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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



ELM BEDS ROAD, POYNTON, STOCKPORT, SK12

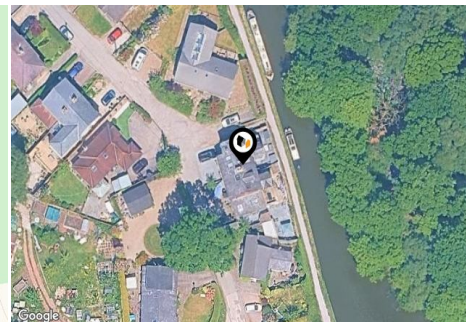
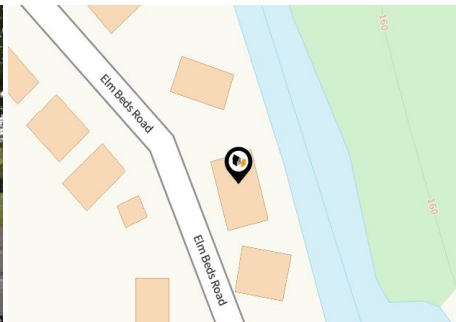
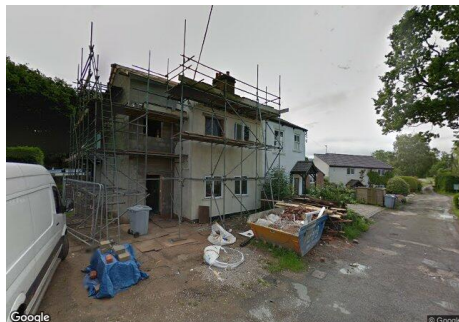
Lawler & Co | Poynton

60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Terraced
Bedrooms:	2
Council Tax :	Band D
Annual Estimate:	£2,455

Local Area

Local Authority:	Cheshire east
Conservation Area:	Macclesfield Canal Conservation Area

Flood Risk:

Rivers & Seas	Very low
Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13
mb/s



1800
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Elm Beds Road, Poynton, Stockport, SK12*

Reference - 16/5340M

Decision: DECISION MADE

Date: 01st December 2017

Description:

Retrospective Application To Render To The Rear Of The Property To Match The Side And Front Elevations.

Reference - 15/3016M

Decision: DECISION MADE

Date: 07th January 2015

Description:

A Single And Three Storey Side Elevation Extension With Dormer Extension To The Rear Elevation

Reference - 16/5041D

Decision: DECISION MADE

Date: 17th October 2016

Description:

Discharge Of Condition 4 On Approval 15/4664M

Reference - 16/4704D

Decision: DECISION MADE

Date: 27th September 2016

Description:

Discharge Of Condition 2 Of Existing Permission 15/4664M; A Single And Two Storey Side Elevation Extension With 1 X Dormer Extension To The Rear Elevation And Loft Conversion.

Planning History This Address

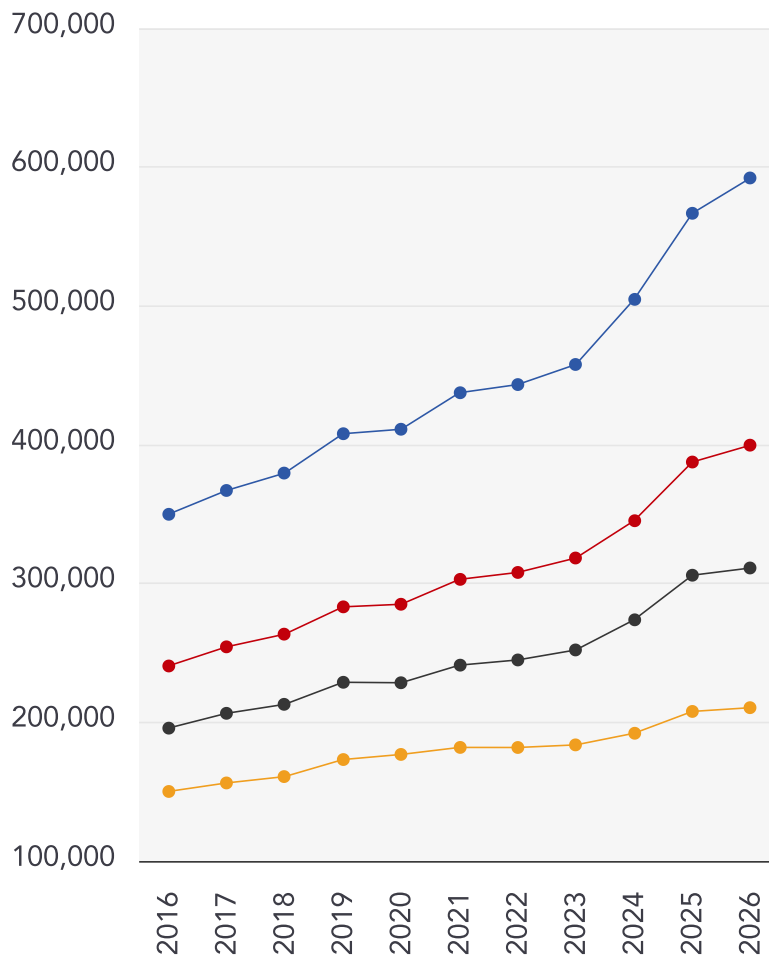
Planning records for: *Elm Beds Road, Poynton, Stockport, SK12*

Reference - 15/4664M	
Decision:	DECISION MADE
Date:	13th October 2015
Description:	A Single And Two Storey Side Elevation Extension With 1 X Dormer Extension To The Rear Elevation And Loft Conversion

Market

House Price Statistics

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



Detached

+69.27%

Semi-Detached

+66.15%

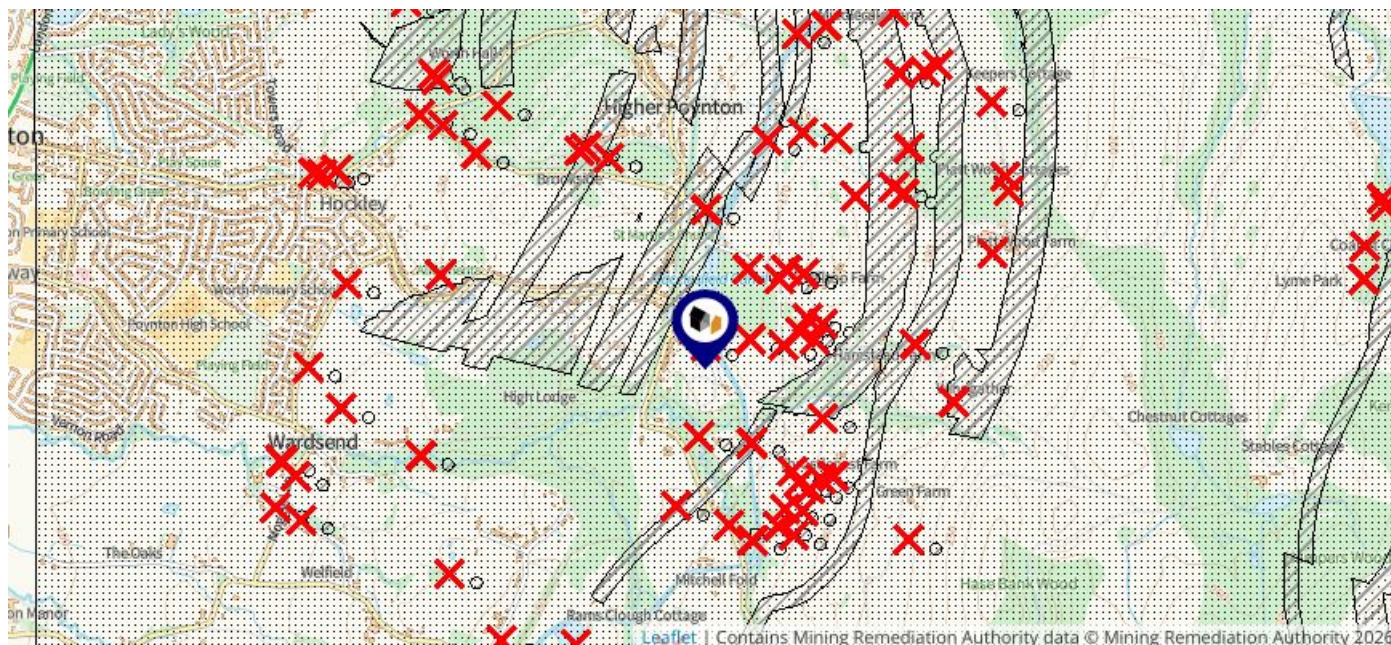
Terraced

+58.95%

Flat

+40.22%

This map displays nearby coal mine entrances and their classifications.



