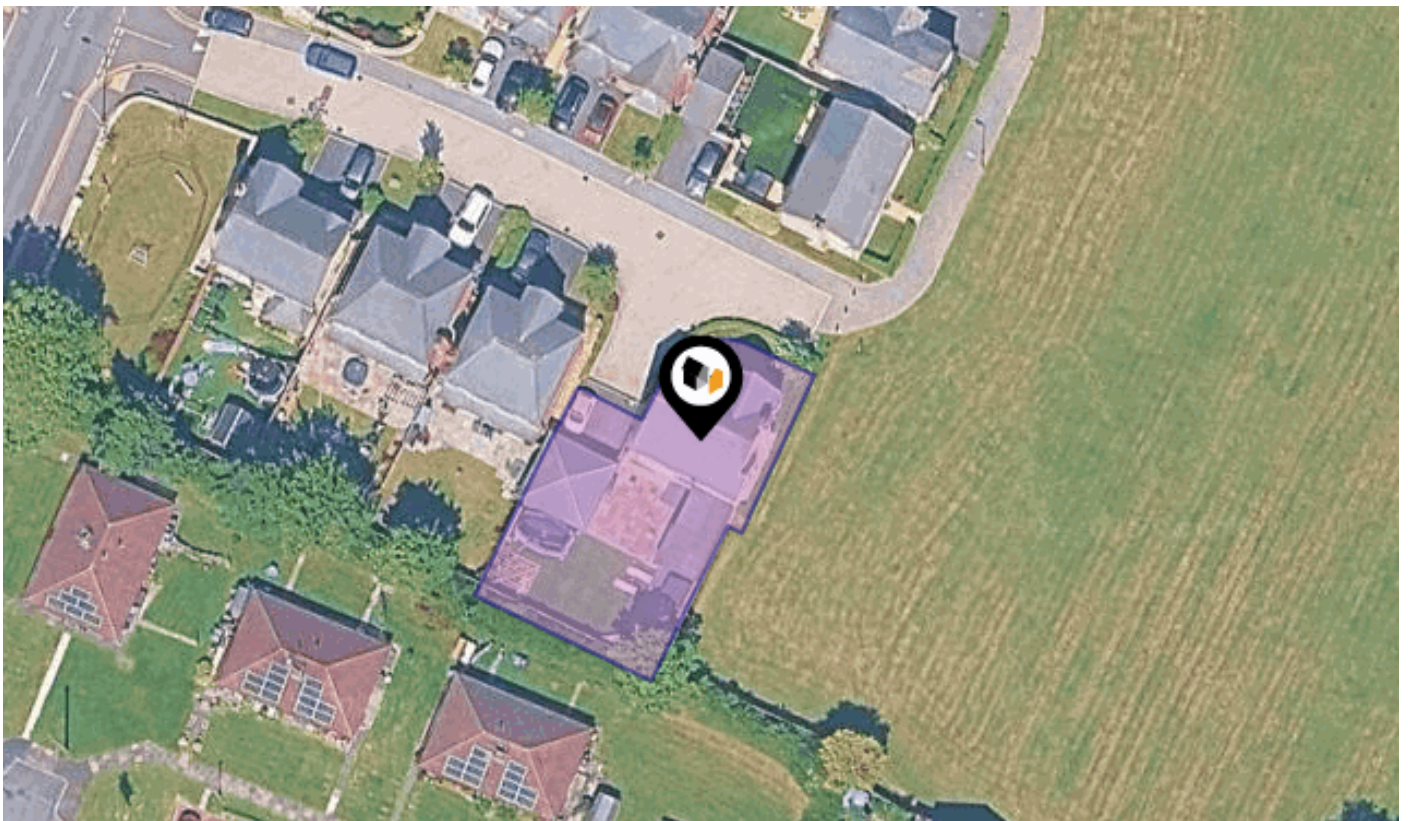# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st September 2025

BROWN LANE, MARPLE, STOCKPORT, SK6

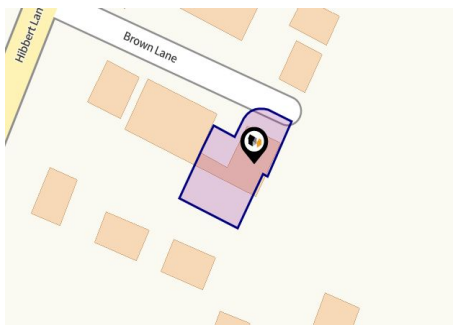**Lawler & Co | Marple**

36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

marple@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

LAWLER & Co.

SALES AND LETTINGS

Property

Type:	Detached	**Tenure:**	Leasehold
Bedrooms:	4	**Start Date:**	29/06/2017
Floor Area:	1,496 ft^2 / 139 m^2	**End Date:**	01/01/3016
Plot Area:	0.1 acres	**Lease Term:**	999 years from 1 January 2017
Year Built :	2017	**Term Remaining:**	990 years
Council Tax :	Band F		
Annual Estimate:	£3,575		
Title Number:	MAN298184		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	**70** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning records for: *Brown Lane, Marple, Stockport, SK6*

Reference - DC/088413
Decision: Decided
Date: 13th April 2023
Description: Ground floor rear extension with associated works.

Property
Multiple Title Plans

Freehold Title Plan
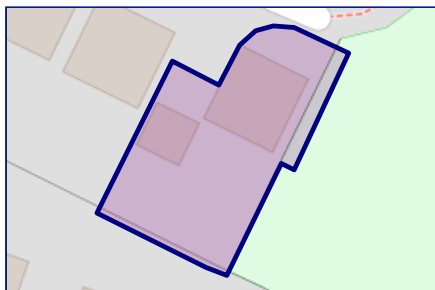
MAN410972

Leasehold Title Plan
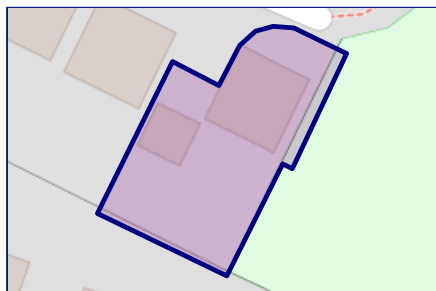
MAN298184

Start Date:	29/06/2017
End Date:	01/01/3016
Lease Term:	999 years from 1 January 2017
Term Remaining:	990 years

Brown Lane, Marple, SK6

Energy rating

B

Valid until 21.06.2027

Score	Energy rating	Current	Potential
92+	A		94 | A
81-91	B	86 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
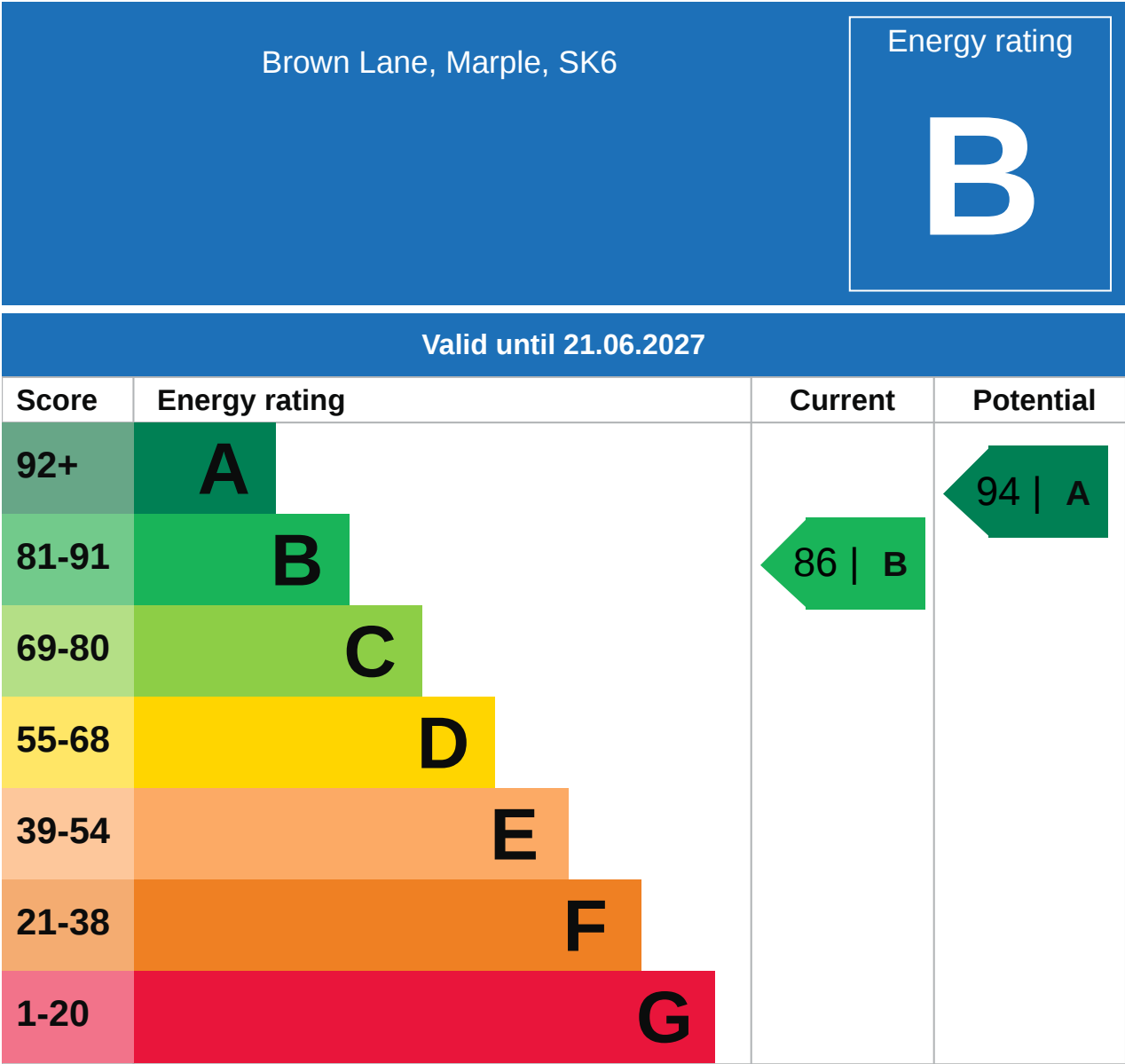
Additional EPC Data

Property Type:	House
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-¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m-¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, 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 0.12 W/m-¦K
Total Floor Area:	139 m^2

This map displays nearby coal mine entrances and their classifications.
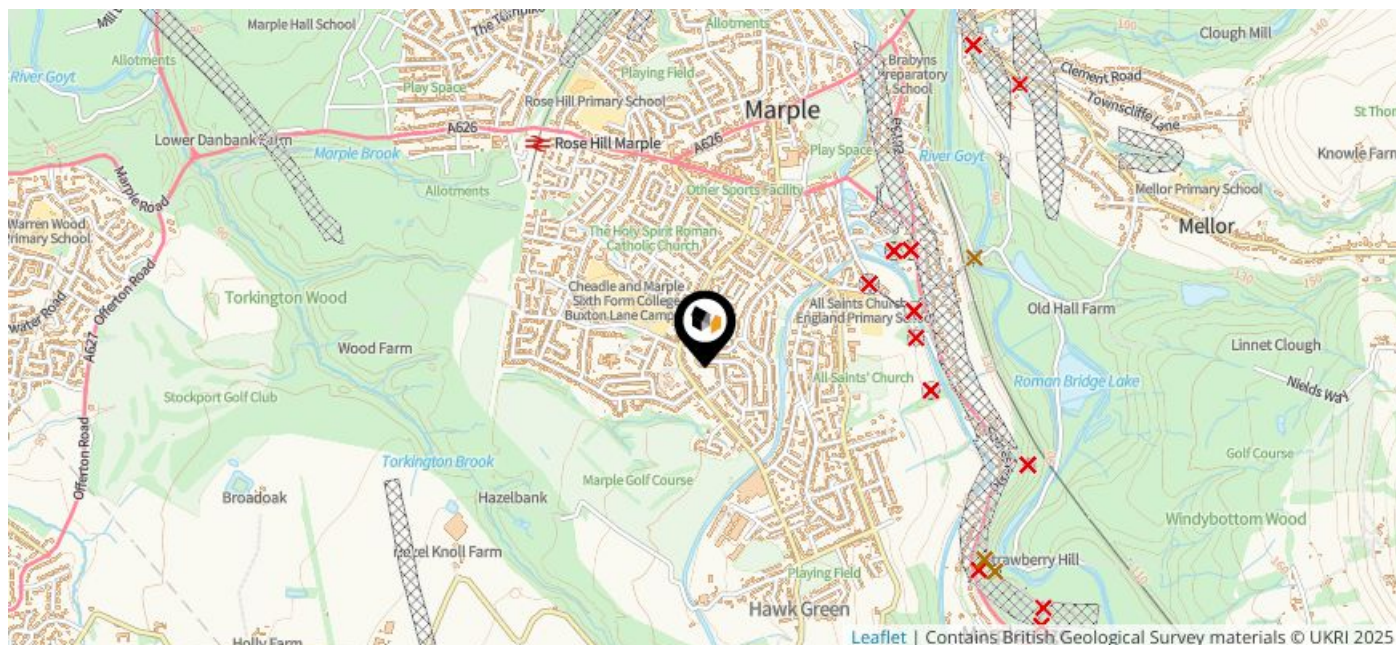
Mine Entry

✕ 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

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.
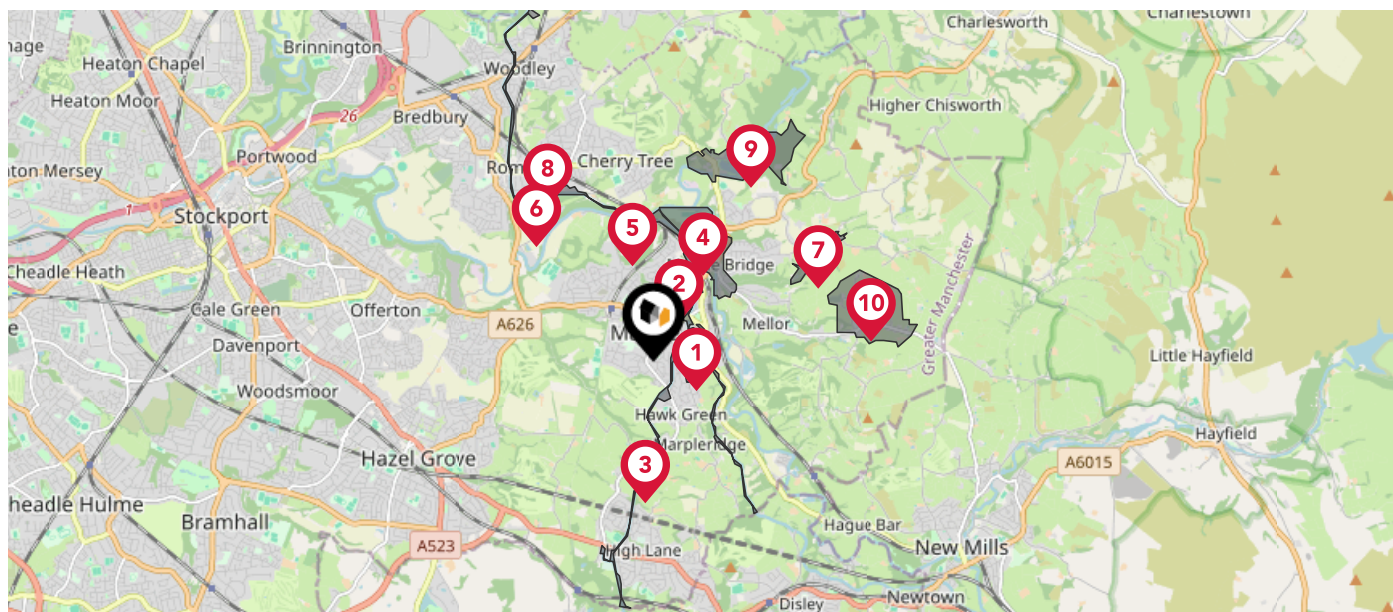
Nearby Conservation Areas

1	All Saints', Marple
2	Station Road and Winnington Road, Marple
3	Macclesfield Canal
4	Marple Bridge
5	Peak Forest Canal
6	Chadkirk
7	Mill Brow
8	Church Lane, Romiley
9	Compstall
10	Mellor and Moorend

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
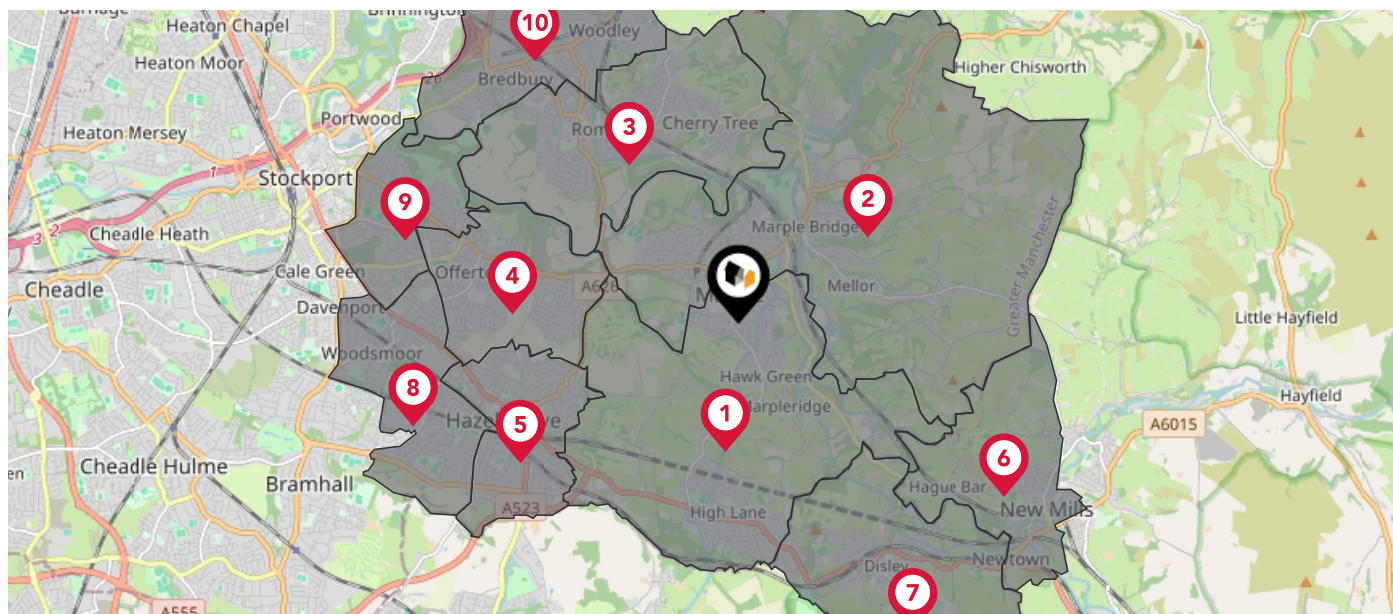
	Nearby Council Wards
1	Marple South and High Lane Ward
2	Marple North Ward
3	Bredbury Green and Romiley Ward
4	Offerton Ward
5	Hazel Grove Ward
6	New Mills West Ward
7	Disley Ward
8	Stepping Hill Ward
9	Manor Ward
10	Bredbury and Woodley Ward

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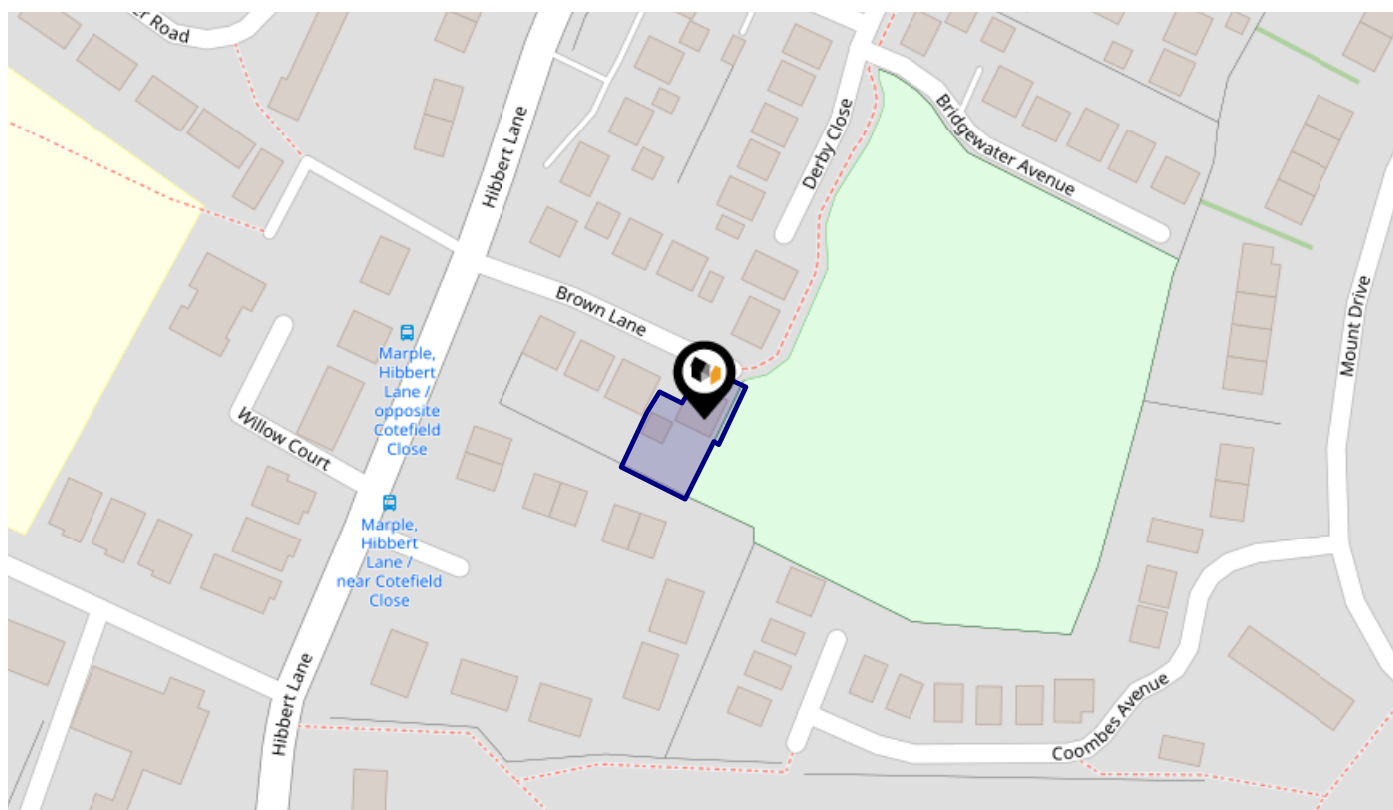
Rail Noise Data

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:

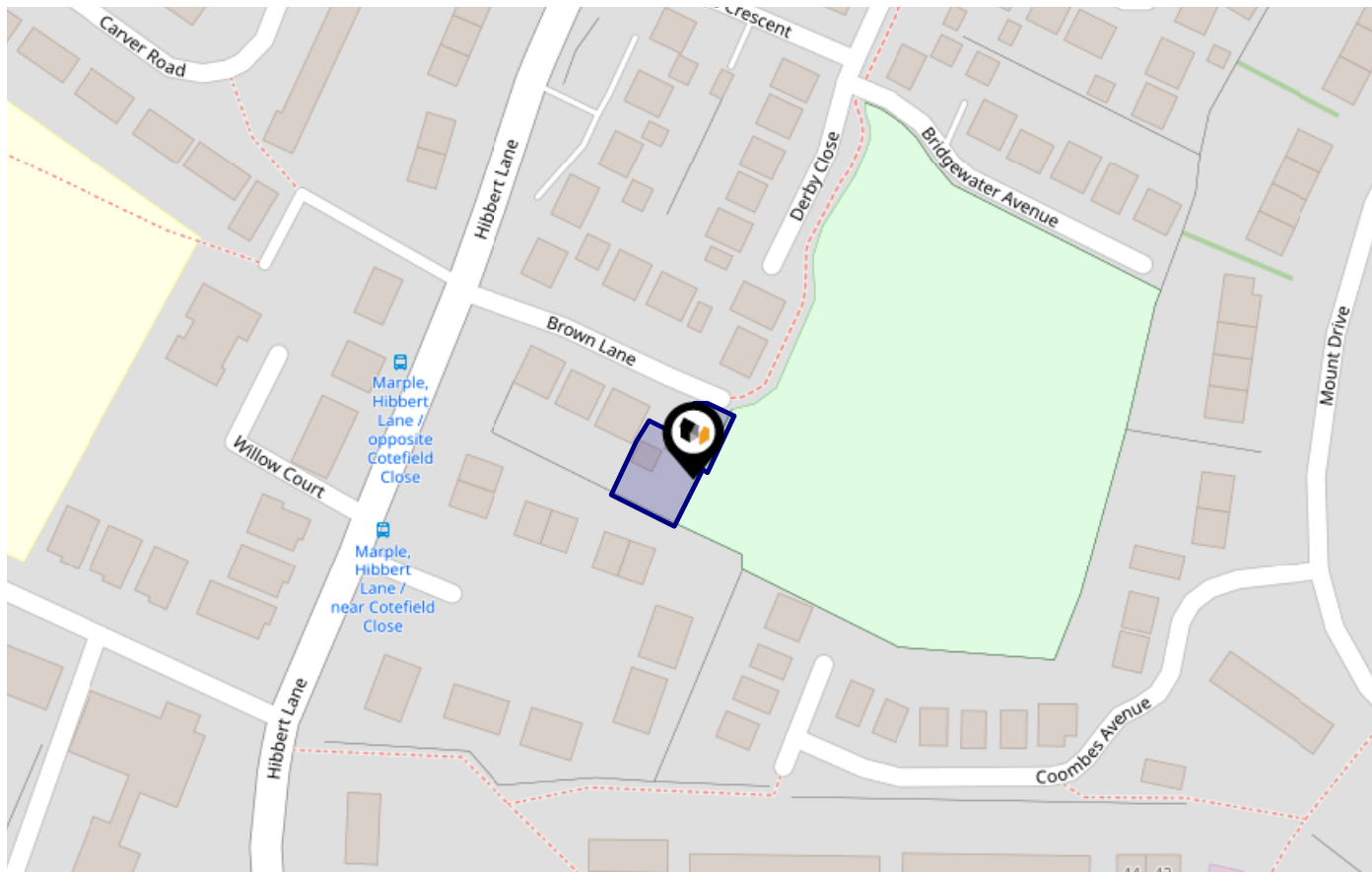| 5 | 75.0+ dB | 🟥 |
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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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.
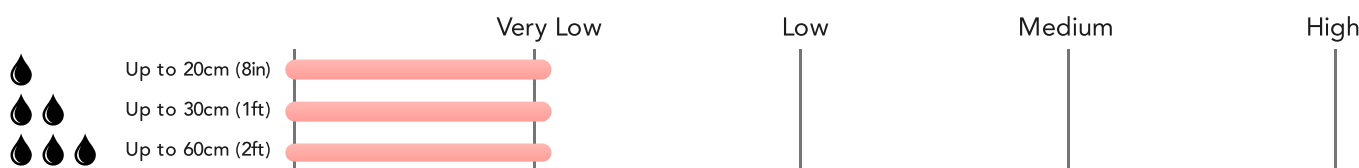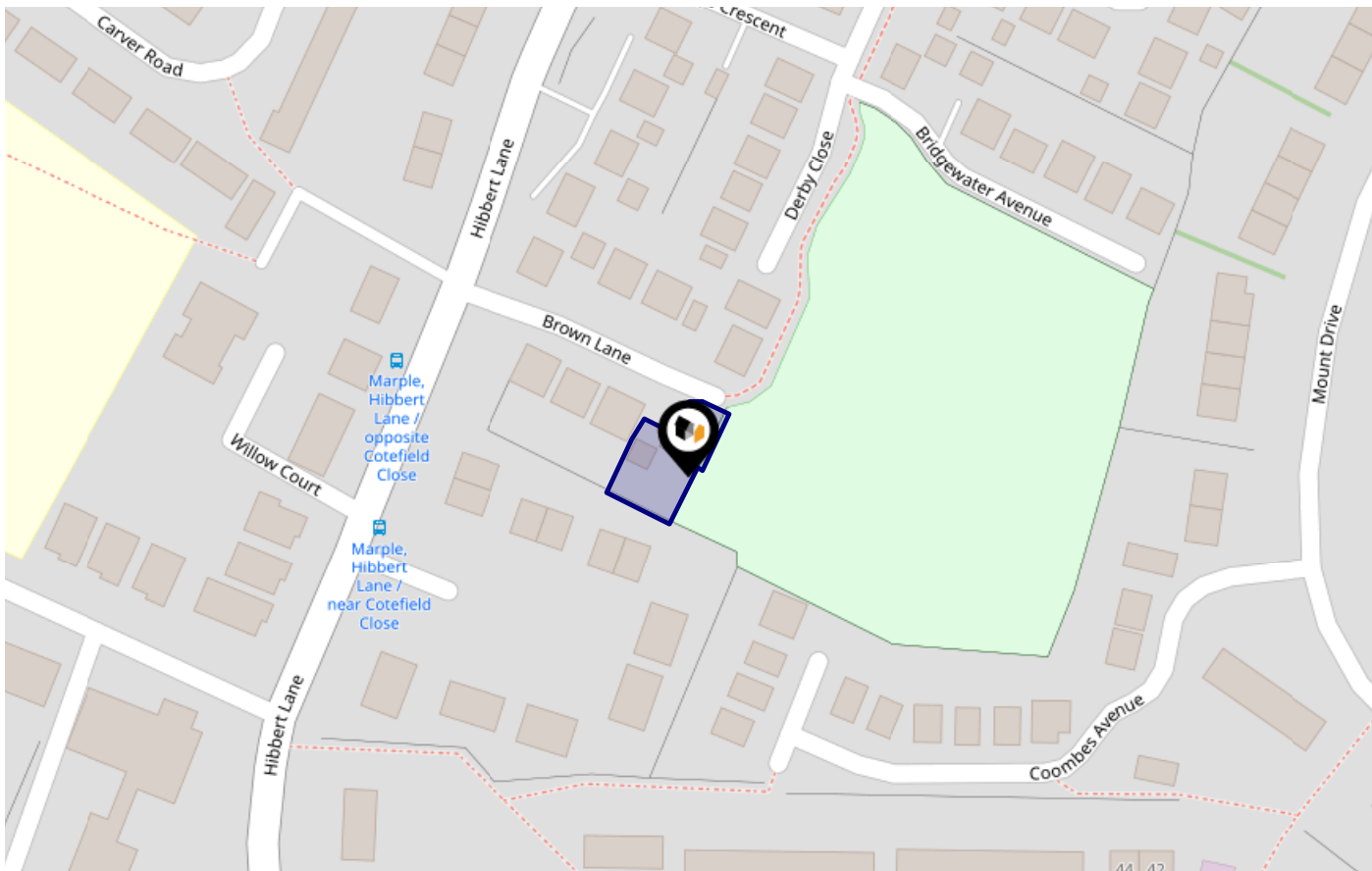

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
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.
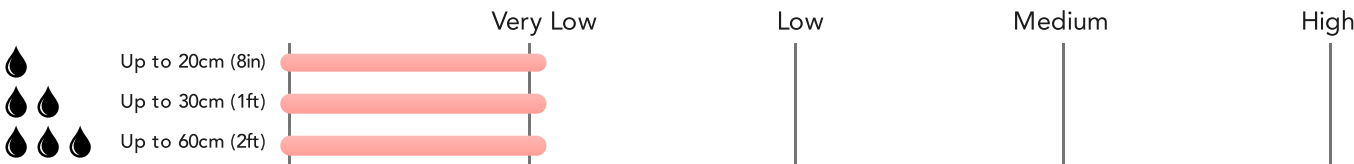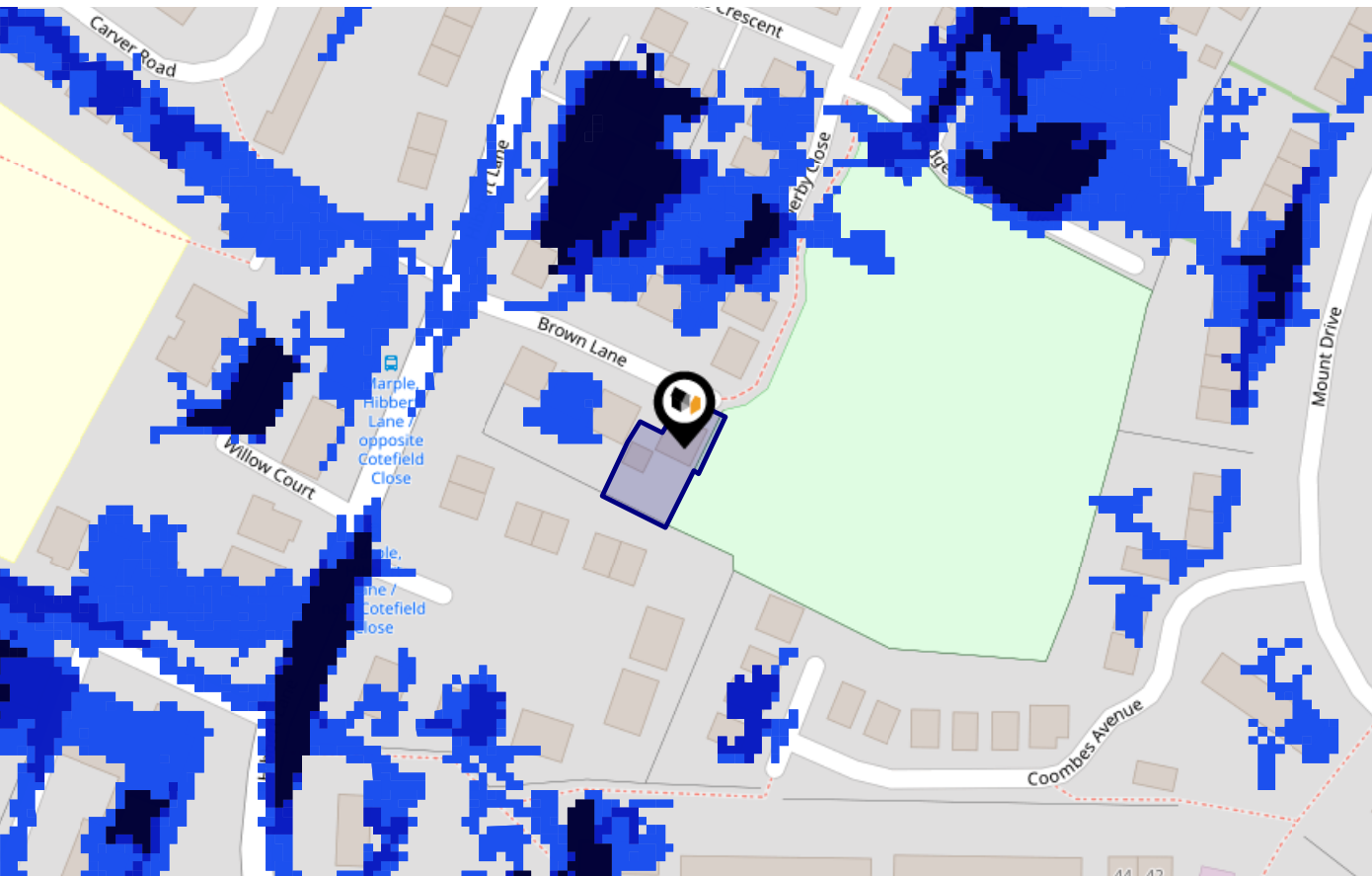

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Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
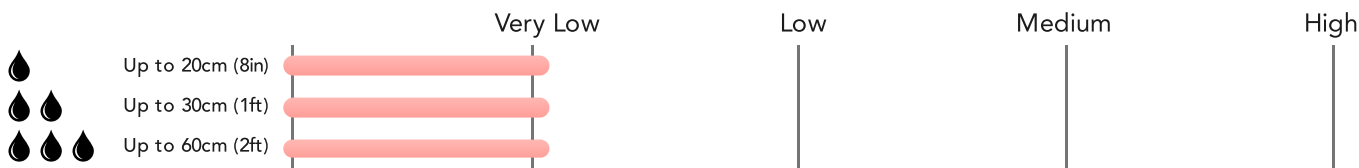

Risk Rating: Very low

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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.

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.

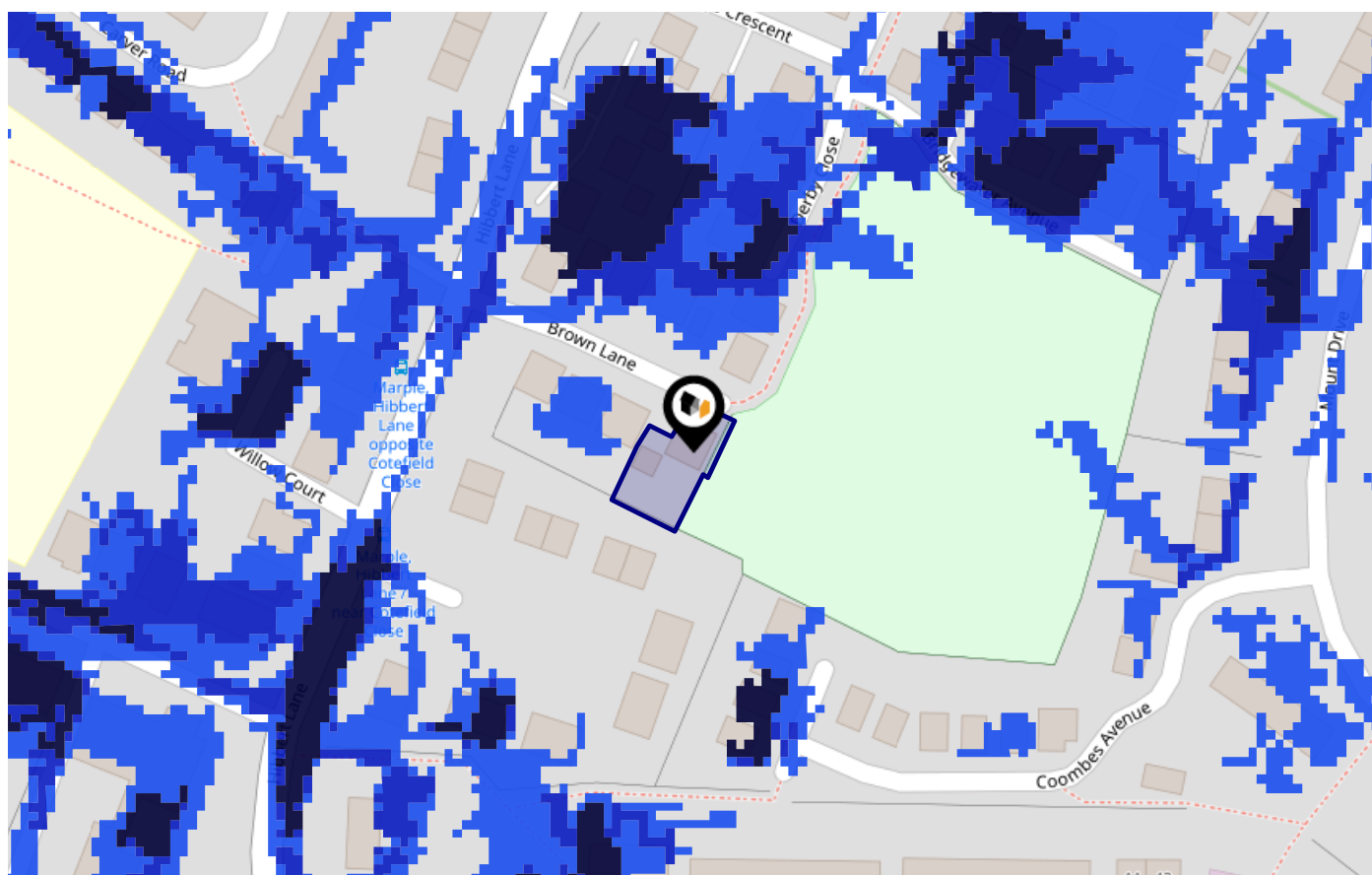Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.
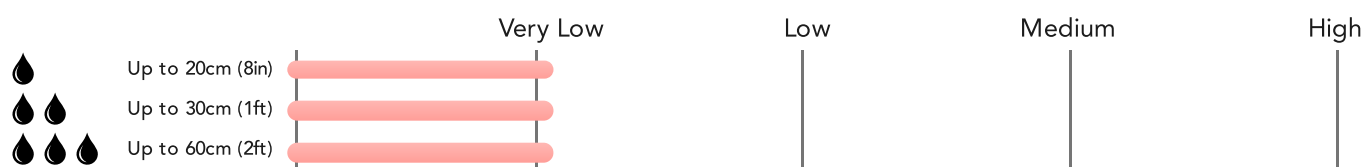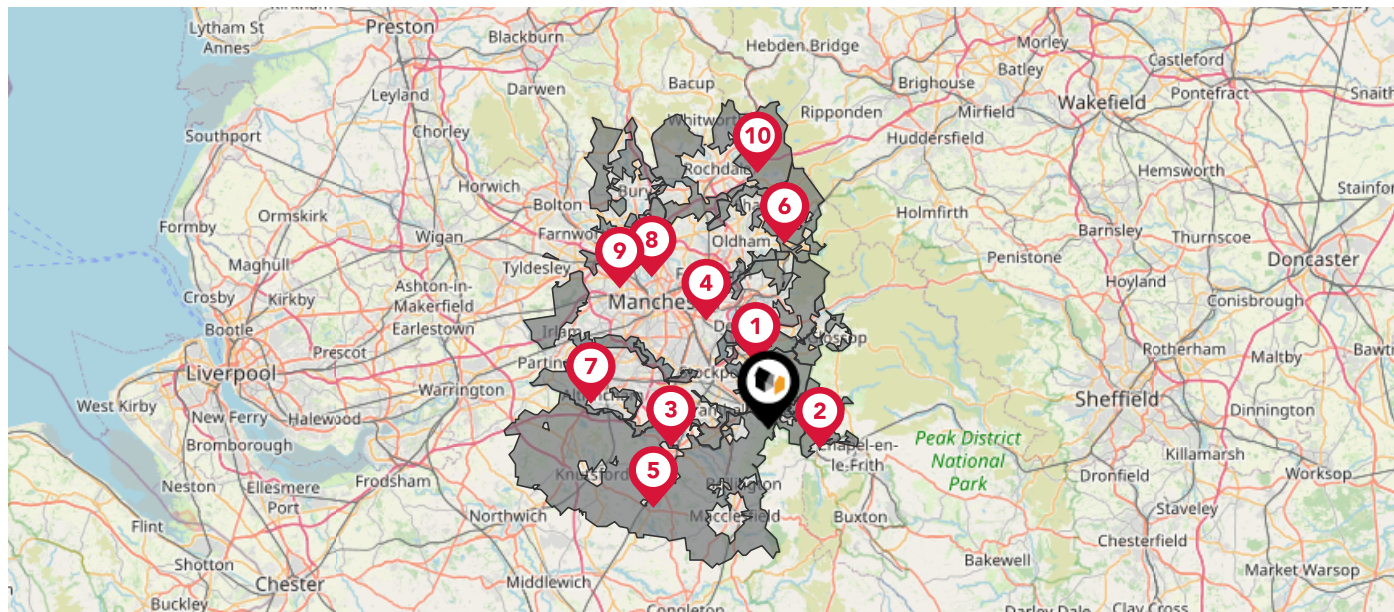

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Maps
Green Belt

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 - Stockport
4   Merseyside and Greater Manchester Green Belt - Manchester
5   Merseyside and Greater Manchester Green Belt - Cheshire East
6   Merseyside and Greater Manchester Green Belt - Oldham
7   Merseyside and Greater Manchester Green Belt - Trafford
8   Merseyside and Greater Manchester Green Belt - Bury
9   Merseyside and Greater Manchester Green Belt - Salford
10   Merseyside and Greater Manchester Green Belt - Rochdale

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.
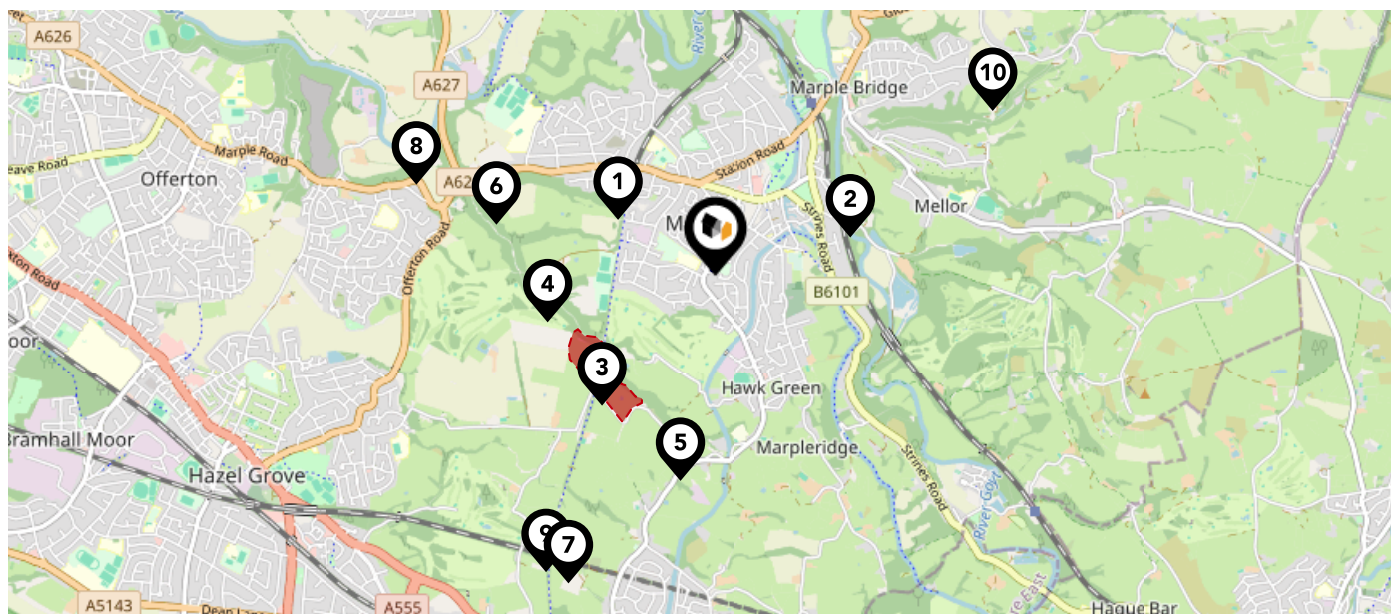
Nearby Landfill Sites

1	Rose Hill-Marple, Greater Manchester	Historic Landfill
2	Lakes Road Landfill-Greater Manchester	Historic Landfill
3	EA/EPR/WP3392CP/V006	Active Landfill
4	Wood Farm-Marple	Historic Landfill
5	Doodfield Mill-Marple, Greater Manchester	Historic Landfill
6	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill
7	Threaphurst Farm No.2-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
8	North of Bongs Farm-Greater Manchester	Historic Landfill
9	Threaphurst Farm-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
10	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill

Maps
Listed Buildings
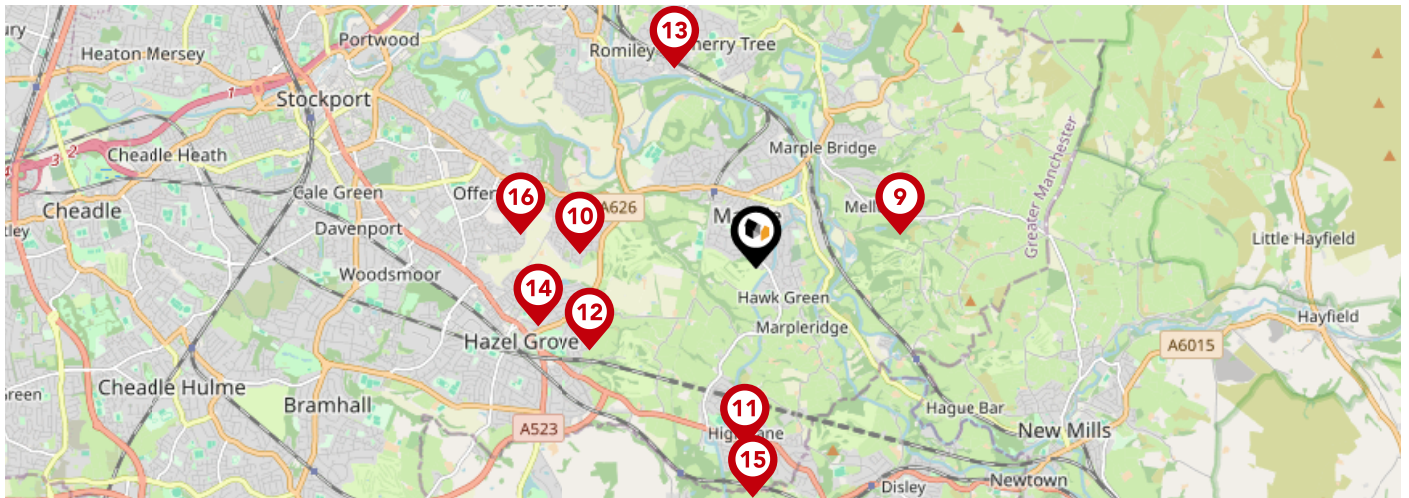
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
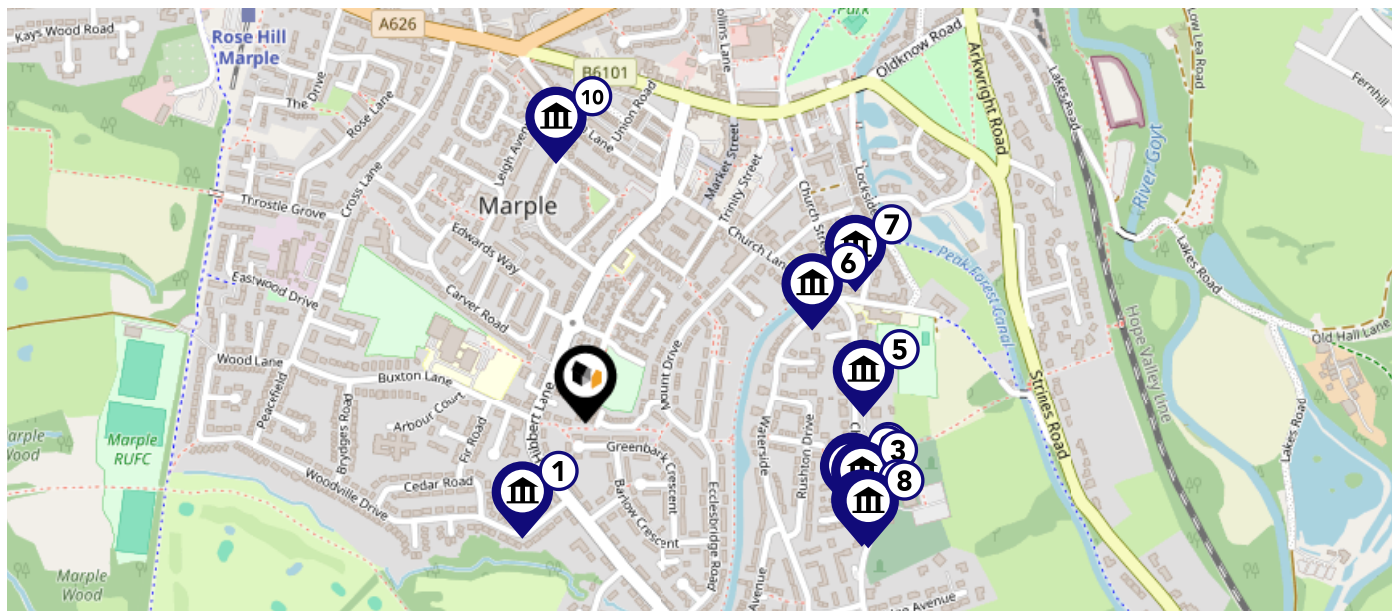
Listed Buildings in the local district	Grade	Distance
1 1242012 - Cotefield	Grade II	0.1 miles
2 1260259 - Hearse House, North West Of Tower Of All Saints Church	Grade II	0.3 miles
3 1241882 - Remains Of Church Of All Saints	Grade II	0.3 miles
4 1241863 - Lychgate To Church Of All Saints	Grade II	0.3 miles
5 1439977 - The Shanty, Stable Block, Boundary Wall, Gates And Piers	Grade II	0.3 miles
6 1242140 - Bridge Number 2 (church Lane Bridge) Macclesfield Canal	Grade II	0.3 miles
7 1242093 - Canal Warehouse Adjacent To Bridge Number 1 (junction Bridge), On Macclesfield Canal	Grade II	0.3 miles
8 1448054 - War Memorial Outside All Saints' Church, Marple	Grade II	0.3 miles
9 1241989 - Stabling North West Of Tower Of All Saints' Church	Grade II	0.3 miles
10 1260260 - 24 And 26, Church Lane	Grade II	0.3 miles

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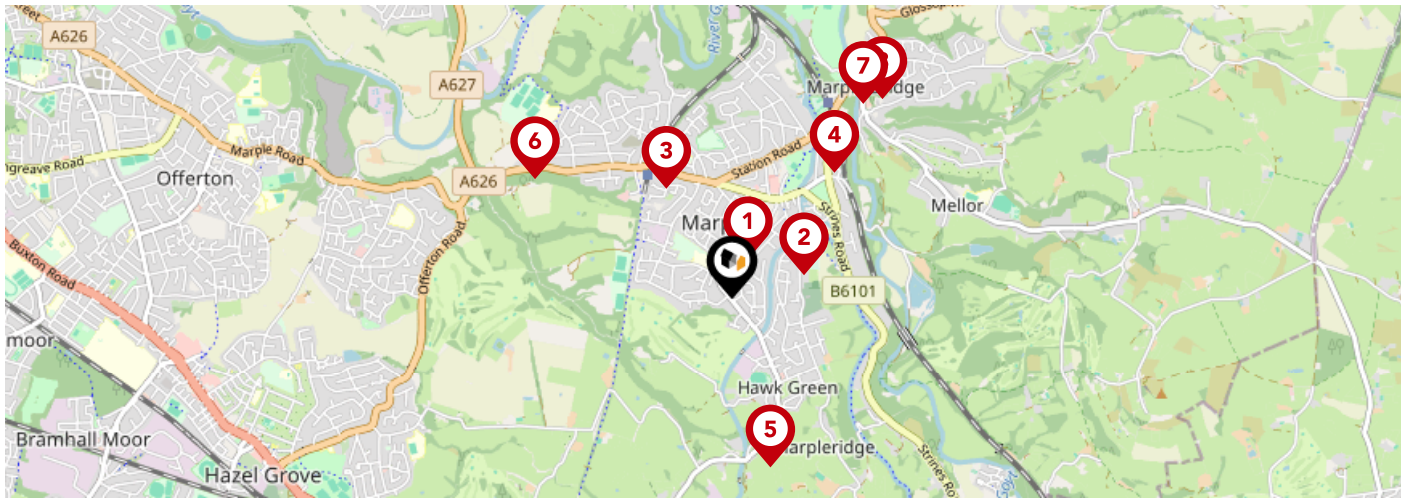
	Nursery	Primary	Secondary	College	Private
1 Acorns School Ofsted Rating: Good	Pupils: 34	Distance:0.19	☐	☐	☑	☐	☐
2 All Saints Church of England Primary School Marple Ofsted Rating: Good	Pupils: 212	Distance:0.33	☐	☑	☐	☐	☐
3 Rose Hill Primary School Ofsted Rating: Good	Pupils: 530	Distance:0.56	☐	☑	☐	☐	☐
4 Brabyns Preparatory School Ofsted Rating: Not Rated	Pupils: 92	Distance:0.72	☐	☑	☐	☐	☐
5 Windlehurst School Ofsted Rating: Good	Pupils: 51	Distance:0.76	☐	☐	☑	☐	☐
6 Marple Hall School Ofsted Rating: Good	Pupils: 1557	Distance:1.02	☐	☐	☑	☐	☐
7 Ludworth Primary School Ofsted Rating: Good	Pupils: 363	Distance:1.04	☐	☑	☐	☐	☐
8 St Mary's Catholic Voluntary Academy Ofsted Rating: Good	Pupils: 224	Distance:1.11	☐	☑	☐	☐	☐

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	Nursery	Primary	Secondary	College	Private
9 **Mellor Primary School** Ofsted Rating: Good	Pupils: 230	Distance:1.3	☐	☑	☐	☐	☐
10 **Warren Wood Primary School** Ofsted Rating: Good	Pupils: 428	Distance:1.56	☐	☑	☐	☐	☐
11 **High Lane Primary School** Ofsted Rating: Good	Pupils: 166	Distance:1.58	☐	☑	☐	☐	☐
12 **Torkington Primary School** Ofsted Rating: Good	Pupils: 225	Distance:1.64	☐	☑	☐	☐	☐
13 **Romiley Primary School** Ofsted Rating: Good	Pupils: 450	Distance:1.91	☐	☑	☐	☐	☐
14 **St Simon's Catholic Primary School** Ofsted Rating: Good	Pupils: 211	Distance:1.99	☐	☑	☐	☐	☐
15 **Brookside Primary School** Ofsted Rating: Requires improvement	Pupils: 159	Distance:2.03	☐	☑	☐	☐	☐
16 **Dial Park Primary School** Ofsted Rating: Good	Pupils: 359	Distance:2.1	☐	☑	☐	☐	☐

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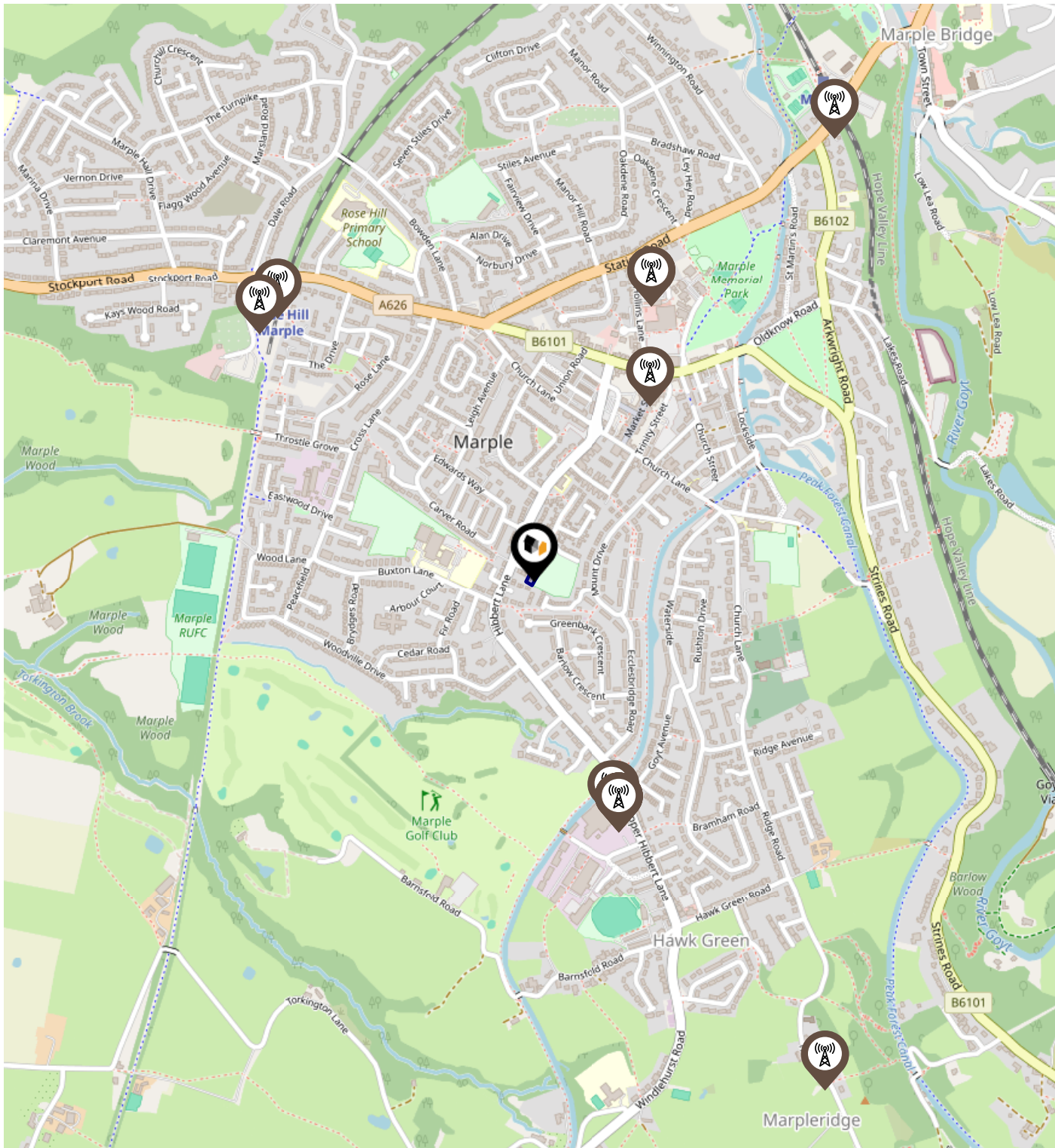
Key:

Power Pylons

Communication Masts

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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).
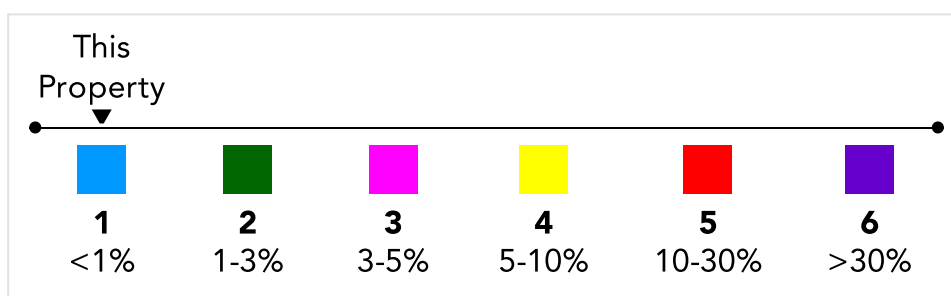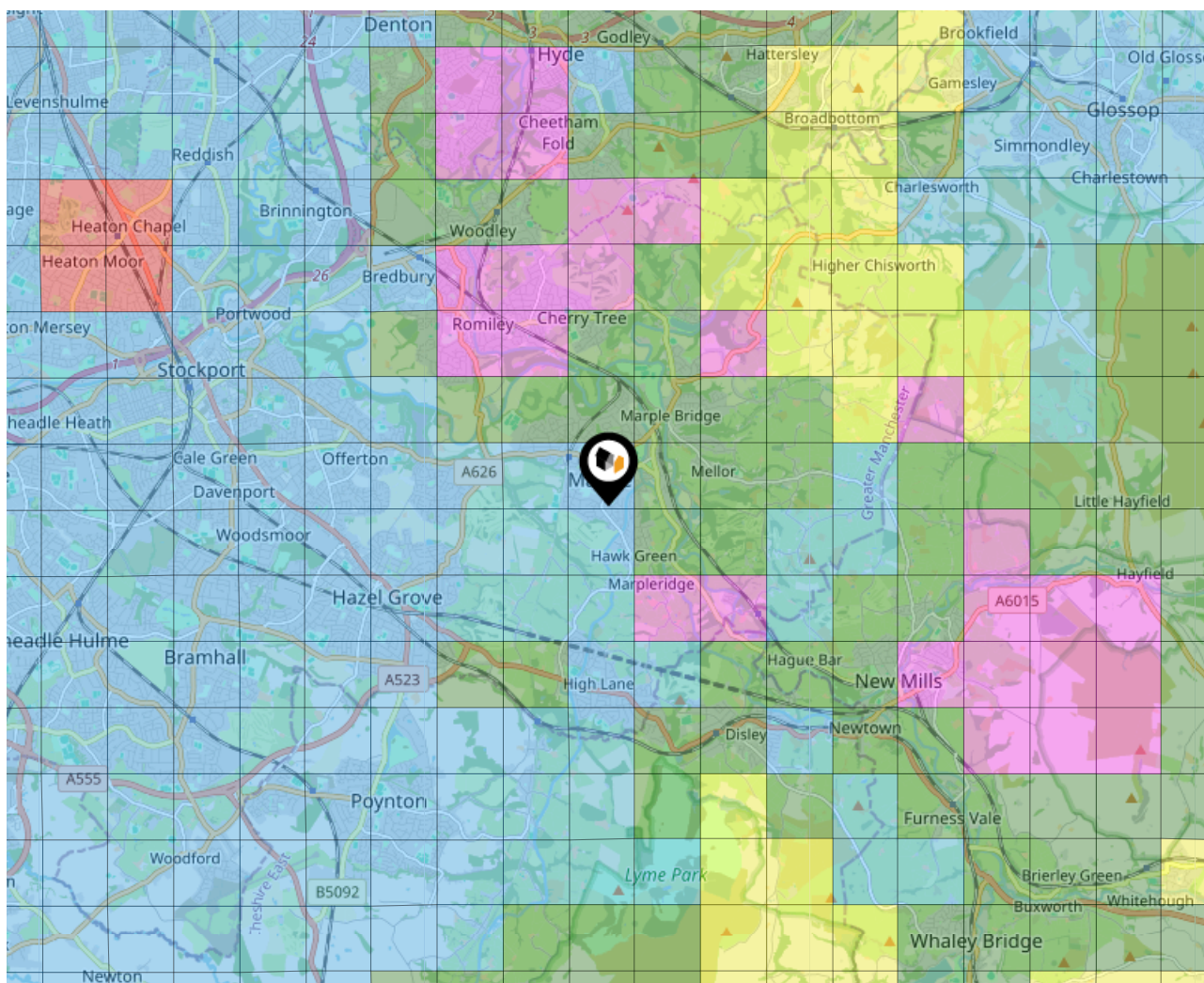
This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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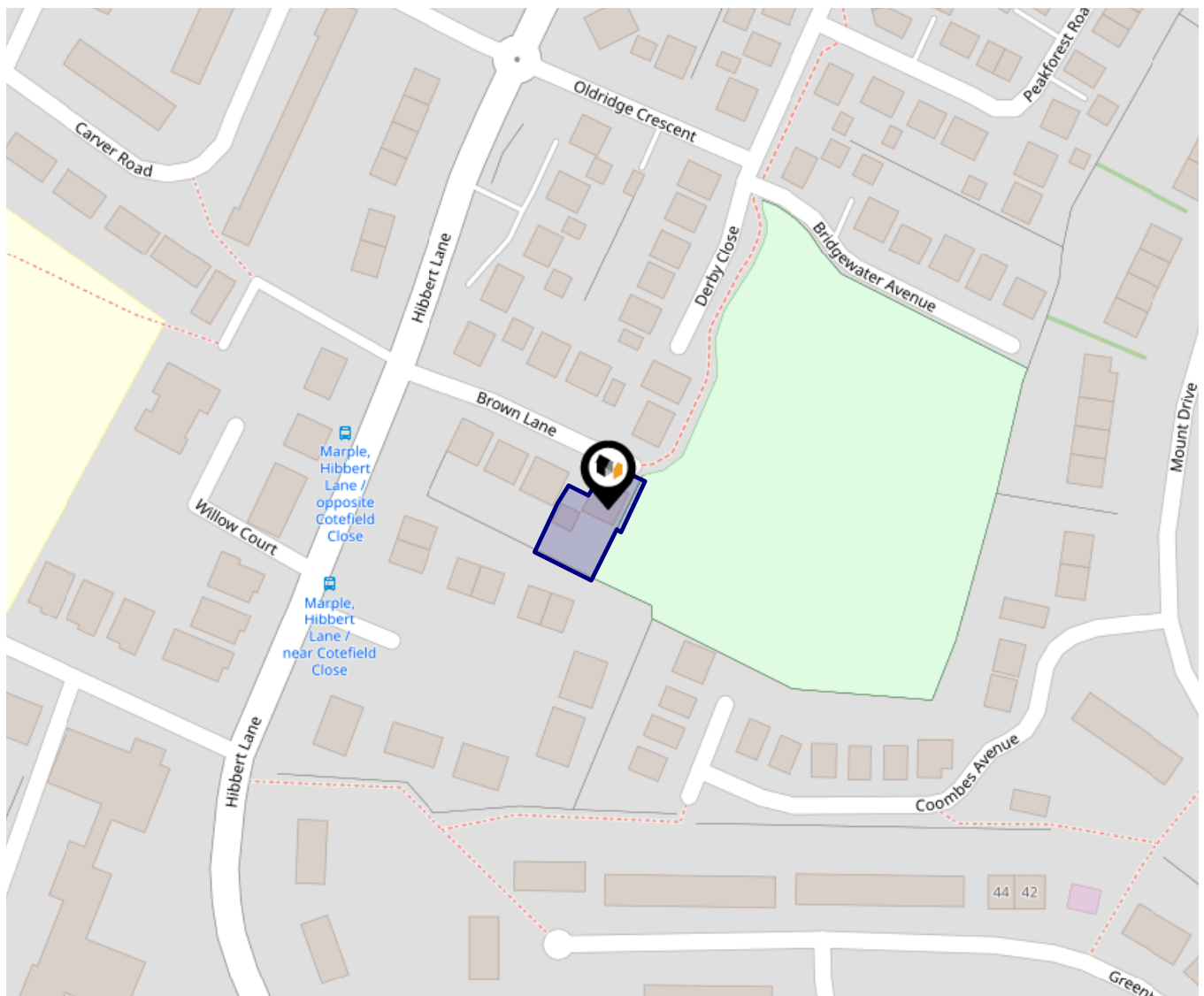
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content: VARIABLE(LOW)

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO CLAYEY LOAM

Soil Depth: DEEP
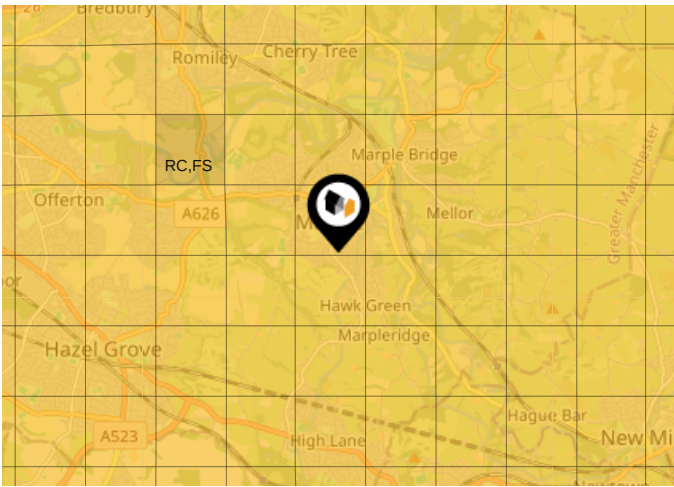
Primary Classifications (Most Common Clay Types)

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

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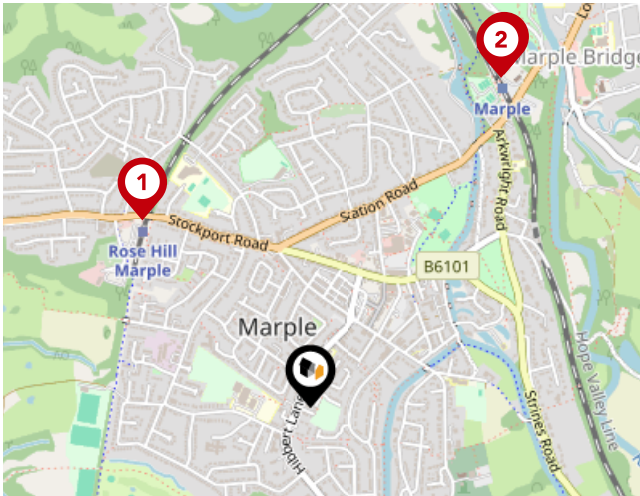
National Rail Stations

Pin	Name	Distance
1	Rose Hill Marple Rail Station	0.56 miles
2	Marple Rail Station	0.84 miles
3	Marple Rail Station	0.85 miles
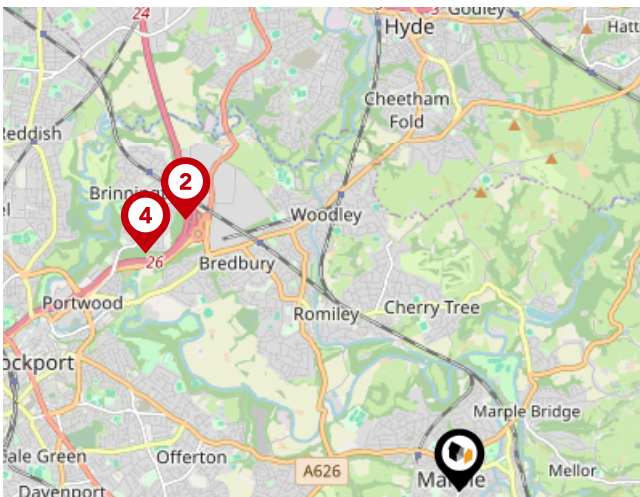
Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	4.37 miles
2	M60 J25	3.41 miles
3	M67 J2	4.75 miles
4	M60 J26	3.49 miles
5	M67 J1	5.09 miles
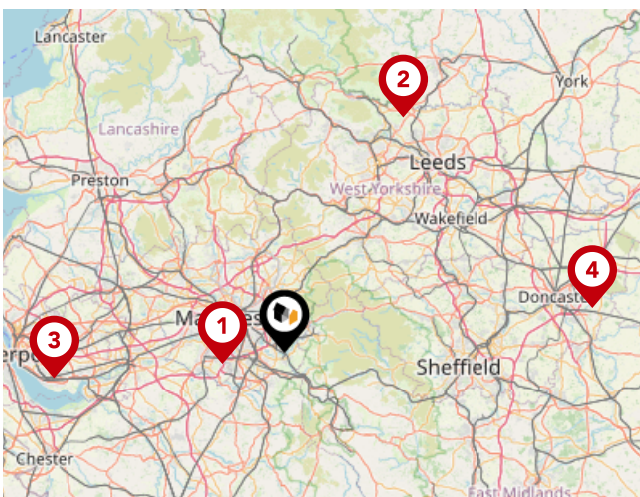
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.88 miles
2	Leeds Bradford Airport	37.09 miles
3	Speke	32.71 miles
4	Finningley	43.99 miles

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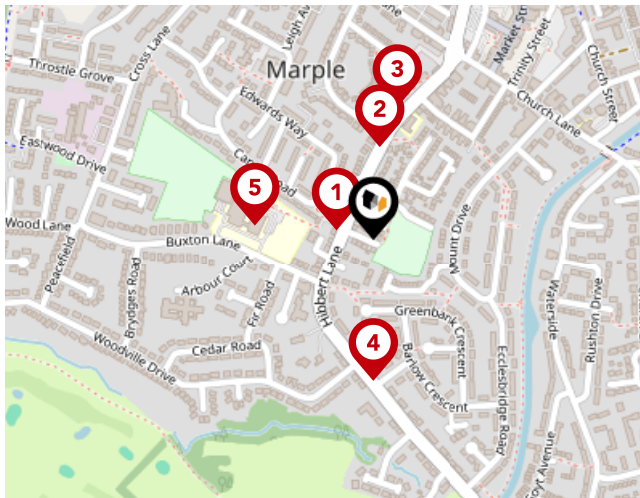
Bus Stops/Stations

Pin	Name	Distance
1	Cotefield Close	0.04 miles
2	Brindley Avenue	0.1 miles
3	Brindley Avenue	0.15 miles
4	Brook Drive	0.16 miles
5	Marple Sixth Form College	0.13 miles
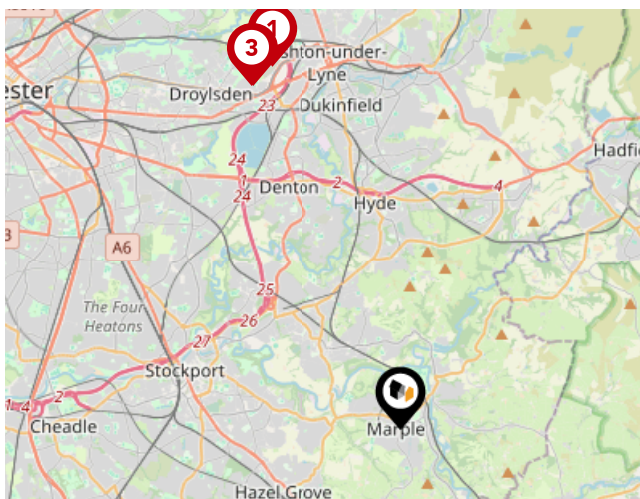
Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	6.83 miles
2	Audenshaw (Manchester Metrolink)	6.62 miles
3	Audenshaw (Manchester Metrolink)	6.64 miles

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

Lawler & Co | Marple
Testimonials

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...

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Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

marple@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/