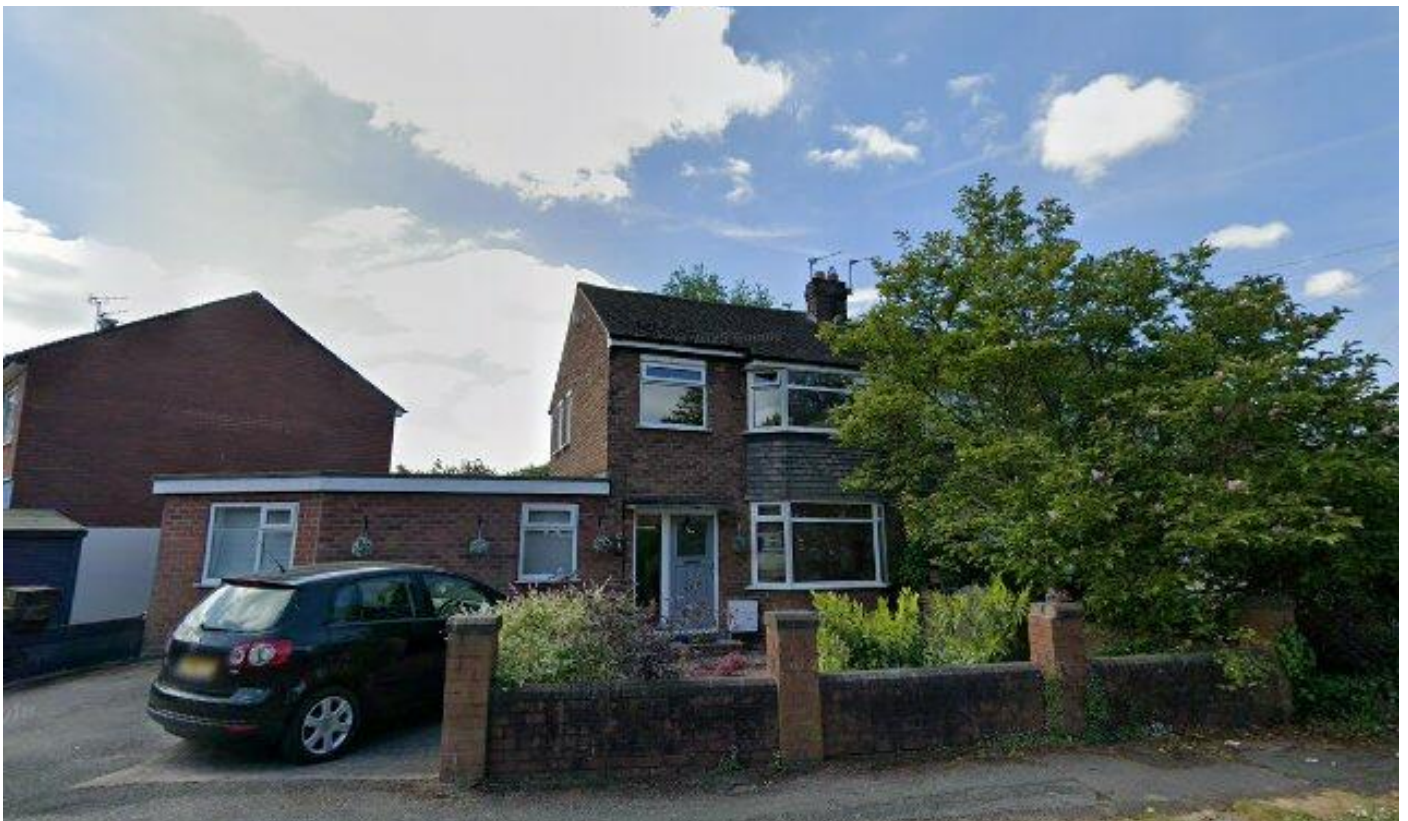


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd September 2026



PICKWICK ROAD, POYNTON, STOCKPORT, SK12

Lawler & Co | Poynton

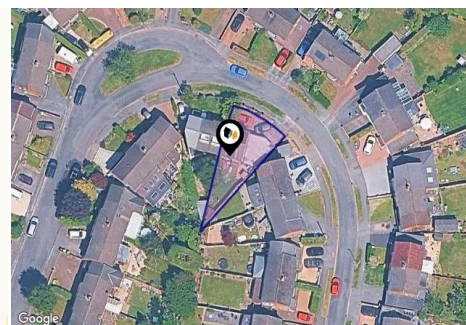
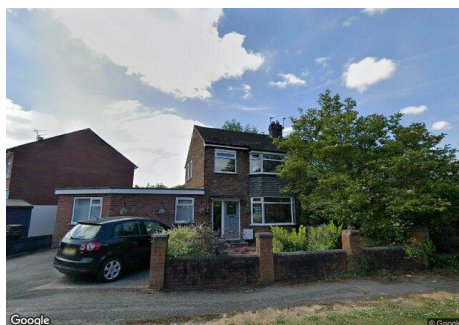
60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Semi-Detached
Bedrooms:	4
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,182
Title Number:	CH249803

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: *Pickwick Road, Poynton, Stockport, SK12*

Reference - 14/1426M	
Decision:	DECISION MADE
Date:	26th March 2014
Description:	Two-Storey Side Extension Over Existing Integral Garage. Removal Of Garage Door And Replacement With Window. Change Of Use Of Present Garage To Form Playroom And Ensuite Shower Room

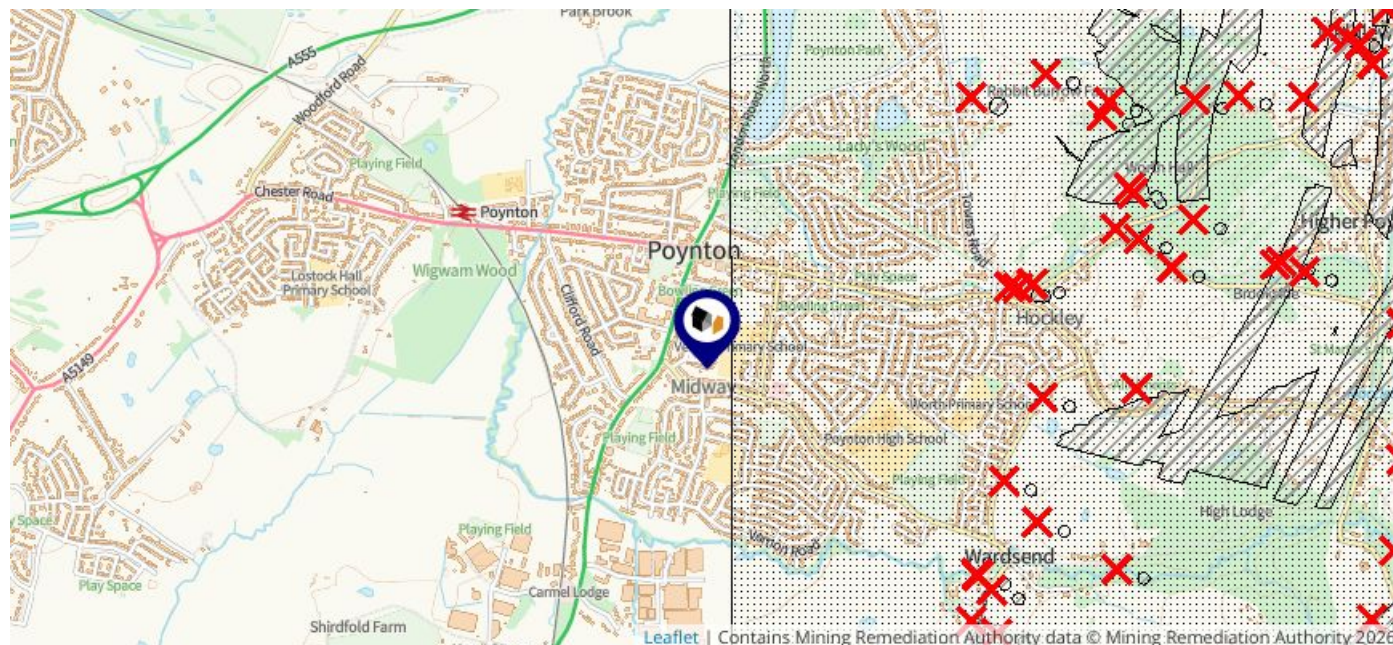
Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



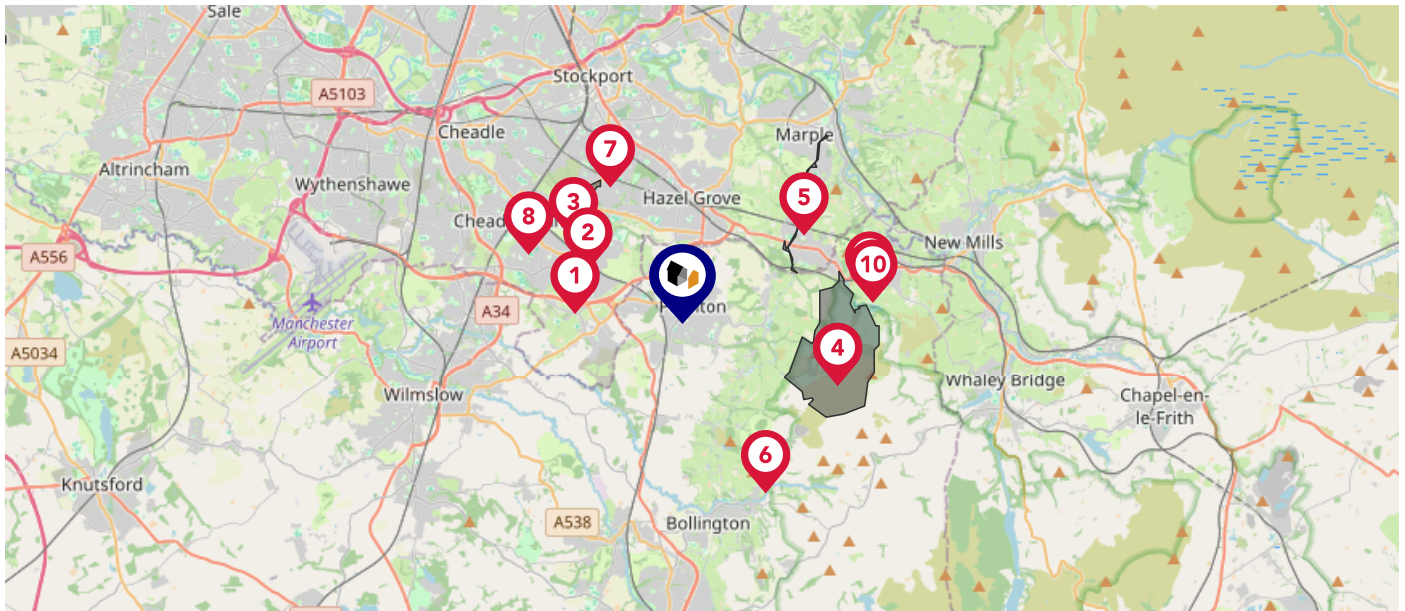
Mine Entry

- ✕ 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



Syddal Park



Bramhall Lane South



Bramall Park



Lyme Park



Macclesfield Canal



Pott Shrigley



Egerton Road and Frewland Avenue, Davenport



Swann Lane, Hulme Hall Road and Hill Top Avenue



Disley Conservation Area



Disley Conservation Area

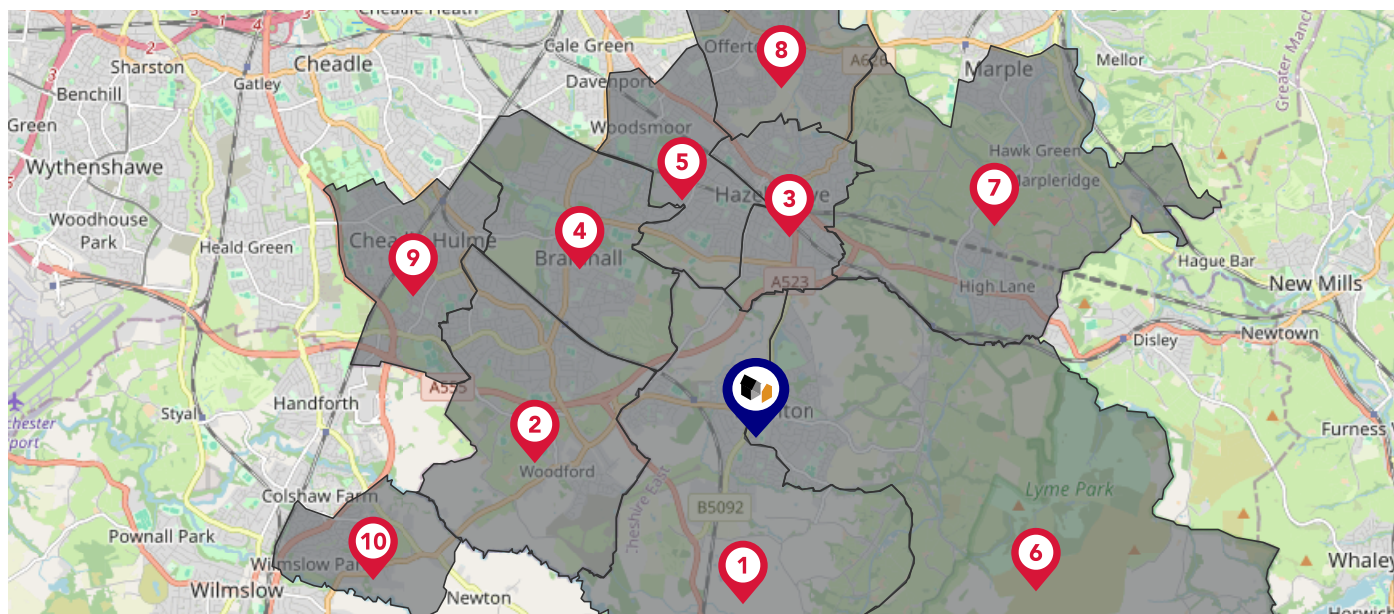
Maps

Council Wards

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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

