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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th June 2026



22, IVY ROAD, MACCLESFIELD, SK11 8QB

The Agency UK

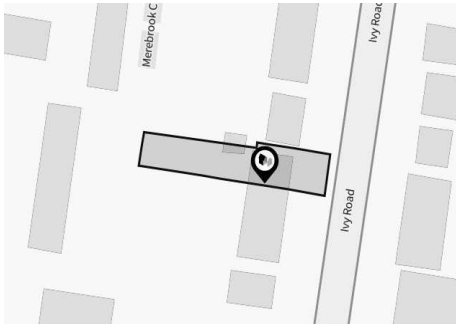
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Property

Type:	Detached	Last Sold Date:	23/05/2024
Bedrooms:	3	Last Sold Price:	£415,000
Floor Area:	861 ft ² / 80 m ²	Last Sold £/ft ² :	£481
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1930-1949	Latest FENSA Work:	20/12/2010 - 2 windows, 1 door
Council Tax :	Band D		
Annual Estimate:	£2,455		
Title Number:	CH285332		
UPRN:	100010149830		
Restrictive Covenants:	Yes		

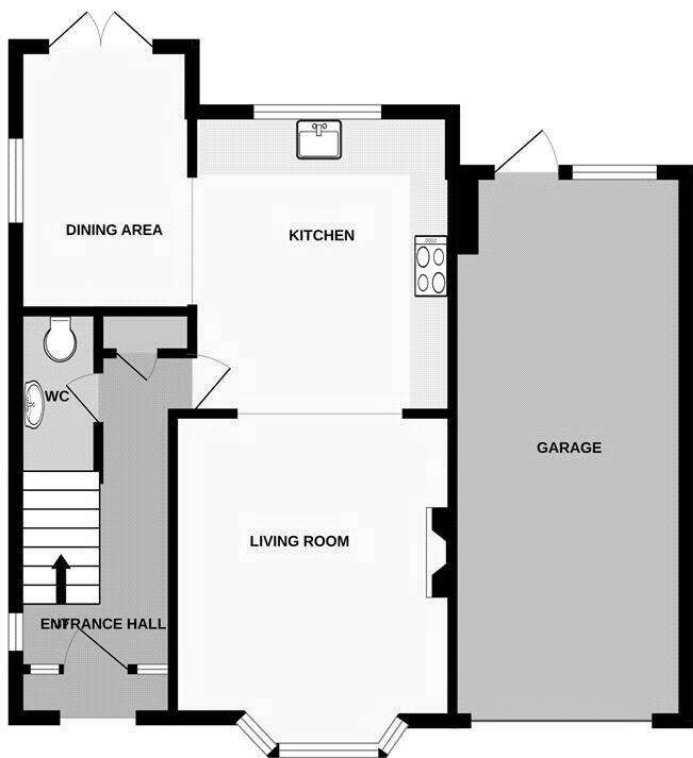
Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	80	10000
• Surface Water	Very low	mb/s	mb/s	mb/s

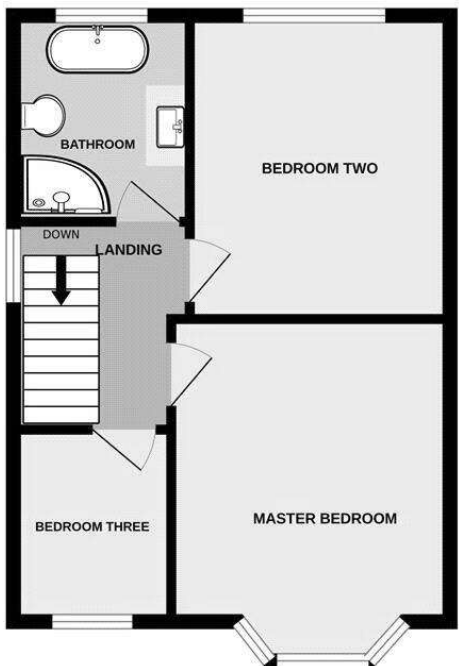
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
O ₂	E	BT	sky

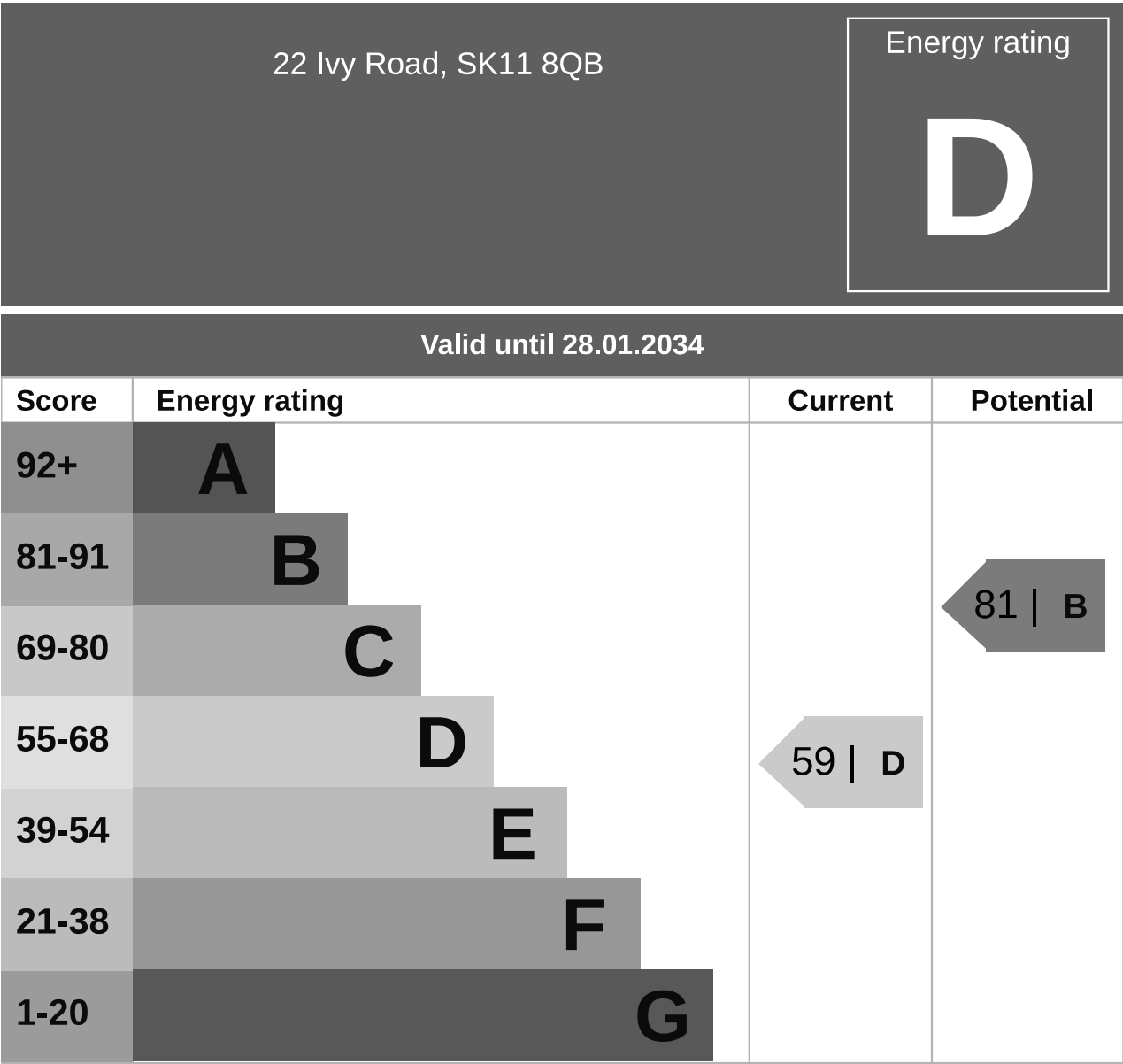
22, IVY ROAD, MACCLESFIELD, SK11 8QB

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.

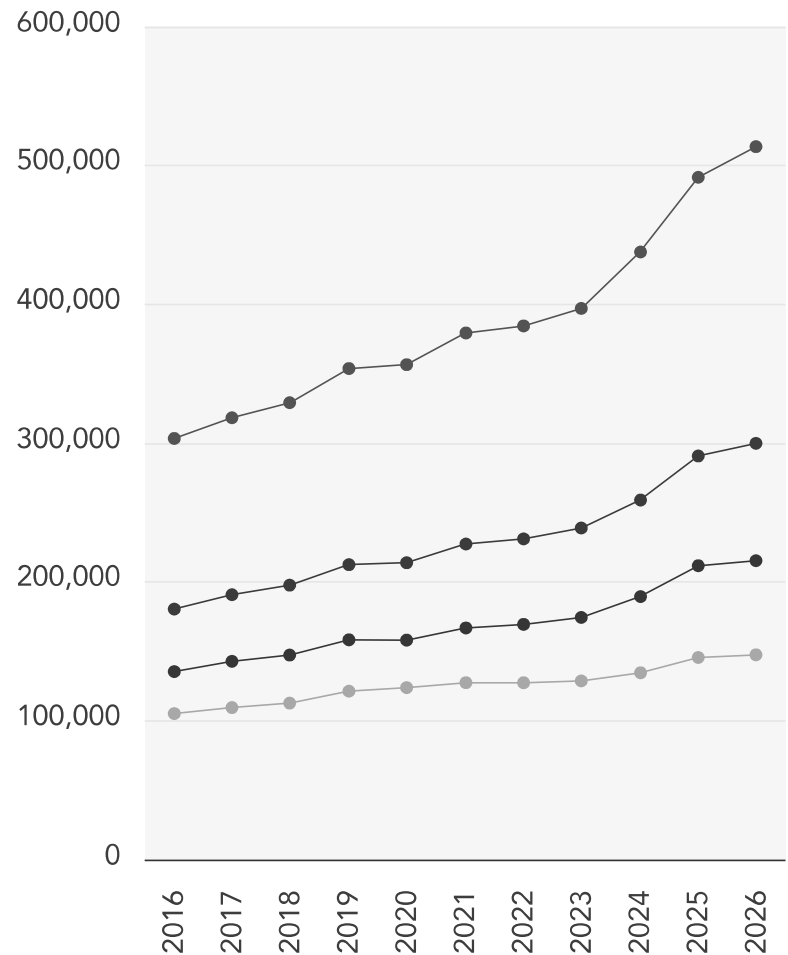




Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	80 m ²

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.

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.



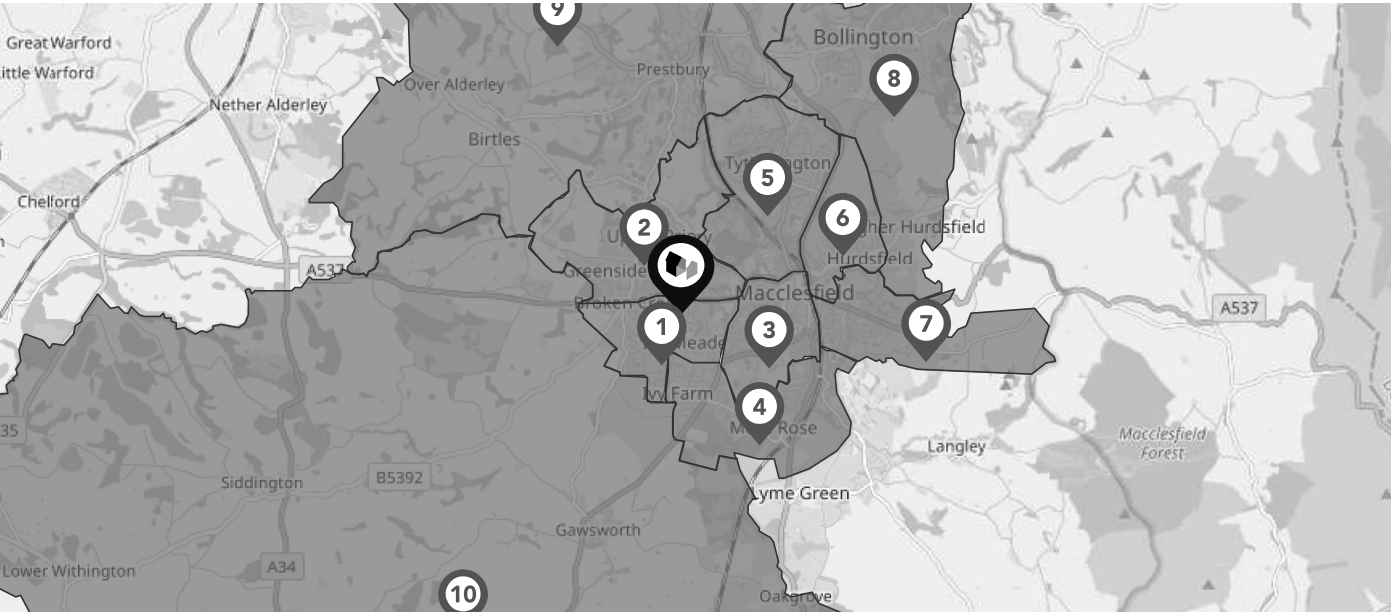
Nearby Conservation Areas	
1	Prestbury Road (Macclesfield) Conservation Area
2	Barracks Square (Macclesfield) Conservation Area
3	Christ Church (Macclesfield) Conservation Area
4	Park Lane (Macclesfield) Conservation Area
5	Town Centre (Macclesfield) Conservation Area
6	Christ Church (Macclesfield) Conservation Area
7	Town Centre (Macclesfield) Conservation Area
8	Town Centre (Macclesfield) Conservation Area
9	Park Green (Macclesfield) Conservation Area
10	Town Centre (Macclesfield) Conservation Area

Maps

Council Wards



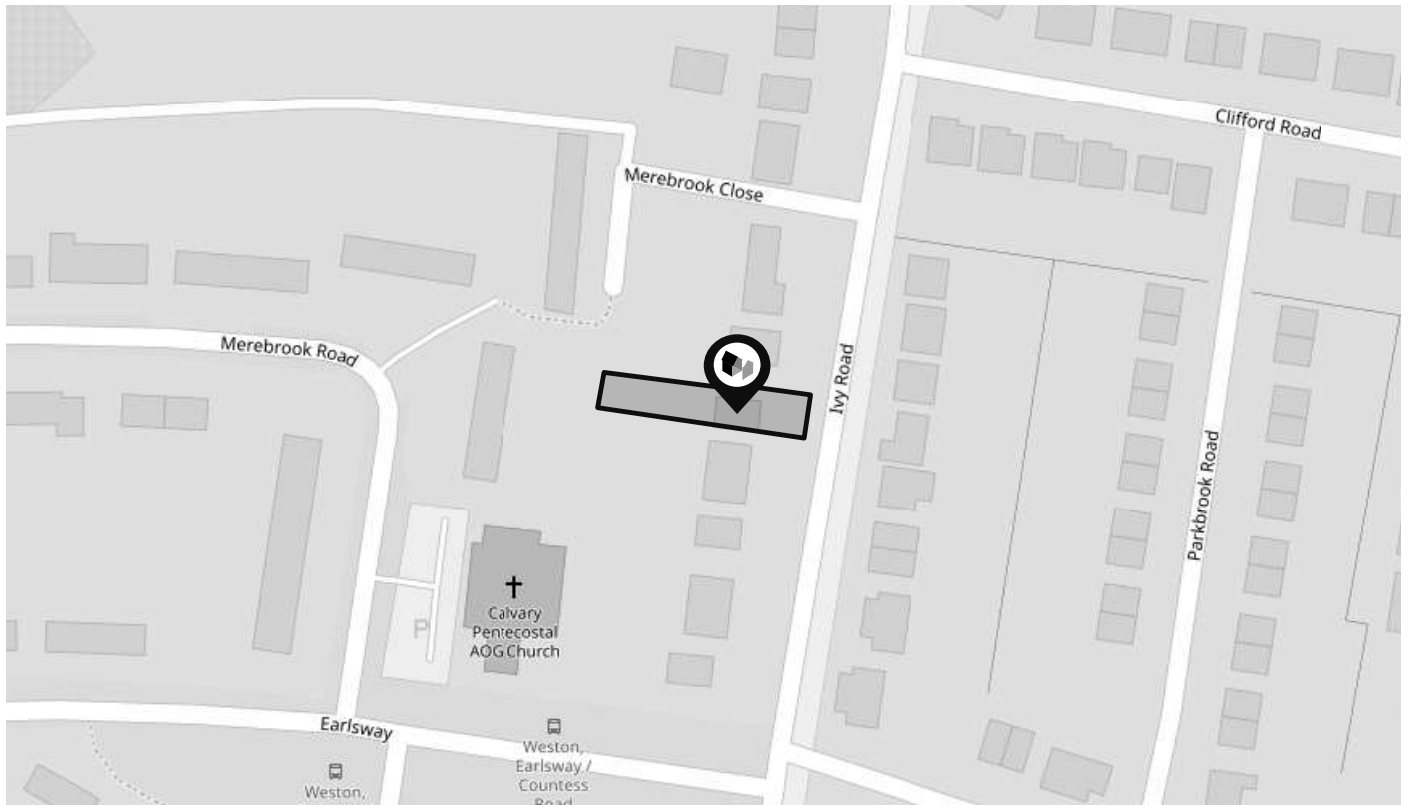
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

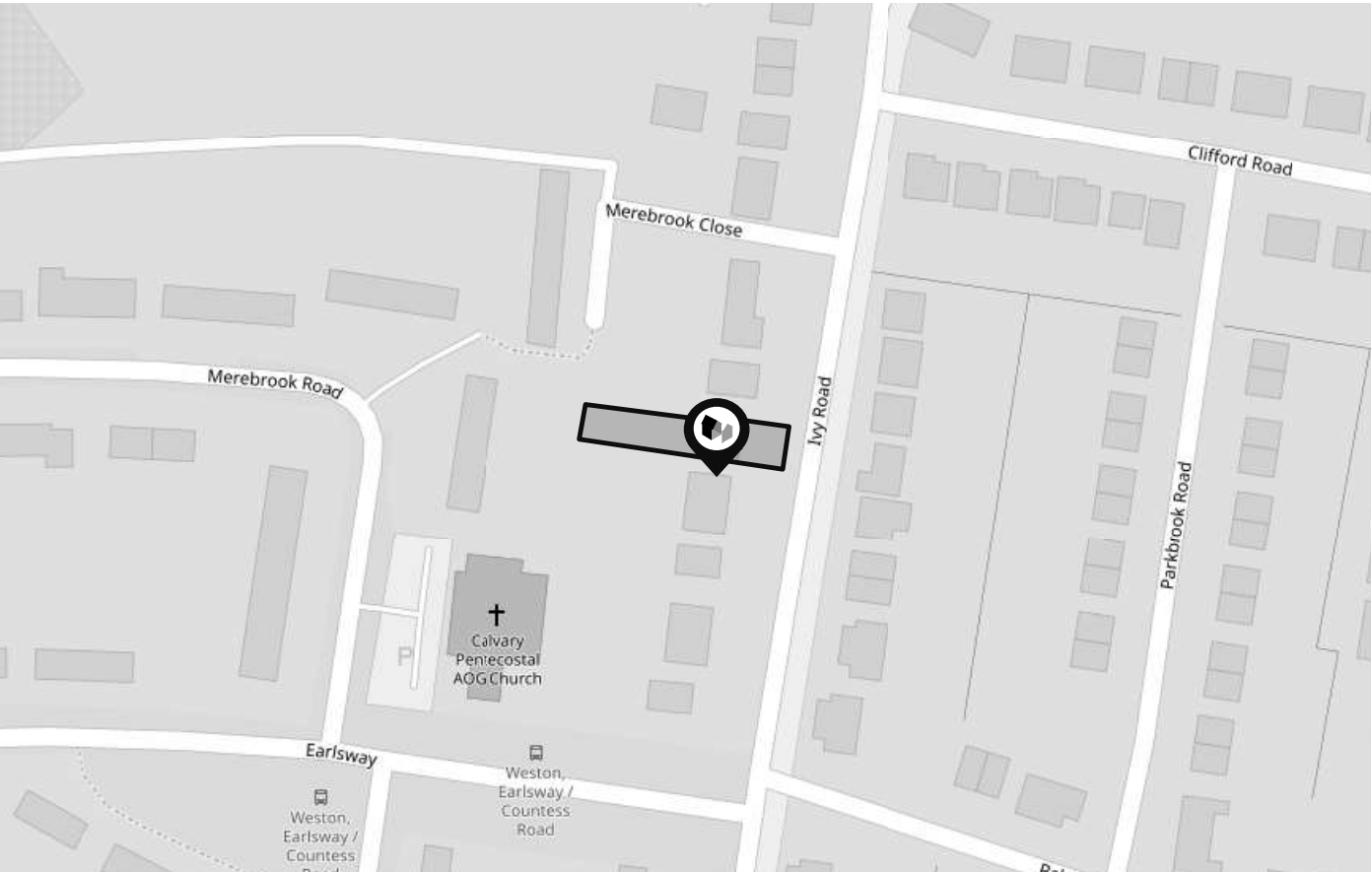
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



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

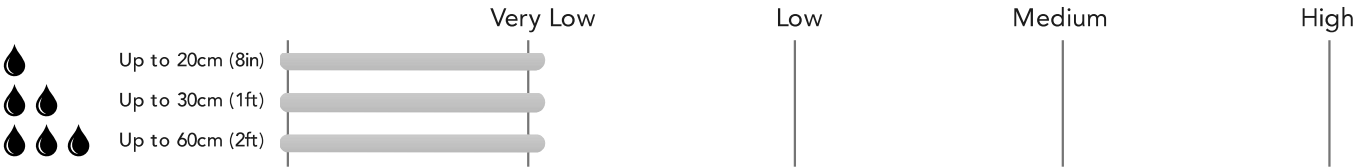


Risk Rating: Very low

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:

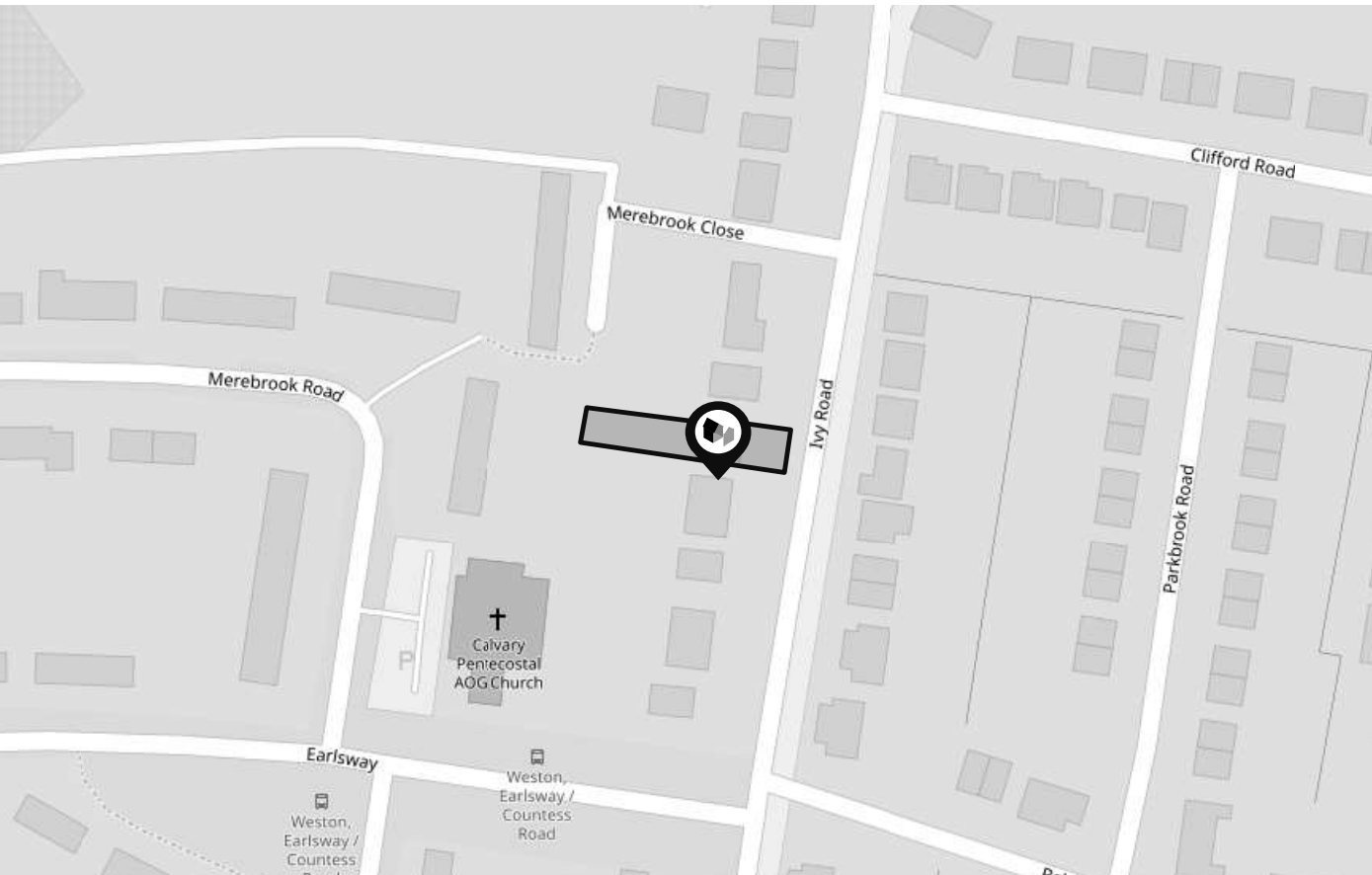


Flood Risk

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.

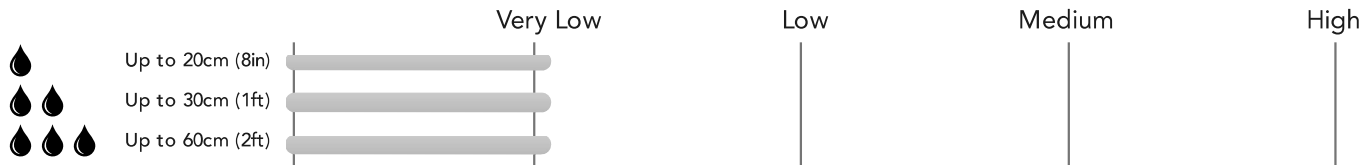


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Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk



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

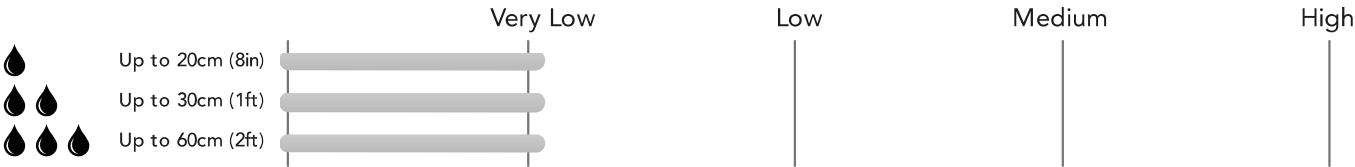


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Chance of flooding to the following depths at this property:

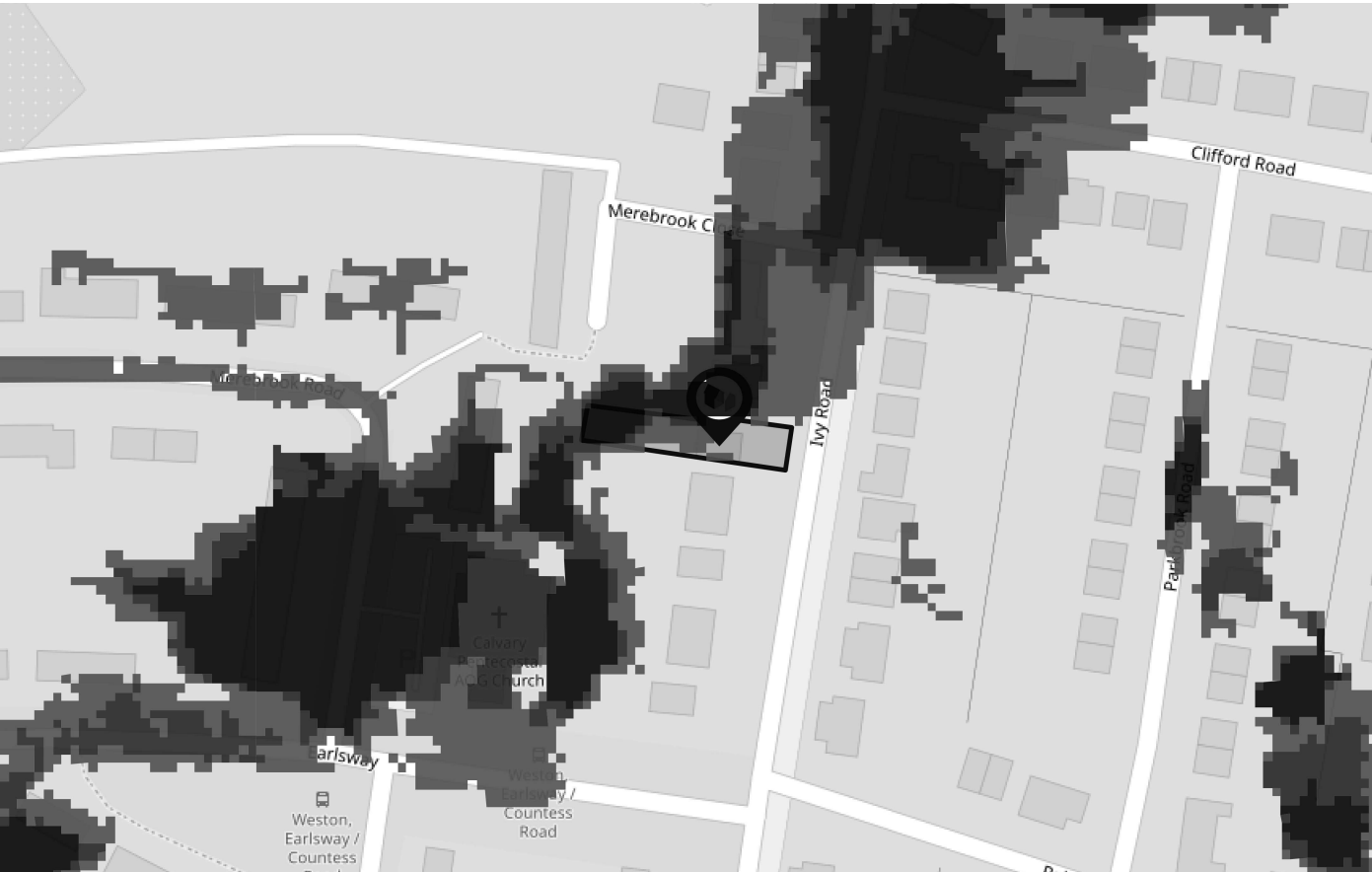


Flood Risk

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**

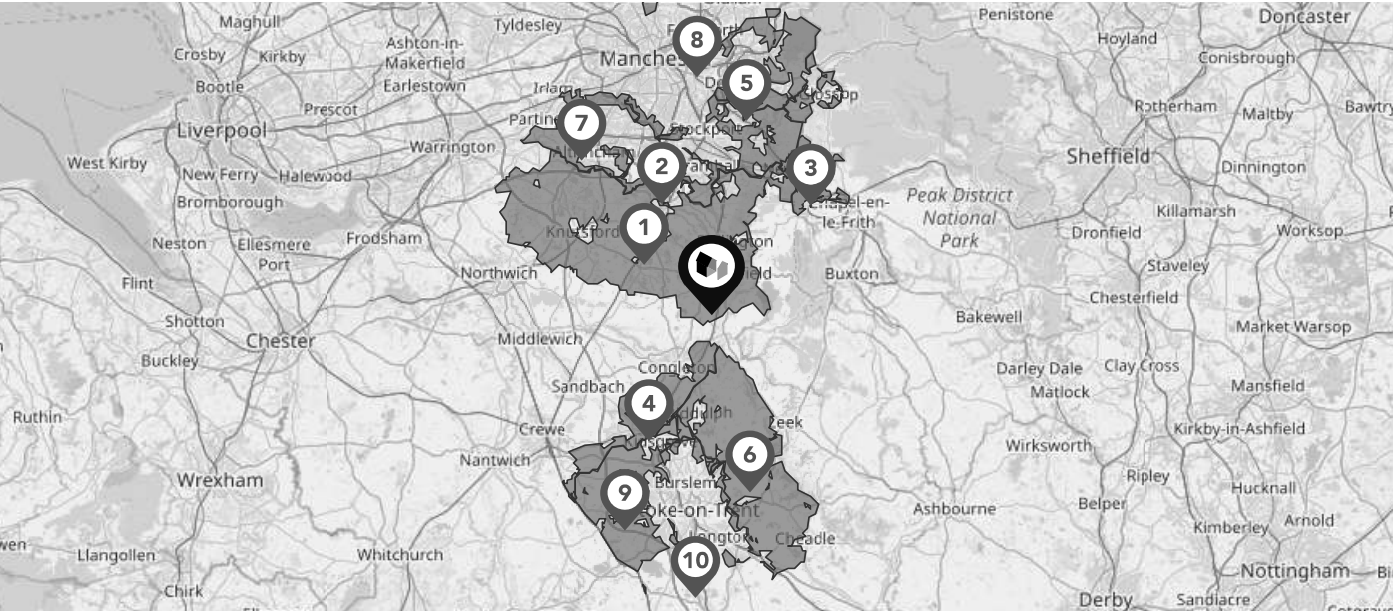
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land	
1	Merseyside and Greater Manchester Green Belt - 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	Merseyside and Greater Manchester Green Belt - Tameside
6	Stoke-on-Trent Green Belt - Staffordshire Moorlands
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

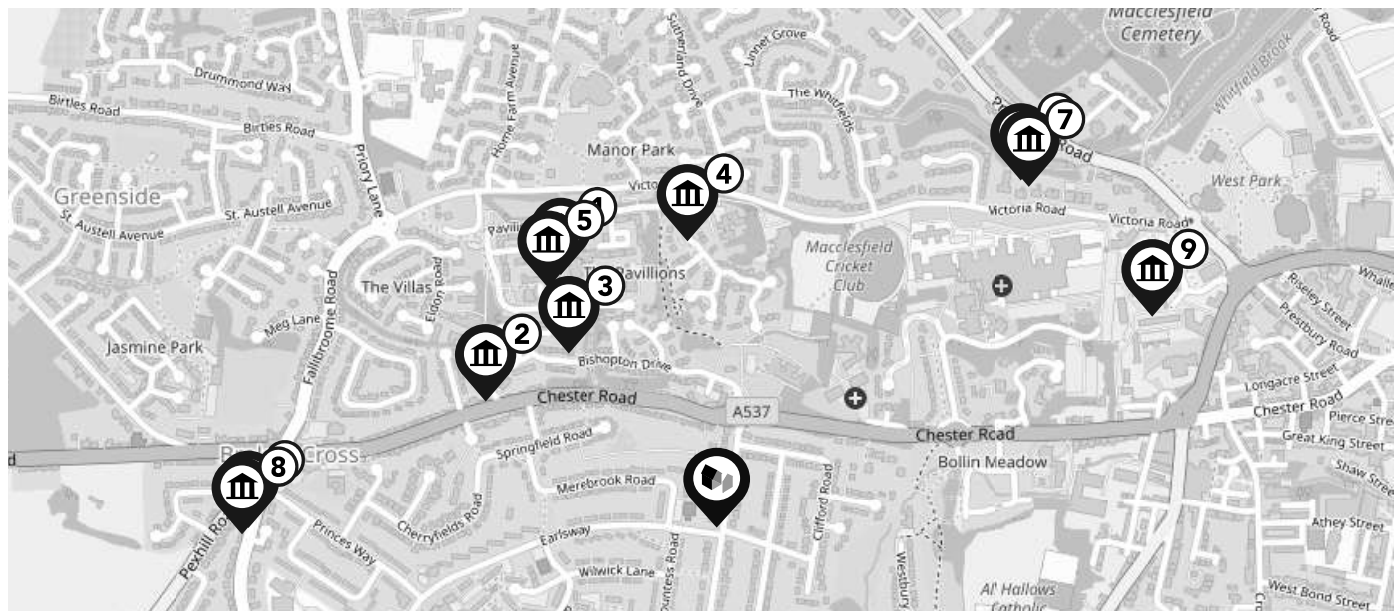
1	Station Street-Macclesfield	Historic Landfill ☐
2	Congleton Road Playing Fields-Congleton Road, Macclesfield	Historic Landfill ☐
3	EA/EPR/KP3092CX/A001	Active Landfill ☒
4	Sandy Lane-Broken Cross, Macclesfield, Cheshire	Historic Landfill ☐
5	Danes Moss Tip-Congleton Road, Macclesfield, Cheshire	Historic Landfill ☐
6	Shoresclough Brook-Queens Avenue, Macclesfield, Cheshire	Historic Landfill ☐
7	Shoresclough Brook-Land at Hurdsfield Industrial Estate, Macclesfield, Cheshire	Historic Landfill ☐
8	Sandy Lane-Macclesfield	Historic Landfill ☐
9	Danes Moss Landfill Site-Congleton Road, Gawsworth, Macclesfield, Cheshire	Historic Landfill ☐
10	Danes Moss Landfill Site-Congleton Road, Gawsworth, 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
 1210399 - Parkside Hospital (original Blocks Only)	Grade II	0.3 miles
 1206958 - Parkside Hospital Chapel	Grade II	0.3 miles
 1119704 - Former Superintendents House At Parkside Hospital	Grade II	0.3 miles
 1119702 - Parkside Lodge At Parkside Hospital (block 57)	Grade II	0.3 miles
 1119703 - Garden Shelter At Parkside Hospital (between Blocks 16 And 18)	Grade II	0.3 miles
 1279980 - Former Coach House Of Whitfield House	Grade II	0.5 miles
 1221127 - Whitfield House	Grade II	0.5 miles
 1206944 - 3 And 5, Pexhill Road	Grade II	0.5 miles
 1206946 - Macclesfield District General Hospital (original Blocks Only)	Grade II	0.5 miles
 1290718 - 1, Pexhill Road	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	St John the Evangelist CofE Primary School Macclesfield Ofsted Rating: Good Pupils: 283 Distance:0.16	☐	☒	☐	☐	☐
2	All Hallows Catholic College Ofsted Rating: Outstanding Pupils: 1237 Distance:0.42	☐	☐	☒	☐	☐
3	Broken Cross Primary Academy and Nursery Ofsted Rating: Good Pupils: 219 Distance:0.45	☐	☒	☐	☐	☐
4	The Fermain Academy Ofsted Rating: Outstanding Pupils: 17 Distance:0.51	☐	☐	☒	☐	☐
5	St Alban's Catholic Primary School, A Voluntary Academy Ofsted Rating: Outstanding Pupils: 302 Distance:0.64	☐	☒	☐	☐	☐
6	Park Lane School Ofsted Rating: Good Pupils: 129 Distance:0.65	☐	☐	☒	☐	☐
7	Macclesfield College Ofsted Rating: Requires improvement Pupils:0 Distance:0.7	☐	☐	☒	☐	☐
8	Ivy Bank Primary School Ofsted Rating: Good Pupils: 418 Distance:0.7	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Parkroyal Community School Ofsted Rating: Good Pupils: 421 Distance:0.71	☐	☒	☐	☐	☐
	The Macclesfield Academy Ofsted Rating: Requires improvement Pupils: 629 Distance:0.82	☐	☐	☒	☐	☐
	Bollinbrook CofE (A) Primary School Ofsted Rating: Good Pupils: 126 Distance:0.86	☐	☒	☐	☐	☐
	Eden School Ofsted Rating: Good Pupils: 15 Distance:0.89	☐	☐	☒	☐	☐
	Upton Priory School Ofsted Rating: Good Pupils: 325 Distance:0.92	☐	☒	☐	☐	☐
	The Fallibroome Academy Ofsted Rating: Good Pupils: 1541 Distance:0.92	☐	☐	☒	☐	☐
	Whirley Primary School Ofsted Rating: Good Pupils: 213 Distance:1.03	☐	☒	☐	☐	☐
	Beech Hall School Ofsted Rating: Not Rated Pupils: 237 Distance:1.09	☐	☐	☒	☐	☐

Local Area Masts & Pylons

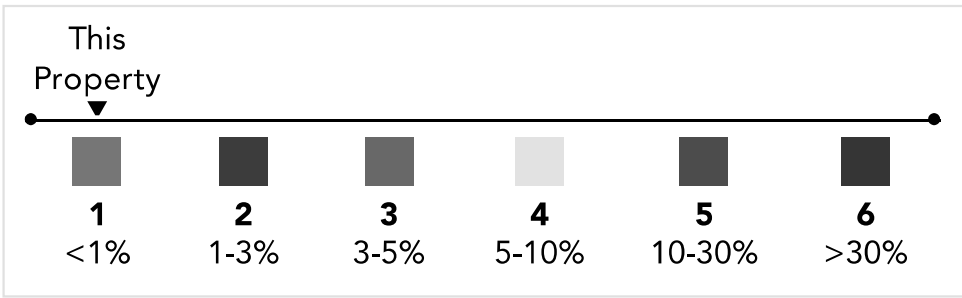
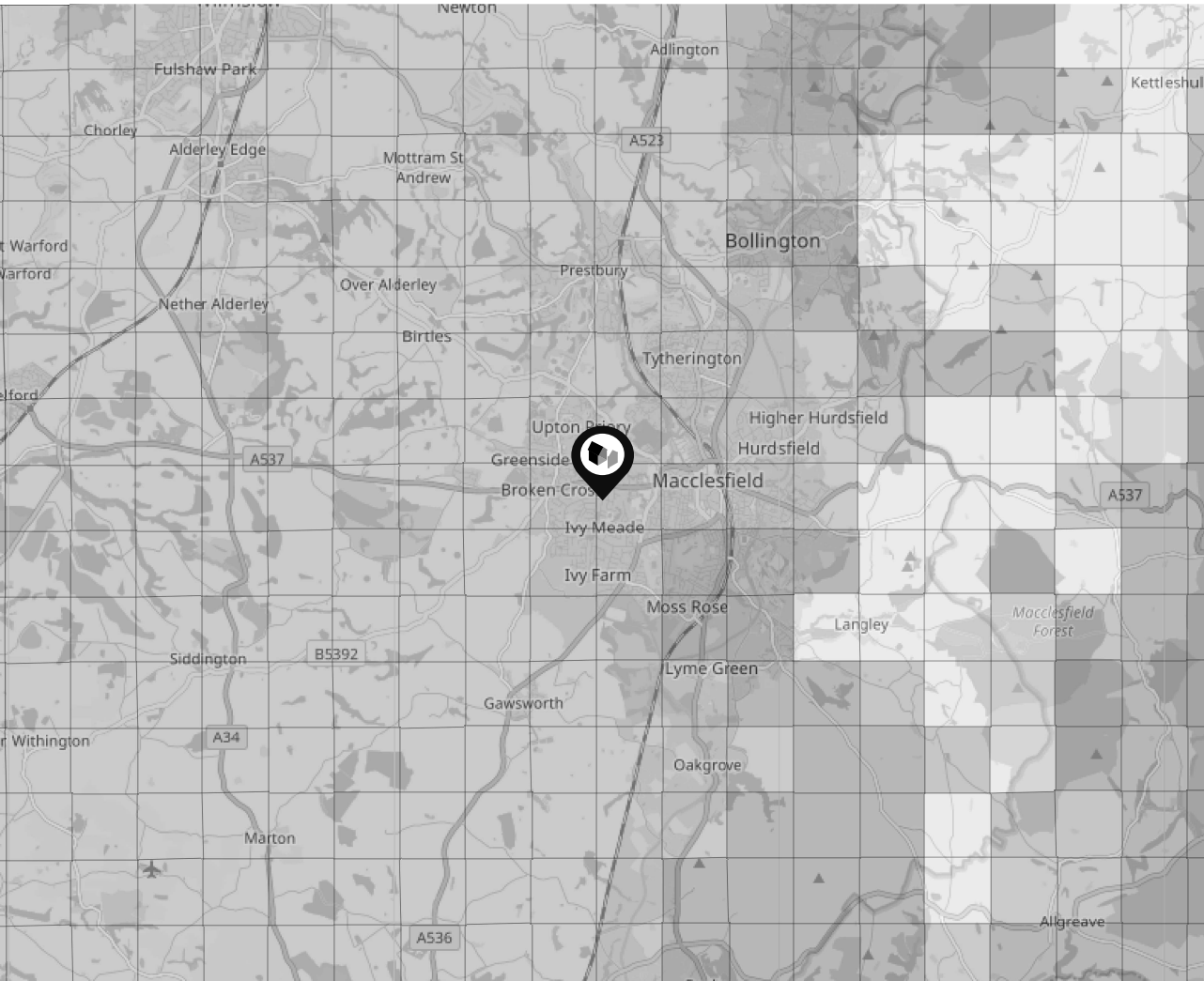


Key:

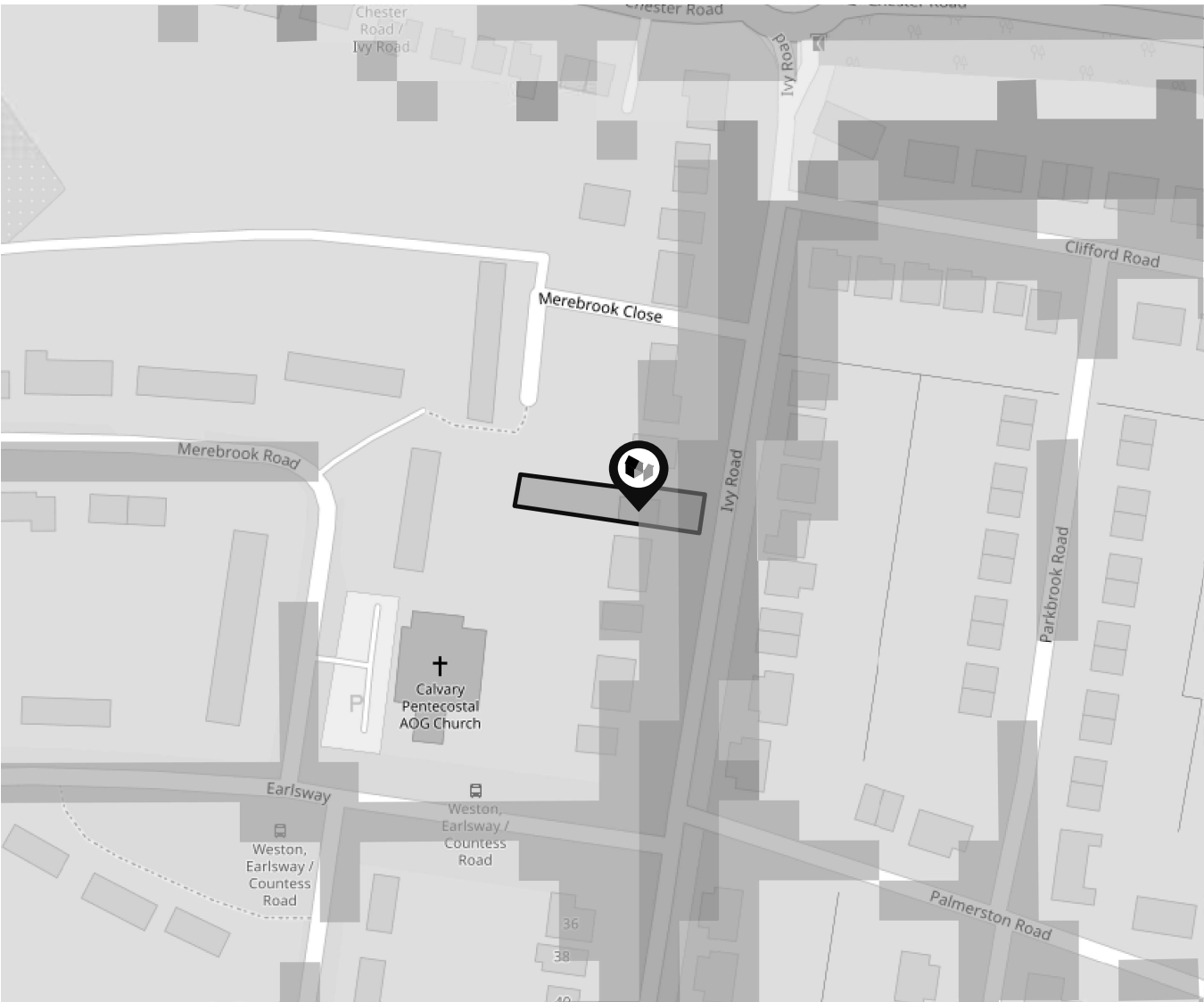
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

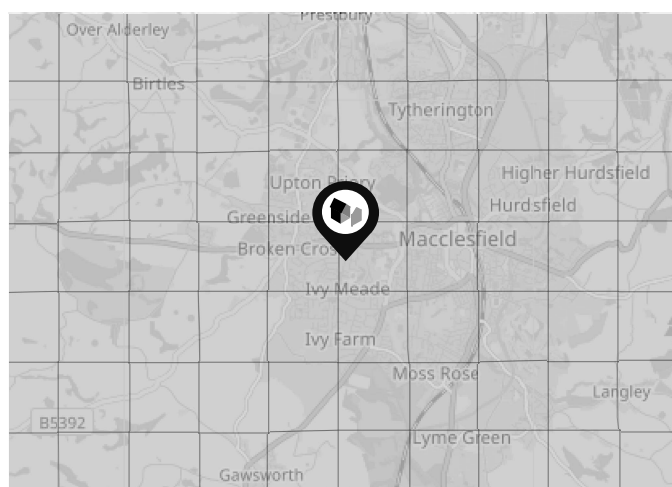


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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)

TA
UK®



National Rail Stations

Pin	Name	Distance
1	Macclesfield Rail Station	1.14 miles
2	Prestbury Rail Station	2.39 miles
3	Adlington (Cheshire) Rail Station	4.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J2	10.01 miles
2	M60 J1	10.44 miles
3	M60 J27	10.87 miles
4	M60 J3	10.17 miles
5	M60 J4	10.3 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	9.24 miles
2	Speke	29.66 miles
3	Leeds Bradford Airport	46.74 miles
4	East Mids Airport	45.37 miles

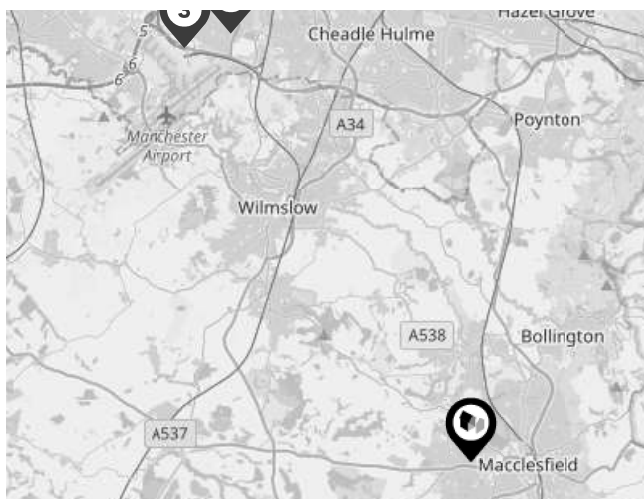
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Countess Road	0.06 miles
2	Ivy Road	0.09 miles
3	Earlsway	0.11 miles
4	Countess Road	0.08 miles
5	Ivy Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	8.69 miles
2	Manchester Airport (Manchester Metrolink)	8.94 miles
3	Manchester Airport (Manchester Metrolink)	8.94 miles



The Agency UK

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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Valuation Office
Agency

