

MICHAEL J  
CHAPMAN

independent estate agents

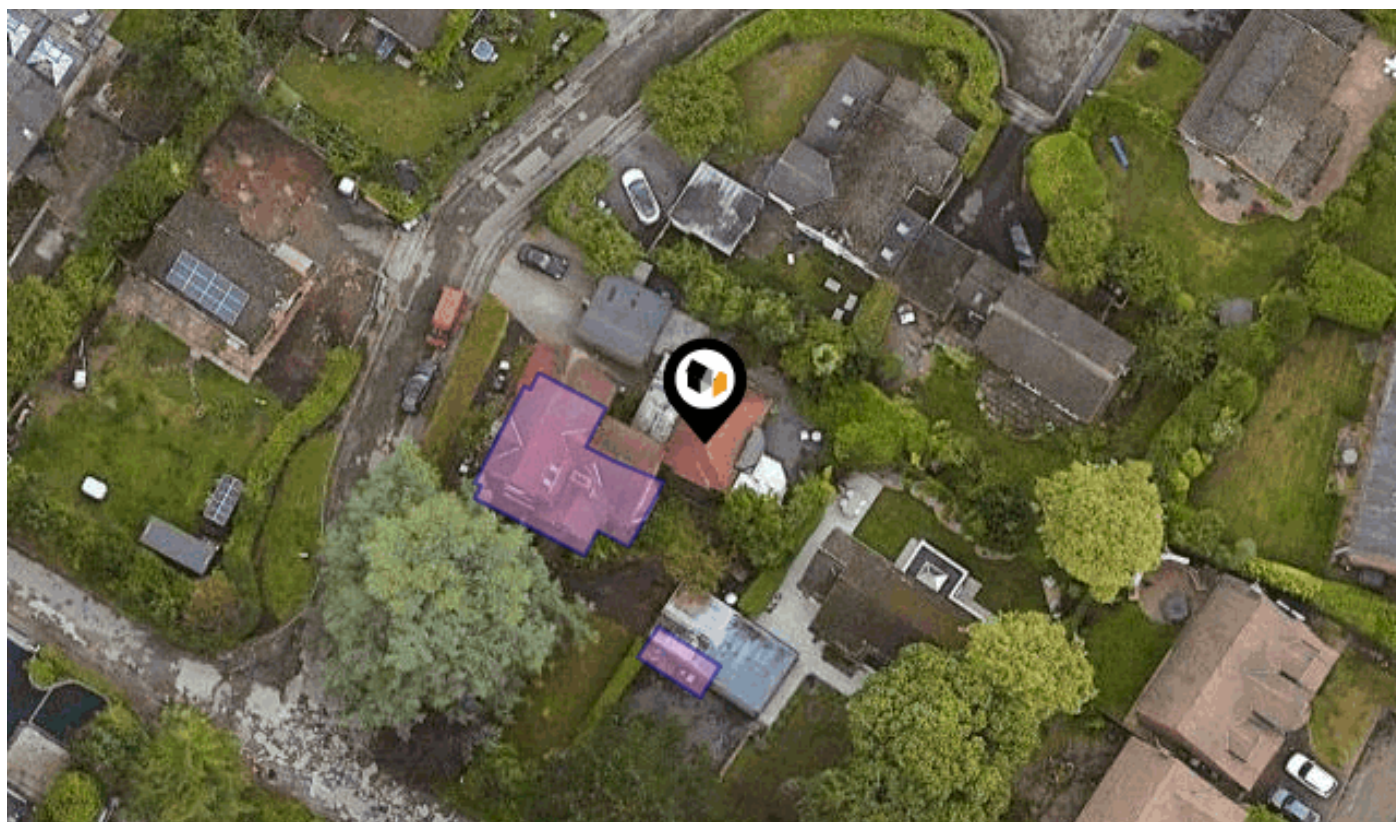


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# MIR: Material Info

The Material Information Affecting this Property

Thursday 06<sup>th</sup> March 2025



**INGLEWOOD, FULSHAW PARK SOUTH, WILMSLOW, SK9**

## Michael J Chapman Estate Agents

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## Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	06/03/1973
Floor Area:	1,087 ft <sup>2</sup> / 101 m <sup>2</sup>	End Date:	25/12/2964
Plot Area:	0.03 acres	Lease Term:	999 years from 25 December 1965
Council Tax :	Band C	Term	940 years
Annual Estimate:	£1,971	Remaining:	
Title Number:	CH622489		

## 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 mb/s	49 mb/s	- mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **HIGH TREES FULSHAW PARK SOUTH WILMSLOW SK9 1QG**

## Reference - 06/2172P

**Decision:** DECISION MADE

**Date:** 09th June 2006

**Description:**

Erection Of Entrance Walls

## Reference - 18/3104M

**Decision:** DECISION MADE

**Date:** 28th June 2018

**Description:**

Demolition of existing conservatory, single storey rear extension, replacement windows and elevation all treatments. Replacement low level roof to front porch.

## Reference - 99/0021T

**Decision:** DECISION MADE

**Date:** 28th January 1999

**Description:**

Pruning Within G4 And T12.

## Reference - 03/0217T

**Decision:** DECISION MADE

**Date:** 16th July 2003

**Description:**

Tree Pruning Of Lime, Maple And Horse Chestnut

Planning records for: **HIGH TREES, FULSHAW PARK SOUTH, WILMSLOW, CHESHIRE, SK9 1QG**

## Reference - 21/5845T

**Decision:** DECISION MADE

**Date:** 17th November 2021

### Description:

T3 in sketch plan (Aesculus Hippocastanum)- fell due to Horse Chestnut canker in addition to poor lighting as a result of where the tree is situated in conjunction with the positioning of where the house receives light. The tree itself is providing low amenity value to the front of the garden. T6 in sketch plan (Fagus Sylvatica) - Crown reduction of 3-4 metres in height in particular reducing the side lateral branches overhanging the garden by 3-4 metres. Crown thinning of 15%.

## Reference - 06/0141T

**Decision:** DECISION MADE

**Date:** 06th July 2006

### Description:

Various Works To Trees

## Reference - 08/0072T

**Decision:** DECISION MADE

**Date:** 04th February 2008

### Description:

Fell Norway Maple And Prune Pine

## Reference - 10/4427T

**Decision:** DECISION MADE

**Date:** 11th March 2010

### Description:

Felling Of Maple



Planning records for: **HIGH TREES, FULSHAW PARK SOUTH, WILMSLOW, CHESHIRE, SK9 1QG**

