



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09th October 2025



FARR STREET, STOCKPORT, SK3

Lawler & Co | Hazel Grove

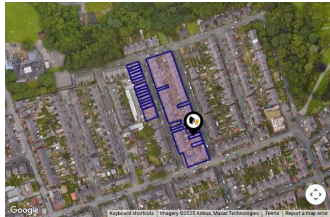
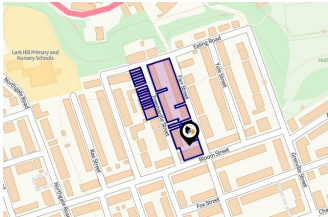
128 London Road Hazel Grove Stockport SK7 4DJ

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www.lawlerandcompany.co.uk/





Property

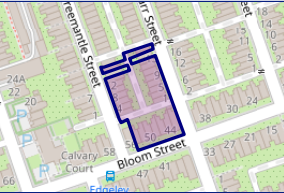
Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	22/12/1958
Floor Area:	667 ft ² / 62 m ²	End Date:	25/06/2891
Plot Area:	1.8 acres	Lease Term:	997 years (less 10 days) from 25 June 1894
Year Built :	1900-1929	Term Remaining:	866 years
Council Tax :	Band A		
Annual Estimate:	£1,650		
Title Number:	CH84576		

Local Area

Local Authority:	Stockport	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		11	57	2000
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



CH47051

Leasehold Title Plans



CH84576

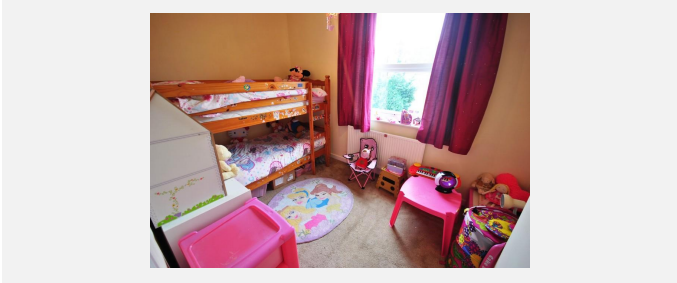
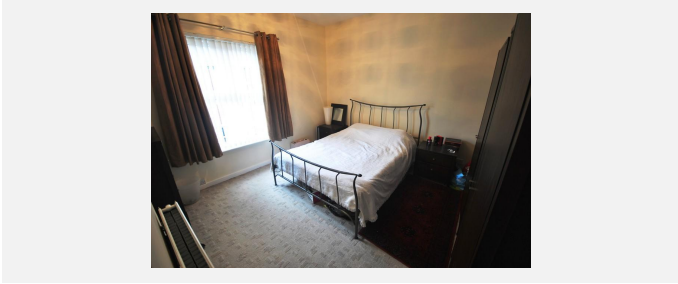


CH25439

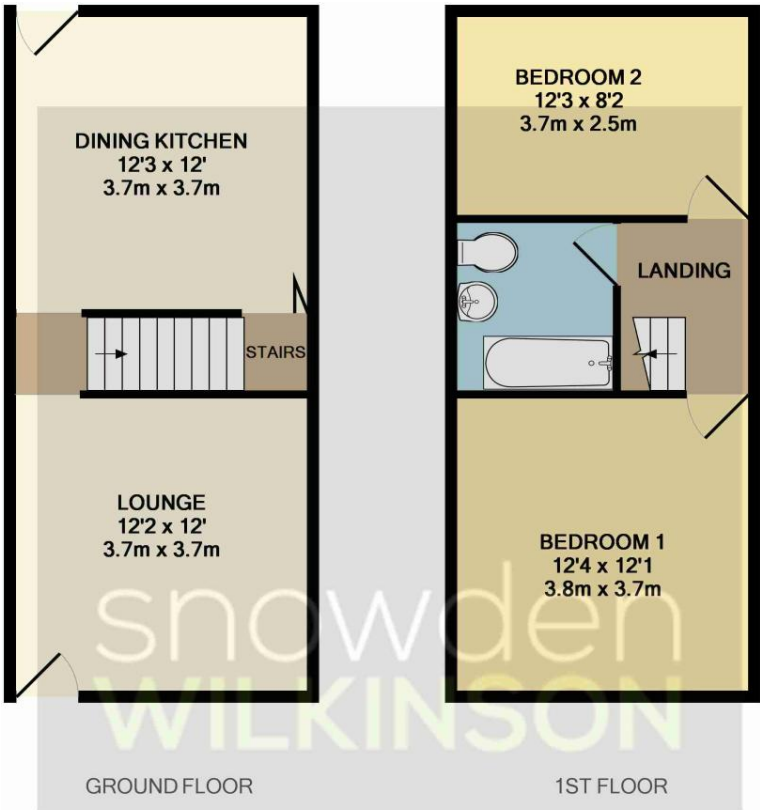


GM656891

Start Date:	24/06/1894	Start Date:	12/10/1893	Start Date:	04/11/1897	Start Date:	28/10/1895	Start Date:	02/09/1896	Start Date:	22/12/1958
End Date:	25/06/2891	End Date:	24/06/2892	End Date:	24/06/2896	End Date:	29/09/2893	End Date:	25/12/2894	End Date:	25/06/2891
Lease Term:	997 years from 25 June 1894	Lease Term:	999 years from 24 June 1893	Lease Term:	999 years from 24 June 1897	Lease Term:	999 years from 29 September 1894	Lease Term:	999 years from 25 December 1895	Lease Term:	997 years (less 10 days) from 25 June 1894
Term Remaining:	866 years	Term Remaining:	867 years	Term Remaining:	871 years	Term Remaining:	868 years	Term Remaining:	869 years	Term Remaining:	866 years



FARR STREET, STOCKPORT, SK3



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015

Farr Street, SK3			Energy rating
			D
Valid until 17.11.2025			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	62 m ²

This map displays nearby coal mine entrances and their classifications.



