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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 14th November 2026



MILL HILL AVENUE, POYNTON, STOCKPORT, SK12

Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

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poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

naea | propertymark PROTECTED

The Property Ombudsman

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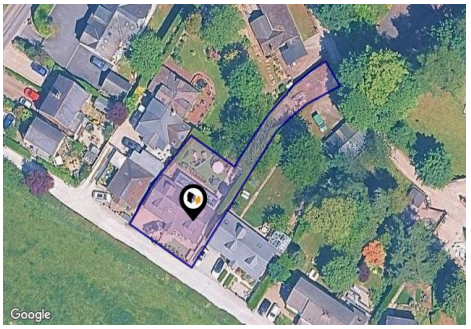
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Property
Overview

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	2,131 ft^2 / 198 m^2		
Plot Area:	0.15 acres		
Year Built :	2003-2006		
Council Tax :	Band F		
Annual Estimate:	£3,546		
Title Number:	CH489901		

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)

24 mb/s **-** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***Mill Hill Avenue, Poynton, Stockport, SK12***

Reference - 04/2764P	
Decision:	DECISION MADE
Date:	11th August 2004
Description:	Retention Of Dwelling As Built (Amendments To Approval 02/1627P) And Boundary Fencing To Rear

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Property

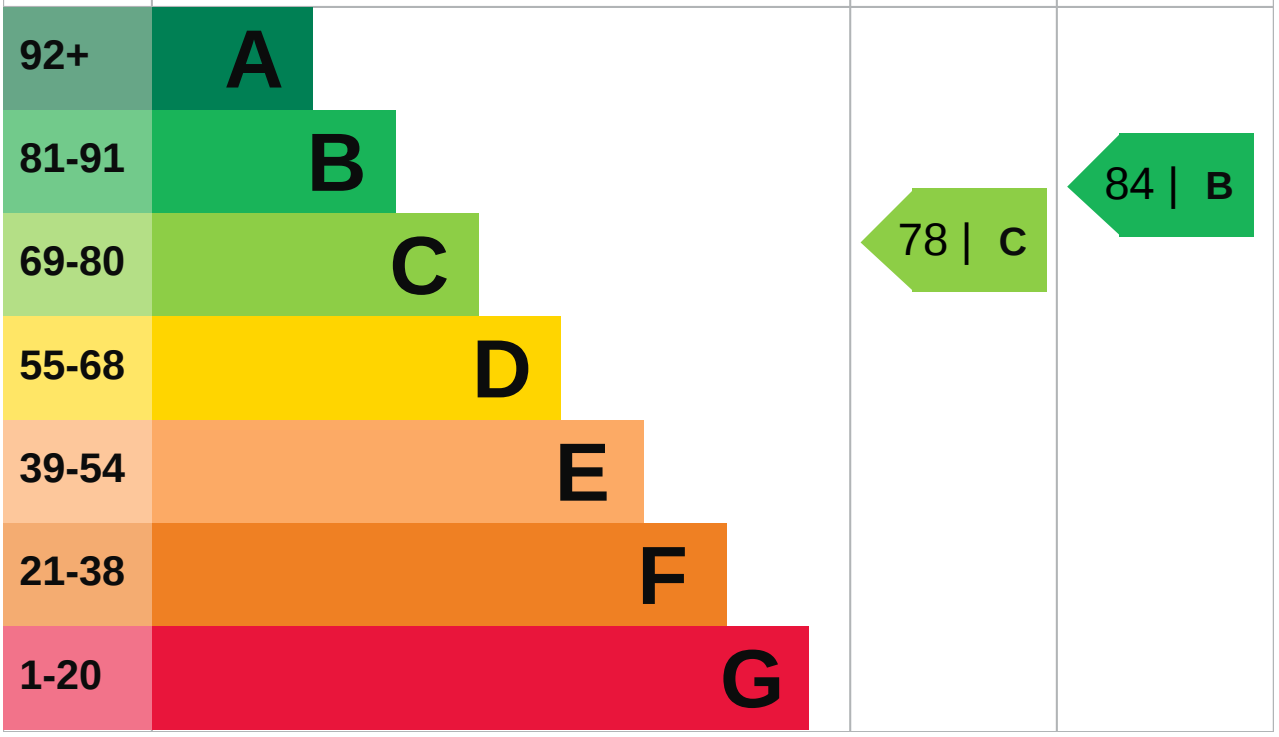
EPC - Certificate

Mill Hill Avenue, Poynton, SK12

Energy rating

C

Valid until 31.01.2026



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Property

EPC - Additional Data

Additional EPC Data

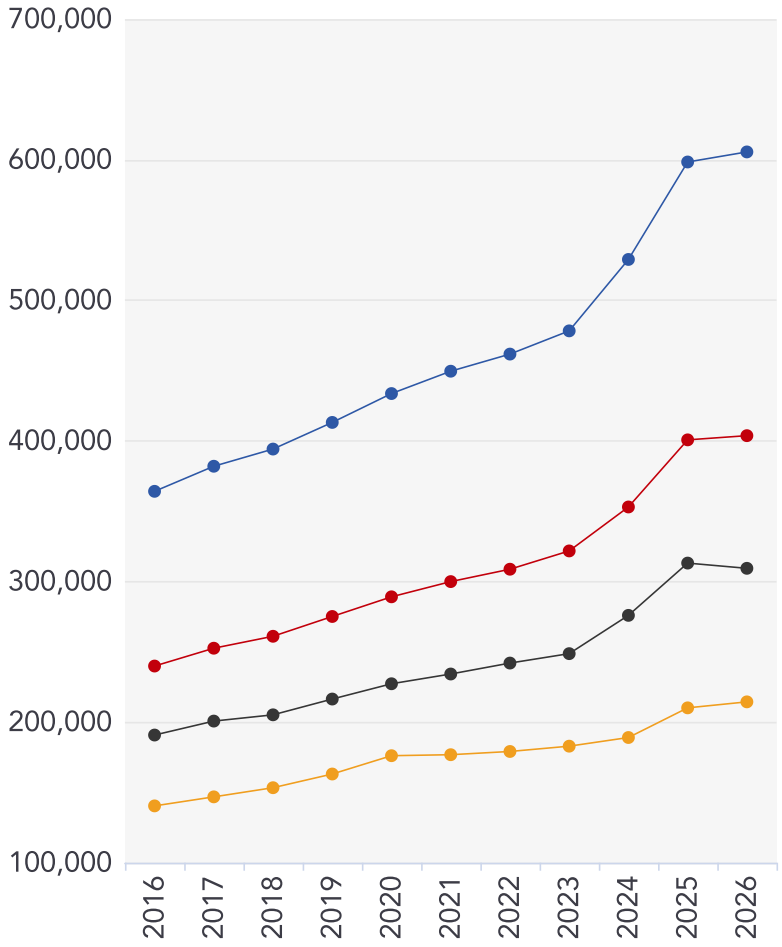
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
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 40% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	198 m^2

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Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

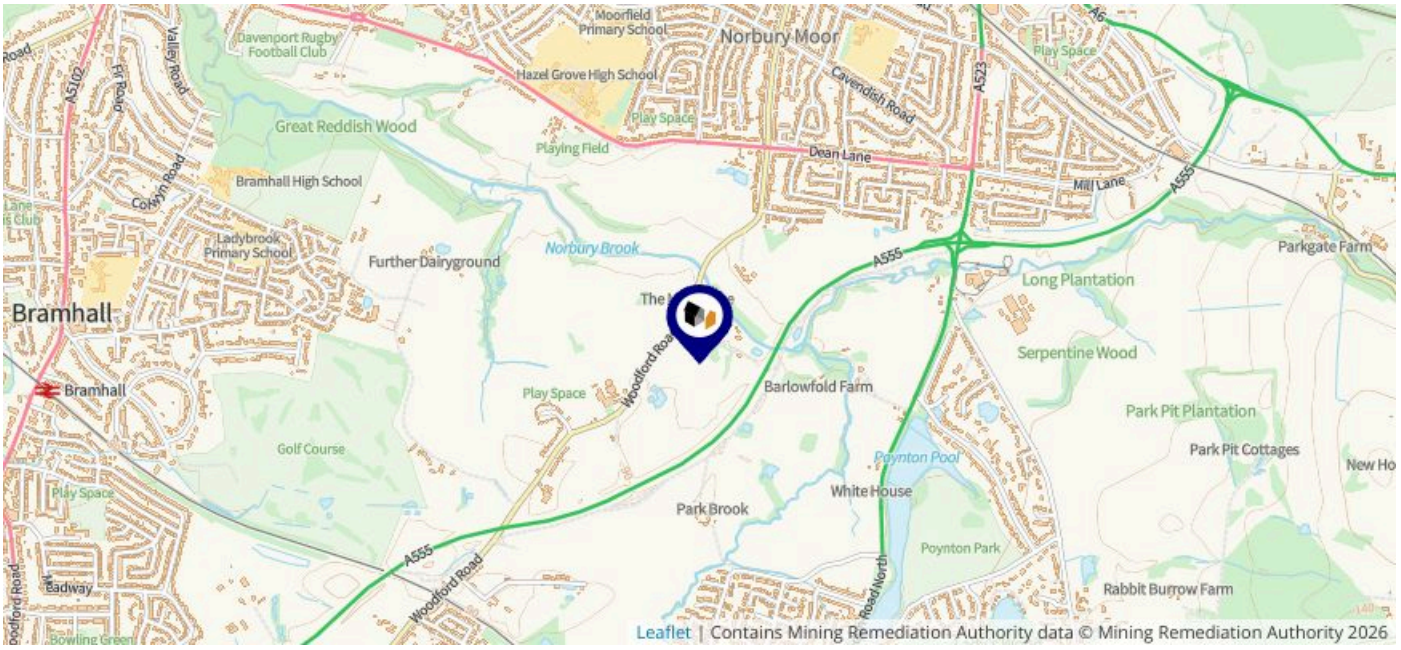
Flat

+52.7%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

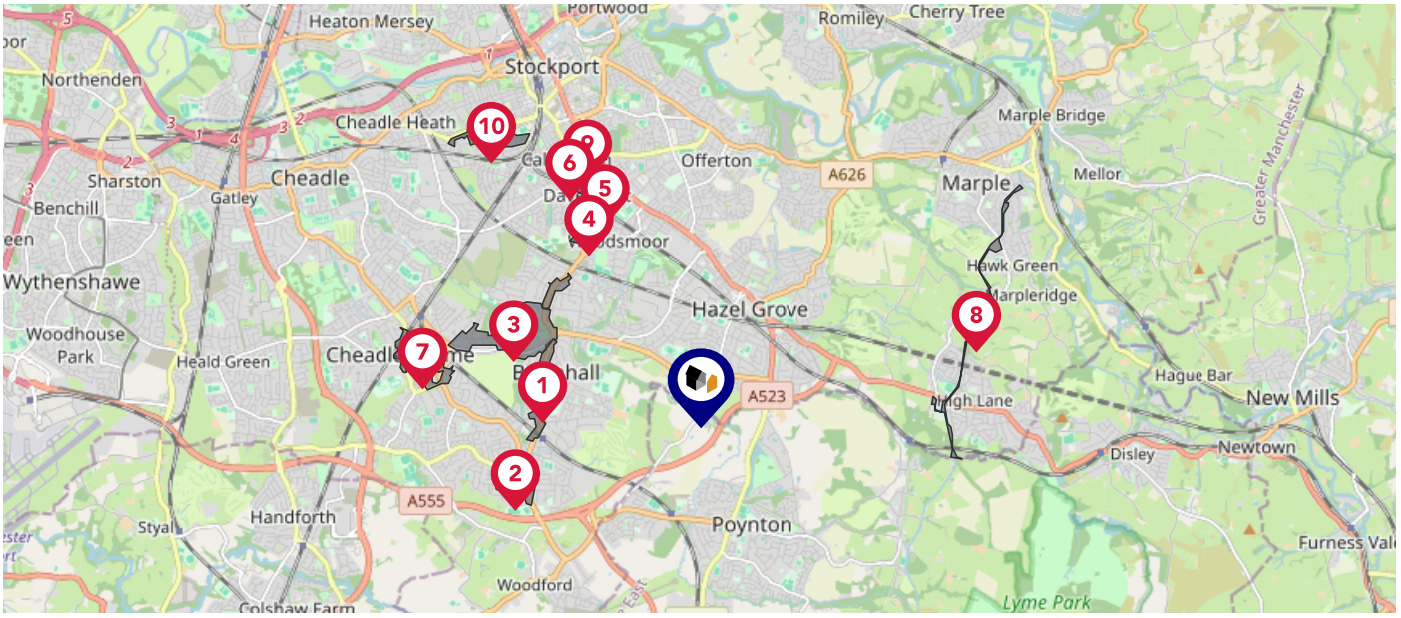
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

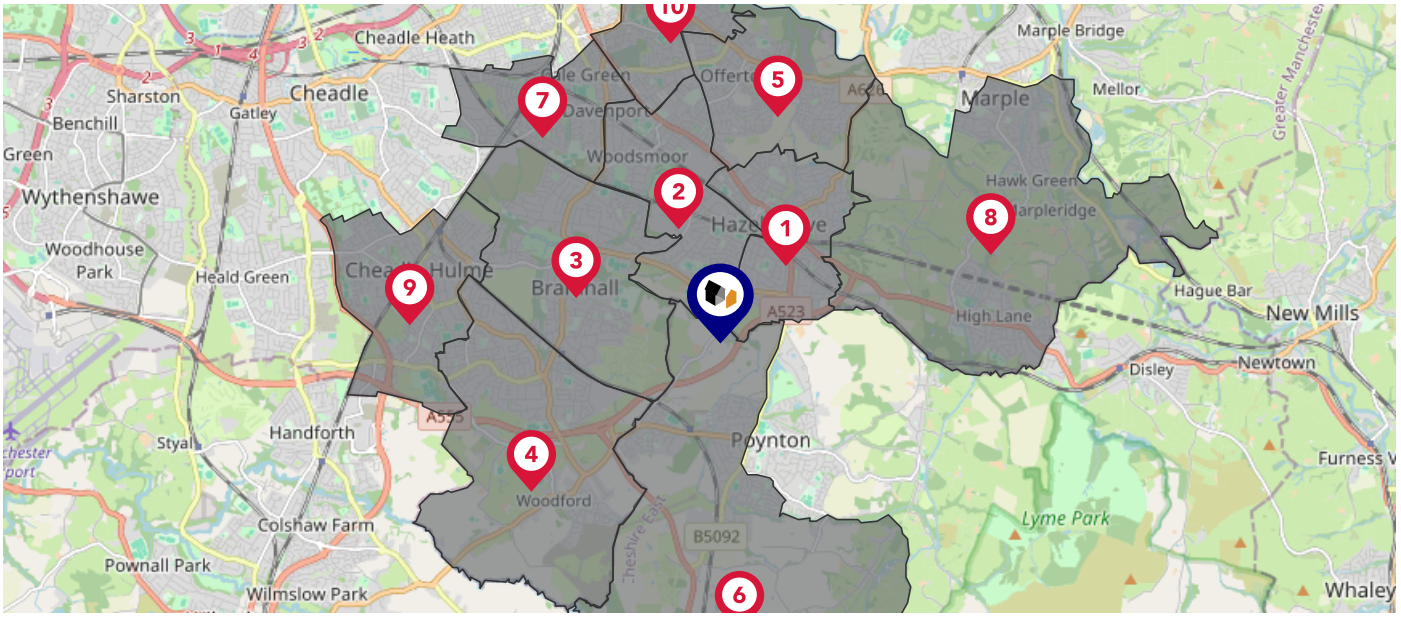
1	Bramhall Lane South
2	Syddal Park
3	Bramall Park
4	Egerton Road and Frewland Avenue, Davenport
5	Davenport Park
6	Cale Green
7	Swann Lane, Hulme Hall Road and Hill Top Avenue
8	Macclesfield Canal
9	St George's, Heaviley
10	Alexandra Park, Edgeley

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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