Bramhall South and Woodford Ward

3

Hazel Grove Ward

4

Bramhall North Ward

5

Stepping Hill Ward

6

Poynton East and Pott Shrigley Ward

7

Marple South and High Lane Ward

8

Offerton Ward

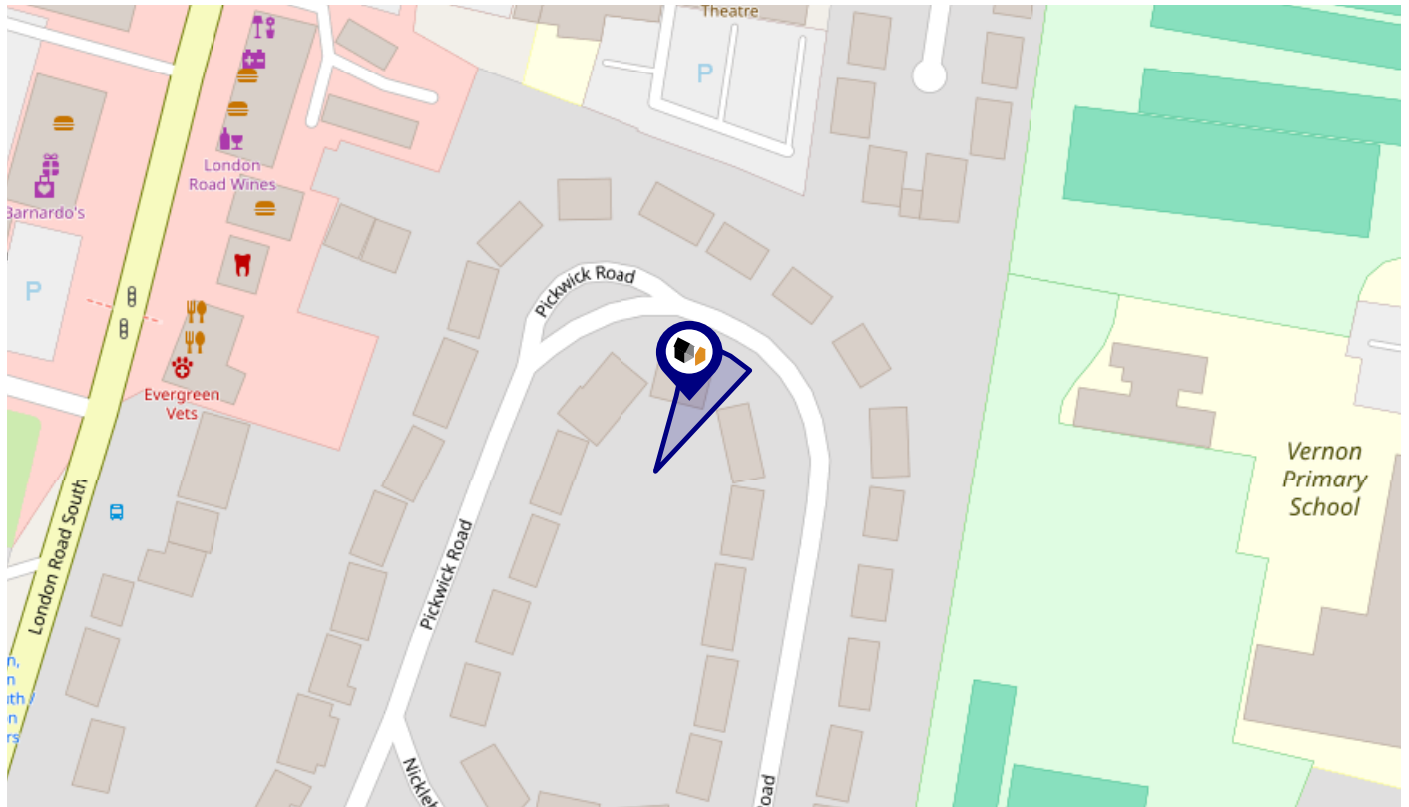
9

Cheadle Hulme South Ward

10

Wilmslow Dean Row Ward

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



Rail Noise Data

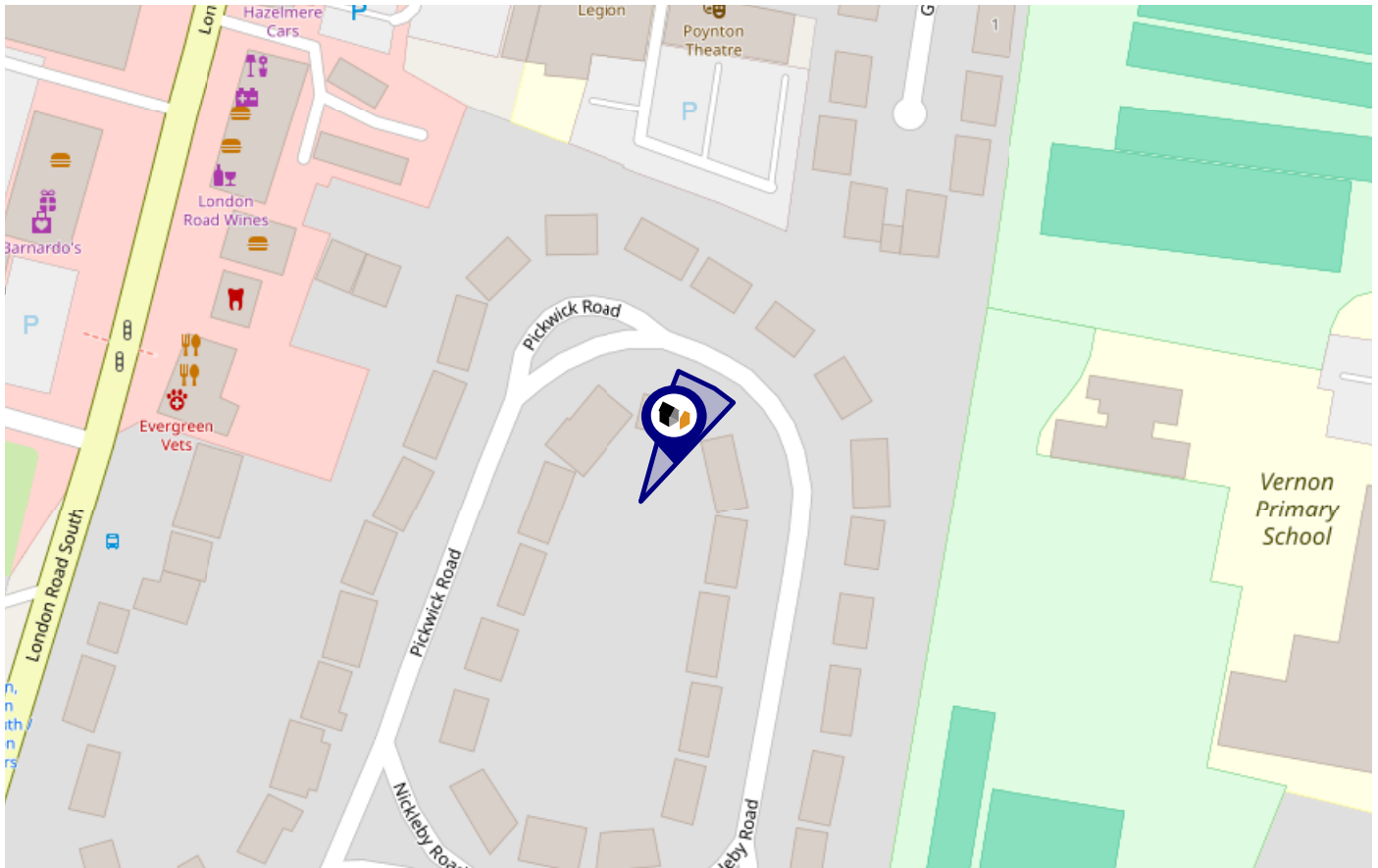
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	■
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

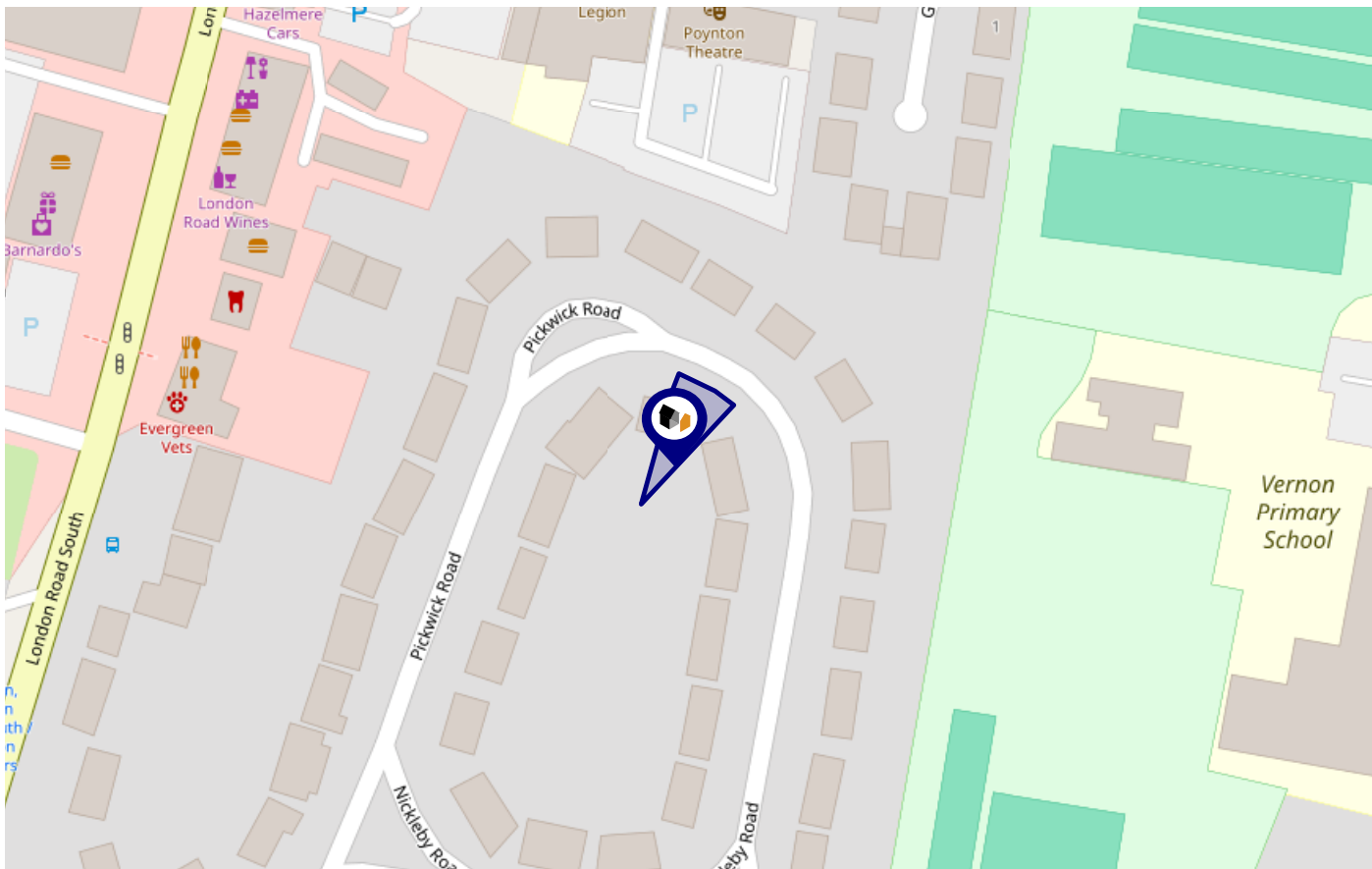
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

