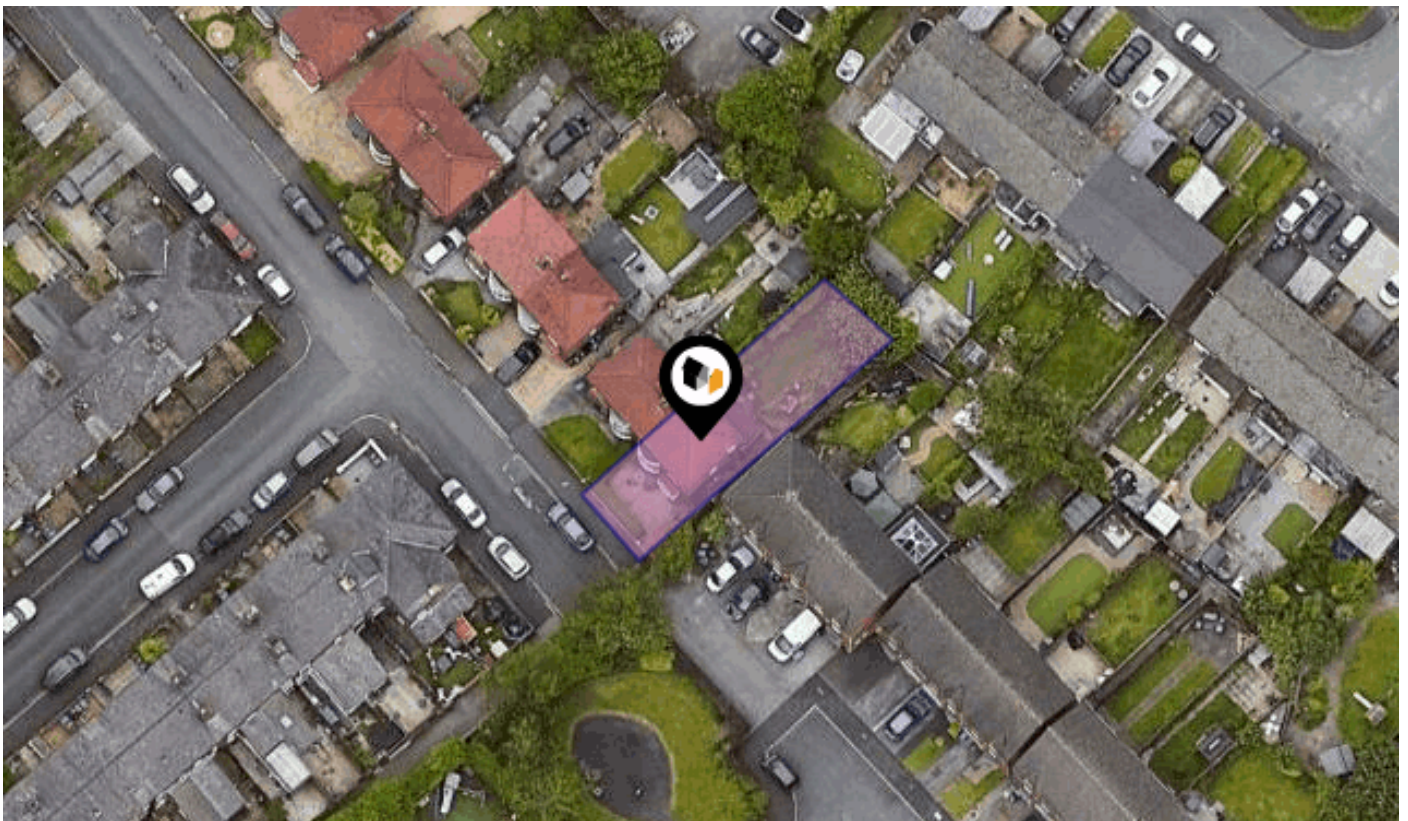




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 07th May 2026**



## COOMBES STREET, STOCKPORT, SK2

### Lawler & Co | Hazel Grove

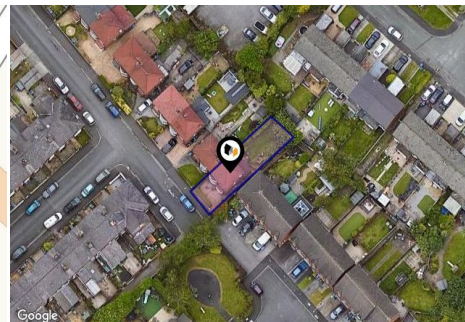
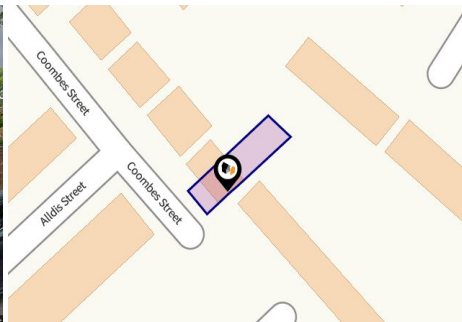
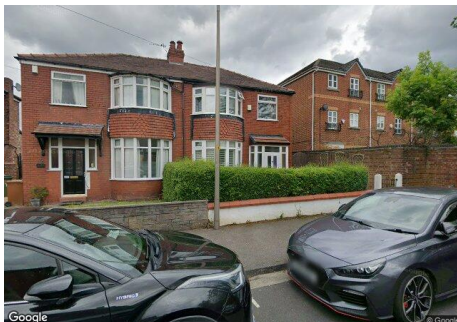
128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

[hazelgrove@lawlerandcompany.co.uk](mailto:hazelgrove@lawlerandcompany.co.uk)

[www.lawlerandcompany.co.uk/](http://www.lawlerandcompany.co.uk/)





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.05 acres  
**Council Tax :** Band B  
**Annual Estimate:** £2,037  
**Title Number:** CH37659

**Tenure:** Freehold

## Local Area

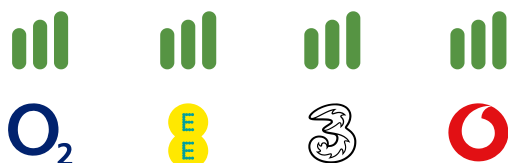
**Local Authority:** Stockport  
**Conservation Area:** No  
**Flood Risk:**  

- Rivers & Seas: Very low
- Surface Water: Very low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s

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



**Satellite/Fibre TV Availability:**

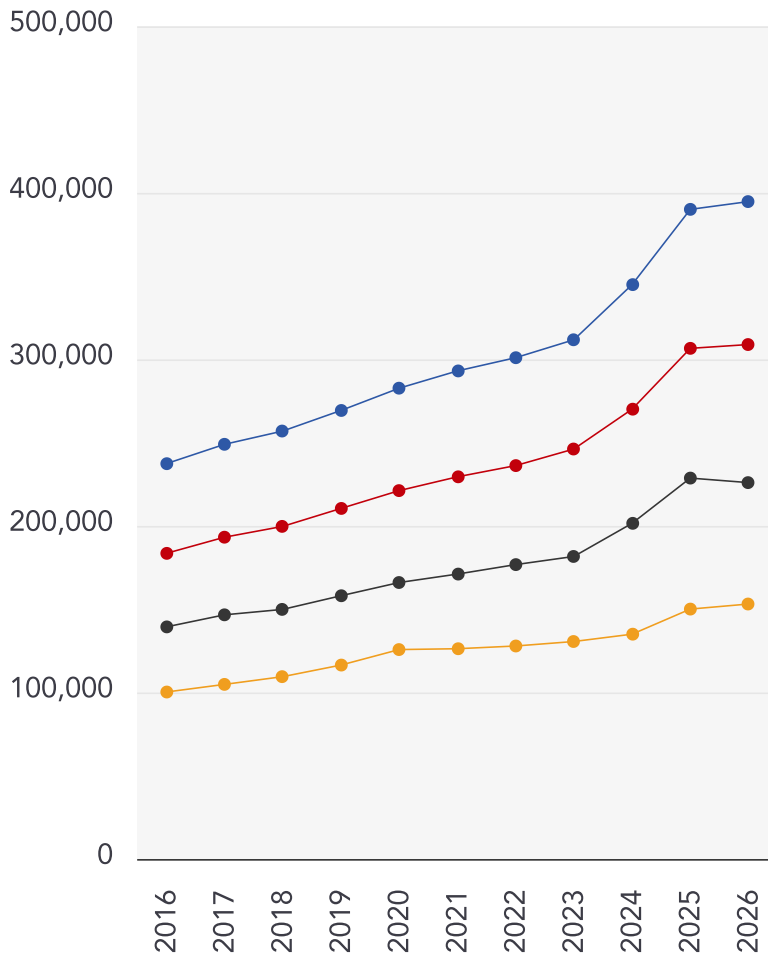


# Market House Price Statistics

LAWLER  
& Co.

SALES AND LETTINGS

### 10 Year History of Average House Prices by Property Type in SK2



Detached

**+66.29%**

Semi-Detached

**+68.31%**

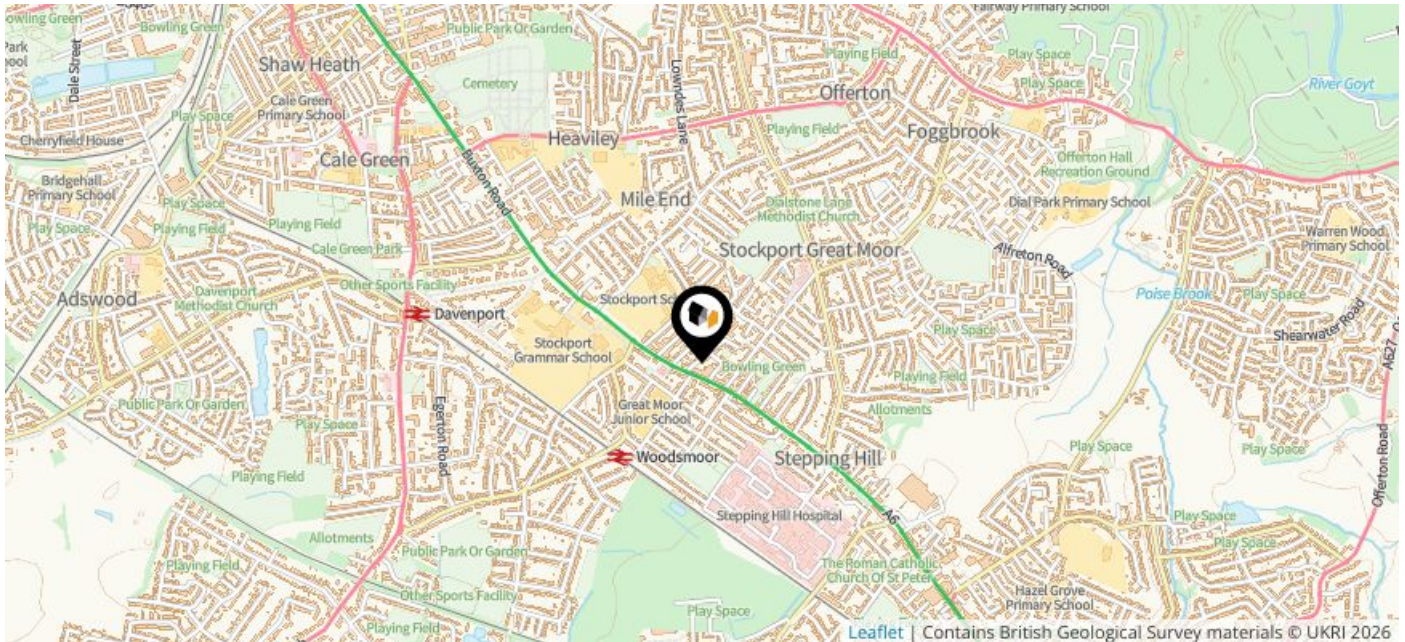
Terraced

**+62.15%**

Flat

**+52.7%**

This map displays nearby coal mine entrances and their classifications.



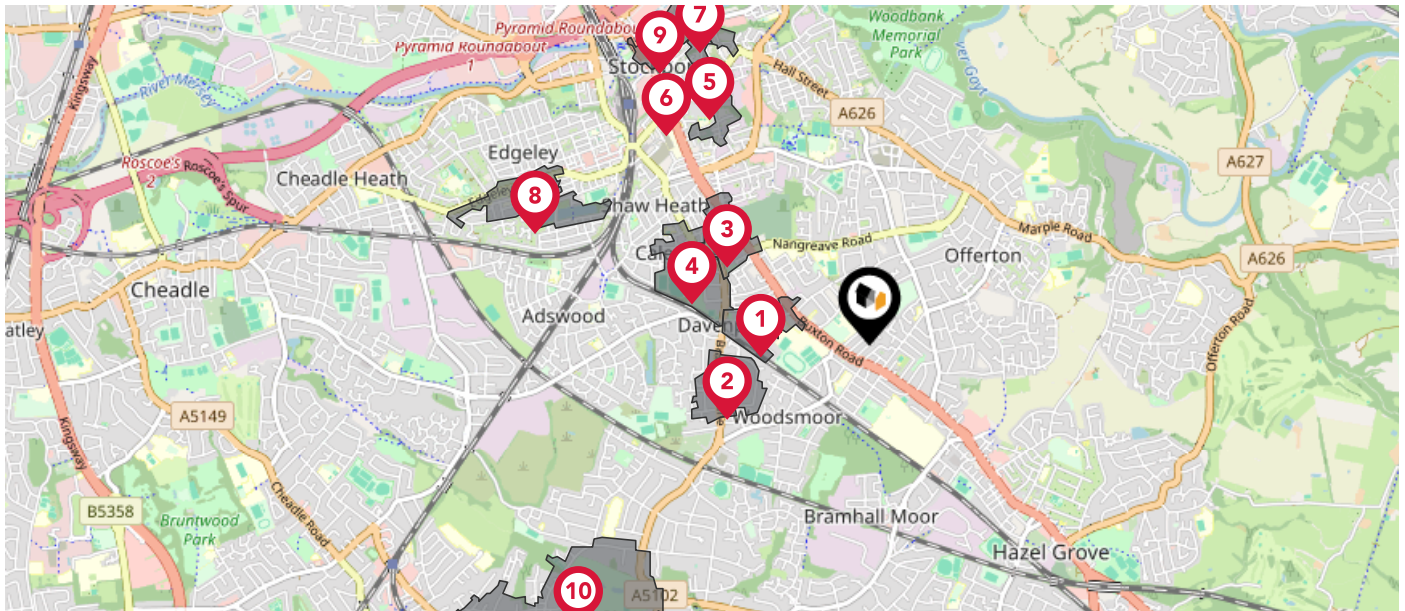
### Mine Entry

- ✕ 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.



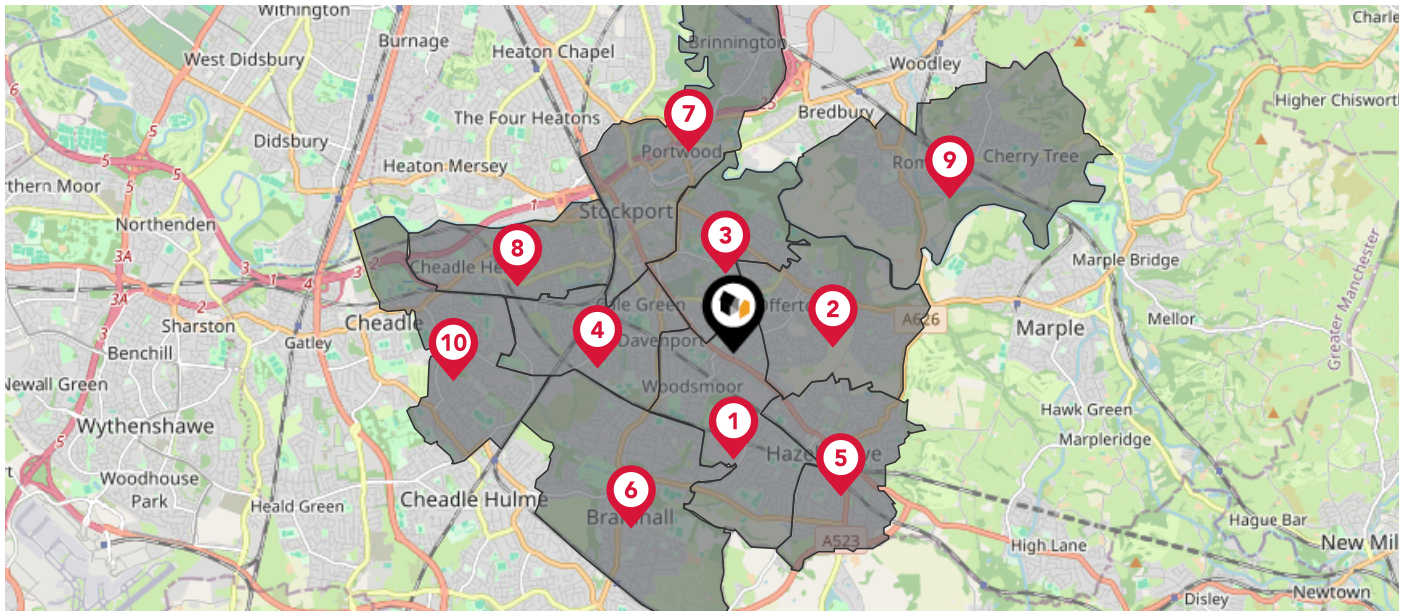
### Nearby Conservation Areas

- 1 Davenport Park
- 2 Egerton Road and Frewland Avenue, Davenport
- 3 St George's, Heaviley
- 4 Cale Green
- 5 Hillgate
- 6 Town Hall
- 7 Market and Underbanks
- 8 Alexandra Park, Edgeley
- 9 St Peter's
- 10 Bramall Park

# Maps

## Council Wards

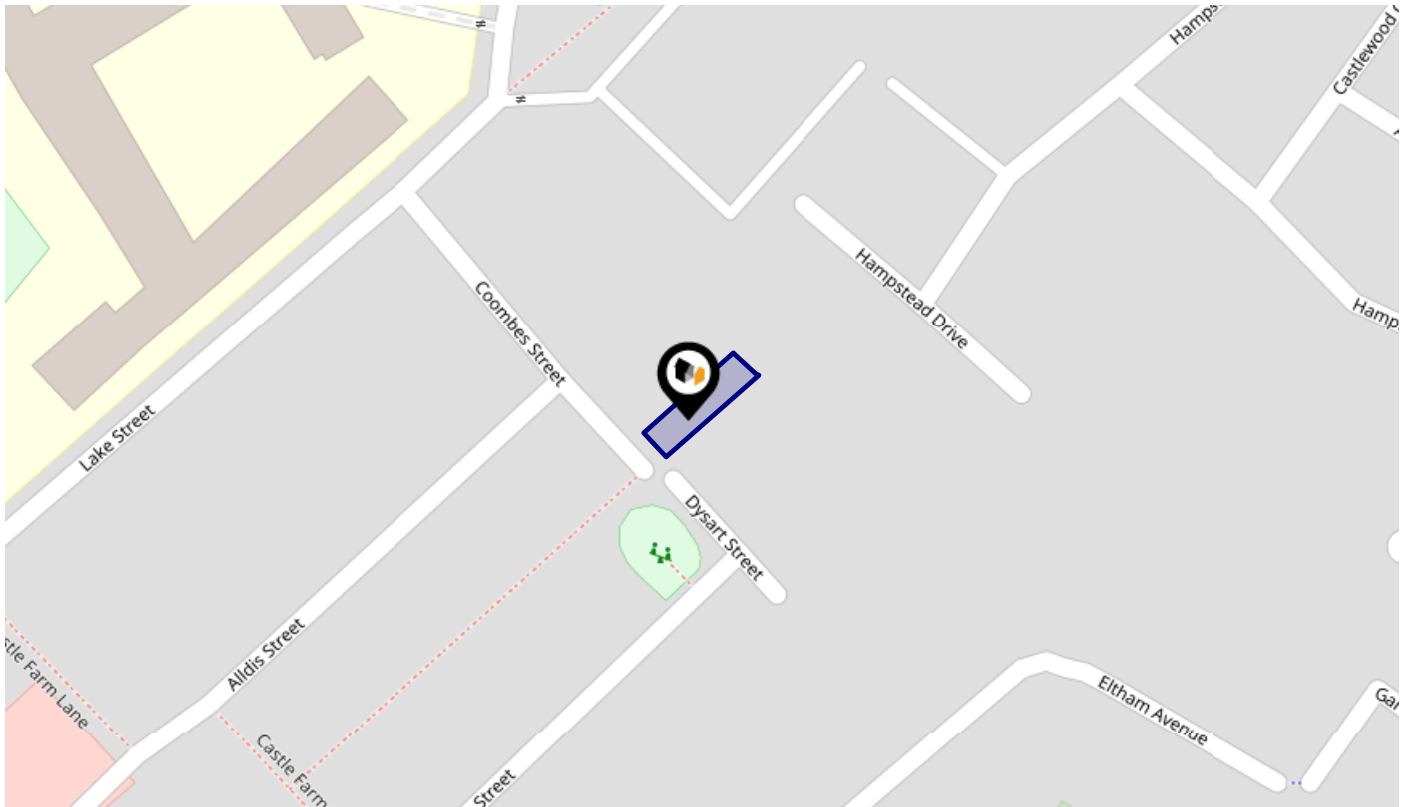
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Stepping Hill Ward
- 2 Offerton Ward
- 3 Manor Ward
- 4 Davenport and Cale Green Ward
- 5 Hazel Grove Ward
- 6 Bramhall North Ward
- 7 Brinnington and Central Ward
- 8 Edgeley and Cheadle Heath Ward
- 9 Bredbury Green and Romiley Ward
- 10 Cheadle Hulme North 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.

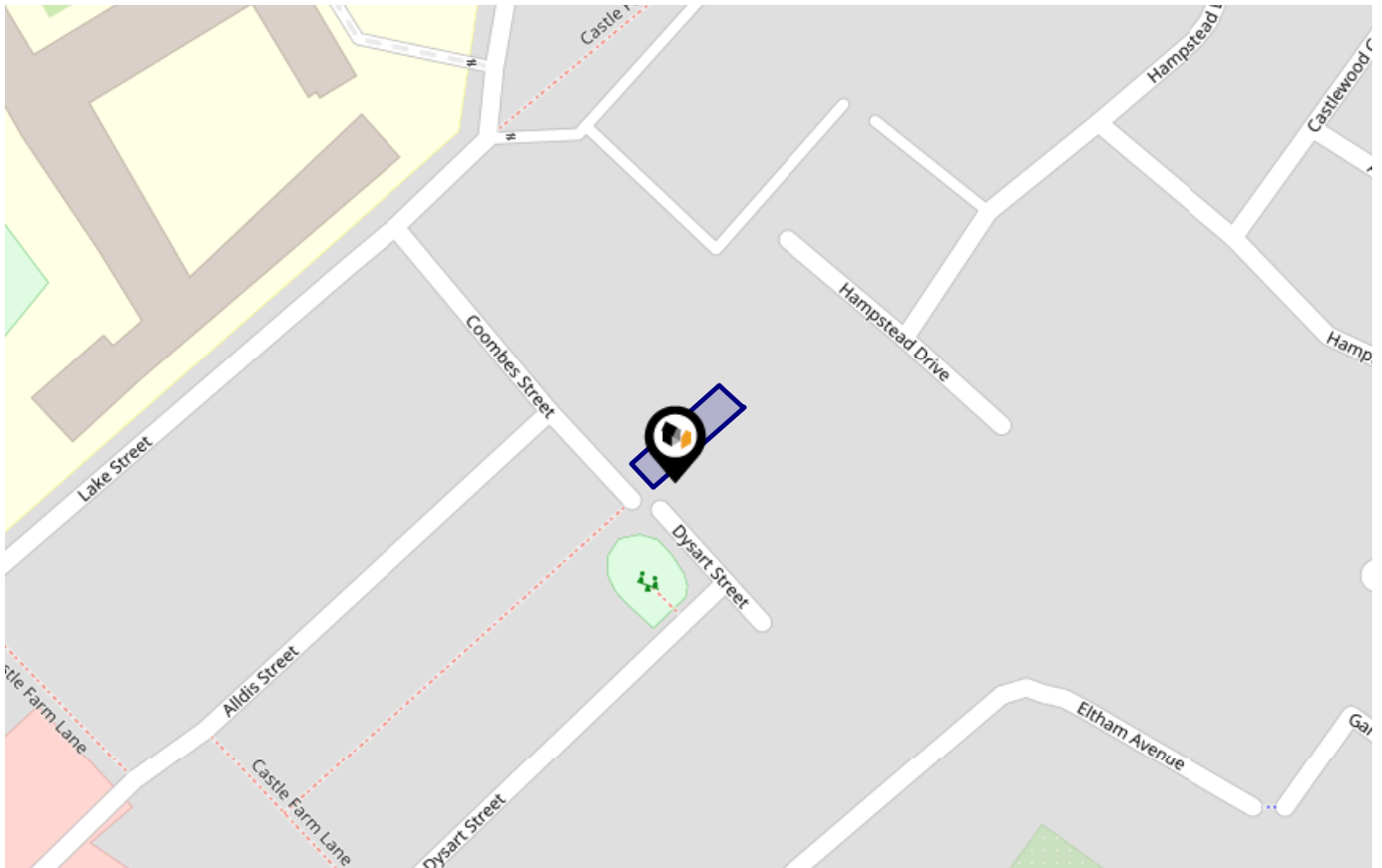
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

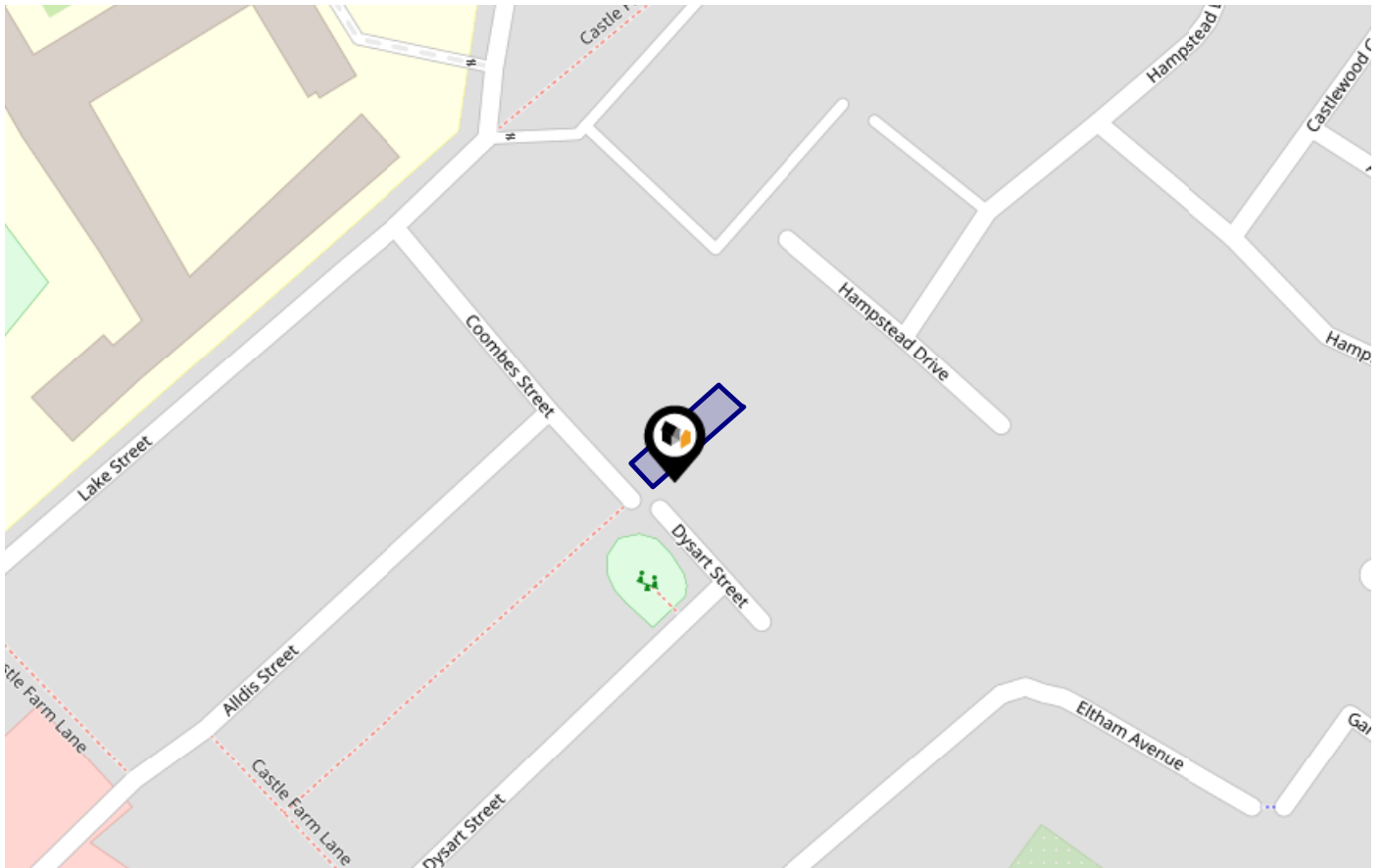
Chance of flooding to the following depths at this property:



# 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.
- 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.

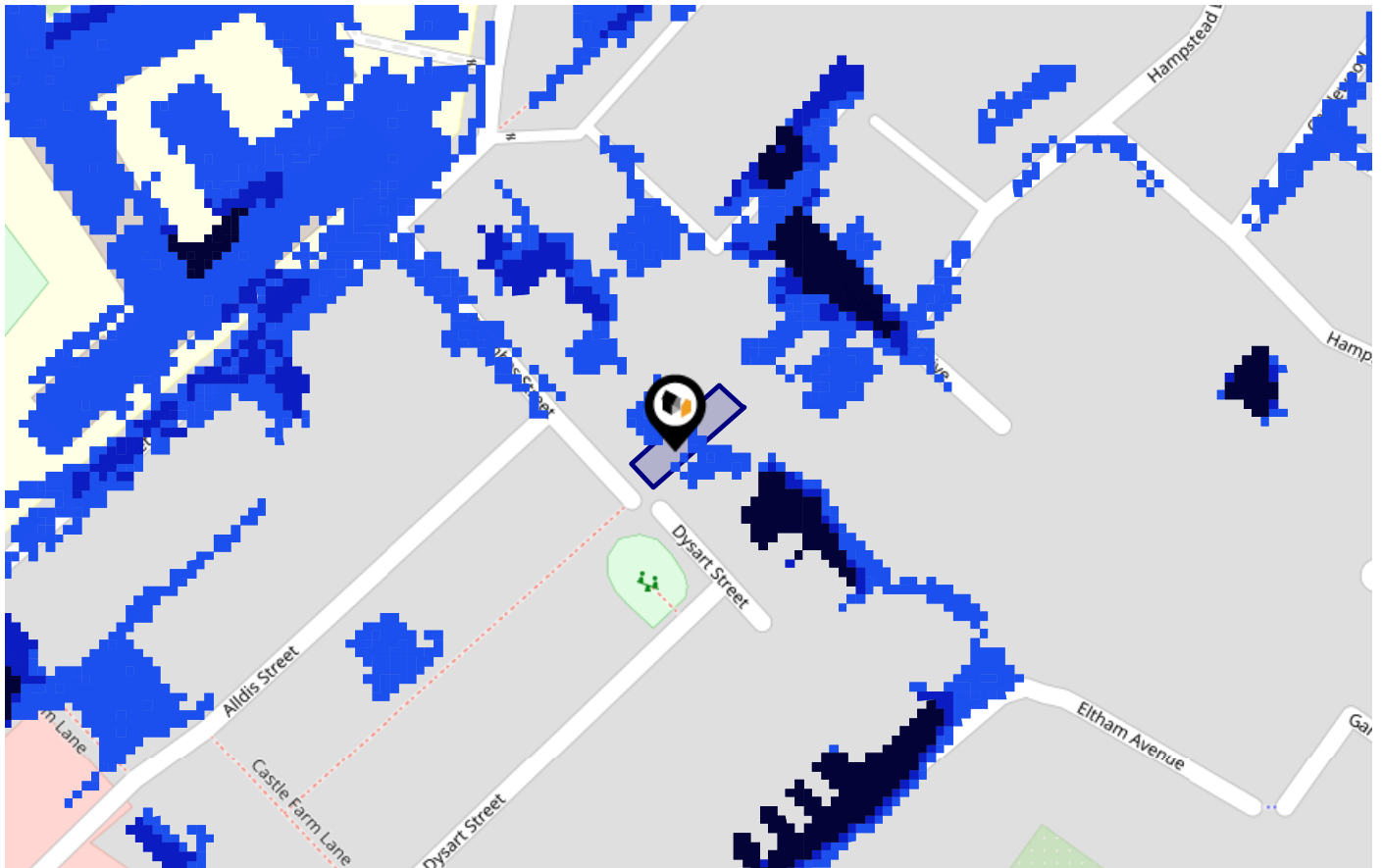
Chance of flooding to the following depths at this property:



# Flood Risk

## 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

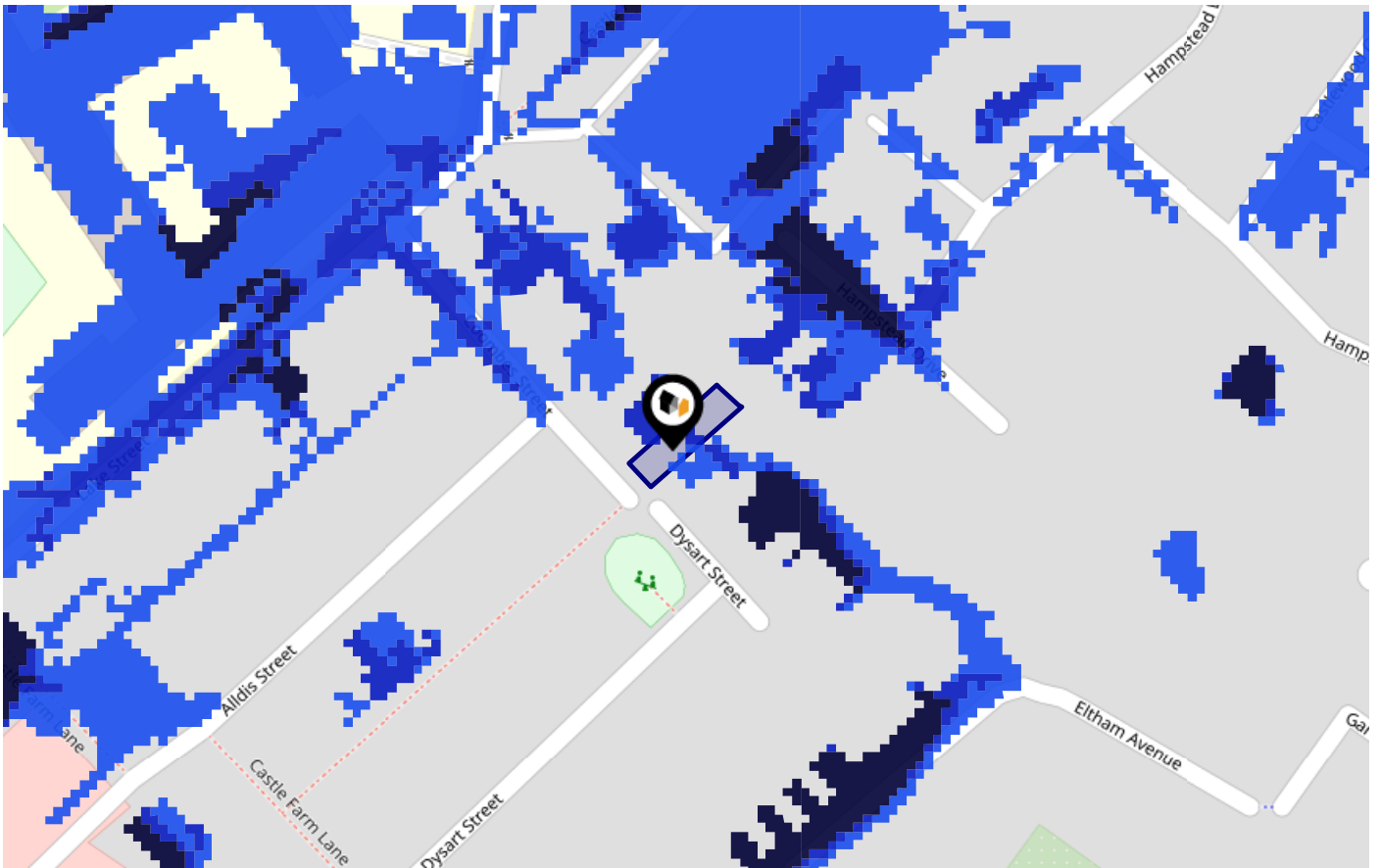
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

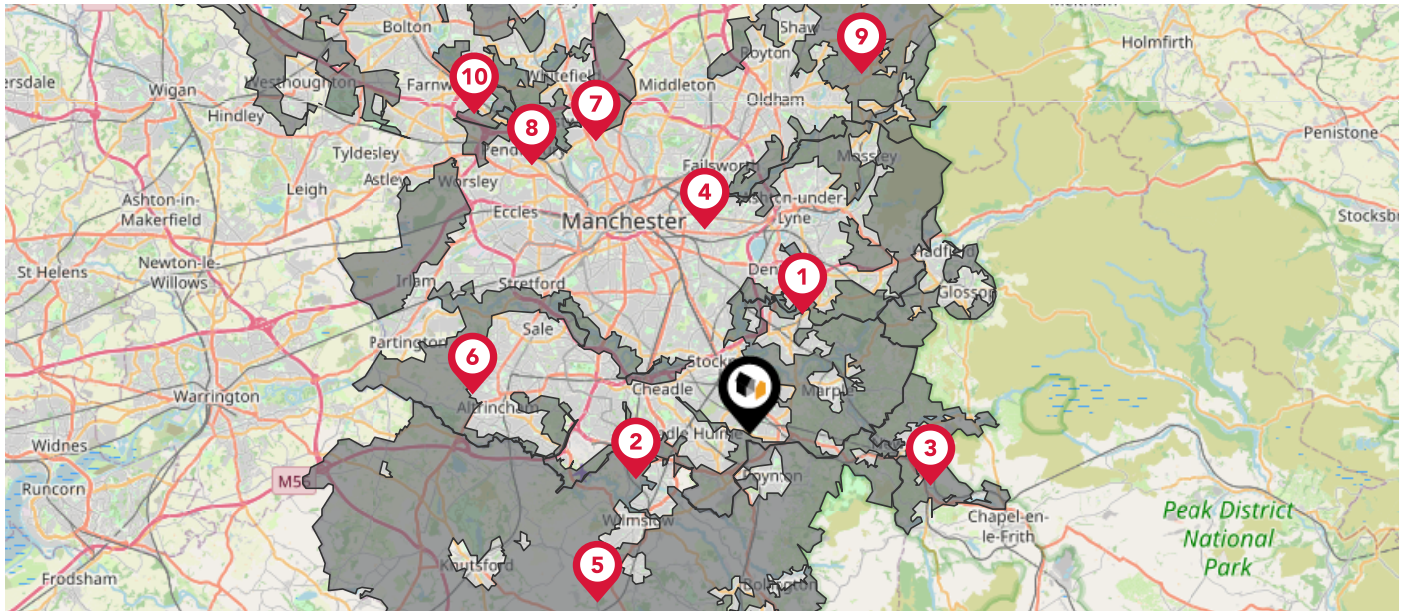
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



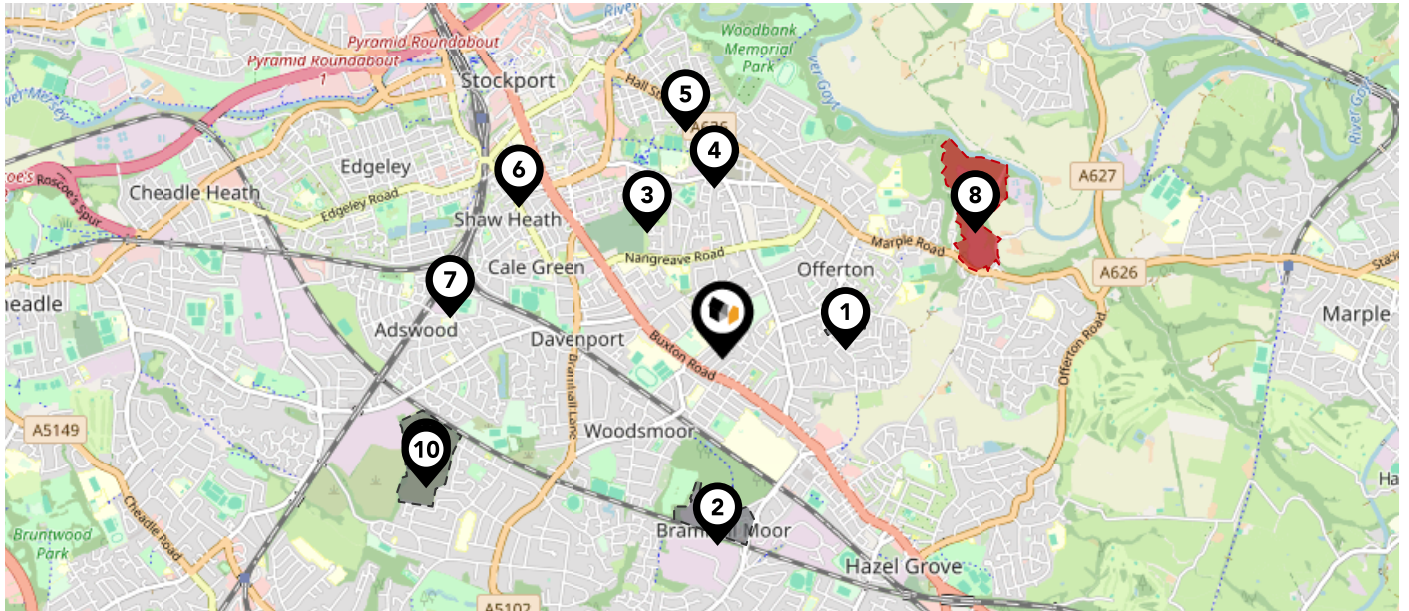
### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Tameside
- 2 Merseyside and Greater Manchester Green Belt - Stockport
- 3 Merseyside and Greater Manchester Green Belt - High Peak
- 4 Merseyside and Greater Manchester Green Belt - Manchester
- 5 Merseyside and Greater Manchester Green Belt - Cheshire East
- 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 - 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.



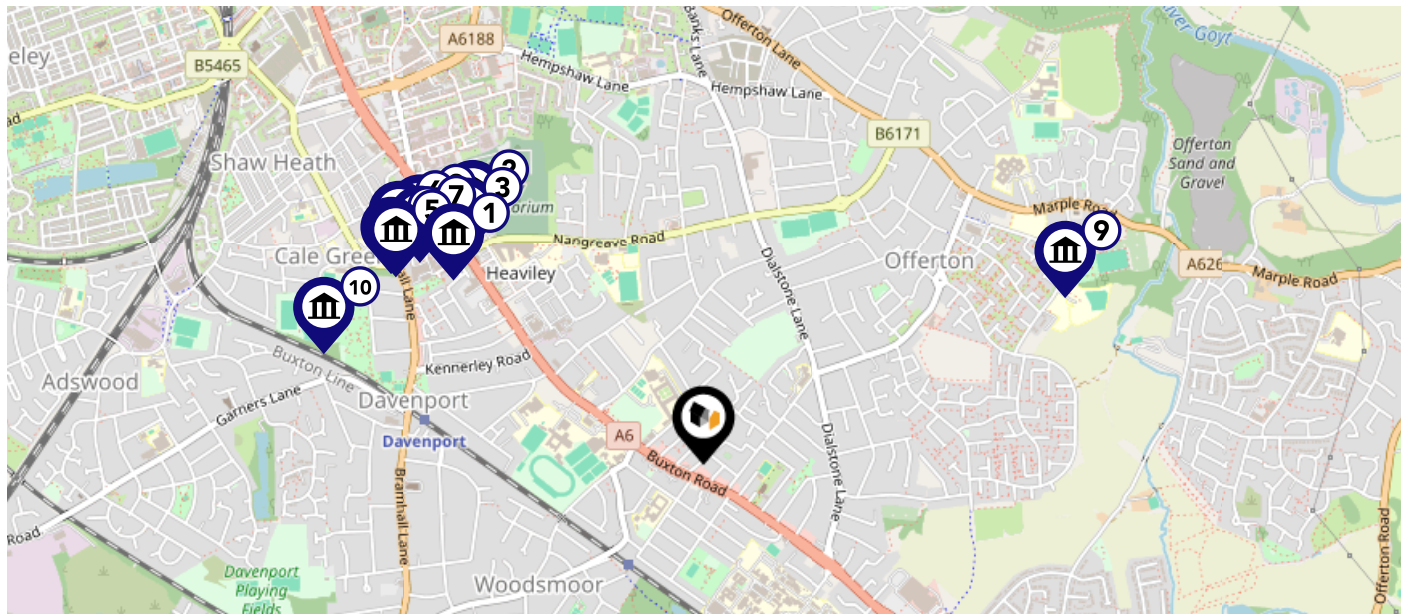
### Nearby Landfill Sites











<b>1</b>	Blackstone Road-Offerton	Historic Landfill
<b>2</b>	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill
<b>3</b>	Back of Brookfield Avenue, Heavily-	Historic Landfill
<b>4</b>	Banks Lane-Stockport, Greater Manchester	Historic Landfill
<b>5</b>	Forbes Close-10 Forbes Close, Offerton, Stockport, Cheshire	Historic Landfill
<b>6</b>	Royal George Street-Stockport, Cheshire	Historic Landfill
<b>7</b>	Stockholm Road-Adswood, Stockport, Greater Manchester	Historic Landfill
<b>8</b>	EA/EPR/QP3595VQ/V004	Active Landfill
<b>9</b>	Tenement Lane Tip-Stockport, Greater Manchester	Historic Landfill
<b>10</b>	Adswood Reclamation Project-Adswood Road, Cheadle, Stockport	Historic Landfill

# Maps

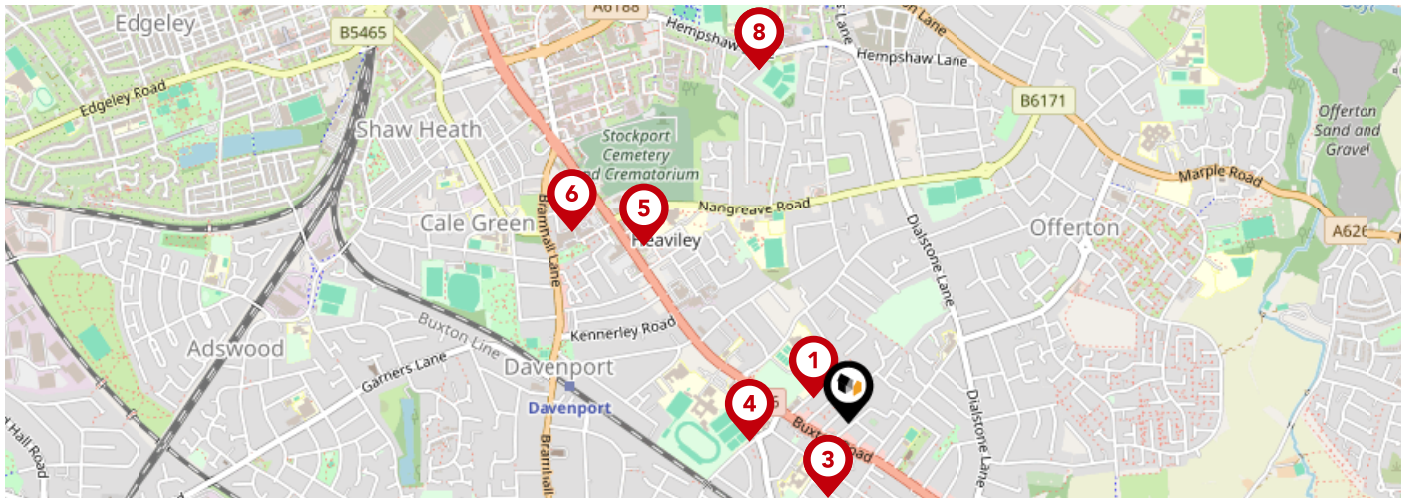
## Listed Buildings

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



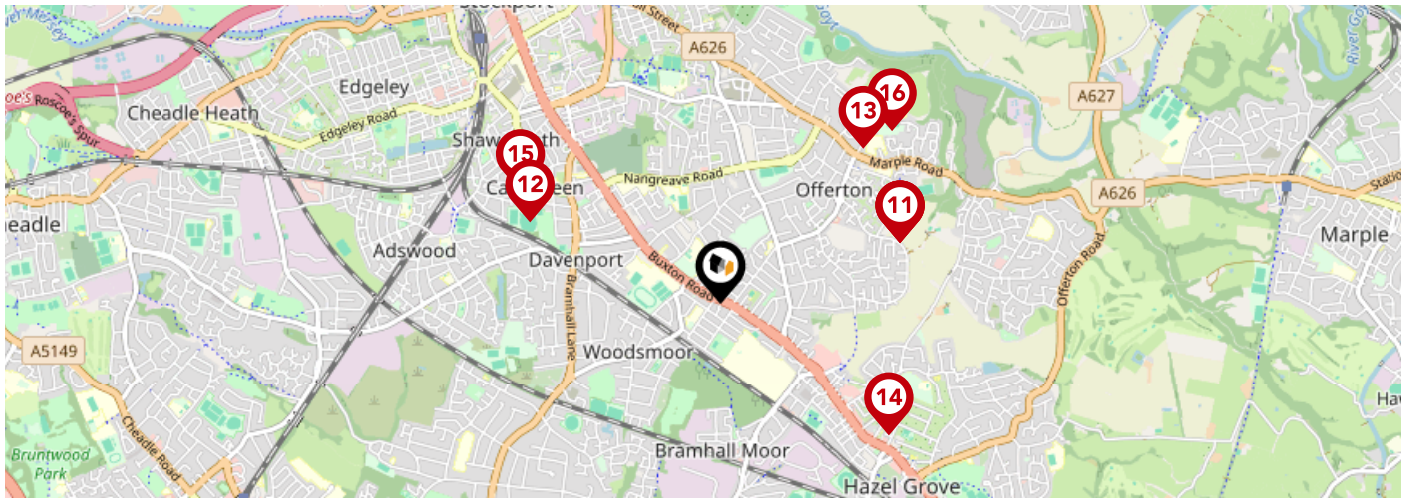
Listed Buildings in the local district	Grade	Distance
 1260000 - German's Buildings	Grade II	0.7 miles
 1393366 - Carrington Memorial - Borough Cemetery	Grade II	0.7 miles
 1393367 - Fearn Memorial - Borough Cemetery	Grade II	0.7 miles
 1067196 - Gate Piers To St George's Church School Wall And Gate Piers To St George's Church Schools And St George's Church	Grade II	0.8 miles
 1067195 - St Georges Church Of England Secondary Modern And Primary Schools	Grade II	0.8 miles
 1067197 - Vicarage To Church Of St George	Grade II	0.8 miles
 1067194 - Church Of St George	Grade I	0.8 miles
 1393370 - War Memorial In St George's Churchyard	Grade II	0.8 miles
 1242500 - Offerton Hall Farmhouse	Grade II	0.9 miles
 1445415 - Stockport Cricket Club War Memorial	Grade II	0.9 miles









# Area Schools



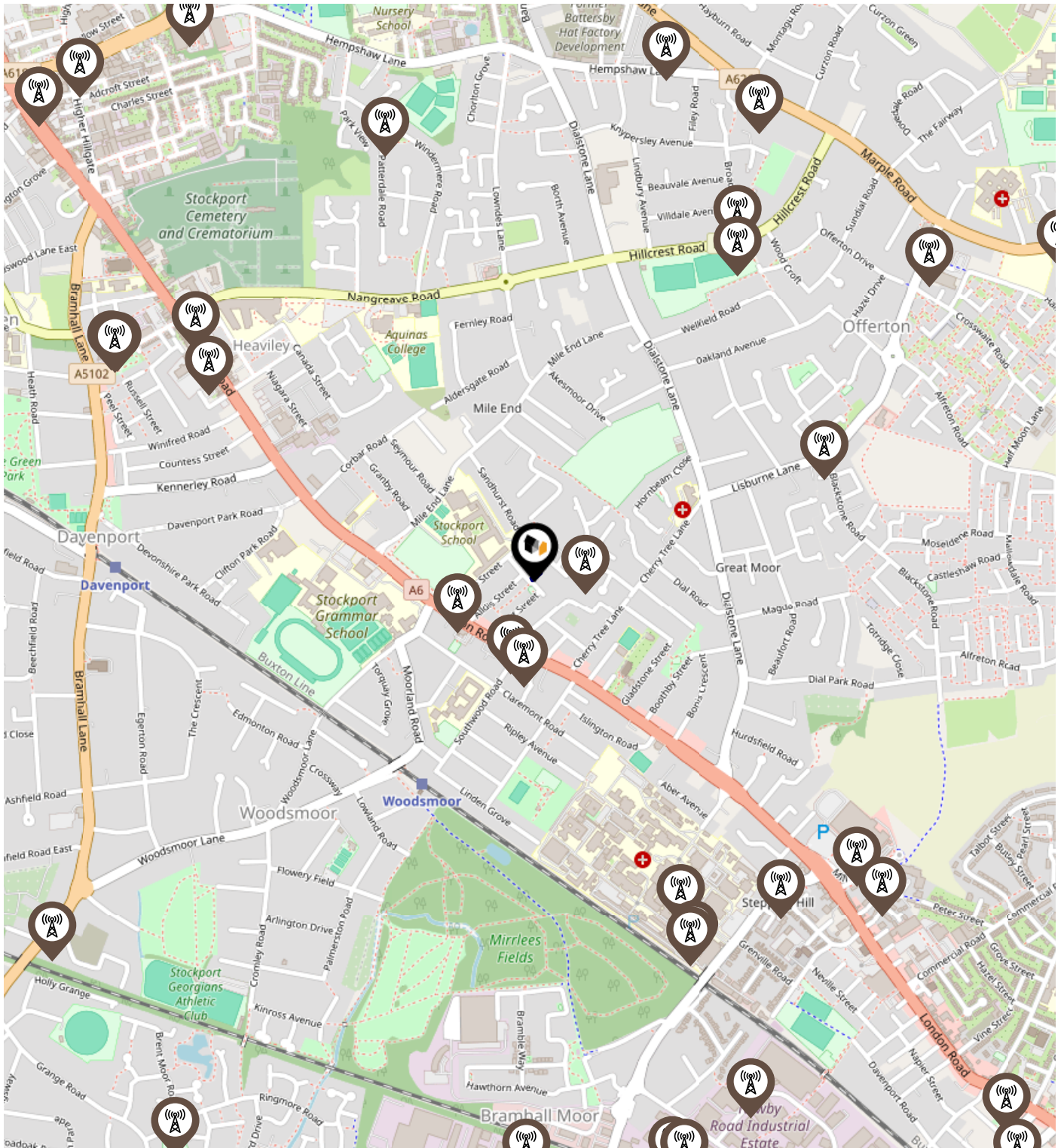
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stockport School</b> Ofsted Rating: Good   Pupils: 1322   Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Great Moor Infant School</b> Ofsted Rating: Good   Pupils: 266   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Great Moor Junior School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stockport Grammar School</b> Ofsted Rating: Not Rated   Pupils: 1504   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Aquinas College</b> Ofsted Rating: Good   Pupils:0   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St George's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 349   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Banks Lane Infant School</b> Ofsted Rating: Good   Pupils: 307   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Banks Lane Junior School</b> Ofsted Rating: Good   Pupils: 352   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Dial Park Primary School</b> Ofsted Rating: Good   Pupils: 359   Distance:0.84	<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:0.84	<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:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hulme Hall Grammar School</b> Ofsted Rating: Not Rated   Pupils: 222   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fairway Primary School</b> Ofsted Rating: Good   Pupils: 242   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hazel Grove Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cale Green Primary School</b> Ofsted Rating: Good   Pupils: 340   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle Hill High School</b> Ofsted Rating: Outstanding   Pupils: 341   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

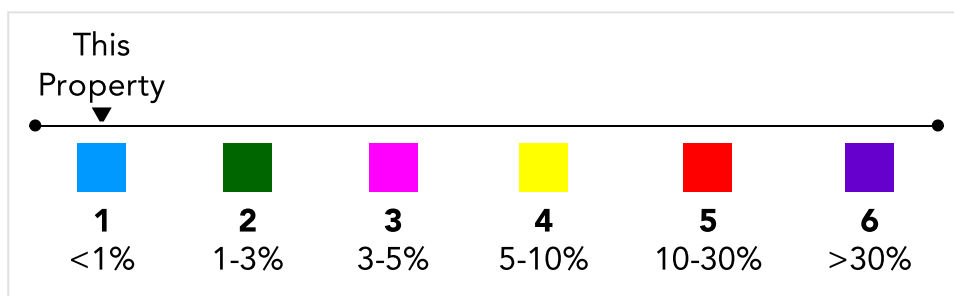
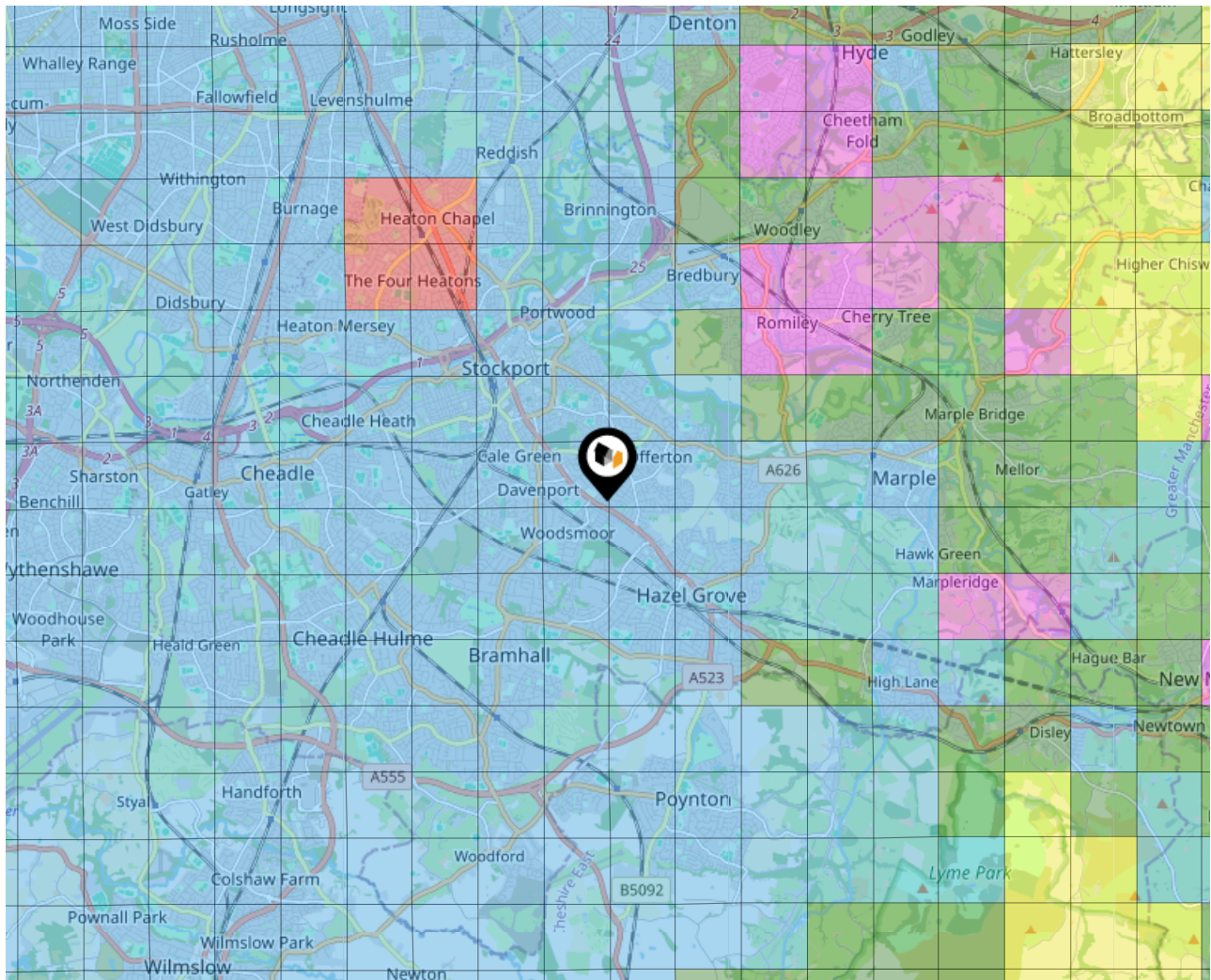


**Key:**

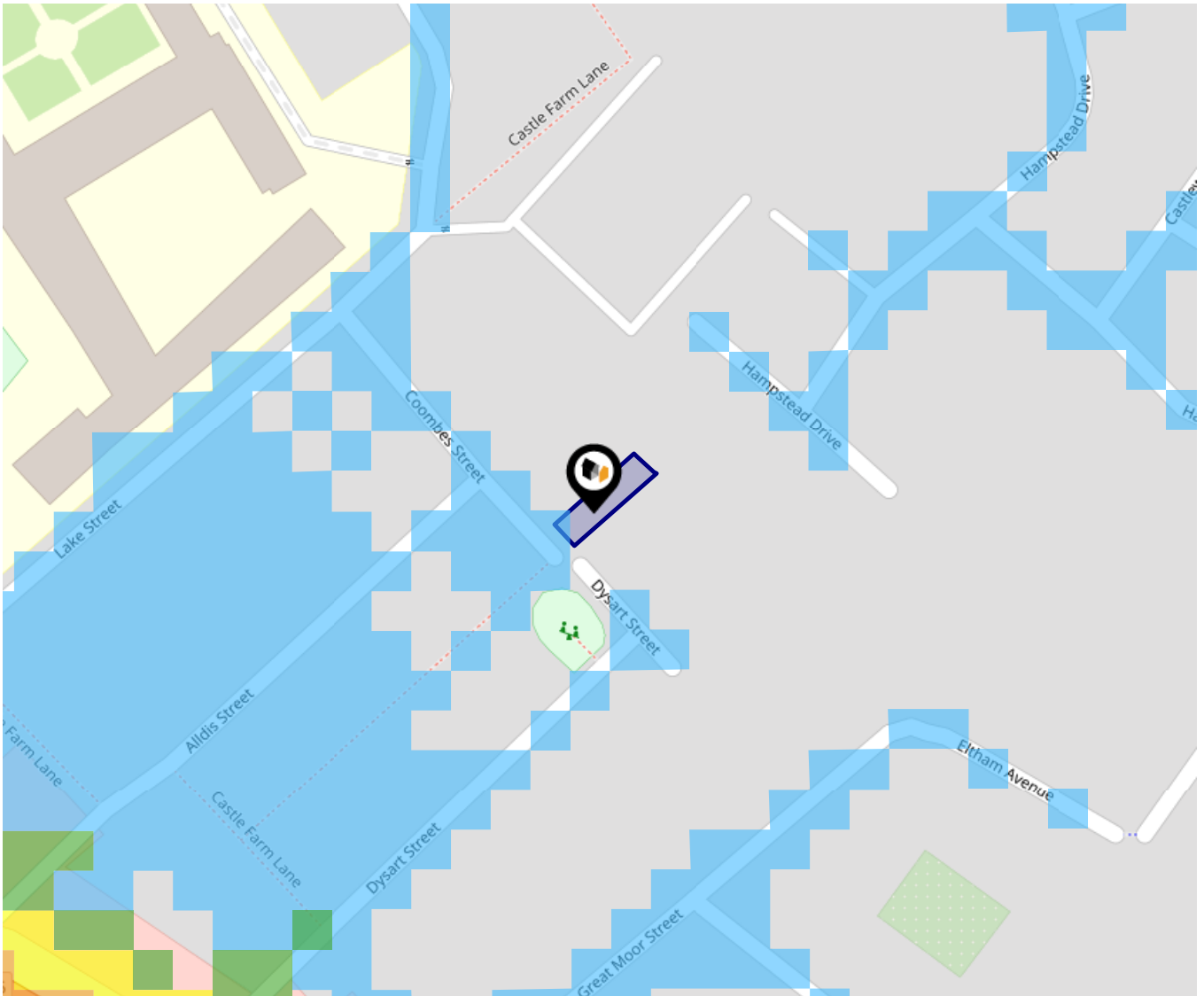
-  Power Pylons
-  Communication Masts

## 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

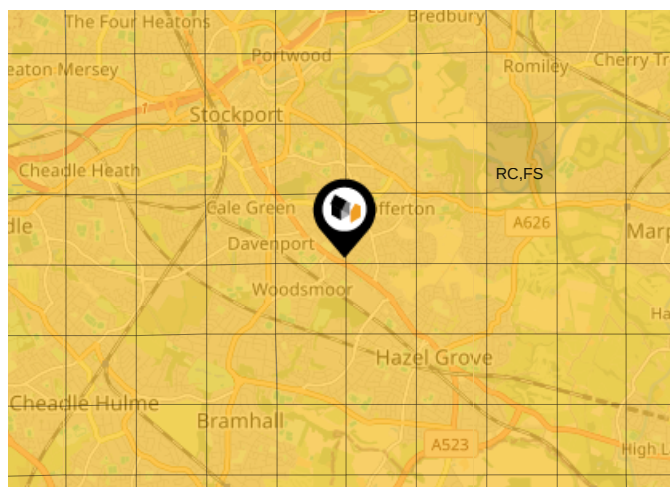


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<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		

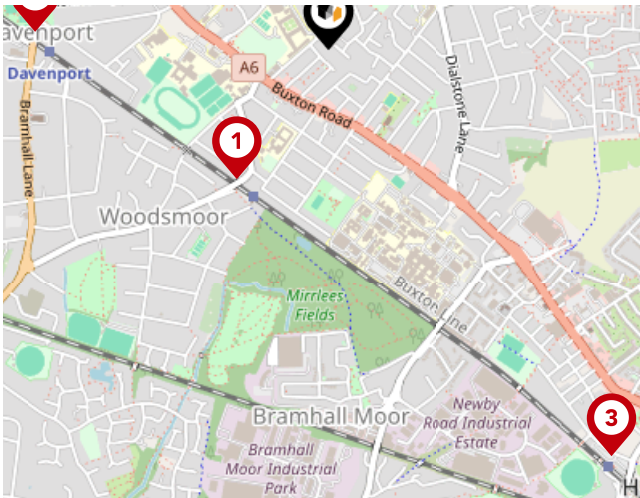


## Primary Classifications (Most Common Clay Types)

<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

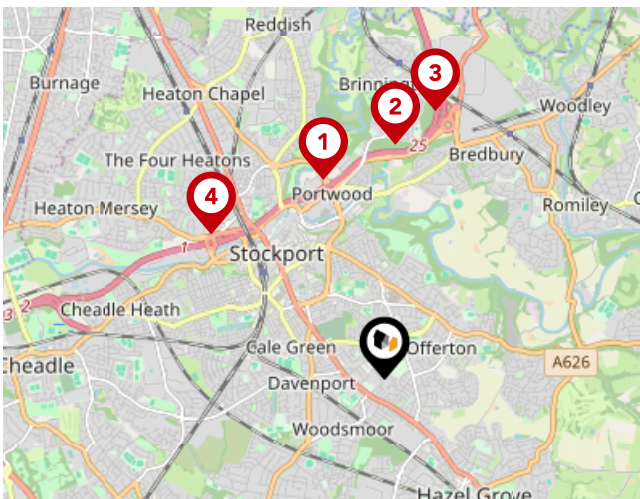
# Area

## Transport (National)



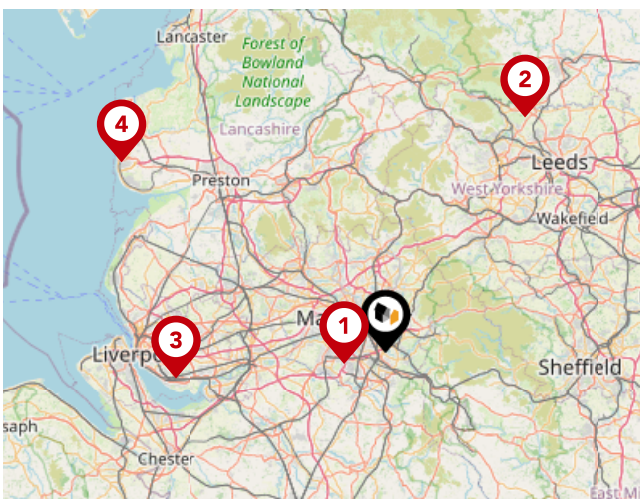
### National Rail Stations

Pin	Name	Distance
1	Woodsmoor Rail Station	0.35 miles
2	Davenport Rail Station	0.65 miles
3	Hazel Grove Rail Station	1.1 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	1.85 miles
2	M60 J26	2.09 miles
3	M60 J25	2.43 miles
4	M60 J1	1.99 miles
5	M60 J24	4.65 miles

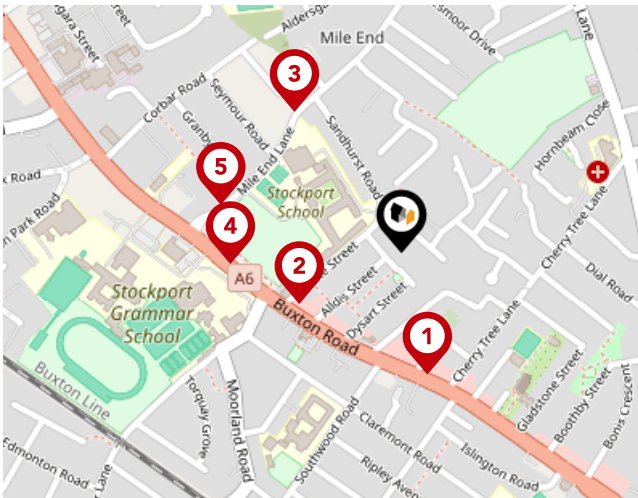


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	6.08 miles
2	Leeds Bradford Airport	38.44 miles
3	Speke	29.86 miles
4	Highfield	45.8 miles

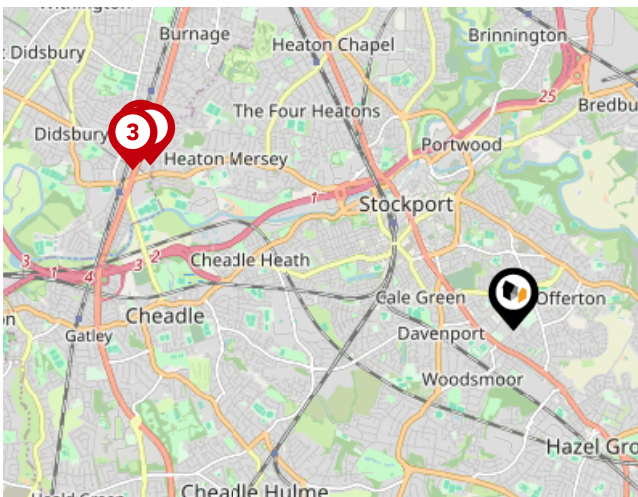
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cherry Tree Lane	0.14 miles
2	Woodsmoor Lane	0.13 miles
3	Mile End Lane	0.2 miles
4	Stockport Grammar School	0.19 miles
5	Buxton Lane	0.21 miles



### Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	3.53 miles
2	East Didsbury (Manchester Metrolink)	3.62 miles
3	East Didsbury (Manchester Metrolink)	3.65 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/

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## 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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