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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



HAZELWOOD ROAD, HAZEL GROVE, STOCKPORT, SK7

Lawler & Co | Hazel Grove

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www.lawlerandcompany.co.uk/

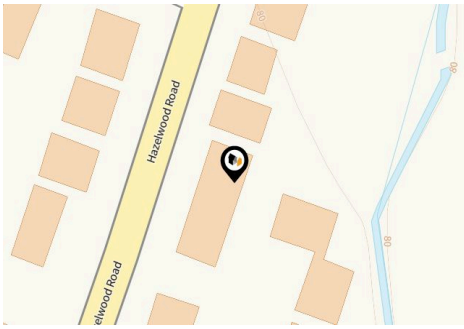
naea | propertymark PROTECTED

The Property Ombudsman

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Property
Overview







Property

Type:	Detached
Bedrooms:	2
Council Tax :	Band D
Annual Estimate:	£2,619

Local Area

Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	80	10000
mb/s	mb/s	mb/s

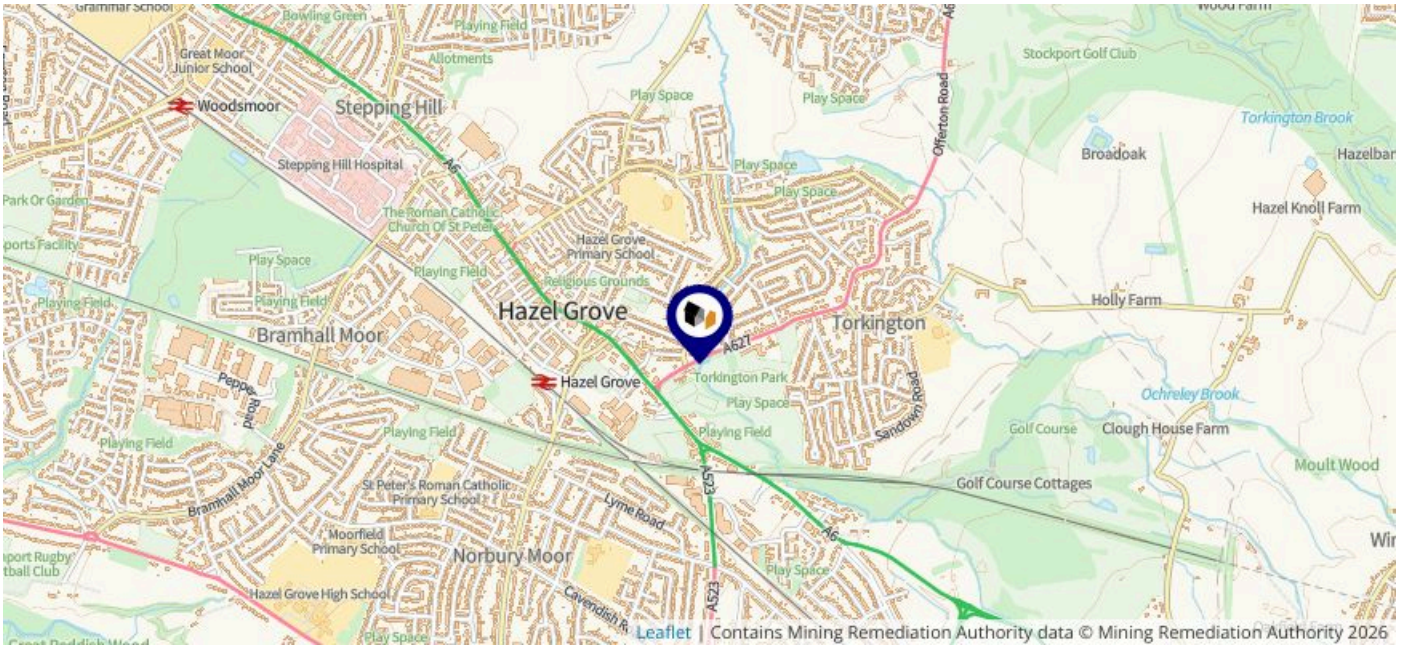
Mobile Coverage:
(based on calls indoors)

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

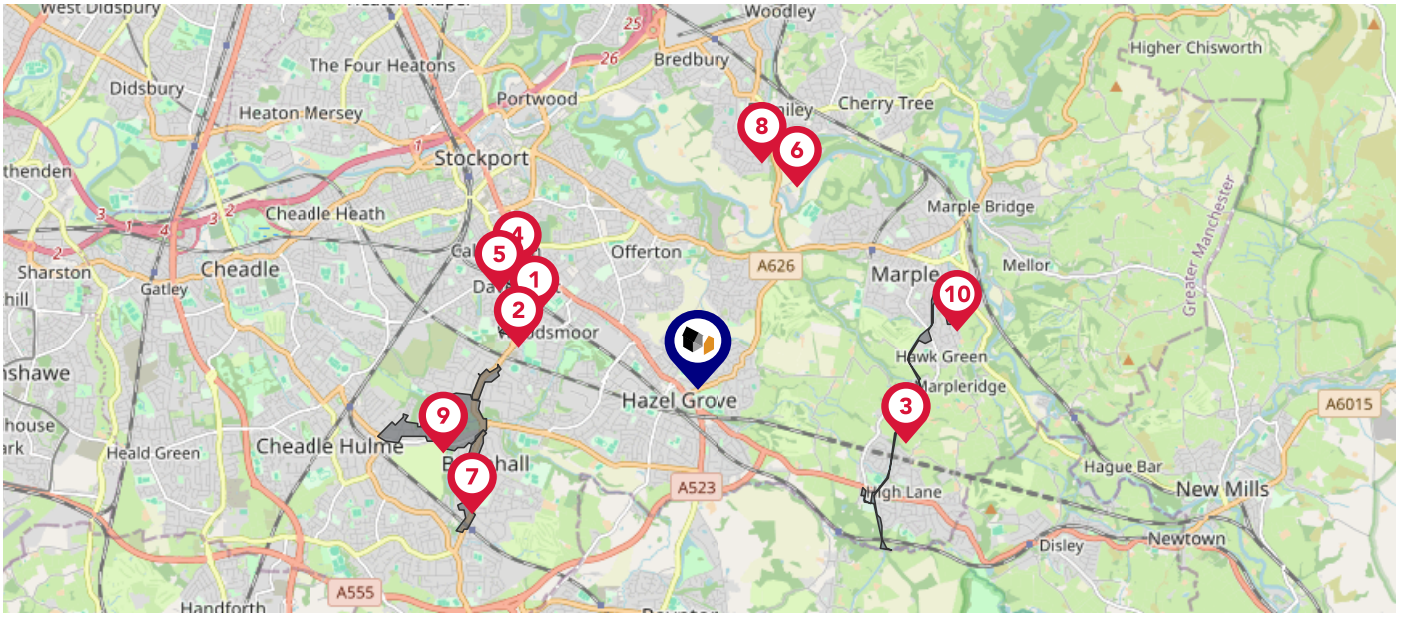
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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

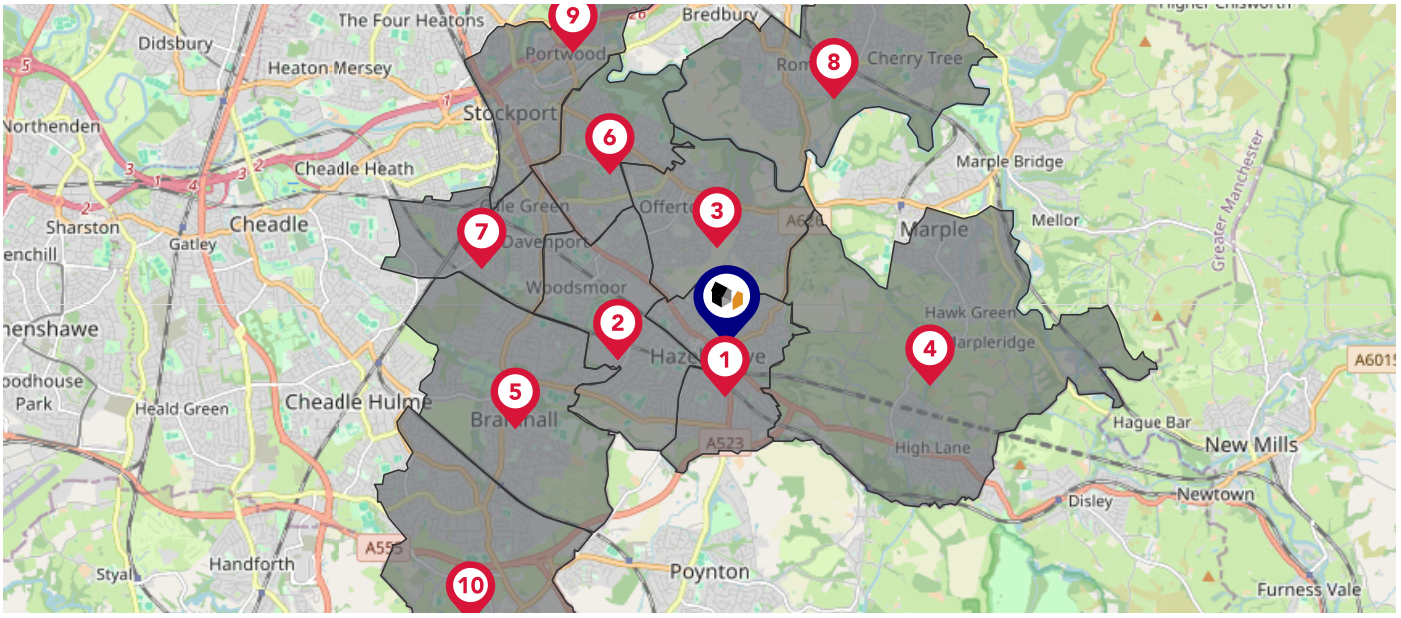
1	Davenport Park
2	Egerton Road and Frewland Avenue, Davenport
3	Macclesfield Canal
4	St George's, Heaviley
5	Cale Green
6	Chadkirk
7	Bramhall Lane South
8	Hatherlow
9	Bramall Park
10	All Saints', Marple

