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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 22<sup>nd</sup> September 2025**



**EDALE CLOSE, HAZEL GROVE, STOCKPORT, SK7**

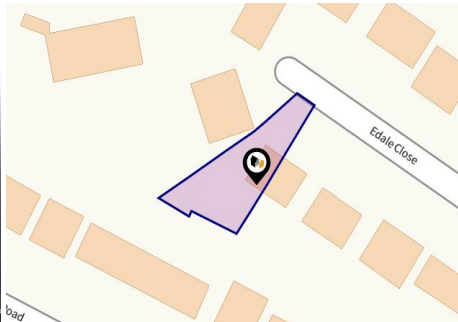
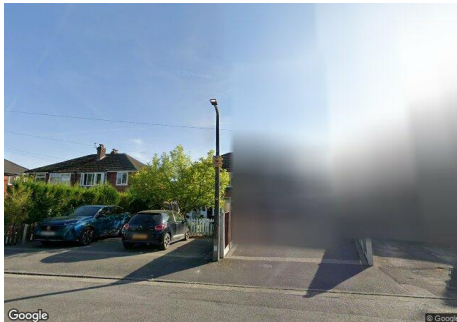
## Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>
Plot Area:	0.11 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,200
Title Number:	GM74948

Tenure: Freehold

## Local Area

Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

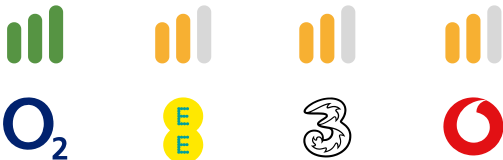
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	74	1000
mb/s	mb/s	mb/s

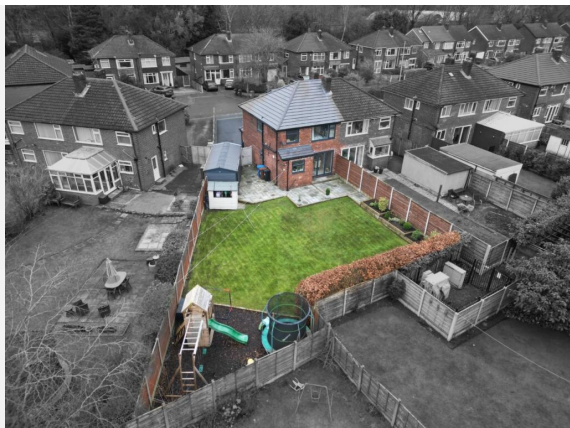
### Mobile Coverage:

(based on calls indoors)



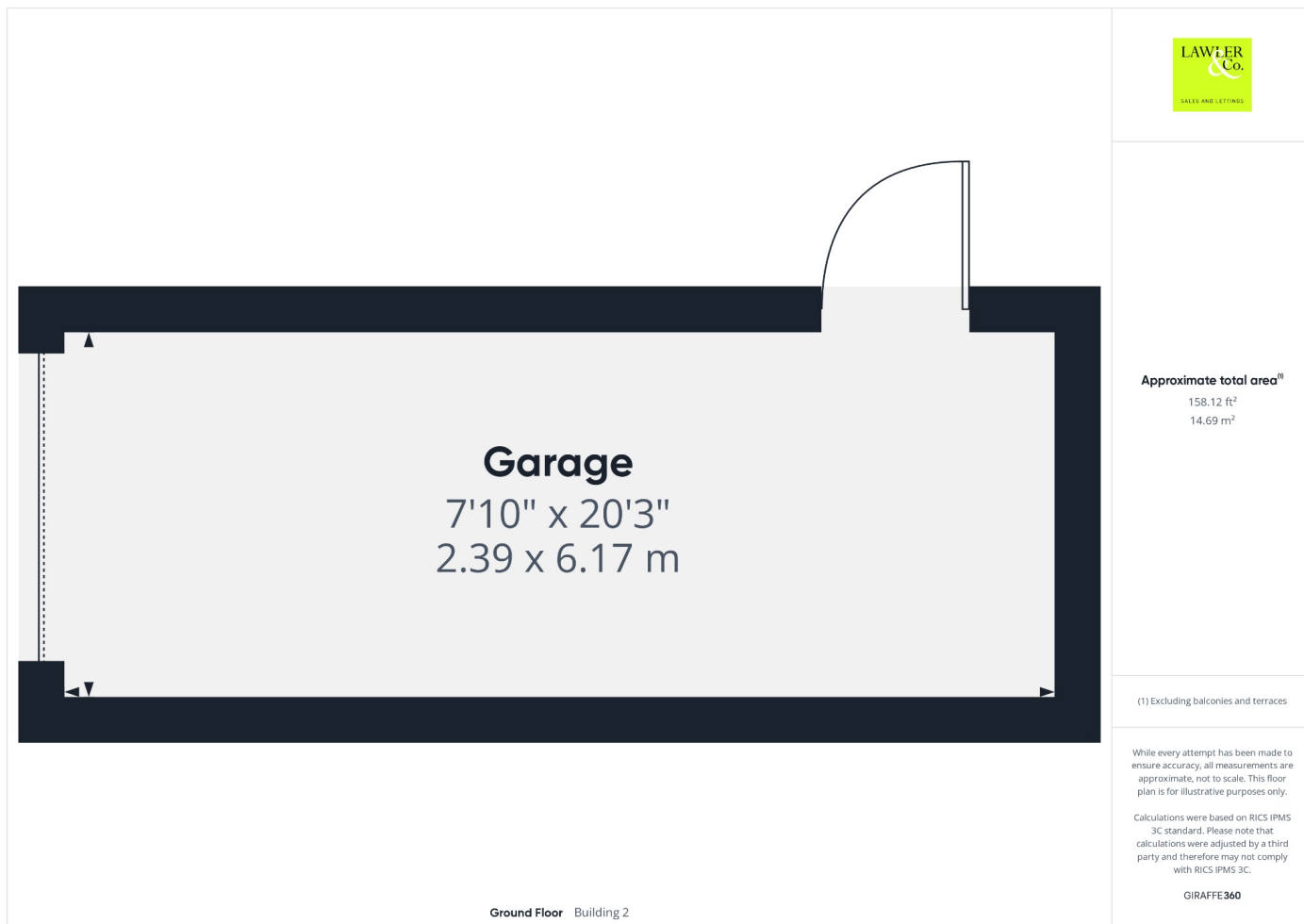
### Satellite/Fibre TV Availability:



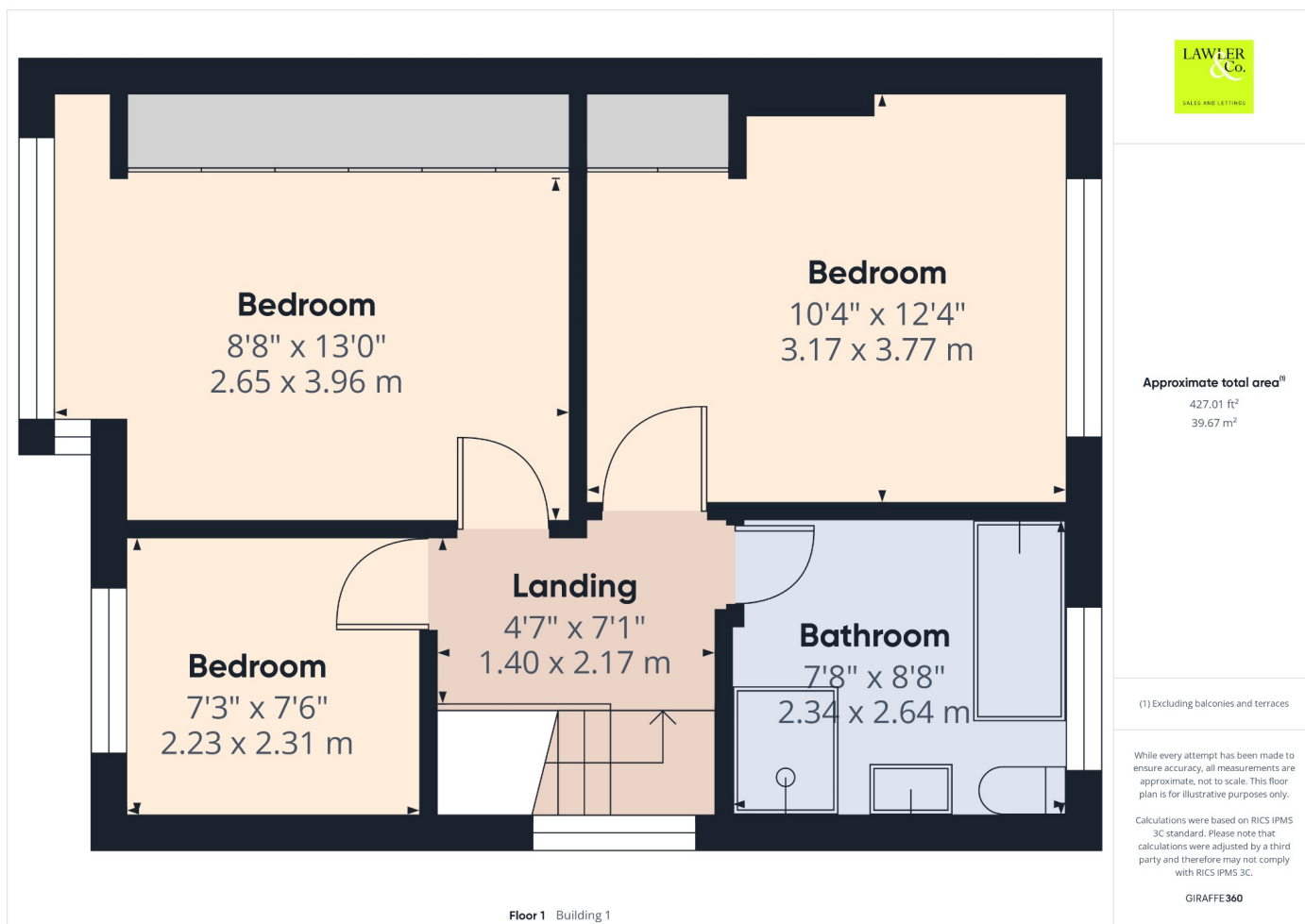




## EDALE CLOSE, HAZEL GROVE, STOCKPORT, SK7



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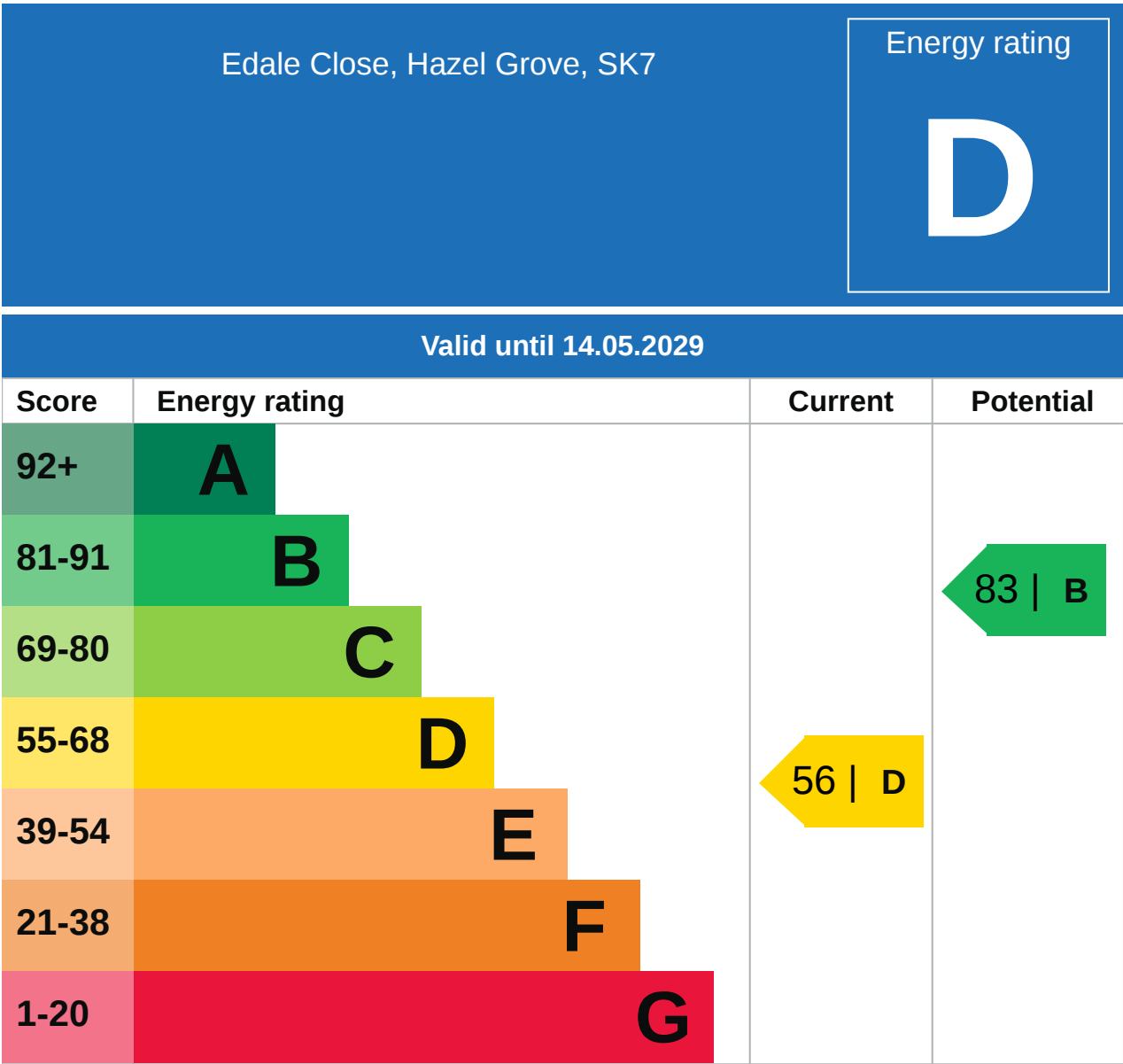
EDALE CLOSE, HAZEL GROVE, STOCKPORT, SK7



EDALE CLOSE, HAZEL GROVE, STOCKPORT, SK7



Property  
**EPC - Certificate**



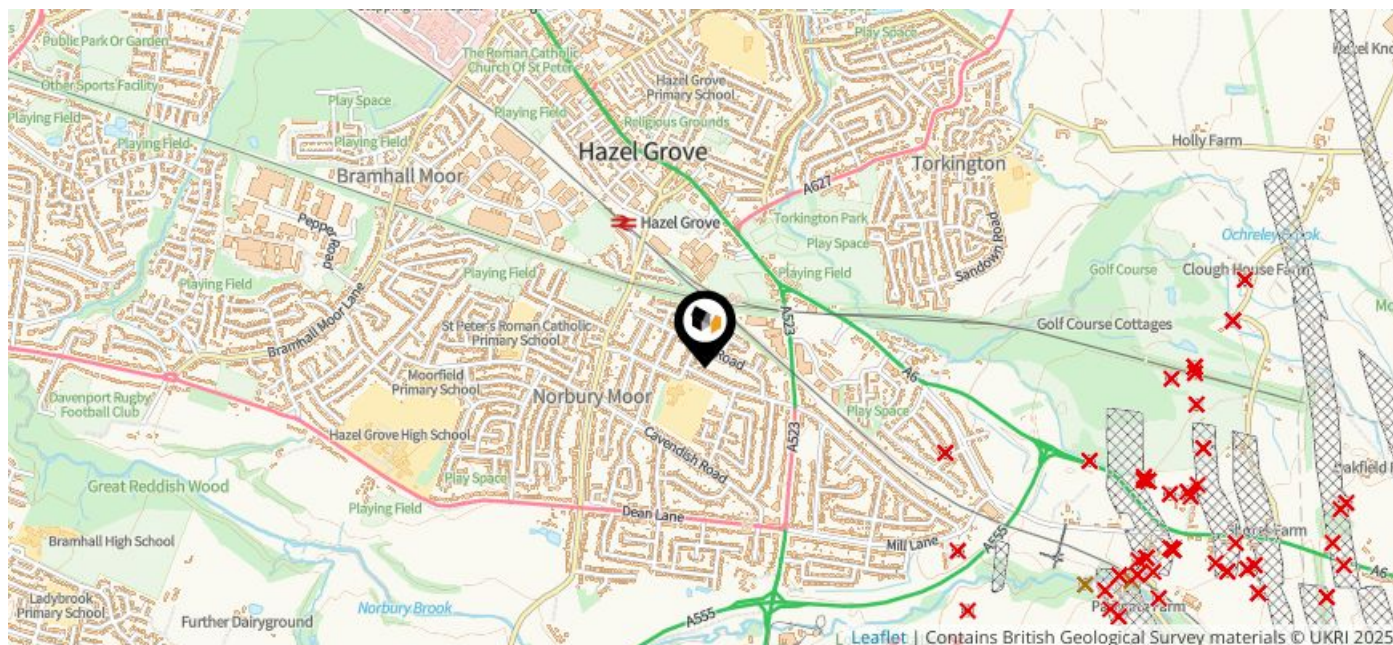
# Property

## EPC - Additional Data

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	88 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



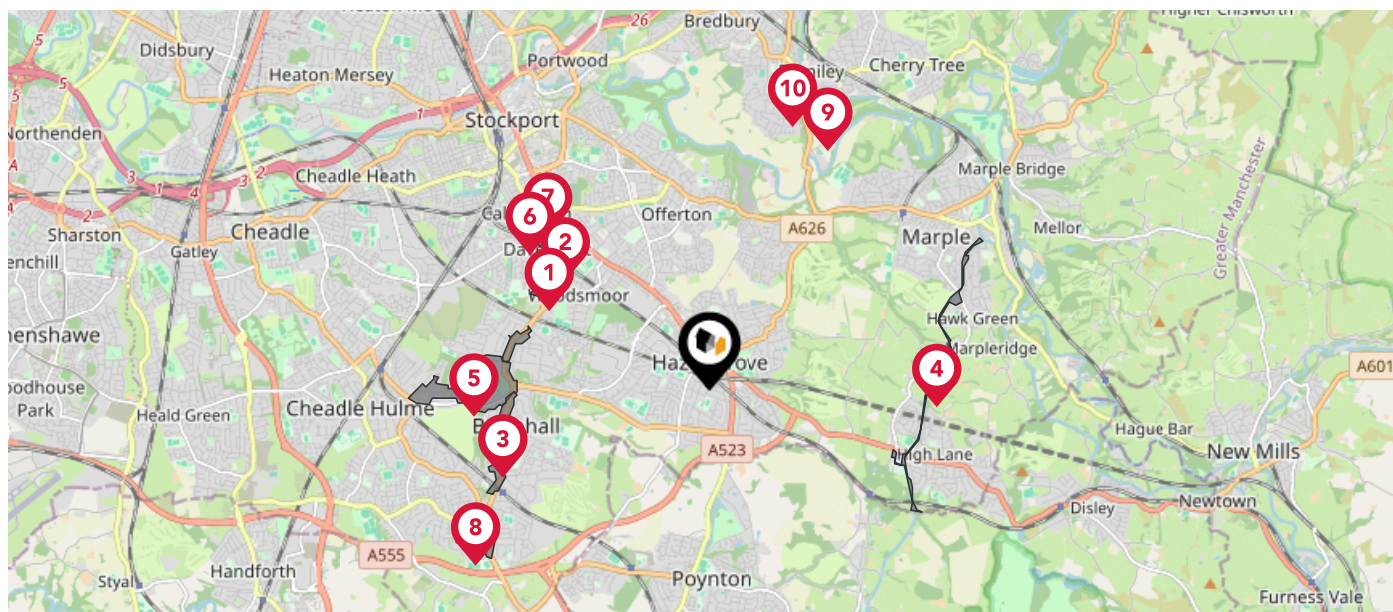
## Mine Entry

- ✕ 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  | Egerton Road and Frewland Avenue, Davenport |
| 2  | Davenport Park                              |
| 3  | Bramhall Lane South                         |
| 4  | Macclesfield Canal                          |
| 5  | Bramall Park                                |
| 6  | Cale Green                                  |
| 7  | St George's, Heaviley                       |
| 8  | Syddal Park                                 |
| 9  | Chadkirk                                    |
| 10 | Hatherlow                                   |

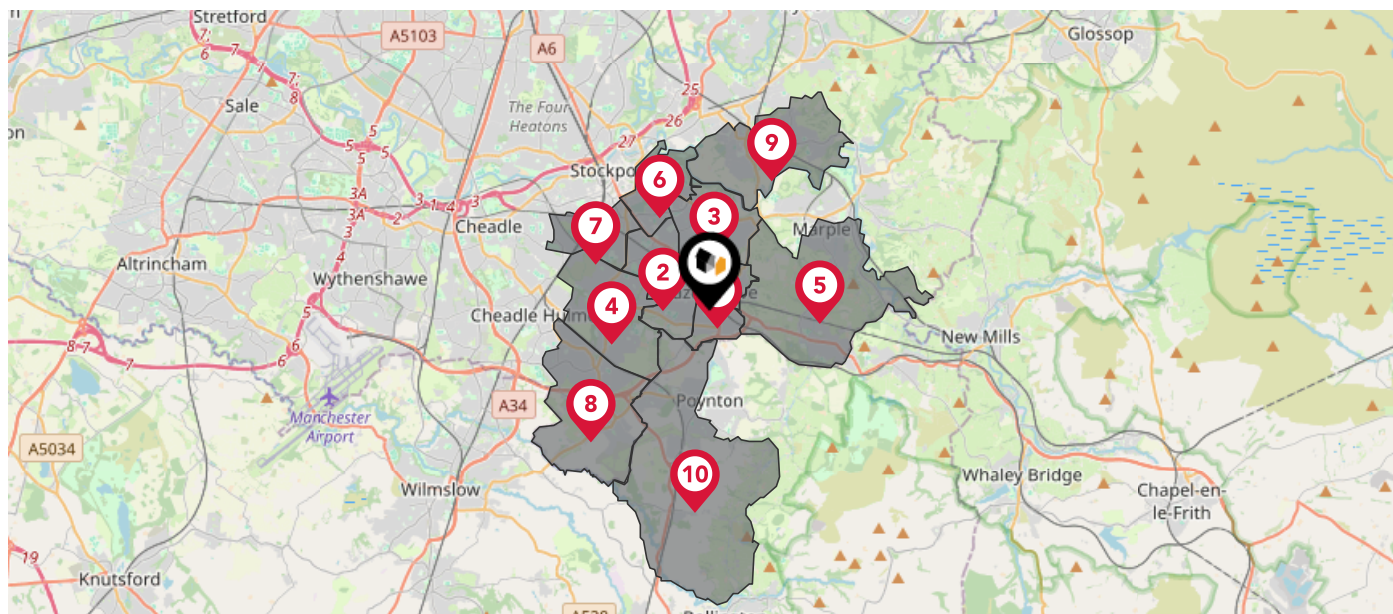
# Maps

## 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

Hazel Grove Ward

2

Stepping Hill Ward

3

Offerton Ward

4

Bramhall North Ward

5

Marple South and High Lane Ward

6

Manor Ward

7

Davenport and Cale Green Ward

8

Bramhall South and Woodford Ward

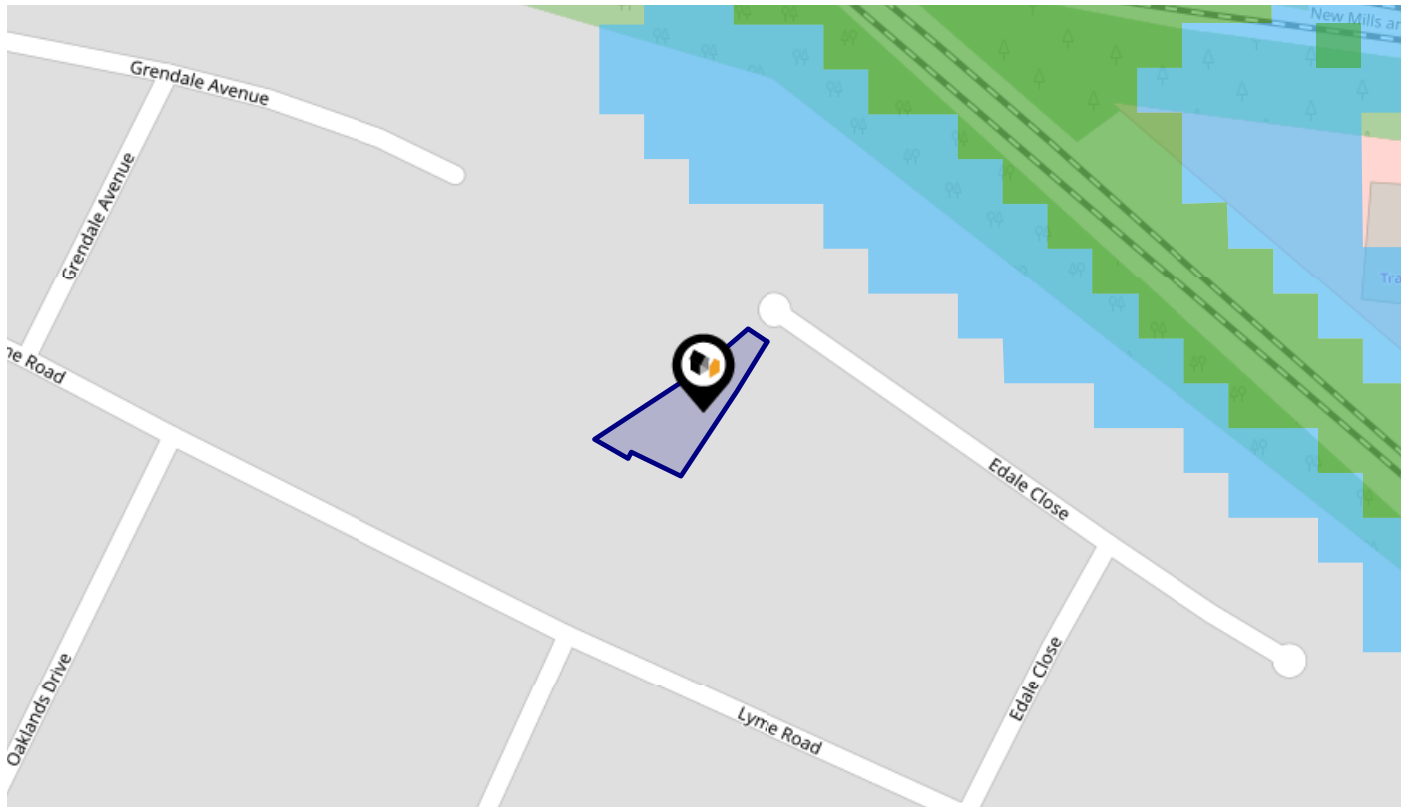
9

Bredbury Green and Romiley Ward

10

Poynton West and Adlington 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	

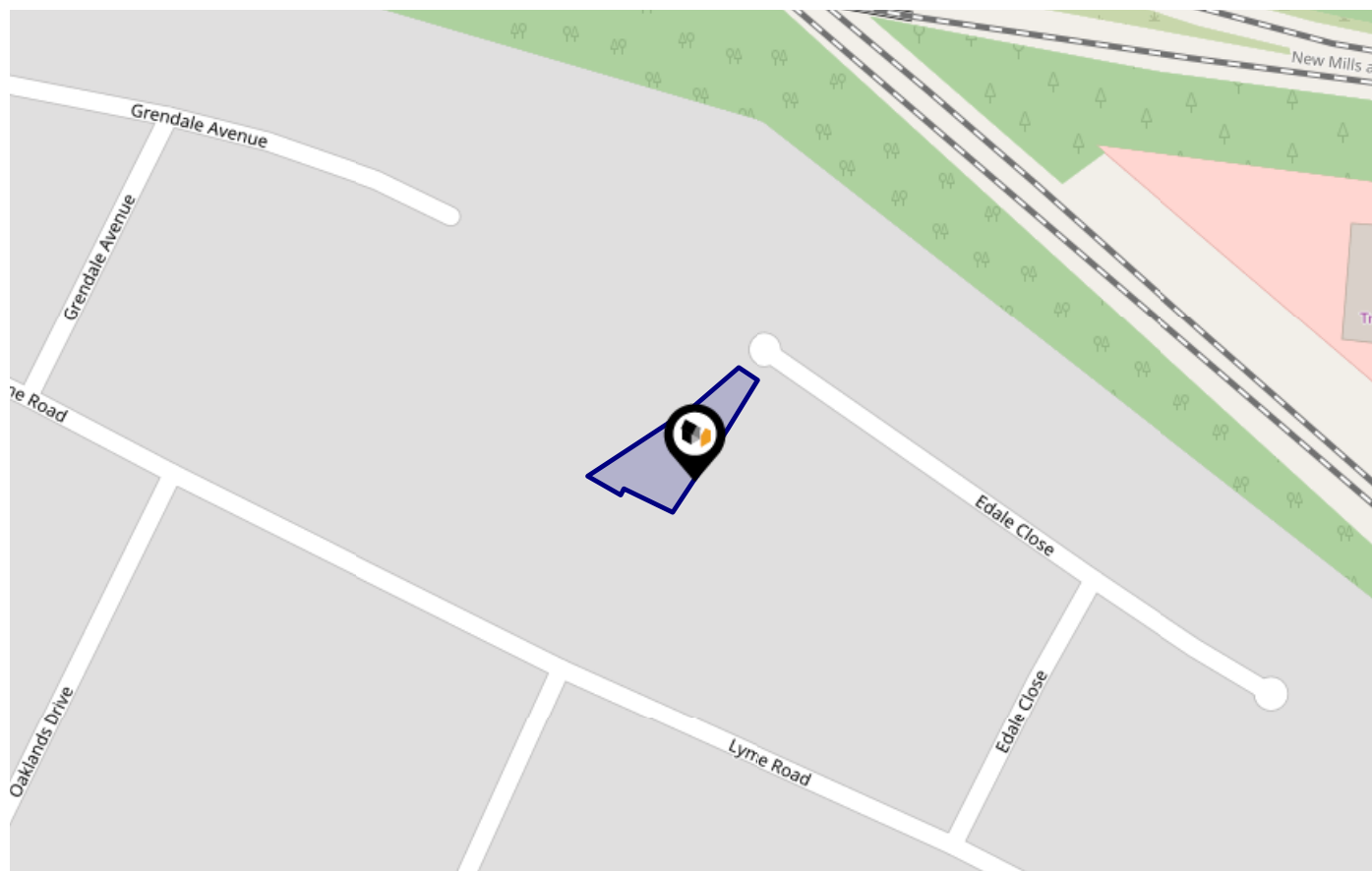
# Flood Risk

## Rivers & Seas - Flood Risk

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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.

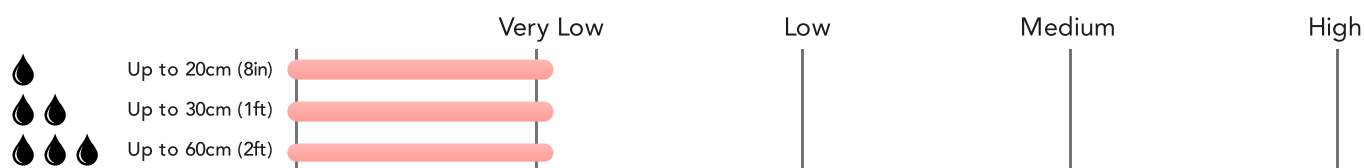


Risk Rating: Very low

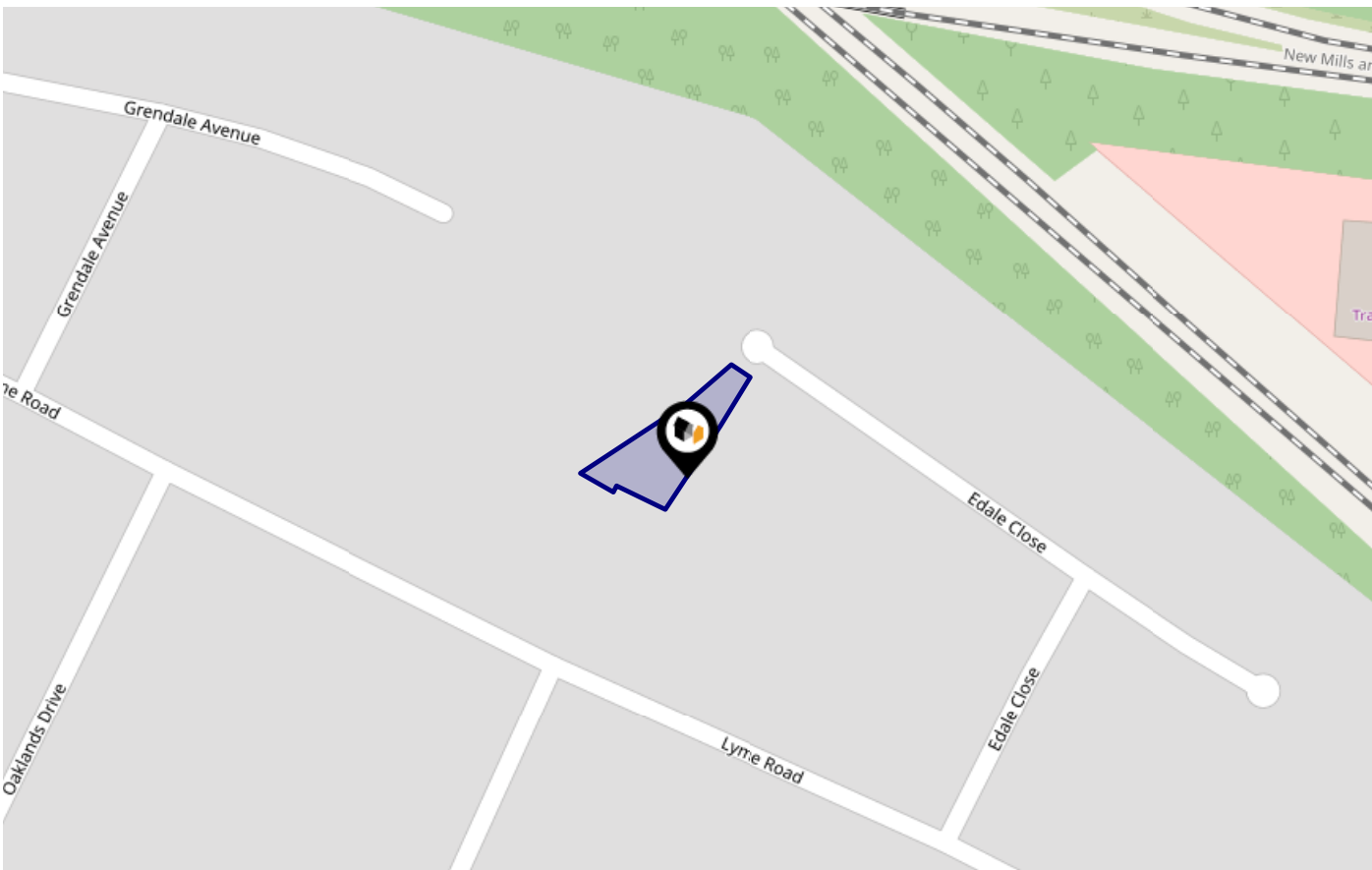
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 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.

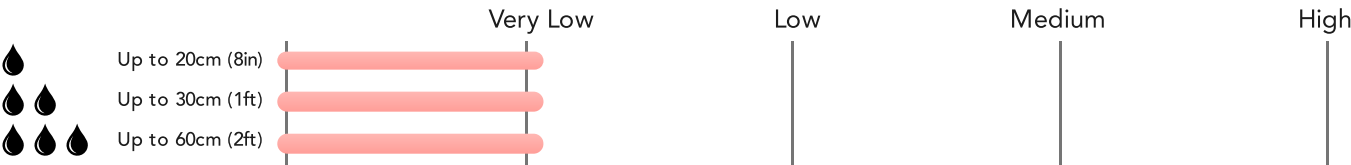


**Risk Rating:** Very low

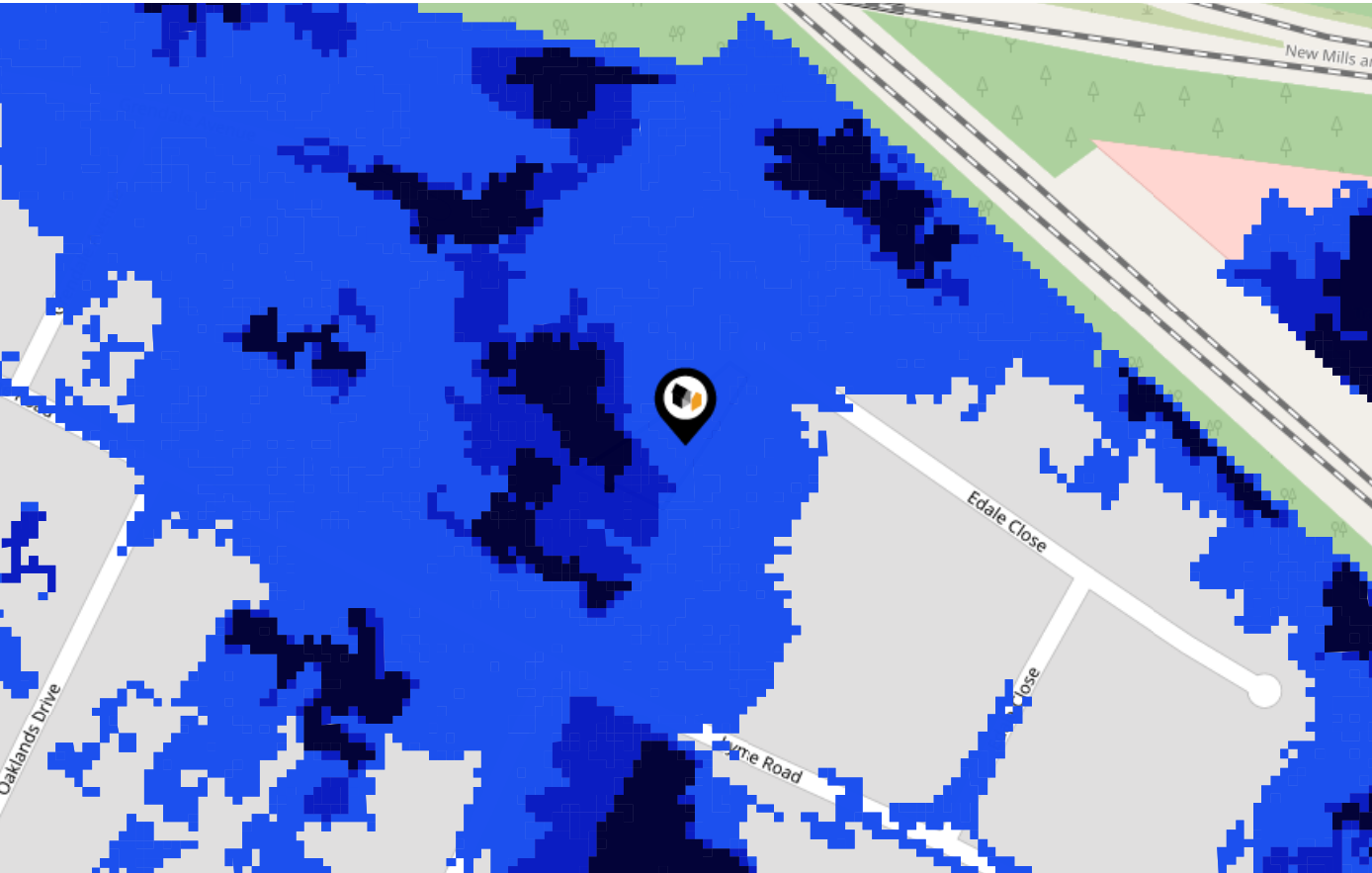
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

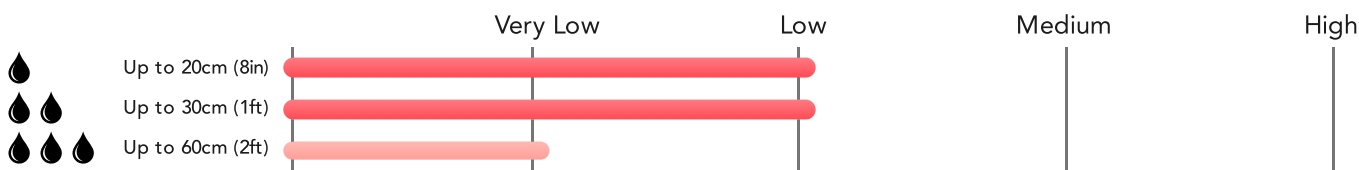


Risk Rating: Low

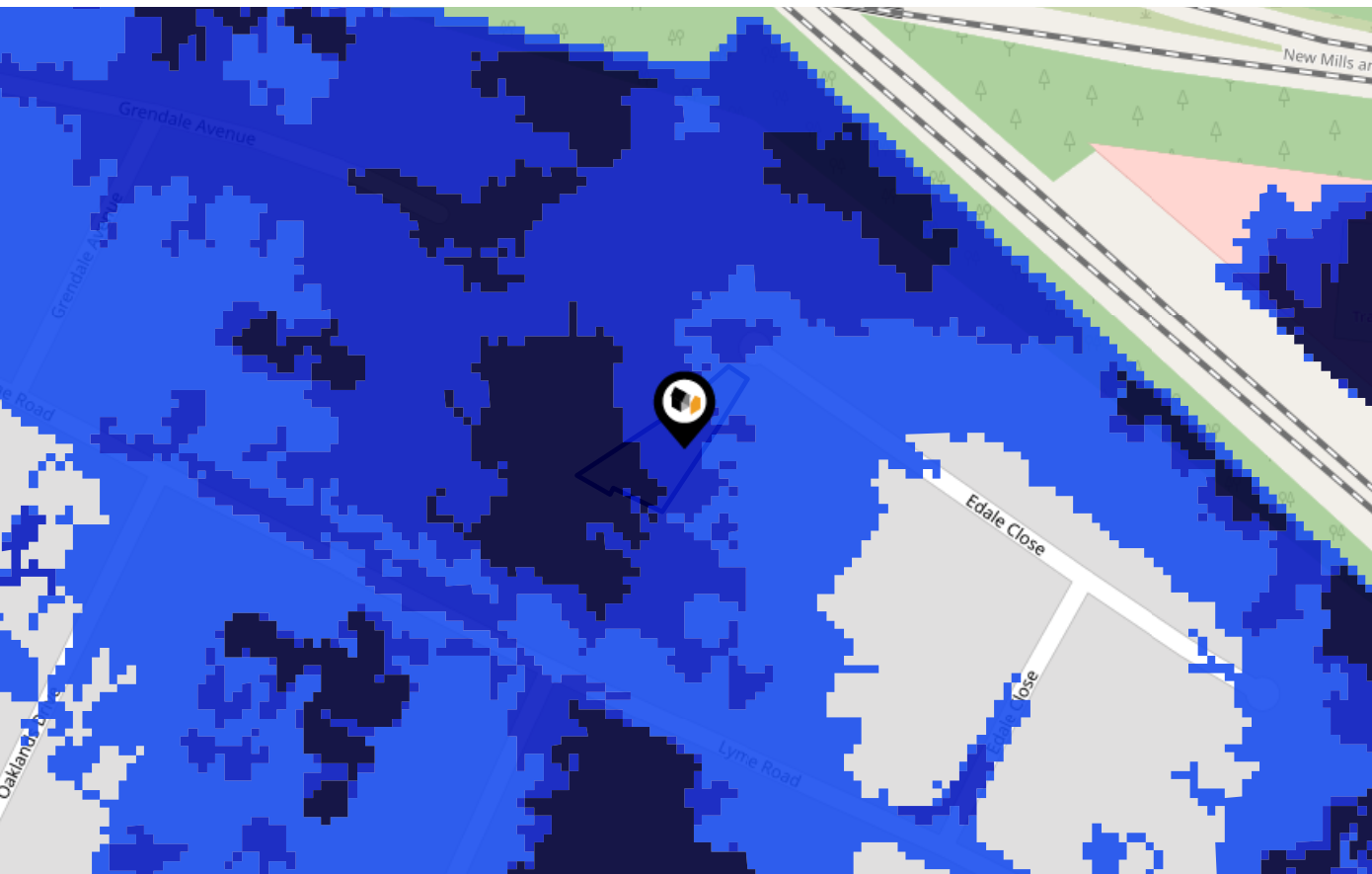
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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 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.

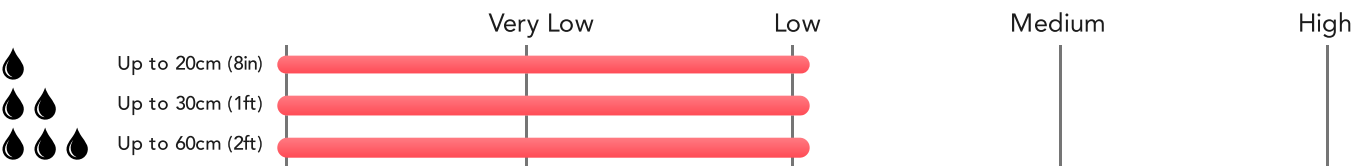


Risk Rating: Medium

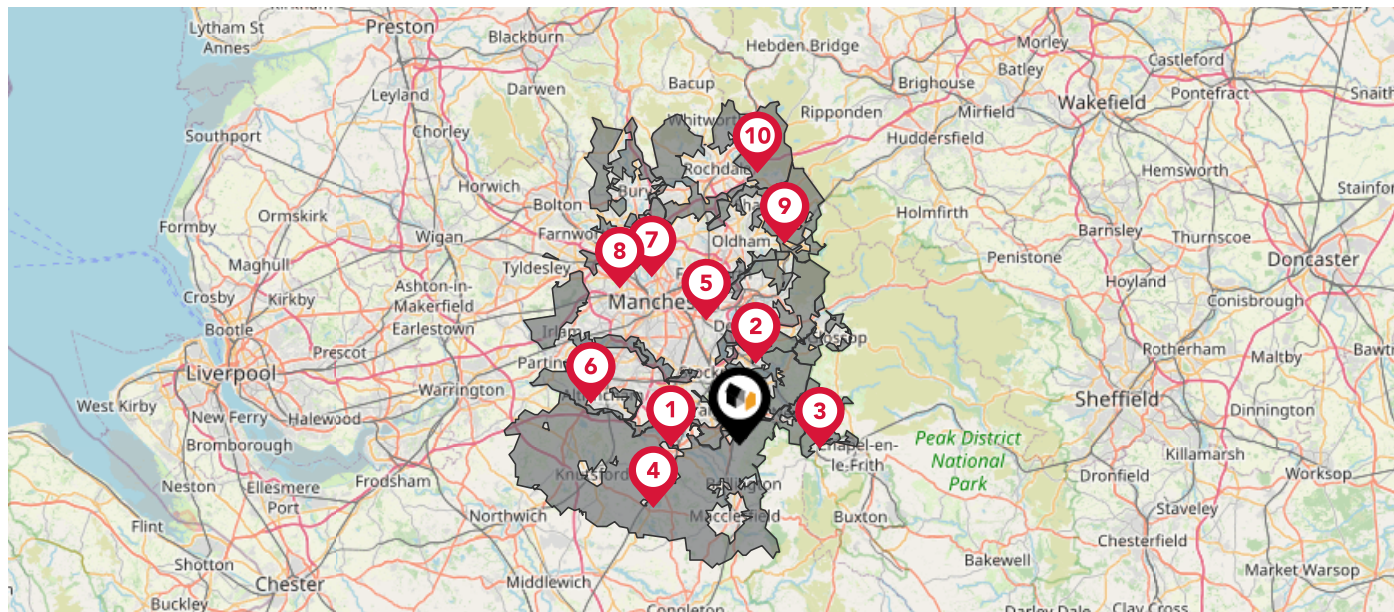
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Stockport

2

Merseyside and Greater Manchester Green Belt - Tameside

3

Merseyside and Greater Manchester Green Belt - High Peak

4

Merseyside and Greater Manchester Green Belt - Cheshire East

5

Merseyside and Greater Manchester Green Belt - Manchester

6

Merseyside and Greater Manchester Green Belt - Trafford

7

Merseyside and Greater Manchester Green Belt - Bury

8

Merseyside and Greater Manchester Green Belt - Salford

9

Merseyside and Greater Manchester Green Belt - Oldham

10

Merseyside and Greater Manchester Green Belt - Rochdale

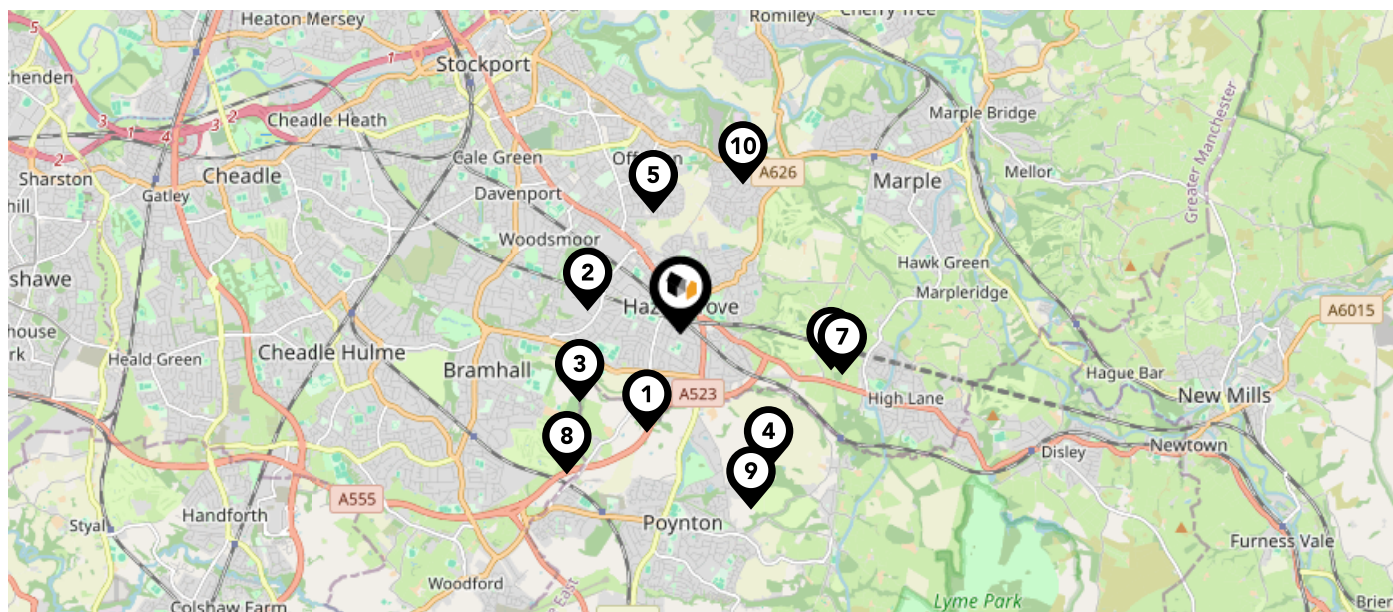
# Maps

## Landfill Sites

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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	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill
2	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill
3	EA/EPR/WP3296CX/A001	Active Landfill
4	Park Pit-Poynton, Cheshire	Historic Landfill
5	Blackstone Road-Offerton	Historic Landfill
6	Threaphurst Farm-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
7	Threaphurst Farm No.2-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
8	Hill Green Farm-Woodford Road, Poynton	Historic Landfill
9	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
10	EA/EPR/GP3891CV/V007	Active Landfill

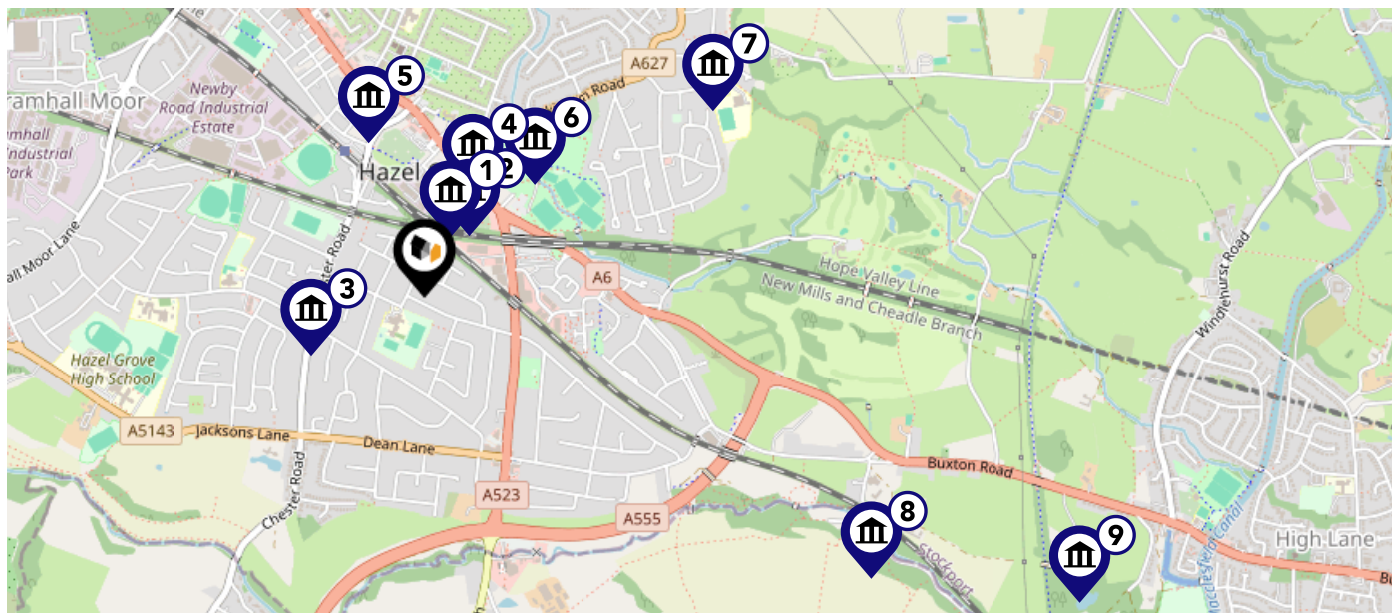
# Maps










## Listed Buildings

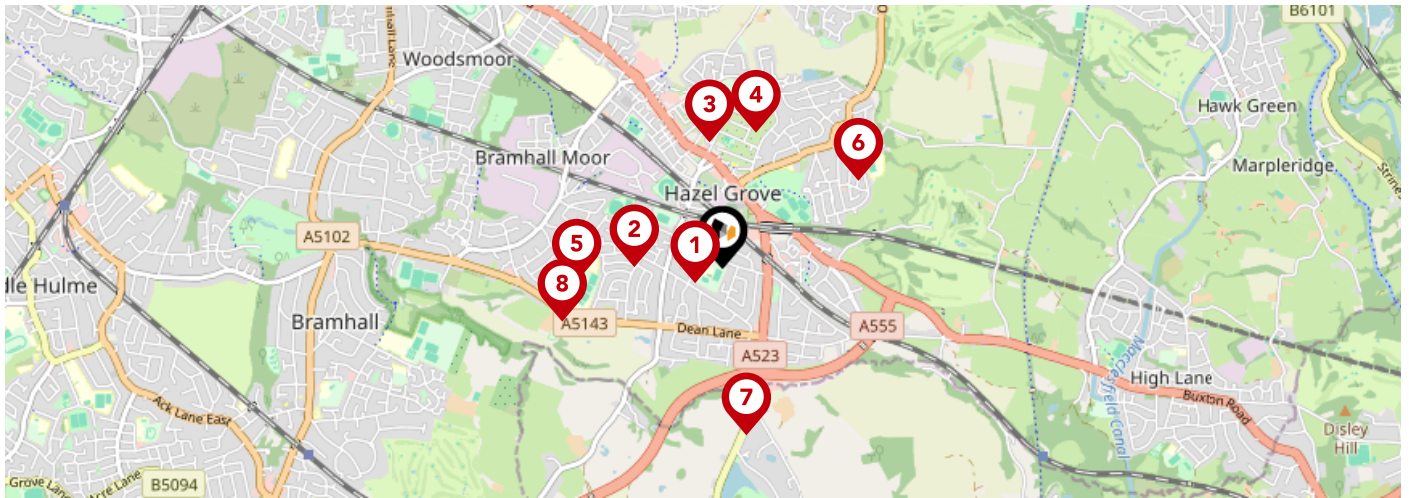
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1260001 - Church Of St Thomas	Grade II	0.2 miles
	1242497 - Lychgate At Church Of St Thomas	Grade II	0.2 miles
	1241497 - Thatched Cottage	Grade II	0.3 miles
	1242520 - Beech House, Adjoining Coach House And Front Railings	Grade II	0.3 miles
	1393514 - War Memorial, Entrance Gates, Wall And Railings In Memorial Gardens	Grade II	0.4 miles
	1259974 - The Council House	Grade II	0.4 miles
	1260004 - Torkington Hall Farmhouse	Grade II	0.8 miles
	1277167 - Boundary Stone On Norbury Hollow Bridge	Grade II	1.2 miles
	1319483 - Marsden House	Grade II	1.6 miles

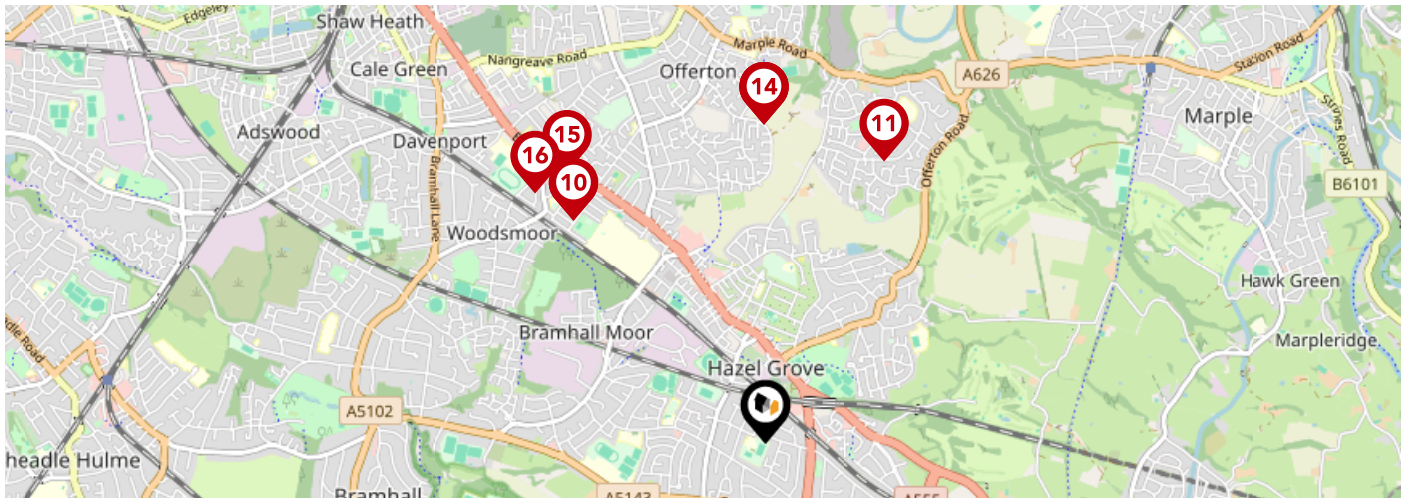










		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Norbury Hall Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hazel Grove Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Simon's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Moorfield Primary School</b> Ofsted Rating: Requires improvement   Pupils: 412   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Torkington Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Norbury Court School</b> Ofsted Rating: Good   Pupils: 1   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hazel Grove High School</b> Ofsted Rating: Good   Pupils: 1382   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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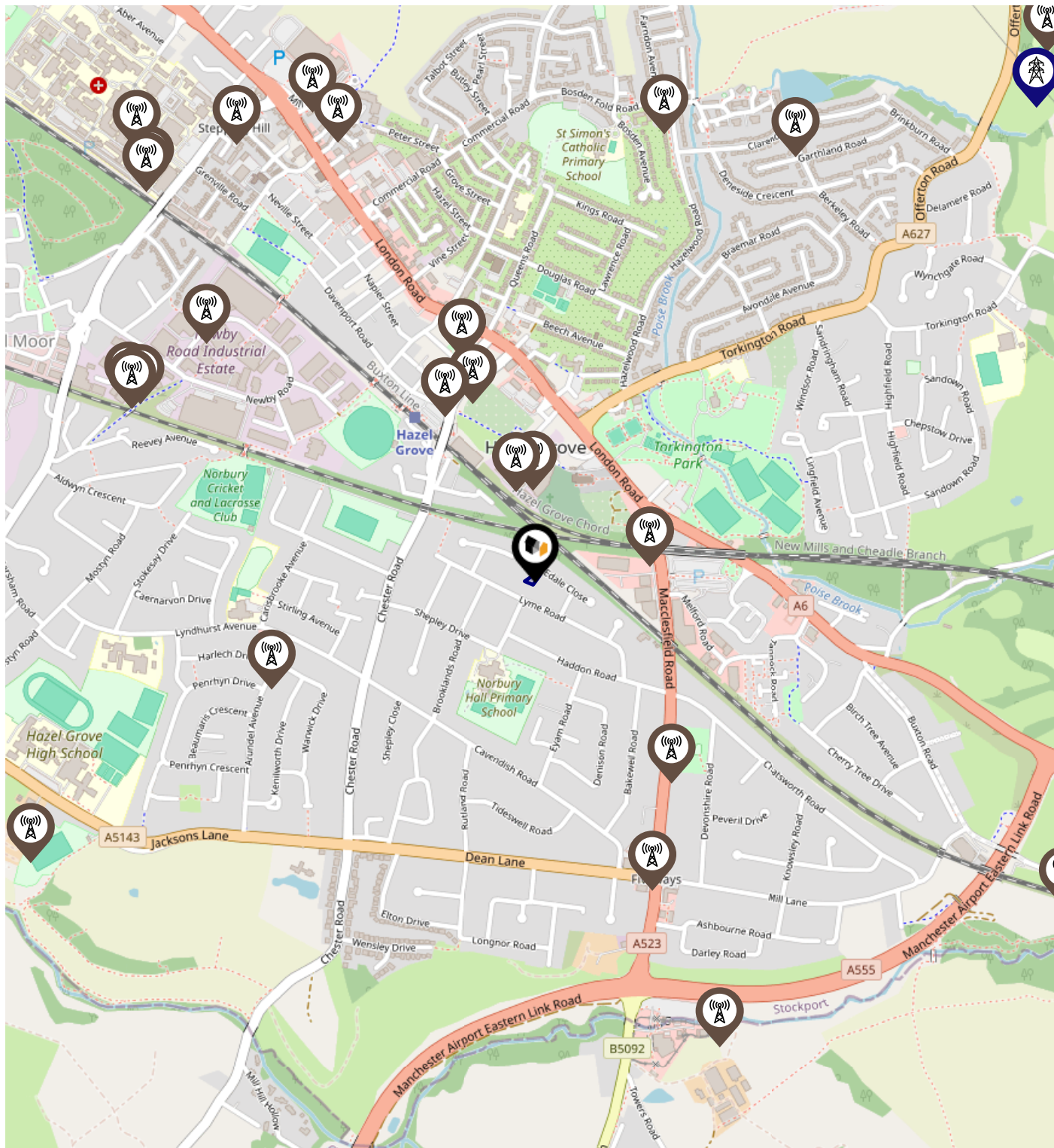
		Nursery	Primary	Secondary	College	Private
	<b>Great Moor Junior School</b> Ofsted Rating: Good   Pupils: 312   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Moor Infant School</b> Ofsted Rating: Good   Pupils: 266   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warren Wood Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dial Park Primary School</b> Ofsted Rating: Good   Pupils: 359   Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lisburne School</b> Ofsted Rating: Outstanding   Pupils: 201   Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 167   Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockport School</b> Ofsted Rating: Good   Pupils: 1322   Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockport Grammar School</b> Ofsted Rating: Not Rated   Pupils: 1504   Distance: 1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area



## Masts & Pylons

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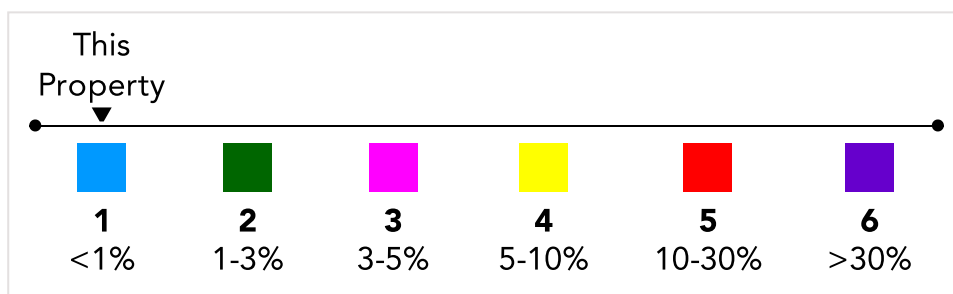
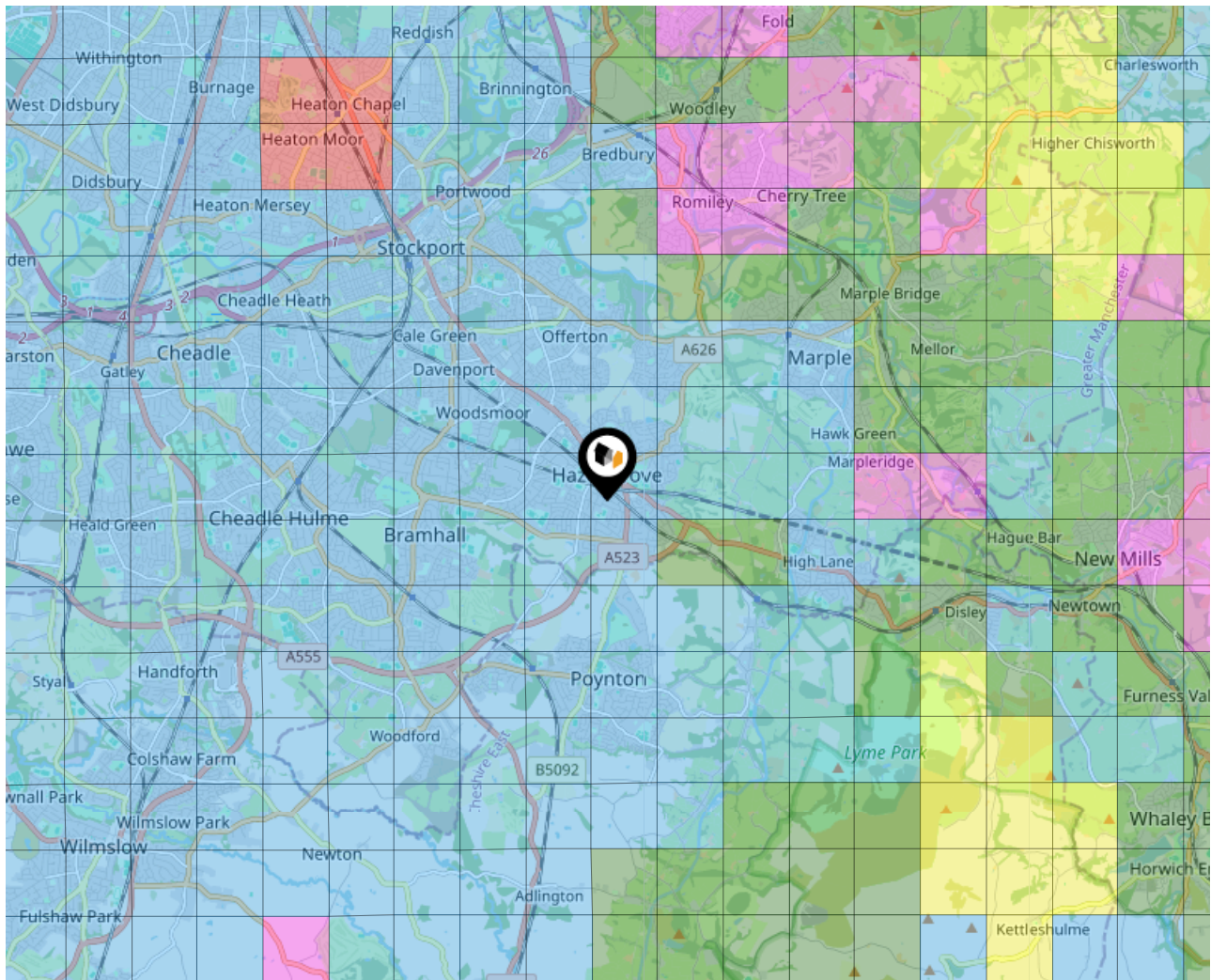


### Key:

-  Power Pylons
-  Communication Masts

## What is Radon?

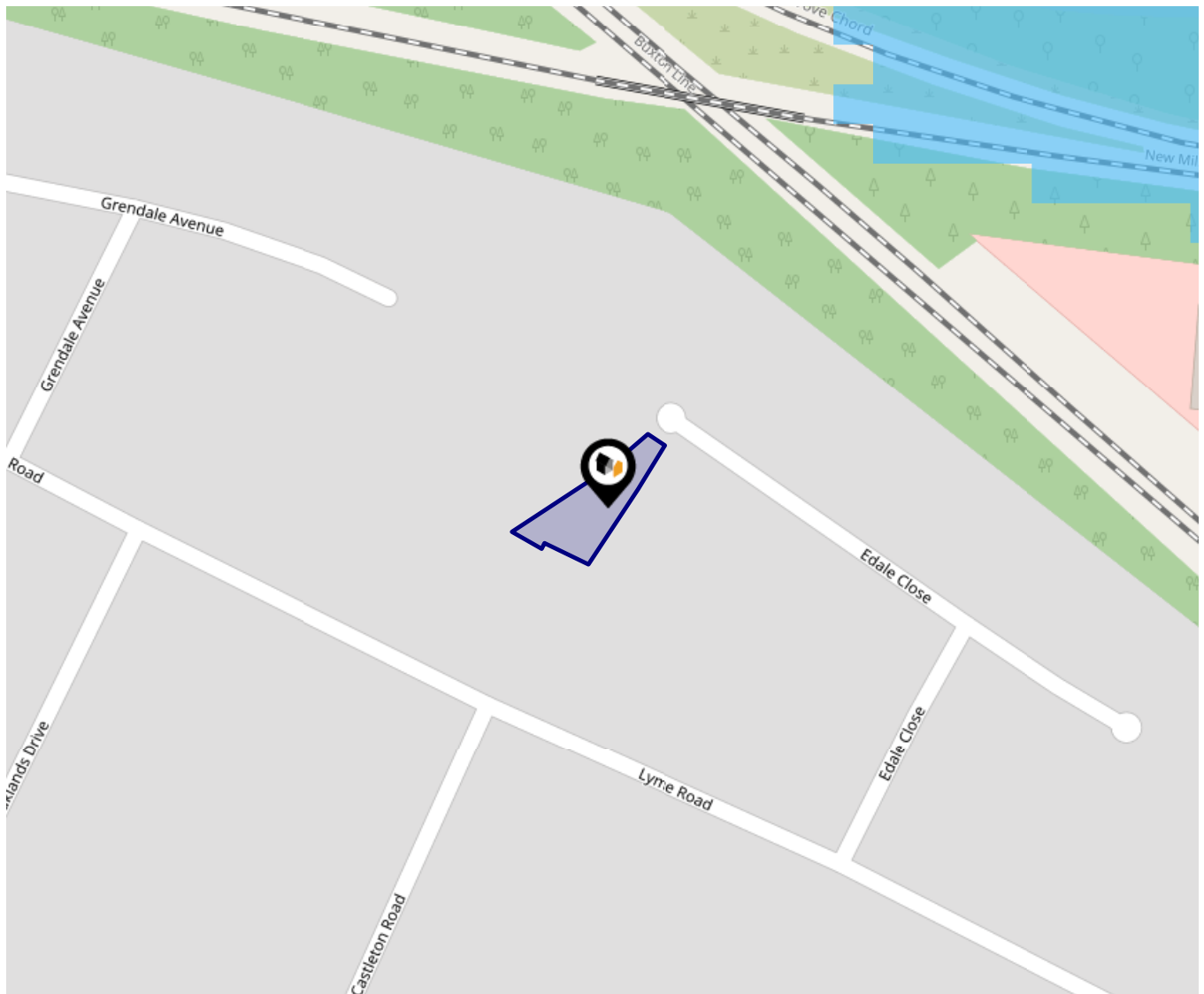
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

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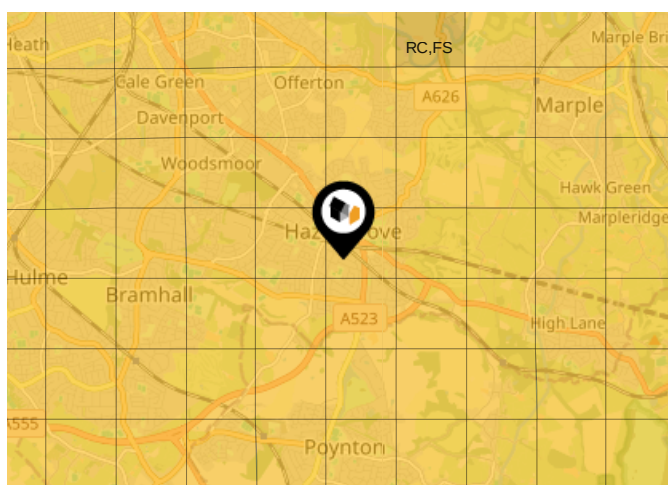
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

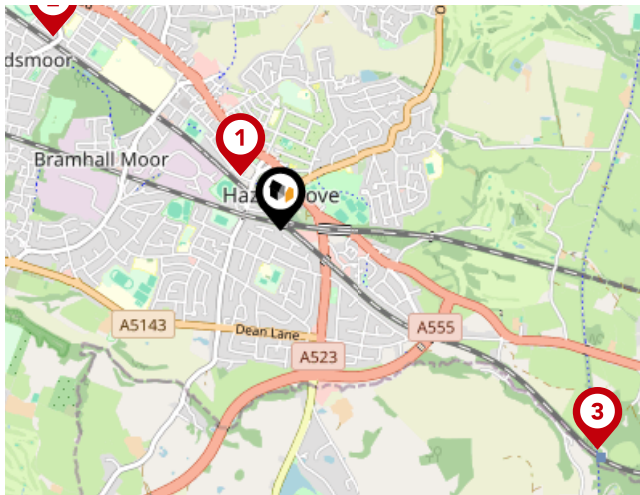
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)

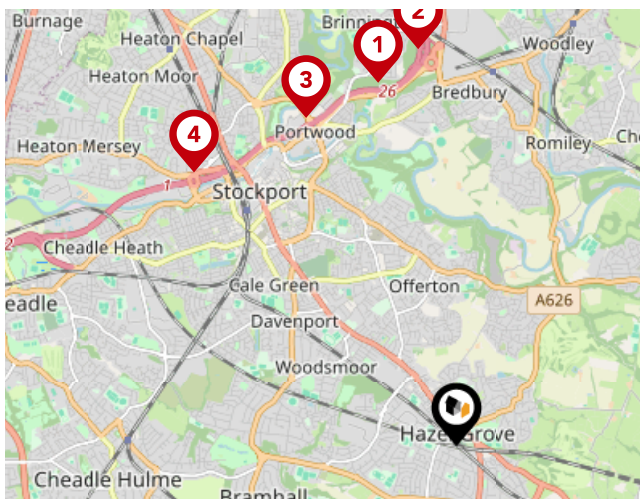
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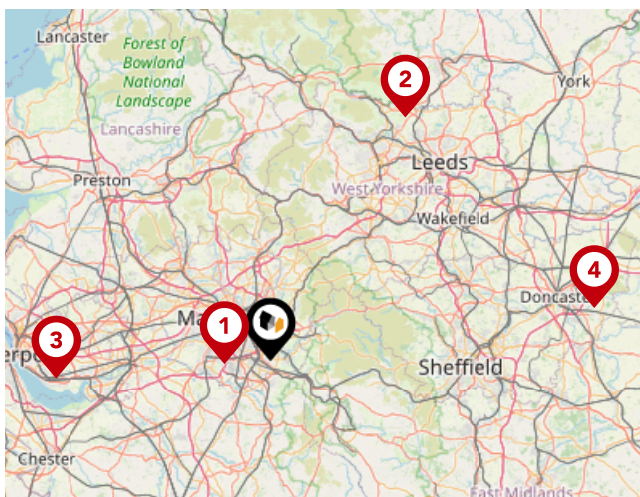
### National Rail Stations

Pin	Name	Distance
1	Hazel Grove Rail Station	0.3 miles
2	Woodsmoor Rail Station	1.32 miles
3	Middlewood Rail Station	1.71 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J26	3.3 miles
2	M60 J25	3.54 miles
3	M60 J27	3.2 miles
4	M60 J1	3.36 miles
5	M67 J1	5.78 miles



### Airports/Helipads

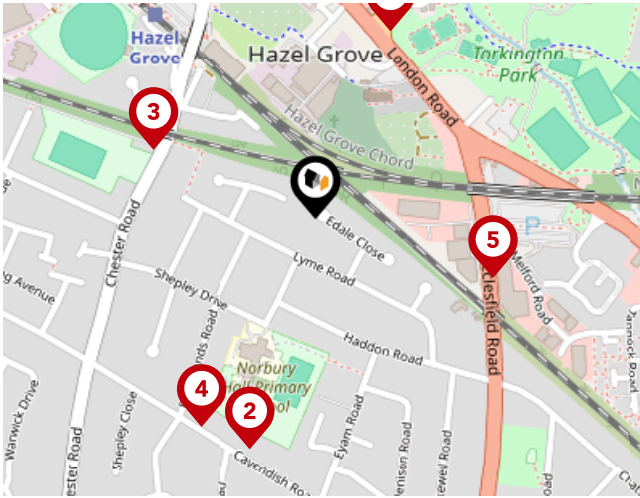
Pin	Name	Distance
1	Manchester Airport	6.68 miles
2	Leeds Bradford Airport	39.03 miles
3	Speke	30.54 miles
4	Finningley	46.22 miles

# Area

## Transport (Local)

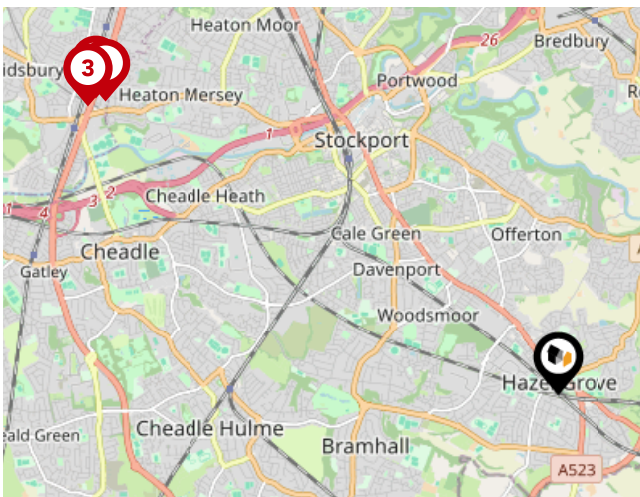
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SALES AND LETTINGS



### Bus Stops/Stations

Pin	Name	Distance
1	Torkington Road	0.22 miles
2	Rutland Road	0.26 miles
3	Norbury Crescent	0.19 miles
4	Rutland Road	0.26 miles
5	Rising Sun	0.21 miles



### Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	4.78 miles
2	East Didsbury (Manchester Metrolink)	4.87 miles
3	East Didsbury (Manchester Metrolink)	4.89 miles

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### Lawler & Co | Hazel Grove

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are

### Testimonial 1



Had a wonderful experience with this Estate agents in buying a property I first saw on day one. We were shown around the property(Aimee) with no pressure and given wonderful advice. Arranged a second viewing(Natalie) with a day/time of our choice. Who said buying a house was stressful? Not with this estate agents. All the way through the purchase they were nothing but helpful.(Natalie) They even suggest a conveyancer who was brilliant also.

### Testimonial 2



Lawler were fantastic and so supportive during what was a very tricky house move. Absolutely would recommend. A special thank you to Sophie who worked so hard and got us there in the end!

### Testimonial 3



Fantastic service. We have sold a property and bought a new one all within 1 week of the house being on the market with Lawler & Co. All members of staff are knowledgeable, professional, friendly & efficient - thank you Gary, Matthew, Natalie & Olivia for all your help. If Carlsberg did Estate Agents...!

### Testimonial 4



It took 18 months in total from marketing to completion to sell my house and Lawler were flawless from start to finish. They never gave up throughout the whole journey and made it their mission to get the house sold and get me to the end. They produce some of the best images as standard. They have great communication and all staff can deal with your queries. And the staff are lovely to deal with they really are.



/LawlerandCo/



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Hazel Grove or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lawler & Co | Hazel Grove and therefore no warranties can be given as to their good working order.

# Lawler & Co | Hazel Grove

## 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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