

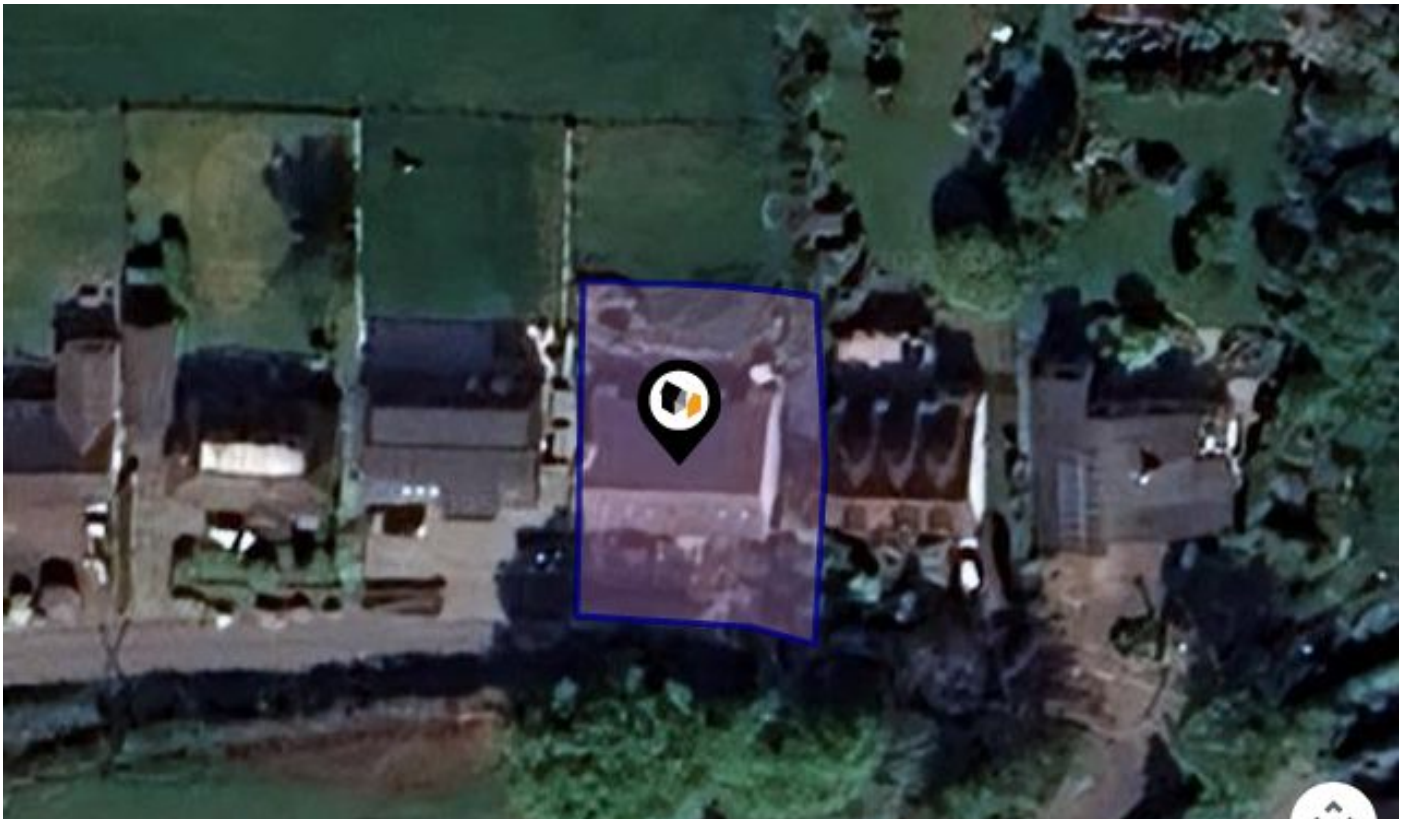


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 16th August 2025



COTE GREEN ROAD, MARPLE BRIDGE, STOCKPORT, SK6

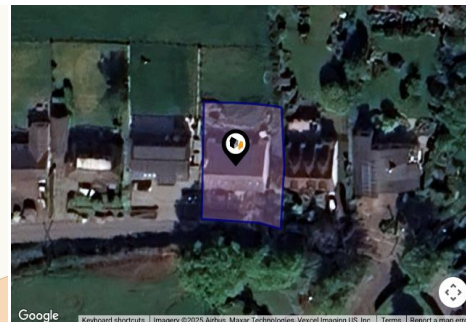
Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

marple@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Detached
Bedrooms:	2
Floor Area:	2,486 ft ² / 231 m ²
Plot Area:	0.13 acres
Council Tax :	Band Deleted
Title Number:	MAN294772

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s



-
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Cote Green Road, Marple Bridge, Stockport, SK6*

Reference - DC/069053

Decision: Decided

Date: 21st March 2018

Description:

Demolition of existing brick/render bungalow with asbestos tiled roof and construction of a new bungalow.

Reference - DC/072537

Decision: Decided

Date: 19th February 2019

Description:

Non Material Amendment to planning permission DC/069053 to include proposed open porch to front elevation and changes to paving at rear.

Reference - DC/066744

Decision: Decided

Date: 07th August 2017

Description:

Demolition of an existing detached 2-bedroom true bungalow and replacement with a 4-bedroom split-level dwelling with living accommodation configured over three-levels comprising lower ground floor/basement; ground floor; and 1st floor roof space with no.3 dormers to the rear roof slope.

Reference - DC/071542

Decision: Decided

Date: 11th November 2018

Description:

Discharge of Conditions 1-14 of DC/069053

Property
EPC - Certificate

Cote Green Road, Marple Bridge, SK6

Energy rating

B

Valid until 19.09.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

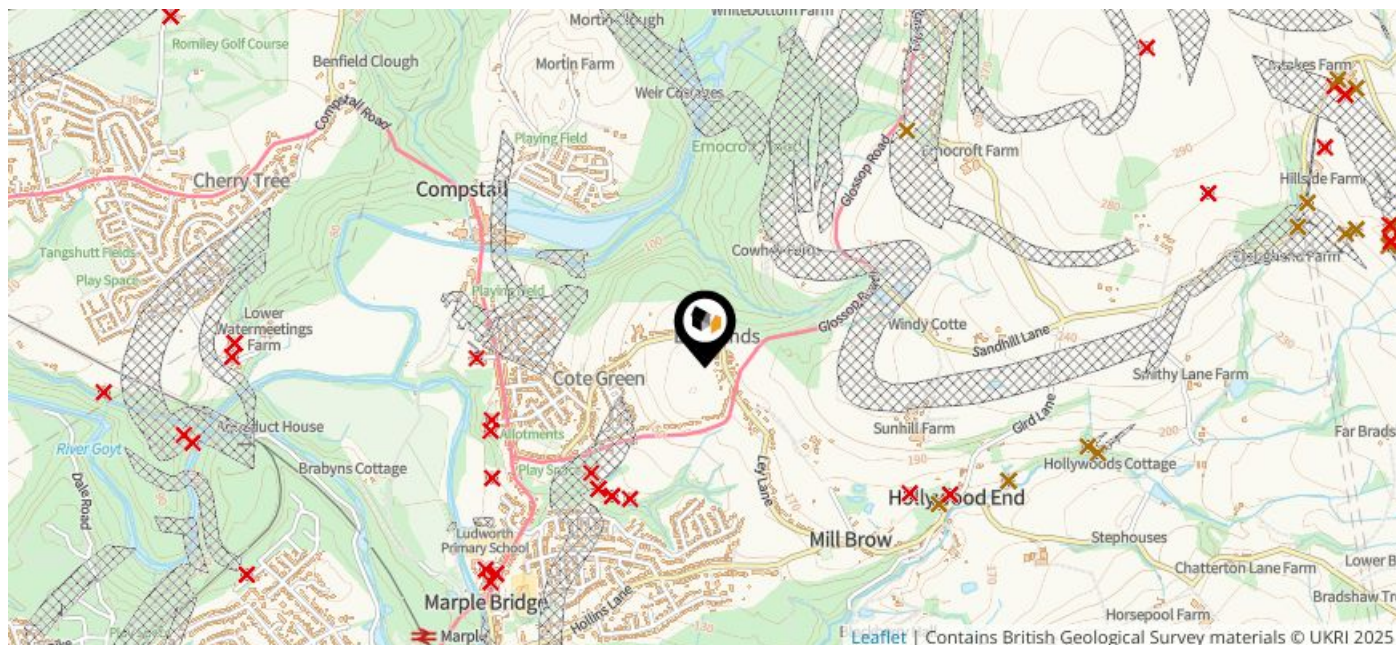
Property

EPC - Additional Data

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² ·K
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² ·K
Total Floor Area:	231 m ²

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.

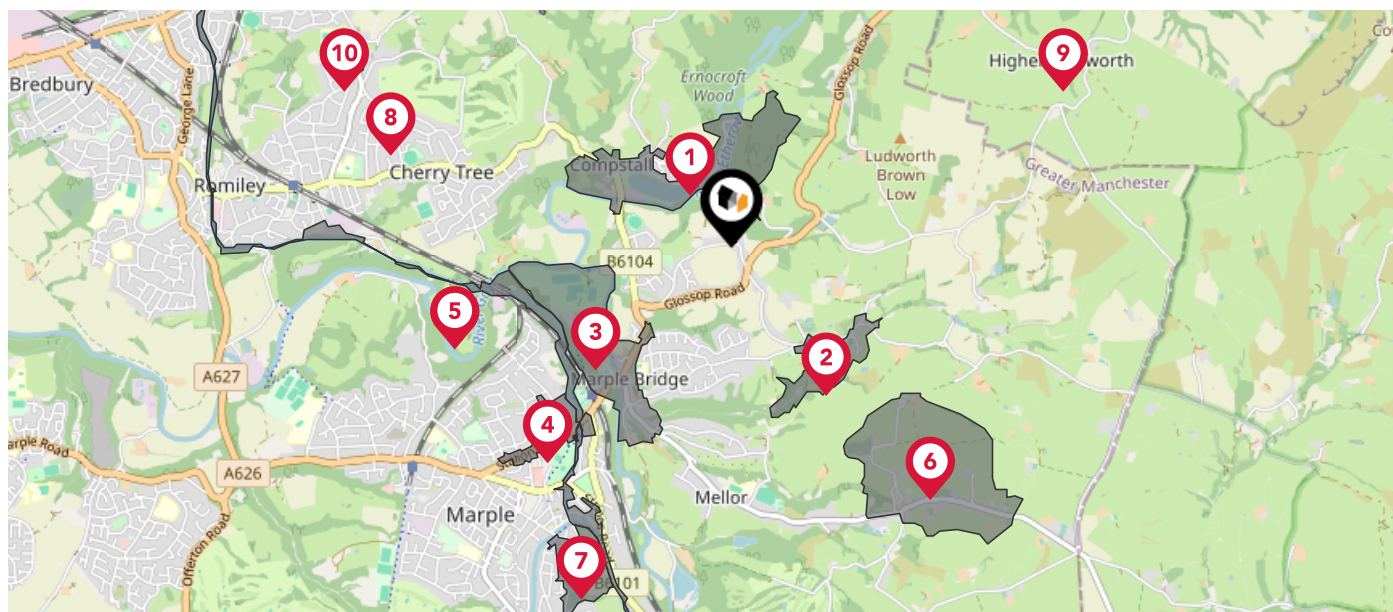
Maps

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 | Compstall |
| 2 | Mill Brow |
| 3 | Marple Bridge |
| 4 | Station Road and Winnington Road, Marple |
| 5 | Peak Forest Canal |
| 6 | Mellor and Moorend |
| 7 | All Saints', Marple |
| 8 | Barlow Fold, Romiley |
| 9 | Higher Chisworth |
| 10 | Greave Fold, Romiley |

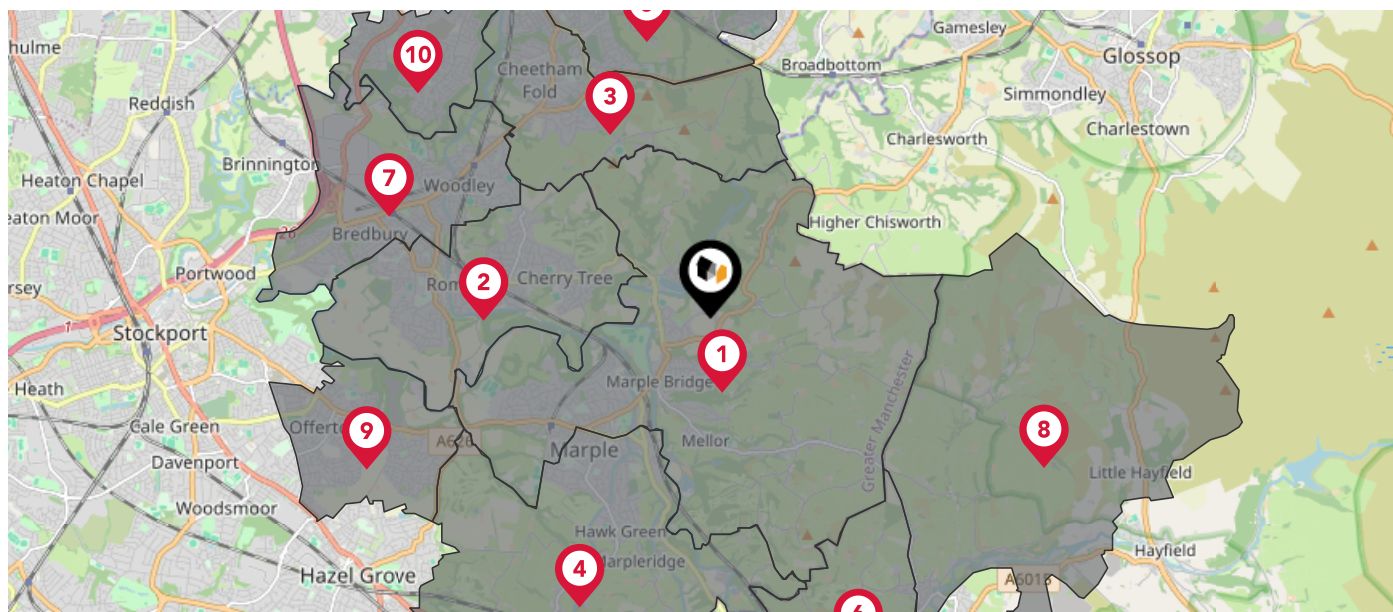
Maps

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

Marple North Ward

2

Bredbury Green and Romiley Ward

3

Hyde Werneth Ward

4

Marple South and High Lane Ward

5

Hyde Godley Ward

6

New Mills West Ward

7

Bredbury and Woodley Ward

8

Sett Ward

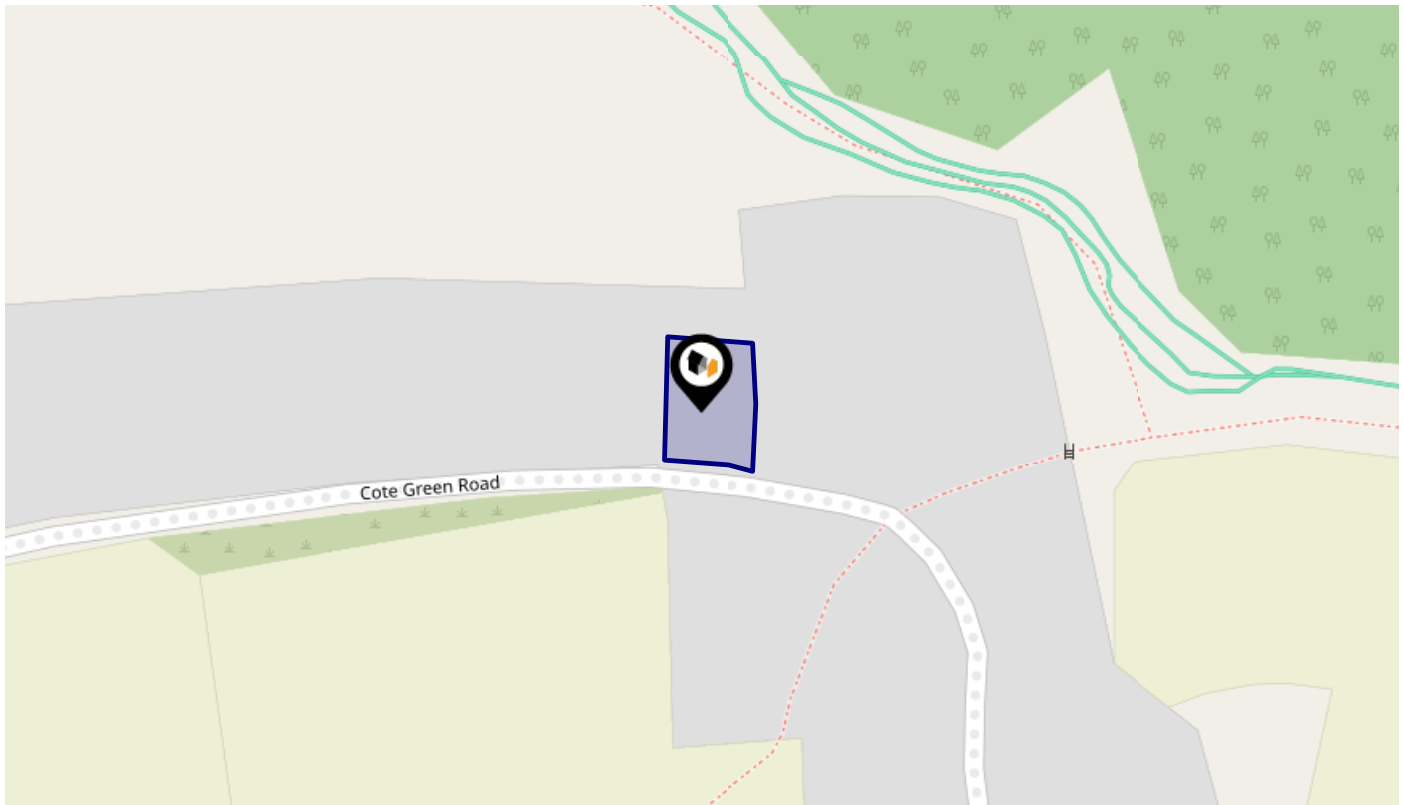
9

Offerton Ward

10

Denton South Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

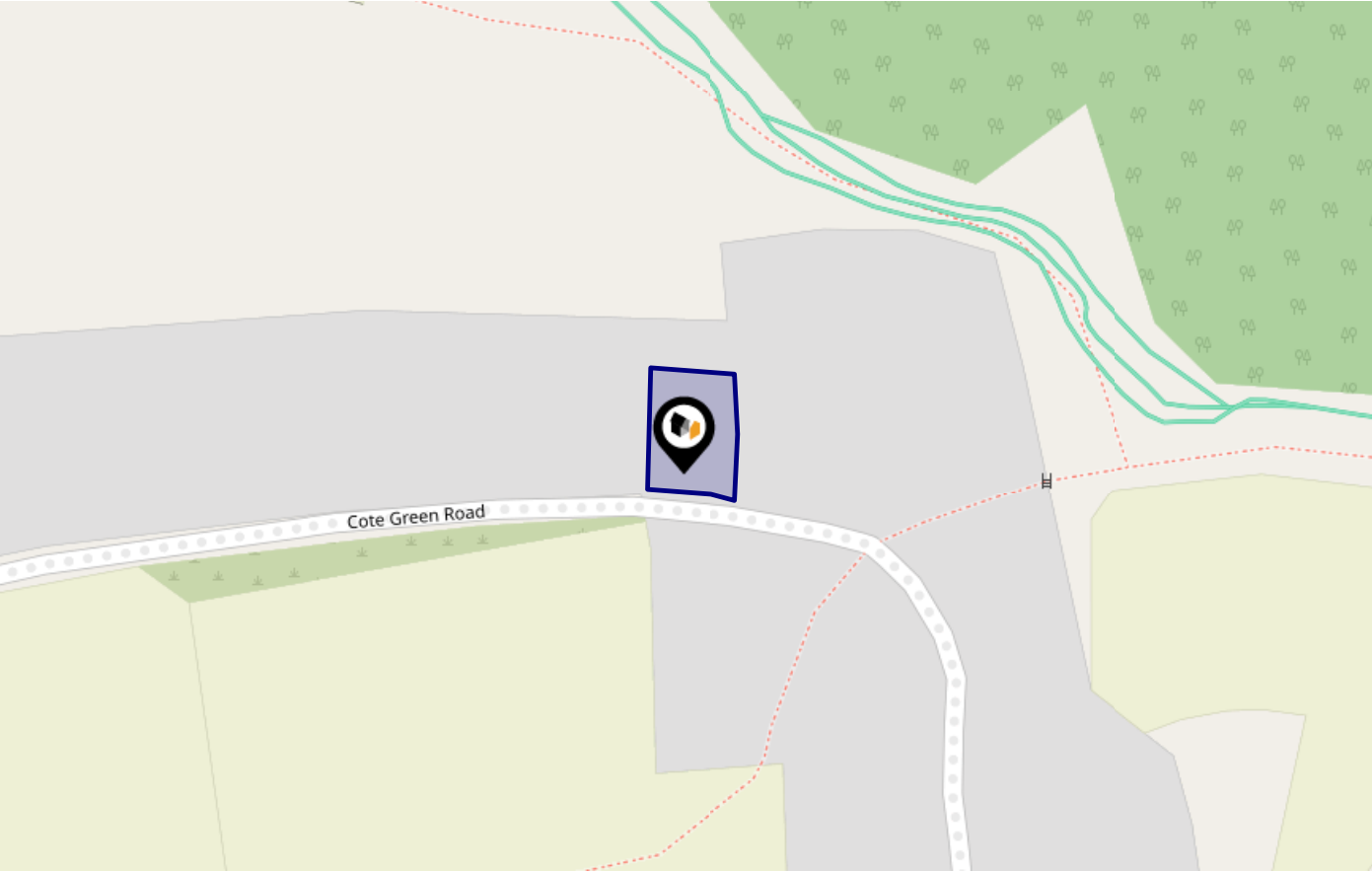
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

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

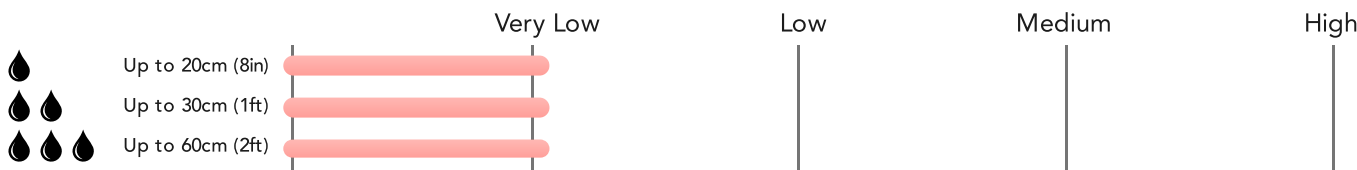


Risk Rating: Very low

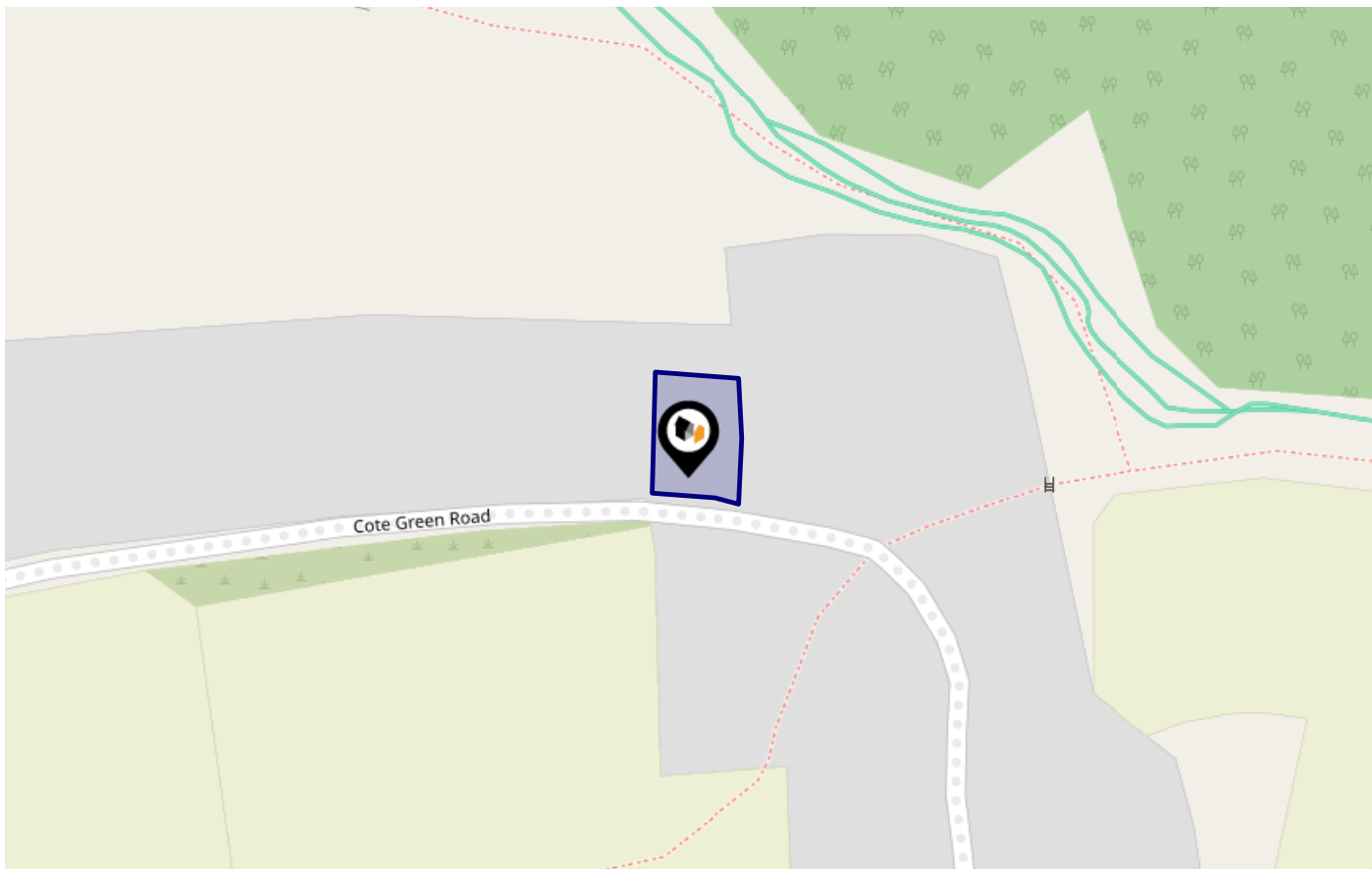
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

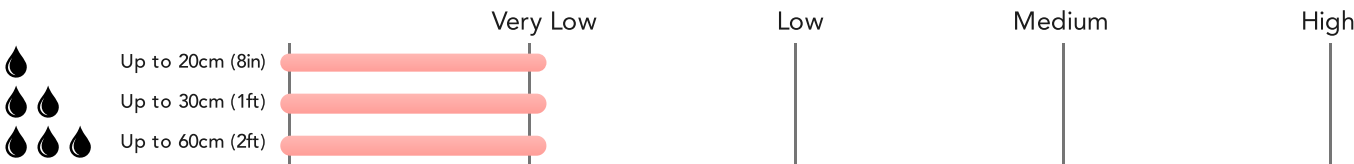


Risk Rating: Very low

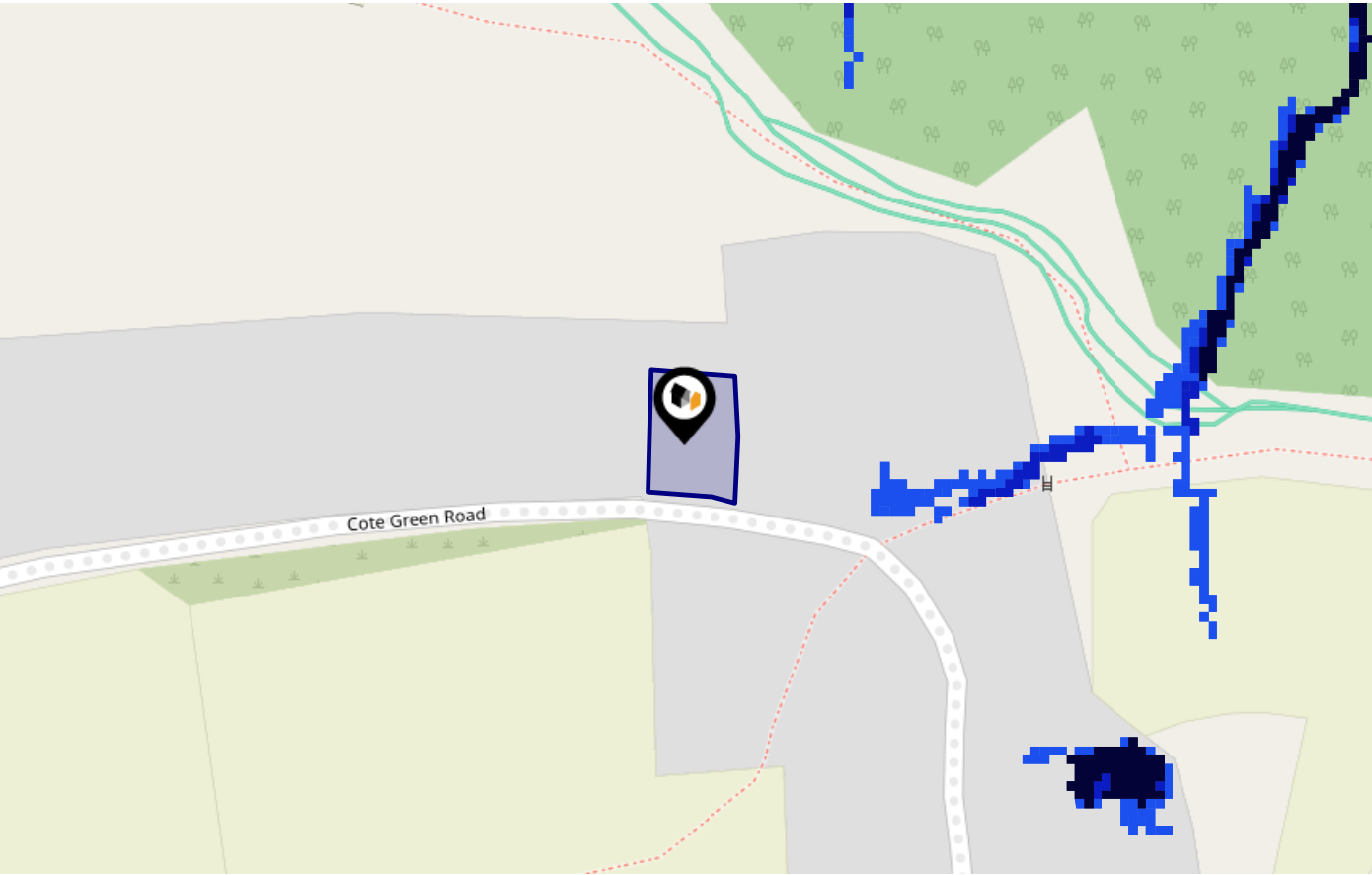
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Chance of flooding to the following depths at this property:



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

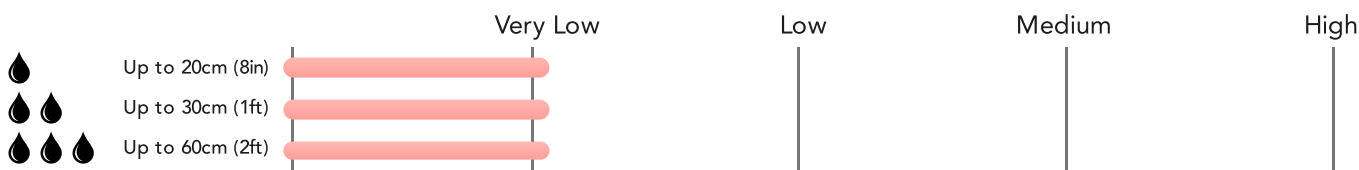


Risk Rating: Very low

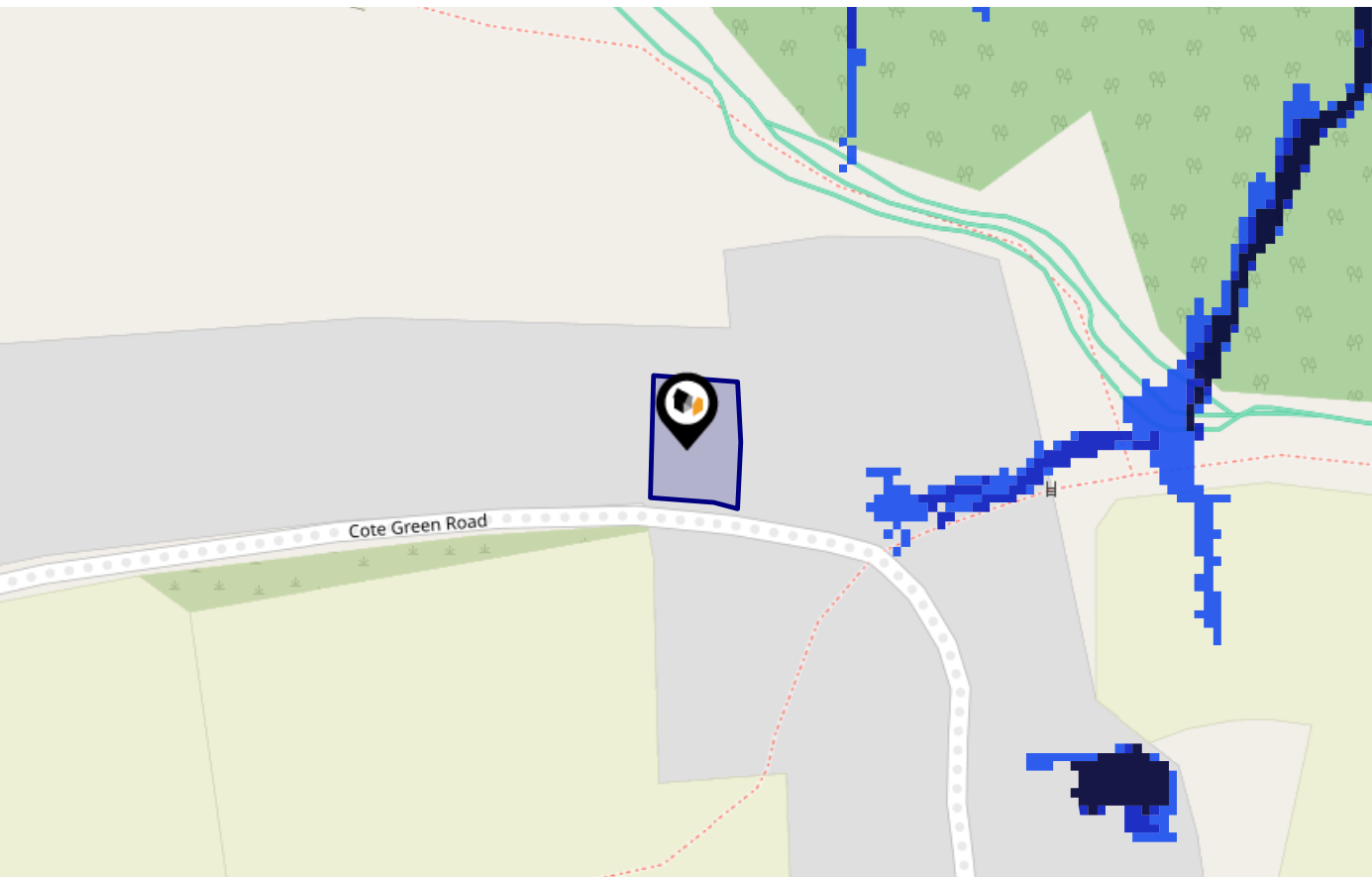
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

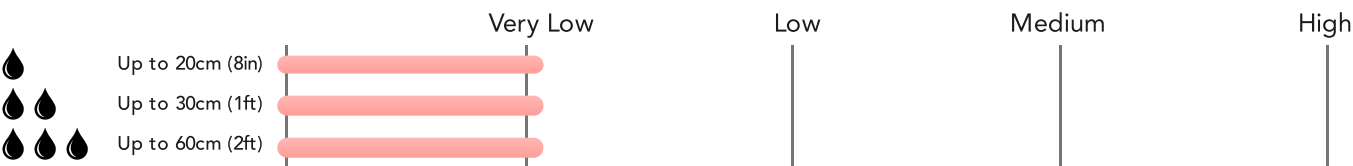


Risk Rating: Very low

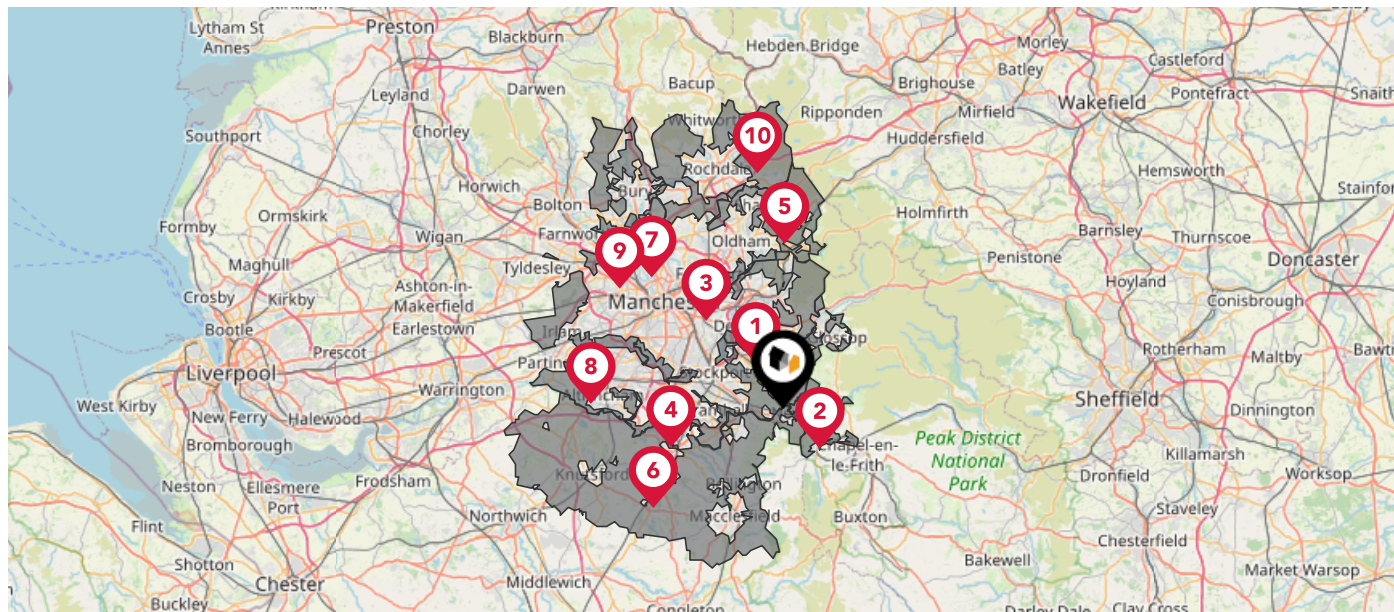
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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 - Tameside

2

Merseyside and Greater Manchester Green Belt - High Peak

3

Merseyside and Greater Manchester Green Belt - Manchester

4

Merseyside and Greater Manchester Green Belt - Stockport

5

Merseyside and Greater Manchester Green Belt - Oldham

6

Merseyside and Greater Manchester Green Belt - Cheshire East

7

Merseyside and Greater Manchester Green Belt - Bury

8

Merseyside and Greater Manchester Green Belt - Trafford

9

Merseyside and Greater Manchester Green Belt - Salford

10

Merseyside and Greater Manchester Green Belt - Rochdale

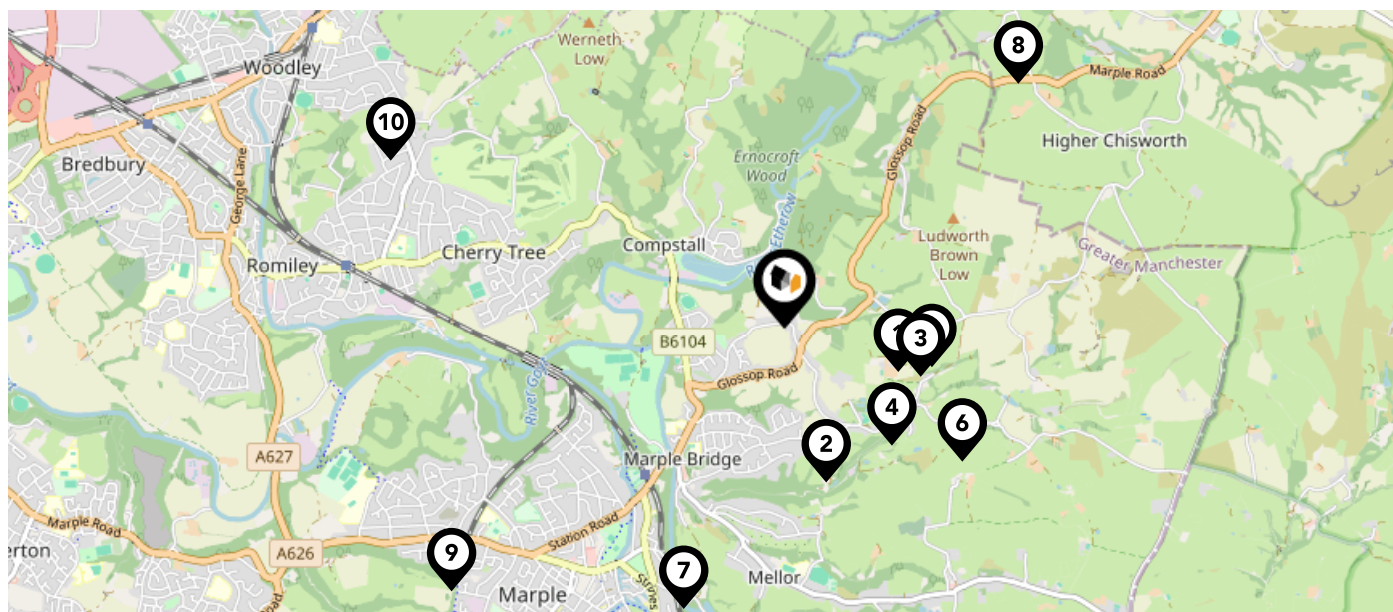
Maps

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	Sun Hill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	
2	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill	
3	Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	
4	Mill Brow Farm-Marple, Greater Manchester	Historic Landfill	
5	Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	
6	Mill Brow East-Greater Manchester	Historic Landfill	
7	Lakes Road Landfill-Greater Manchester	Historic Landfill	
8	Field Number 8942-Derbyshire	Historic Landfill	
9	Rose Hill-Marple, Greater Manchester	Historic Landfill	
10	Greave Farm-Romiley, Stockport	Historic Landfill	

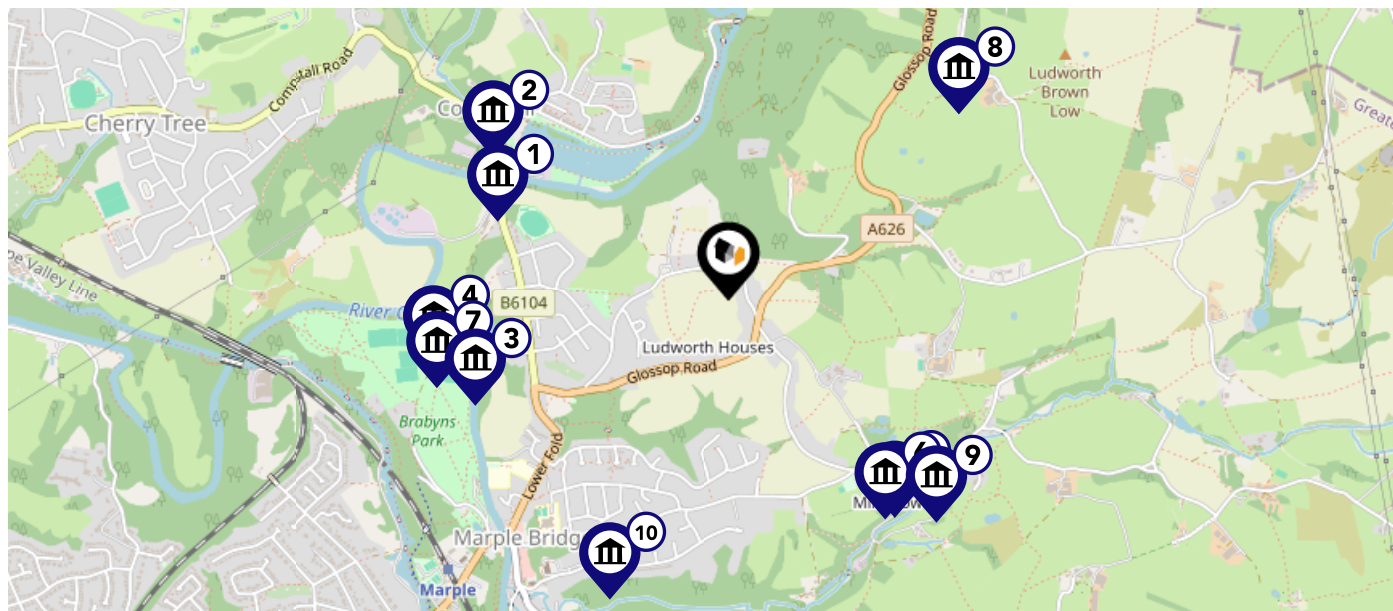
Maps

Listed Buildings

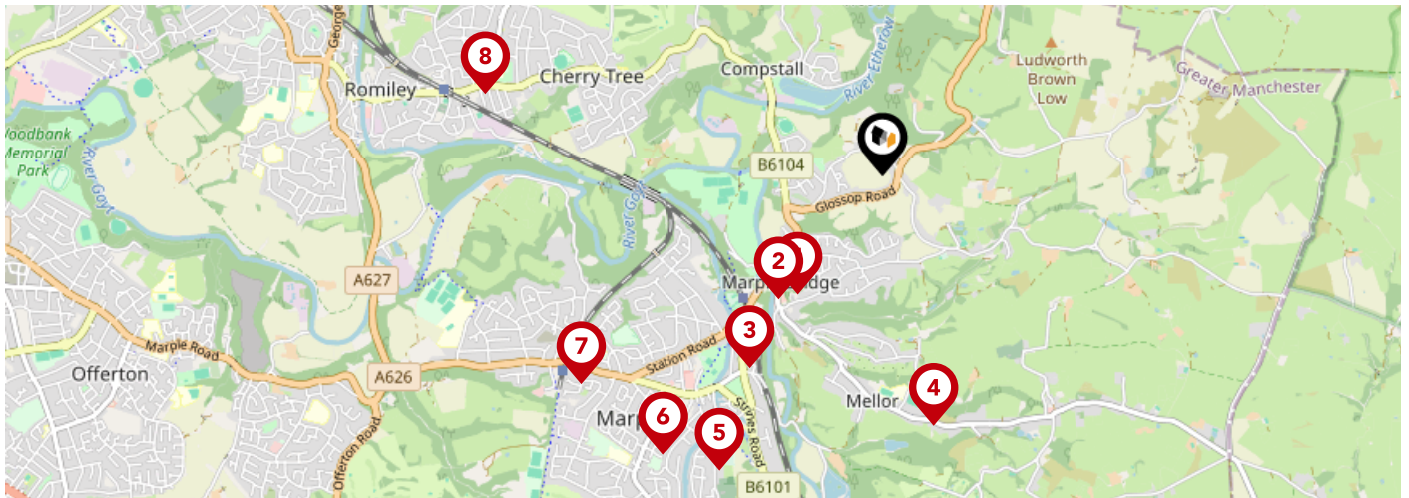
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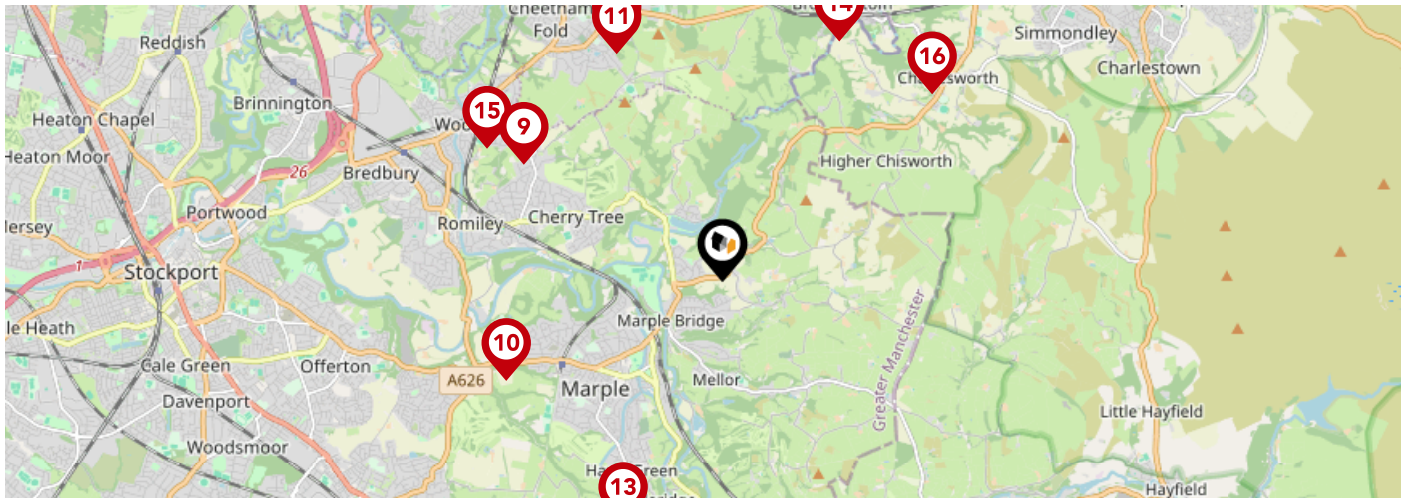
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1242008 - Compstall Bridge	Grade II	0.5 miles
 1242538 - Church Houses Post Office	Grade II	0.6 miles
 1241826 - Weir On River Goyt	Grade II	0.6 miles
 1242462 - Iron Bridge	Grade II	0.6 miles
 1242216 - Pear Tree Farmhouse	Grade II	0.6 miles
 1242263 - Barn At Pear Tree Farm	Grade II	0.6 miles
 1241825 - Bridge South Of Ironbridge Cottage	Grade II	0.7 miles
 1260230 - The Cottage	Grade II	0.7 miles
 1260106 - 30 And 32, Mill Brow	Grade II	0.7 miles
 1260232 - 34, Hollins Lane	Grade II	0.7 miles

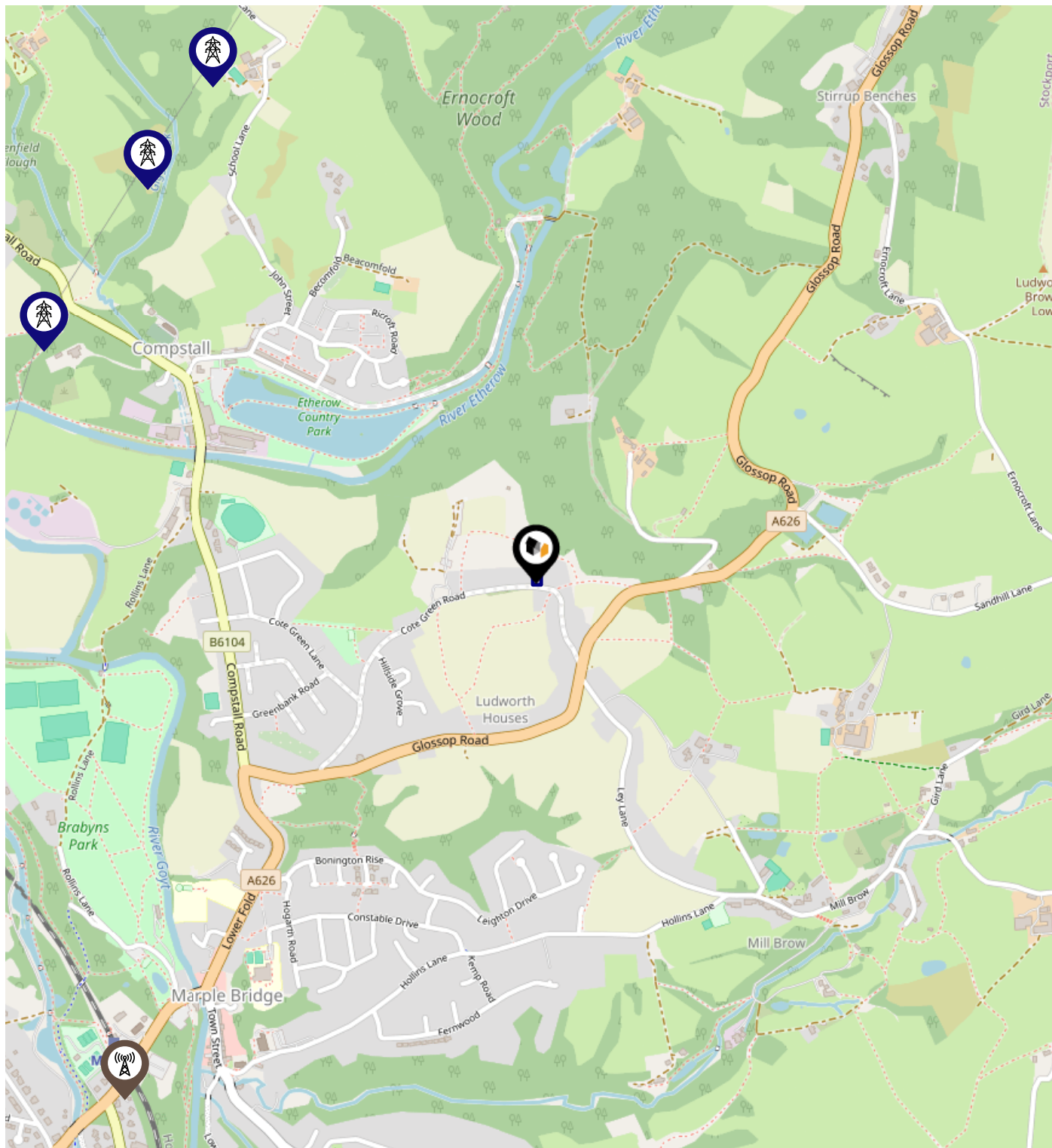


		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 224 Distance:0.65	☐	☒	☐	☐	☐
2	Ludworth Primary School Ofsted Rating: Good Pupils: 363 Distance:0.71	☐	☒	☐	☐	☐
3	Brabyns Preparatory School Ofsted Rating: Not Rated Pupils: 92 Distance:1.04	☐	☒	☐	☐	☐
4	Mellor Primary School Ofsted Rating: Good Pupils: 230 Distance:1.13	☐	☒	☐	☐	☐
5	All Saints Church of England Primary School Marple Ofsted Rating: Good Pupils: 212 Distance:1.5	☐	☒	☐	☐	☐
6	Acorns School Ofsted Rating: Good Pupils: 34 Distance:1.57	☐	☐	☒	☐	☐
7	Rose Hill Primary School Ofsted Rating: Good Pupils: 530 Distance:1.62	☐	☒	☐	☐	☐
8	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.8	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:2.03	☐	☒	☐	☐	☐
	Marple Hall School Ofsted Rating: Good Pupils: 1557 Distance:2.1	☐	☐	☒	☐	☐
	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:2.22	☐	☒	☐	☐	☐
	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:2.29	☐	☐	☒	☐	☐
	Windlehurst School Ofsted Rating: Good Pupils: 51 Distance:2.32	☐	☐	☒	☐	☐
	Broadbottom Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:2.37	☐	☒	☐	☐	☐
	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:2.39	☐	☒	☐	☐	☐
	Charlesworth Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 110 Distance:2.49	☐	☒	☐	☐	☐

Masts & Pylons

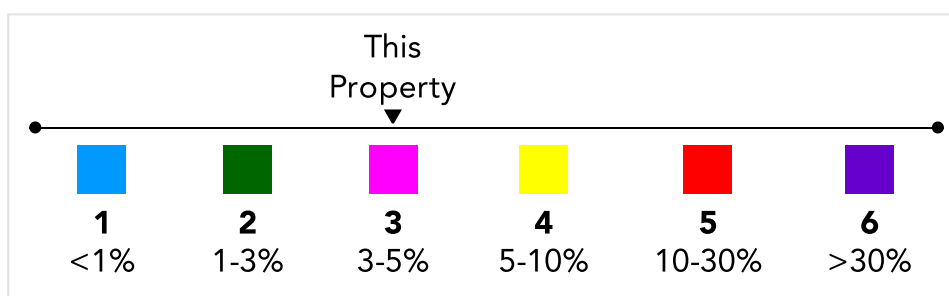
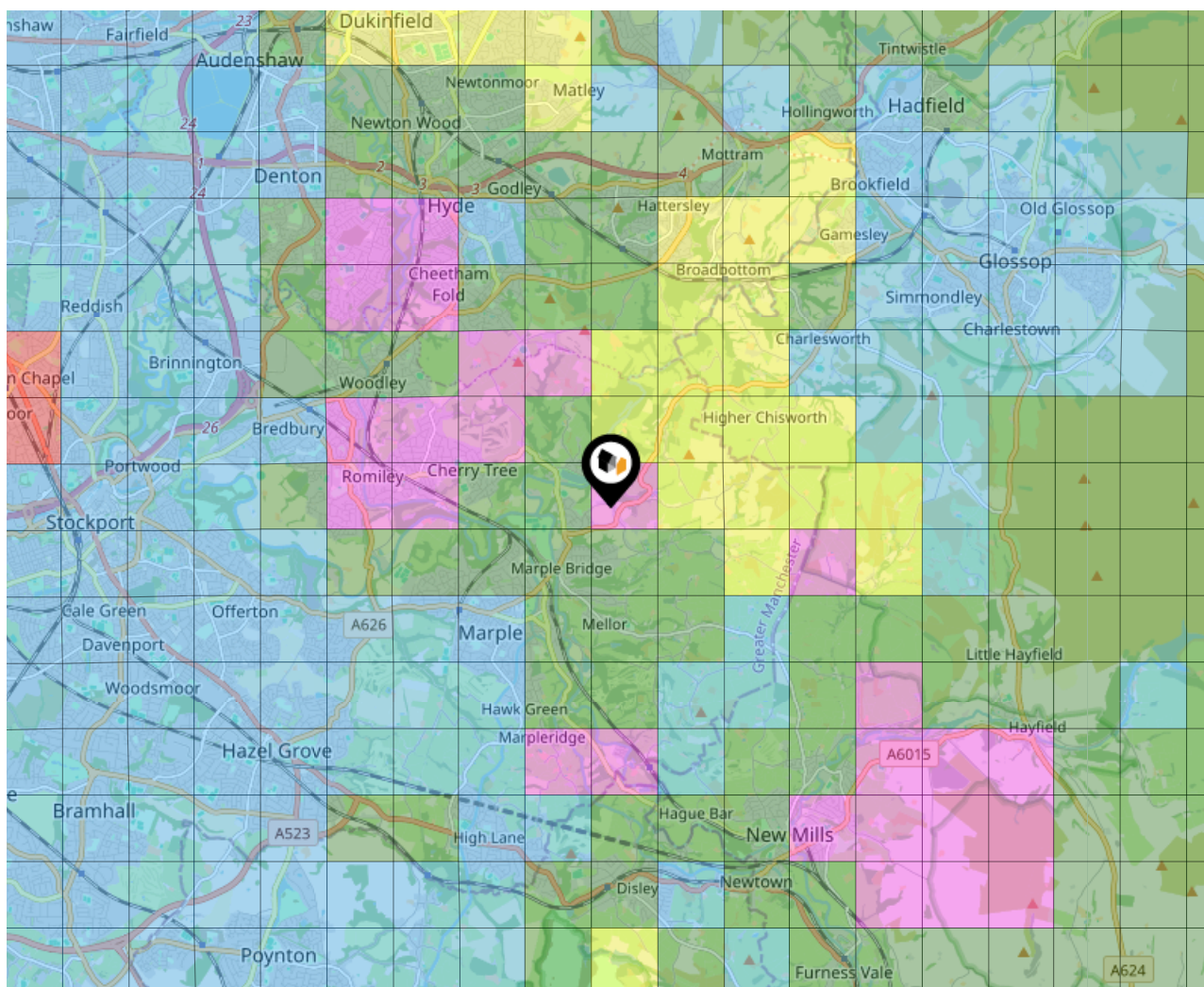


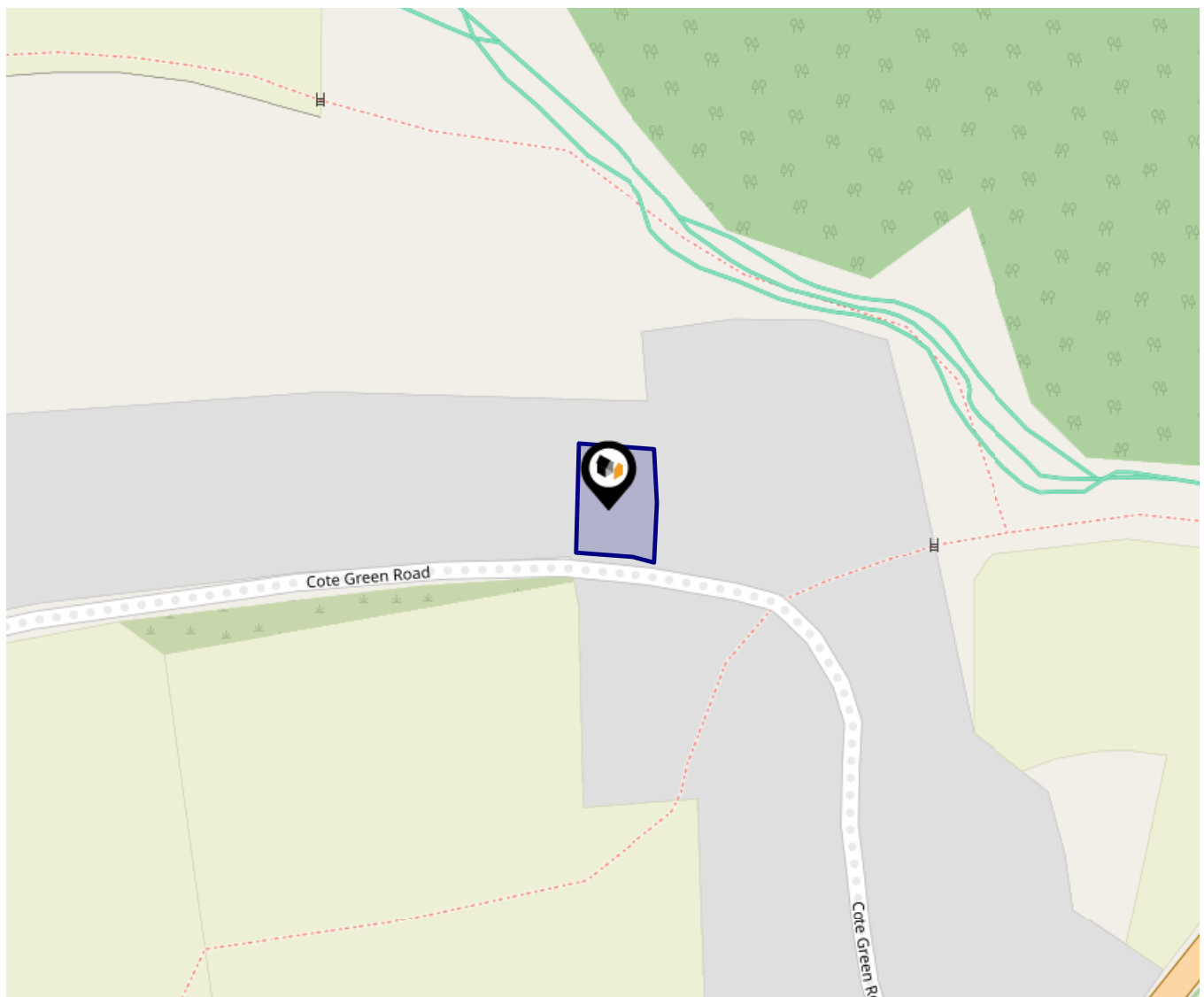
Key:

- 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).





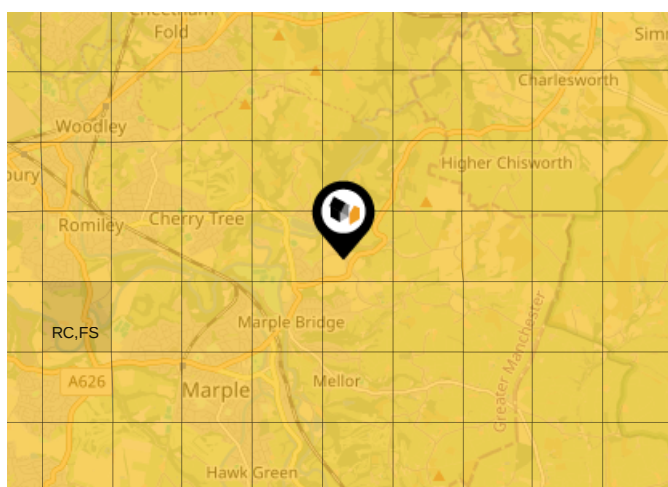
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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)

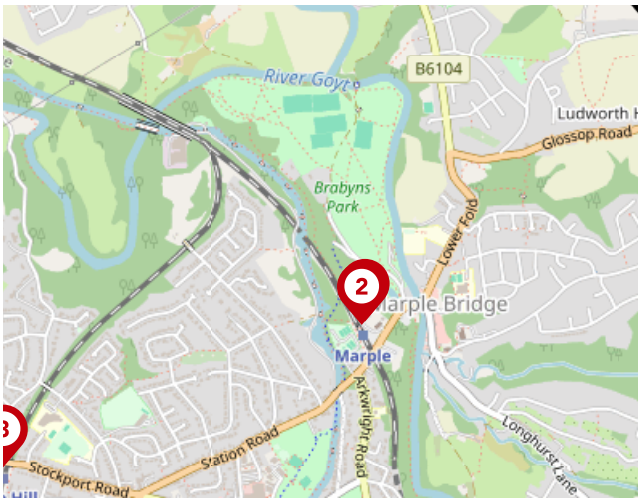
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

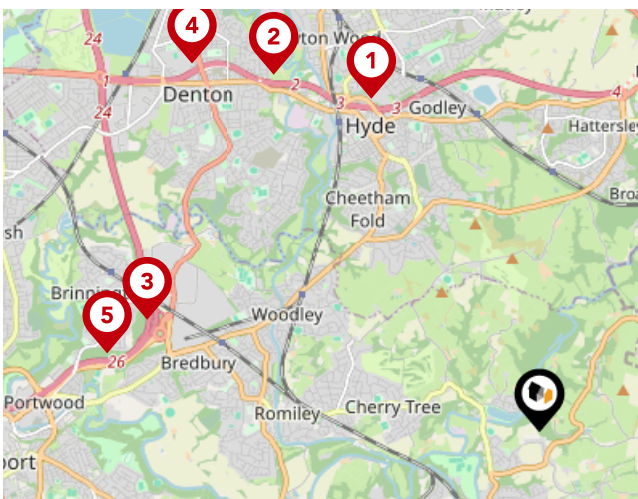
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& Co.

SALES AND LETTINGS



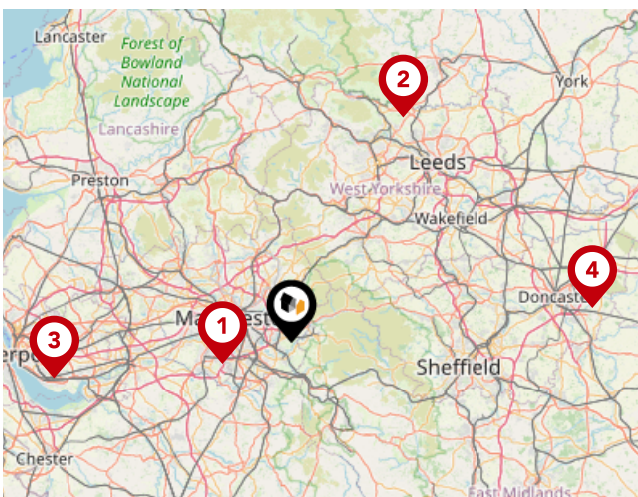
National Rail Stations

Pin	Name	Distance
1	Marple Rail Station	0.91 miles
2	Marple Rail Station	0.92 miles
3	Rose Hill Marple Rail Station	1.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	3.3 miles
2	M67 J2	3.94 miles
3	M60 J25	3.6 miles
4	M67 J1	4.48 miles
5	M60 J26	3.88 miles



Airports/Helipads

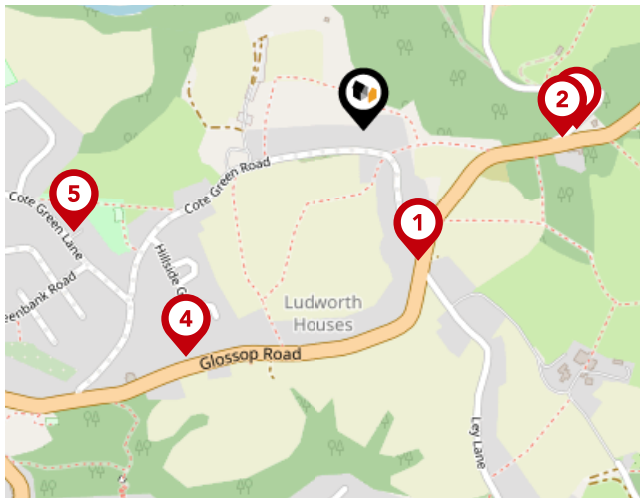
Pin	Name	Distance
1	Manchester Airport	10.22 miles
2	Leeds Bradford Airport	35.36 miles
3	Speke	33.92 miles
4	Finningley	42.77 miles

Area

Transport (Local)

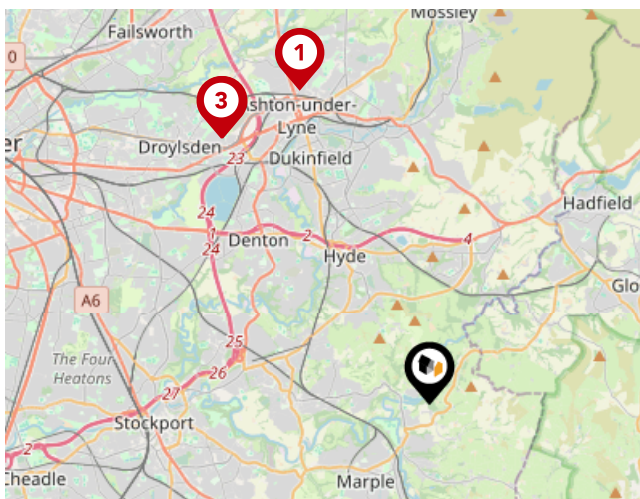
LAWLER
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SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Lane Ends Inn	0.15 miles
2	Werneth View	0.22 miles
3	Werneth View	0.23 miles
4	Glossop Road	0.32 miles
5	Cote Green Lane	0.34 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	5.98 miles
2	Audenshaw (Manchester Metrolink)	5.93 miles
3	Audenshaw (Manchester Metrolink)	5.96 miles

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SALES AND LETTINGS

Lawler & Co | Marple

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



My partner and I purchased our first home through Lawler's Marple office recently and we were really impressed with the service. They were friendly and approachable and responded really quickly to any queries we had. They kept us updated regularly throughout the process and we'd definitely recommend them to our friends and family.

Testimonial 2



Use Lawlers in Marple to sell my late Aunties house which completed last month and I felt that they did a great job. Dealt mainly with Janine who updated us every step of the way, in a timely manner although all staff that I had contact with were friendly and helpful. Not easy to choose an Estate Agent to sell your house as they all charge roughly the same price but I would say that Lawlers Marple is a well run branch with knowledgeable staff.

Testimonial 3



Brilliant experience from Lawler when purchasing our house. Always very helpful and kept us in the loop throughout the process. It was always very easy to contact them and our move was completed successfully.

Testimonial 4



Lawlers were not our Estate Agent, but acted for the person we recently bought our house from in Marple. Given that we were not paying Lawlers any fee, Ellie (branch Manager of Marple) was fantastic. Ellie kept us upto speed throughout the conveyance, but really helped out once we had moved in. There were some niggly issues we needed help with. Ellie was quick replying to calls and emails has been a great help. Would happily recommend Lawlers...



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

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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