



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th October 2026



HILARY AVENUE, HEALD GREEN, CHEADLE, SK8

Lawler & Co | Poynton

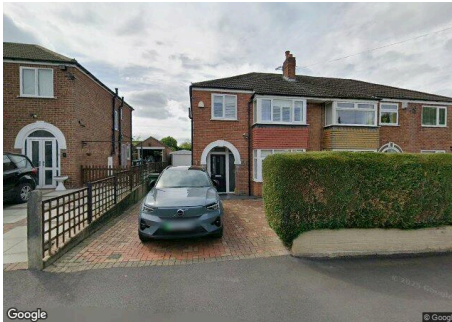
60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,033 ft ² / 96 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,328
Title Number:	GM436780

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10
mb/s



80
mb/s



10000
mb/s



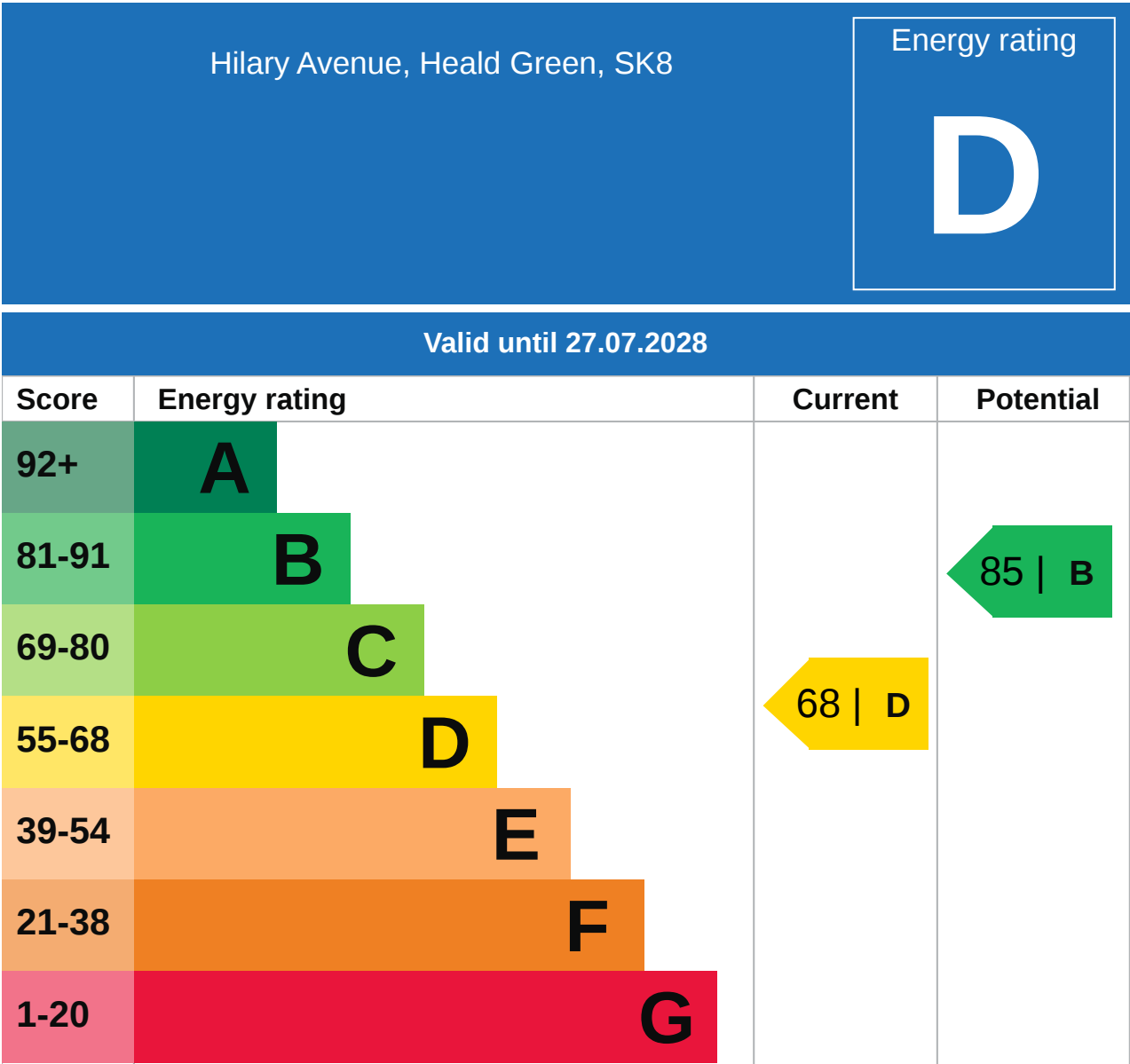
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	96 m ²

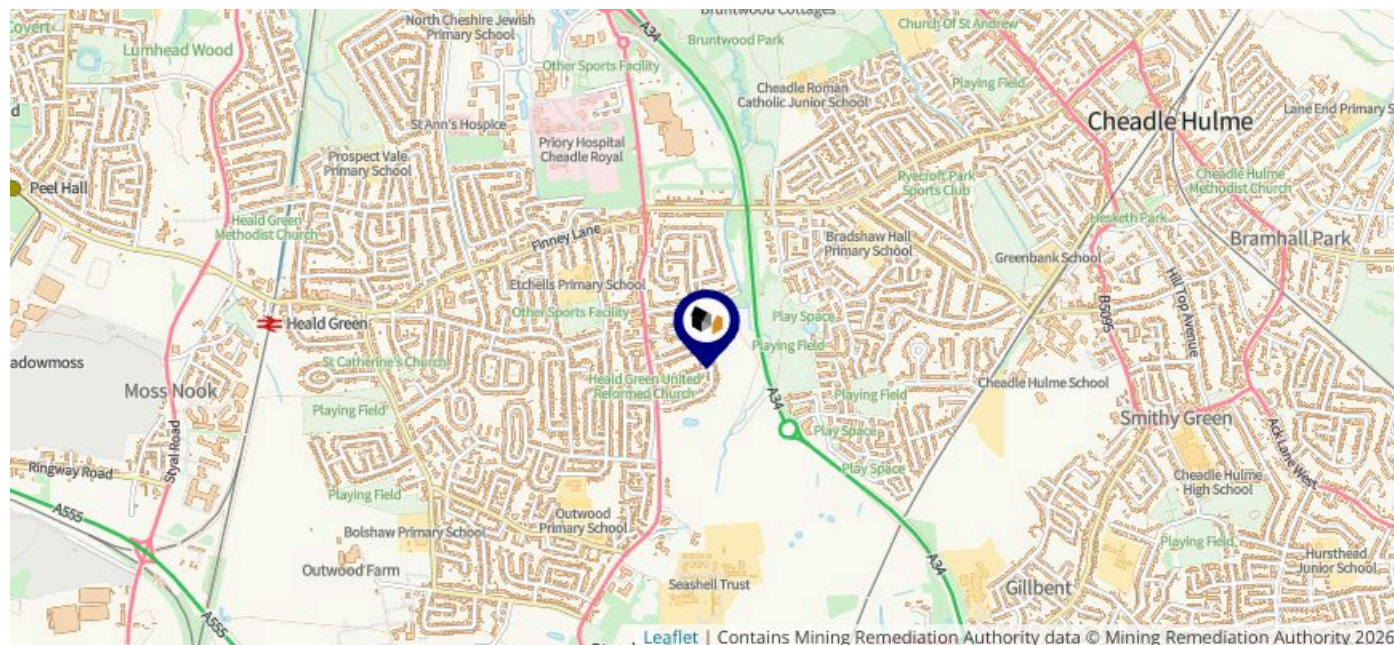
Maps

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.

