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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22<sup>nd</sup> August 2025



### **ALPINE ROAD, STOCKPORT, SK1**

#### Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport SK7 4DJ 0161 300 7144 hazelgrove@lawlerandcompany.co.uk www.lawlerandcompany.co.uk/





## Property

### **Overview**







Tenure:



#### **Property**

Terraced Type:

**Bedrooms:** 2

Plot Area: 0.03 acres Year Built: Before 1900 **Council Tax:** Band A **Annual Estimate:** £1,650

Title Number: MAN350025

#### **Local Area**

**Local Authority:** Stockport **Conservation Area:** 

Flood Risk:

Rivers & Seas Very low

 Surface Water Very low **Estimated Broadband Speeds** 

(Standard - Superfast - Ultrafast)

13 80

mb/s mb/s

2000

Freehold







#### **Mobile Coverage:**

(based on calls indoors)







No





Satellite/Fibre TV Availability:











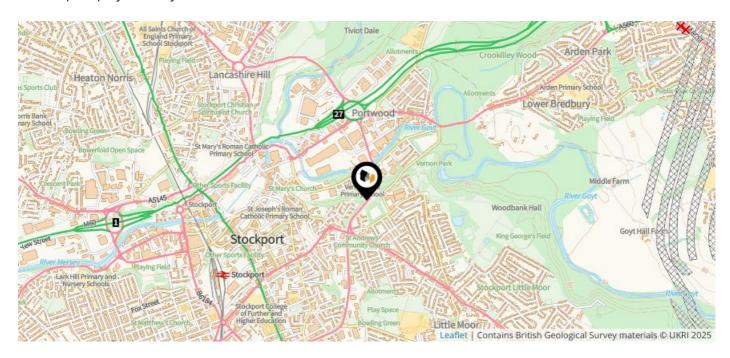




## **Coal Mining**



This map displays nearby coal mine entrances and their classifications.



#### Mine Entry

- × Adit
- X 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.

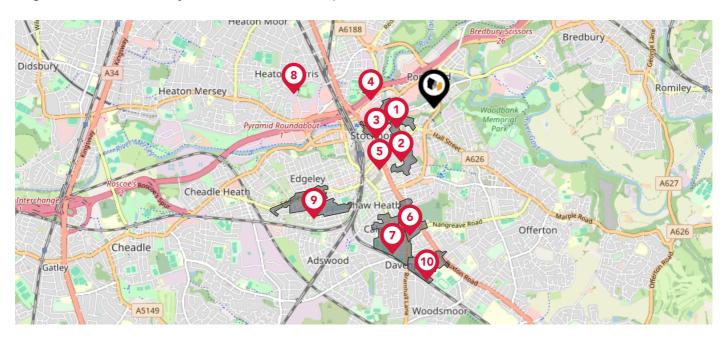
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



## **Conservation Areas**



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.

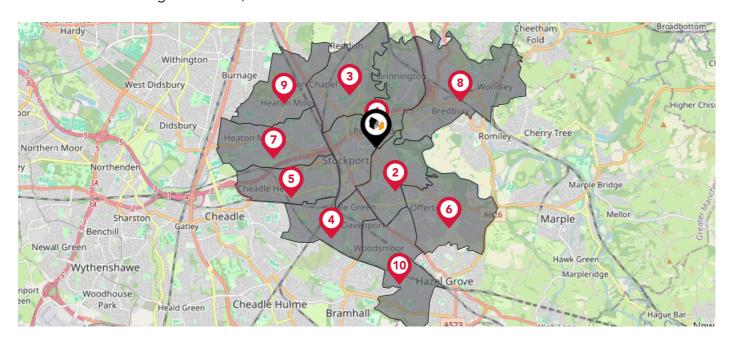


Nearby Cons	servation Areas
1	Market and Underbanks
2	Hillgate
3	St Peter's
4	Dodge Hill, Stockport
5	Town Hall
6	St George's, Heaviley
7	Cale Green
8	Green Lane, Heaton Norris
9	Alexandra Park, Edgeley
10	Davenport Park

## **Council Wards**



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

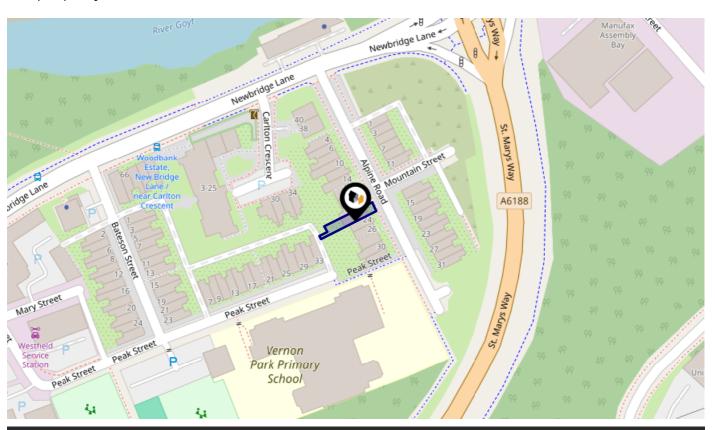


Nearby Cour	ncil Wards
1	Brinnington and Central Ward
2	Manor Ward
3	Reddish South Ward
4	Davenport and Cale Green Ward
5	Edgeley and Cheadle Heath Ward
6	Offerton Ward
7	Heatons South Ward
8	Bredbury and Woodley Ward
<b>9</b>	Heatons North Ward
10	Stepping Hill Ward

### Rail Noise



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.

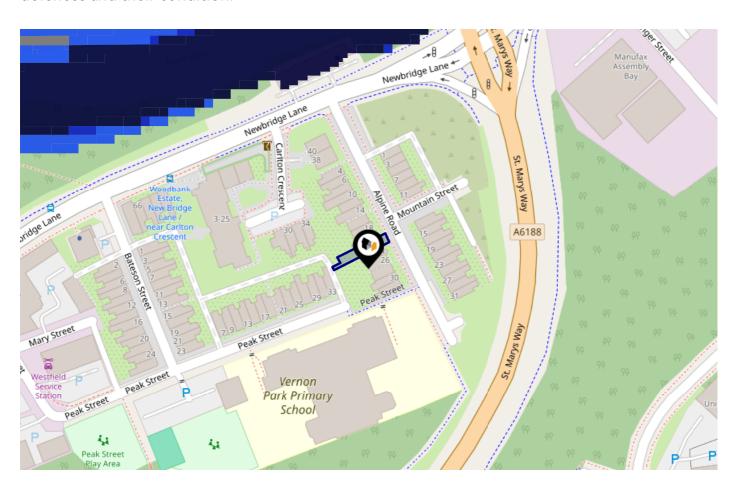
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

### **Rivers & Seas - Flood Risk**



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.

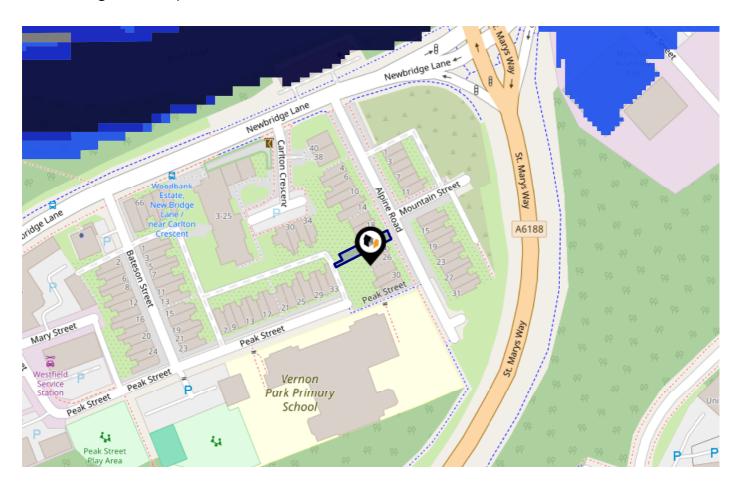
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk an area in which the risk is below 1 in 1000 (0.1%) in any one year.



## **Rivers & Seas - Climate Change**



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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### **Surface Water - Flood Risk**



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.

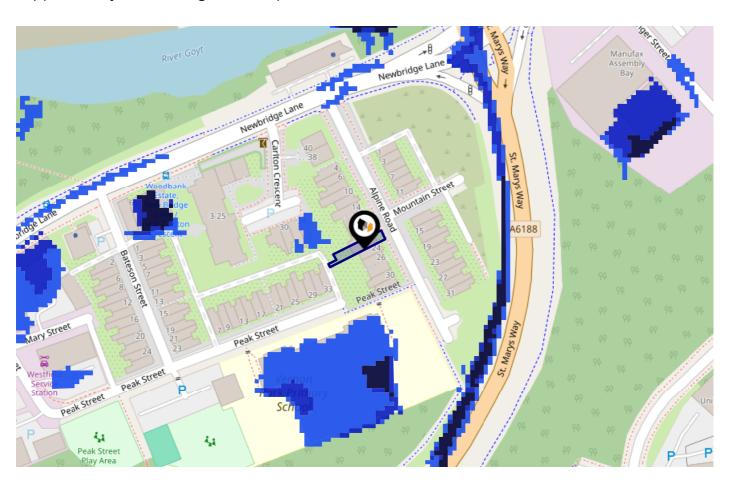
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## **Surface Water - Climate Change**



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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## **Green Belt**



This map displays nearby areas that have been designated as Green Belt...



Nearby Gree	n Belt Land
1	Merseyside and Greater Manchester Green Belt - Tameside
2	Merseyside and Greater Manchester Green Belt - Stockport
3	Merseyside and Greater Manchester Green Belt - Manchester
4	Merseyside and Greater Manchester Green Belt - High Peak
5	Merseyside and Greater Manchester Green Belt - Cheshire East
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 - Bolton

## **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	Baron Street-Portwood, Stockport	Historic Landfill	
2	Land adjacent to M63 Roundabout-Portwood, Stockport	Historic Landfill	
3	Forbes Close-10 Forbes Close, Offerton, Stockport, Cheshire	Historic Landfill	
4	Warth Meadow-Portwood, Greater Manchester, Greater Manchester	Historic Landfill	
5	Grimesbottom-South of Tiviot Way, Stockport, Greater Manchester	Historic Landfill	
6	Warth Meadow-Portwood, Greater Manchester	Historic Landfill	
7	North Woodhall-Tiviot Dale, Grimesbottom. Greater Manchester	Historic Landfill	
8	North Woodhall-Tiviot Dale, Grimesbottom. Greater Manchester	Historic Landfill	
9	Banks Lane-Stockport, Greater Manchester	Historic Landfill	
10	Stockport Branch Canal-Greater Manchester	Historic Landfill	

# **Listed Buildings**



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



Listed B	uildings in the local district	Grade	Distance
<b>m</b> <sup>1</sup>	1268055 - Vernon Mill	Grade II	0.2 miles
<b>m</b> <sup>2</sup>	1396059 - Stockport Museum In Vernon Park	Grade II	0.2 miles
<b>m</b> <sup>3</sup>	1067163 - Chapel Studio	Grade II	0.3 miles
<b>(m)</b> 4	1067201 - 96, Churchgate	Grade II	0.3 miles
<b>(m)</b> (5)	1356826 - 78 And 80, Churchgate	Grade II	0.3 miles
<b>6</b>	1309701 - Parish Church Of St Mary	Grade I	0.3 miles
<b>(m</b> )	1162464 - Glebe House	Grade II	0.3 miles
<b>(m)</b> <sup>(8)</sup>	1356827 - Former Rectory	Grade II	0.3 miles
<b>m</b> <sup>9</sup>	1240421 - The Arden Arms	Grade II	0.3 miles
<b>(10)</b>	1162849 - 4, Park Street	Grade II	0.4 miles

## Area

# **Schools**



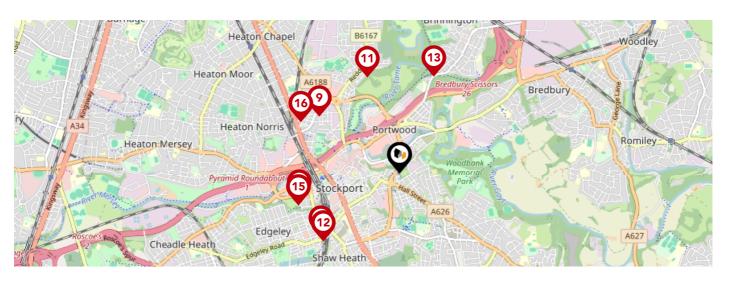


		Nursery	Primary	Secondary	College	Private
1	Vernon Park Primary School Ofsted Rating: Outstanding   Pupils: 328   Distance:0.03		<b>✓</b>			
2	St Joseph's Catholic Primary School, a Voluntary Academy Ofsted Rating: Requires improvement   Pupils: 119   Distance: 0.45		<b>▽</b>			
3	St Thomas' Church of England Primary School Stockport Ofsted Rating: Requires improvement   Pupils: 164   Distance:0.61		<b>▽</b>			
4	St Mary's Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Not Rated   Pupils: 115   Distance:0.61	′	<b>▽</b>			
5	Pure Innovations Trading As Pure College Ofsted Rating: Not Rated   Pupils:0   Distance:0.65			$\checkmark$		
<b>6</b>	Banks Lane Infant School Ofsted Rating: Good   Pupils: 307   Distance:0.72		<b>✓</b>			
7	Banks Lane Junior School Ofsted Rating: Good   Pupils: 352   Distance:0.72		<b>✓</b>			
8	St Paul's Church of England Primary School Brinnington Ofsted Rating: Good   Pupils: 403   Distance:0.72					

## Area

# Schools



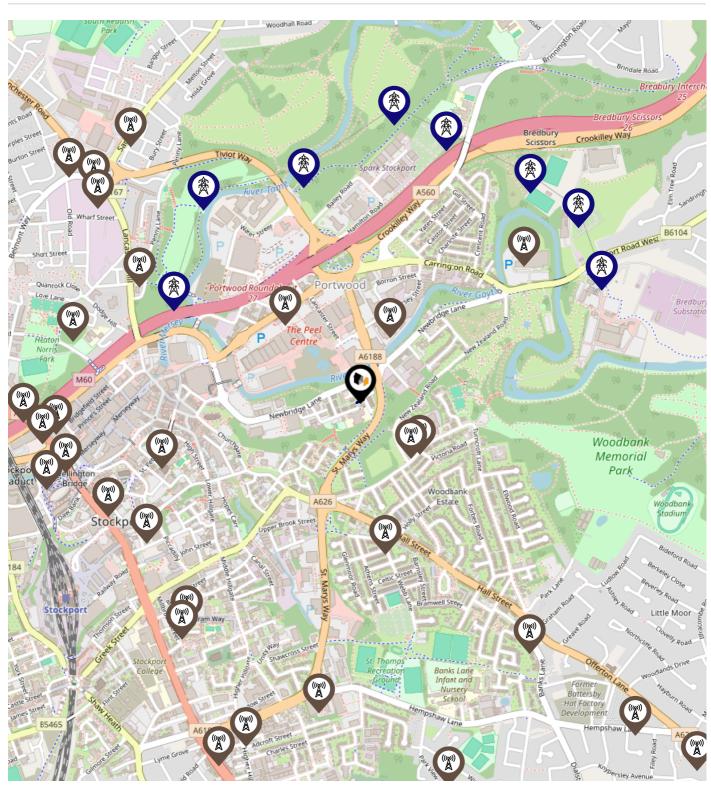


		Nursery	Primary	Secondary	College	Private
9	Moat House Ofsted Rating: Outstanding   Pupils: 18   Distance: 0.87			<b>✓</b>		
10	St Matthew's Church of England Primary School Ofsted Rating: Good   Pupils: 215   Distance: 0.89		<b>▽</b>			
<b>11</b>	Penarth Group School Ofsted Rating: Good   Pupils: 15   Distance:0.9			$\checkmark$		
12	Our Lady's Catholic Primary School Ofsted Rating: Good   Pupils: 185   Distance: 0.91		<b>▽</b>			
13	St Bernadette's Catholic Primary School Ofsted Rating: Good   Pupils: 216   Distance:0.91		$\checkmark$			
14	Progress Schools - Stockport Ofsted Rating: Good   Pupils: 12   Distance:0.92			$\checkmark$		
<b>1</b> 5	Hollywood Park Nursery School Ofsted Rating: Outstanding   Pupils: 82   Distance:0.94	$\checkmark$				
16	All Saints Church of England Primary School Stockport Ofsted Rating: Good   Pupils: 212   Distance: 0.99		<b>▽</b>			

## Local Area

# **Masts & Pylons**





Key:

Power Pylons

Communication Masts



### Environment

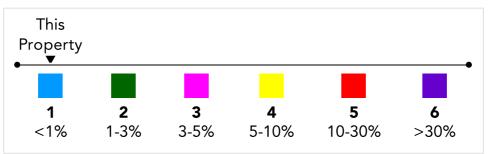
### **Radon Gas**



#### 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).



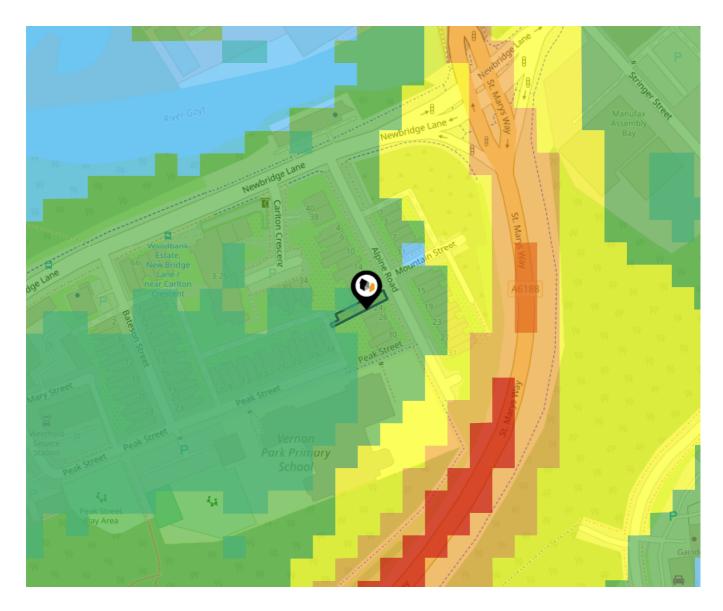




### Local Area

## **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



### Environment

## Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

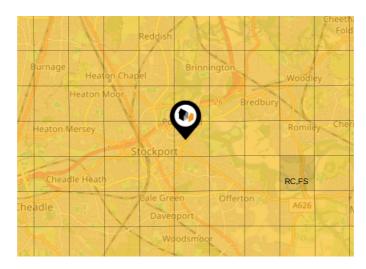
Carbon Content: VARIABLE(LOW) Soil Texture: LOAM TO CLAYEY LOAM

Parent Material Grain: MIXED (ARGILLIC- Soil Depth: DEEP

**RUDACEOUS**)

**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)**





#### National Rail Stations

Pin	Name	Distance
•	Stockport Rail Station	0.75 miles
2	Stockport Rail Station	0.81 miles
3	Davenport Rail Station	1.45 miles



#### Trunk Roads/Motorways

Pin	Name	Distance
•	M60 J27	0.32 miles
2	M60 J26	0.8 miles
3	M60 J25	1.26 miles
4	M60 J1	1.12 miles
5	M60 J24	3.21 miles



#### Airports/Helipads

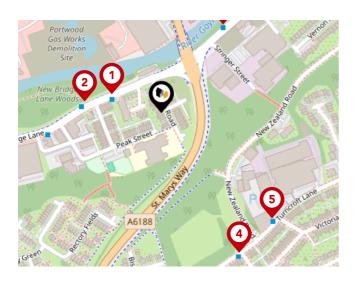
Pin	Name	Distance
1	Manchester Airport	6.25 miles
2	Leeds Bradford Airport	37.4 miles
3	Speke	29.66 miles
4	Highfield	44.61 miles



### Area

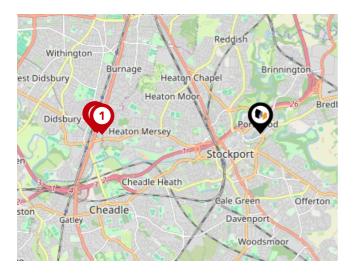
# **Transport (Local)**





#### Bus Stops/Stations

Pin	Name	Distance
1	Carlton Crescent	0.06 miles
2	Bateson Street	0.09 miles
3	St Mary's Way	0.12 miles
4	New Zealand Road	0.18 miles
5	New Zealand Road	0.17 miles



#### **Local Connections**

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	2.8 miles
2	East Didsbury (Manchester Metrolink)	2.89 miles
3	East Didsbury (Manchester Metrolink)	2.93 miles



# Lawler & Co | Hazel Grove

### **About Us**





#### 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



## Lawler & Co | Hazel Grove

#### **Testimonials**



**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/



/lawlerandco



/lawlercosalesandlettings/



## Agent

### **Disclaimer**



#### Important - Please Read

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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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