Reference - 13/3642T	
Decision:	REGISTERED APPLICATION
Date:	30th August 2013
Description:	<p>1 Variegated Maple At The Side Of The Property. Undertake Crown Lifting Works Over The Neighbouring Garden By Approx. 1-1.5 Metres. Reasons To Crown Raise Over Adjacent Garden. 2. Lime Adjacent To The Corner Of The Property. Low Limbs Over The Neighbours Garden Reduce Back By 2-2.5 Metres To Reduce End Weight, Remove Epicormic Growth To The Main Forks. Limbs Over The Property Side, Reduce Back By 2-2.5 Metres And Crown Lift By 2 Metres All Around. Reasons To Crown Raise Over Adjacent Garden. 3. Beech Adjacent Crown Lift By Approx 2-2.5 Metres Large Limb Extending Over Garden Reduce By Approx. 3 Metres, Limbs At The Rear Underatke Reduction By Approx. 2 Metres. Reasons To Crown Raise Over Adjacent Garden. Reasons To Lighten Side Limbs And Reduce Risk Of Structural Failure. To Reduce Encroachment Onto Neighbouring Properties. Reasons, To Control Overhang. 4. Maple Clear Epicormic Growth Around Main Forks And Reduce Limbs Over Neighbours Property By 1-1.5 Metres. Reasons, To Control Overhang. 5. Lime Adjacent Undertake Crown Lifting Works Of Epicormic Growth Up To The Main Forks. Reasons To Maintain Clearance.6. Horse Chestnut, Undertake Removal Of Epicormic Growth Around The Main Forks. Reasons To Maintain Clearance.</p>

Planning records for: **Parkgate House, Fulshaw Park South, Wilmslow, Cheshire, SK9 1QG**

Reference - 16/3230M	
Decision:	DECISION MADE
Date:	07th January 2016
Description:	<p>Single Storey Rear Extension With Raised Patio Area.</p>

Reference - 19/1856T	
Decision:	DECISION MADE
Date:	15th April 2019
Description:	<p>Tree works to group of Ash trees to raise the height of the crowns by 3m and crown thin by 10%</p>

Planning records for: **FLAT 2 INGLEWOOD FULSHAW PARK SOUTH WILMSLOW SK9 1QG**

Reference - 04/2533P	
Decision:	DECISION MADE
Date:	19th November 2004
Description:	<p>Retention Of Conservatory &amp; Porch Extension</p>



# Property EPC - Certificate

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Inglewood, Fulshaw Park South, WILMSLOW, SK9

Energy rating

E

Valid until 05.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		



## Additional EPC Data

<b>Property Type:</b>	Mid-floor flat
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Manual charge control
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very poor
<b>Lighting:</b>	Low energy lighting in 14% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	(another dwelling below)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	101 m <sup>2</sup>

## Building Safety

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No known issues.

## Accessibility / Adaptations

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none

## Property Lease Information

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Date : 7 March 1973

Term : 999 years from 25 December 1965

Freehold being sold with property.

## Electricity Supply

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Mains

## Gas Supply

---

Mains

## Central Heating

---

Electric storage heaters.

## Water Supply

---

Mains

## Drainage

---

Mains

# Michael J Chapman Estate Agents

## About Us



### Michael J Chapman Estate Agents

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Welcome to Michael J Chapman Independent Estate Agents. We provide a bespoke service tailored to you and your home, combining comprehensive local knowledge and an outstanding commitment to our clients. We take the finest aspects of a traditional agency and combine the impact of the internet. Serving Alderley Edge, Wilmslow, Prestbury and surrounding areas. We provide sales, lettings and property management services on property throughout Alderley Edge and neighbouring areas - offering buyers, sellers and landlords alike a personal, professional and stress-free experience. We pride ourselves on our service and approachability whilst offering integrity, discretion, and the utmost professionalism. Our aim is to exceed expectations and nurture long-term relationships with our clients.

# Michael J Chapman Estate Agents

## Testimonials



### Testimonial 1



Michael and Rory have just sold a property for me, in lockdown. From start to finish, it's been THE smoothest property transaction I've ever been involved in. They were gliding streets ahead at the valuation stage (when compared to other agents), and the great standard of service didn't slip all the way through the transaction.

### Testimonial 2



Excellent service and support as a tenant I am very pleased with Michael and his team  
I would highly recommend

### Testimonial 3



Would highly recommend Michael J Chapman. Very helpful and pleasant people to deal with. Nothing is too much trouble for them and they go over and above to make the whole experience as smooth and stress free for you as possible.

### Testimonial 4



Highly recommended, very happy with the help I received from the team



/MichaelJChapmanestateagents/



/mjcestateagents



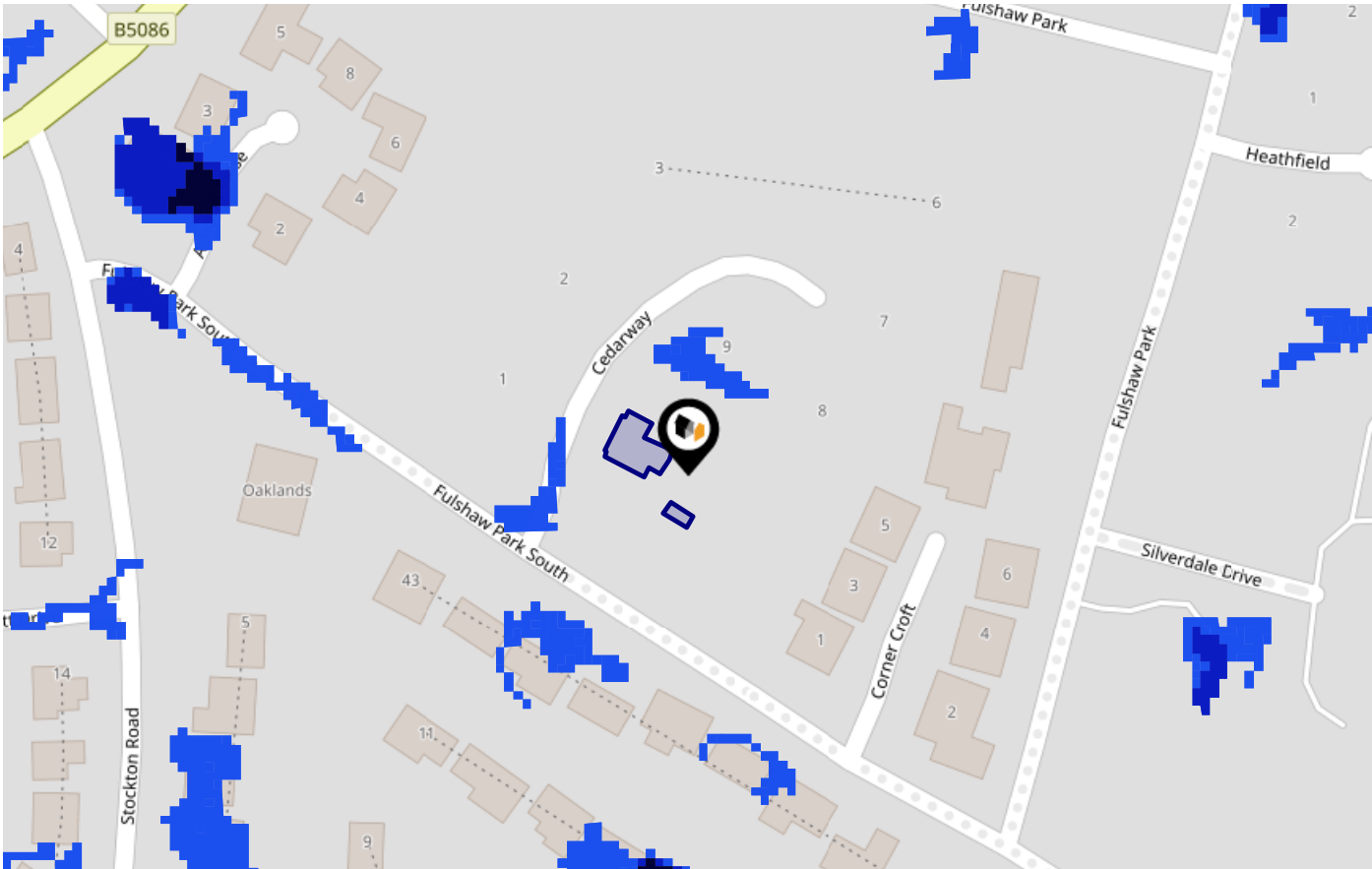
/mjcestateagents/?hl=en

# Flood Risk

## Surface Water - Flood Risk

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

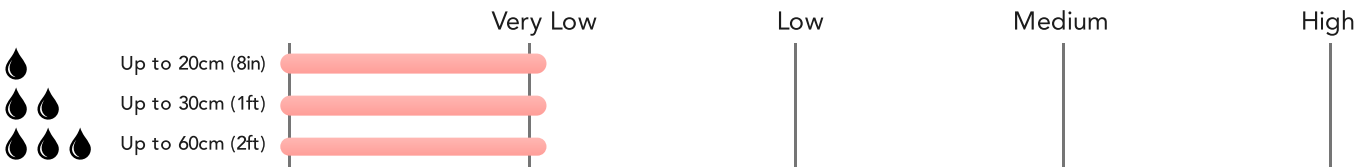


**Risk Rating: Very low**

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

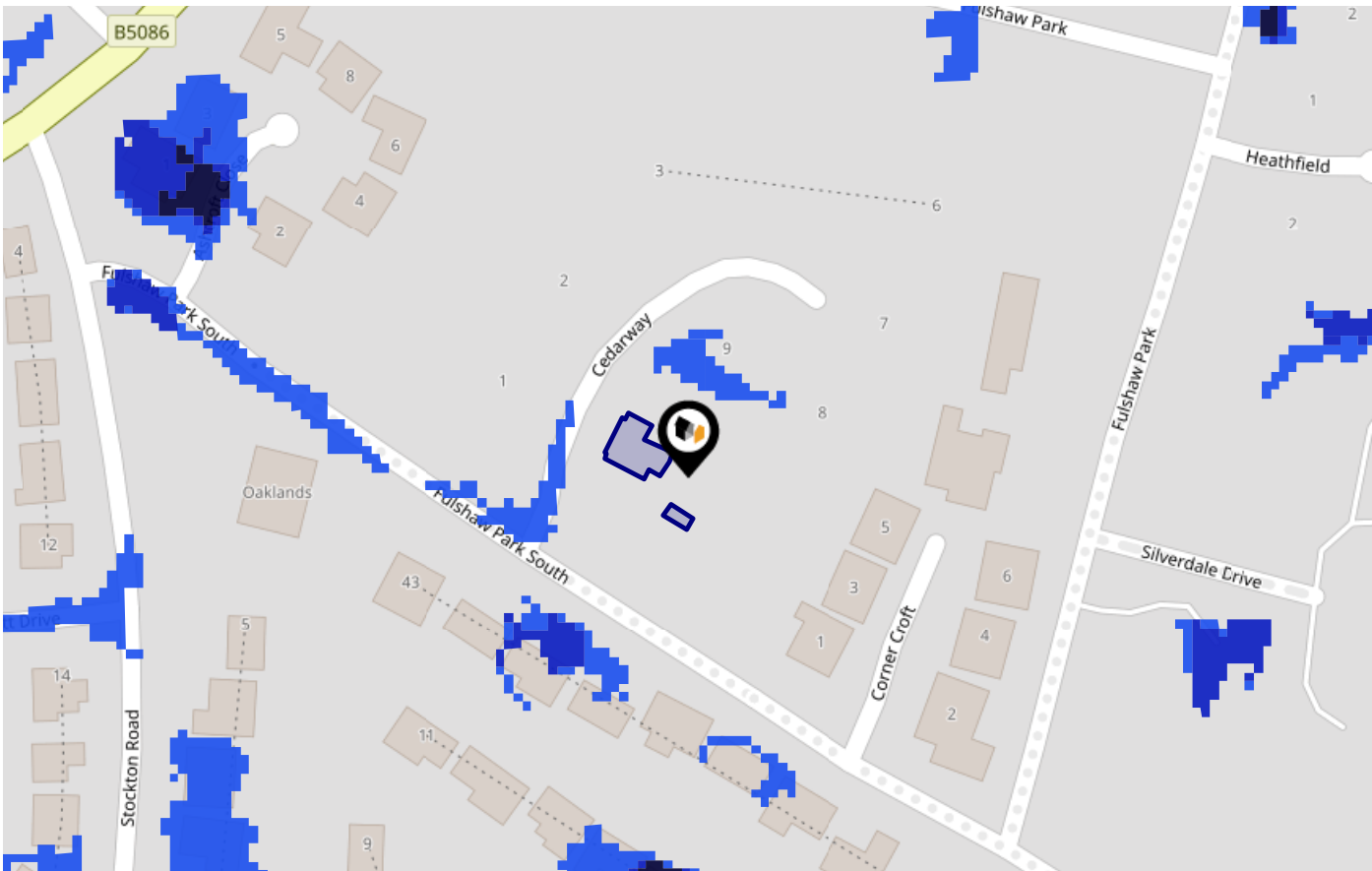


# Flood Risk

## Surface Water - Climate Change

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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.

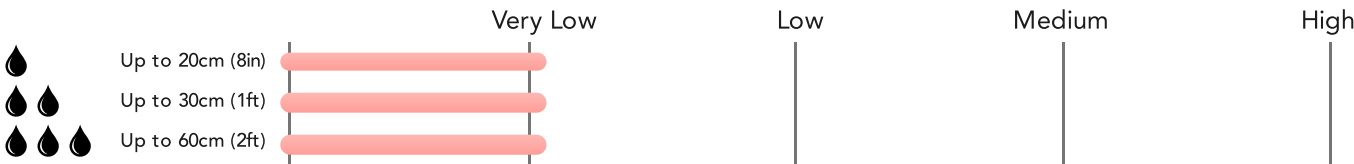


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



MIR - Material Info

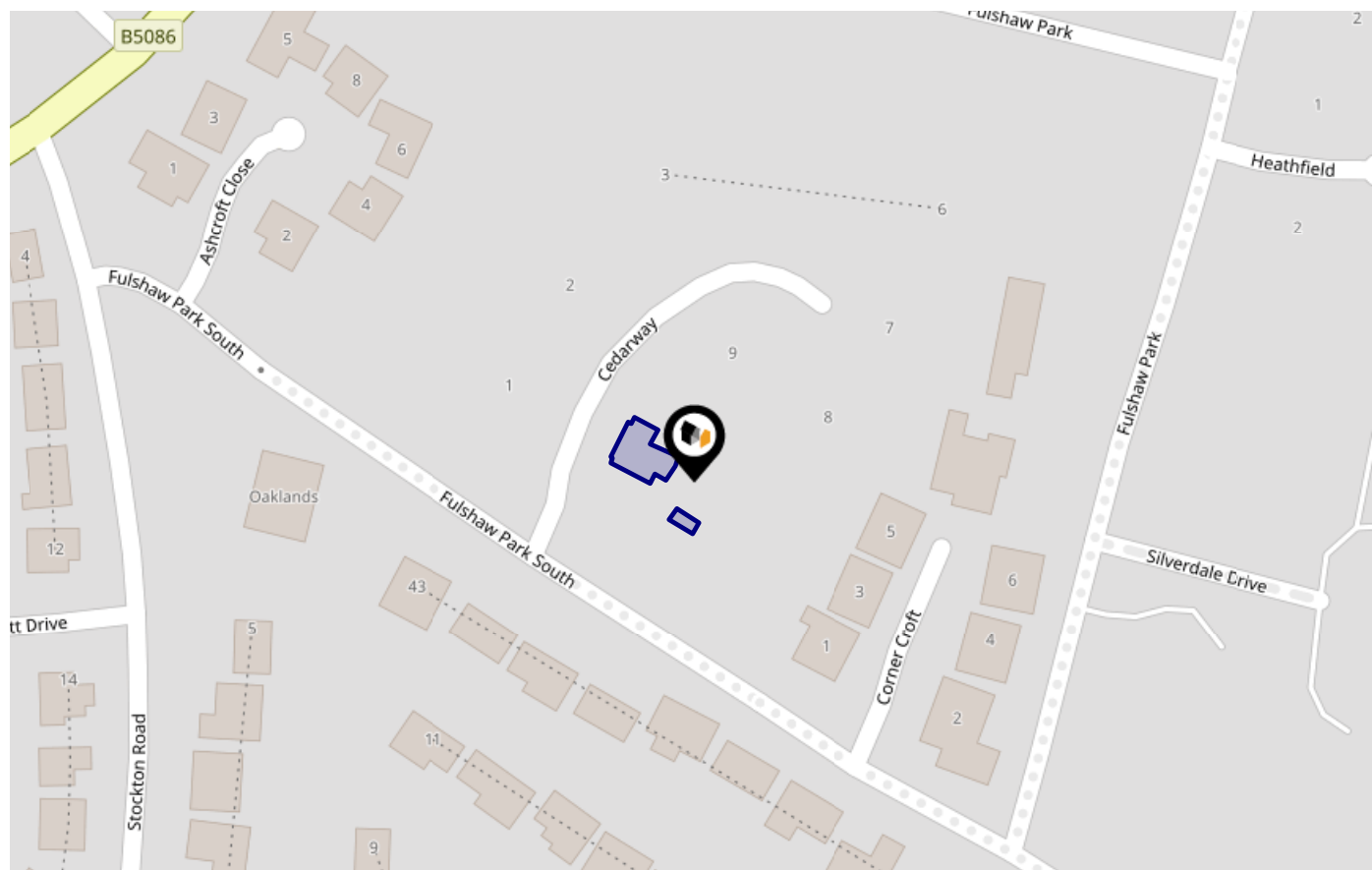


# Flood Risk

## Rivers & Seas - Flood Risk

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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.

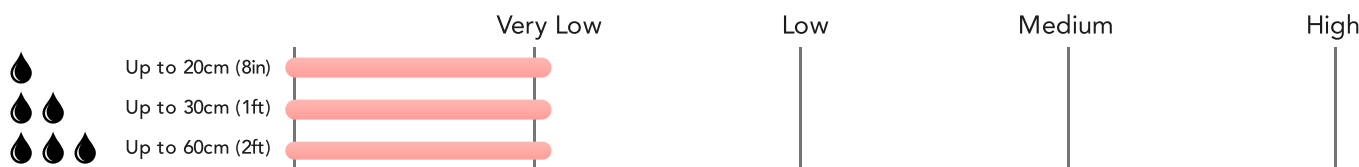


**Risk Rating: Very low**

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

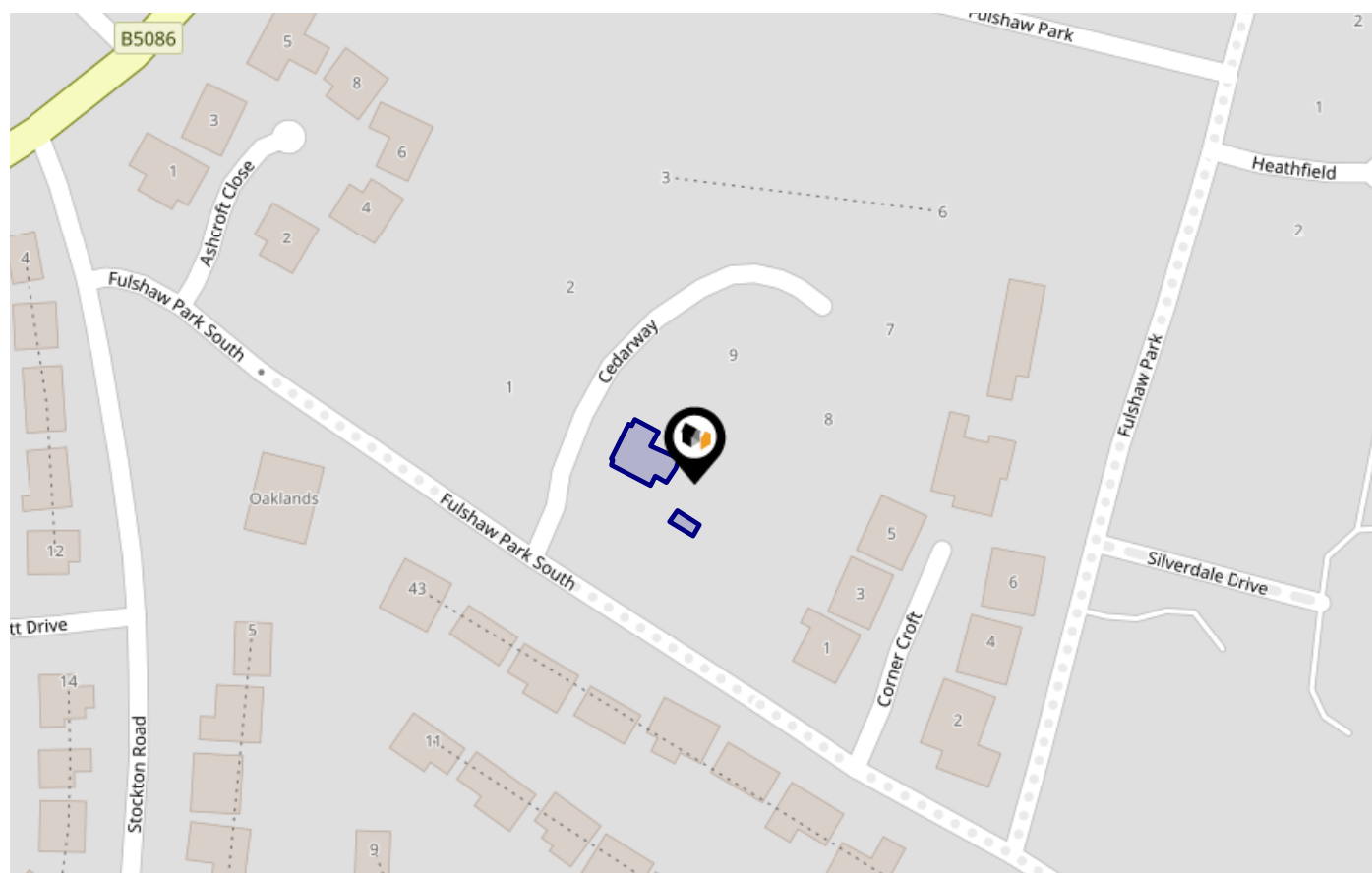


# Flood Risk

## Rivers & Seas - Climate Change

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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.

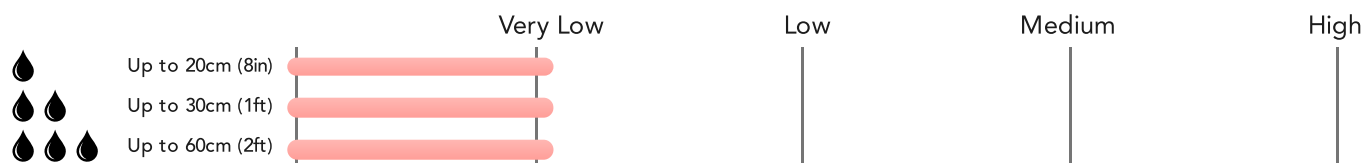


**Risk Rating: Very low**

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- **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.
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Chance of flooding to the following depths at this property:



**MIR** - Material Info

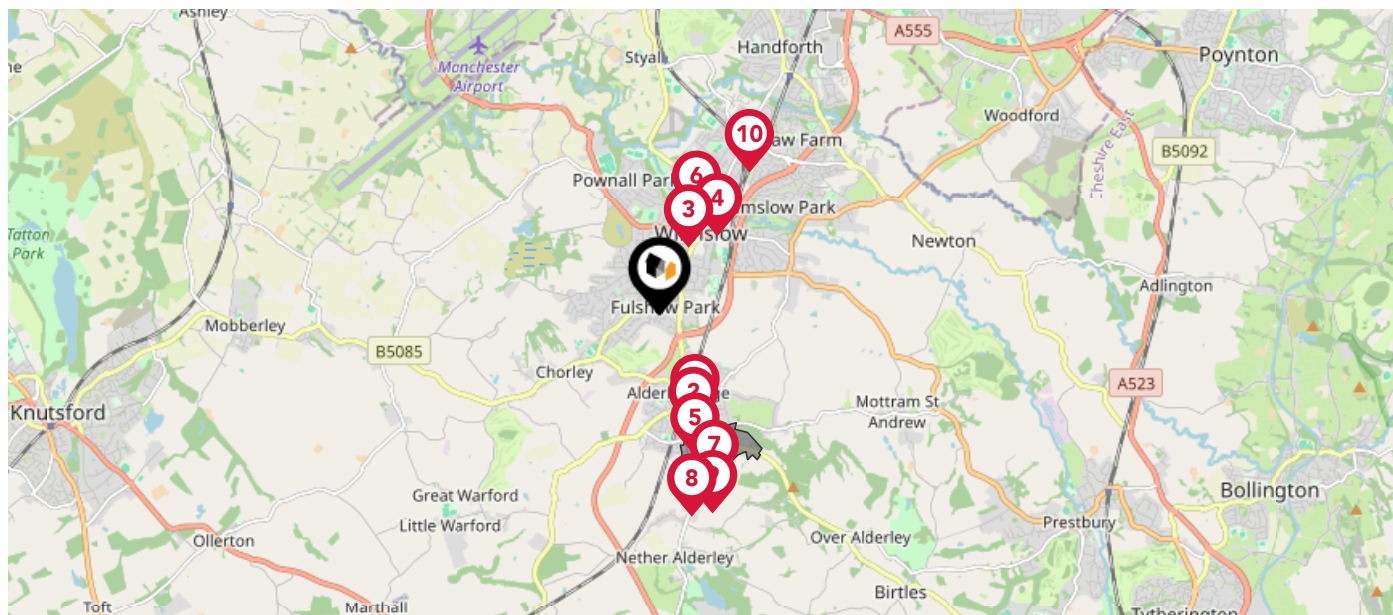
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# Maps

## Conservation Areas

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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.



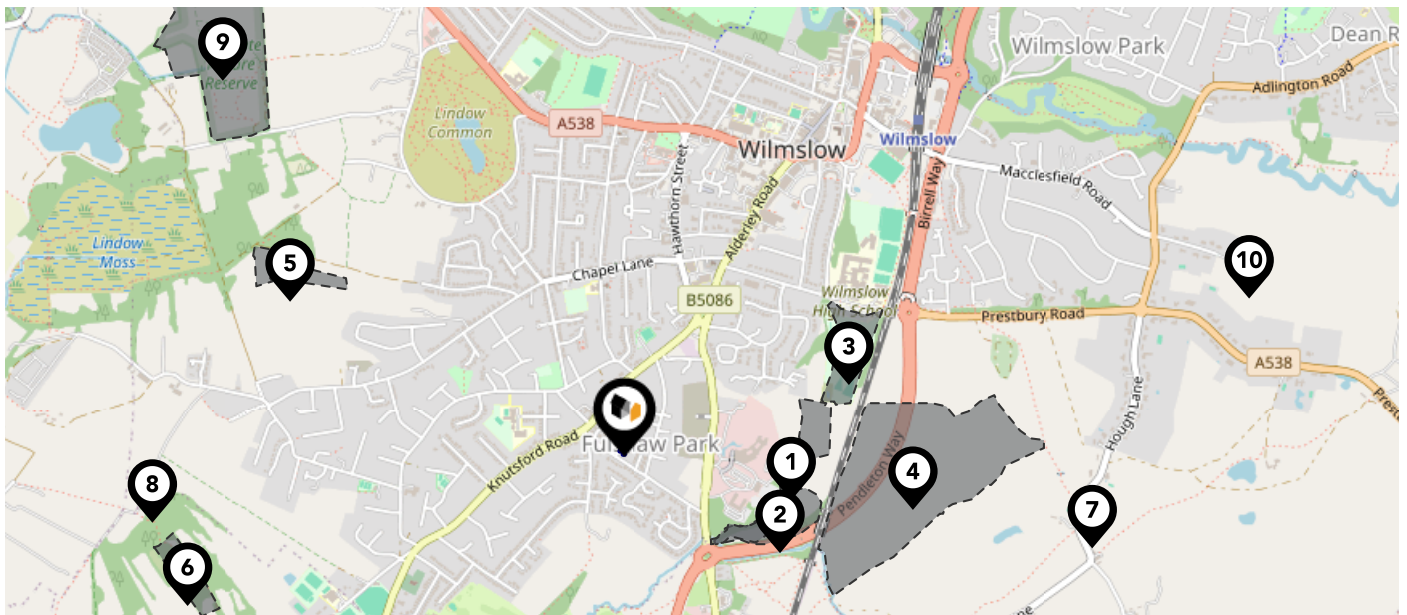
### Nearby Conservation Areas

- 1 Elm Grove (Alderley Edge) Conservation Area
- 2 Davey Lane (Alderley Edge) Conservation Area
- 3 Hawthorn Lane (Wilmslow) Conservation Area
- 4 St Bartholomew's (Wilmslow) Conservation Area
- 5 Trafford Road (Alderley Edge) Conservation Area
- 6 Bollin Hill Conservation Area
- 7 Alderley Edge Conservation Area
- 8 Alderley Edge Conservation Area
- 9 Alderley Edge Conservation Area
- 10 Highfield (Wilmslow) Conservation Area

# 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	Whitehall Farm-Wilmslow, Cheshire	Historic Landfill	<input type="checkbox"/>
2	Alderley Road-Harden Park, Cheshire	Historic Landfill	<input type="checkbox"/>
3	Wilmslow County High School-Holly Road, Wilmslow	Historic Landfill	<input type="checkbox"/>
4	Brick Hill Farm Landfill Site-Hough Lane, Wilmslow, Cheshire	Historic Landfill	<input type="checkbox"/>
5	Maple Farm-Strawberry Lane, Wilmslow, Cheshire	Historic Landfill	<input type="checkbox"/>
6	Willow Grange Farm-Alderley Edge, Cheshire	Historic Landfill	<input type="checkbox"/>
7	Beech Farm-Beech Farm, The Hough, Hough Lane, Wilmslow	Historic Landfill	<input type="checkbox"/>
8	Clay Lane-Chorley, Wilmslow, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Newgate Disposal Site-Newgate, Cheshire	Historic Landfill	<input type="checkbox"/>
10	Weston Road-Weston Road, Wilmslow	Historic Landfill	<input type="checkbox"/>

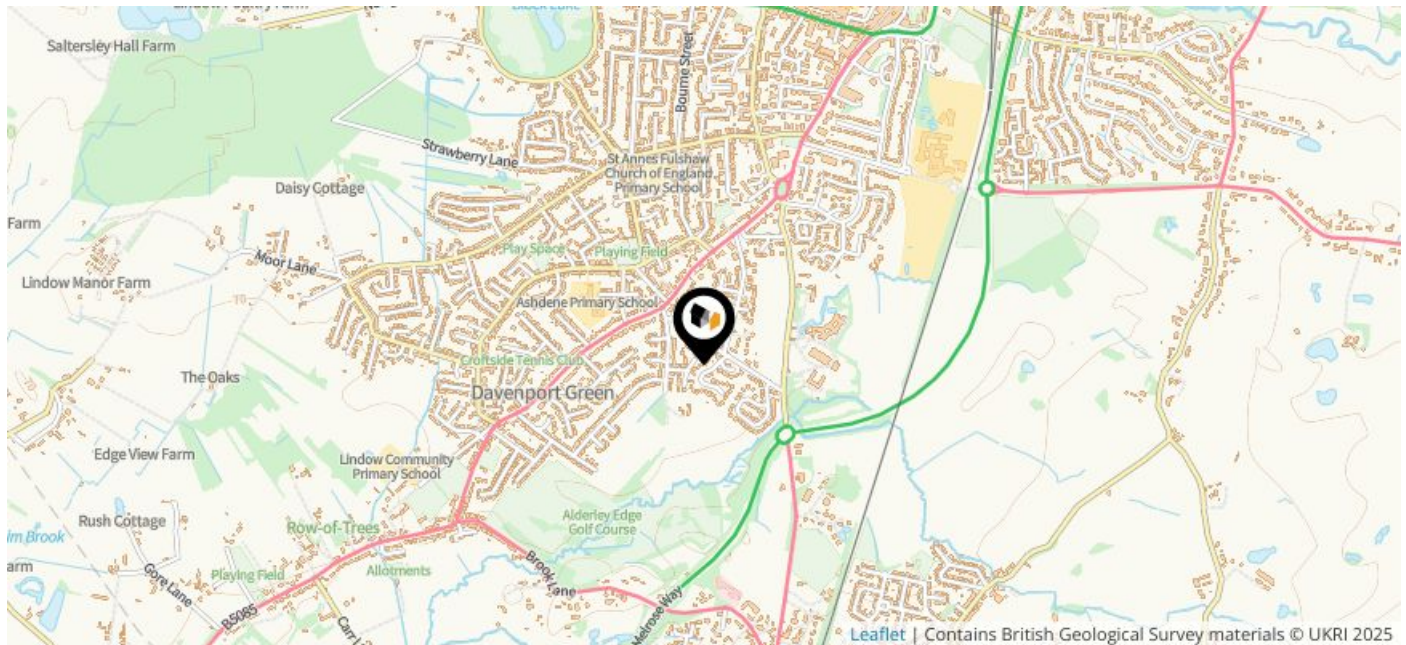


# Maps

## Coal Mining

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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.

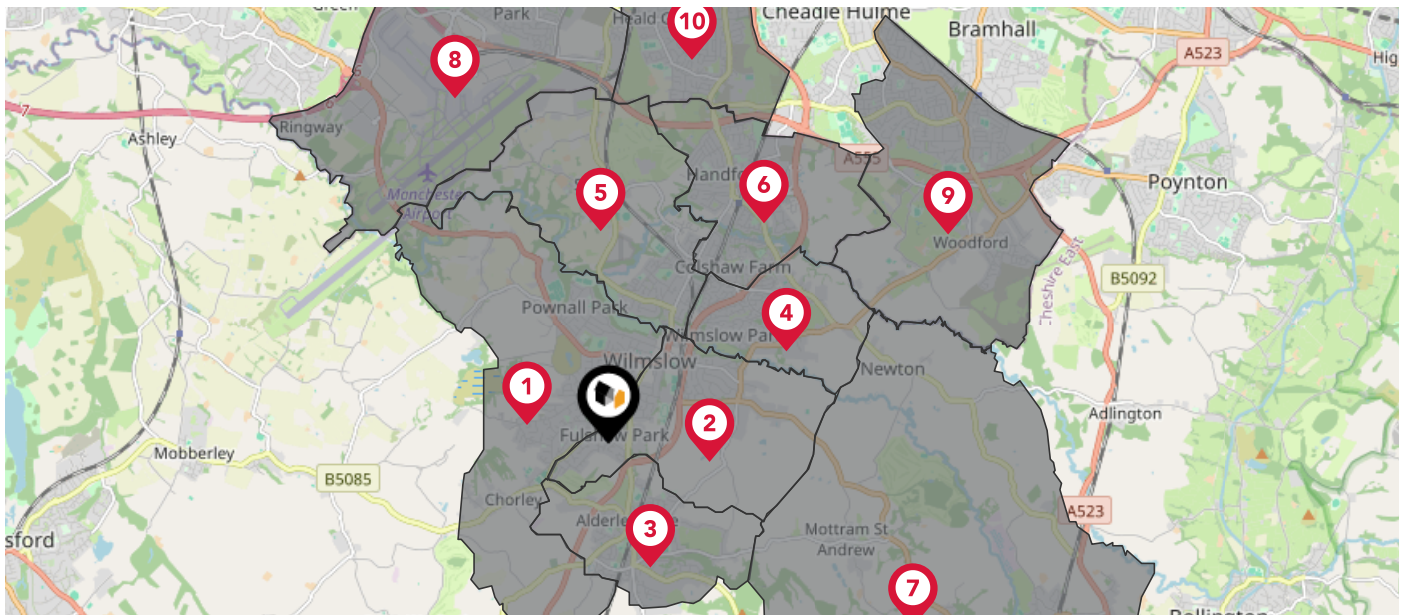
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Council Wards

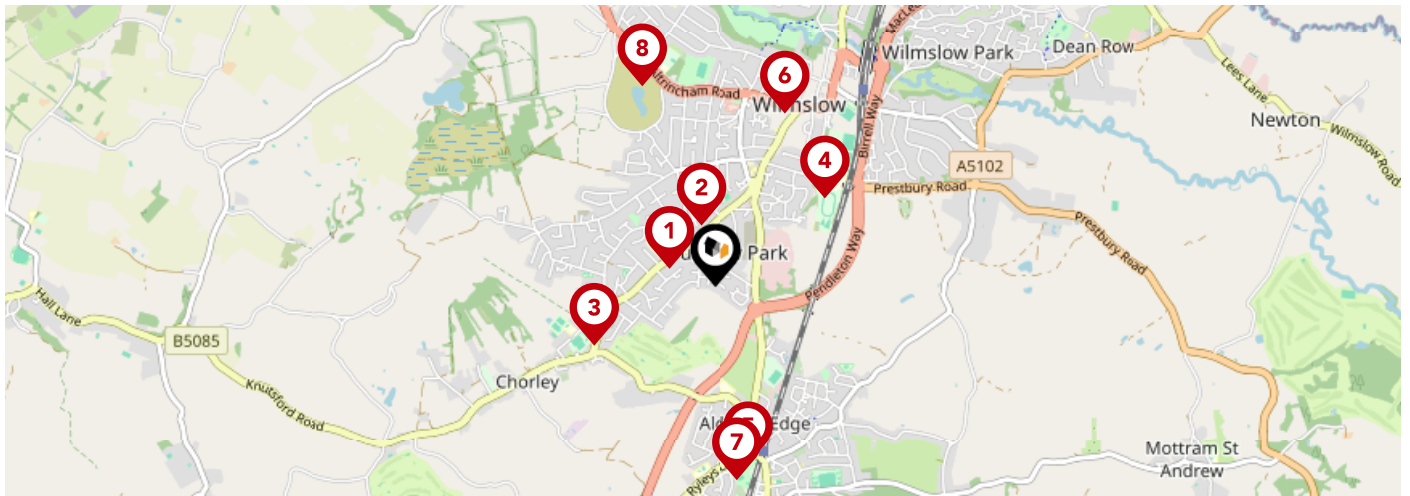
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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

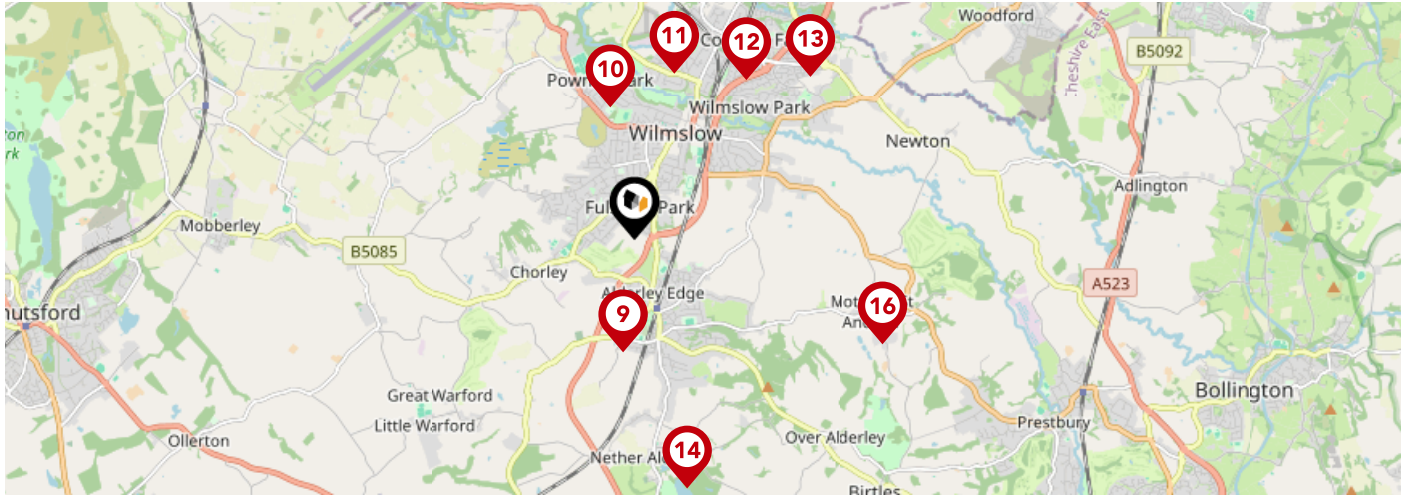


### Nearby Council Wards

- 1 Wilmslow West and Chorley Ward
- 2 Wilmslow East Ward
- 3 Alderley Edge Ward
- 4 Wilmslow Dean Row Ward
- 5 Wilmslow Lacey Green Ward
- 6 Handforth Ward
- 7 Prestbury Ward
- 8 Woodhouse Park Ward
- 9 Bramhall South and Woodford Ward
- 10 Heald Green Ward



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ashdene Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Anne's Fulshaw C of E Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lindow Community Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wilmslow High School</b> Ofsted Rating: Good   Pupils: 2196   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Alderley Edge School for Girls</b> Ofsted Rating: Not Rated   Pupils: 447   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wilmslow Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 130   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Alderley Edge Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 195   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Gorse Bank Primary School</b> Ofsted Rating: Outstanding   Pupils: 406   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

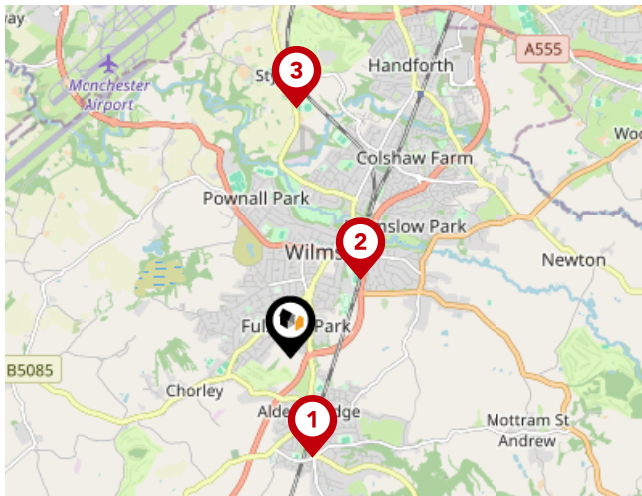


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Ryleys School</b> Ofsted Rating: Not Rated   Pupils: 258   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Pownall Hall School</b> Ofsted Rating: Not Rated   Pupils: 320   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Lacey Green Primary Academy</b> Ofsted Rating: Good   Pupils: 427   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Aurora Summerfields School</b> Ofsted Rating: Good   Pupils: 24   Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>The Wilmslow Academy</b> Ofsted Rating: Good   Pupils: 365   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Nether Alderley Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Styal Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Mottram St Andrew Primary Academy</b> Ofsted Rating: Good   Pupils: 194   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



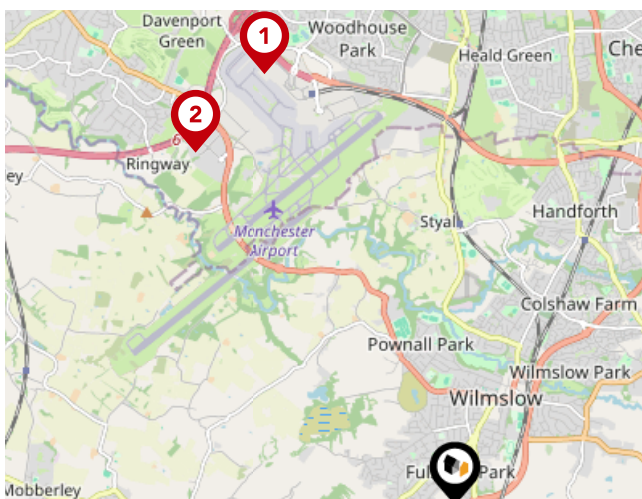
# Area Transport (National)

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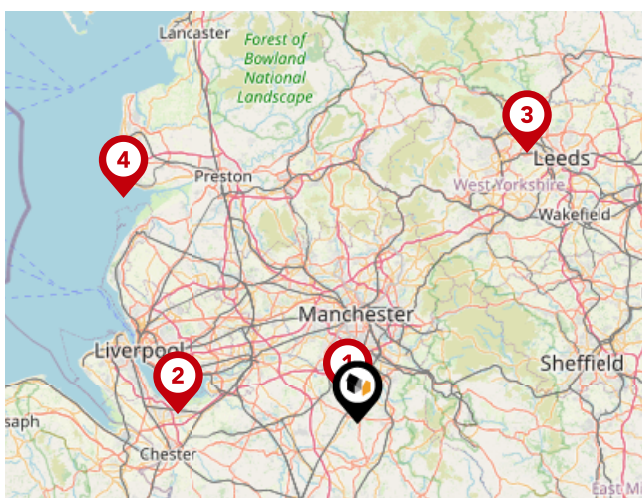
## National Rail Stations

Pin	Name	Distance
<b>1</b>	Alderley Edge Rail Station	0.9 miles
<b>2</b>	Wilmslow Rail Station	0.94 miles
<b>3</b>	Styal Rail Station	2.21 miles



## Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M56 J5	4.17 miles
<b>2</b>	M56 J6	3.87 miles
<b>3</b>	M56 J4	4.81 miles
<b>4</b>	M56 J2	5.54 miles
<b>5</b>	M56 J3	5.42 miles

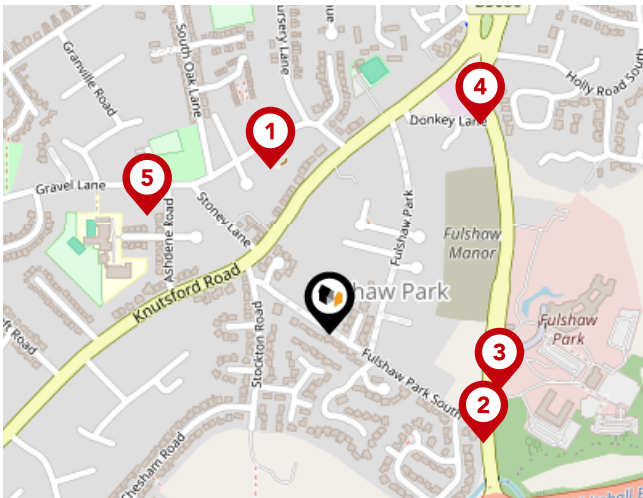


## Airports/Helipads

Pin	Name	Distance
<b>1</b>	Manchester Airport	3.44 miles
<b>2</b>	Speke	25.38 miles
<b>3</b>	Leeds Bradford Airport	45.05 miles
<b>4</b>	Highfield	45.83 miles

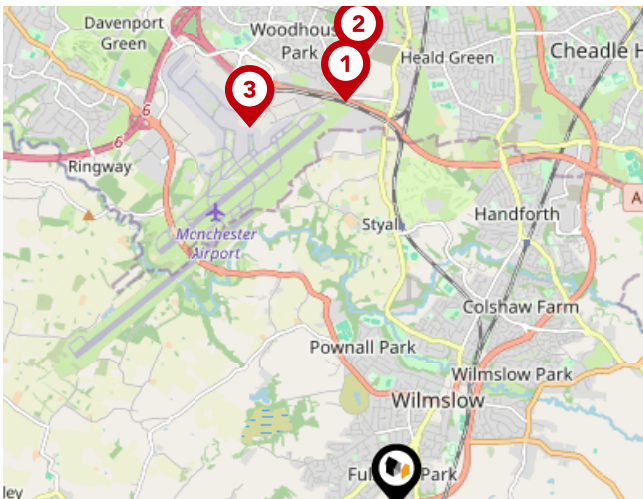
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Nursery Lane	0.19 miles
2	Fulshaw Park South	0.21 miles
3	Fulshaw Park South	0.2 miles
4	King's Arms Hotel	0.29 miles
5	Ashdene Road	0.24 miles



### Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	3.62 miles
2	Peel Hall (Manchester Metrolink)	3.96 miles
3	Manchester Airport (Manchester Metrolink)	3.6 miles

# Michael J Chapman Estate Agents 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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