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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th October 2026



TURNCLIFF CRESCENT, MARPLE, STOCKPORT, SK6

Lawler & Co | Marple

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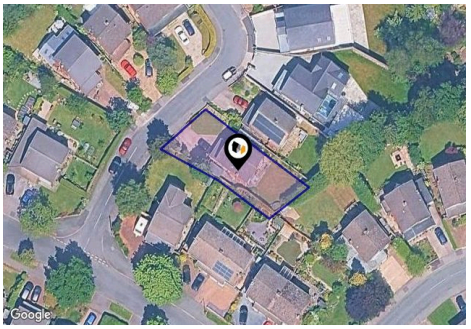
The Property Ombudsman

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£3,201		
Title Number:	MAN290172		

Local Area

Local Authority: Stockport
Conservation Area: No
Flood Risk:
- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	48 mb/s	10000 mb/s

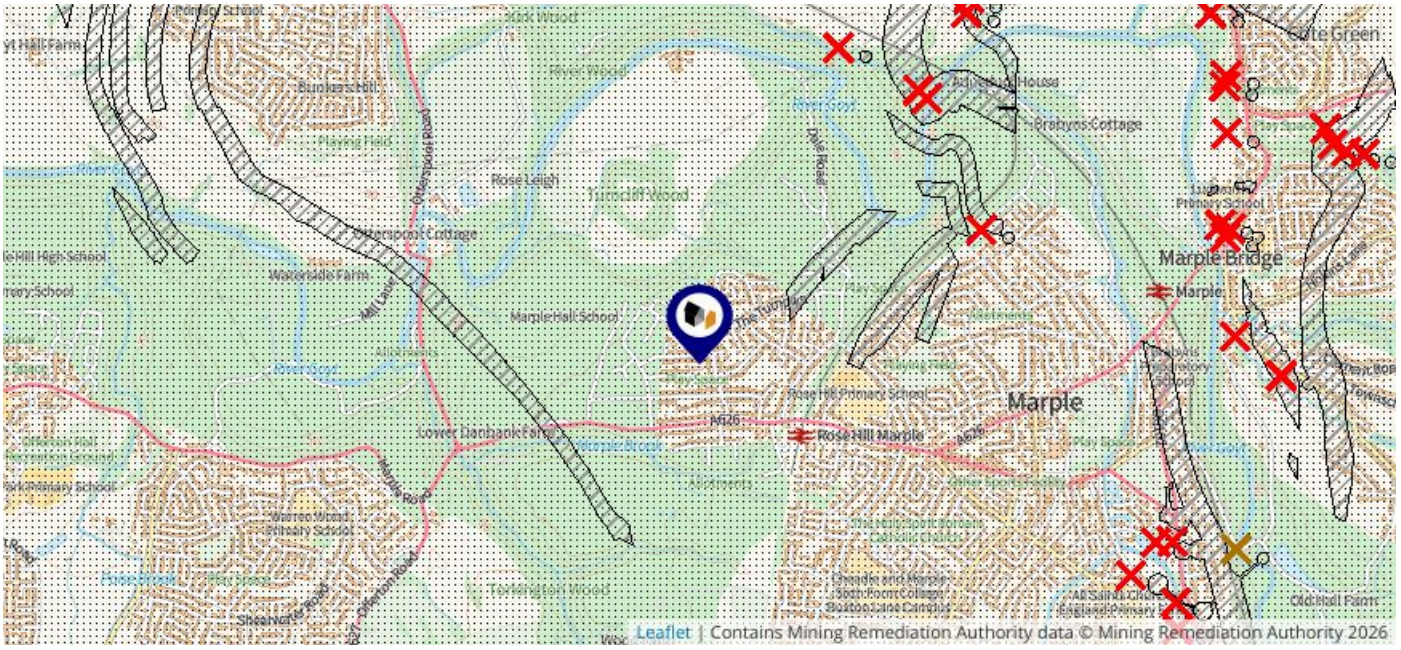
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Maps
Coal Mining

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.

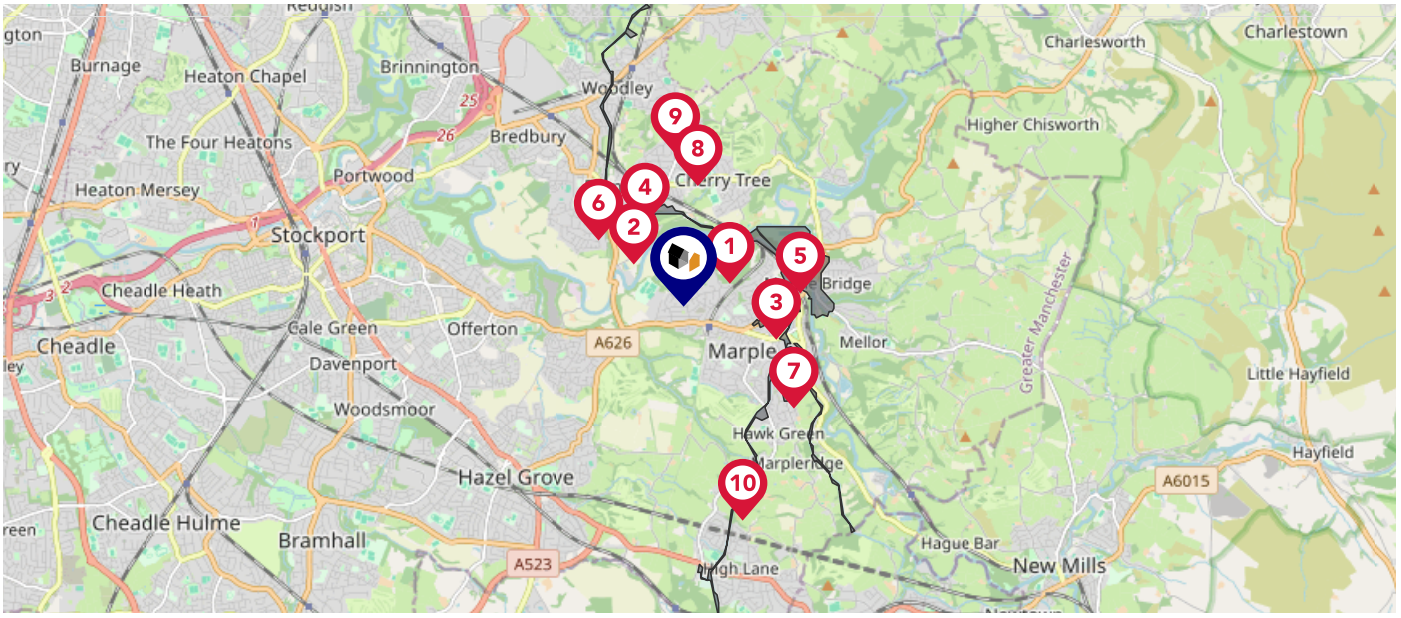
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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Maps

Conservation Areas

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

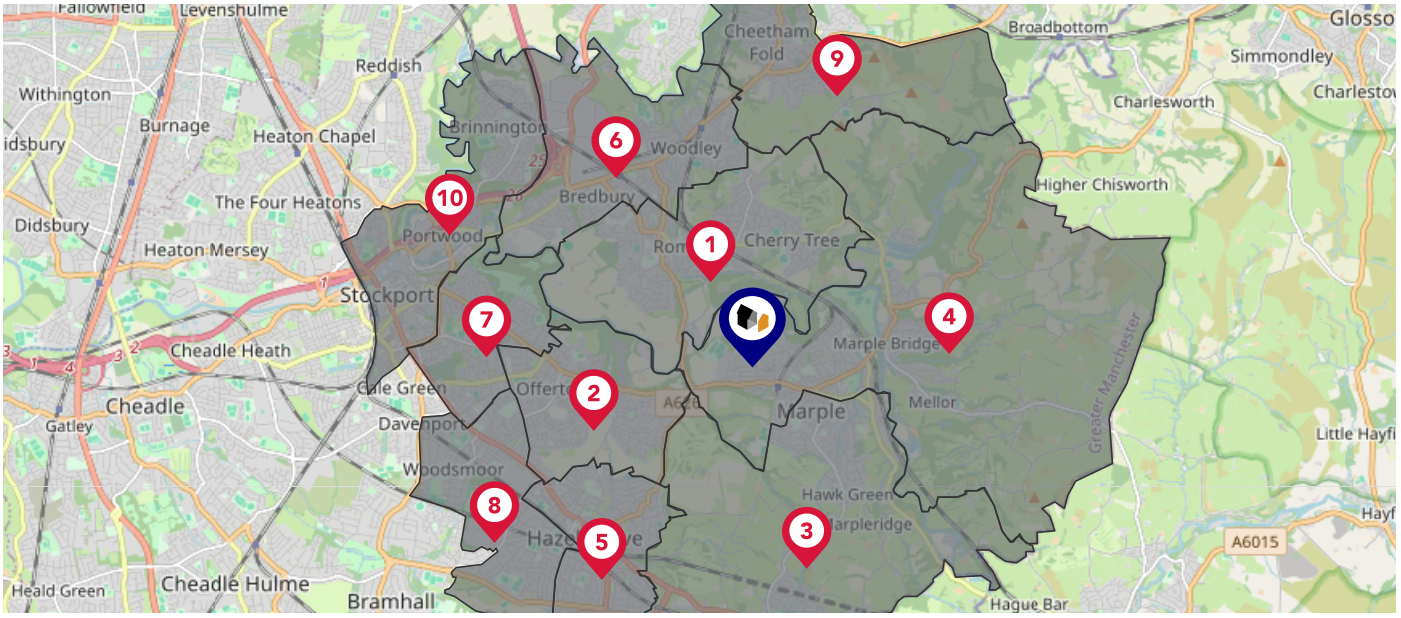
1	Peak Forest Canal
2	Chadkirk
3	Station Road and Winnington Road, Marple
4	Church Lane, Romiley
5	Marple Bridge
6	Hatherlow
7	All Saints', Marple
8	Barlow Fold, Romiley
9	Greave Fold, Romiley
10	Macclesfield Canal

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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



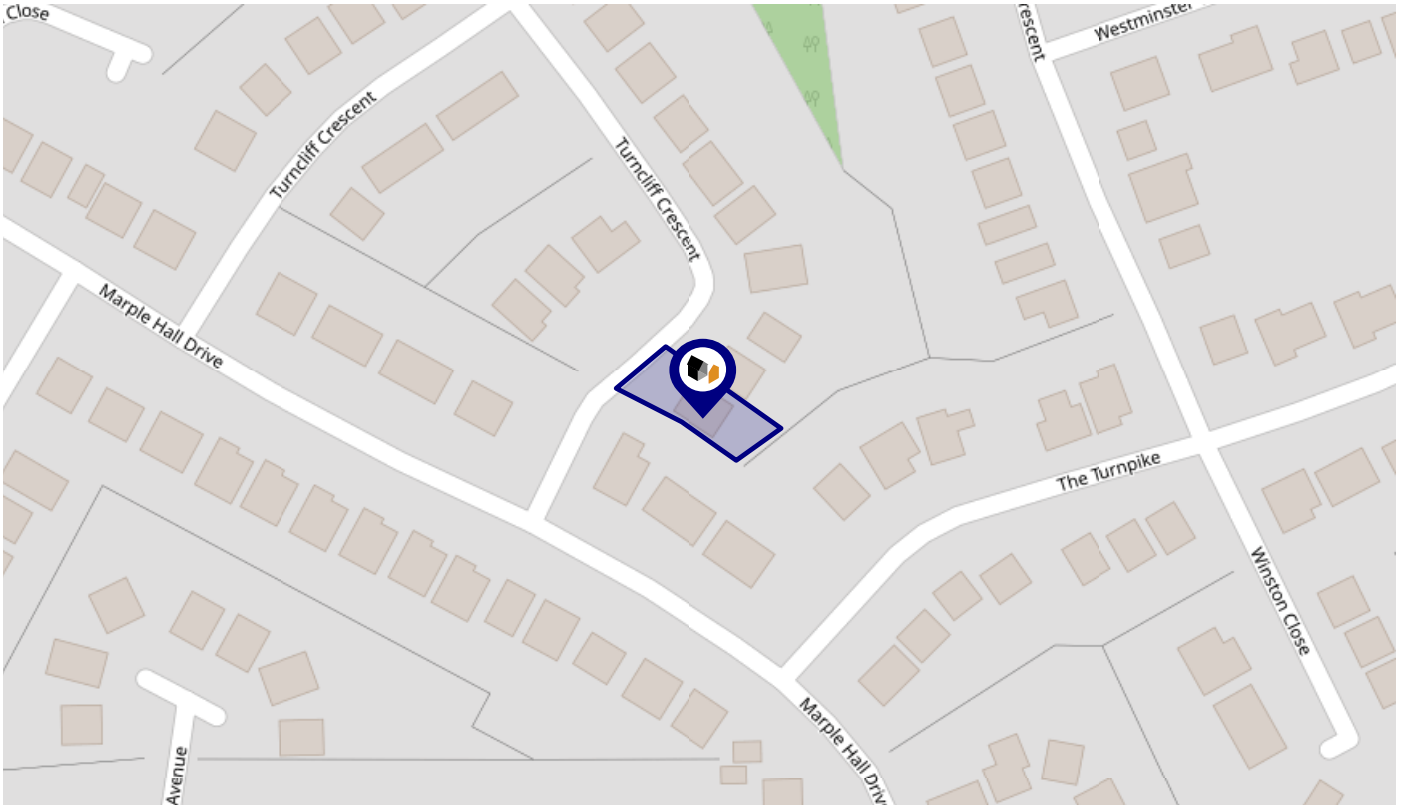
Nearby Council Wards

1	Bredbury Green and Romiley Ward
2	Offerton Ward
3	Marple South and High Lane Ward
4	Marple North Ward
5	Hazel Grove Ward
6	Bredbury and Woodley Ward
7	Manor Ward
8	Stepping Hill Ward
9	Hyde Werneth Ward
10	Brinnington and Central Ward

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Maps
Rail Noise

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:

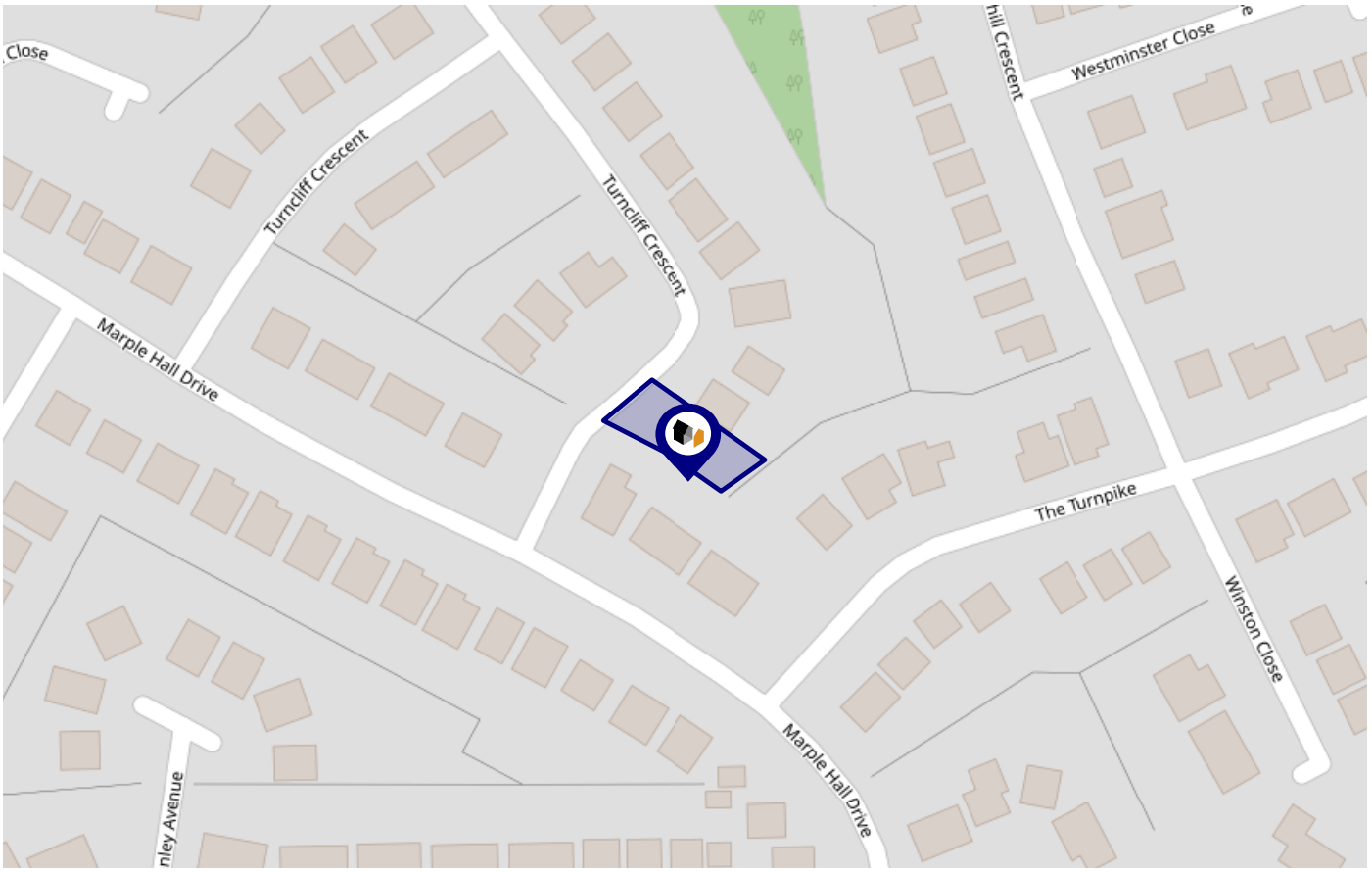
5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

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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.

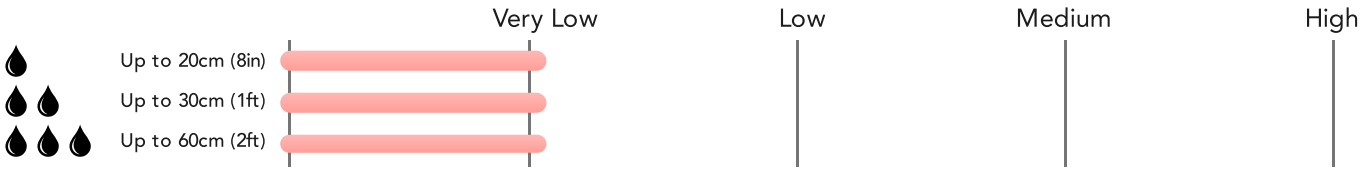


Risk Rating: Very low

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.

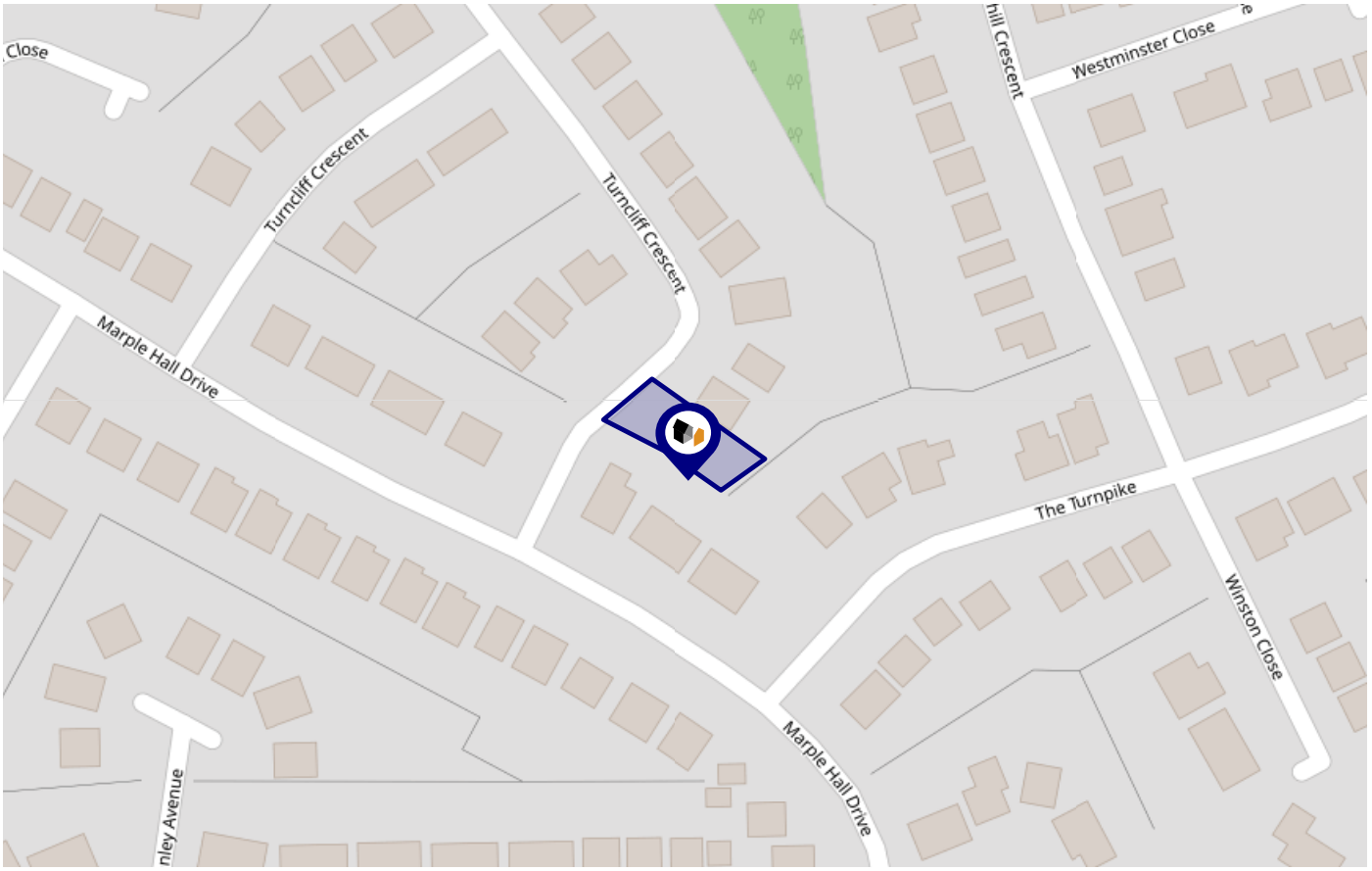
Chance of flooding to the following depths at this property:



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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.

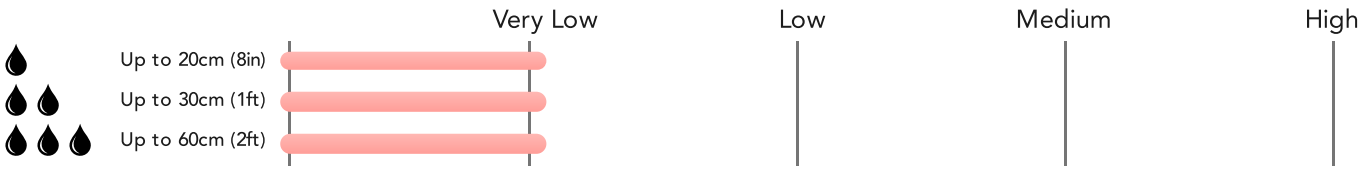


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Chance of flooding to the following depths at this property:



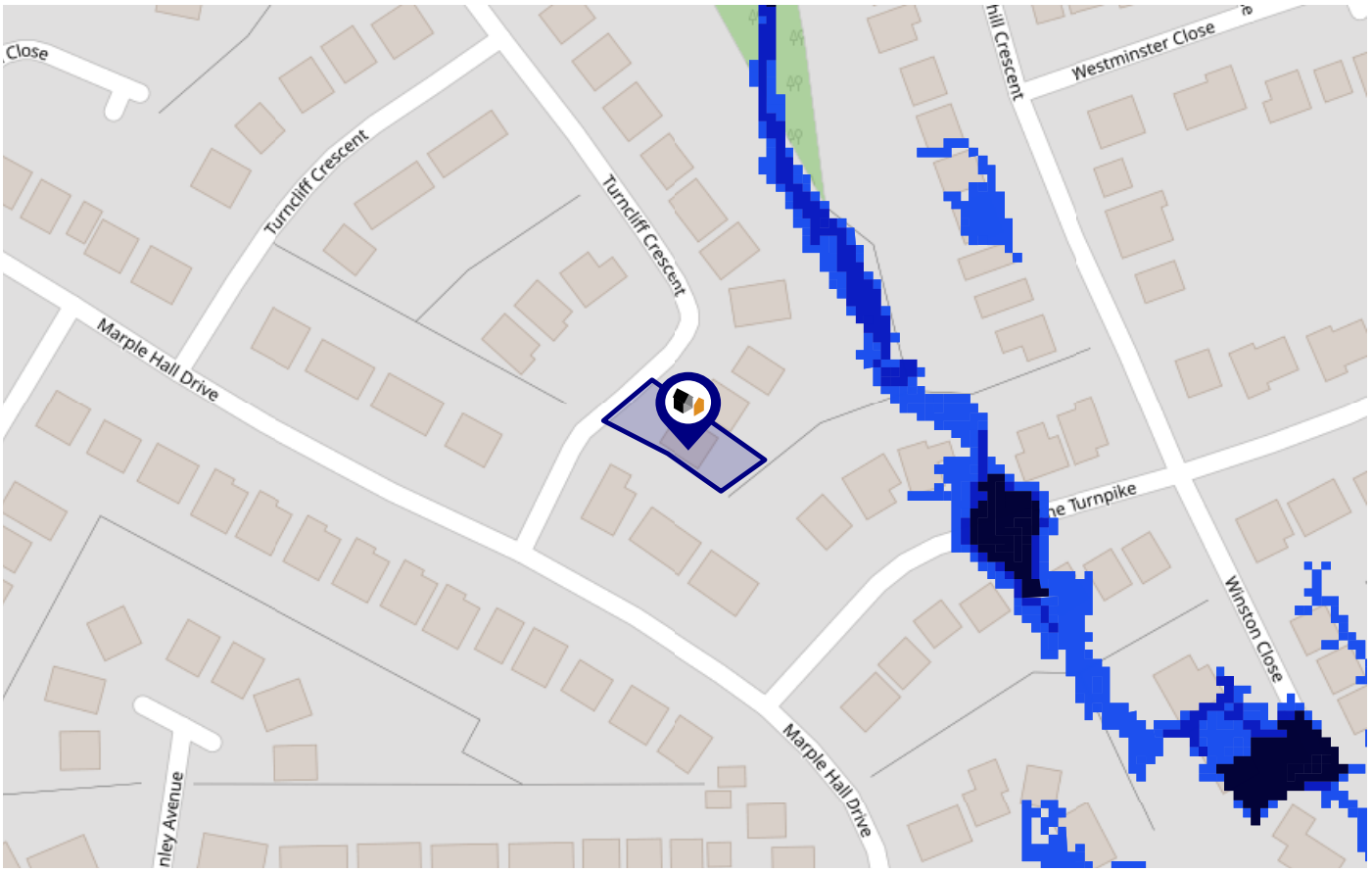
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Flood Risk

Surface Water - Flood Risk

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

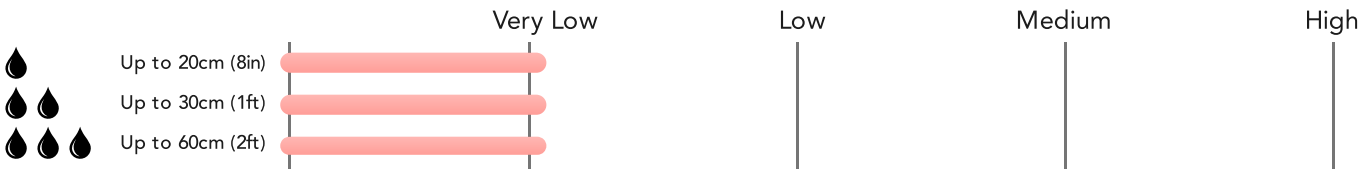


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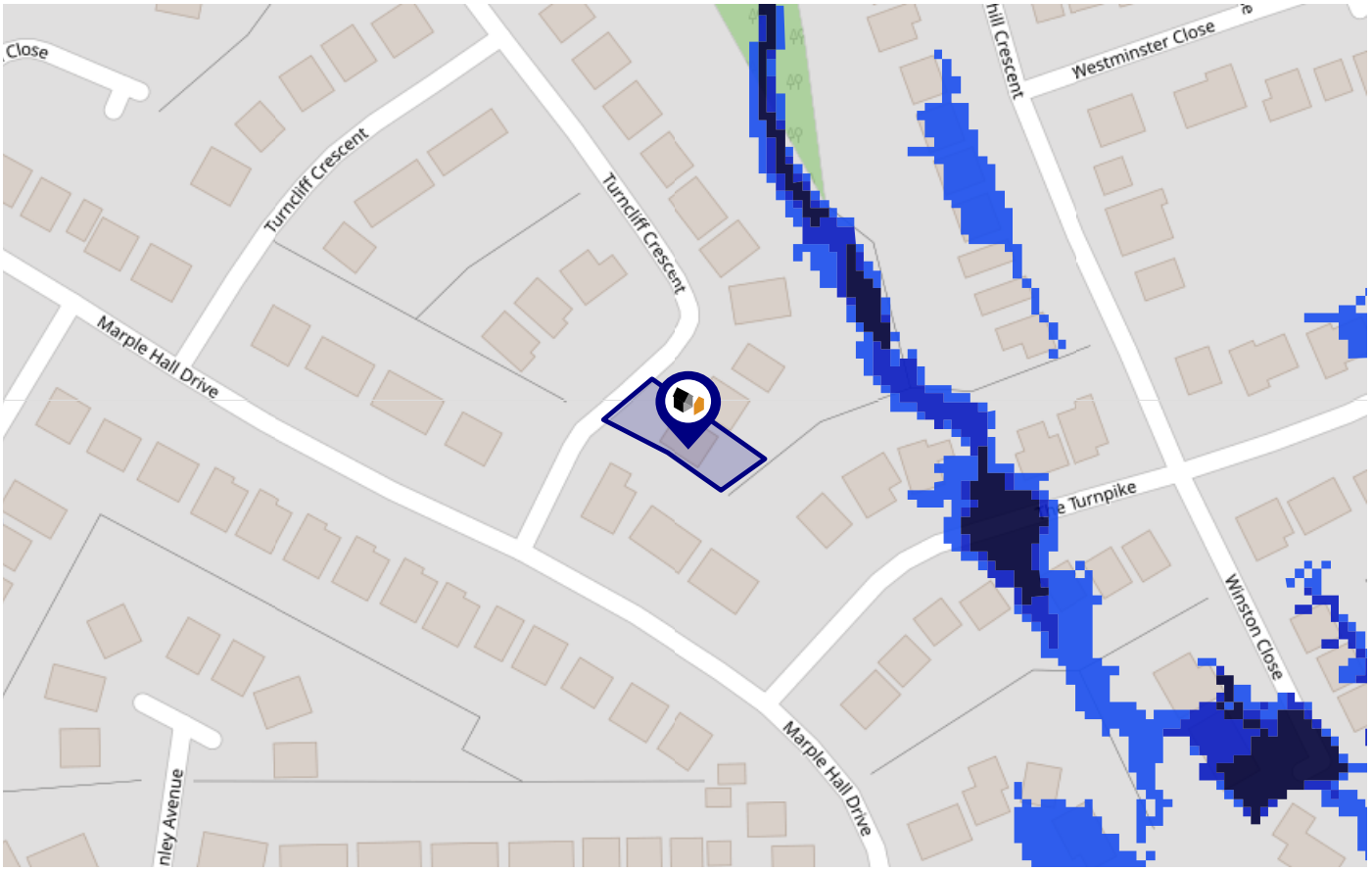


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Flood Risk
Surface Water - Climate Change

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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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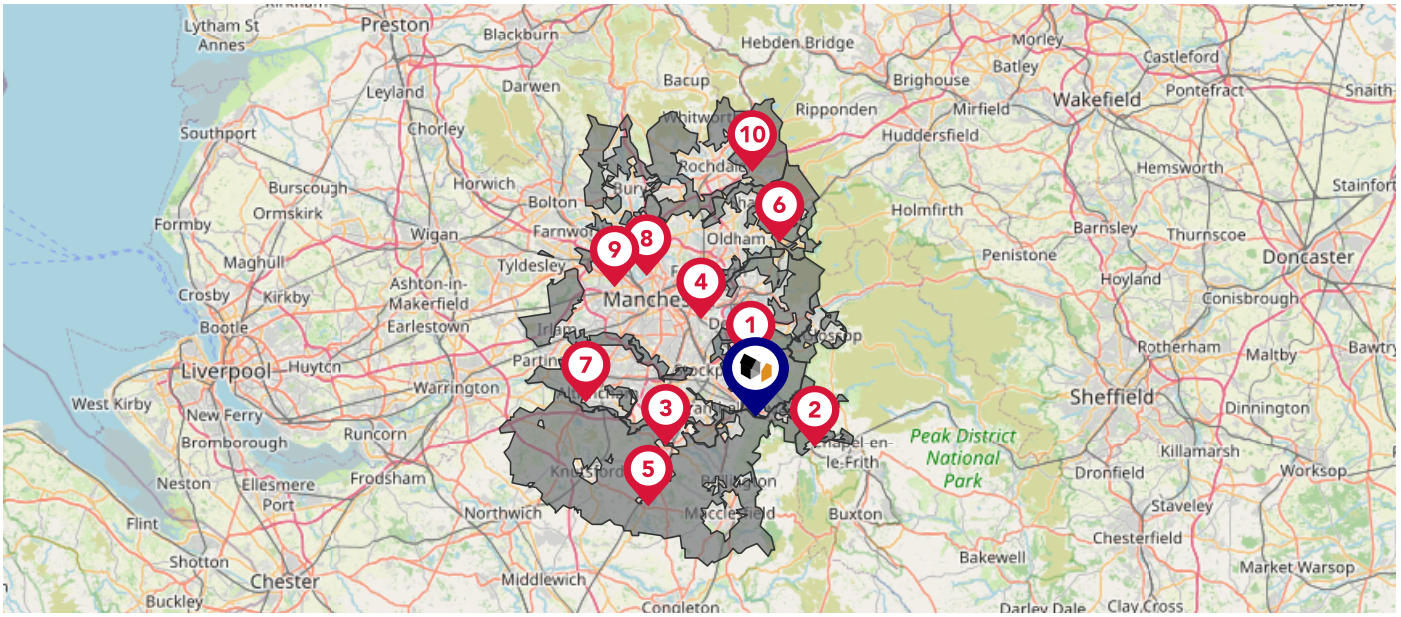
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



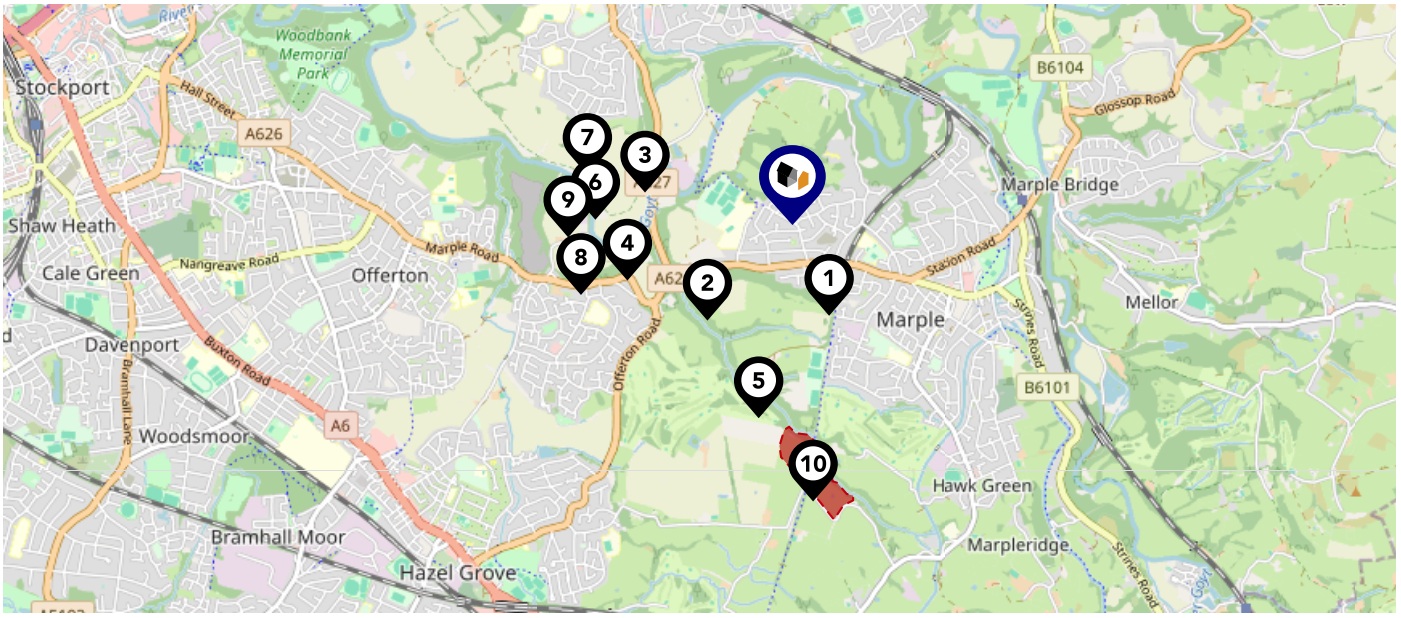
Nearby Green Belt Land

1. Merseyside and Greater Manchester Green Belt - Tameside
2. Merseyside and Greater Manchester Green Belt - High Peak
3. Merseyside and Greater Manchester Green Belt - 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
8. Merseyside and Greater Manchester Green Belt - Bury
9. Merseyside and Greater Manchester Green Belt - Salford
10. Merseyside and Greater Manchester Green Belt - Rochdale

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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.



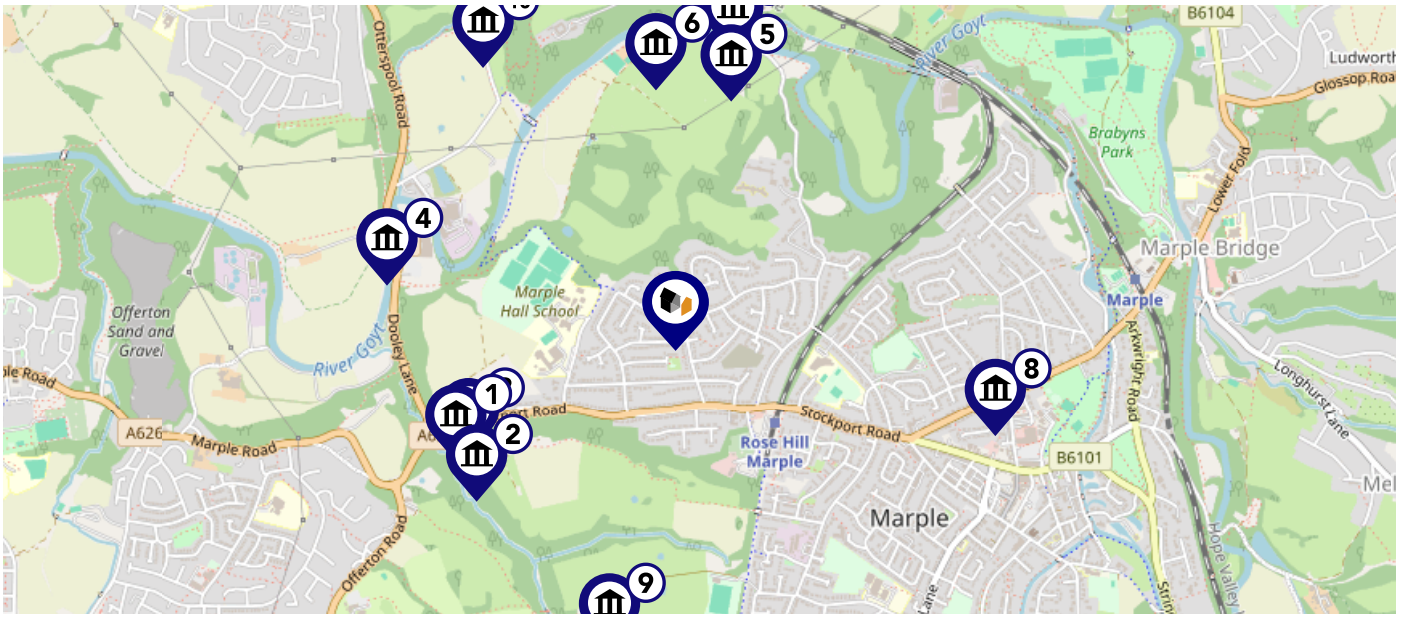
Nearby Landfill Sites

1	Rose Hill-Marple, Greater Manchester	Historic Landfill
2	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill
3	Waterside Farm East-Bredbury, Greater Manchester	Historic Landfill
4	North of Bongs Farm-Greater Manchester	Historic Landfill
5	Wood Farm-Marple	Historic Landfill
6	Waterside Farm-Bredbury, Greater Manchester	Historic Landfill
7	Waterside Farm North-Bredbury, Greater Manchester	Historic Landfill
8	EA/EPR/GP3891CV/V007	Active Landfill
9	Bongs Sewage Farm-Bongs Sewage Farm, Greater Manchester	Historic Landfill
10	EA/EPR/WP3392CP/V006	Active Landfill

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Maps
Listed Buildings

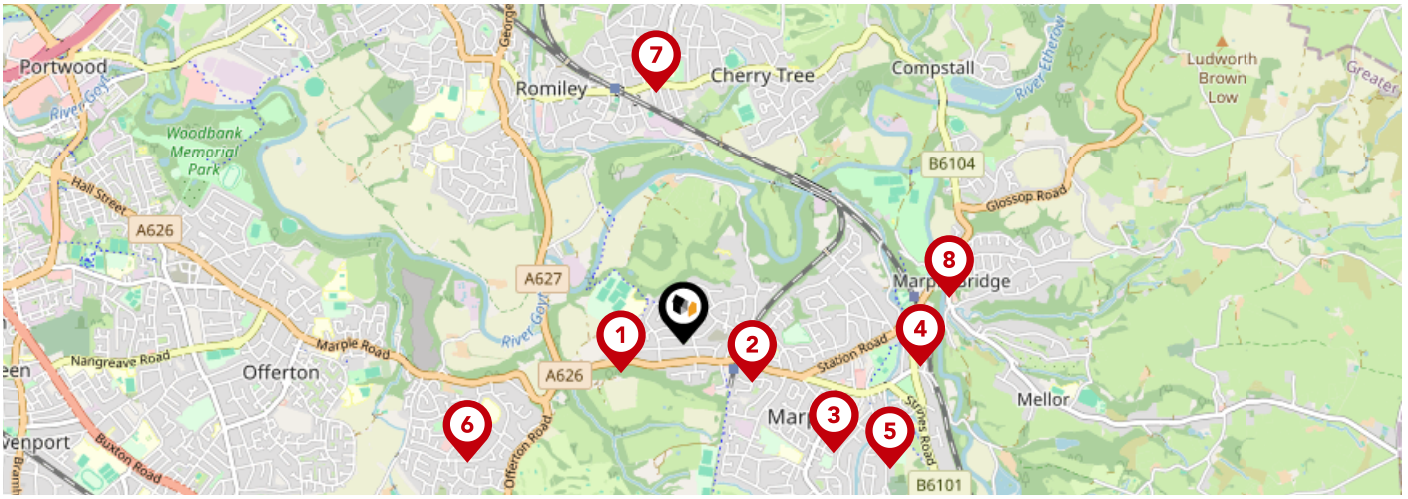
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1242468 - Lower Danbank Farmhouse	Grade II	0.5 miles
2	1242469 - Old Manor Farm	Grade II	0.5 miles
3	1260024 - Outbuildings At Lower Danbank Farm	Grade II	0.5 miles
4	1242010 - Otterspool Bridge	Grade II	0.6 miles
5	1242009 - Middle Dale Farmhouse	Grade II	0.6 miles
6	1260229 - Lower Dale Farmhouse	Grade II	0.6 miles
7	1117377 - Number 15 (east Entrance To Hydebank Tunnel) On Peak Forest Canal	Grade II	0.7 miles
8	1242467 - Manor House	Grade II	0.7 miles
9	1242087 - Wood Farmhouse	Grade II	0.7 miles
10	1259981 - Chadkirk Chapel	Grade II	0.7 miles

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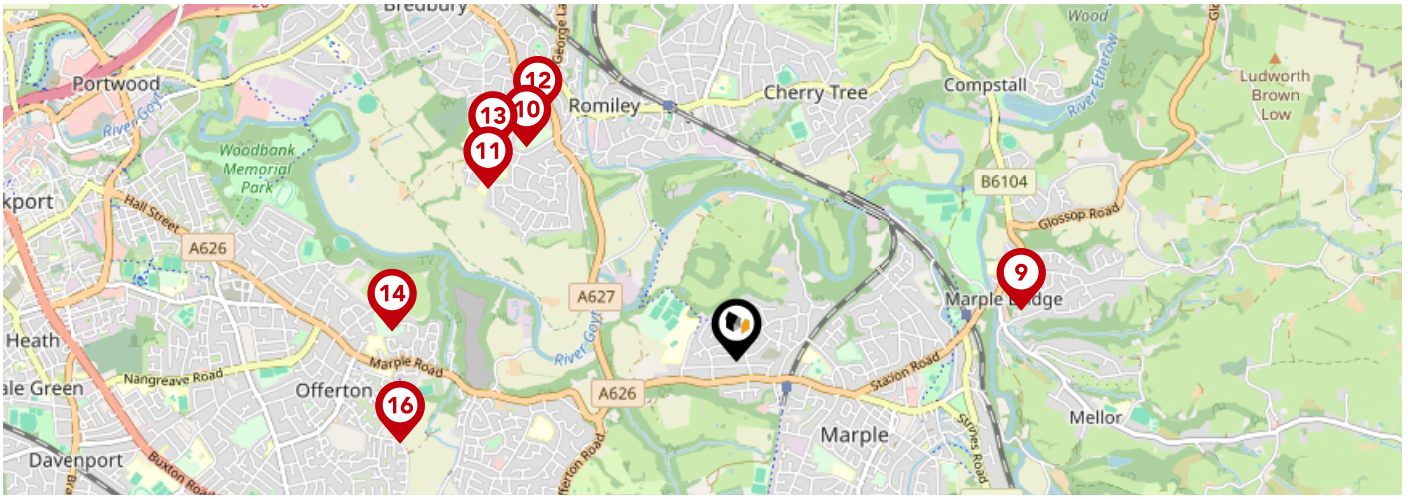
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Marple Hall School Ofsted Rating: Good | Pupils: 1557 | Distance:0.3	☐	☐	☑	☐	☐
2	Rose Hill Primary School Ofsted Rating: Good | Pupils: 530 | Distance:0.35	☐	☑	☐	☐	☐
3	Acorns School Ofsted Rating: Good | Pupils: 34 | Distance:0.82	☐	☐	☑	☐	☐
4	Brabyns Preparatory School Ofsted Rating: Not Rated | Pupils: 92 | Distance:1.05	☐	☑	☐	☐	☐
5	All Saints Church of England Primary School Marple Ofsted Rating: Good | Pupils: 212 | Distance:1.07	☐	☑	☐	☐	☐
6	Warren Wood Primary School Ofsted Rating: Good | Pupils: 428 | Distance:1.09	☐	☑	☐	☐	☐
7	Romiley Primary School Ofsted Rating: Good | Pupils: 450 | Distance:1.12	☐	☑	☐	☐	☐
8	Ludworth Primary School Ofsted Rating: Good | Pupils: 363 | Distance:1.19	☐	☑	☐	☐	☐

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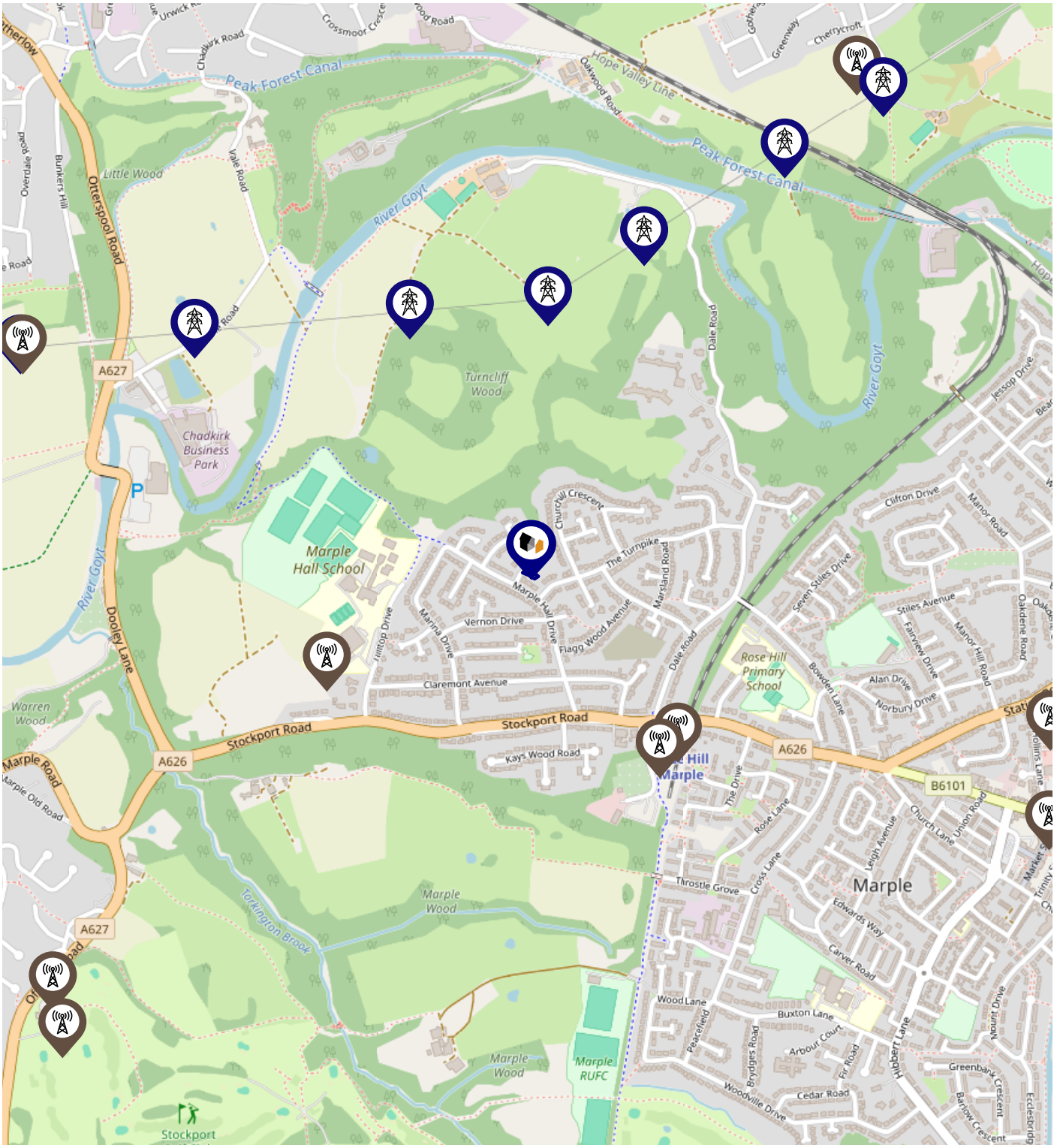
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	St Mary's Catholic Voluntary Academy Ofsted Rating: Good | Pupils: 224 | Distance:1.28	☐	☑	☐	☐	☐
10	Harrytown Catholic High School Ofsted Rating: Good | Pupils: 795 | Distance:1.33	☐	☐	☑	☐	☐
11	Bredbury Green Primary School Ofsted Rating: Requires improvement | Pupils: 233 | Distance:1.34	☐	☑	☐	☐	☐
12	St Christopher's Catholic Primary School Ofsted Rating: Good | Pupils: 204 | Distance:1.39	☐	☑	☐	☐	☐
13	Werneth School Ofsted Rating: Serious Weaknesses | Pupils: 1072 | Distance:1.42	☐	☐	☑	☐	☐
14	Castle Hill High School Ofsted Rating: Outstanding | Pupils: 341 | Distance:1.53	☐	☐	☑	☐	☐
15	Dial Park Primary School Ofsted Rating: Good | Pupils: 359 | Distance:1.53	☐	☑	☐	☐	☐
16	Lisburne School Ofsted Rating: Outstanding | Pupils: 201 | Distance:1.53	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

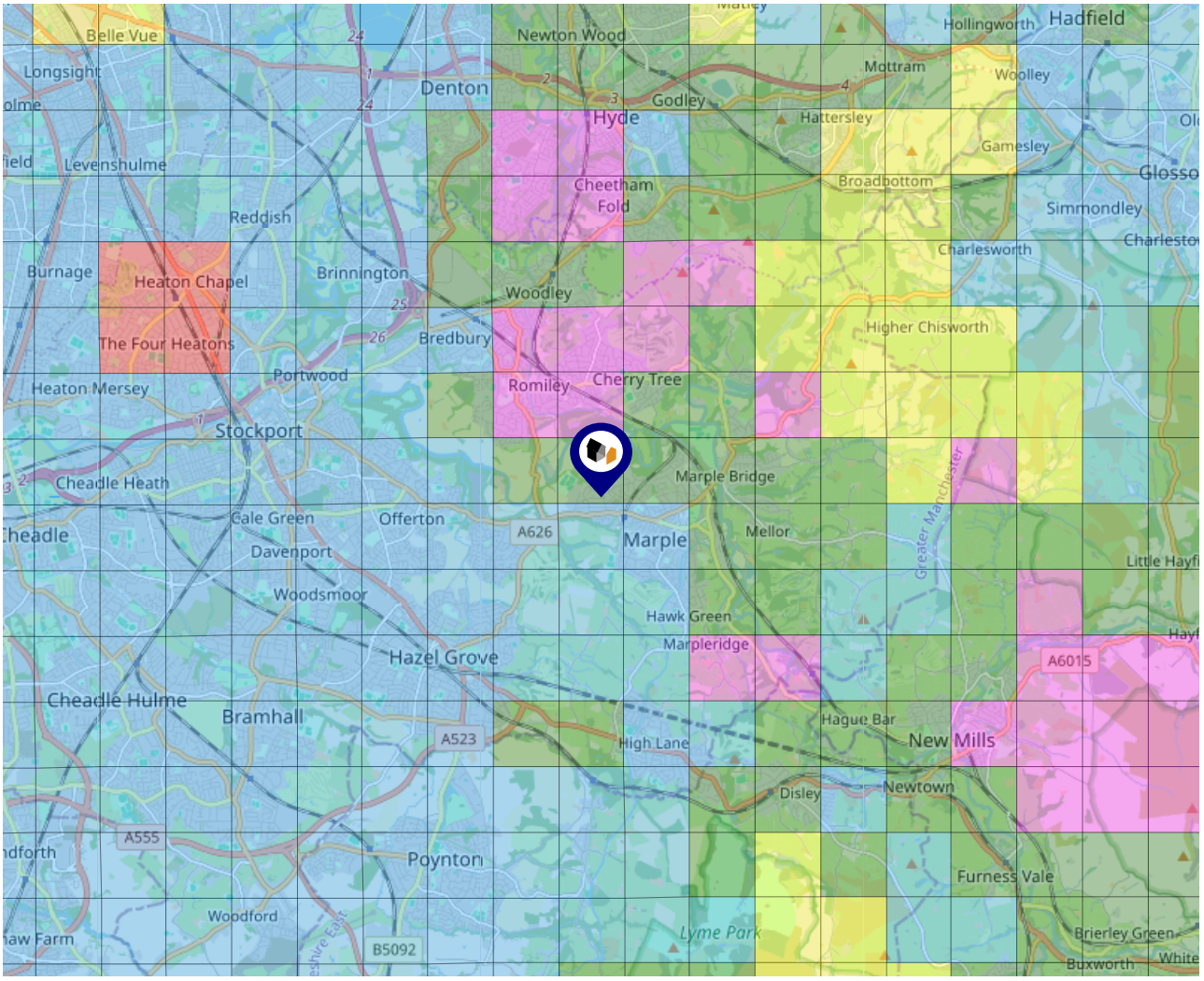
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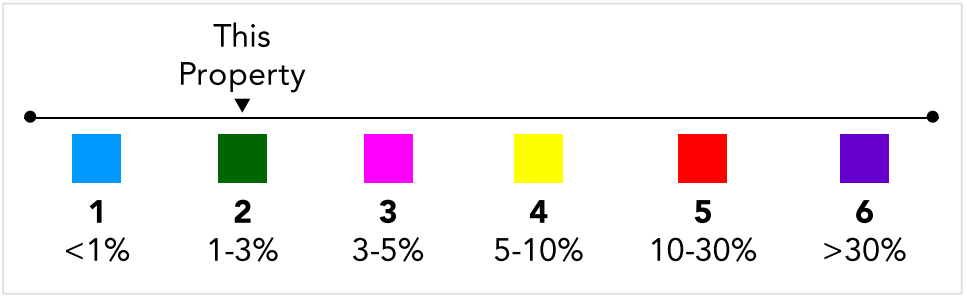
Environment
Radon Gas

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What is Radon?

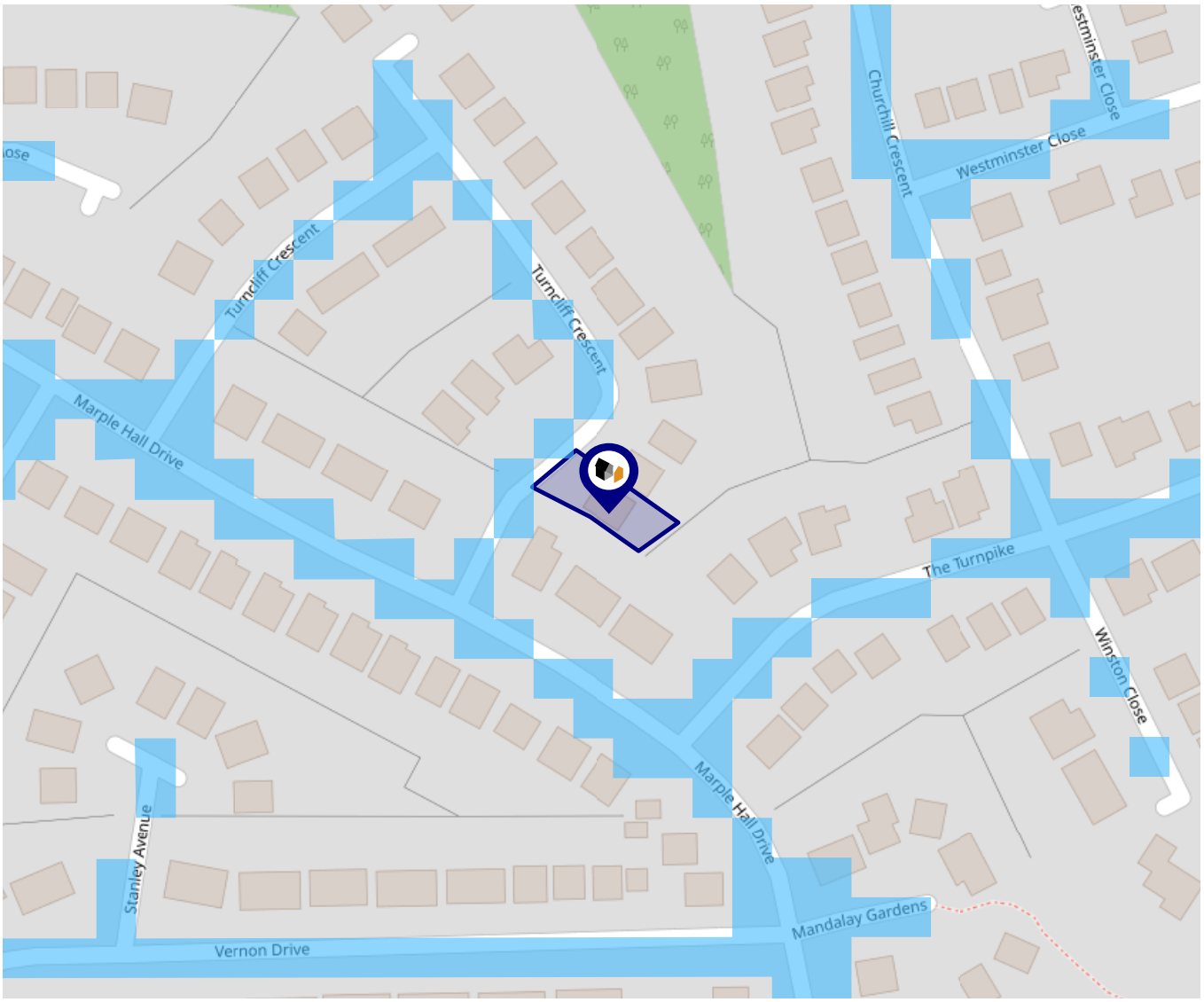
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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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

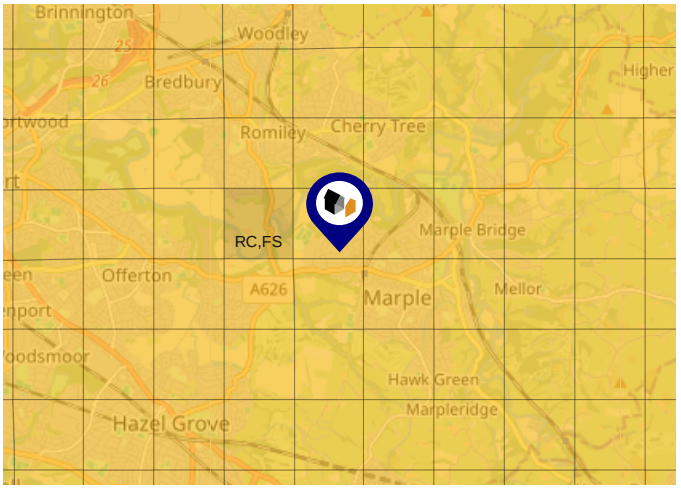
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Environment

Soils & Clay

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		



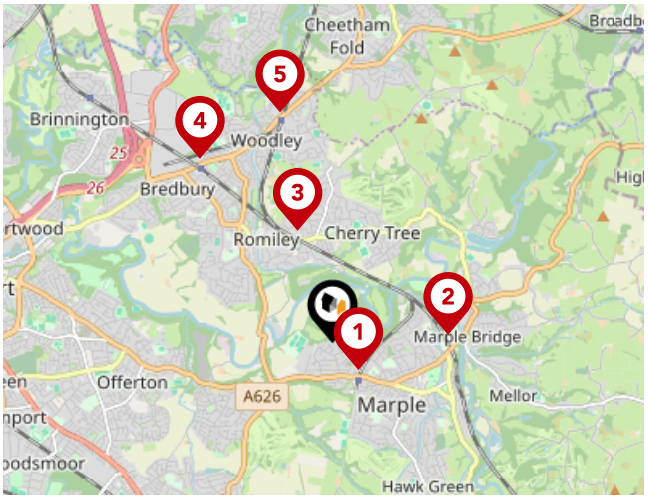
Primary Classifications (Most Common Clay Types)

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

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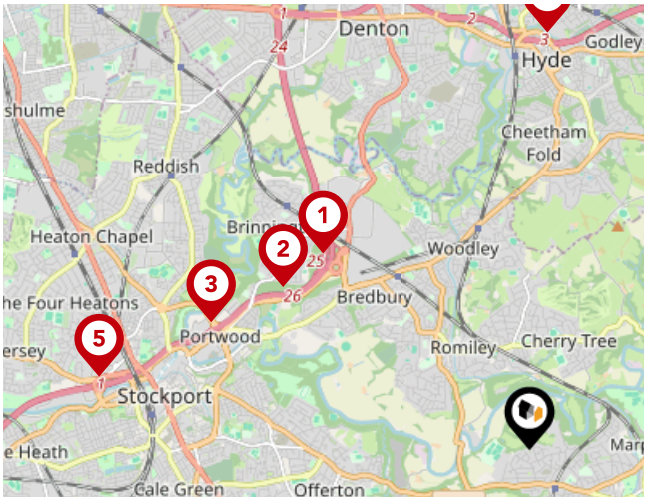
Area

Transport (National)



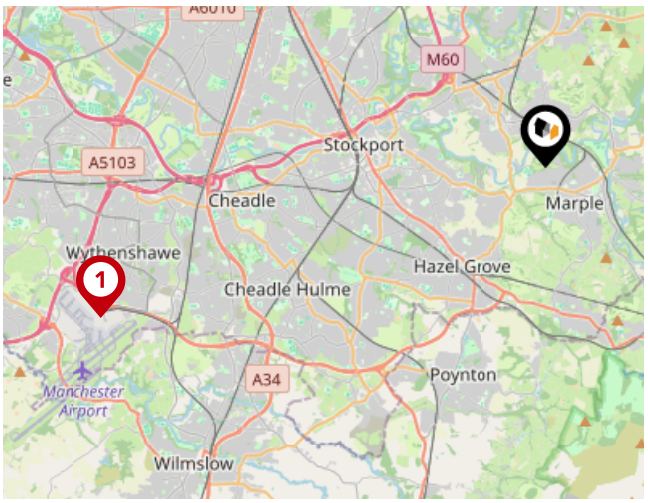
National Rail Stations

Pin	Name	Distance
1	Rose Hill Marple Rail Station	0.32 miles
2	Marple Rail Station	1.01 miles
3	Romiley Rail Station	1.04 miles
4	Bredbury Rail Station	2 miles
5	Woodley Rail Station	2.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	2.52 miles
2	M60 J26	2.62 miles
3	M60 J27	3.03 miles
4	M67 J3	3.69 miles
5	M60 J1	3.85 miles



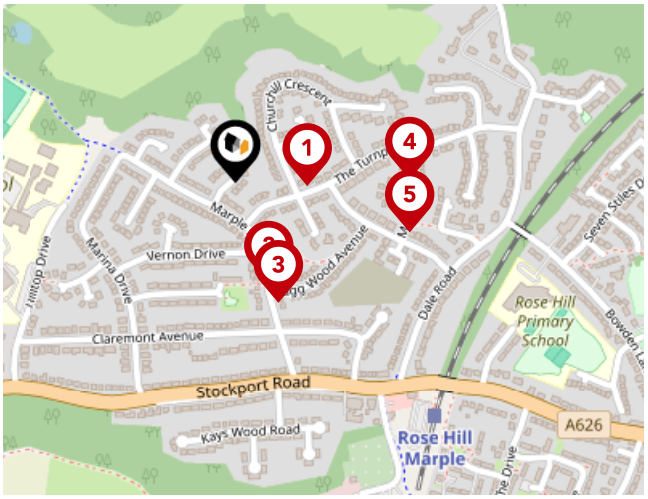
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.3 miles

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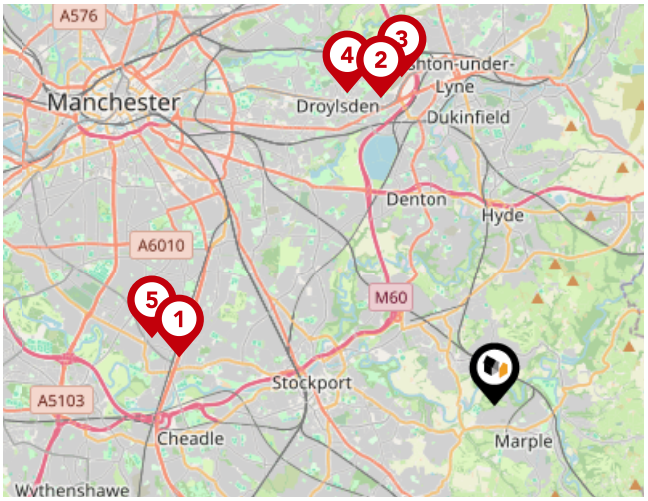
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Turnpike	0.07 miles
2	Flagg Wood Avenue	0.11 miles
3	Marple Hall Drive	0.14 miles
4	Marsland Road	0.19 miles
5	Walton Drive	0.2 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	5.64 miles
2	Audenshaw (Manchester Metrolink)	5.79 miles
3	Ashton Moss (Manchester Metrolink)	6.03 miles
4	Droylsden (Manchester Metrolink)	6.09 miles
5	Didsbury Village (Manchester Metrolink)	6.15 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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About Us

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

Testimonials

Testimonial 1

We highly recommend this estate agent. The staff are very knowledgeable of the area. As we live in Nottingham, we relied on them to keep us updated and couldn't fault the communication we received. Fil, Chloe, Janine, and Talia were so helpful and professional and went over and above to help us achieve the sale. Nothing was too much trouble.

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

Very helpful from start to finish - would definitely recommend Lawlers!

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.

Powered by sprift
Know any property instantly

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LAWLER & Co. SALES AND LETTINGS

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Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail