

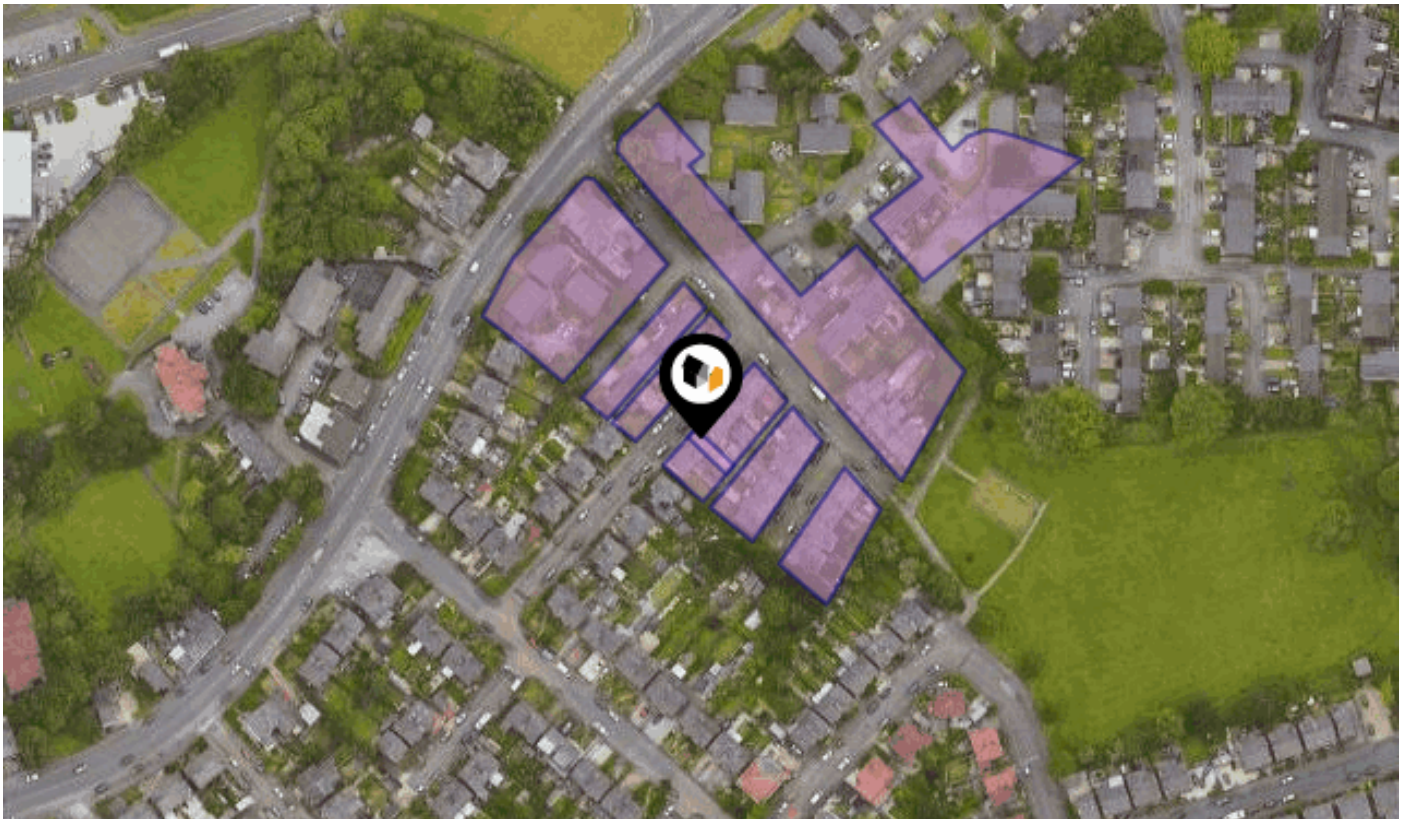


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th September 2025



ASH STREET, STOCKPORT, SK3

Lawler & Co | Hazel Grove

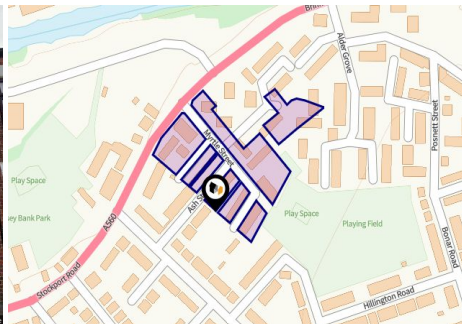
128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	2.64 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,650
Title Number:	GM275932

Tenure: Freehold

Local Area

Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>Very low</p> <p>Very low</p>

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	2000 mb/s

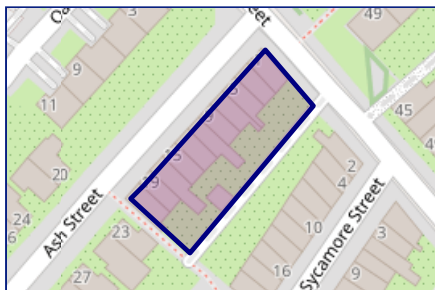
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Multiple Freehold Title Plans Detected



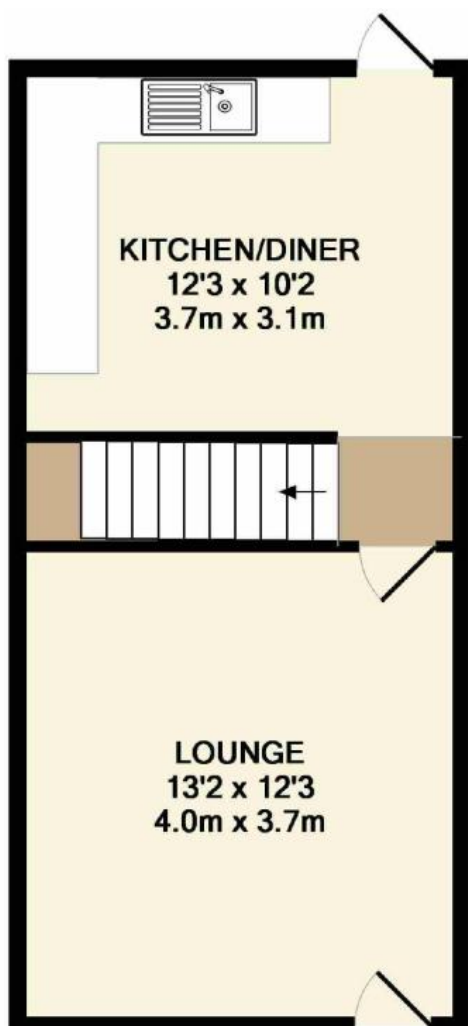
GM275932

Multiple Freehold Title Plans Detected

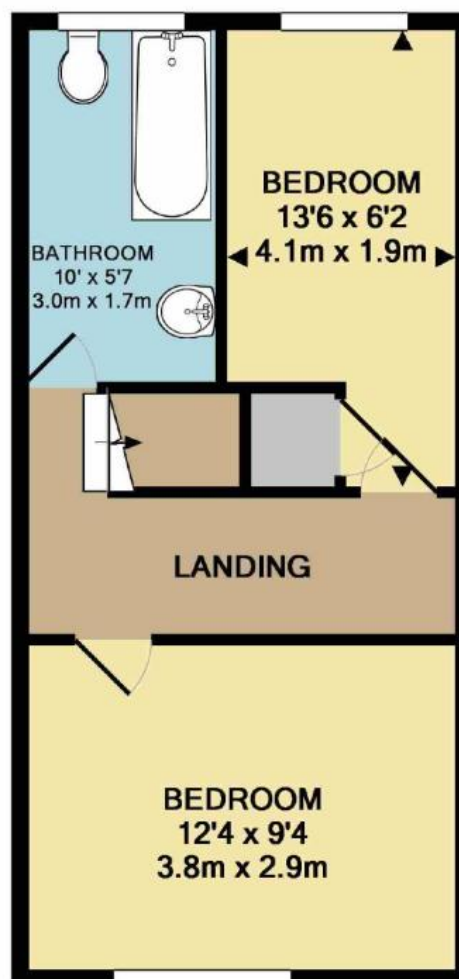


GM599901

ASH STREET, STOCKPORT, SK3



GROUND FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)



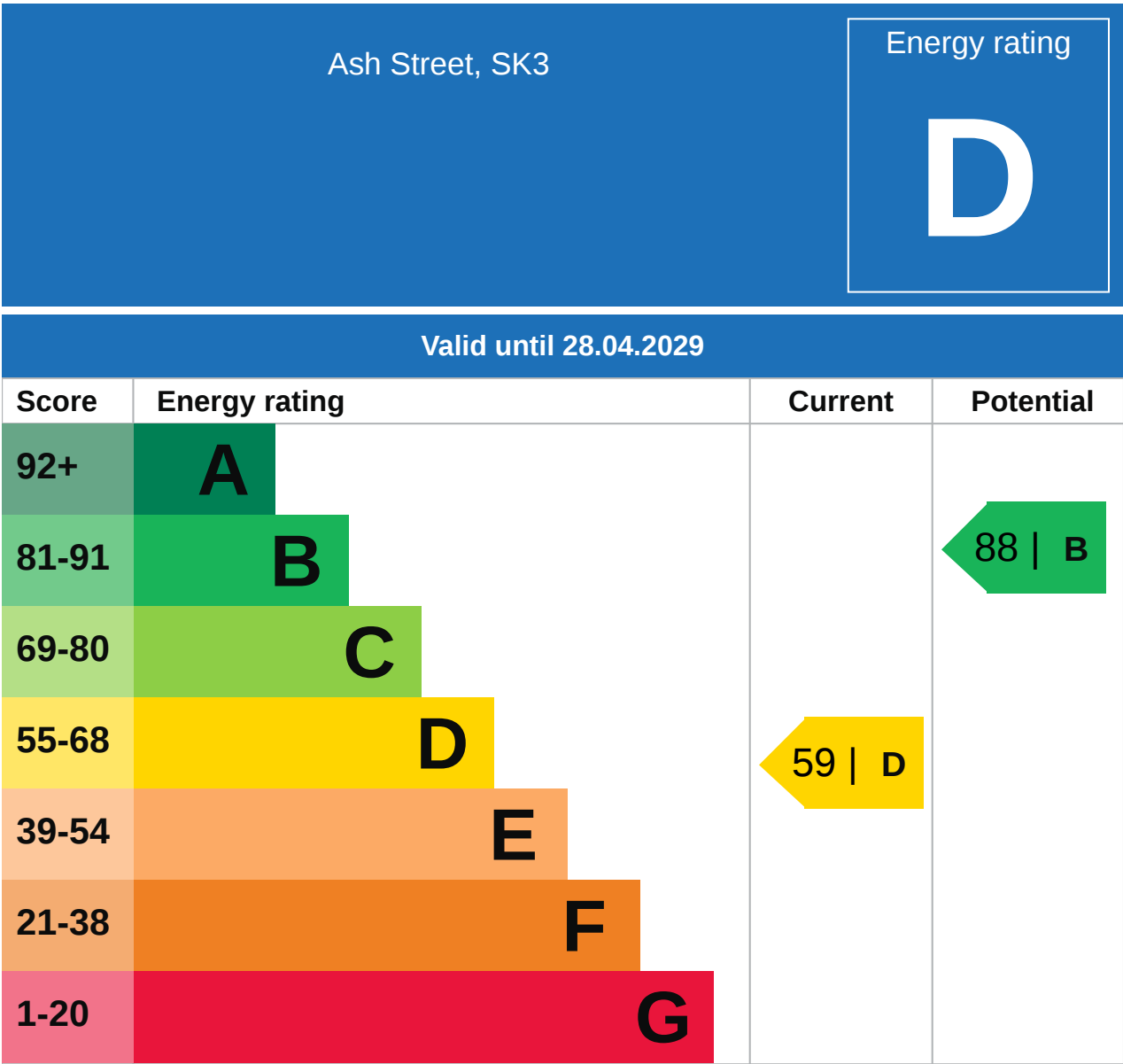
1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

Property
EPC - Certificate



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	60 m ²

This map displays nearby coal mine entrances and their classifications.



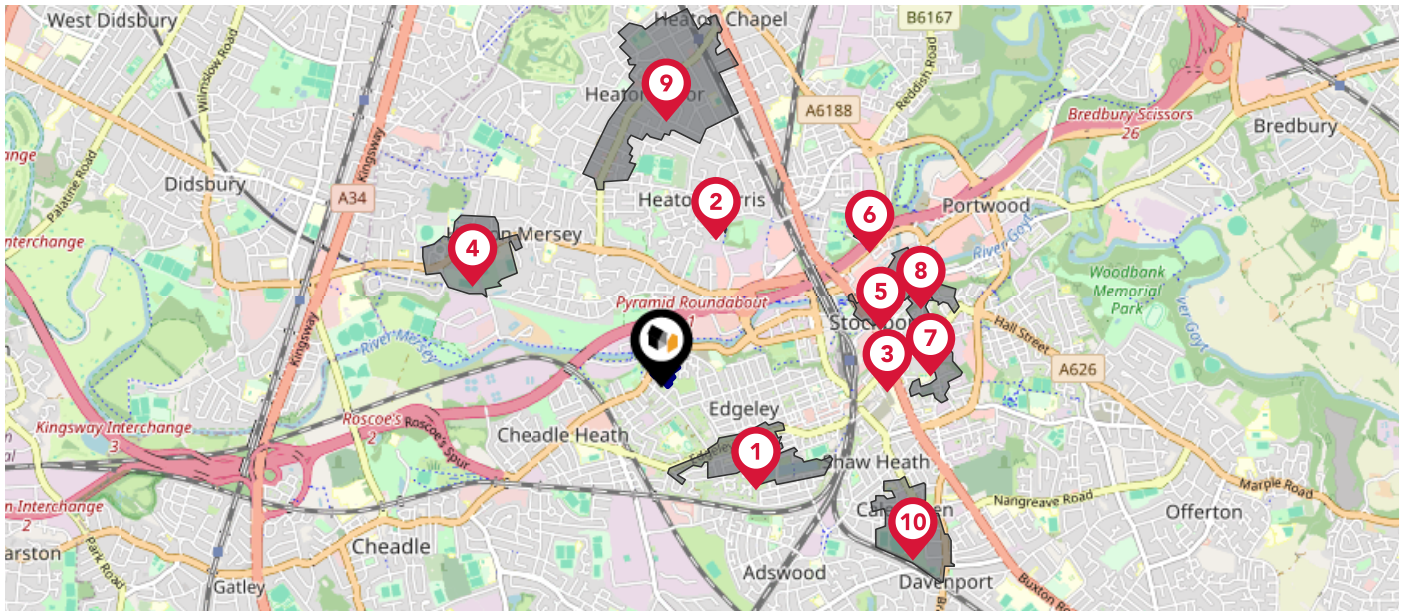
Mine Entry

- ✕ 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.

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

Alexandra Park, Edgeley

2

Green Lane, Heaton Norris

3

Town Hall

4

Heaton Mersey

5

St Peter's

6

Dodge Hill, Stockport

7

Hillgate

8

Market and Underbanks

9

Heaton Moor

10

Cale Green

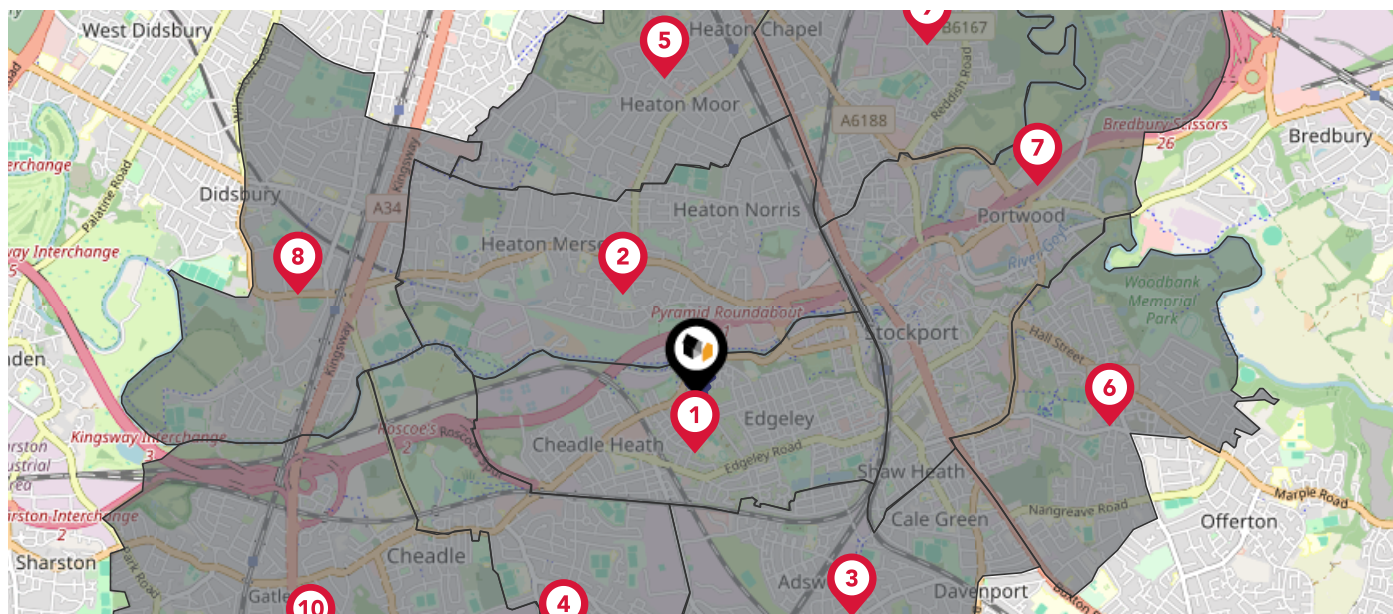
Maps

Council Wards











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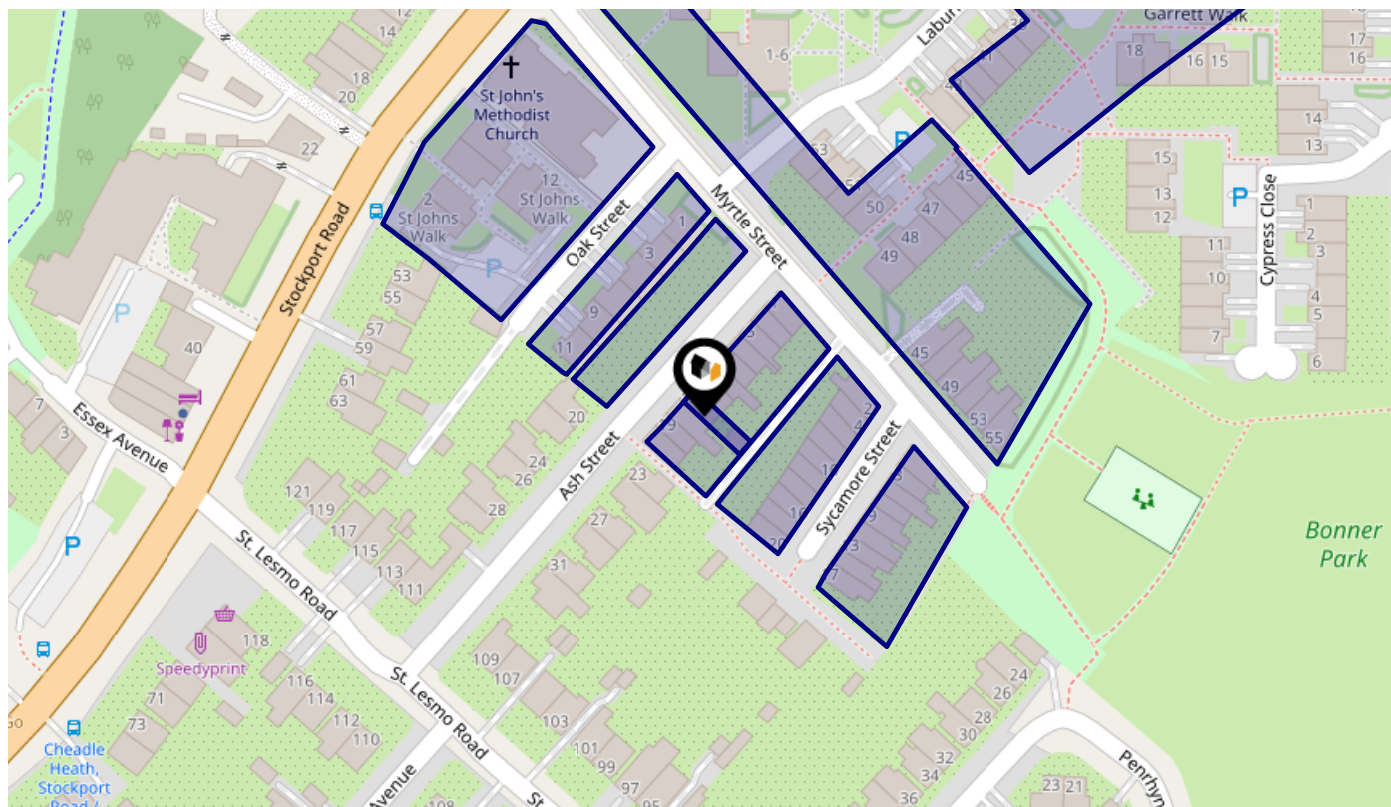
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Edgeley and Cheadle Heath Ward
-  Heaton South Ward
-  Davenport and Cale Green Ward
-  Cheadle Hulme North Ward
-  Heaton North Ward
-  Manor Ward
-  Brinnington and Central Ward
-  Didsbury East Ward
-  Reddish South Ward
-  Cheadle and Gatley 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	■

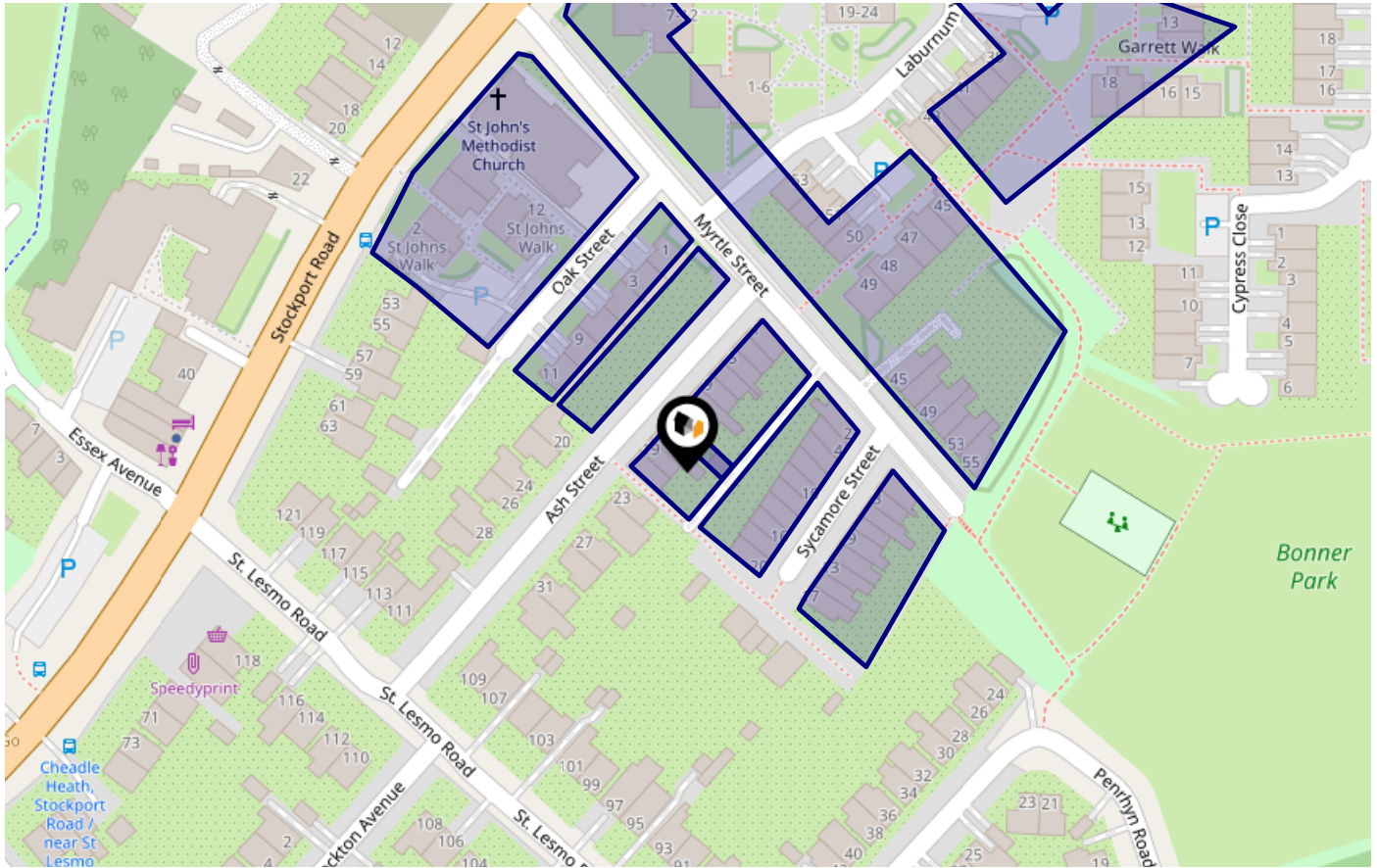
Flood Risk

Rivers & Seas - Flood Risk

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SALES AND LETTINGS

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:



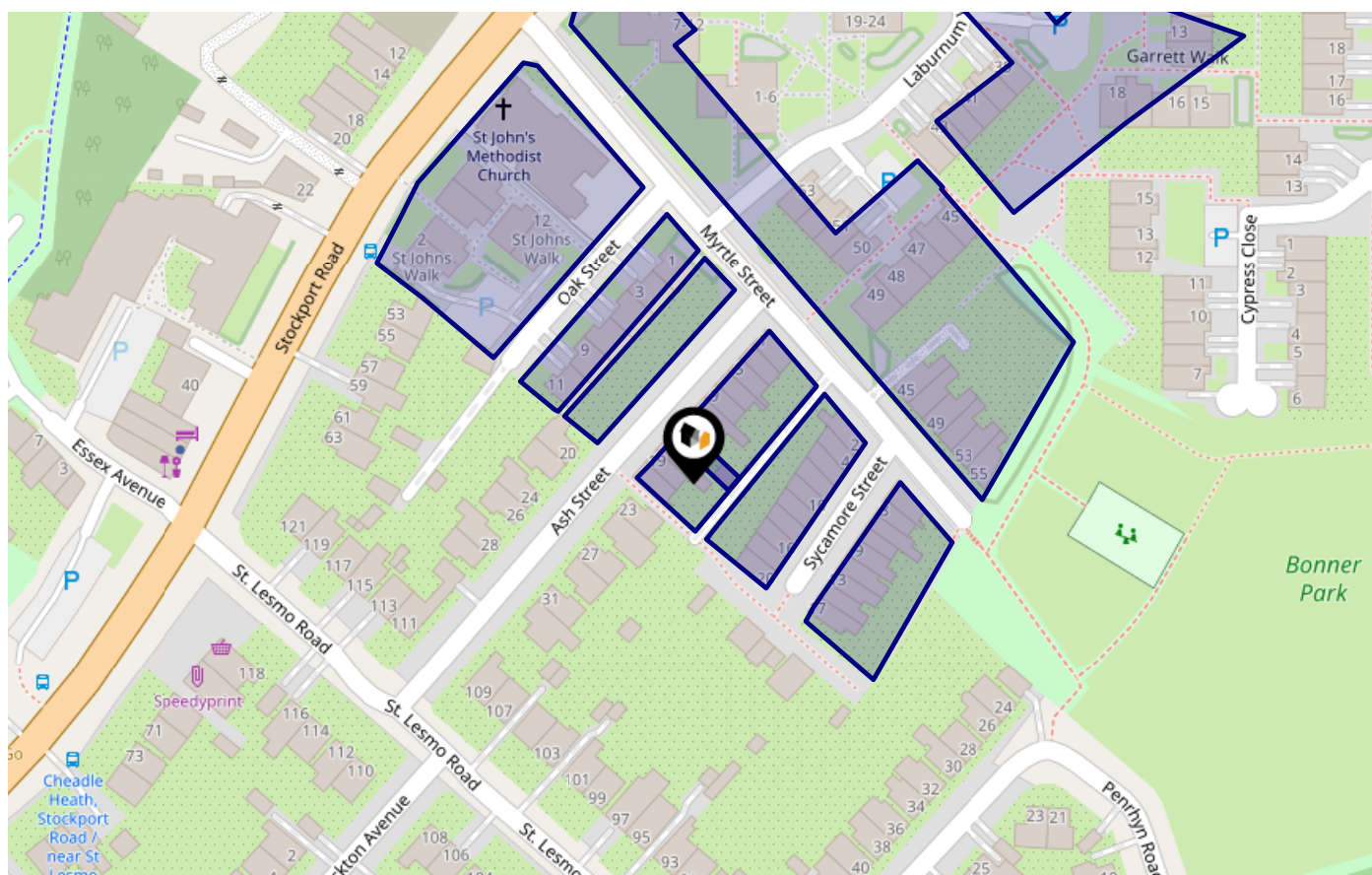
Flood Risk

Rivers & Seas - Climate Change

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SALES AND LETTINGS

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.

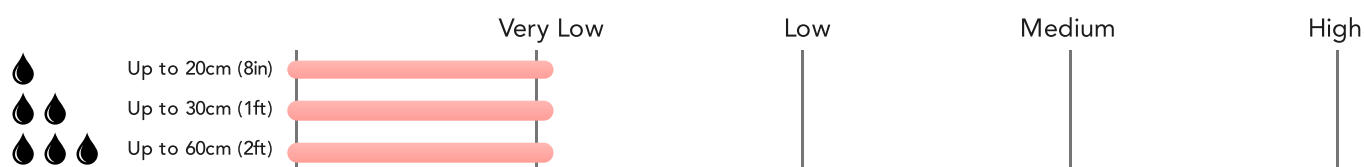


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Chance of flooding to the following depths at this property:



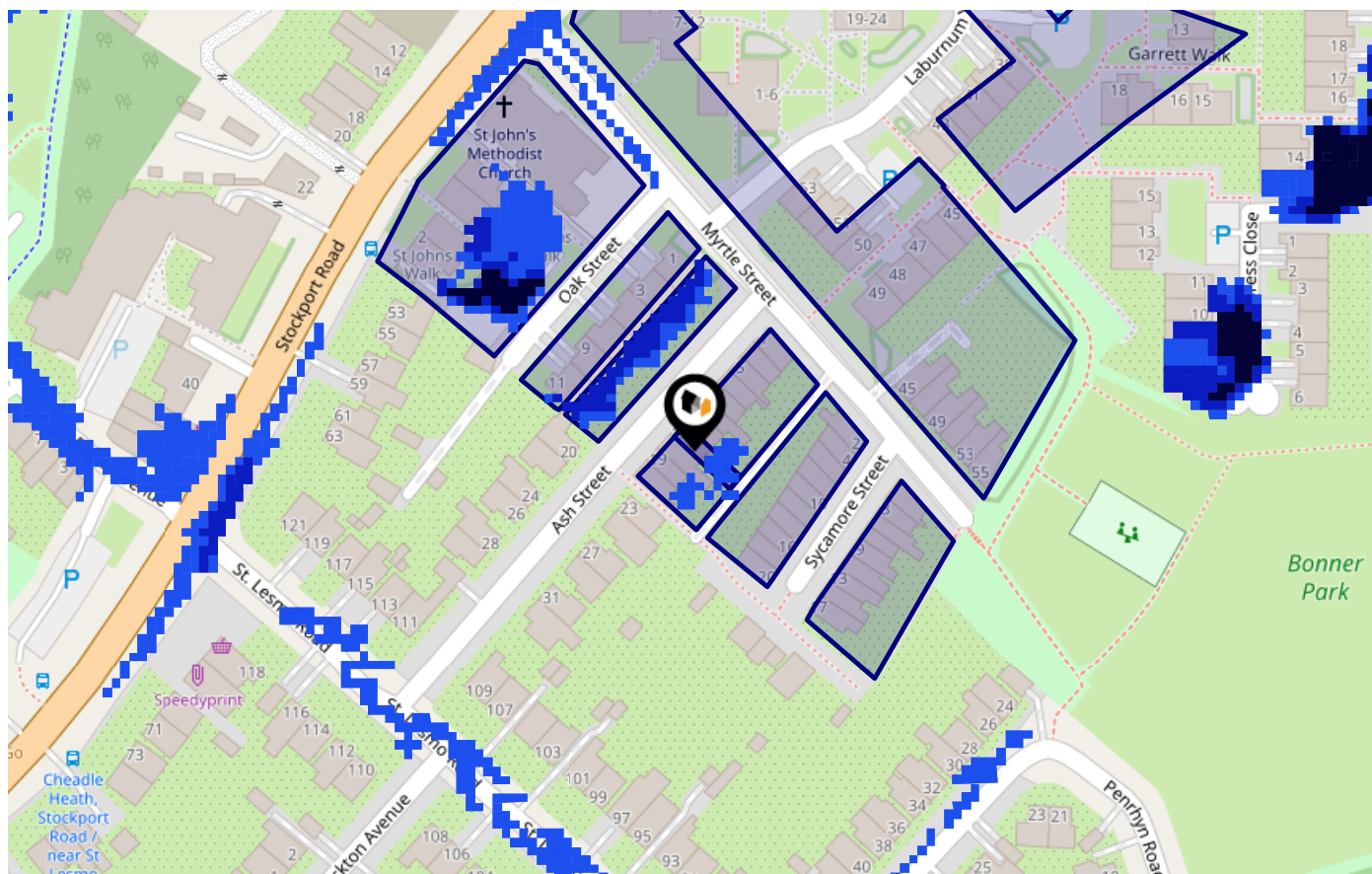
Flood Risk

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.

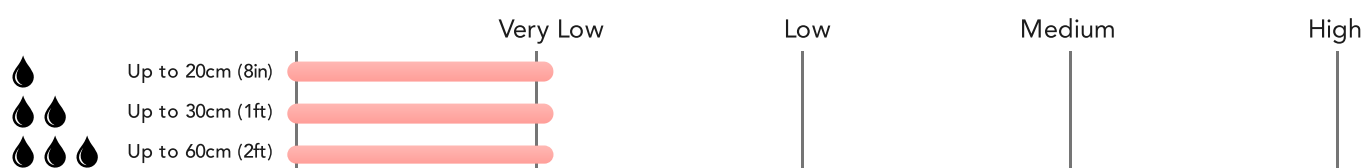


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:



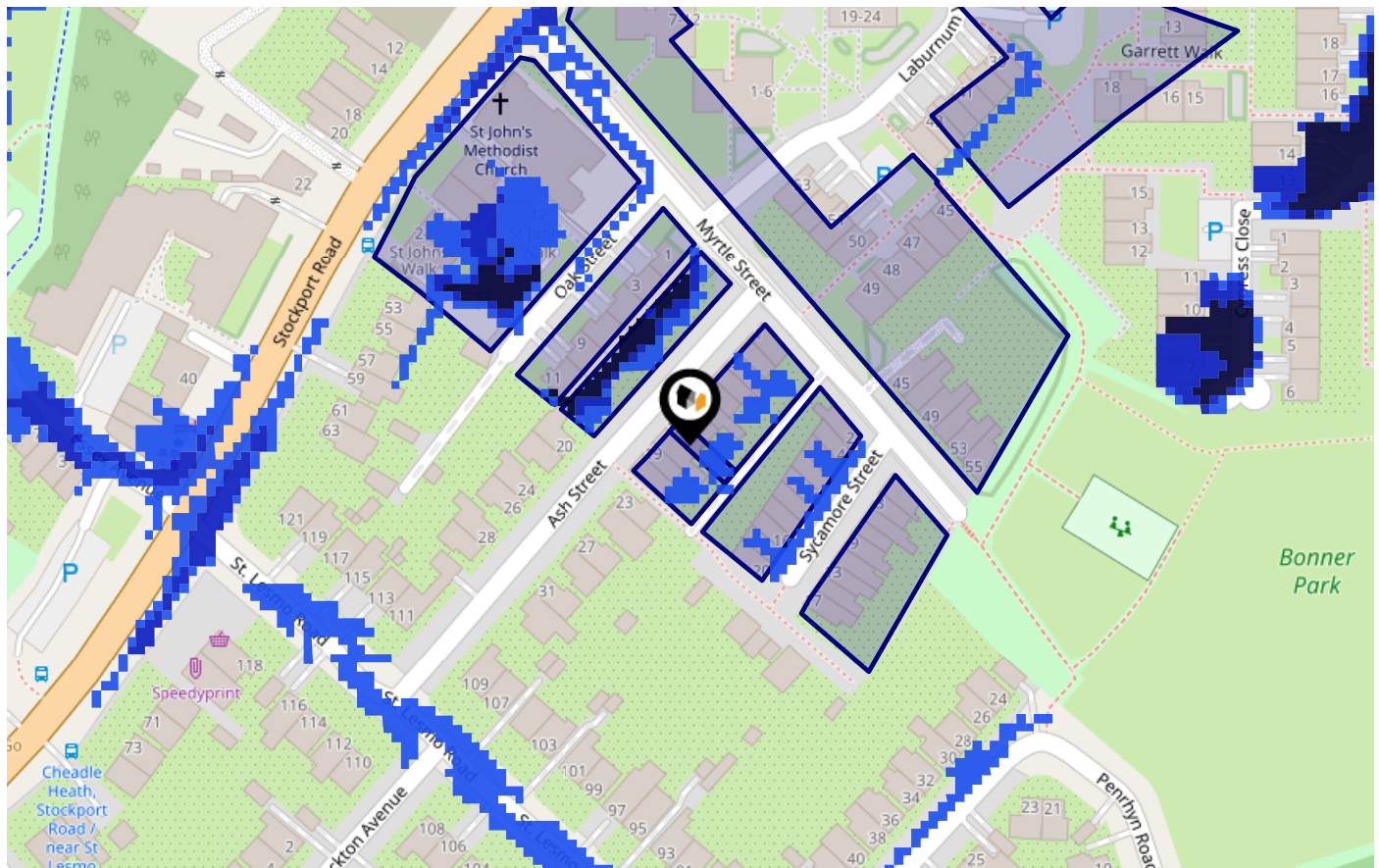
Flood Risk

Surface Water - Climate Change

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SALES AND LETTINGS

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.

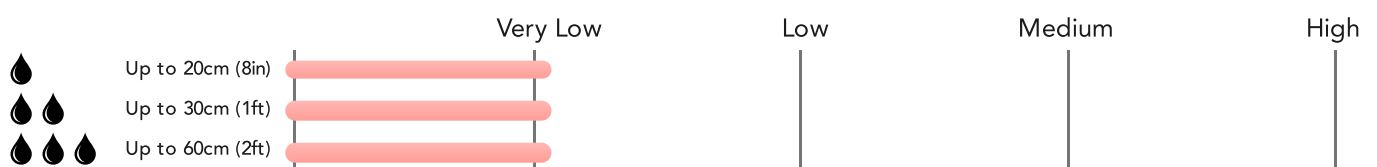


Risk Rating: Very low

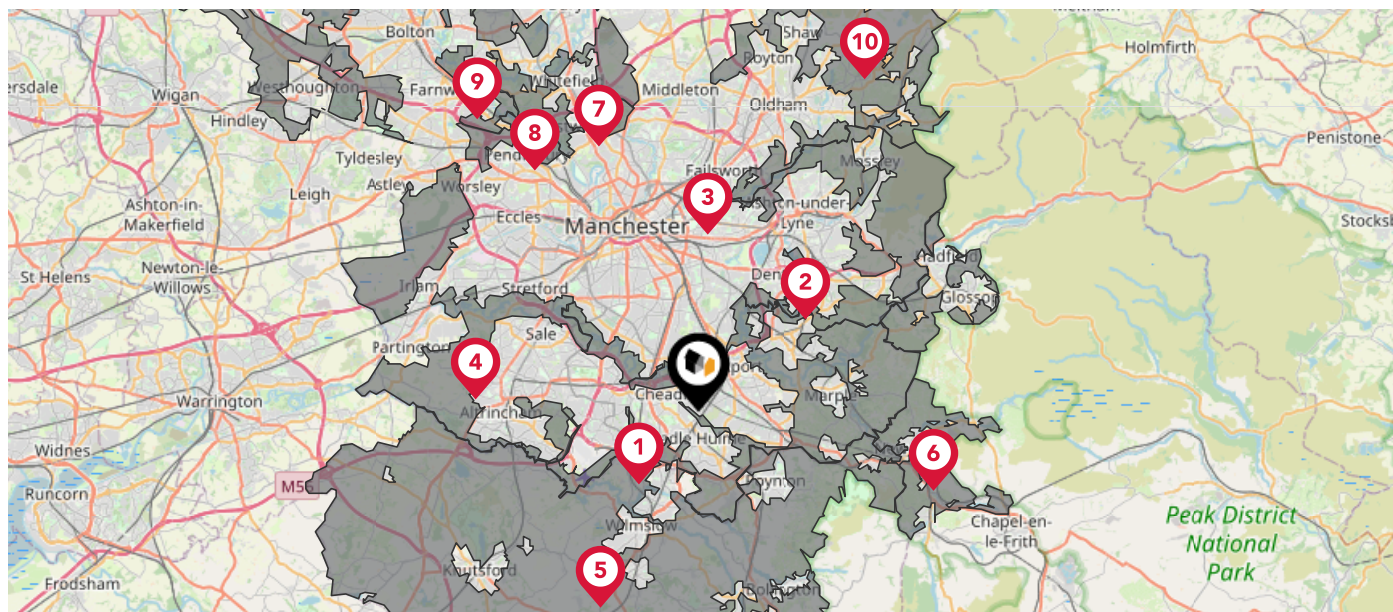
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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 - Manchester

4

Merseyside and Greater Manchester Green Belt - Trafford

5

Merseyside and Greater Manchester Green Belt - Cheshire East

6

Merseyside and Greater Manchester Green Belt - High Peak

7

Merseyside and Greater Manchester Green Belt - Bury

8

Merseyside and Greater Manchester Green Belt - Salford

9

Merseyside and Greater Manchester Green Belt - Bolton

10

Merseyside and Greater Manchester Green Belt - Oldham

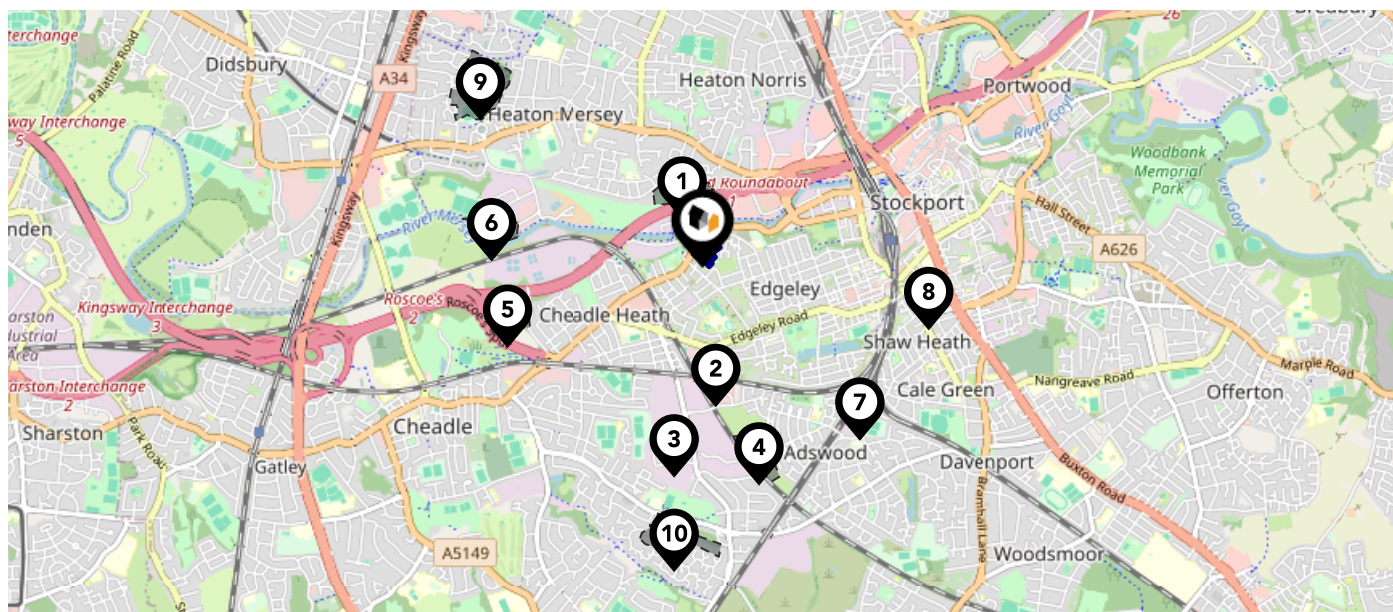
Maps

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	Craig Road Playing Fields-Heaton Mersey, Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Hazeltown and Bramhall-Adswood, Cheadle, Manchester, Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	P.D. Beatwaste Limited-Off Oakhurst Drive	Historic Landfill	<input type="checkbox"/>
4	Recreational Ground-Alvanley Crescent, Bridgehall Estate, Stockport	Historic Landfill	<input type="checkbox"/>
5	Heathside-Cheadle Heath, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Melland And Coward Tip-Heaton Mersey, Manchester	Historic Landfill	<input type="checkbox"/>
7	Stockholm Road-Adswood, Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Royal George Street-Stockport, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Heaton Mersey Common-Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Off Councillor Lane-Adswood, Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>

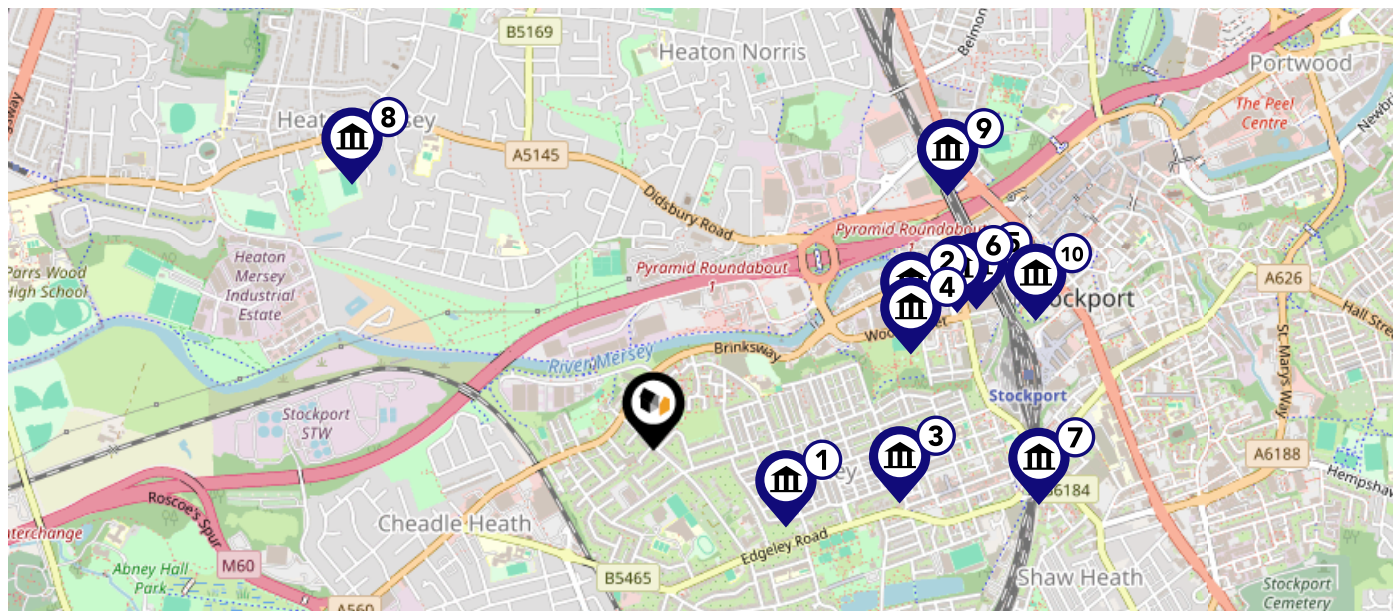
Maps











Listed Buildings

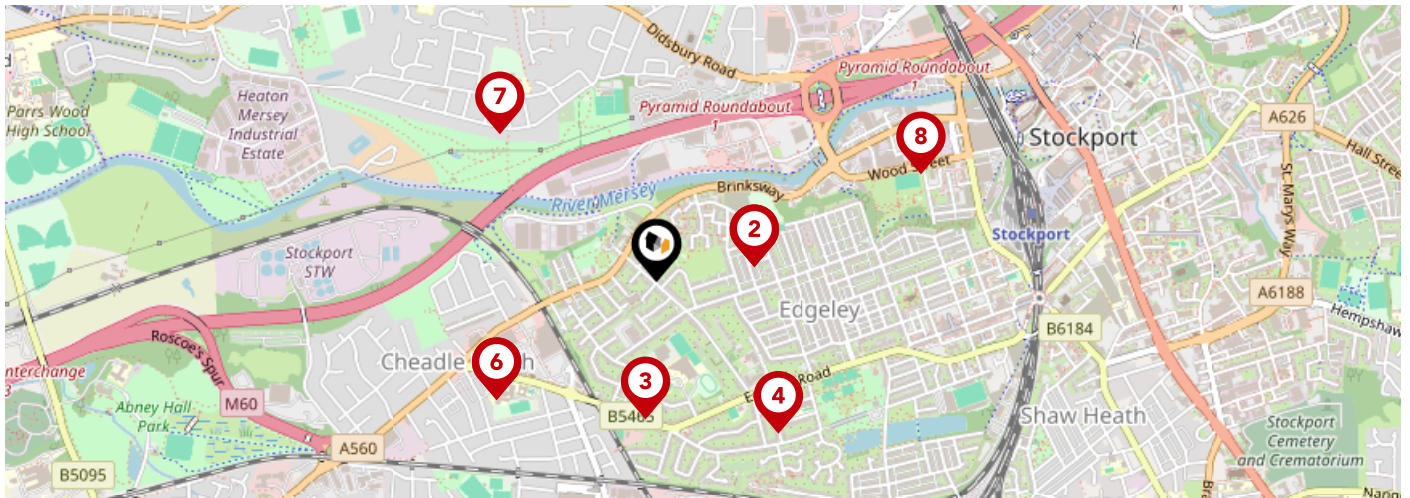
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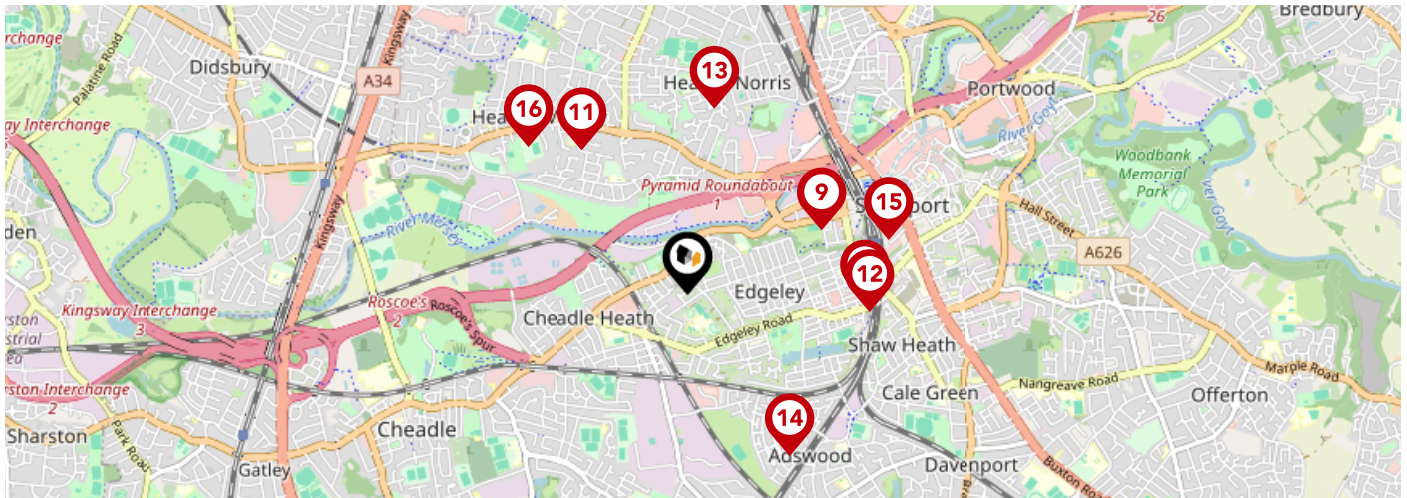
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1084337 - Alexandra Hotel	Grade II	0.3 miles
	1067199 - No. 213 Chestergate	Grade II	0.6 miles
	1067208 - St Matthew's Church	Grade II	0.6 miles
	1392057 - Hollywood Park Centre	Grade II	0.6 miles
	1356861 - Stockport Railway Viaduct	Grade II	0.8 miles
	1268049 - Wear Mill	Grade II	0.8 miles
	1393713 - Former District Bank	Grade II	0.9 miles
	1356849 - 1 And 3, Highfield Park	Grade II	0.9 miles
	1240344 - 52, Wellington Road North	Grade II	0.9 miles
	1356847 - Wellington Mill	Grade II	0.9 miles



		Nursery	Primary	Secondary	College	Private
1	Lark Hill Nursery School Ofsted Rating: Outstanding Pupils: 52 Distance:0.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lark Hill Primary School Ofsted Rating: Good Pupils: 147 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stockport Academy Ofsted Rating: Good Pupils: 1015 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Alexandra Park Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cheadle Heath Primary School Ofsted Rating: Good Pupils: 336 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Pendlebury Centre Ofsted Rating: Outstanding Pupils: 4 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mersey Vale Primary School Ofsted Rating: Good Pupils: 214 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hollywood Park Nursery School Ofsted Rating: Outstanding Pupils: 82 Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



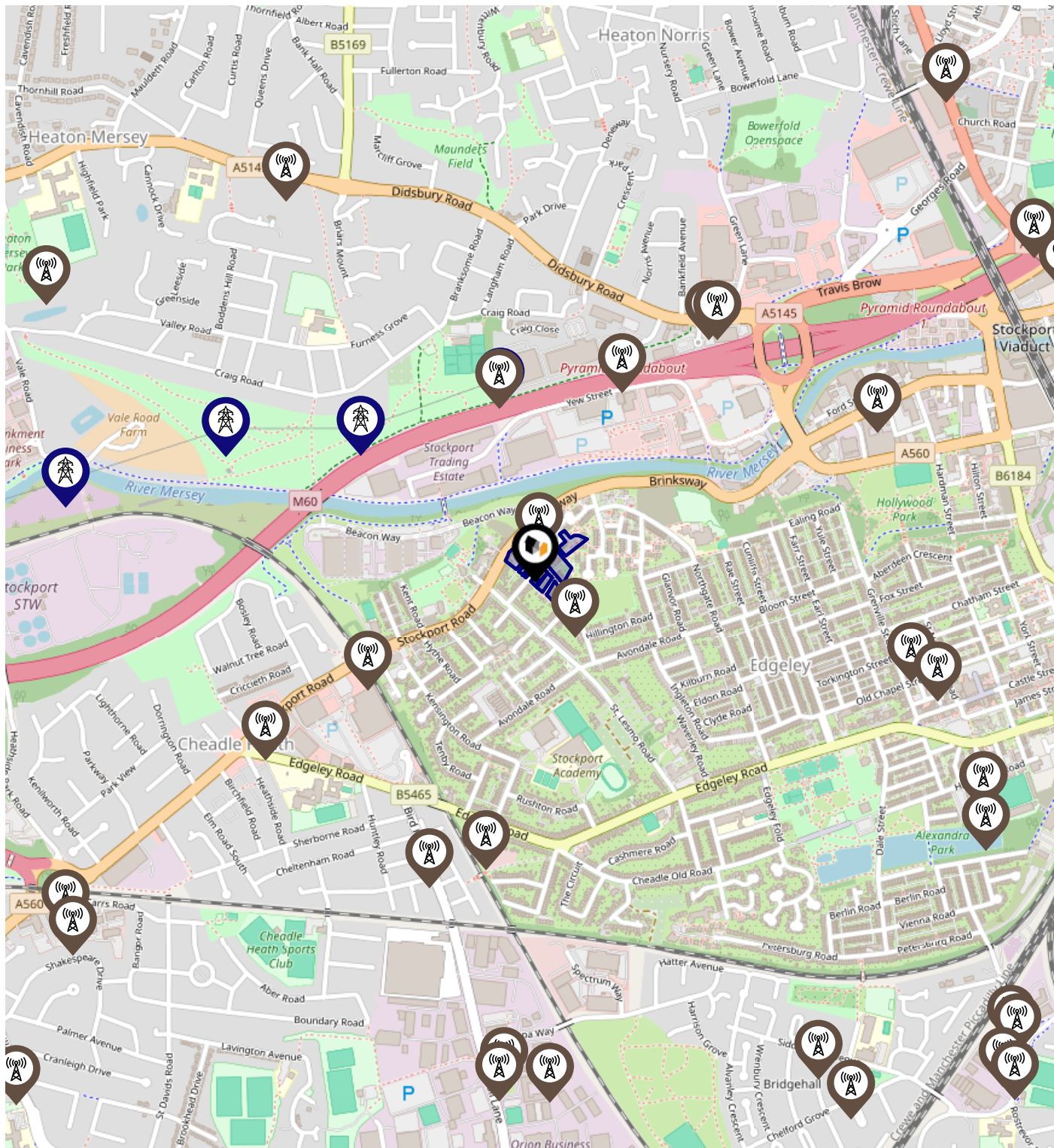
		Nursery	Primary	Secondary	College	Private
	Progress Schools - Stockport Ofsted Rating: Good Pupils: 12 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Church of England Primary School Ofsted Rating: Good Pupils: 215 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Winifred's Roman Catholic Primary School, Stockport Ofsted Rating: Outstanding Pupils: 388 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady's Catholic Primary School Ofsted Rating: Good Pupils: 185 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norris Bank Primary School Ofsted Rating: Good Pupils: 407 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridge Hall Primary School Ofsted Rating: Good Pupils: 202 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pure Innovations Trading As Pure College Ofsted Rating: Not Rated Pupils:0 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Didsbury Road Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area



Masts & Pylons

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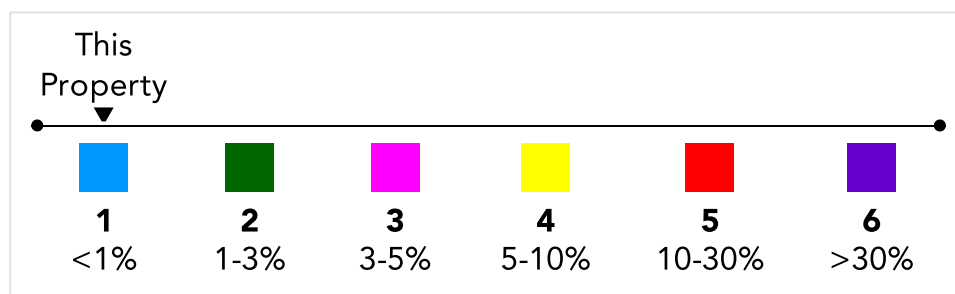
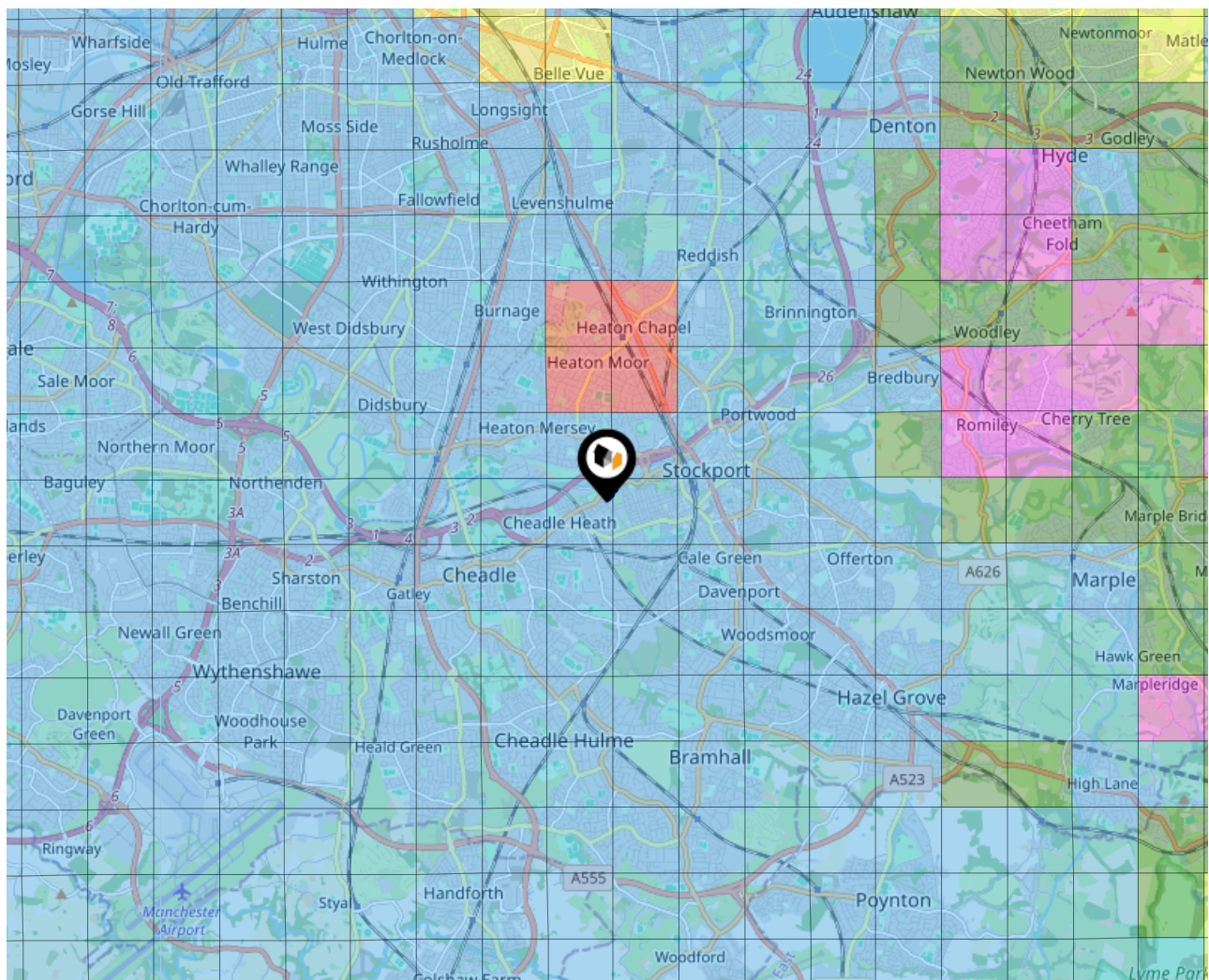


Key:

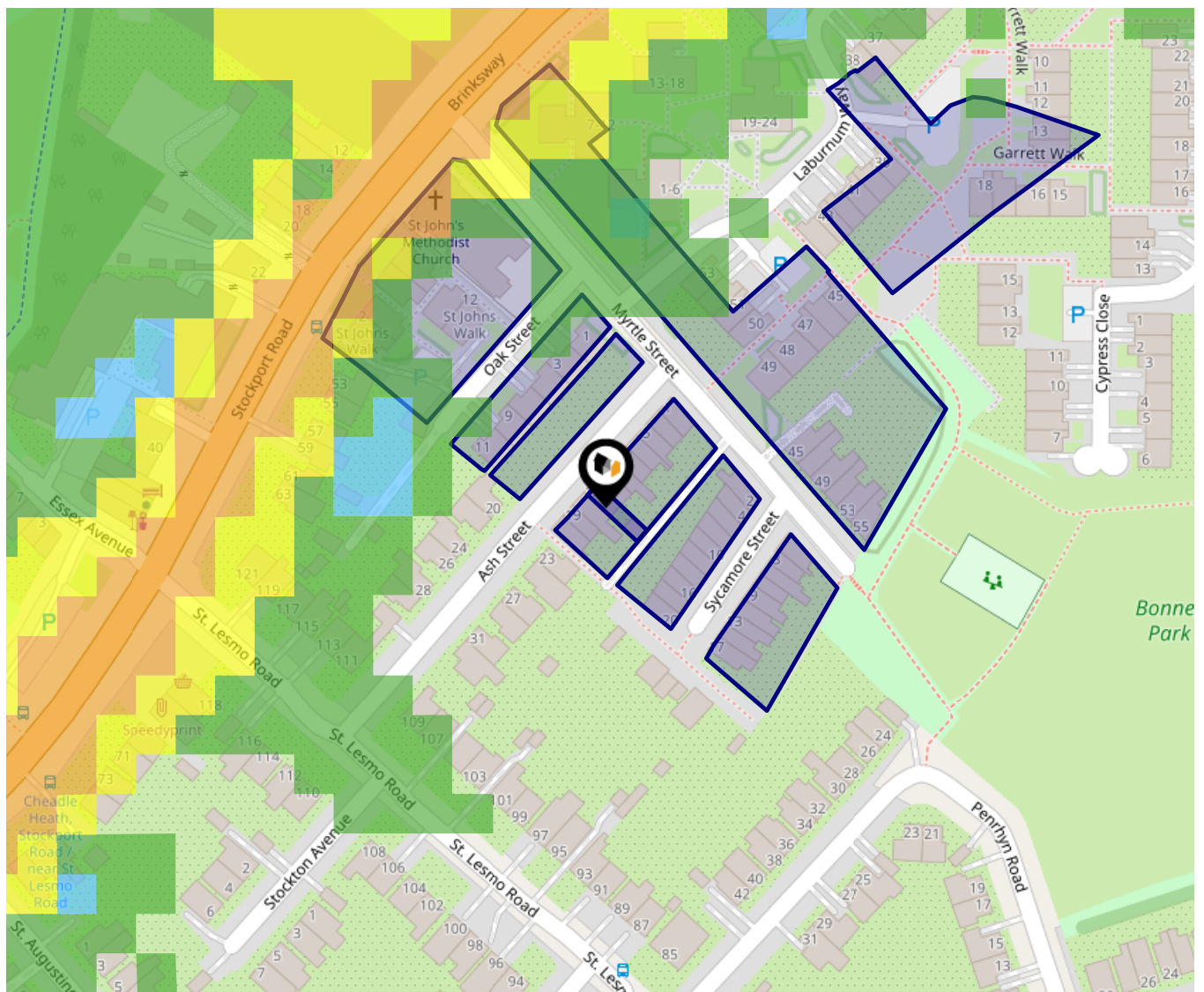
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise



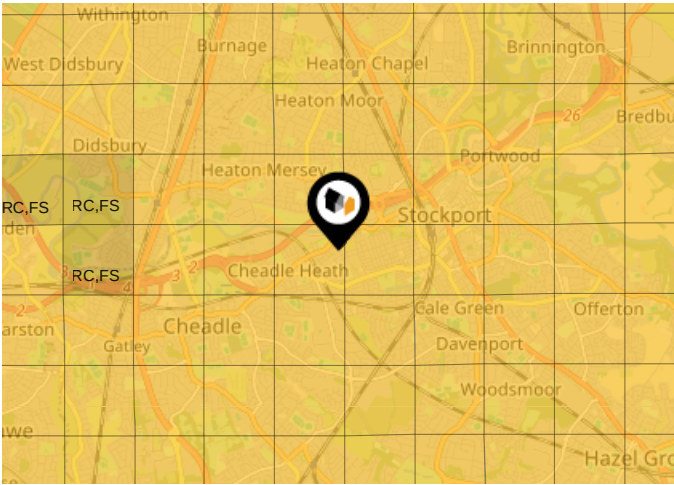
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

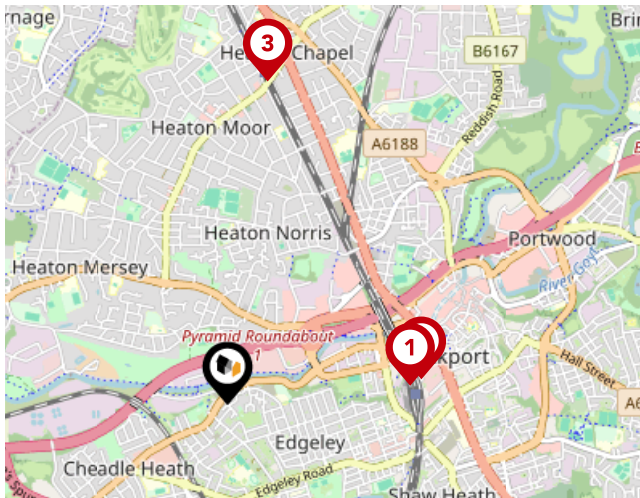
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

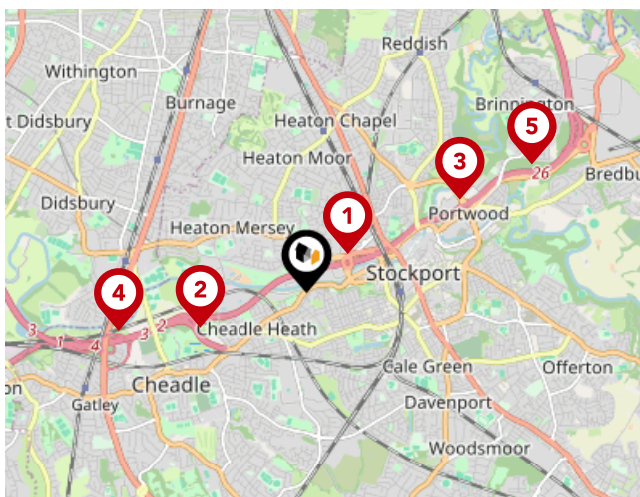
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SALES AND LETTINGS








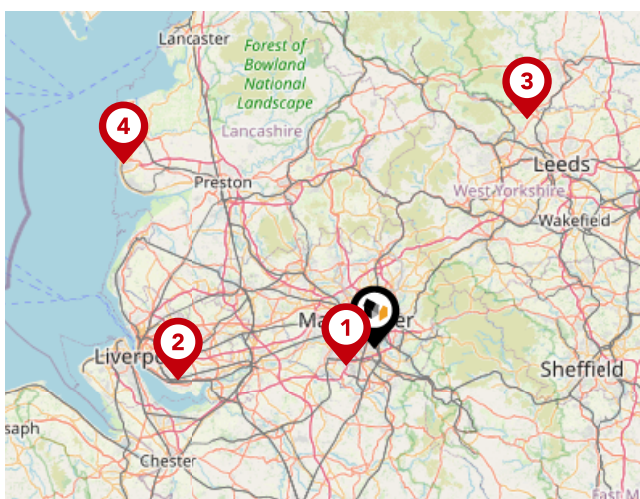
National Rail Stations

Pin	Name	Distance
	Stockport Rail Station	0.81 miles
	Stockport Rail Station	0.86 miles
	Heaton Chapel Rail Station	1.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M60 J1	0.5 miles
	M60 J2	0.99 miles
	M60 J27	1.58 miles
	M60 J3	1.7 miles
	M60 J26	2.29 miles



Airports/Helipads

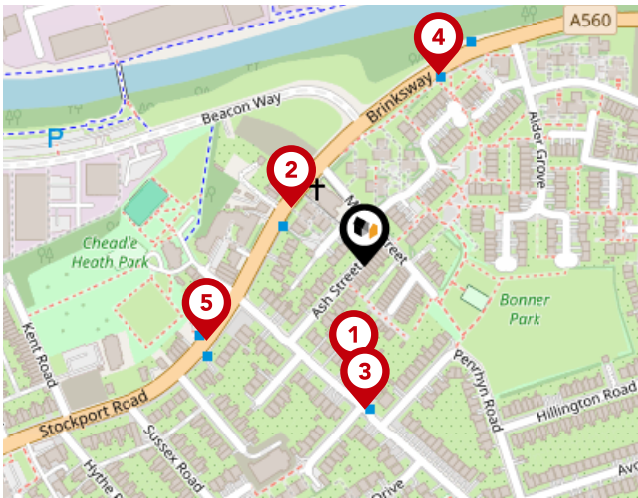
Pin	Name	Distance
	Manchester Airport	4.71 miles
	Speke	28.11 miles
	Leeds Bradford Airport	38.63 miles
	Highfield	43.71 miles

Area

Transport (Local)

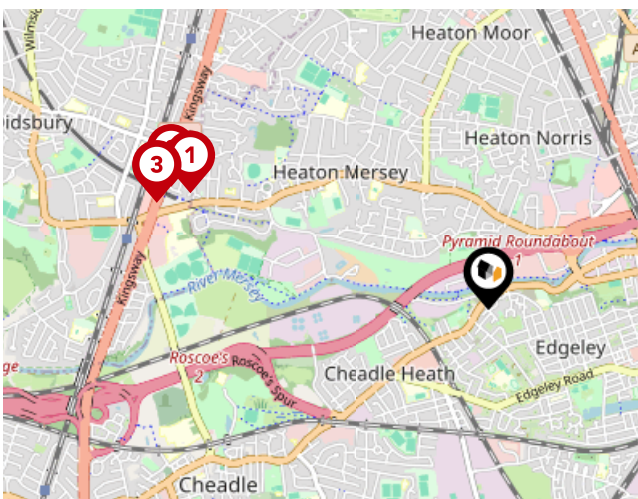
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SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Saint Lesmo Road	0.06 miles
2	St John's Church	0.05 miles
3	Saint Lesmo Road	0.08 miles
4	Northgate Road	0.11 miles
5	St Lesmo Road	0.1 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	1.41 miles
2	East Didsbury (Manchester Metrolink)	1.51 miles
3	East Didsbury (Manchester Metrolink)	1.54 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.



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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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