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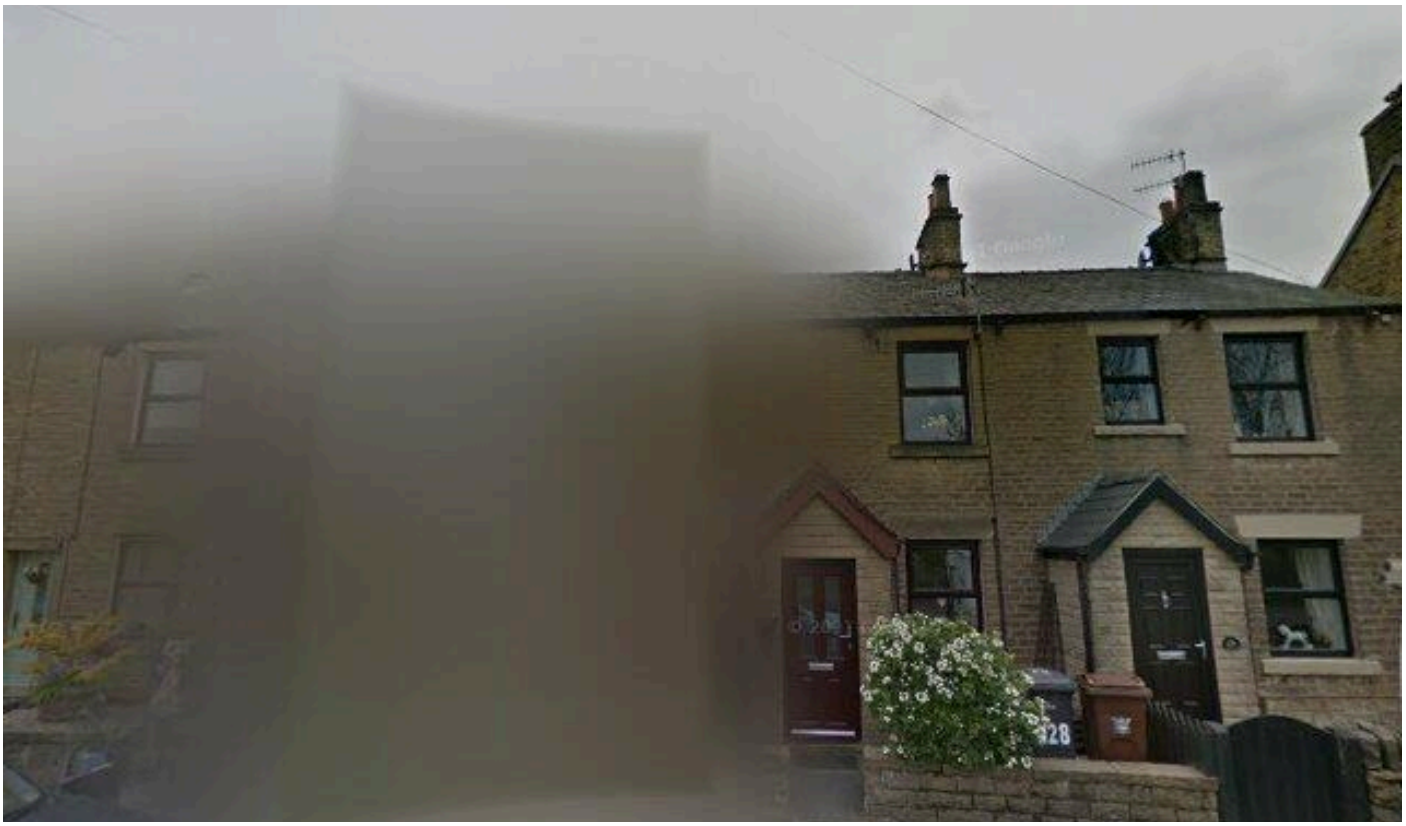
SALES AND LETTINGS

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th November 2026



BUXTON ROAD, FURNESS VALE, HIGH PEAK, SK23

Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

marple@lawlerandcompany.co.uk

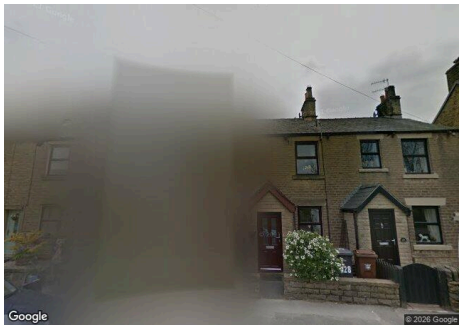
www.lawlerandcompany.co.uk/

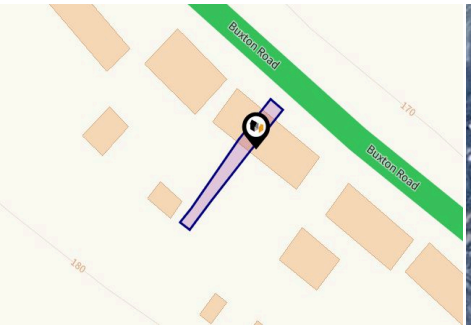
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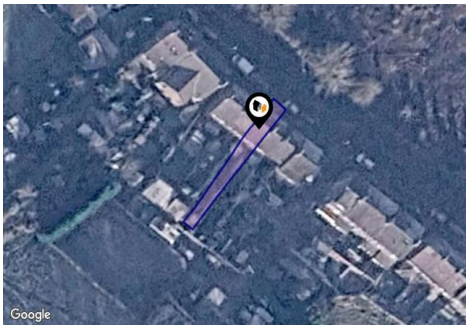
The Property Ombudsman

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Leasehold
Bedrooms:	2		
Floor Area:	645 ft^2 / 60 m^2		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,855		
Title Number:	DY163930		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

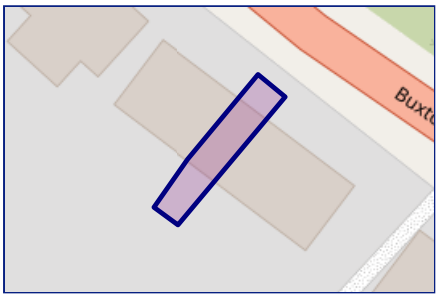
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Property

Multiple Title Plans

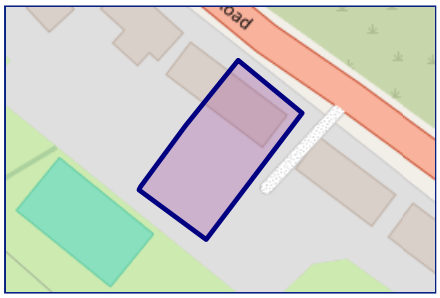
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



DY494608

Leasehold Title Plans



DY275978

Start Date:	23/11/1964
End Date:	25/03/2834
Lease Term:	870 years from 25 March 1964
Term Remaining:	807 years



DY163930

Start Date:	23/03/1839
End Date:	25/03/2838
Lease Term:	999 years from 25 March 1839
Term Remaining:	811 years

Start Date:	14/11/1887
End Date:	29/09/2886
Lease Term:	999 years from 29 September 1887
Term Remaining:	860 years

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Gallery
Photos

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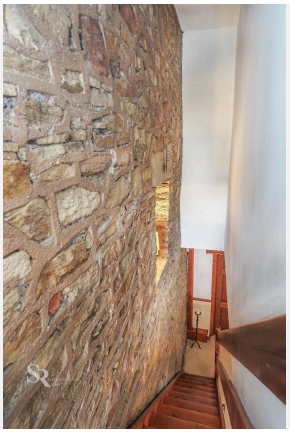


Gallery
Photos

LAWLER & Co.
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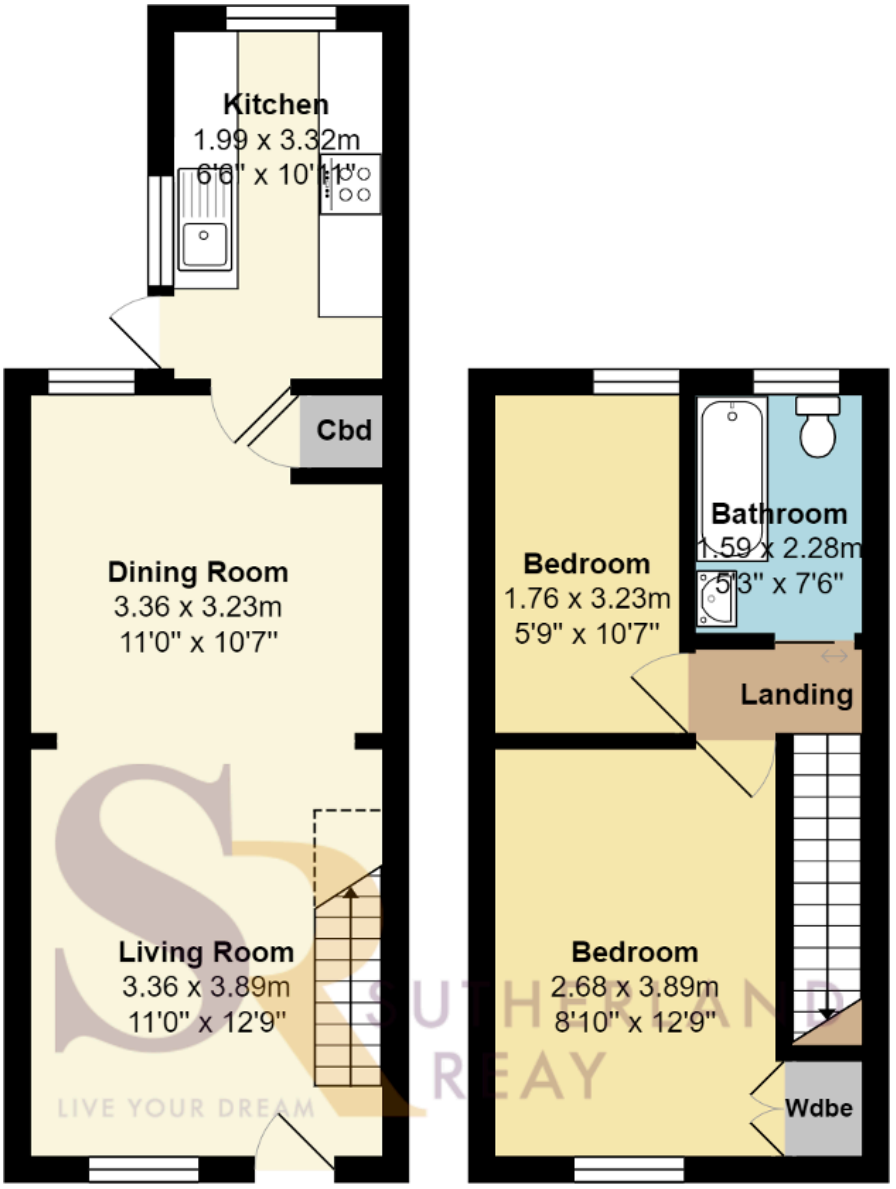


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Gallery
Floorplan

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BUXTON ROAD, FURNESS VALE, HIGH PEAK, SK23



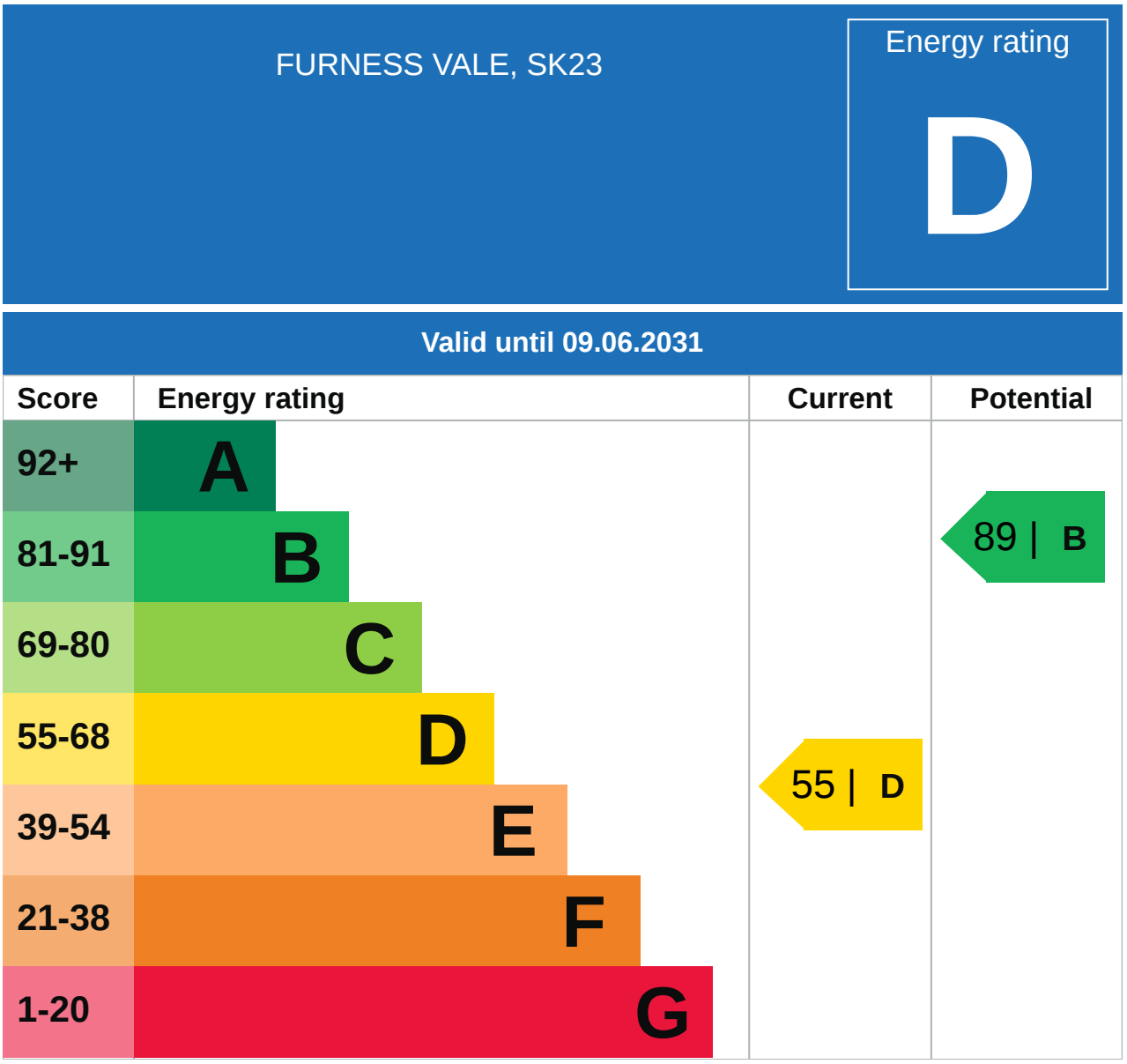
Approx. Total Area: 57.0 m² ... 613 ft²

For illustrative purposes only - Not to scale
All Dimensions Are Approx.

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Property

EPC - Certificate



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Property

EPC - Additional Data

Additional EPC Data

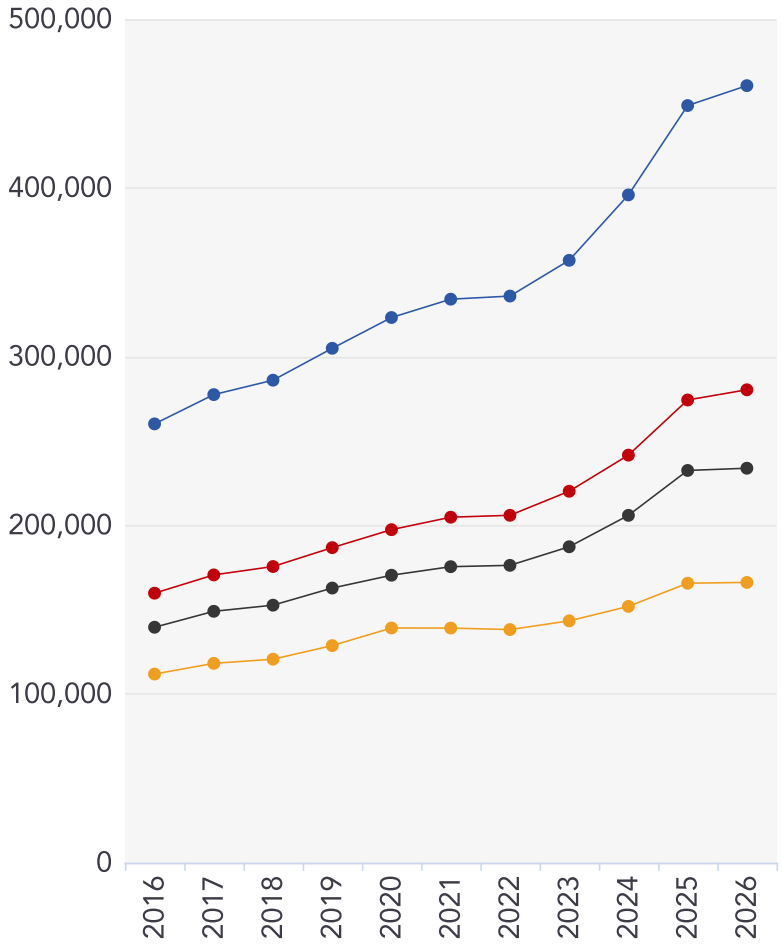
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	60 m^2

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Market

House Price Statistics

10 Year History of Average House Prices by Property Type in SK23



Detached

+77.08%

Semi-Detached

+75.47%

Terraced

+67.53%

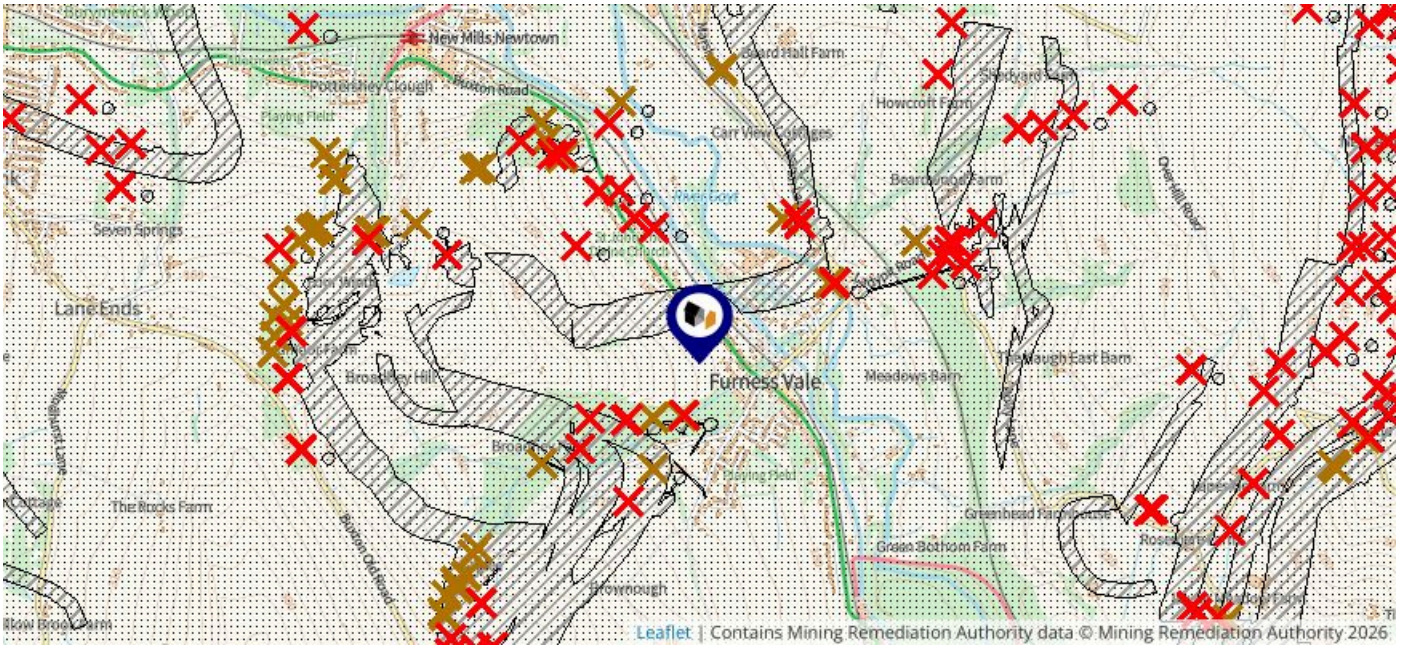
Flat

+48.57%

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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.

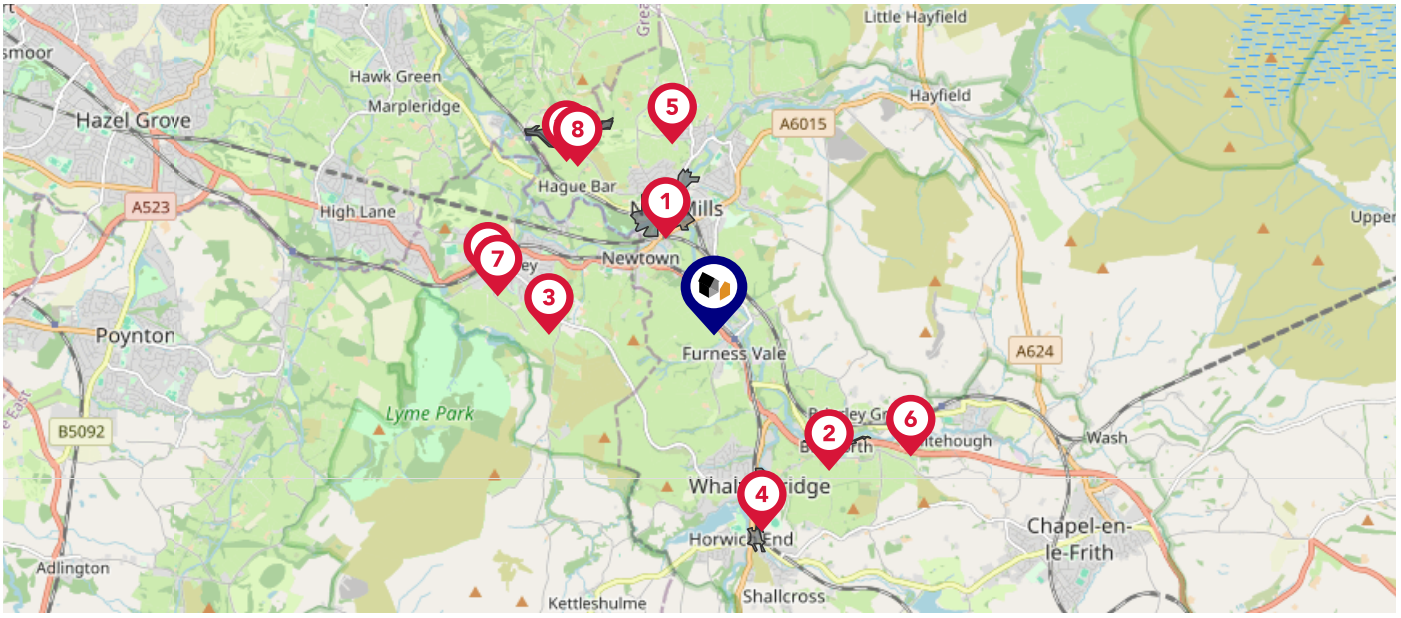
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

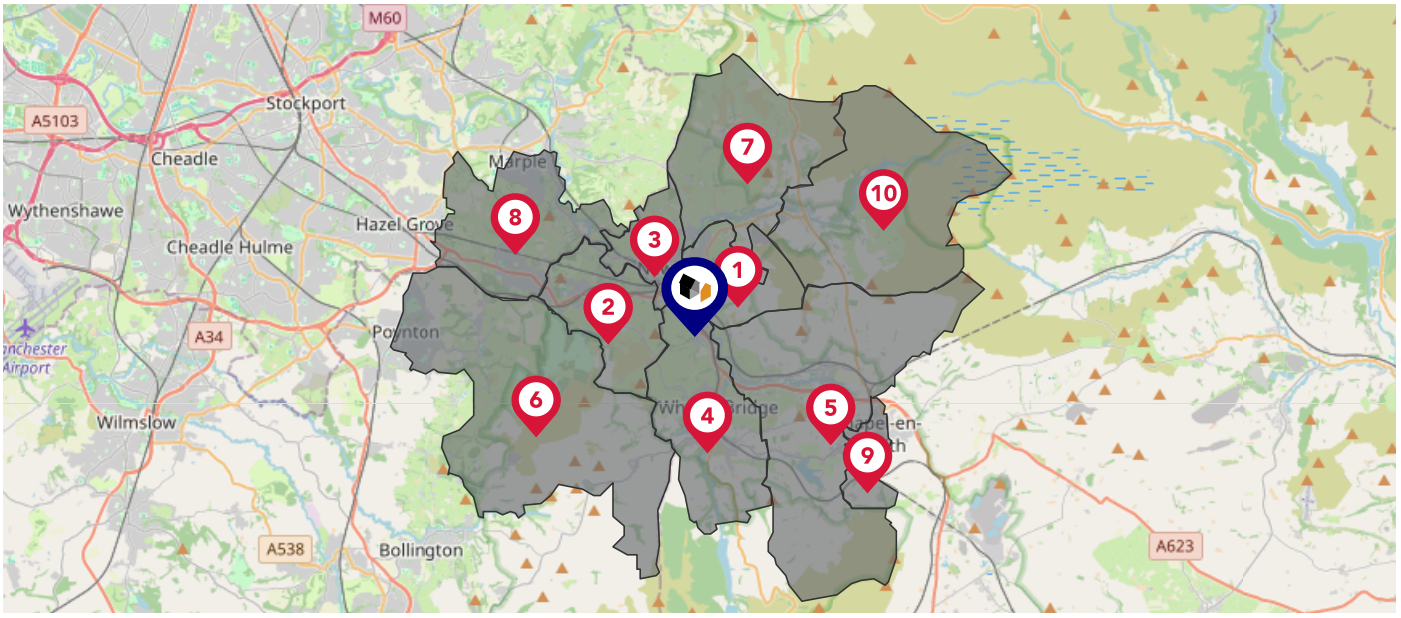
1	New Mills
2	Buxworth
3	Higher Disley Conservation Area
4	Whaley Bridge
5	Whitle
6	Leaden Knowle
7	Disley Conservation Area
8	Brook Bottom
9	Disley Conservation Area
10	Brook Bottom

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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



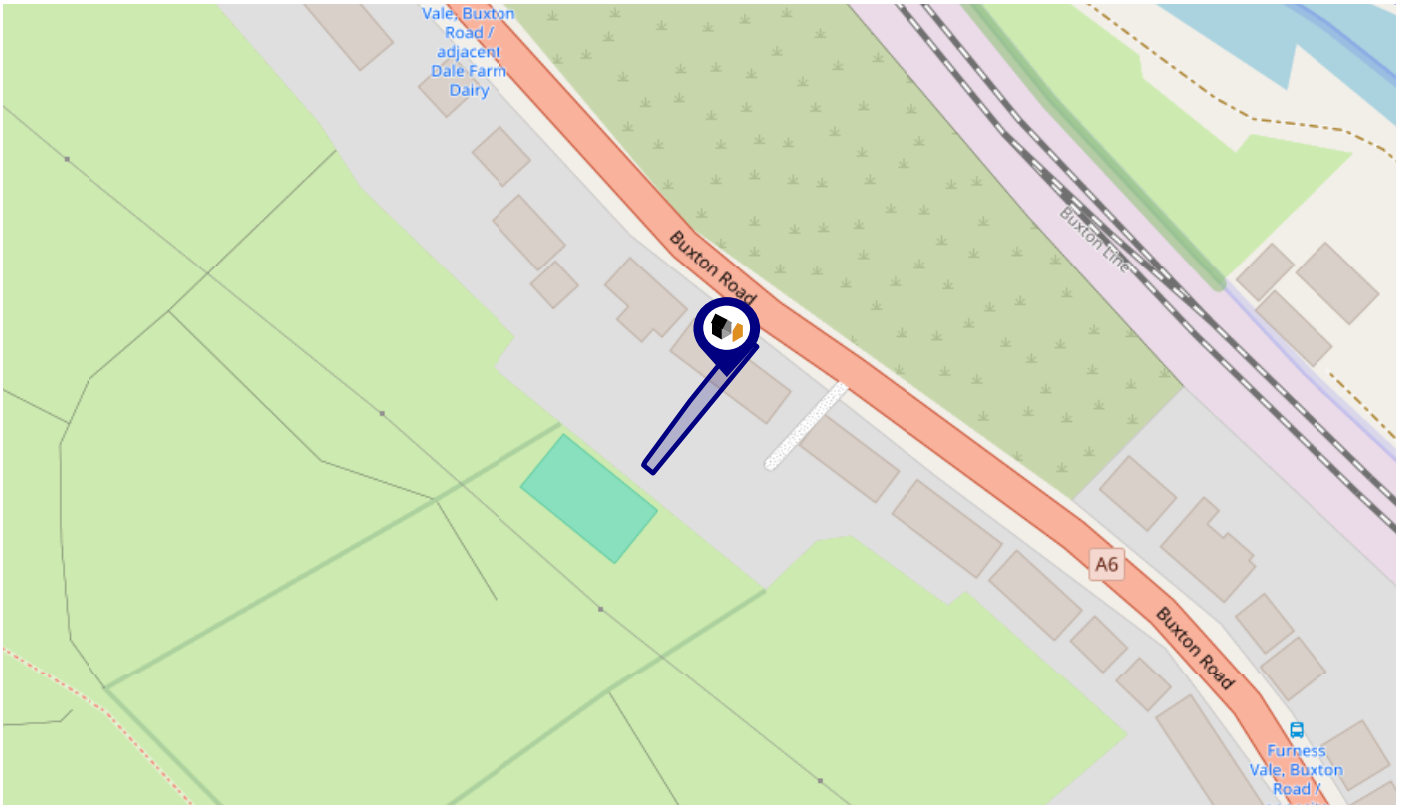
Nearby Council Wards

1	New Mills East Ward
2	Disley Ward
3	New Mills West Ward
4	Whaley Bridge Ward
5	Blackbrook Ward
6	Poynton East and Pott Shrigley Ward
7	Sett Ward
8	Marple South and High Lane Ward
9	Chapel West Ward
10	Hayfield 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.

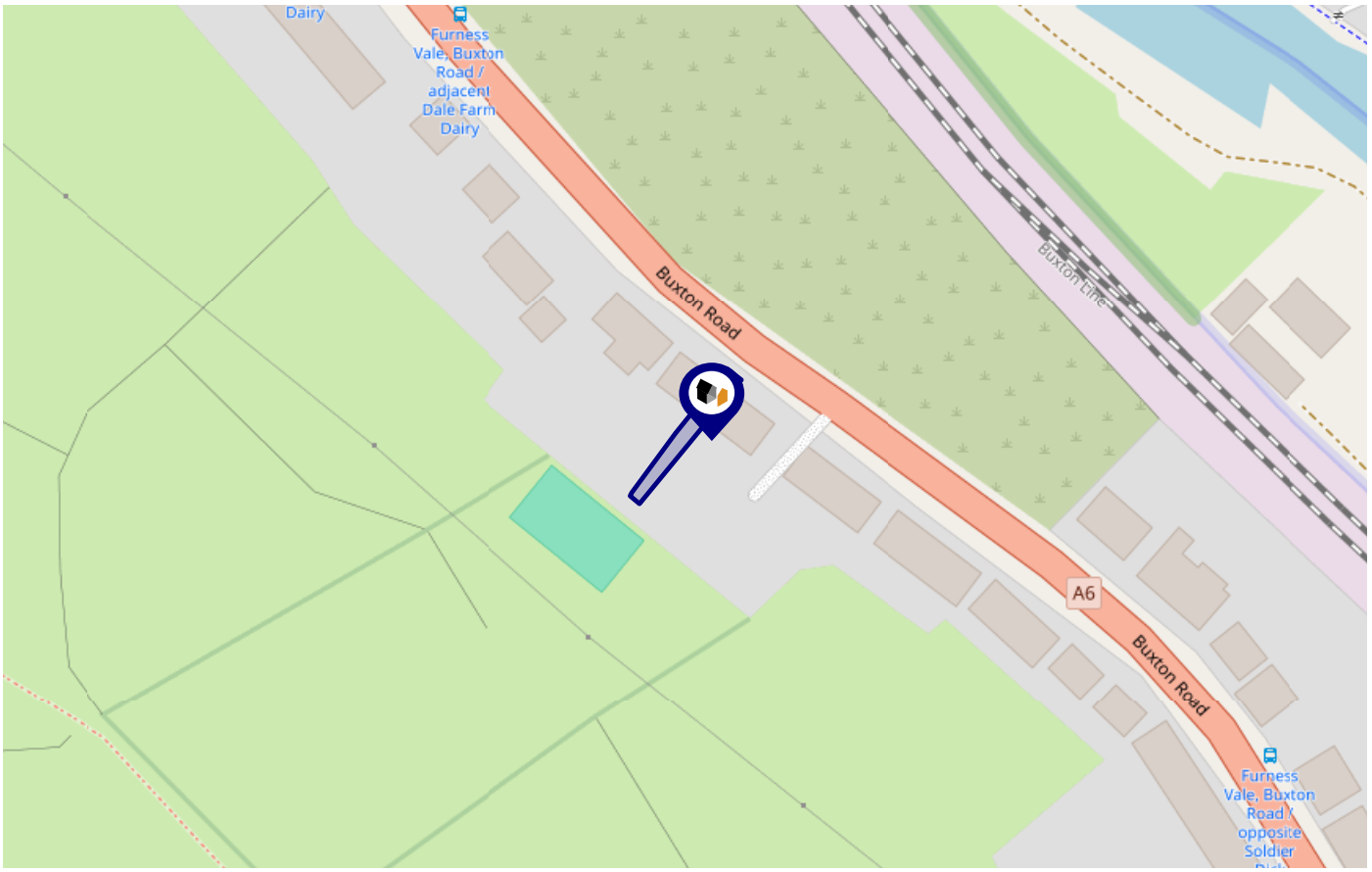
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

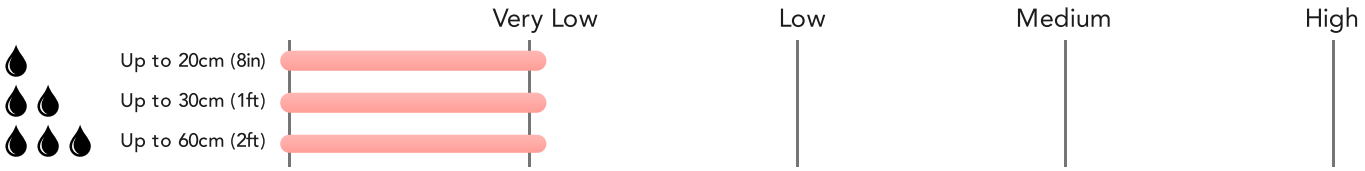


Risk Rating: Very low

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:

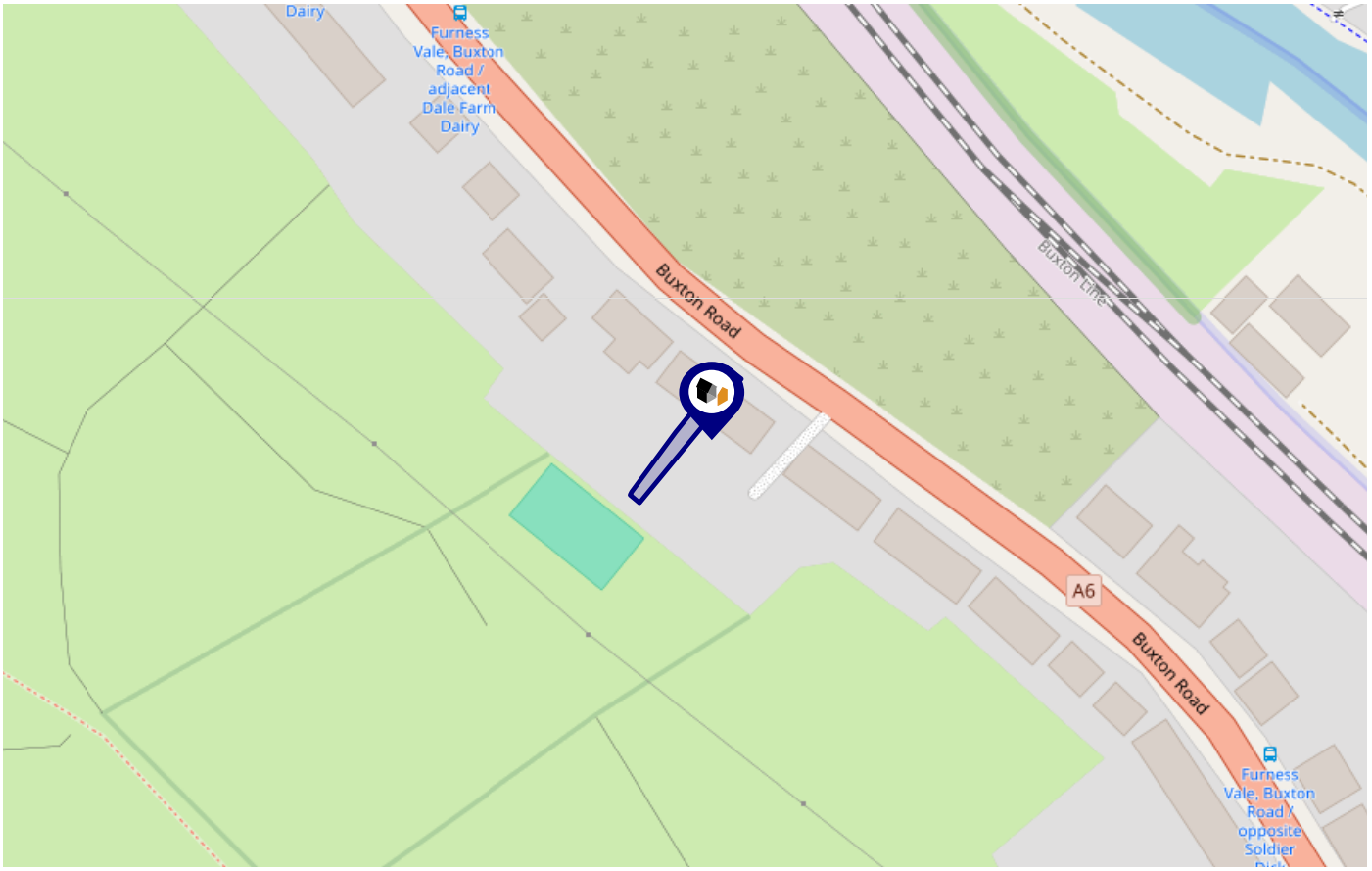


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Flood Risk
Rivers & Seas - Climate Change

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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.

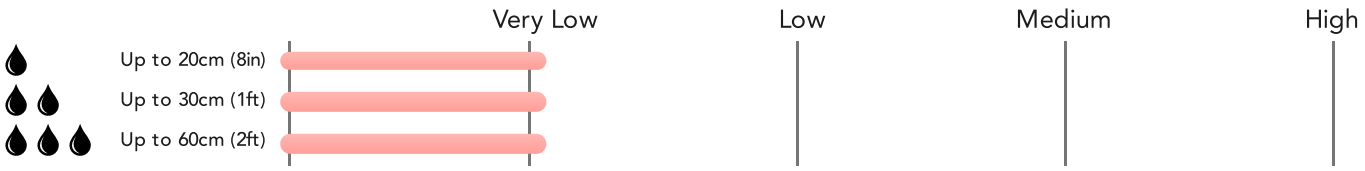


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Chance of flooding to the following depths at this property:



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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.



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

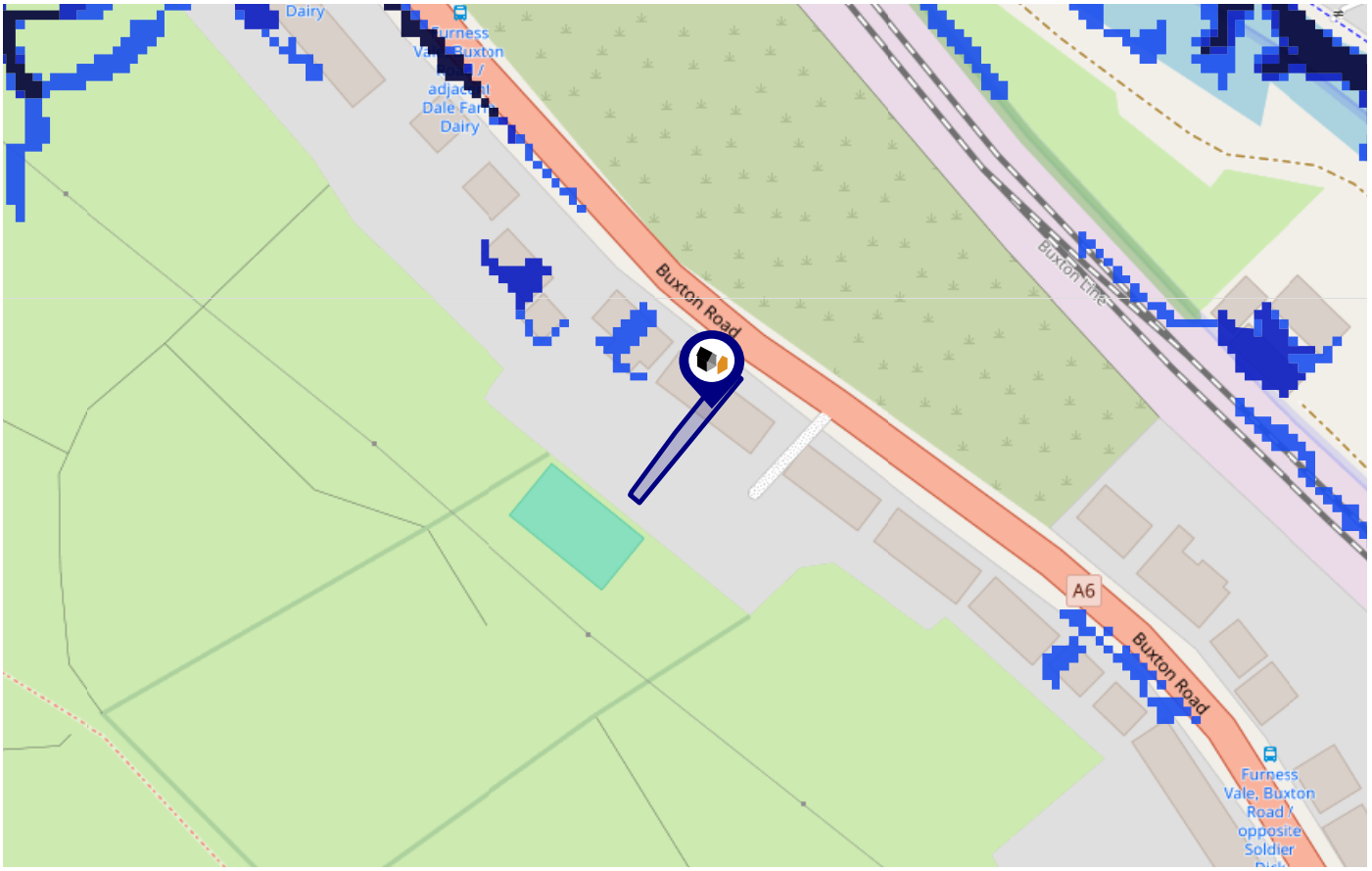


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Flood Risk

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.

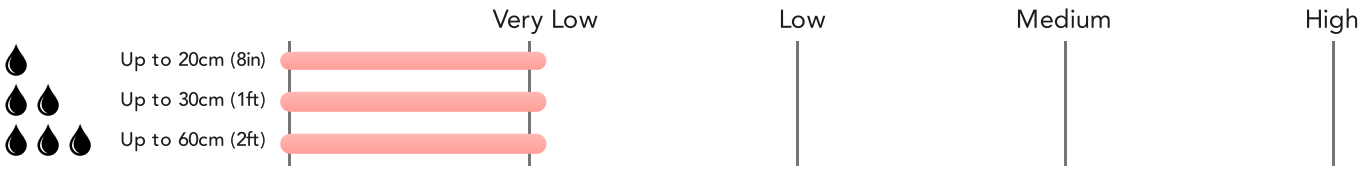


Risk Rating: Very low

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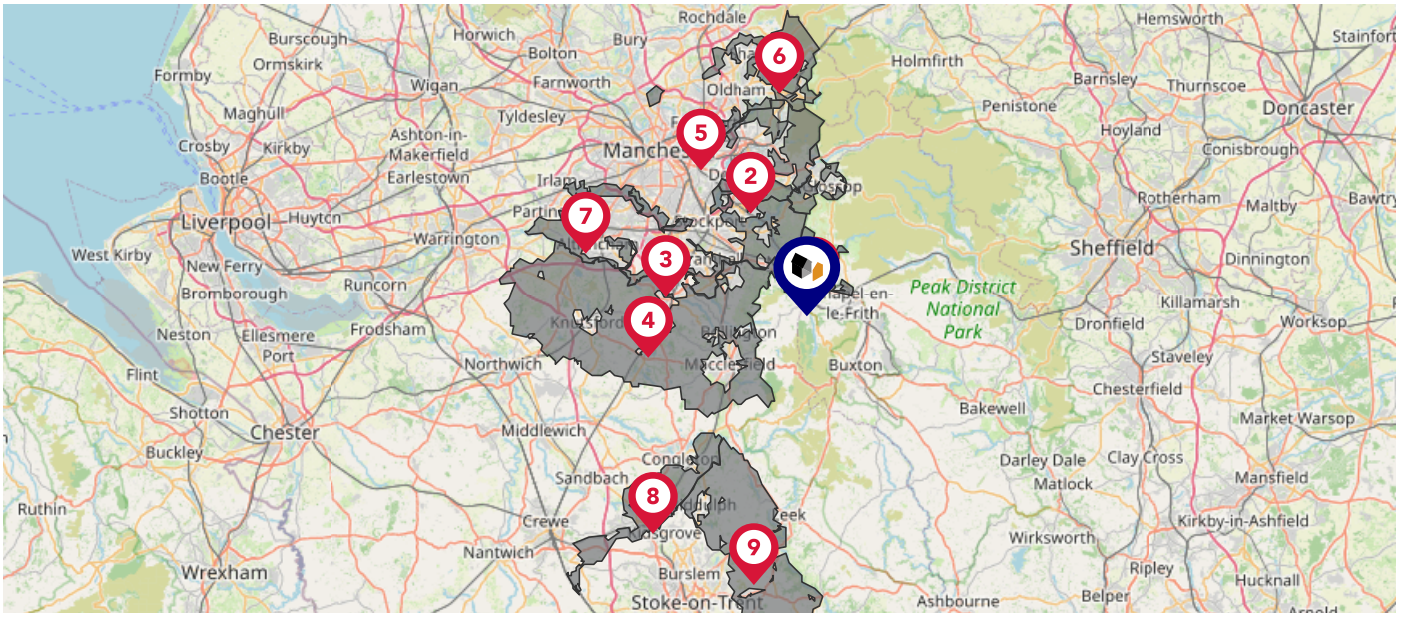


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Maps

Green Belt

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



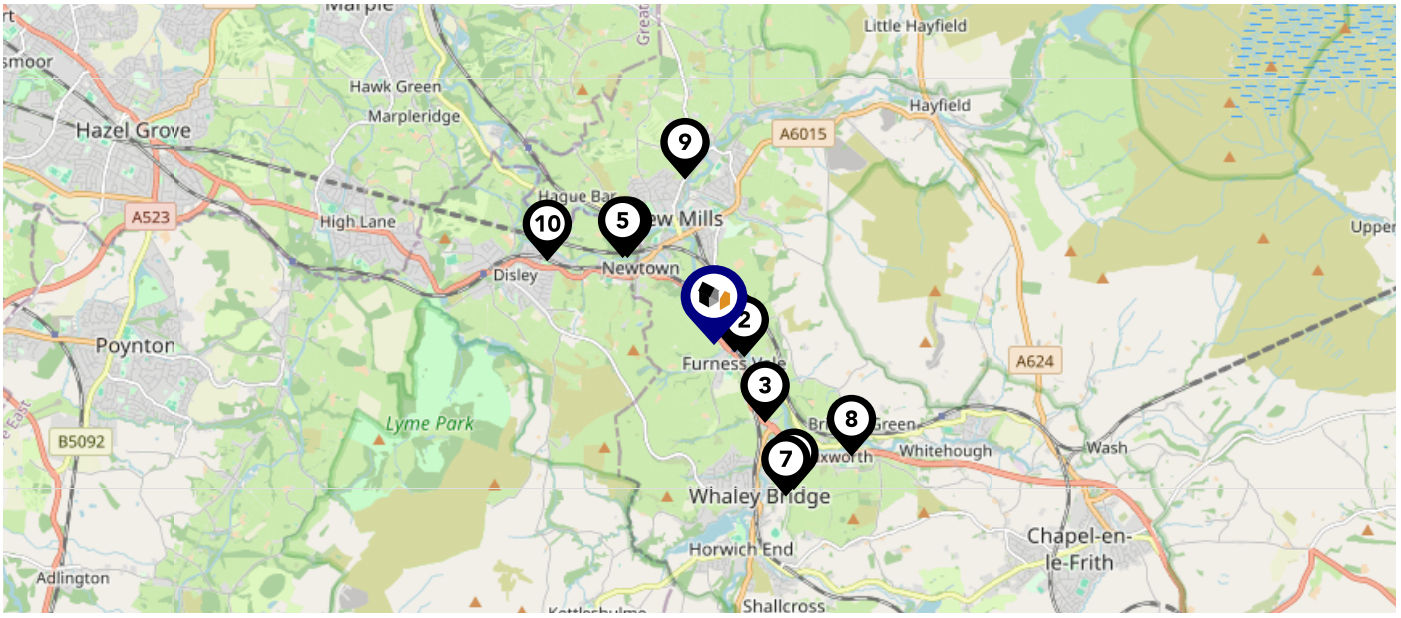
Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - High Peak
2	Merseyside and Greater Manchester Green Belt - Tameside
3	Merseyside and Greater Manchester Green Belt - Stockport
4	Merseyside and Greater Manchester Green Belt - Cheshire East
5	Merseyside and Greater Manchester Green Belt - Manchester
6	Merseyside and Greater Manchester Green Belt - Oldham
7	Merseyside and Greater Manchester Green Belt - Trafford
8	Stoke-on-Trent Green Belt - Cheshire East
9	Stoke-on-Trent Green Belt - Staffordshire Moorlands

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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.



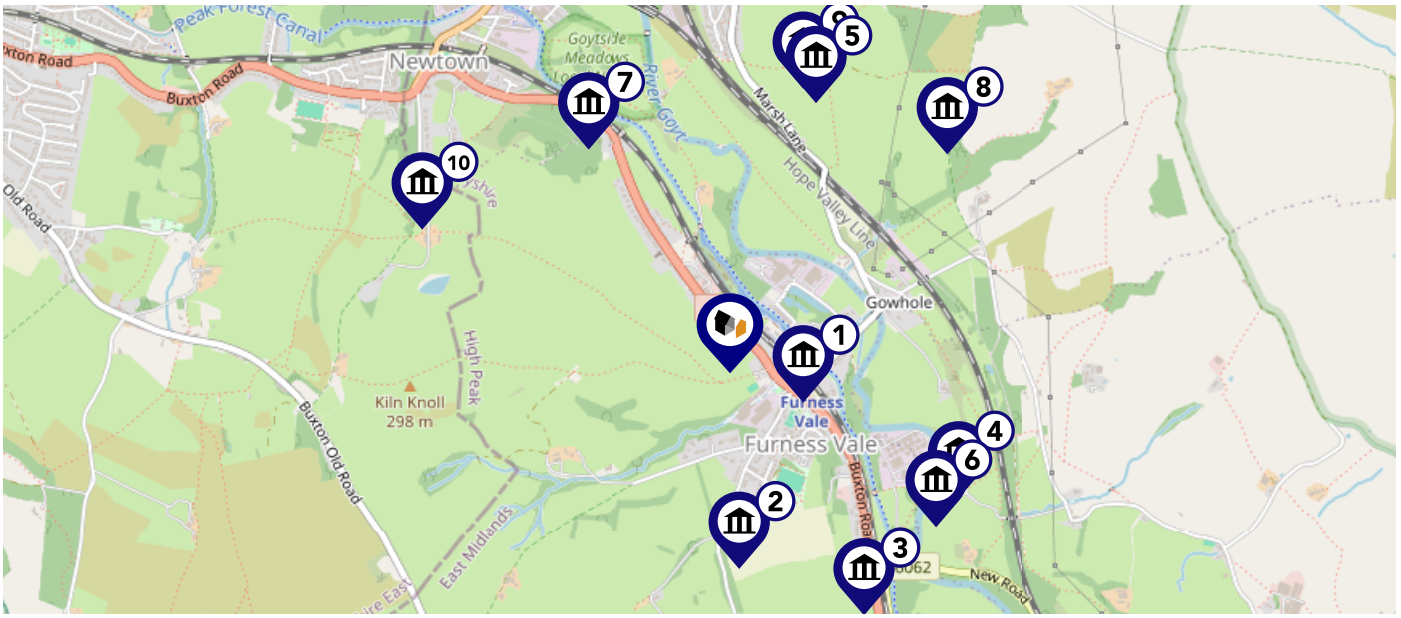
Nearby Landfill Sites

1	Disused Mill Lodge-Derbyshire	Historic Landfill
2	Lodge Farm-Off Station Road, Furnace Vale, High Peak, Derbyshire	Historic Landfill
3	Field 921-Greenbotham Farm, Buxworth, Derbyshire	Historic Landfill
4	Mouseley Bottom-New Mills, Derbyshire	Historic Landfill
5	Mouseley Bottom-New Mills	Historic Landfill
6	Silk Hill Farm-Bings Road, Whaley Bridge, Derbyshire	Historic Landfill
7	Silk Hill Farm-Bings Road, Whaley Bridge, Derbyshire	Historic Landfill
8	Dolly Lane-Brierly Green	Historic Landfill
9	Hodge Hay Farm-Derbyshire	Historic Landfill
10	Lagoon at Factory Lane-Disley Hill, High Peak, Disley, Derbyshire	Historic Landfill

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Maps
Listed Buildings

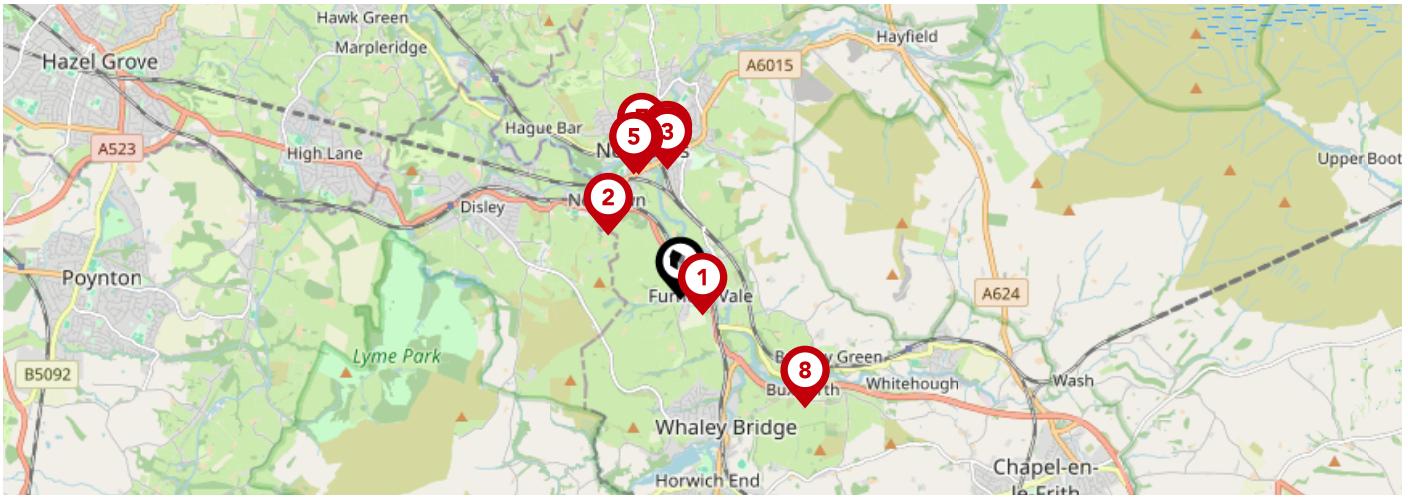
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1088086 - Peak Forest Canal Aqueduct Bridge On Peak Forest Canal Near Station Road	Grade II	0.2 miles
2 1088088 - Yeardsley Hall	Grade II	0.4 miles
3 1334779 - Milestone Near Crescent Drive	Grade II	0.6 miles
4 1298780 - Peathills Farmhouse And Barn	Grade II	0.6 miles
5 1372100 - Beard Hall Farmhouse	Grade II	0.6 miles
6 1334794 - Waterside Cottage	Grade II	0.6 miles
7 1088122 - Peak Forest Canal Overbridge On Peak Forest Canal Near Buxton Road	Grade II	0.6 miles
8 1088120 - Howcroft	Grade II	0.7 miles
9 1334775 - Barn At Beard Hall Farm	Grade II	0.7 miles
10 1231681 - Shrigley Cottage	Grade II	0.7 miles

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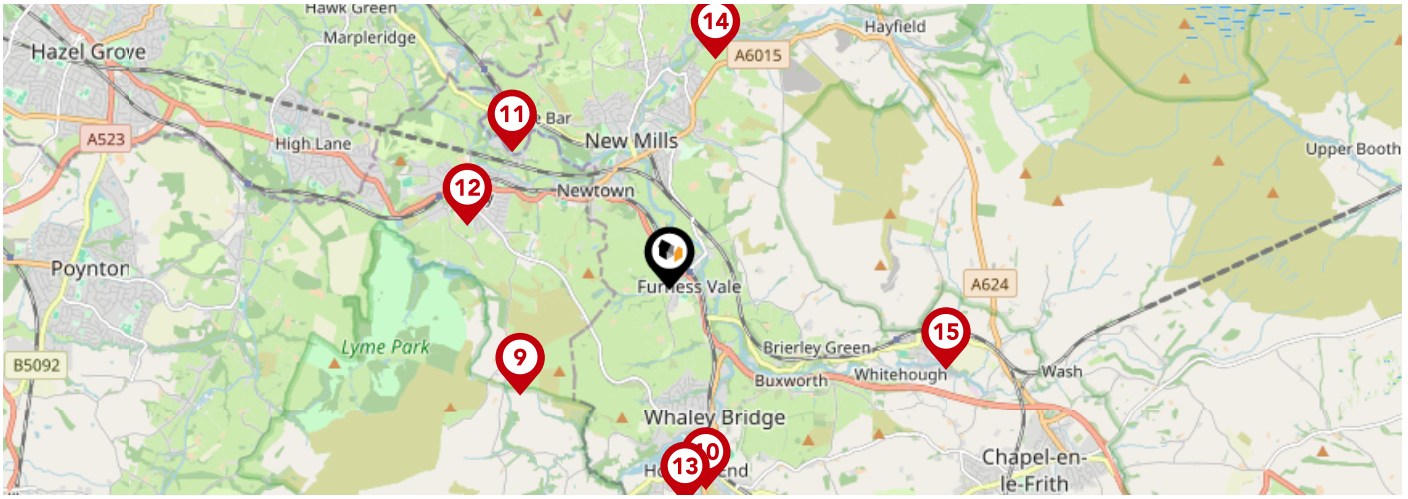
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Furness Vale Primary and Nursery School** Ofsted Rating: Good | Pupils: 89 | Distance:0.24	☐	☑	☐	☐	☐
2 **Newtown Primary School (High Peak Federation)** Ofsted Rating: Good | Pupils: 85 | Distance:0.86	☐	☑	☐	☐	☐
3 **New Mills School** Ofsted Rating: Requires improvement | Pupils: 660 | Distance:1.15	☐	☐	☑	☐	☐
4 **New Mills Nursery School** Ofsted Rating: Good | Pupils: 33 | Distance:1.17	☑	☐	☐	☐	☐
5 **St Mary's Catholic Voluntary Academy** Ofsted Rating: Good | Pupils: 119 | Distance:1.18	☐	☑	☐	☐	☐
6 **St George's CofE Primary School** Ofsted Rating: Requires improvement | Pupils: 95 | Distance:1.21	☐	☑	☐	☐	☐
7 **New Mills Primary School** Ofsted Rating: Good | Pupils: 216 | Distance:1.32	☐	☑	☐	☐	☐
8 **Buxworth Primary School** Ofsted Rating: Good | Pupils: 106 | Distance:1.47	☐	☑	☐	☐	☐

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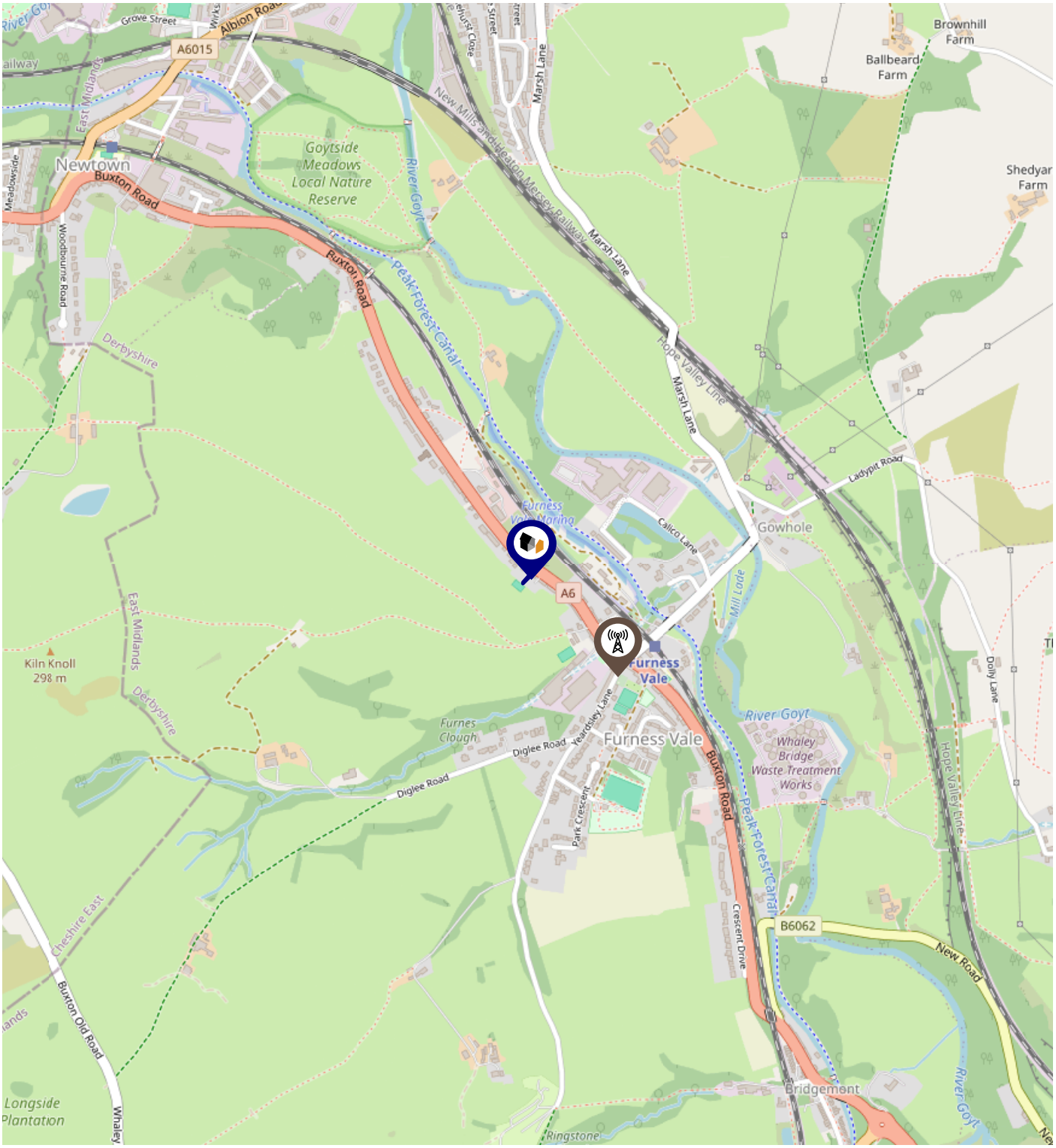
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **High Peak School** Ofsted Rating: Good | Pupils: 71 | Distance:1.61	☐	☐	☑	☐	☐
10 **Whaley Bridge Primary School** Ofsted Rating: Good | Pupils: 121 | Distance:1.8	☐	☑	☐	☐	☐
11 **Hague Bar Primary School** Ofsted Rating: Good | Pupils: 58 | Distance:1.85	☐	☑	☐	☐	☐
12 **Disley Primary School** Ofsted Rating: Good | Pupils: 279 | Distance:1.87	☐	☑	☐	☐	☐
13 **Taxal and Fernilee CofE Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:1.9	☐	☑	☐	☐	☐
14 **Thornsett Primary School (High Peak Federation)** Ofsted Rating: Good | Pupils: 86 | Distance:2.08	☐	☑	☐	☐	☐
15 **Peak School** Ofsted Rating: Requires improvement | Pupils: 81 | Distance:2.55	☐	☐	☑	☐	☐
16 **Kettleshulme St James CofE (VA) Primary School** Ofsted Rating: Good | Pupils: 64 | Distance:2.71	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

Power Pylons

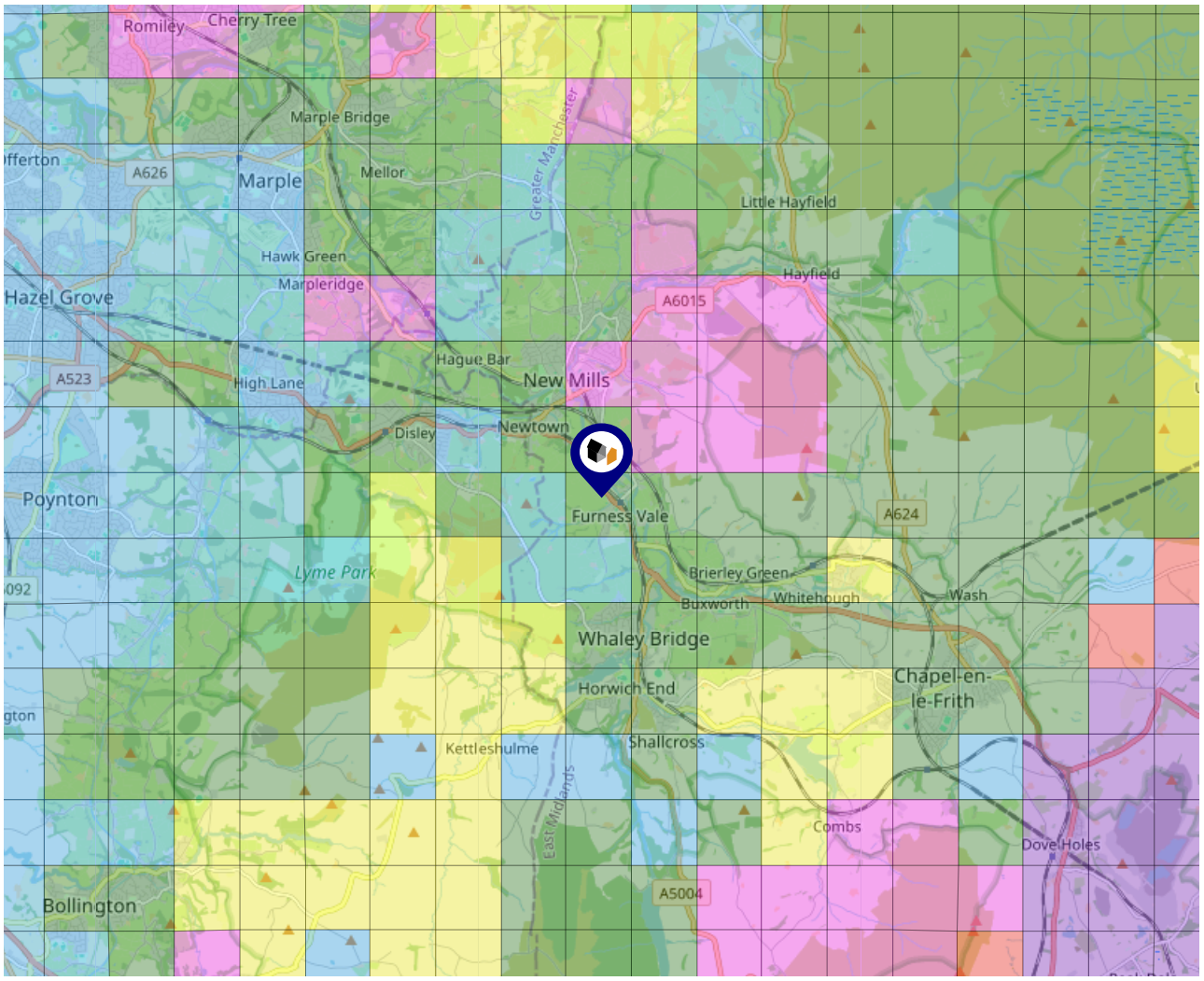
Communication Masts

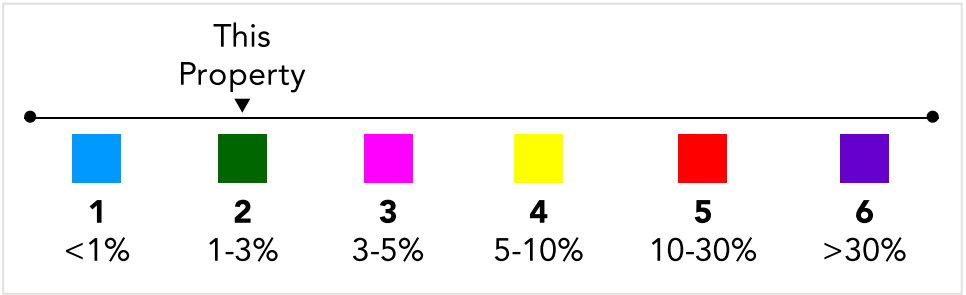
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Radon Gas

What is Radon?

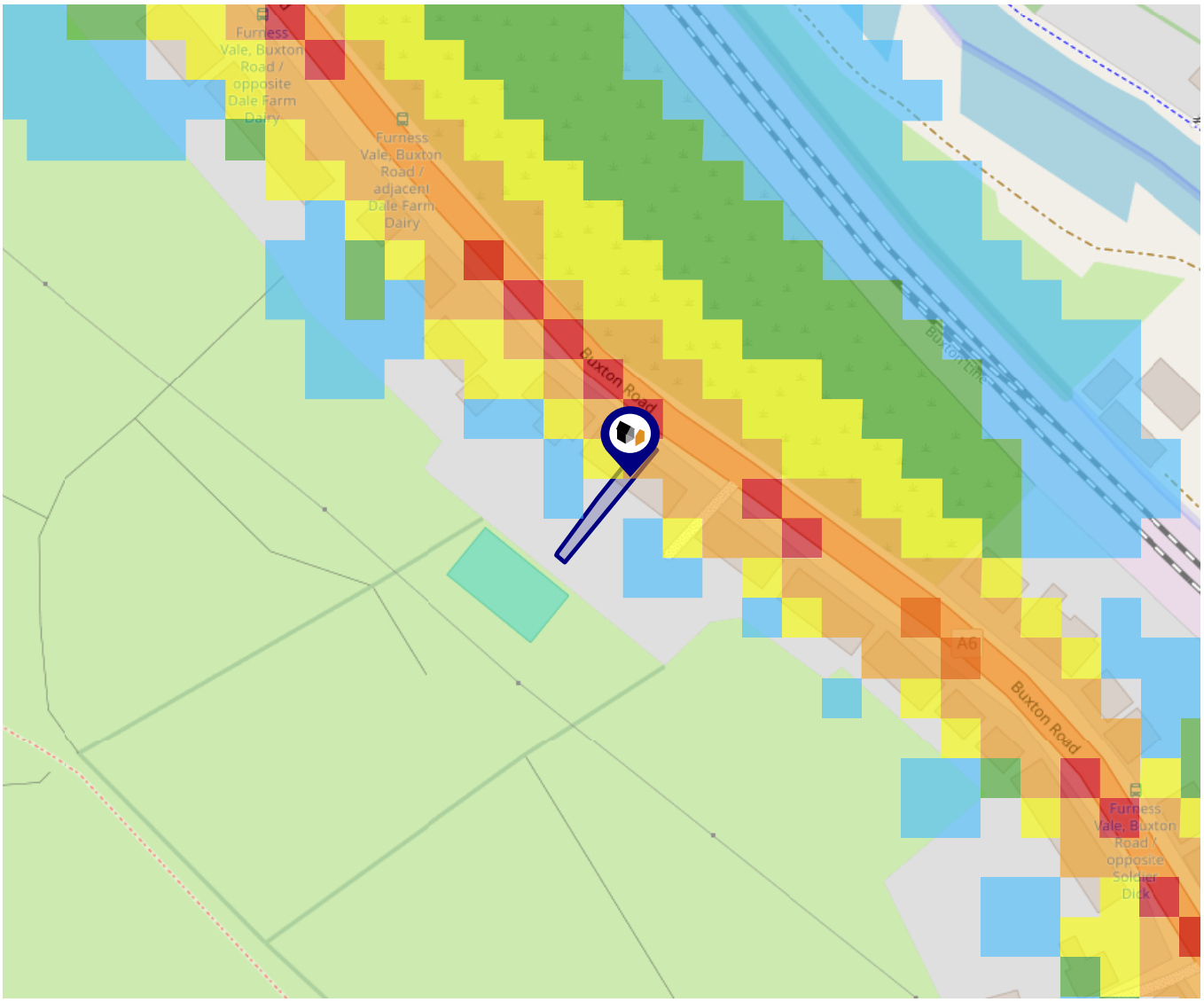
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

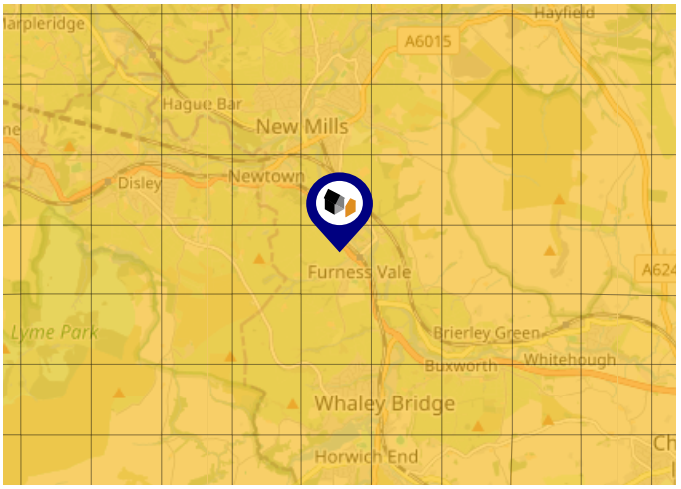
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Environment

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		



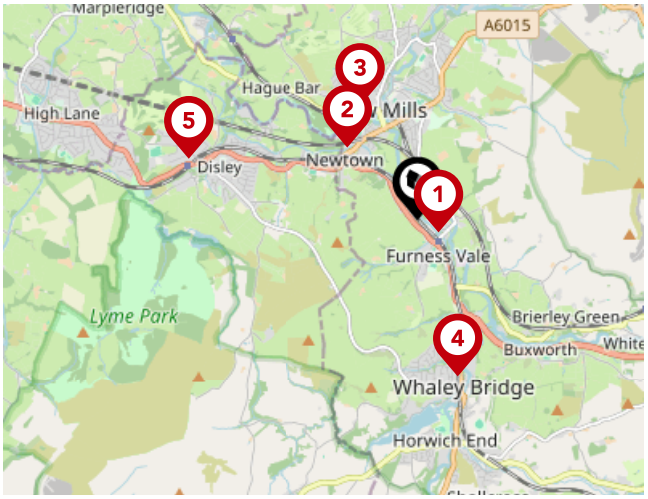
Primary Classifications (Most Common Clay Types)

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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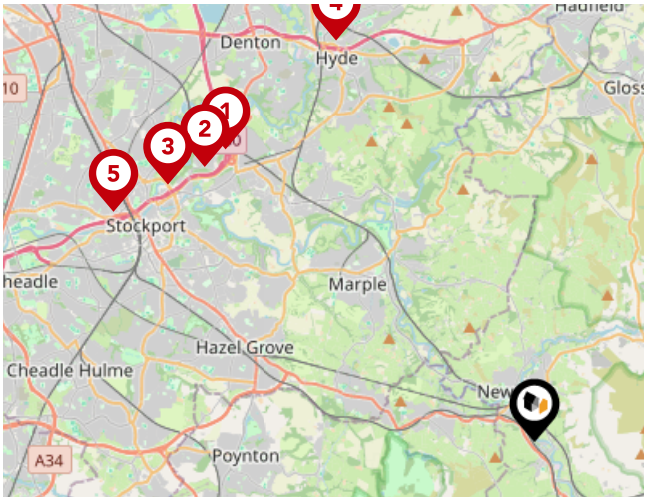
Area

Transport (National)



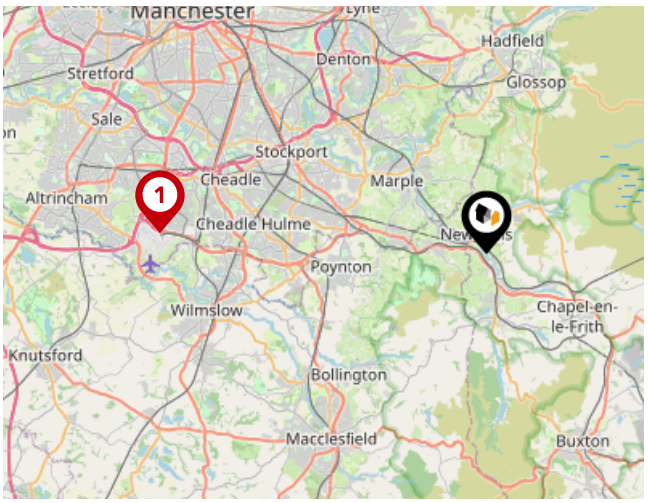
National Rail Stations

Pin	Name	Distance
1	Furness Vale Rail Station	0.21 miles
2	New Mills Newtown Rail Station	0.89 miles
3	New Mills Central Rail Station	1.12 miles
4	Whaley Bridge Rail Station	1.43 miles
5	Disley Rail Station	2.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	7.52 miles
2	M60 J26	7.59 miles
3	M60 J27	7.9 miles
4	M67 J3	7.9 miles
5	M60 J1	8.48 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	11.54 miles

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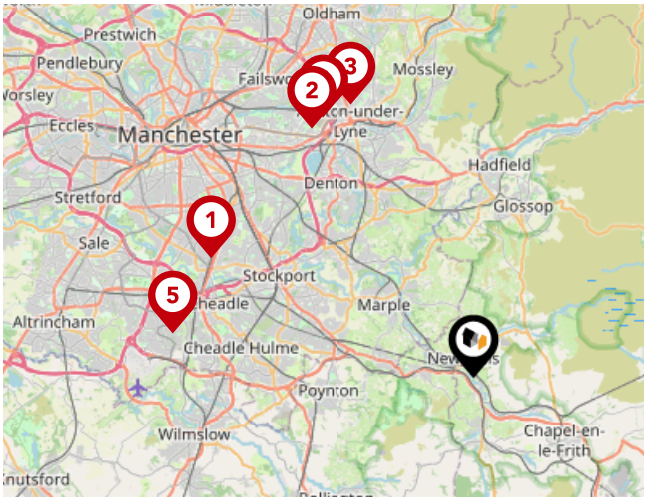
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dale Farm Dairy	0.06 miles
2	Soldier Dick	0.09 miles
3	Soldier Dick	0.12 miles
4	St Johns Church	0.22 miles
5	Primary School	0.27 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	10.16 miles
2	Audenshaw (Manchester Metrolink)	10.49 miles
3	Ashton-Under-Lyne (Manchester Metrolink)	10.59 miles
4	Ashton Moss (Manchester Metrolink)	10.62 miles
5	Peel Hall (Manchester Metrolink)	10.72 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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Lawler & Co | Marple

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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