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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 04th June 2026



STRINES, NEW MILLS, HIGH PEAK, SK22

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	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,615 ft ² / 243 m ²		
Plot Area:	4.59 acres		
Council Tax :	Band G		
Annual Estimate:	£4,365		
Title Number:	GM283059		

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	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Strines, New Mills, High Peak, SK22*

Reference - DC/040576	
Decision:	Decided
Date:	06th October 2008
Description:	Creation of menage adjacent to existing stables

Property
EPC - Certificate



Lower Cliffe, Strines, HIGH PEAK, SK22

Energy rating

D

Valid until 01.05.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Detached house
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	243 m ²

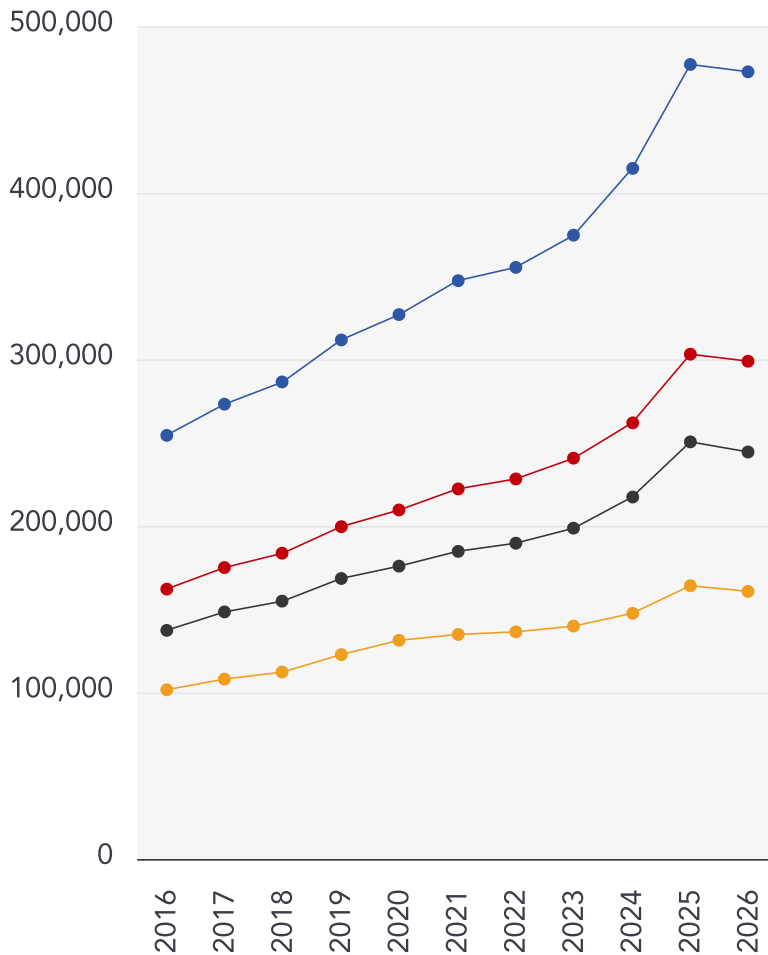
Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SK22



Detached

+85.82%

Semi-Detached

+84.43%

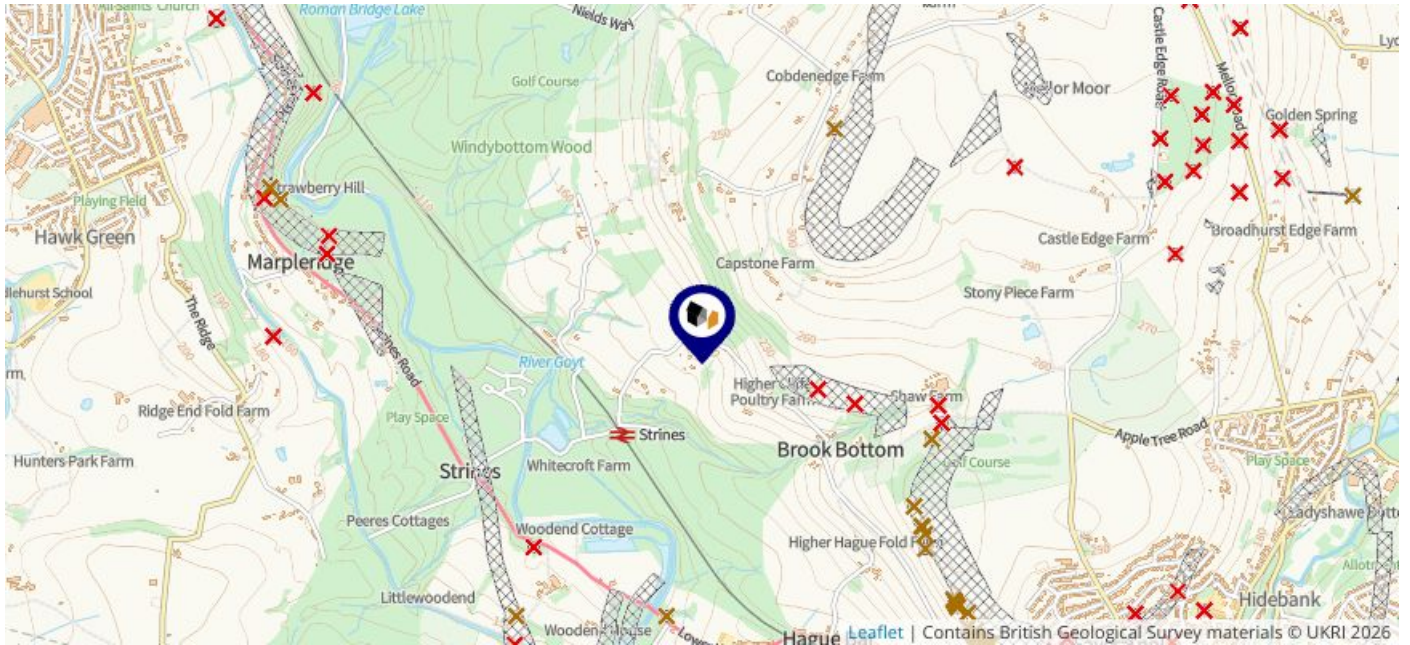
Terraced

+78.01%

Flat

+58.14%

This map displays nearby coal mine entrances and their classifications.



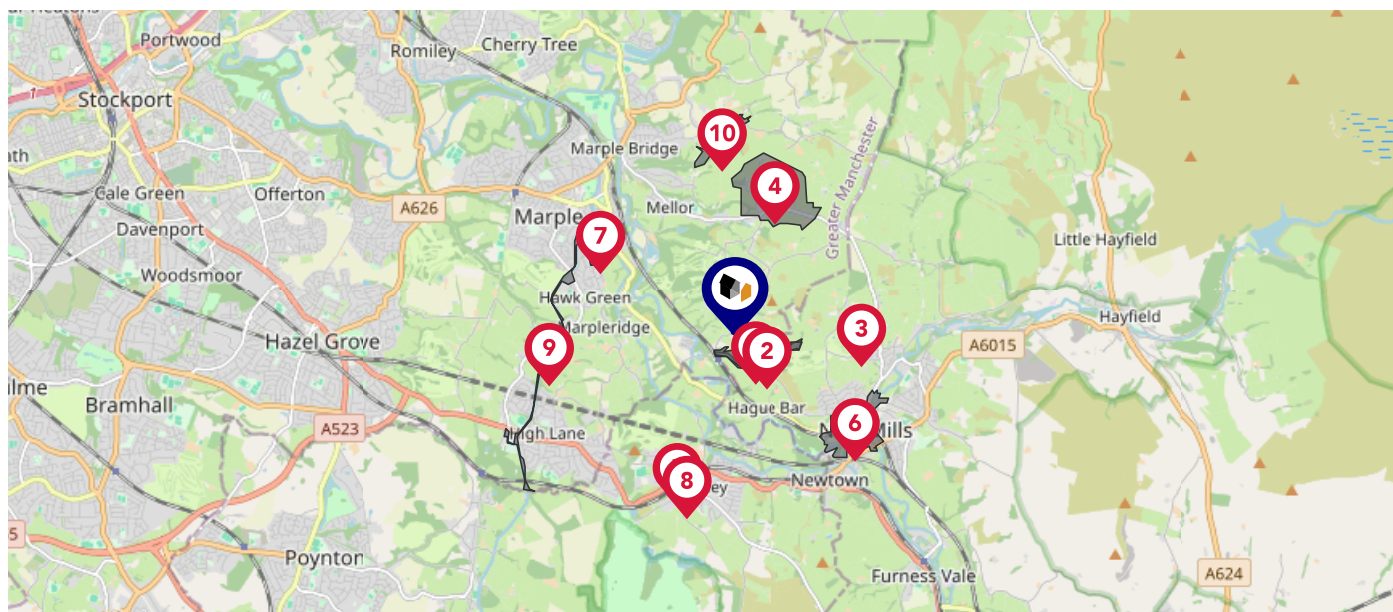
Mine Entry

- ✕ 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.

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.



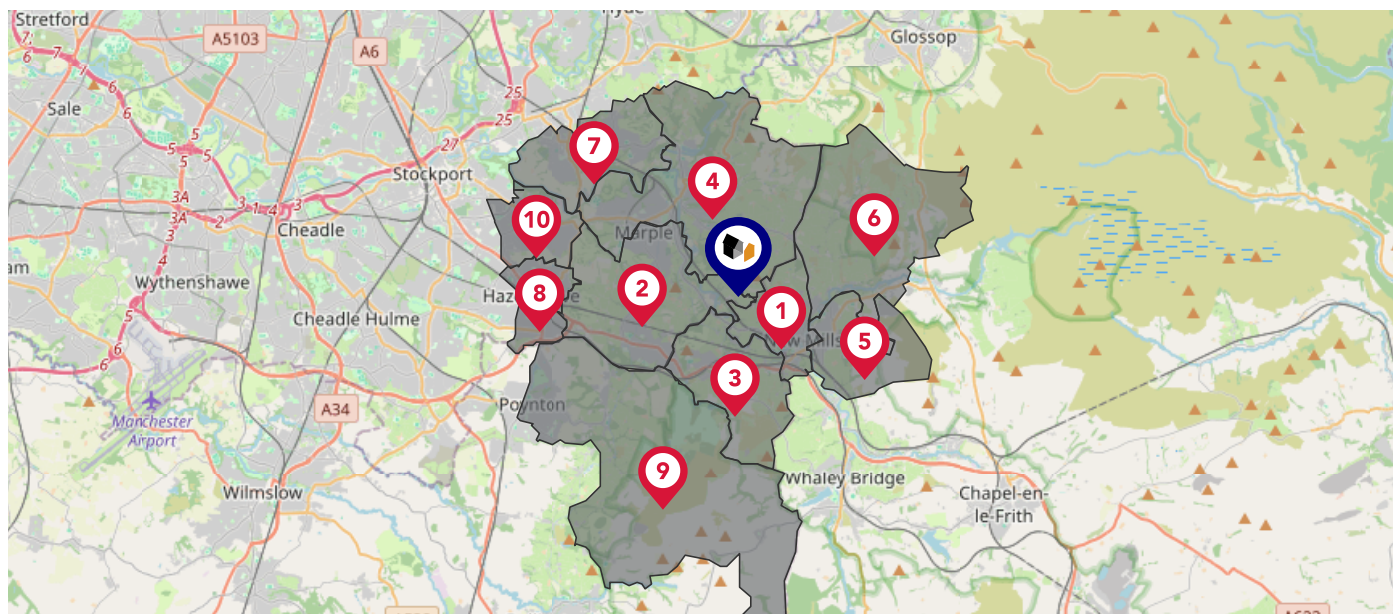
Nearby Conservation Areas

- 1 Brook Bottom
- 2 Brook Bottom
- 3 Whitle
- 4 Mellor and Moorend
- 5 Disley Conservation Area
- 6 New Mills
- 7 All Saints', Marple
- 8 Disley Conservation Area
- 9 Macclesfield Canal
- 10 Mill Brow

Maps

Council Wards

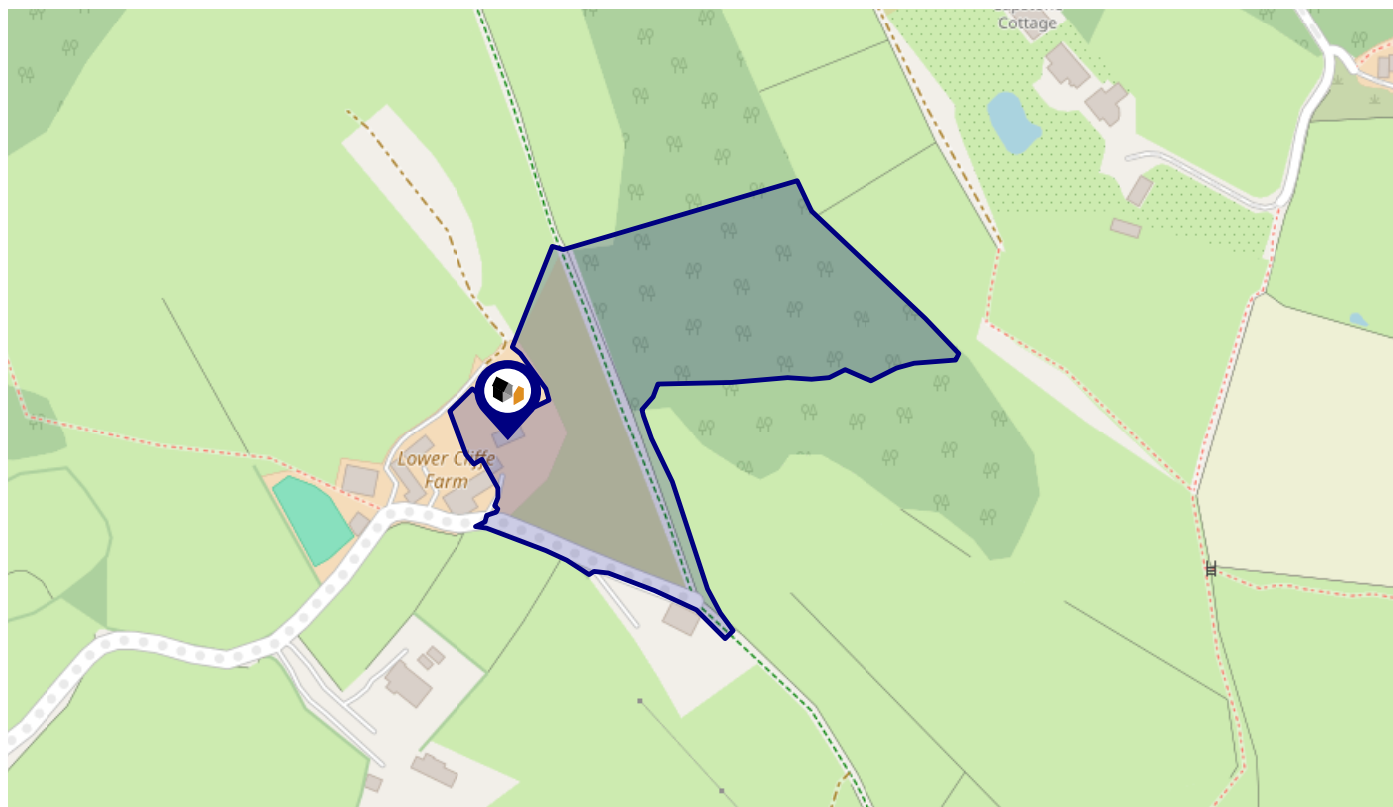
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 New Mills West Ward
- 2 Marple South and High Lane Ward
- 3 Disley Ward
- 4 Marple North Ward
- 5 New Mills East Ward
- 6 Sett Ward
- 7 Bredbury Green and Romiley Ward
- 8 Hazel Grove Ward
- 9 Poynton East and Pott Shrigley Ward
- 10 Offerton 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.

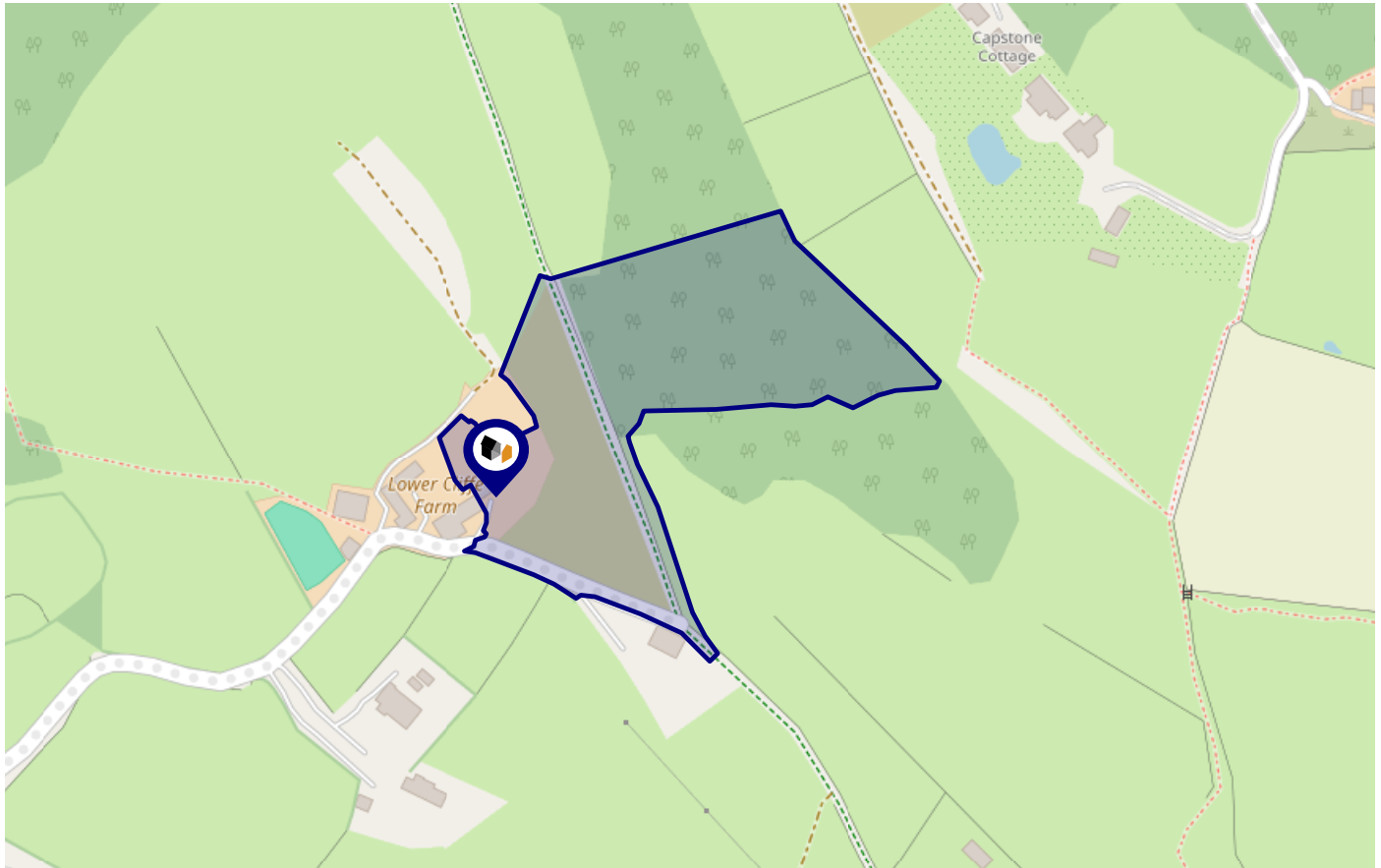
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

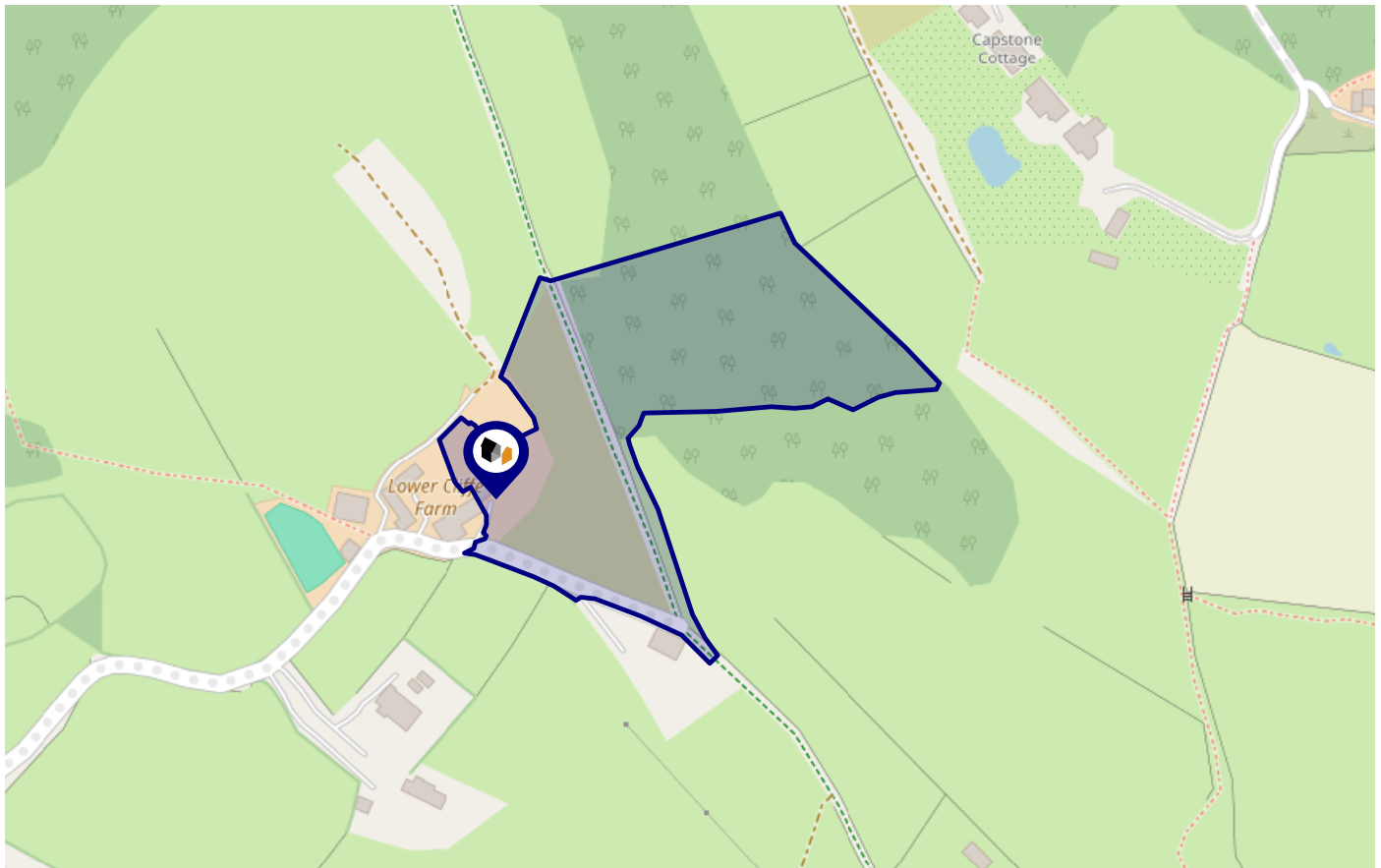
Chance of flooding to the following depths at this property:



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

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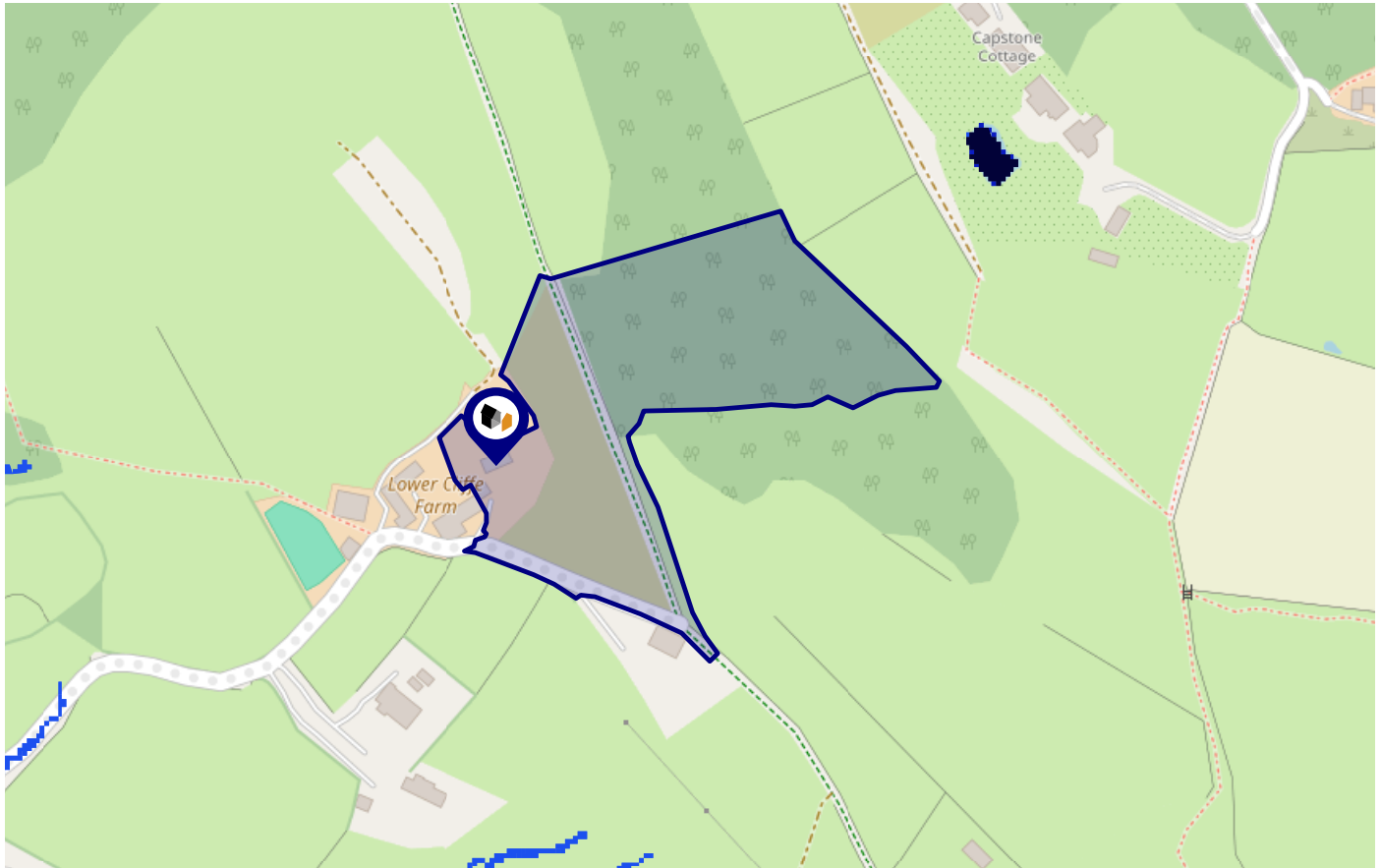
Chance of flooding to the following depths at this property:



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

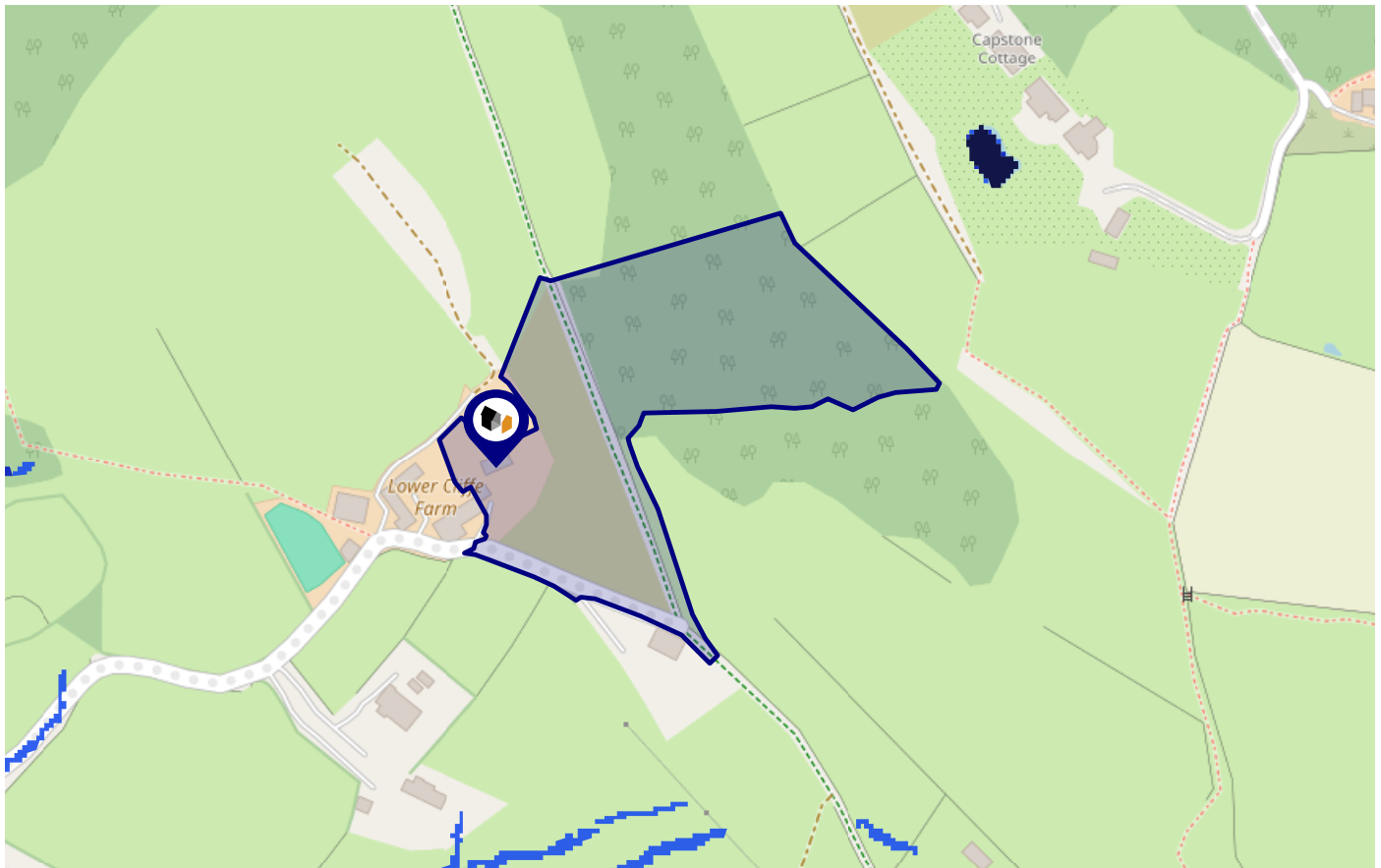
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.



Risk Rating: **Very low**

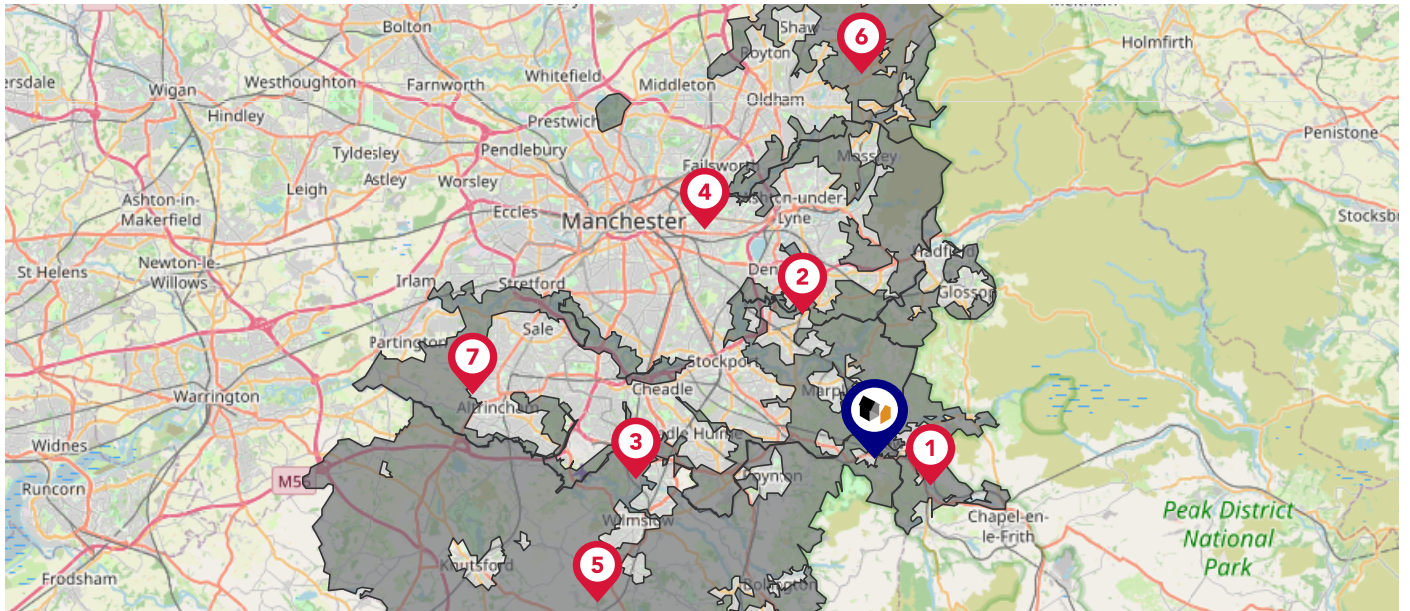
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Chance of flooding to the following depths at this property:



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



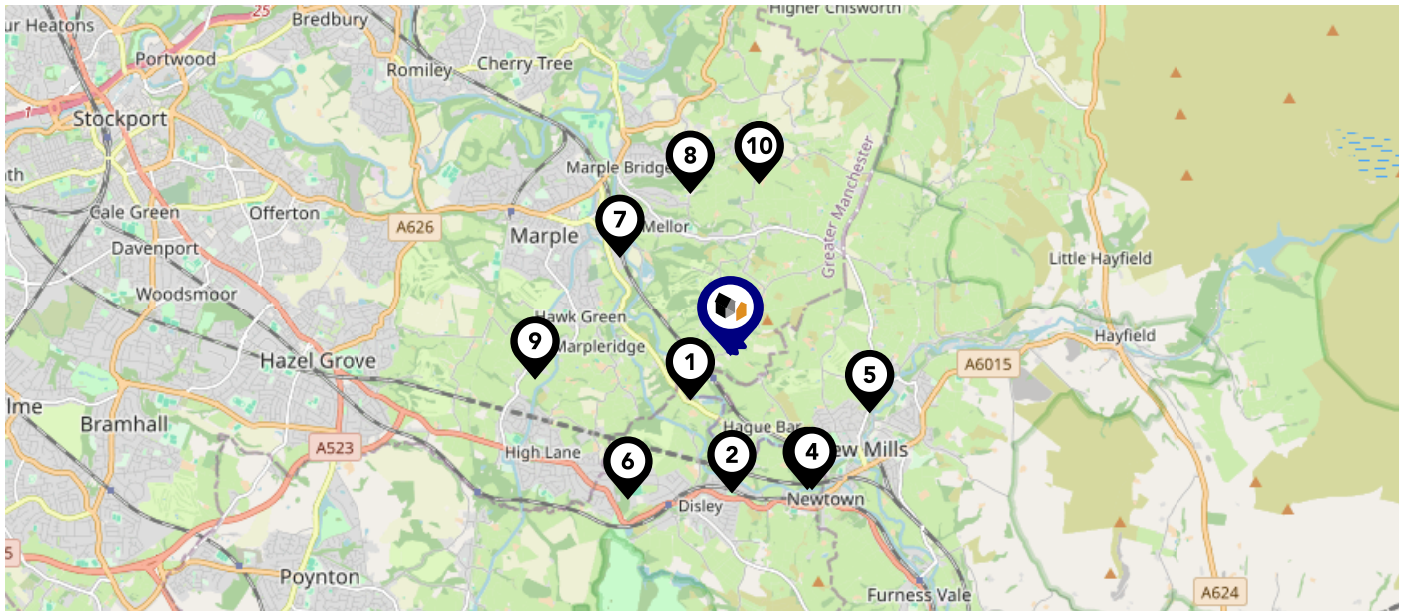
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - High Peak
- 2 Merseyside and Greater Manchester Green Belt - Tameside
- 3 Merseyside and Greater Manchester Green Belt - Stockport
- 4 Merseyside and Greater Manchester Green Belt - Manchester
- 5 Merseyside and Greater Manchester Green Belt - Cheshire East
- 6 Merseyside and Greater Manchester Green Belt - Oldham
- 7 Merseyside and Greater Manchester Green Belt - Trafford

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.



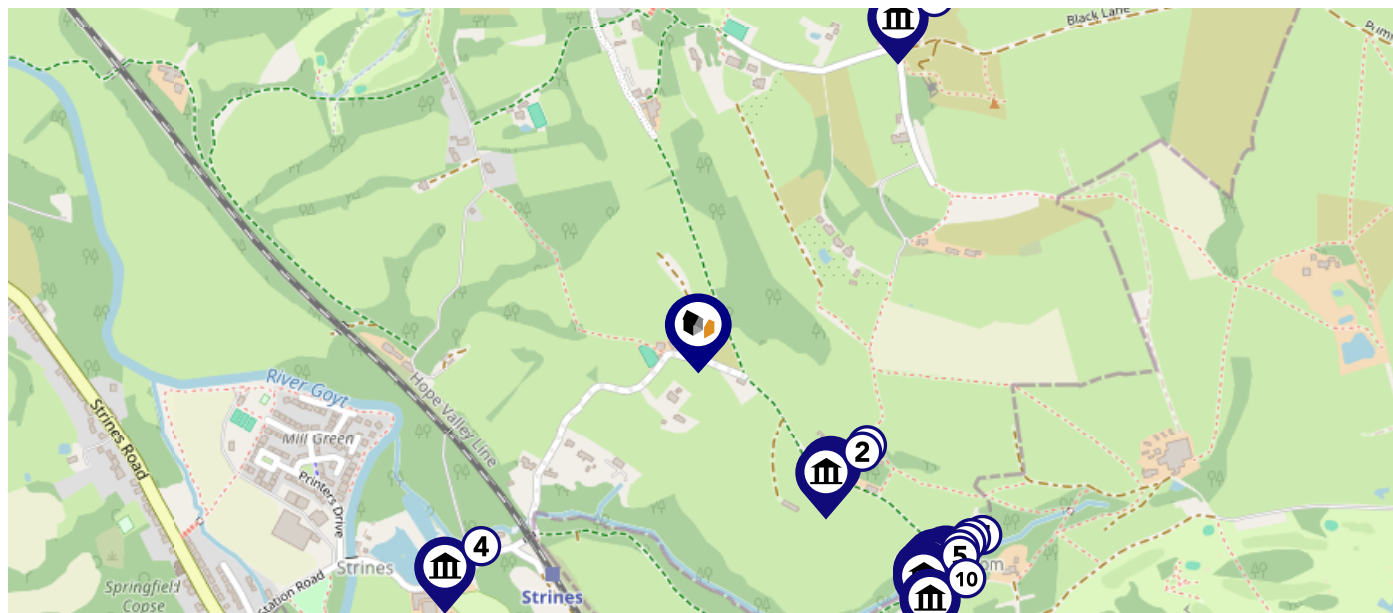
Nearby Landfill Sites











1	Strines Print Works-Station Road, New Mills, High Peak, Derbyshire	Historic Landfill	<input type="checkbox"/>
2	Lagoon at Factory Lane-Disley Hill, High Peak, Disley, Derbyshire	Historic Landfill	<input type="checkbox"/>
3	Mouseley Bottom-New Mills	Historic Landfill	<input type="checkbox"/>
4	Mouseley Bottom-New Mills, Derbyshire	Historic Landfill	<input type="checkbox"/>
5	Hodge Hay Farm-Derbyshire	Historic Landfill	<input type="checkbox"/>
6	Jacksons Edge Quarry Landfill Site-Jacksons Edge Road, Stockport, Disley, Cheshire	Historic Landfill	<input type="checkbox"/>
7	Lakes Road Landfill-Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill	<input type="checkbox"/>
9	Doodfield Mill-Marple, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Mill Brow East-Greater Manchester	Historic Landfill	<input type="checkbox"/>

Maps

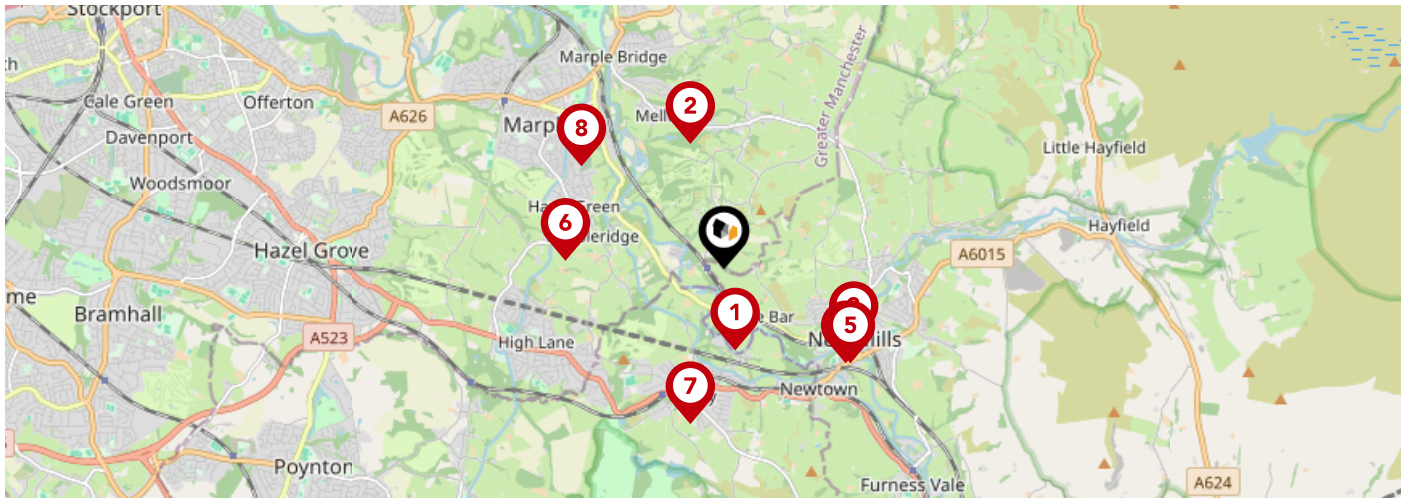
Listed Buildings

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

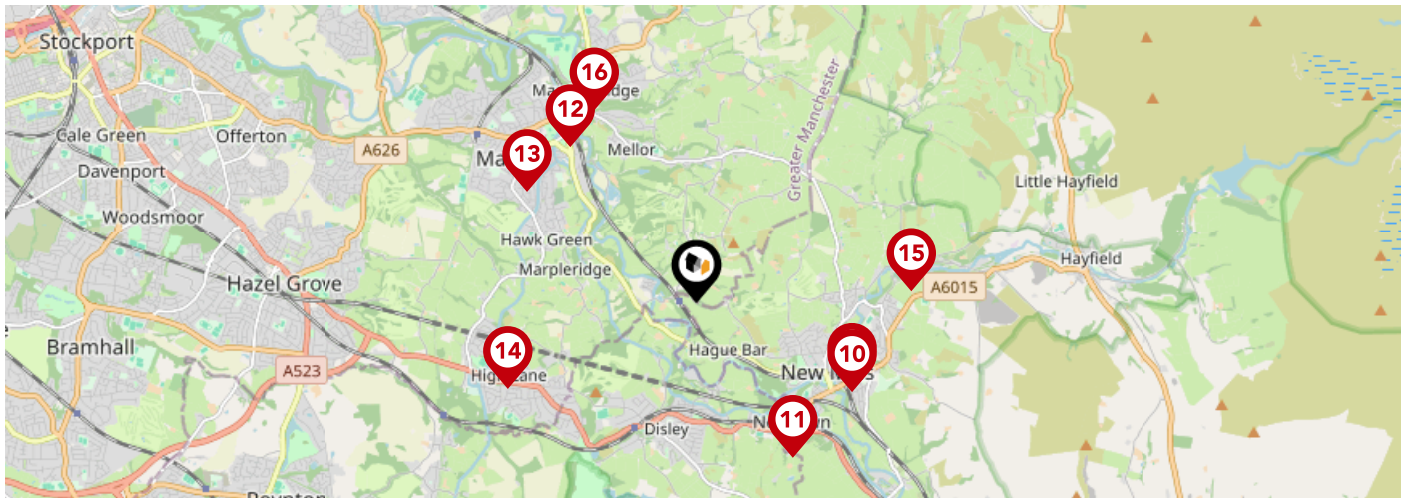










Listed Buildings in the local district	Grade	Distance
 1241828 - High Cliff Cottage	Grade II	0.2 miles
 1260306 - High Cliff Farmhouse	Grade II	0.2 miles
 1241860 - Rivelin	Grade II	0.4 miles
 1054689 - Block Of Cottages (belonging To English Calico Limited)	Grade II	0.4 miles
 1088136 - Fox Inn	Grade II	0.4 miles
 1334753 - Borderstone	Grade II	0.4 miles
 1241859 - Tara Cottage	Grade II	0.4 miles
 1088137 - Cottage Adjoining Rear Of Fox Inn	Grade II	0.4 miles
 1260228 - Paradise	Grade II	0.4 miles
 1088135 - Gilbury Gate Farmhouse	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hague Bar Primary School Ofsted Rating: Good Pupils: 58 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mellor Primary School Ofsted Rating: Good Pupils: 230 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	New Mills Primary School Ofsted Rating: Good Pupils: 216 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 119 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	New Mills Nursery School Ofsted Rating: Good Pupils: 33 Distance:1.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Windlehurst School Ofsted Rating: Good Pupils: 51 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Disley Primary School Ofsted Rating: Good Pupils: 279 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Saints Church of England Primary School Marple Ofsted Rating: Good Pupils: 212 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

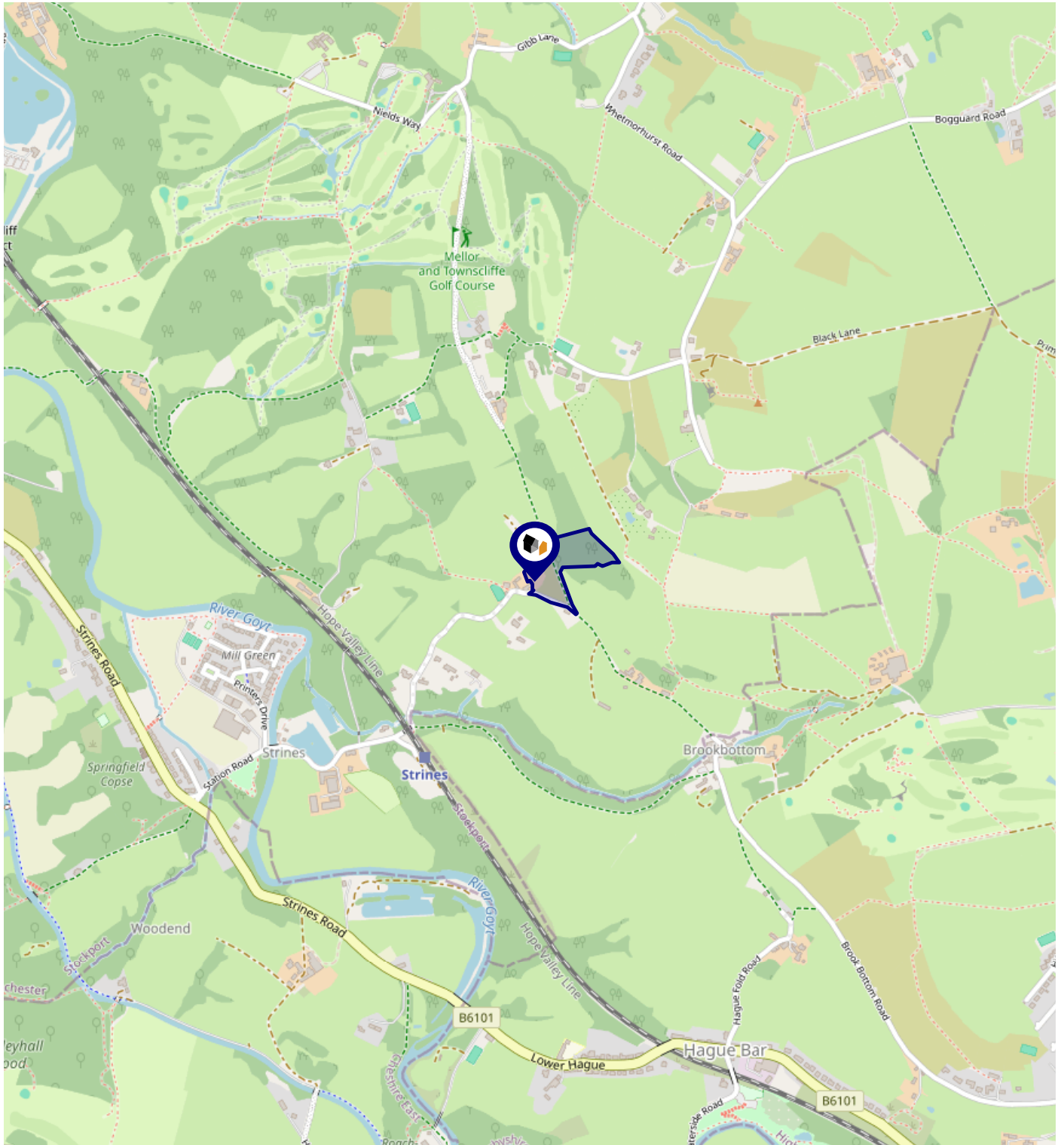


		Nursery	Primary	Secondary	College	Private
	St George's CofE Primary School Ofsted Rating: Requires improvement Pupils: 95 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Mills School Ofsted Rating: Requires improvement Pupils: 660 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newtown Primary School (High Peak Federation) Ofsted Rating: Good Pupils: 85 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brabyns Preparatory School Ofsted Rating: Not Rated Pupils: 92 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorns School Ofsted Rating: Good Pupils: 34 Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High Lane Primary School Ofsted Rating: Good Pupils: 166 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thornsett Primary School (High Peak Federation) Ofsted Rating: Good Pupils: 86 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 224 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area Masts & Pylons

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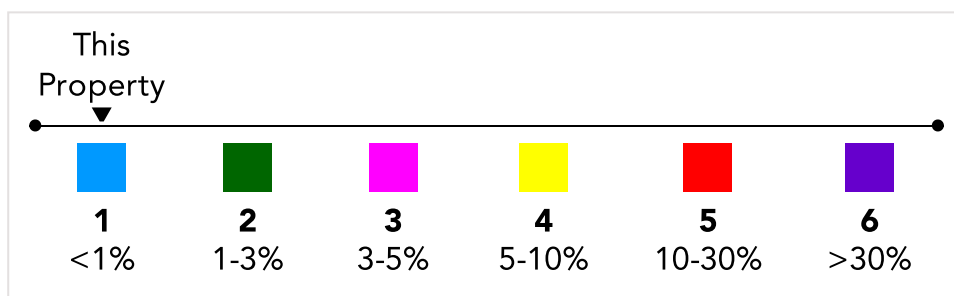
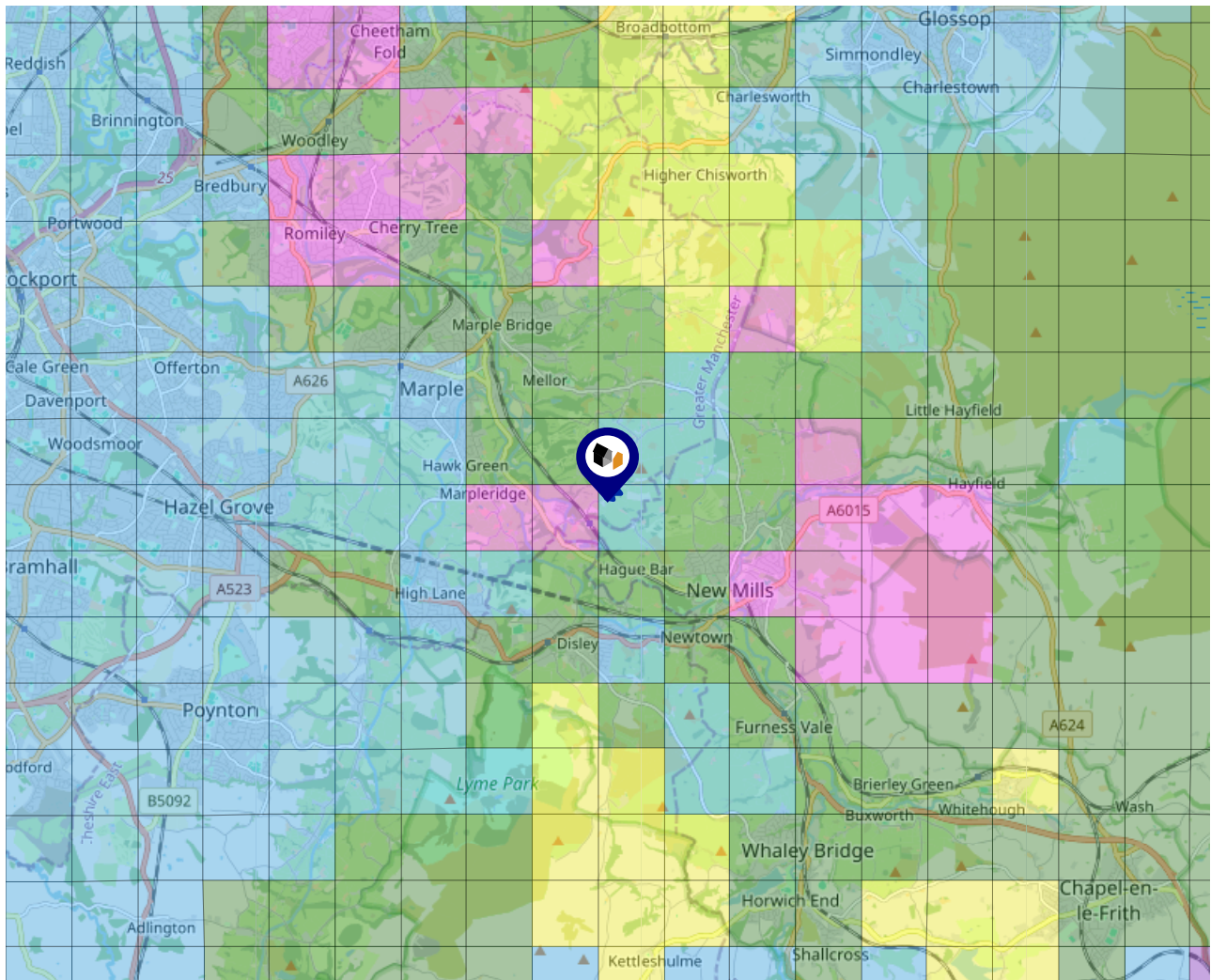


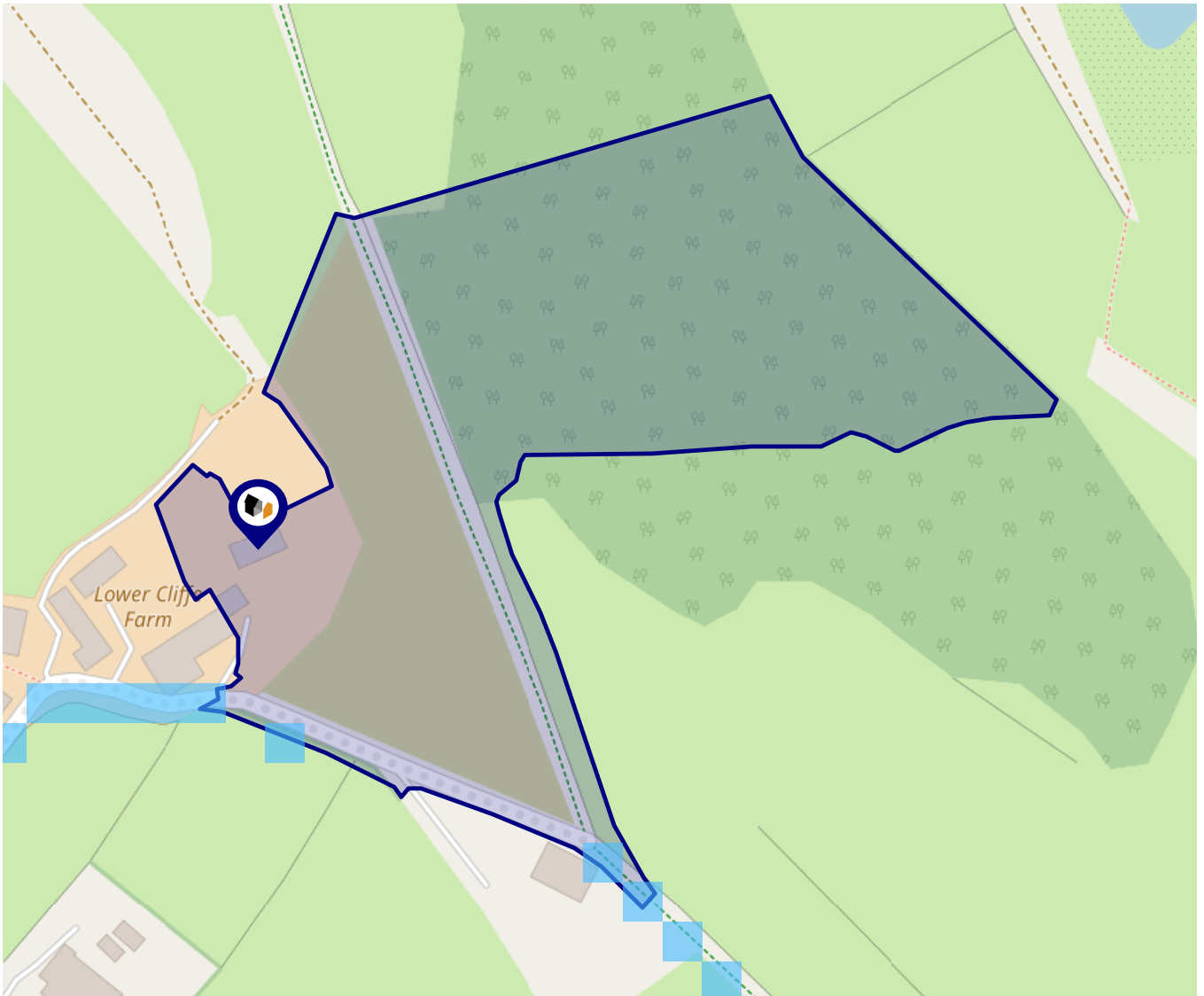
Key:

-  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).



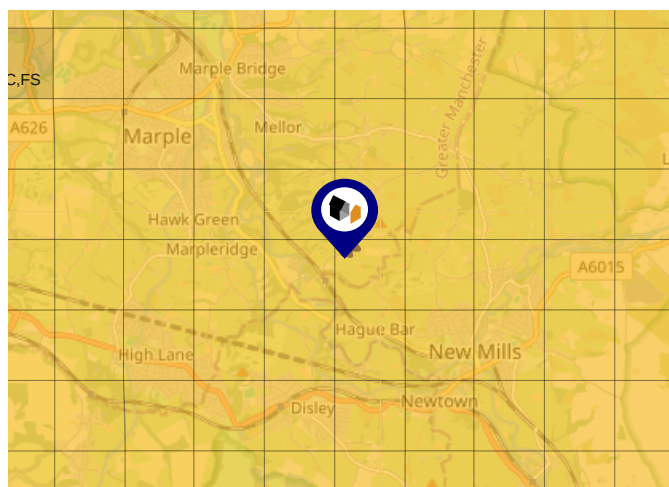


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

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		

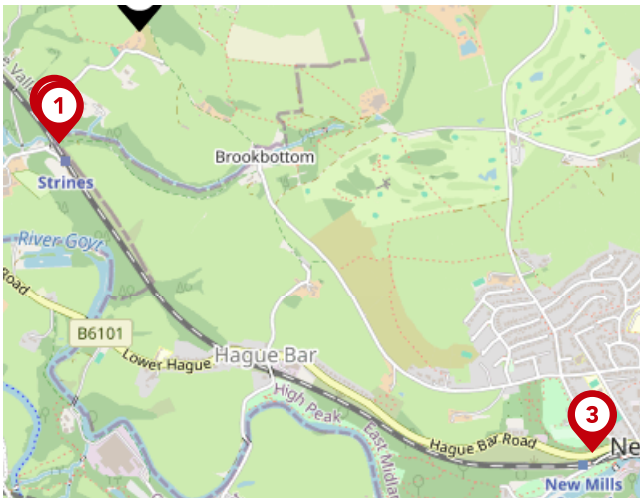


Primary Classifications (Most Common Clay Types)

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

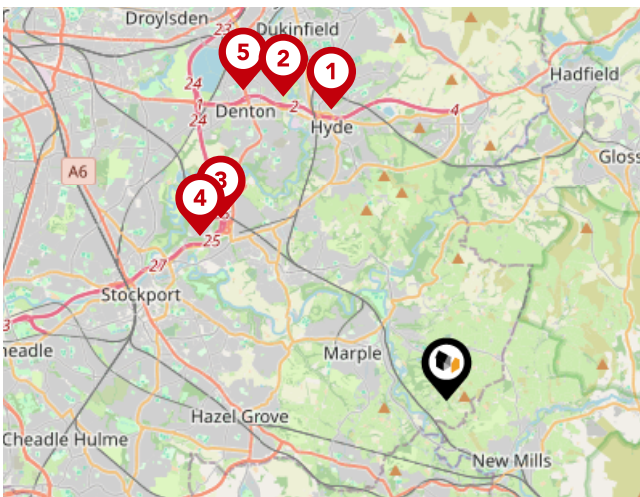
Area

Transport (National)



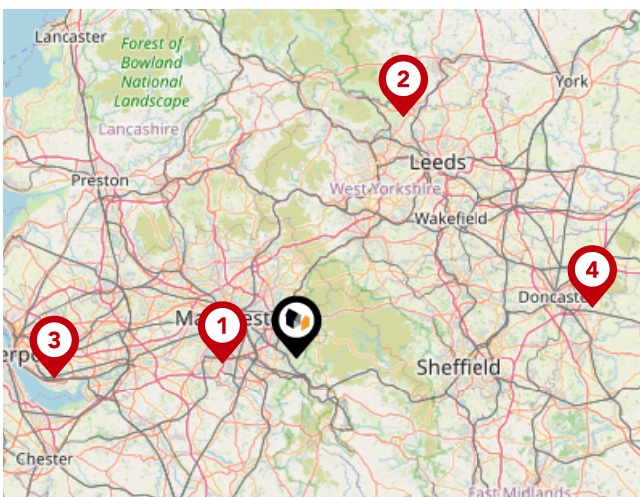
National Rail Stations

Pin	Name	Distance
1	Strines Rail Station	0.31 miles
2	Strines Rail Station	0.3 miles
3	New Mills Central Rail Station	1.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	5.54 miles
2	M67 J2	6.1 miles
3	M60 J25	5.13 miles
4	M60 J26	5.24 miles
5	M67 J1	6.56 miles

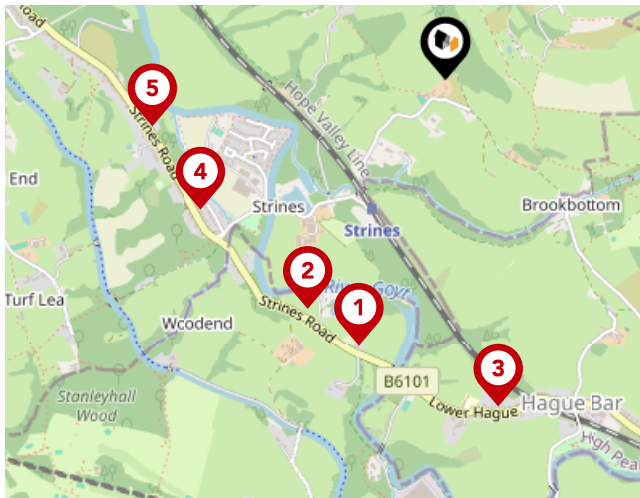


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	10.34 miles
2	Leeds Bradford Airport	37.15 miles
3	Speke	34.2 miles
4	Finningley	42.57 miles

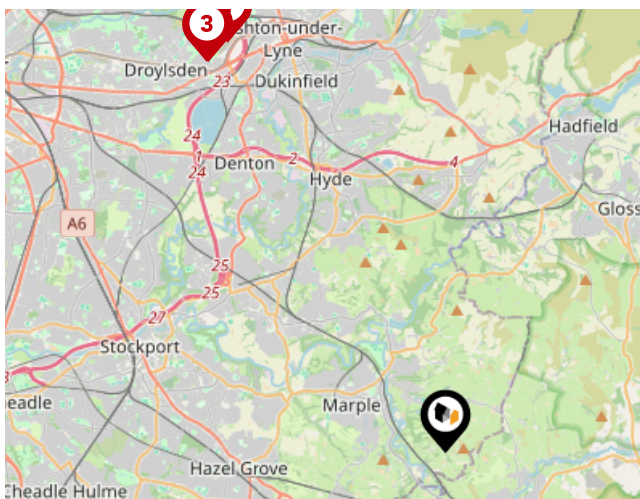
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodend Barn	0.62 miles
2	Woodend Farm	0.59 miles
3	Primary School	0.73 miles
4	Station Road	0.61 miles
5	Strines Road	0.65 miles



Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	8.2 miles
2	Audenshaw (Manchester Metrolink)	8.06 miles
3	Audenshaw (Manchester Metrolink)	8.09 miles

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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/



/lawlerandco



/lawlercosalesandlettings/

Data Quality

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



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