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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 17th June 2026**



**122, HIGH STREET, MACCLESFIELD, SK11 7QQ**

**The Agency UK**

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theagencyuk.com



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## Property

|                               |                                            |                                    |                     |
|-------------------------------|--------------------------------------------|------------------------------------|---------------------|
| <b>Type:</b>                  | Terraced                                   | <b>Last Sold Date:</b>             | 22/01/2021          |
| <b>Bedrooms:</b>              | 3                                          | <b>Last Sold Price:</b>            | £198,000            |
| <b>Floor Area:</b>            | 1,097 ft <sup>2</sup> / 102 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £180                |
| <b>Plot Area:</b>             | 0.02 acres                                 | <b>Tenure:</b>                     | Leasehold           |
| <b>Year Built :</b>           | 1900-1929                                  | <b>Latest FENSA Work:</b>          | 27/10/2008 - 1 door |
| <b>Council Tax :</b>          | Band B                                     |                                    |                     |
| <b>Annual Estimate:</b>       | £1,909                                     |                                    |                     |
| <b>Title Number:</b>          | CH169485                                   |                                    |                     |
| <b>UPRN:</b>                  | 100010148682                               |                                    |                     |
| <b>Restrictive Covenants:</b> | No                                         |                                    |                     |

## Local Area

|                           |                                                    |
|---------------------------|----------------------------------------------------|
| <b>Local Authority:</b>   | Cheshire east                                      |
| <b>Conservation Area:</b> | High Street<br>(Macclesfield)<br>Conservation Area |

### Flood Risk:

|                 |          |
|-----------------|----------|
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**13** **80** **1800**  
mb/s mb/s mb/s



### Mobile Coverage:

(based on calls indoors)



O<sub>2</sub>



EE



3



O<sub>2</sub>



BT



sky



Virgin media

### Satellite/Fibre TV Availability:

# Planning History This Address



Planning records for: *122, High Street, Macclesfield, SK11 7QQ*

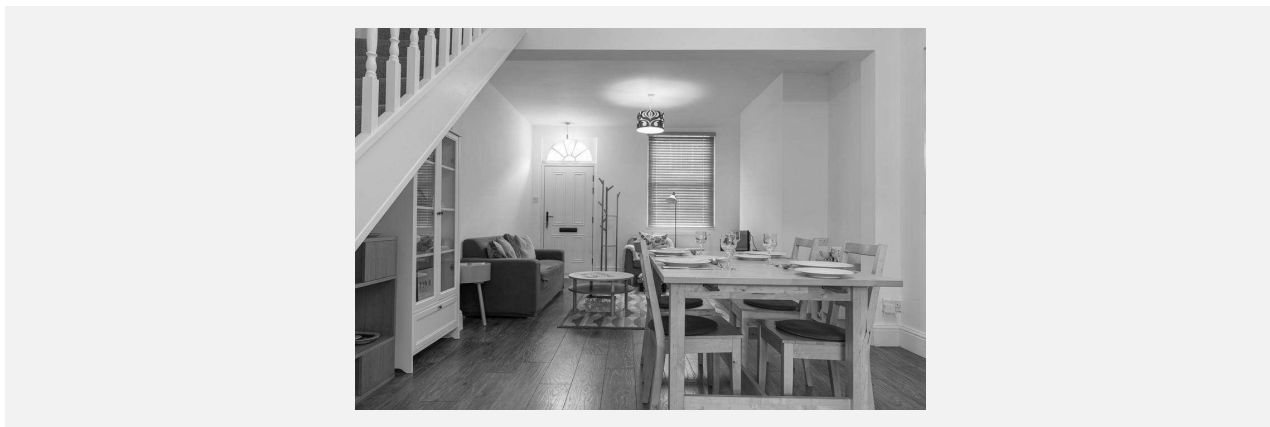
| Reference - 17/2006M |                        |
|----------------------|------------------------|
| Decision:            | DECISION MADE          |
| Date:                | 21st April 2017        |
| Description:         | Replacement Front Door |

| Reference - 17/2007M |                                                      |
|----------------------|------------------------------------------------------|
| Decision:            | DECISION MADE                                        |
| Date:                | 21st April 2017                                      |
| Description:         | Listed Building Consent For A Replacement Front Door |



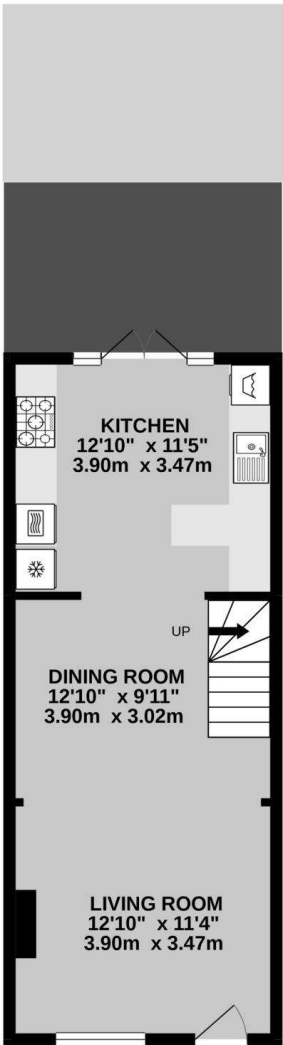




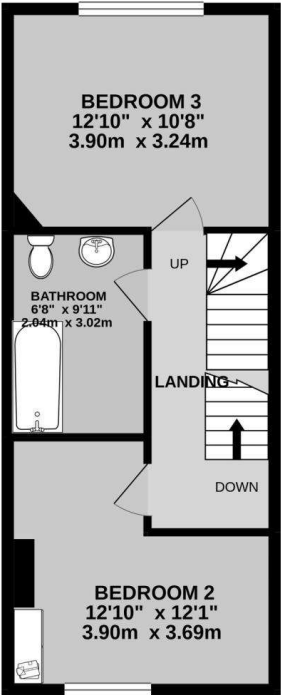


## 122, HIGH STREET, MACCLESFIELD, SK11 7QQ

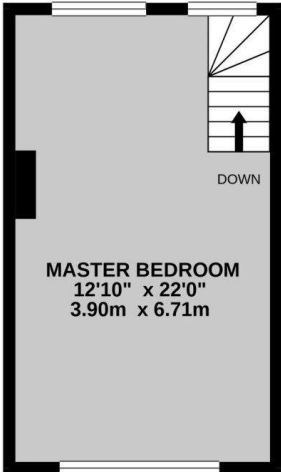
GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



3-BED, TOWN HOUSE

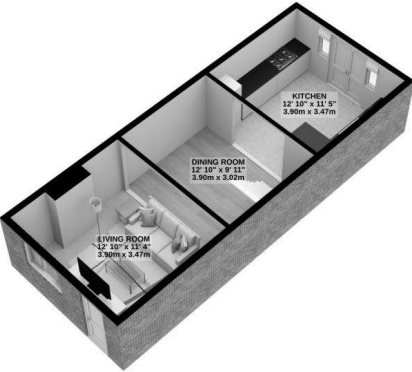
TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

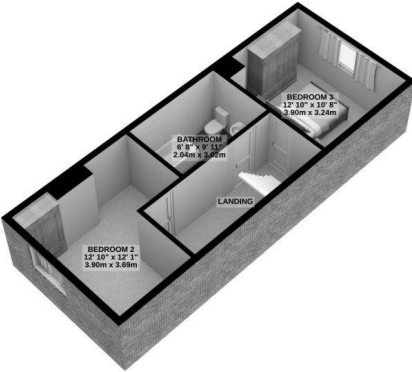
Made with Metropix ©2020

122, HIGH STREET, MACCLESFIELD, SK11 7QQ

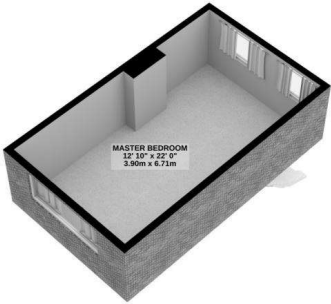
GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

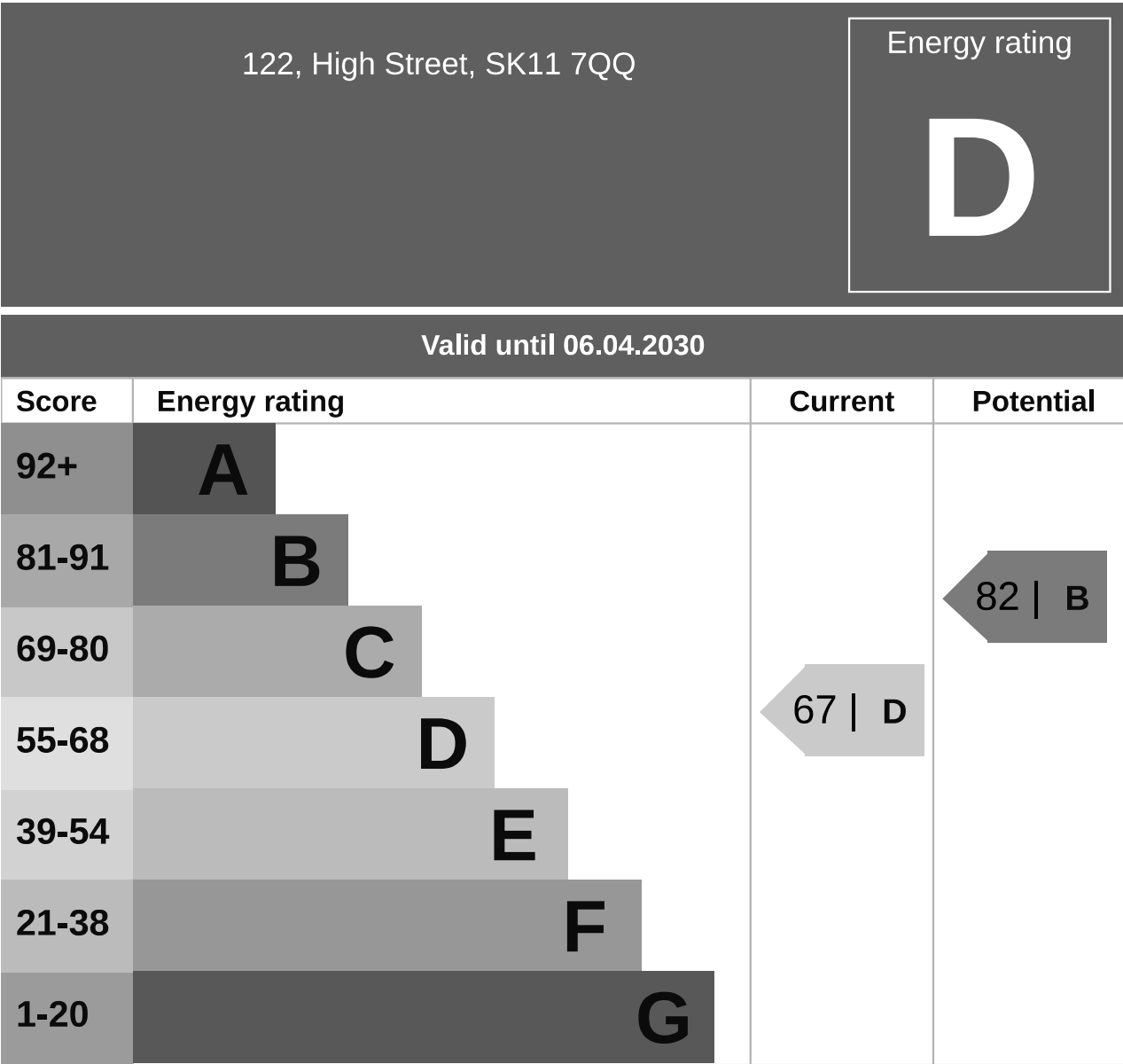


2ND FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



3-BED, TOWN HOUSE  
TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

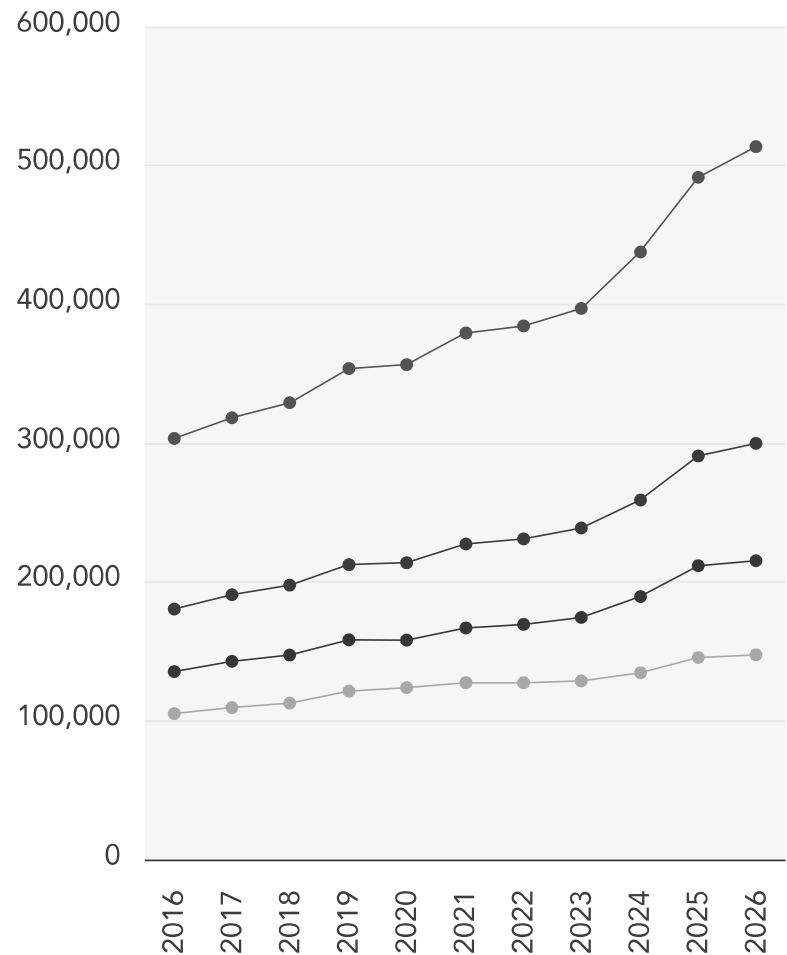


### Additional EPC Data

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|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Mid-Terrace                                    |
| <b>Transaction Type:</b>            | Rental (private)                               |
| <b>Energy Tariff:</b>               | Single                                         |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 1                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor                                           |
| <b>Roof:</b>                        | Pitched, 75 mm loft insulation                 |
| <b>Roof Energy:</b>                 | Average                                        |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and bypass                    |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good                                           |
| <b>Lighting:</b>                    | Low energy lighting in 75% of fixed outlets    |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 102 m <sup>2</sup>                             |

### 10 Year History of Average House Prices by Property Type in SK11



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.

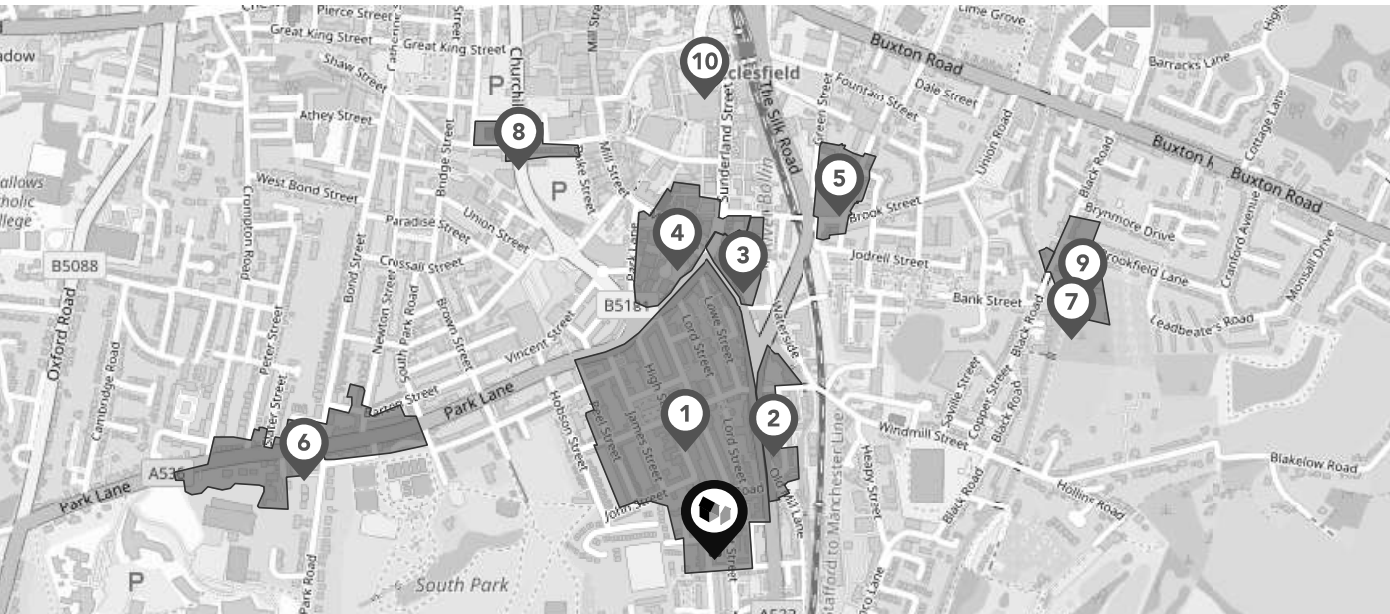


# Maps

## 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

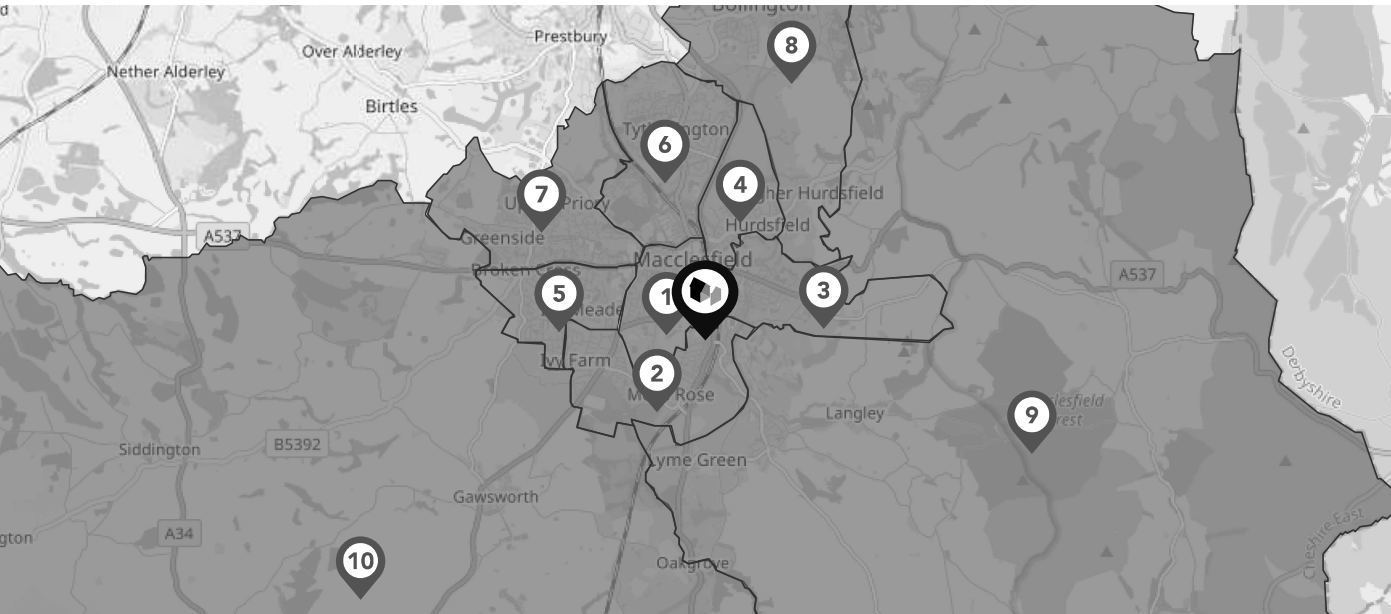
- 1 High Street (Macclesfield) Conservation Area
- 2 High Street (Macclesfield) Conservation Area
- 3 Park Green (Macclesfield) Conservation Area
- 4 Park Green (Macclesfield) Conservation Area
- 5 St Pauls Square (Macclesfield) Conservation Area
- 6 Park Lane (Macclesfield) Conservation Area
- 7 Macclesfield Canal Conservation Area
- 8 Christ Church (Macclesfield) Conservation Area
- 9 Hollands Place & Black Road Conservation Area
- 10 Town Centre (Macclesfield) Conservation Area

# Maps

## Council Wards



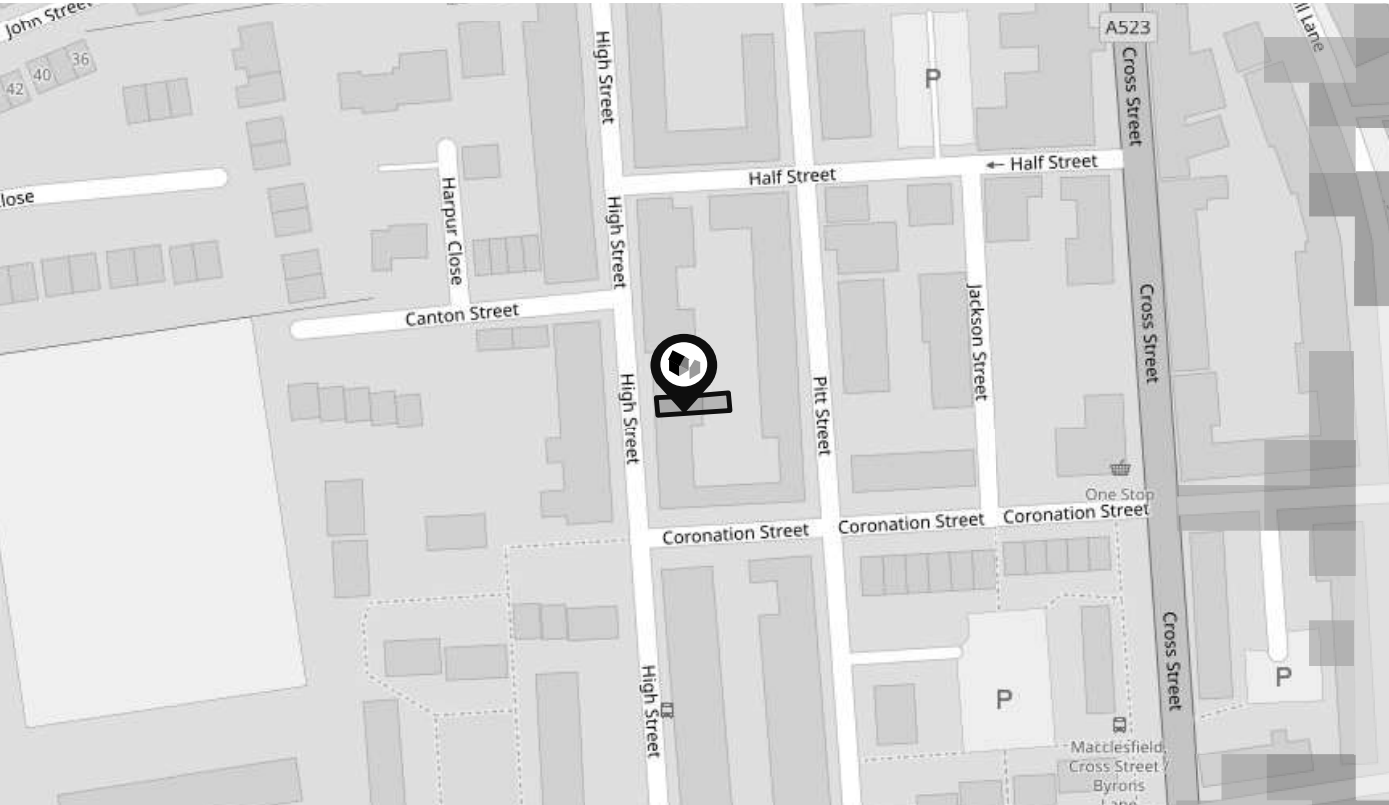
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- |    |                                |
|----|--------------------------------|
| 1  | Macclesfield Central Ward      |
| 2  | Macclesfield South Ward        |
| 3  | Macclesfield East Ward         |
| 4  | Macclesfield Hurdsfield Ward   |
| 5  | Macclesfield West and Ivy Ward |
| 6  | Macclesfield Tytherington Ward |
| 7  | Broken Cross and Upton Ward    |
| 8  | Bollington Ward                |
| 9  | Sutton Ward                    |
| 10 | Gawsworth Ward                 |

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

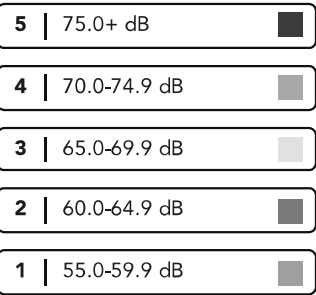


### Rail Noise Data

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:

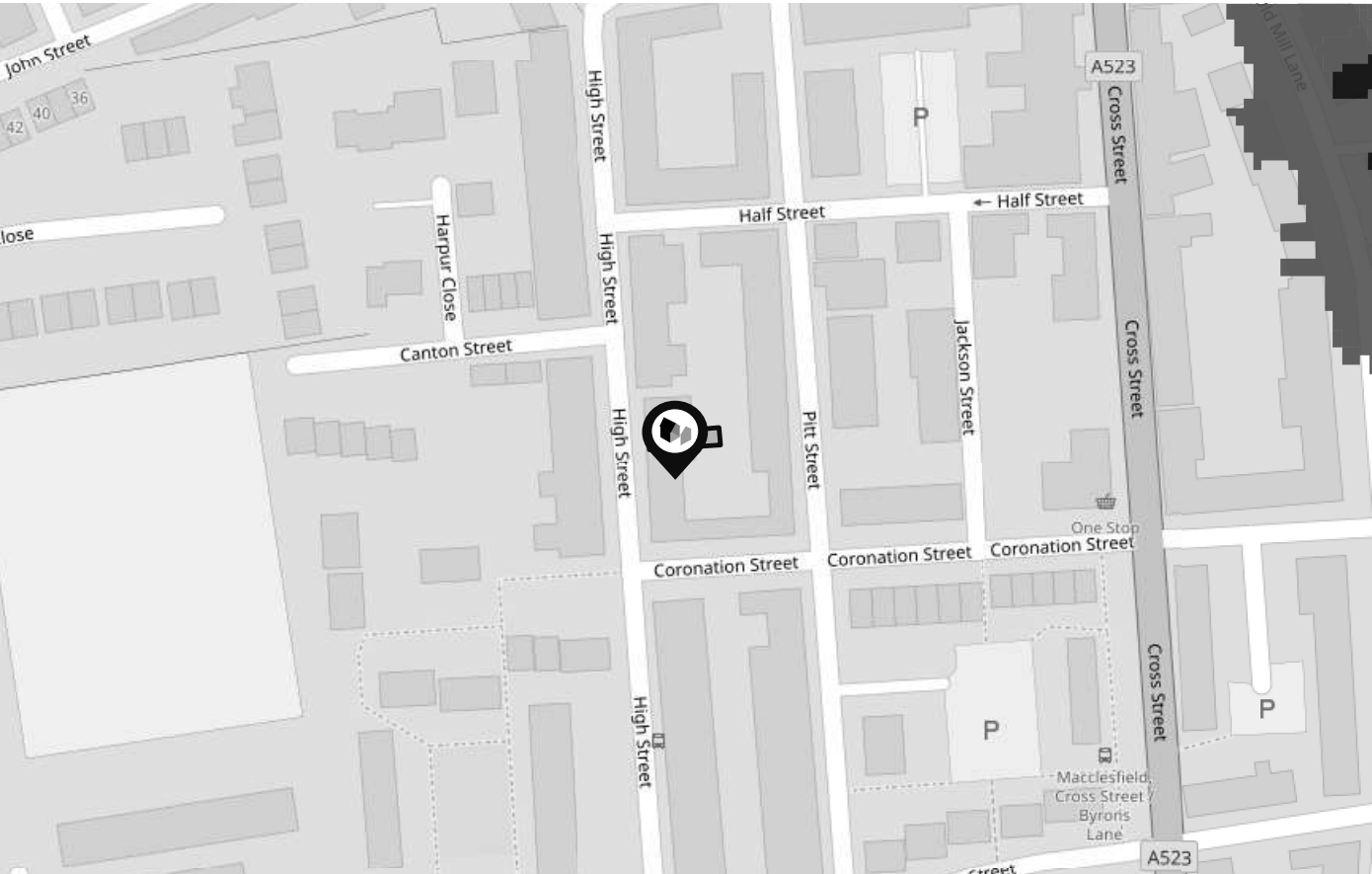


# Flood Risk

## 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.

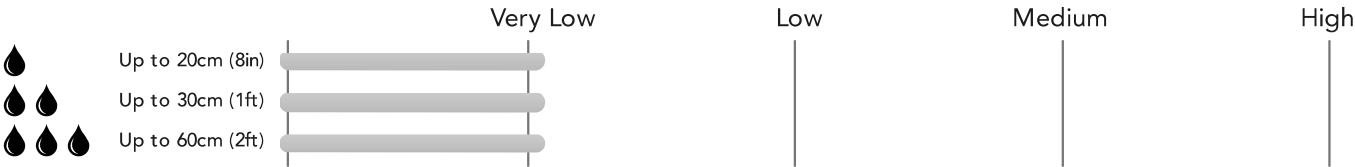


**Risk Rating: Very low**

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:

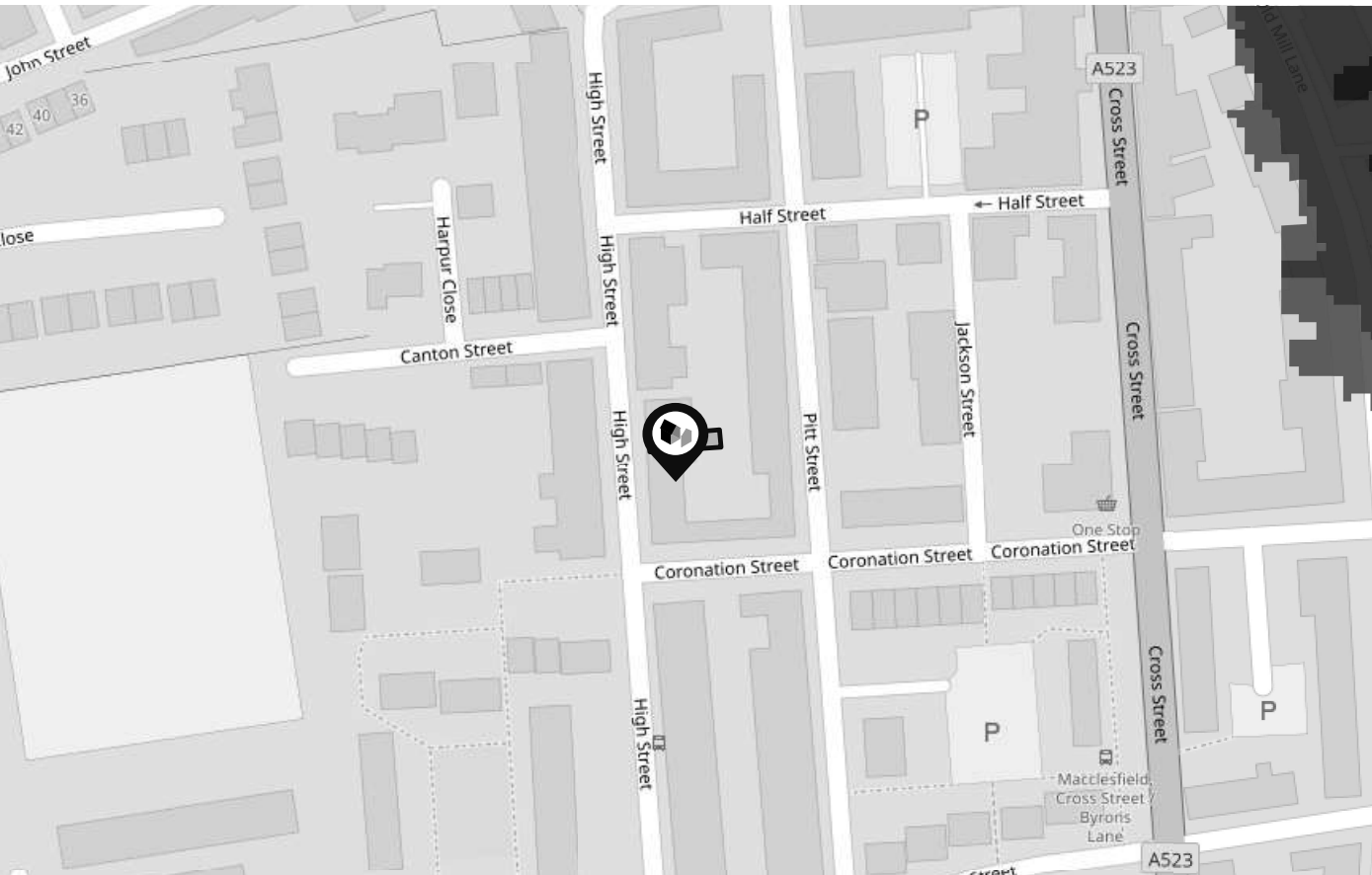


# Flood Risk

## 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.

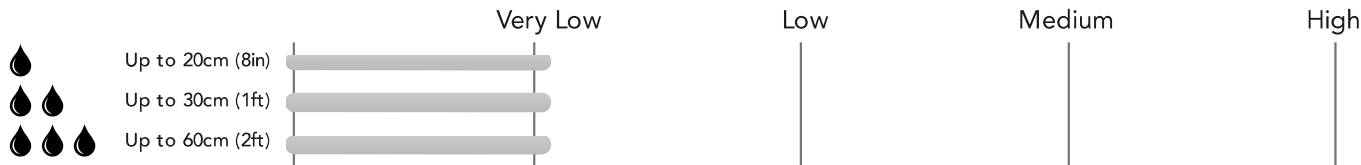


Risk Rating: Very low

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:



# 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.

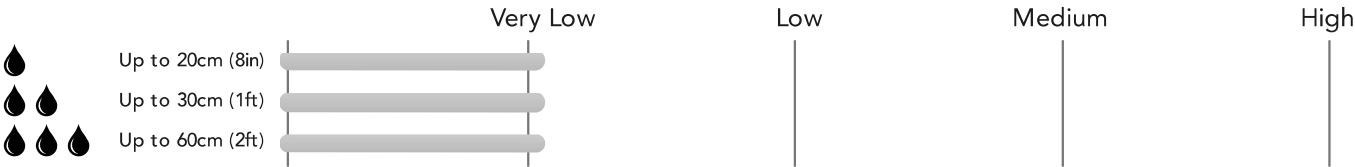


Risk Rating: Very low

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:



# 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: Very low

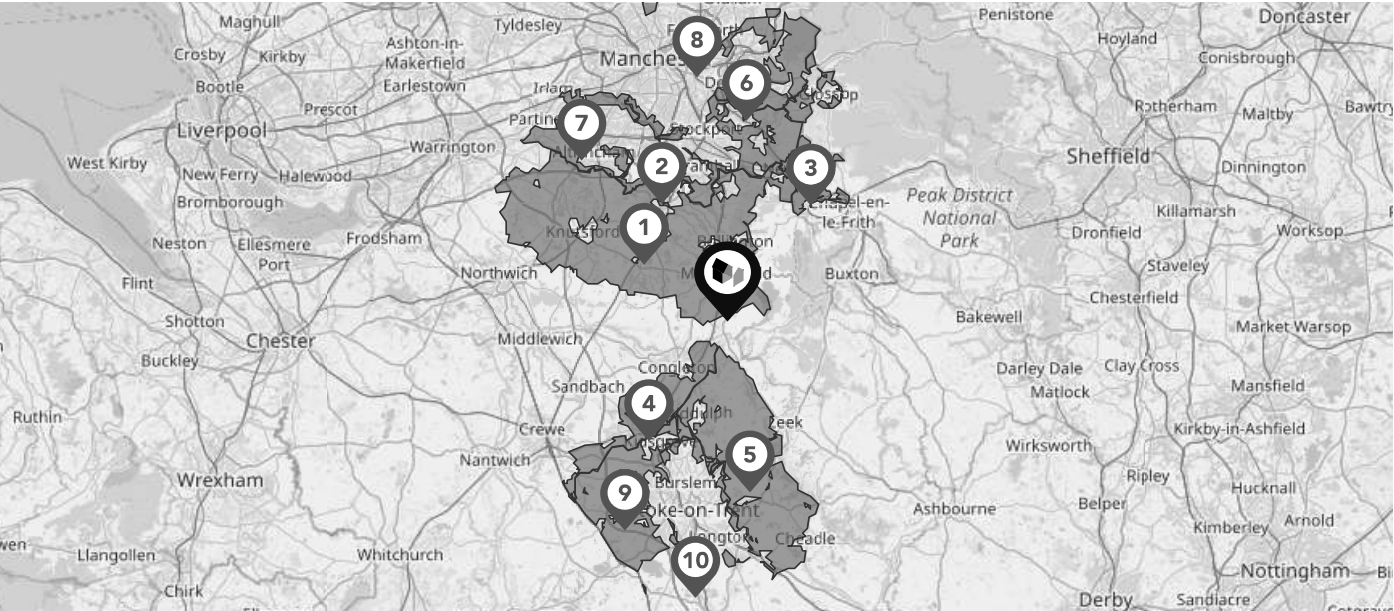
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 displays nearby areas that have been designated as Green Belt...



| Nearby Green Belt Land |                                                              |
|------------------------|--------------------------------------------------------------|
| 1                      | Merseyside and Greater Manchester Green Belt - Cheshire East |
| 2                      | Merseyside and Greater Manchester Green Belt - Stockport     |
| 3                      | Merseyside and Greater Manchester Green Belt - High Peak     |
| 4                      | Stoke-on-Trent Green Belt - Cheshire East                    |
| 5                      | Stoke-on-Trent Green Belt - Staffordshire Moorlands          |
| 6                      | Merseyside and Greater Manchester Green Belt - Tameside      |
| 7                      | Merseyside and Greater Manchester Green Belt - Trafford      |
| 8                      | Merseyside and Greater Manchester Green Belt - Manchester    |
| 9                      | Stoke-on-Trent Green Belt - Newcastle-under-Lyme             |
| 10                     | Stoke-on-Trent Green Belt - Stoke-on-Trent                   |



# 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

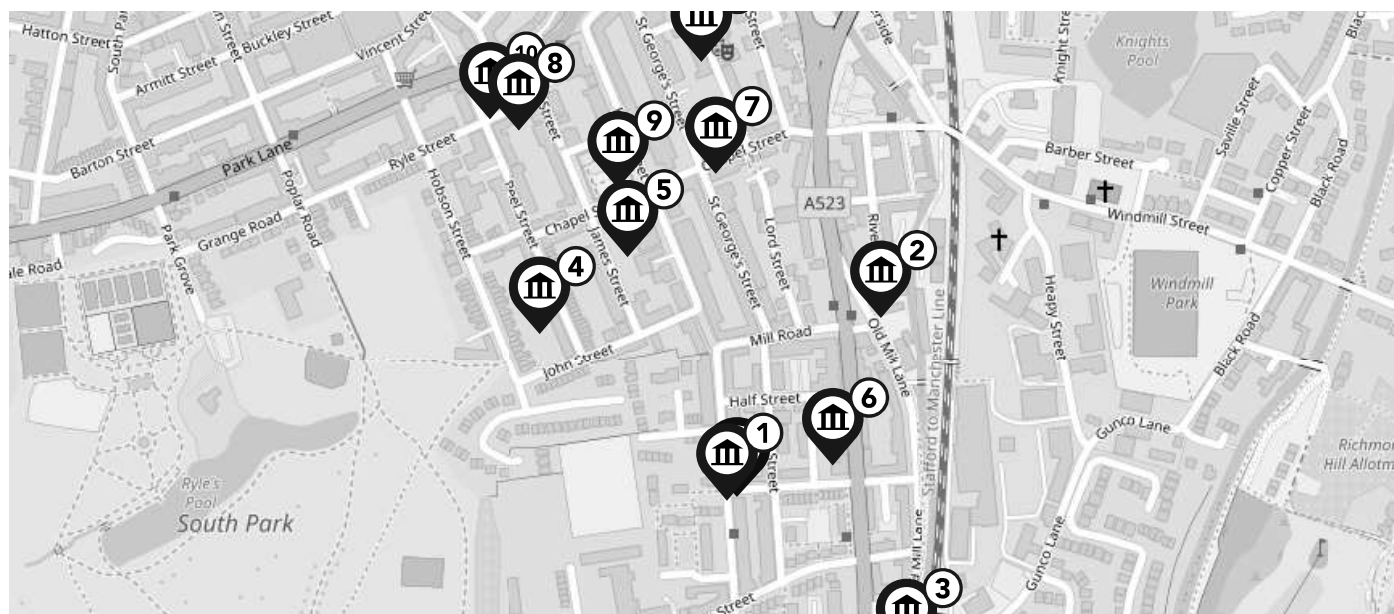
|    |                                                                                 |                   |
|----|---------------------------------------------------------------------------------|-------------------|
| 1  | Station Street-Macclesfield                                                     | Historic Landfill |
| 2  | OS Sheet Field 1396-Bullocks Lane, Sutton, Cheshire                             | Historic Landfill |
| 3  | Congleton Road Playing Fields-Congleton Road, Macclesfield                      | Historic Landfill |
| 4  | Danes Moss Tip-Congleton Road, Macclesfield, Cheshire                           | Historic Landfill |
| 5  | Shoresclough Brook-Queens Avenue, Macclesfield, Cheshire                        | Historic Landfill |
| 6  | Shoresclough Brook-Land at Hurdsfield Industrial Estate, Macclesfield, Cheshire | Historic Landfill |
| 7  | Danes Moss Landfill Site-Congleton Road, Gawsworth, Macclesfield, Cheshire      | Historic Landfill |
| 8  | Danes Moss Landfill Site-Congleton Road, Gawsworth, Macclesfield, Cheshire      | Historic Landfill |
| 9  | Hurdsfield Industrial Estate-Macclesfield, Cheshire                             | Historic Landfill |
| 10 | London Road-Oakgrove, Macclesfield, Cheshire                                    | Historic Landfill |

# Maps

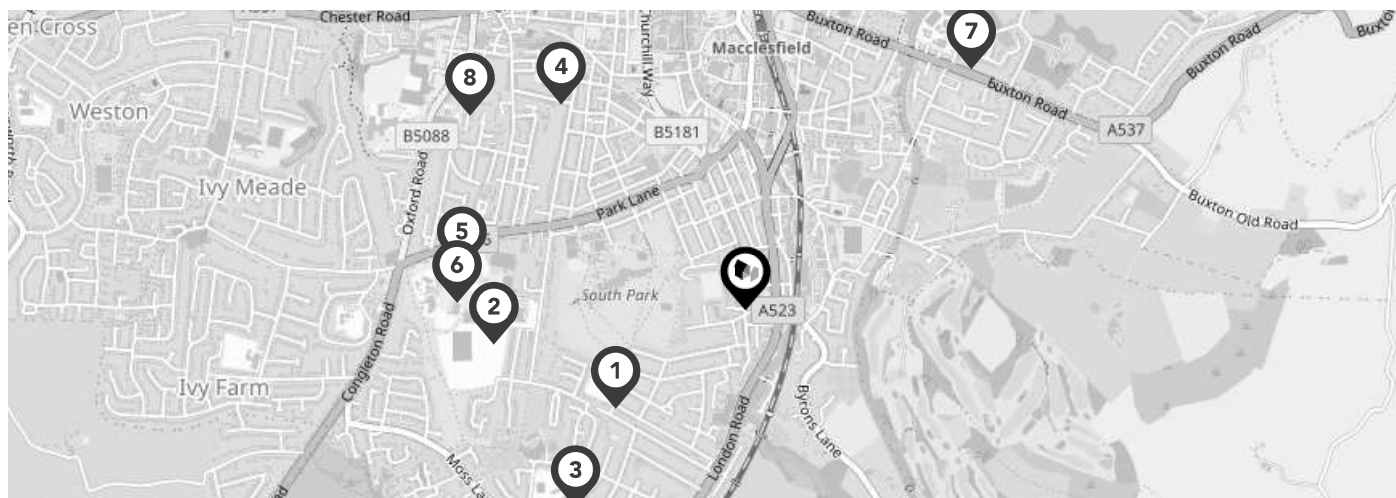
## Listed Buildings



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  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1219629 - 120 And 122, High Street                                          | Grade II | 0.0 miles |
|  1290691 - 34-42, Pool Street                                                | Grade II | 0.1 miles |
|  1206893 - Three Bollards At Top Of Ramp From Byrons Lane To Old Mill Lane   | Grade II | 0.1 miles |
|  1279977 - Parish Boundary Stone In Front Garden Of Number 69                | Grade II | 0.1 miles |
|  1219652 - Former St Georges Church Of England School                        | Grade II | 0.1 miles |
|  1218798 - 7 And 9, Cross Street                                             | Grade II | 0.1 miles |
|  1206897 - Brunswick House (former Brunswick Methodist Church)               | Grade II | 0.2 miles |
|  1219678 - 1, 3 And 5, James Street                                          | Grade II | 0.2 miles |
|  1279982 - Parish Boundary Stone Adjacent To Playground Wall At Sj 9180 7298 | Grade II | 0.2 miles |
|  1279968 - 22 And 24, Lord Street                                            | Grade II | 0.2 miles |
|  1279975 - 80-96, Park Lane                                                  | Grade II | 0.2 miles |



|          |                                                                                                                                | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Christ The King Catholic and Church of England Primary School</b><br>Ofsted Rating: Not Rated   Pupils: 105   Distance:0.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>The Macclesfield Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 629   Distance:0.56                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Ash Grove Academy</b><br>Ofsted Rating: Outstanding   Pupils: 234   Distance:0.58                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Parkroyal Community School</b><br>Ofsted Rating: Good   Pupils: 421   Distance:0.61                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Park Lane School</b><br>Ofsted Rating: Good   Pupils: 129   Distance:0.64                                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Macclesfield College</b><br>Ofsted Rating: Requires improvement   Pupils:0   Distance:0.64                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Puss Bank School and Nursery</b><br>Ofsted Rating: Good   Pupils: 423   Distance:0.73                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Fermain Academy</b><br>Ofsted Rating: Outstanding   Pupils: 17   Distance:0.75                                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                                    | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>All Hallows Catholic College</b><br>Ofsted Rating: Outstanding   Pupils: 1237   Distance:0.82                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ivy Bank Primary School</b><br>Ofsted Rating: Good   Pupils: 418   Distance:1.1                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hollinhey Primary School</b><br>Ofsted Rating: Good   Pupils: 193   Distance:1.13                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St John the Evangelist CoFE Primary School Macclesfield</b><br>Ofsted Rating: Good   Pupils: 283   Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bollinbrook CoFE (A) Primary School</b><br>Ofsted Rating: Good   Pupils: 126   Distance:1.25                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Tytherington School</b><br>Ofsted Rating: Good   Pupils: 1425   Distance:1.28                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Beech Hall School</b><br>Ofsted Rating: Not Rated   Pupils: 237   Distance:1.32                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hurdsfield Community Primary School</b><br>Ofsted Rating: Good   Pupils: 166   Distance:1.33                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons

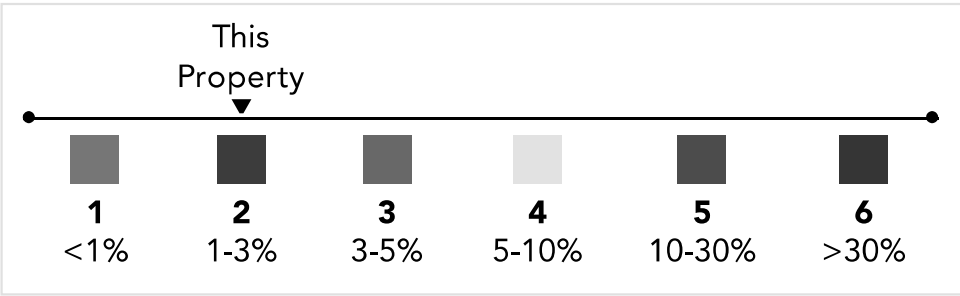
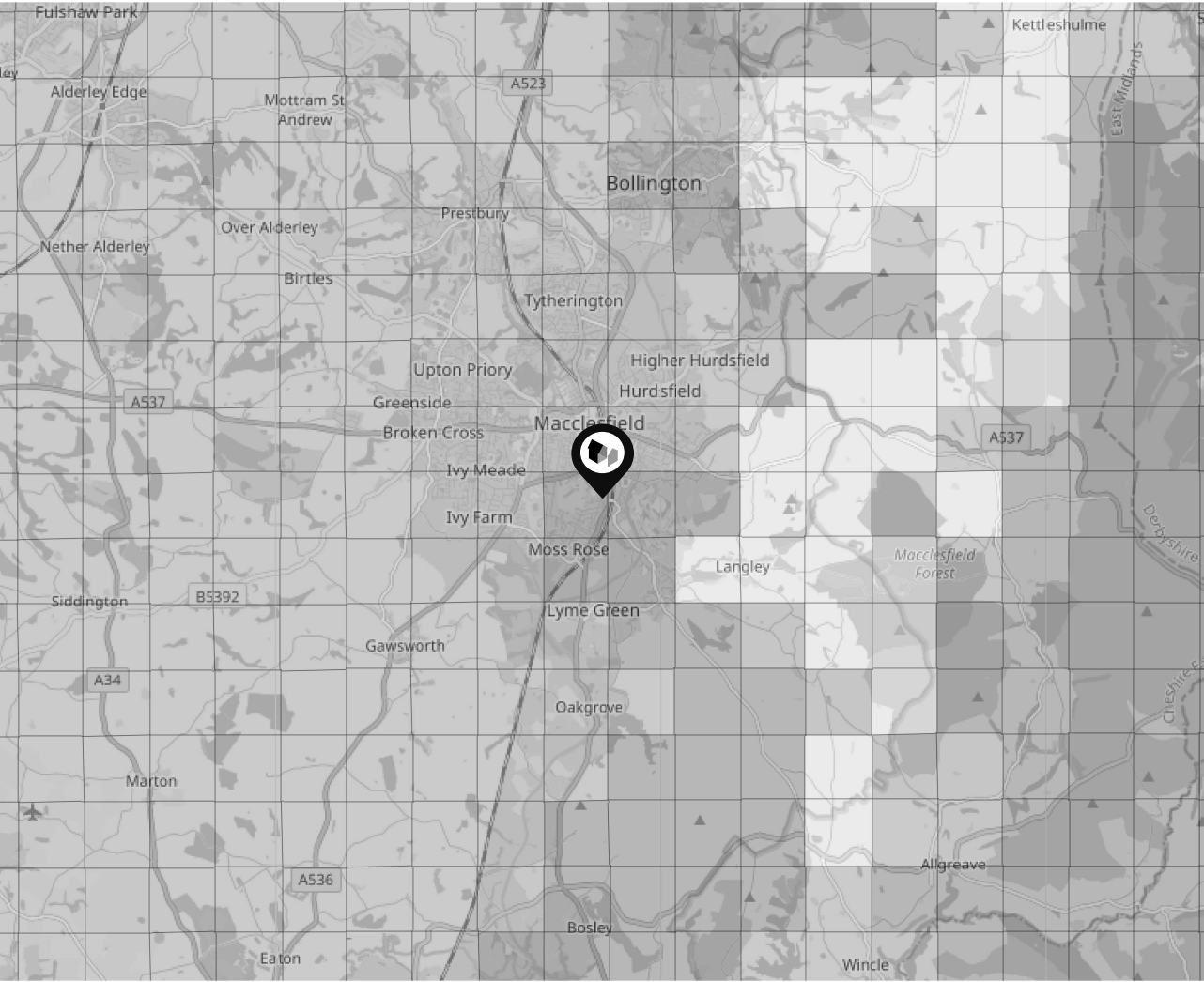


**Key:**

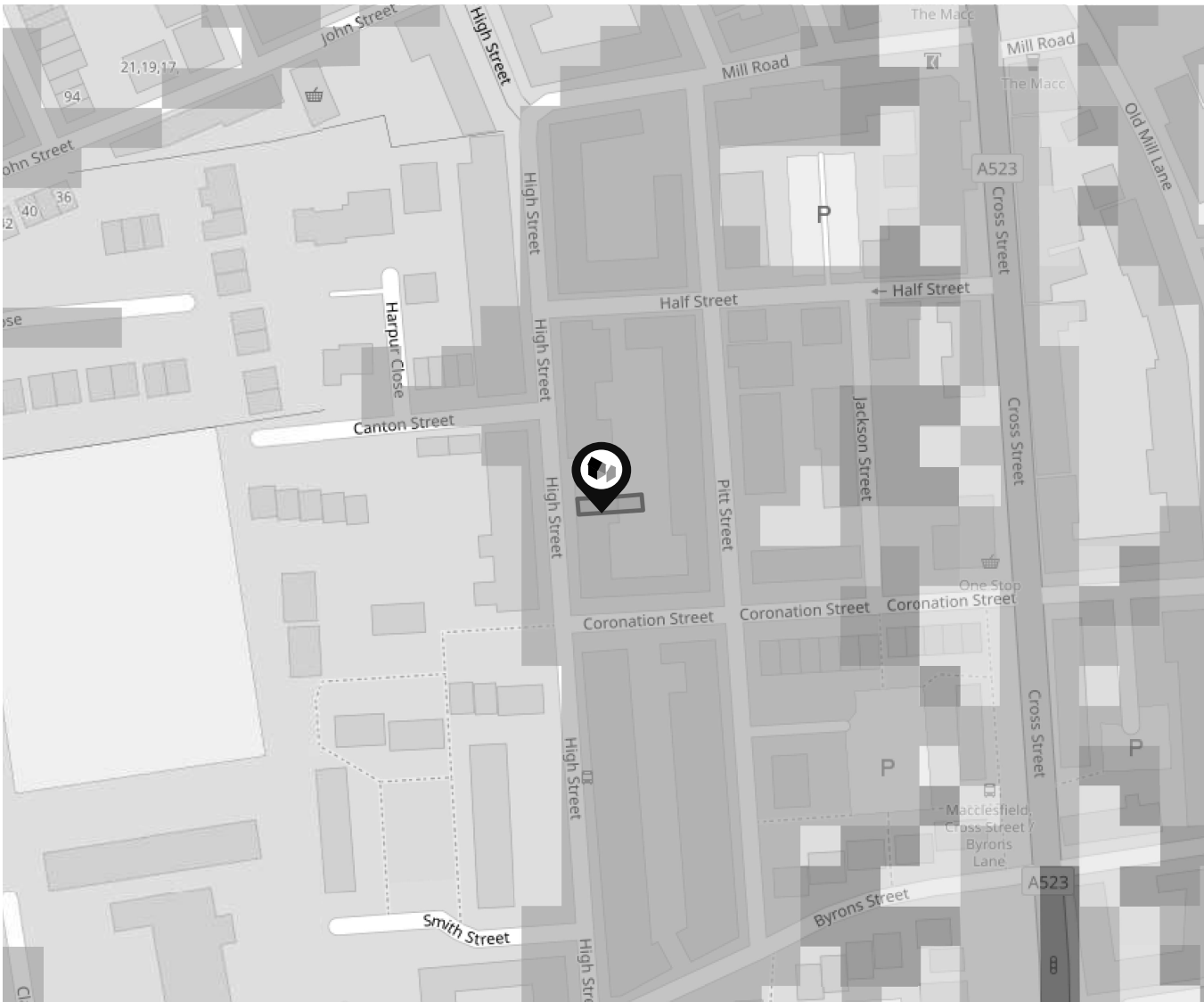
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

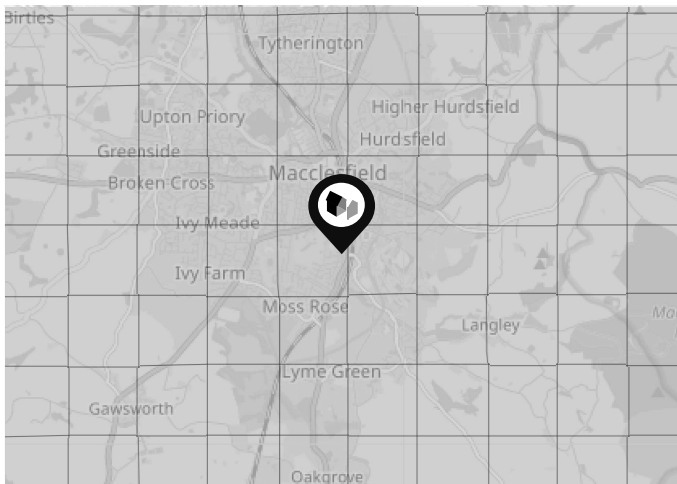


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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 |                      |                     |



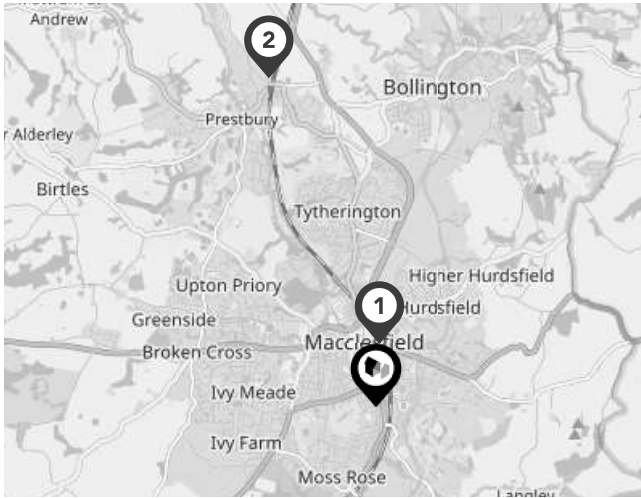
### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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                   |



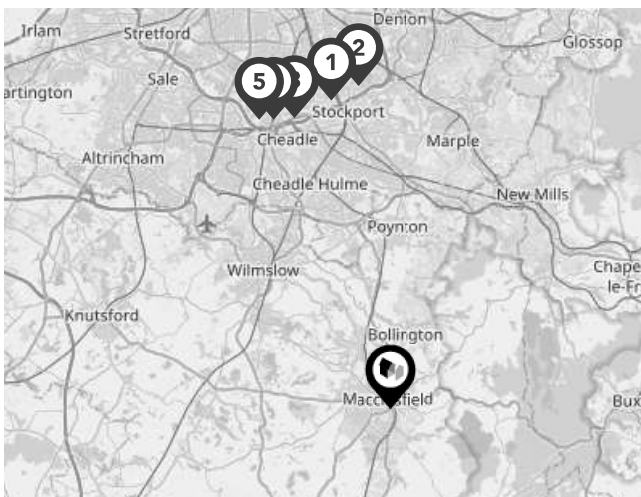
# Area Transport (National)

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UK®



## National Rail Stations

| Pin | Name                              | Distance   |
|-----|-----------------------------------|------------|
| 1   | Macclesfield Rail Station         | 0.55 miles |
| 2   | Prestbury Rail Station            | 3.06 miles |
| 3   | Adlington (Cheshire) Rail Station | 4.73 miles |



## Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M60 J1  | 11.12 miles |
| 2   | M60 J27 | 11.45 miles |
| 3   | M60 J2  | 10.82 miles |
| 4   | M60 J3  | 11.04 miles |
| 5   | M60 J4  | 11.21 miles |

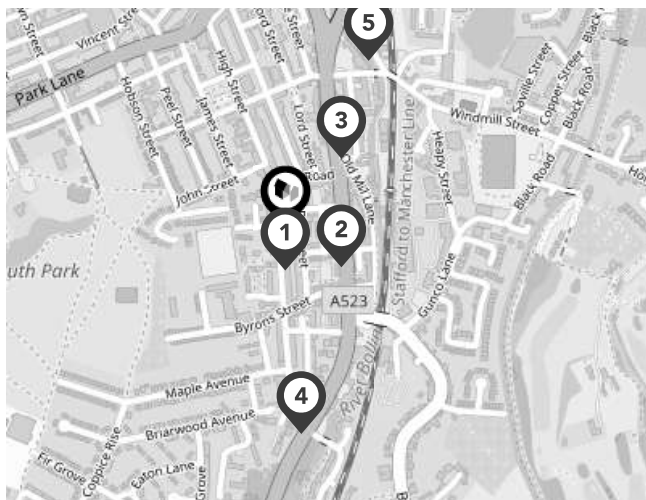


## Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Manchester Airport     | 10.33 miles |
| 2   | Speke                  | 30.86 miles |
| 3   | Leeds Bradford Airport | 46.75 miles |
| 4   | East Mids Airport      | 44.19 miles |

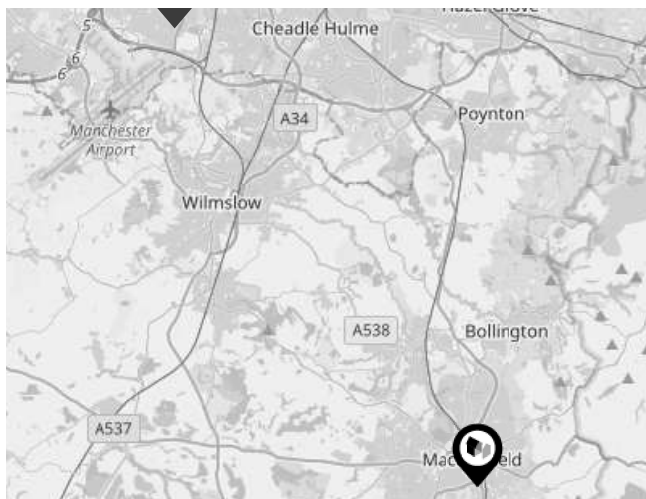
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Byrons Street                 | 0.05 miles |
| 2   | Byrons Lane                   | 0.08 miles |
| 3   | The Macc                      | 0.1 miles  |
| 4   | Sutton Close                  | 0.23 miles |
| 5   | Pool Street Industrial Estate | 0.21 miles |



### Local Connections

| Pin | Name                              | Distance   |
|-----|-----------------------------------|------------|
| 1   | Shadowmoss (Manchester Metrolink) | 9.72 miles |
| 2   | Peel Hall (Manchester Metrolink)  | 9.95 miles |
| 3   | Peel Hall (Manchester Metrolink)  | 10 miles   |



## **The Agency UK**

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Over the last 20 years, Rightmove and Zoopla became everyone's go-to for finding their dream homes, so we've been conditioned to think that they're the only homes on offer!

However, your dream home could be coming to market just around the corner; they just haven't yet hit the internet or put a For Sale board up. So, here at The Agency UK, we want to speak with as many buyers as possible because although you may not see your dream home available today, chances are we know a seller who is looking to move.

### Testimonial 1



Richard was brilliant with the whole experience - from negotiating the price right through to exchange. He kept me in the loop with where we were at all times and went out of his way to update me when other agents had finished for the day and at the weekends - would definitely recommend.

### Testimonial 2



Dan and Katrina were absolutely excellent. As first time buyers, we were complete novices but Dan, from the offset, was helpful, efficient and supportive. Dan and Katrina were always quick to reply to our many emails and messages and offered sound advice. You often hear that estate agents will be on the side of the seller, but definitely not the case here. Dan was always fair and quick to try to assist us in anyway he could.

### Testimonial 3



The agency UK is a remarkable company they are efficient, reliable and trustworthy. we acquired our first property through them they have been there for us from start to finish.

### Testimonial 4



Tom Bailey was amazing to work with! He was always there to answer our questions and made everything so much easier. He really cared about helping us get over the line with our purchase. I couldn't recommend Tom more if you need a friendly and reliable estate agent.



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# The Agency UK

## 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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