

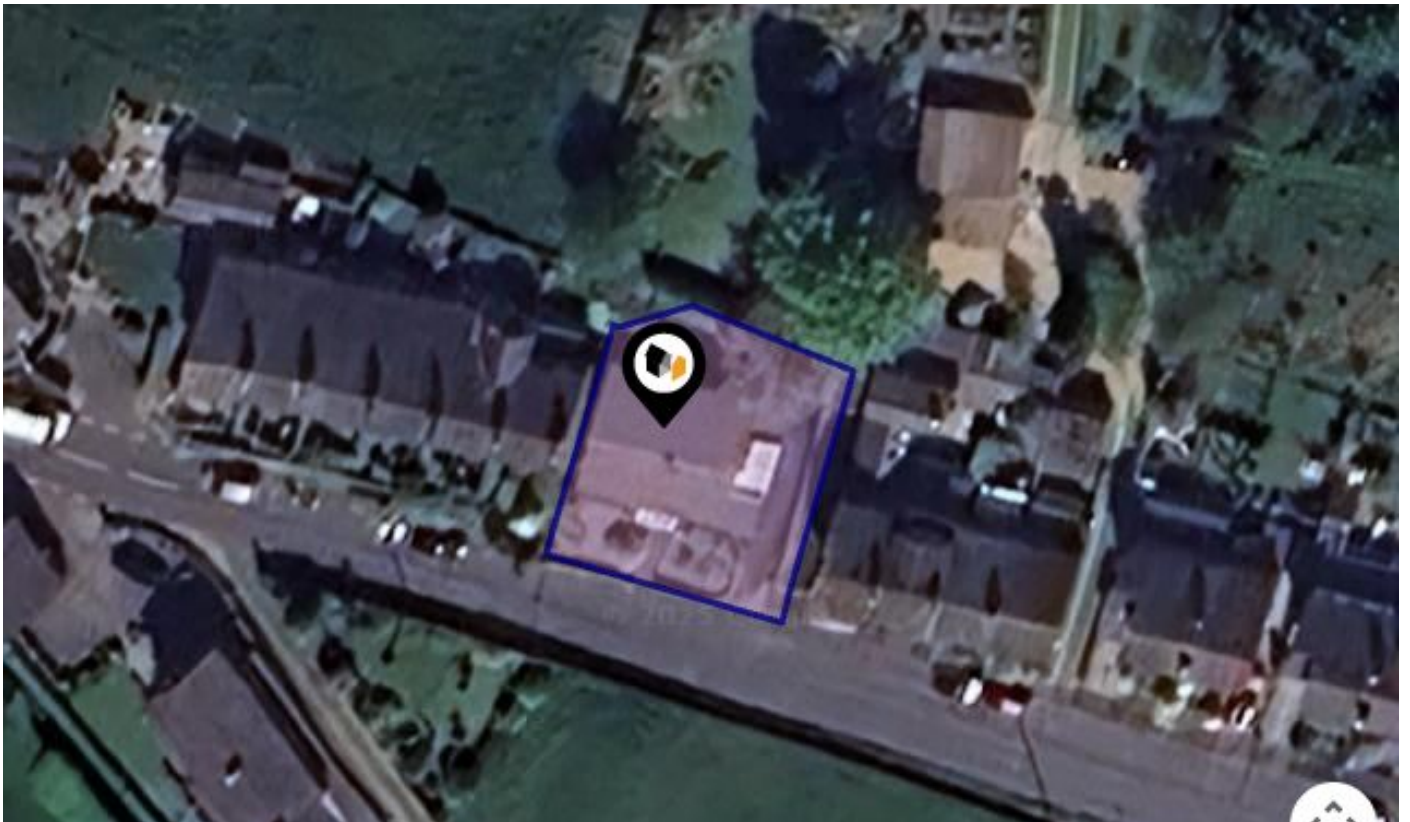


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 03<sup>rd</sup> December 2025**



**MOOR END ROAD, MELLOR, STOCKPORT, SK6**

## Lawler & Co | Marple

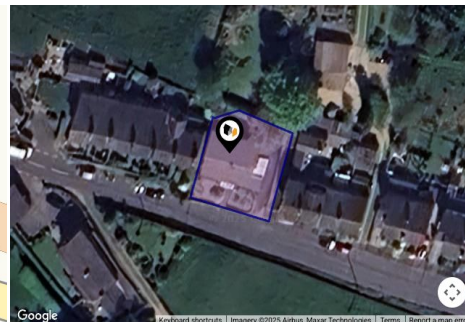
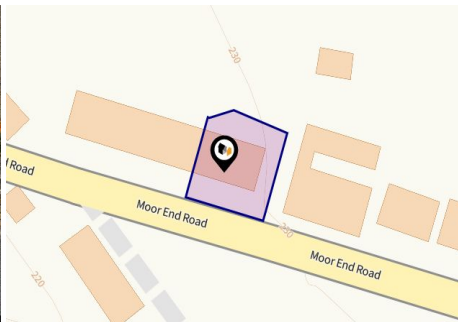
36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

marple@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





## Property




Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,926 ft <sup>2</sup> / 179 m <sup>2</sup>		
Plot Area:	0.11 acres		
Council Tax :	Band F		
Annual Estimate:	£3,575		
Title Number:	GM545963		

## Local Area

Local Authority:	Stockport
Conservation Area:	Mellor and Moorend
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	45	-
mb/s	mb/s	mb/s
		

### Mobile Coverage:

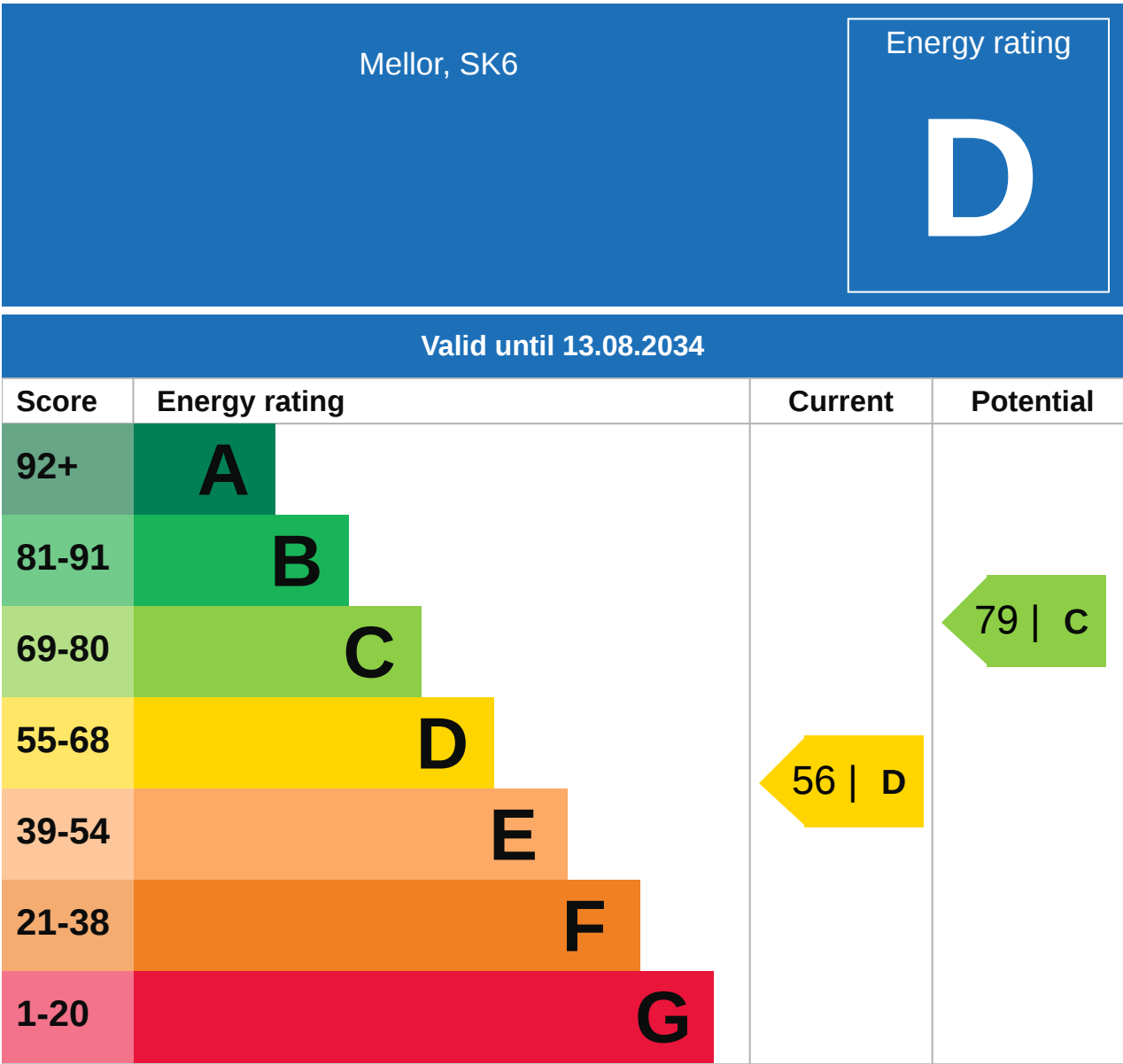
(based on calls indoors)



### Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**



# Property

## EPC - Additional Data

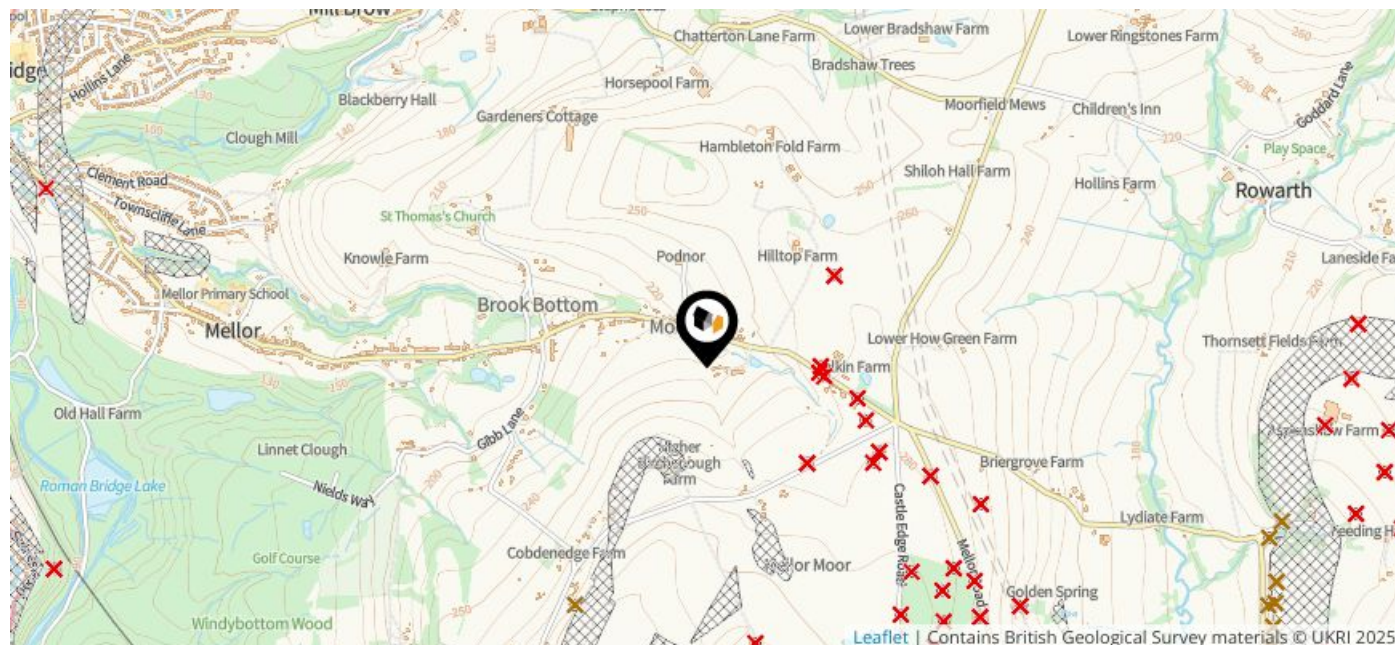
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, limited insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Room thermostat only
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 96% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	179 m <sup>2</sup>

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.



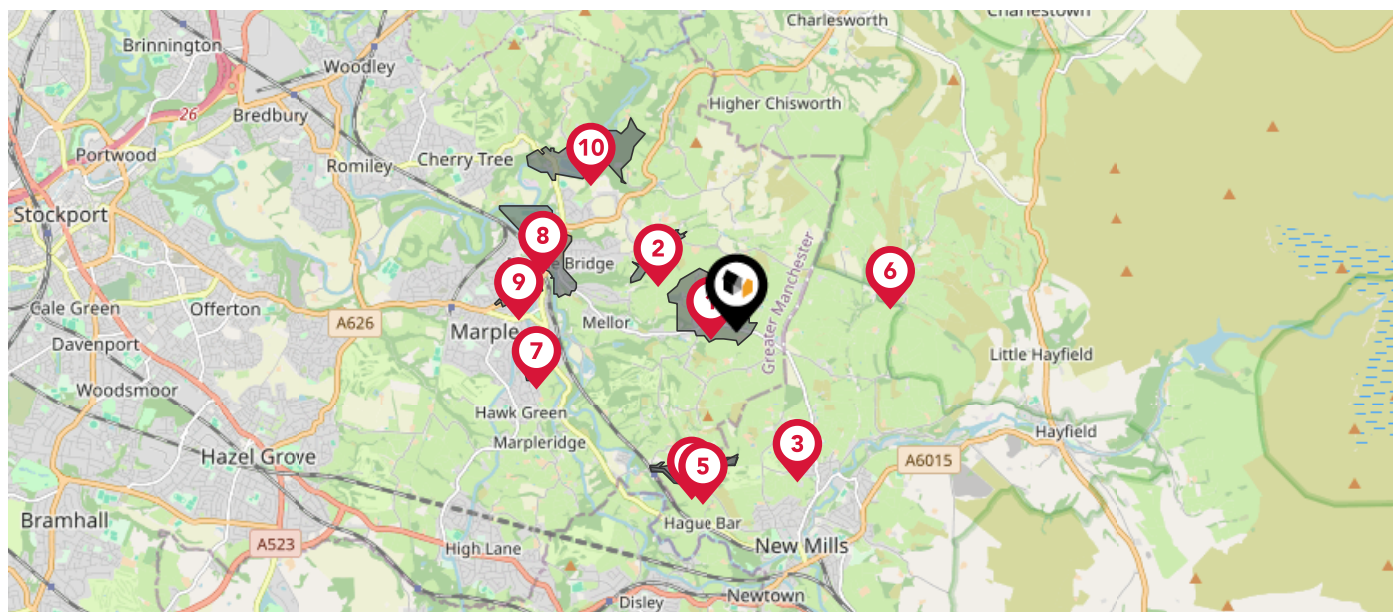
# Maps

## 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  | Mellor and Moorend                       |
| 2  | Mill Brow                                |
| 3  | Whitle                                   |
| 4  | Brook Bottom                             |
| 5  | Brook Bottom                             |
| 6  | Rowarth                                  |
| 7  | All Saints', Marple                      |
| 8  | Marple Bridge                            |
| 9  | Station Road and Winnington Road, Marple |
| 10 | Compstall                                |

