

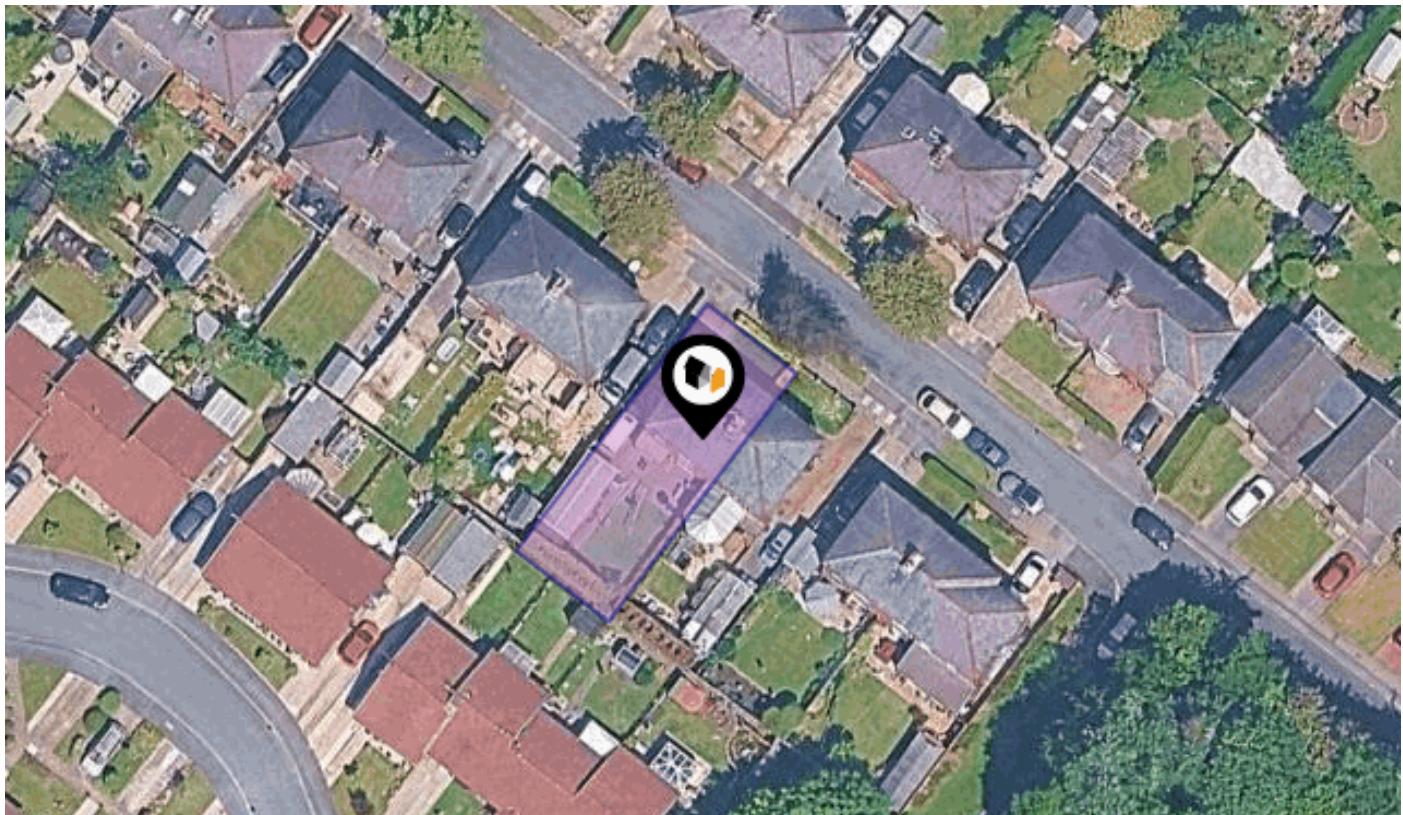


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th January 2026



HAYFIELD ROAD, BREDBURY, STOCKPORT, SK6

Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

marple@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



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Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.06 acres
Council Tax :	Band C
Annual Estimate:	£2,200
Title Number:	GM251888

Tenure: Freehold

Local Area

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

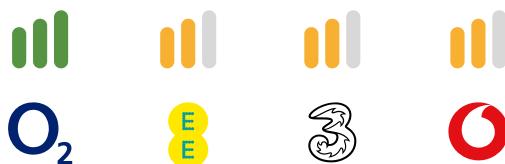
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)

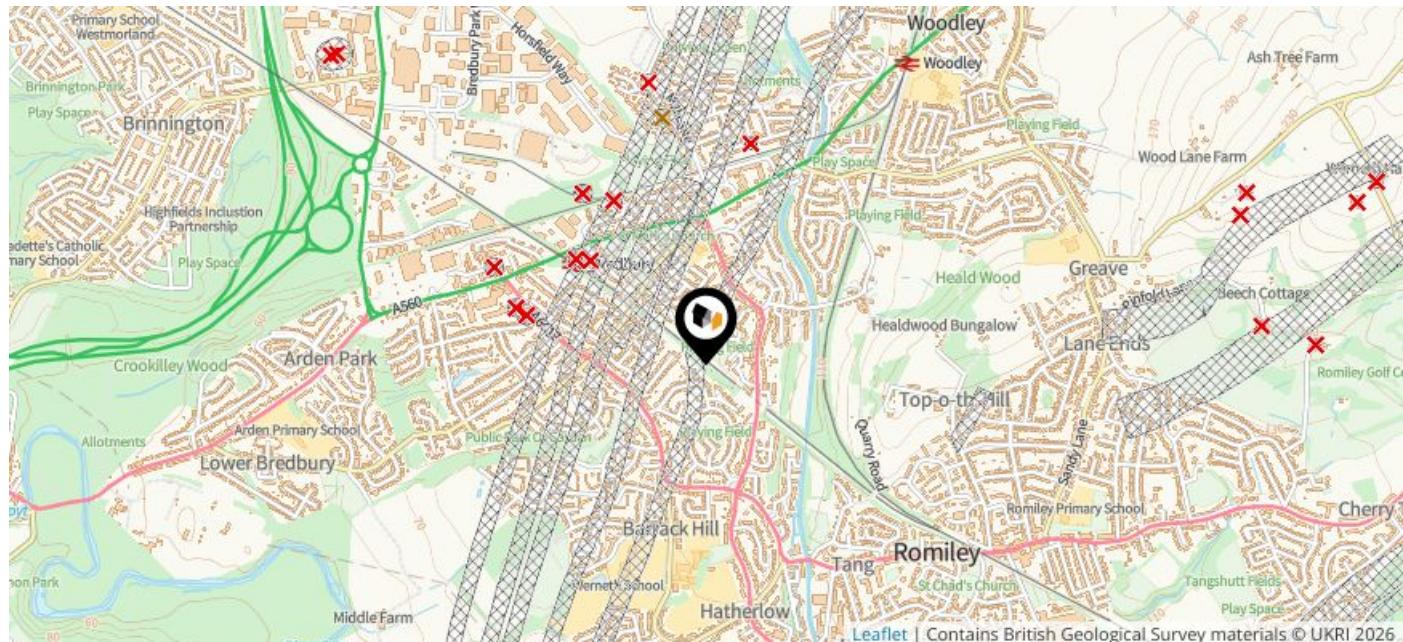


Satellite/Fibre TV Availability:



Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

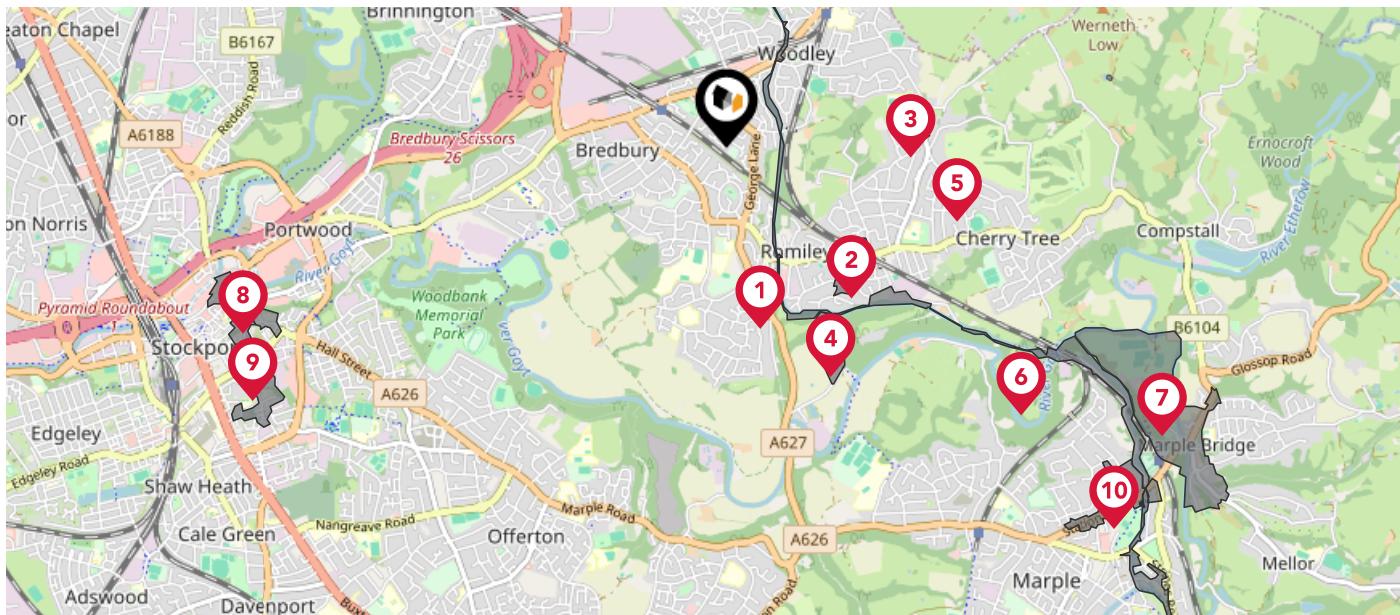
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



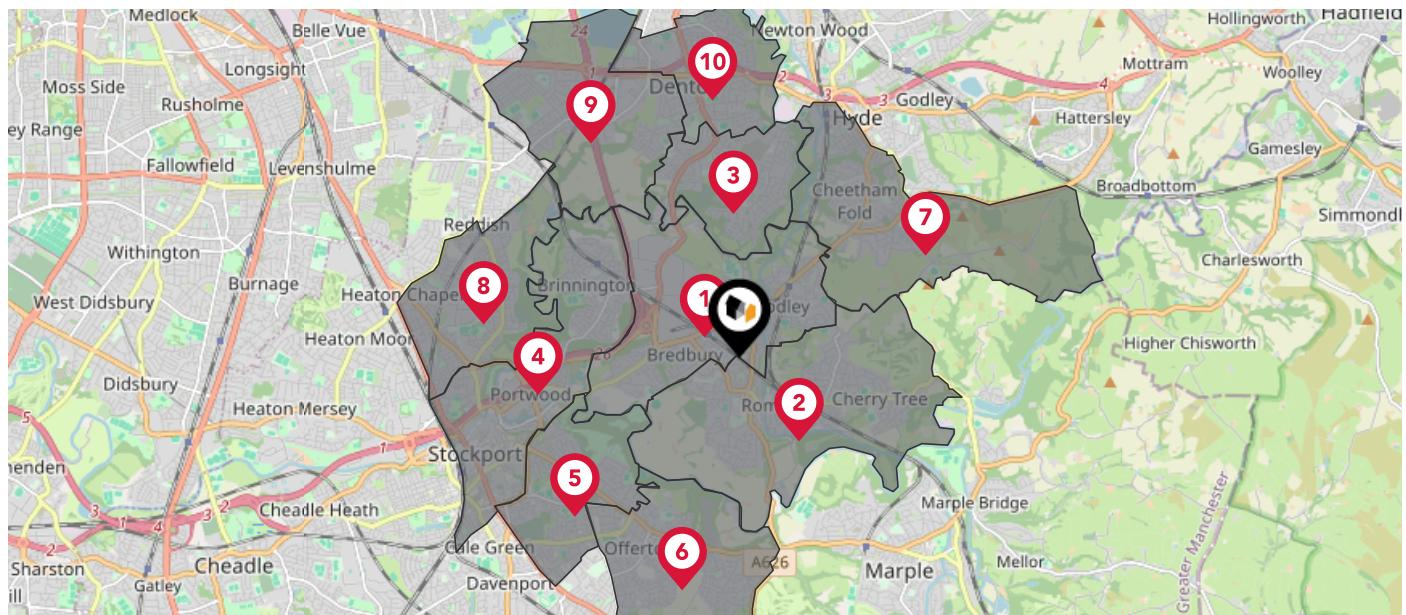
Nearby Conservation Areas

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



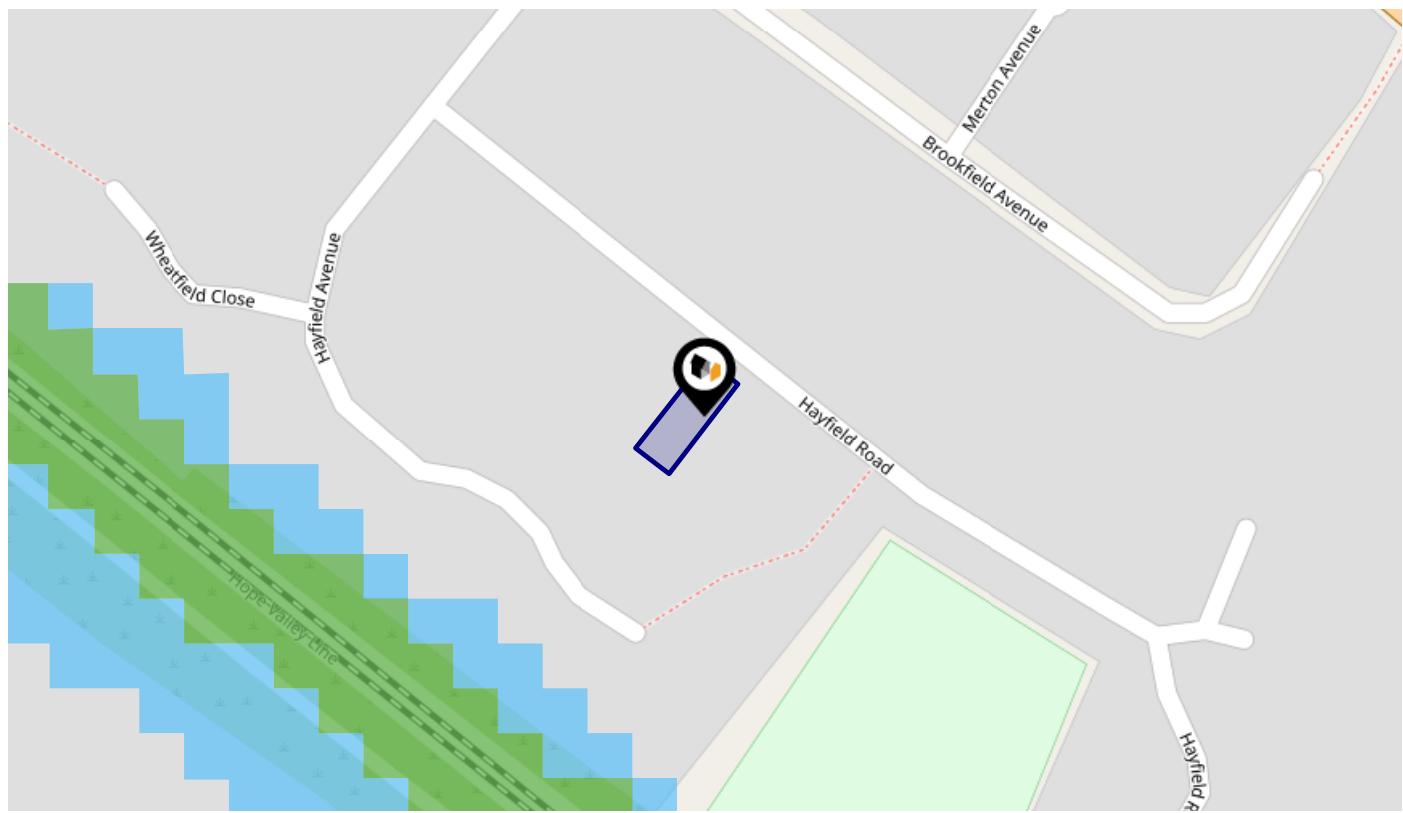
Nearby Council Wards

- 1 Bredbury and Woodley Ward
- 2 Bredbury Green and Romiley Ward
- 3 Denton South Ward
- 4 Brinnington and Central Ward
- 5 Manor Ward
- 6 Offerton Ward
- 7 Hyde Werneth Ward
- 8 Reddish South Ward
- 9 Denton West Ward
- 10 Denton North East 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

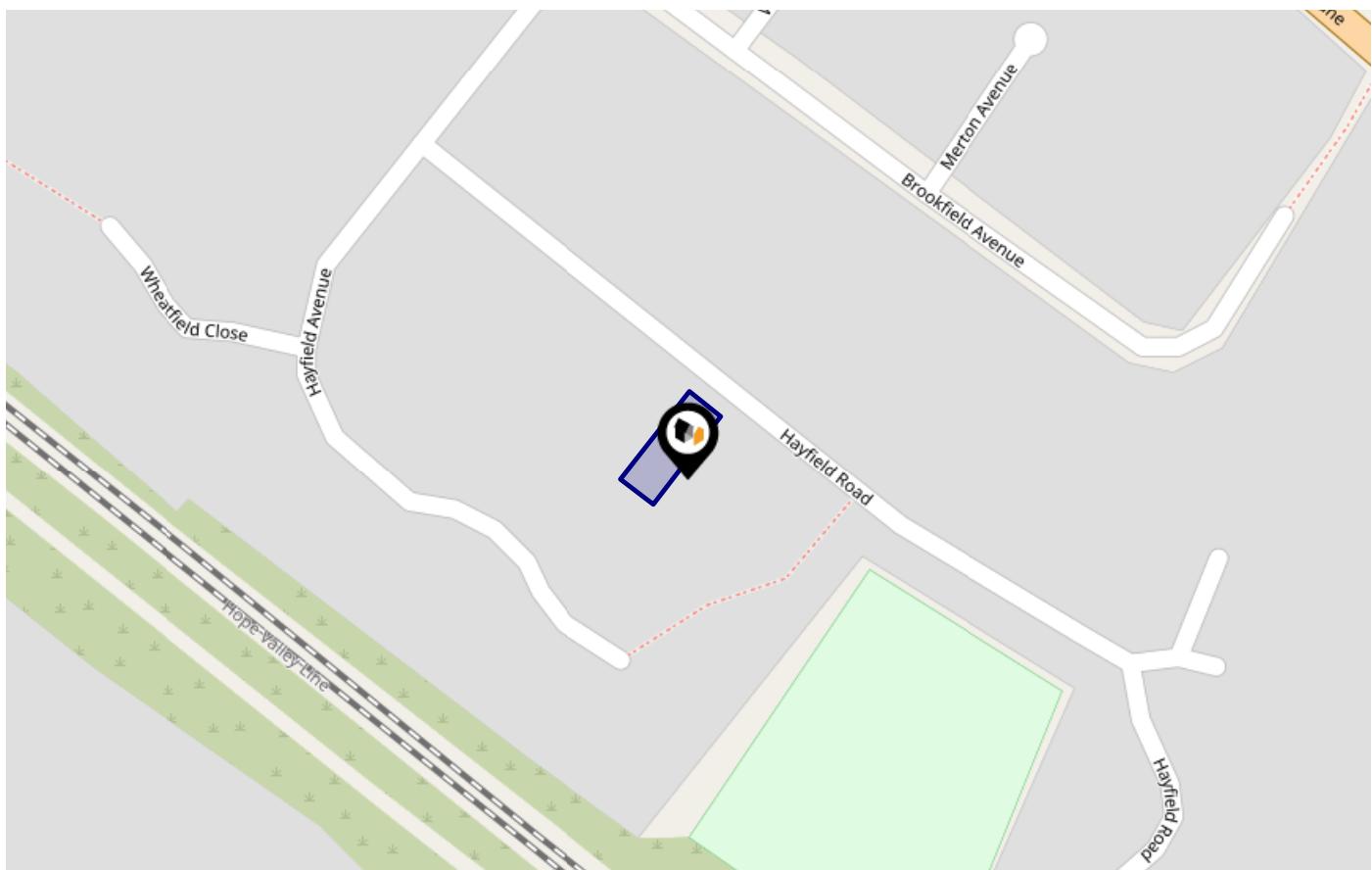
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

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

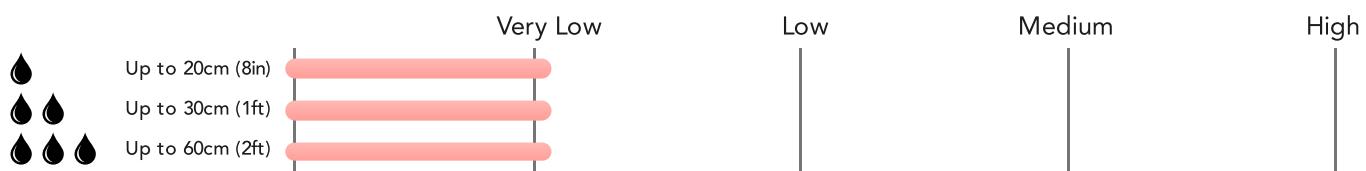


Risk Rating: Very low

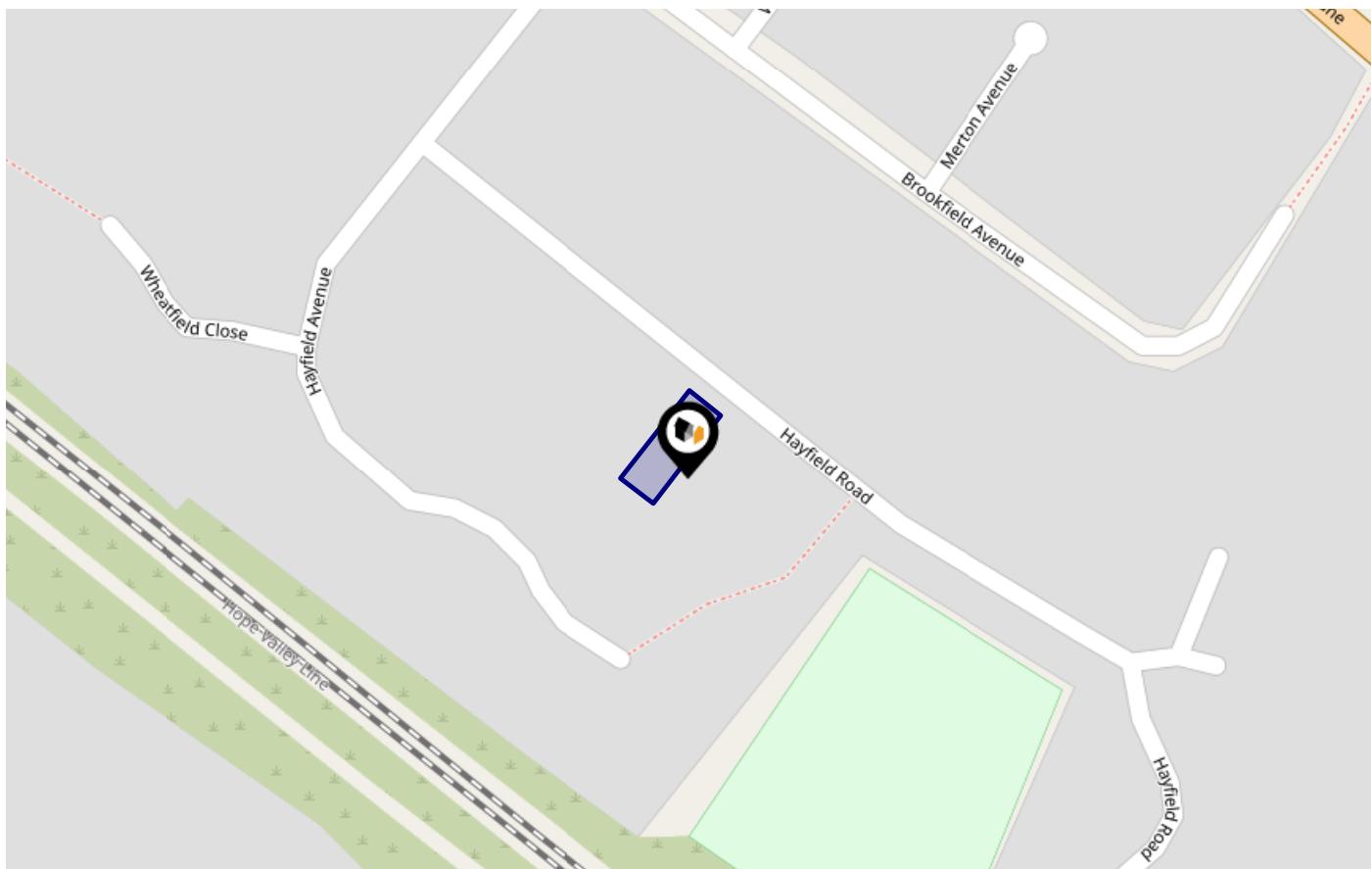
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

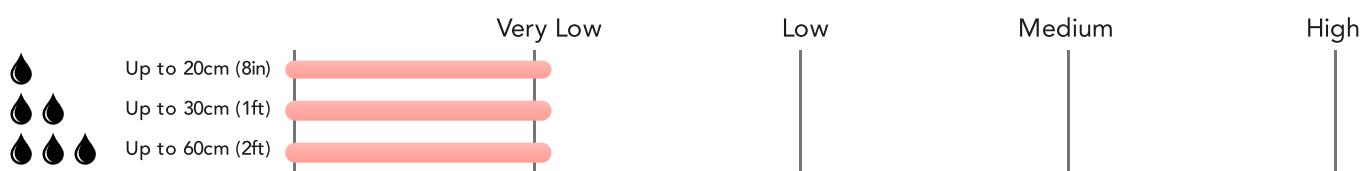


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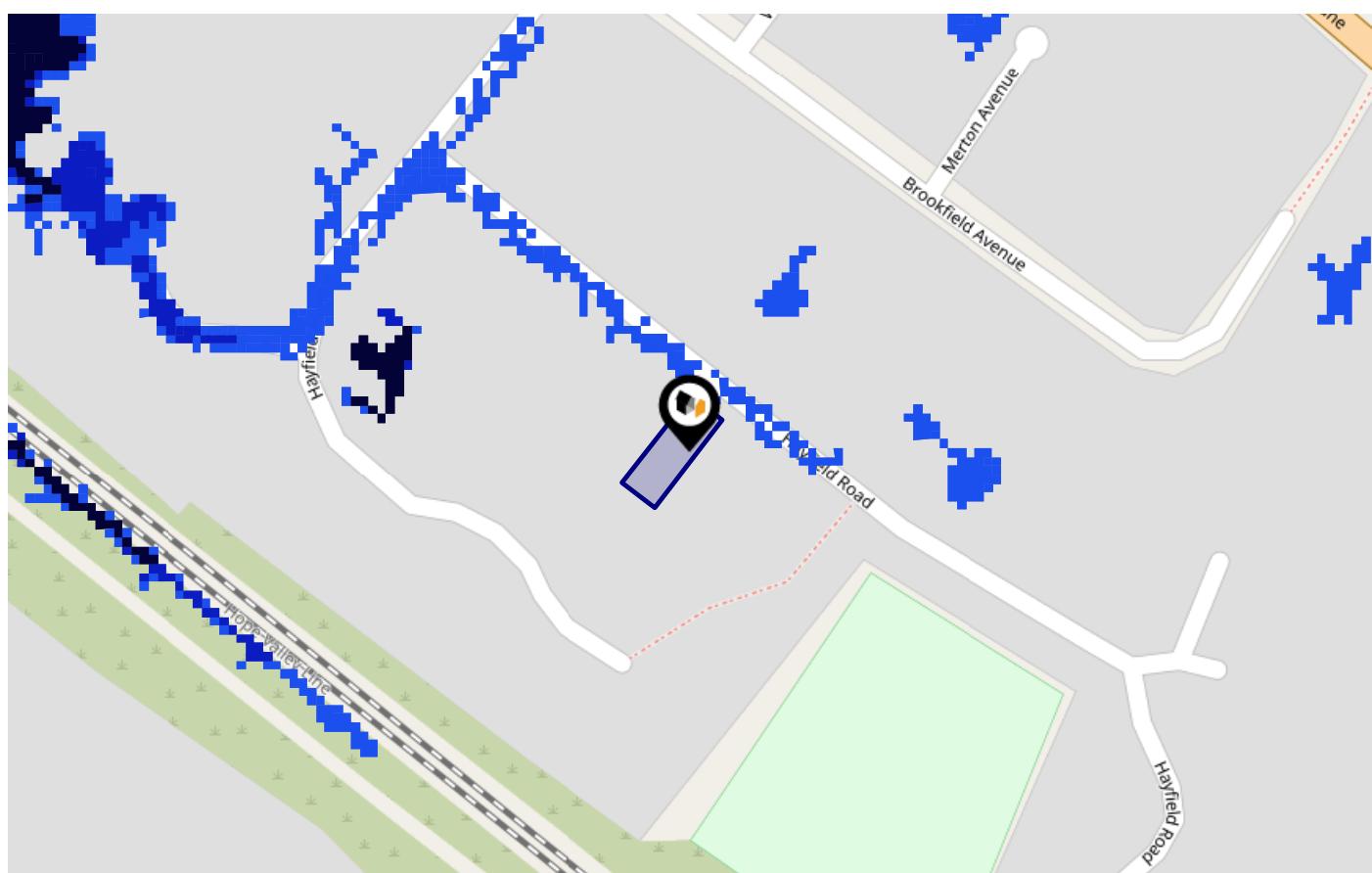
Chance of flooding to the following depths at this property:



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.

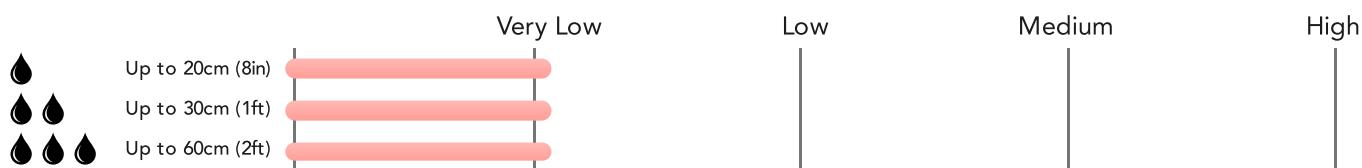


Risk Rating: Very low

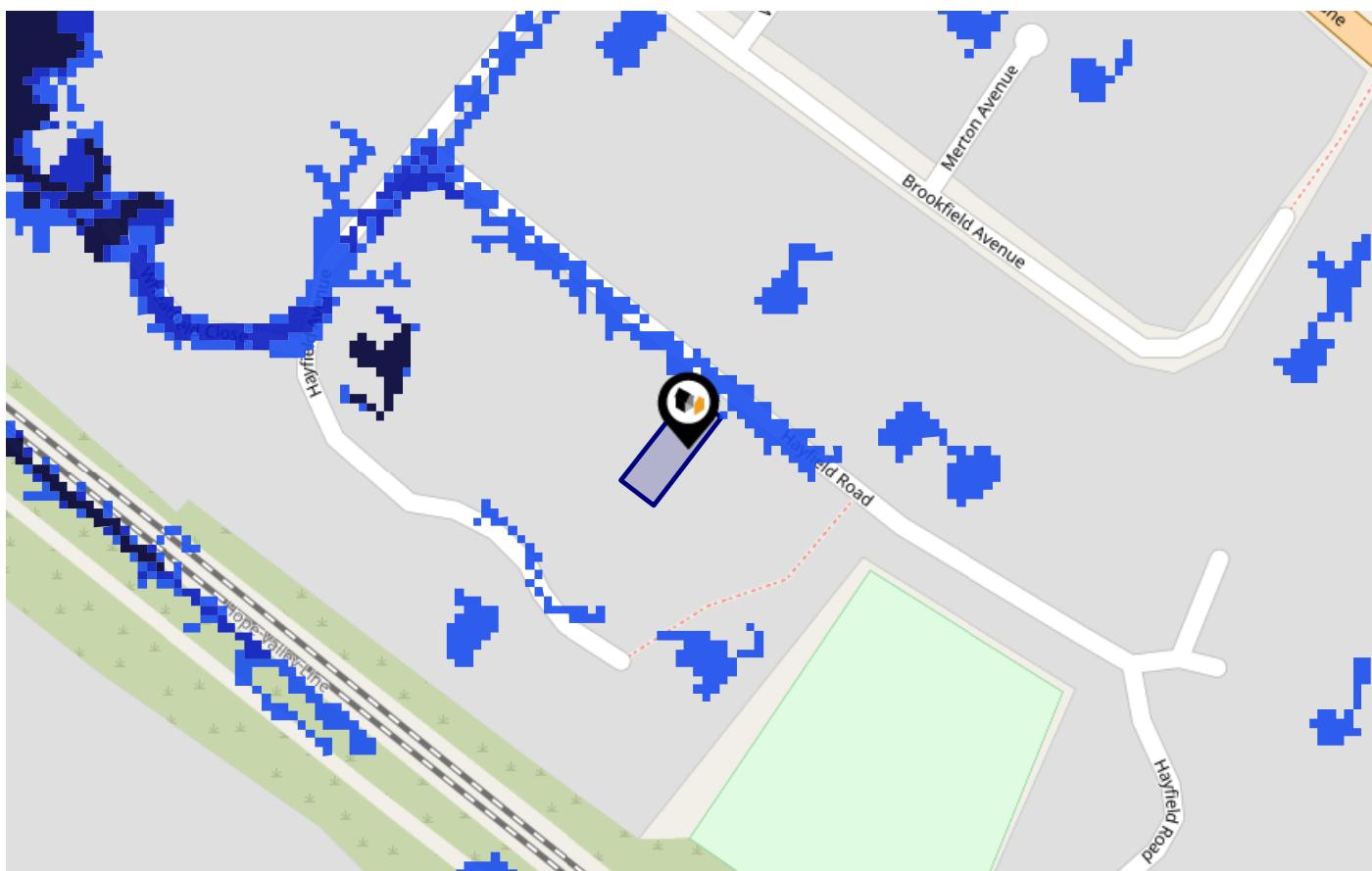
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

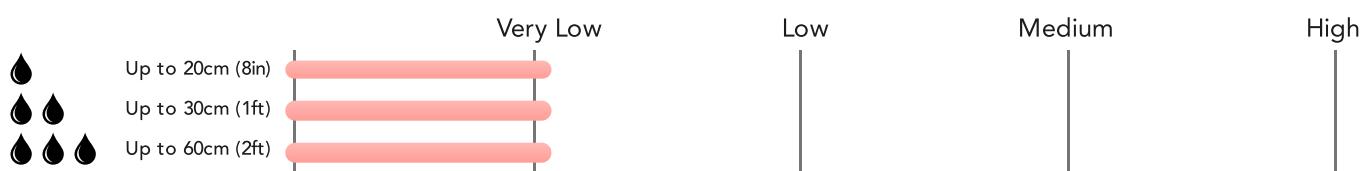


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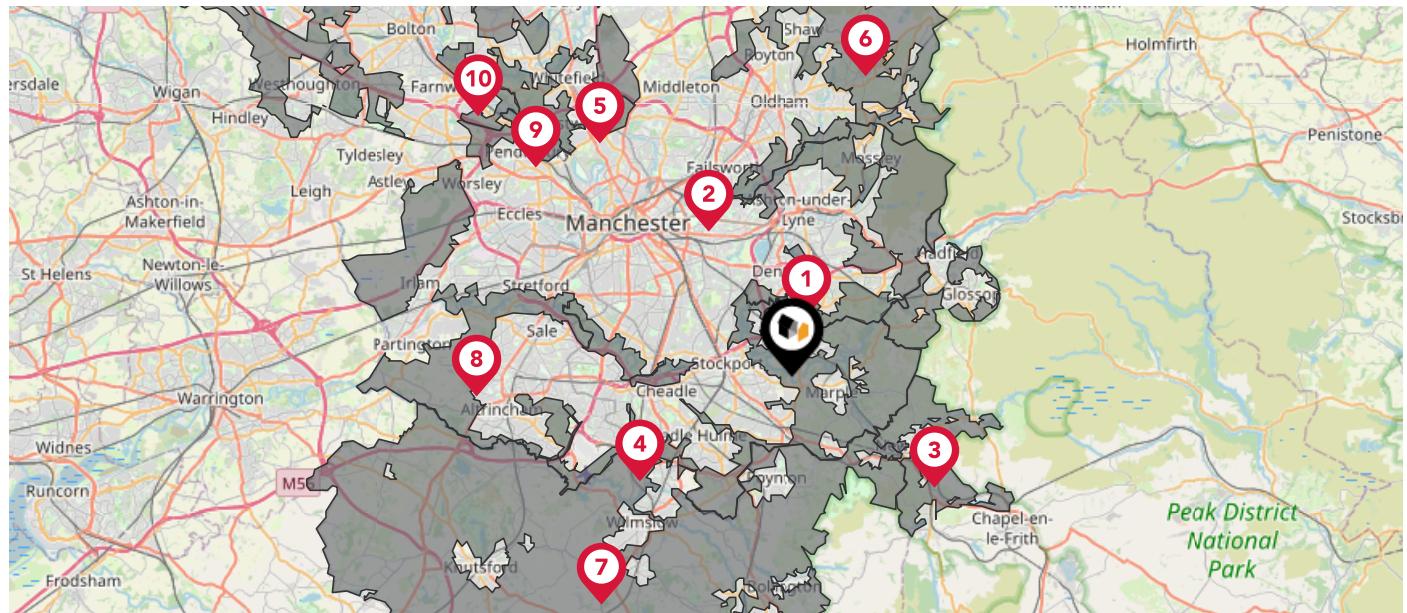
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



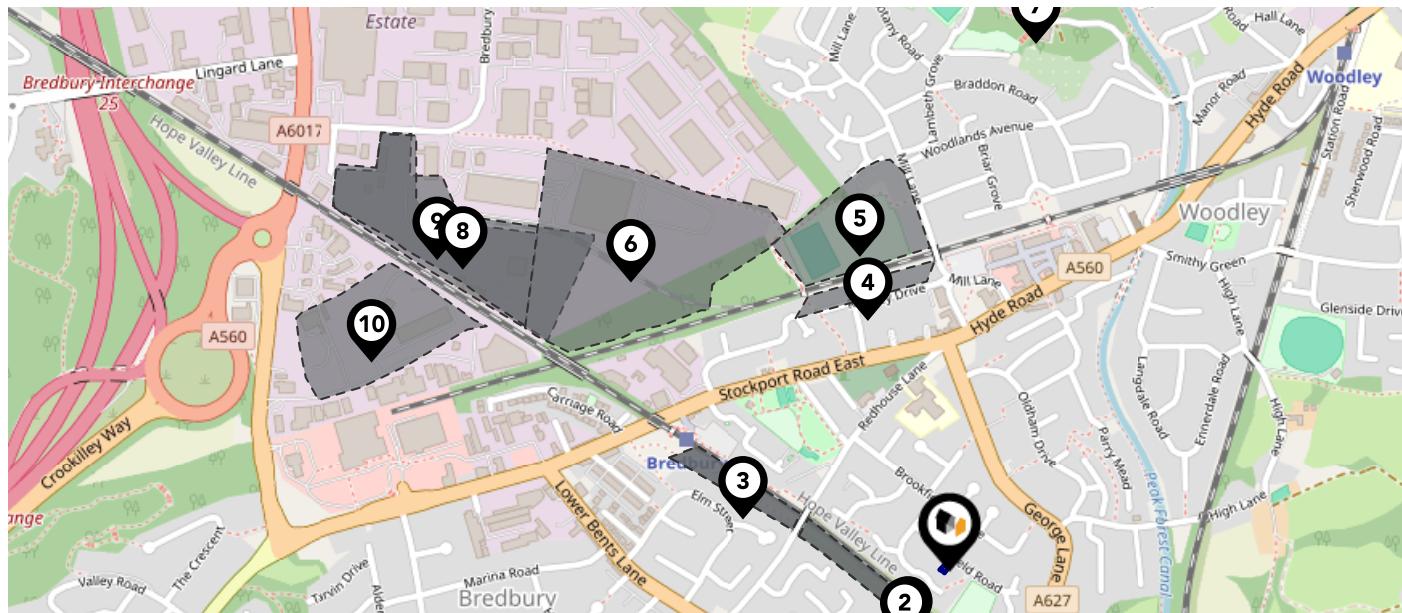
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Tameside
- 2 Merseyside and Greater Manchester Green Belt - Manchester
- 3 Merseyside and Greater Manchester Green Belt - High Peak
- 4 Merseyside and Greater Manchester Green Belt - Stockport
- 5 Merseyside and Greater Manchester Green Belt - Bury
- 6 Merseyside and Greater Manchester Green Belt - Oldham
- 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

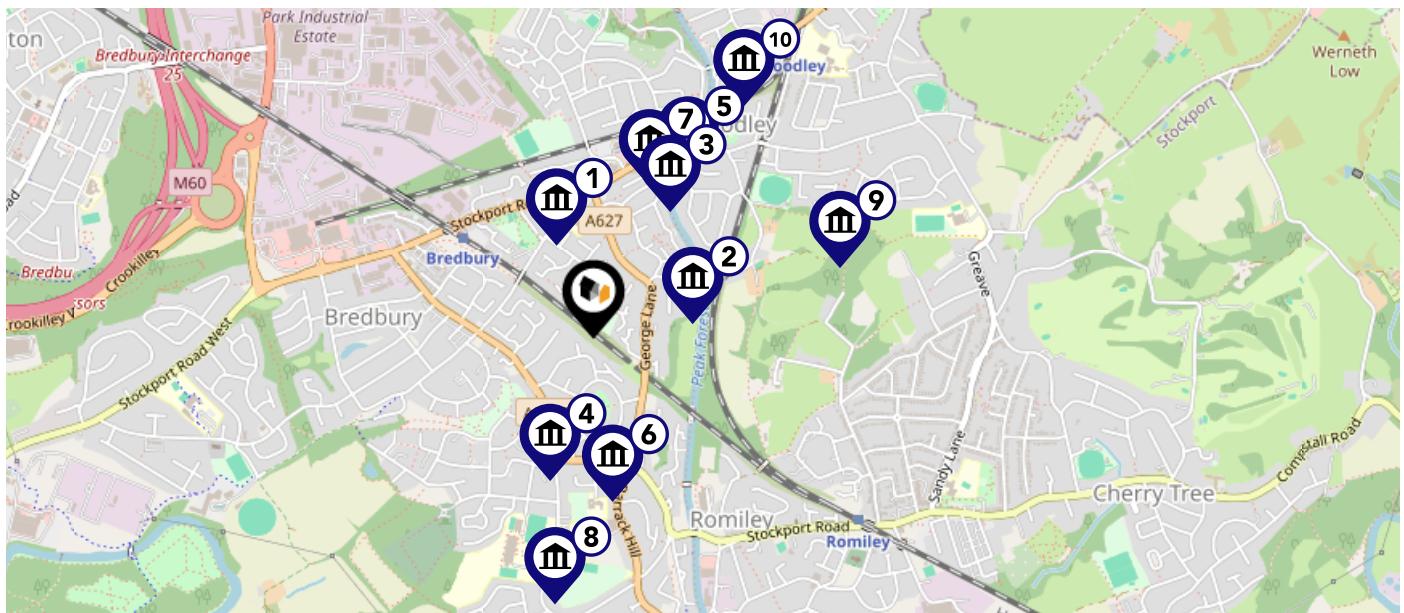
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

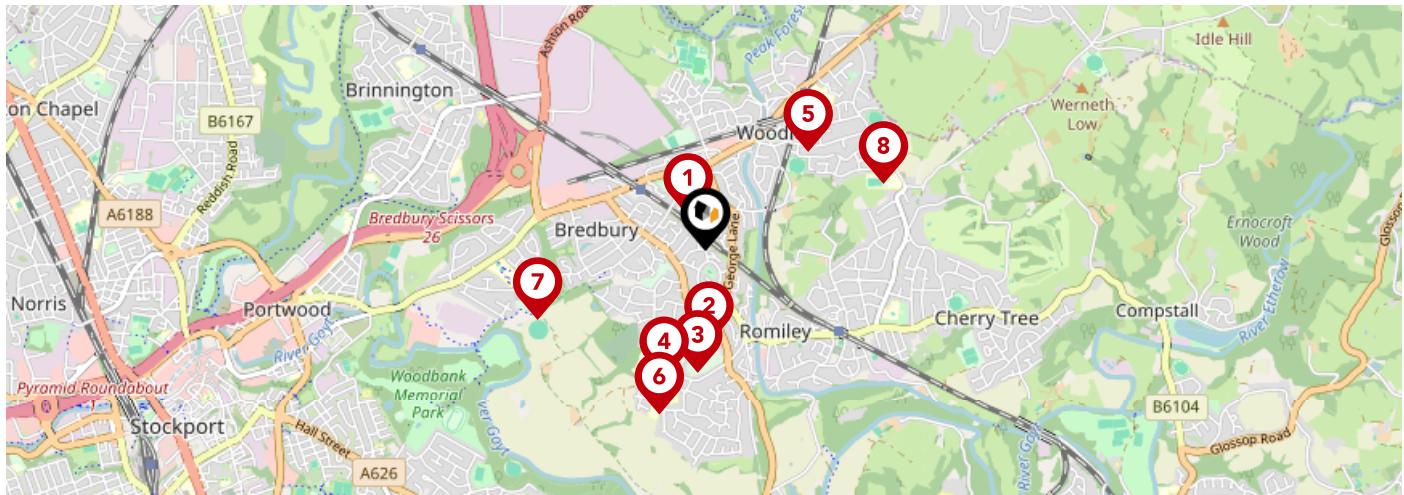
1	Disused Railway cutting between Redhouse Lane and George Lane-Stockport Road East, Bredbury, Stockport	Historic Landfill	<input type="checkbox"/>
2	Disused Railway Cutting between Stockport Road East and George Road-Adjacent to Bredbury Station, Stockport	Historic Landfill	<input type="checkbox"/>
3	Disused Railway cutting between Stockport Road East And Redhouse Lane-Bredbury	Historic Landfill	<input type="checkbox"/>
4	Rodney Drive-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
5	Mill Lane Recreation Ground Landfill-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Bredbury Landfill-Ashton Road, Bredbury	Historic Landfill	<input type="checkbox"/>
7	Wellington Works-Thorn Works, Lambeth Grove, Woodley	Historic Landfill	<input type="checkbox"/>
8	J and A. Jackson Limited-Ashton Road, Bredbury, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Bredbury and Romiley Urban District Council-Ashton Road, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Whitefield Road Landfill-Bredbury, Greater Manchester	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
 1117378 - Church Of St Mark	Grade II	0.2 miles
 1117375 - Number 13 Bridge On Peak Forest Canal	Grade II	0.2 miles
 1117083 - Woodley Tunnel, South Portal At Sj 9350 9205 On Peak Forest Canal	Grade II	0.3 miles
 1259969 - Bredbury House	Grade II	0.3 miles
 1117081 - Woodley Tunnel, North Portal At Sj 9360 9221 On Peak Forest Canal	Grade II	0.4 miles
 1452809 - Bredbury And Romiley War Memorial	Grade II	0.4 miles
 1242587 - 105, Hyde Road	Grade II	0.4 miles
 1259967 - Harrytown Hall	Grade II	0.6 miles
 1242586 - Barker Cottage	Grade II	0.6 miles
 1319640 - Woodley Mill	Grade II	0.6 miles

Area Schools



Nursery Primary Secondary College Private



Bredbury St. Marks CofE Primary School

Ofsted Rating: Good | Pupils: 166 | Distance: 0.18



St Christopher's Catholic Primary School

Ofsted Rating: Good | Pupils: 204 | Distance: 0.41



Harrytown Catholic High School

Ofsted Rating: Good | Pupils: 795 | Distance: 0.53



Werneth School

Ofsted Rating: Serious Weaknesses | Pupils: 1072 | Distance: 0.59



Woodley Primary School

Ofsted Rating: Good | Pupils: 432 | Distance: 0.63



Bredbury Green Primary School

Ofsted Rating: Requires improvement | Pupils: 233 | Distance: 0.75



Arden Primary School

Ofsted Rating: Good | Pupils: 539 | Distance: 0.81

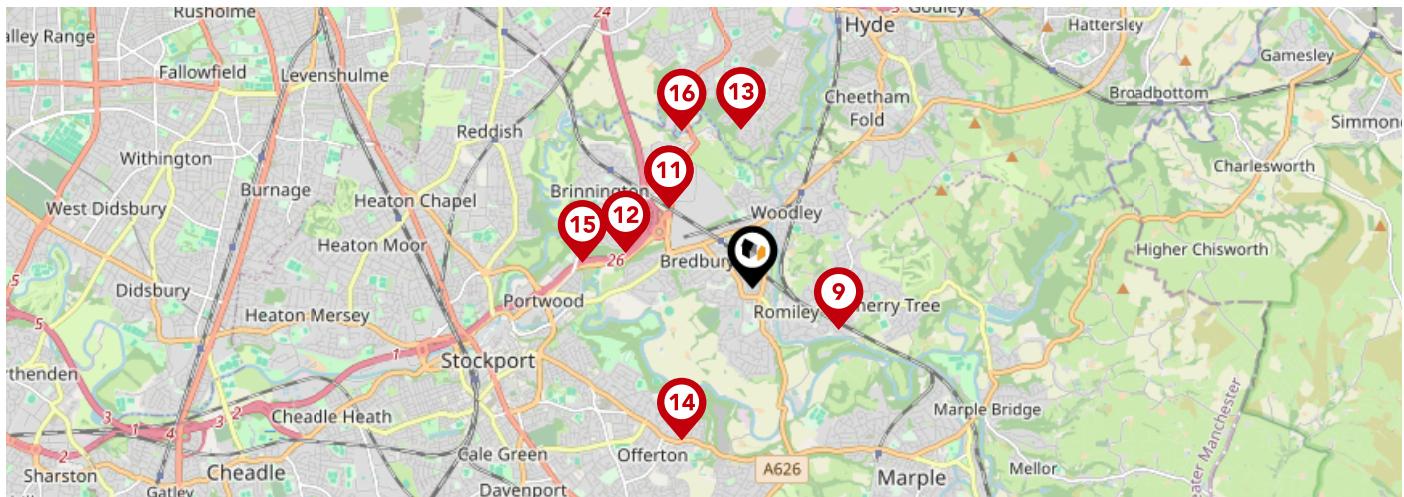


Greave Primary School

Ofsted Rating: Good | Pupils: 352 | Distance: 0.84



Area Schools



Nursery Primary Secondary College Private



Romiley Primary School

Ofsted Rating: Good | Pupils: 450 | Distance: 0.85



Bridge House School

Ofsted Rating: Requires improvement | Pupils: 36 | Distance: 1.02



The Retreat

Ofsted Rating: Good | Pupils: 2 | Distance: 1.02



Highfields College

Ofsted Rating: Good | Pupils: 145 | Distance: 1.16



Manor Green Primary Academy

Ofsted Rating: Requires improvement | Pupils: 312 | Distance: 1.4



Castle Hill High School

Ofsted Rating: Outstanding | Pupils: 341 | Distance: 1.49



St Bernadette's Catholic Primary School

Ofsted Rating: Good | Pupils: 216 | Distance: 1.51

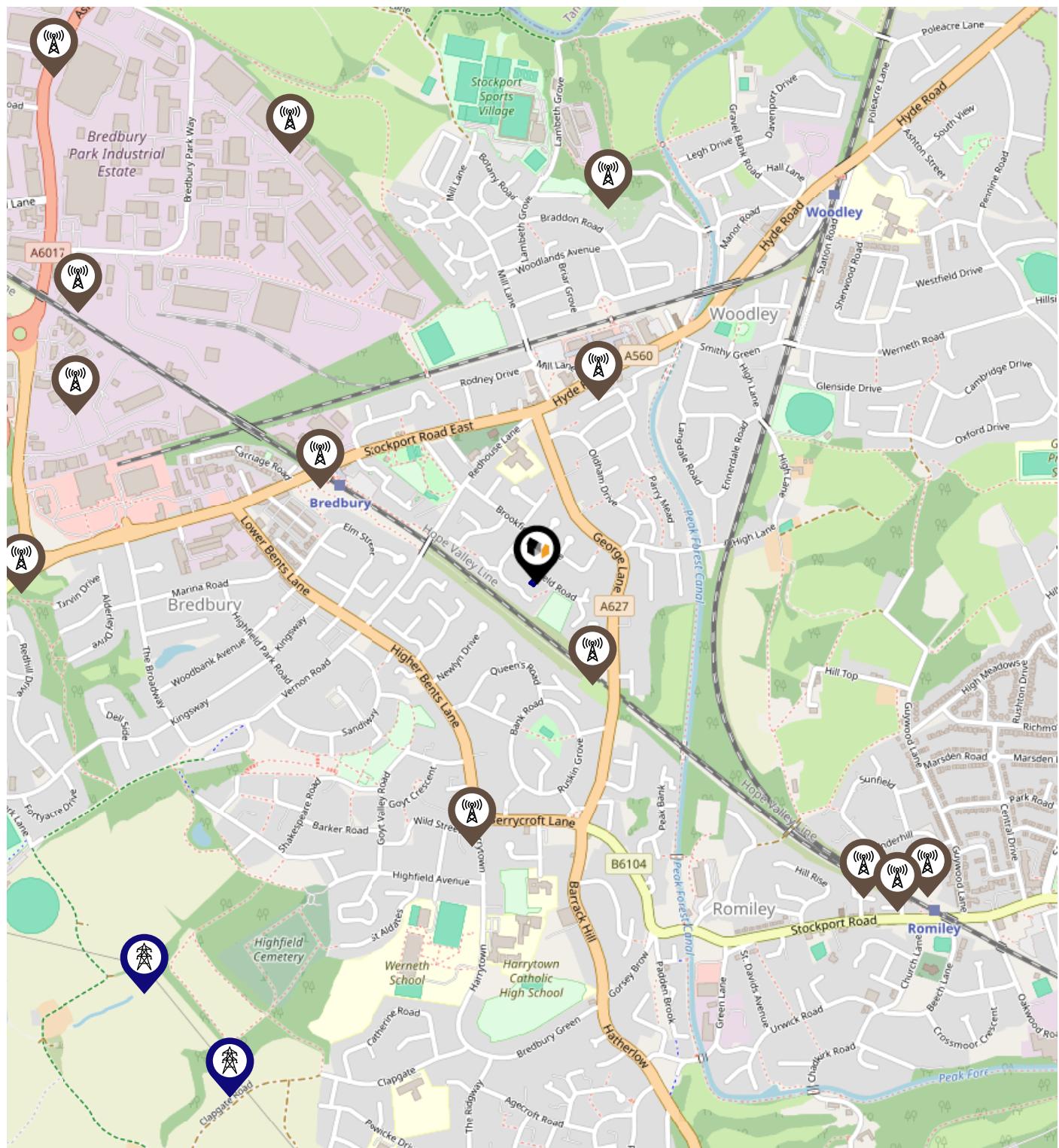


Ashlea House School

Ofsted Rating: Good | Pupils: 9 | Distance: 1.52



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

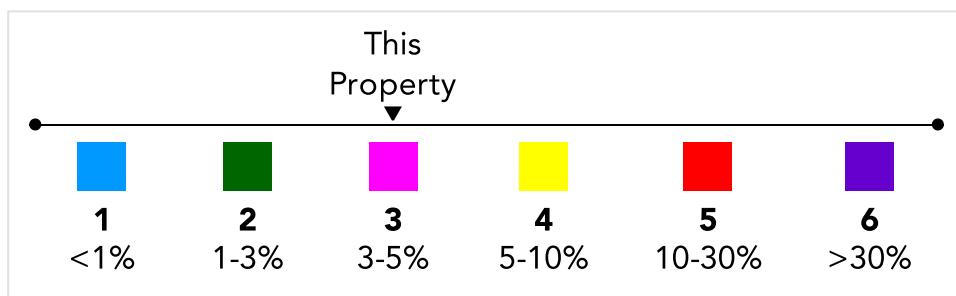
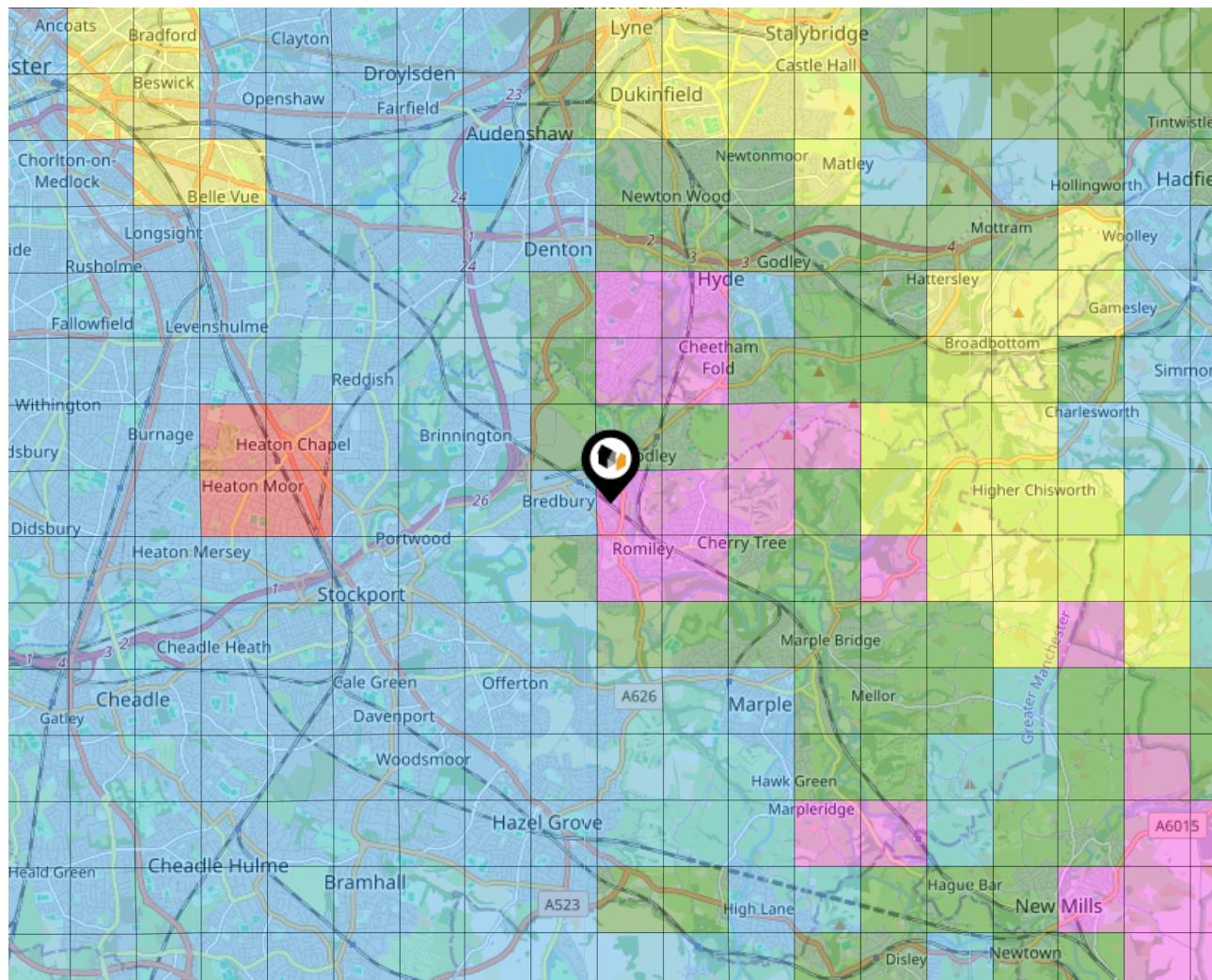
Environment Radon Gas

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& Co.

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What is Radon?

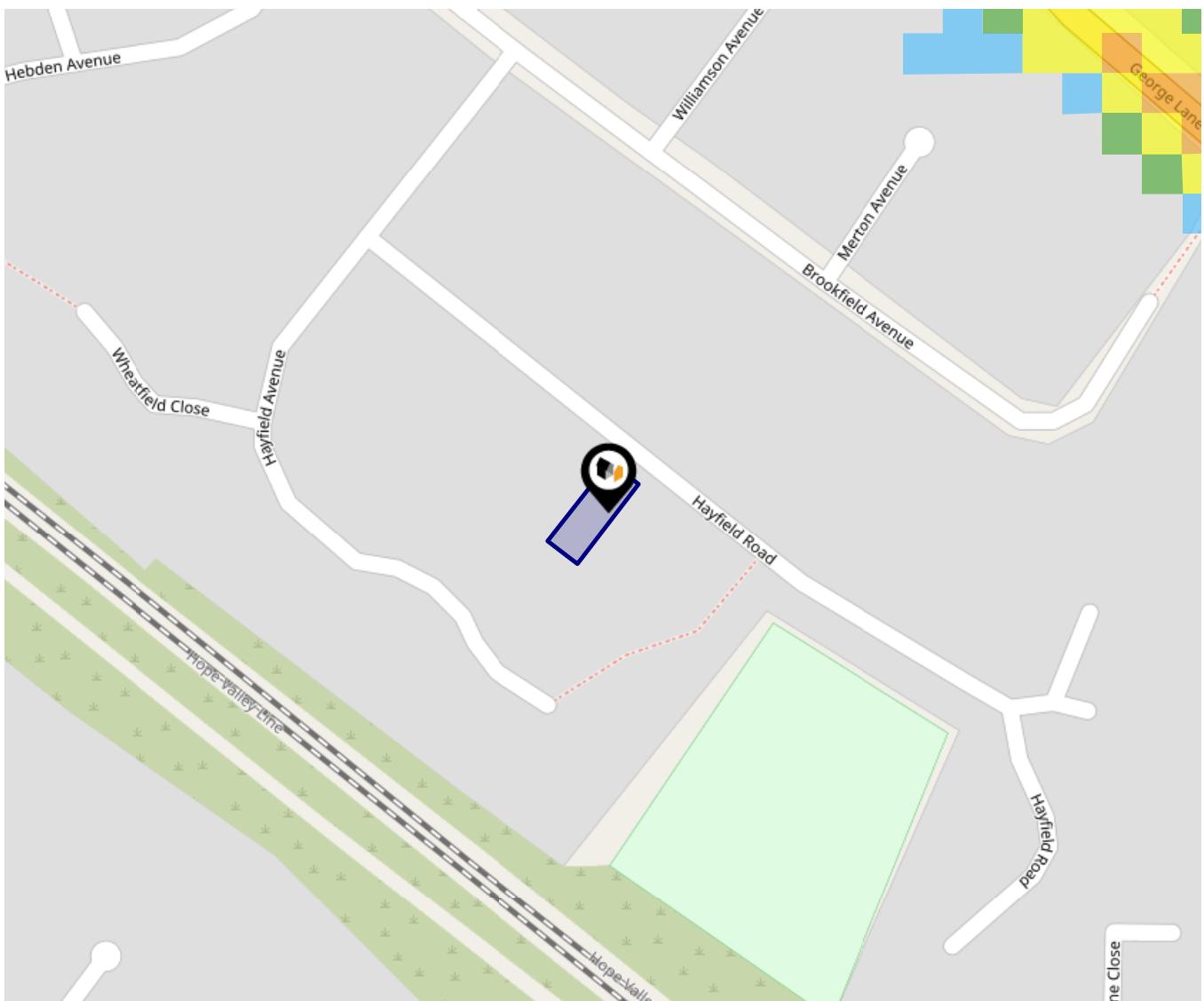
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

LAWLER
& Co.

SALES AND LETTINGS



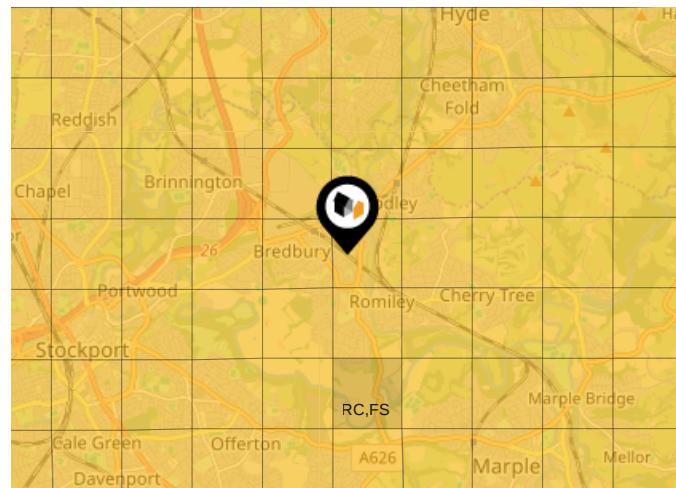
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

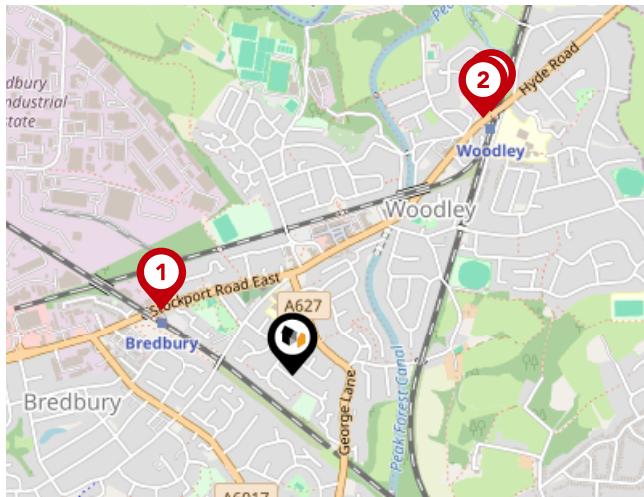
Ground Composition for this Address (Surrounding square kilometer zone around property)

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		



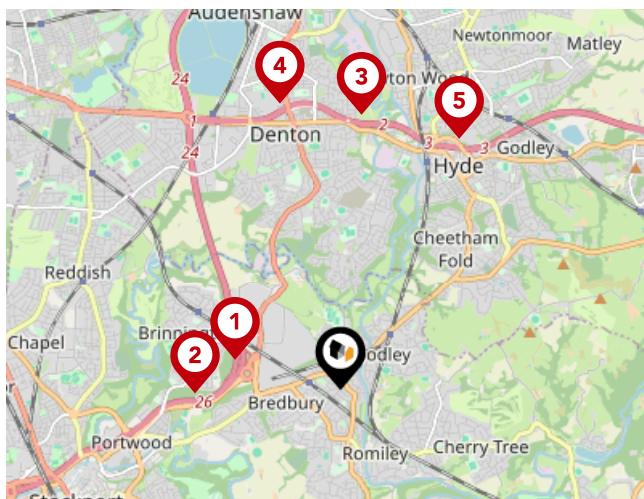
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Bredbury Rail Station	0.32 miles
2	Woodley Rail Station	0.71 miles
3	Woodley Rail Station	0.73 miles



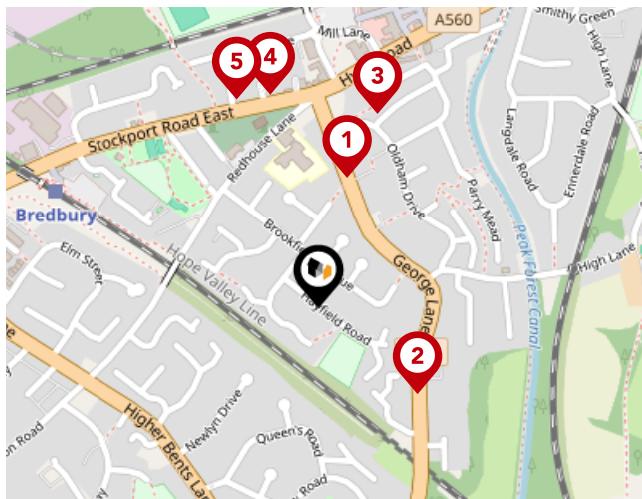
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	0.97 miles
2	M60 J26	1.29 miles
3	M67 J2	2.44 miles
4	M67 J1	2.59 miles
5	M67 J3	2.44 miles



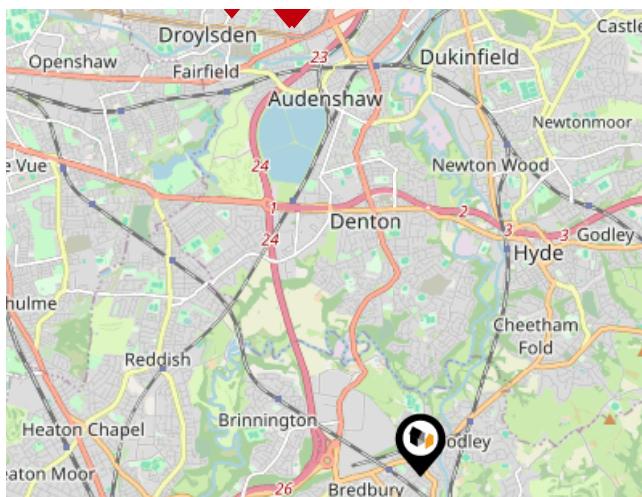
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.14 miles
2	Leeds Bradford Airport	35.91 miles
3	Speke	31.55 miles
4	Finningley	45.2 miles



Bus Stops/Stations

Pin	Name	Distance
1	Reformed Church	0.15 miles
2	Millstone Close	0.15 miles
3	Sycamore Road	0.22 miles
4	St Mark's Church	0.24 miles
5	St Mark's Church	0.25 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	4.11 miles
2	Audenshaw (Manchester Metrolink)	4.12 miles
3	Droylsden (Manchester Metrolink)	4.37 miles



SALES AND LETTINGS

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**

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/



/lawlercosalesandlettings/



/lawlerandco

Lawler & Co | Marple

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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