



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



ALSTON CLOSE, HAZEL GROVE, STOCKPORT, SK7

Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,065 ft ² / 99 m ²
Plot Area:	0.05 acres
Council Tax :	Band C
Annual Estimate:	£2,200
Title Number:	GM108799

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)

15
mb/s



80
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



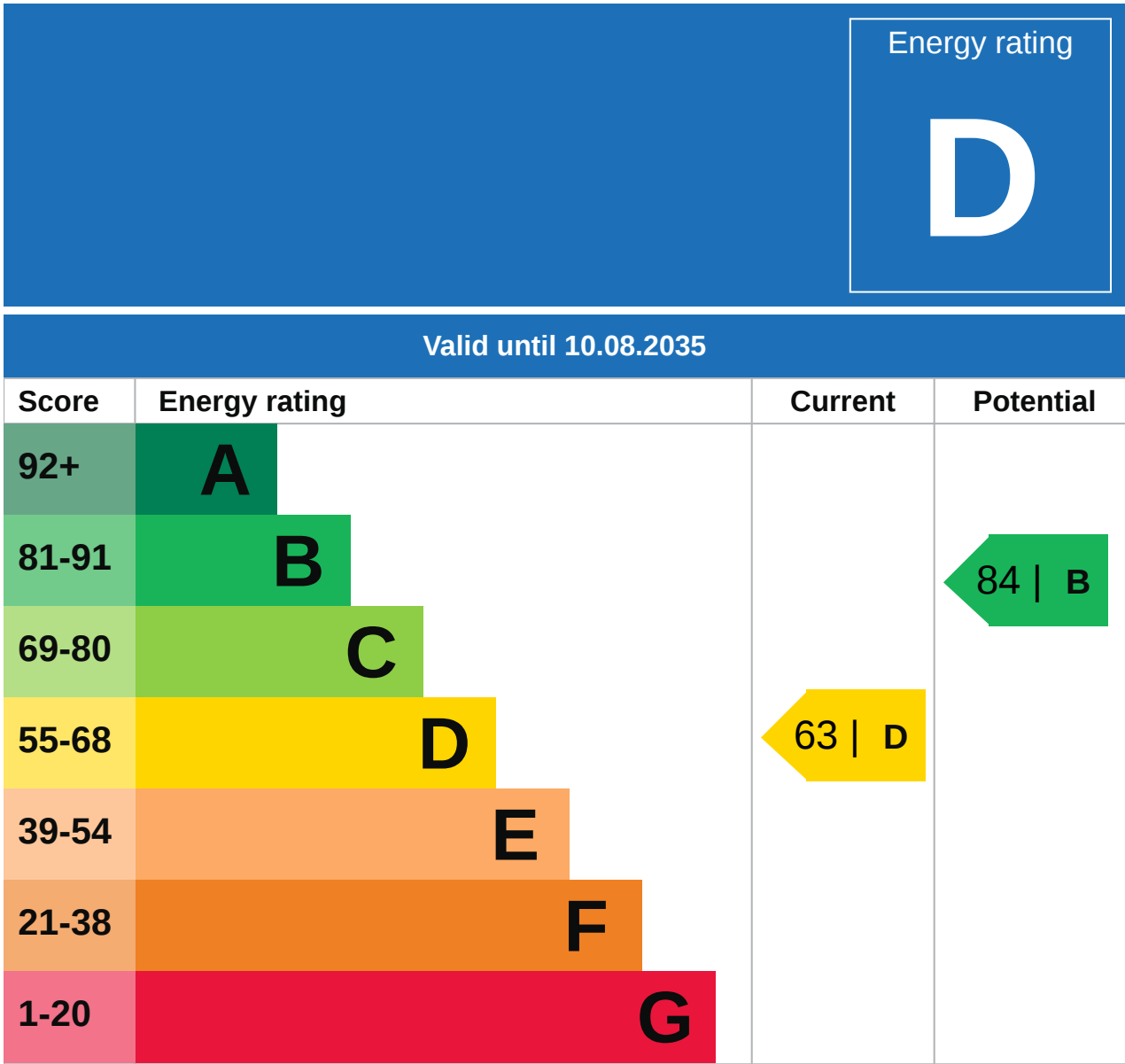
Planning History This Address

LAWLER
& Co.

SALES AND LETTINGS

Planning records for: *Alston Close, Hazel Grove, Stockport, SK7*

Reference - DC/011318	
Decision:	Decided
Date:	02nd May 2003
Description:	Single storey rear conservatory



Property

EPC - Additional Data

Additional EPC Data

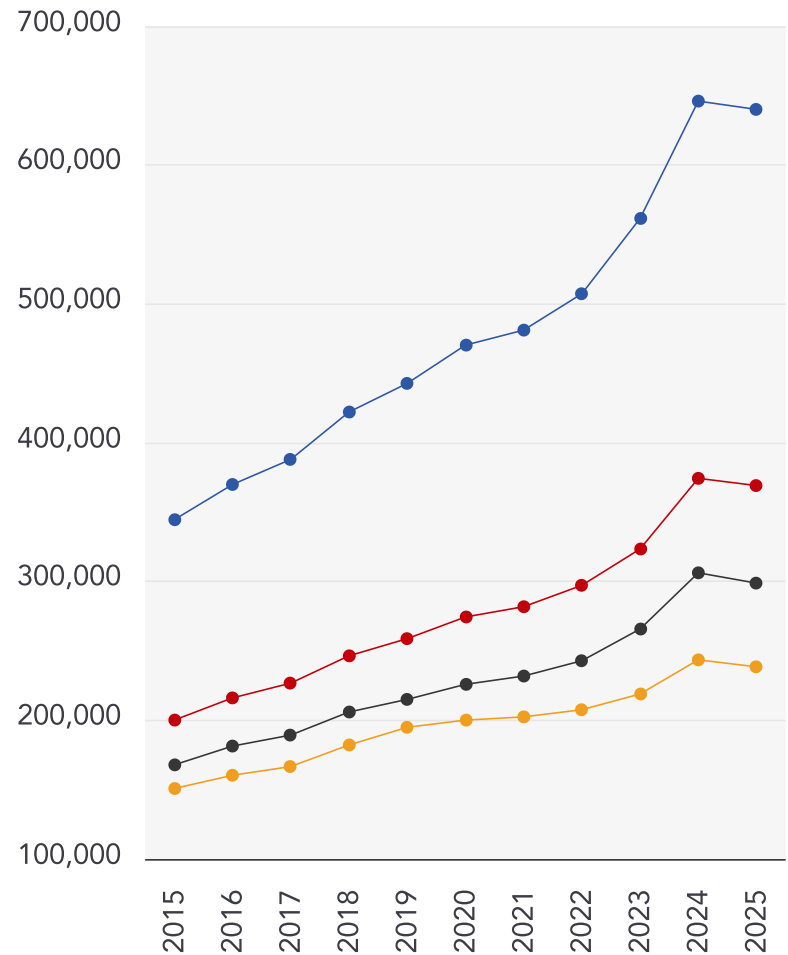
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Pitched, 50 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SK7



Detached

+85.82%

Semi-Detached

+84.43%

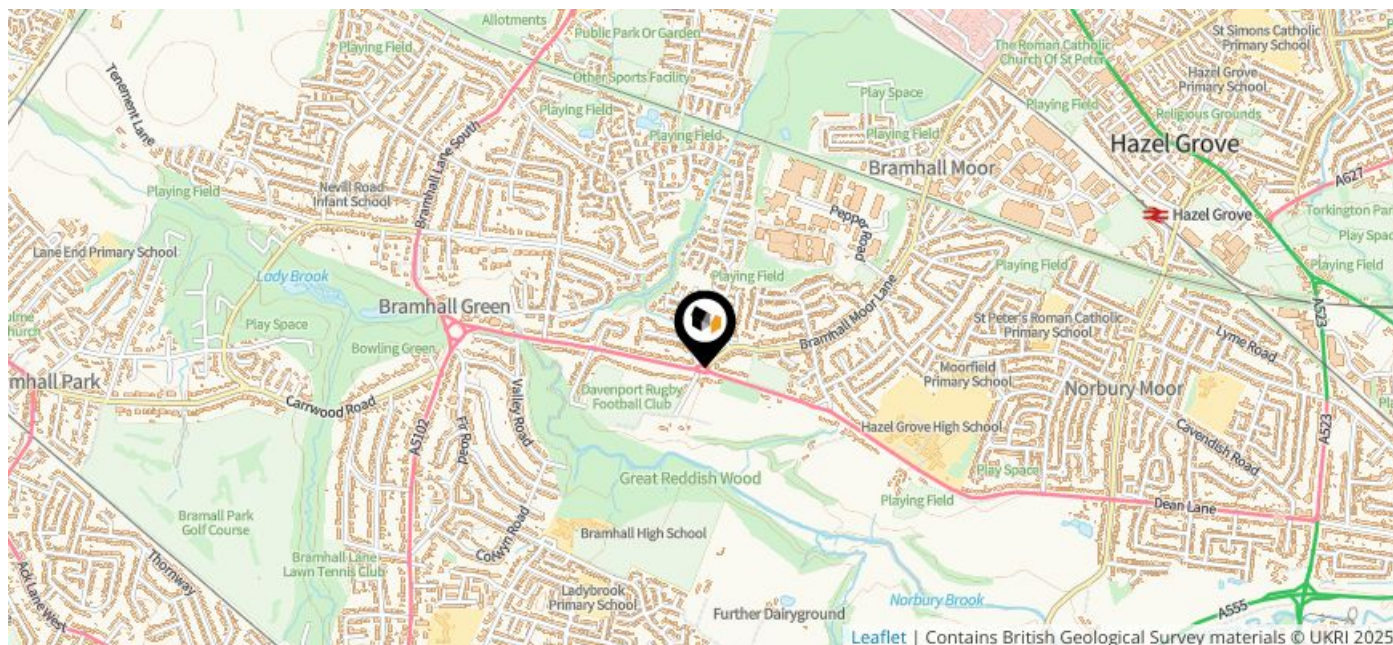
Terraced

+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.

