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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



CHESTER ROAD, POYNTON, STOCKPORT, SK12

Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

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www.lawlerandcompany.co.uk/

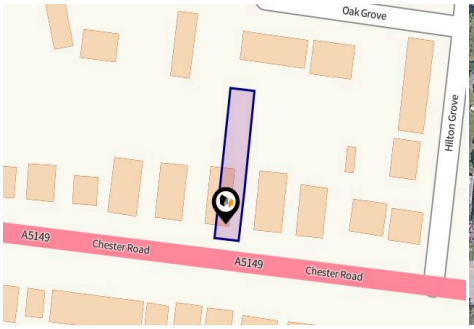
naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,765 ft^2 / 164 m^2		
Plot Area:	0.15 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£3,000		
Title Number:	CH406536		

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)

16 mb/s | **80** mb/s | **10000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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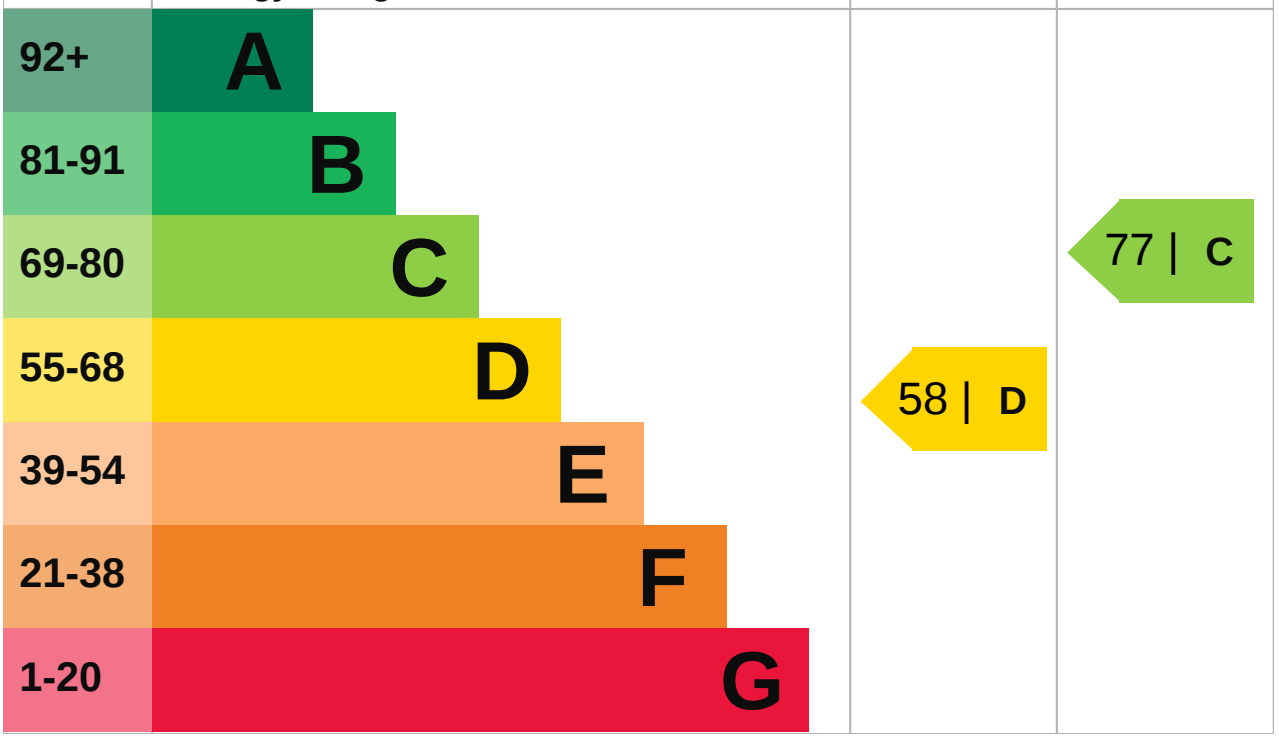
EPC - Certificate

Chester Road, Poynton, SK12

Energy rating

D

Valid until 24.05.2026



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Property

EPC - Additional Data

Additional EPC Data

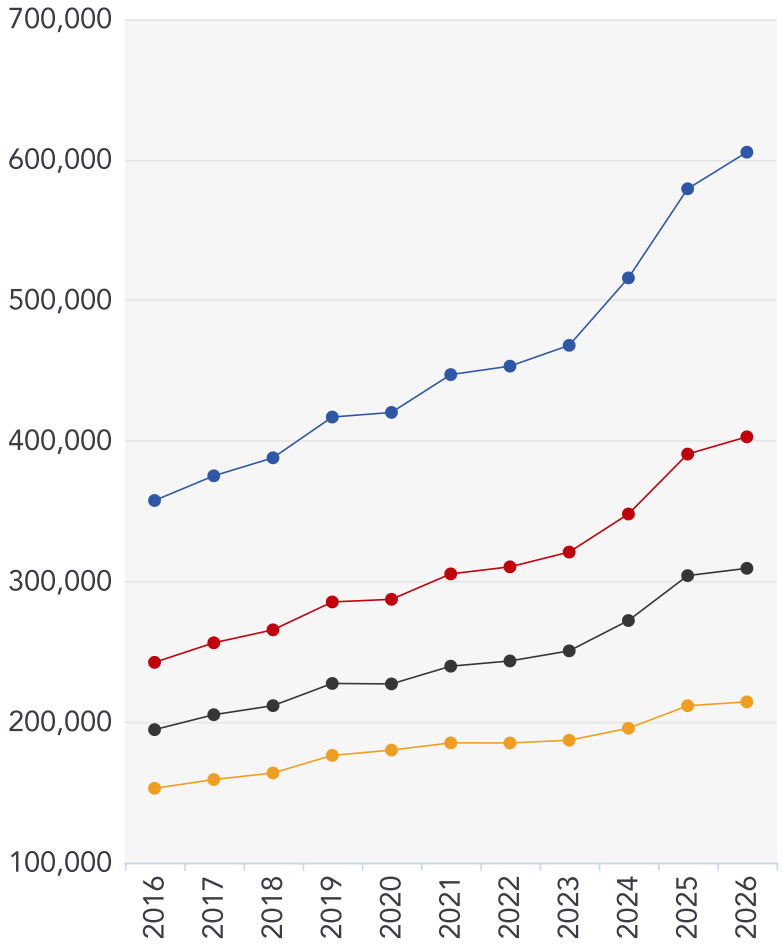
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 13% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	164 m^2