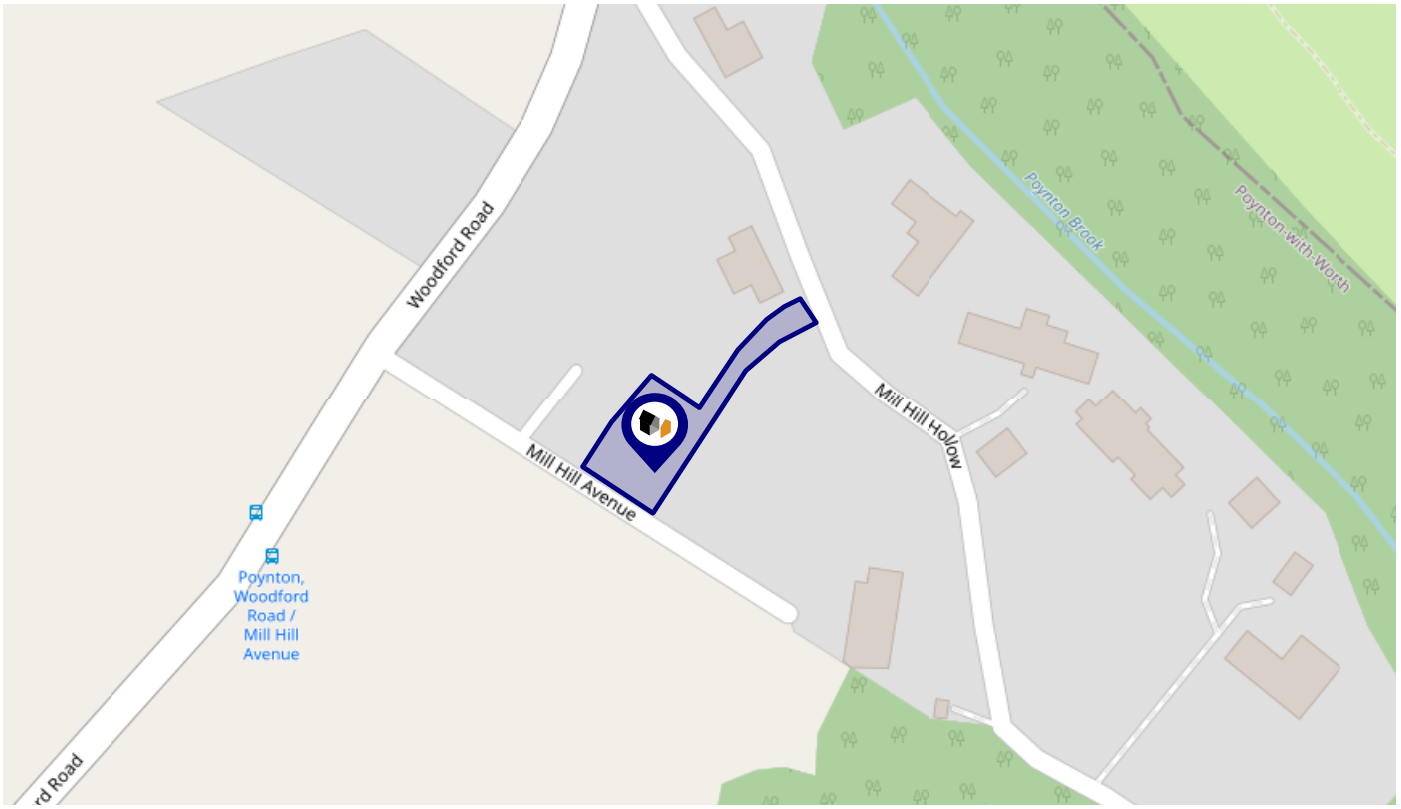
Nearby Council Wards

1	Hazel Grove Ward
2	Stepping Hill Ward
3	Bramhall North Ward
4	Bramhall South and Woodford Ward
5	Offerton Ward
6	Poynton West and Adlington Ward
7	Davenport and Cale Green Ward
8	Marple South and High Lane Ward
9	Cheadle Hulme South Ward
10	Manor 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

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

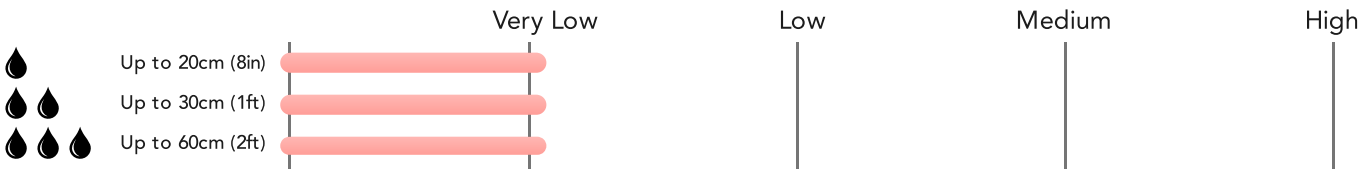


Risk Rating: Very low

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:

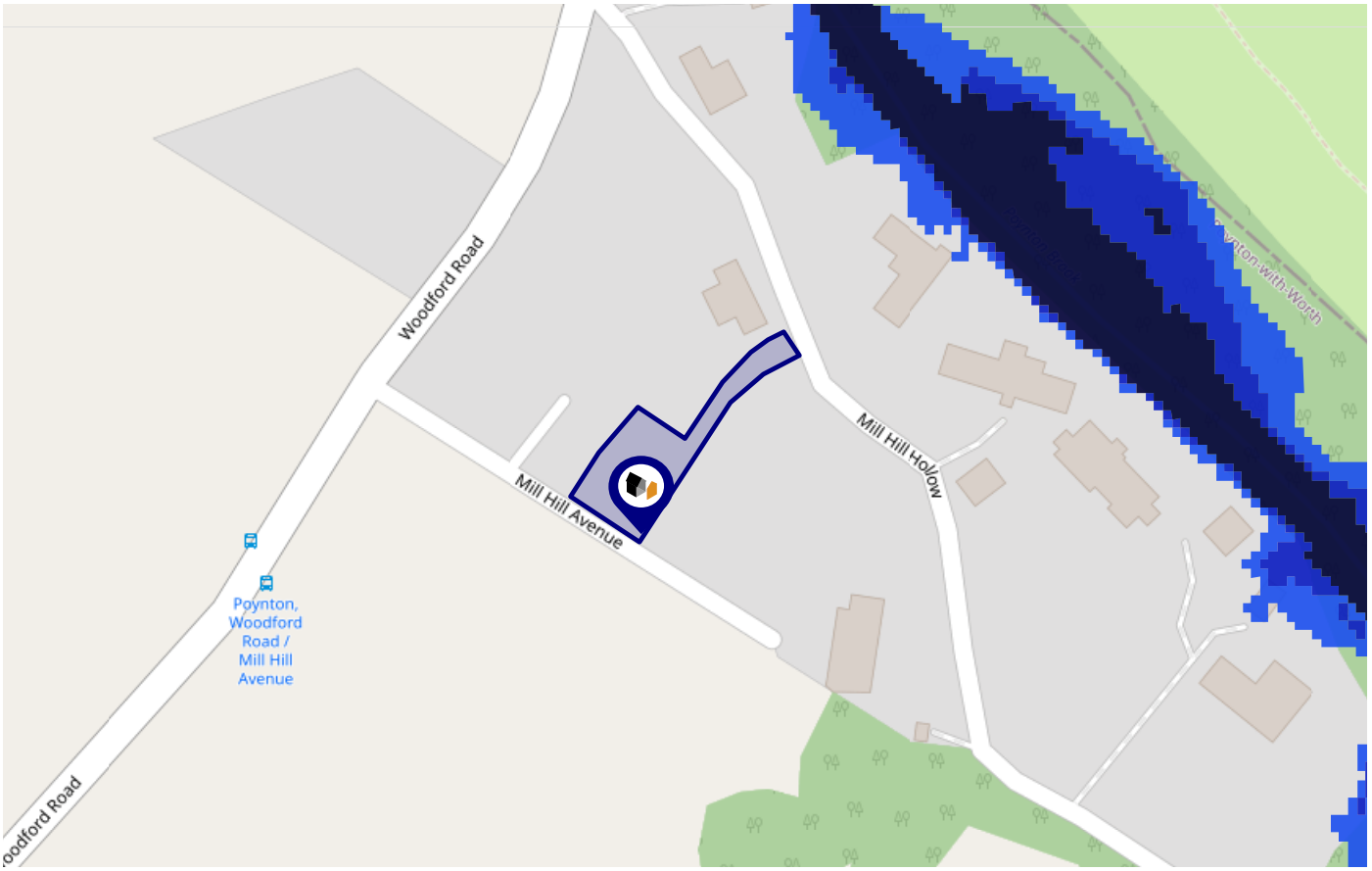


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Flood Risk

Rivers & Seas - Climate Change

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.

