

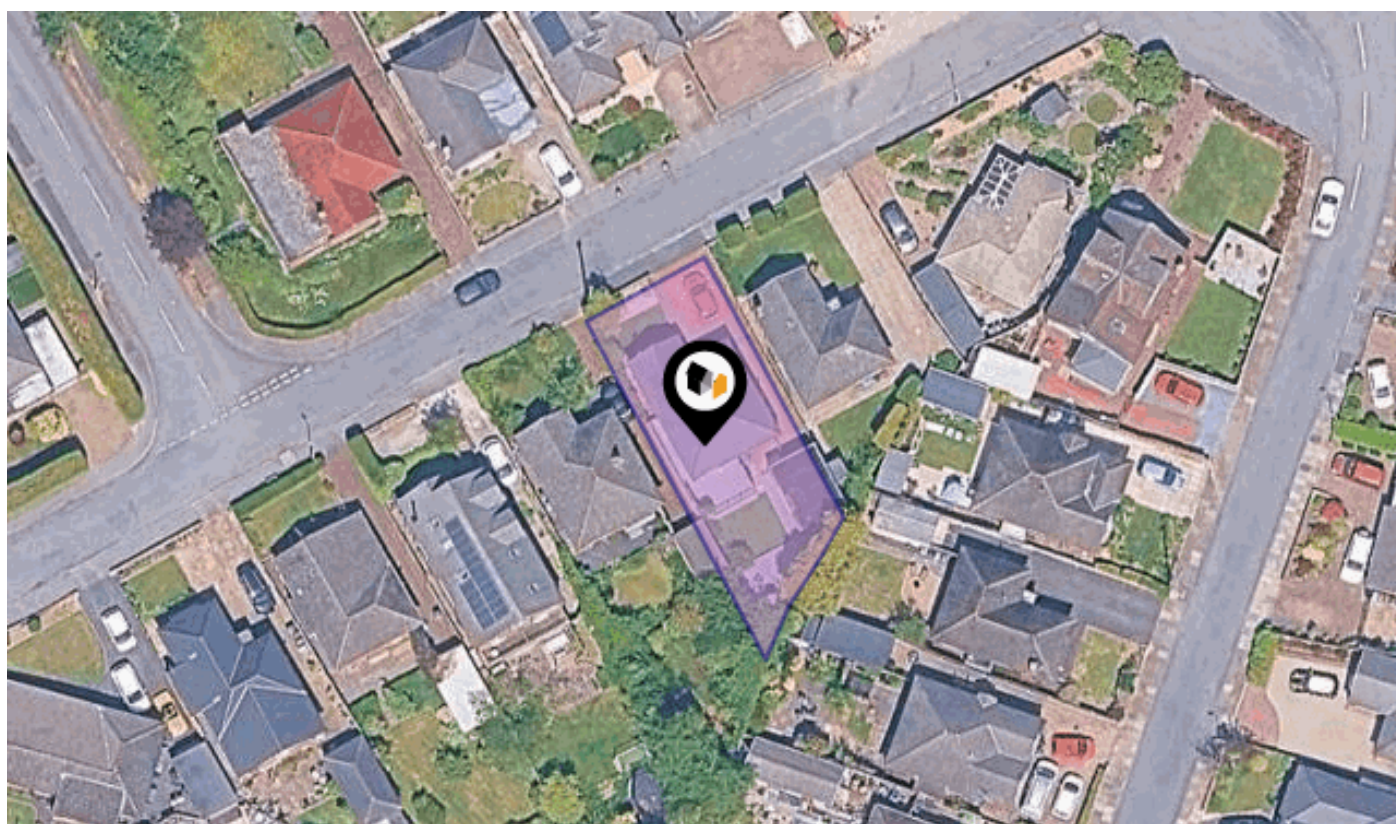


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th September 2025



HIGH MEADOWS, ROMILEY, 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	Tenure:	Leasehold
Bedrooms:	3	Start Date:	30/11/1961
Plot Area:	0.07 acres	End Date:	25/03/2954
Year Built :	1950-1966	Lease Term:	999 years from 25 March 1955
Council Tax :	Band D	Term Remaining:	929 years
Annual Estimate:	£2,475		
Title Number:	MAN65266		

Local Area

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

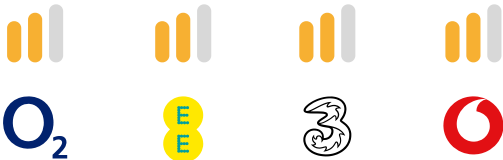
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	51	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



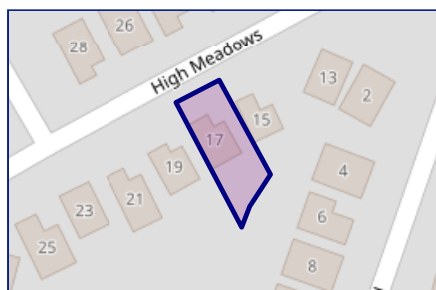
Planning History

This Address

Planning records for: *High Meadows, Romiley, Stockport, SK6*

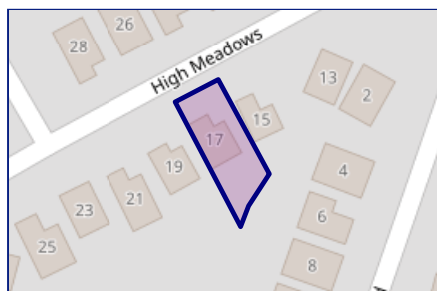
Reference - DC/084980	
Decision:	Decided
Date:	13th April 2022
Description:	Single storey front and rear extension following part demolition of the existing garage, roof extension involving side and rear dormer window, side rooflights and raising of eaves and ridge line

Freehold Title Plan



GM733795

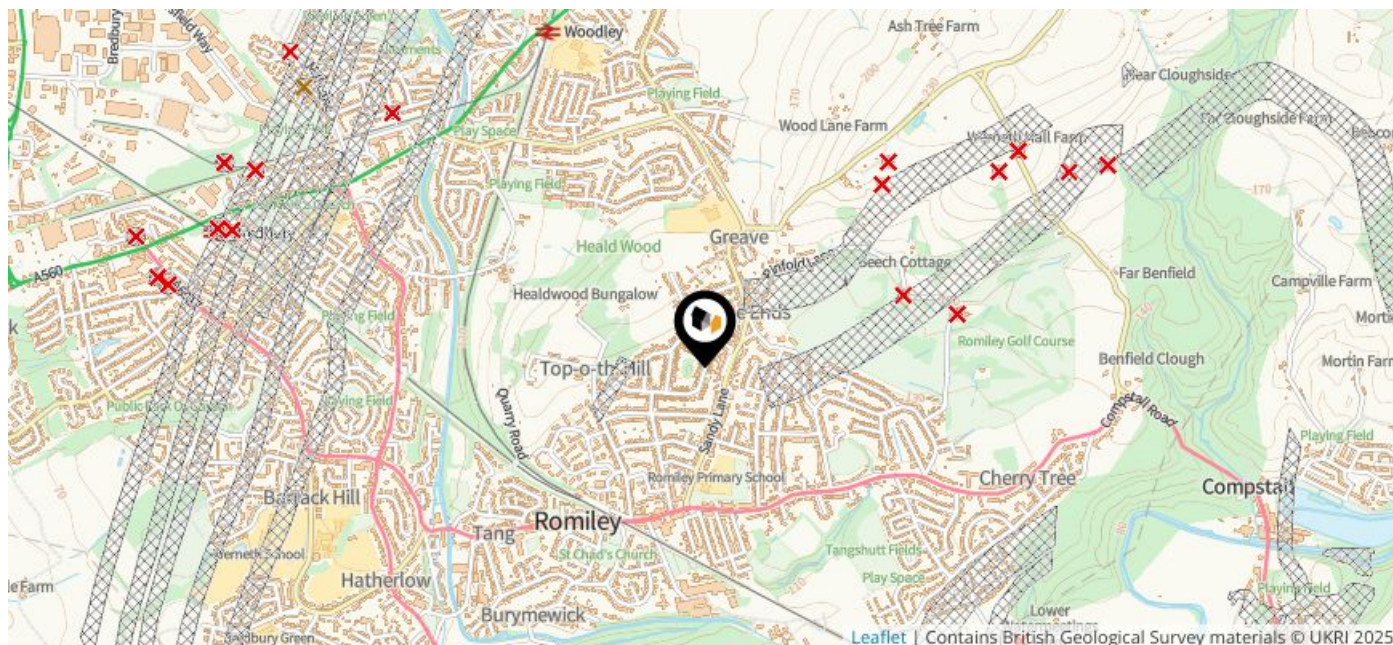
Leasehold Title Plan



MAN65266

Start Date: 30/11/1961
End Date: 25/03/2954
Lease Term: 999 years from 25 March 1955
Term Remaining: 929 years

This map displays nearby coal mine entrances and their classifications.



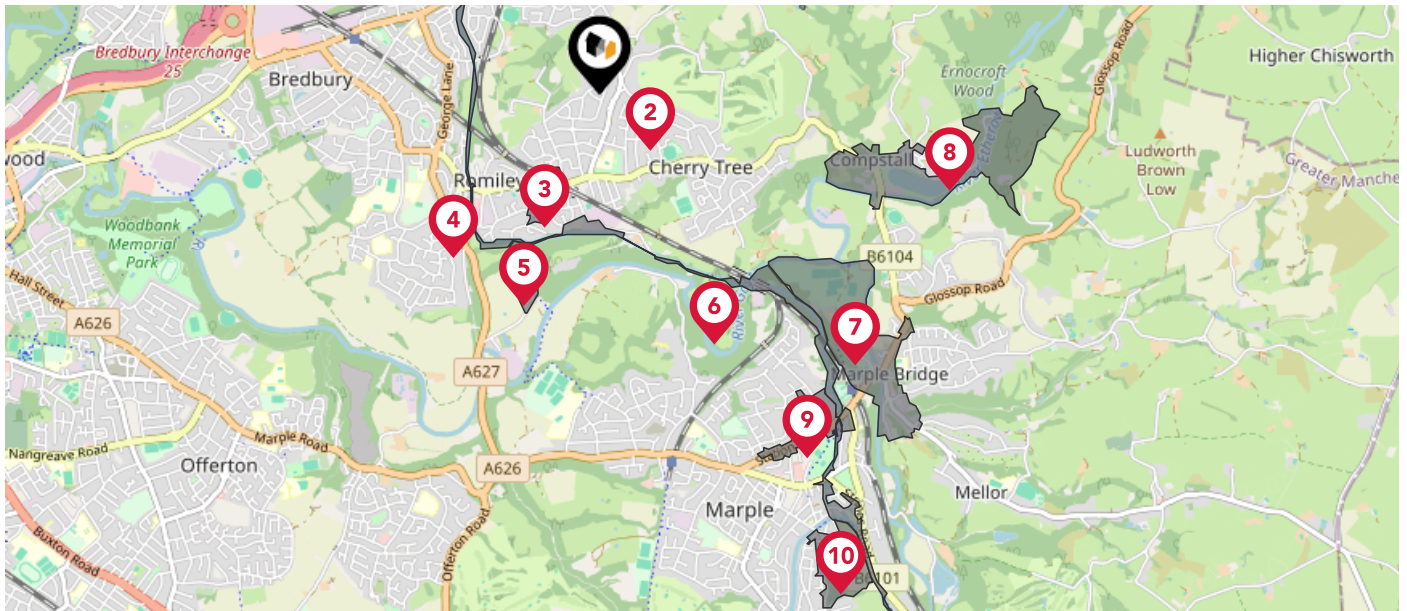
Mine Entry

- ✕ 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 | Greave Fold, Romiley |
| 2 | Barlow Fold, Romiley |
| 3 | Church Lane, Romiley |
| 4 | Hatherlow |
| 5 | Chadkirk |
| 6 | Peak Forest Canal |
| 7 | Marple Bridge |
| 8 | Compstall |
| 9 | Station Road and Winnington Road, Marple |
| 10 | All Saints', Marple |

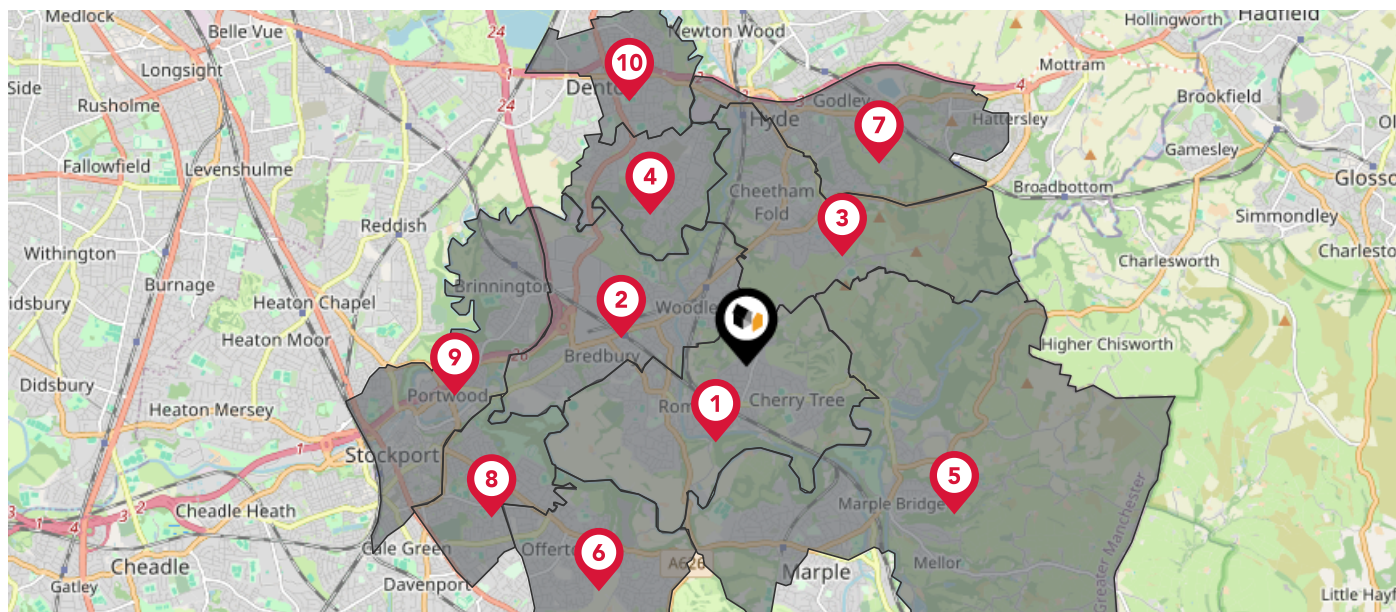
Maps

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

Bredbury Green and Romiley Ward

2

Bredbury and Woodley Ward

3

Hyde Werneth Ward

4

Denton South Ward

5

Marple North Ward

6

Offerton Ward

7

Hyde Godley Ward

8

Manor Ward

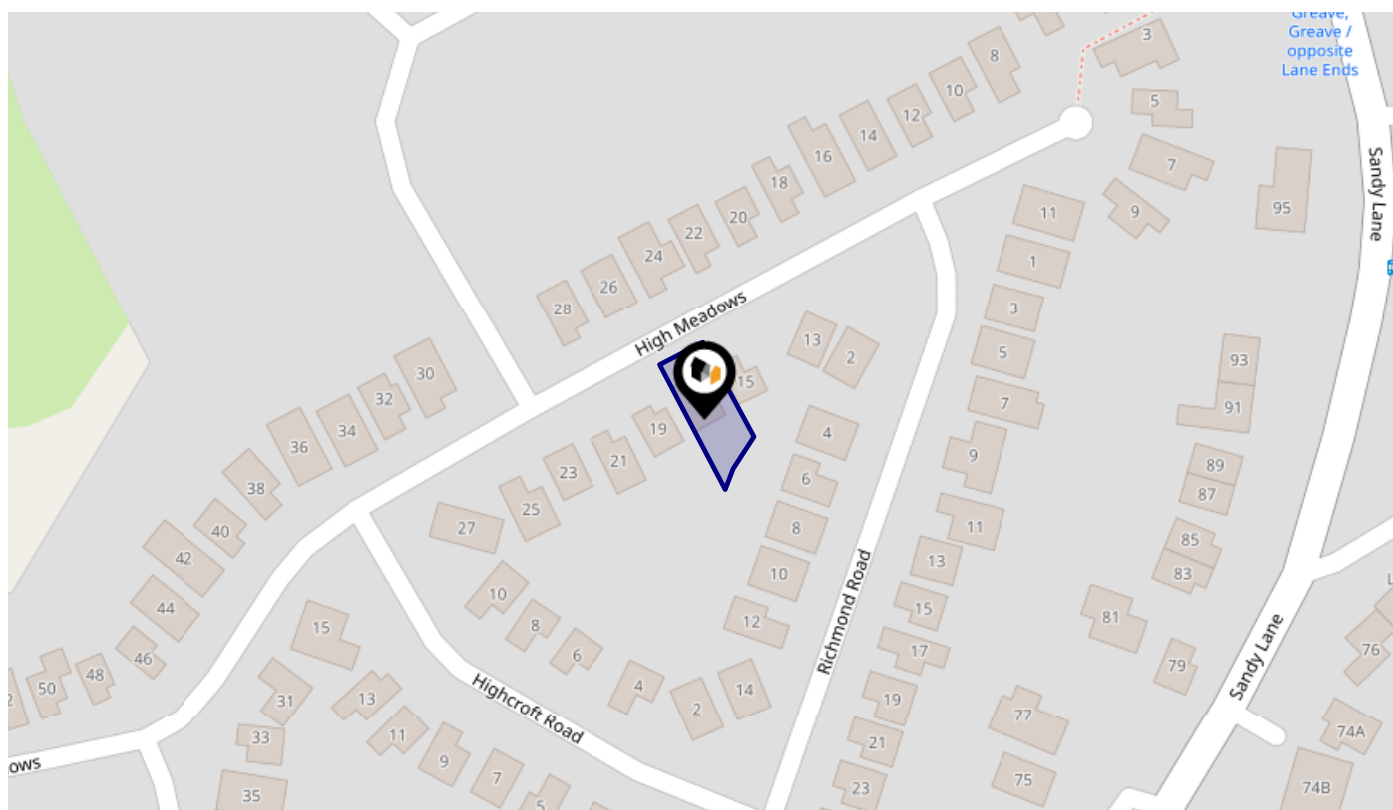
9

Brinnington and Central Ward

10

Denton North East 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	■

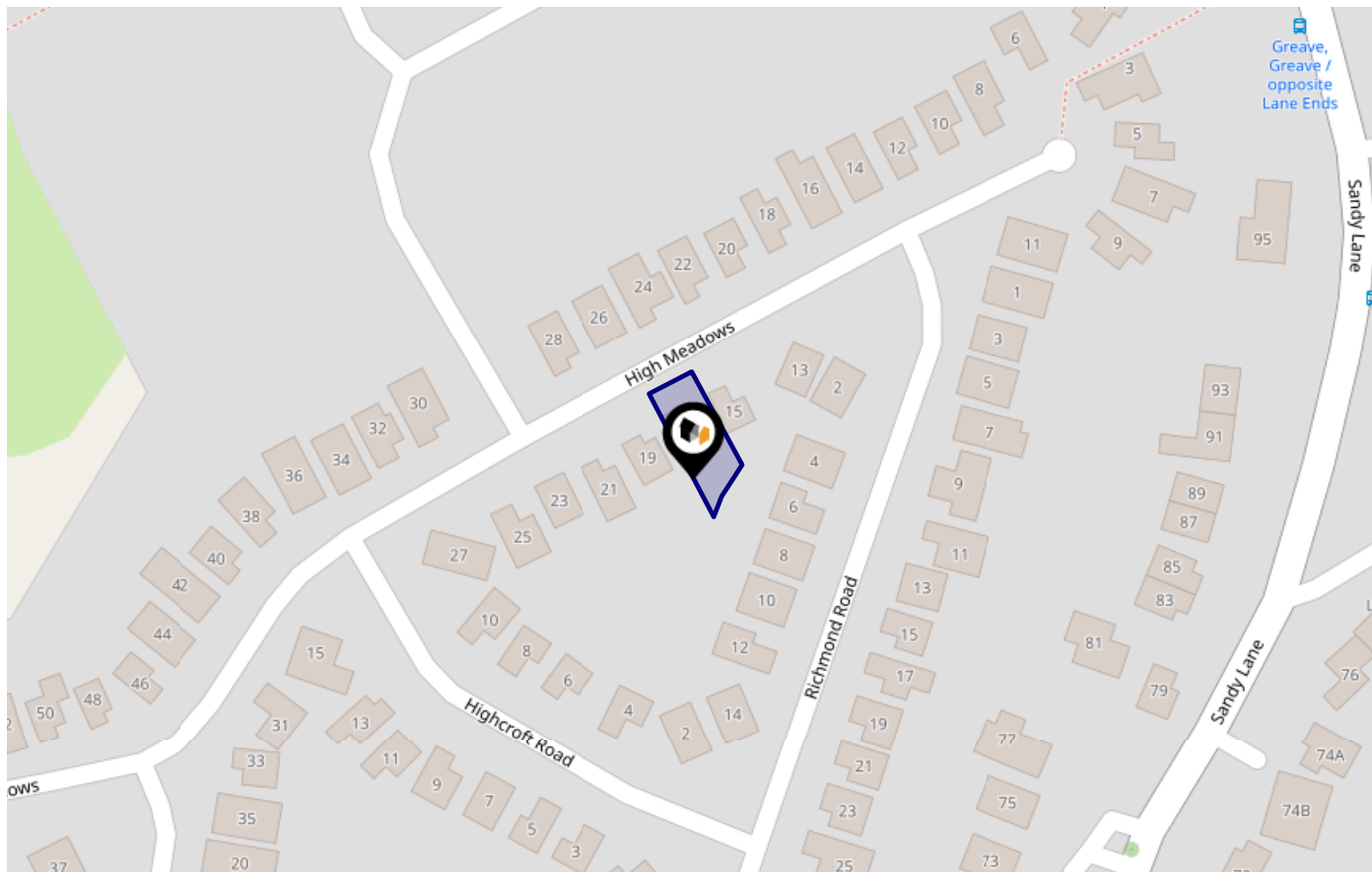
Flood Risk

Rivers & Seas - Flood Risk

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

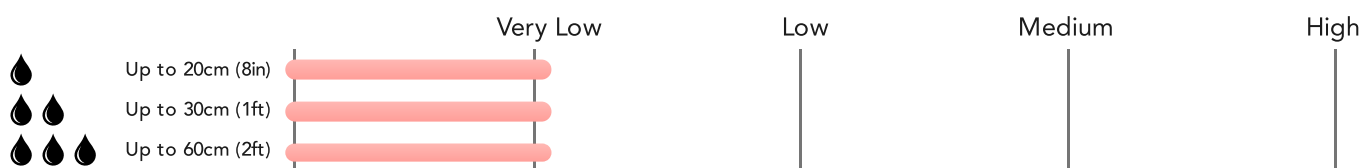


Risk Rating: Very low

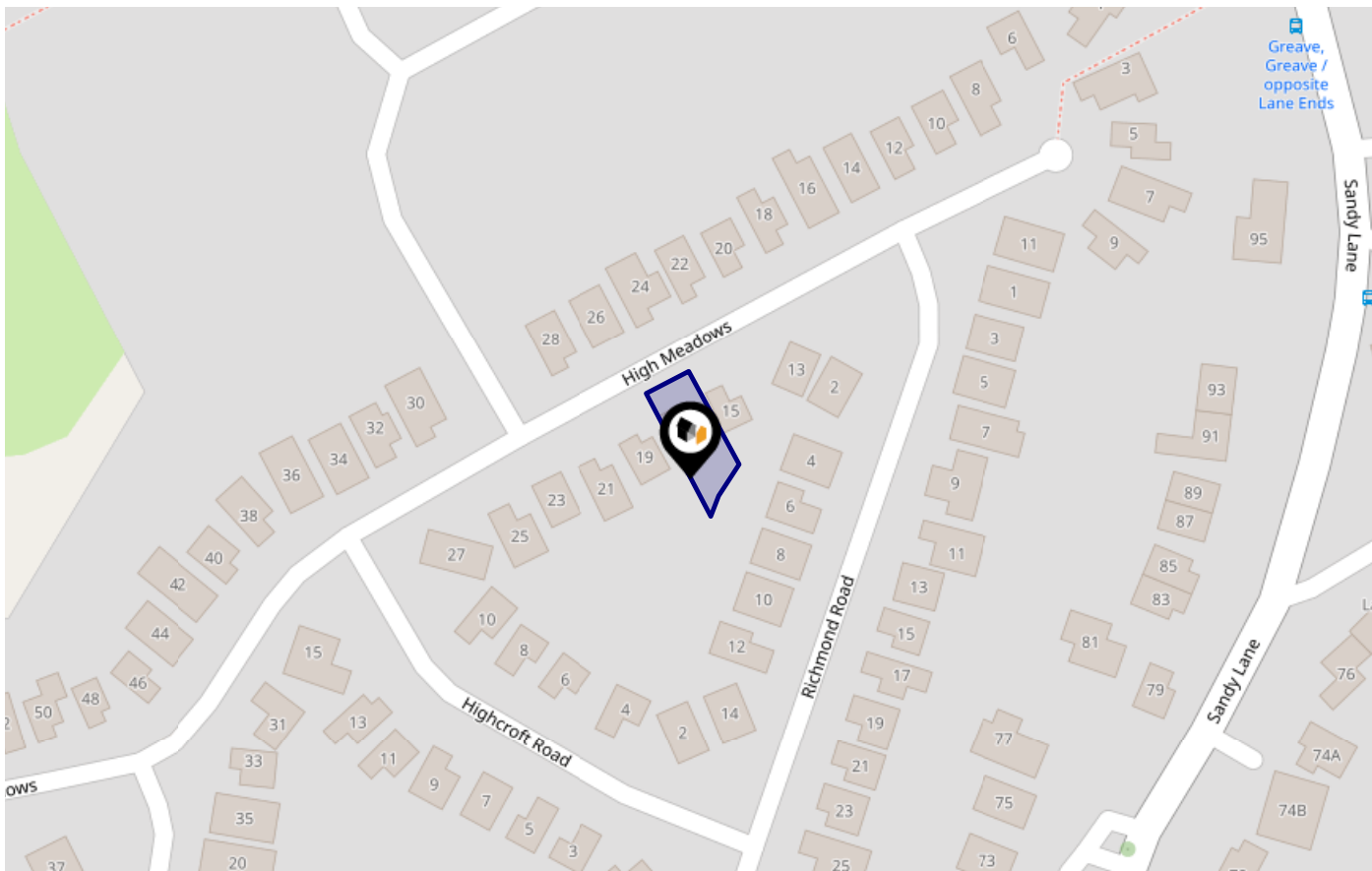
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

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:



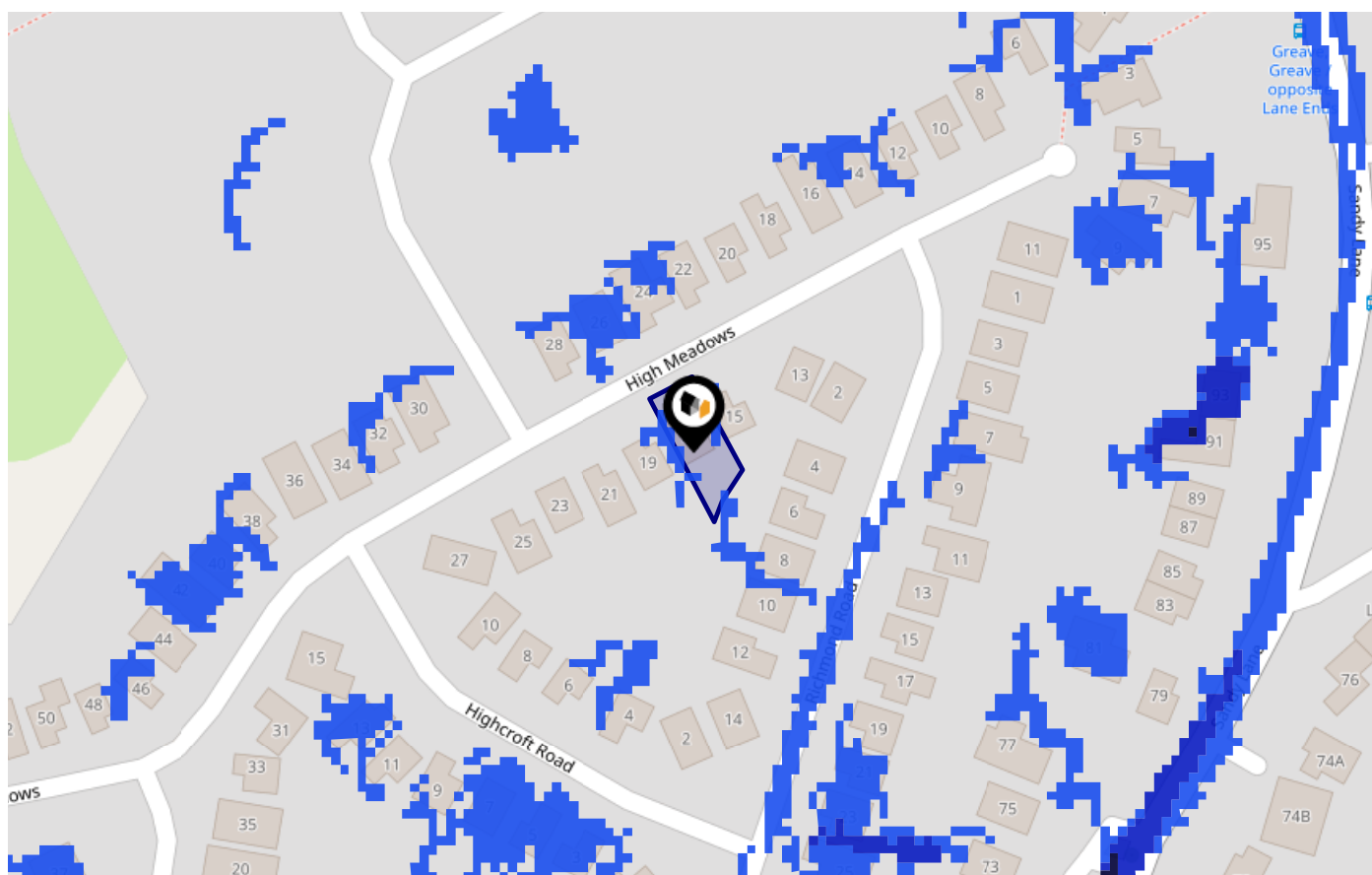
Flood Risk

Surface Water - Climate Change

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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.

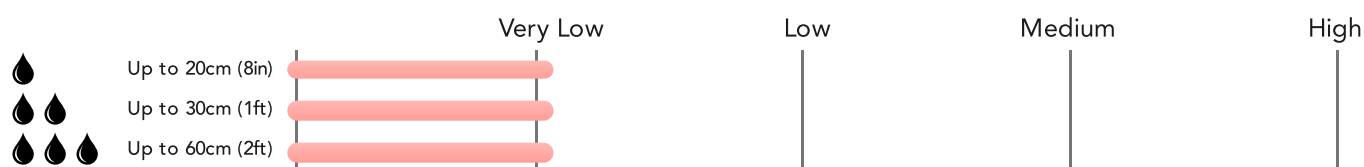


Risk Rating: Very low

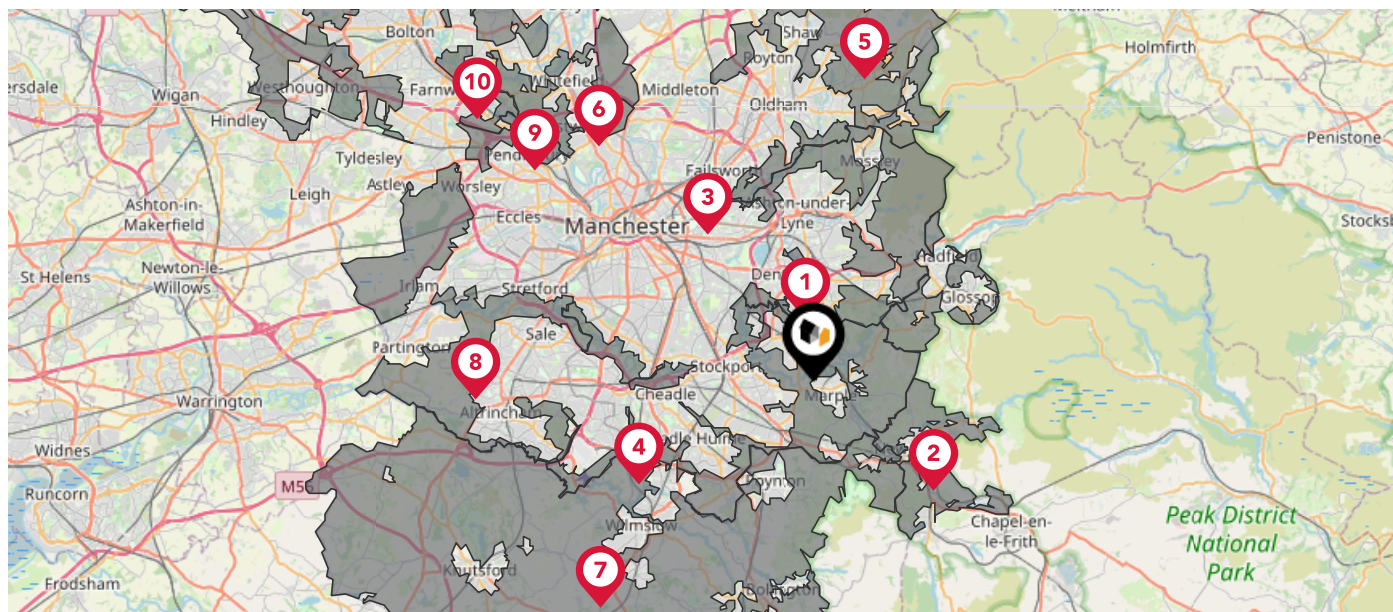
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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 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 - Bury

7

Merseyside and Greater Manchester Green Belt - Cheshire East

8

Merseyside and Greater Manchester Green Belt - Trafford

9

Merseyside and Greater Manchester Green Belt - Salford

10

Merseyside and Greater Manchester Green Belt - Bolton

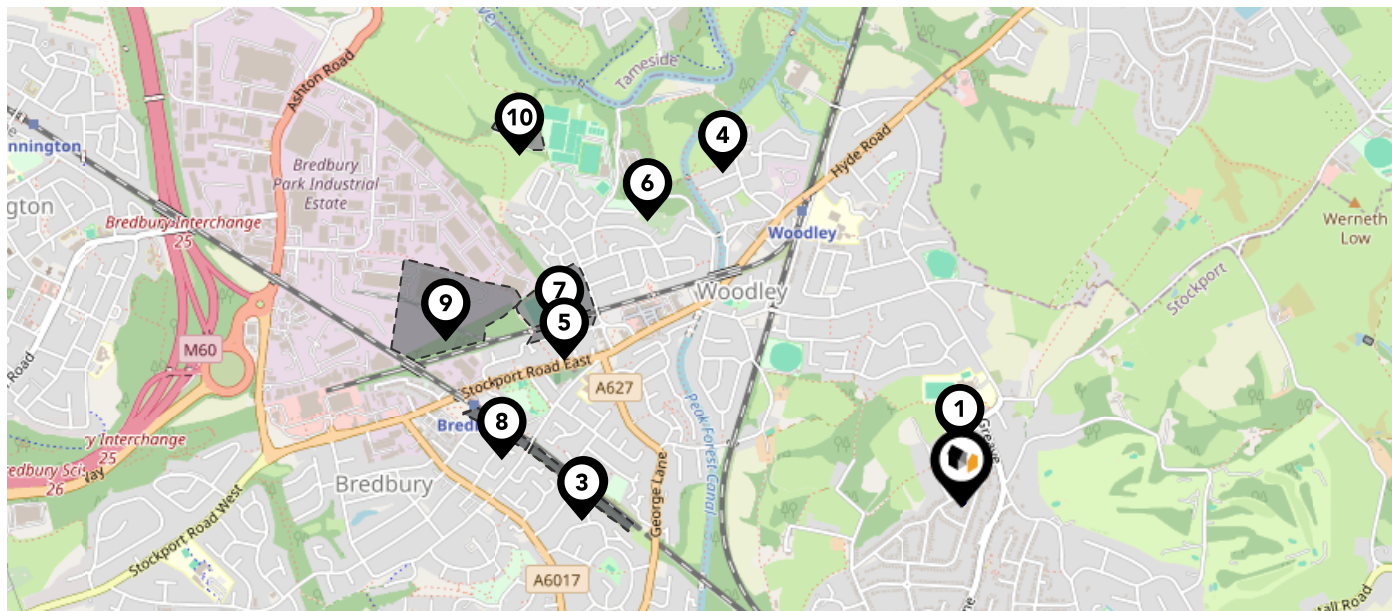
Maps

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	Greave Farm-Romiley, Stockport	Historic Landfill	<input type="checkbox"/>
2	Disused Railway cutting between Redhouse Lane and George Lane-Stockport Road East, Bredbury, Stockport	Historic Landfill	<input type="checkbox"/>
3	Disused Railway Cutting between Stockport Road East and George Road-Adjacent to Bredbury Station, Stockport	Historic Landfill	<input type="checkbox"/>
4	Gravel Bank Farm-Gravel Bank Road, Woodley	Historic Landfill	<input type="checkbox"/>
5	Rodney Drive-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Wellington Works-Thorn Works, Lambeth Grove, Woodley	Historic Landfill	<input type="checkbox"/>
7	Mill Lane Recreation Ground Landfill-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Disused Railway cutting between Stockport Road East And Redhouse Lane-Bredbury	Historic Landfill	<input type="checkbox"/>
9	Bredbury Landfill-Ashton Road, Bredbury	Historic Landfill	<input type="checkbox"/>
10	Turner Lane No.2-Bredbury, Stockport, Cheshire	Historic Landfill	<input type="checkbox"/>

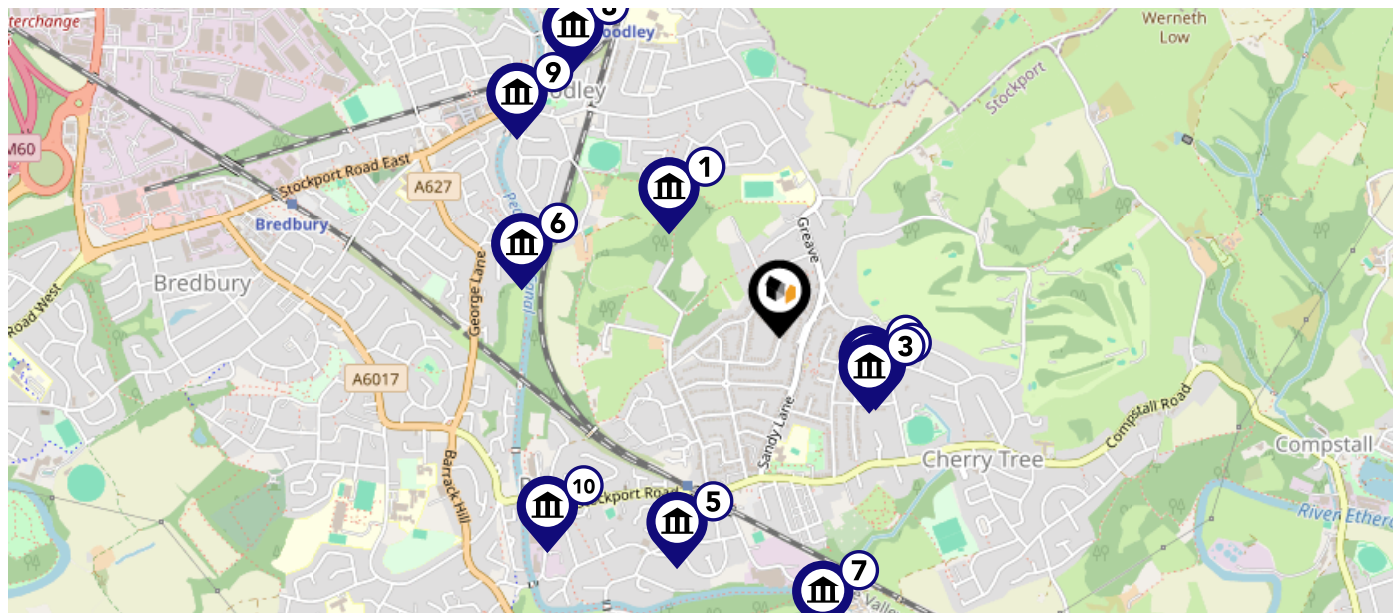
Maps











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...

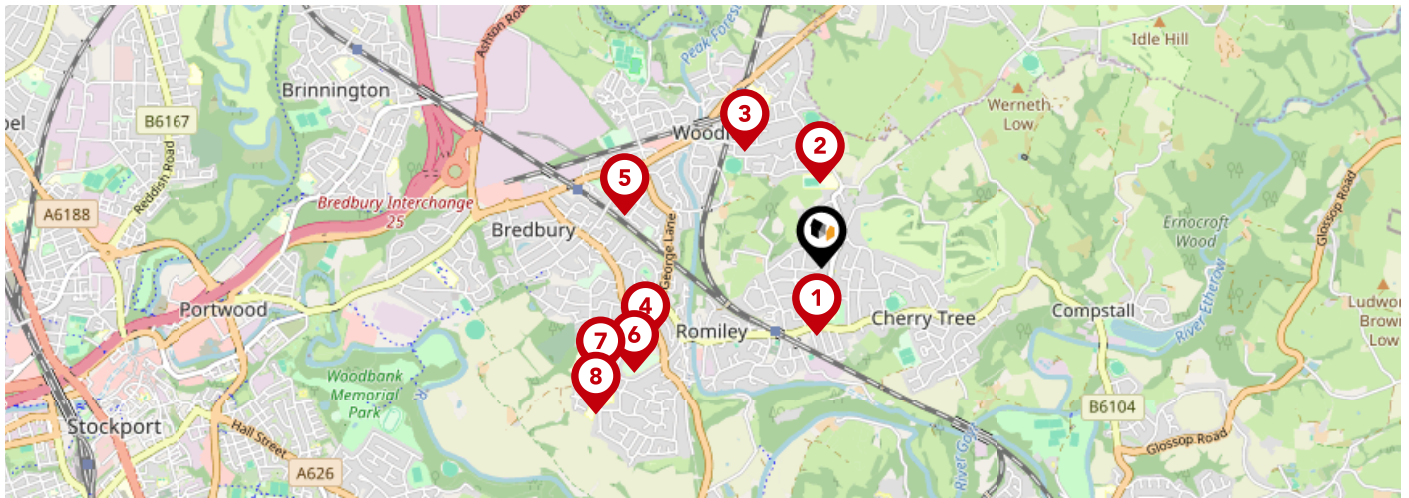


Listed Buildings in the local district		Grade	Distance
	1242586 - Barker Cottage	Grade II	0.3 miles
	1259975 - The Cottage	Grade II	0.3 miles
	1242521 - 1, Barlow Fold	Grade II	0.3 miles
	1242522 - 6, Barlow Fold	Grade II	0.3 miles
	1259982 - Church Of St Chad	Grade II	0.5 miles
	1117375 - Number 13 Bridge On Peak Forest Canal	Grade II	0.6 miles
	1242589 - Road Bridge Immediately Adjacent To Oakwood Hall Lodge	Grade II	0.7 miles
	1319640 - Woodley Mill	Grade II	0.7 miles
	1117081 - Woodley Tunnel, North Portal At Sj 9360 9221 On Peak Forest Canal	Grade II	0.7 miles
	1452821 - Romiley War Memorial	Grade II	0.7 miles

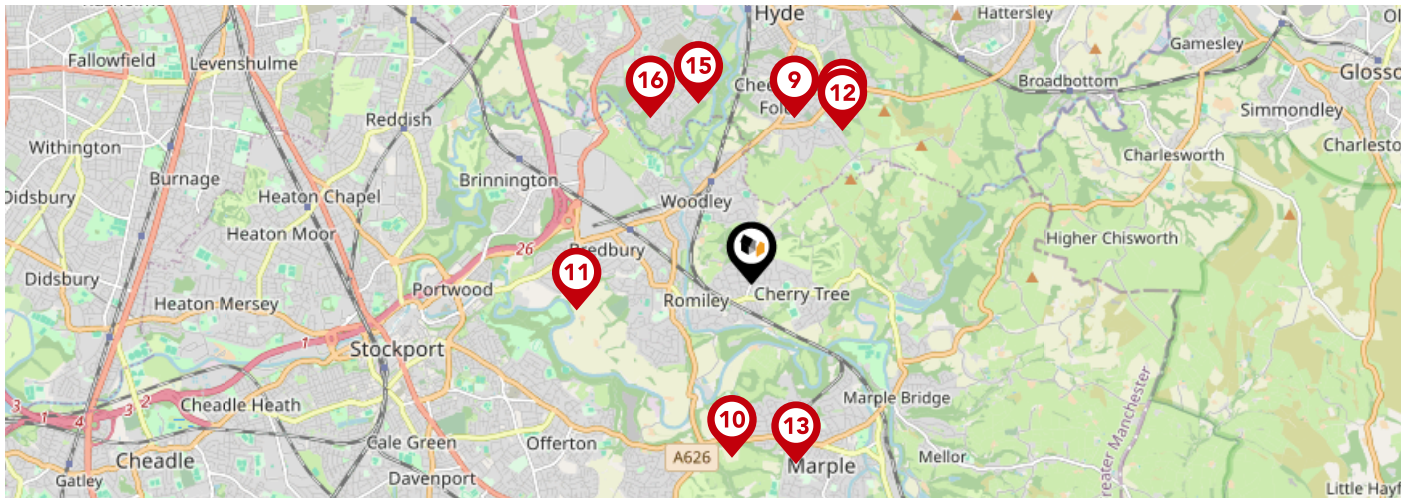
Area Schools









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		Nursery	Primary	Secondary	College	Private
1	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Christopher's Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bredbury St. Marks CofE Primary School Ofsted Rating: Good Pupils: 166 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Harrytown Catholic High School Ofsted Rating: Good Pupils: 795 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Werneth School Ofsted Rating: Serious Weaknesses Pupils: 1072 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bredbury Green Primary School Ofsted Rating: Requires improvement Pupils: 233 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



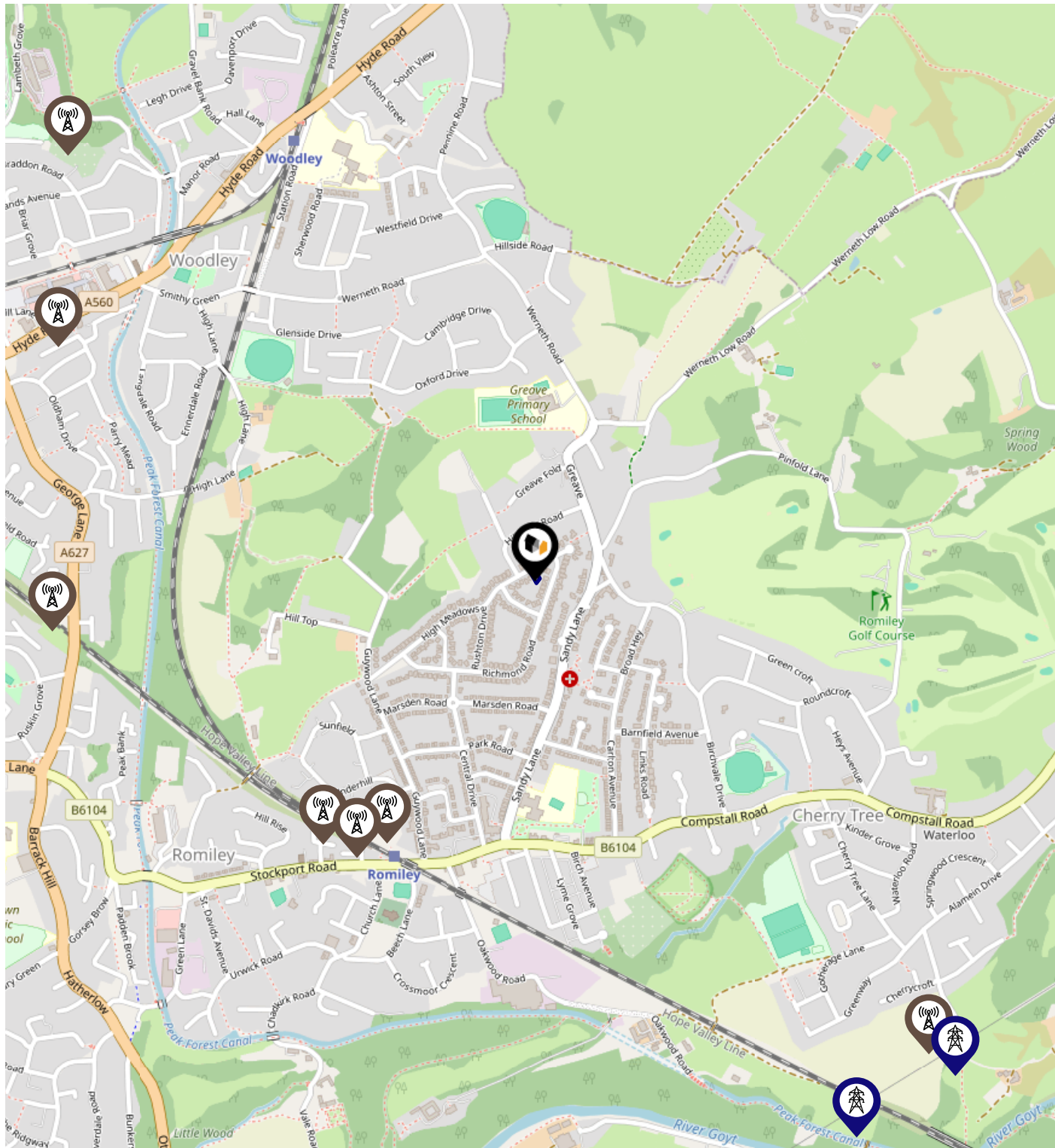
		Nursery	Primary	Secondary	College	Private
	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marple Hall School Ofsted Rating: Good Pupils: 1557 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arden Primary School Ofsted Rating: Good Pupils: 539 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rose Hill Primary School Ofsted Rating: Good Pupils: 530 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher RC Primary School, Denton Ofsted Rating: Good Pupils: 246 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Green Primary Academy Ofsted Rating: Requires improvement Pupils: 312 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area



Masts & Pylons

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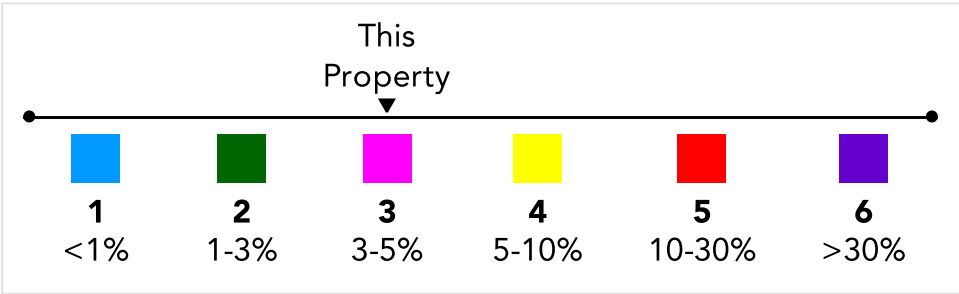
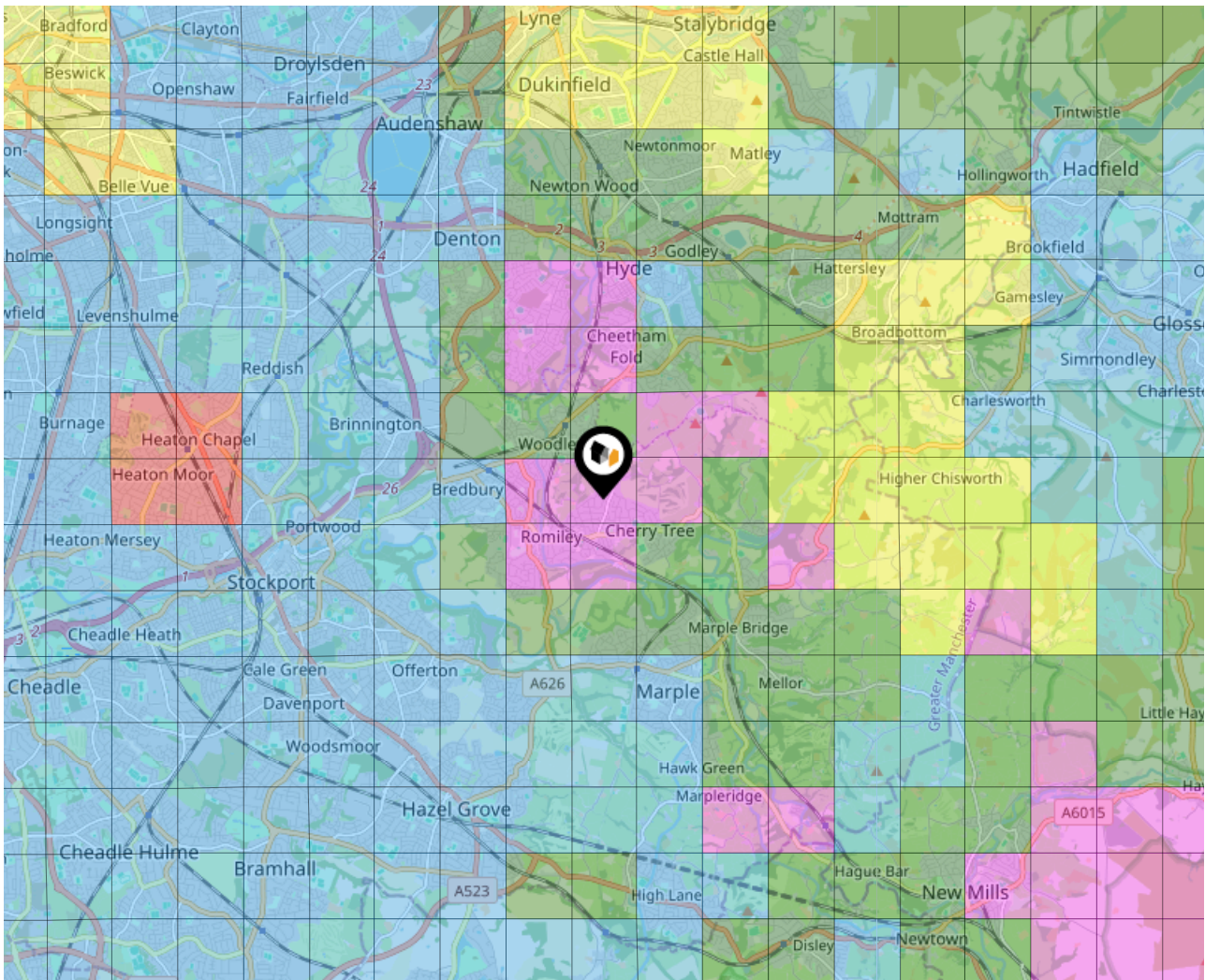


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

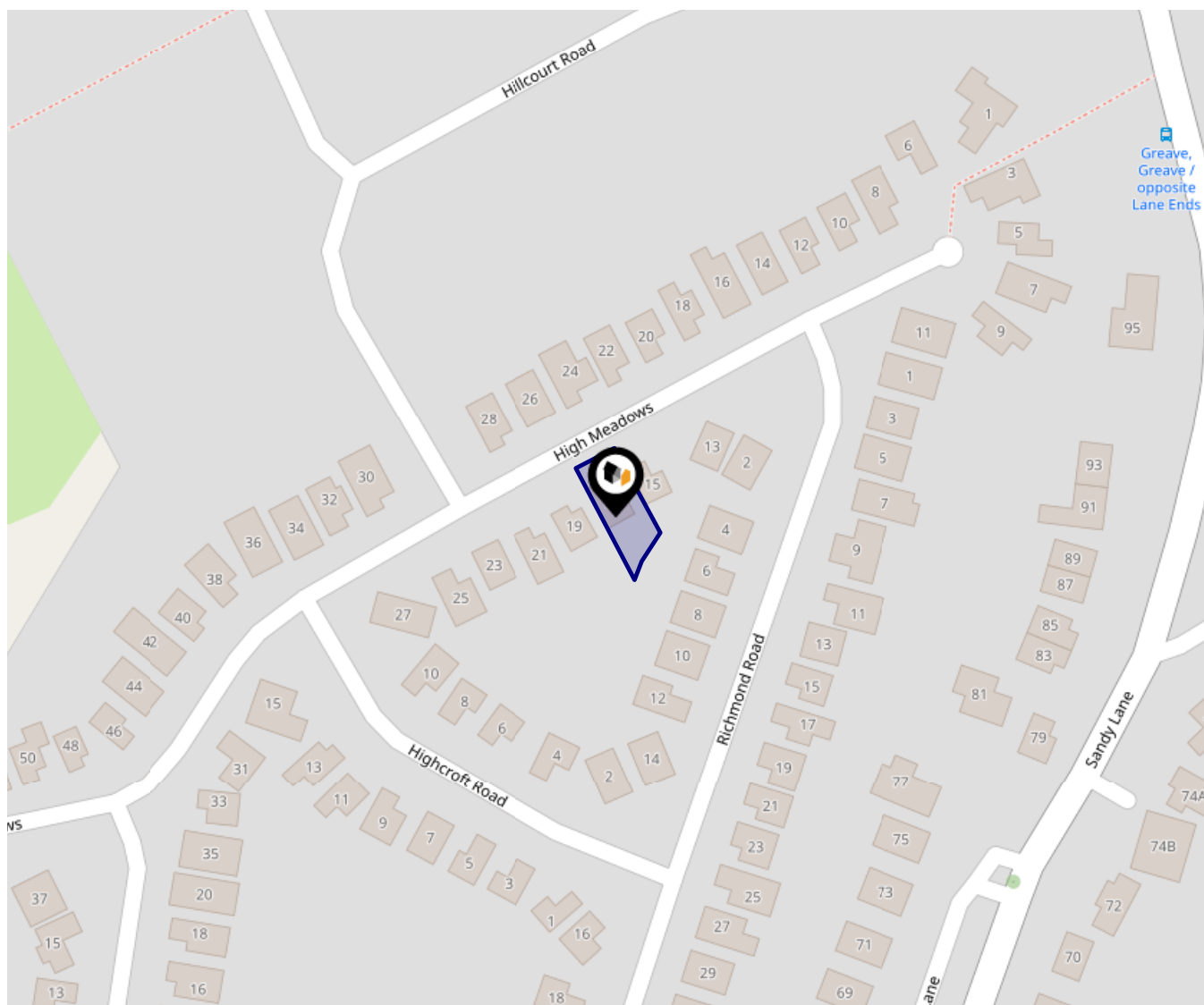
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



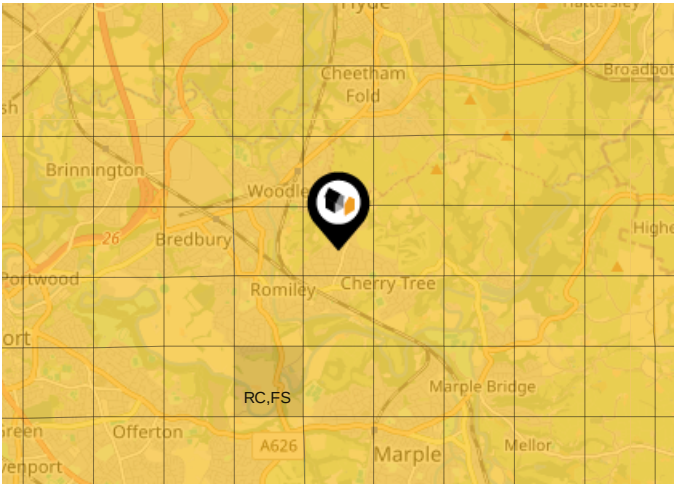
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

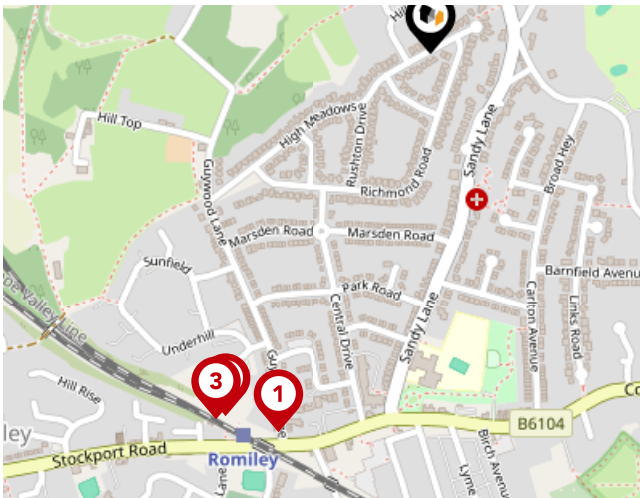
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

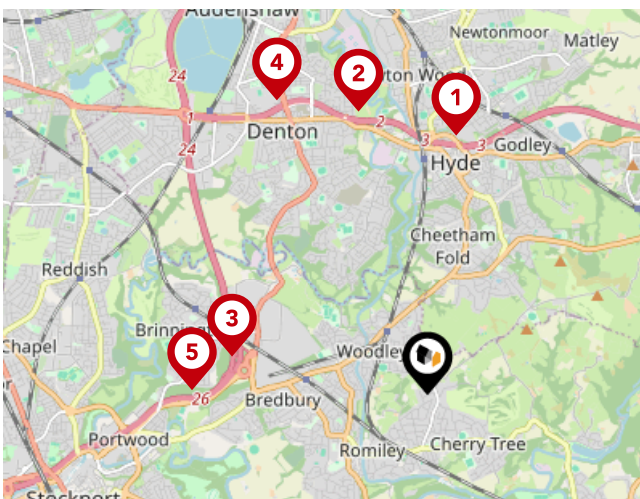
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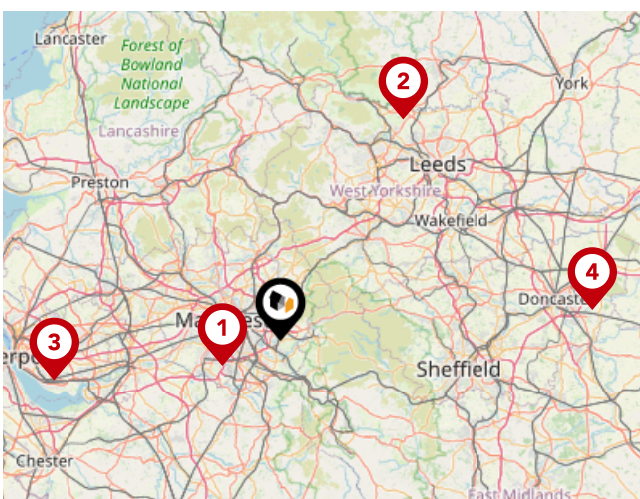
National Rail Stations

Pin	Name	Distance
	Romiley Rail Station	0.45 miles
	Romiley Rail Station	0.46 miles
	Romiley Rail Station	0.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M67 J3	2.3 miles
	M67 J2	2.58 miles
	M60 J25	1.76 miles
	M67 J1	2.93 miles
	M60 J26	2.08 miles



Airports/Helipads

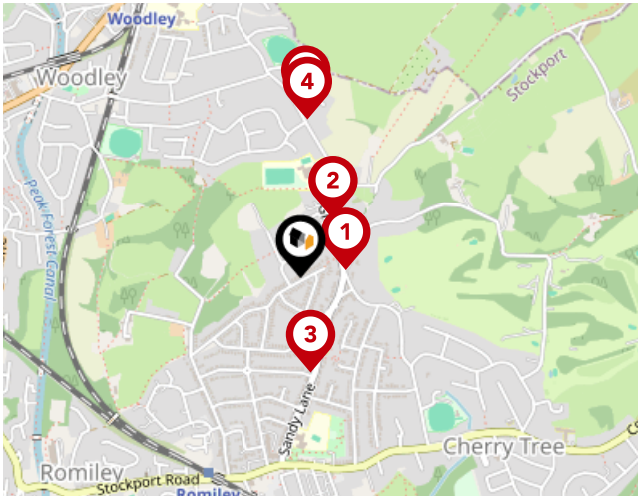
Pin	Name	Distance
	Manchester Airport	8.82 miles
	Leeds Bradford Airport	35.59 miles
	Speke	32.31 miles
	Finningley	44.42 miles

Area

Transport (Local)

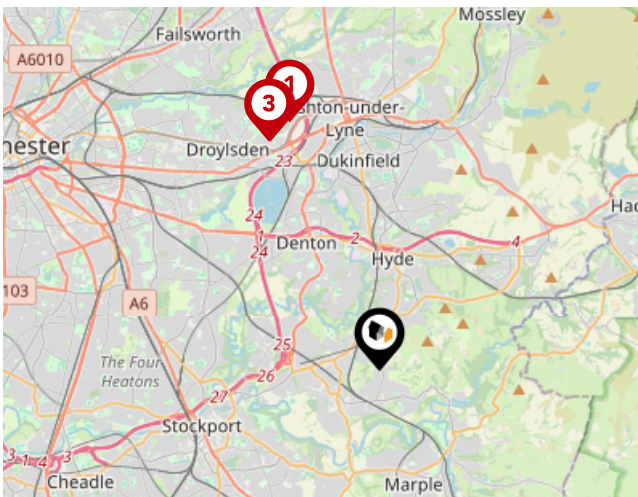
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Bus Stops/Stations

Pin	Name	Distance
1	Lanes Ends	0.1 miles
2	Foresters Arms	0.15 miles
3	Marsden Road	0.21 miles
4	Oxford Drive	0.35 miles
5	Oxford Drive	0.37 miles



Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	4.65 miles
2	Audenshaw (Manchester Metrolink)	4.46 miles
3	Audenshaw (Manchester Metrolink)	4.48 miles

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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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