LAWLER & Co.

SALES AND LETTINGS

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



REDHOUSE LANE, DISLEY, STOCKPORT, SK12

Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

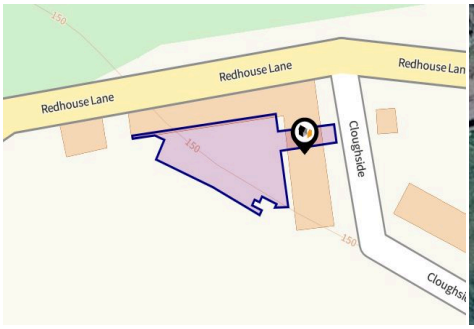
naea | propertymark PROTECTED

The Property Ombudsman

Powered by sprift Know any property instantly

Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	678 ft^2 / 63 m^2		
Plot Area:	0.13 acres		
Council Tax :	Band B		
Annual Estimate:	£1,909		
Title Number:	CH419576		

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)

14	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

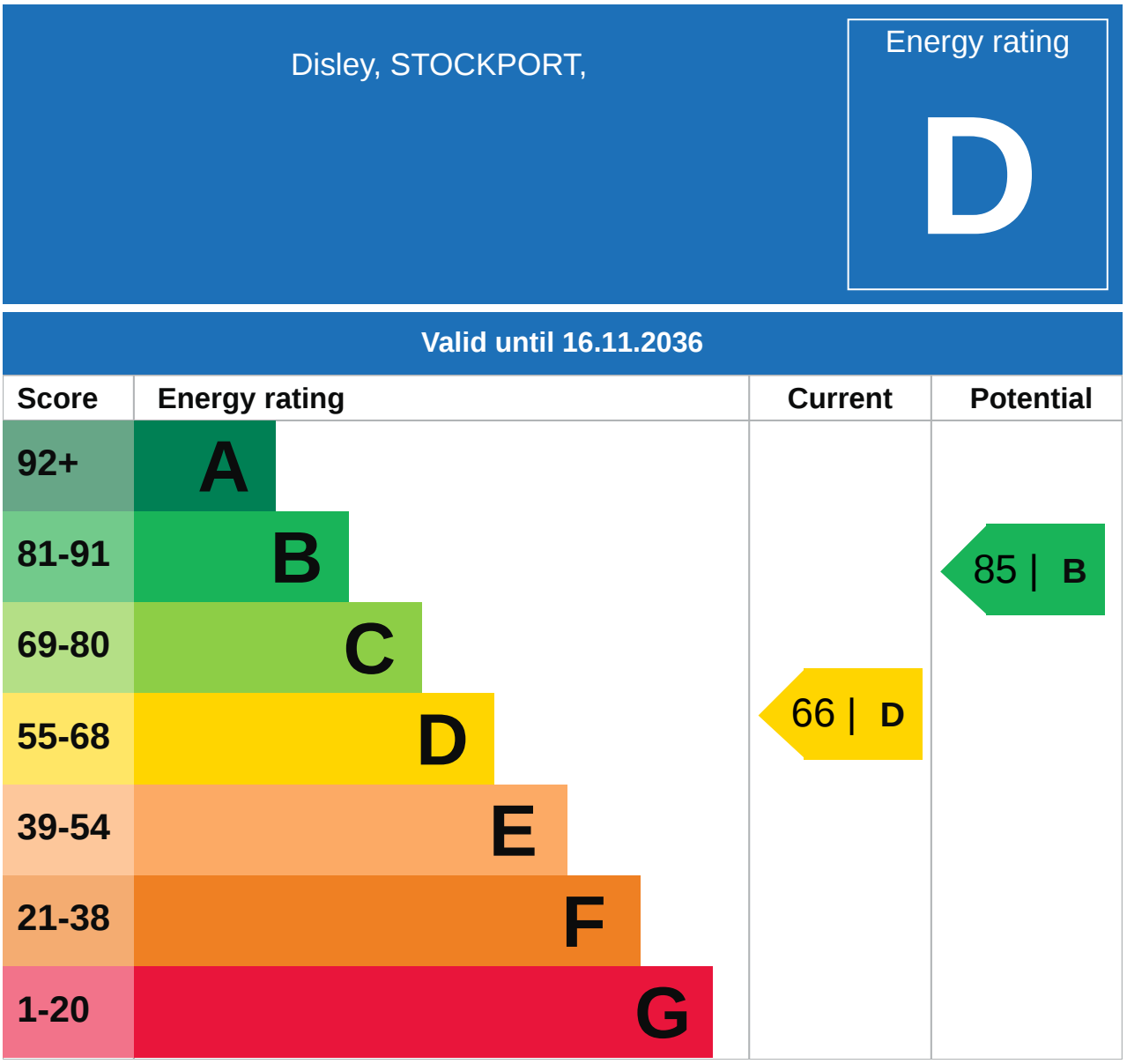
Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

Powered by sprift
Know any property instantly

Property

EPC - Certificate



Powered by sprift

Property

EPC - Additional Data

LAWLER & Co.
SALES AND LETTINGS

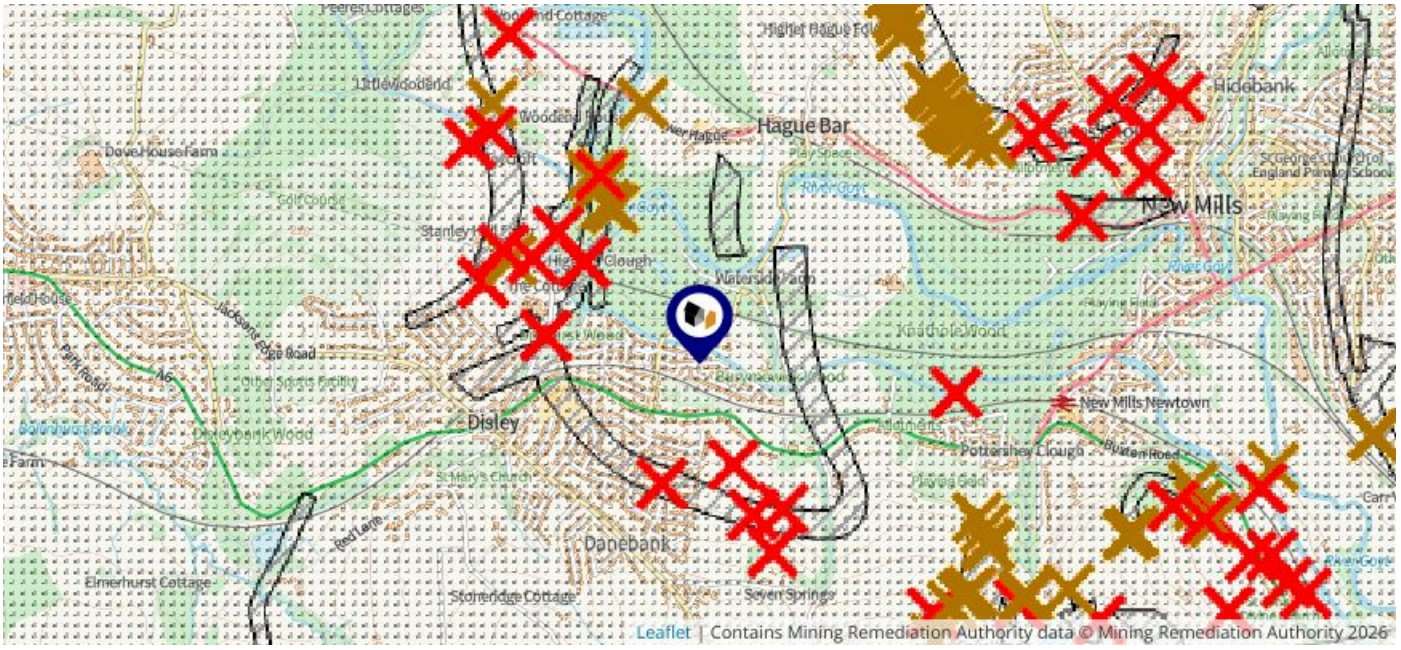
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	63 m^2

Powered by sprift
Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

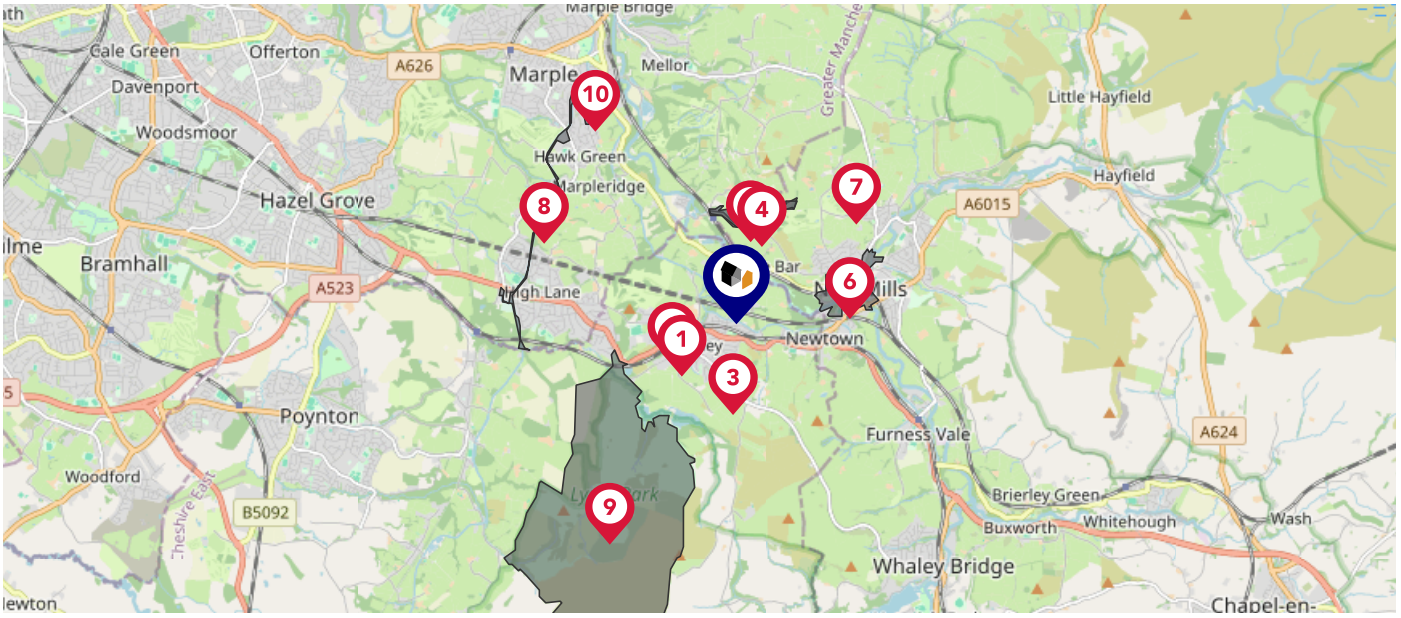
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Powered by sprift

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

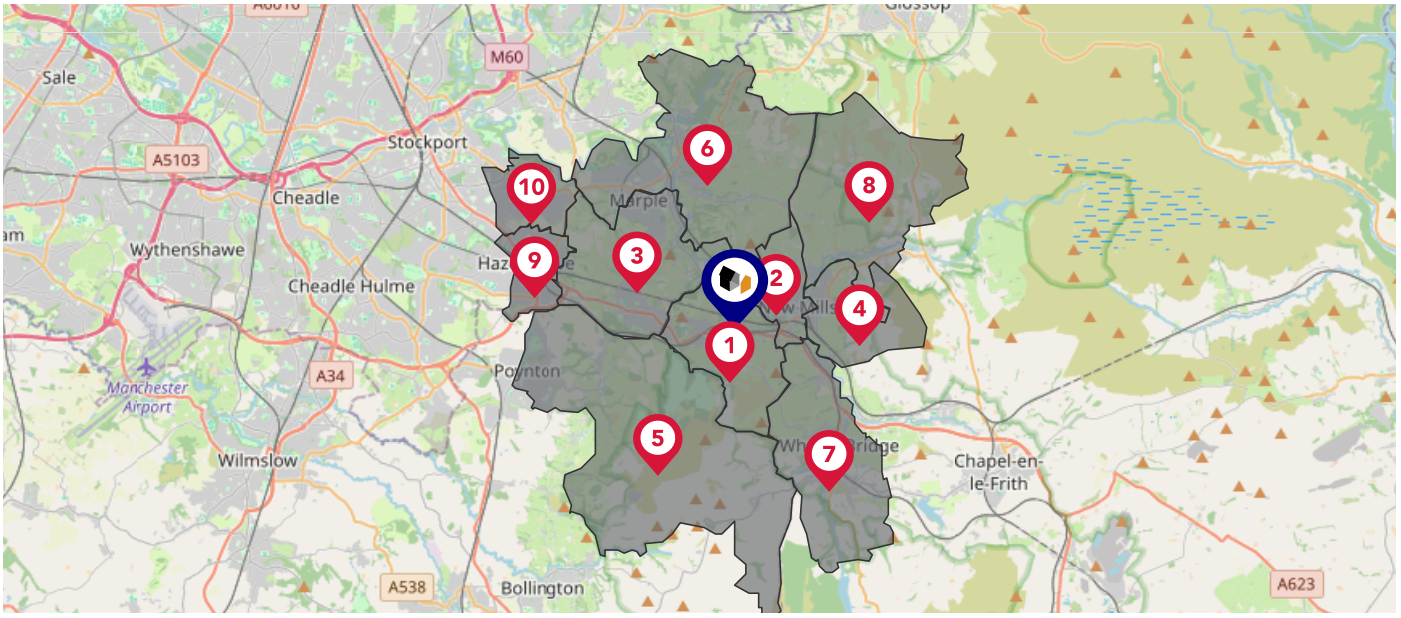
1	Disley Conservation Area
2	Disley Conservation Area
3	Higher Disley Conservation Area
4	Brook Bottom
5	Brook Bottom
6	New Mills
7	Whitle
8	Macclesfield Canal
9	Lyme Park
10	All Saints', Marple

Powered by sprift

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



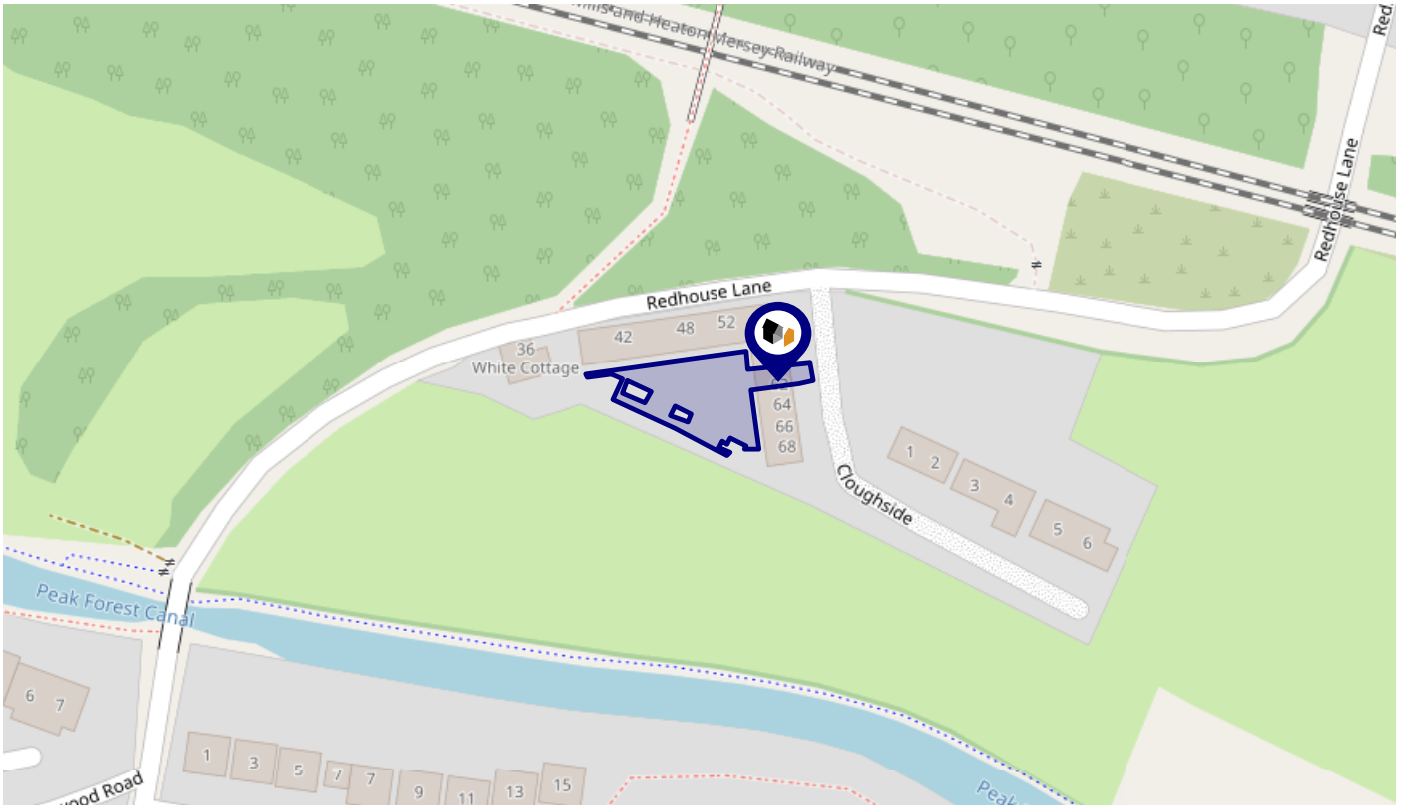
Nearby Council Wards

1	Disley Ward
2	New Mills West Ward
3	Marple South and High Lane Ward
4	New Mills East Ward
5	Poynton East and Pott Shrigley Ward
6	Marple North Ward
7	Whaley Bridge Ward
8	Sett Ward
9	Hazel Grove Ward
10	Offerton Ward

Powered by sprift
Know any property instantly

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:

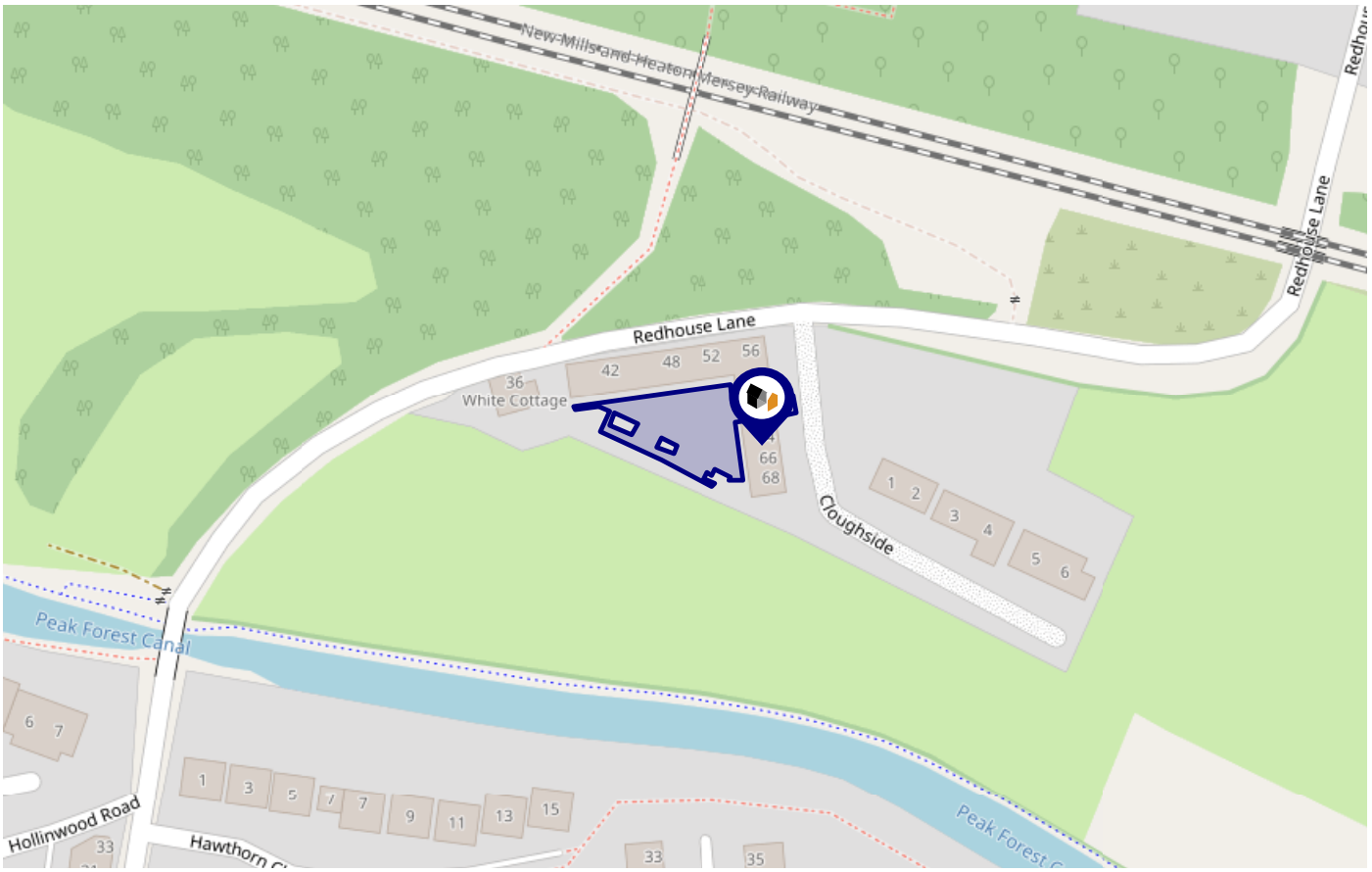
5	75.0+ dB	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

LAWLER & Co.
SALES AND LETTINGS

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:

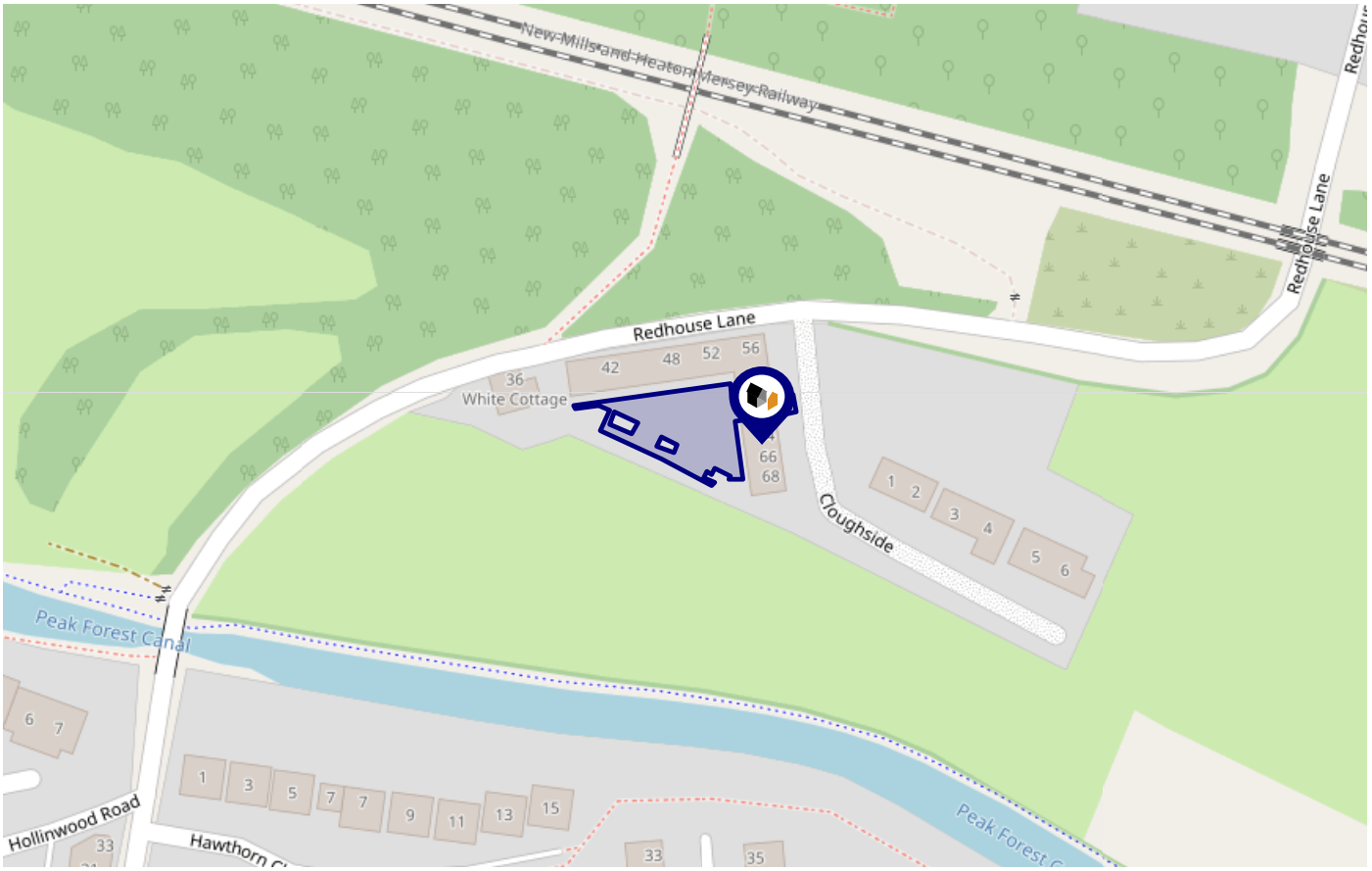


Powered by sprift
Know any property instantly

Flood Risk
Rivers & Seas - Climate Change

LAWLER & Co.
SALES AND LETTINGS

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

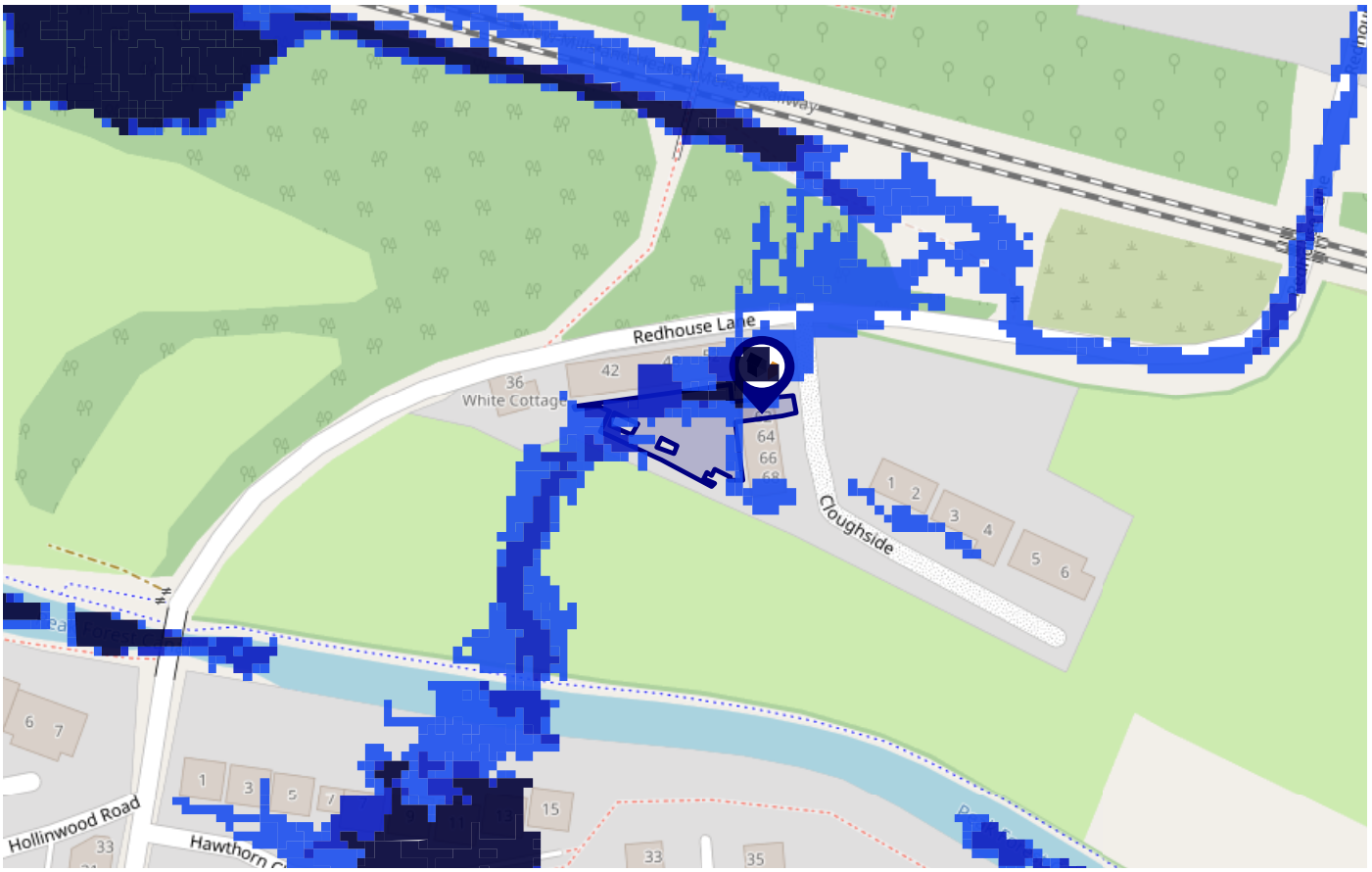


Powered by sprift
Know any property instantly

Flood Risk

Surface Water - Flood Risk

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

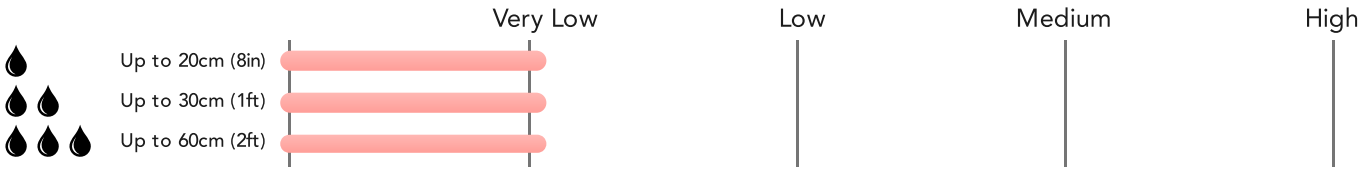


Risk Rating: Very low

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

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

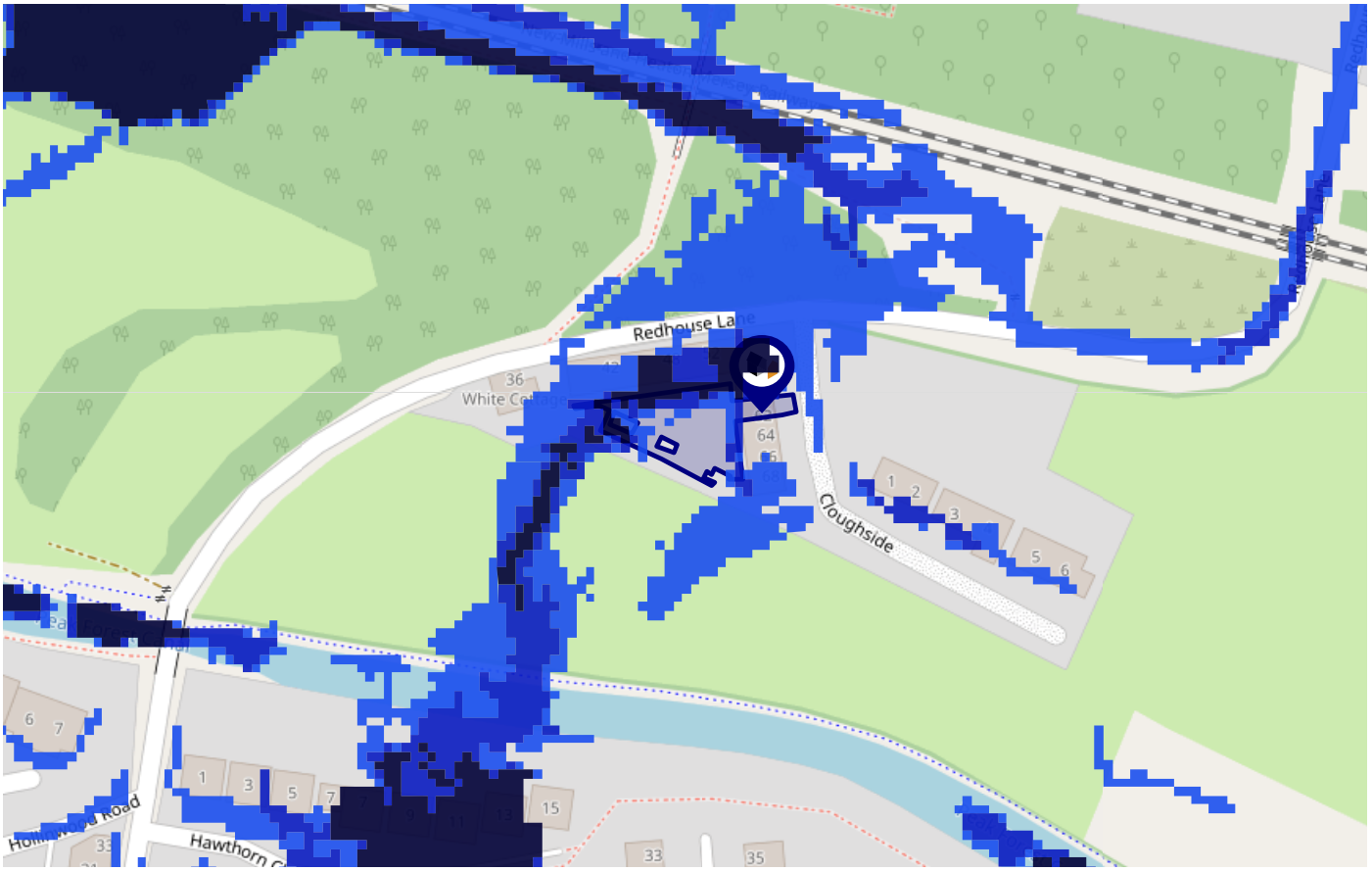
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Flood Risk
Surface Water - Climate Change

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

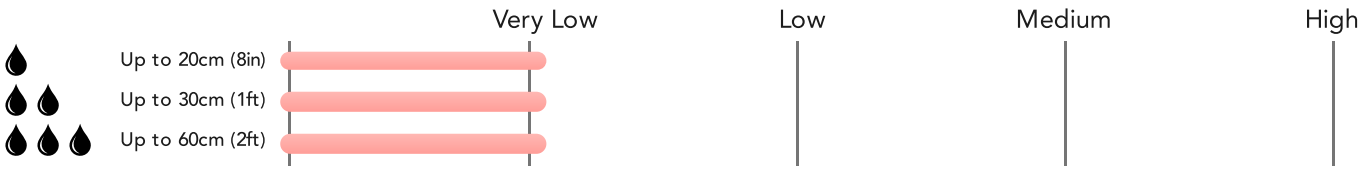


Risk Rating: Very low

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

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

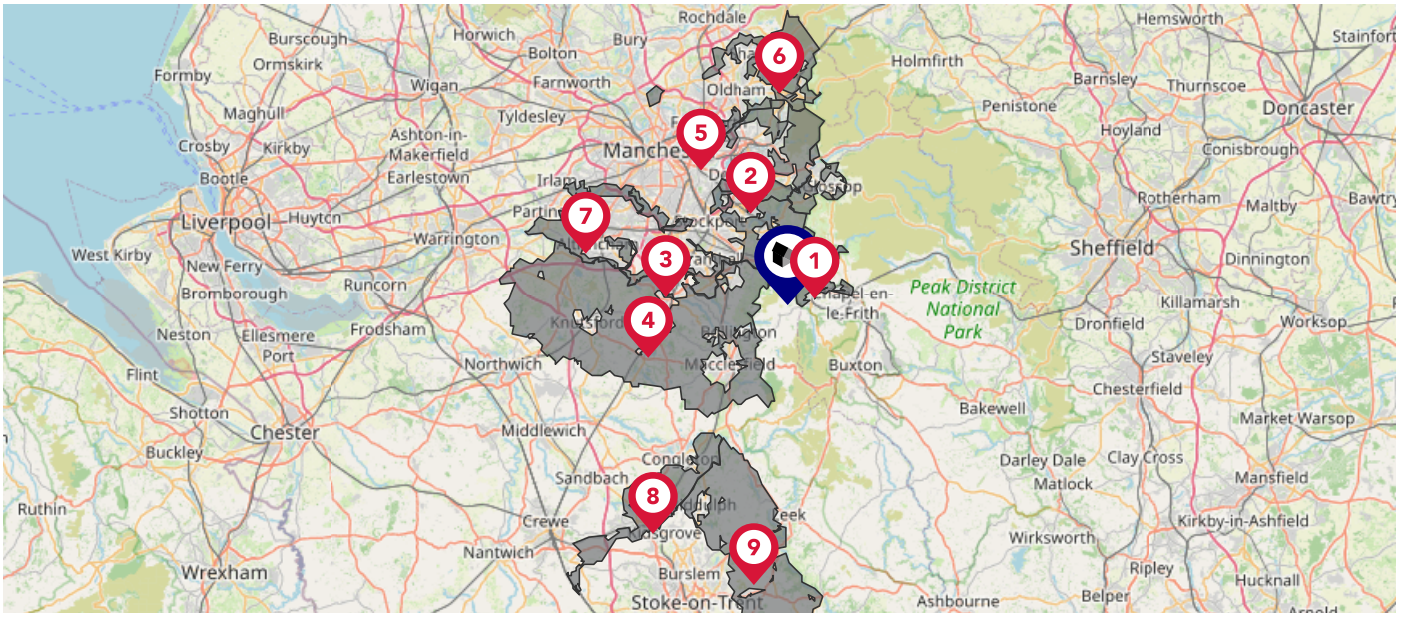
Chance of flooding to the following depths at this property:



Powered by sprift
Know any property instantly

Maps
Green Belt

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



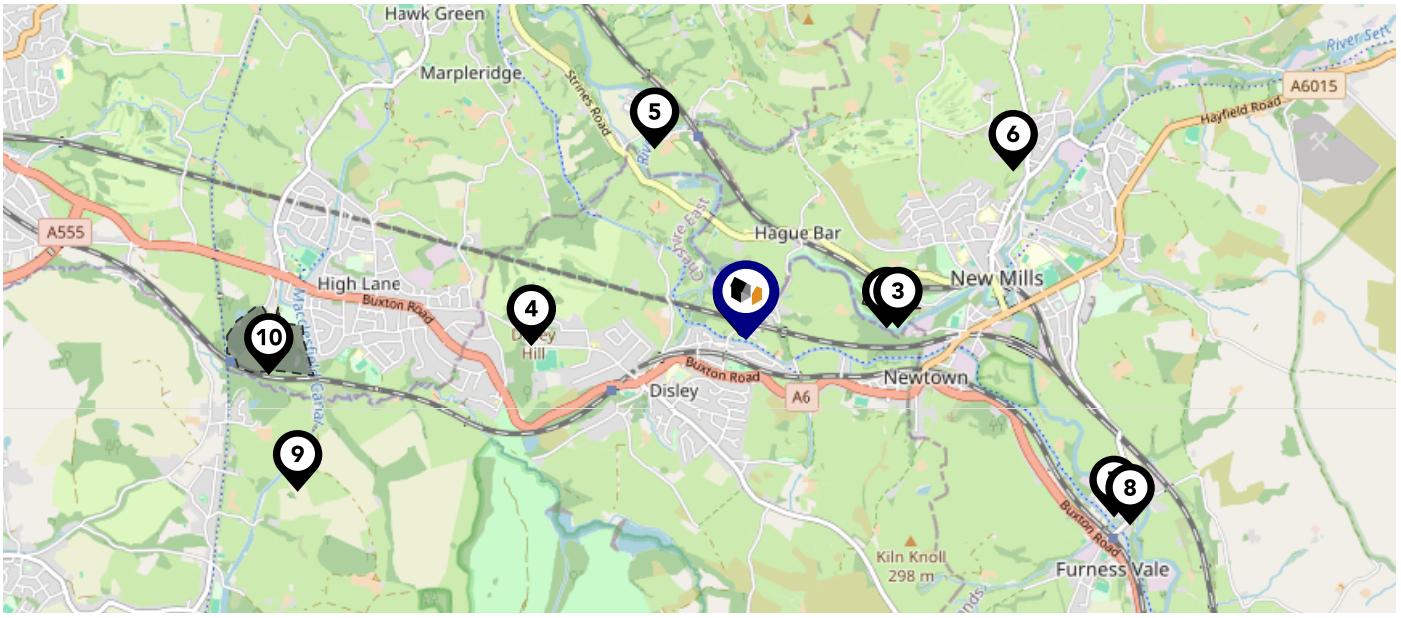
Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - High Peak
2	Merseyside and Greater Manchester Green Belt - Tameside
3	Merseyside and Greater Manchester Green Belt - Stockport
4	Merseyside and Greater Manchester Green Belt - Cheshire East
5	Merseyside and Greater Manchester Green Belt - Manchester
6	Merseyside and Greater Manchester Green Belt - Oldham
7	Merseyside and Greater Manchester Green Belt - Trafford
8	Stoke-on-Trent Green Belt - Cheshire East
9	Stoke-on-Trent Green Belt - Staffordshire Moorlands

Powered by sprift

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.



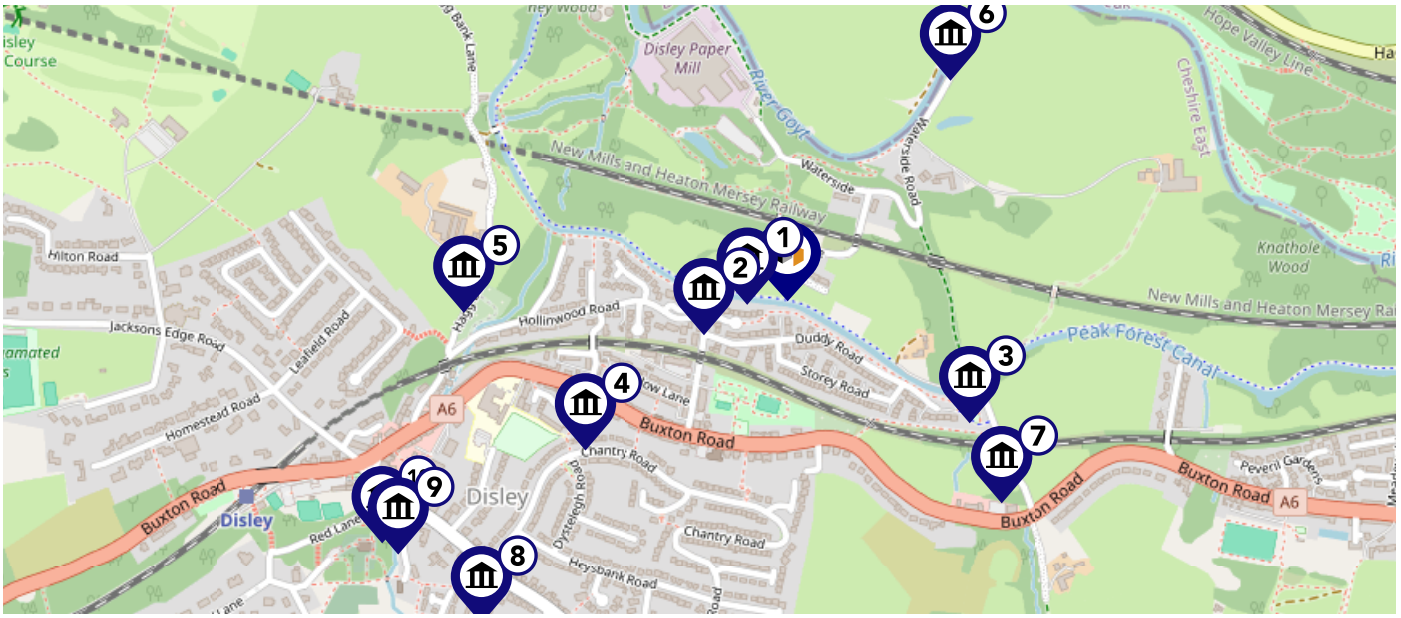
Nearby Landfill Sites

1	Lagoon at Factory Lane-Disley Hill, High Peak, Disley, Derbyshire	Historic Landfill
2	Mouseley Bottom-New Mills	Historic Landfill
3	Mouseley Bottom-New Mills, Derbyshire	Historic Landfill
4	Jacksons Edge Quarry Landfill Site-Jacksons Edge Road, Stockport, Disley, Cheshire	Historic Landfill
5	Strines Print Works-Station Road, New Mills, High Peak, Derbyshire	Historic Landfill
6	Hodge Hay Farm-Derbyshire	Historic Landfill
7	Disused Mill Lodge-Derbyshire	Historic Landfill
8	Lodge Farm-Off Station Road, Furnace Vale, High Peak, Derbyshire	Historic Landfill
9	Middlecale Farm Landfill Site-Lyme Park, Stockport, Disley, Cheshire	Historic Landfill
10	Middlewood-High Lane, Stockport, Cheshire	Historic Landfill

Powered by sprift

Maps
Listed Buildings

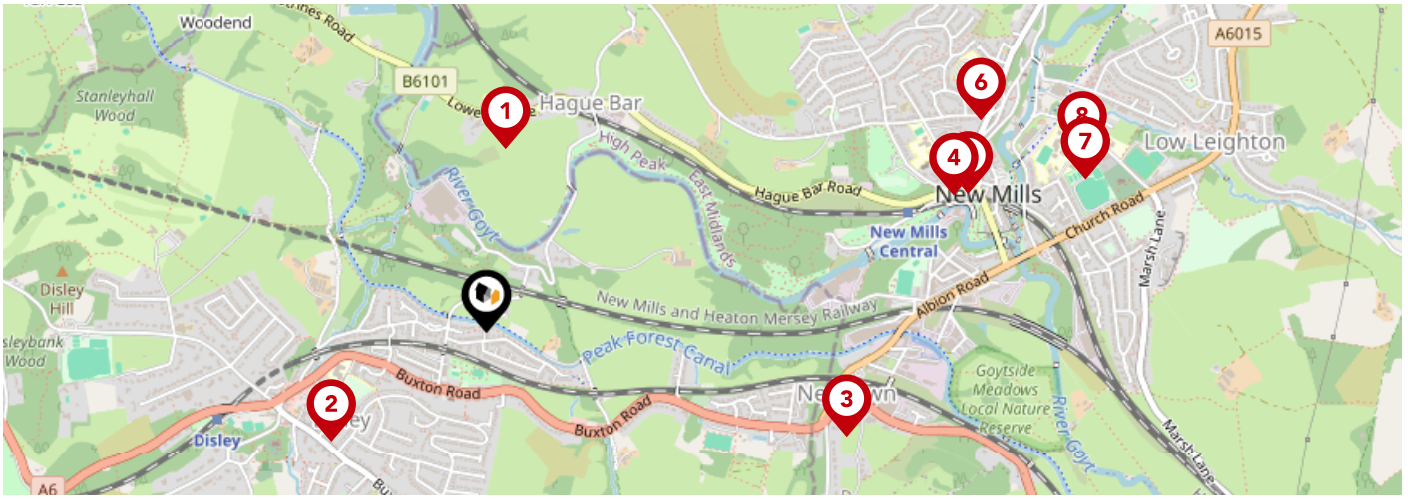
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1277455 - White Cottage	Grade II	0.0 miles
2 1231680 - Canal Bridge Number 26	Grade II	0.1 miles
3 1231358 - Canal Bridge Number 27	Grade II	0.2 miles
4 1231339 - Dryhurst Lodge	Grade II	0.3 miles
5 1231583 - Hagg Bank Farmhouse	Grade II	0.3 miles
6 1231805 - Hague Bridge	Grade II	0.3 miles
7 1231612 - Lower Greenshall	Grade II	0.3 miles
8 1231337 - 32, Buxton Old Road	Grade II	0.5 miles
9 1278081 - White Horse Hotel	Grade II	0.5 miles
10 1231480 - The Malt Cottage	Grade II	0.5 miles

Powered by sprift

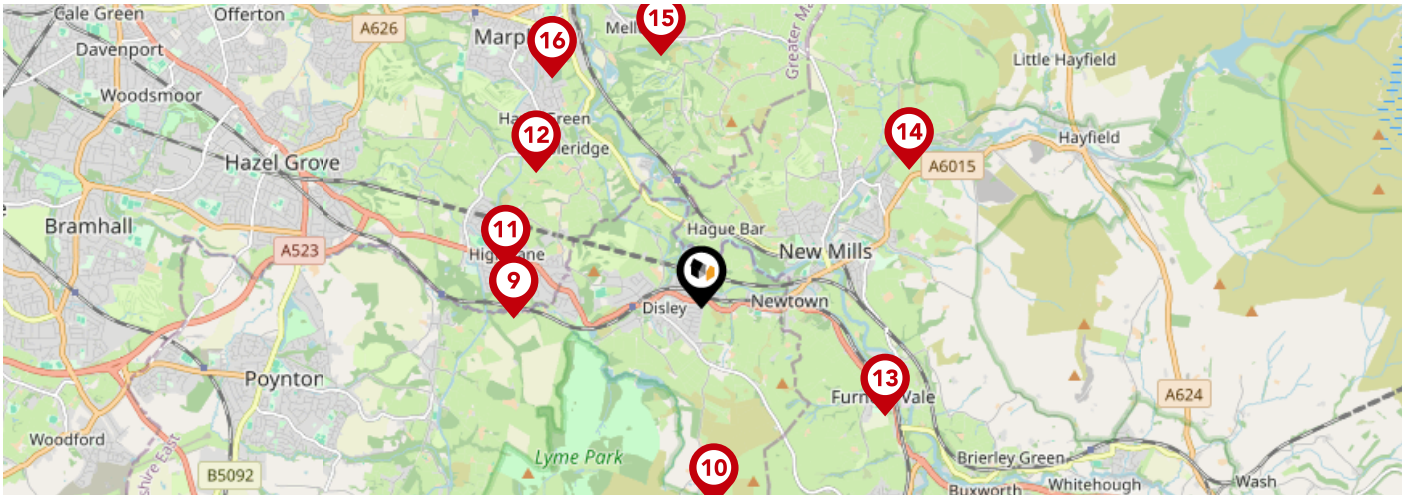
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Hague Bar Primary School Ofsted Rating: Good | Pupils: 58 | Distance:0.41	☐	☑	☐	☐	☐
2	Disley Primary School Ofsted Rating: Good | Pupils: 279 | Distance:0.42	☐	☑	☐	☐	☐
3	Newtown Primary School (High Peak Federation) Ofsted Rating: Good | Pupils: 85 | Distance:0.83	☐	☑	☐	☐	☐
4	St Mary's Catholic Voluntary Academy Ofsted Rating: Good | Pupils: 119 | Distance:1.08	☐	☑	☐	☐	☐
5	New Mills Nursery School Ofsted Rating: Good | Pupils: 33 | Distance:1.11	☑	☐	☐	☐	☐
6	New Mills Primary School Ofsted Rating: Good | Pupils: 216 | Distance:1.19	☐	☑	☐	☐	☐
7	New Mills School Ofsted Rating: Requires improvement | Pupils: 660 | Distance:1.37	☐	☐	☑	☐	☐
8	St George's CofE Primary School Ofsted Rating: Requires improvement | Pupils: 95 | Distance:1.37	☐	☑	☐	☐	☐

Powered by sprift

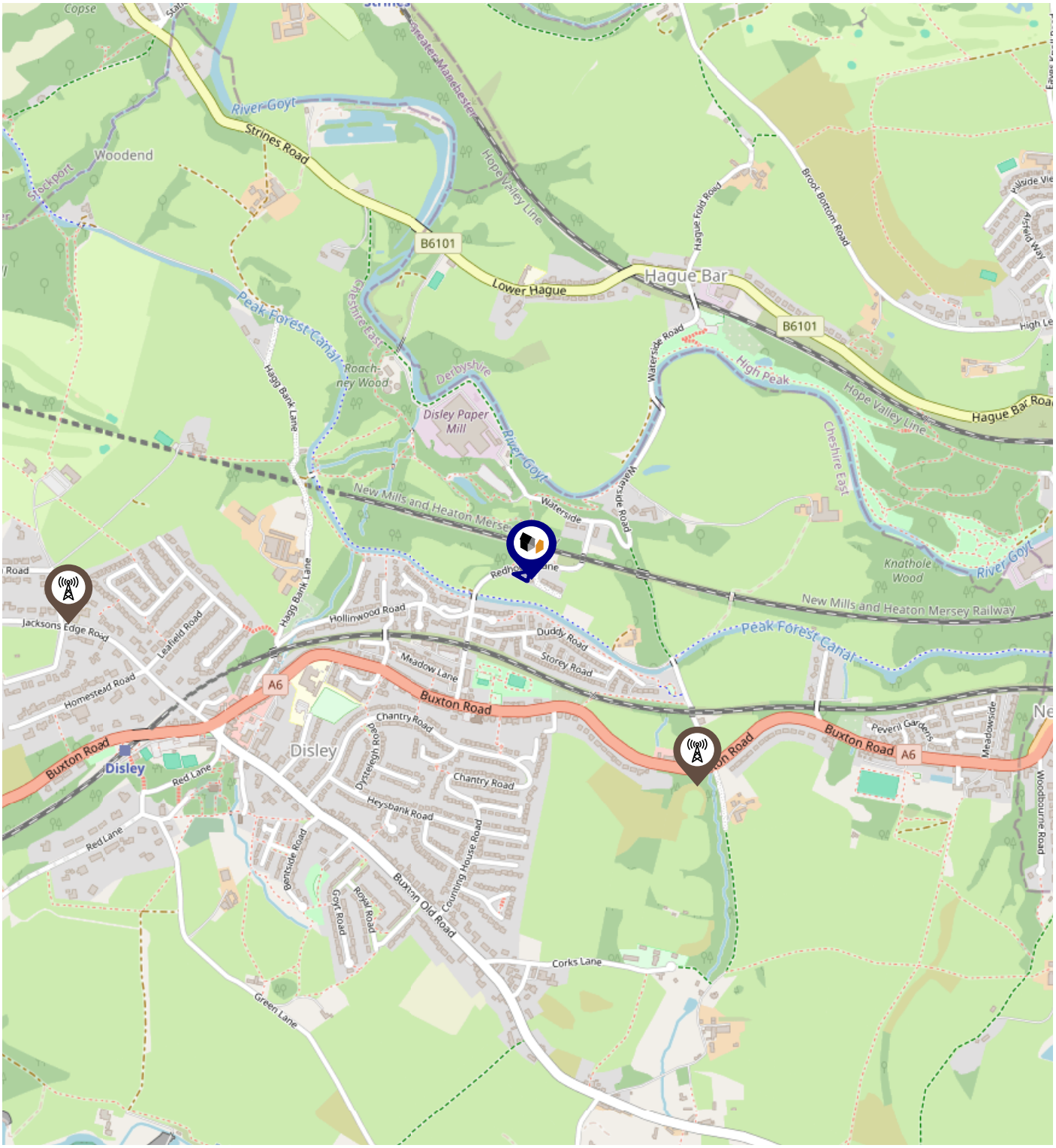
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Brookside Primary School Ofsted Rating: Requires improvement | Pupils: 159 | Distance:1.66	☐	☑	☐	☐	☐
10 High Peak School Ofsted Rating: Good | Pupils: 71 | Distance:1.74	☐	☐	☑	☐	☐
11 High Lane Primary School Ofsted Rating: Good | Pupils: 166 | Distance:1.77	☐	☑	☐	☐	☐
12 Windlehurst School Ofsted Rating: Good | Pupils: 51 | Distance:1.88	☐	☐	☑	☐	☐
13 Furness Vale Primary and Nursery School Ofsted Rating: Good | Pupils: 89 | Distance:1.89	☐	☑	☐	☐	☐
14 Thornsett Primary School (High Peak Federation) Ofsted Rating: Good | Pupils: 86 | Distance:2.23	☐	☑	☐	☐	☐
15 Mellor Primary School Ofsted Rating: Good | Pupils: 230 | Distance:2.27	☐	☑	☐	☐	☐
16 All Saints Church of England Primary School Marple Ofsted Rating: Good | Pupils: 212 | Distance:2.43	☐	☑	☐	☐	☐

Powered by sprift

Local Area
Masts & Pylons



Key:

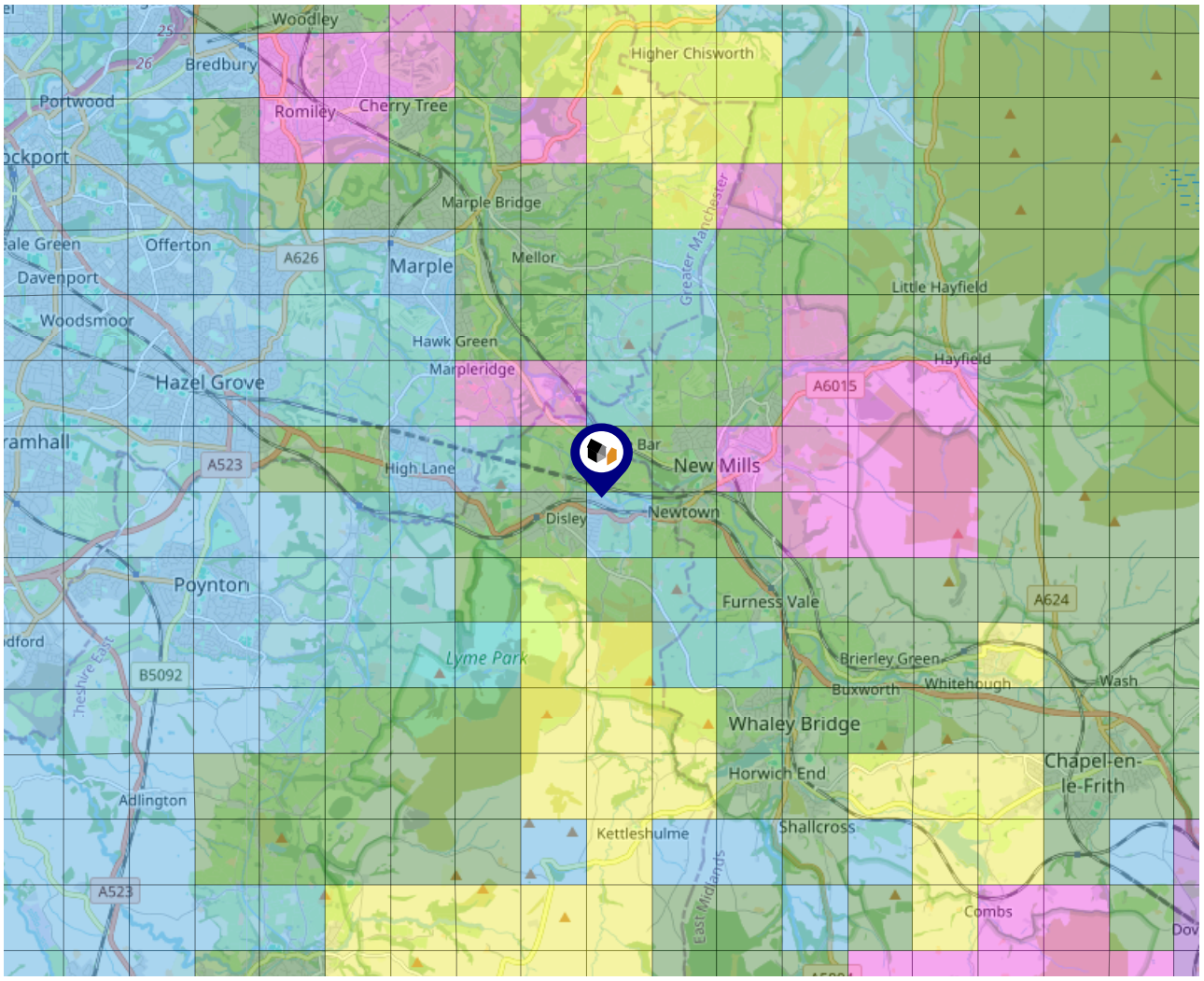
- Power Pylons
- Communication Masts

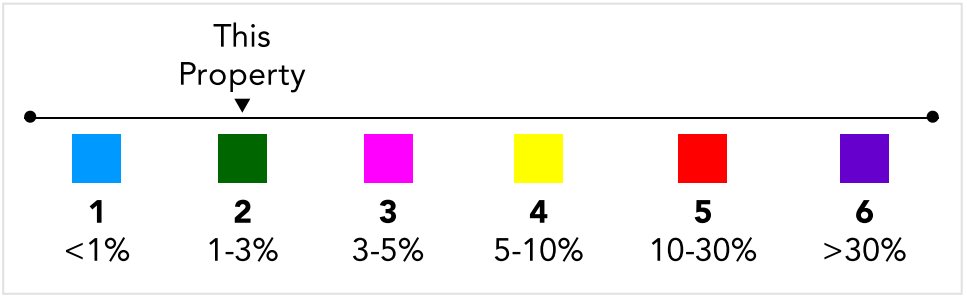
Powered by sprift
Know any property instantly

Radon Gas

What is Radon?

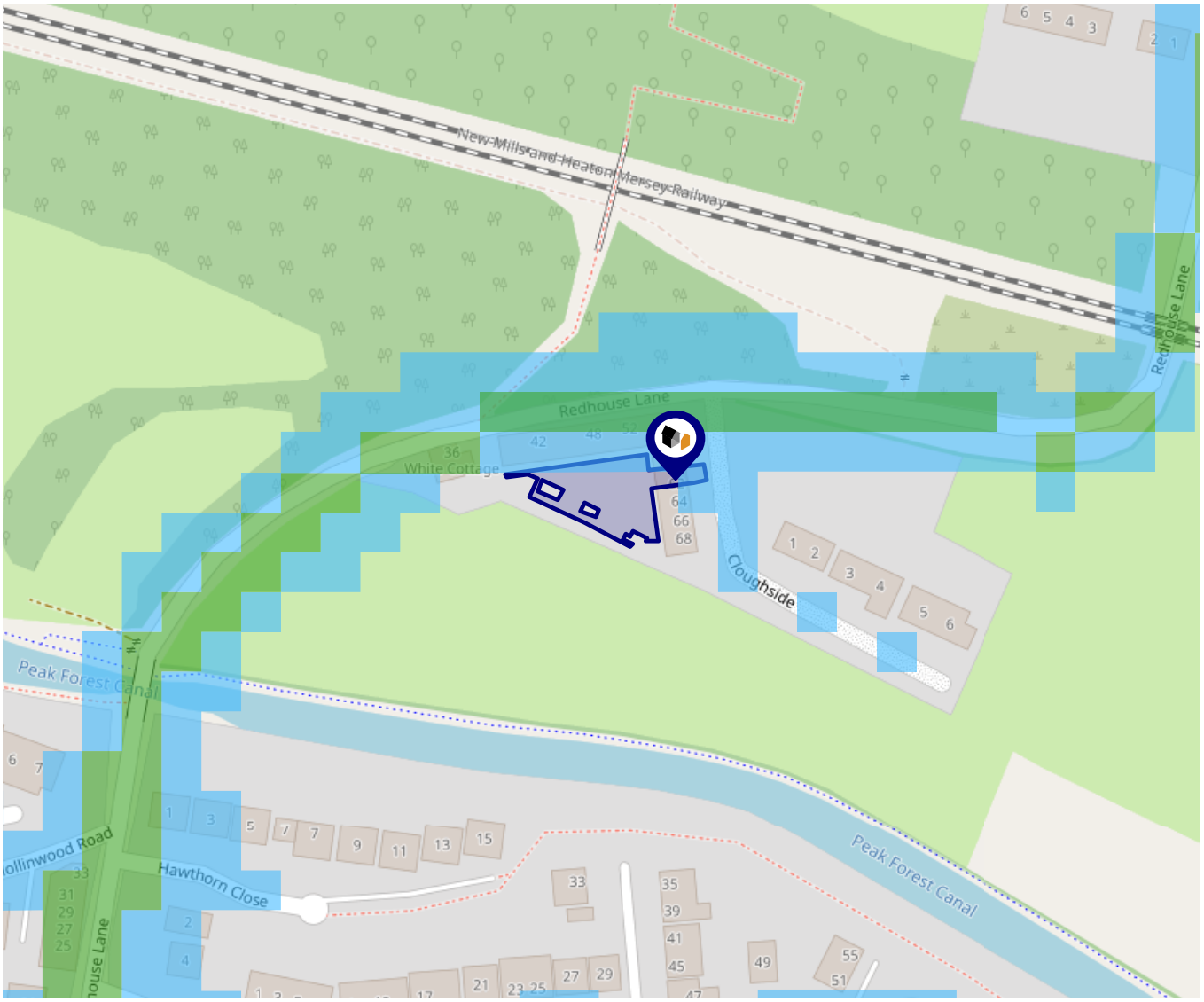
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





Powered by sprift
Know any property instantly

Local Area
Road Noise



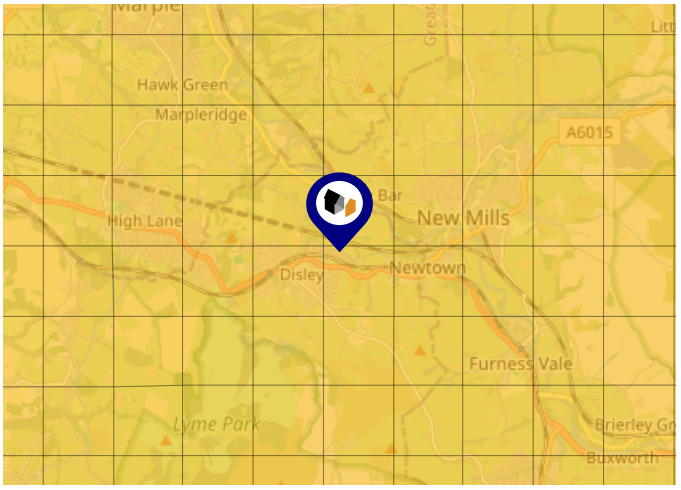
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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		



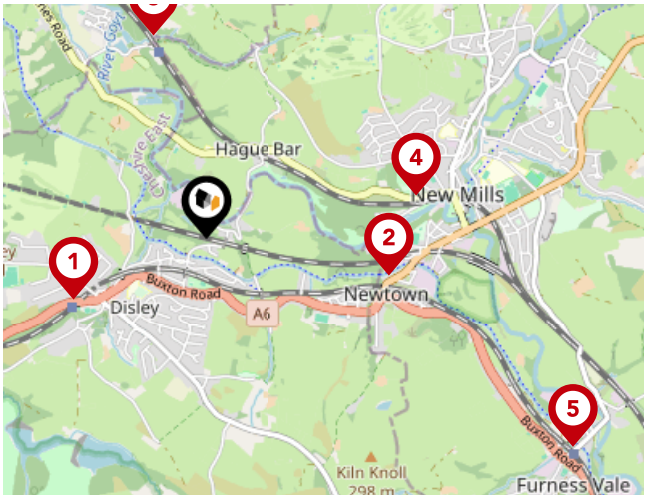
Primary Classifications (Most Common Clay Types)

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

Powered by sprift

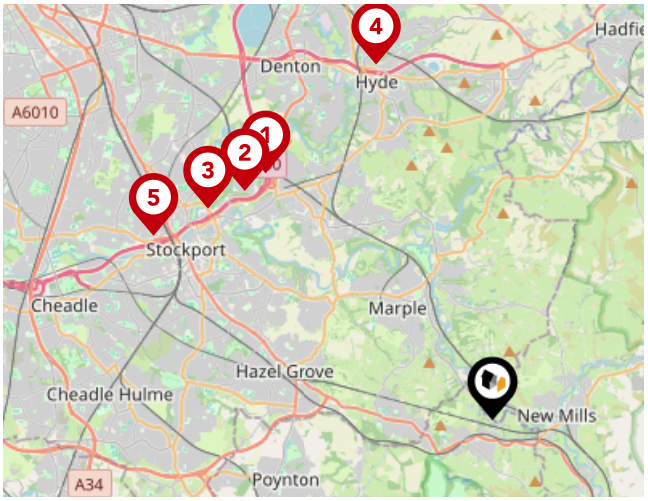
Area

Transport (National)



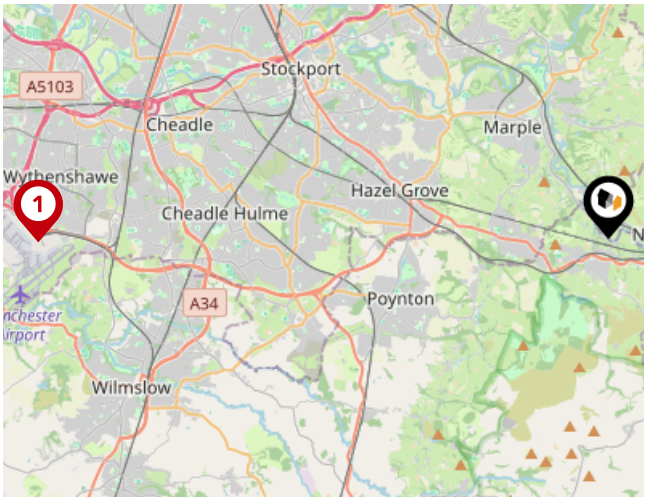
National Rail Stations

Pin	Name	Distance
1	Disley Rail Station	0.64 miles
2	New Mills Newtown Rail Station	0.82 miles
3	Strines Rail Station	0.93 miles
4	New Mills Central Rail Station	0.94 miles
5	Furness Vale Rail Station	1.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	5.93 miles
2	M60 J26	5.97 miles
3	M60 J27	6.26 miles
4	M67 J3	6.61 miles
5	M60 J1	6.83 miles



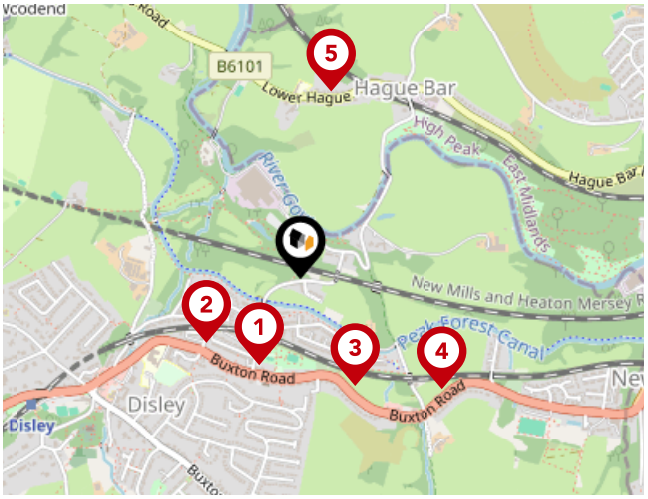
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	10.08 miles

Powered by sprift

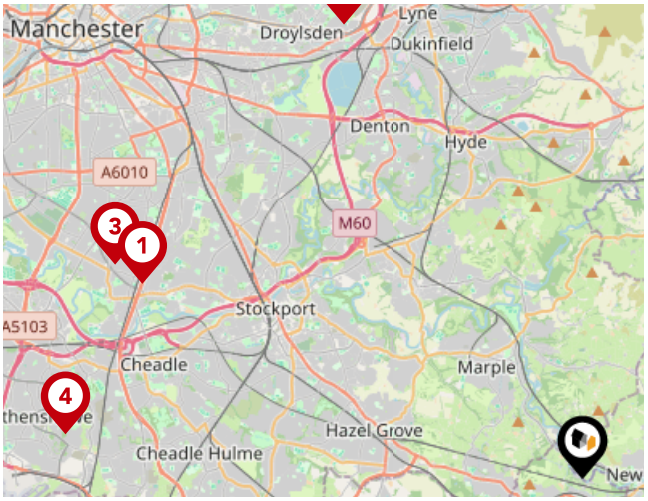
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	White Lion PH	0.21 miles
2	The Albert Hotel	0.25 miles
3	Buxton Road	0.26 miles
4	Lower Greenshall Lane	0.39 miles
5	Primary School	0.41 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	8.52 miles
2	Audenshaw (Manchester Metrolink)	9.07 miles
3	Didsbury Village (Manchester Metrolink)	9.08 miles
4	Peel Hall (Manchester Metrolink)	9.19 miles
5	Ashton Moss (Manchester Metrolink)	9.25 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

Powered by sprift

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/

/lawlerandco

/lawlercosalesandlettings/

Powered by sprift

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

LAWLER & Co. SALES AND LETTINGS

Lawler & Co | Poynton

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

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail