

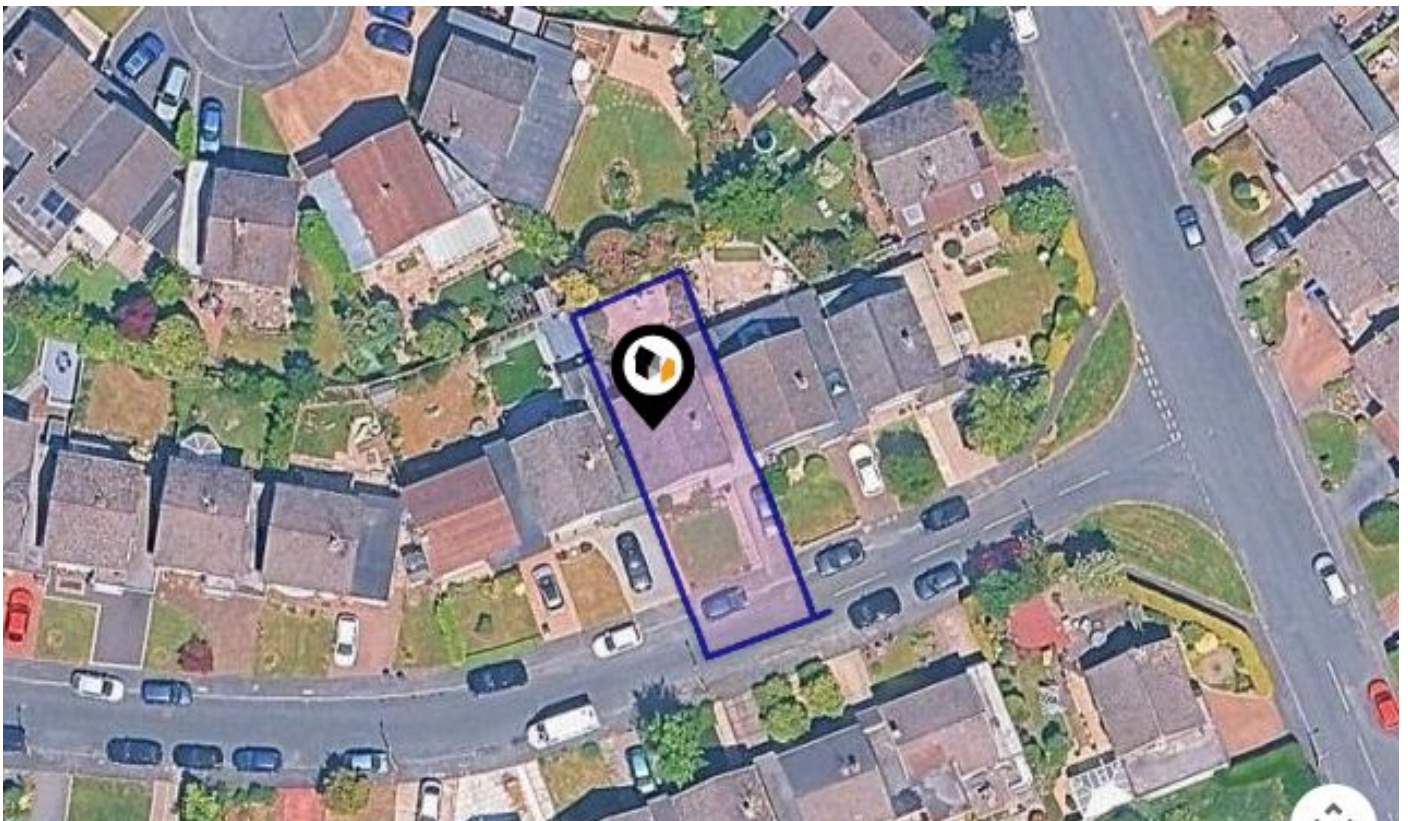


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st September 2025



BEAN LEACH DRIVE, STOCKPORT, SK2

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

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 street-view-image



Property

Type:	Detached
Bedrooms:	3
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,475
Title Number:	CH12146

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)

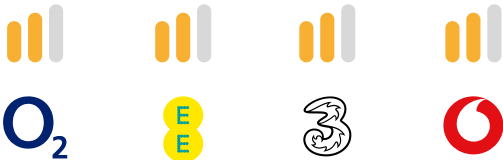
7
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



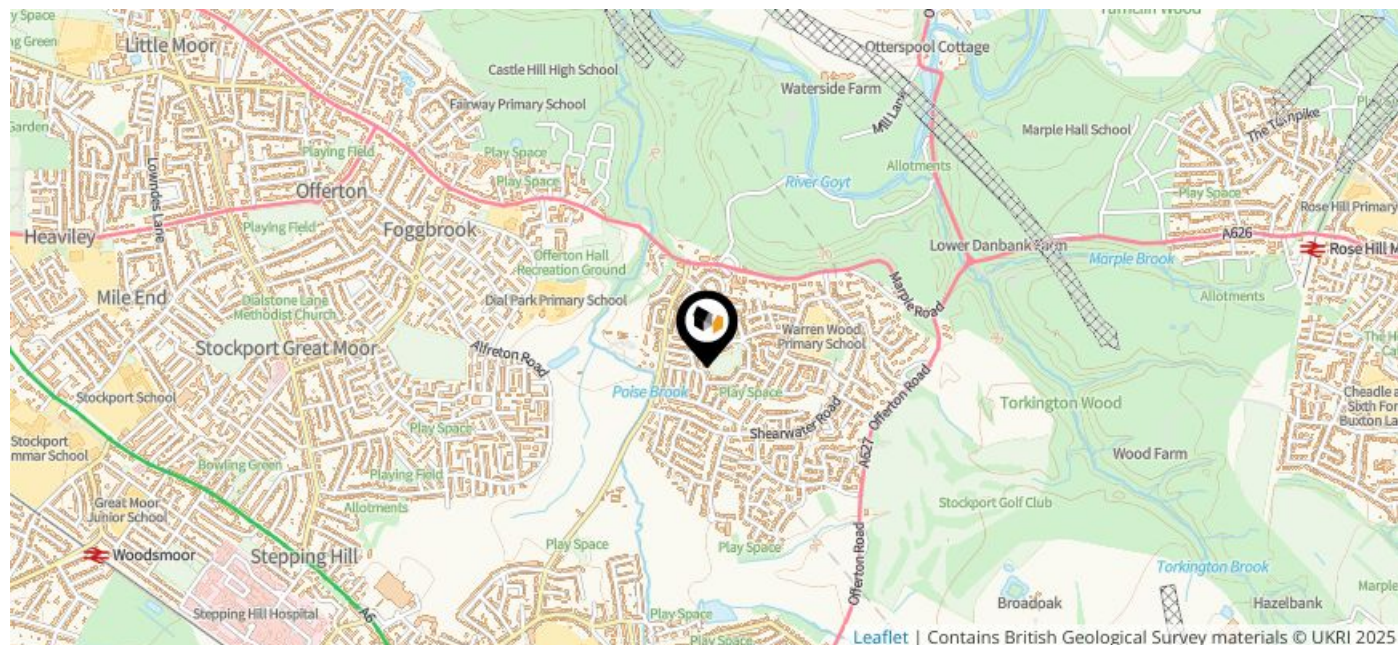
Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



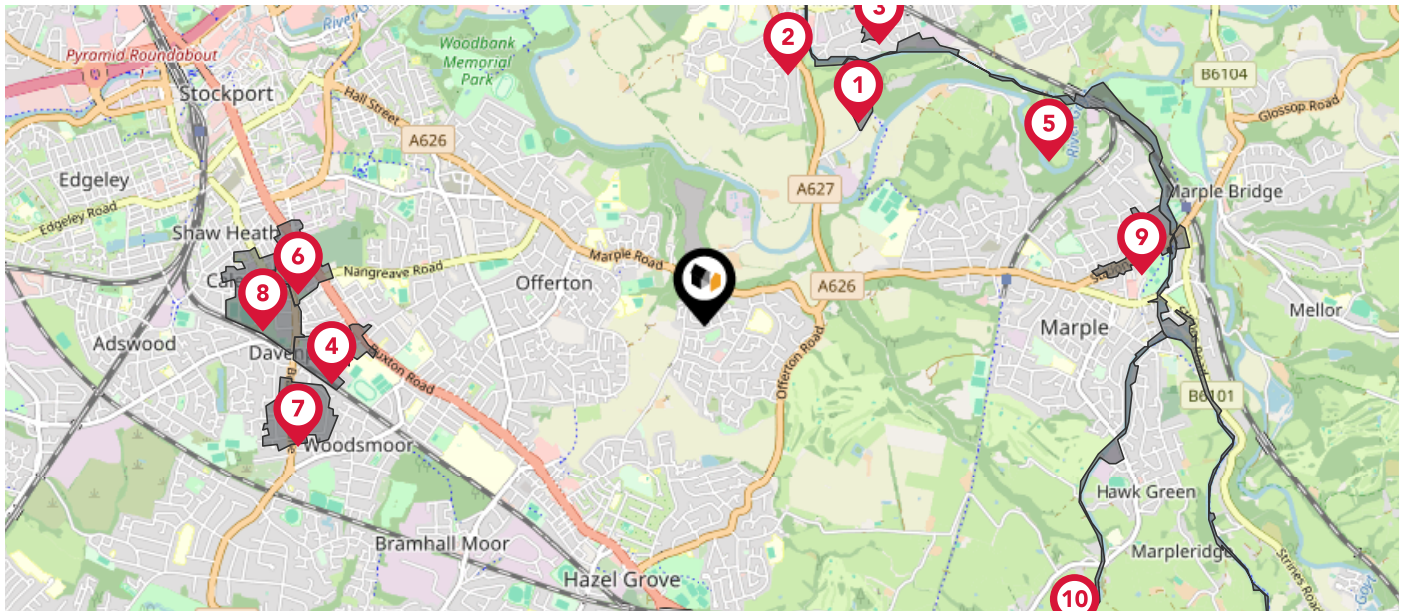
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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 Chadkirk
- 2 Hatherlow
- 3 Church Lane, Romiley
- 4 Davenport Park
- 5 Peak Forest Canal
- 6 St George's, Heaviley
- 7 Egerton Road and Frewland Avenue, Davenport
- 8 Cale Green
- 9 Station Road and Winnington Road, Marple
- 10 Macclesfield Canal

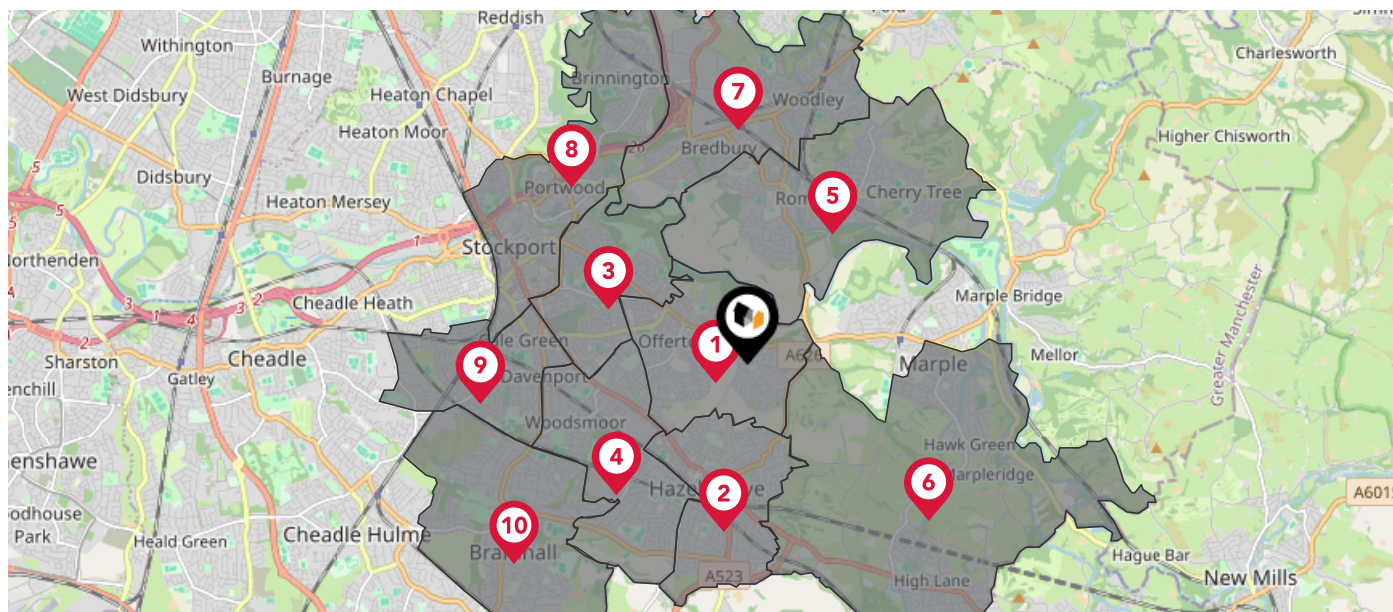
Maps

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

Offerton Ward

2

Hazel Grove Ward

3

Manor Ward

4

Stepping Hill Ward

5

Bredbury Green and Romiley Ward

6

Marple South and High Lane Ward

7

Bredbury and Woodley Ward

8

Brinnington and Central Ward

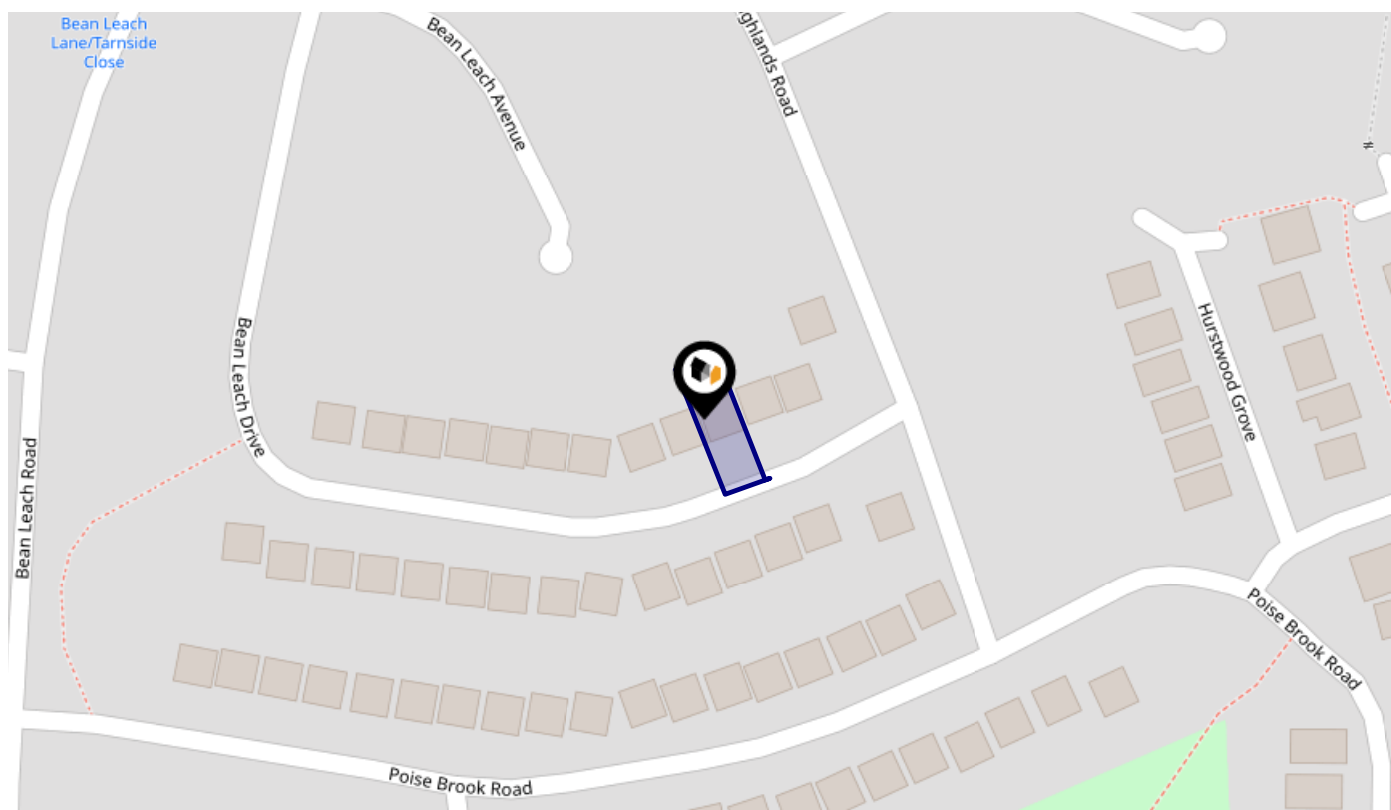
9

Davenport and Cale Green Ward

10

Bramhall North Ward

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



Rail Noise Data

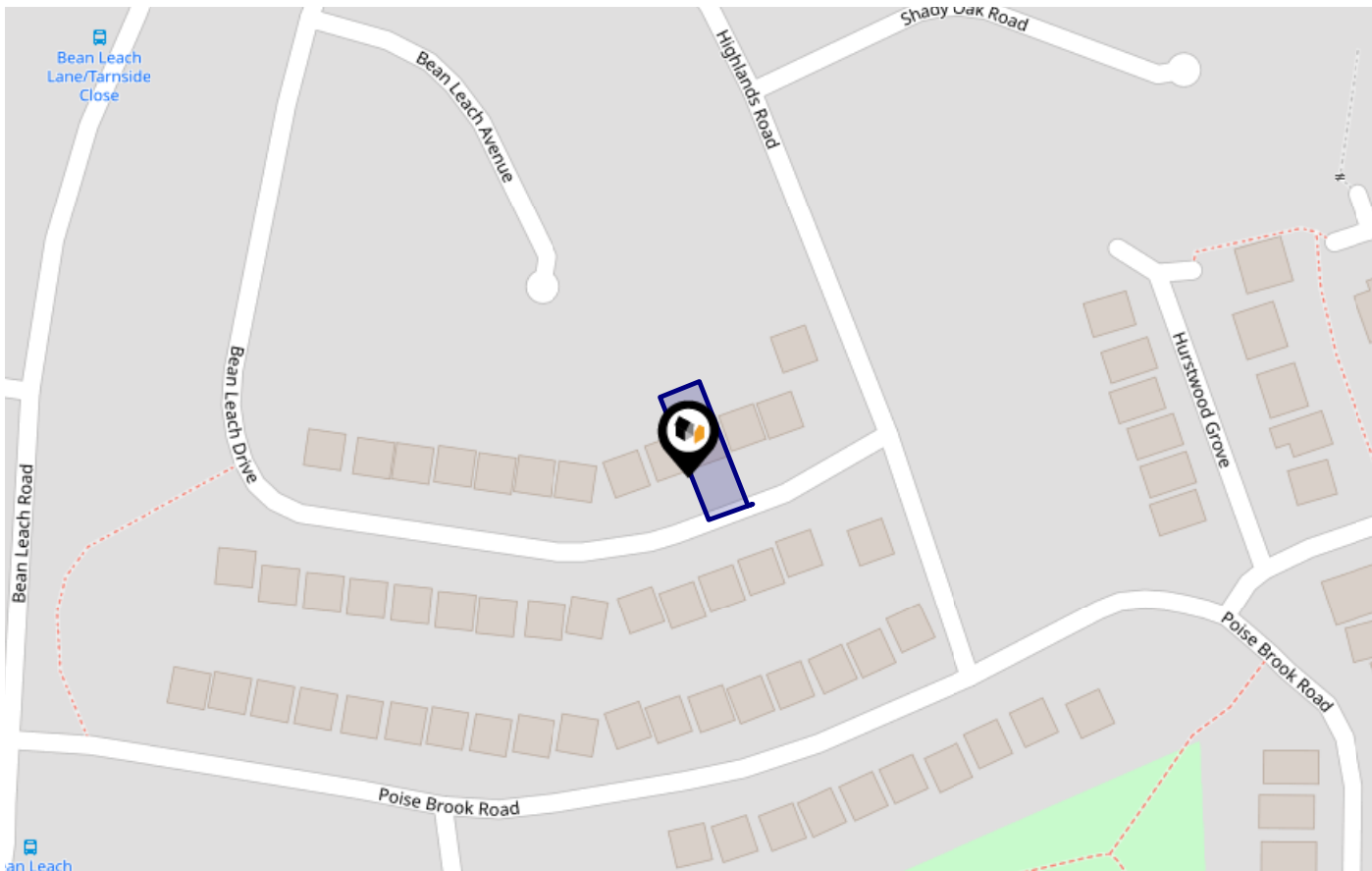
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

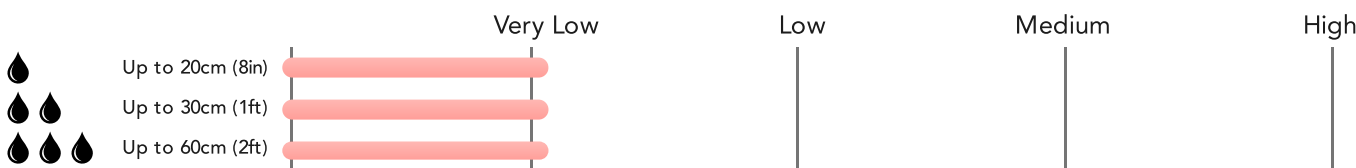


Risk Rating: Very low

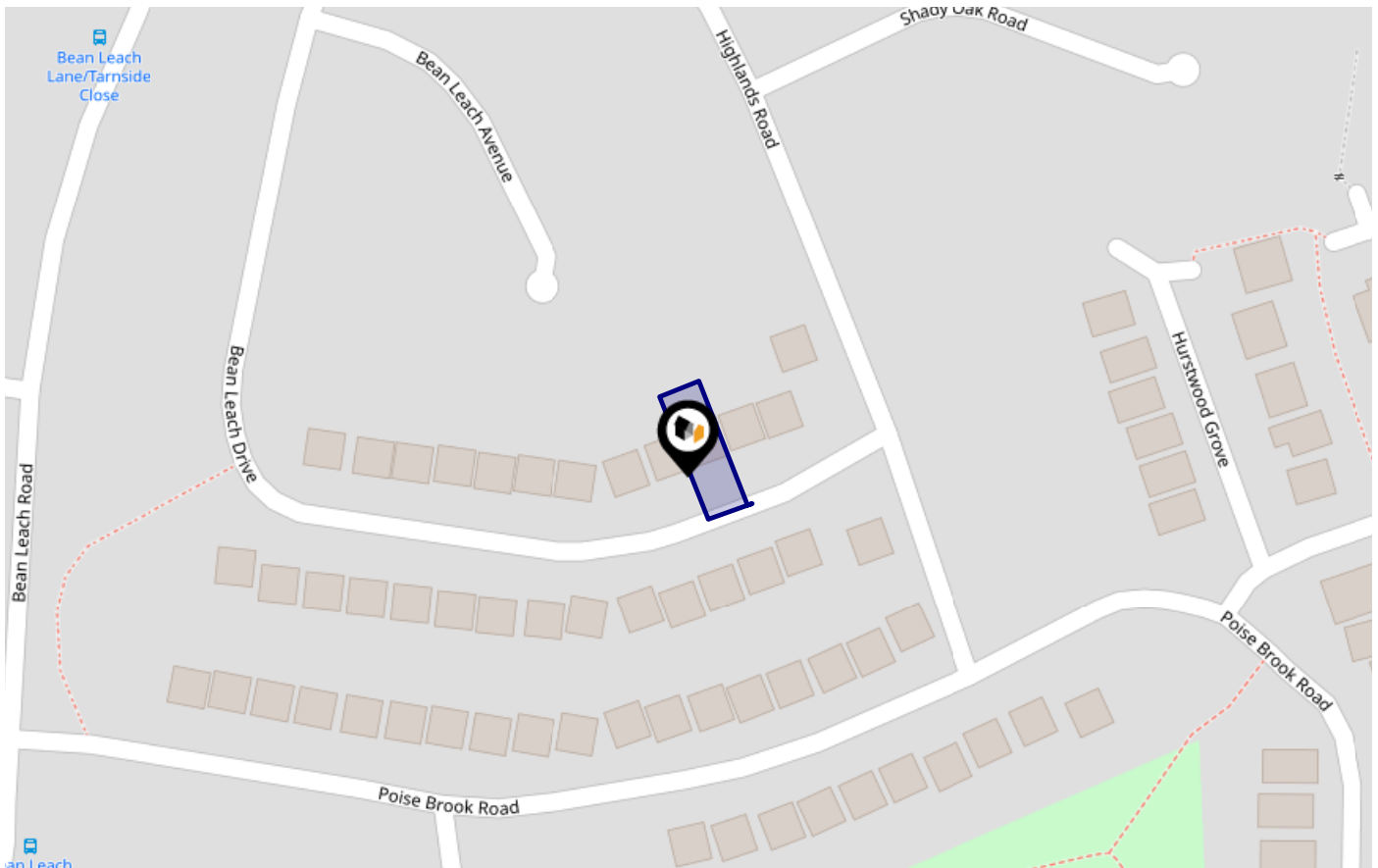
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

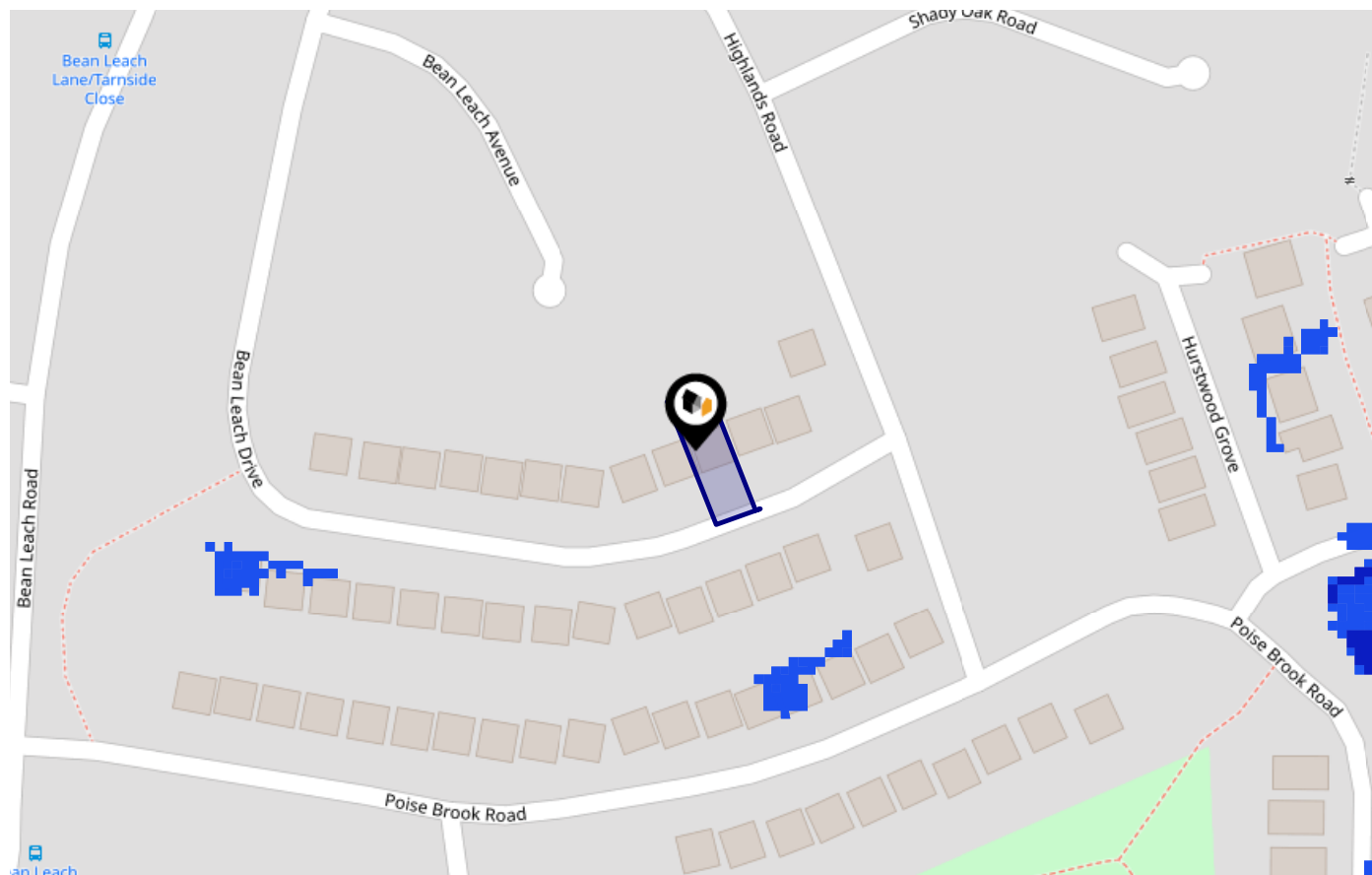
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

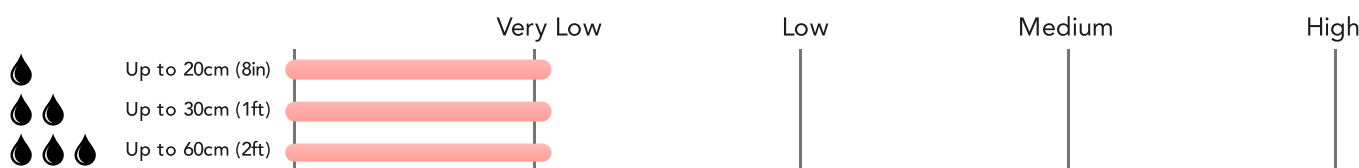


Risk Rating: Very low

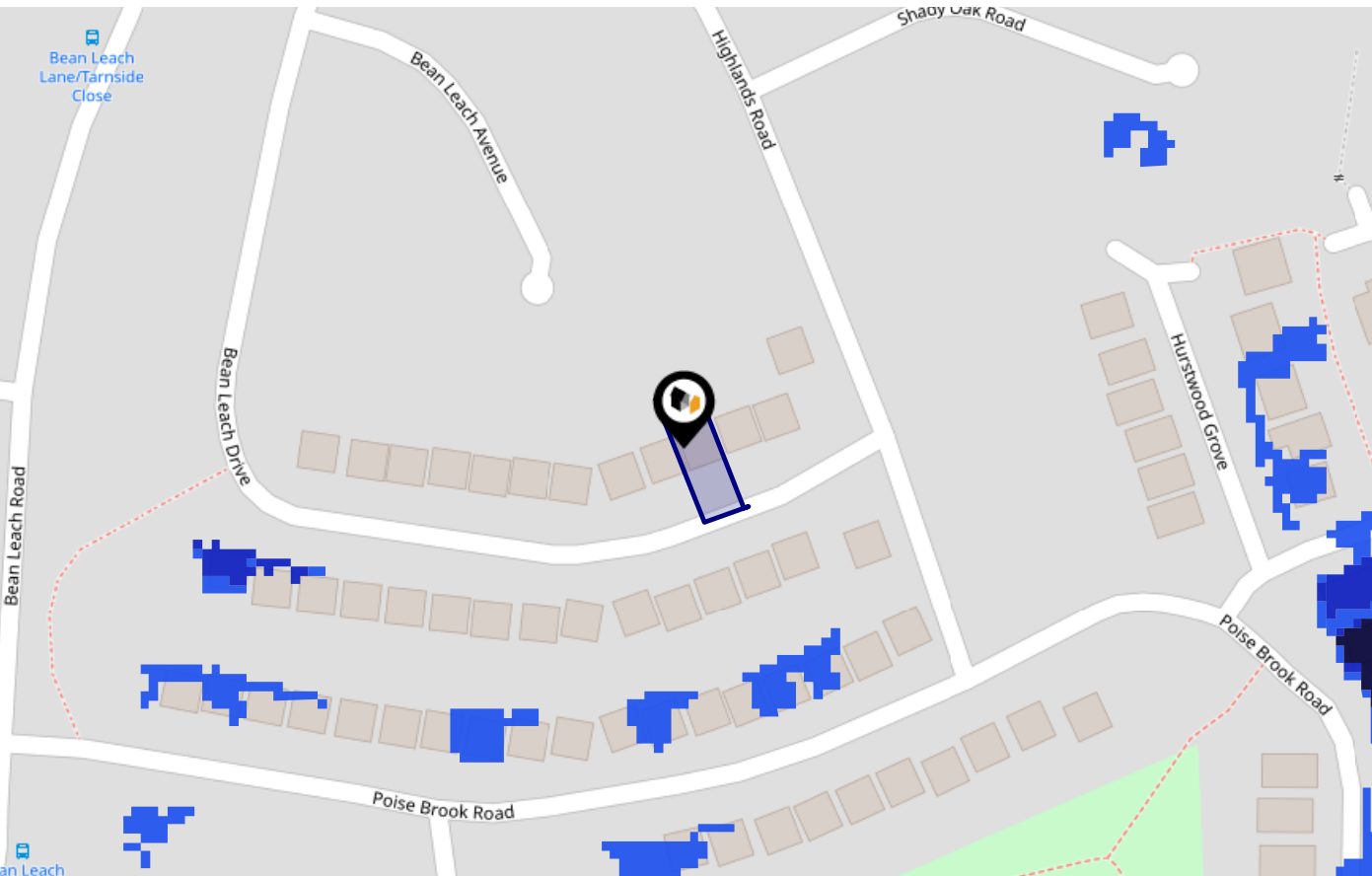
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Chance of flooding to the following depths at this property:



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.

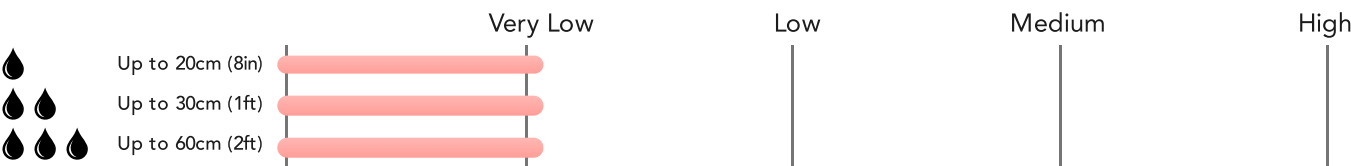


Risk Rating: Very low

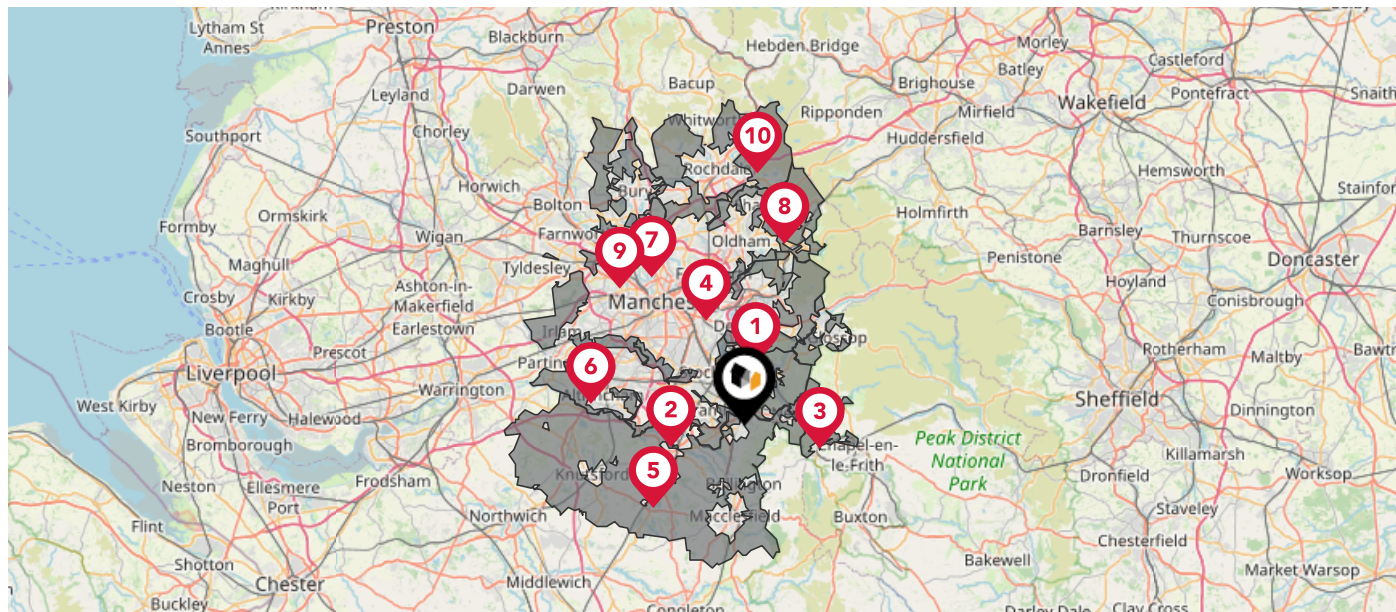
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Chance of flooding to the following depths at this property:



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 - Stockport

3

Merseyside and Greater Manchester Green Belt - High Peak

4

Merseyside and Greater Manchester Green Belt - Manchester

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 - Oldham

9

Merseyside and Greater Manchester Green Belt - Salford

10

Merseyside and Greater Manchester Green Belt - Rochdale

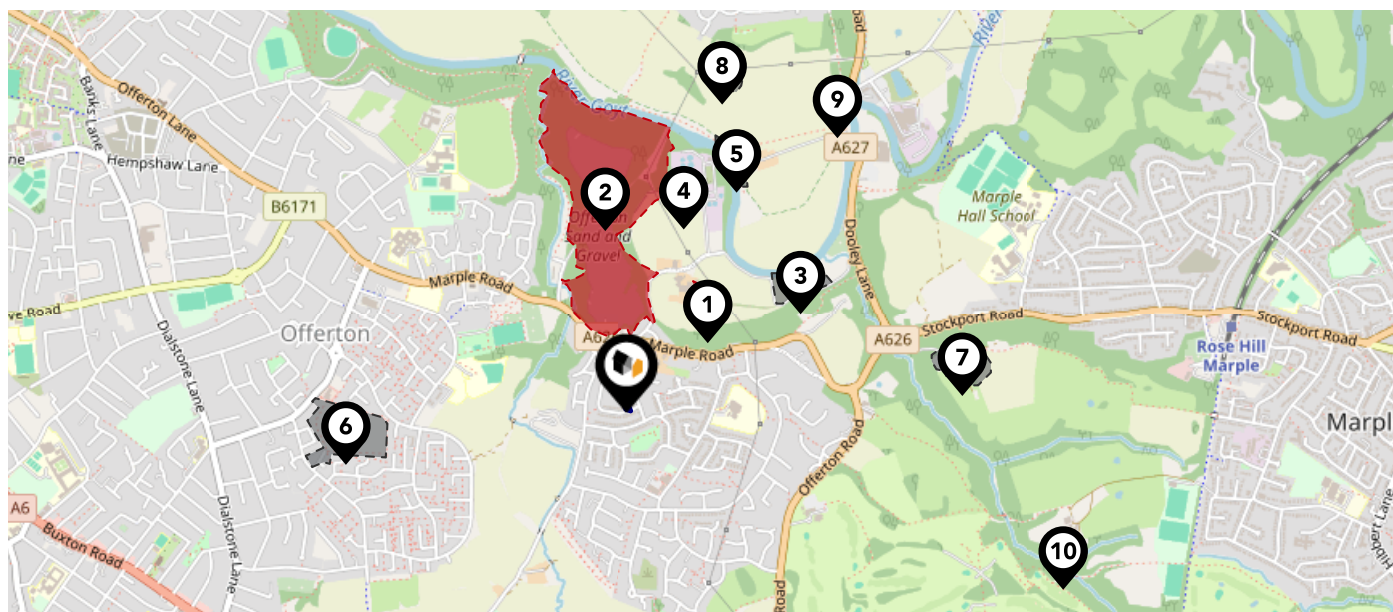
Maps

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	EA/EPR/GP3891CV/V007	Active Landfill
2	EA/EPR/QP3595VQ/V004	Active Landfill
3	North of Bongs Farm-Greater Manchester	Historic Landfill
4	Bongs Sewage Farm-Bongs Sewage Farm, Greater Manchester	Historic Landfill
5	Waterside Farm-Bredbury, Greater Manchester	Historic Landfill
6	Blackstone Road-Offerton	Historic Landfill
7	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill
8	Waterside Farm North-Bredbury, Greater Manchester	Historic Landfill
9	Waterside Farm East-Bredbury, Greater Manchester	Historic Landfill
10	Wood Farm-Marple	Historic Landfill

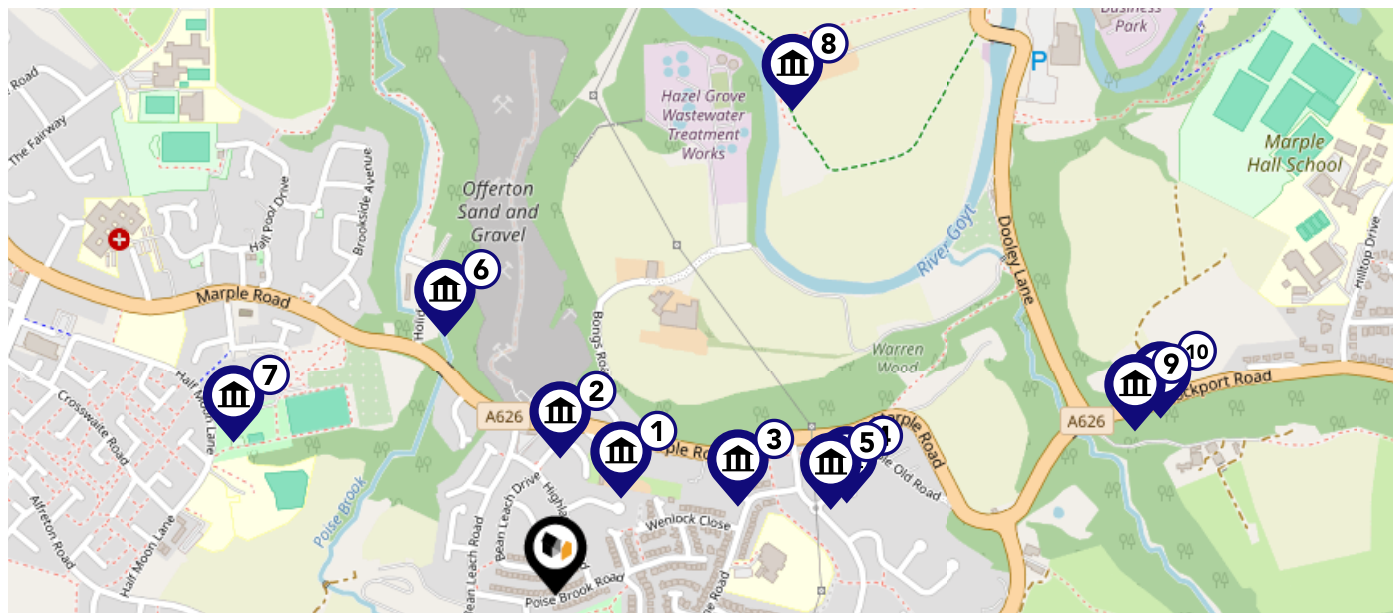
Maps

Listed Buildings

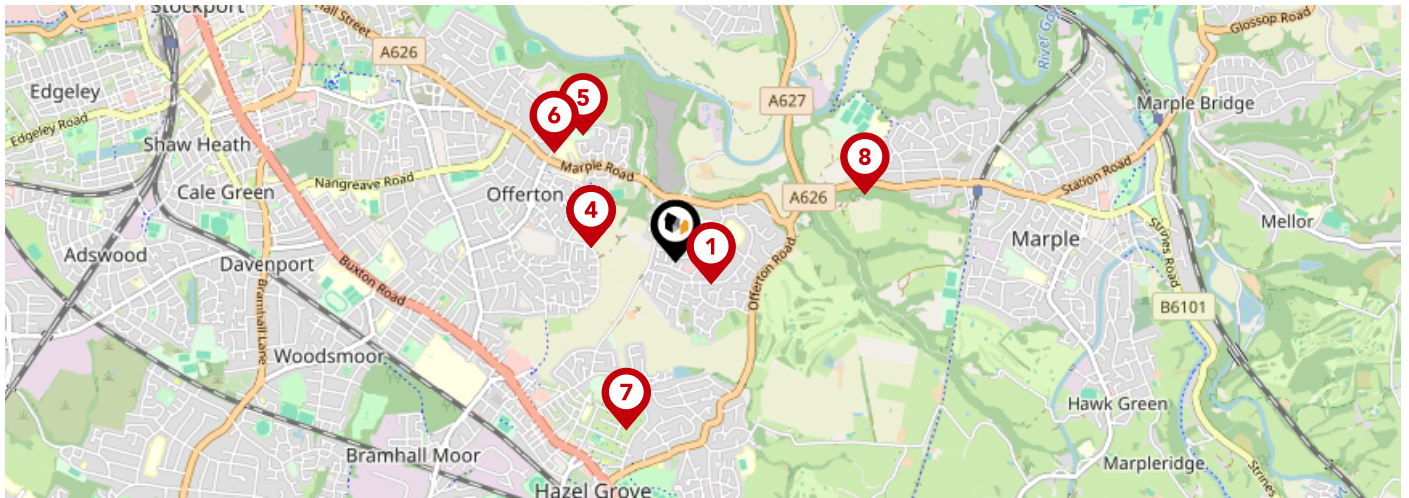
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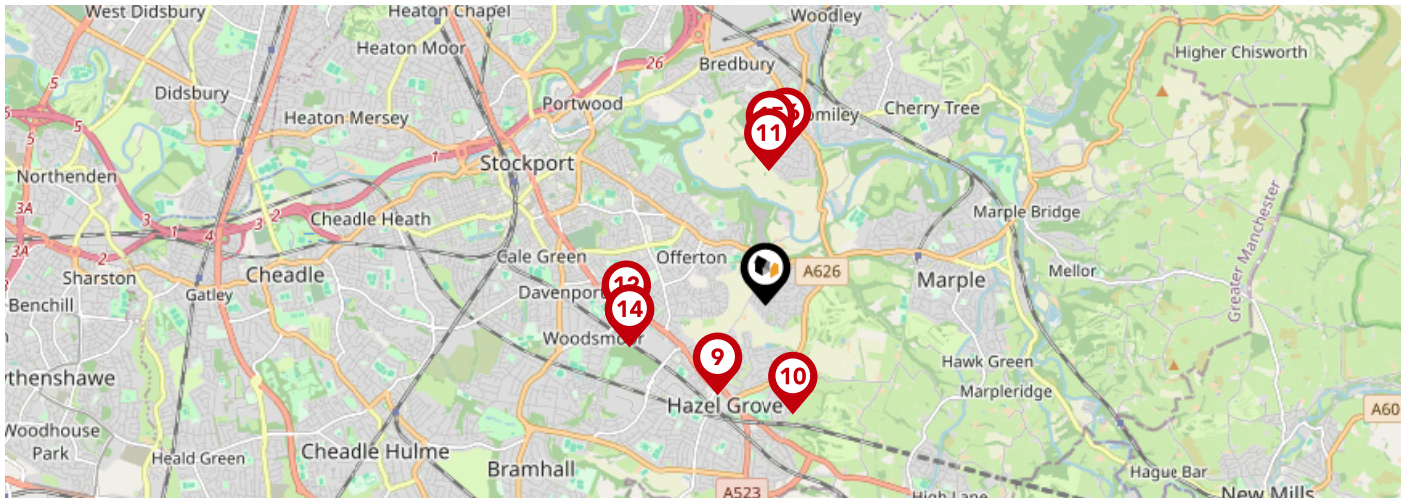
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1162754 - Shady Oak Farmhouse	Grade II	0.1 miles
	1067189 - Ridge Cottages	Grade II	0.2 miles
	1242499 - Top O' The Green Farmhouse	Grade II	0.2 miles
	1242498 - 4 And 6, Marple Old Road	Grade II	0.3 miles
	1309481 - Hill View Cottage Honeysuckle Cottage Rose Cottage Rose Lea Cottage	Grade II	0.3 miles
	1242496 - Halliday Hill Farmhouse	Grade II	0.3 miles
	1242500 - Offerton Hall Farmhouse	Grade II	0.4 miles
	1319489 - Higher Waterside Farmhouse	Grade II	0.6 miles
	1242468 - Lower Danbank Farmhouse	Grade II	0.7 miles
	1260024 - Outbuildings At Lower Danbank Farm	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Warren Wood Primary School Ofsted Rating: Good Pupils: 428 Distance:0.19	☐	☒	☐	☐	☐
2	Dial Park Primary School Ofsted Rating: Good Pupils: 359 Distance:0.38	☐	☒	☐	☐	☐
3	Lisburne School Ofsted Rating: Outstanding Pupils: 201 Distance:0.38	☐	☒	☐	☐	☐
4	St Philip's Catholic Primary School Ofsted Rating: Good Pupils: 167 Distance:0.38	☐	☒	☐	☐	☐
5	Castle Hill High School Ofsted Rating: Outstanding Pupils: 341 Distance:0.69	☐	☐	☒	☐	☐
6	Fairway Primary School Ofsted Rating: Good Pupils: 242 Distance:0.72	☐	☒	☐	☐	☐
7	St Simon's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.78	☐	☒	☐	☐	☐
8	Marple Hall School Ofsted Rating: Good Pupils: 1557 Distance:0.89	☐	☐	☒	☐	☐



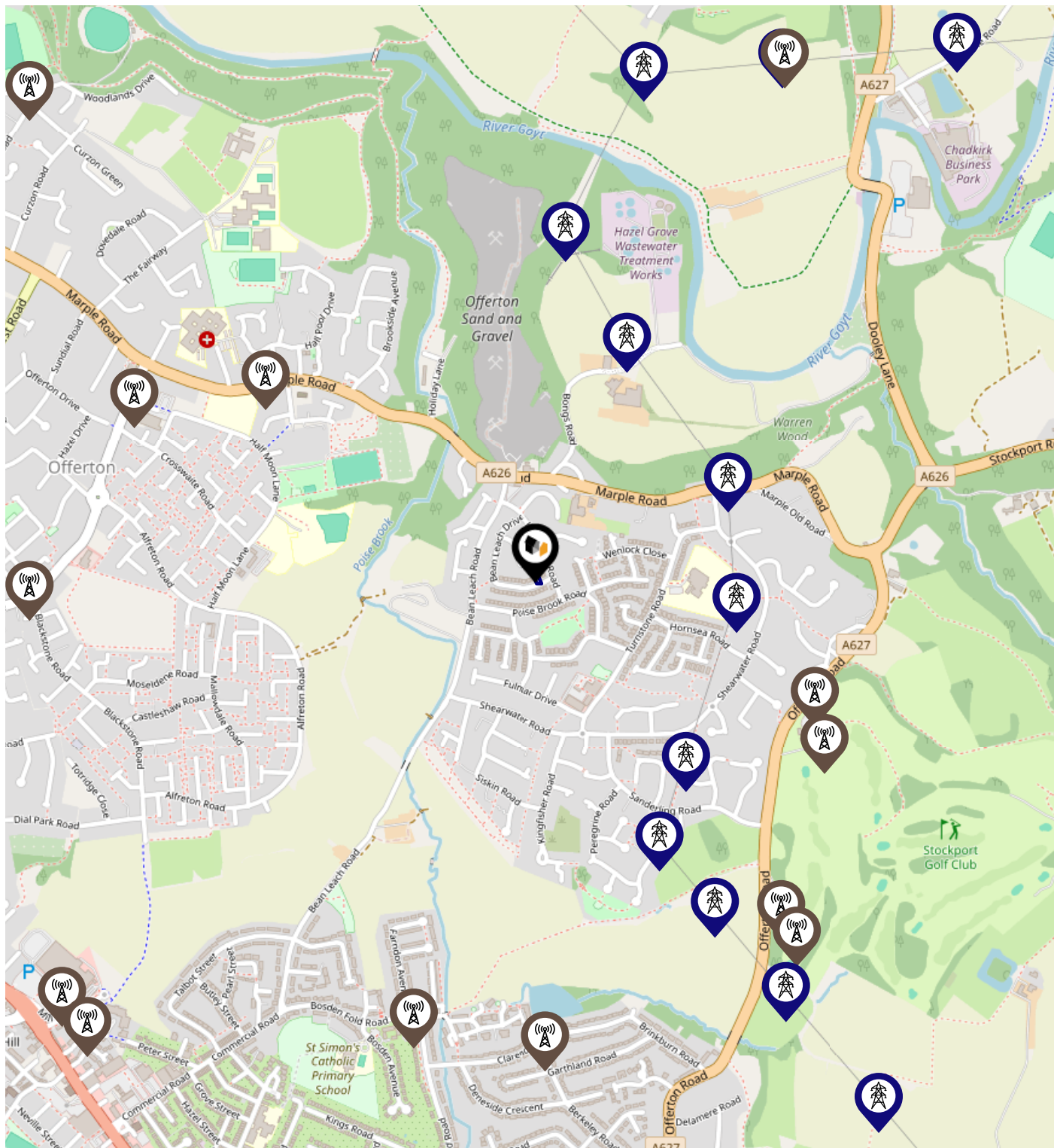
		Nursery	Primary	Secondary	College	Private
	Hazel Grove Primary School Ofsted Rating: Good Pupils: 381 Distance:0.9	☐	☒	☐	☐	☐
	Torkington Primary School Ofsted Rating: Good Pupils: 225 Distance:0.99	☐	☒	☐	☐	☐
	Bredbury Green Primary School Ofsted Rating: Requires improvement Pupils: 233 Distance:1.19	☐	☒	☐	☐	☐
	Stockport School Ofsted Rating: Good Pupils: 1322 Distance:1.25	☐	☐	☒	☐	☐
	Great Moor Infant School Ofsted Rating: Good Pupils: 266 Distance:1.27	☐	☒	☐	☐	☐
	Great Moor Junior School Ofsted Rating: Good Pupils: 312 Distance:1.27	☐	☒	☐	☐	☐
	Werneth School Ofsted Rating: Serious Weaknesses Pupils: 1072 Distance:1.35	☐	☐	☒	☐	☐
	Harrytown Catholic High School Ofsted Rating: Good Pupils: 795 Distance:1.39	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

Environment

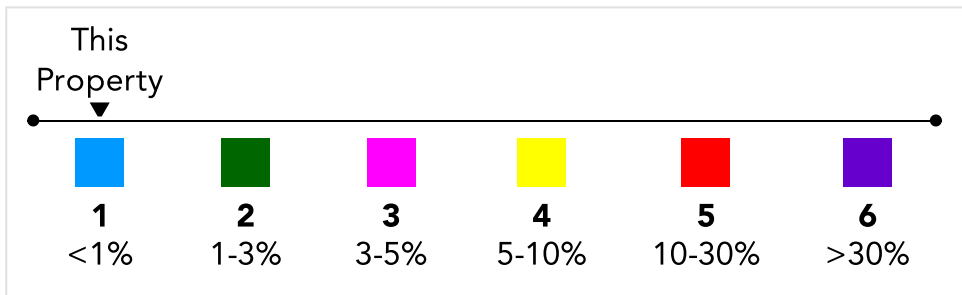
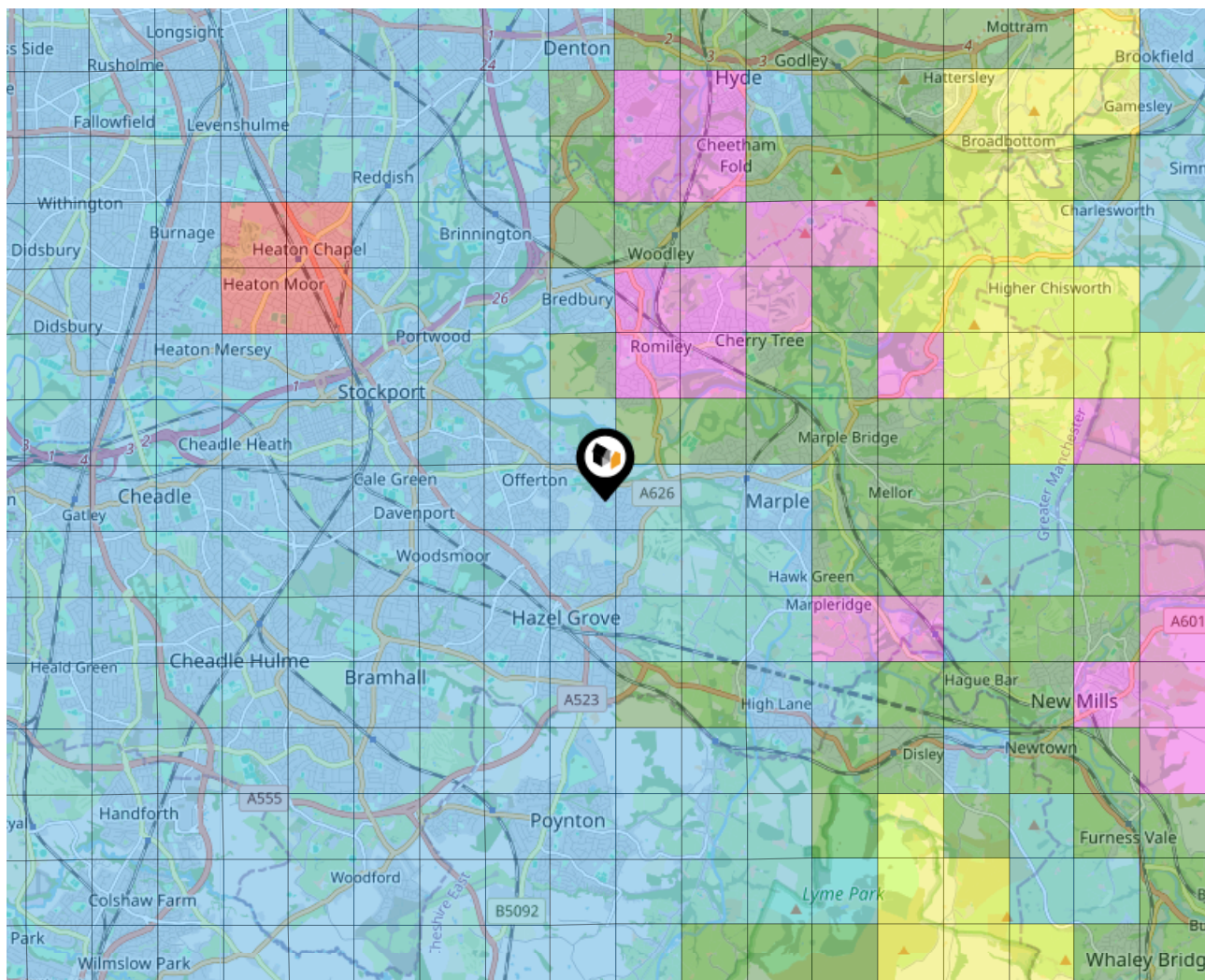
Radon Gas

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SALES AND LETTINGS

What is Radon?

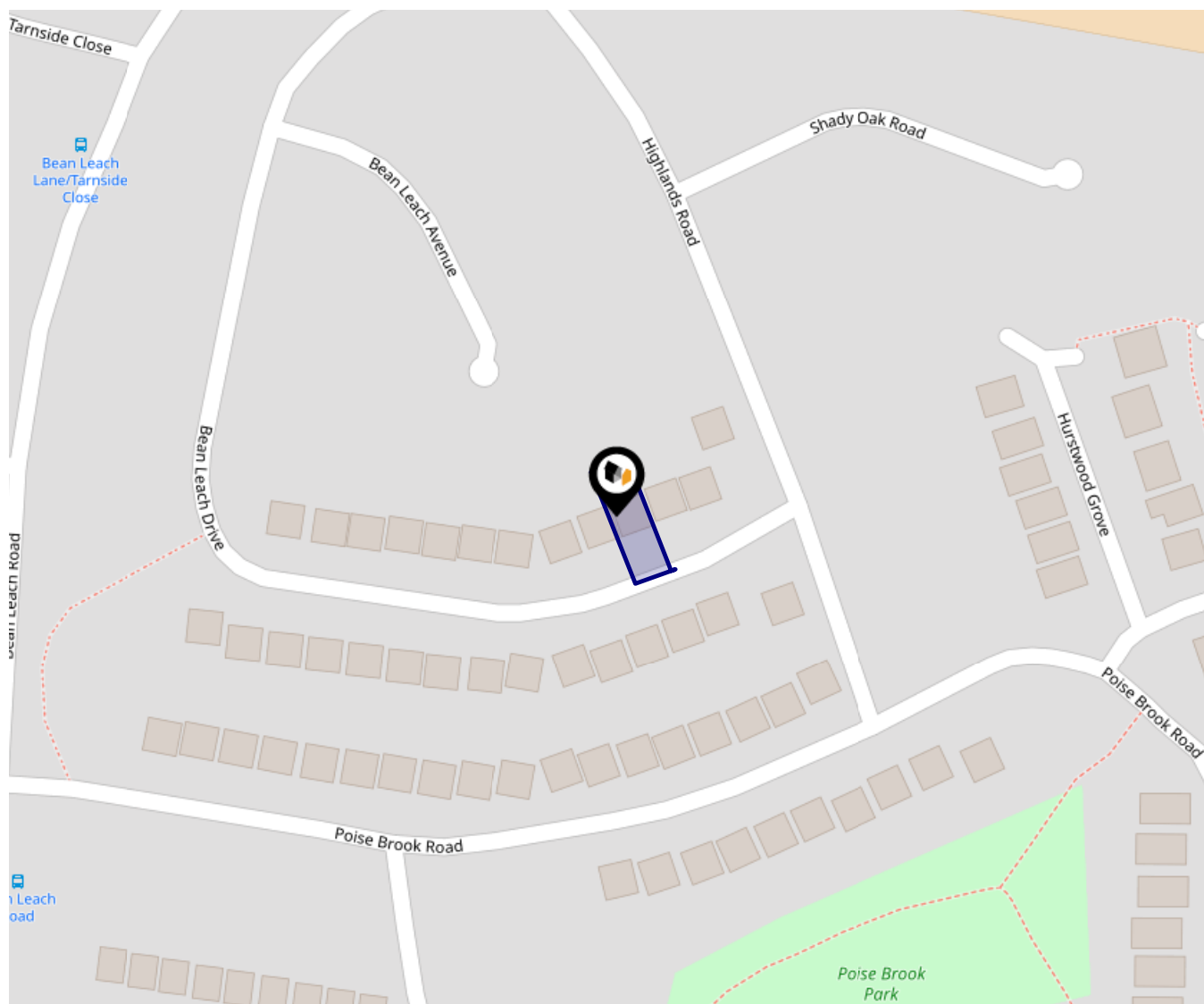
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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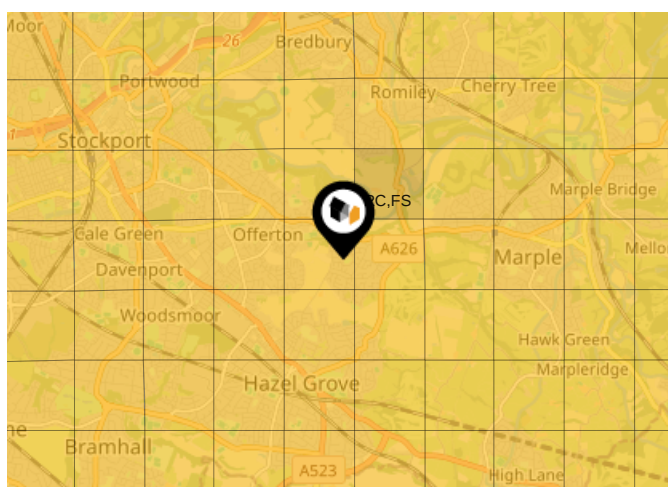
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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)

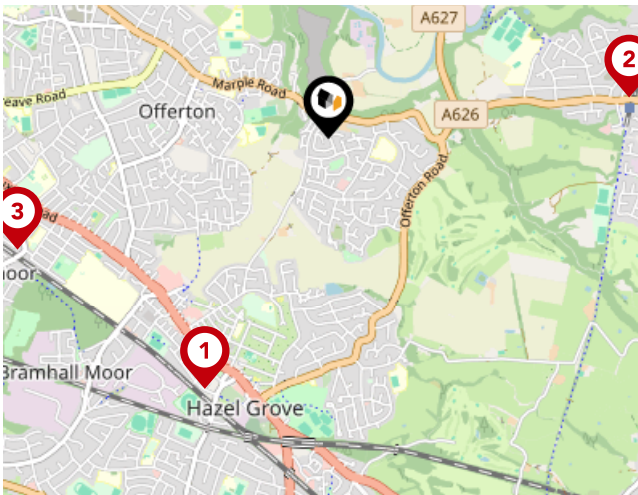
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

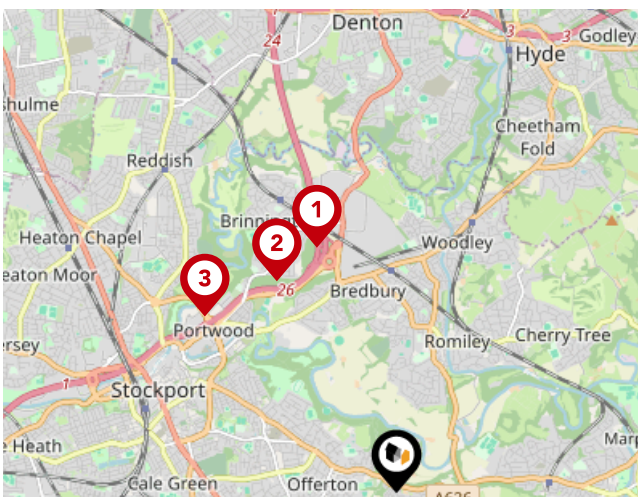
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SALES AND LETTINGS



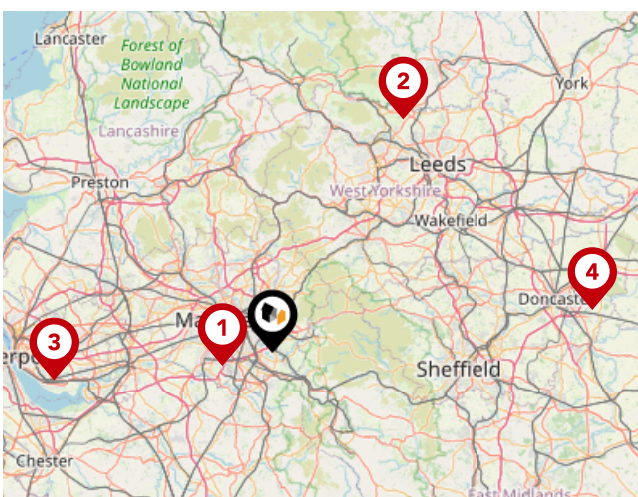
National Rail Stations

Pin	Name	Distance
1	Hazel Grove Rail Station	1.23 miles
2	Rose Hill Marple Rail Station	1.35 miles
3	Woodsmoor Rail Station	1.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	2.29 miles
2	M60 J26	2.16 miles
3	M60 J27	2.31 miles
4	M67 J2	4.35 miles
5	M67 J1	4.45 miles



Airports/Helipads

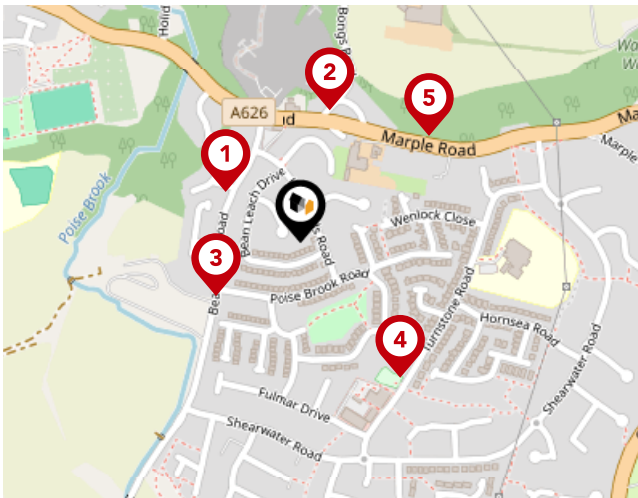
Pin	Name	Distance
1	Manchester Airport	7.26 miles
2	Leeds Bradford Airport	37.68 miles
3	Speke	31.04 miles
4	Finningley	45.65 miles

Area

Transport (Local)

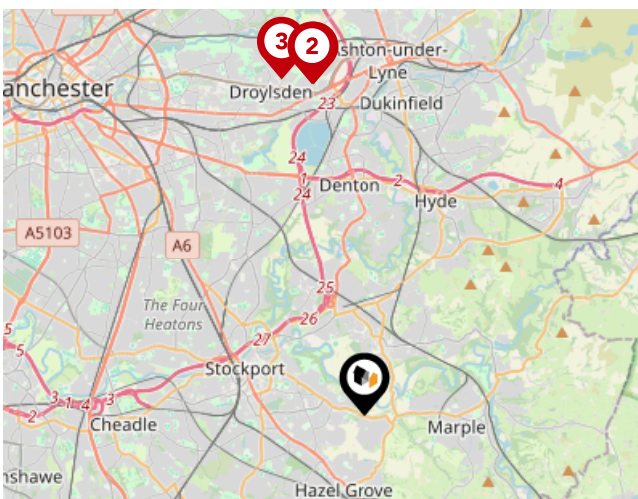
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Bus Stops/Stations

Pin	Name	Distance
1	Tarnside Close	0.1 miles
2	Offerton Green	0.15 miles
3	Poise Brook Road	0.11 miles
4	Fulmar Drive	0.19 miles
5	Green Farm	0.18 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	5.92 miles
2	Audenshaw (Manchester Metrolink)	5.93 miles
3	Droylsden (Manchester Metrolink)	6.12 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/



/lawlerandco



/lawlercosalesandlettings/

Important - Please Read

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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