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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th September 2025



BEACON VIEW, MARPLE, STOCKPORT, SK6

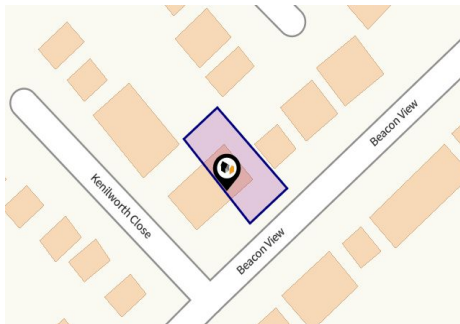
Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

marple@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Detached
Bedrooms:	4
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,475
Title Number:	GM43628

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	42	1000
mb/s	mb/s	mb/s
		

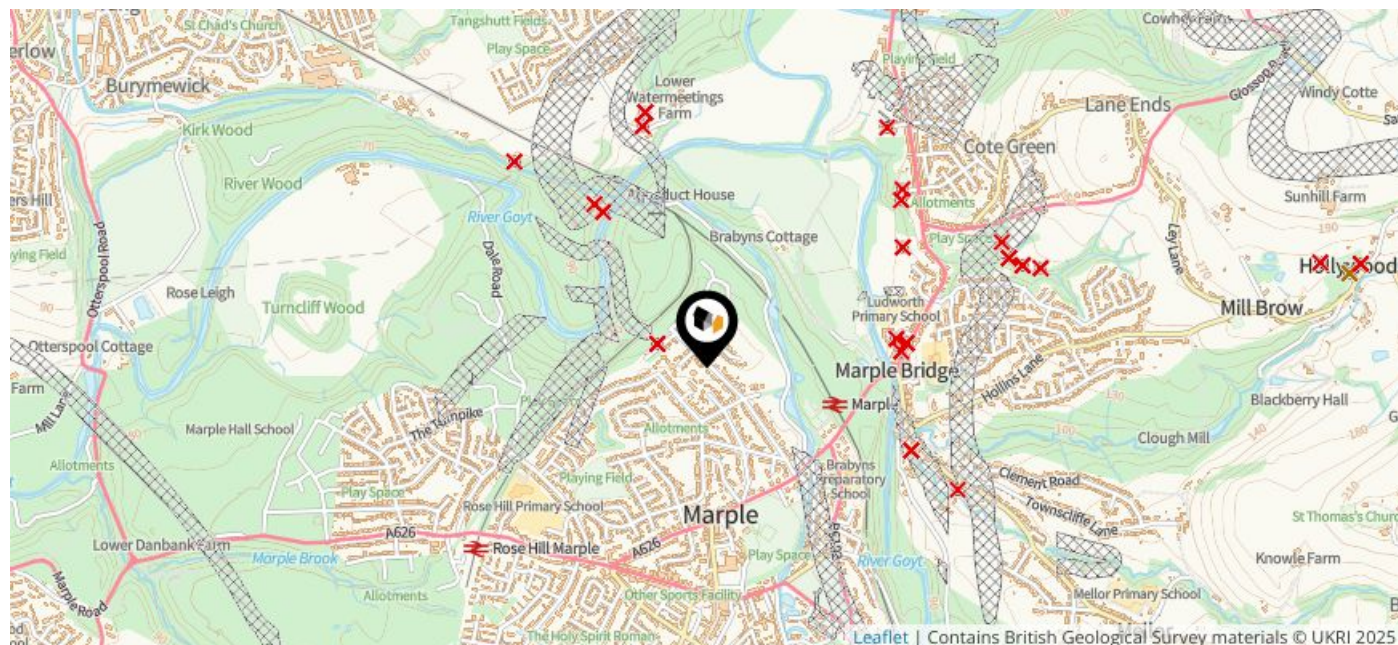
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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.

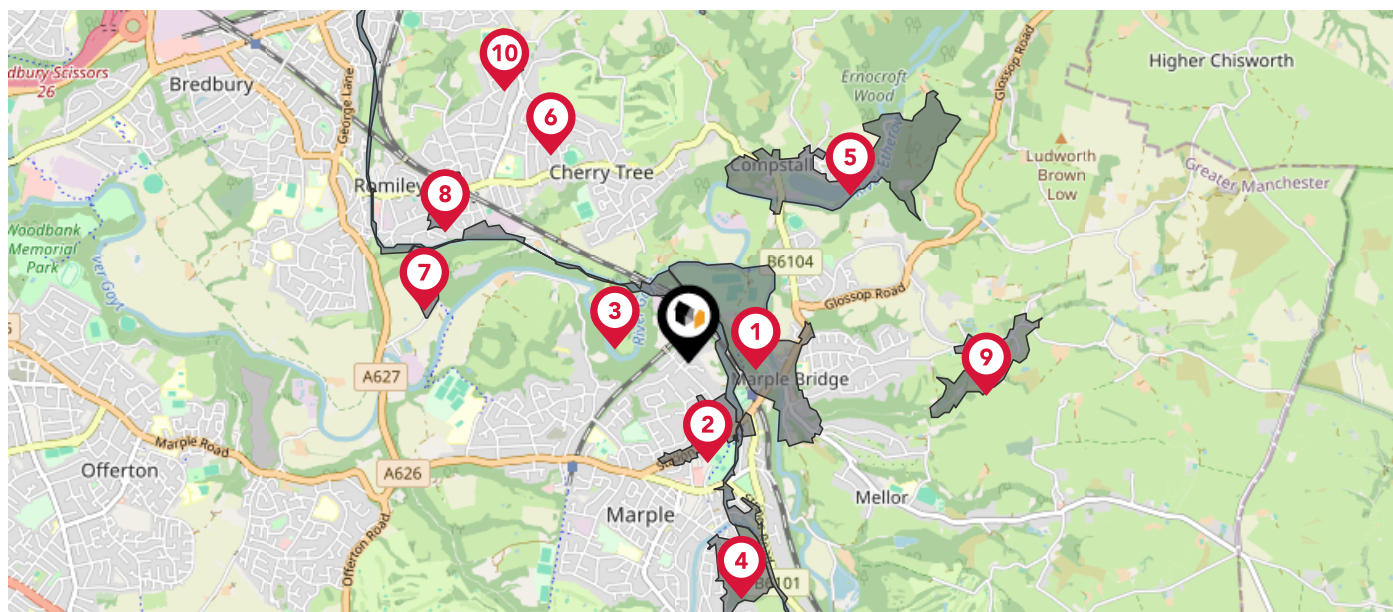
Maps

Conservation Areas

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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

Marple Bridge

2

Station Road and Winnington Road, Marple

3

Peak Forest Canal

4

All Saints', Marple

5

Compstall

6

Barlow Fold, Romiley

7

Chadkirk

8

Church Lane, Romiley

9

Mill Brow

10

Greave Fold, Romiley

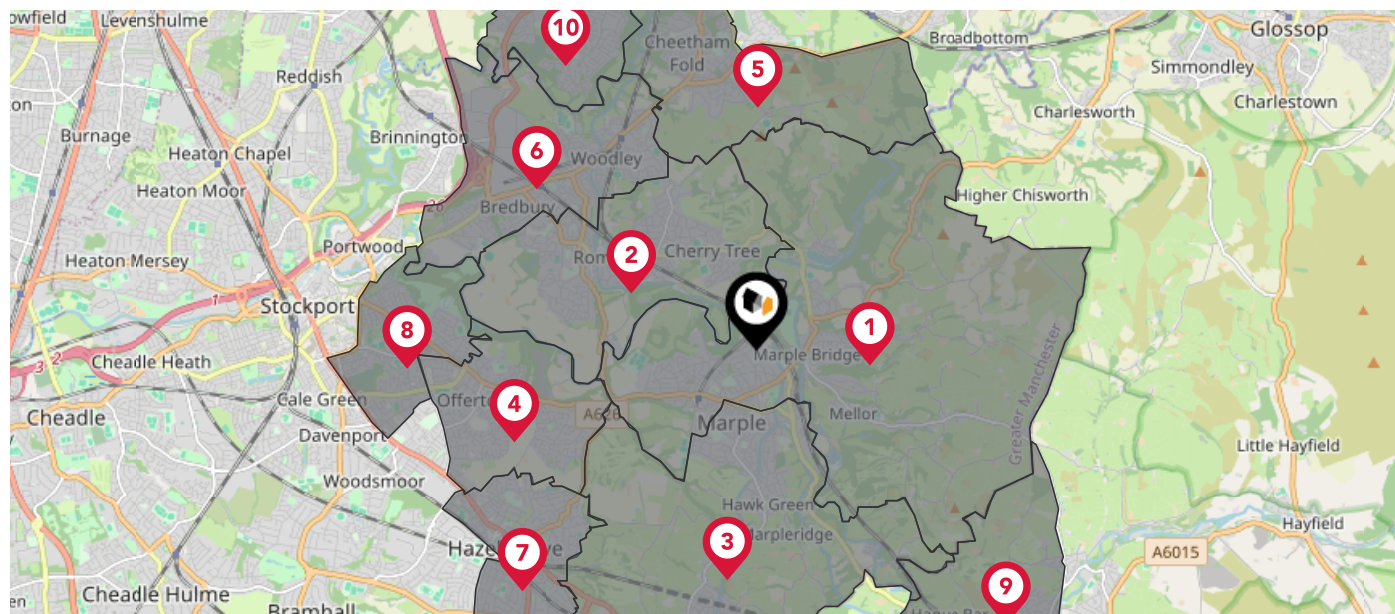
Maps

Council Wards

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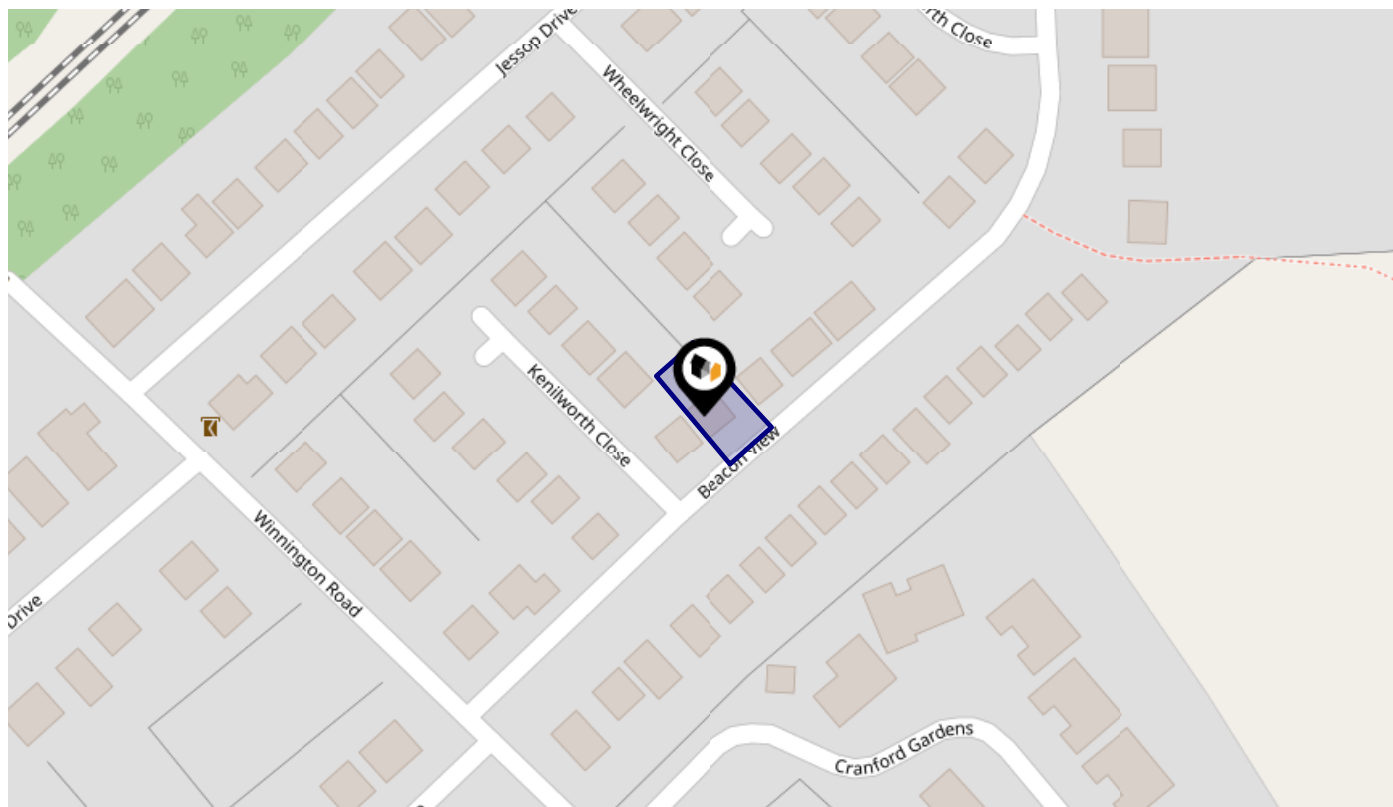
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Marple North Ward
- 2 Bredbury Green and Romiley Ward
- 3 Marple South and High Lane Ward
- 4 Offerton Ward
- 5 Hyde Werneth Ward
- 6 Bredbury and Woodley Ward
- 7 Hazel Grove Ward
- 8 Manor Ward
- 9 New Mills West Ward
- 10 Denton South Ward

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



Rail Noise Data

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

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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

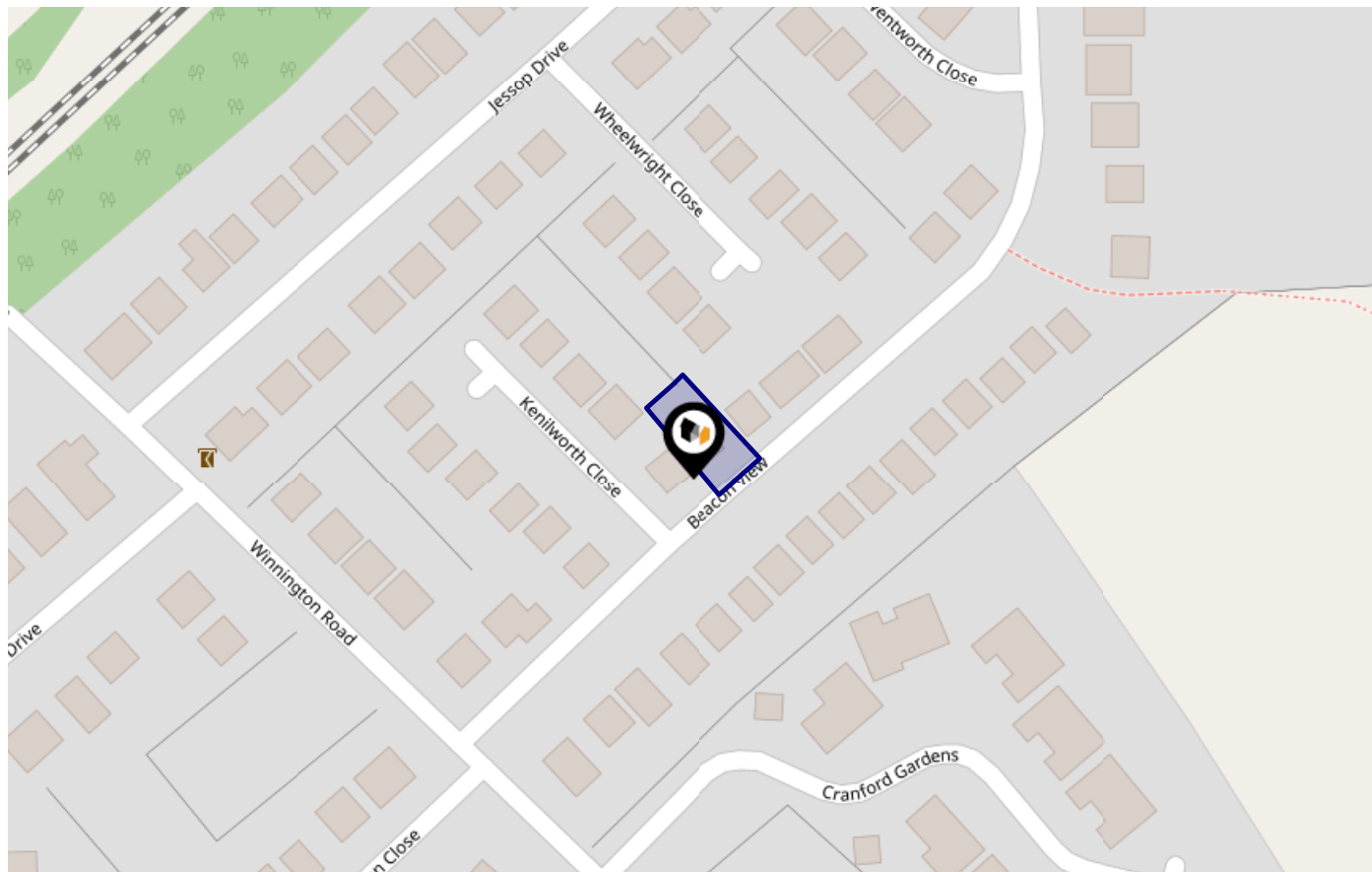
Flood Risk

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.

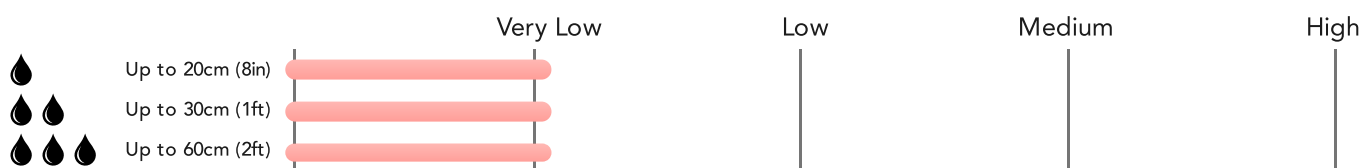


Risk Rating: Very low

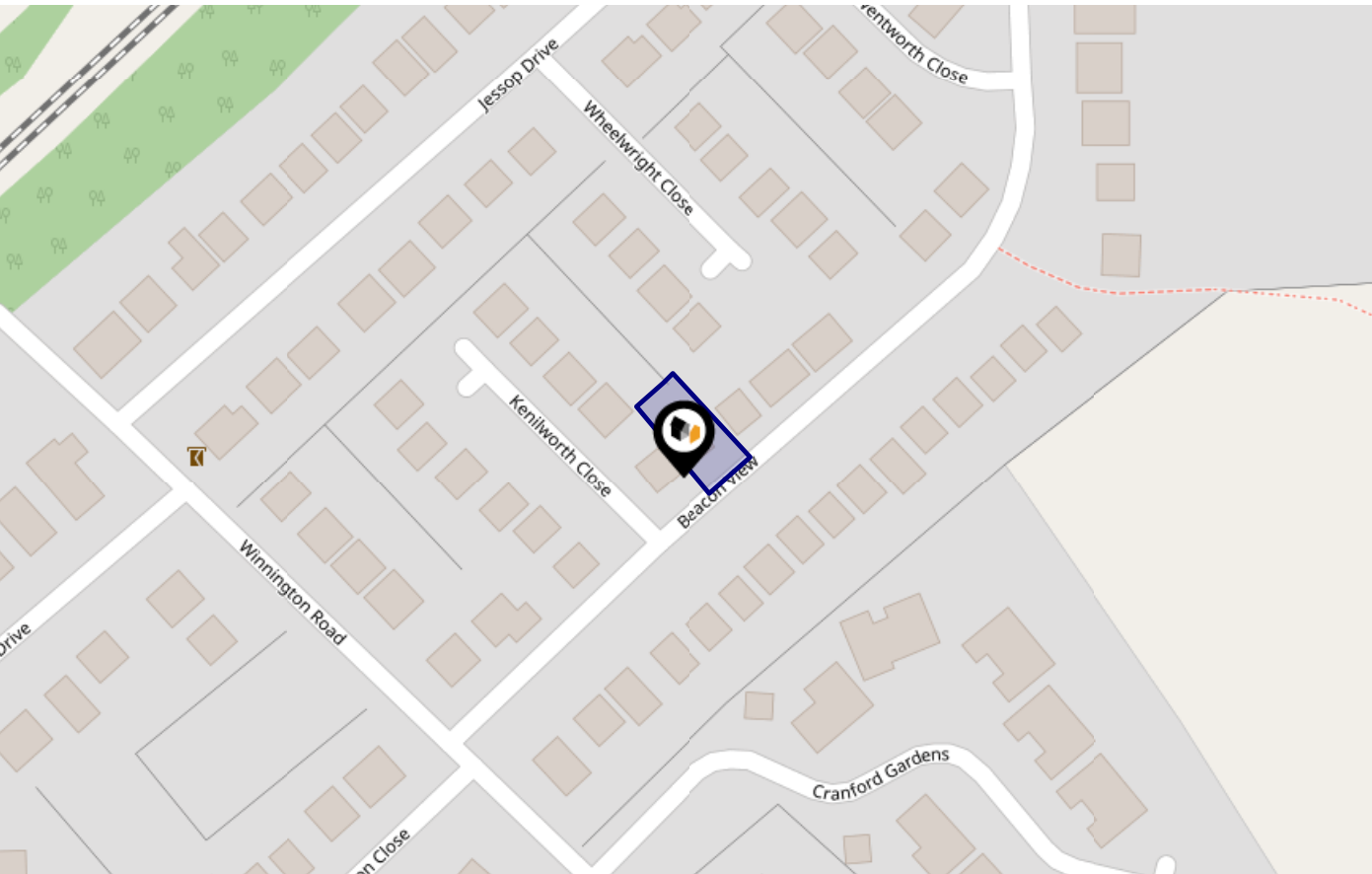
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

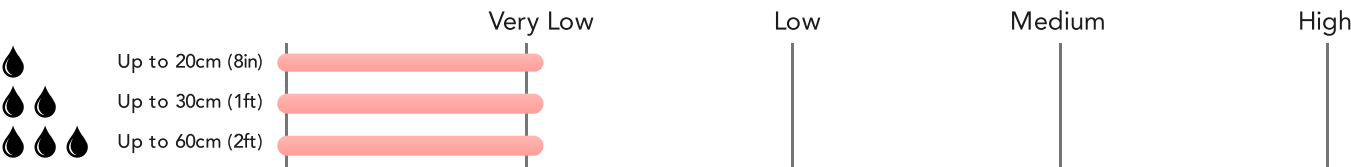


Risk Rating: Very low

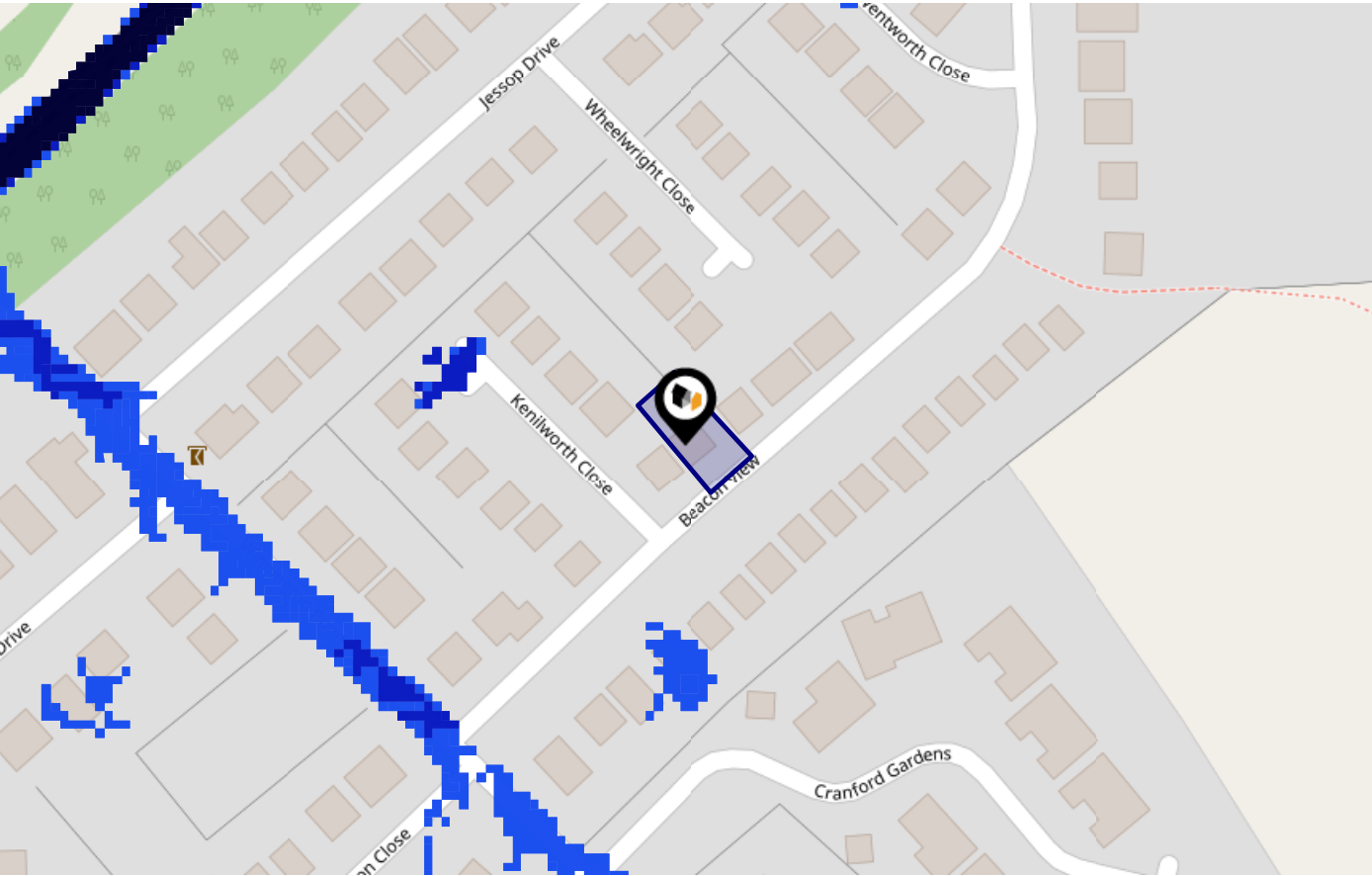
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

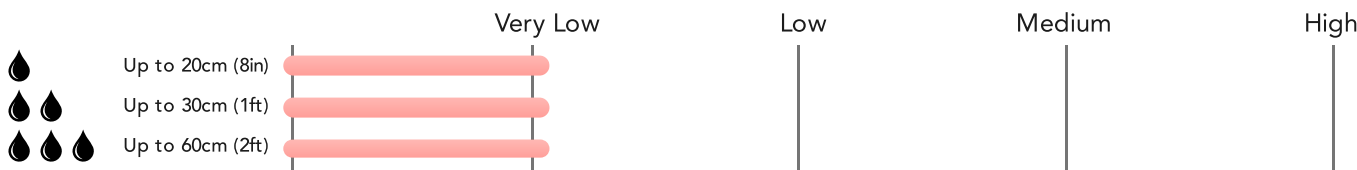


Risk Rating: Very low

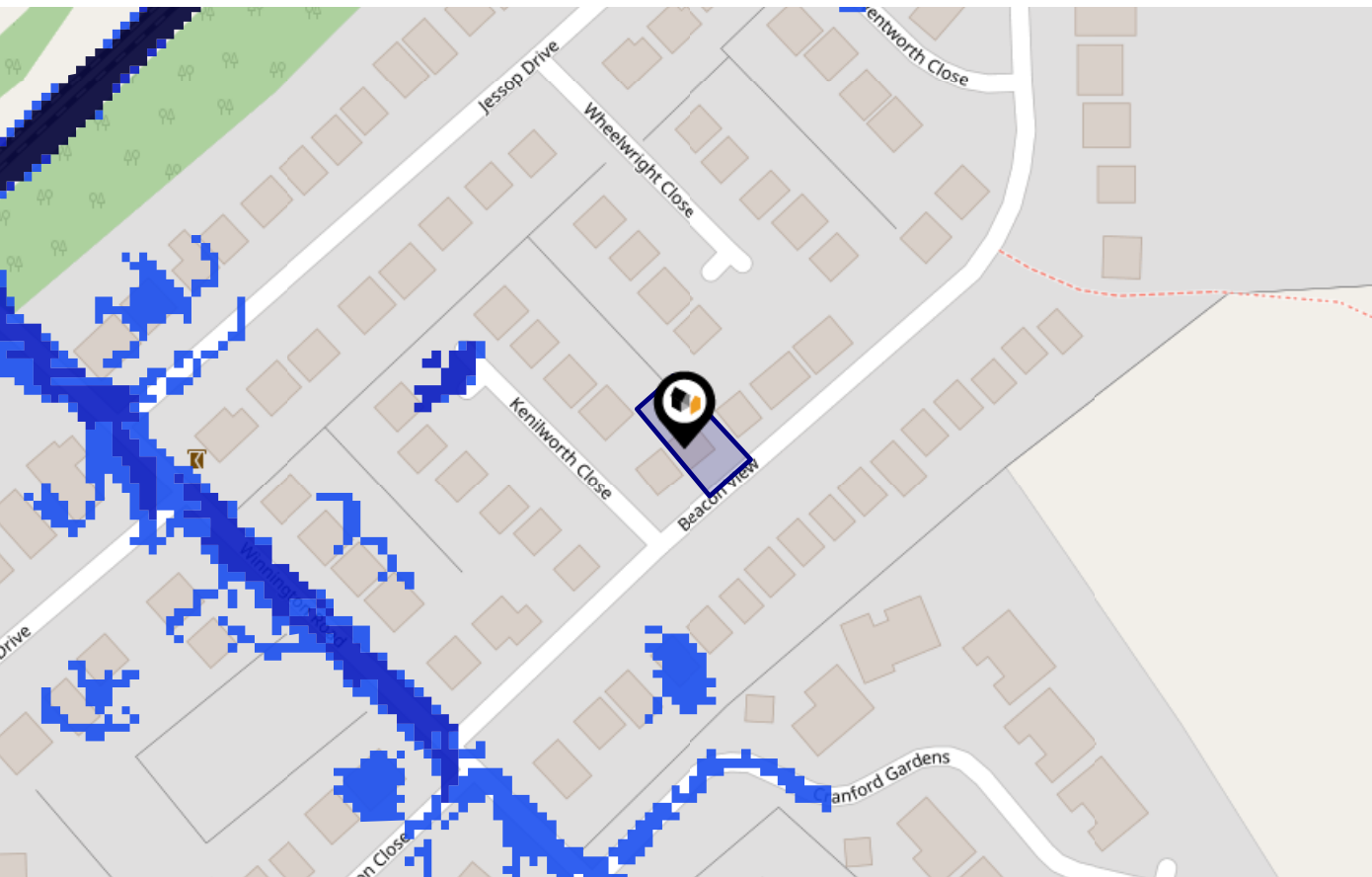
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **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.

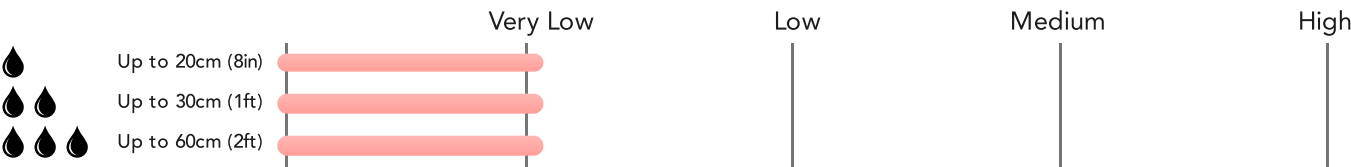


Risk Rating: Very low

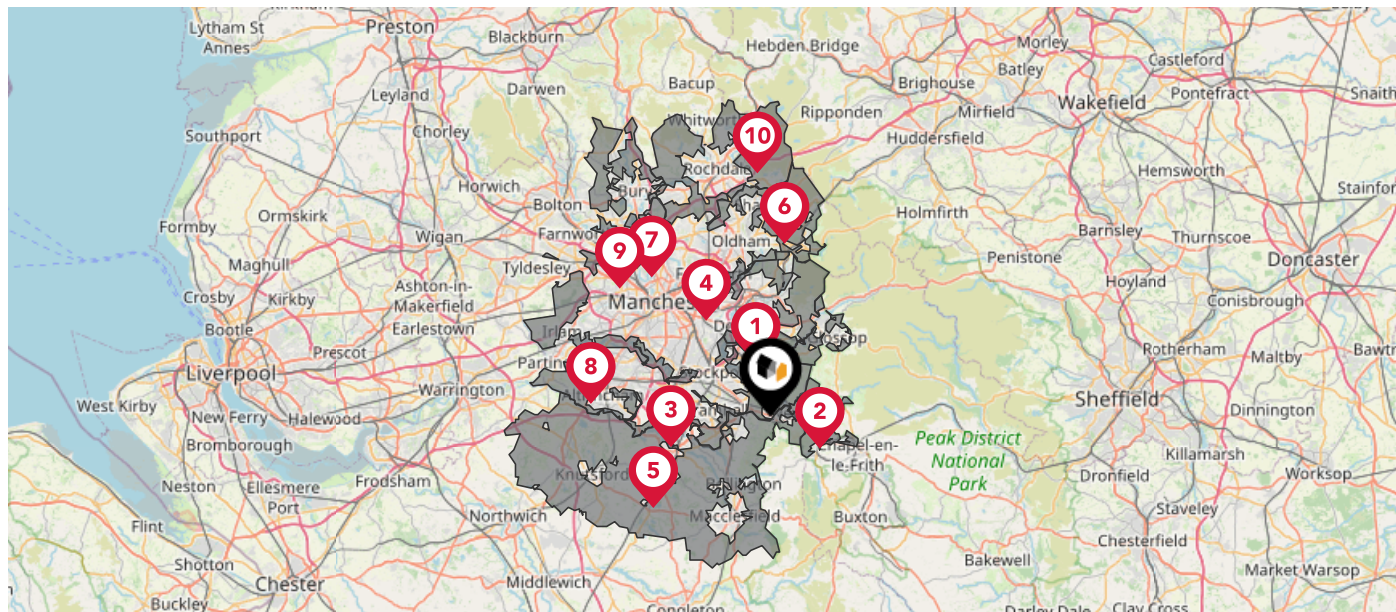
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Chance of flooding to the following depths at this property:



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 - Bury

8

Merseyside and Greater Manchester Green Belt - Trafford

9

Merseyside and Greater Manchester Green Belt - Salford

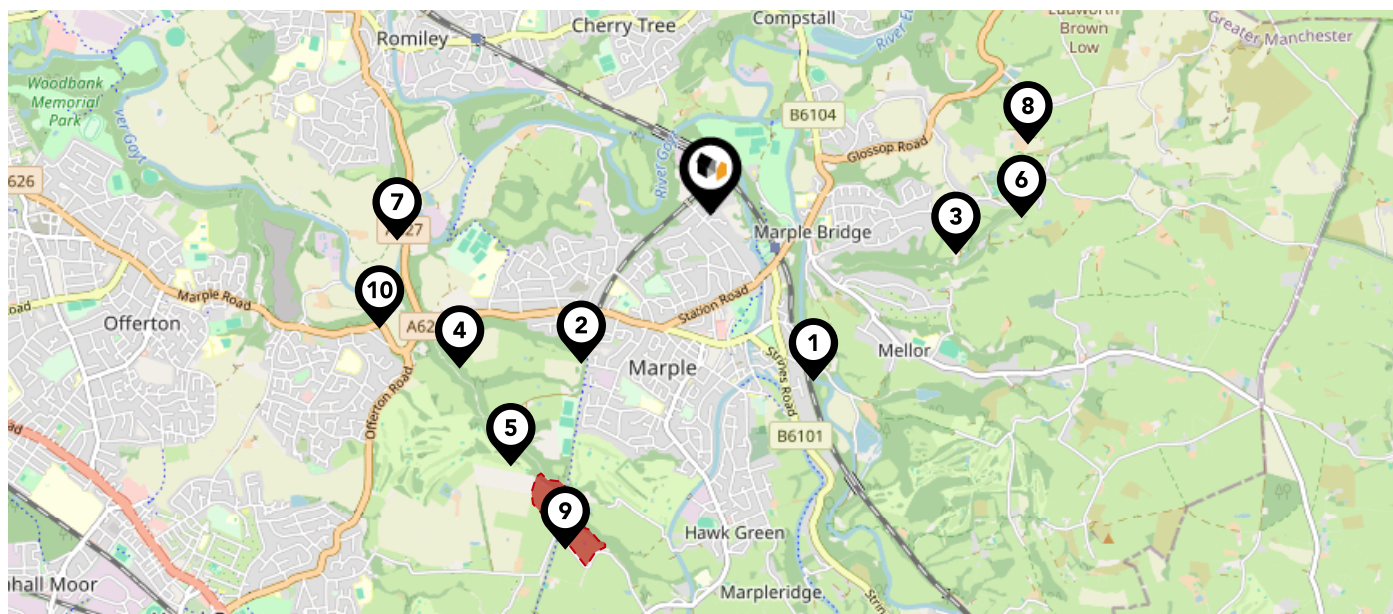
10

Merseyside and Greater Manchester Green Belt - Rochdale

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	Lakes Road Landfill-Greater Manchester	Historic Landfill	
2	Rose Hill-Marple, Greater Manchester	Historic Landfill	
3	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill	
4	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill	
5	Wood Farm-Marple	Historic Landfill	
6	Mill Brow Farm-Marple, Greater Manchester	Historic Landfill	
7	Waterside Farm East-Bredbury, Greater Manchester	Historic Landfill	
8	Sun Hill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	
9	EA/EPR/WP3392CP/V006	Active Landfill	
10	North of Bongs Farm-Greater Manchester	Historic Landfill	

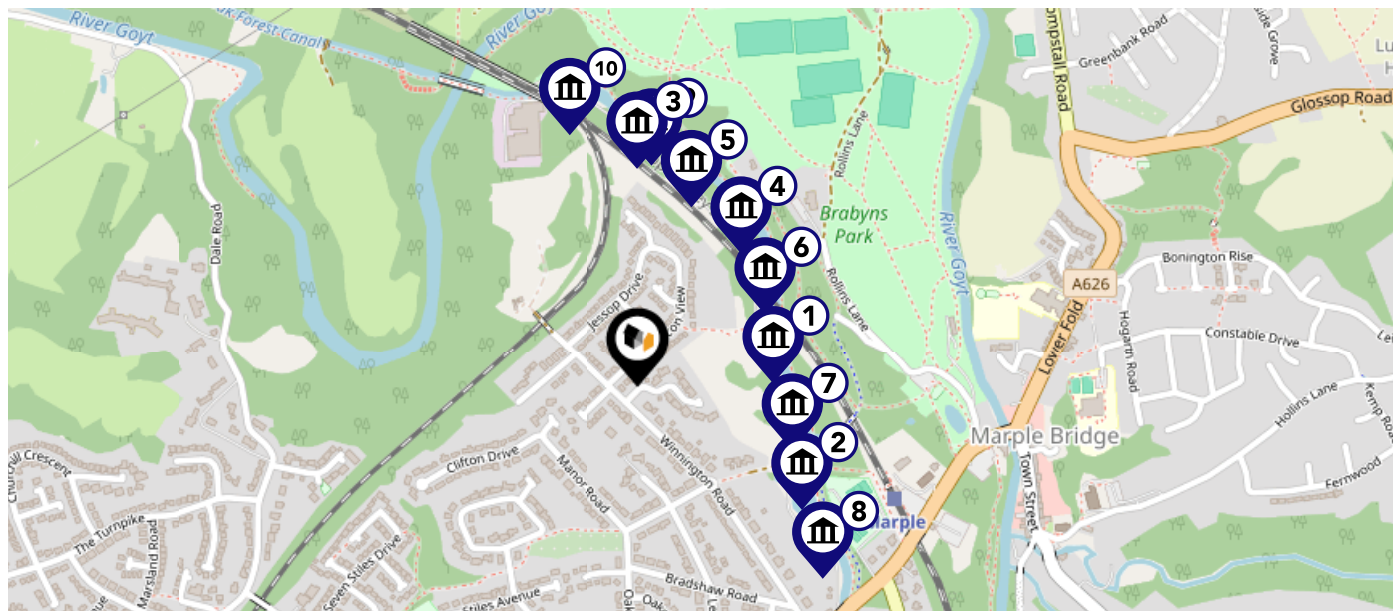
Maps

Listed Buildings

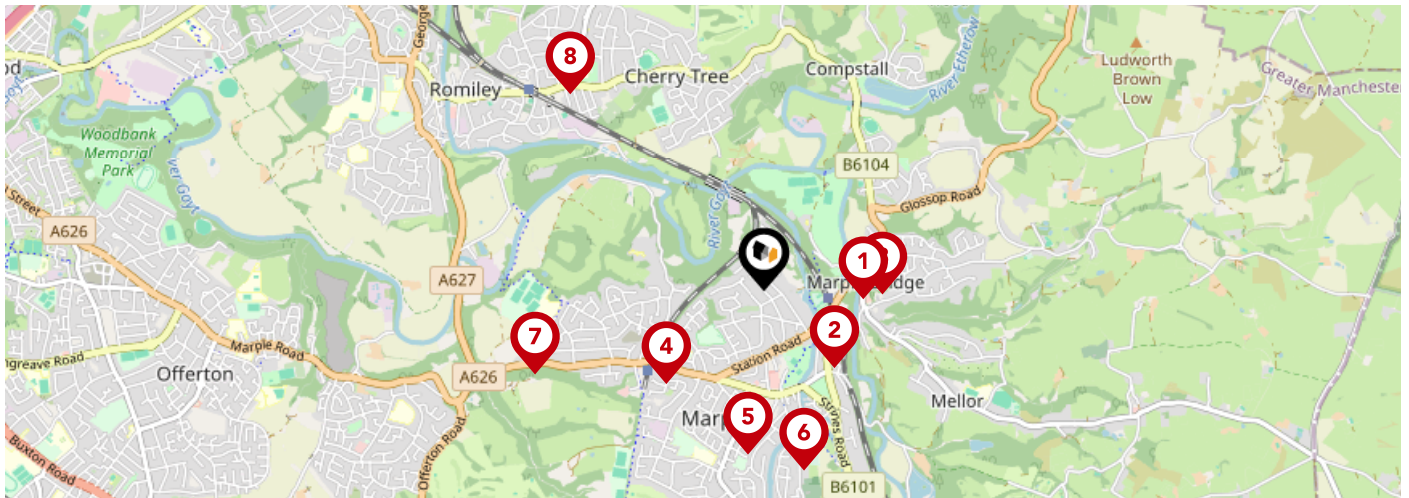
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SALES AND LETTINGS

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



Listed Buildings in the local district		Grade	Distance
	1242290 - Marple Locks Number 5 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.2 miles
	1242291 - Marple Locks Number 7 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.2 miles
	1260090 - Marple Locks Number 1 And Adjoining Adjoining Footbridge On Peak Forest Canal	Grade II	0.2 miles
	1242289 - Marple Locks Number 3 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.2 miles
	1242288 - Marple Locks Number 2 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.2 miles
	1260091 - Marple Locks Number 4 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.2 miles
	1260092 - Marple Locks Number 6 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.2 miles
	1242292 - Marple Locks Number 8 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.3 miles
	1260088 - Bottomlock House On Peak Forest Canal	Grade II	0.3 miles
	1242268 - Number 16 Bridge On Peak Forest Canal	Grade II	0.3 miles

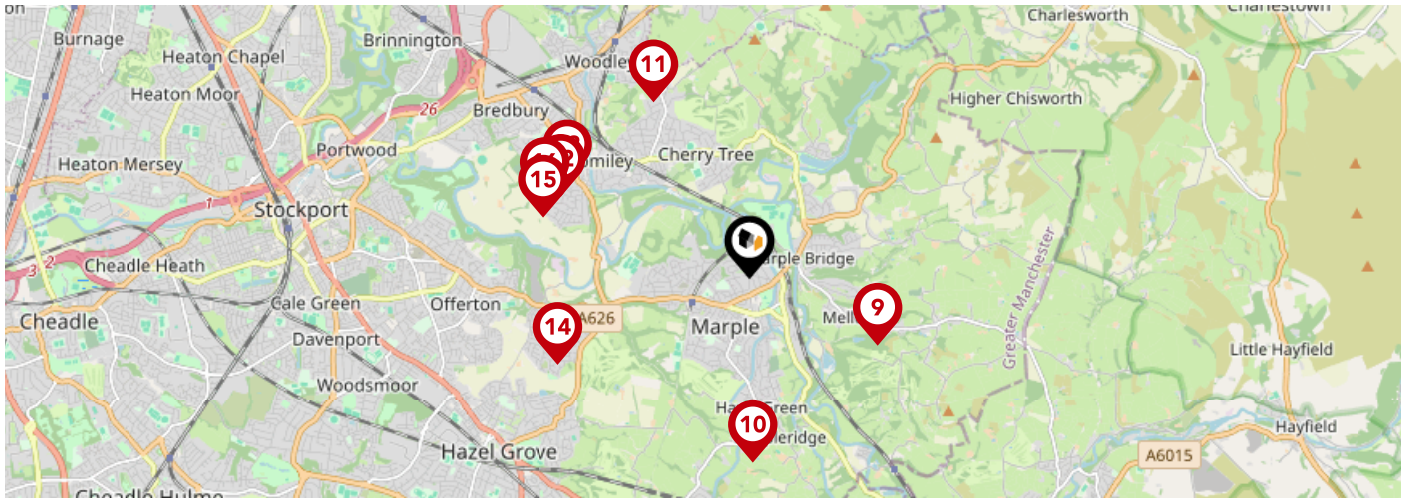


		Nursery	Primary	Secondary	College	Private
1	Ludworth Primary School Ofsted Rating: Good Pupils: 363 Distance:0.44	☐	☒	☐	☐	☐
2	Brabyns Preparatory School Ofsted Rating: Not Rated Pupils: 92 Distance:0.46	☐	☒	☐	☐	☐
3	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 224 Distance:0.52	☐	☒	☐	☐	☐
4	Rose Hill Primary School Ofsted Rating: Good Pupils: 530 Distance:0.6	☐	☒	☐	☐	☐
5	Acorns School Ofsted Rating: Good Pupils: 34 Distance:0.73	☐	☐	☒	☐	☐
6	All Saints Church of England Primary School Marple Ofsted Rating: Good Pupils: 212 Distance:0.81	☐	☒	☐	☐	☐
7	Marple Hall School Ofsted Rating: Good Pupils: 1557 Distance:1.07	☐	☐	☒	☐	☐
8	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.22	☐	☒	☐	☐	☐

Area Schools

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SALES AND LETTINGS



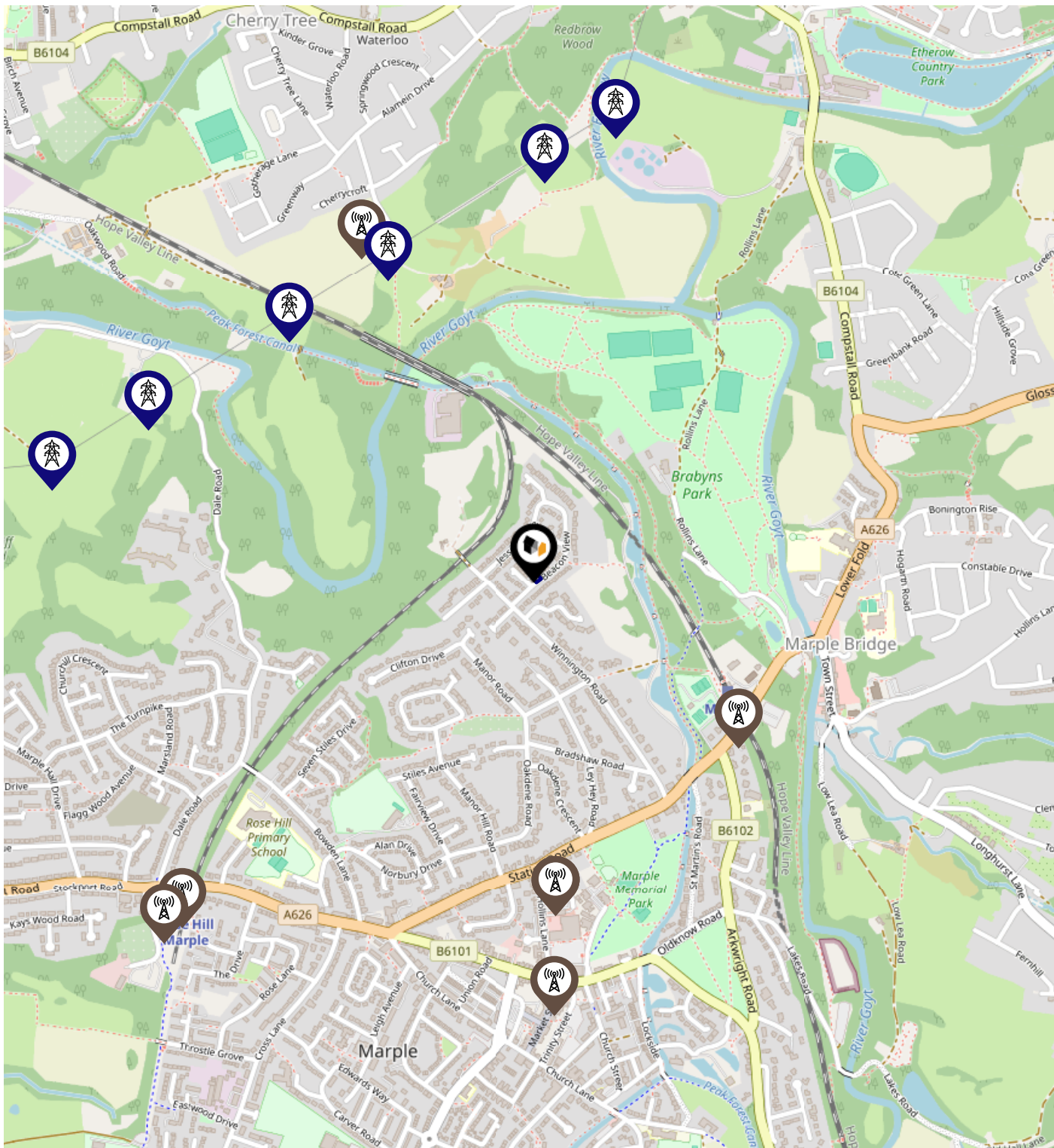
		Nursery	Primary	Secondary	College	Private
	Mellor Primary School Ofsted Rating: Good Pupils: 230 Distance:1.28	☐	☒	☐	☐	☐
	Windlehurst School Ofsted Rating: Good Pupils: 51 Distance:1.64	☐	☐	☒	☐	☐
	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:1.76	☐	☒	☐	☐	☐
	Harrytown Catholic High School Ofsted Rating: Good Pupils: 795 Distance:1.81	☐	☐	☒	☐	☐
	St Christopher's Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:1.81	☐	☒	☐	☐	☐
	Warren Wood Primary School Ofsted Rating: Good Pupils: 428 Distance:1.86	☐	☒	☐	☐	☐
	Bredbury Green Primary School Ofsted Rating: Requires improvement Pupils: 233 Distance:1.9	☐	☒	☐	☐	☐
	Werneth School Ofsted Rating: Serious Weaknesses Pupils: 1072 Distance:1.93	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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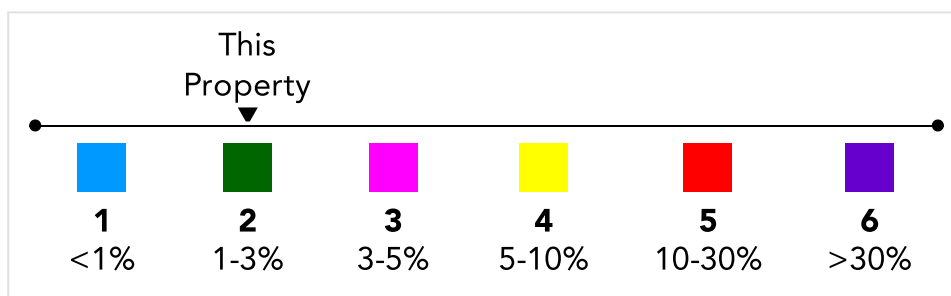
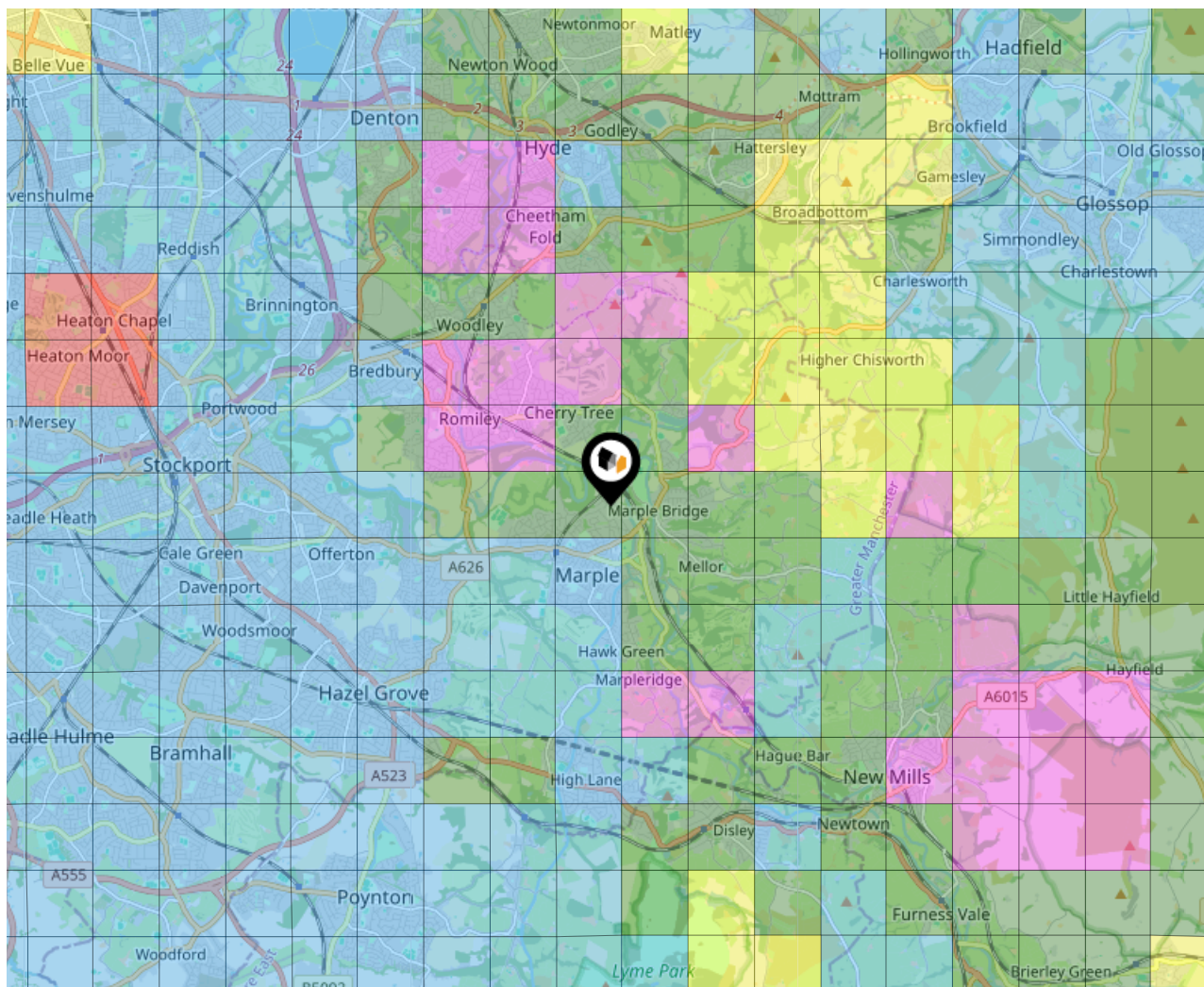


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

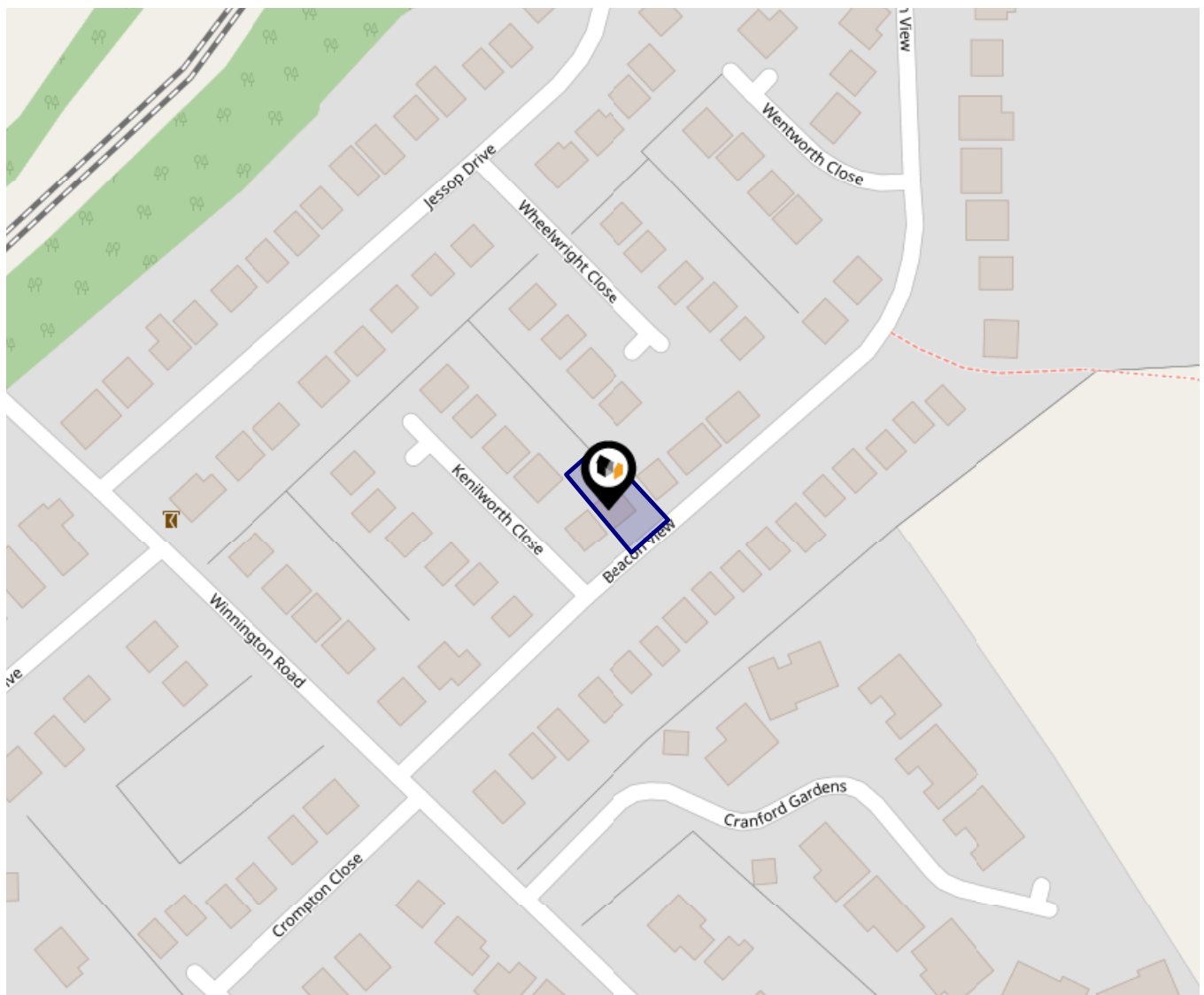
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



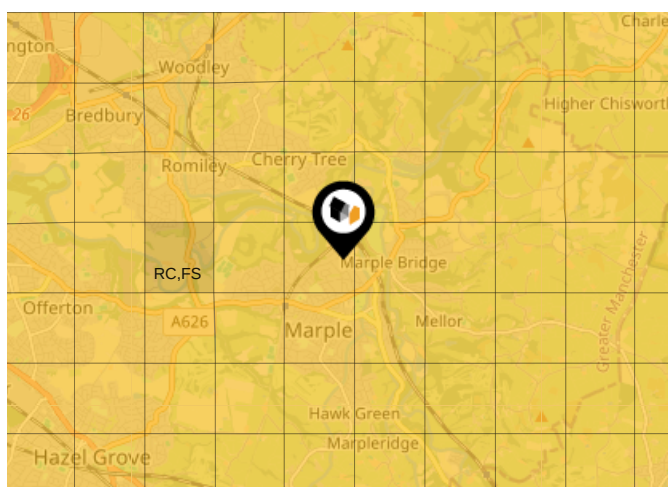
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

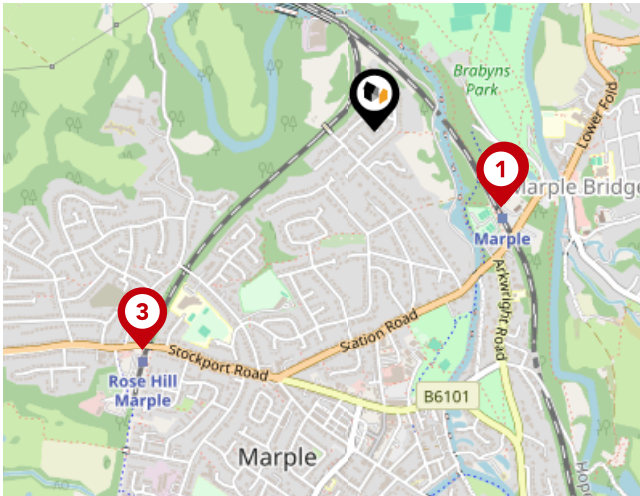
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area

Transport (National)

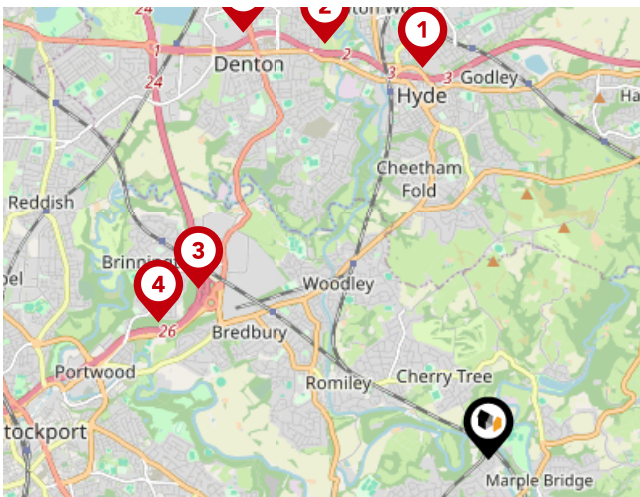
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SALES AND LETTINGS



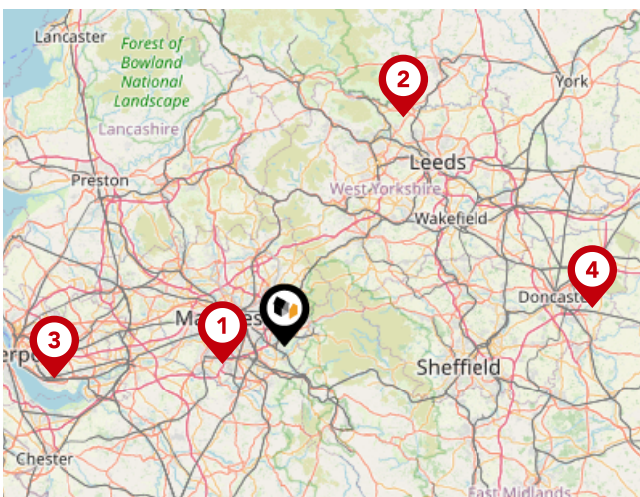
National Rail Stations

Pin	Name	Distance
1	Marple Rail Station	0.33 miles
2	Marple Rail Station	0.33 miles
3	Rose Hill Marple Rail Station	0.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	3.5 miles
2	M67 J2	3.95 miles
3	M60 J25	2.97 miles
4	M60 J26	3.16 miles
5	M67 J1	4.35 miles



Airports/Helipads

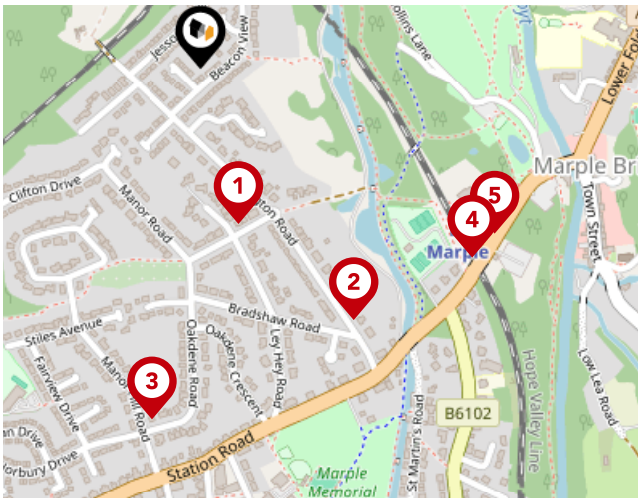
Pin	Name	Distance
1	Manchester Airport	9.21 miles
2	Leeds Bradford Airport	36.22 miles
3	Speke	32.96 miles
4	Finningley	43.73 miles

Area

Transport (Local)

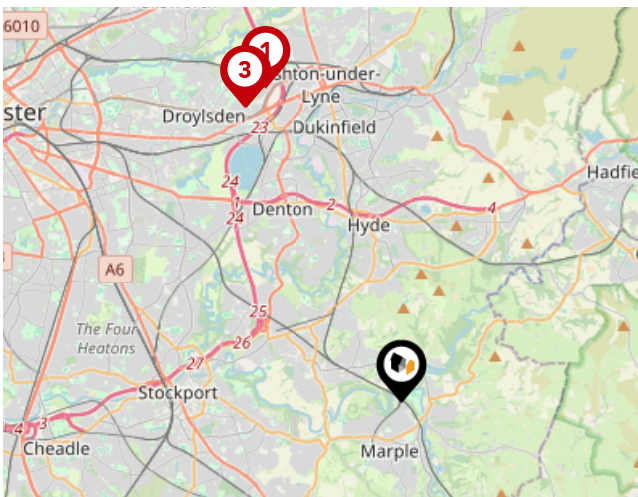
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Bus Stops/Stations

Pin	Name	Distance
1	Grosvenor Road	0.18 miles
2	Winnington Road	0.33 miles
3	Oakdene Road	0.39 miles
4	Marple Station	0.37 miles
5	Marple Station	0.37 miles



Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	6.05 miles
2	Audenshaw (Manchester Metrolink)	5.87 miles
3	Audenshaw (Manchester Metrolink)	5.9 miles

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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

Testimonial 1



My partner and I purchased our first home through Lawler's Marple office recently and we were really impressed with the service. They were friendly and approachable and responded really quickly to any queries we had. They kept us updated regularly throughout the process and we'd definitely recommend them to our friends and family.

Testimonial 2



Use Lawlers in Marple to sell my late Aunties house which completed last month and I felt that they did a great job. Dealt mainly with Janine who updated us every step of the way, in a timely manner although all staff that I had contact with were friendly and helpful. Not easy to choose an Estate Agent to sell your house as they all charge roughly the same price but I would say that Lawlers Marple is a well run branch with knowledgeable staff.

Testimonial 3



Brilliant experience from Lawler when purchasing our house. Always very helpful and kept us in the loop throughout the process. It was always very easy to contact them and our move was completed successfully.

Testimonial 4



Lawlers were not our Estate Agent, but acted for the person we recently bought our house from in Marple. Given that we were not paying Lawlers any fee, Ellie (branch Manager of Marple) was fantastic. Ellie kept us upto speed throughout the conveyance, but really helped out once we had moved in. There were some niggly issues we needed help with. Ellie was quick replying to calls and emails has been a great help. Would happily recommend Lawlers...



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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.



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