

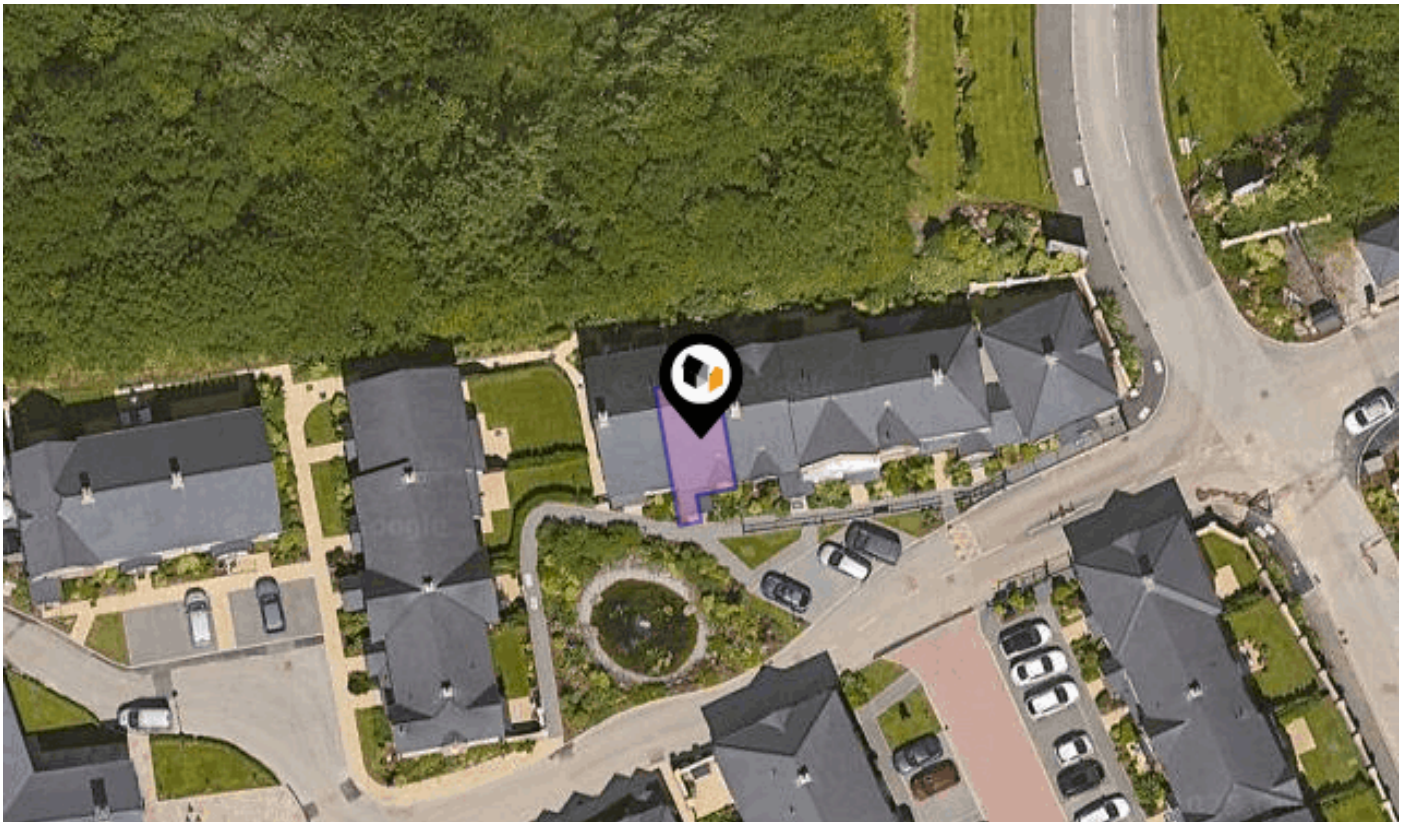


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th October 2025



JAMIE WEBB DRIVE, HANDFORTH, WILMSLOW, SK9

Lawler & Co | Poynton

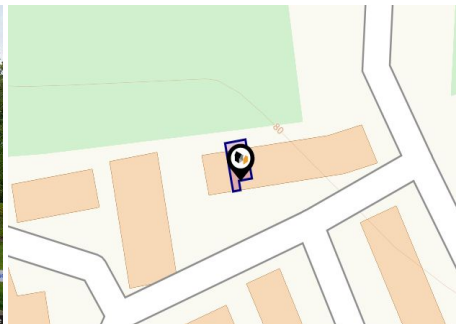
60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	893 ft ² / 83 m ²
Plot Area:	0.01 acres
Year Built :	2021
Council Tax :	Band C
Annual Estimate:	£2,073
Title Number:	CH701405

Tenure:	Leasehold
Start Date:	16/02/2021
End Date:	24/06/3018
Lease Term:	999 years from and including 24 June 2019
Term Remaining:	993 years

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	58	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

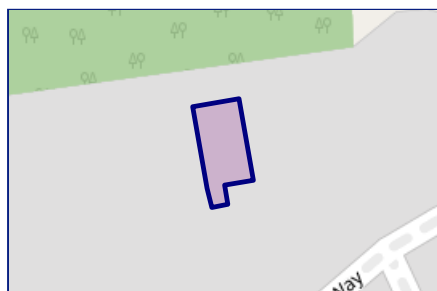


Freehold Title Plan



CH629439

Leasehold Title Plan



CH701405

Start Date: 16/02/2021
End Date: 24/06/3018
Lease Term: 999 years from and including 24 June 2019
Term Remaining: 993 years

JAMIE WEBB DRIVE, HANDFORTH, WILMSLOW, SK9



JAMIE WEBB DRIVE, HANDFORTH, WILMSLOW, SK9



JAMIE WEBB DRIVE, HANDFORTH, WILMSLOW, SK9



Property
EPC - Certificate

Jamie Webb Drive, Handforth, SK9

Energy rating

B

Valid until 24.10.2029

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

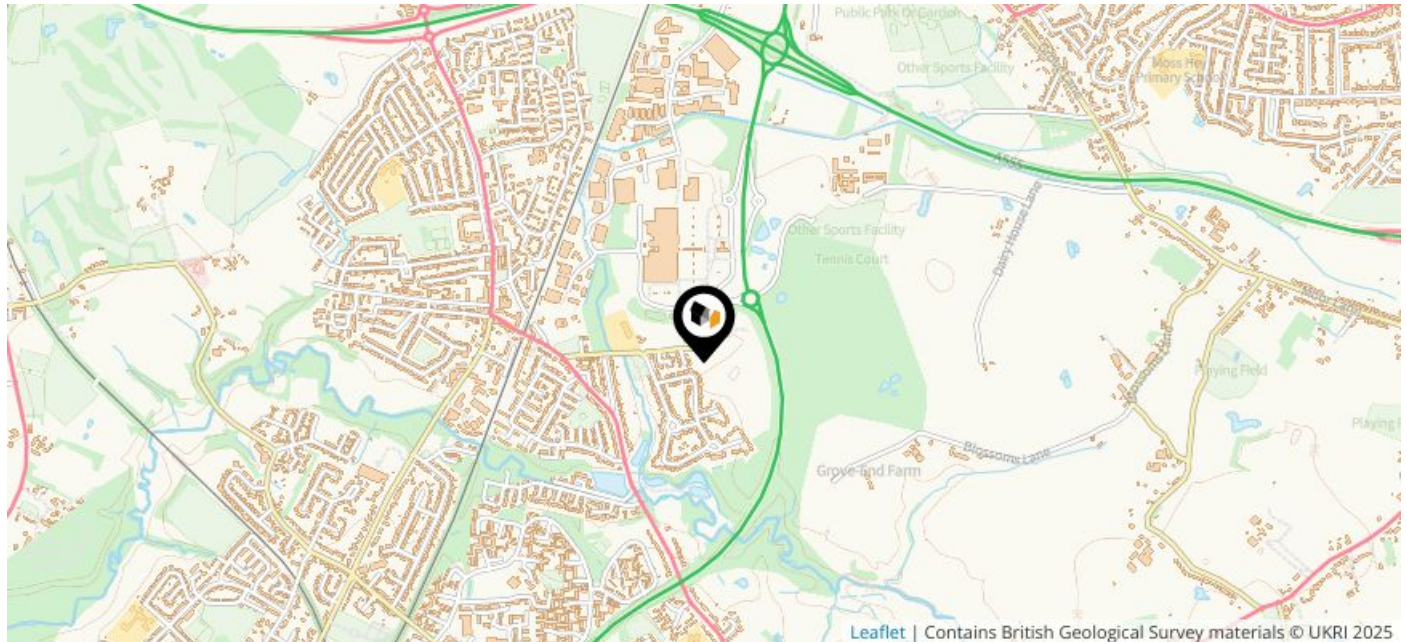
Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	83 m ²

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.

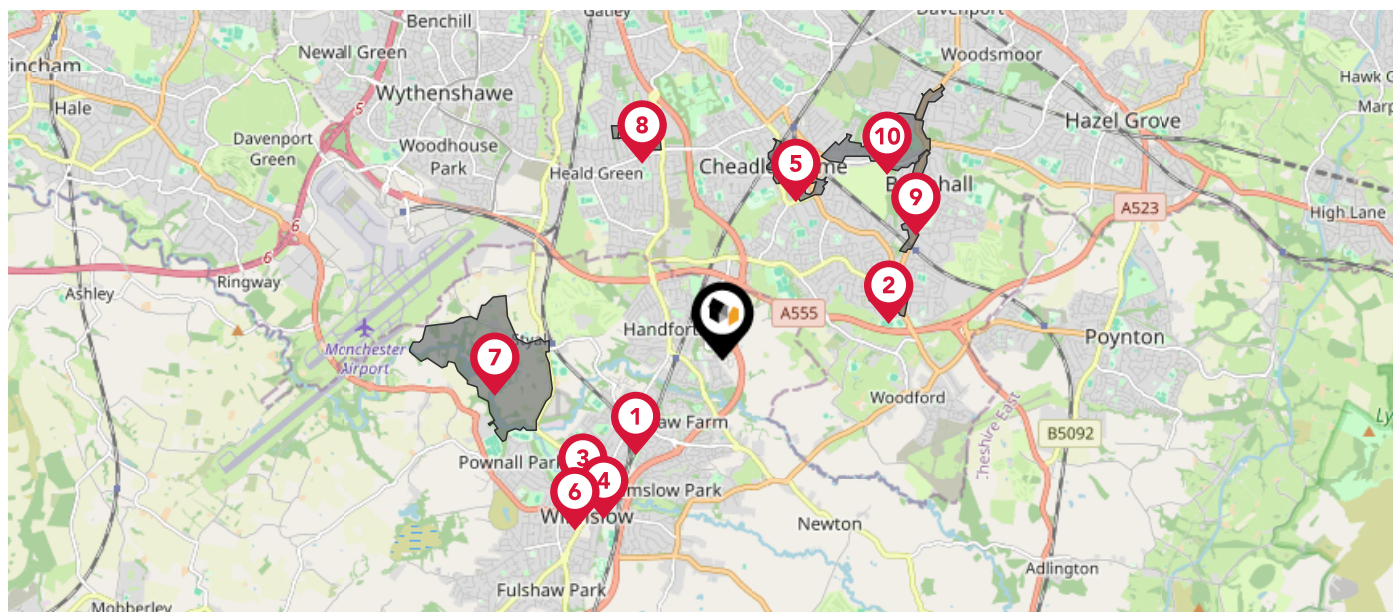
Maps

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 Highfield (Wilmslow) Conservation Area
- 2 Syddal Park
- 3 Bollin Hill Conservation Area
- 4 St Bartholomew's (Wilmslow) Conservation Area
- 5 Swann Lane, Hulme Hall Road and Hill Top Avenue
- 6 Hawthorn Lane (Wilmslow) Conservation Area
- 7 Styal Conservation Area
- 8 Cheadle Royal Hospital
- 9 Bramhall Lane South
- 10 Bramall Park

