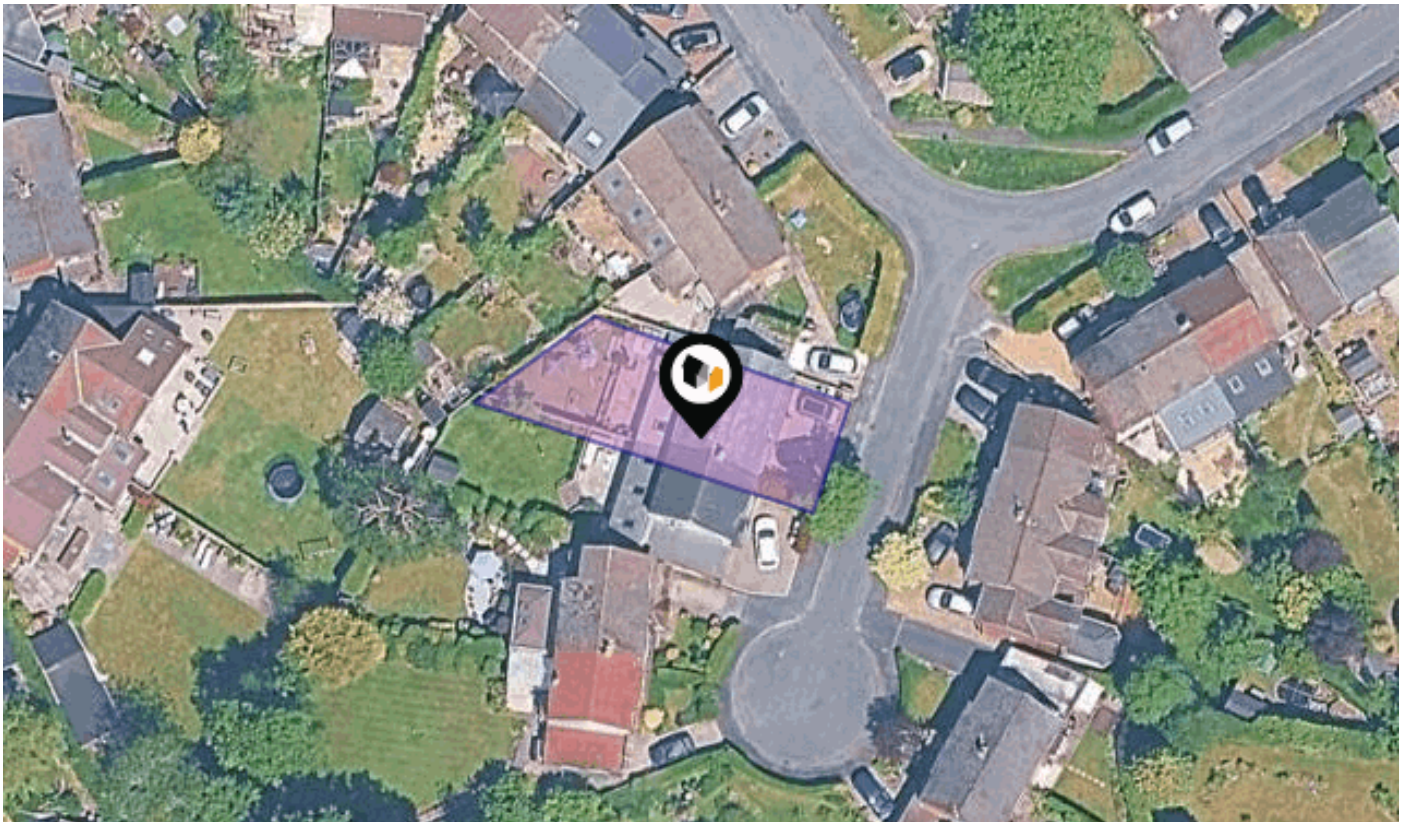# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th December 2025

NELSON CLOSE, POYNTON, STOCKPORT, SK12

Lawler & Co | Poynton
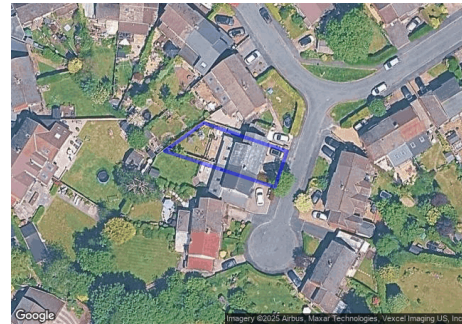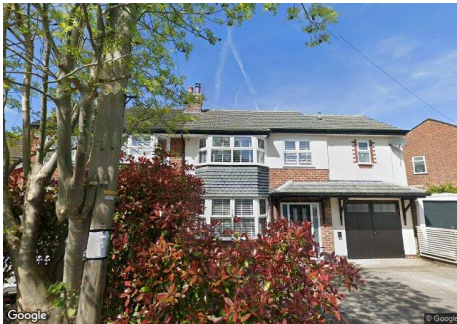
60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	4		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Title Number:	CH125662		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10	**80**	**1000**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning records for: *Nelson Close, Poynton, Stockport, SK12*

Reference - 15/1856M	
Decision:	DECISION MADE
Date:	30th April 2015
Description:	
Single Storey Rear Extension And Garage Conversion To Form Additional Living Accommodation.	

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.
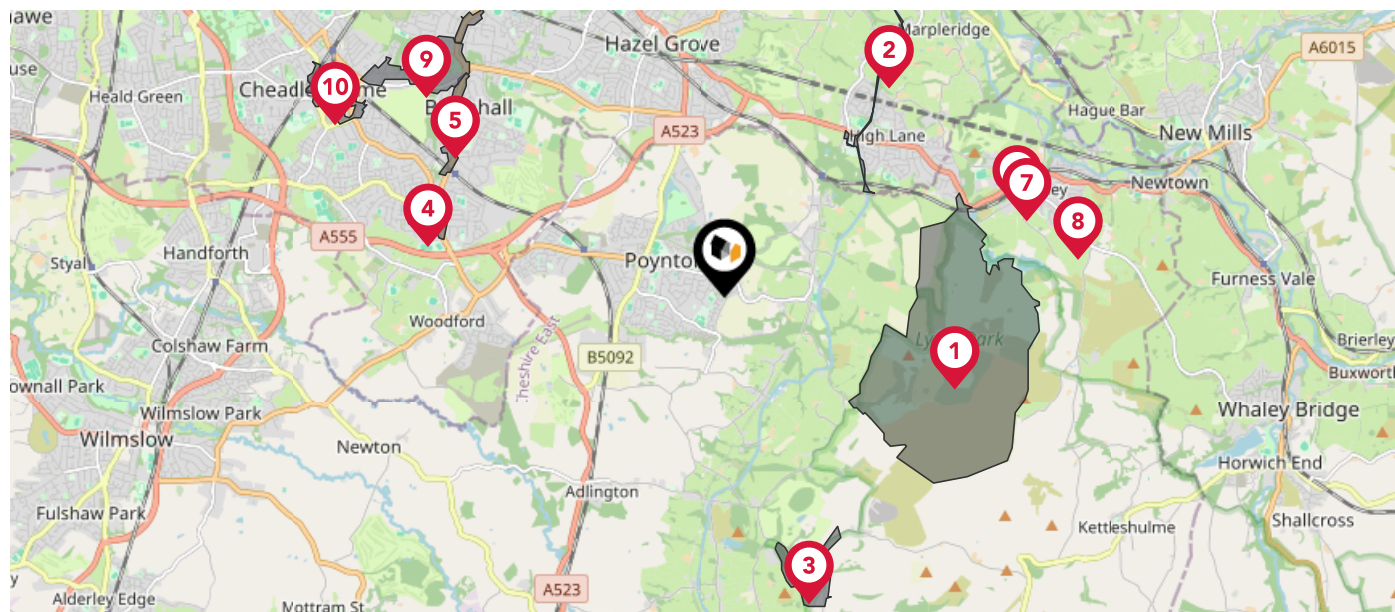
Conservation Areas

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	Lyme Park
2	Macclesfield Canal
3	Pott Shrigley
4	Syddal Park
5	Bramhall Lane South
6	Disley Conservation Area
7	Disley Conservation Area
8	Higher Disley Conservation Area
9	Bramall Park
10	Swann Lane, Hulme Hall Road and Hill Top Avenue

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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
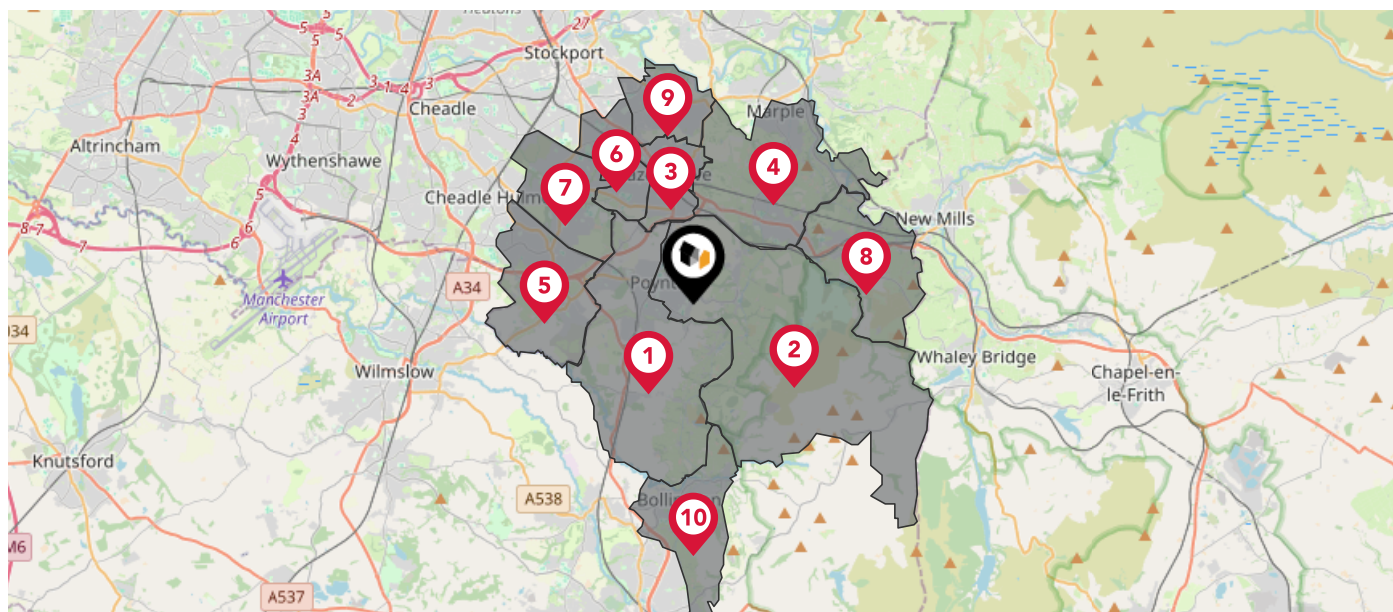
Nearby Council Wards

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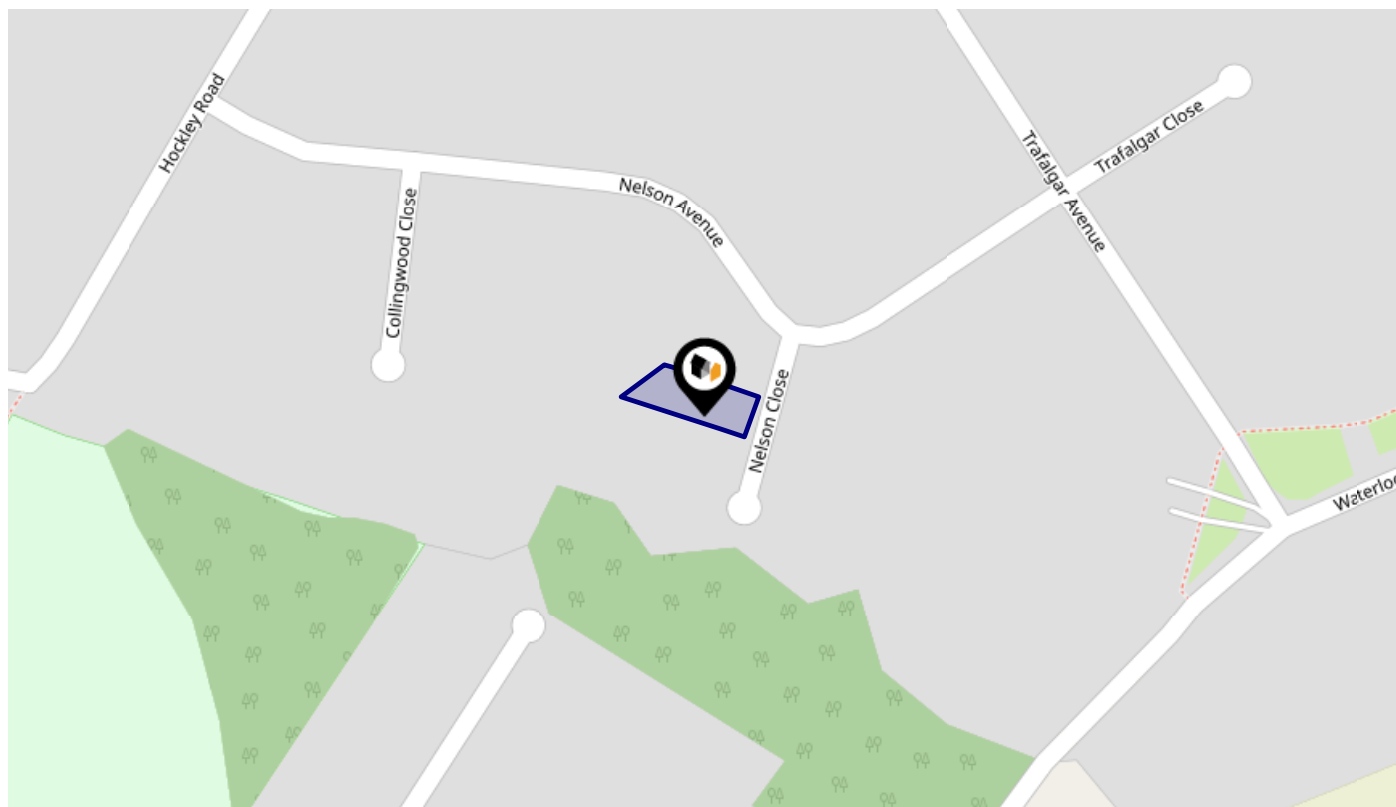
Rail Noise Data

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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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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Rivers & Seas - Climate Change

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

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.
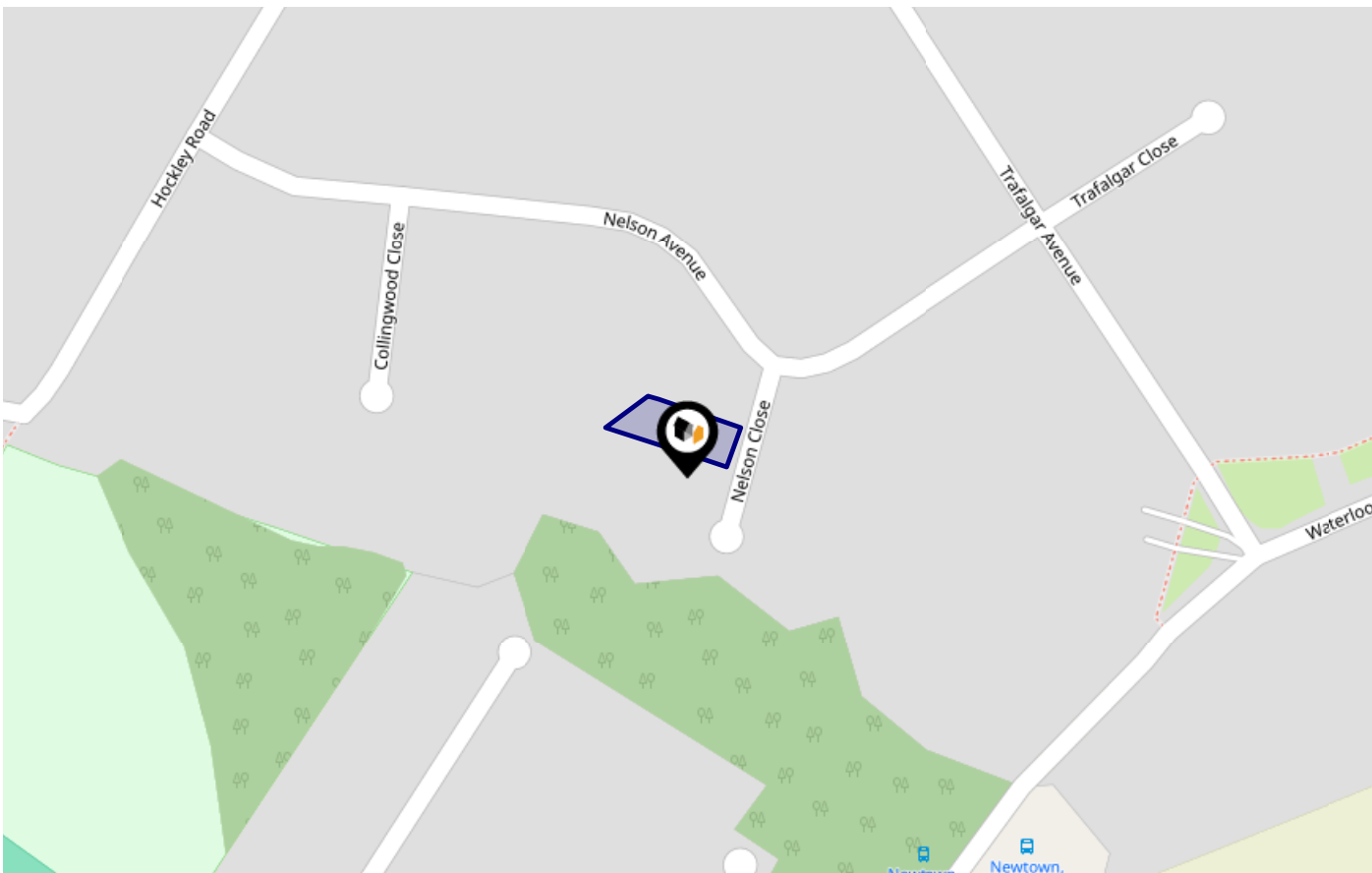
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Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
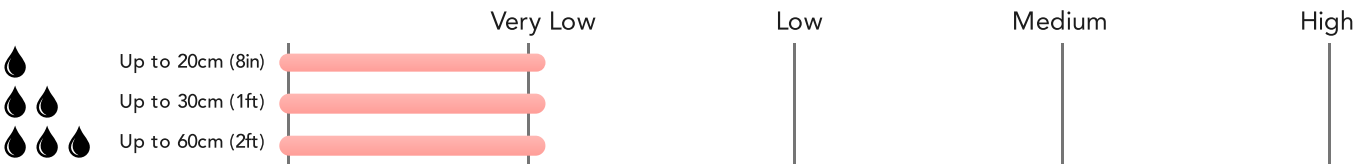

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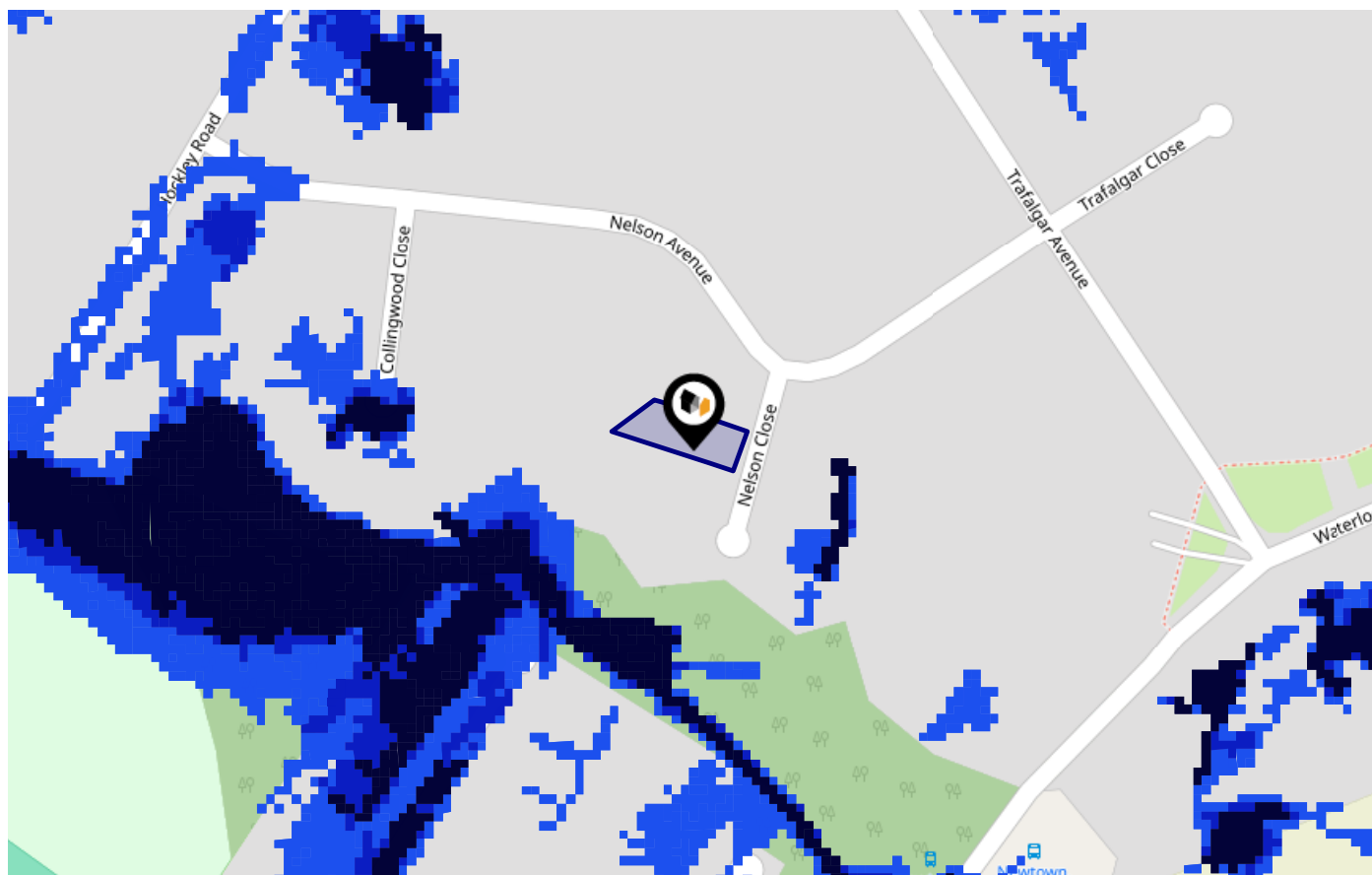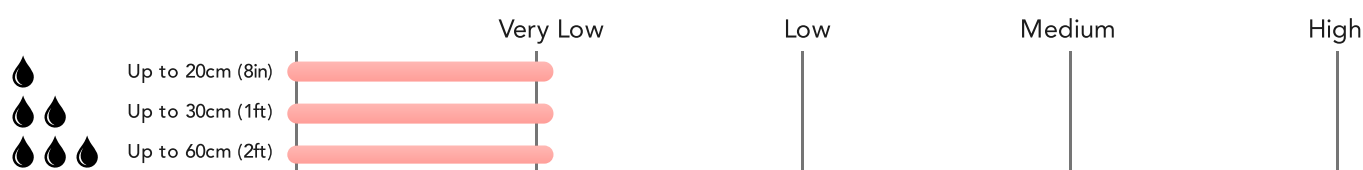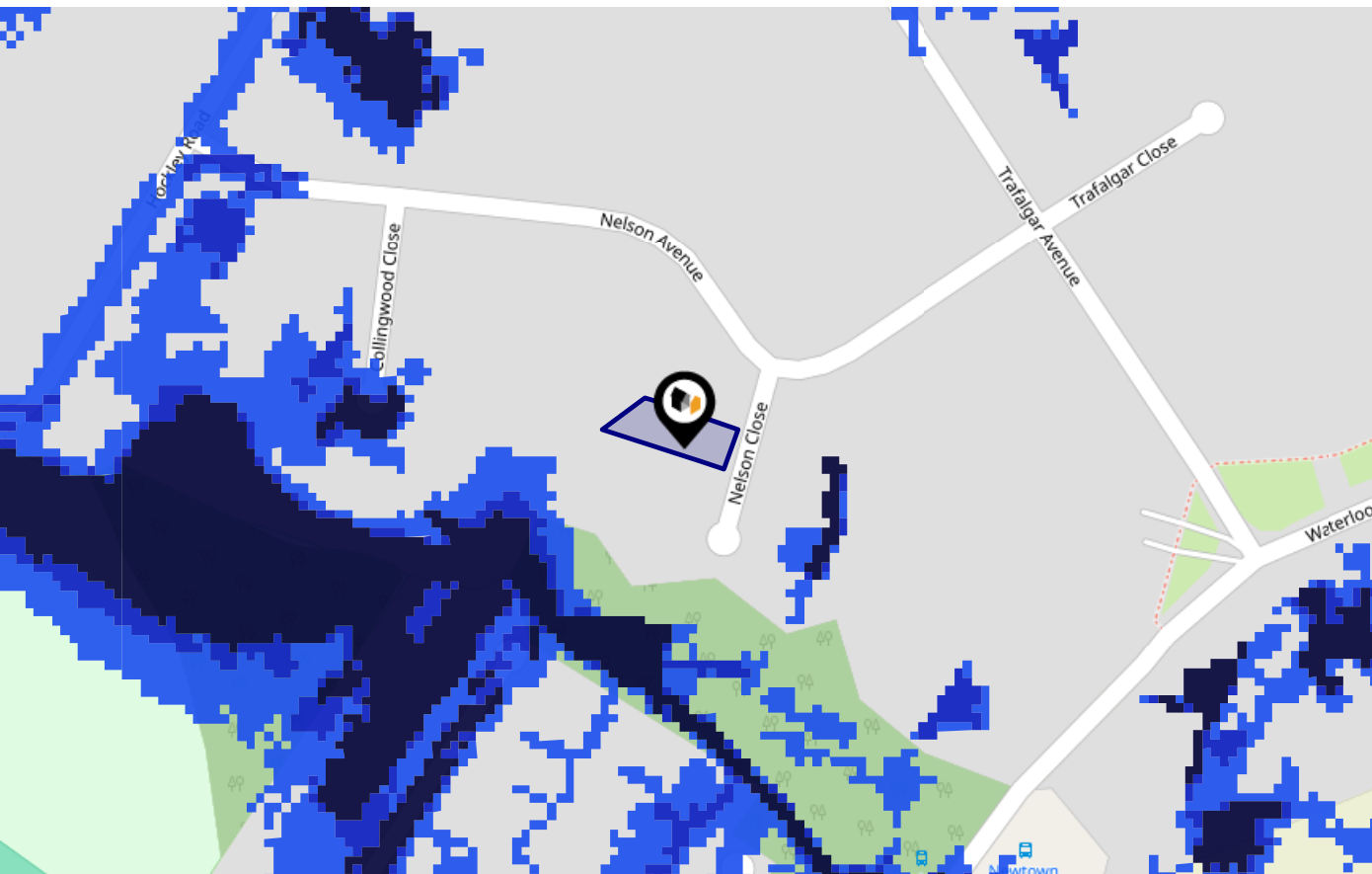Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
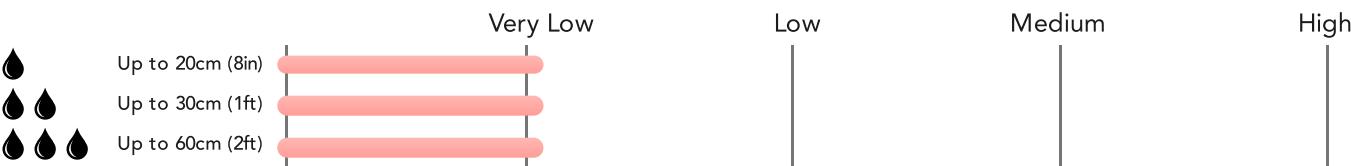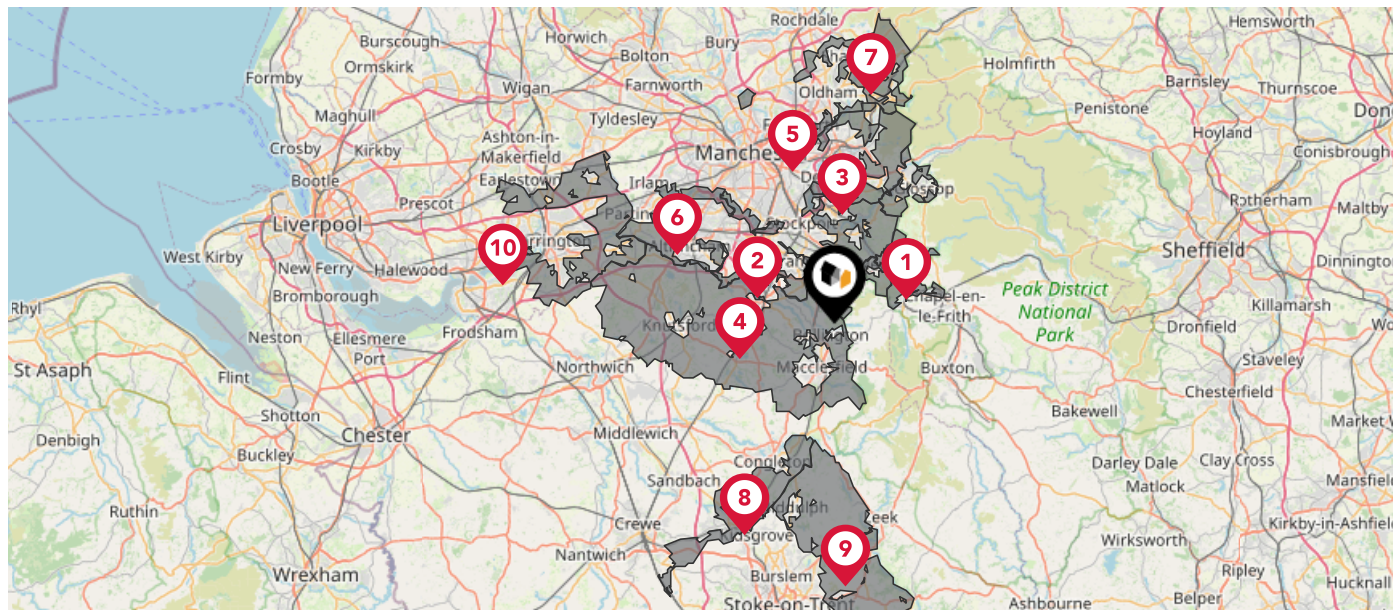

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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 - 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
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.
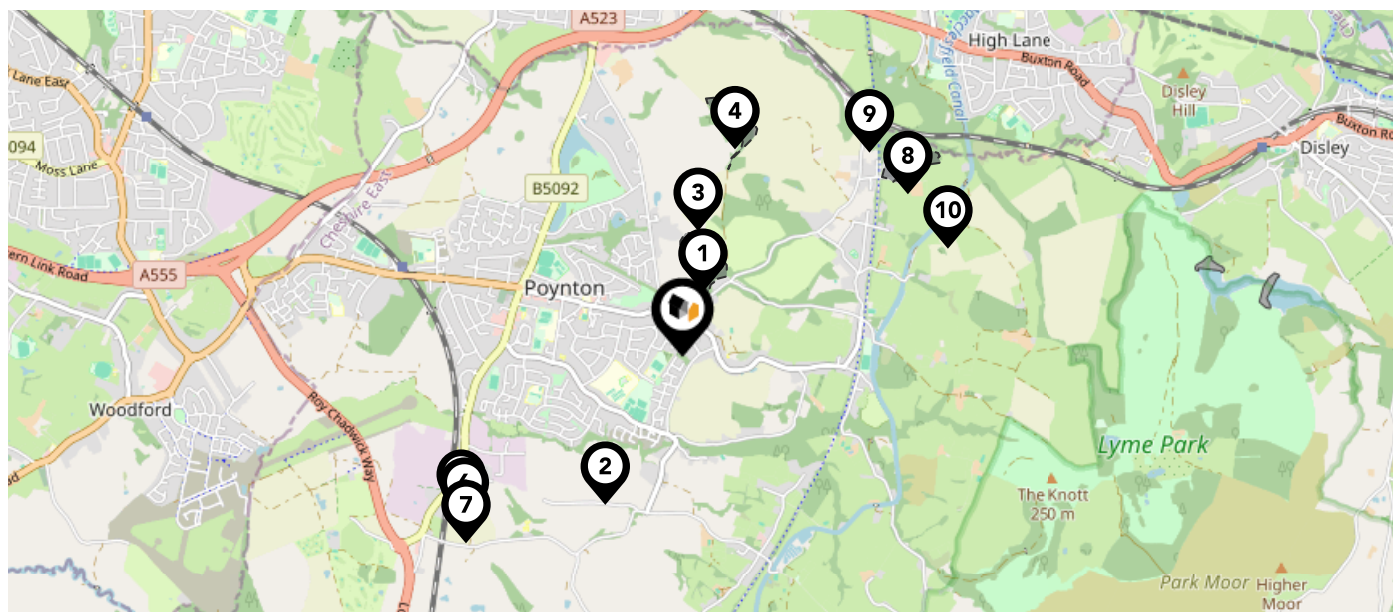
Nearby Landfill Sites

|		
1	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill
2	Hope Lane-Lilac Cottage, Hope Lane, Adlington	Historic Landfill
3	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
4	Park Pit-Poynton, Cheshire	Historic Landfill
5	Lilac Cottage-Hope Lane, Adlington	Historic Landfill
6	Agricultural Land Reclamation-At Street Lane Farm, Adlington, Cheshire	Historic Landfill
7	EA/EPR/KP3696CS/A001	Active Landfill
8	Pool House Farm-Pool House Road, Poynton, Cheshire	Historic Landfill
9	Norbury Hollow Road-Hazel Grove, Stockport, Cheshire	Historic Landfill
10	Middlecale Farm Landfill Site-Lyme Park, Stockport, Disley, Cheshire	Historic Landfill

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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...
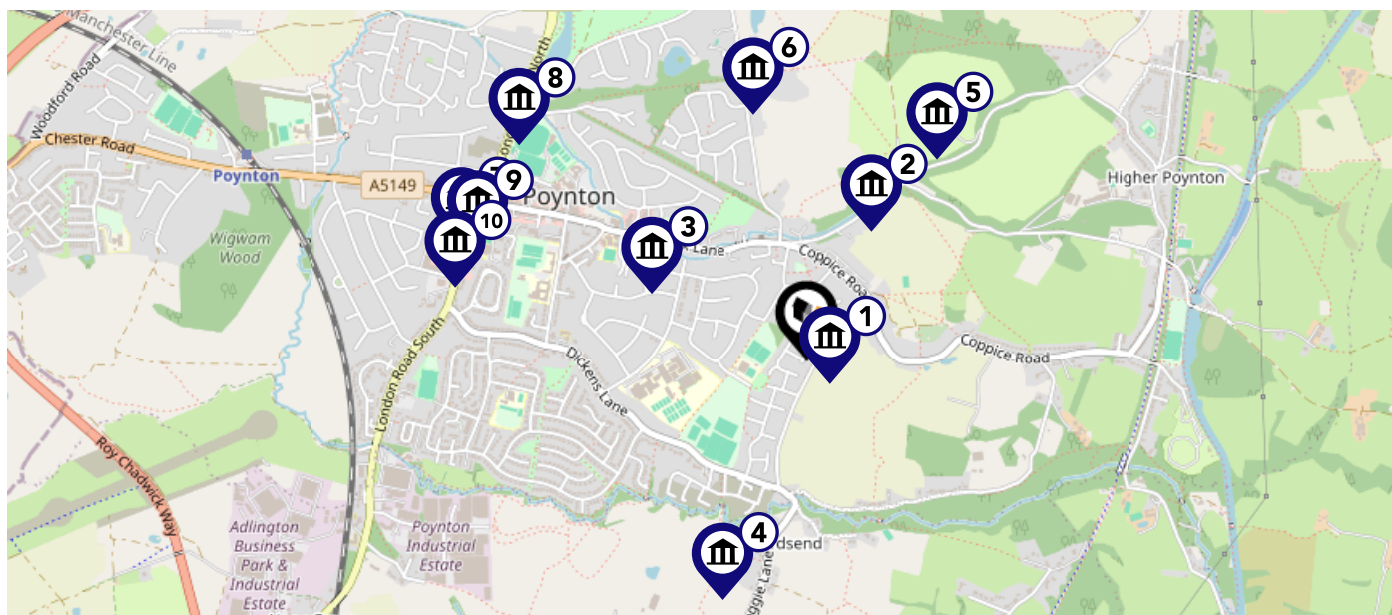
| Listed Buildings in the local district	Grade	Distance
① 1232382 - Waterloo	Grade II	0.1 miles
② 1232299 - Worth Clough	Grade II	0.3 miles
③ 1232302 - Brook House Farmhouse	Grade II	0.4 miles
④ 1138893 - Wards End Old Farm	Grade II	0.5 miles
⑤ 1232300 - Worth Hall	Grade II	0.5 miles
⑥ 1232304 - Rose Cottage, Southside And Towersyard Farm	Grade II	0.6 miles
⑦ 1437426 - Poynton War Memorial	Grade II	0.8 miles
⑧ 1277164 - 44 And 46, London Road North	Grade II	0.8 miles
⑨ 1232287 - Guide Post 36 Metres South East Of Church Lych Gate	Grade II	0.8 miles
⑩ 1277157 - Milestone 25 Metres South Of Redcroft	Grade II	0.8 miles

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Area
Schools
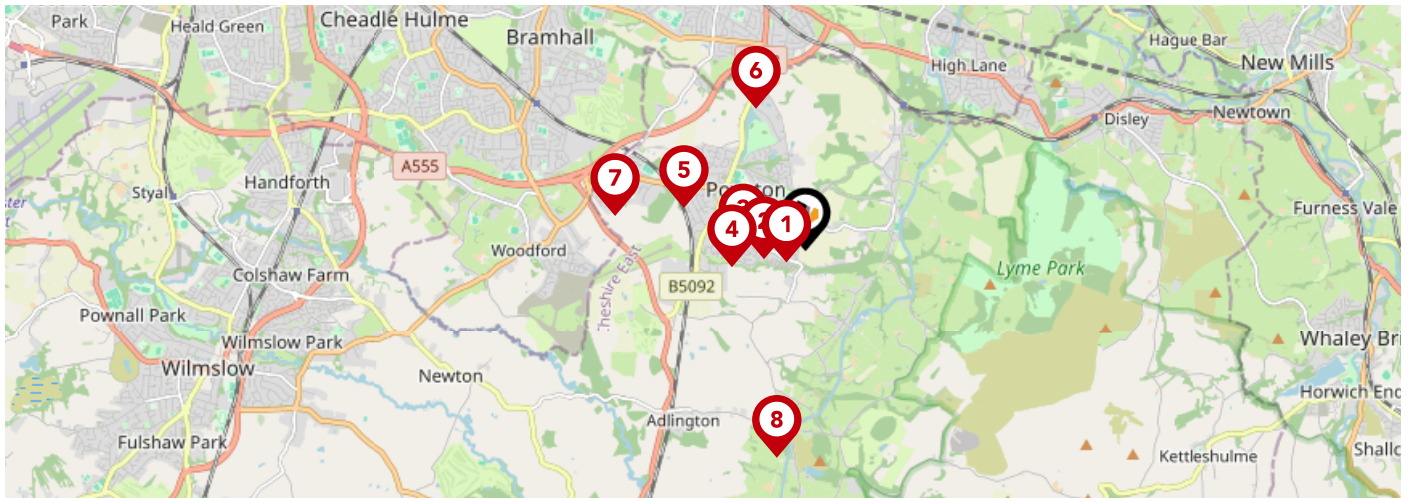
	Nursery	Primary	Secondary	College	Private
1 Worth Primary School Ofsted Rating: Requires improvement	Pupils: 206	Distance:0.2	☐	☑	☐	☐	☐
2 Poynton High School Ofsted Rating: Good	Pupils: 1499	Distance:0.36	☐	☐	☑	☐	☐
3 Vernon Primary School Ofsted Rating: Outstanding	Pupils: 375	Distance:0.55	☐	☑	☐	☐	☐
4 St Paul's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good	Pupils: 109	Distance:0.66	☐	☑	☐	☐	☐
5 Lower Park School Ofsted Rating: Good	Pupils: 277	Distance:1.14	☐	☑	☐	☐	☐
6 Norbury Court School Ofsted Rating: Good	Pupils: 1	Distance:1.33	☐	☐	☑	☐	☐
7 Lostock Hall Primary School Ofsted Rating: Good	Pupils: 215	Distance:1.72	☐	☑	☐	☐	☐
8 Adlington Primary School Ofsted Rating: Outstanding	Pupils: 85	Distance:1.84	☐	☑	☐	☐	☐

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	Nursery	Primary	Secondary	College	Private
9 **Brookside Primary School** Ofsted Rating: Requires improvement	Pupils: 159	Distance:1.85	☐	☑	☐	☐	☐
10 **Norbury Hall Primary School** Ofsted Rating: Good	Pupils: 457	Distance:2.04	☐	☑	☐	☐	☐
11 **High Lane Primary School** Ofsted Rating: Good	Pupils: 166	Distance:2.09	☐	☑	☐	☐	☐
12 **Hazel Grove High School** Ofsted Rating: Good	Pupils: 1382	Distance:2.16	☐	☐	☑	☐	☐
13 **Woodford Primary School** Ofsted Rating: Not Rated	Pupils: 81	Distance:2.18	☐	☑	☐	☐	☐
14 **St Peter's Catholic Primary School** Ofsted Rating: Outstanding	Pupils: 208	Distance:2.2	☐	☑	☐	☐	☐
15 **Moorfield Primary School** Ofsted Rating: Requires improvement	Pupils: 412	Distance:2.27	☐	☑	☐	☐	☐
16 **Queensgate Primary School** Ofsted Rating: Outstanding	Pupils: 280	Distance:2.29	☐	☑	☐	☐	☐

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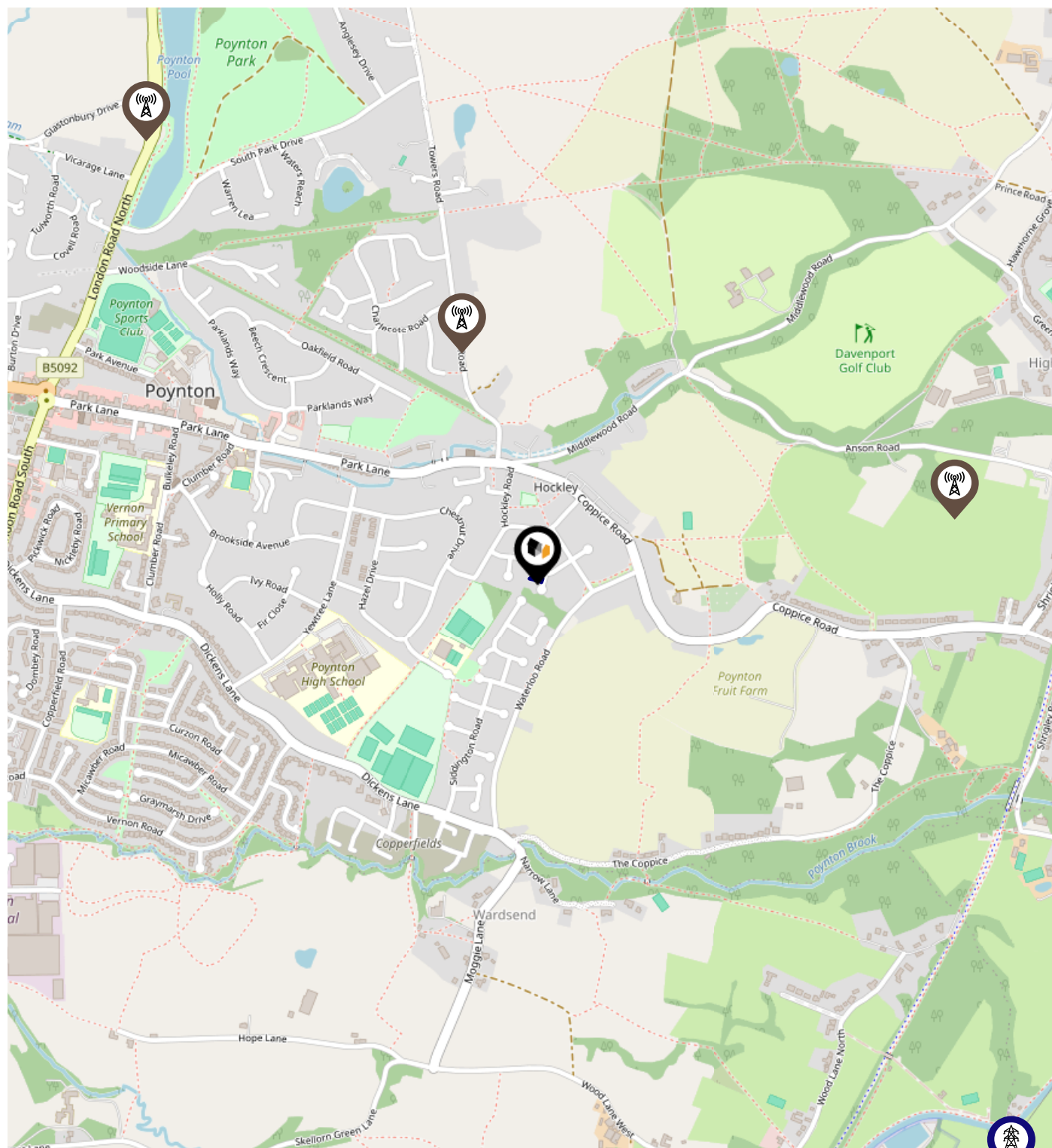
Key:

Power Pylons

Communication Masts

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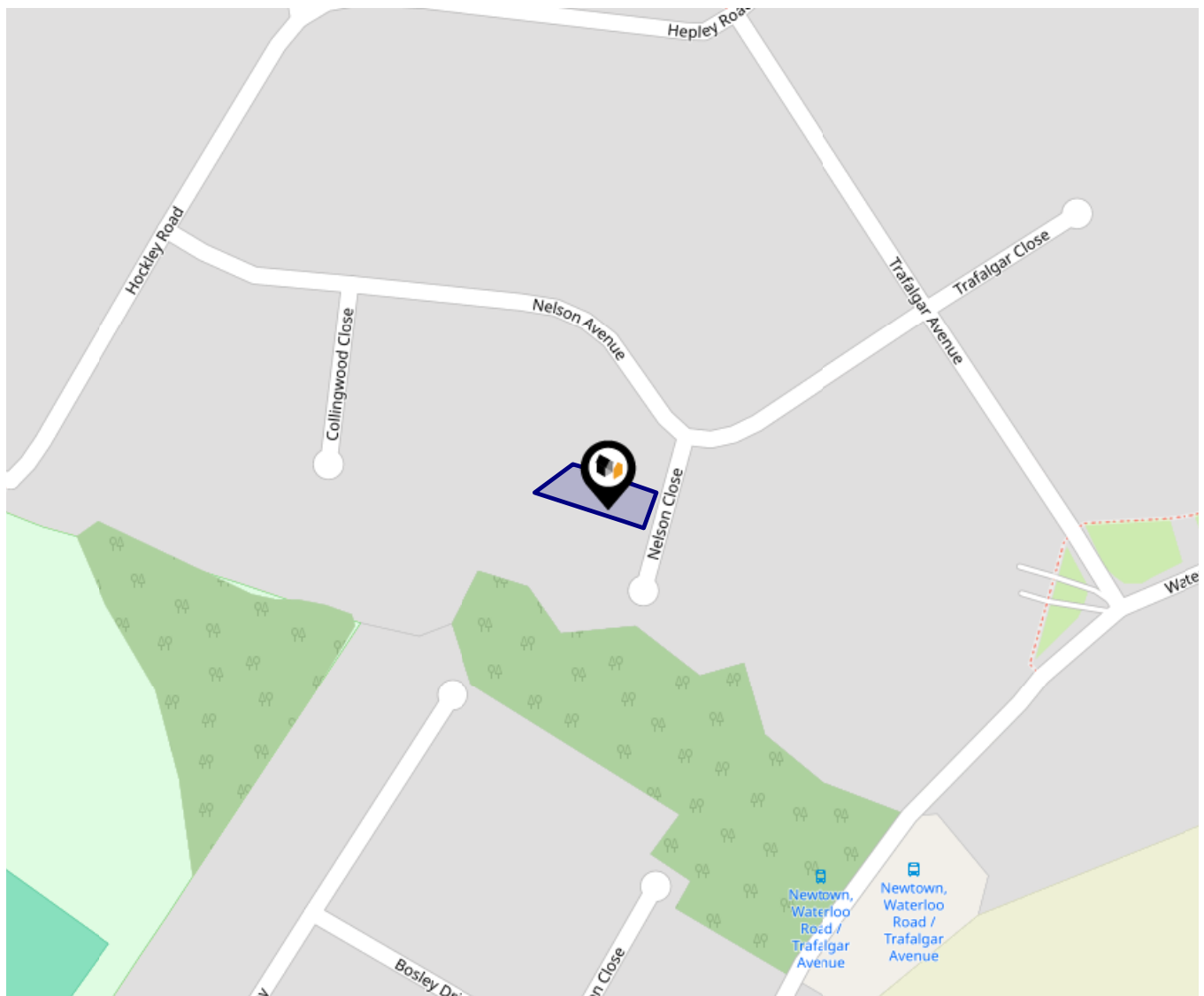
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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Environment
Soils & Clay

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

Carbon Content: VARIABLE(LOW)

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO CLAYEY LOAM

Soil Depth: DEEP
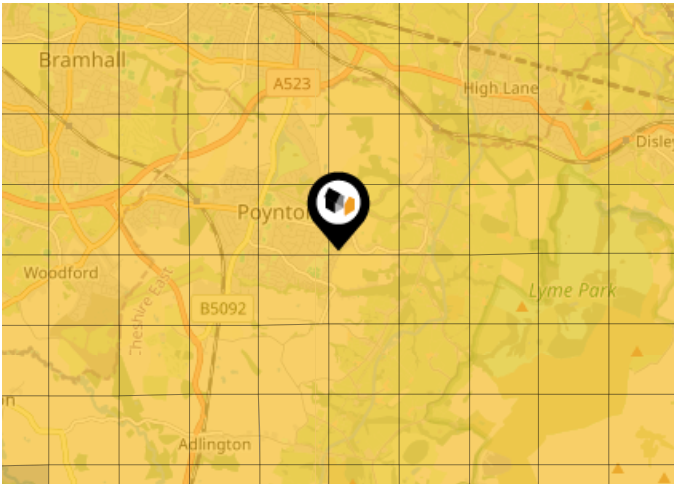
Primary Classifications (Most Common Clay Types)

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

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

LAWLER
& Co.

SALES AND LETTINGS

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.

f /LawlerandCo/   **t** /lawlerandco

IG /lawlercosalesandlettings/

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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.

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