

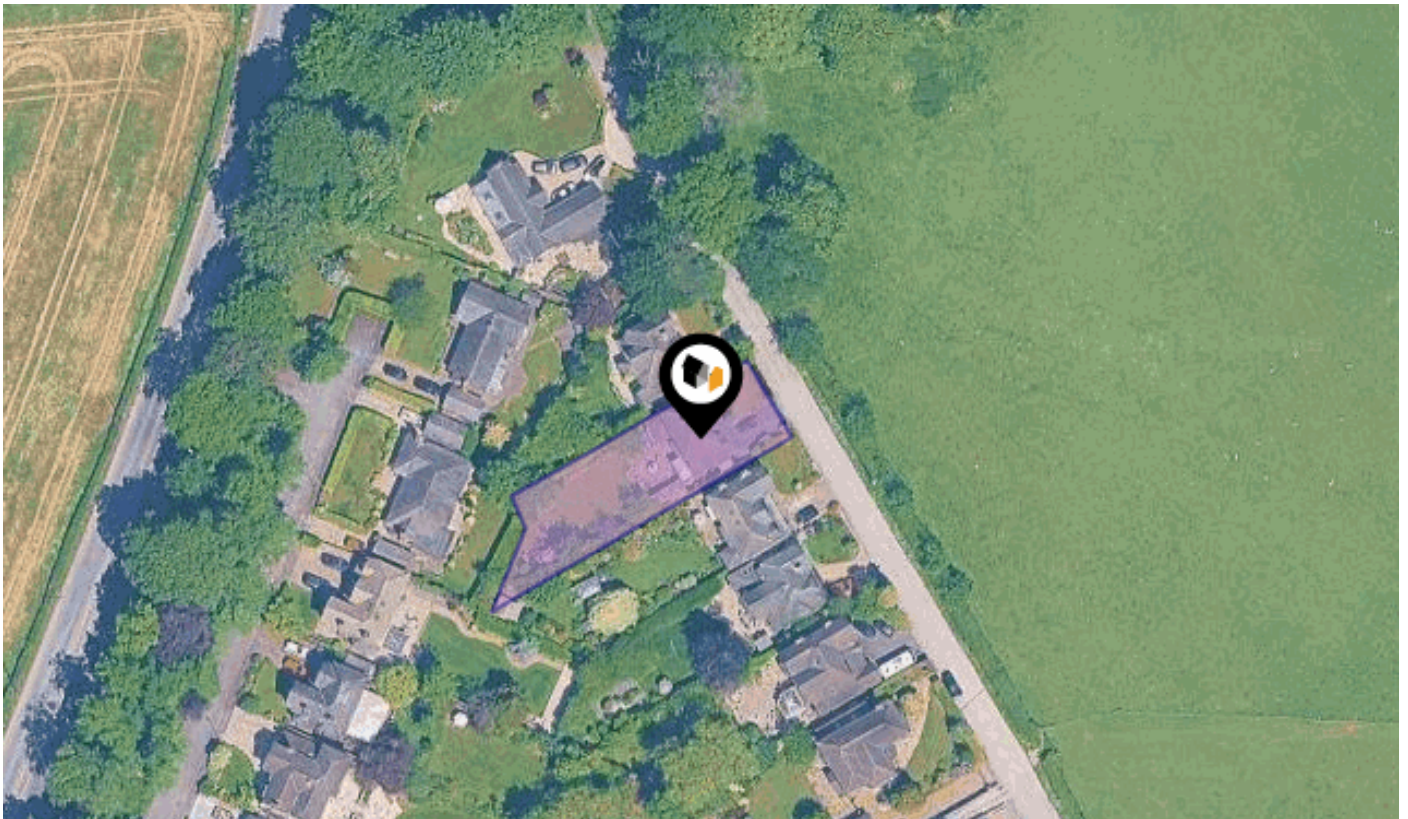


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 21<sup>st</sup> August 2025**



**6, TOWERS 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:** Detached  
**Bedrooms:** 4  
**Plot Area:** 0.17 acres  
**Council Tax :** Band F  
**Annual Estimate:** £3,369  
**Title Number:** CH225248

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**16**  
mb/s



**57**  
mb/s



**-**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



O<sub>2</sub>



EE



3



O<sub>2</sub>

**Satellite/Fibre TV Availability:**



BT



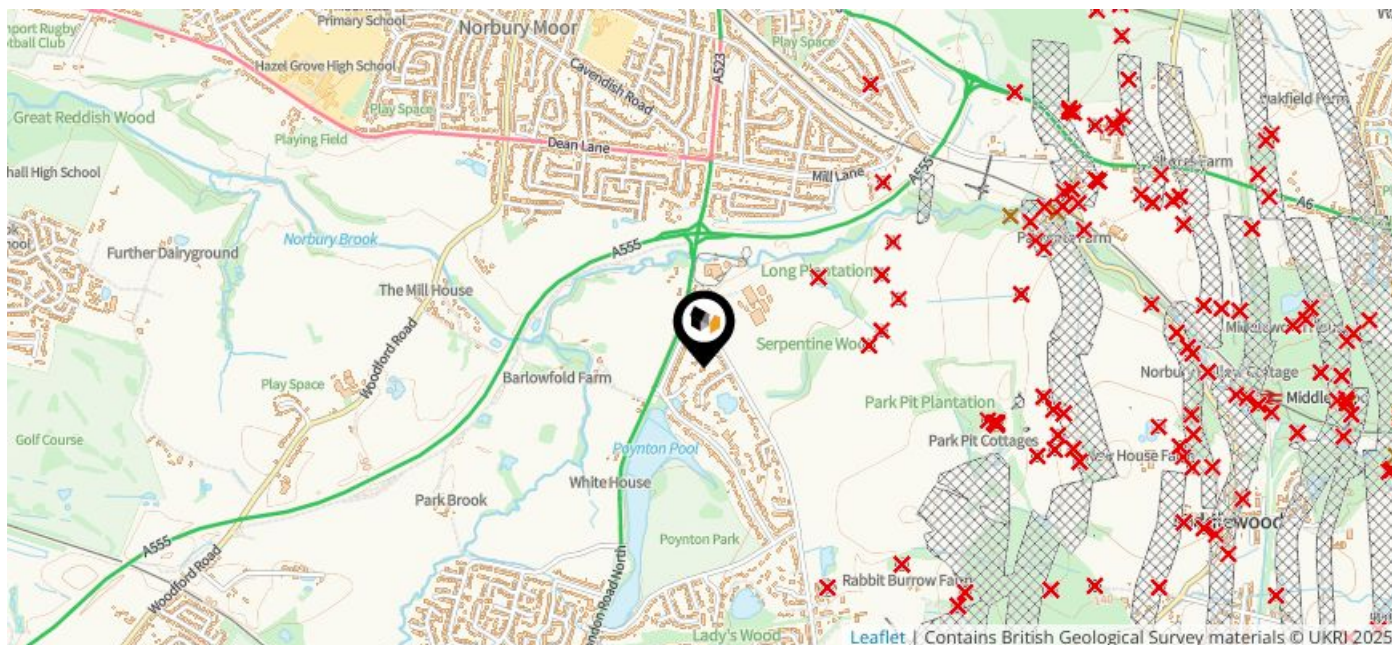
sky



Virgin media



This map displays nearby coal mine entrances and their classifications.