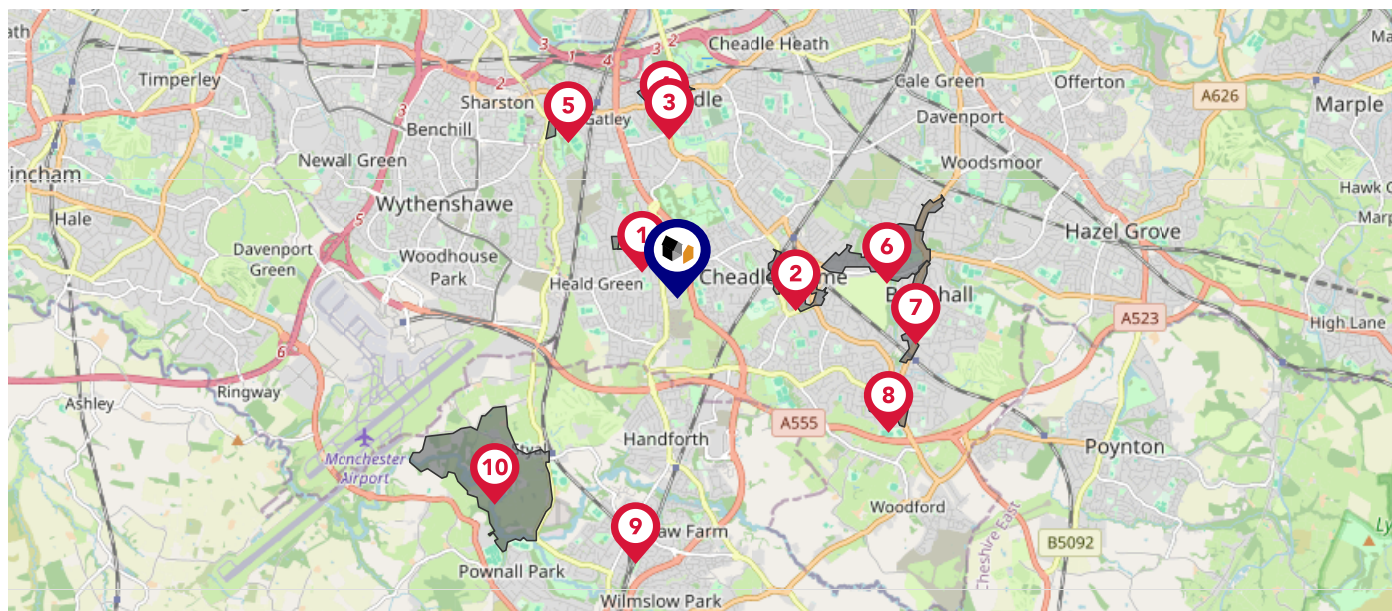
Maps

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 Cheadle Royal Hospital
- 2 Swann Lane, Hulme Hall Road and Hill Top Avenue
- 3 Brooklyn Crescent, Cheadle
- 4 Cheadle Village
- 5 Gatley Village
- 6 Bramall Park
- 7 Bramhall Lane South
- 8 Syddal Park
- 9 Highfield (Wilmslow) Conservation Area
- 10 Styal Conservation Area

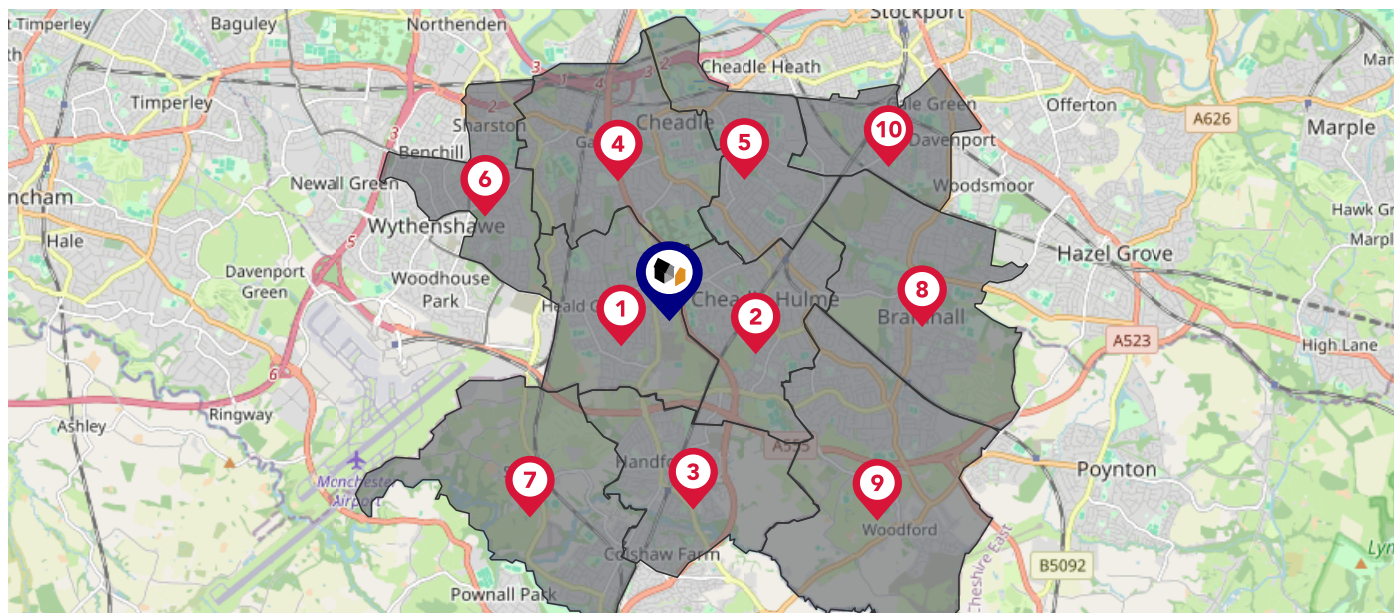
Maps

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

Heald Green Ward

2

Cheadle Hulme South Ward

3

Handforth Ward

4

Cheadle and Gatley Ward

5

Cheadle Hulme North Ward

6

Sharston Ward

7

Wilmslow Lacey Green Ward

8

Bramhall North Ward

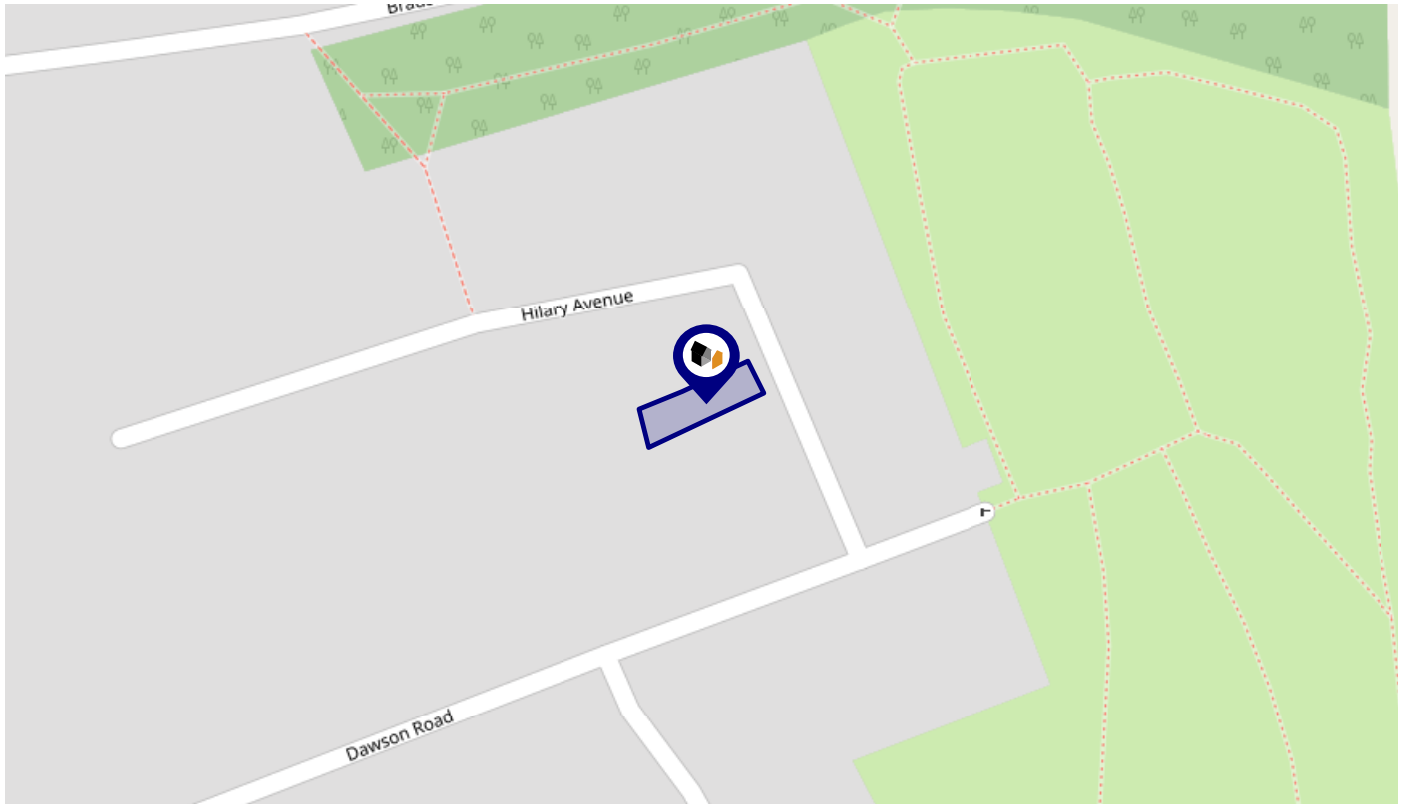
9

Bramhall South and Woodford Ward

10

Davenport and Cale Green Ward

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



Rail Noise Data

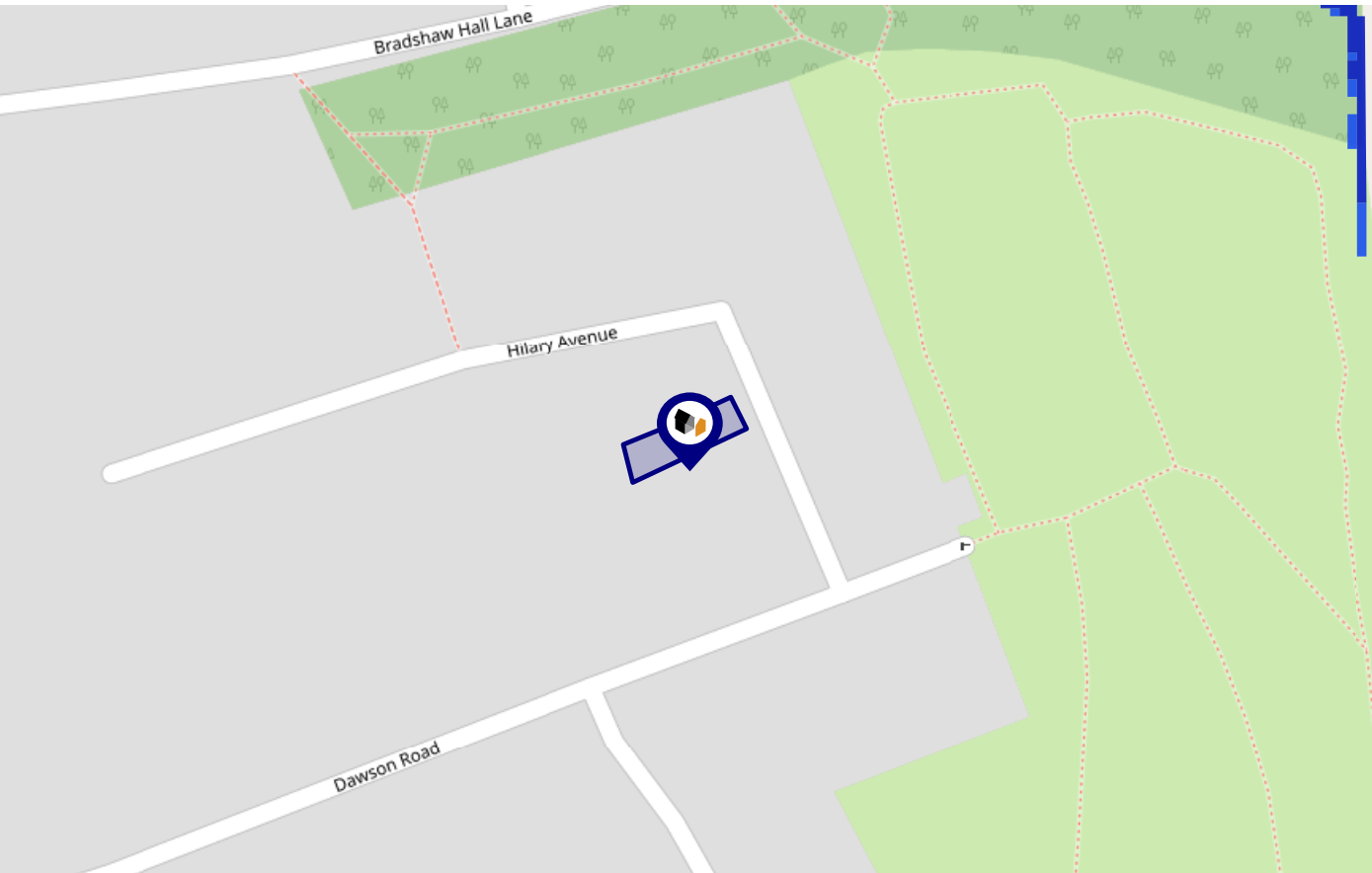
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

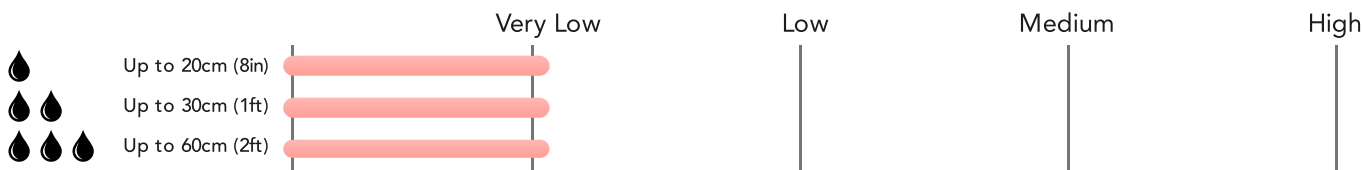


Risk Rating: Very low

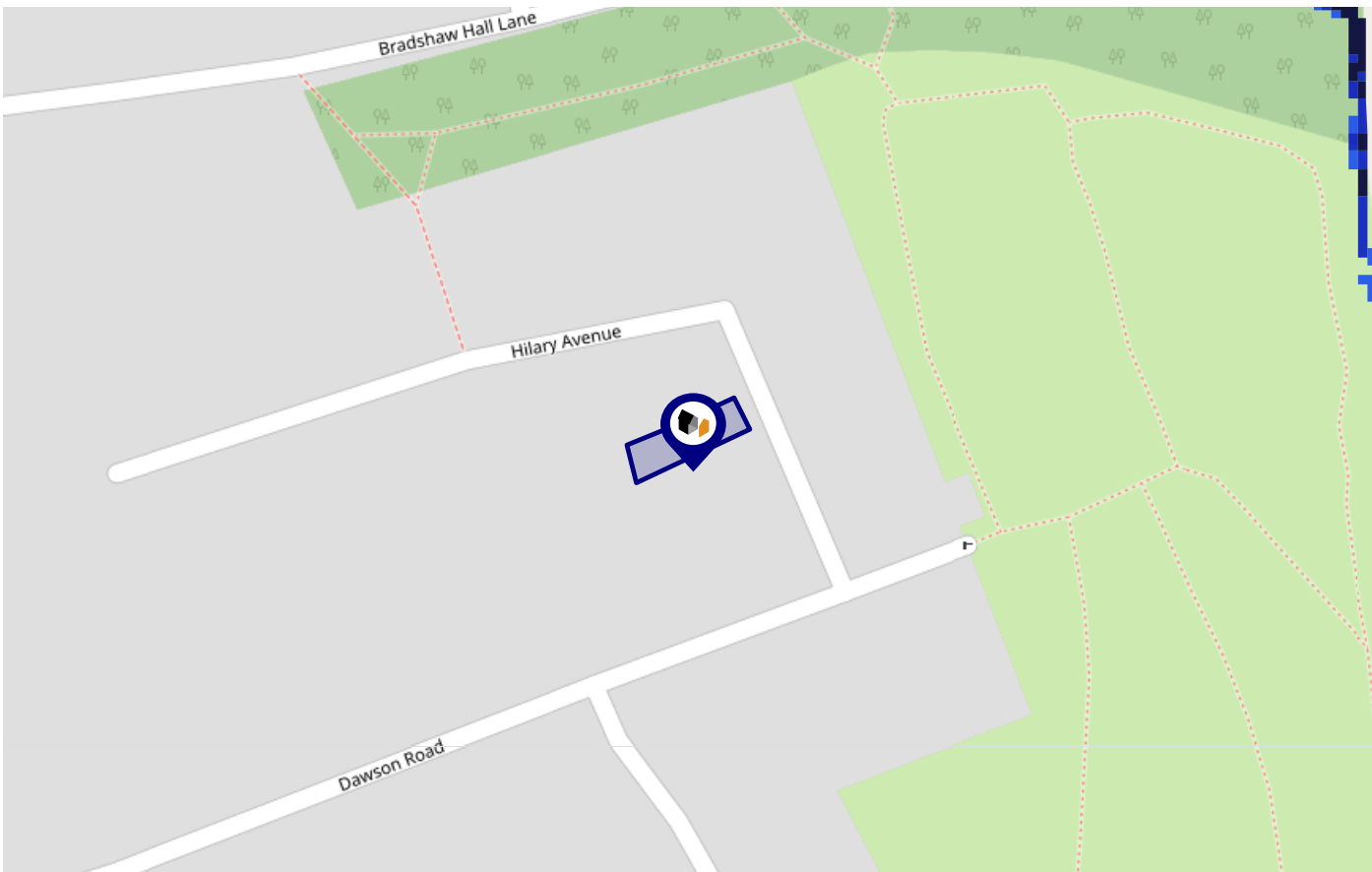
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

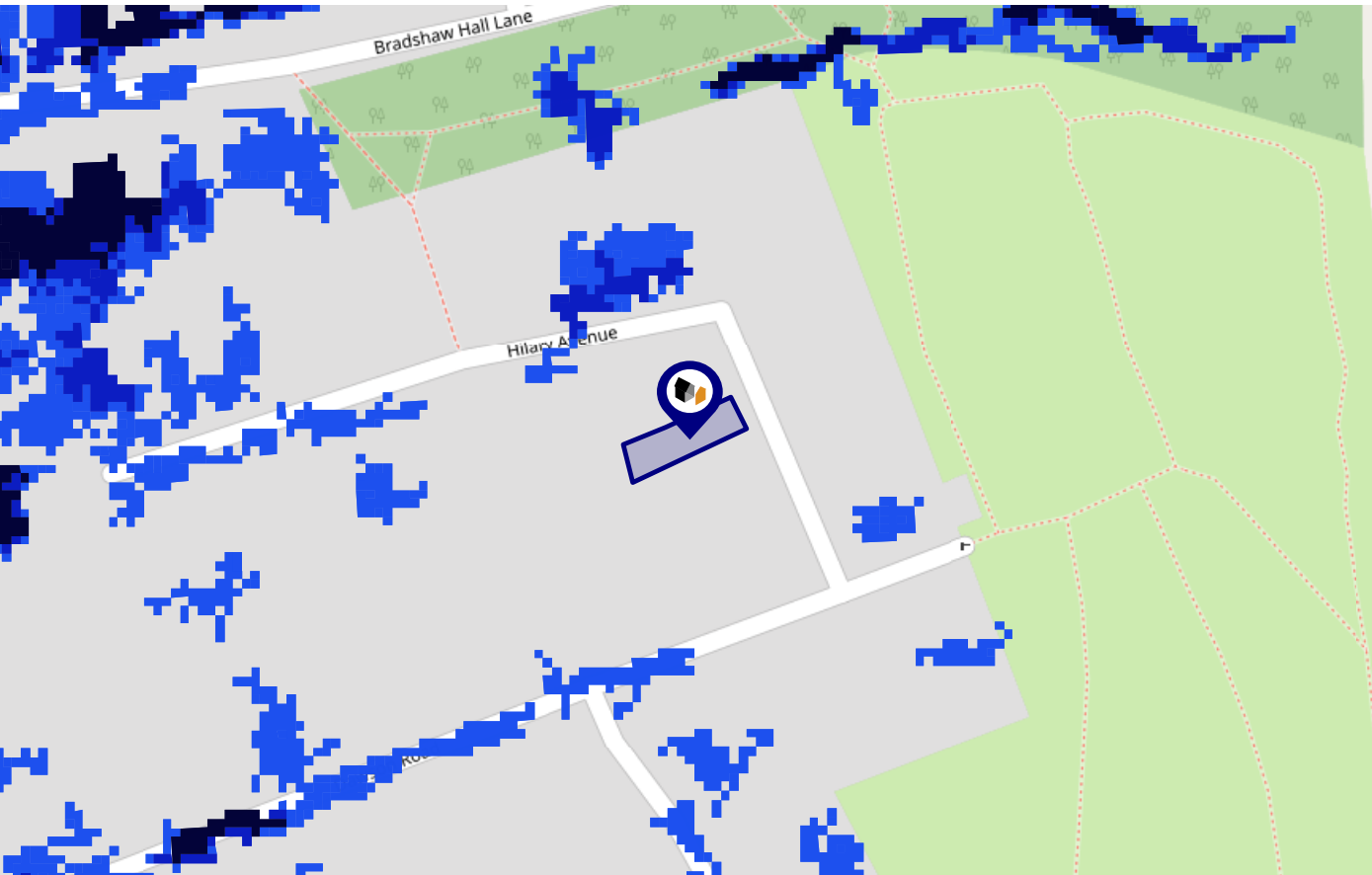
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Chance of flooding to the following depths at this property:



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

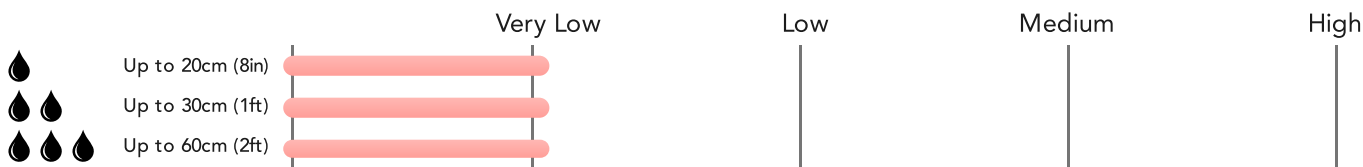


Risk Rating: Very low

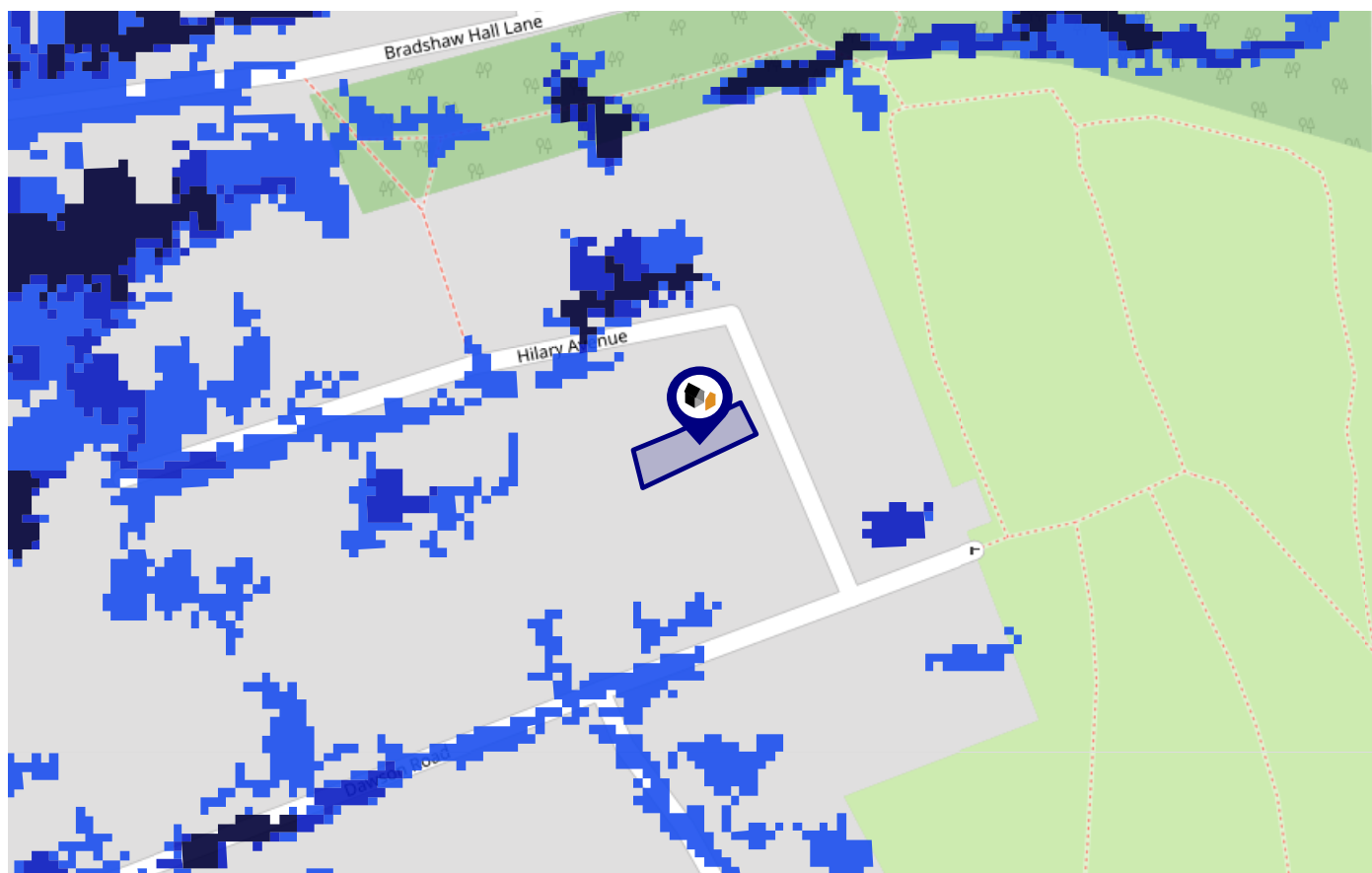
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Chance of flooding to the following depths at this property:



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.

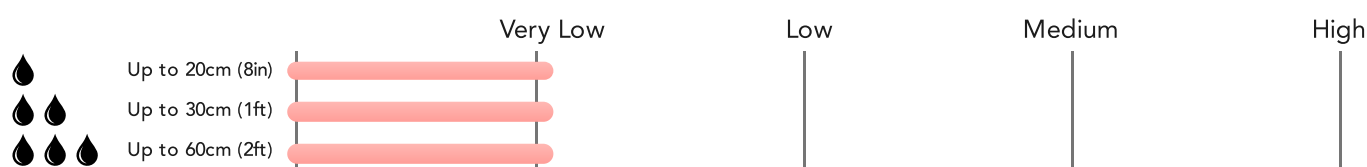


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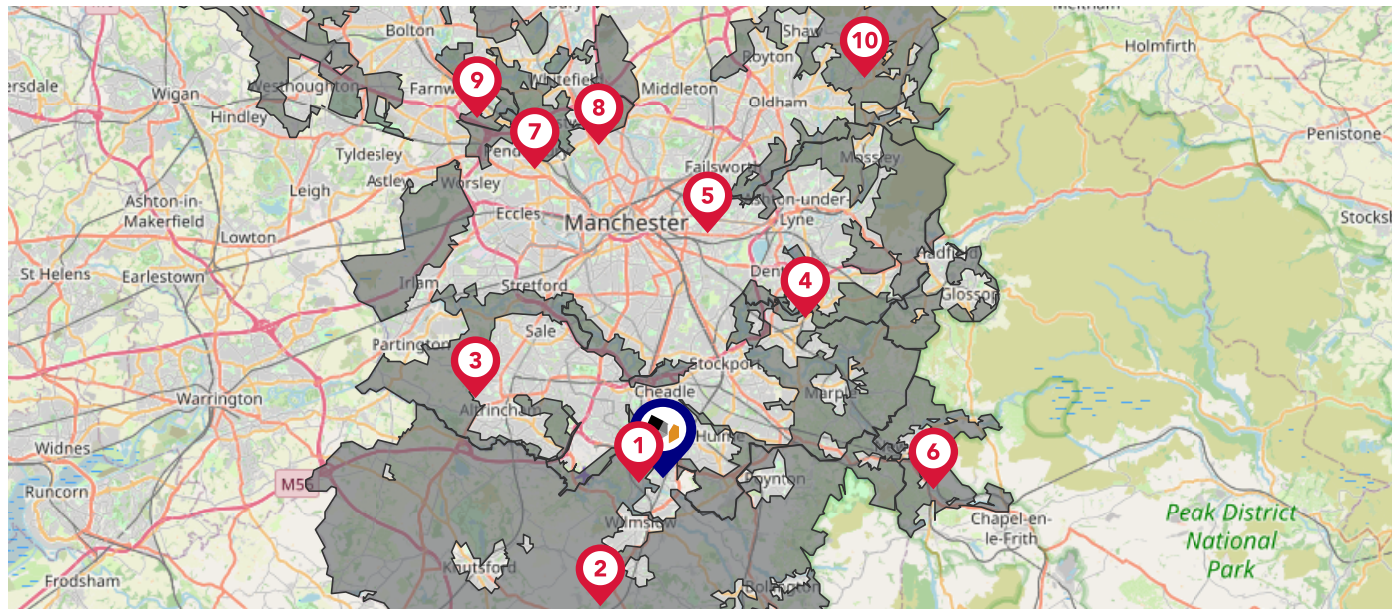
Maps

Green Belt

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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Stockport

2

Merseyside and Greater Manchester Green Belt - Cheshire East

3

Merseyside and Greater Manchester Green Belt - Trafford

4

Merseyside and Greater Manchester Green Belt - Tameside

5

Merseyside and Greater Manchester Green Belt - Manchester

6

Merseyside and Greater Manchester Green Belt - High Peak

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Bury

9

Merseyside and Greater Manchester Green Belt - Bolton

10

Merseyside and Greater Manchester Green Belt - Oldham

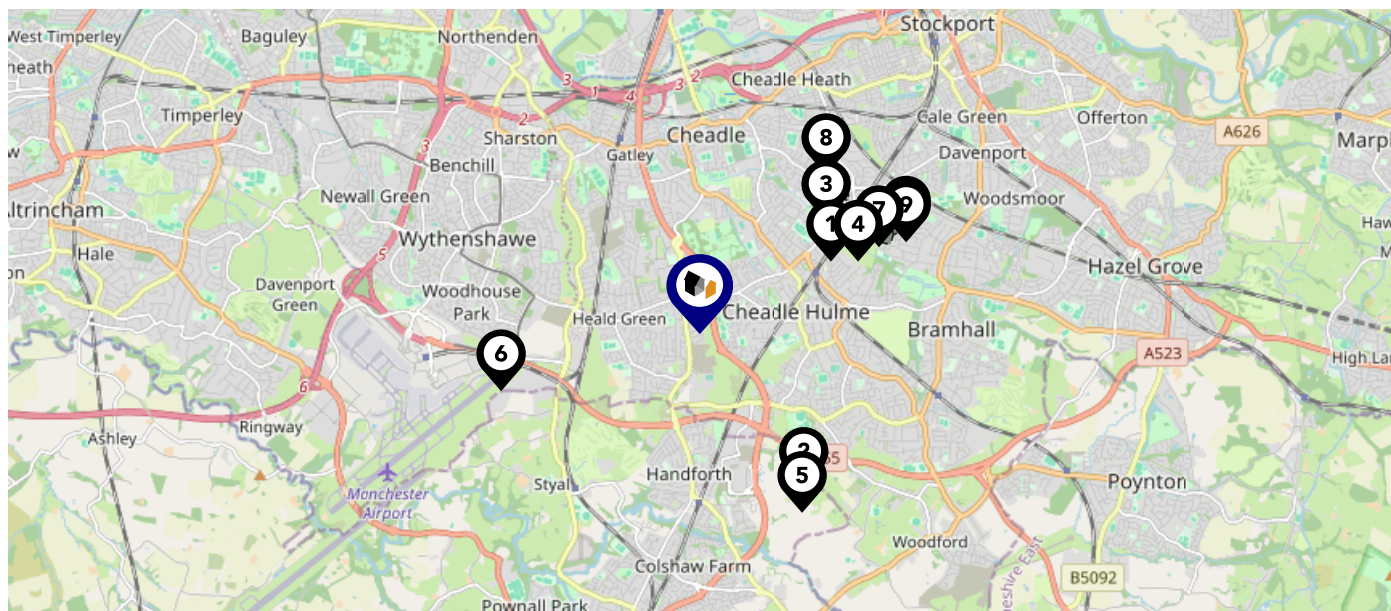
Maps

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	Ladybridge Farm-Off Ladybridge Road, Cheadle Hulme, Stockport, Greater Manchester	Historic Landfill	
2	Land off Dairy House Lane-Handforth, Stockport, Cheshire	Historic Landfill	
3	Off Councillor Lane-Adswode, Stockport, Greater Manchester	Historic Landfill	
4	EA/EPR/FP3992CR/V003	Active Landfill	
5	A M E C Landfill Site South-Dairy House Lane,Woodford,Stockport,Cheshire	Historic Landfill	
6	Airport Woodhouse Park-Greater Manchester	Historic Landfill	
7	Adswode Road Civic Amenity Site-Adswode Road, Cheadle, Stockport	Historic Landfill	
8	P.D. Beatwaste Limited-Off Oakhurst Drive	Historic Landfill	
9	Adswode Reclamation Project-Adswode Road, Cheadle, Stockport	Historic Landfill	
10	Tenement Lane Tip-Stockport, Greater Manchester	Historic Landfill	

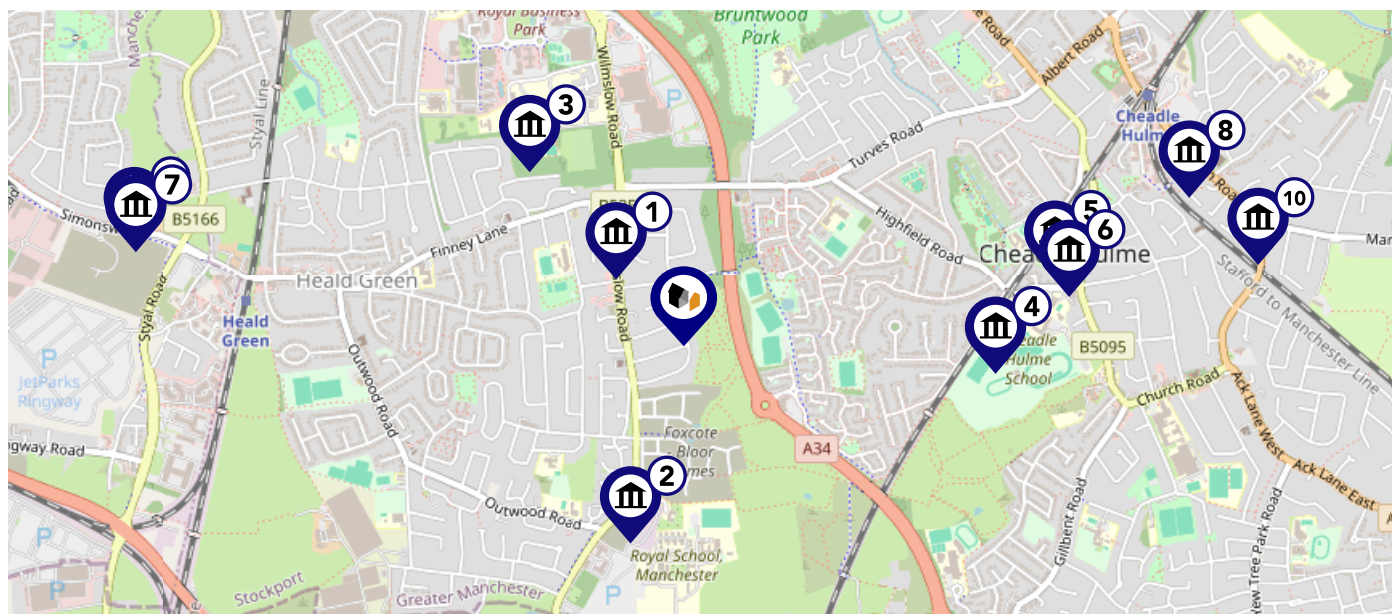
Maps

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...

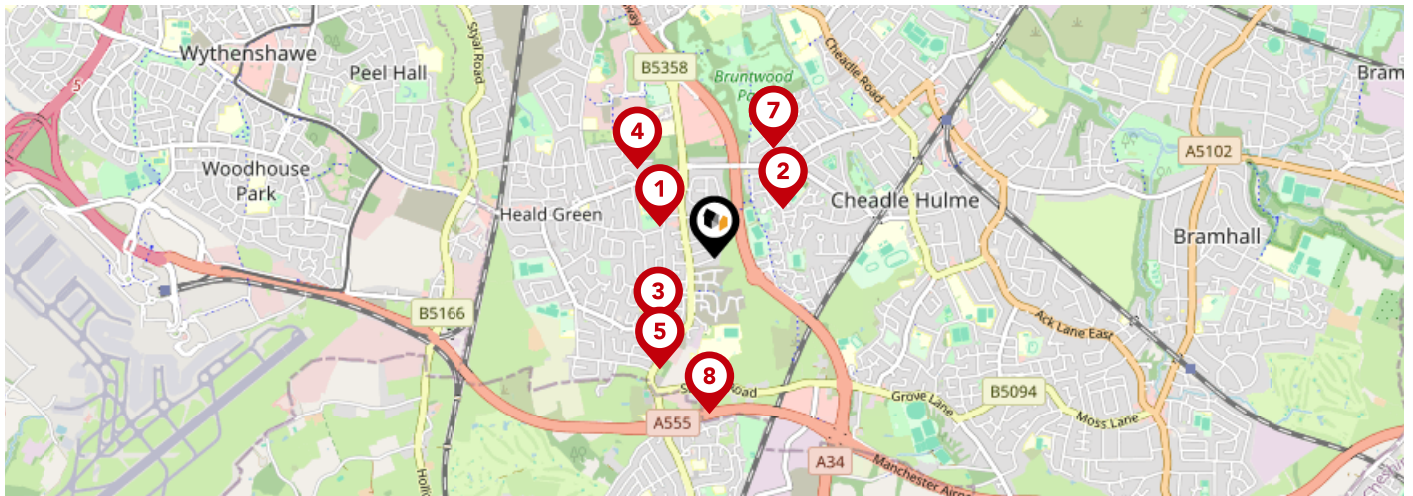


Listed Buildings in the local district		Grade	Distance
	1435174 - Long Lane War Memorial, Wilmslow Road, Heald Green, Greater Manchester	Grade II	0.2 miles
	1260320 - Former Griffin Farmhouse	Grade II	0.4 miles
	1366001 - Cheadle Royal Hospital Main Wing	Grade II	0.5 miles
	1240672 - Cheadle Hulme School	Grade II	0.7 miles
	1241576 - Hulme Hall	Grade II	0.9 miles
	1241500 - 1, Higham Street	Grade II	0.9 miles
	1254686 - Chamber Hall, Barn Approximately 5 Metres South Of Farmhouse	Grade II	1.2 miles
	1241640 - John Millington Public House	Grade II	1.2 miles
	1254685 - Chamber Hall	Grade II	1.2 miles
	1260440 - War Memorial	Grade II	1.3 miles

Area Schools

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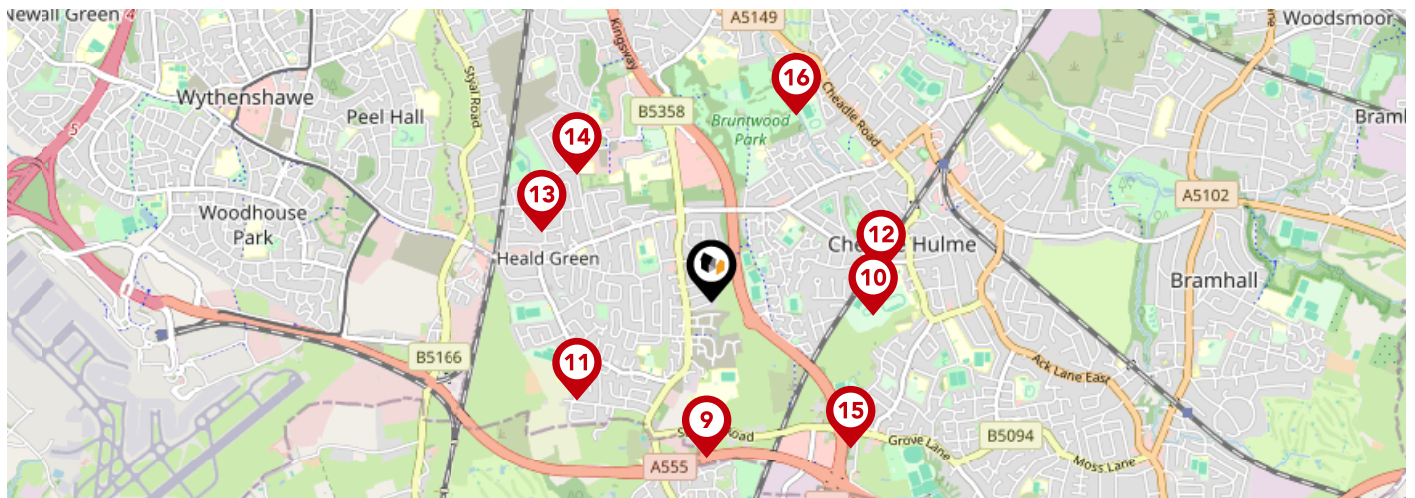


		Nursery	Primary	Secondary	College	Private
1	Etchells Primary School Ofsted Rating: Good Pupils: 412 Distance:0.28	☐	☒	☐	☐	☐
2	Bradshaw Hall Primary School Ofsted Rating: Outstanding Pupils: 457 Distance:0.37	☐	☒	☐	☐	☐
3	Oakgrove School Ofsted Rating: Good Pupils: 37 Distance:0.4	☐	☒	☐	☐	☐
4	North West Hospital School Ofsted Rating: Good Pupils: 22 Distance:0.52	☐	☐	☒	☐	☐
5	Outwood Primary School Ofsted Rating: Good Pupils: 208 Distance:0.54	☐	☒	☐	☐	☐
6	Cheadle Catholic Infant School Ofsted Rating: Good Pupils: 271 Distance:0.55	☐	☒	☐	☐	☐
7	Cheadle Catholic Junior School Ofsted Rating: Good Pupils: 359 Distance:0.55	☐	☒	☐	☐	☐
8	Royal College Manchester (Seashell Trust) Ofsted Rating: Good Pupils:0 Distance:0.69	☐	☐	☒	☐	☐

Area Schools

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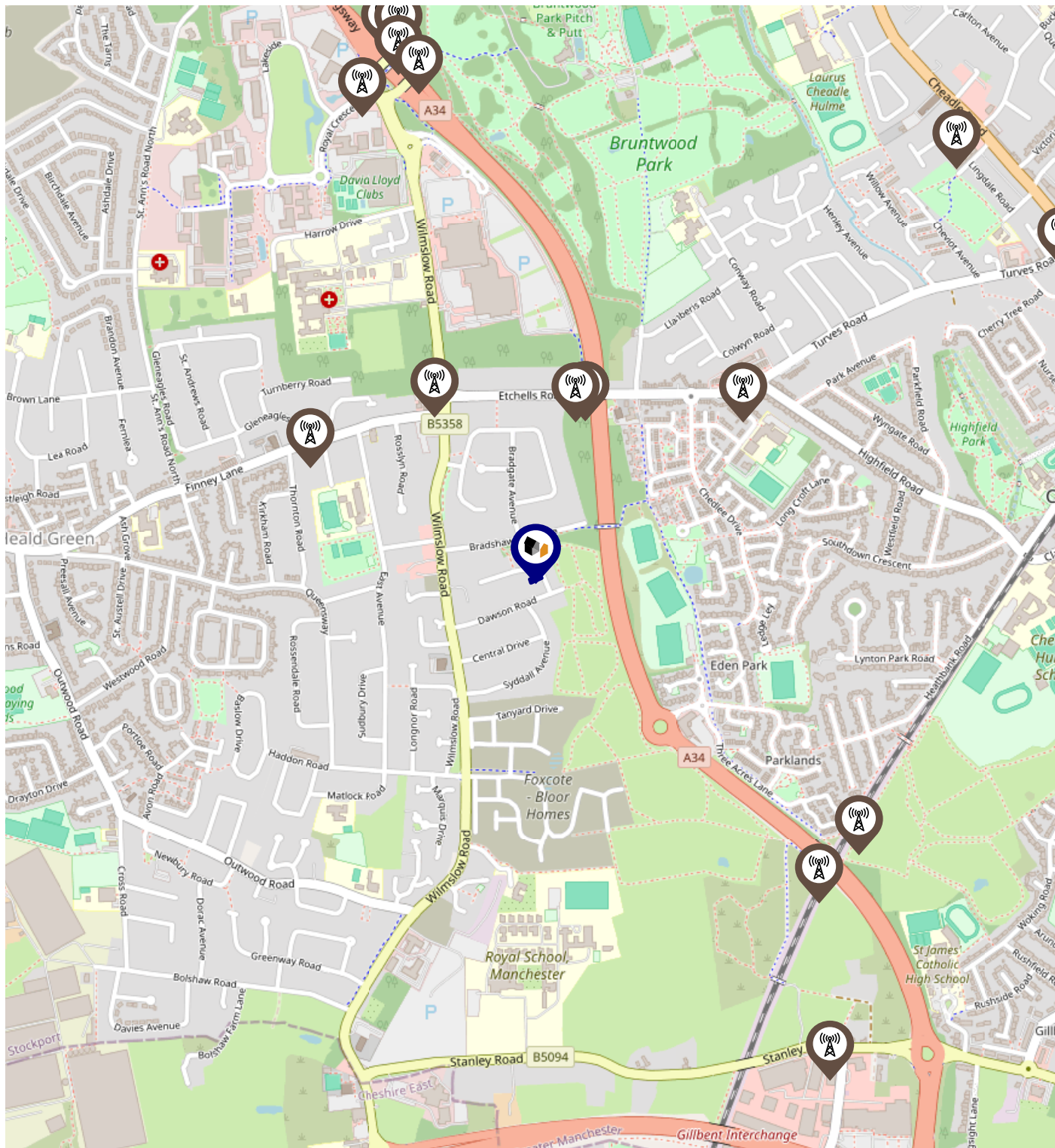
		Nursery	Primary	Secondary	College	Private
	Royal School, Manchester Ofsted Rating: Outstanding Pupils: 64 Distance:0.69	☐	☐	☒	☐	☐
	Cheadle Hulme School Ofsted Rating: Not Rated Pupils: 1479 Distance:0.72	☐	☐	☒	☐	☐
	Bolshaw Primary School Ofsted Rating: Good Pupils: 210 Distance:0.74	☐	☒	☐	☐	☐
	Greenbank Preparatory School Ofsted Rating: Not Rated Pupils: 234 Distance:0.76	☐	☒	☐	☐	☐
	Prospect Vale Primary School Ofsted Rating: Good Pupils: 224 Distance:0.81	☐	☒	☐	☐	☐
	North Cheshire Jewish Primary School Ofsted Rating: Outstanding Pupils: 199 Distance:0.82	☐	☒	☐	☐	☐
	St James' Catholic High School Ofsted Rating: Good Pupils: 823 Distance:0.89	☐	☐	☒	☐	☐
	Cheadle Hulme Primary School Ofsted Rating: Good Pupils: 397 Distance:0.91	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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SALES AND LETTINGS

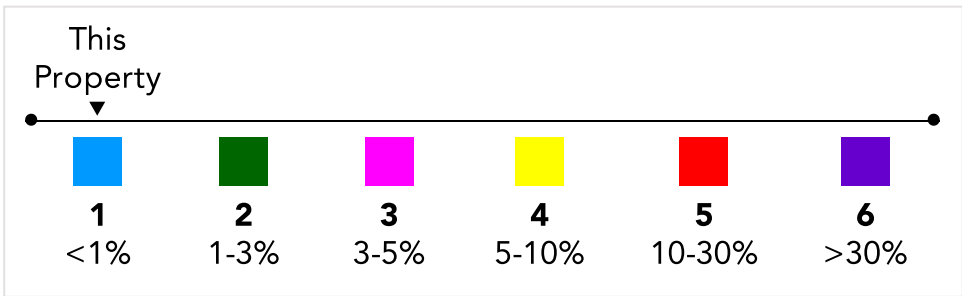
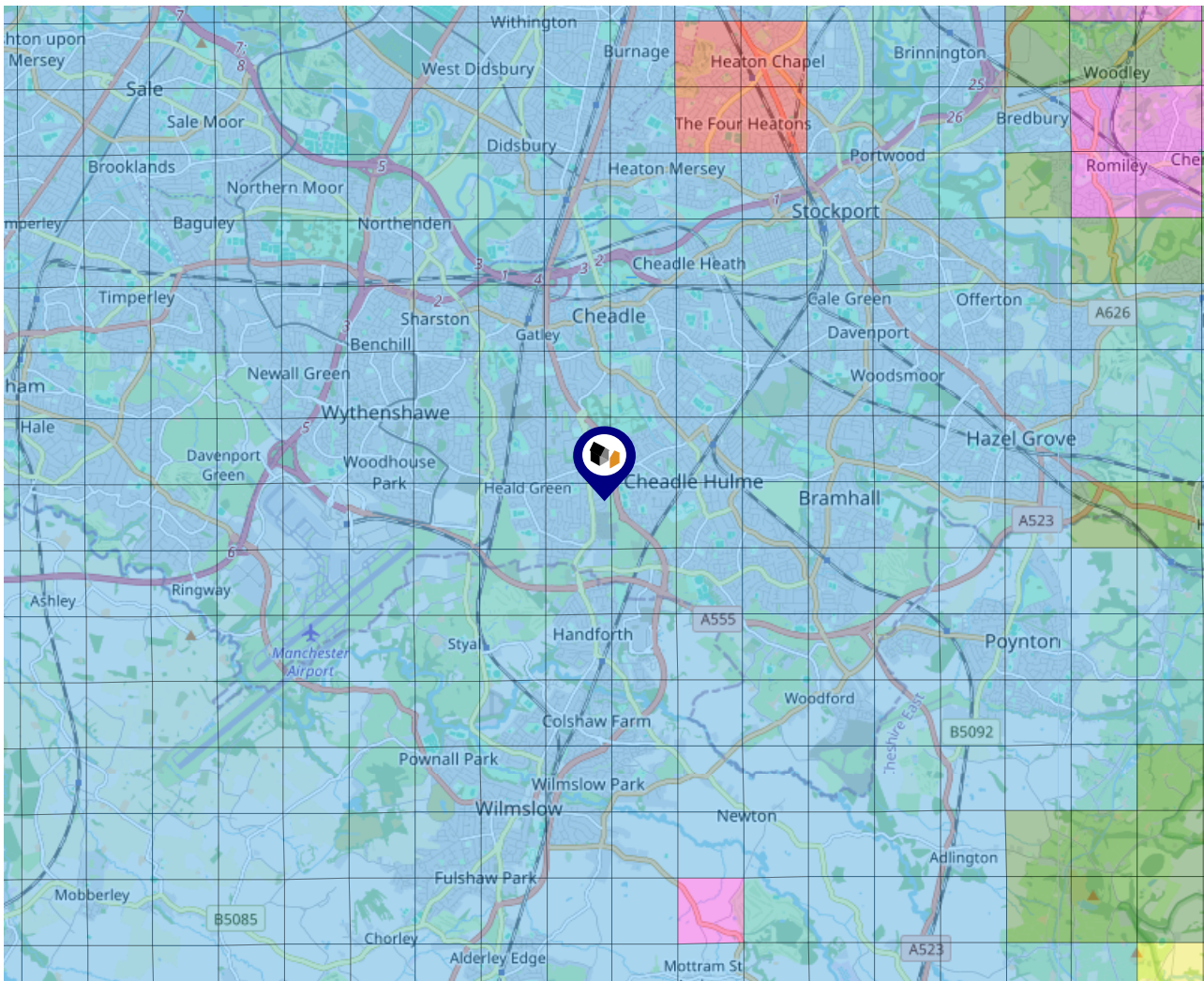


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

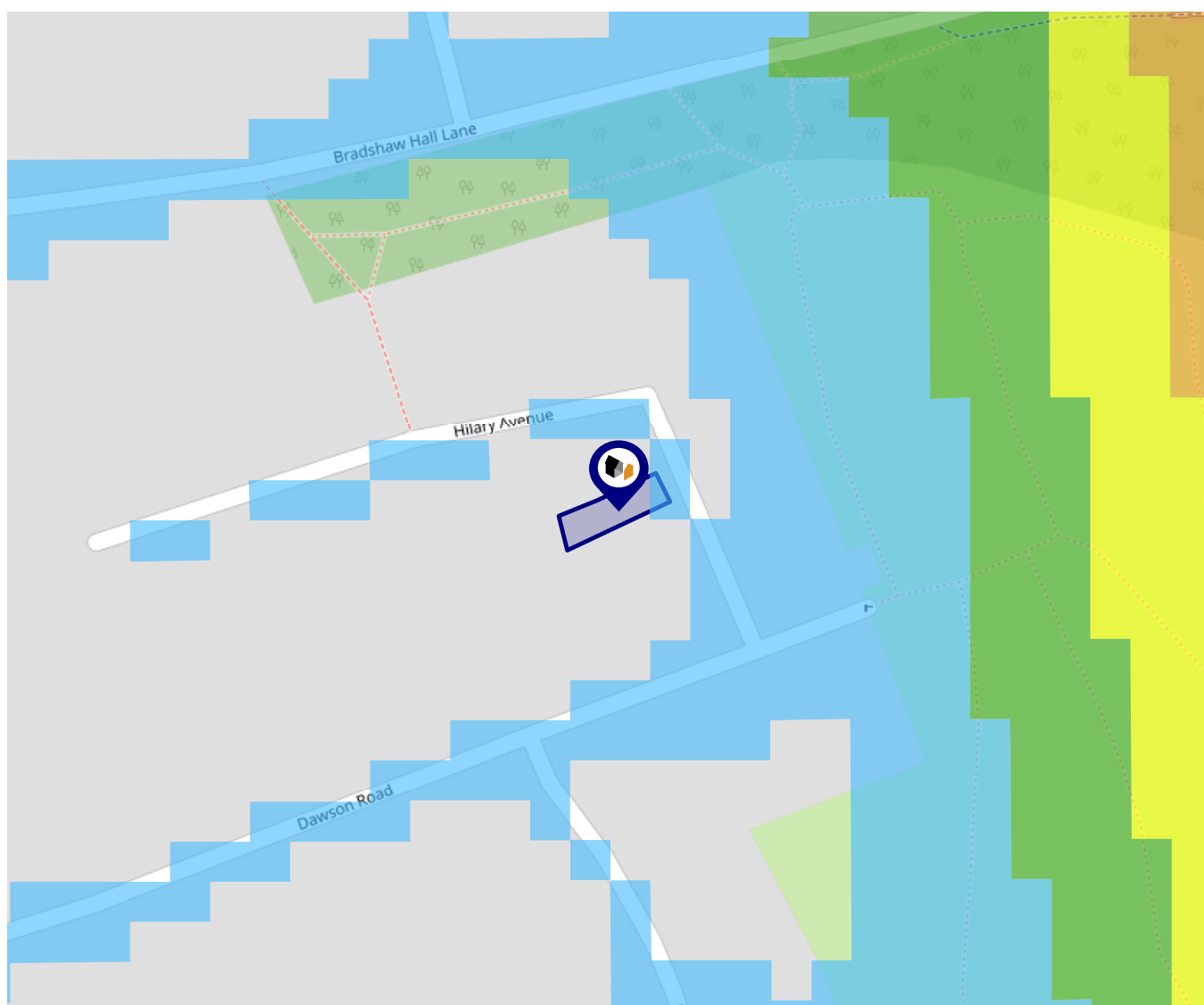
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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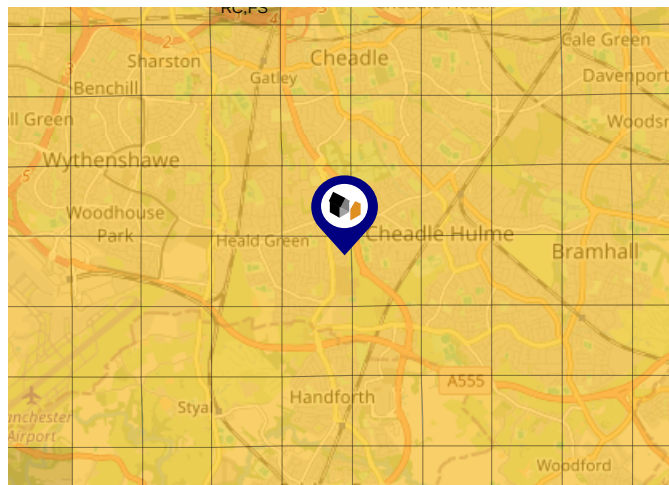


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

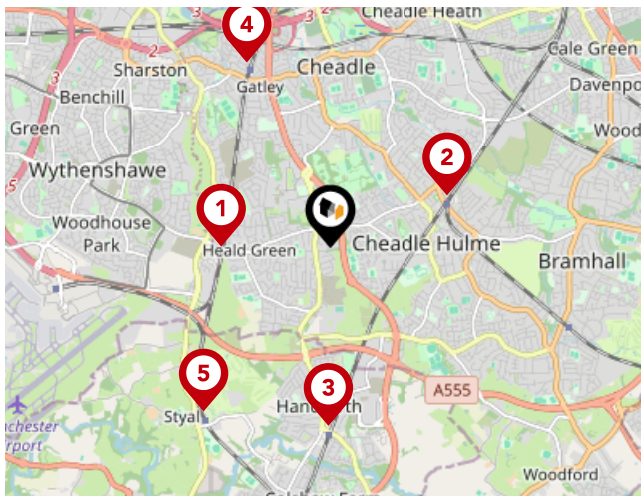
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

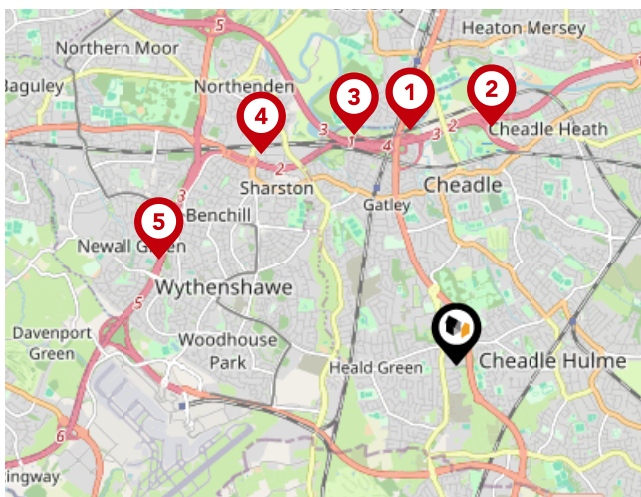
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SALES AND LETTINGS



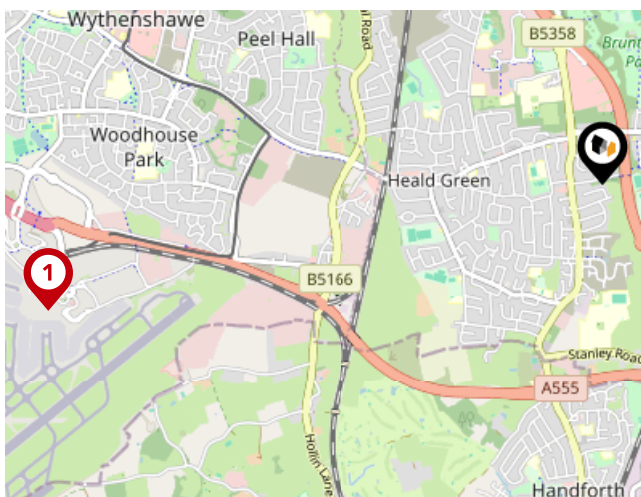
National Rail Stations

Pin	Name	Distance
1	Heald Green Rail Station	0.96 miles
2	Cheadle Hulme Rail Station	1.12 miles
3	Handforth Rail Station	1.57 miles
4	Gatley Rail Station	1.79 miles
5	Styal Rail Station	1.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J3	2.11 miles
2	M60 J2	2.12 miles
3	M60 J4	2.22 miles
4	M56 J2	2.53 miles
5	M56 J4	2.8 miles



Airports/Helipads

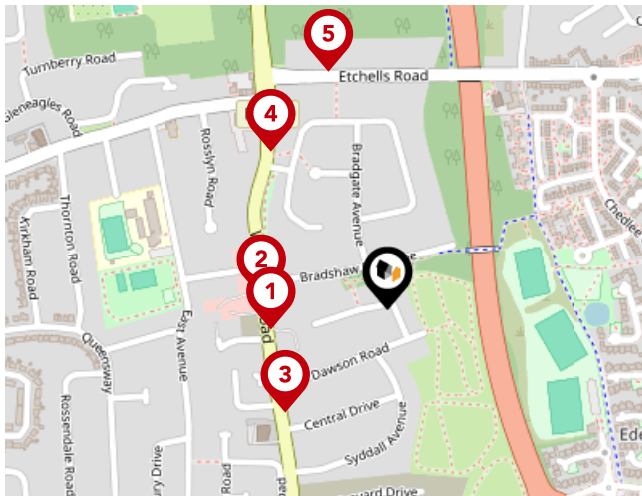
Pin	Name	Distance
1	Manchester Airport	2.51 miles

Area

Transport (Local)

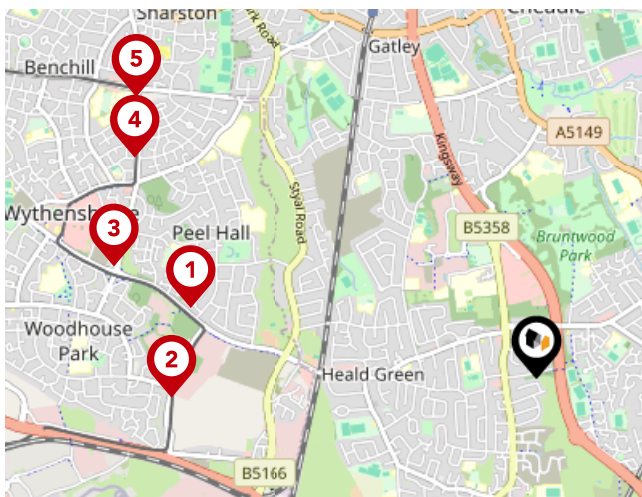
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SALES AND LETTINGS



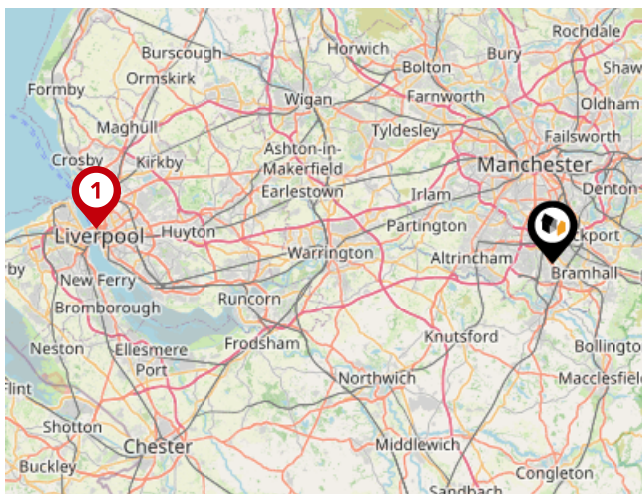
Bus Stops/Stations

Pin	Name	Distance
1	Danefield Court	0.13 miles
2	Long Lane Post Office	0.14 miles
3	Long Lane Church	0.16 miles
4	The Griffin	0.21 miles
5	Wilmslow Road	0.27 miles



Local Connections

Pin	Name	Distance
1	Peel Hall (Manchester Metrolink)	1.56 miles
2	Shadowmoss (Manchester Metrolink)	1.61 miles
3	Robinswood Road (Manchester Metrolink)	1.93 miles
4	Crossacres (Manchester Metrolink)	2.02 miles
5	Benchill (Manchester Metrolink)	2.16 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	32.36 miles



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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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

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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