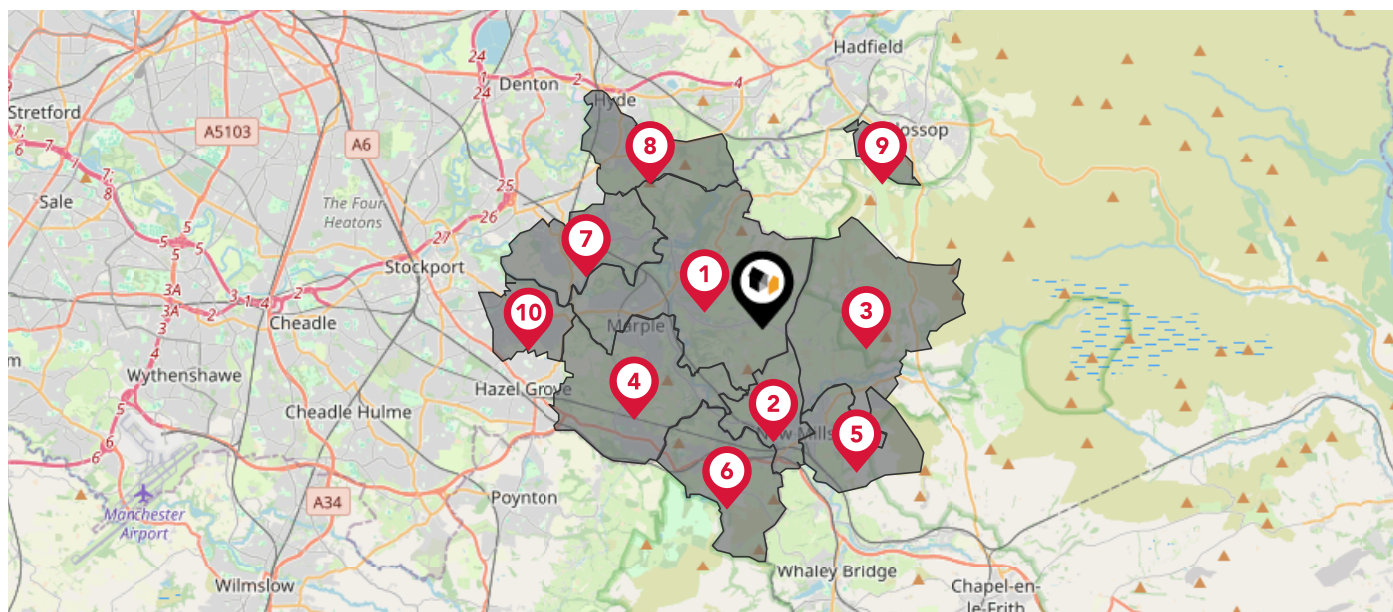
# Maps

## 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

New Mills West Ward

3

Sett Ward

4

Marple South and High Lane Ward

5

New Mills East Ward

6

Disley Ward

7

Bredbury Green and Romiley Ward

8

Hyde Werneth Ward

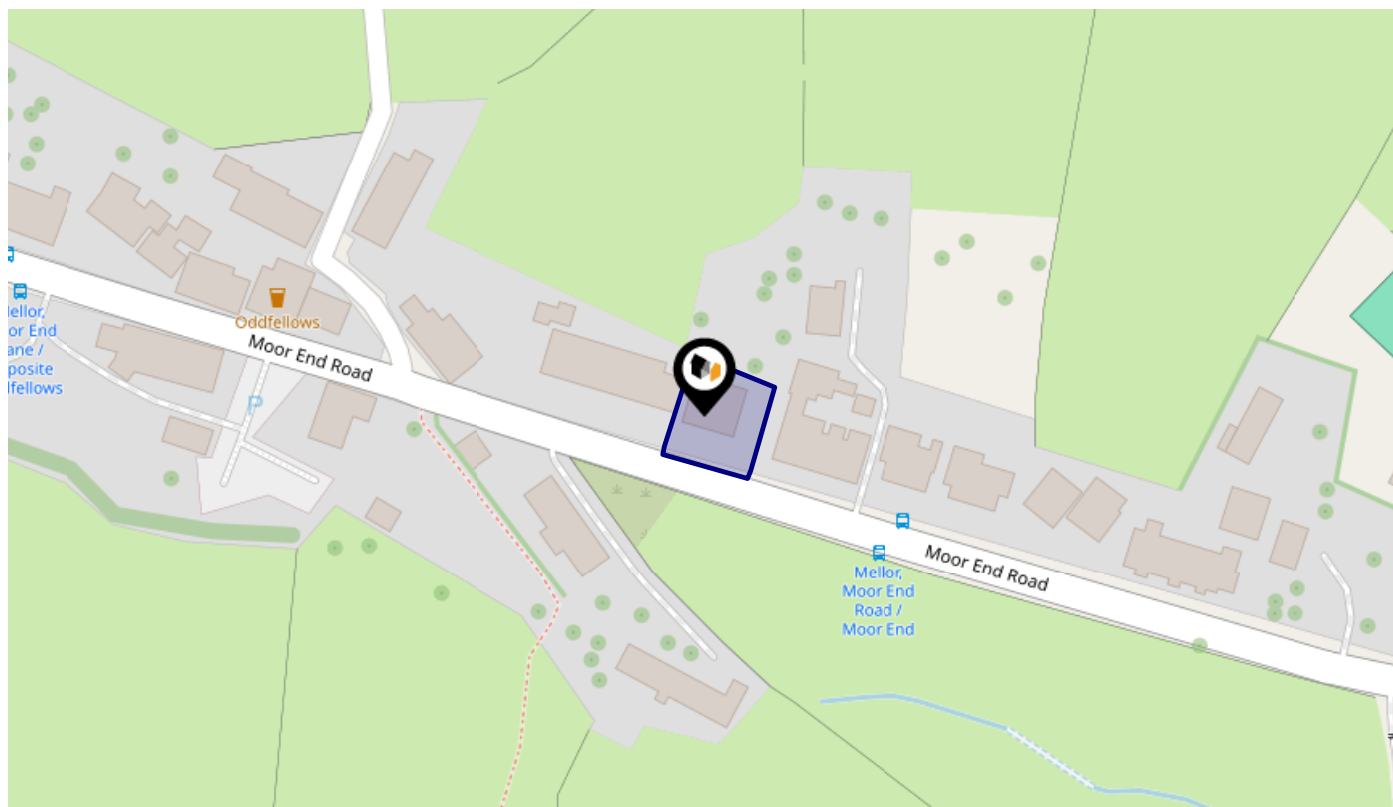
9

Simmondley Ward

10

Offerton 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	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>



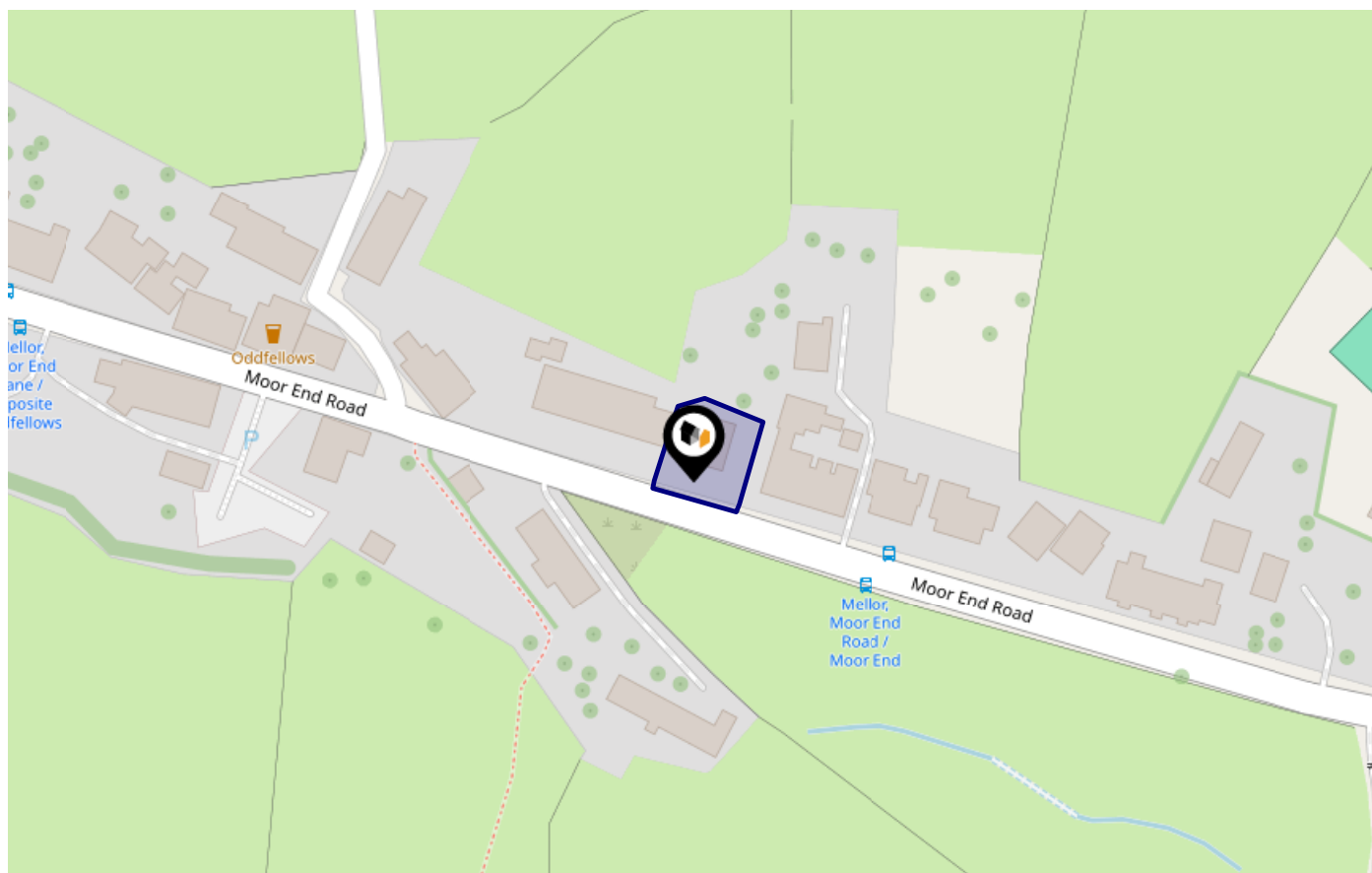
# Flood Risk

## 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.

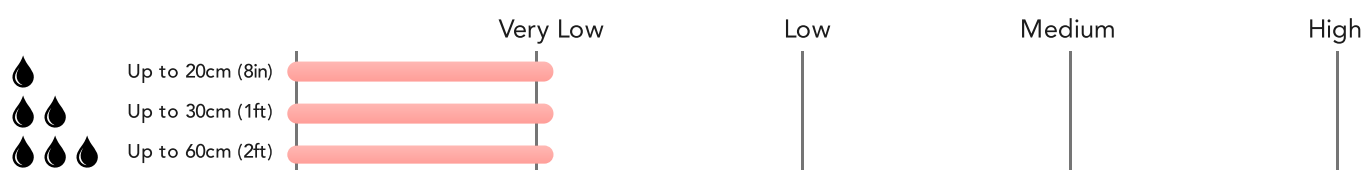


**Risk Rating: Very low**

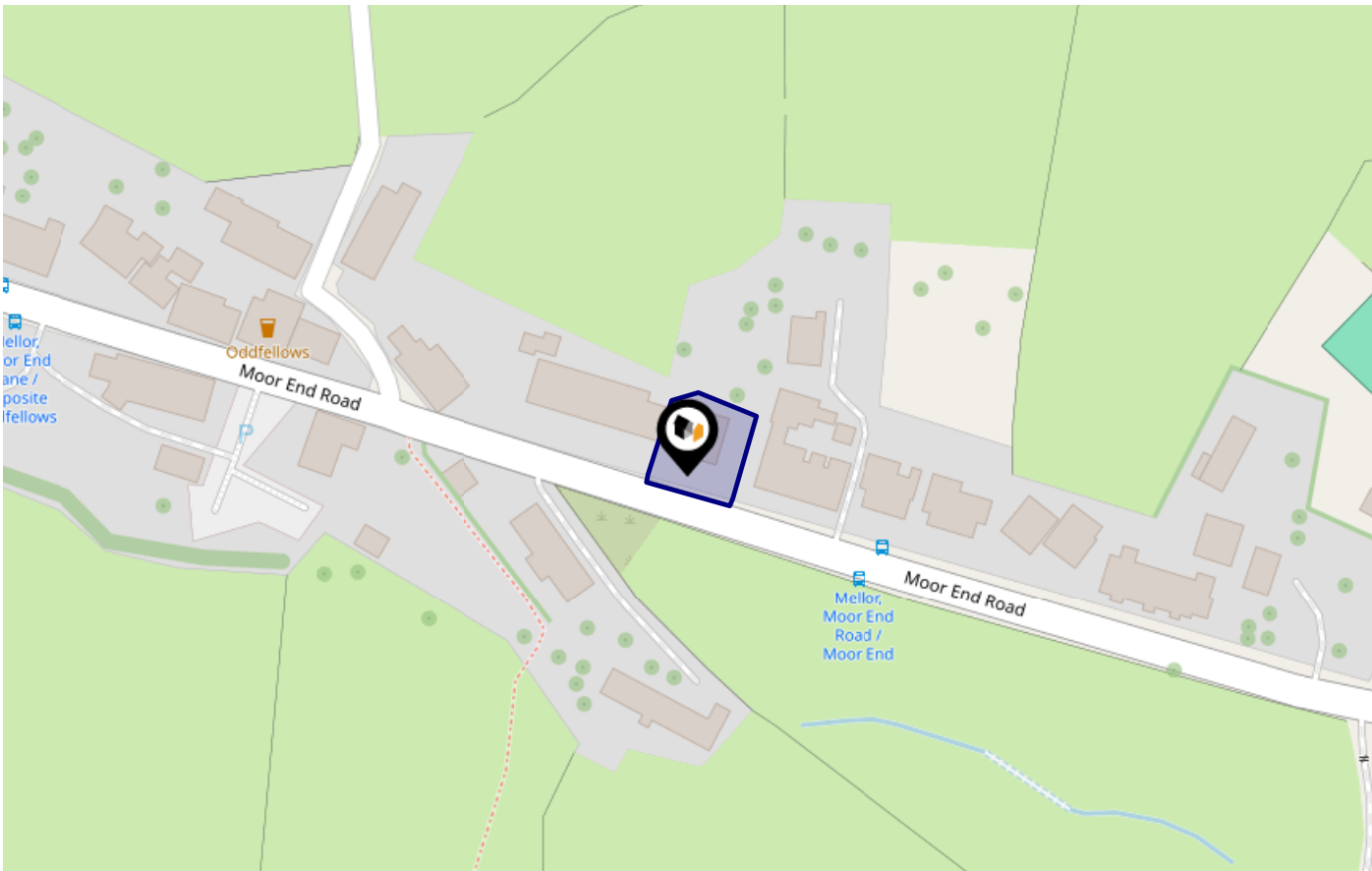
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

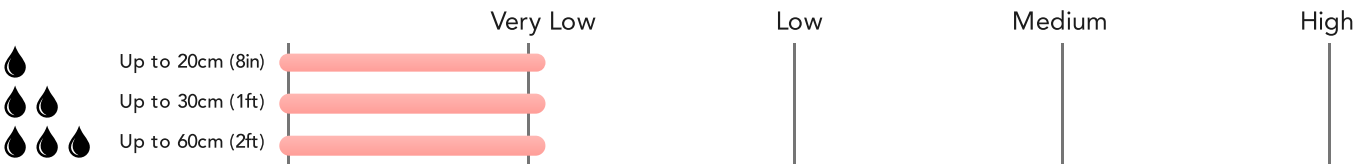


**Risk Rating: Very low**

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.

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Chance of flooding to the following depths at this property:



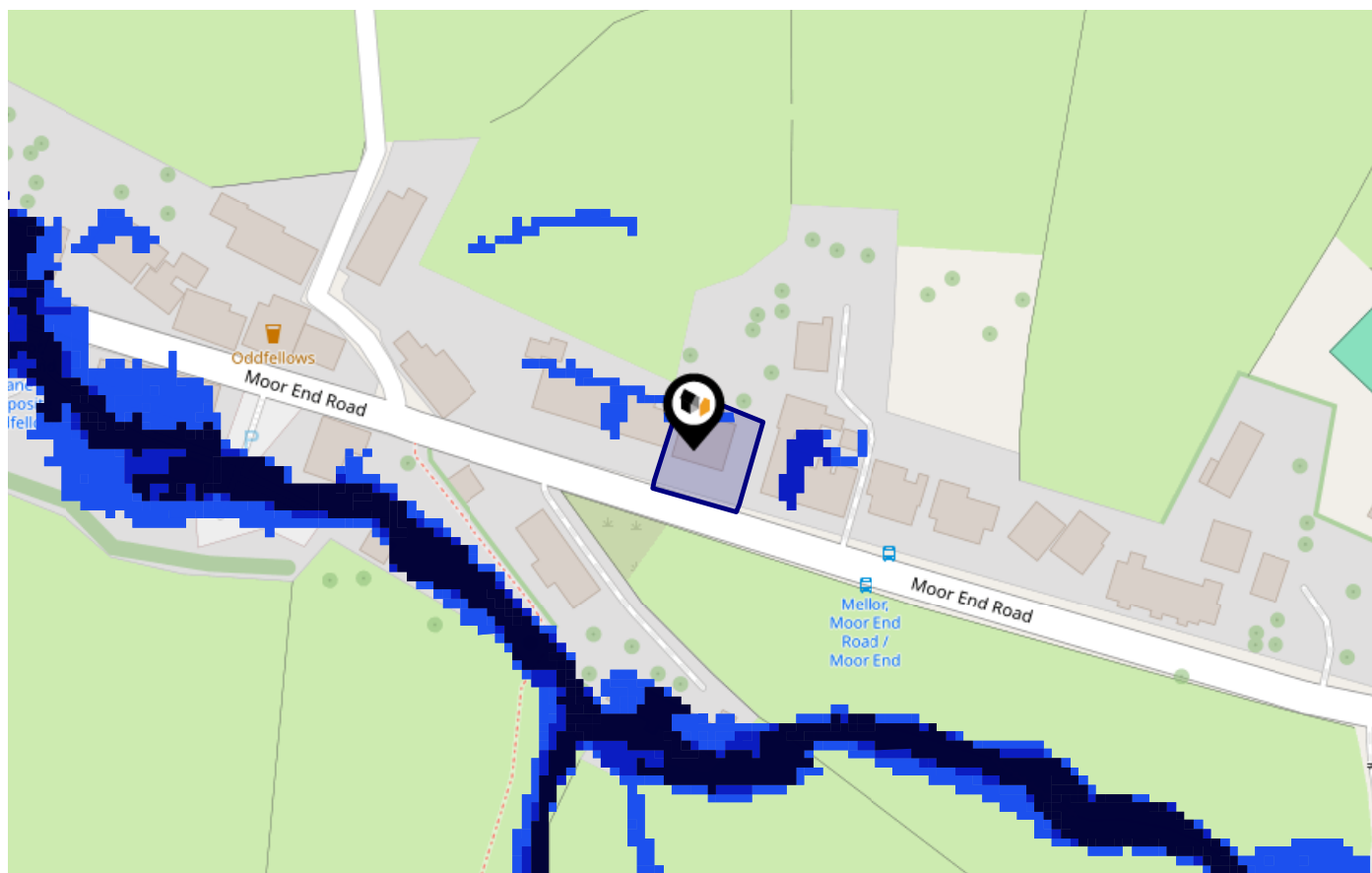
# Flood Risk

## Surface Water - Flood Risk

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

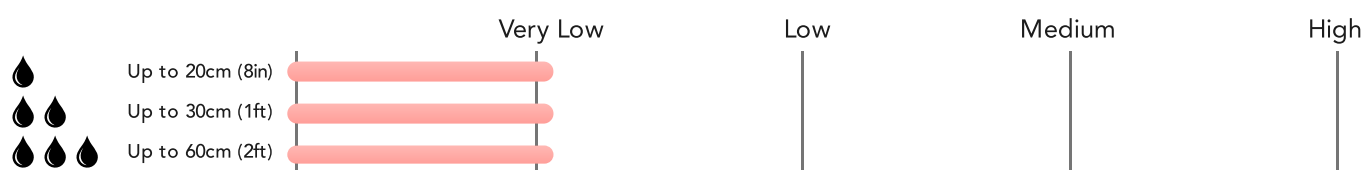


Risk Rating: Very low

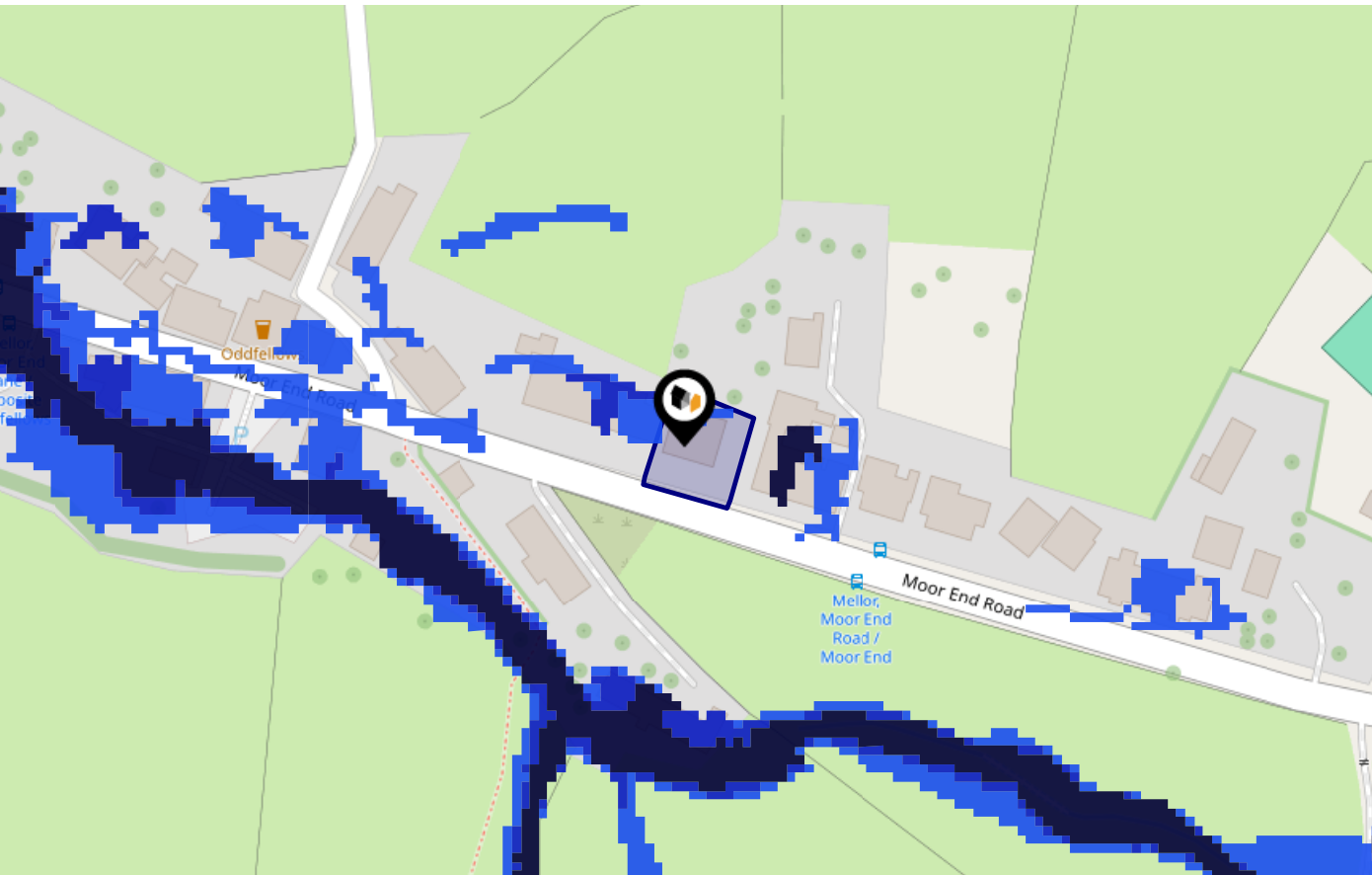
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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 **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.

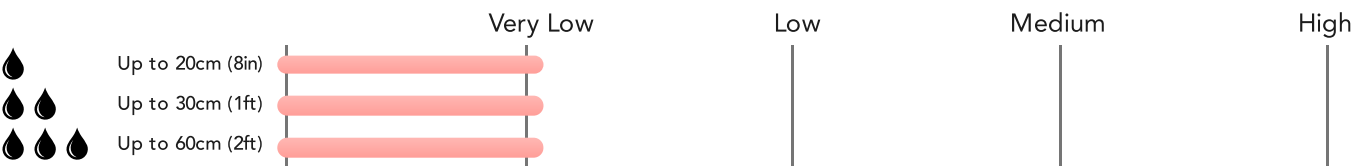


Risk Rating: Very low

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.

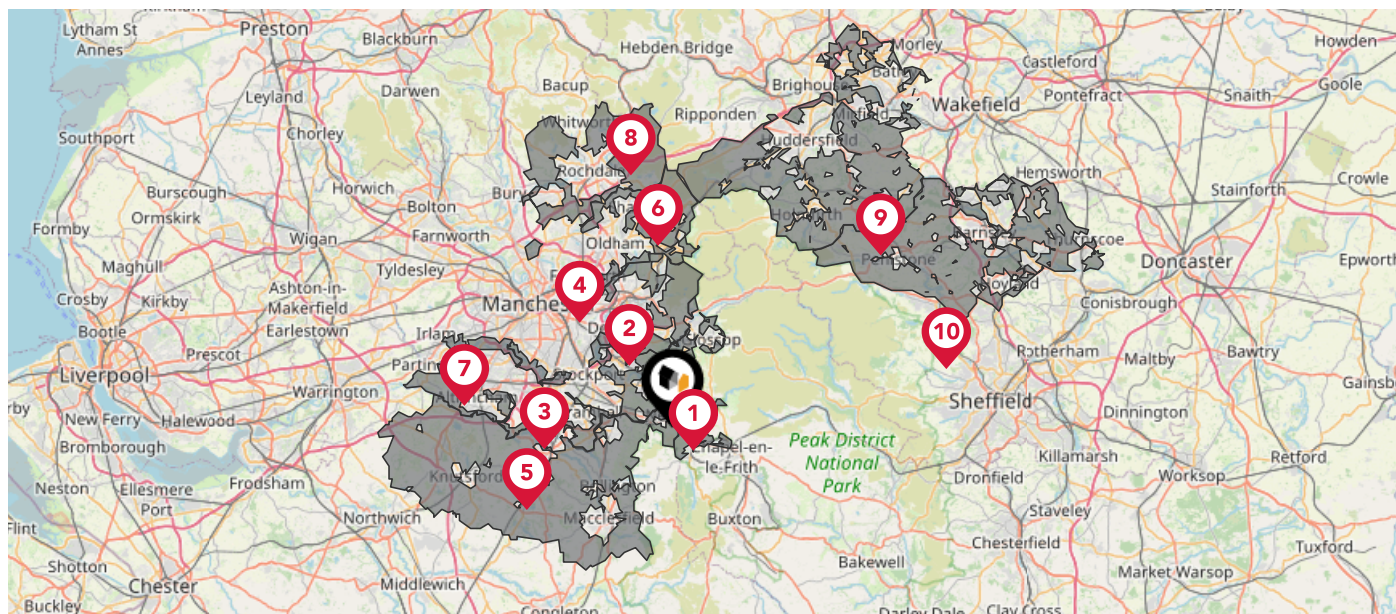
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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



## Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - High Peak

2

Merseyside and Greater Manchester Green Belt - Tameside

3

Merseyside and Greater Manchester Green Belt - Stockport

4

Merseyside and Greater Manchester Green Belt - 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 - Rochdale

9

South and West Yorkshire Green Belt - Kirklees

10

South and West Yorkshire Green Belt - Barnsley

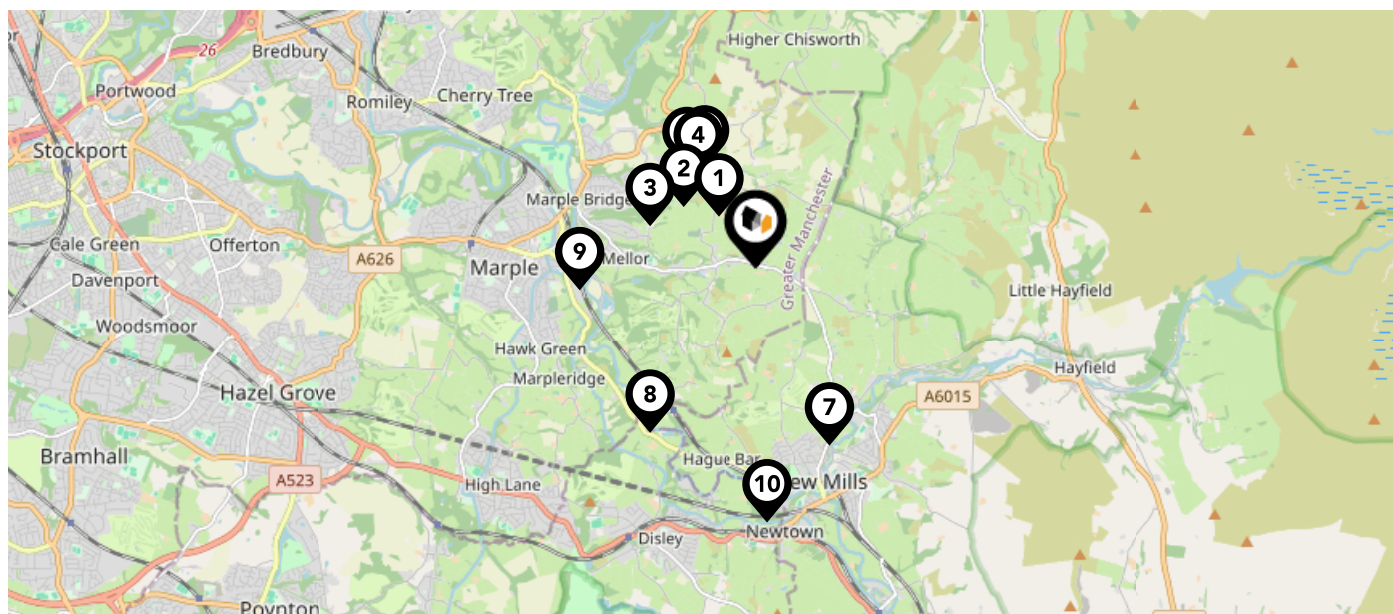
# Maps

## 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	Mill Brow East-Greater Manchester	Historic Landfill
2	Mill Brow Farm-Marple, Greater Manchester	Historic Landfill
3	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill
4	Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill
5	Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill
6	Sun Hill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill
7	Hodge Hay Farm-Derbyshire	Historic Landfill
8	Strines Print Works-Station Road, New Mills, High Peak, Derbyshire	Historic Landfill
9	Lakes Road Landfill-Greater Manchester	Historic Landfill
10	Mouseley Bottom-New Mills	Historic Landfill

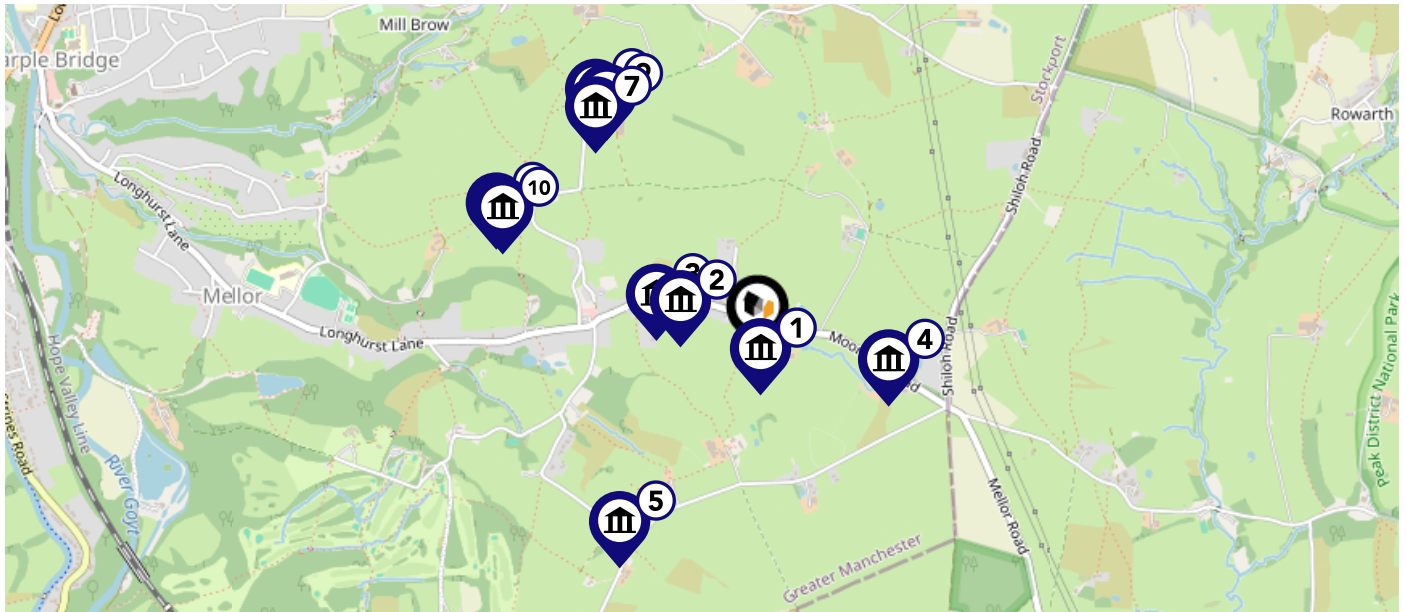
# Maps











## Listed Buildings

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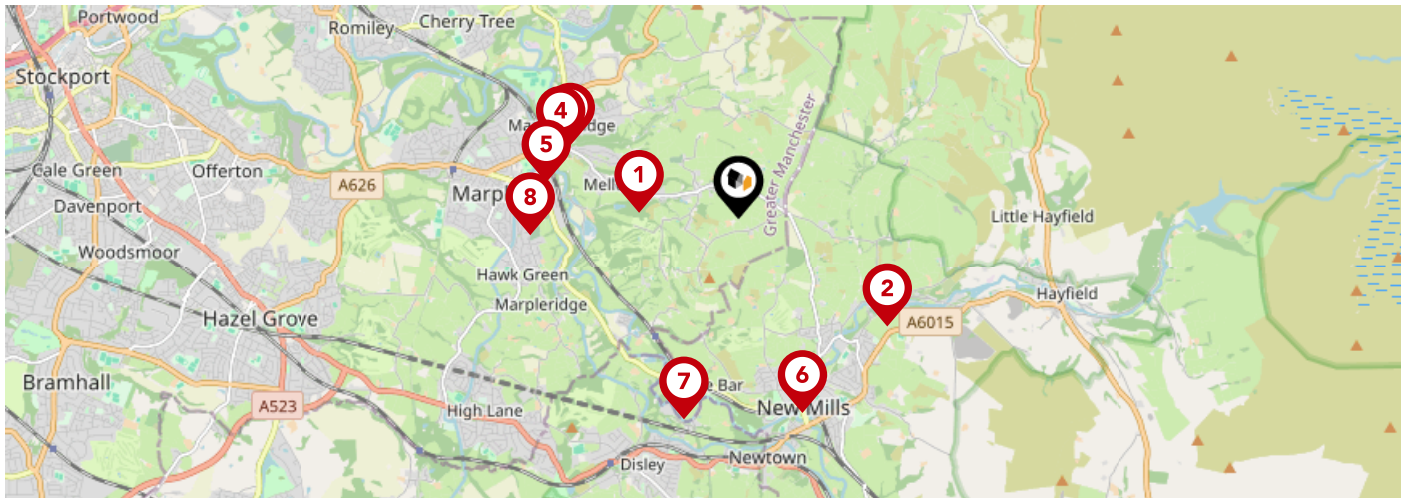
SALES AND LETTINGS

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



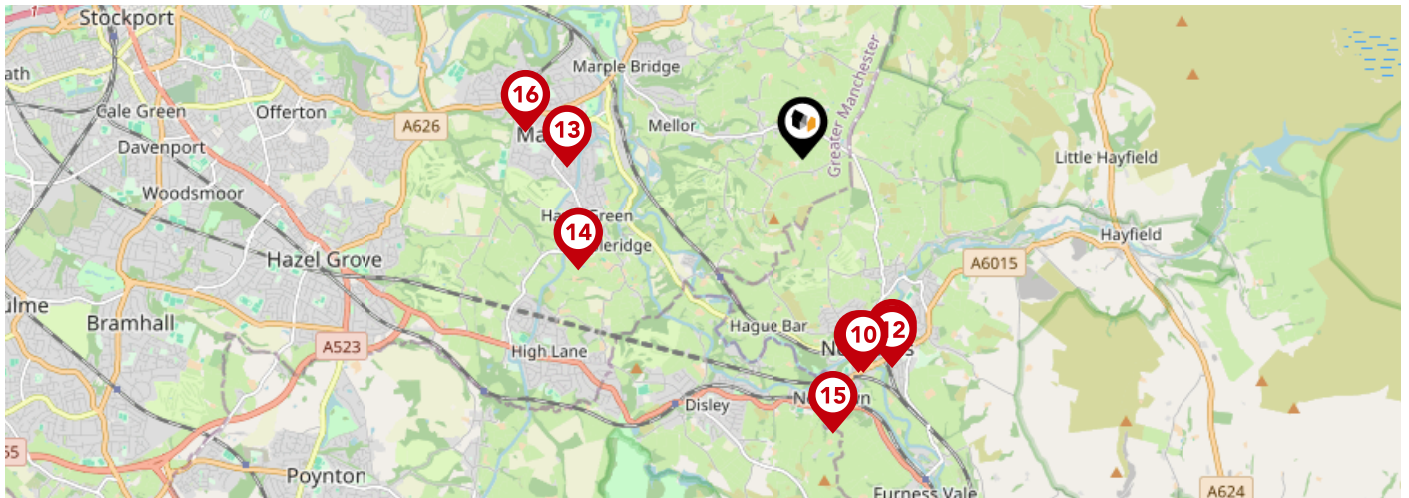
Listed Buildings in the local district	Grade	Distance
 1260116 - Longshaw Clough Farmhouse And Adjoining Farm Building	Grade II	0.1 miles
 1242265 - 52 And 54, Moor End Road	Grade II	0.2 miles
 1242264 - First Mellor And Marple Bridge Scout Headquarters	Grade II	0.2 miles
 1260115 - 137, Moor End Road	Grade II	0.3 miles
 1259998 - Cobden Farmhouse	Grade II	0.5 miles
 1241995 - Outbuilding To West Of Mellor Hall And North Of Barn	Grade II	0.6 miles
 1241993 - Sundial At Mellor Hall	Grade II	0.6 miles
 1241990 - Church Of St Thomas The Apostle	Grade II	0.6 miles
 1241992 - Mellor Hall And Mellor Hall Farmhouse	Grade II	0.6 miles
 1241991 - Stocks In Graveyard Of Church Of St Thomas The Apostle	Grade II	0.6 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mellor Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Thornsett Primary School (High Peak Federation)</b> Ofsted Rating: Good   Pupils: 86   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 224   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ludworth Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brabyns Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 92   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>New Mills Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hague Bar Primary School</b> Ofsted Rating: Good   Pupils: 58   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>All Saints Church of England Primary School Marple</b> Ofsted Rating: Good   Pupils: 212   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





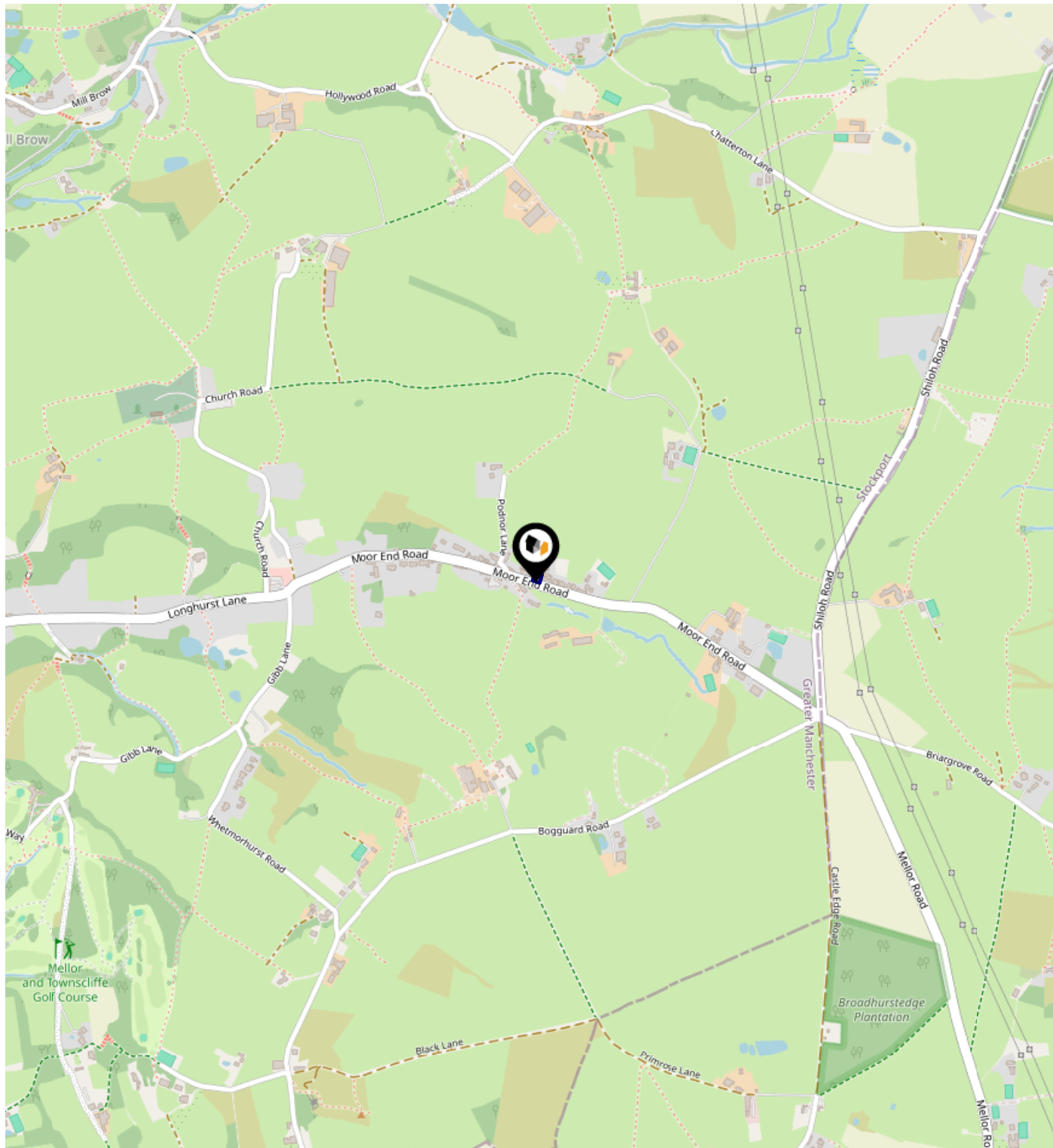
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Mary's Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 119   Distance: 1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>New Mills Nursery School</b> Ofsted Rating: Good   Pupils: 33   Distance: 1.95	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St George's CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 95   Distance: 1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>New Mills School</b> Ofsted Rating: Requires improvement   Pupils: 660   Distance: 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Acorns School</b> Ofsted Rating: Good   Pupils: 34   Distance: 2.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Windlehurst School</b> Ofsted Rating: Good   Pupils: 51   Distance: 2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Newtown Primary School (High Peak Federation)</b> Ofsted Rating: Good   Pupils: 85   Distance: 2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Rose Hill Primary School</b> Ofsted Rating: Good   Pupils: 530   Distance: 2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

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### Key:



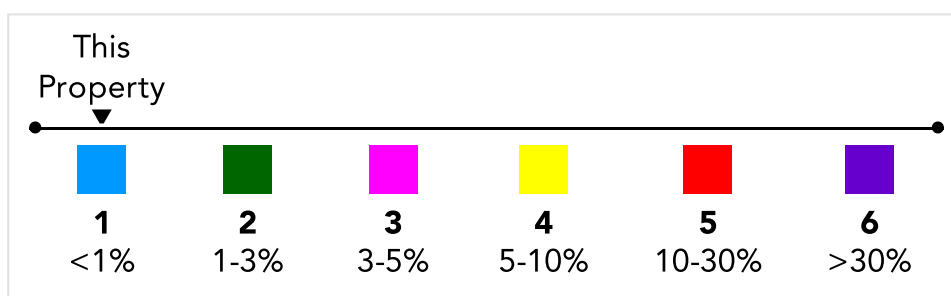
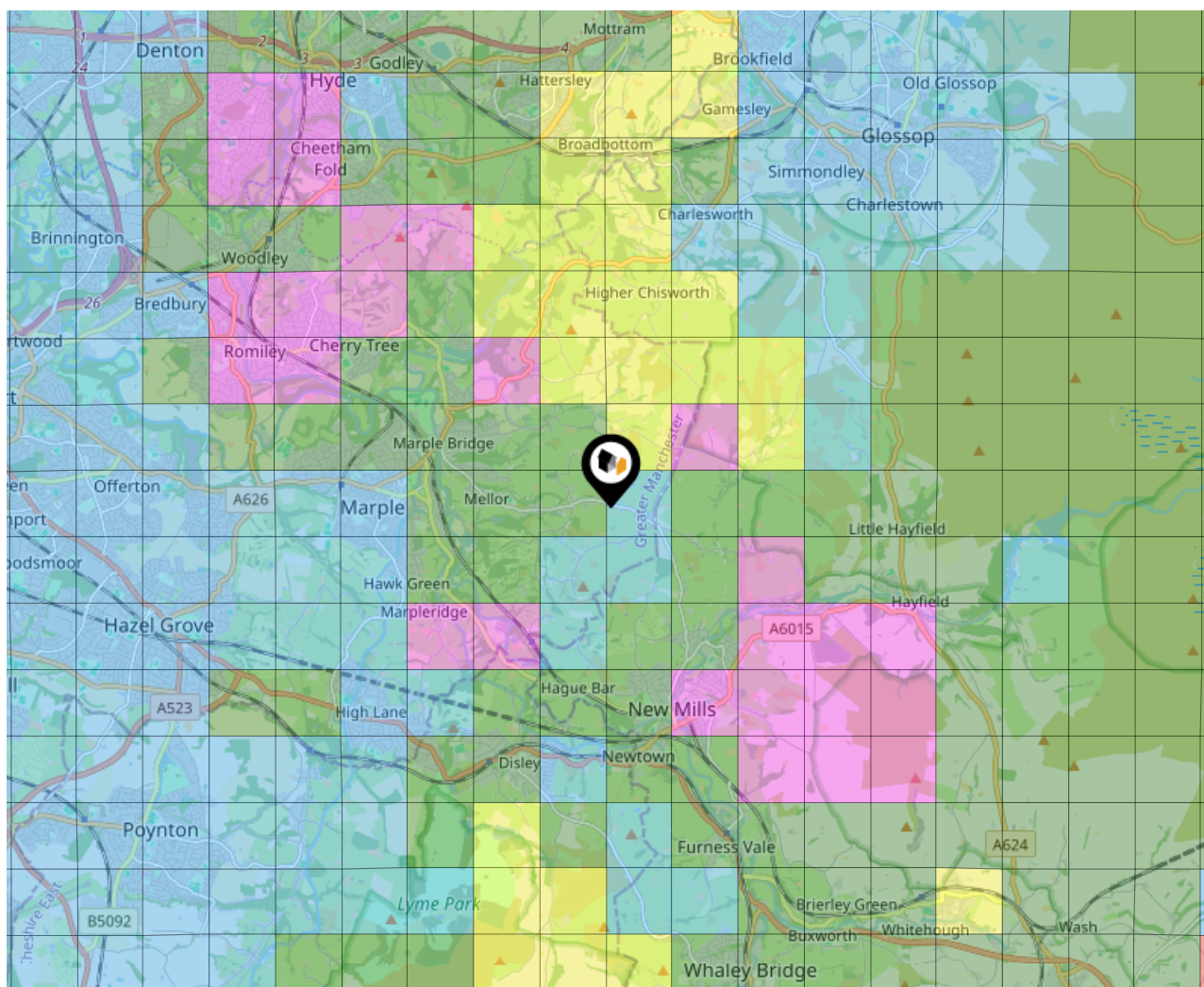
Power Pylons



Communication Masts

### What is Radon?

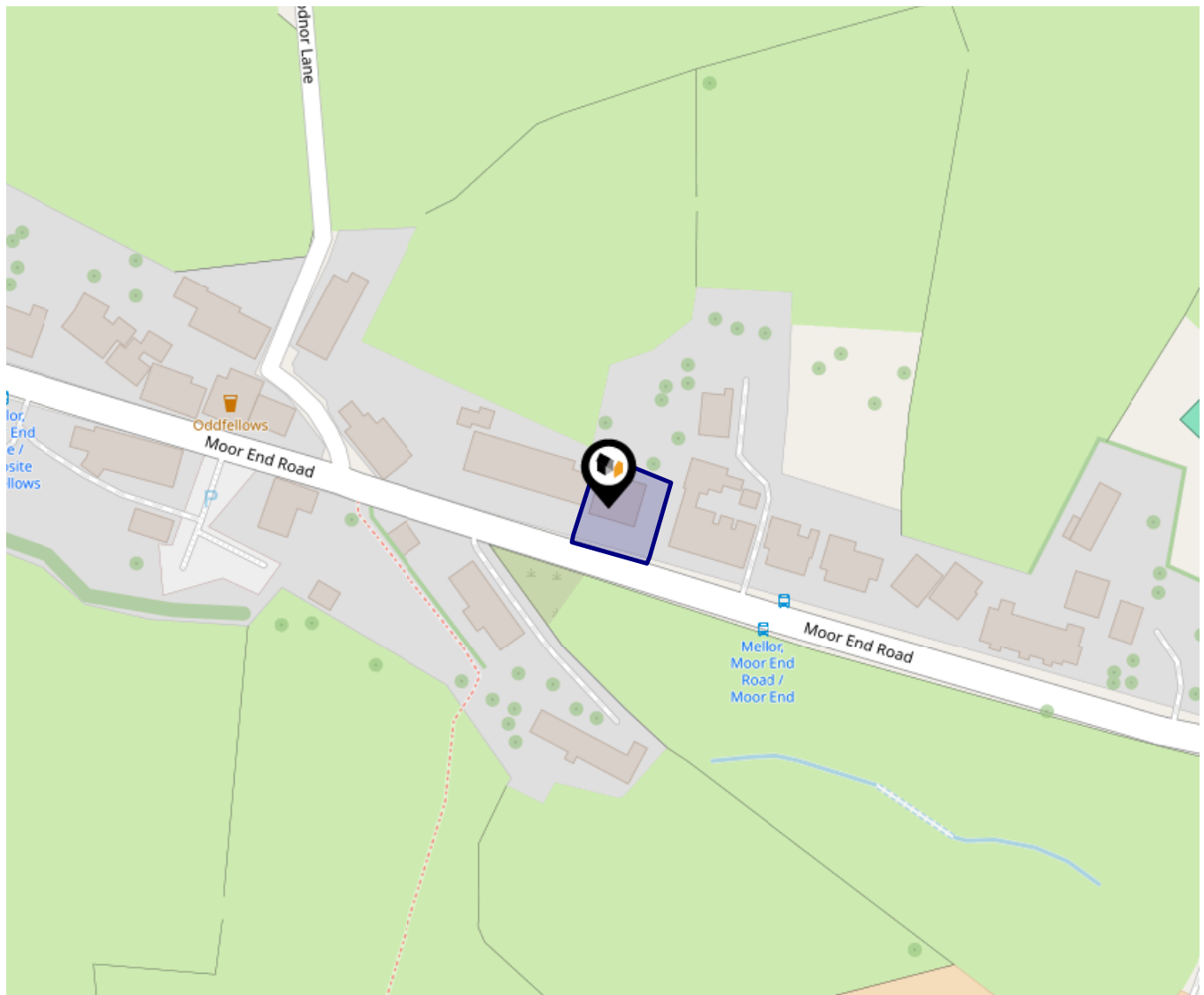
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# 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.

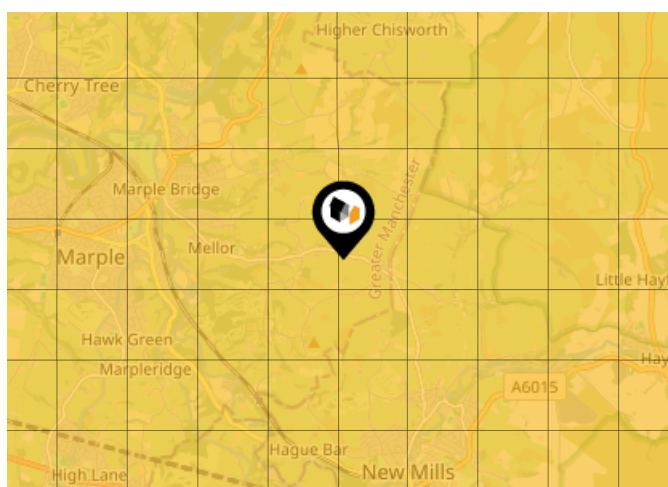
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

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



## Primary Classifications (Most Common Clay Types)

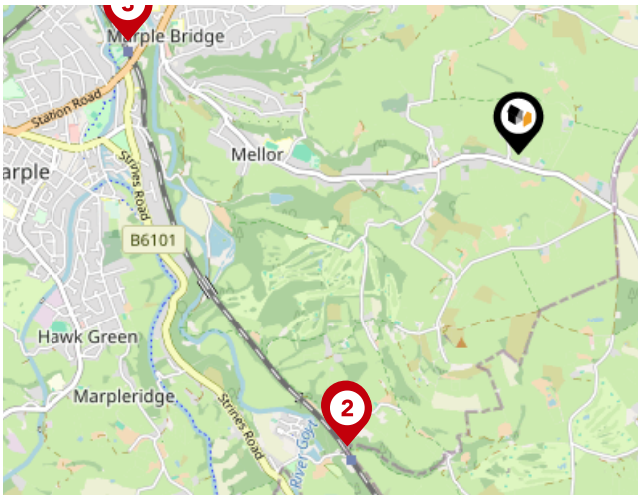
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area

## Transport (National)

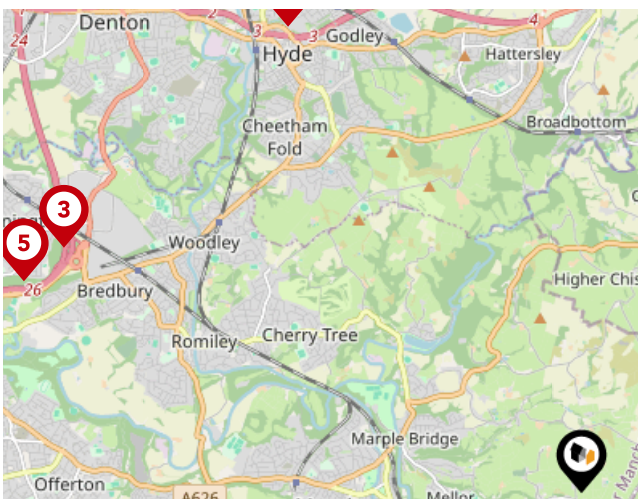
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SALES AND LETTINGS



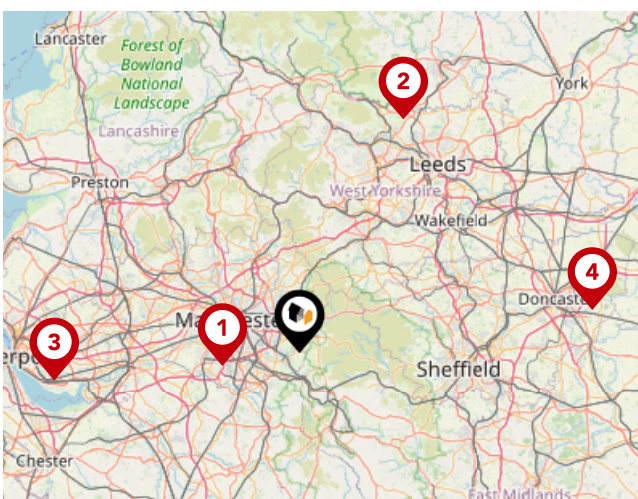
### National Rail Stations

Pin	Name	Distance
1	Strines Rail Station	1.49 miles
2	Strines Rail Station	1.5 miles
3	Marple Rail Station	1.8 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	4.87 miles
2	M67 J2	5.55 miles
3	M60 J25	5.07 miles
4	M67 J1	6.1 miles
5	M60 J26	5.28 miles



### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	11.04 miles
2	Leeds Bradford Airport	35.96 miles
3	Speke	34.88 miles
4	Finningley	41.83 miles

# Area

## Transport (Local)

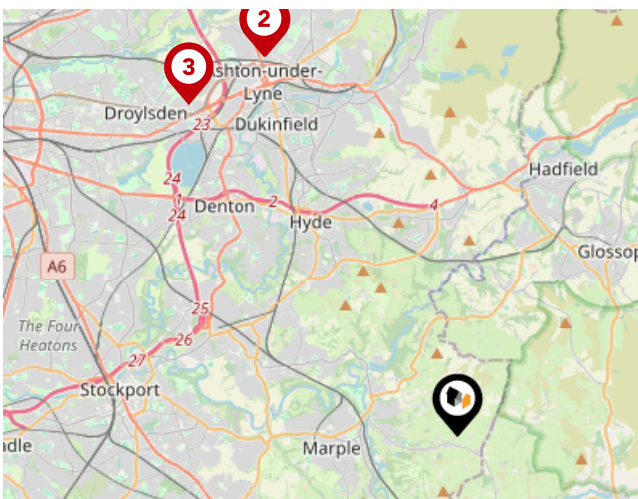
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### Bus Stops/Stations

Pin	Name	Distance
1	Moor End	0.03 miles
2	Moor End	0.03 miles
3	Oddfellows	0.1 miles
4	Devonshire Arms	0.38 miles
5	Shiloh Road	0.45 miles



### Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	7.51 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	7.53 miles
3	Audenshaw (Manchester Metrolink)	7.55 miles

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& Co.

SALES AND LETTINGS

### 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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