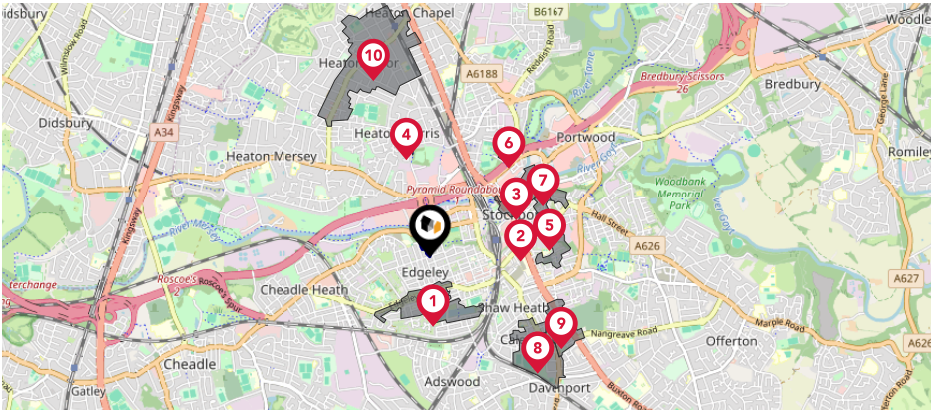
Mine Entry

- 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.

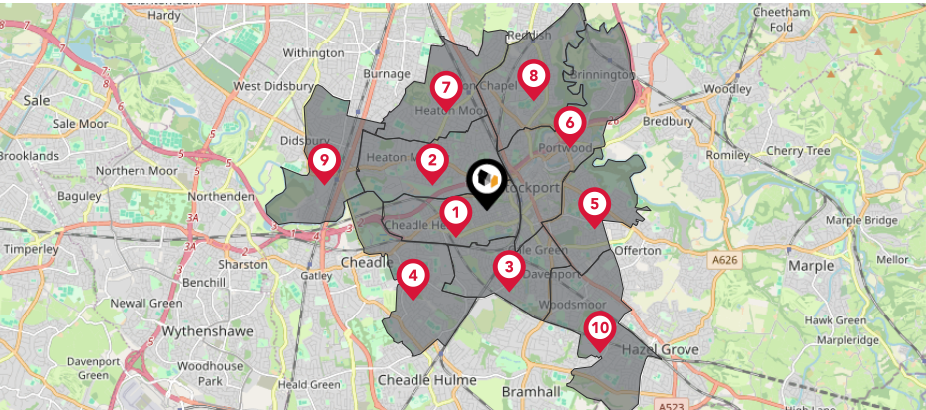
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

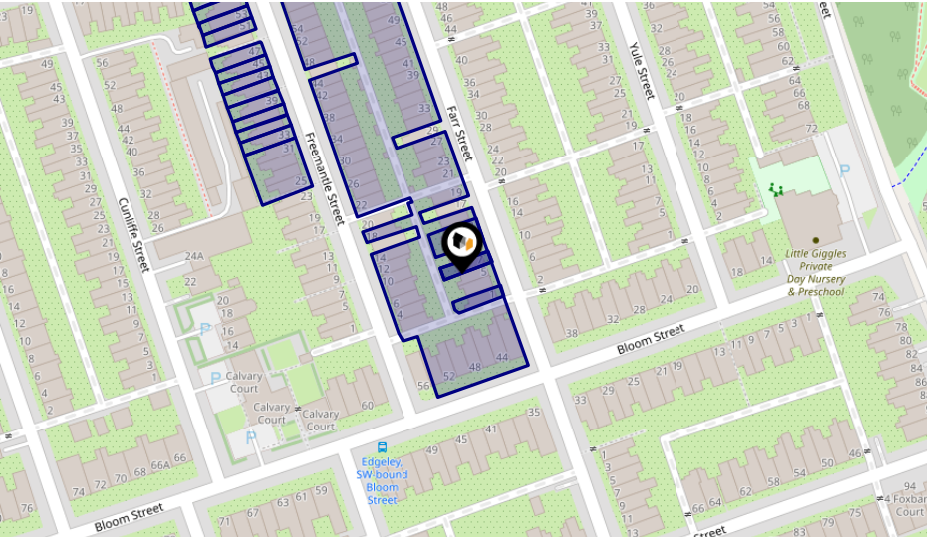
1	Alexandra Park, Edgeley
2	Town Hall
3	St Peter's
4	Green Lane, Heaton Norris
5	Hillgate
6	Dodge Hill, Stockport
7	Market and Underbanks
8	Cale Green
9	St George's, Heaviley
10	Heaton Moor

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	Edgeley and Cheadle Heath Ward
2	Heatons South Ward
3	Davenport and Cale Green Ward
4	Cheadle Hulme North Ward
5	Manor Ward
6	Brinnington and Central Ward
7	Heatons North Ward
8	Reddish South Ward
9	Didsbury East Ward
10	Stepping Hill Ward

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



Rail Noise Data

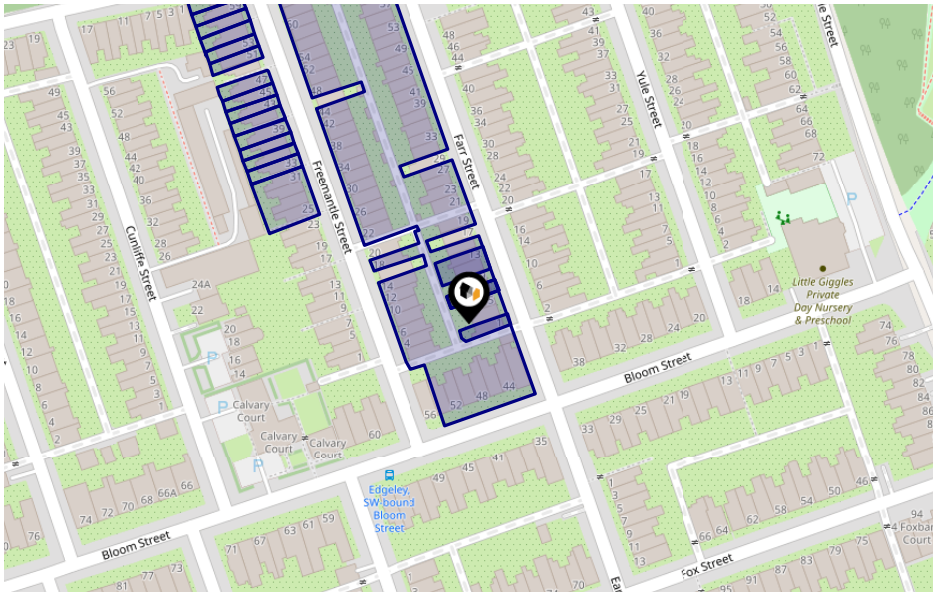
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

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

- 5 | 75.0+ dB
- 4 | 70.0-74.9 dB
- 3 | 65.0-69.9 dB
- 2 | 60.0-64.9 dB
- 1 | 55.0-59.9 dB

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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

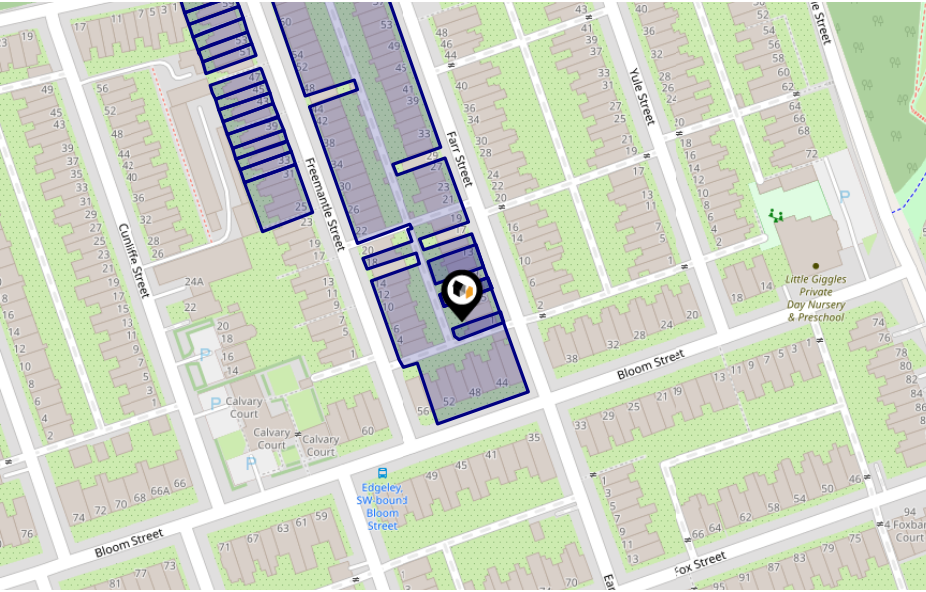


KFB - Key Facts For Buyers

Flood Risk

Rivers & Seas - Climate Change

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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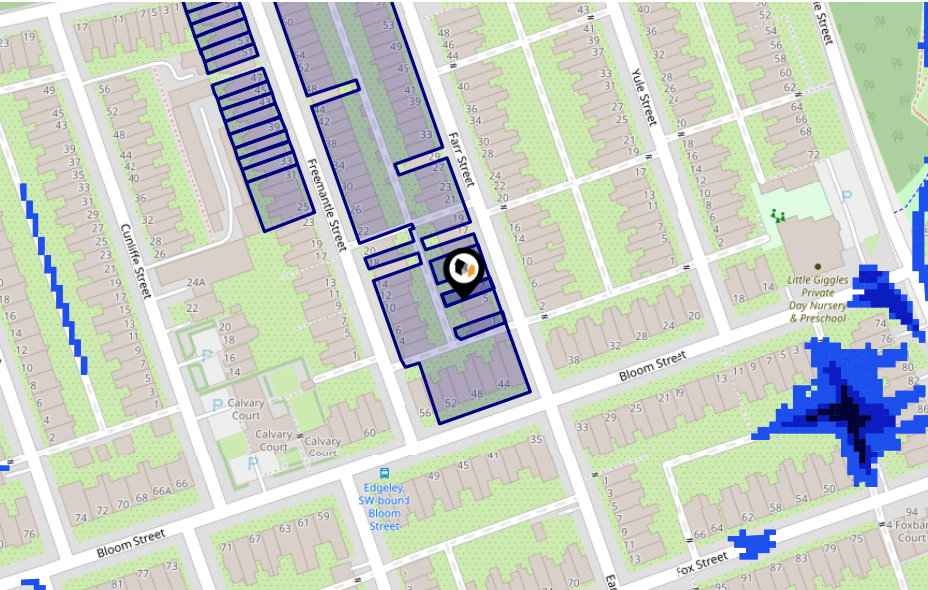


KFB - Key Facts For Buyers

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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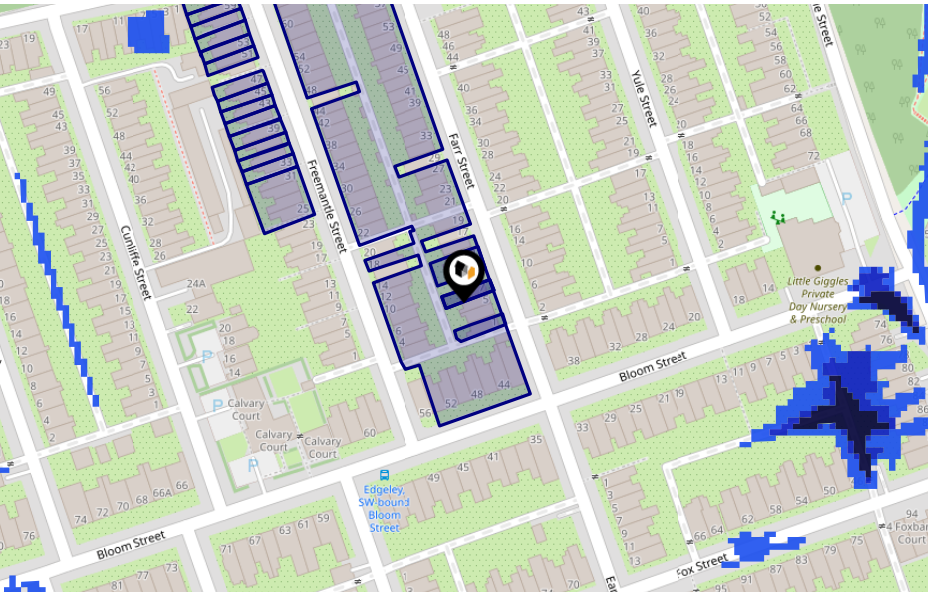


KFB - Key Facts For Buyers

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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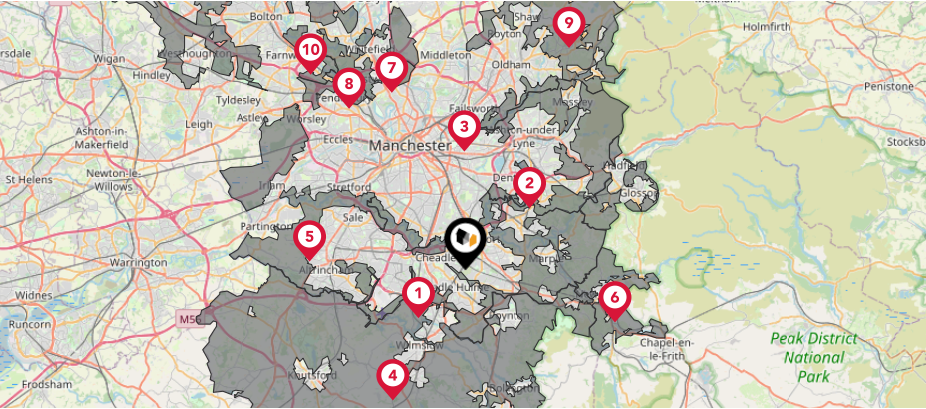
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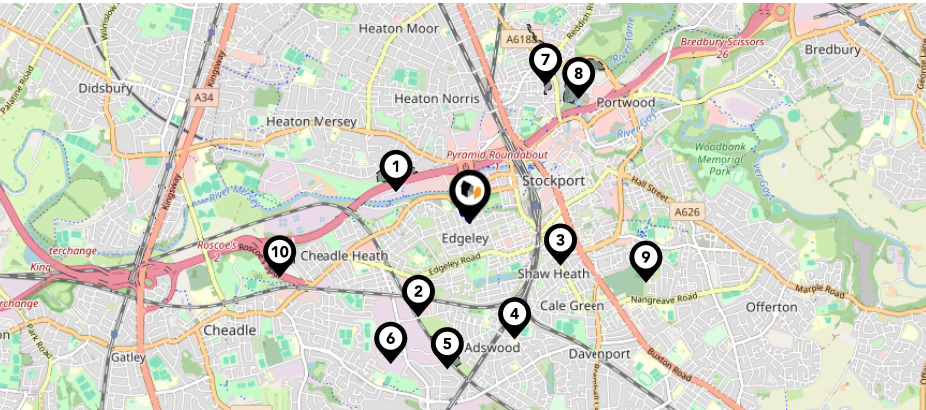
KFB - Key Facts For Buyers

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



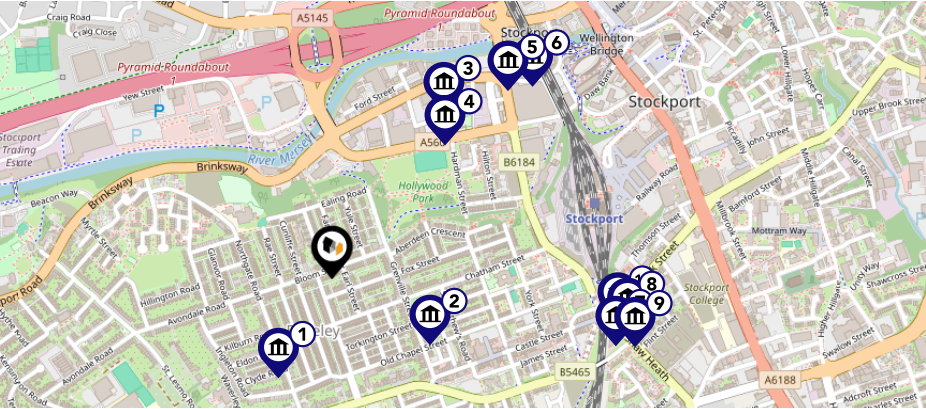
Nearby Green Belt Land	
1	Merseyside and Greater Manchester Green Belt - Stockport
2	Merseyside and Greater Manchester Green Belt - Tameside
3	Merseyside and Greater Manchester Green Belt - Manchester
4	Merseyside and Greater Manchester Green Belt - Cheshire East
5	Merseyside and Greater Manchester Green Belt - Trafford
6	Merseyside and Greater Manchester Green Belt - High Peak
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	Merseyside and Greater Manchester Green Belt - Bolton

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.

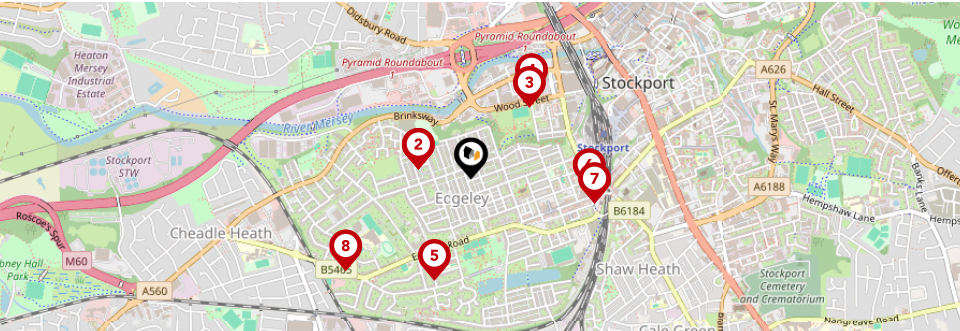


Nearby Landfill Sites		
1	Craig Road Playing Fields-Heaton Mersey, Greater Manchester	Historic Landfill
2	Hazelgrove and Bramhall-Adswood, Cheadle, Manchester, Greater Manchester	Historic Landfill
3	Royal George Street-Stockport, Cheshire	Historic Landfill
4	Stockholm Road-Adswood, Stockport, Greater Manchester	Historic Landfill
5	Recreational Ground-Alvanley Crescent, Bridgehall Estate, Stockport	Historic Landfill
6	P.D. Beatwaste Limited-Off Oakhurst Drive	Historic Landfill
7	Stockport Branch Canal-Greater Manchester	Historic Landfill
8	Grimesbottom-South of Tiviot Way, Stockport, Greater Manchester	Historic Landfill
9	Back of Brookfield Avenue, Heavily-	Historic Landfill
10	Heathside-Cheadle Heath, Greater Manchester	Historic Landfill

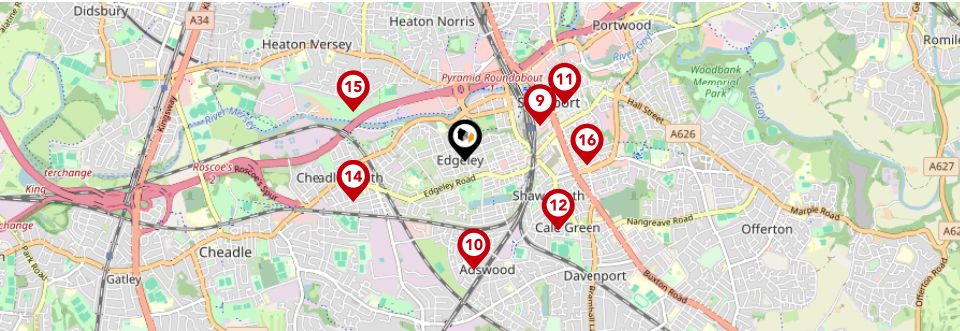
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



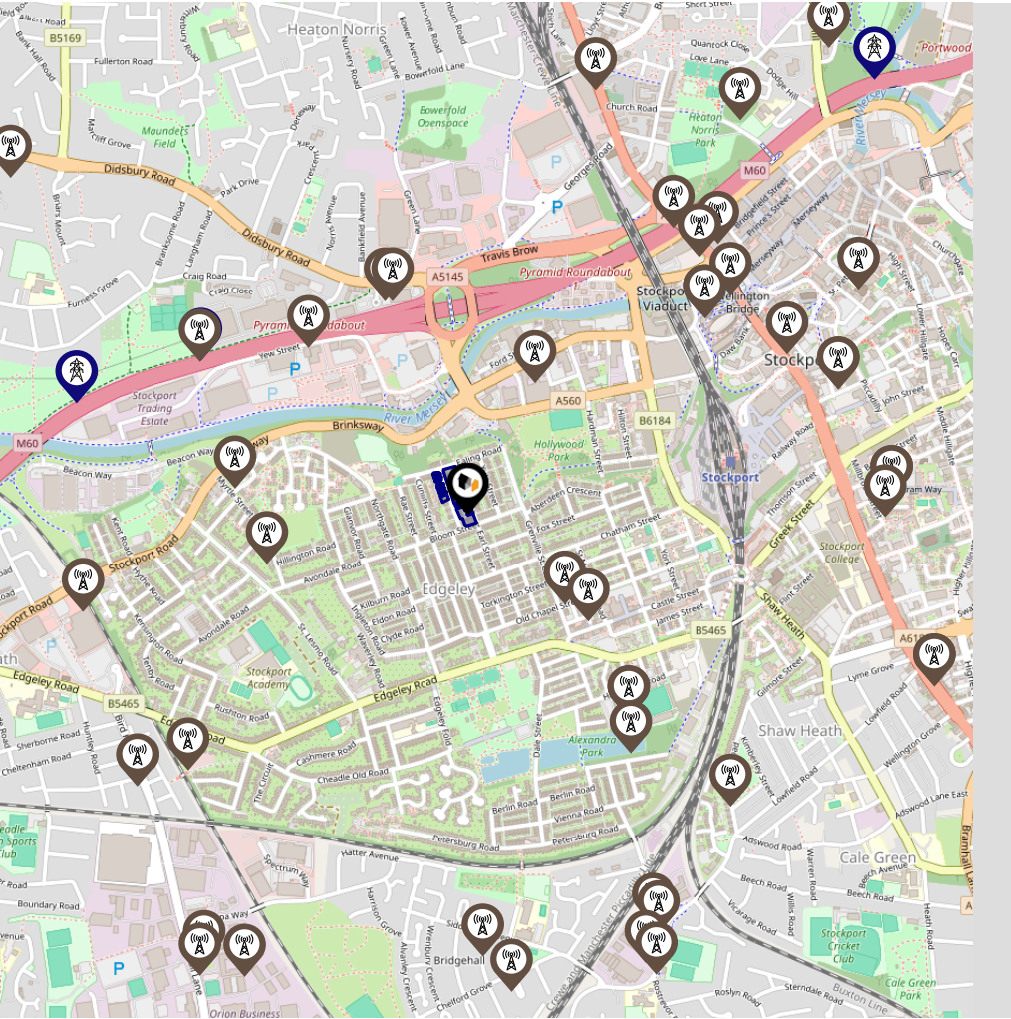
Listed Buildings in the local district		Grade	Distance
	1084337 - Alexandra Hotel	Grade II	0.2 miles
	1067208 - St Matthew's Church	Grade II	0.2 miles
	1067199 - No. 213 Chestergate	Grade II	0.3 miles
	1392057 - Hollywood Park Centre	Grade II	0.3 miles
	1268049 - Wear Mill	Grade II	0.4 miles
	1356861 - Stockport Railway Viaduct	Grade II	0.5 miles
	1393713 - Former District Bank	Grade II	0.5 miles
	1162434 - 41 And 43, Greek Street	Grade II	0.5 miles
	1393369 - Church Of Our Lady And The Apostles	Grade II	0.5 miles
	1067207 - The Armoury Of The Cheshire Regiment	Grade II	0.5 miles



	Nursery	Primary	Secondary	College	Private
1 Lark Hill Nursery School Ofsted Rating: Outstanding Pupils: 52 Distance:0.18	☒	☐	☐	☐	☐
2 Lark Hill Primary School Ofsted Rating: Good Pupils: 147 Distance:0.18	☐	☒	☐	☐	☐
3 Hollywood Park Nursery School Ofsted Rating: Outstanding Pupils: 82 Distance:0.3	☒	☐	☐	☐	☐
4 Progress Schools - Stockport Ofsted Rating: Good Pupils: 12 Distance:0.34	☐	☐	☒	☐	☐
5 Alexandra Park Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.36	☐	☒	☐	☐	☐
6 St Matthew's Church of England Primary School Ofsted Rating: Good Pupils: 215 Distance:0.39	☐	☒	☐	☐	☐
7 Our Lady's Catholic Primary School Ofsted Rating: Good Pupils: 185 Distance:0.42	☐	☒	☐	☐	☐
8 Stockport Academy Ofsted Rating: Good Pupils: 1015 Distance:0.52	☐	☐	☒	☐	☐



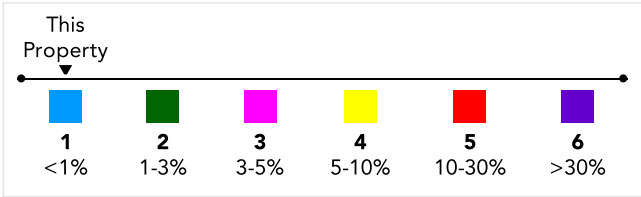
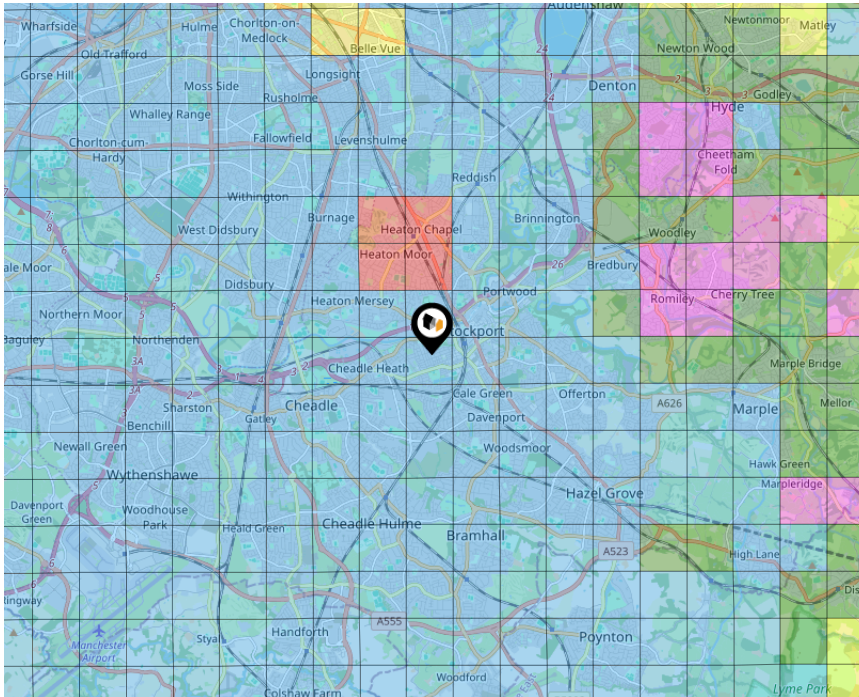
	Nursery	Primary	Secondary	College	Private
9 Pure Innovations Trading As Pure College Ofsted Rating: Not Rated Pupils:0 Distance:0.55	☐	☐	☒	☐	☐
10 Bridge Hall Primary School Ofsted Rating: Good Pupils: 202 Distance:0.72	☐	☒	☐	☐	☐
11 St Joseph's Catholic Primary School, a Voluntary Academy Ofsted Rating: Requires improvement Pupils: 119 Distance:0.76	☐	☒	☐	☐	☐
12 Cale Green Primary School Ofsted Rating: Good Pupils: 340 Distance:0.77	☐	☒	☐	☐	☐
13 Cheadle Heath Primary School Ofsted Rating: Good Pupils: 336 Distance:0.79	☐	☒	☐	☐	☐
14 The Pendlebury Centre Ofsted Rating: Outstanding Pupils: 4 Distance:0.79	☐	☐	☒	☐	☐
15 Mersey Vale Primary School Ofsted Rating: Good Pupils: 214 Distance:0.81	☐	☒	☐	☐	☐
16 St Thomas' Church of England Primary School Stockport Ofsted Rating: Requires improvement Pupils: 164 Distance:0.81	☐	☒	☐	☐	☐

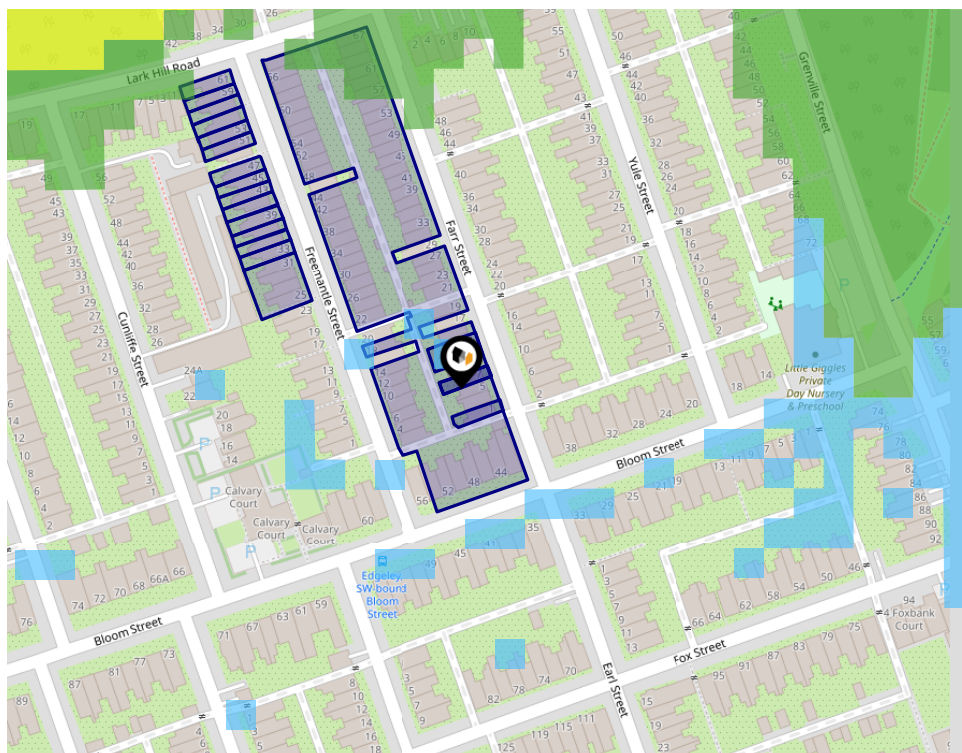


- Key:
- Power Pylons
 - Communication Masts

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).





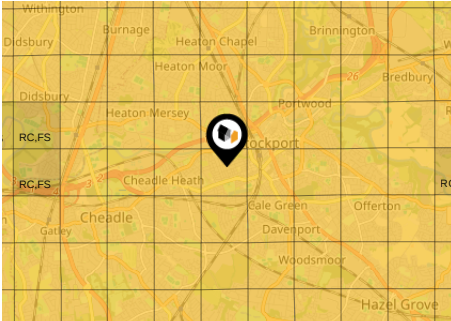
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

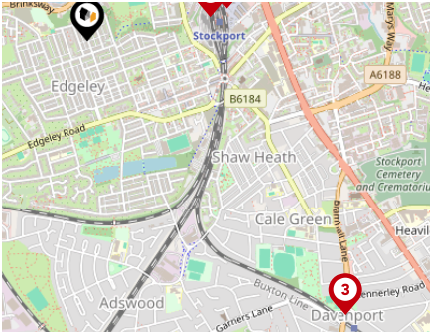
Ground Composition for this Address (Surrounding square kilometer zone around property)

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		

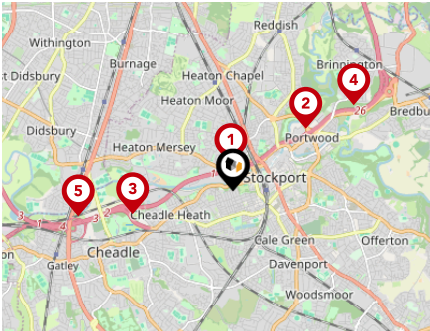


Primary Classifications (Most Common Clay Types)

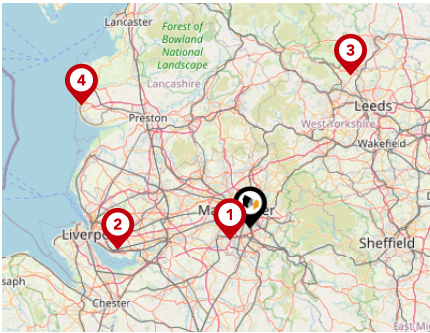
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



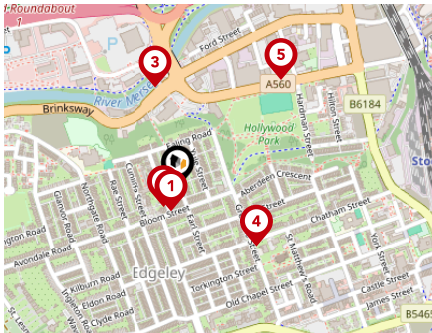
Pin	Name	Distance
1	Stockport Rail Station	0.42 miles
2	Stockport Rail Station	0.47 miles
3	Davenport Rail Station	1.25 miles



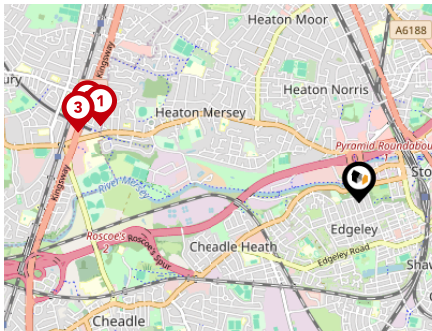
Pin	Name	Distance
1	M60 J1	0.33 miles
2	M60 J27	1.26 miles
3	M60 J2	1.37 miles
4	M60 J26	1.96 miles
5	M60 J3	2.08 miles



Pin	Name	Distance
1	Manchester Airport	5.04 miles
2	Speke	28.5 miles
3	Leeds Bradford Airport	38.42 miles
4	Highfield	44.03 miles



Bus Stops/Stations		
Pin	Name	Distance
1	Bloom Street	0.04 miles
2	Bloom Street	0.04 miles
3	The Woolpack	0.17 miles
4	Grenville Street	0.16 miles
5	Hollywood Park	0.25 miles



Local Connections		
Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	1.78 miles
2	East Didsbury (Manchester Metrolink)	1.88 miles
3	East Didsbury (Manchester Metrolink)	1.92 miles



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/



/lawlercosalesandlettings/



/lawlerandco

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Hazel Grove or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lawler & Co | Hazel Grove and therefore no warranties can be given as to their good working order.

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.



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