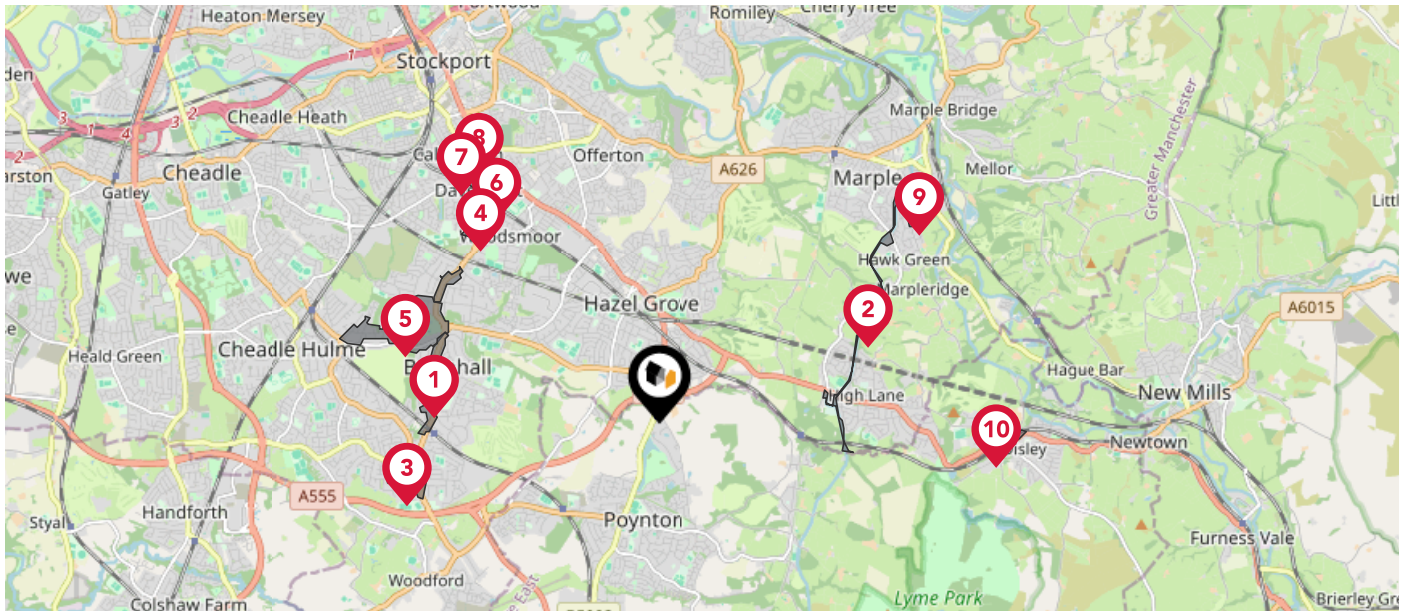
### Mine Entry

- ✕ 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.

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 Macclesfield Canal
- 3 Syddal Park
- 4 Egerton Road and Frewland Avenue, Davenport
- 5 Bramall Park
- 6 Davenport Park
- 7 Cale Green
- 8 St George's, Heaviley
- 9 All Saints', Marple
- 10 Disley Conservation Area



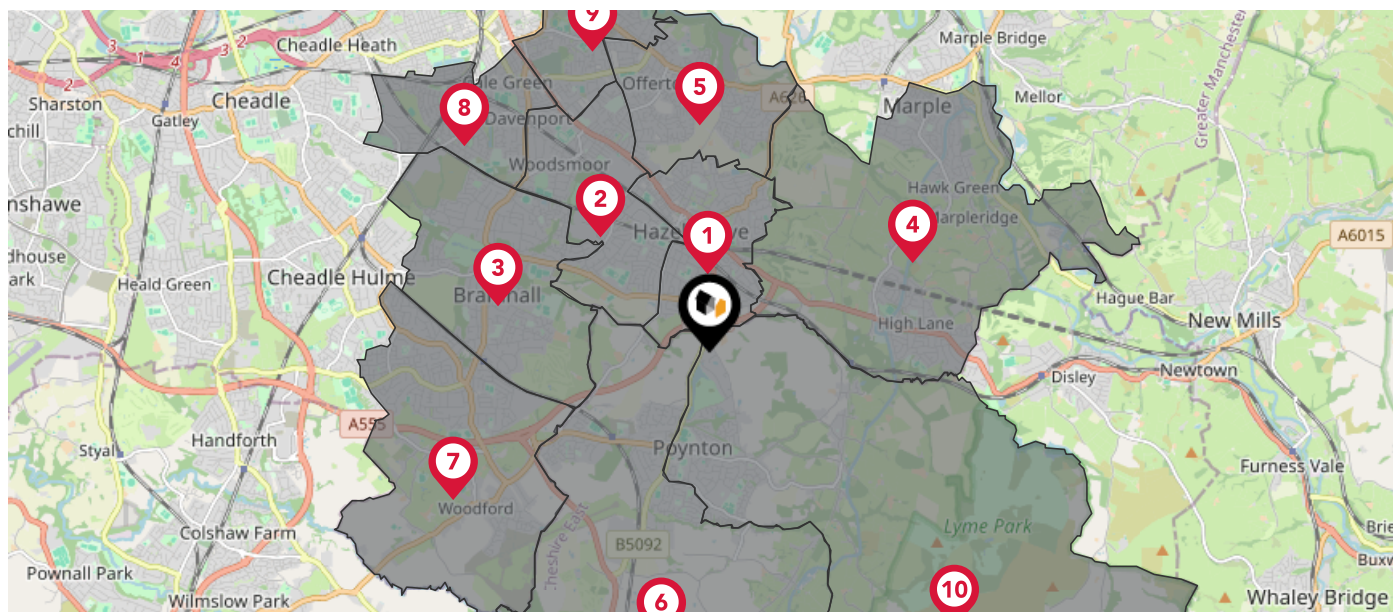
# Maps

## 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



Hazel Grove Ward



Stepping Hill Ward



Bramhall North Ward



Marple South and High Lane Ward



Offerton Ward



Poynton West and Adlington Ward



Bramhall South and Woodford Ward



Davenport and Cale Green Ward

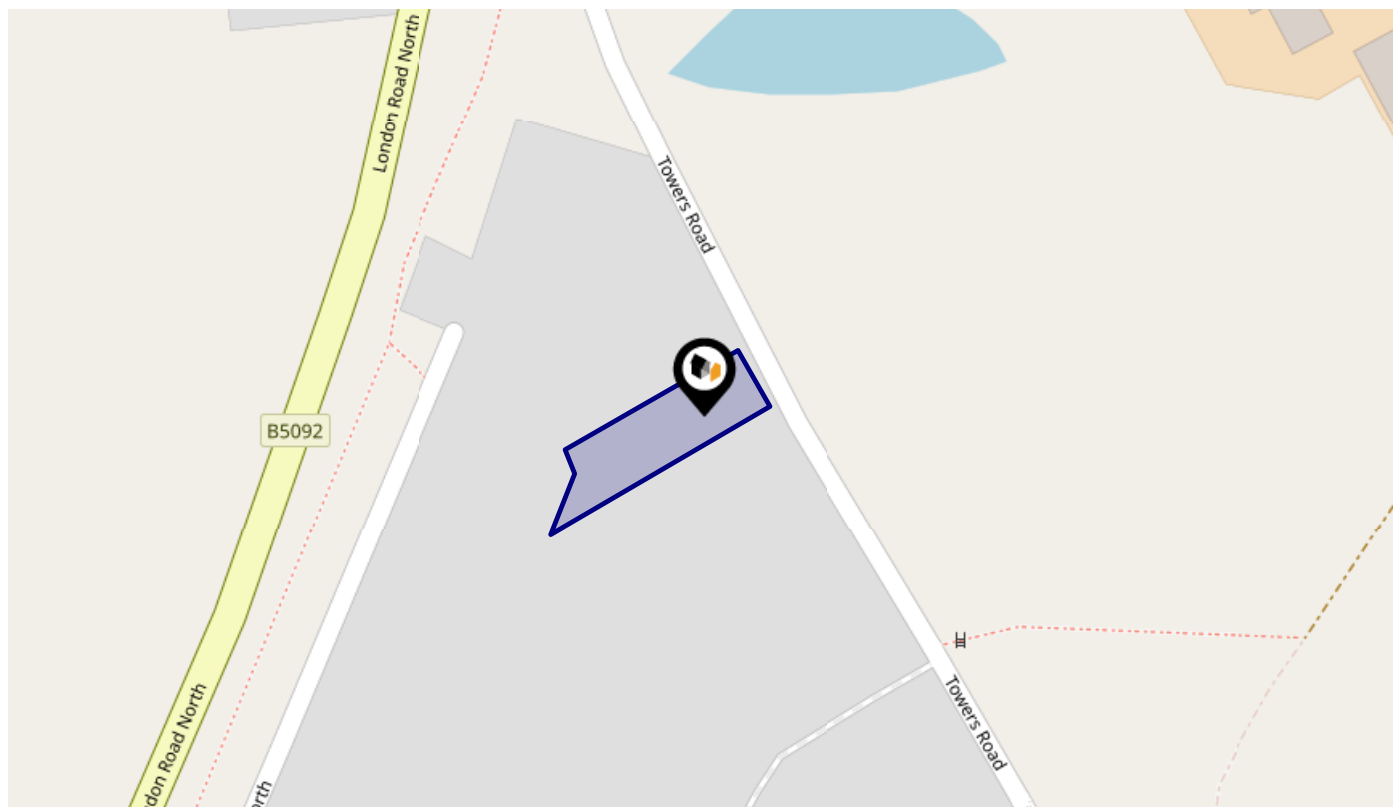


Manor Ward



Poynton East and Pott Shrigley 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	

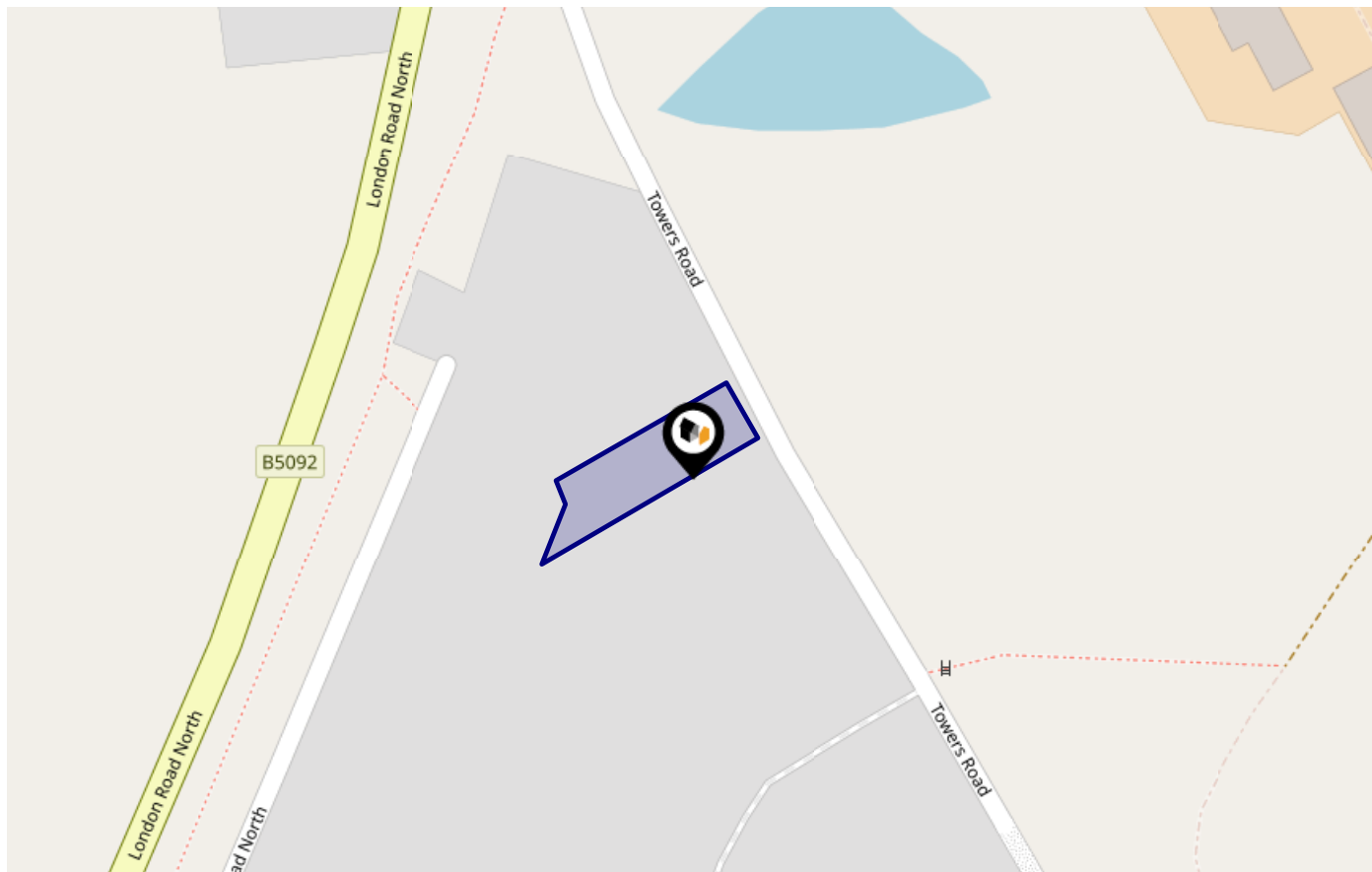
# Flood Risk

## 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.

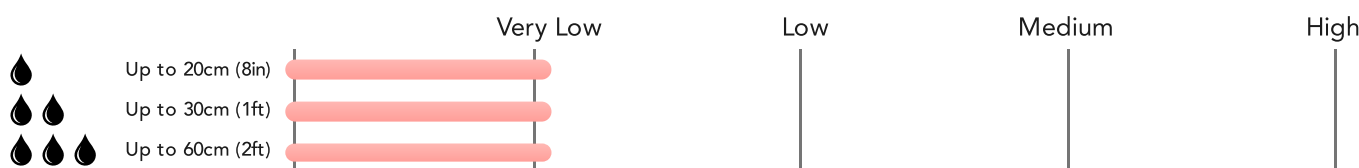


**Risk Rating: Very low**

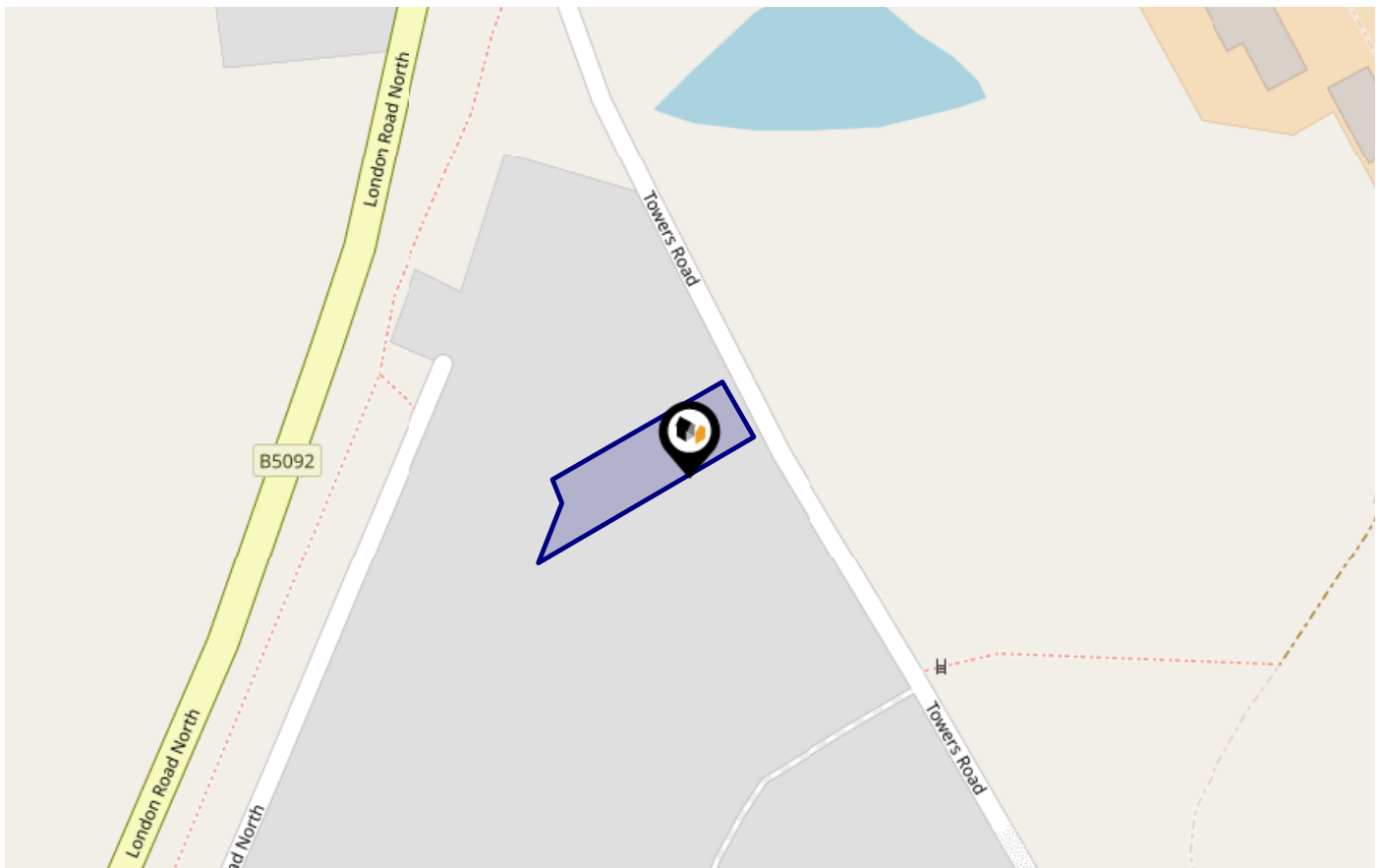
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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:





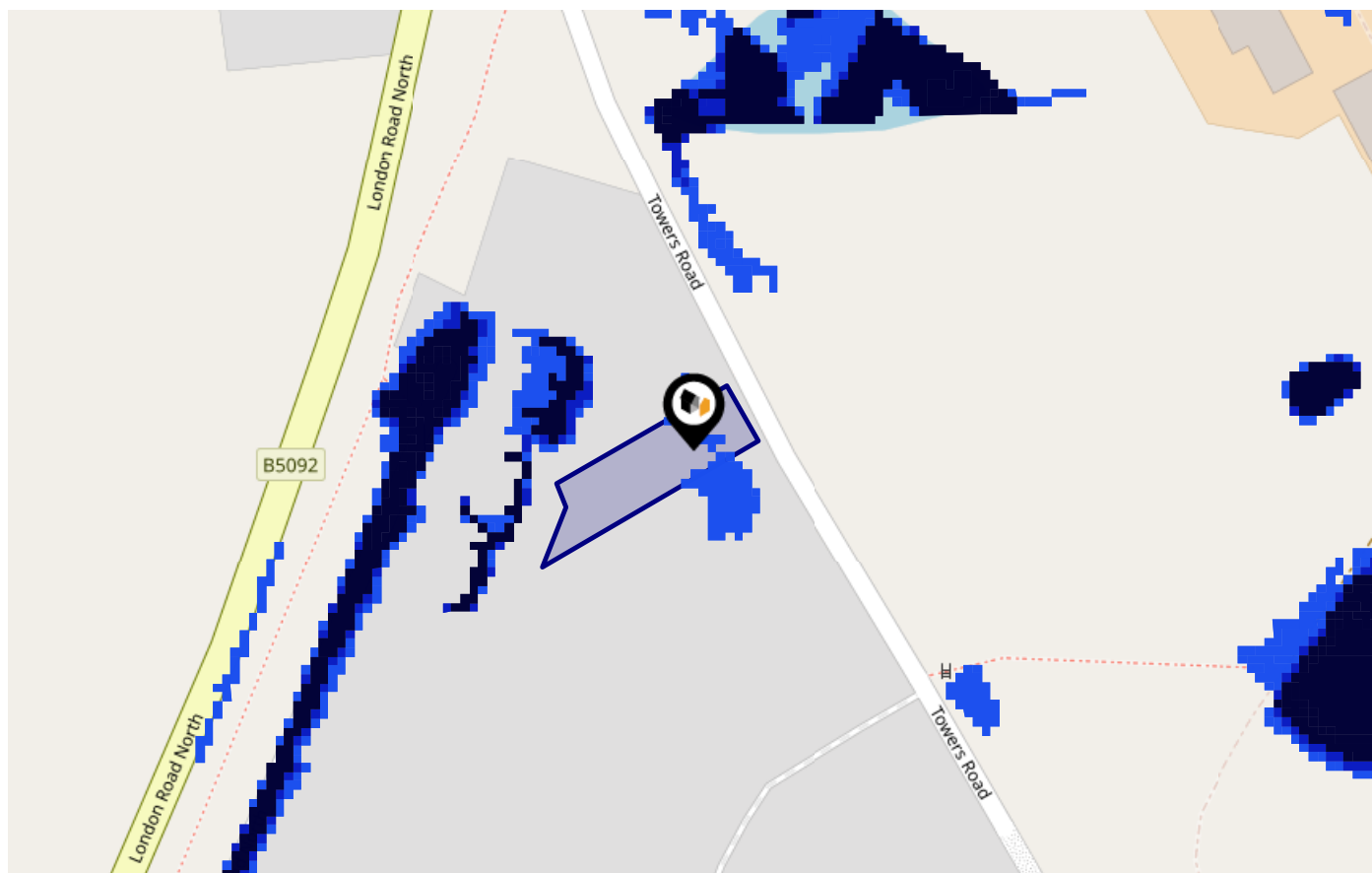
# Flood Risk

## Surface Water - Flood Risk

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

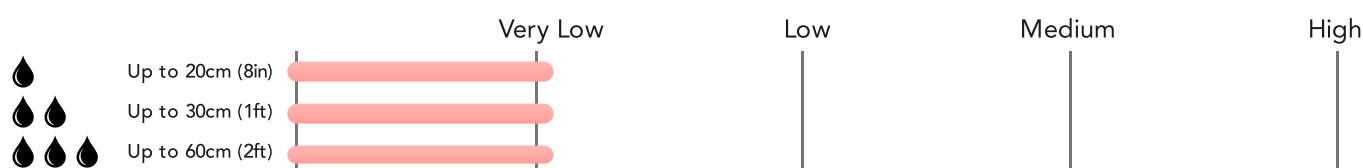


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



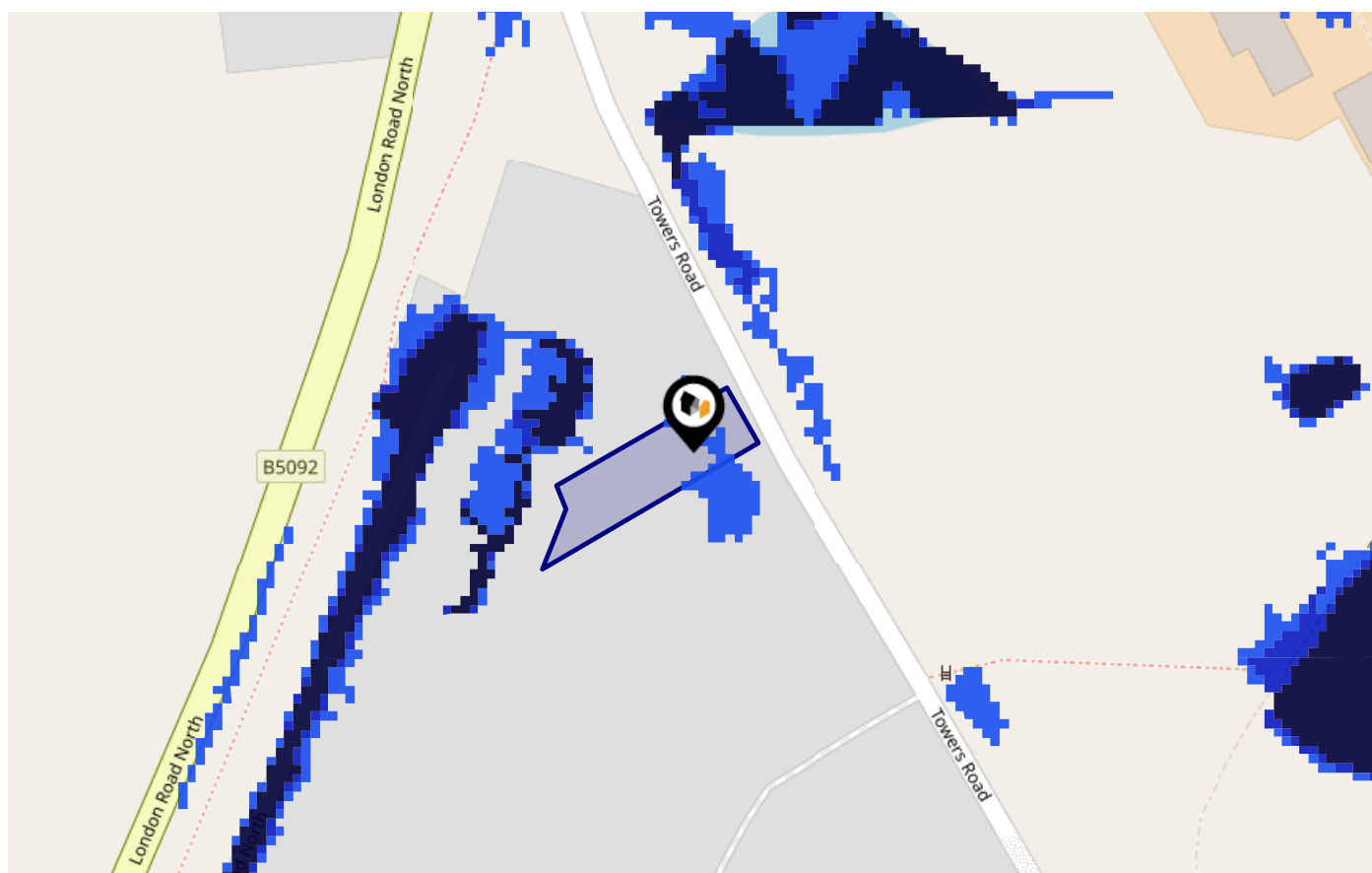
# Flood Risk

## Surface Water - Climate Change

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

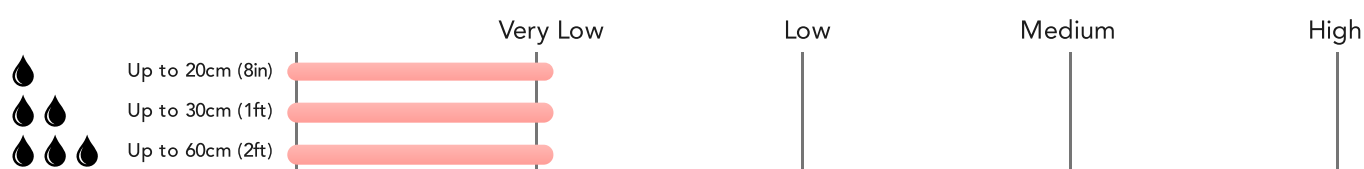


Risk Rating: Very low

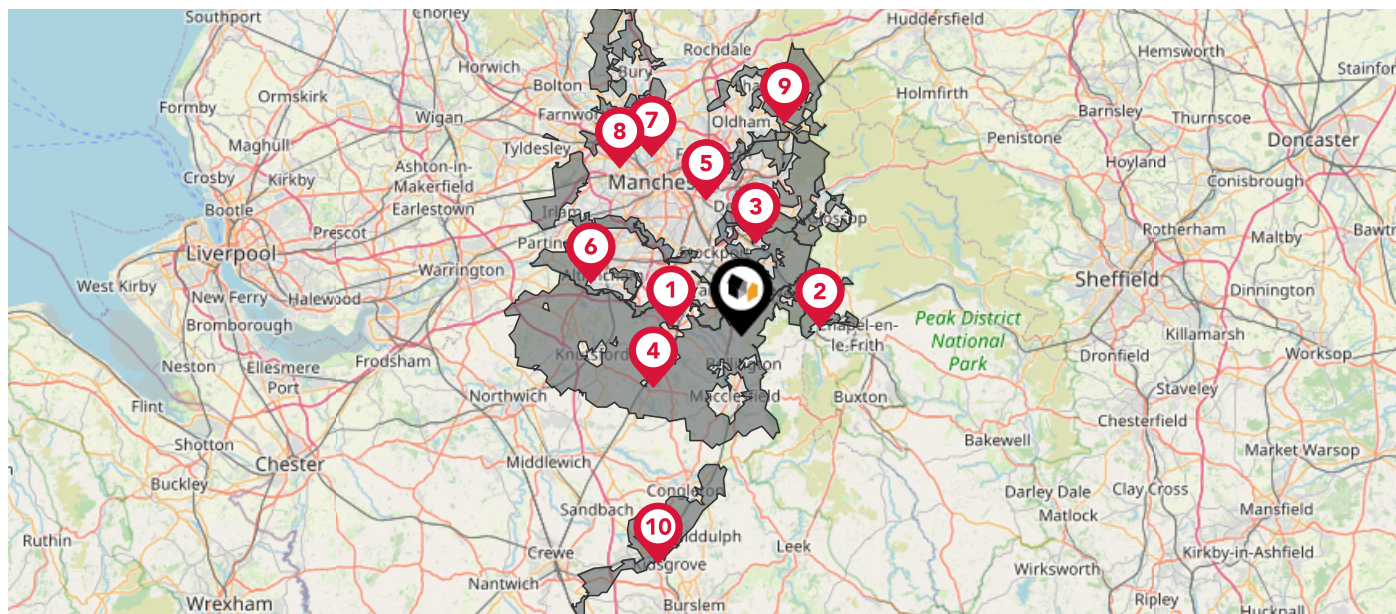
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Chance of flooding to the following depths at this property:



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 - Tameside

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

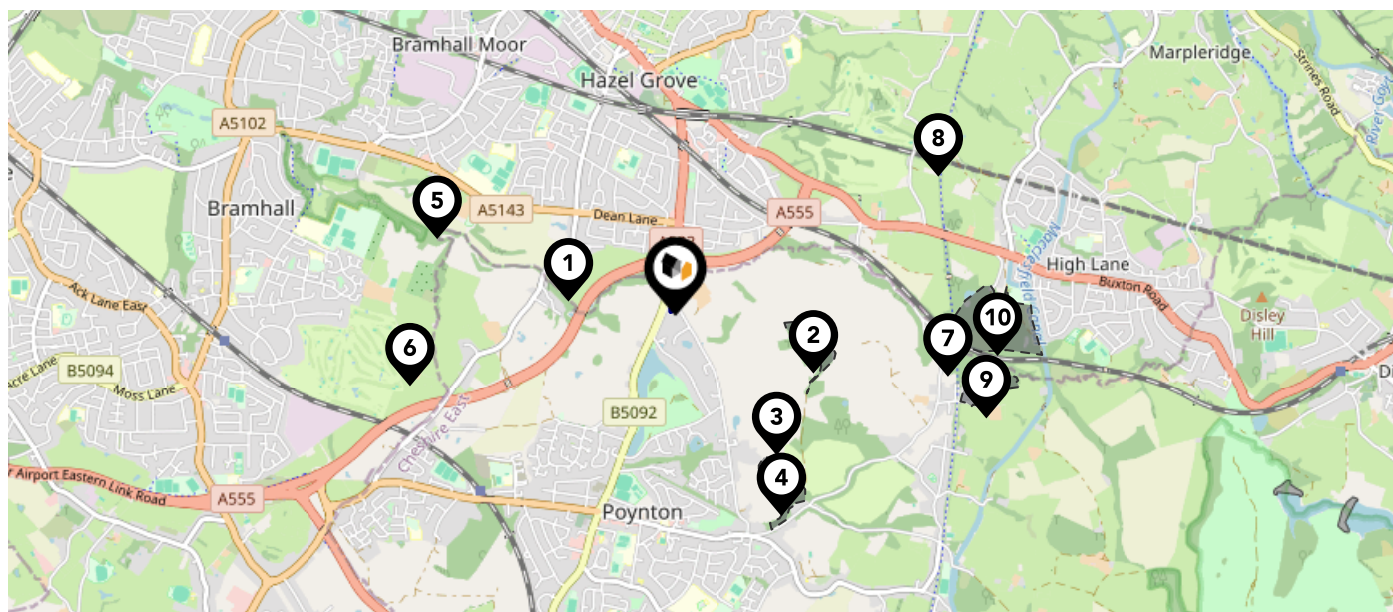
# Maps

## 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	Park Pit-Poynton, Cheshire	Historic Landfill
3	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
4	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill
5	EA/EPR/WP3296CX/A001	Active Landfill
6	Hill Green Farm-Woodford Road, Poynton	Historic Landfill
7	Norbury Hollow Road-Hazel Grove, Stockport, Cheshire	Historic Landfill
8	Threaphurst Farm-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
9	Pool House Farm-Pool House Road, Poynton, Cheshire	Historic Landfill
10	Middlewood-High Lane, Stockport, Cheshire	Historic Landfill



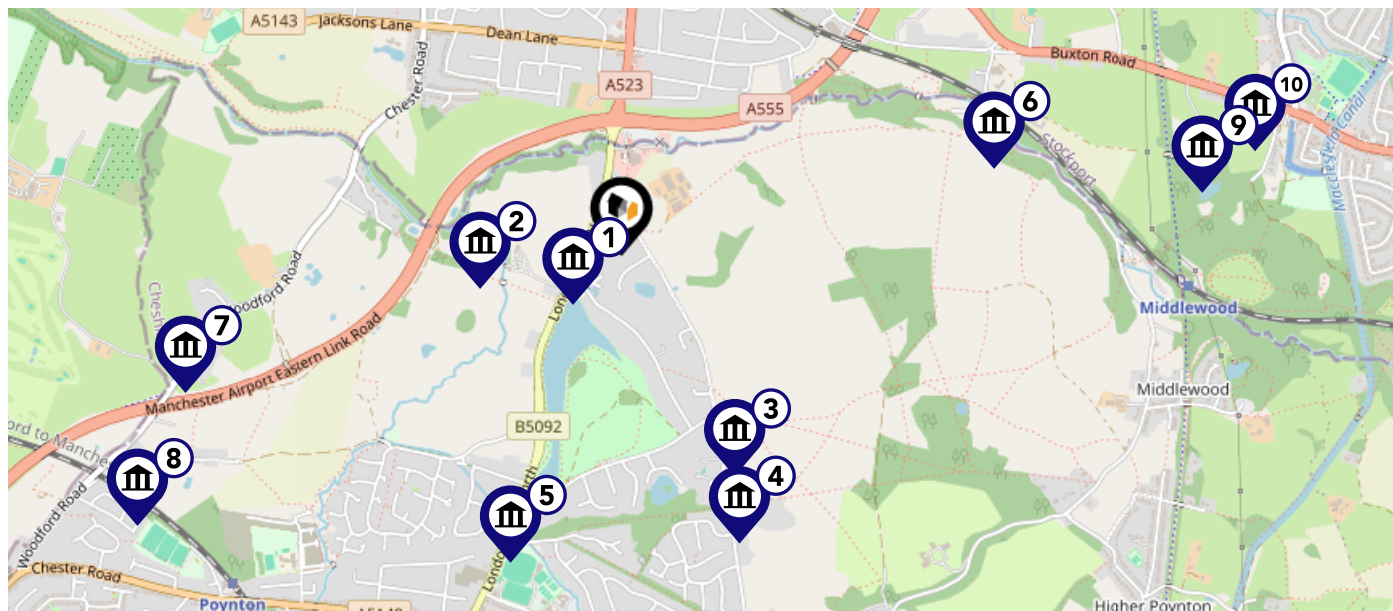
# Maps











## Listed Buildings

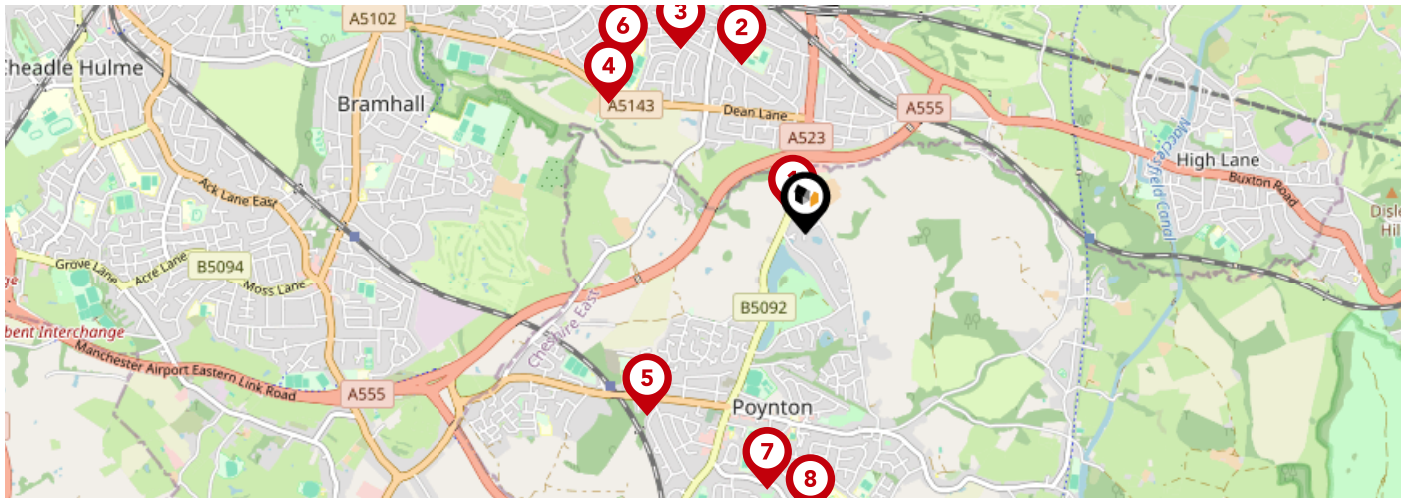
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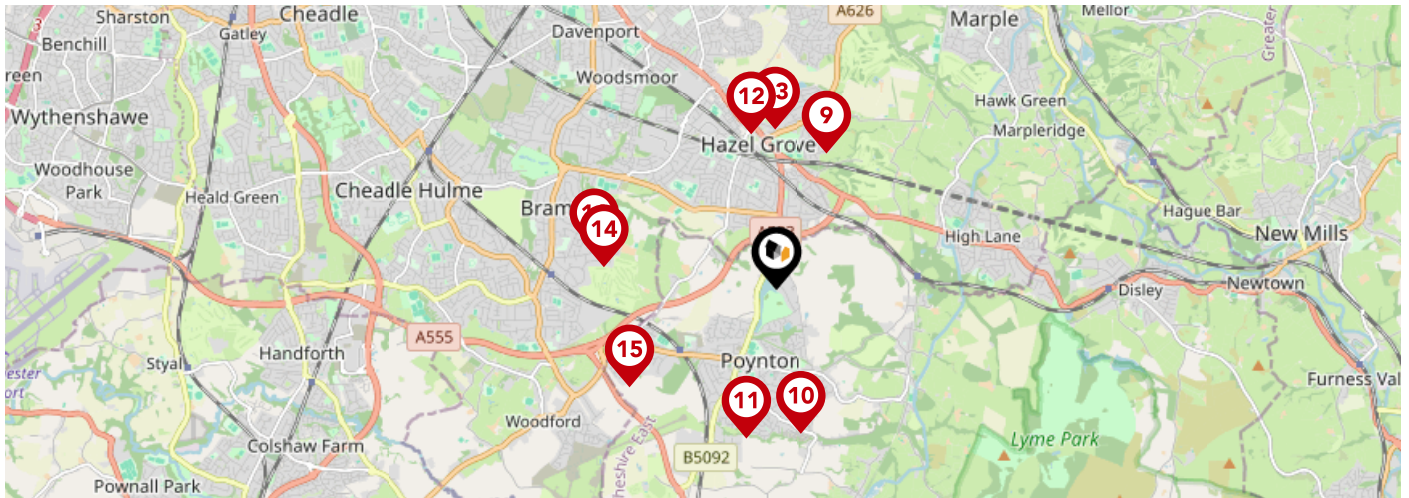
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1277112 - Milestone, 110 Metres North Of Junction With Anglesea Drive	Grade II	0.1 miles
	1232298 - Generator House At Barlowfold	Grade II	0.3 miles
	1277105 - Ice House	Grade II	0.5 miles
	1232304 - Rose Cottage, Southside And Towersyard Farm	Grade II	0.7 miles
	1277165 - 50, London Road North	Grade II	0.7 miles
	1277167 - Boundary Stone On Norbury Hollow Bridge	Grade II	0.9 miles
	1232305 - Dog Hill Green	Grade II	1.0 miles
	1232356 - Haybrook	Grade II	1.2 miles
	1319483 - Marsden House	Grade II	1.3 miles
	1260308 - Mile Post At Junction With Middlewood Road	Grade II	1.4 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Norbury Court School</b> Ofsted Rating: Good   Pupils: 1   Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Norbury Hall Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Peter's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hazel Grove High School</b> Ofsted Rating: Good   Pupils: 1382   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lower Park School</b> Ofsted Rating: Good   Pupils: 277   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Moorfield Primary School</b> Ofsted Rating: Requires improvement   Pupils: 412   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Vernon Primary School</b> Ofsted Rating: Outstanding   Pupils: 375   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Poynton High School</b> Ofsted Rating: Good   Pupils: 1499   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Torkington Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Worth Primary School</b> Ofsted Rating: Requires improvement   Pupils: 206   Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 109   Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hazel Grove Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Simon's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ladybrook Primary School</b> Ofsted Rating: Outstanding   Pupils: 242   Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance: 1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bramhall High School</b> Ofsted Rating: Good   Pupils: 1314   Distance: 1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

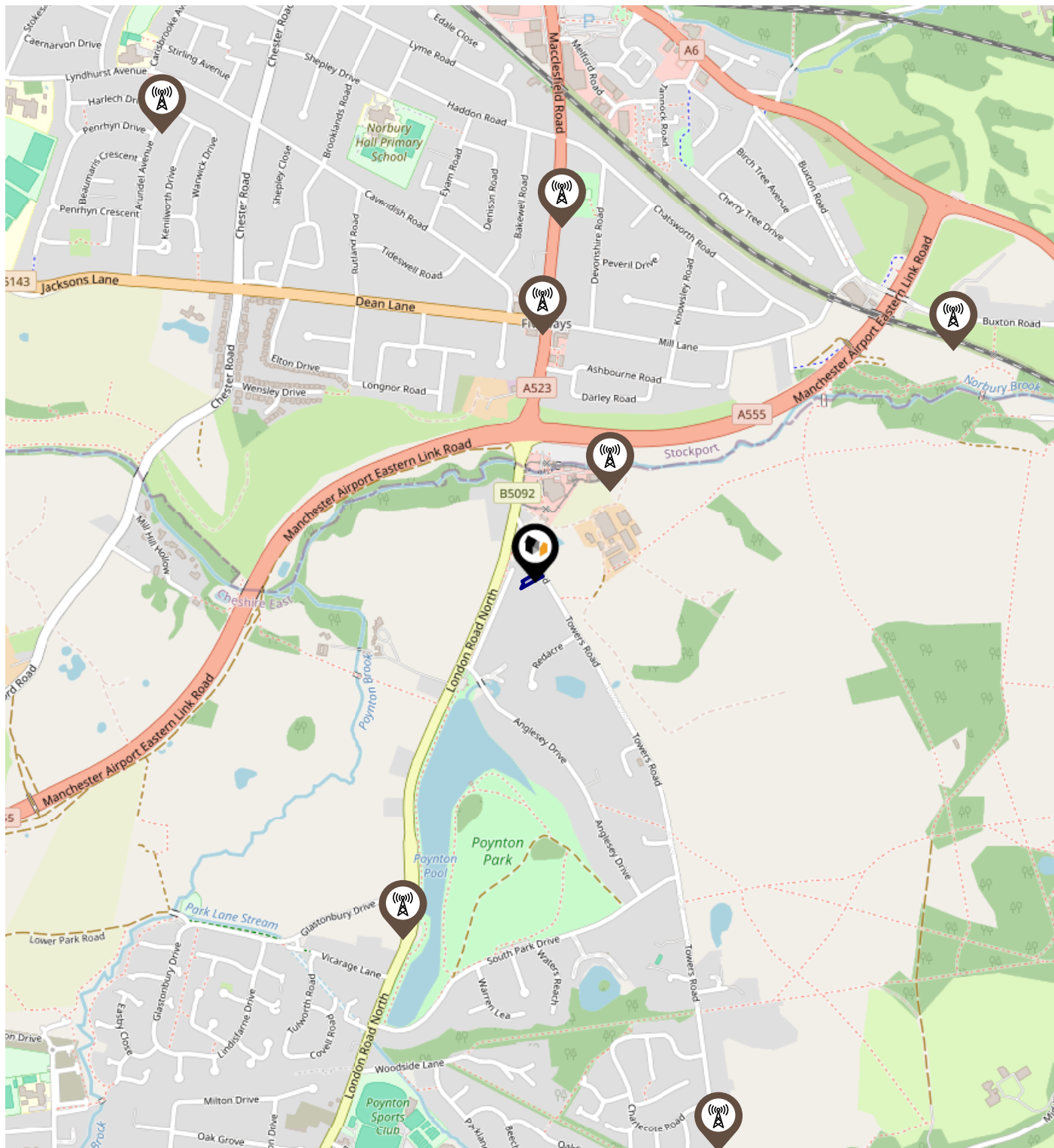


# Local Area



## Masts & Pylons

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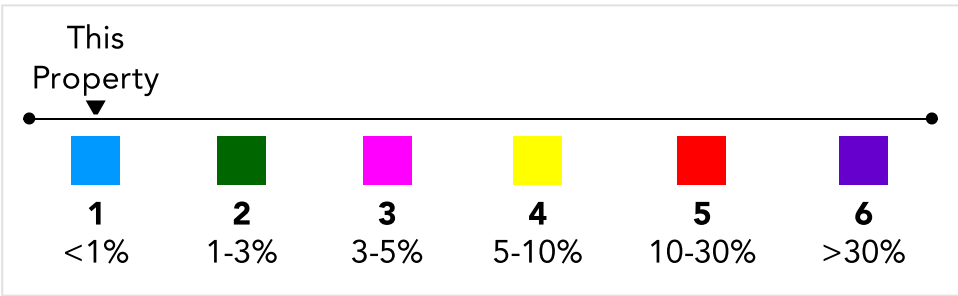
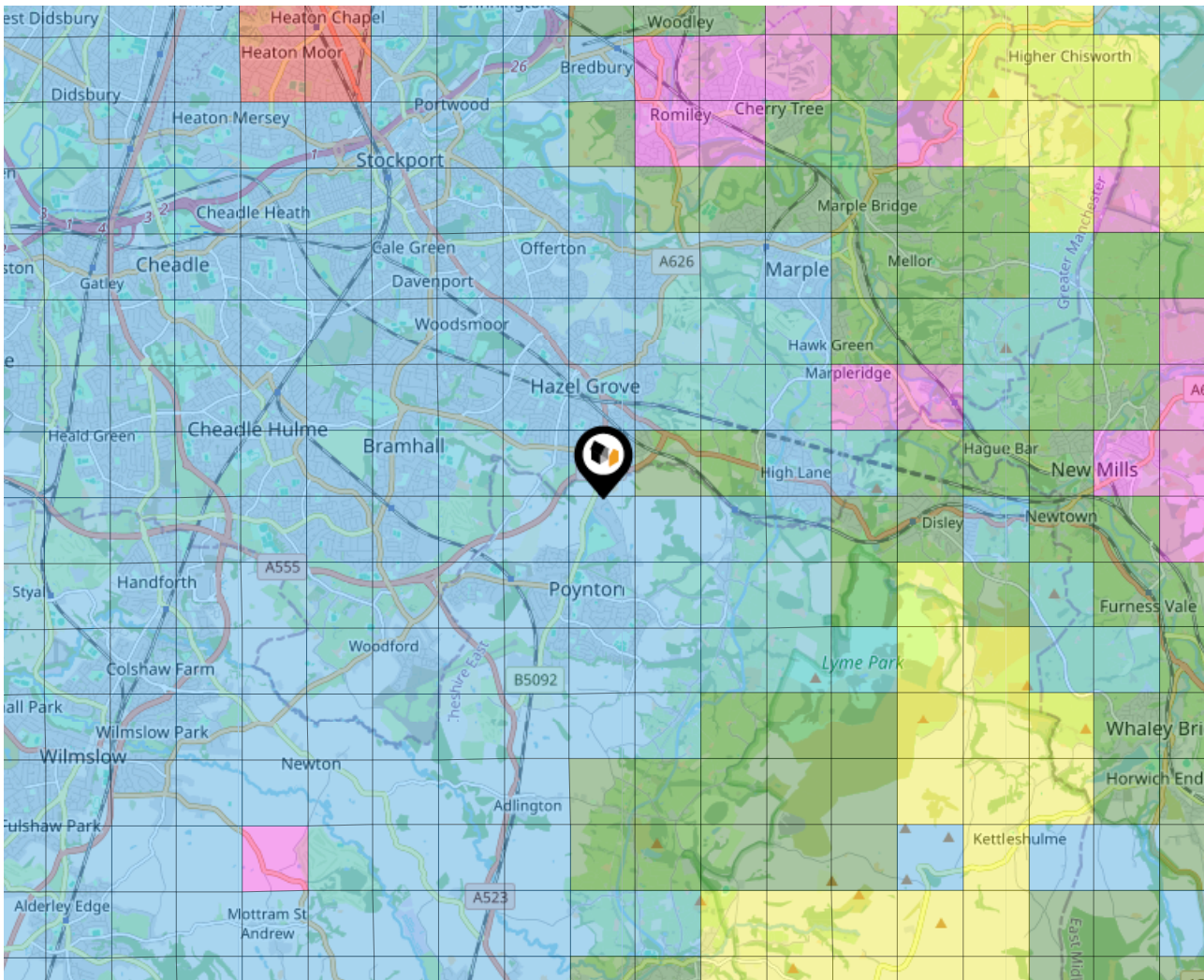
### Key:

-  Power Pylons
-  Communication Masts



### What is Radon?

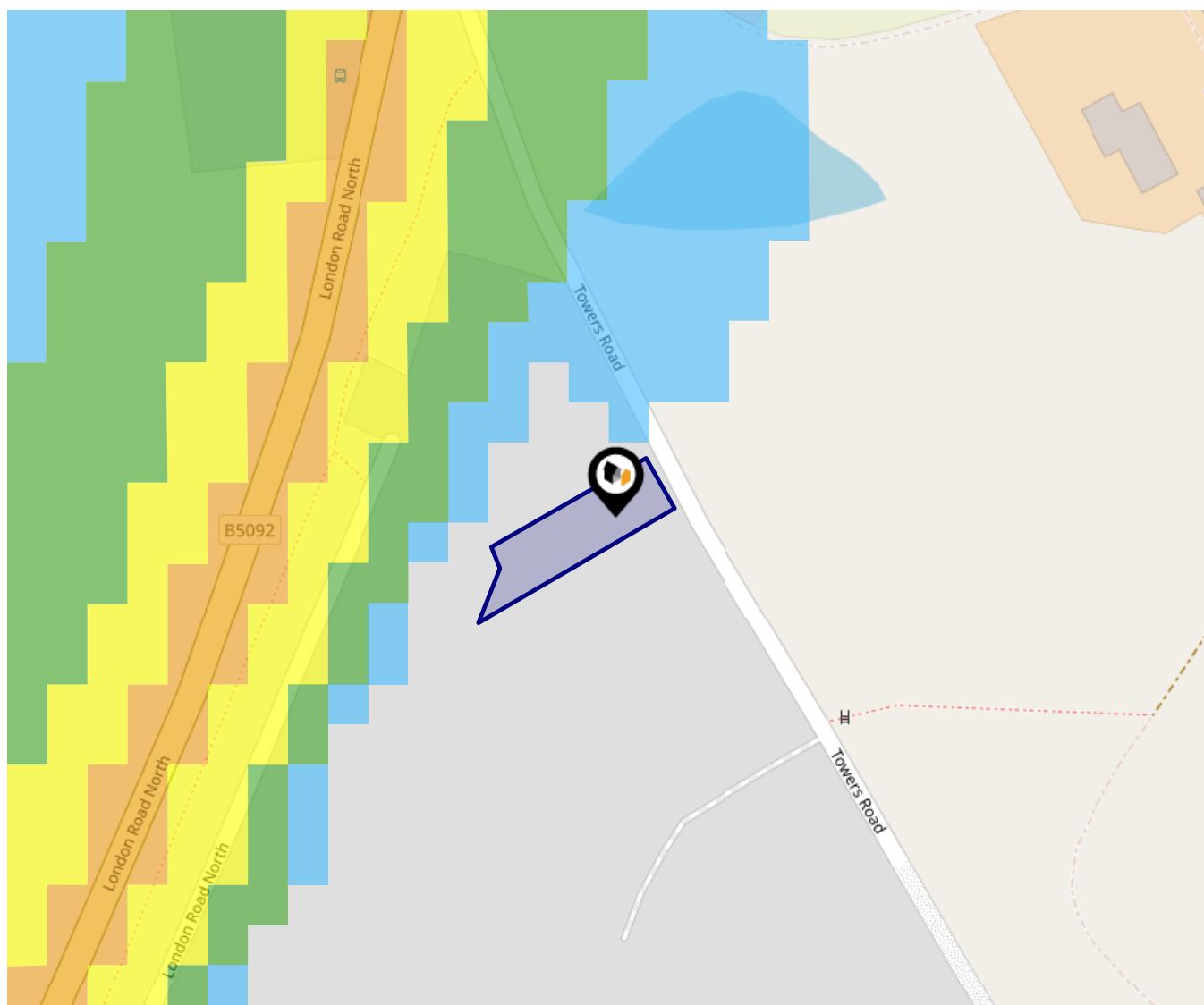
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



# Local Area Road Noise

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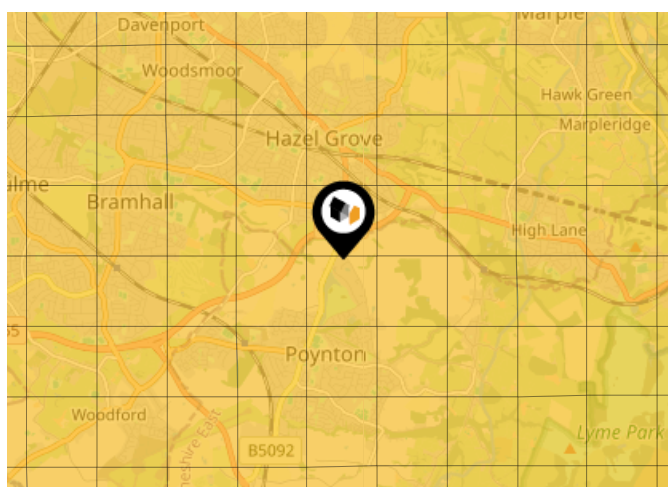
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

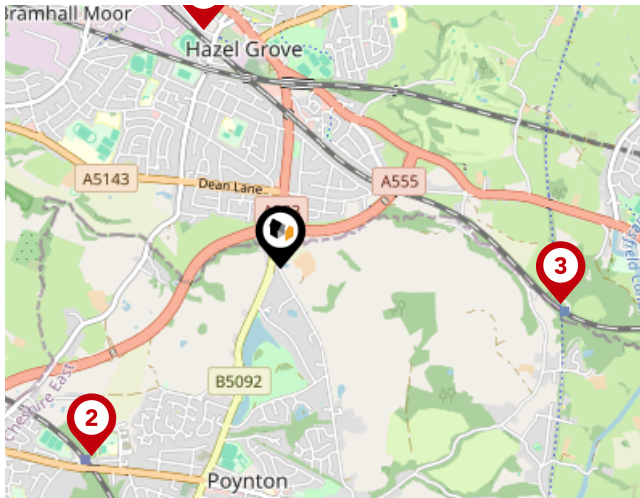


# Area

## Transport (National)

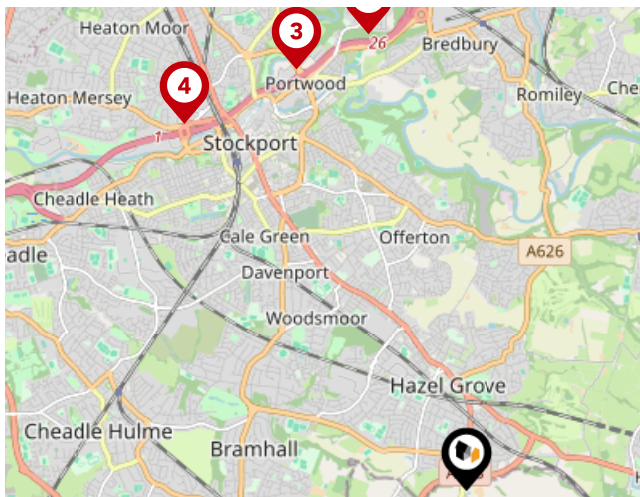
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SALES AND LETTINGS



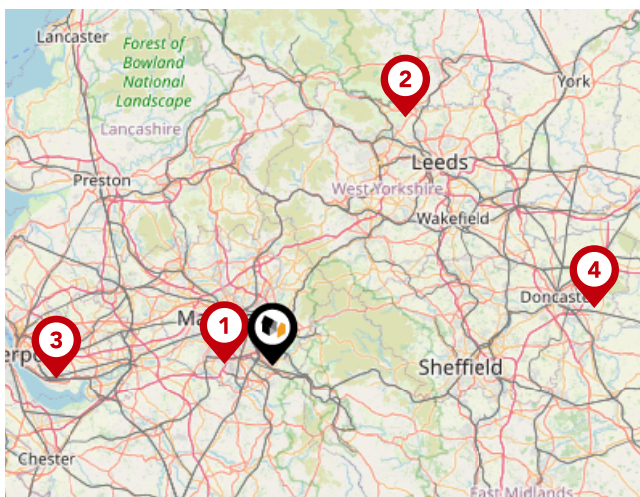
### National Rail Stations

Pin	Name	Distance
1	Hazel Grove Rail Station	1.11 miles
2	Poynton Rail Station	1.18 miles
3	Middlewood Rail Station	1.25 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J26	4.13 miles
2	M60 J25	4.37 miles
3	M60 J27	4.01 miles
4	M60 J1	4.08 miles
5	M67 J2	6.52 miles



### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	6.84 miles
2	Leeds Bradford Airport	39.68 miles
3	Speke	30.65 miles
4	Finningley	46.2 miles



# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	Towers Road	0.08 miles
2	Anglesey Drive	0.15 miles
3	Fiveways	0.34 miles
4	Cavendish Road	0.4 miles
5	Mill Lane	0.4 miles



### Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	5.39 miles
2	East Didsbury (Manchester Metrolink)	5.48 miles
3	East Didsbury (Manchester Metrolink)	5.49 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 cannot thank Lawler's enough, in particular Claire. Our house move has been quite a journey but throughout the process Claire has been amazing. She has kept up communication, pushed on our behalf and always worked in our best interests. I would highly recommend them as without them I firmly believe we would not be in our dream home.

### Testimonial 2



We recently sold our home through Lawler and Co. and were very happy with the service provided. Nothing was too much trouble for them. We mainly dealt with Angela and Clare who were both friendly, helpful and extremely knowledgeable of the market. As a company we found them to be extremely professional, for example always keeping us updated of where the sale was up to and ensuring everything ran as smooth as possible. I would not hesitate in recommending..

### Testimonial 3



When our mother moved into a care home from a house that she had lived in for 67 years, my sister and I approached the task of selling the house with a high degree of trepidation. To complicate matters, neither of us lived locally, with each of us having a journey of approximately 3 hours to reach the house. However, from the moment that we contacted the Lawler and Co Poynton office we were greatly impressed and our fears receded...

### Testimonial 4



From start to finish excellent service. I bought my first house from them a couple of years ago and they were my first call when I decided to sell and relocate this year. Both my original purchase, my current sale and purchase were handled with professionalism and caring. All of my interactions with Lawlers and specifically Clare have been perfect...



/LawlerandCo/



/lawlerandco



/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.

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.



## 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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