

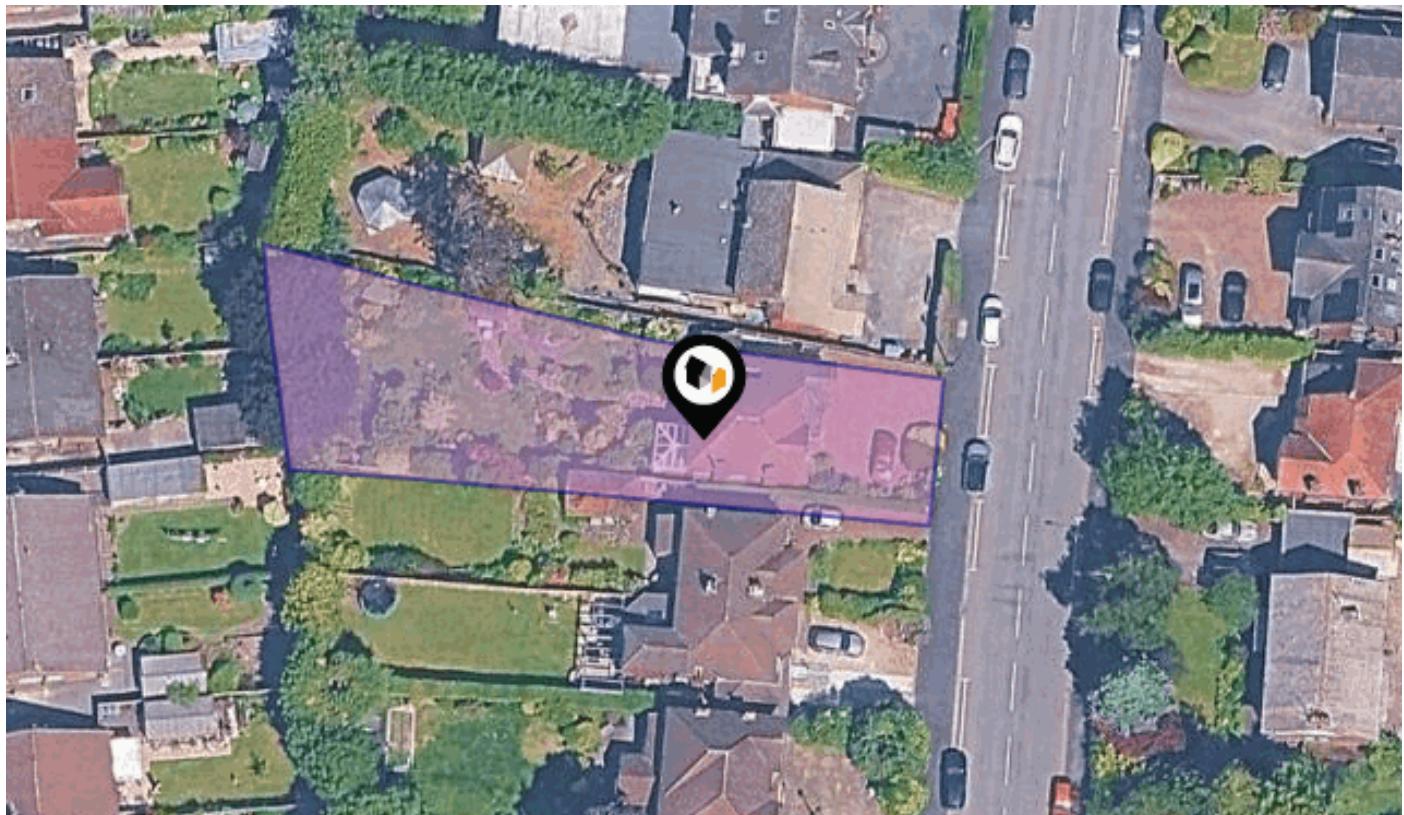


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th December 2025



CHESTER ROAD, HAZEL GROVE, STOCKPORT, SK7

Lawler & Co | Hazel Grove

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Property Overview

LAWLER & Co.

SALES AND LETTINGS



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,270 ft ² / 118 m ²
Plot Area:	0.19 acres
Year Built :	1930-1949
Title Number:	GM461678

Tenure: Freehold

Local Area

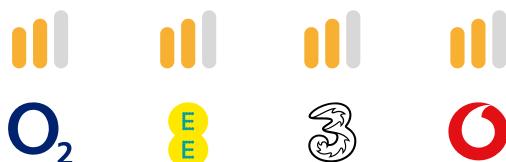
Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

STOCKPORT, SK7

Energy rating

E

Valid until 18.05.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		70 C
39-54	E	47 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	118 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.

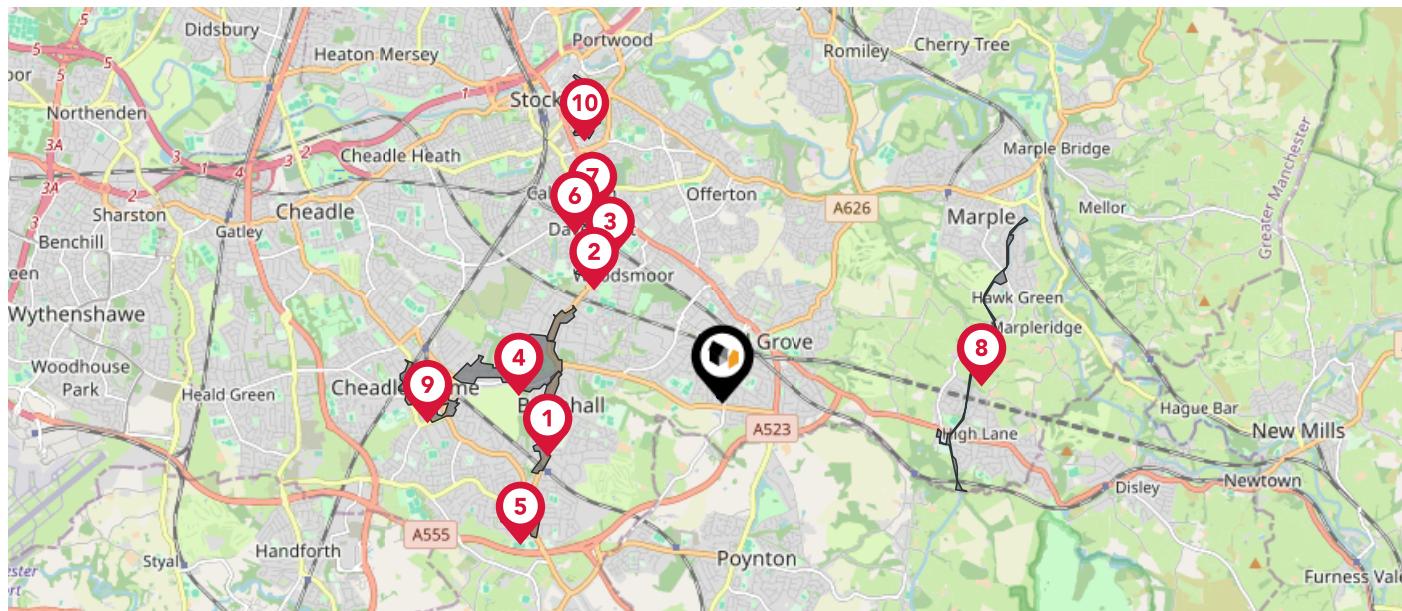
Mine Entry

- ✖ 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.



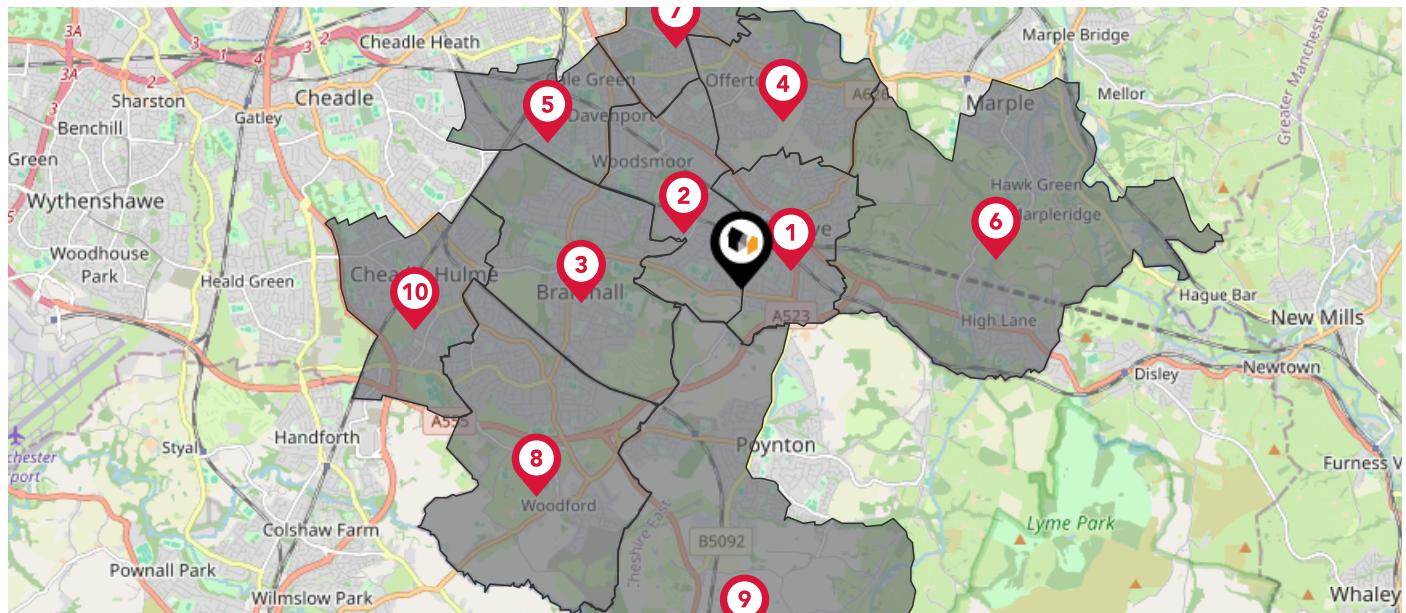
Nearby Conservation Areas

- 1 Bramhall Lane South
- 2 Egerton Road and Frewland Avenue, Davenport
- 3 Davenport Park
- 4 Bramall Park
- 5 Syddal Park
- 6 Cale Green
- 7 St George's, Heaviley
- 8 Macclesfield Canal
- 9 Swann Lane, Hulme Hall Road and Hill Top Avenue
- 10 Hillgate

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



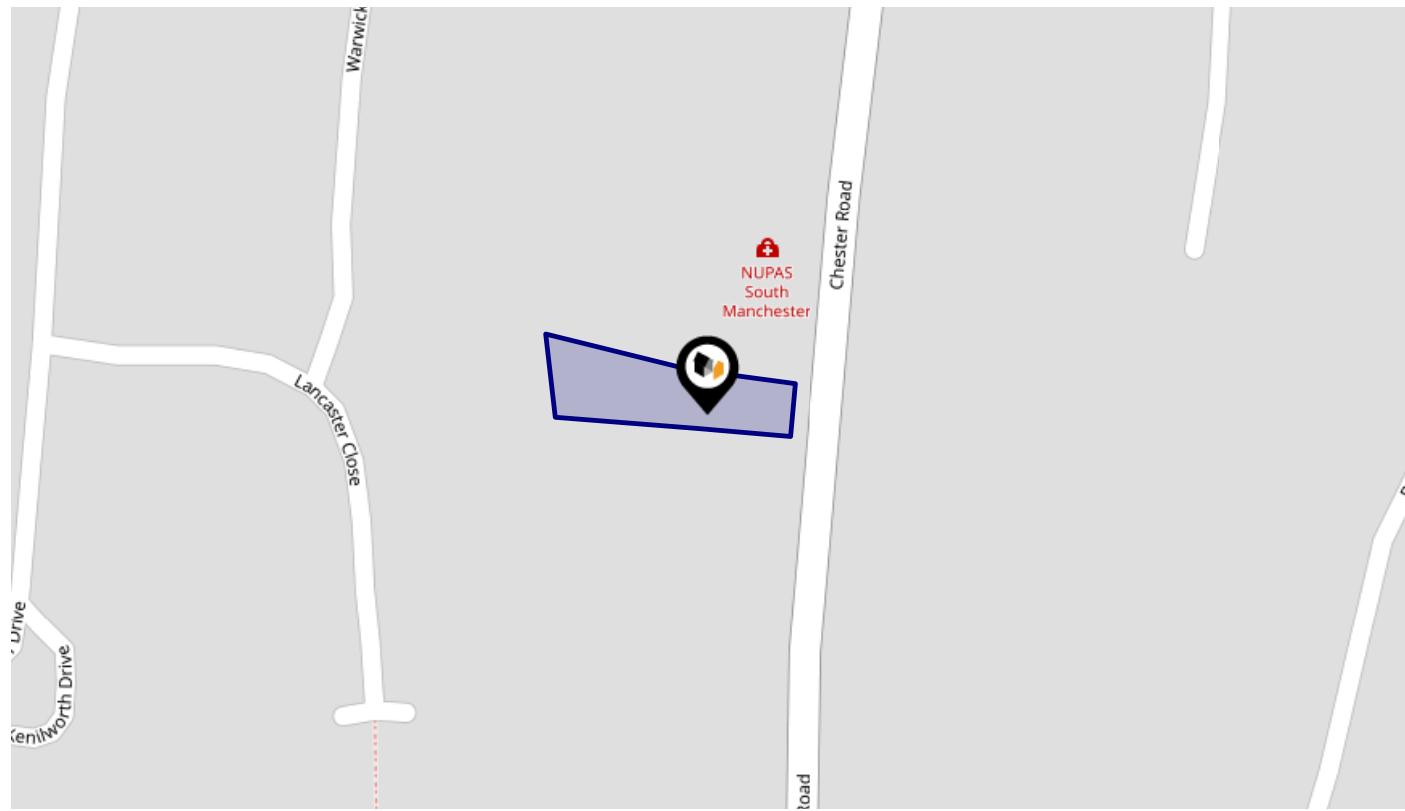
Nearby Council Wards

- 1 Hazel Grove Ward
- 2 Stepping Hill Ward
- 3 Bramhall North Ward
- 4 Offerton Ward
- 5 Davenport and Cale Green Ward
- 6 Marple South and High Lane Ward
- 7 Manor Ward
- 8 Bramhall South and Woodford Ward
- 9 Poynton West and Adlington Ward
- 10 Cheadle Hulme South Ward

Maps

Rail Noise

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.