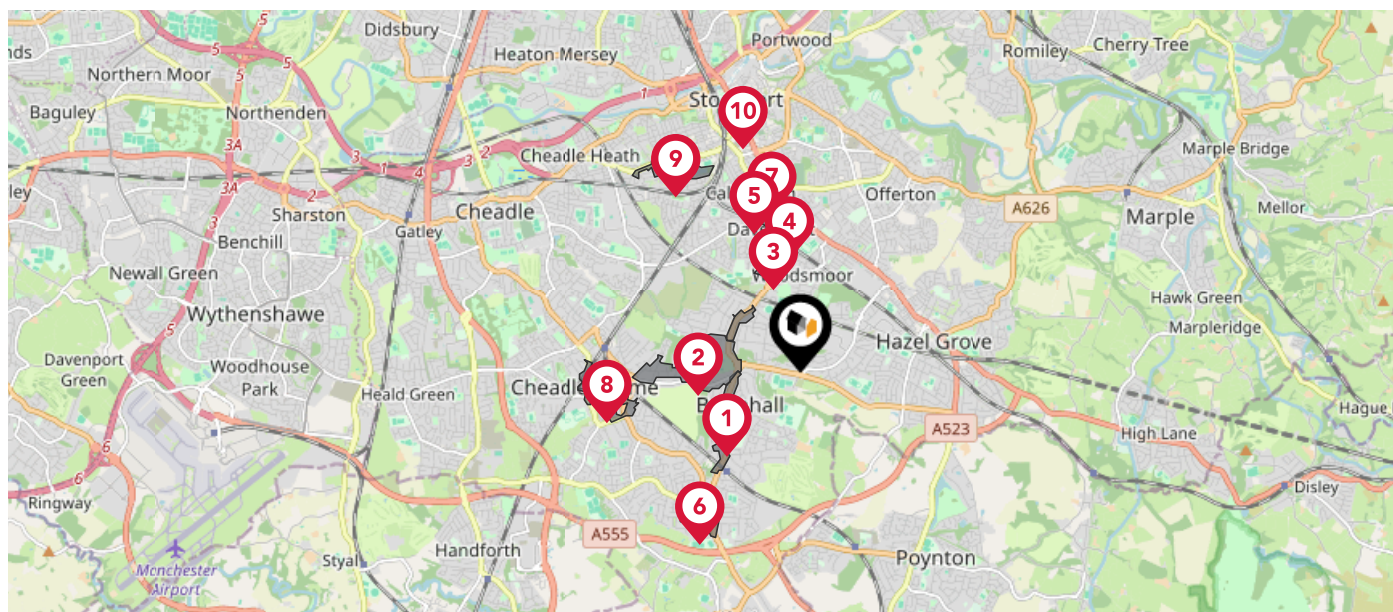
Maps

Conservation Areas

LAWLER
& Co.

SALES AND LETTINGS

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

Bramhall Lane South

2

Bramall Park

3

Egerton Road and Frewland Avenue, Davenport

4

Davenport Park

5

Cale Green

6

Syddal Park

7

St George's, Heaviley

8

Swann Lane, Hulme Hall Road and Hill Top Avenue

9

Alexandra Park, Edgeley

10

Town Hall

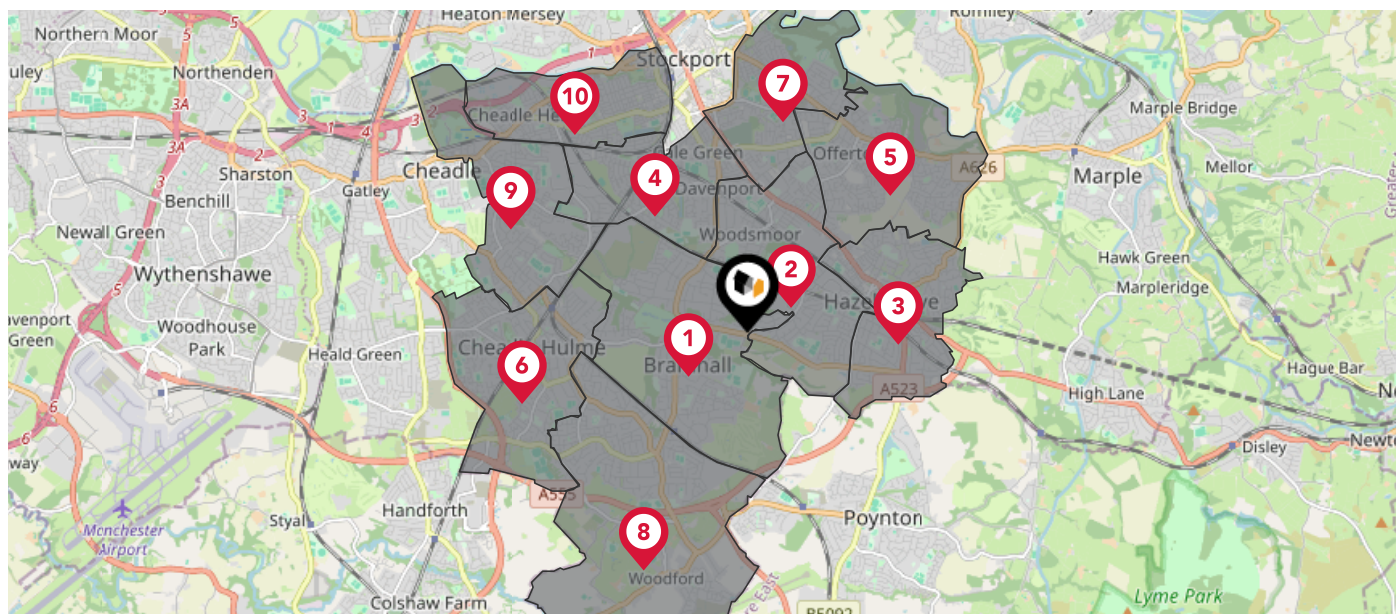
Maps

Council Wards

LAWLER
& Co.

SALES AND LETTINGS

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

Bramhall North Ward

2

Stepping Hill Ward

3

Hazel Grove Ward

4

Davenport and Cale Green Ward

5

Offerton Ward

6

Cheadle Hulme South Ward

7

Manor Ward

8

Bramhall South and Woodford Ward

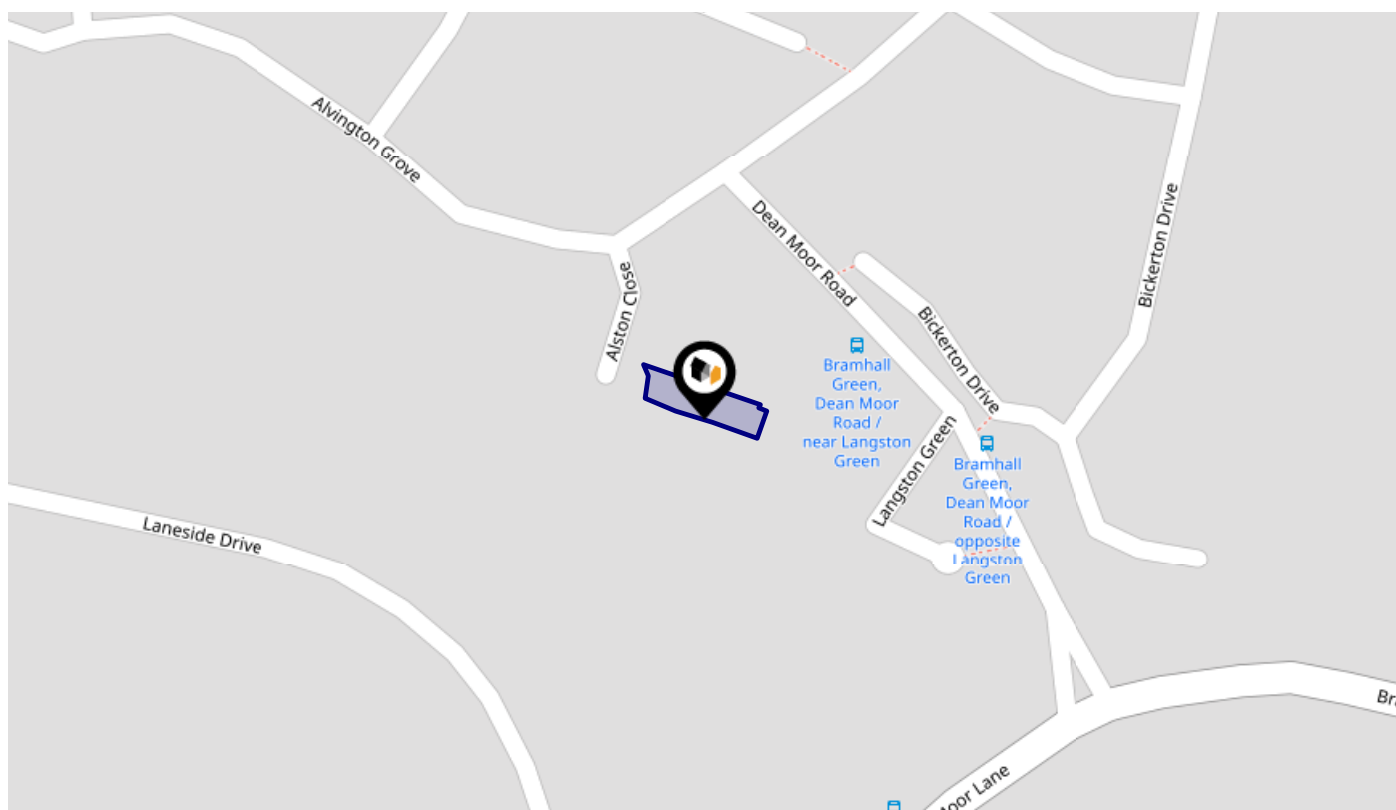
9

Cheadle Hulme North Ward

10

Edgeley and Cheadle Heath 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	

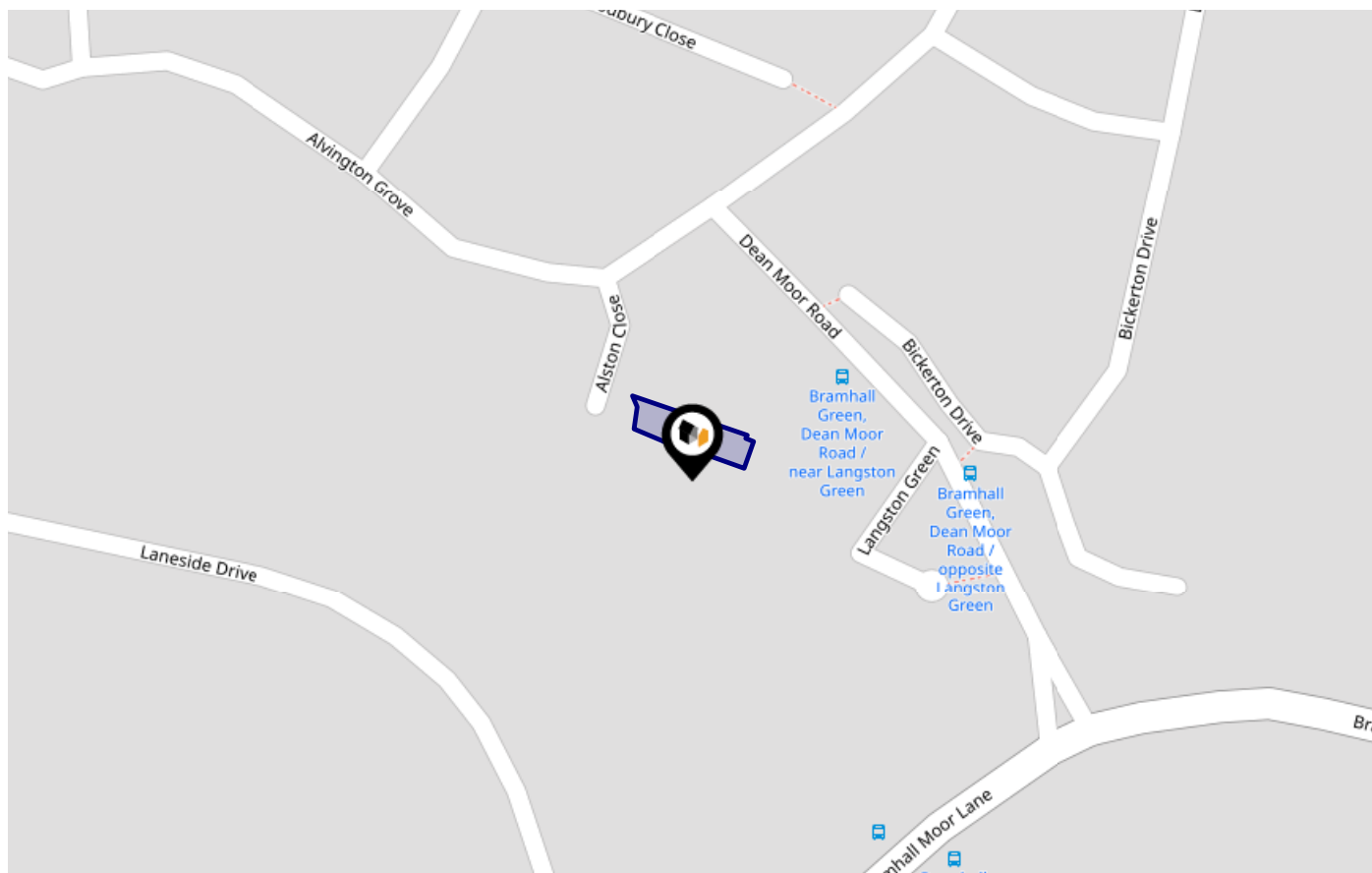
Flood Risk

Rivers & Seas - Flood Risk

LAWLER
& Co.

SALES AND LETTINGS

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

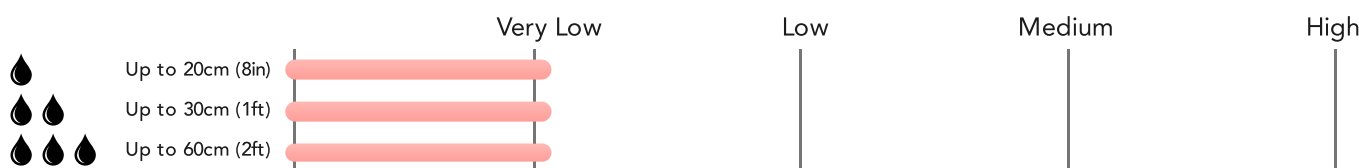


Risk Rating: Very low

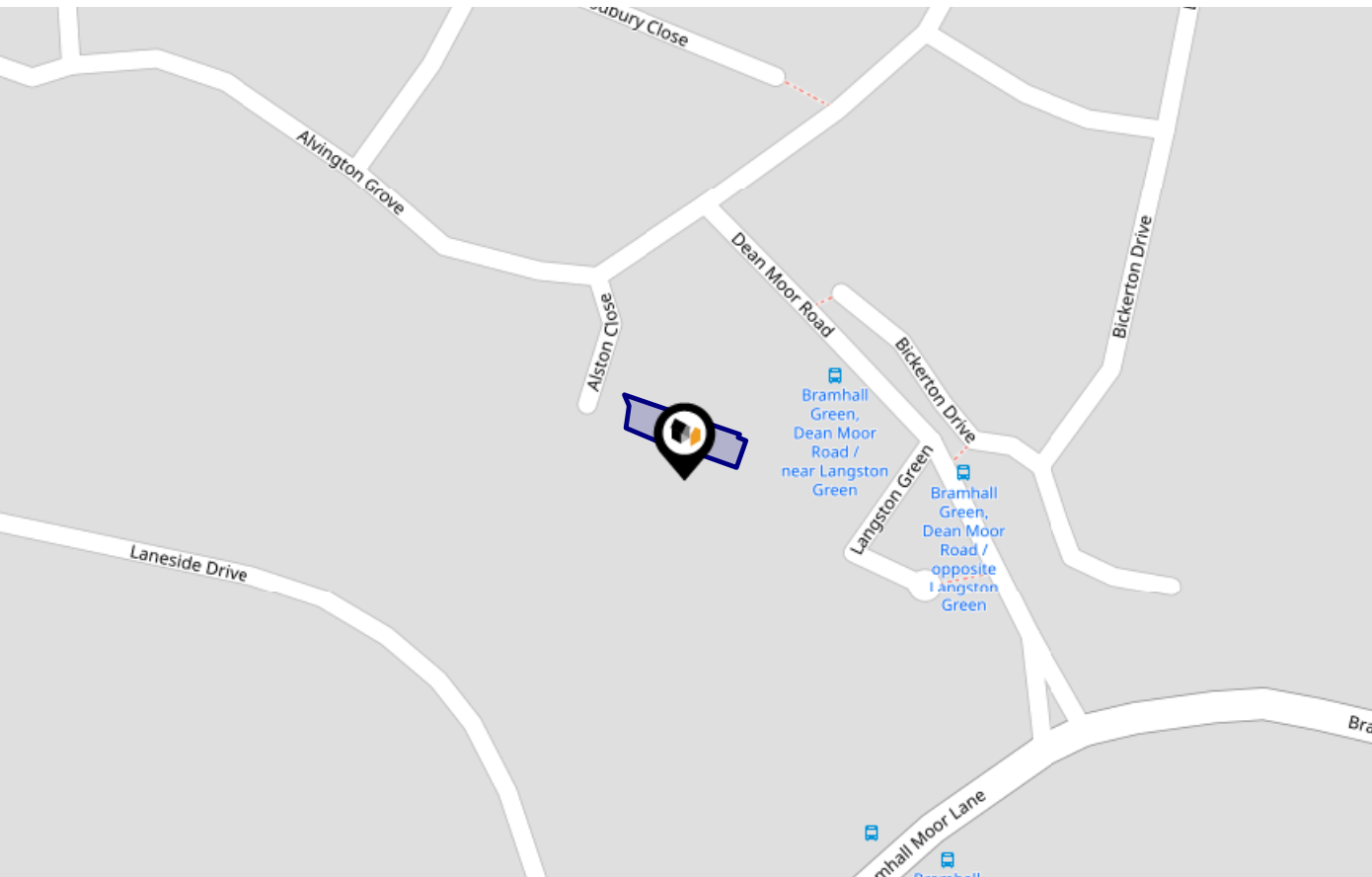
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

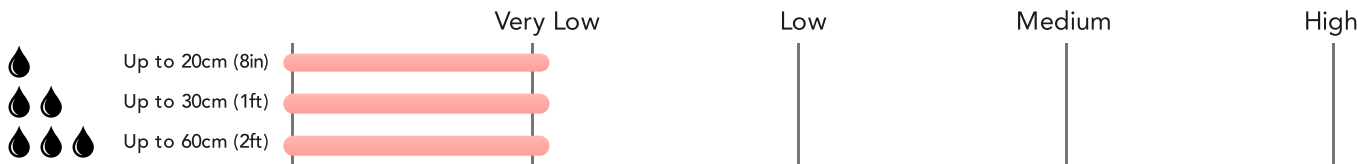


Risk Rating: Very low

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.

- 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:



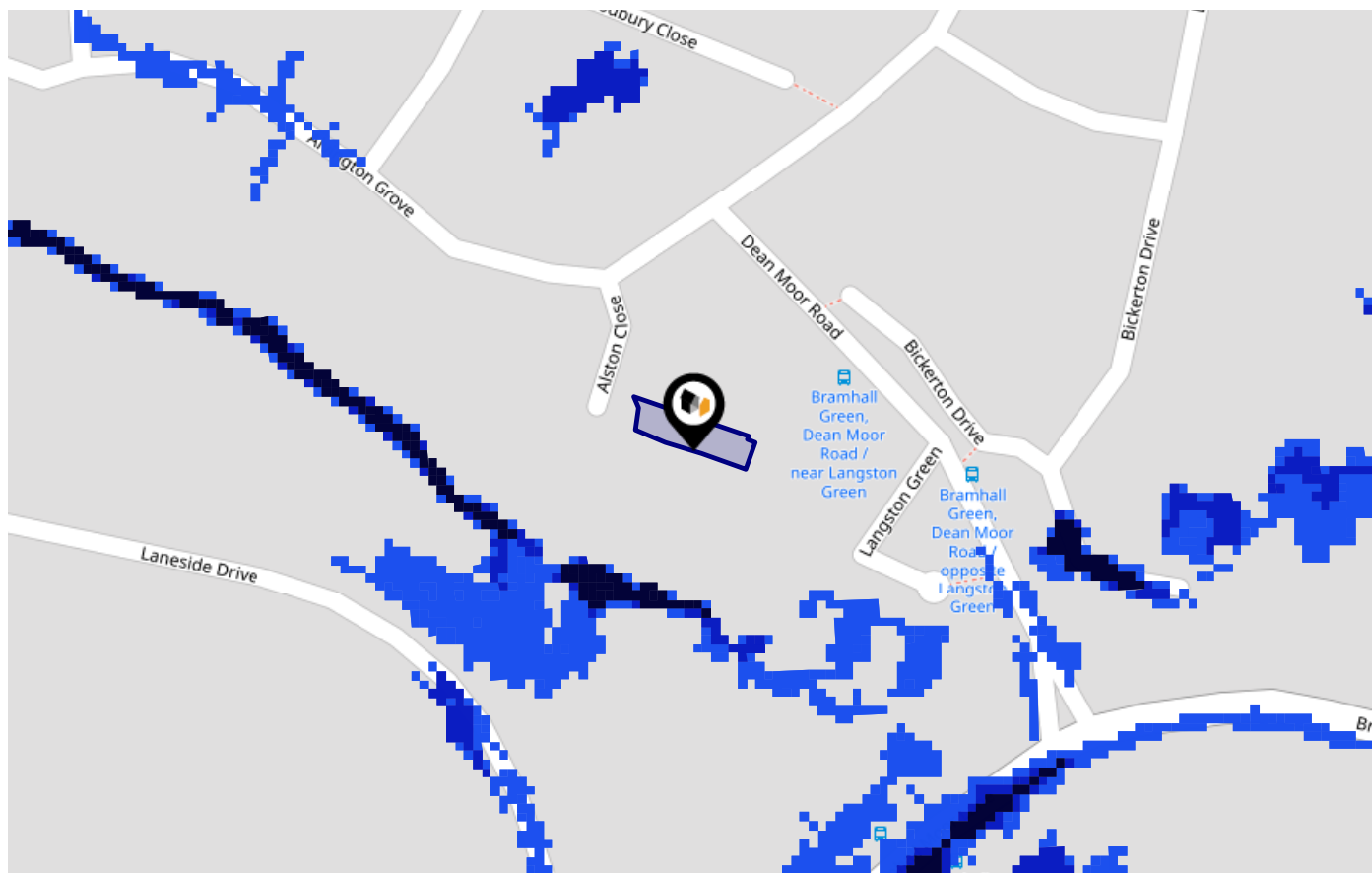
Flood Risk

Surface Water - Flood Risk

LAWLER
& Co.

SALES AND LETTINGS

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

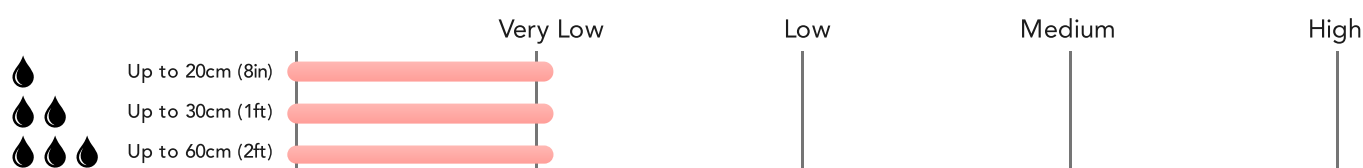


Risk Rating: Very low

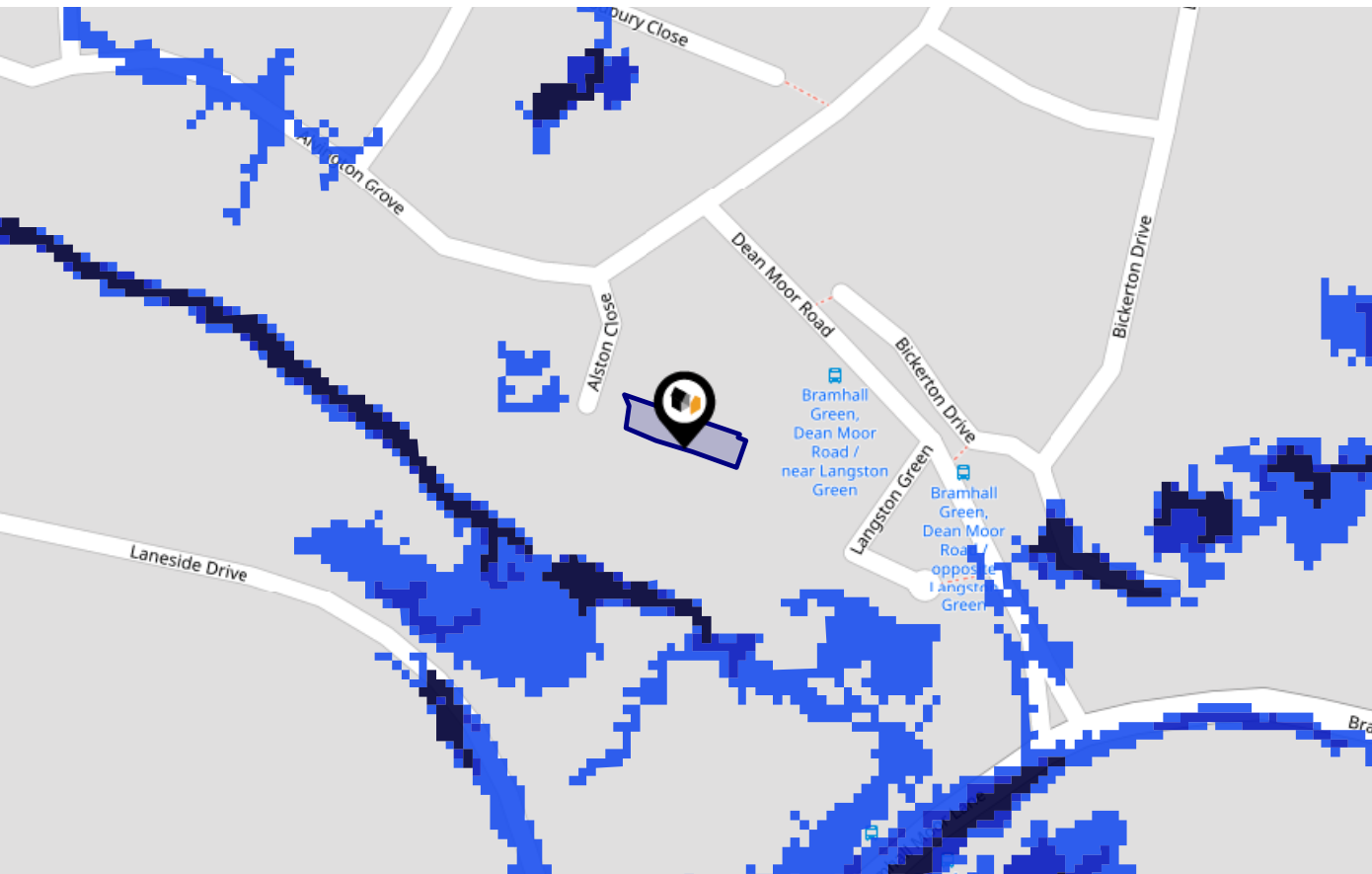
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

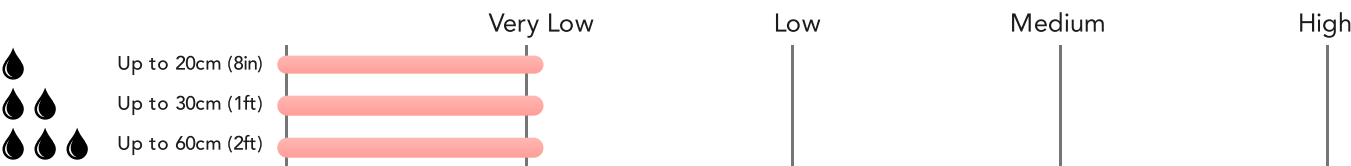


Risk Rating: Very low

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.

- 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:



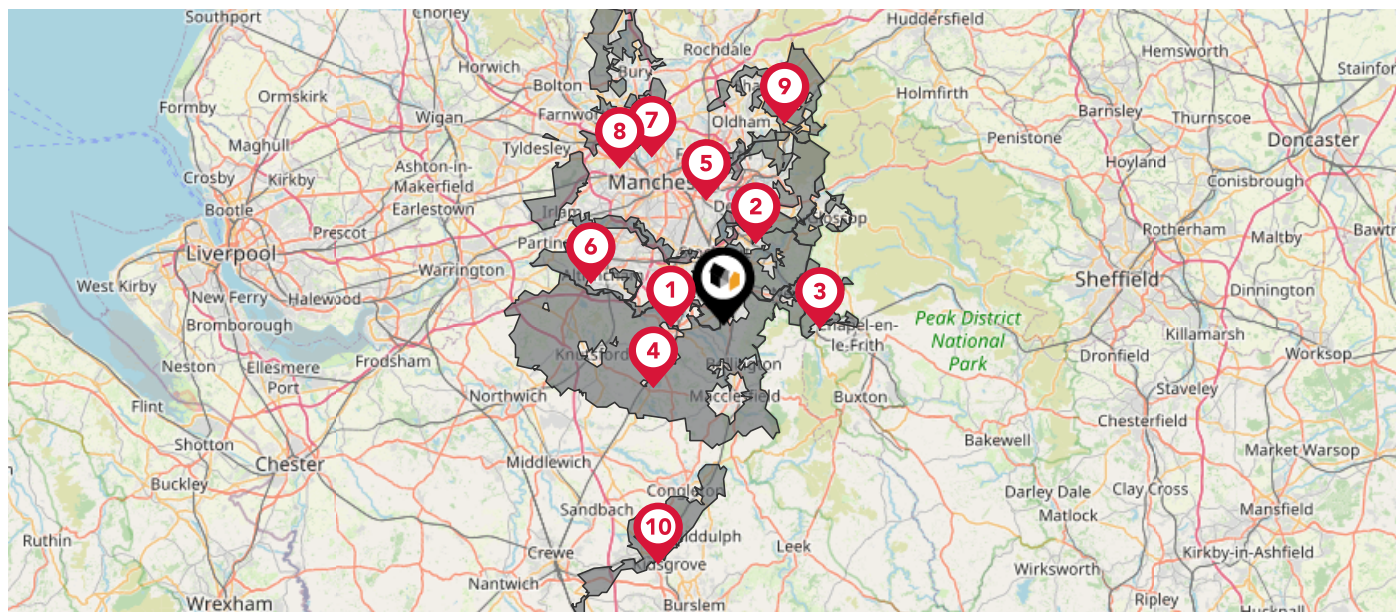
Maps

Green Belt

LAWLER
& Co.

SALES AND LETTINGS

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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Stockport

2

Merseyside and Greater Manchester Green Belt - Tameside

3

Merseyside and Greater Manchester Green Belt - High Peak

4

Merseyside and Greater Manchester Green Belt - Cheshire East

5

Merseyside and Greater Manchester Green Belt - Manchester

6

Merseyside and Greater Manchester Green Belt - Trafford

7

Merseyside and Greater Manchester Green Belt - Bury

8

Merseyside and Greater Manchester Green Belt - Salford

9

Merseyside and Greater Manchester Green Belt - Oldham

10

Stoke-on-Trent Green Belt - Cheshire East

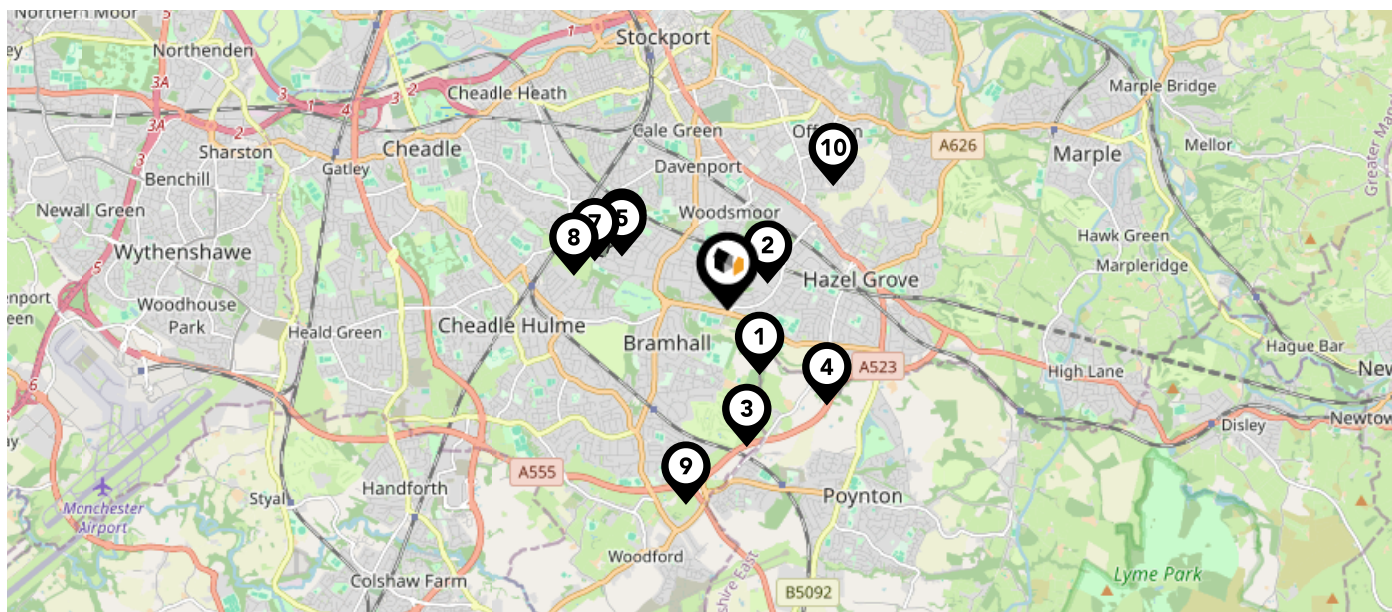
Maps

Landfill Sites

LAWLER
& Co.

SALES AND LETTINGS

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	EA/EPR/WP3296CX/A001	Active Landfill
2	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill
3	Hill Green Farm-Woodford Road, Poynton	Historic Landfill
4	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill
5	Adswood Reclamation Project-Adswood Road, Cheadle, Stockport	Historic Landfill
6	Tenement Lane Tip-Stockport, Greater Manchester	Historic Landfill
7	Adswood Road Civic Amenity Site-Adswood Road, Cheadle, Stockport	Historic Landfill
8	EA/EPR/FP3992CR/V003	Active Landfill
9	Ashmere Farm-Off Woodford Road, Bramhall, Stockport	Historic Landfill
10	Blackstone Road-Offerton	Historic Landfill

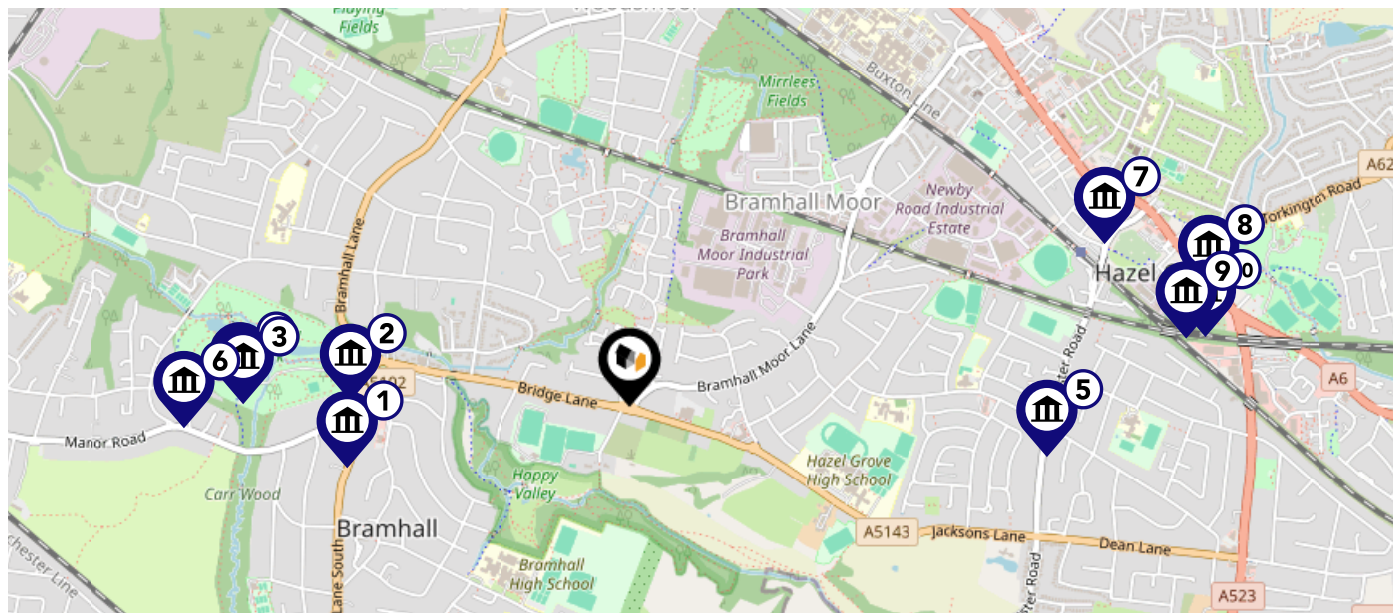
Maps

Listed Buildings

LAWLER
& Co.

SALES AND LETTINGS

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

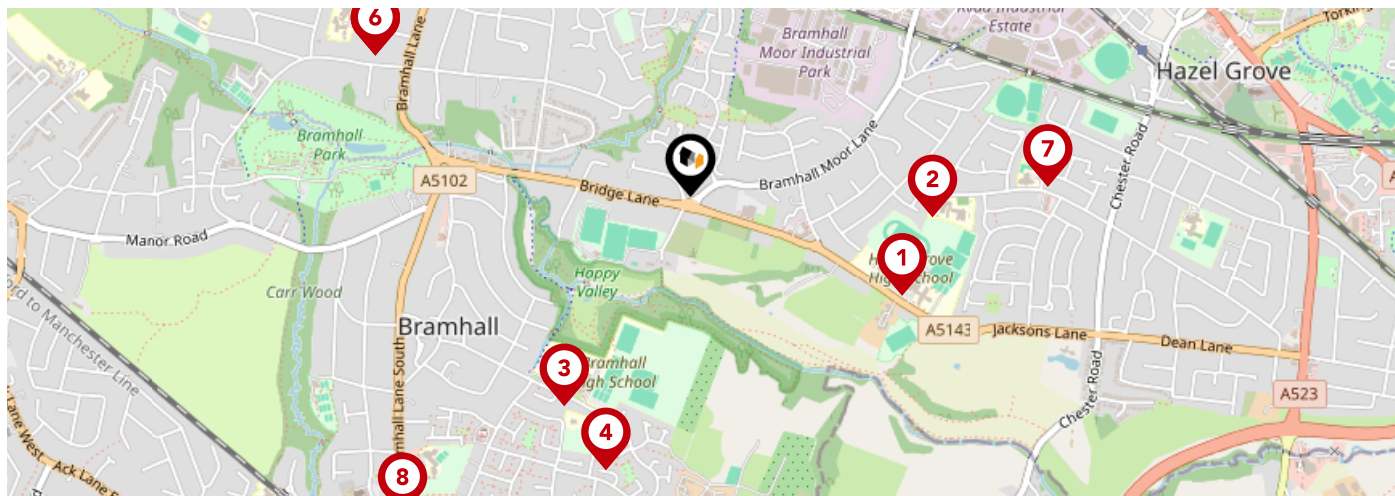


Listed Buildings in the local district	Grade	Distance
 1380180 - Castle House	Grade II	0.6 miles
 1117338 - East Lodge	Grade II	0.6 miles
 1260476 - Bramall Hall	Grade I	0.8 miles
 1241494 - Stocks In Quadrangle Of Bramall Hall	Grade II	0.8 miles
 1241497 - Thatched Cottage	Grade II	0.9 miles
 1117339 - West Lodge	Grade II	1.0 miles
 1393514 - War Memorial, Entrance Gates, Wall And Railings In Memorial Gardens	Grade II	1.1 miles
 1242520 - Beech House, Adjoining Coach House And Front Railings	Grade II	1.3 miles
 1260001 - Church Of St Thomas	Grade II	1.3 miles
 1242497 - Lychgate At Church Of St Thomas	Grade II	1.3 miles

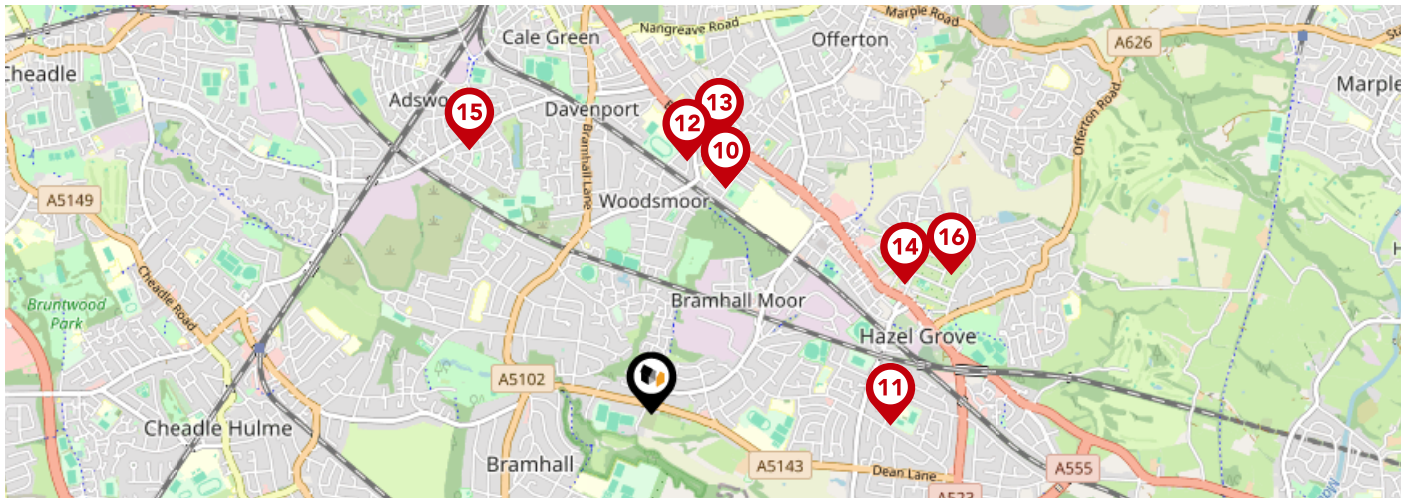
Area Schools

LAWLER
& Co.

SALES AND LETTINGS



		Nursery	Primary	Secondary	College	Private
1	Hazel Grove High School Ofsted Rating: Good Pupils: 1382 Distance:0.52	☐	☐	☒	☐	☐
2	Moorfield Primary School Ofsted Rating: Requires improvement Pupils: 412 Distance:0.54	☐	☒	☐	☐	☐
3	Bramhall High School Ofsted Rating: Good Pupils: 1314 Distance:0.54	☐	☐	☒	☐	☐
4	Ladybrook Primary School Ofsted Rating: Outstanding Pupils: 242 Distance:0.64	☐	☒	☐	☐	☐
5	Nevill Road Infant School Ofsted Rating: Good Pupils: 259 Distance:0.77	☐	☒	☐	☐	☐
6	Nevill Road Junior School Ofsted Rating: Good Pupils: 339 Distance:0.77	☐	☒	☐	☐	☐
7	St Peter's Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:0.79	☐	☒	☐	☐	☐
8	Pownall Green Primary School Ofsted Rating: Good Pupils: 417 Distance:0.95	☐	☒	☐	☐	☐



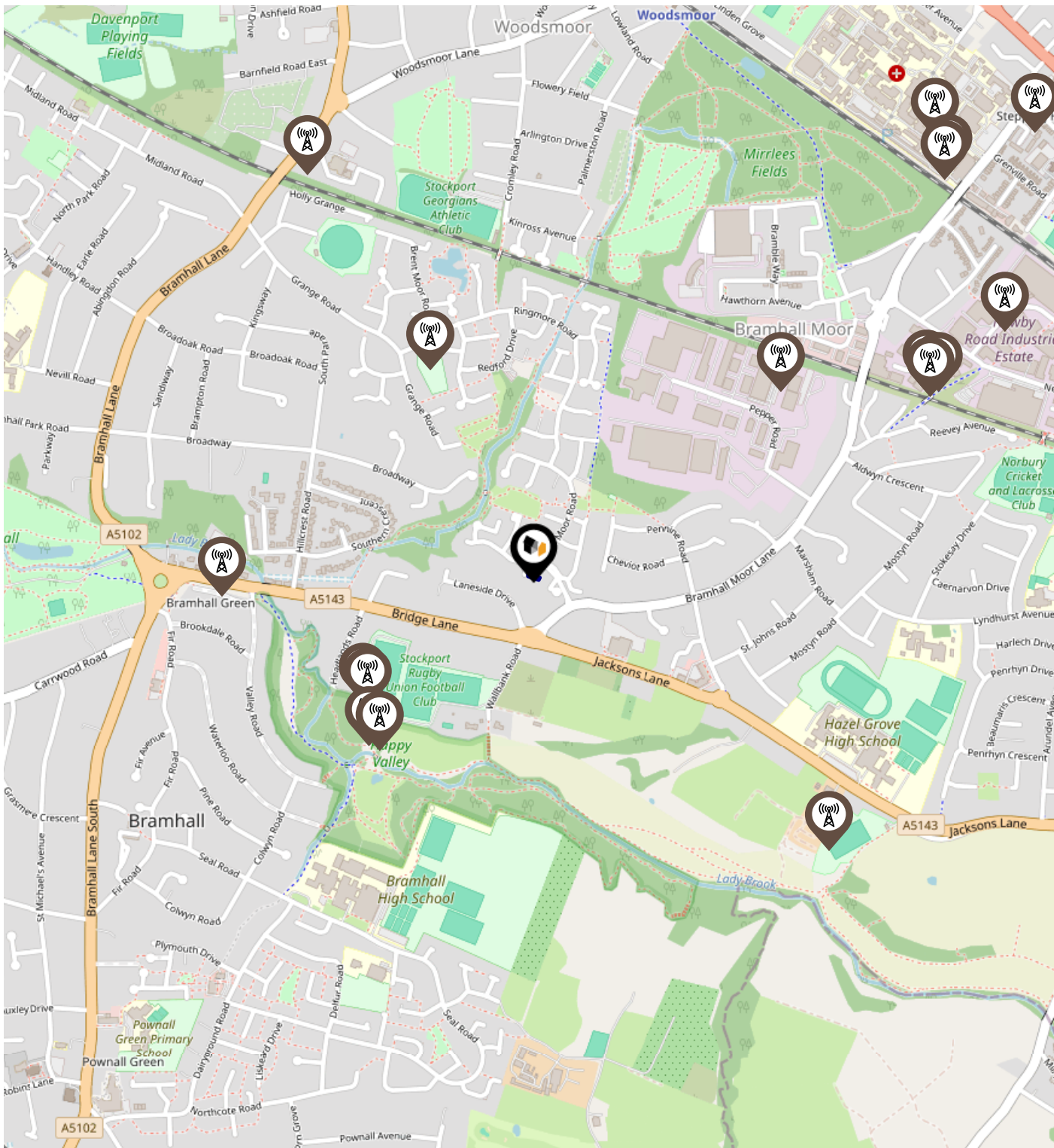
		Nursery	Primary	Secondary	College	Private
	Great Moor Junior School Ofsted Rating: Good Pupils: 312 Distance: 1.05	☐	☒	☐	☐	☐
	Great Moor Infant School Ofsted Rating: Good Pupils: 266 Distance: 1.05	☐	☒	☐	☐	☐
	Norbury Hall Primary School Ofsted Rating: Good Pupils: 457 Distance: 1.06	☐	☒	☐	☐	☐
	Stockport Grammar School Ofsted Rating: Not Rated Pupils: 1504 Distance: 1.13	☐	☐	☒	☐	☐
	Stockport School Ofsted Rating: Good Pupils: 1322 Distance: 1.25	☐	☐	☒	☐	☐
	Hazel Grove Primary School Ofsted Rating: Good Pupils: 381 Distance: 1.26	☐	☒	☐	☐	☐
	Adswold Primary School Ofsted Rating: Good Pupils: 319 Distance: 1.42	☐	☒	☐	☐	☐
	St Simon's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance: 1.46	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LAWLER & Co.

SALES AND LETTINGS

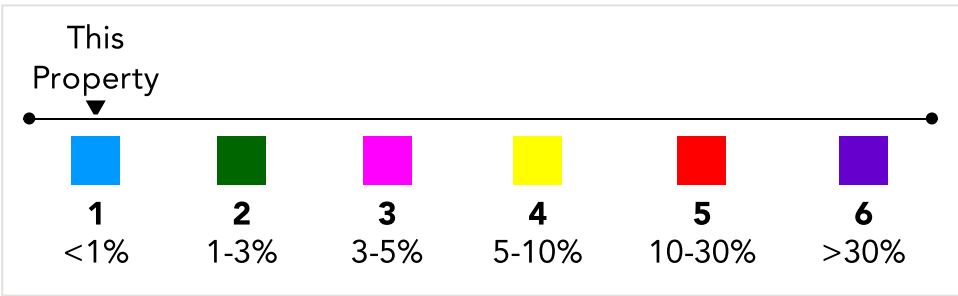
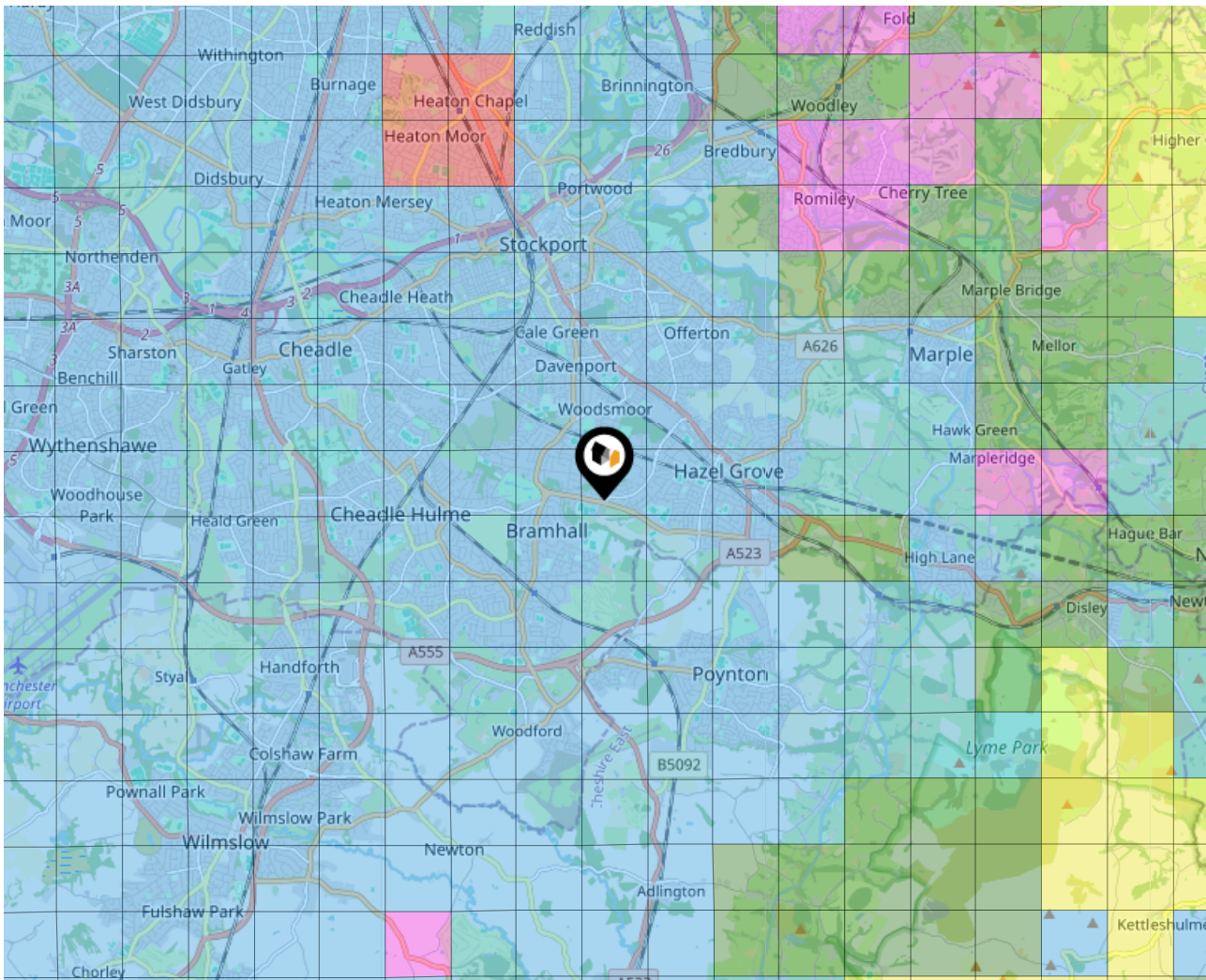


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

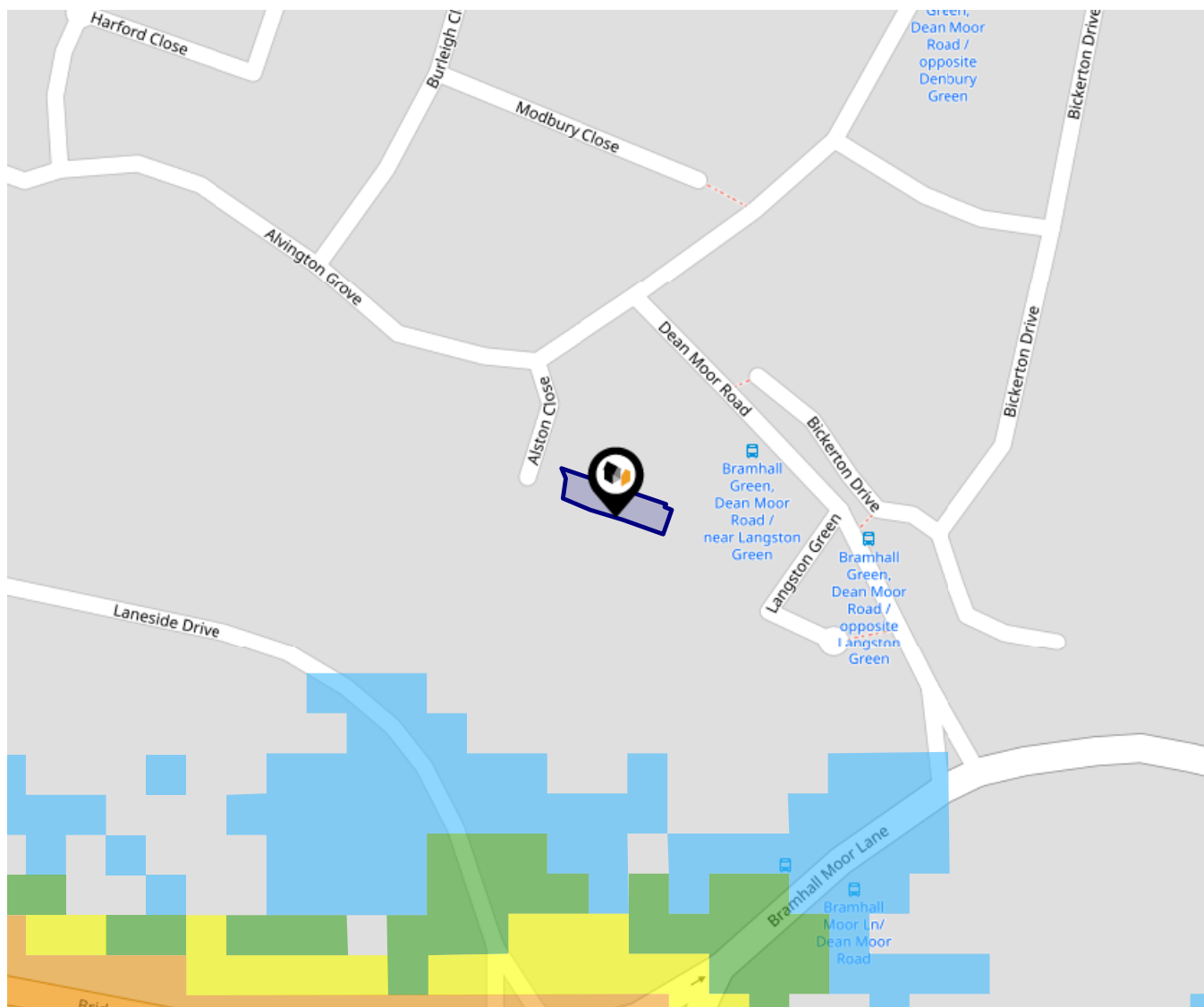
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

LAWLER
& Co.

SALES AND LETTINGS



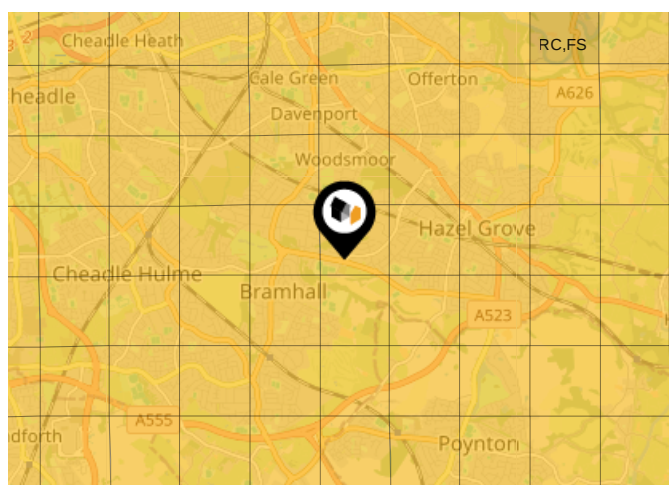
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

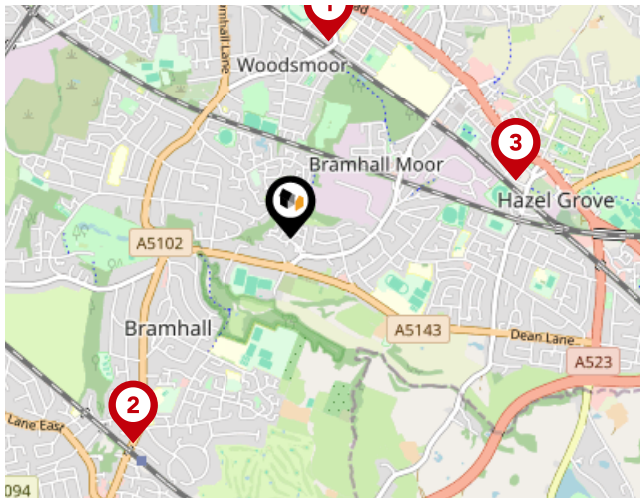
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

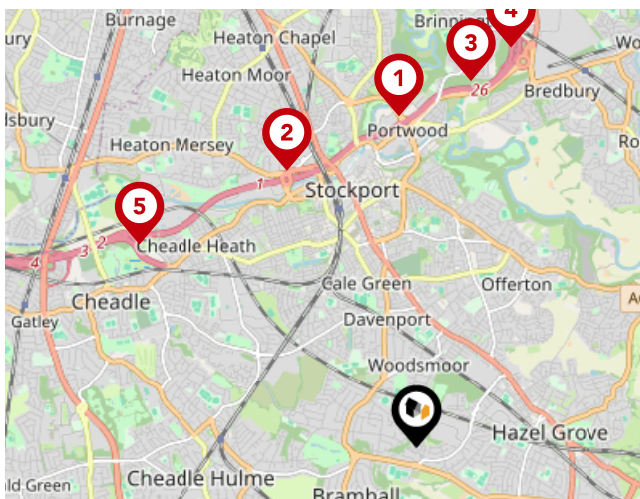
LAWLER
& Co.

SALES AND LETTINGS



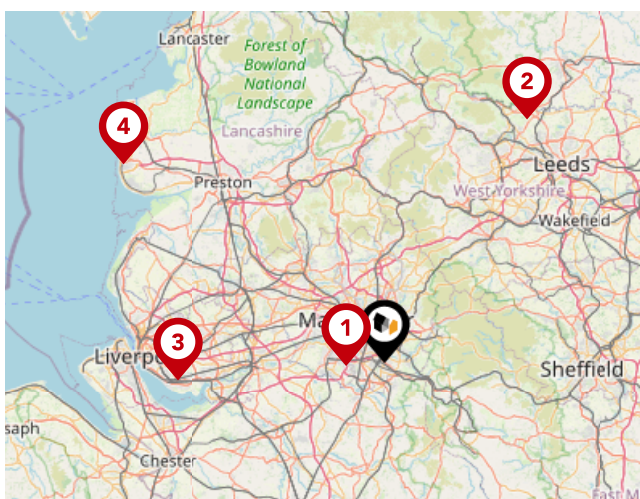
National Rail Stations

Pin	Name	Distance
1	Woodsmoor Rail Station	0.89 miles
2	Bramhall Rail Station	1.14 miles
3	Hazel Grove Rail Station	1.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	2.93 miles
2	M60 J1	2.7 miles
3	M60 J26	3.27 miles
4	M60 J25	3.64 miles
5	M60 J2	3.04 miles



Airports/Helipads

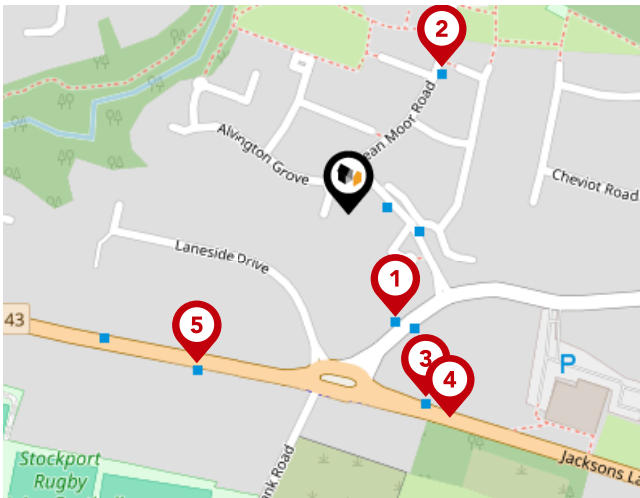
Pin	Name	Distance
1	Manchester Airport	5.51 miles
2	Leeds Bradford Airport	39.63 miles
3	Speke	29.37 miles
4	Highfield	46.2 miles

Area

Transport (Local)

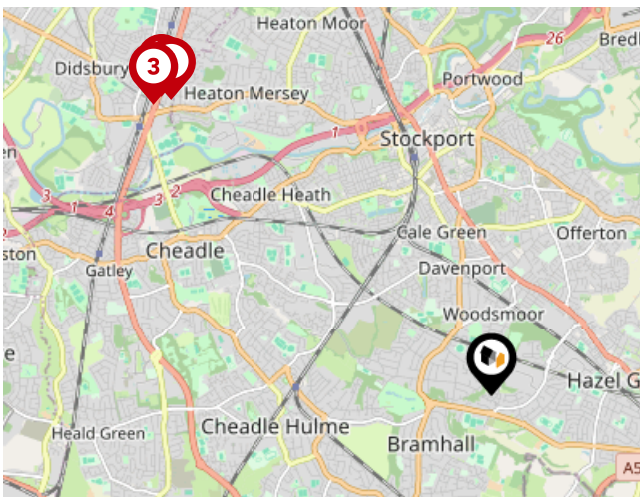
LAWLER
& Co.

SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Dean Moor Road	0.06 miles
2	Denbury Green	0.1 miles
3	Bramhall Moor Lane	0.11 miles
4	Bramhall Moor Lane	0.13 miles
5	Wallbank Road	0.12 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	3.86 miles
2	East Didsbury (Manchester Metrolink)	3.95 miles
3	East Didsbury (Manchester Metrolink)	3.95 miles

LAWLER
& Co.

SALES AND LETTINGS

Lawler & Co | Hazel Grove

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



Had a wonderful experience with this Estate agents in buying a property I first saw on day one. We were shown around the property(Aimee) with no pressure and given wonderful advice. Arranged a second viewing(Natalie) with a day/time of our choice. Who said buying a house was stressful? Not with this estate agents. All the way through the purchase they were nothing but helpful.(Natalie) They even suggest a conveyancer who was brilliant also.

Testimonial 2



Lawler were fantastic and so supportive during what was a very tricky house move. Absolutely would recommend. A special thank you to Sophie who worked so hard and got us there in the end!

Testimonial 3



Fantastic service. We have sold a property and bought a new one all within 1 week of the house being on the market with Lawler & Co. All members of staff are knowledgeable, professional, friendly & efficient - thank you Gary, Matthew, Natalie & Olivia for all your help. If Carlsberg did Estate Agents...!

Testimonial 4



It took 18 months in total from marketing to completion to sell my house and Lawler were flawless from start to finish. They never gave up throughout the whole journey and made it their mission to get the house sold and get me to the end. They produce some of the best images as standard. They have great communication and all staff can deal with your queries. And the staff are lovely to deal with they really are.



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

Lawler & Co | Hazel Grove

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport
SK7 4DJ
0161 300 7144
hazelgrove@lawlerandcompany.co.uk
www.lawlerandcompany.co.uk/

