

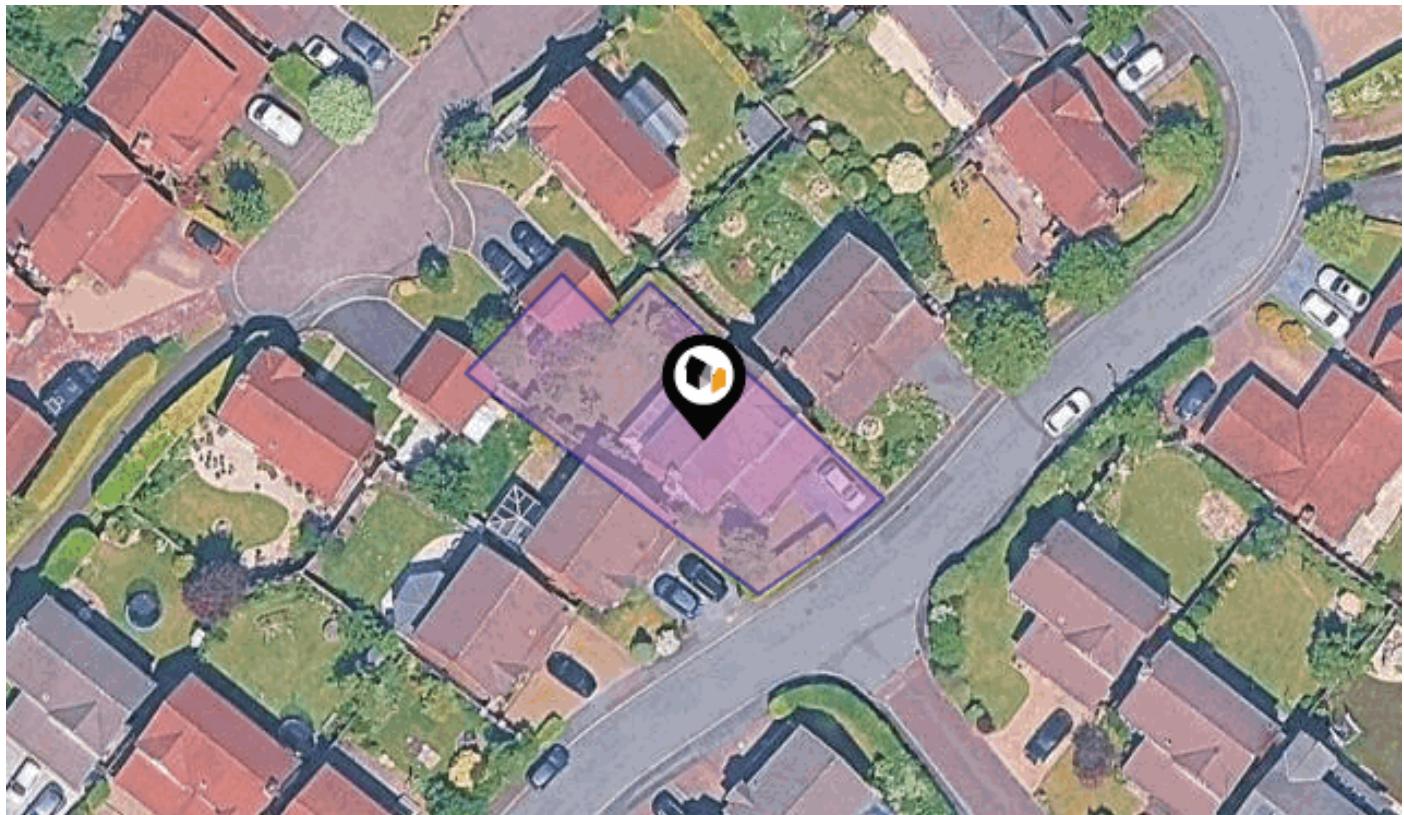


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 20th September 2025



SEVEN STILES 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/



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Property Overview



Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.1 acres
Council Tax :	Band F
Annual Estimate:	£3,575
Title Number:	GM481300

Tenure: Freehold

Local Area

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

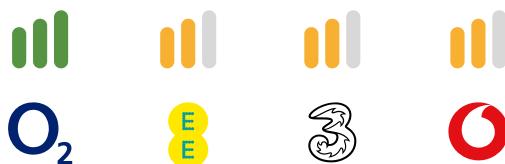
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16
mb/s **64**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)

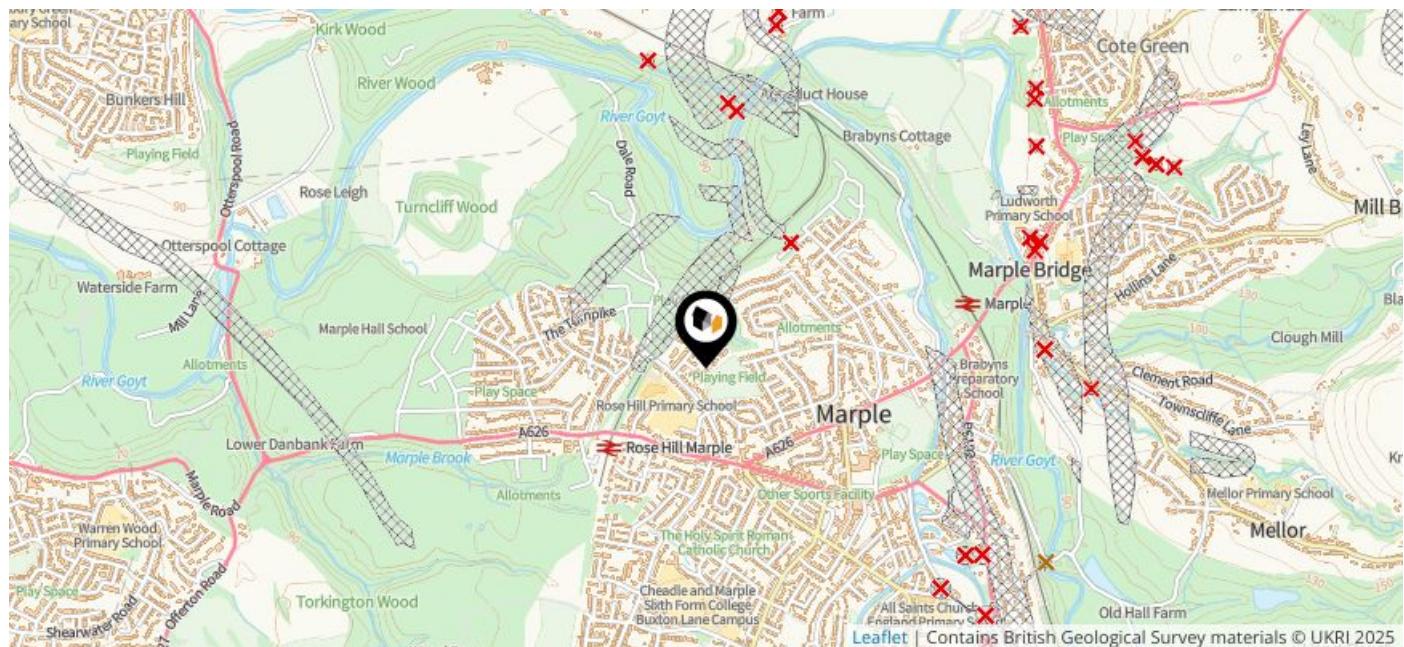


Satellite/Fibre TV Availability:



Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



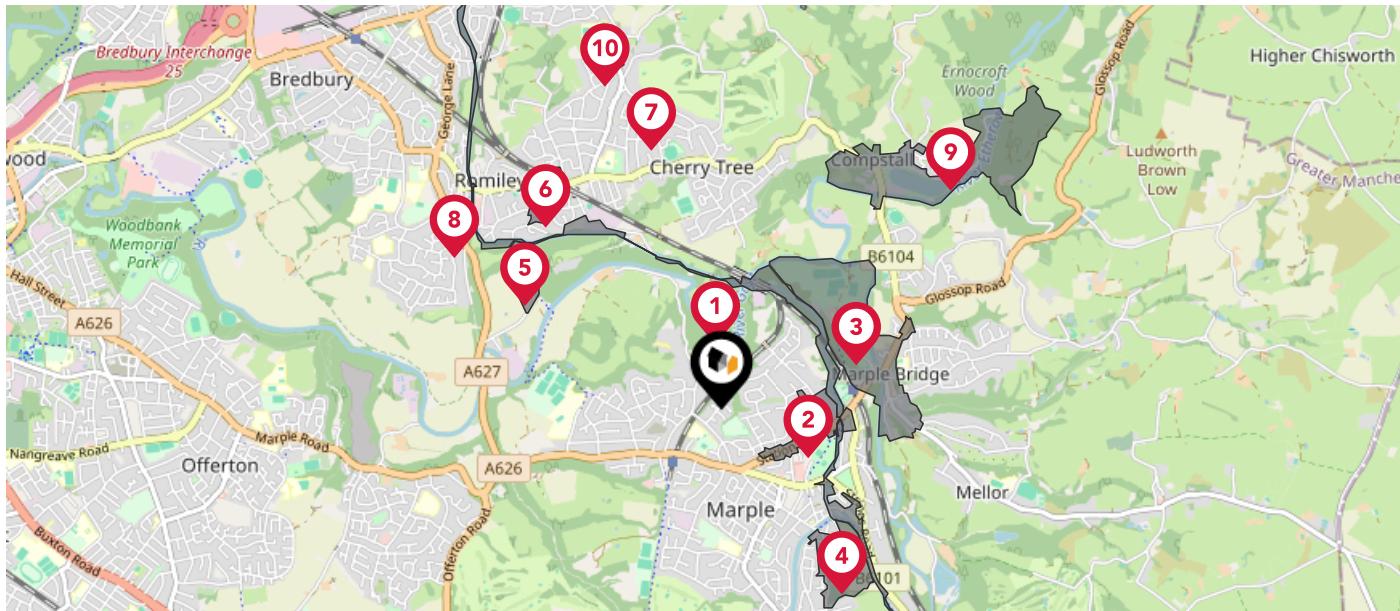
Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

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

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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.



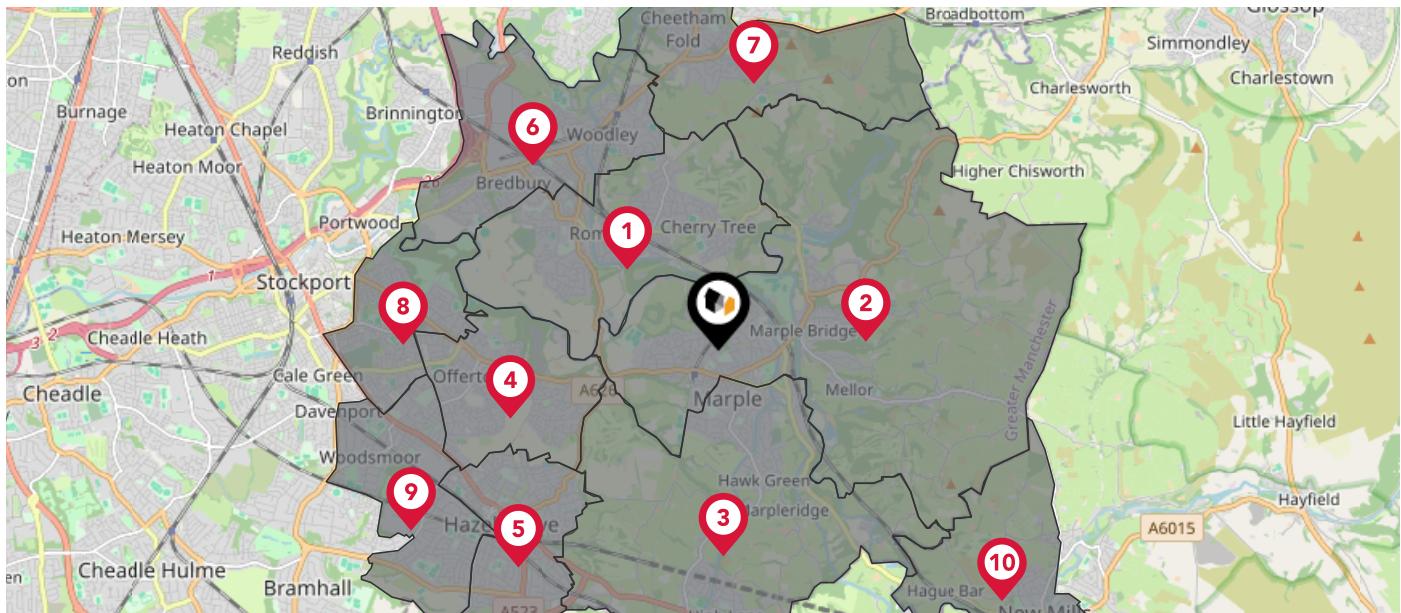
Nearby Conservation Areas

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

Maps

Council Wards

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



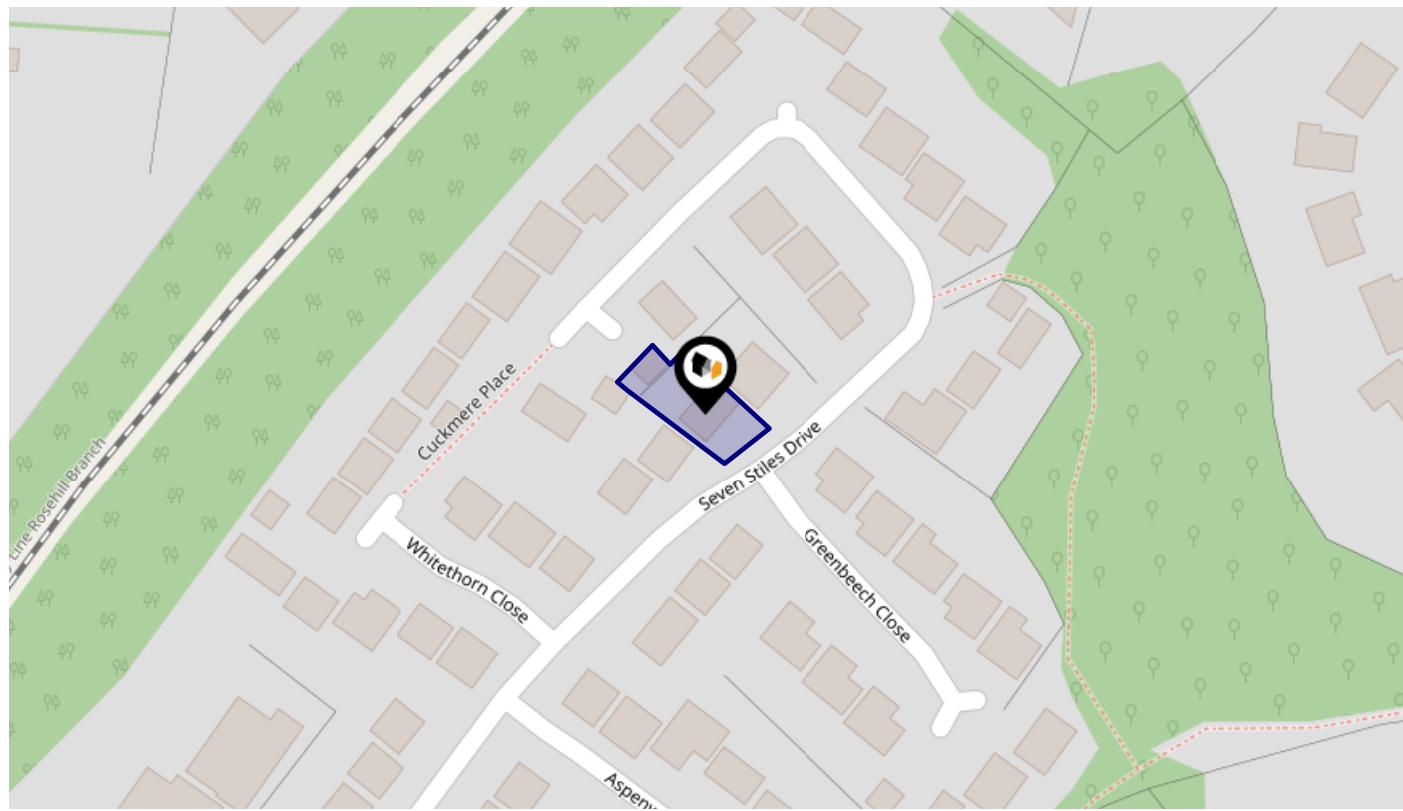
Nearby Council Wards

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

Maps

Rail Noise

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

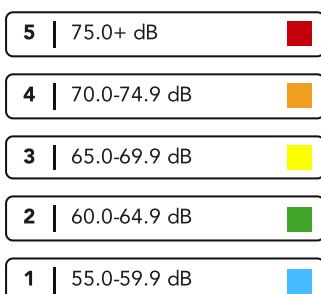


Rail Noise Data

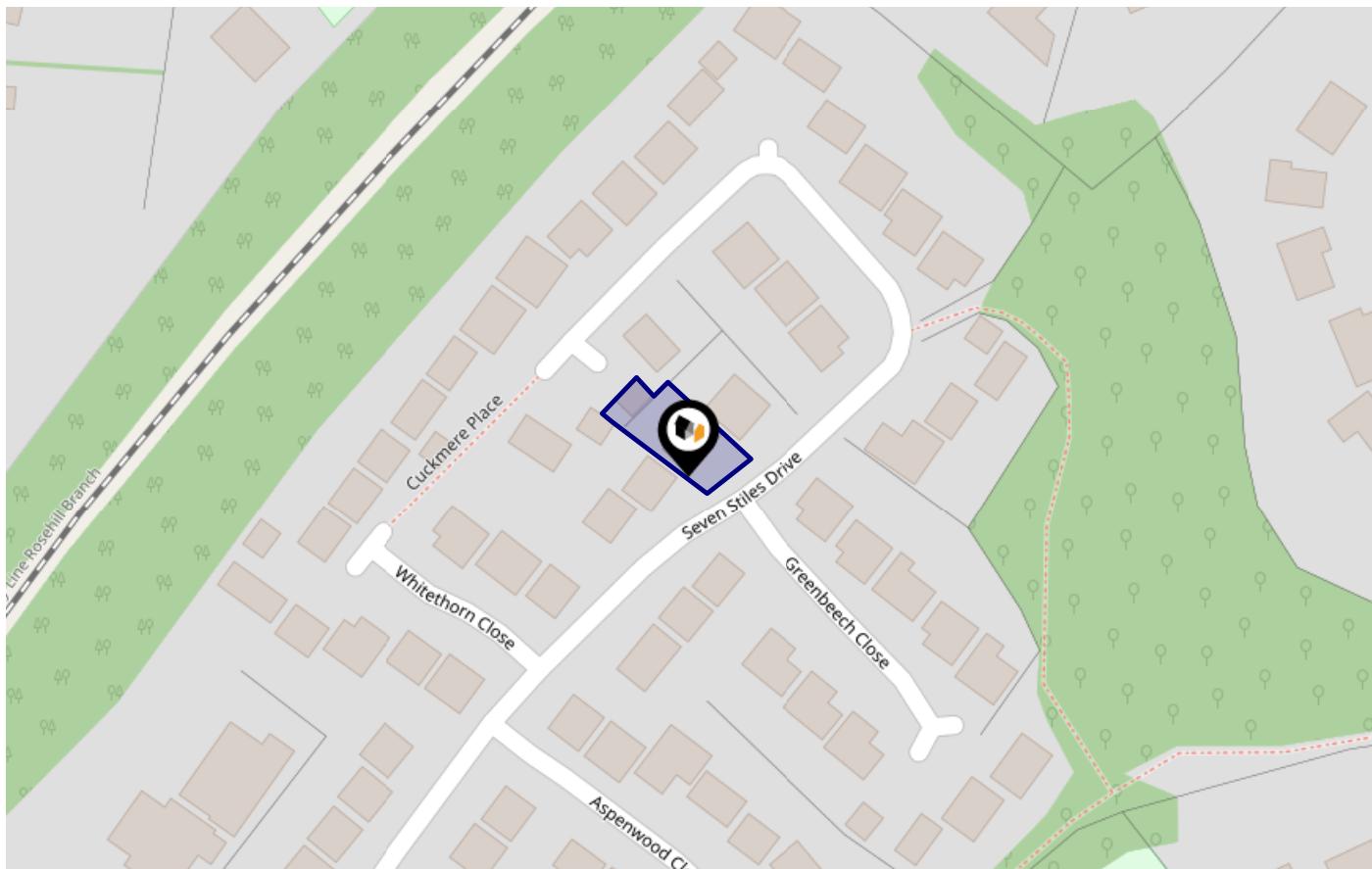
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

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



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

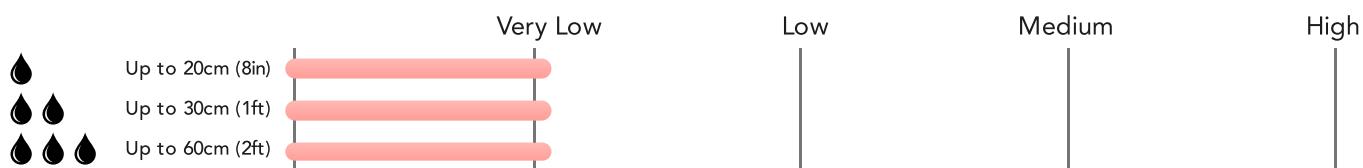


Risk Rating: Very low

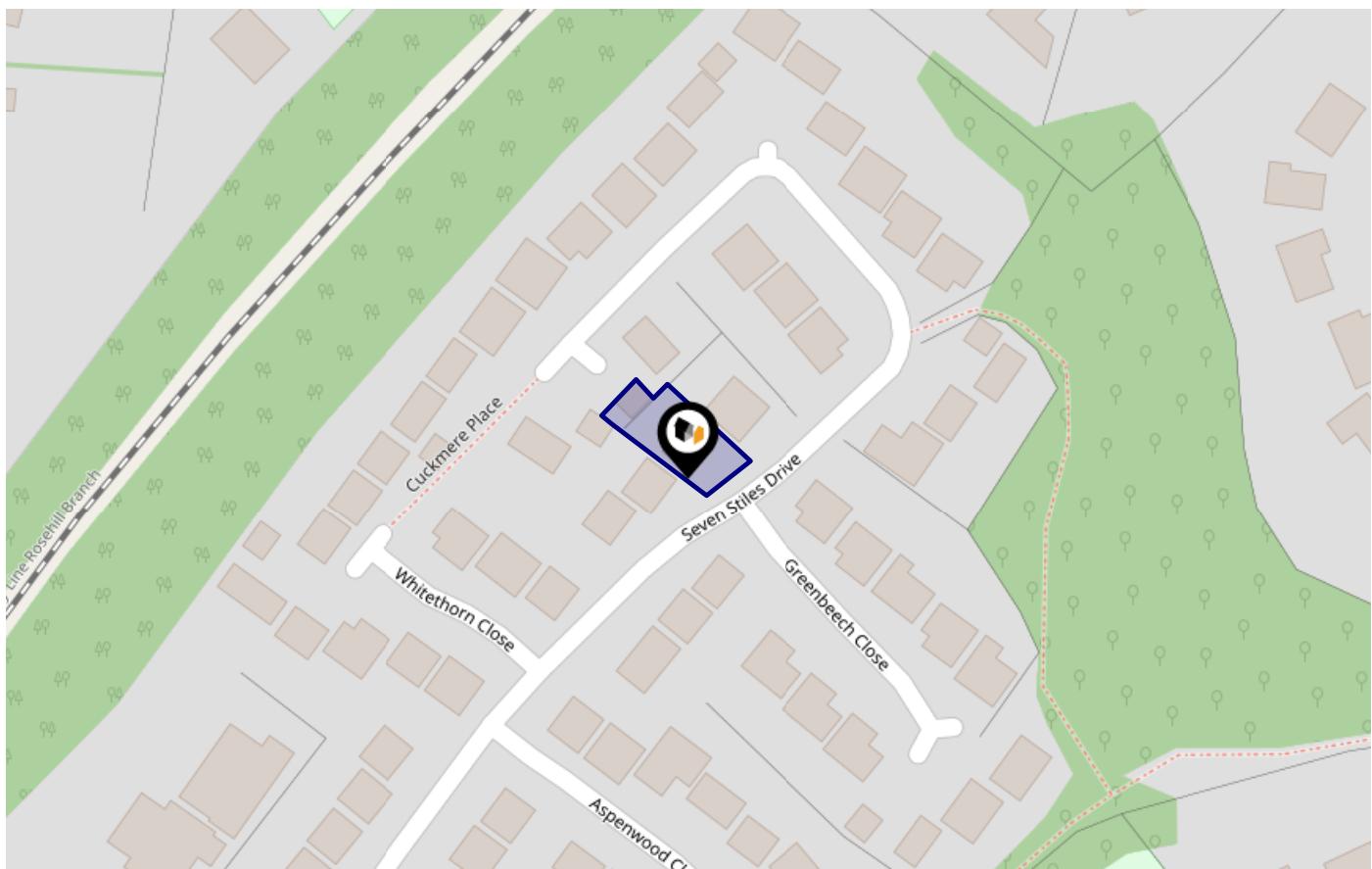
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

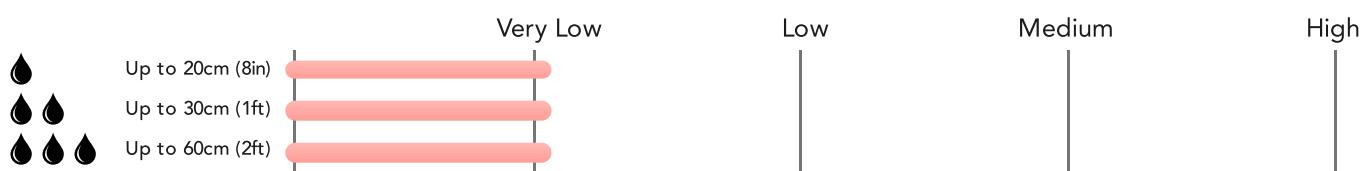


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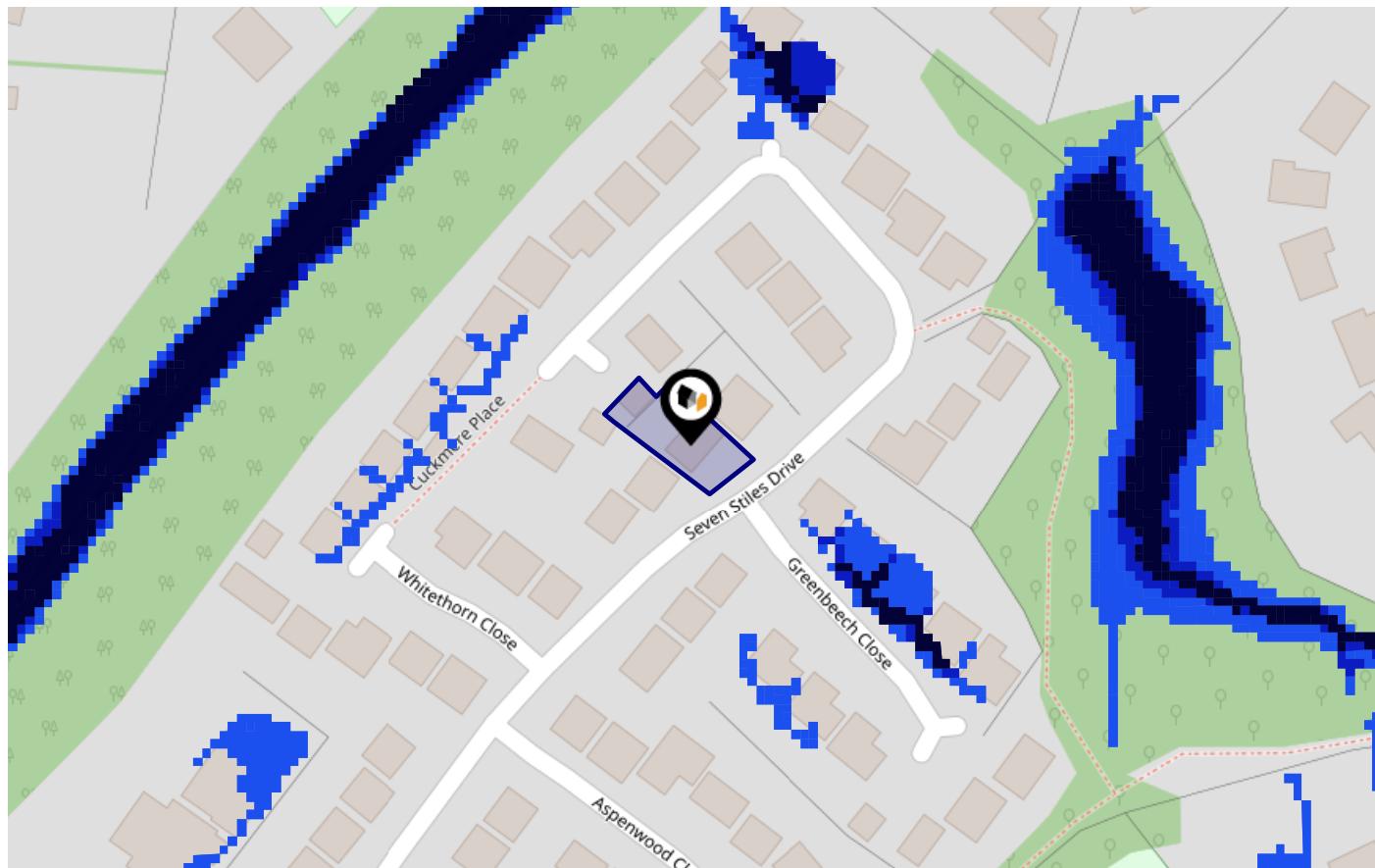
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

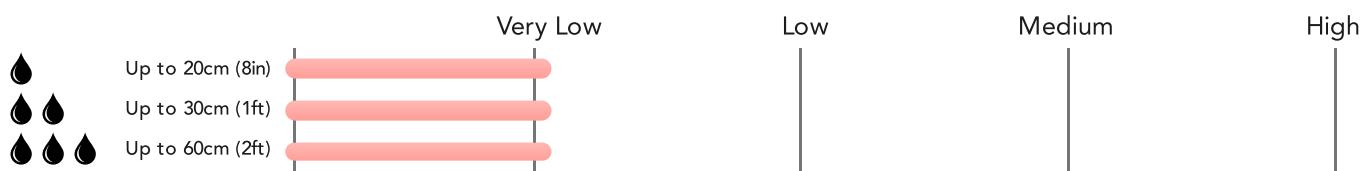


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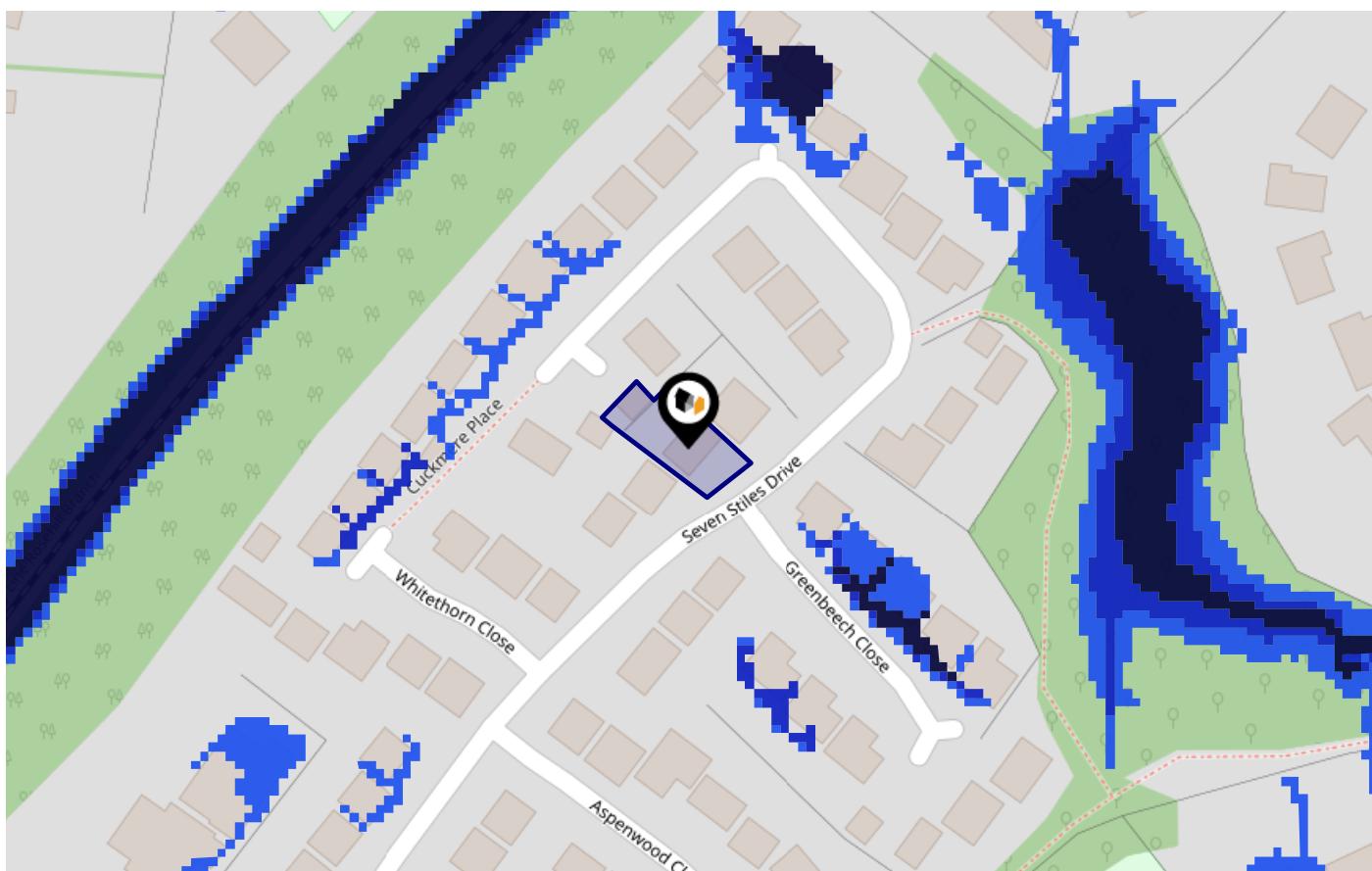
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

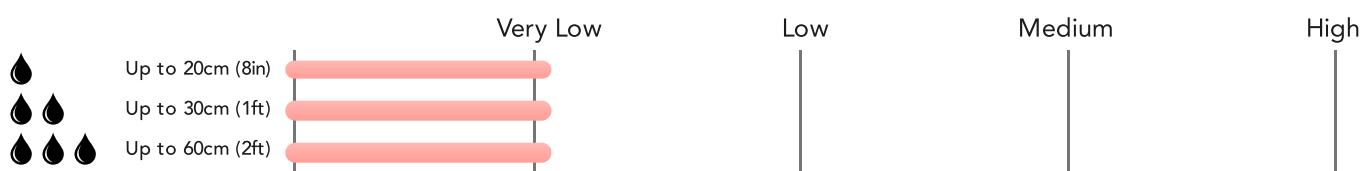


Risk Rating: Very low

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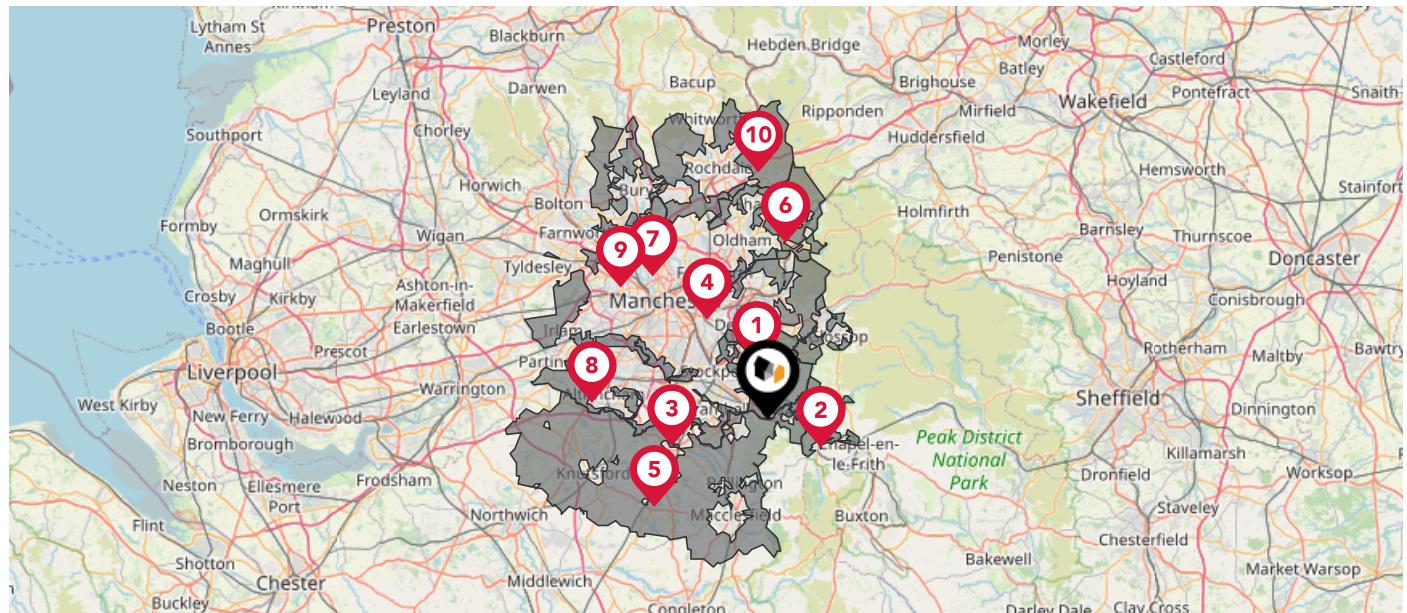
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



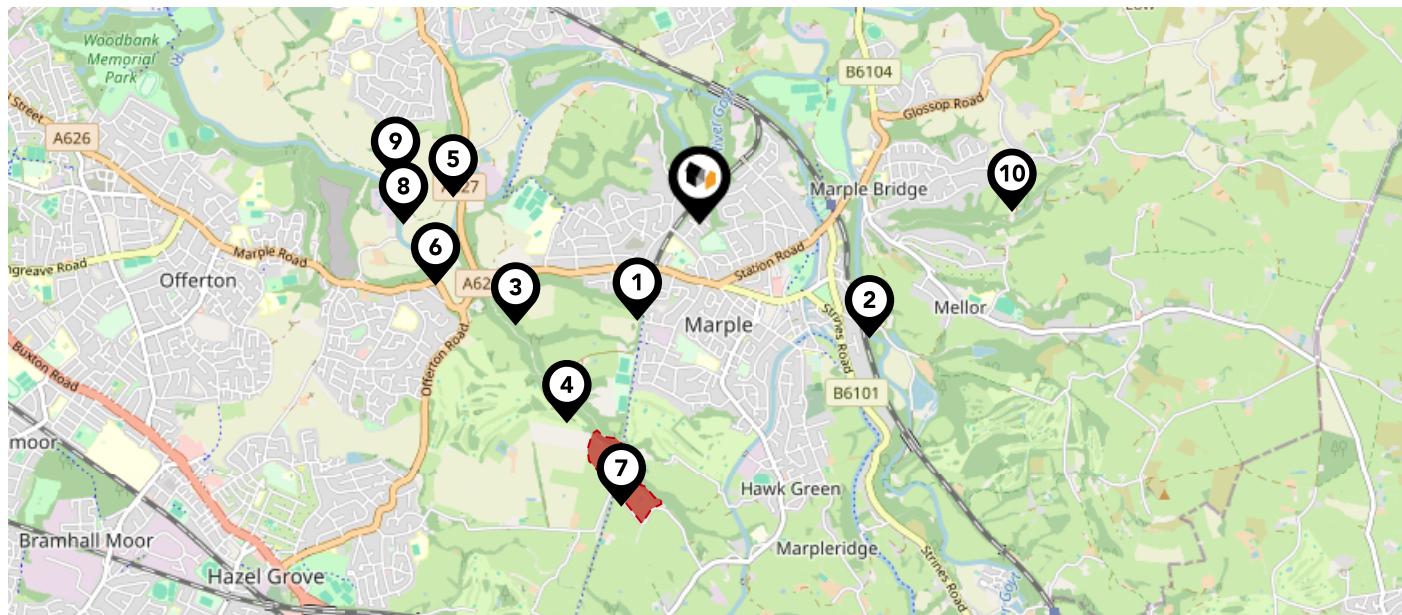
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Tameside
- 2 Merseyside and Greater Manchester Green Belt - 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.



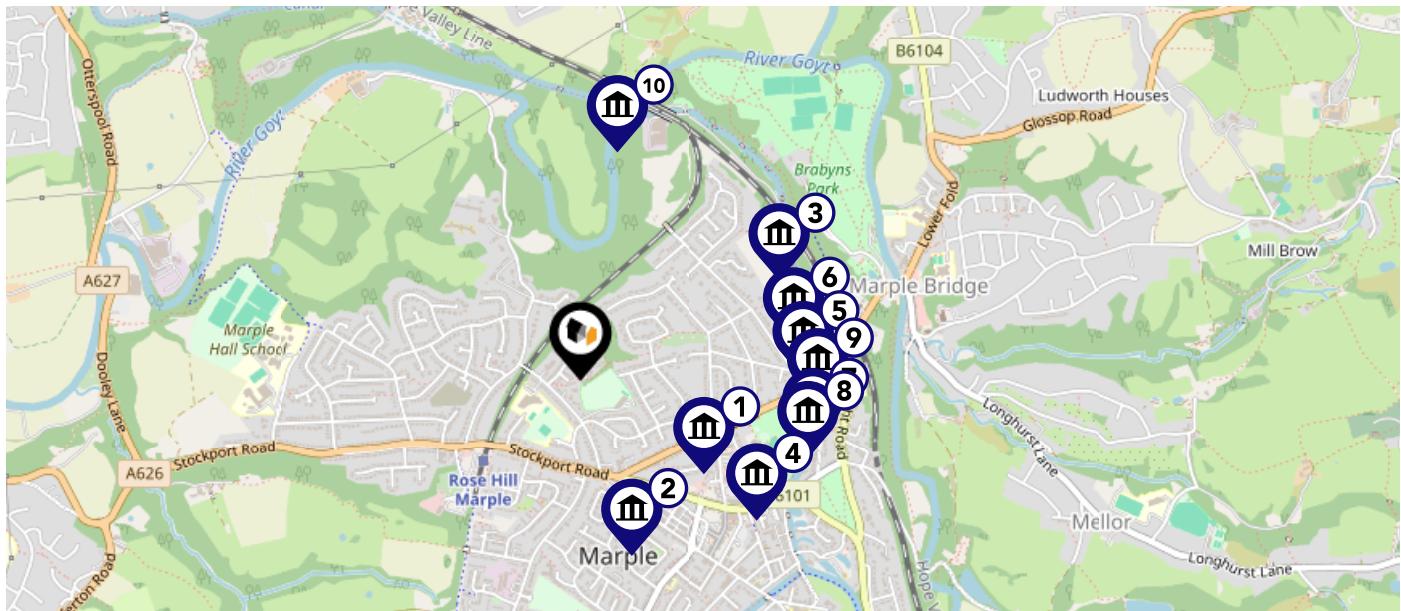
Nearby Landfill Sites

1	Rose Hill-Marple, Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Lakes Road Landfill-Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill	<input type="checkbox"/>
4	Wood Farm-Marple	Historic Landfill	<input type="checkbox"/>
5	Waterside Farm East-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	North of Bongs Farm-Greater Manchester	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/WP3392CP/V006	Active Landfill	<input checked="" type="checkbox"/>
8	Waterside Farm-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
9	Waterside Farm North-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
1 1242467 - Manor House	Grade II	0.4 miles
2 1260260 - 24 And 26, Church Lane	Grade II	0.4 miles
3 1242290 - Marple Locks Number 5 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.5 miles
4 1260130 - Sundial Formerly From Marple Hall	Grade II	0.5 miles
5 1242292 - Marple Locks Number 8 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.5 miles
6 1242291 - Marple Locks Number 7 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.5 miles
7 1242465 - Lockside Mill	Grade II	0.5 miles
8 1242294 - Marple Locks Number 10 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.5 miles
9 1241821 - Brabyns Lodge	Grade II	0.5 miles
10 1242267 - Peak Forest Canal, Goyt Aqueduct	Grade I	0.5 miles

Area Schools



Nursery Primary Secondary College Private



Rose Hill Primary School

Ofsted Rating: Good | Pupils: 530 | Distance: 0.23



Acorns School

Ofsted Rating: Good | Pupils: 34 | Distance: 0.55



Brabyns Preparatory School

Ofsted Rating: Not Rated | Pupils: 92 | Distance: 0.62



Marple Hall School

Ofsted Rating: Good | Pupils: 1557 | Distance: 0.73



All Saints Church of England Primary School Marple

Ofsted Rating: Good | Pupils: 212 | Distance: 0.74



Ludworth Primary School

Ofsted Rating: Good | Pupils: 363 | Distance: 0.76



St Mary's Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 224 | Distance: 0.85



Romiley Primary School

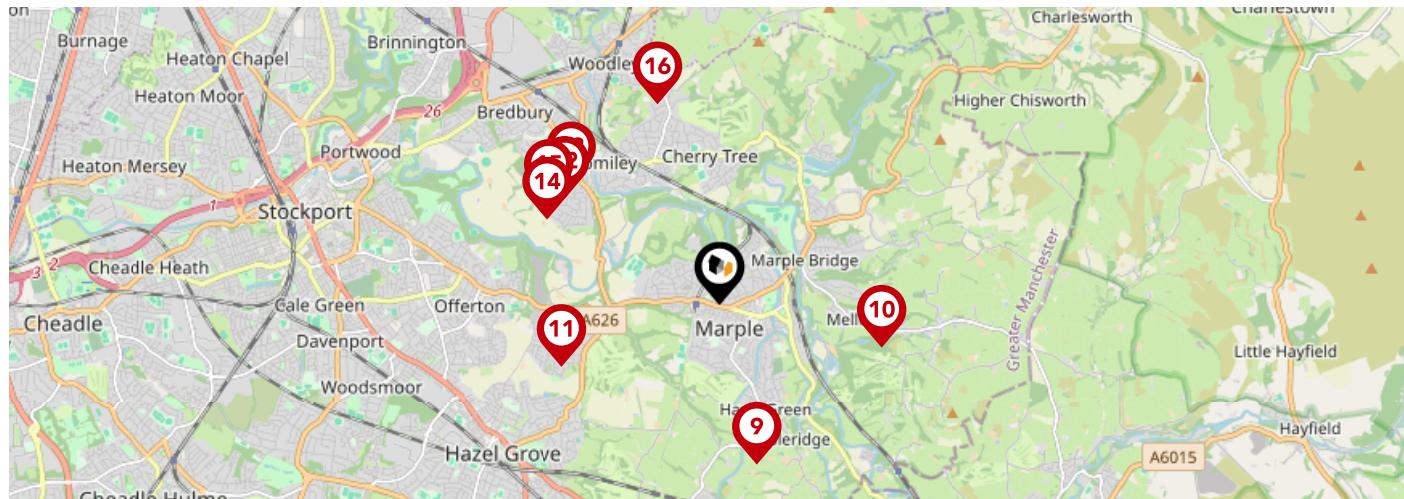
Ofsted Rating: Good | Pupils: 450 | Distance: 1.23



Area Schools

LAWLER & Co.

SALES AND LETTINGS



Nursery Primary Secondary College Private



Windlehurst School

Ofsted Rating: Good | Pupils: 51 | Distance: 1.45



Mellor Primary School

Ofsted Rating: Good | Pupils: 230 | Distance: 1.47



Warren Wood Primary School

Ofsted Rating: Good | Pupils: 428 | Distance: 1.5



Harrytown Catholic High School

Ofsted Rating: Good | Pupils: 795 | Distance: 1.66



St Christopher's Catholic Primary School

Ofsted Rating: Good | Pupils: 204 | Distance: 1.69



Bredbury Green Primary School

Ofsted Rating: Requires improvement | Pupils: 233 | Distance: 1.71



Werneth School

Ofsted Rating: Serious Weaknesses | Pupils: 1072 | Distance: 1.76

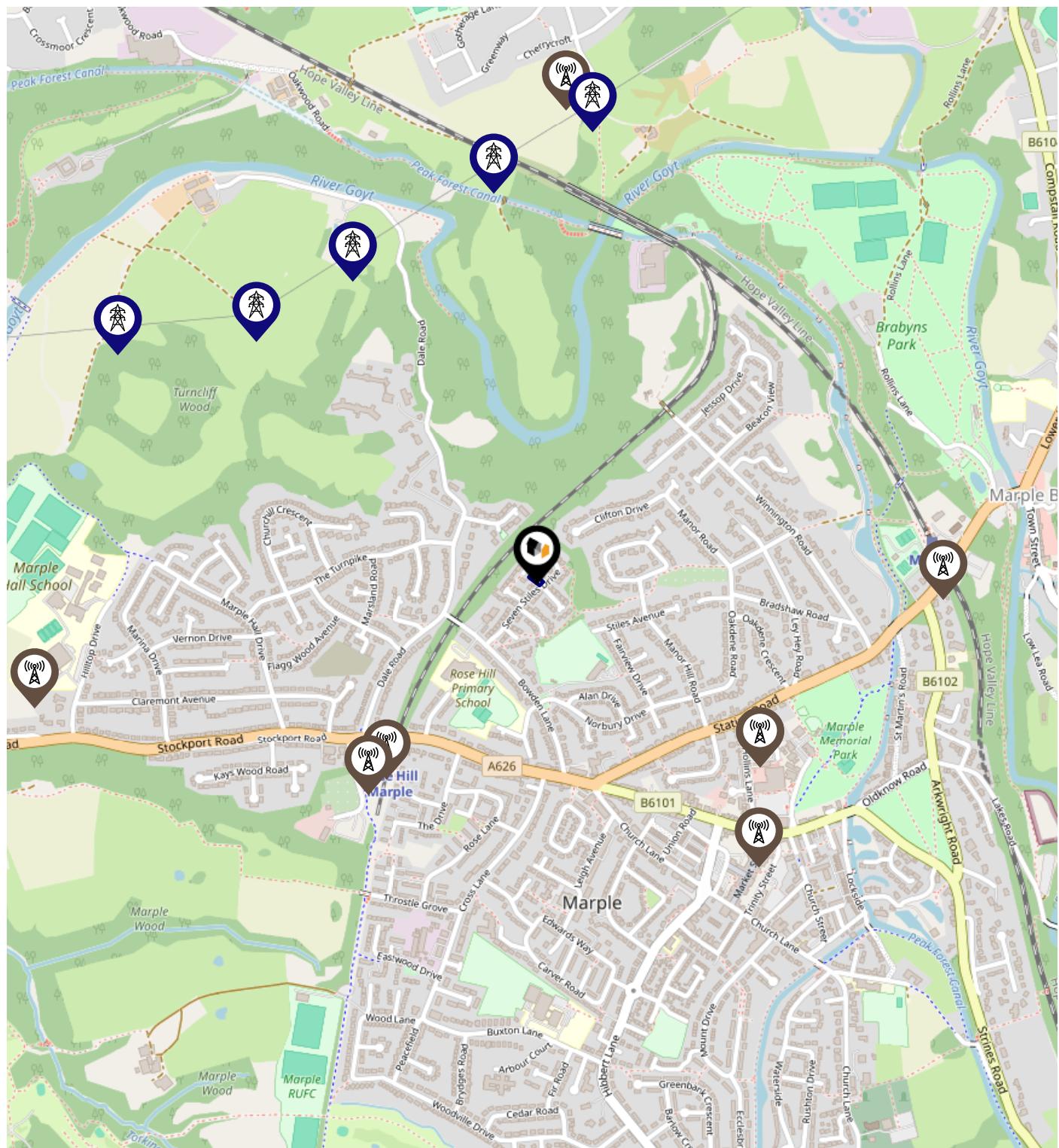


Greave Primary School

Ofsted Rating: Good | Pupils: 352 | Distance: 1.85



Local Area Masts & Pylons



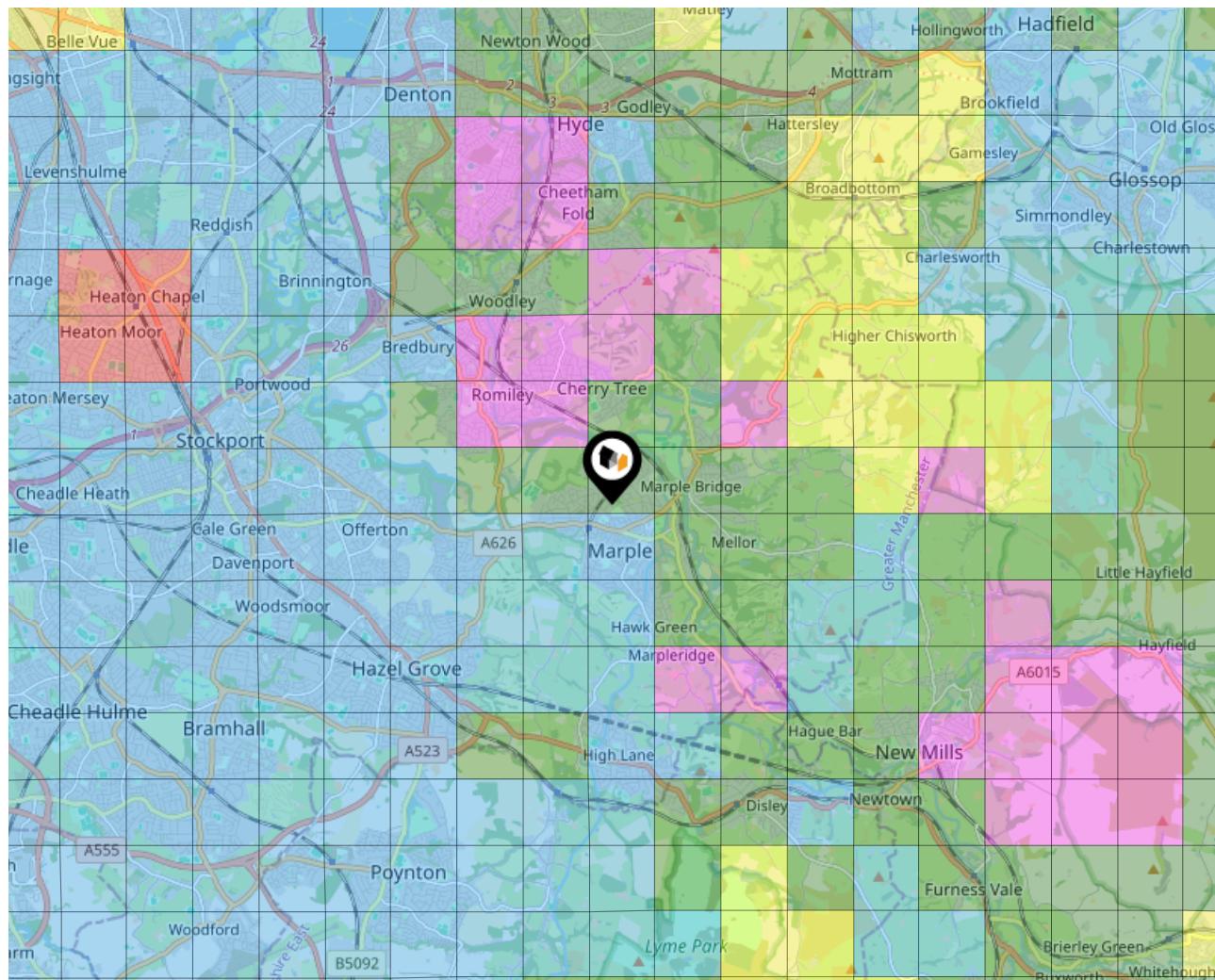
Key:

- Power Pylons
- Communication Masts

Environment Radon Gas

What is Radon?

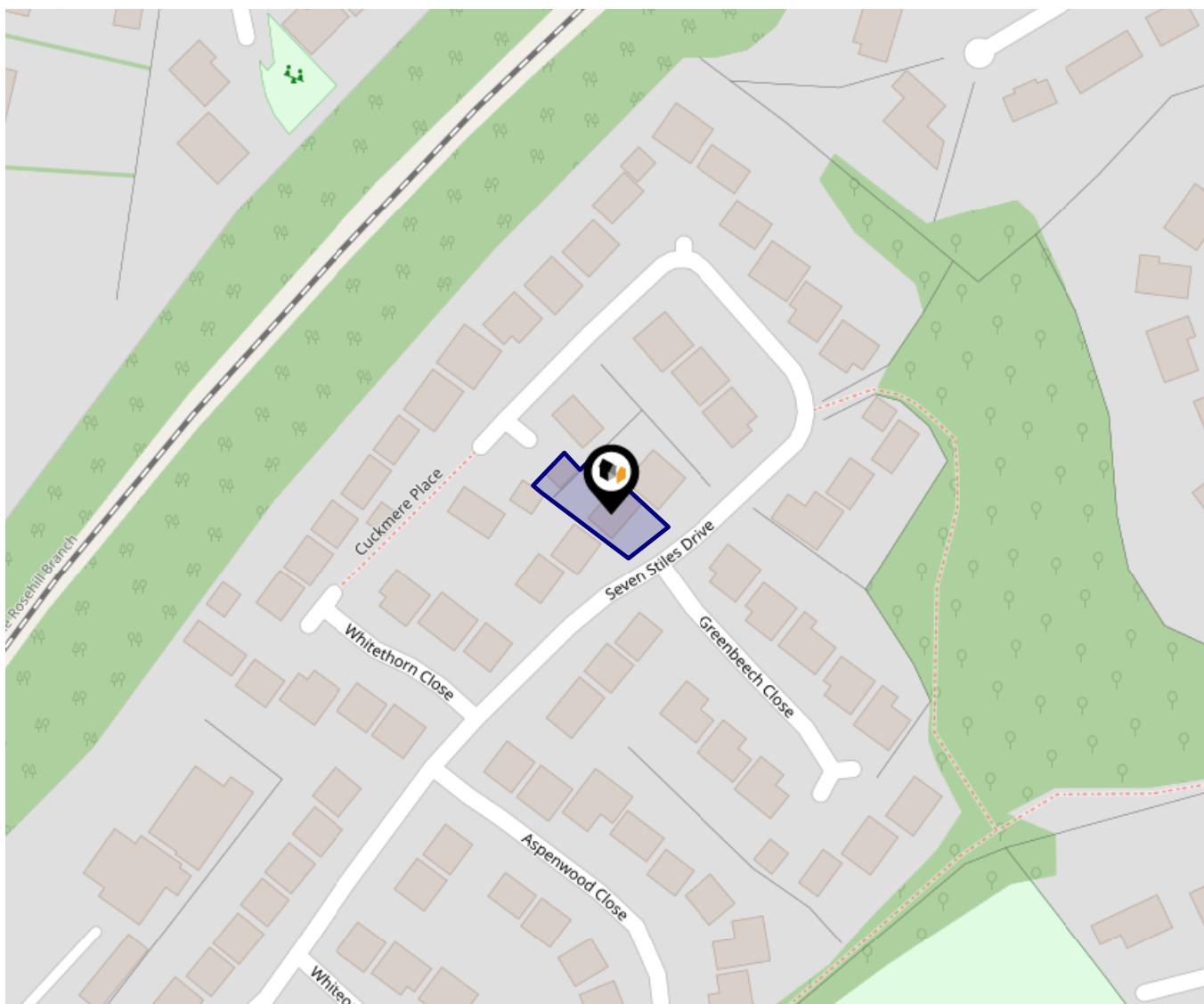
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



This
Property

1 <1% 2 1-3% 3 3-5% 4 5-10% 5 10-30% 6 >30%

Local Area Road Noise



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.

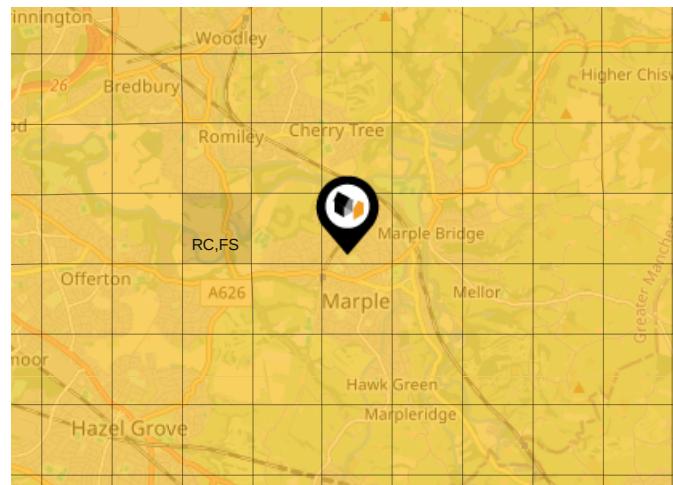
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Environment Soils & Clay

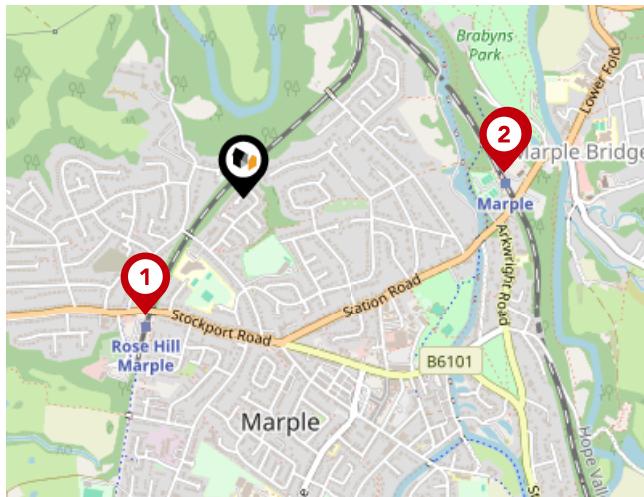
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



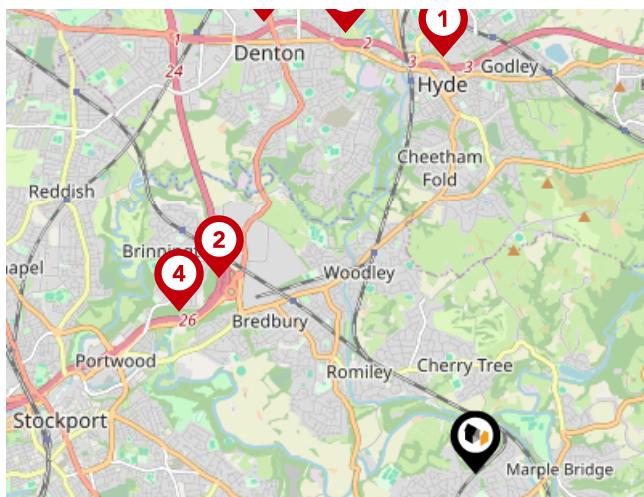
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Rose Hill Marple Rail Station	0.34 miles
2	Marple Rail Station	0.58 miles
3	Marple Rail Station	0.59 miles



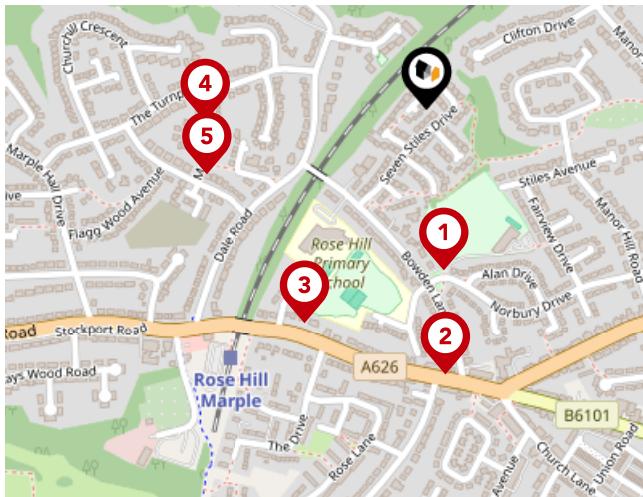
Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	3.69 miles
2	M60 J25	2.85 miles
3	M67 J2	4.06 miles
4	M60 J26	2.99 miles
5	M67 J1	4.41 miles



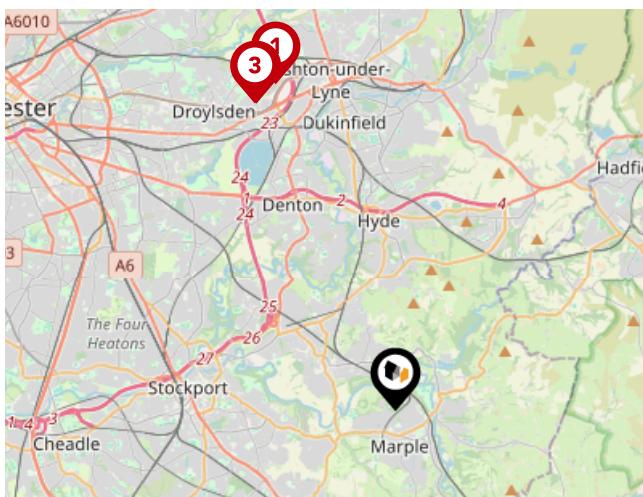
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.87 miles
2	Leeds Bradford Airport	36.56 miles
3	Speke	32.64 miles
4	Finningley	44.05 miles



Bus Stops/Stations

Pin	Name	Distance
1	Norbury Drive	0.18 miles
2	Cross Lane	0.29 miles
3	The Drive	0.27 miles
4	Marsland Road	0.24 miles
5	Walton Drive	0.25 miles



Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	6.14 miles
2	Audenshaw (Manchester Metrolink)	5.94 miles
3	Audenshaw (Manchester Metrolink)	5.96 miles



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...



/LawlerandCo/



/lawlercosalesandlettings/



/lawlerandco

Lawler & Co | Marple

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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Lawler & Co | Marple

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