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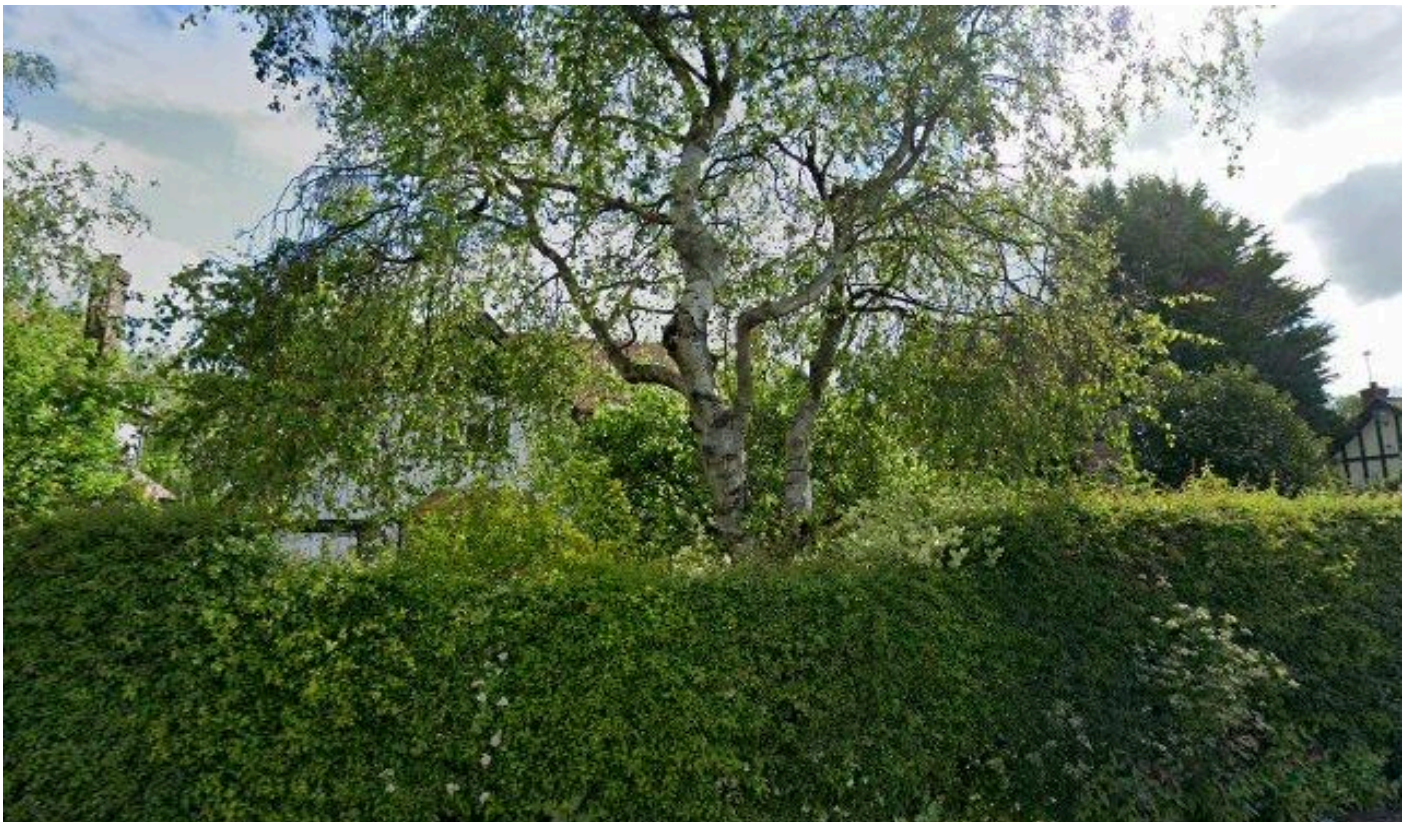
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th November 2026



WOODFORD ROAD, WOODFORD, STOCKPORT, SK7

Lawler & Co | Poynton

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The Property Ombudsman

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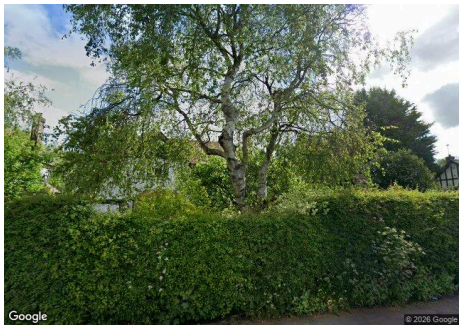
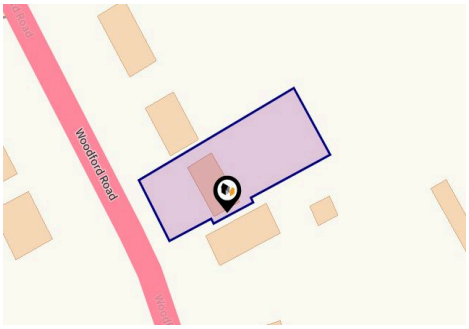
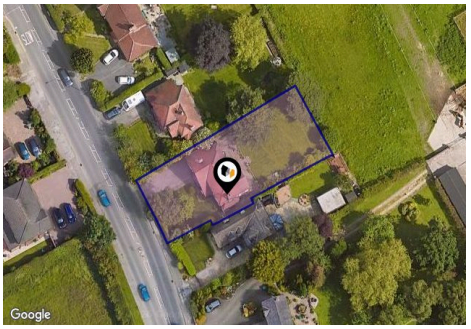
Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Plot Area:	0.2 acres		
Council Tax :	Band E		
Annual Estimate:	£3,201		
Title Number:	GM461184		

Local Area

Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **80** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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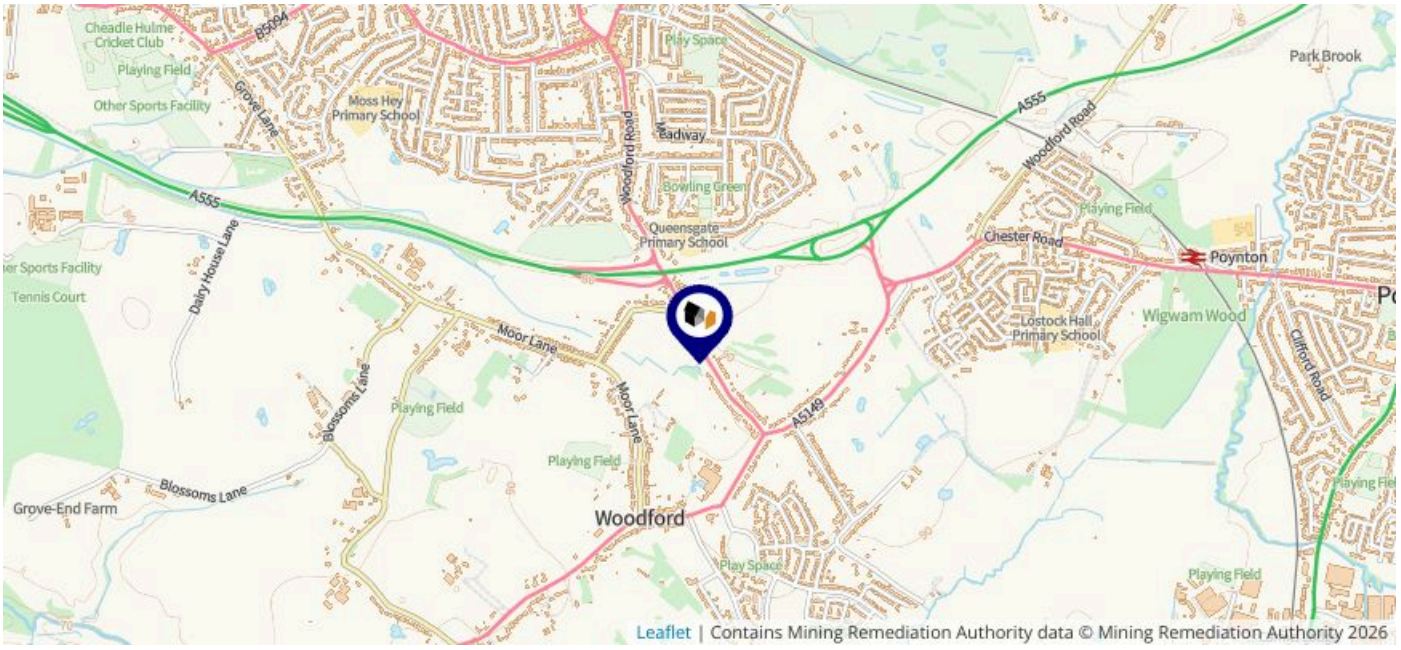
Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

