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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th February 2026



SANDY LANE, ROMILEY, STOCKPORT, SK6

Lawler & Co | Marple

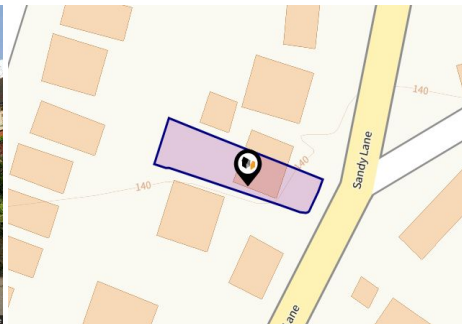
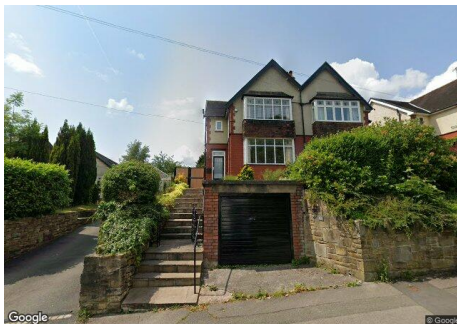
36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

marple@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

| | |
|------------------|--|
| Type: | Semi-Detached |
| Bedrooms: | 3 |
| Floor Area: | 1,356 ft ² / 126 m ² |
| Plot Area: | 0.1 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band D |
| Annual Estimate: | £2,475 |
| Title Number: | MAN283371 |

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)

| | | |
|------|------|------|
| 6 | 73 | 1800 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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SALES AND LETTINGS

Sandy Lane, Romiley, SK6

Energy rating

F

Valid until 14.08.2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 28 F | |
| 1-20 | G | | |

Property

EPC - Additional Data

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Glazing Type: | Not defined |
| Previous Extension: | 0 |
| Open Fireplace: | 2 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 50 mm loft insulation |
| Roof Energy: | Poor |
| Main Heating: | Electric storage heaters |
| Main Heating Controls: | Manual charge control |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Very Poor |
| Lighting: | No low energy lighting |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 126 m ² |

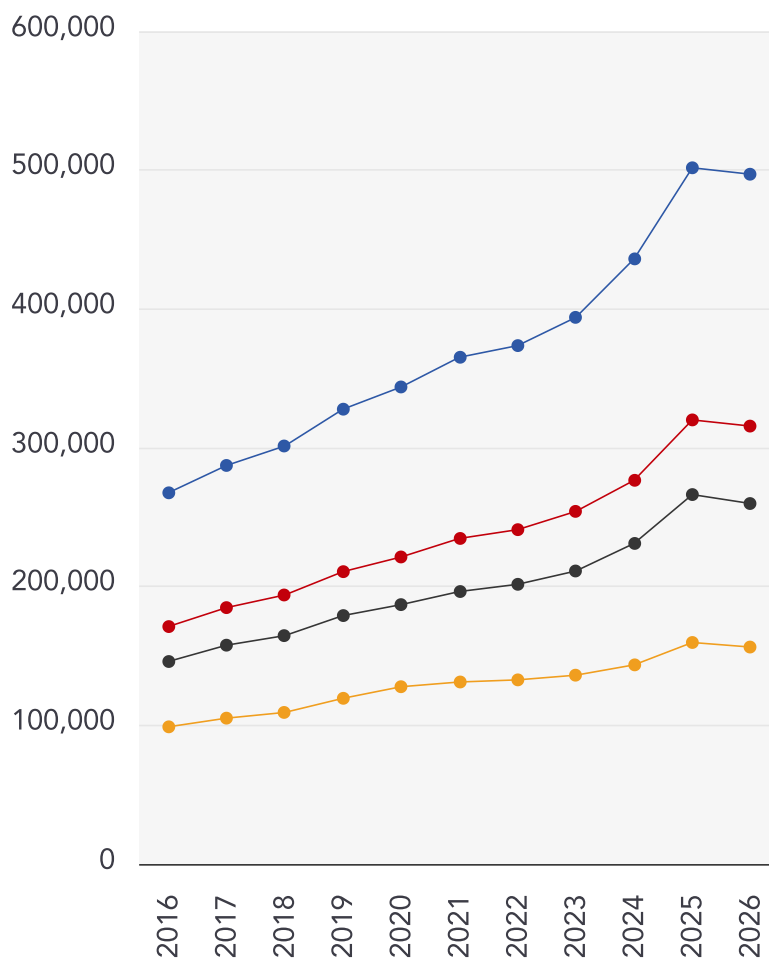
Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SK6



Detached

+85.82%

Semi-Detached

+84.43%

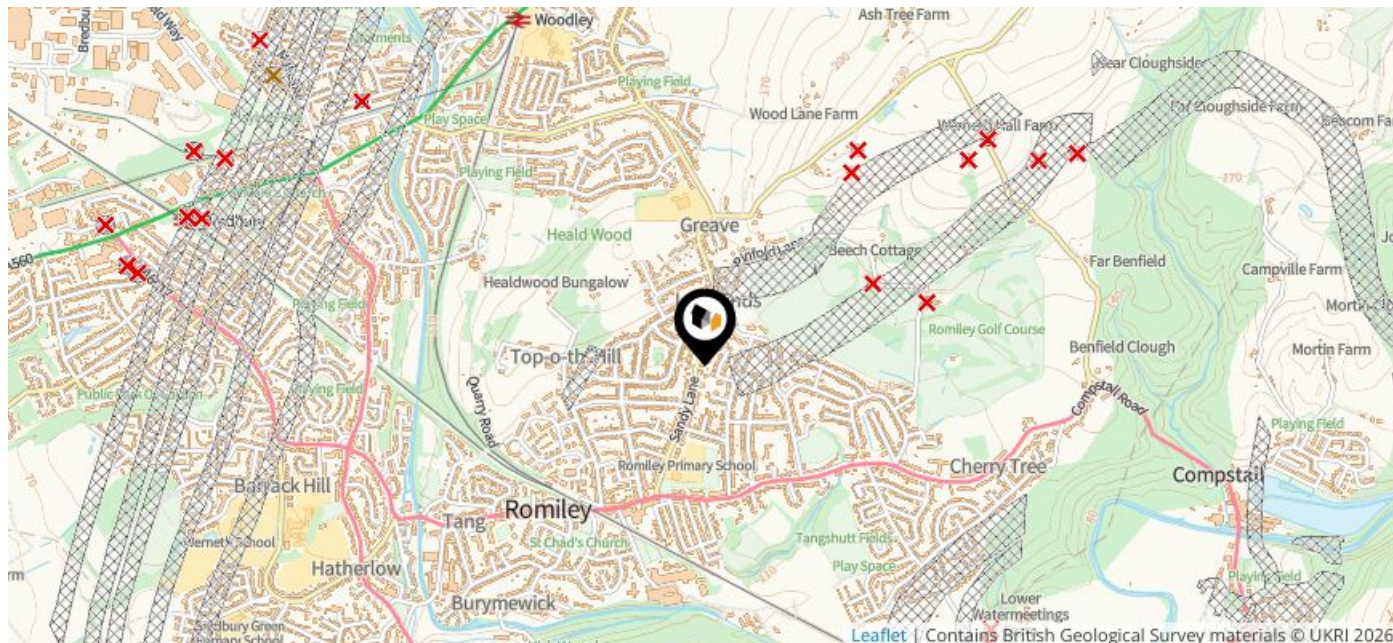
Terraced

+78.01%

Flat

+58.14%

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.

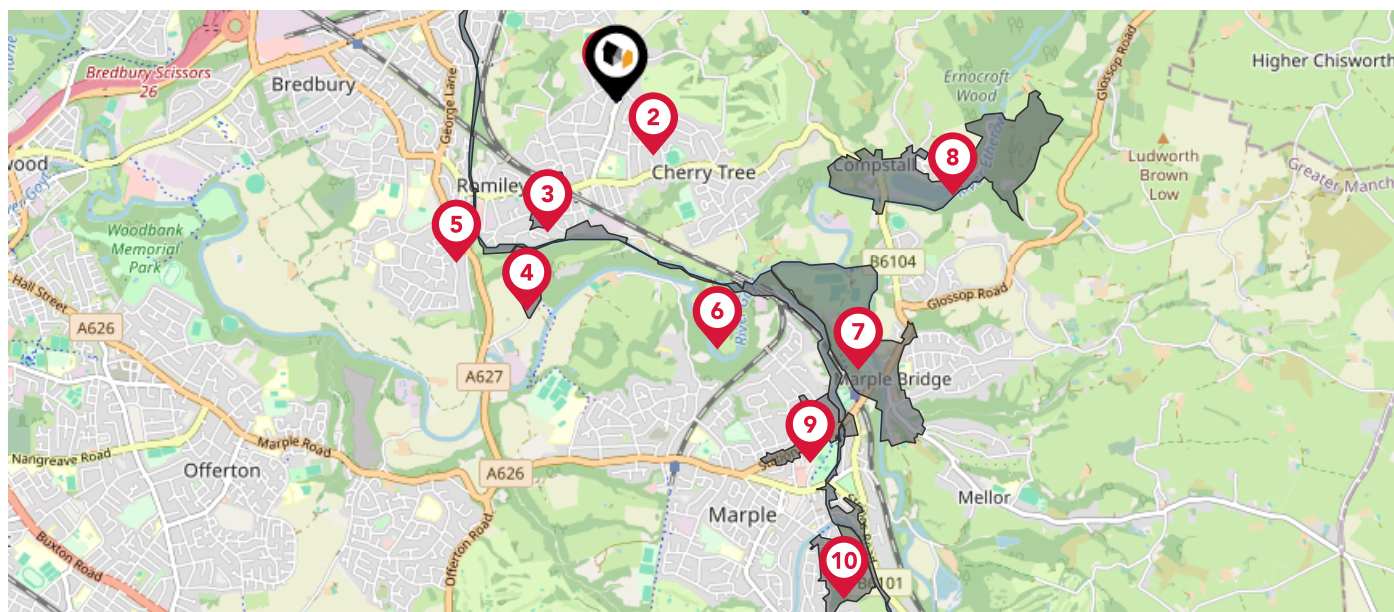
Maps

Conservation Areas

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

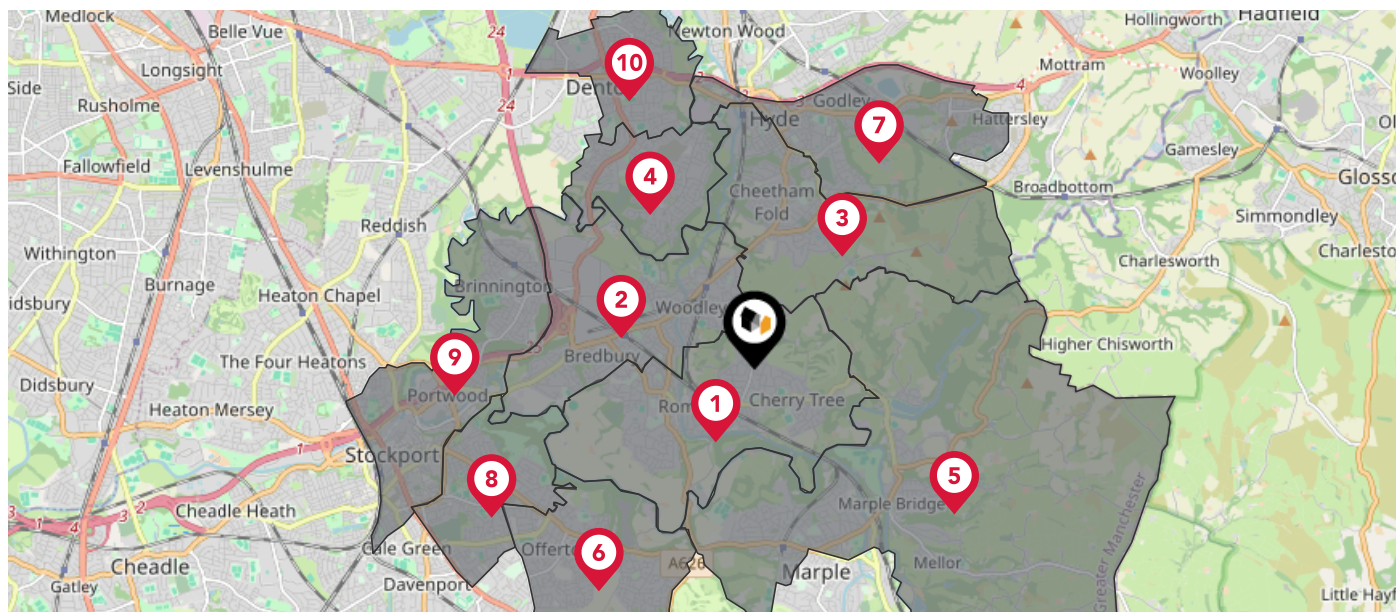
Maps

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

1

Bredbury Green and Romiley Ward

2

Bredbury and Woodley Ward

3

Hyde Werneth Ward

4

Denton South Ward

5

Marple North Ward

6

Offerton Ward

7

Hyde Godley Ward

8

Manor Ward

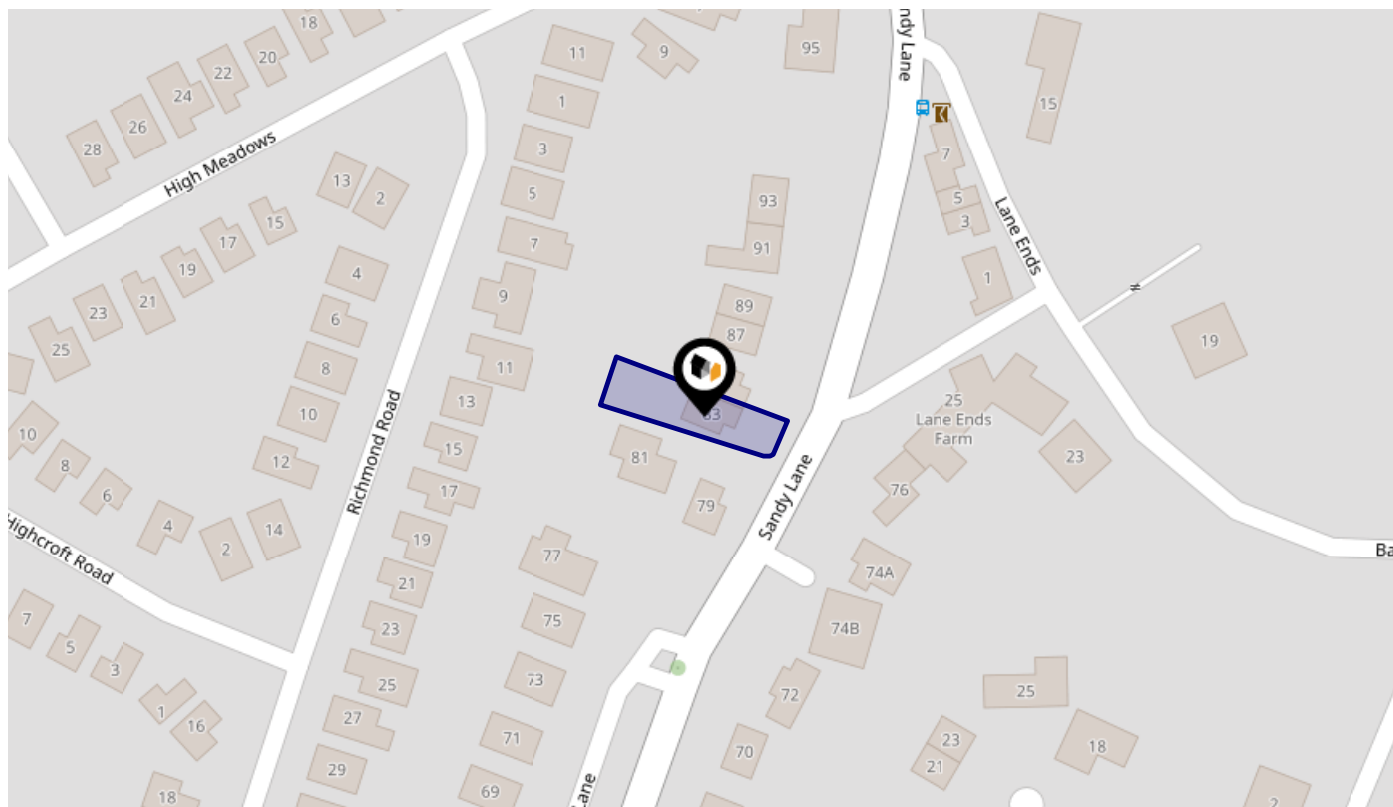
9

Brinnington and Central Ward

10

Denton North East 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 | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

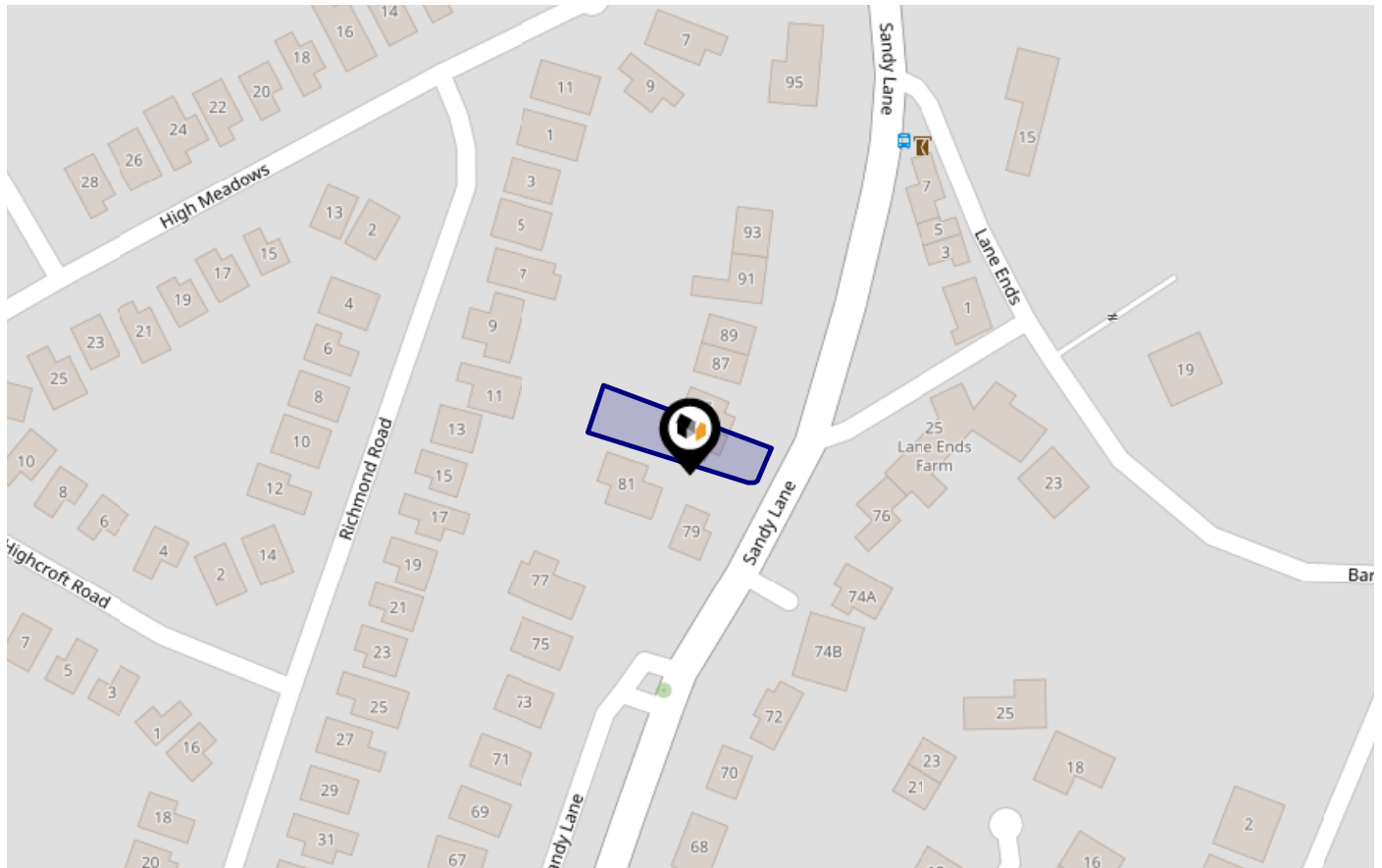
Flood Risk

Rivers & Seas - Flood Risk

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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

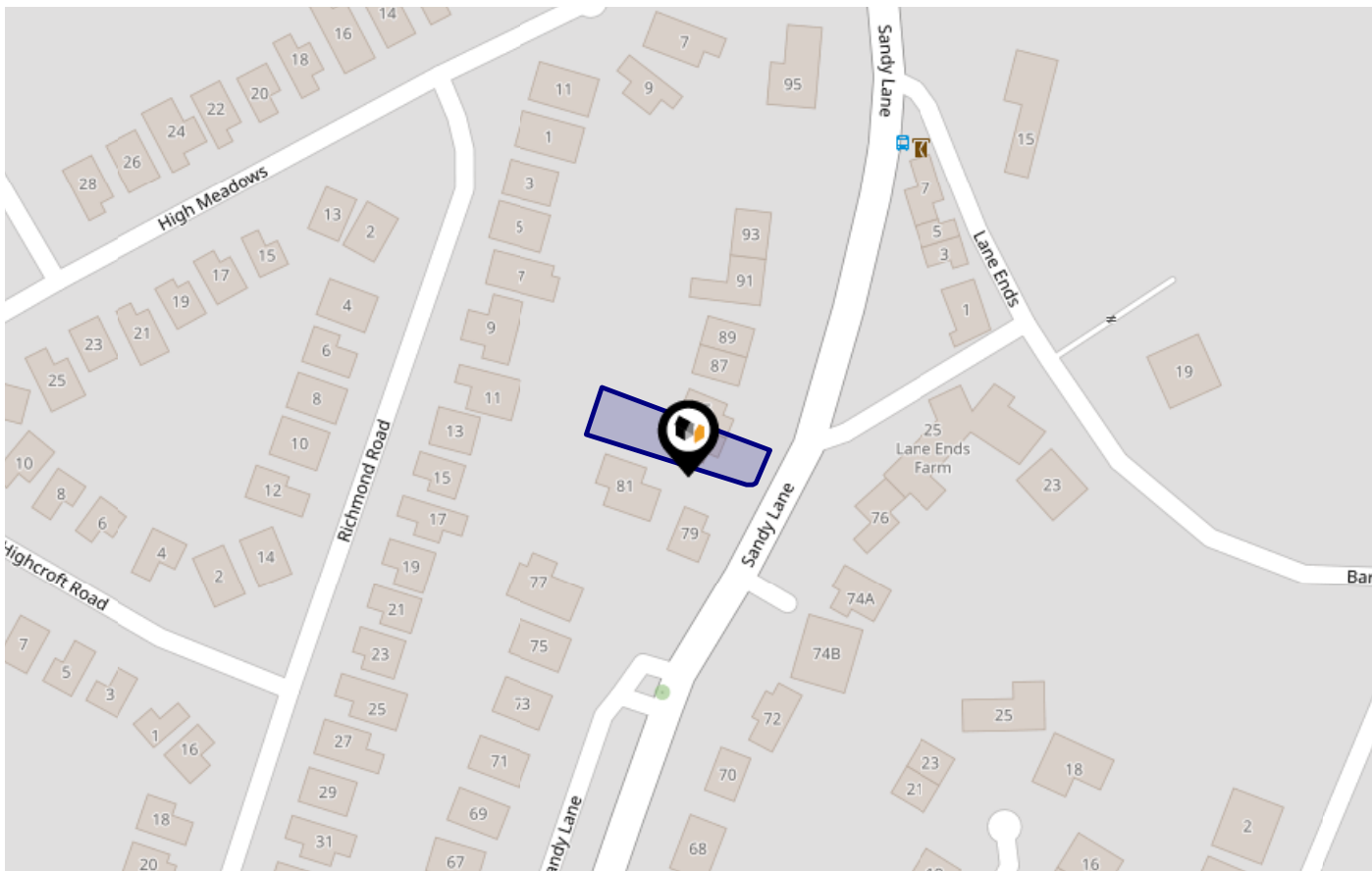
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

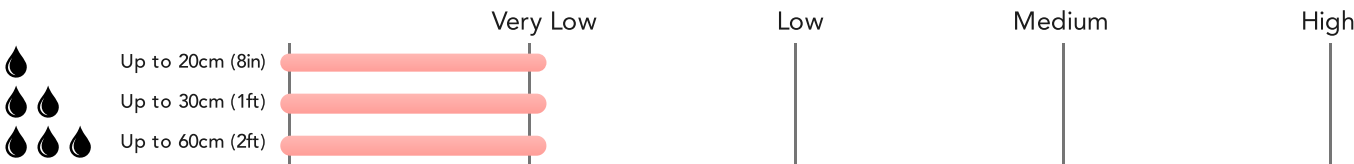


Risk Rating: Very low

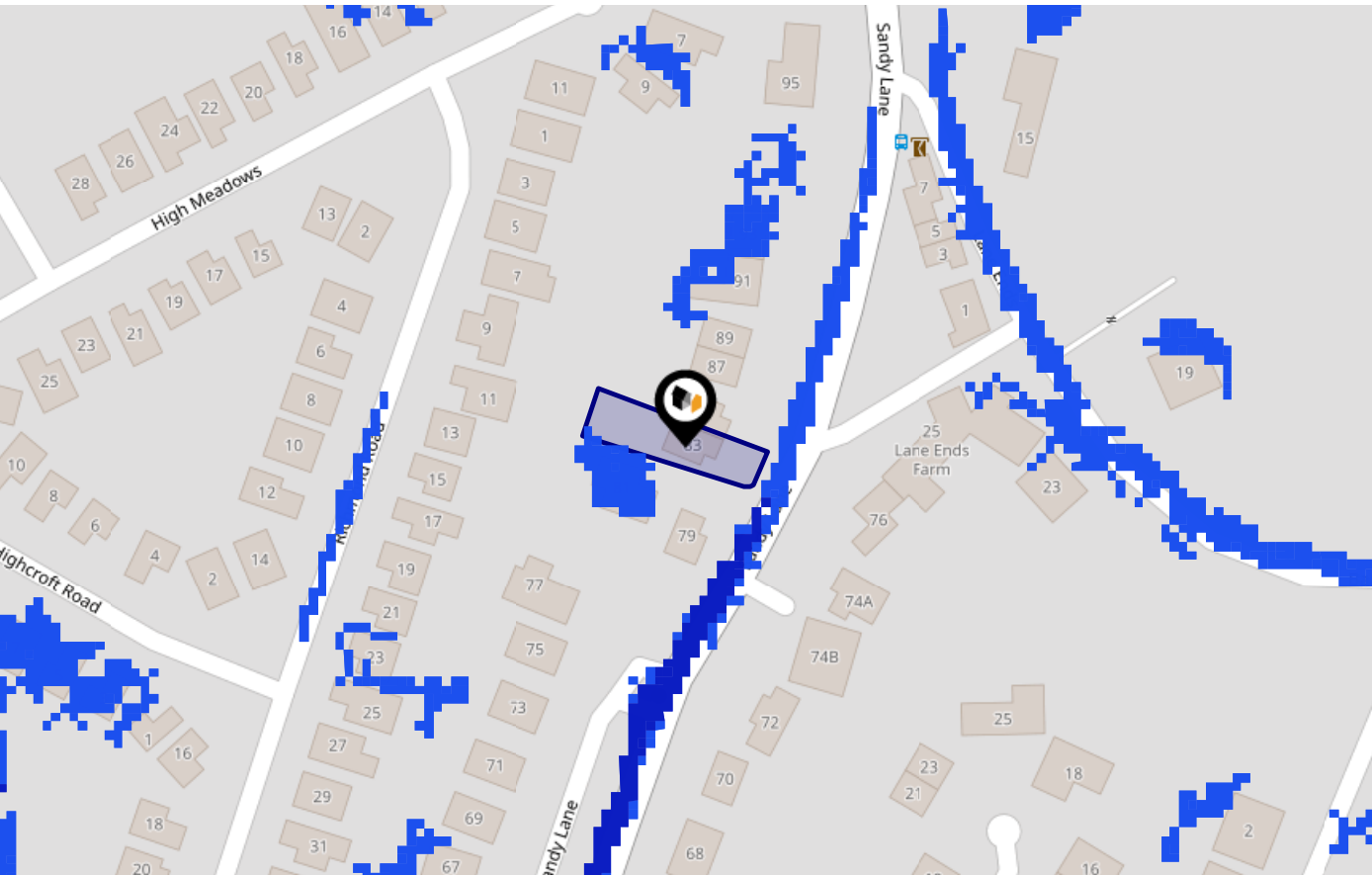
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

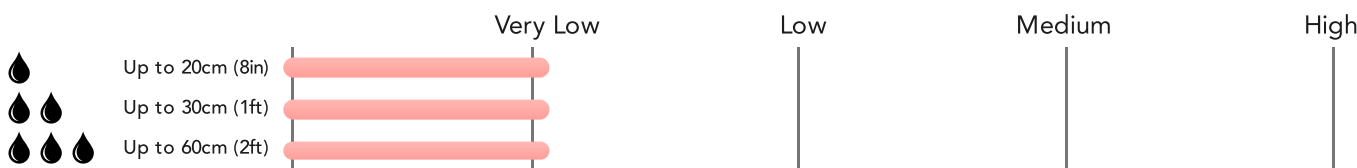


Risk Rating: Very low

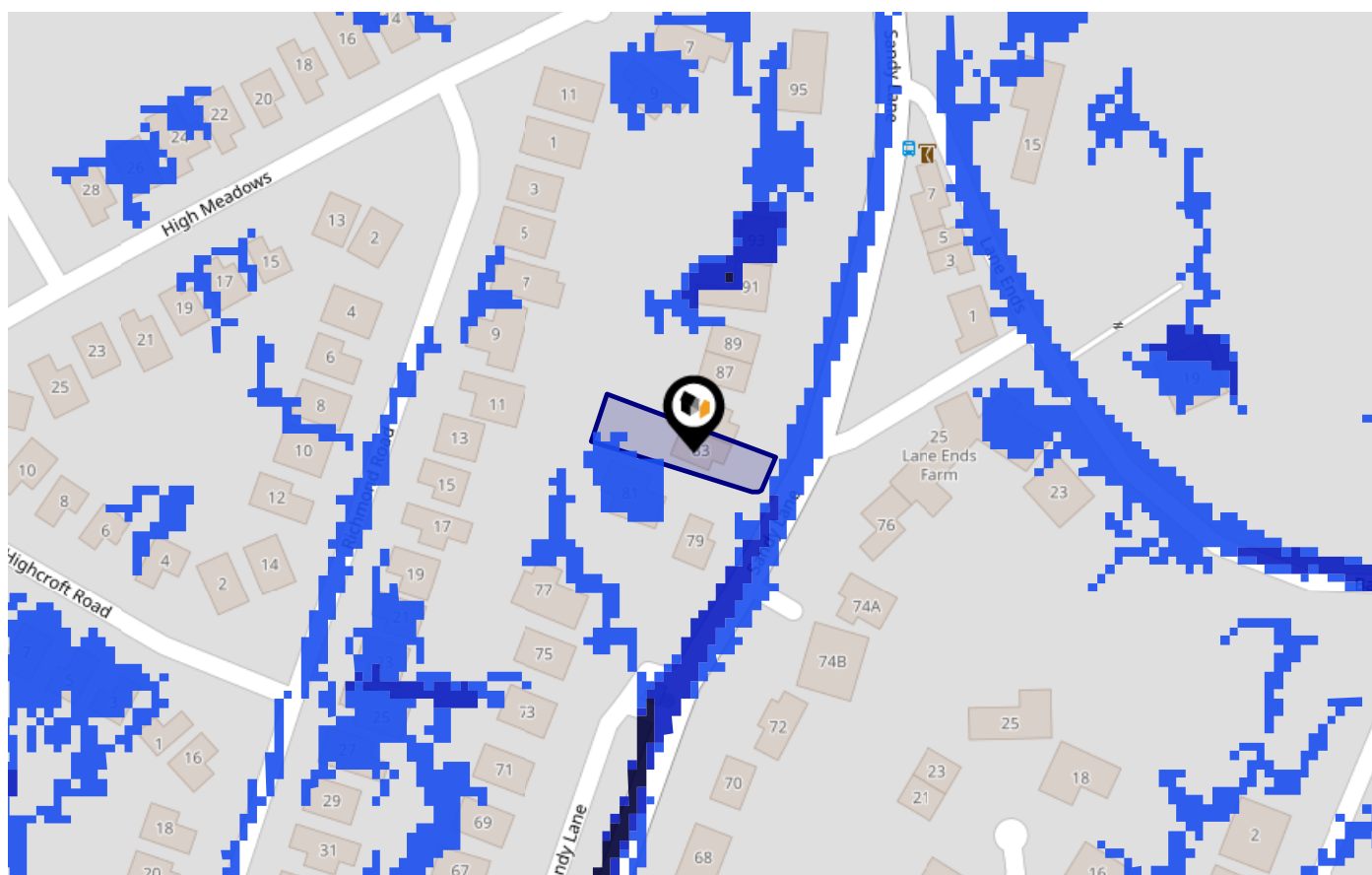
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

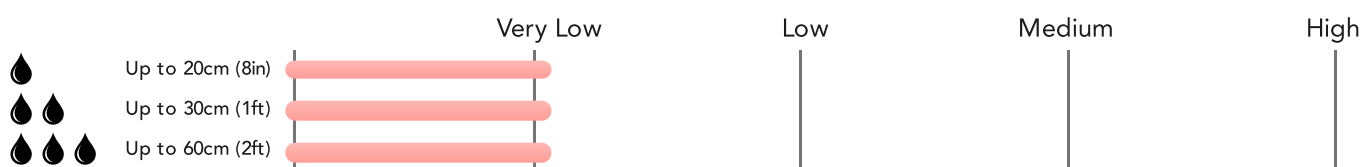


Risk Rating: Very low

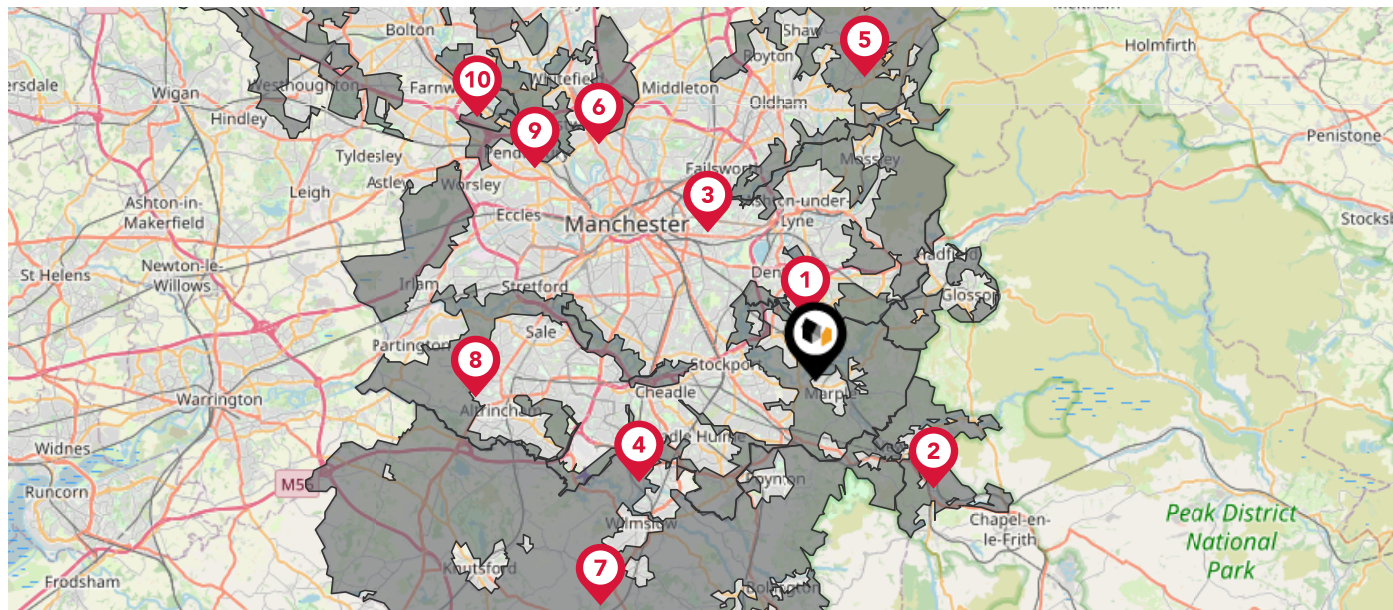
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Chance of flooding to the following depths at this property:



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 - Bury

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

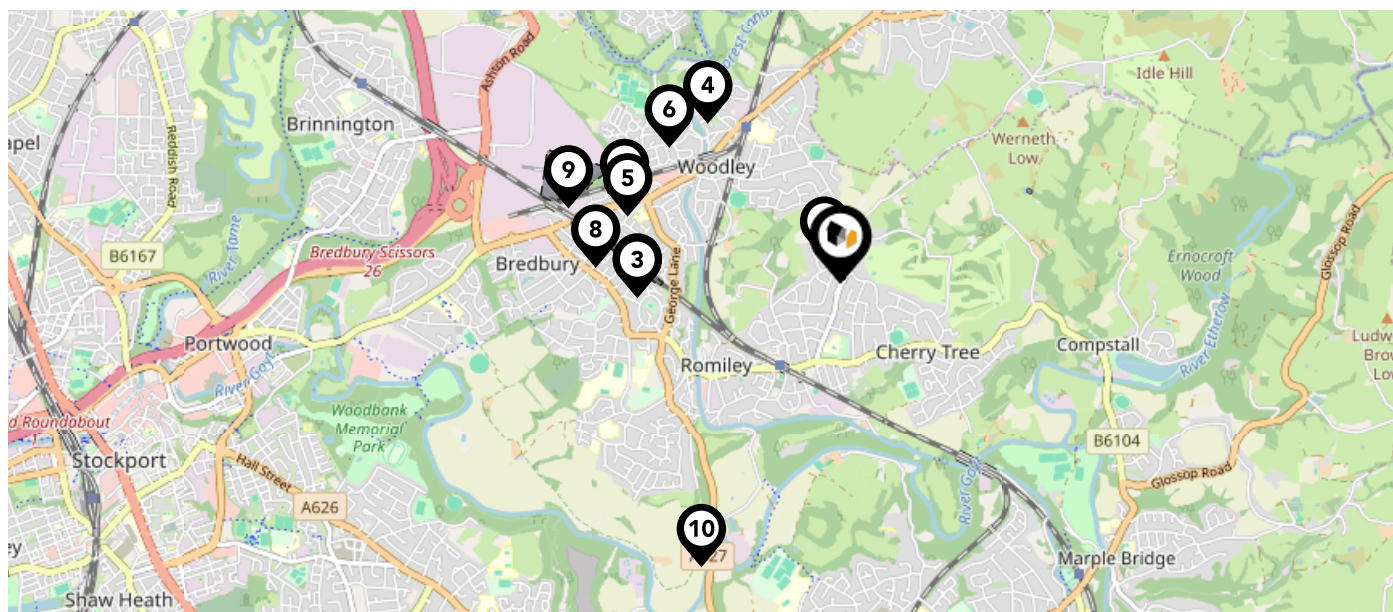
Maps

Landfill Sites

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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

| | | |
|----|---|-------------------|
| 1 | Greave Farm-Romiley, Stockport | Historic Landfill |
| 2 | Disused Railway cutting between Redhouse Lane and George Lane-Stockport Road East, Bredbury, Stockport | Historic Landfill |
| 3 | Disused Railway Cutting between Stockport Road East and George Road-Adjacent to Bredbury Station, Stockport | Historic Landfill |
| 4 | Gravel Bank Farm-Gravel Bank Road, Woodley | Historic Landfill |
| 5 | Rodney Drive-Bredbury, Greater Manchester | Historic Landfill |
| 6 | Wellington Works-Thorn Works, Lambeth Grove, Woodley | Historic Landfill |
| 7 | Mill Lane Recreation Ground Landfill-Bredbury, Greater Manchester | Historic Landfill |
| 8 | Disused Railway cutting between Stockport Road East And Redhouse Lane-Bredbury | Historic Landfill |
| 9 | Bredbury Landfill-Ashton Road, Bredbury | Historic Landfill |
| 10 | Waterside Farm East-Bredbury, Greater Manchester | Historic Landfill |

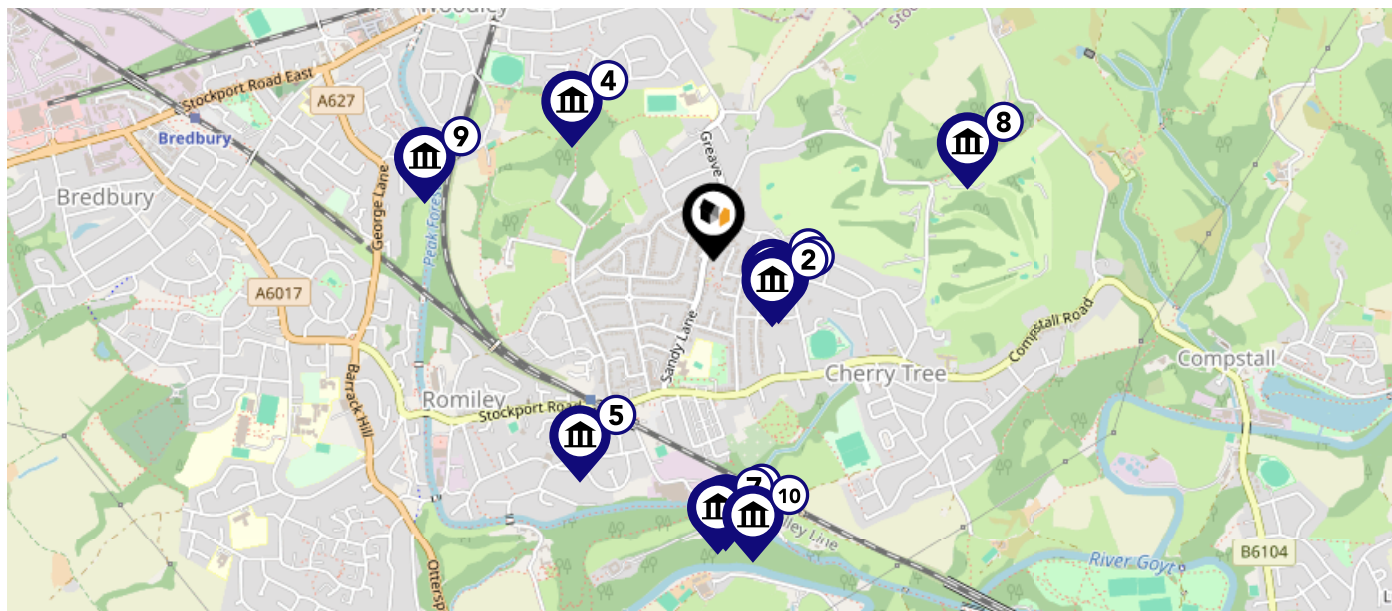
Maps

Listed Buildings

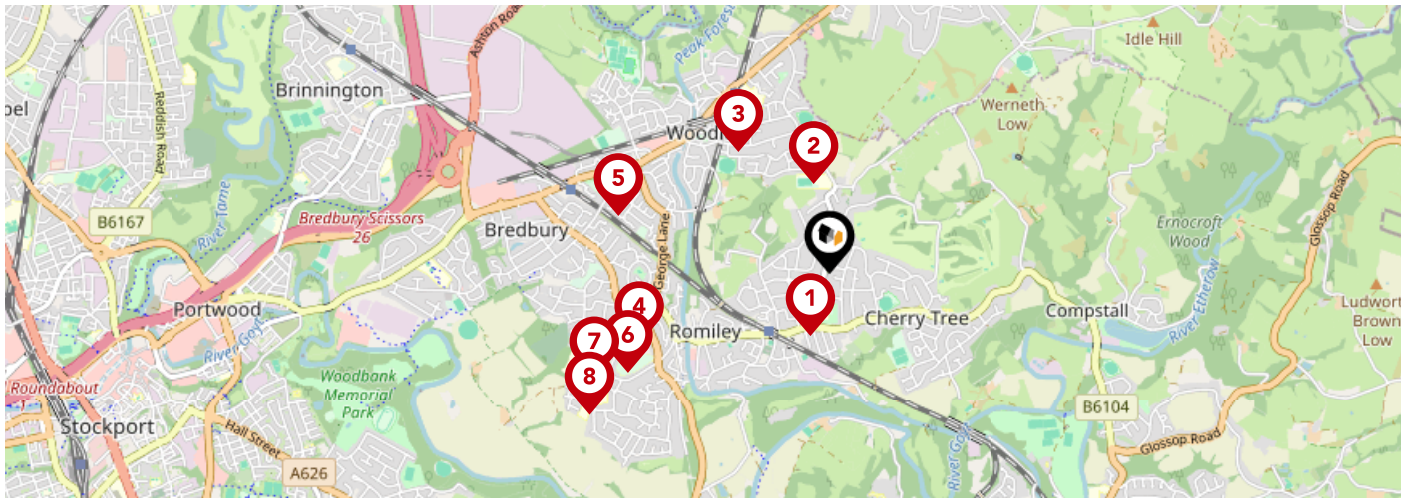
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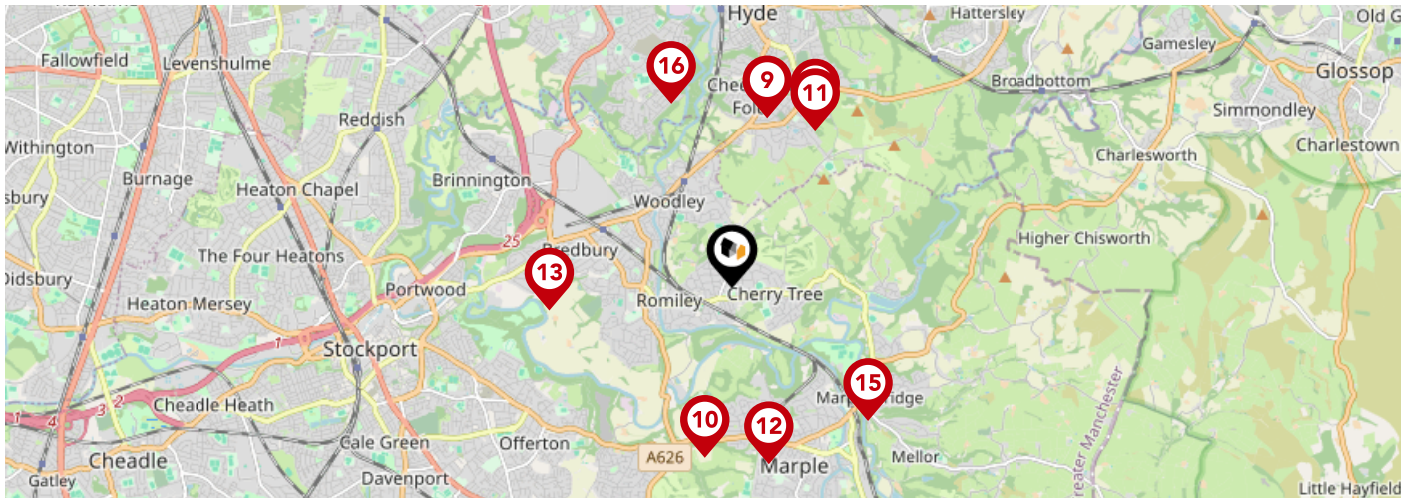
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | | Grade | Distance |
|--|---|----------|-----------|
| | 1259975 - The Cottage | Grade II | 0.2 miles |
| | 1242521 - 1, Barlow Fold | Grade II | 0.2 miles |
| | 1242522 - 6, Barlow Fold | Grade II | 0.2 miles |
| | 1242586 - Barker Cottage | Grade II | 0.4 miles |
| | 1259982 - Church Of St Chad | Grade II | 0.5 miles |
| | 1242589 - Road Bridge Immediately Adjacent To Oakwood Hall Lodge | Grade II | 0.6 miles |
| | 1117376 - Number 15 (west Entrance To Hydebank Tunnel) On Peak Forest Canal | Grade II | 0.6 miles |
| | 1242540 - Barn Immediately To South West Of Springwood Poultry Farmhouse | Grade II | 0.6 miles |
| | 1117375 - Number 13 Bridge On Peak Forest Canal | Grade II | 0.6 miles |
| | 1242588 - Barn Immediately North West Of Hydebank Farmhouse | Grade II | 0.7 miles |



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:0.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:0.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Christopher's Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Bredbury St. Marks CofE Primary School Ofsted Rating: Good Pupils: 166 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Harrytown Catholic High School Ofsted Rating: Good Pupils: 795 Distance:1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Werneth School Ofsted Rating: Serious Weaknesses Pupils: 1072 Distance:1.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Bredbury Green Primary School Ofsted Rating: Requires improvement Pupils: 233 Distance:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



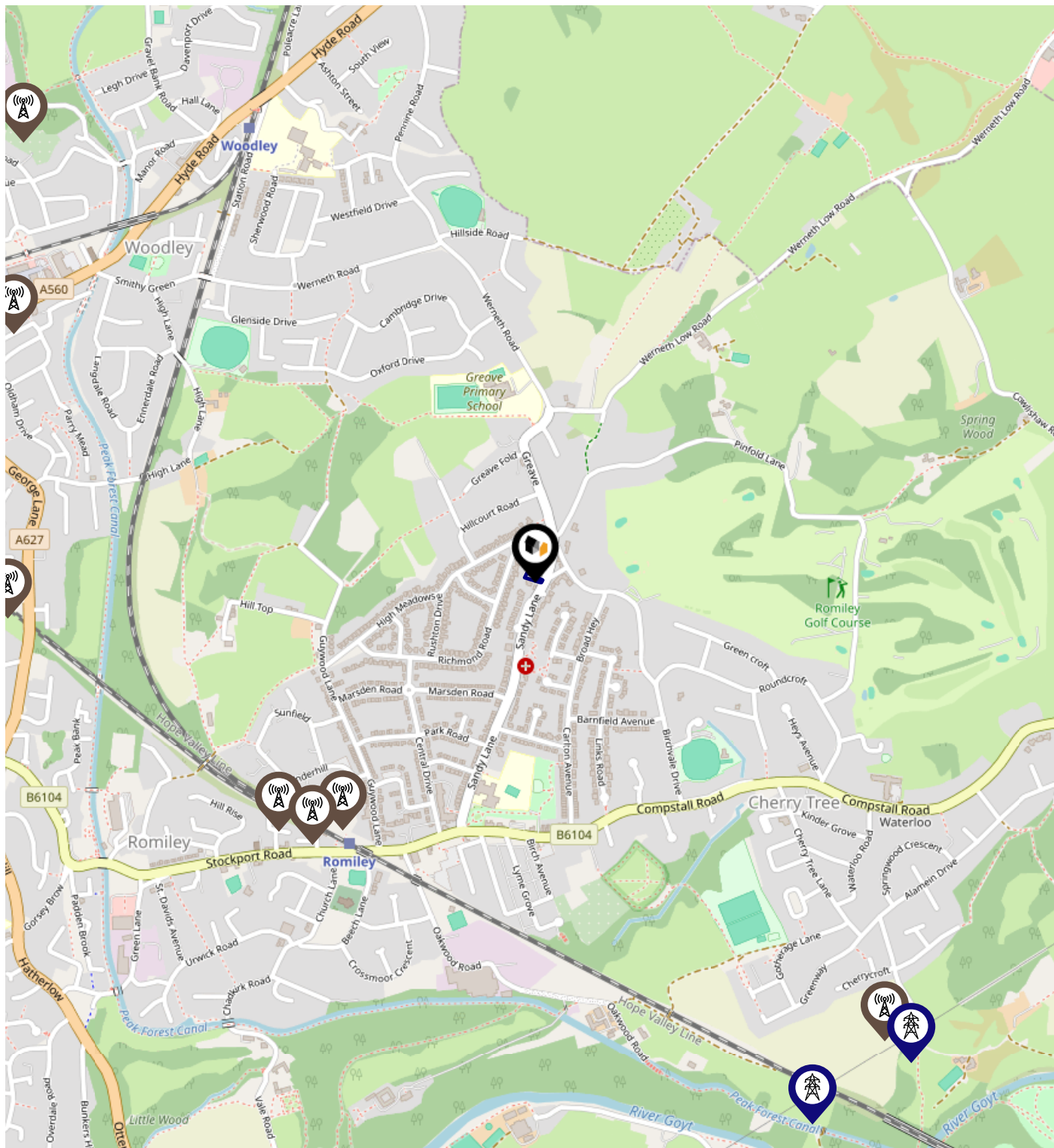
| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:1.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Marple Hall School Ofsted Rating: Good Pupils: 1557 Distance:1.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:1.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Rose Hill Primary School Ofsted Rating: Good Pupils: 530 Distance:1.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Arden Primary School Ofsted Rating: Good Pupils: 539 Distance:1.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:1.64 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ludworth Primary School Ofsted Rating: Good Pupils: 363 Distance:1.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St John Fisher RC Primary School, Denton Ofsted Rating: Good Pupils: 246 Distance:1.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area



Masts & Pylons

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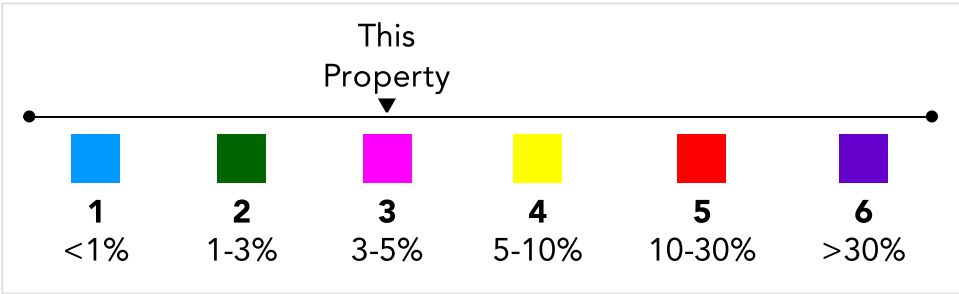
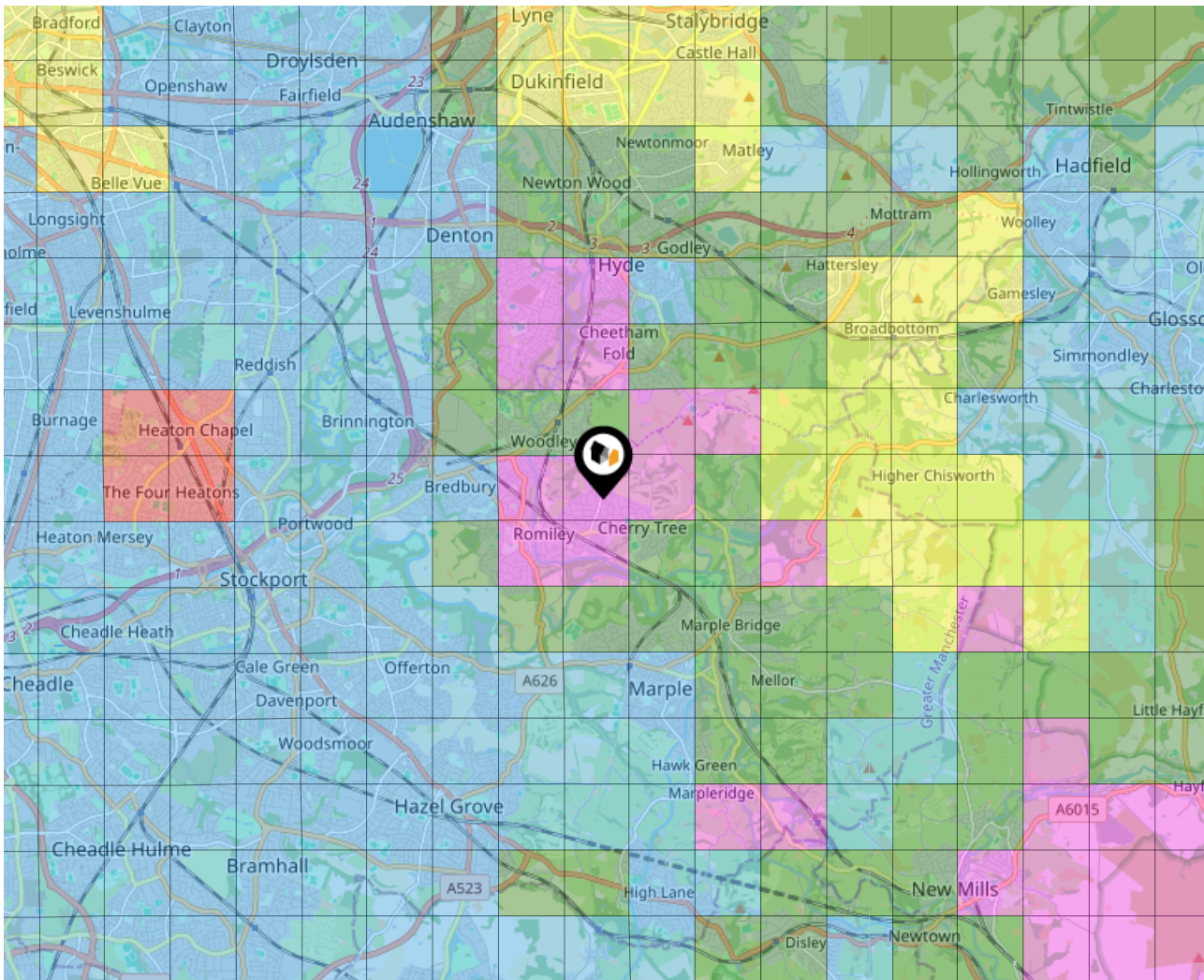


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

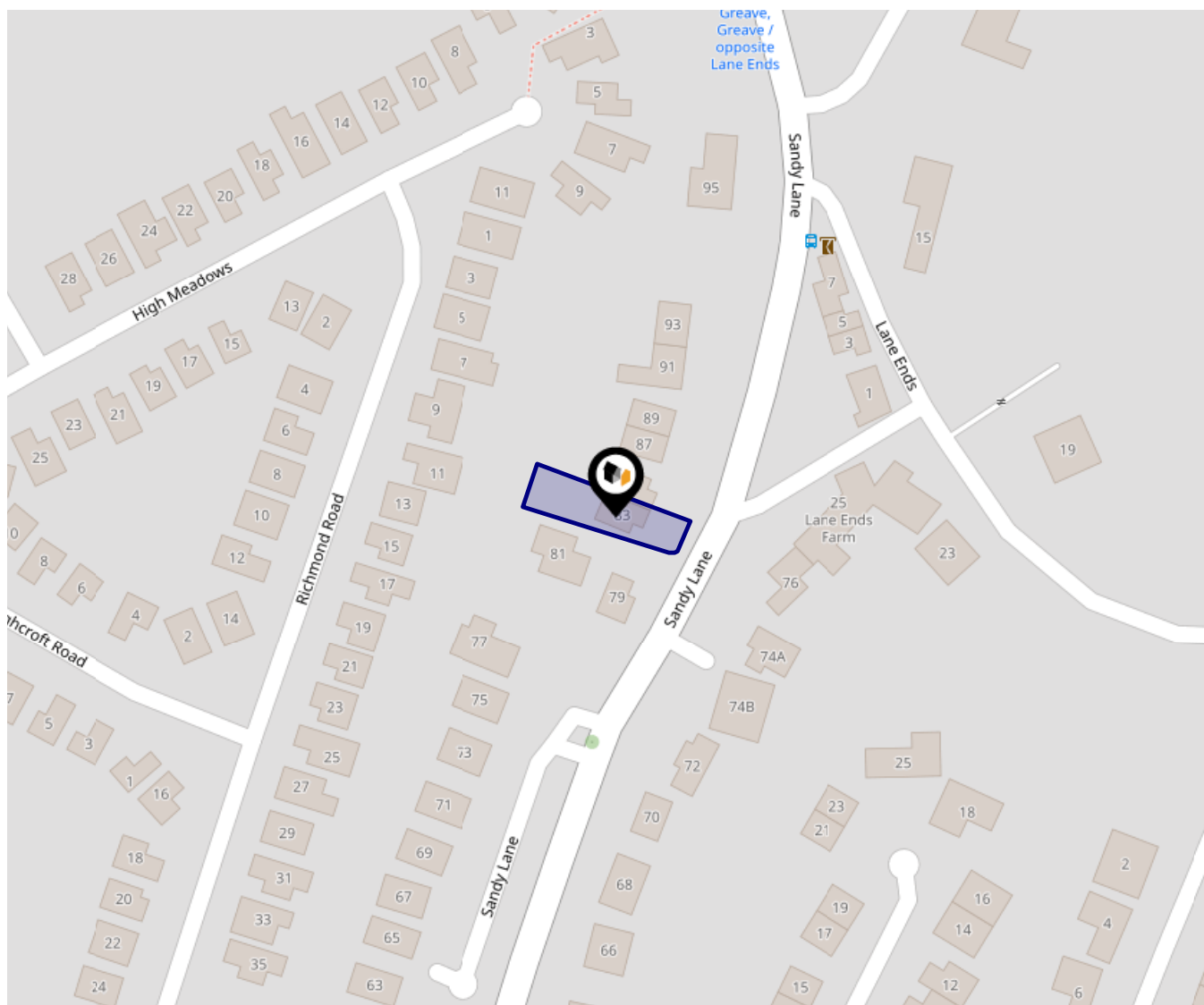
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



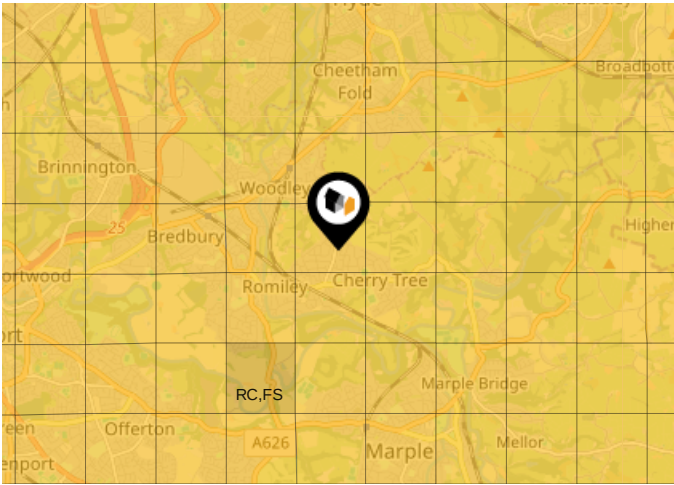
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

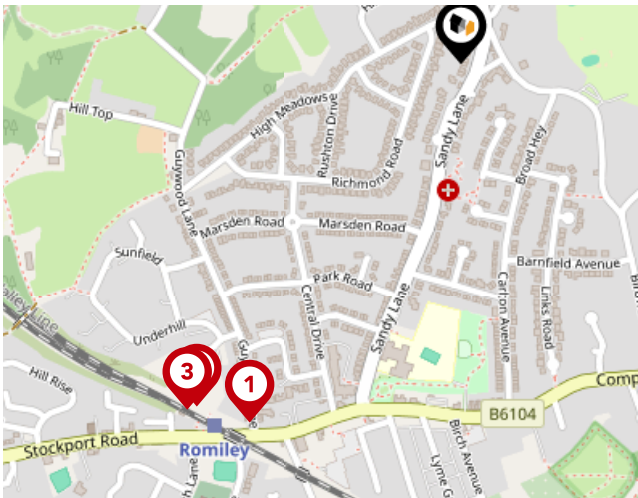
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | 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 |

Area

Transport (National)

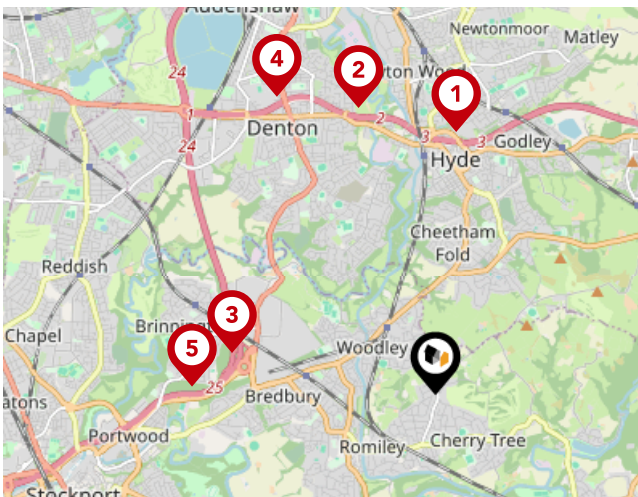
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SALES AND LETTINGS



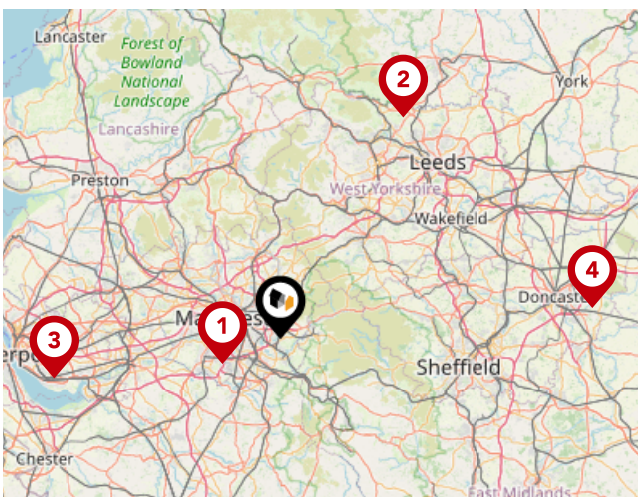
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Romiley Rail Station | 0.46 miles |
| 2 | Romiley Rail Station | 0.48 miles |
| 3 | Romiley Rail Station | 0.49 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M67 J3 | 2.32 miles |
| 2 | M67 J2 | 2.62 miles |
| 3 | M60 J25 | 1.83 miles |
| 4 | M67 J1 | 2.98 miles |
| 5 | M60 J26 | 2.15 miles |



Airports/Helipads

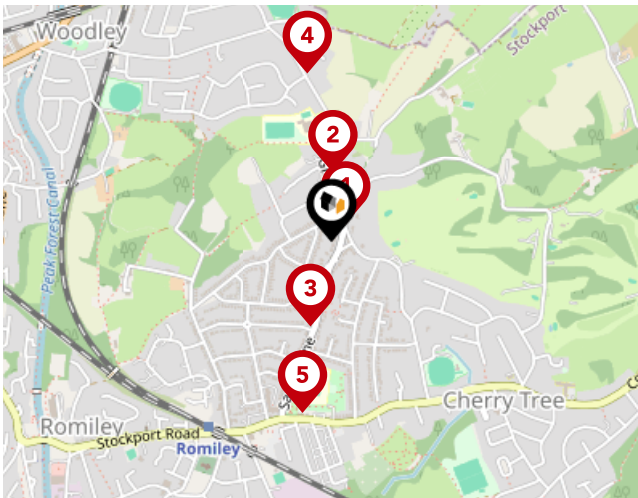
| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Manchester Airport | 8.87 miles |
| 2 | Leeds Bradford Airport | 35.57 miles |
| 3 | Speke | 32.37 miles |
| 4 | Finningley | 44.36 miles |

Area

Transport (Local)

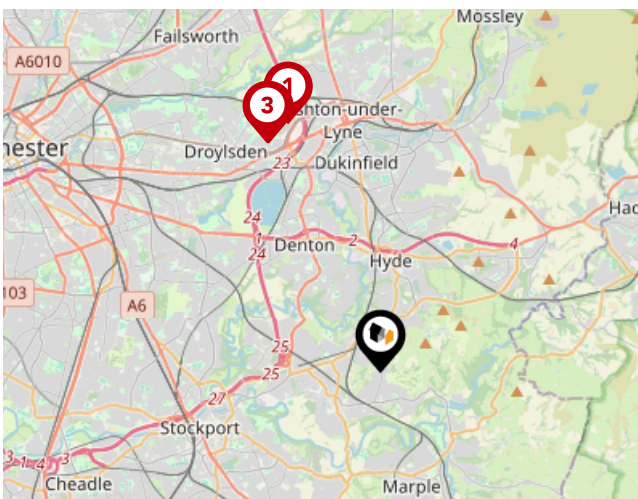
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SALES AND LETTINGS



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Lanes Ends | 0.05 miles |
| 2 | Foresters Arms | 0.15 miles |
| 3 | Marsden Road | 0.19 miles |
| 4 | Oxford Drive | 0.38 miles |
| 5 | Sandy Lane | 0.38 miles |



Local Connections

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Ashton Moss (Manchester Metrolink) | 4.7 miles |
| 2 | Audenshaw (Manchester Metrolink) | 4.5 miles |
| 3 | Audenshaw (Manchester Metrolink) | 4.52 miles |

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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.



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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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