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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 26th August 2026**



**BARNABY ROAD, POYNTON, STOCKPORT, SK12**

## Lawler & Co | Poynton

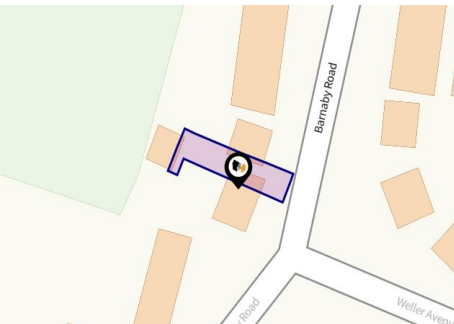
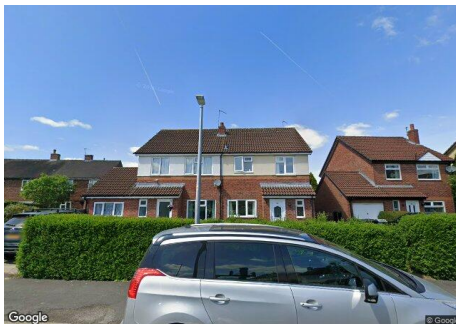
60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





## Property

|                  |                                         |
|------------------|-----------------------------------------|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 3                                       |
| Floor Area:      | 818 ft <sup>2</sup> / 76 m <sup>2</sup> |
| Plot Area:       | 0.05 acres                              |
| Council Tax :    | Band C                                  |
| Annual Estimate: | £2,182                                  |
| Title Number:    | CH483170                                |

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

15  
mb/s



80  
mb/s



1800  
mb/s



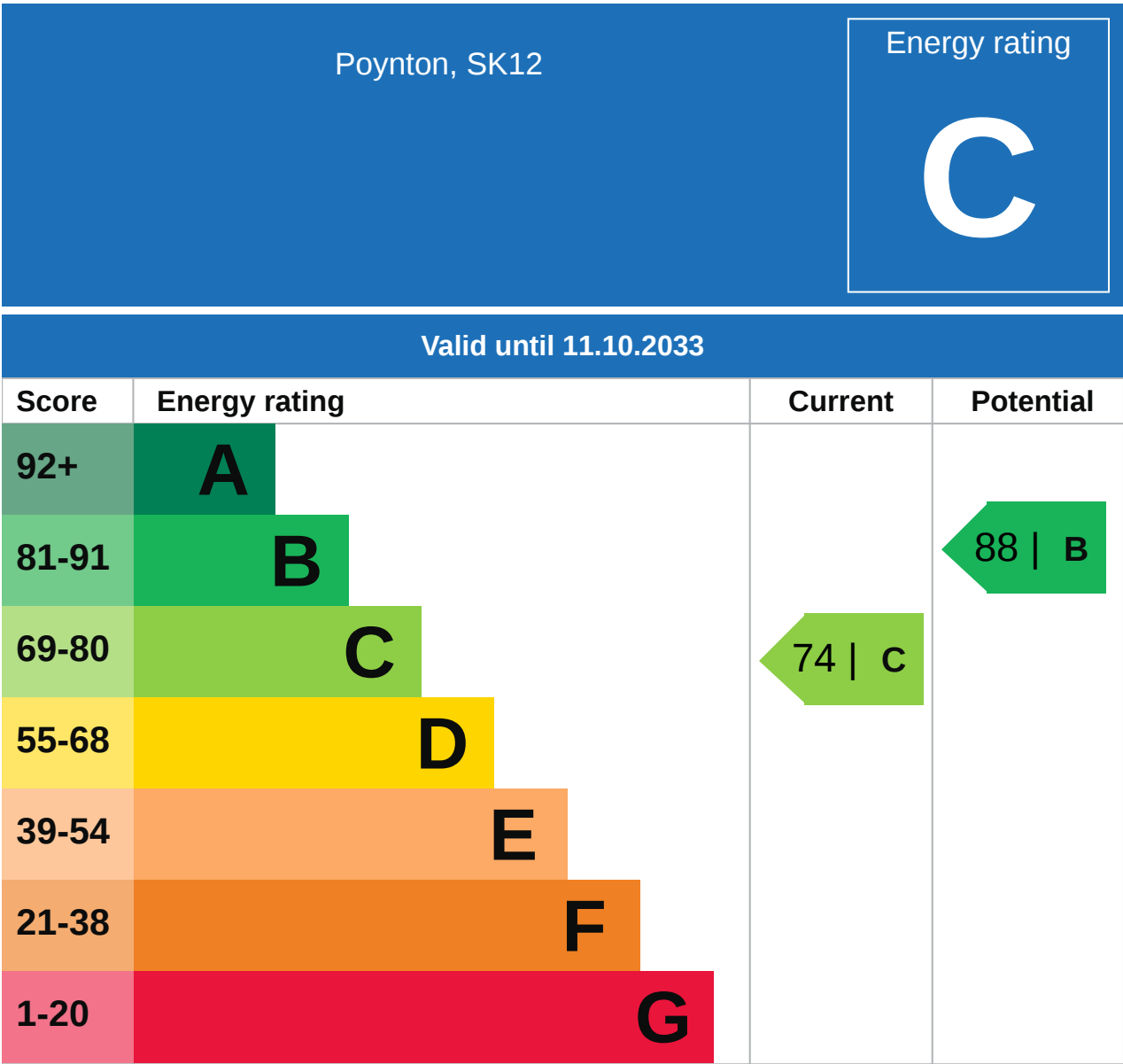
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**



# Property

## EPC - Additional Data

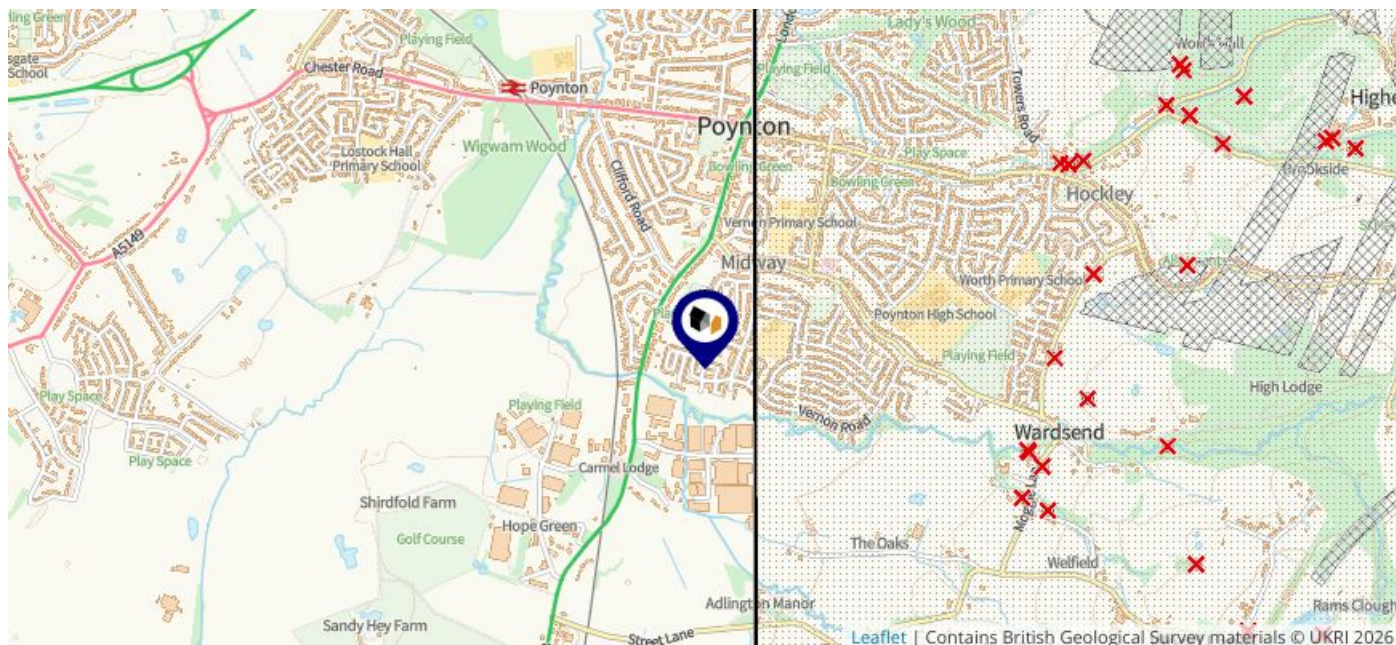
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### Additional EPC Data

|                                     |                                             |
|-------------------------------------|---------------------------------------------|
| <b>Property Type:</b>               | House                                       |
| <b>Build Form:</b>                  | Semi-Detached                               |
| <b>Transaction Type:</b>            | Marketed sale                               |
| <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 installed before 2002        |
| <b>Previous Extension:</b>          | 0                                           |
| <b>Open Fireplace:</b>              | 0                                           |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, filled cavity                  |
| <b>Walls Energy:</b>                | Good                                        |
| <b>Roof:</b>                        | Pitched, 300 mm loft insulation             |
| <b>Roof Energy:</b>                 | Very Good                                   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas             |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and bypass                 |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good                                        |
| <b>Lighting:</b>                    | Low energy lighting in 90% of fixed outlets |
| <b>Floors:</b>                      | Solid, limited insulation (assumed)         |
| <b>Total Floor Area:</b>            | 76 m <sup>2</sup>                           |

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.

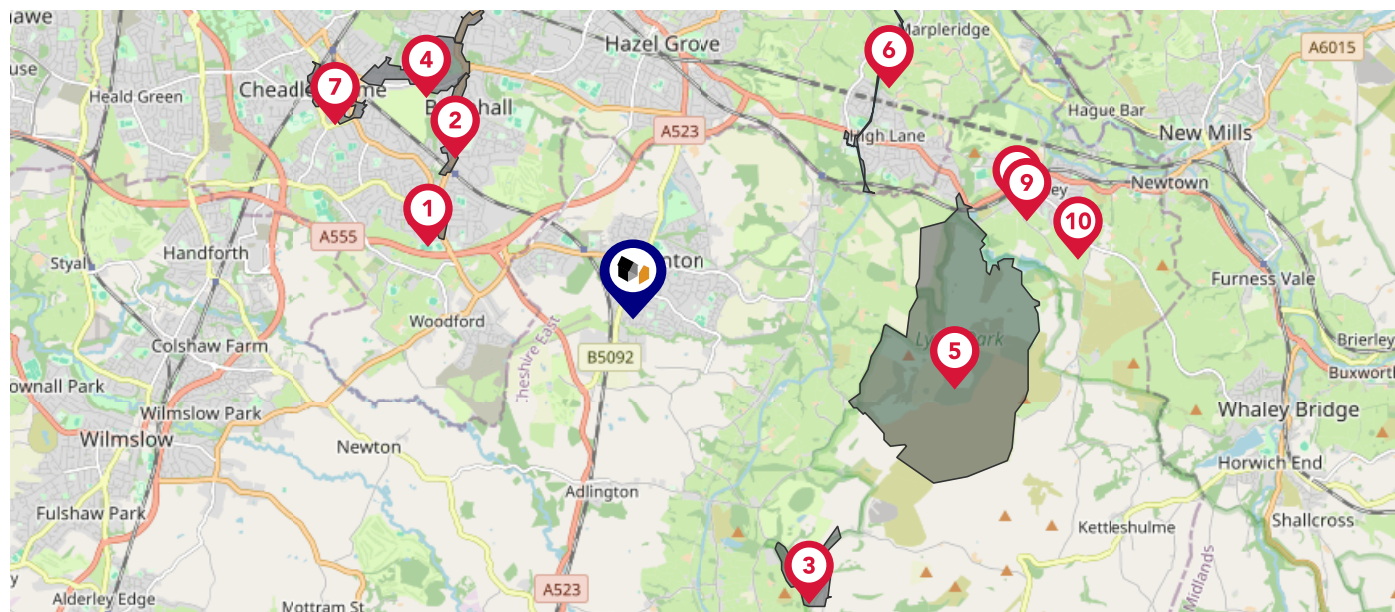
# Maps

## Conservation Areas

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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

