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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 30th April 2026**

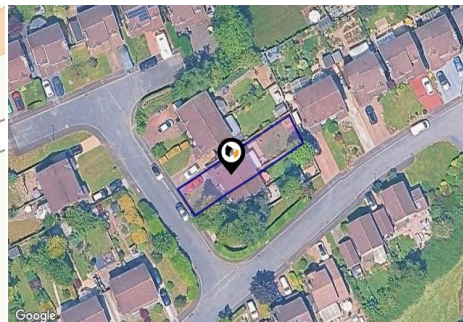
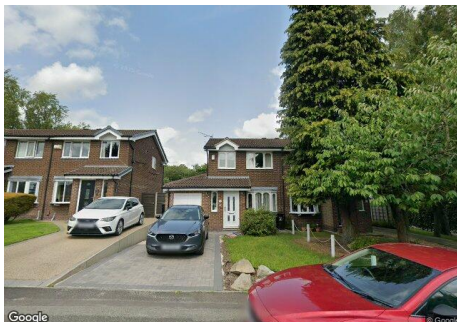


## WOODMOUNT CLOSE, ROMILEY, STOCKPORT, SK6

### 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>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,328		
<b>Title Number:</b>	GM402907		

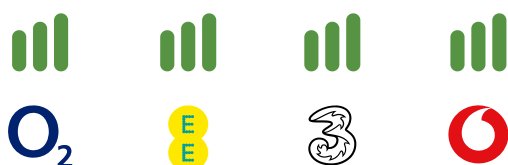
## Local Area

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

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

<b>4</b> mb/s	<b>33</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

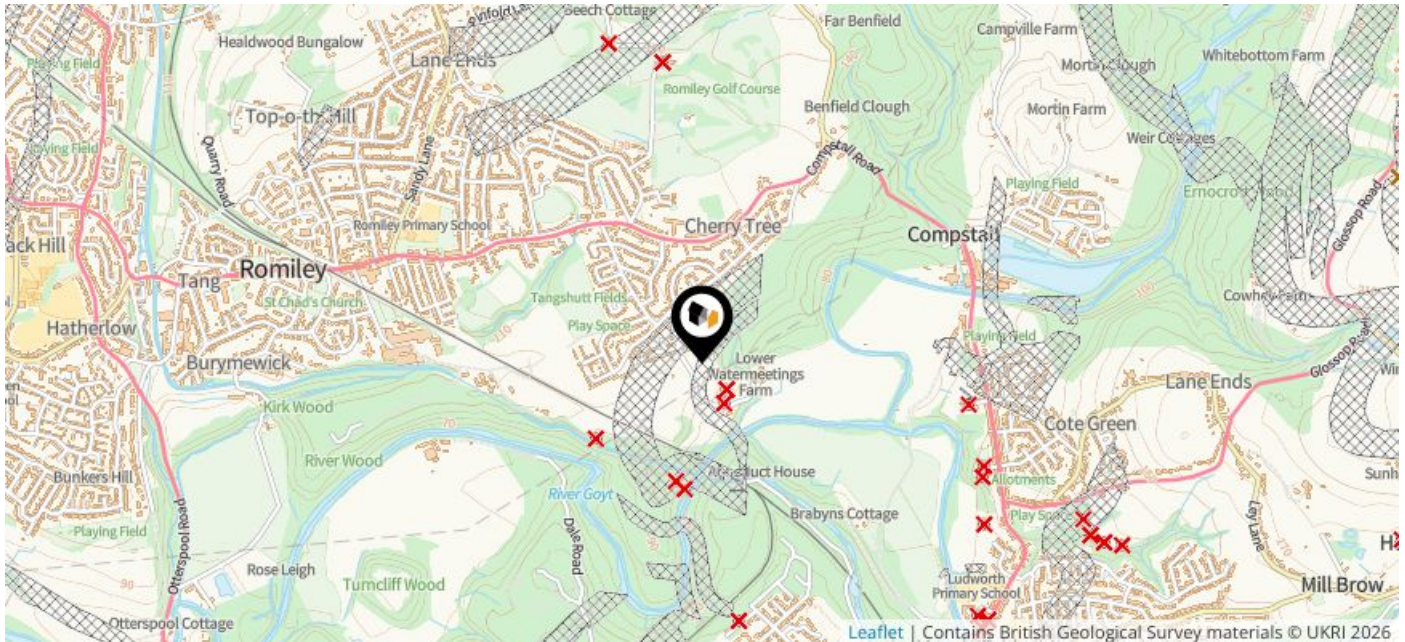
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Planning records for: *Woodmount Close, Romiley, Stockport, SK6*

Reference - DC/063136	
<b>Decision:</b>	Decided
<b>Date:</b>	04th September 2016
<b>Description:</b>	single storey side extension

This map displays nearby coal mine entrances and their classifications.



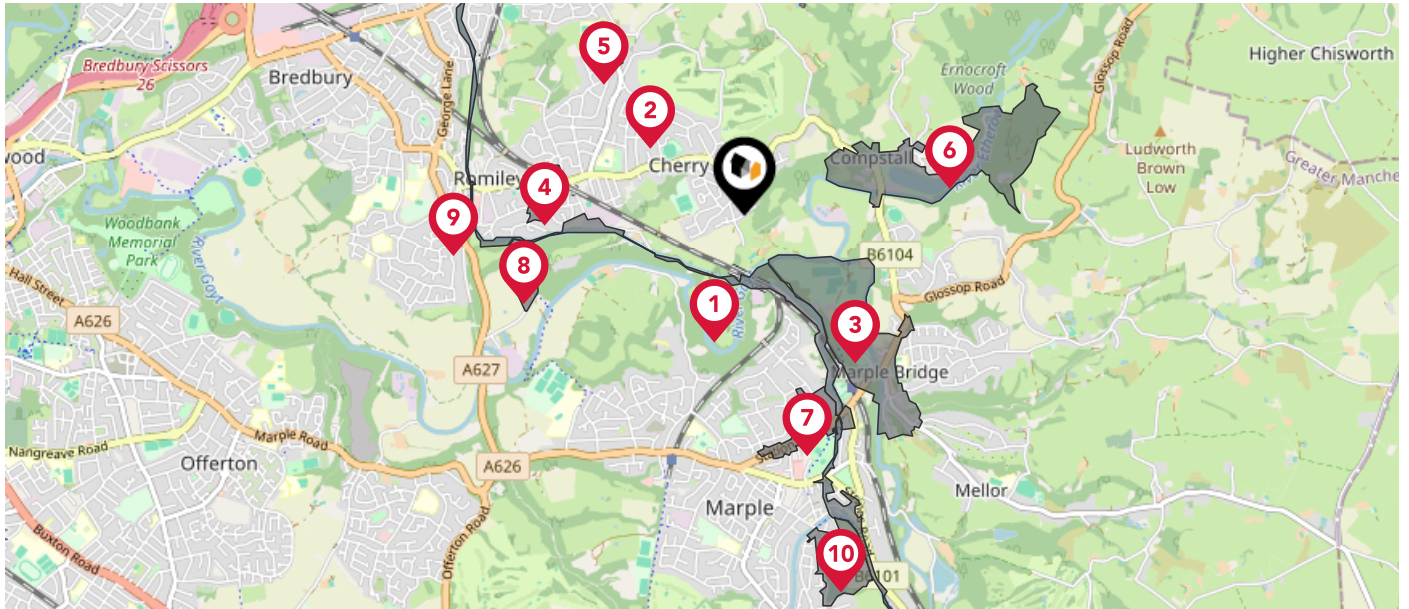
### Mine Entry

- ✕ 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.



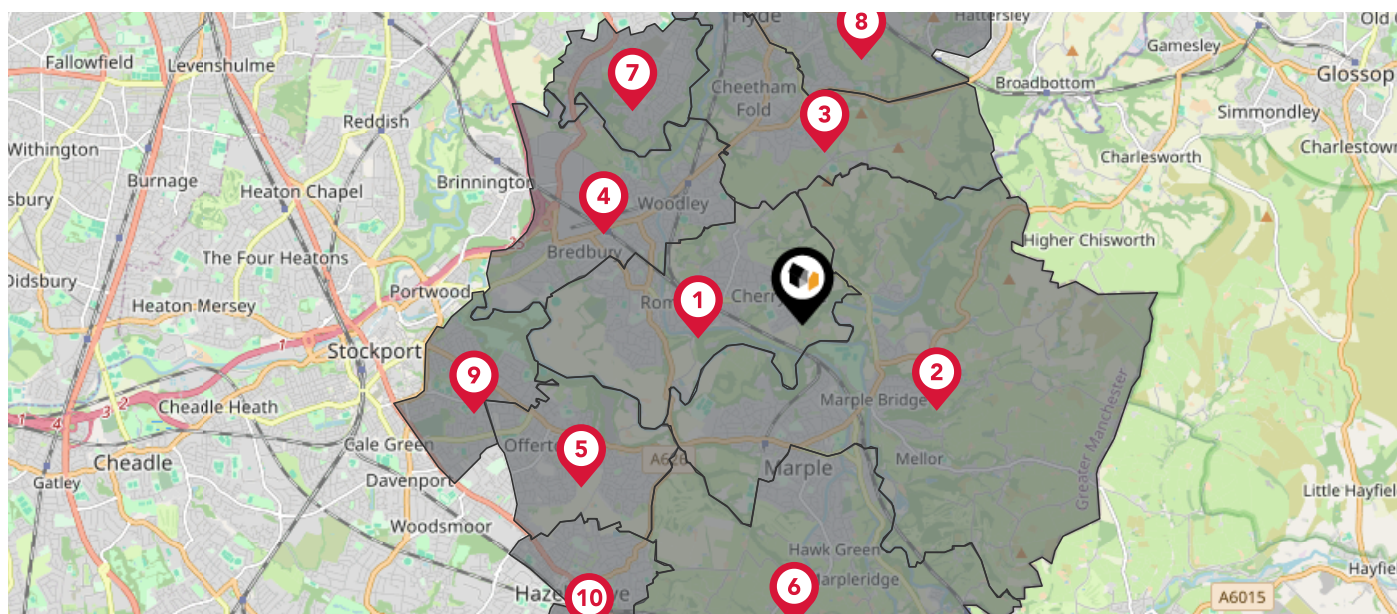
### Nearby Conservation Areas

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











# Maps

## Council Wards

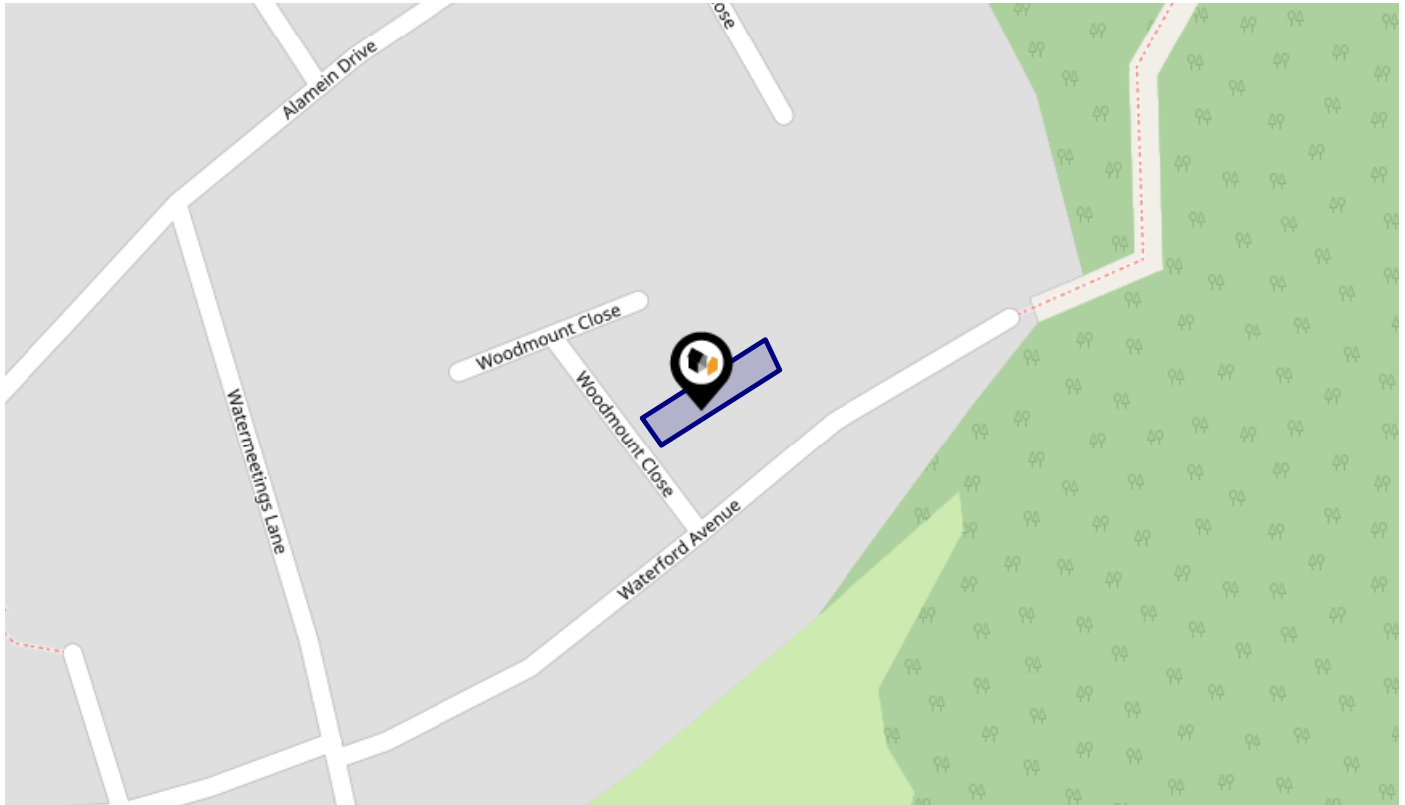
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Bredbury Green and Romiley Ward
-  Marple North Ward
-  Hyde Werneth Ward
-  Bredbury and Woodley Ward
-  Offerton Ward
-  Marple South and High Lane Ward
-  Denton South Ward
-  Hyde Godley Ward
-  Manor 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.

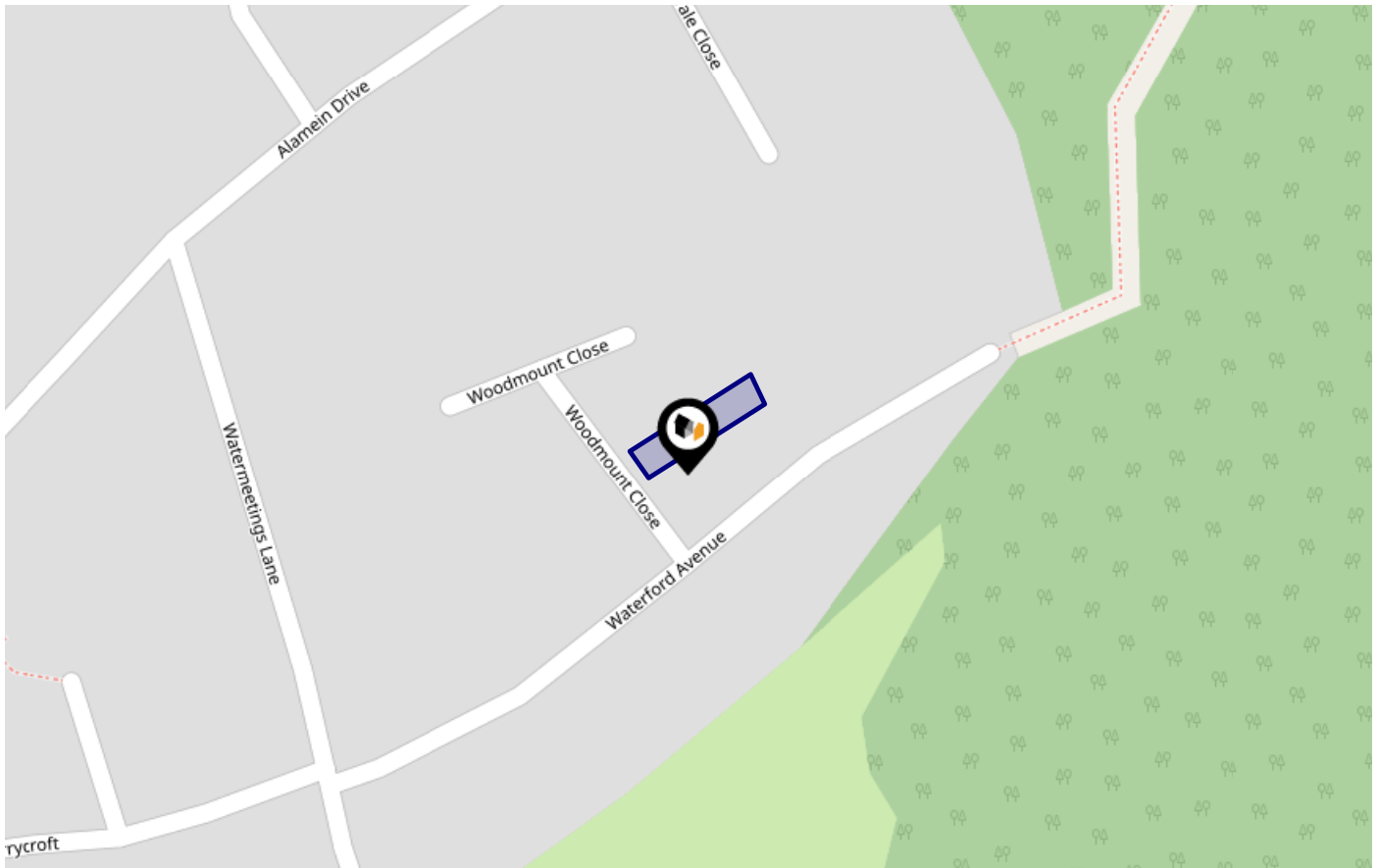
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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>

