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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



HIGHER BENTS LANE, BREDBURY, STOCKPORT, SK6

Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6 6AB

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www.lawlerandcompany.co.uk/



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.07 acres
Council Tax :	Band B
Annual Estimate:	£1,925
Title Number:	GM875438

Tenure: Freehold

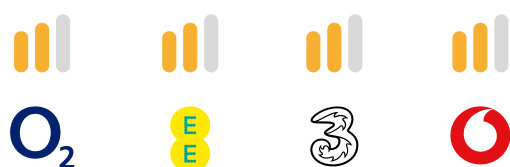
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	47	1800
mb/s	mb/s	mb/s

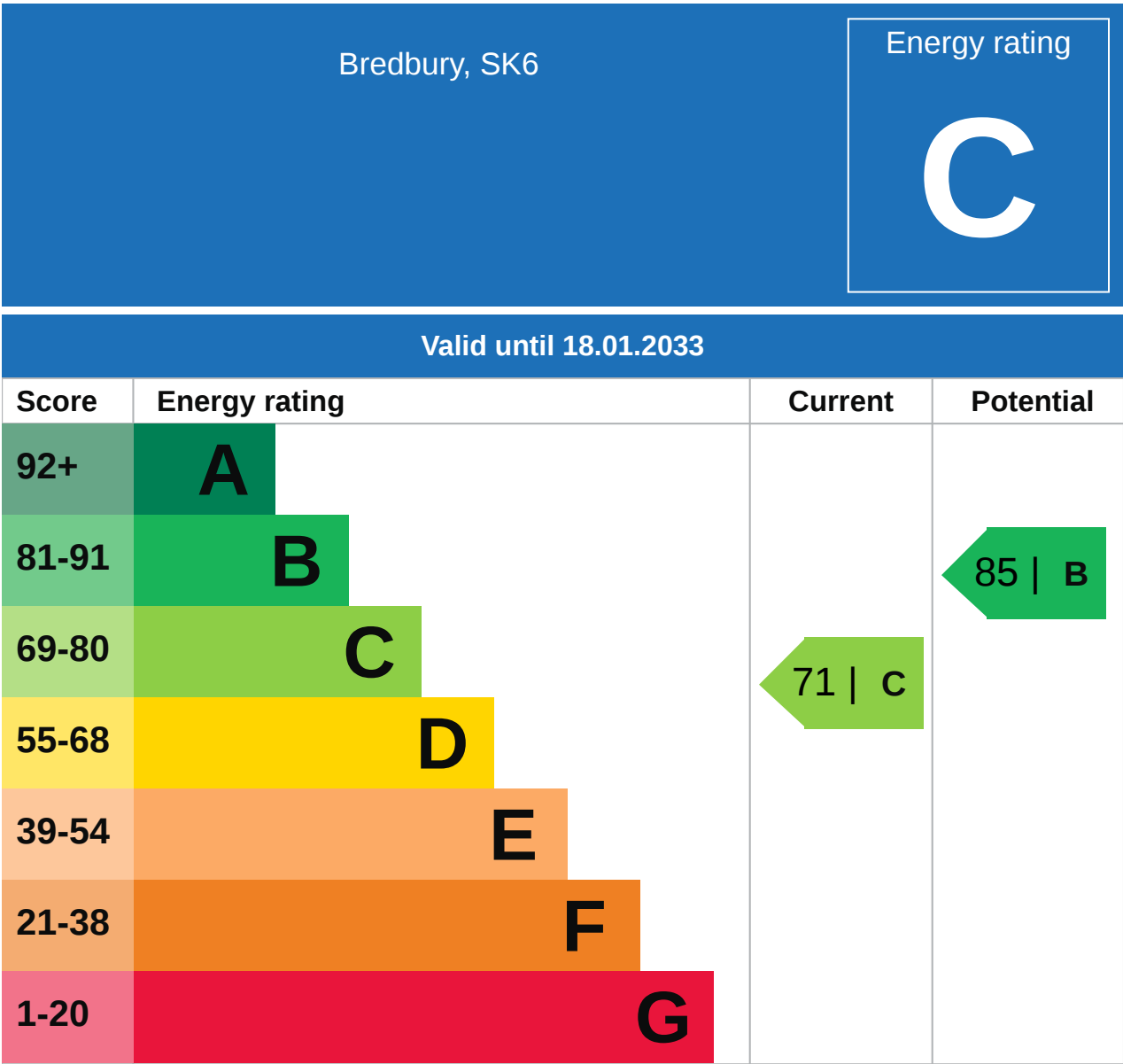
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Property

EPC - Additional Data

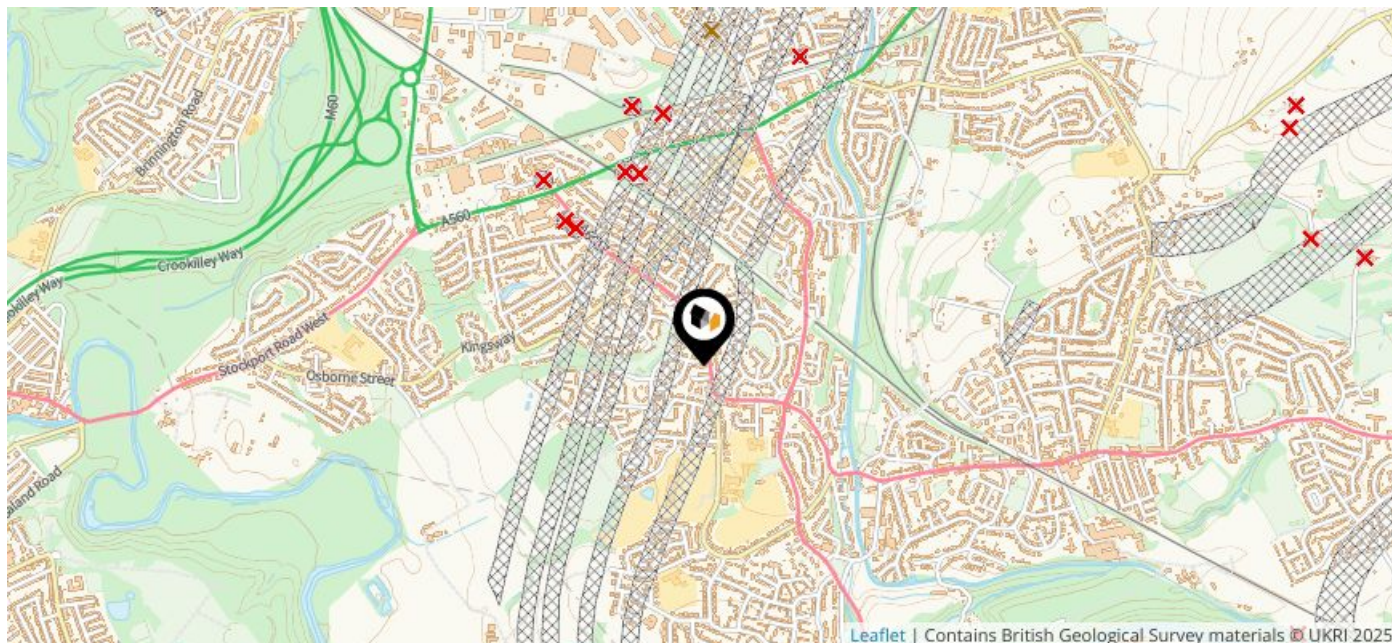
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Additional EPC Data

Property Type:	House
Build Form:	Semi-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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	84 m ²

This map displays nearby coal mine entrances and their classifications.



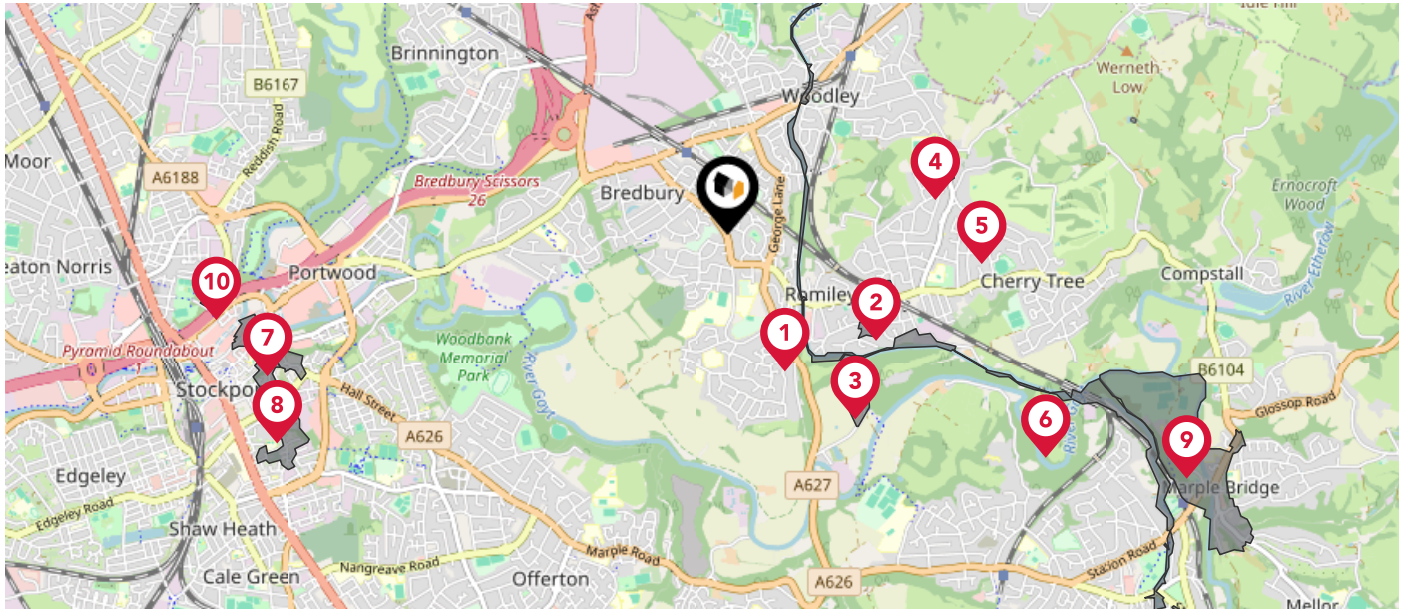
Mine Entry

- ✕ 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.