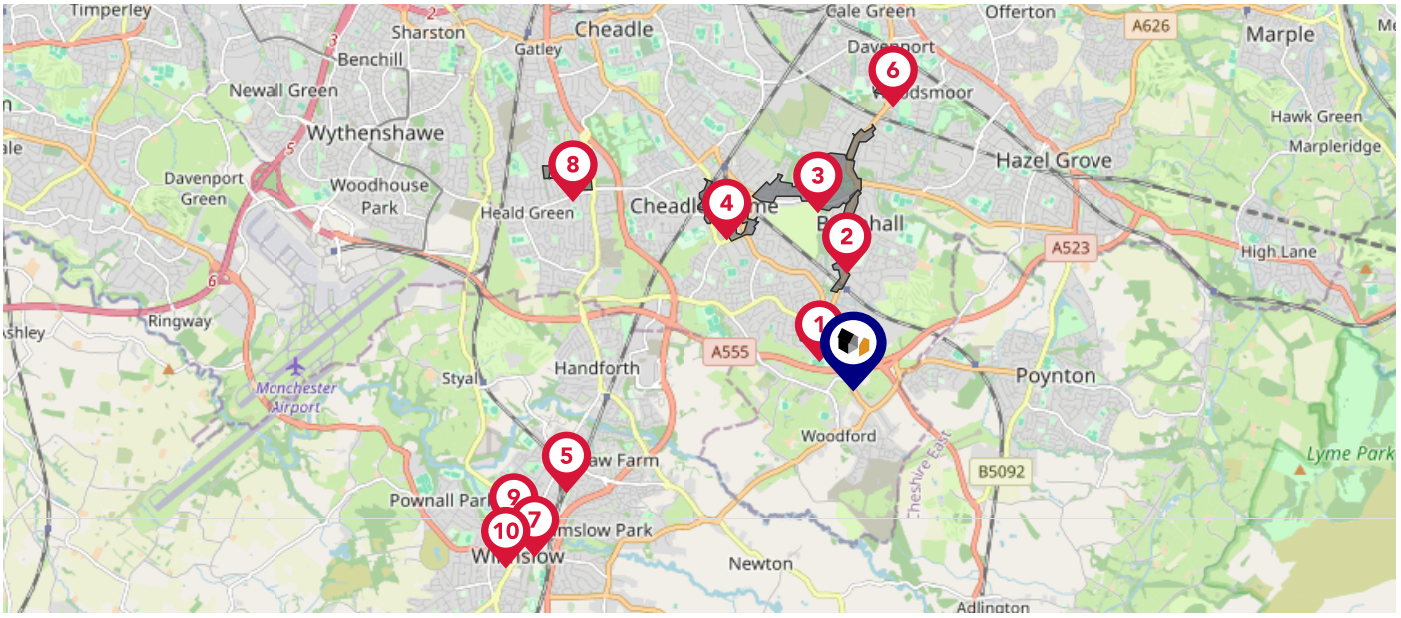
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

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	Swann Lane, Hulme Hall Road and Hill Top Avenue
5	Highfield (Wilmslow) Conservation Area
6	Egerton Road and Frewland Avenue, Davenport
7	St Bartholomew's (Wilmslow) Conservation Area
8	Cheadle Royal Hospital
9	Bollin Hill Conservation Area
10	Hawthorn Lane (Wilmslow) Conservation Area

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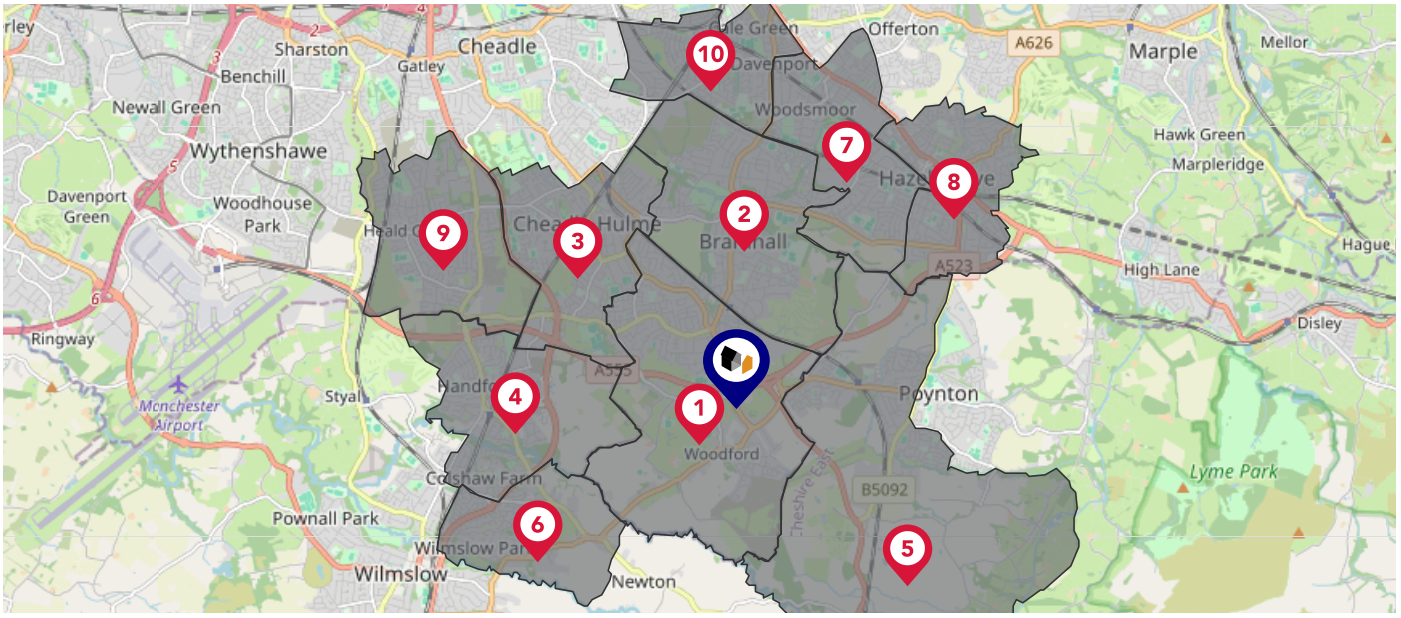
Maps

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	Bramhall South and Woodford Ward
2	Bramhall North Ward
3	Cheadle Hulme South Ward
4	Handforth Ward
5	Poynton West and Adlington Ward
6	Wilmslow Dean Row Ward
7	Stepping Hill Ward
8	Hazel Grove Ward
9	Heald Green Ward
10	Davenport and Cale Green Ward

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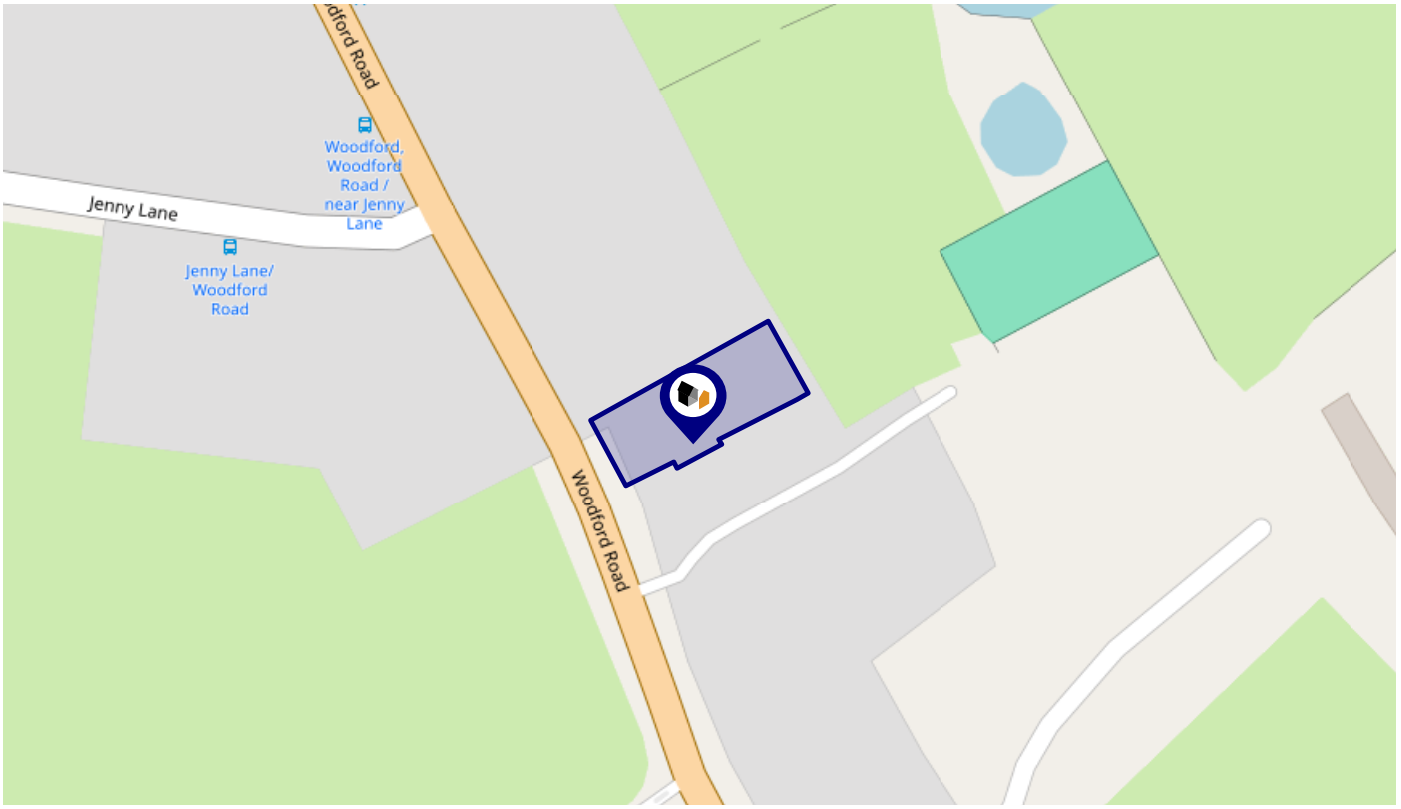
Maps
Rail Noise

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
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

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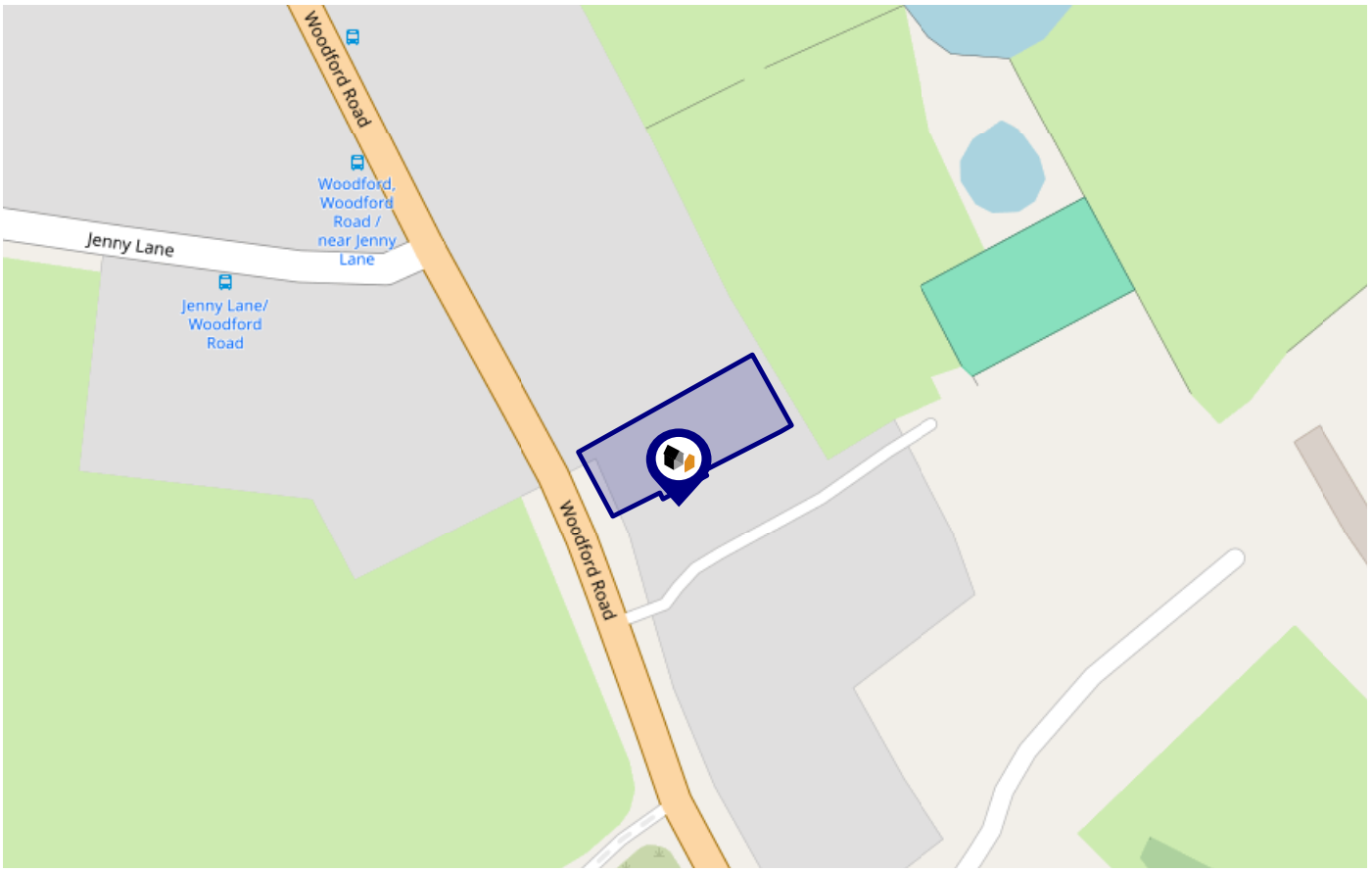
Flood Risk

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.

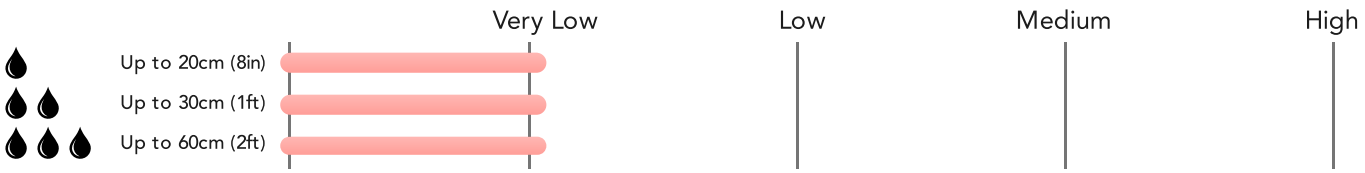


Risk Rating: Very low

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:



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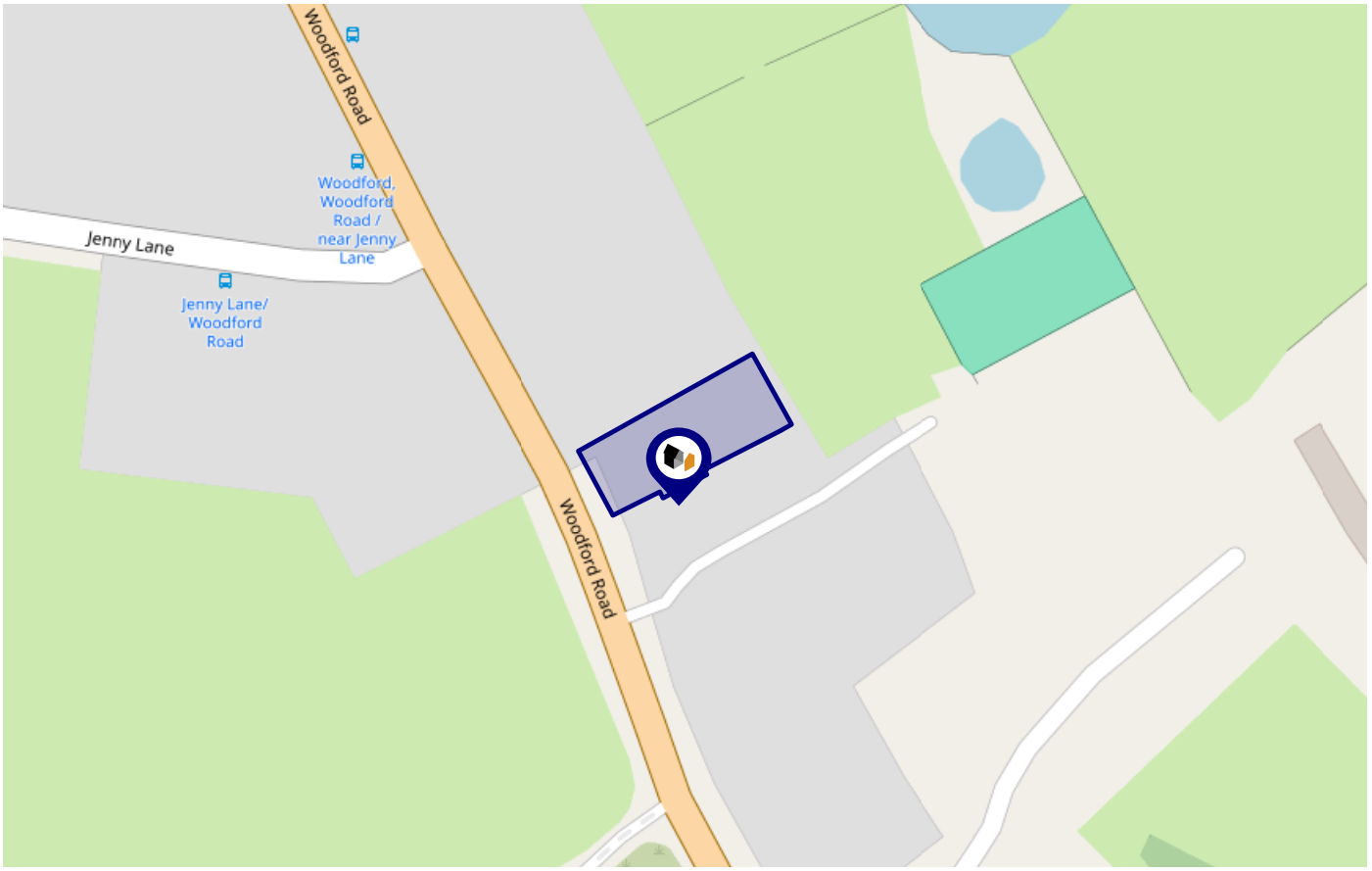
Flood Risk

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.



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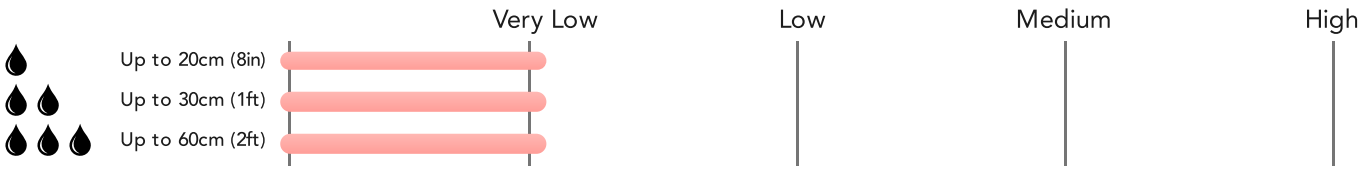

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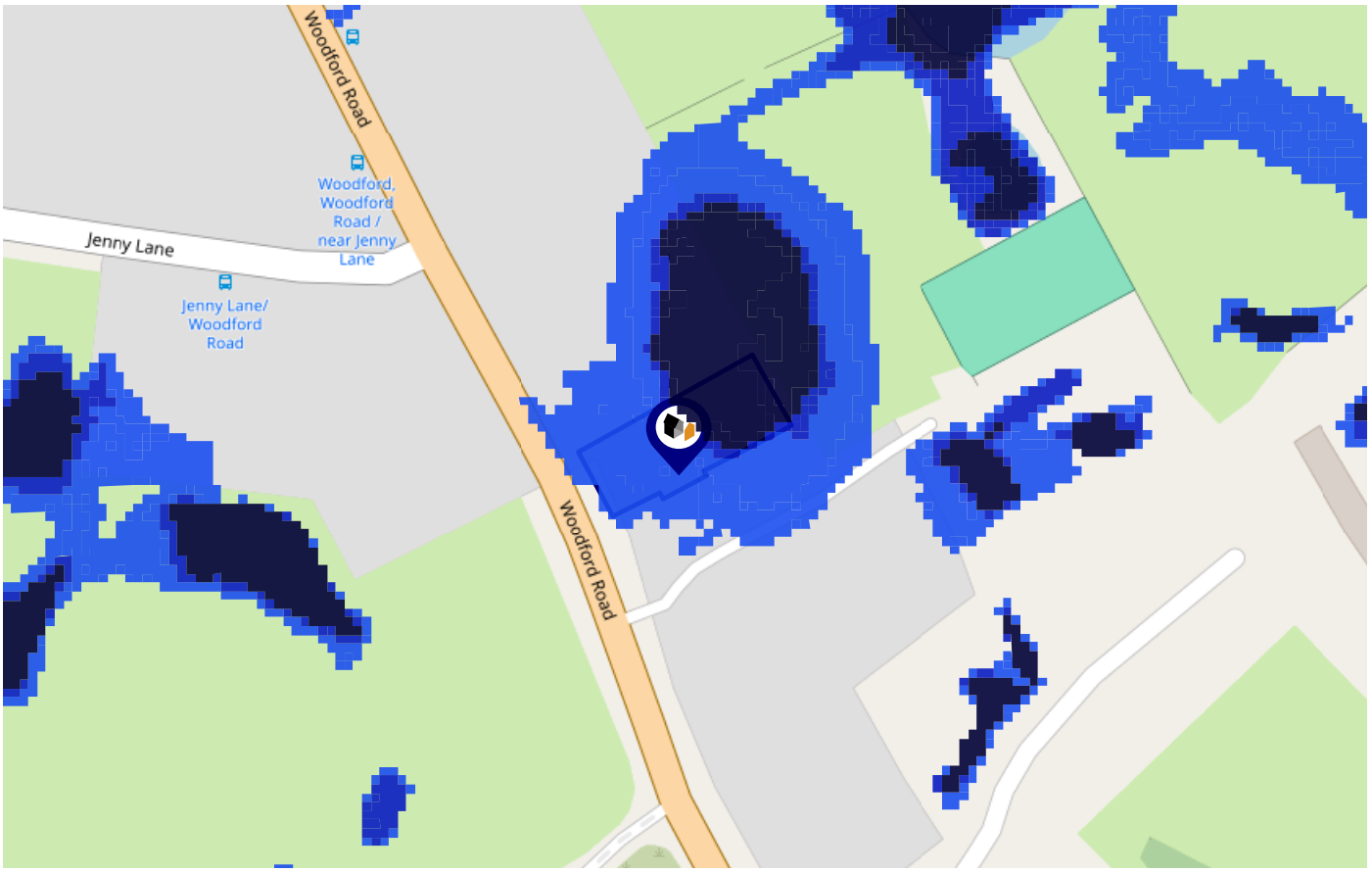
Flood Risk
Surface Water - Flood Risk

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:



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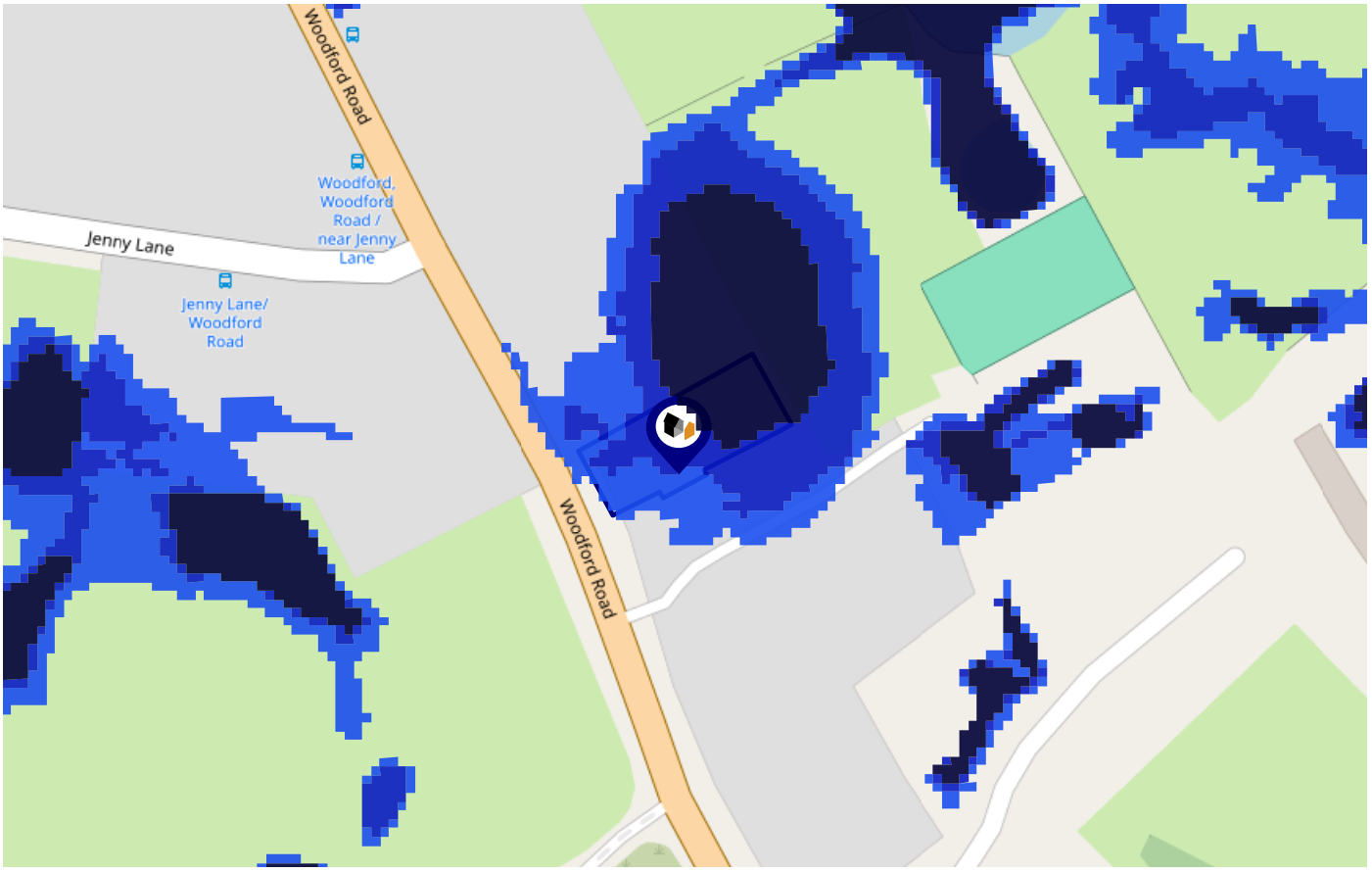
Flood Risk
Surface Water - Climate Change

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: Medium

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

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

Chance of flooding to the following depths at this property:



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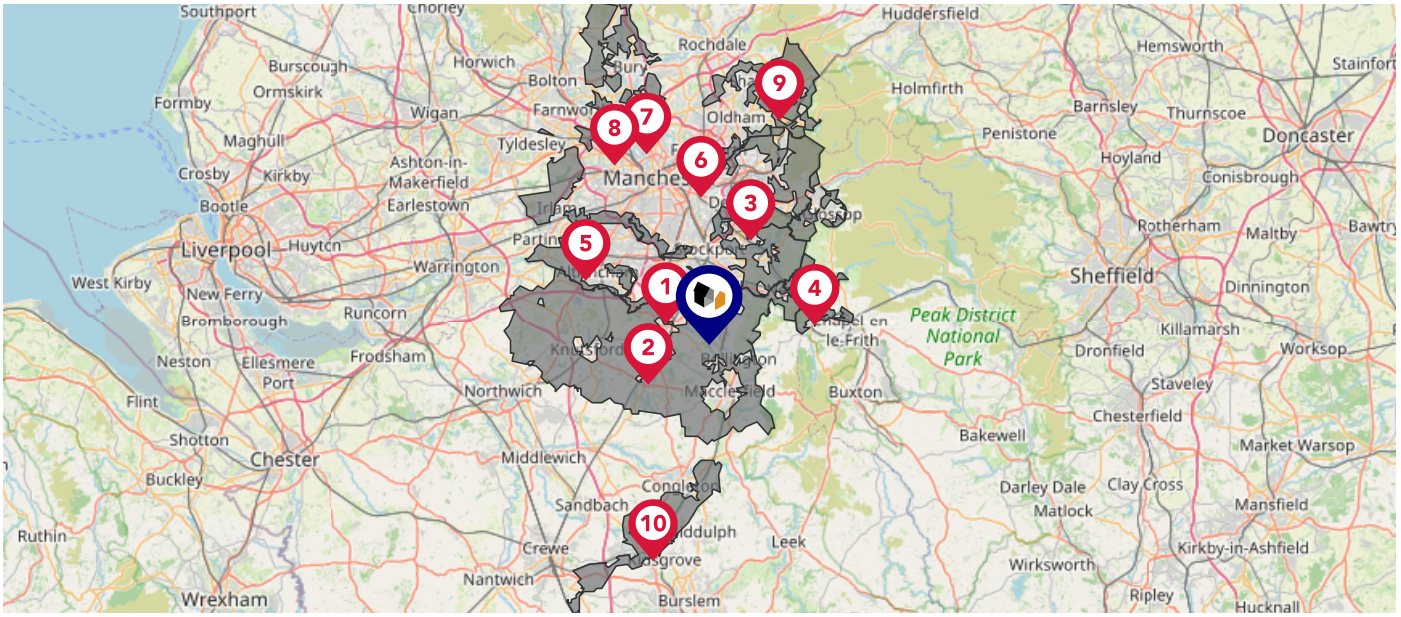
Maps
Green Belt

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 - Cheshire East
3	Merseyside and Greater Manchester Green Belt - Tameside
4	Merseyside and Greater Manchester Green Belt - High Peak
5	Merseyside and Greater Manchester Green Belt - Trafford
6	Merseyside and Greater Manchester Green Belt - Manchester
7	Merseyside and Greater Manchester Green Belt - Bury
8	Merseyside and Greater Manchester Green Belt - Salford
9	Merseyside and Greater Manchester Green Belt - Oldham
10	Stoke-on-Trent Green Belt - Cheshire East

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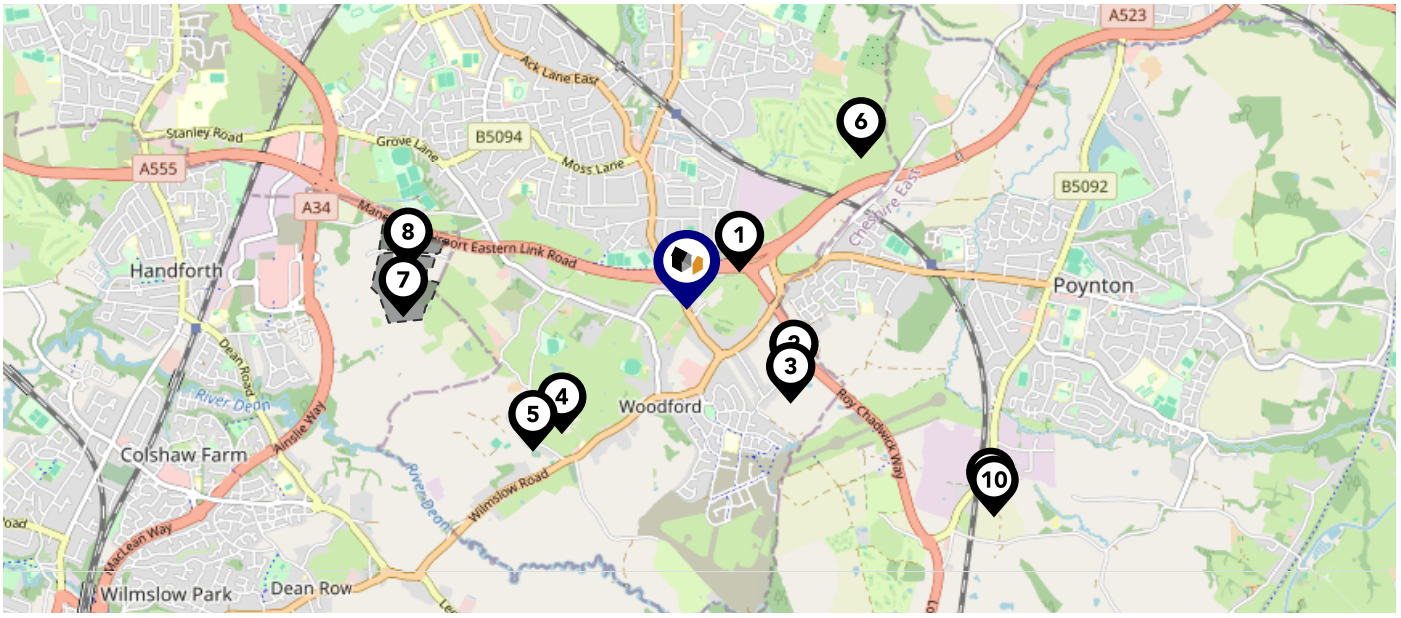
Maps
Landfill Sites

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	Ashmere Farm-Off Woodford Road, Bramhall, Stockport	Historic Landfill
2	Upper Swineseye Farm-Bridle Road, Woodford, Stockport	Historic Landfill
3	Upper Swinesey Farm-Woodford	Historic Landfill
4	Hill Top Farm-Woodford, Bramhall, Stockport	Historic Landfill
5	Boldmere-Church Lane, Woodford, Bramhall	Historic Landfill
6	Hill Green Farm-Woodford Road, Poynton	Historic Landfill
7	A M E C Landfill Site South-Dairy House Lane,Woodford,Stockport,Cheshire	Historic Landfill
8	Land off Dairy House Lane-Handforth, Stockport, Cheshire	Historic Landfill
9	Lilac Cottage-Hope Lane, Adlington	Historic Landfill
10	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill

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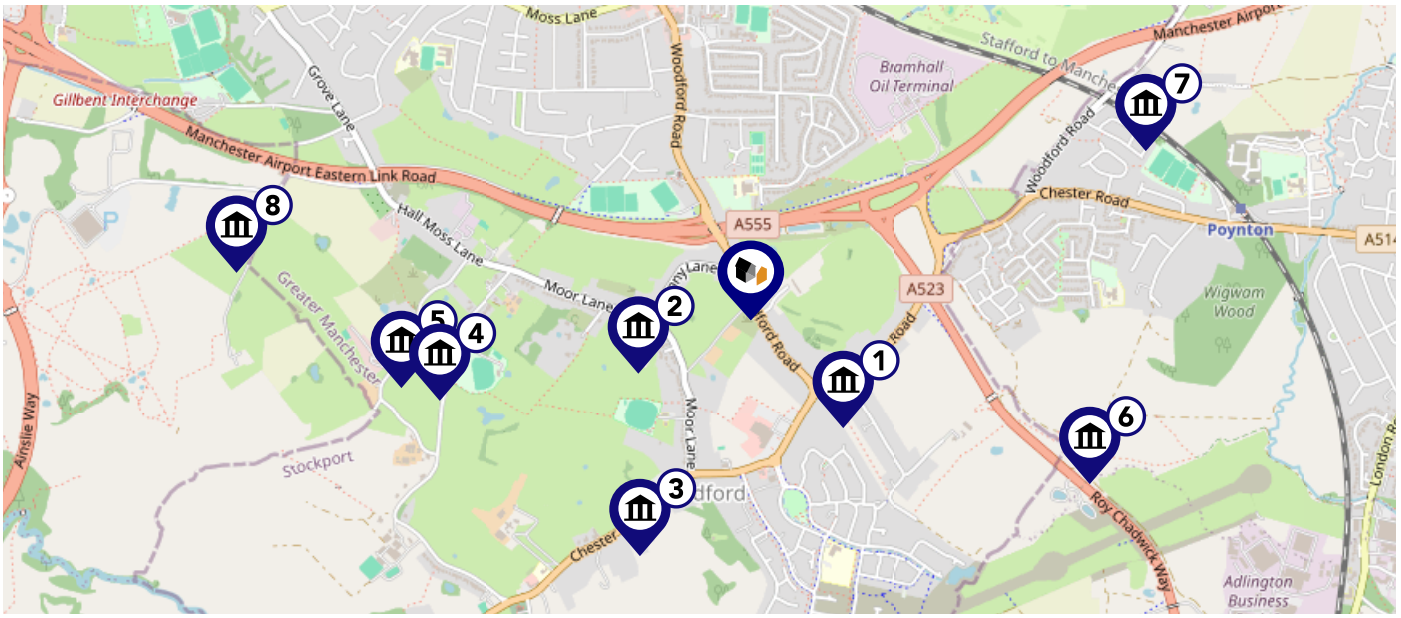
Maps
Listed Buildings

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
1 1241499 - Number 387 And Right Hand Bay Only Of Number 385	Grade II	0.3 miles
2 1241577 - Moor Farm	Grade II	0.3 miles
3 1260397 - 475, Chester Road	Grade II	0.6 miles
4 1241427 - Peartree Cottage	Grade II	0.7 miles
5 1241493 - Lane Side Farmhouse	Grade II	0.8 miles
6 1277166 - Lostock Hall Farmhouse	Grade II	0.8 miles
7 1232356 - Haybrook	Grade II	1.0 miles
8 1222481 - Dairy House Farmhouse	Grade II	1.1 miles

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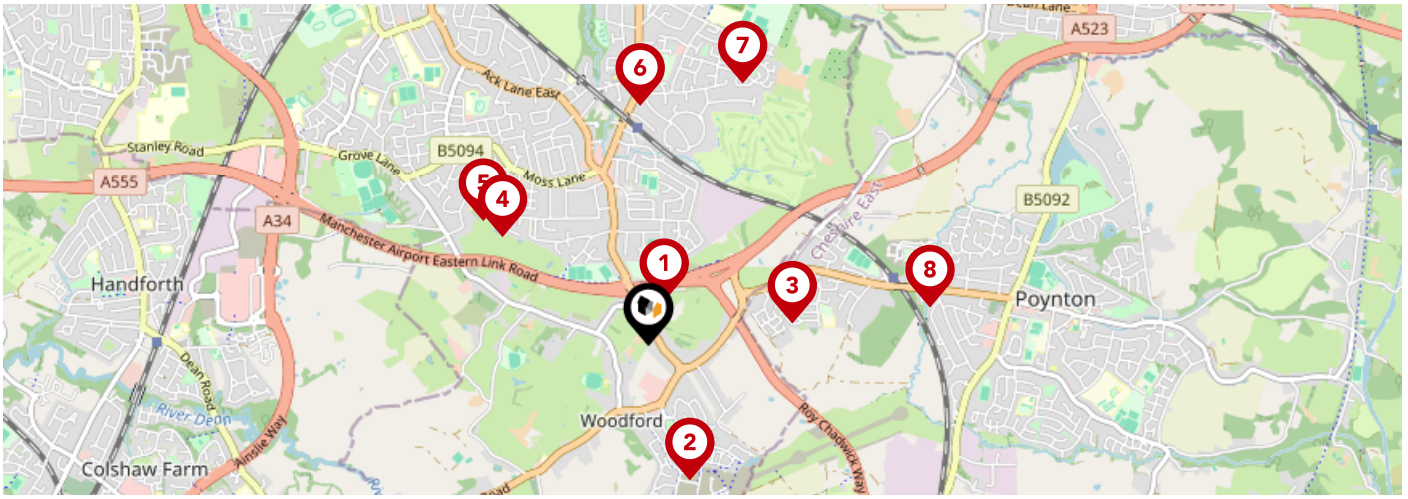
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Queensgate Primary School Ofsted Rating: Outstanding | Pupils: 280 | Distance:0.21	☐	☑	☐	☐	☐
2	Woodford Primary School Ofsted Rating: Not Rated | Pupils: 81 | Distance:0.62	☐	☑	☐	☐	☐
3	Lostock Hall Primary School Ofsted Rating: Good | Pupils: 215 | Distance:0.64	☐	☑	☐	☐	☐
4	Moss Hey Primary School Ofsted Rating: Good | Pupils: 207 | Distance:0.8	☐	☑	☐	☐	☐
5	Valley School Ofsted Rating: Outstanding | Pupils: 58 | Distance:0.91	☐	☑	☐	☐	☐
6	Pownall Green Primary School Ofsted Rating: Good | Pupils: 417 | Distance:1.06	☐	☑	☐	☐	☐
7	Ladybrook Primary School Ofsted Rating: Outstanding | Pupils: 242 | Distance:1.24	☐	☑	☐	☐	☐
8	Lower Park School Ofsted Rating: Good | Pupils: 277 | Distance:1.26	☐	☑	☐	☐	☐

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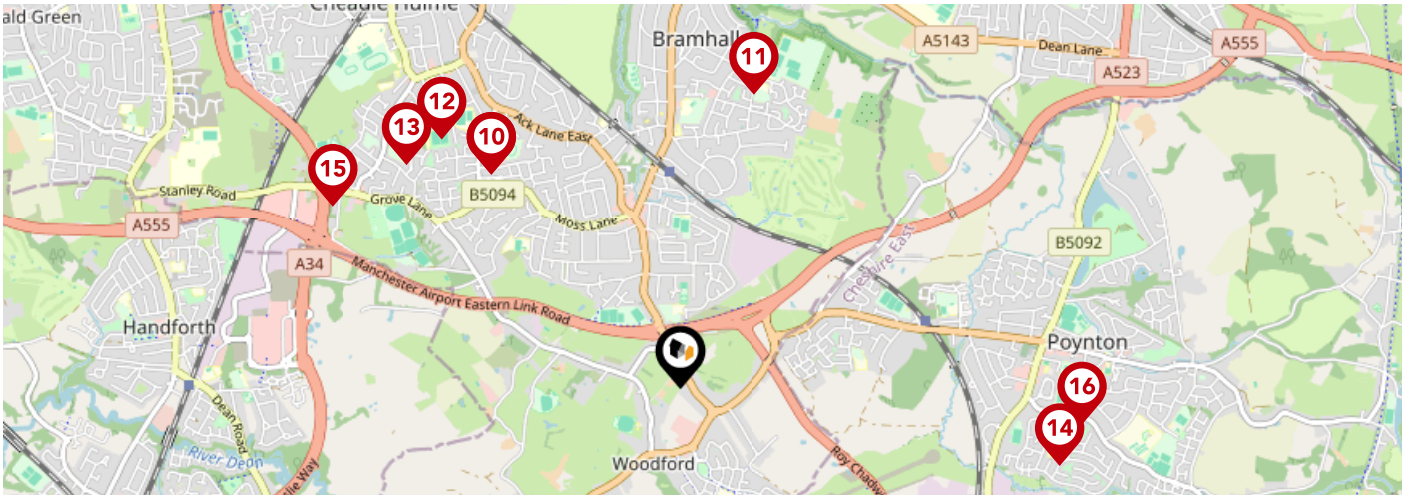
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Hursthead Infant School Ofsted Rating: Good | Pupils: 259 | Distance:1.26	☐	☑	☐	☐	☐
10 Hursthead Junior School Ofsted Rating: Good | Pupils: 361 | Distance:1.26	☐	☑	☐	☐	☐
11 Bramhall High School Ofsted Rating: Good | Pupils: 1314 | Distance:1.34	☐	☐	☑	☐	☐
12 Cheadle Hulme High School Ofsted Rating: Outstanding | Pupils: 1667 | Distance:1.53	☐	☐	☑	☐	☐
13 Thorn Grove Primary School Ofsted Rating: Good | Pupils: 224 | Distance:1.57	☐	☑	☐	☐	☐
14 St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good | Pupils: 109 | Distance:1.71	☐	☑	☐	☐	☐
15 St James' Catholic High School Ofsted Rating: Good | Pupils: 823 | Distance:1.74	☐	☐	☑	☐	☐
16 Vernon Primary School Ofsted Rating: Outstanding | Pupils: 375 | Distance:1.78	☐	☑	☐	☐	☐

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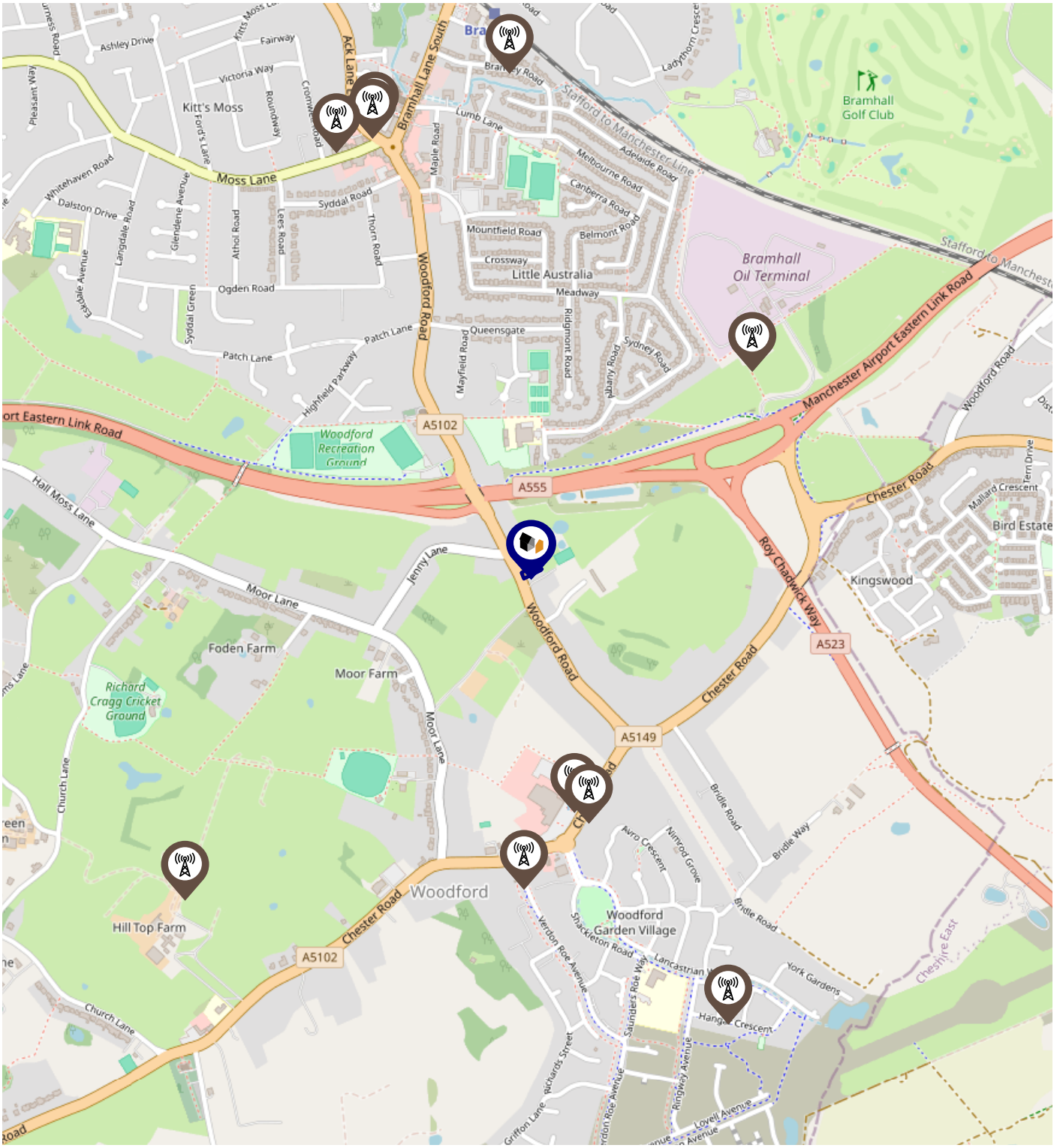
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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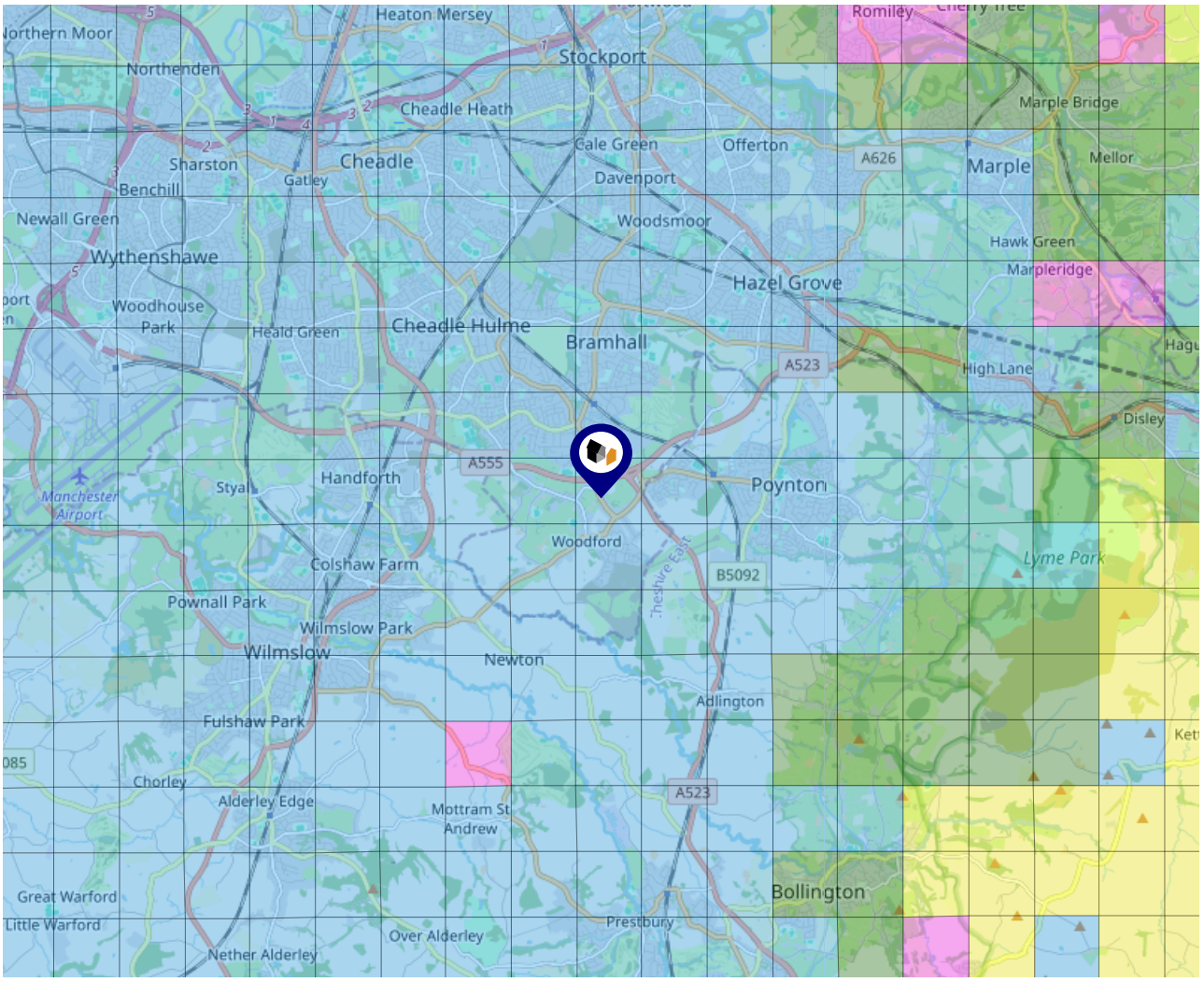
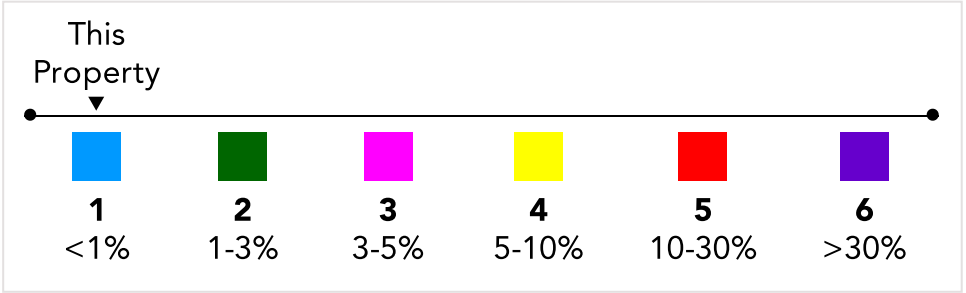
Radon Gas

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/m3).





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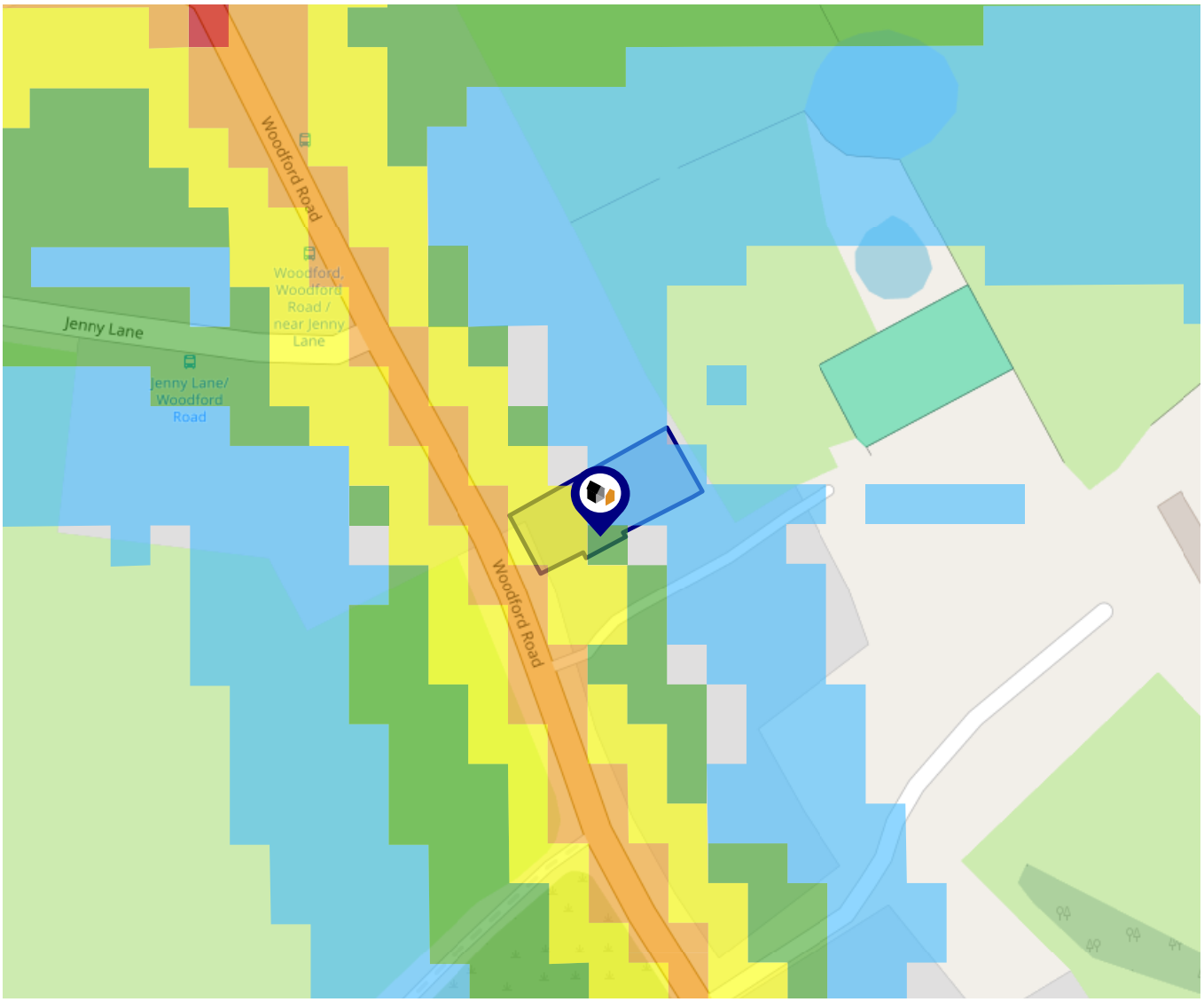
Local Area
Road Noise



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

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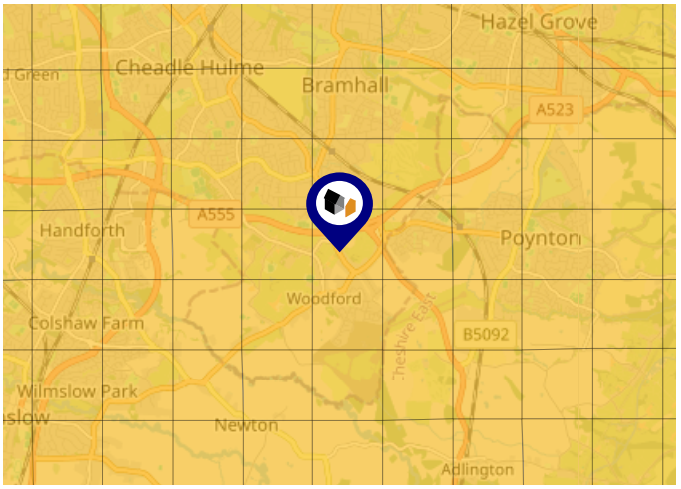
Environment

Soils & Clay

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

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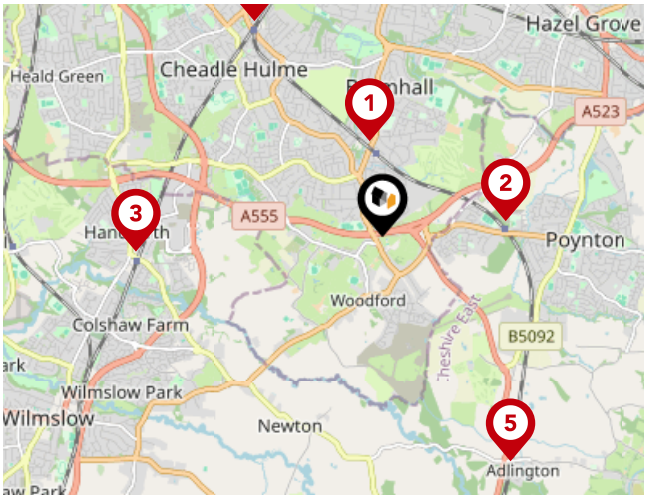
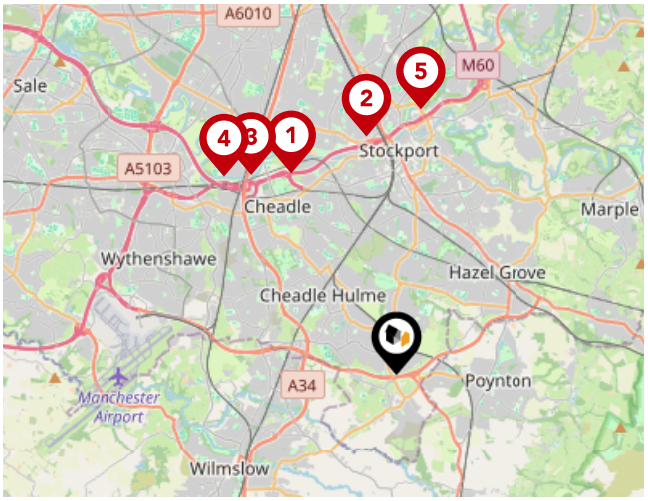
Area

Transport (National)



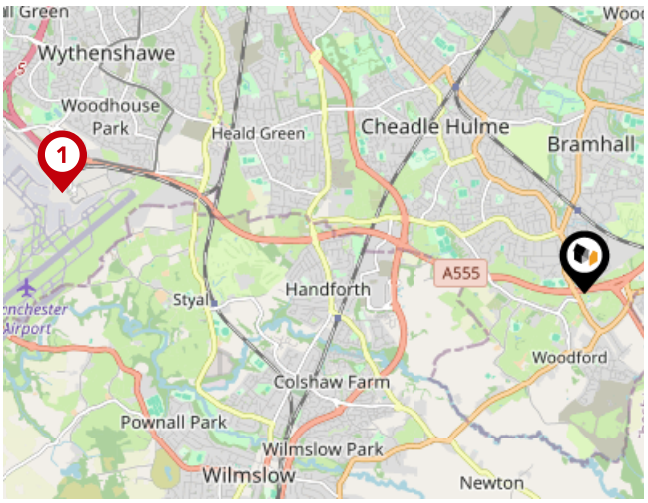
National Rail Stations

Pin	Name	Distance
1	Bramhall Rail Station	0.86 miles
2	Poynton Rail Station	1.1 miles
3	Handforth Rail Station	2.17 miles
4	Cheadle Hulme Rail Station	2.22 miles
5	Adlington (Cheshire) Rail Station	2.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J2	4 miles
2	M60 J1	4.24 miles
3	M60 J3	4.36 miles
4	M60 J4	4.63 miles
5	M60 J27	4.7 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	4.69 miles

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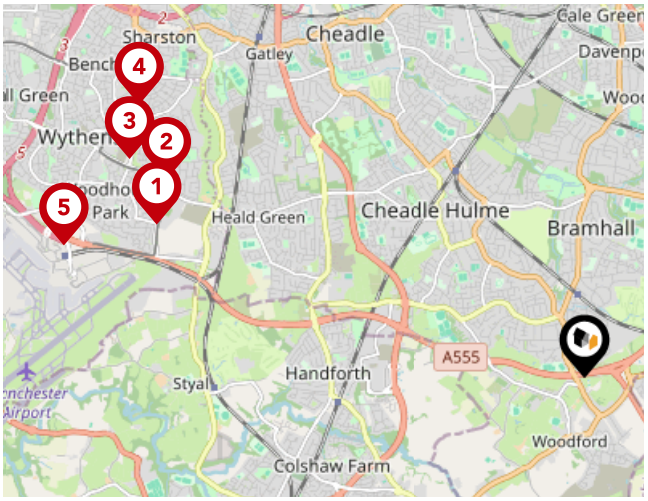
Area

Transport (Local)



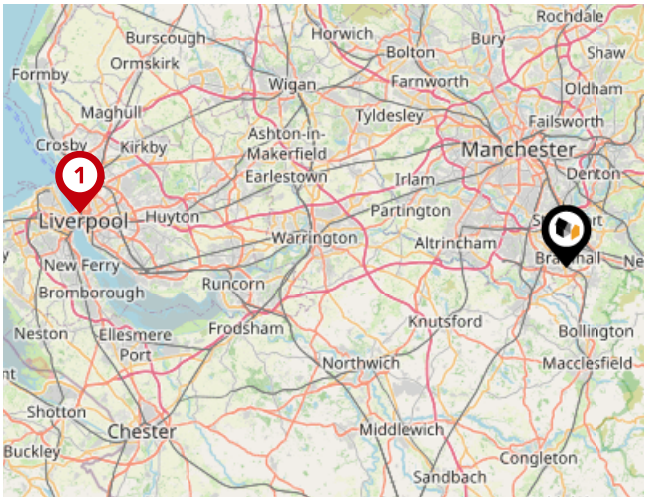
Bus Stops/Stations

Pin	Name	Distance
1	Jenny Lane	0.06 miles
2	Woodford Road	0.06 miles
3	Jenny Lane (opp SG0626) to define route	0.07 miles
4	Chester Road	0.19 miles
5	Recreation Ground	0.2 miles



Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	4 miles
2	Peel Hall (Manchester Metrolink)	4.08 miles
3	Robinswood Road (Manchester Metrolink)	4.46 miles
4	Crossacres (Manchester Metrolink)	4.61 miles
5	Manchester Airport (Manchester Metrolink)	4.74 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	34.66 miles

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About Us

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

Testimonials

Testimonial 1

Clare, Kirsty and the team at Poynton were amazing selling my house, nothing was too much trouble and I wouldn't hesitate in recommending them to sell or rent your property.

Testimonial 2

Excellent service from all the team in selling and purchasing but especially Chloe in selling. She worked tirelessly with a frustrating chain, constantly chasing up for us and keeping us informed. All of the staff are friendly, approachable and informative. Leigh found us our dream house also. Would definitely use again and recommend. Thank you.

Testimonial 3

Lawler & Co are an excellent company to sell a property with. A local business with local knowledge, & a very hard working team who obviously care about their business & their customers. From initial consultation through to completion of sale of property, communication was excellent. The property photographs were very professional as was the marketing of the property. All viewings were done by them, & all feedback was quickly shared. Very happy to recommen

Testimonial 4

Helpful friendly team led by Clare. All points of our property sale were conducted in a professional & efficient way, with plenty of friendly help to us the vendors. Thank you all so much for all the help & support you have given to us along the way.

/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 | 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.

Lawler & Co | Poynton

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 sprift
Know any property instantly

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LAWLER & Co. SALES AND LETTINGS

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail