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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Friday 27th February 2026**



## CALEDONIAN GARDENS, HAZEL GROVE, STOCKPORT, SK7

### Lawler & Co | Hazel Grove

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www.lawlerandcompany.co.uk/





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	2021		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,200		
<b>Title Number:</b>	MAN428476		

## 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>5</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s

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



### Satellite/Fibre TV Availability:



## Freehold Title Plan



**MAN377126**

## Leasehold Title Plan



**MAN428476**

Start Date: 31/07/2023  
End Date: 01/08/3013  
Lease Term: 990 years from and including 1 August 2023  
Term Remaining: 988 years

Property  
**EPC - Certificate**



Hazel Grove, SK7

Energy rating

# B

Valid until 15.07.2031

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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SALES AND LETTINGS

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.26 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.1 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Total Floor Area:</b>	79 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



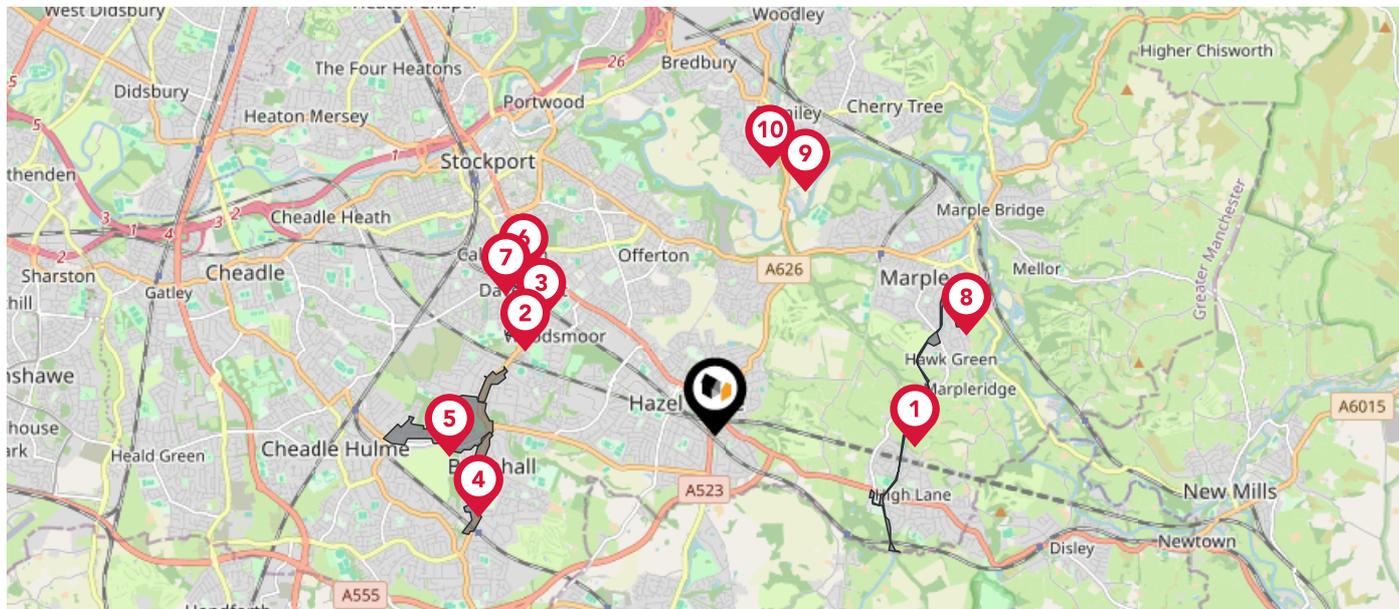
### Mine Entry

- ✕ 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.



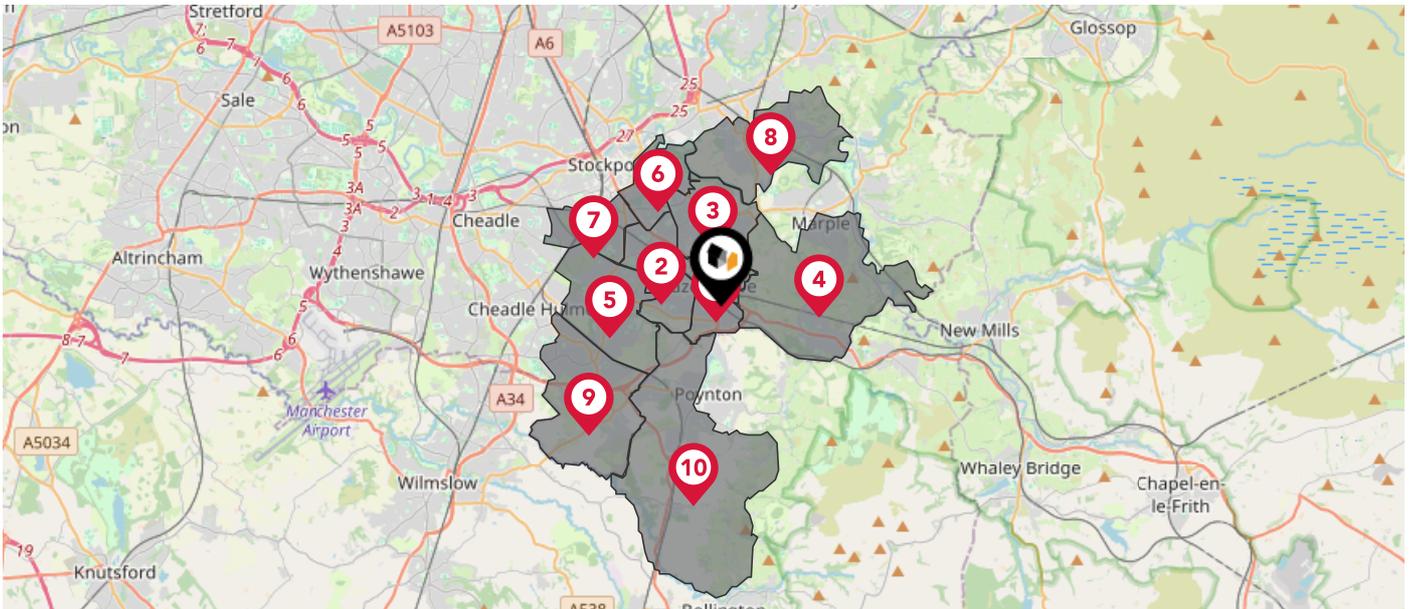
### Nearby Conservation Areas

- 1 Macclesfield Canal
- 2 Egerton Road and Frewland Avenue, Davenport
- 3 Davenport Park
- 4 Bramhall Lane South
- 5 Bramall Park
- 6 St George's, Heaviley
- 7 Cale Green
- 8 All Saints', Marple
- 9 Chadkirk
- 10 Hatherlow

# Maps

## Council Wards

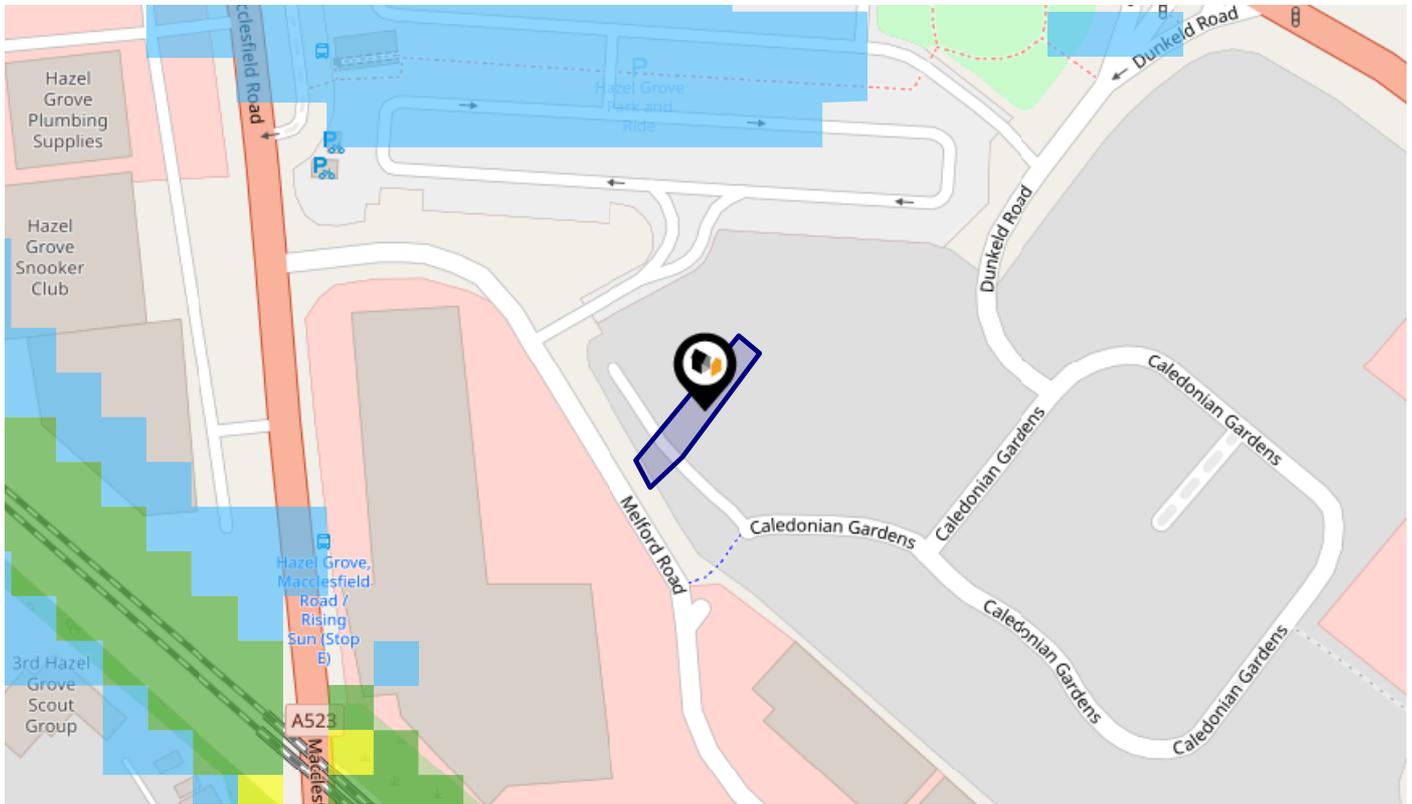
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

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

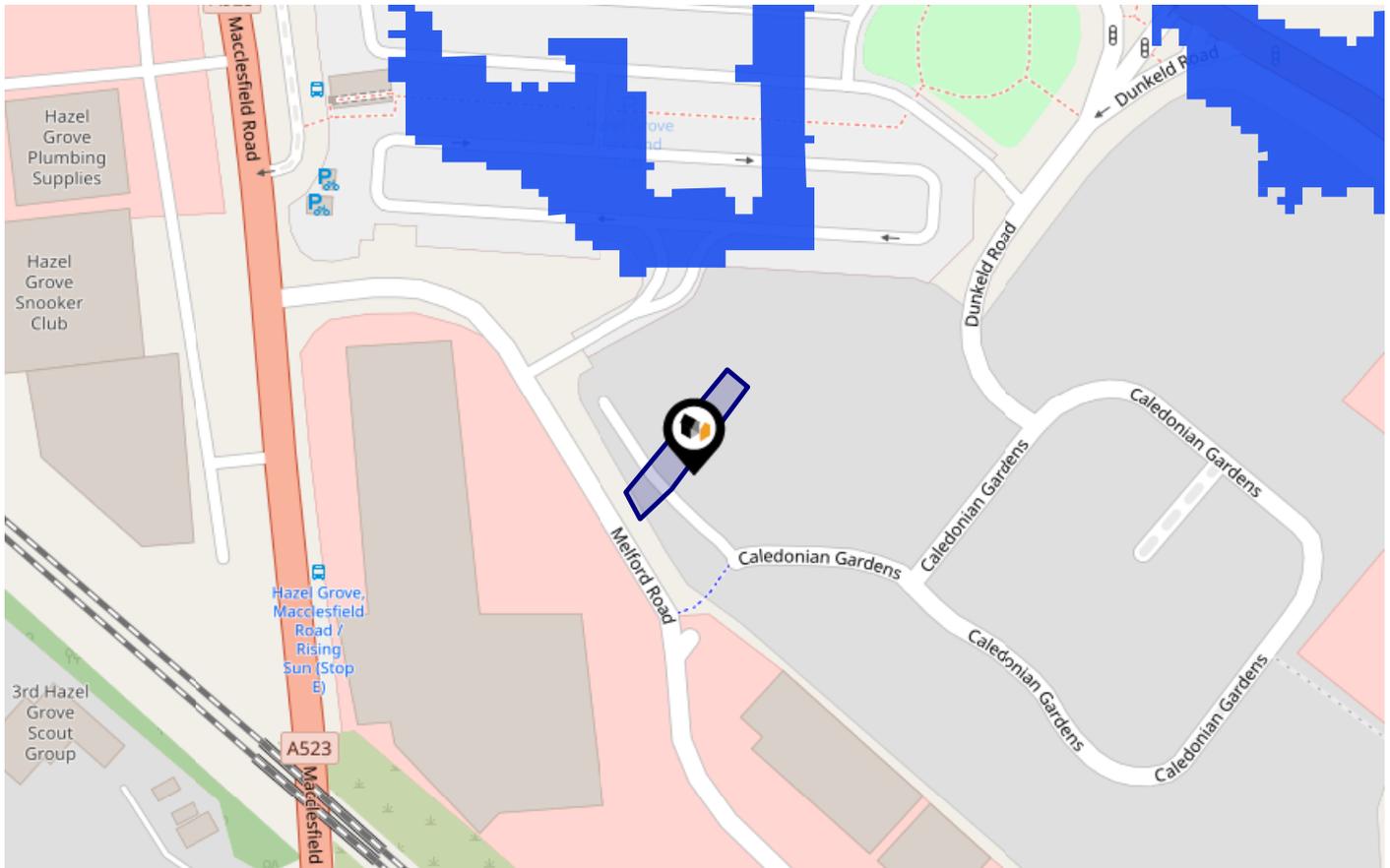
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

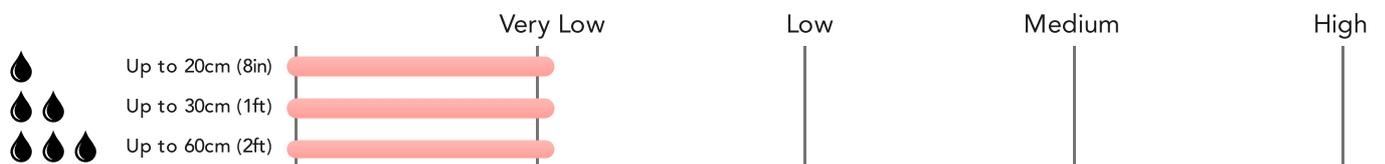


**Risk Rating: Very low**

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.

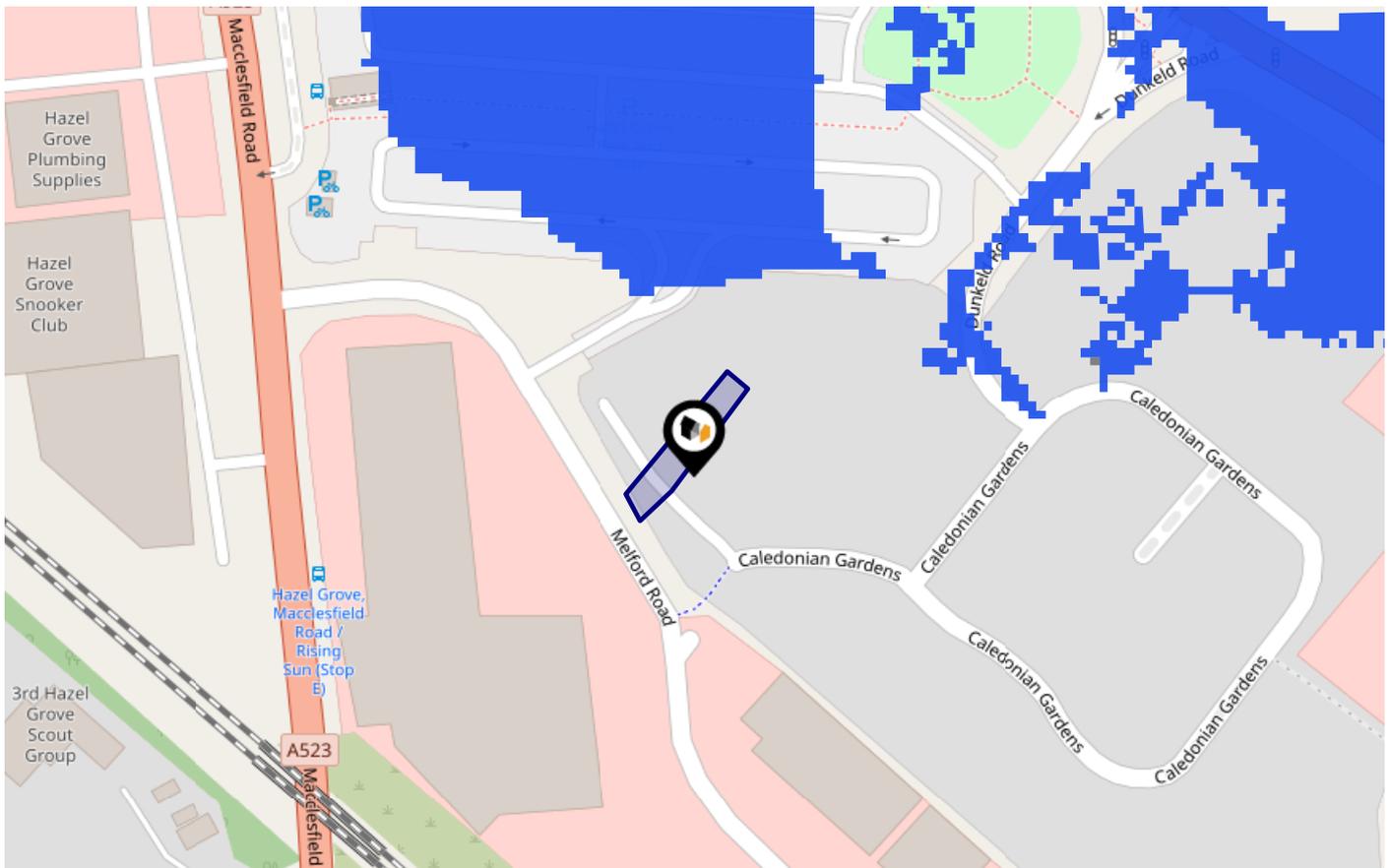
Chance of flooding to the following depths at this property:



# 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.

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

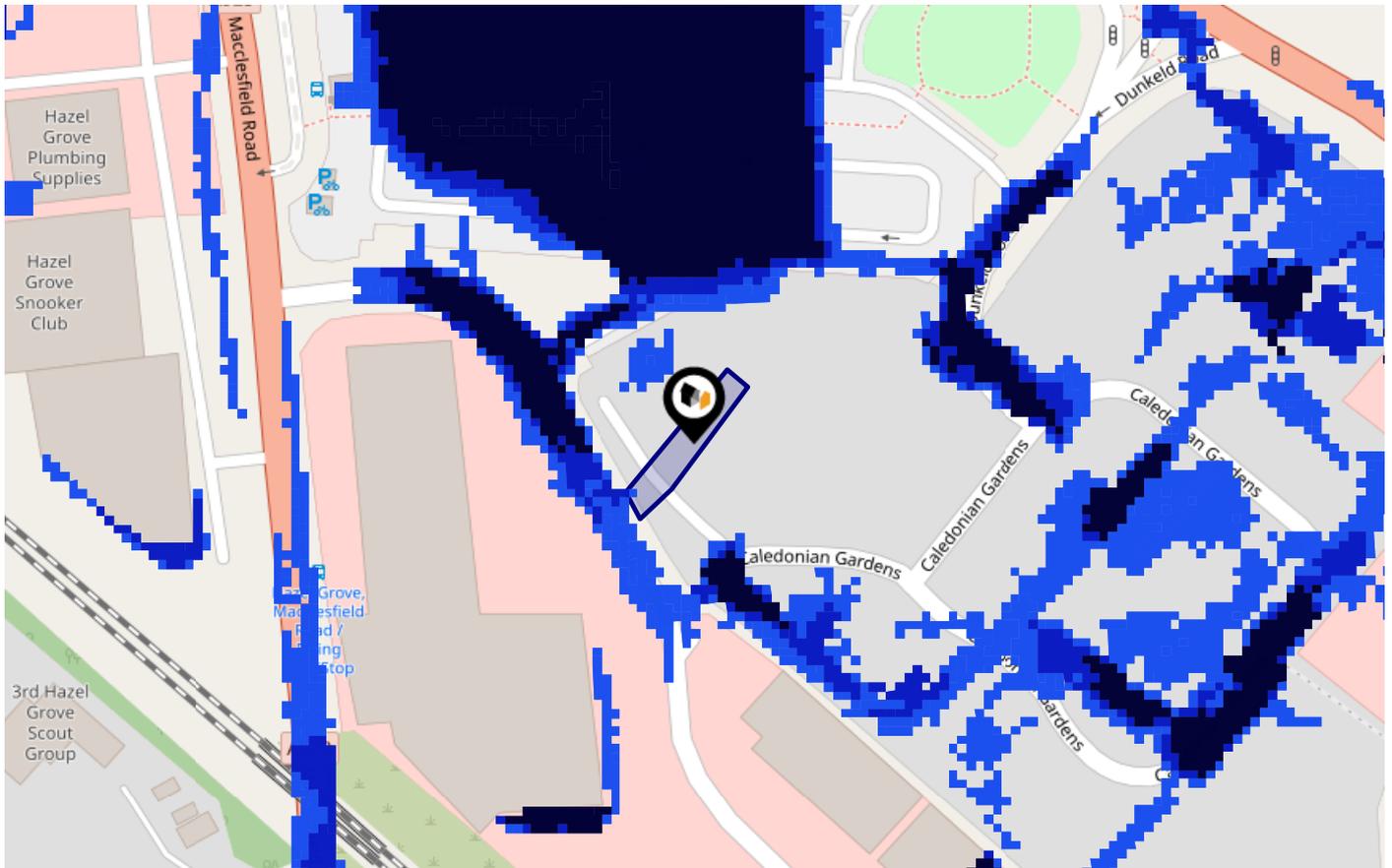
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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

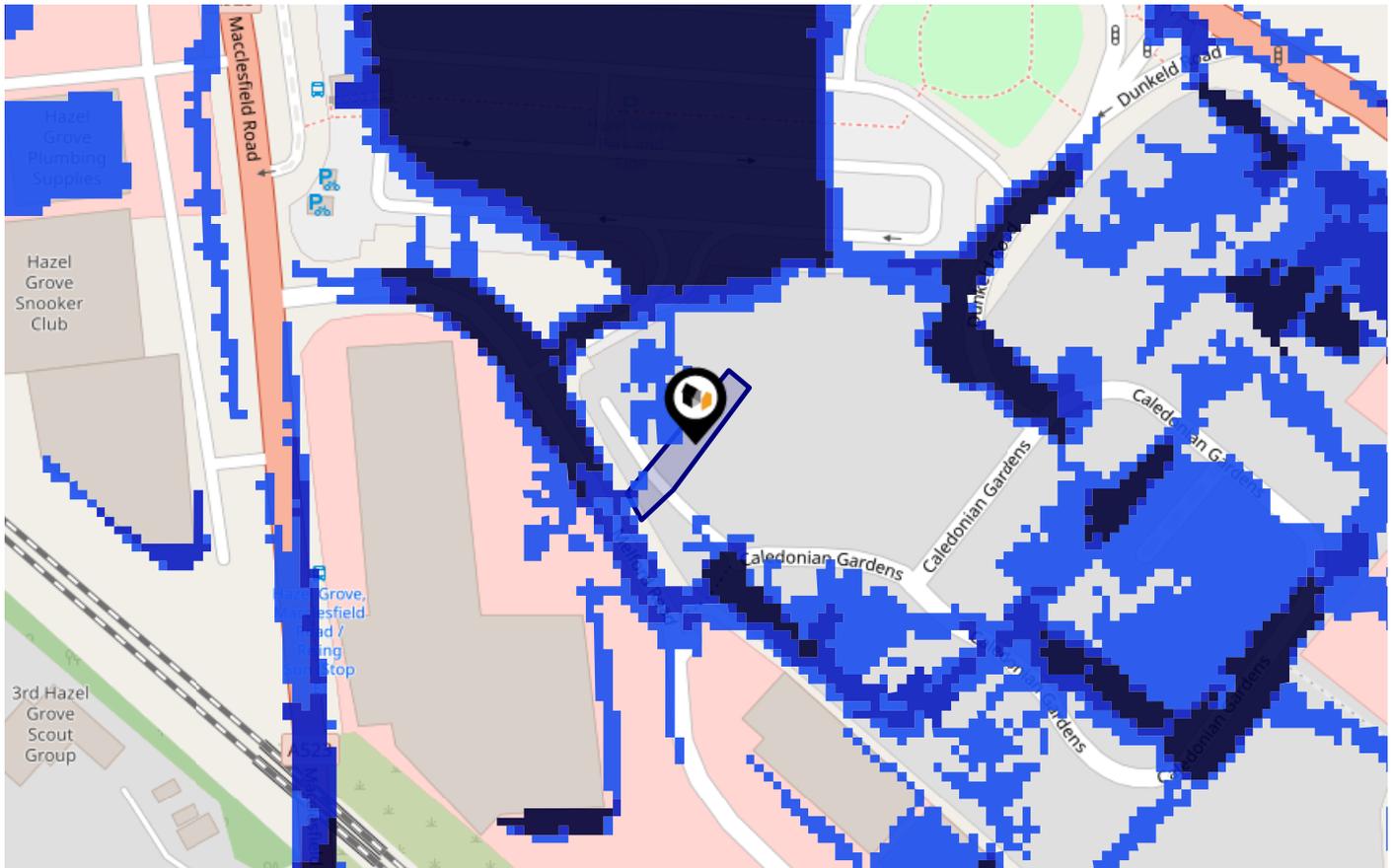
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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: Very low

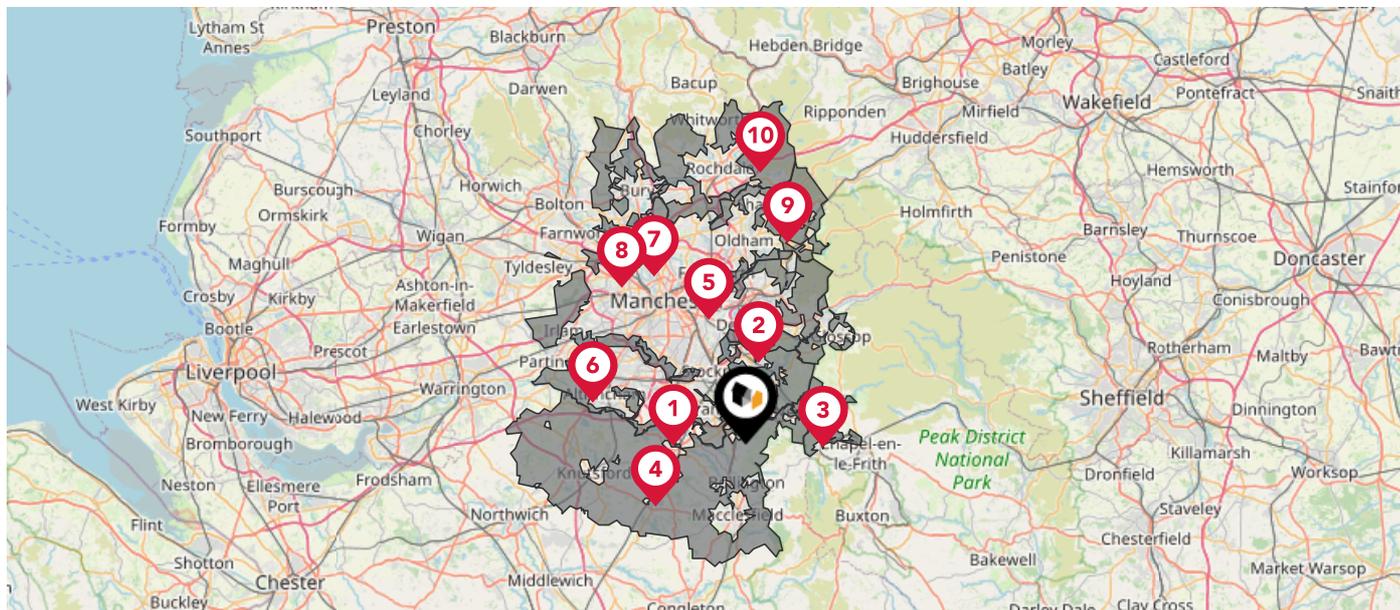
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 displays nearby areas that have been designated as Green Belt...



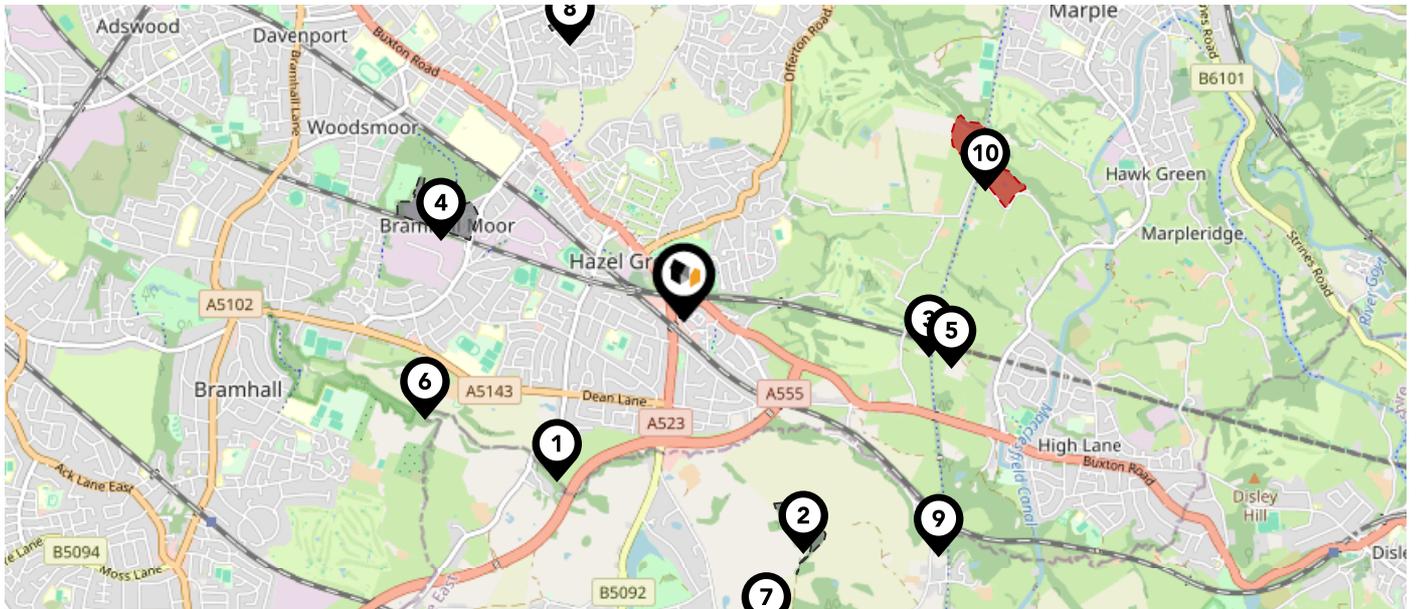
### Nearby Green Belt Land

- 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 Merseyside and Greater Manchester Green Belt - Rochdale

# 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

<b>1</b>	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill
<b>2</b>	Park Pit-Poynton, Cheshire	Historic Landfill
<b>3</b>	Threaphurst Farm-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
<b>4</b>	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill
<b>5</b>	Threaphurst Farm No.2-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
<b>6</b>	EA/EPR/WP3296CX/A001	Active Landfill
<b>7</b>	Rabbit Burro Farm-Poynton, Cheshire	Historic Landfill
<b>8</b>	Blackstone Road-Offerton	Historic Landfill
<b>9</b>	Norbury Hollow Road-Hazel Grove, Stockport, Cheshire	Historic Landfill
<b>10</b>	EA/EPR/WP3392CP/V006	Active 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



1242497 - Lychgate At Church Of St Thomas

Grade II

0.2 miles



1259974 - The Council House

Grade II

0.3 miles



1242520 - Beech House, Adjoining Coach House And Front Railings

Grade II

0.3 miles



1260001 - Church Of St Thomas

Grade II

0.3 miles



1241497 - Thatched Cottage

Grade II

0.5 miles



1393514 - War Memorial, Entrance Gates, Wall And Railings In Memorial Gardens

Grade II

0.5 miles



1260004 - Torkington Hall Farmhouse

Grade II

0.6 miles



1277167 - Boundary Stone On Norbury Hollow Bridge

Grade II

0.9 miles



1319483 - Marsden House

Grade II

1.4 miles

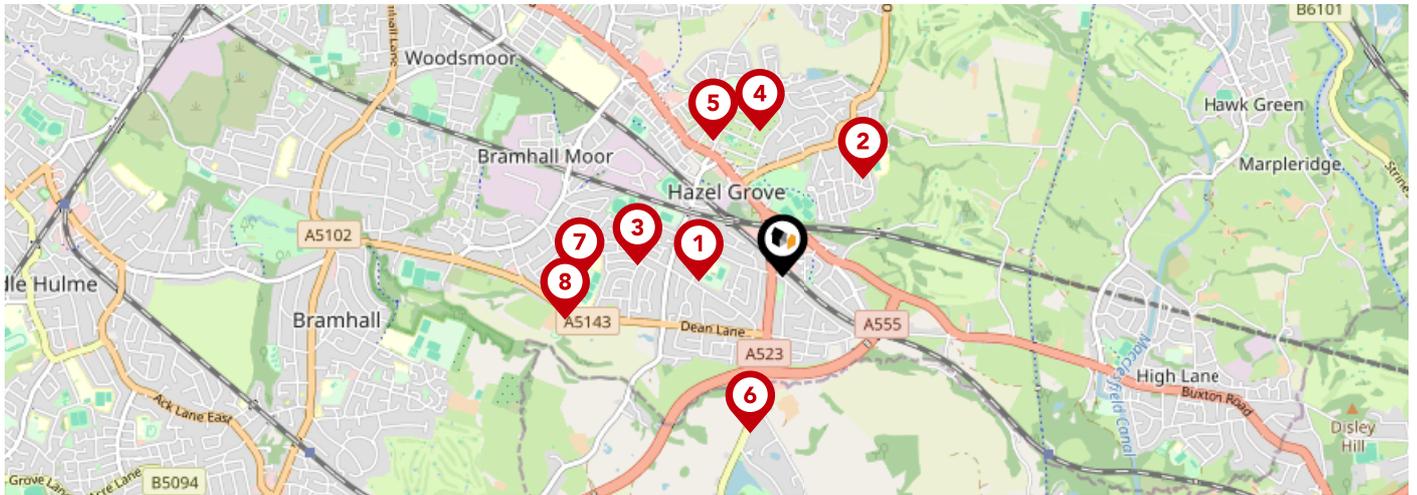


1260308 - Mile Post At Junction With Middlewood Road

Grade II

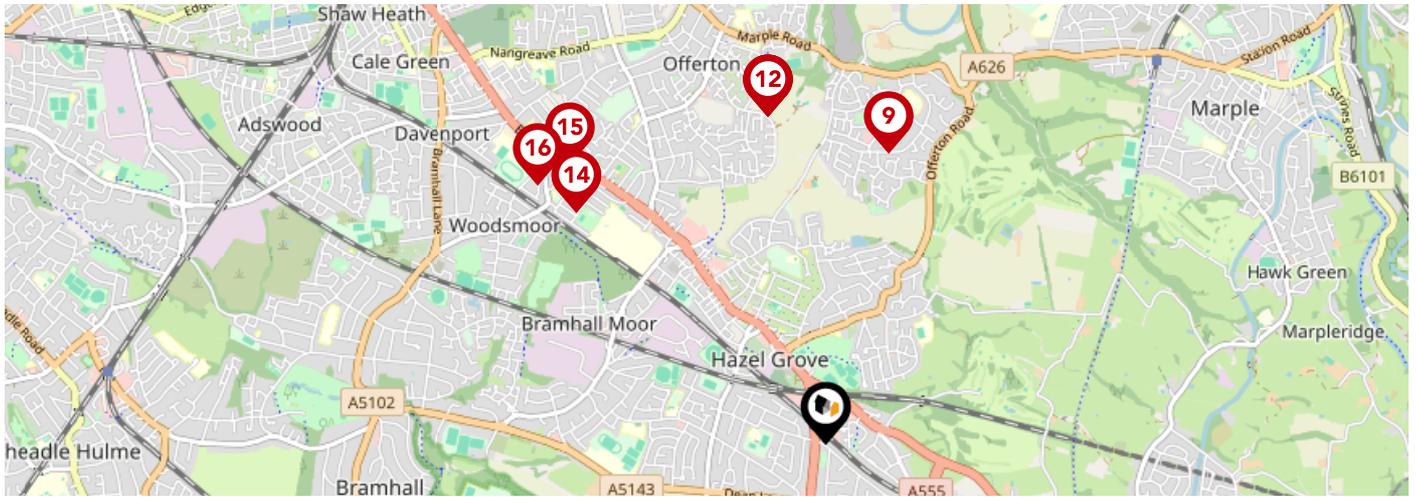
1.4 miles

# Area Schools



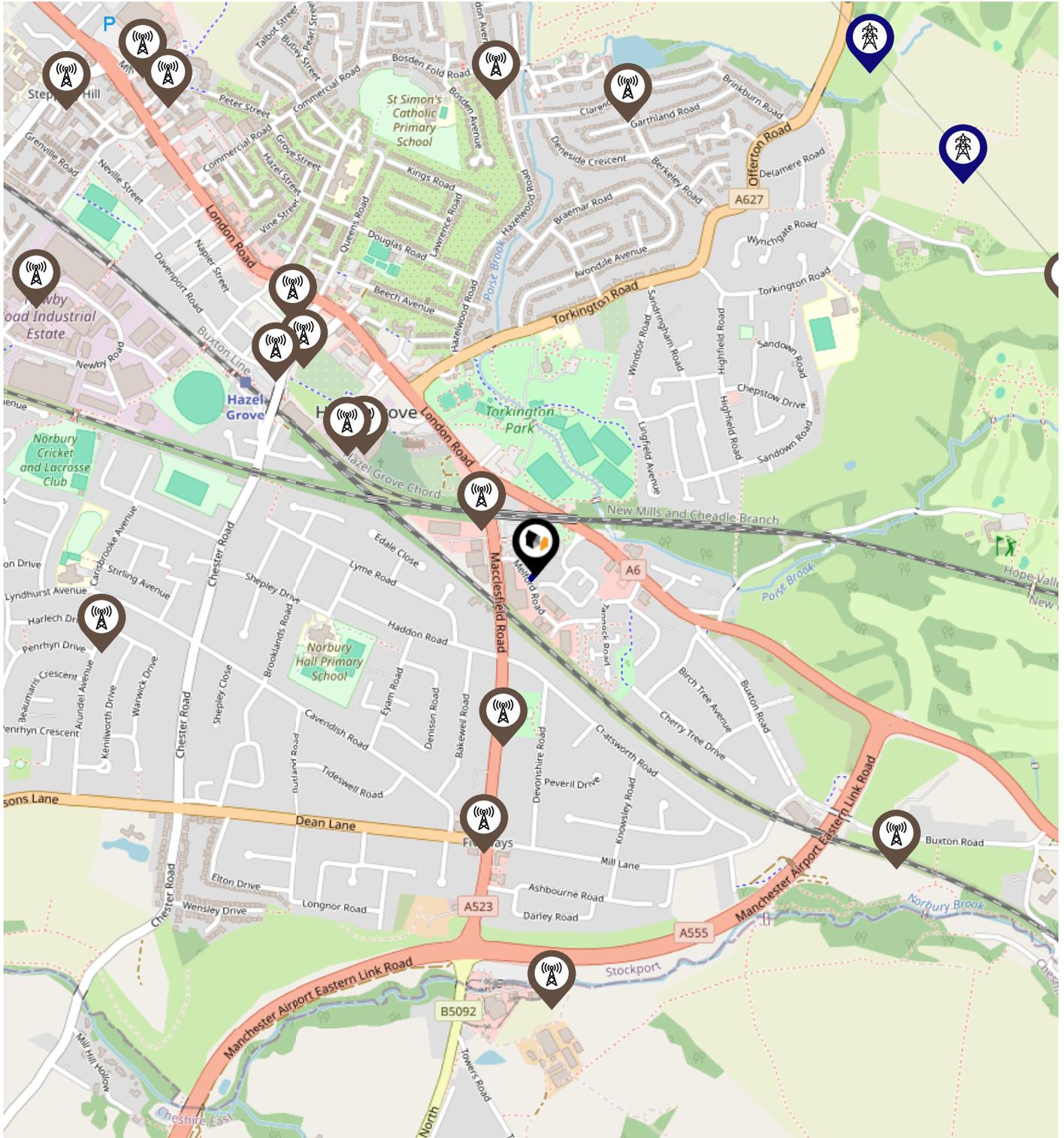
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Norbury Hall Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Torkington Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Peter's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Simon's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hazel Grove Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Norbury Court School</b> Ofsted Rating: Good   Pupils: 1   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Moorfield Primary School</b> Ofsted Rating: Requires improvement   Pupils: 412   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hazel Grove High School</b> Ofsted Rating: Good   Pupils: 1382   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Warren Wood Primary School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dial Park Primary School</b> Ofsted Rating: Good   Pupils: 359   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lisburne School</b> Ofsted Rating: Outstanding   Pupils: 201   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 167   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Moor Junior School</b> Ofsted Rating: Good   Pupils: 312   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Moor Infant School</b> Ofsted Rating: Good   Pupils: 266   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockport School</b> Ofsted Rating: Good   Pupils: 1322   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stockport Grammar School</b> Ofsted Rating: Not Rated   Pupils: 1504   Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

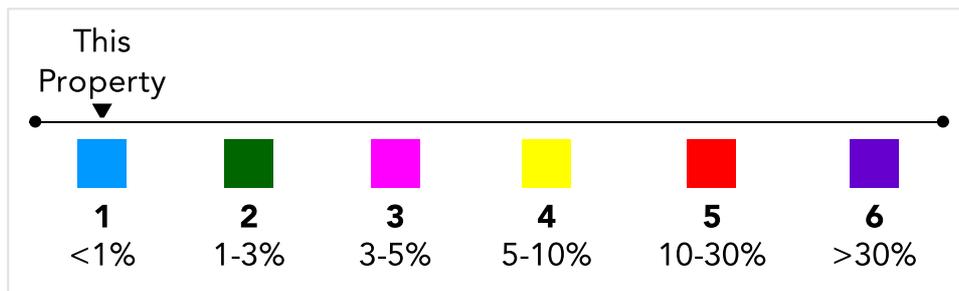
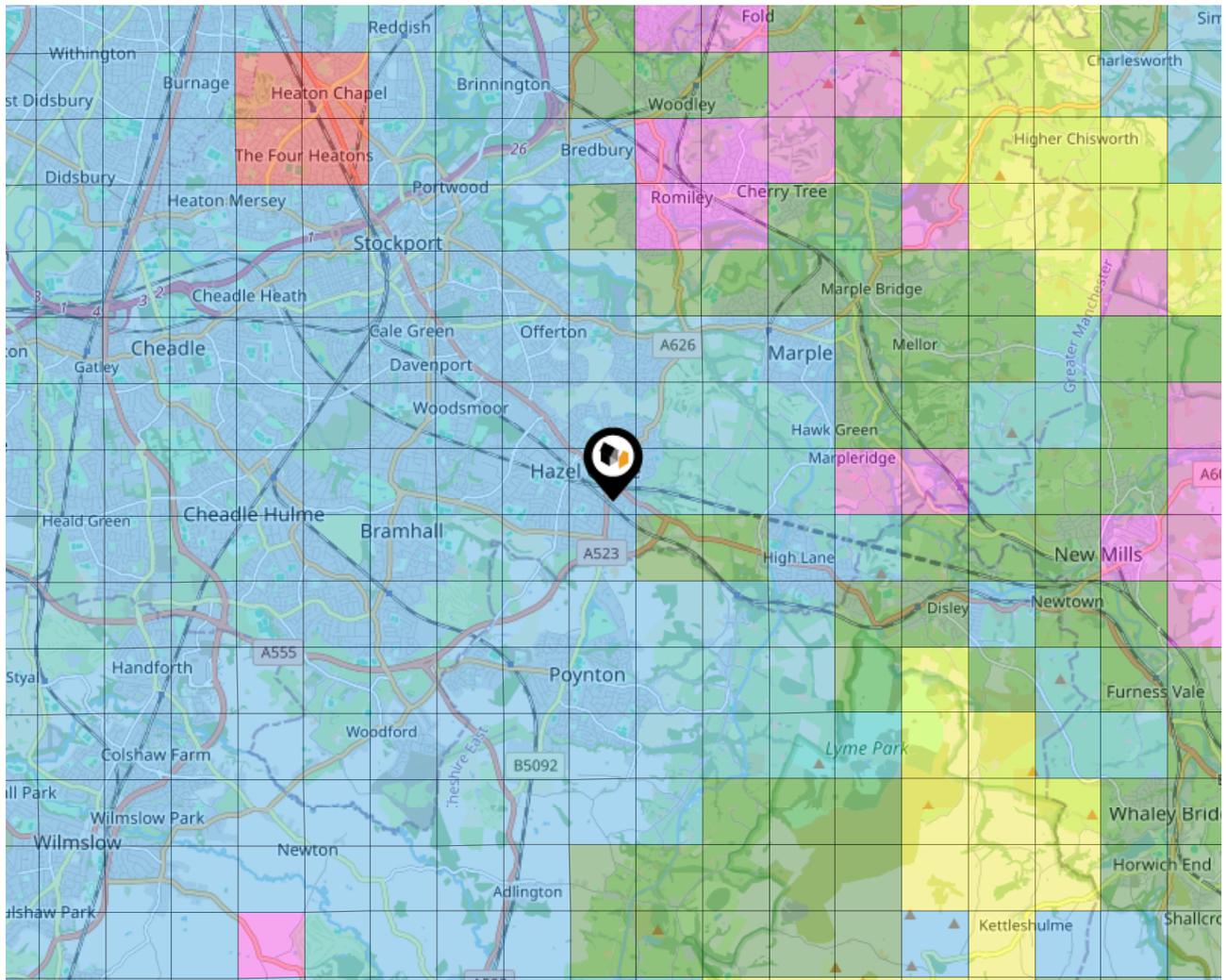


## Key:

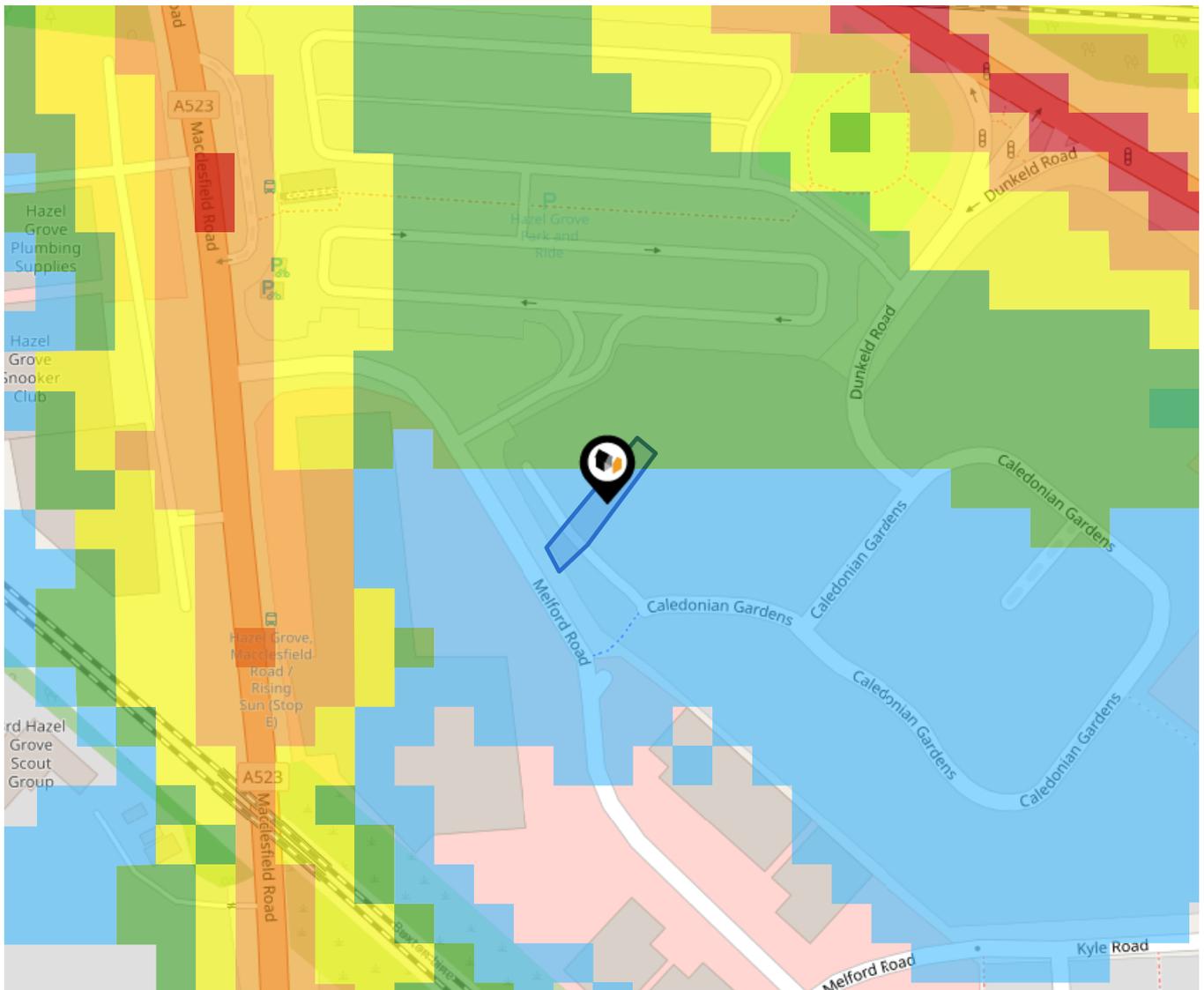
-  Power Pylons
-  Communication Masts

### 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



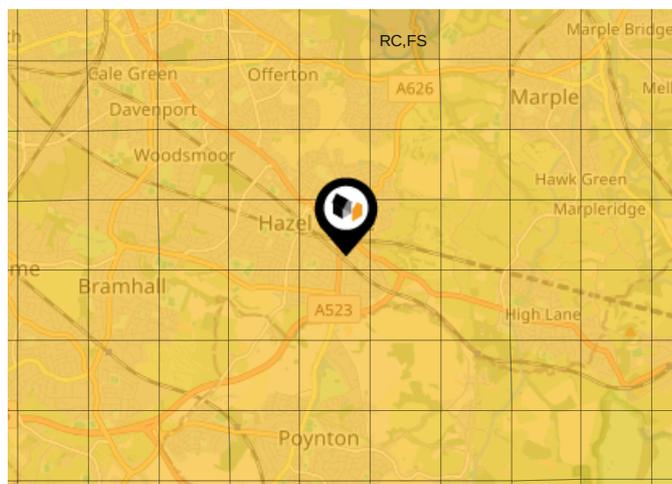
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

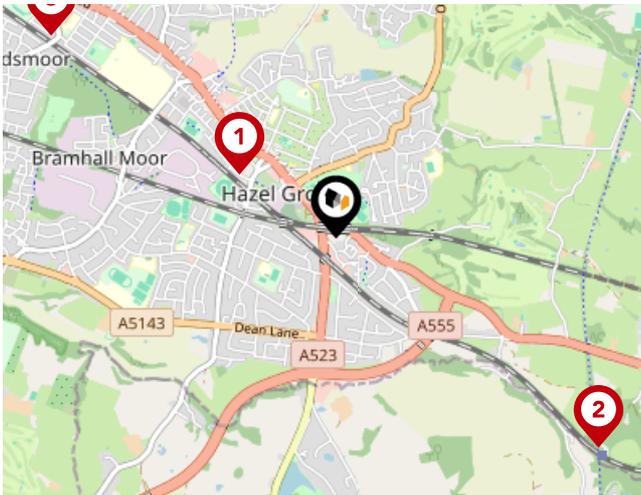


## Primary Classifications (Most Common Clay Types)

<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

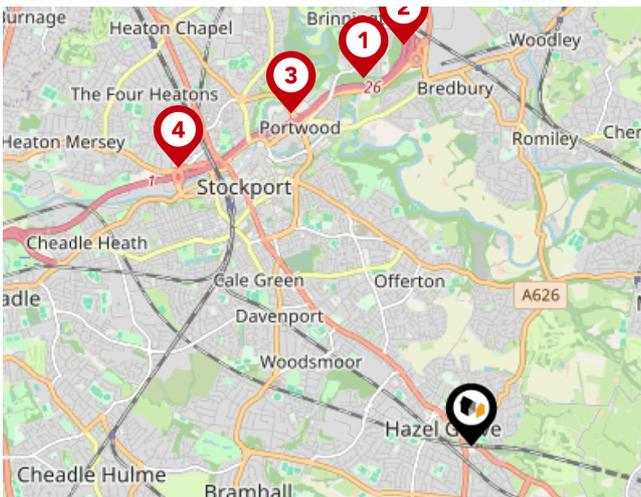
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Hazel Grove Rail Station	0.51 miles
2	Middlewood Rail Station	1.48 miles
3	Woodsmoor Rail Station	1.54 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J26	3.4 miles
2	M60 J25	3.62 miles
3	M60 J27	3.35 miles
4	M60 J1	3.57 miles
5	M67 J2	5.75 miles

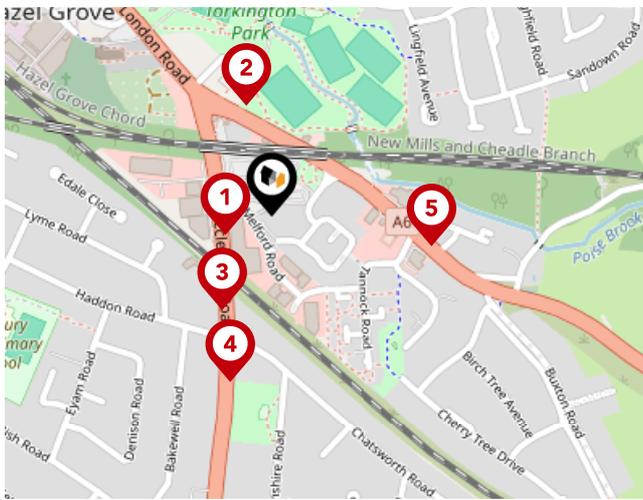


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	6.93 miles
2	Leeds Bradford Airport	38.96 miles
3	Speke	30.79 miles
4	Finningley	45.98 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Rising Sun	0.06 miles
2	Rising Sun	0.13 miles
3	Chatworth Road	0.12 miles
4	Chatworth Road	0.19 miles
5	Hazel Grove Golf Club	0.18 miles



### Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	5.01 miles
2	East Didsbury (Manchester Metrolink)	5.11 miles
3	East Didsbury (Manchester Metrolink)	5.12 miles

### 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 [redacted]. 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/



/lawlerandco



/lawlercosalesandlettings/

## Important - Please Read

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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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