

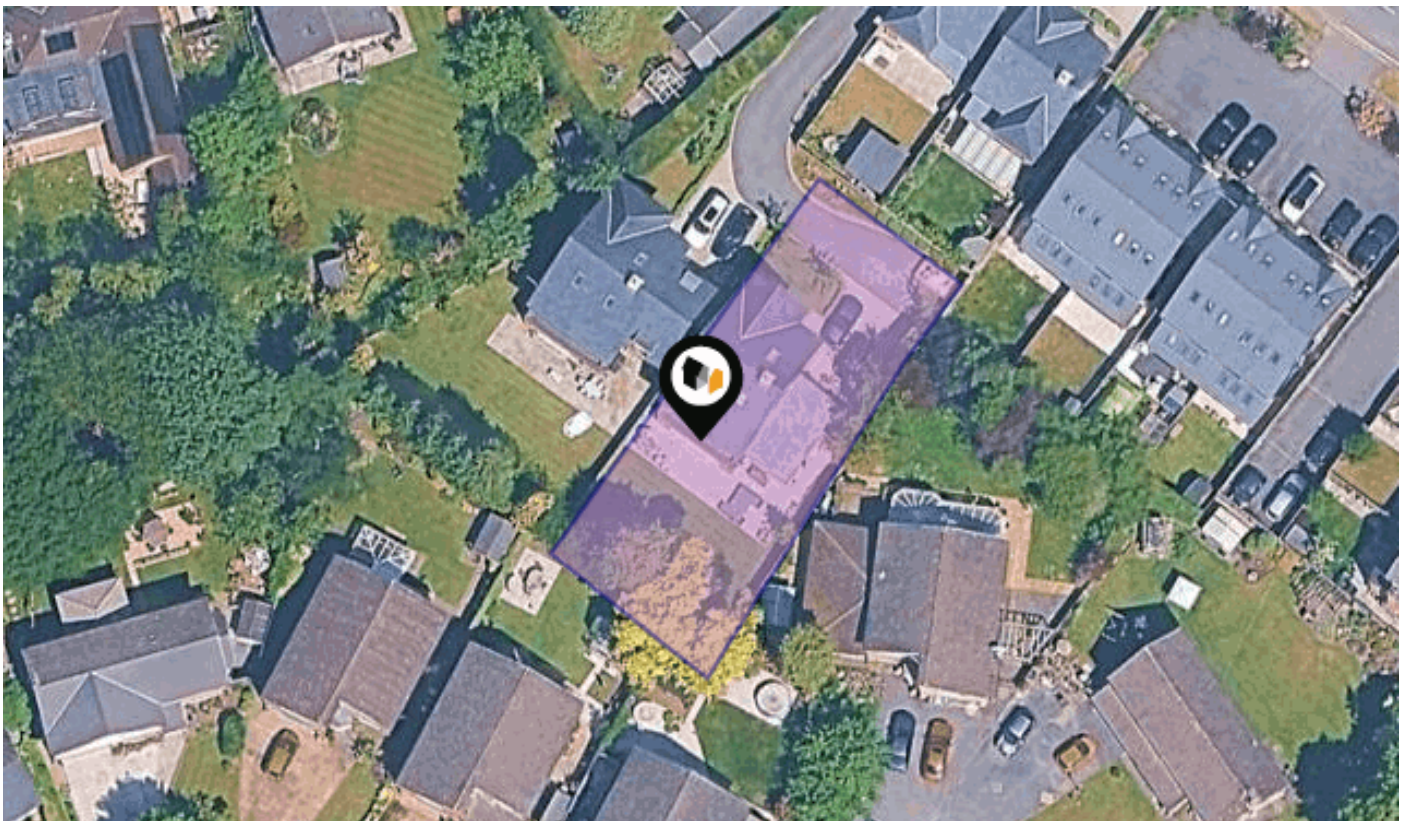


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd July 2026



CLIFFORD 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:	2,012 ft ² / 187 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band G		
Annual Estimate:	£4,091		
Title Number:	CH707288		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Clifford Road, Poynton, Stockport, SK12*

Reference - 22/4990M

Decision: Registered with Case Officer

Date: 19th December 2022

Description:

Lawful Development Certificate for a proposed conversion of 1/2 of rear existing integrated attached garage to a home office or playroom space.

Reference - 21/4039T

Decision: DECISION MADE

Date: 27th July 2021

Description:

Tree works to various trees

Reference - 22/0168M

Decision: APPEAL DECIDED - SEE BELOW

Date: 17th January 2022

Description:

First floor extension and part garage conversion

Property
EPC - Certificate

Clifford Road, Poynton, SK12

Energy rating

B

Valid until 31.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

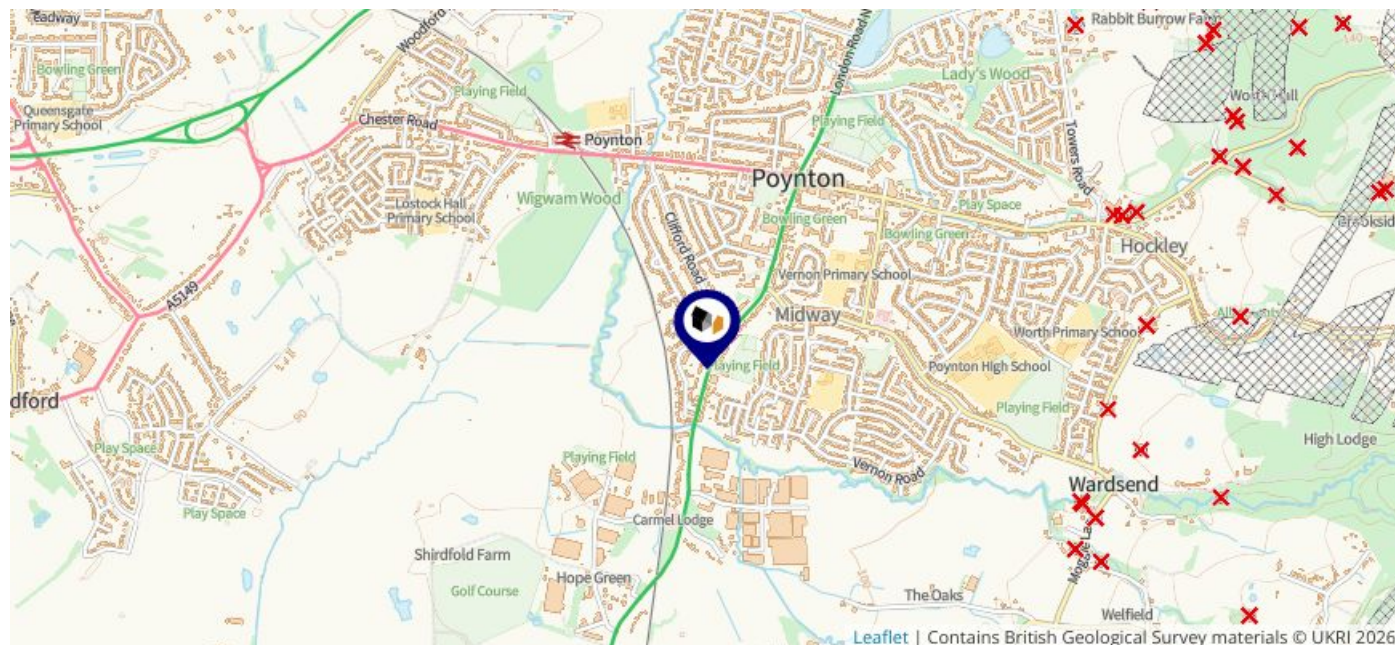
Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/m
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m
Roof Energy:	Very Good
Main Heating:	Boiler
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 0.10 W/m
Total Floor Area:	187 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.

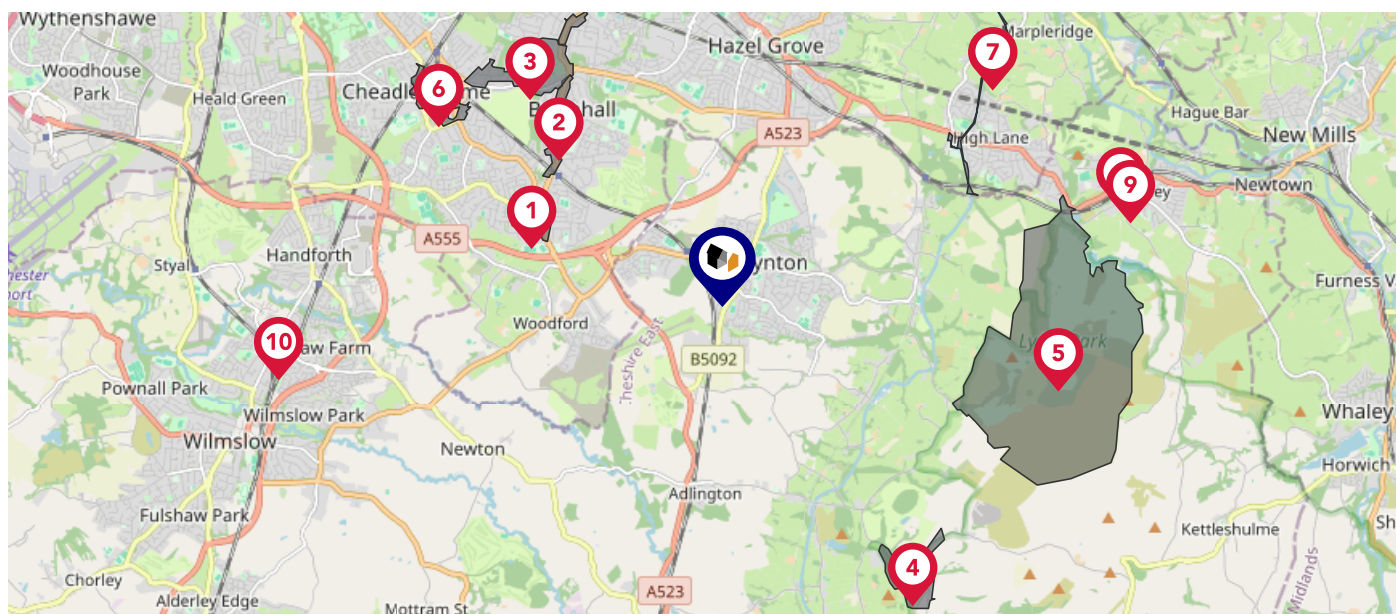
Maps

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

Syddal Park

2

Bramhall Lane South

3

Bramall Park

4

Pott Shrigley

5

Lyme Park

6

Swann Lane, Hulme Hall Road and Hill Top Avenue

7

Macclesfield Canal

8

Disley Conservation Area

9

Disley Conservation Area

10

Highfield (Wilmslow) Conservation Area

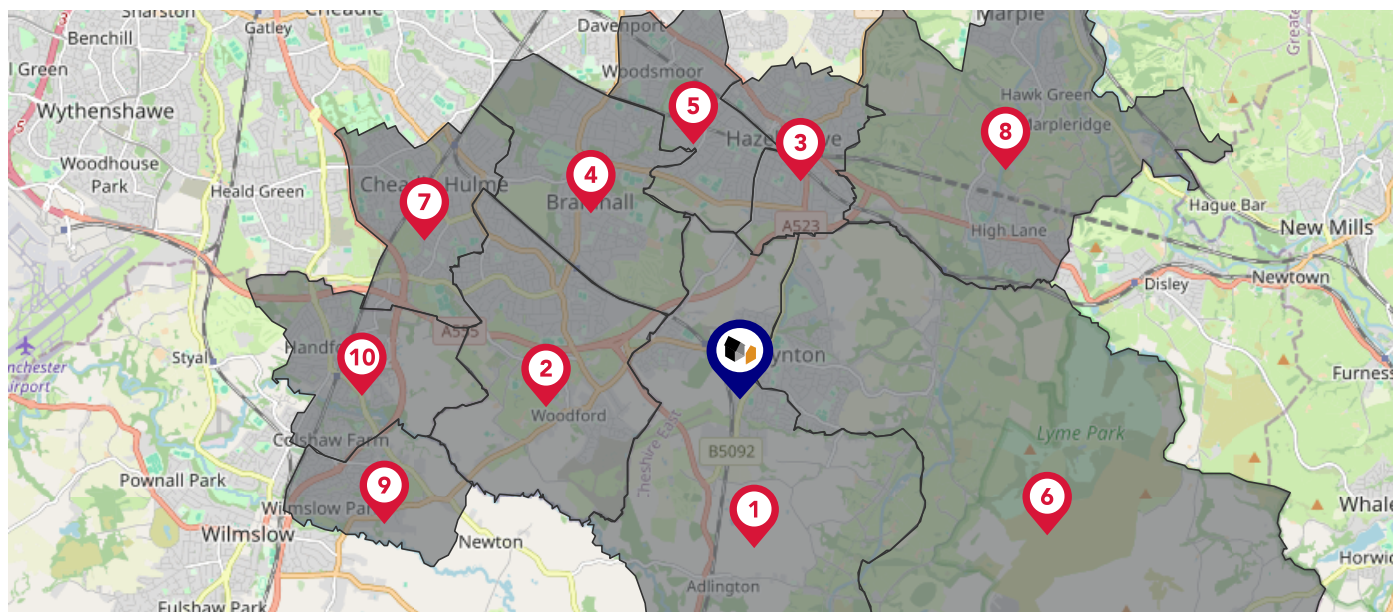
Maps

Council Wards

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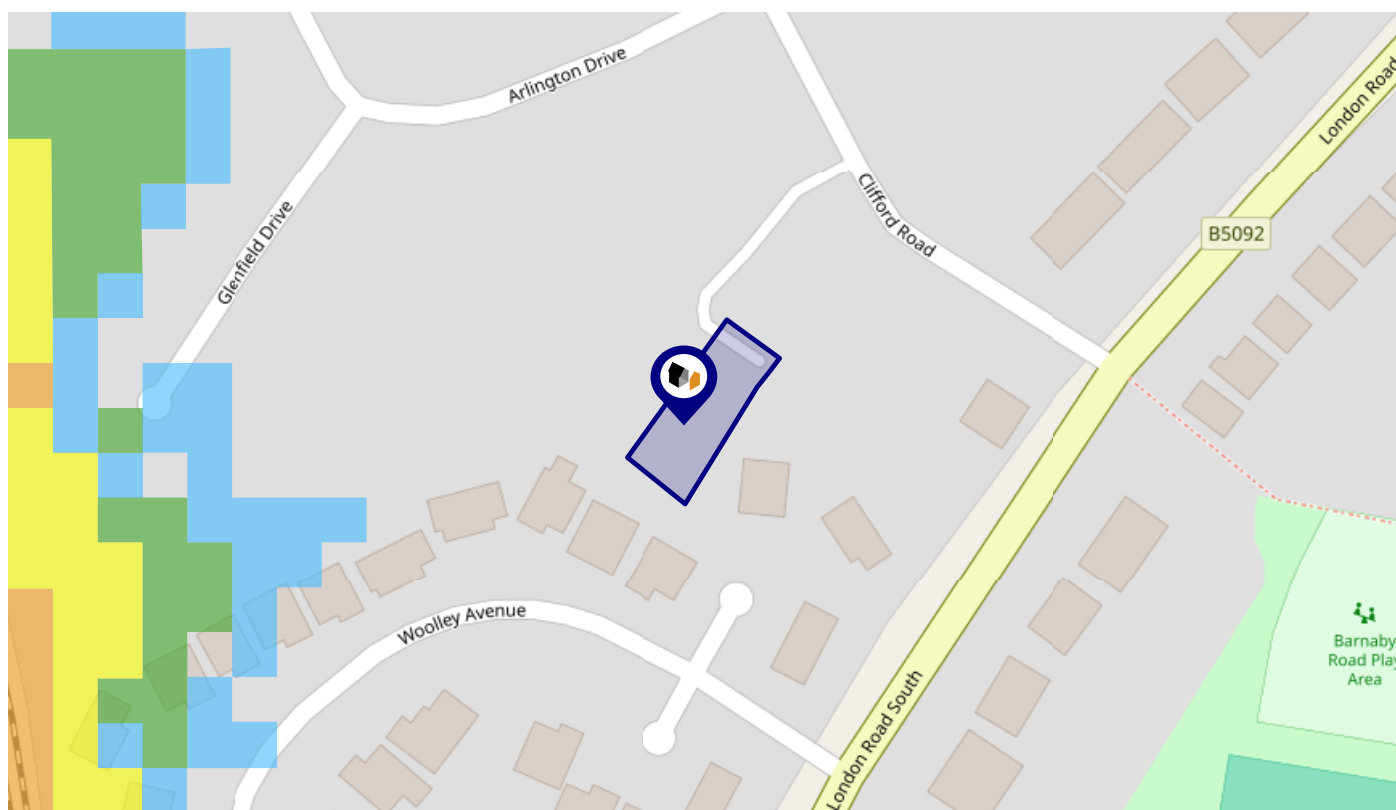
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Poynton West and Adlington Ward
- 2 Bramhall South and Woodford Ward
- 3 Hazel Grove Ward
- 4 Bramhall North Ward
- 5 Stepping Hill Ward
- 6 Poynton East and Pott Shrigley Ward
- 7 Cheadle Hulme South Ward
- 8 Marple South and High Lane Ward
- 9 Wilmslow Dean Row Ward
- 10 Handforth 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	■

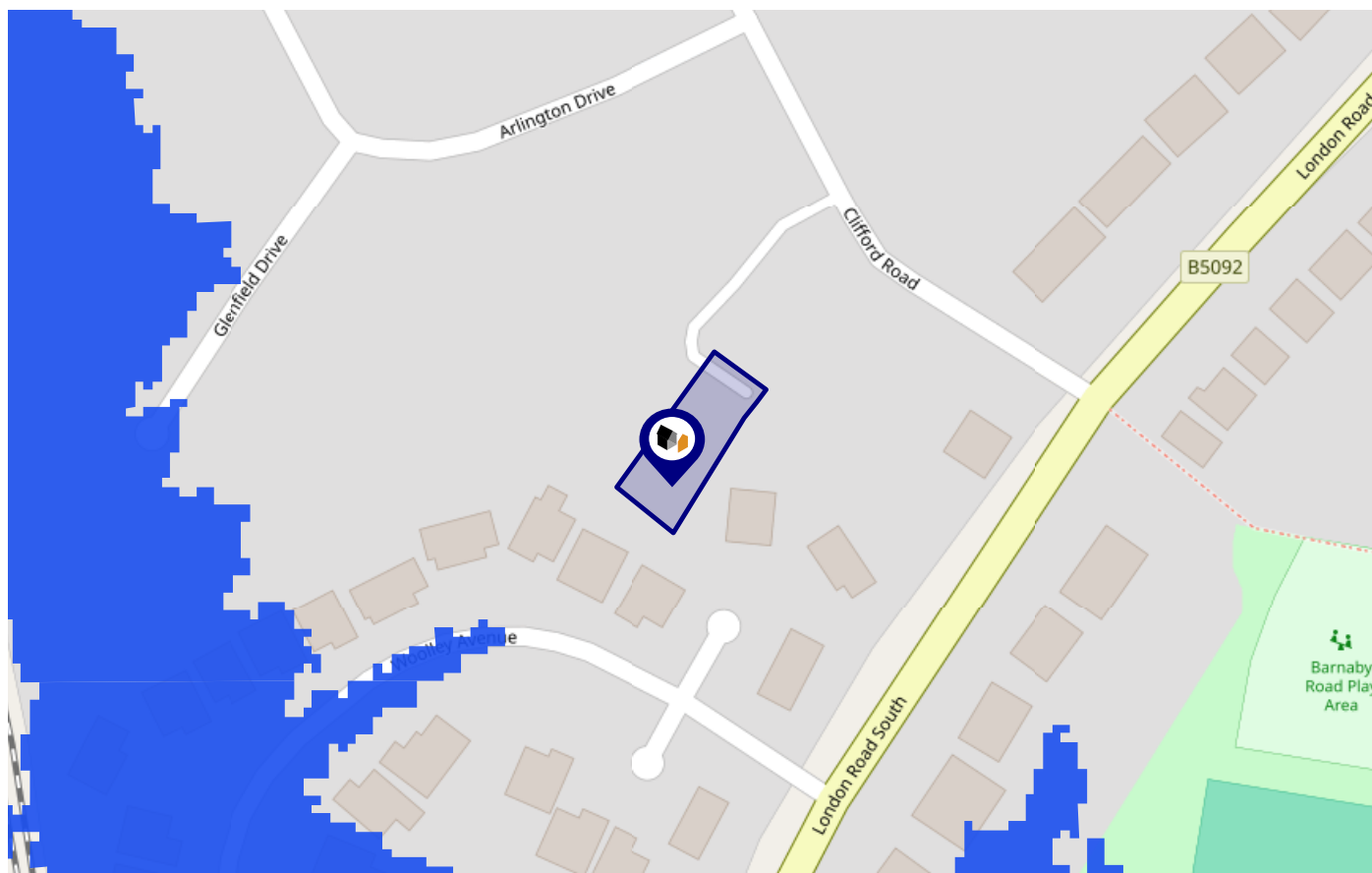
Flood Risk

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.

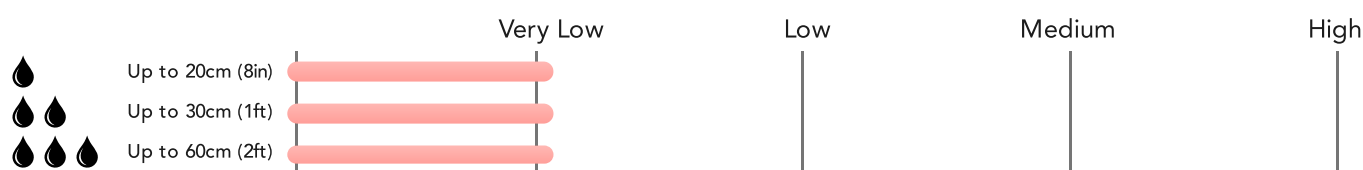


Risk Rating: Very low

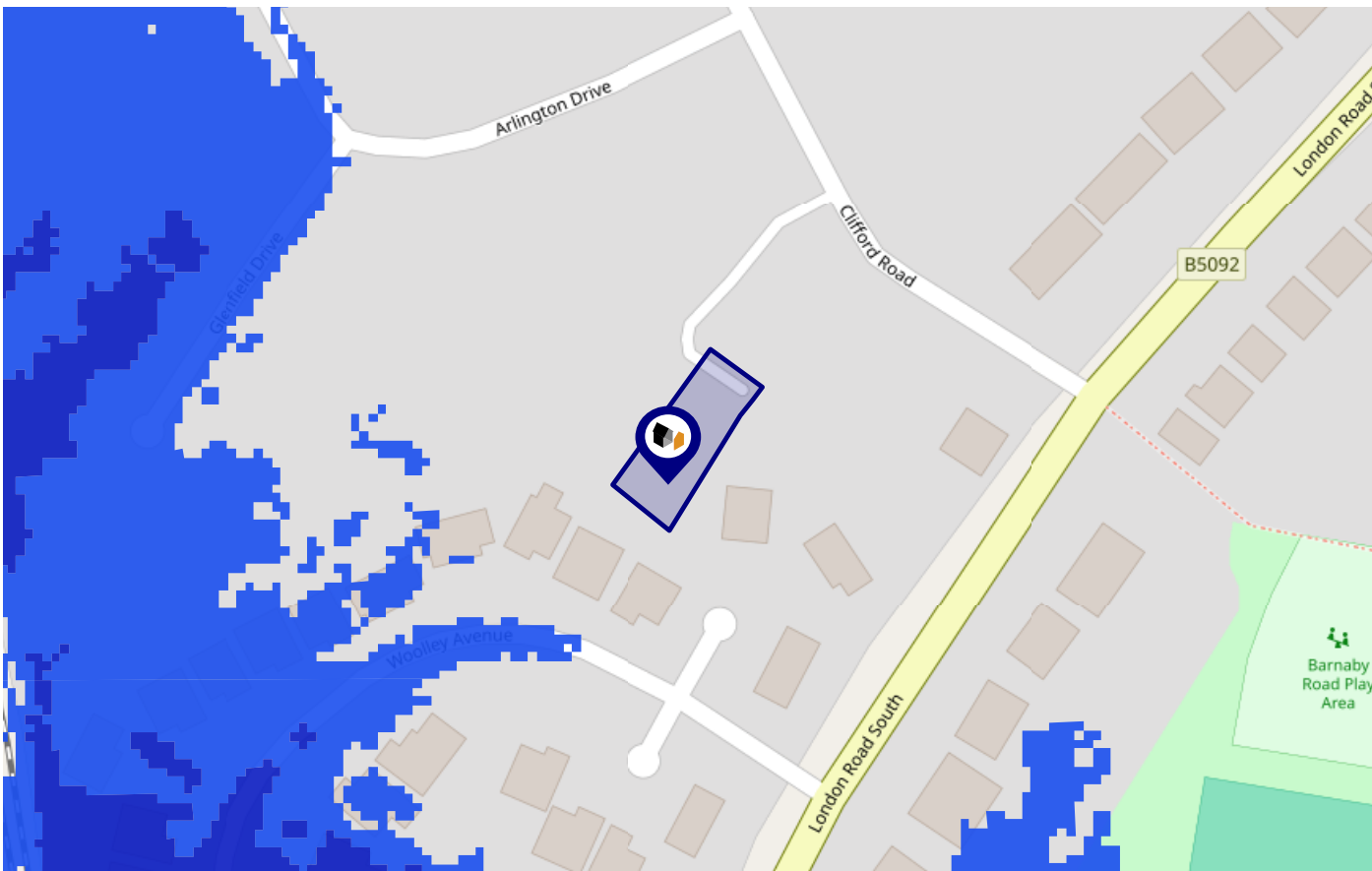
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

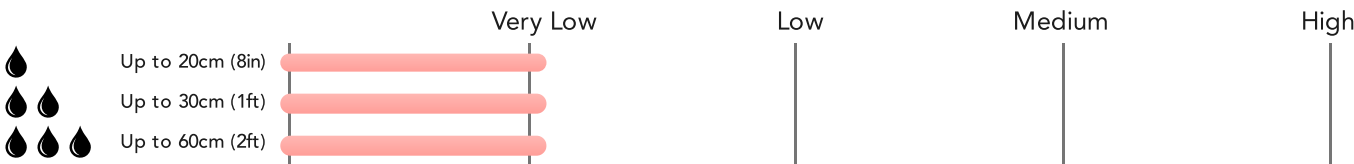


Risk Rating: Very low

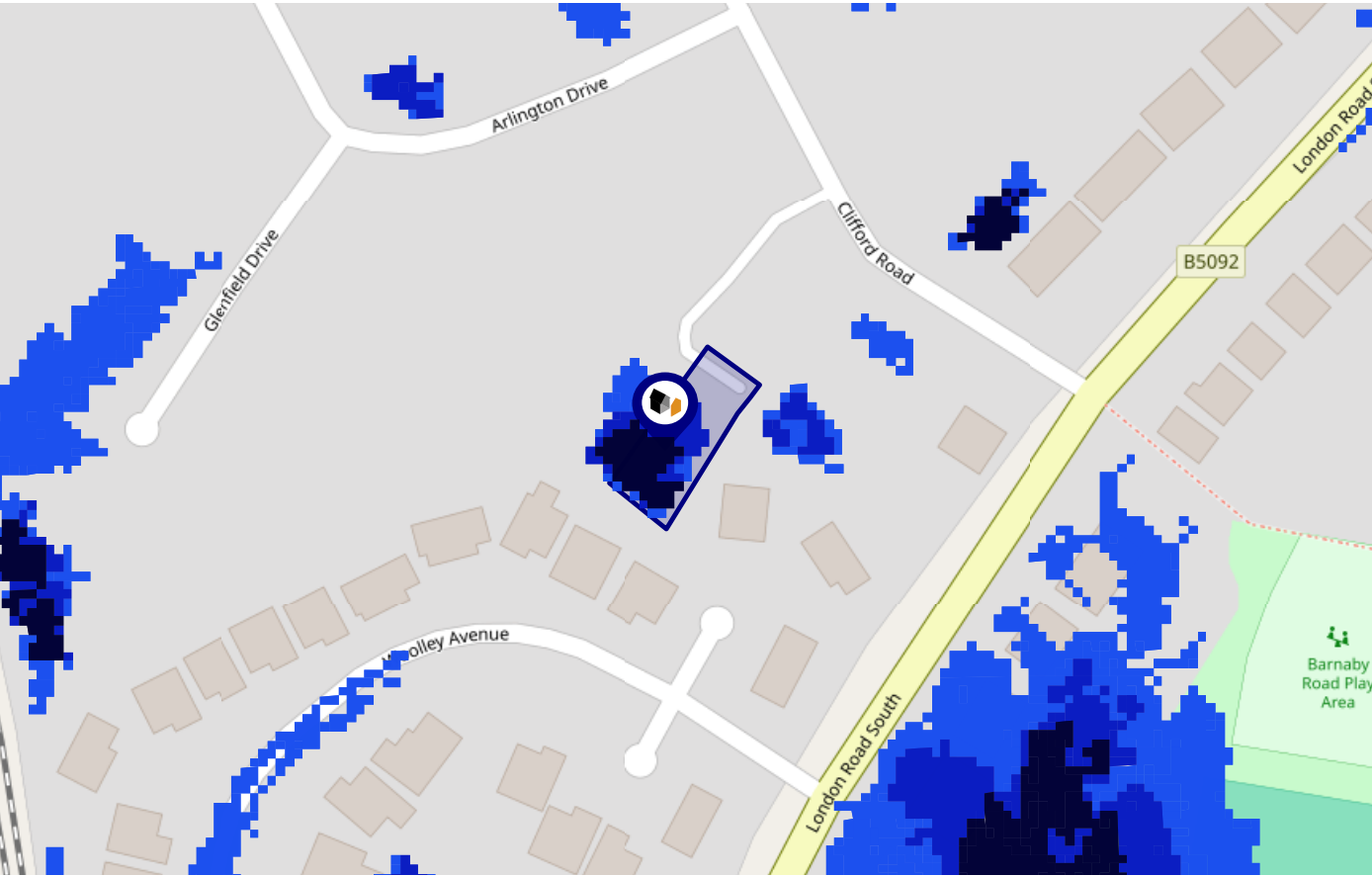
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

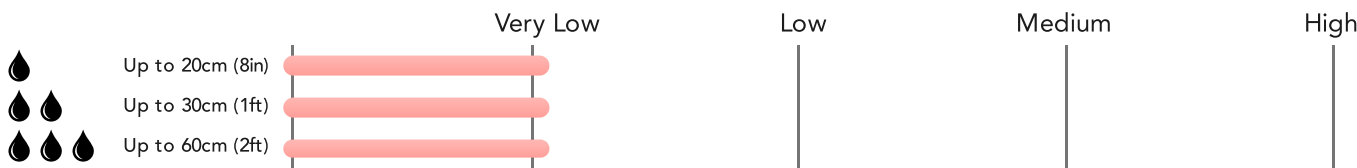


Risk Rating: High

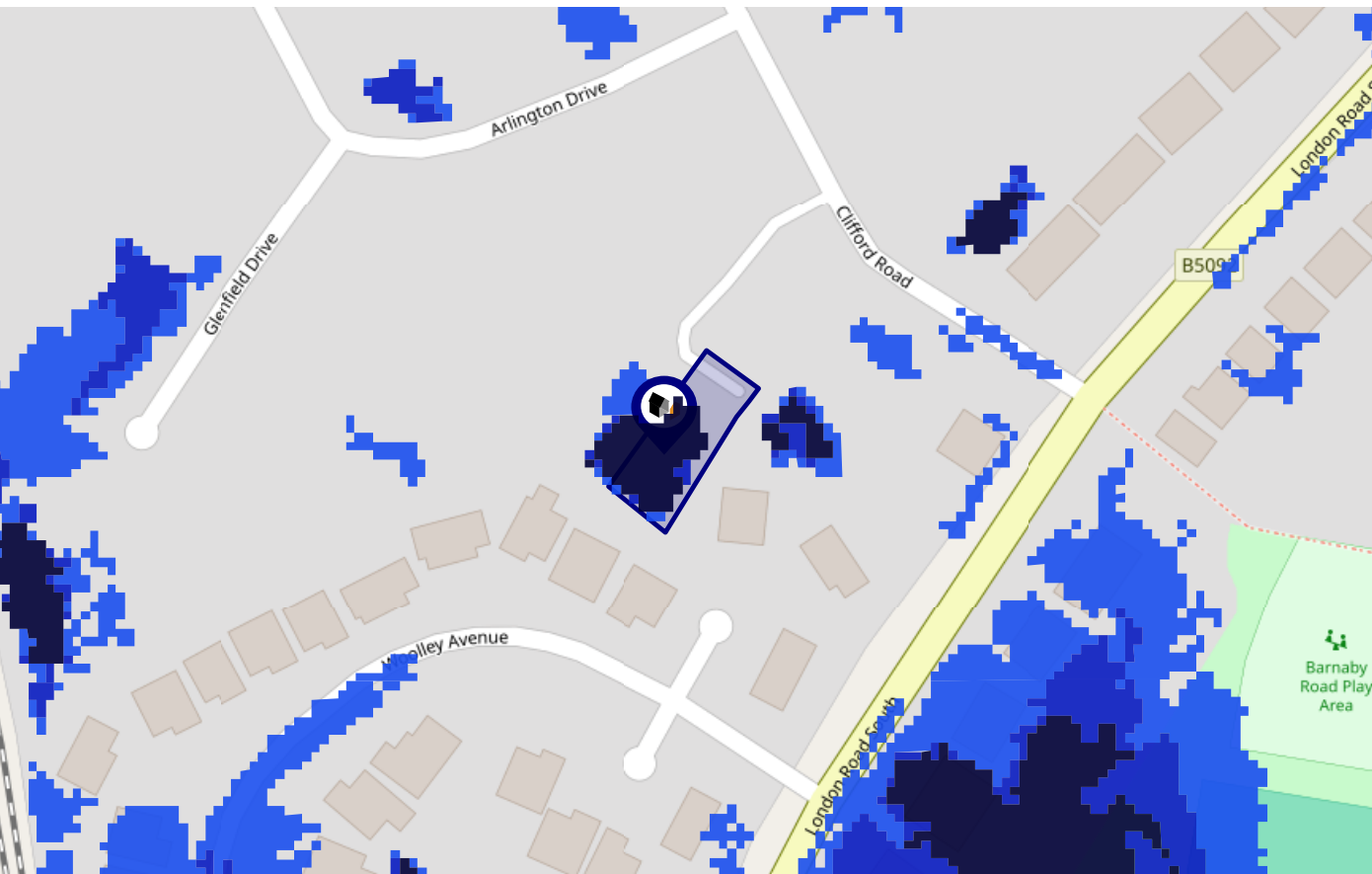
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **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.

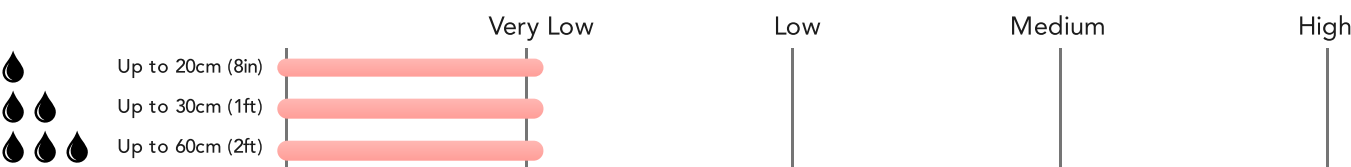


Risk Rating: High

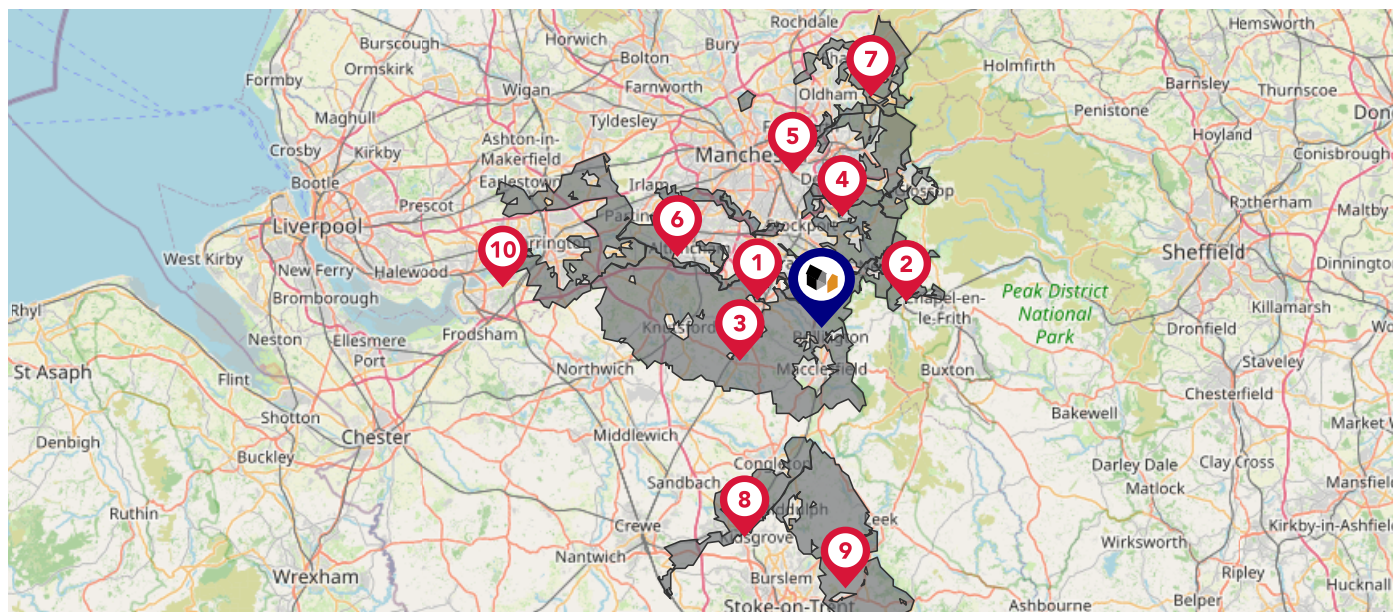
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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 - Cheshire East

4

Merseyside and Greater Manchester Green Belt - Tameside

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

10

Merseyside and Greater Manchester Green Belt - Warrington

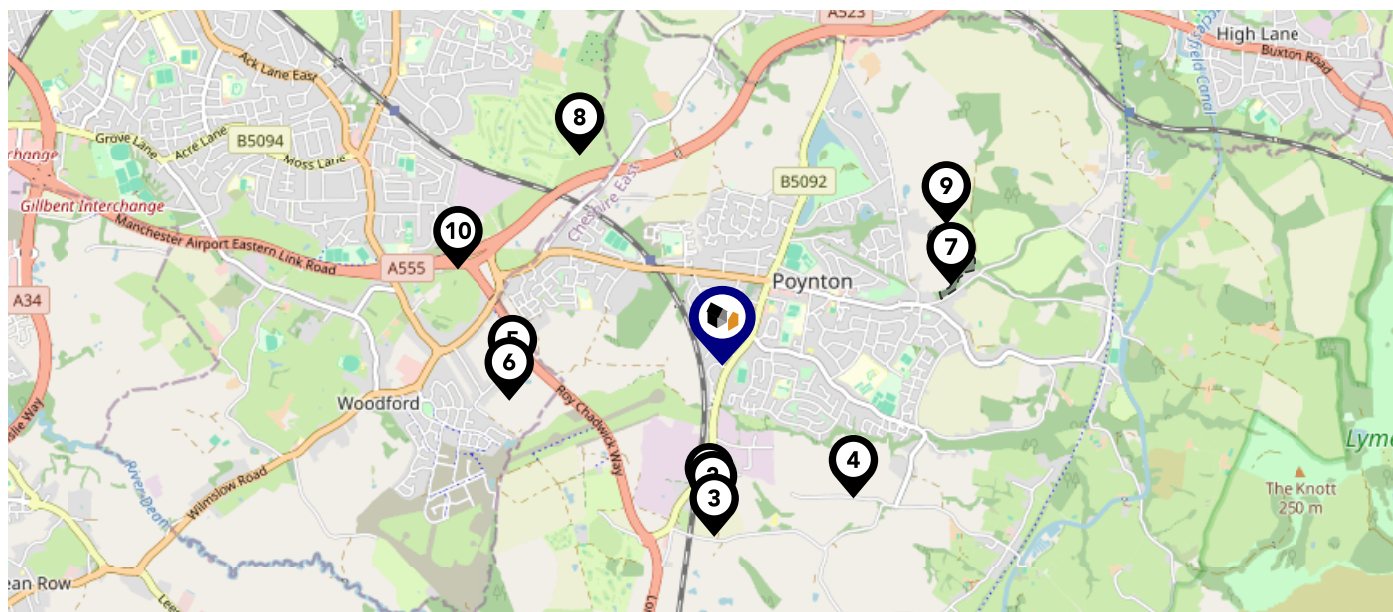
Maps

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	Lilac Cottage-Hope Lane, Adlington	Historic Landfill
2	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill
3	EA/EPR/KP3696CS/A001	Active Landfill
4	Hope Lane-Lilac Cottage, Hope Lane, Adlington	Historic Landfill
5	Upper Swineseye Farm-Bridle Road, Woodford, Stockport	Historic Landfill
6	Upper Swinesey Farm-Woodford	Historic Landfill
7	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill
8	Hill Green Farm-Woodford Road, Poynton	Historic Landfill
9	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
10	Ashmere Farm-Off Woodford Road, Bramhall, Stockport	Historic Landfill

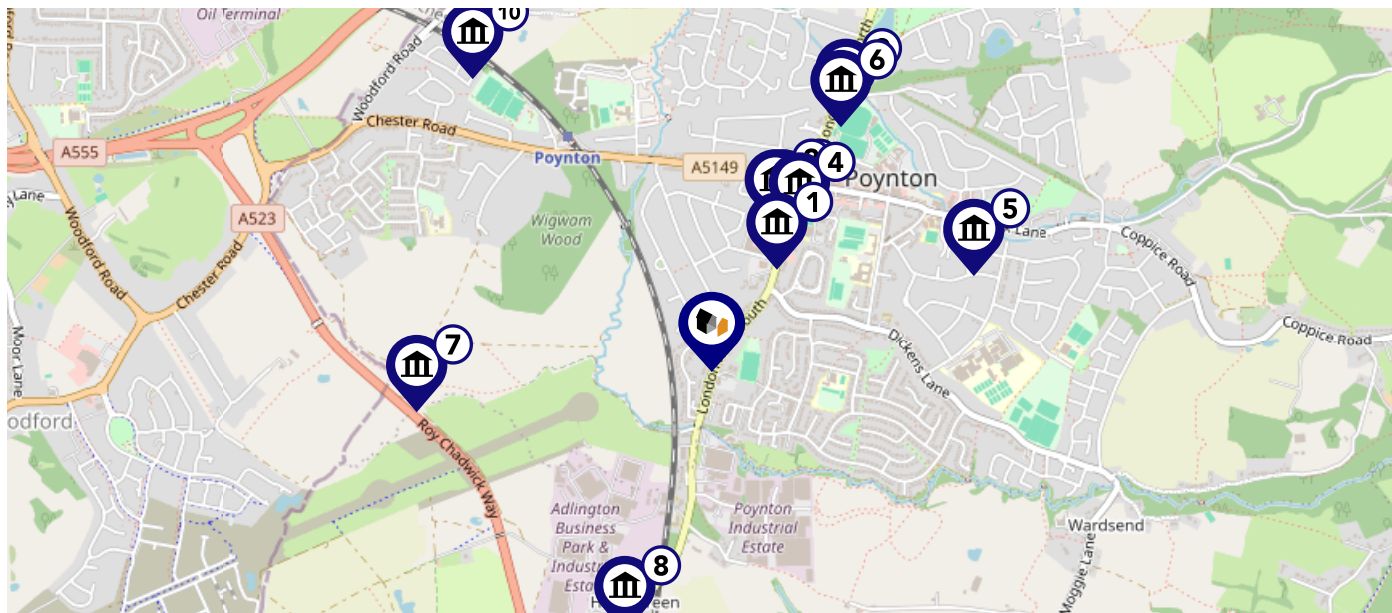
Maps

Listed Buildings

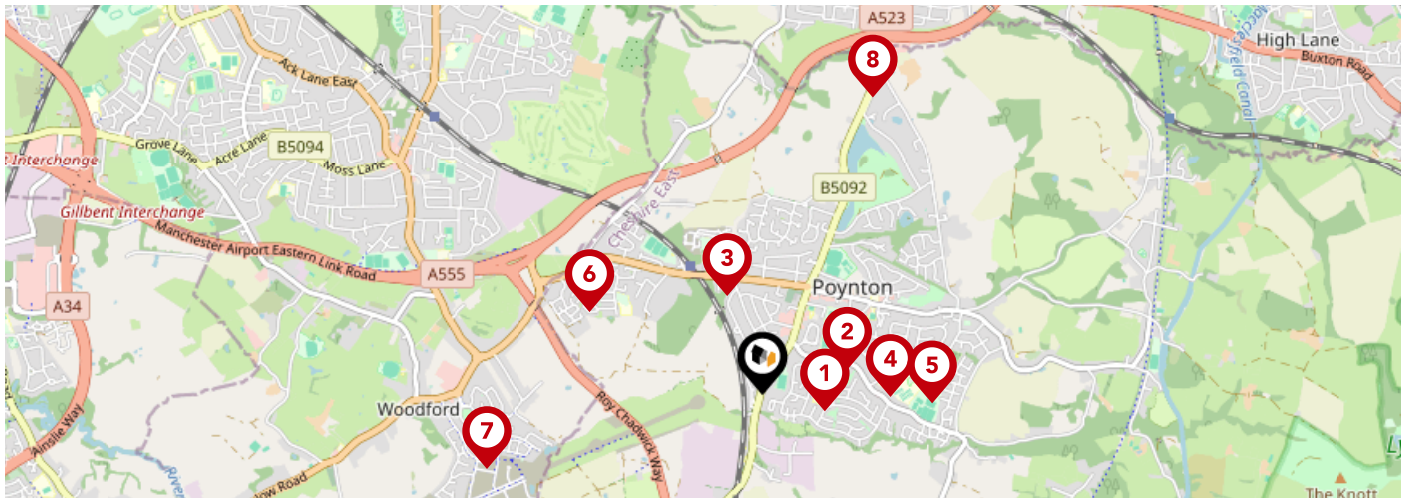
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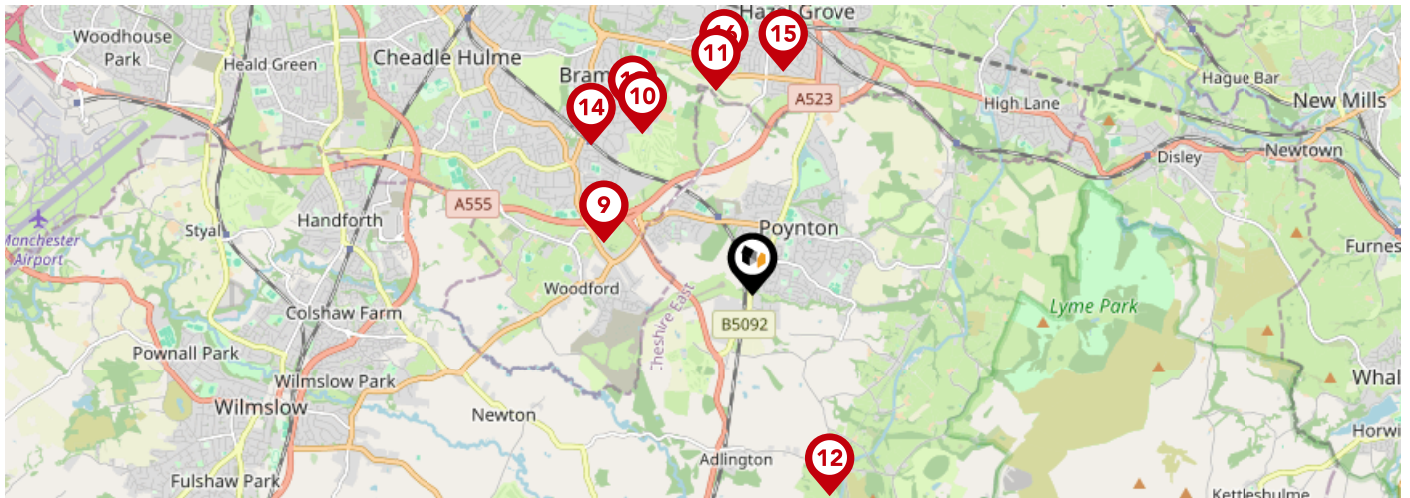
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1277157 - Milestone 25 Metres South Of Redcroft	Grade II	0.3 miles
	1437426 - Poynton War Memorial	Grade II	0.4 miles
	1232286 - Church Of St George	Grade II	0.4 miles
	1232287 - Guide Post 36 Metres South East Of Church Lych Gate	Grade II	0.4 miles
	1232302 - Brook House Farmhouse	Grade II	0.6 miles
	1277164 - 44 And 46, London Road North	Grade II	0.6 miles
	1277166 - Lostock Hall Farmhouse	Grade II	0.6 miles
	1329973 - Greenacres And Windle Hey	Grade II	0.6 miles
	1277165 - 50, London Road North	Grade II	0.7 miles
	1232356 - Haybrook	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 109 Distance:0.29	☐	☒	☐	☐	☐
2	Vernon Primary School Ofsted Rating: Outstanding Pupils: 375 Distance:0.39	☐	☒	☐	☐	☐
3	Lower Park School Ofsted Rating: Good Pupils: 277 Distance:0.46	☐	☒	☐	☐	☐
4	Poynton High School Ofsted Rating: Good Pupils: 1499 Distance:0.57	☐	☐	☒	☐	☐
5	Worth Primary School Ofsted Rating: Requires improvement Pupils: 206 Distance:0.76	☐	☒	☐	☐	☐
6	Lostock Hall Primary School Ofsted Rating: Good Pupils: 215 Distance:0.85	☐	☒	☐	☐	☐
7	Woodford Primary School Ofsted Rating: Not Rated Pupils: 81 Distance:1.26	☐	☒	☐	☐	☐
8	Norbury Court School Ofsted Rating: Good Pupils: 1 Distance:1.41	☐	☐	☒	☐	☐



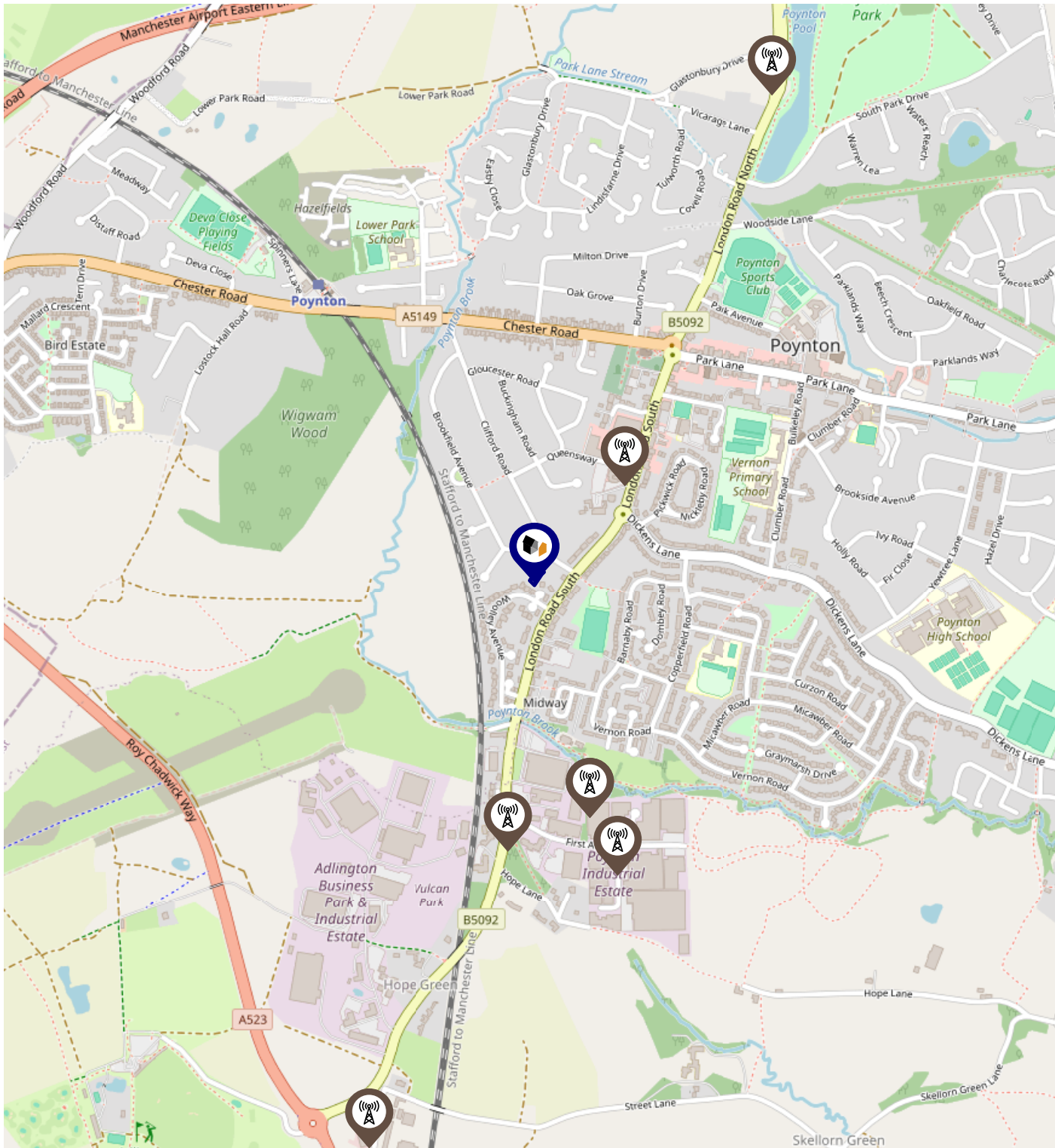
		Nursery	Primary	Secondary	College	Private
	Queensgate Primary School Ofsted Rating: Outstanding Pupils: 280 Distance:1.41	☐	☒	☐	☐	☐
	Ladybrook Primary School Ofsted Rating: Outstanding Pupils: 242 Distance:1.74	☐	☒	☐	☐	☐
	Hazel Grove High School Ofsted Rating: Good Pupils: 1382 Distance:1.85	☐	☐	☒	☐	☐
	Adlington Primary School Ofsted Rating: Outstanding Pupils: 85 Distance:1.89	☐	☒	☐	☐	☐
	Bramhall High School Ofsted Rating: Good Pupils: 1314 Distance:1.91	☐	☐	☒	☐	☐
	Pownall Green Primary School Ofsted Rating: Good Pupils: 417 Distance:1.96	☐	☒	☐	☐	☐
	Norbury Hall Primary School Ofsted Rating: Good Pupils: 457 Distance:2.01	☐	☒	☐	☐	☐
	Moorfield Primary School Ofsted Rating: Requires improvement Pupils: 412 Distance:2.01	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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Key:



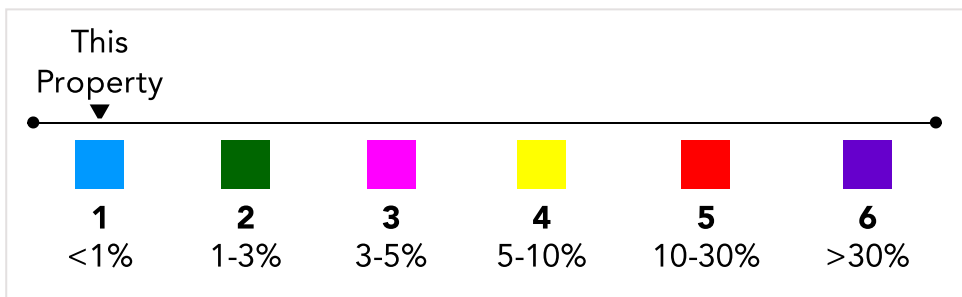
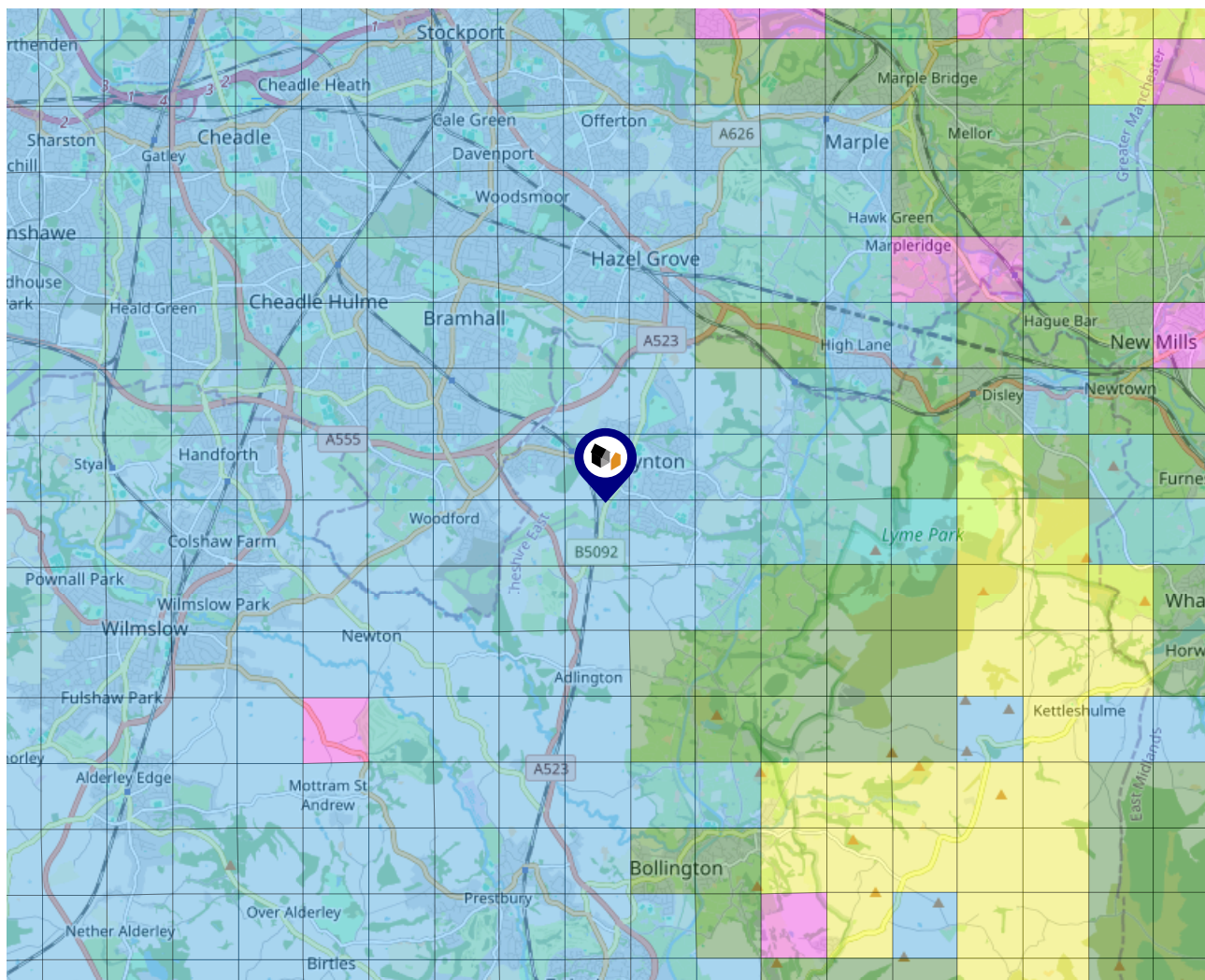
Power Pylons



Communication Masts

What is Radon?

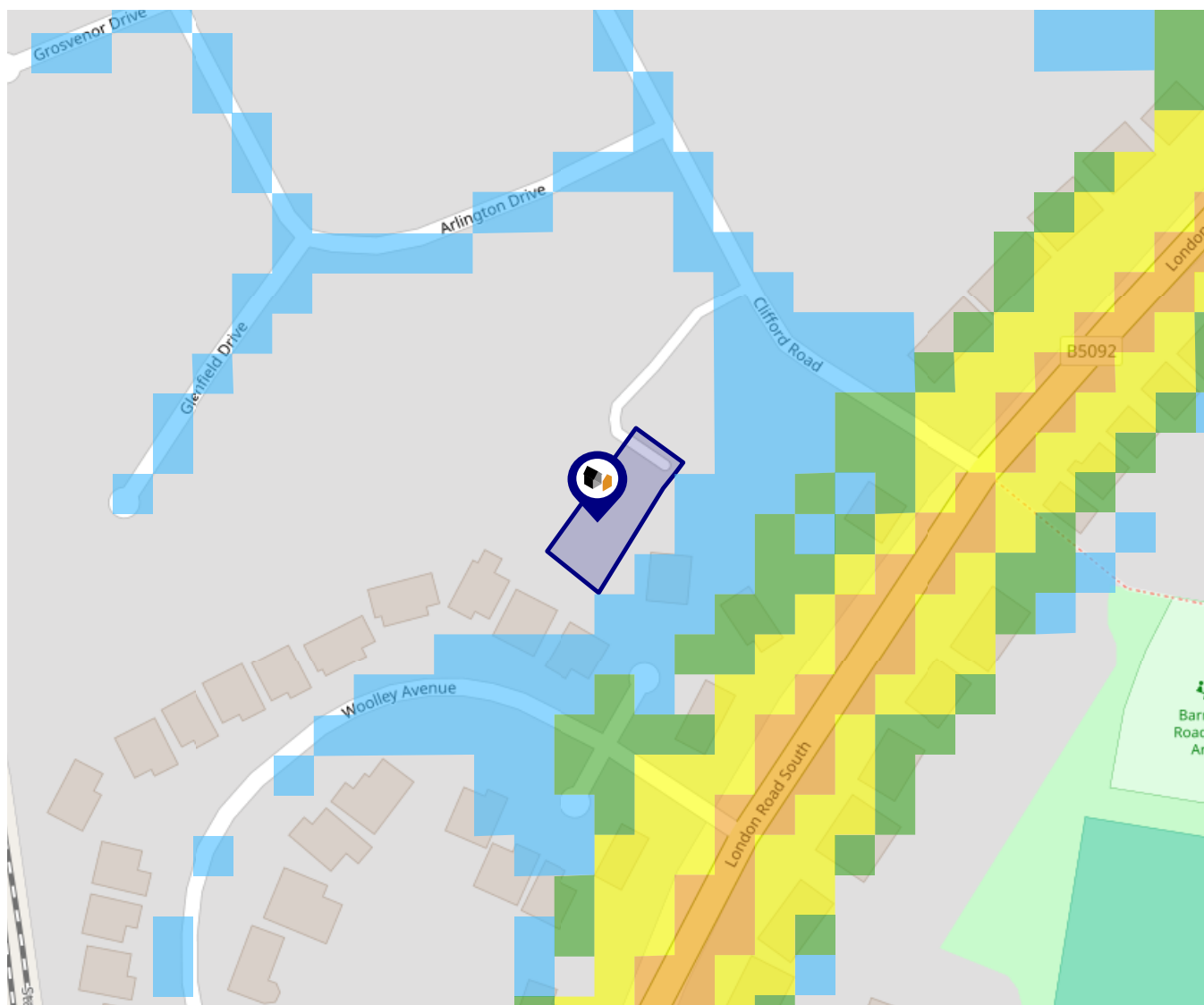
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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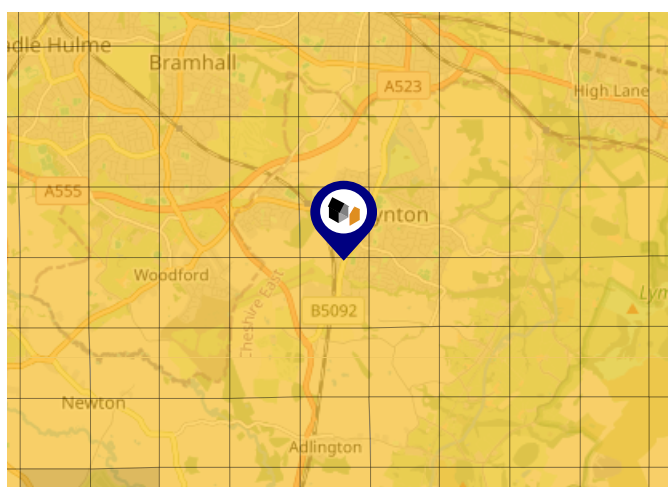


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

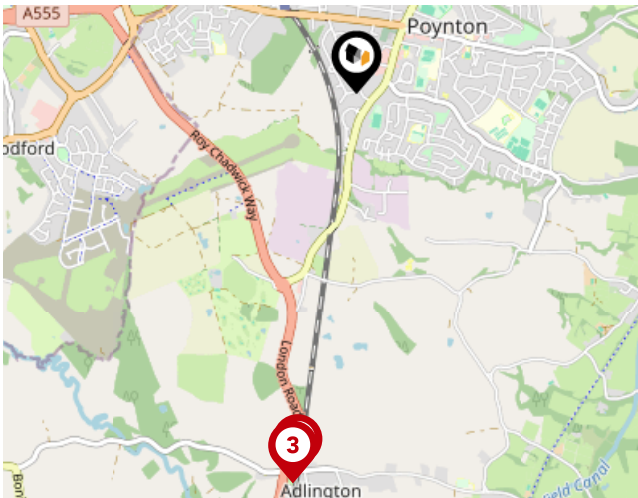
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

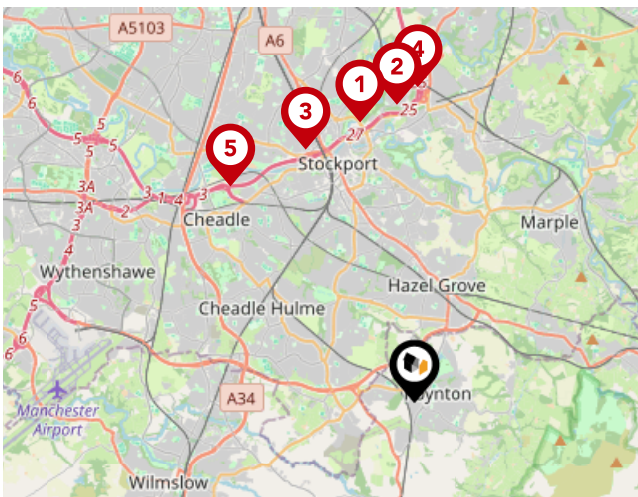
LAWLER
& Co.

SALES AND LETTINGS



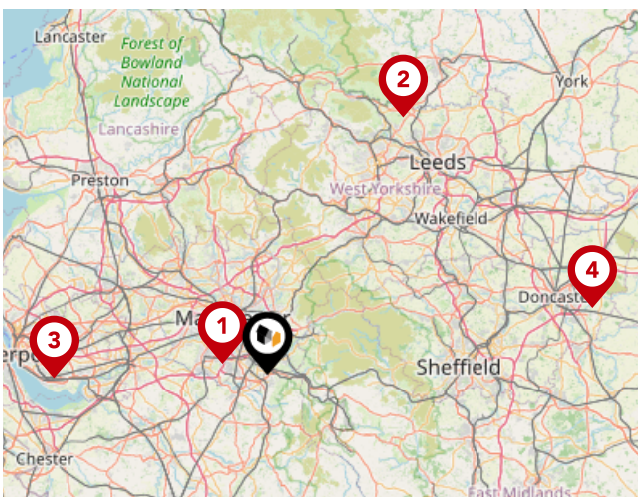
National Rail Stations

Pin	Name	Distance
1	Poynton Rail Station	0.5 miles
2	Adlington (Cheshire) Rail Station	1.71 miles
3	Adlington (Cheshire) Rail Station	1.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	5.05 miles
2	M60 J26	5.29 miles
3	M60 J1	4.88 miles
4	M60 J25	5.58 miles
5	M60 J2	5.03 miles



Airports/Helipads

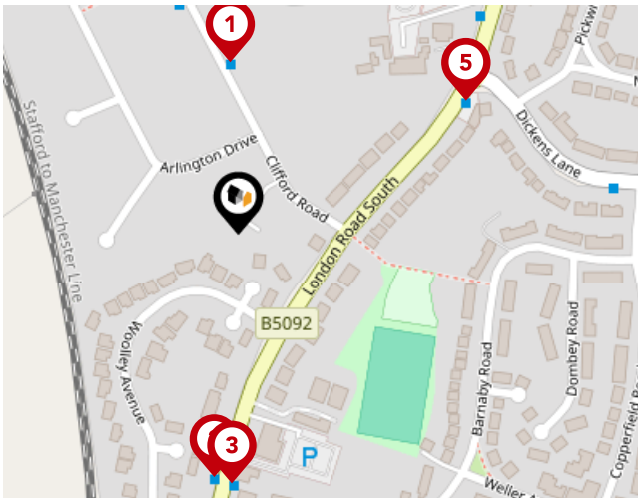
Pin	Name	Distance
1	Manchester Airport	6.49 miles
2	Leeds Bradford Airport	41.03 miles
3	Speke	30.07 miles
4	Finningley	46.98 miles

Area

Transport (Local)

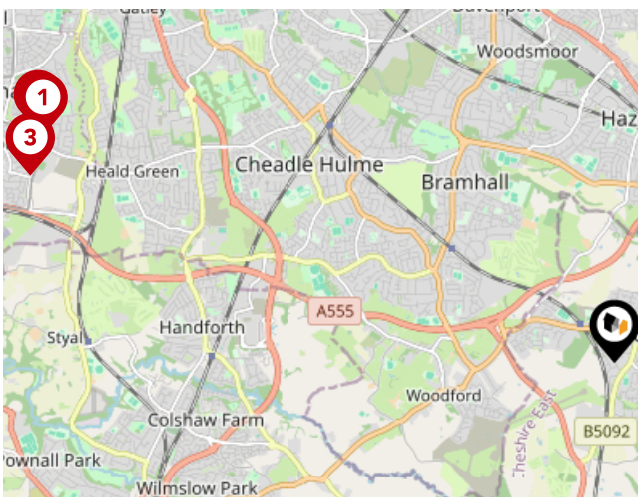
LAWLER
& Co.

SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.1 miles
2	Vernon Arms PH	0.13 miles
3	Vernon Arms PH	0.14 miles
4	Queensway	0.13 miles
5	Johnson Cleaners Ltd	0.15 miles



Local Connections

Pin	Name	Distance
1	Peel Hall (Manchester Metrolink)	5.46 miles
2	Peel Hall (Manchester Metrolink)	5.51 miles
3	Shadowmoss (Manchester Metrolink)	5.44 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 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.

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Lawler & Co | Poynton

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