# Flood Risk

## Rivers & Seas - Flood Risk

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



Risk Rating: Very low

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

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

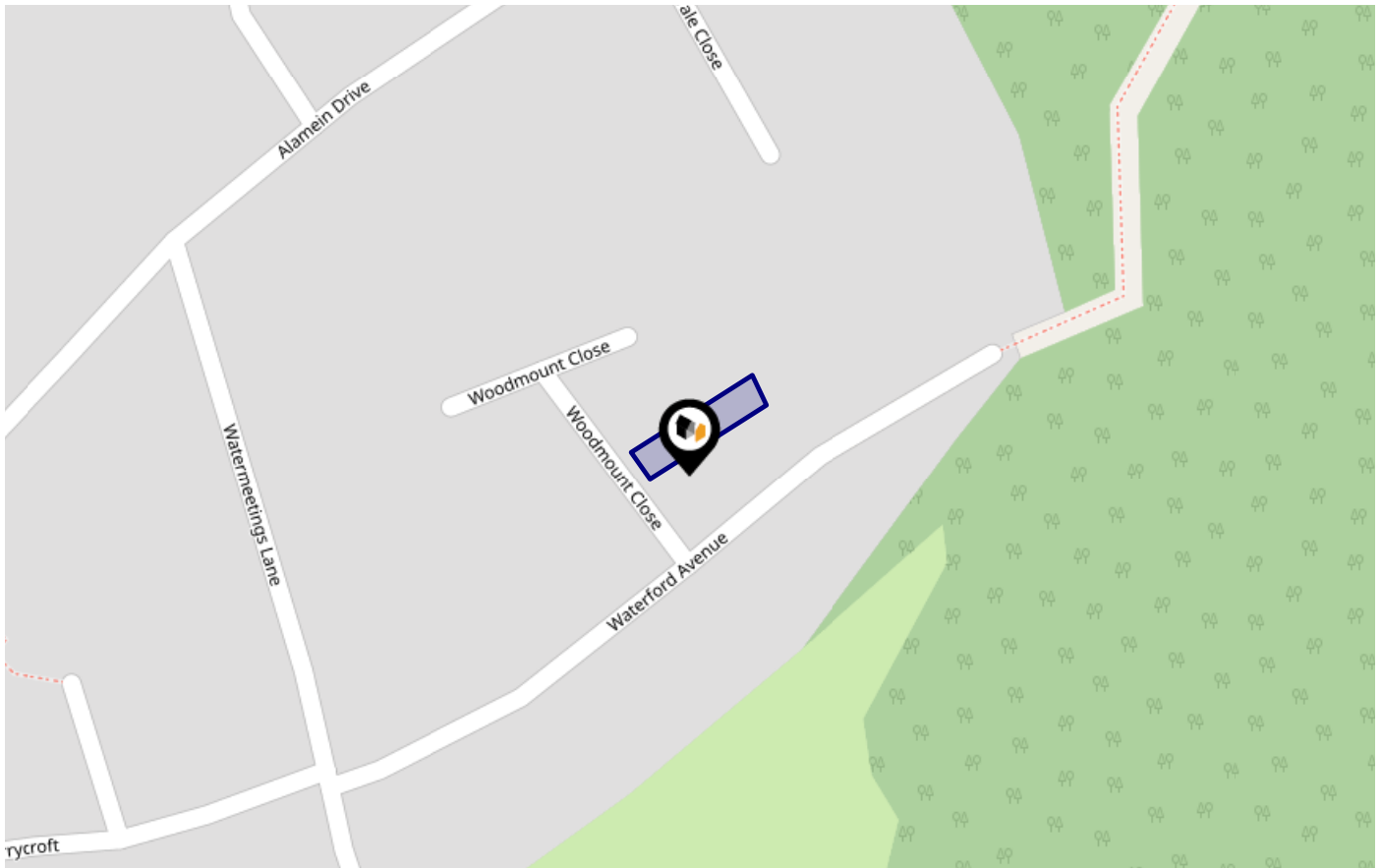
Chance of flooding to the following depths at this property:



# 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.



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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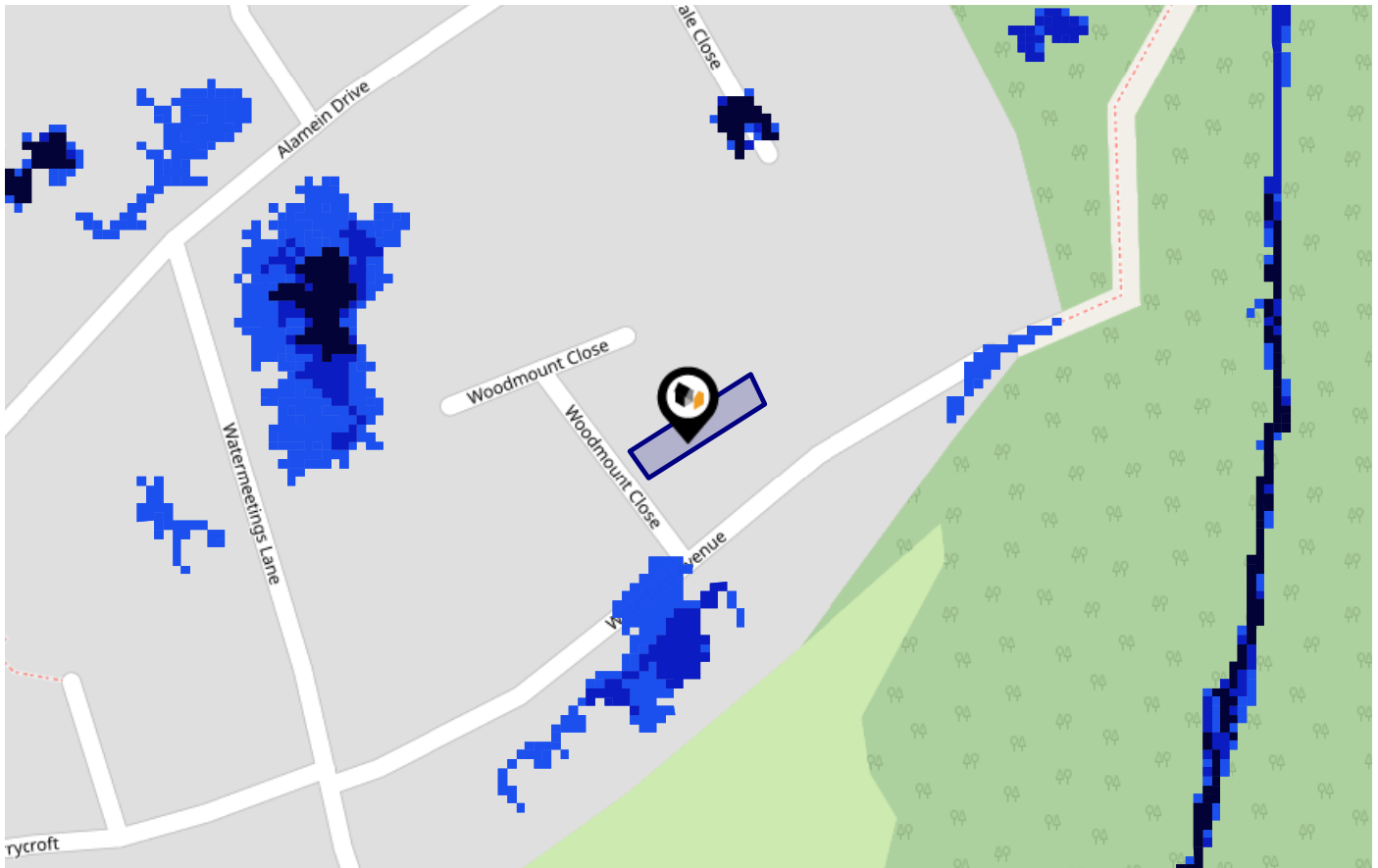
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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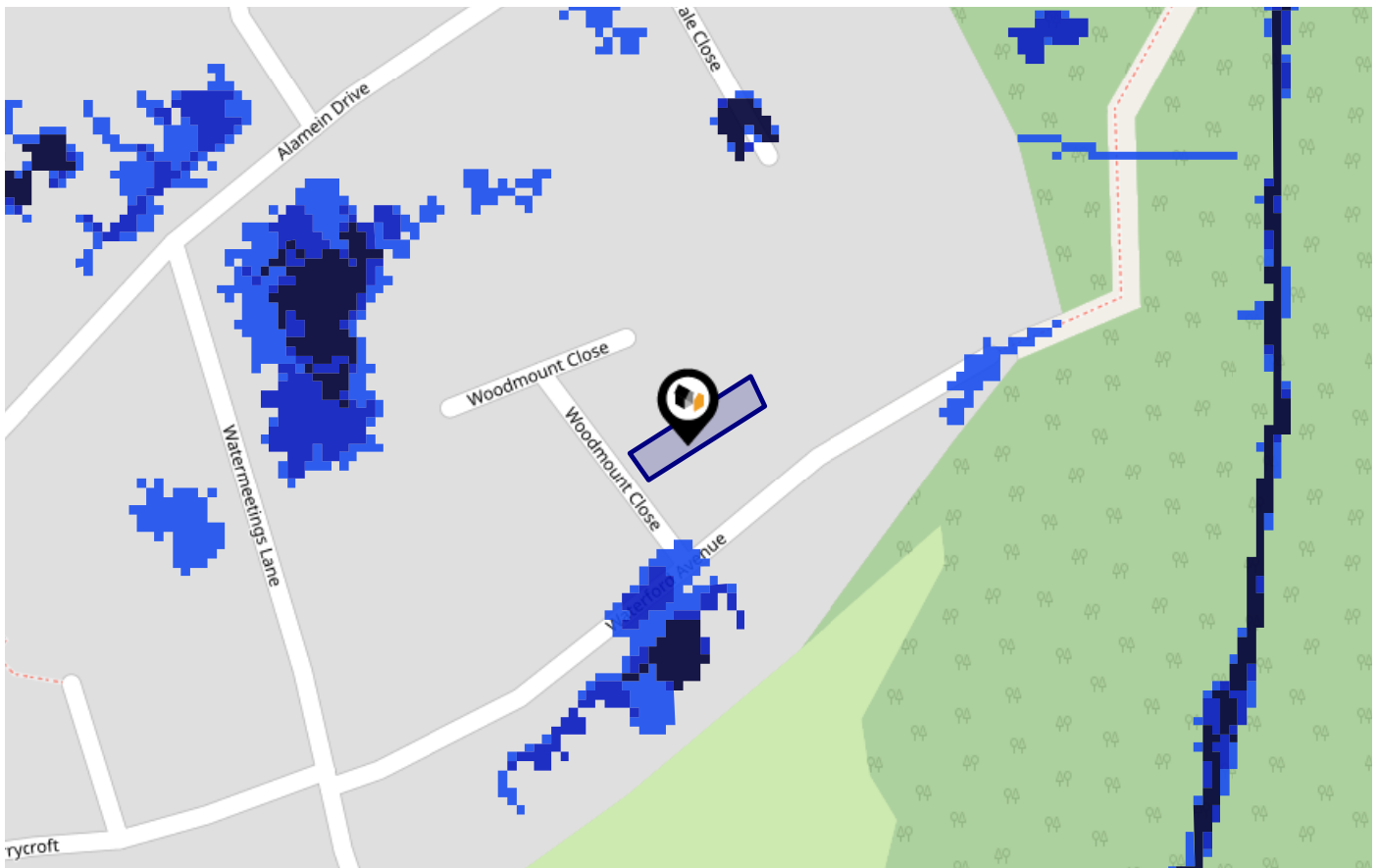
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

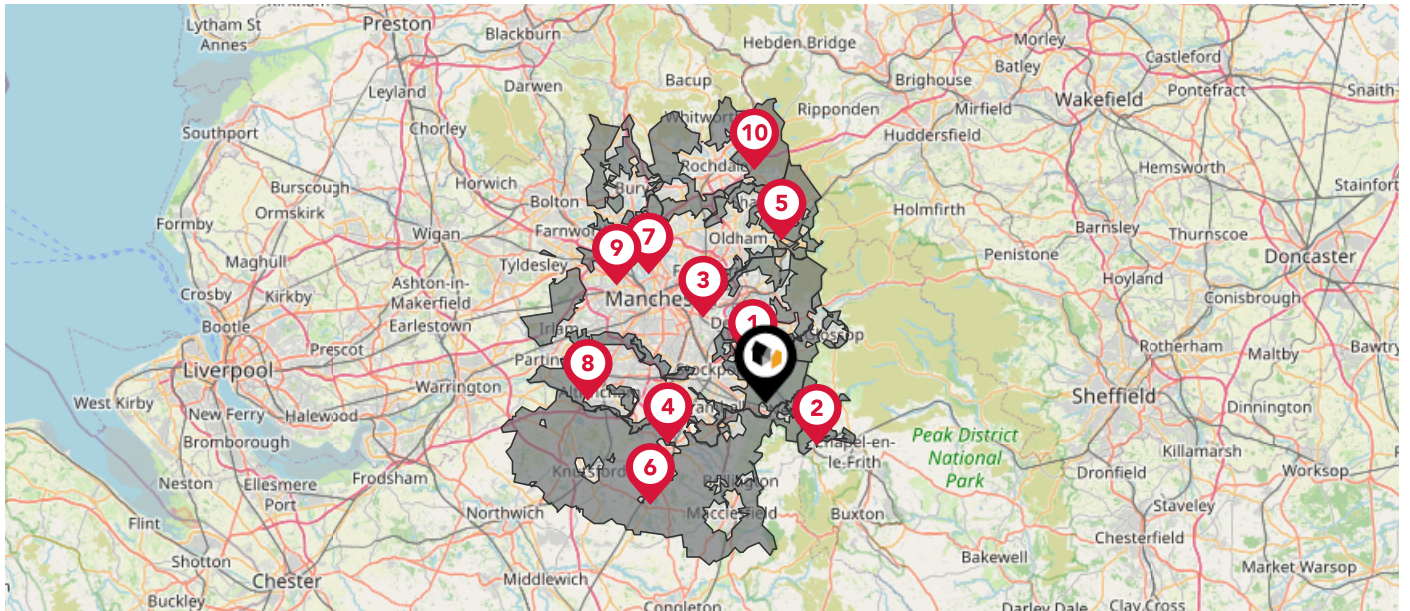
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Chance of flooding to the following depths at this property:



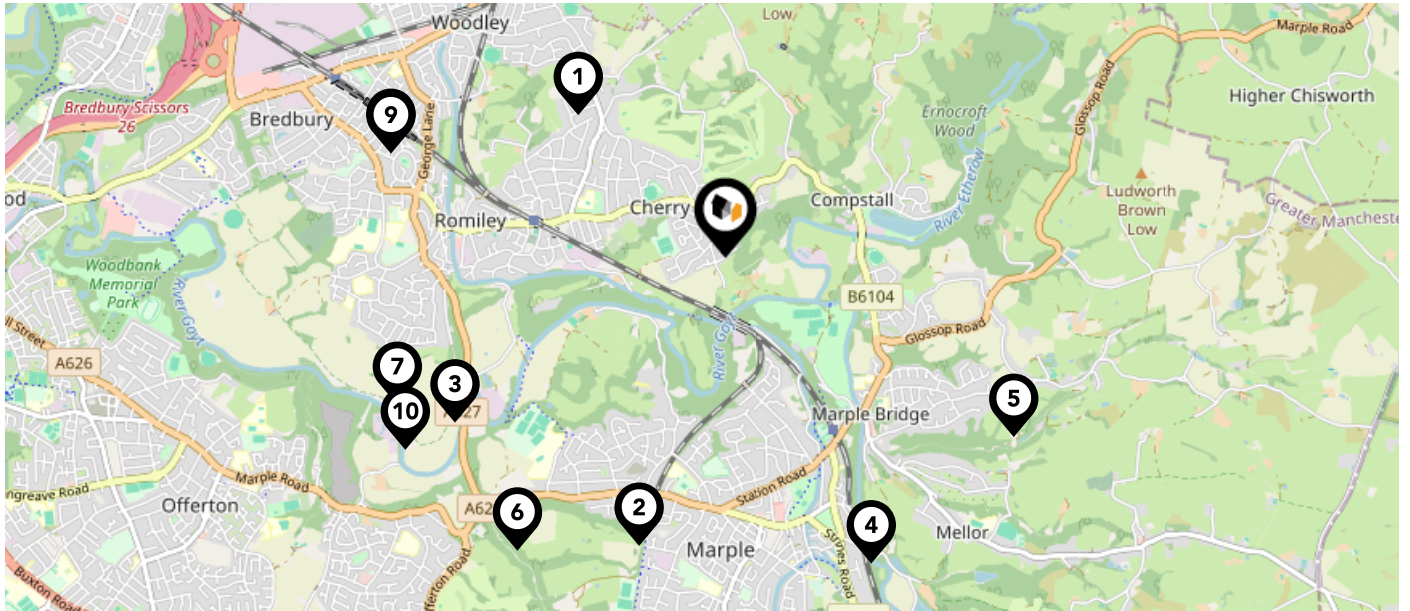
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Tameside
- 2 Merseyside and Greater Manchester Green Belt - 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 - Cheshire East
- 7 Merseyside and Greater Manchester Green Belt - Bury
- 8 Merseyside and Greater Manchester Green Belt - Trafford
- 9 Merseyside and Greater Manchester Green Belt - Salford
- 10 Merseyside and Greater Manchester Green Belt - Rochdale

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.



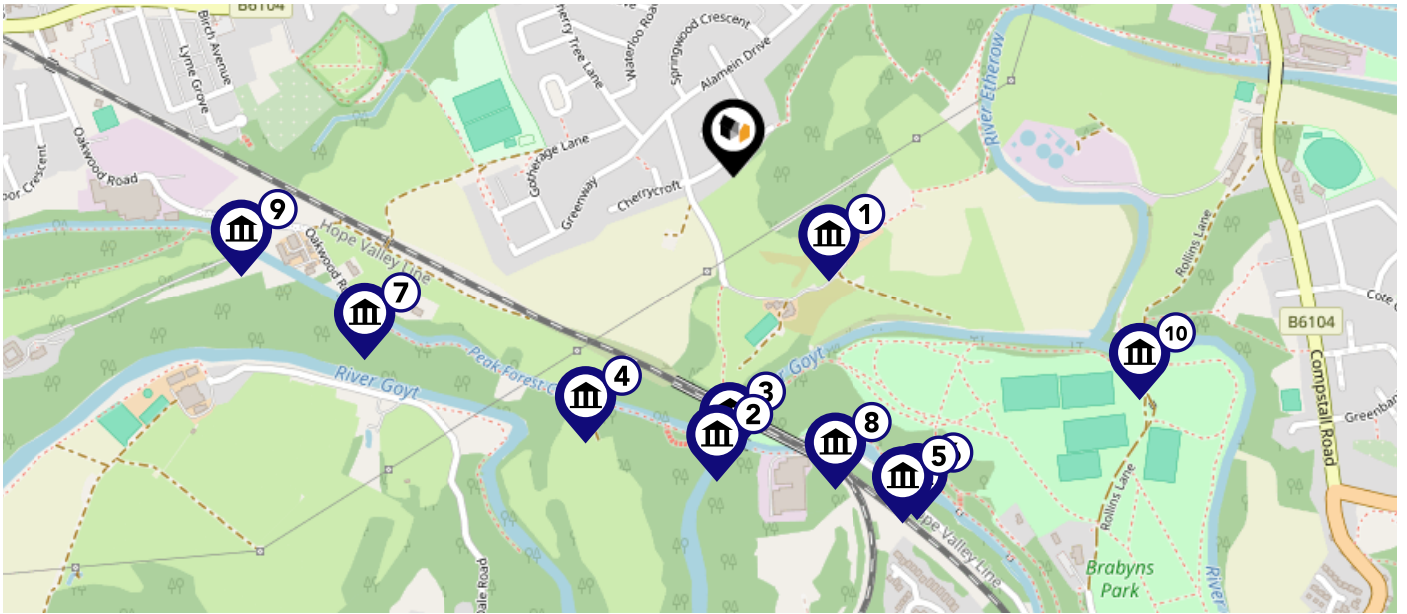
### Nearby Landfill Sites











1	Greave Farm-Romiley, Stockport	Historic Landfill
2	Rose Hill-Marple, Greater Manchester	Historic Landfill
3	Waterside Farm East-Bredbury, Greater Manchester	Historic Landfill
4	Lakes Road Landfill-Greater Manchester	Historic Landfill
5	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill
6	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill
7	Waterside Farm North-Bredbury, Greater Manchester	Historic Landfill
8	Disused Railway cutting between Redhouse Lane and George Lane-Stockport Road East, Bredbury, Stockport	Historic Landfill
9	Disused Railway Cutting between Stockport Road East and George Road-Adjacent to Bredbury Station, Stockport	Historic Landfill
10	Waterside Farm-Bredbury, Greater Manchester	Historic Landfill

# Maps

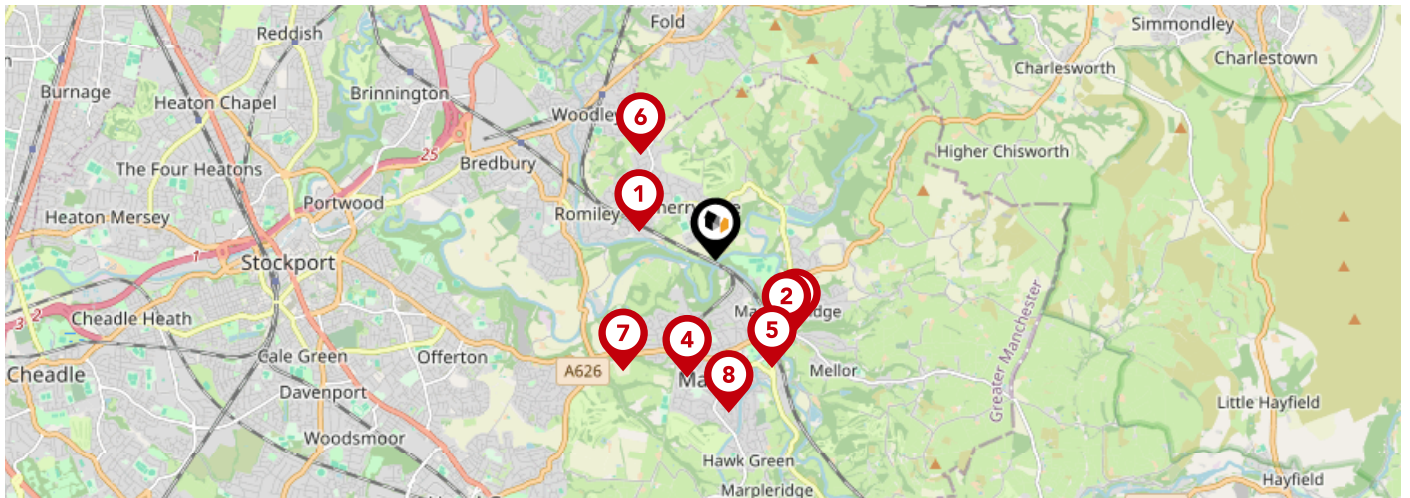
## Listed Buildings

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



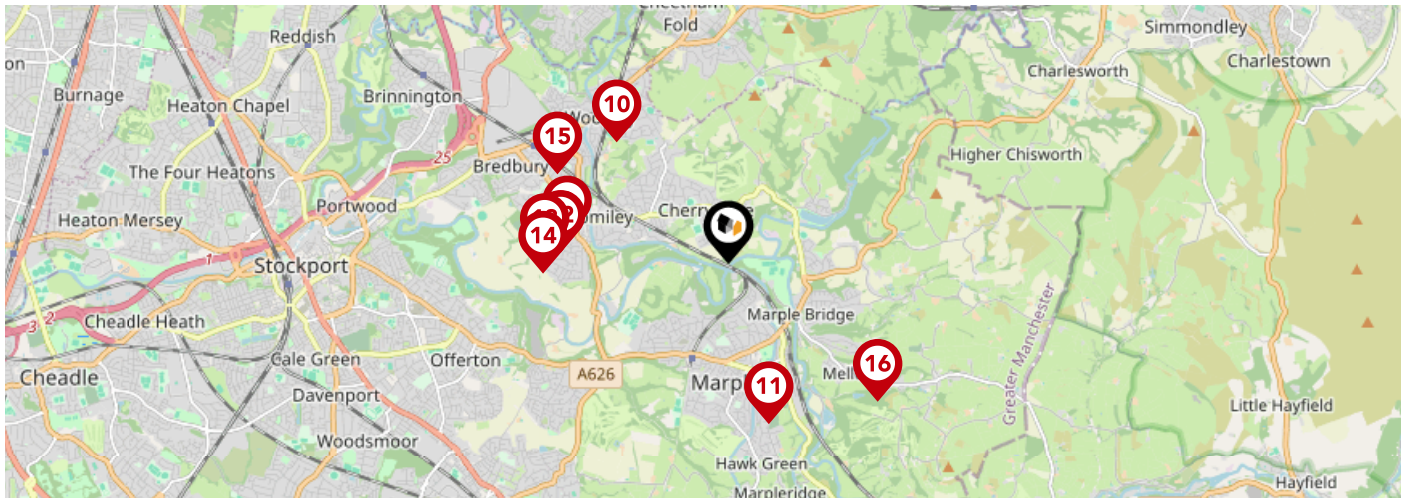
Listed Buildings in the local district	Grade	Distance
 1117355 - Lower Watermeetings Farmhouse	Grade II	0.2 miles
 1242267 - Peak Forest Canal, Goyt Aqueduct	Grade I	0.3 miles
 1242213 - Marple Railway Viaduct	Grade II	0.3 miles
 1117082 - Bridge Number 15 At Sj 9528 9011 On Peak Forest Canal	Grade II	0.3 miles
 1260090 - Marple Locks Number 1 And Adjoining Adjoining Footbridge On Peak Forest Canal	Grade II	0.4 miles
 1260088 - Bottomlock House On Peak Forest Canal	Grade II	0.4 miles
 1117377 - Number 15 (east Entrance To Hydebank Tunnel) On Peak Forest Canal	Grade II	0.4 miles
 1242268 - Number 16 Bridge On Peak Forest Canal	Grade II	0.4 miles
 1242589 - Road Bridge Immediately Adjacent To Oakwood Hall Lodge	Grade II	0.5 miles
 1242462 - Iron Bridge	Grade II	0.5 miles









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Romiley Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ludworth Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 224   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Rose Hill Primary School</b> Ofsted Rating: Good   Pupils: 530   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brabyns Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 92   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Greave Primary School</b> Ofsted Rating: Good   Pupils: 352   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Marple Hall School</b> Ofsted Rating: Good   Pupils: 1557   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Acorns School</b> Ofsted Rating: Good   Pupils: 34   Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

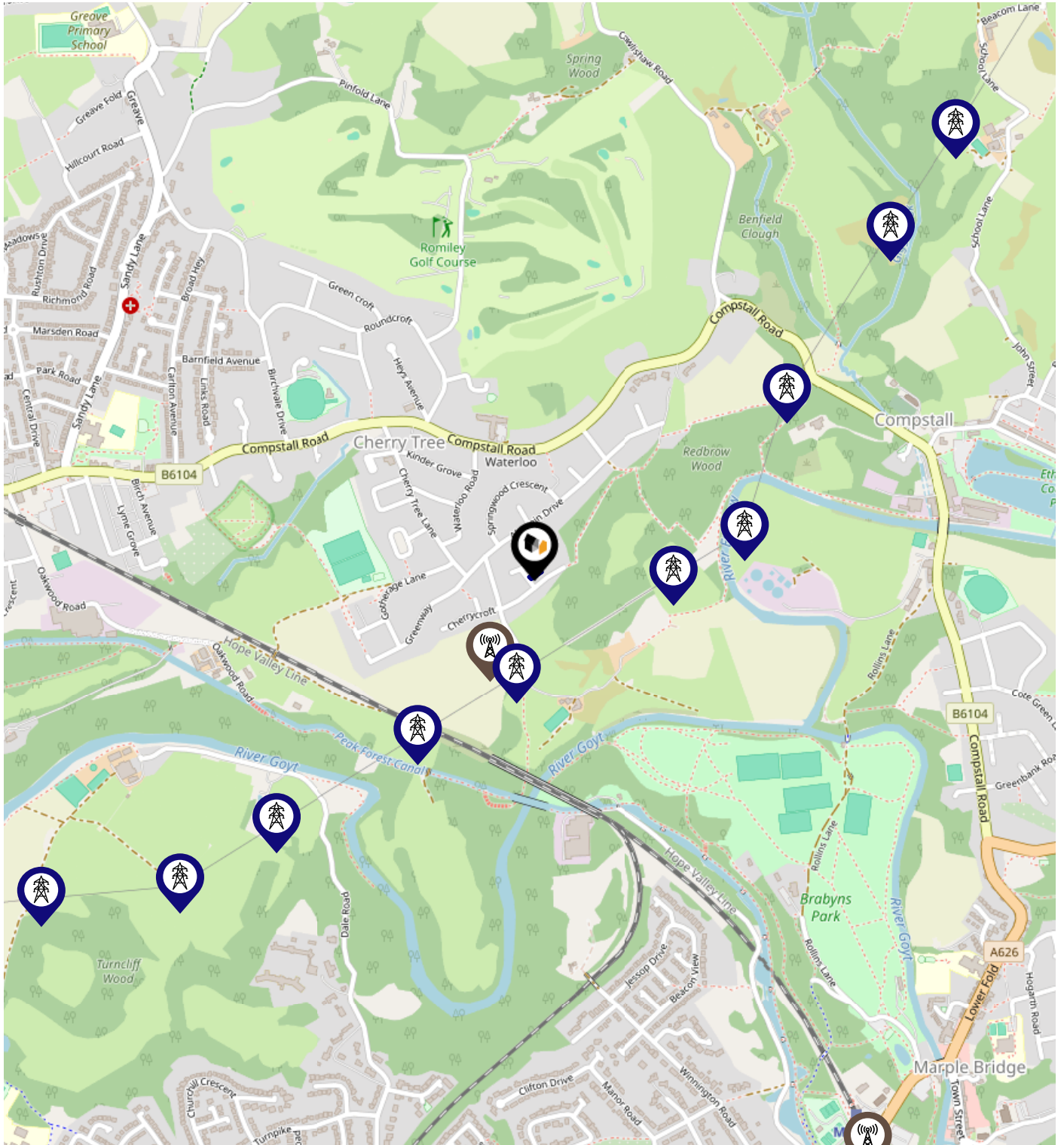


		Nursery	Primary	Secondary	College	Private
	<b>St Christopher's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodley Primary School</b> Ofsted Rating: Good   Pupils: 432   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School Marple</b> Ofsted Rating: Good   Pupils: 212   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harrytown Catholic High School</b> Ofsted Rating: Good   Pupils: 795   Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Werneth School</b> Ofsted Rating: Serious Weaknesses   Pupils: 1072   Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bredbury Green Primary School</b> Ofsted Rating: Requires improvement   Pupils: 233   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bredbury St. Marks CofE Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mellor Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons

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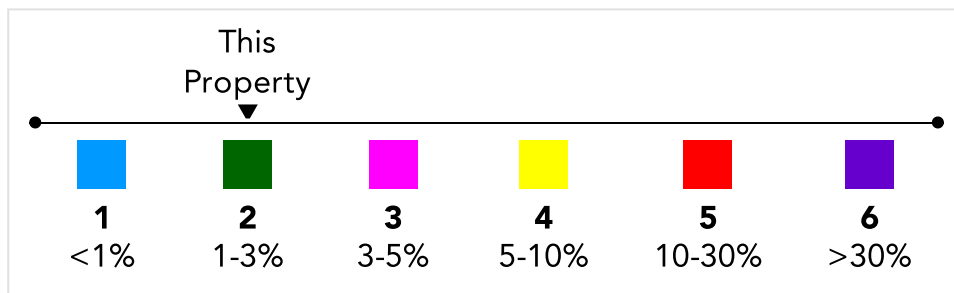
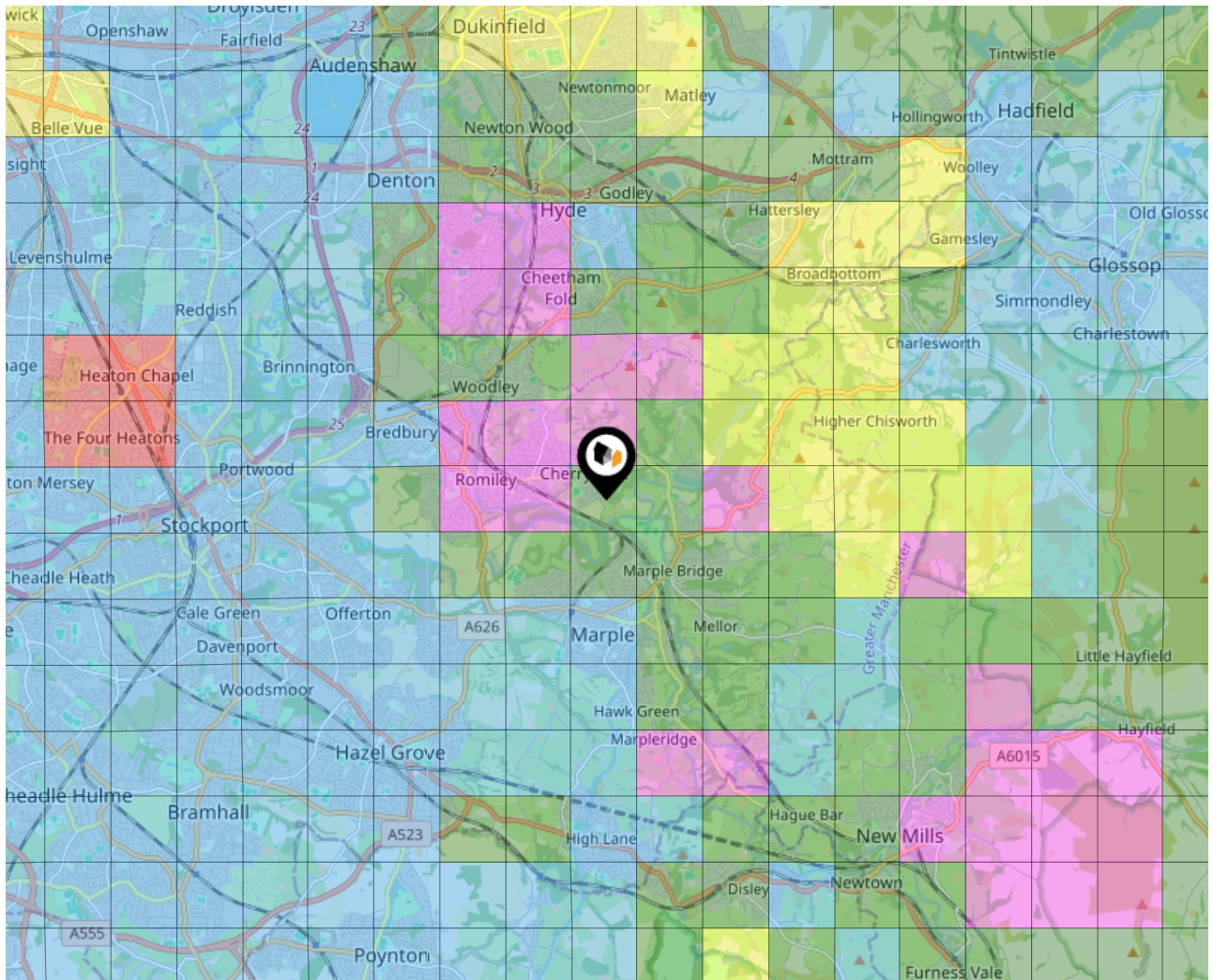


### Key:

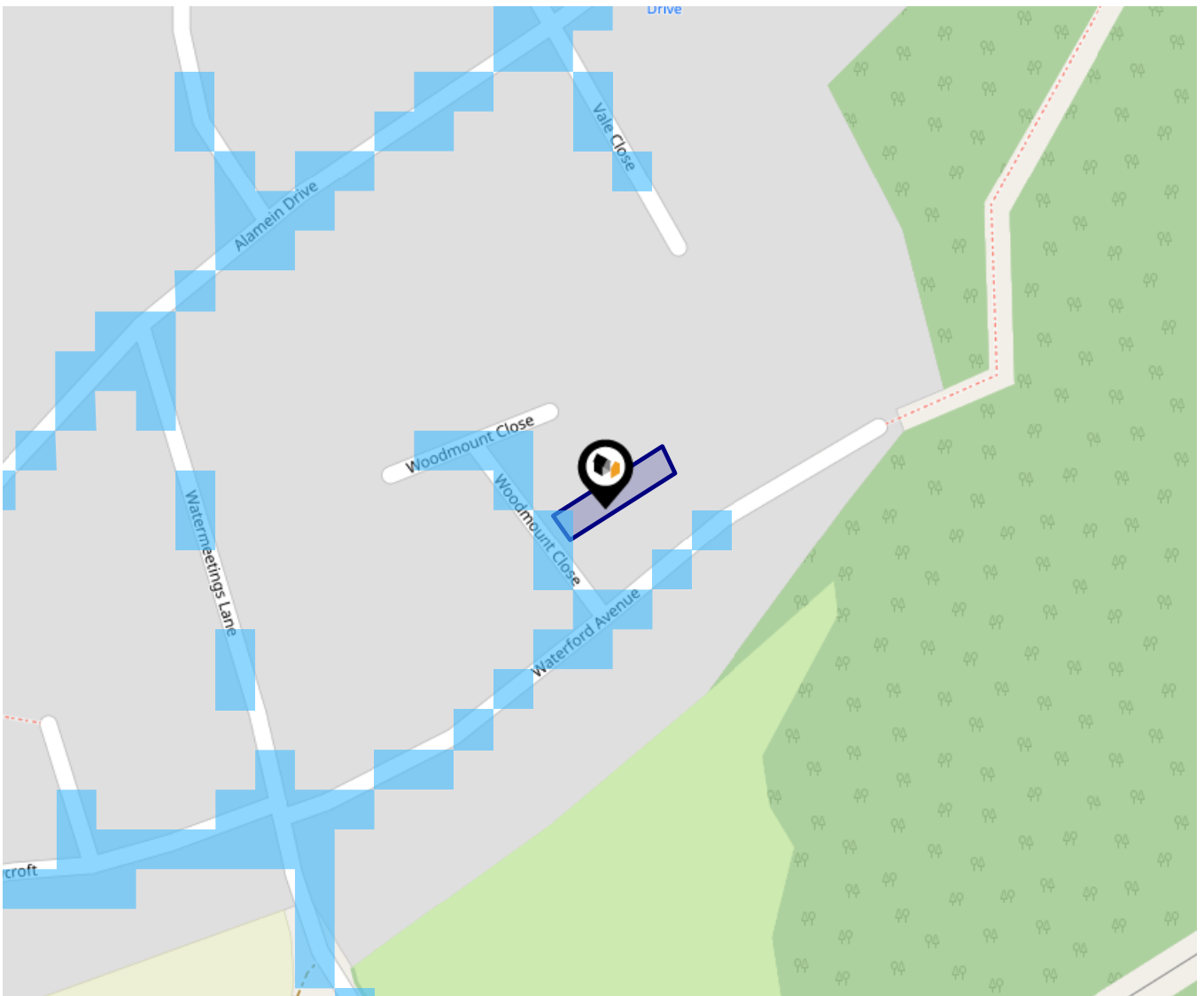
-  Power Pylons
-  Communication Masts

## 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

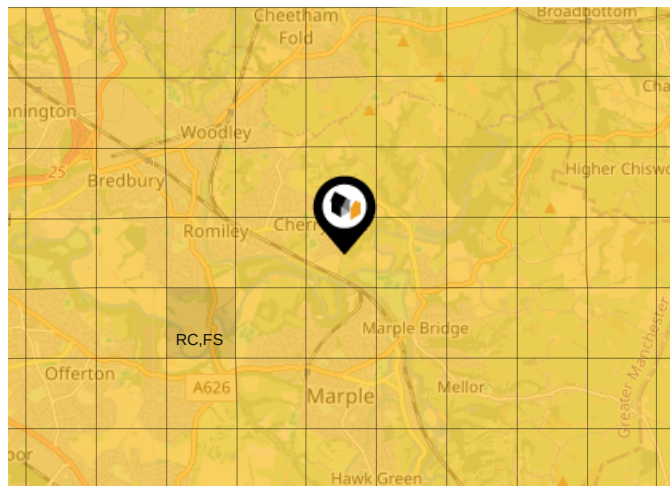


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

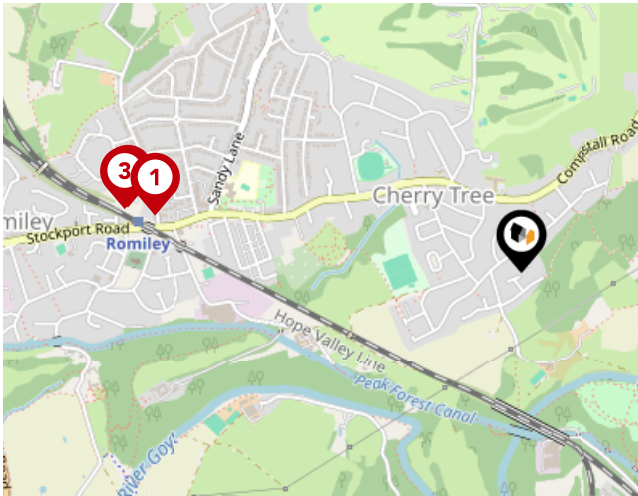


## Primary Classifications (Most Common Clay Types)

<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

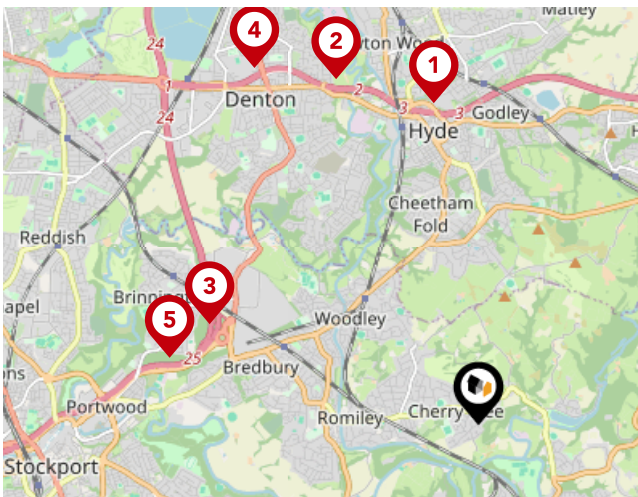
# Area

## Transport (National)



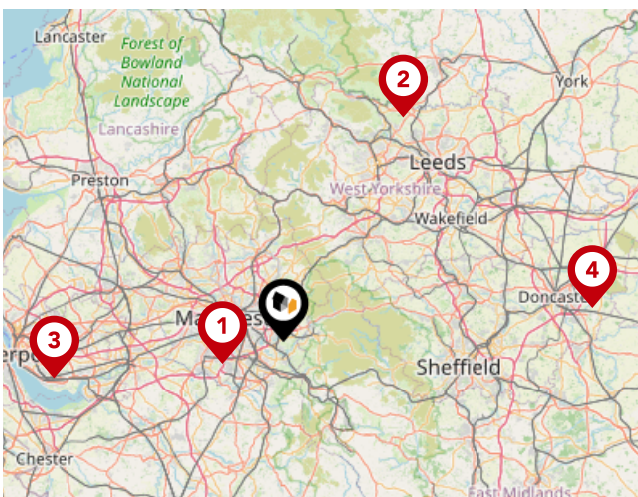
### National Rail Stations

Pin	Name	Distance
1	Romiley Rail Station	0.82 miles
2	Romiley Rail Station	0.88 miles
3	Romiley Rail Station	0.89 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	2.86 miles
2	M67 J2	3.3 miles
3	M60 J25	2.53 miles
4	M67 J1	3.72 miles
5	M60 J26	2.79 miles

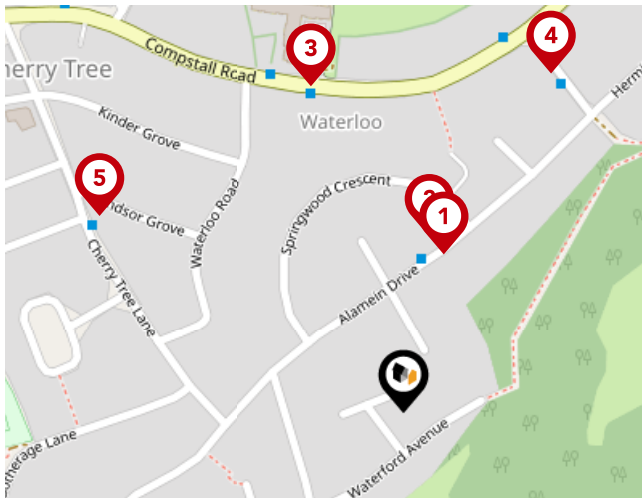


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	9.22 miles
2	Leeds Bradford Airport	35.76 miles
3	Speke	32.86 miles
4	Finningley	43.84 miles

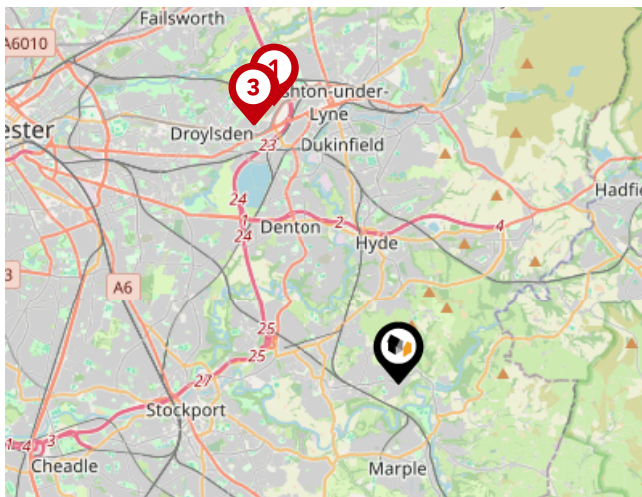
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Alamein Drive	0.09 miles
2	Alamein Drive	0.1 miles
3	Waterloo Road	0.19 miles
4	Corcoran Drive	0.21 miles
5	Cherry Tree Lane	0.2 miles



### Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	5.4 miles
2	Audenshaw (Manchester Metrolink)	5.24 miles
3	Audenshaw (Manchester Metrolink)	5.26 miles

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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



We have gone through the process of buying our first home with Lawler & Co, and they have been excellent. Chloe has pushed to ensure we are in before Christmas, and has been excellent on keeping us updated on the whole chain.

Thank you for your support during this process!

### Testimonial 2



We have just used the Marple branch to sell our home and the service from start to finish has been 10/10. The whole team couldn't do enough for us, and took away that extra stress of moving home. We have used other local agents before and the service was no where near as good as Lawler and co.

Thank you so much!

### Testimonial 3



Initially dealt with the viewing of my new house through the Hyde Office, I dealt with both Imogen and Stacey who were very friendly and professional. During the sales process I dealt with Chloe in the Marple office who was great, she kept me up to date at all times, chased when necessary and was on hand to answer all queries. Thanks Chloe and the rest of the team, we have now moved in and our both really happy in our new home

### Testimonial 4



Lawler and co were amazing from the minute we walked into the Marple office, from fitting in a viewing last minute and giving us advice throughout the process they made the purchase of our first house as stress free as possible.



/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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