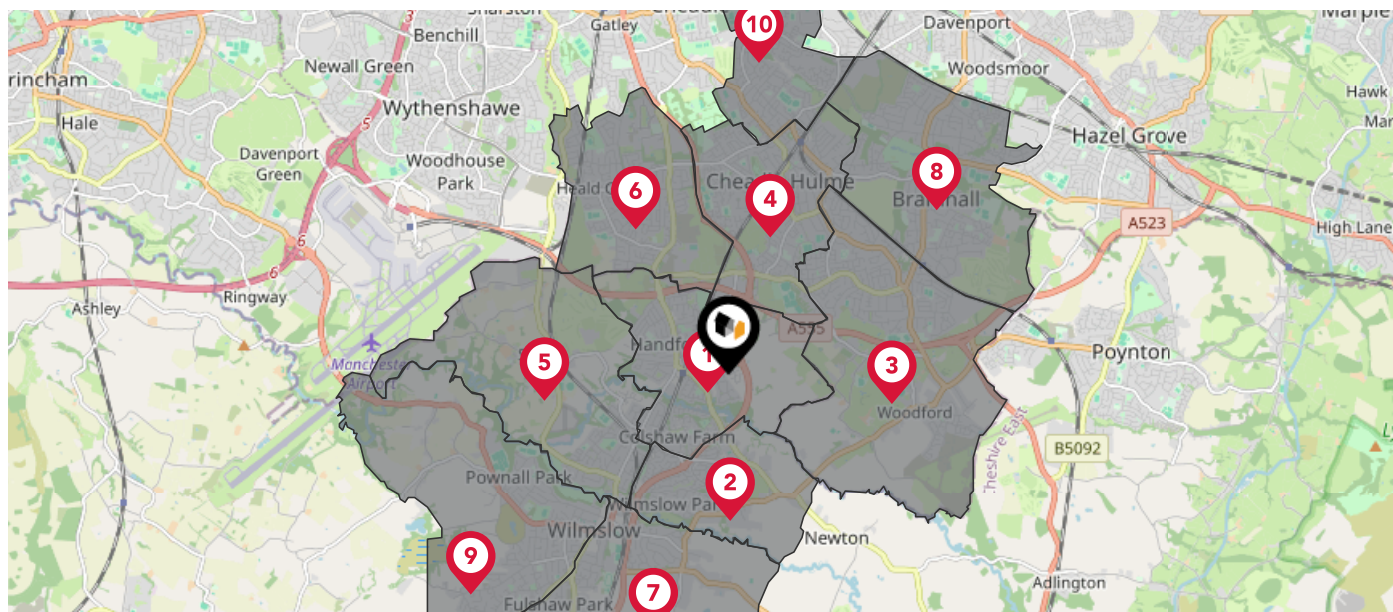
Maps

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

Handforth Ward

2

Wilmslow Dean Row Ward

3

Bramhall South and Woodford Ward

4

Cheadle Hulme South Ward

5

Wilmslow Lacey Green Ward

6

Heald Green Ward

7

Wilmslow East Ward

8

Bramhall North Ward

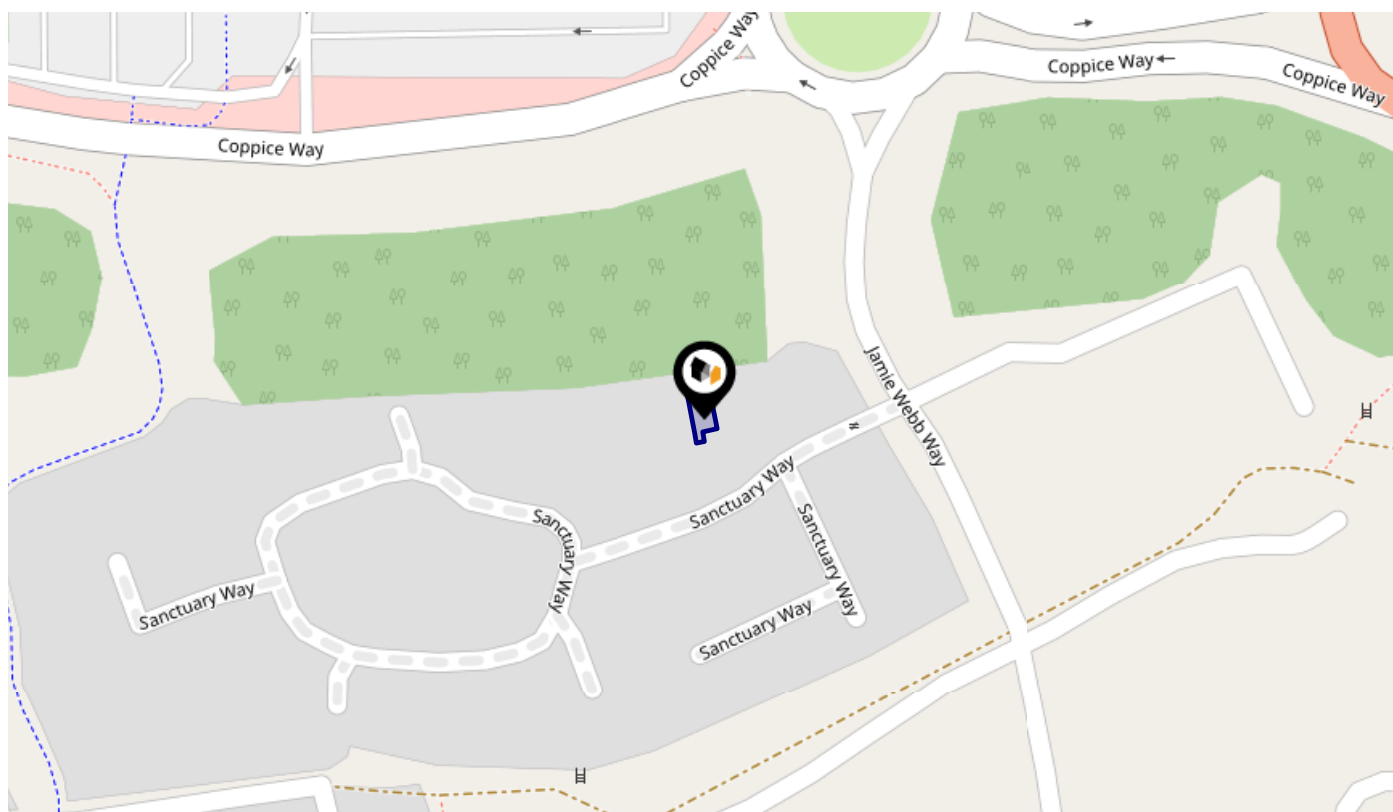
9

Wilmslow West and Chorley Ward

10

Cheadle Hulme North 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	

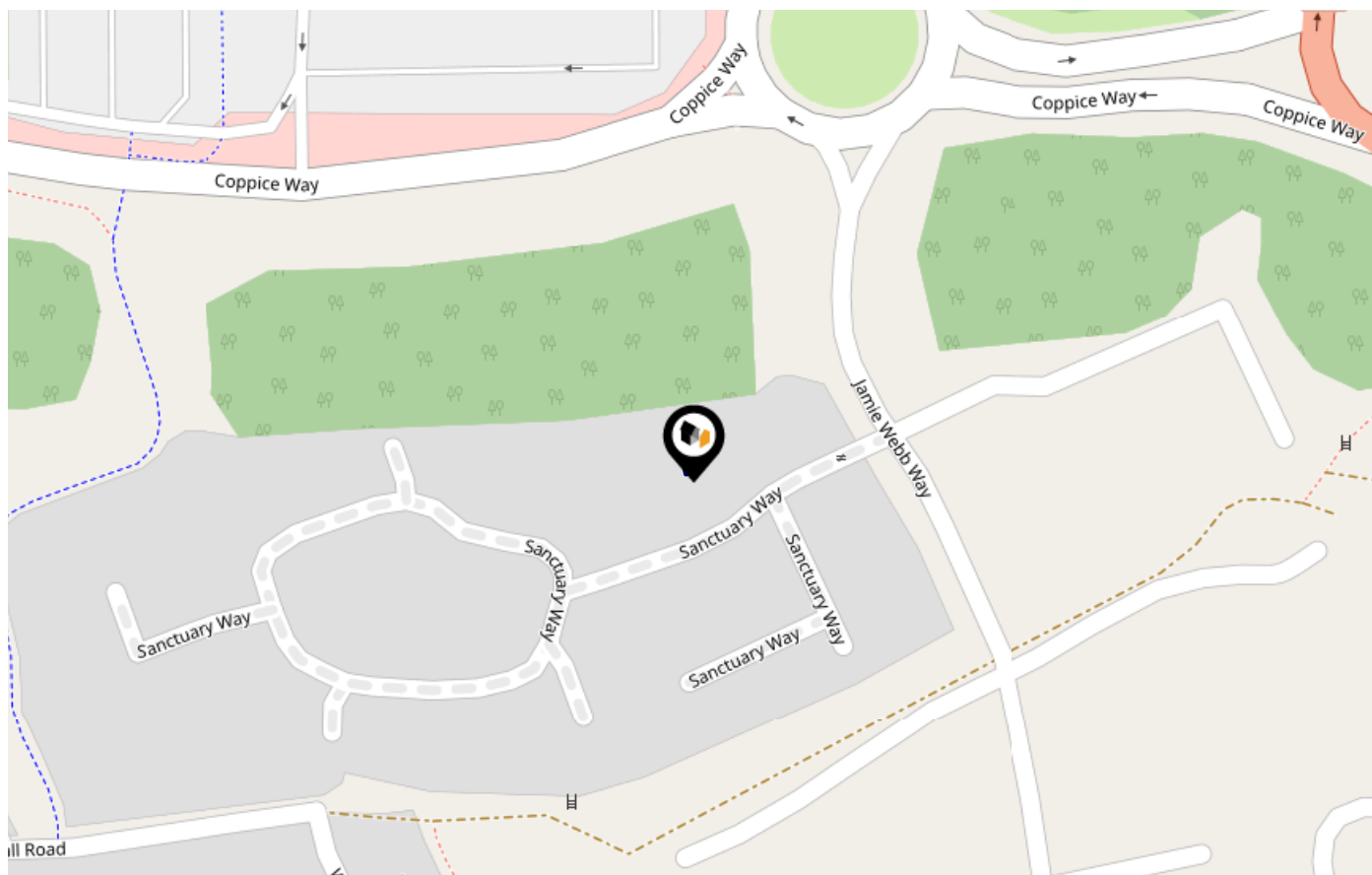
Flood Risk

Rivers & Seas - Flood Risk

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SALES AND LETTINGS

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

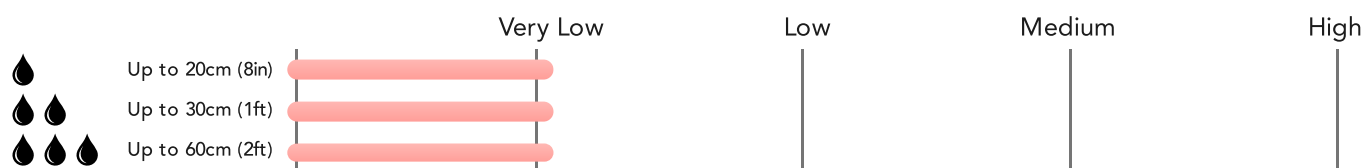


Risk Rating: Very low

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:



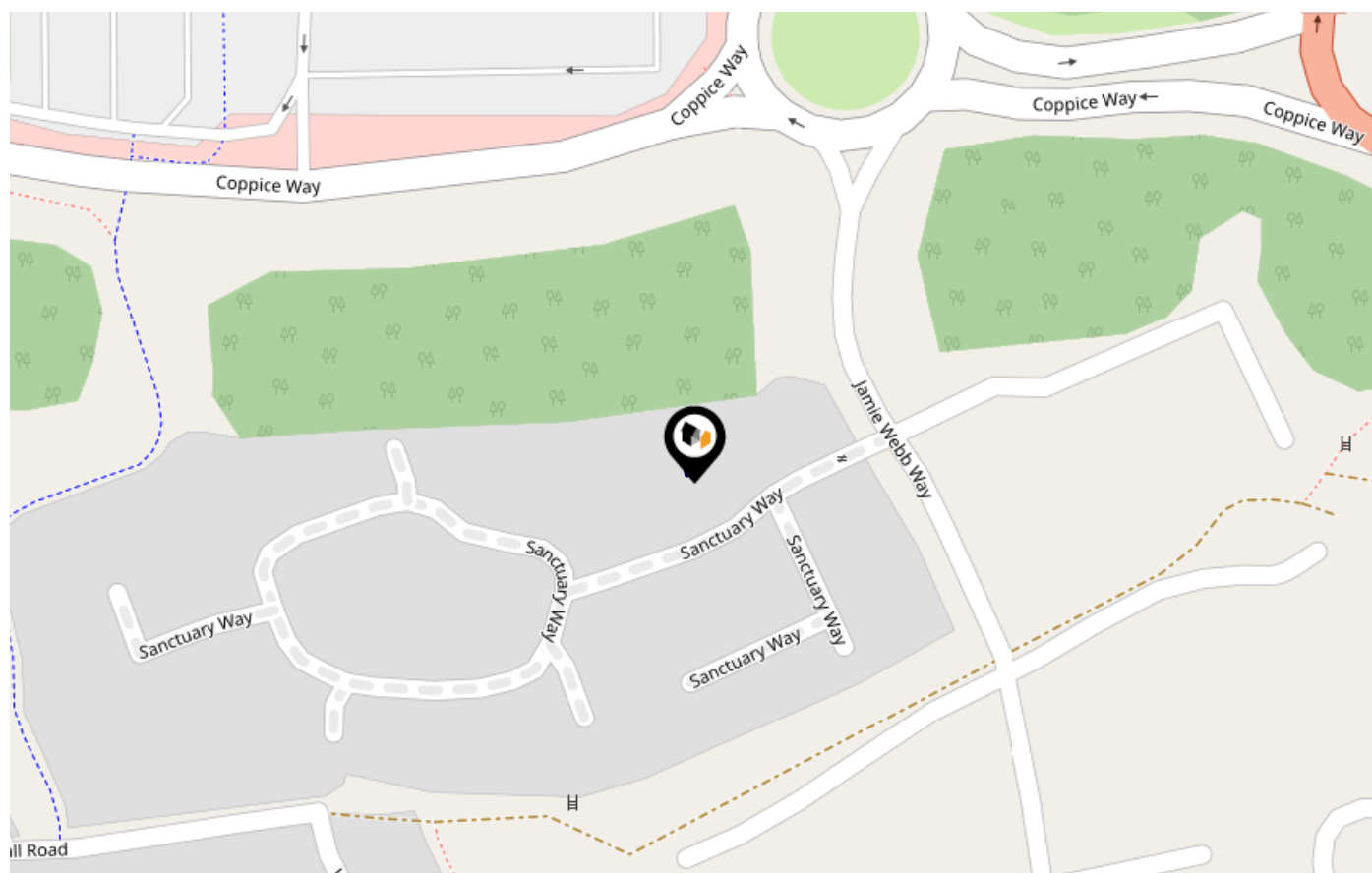
Flood Risk

Rivers & Seas - Climate Change

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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.