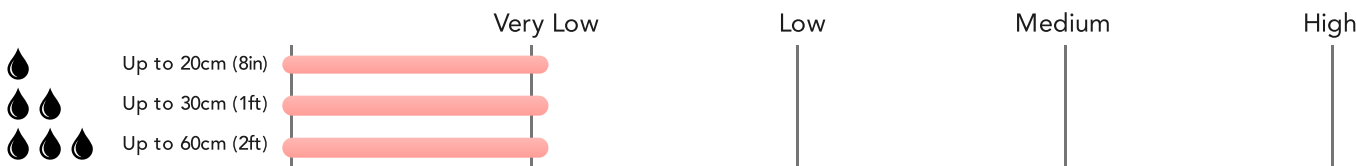


Risk Rating: Very low

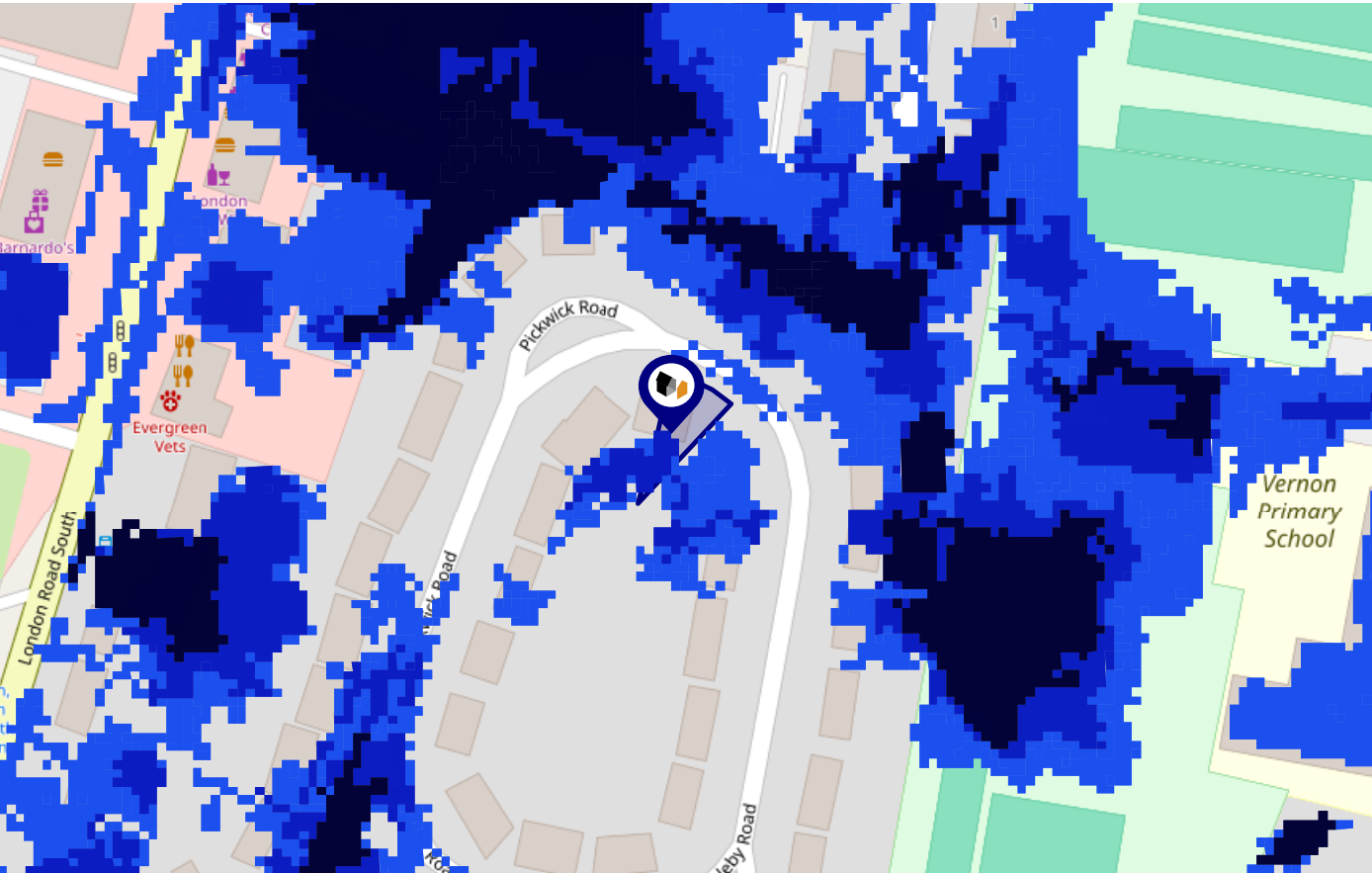
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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

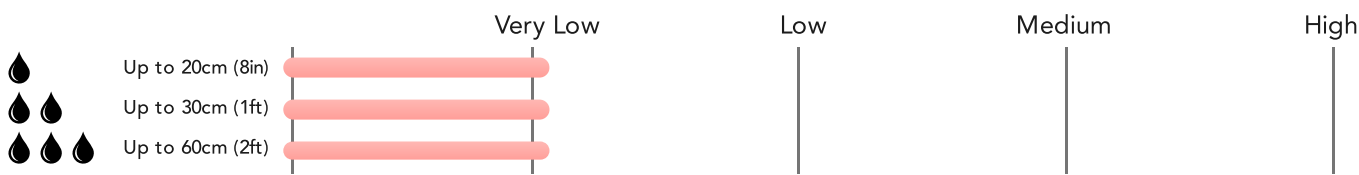


Risk Rating: Very low

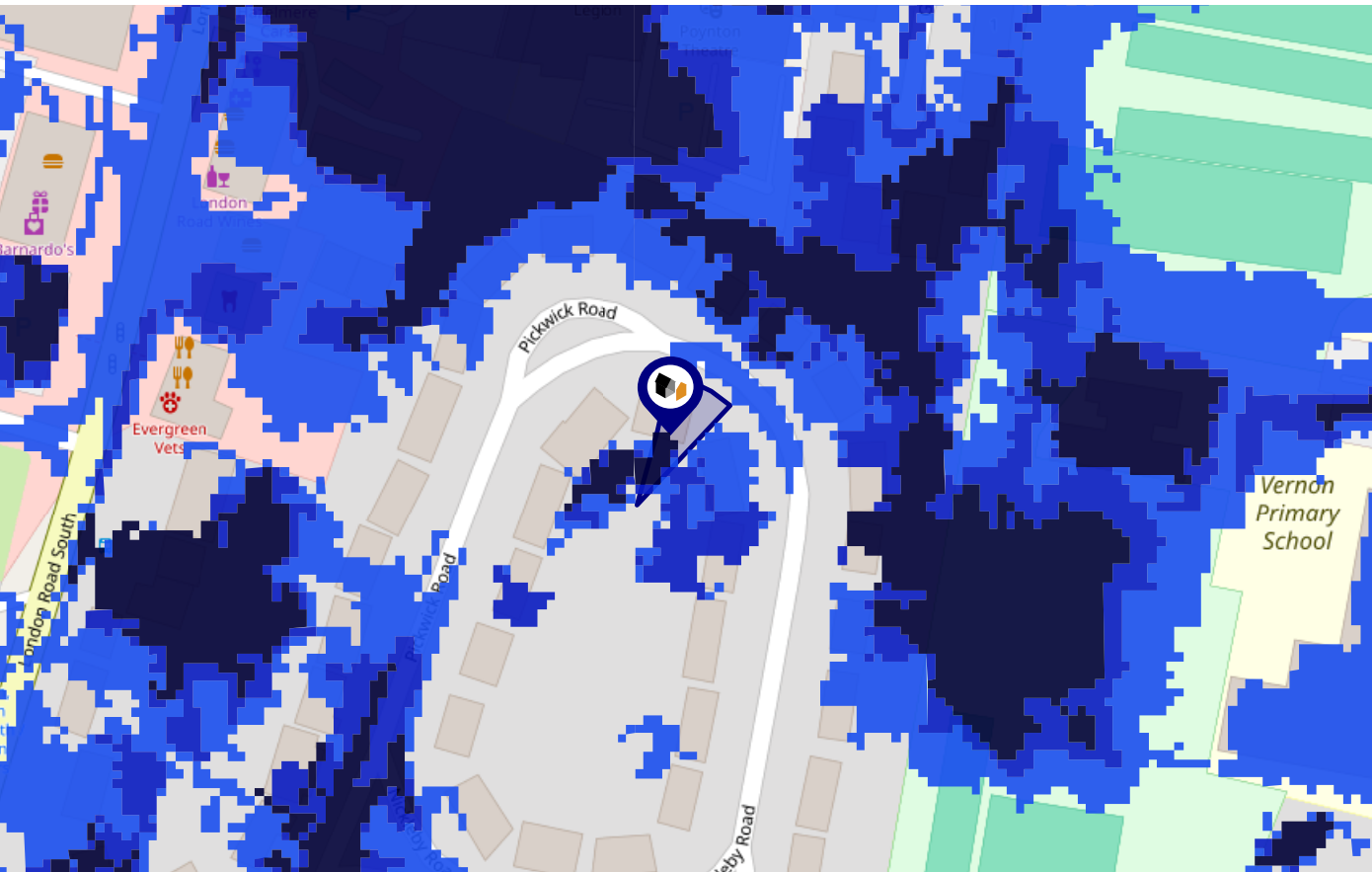
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

