



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th October 2026



BROOK STREET, CHEADLE, SK8

Lawler & Co | Hazel Grove

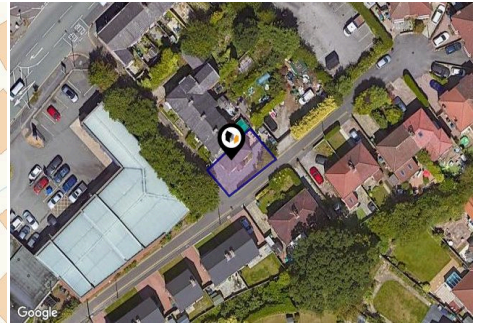
128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£2,037
Title Number:	GM670455

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)

16
mb/s



71
mb/s



10000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

LAWLER
& Co.

SALES AND LETTINGS

Planning records for: **Brook Street, Cheadle, SK8**

Reference - DC/090213

Decision: Registered

Date: 02nd November 2023

Description:

To install wooden telegraph pole. We are classifying this area as CHE-AG11.

Reference - DC/022027

Decision: Decided

Date: 02nd February 2006

Description:

Erection of detached double garage and new access road

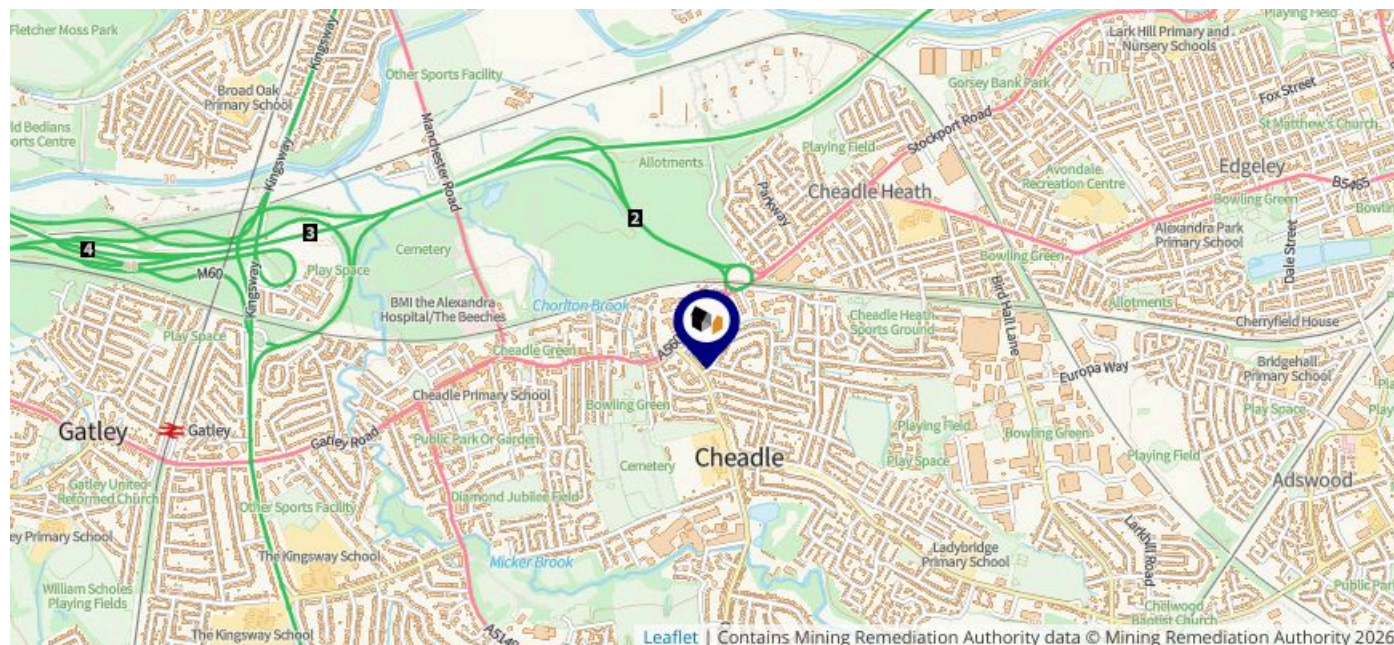
Maps

Coal Mining

LAWLER
& Co.

SALES AND LETTINGS

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.

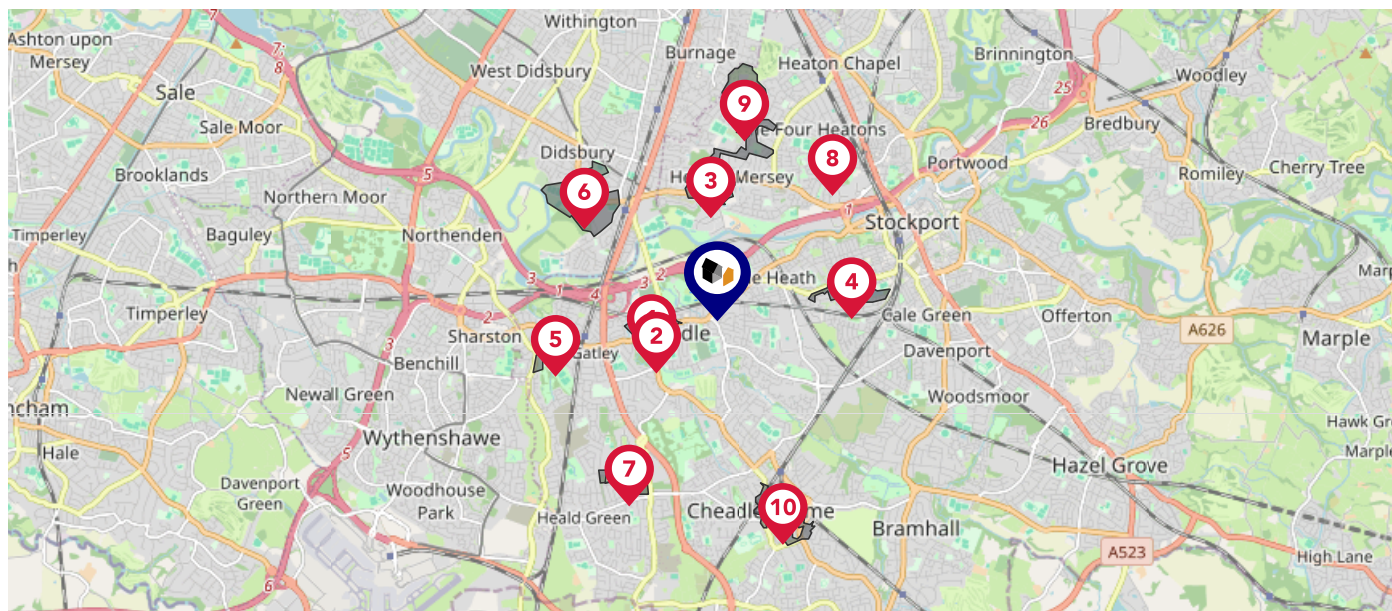
Maps

Conservation Areas

LAWLER
& Co.

SALES AND LETTINGS

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 Cheadle Village
- 2 Brooklyn Crescent, Cheadle
- 3 Heaton Mersey
- 4 Alexandra Park, Edgeley
- 5 Gatley Village
- 6 Didsbury St James
- 7 Cheadle Royal Hospital
- 8 Green Lane, Heaton Norris
- 9 Mauldeth Road
- 10 Swann Lane, Hulme Hall Road and Hill Top Avenue

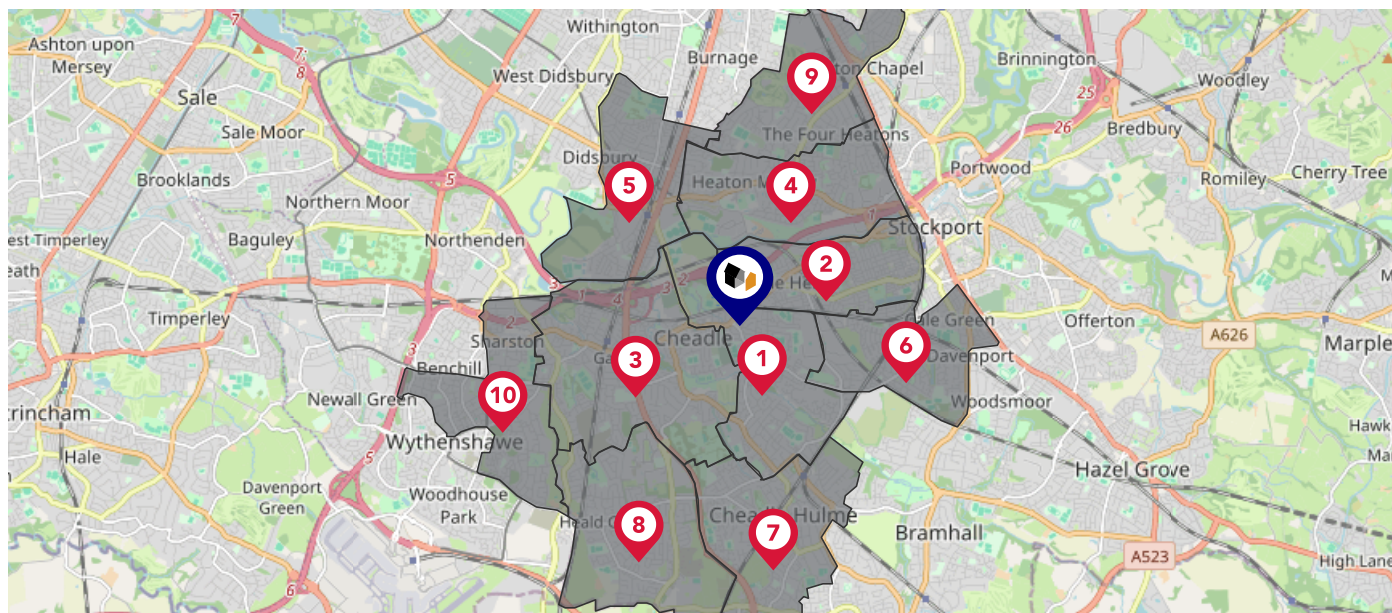
Maps

Council Wards

LAWLER
& Co.

SALES AND LETTINGS

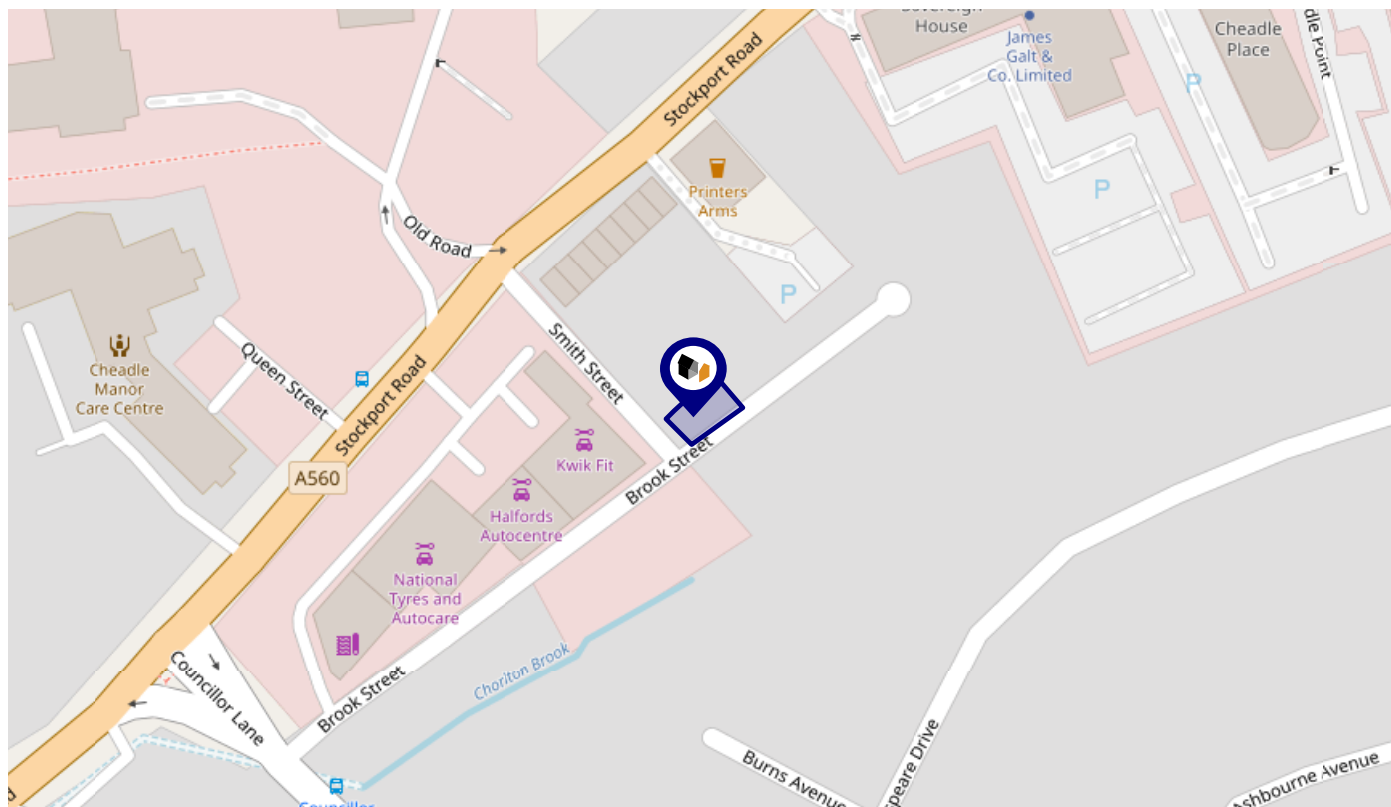
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Cheadle Hulme North Ward
- 2 Edgeley and Cheadle Heath Ward
- 3 Cheadle and Gatley Ward
- 4 Heaton South Ward
- 5 Didsbury East Ward
- 6 Davenport and Cale Green Ward
- 7 Cheadle Hulme South Ward
- 8 Heald Green Ward
- 9 Heaton North Ward
- 10 Sharston Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

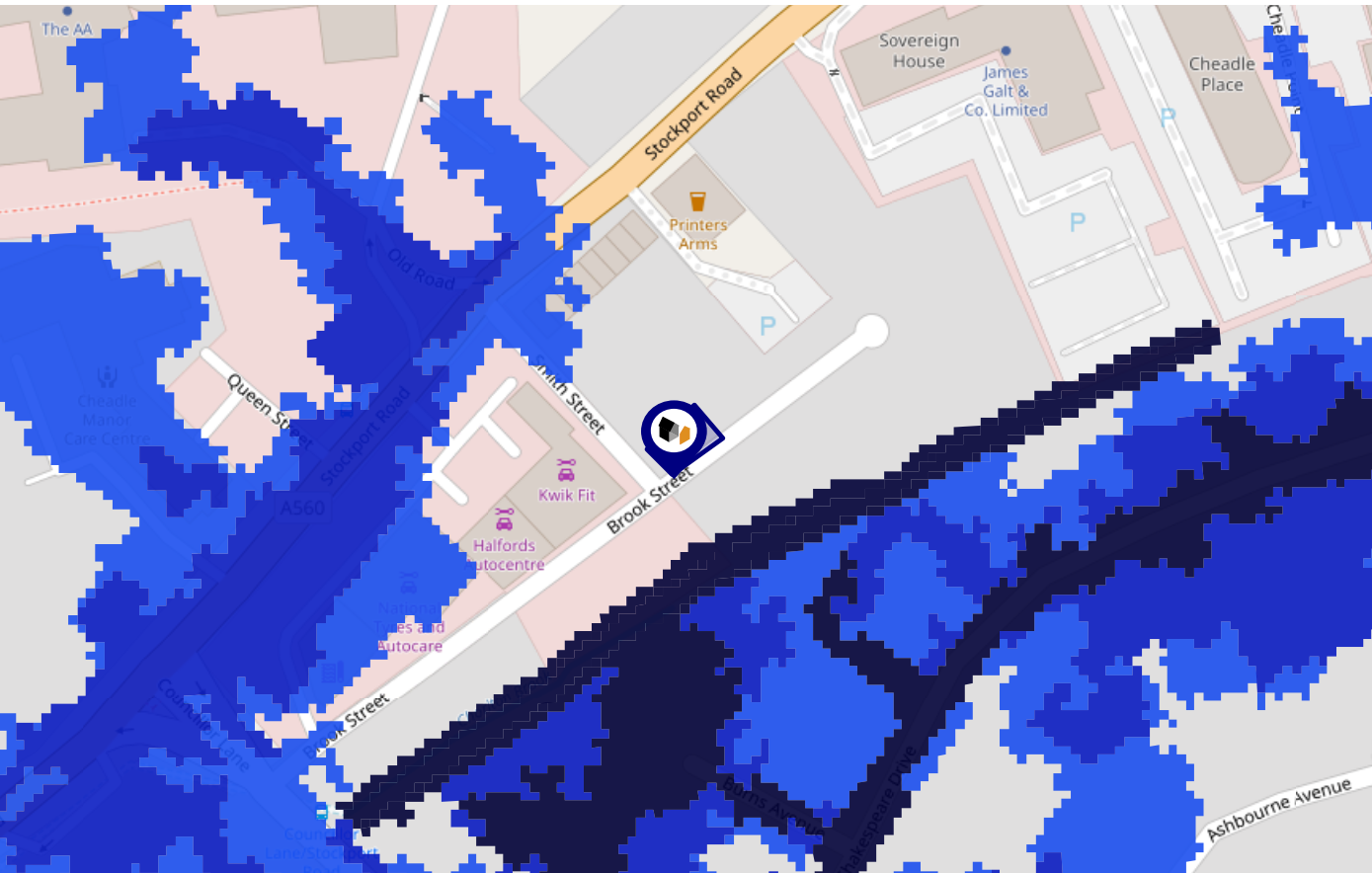
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

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

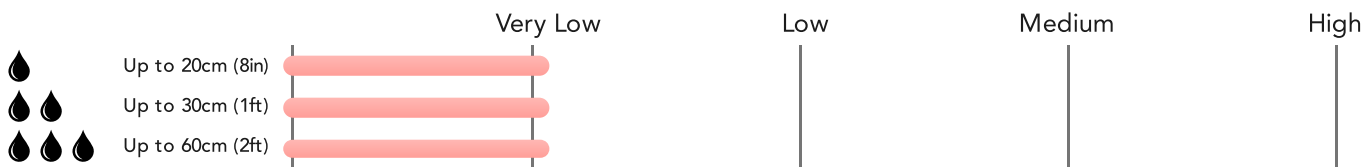


Risk Rating: Very low

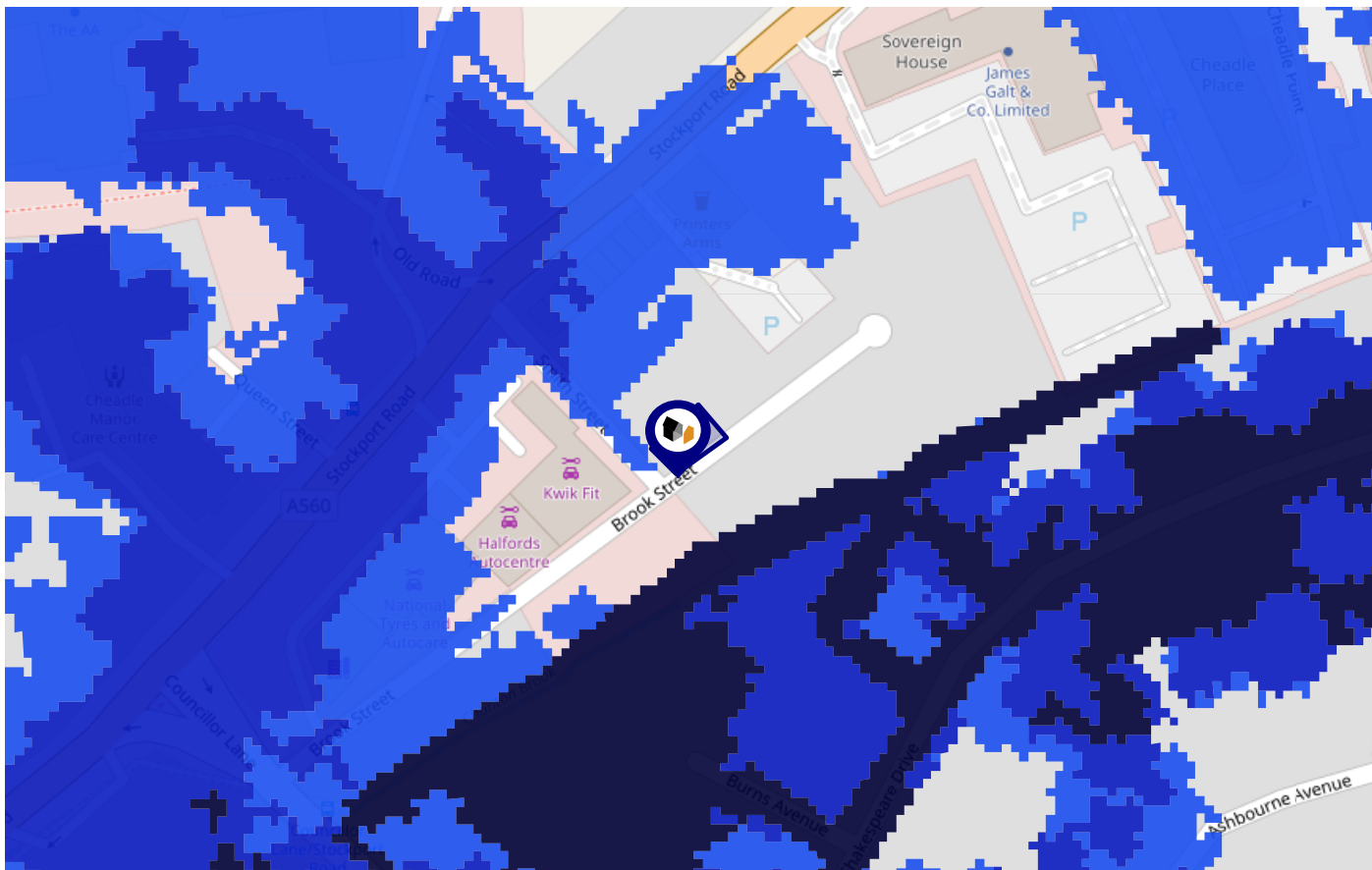
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

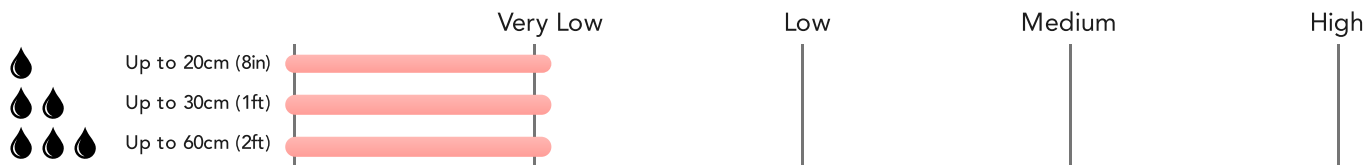


Risk Rating: Very low

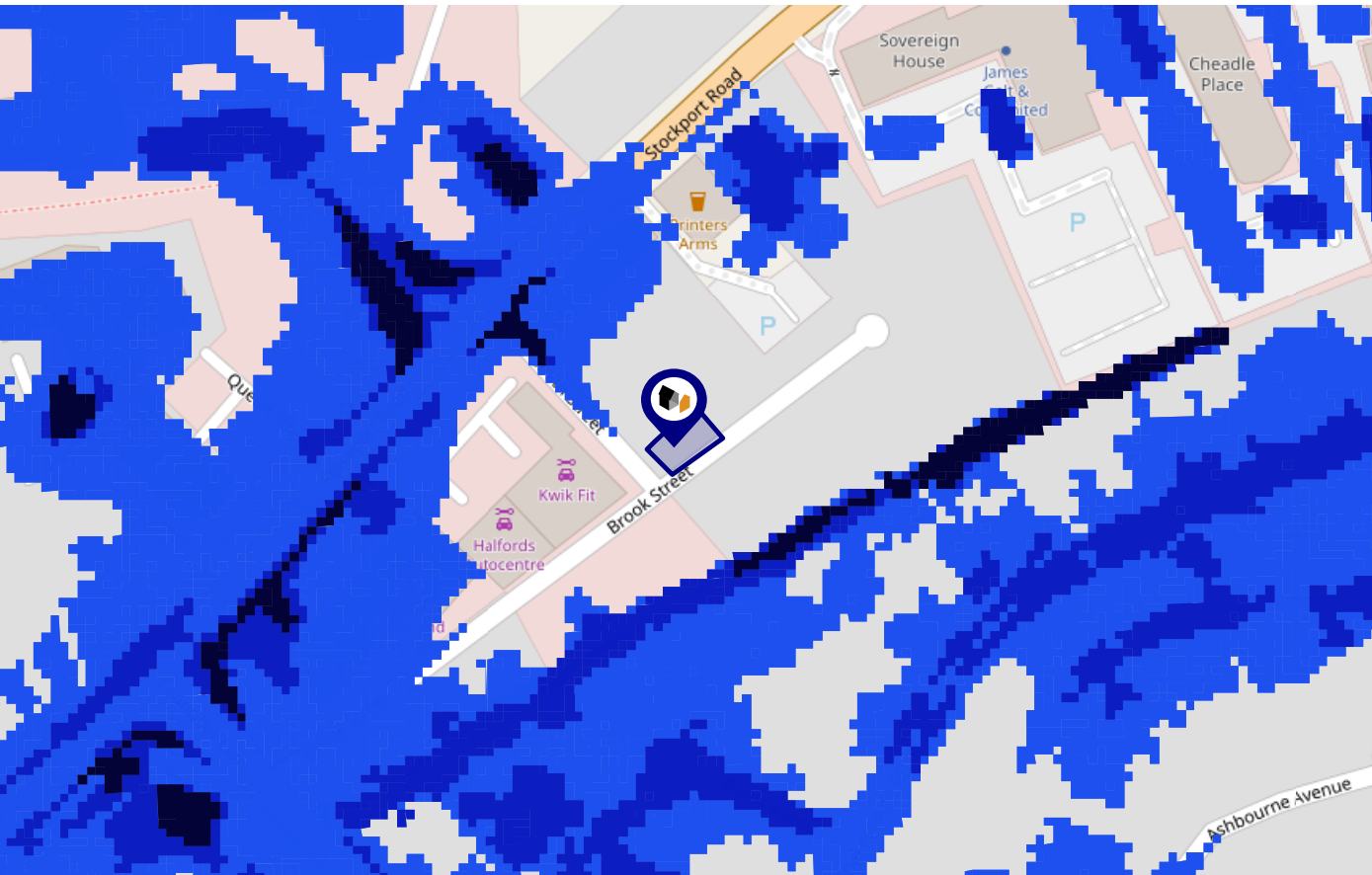
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

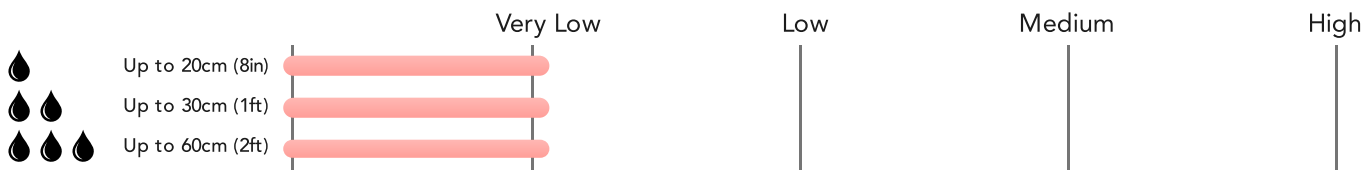


Risk Rating: Very low

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:



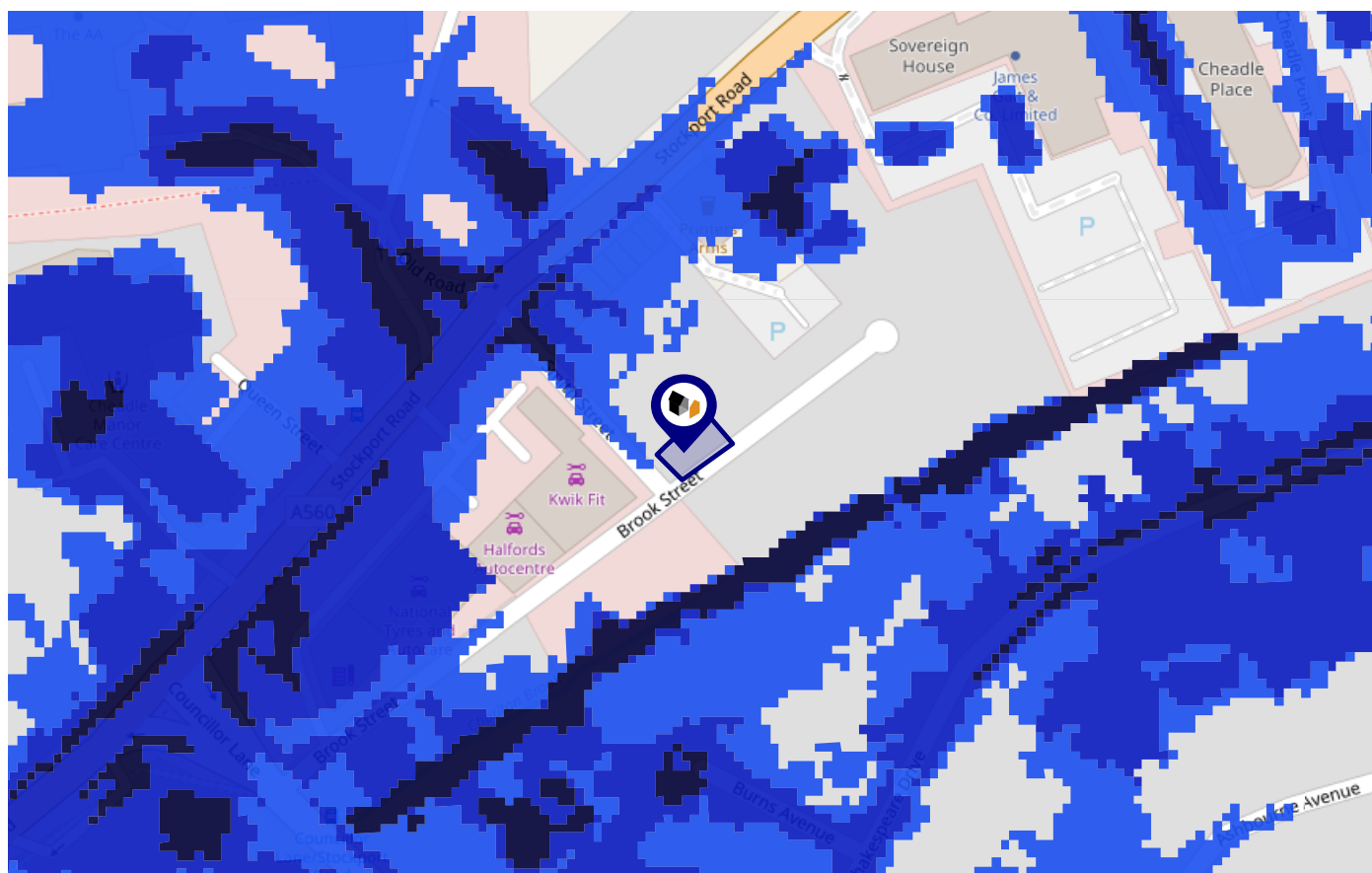
Flood Risk

Surface Water - Climate Change

LAWLER
& Co.

SALES AND LETTINGS

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.

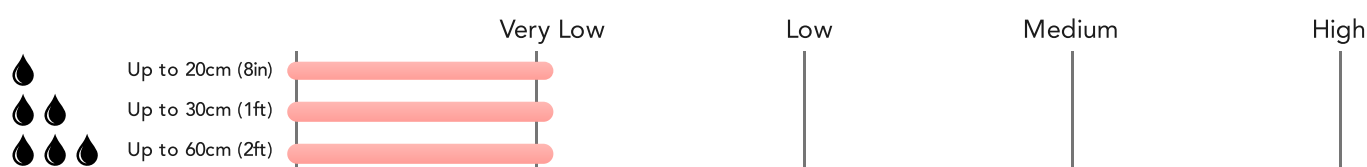


Risk Rating: Very low

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:



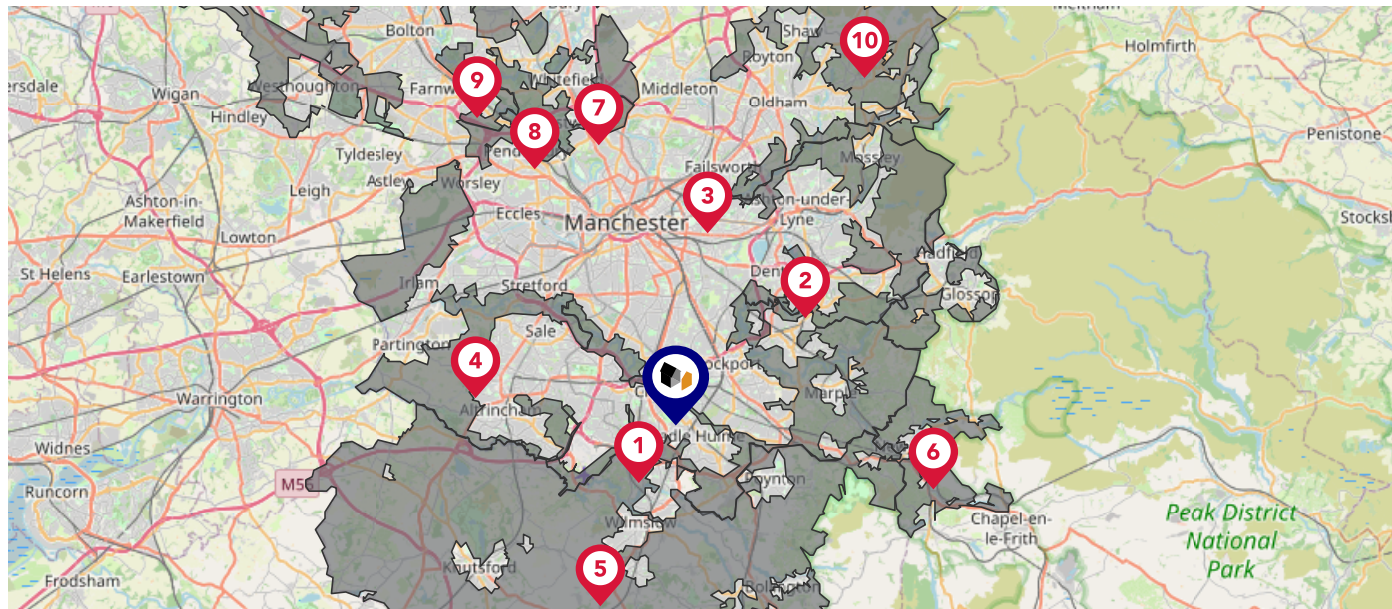
Maps

Green Belt

LAWLER
& Co.

SALES AND LETTINGS

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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Stockport



Merseyside and Greater Manchester Green Belt - Tameside



Merseyside and Greater Manchester Green Belt - Manchester



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - High Peak



Merseyside and Greater Manchester Green Belt - Bury



Merseyside and Greater Manchester Green Belt - Salford



Merseyside and Greater Manchester Green Belt - Bolton



Merseyside and Greater Manchester Green Belt - Oldham

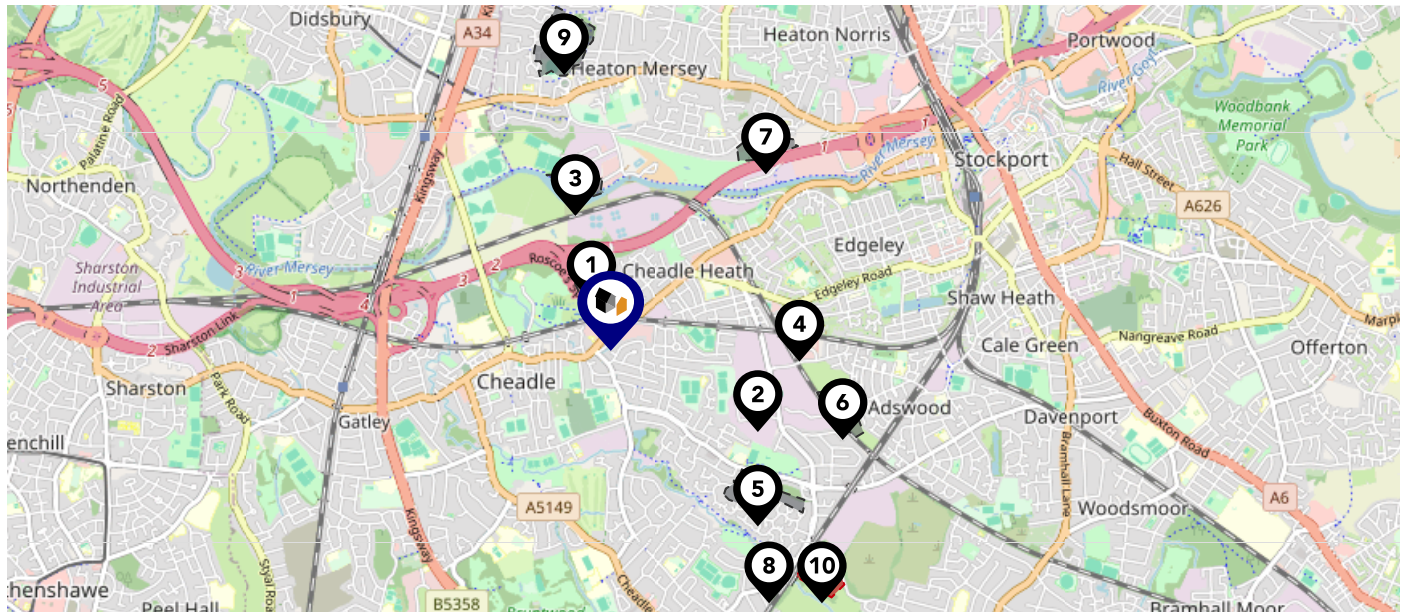
Maps

Landfill Sites

LAWLER
& Co.

SALES AND LETTINGS

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	Heathside-Cheadle Heath, Greater Manchester	Historic Landfill	☐
2	P.D. Beatwaste Limited-Off Oakhurst Drive	Historic Landfill	☐
3	Melland And Coward Tip-Heaton Mersey, Manchester	Historic Landfill	☐
4	Hazelgrove and Bramhall-Adswood, Cheadle, Manchester, Greater Manchester	Historic Landfill	☐
5	Off Councillor Lane-Adswood, Stockport, Greater Manchester	Historic Landfill	☐
6	Recreational Ground-Alvanley Crescent, Bridgehall Estate, Stockport	Historic Landfill	☐
7	Craig Road Playing Fields-Heaton Mersey, Greater Manchester	Historic Landfill	☐
8	Ladybridge Farm-Off Ladybridge Road, Cheadle Hulme, Stockport, Greater Manchester	Historic Landfill	☐
9	Heaton Mersey Common-Greater Manchester	Historic Landfill	☐
10	EA/EPR/FP3992CR/V003	Active Landfill	☒

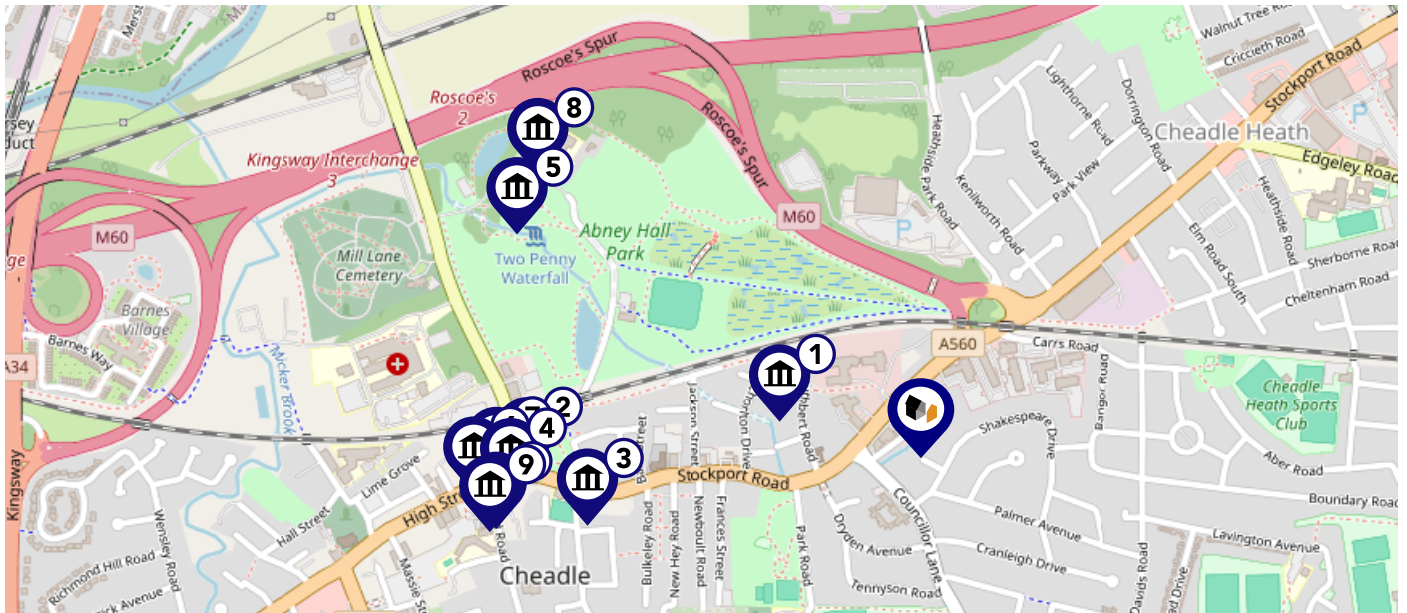
Maps

Listed Buildings

LAWLER
& Co.

SALES AND LETTINGS

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



1260364 - Moseley Old Hall

Grade II

0.2 miles



1241798 - Newlands House

Grade II

0.4 miles



1241802 - Memorial Fountain To Robert Ockleston

Grade II

0.4 miles



1423372 - Cheadle War Memorial, High Street, Cheadle, Stockport

Grade II

0.4 miles



1241730 - Abney Hall

Grade II

0.5 miles



1260365 - Hawbank House

Grade II

0.5 miles



1260319 - Manor House

Grade II

0.5 miles



1260367 - Walls Of Walled Garden At Abney Hall

Grade II

0.5 miles



1480344 - Former Premier Cafe, 3 High Street, Cheadle

Grade II

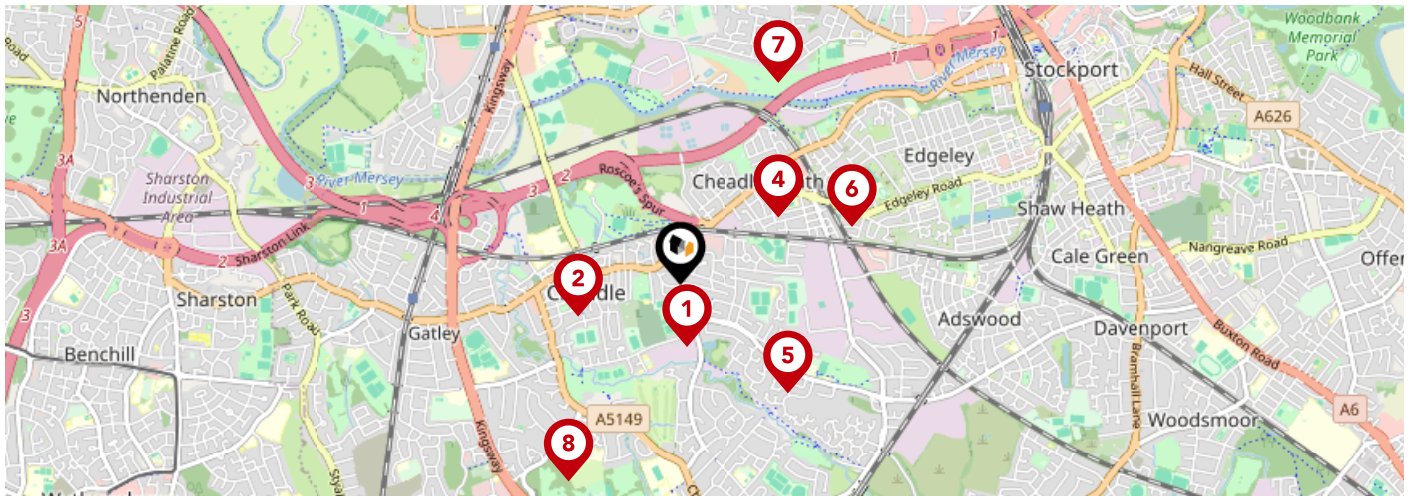
0.5 miles



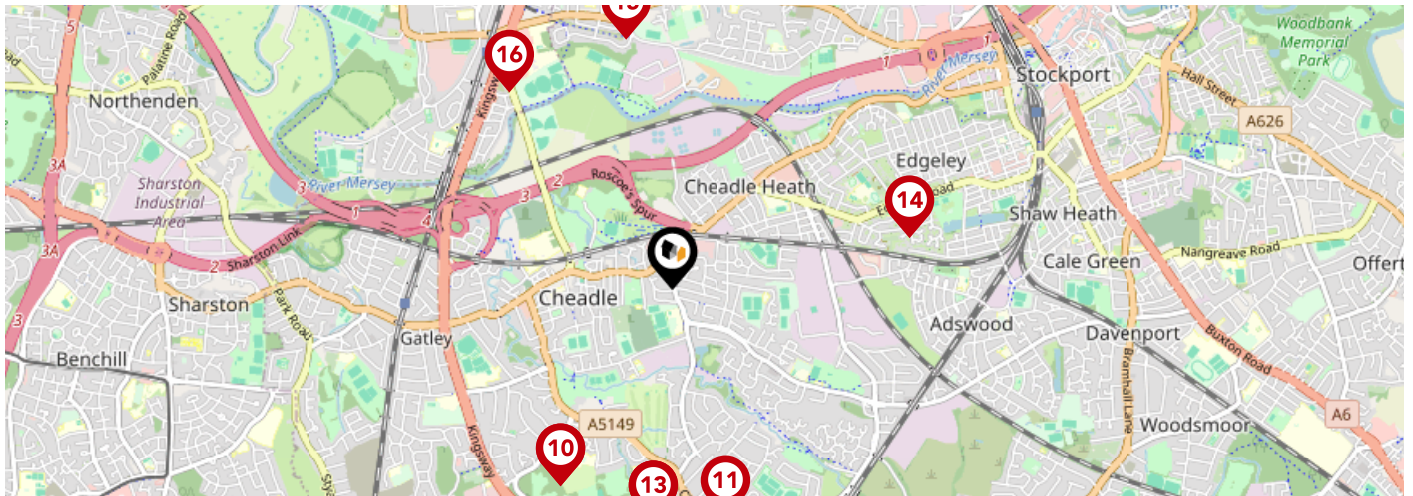
1241728 - George And Dragon Hotel

Grade II

0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Meadowbank Primary School Ofsted Rating: Good Pupils: 437 Distance:0.28	☐	☒	☐	☐	☐
2	Cheadle Village Primary School Ofsted Rating: Good Pupils: 258 Distance:0.47	☐	☒	☐	☐	☐
3	Cheadle Heath Primary School Ofsted Rating: Good Pupils: 336 Distance:0.53	☐	☒	☐	☐	☐
4	The Pendlebury Centre Ofsted Rating: Outstanding Pupils: 4 Distance:0.53	☐	☐	☒	☐	☐
5	Ladybridge Primary School Ofsted Rating: Good Pupils: 166 Distance:0.68	☐	☒	☐	☐	☐
6	Stockport Academy Ofsted Rating: Good Pupils: 1015 Distance:0.8	☐	☐	☒	☐	☐
7	Mersey Vale Primary School Ofsted Rating: Good Pupils: 214 Distance:0.99	☐	☒	☐	☐	☐
8	Lady Barn House School Ofsted Rating: Not Rated Pupils: 509 Distance:1	☐	☒	☐	☐	☐



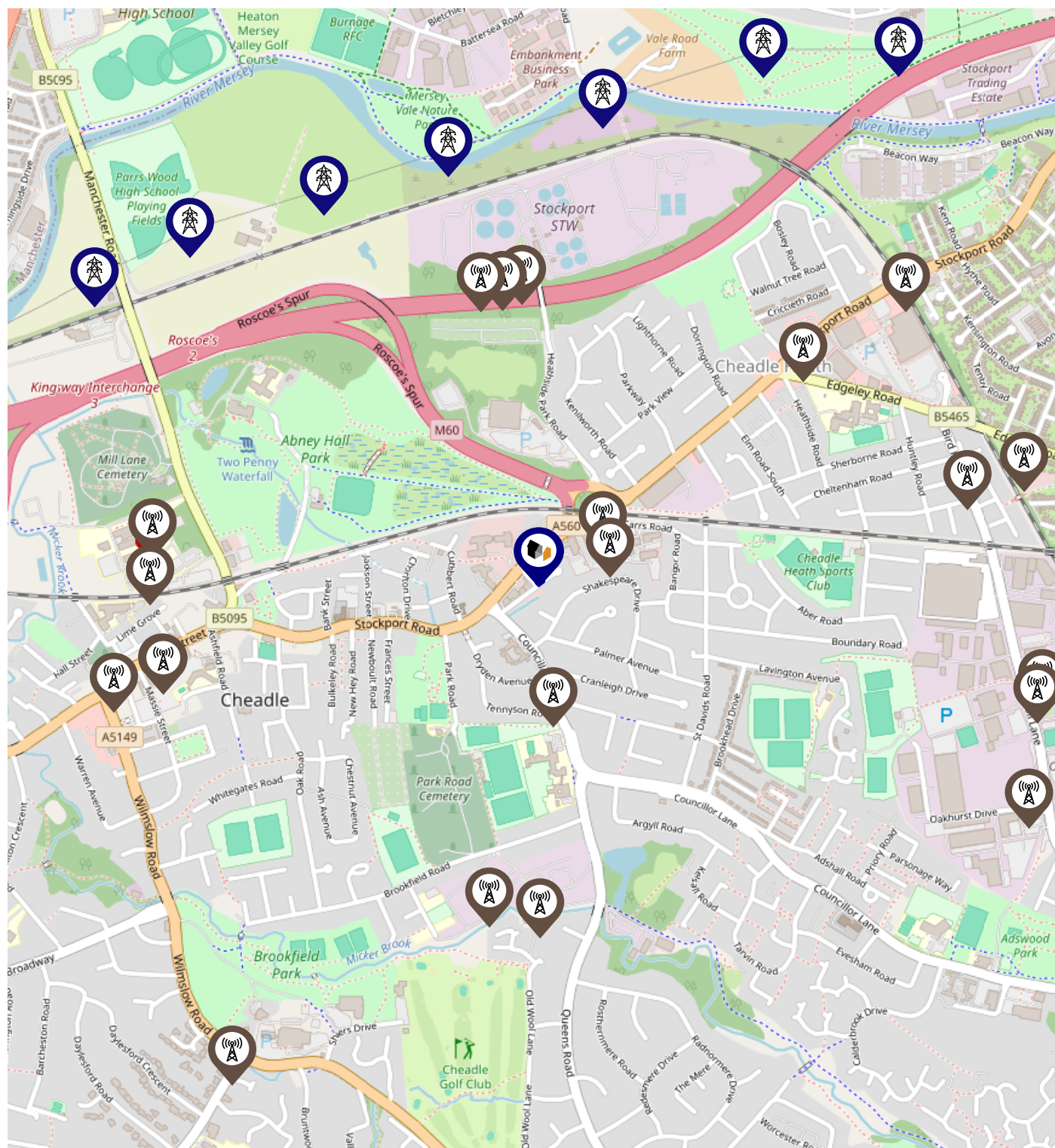
		Nursery	Primary	Secondary	College	Private
9	Inscape House School Ofsted Rating: Good Pupils: 111 Distance:1	☐	☐	☒	☐	☐
10	Ashcroft School Ofsted Rating: Inadequate Pupils: 51 Distance:1	☐	☐	☒	☐	☐
11	Oak Tree Primary School Ofsted Rating: Good Pupils: 635 Distance:1.04	☐	☒	☐	☐	☐
12	Cheadle Hulme Primary School Ofsted Rating: Good Pupils: 397 Distance:1.04	☐	☒	☐	☐	☐
13	Laurus Cheadle Hulme Ofsted Rating: Outstanding Pupils: 1067 Distance:1.04	☐	☐	☒	☐	☐
14	Alexandra Park Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:1.08	☐	☒	☐	☐	☐
15	Stella Maris School Ofsted Rating: Good Pupils: 39 Distance:1.12	☐	☒	☐	☐	☐
16	Parrs Wood High School Ofsted Rating: Good Pupils: 1915 Distance:1.12	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LAWLER
& Co.

SALES AND LETTINGS

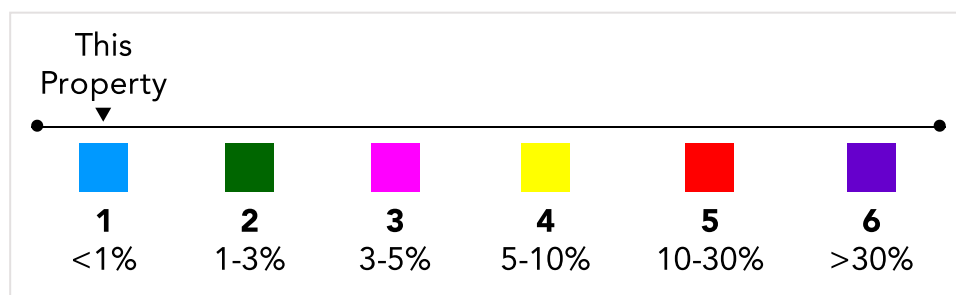
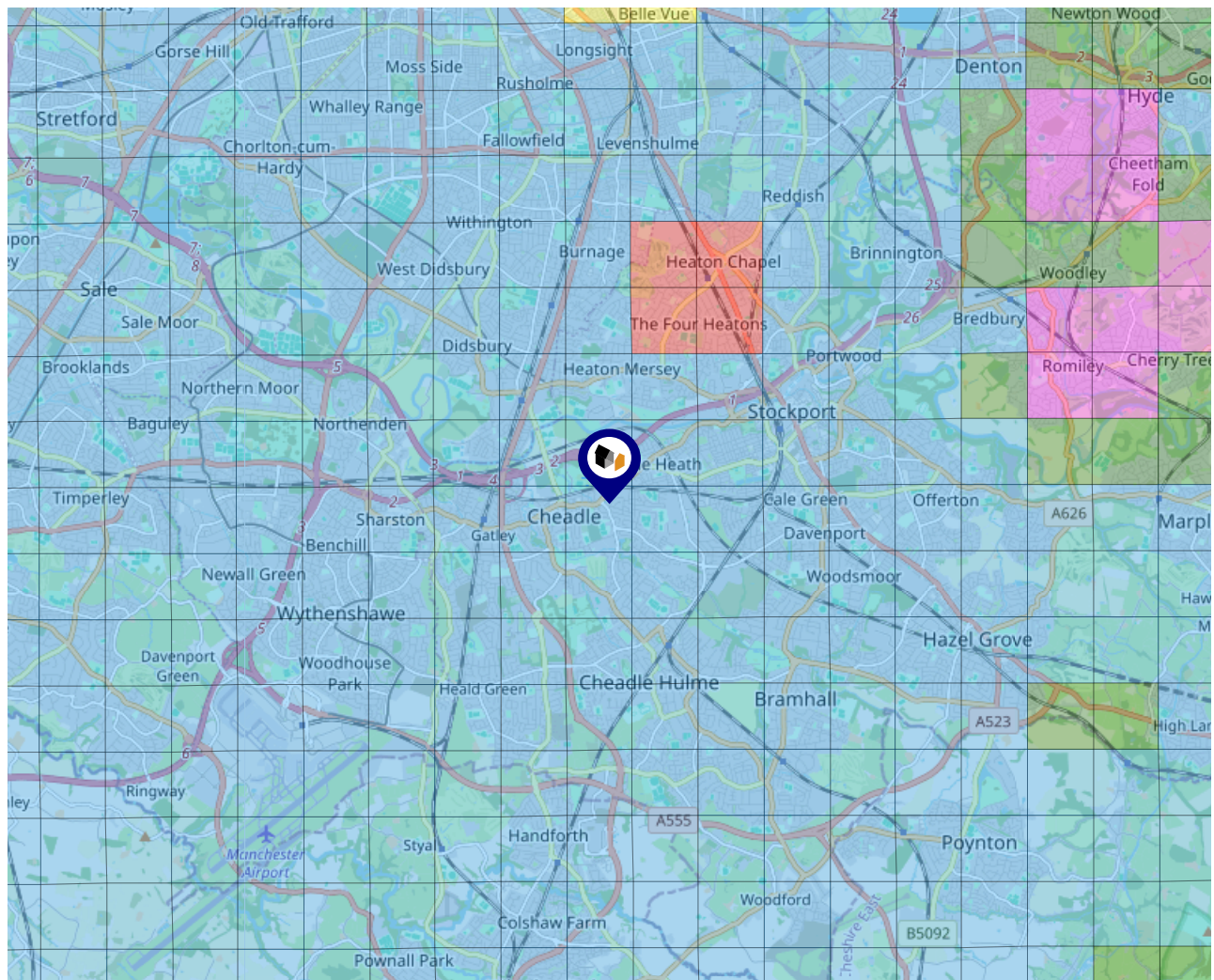


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

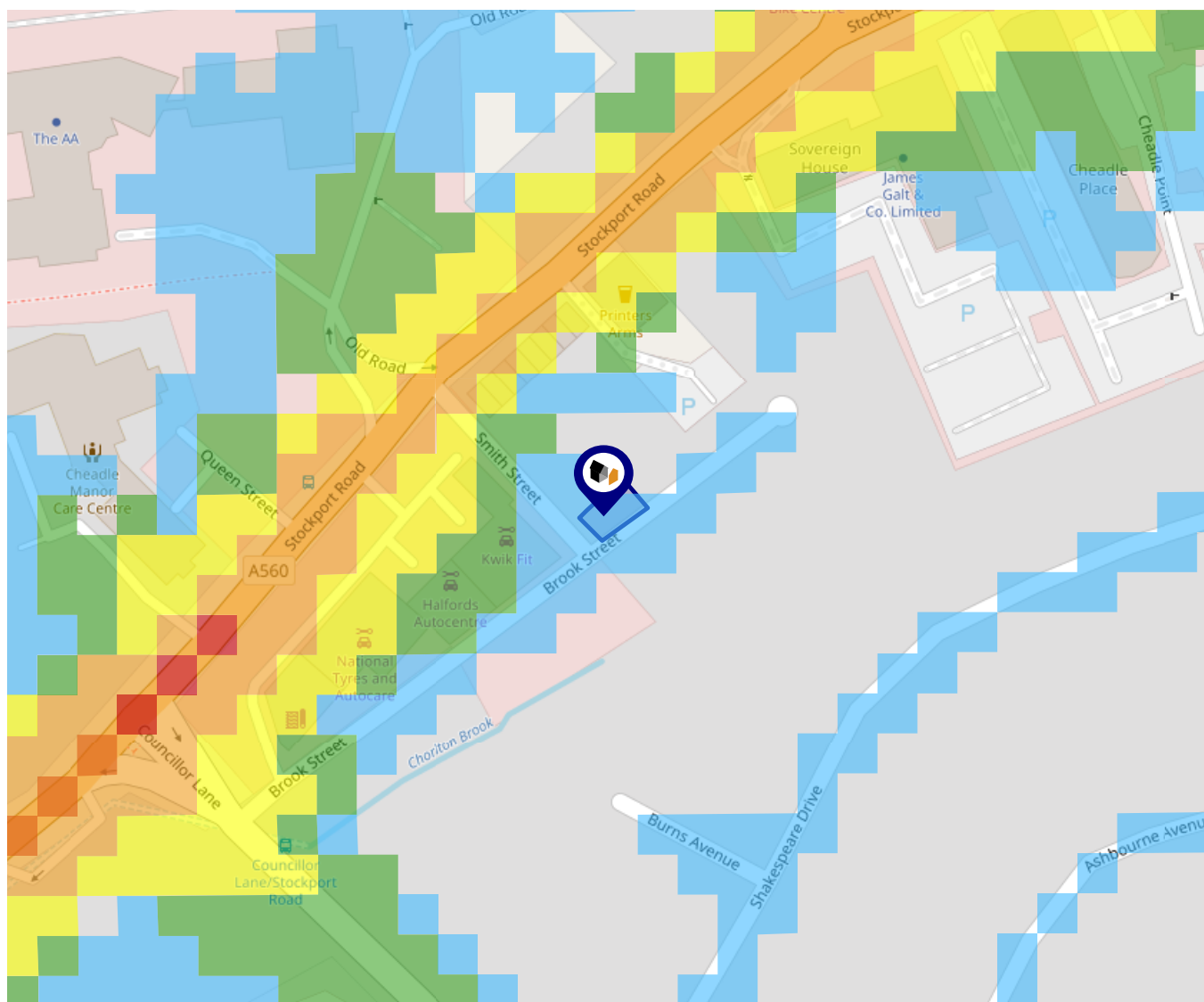
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

LAWLER
& Co.

SALES AND LETTINGS

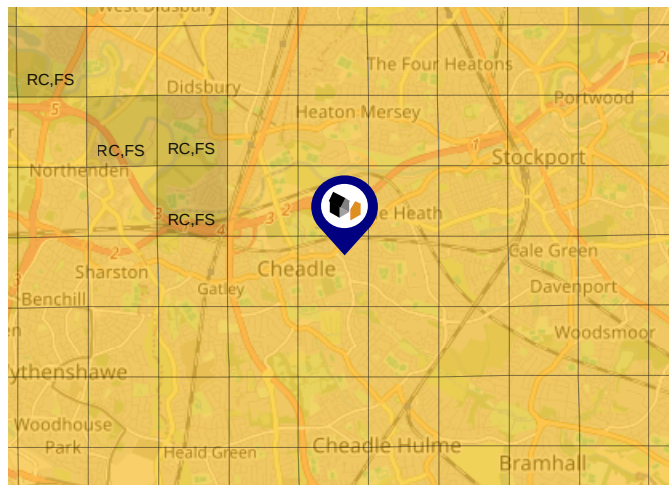


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

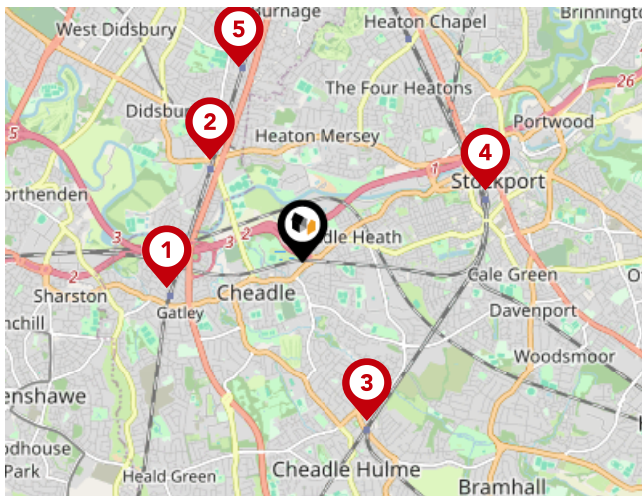
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)

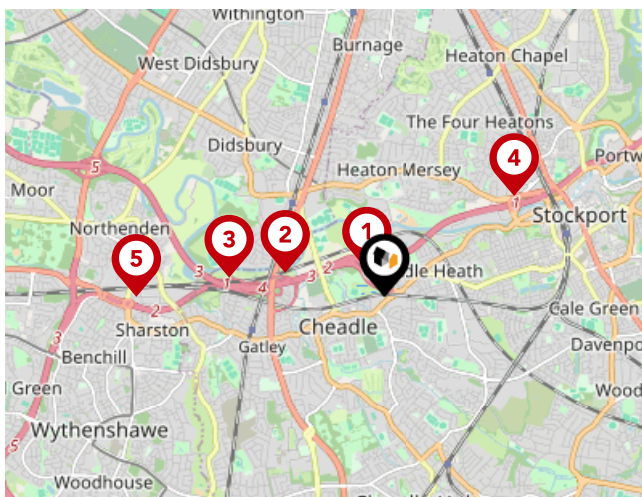
LAWLER
& Co.

SALES AND LETTINGS



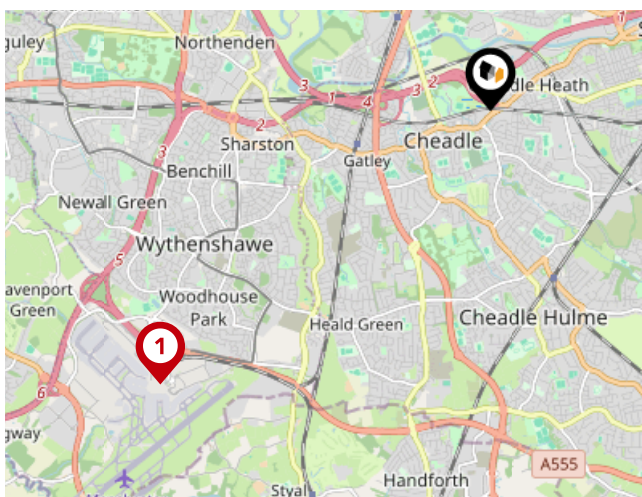
National Rail Stations

Pin	Name	Distance
1	Gatley Rail Station	1.21 miles
2	East Didsbury Rail Station	1.22 miles
3	Cheadle Hulme Rail Station	1.5 miles
4	Stockport Rail Station	1.73 miles
5	Burnage Rail Station	1.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J2	0.29 miles
2	M60 J3	0.9 miles
3	M60 J4	1.37 miles
4	M60 J1	1.45 miles
5	M56 J2	2.18 miles



Airports/Helipads

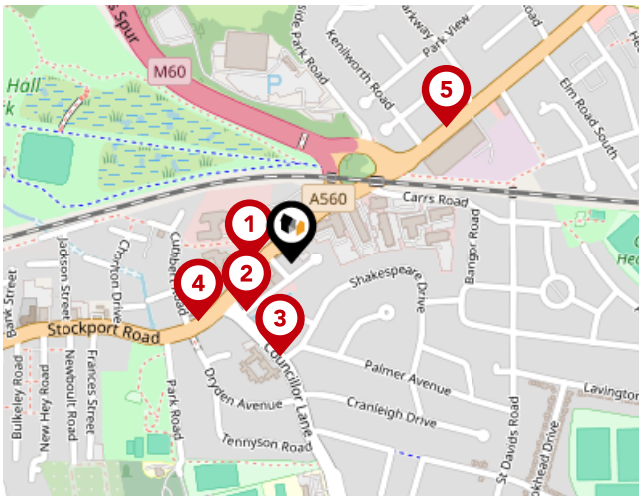
Pin	Name	Distance
1	Manchester Airport	3.78 miles

Area

Transport (Local)

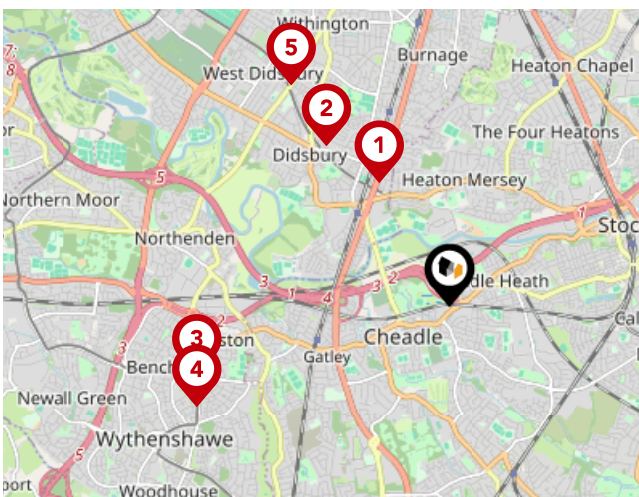
LAWLER
& Co.

SALES AND LETTINGS



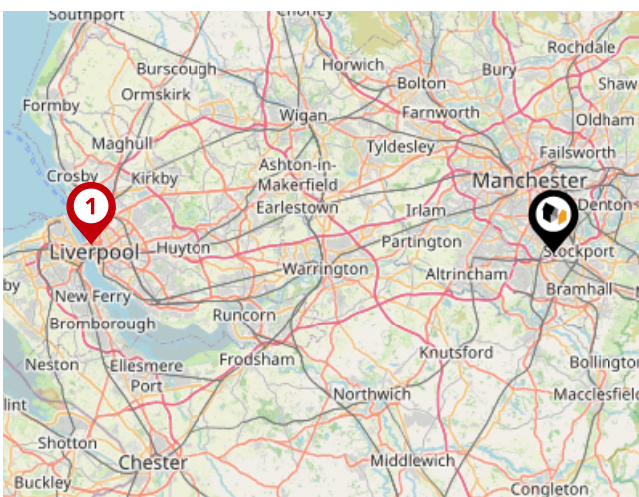
Bus Stops/Stations

Pin	Name	Distance
1	Councillor Lane	0.04 miles
2	Stockport Road	0.07 miles
3	Cranleigh Drive	0.1 miles
4	Councillor Lane	0.11 miles
5	Boundary Bridge	0.22 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	1.26 miles
2	Didsbury Village (Manchester Metrolink)	1.79 miles
3	Benchill (Manchester Metrolink)	2.31 miles
4	Crossacres (Manchester Metrolink)	2.39 miles
5	West Didsbury (Manchester Metrolink)	2.4 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	32.72 miles

Lawler & Co | Hazel Grove

About Us



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 ☺. 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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport

SK7 4DJ

0161 300 7144

hazलगrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