Pott Shrigley

4

Bramall Park

5

Lyme Park

6

Macclesfield Canal

7

Swann Lane, Hulme Hall Road and Hill Top Avenue

8

Disley Conservation Area

9

Disley Conservation Area

10

Higher Disley Conservation Area

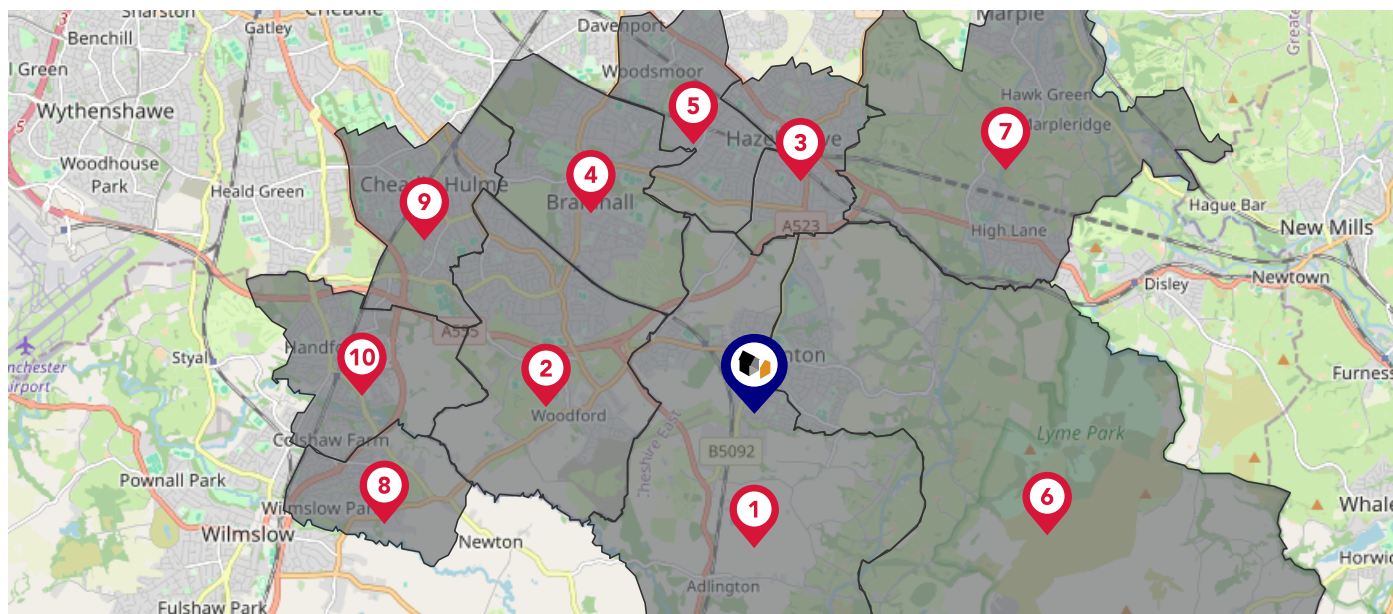
# Maps

## 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

Wilmslow Dean Row Ward

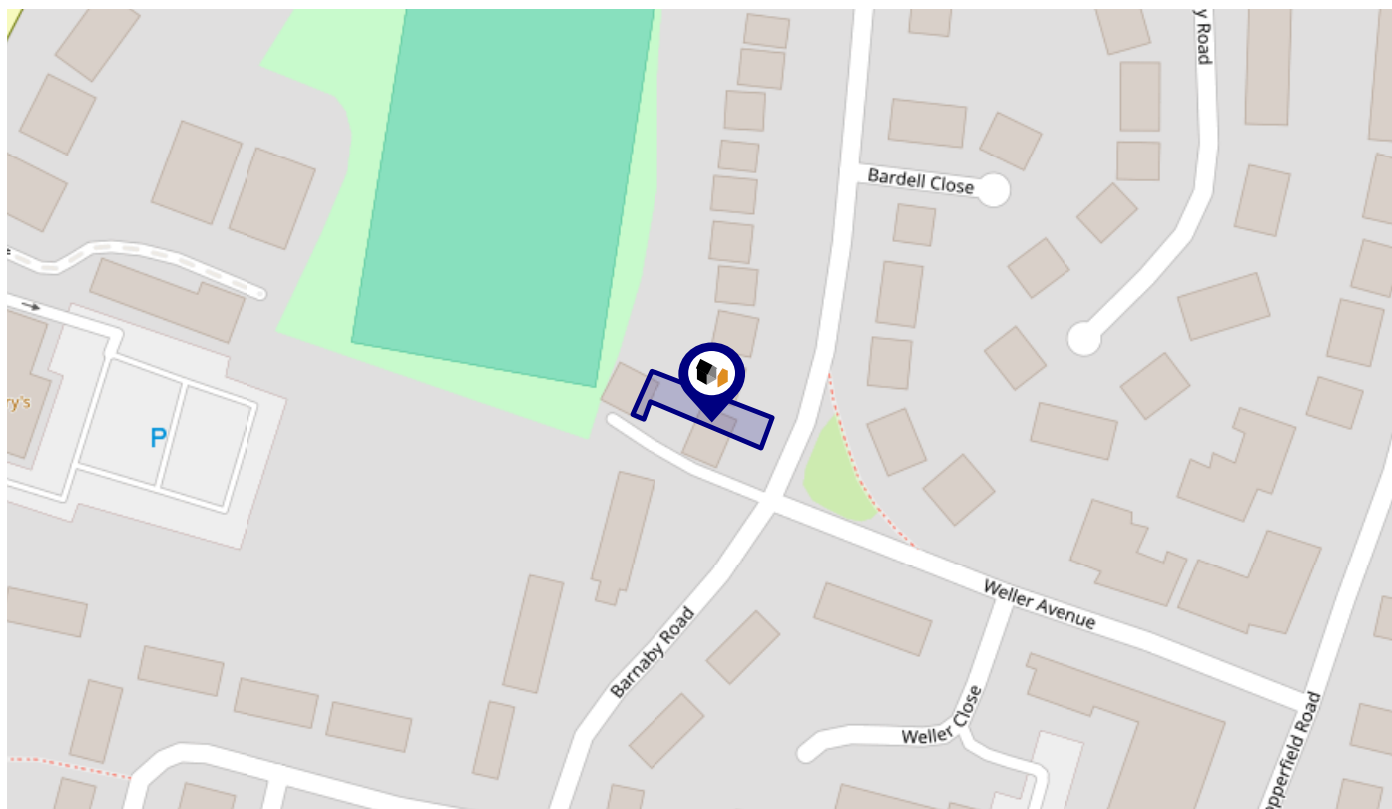
9

Cheadle Hulme South Ward

10

Handforth Ward

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



## Rail Noise Data

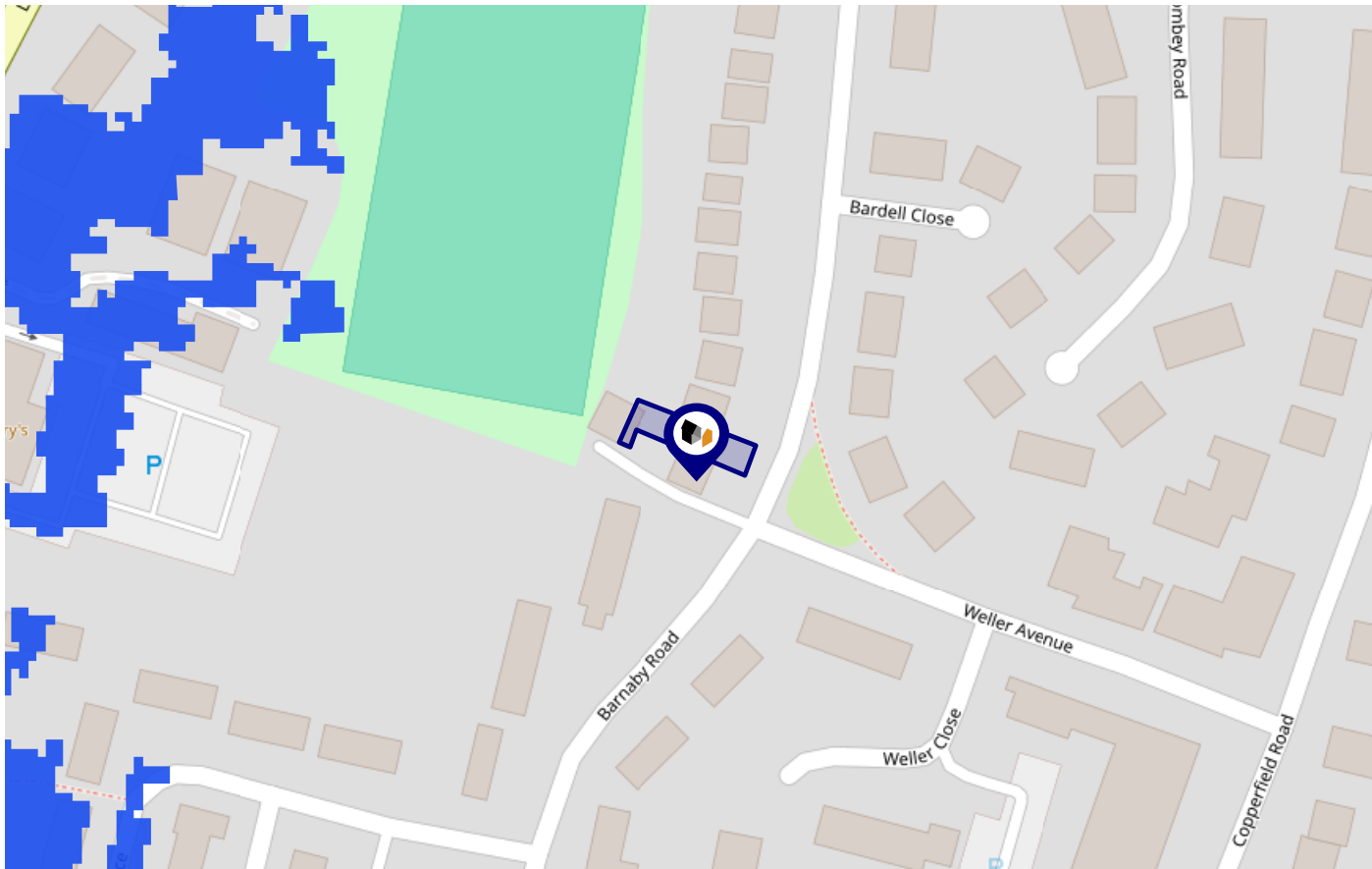
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

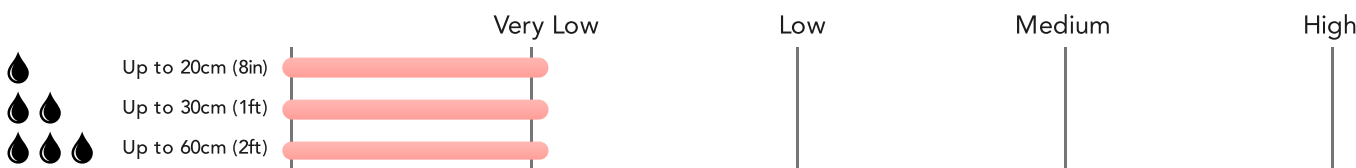


**Risk Rating: Very low**

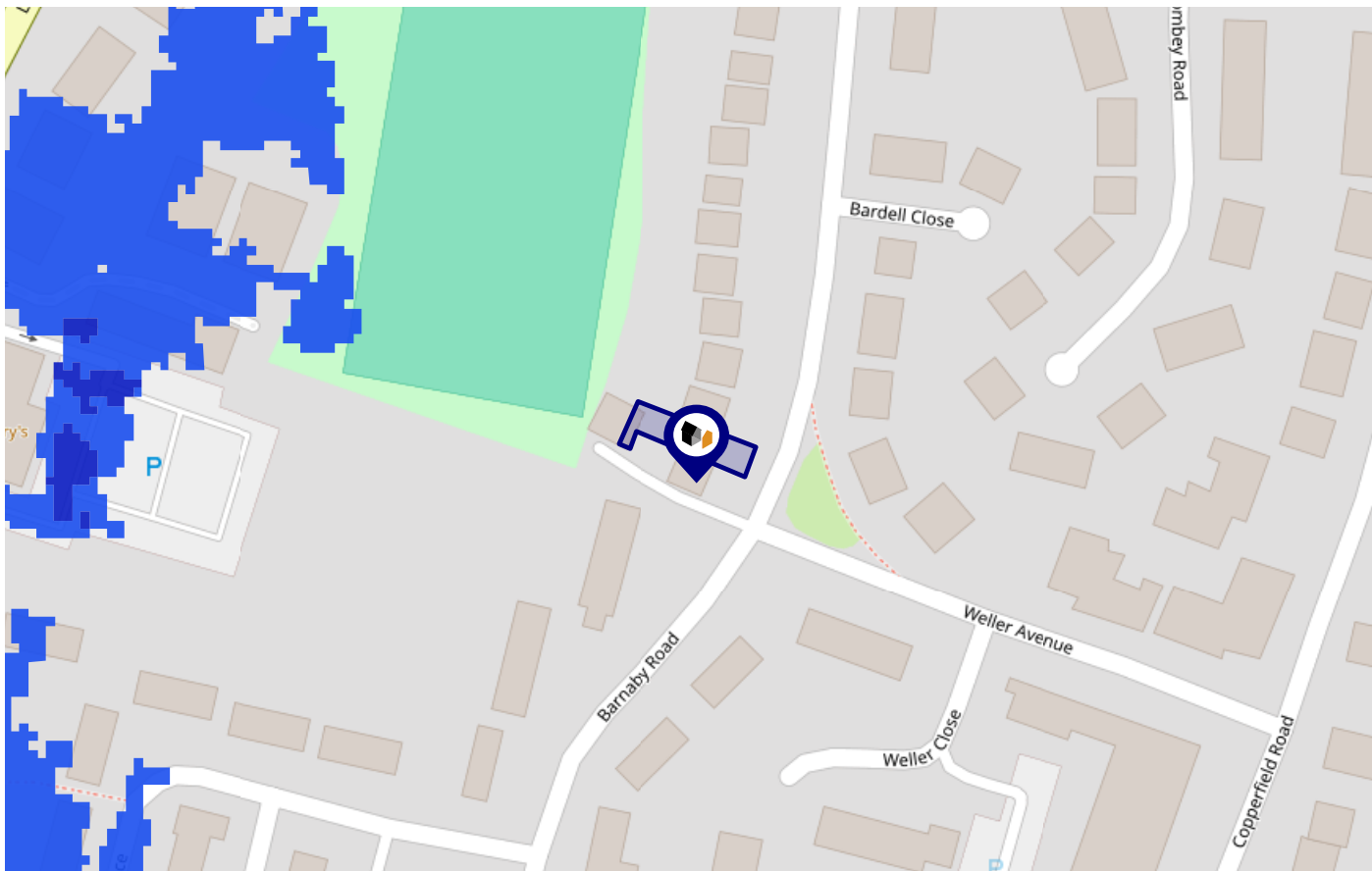
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

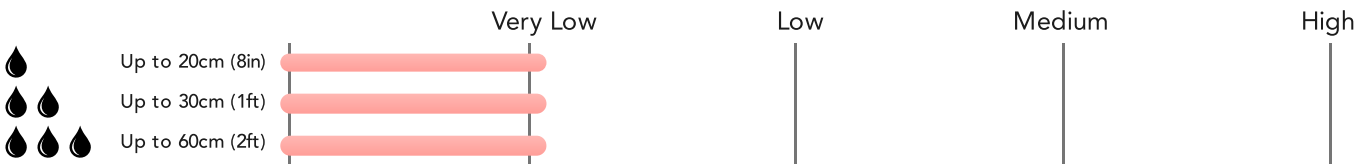


**Risk Rating:** Very low

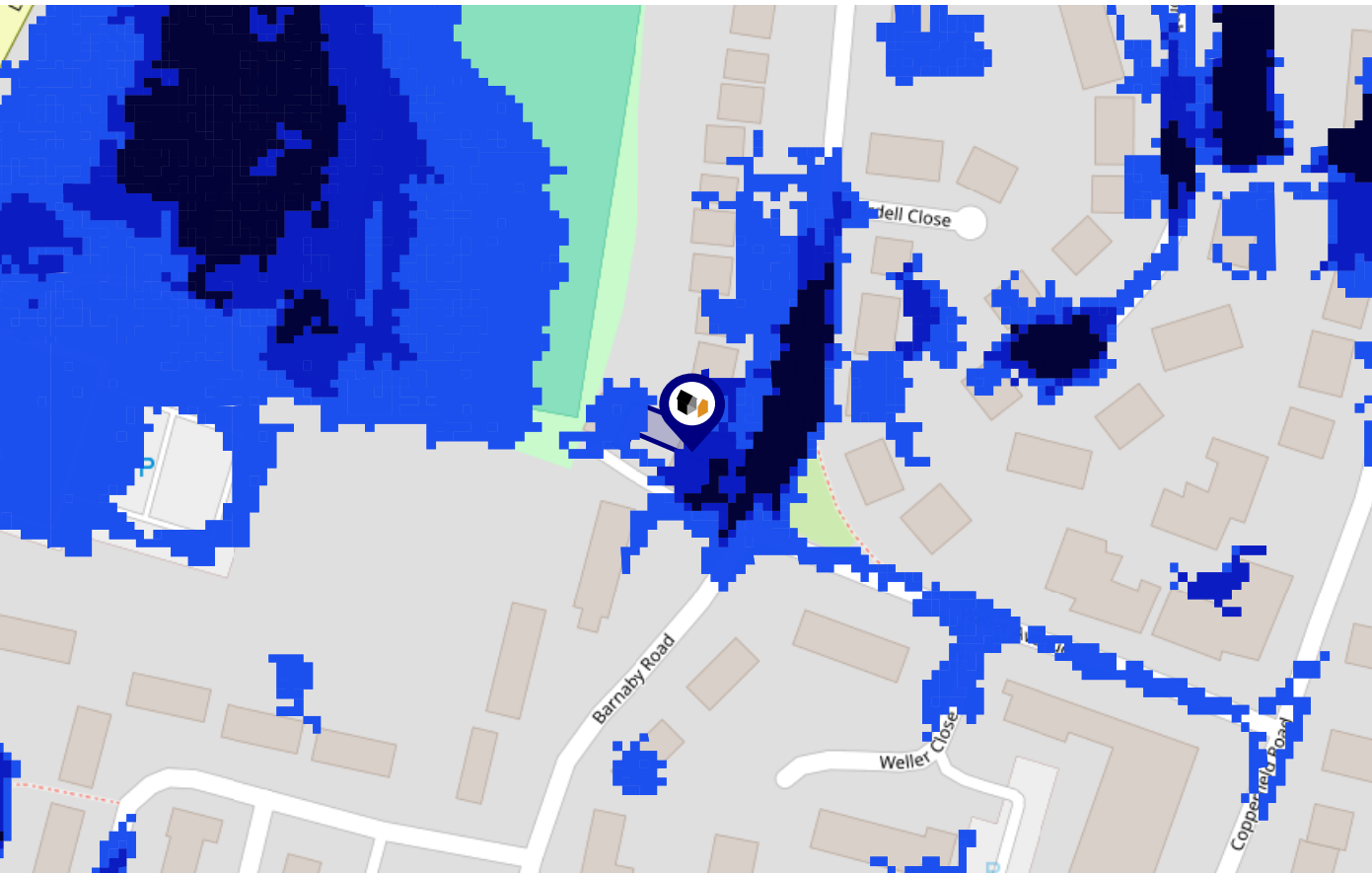
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the 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 chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

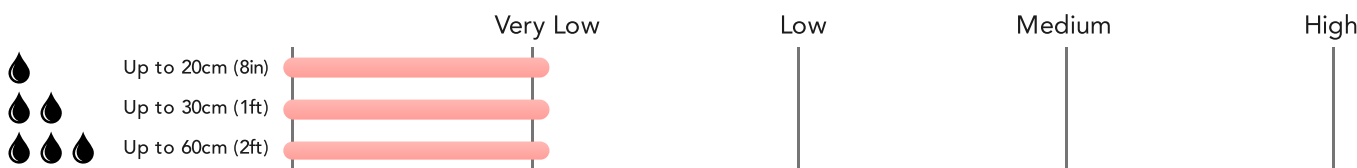


Risk Rating: Medium

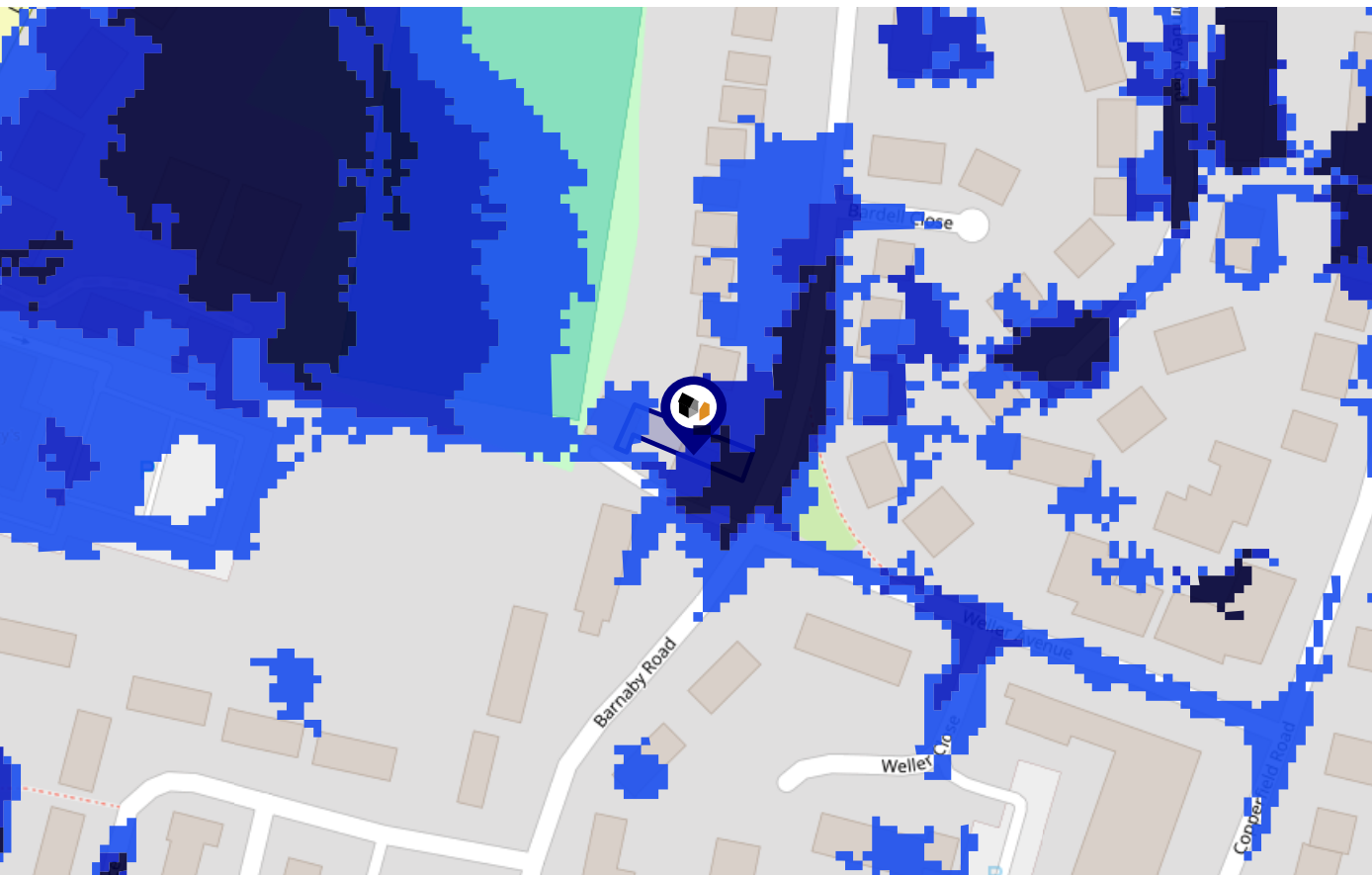
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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: Medium**

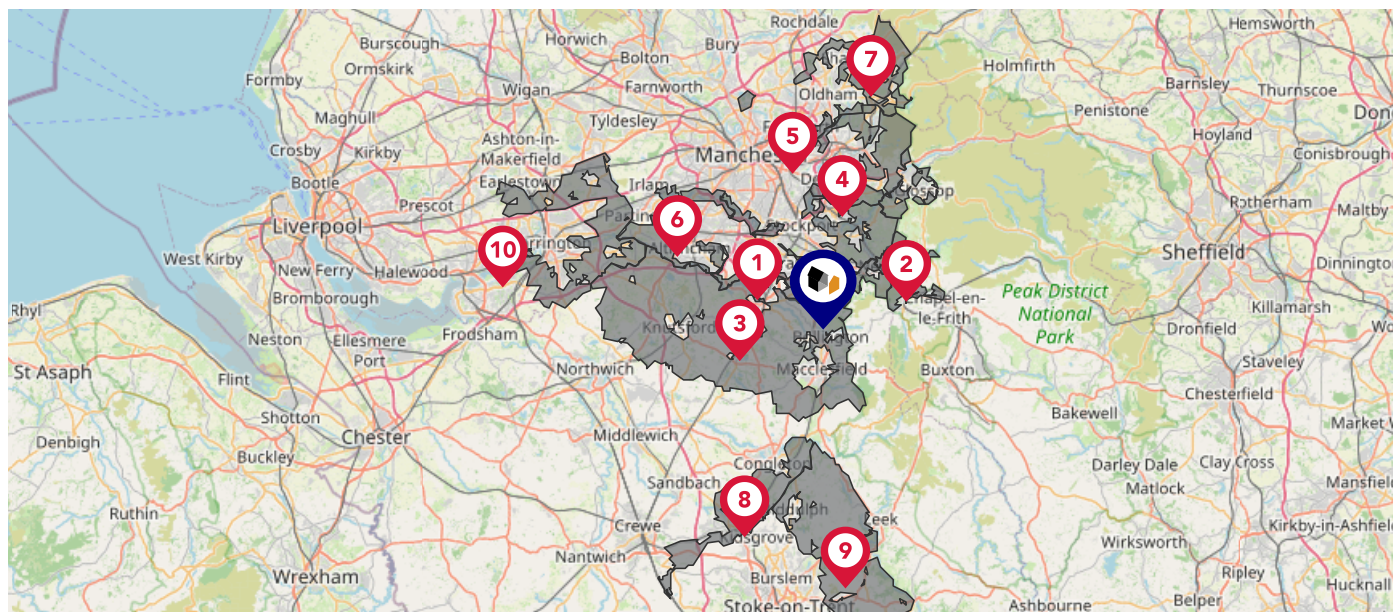
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - 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

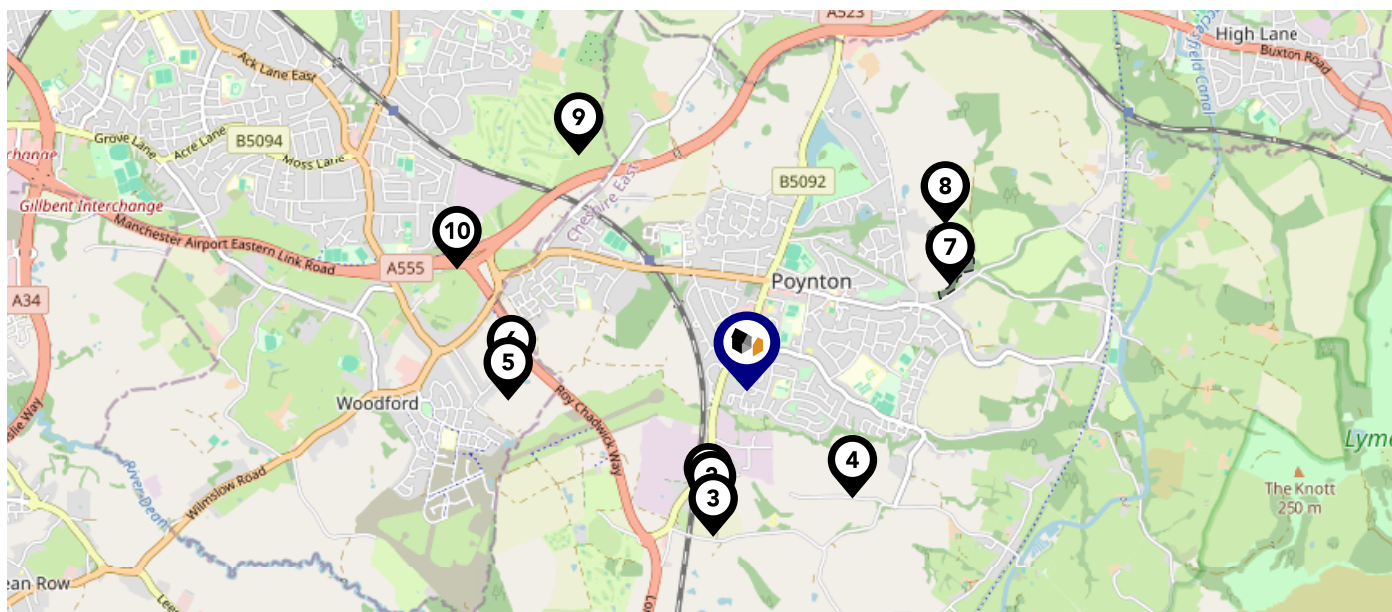
# Maps

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

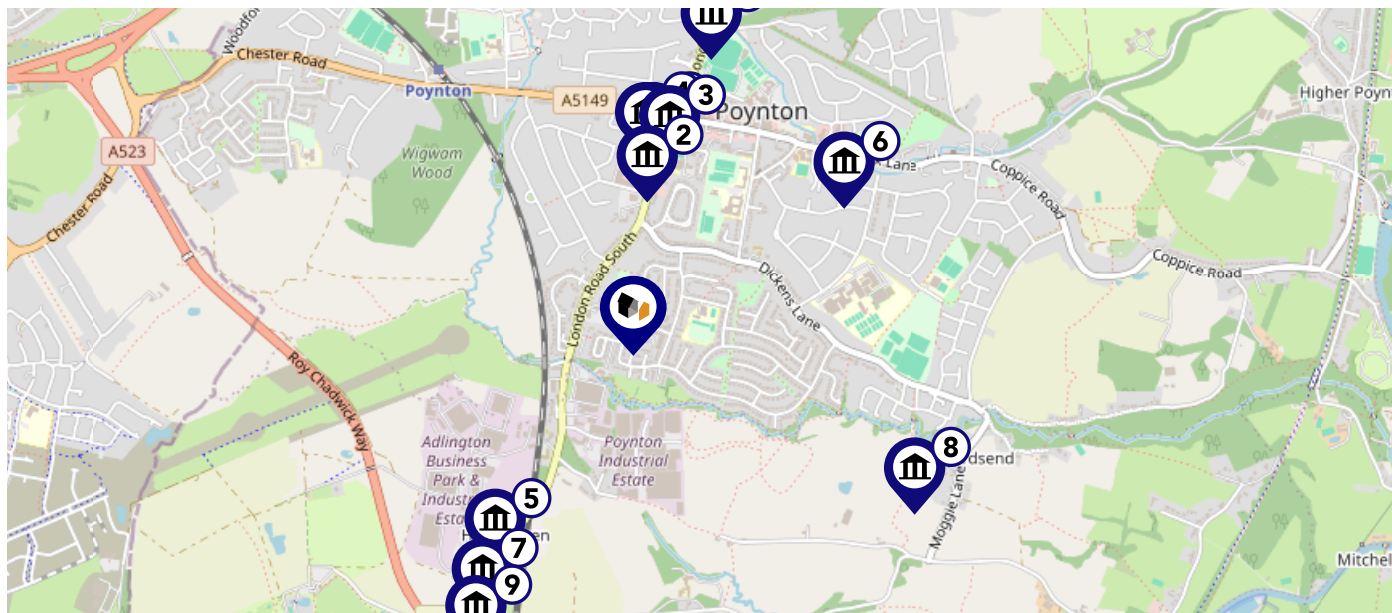
# Maps

## Listed Buildings

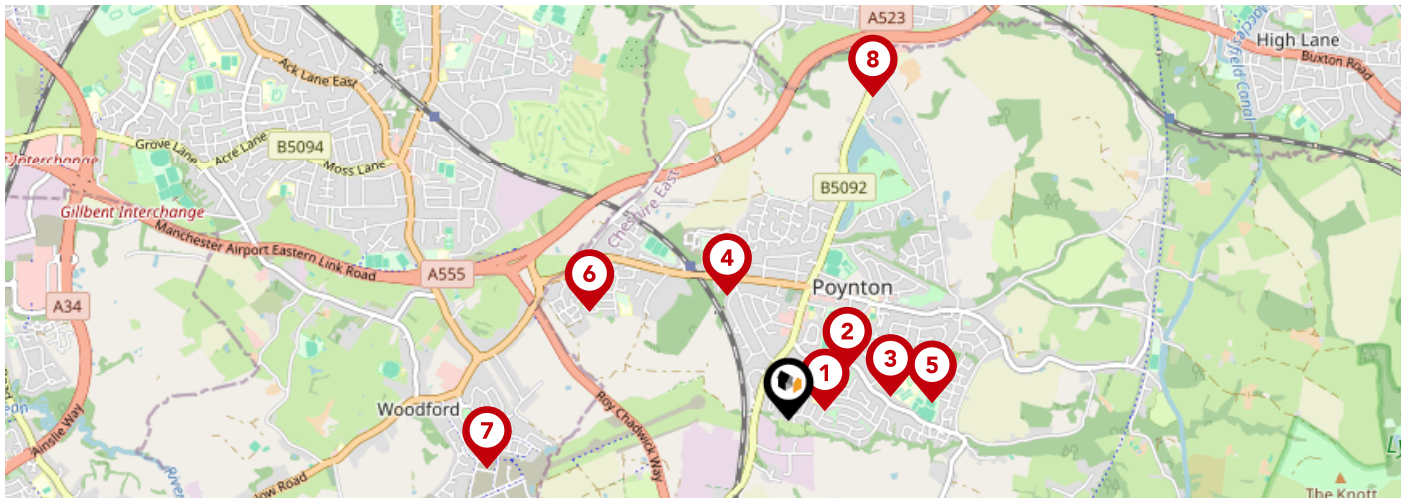
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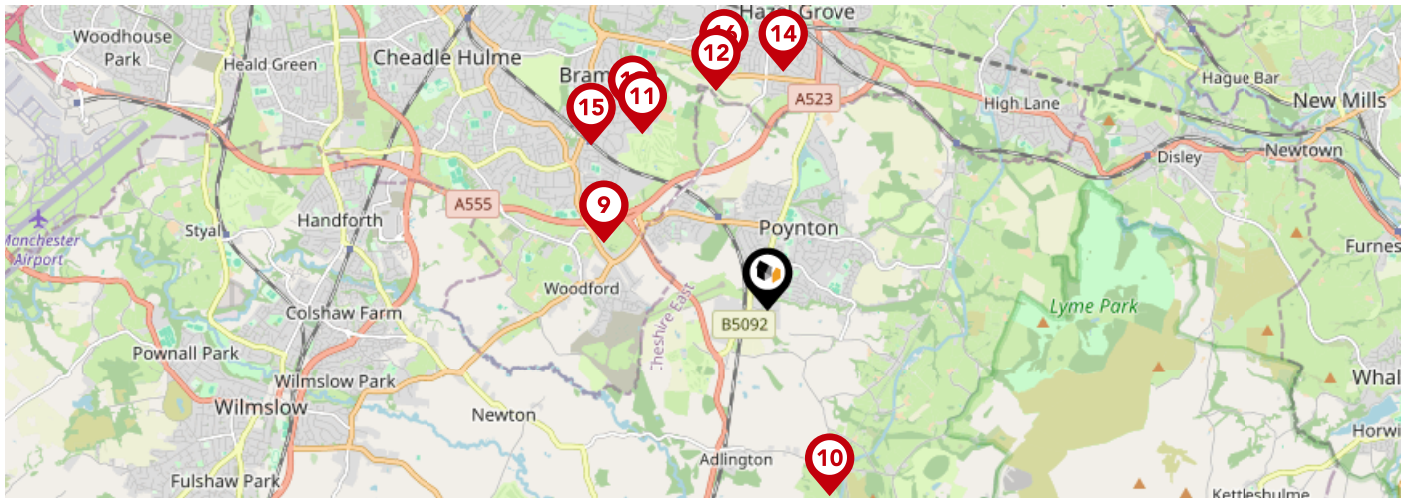
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                                                                                            | Grade    | Distance  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1437426 - Poynton War Memorial                                | Grade II | 0.4 miles |
|  1277157 - Milestone 25 Metres South Of Redcroft               | Grade II | 0.4 miles |
|  1232287 - Guide Post 36 Metres South East Of Church Lych Gate | Grade II | 0.4 miles |
|  1232286 - Church Of St George                                 | Grade II | 0.4 miles |
|  1329973 - Greenacres And Windle Hey                           | Grade II | 0.5 miles |
|  1232302 - Brook House Farmhouse                               | Grade II | 0.6 miles |
|  1234107 - Milestone 125 Metres North Of Street Lane Farmhouse | Grade II | 0.6 miles |
|  1138893 - Wards End Old Farm                                  | Grade II | 0.7 miles |
|  1276184 - Street Lane Farmhouse                               | Grade II | 0.7 miles |
|  1277164 - 44 And 46, London Road North                        | Grade II | 0.7 miles |



|          |                                                                                                                    | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Paul's Catholic Primary School, A Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 109   Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Vernon Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 375   Distance:0.34                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Poynton High School</b><br>Ofsted Rating: Good   Pupils: 1499   Distance:0.46                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Lower Park School</b><br>Ofsted Rating: Good   Pupils: 277   Distance:0.62                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Worth Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 206   Distance:0.64                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Lostock Hall Primary School</b><br>Ofsted Rating: Good   Pupils: 215   Distance:1                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Woodford Primary School</b><br>Ofsted Rating: Not Rated   Pupils: 81   Distance:1.35                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Norbury Court School</b><br>Ofsted Rating: Good   Pupils: 1   Distance:1.48                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



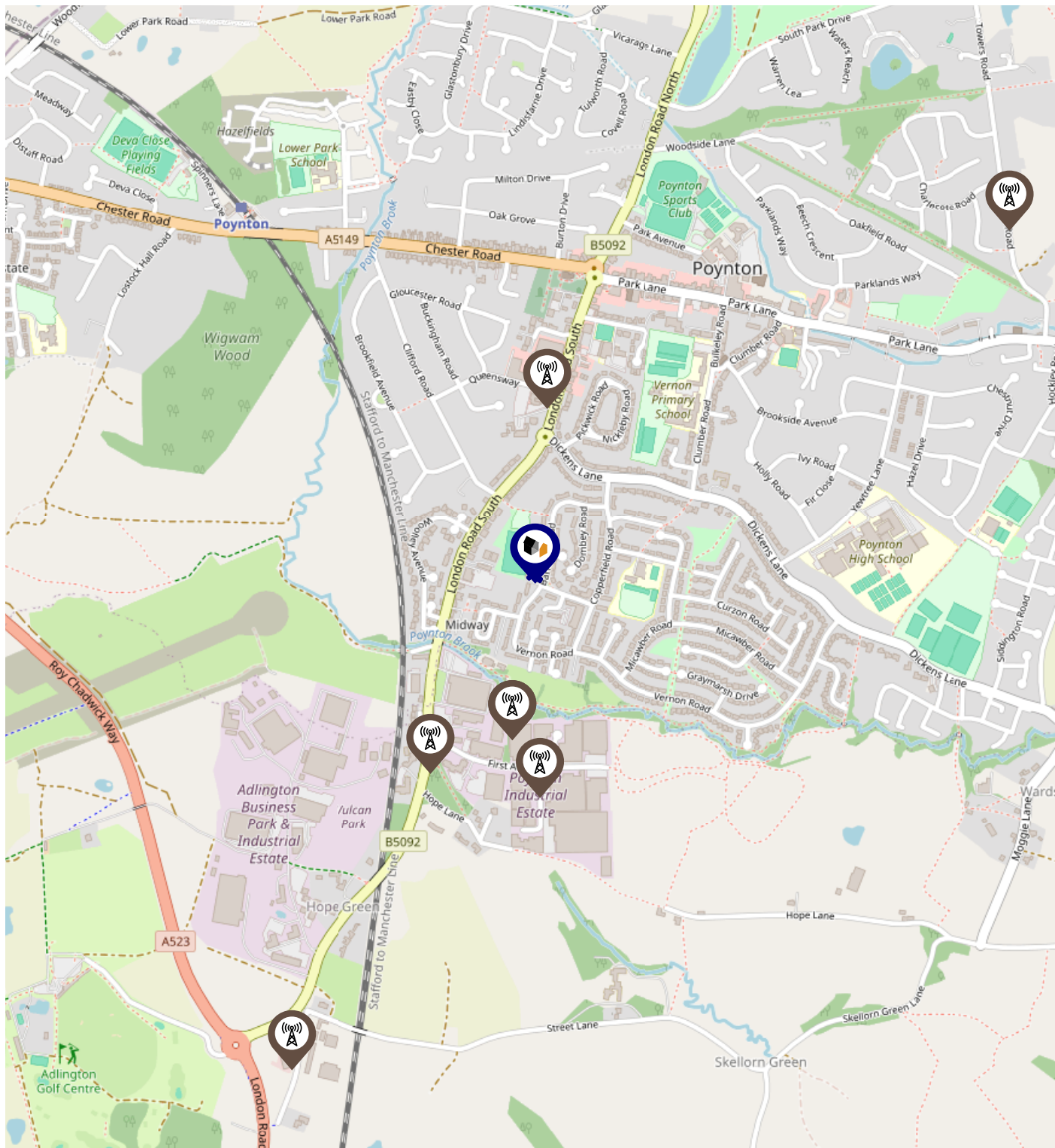
|           |                                                                                                      | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Queensgate Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 280   Distance:1.56         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Adlington Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 85   Distance:1.74           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Ladybrook Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 242   Distance:1.9           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Hazel Grove High School</b><br>Ofsted Rating: Good   Pupils: 1382   Distance:1.99                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Bramhall High School</b><br>Ofsted Rating: Good   Pupils: 1314   Distance:2.07                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Norbury Hall Primary School</b><br>Ofsted Rating: Good   Pupils: 457   Distance:2.11              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Pownall Green Primary School</b><br>Ofsted Rating: Good   Pupils: 417   Distance:2.12             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Moorfield Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 412   Distance:2.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

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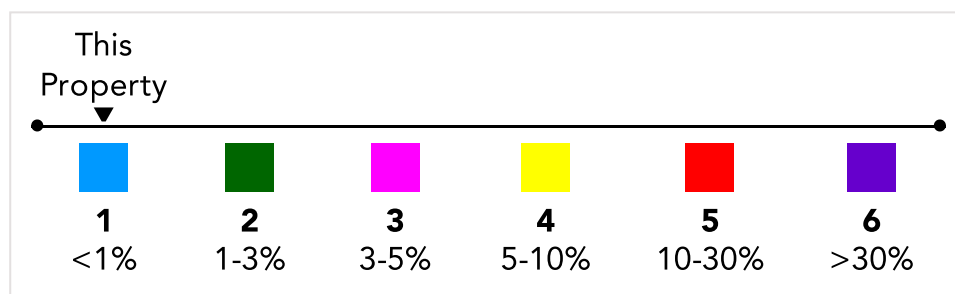
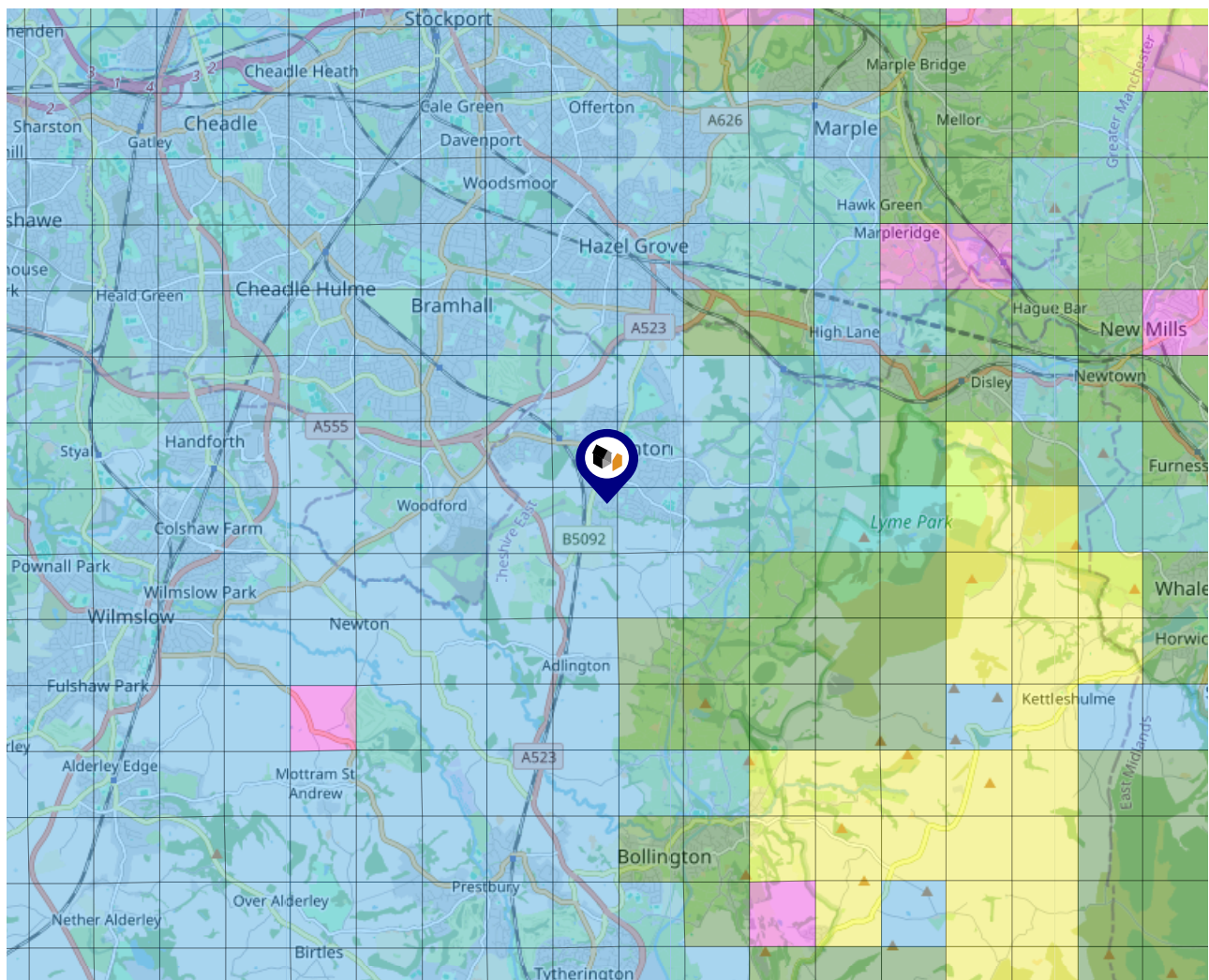


### Key:

-  Power Pylons
-  Communication Masts

## What is Radon?

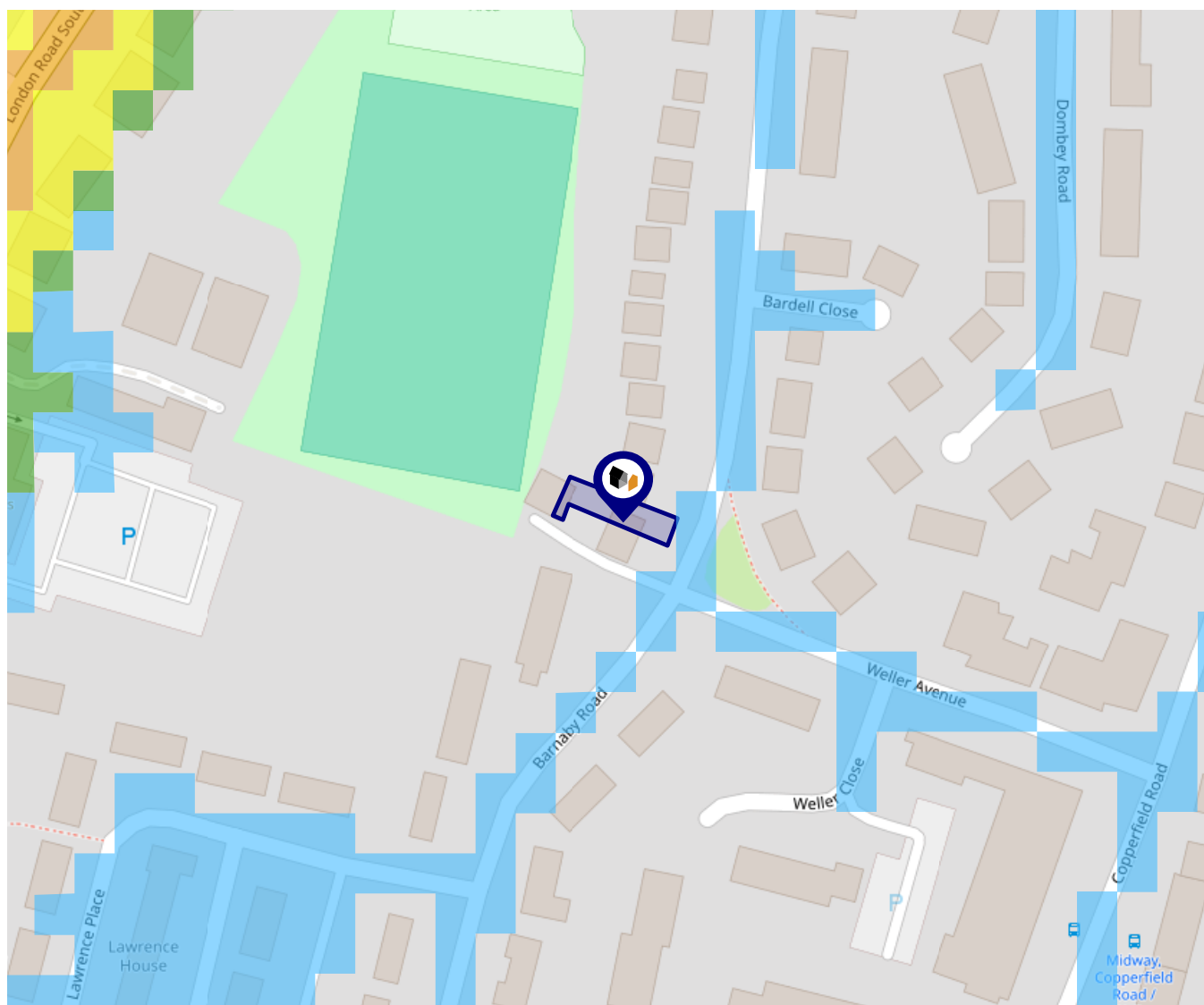
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



# Local Area Road Noise

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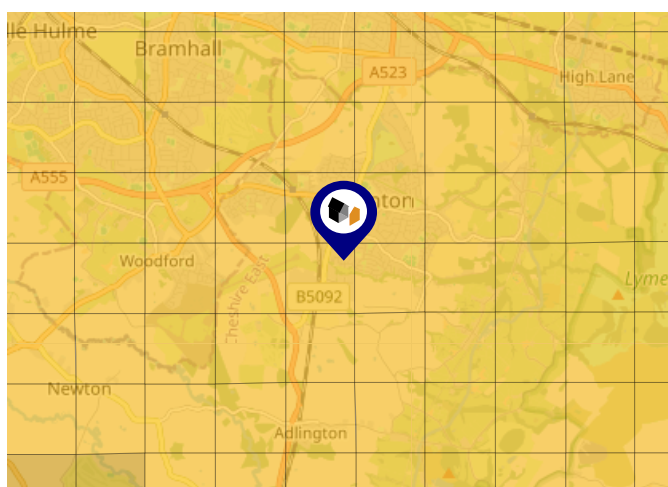


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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-<br>RUDACEOUS)     | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                     |



## Primary Classifications (Most Common Clay Types)

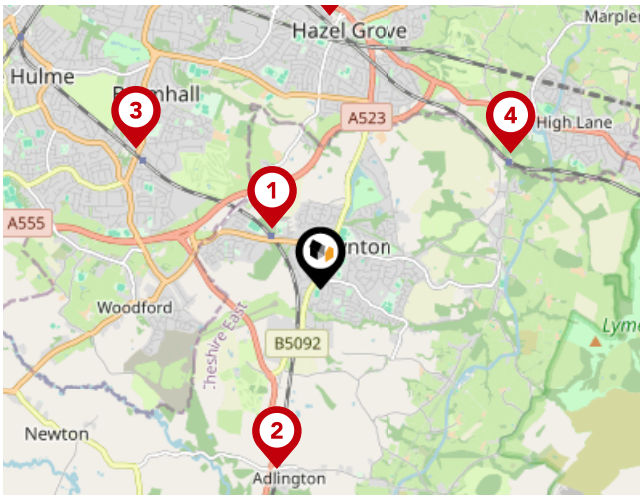
|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <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)

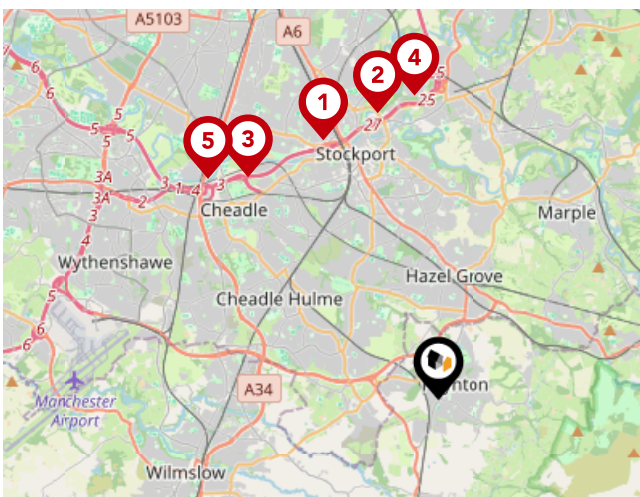
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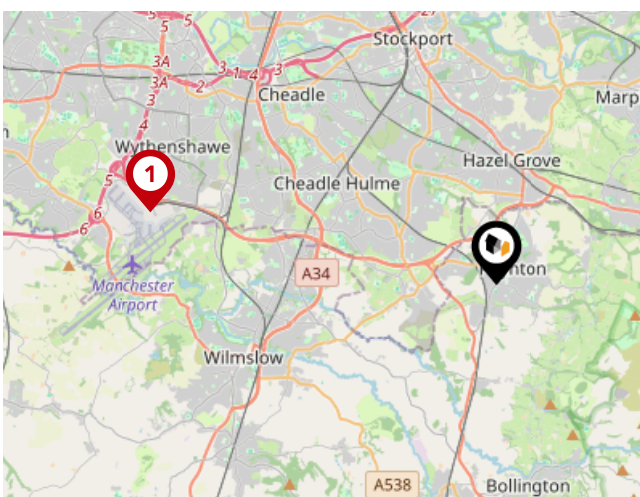
### National Rail Stations

| Pin | Name                              | Distance   |
|-----|-----------------------------------|------------|
| 1   | Poynton Rail Station              | 0.67 miles |
| 2   | Adlington (Cheshire) Rail Station | 1.64 miles |
| 3   | Bramhall Rail Station             | 2.04 miles |
| 4   | Middlewood Rail Station           | 2.06 miles |
| 5   | Hazel Grove Rail Station          | 2.41 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M60 J1  | 5.02 miles |
| 2   | M60 J27 | 5.18 miles |
| 3   | M60 J2  | 5.18 miles |
| 4   | M60 J26 | 5.4 miles  |
| 5   | M60 J3  | 5.65 miles |



### Airports/Helipads

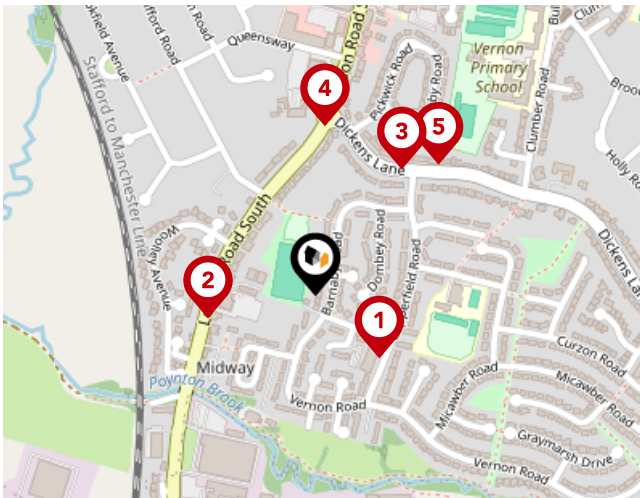
| Pin | Name               | Distance   |
|-----|--------------------|------------|
| 1   | Manchester Airport | 6.25 miles |

# Area

## Transport (Local)

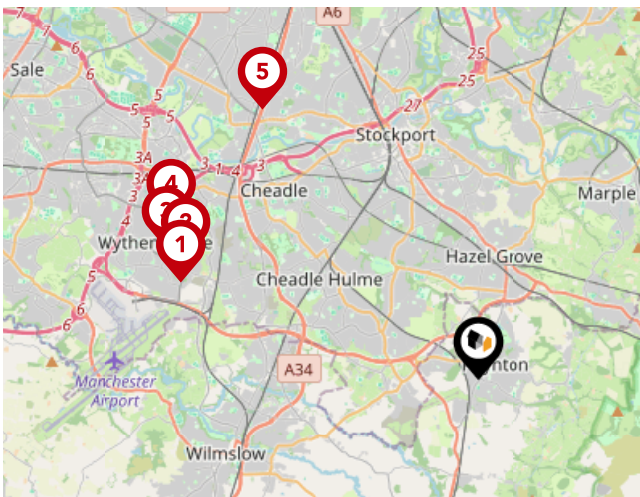
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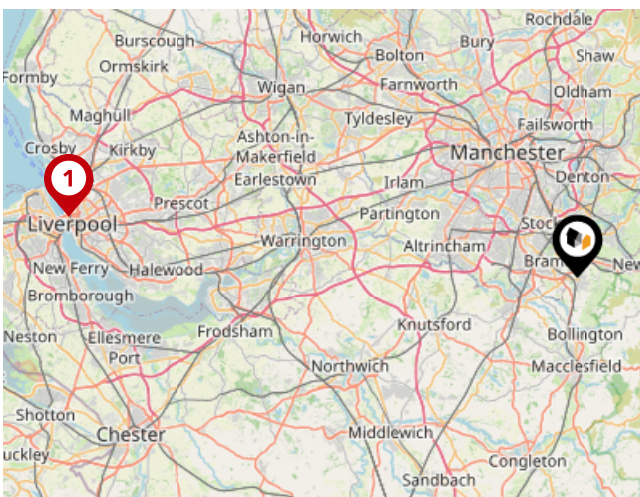
### Bus Stops/Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Weller Avenue        | 0.09 miles |
| 2   | Vernon Arms PH       | 0.12 miles |
| 3   | Copperfield Road     | 0.16 miles |
| 4   | Johnson Cleaners Ltd | 0.18 miles |
| 5   | Copperfield Road     | 0.19 miles |



### Local Connections

| Pin | Name                                   | Distance   |
|-----|----------------------------------------|------------|
| 1   | Shadowmoss (Manchester Metrolink)      | 5.56 miles |
| 2   | Peel Hall (Manchester Metrolink)       | 5.62 miles |
| 3   | Robinswood Road (Manchester Metrolink) | 6 miles    |
| 4   | Crossacres (Manchester Metrolink)      | 6.12 miles |
| 5   | East Didsbury (Manchester Metrolink)   | 6.13 miles |



### Ferry Terminals

| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | Liverpool Pier Head Ferry Terminal | 36.21 miles |

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### 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/



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/lawlercosalesandlettings/

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## Important - Please Read

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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.

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