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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



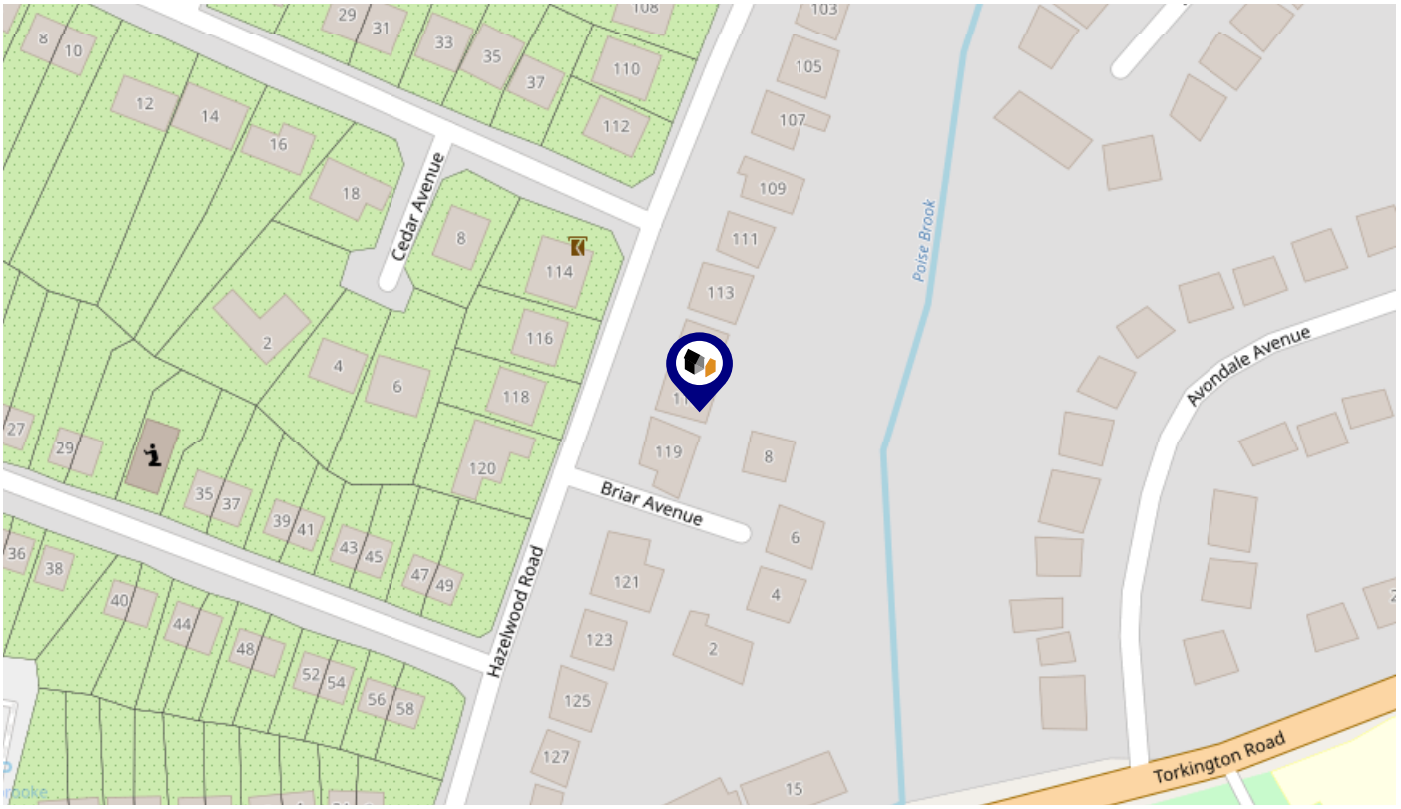
Nearby Council Wards

1	Hazel Grove Ward
2	Stepping Hill Ward
3	Offerton Ward
4	Marple South and High Lane Ward
5	Bramhall North Ward
6	Manor Ward
7	Davenport and Cale Green Ward
8	Bredbury Green and Romiley Ward
9	Brinnington and Central Ward
10	Bramhall South and Woodford 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:

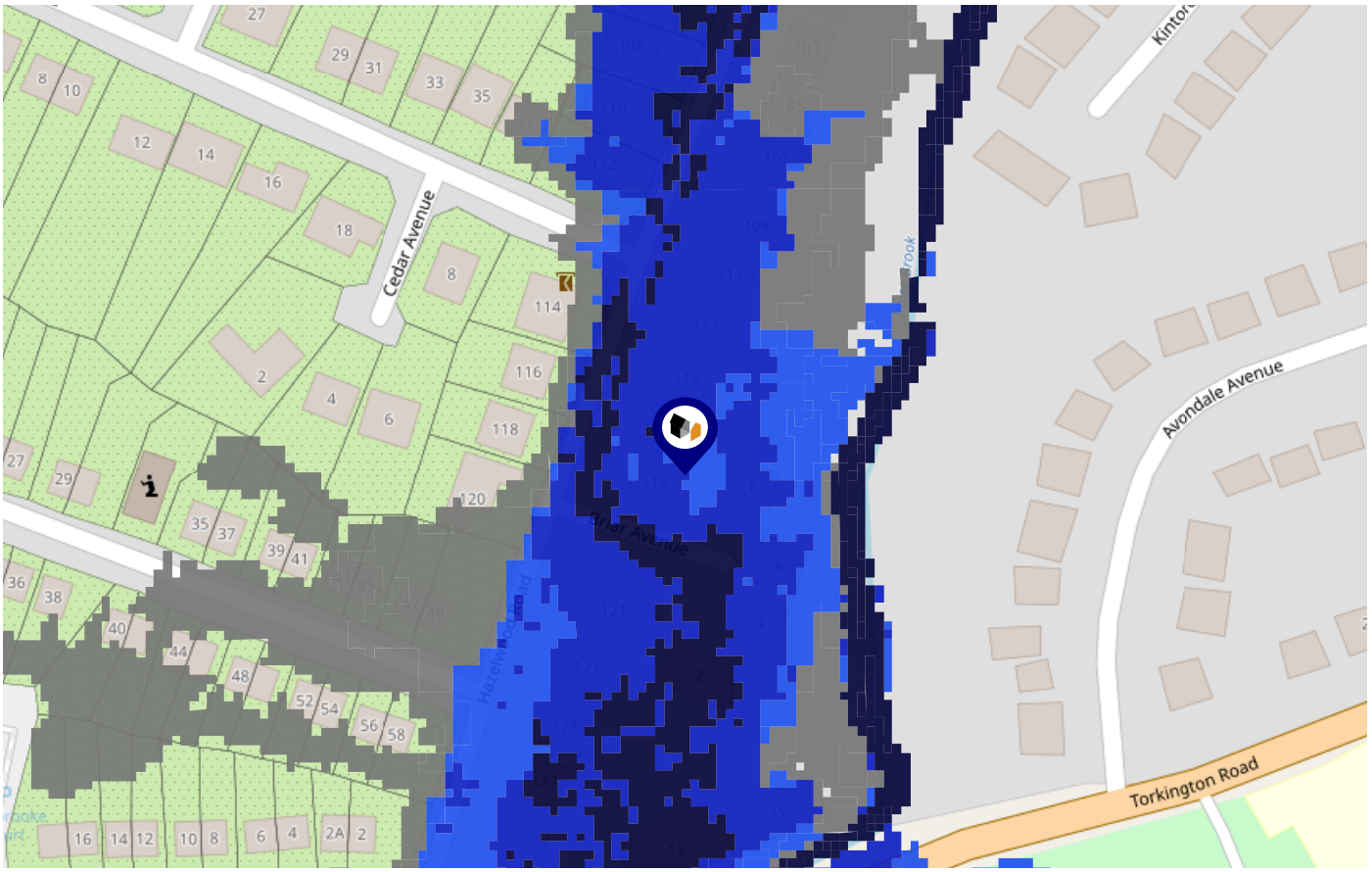
5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

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Flood Risk

Rivers & Seas - Flood Risk

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

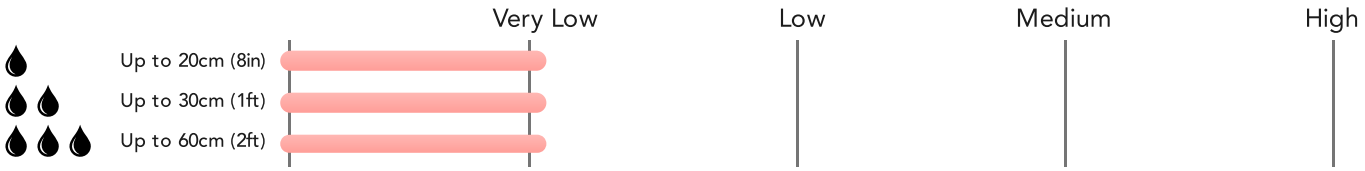


Risk Rating: Medium

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:

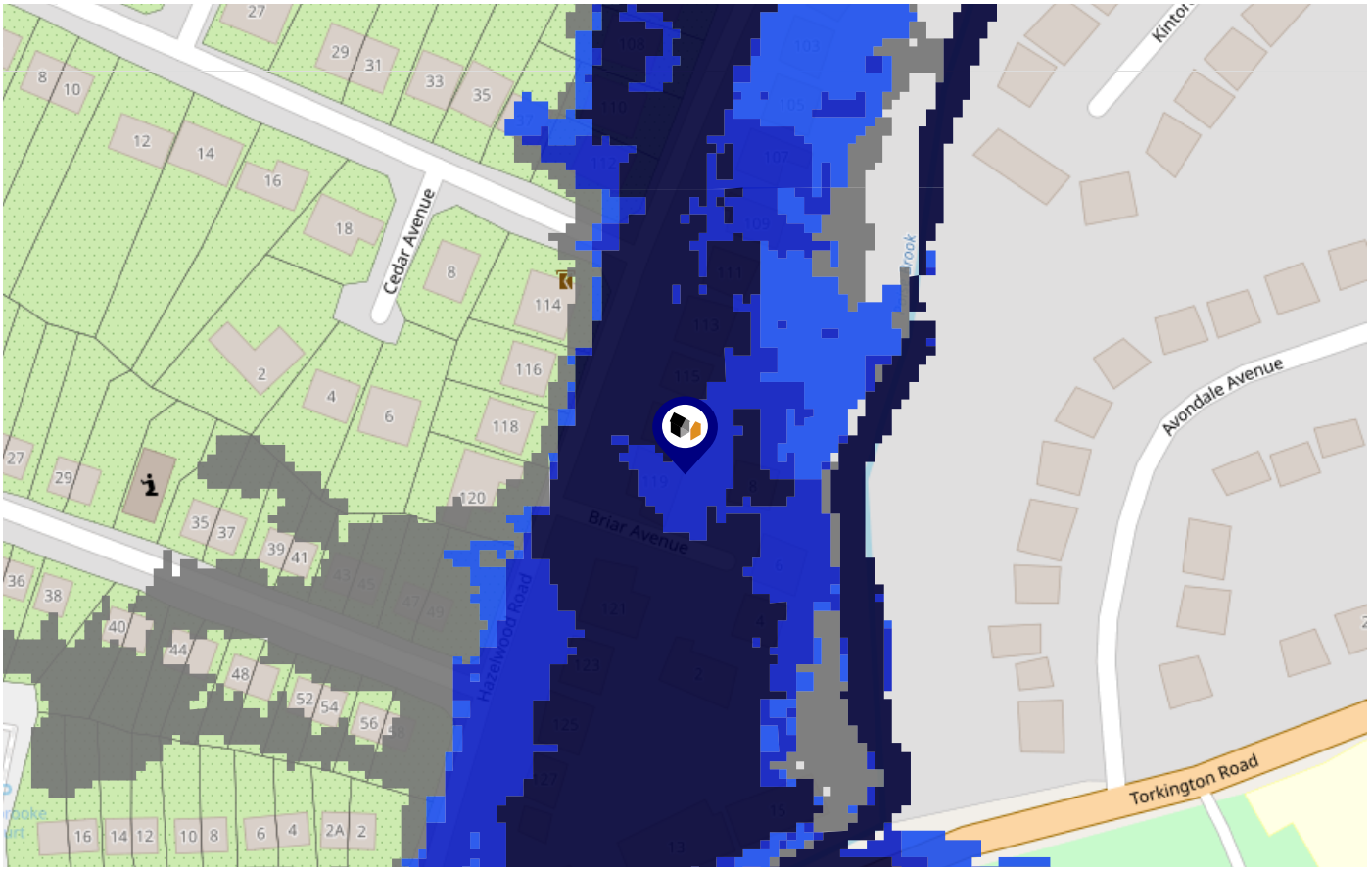


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Flood Risk
Rivers & Seas - Climate Change

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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.

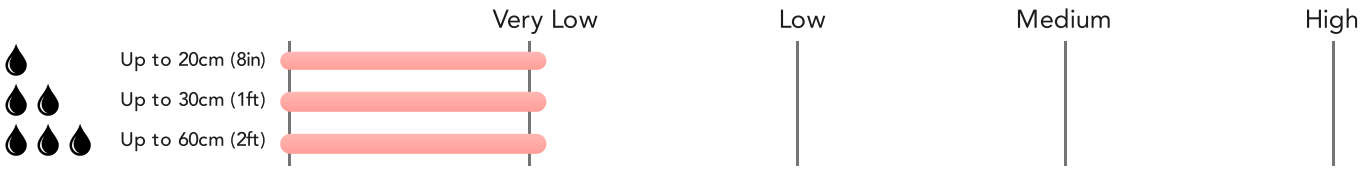


Risk Rating: High

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.
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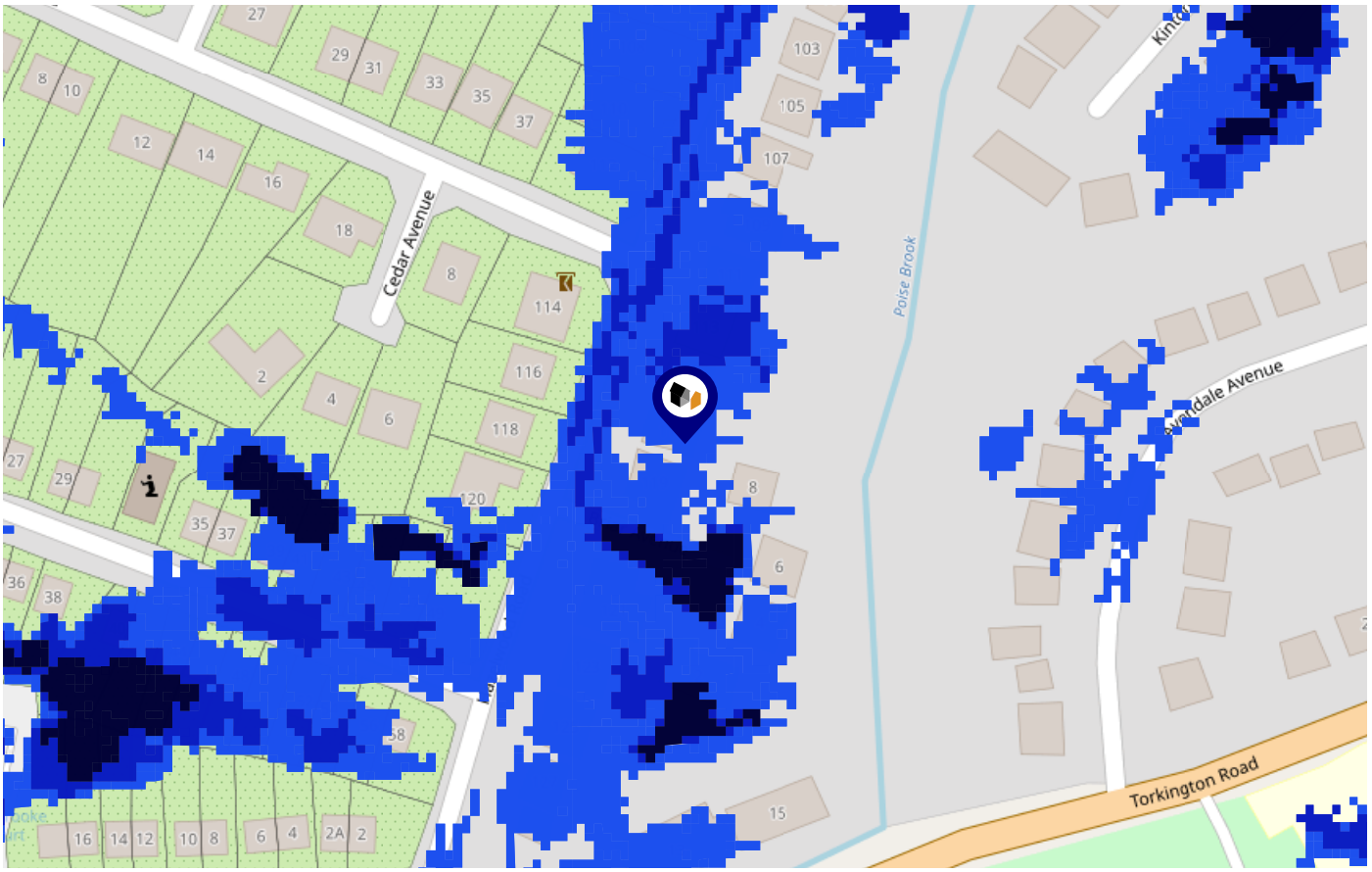


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Flood Risk
Surface Water - Flood Risk

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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.

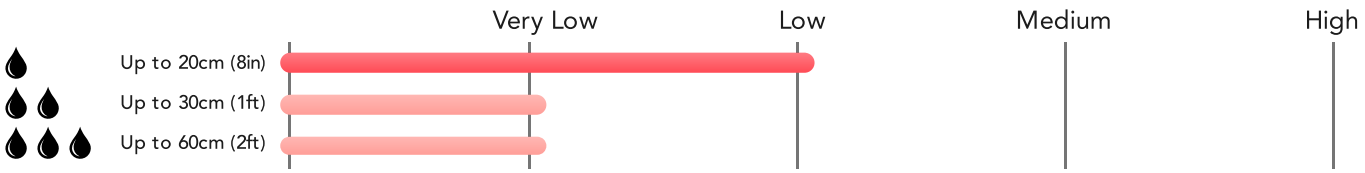


Risk Rating: Low

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.
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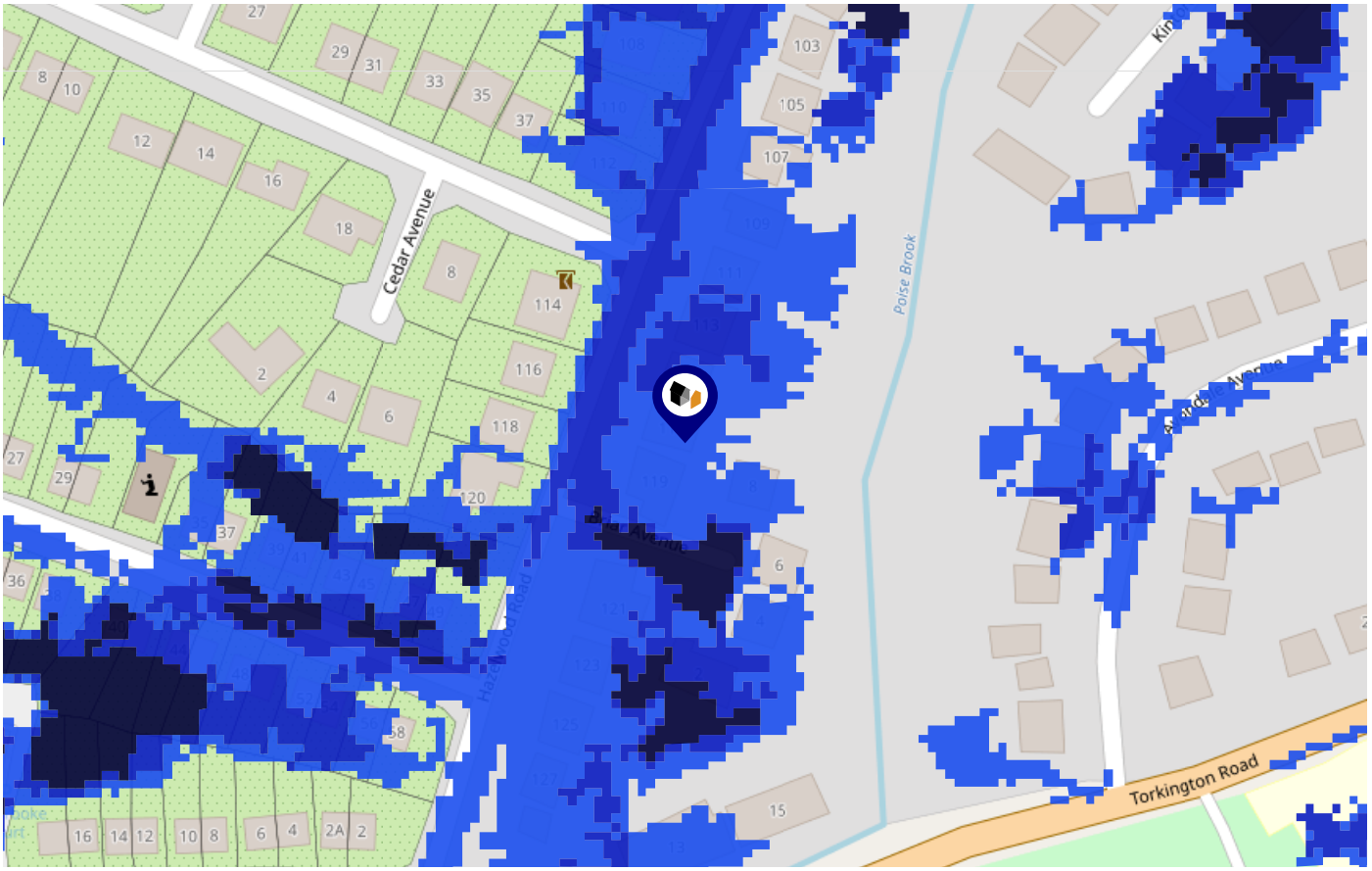
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Climate Change

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: 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.
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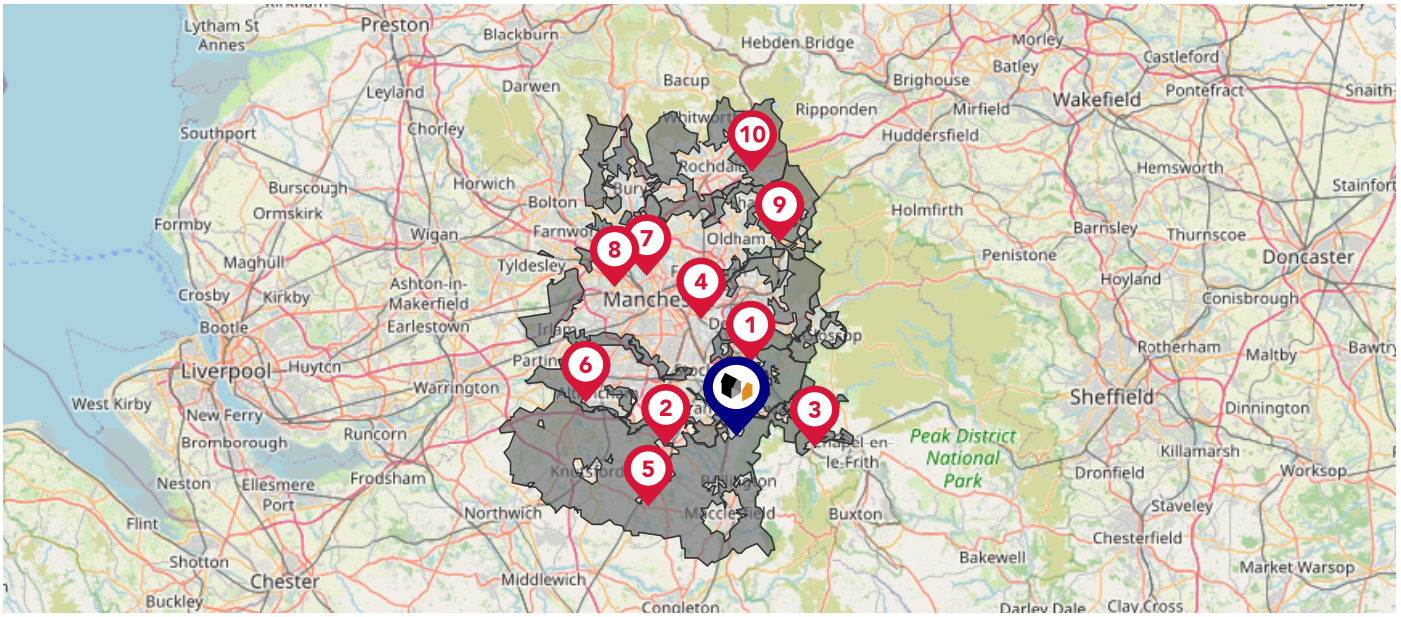
Chance of flooding to the following depths at this property:



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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 - 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 - Rochdale

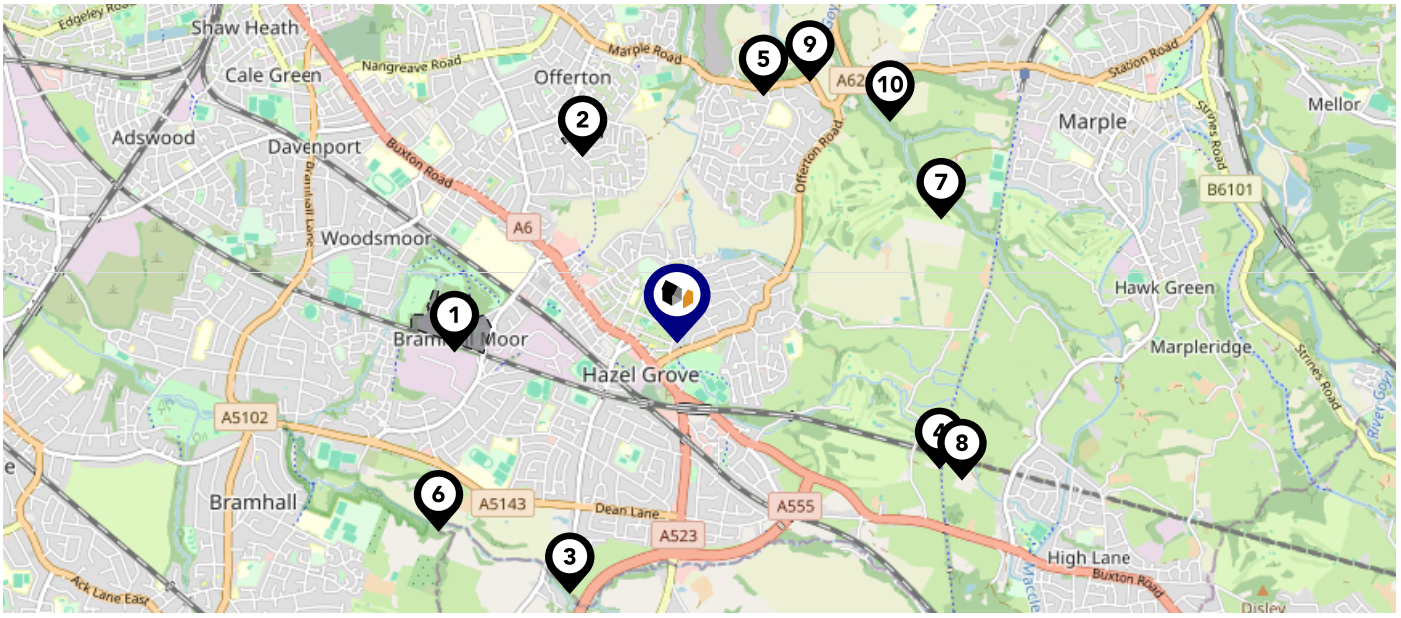
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Maps

Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



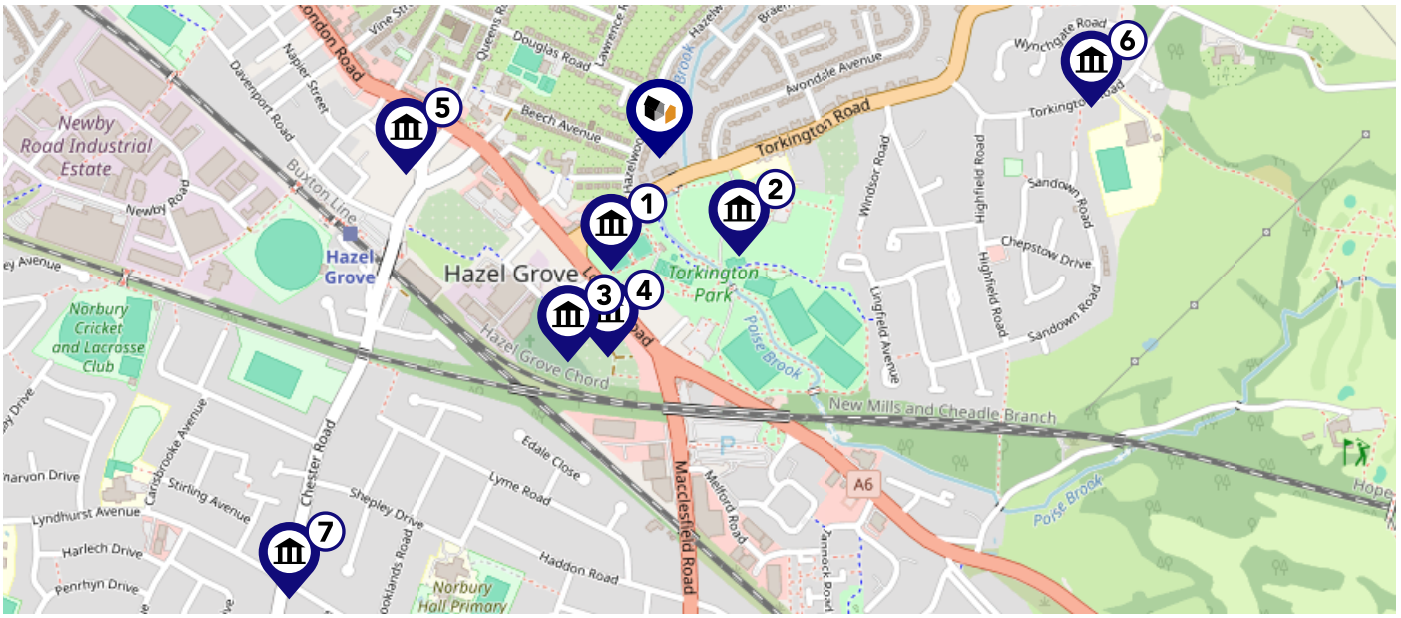
Nearby Landfill Sites

1	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill
2	Blackstone Road-Offerton	Historic Landfill
3	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill
4	Threaphurst Farm-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
5	EA/EPR/GP3891CV/V007	Active Landfill
6	EA/EPR/WP3296CX/A001	Active Landfill
7	Wood Farm-Marple	Historic Landfill
8	Threaphurst Farm No.2-Threaphurst Lane, Hazel Grove, Stockport	Historic Landfill
9	North of Bongs Farm-Greater Manchester	Historic Landfill
10	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill

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Maps
Listed Buildings

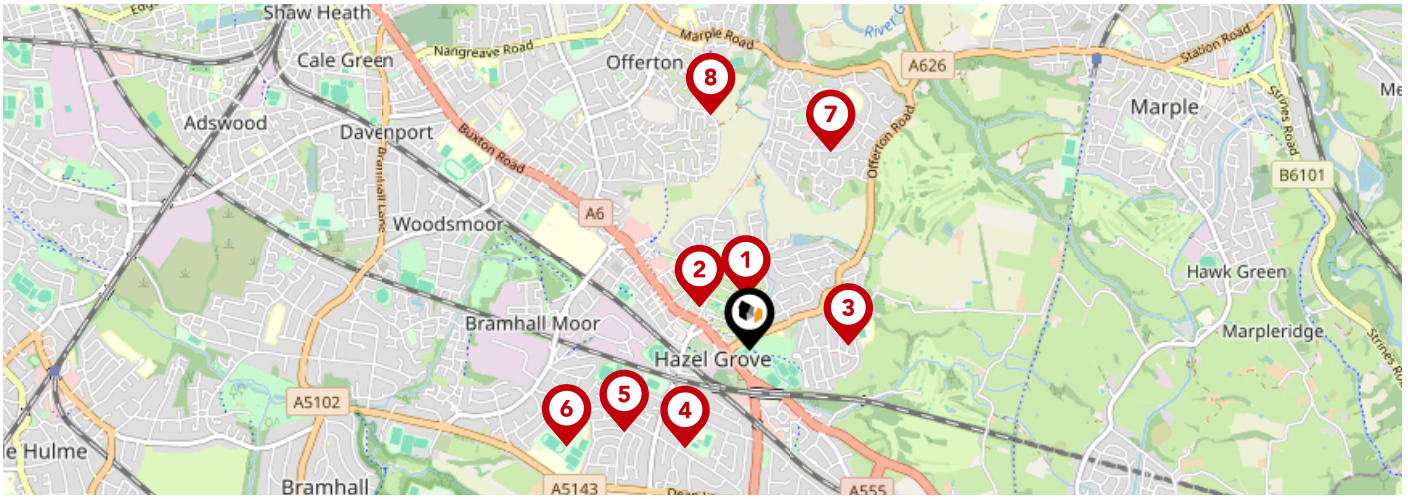
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1242520 - Beech House, Adjoining Coach House And Front Railings	Grade II	0.1 miles
2 1259974 - The Council House	Grade II	0.1 miles
3 1260001 - Church Of St Thomas	Grade II	0.2 miles
4 1242497 - Lychgate At Church Of St Thomas	Grade II	0.2 miles
5 1393514 - War Memorial, Entrance Gates, Wall And Railings In Memorial Gardens	Grade II	0.3 miles
6 1260004 - Torkington Hall Farmhouse	Grade II	0.5 miles
7 1241497 - Thatched Cottage	Grade II	0.6 miles

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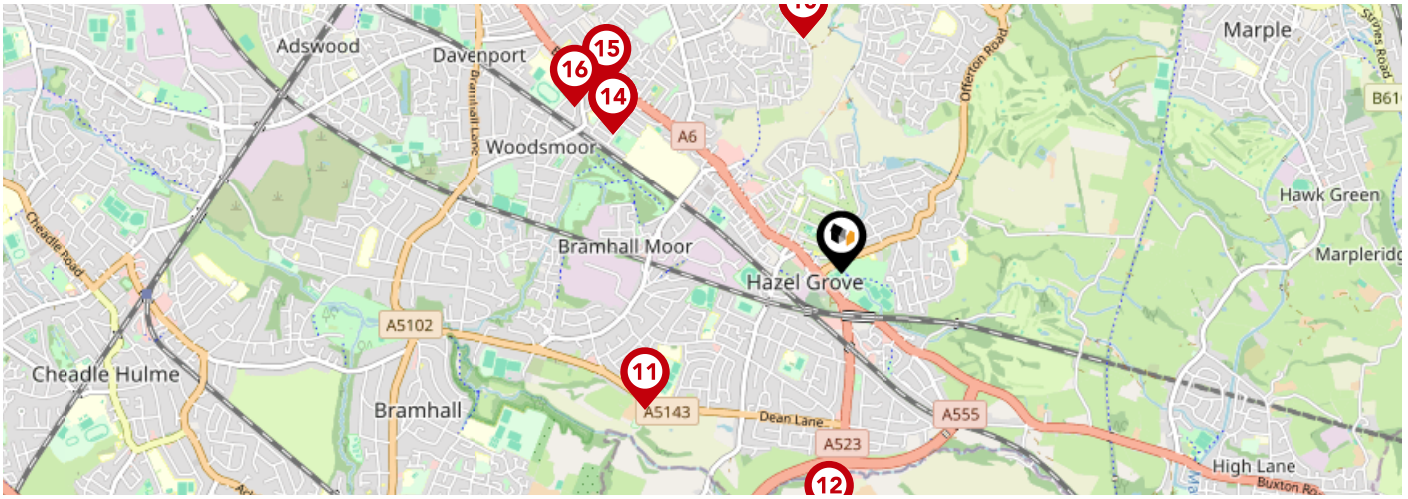
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 St Simon's Catholic Primary School Ofsted Rating: Good | Pupils: 211 | Distance:0.24	☐	☑	☐	☐	☐
2 Hazel Grove Primary School Ofsted Rating: Good | Pupils: 381 | Distance:0.29	☐	☑	☐	☐	☐
3 Torkington Primary School Ofsted Rating: Good | Pupils: 225 | Distance:0.44	☐	☑	☐	☐	☐
4 Norbury Hall Primary School Ofsted Rating: Good | Pupils: 457 | Distance:0.51	☐	☑	☐	☐	☐
5 St Peter's Catholic Primary School Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.66	☐	☑	☐	☐	☐
6 Moorfield Primary School Ofsted Rating: Requires improvement | Pupils: 412 | Distance:0.91	☐	☑	☐	☐	☐
7 Warren Wood Primary School Ofsted Rating: Good | Pupils: 428 | Distance:0.95	☐	☑	☐	☐	☐
8 Dial Park Primary School Ofsted Rating: Good | Pupils: 359 | Distance:1.06	☐	☑	☐	☐	☐

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Area
Schools

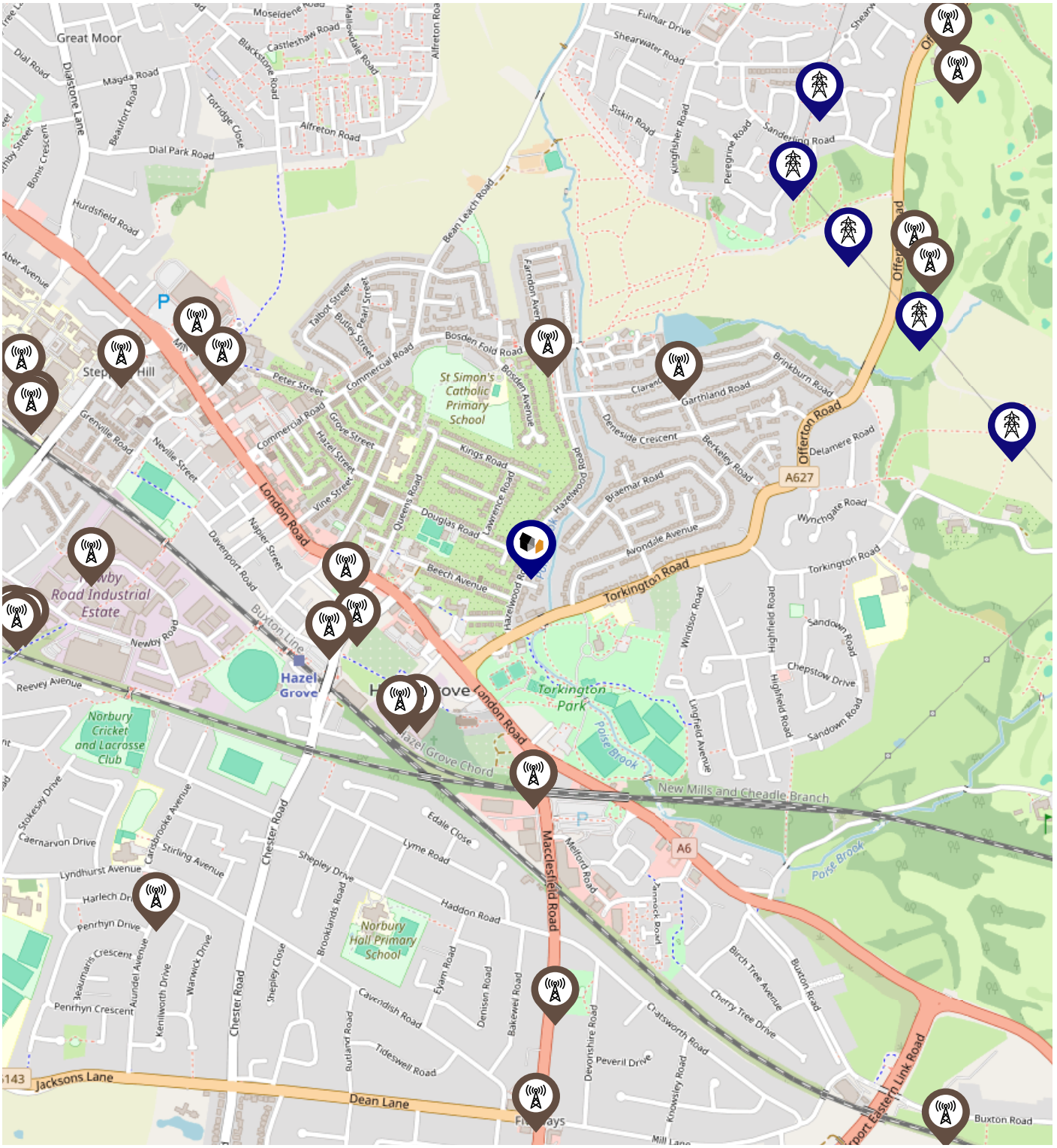


	Nursery	Primary	Secondary	College	Private
9 Lisburne School Ofsted Rating: Outstanding | Pupils: 201 | Distance:1.06	☐	☑	☐	☐	☐
10 St Philip's Catholic Primary School Ofsted Rating: Good | Pupils: 167 | Distance:1.06	☐	☑	☐	☐	☐
11 Hazel Grove High School Ofsted Rating: Good | Pupils: 1382 | Distance:1.06	☐	☐	☑	☐	☐
12 Norbury Court School Ofsted Rating: Good | Pupils: 1 | Distance:1.1	☐	☐	☑	☐	☐
13 Great Moor Junior School Ofsted Rating: Good | Pupils: 312 | Distance:1.18	☐	☑	☐	☐	☐
14 Great Moor Infant School Ofsted Rating: Good | Pupils: 266 | Distance:1.18	☐	☑	☐	☐	☐
15 Stockport School Ofsted Rating: Good | Pupils: 1322 | Distance:1.33	☐	☐	☑	☐	☐
16 Stockport Grammar School Ofsted Rating: Not Rated | Pupils: 1504 | Distance:1.39	☐	☐	☑	☐	☐

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Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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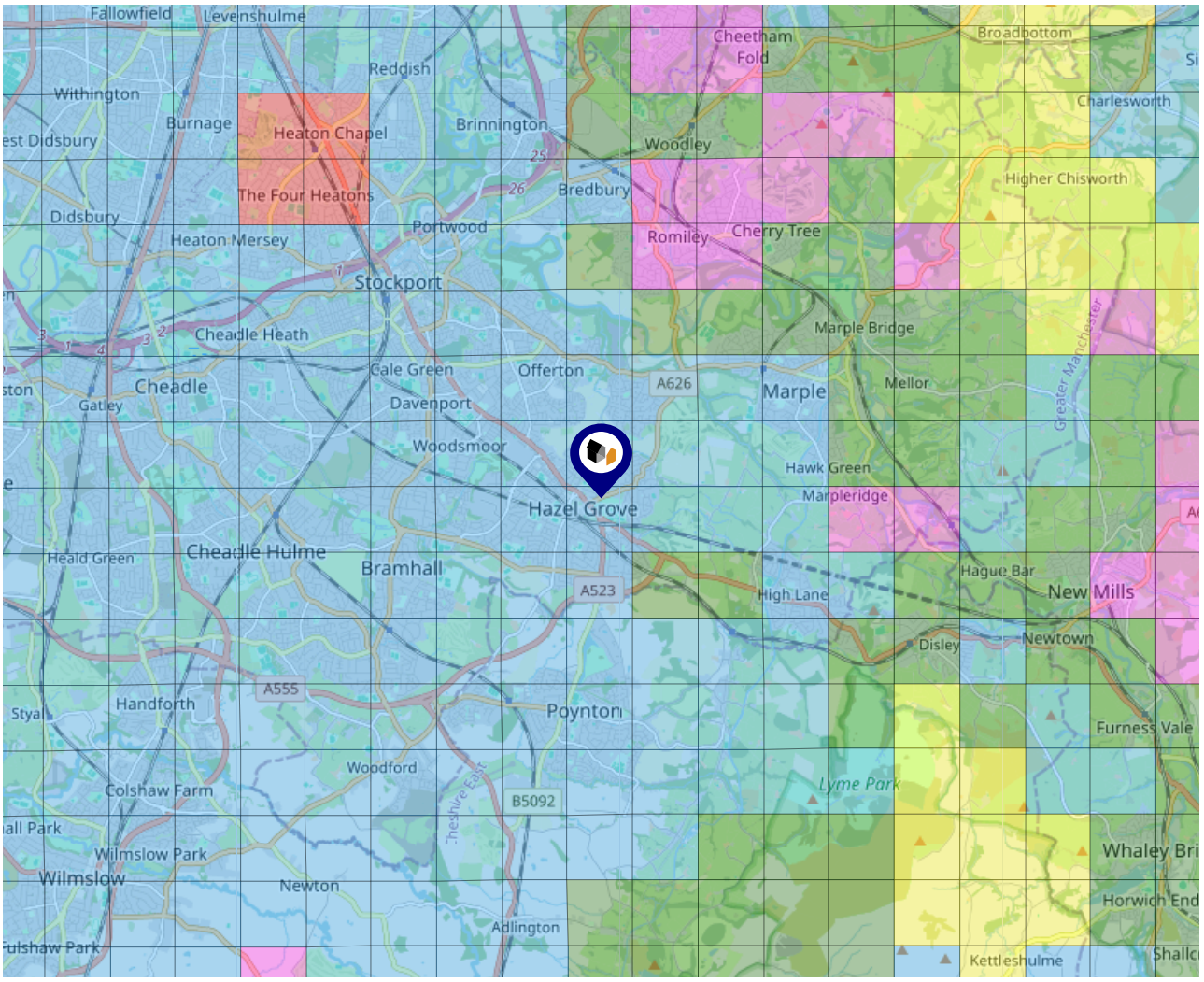
Environment

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).

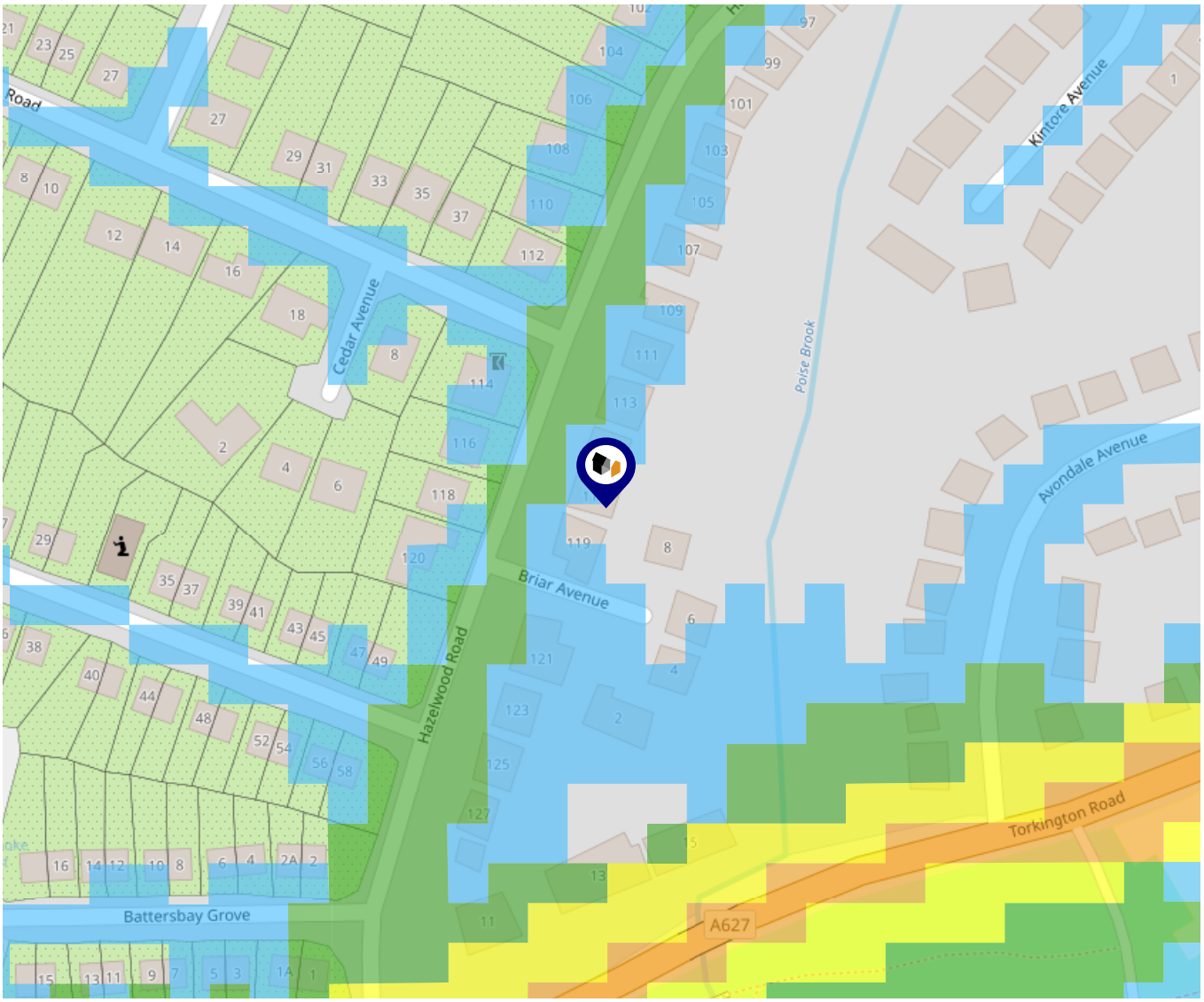


This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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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.

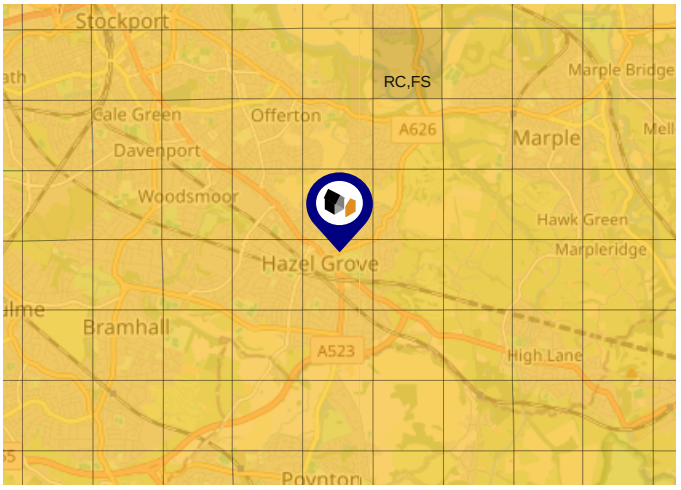
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		



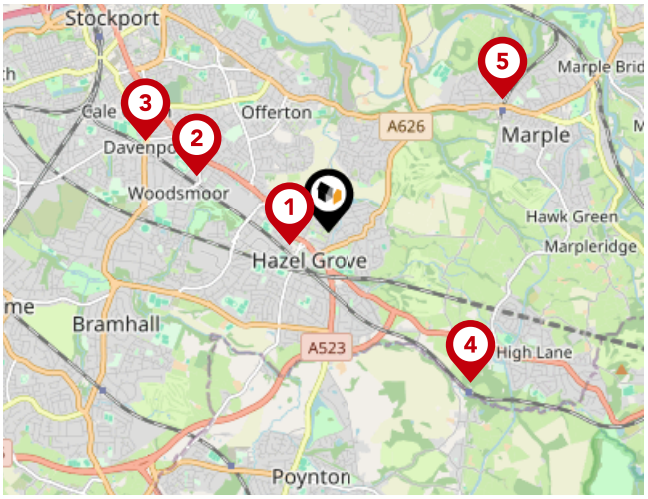
Primary Classifications (Most Common Clay Types)

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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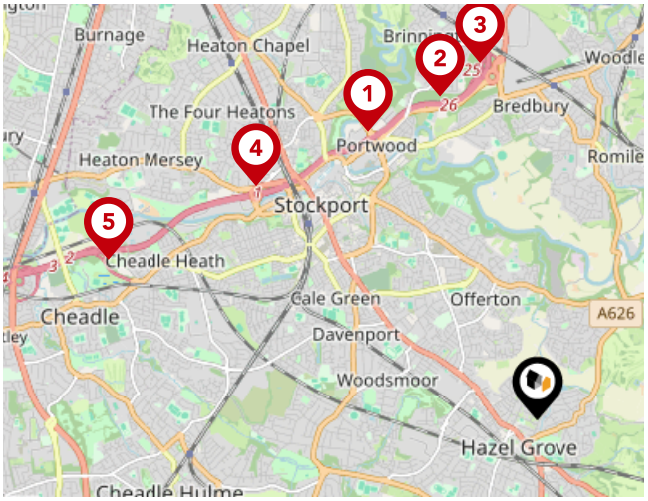
Area

Transport (National)



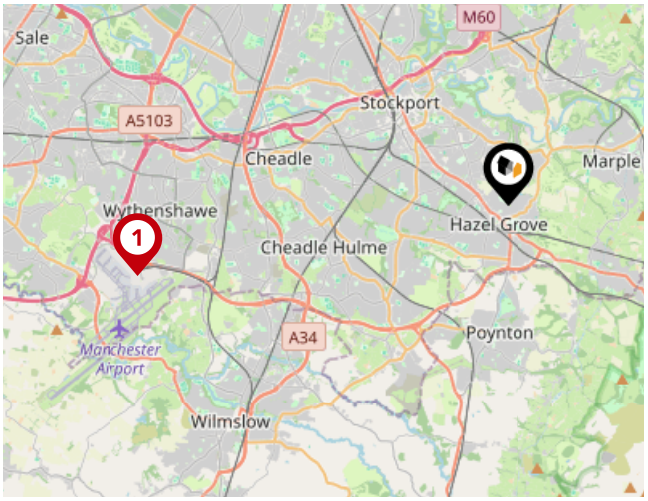
National Rail Stations

Pin	Name	Distance
1	Hazel Grove Rail Station	0.35 miles
2	Woodsmoor Rail Station	1.26 miles
3	Davenport Rail Station	1.8 miles
4	Middlewood Rail Station	1.83 miles
5	Rose Hill Marple Rail Station	1.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	2.94 miles
2	M60 J26	2.98 miles
3	M60 J25	3.19 miles
4	M60 J1	3.22 miles
5	M60 J2	4.04 miles



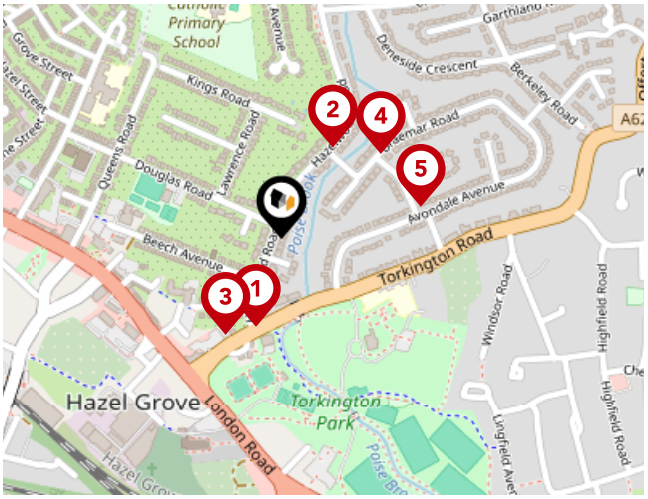
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	6.66 miles

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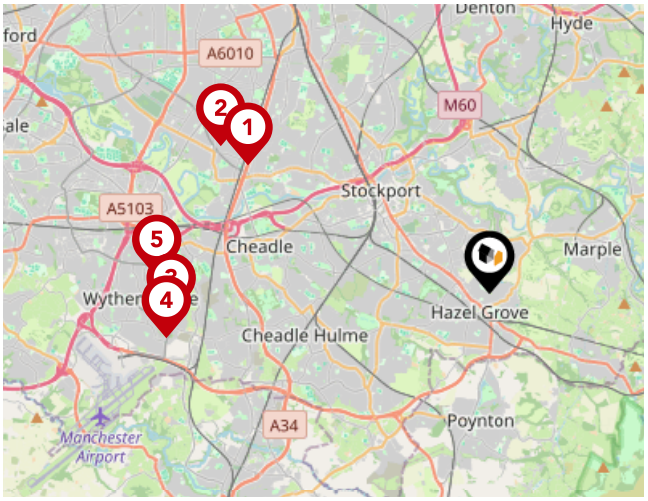
Area

Transport (Local)



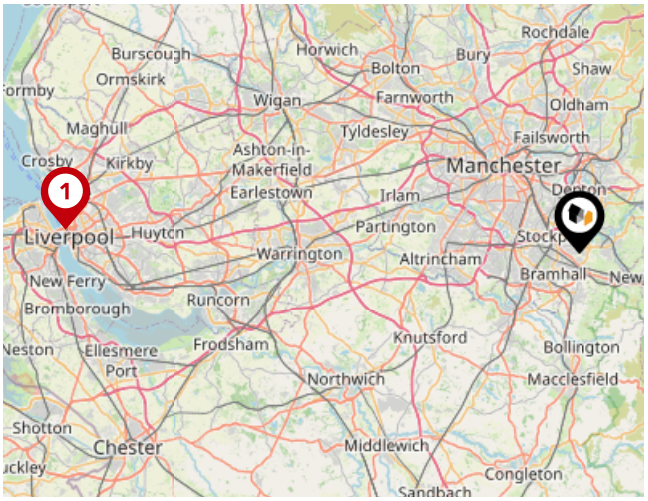
Bus Stops/Stations

Pin	Name	Distance
1	Hazelwood Road	0.1 miles
2	Braemar Road	0.11 miles
3	Bulls Head	0.12 miles
4	Cromar Road	0.14 miles
5	Avondale Avenue	0.15 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	4.82 miles
2	Didsbury Village (Manchester Metrolink)	5.38 miles
3	Peel Hall (Manchester Metrolink)	5.64 miles
4	Shadowmoss (Manchester Metrolink)	5.76 miles
5	Crossacres (Manchester Metrolink)	5.87 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	36.41 miles

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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

Testimonials

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.

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Agent
Disclaimer

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.

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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Know any property instantly

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LAWLER & Co. SALES AND LETTINGS

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Ofcom

Royal Mail