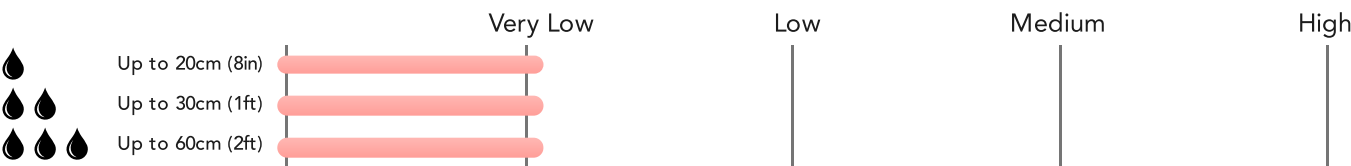


Risk Rating: Very low

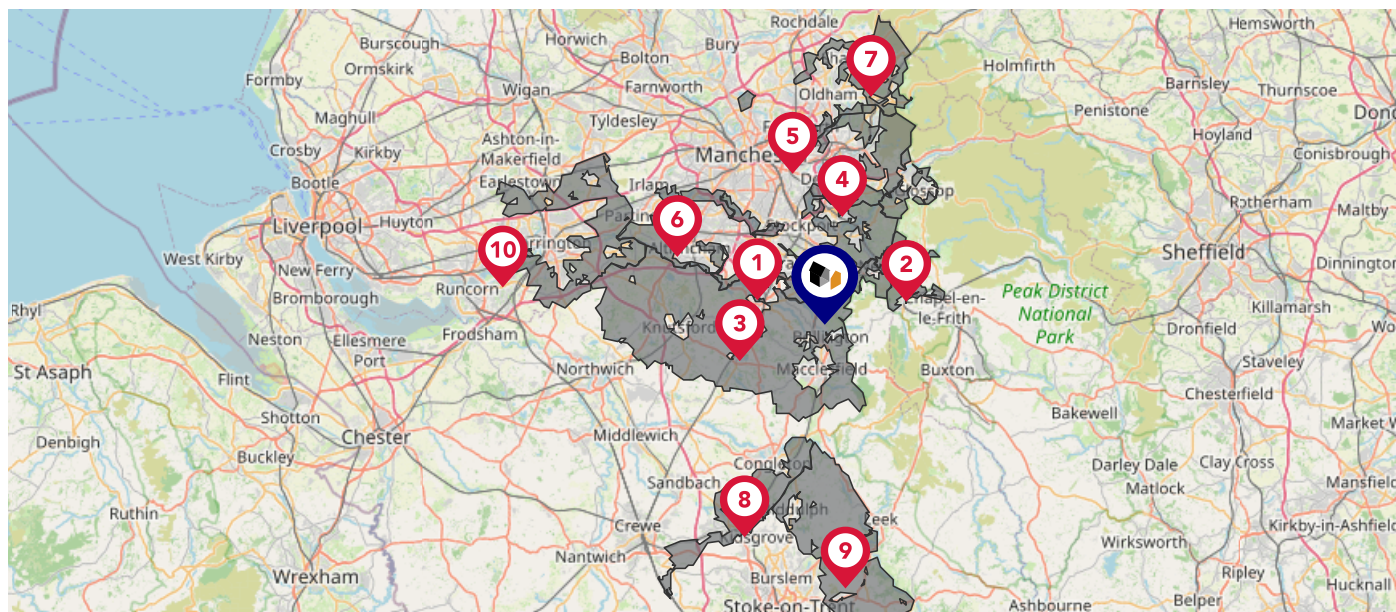
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Chance of flooding to the following depths at this property:



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 - Cheshire East

4

Merseyside and Greater Manchester Green Belt - Tameside

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

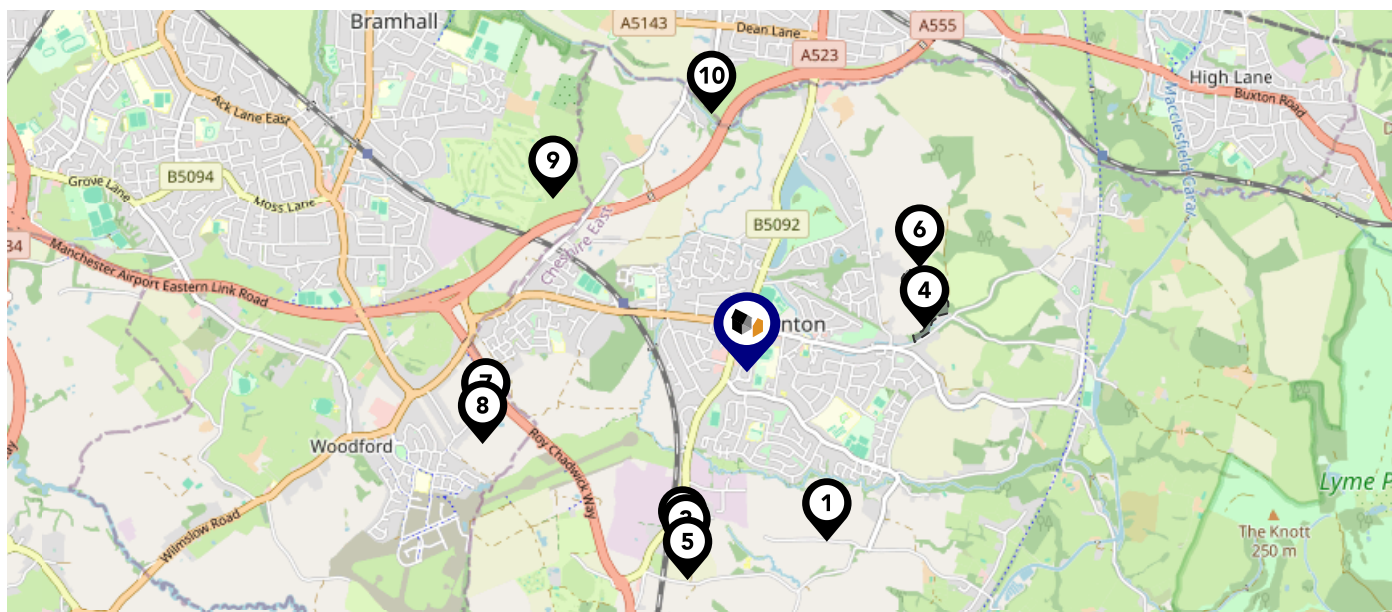
Maps

Landfill Sites

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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	Hope Lane-Lilac Cottage, Hope Lane, Adlington	Historic Landfill	
2	Lilac Cottage-Hope Lane, Adlington	Historic Landfill	
3	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill	
4	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill	
5	EA/EPR/KP3696CS/A001	Active Landfill	
6	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill	
7	Upper Swinesey Farm-Bridle Road, Woodford, Stockport	Historic Landfill	
8	Upper Swinesey Farm-Woodford	Historic Landfill	
9	Hill Green Farm-Woodford Road, Poynton	Historic Landfill	
10	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill	

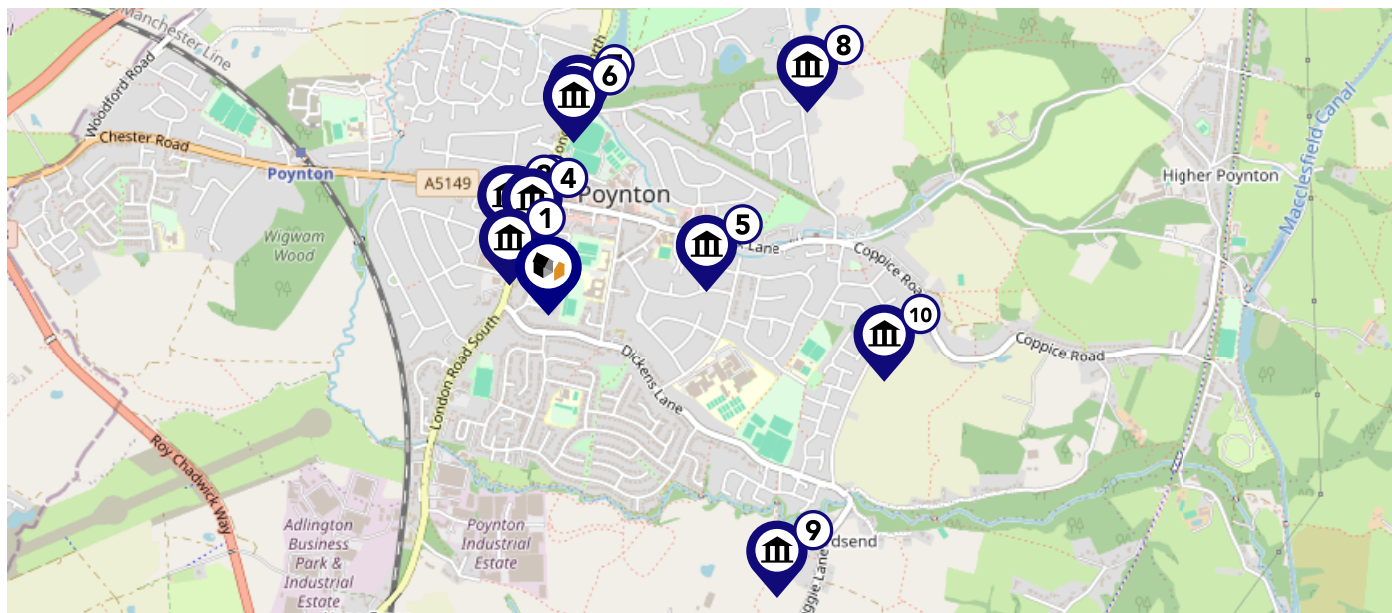
Maps

Listed Buildings

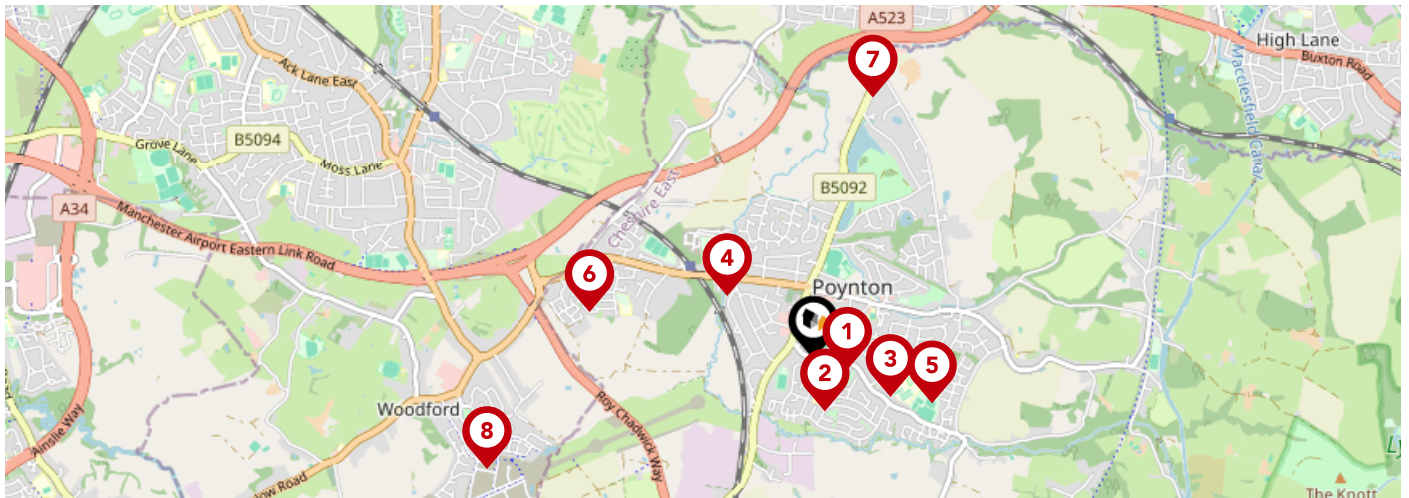
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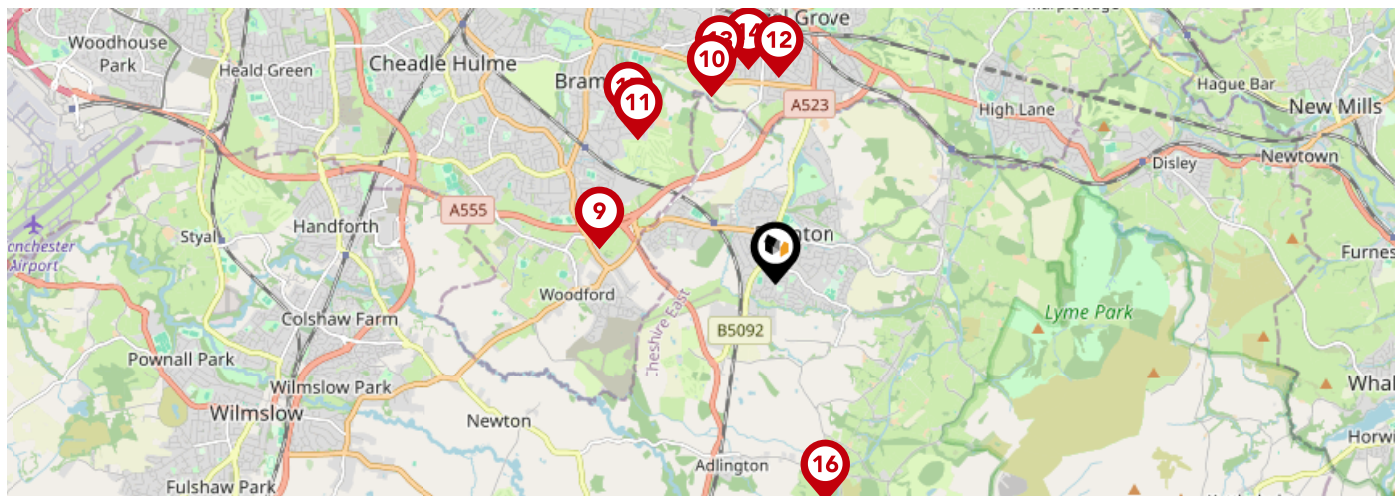
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1277157 - Milestone 25 Metres South Of Redcroft	Grade II	0.1 miles
 1437426 - Poynton War Memorial	Grade II	0.2 miles
 1232286 - Church Of St George	Grade II	0.2 miles
 1232287 - Guide Post 36 Metres South East Of Church Lych Gate	Grade II	0.2 miles
 1232302 - Brook House Farmhouse	Grade II	0.4 miles
 1277164 - 44 And 46, London Road North	Grade II	0.4 miles
 1277165 - 50, London Road North	Grade II	0.4 miles
 1232304 - Rose Cottage, Southside And Towersyard Farm	Grade II	0.7 miles
 1138893 - Wards End Old Farm	Grade II	0.8 miles
 1232382 - Waterloo	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	Vernon Primary School Ofsted Rating: Outstanding Pupils: 375 Distance:0.15	☐	☒	☐	☐	☐
2	St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 109 Distance:0.24	☐	☒	☐	☐	☐
3	Poynton High School Ofsted Rating: Good Pupils: 1499 Distance:0.38	☐	☐	☒	☐	☐
4	Lower Park School Ofsted Rating: Good Pupils: 277 Distance:0.47	☐	☒	☐	☐	☐
5	Worth Primary School Ofsted Rating: Requires improvement Pupils: 206 Distance:0.56	☐	☒	☐	☐	☐
6	Lostock Hall Primary School Ofsted Rating: Good Pupils: 215 Distance:1.02	☐	☒	☐	☐	☐
7	Norbury Court School Ofsted Rating: Good Pupils: 1 Distance:1.19	☐	☐	☒	☐	☐
8	Woodford Primary School Ofsted Rating: Not Rated Pupils: 81 Distance:1.53	☐	☒	☐	☐	☐



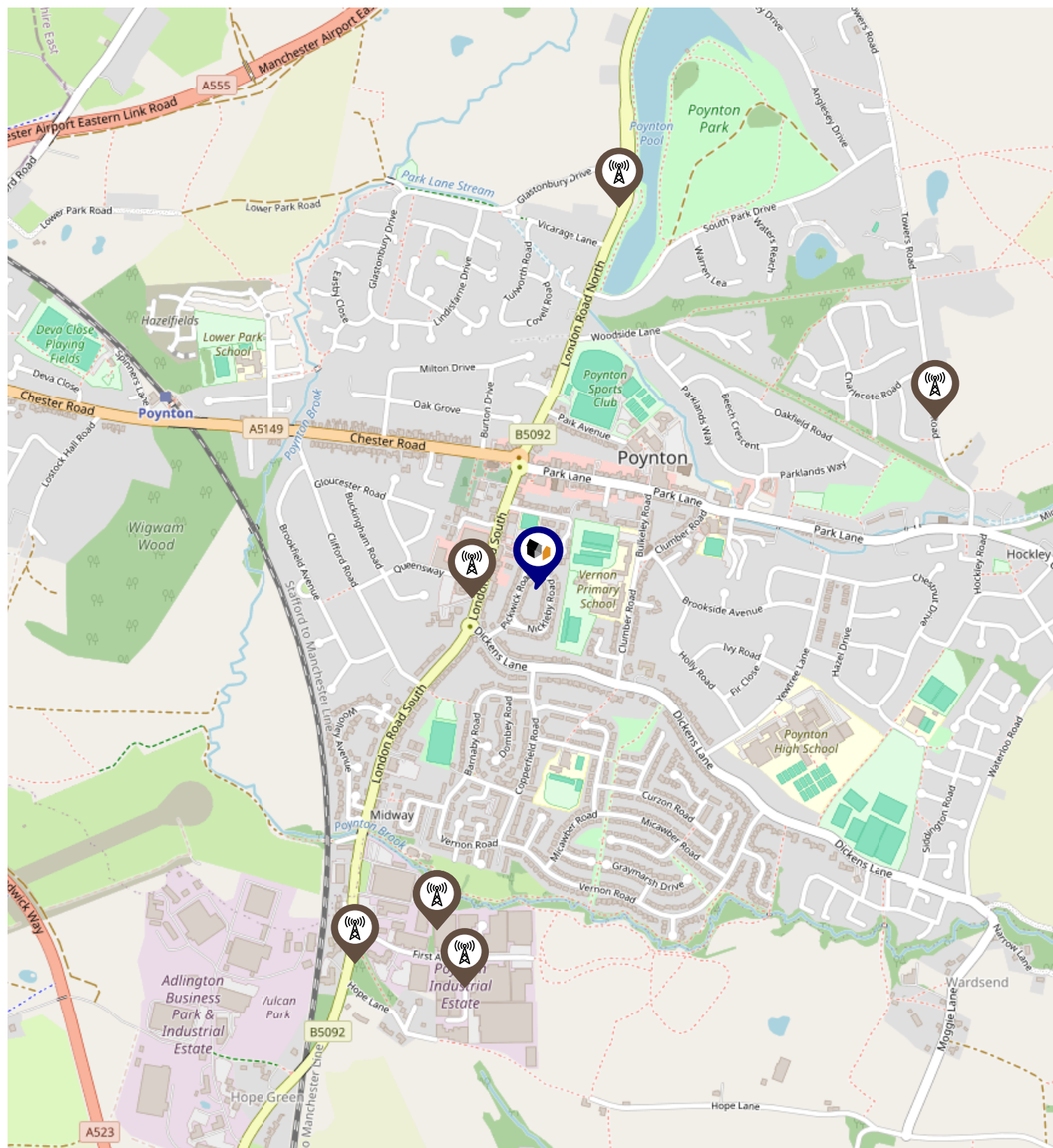
		Nursery	Primary	Secondary	College	Private
	Queensgate Primary School Ofsted Rating: Outstanding Pupils: 280 Distance:1.59	☐	☒	☐	☐	☐
	Hazel Grove High School Ofsted Rating: Good Pupils: 1382 Distance:1.75	☐	☐	☒	☐	☐
	Ladybrook Primary School Ofsted Rating: Outstanding Pupils: 242 Distance:1.76	☐	☒	☐	☐	☐
	Norbury Hall Primary School Ofsted Rating: Good Pupils: 457 Distance:1.83	☐	☒	☐	☐	☐
	Moorfield Primary School Ofsted Rating: Requires improvement Pupils: 412 Distance:1.9	☐	☒	☐	☐	☐
	St Peter's Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:1.92	☐	☒	☐	☐	☐
	Bramhall High School Ofsted Rating: Good Pupils: 1314 Distance:1.93	☐	☐	☒	☐	☐
	Adlington Primary School Ofsted Rating: Outstanding Pupils: 85 Distance:1.97	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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SALES AND LETTINGS

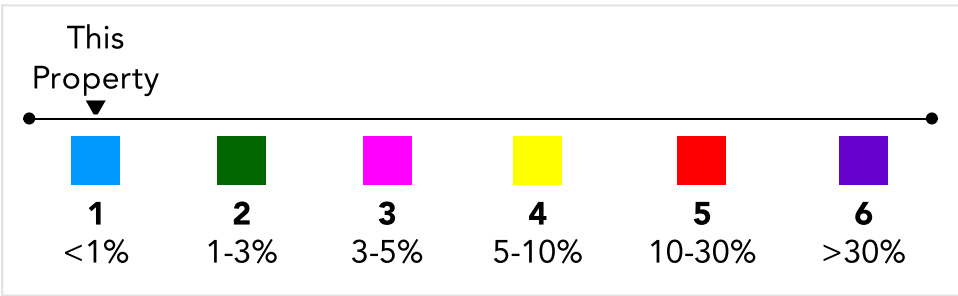
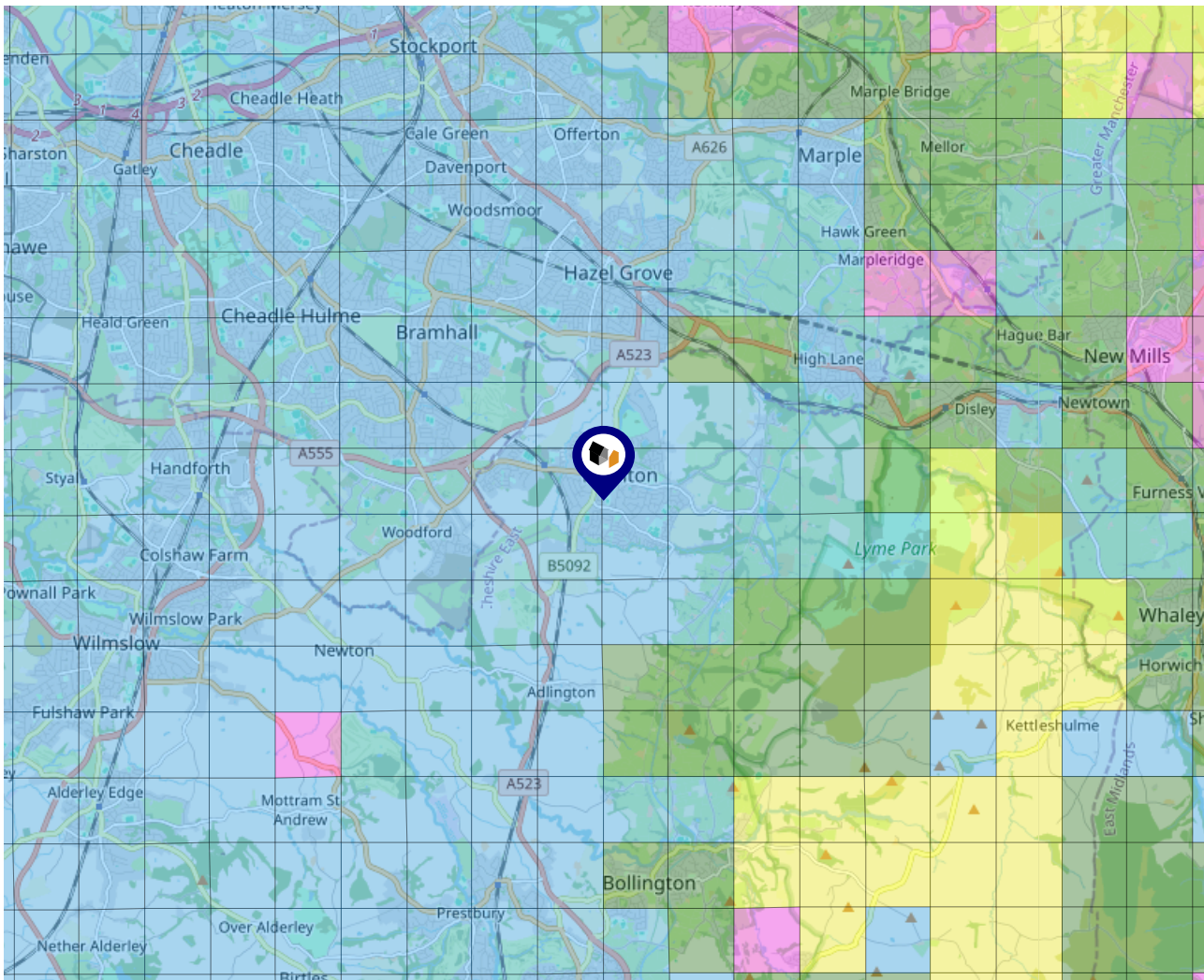


Key:

-  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/m³).