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Market

House Price Statistics

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



Detached

+69.27%

Semi-Detached

+66.15%

Terraced

+58.95%

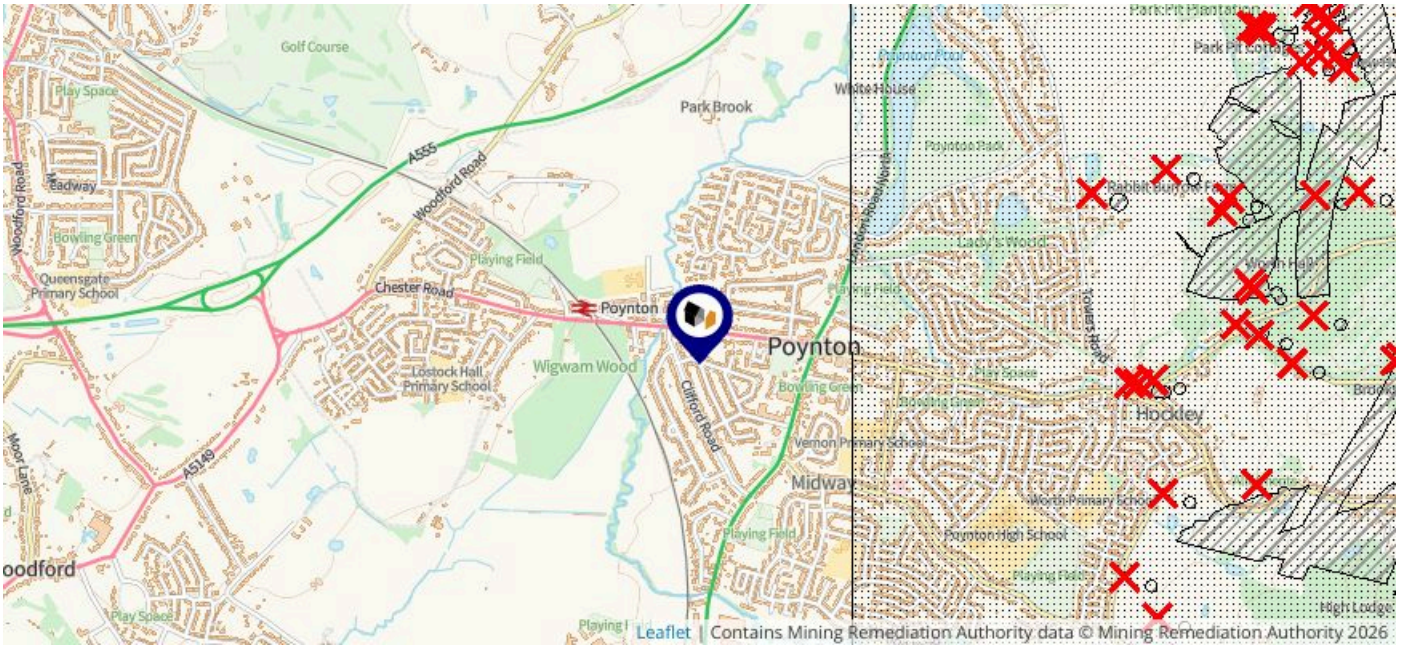
Flat

+40.22%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

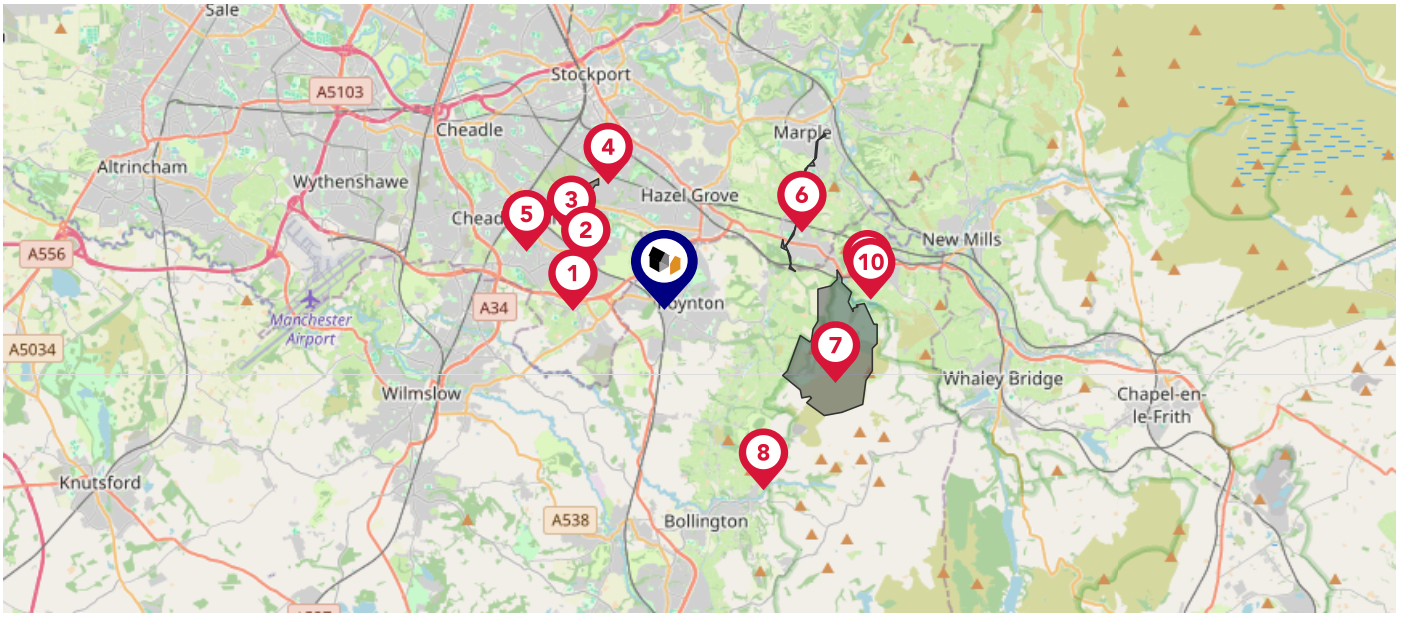
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

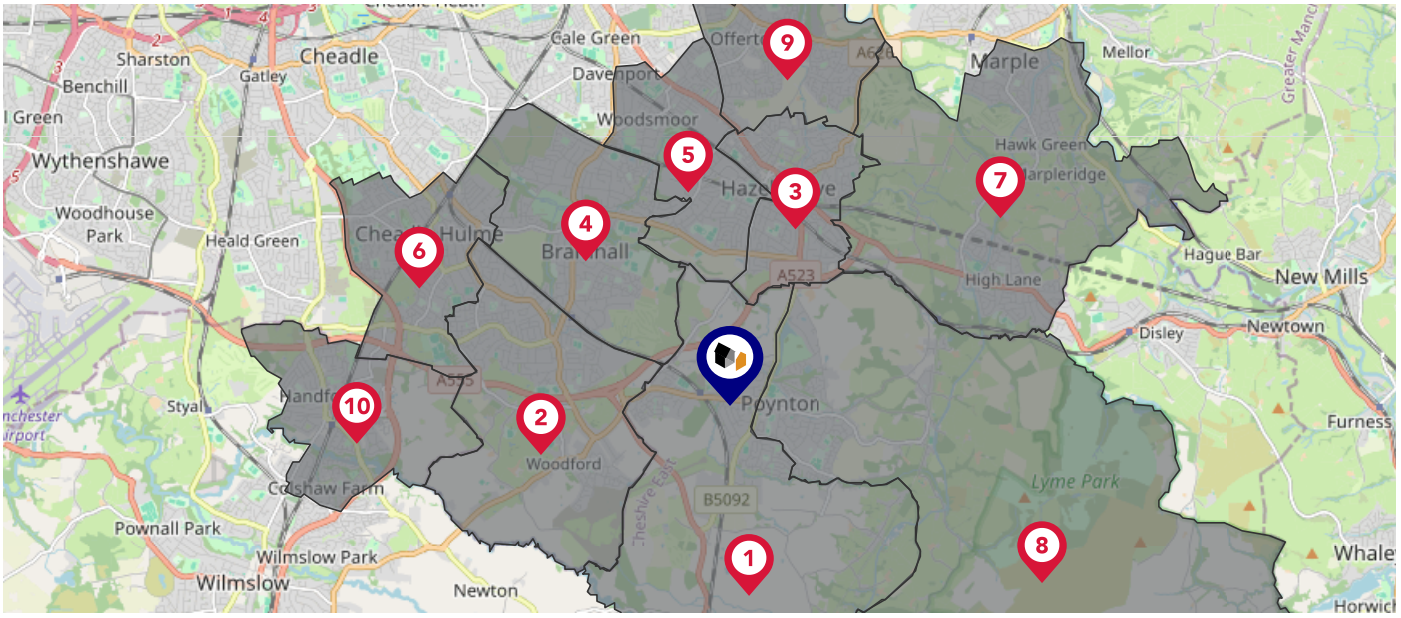
1	Syddal Park
2	Bramhall Lane South
3	Bramall Park
4	Egerton Road and Frewland Avenue, Davenport
5	Swann Lane, Hulme Hall Road and Hill Top Avenue
6	Macclesfield Canal
7	Lyme Park
8	Pott Shrigley
9	Disley Conservation Area
10	Disley Conservation Area

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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



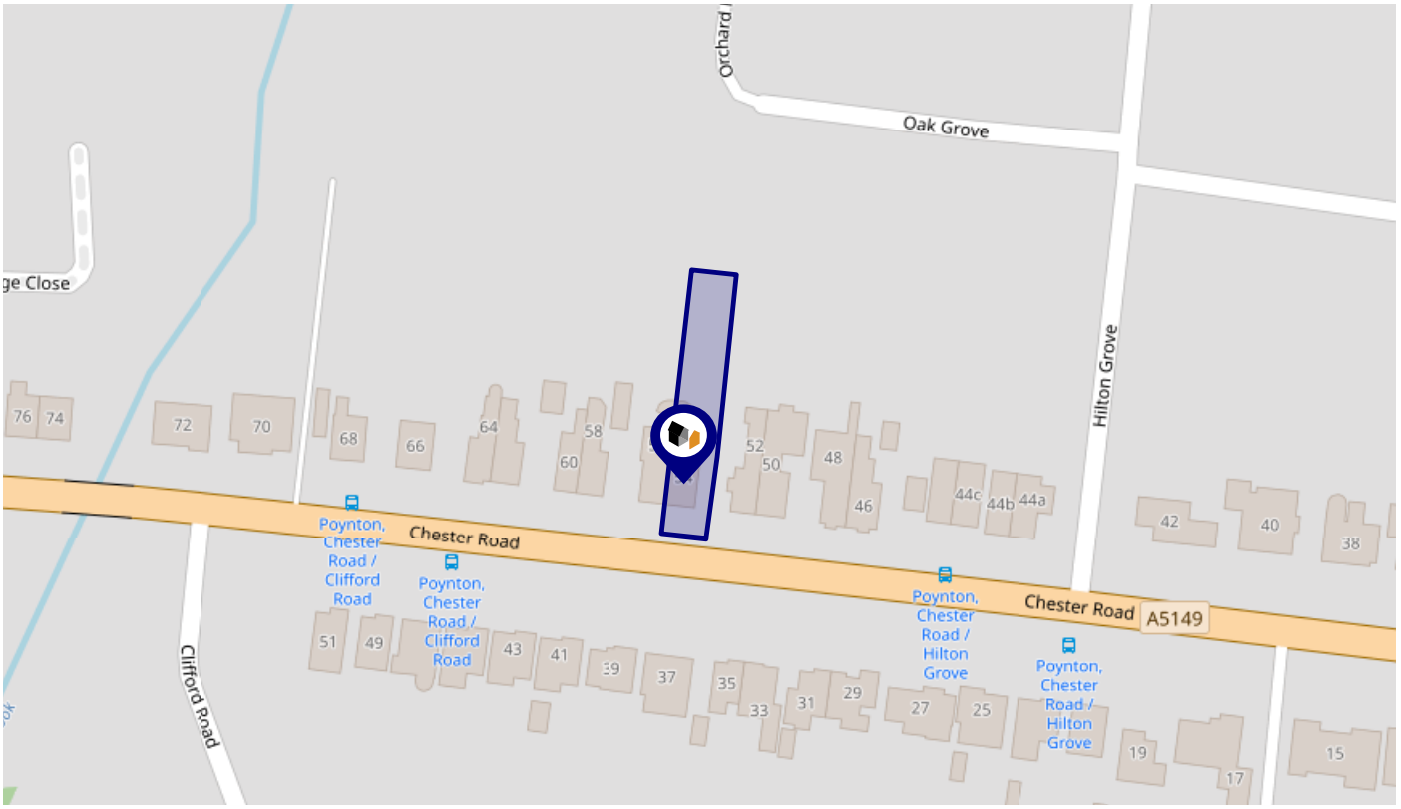
Nearby Council Wards

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

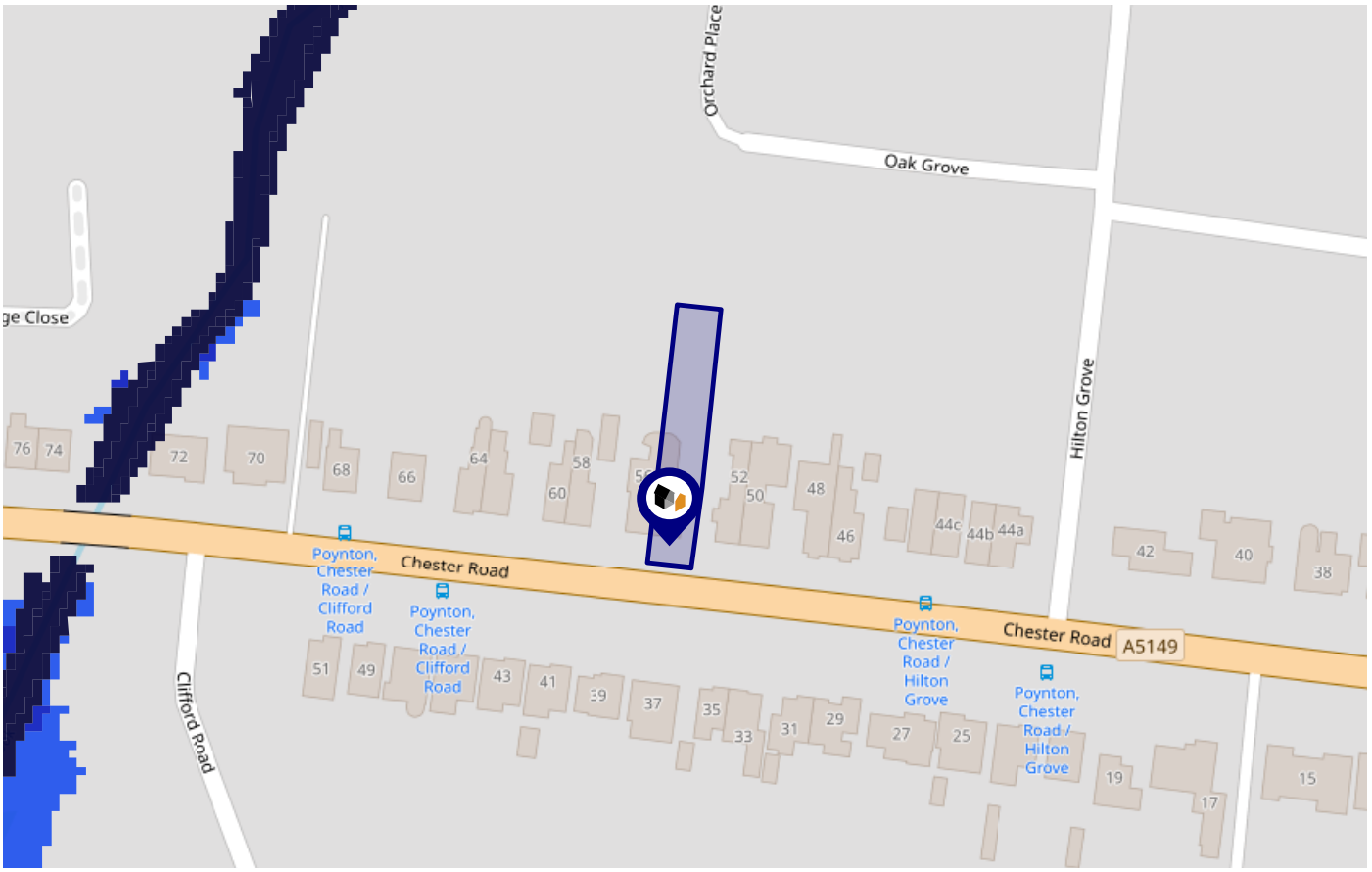
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

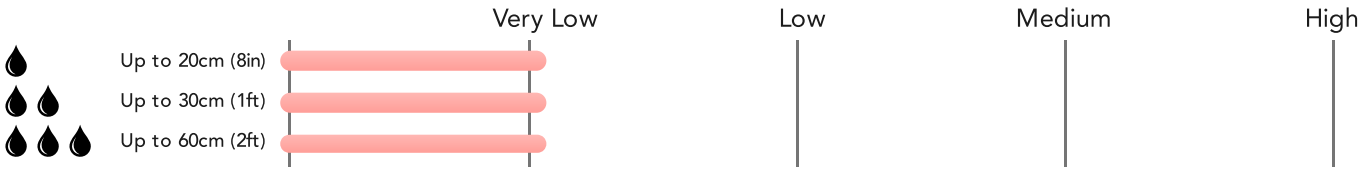


Risk Rating: Very low

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:



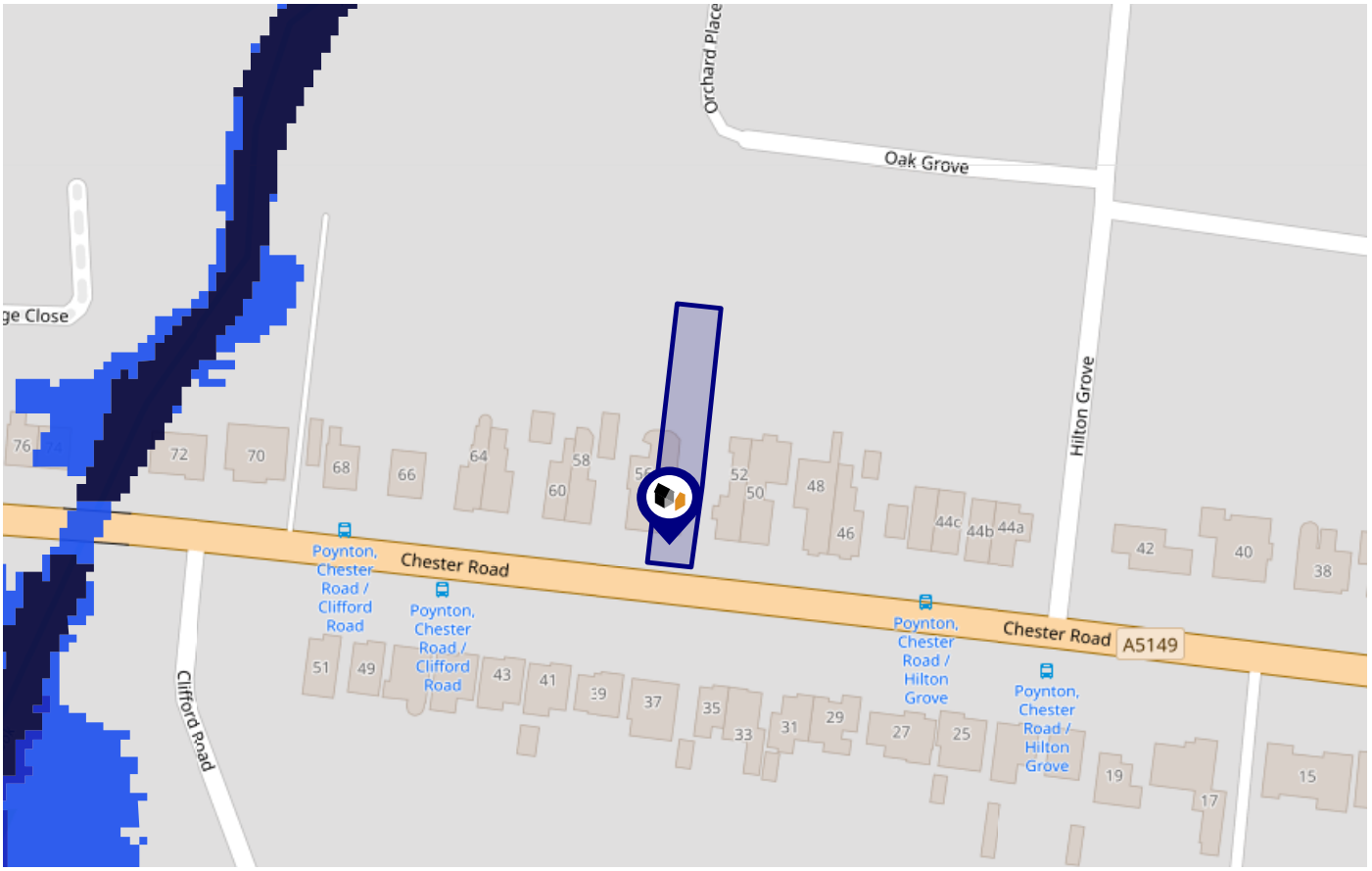
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Flood Risk

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.



Risk Rating: Very low

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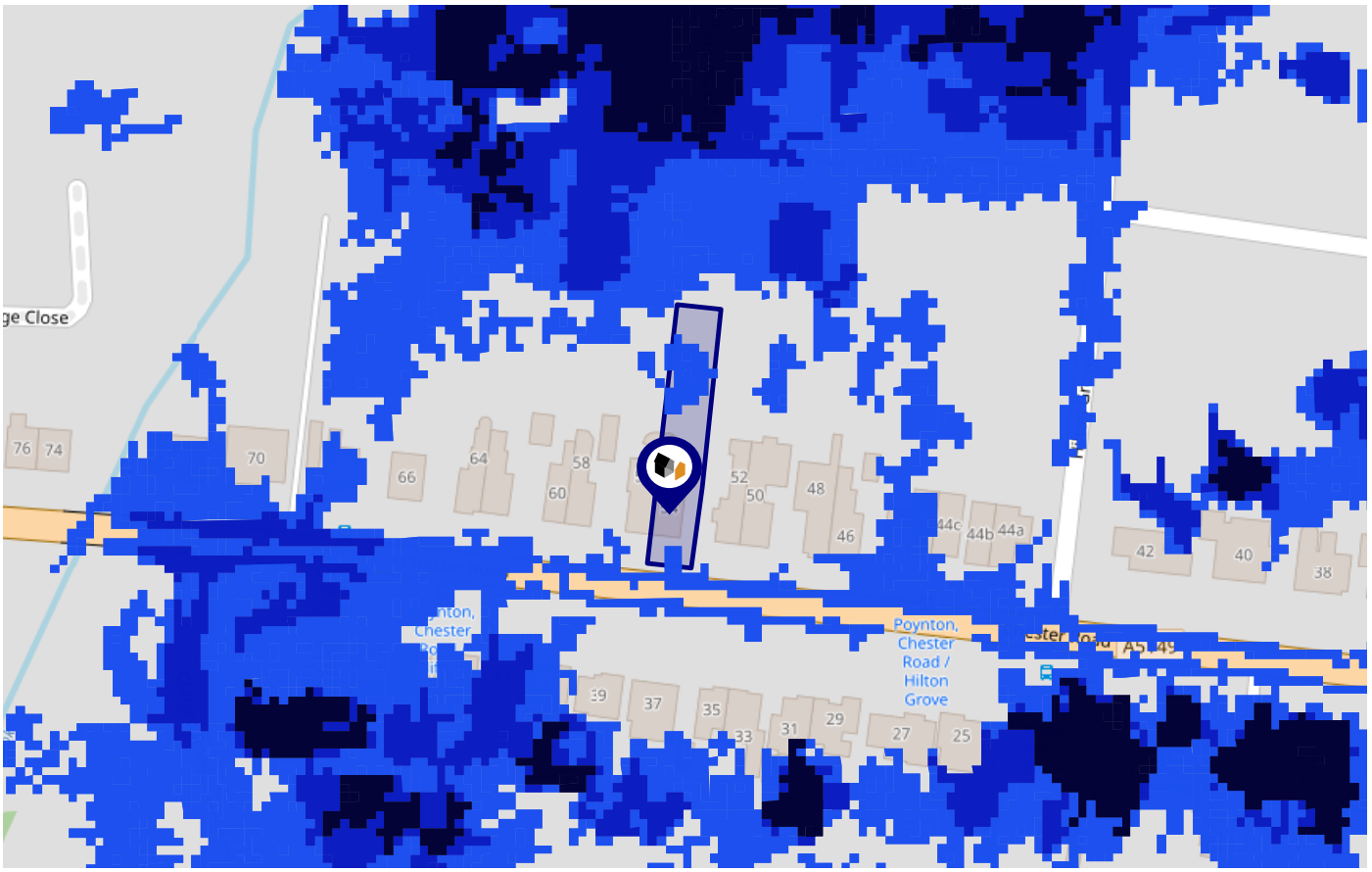
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Flood Risk

Surface Water - Flood Risk

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

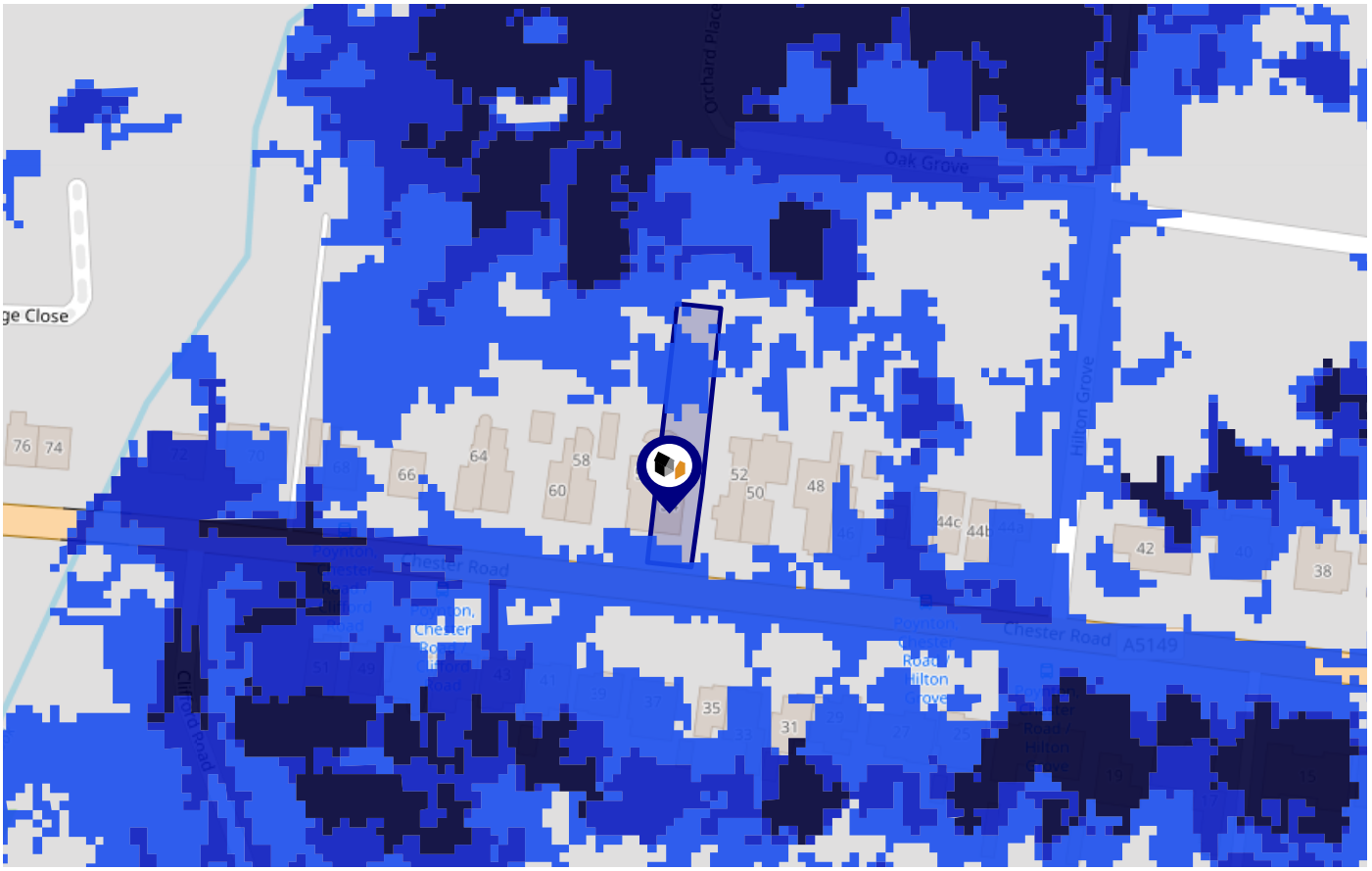


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Flood Risk
Surface Water - Climate Change

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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.

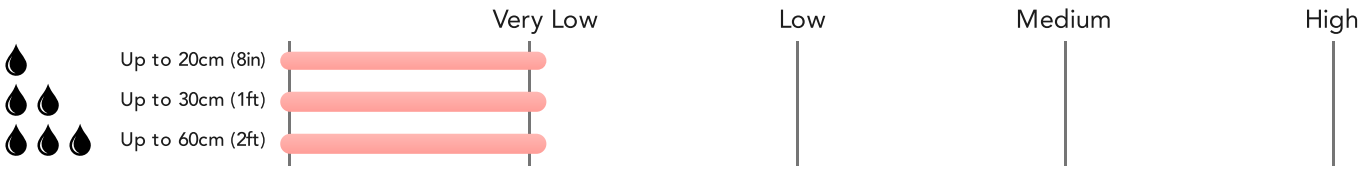


Risk Rating: Very low

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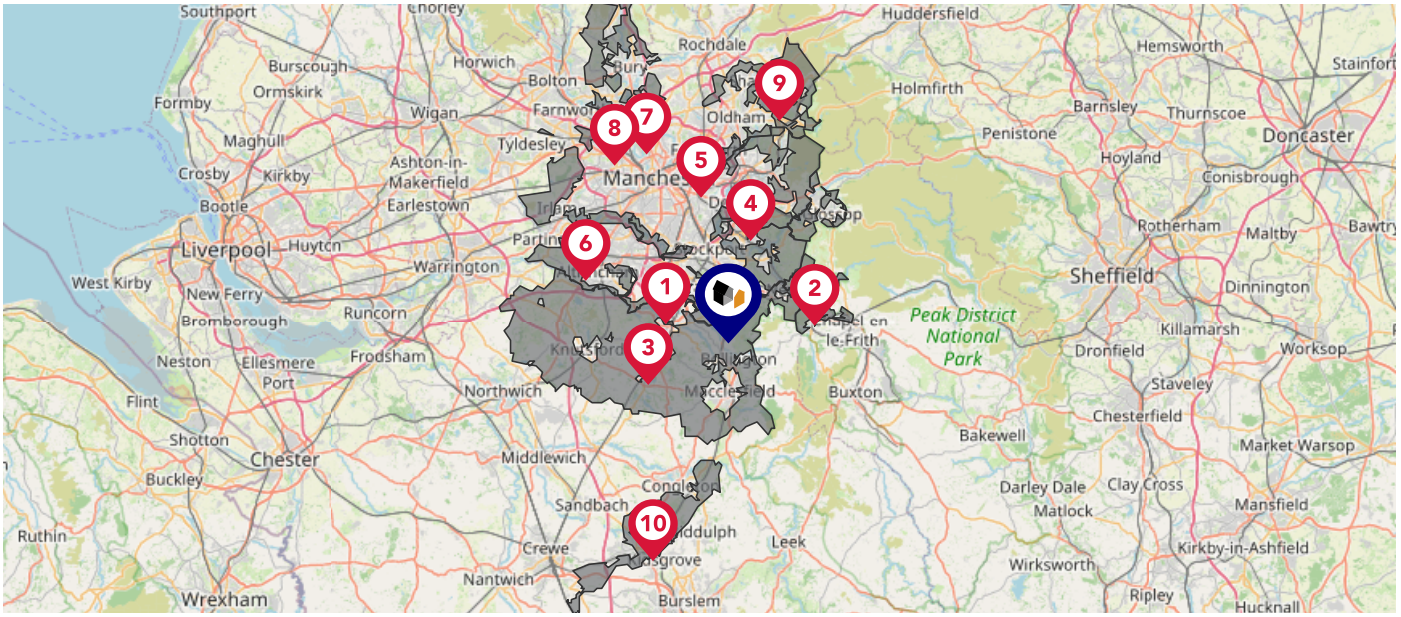
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



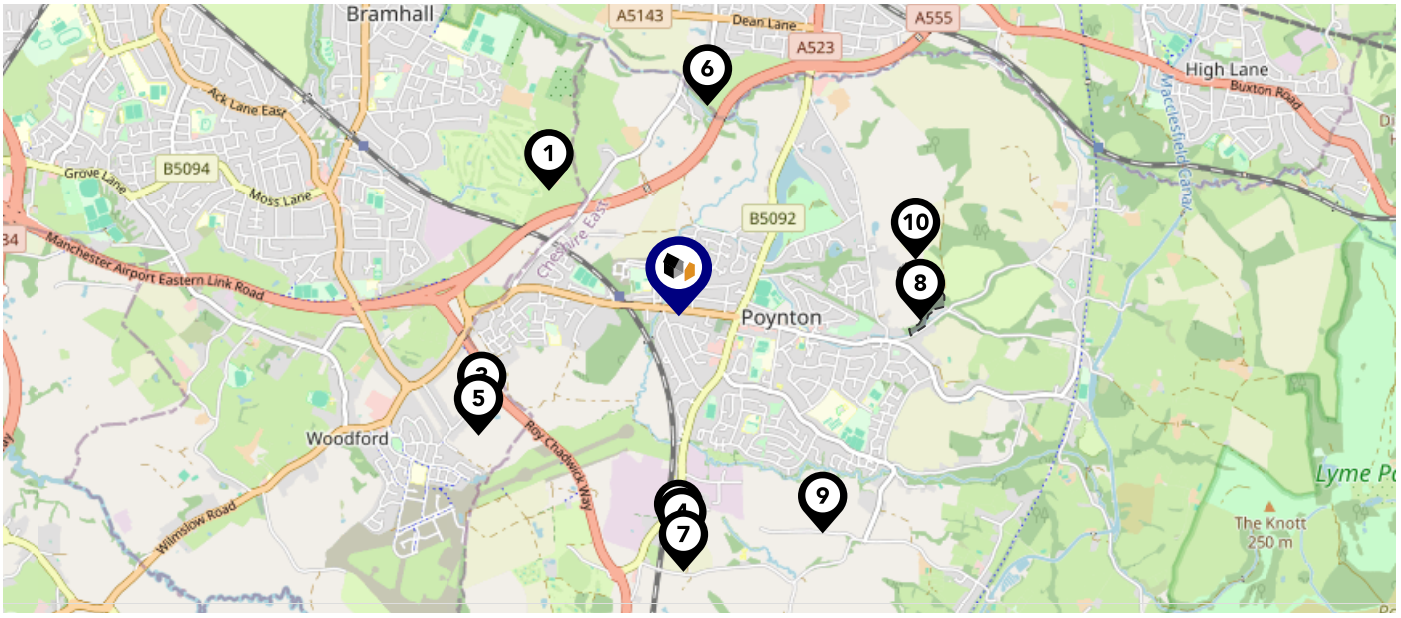
Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - Stockport
2	Merseyside and Greater Manchester Green Belt - High Peak
3	Merseyside and Greater Manchester Green Belt - 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 - Bury
8	Merseyside and Greater Manchester Green Belt - Salford
9	Merseyside and Greater Manchester Green Belt - Oldham
10	Stoke-on-Trent Green Belt - Cheshire East

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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.



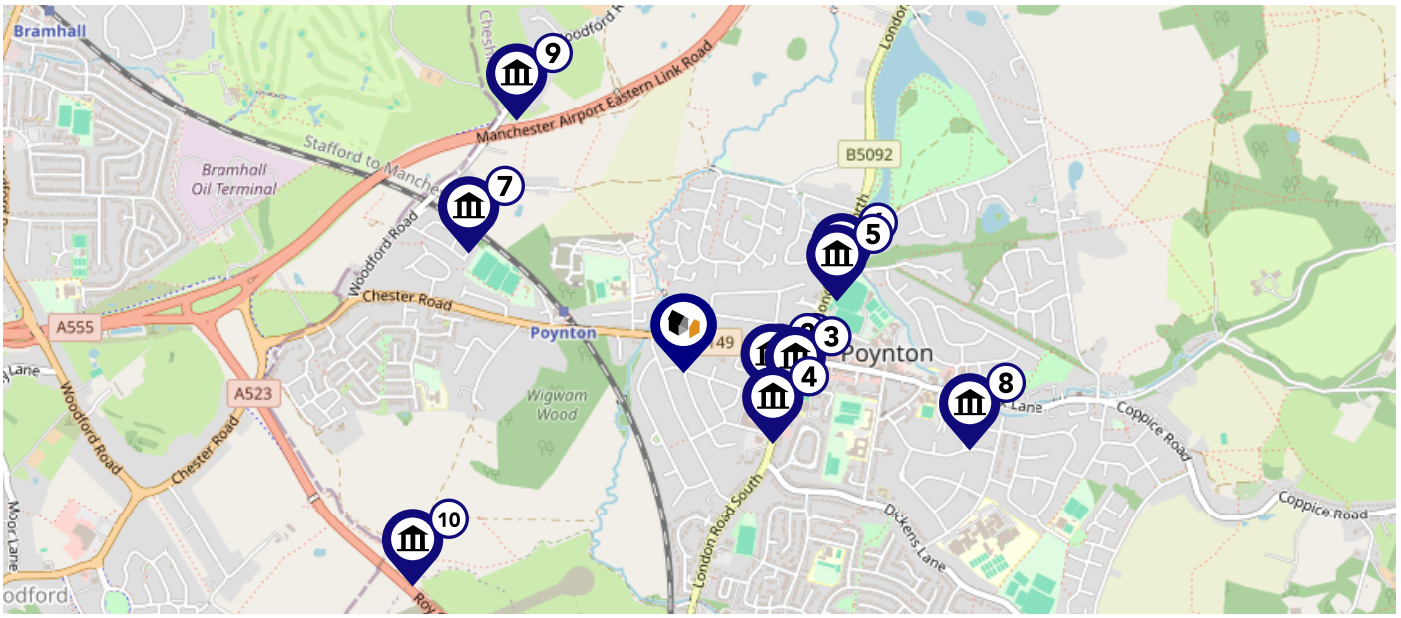
Nearby Landfill Sites

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

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Maps
Listed Buildings

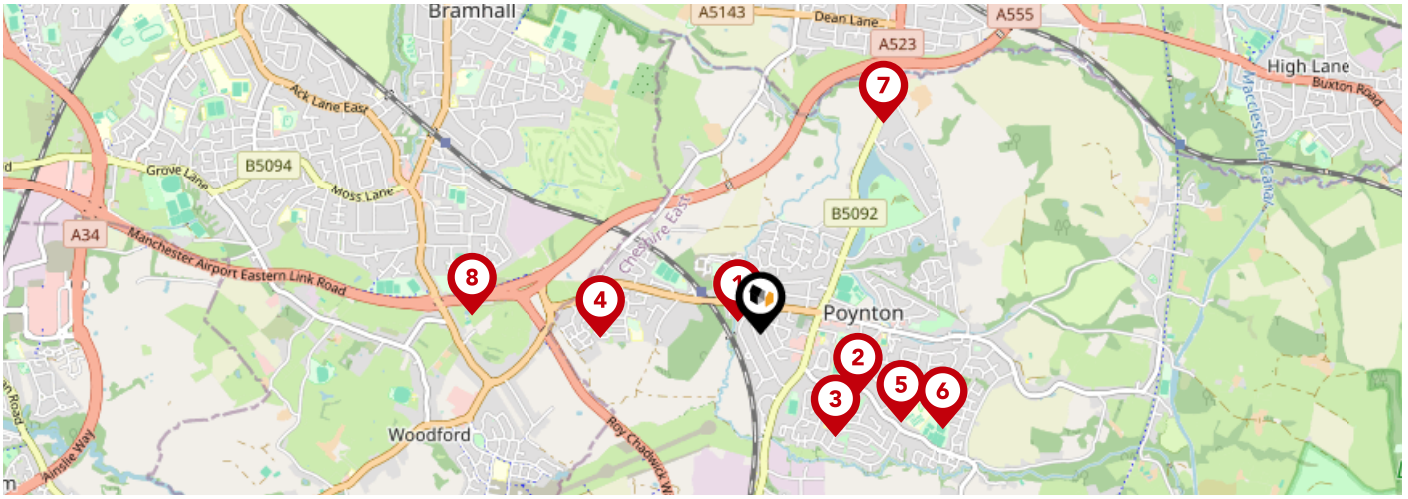
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1437426 - Poynton War Memorial	Grade II	0.2 miles
2 1232286 - Church Of St George	Grade II	0.2 miles
3 1232287 - Guide Post 36 Metres South East Of Church Lych Gate	Grade II	0.3 miles
4 1277157 - Milestone 25 Metres South Of Redcroft	Grade II	0.3 miles
5 1277164 - 44 And 46, London Road North	Grade II	0.4 miles
6 1277165 - 50, London Road North	Grade II	0.4 miles
7 1232356 - Haybrook	Grade II	0.5 miles
8 1232302 - Brook House Farmhouse	Grade II	0.7 miles
9 1232305 - Dog Hill Green	Grade II	0.7 miles
10 1277166 - Lostock Hall Farmhouse	Grade II	0.7 miles

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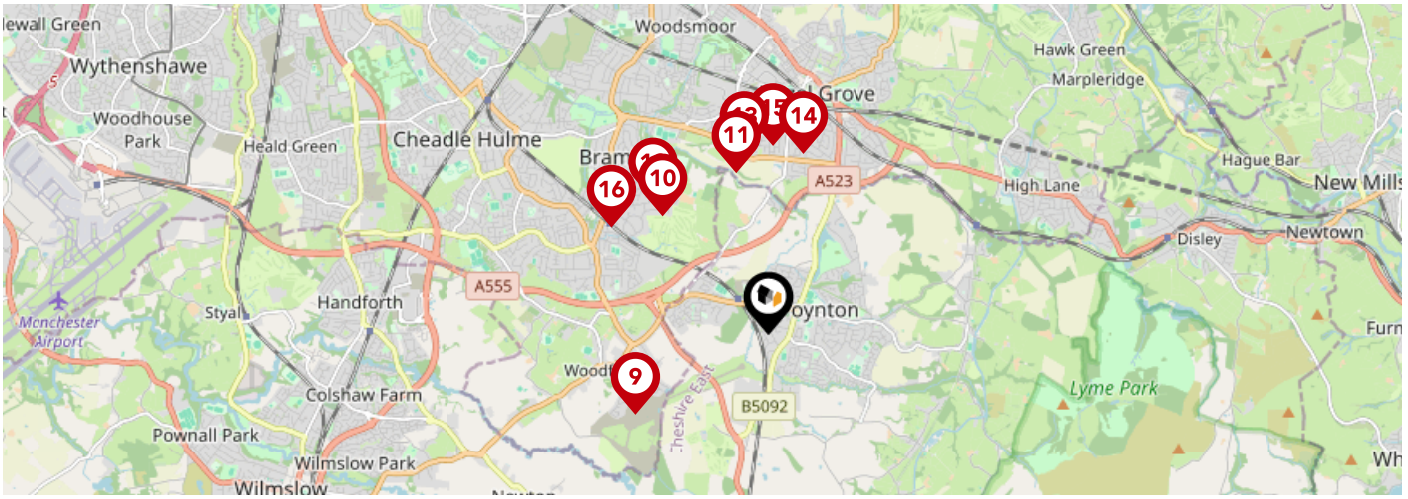
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Lower Park School** Ofsted Rating: Good | Pupils: 277 | Distance:0.11	☐	☑	☐	☐	☐
2	**Vernon Primary School** Ofsted Rating: Outstanding | Pupils: 375 | Distance:0.51	☐	☑	☐	☐	☐
3	**St Paul's Catholic Primary School, A Voluntary Academy** Ofsted Rating: Good | Pupils: 109 | Distance:0.57	☐	☑	☐	☐	☐
4	**Lostock Hall Primary School** Ofsted Rating: Good | Pupils: 215 | Distance:0.71	☐	☑	☐	☐	☐
5	**Poynton High School** Ofsted Rating: Good | Pupils: 1499 | Distance:0.73	☐	☐	☑	☐	☐
6	**Worth Primary School** Ofsted Rating: Requires improvement | Pupils: 206 | Distance:0.91	☐	☑	☐	☐	☐
7	**Norbury Court School** Ofsted Rating: Good | Pupils: 1 | Distance:1.08	☐	☐	☑	☐	☐
8	**Queensgate Primary School** Ofsted Rating: Outstanding | Pupils: 280 | Distance:1.28	☐	☑	☐	☐	☐

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Area
Schools

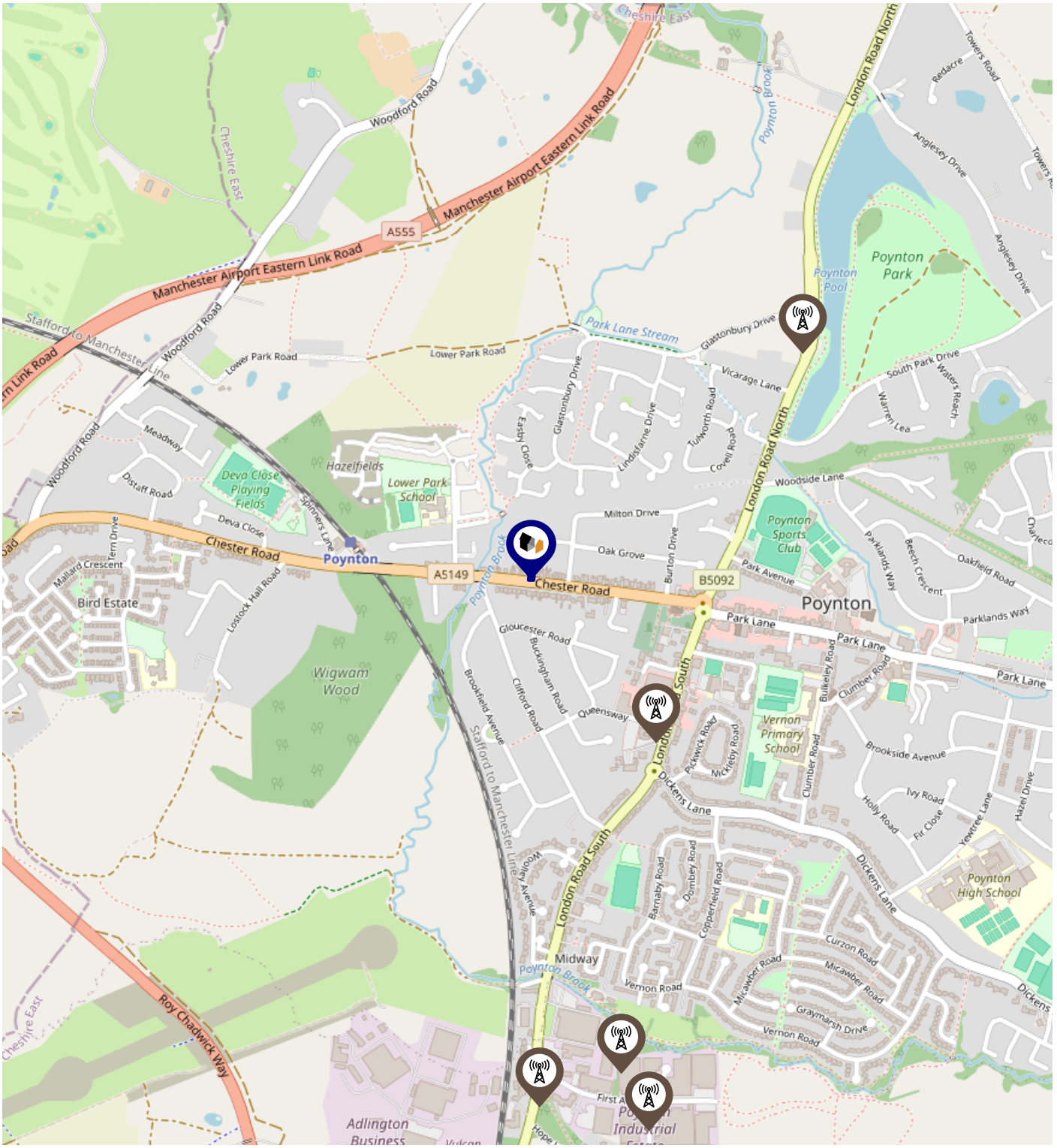


	Nursery	Primary	Secondary	College	Private
9 Woodford Primary School Ofsted Rating: Not Rated | Pupils: 81 | Distance:1.37	☐	☑	☐	☐	☐
10 Ladybrook Primary School Ofsted Rating: Outstanding | Pupils: 242 | Distance:1.4	☐	☑	☐	☐	☐
11 Hazel Grove High School Ofsted Rating: Good | Pupils: 1382 | Distance:1.46	☐	☐	☑	☐	☐
12 Bramhall High School Ofsted Rating: Good | Pupils: 1314 | Distance:1.57	☐	☐	☑	☐	☐
13 Moorfield Primary School Ofsted Rating: Requires improvement | Pupils: 412 | Distance:1.62	☐	☑	☐	☐	☐
14 Norbury Hall Primary School Ofsted Rating: Good | Pupils: 457 | Distance:1.64	☐	☑	☐	☐	☐
15 St Peter's Catholic Primary School Ofsted Rating: Outstanding | Pupils: 208 | Distance:1.68	☐	☑	☐	☐	☐
16 Pownall Green Primary School Ofsted Rating: Good | Pupils: 417 | Distance:1.68	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

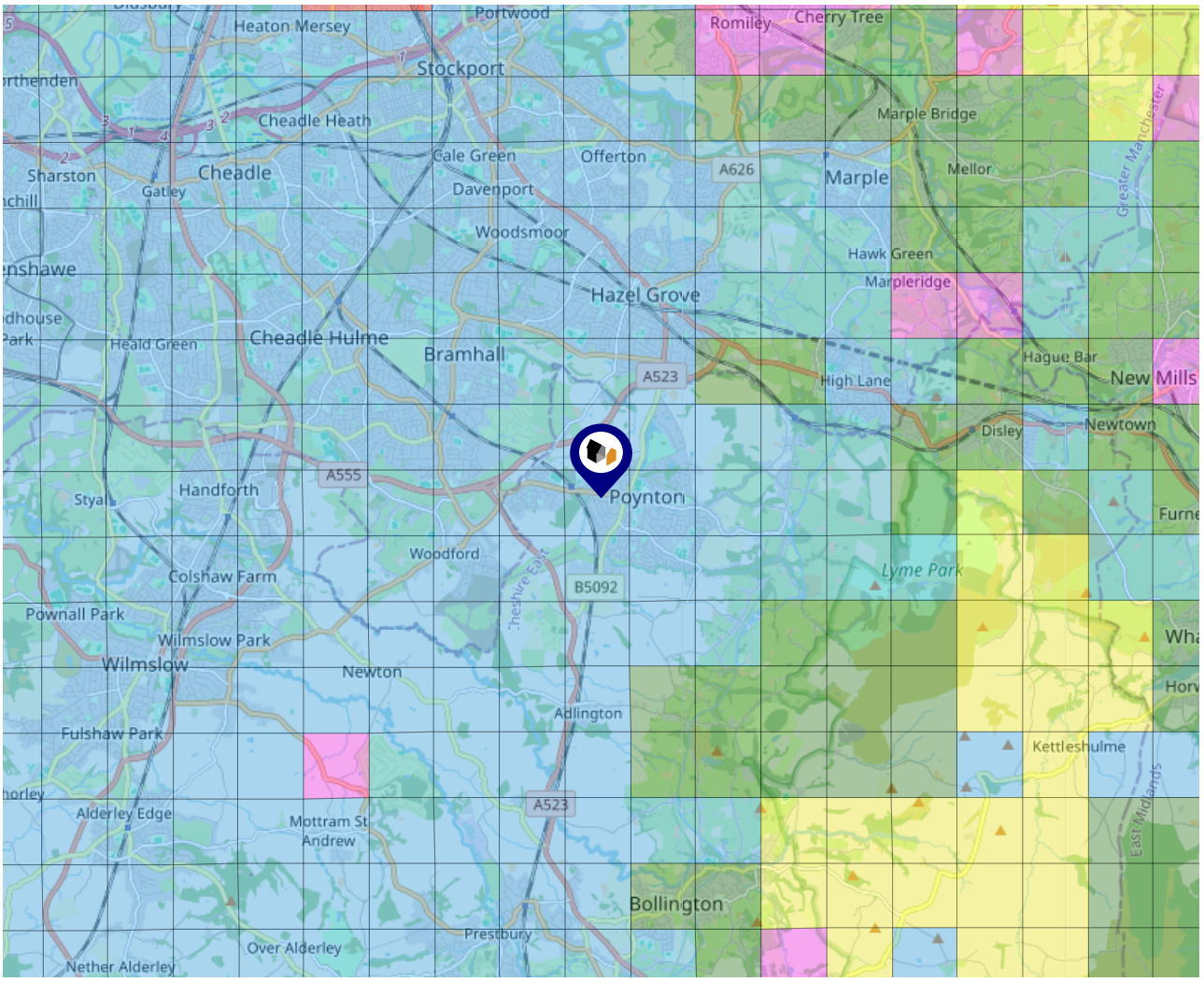
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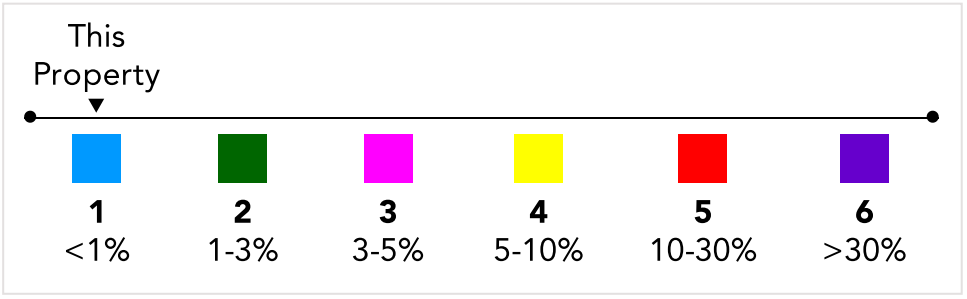
Environment
Radon Gas

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What is Radon?

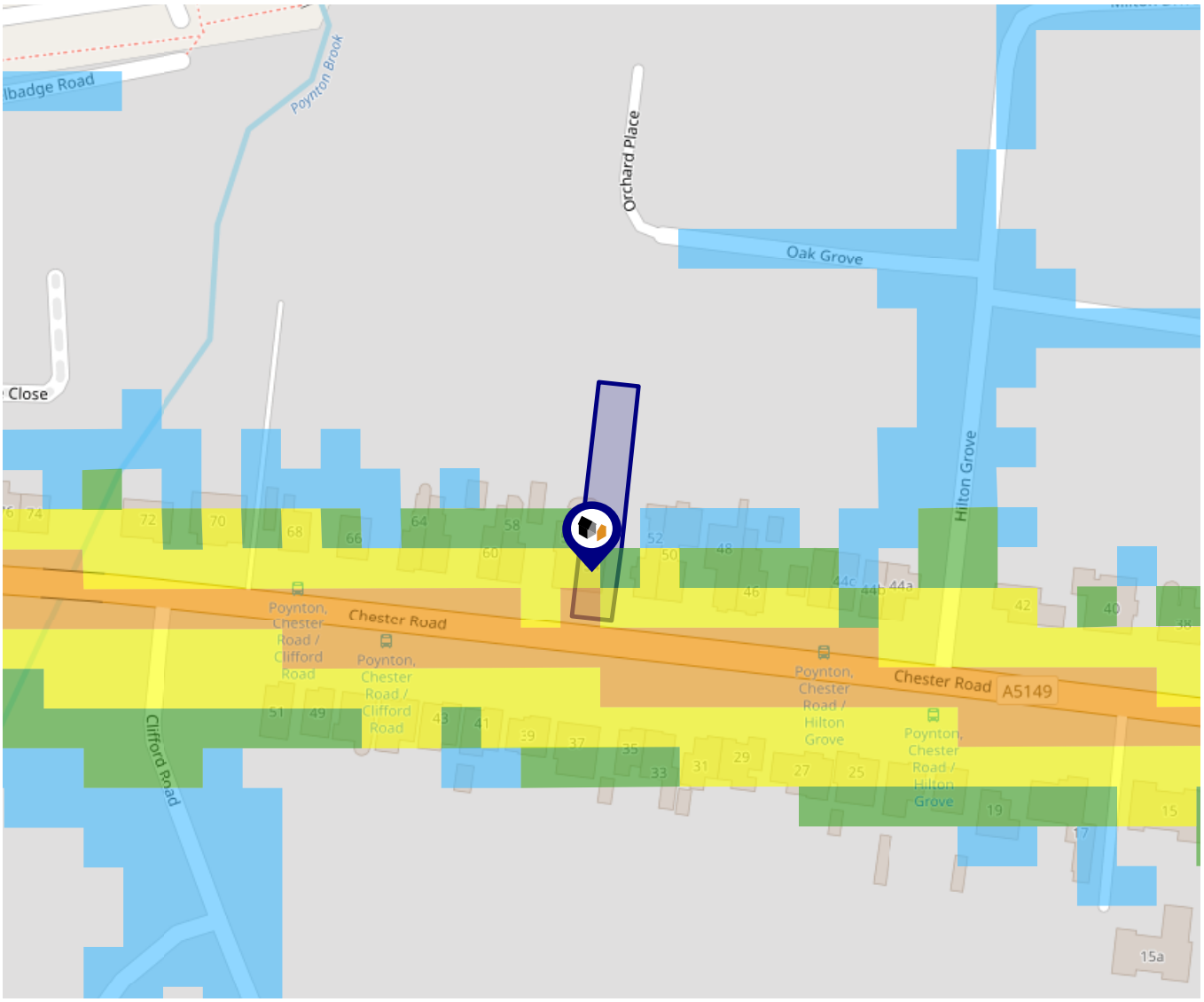
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

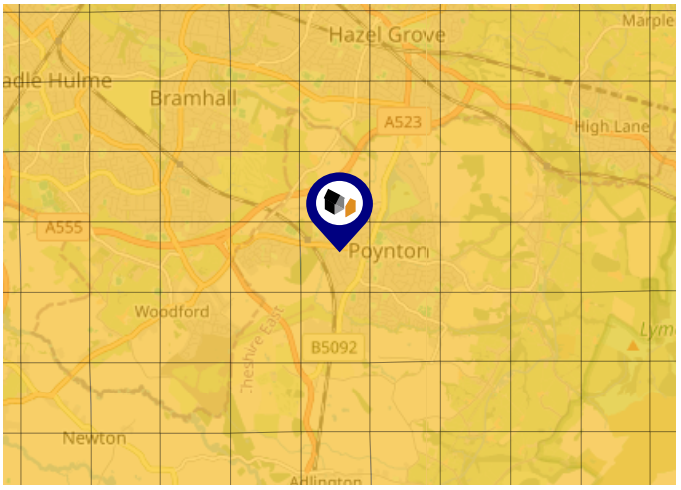
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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		



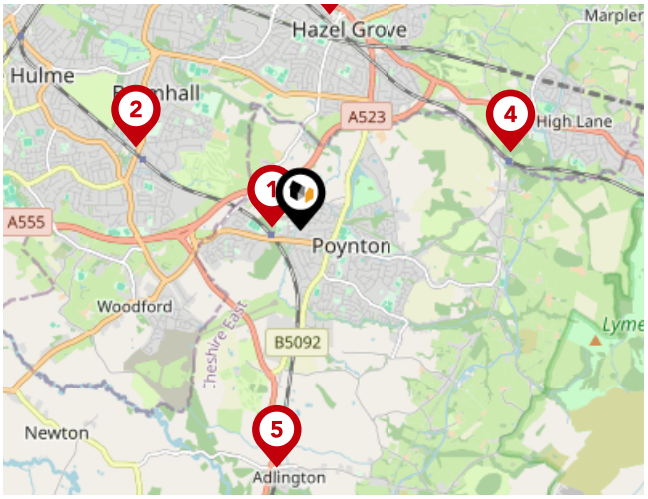
Primary Classifications (Most Common Clay Types)

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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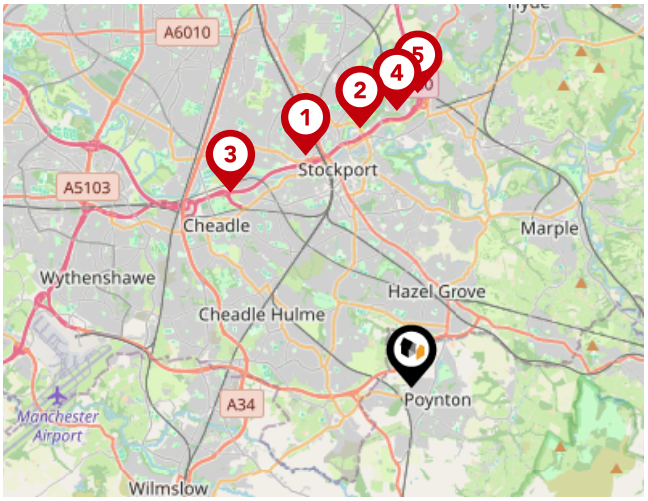
Area

Transport (National)



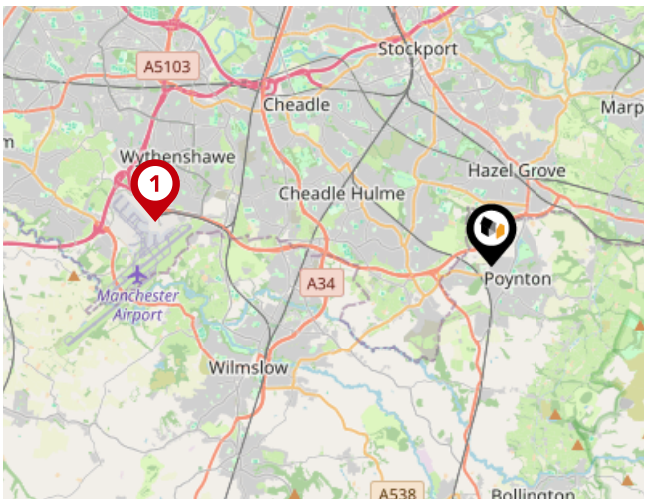
National Rail Stations

Pin	Name	Distance
1	Poynton Rail Station	0.25 miles
2	Bramhall Rail Station	1.63 miles
3	Hazel Grove Rail Station	1.93 miles
4	Middlewood Rail Station	1.98 miles
5	Adlington (Cheshire) Rail Station	2.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J1	4.5 miles
2	M60 J27	4.66 miles
3	M60 J2	4.69 miles
4	M60 J26	4.89 miles
5	M60 J25	5.18 miles



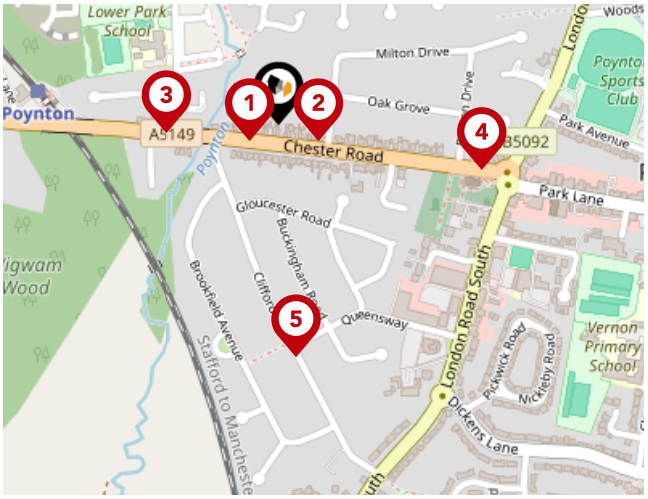
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	6 miles

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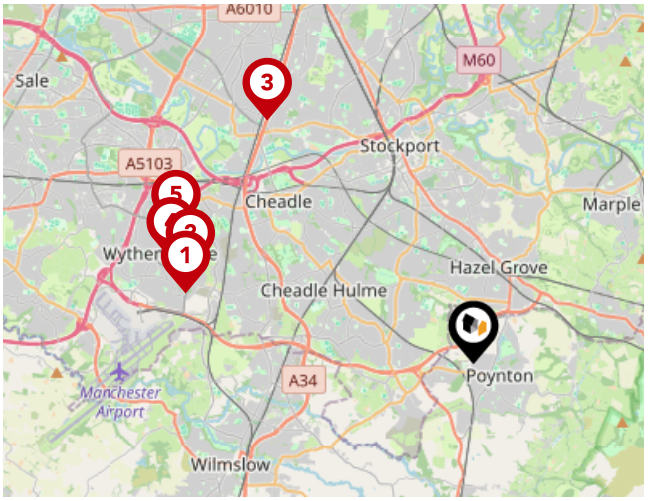
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clifford Road	0.03 miles
2	Hilton Grove	0.04 miles
3	Hazelbadge Road	0.12 miles
4	St George's Church	0.23 miles
5	Queensway	0.25 miles



Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	5.26 miles
2	Peel Hall (Manchester Metrolink)	5.29 miles
3	East Didsbury (Manchester Metrolink)	5.64 miles
4	Robinswood Road (Manchester Metrolink)	5.67 miles
5	Crossacres (Manchester Metrolink)	5.75 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	35.98 miles

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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/

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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.

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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