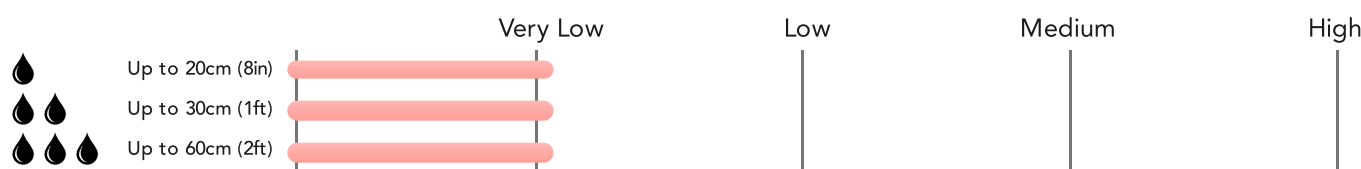


Risk Rating: Very low

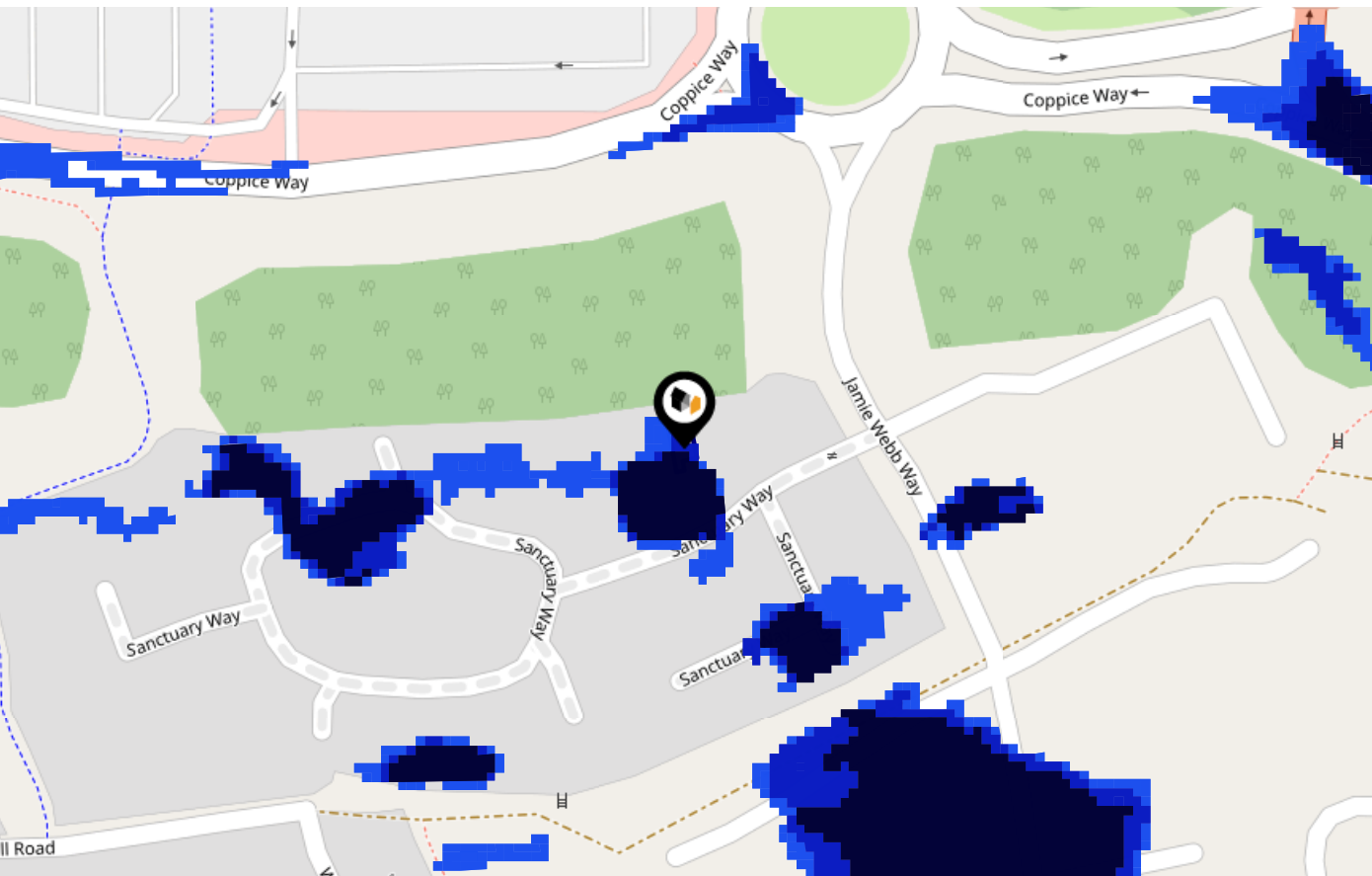
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Risk Rating: Medium

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

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

Chance of flooding to the following depths at this property:



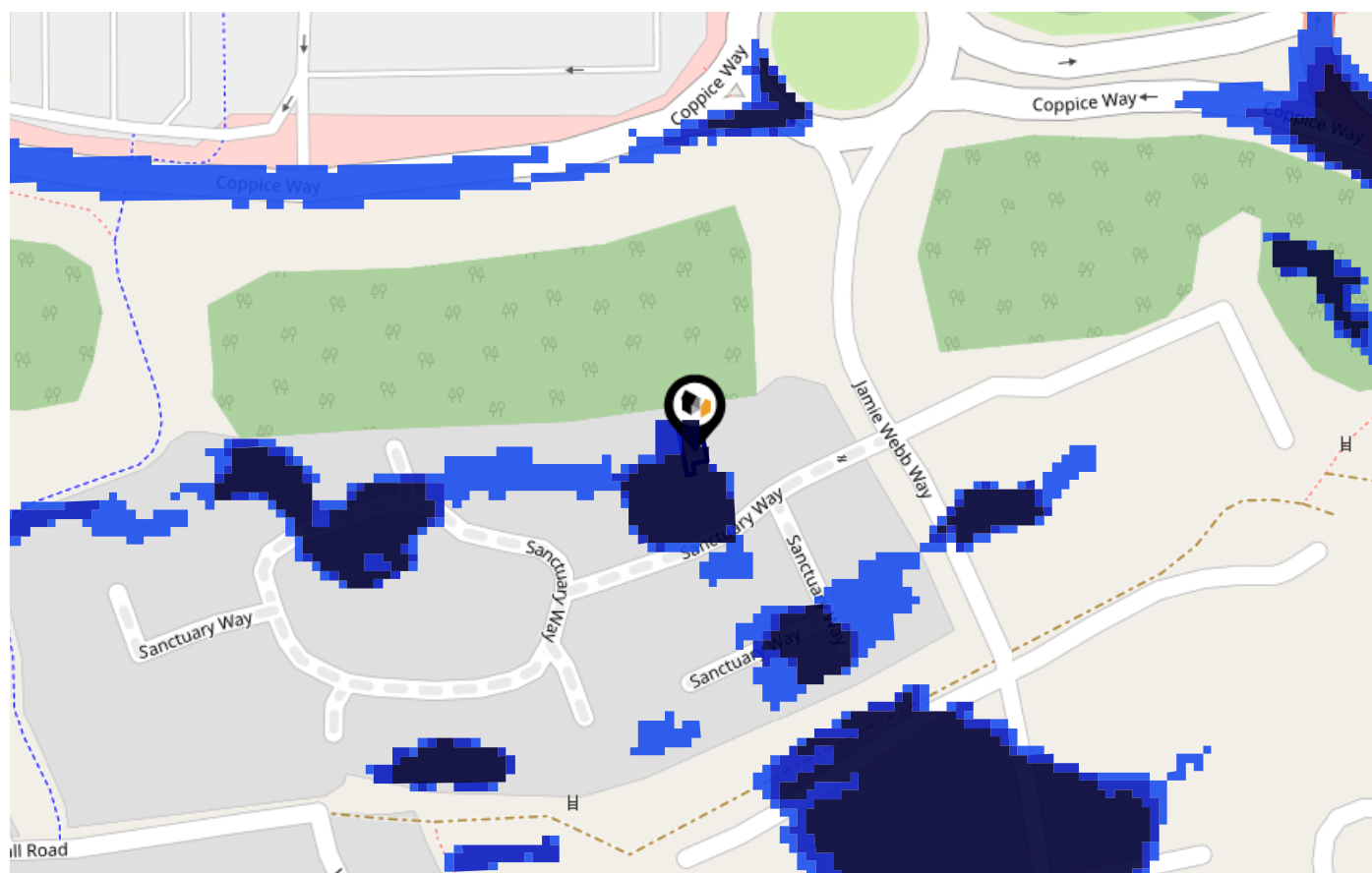
Flood Risk

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.

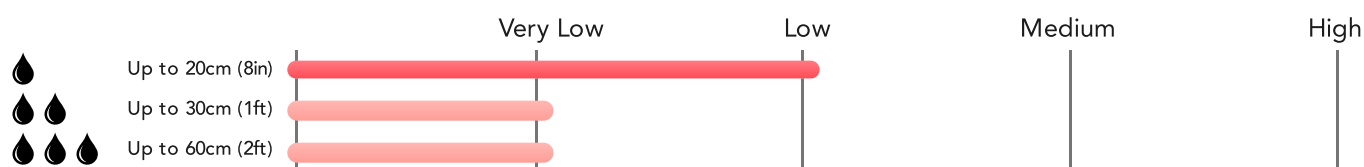


Risk Rating: High

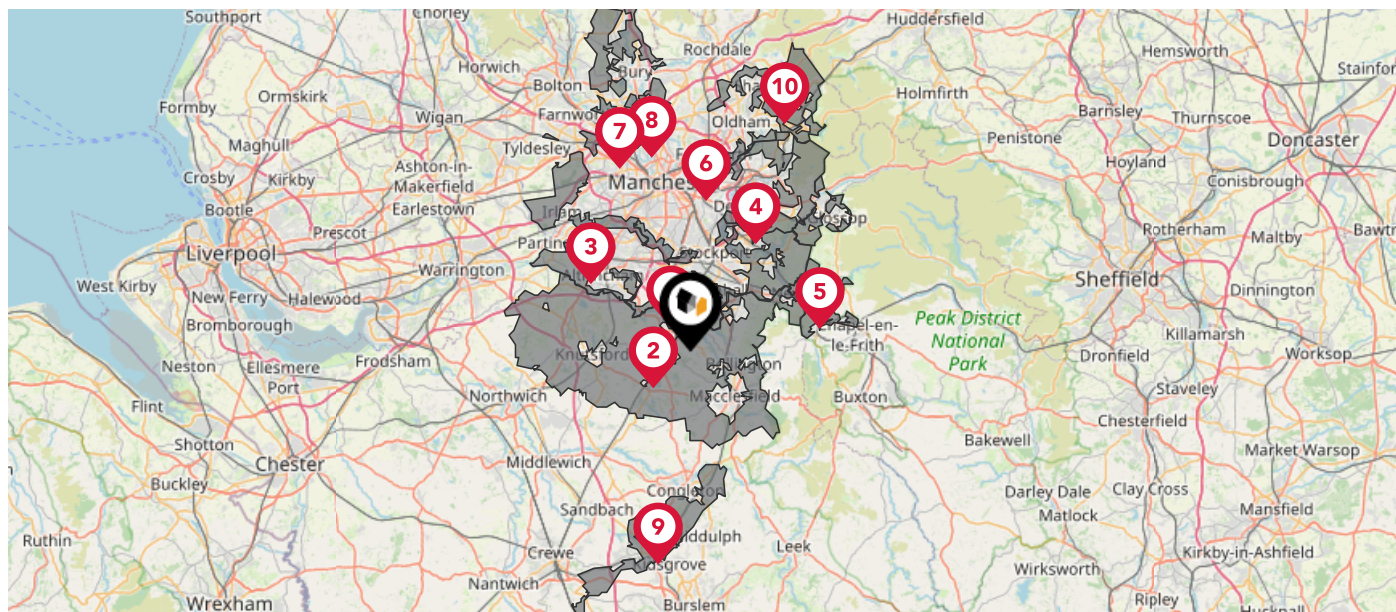
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Stockport

2

Merseyside and Greater Manchester Green Belt - 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 - High Peak

6

Merseyside and Greater Manchester Green Belt - Manchester

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Bury

9

Stoke-on-Trent Green Belt - Cheshire East

10

Merseyside and Greater Manchester Green Belt - Oldham

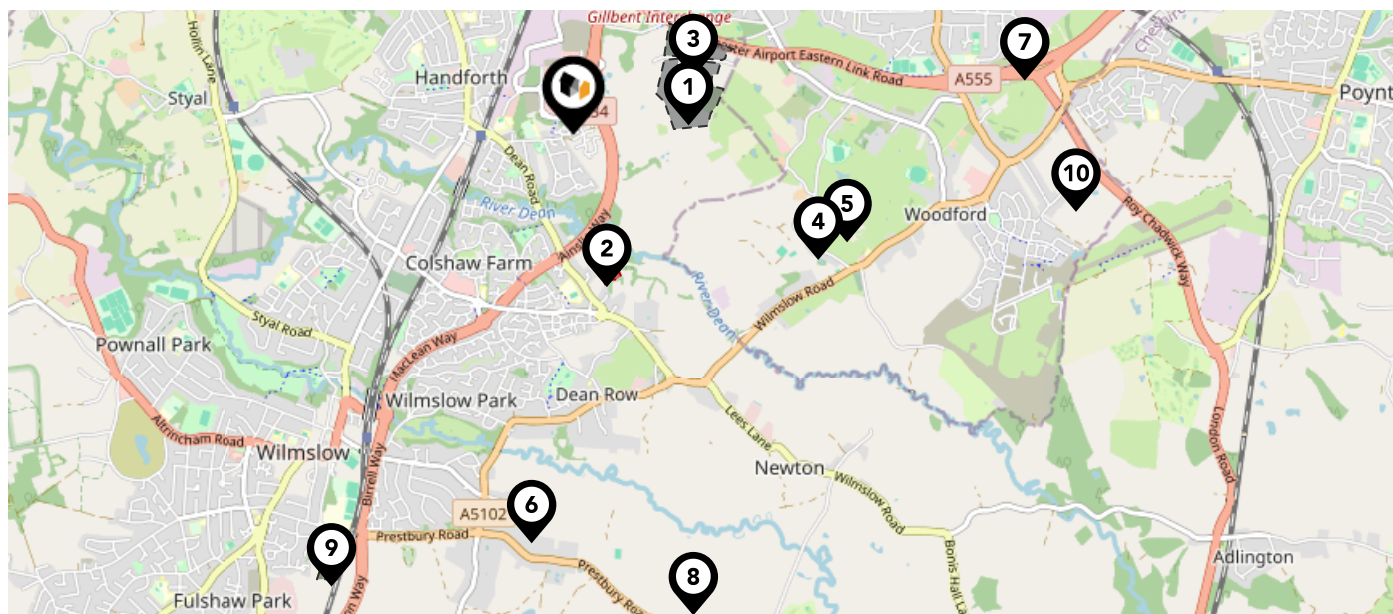
Maps

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	A M E C Landfill Site South-Dairy House Lane,Woodford,Stockport,Cheshire	Historic Landfill
2	EA/EPR/CP3196CK/A001	Active Landfill
3	Land off Dairy House Lane-Handforth, Stockport, Cheshire	Historic Landfill
4	Boldmere-Church Lane, Woodford, Bramhall	Historic Landfill
5	Hill Top Farm-Woodford, Bramhall, Stockport	Historic Landfill
6	Weston Road-Weston Road, Wilmslow	Historic Landfill
7	Ashmere Farm-Off Woodford Road, Bramhall, Stockport	Historic Landfill
8	Dean Farm-Prestbury Road, Mottram, St Andrew, Cheshire	Historic Landfill
9	Wilmslow County High School-Holly Road, Wilmslow	Historic Landfill
10	Upper Swinesey Farm-Woodford	Historic Landfill

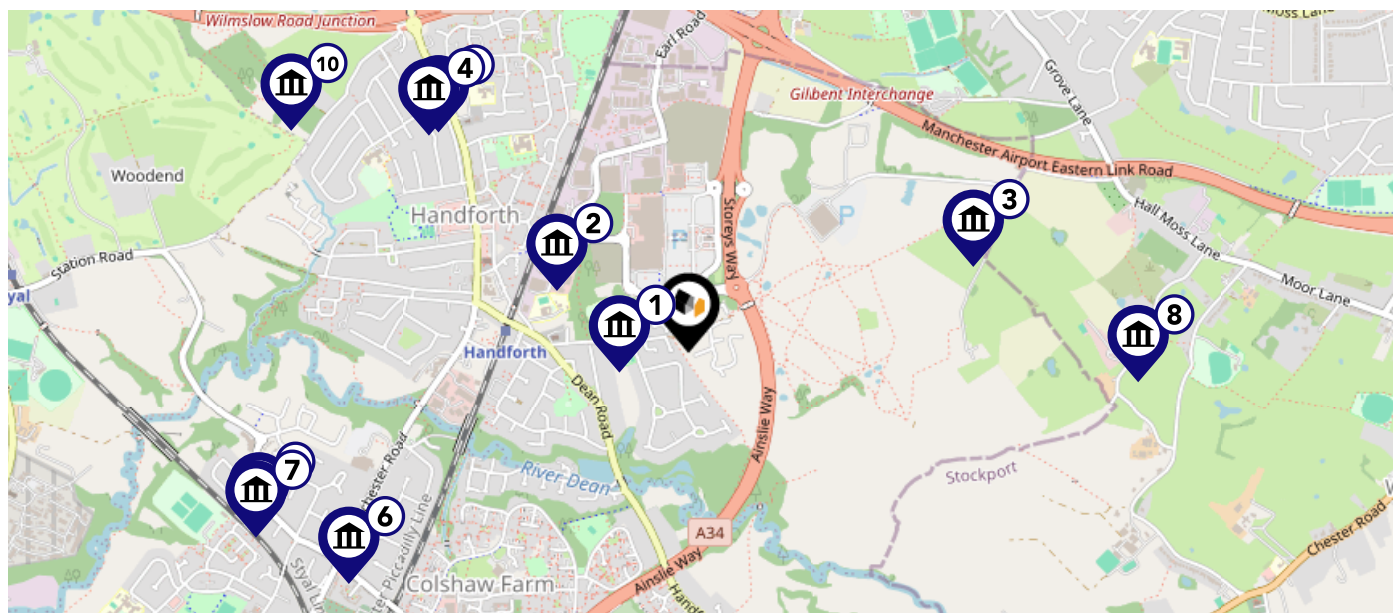
Maps

Listed Buildings

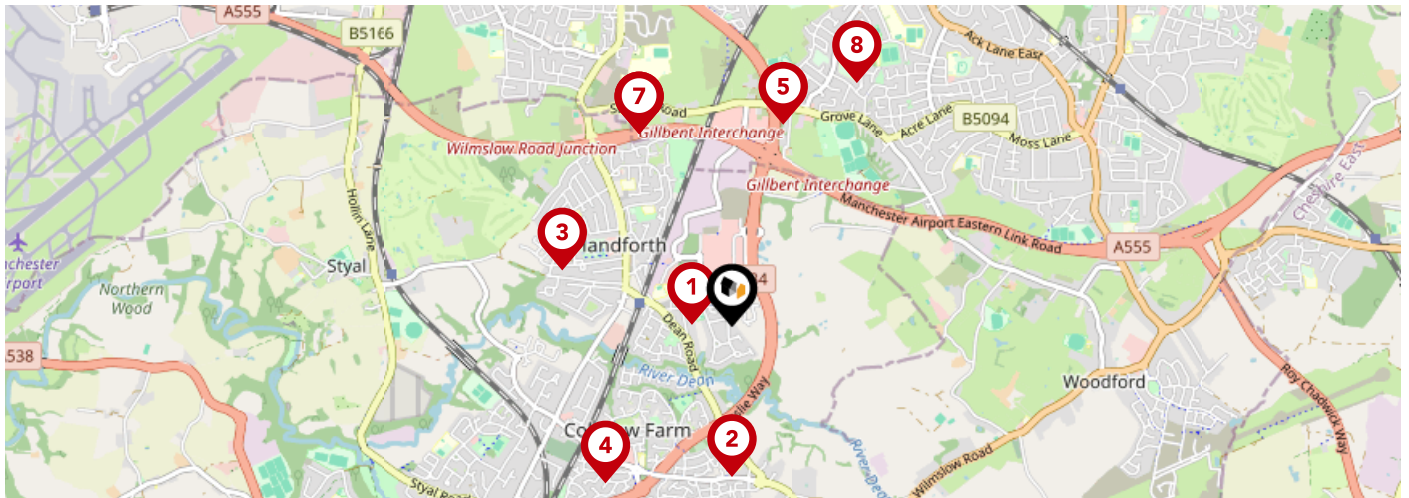
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SALES AND LETTINGS

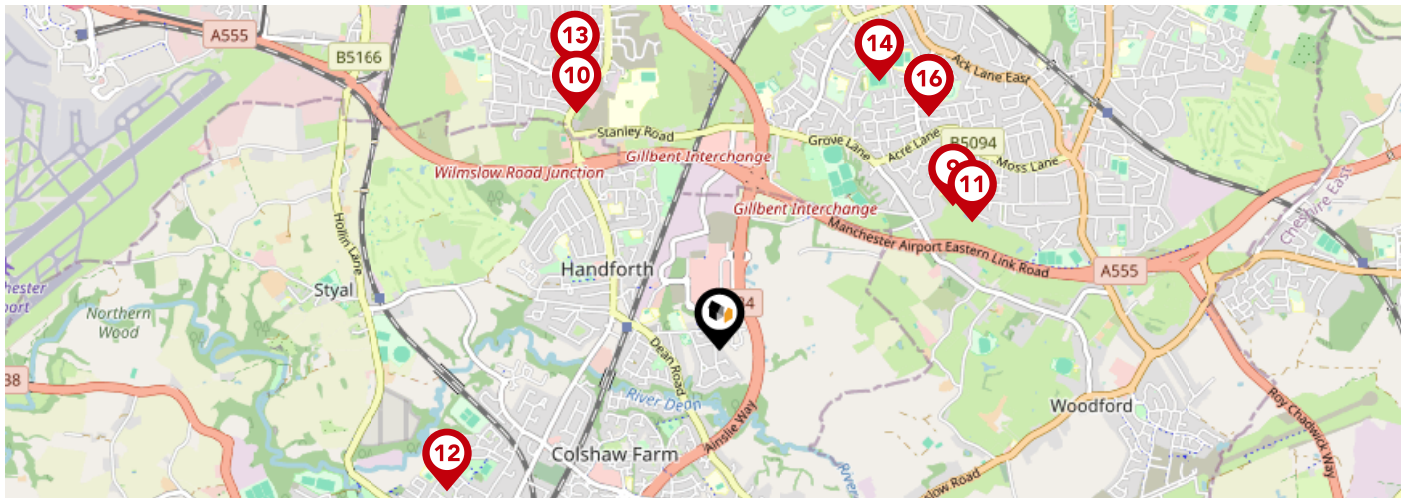
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1222483 - Handforth Hall	Grade II	0.1 miles
	1222576 - Brooke Farmhouse	Grade II	0.3 miles
	1222481 - Dairy House Farmhouse	Grade II	0.7 miles
	1274406 - The Southern Most House At Number 187	Grade II	0.7 miles
	1237949 - The White House	Grade II	0.7 miles
	1237747 - Finney Green Cottage	Grade II	0.9 miles
	1274540 - Little Stannilands	Grade II	1.0 miles
	1241493 - Lane Side Farmhouse	Grade II	1.0 miles
	1274431 - Rose Cottage	Grade II	1.0 miles
	1222479 - The Grange	Grade II	1.0 miles



		Nursery	Primary	Secondary	College	Private
1	St Benedict's Catholic Primary School Ofsted Rating: Good Pupils: 208 Distance:0.18	☐	☒	☐	☐	☐
2	The Wilmslow Academy Ofsted Rating: Good Pupils: 365 Distance:0.67	☐	☒	☐	☐	☐
3	Handforth Grange Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:0.79	☐	☒	☐	☐	☐
4	Aurora Summerfields School Ofsted Rating: Good Pupils: 24 Distance:0.89	☐	☐	☒	☐	☐
5	St James' Catholic High School Ofsted Rating: Good Pupils: 823 Distance:0.92	☐	☐	☒	☐	☐
6	Royal College Manchester (Seashell Trust) Ofsted Rating: Good Pupils:0 Distance:0.94	☐	☐	☒	☐	☐
7	Royal School, Manchester Ofsted Rating: Outstanding Pupils: 64 Distance:0.94	☐	☐	☒	☐	☐
8	Thorn Grove Primary School Ofsted Rating: Good Pupils: 224 Distance:1.21	☐	☒	☐	☐	☐



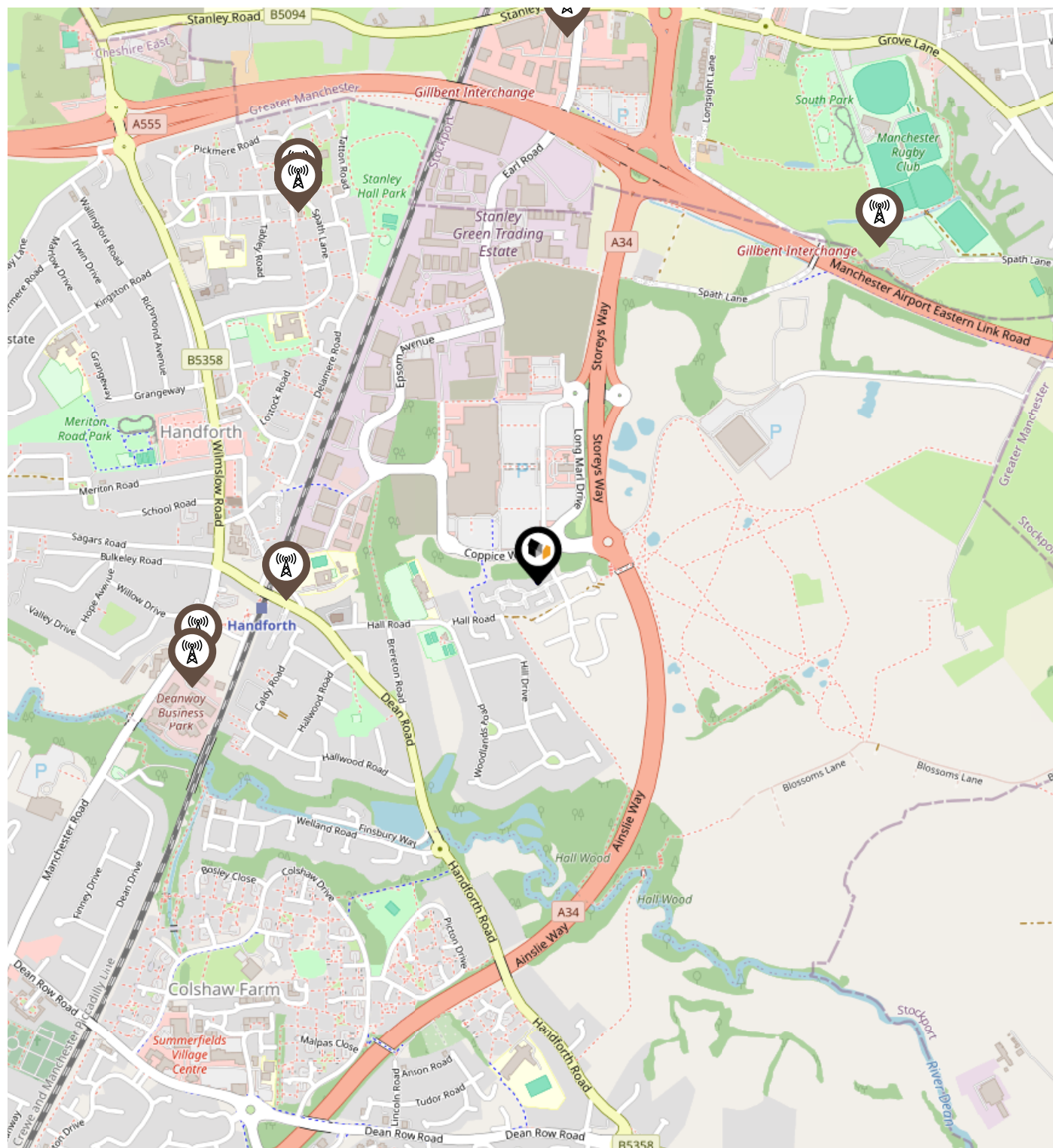
		Nursery	Primary	Secondary	College	Private
	Valley School Ofsted Rating: Outstanding Pupils: 58 Distance: 1.22	☐	☒	☐	☐	☐
	Outwood Primary School Ofsted Rating: Good Pupils: 208 Distance: 1.22	☐	☒	☐	☐	☐
	Moss Hey Primary School Ofsted Rating: Good Pupils: 207 Distance: 1.26	☐	☒	☐	☐	☐
	Lacey Green Primary Academy Ofsted Rating: Good Pupils: 427 Distance: 1.36	☐	☒	☐	☐	☐
	Oakgrove School Ofsted Rating: Good Pupils: 37 Distance: 1.38	☐	☒	☐	☐	☐
	Cheadle Hulme High School Ofsted Rating: Outstanding Pupils: 1667 Distance: 1.39	☐	☐	☒	☐	☐
	Hursthead Infant School Ofsted Rating: Good Pupils: 259 Distance: 1.39	☐	☒	☐	☐	☐
	Hursthead Junior School Ofsted Rating: Good Pupils: 361 Distance: 1.39	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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SALES AND LETTINGS

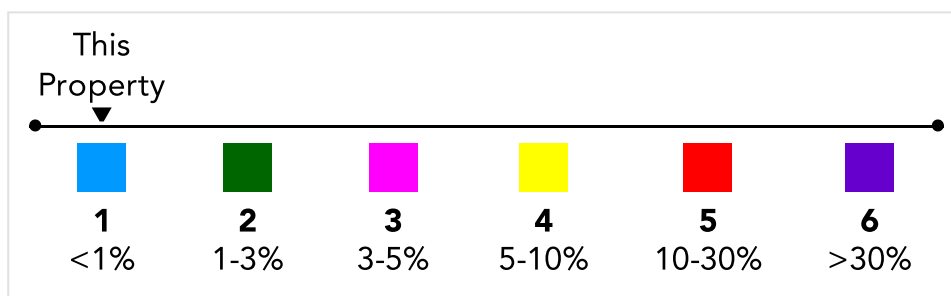
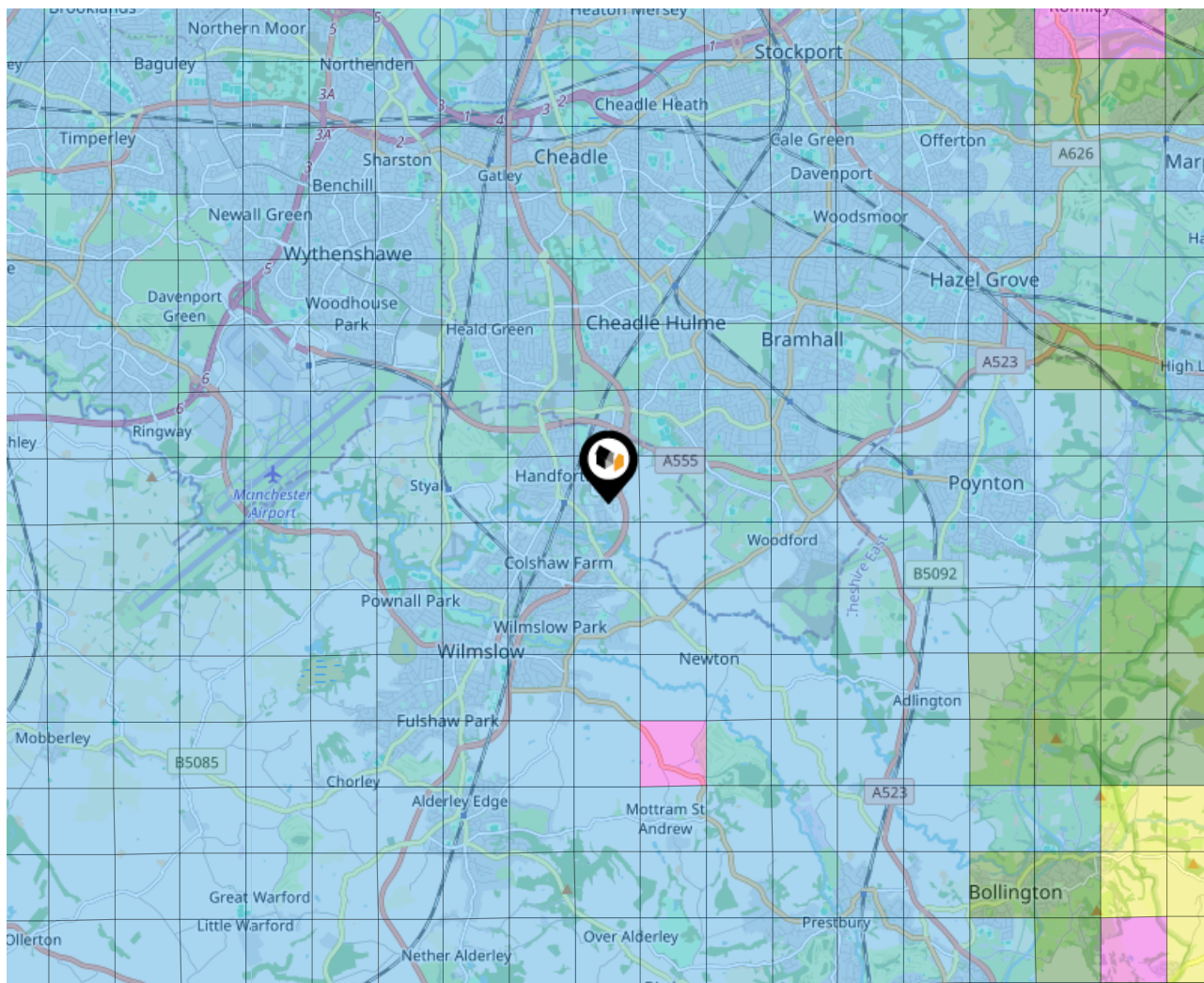


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

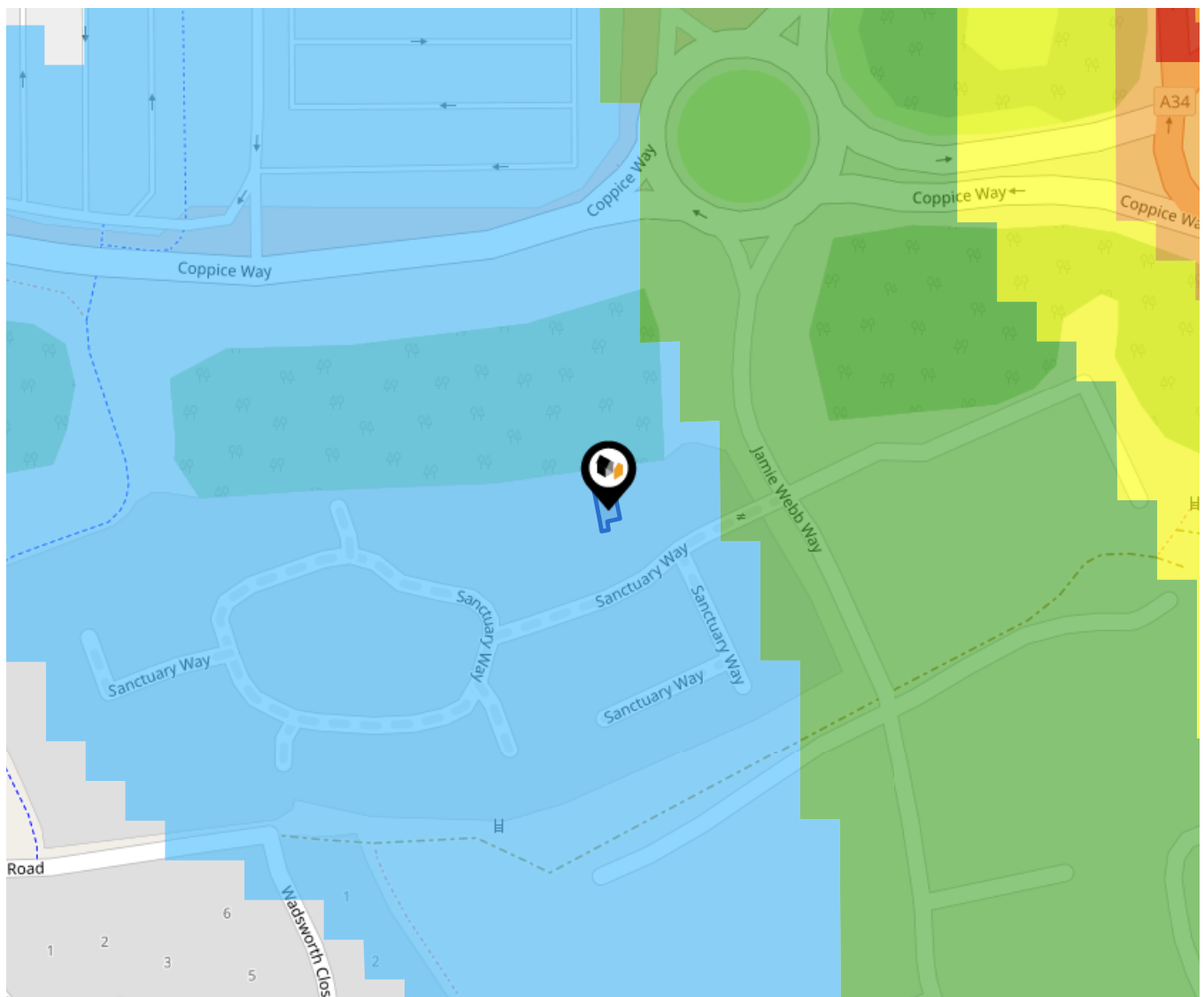
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



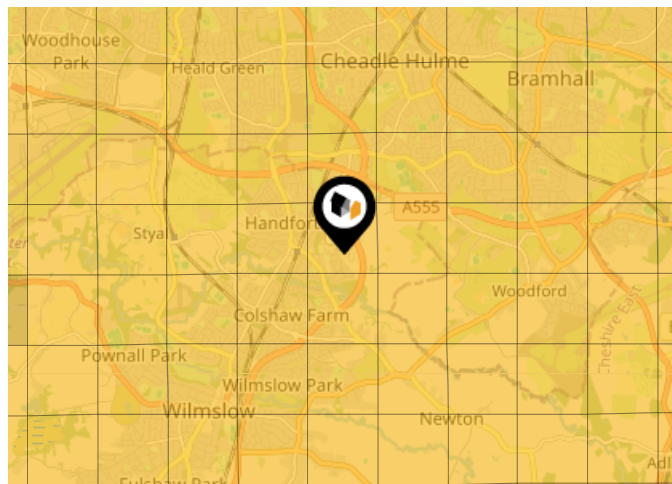
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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)

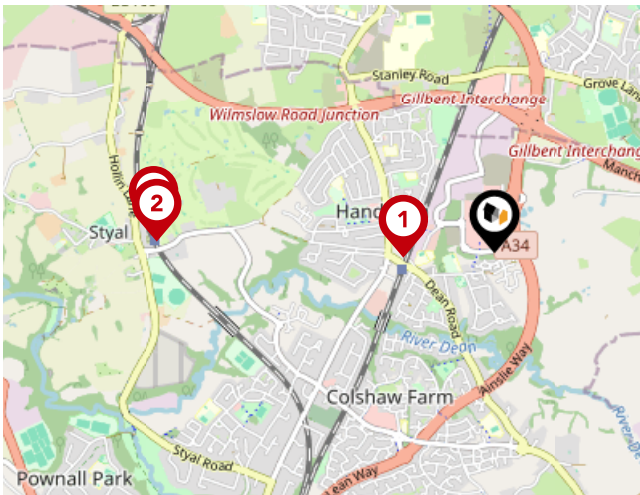
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

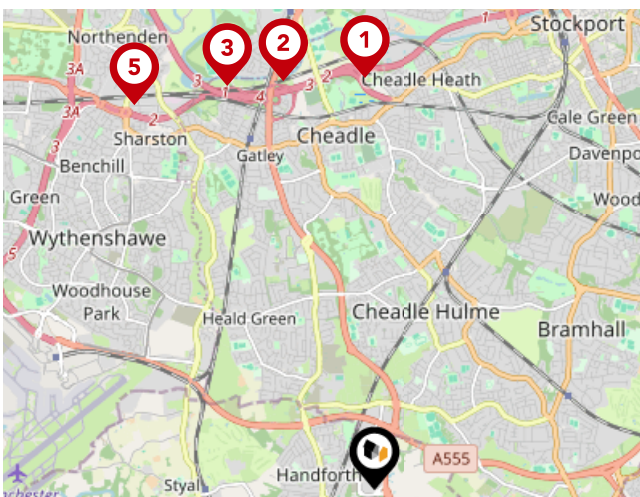
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SALES AND LETTINGS



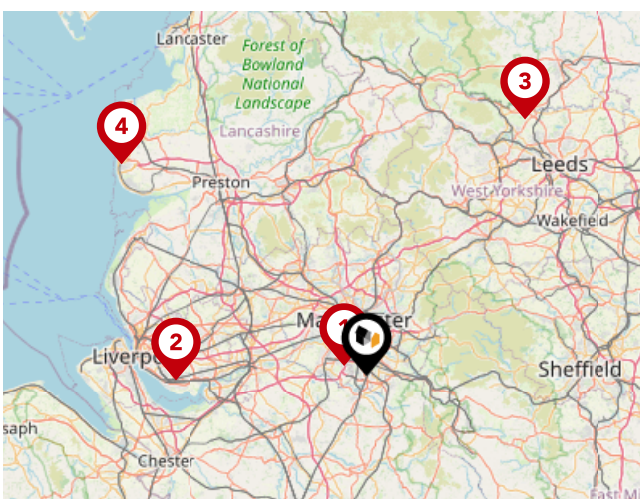
National Rail Stations

Pin	Name	Distance
1	Handforth Rail Station	0.41 miles
2	Styal Rail Station	1.5 miles
3	Styal Rail Station	1.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J2	3.64 miles
2	M60 J3	3.7 miles
3	M60 J4	3.8 miles
4	M60 J1	4.47 miles
5	M56 J2	4 miles



Airports/Helipads

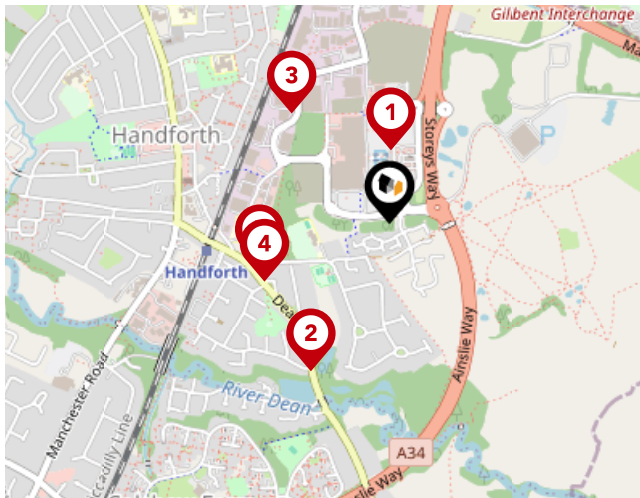
Pin	Name	Distance
1	Manchester Airport	3.43 miles
2	Speke	26.9 miles
3	Leeds Bradford Airport	42.43 miles
4	Highfield	45.54 miles

Area

Transport (Local)

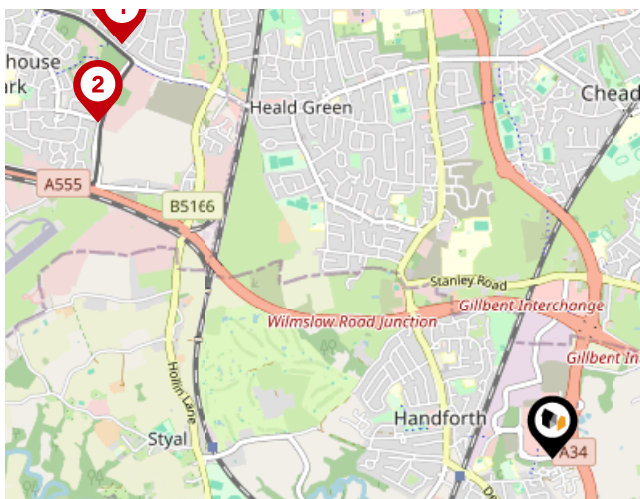
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SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Shopping Centre	0.16 miles
2	Hallwood Road	0.37 miles
3	Frontline House	0.33 miles
4	The Green	0.31 miles
5	The Green	0.3 miles



Local Connections

Pin	Name	Distance
1	Peel Hall (Manchester Metrolink)	2.64 miles
2	Shadowmoss (Manchester Metrolink)	2.5 miles
3	Peel Hall (Manchester Metrolink)	2.69 miles

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SALES AND LETTINGS

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/

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.

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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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