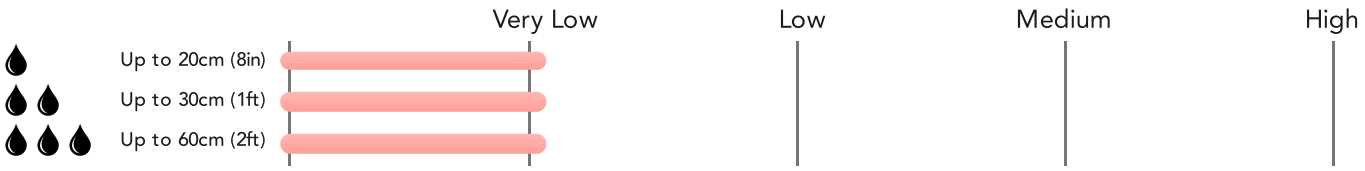


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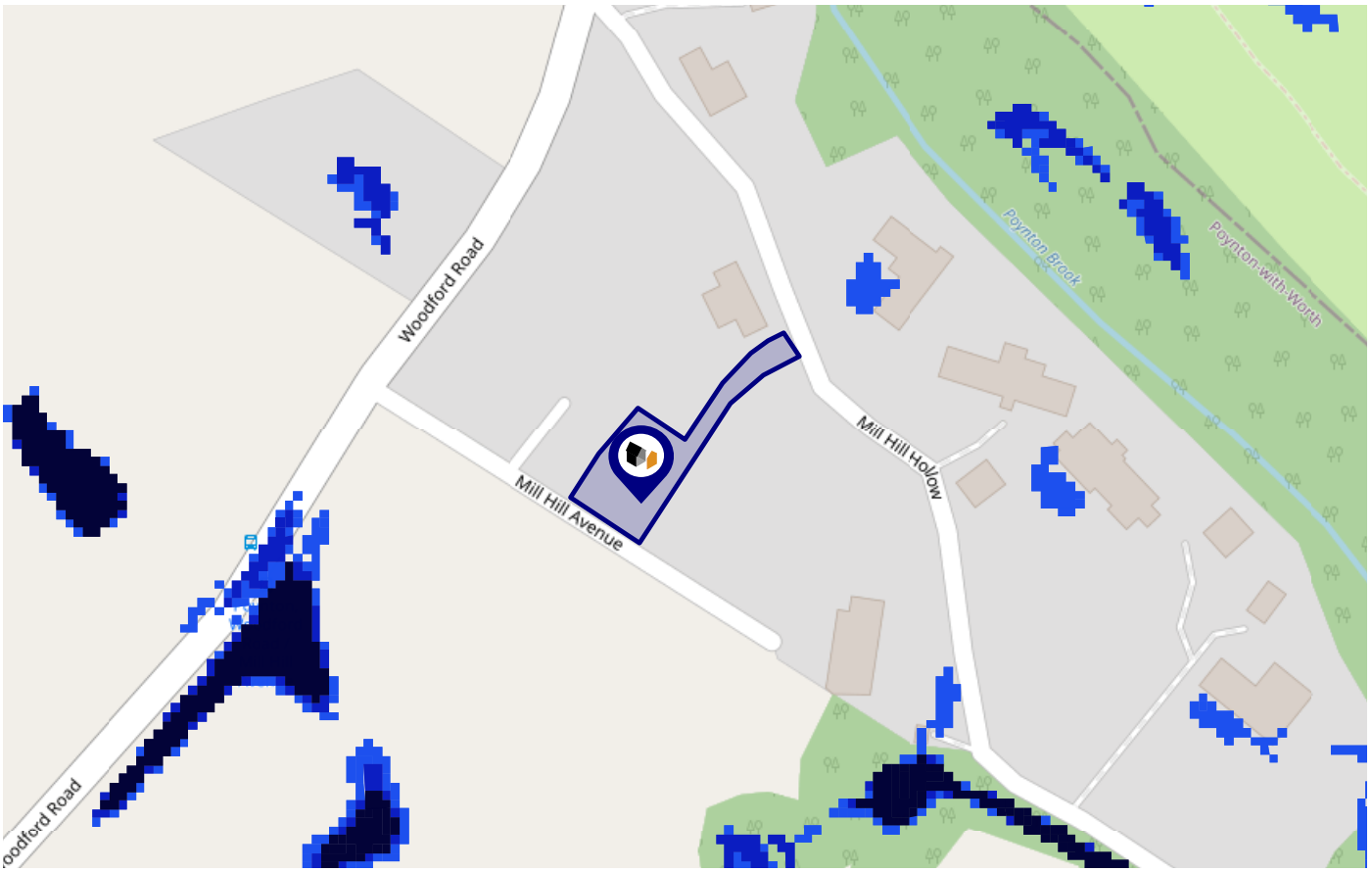


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Flood Risk
Surface Water - Flood Risk

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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.

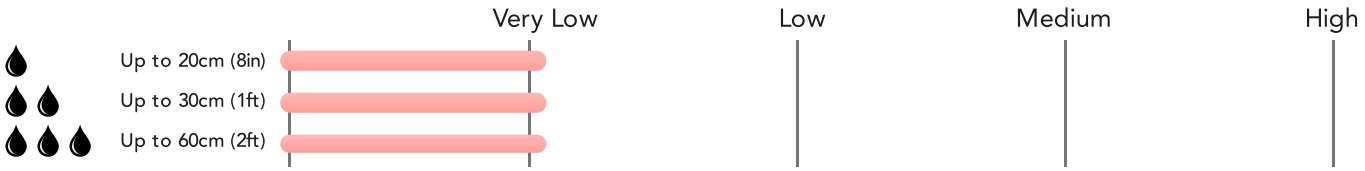


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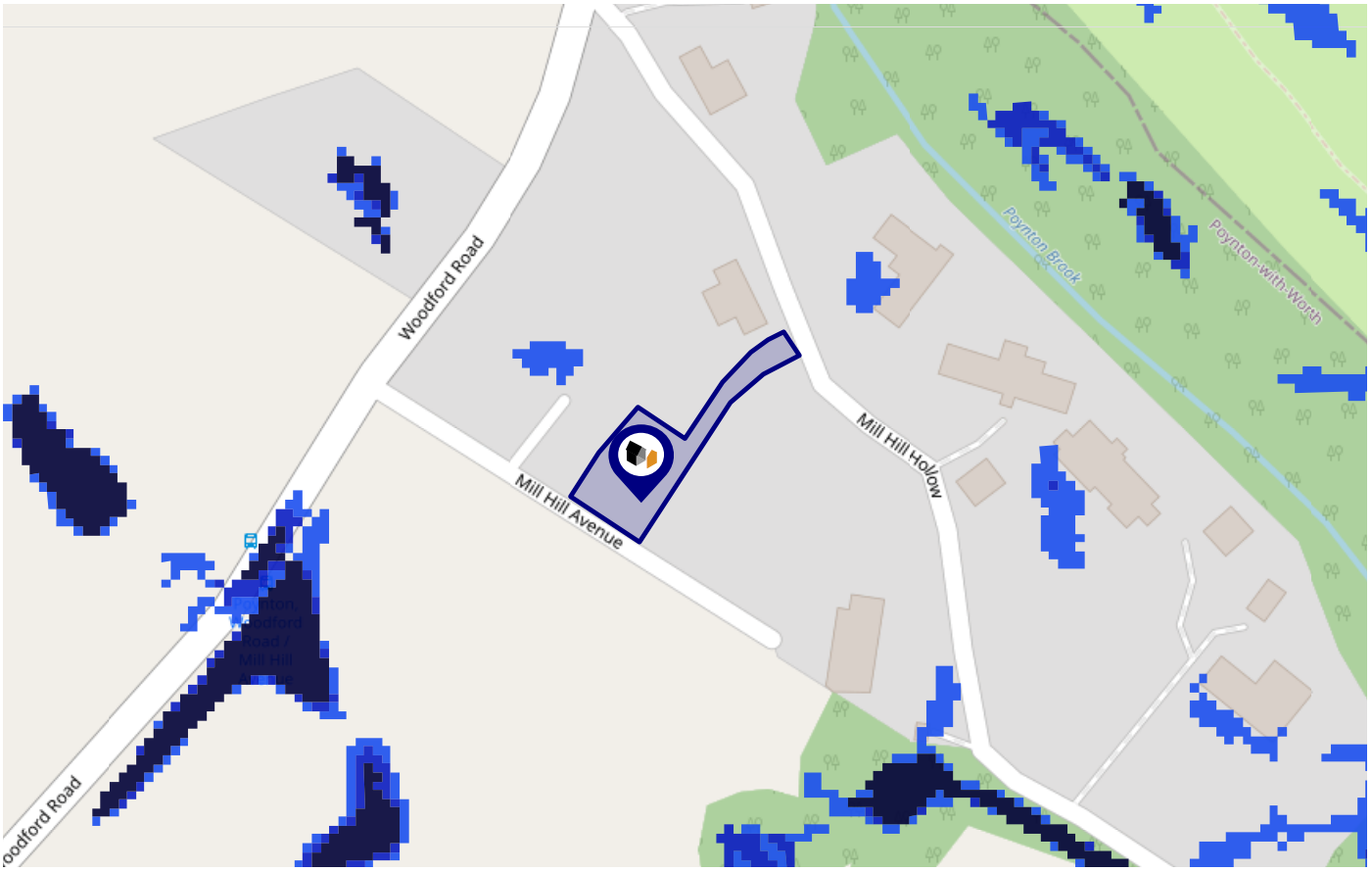


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Flood Risk

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.

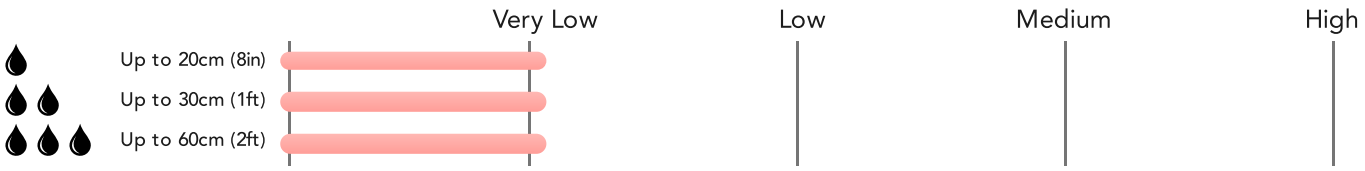


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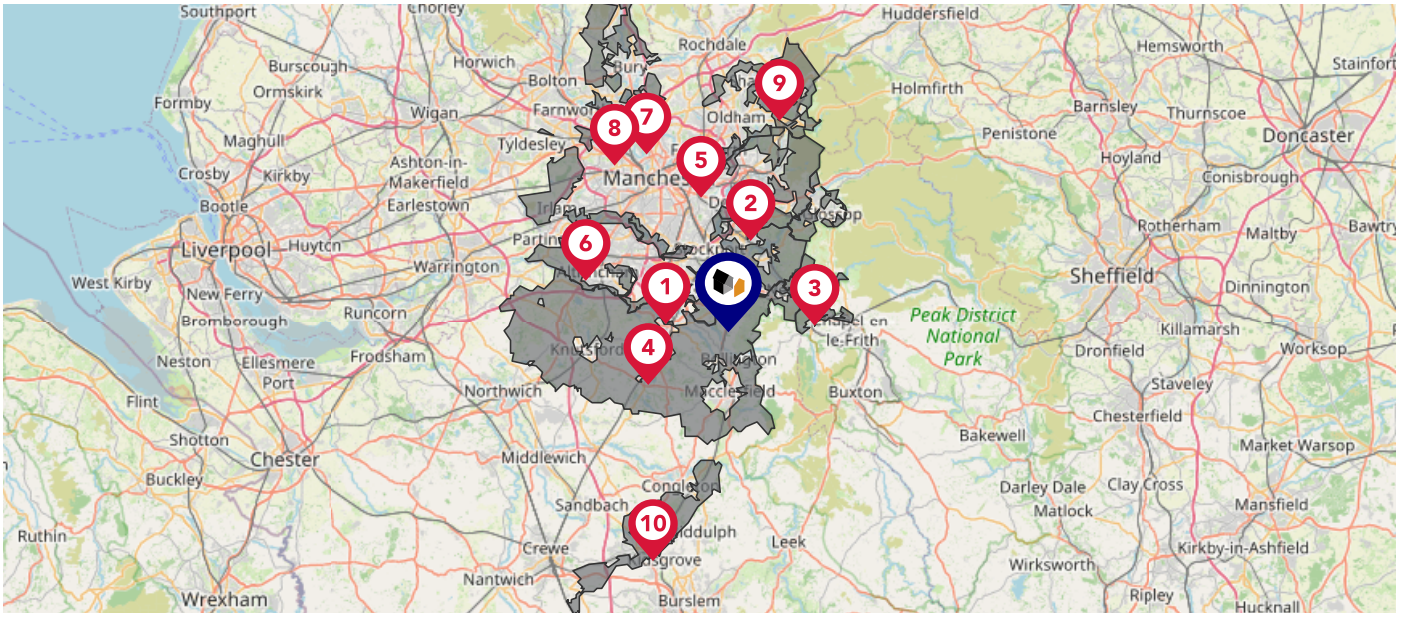
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