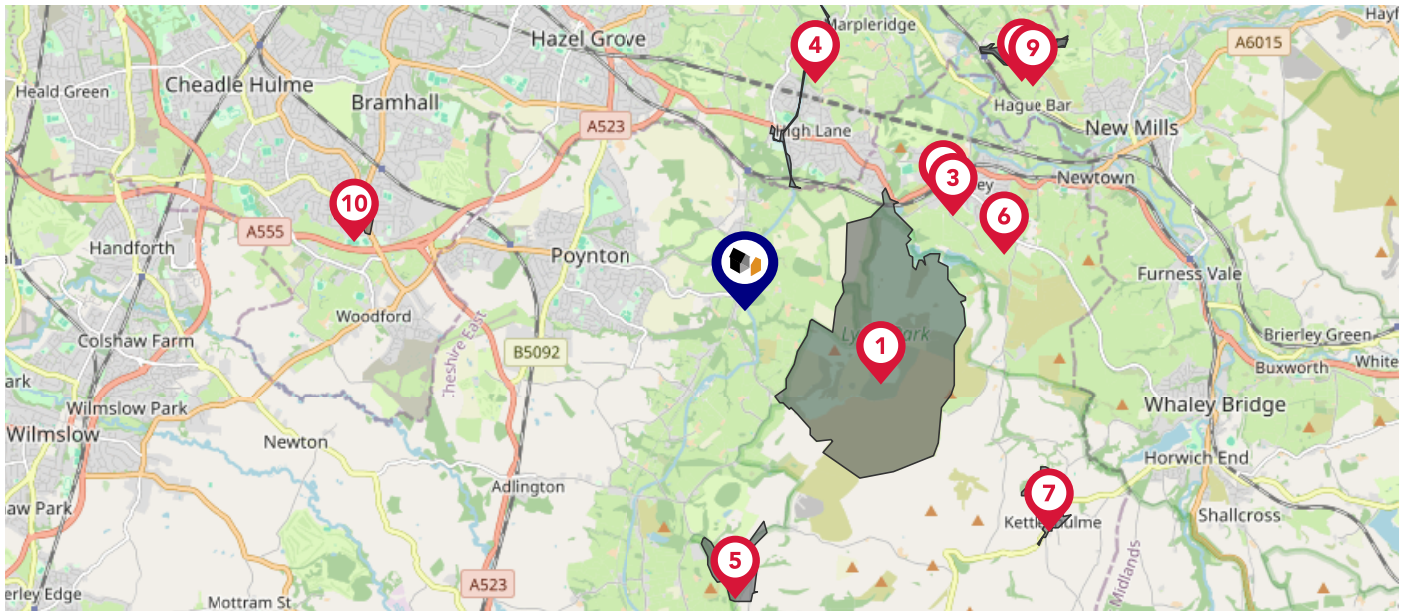
Mine Entry

- ✕ 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 | Lyme Park |
| 2 | Disley Conservation Area |
| 3 | Disley Conservation Area |
| 4 | Macclesfield Canal |
| 5 | Pott Shrigley |
| 6 | Higher Disley Conservation Area |
| 7 | Kettleshulme |
| 8 | Brook Bottom |
| 9 | Brook Bottom |
| 10 | Syddal Park |

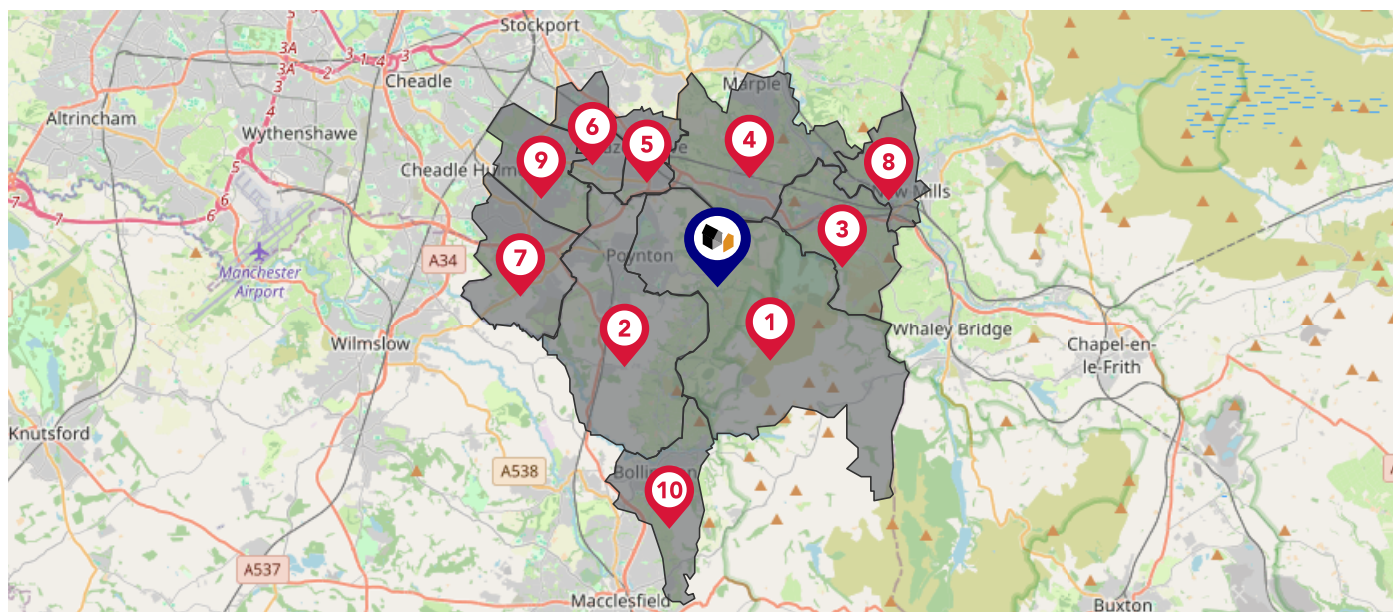
Maps

Council Wards

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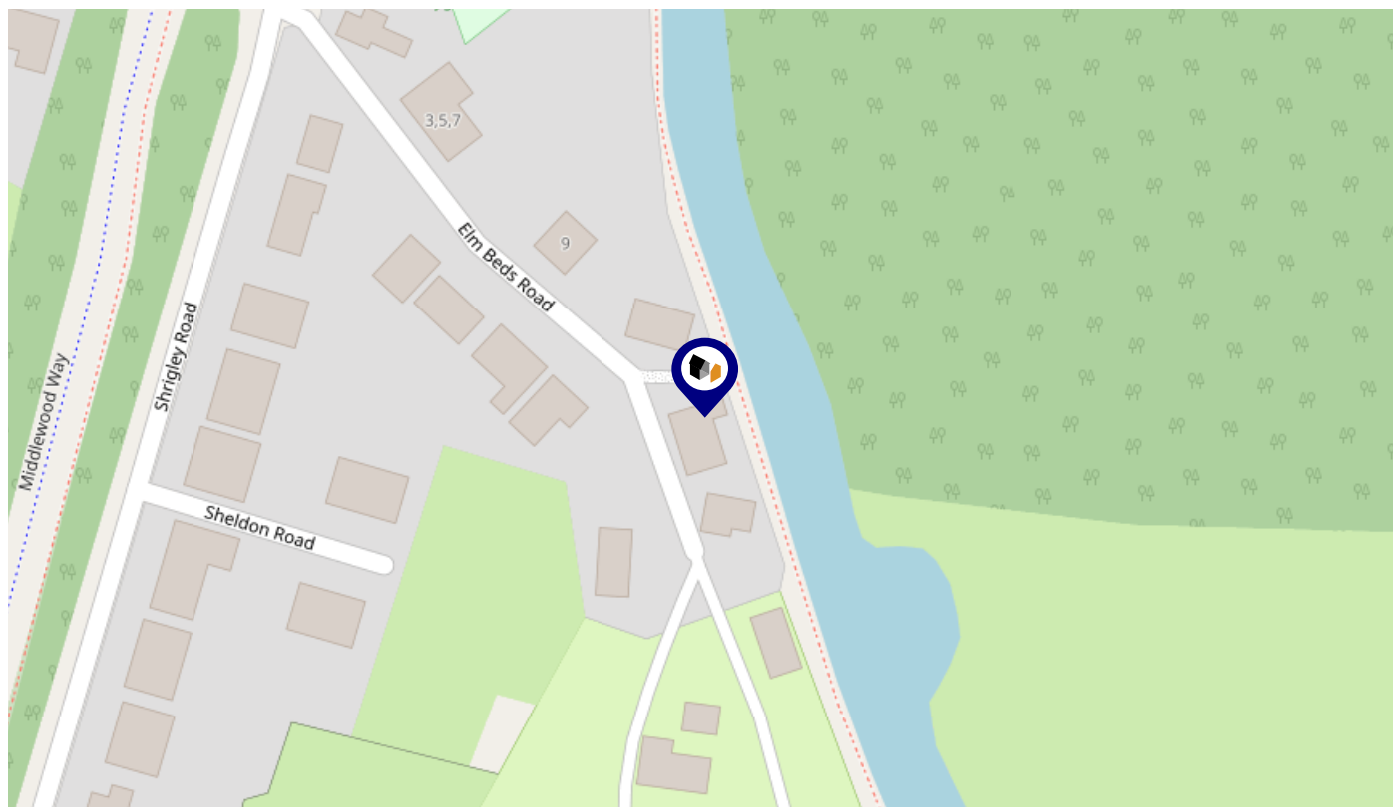
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Poynton East and Pott Shrigley Ward
-  Poynton West and Adlington Ward
-  Disley Ward
-  Marple South and High Lane Ward
-  Hazel Grove Ward
-  Stepping Hill Ward
-  Bramhall South and Woodford Ward
-  New Mills West Ward
-  Bramhall North Ward
-  Bollington Ward

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



Rail Noise Data

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

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

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

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

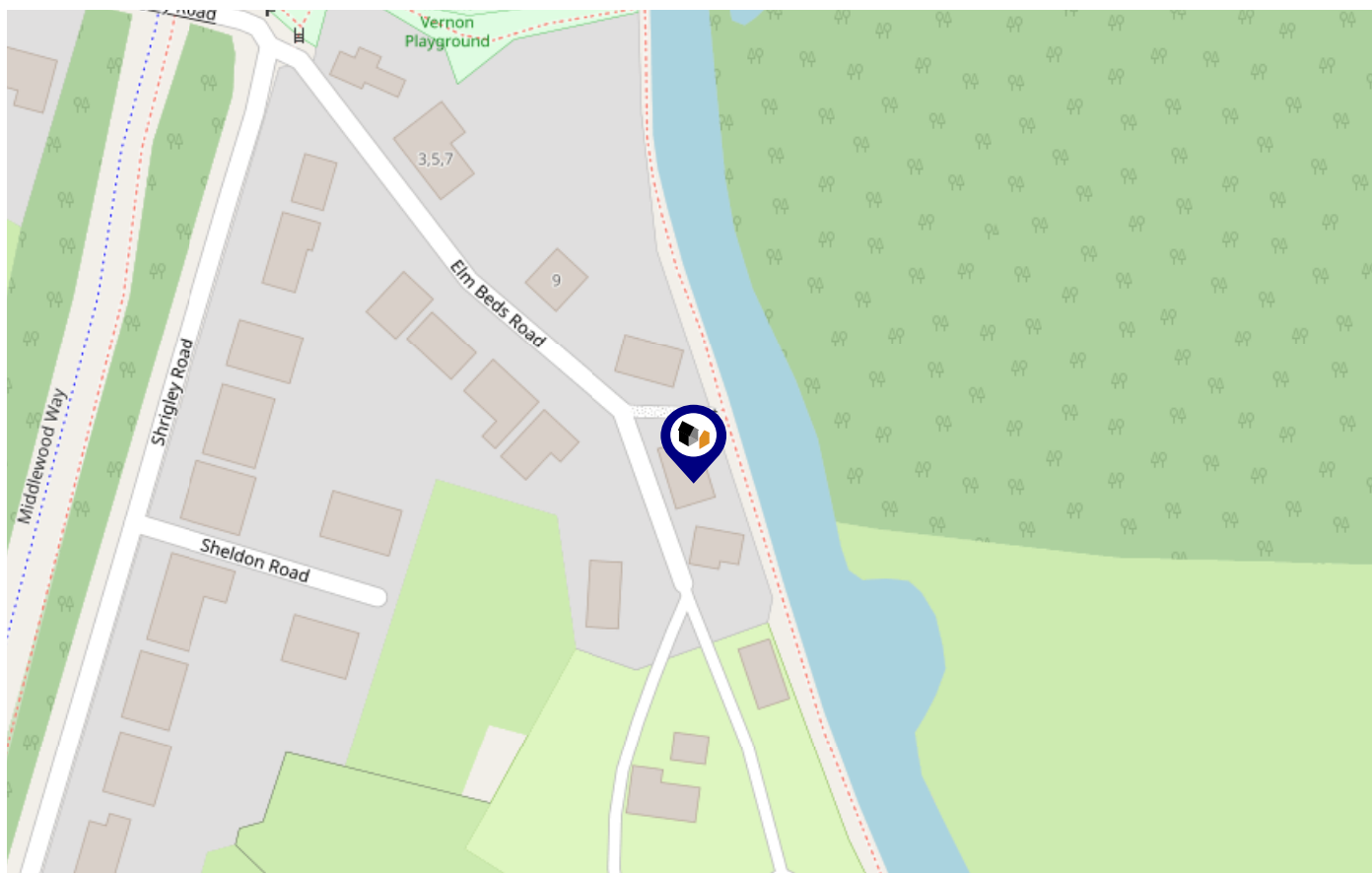
Flood Risk

Rivers & Seas - Flood Risk

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

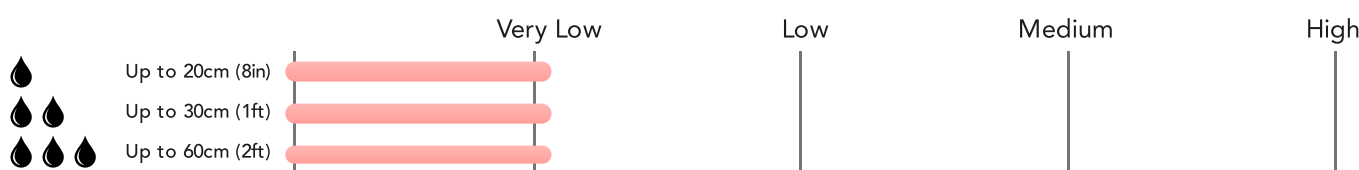


Risk Rating: Very low

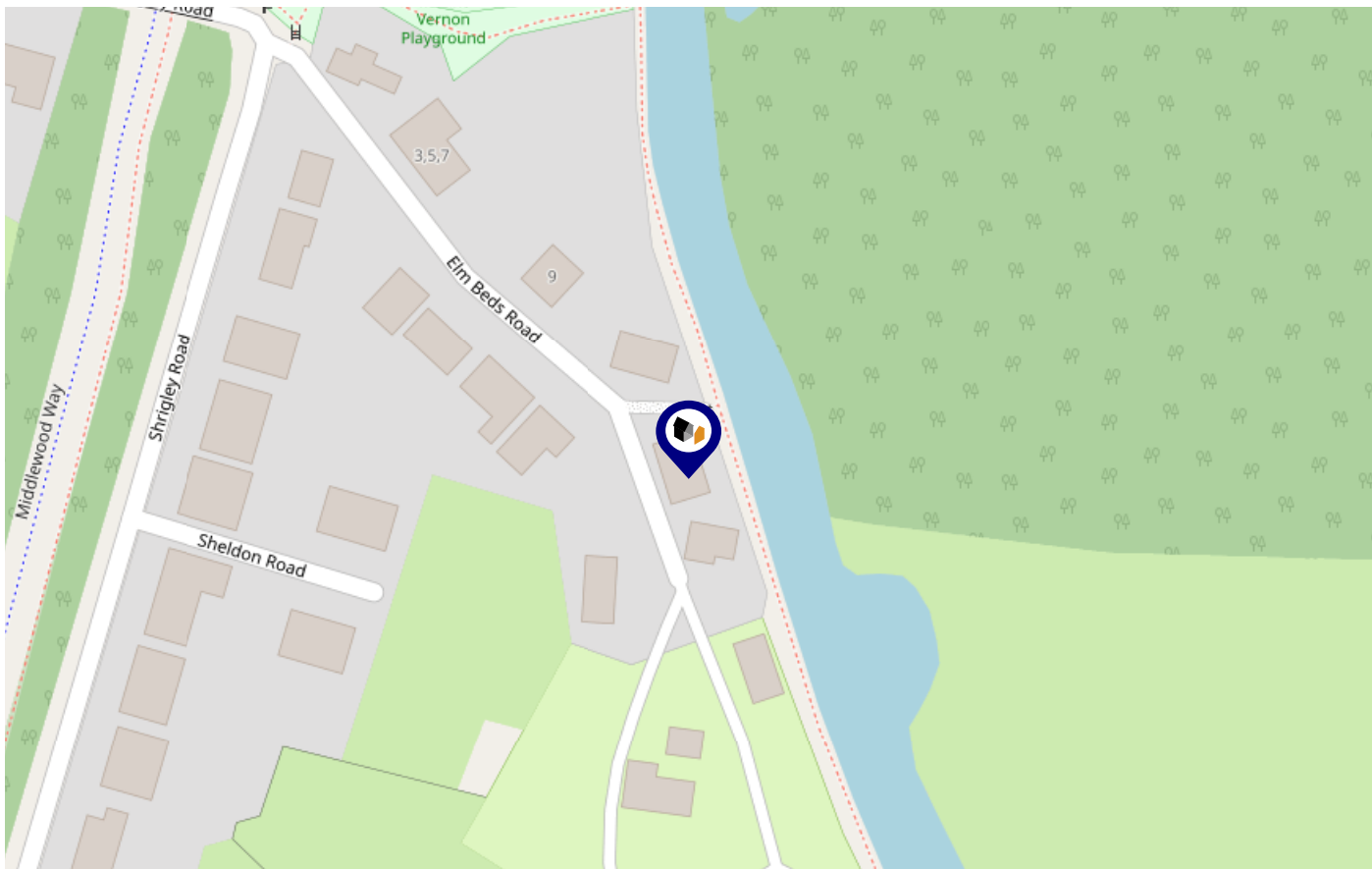
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

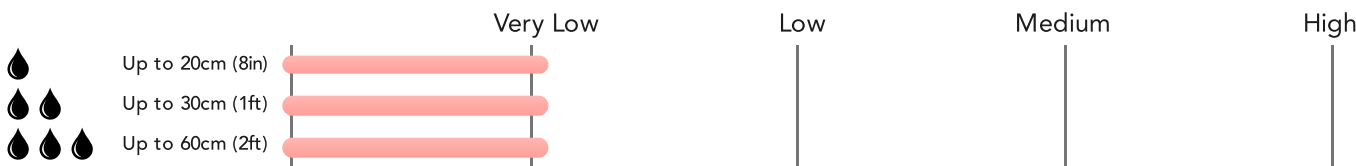


Risk Rating: Very low

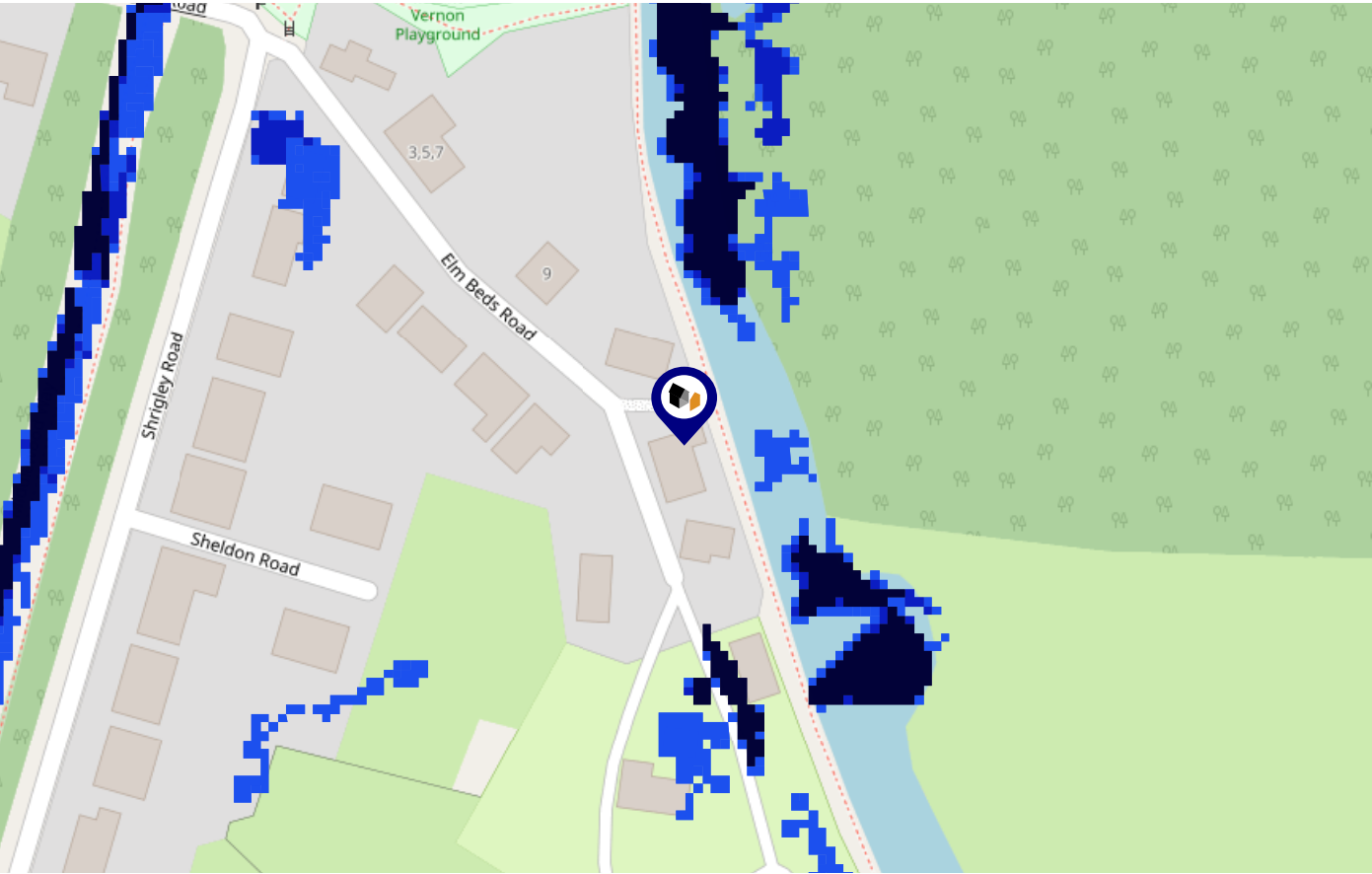
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Chance of flooding to the following depths at this property:



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

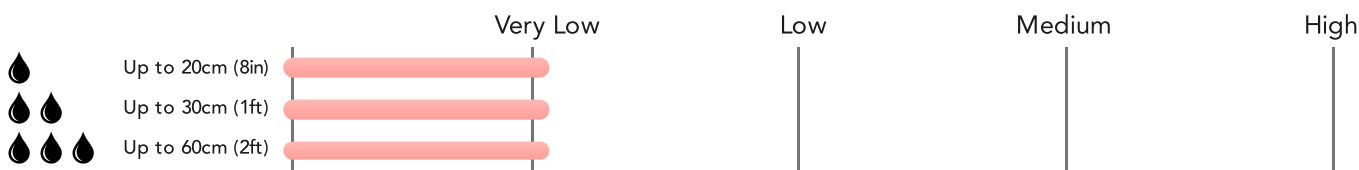


Risk Rating: Very low

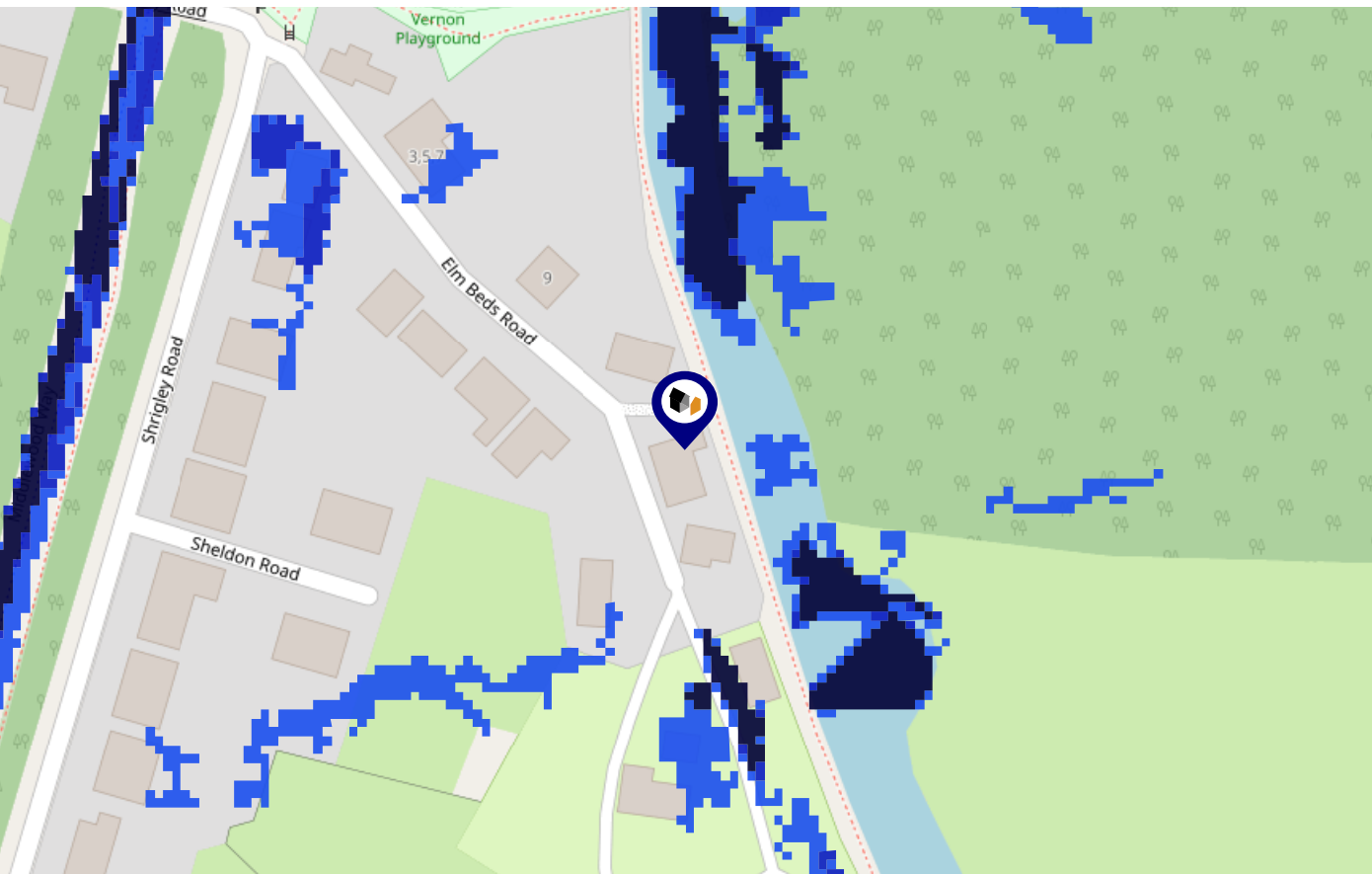
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

