

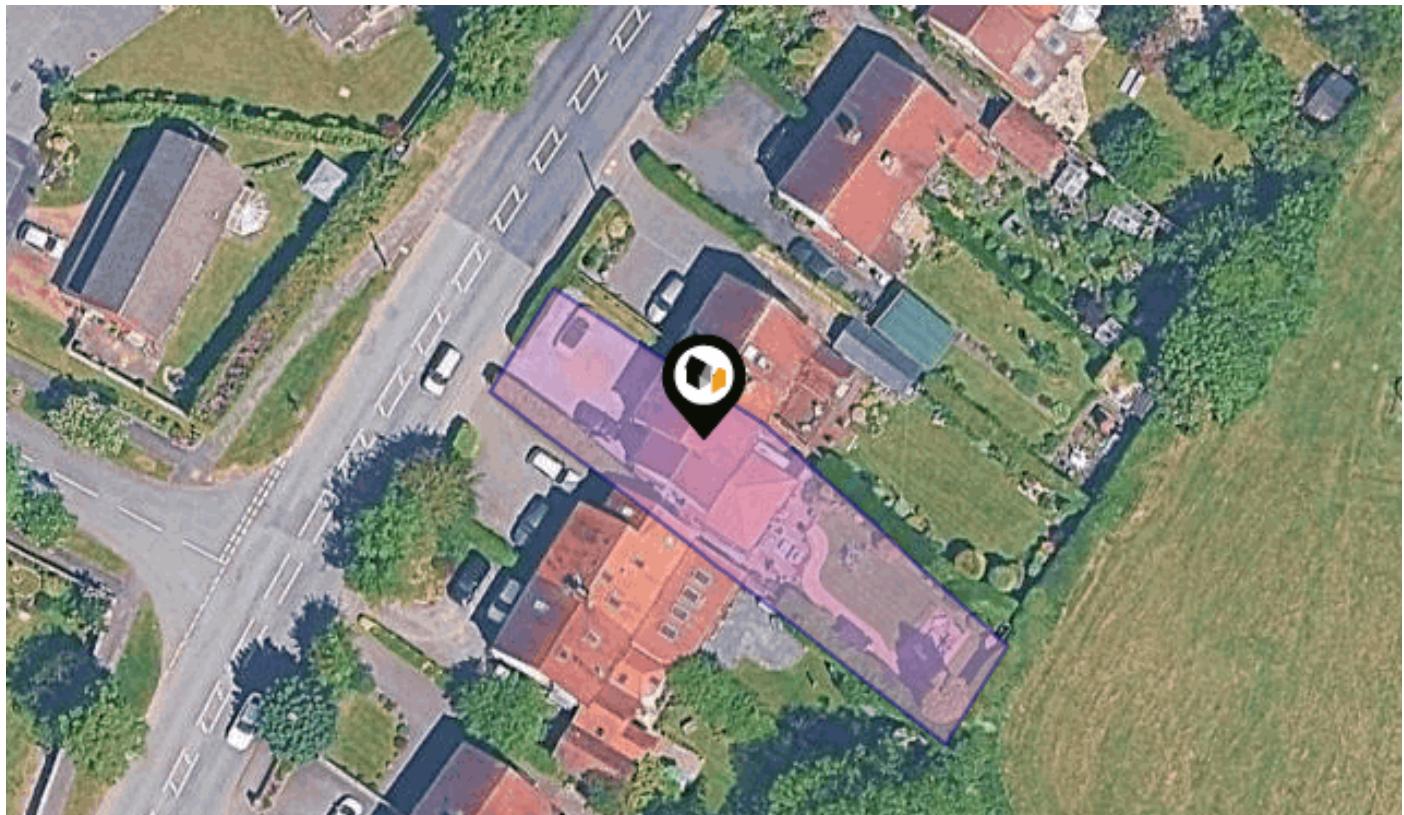


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 03<sup>rd</sup> February 2026**



**LONDON ROAD SOUTH, POYNTON, STOCKPORT, SK12**

**Lawler & Co | Hazel Grove**

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

[hazelgrove@lawlerandcompany.co.uk](mailto:hazelgrove@lawlerandcompany.co.uk)

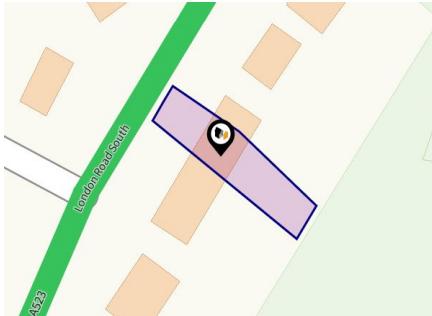
[www.lawlerandcompany.co.uk/](http://www.lawlerandcompany.co.uk/)



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# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,614 ft <sup>2</sup> / 150 m <sup>2</sup>		
Plot Area:	0.12 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,333		
Title Number:	CH219804		

## Local Area

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

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

POYNTON, SK12

Energy rating

D

Valid until 25.11.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

# Property

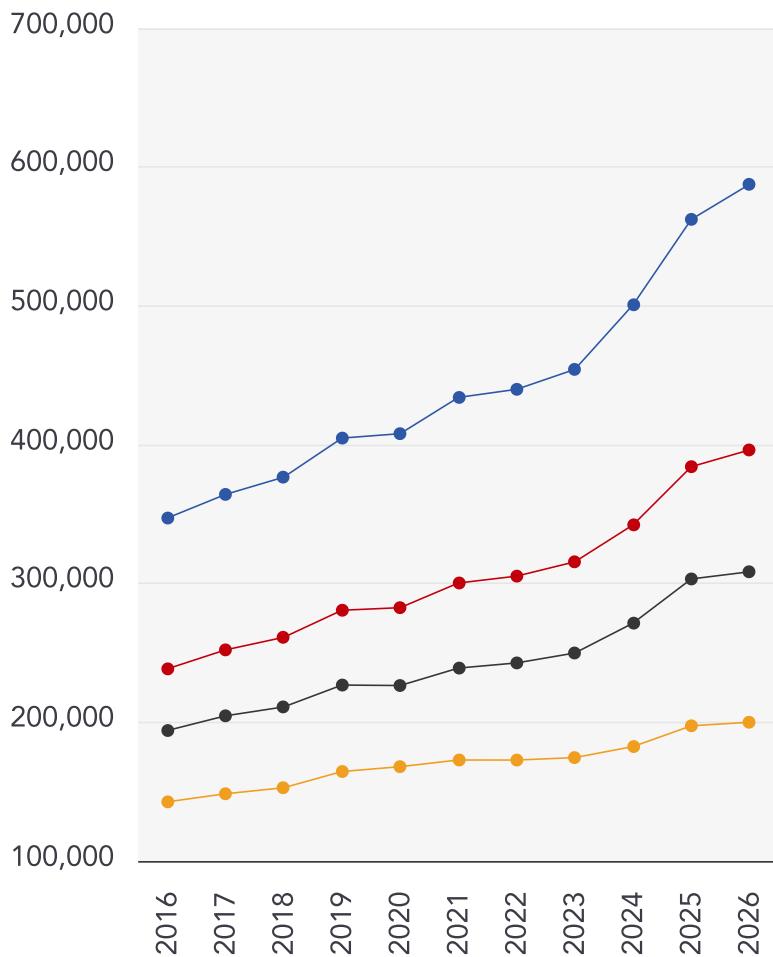
# EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 7% of fixed outlets
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	150 m <sup>2</sup>

# Market House Price Statistics

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



Detached

**+69.27%**

Semi-Detached

**+66.15%**

Terraced

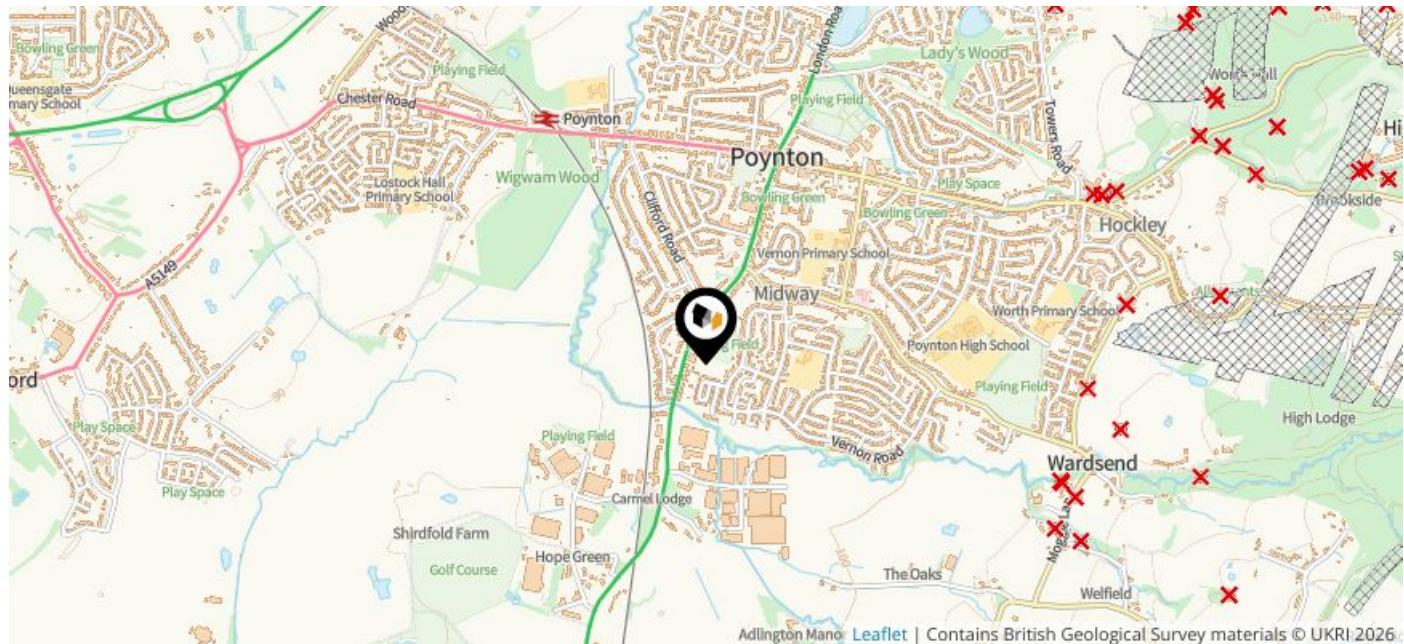
**+58.95%**

Flat

**+40.22%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



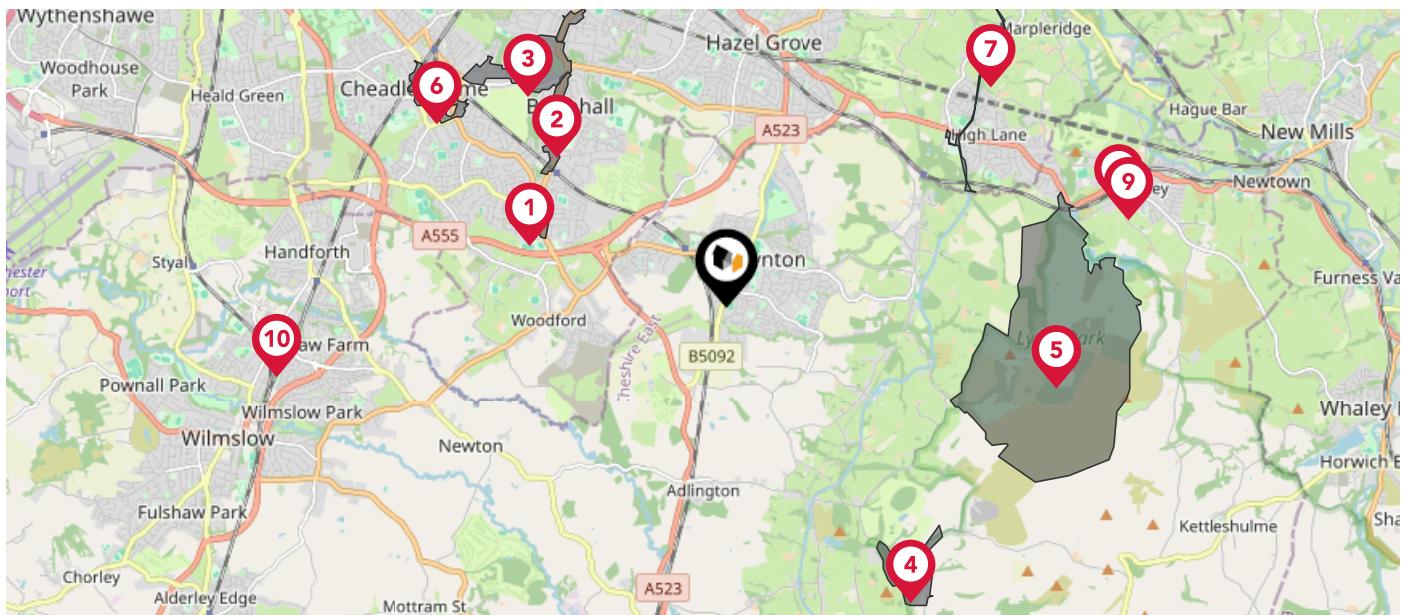
## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

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

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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.



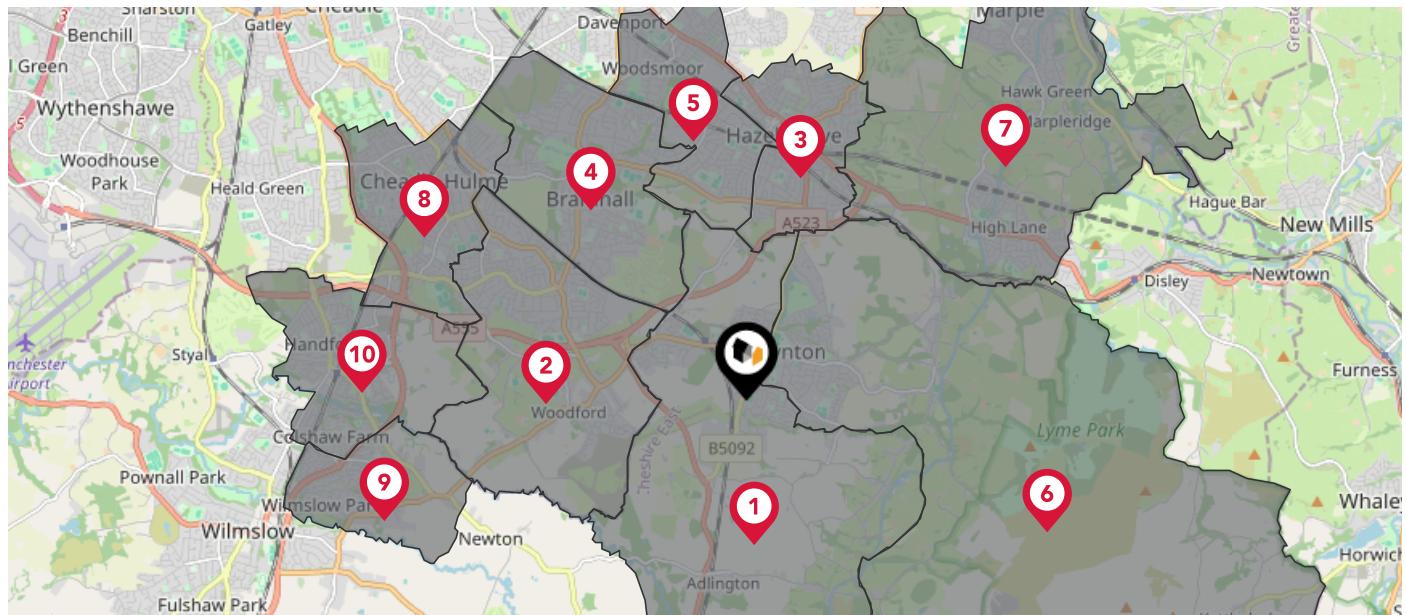
### Nearby Conservation Areas

- 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

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



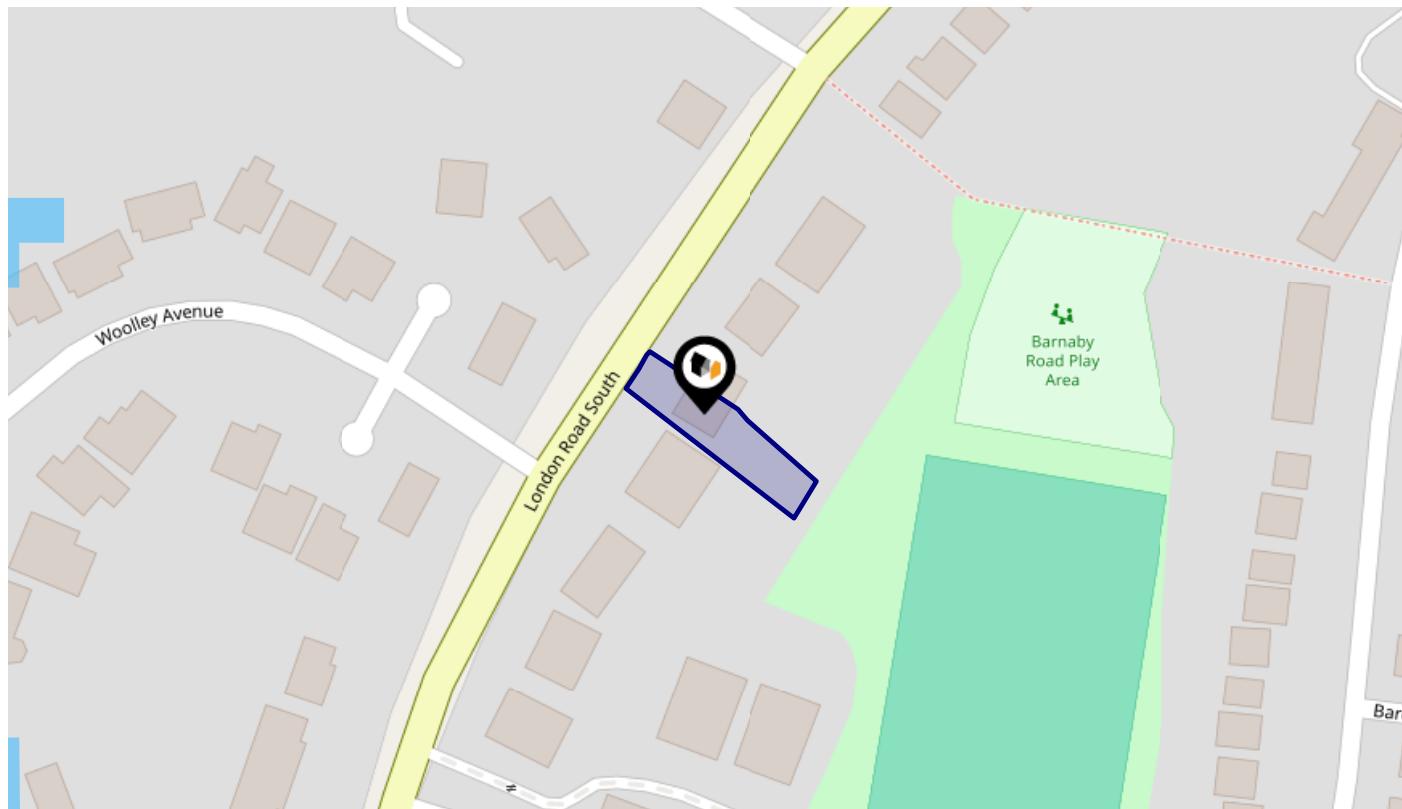
### Nearby Council Wards

- 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 Marple South and High Lane Ward
- 8 Cheadle Hulme South Ward
- 9 Wilmslow Dean Row Ward
- 10 Handforth Ward

# Maps

## Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

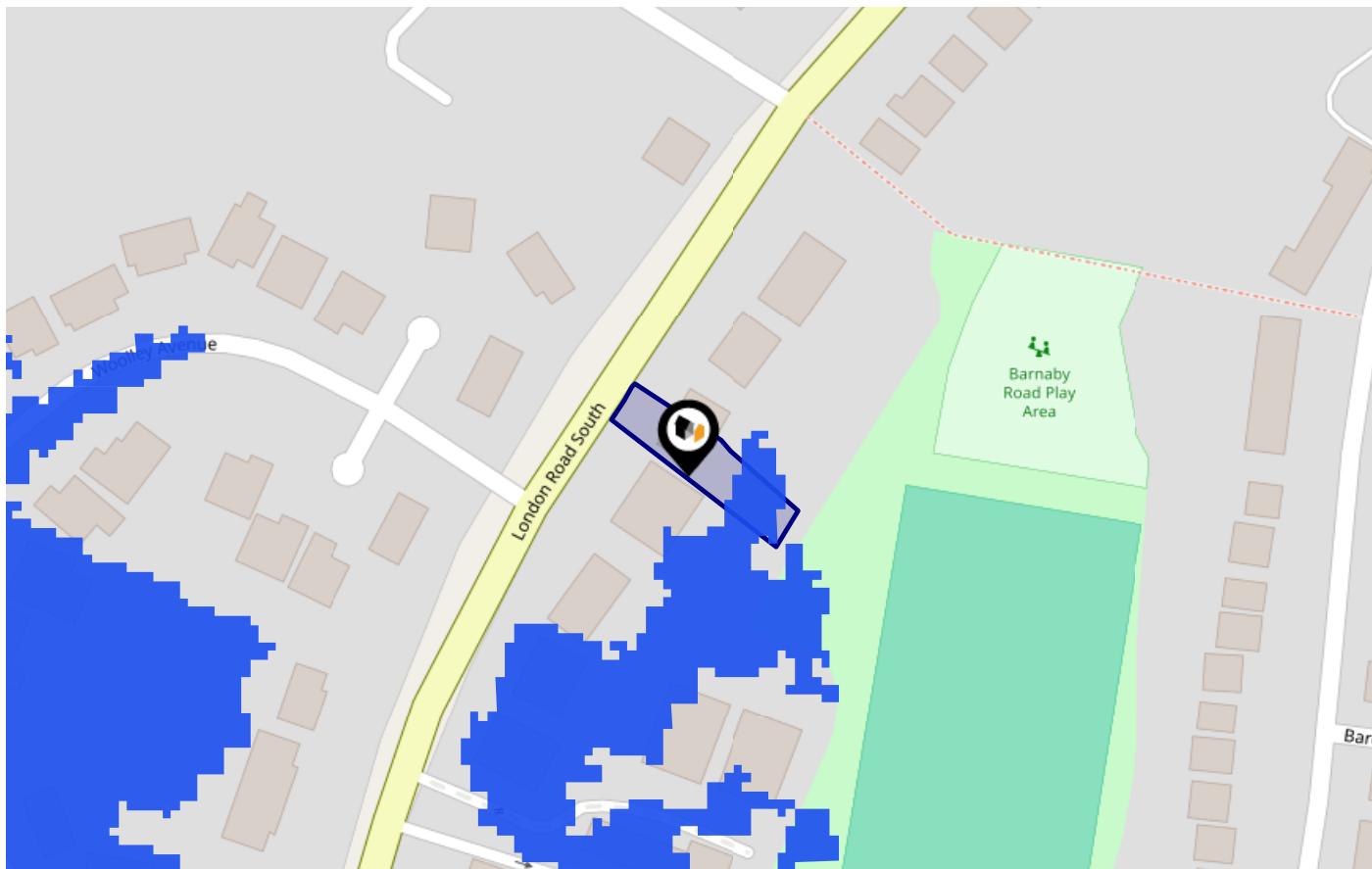
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

5		75.0+ dB	<span style="background-color: red; width: 10px; height: 10px; display: inline-block;"></span>
4		70.0-74.9 dB	<span style="background-color: orange; width: 10px; height: 10px; display: inline-block;"></span>
3		65.0-69.9 dB	<span style="background-color: yellow; width: 10px; height: 10px; display: inline-block;"></span>
2		60.0-64.9 dB	<span style="background-color: green; width: 10px; height: 10px; display: inline-block;"></span>
1		55.0-59.9 dB	<span style="background-color: lightblue; width: 10px; height: 10px; display: inline-block;"></span>

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

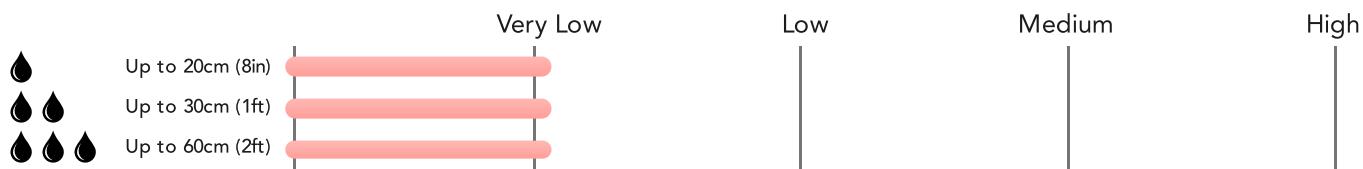


**Risk Rating: Very low**

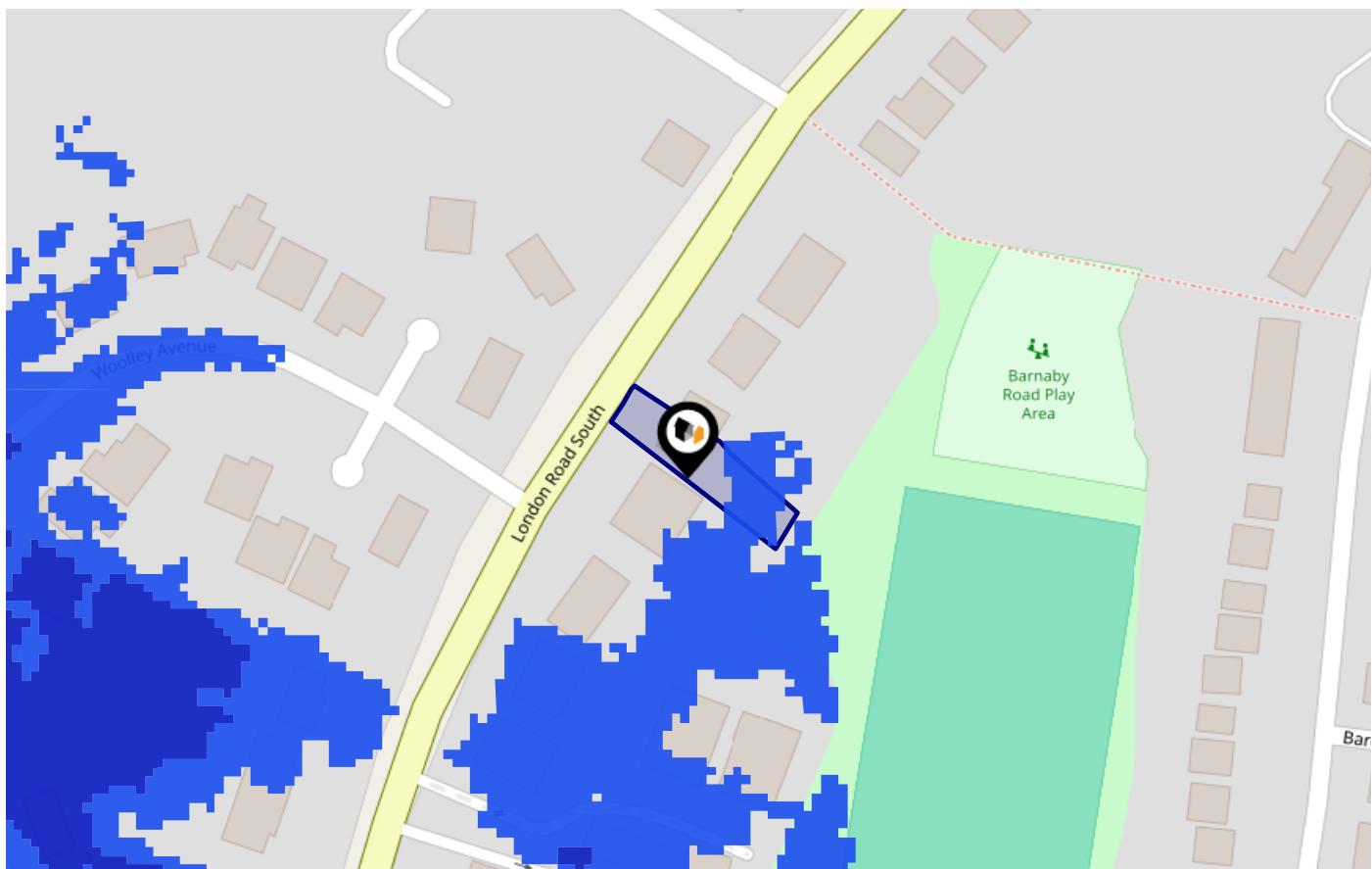
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

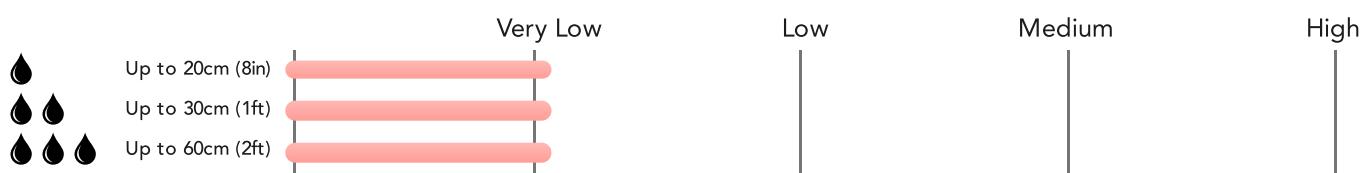


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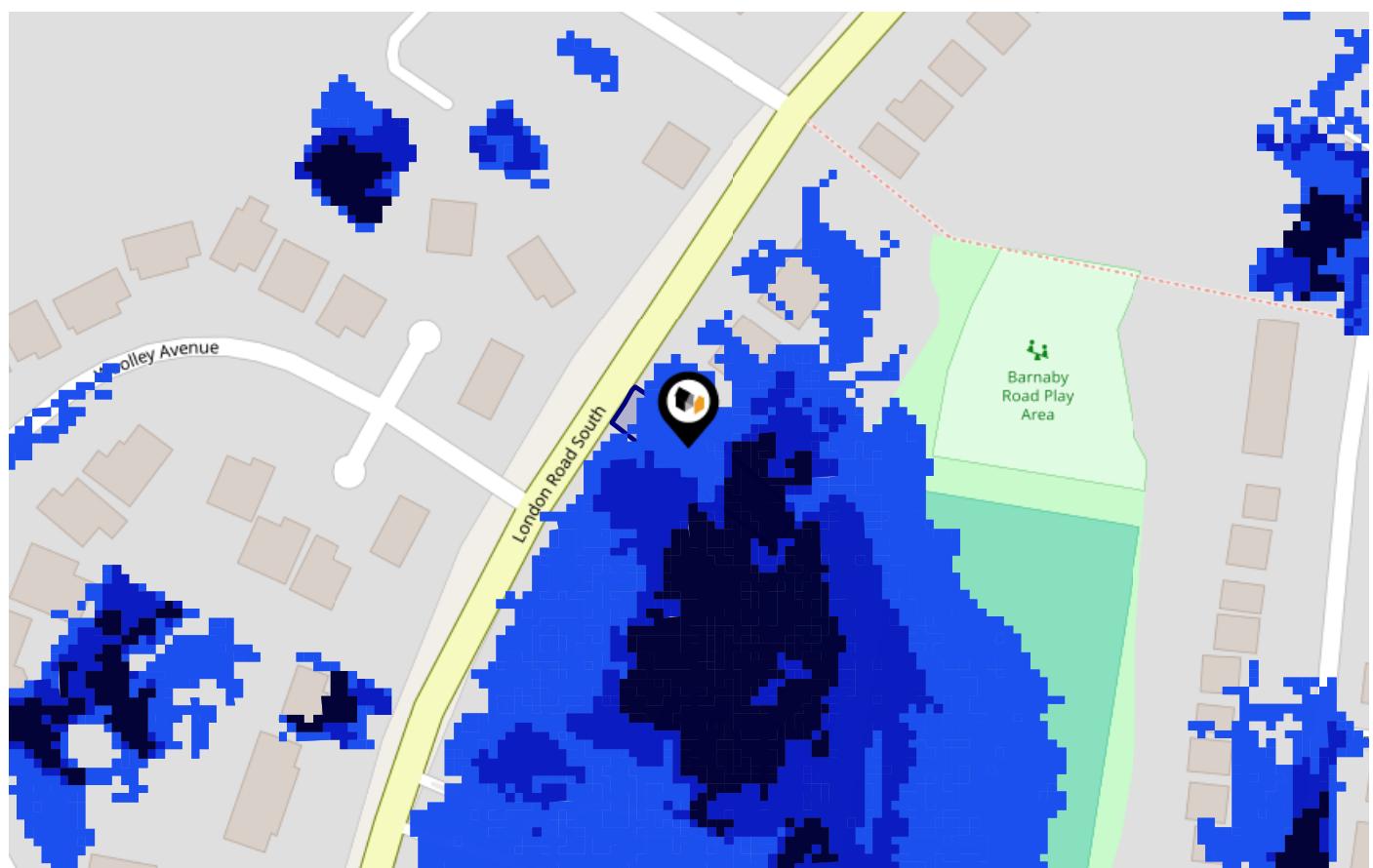
Chance of flooding to the following depths at this property:



# 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: 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.

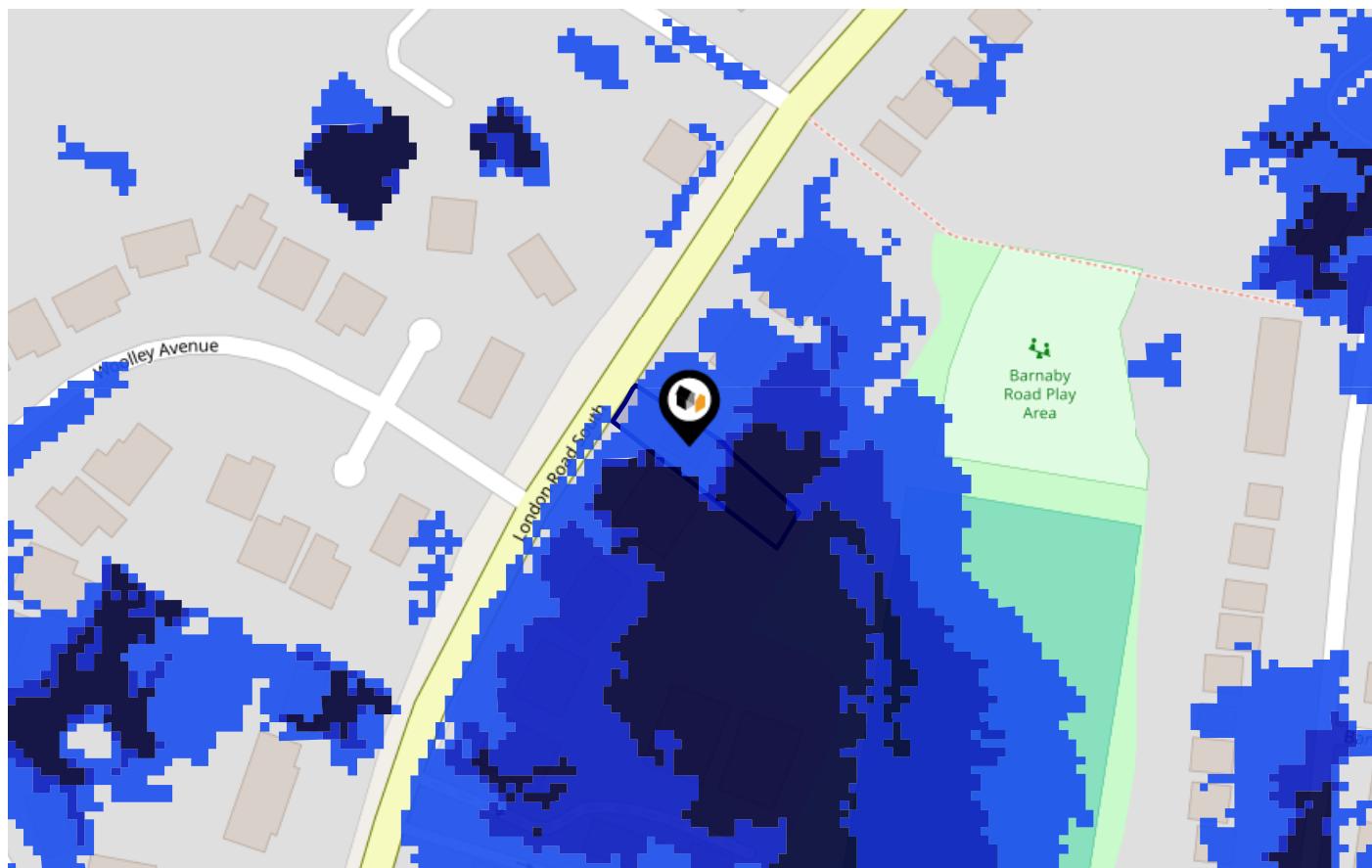
Chance of flooding to the following depths at this property:



# 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.

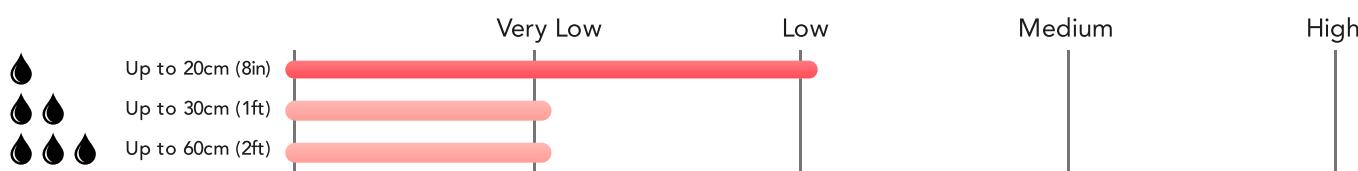


### Risk Rating: Low

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.
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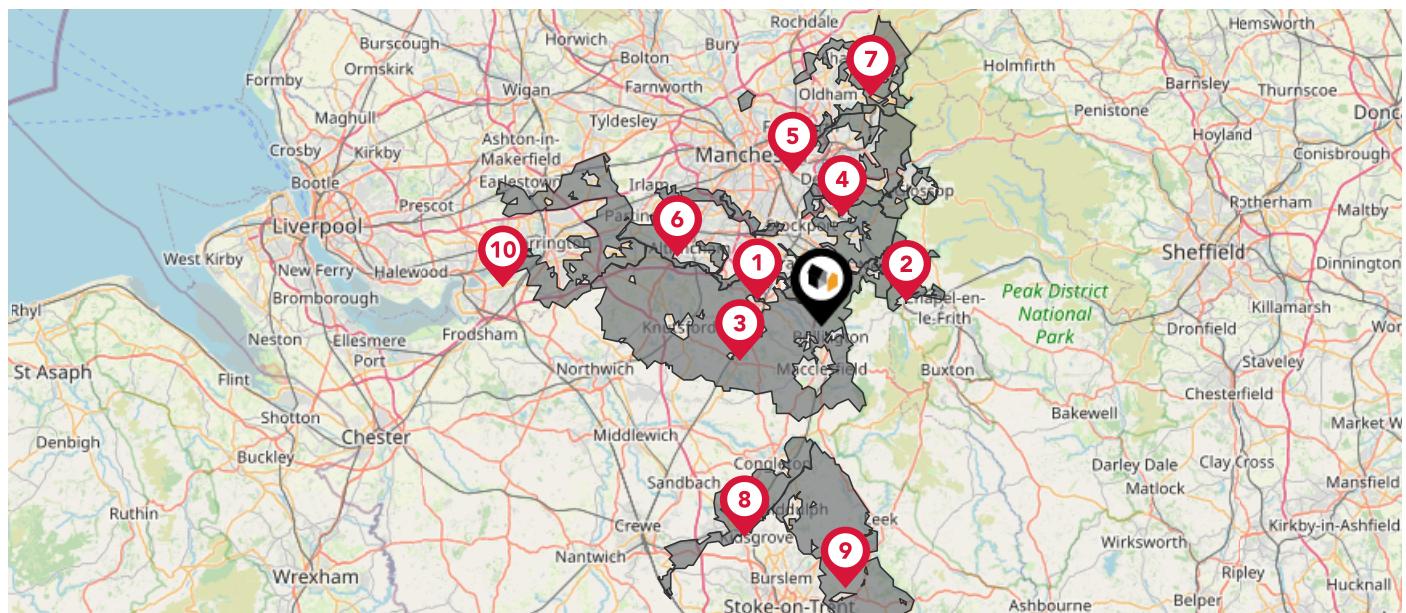
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



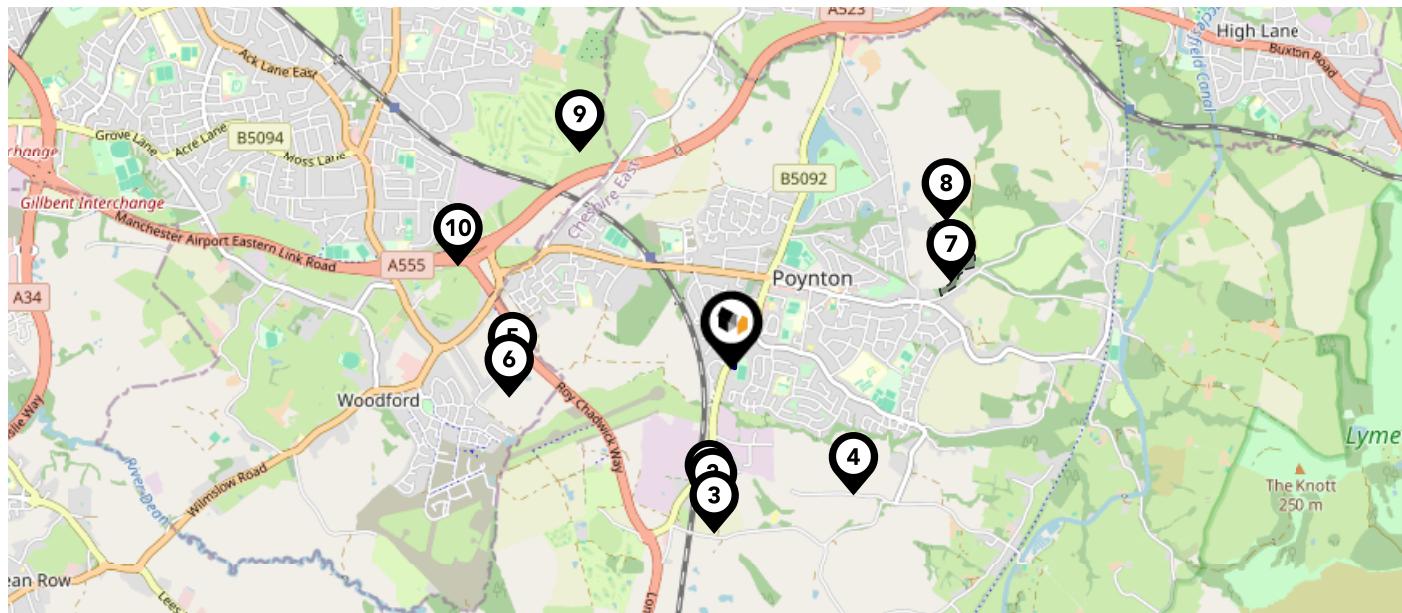
### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Stockport
- 2 Merseyside and Greater Manchester Green Belt - 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

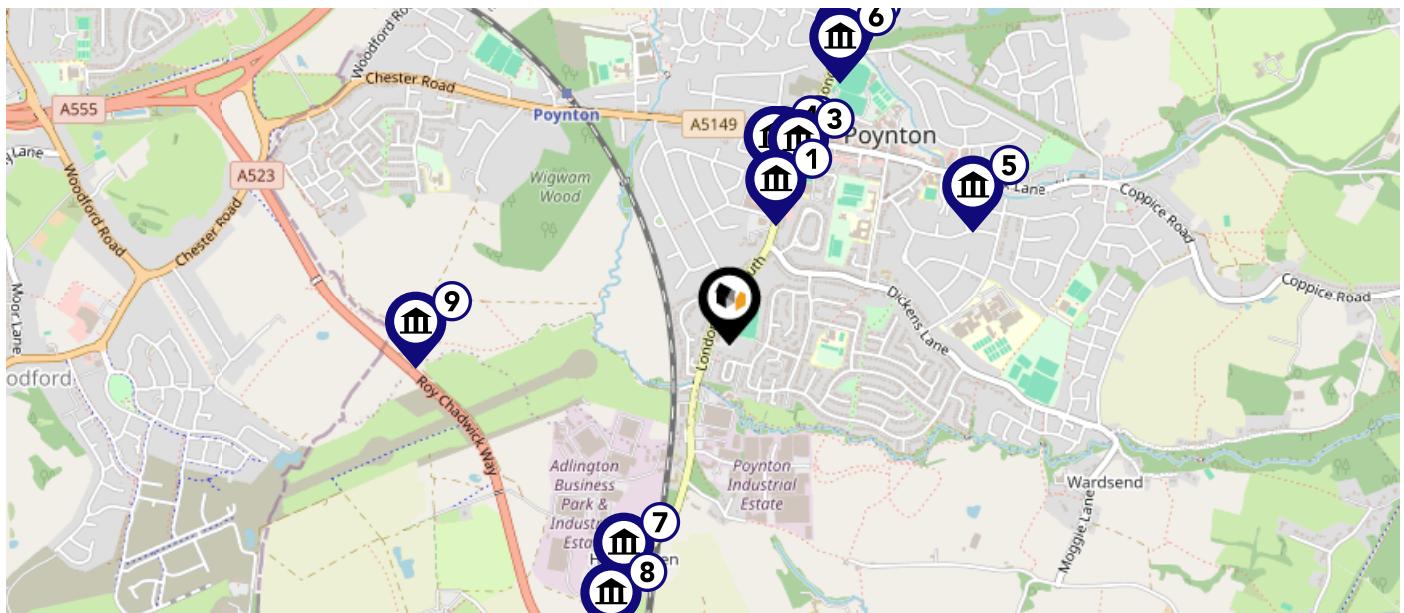
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

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

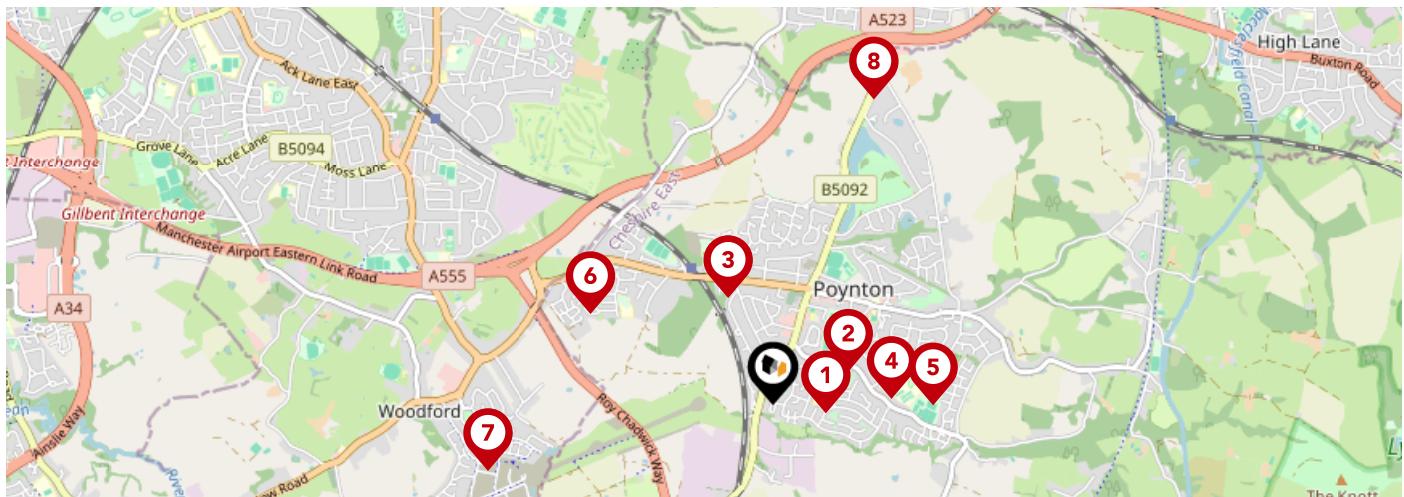


Listed Buildings in the local district	Grade	Distance
 1277157 - Milestone 25 Metres South Of Redcroft	Grade II	0.3 miles
 1437426 - Poynton War Memorial	Grade II	0.4 miles
 1232287 - Guide Post 36 Metres South East Of Church Lych Gate	Grade II	0.4 miles
 1232286 - Church Of St George	Grade II	0.4 miles
 1232302 - Brook House Farmhouse	Grade II	0.6 miles
 1277164 - 44 And 46, London Road North	Grade II	0.6 miles
 1329973 - Greenacres And Windle Hey	Grade II	0.6 miles
 1234107 - Milestone 125 Metres North Of Street Lane Farmhouse	Grade II	0.7 miles
 1277166 - Lostock Hall Farmhouse	Grade II	0.7 miles
 1277165 - 50, London Road North	Grade II	0.7 miles

# Area Schools

LAWLER & Co.

SALES AND LETTINGS



Nursery Primary Secondary College Private

1

St Paul's Catholic Primary School, A Voluntary Academy

Ofsted Rating: Good | Pupils: 109 | Distance:0.24



2

Vernon Primary School

Ofsted Rating: Outstanding | Pupils: 375 | Distance:0.36



3

Lower Park School

Ofsted Rating: Good | Pupils: 277 | Distance:0.52



4

Poynton High School

Ofsted Rating: Good | Pupils: 1499 | Distance:0.52



5

Worth Primary School

Ofsted Rating: Requires improvement | Pupils: 206 | Distance:0.71



6

Lostock Hall Primary School

Ofsted Rating: Good | Pupils: 215 | Distance:0.91



7

Woodford Primary School

Ofsted Rating: Not Rated | Pupils: 81 | Distance:1.3



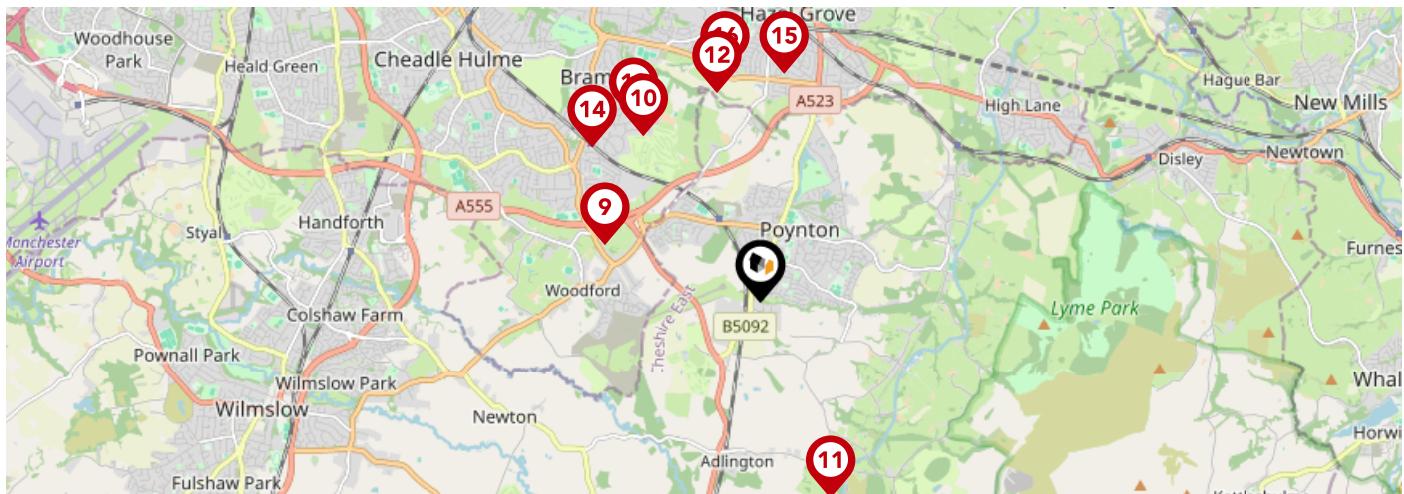
8

Norbury Court School

Ofsted Rating: Good | Pupils: 1 | Distance:1.43



# Area Schools



Nursery Primary Secondary College Private



## Queensgate Primary School

Ofsted Rating: Outstanding | Pupils: 280 | Distance: 1.47



## Ladybrook Primary School

Ofsted Rating: Outstanding | Pupils: 242 | Distance: 1.8



## Adlington Primary School

Ofsted Rating: Outstanding | Pupils: 85 | Distance: 1.83



## Hazel Grove High School

Ofsted Rating: Good | Pupils: 1382 | Distance: 1.9



## Bramhall High School

Ofsted Rating: Good | Pupils: 1314 | Distance: 1.96



## Pownall Green Primary School

Ofsted Rating: Good | Pupils: 417 | Distance: 2.02



## Norbury Hall Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 2.04

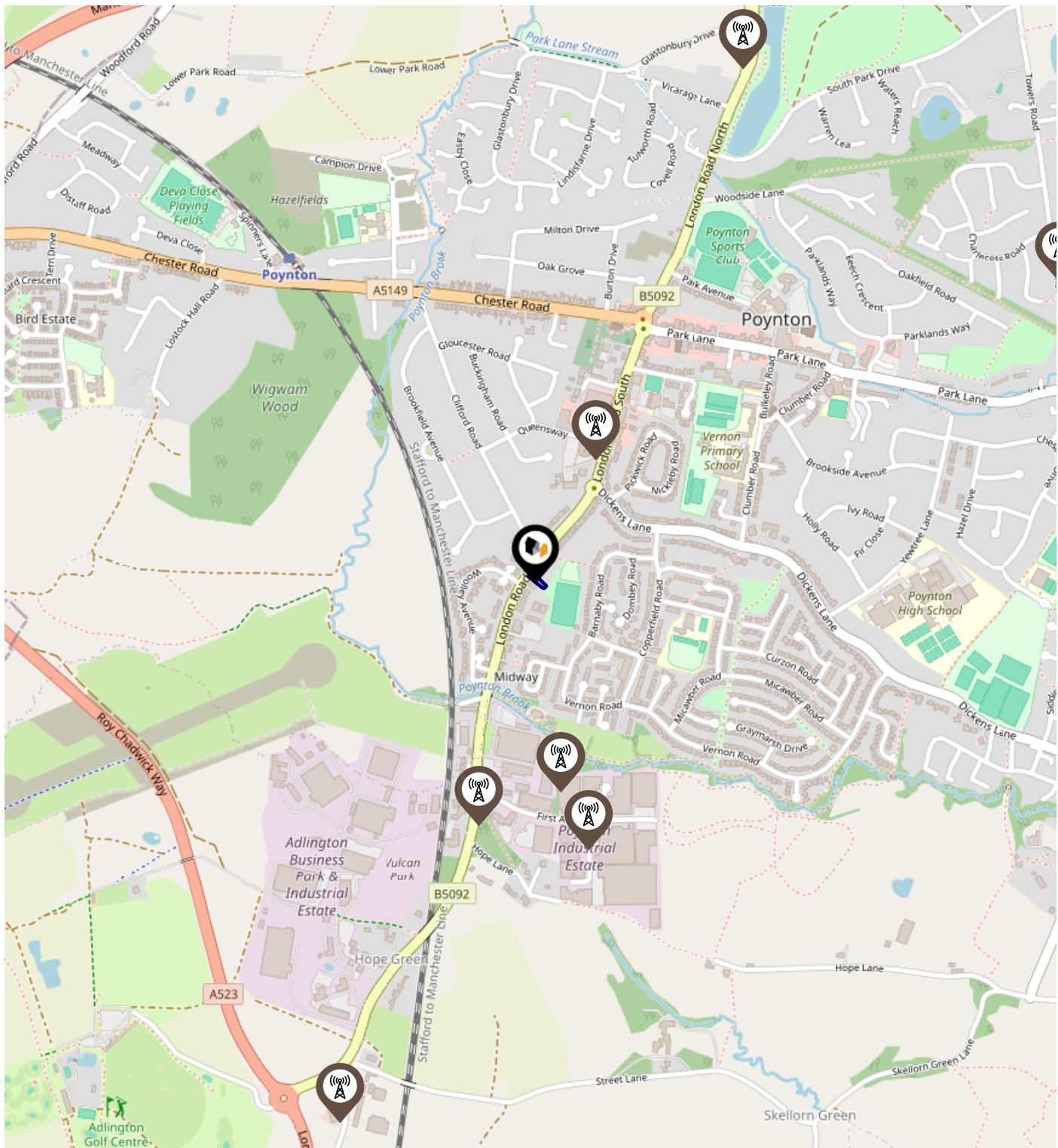


## Moorfield Primary School

Ofsted Rating: Requires improvement | Pupils: 412 | Distance: 2.06



# Local Area Masts & Pylons



## Key:

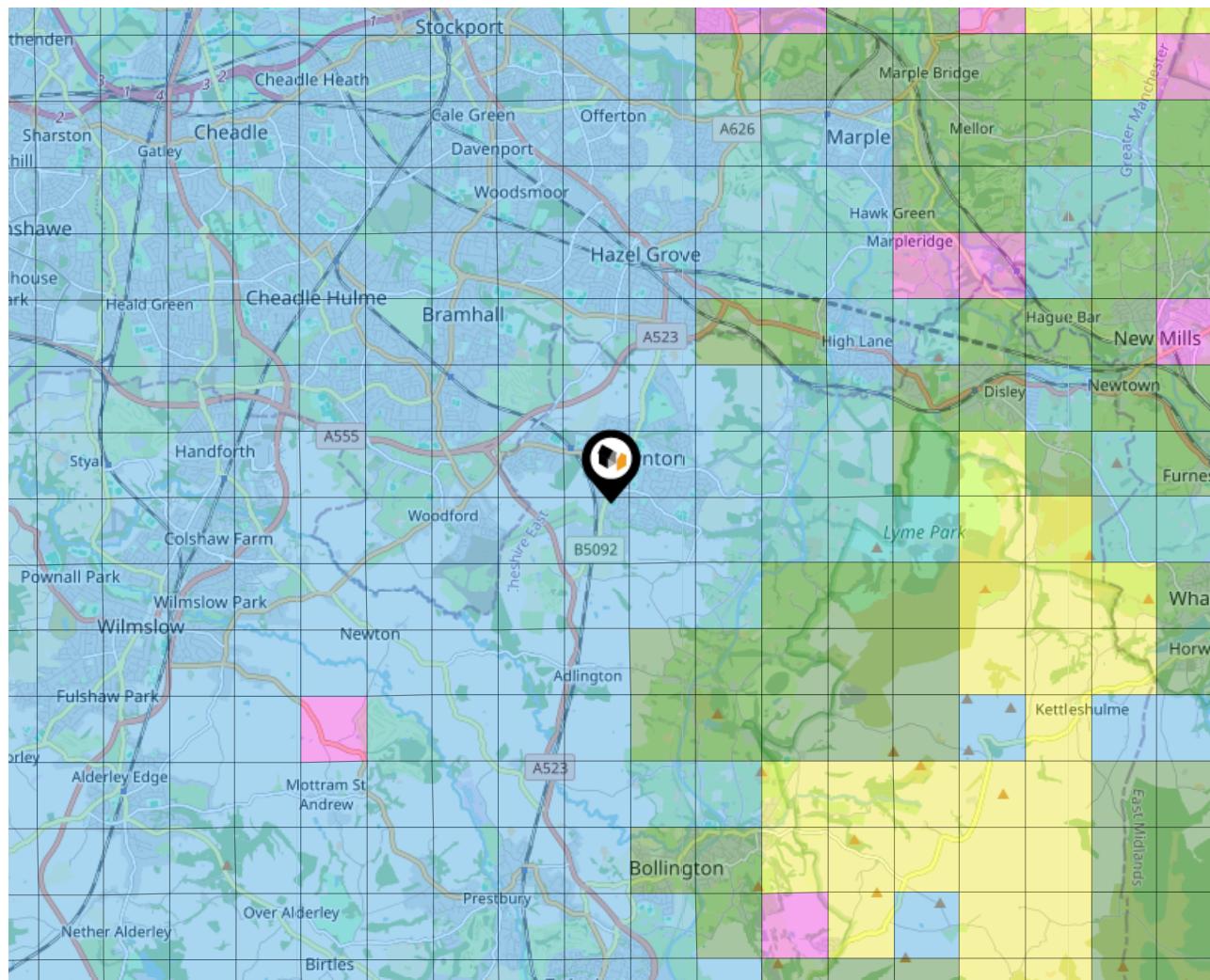
- Power Pylons
- Communication Masts

# Environment

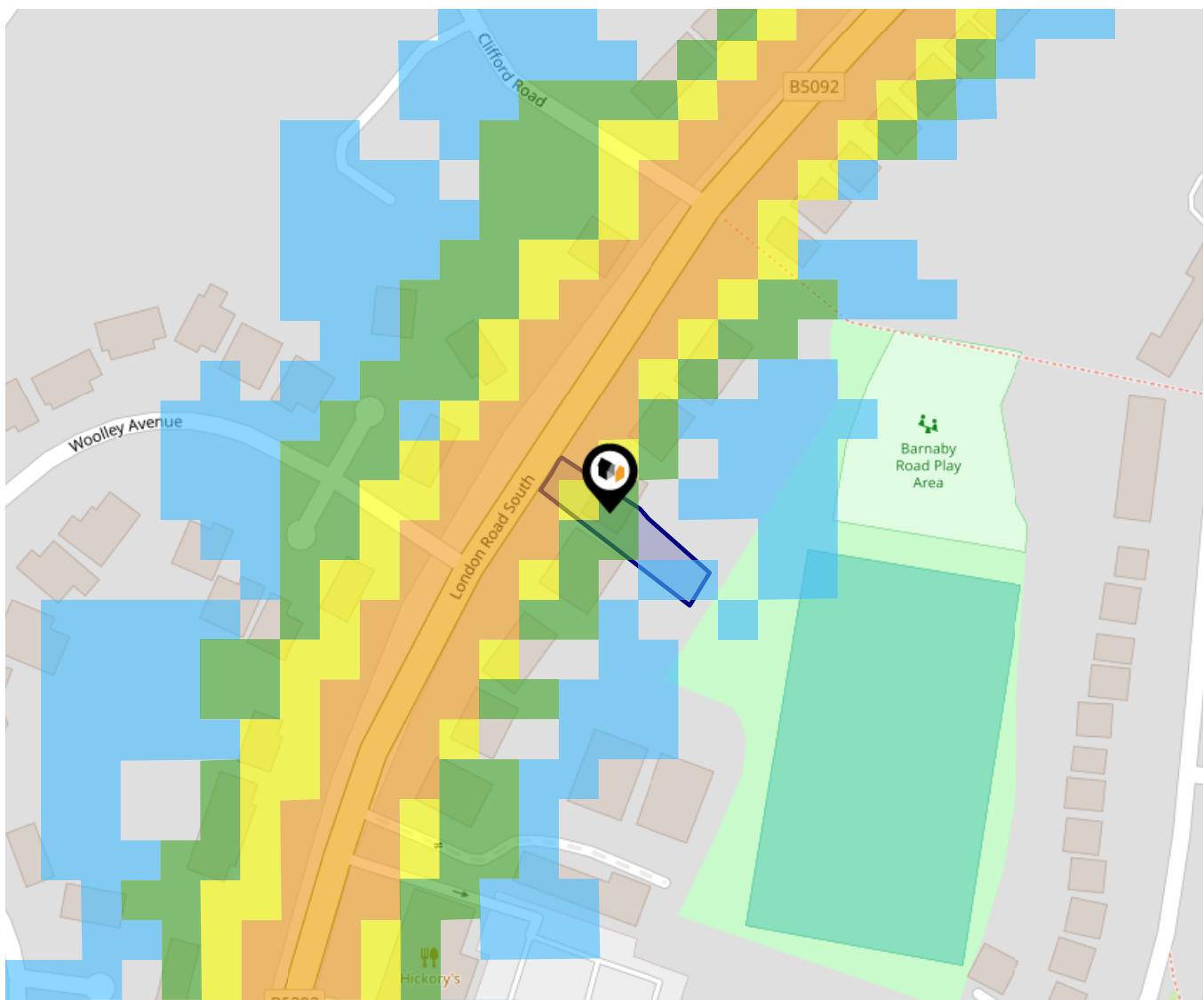
## Radon Gas

### 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



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.

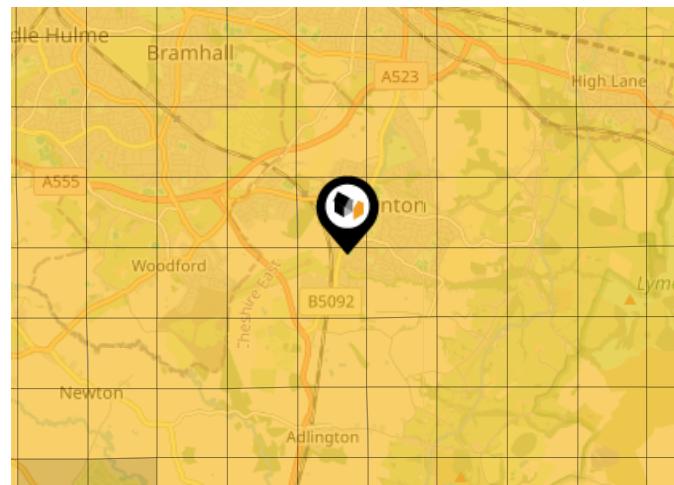
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

# Environment Soils & Clay

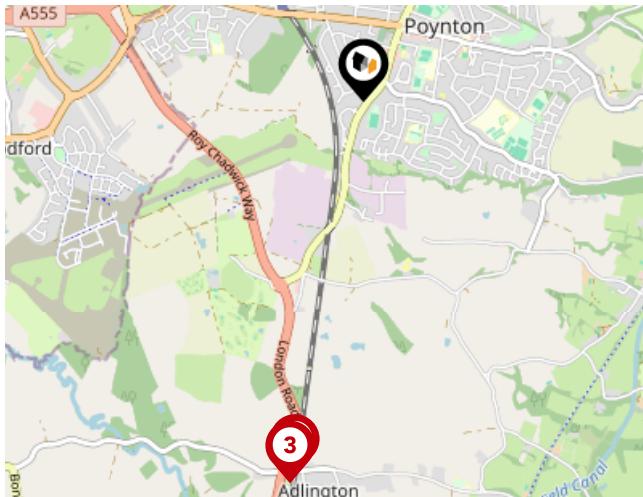
Ground Composition for this Address (Surrounding square kilometer zone around property)

<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		



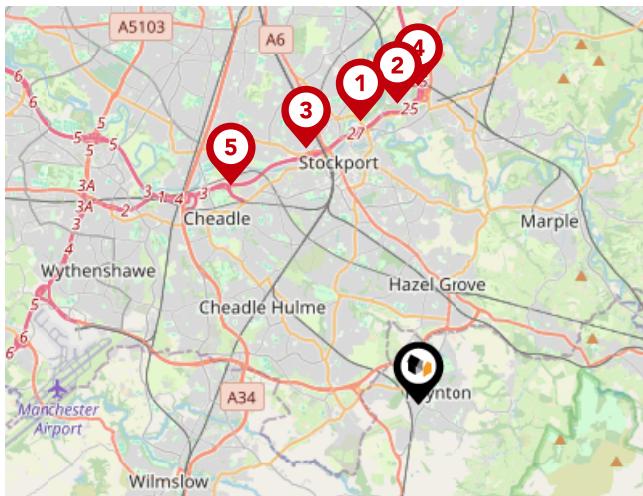
## Primary Classifications (Most Common Clay Types)

<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



#### National Rail Stations

Pin	Name	Distance
1	Poynton Rail Station	0.56 miles
2	Adlington (Cheshire) Rail Station	1.68 miles
3	Adlington (Cheshire) Rail Station	1.72 miles



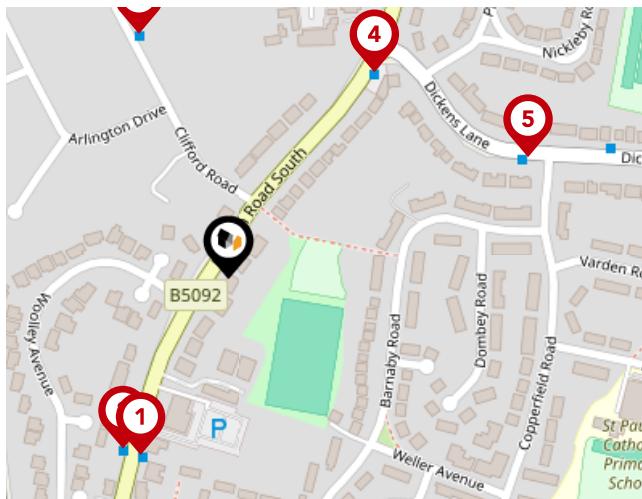
#### Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	5.1 miles
2	M60 J26	5.33 miles
3	M60 J1	4.94 miles
4	M60 J25	5.62 miles
5	M60 J2	5.09 miles



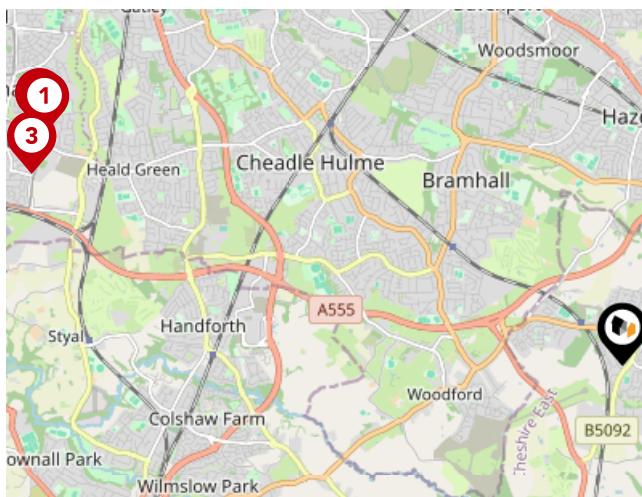
#### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	6.55 miles
2	Leeds Bradford Airport	41.04 miles
3	Speke	30.11 miles
4	Finningley	46.95 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Vernon Arms PH	0.11 miles
2	Vernon Arms PH	0.11 miles
3	Queensway	0.14 miles
4	Johnson Cleaners Ltd	0.14 miles
5	Copperfield Road	0.18 miles



## Local Connections

Pin	Name	Distance
1	Peel Hall (Manchester Metrolink)	5.51 miles
2	Peel Hall (Manchester Metrolink)	5.56 miles
3	Shadowmoss (Manchester Metrolink)	5.5 miles



SALES AND LETTINGS

### Lawler & Co | Hazel Grove

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

Everyone has been amazing in my journey from viewing to purchasing my property. They were always offering helpful suggestions and quick to reply to emails or calls. Thank you for your dedication and care.



### Testimonial 2

We just bought our first home through Lawler & Co and had a very positive experience. The team was incredibly helpful and informative. Lucy was always quick to respond to our questions, arrange viewings, and kept us updated at every stage. Overall, a great experience — highly recommend!



### Testimonial 3

Amazing , helpful and patient.. three words of many to describe the fantastic team at Lawler and co. We honestly couldn't have done it without there incredible staff, especially Sophie ☺. Thank you again for making this all possible!



### Testimonial 4

Lawlers have been absolutely professional and unendingly kind and helpful during the sale of my Mother's house. They deal with all queries promptly and efficiently. We could not recommend them highly enough.



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

# Agent Disclaimer



## 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 | Hazel Grove 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 | Hazel Grove and therefore no warranties can be given as to their good working order.

# Lawler & Co | Hazel Grove

## 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.

Powered by



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