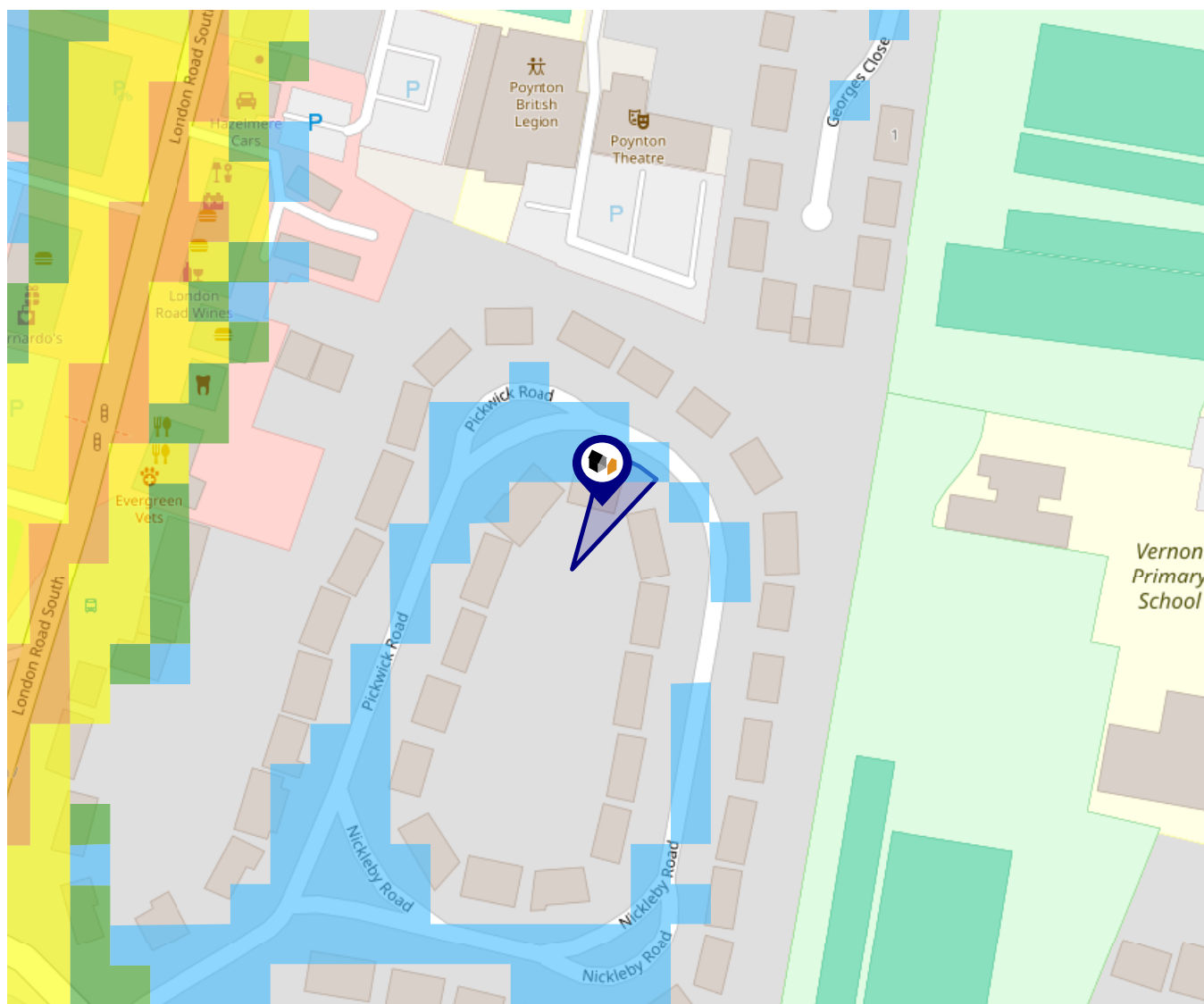


Local Area

Road Noise

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SALES AND LETTINGS

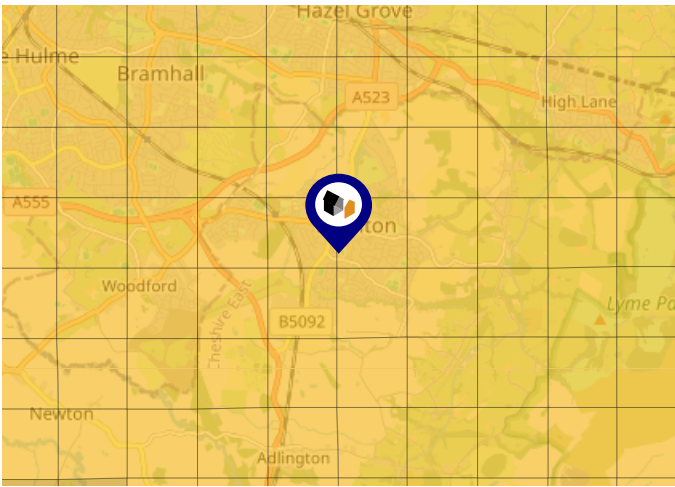


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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)

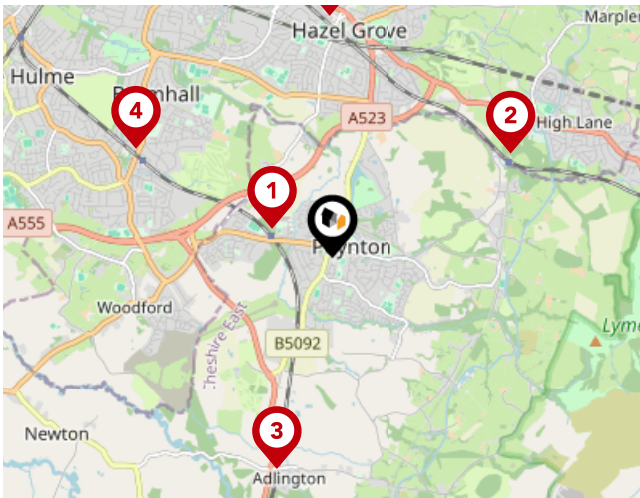
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area

Transport (National)

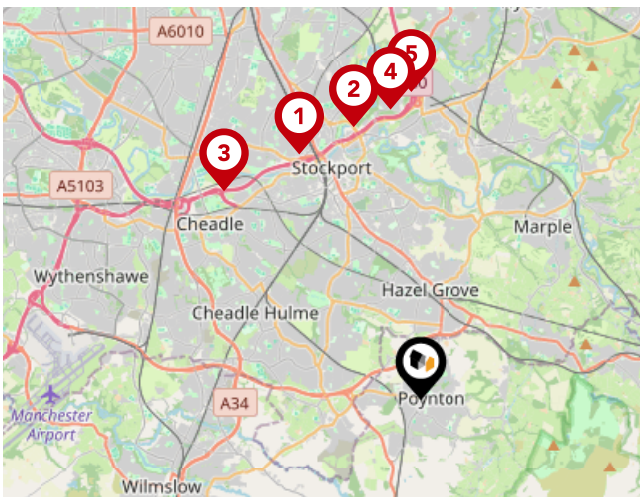
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SALES AND LETTINGS



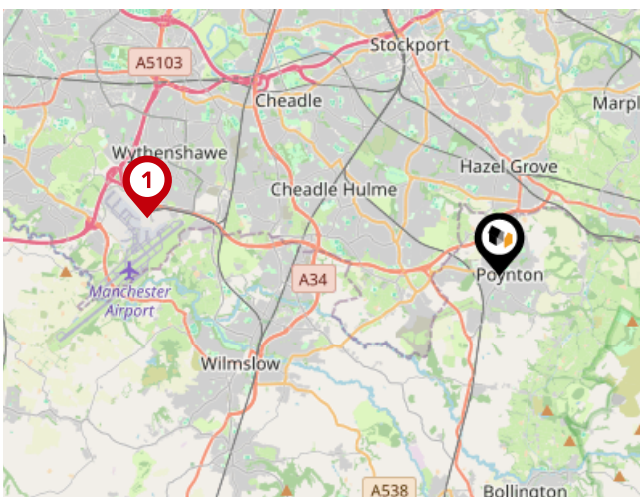
National Rail Stations

Pin	Name	Distance
1	Poynton Rail Station	0.59 miles
2	Middlewood Rail Station	1.82 miles
3	Adlington (Cheshire) Rail Station	1.93 miles
4	Bramhall Rail Station	1.98 miles
5	Hazel Grove Rail Station	2.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J1	4.83 miles
2	M60 J27	4.93 miles
3	M60 J2	5.05 miles
4	M60 J26	5.14 miles
5	M60 J25	5.41 miles



Airports/Helipads

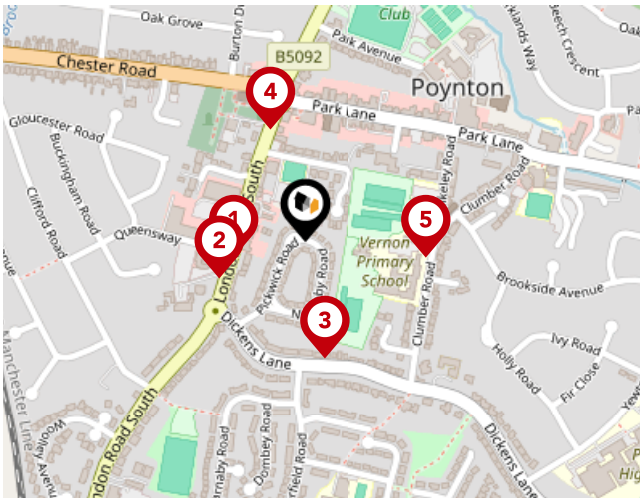
Pin	Name	Distance
1	Manchester Airport	6.31 miles

Area

Transport (Local)

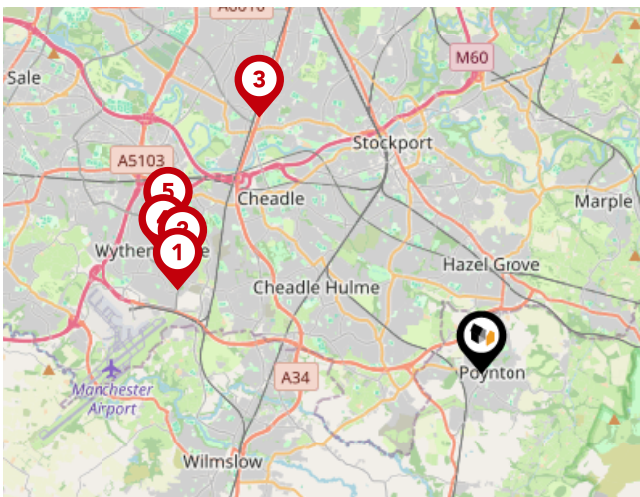
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SALES AND LETTINGS



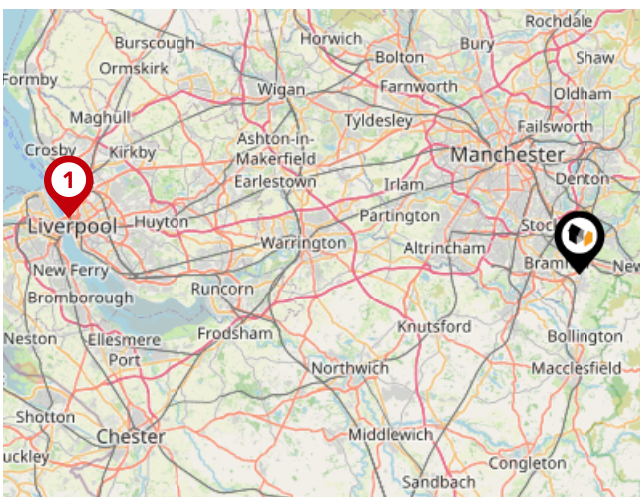
Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.08 miles
2	Johnson Cleaners Ltd	0.1 miles
3	Copperfield Road	0.13 miles
4	St George's Church	0.13 miles
5	Vernon Junior School	0.13 miles



Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	5.59 miles
2	Peel Hall (Manchester Metrolink)	5.63 miles
3	East Didsbury (Manchester Metrolink)	6 miles
4	Robinswood Road (Manchester Metrolink)	6.01 miles
5	Crossacres (Manchester Metrolink)	6.1 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	36.29 miles

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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 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.



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

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.

Data Quality

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