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 Hatherlow
- 2 Church Lane, Romiley
- 3 Chadkirk
- 4 Greave Fold, Romiley
- 5 Barlow Fold, Romiley
- 6 Peak Forest Canal
- 7 Market and Underbanks
- 8 Hillgate
- 9 Marple Bridge
- 10 Dodge Hill, Stockport

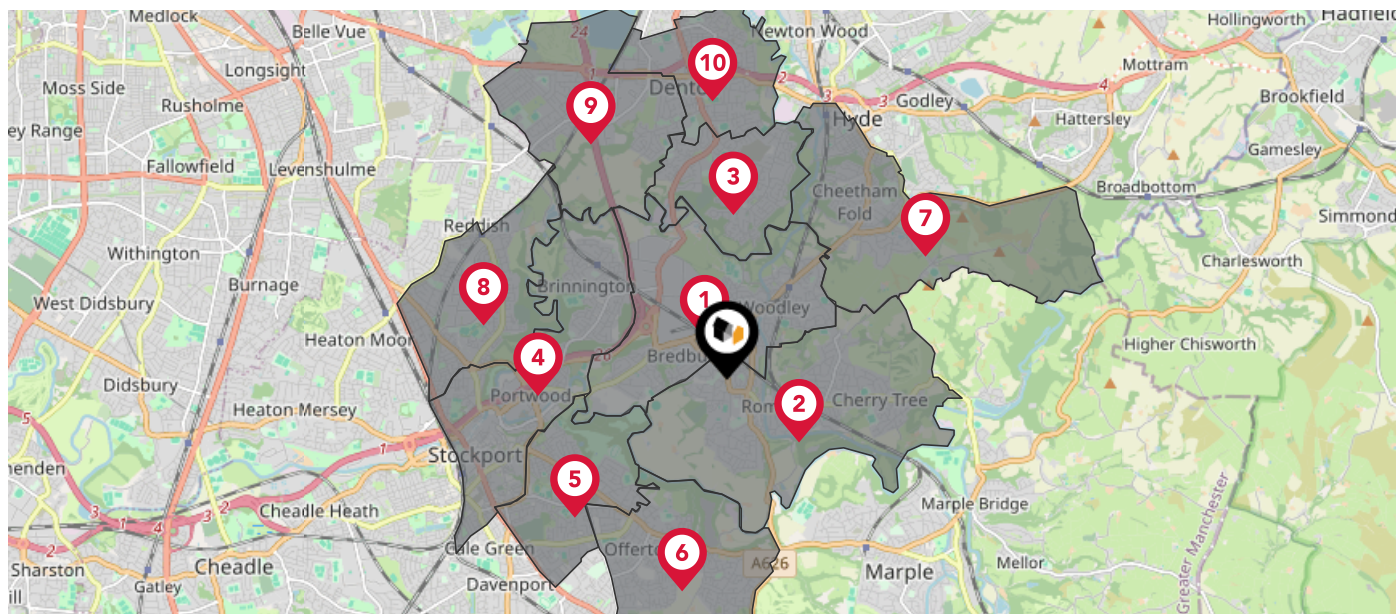
Maps

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 and Woodley Ward

2

Bredbury Green and Romiley Ward

3

Denton South Ward

4

Brinnington and Central Ward

5

Manor Ward

6

Offerton Ward

7

Hyde Werneth Ward

8

Reddish South Ward

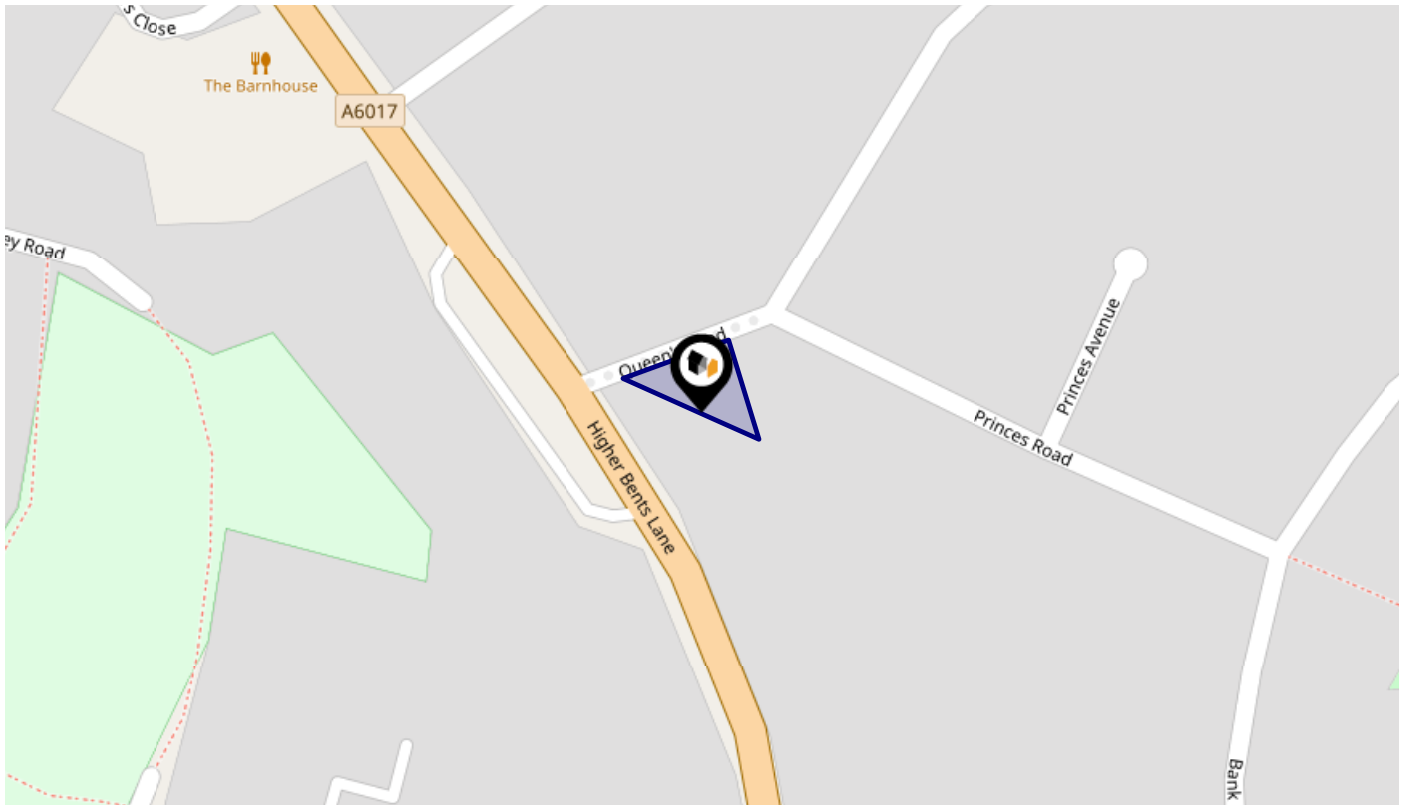
9

Denton West Ward

10

Denton North East 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	■

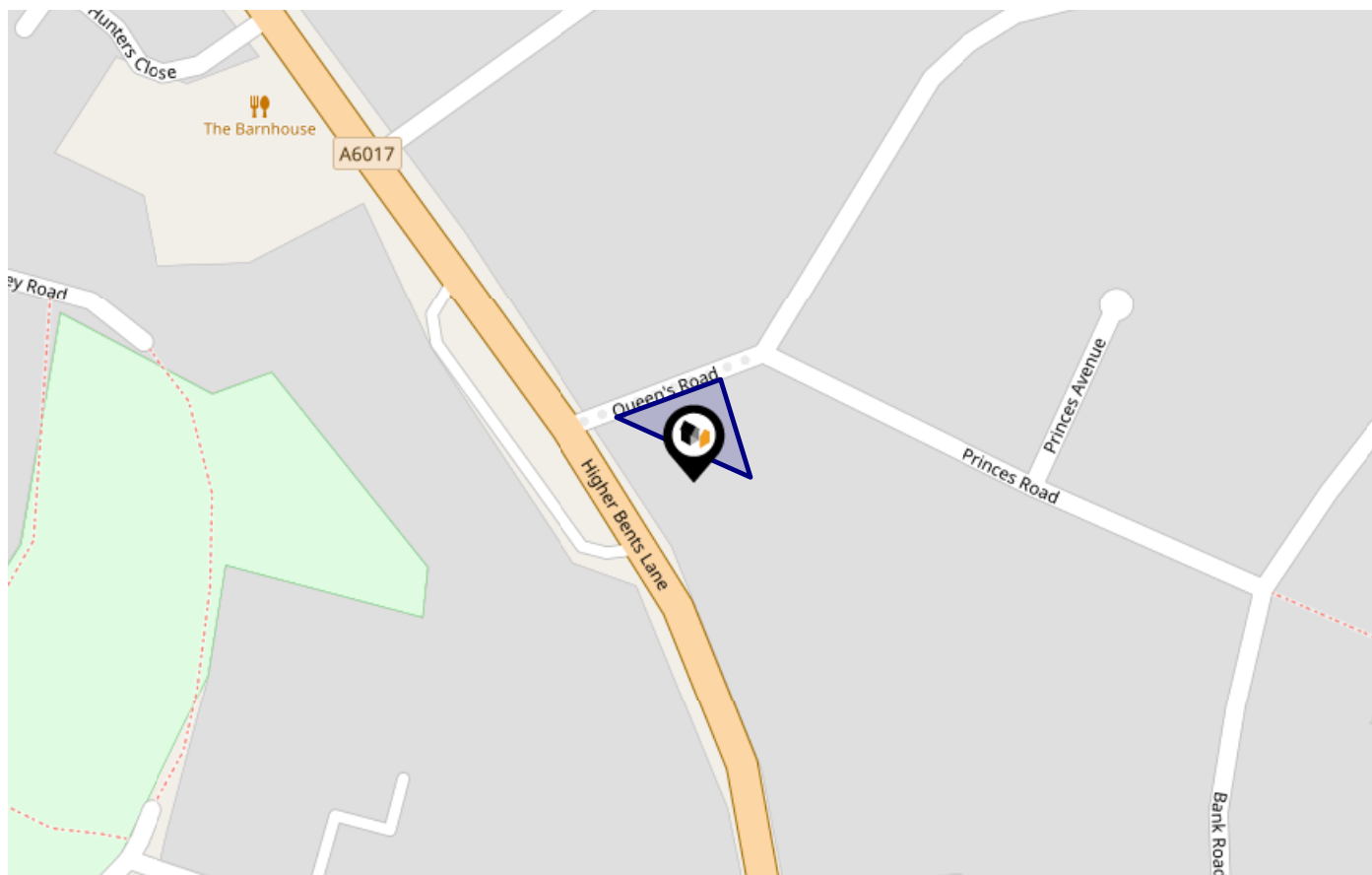
Flood Risk

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.

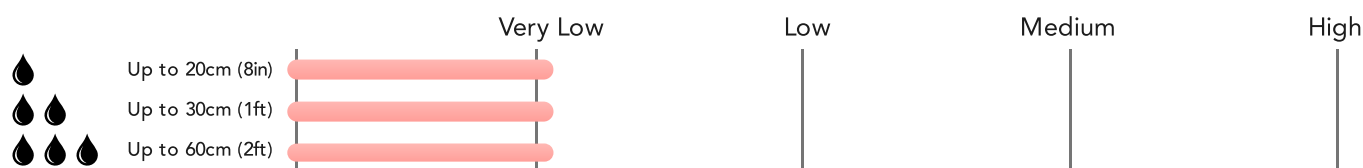


Risk Rating: Very low

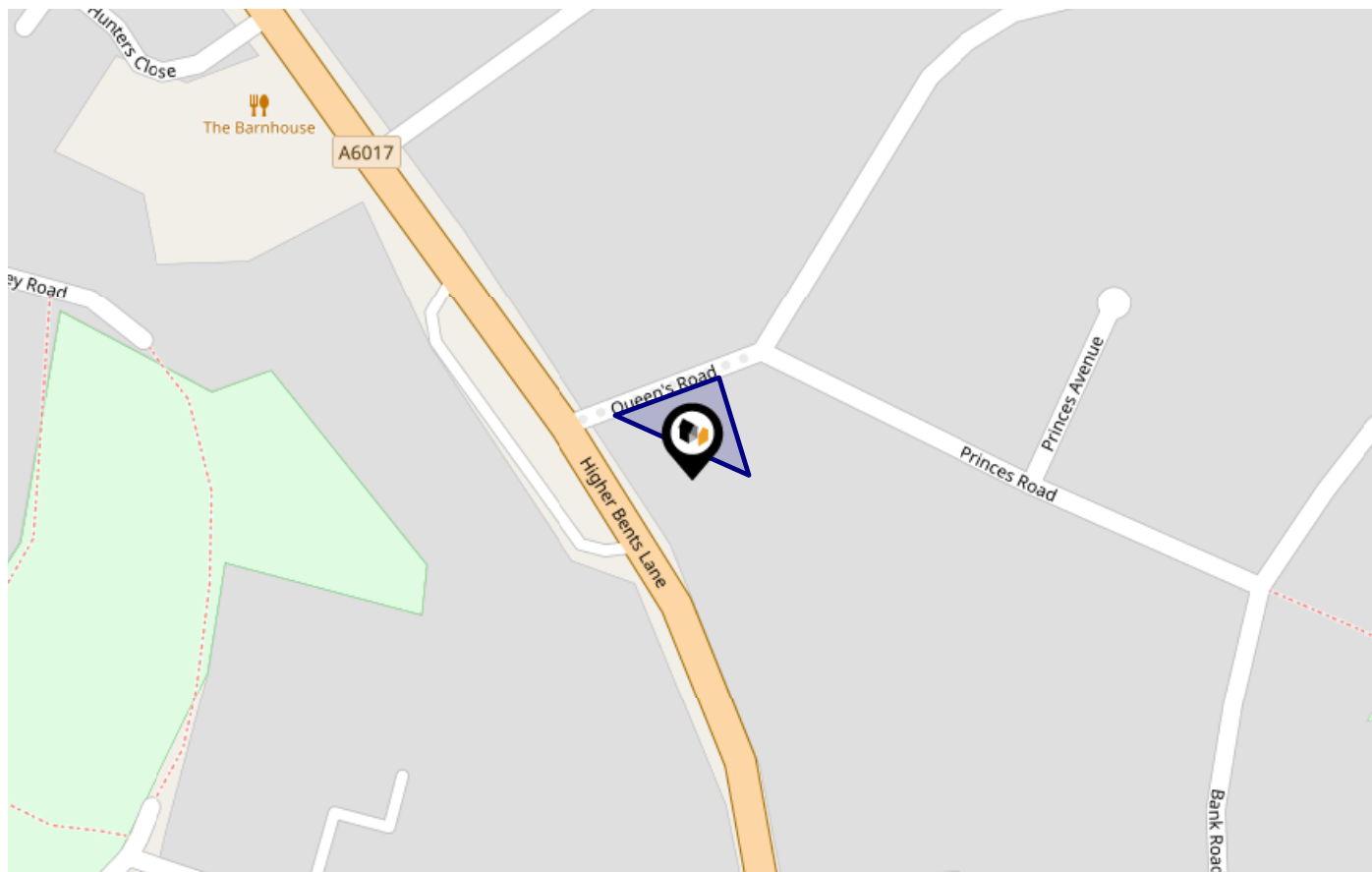
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

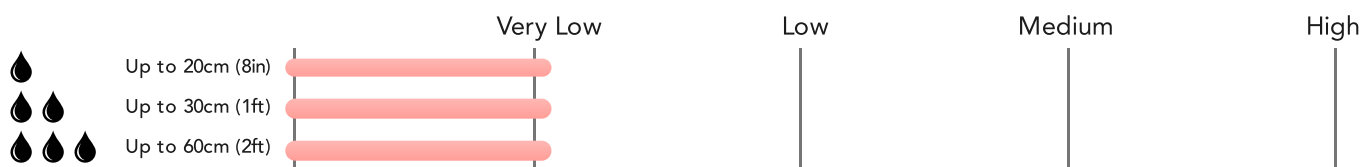


Risk Rating: Very low

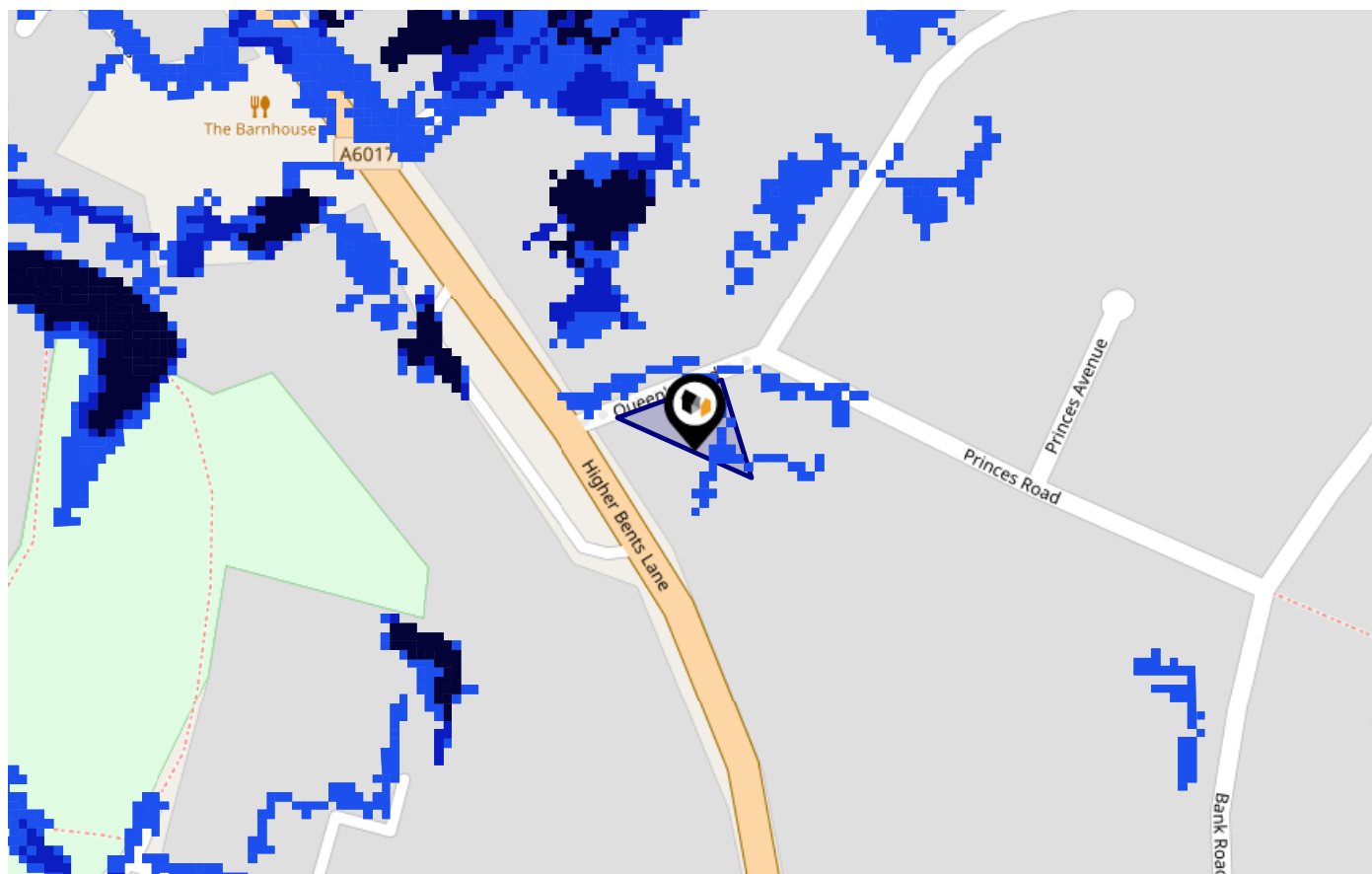
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

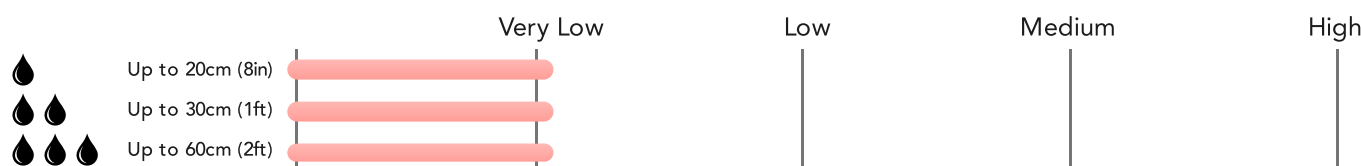


Risk Rating: Very low

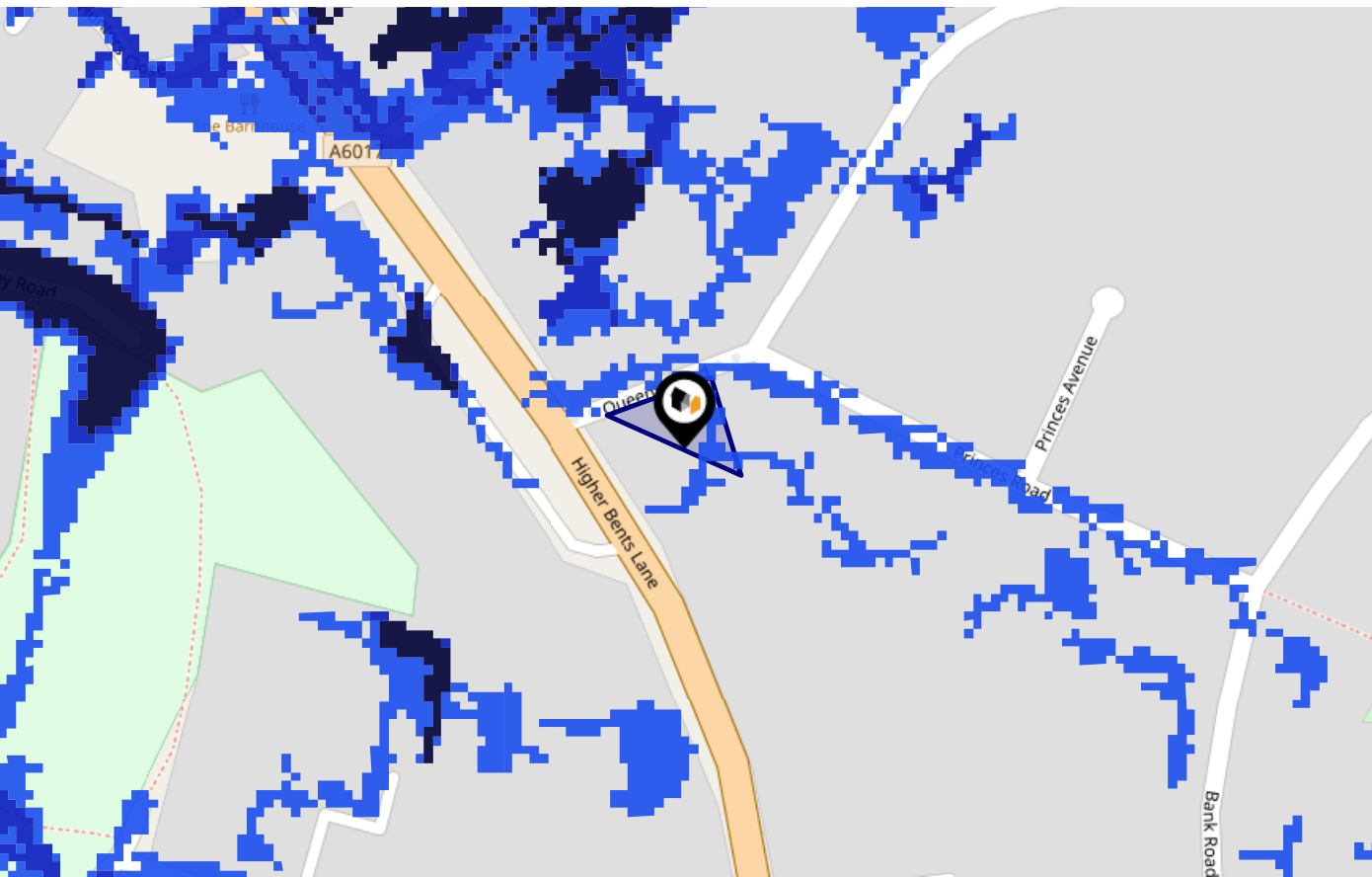
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

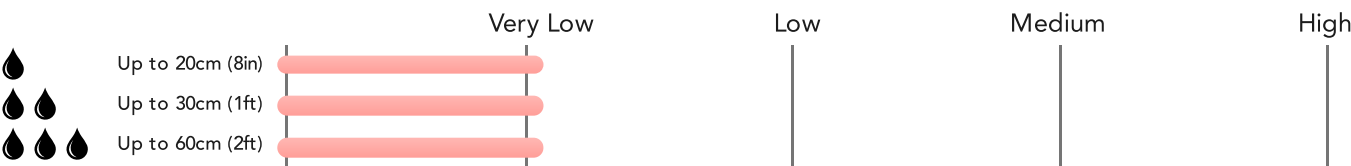


Risk Rating: Very low

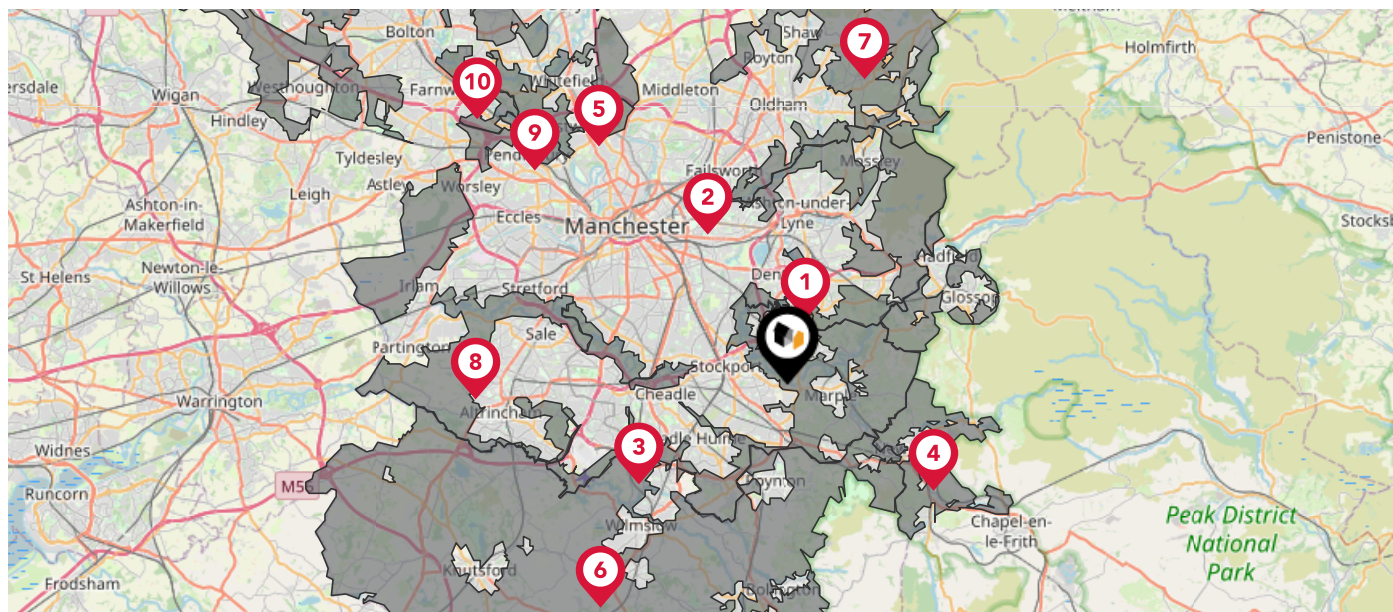
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Chance of flooding to the following depths at this property:



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 - Manchester

3

Merseyside and Greater Manchester Green Belt - Stockport

4

Merseyside and Greater Manchester Green Belt - High Peak

5

Merseyside and Greater Manchester Green Belt - Bury

6

Merseyside and Greater Manchester Green Belt - Cheshire East

7

Merseyside and Greater Manchester Green Belt - Oldham

8

Merseyside and Greater Manchester Green Belt - Trafford

9

Merseyside and Greater Manchester Green Belt - Salford

10

Merseyside and Greater Manchester Green Belt - Bolton

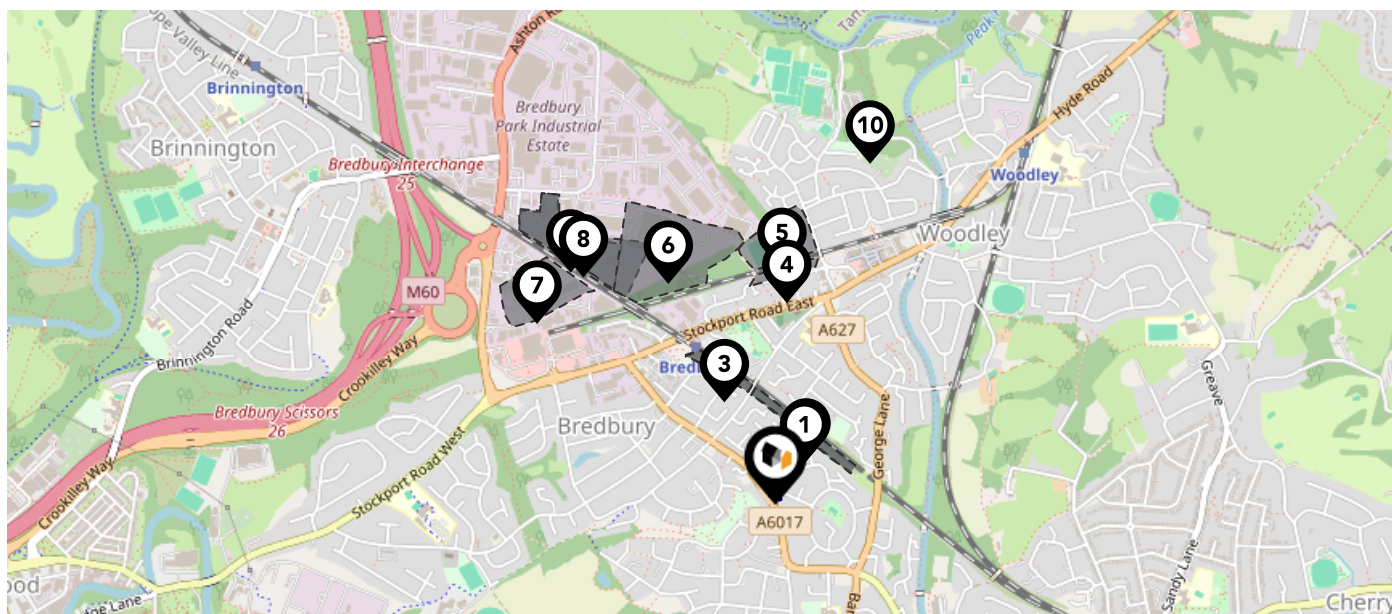
Maps

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	Disused Railway Cutting between Stockport Road East and George Road-Adjacent to Bredbury Station, Stockport	Historic Landfill	☐
2	Disused Railway cutting between Redhouse Lane and George Lane-Stockport Road East, Bredbury, Stockport	Historic Landfill	☐
3	Disused Railway cutting between Stockport Road East And Redhouse Lane-Bredbury	Historic Landfill	☐
4	Rodney Drive-Bredbury, Greater Manchester	Historic Landfill	☐
5	Mill Lane Recreation Ground Landfill-Bredbury, Greater Manchester	Historic Landfill	☐
6	Bredbury Landfill-Ashton Road, Bredbury	Historic Landfill	☐
7	Whitefield Road Landfill-Bredbury, Greater Manchester	Historic Landfill	☐
8	J and A. Jackson Limited-Ashton Road, Bredbury, Cheshire	Historic Landfill	☐
9	Bredbury and Romiley Urban District Council-Ashton Road, Greater Manchester	Historic Landfill	☐
10	Wellington Works-Thorn Works, Lambeth Grove, Woodley	Historic Landfill	☐

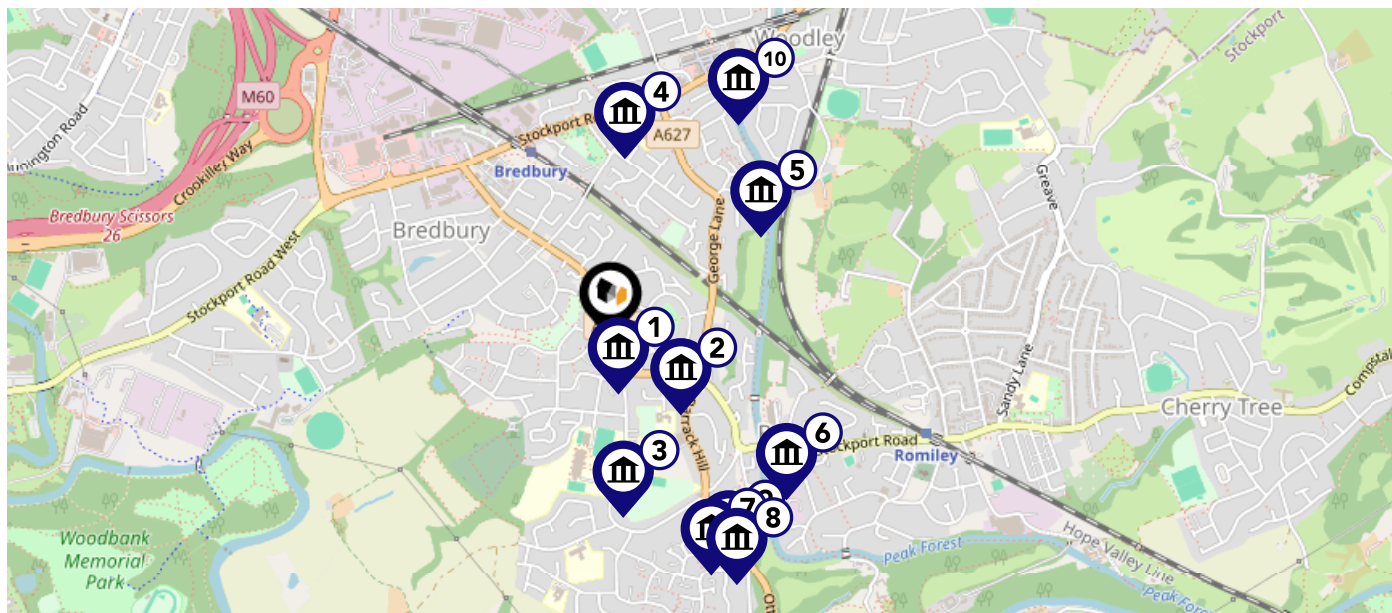
Maps

Listed Buildings

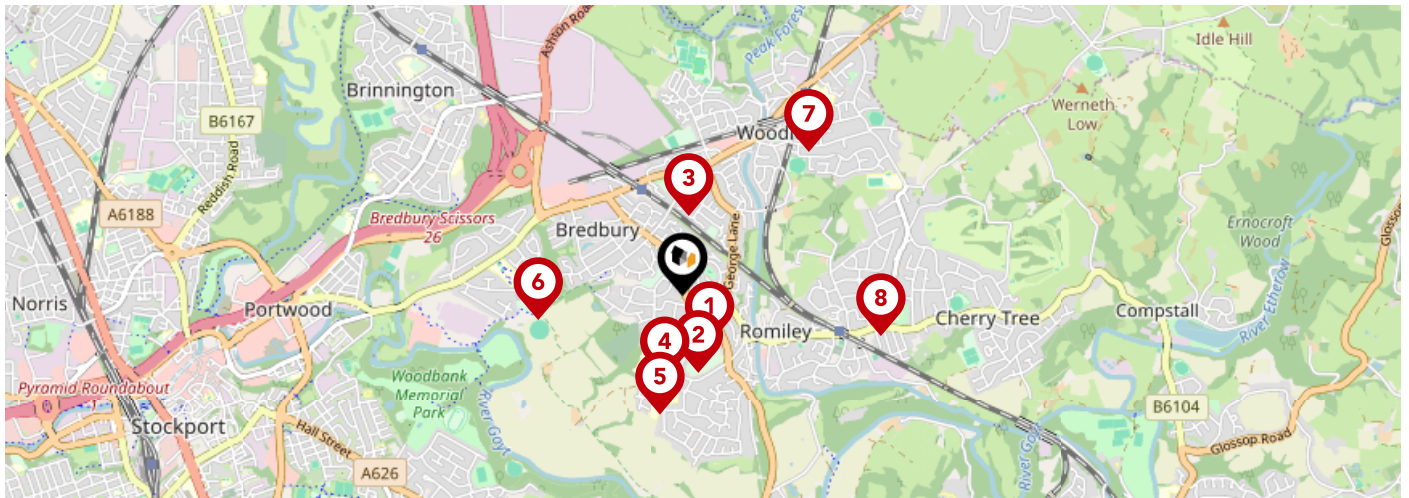
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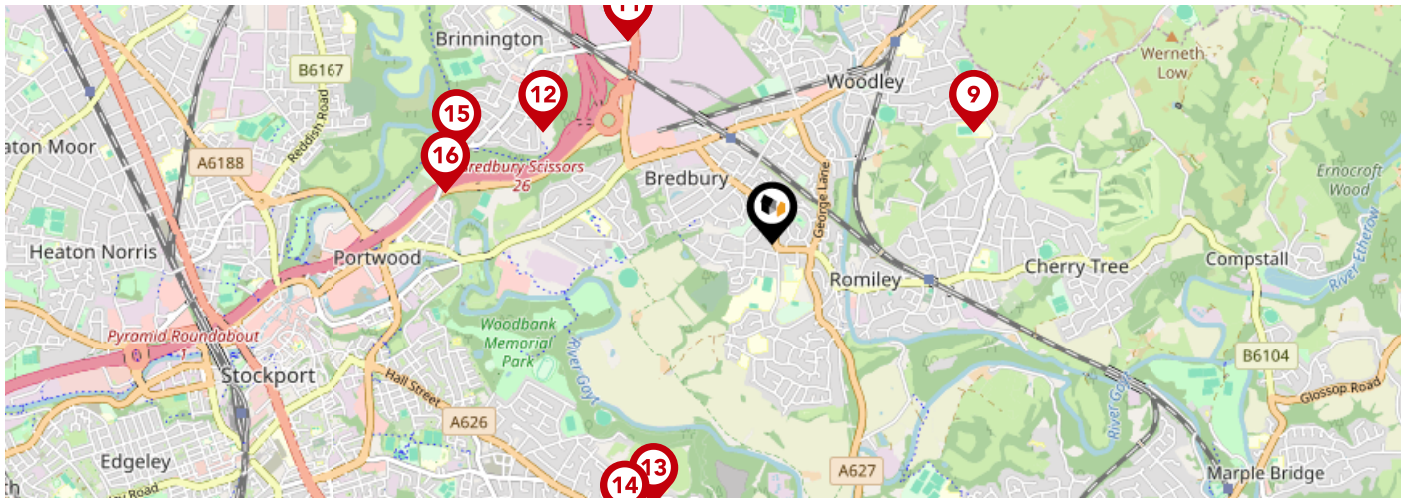
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1259969 - Bredbury House	Grade II	0.1 miles
 1452809 - Bredbury And Romiley War Memorial	Grade II	0.2 miles
 1259967 - Harrytown Hall	Grade II	0.4 miles
 1117378 - Church Of St Mark	Grade II	0.4 miles
 1117375 - Number 13 Bridge On Peak Forest Canal	Grade II	0.4 miles
 1452821 - Romiley War Memorial	Grade II	0.5 miles
 1259968 - Hatherlow House	Grade II	0.6 miles
 1242584 - Hatherlow United Reformed Church	Grade II	0.6 miles
 1242585 - The Spread Eagle Public House	Grade II	0.6 miles
 1117083 - Woodley Tunnel, South Portal At Sj 9350 9205 On Peak Forest Canal	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	St Christopher's Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:0.25	☐	☒	☐	☐	☐
2	Harrytown Catholic High School Ofsted Rating: Good Pupils: 795 Distance:0.34	☐	☐	☒	☐	☐
3	Bredbury St. Marks CofE Primary School Ofsted Rating: Good Pupils: 166 Distance:0.36	☐	☒	☐	☐	☐
4	Werneth School Ofsted Rating: Serious Weaknesses Pupils: 1072 Distance:0.37	☐	☐	☒	☐	☐
5	Bredbury Green Primary School Ofsted Rating: Requires improvement Pupils: 233 Distance:0.53	☐	☒	☐	☐	☐
6	Arden Primary School Ofsted Rating: Good Pupils: 539 Distance:0.65	☐	☒	☐	☐	☐
7	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:0.85	☐	☒	☐	☐	☐
8	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:0.89	☐	☒	☐	☐	☐



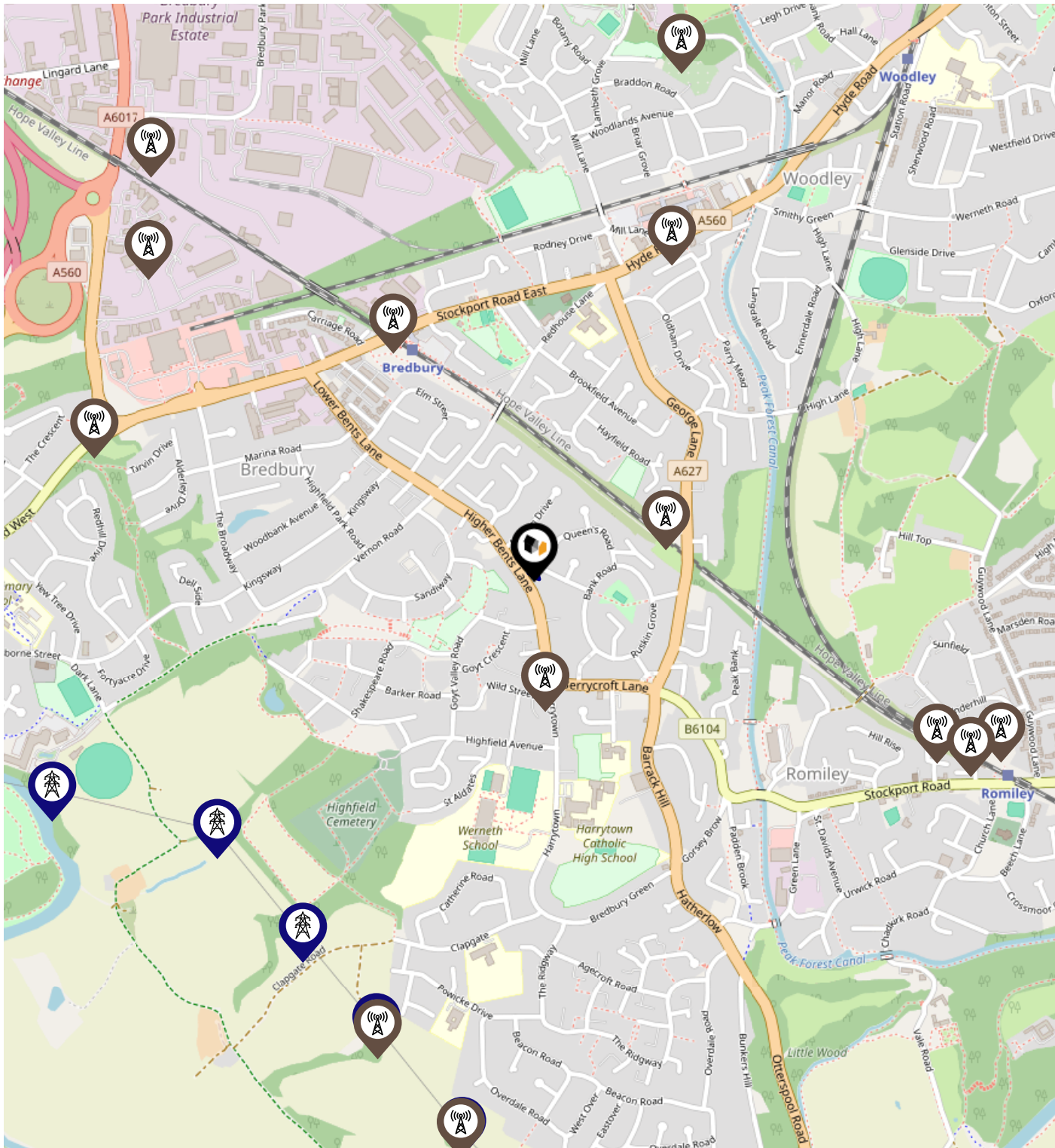
		Nursery	Primary	Secondary	College	Private
9	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:1.02	☐	☒	☐	☐	☐
10	The Retreat Ofsted Rating: Good Pupils: 2 Distance:1.1	☐	☐	☒	☐	☐
11	Bridge House School Ofsted Rating: Requires improvement Pupils: 36 Distance:1.1	☐	☐	☒	☐	☐
12	Highfields College Ofsted Rating: Good Pupils: 145 Distance:1.12	☐	☐	☒	☐	☐
13	Castle Hill High School Ofsted Rating: Outstanding Pupils: 341 Distance:1.27	☐	☐	☒	☐	☐
14	Fairway Primary School Ofsted Rating: Good Pupils: 242 Distance:1.39	☐	☒	☐	☐	☐
15	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 216 Distance:1.45	☐	☒	☐	☐	☐
16	St Paul's Church of England Primary School Brinnington Ofsted Rating: Good Pupils: 403 Distance:1.46	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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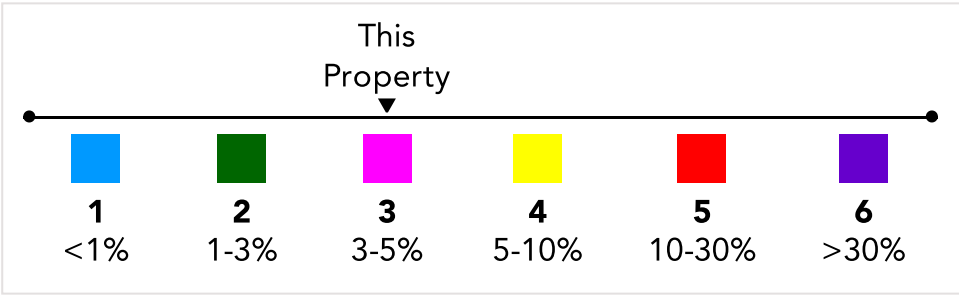
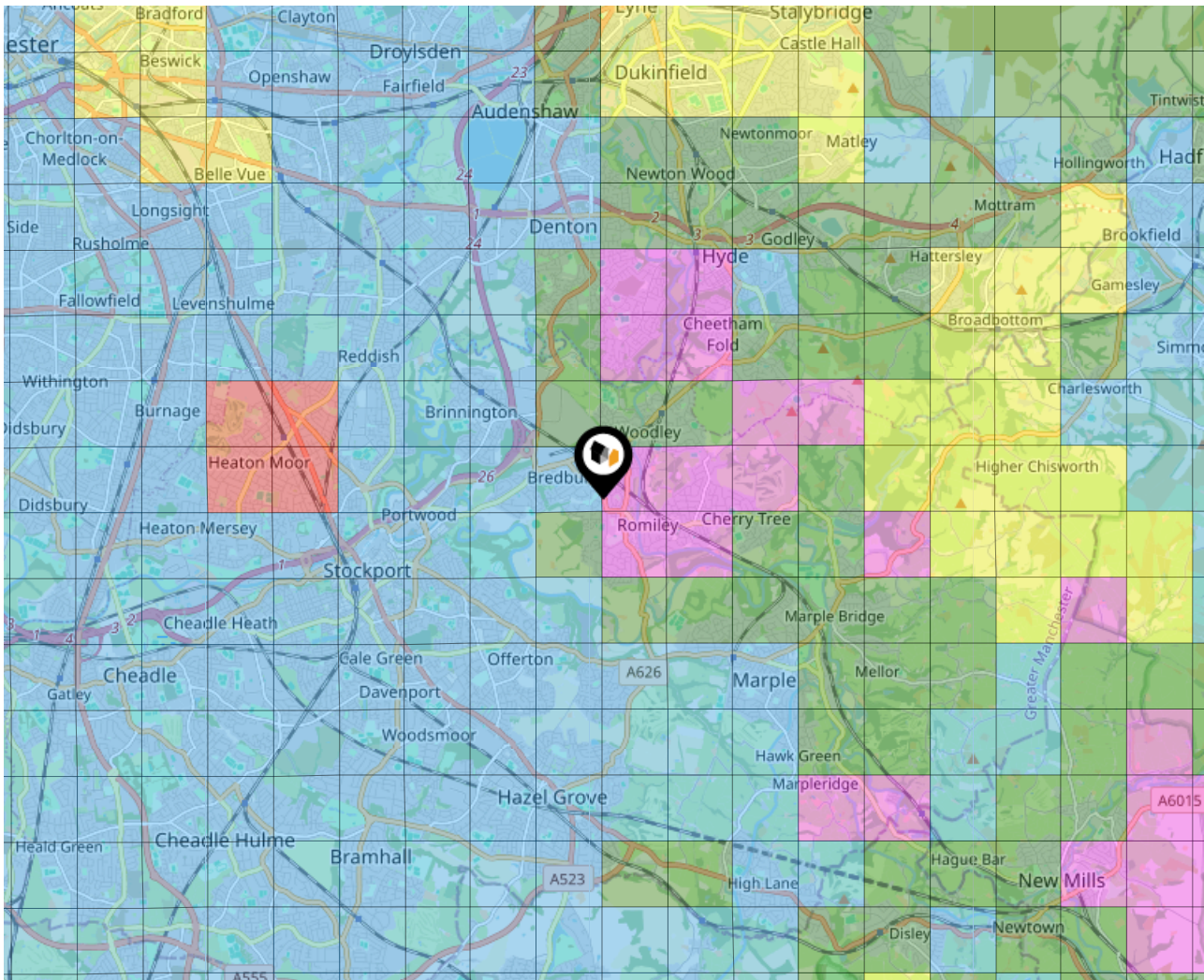


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

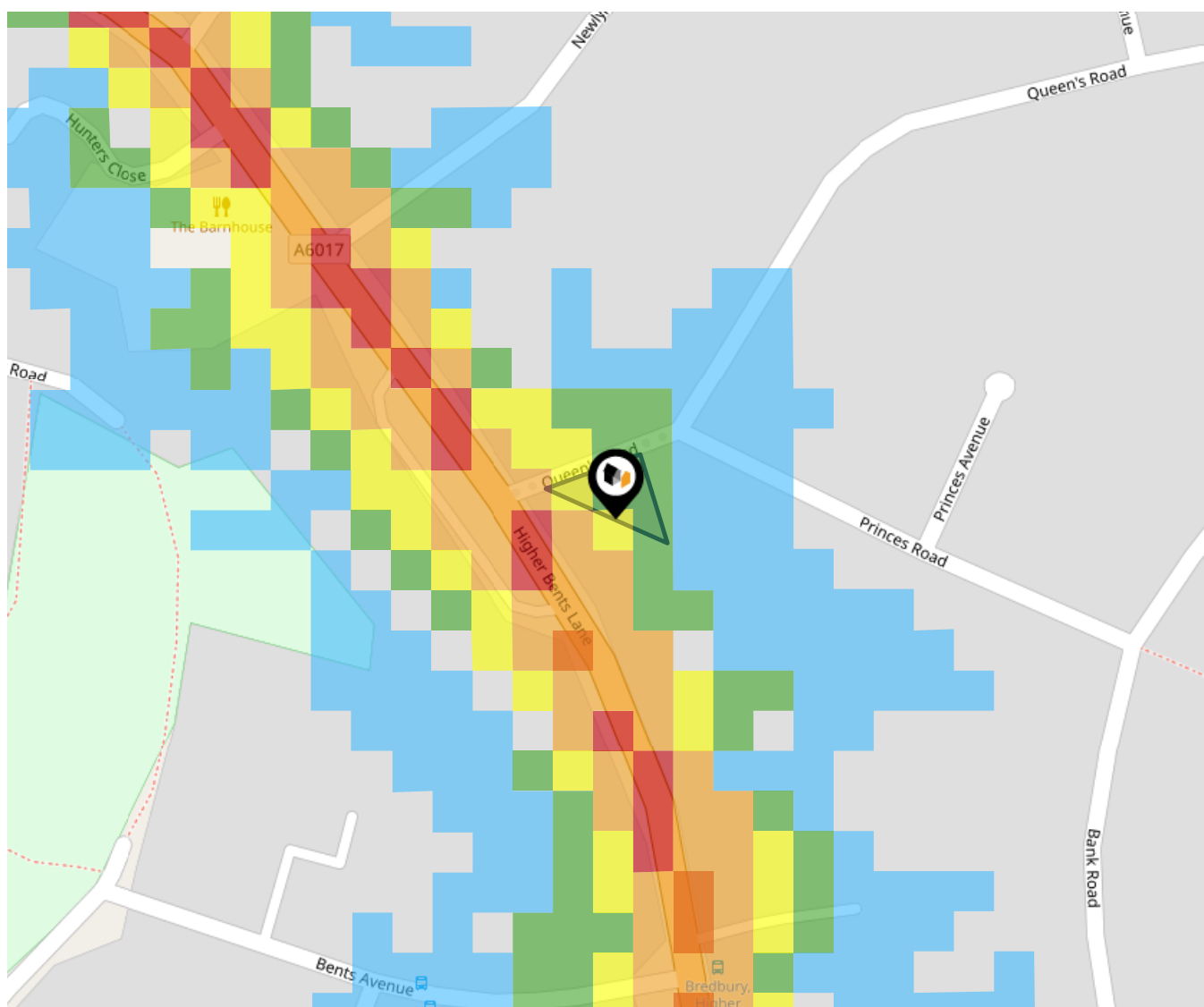
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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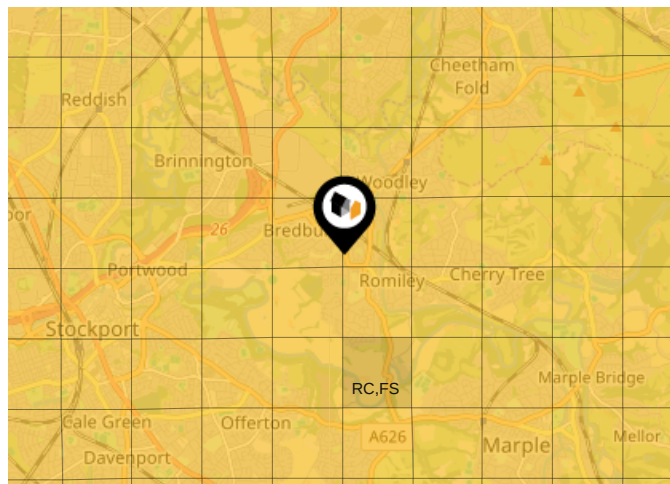
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

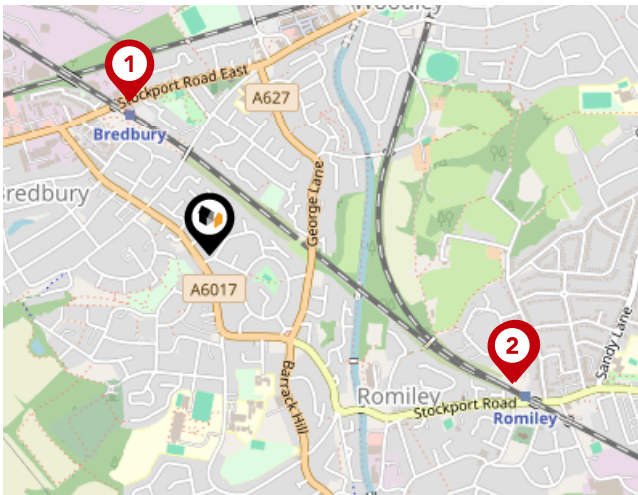
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

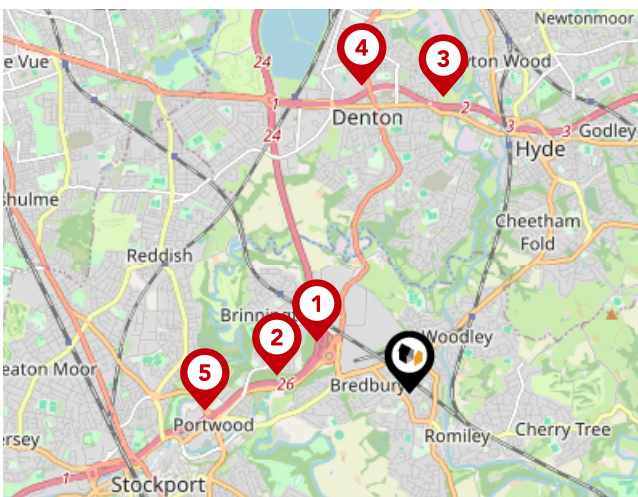
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SALES AND LETTINGS



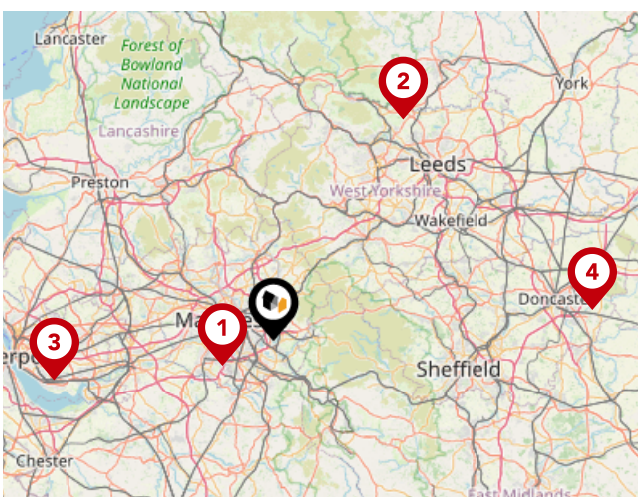
National Rail Stations

Pin	Name	Distance
1	Bredbury Rail Station	0.38 miles
2	Romiley Rail Station	0.72 miles
3	Romiley Rail Station	0.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	0.95 miles
2	M60 J26	1.19 miles
3	M67 J2	2.64 miles
4	M67 J1	2.76 miles
5	M60 J27	1.82 miles



Airports/Helipads

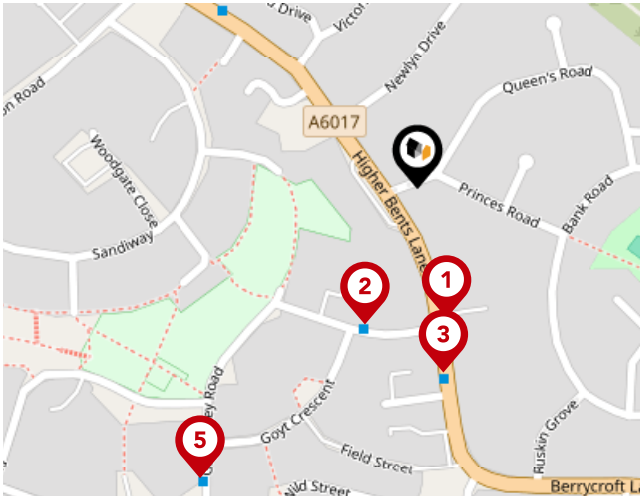
Pin	Name	Distance
1	Manchester Airport	7.95 miles
2	Leeds Bradford Airport	36.14 miles
3	Speke	31.4 miles
4	Finningley	45.33 miles

Area

Transport (Local)

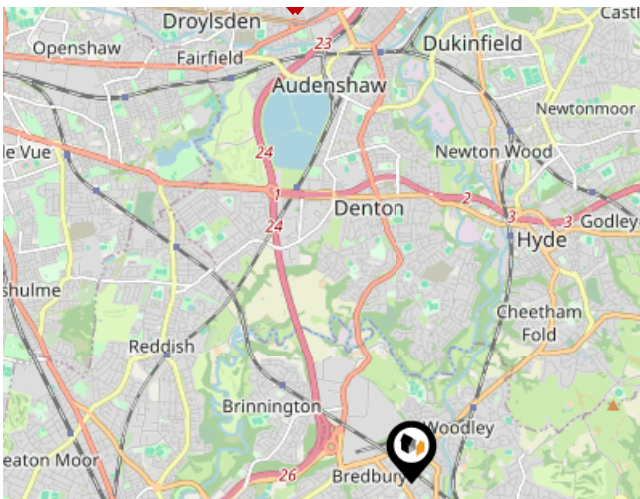
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Bus Stops/Stations

Pin	Name	Distance
1	Bents Avenue	0.07 miles
2	Bents Avenue	0.08 miles
3	Bents Avenue	0.1 miles
4	The Queens	0.15 miles
5	Goyt Valley Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	4.27 miles
2	Audenshaw (Manchester Metrolink)	4.28 miles
3	Droylsden (Manchester Metrolink)	4.51 miles

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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/



/lawlerandco



/lawlercosalesandlettings/

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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