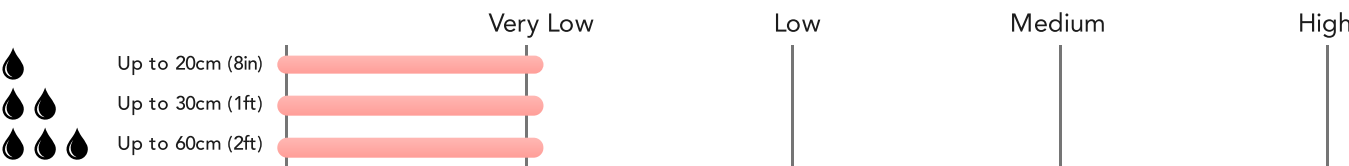


Risk Rating: Very low

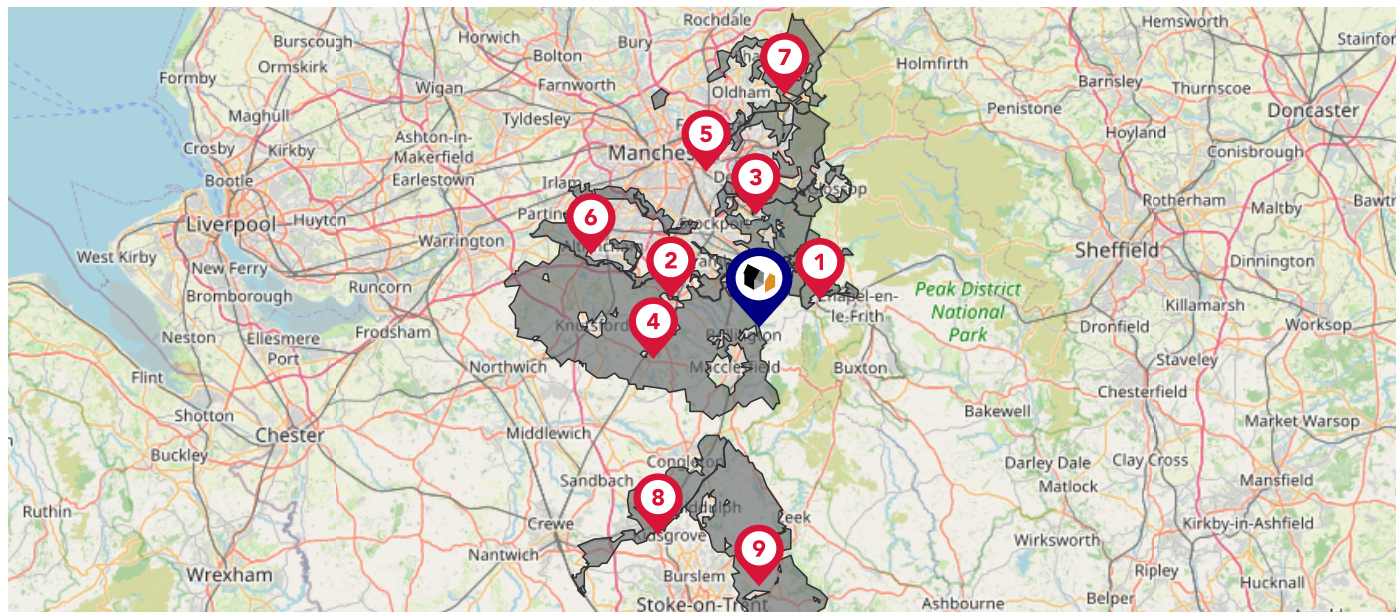
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - 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

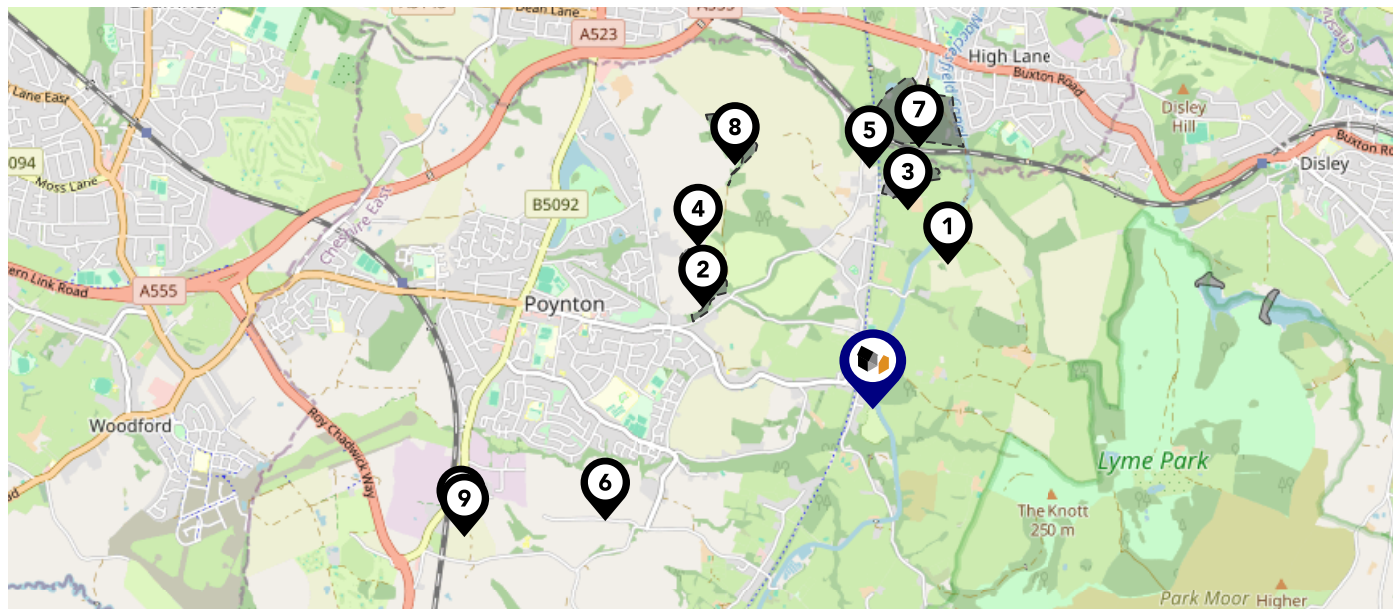
Maps

Landfill Sites

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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	Middlecale Farm Landfill Site-Lyme Park, Stockport, Disley, Cheshire	Historic Landfill	☐
2	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill	☐
3	Pool House Farm-Pool House Road, Poynton, Cheshire	Historic Landfill	☐
4	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill	☐
5	Norbury Hollow Road-Hazel Grove, Stockport, Cheshire	Historic Landfill	☐
6	Hope Lane-Lilac Cottage, Hope Lane, Adlington	Historic Landfill	☐
7	Middlewood-High Lane, Stockport, Cheshire	Historic Landfill	☐
8	Park Pit-Poynton, Cheshire	Historic Landfill	☐
9	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill	☐
10	Lilac Cottage-Hope Lane, Adlington	Historic Landfill	☐

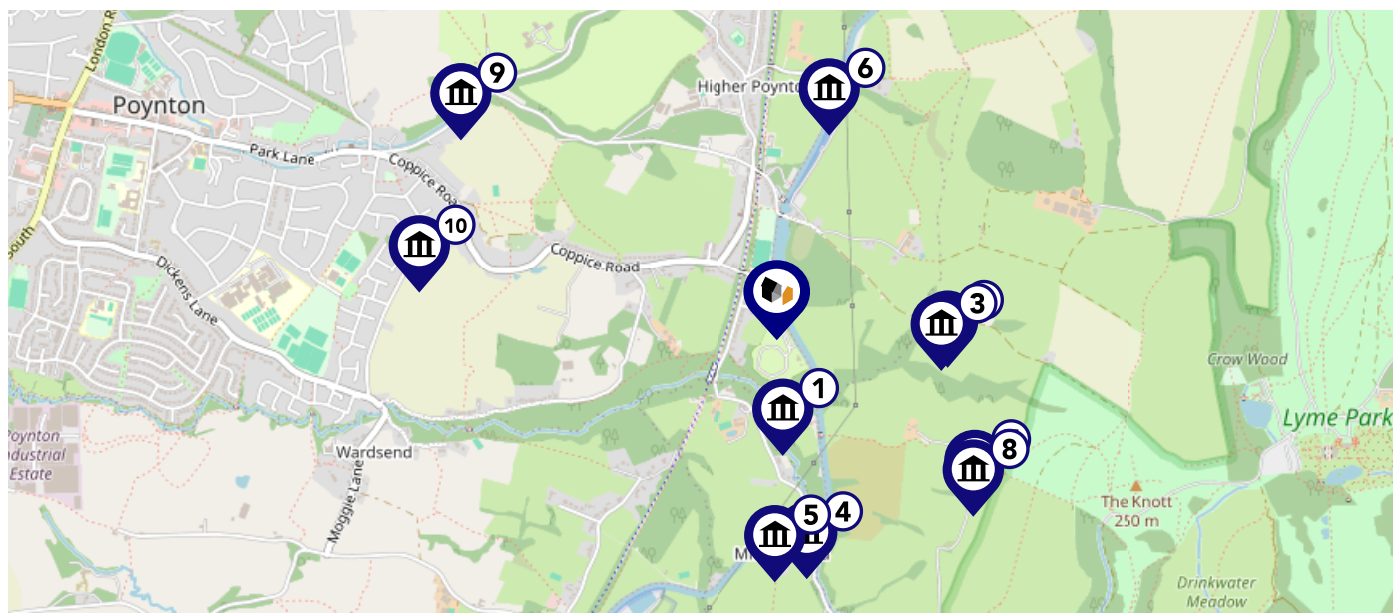
Maps

Listed Buildings

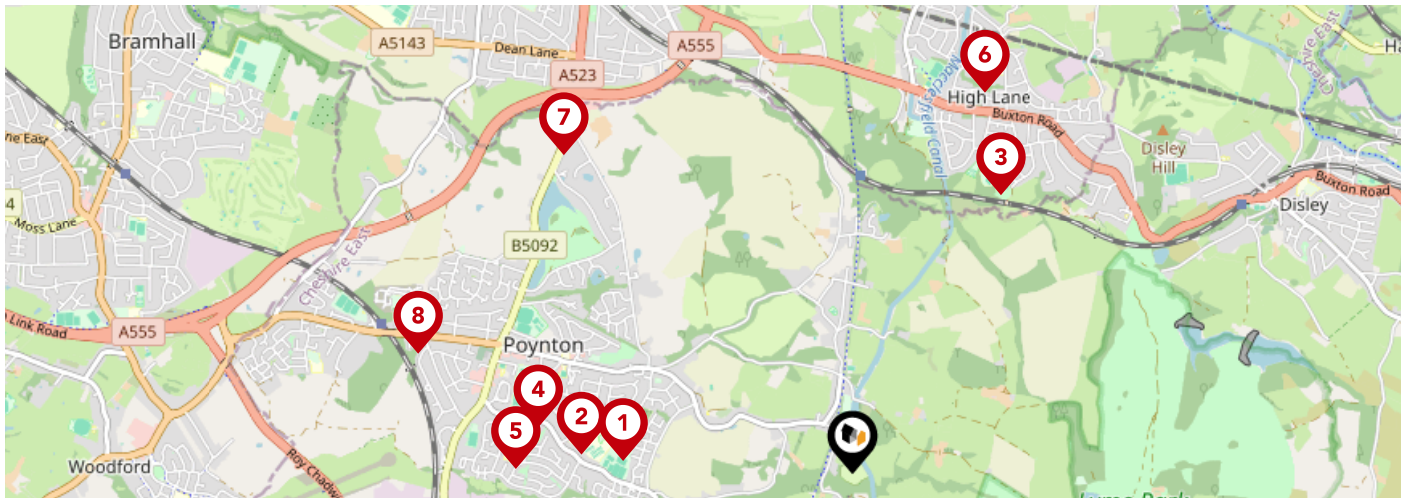
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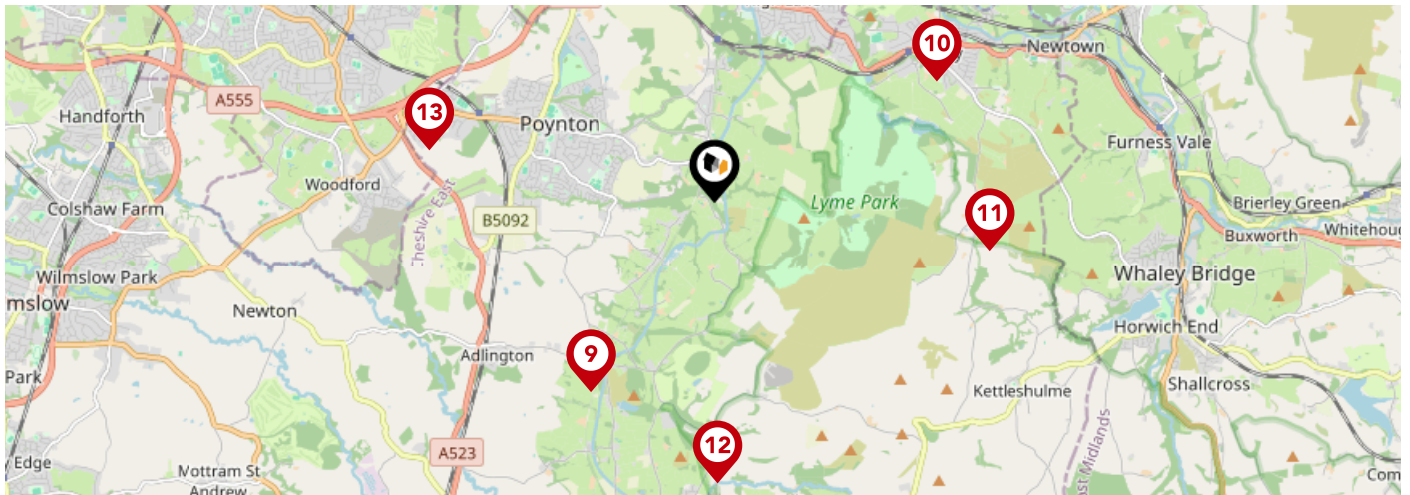
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1277263 - Hagg Farmhouse	Grade II	0.2 miles
	1277306 - Harestead Farmhouse	Grade II	0.4 miles
	1232103 - Range Of Farmbuildings At Harestead Farm	Grade II	0.4 miles
	1277152 - Canal Aqueduct Over Shrigley Road	Grade II	0.5 miles
	1277239 - Bridge Number 17 Over Canal, North Of Mitchell Fold	Grade II	0.5 miles
	1232307 - Canal Bridge Number 14 Carries Track To Red Legg Farm	Grade II	0.5 miles
	1231944 - Green Farmhouse	Grade II	0.6 miles
	1277231 - Corn Barn 40 Metres South Of Green Farmhouse	Grade II	0.6 miles
	1232299 - Worth Clough	Grade II	0.8 miles
	1232382 - Waterloo	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	Worth Primary School Ofsted Rating: Requires improvement Pupils: 206 Distance:1.01	☐	☒	☐	☐	☐
2	Poynton High School Ofsted Rating: Good Pupils: 1499 Distance:1.2	☐	☐	☒	☐	☐
3	Brookside Primary School Ofsted Rating: Requires improvement Pupils: 159 Distance:1.4	☐	☒	☐	☐	☐
4	Vernon Primary School Ofsted Rating: Outstanding Pupils: 375 Distance:1.41	☐	☒	☐	☐	☐
5	St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 109 Distance:1.49	☐	☒	☐	☐	☐
6	High Lane Primary School Ofsted Rating: Good Pupils: 166 Distance:1.79	☐	☒	☐	☐	☐
7	Norbury Court School Ofsted Rating: Good Pupils: 1 Distance:1.9	☐	☐	☒	☐	☐
8	Lower Park School Ofsted Rating: Good Pupils: 277 Distance:1.99	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Adlington Primary School Ofsted Rating: Outstanding Pupils: 85 Distance:2	☐	☒	☐	☐	☐
	Disley Primary School Ofsted Rating: Good Pupils: 279 Distance:2.25	☐	☒	☐	☐	☐
	High Peak School Ofsted Rating: Good Pupils: 71 Distance:2.48	☐	☐	☒	☐	☐
	Pott Shrigley Church School Ofsted Rating: Good Pupils: 35 Distance:2.49	☐	☒	☐	☐	☐
	Lostock Hall Primary School Ofsted Rating: Good Pupils: 215 Distance:2.57	☐	☒	☐	☐	☐
	Norbury Hall Primary School Ofsted Rating: Good Pupils: 457 Distance:2.57	☐	☒	☐	☐	☐
	Torkington Primary School Ofsted Rating: Good Pupils: 225 Distance:2.65	☐	☒	☐	☐	☐
	Windlehurst School Ofsted Rating: Good Pupils: 51 Distance:2.66	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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Key:



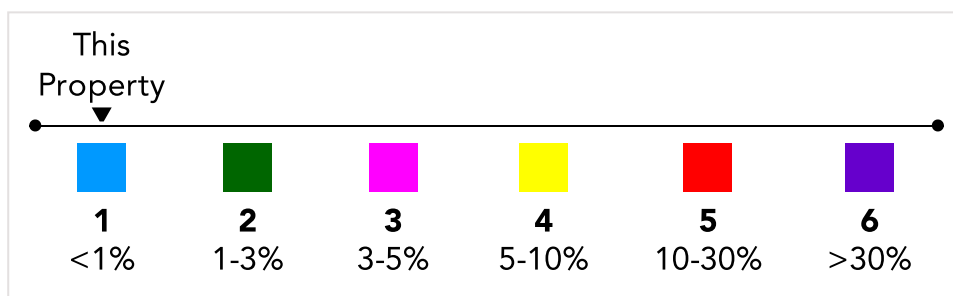
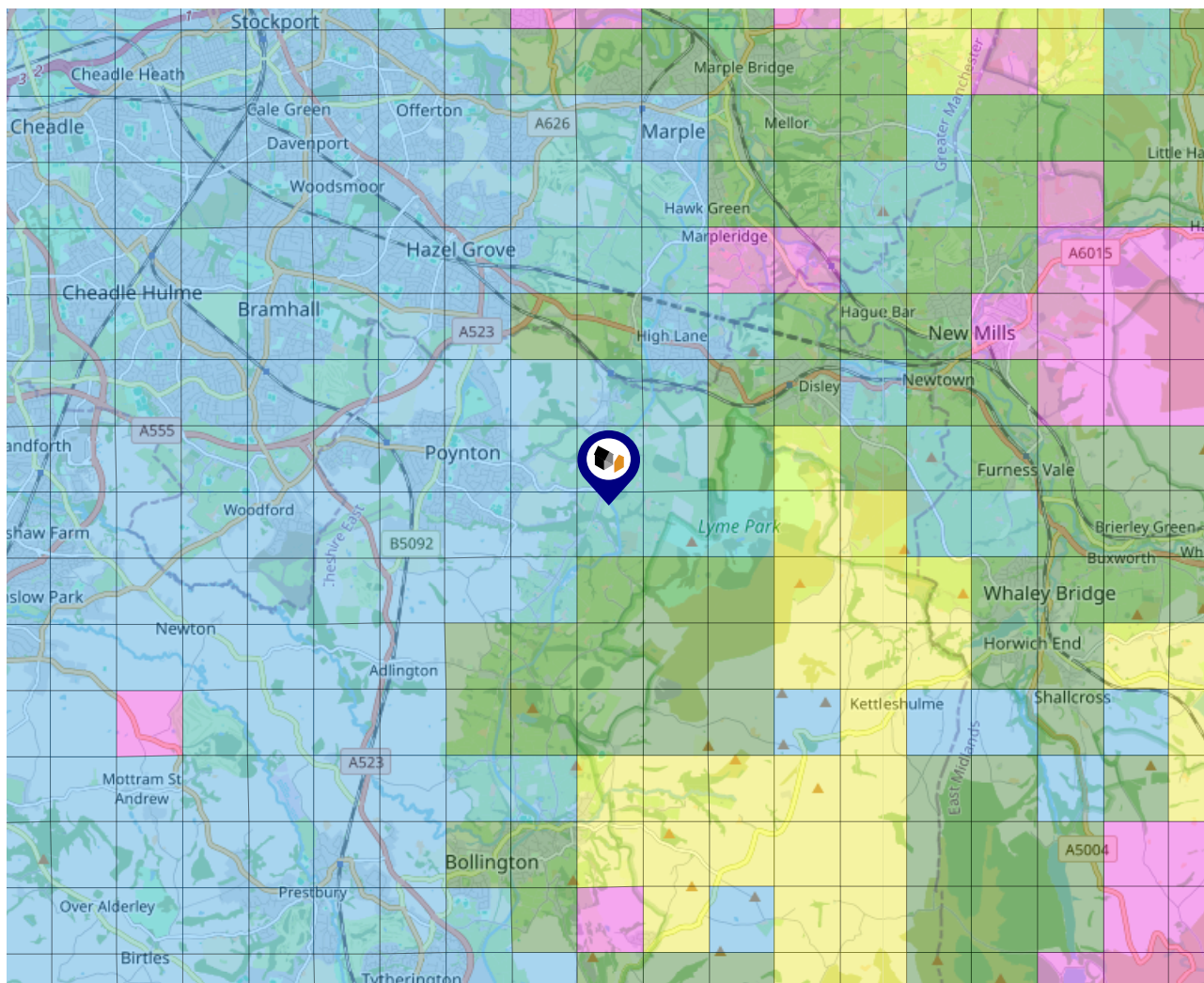
Power Pylons



Communication Masts

What is Radon?

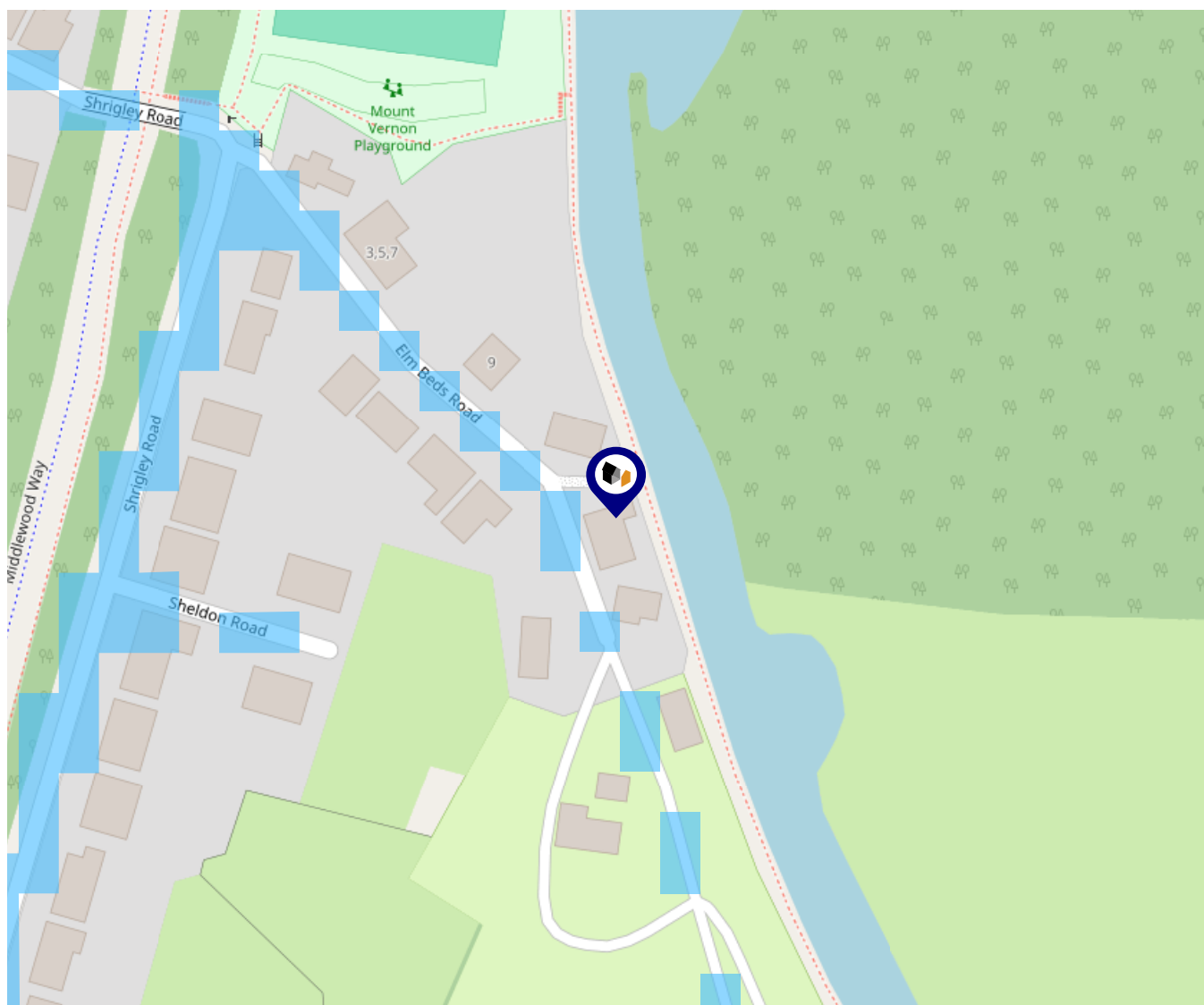
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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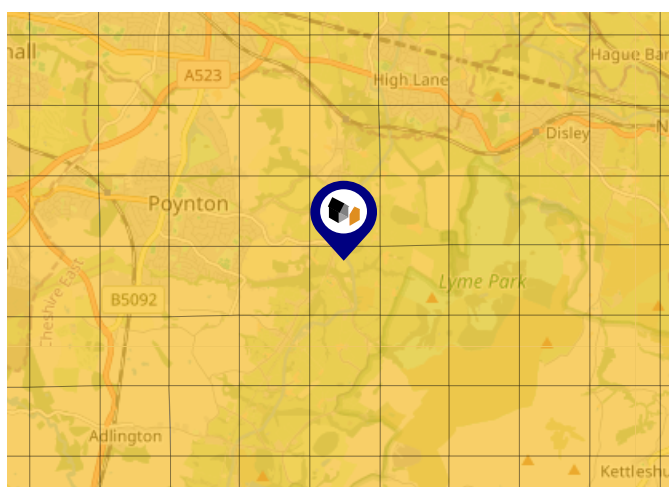


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

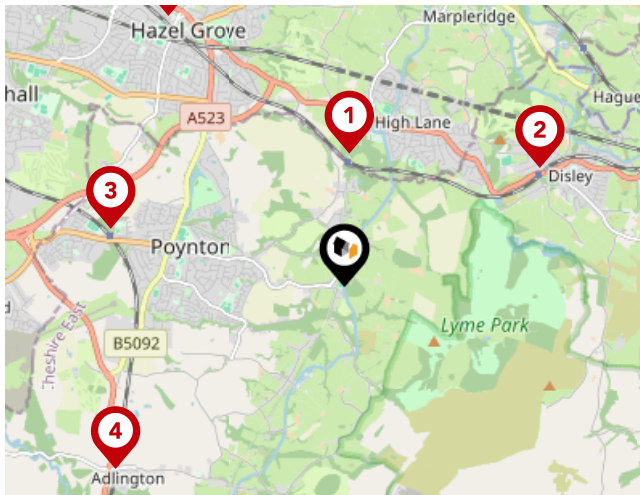
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

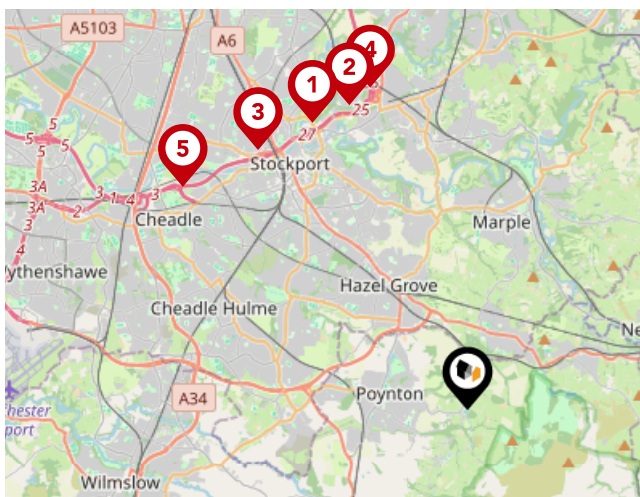
LAWLER
& Co.

SALES AND LETTINGS



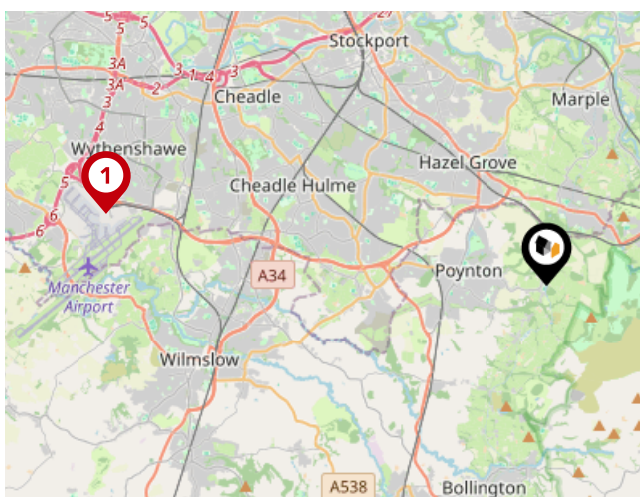
National Rail Stations

Pin	Name	Distance
1	Middlewood Rail Station	1.17 miles
2	Disley Rail Station	2.02 miles
3	Poynton Rail Station	2.12 miles
4	Adlington (Cheshire) Rail Station	2.59 miles
5	Hazel Grove Rail Station	2.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	5.73 miles
2	M60 J26	5.75 miles
3	M60 J1	5.88 miles
4	M60 J25	5.92 miles
5	M60 J2	6.36 miles



Airports/Helipads

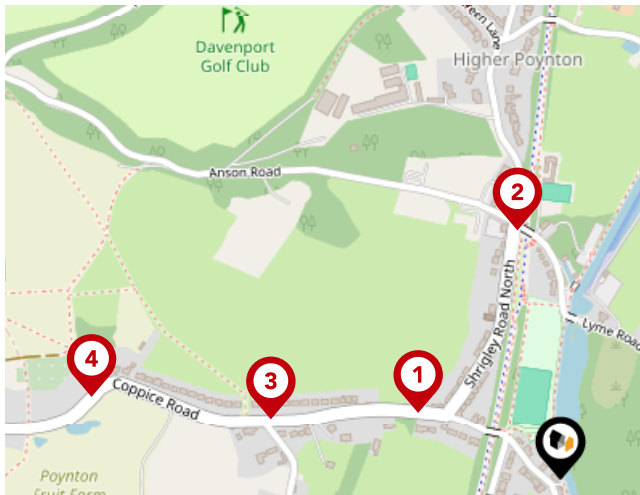
Pin	Name	Distance
1	Manchester Airport	7.86 miles

Area

Transport (Local)

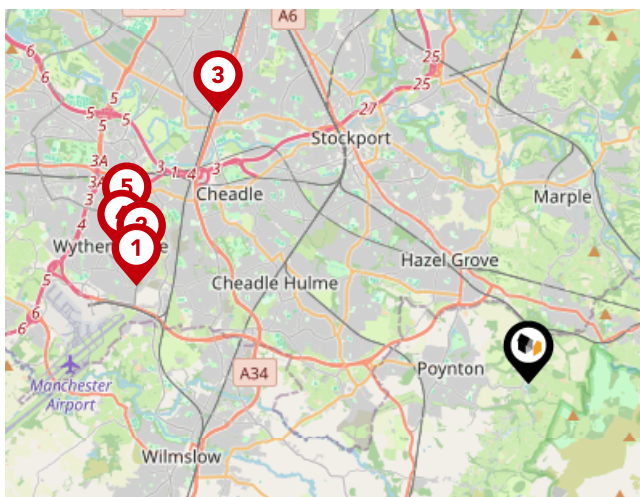
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SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Shrigley Road North	0.17 miles
2	Boar's Head	0.28 miles
3	Green Lane	0.32 miles
4	Coppice Road	0.52 miles
5	Carleton Road	0.53 miles



Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	7.14 miles
2	Peel Hall (Manchester Metrolink)	7.16 miles
3	East Didsbury (Manchester Metrolink)	7.26 miles
4	Robinswood Road (Manchester Metrolink)	7.54 miles
5	Crossacres (Manchester Metrolink)	7.61 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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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