

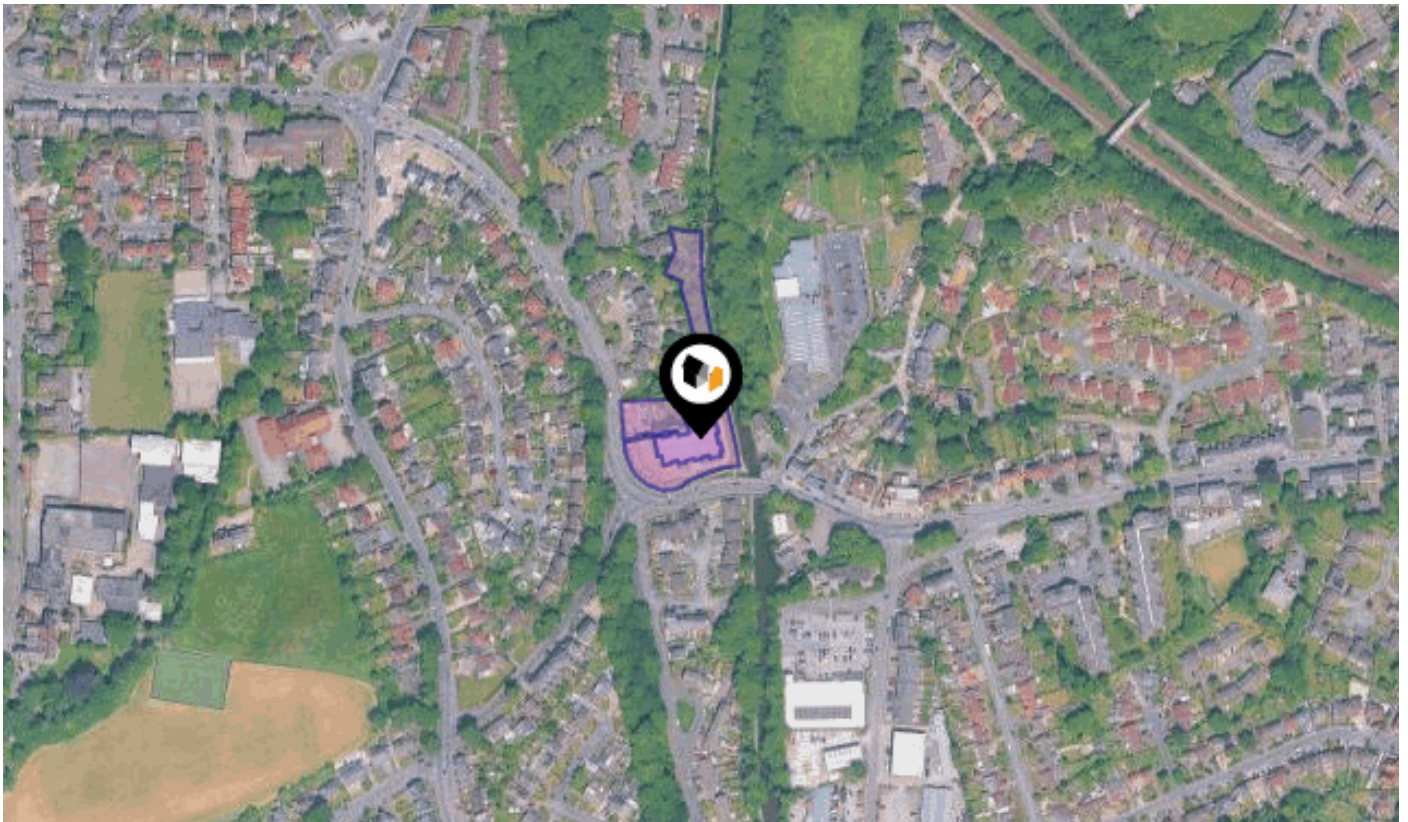


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 21<sup>st</sup> October 2025**



**THE FOLDS, SCHOOL BROW, 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

|                         |                                         |                        |                                                                      |
|-------------------------|-----------------------------------------|------------------------|----------------------------------------------------------------------|
| <b>Type:</b>            | Sheltered<br>Accommodation              | <b>Tenure:</b>         | Leasehold                                                            |
| <b>Bedrooms:</b>        | 1                                       | <b>Start Date:</b>     | 10/06/2021                                                           |
| <b>Floor Area:</b>      | 398 ft <sup>2</sup> / 37 m <sup>2</sup> | <b>End Date:</b>       | 01/01/2145                                                           |
| <b>Plot Area:</b>       | 1.66 acres                              | <b>Lease Term:</b>     | 125 years less 10 days commencing on<br>and including 1 January 2020 |
| <b>Year Built :</b>     | 2021                                    | <b>Term Remaining:</b> | 119 years                                                            |
| <b>Council Tax :</b>    | Band B                                  |                        |                                                                      |
| <b>Annual Estimate:</b> | £1,925                                  |                        |                                                                      |
| <b>Title Number:</b>    | MAN382165                               |                        |                                                                      |

## Local Area

|                           |           |
|---------------------------|-----------|
| <b>Local Authority:</b>   | Stockport |
| <b>Conservation Area:</b> | No        |
| <b>Flood Risk:</b>        |           |
| ● Rivers & Seas           | Very low  |
| ● Surface Water           | High      |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**14** mb/s      **80** mb/s      **1800** mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



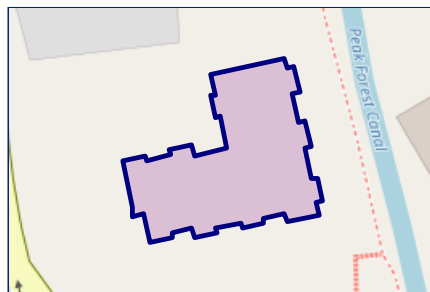
**GM237163**

## Leasehold Title Plans



**MAN382165**

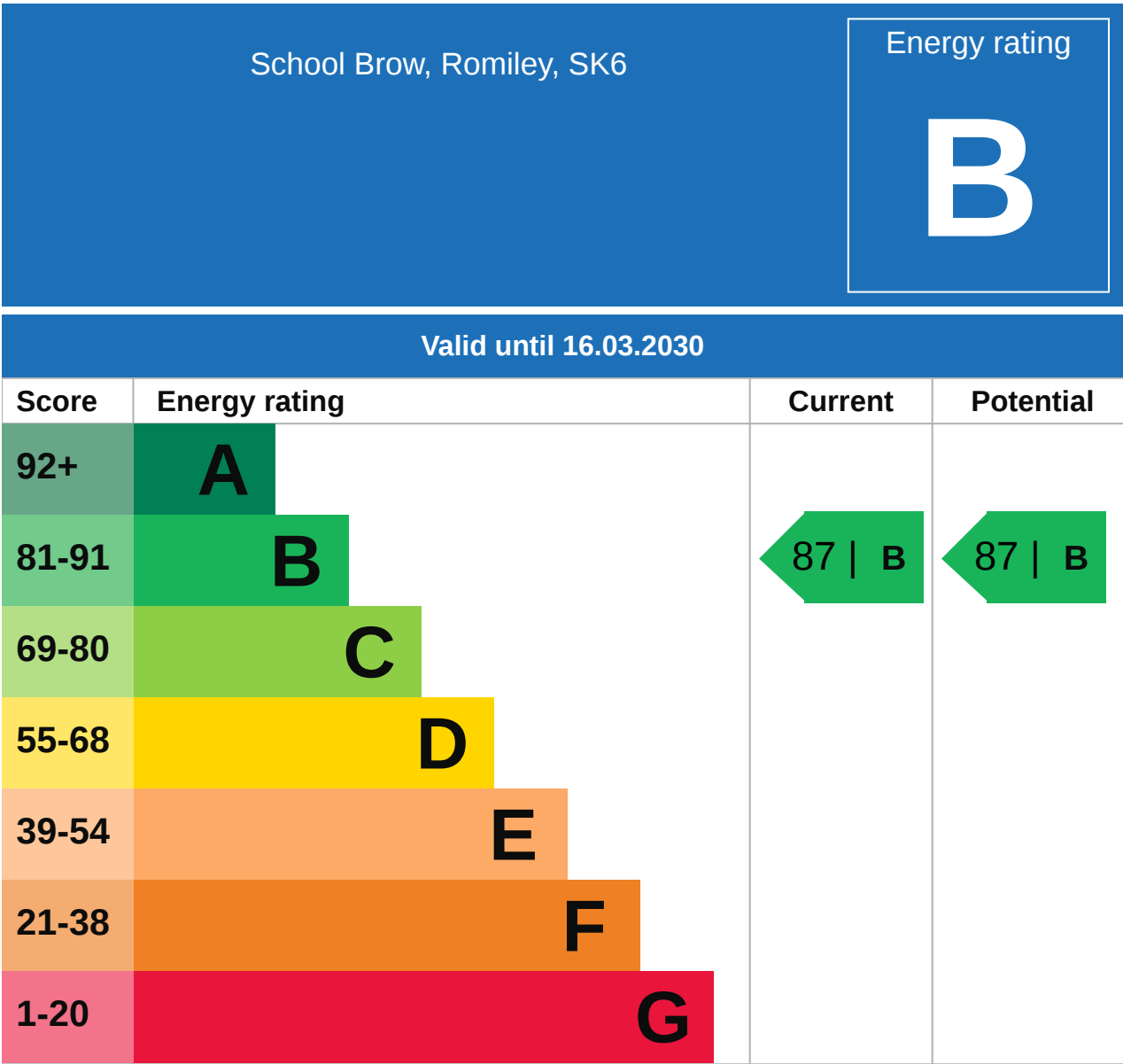
Start Date: 26/05/2021  
End Date: 01/01/2145  
Lease Term: 125 years from and including 1 January 2020  
Term Remaining: 119 years



**MAN380587**

Start Date: 10/06/2021  
End Date: 01/01/2145  
Lease Term: 125 years less 10 days commencing on and including 1 January 2020  
Term Remaining: 119 years

Property  
**EPC - Certificate**

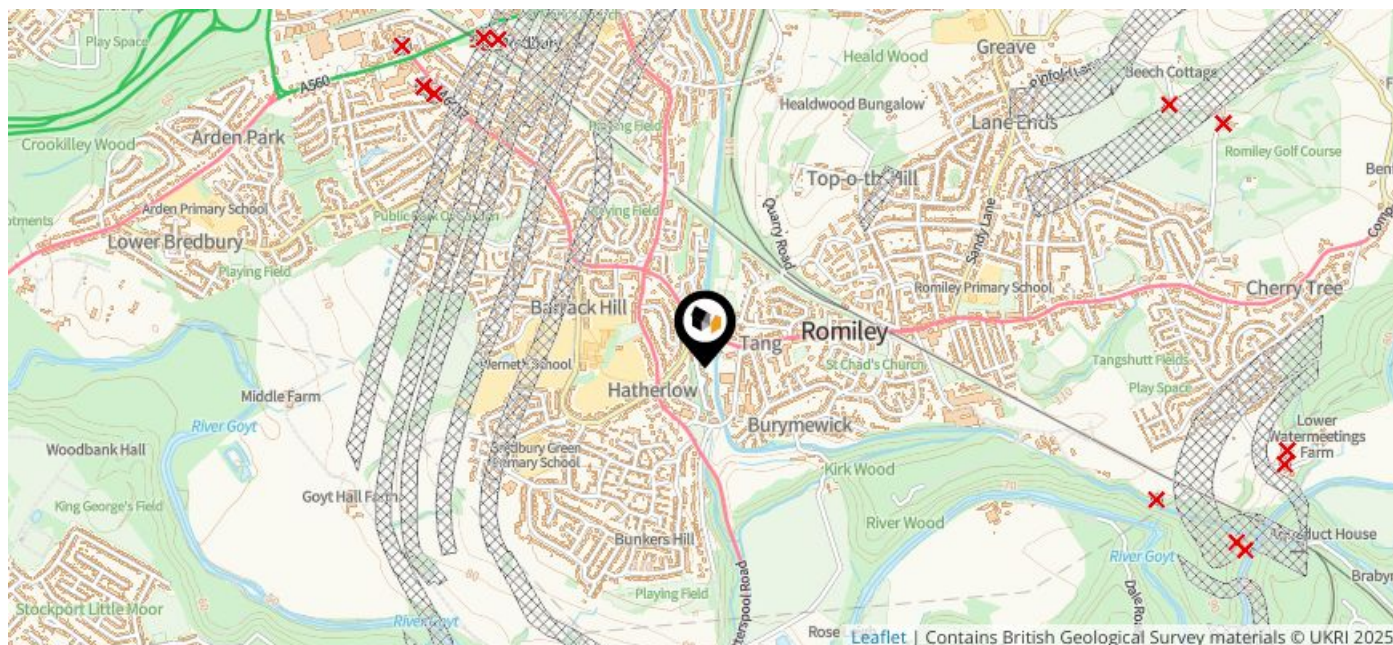


# Property EPC - Additional Data

## Additional EPC Data

|                                     |                                              |
|-------------------------------------|----------------------------------------------|
| <b>Property Type:</b>               | Flat                                         |
| <b>Build Form:</b>                  | Mid-Terrace                                  |
| <b>Transaction Type:</b>            | New dwelling                                 |
| <b>Energy Tariff:</b>               | Standard tariff                              |
| <b>Main Fuel:</b>                   | Electricity: electricity, unspecified tariff |
| <b>Floor Level:</b>                 | Mid floor                                    |
| <b>Flat Top Storey:</b>             | No                                           |
| <b>Top Storey:</b>                  | 0                                            |
| <b>Previous Extension:</b>          | 0                                            |
| <b>Open Fireplace:</b>              | 0                                            |
| <b>Walls:</b>                       | Average thermal transmittance 0.18 W/m-Â°K   |
| <b>Walls Energy:</b>                | Very Good                                    |
| <b>Roof:</b>                        | (other premises above)                       |
| <b>Main Heating:</b>                | Room heaters, electric                       |
| <b>Main Heating Controls:</b>       | Programmer and appliance thermostats         |
| <b>Hot Water System:</b>            | Electric instantaneous at point of use       |
| <b>Hot Water Energy Efficiency:</b> | Very Poor                                    |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets     |
| <b>Floors:</b>                      | (other premises below)                       |
| <b>Total Floor Area:</b>            | 37 m <sup>2</sup>                            |

This map displays nearby coal mine entrances and their classifications.



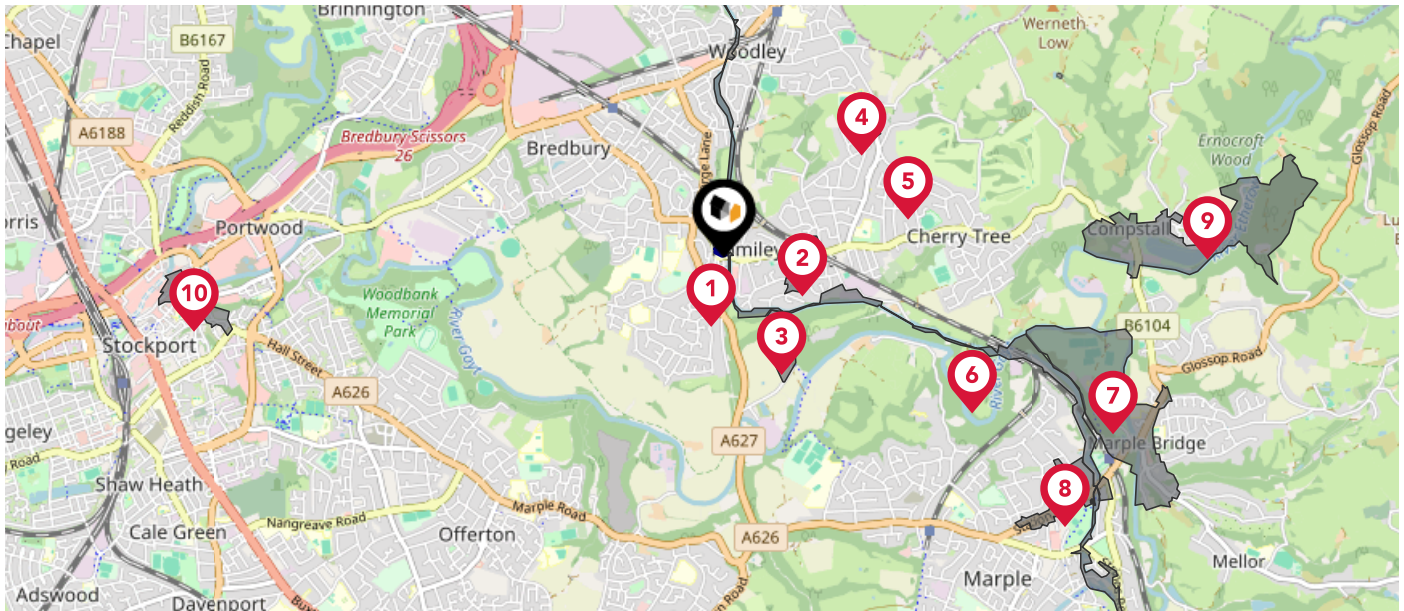
## Mine Entry

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

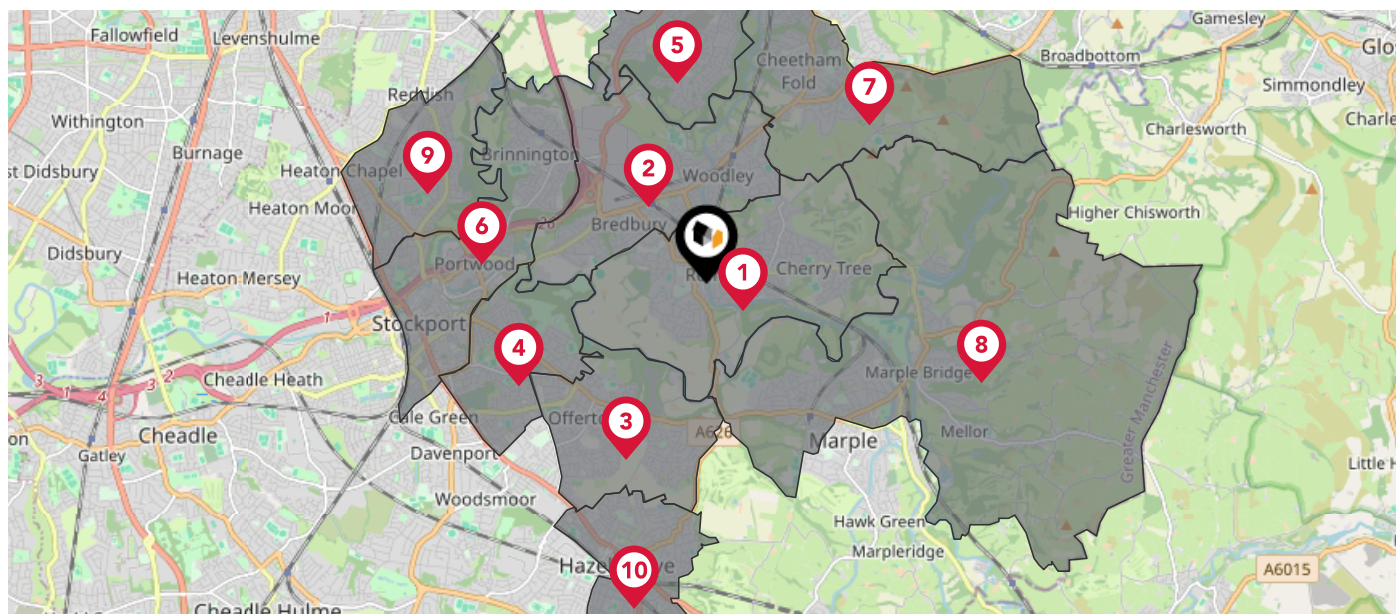
# Maps

## Council Wards

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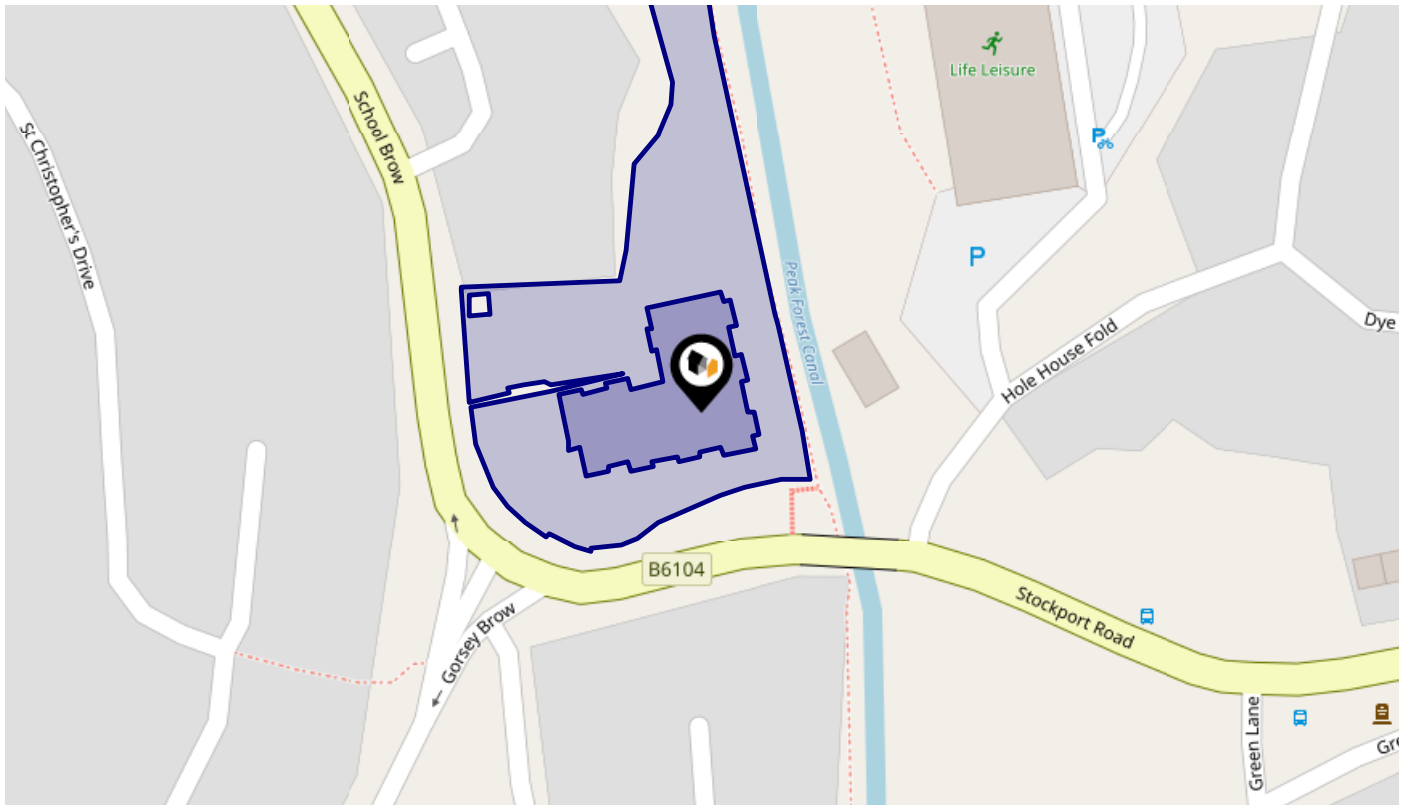
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Bredbury Green and Romiley Ward
-  Bredbury and Woodley Ward
-  Offerton Ward
-  Manor Ward
-  Denton South Ward
-  Brinnington and Central Ward
-  Hyde Werneth Ward
-  Marple North Ward
-  Reddish South Ward
-  Hazel Grove Ward

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



### Rail Noise Data

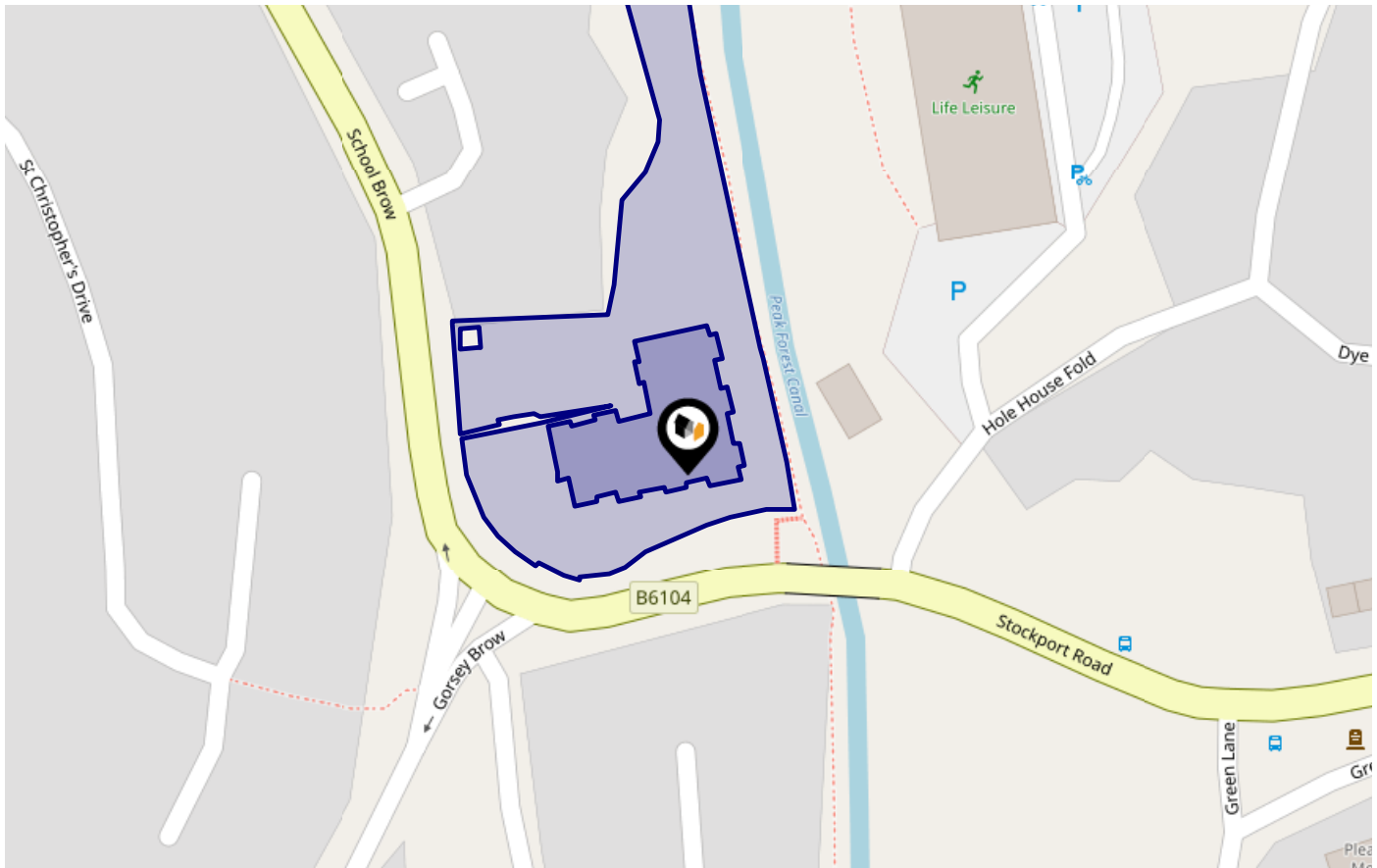
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

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**

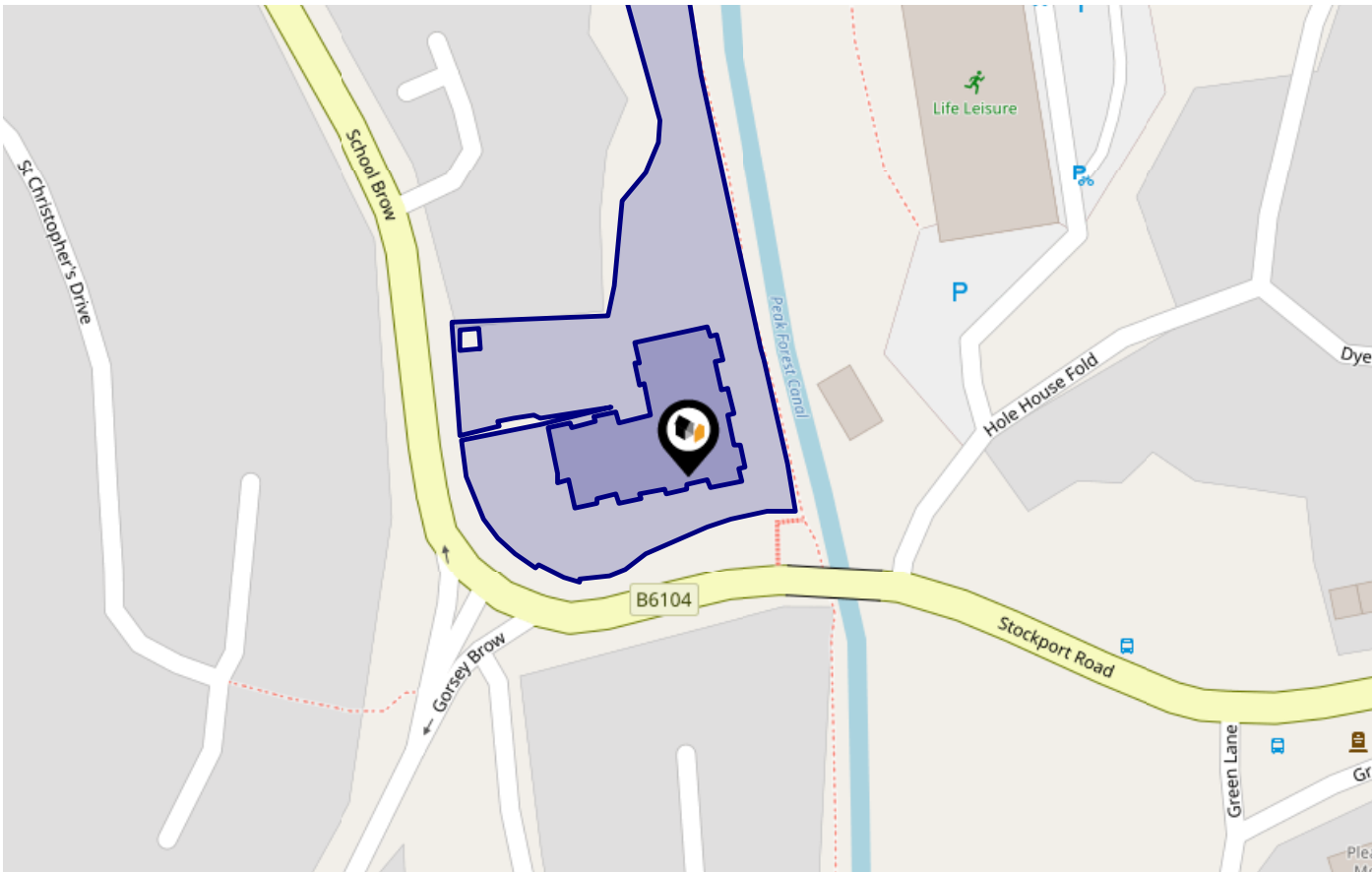
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

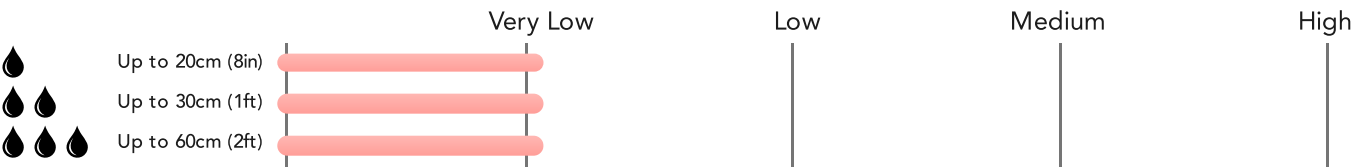


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:



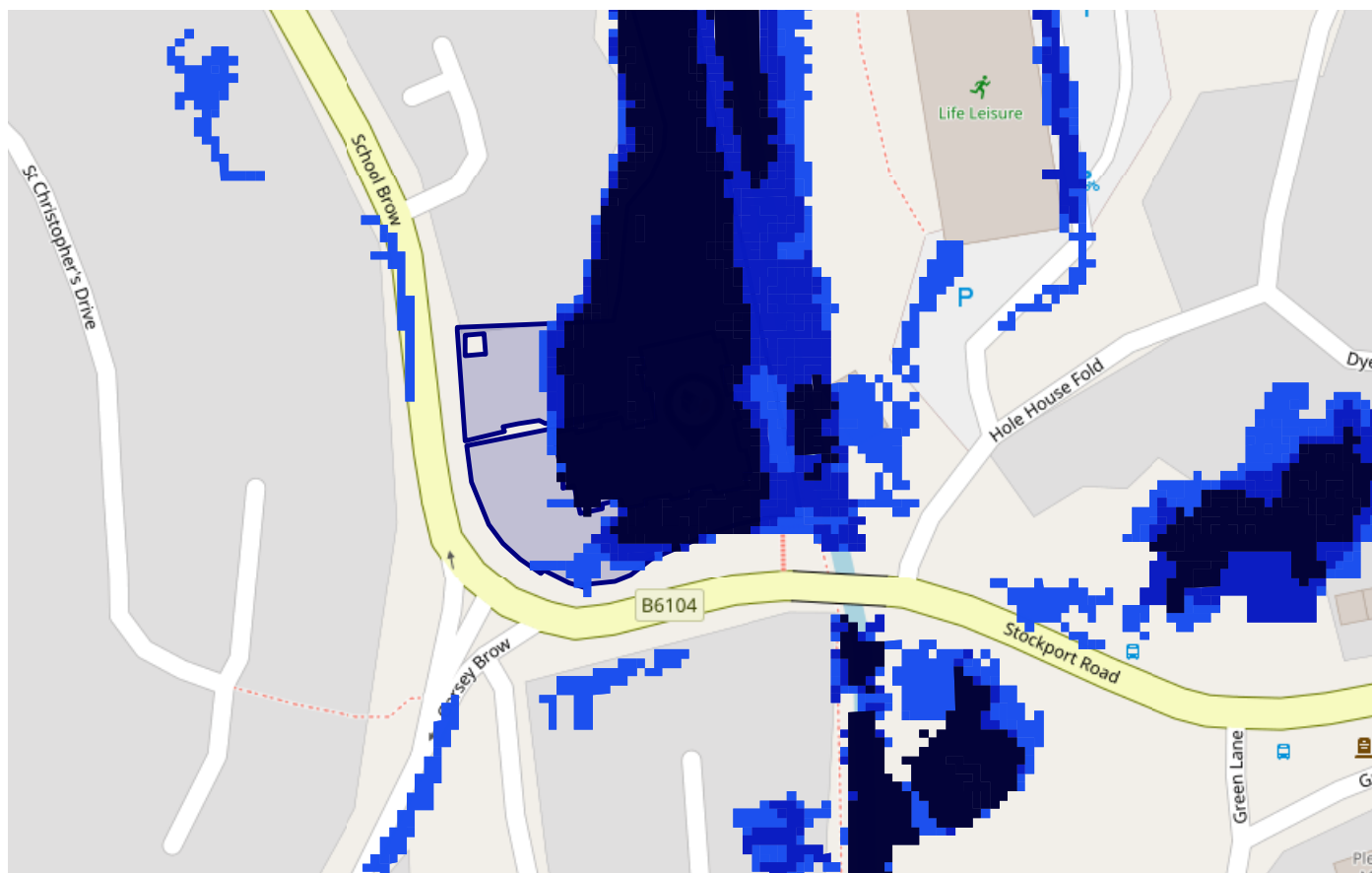
# Flood Risk

## 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.

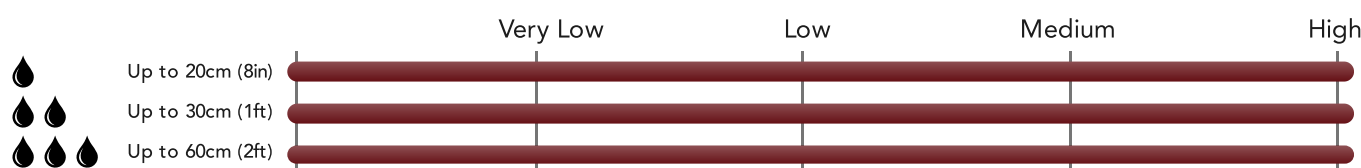


**Risk Rating: High**

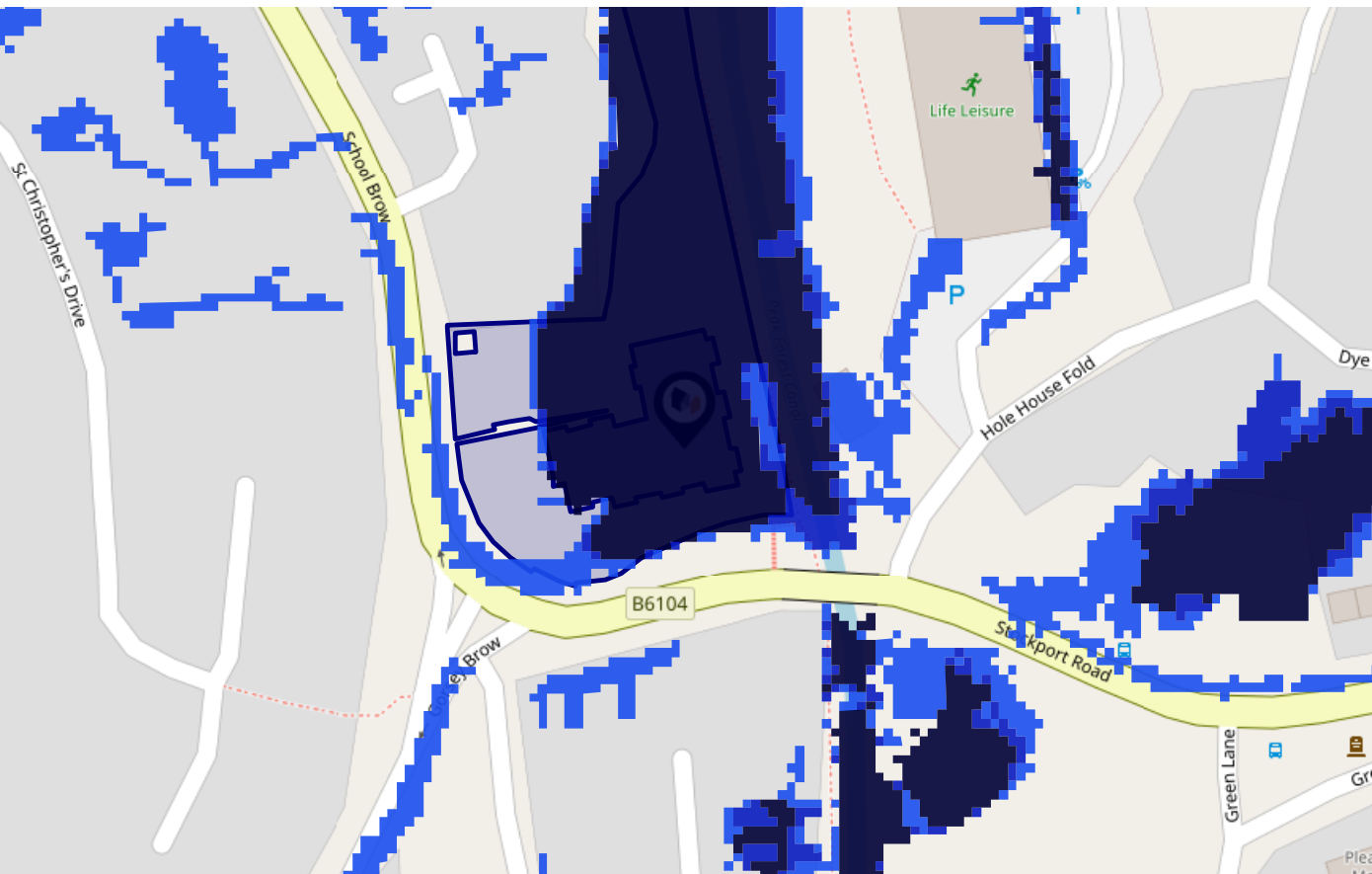
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 **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.

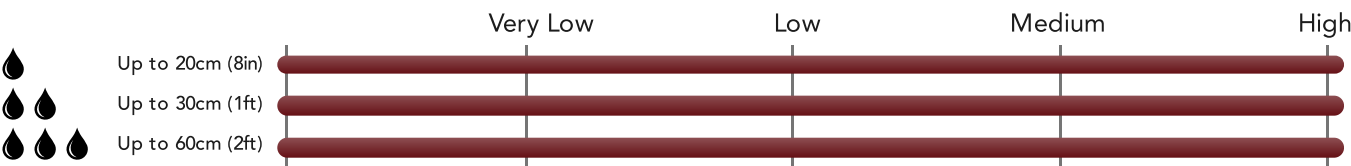


**Risk Rating: High**

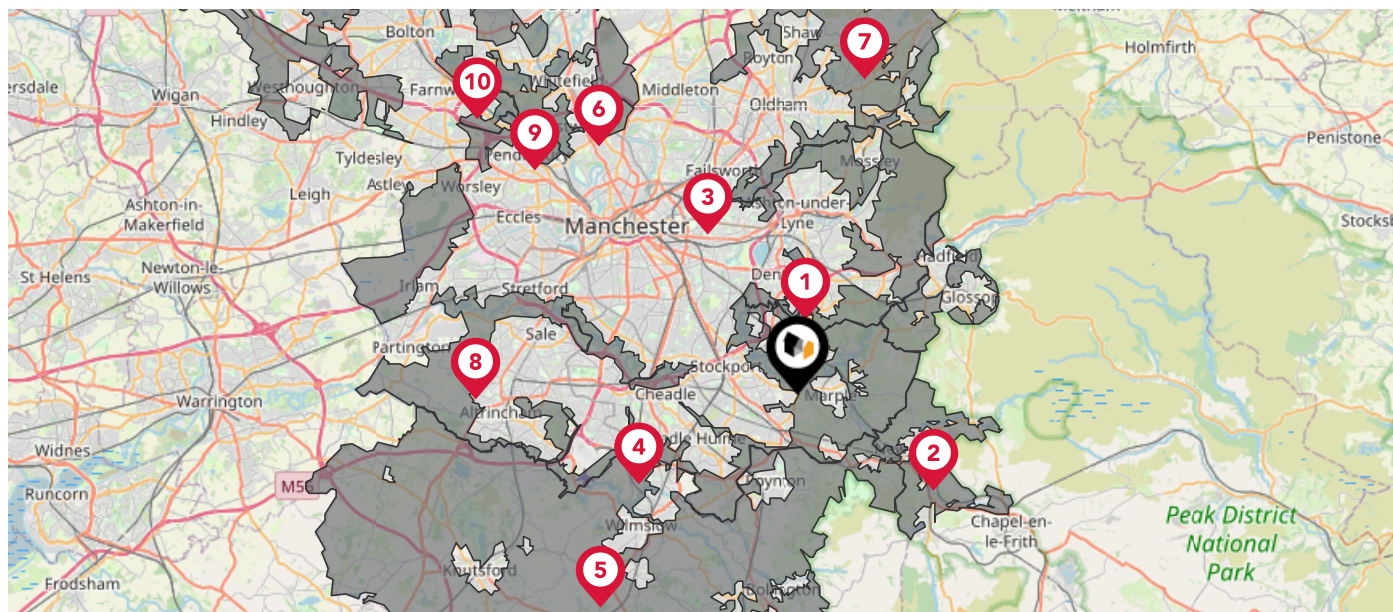
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance 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 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 - Cheshire East

6

Merseyside and Greater Manchester Green Belt - Bury

7

Merseyside and Greater Manchester Green Belt - Oldham

8

Merseyside and Greater Manchester Green Belt - Trafford

9

Merseyside and Greater Manchester Green Belt - Salford

10

Merseyside and Greater Manchester Green Belt - Bolton

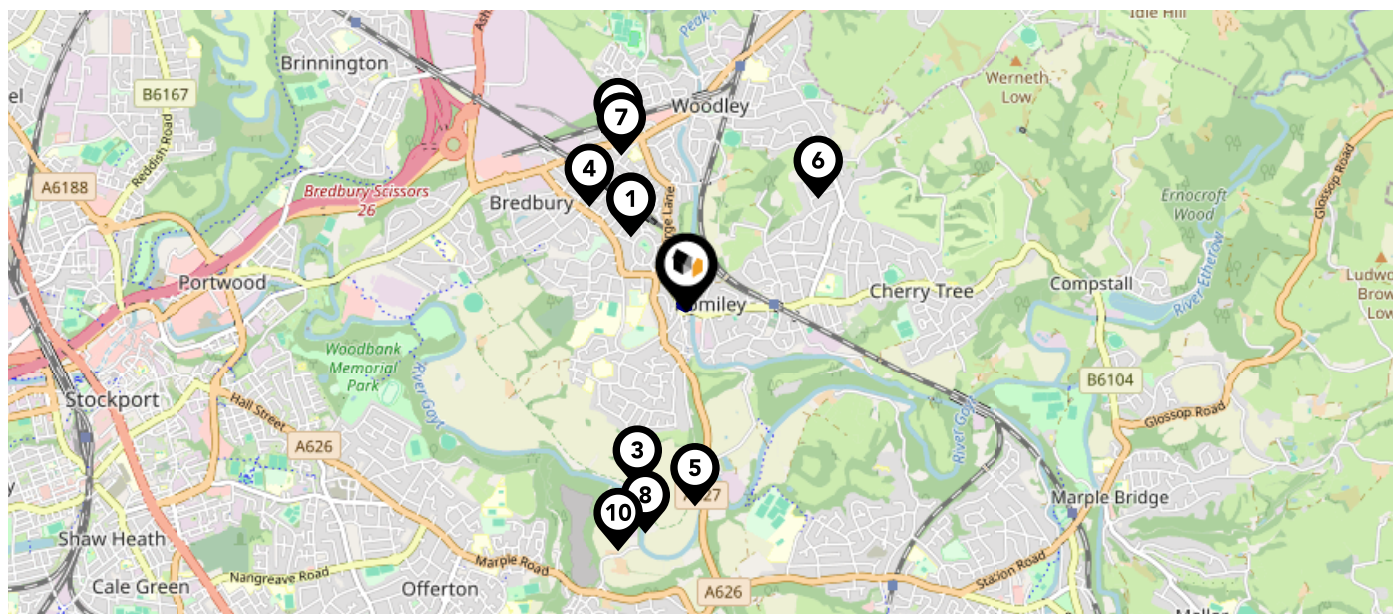
# Maps

## 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

|           |                                                                                                             |                   |                          |
|-----------|-------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|
| <b>1</b>  | Disused Railway Cutting between Stockport Road East and George Road-Adjacent to Bredbury Station, Stockport | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | Disused Railway cutting between Redhouse Lane and George Lane-Stockport Road East, Bredbury, Stockport      | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Waterside Farm North-Bredbury, Greater Manchester                                                           | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Disused Railway cutting between Stockport Road East And Redhouse Lane-Bredbury                              | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Waterside Farm East-Bredbury, Greater Manchester                                                            | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | Greave Farm-Romiley, Stockport                                                                              | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | Rodney Drive-Bredbury, Greater Manchester                                                                   | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | Waterside Farm-Bredbury, Greater Manchester                                                                 | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Mill Lane Recreation Ground Landfill-Bredbury, Greater Manchester                                           | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | Bongs Sewage Farm-Bongs Sewage Farm, Greater Manchester                                                     | Historic Landfill | <input type="checkbox"/> |

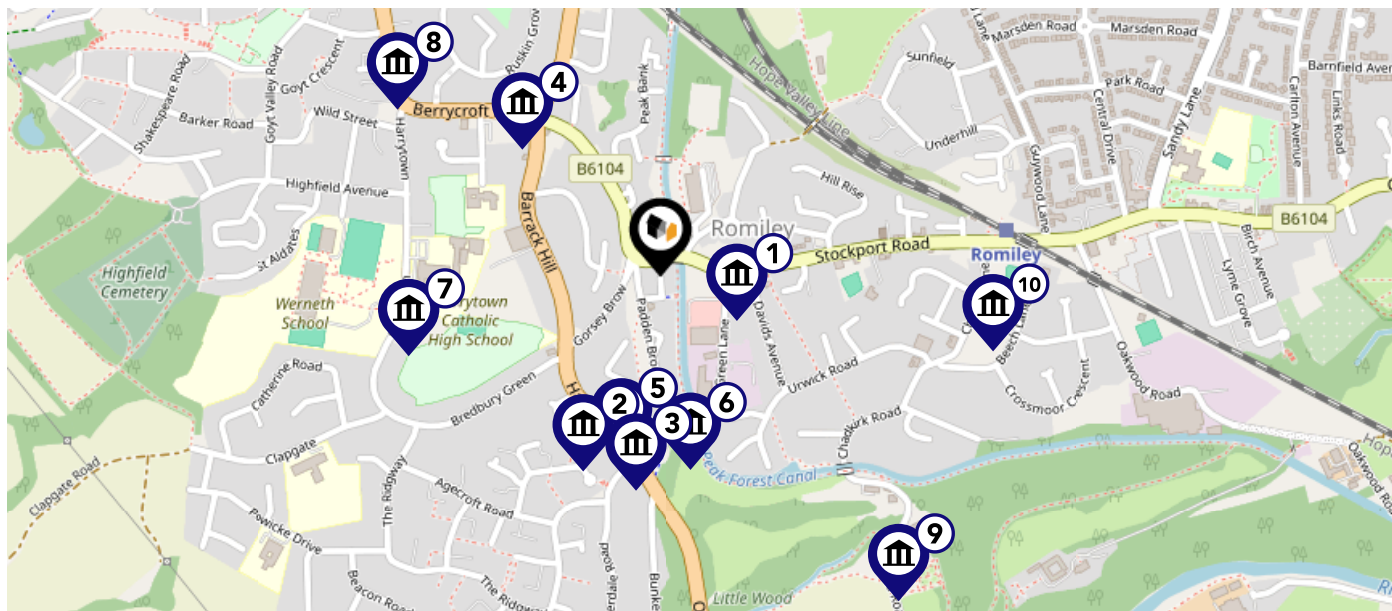
# Maps

## 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...

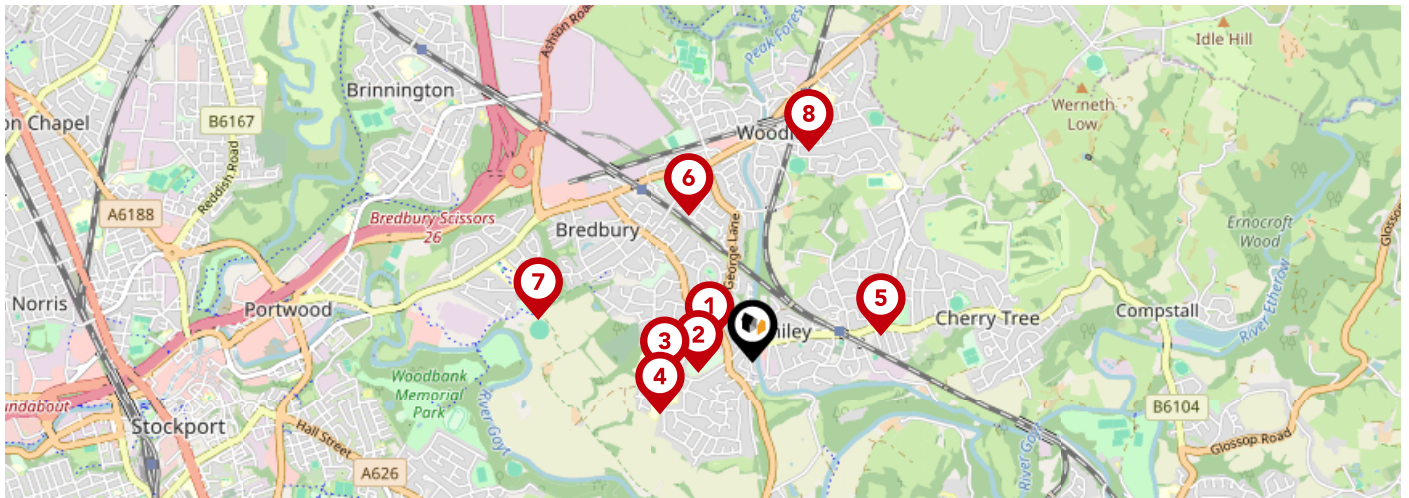


| Listed Buildings in the local district                                              |                                                         | Grade    | Distance  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------|----------|-----------|
|  | 1452821 - Romiley War Memorial                          | Grade II | 0.1 miles |
|  | 1259968 - Hatherlow House                               | Grade II | 0.2 miles |
|  | 1242584 - Hatherlow United Reformed Church              | Grade II | 0.2 miles |
|  | 1452809 - Bredbury And Romiley War Memorial             | Grade II | 0.2 miles |
|  | 1242585 - The Spread Eagle Public House                 | Grade II | 0.2 miles |
|  | 1319491 - Aqueduct Over Green Lane On Peak Forest Canal | Grade II | 0.2 miles |
|  | 1259967 - Harrytown Hall                                | Grade II | 0.3 miles |
|  | 1259969 - Bredbury House                                | Grade II | 0.3 miles |
|  | 1242537 - Chadkirk House                                | Grade II | 0.4 miles |
|  | 1259982 - Church Of St Chad                             | Grade II | 0.4 miles |

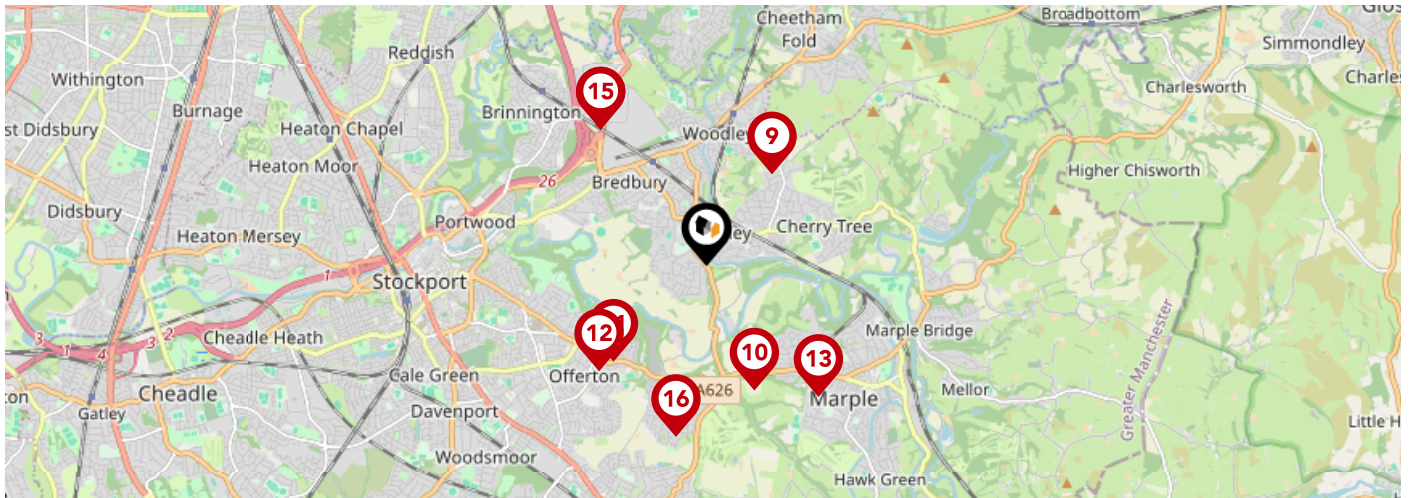
# Area Schools

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|          |                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Christopher's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.21      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Harrytown Catholic High School</b><br>Ofsted Rating: Good   Pupils: 795   Distance:0.25                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Werneth School</b><br>Ofsted Rating: Serious Weaknesses   Pupils: 1072   Distance:0.39                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Bredbury Green Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 233   Distance:0.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Romiley Primary School</b><br>Ofsted Rating: Good   Pupils: 450   Distance:0.58                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Bredbury St. Marks CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 166   Distance:0.71        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Arden Primary School</b><br>Ofsted Rating: Good   Pupils: 539   Distance:0.97                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Woodley Primary School</b><br>Ofsted Rating: Good   Pupils: 432   Distance:0.97                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



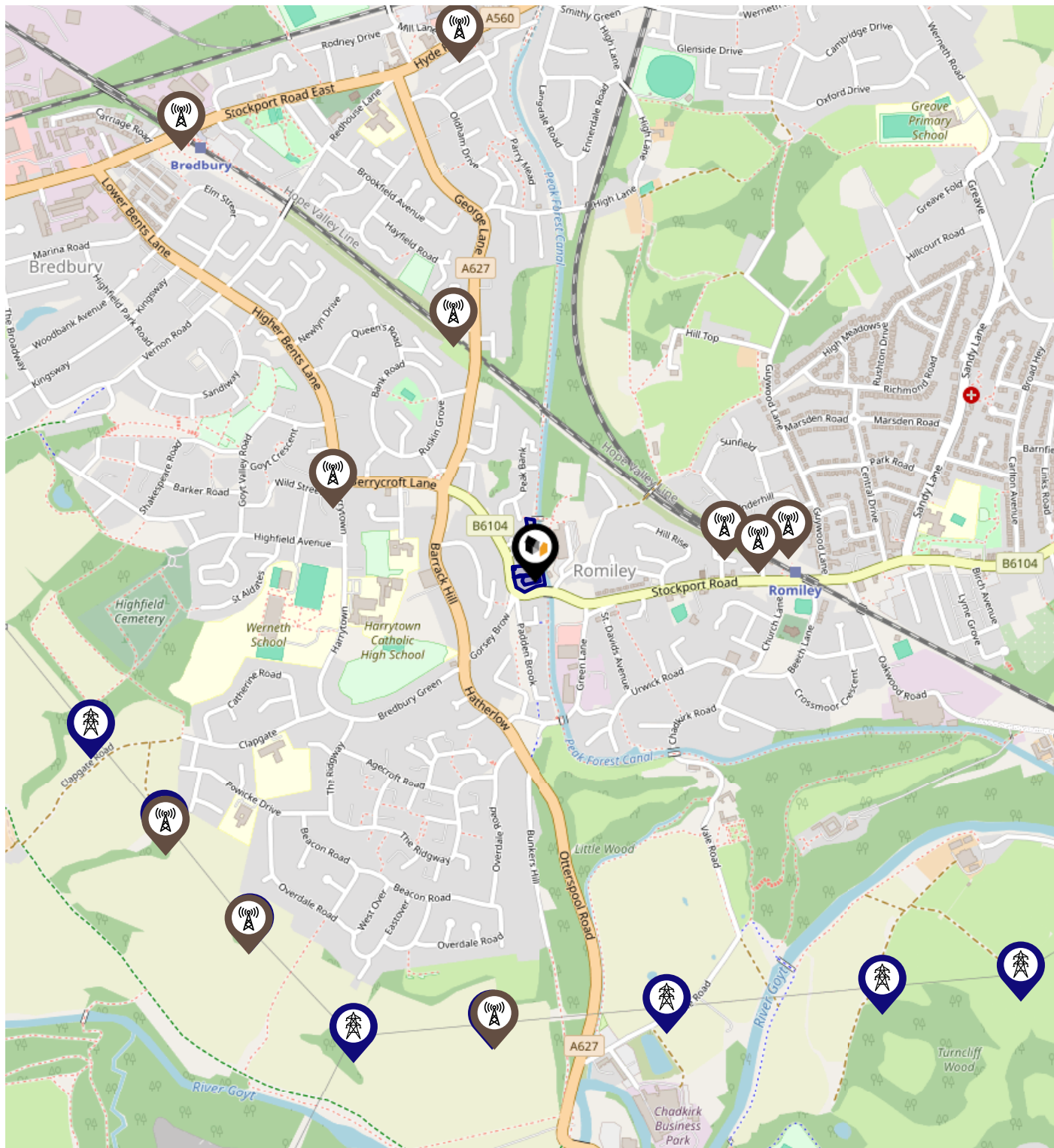
|           |                                                                                                | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Greave Primary School</b><br>Ofsted Rating: Good   Pupils: 352   Distance:0.98              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Marple Hall School</b><br>Ofsted Rating: Good   Pupils: 1557   Distance:1.19                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Castle Hill High School</b><br>Ofsted Rating: Outstanding   Pupils: 341   Distance:1.19     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Fairway Primary School</b><br>Ofsted Rating: Good   Pupils: 242   Distance:1.34             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Rose Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 530   Distance:1.53           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Bridge House School</b><br>Ofsted Rating: Requires improvement   Pupils: 36   Distance:1.53 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>The Retreat</b><br>Ofsted Rating: Good   Pupils: 2   Distance:1.53                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Warren Wood Primary School</b><br>Ofsted Rating: Good   Pupils: 428   Distance:1.54         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

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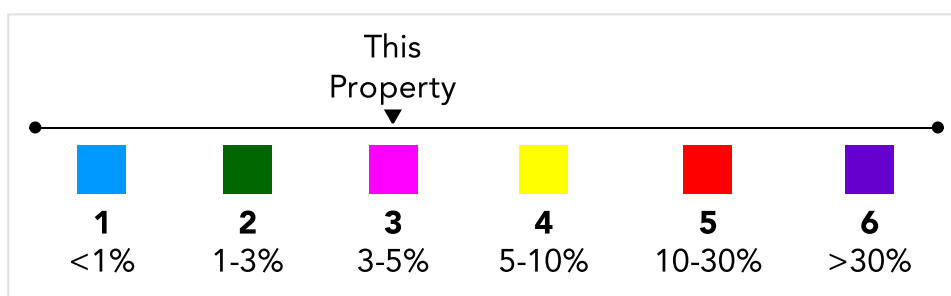
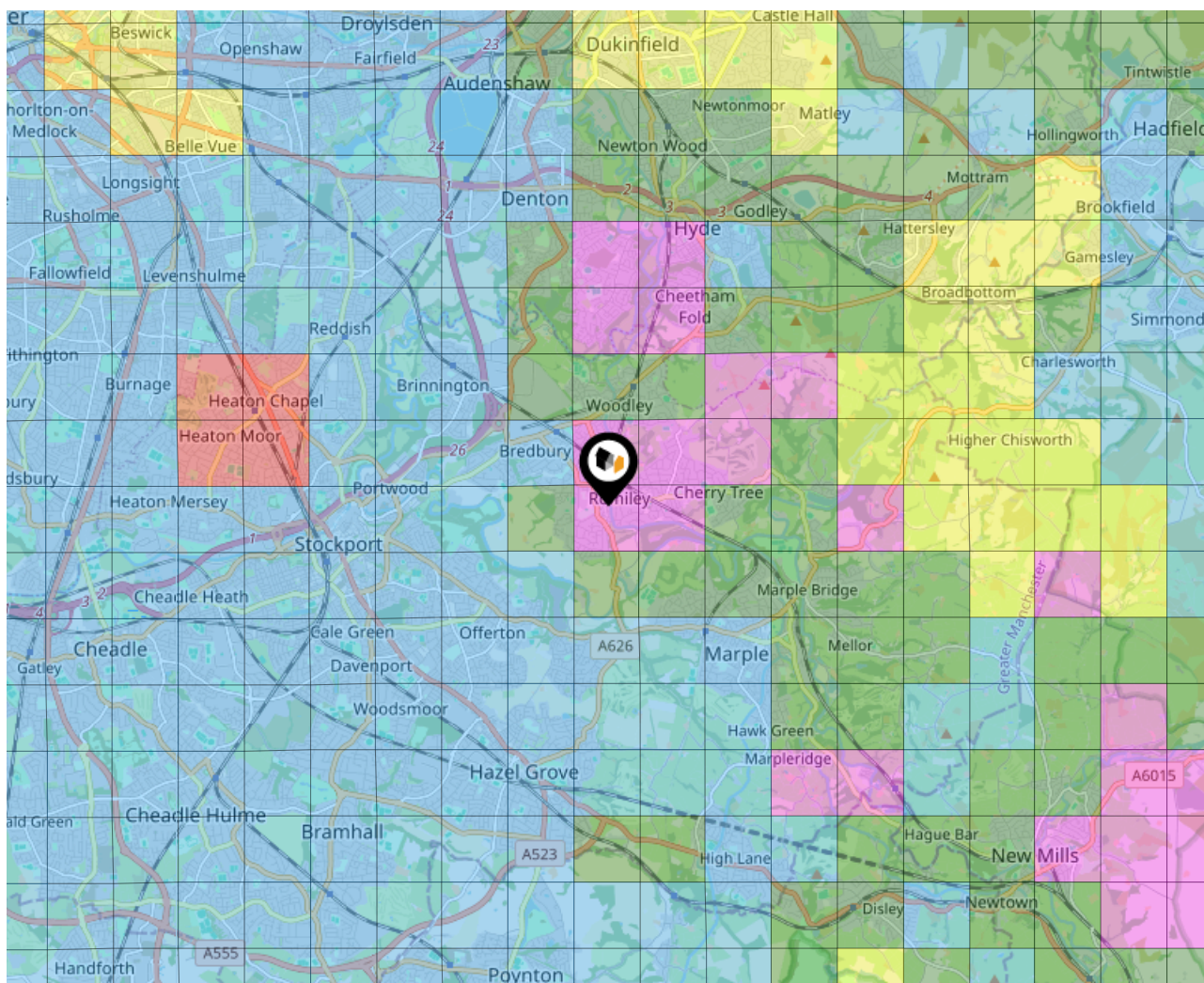


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

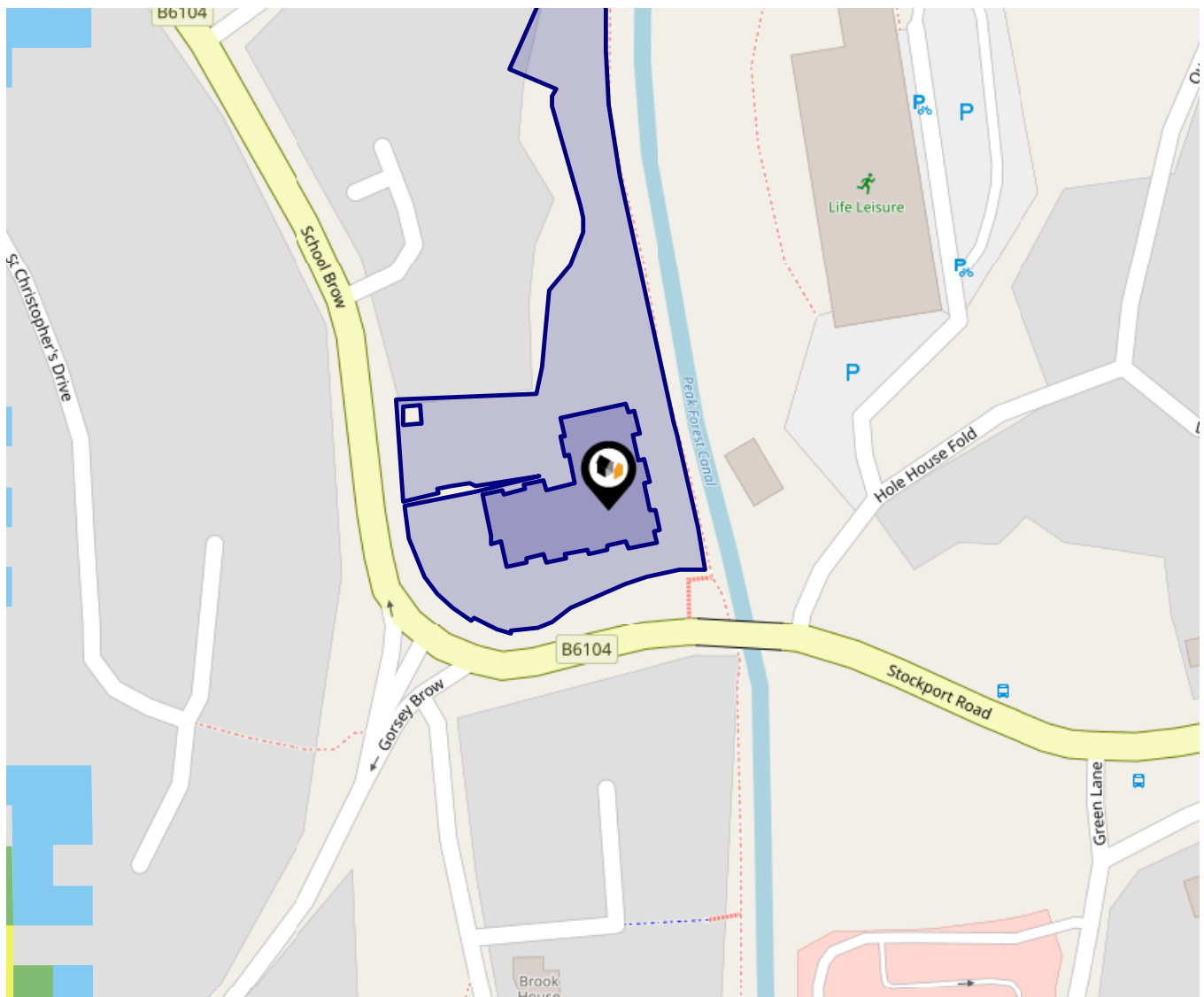
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

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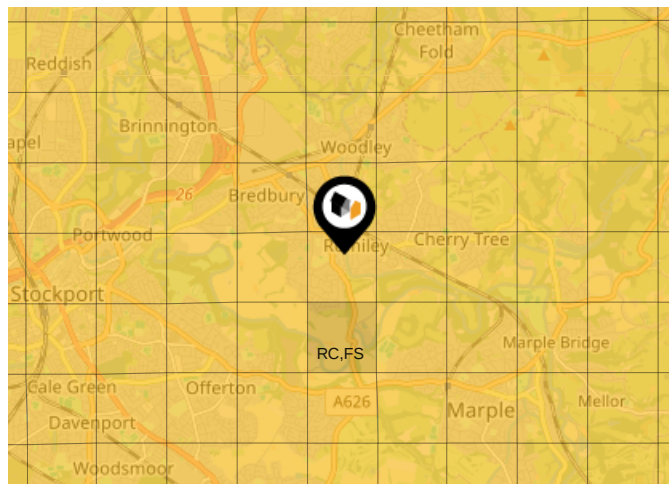
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

|                               |                                    |                      |                     |
|-------------------------------|------------------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)                      | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-<br>RUDACEOUS)     | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                     |



## Primary Classifications (Most Common Clay Types)

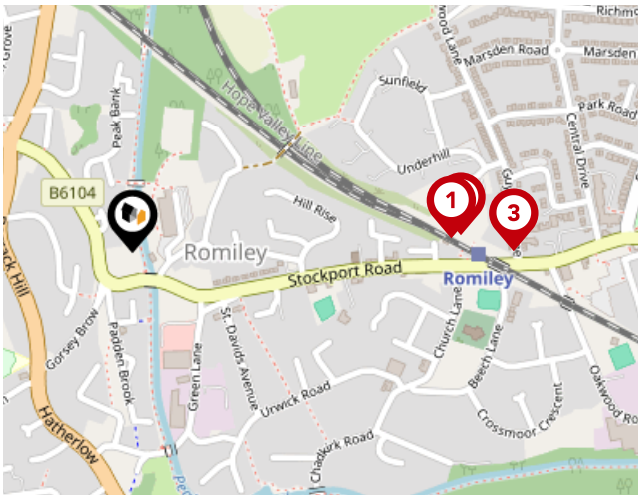
|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area

## Transport (National)

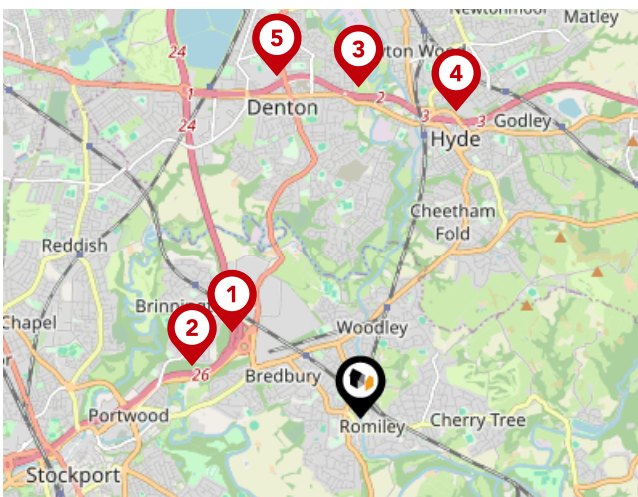
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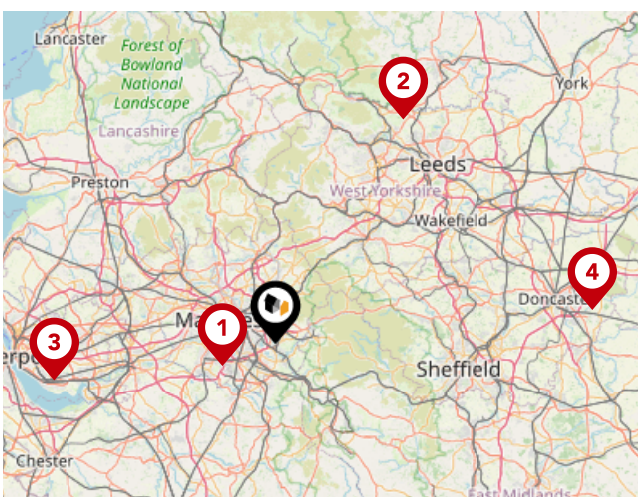
### National Rail Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Romiley Rail Station | 0.35 miles |
| 2   | Romiley Rail Station | 0.36 miles |
| 3   | Romiley Rail Station | 0.42 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M60 J25 | 1.37 miles |
| 2   | M60 J26 | 1.57 miles |
| 3   | M67 J2  | 2.92 miles |
| 4   | M67 J3  | 2.83 miles |
| 5   | M67 J1  | 3.12 miles |



### Airports/Helipads

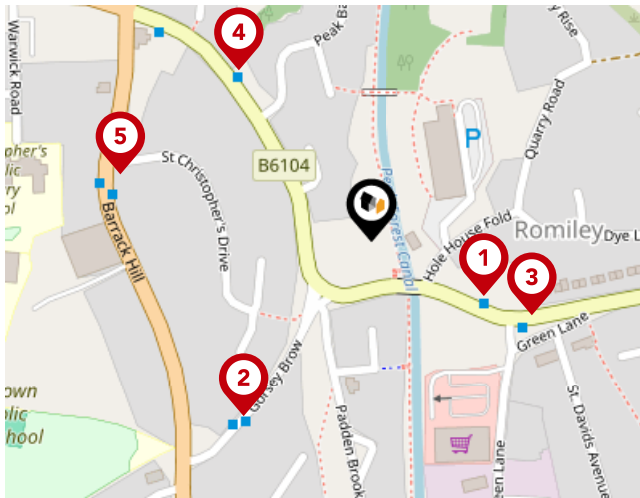
| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Manchester Airport     | 8.11 miles  |
| 2   | Leeds Bradford Airport | 36.24 miles |
| 3   | Speke                  | 31.66 miles |
| 4   | Finningley             | 45.05 miles |

# Area

## Transport (Local)

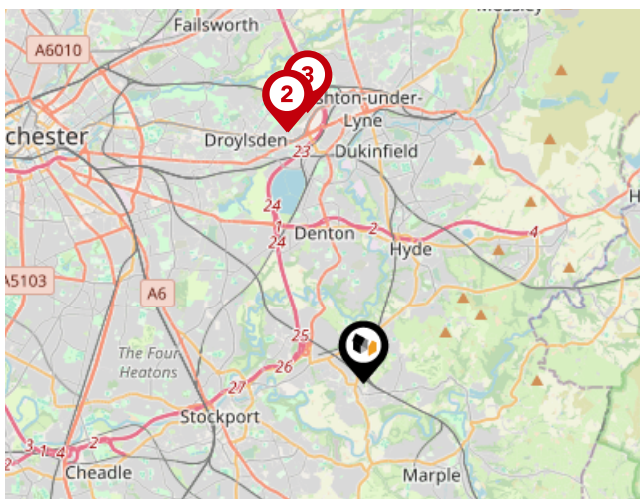
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### Bus Stops/Stations

| Pin | Name         | Distance   |
|-----|--------------|------------|
| 1   | Green Lane   | 0.07 miles |
| 2   | Hatherlow    | 0.12 miles |
| 3   | Duke of York | 0.1 miles  |
| 4   | Peak Bank    | 0.12 miles |
| 5   | Barrack Hill | 0.14 miles |



### Local Connections

| Pin | Name                               | Distance   |
|-----|------------------------------------|------------|
| 1   | Audenshaw (Manchester Metrolink)   | 4.64 miles |
| 2   | Audenshaw (Manchester Metrolink)   | 4.65 miles |
| 3   | Ashton Moss (Manchester Metrolink) | 4.9 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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