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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd September 2025



MARINA DRIVE, MARPLE, STOCKPORT, SK6

Lawler & Co | Marple

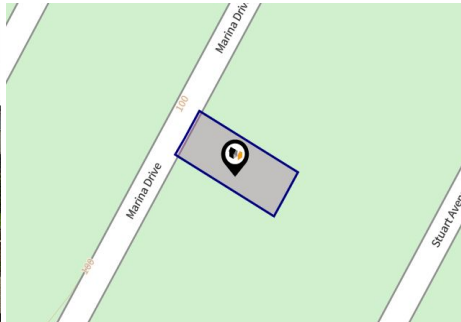
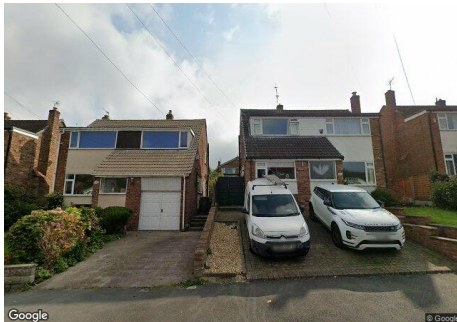
36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

marple@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,237 ft ² / 115 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£3,025		
Title Number:	GM94900		

Local Area

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

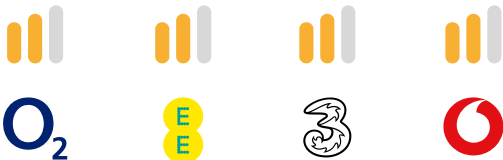
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

11	70	1800
mb/s	mb/s	mb/s

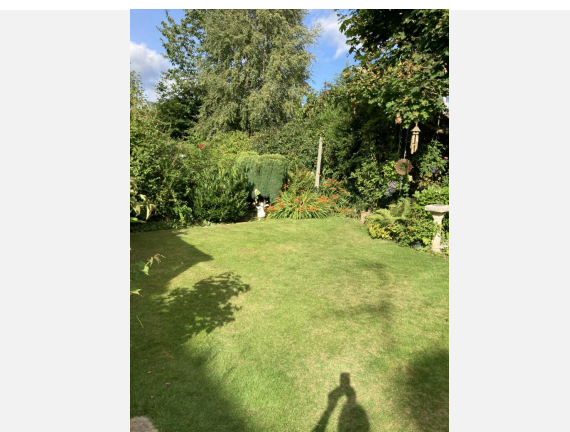
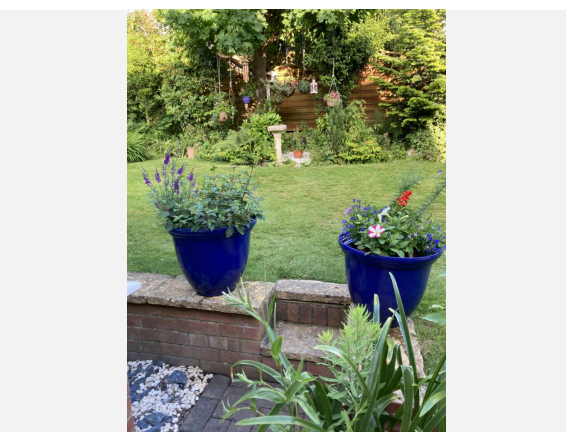
Mobile Coverage:

(based on calls indoors)

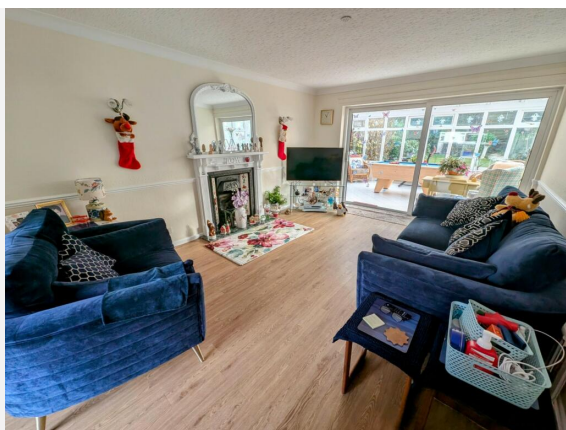


Satellite/Fibre TV Availability:

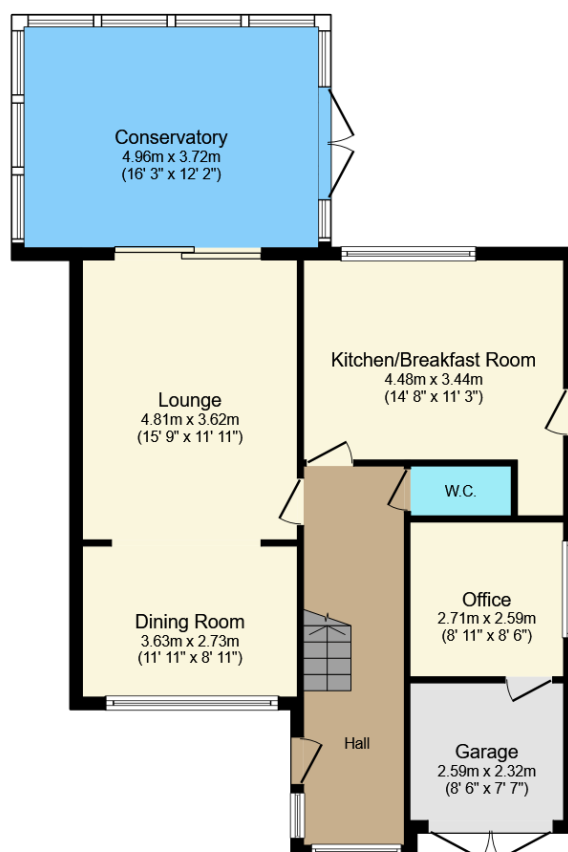




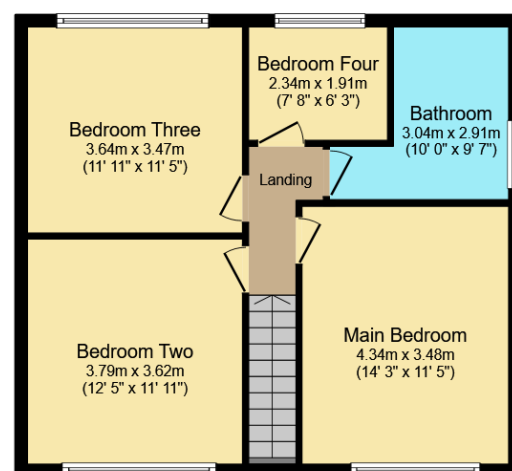




MARINA DRIVE, MARPLE, STOCKPORT, SK6



Ground Floor
Floor area 88.7 m² (954 sq.ft.)

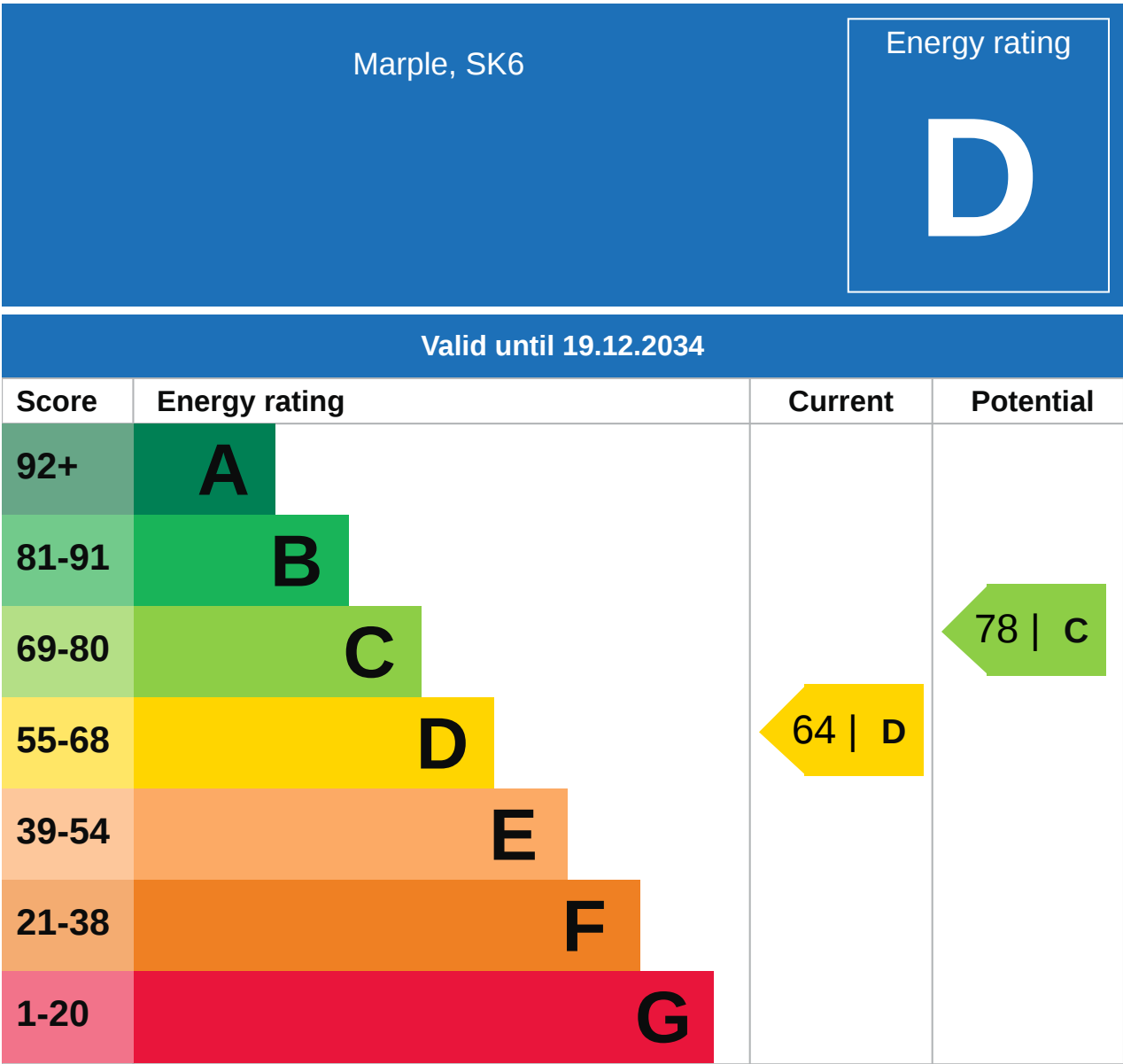


First Floor
Floor area 59.6 m² (642 sq.ft.)

TOTAL: 148.3 m² (1,596 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property
EPC - Certificate



Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	115 m ²

Market Sold in Street

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SALES AND LETTINGS

26, Marina Drive, Stockport, SK6 6JL

Last Sold Date: 05/05/2023
Last Sold Price: £390,000

34, Marina Drive, Stockport, SK6 6JL

Last Sold Date:	31/03/2023	24/11/2006	30/07/2004
Last Sold Price:	£470,000	£242,500	£220,000

32, Marina Drive, Stockport, SK6 6JL

Last Sold Date:	18/11/2022	12/06/2014
Last Sold Price:	£475,000	£294,000

42, Marina Drive, Stockport, SK6 6JL

Last Sold Date:	23/07/2021	17/08/2017
Last Sold Price:	£410,000	£330,000

28, Marina Drive, Stockport, SK6 6JL

Last Sold Date:	17/02/2021	29/01/2010	24/06/2002	01/06/2000
Last Sold Price:	£450,000	£210,000	£147,500	£115,000

49, Marina Drive, Stockport, SK6 6JL

Last Sold Date:	07/04/2017	30/06/2016
Last Sold Price:	£350,000	£260,000

29, Marina Drive, Stockport, SK6 6JL

Last Sold Date:	30/03/2016	21/11/2013
Last Sold Price:	£195,000	£187,500

31, Marina Drive, Stockport, SK6 6JL

Last Sold Date: 17/09/2014
Last Sold Price: £290,000

37, Marina Drive, Stockport, SK6 6JL

Last Sold Date: 11/11/2010
Last Sold Price: £285,000

30, Marina Drive, Stockport, SK6 6JL

Last Sold Date: 26/06/2008
Last Sold Price: £238,000

44, Marina Drive, Stockport, SK6 6JL

Last Sold Date: 18/05/2006
Last Sold Price: £273,000

48, Marina Drive, Stockport, SK6 6JL

Last Sold Date: 20/12/2004
Last Sold Price: £249,950

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

38, Marina Drive, Stockport, SK6 6JL

Last Sold Date: 03/06/2004
Last Sold Price: £220,000

41, Marina Drive, Stockport, SK6 6JL

Last Sold Date: 01/07/1998
Last Sold Price: £114,500

39, Marina Drive, Stockport, SK6 6JL

Last Sold Date: 15/08/1996
Last Sold Price: £104,950

51, Marina Drive, Stockport, SK6 6JL

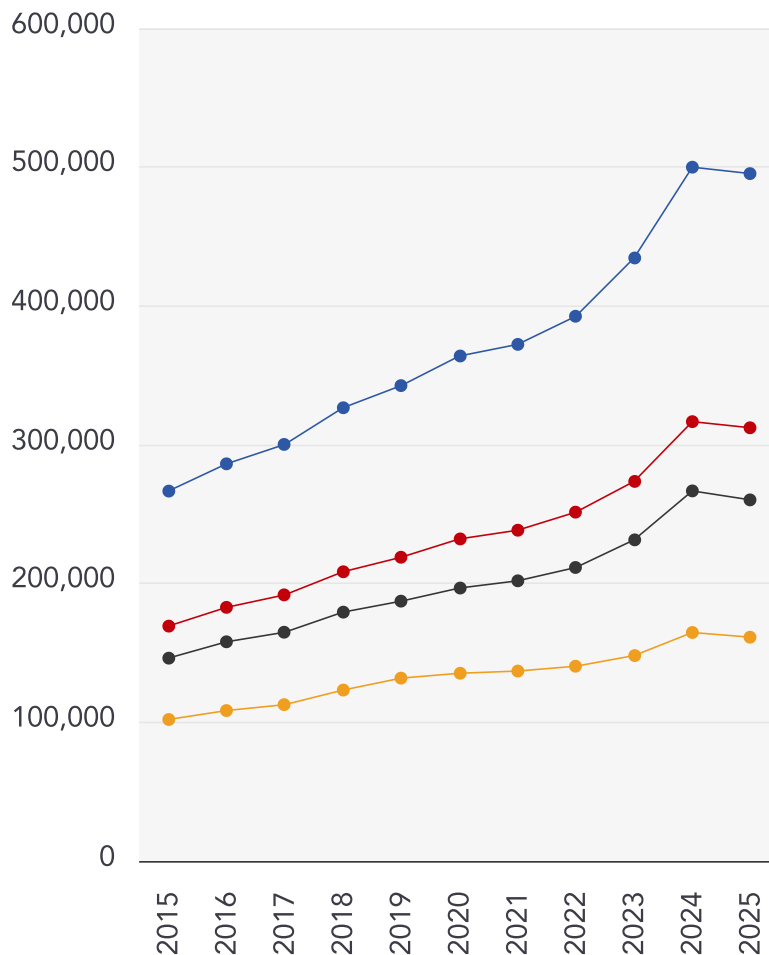
Last Sold Date: 18/09/1995
Last Sold Price: £88,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in SK6



Detached

+85.82%

Semi-Detached

+84.43%

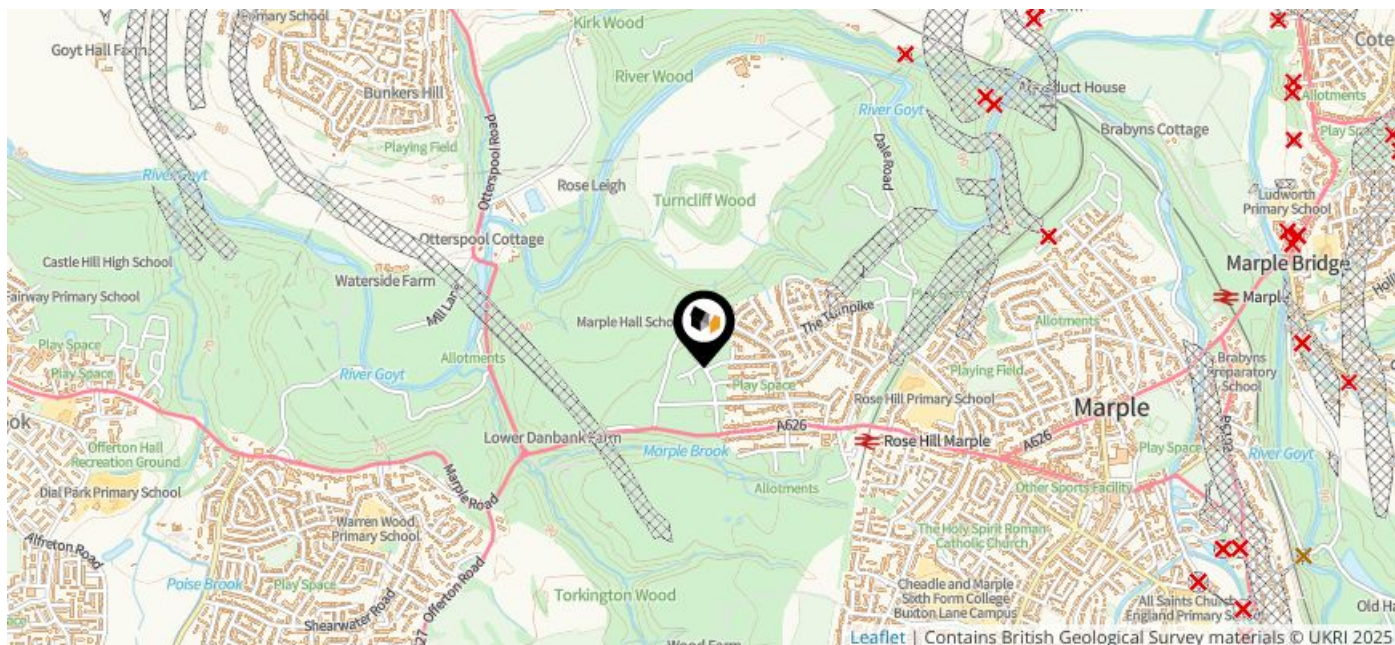
Terraced

+78.01%

Flat

+58.14%

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.

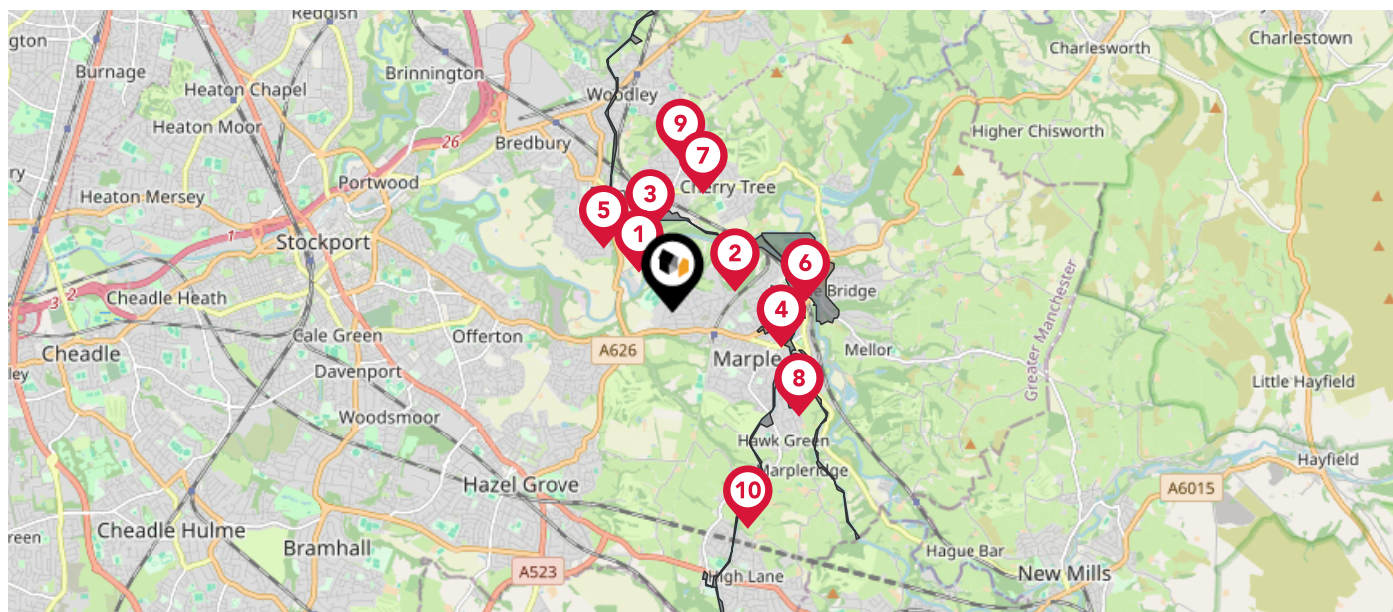
Maps

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

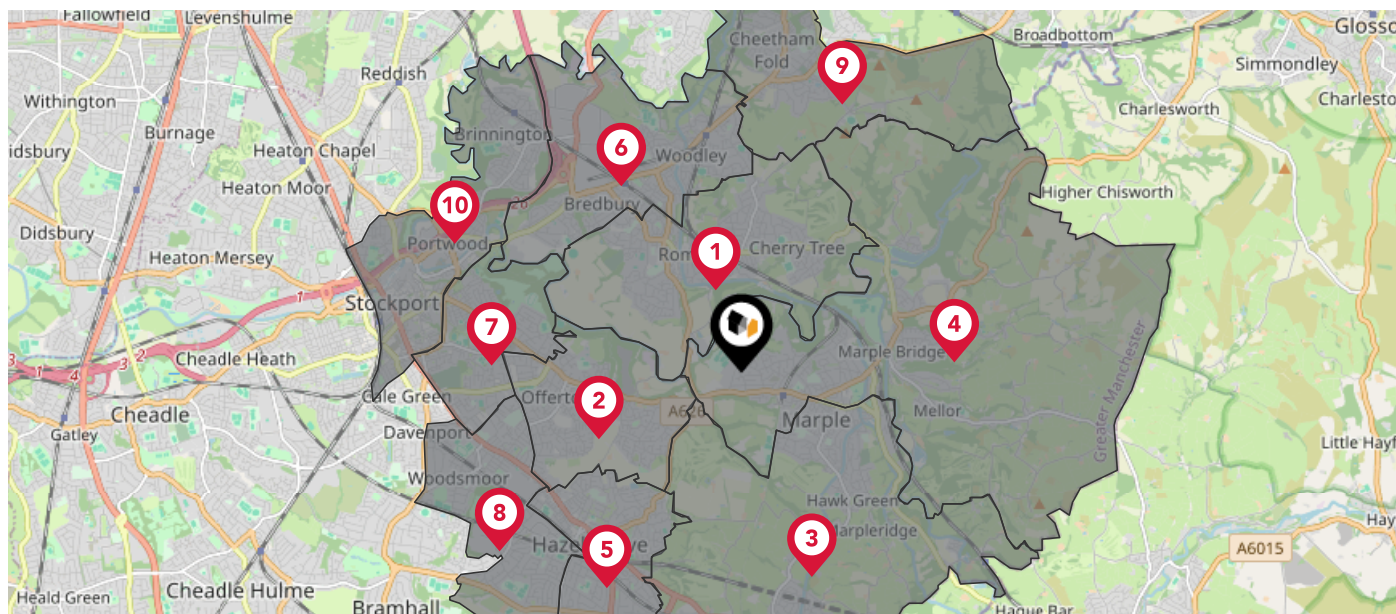
Maps

Council Wards

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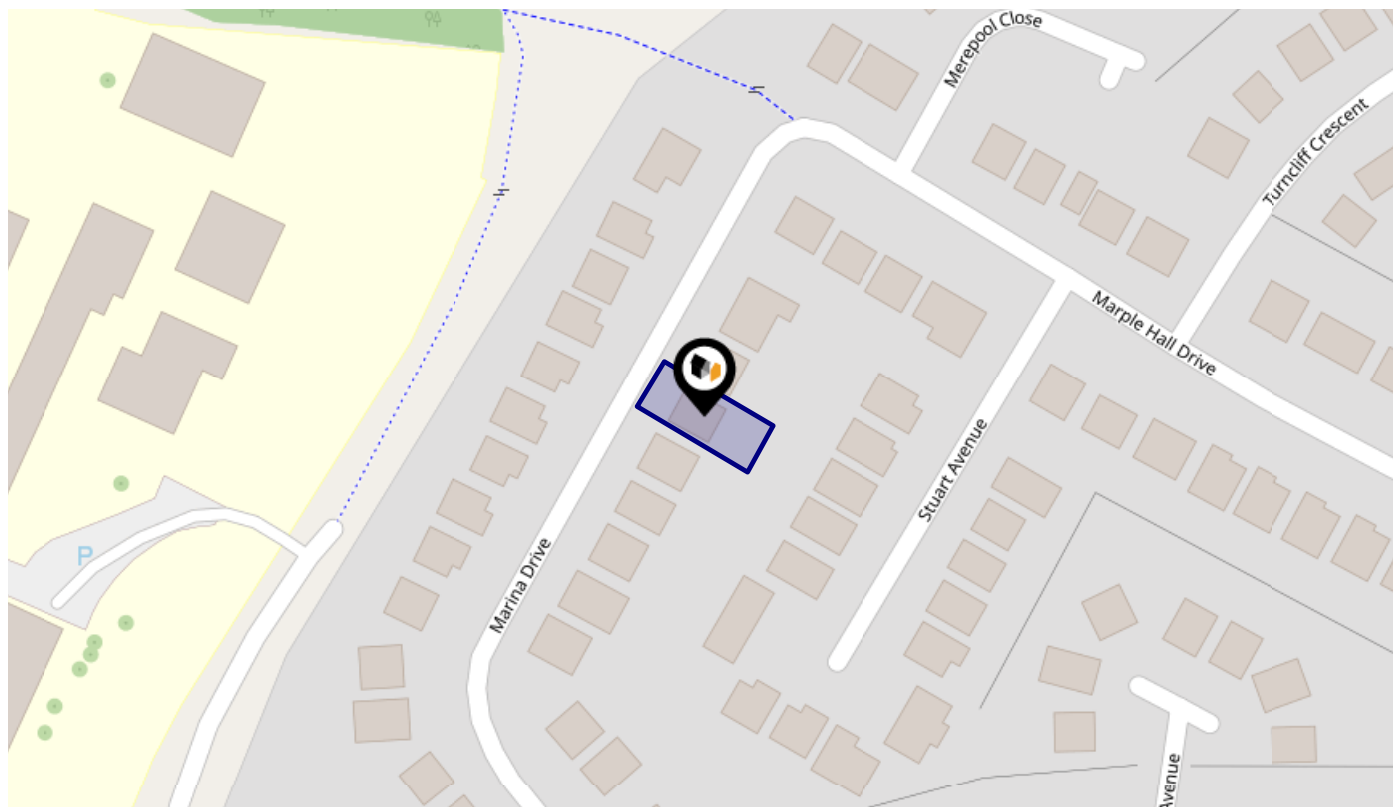
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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



Rail Noise Data

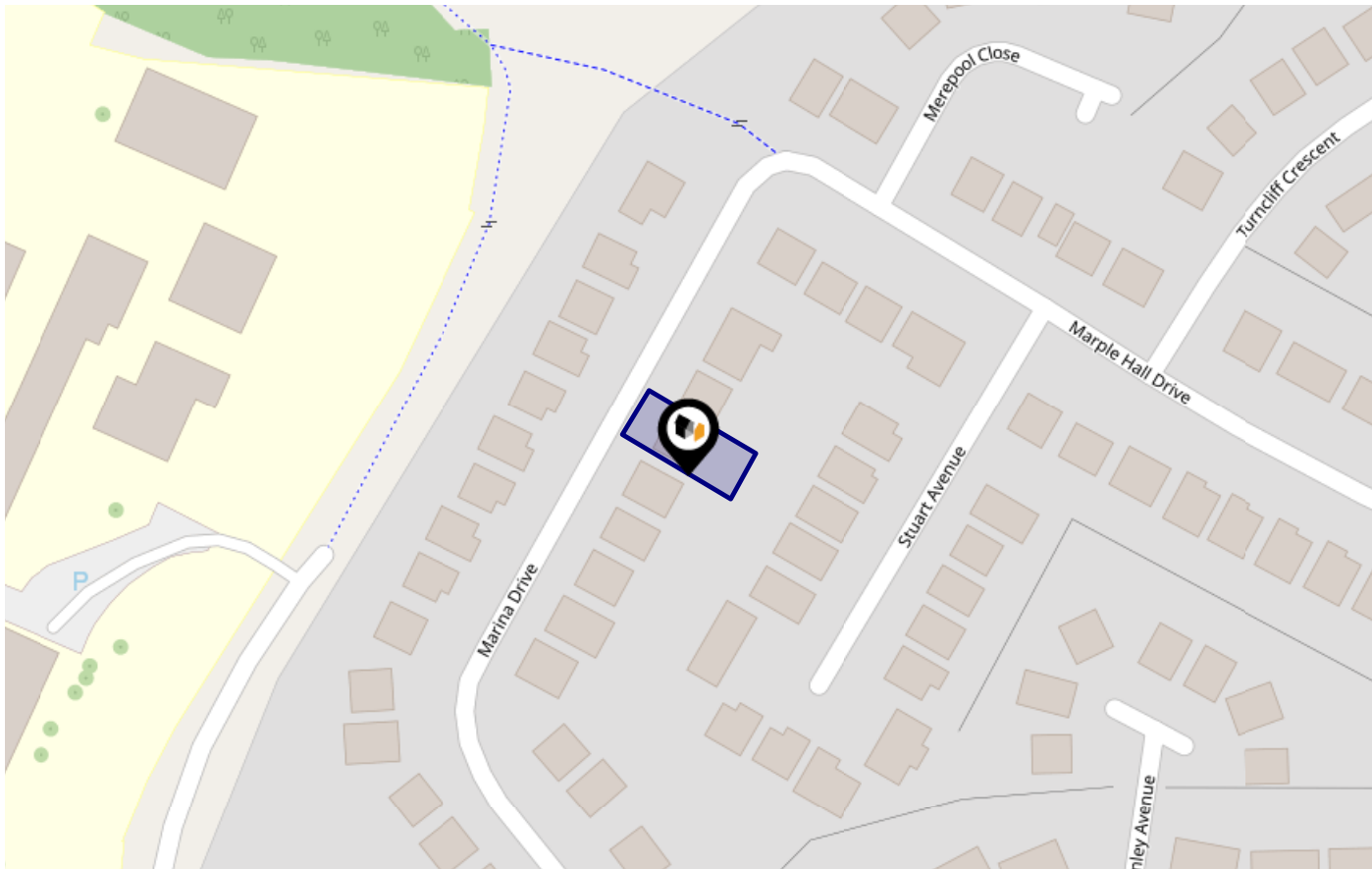
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

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

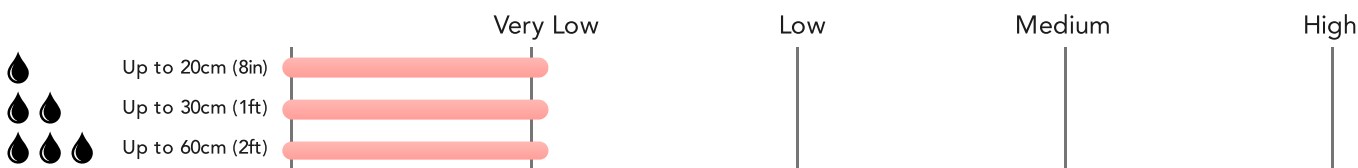


Risk Rating: Very low

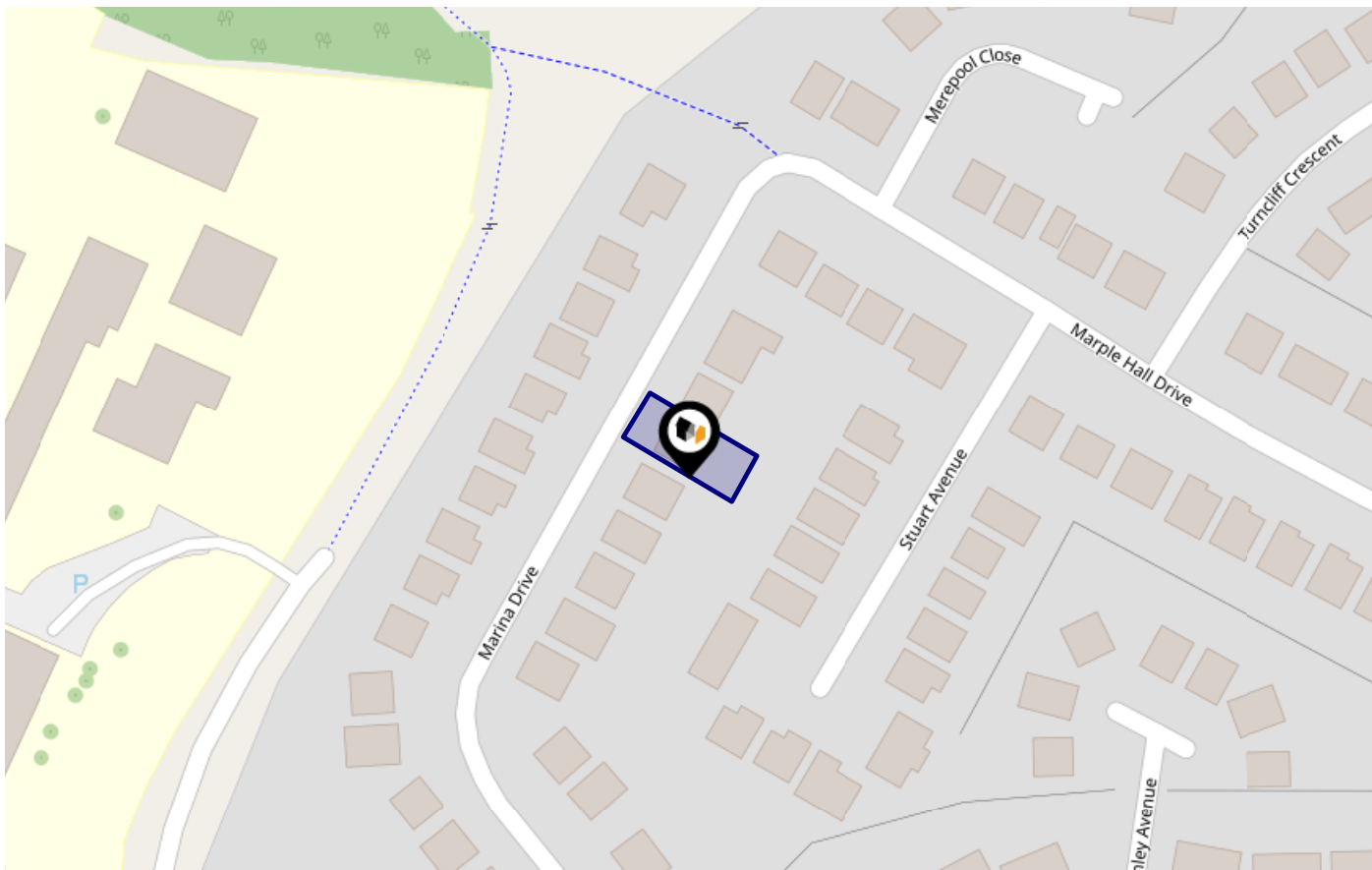
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

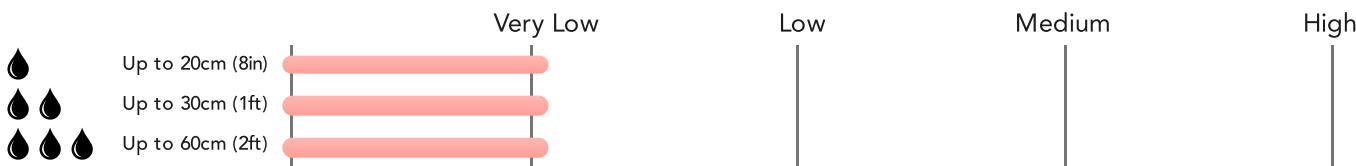


Risk Rating: Very low

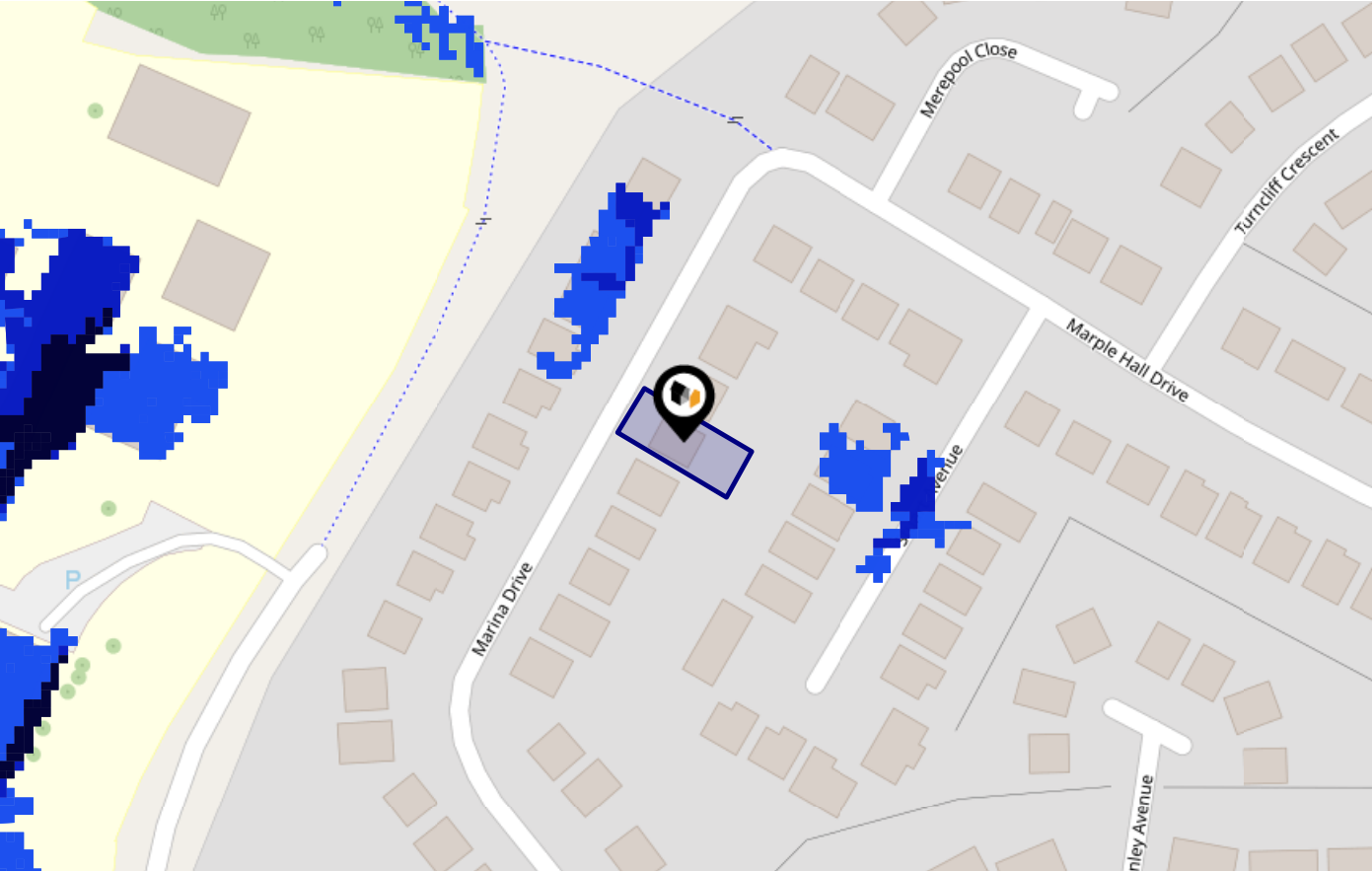
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Chance of flooding to the following depths at this property:



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

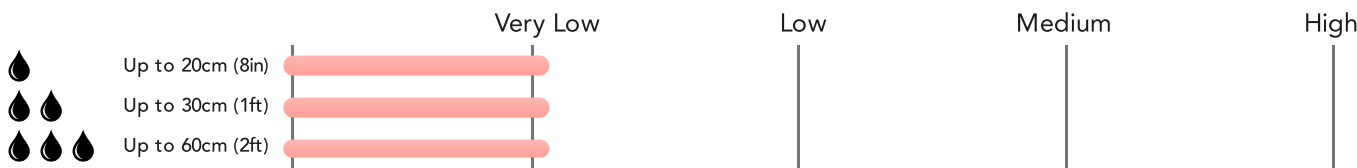


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Chance of flooding to the following depths at this property:



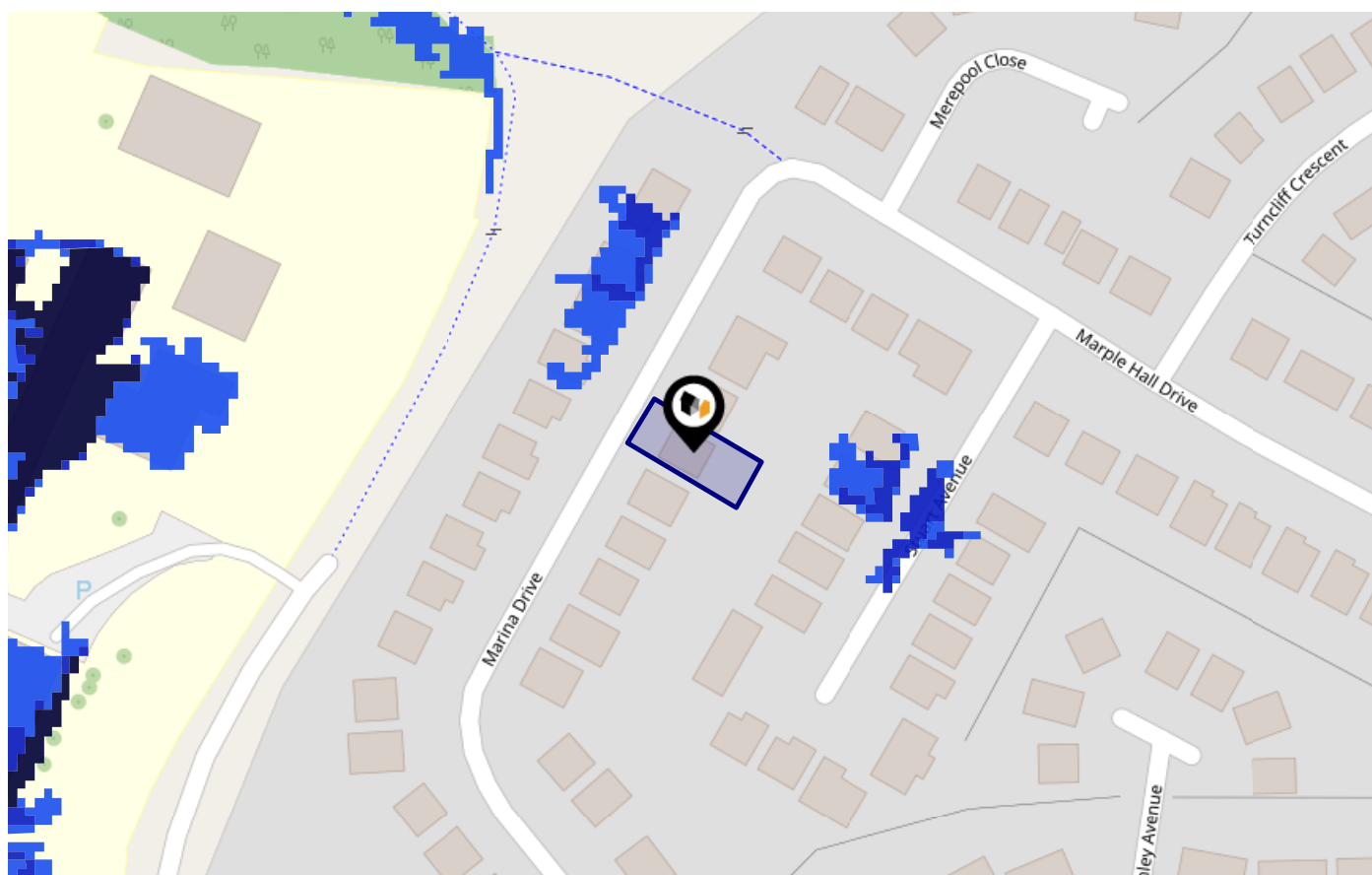
Flood Risk

Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

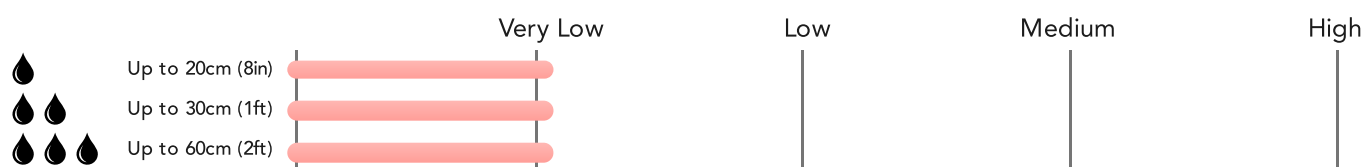


Risk Rating: Very low

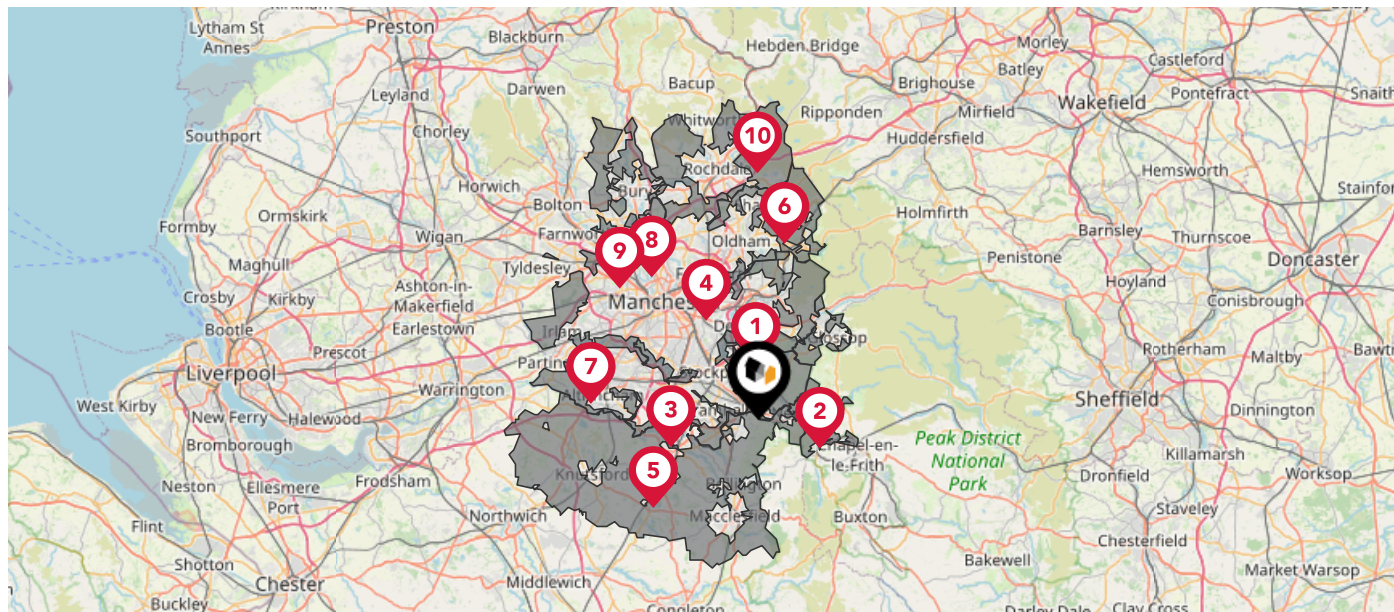
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Tameside

2

Merseyside and Greater Manchester Green Belt - High Peak

3

Merseyside and Greater Manchester Green Belt - Stockport

4

Merseyside and Greater Manchester Green Belt - Manchester

5

Merseyside and Greater Manchester Green Belt - Cheshire East

6

Merseyside and Greater Manchester Green Belt - Oldham

7

Merseyside and Greater Manchester Green Belt - Trafford

8

Merseyside and Greater Manchester Green Belt - Bury

9

Merseyside and Greater Manchester Green Belt - Salford

10

Merseyside and Greater Manchester Green Belt - Rochdale

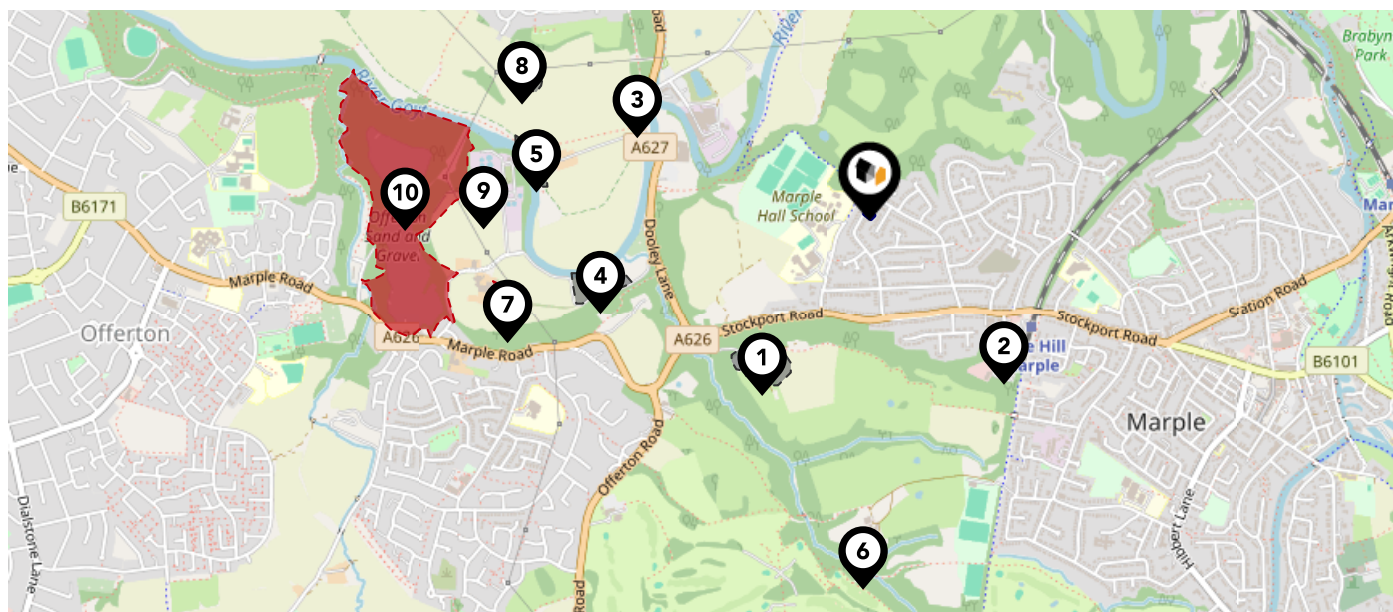
Maps

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	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill	
2	Rose Hill-Marple, Greater Manchester	Historic Landfill	
3	Waterside Farm East-Bredbury, Greater Manchester	Historic Landfill	
4	North of Bongs Farm-Greater Manchester	Historic Landfill	
5	Waterside Farm-Bredbury, Greater Manchester	Historic Landfill	
6	Wood Farm-Marple	Historic Landfill	
7	EA/EPR/GP3891CV/V007	Active Landfill	
8	Waterside Farm North-Bredbury, Greater Manchester	Historic Landfill	
9	Bongs Sewage Farm-Bongs Sewage Farm, Greater Manchester	Historic Landfill	
10	EA/EPR/QP3595VQ/V004	Active Landfill	

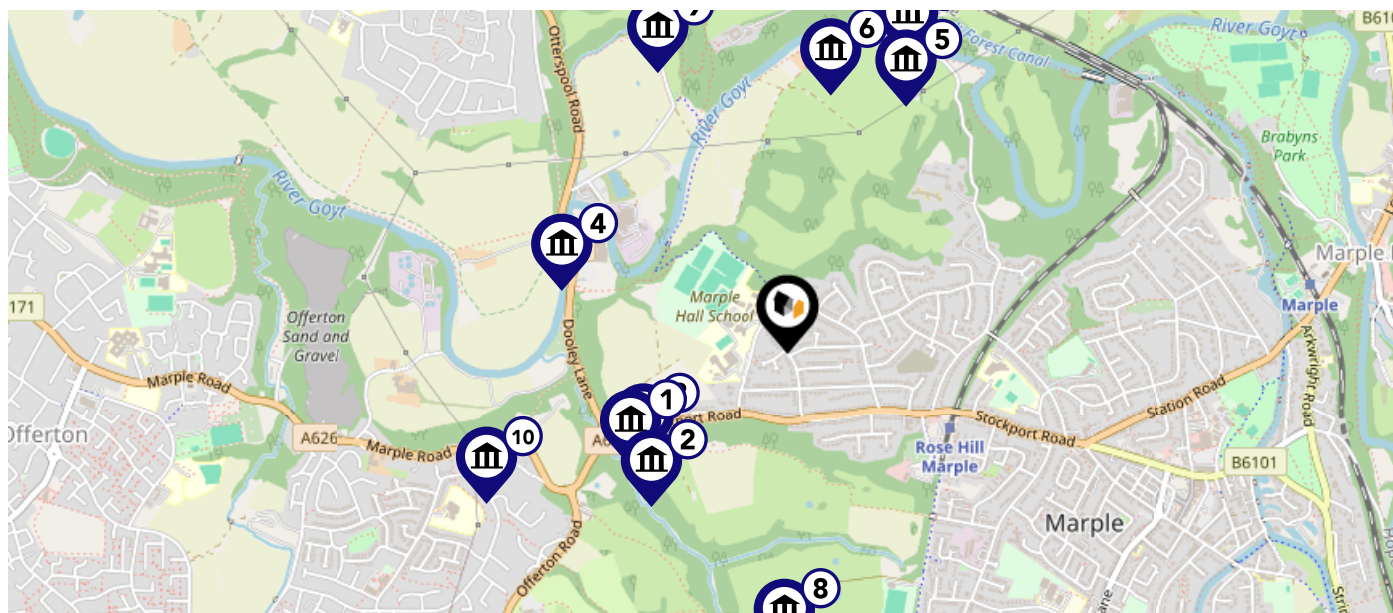
Maps

Listed Buildings

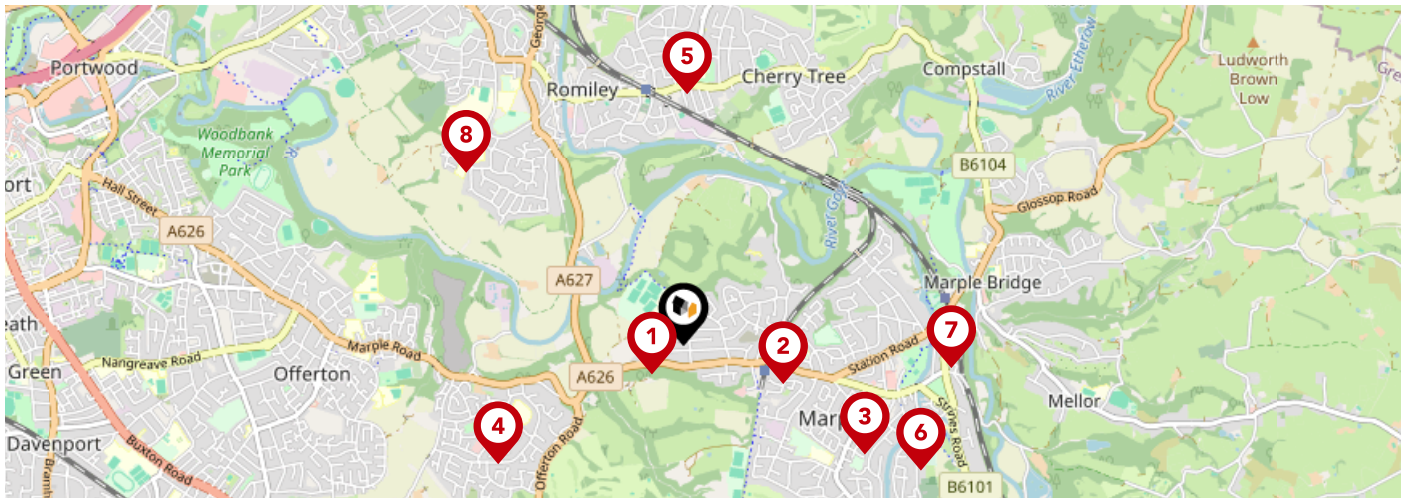
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SALES AND LETTINGS

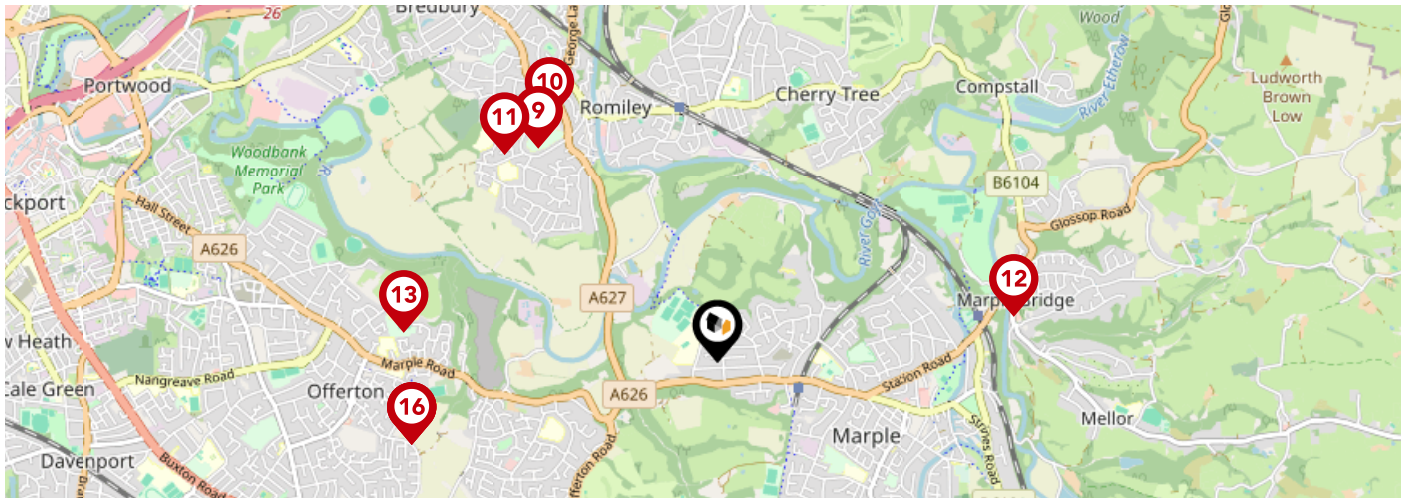
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1242468 - Lower Danbank Farmhouse	Grade II	0.4 miles
 1242469 - Old Manor Farm	Grade II	0.4 miles
 1260024 - Outbuildings At Lower Danbank Farm	Grade II	0.4 miles
 1242010 - Otterspool Bridge	Grade II	0.5 miles
 1242009 - Middle Dale Farmhouse	Grade II	0.6 miles
 1260229 - Lower Dale Farmhouse	Grade II	0.6 miles
 1117377 - Number 15 (east Entrance To Hydebank Tunnel) On Peak Forest Canal	Grade II	0.7 miles
 1242087 - Wood Farmhouse	Grade II	0.7 miles
 1259981 - Chadkirk Chapel	Grade II	0.7 miles
 1242498 - 4 And 6, Marple Old Road	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Marple Hall School Ofsted Rating: Good Pupils: 1557 Distance:0.19	☐	☐	☒	☐	☐
2	Rose Hill Primary School Ofsted Rating: Good Pupils: 530 Distance:0.47	☐	☒	☐	☐	☐
3	Acorns School Ofsted Rating: Good Pupils: 34 Distance:0.94	☐	☐	☒	☐	☐
4	Warren Wood Primary School Ofsted Rating: Good Pupils: 428 Distance:0.98	☐	☒	☐	☐	☐
5	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.11	☐	☒	☐	☐	☐
6	All Saints Church of England Primary School Marple Ofsted Rating: Good Pupils: 212 Distance:1.19	☐	☒	☐	☐	☐
7	Brabyns Preparatory School Ofsted Rating: Not Rated Pupils: 92 Distance:1.19	☐	☒	☐	☐	☐
8	Bredbury Green Primary School Ofsted Rating: Requires improvement Pupils: 233 Distance:1.23	☐	☒	☐	☐	☐



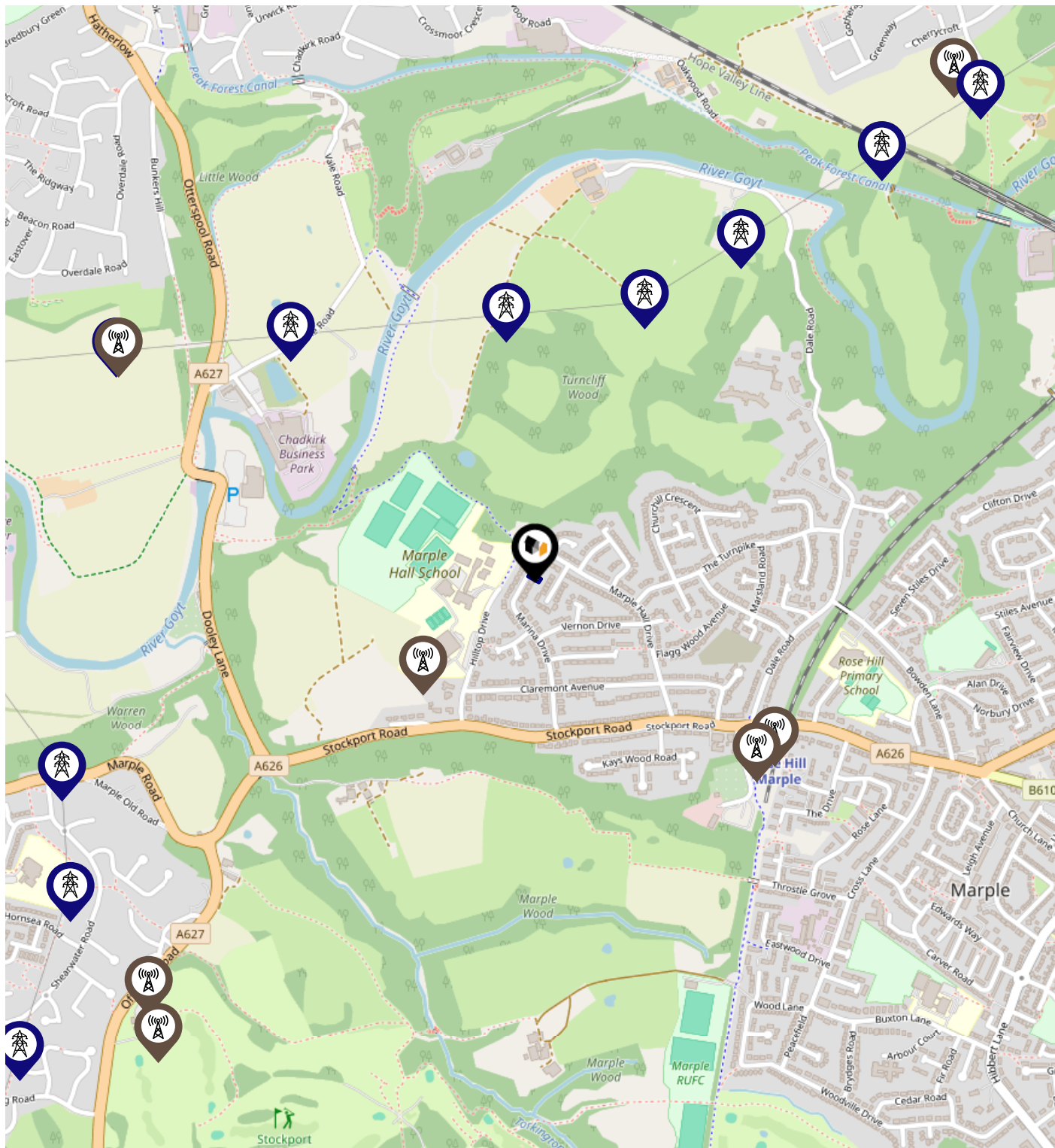
		Nursery	Primary	Secondary	College	Private
	Harrytown Catholic High School Ofsted Rating: Good Pupils: 795 Distance: 1.24	☐	☐	☒	☐	☐
	St Christopher's Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.3	☐	☒	☐	☐	☐
	Werneth School Ofsted Rating: Serious Weaknesses Pupils: 1072 Distance: 1.31	☐	☐	☒	☐	☐
	Ludworth Primary School Ofsted Rating: Good Pupils: 363 Distance: 1.33	☐	☒	☐	☐	☐
	Castle Hill High School Ofsted Rating: Outstanding Pupils: 341 Distance: 1.39	☐	☐	☒	☐	☐
	Dial Park Primary School Ofsted Rating: Good Pupils: 359 Distance: 1.4	☐	☒	☐	☐	☐
	Lisburne School Ofsted Rating: Outstanding Pupils: 201 Distance: 1.4	☐	☒	☐	☐	☐
	St Philip's Catholic Primary School Ofsted Rating: Good Pupils: 167 Distance: 1.4	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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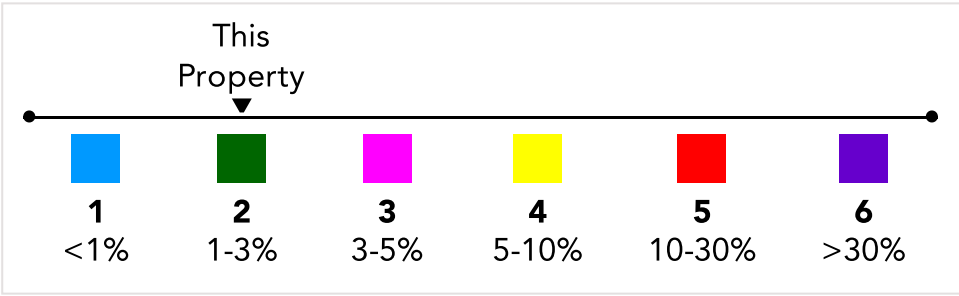
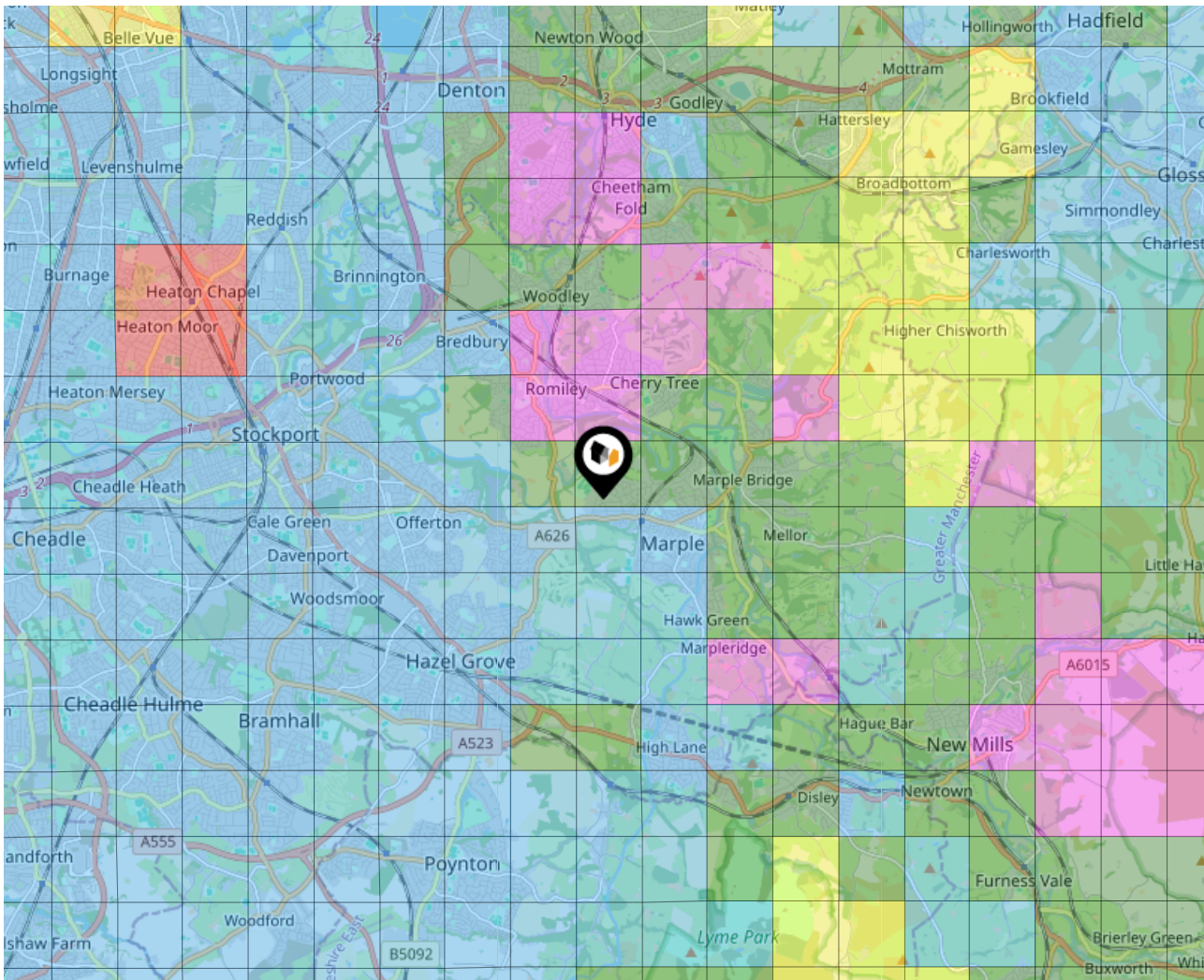


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

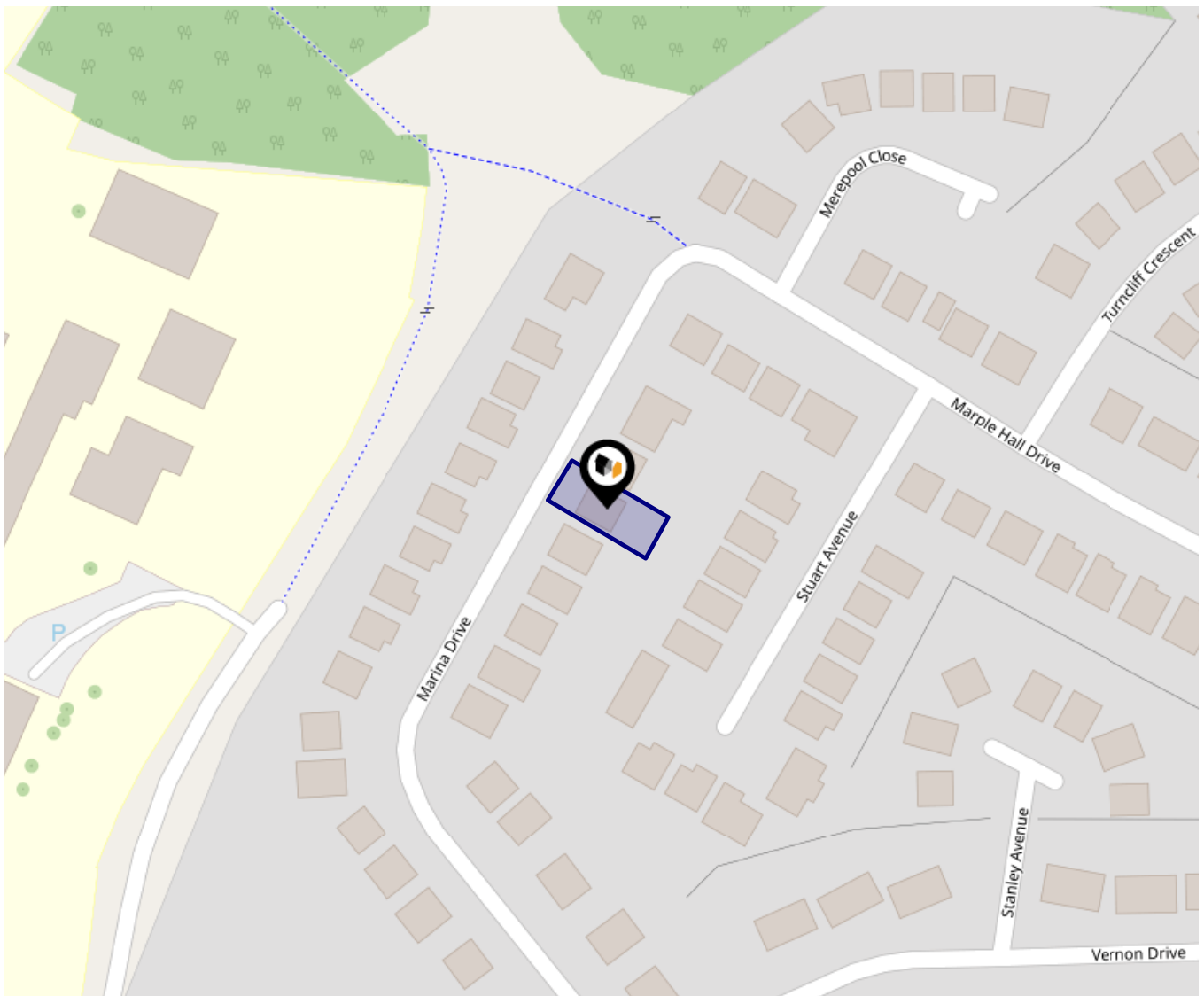
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



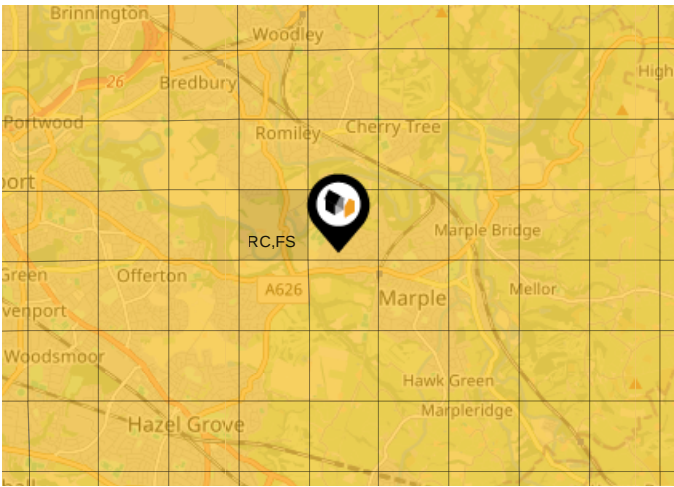
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

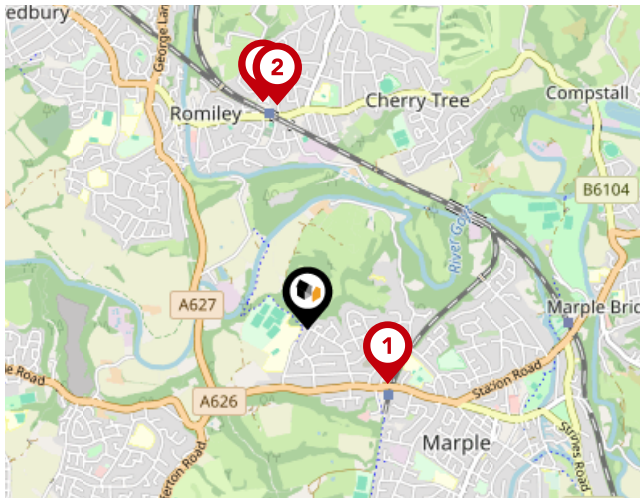
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

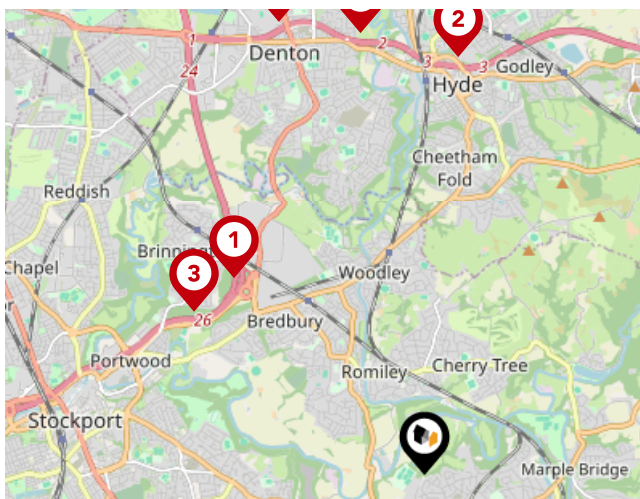
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SALES AND LETTINGS



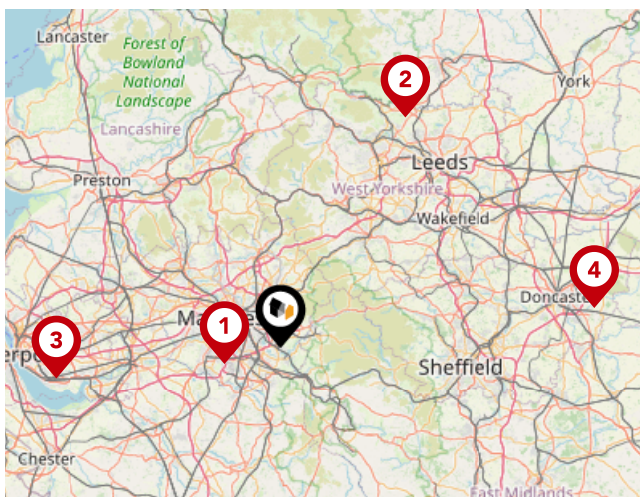
National Rail Stations

Pin	Name	Distance
1	Rose Hill Marple Rail Station	0.43 miles
2	Romiley Rail Station	1 miles
3	Romiley Rail Station	1.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	2.43 miles
2	M67 J3	3.7 miles
3	M60 J26	2.51 miles
4	M67 J2	3.95 miles
5	M67 J1	4.22 miles



Airports/Helipads

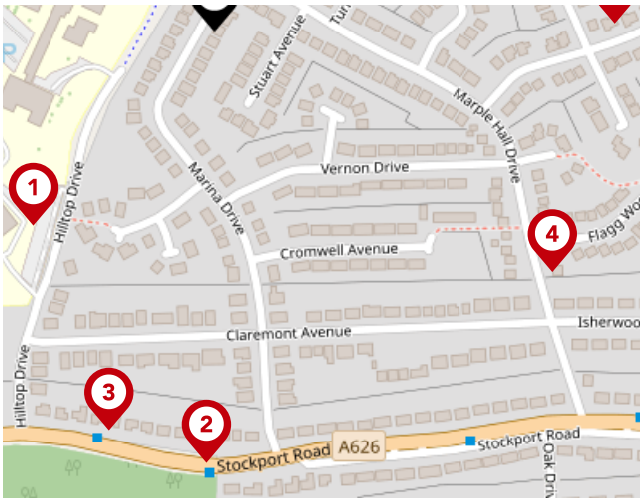
Pin	Name	Distance
1	Manchester Airport	8.31 miles
2	Leeds Bradford Airport	36.84 miles
3	Speke	32.06 miles
4	Finningley	44.62 miles

Area

Transport (Local)

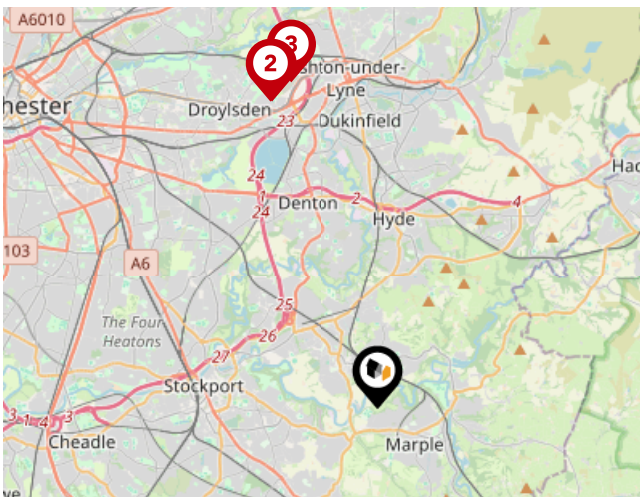
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Bus Stops/Stations

Pin	Name	Distance
1	Marple Hall School	0.15 miles
2	Marina Drive	0.24 miles
3	Hilltop Drive	0.23 miles
4	Marple Hall Drive	0.23 miles
5	The Turnpike	0.22 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	5.75 miles
2	Audenshaw (Manchester Metrolink)	5.76 miles
3	Ashton Moss (Manchester Metrolink)	5.99 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...



/LawlerandCo/



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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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