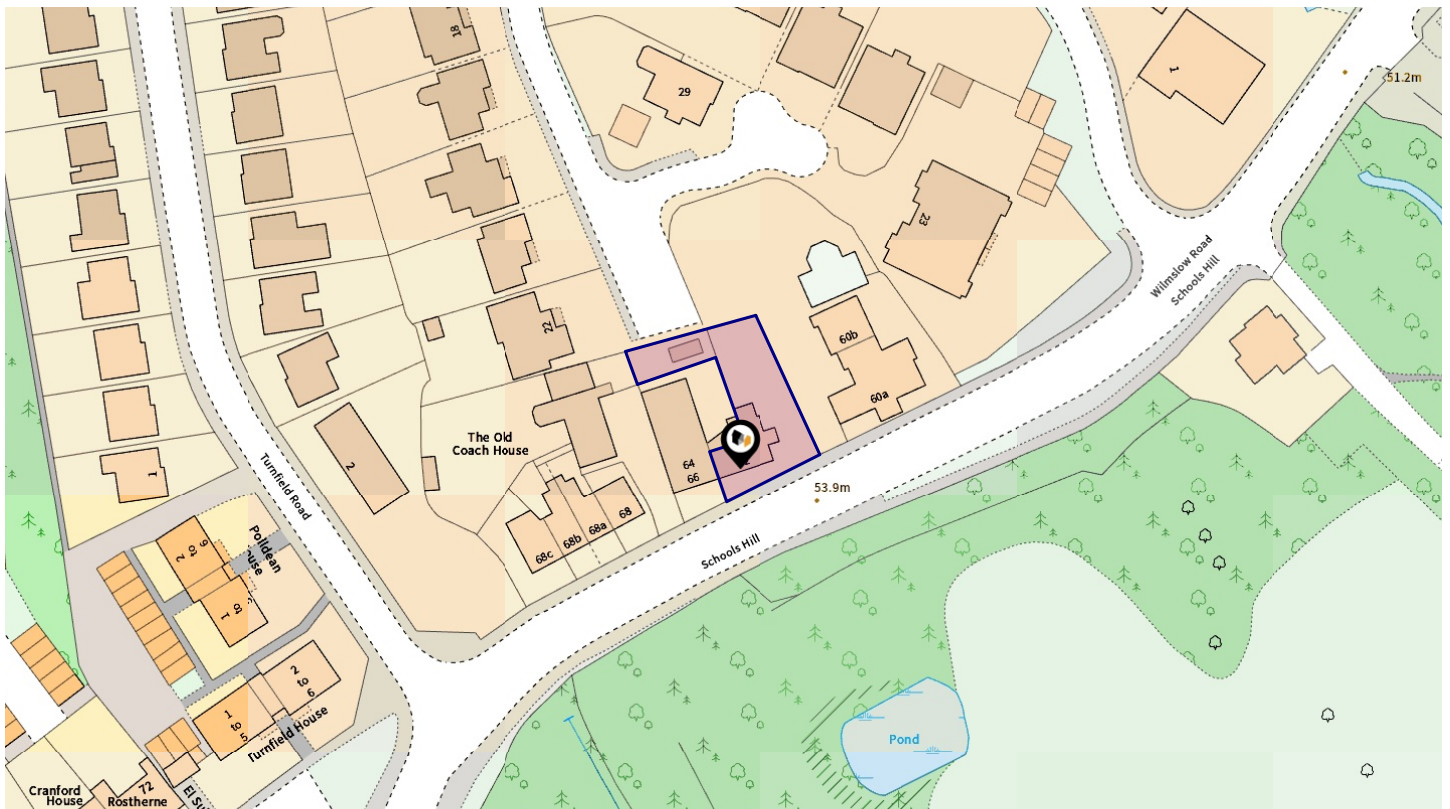




# KEY FACTS FOR BUYERS

62, Schools Hill, Cheadle, SK8 1JD

November 2021



## A guide to this property and the local area

### Andrew J Dawson Estate Agents

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# PROPERTY OVERVIEW

## 62, SCHOOLS HILL, CHEADLE, SK8 1JD



 Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

Semi-Detached

Plot Size: 0.11 acres

Council Tax Band: E

Annual Cost: £2,516.74

Land Registry Title Number: GM192240

Tenure: Freehold

### AREA KEY FACTS

Local Authority: STOCKPORT

Flood Risk: Very Low

Conservation Area: No


Predicted Broadband Speeds


Basic: 16 Mbps


Superfast: 59 Mbps


Ultrafast: 1000 Mbps

Mobile Coverage  
(based on voice calls made indoors)


EE: 


Three: 


O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

### PLANNING HISTORY

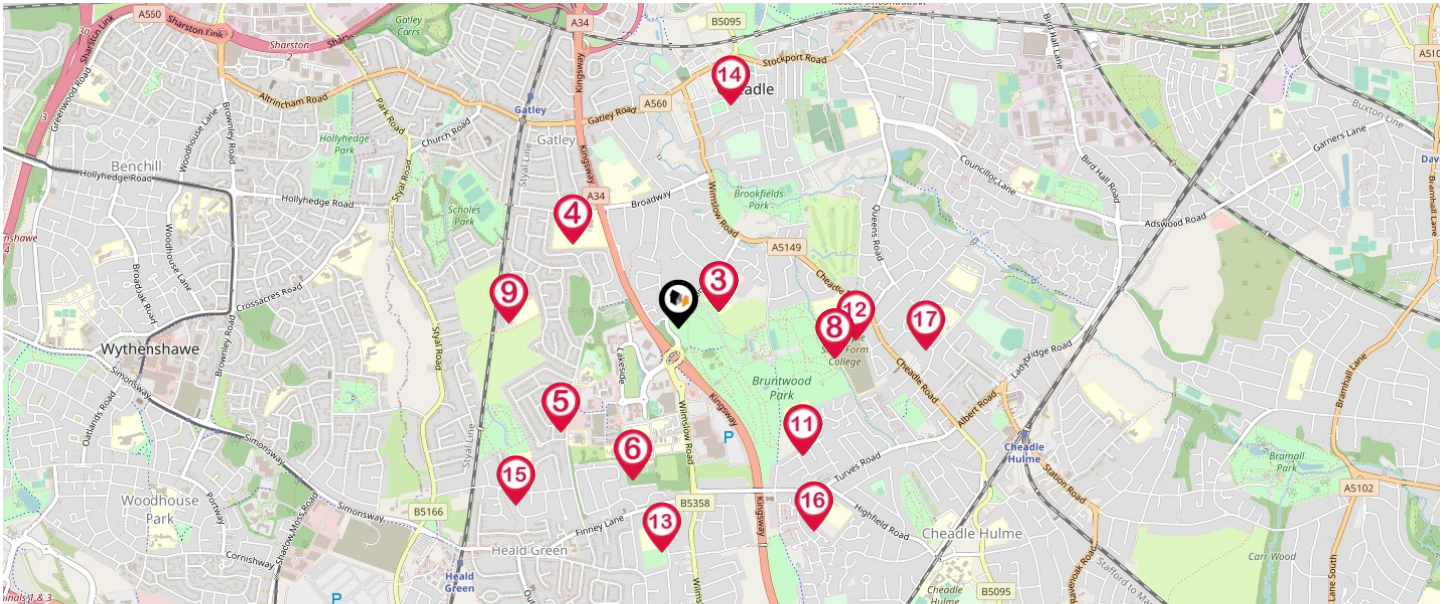
No Planning Records Available

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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



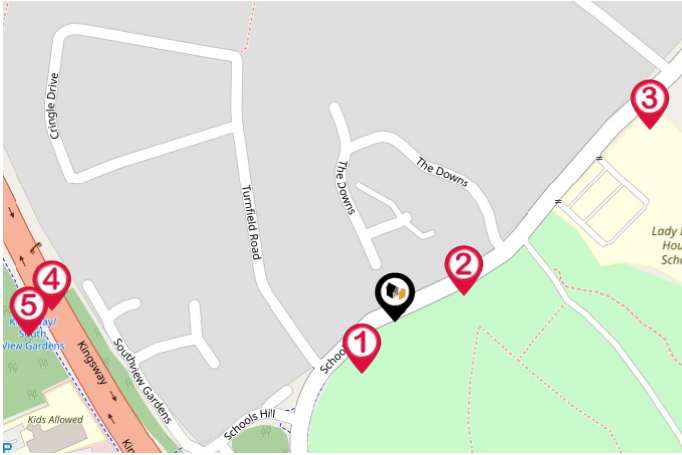
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Ashcroft School	Good	80	0.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Inscape House School	Good	99	0.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Lady Barn House School	-	485	0.17 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	The Kingsway School	Good	1448	0.47 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	North Cheshire Jewish Primary School	Outstanding	229	0.54 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	North West Priory School	Good	48	0.55 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Laurus Cheadle Hulme	-	427	0.58 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cheadle Hulme Primary School	-	163	0.58 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Lum Head Primary School	Good	284	0.59 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cheadle Catholic Junior School	Good	361	0.63 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cheadle Catholic Infant School	Outstanding	306	0.63 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Cheadle and Marple Sixth Form College	Requires improvement	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Etchells Primary School	Good	440	0.79 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cheadle Primary School	Good	294	0.82 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Prospect Vale Primary School	Good	236	0.83 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Bradshaw Hall Primary School	Good	467	0.87 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Oak Tree Primary School	Good	602	0.89 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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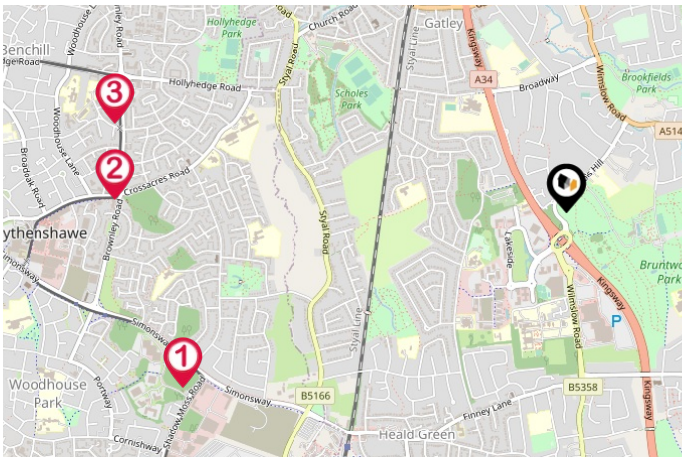
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Bruntwood Park | 0.03 miles
- 2 - Bruntwood Park | 0.03 miles
- 3 - Daylesford Road | 0.14 miles
- 4 - South View Gardens | 0.15 miles
- 5 - South View Gardens | 0.16 miles



### LOCAL CONNECTIONS

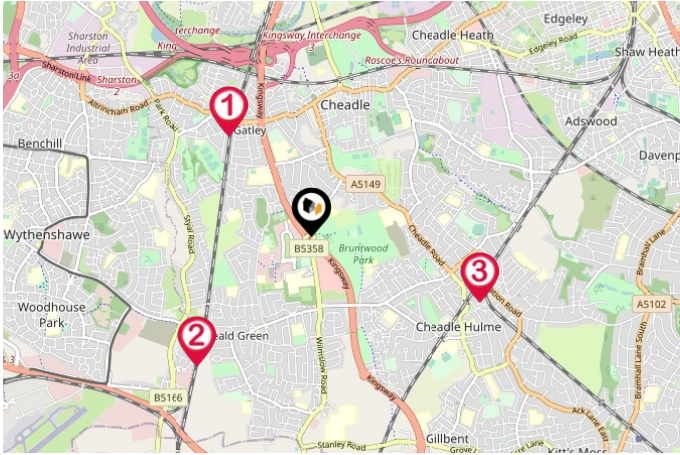
- 1 - Peel Hall (Manchester Metrolink) | 1.47 miles
- 2 - Crossacres (Manchester Metrolink) | 1.58 miles
- 3 - Benchill (Manchester Metrolink) | 1.61 miles

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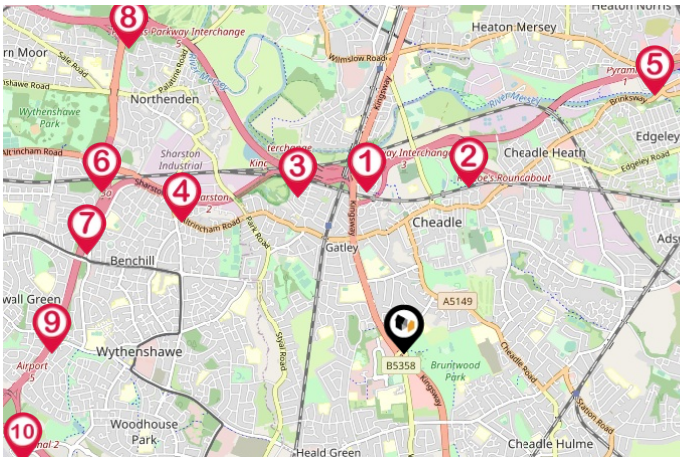
# LOCAL AREA

## NEAREST TRANSPORT LINKS



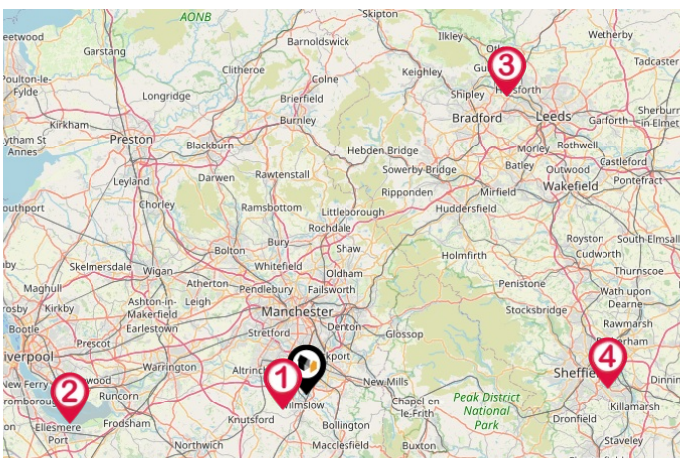
### NATIONAL RAIL STATIONS

- 1 - Gatley Rail Station | 0.9 miles
- 2 - Heald Green Rail Station | 1.2 miles
- 3 - Cheadle Hulme Rail Station | 1.31 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M60 J3 | 1.17 miles
- 2 - M60 J2 | 1.28 miles
- 3 - M60 J4 | 1.32 miles
- 4 - M56 J2 | 1.8 miles
- 5 - M60 J1 | 2.57 miles
- 6 - M56 J3A | 2.39 miles
- 7 - M56 J3 | 2.32 miles
- 8 - M60 J5 | 2.88 miles
- 9 - M56 J4 | 2.45 miles
- 10 - M56 J5 | 2.77 miles



### AIRPORTS/HELIPADS

- 1 - Manchester Airport | 2.7 miles
- 2 - Liverpool John Lennon Airport | 26.49 miles
- 3 - Leeds Bradford International Airport | 40.68 miles
- 4 - Sheffield City Airport | 34.47 miles

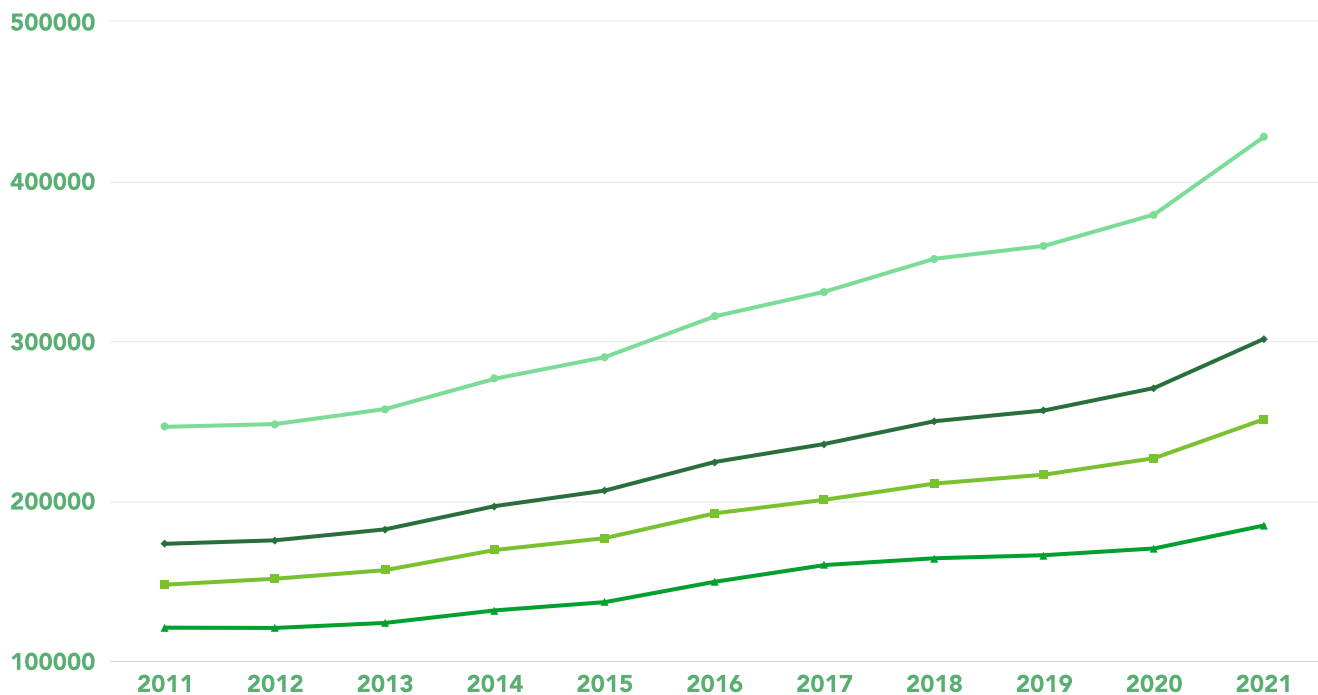
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR SK8

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 52.94%



**TERRACED**  
+ 70.09%



**SEMI-DETACHED**  
+ 74%



**DETACHED**  
+ 73.64%

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# ANDREW J DAWSON ESTATE AGENTS

## About Us

For over 25 years, "Andrew J Dawson Estate Agents" have been specialising in the sale and letting of residential property in the Cheadle, Gatley and South Manchester area.

Having always lived in the area, Andrew has unrivalled local knowledge and his experience of over 35 years in the property business means that he can advise clients about the best way to buy, sell or rent. Andrew is still very much 'hands on' and his experienced team take great pride in their personal approach to sales and lettings. The success of this is proven by the stream of repeat business and recommendations they get.

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# DATA QUALITY

Andrew J Dawson Estate Agents is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



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