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# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Monday 09th November 2026**




## OAKLAND AVENUE, STOCKPORT, SK2

**Lawler & Co | Hazel Grove**

128 London Road Hazel Grove Stockport SK7 4DJ

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www.lawlerandcompany.co.uk/

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Property
# Overview










## Property

| | | | |
|---|---|---|---|
| **Type:** | Semi-Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 3 | | |
| **Floor Area:** | 775 $ft^2$ / 72 $m^2$ | | |
| **Plot Area:** | 0.1 acres | | |
| **Council Tax :** | Band C | | |
| **Annual Estimate:** | £2,328 | | |
| **Title Number:** | CH30206 | | |

## 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 | 58 mb/s | 10000 mb/s |
|---|---|---|

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

**Satellite/Fibre TV Availability:**

BT sky Virgin media



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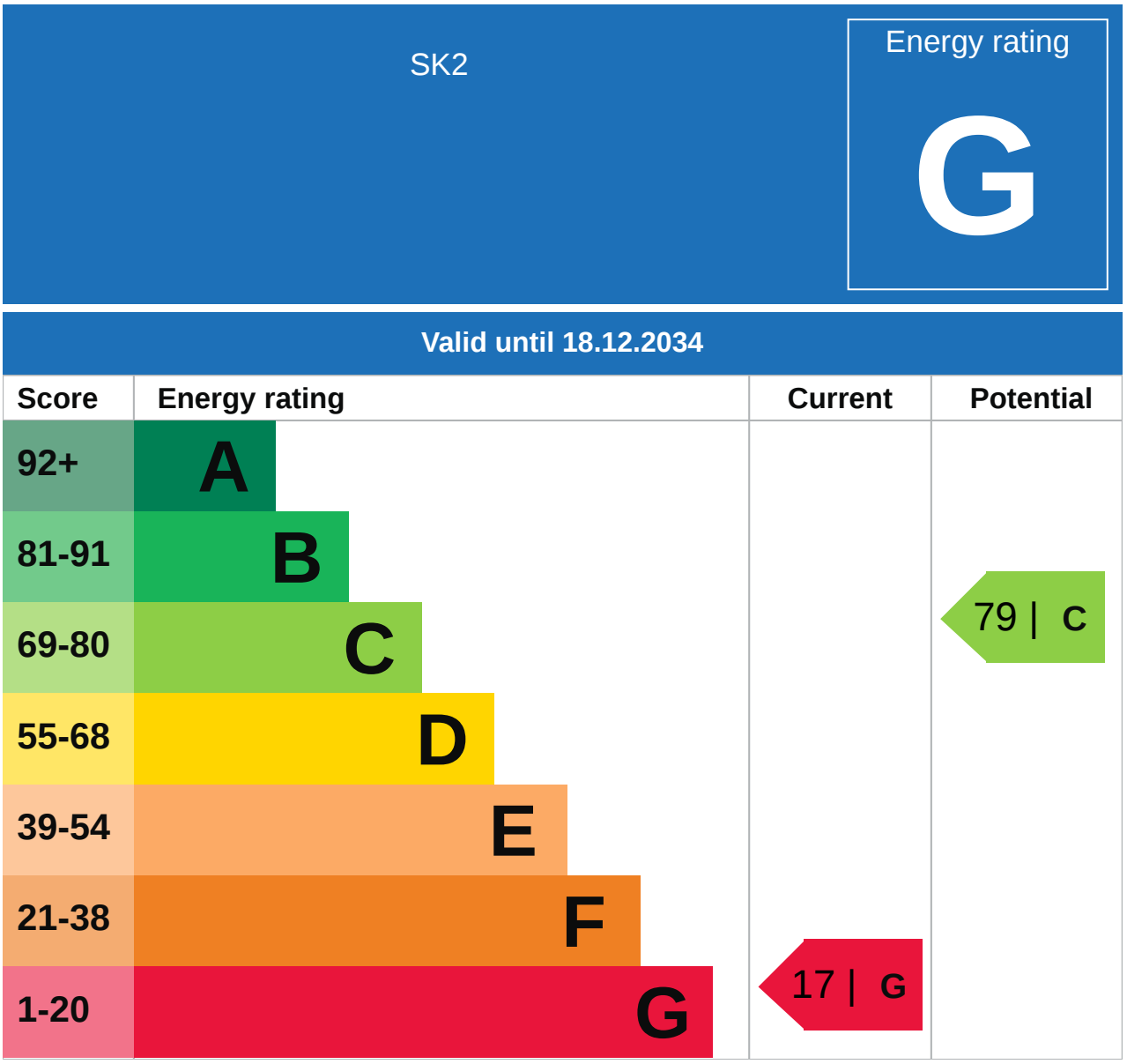
# EPC - Certificate



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Property

# EPC - Additional Data

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Single |
| **Main Fuel:** | To be used only when there is no heating/hot-water system or data is from a community network |
| **Main Gas:** | Yes |
| **Flat Top Storey:** | No |
| **Glazing Type:** | Double glazing, unknown install date |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 1 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, filled cavity |
| **Walls Energy:** | Average |
| **Roof:** | Pitched, no insulation (assumed) |
| **Roof Energy:** | Very Poor |
| **Main Heating:** | No system present: electric heaters assumed |
| **Main Heating Controls:** | None |
| **Hot Water System:** | Electric immersion, standard tariff |
| **Hot Water Energy Efficiency:** | Very Poor |
| **Lighting:** | Low energy lighting in all fixed outlets |
| **Floors:** | Solid, no insulation (assumed) |
| **Total Floor Area:** | 72 $m^2$ |



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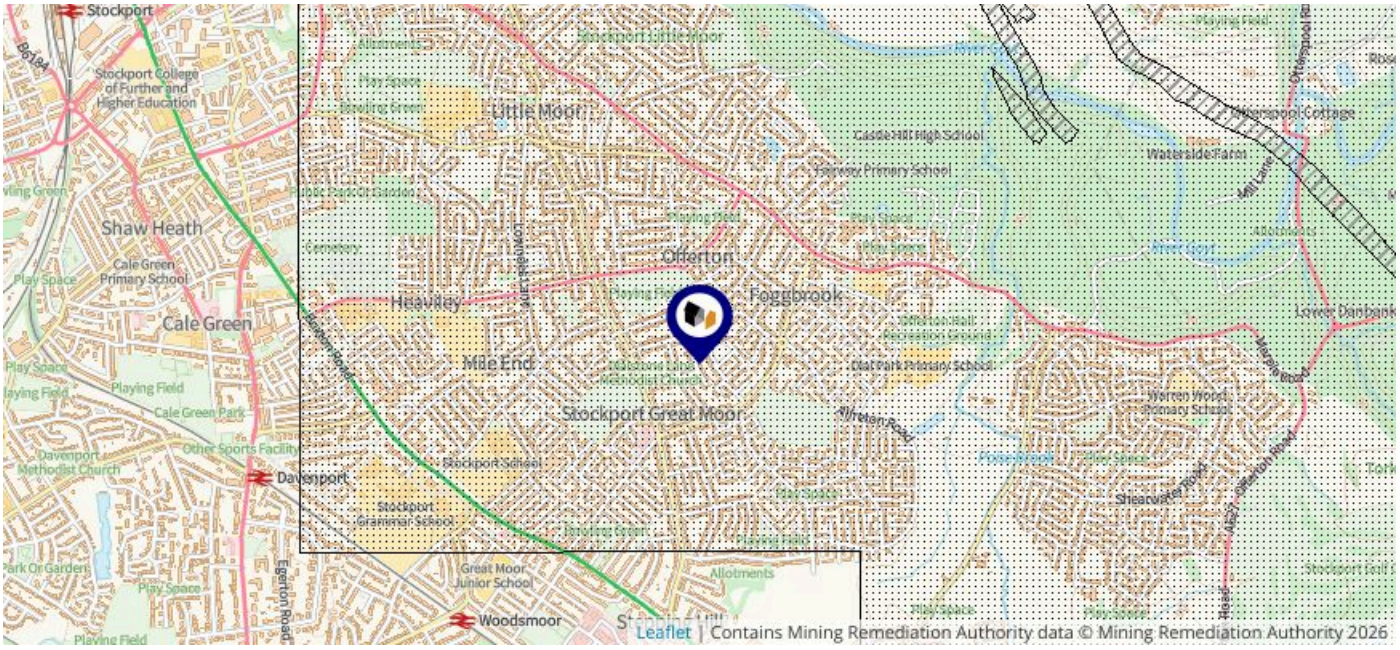
# Maps
# Coal Mining

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

- Adit
- Gutter Pit
- Shaft

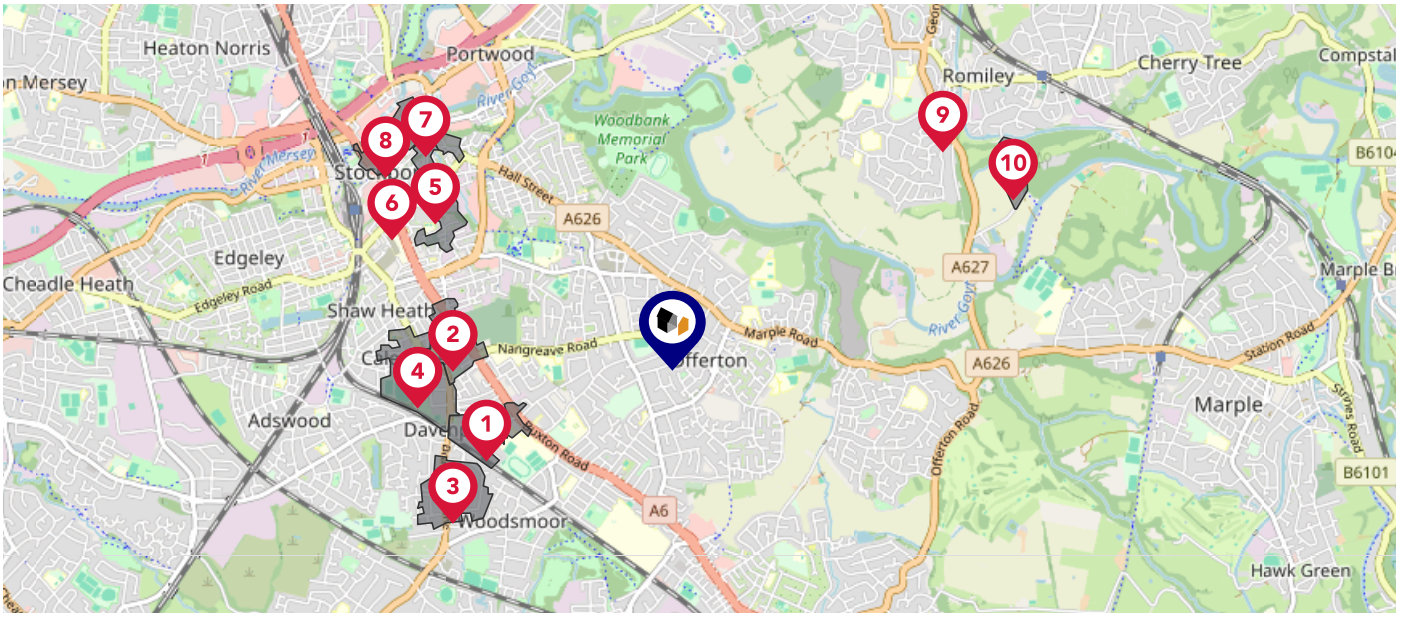
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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 | St George's, Heaviley |
| 3 | Egerton Road and Frewland Avenue, Davenport |
| 4 | Cale Green |
| 5 | Hillgate |
| 6 | Town Hall |
| 7 | Market and Underbanks |
| 8 | St Peter's |
| 9 | Hatherlow |
| 10 | Chadkirk |



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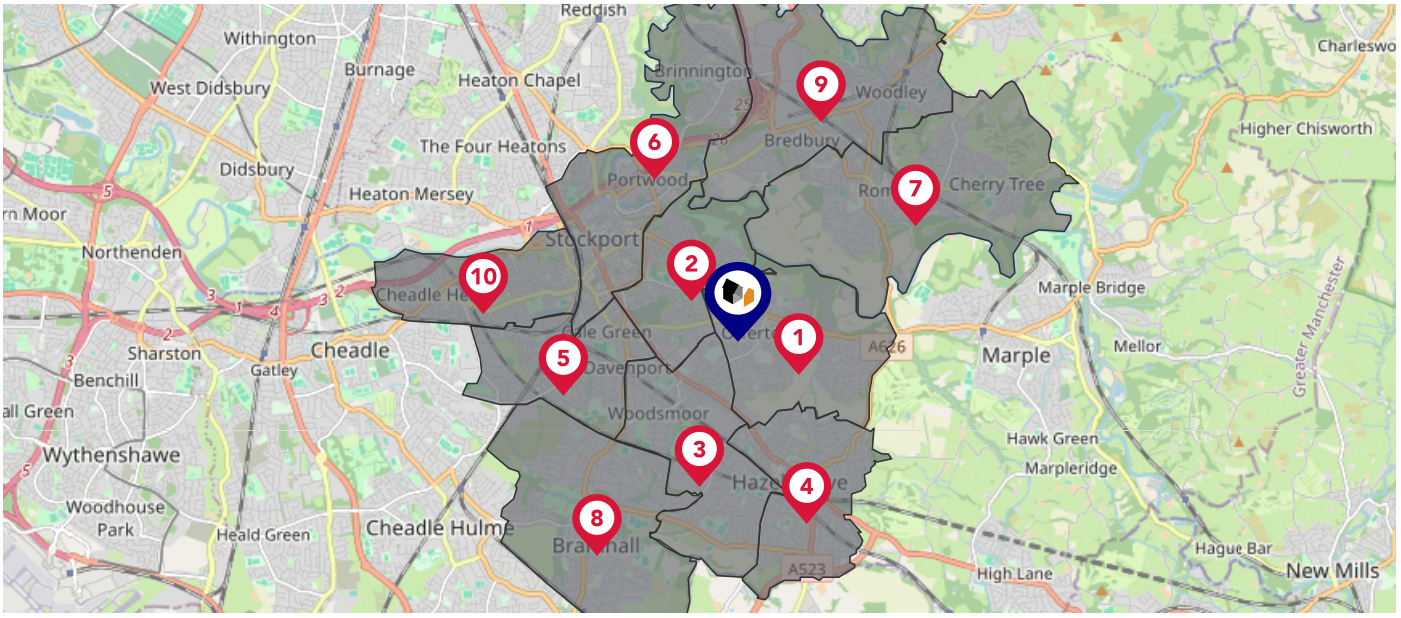
Maps

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



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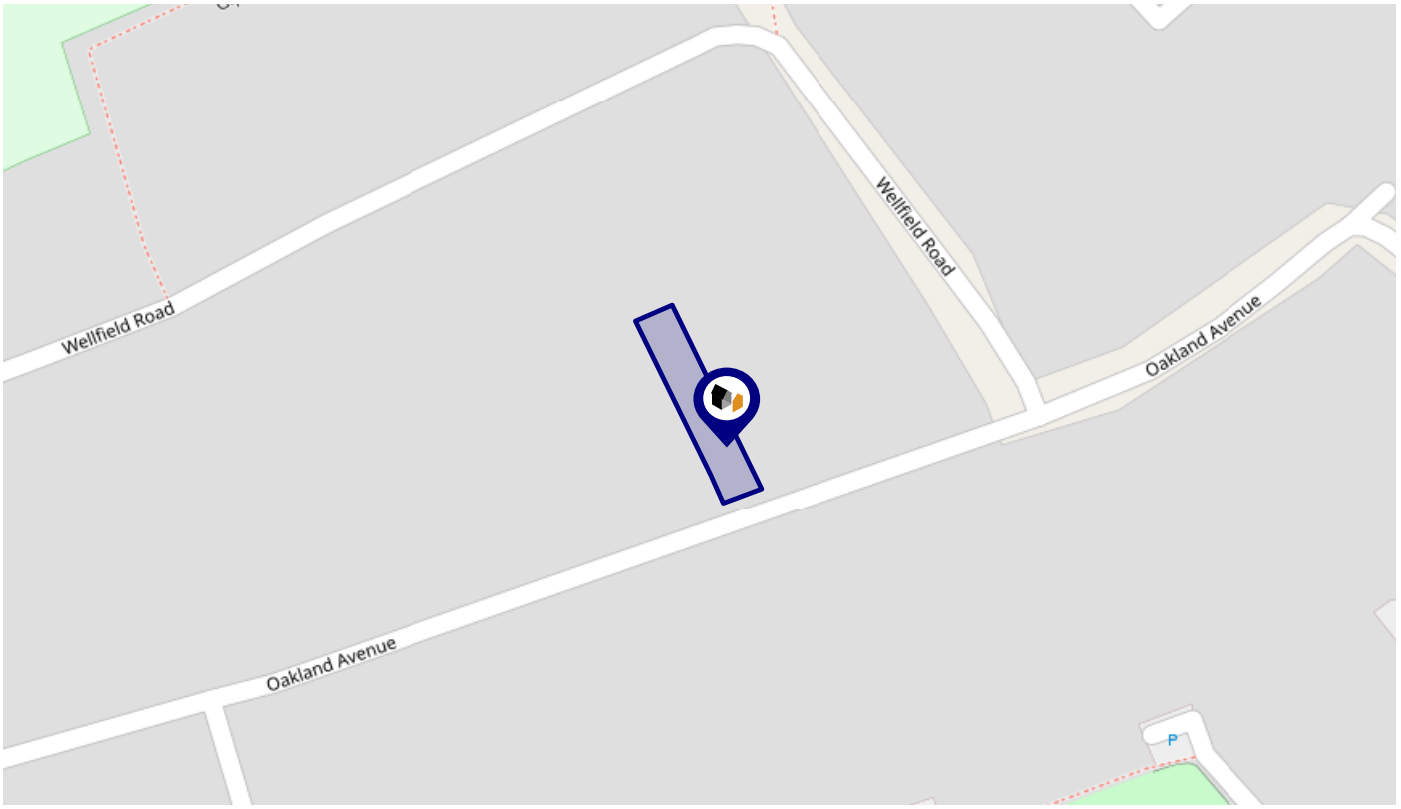
# Maps
# Rail Noise

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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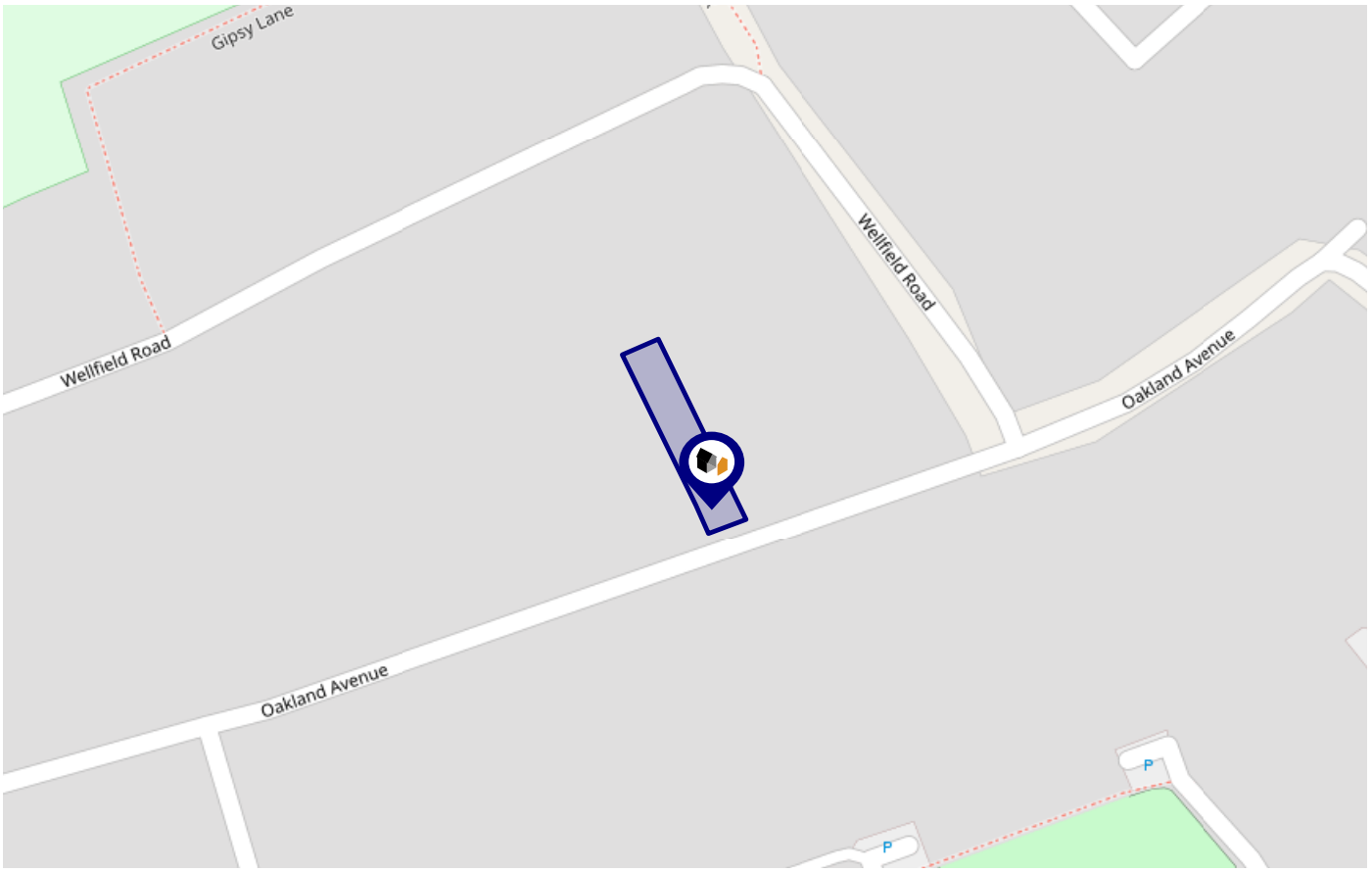
# Flood Risk
# Rivers & Seas - Flood Risk

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

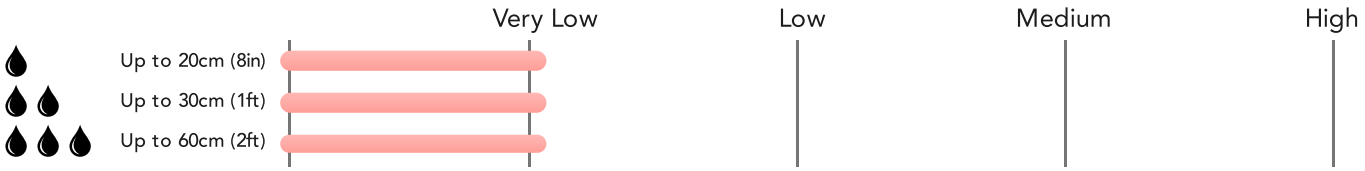



## Risk Rating: Very low

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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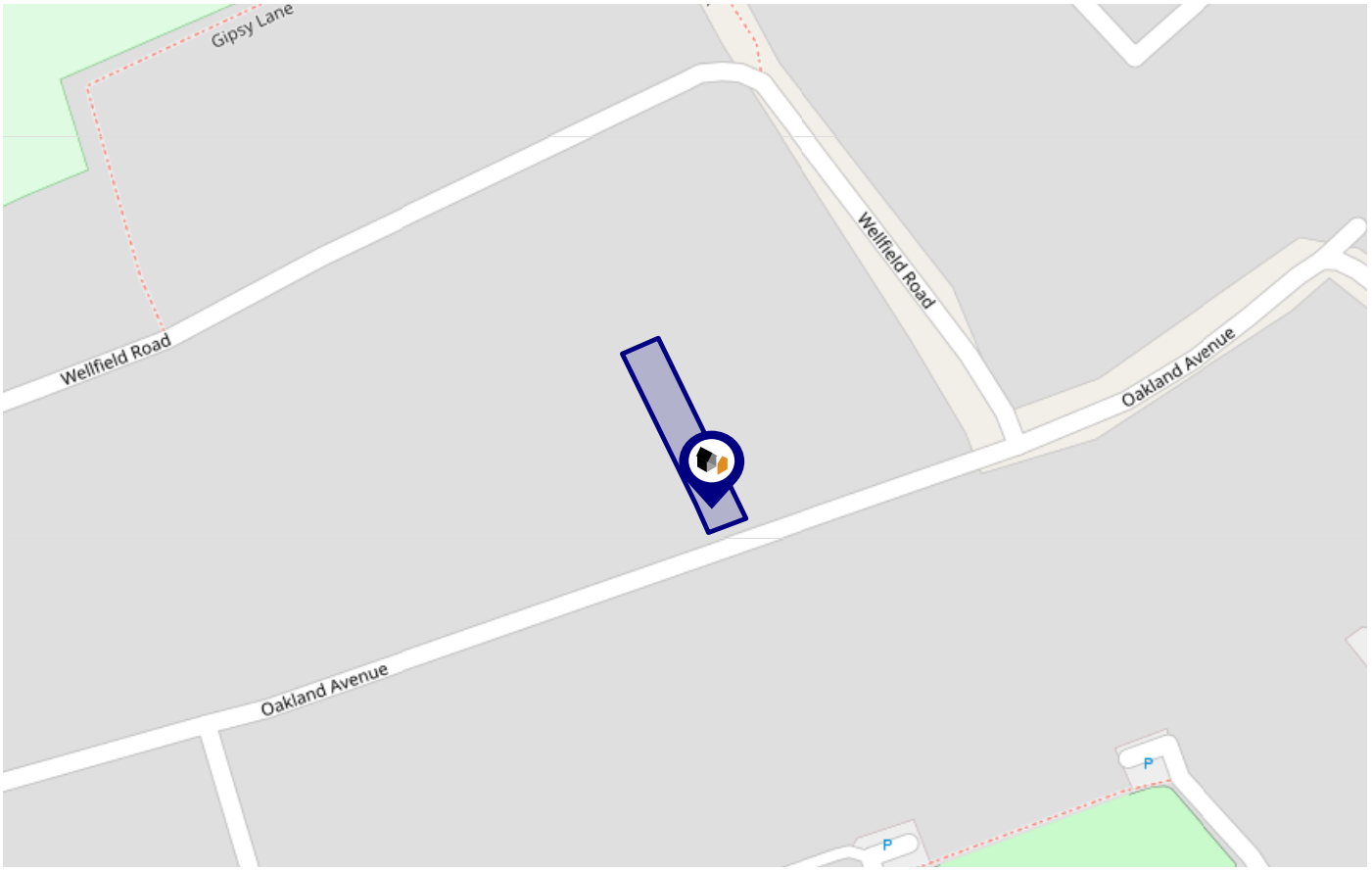
# Flood Risk
# Rivers & Seas - Climate Change

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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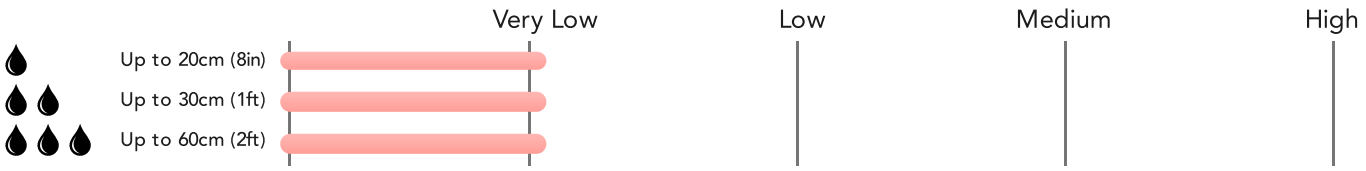




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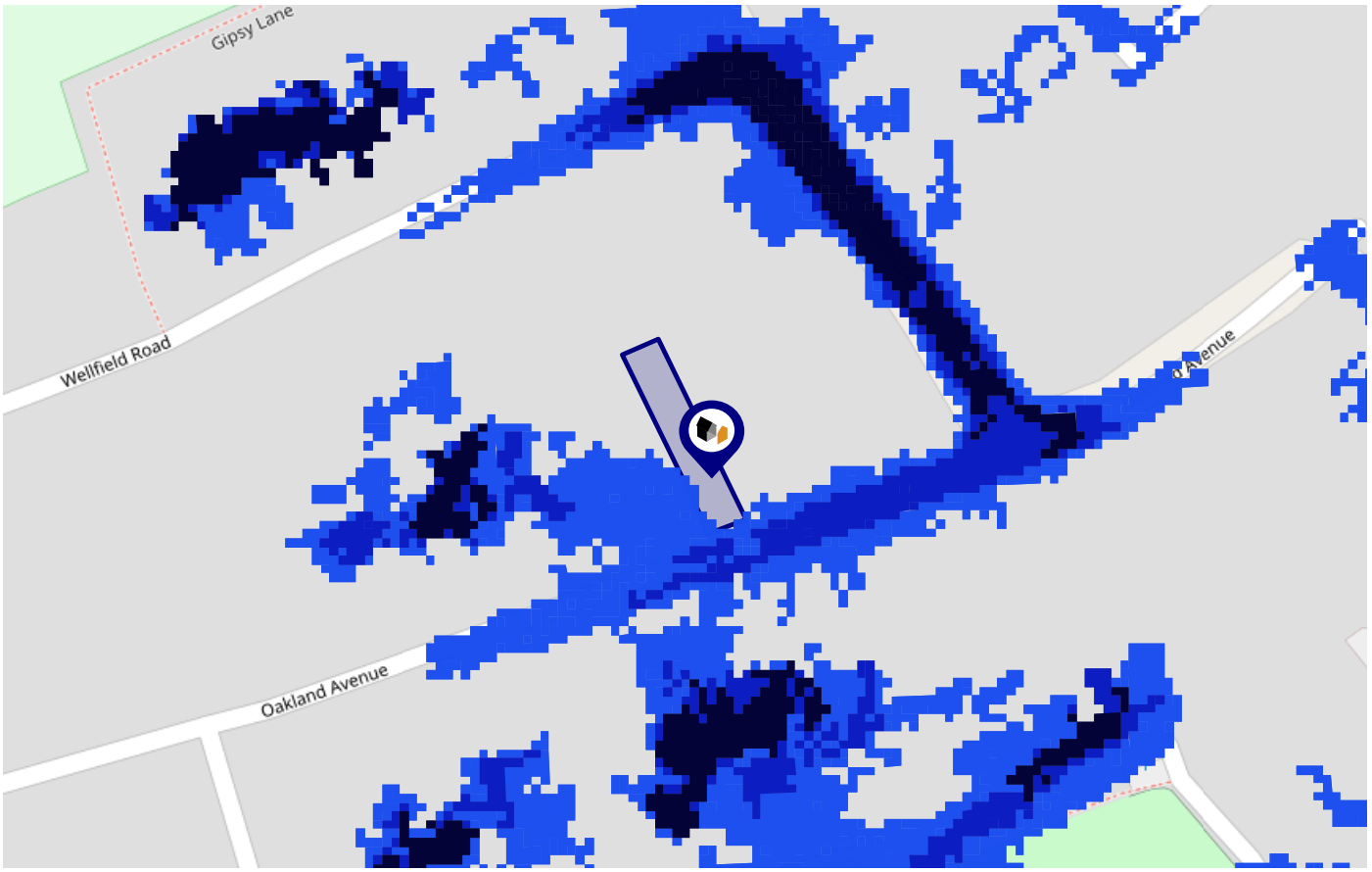
Flood Risk

# Surface Water - Flood Risk

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




Risk Rating: Very low

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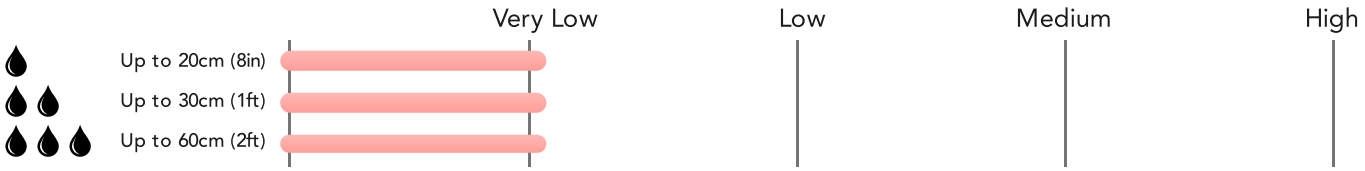




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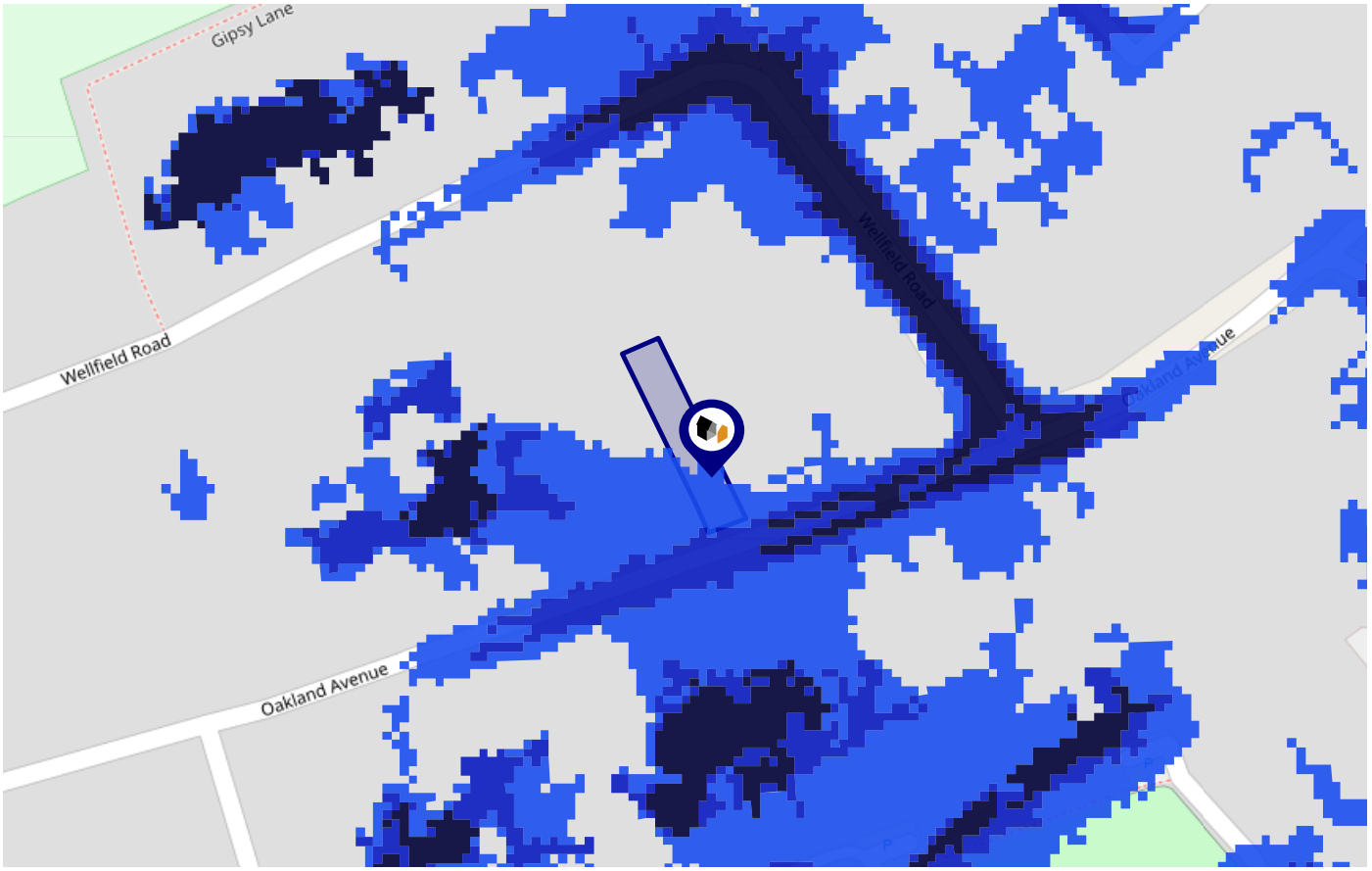
# Flood Risk
# Surface Water - Climate Change

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

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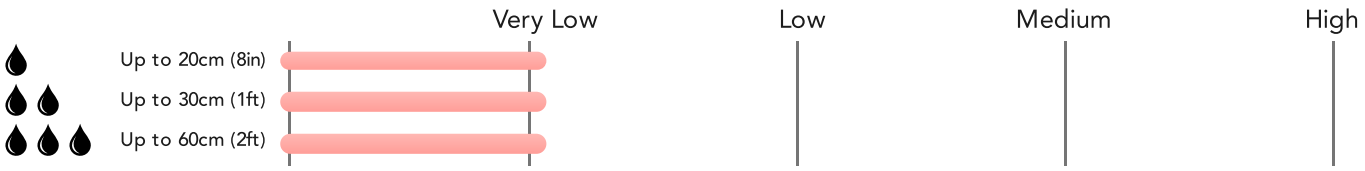




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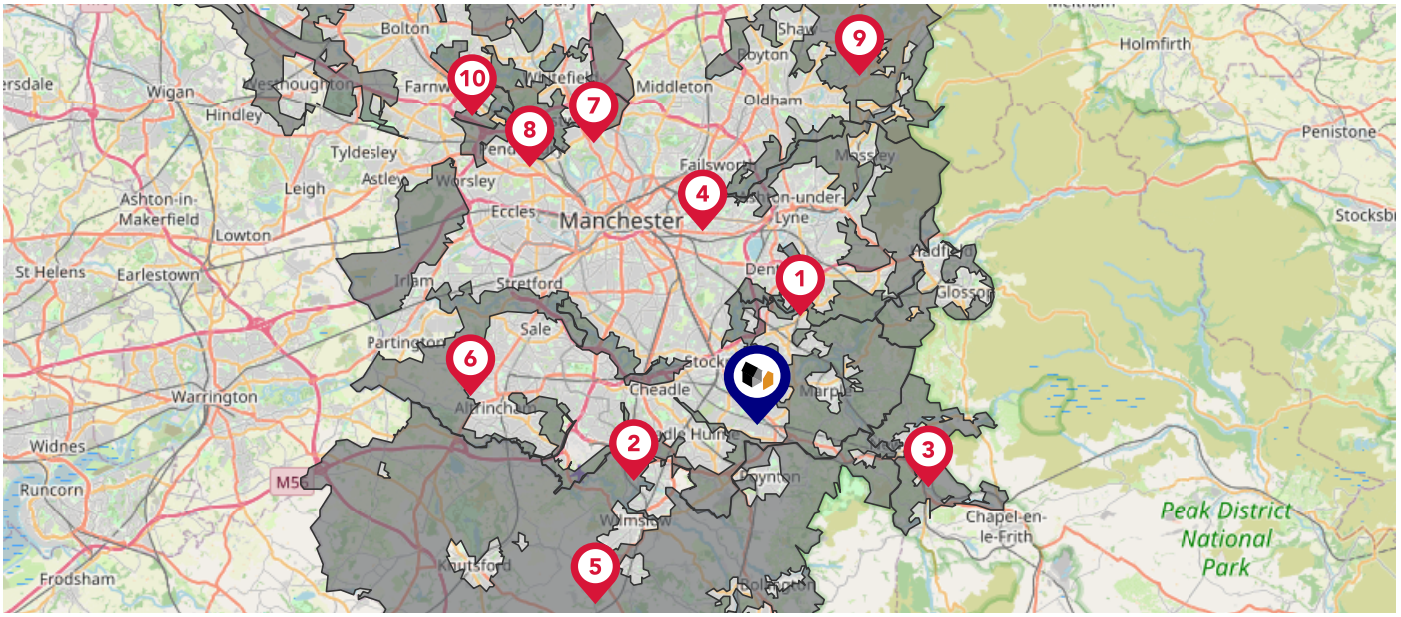
# Maps
# Green Belt

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




## Nearby Green Belt Land

| | |
|---|---|
| 1 | Merseyside and Greater Manchester Green Belt - Tameside |
| 2 | Merseyside and Greater Manchester Green Belt - Stockport |
| 3 | Merseyside and Greater Manchester Green Belt - High Peak |
| 4 | Merseyside and Greater Manchester Green Belt - Manchester |
| 5 | Merseyside and Greater Manchester Green Belt - Cheshire East |
| 6 | Merseyside and Greater Manchester Green Belt - Trafford |
| 7 | Merseyside and Greater Manchester Green Belt - Bury |
| 8 | Merseyside and Greater Manchester Green Belt - Salford |
| 9 | Merseyside and Greater Manchester Green Belt - Oldham |
| 10 | Merseyside and Greater Manchester Green Belt - Bolton |



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# Maps
# Landfill Sites

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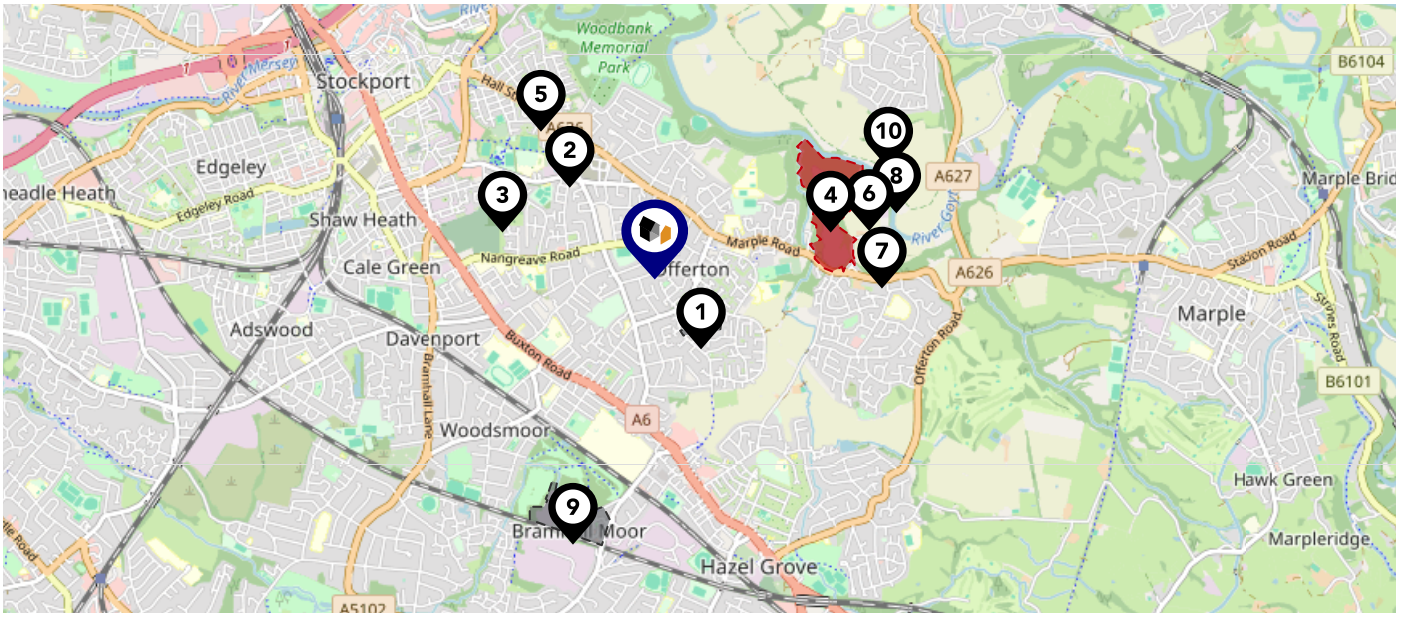
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Blackstone Road-Offerton | Historic Landfill |
| 2 | Banks Lane-Stockport, Greater Manchester | Historic Landfill |
| 3 | Back of Brookfield Avenue, Heavily- | Historic Landfill |
| 4 | EA/EPR/QP3595VQ/V004 | Active Landfill |
| 5 | Forbes Close-10 Forbes Close, Offerton, Stockport, Cheshire | Historic Landfill |
| 6 | Bongs Sewage Farm-Bongs Sewage Farm, Greater Manchester | Historic Landfill |
| 7 | EA/EPR/GP3891CV/V007 | Active Landfill |
| 8 | Waterside Farm-Bredbury, Greater Manchester | Historic Landfill |
| 9 | Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove | Historic Landfill |
| 10 | Waterside Farm North-Bredbury, Greater Manchester | Historic Landfill |



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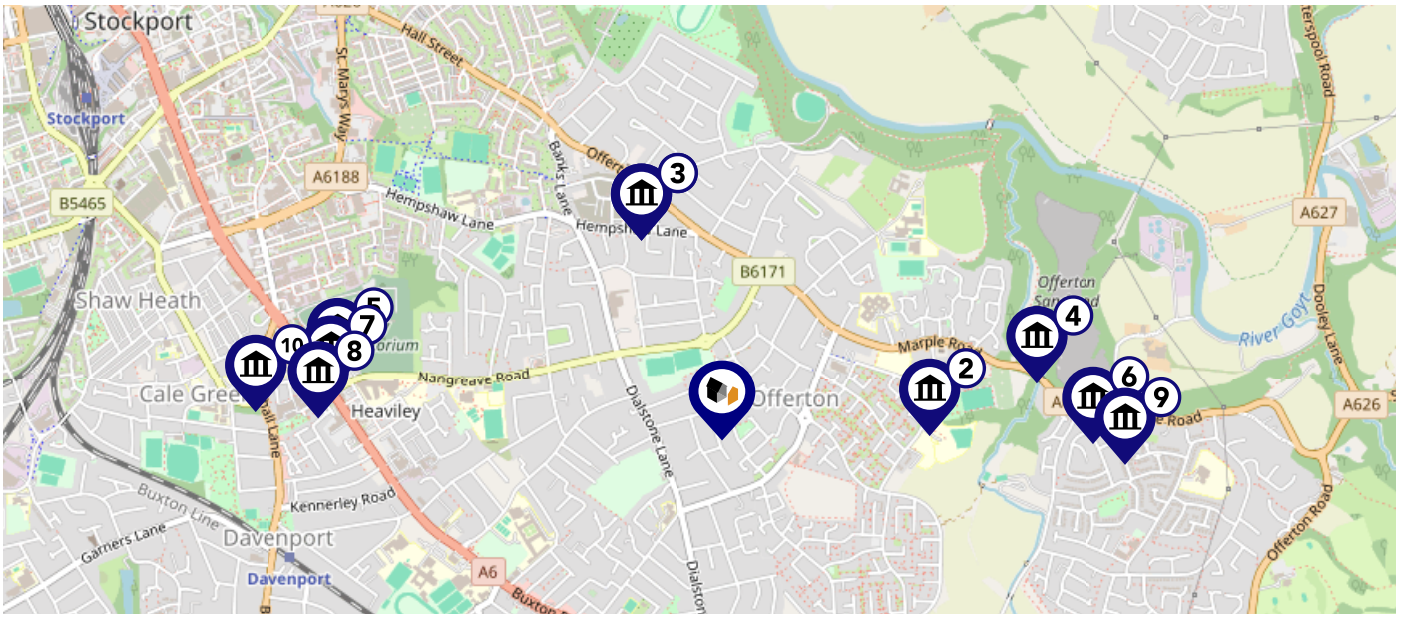
# Maps
# Listed Buildings

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 1162813 - The Strawberry Gardens Public House | Grade II | 0.5 miles |
| 2 1242500 - Offerton Hall Farmhouse | Grade II | 0.5 miles |
| 3 1260003 - Strawberry Gardens Public House | Grade II | 0.5 miles |
| 4 1242496 - Halliday Hill Farmhouse | Grade II | 0.7 miles |
| 5 1393366 - Carrington Memorial - Borough Cemetery | Grade II | 0.8 miles |
| 6 1067189 - Ridge Cottages | Grade II | 0.8 miles |
| 7 1393367 - Fearn Memorial - Borough Cemetery | Grade II | 0.9 miles |
| 8 1260000 - German's Buildings | Grade II | 0.9 miles |
| 9 1162754 - Shady Oak Farmhouse | Grade II | 0.9 miles |
| 10 1067196 - Gate Piers To St George's Church School Wall And Gate Piers To St George's Church Schools And St George's Church | Grade II | 1.0 miles |



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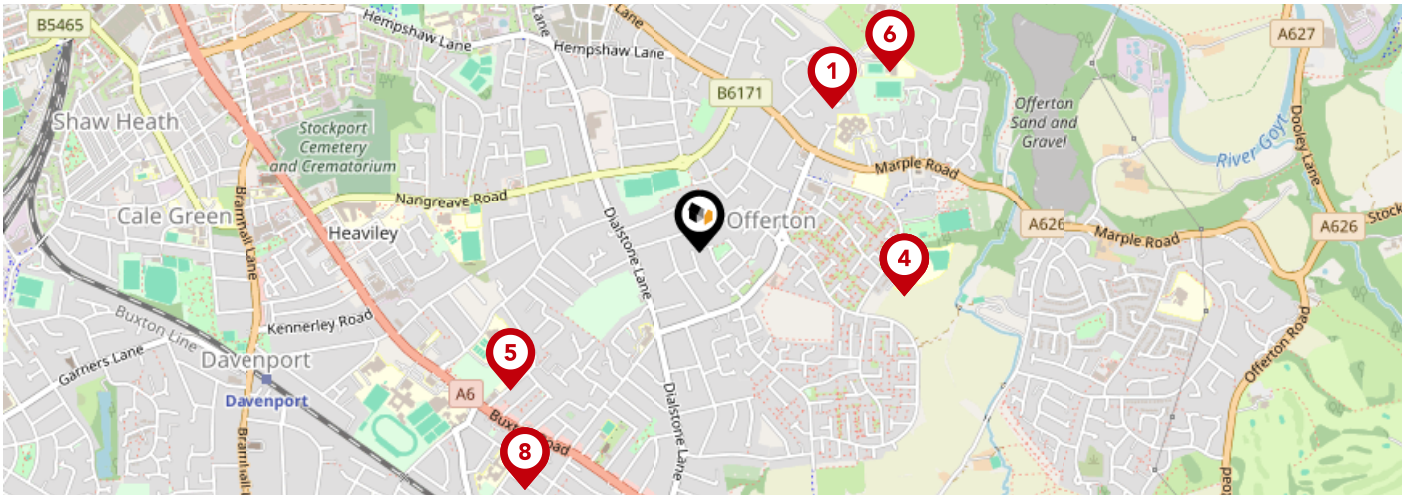
# Area
# Schools




| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Fairway Primary School**<br>Ofsted Rating: Good \| Pupils: 242 \| Distance:0.43 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | **Dial Park Primary School**<br>Ofsted Rating: Good \| Pupils: 359 \| Distance:0.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 | **Lisburne School**<br>Ofsted Rating: Outstanding \| Pupils: 201 \| Distance:0.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | **St Philip's Catholic Primary School**<br>Ofsted Rating: Good \| Pupils: 167 \| Distance:0.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | **Stockport School**<br>Ofsted Rating: Good \| Pupils: 1322 \| Distance:0.52 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 6 | **Castle Hill High School**<br>Ofsted Rating: Outstanding \| Pupils: 341 \| Distance:0.58 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 7 | **Great Moor Junior School**<br>Ofsted Rating: Good \| Pupils: 312 \| Distance:0.65 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | **Great Moor Infant School**<br>Ofsted Rating: Good \| Pupils: 266 \| Distance:0.65 | ☐ | ☑ | ☐ | ☐ | ☐ |



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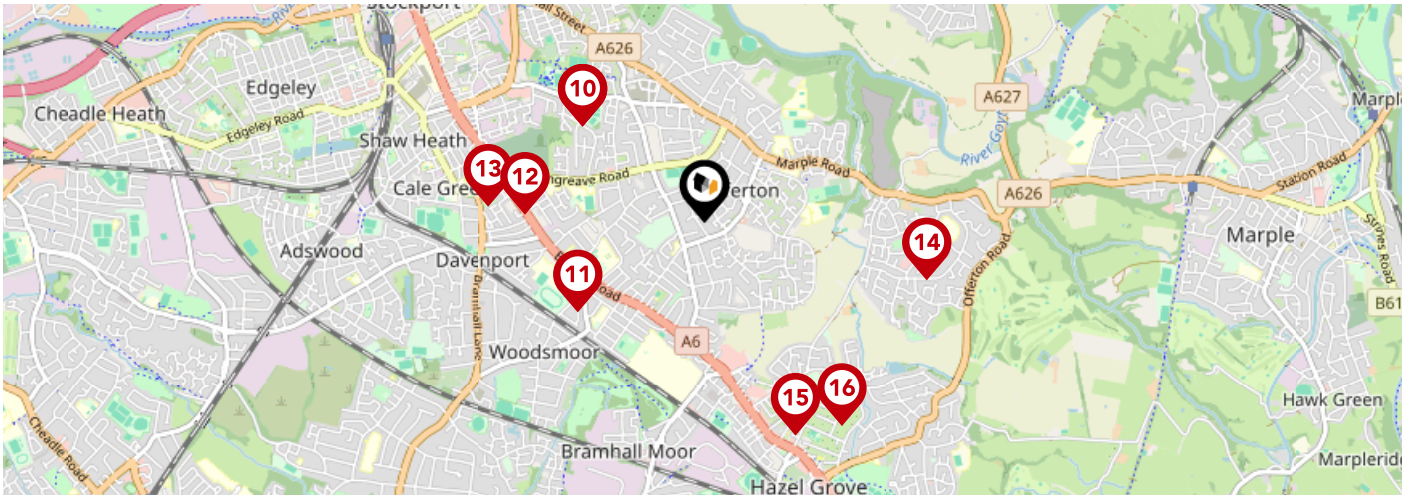
Area
# Schools




| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** Banks Lane Infant School<br>Ofsted Rating: Good \| Pupils: 307 \| Distance:0.69 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** Banks Lane Junior School<br>Ofsted Rating: Good \| Pupils: 352 \| Distance:0.69 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11** Stockport Grammar School<br>Ofsted Rating: Not Rated \| Pupils: 1504 \| Distance:0.69 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **12** Aquinas College<br>Ofsted Rating: Good \| Pupils:0 \| Distance:0.8 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **13** St George's Church of England Primary School<br>Ofsted Rating: Requires improvement \| Pupils: 349 \| Distance:0.96 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** Warren Wood Primary School<br>Ofsted Rating: Good \| Pupils: 428 \| Distance:1.01 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15** Hazel Grove Primary School<br>Ofsted Rating: Good \| Pupils: 381 \| Distance:1.03 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** St Simon's Catholic Primary School<br>Ofsted Rating: Good \| Pupils: 211 \| Distance:1.09 | ☐ | ☑ | ☐ | ☐ | ☐ |



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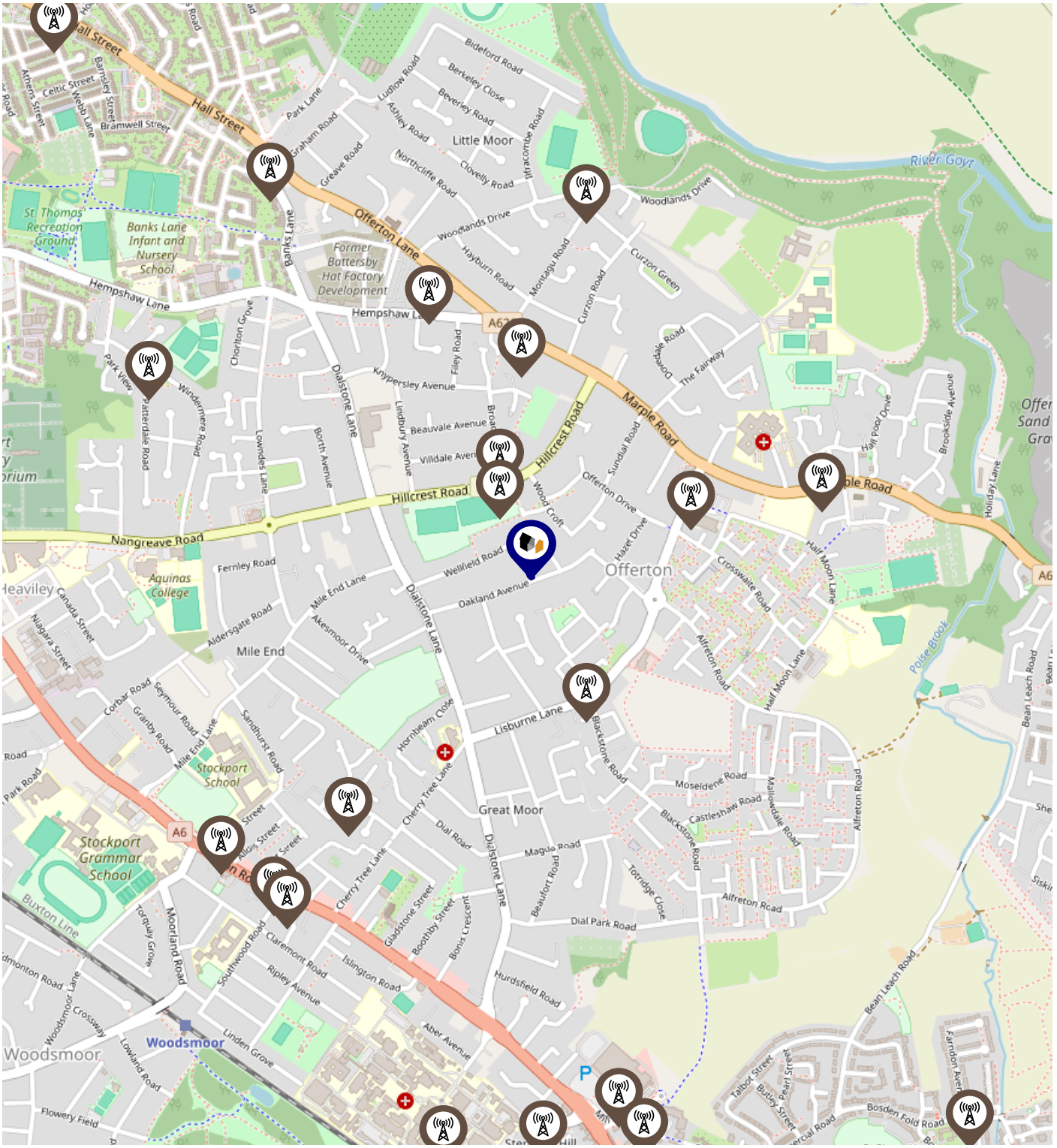
# Local Area
# Masts & Pylons




**Key:**

- Power Pylons
- Communication Masts



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Environment

# Radon Gas

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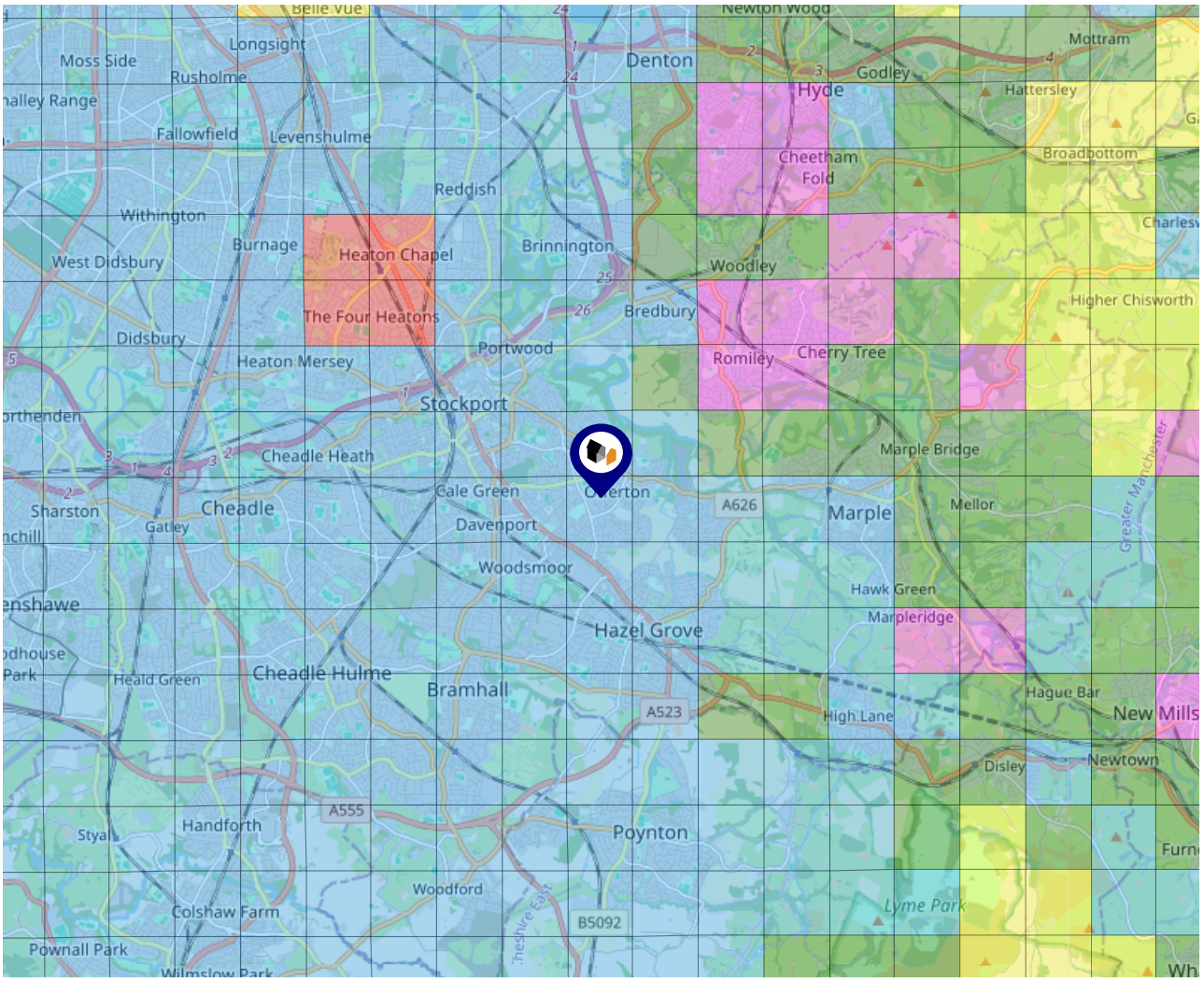
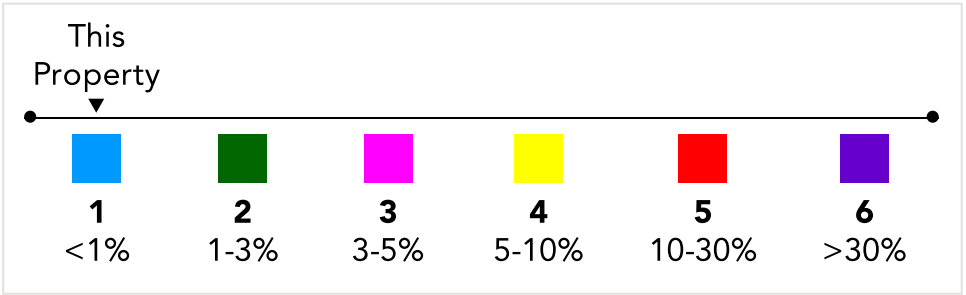
## What is Radon?

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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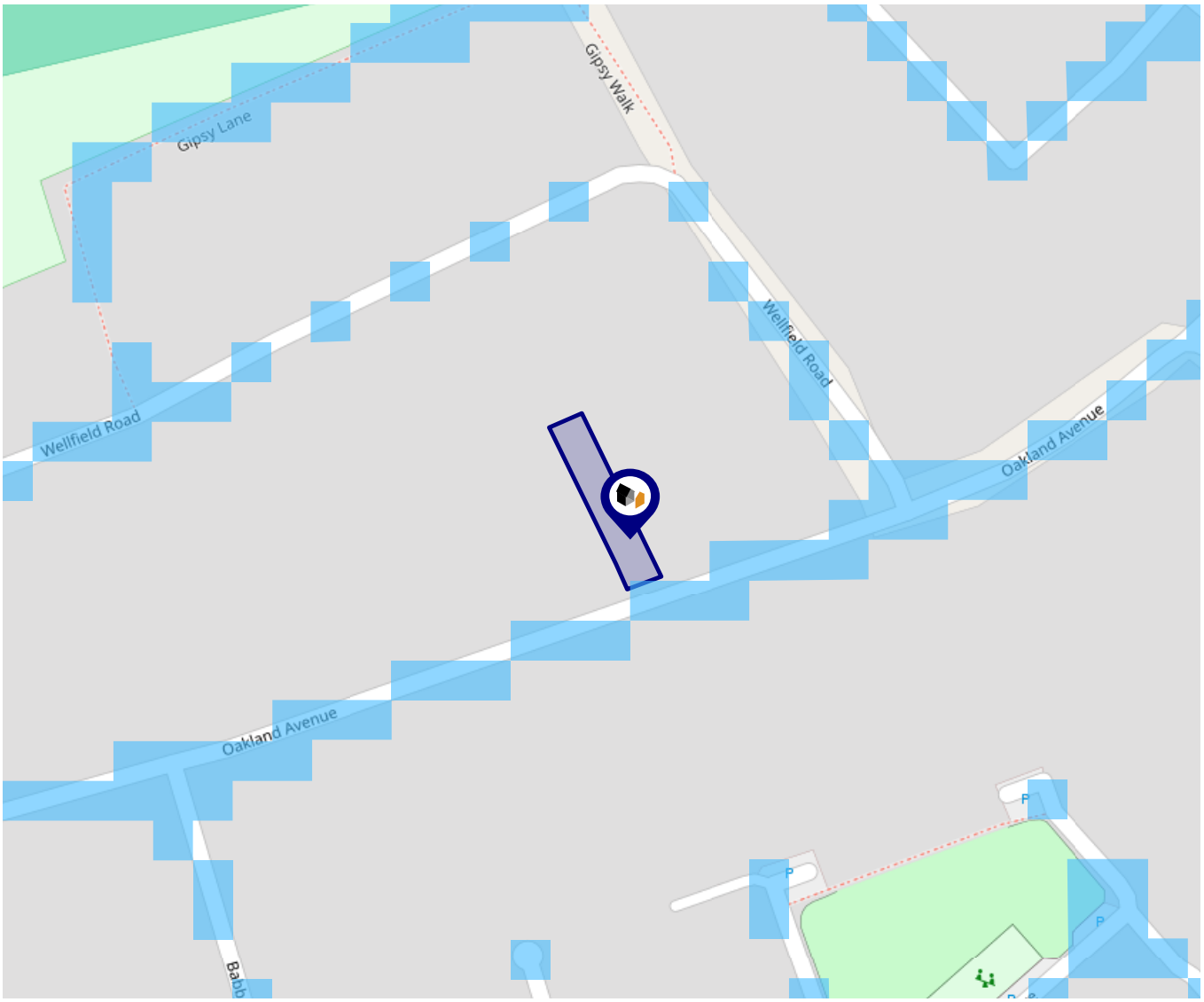
Local Area

# 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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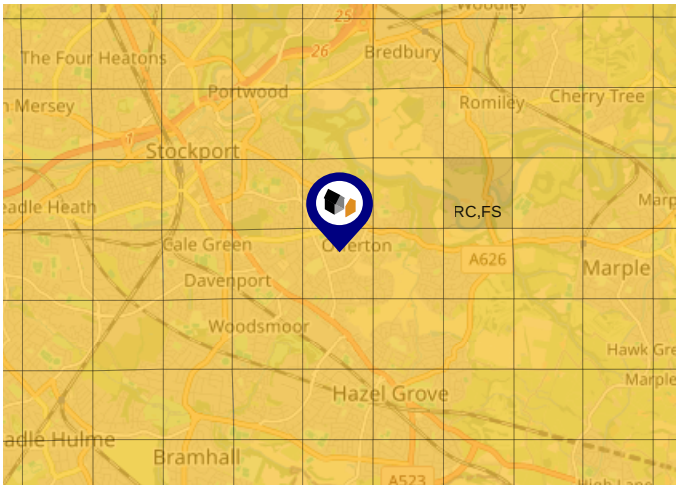
# Environment
# Soils & Clay

## 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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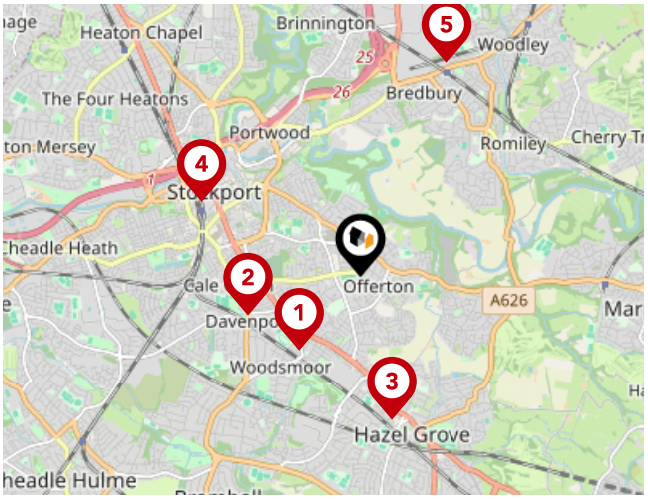
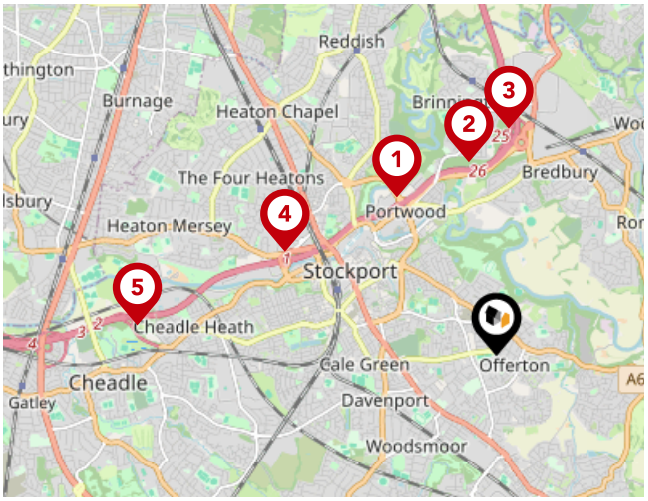
Area

# Transport (National)



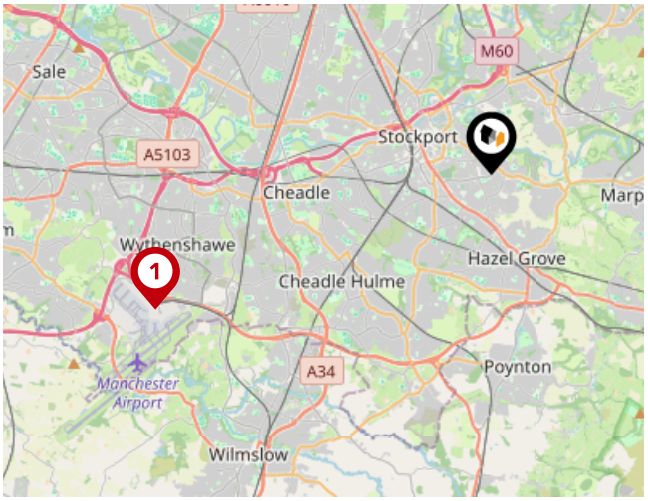

## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Woodsmoor Rail Station | 0.84 miles |
| 2 | Davenport Rail Station | 1.04 miles |
| 3 | Hazel Grove Rail Station | 1.28 miles |
| 4 | Stockport Rail Station | 1.55 miles |
| 5 | Bredbury Rail Station | 2.03 miles |




## Trunk Roads/Motorways

| Pin | Name | Distance |
|---|---|---|
| 1 | M60 J27 | 1.65 miles |
| 2 | M60 J26 | 1.73 miles |
| 3 | M60 J25 | 2.02 miles |
| 4 | M60 J1 | 2.07 miles |
| 5 | M60 J2 | 3.18 miles |




## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Manchester Airport | 6.39 miles |



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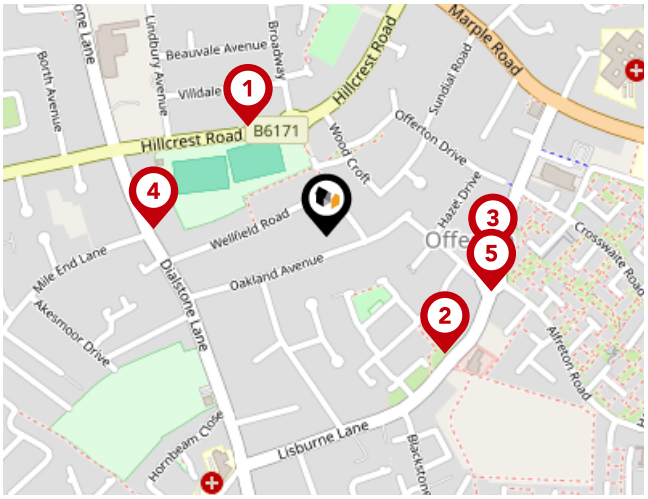
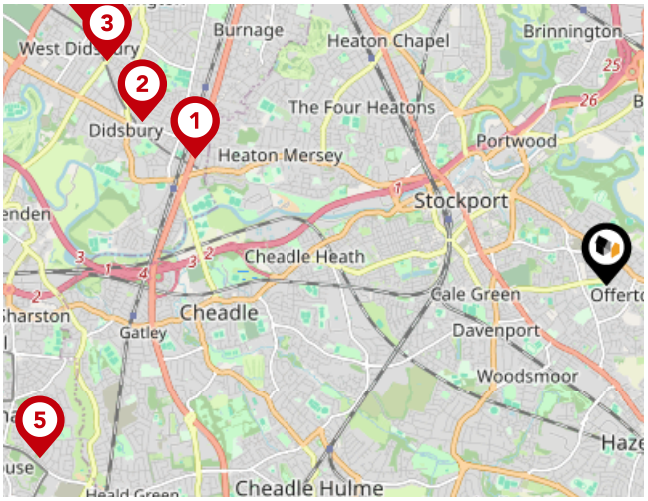
Area

# Transport (Local)



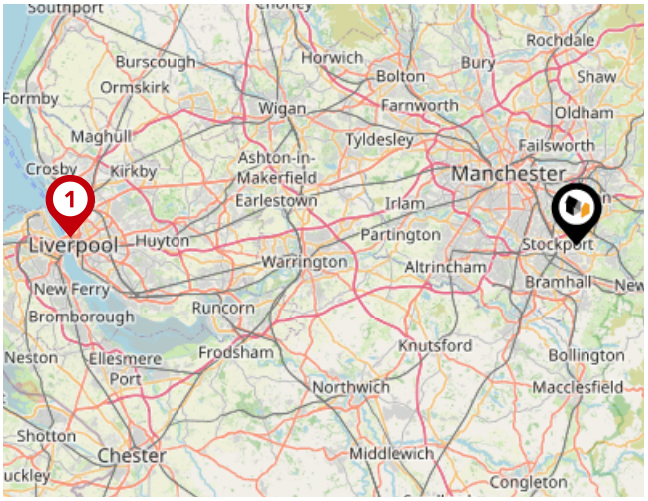

## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Broadway | 0.14 miles |
| 2 | Dialstone Centre | 0.18 miles |
| 3 | Alfreton Road | 0.18 miles |
| 4 | Mile End Lane | 0.18 miles |
| 5 | Alfreton Road | 0.19 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | East Didsbury (Manchester Metrolink) | 3.8 miles |
| 2 | Didsbury Village (Manchester Metrolink) | 4.35 miles |
| 3 | West Didsbury (Manchester Metrolink) | 4.83 miles |
| 4 | Burton Road (Manchester Metrolink) | 5.14 miles |
| 5 | Peel Hall (Manchester Metrolink) | 5.23 miles |




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Liverpool Pier Head Ferry Terminal | 35.74 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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail