

MICHAEL J
CHAPMAN

independent estate agents

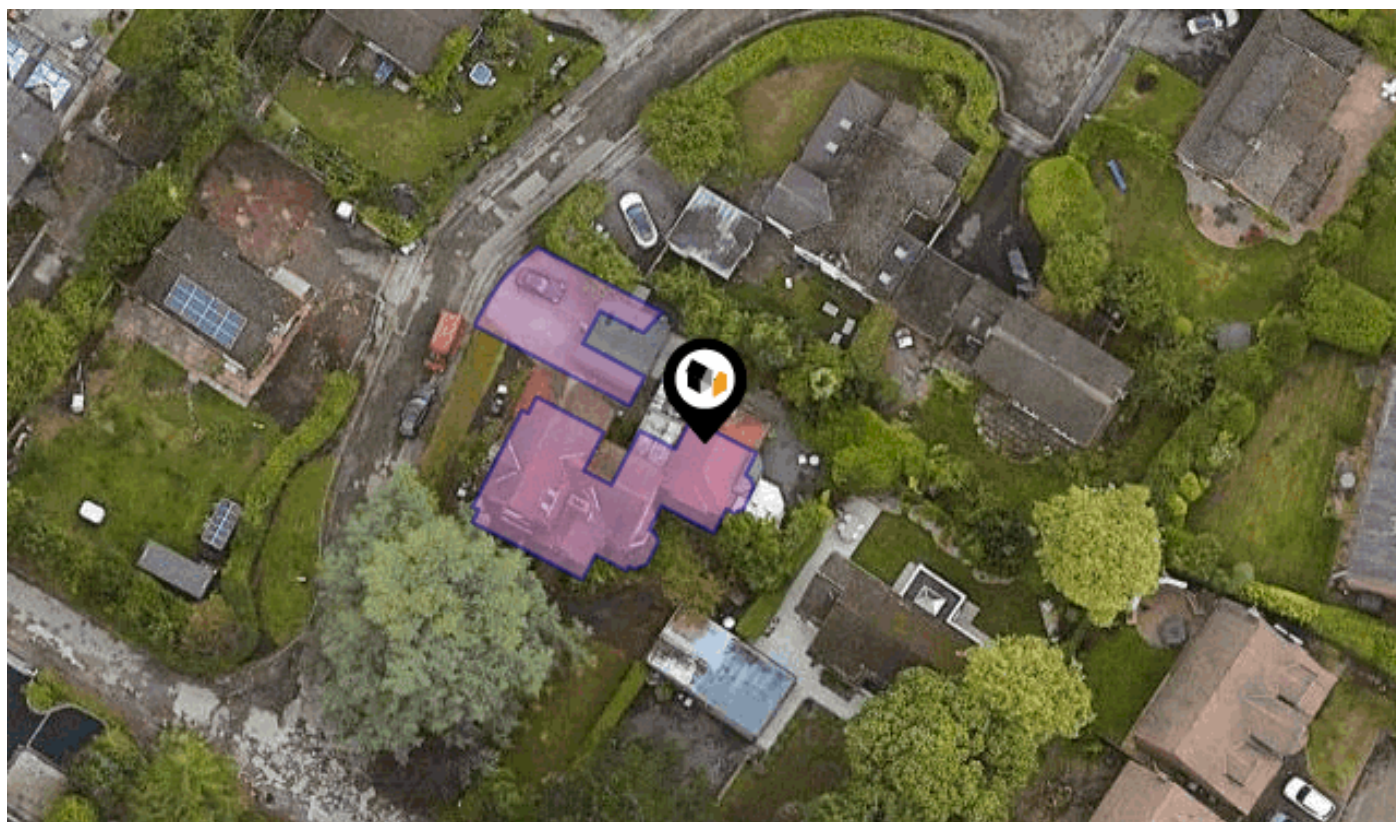


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 06th March 2025



INGLEWOOD, FULSHAW PARK SOUTH, WILMSLOW, SK9

Michael J Chapman Estate Agents

79 London Road, Alderley Edge, Cheshire, SK9 7DY

01625 584379

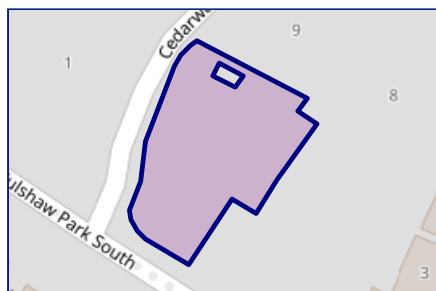
rory@michaeljchapman.co.uk

www.michaeljchapman.co.uk



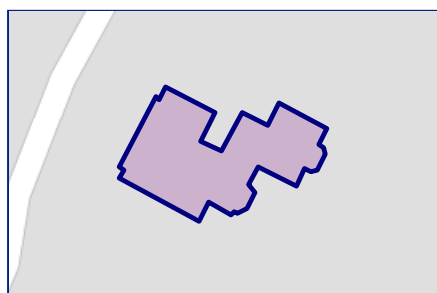
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Freehold Title Plan



CH369946

Leasehold Title Plan



CH173016

Start Date: 08/07/1976
End Date: 25/12/2964
Lease Term: 999 years from 25 December 1965
Term Remaining: 940 years

Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	08/07/1976
Floor Area:	828 ft ² / 77 m ²	End Date:	25/12/2964
Plot Area:	0.07 acres	Lease Term:	999 years from 25 December 1965
Year Built :	1900-1929	Term	940 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£1,971		
Title Number:	CH173016		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		10	49	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						

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 & Porch Extension</p>

Property

EPC - Certificate

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Fulshaw Park South, SK9

Energy rating

D

Valid until 03.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	77 m ²

Building Safety

No known issues

Accessibility / Adaptations

none

Construction Type

Brick built, tiled roof.

Property Lease Information

Date : 9 July 1976

Term : 999 years from 25 December 1965

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Radiators and Gas boiler

Water Supply

Mains

Drainage

Mains

Michael J Chapman Estate Agents

About Us



Michael J Chapman Estate Agents

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.

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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



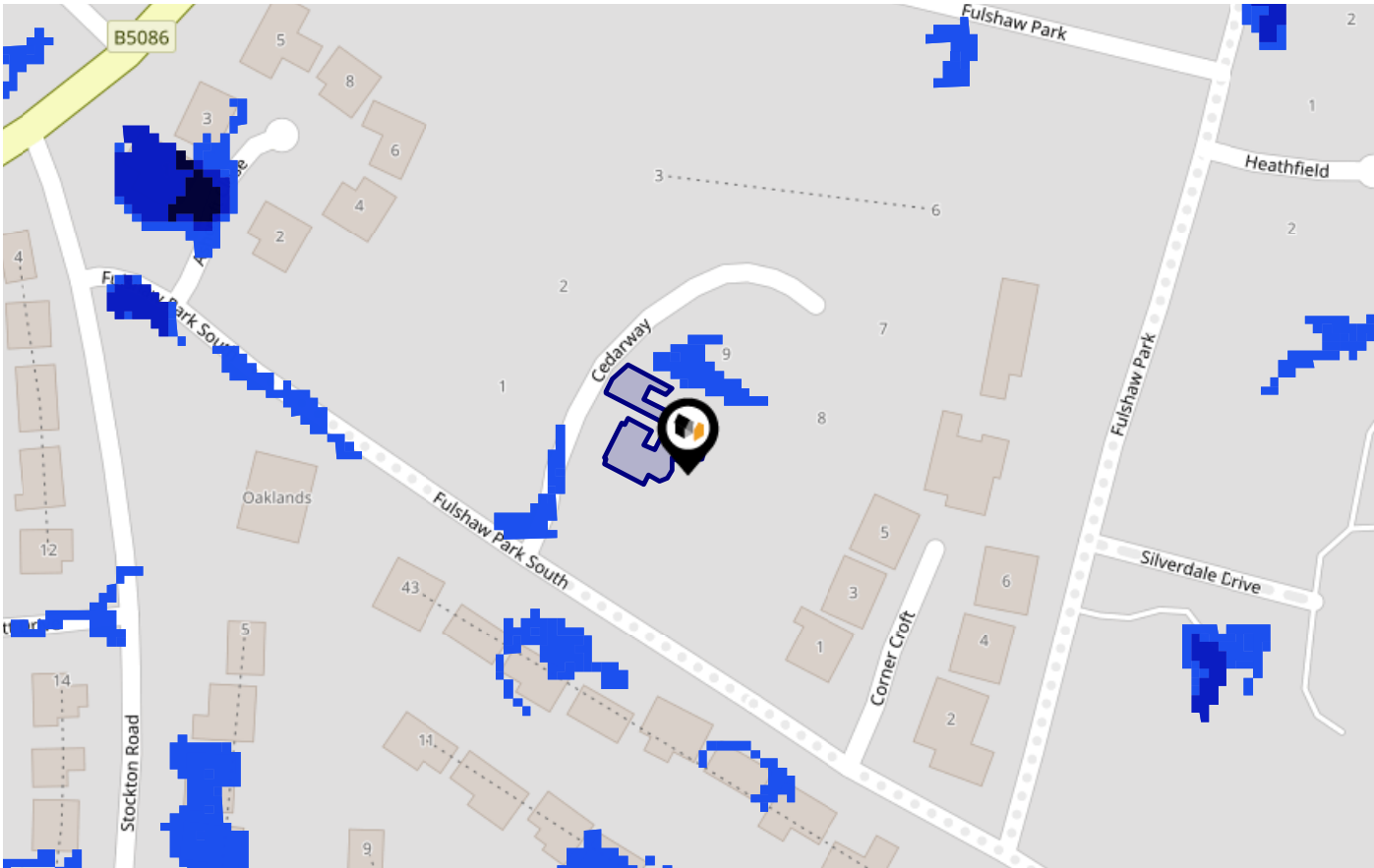
/mjcestateagents/?hl=en

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.

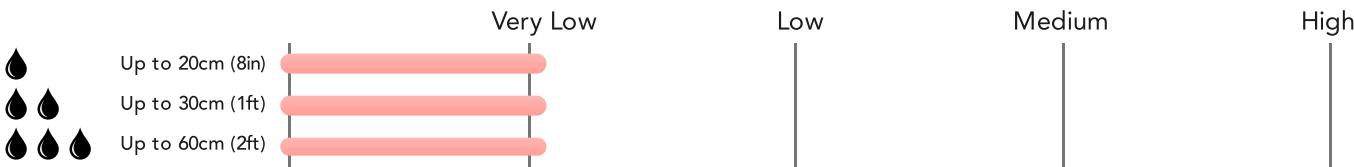


Risk Rating: Very low

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:

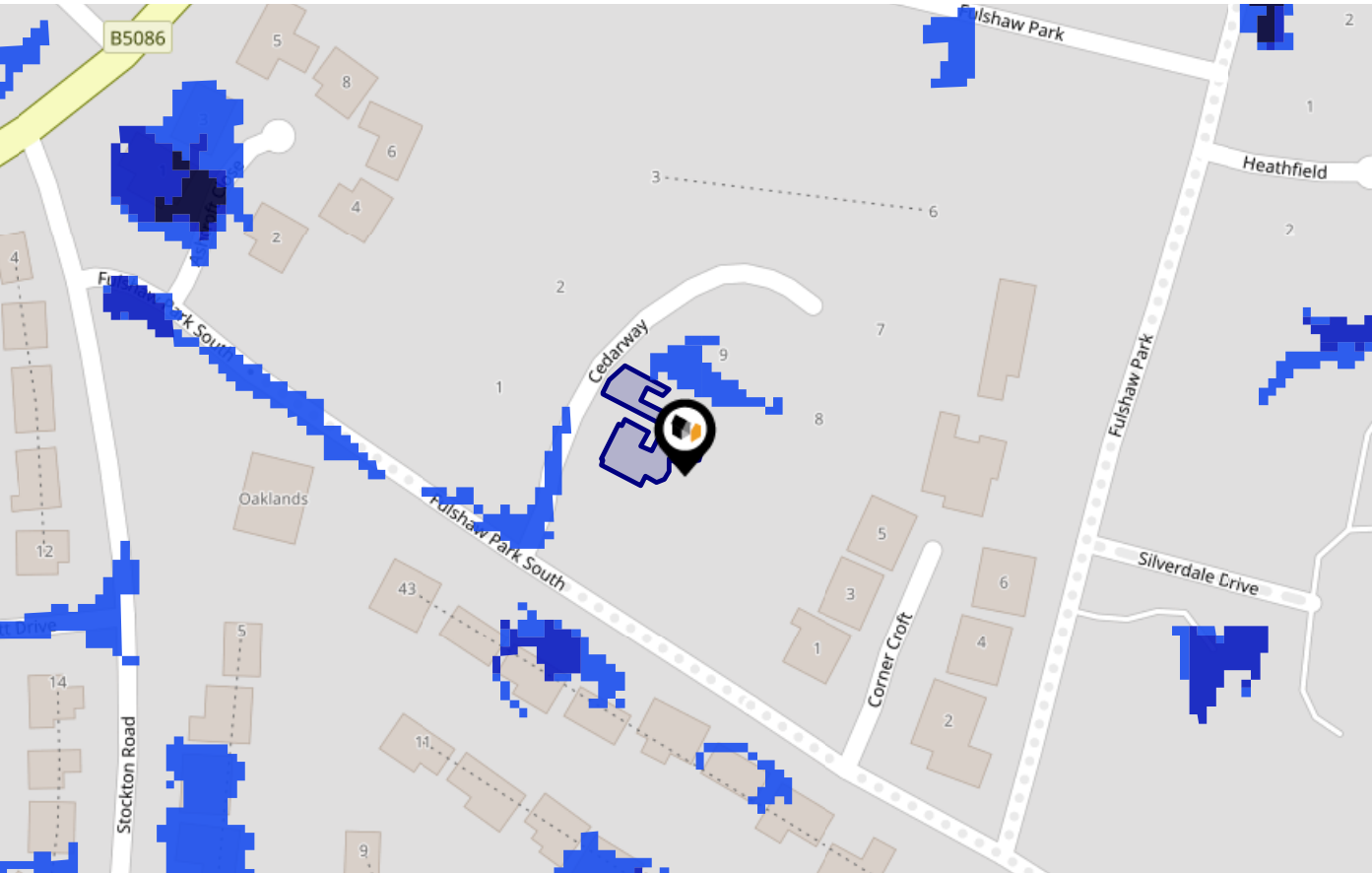


Flood Risk

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.

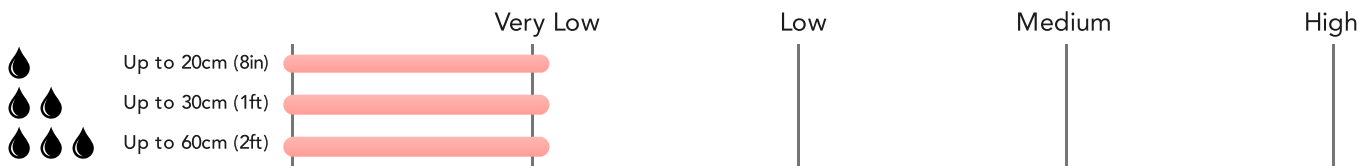


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



MIR - Material Info

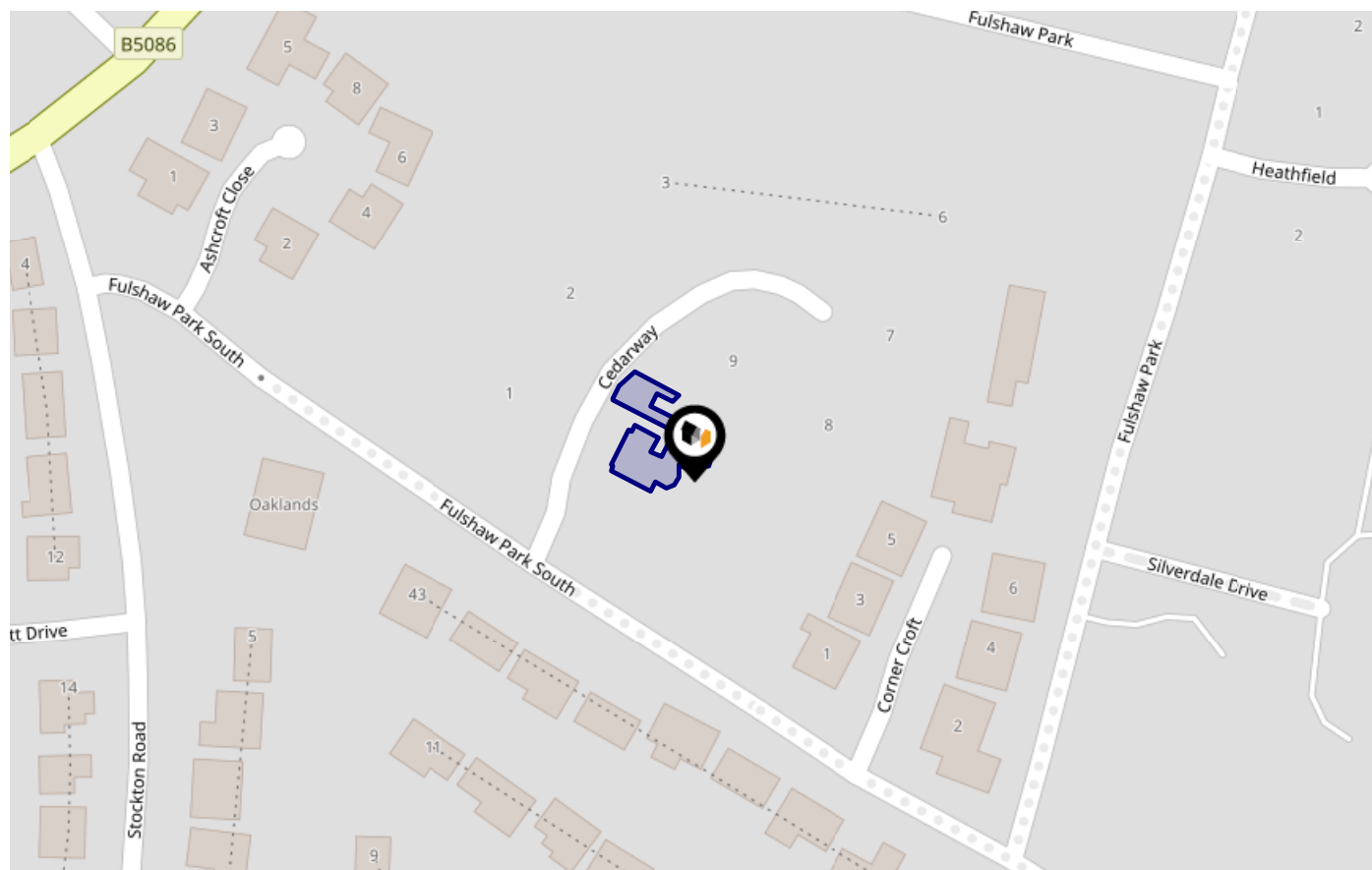
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Flood Risk

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.

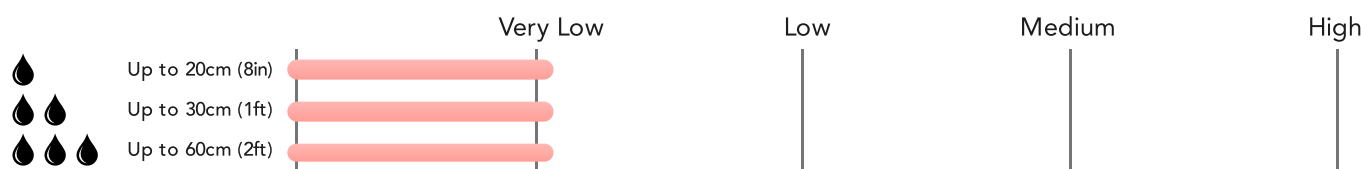


Risk Rating: Very low

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- 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:

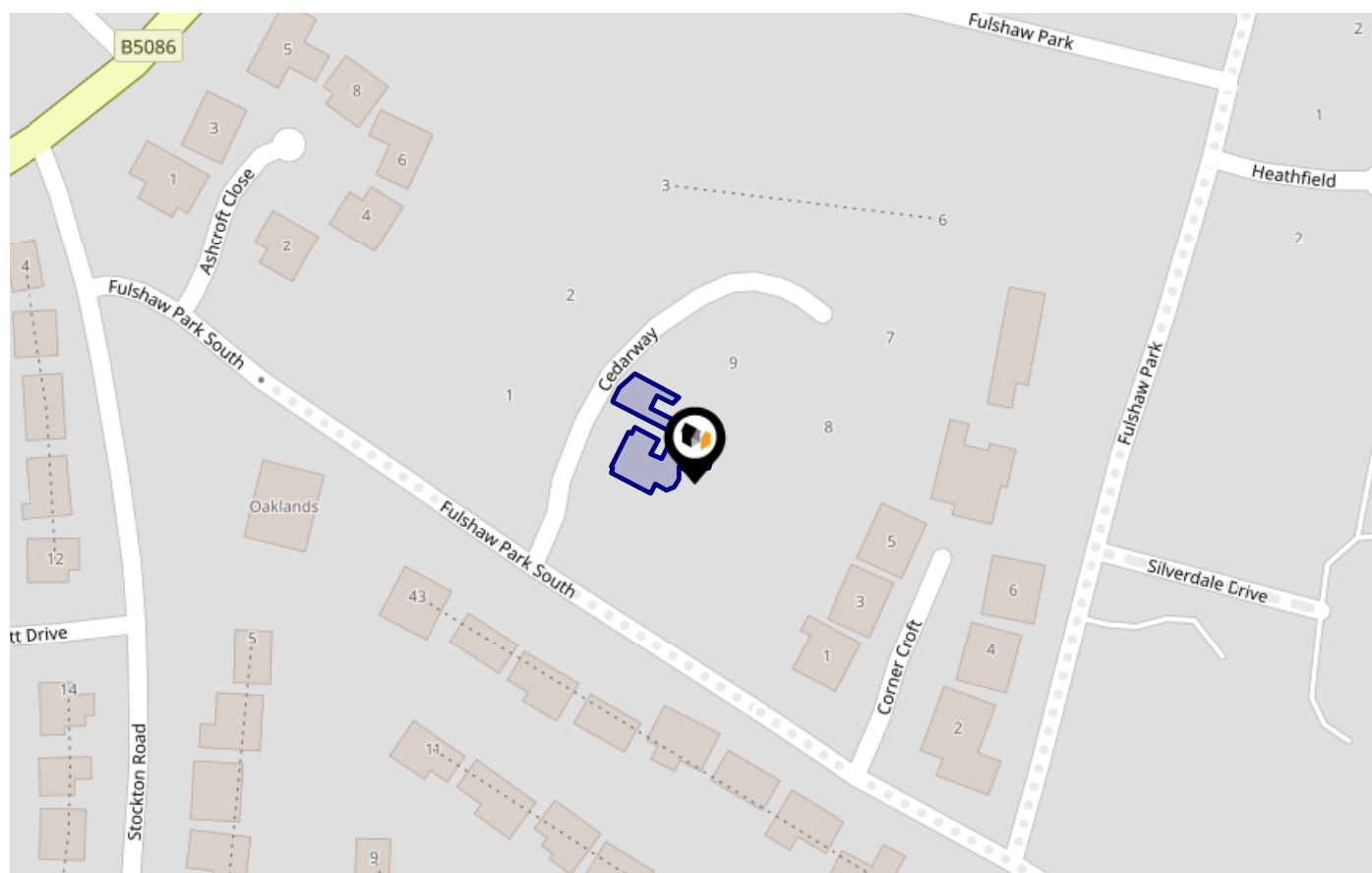


Flood Risk

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.

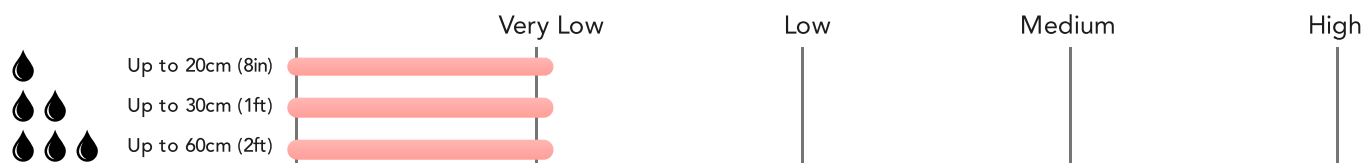


Risk Rating: Very low

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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.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:



MIR - Material Info

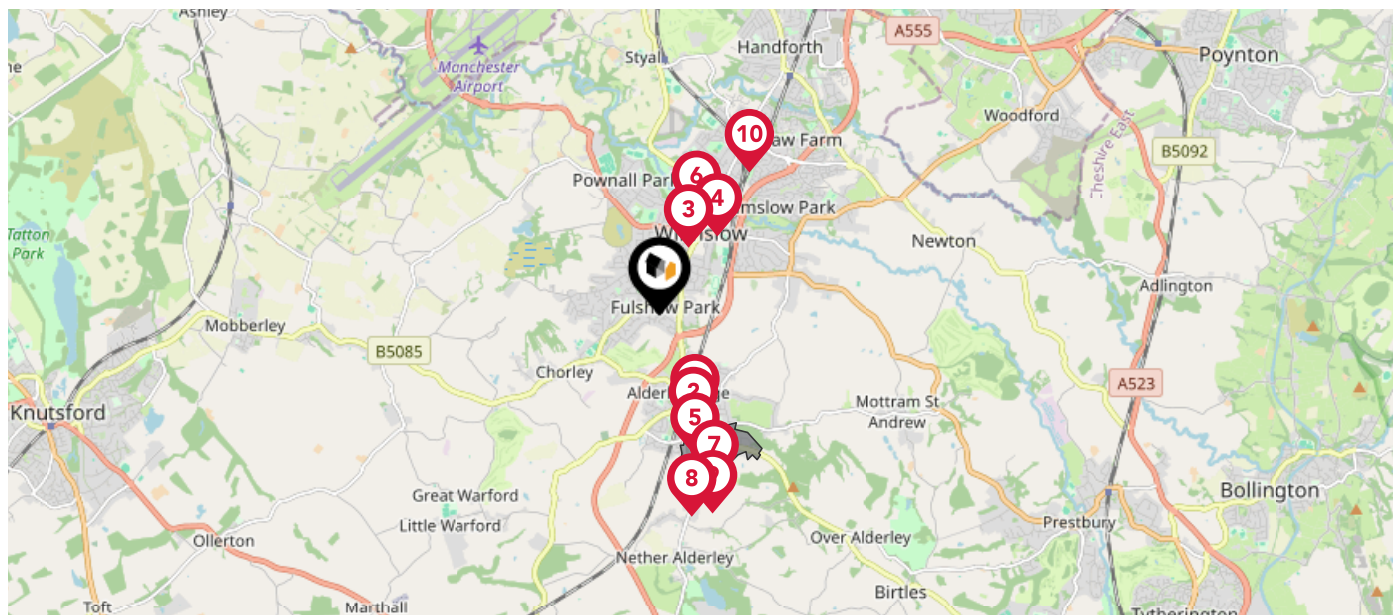
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Maps

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.



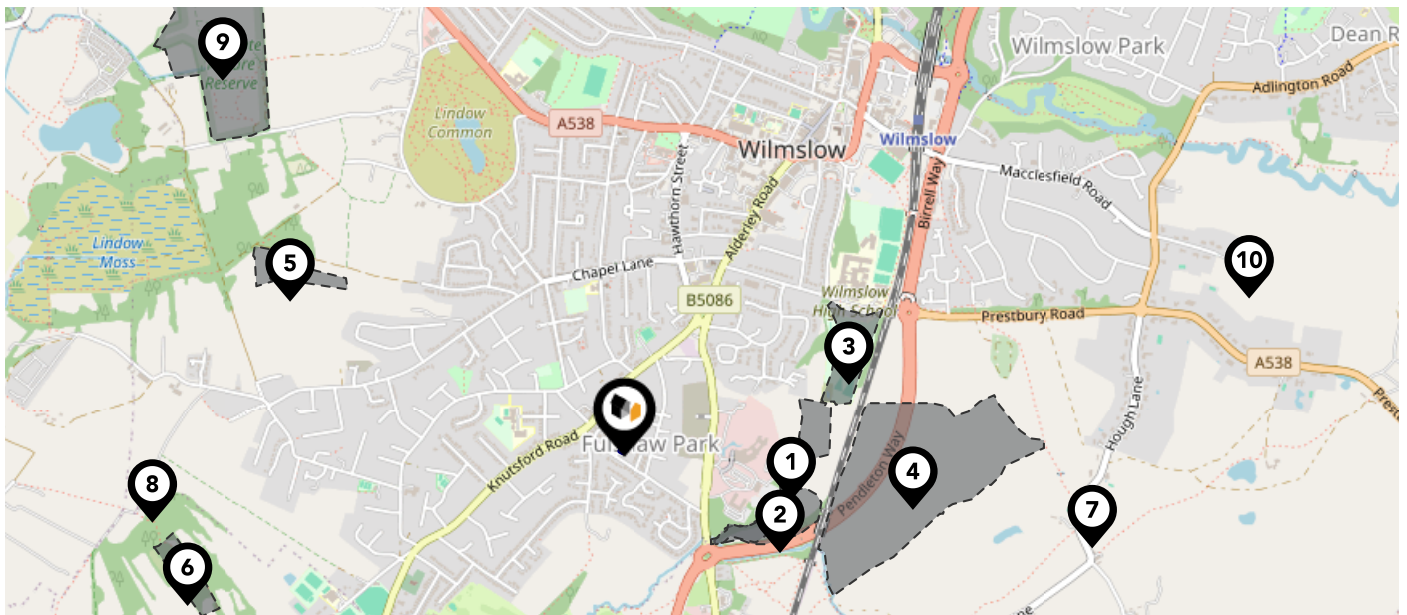
Nearby Conservation Areas

- 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

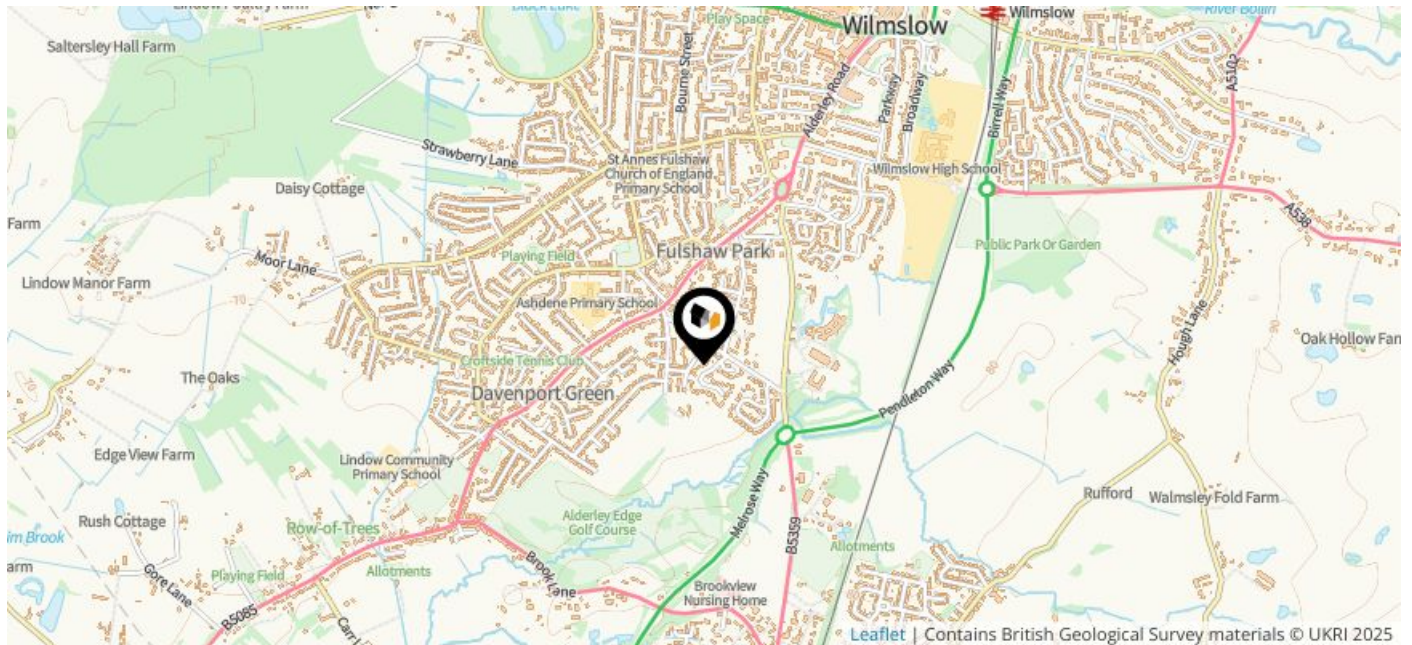
1	Whitehall Farm-Wilmslow, Cheshire	Historic Landfill	<input type="checkbox"/>
2	Alderley Road-Harden Park, Cheshire	Historic Landfill	<input type="checkbox"/>
3	Wilmslow County High School-Holly Road, Wilmslow	Historic Landfill	<input type="checkbox"/>
4	Brick Hill Farm Landfill Site-Hough Lane, Wilmslow, 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.

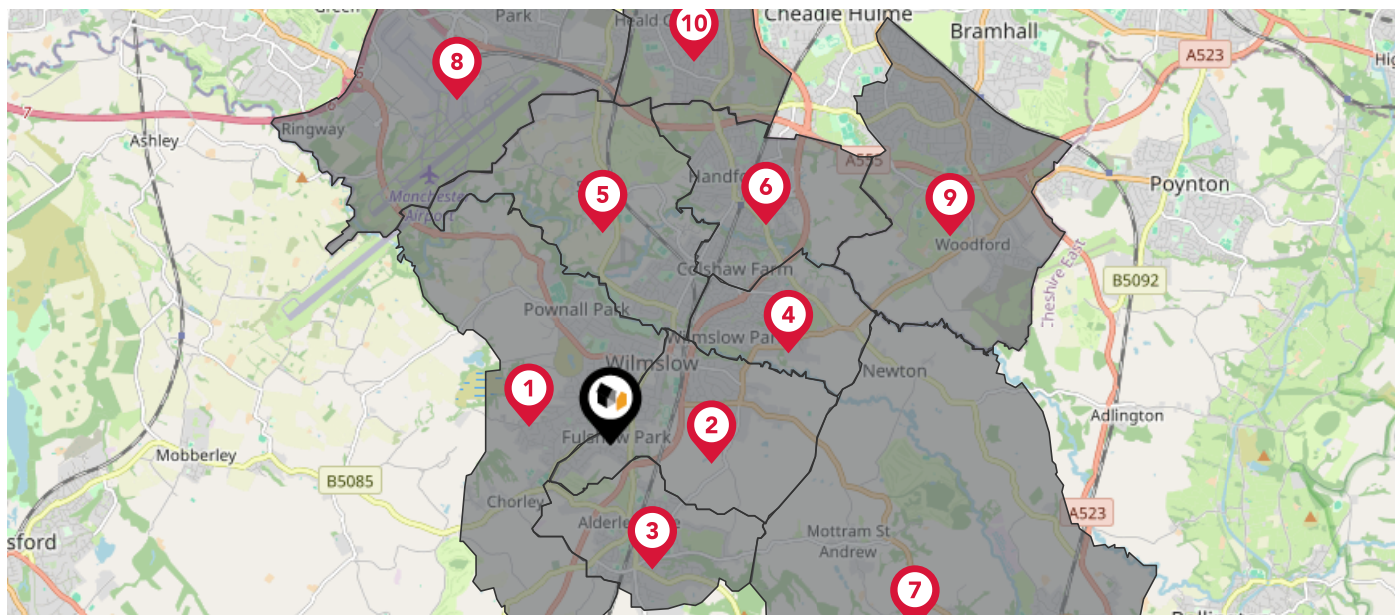
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Wilmslow West and Chorley Ward



Wilmslow East Ward



Alderley Edge Ward



Wilmslow Dean Row Ward



Wilmslow Lacey Green Ward



Handforth Ward



Prestbury Ward



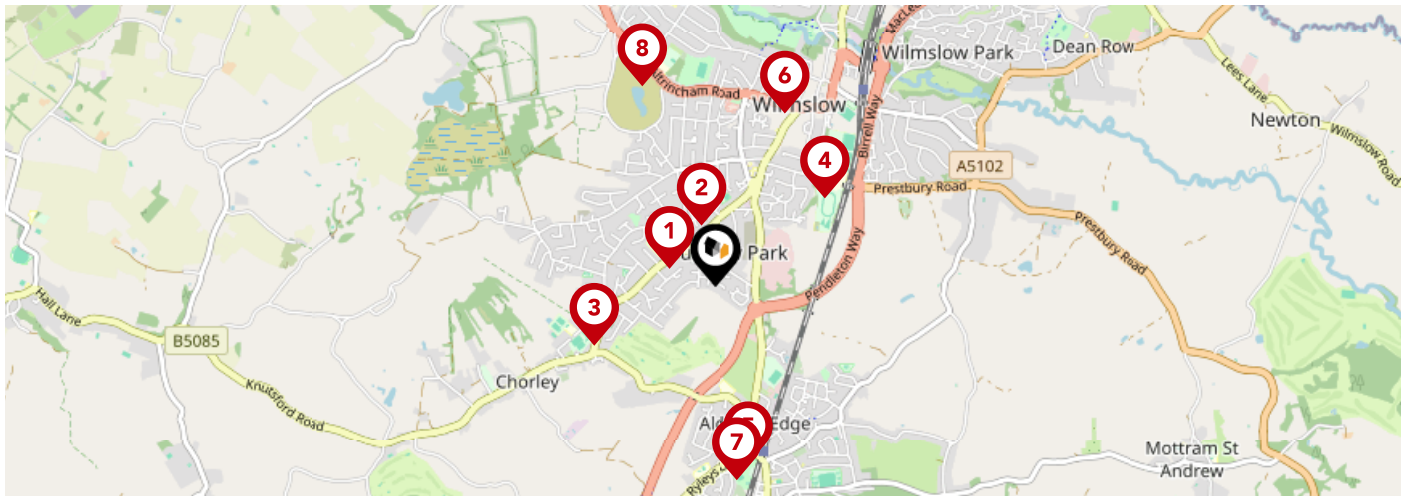
Woodhouse Park Ward



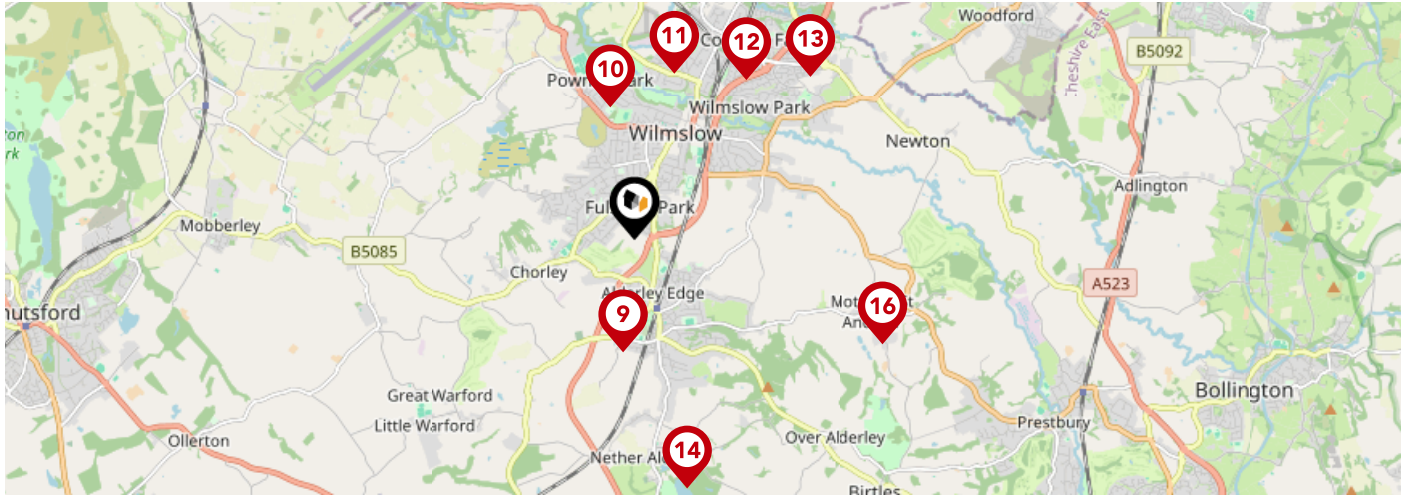
Bramhall South and Woodford Ward



Heald Green Ward



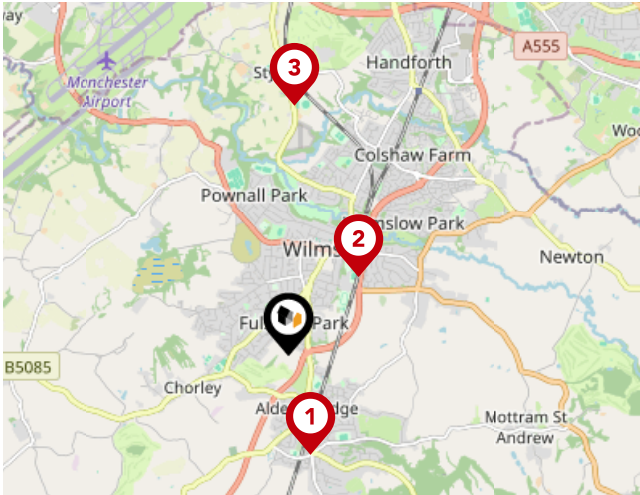
		Nursery	Primary	Secondary	College	Private
1	Ashdene Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Anne's Fulshaw C of E Primary School Ofsted Rating: Good Pupils: 112 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lindow Community Primary School Ofsted Rating: Good Pupils: 184 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilmslow High School Ofsted Rating: Good Pupils: 2196 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alderley Edge School for Girls 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"/>
6	Wilmslow Preparatory School 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"/>
7	Alderley Edge Community Primary School Ofsted Rating: Outstanding Pupils: 195 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Gorse Bank Primary School 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
9	The Ryleys School Ofsted Rating: Not Rated Pupils: 258 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Pownall Hall School 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"/>
11	Lacey Green Primary Academy Ofsted Rating: Good Pupils: 427 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Aurora Summerfields School Ofsted Rating: Good Pupils: 24 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Wilmslow Academy Ofsted Rating: Good Pupils: 365 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Nether Alderley Primary School Ofsted Rating: Good Pupils: 91 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Styal Primary School Ofsted Rating: Good Pupils: 106 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mottram St Andrew Primary Academy Ofsted Rating: Good Pupils: 194 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

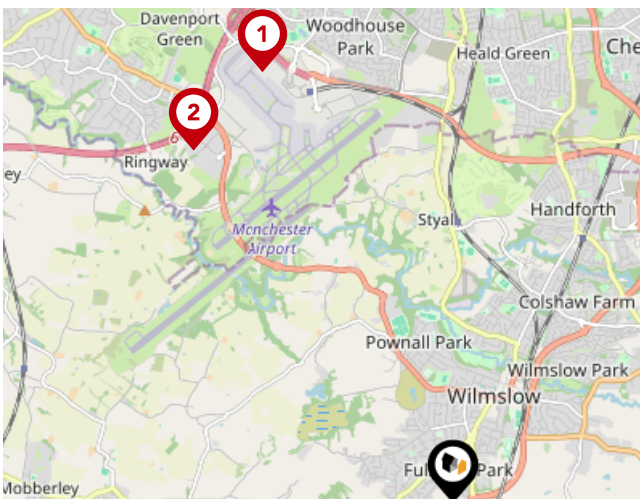
Area Transport (National)

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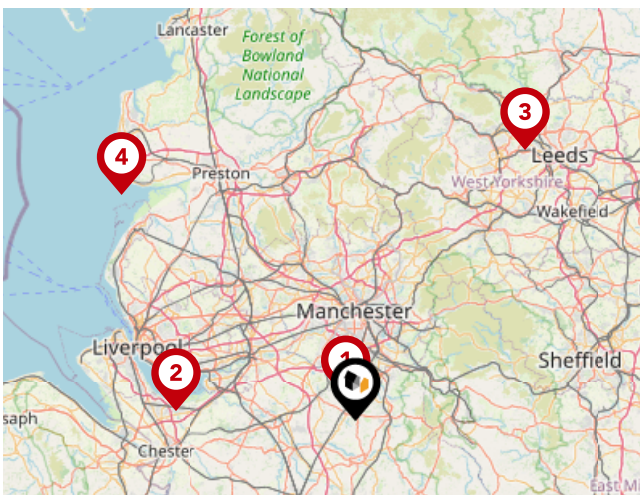
National Rail Stations

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



Trunk Roads/Motorways

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



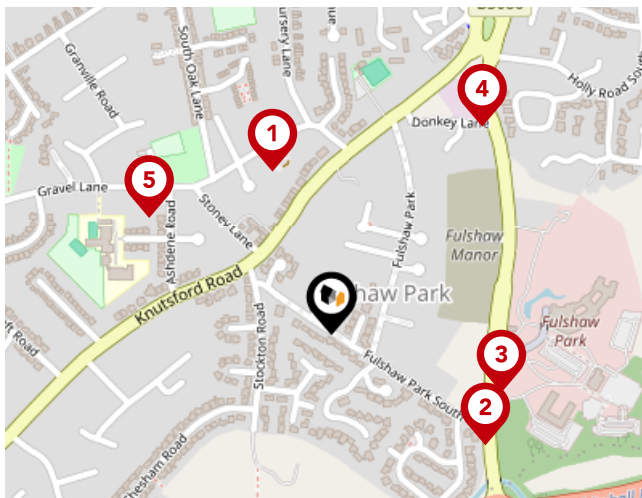
Airports/Helipads

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






Area

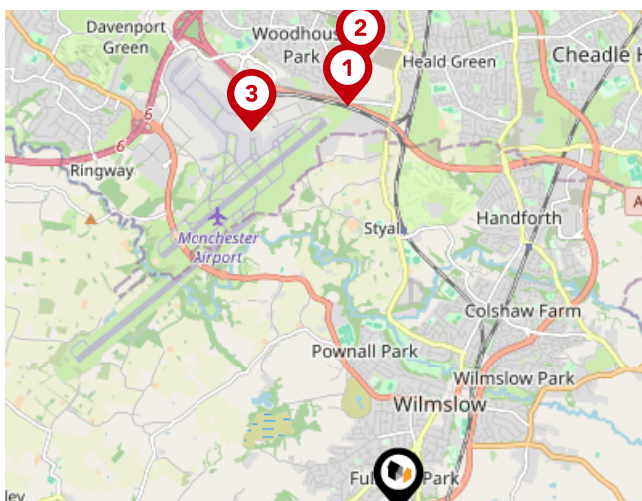
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
	Nursery Lane	0.19 miles
	Fulshaw Park South	0.21 miles
	Fulshaw Park South	0.2 miles
	King's Arms Hotel	0.28 miles
	Ashdene Road	0.24 miles



Local Connections

Pin	Name	Distance
	Shadowmoss (Manchester Metrolink)	3.62 miles
	Peel Hall (Manchester Metrolink)	3.96 miles
	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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