

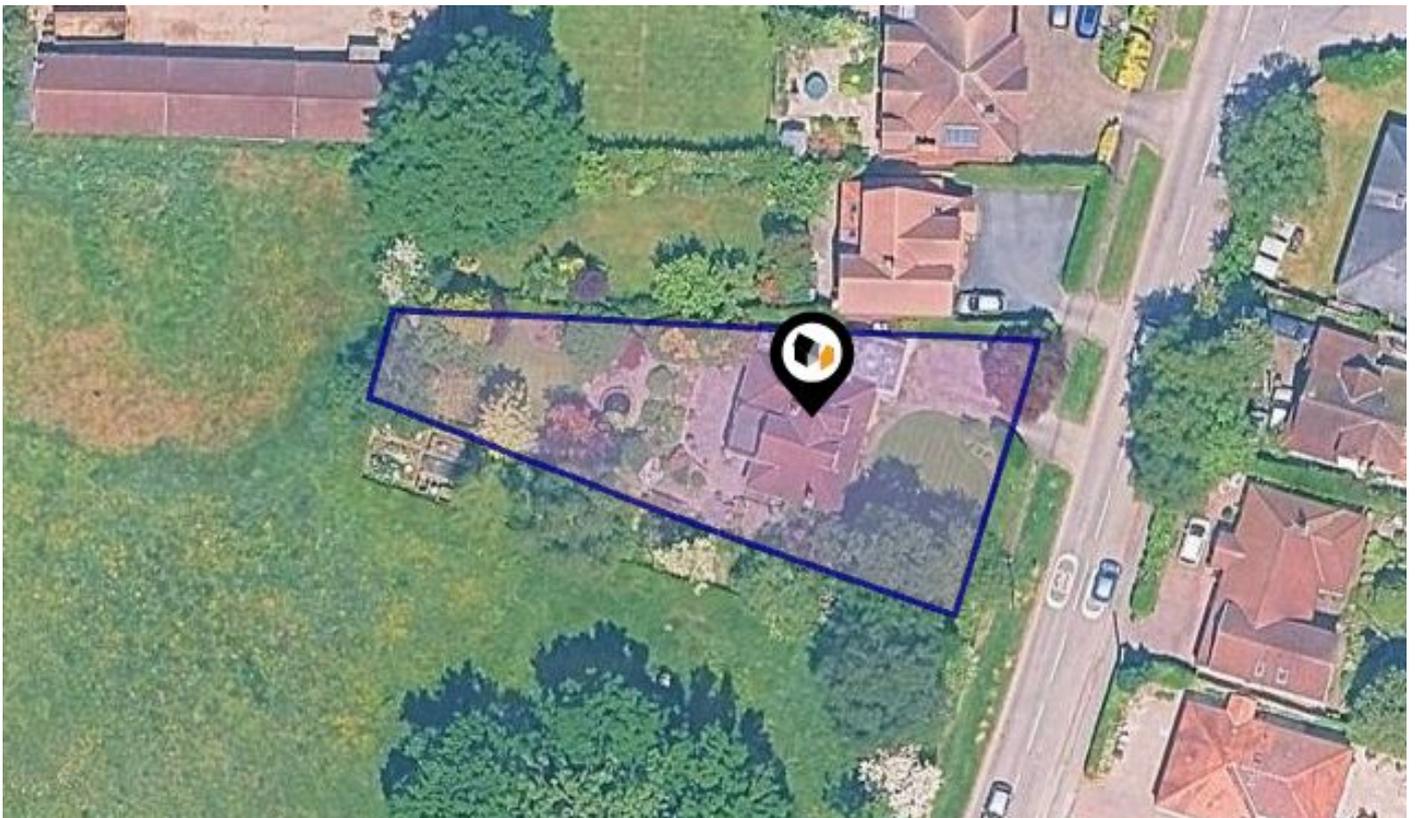


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th March 2026



MIDDLEWOOD 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	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.2 acres		
Council Tax :	Band E		
Annual Estimate:	£2,851		
Title Number:	CH163132		

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)

5 mb/s	52 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

LAWLER
& Co.

SALES AND LETTINGS

Middlewood Road, STOCKPORT, SK12

Energy rating

E

Valid until 07.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

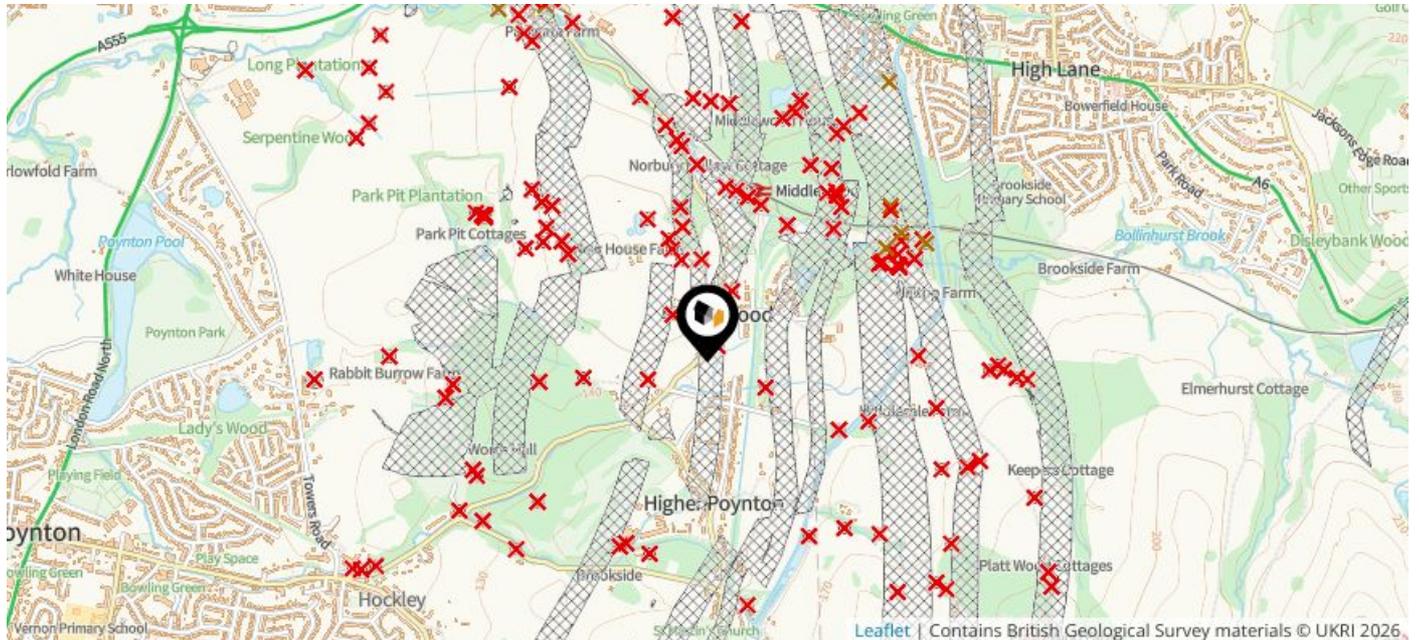
LAWLER
& Co.

SALES AND LETTINGS

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Poor
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:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	105 m ²

This map displays nearby coal mine entrances and their classifications.



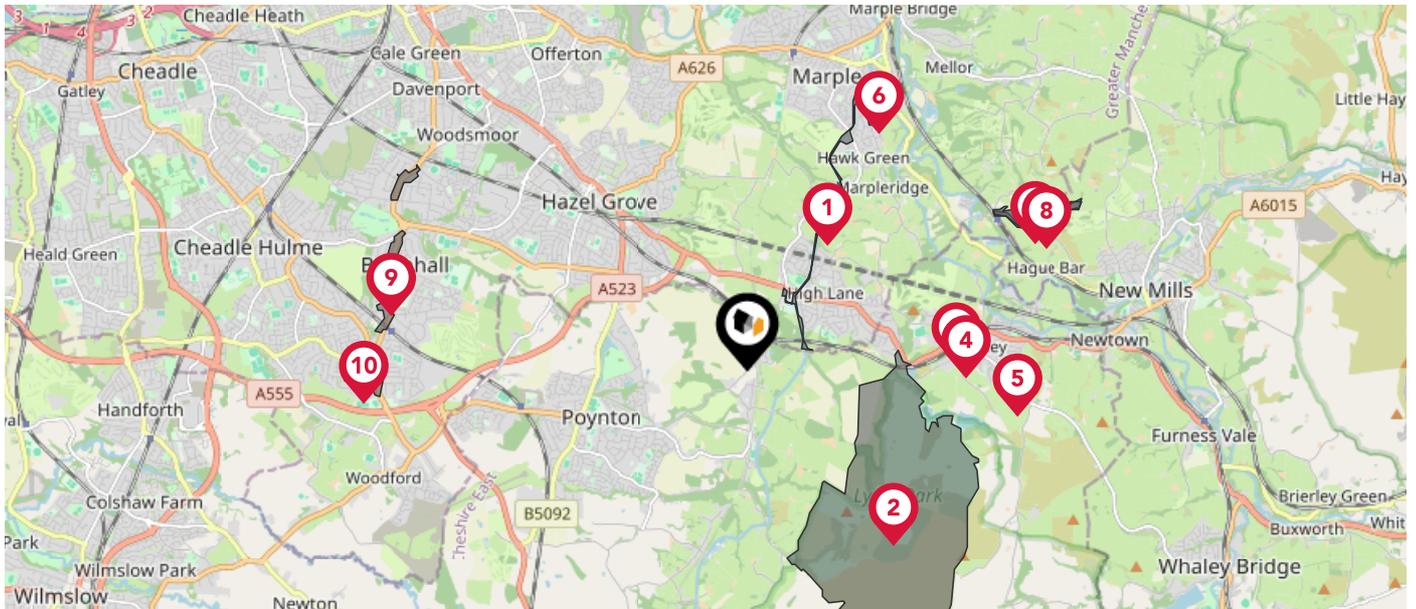
Mine Entry

- ✕ 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.

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.



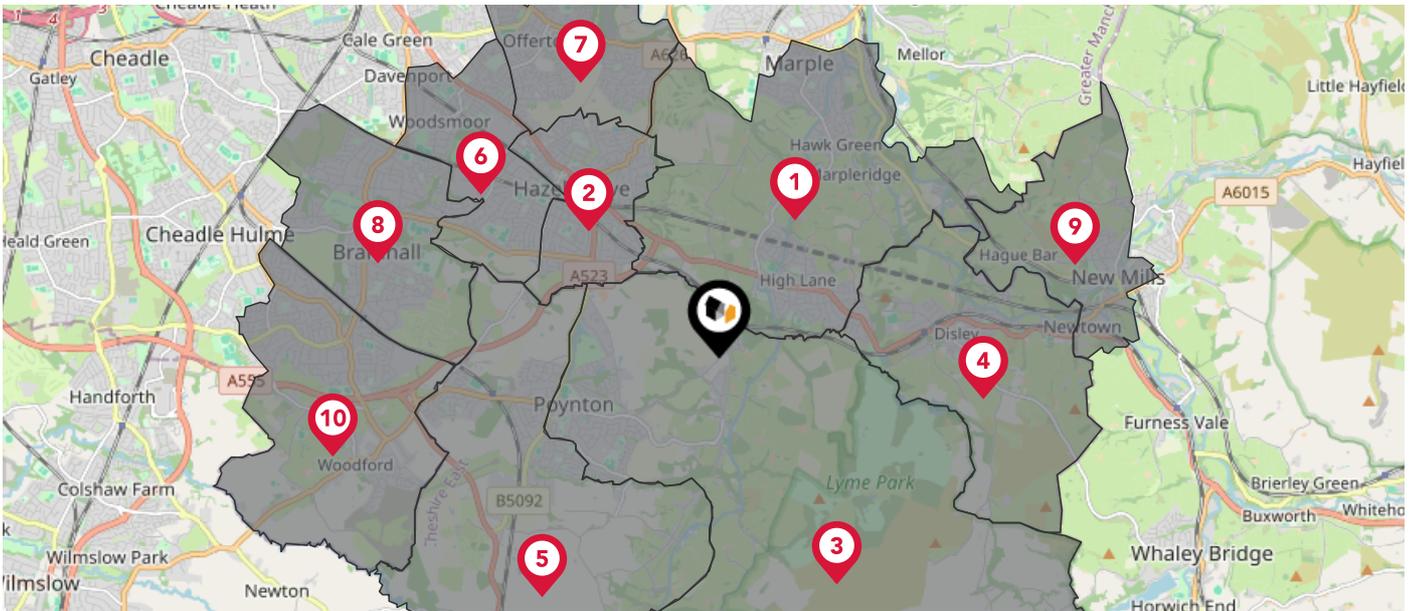
Nearby Conservation Areas

- 1 Macclesfield Canal
- 2 Lyme Park
- 3 Disley Conservation Area
- 4 Disley Conservation Area
- 5 Higher Disley Conservation Area
- 6 All Saints', Marple
- 7 Brook Bottom
- 8 Brook Bottom
- 9 Bramhall Lane South
- 10 Syddal Park

Maps

Council Wards

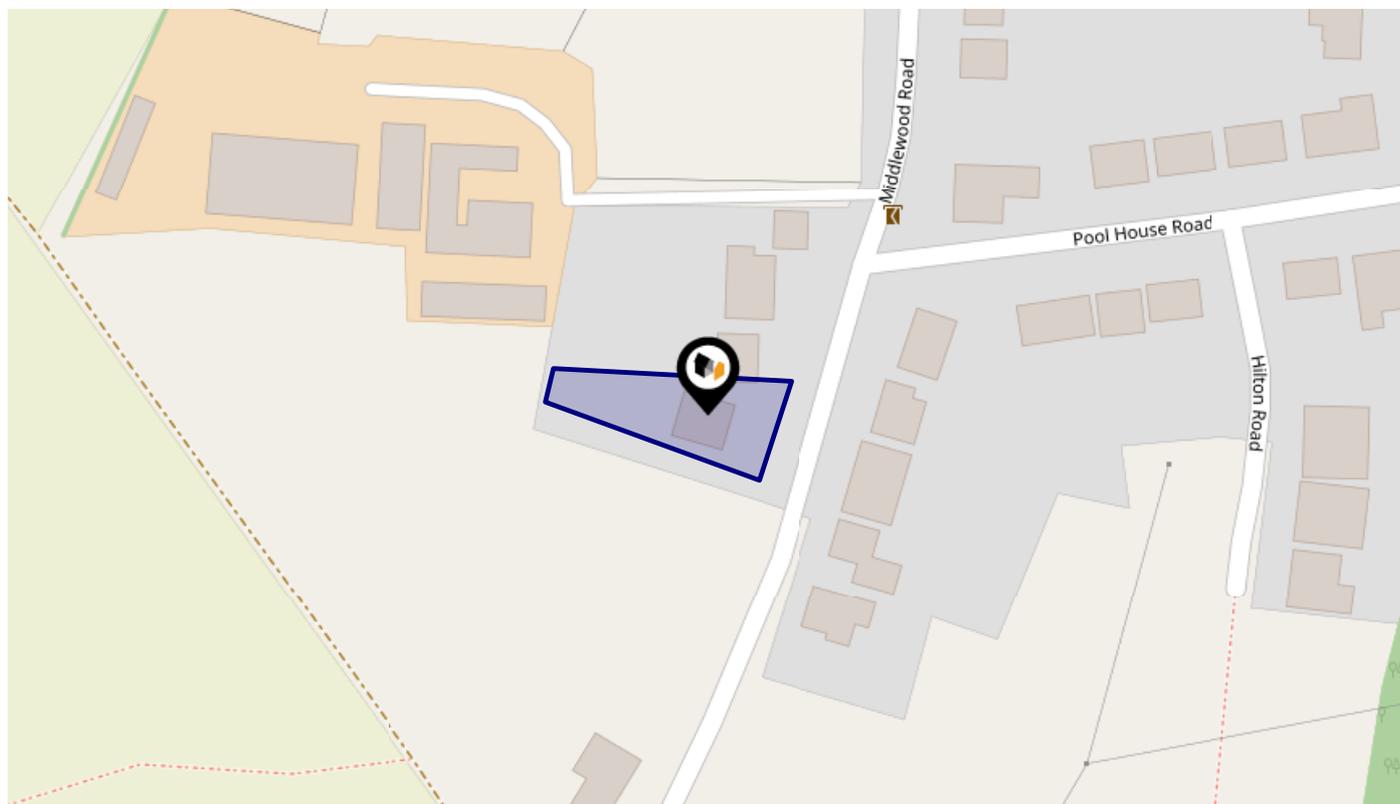
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Marple South and High Lane Ward
- 2 Hazel Grove Ward
- 3 Poynton East and Pott Shrigley Ward
- 4 Disley Ward
- 5 Poynton West and Adlington Ward
- 6 Stepping Hill Ward
- 7 Offerton Ward
- 8 Bramhall North Ward
- 9 New Mills West Ward
- 10 Bramhall South and Woodford 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.

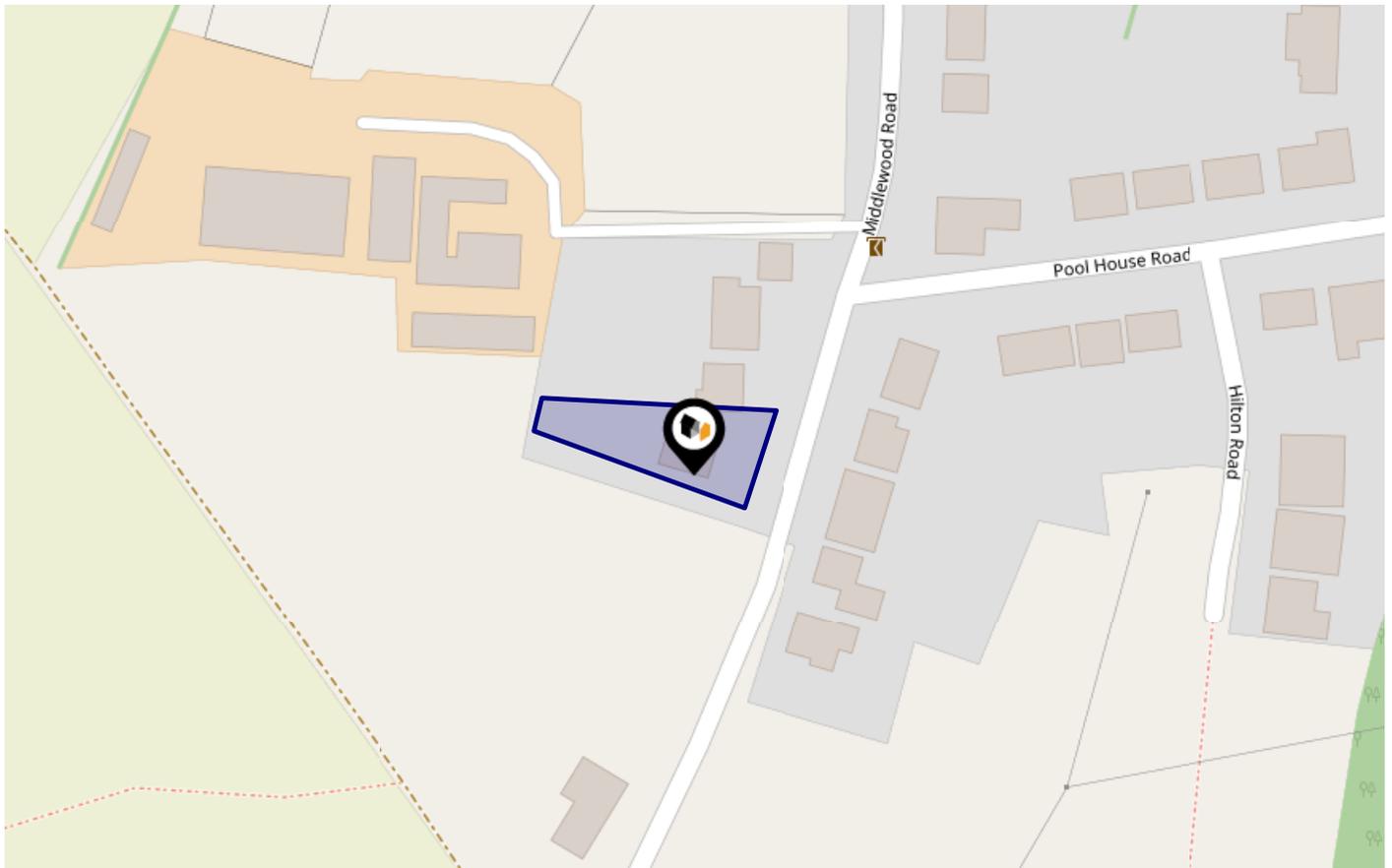
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

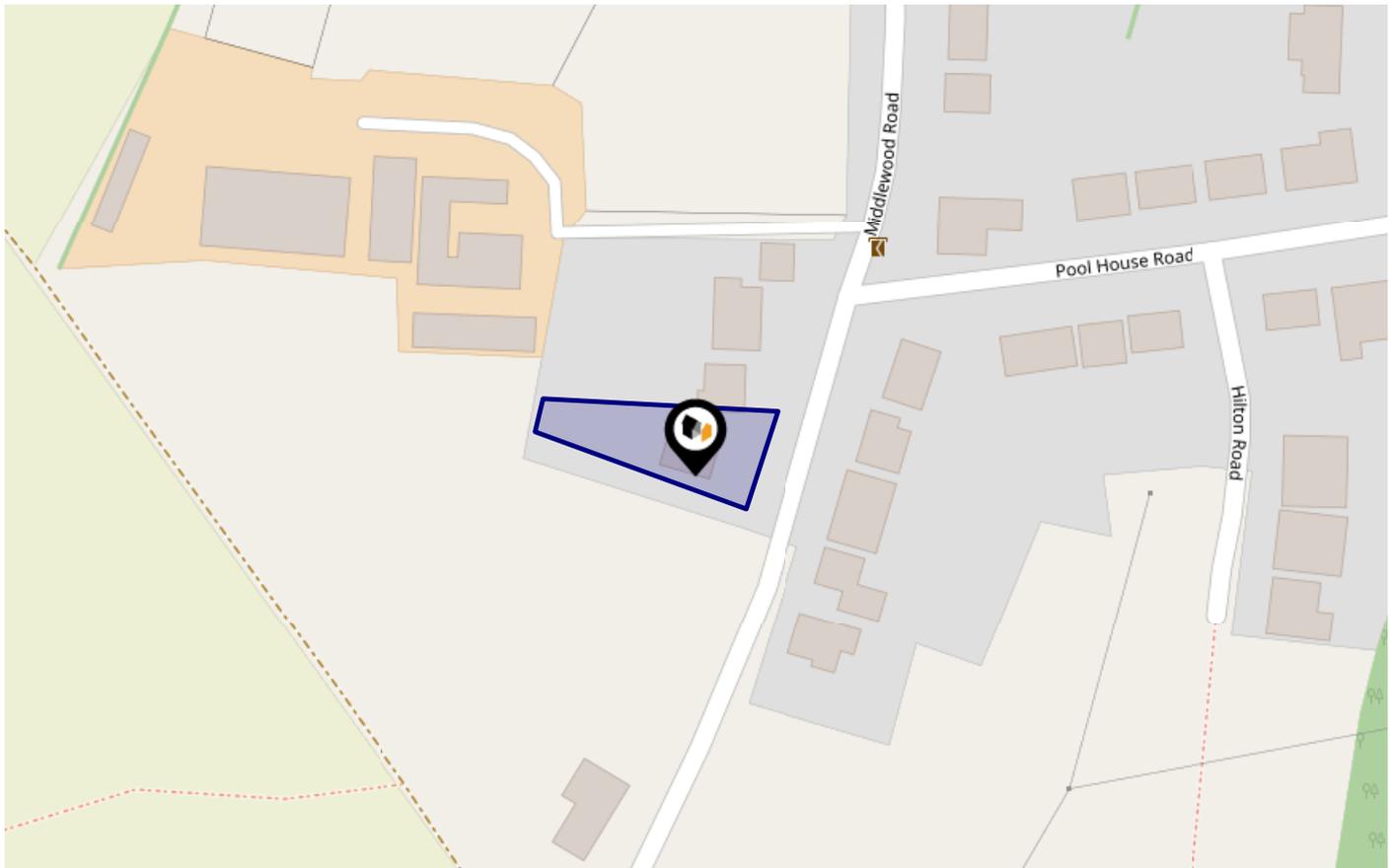
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

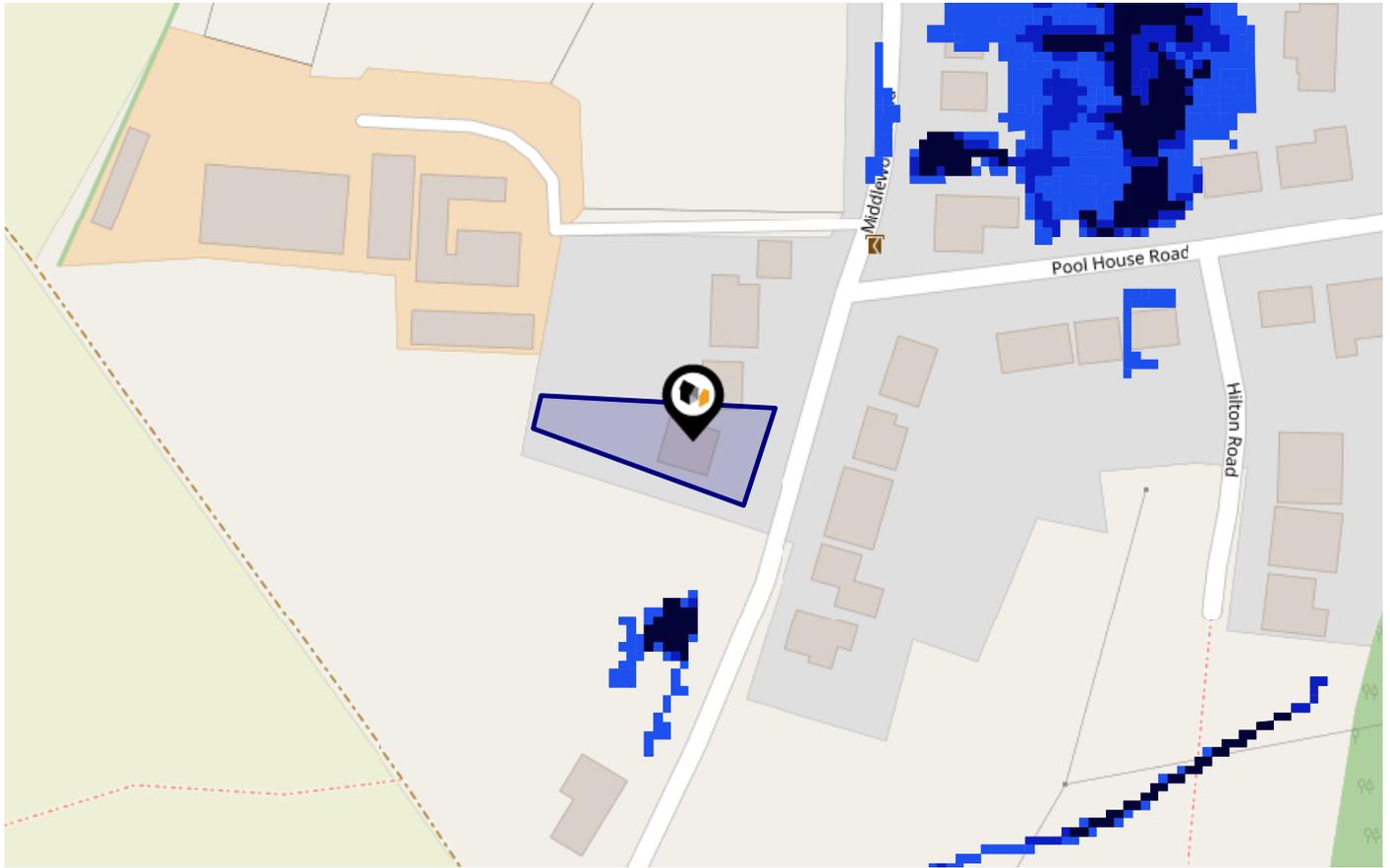
Chance of flooding to the following depths at this property:



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.

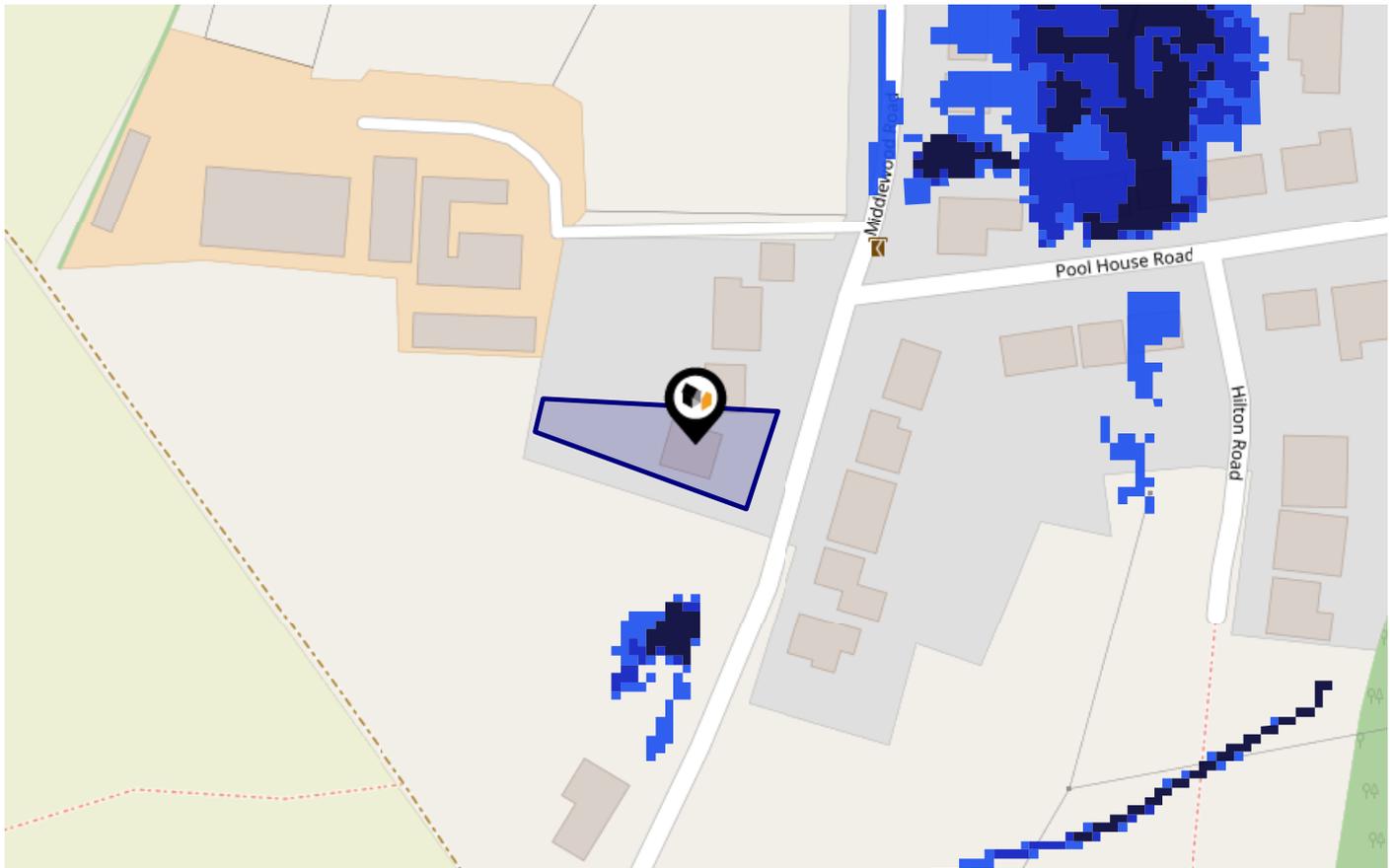
Chance of flooding to the following depths at this property:



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

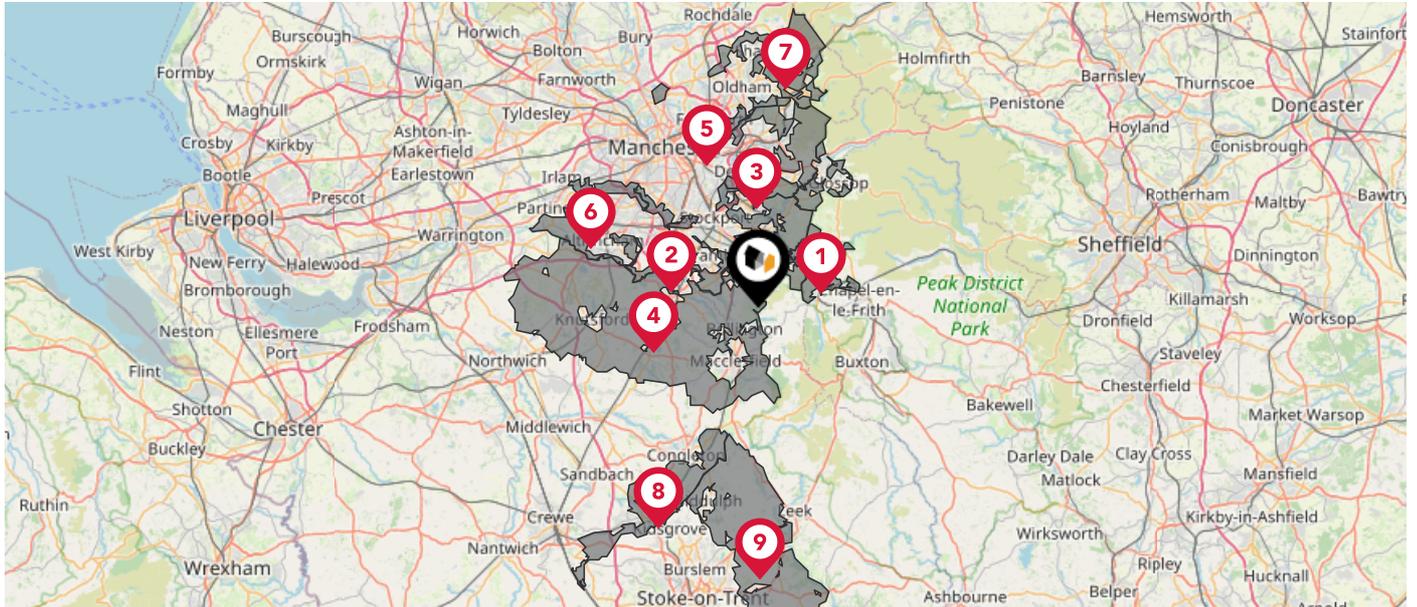
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



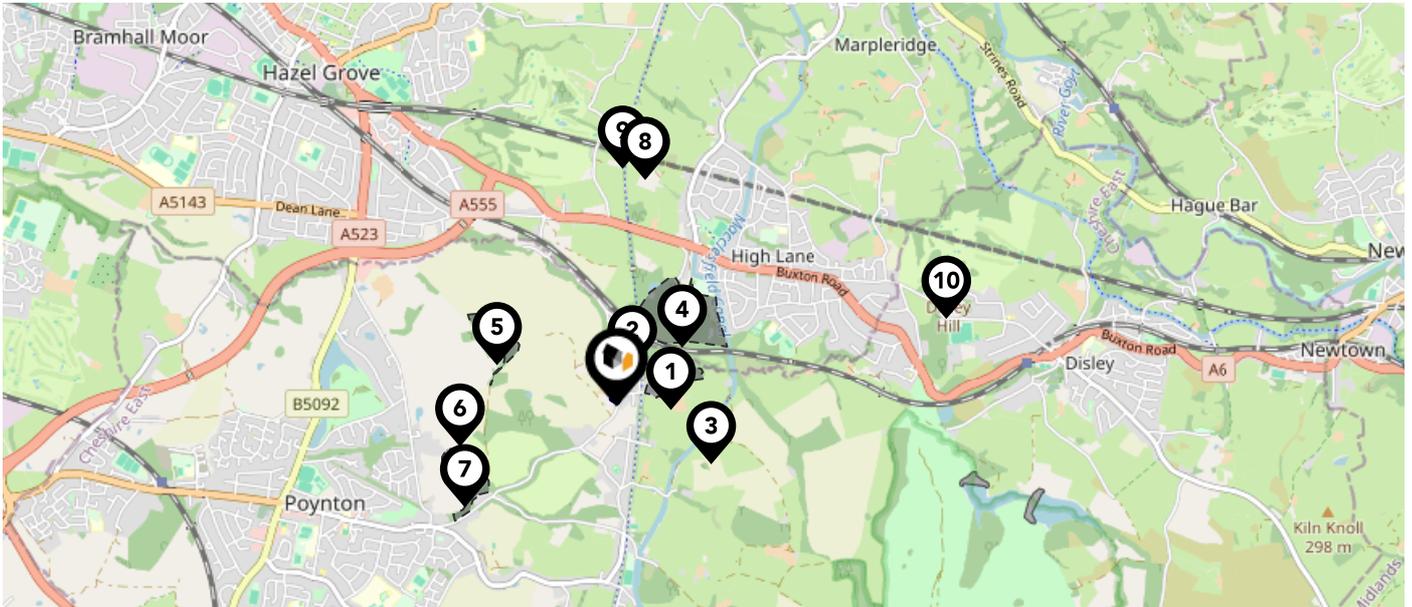
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - High Peak
- 2 Merseyside and Greater Manchester Green Belt - Stockport
- 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 - Oldham
- 8 Stoke-on-Trent Green Belt - Cheshire East
- 9 Stoke-on-Trent Green Belt - Staffordshire Moorlands

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.



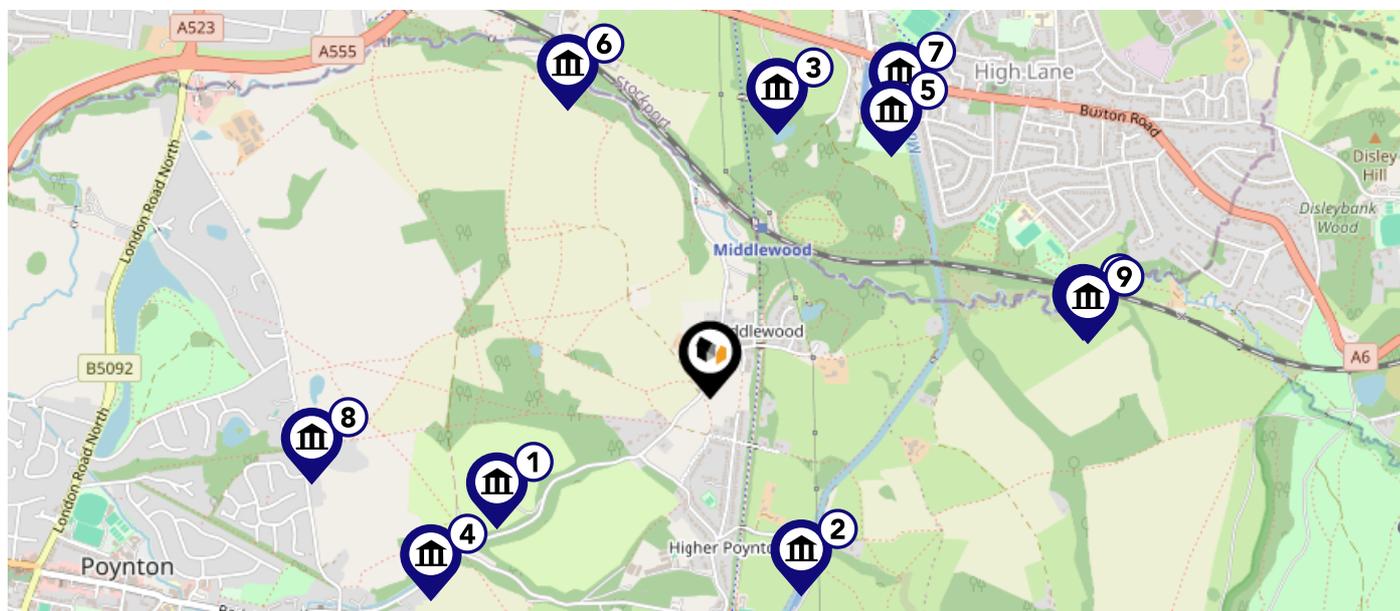
Nearby Landfill Sites

1	Pool House Farm-Pool House Road, Poynton, Cheshire	Historic Landfill
2	Norbury Hollow Road-Hazel Grove, Stockport, Cheshire	Historic Landfill
3	Middlecale Farm Landfill Site-Lyme Park, Stockport, Disley, Cheshire	Historic Landfill
4	Middlewood-High Lane, Stockport, Cheshire	Historic Landfill
5	Park Pit-Poynton, Cheshire	Historic Landfill
6	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
7	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill
8	Threaphurst Farm No.2-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
9	Threaphurst Farm-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
10	Jacksons Edge Quarry Landfill Site-Jacksons Edge Road, Stockport, Disley, Cheshire	Historic Landfill

Maps

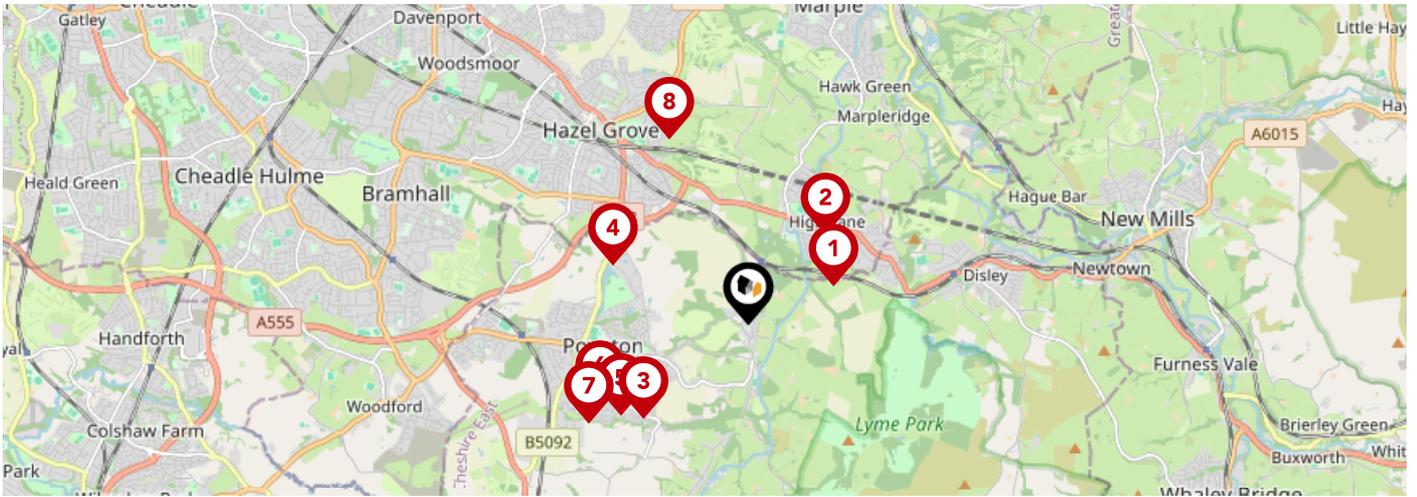
Listed Buildings

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



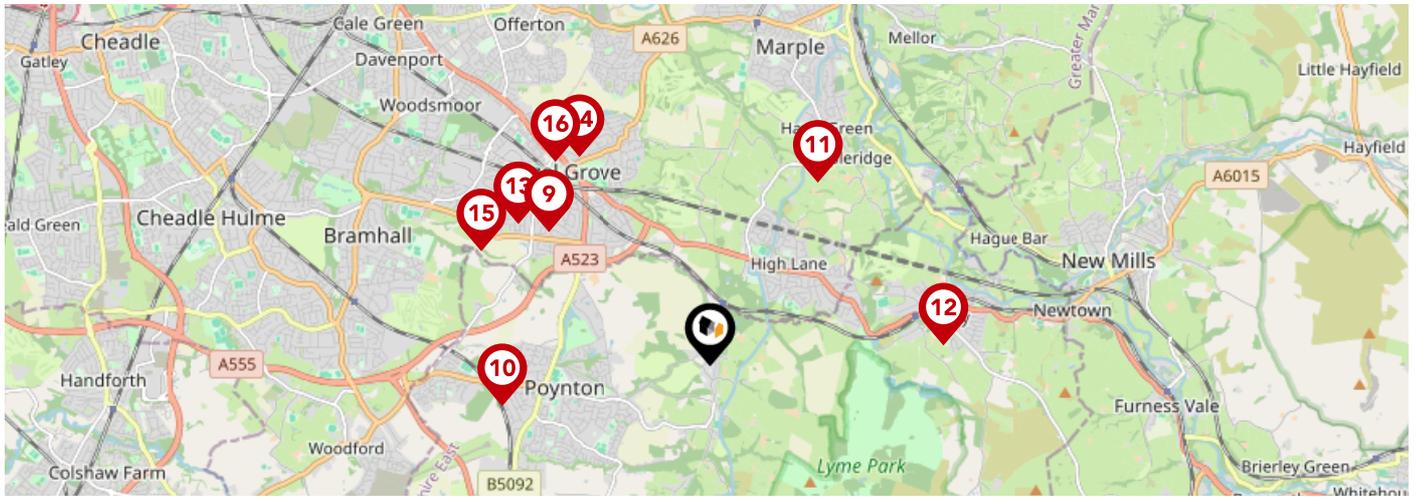
Listed Buildings in the local district	Grade	Distance
 1232300 - Worth Hall	Grade II	0.5 miles
 1232307 - Canal Bridge Number 14 Carries Track To Red Legg Farm	Grade II	0.5 miles
 1319483 - Marsden House	Grade II	0.6 miles
 1232299 - Worth Clough	Grade II	0.7 miles
 1117079 - Bridge Number 12 Over High Lane Arm At Sj 9502 8519 On Macclesfield Canal	Grade II	0.7 miles
 1277167 - Boundary Stone On Norbury Hollow Bridge	Grade II	0.7 miles
 1242157 - Bridge Number 11 Macclesfield Canal	Grade II	0.8 miles
 1232304 - Rose Cottage, Southside And Towersyard Farm	Grade II	0.9 miles
 1231684 - Barn At Brookside Farm	Grade II	0.9 miles
 1277379 - Bridge Over Bollinhurst Brook 30 Metres North Of Brookside Farmhouse	Grade II	0.9 miles

Area Schools



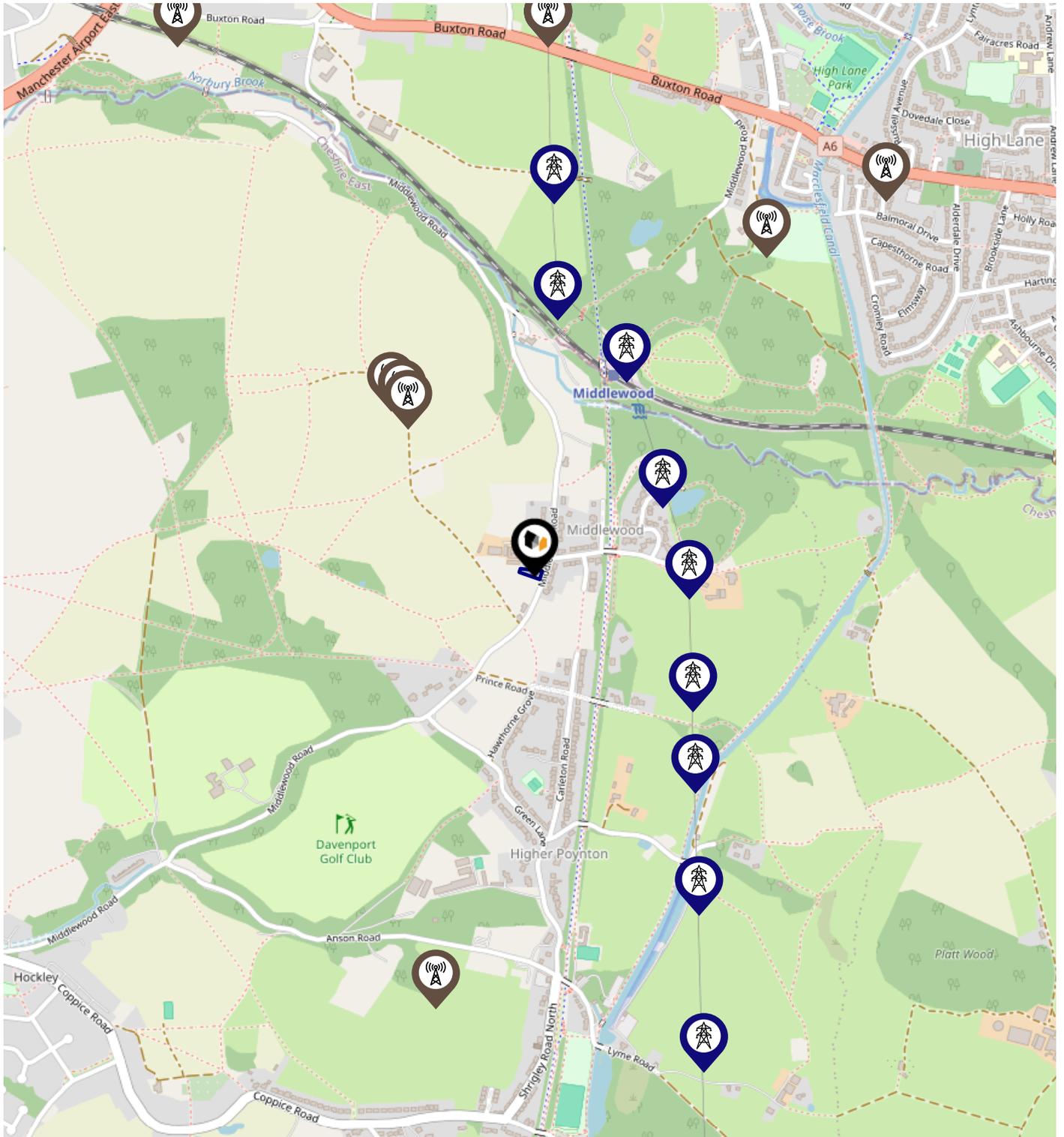
		Nursery	Primary	Secondary	College	Private
1	Brookside Primary School Ofsted Rating: Requires improvement Pupils: 159 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	High Lane Primary School Ofsted Rating: Good Pupils: 166 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Worth Primary School Ofsted Rating: Requires improvement Pupils: 206 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Norbury Court School Ofsted Rating: Good Pupils: 1 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Poynton High School Ofsted Rating: Good Pupils: 1499 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Vernon Primary School Ofsted Rating: Outstanding Pupils: 375 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 109 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Torkington Primary School Ofsted Rating: Good Pupils: 225 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Norbury Hall Primary School Ofsted Rating: Good Pupils: 457 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lower Park School Ofsted Rating: Good Pupils: 277 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windlehurst School Ofsted Rating: Good Pupils: 51 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Disley Primary School Ofsted Rating: Good Pupils: 279 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Simon's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazel Grove High School Ofsted Rating: Good Pupils: 1382 Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazel Grove Primary School Ofsted Rating: Good Pupils: 381 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

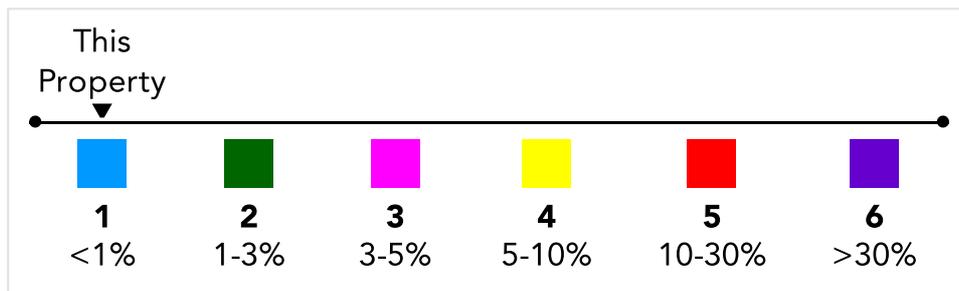
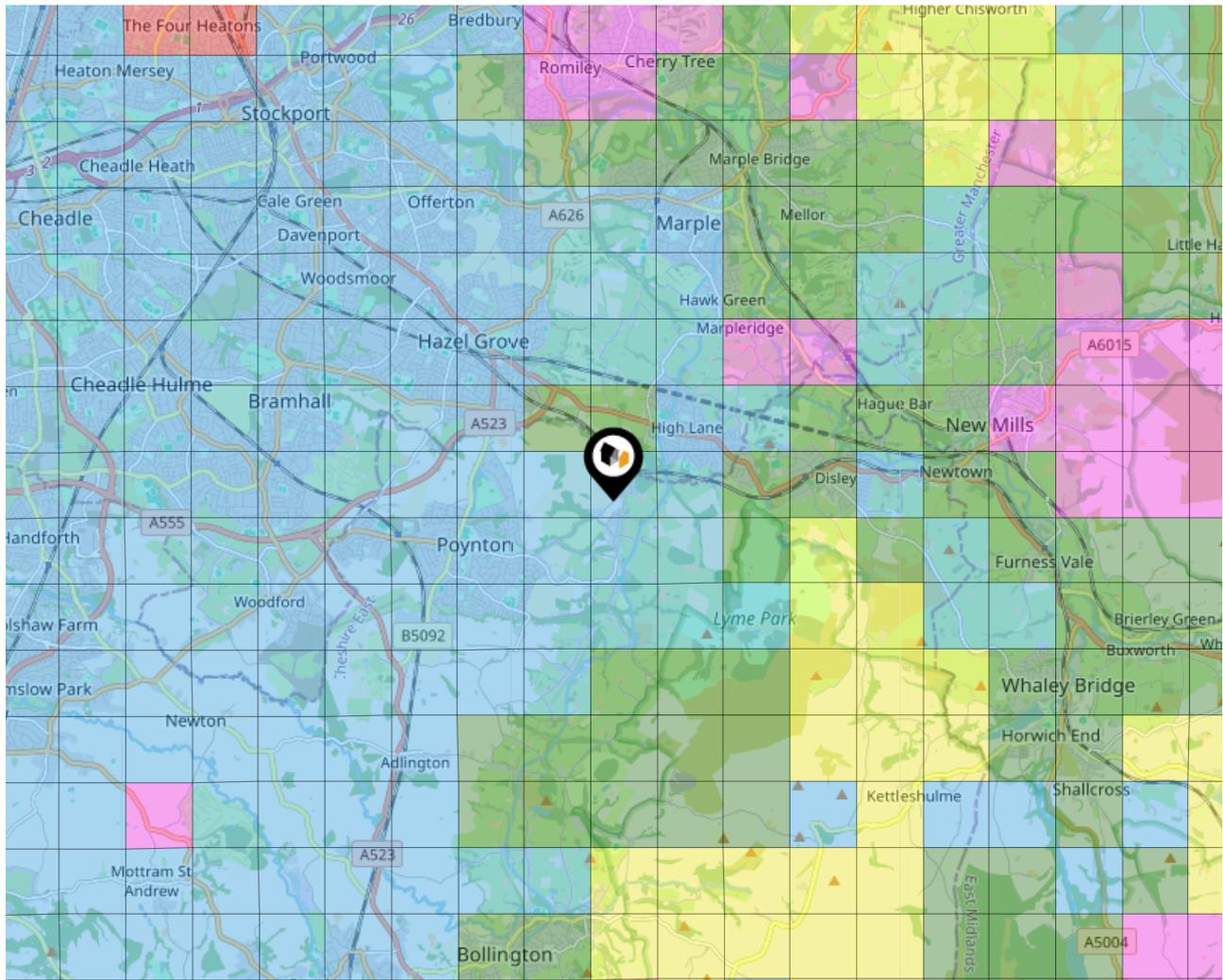


Key:

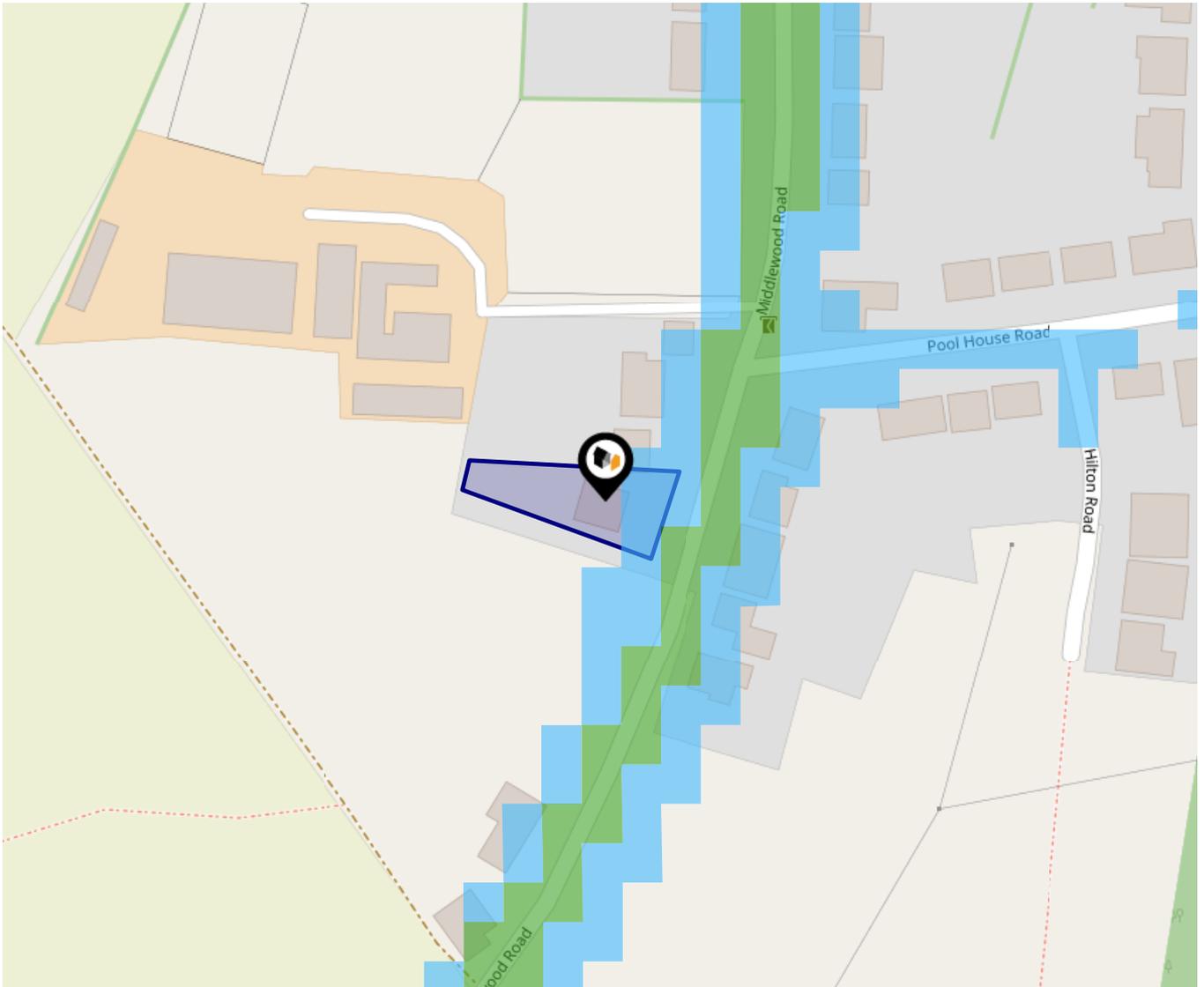
-  Power Pylons
-  Communication Masts

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

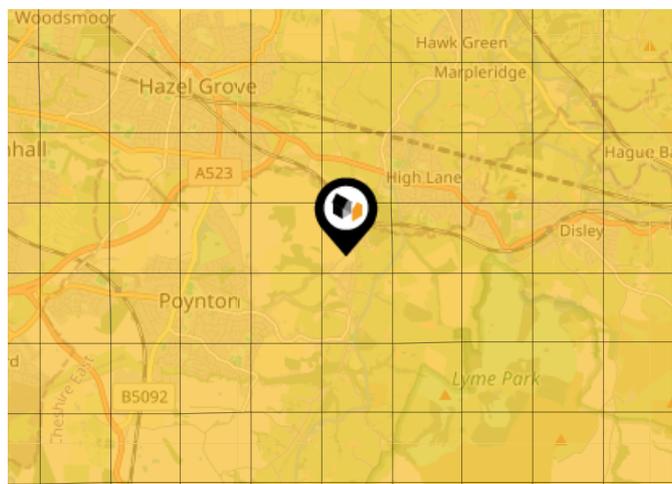


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

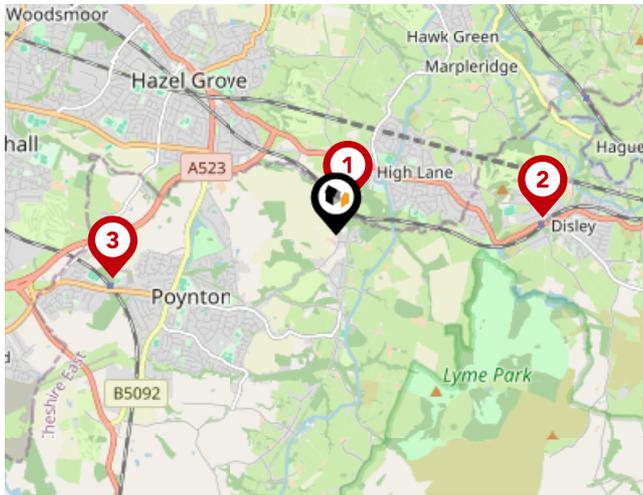


Primary Classifications (Most Common Clay Types)

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

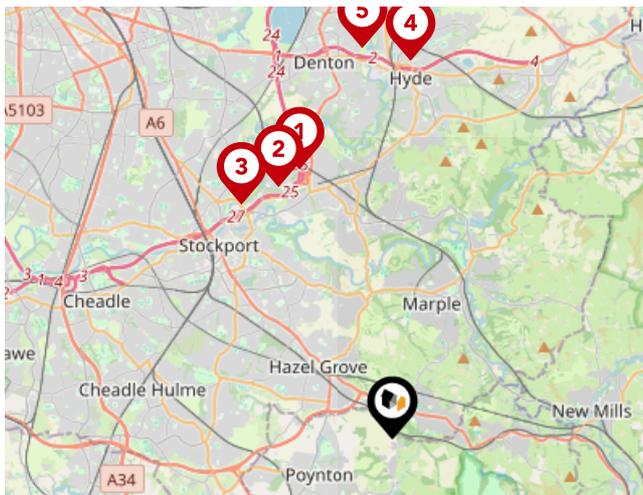
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Middlewood Rail Station	0.31 miles
2	Disley Rail Station	1.82 miles
3	Poynton Rail Station	2.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	5.06 miles
2	M60 J26	4.91 miles
3	M60 J27	4.93 miles
4	M67 J3	6.73 miles
5	M67 J2	6.96 miles

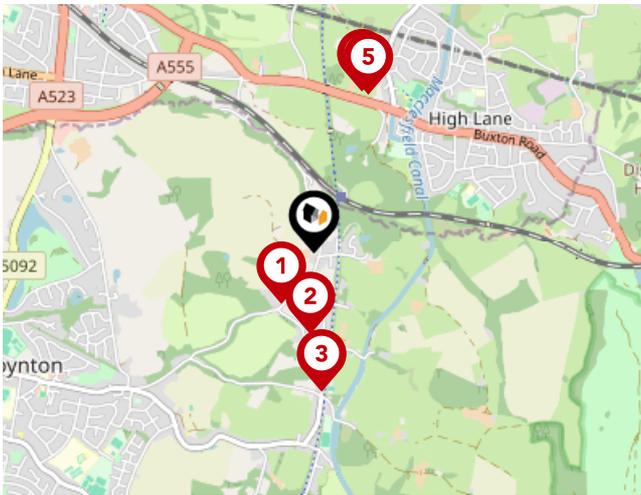


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.01 miles
2	Leeds Bradford Airport	39.56 miles
3	Speke	31.77 miles
4	Finningley	45.17 miles

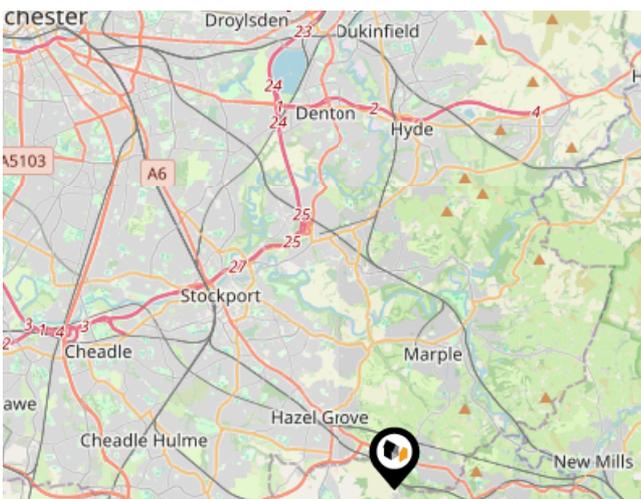
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bus Shelter	0.26 miles
2	Carleton Road	0.36 miles
3	Boar's Head	0.61 miles
4	Royal Oak	0.75 miles
5	Royal Oak	0.74 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	8.66 miles
2	Audenshaw (Manchester Metrolink)	8.67 miles
3	Droylsden (Manchester Metrolink)	8.88 miles

The logo for Lawler & Co. features the company name in a serif font, with a large ampersand between 'Co.' and 'Lawler'. The text is white on a dark green background.

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 had a great experience with Lawler and Co in Poynton, and in particular Kirsty. Fantastic service from start to finish. Always professional, responsive, and made the whole process smooth and stress-free. Highly recommend these estate agents for their expertise and excellent communication.

Testimonial 2



We were very happy with Lawlers and found all the staff to be professional, friendly and able to give good advice based on their experience. They kept us in the loop throughout the process. A special mention to Clare, Kirsty and Angela for all their help!

Testimonial 3



I couldn't recommend Lawlors Poynton enough, especially Clare and Angela. Selling my house became a stressful transaction due to serious problems further down the chain, but they handled it brilliantly. From the start, communication was outstanding. They were incredibly supportive and proactive, constantly chasing other agents and keeping me informed. Their true value shone through in handling our complex chain. Big thanks to everyone in the team!

Testimonial 4



The team at Lawlers were incredibly helpful, from recommending properties based on our needs and showing us round to suit our schedules. During the purchase process, the communication and liaising with other agents in what was a large chain for was great from start to finish. Thanks for your support.



/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.

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.



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 | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