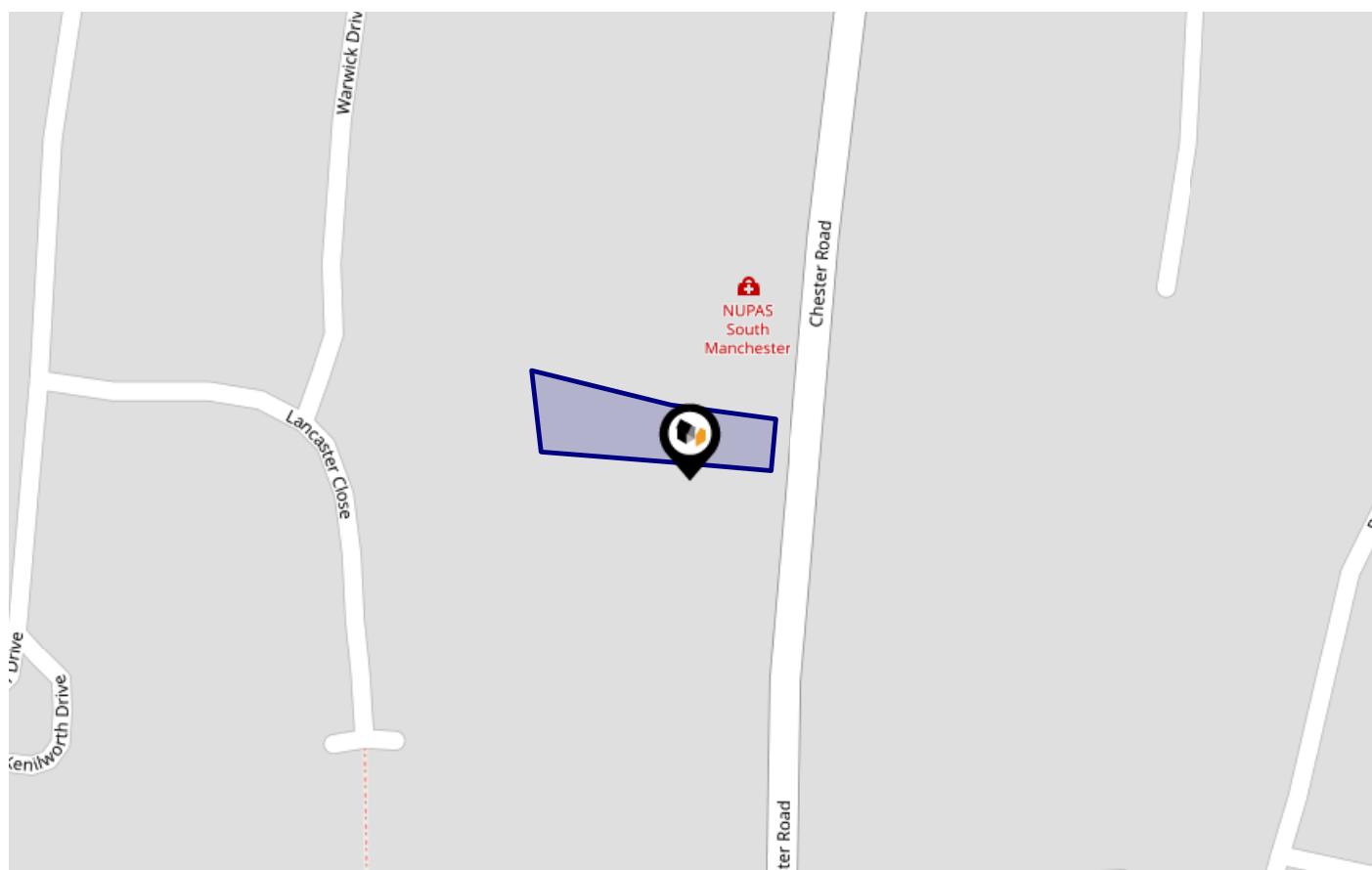
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

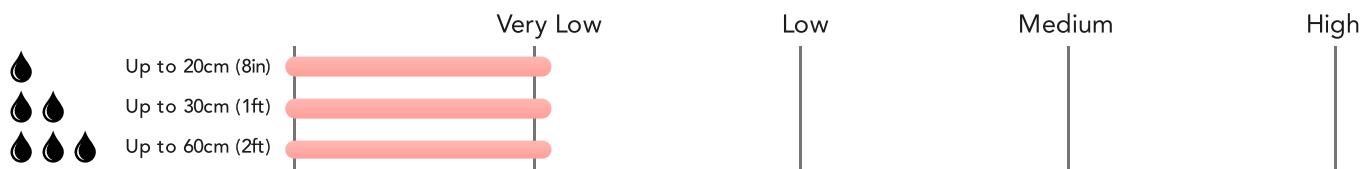


Risk Rating: Very low

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.

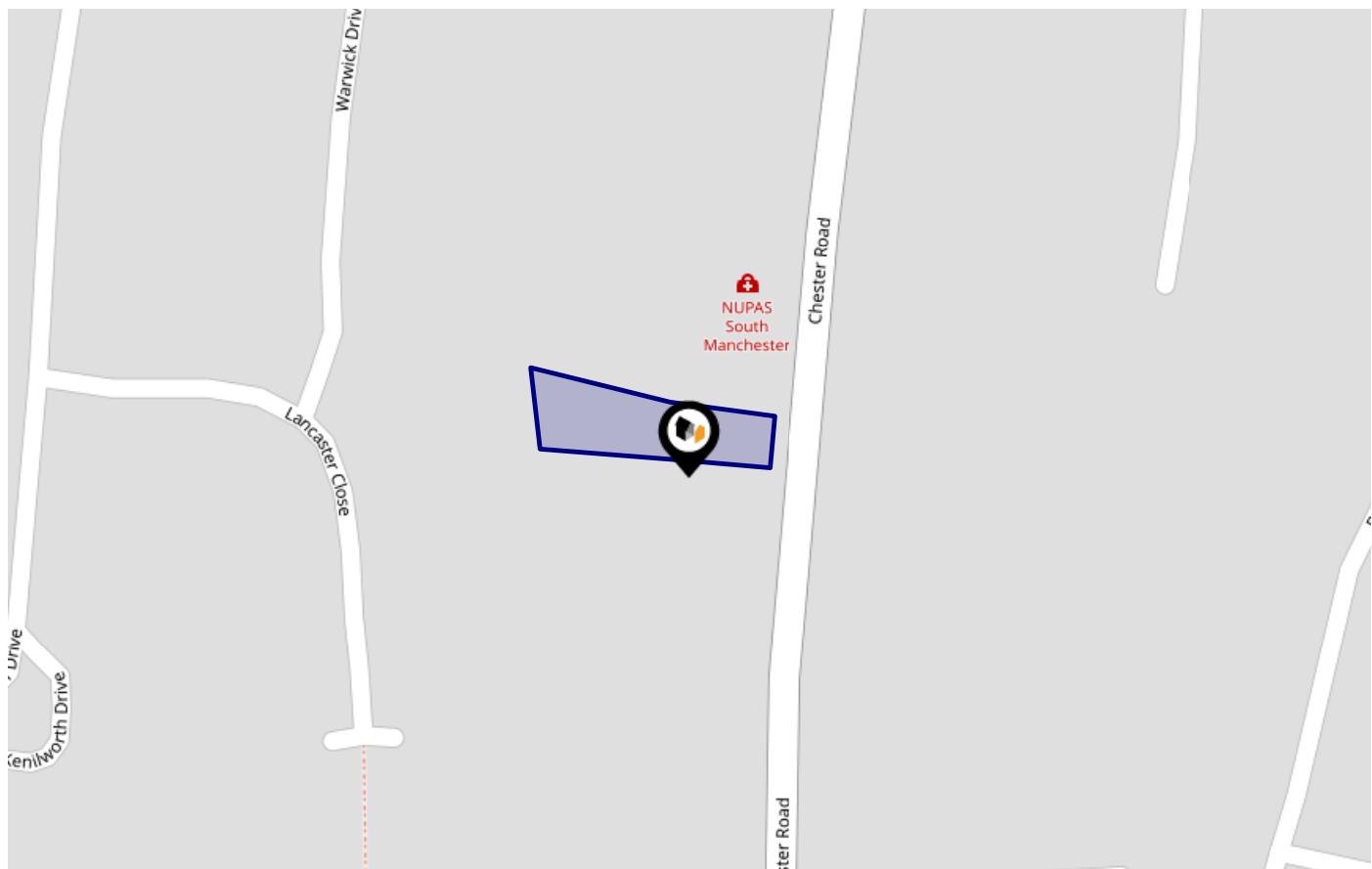
Chance of flooding to the following depths at this property:



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.

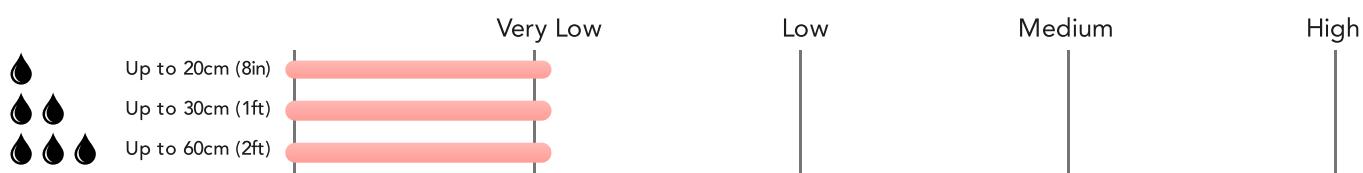


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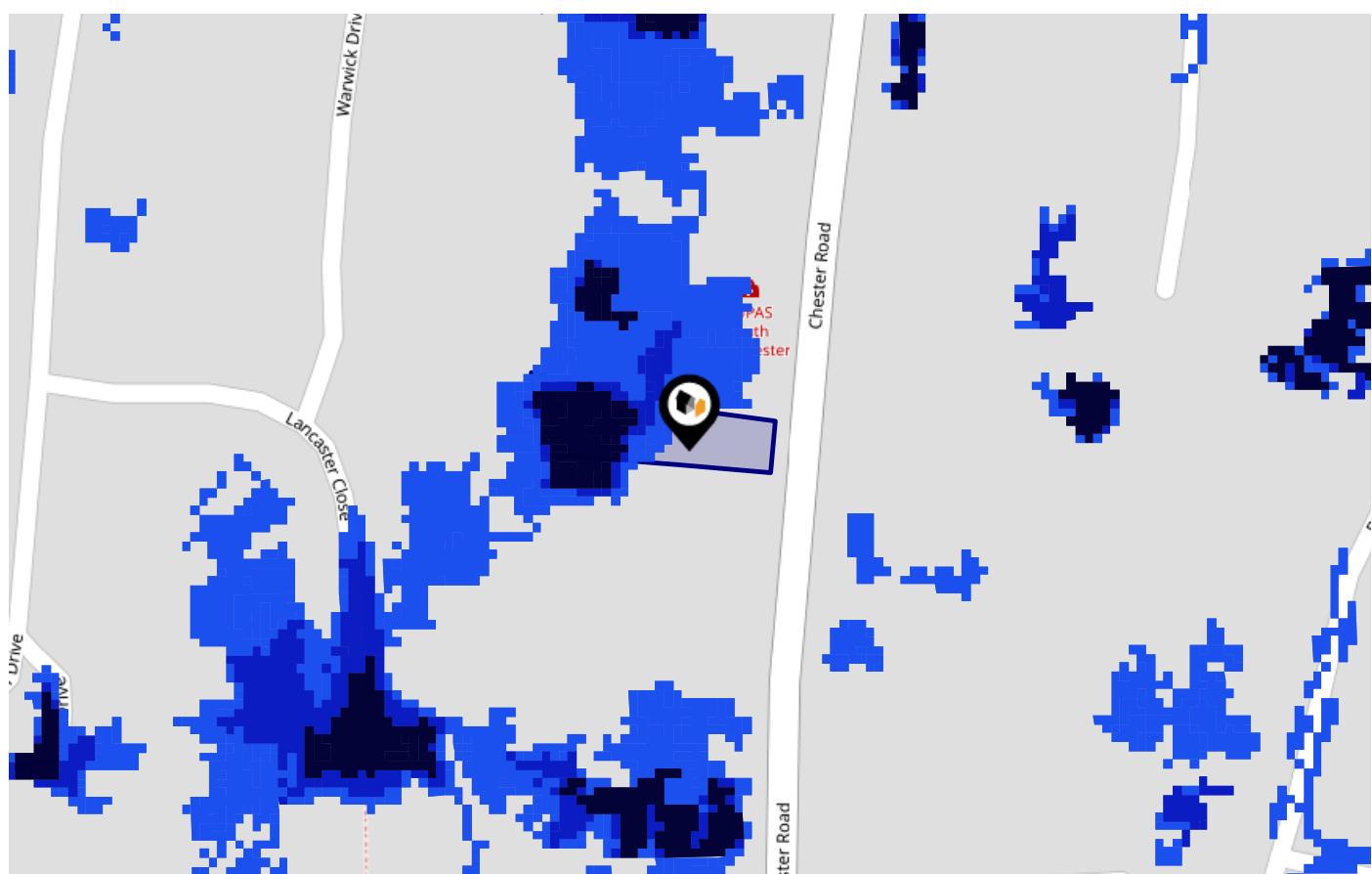
Chance of flooding to the following depths at this property:



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

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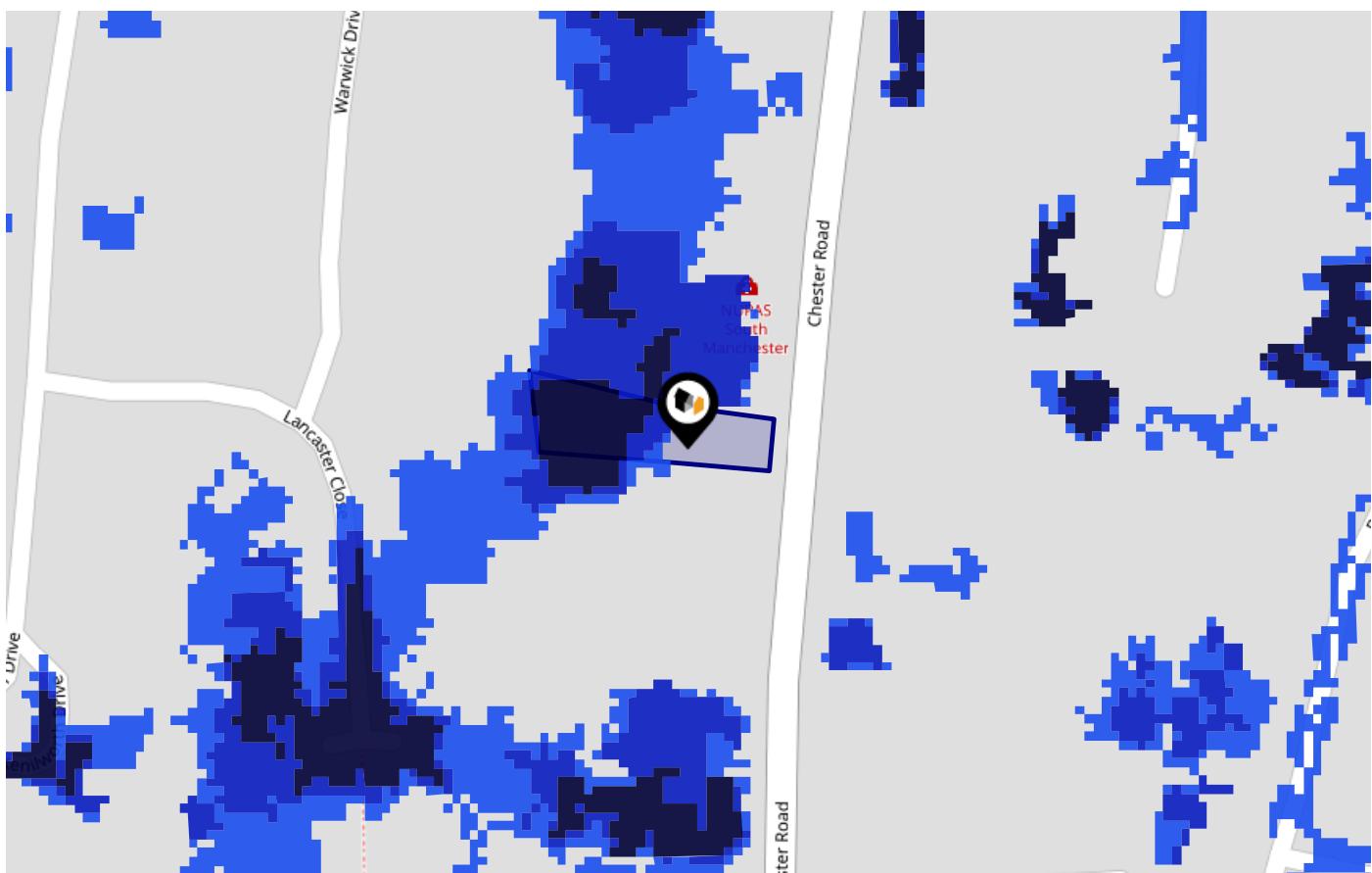
Chance of flooding to the following depths at this property:



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.

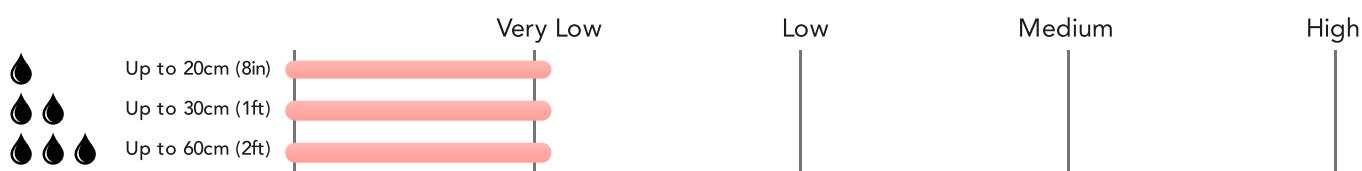


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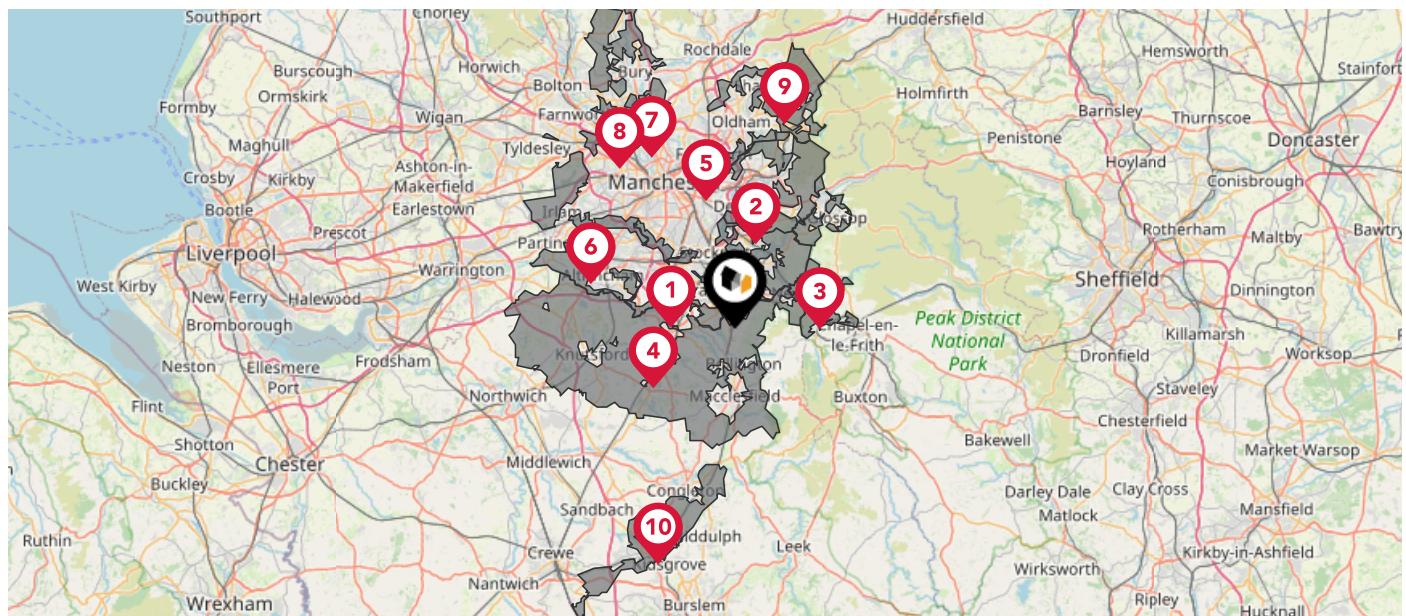
Chance of flooding to the following depths at this property:



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 - Stockport
- 2 Merseyside and Greater Manchester Green Belt - Tameside
- 3 Merseyside and Greater Manchester Green Belt - High Peak
- 4 Merseyside and Greater Manchester Green Belt - Cheshire East
- 5 Merseyside and Greater Manchester Green Belt - Manchester
- 6 Merseyside and Greater Manchester Green Belt - Trafford
- 7 Merseyside and Greater Manchester Green Belt - Bury
- 8 Merseyside and Greater Manchester Green Belt - Salford
- 9 Merseyside and Greater Manchester Green Belt - Oldham
- 10 Stoke-on-Trent Green Belt - Cheshire East

Maps

Landfill Sites

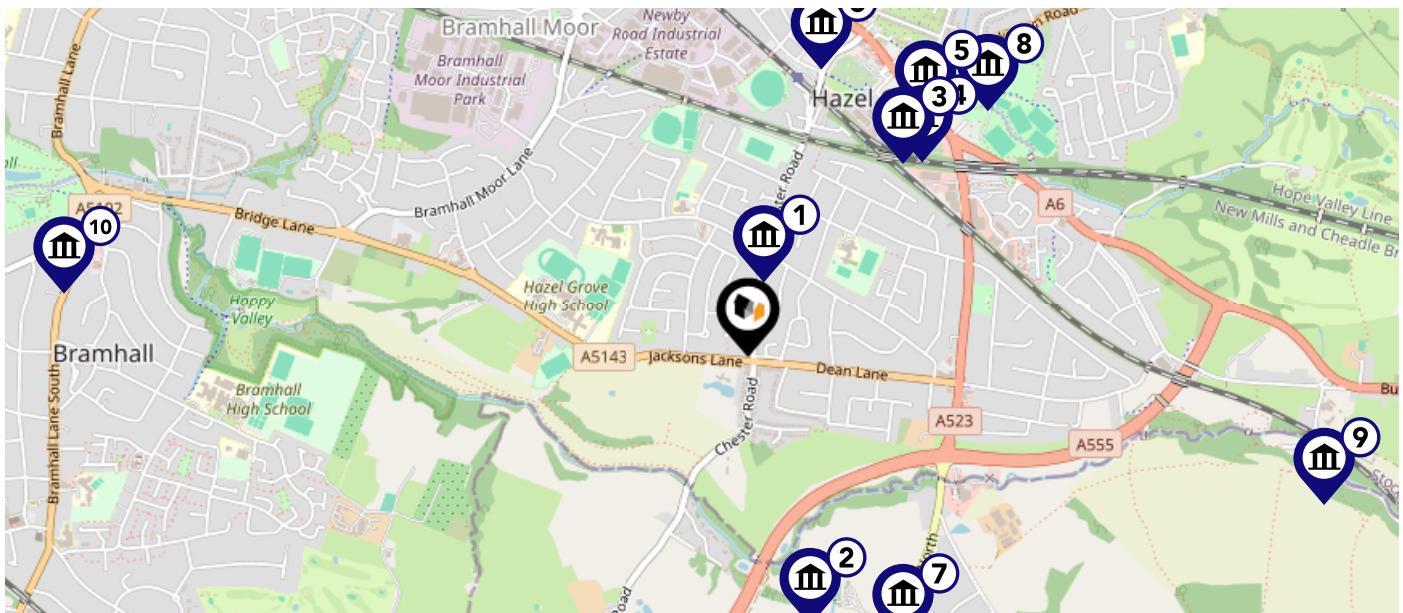
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

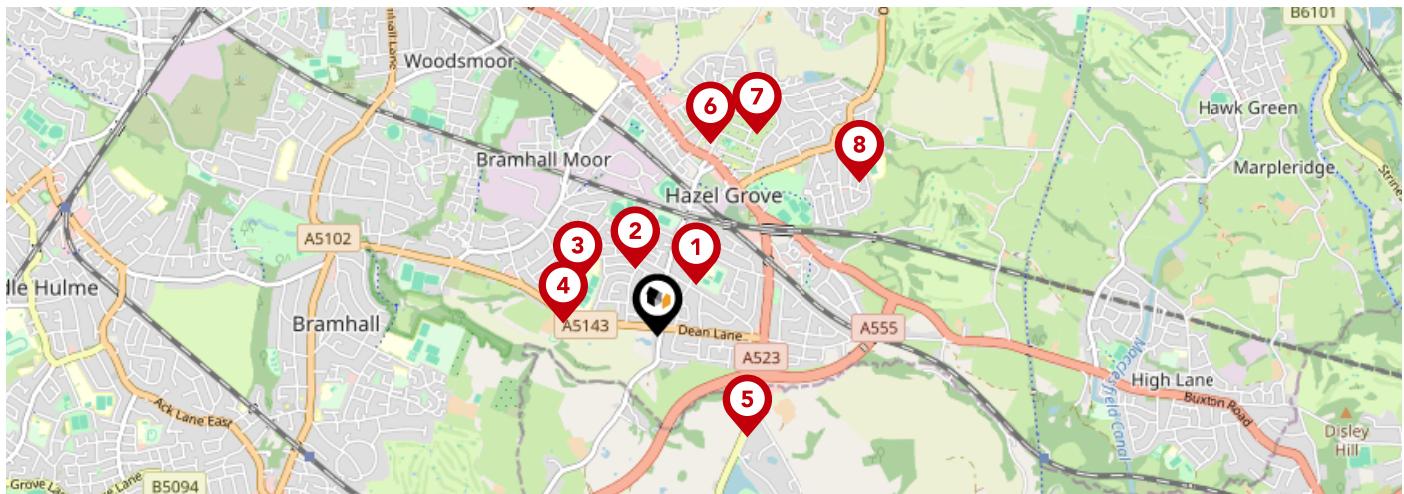
1	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill	<input type="checkbox"/>
2	EA/EPR/WP3296CX/A001	Active Landfill	<input checked="" type="checkbox"/>
3	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill	<input type="checkbox"/>
4	Hill Green Farm-Woodford Road, Poynton	Historic Landfill	<input type="checkbox"/>
5	Park Pit-Poynton, Cheshire	Historic Landfill	<input type="checkbox"/>
6	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill	<input type="checkbox"/>
7	Blackstone Road-Offerton	Historic Landfill	<input type="checkbox"/>
8	Worth Clough-Poynton, Macclesfield, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Threaphurst Farm-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill	<input type="checkbox"/>
10	Threaphurst Farm No.2-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill	<input type="checkbox"/>

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 1241497 - Thatched Cottage	Grade II	0.2 miles
 2 1232298 - Generator House At Barlowfold	Grade II	0.6 miles
 3 1260001 - Church Of St Thomas	Grade II	0.6 miles
 4 1242497 - Lychgate At Church Of St Thomas	Grade II	0.6 miles
 5 1242520 - Beech House, Adjoining Coach House And Front Railings	Grade II	0.7 miles
 6 1393514 - War Memorial, Entrance Gates, Wall And Railings In Memorial Gardens	Grade II	0.7 miles
 7 1277112 - Milestone, 110 Metres North Of Junction With Anglesea Drive	Grade II	0.7 miles
 8 1259974 - The Council House	Grade II	0.8 miles
 9 1277167 - Boundary Stone On Norbury Hollow Bridge	Grade II	1.3 miles
 10 1380180 - Castle House	Grade II	1.5 miles

Area Schools



Nursery Primary Secondary College Private



Norbury Hall Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 0.28



St Peter's Catholic Primary School

Ofsted Rating: Outstanding | Pupils: 208 | Distance: 0.31



Moorfield Primary School

Ofsted Rating: Requires improvement | Pupils: 412 | Distance: 0.42



Hazel Grove High School

Ofsted Rating: Good | Pupils: 1382 | Distance: 0.42



Norbury Court School

Ofsted Rating: Good | Pupils: 1 | Distance: 0.6



Hazel Grove Primary School

Ofsted Rating: Good | Pupils: 381 | Distance: 0.88



St Simon's Catholic Primary School

Ofsted Rating: Good | Pupils: 211 | Distance: 0.99

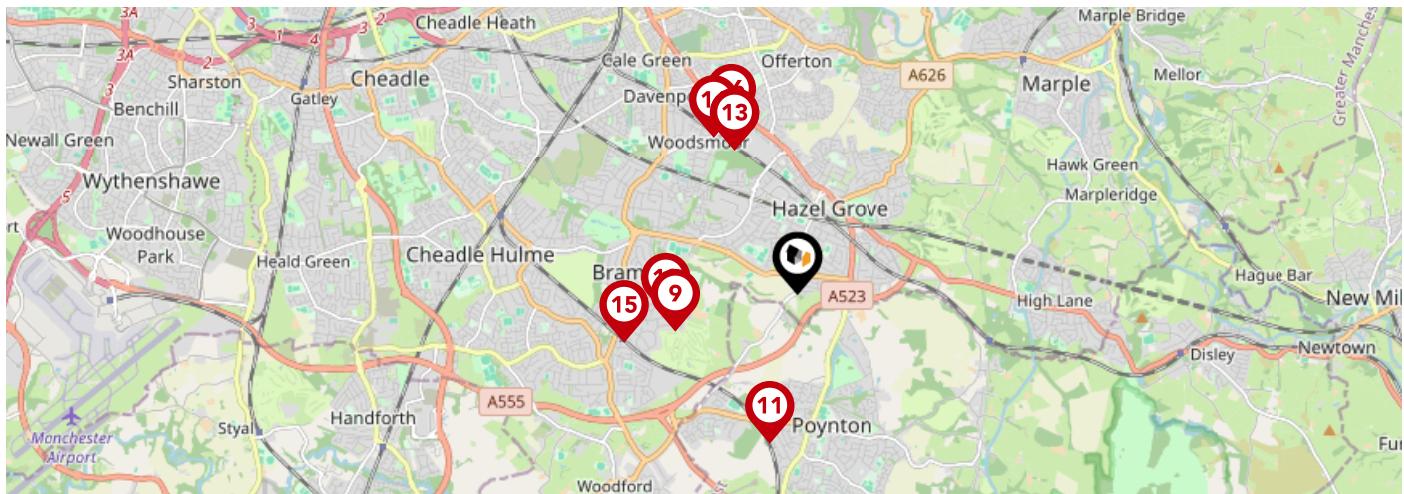


Torkington Primary School

Ofsted Rating: Good | Pupils: 225 | Distance: 1.12



Area Schools



Nursery Primary Secondary College Private



Ladybrook Primary School

Ofsted Rating: Outstanding | Pupils: 242 | Distance: 1.13



Bramhall High School

Ofsted Rating: Good | Pupils: 1314 | Distance: 1.18



Lower Park School

Ofsted Rating: Good | Pupils: 277 | Distance: 1.35



Great Moor Junior School

Ofsted Rating: Good | Pupils: 312 | Distance: 1.39



Great Moor Infant School

Ofsted Rating: Good | Pupils: 266 | Distance: 1.39



Stockport Grammar School

Ofsted Rating: Not Rated | Pupils: 1504 | Distance: 1.57



Pownall Green Primary School

Ofsted Rating: Good | Pupils: 417 | Distance: 1.59

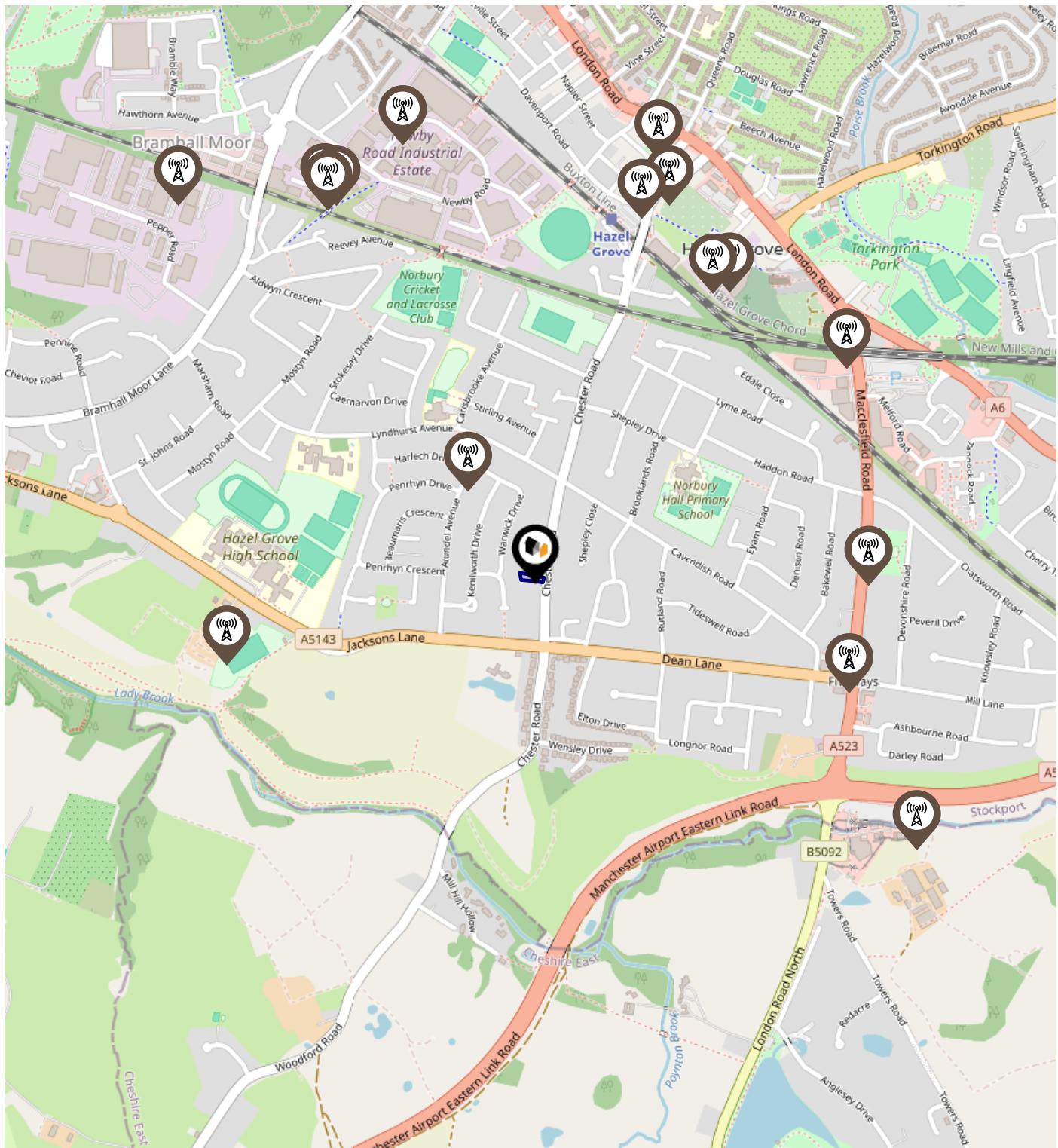


Stockport School

Ofsted Rating: Good | Pupils: 1322 | Distance: 1.6



Local Area Masts & Pylons



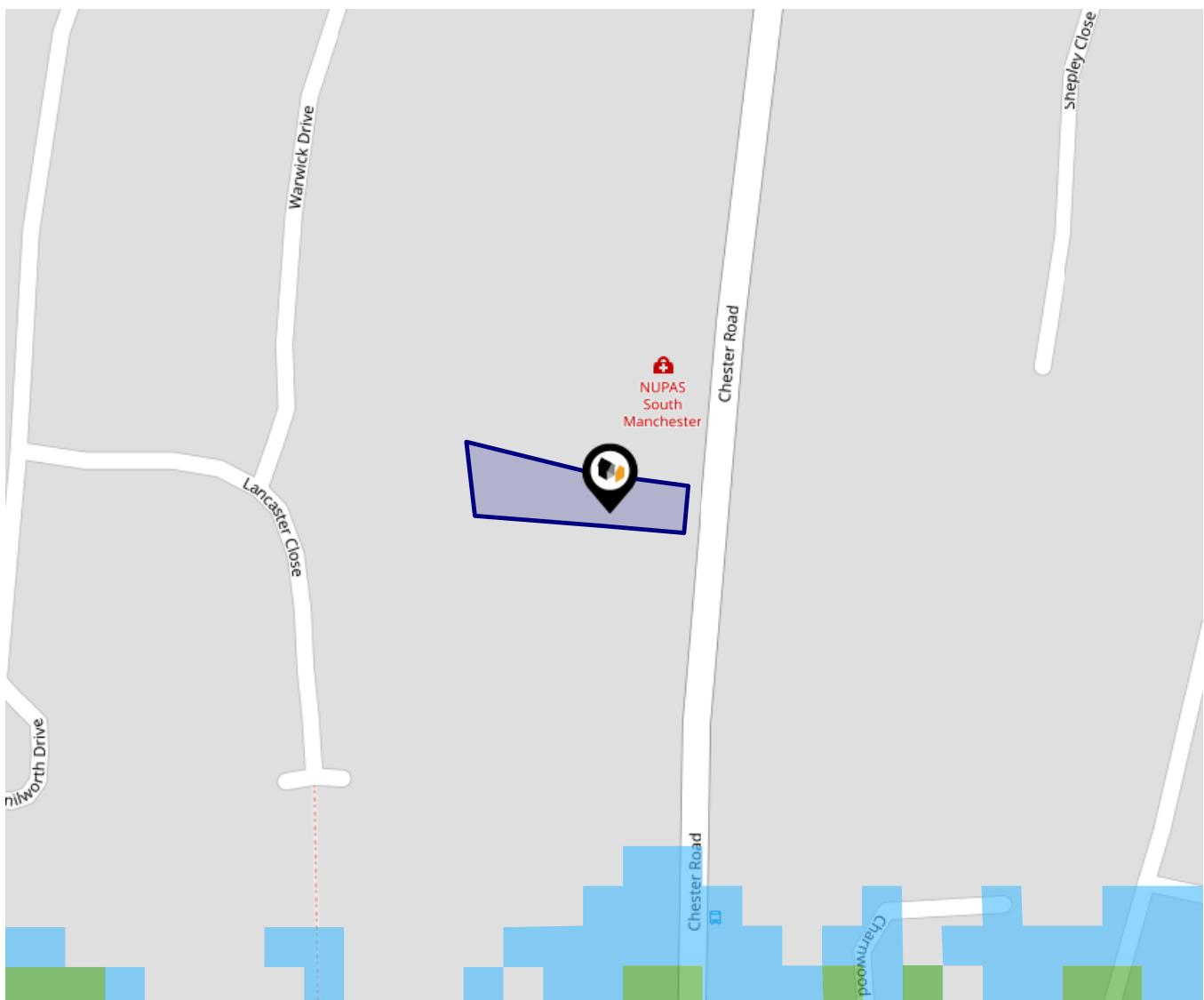
Key:

- Power Pylons
- Communication Masts

Local Area Road Noise

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SALES AND LETTINGS



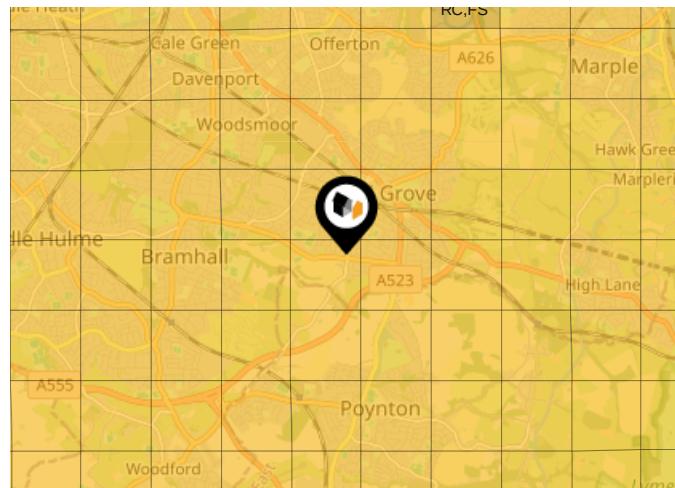
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



SALES AND LETTINGS

Lawler & Co | Hazel Grove

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are

Testimonial 1



Everyone has been amazing in my journey from viewing to purchasing my property. They were always offering helpful suggestions and quick to reply to emails or calls. Thank you for your dedication and care.

Testimonial 2



We just bought our first home through Lawler & Co and had a very positive experience. The team was incredibly helpful and informative. Lucy was always quick to respond to our questions, arrange viewings, and kept us updated at every stage. Overall, a great experience — highly recommend!

Testimonial 3



Amazing , helpful and patient.. three words of many to describe the fantastic team at Lawler and co. We honestly couldn't have done it without there incredible staff, especially Sophie ☺. Thank you again for making this all possible!

Testimonial 4



Lawlers have been absolutely professional and unendingly kind and helpful during the sale of my Mother's house. They deal with all queries promptly and efficiently. We could not recommend them highly enough.



/LawlerandCo/



/lawlercosalesandlettings/



/lawlerandco

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Hazel Grove or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lawler & Co | Hazel Grove and therefore no warranties can be given as to their good working order.

Lawler & Co | Hazel Grove

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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