Nearby Green Belt Land

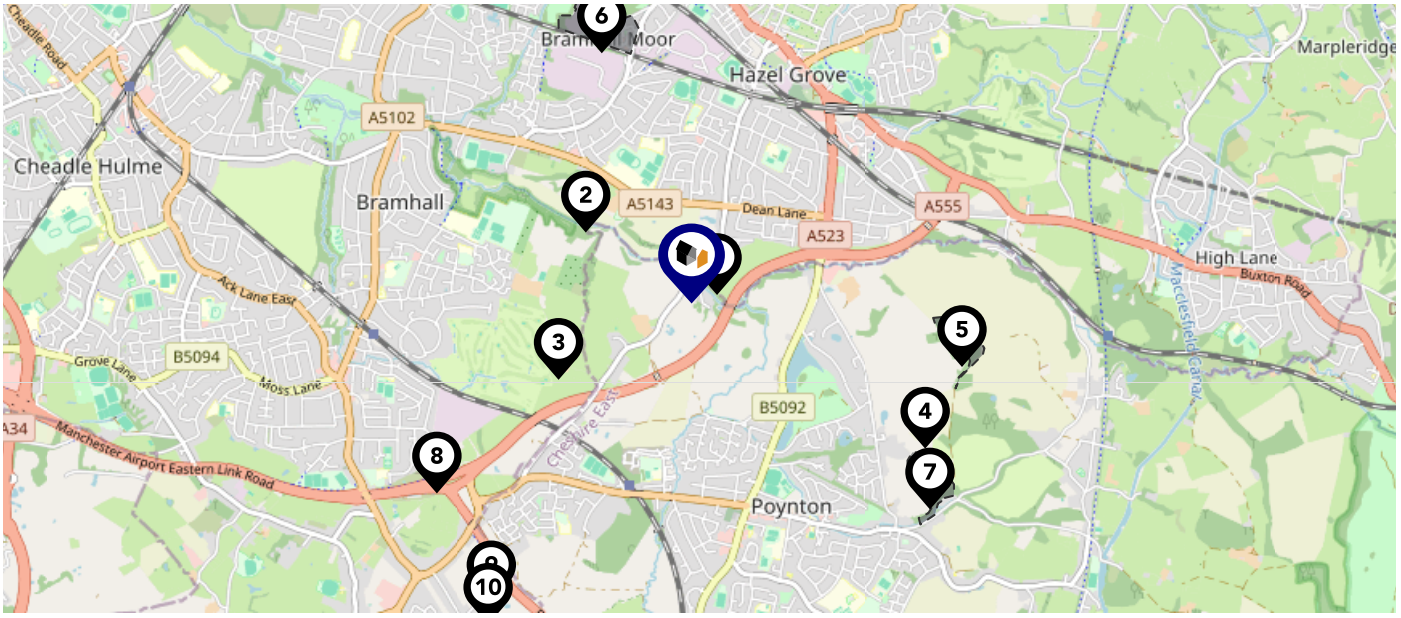
1	Merseyside and Greater Manchester Green Belt - Stockport
2	Merseyside and Greater Manchester Green Belt - Tameside
3	Merseyside and Greater Manchester Green Belt - High Peak
4	Merseyside and Greater Manchester Green Belt - Cheshire East
5	Merseyside and Greater Manchester Green Belt - Manchester
6	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

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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.



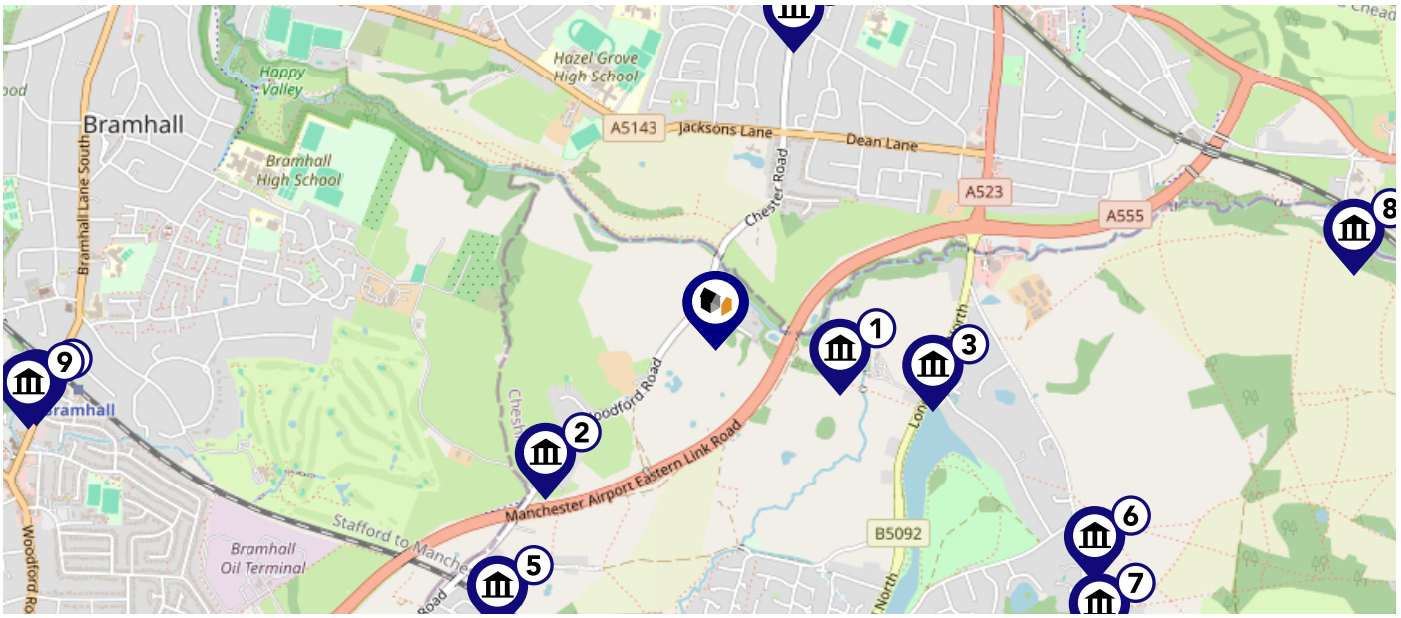
Nearby Landfill Sites

1	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill
2	EA/EPR/WP3296CX/A001	Active Landfill
3	Hill Green Farm-Woodford Road, Poynton	Historic Landfill
4	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
5	Park Pit-Poynton, Cheshire	Historic Landfill
6	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill
7	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill
8	Ashmere Farm-Off Woodford Road, Bramhall, Stockport	Historic Landfill
9	Upper Swineseye Farm-Bridle Road, Woodford, Stockport	Historic Landfill
10	Upper Swinesey Farm-Woodford	Historic Landfill

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Maps
Listed Buildings

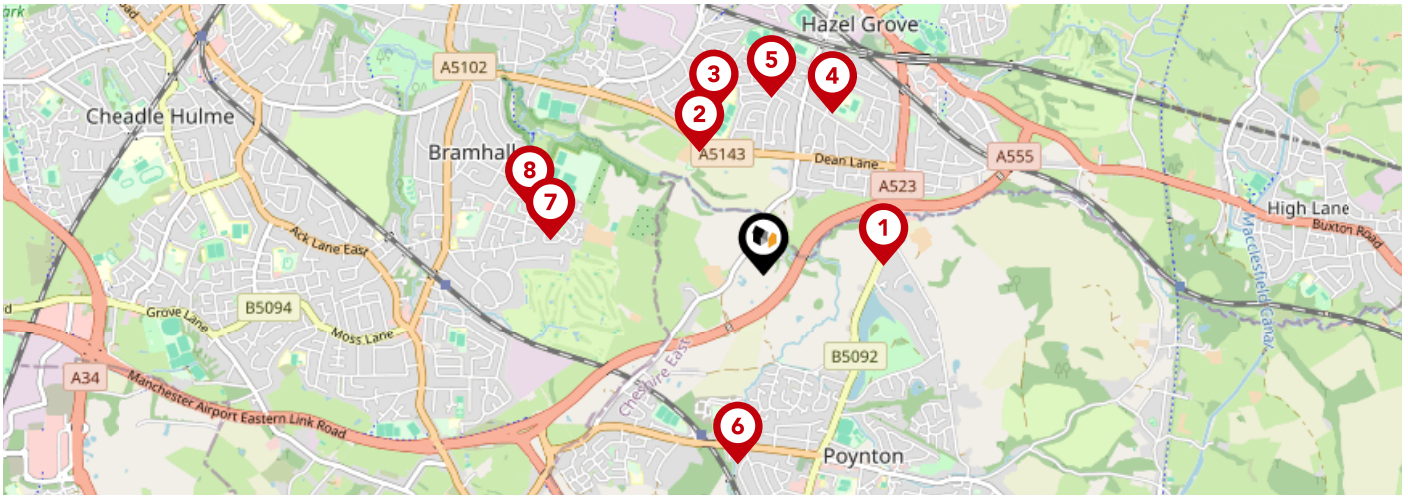
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1232298 - Generator House At Barlowfold	Grade II	0.3 miles
2 1232305 - Dog Hill Green	Grade II	0.5 miles
3 1277112 - Milestone, 110 Metres North Of Junction With Anglesea Drive	Grade II	0.5 miles
4 1241497 - Thatched Cottage	Grade II	0.7 miles
5 1232356 - Haybrook	Grade II	0.8 miles
6 1277105 - Ice House	Grade II	1.0 miles
7 1232304 - Rose Cottage, Southside And Towersyard Farm	Grade II	1.1 miles
8 1277167 - Boundary Stone On Norbury Hollow Bridge	Grade II	1.4 miles
9 1241495 - Crocus Cottage, Benja Fold	Grade II	1.5 miles
10 1260477 - Benja Cottage, Benja Fold	Grade II	1.5 miles

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Area
Schools

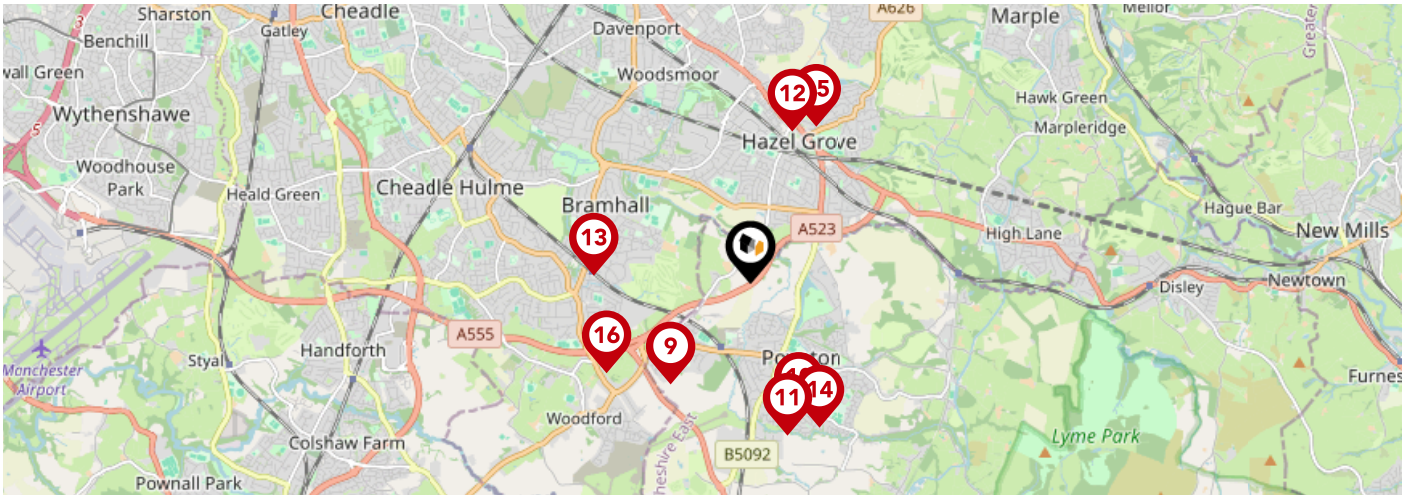


		Nursery	Primary	Secondary	College	Private
1	Norbury Court School Ofsted Rating: Good | Pupils: 1 | Distance:0.54	☐	☐	☑	☐	☐
2	Hazel Grove High School Ofsted Rating: Good | Pupils: 1382 | Distance:0.62	☐	☐	☑	☐	☐
3	Moorfield Primary School Ofsted Rating: Requires improvement | Pupils: 412 | Distance:0.75	☐	☑	☐	☐	☐
4	Norbury Hall Primary School Ofsted Rating: Good | Pupils: 457 | Distance:0.78	☐	☑	☐	☐	☐
5	St Peter's Catholic Primary School Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.79	☐	☑	☐	☐	☐
6	Lower Park School Ofsted Rating: Good | Pupils: 277 | Distance:0.84	☐	☑	☐	☐	☐
7	Ladybrook Primary School Ofsted Rating: Outstanding | Pupils: 242 | Distance:0.96	☐	☑	☐	☐	☐
8	Bramhall High School Ofsted Rating: Good | Pupils: 1314 | Distance:1.07	☐	☐	☑	☐	☐

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Area

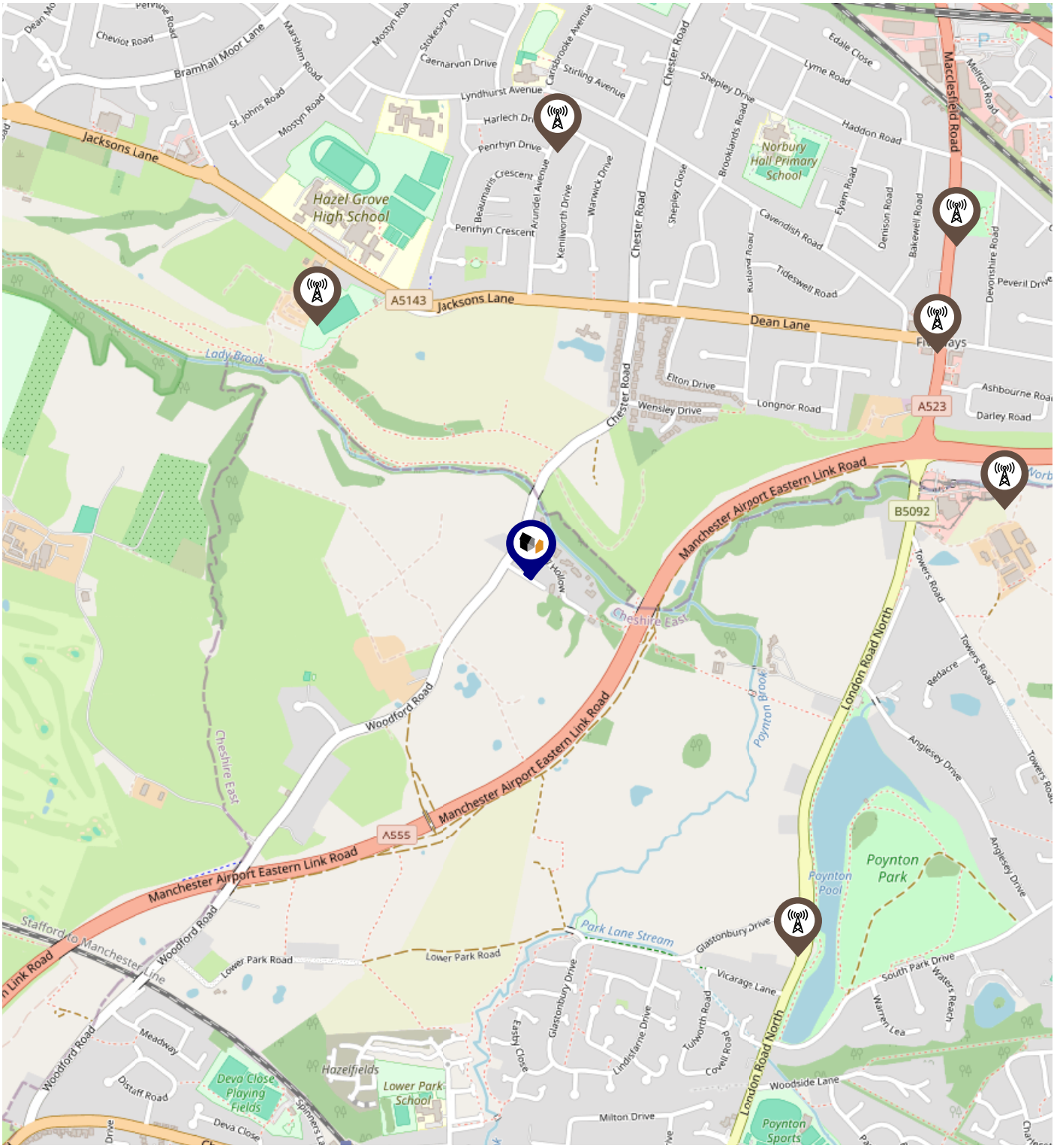
Schools



	Nursery	Primary	Secondary	College	Private
9 Lostock Hall Primary School Ofsted Rating: Good | Pupils: 215 | Distance:1.15	☐	☑	☐	☐	☐
10 Vernon Primary School Ofsted Rating: Outstanding | Pupils: 375 | Distance:1.23	☐	☑	☐	☐	☐
11 St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good | Pupils: 109 | Distance:1.39	☐	☑	☐	☐	☐
12 Hazel Grove Primary School Ofsted Rating: Good | Pupils: 381 | Distance:1.39	☐	☑	☐	☐	☐
13 Pownall Green Primary School Ofsted Rating: Good | Pupils: 417 | Distance:1.39	☐	☑	☐	☐	☐
14 Poynton High School Ofsted Rating: Good | Pupils: 1499 | Distance:1.42	☐	☐	☑	☐	☐
15 St Simon's Catholic Primary School Ofsted Rating: Good | Pupils: 211 | Distance:1.5	☐	☑	☐	☐	☐
16 Queensgate Primary School Ofsted Rating: Outstanding | Pupils: 280 | Distance:1.52	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

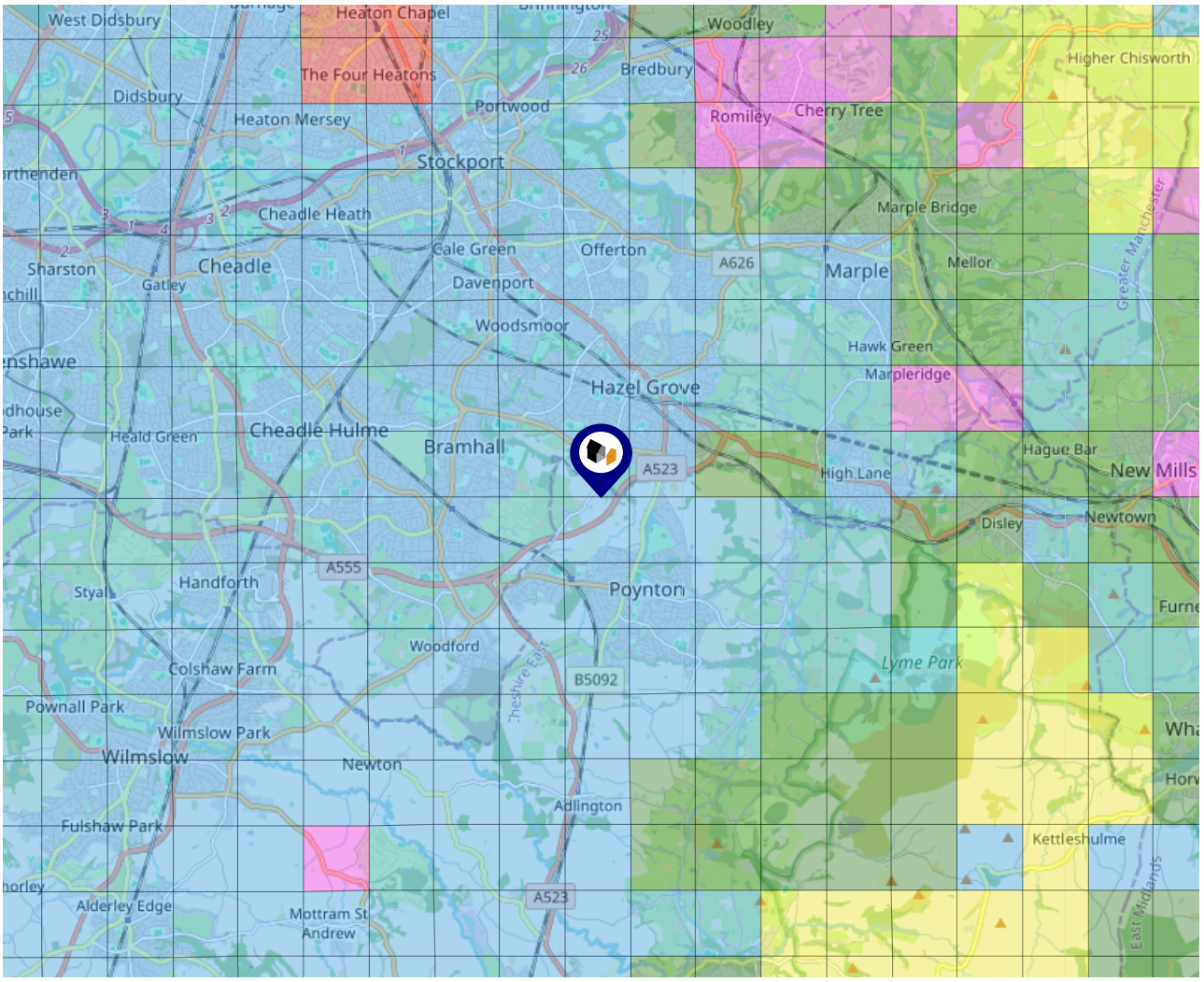
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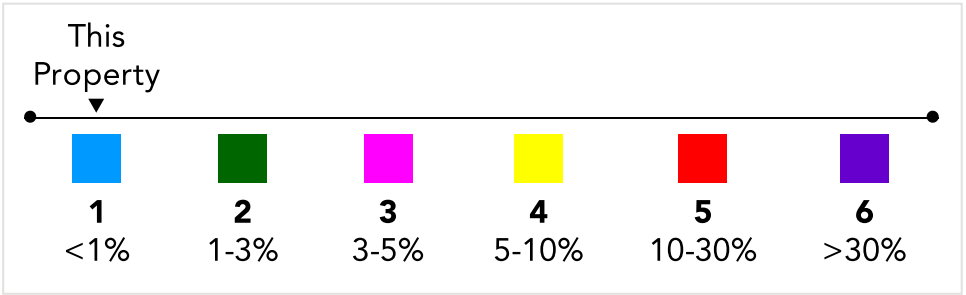
Environment
Radon Gas

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What is Radon?

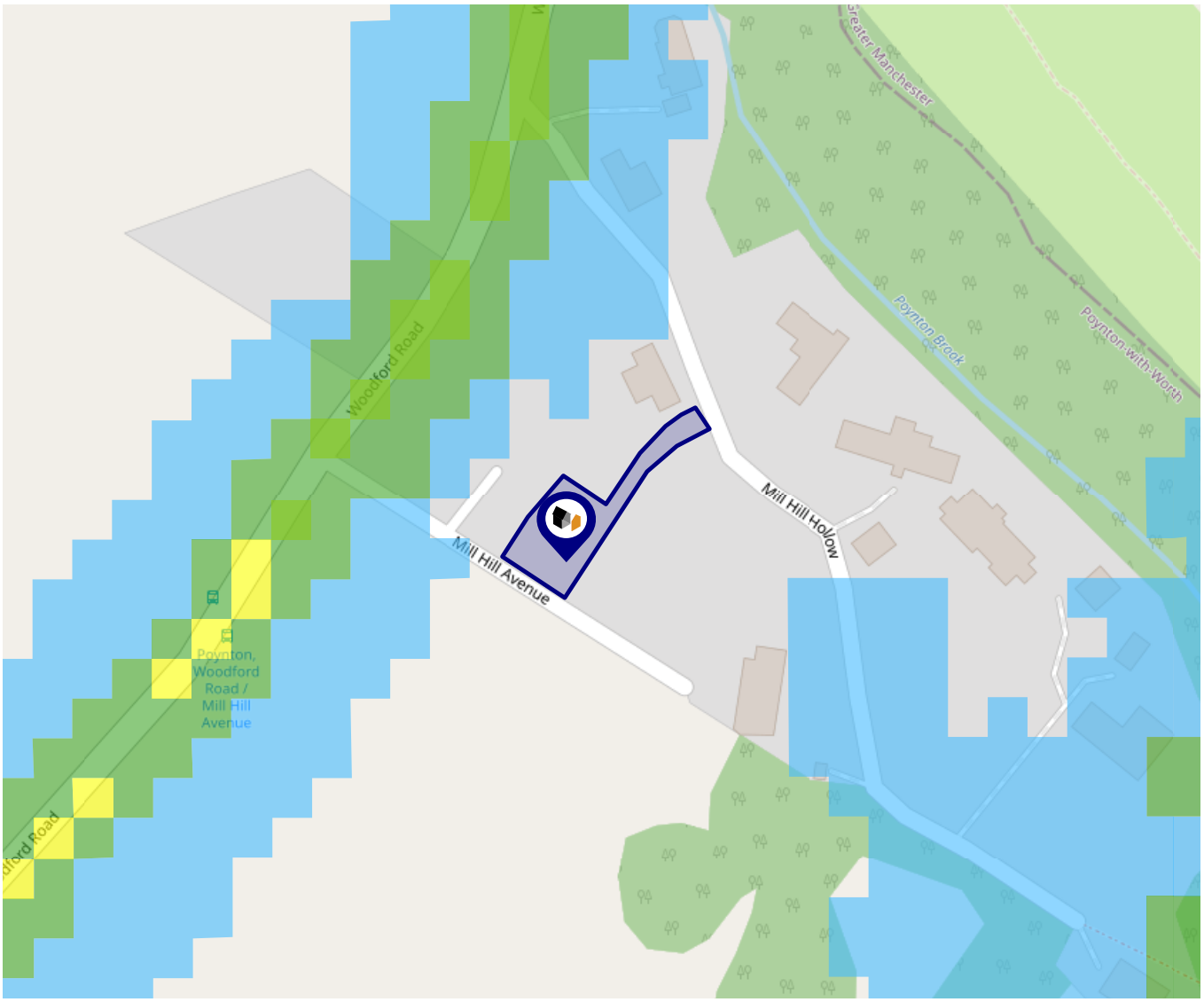
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

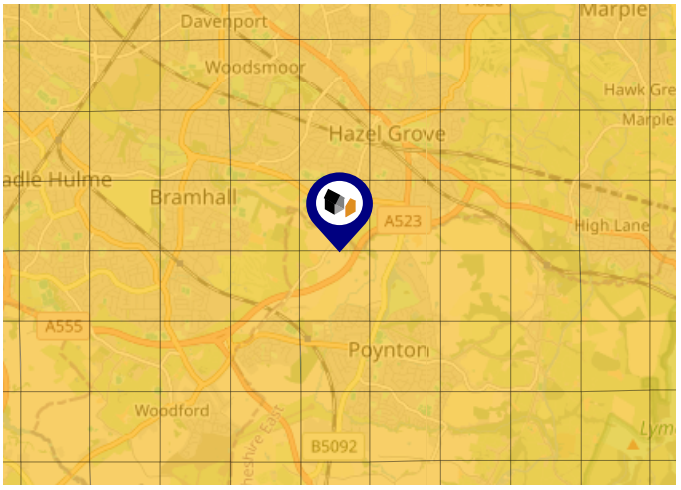
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



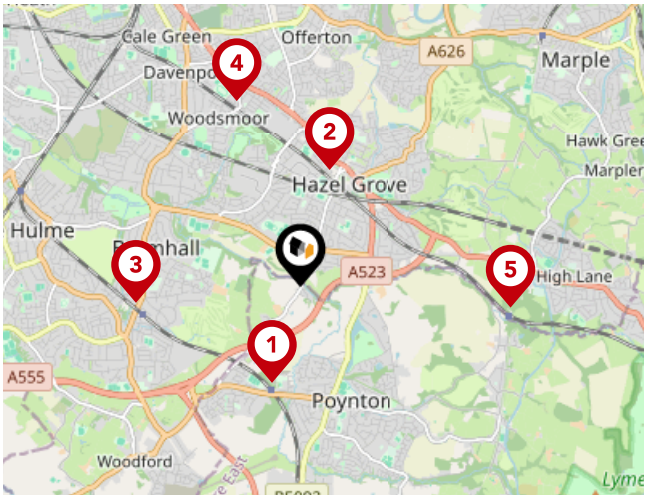
Primary Classifications (Most Common Clay Types)

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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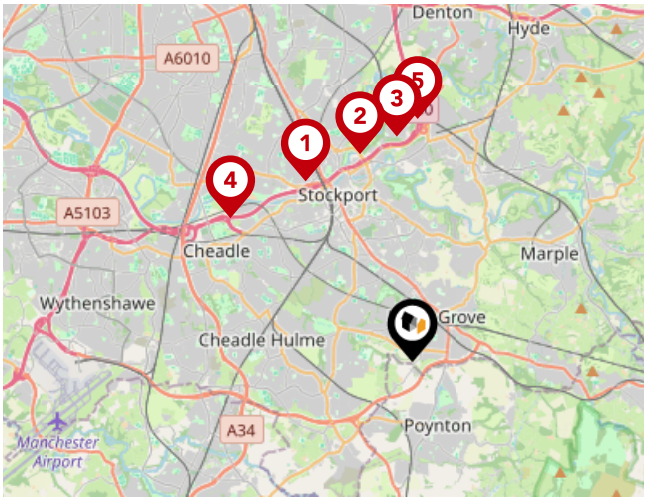
Area

Transport (National)



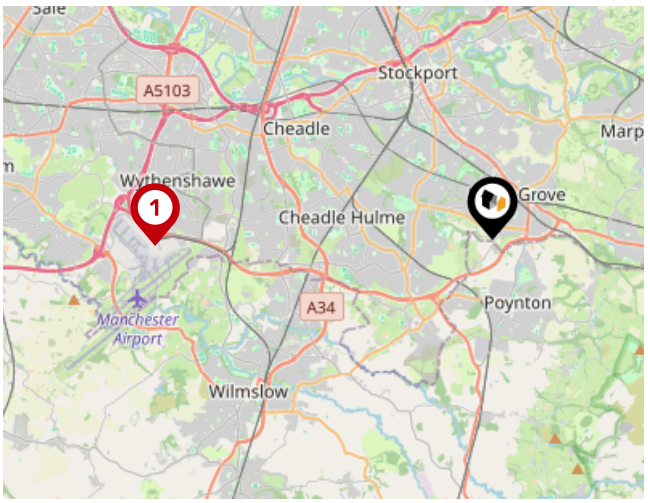
National Rail Stations

Pin	Name	Distance
1	Poynton Rail Station	0.88 miles
2	Hazel Grove Rail Station	1.05 miles
3	Bramhall Rail Station	1.46 miles
4	Woodsmoor Rail Station	1.73 miles
5	Middlewood Rail Station	1.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J1	3.72 miles
2	M60 J27	3.79 miles
3	M60 J26	4.01 miles
4	M60 J2	4.09 miles
5	M60 J25	4.3 miles



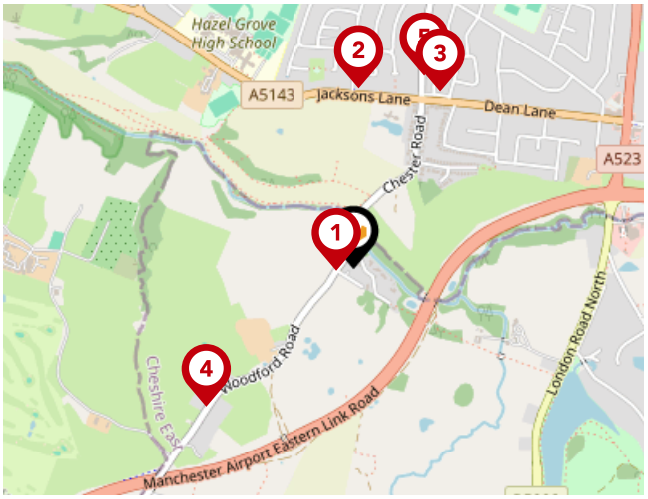
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	5.96 miles

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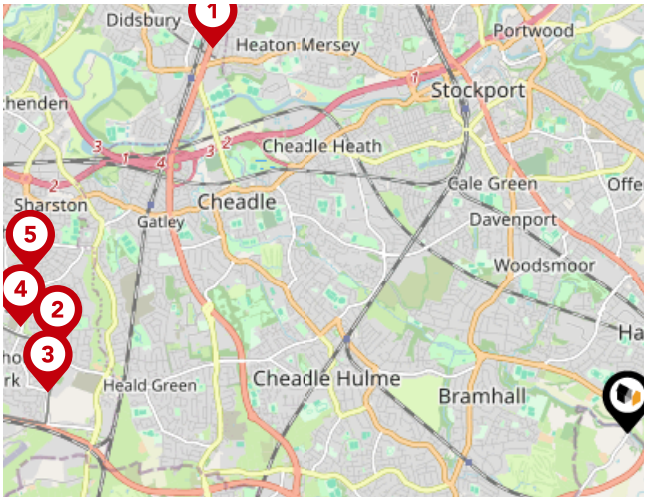
Area

Transport (Local)



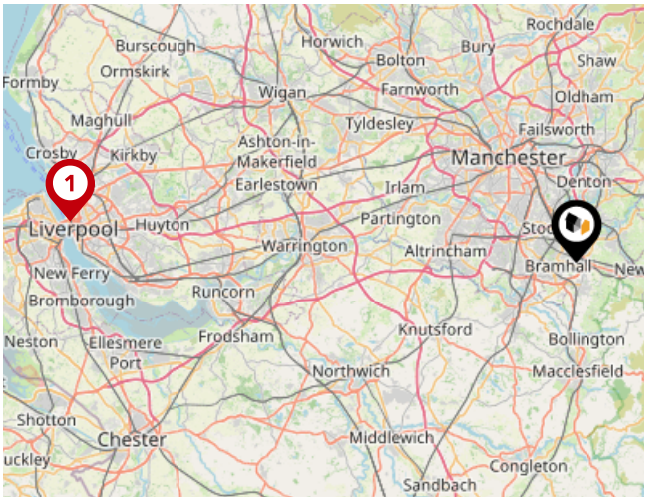
Bus Stops/Stations

Pin	Name	Distance
1	Mill Hill Avenue	0.04 miles
2	Arundel Avenue	0.39 miles
3	Bowerfield Avenue	0.43 miles
4	Woodford Road Garage	0.44 miles
5	Dean Lane	0.45 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	5.01 miles
2	Peel Hall (Manchester Metrolink)	5.09 miles
3	Shadowmoss (Manchester Metrolink)	5.13 miles
4	Robinswood Road (Manchester Metrolink)	5.45 miles
5	Crossacres (Manchester Metrolink)	5.46 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	35.9 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.

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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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Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail