

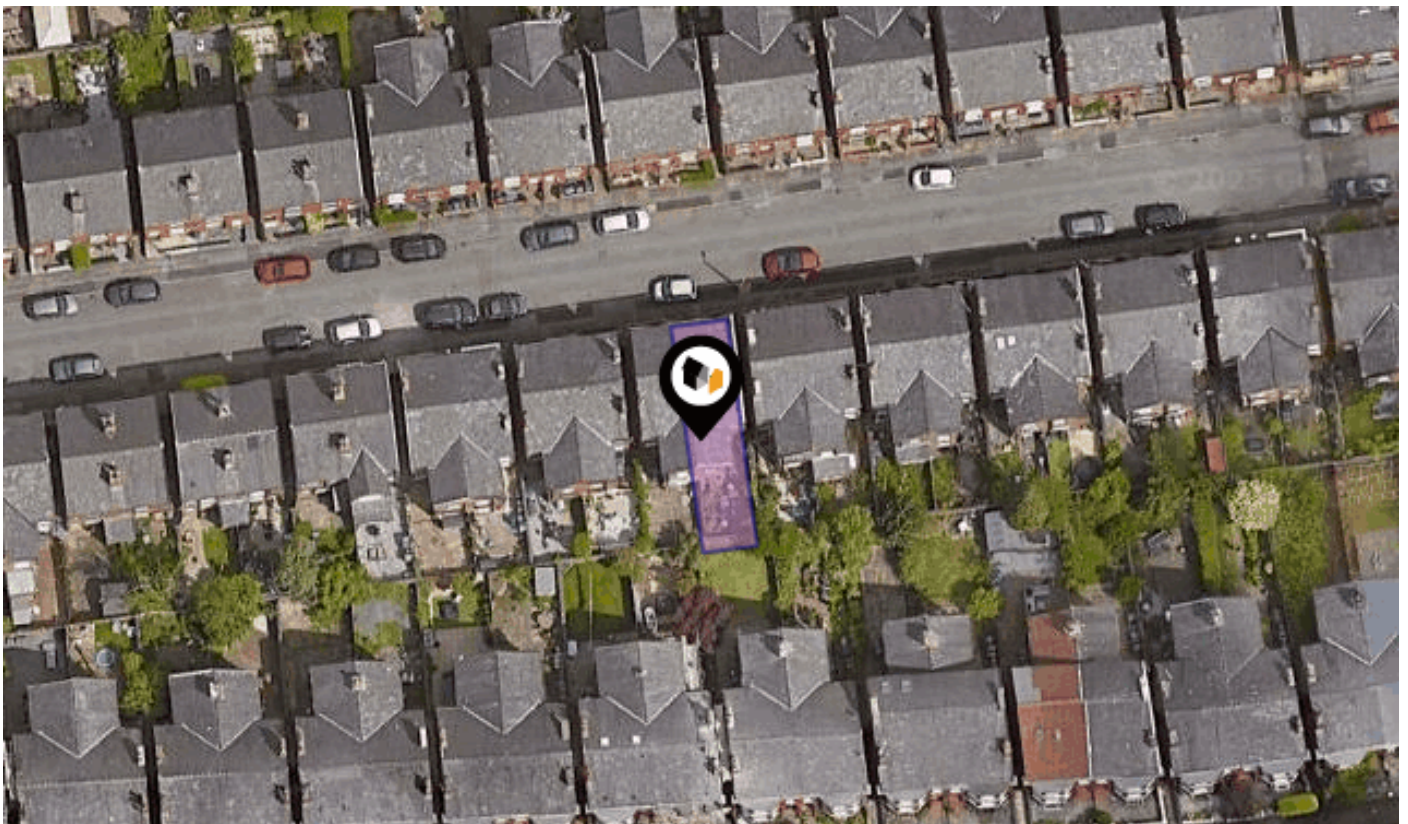


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th December 2025



COUNTESS STREET, STOCKPORT, SK2

Lawler & Co | Hazel Grove

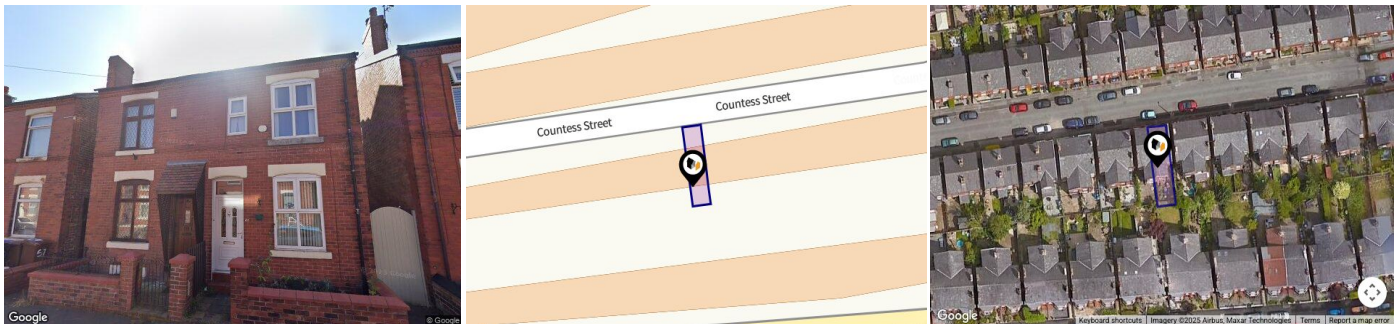
128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

| | | | |
|-------------------------|---|------------------------|------------------------------|
| Type: | Semi-Detached | Tenure: | Leasehold |
| Bedrooms: | 2 | Start Date: | 24/03/1901 |
| Floor Area: | 925 ft ² / 86 m ² | End Date: | 25/03/2895 |
| Plot Area: | 0.02 acres | Lease Term: | 994 years from 25 March 1901 |
| Council Tax : | Band B | Term Remaining: | 869 years |
| Annual Estimate: | £1,925 | | |
| Title Number: | CH52622 | | |

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 | 80 mb/s | 2000 mb/s |
| | | |

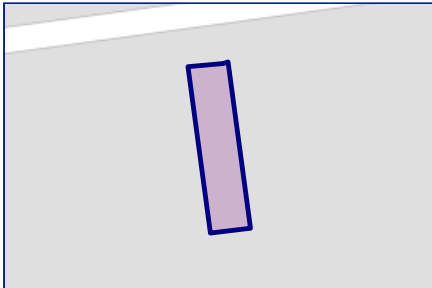
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

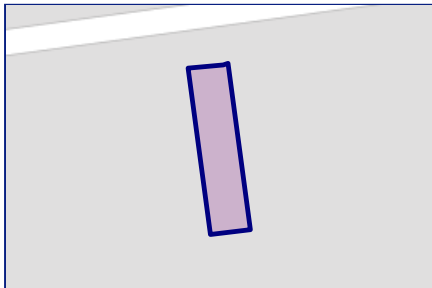


Freehold Title Plan



GM822094

Leasehold Title Plan



CH52622

Start Date: 24/03/1901
End Date: 25/03/2895
Lease Term: 994 years from 25 March 1901
Term Remaining: 869 years

Property
EPC - Certificate



Countess Street, STOCKPORT, SK2

Energy rating

E

Valid until 13.07.2018

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

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SALES AND LETTINGS

Additional EPC Data

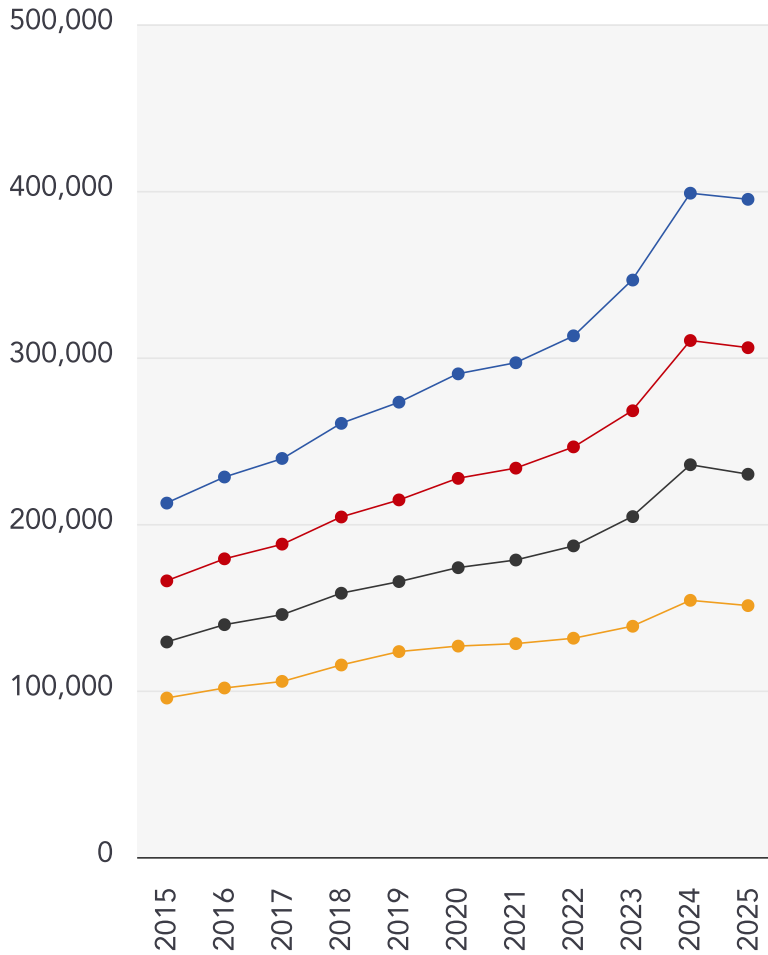
| | |
|--------------------------------------|---|
| Walls: | Solid brick, as built, no insulation (assumed) + Chr(13) + Cavity wall, as built, no insulation (assumed) |
| Roof: | Pitched, 75 mm loft insulation + Chr(13) + Pitched, no insulation (assumed) |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Main Heating Controls Energy: | Poor |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | No low energy lighting |
| Floors: | Suspended, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 86 m ² |

Market House Price Statistics

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SALES AND LETTINGS

10 Year History of Average House Prices by Property Type in SK2



Detached

+85.82%

Semi-Detached

+84.43%

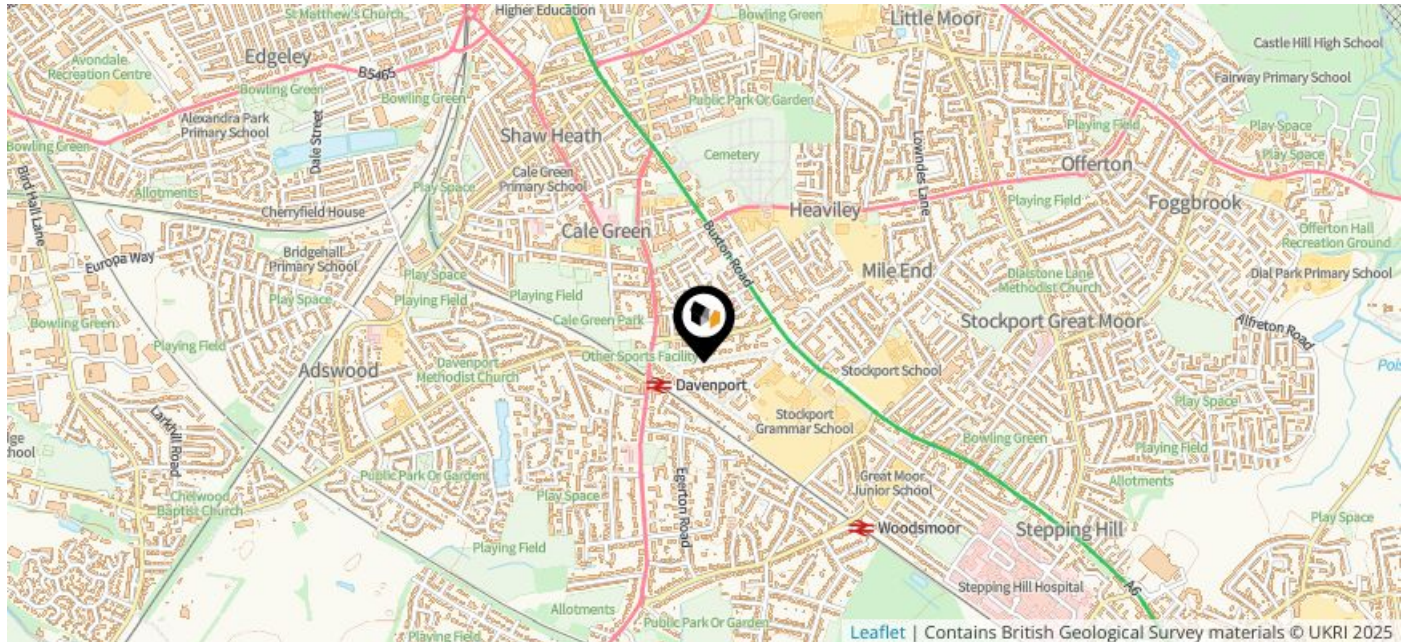
Terraced

+78.01%

Flat

+58.14%

This map displays nearby coal mine entrances and their classifications.



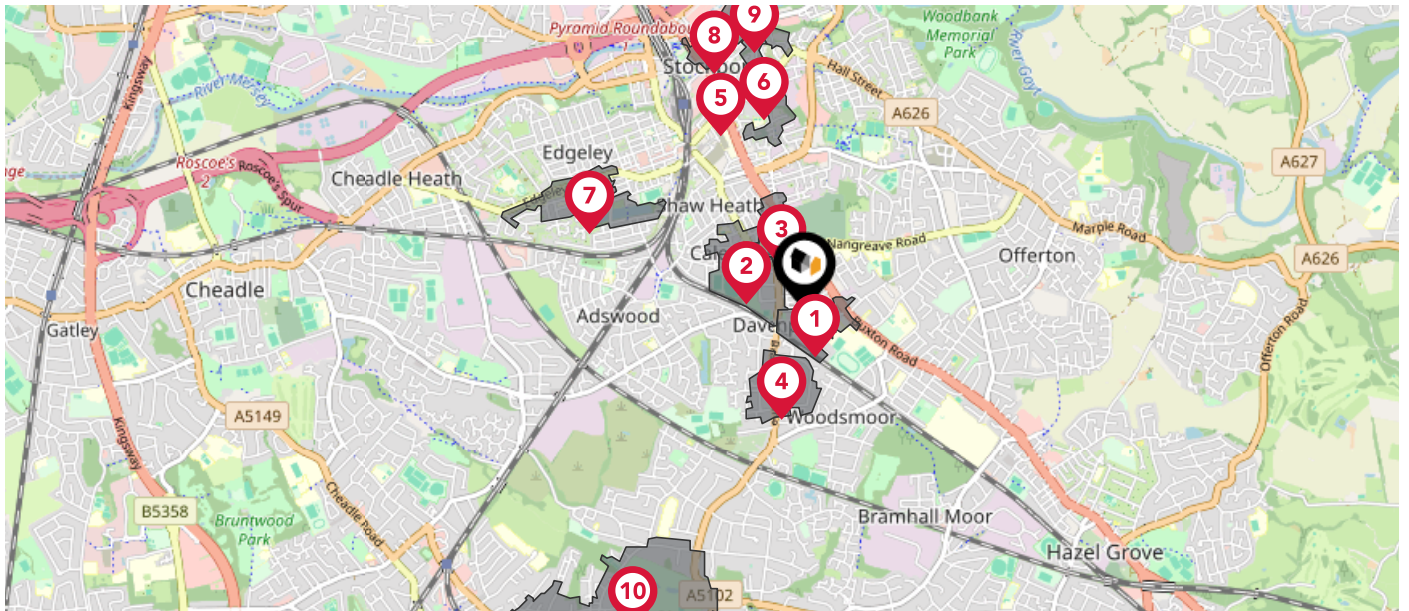
Mine Entry

- ✕ 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.

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.



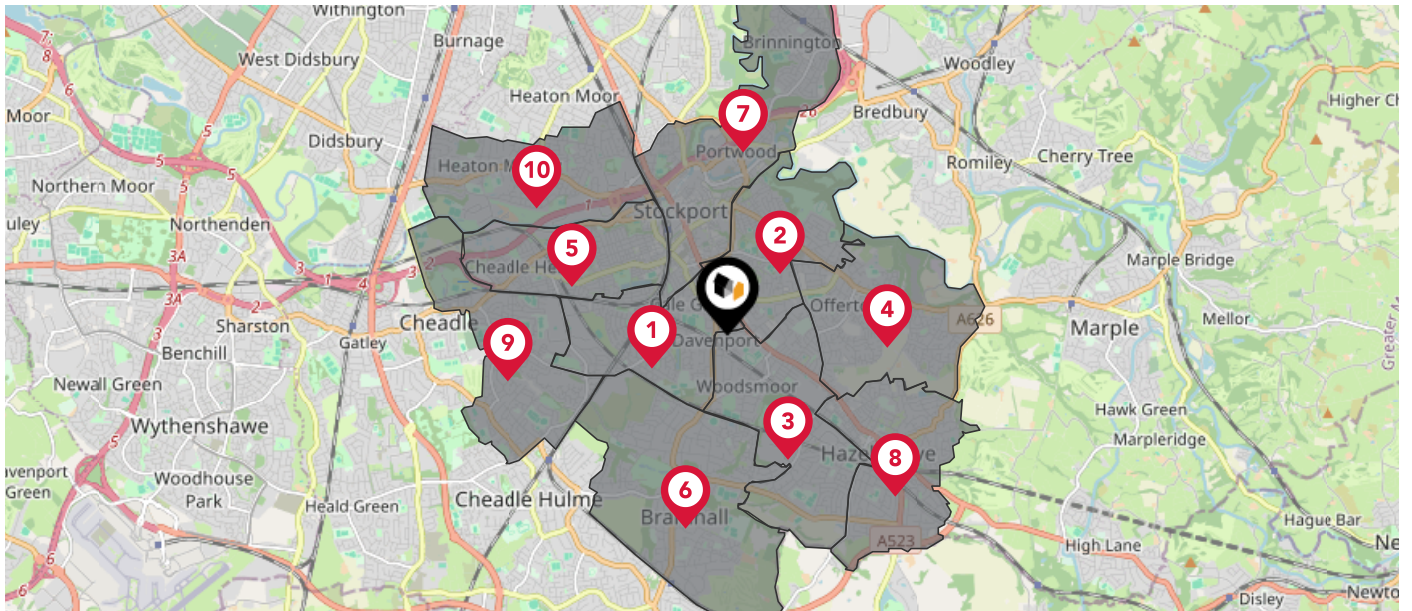
Nearby Conservation Areas

- 1 Davenport Park
- 2 Cale Green
- 3 St George's, Heaviley
- 4 Egerton Road and Frewland Avenue, Davenport
- 5 Town Hall
- 6 Hillgate
- 7 Alexandra Park, Edgeley
- 8 St Peter's
- 9 Market and Underbanks
- 10 Bramall Park

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



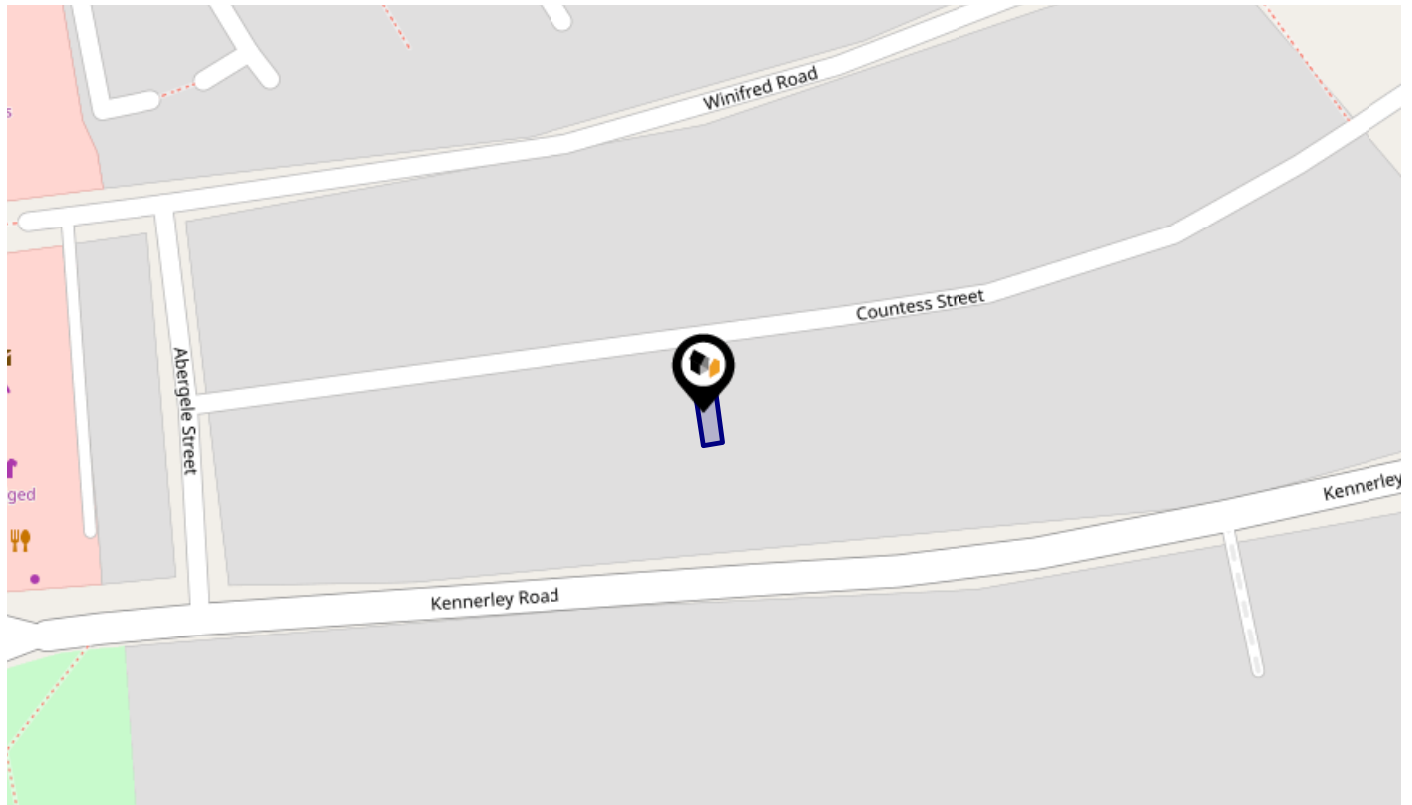
Nearby Council Wards

- 1 Davenport and Cale Green Ward
- 2 Manor Ward
- 3 Stepping Hill Ward
- 4 Offerton Ward
- 5 Edgeley and Cheadle Heath Ward
- 6 Bramhall North Ward
- 7 Brinnington and Central Ward
- 8 Hazel Grove Ward
- 9 Cheadle Hulme North Ward
- 10 Heaton South 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.

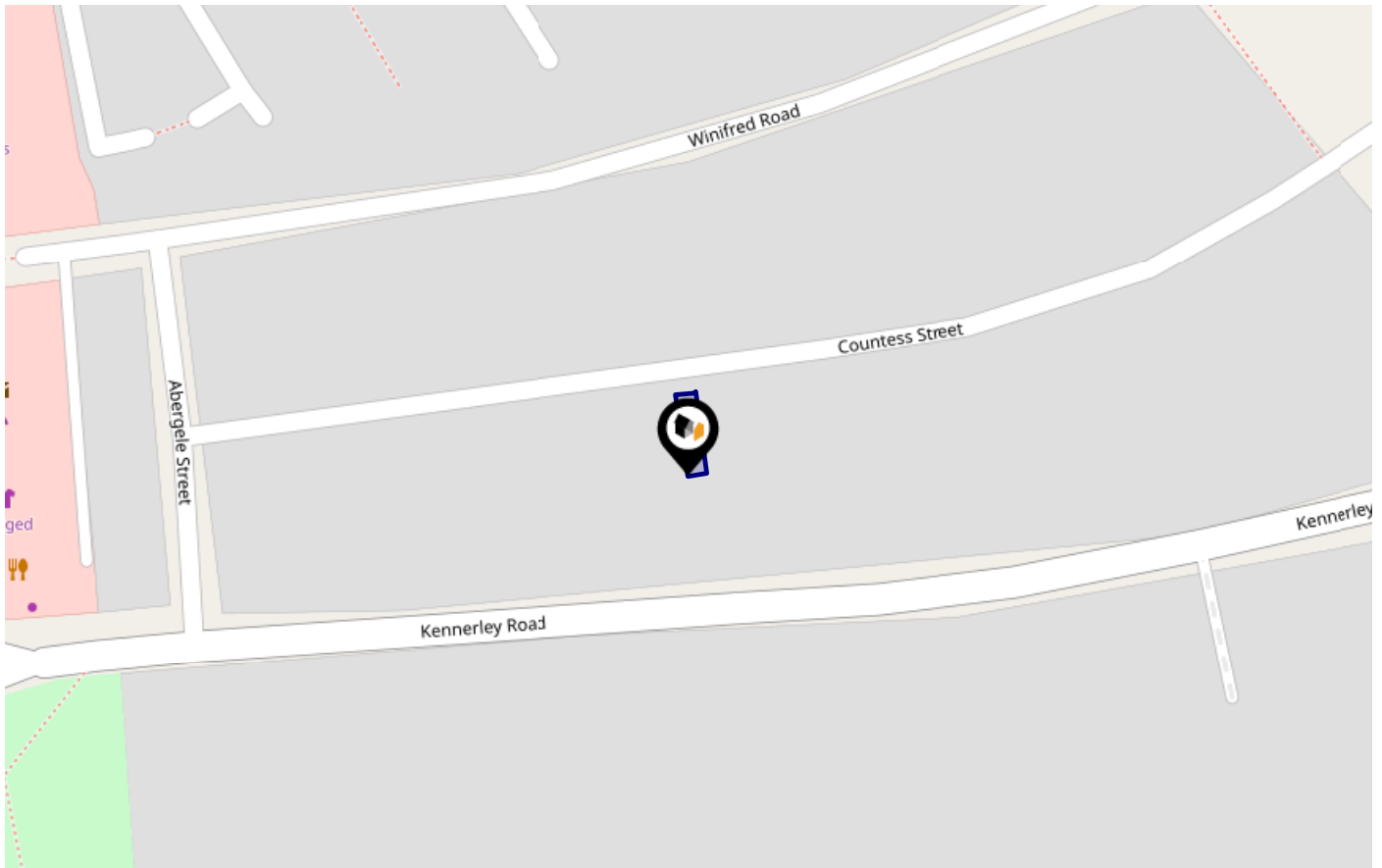
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---------------------------------------|
| 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

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.

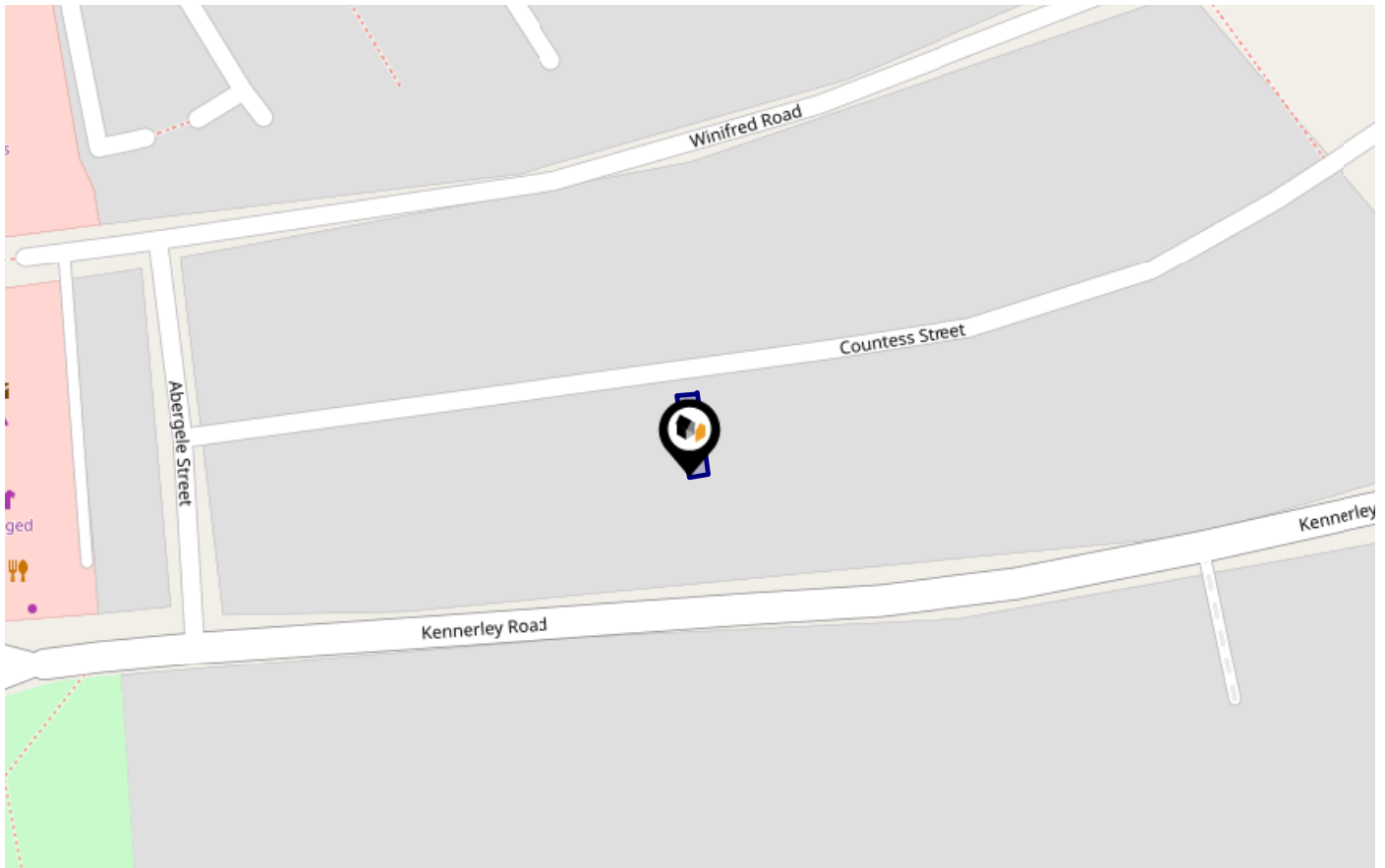
Chance of flooding to the following depths at this property:



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

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.

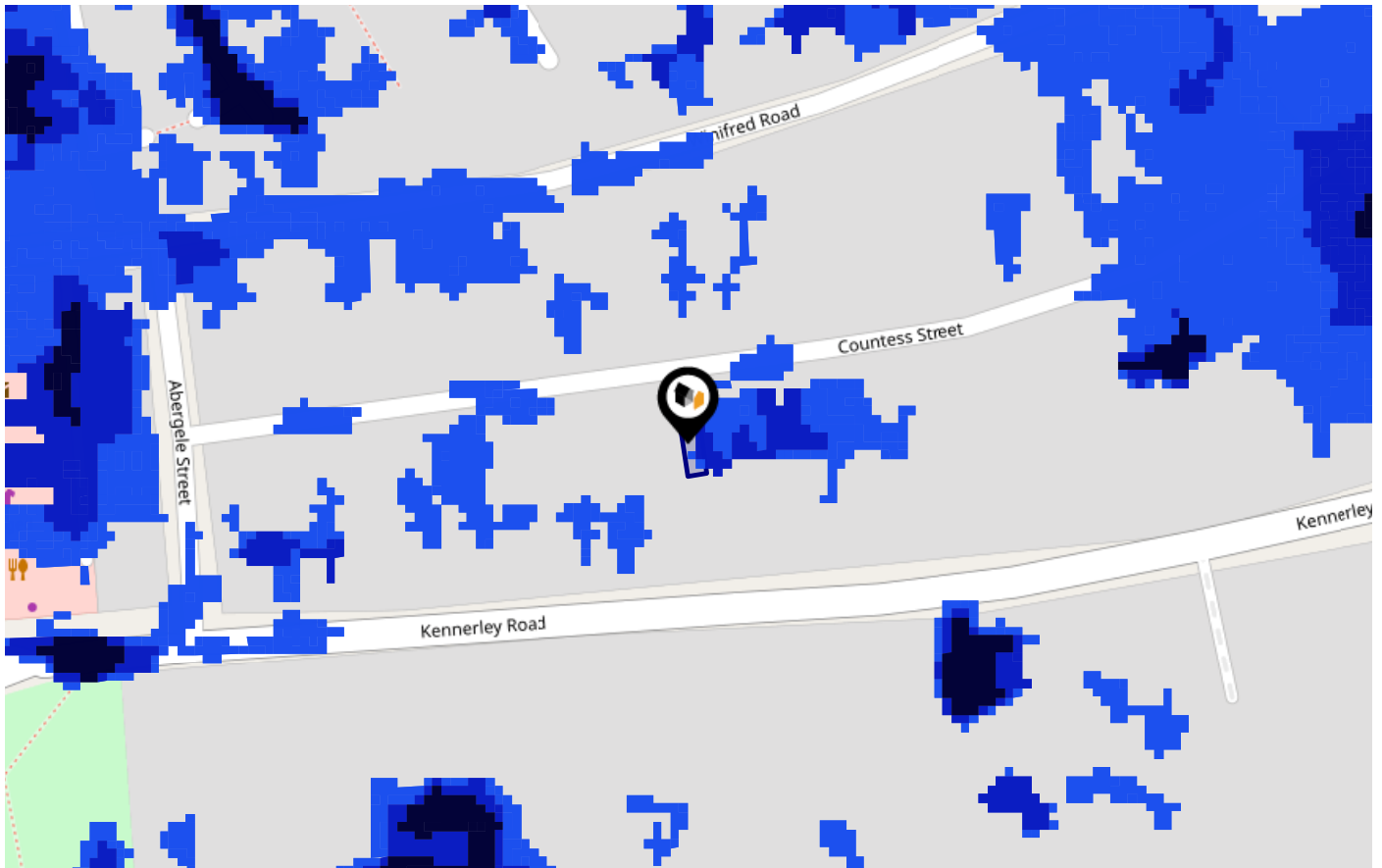
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

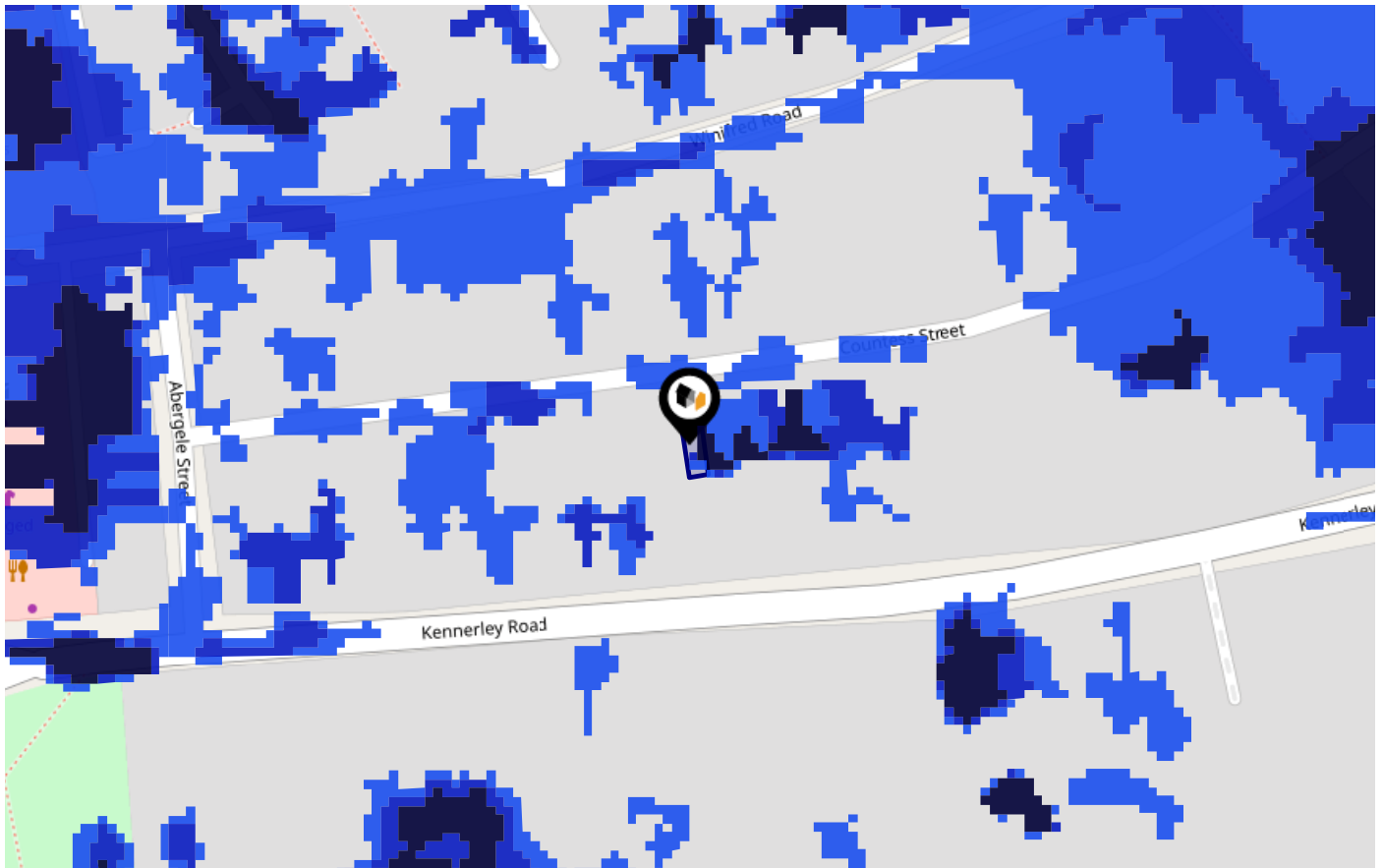
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

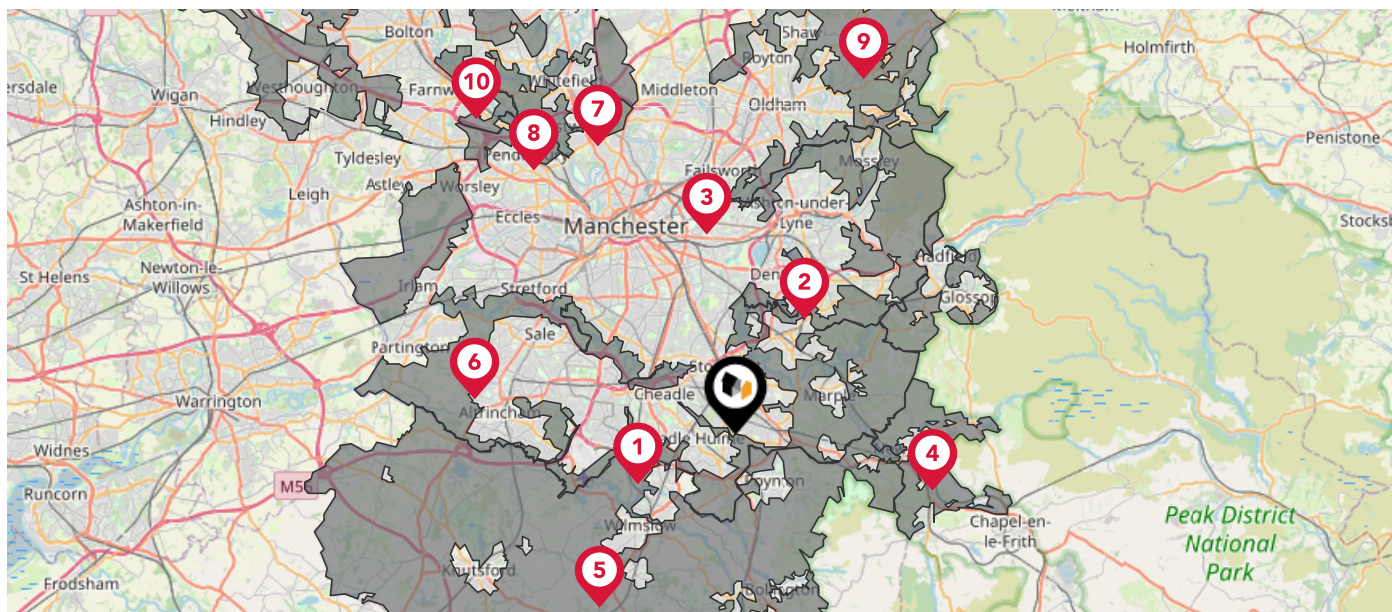
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



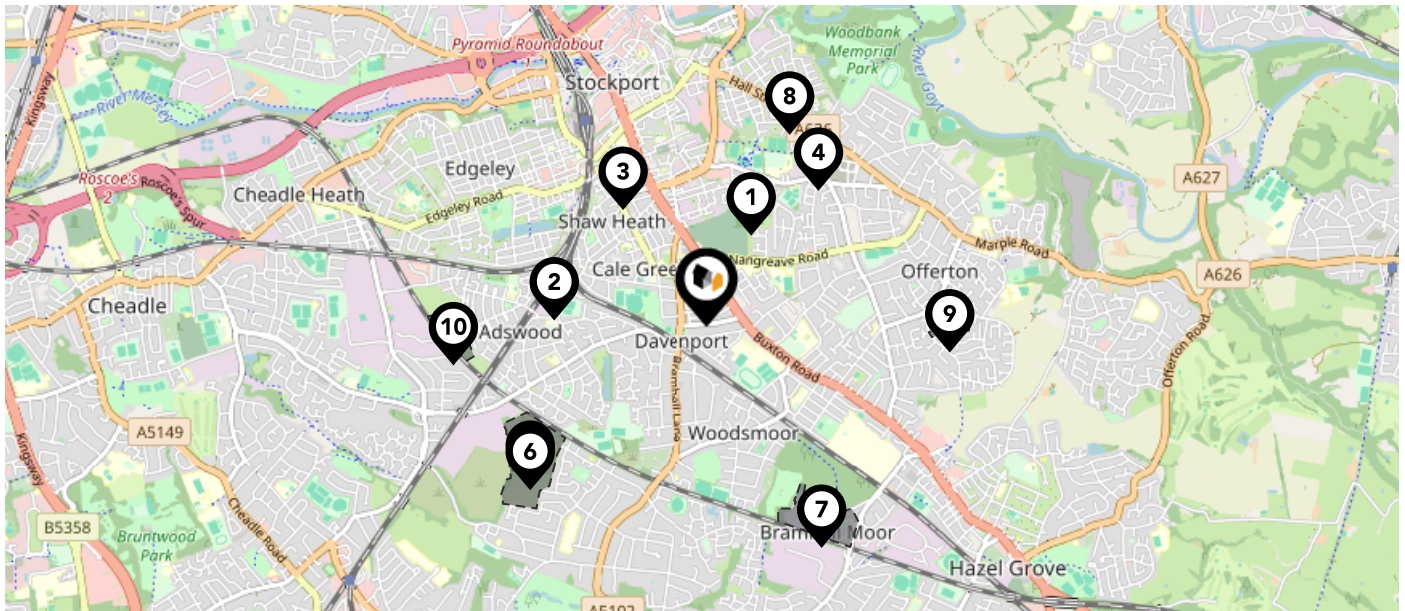
Nearby Green Belt Land

- 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 - High Peak
- 5 Merseyside and Greater Manchester Green Belt - Cheshire East
- 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 Merseyside and Greater Manchester Green Belt - Bolton

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.



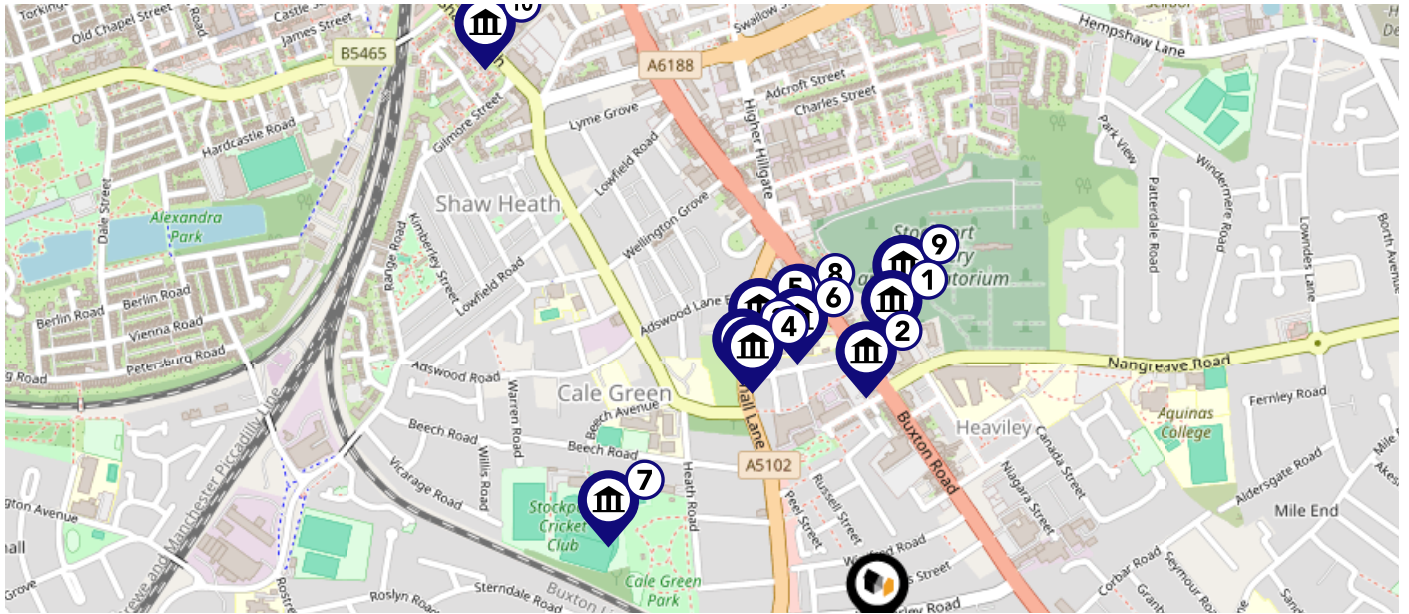
Nearby Landfill Sites











| | | |
|-----------|---|-------------------|
| 1 | Back of Brookfield Avenue, Heavily- | Historic Landfill |
| 2 | Stockholm Road-Adswood, Stockport, Greater Manchester | Historic Landfill |
| 3 | Royal George Street-Stockport, Cheshire | Historic Landfill |
| 4 | Banks Lane-Stockport, Greater Manchester | Historic Landfill |
| 5 | Tenement Lane Tip-Stockport, Greater Manchester | Historic Landfill |
| 6 | Adswood Reclamation Project-Adswood Road, Cheadle, Stockport | Historic Landfill |
| 7 | Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove | Historic Landfill |
| 8 | Forbes Close-10 Forbes Close, Offerton, Stockport, Cheshire | Historic Landfill |
| 9 | Blackstone Road-Offerton | Historic Landfill |
| 10 | Recreational Ground-Alvanley Crescent, Bridgehall Estate, Stockport | Historic Landfill |

Maps

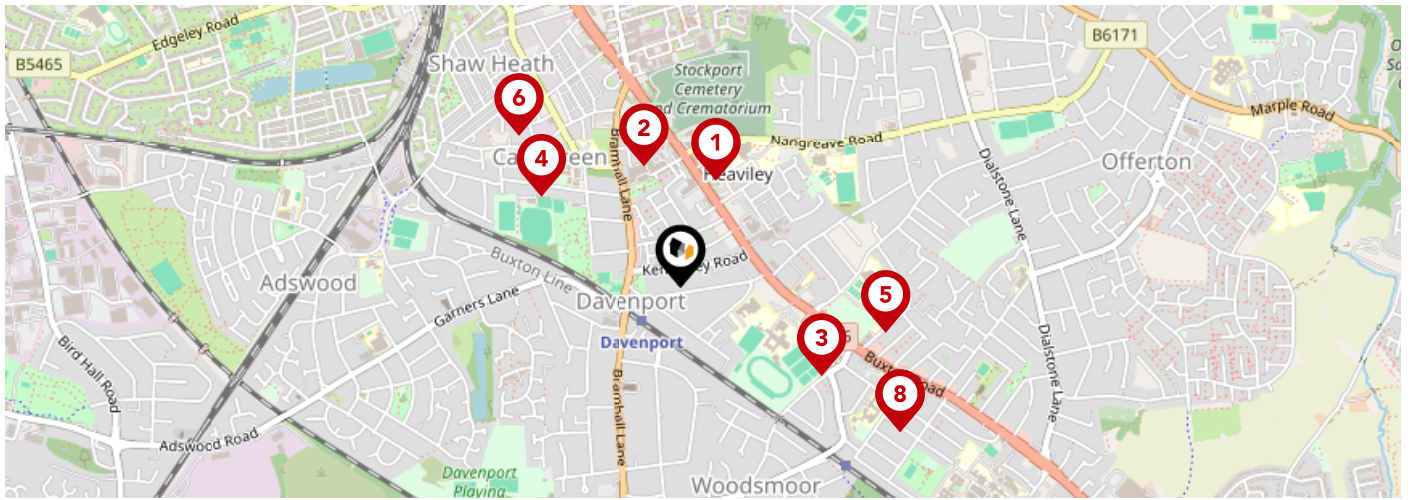
Listed Buildings

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



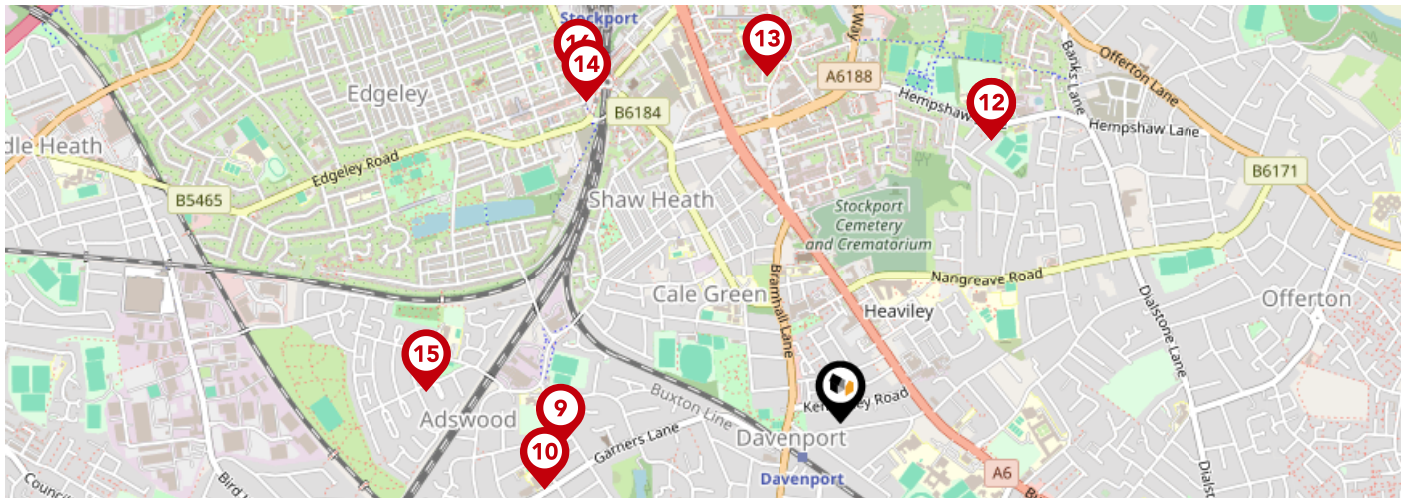
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1393367 - Fearn Memorial - Borough Cemetery | Grade II | 0.3 miles |
|  1260000 - German's Buildings | Grade II | 0.3 miles |
|  1067196 - Gate Piers To St George's Church School Wall And Gate Piers To St George's Church Schools And St George's Church | Grade II | 0.3 miles |
|  1067195 - St Georges Church Of England Secondary Modern And Primary Schools | Grade II | 0.3 miles |
|  1067197 - Vicarage To Church Of St George | Grade II | 0.3 miles |
|  1067194 - Church Of St George | Grade I | 0.3 miles |
|  1445415 - Stockport Cricket Club War Memorial | Grade II | 0.3 miles |
|  1393370 - War Memorial In St George's Churchyard | Grade II | 0.3 miles |
|  1393366 - Carrington Memorial - Borough Cemetery | Grade II | 0.4 miles |
|  1067161 - St Thomas Hospital (original Building With The Rear Wing In The Courtyard) | Grade II | 0.8 miles |









Area Schools



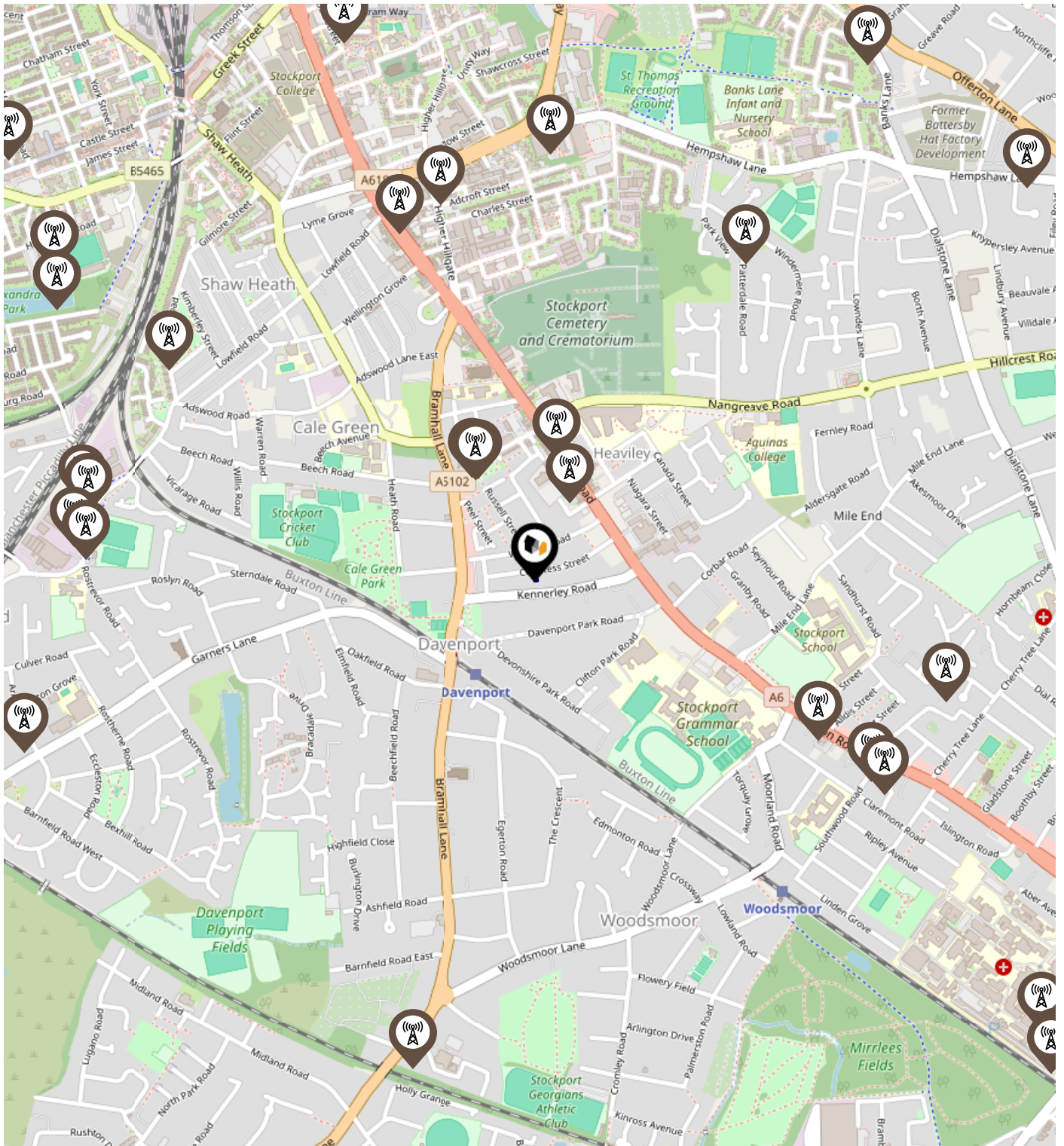
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Aquinas College Ofsted Rating: Good Pupils:0 Distance:0.25 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St George's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 349 Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Stockport Grammar School Ofsted Rating: Not Rated Pupils: 1504 Distance:0.37 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Hulme Hall Grammar School Ofsted Rating: Not Rated Pupils: 222 Distance:0.37 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Stockport School Ofsted Rating: Good Pupils: 1322 Distance:0.46 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cale Green Primary School Ofsted Rating: Good Pupils: 340 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Great Moor Infant School Ofsted Rating: Good Pupils: 266 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Great Moor Junior School Ofsted Rating: Good Pupils: 312 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools





| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  | St Ambrose Catholic Primary School Ofsted Rating: Good Pupils: 176 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Adswood Primary School Ofsted Rating: Good Pupils: 319 Distance:0.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Banks Lane Infant School Ofsted Rating: Good Pupils: 307 Distance:0.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Banks Lane Junior School Ofsted Rating: Good Pupils: 352 Distance:0.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Thomas' Church of England Primary School Stockport Ofsted Rating: Requires improvement Pupils: 164 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Our Lady's Catholic Primary School Ofsted Rating: Good Pupils: 185 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bridge Hall Primary School Ofsted Rating: Good Pupils: 202 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Matthew's Church of England Primary School Ofsted Rating: Good Pupils: 215 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

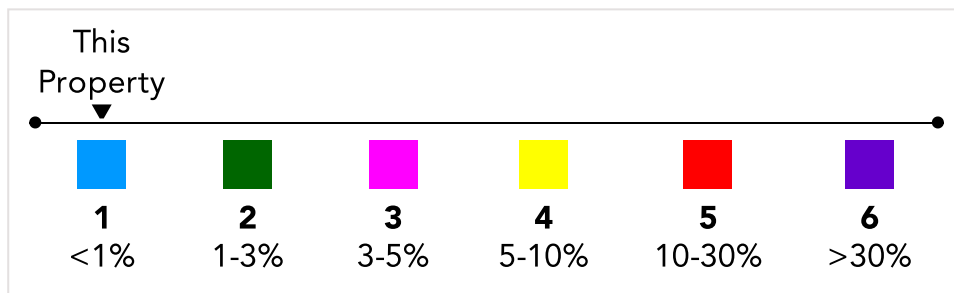
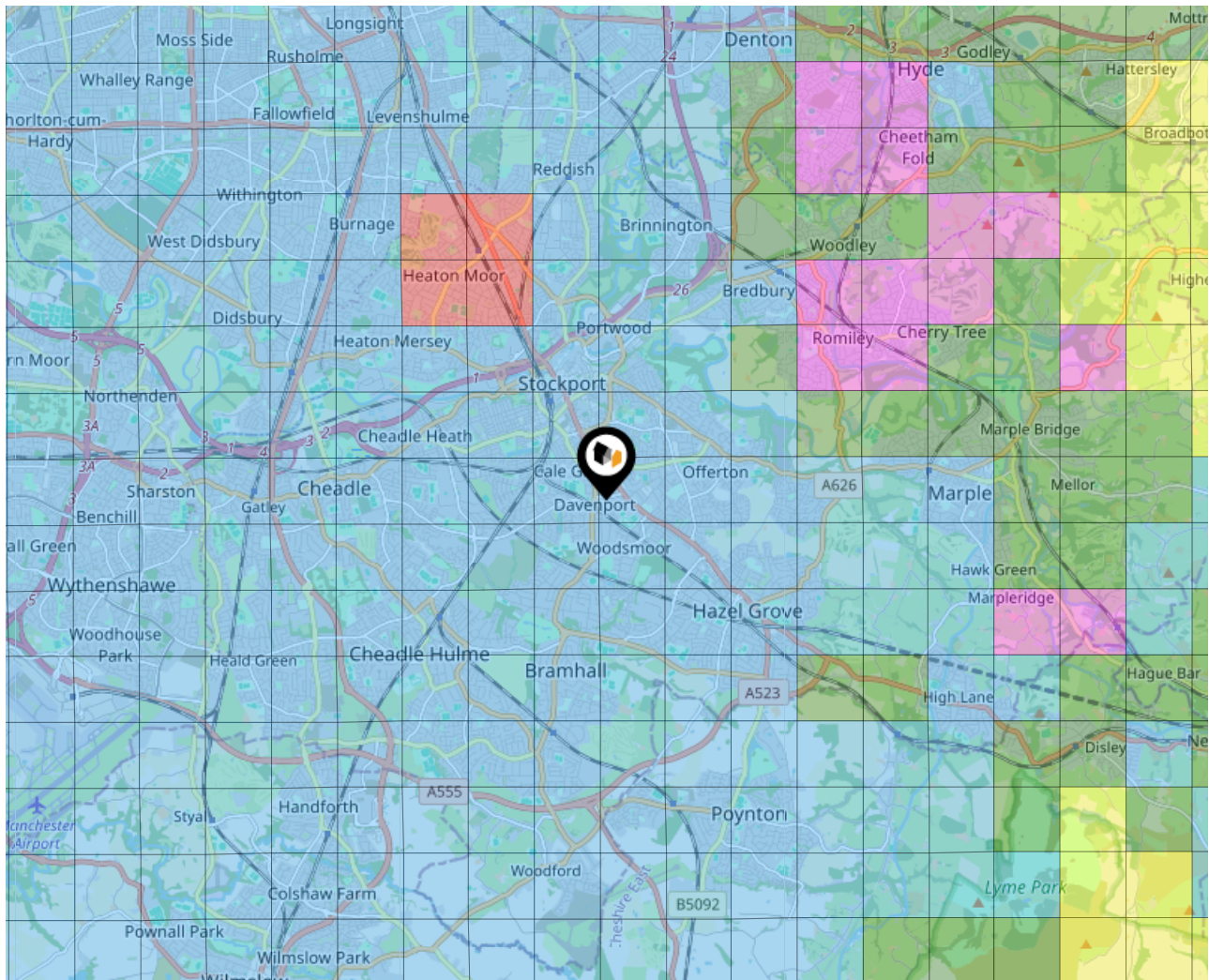


Key:

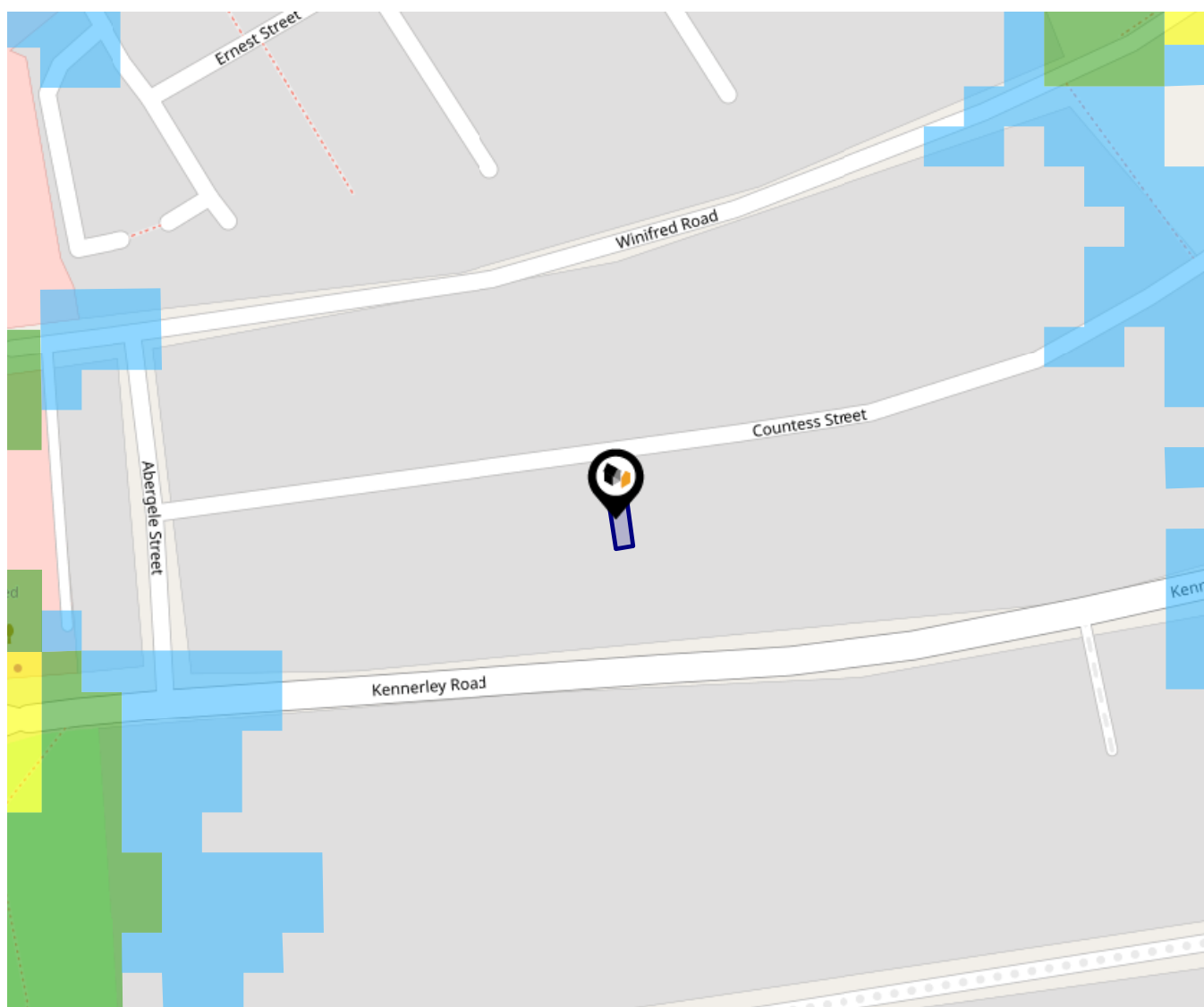
-  Power Pylons
-  Communication Masts

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



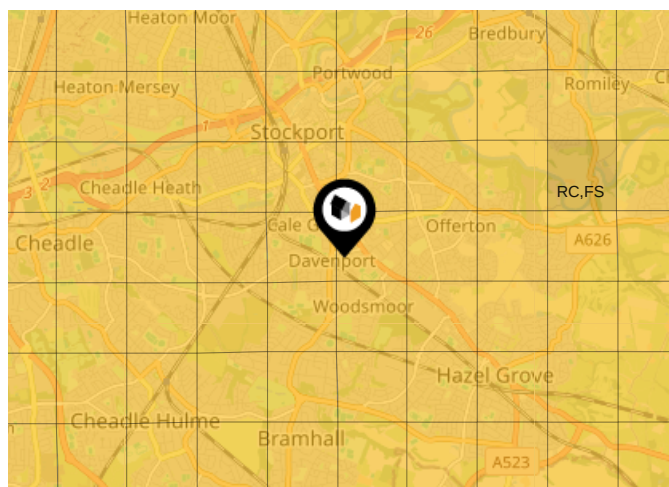
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

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

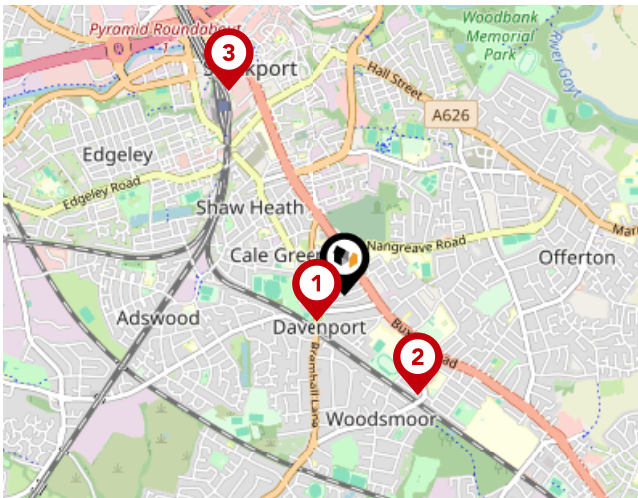


Primary Classifications (Most Common Clay Types)

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

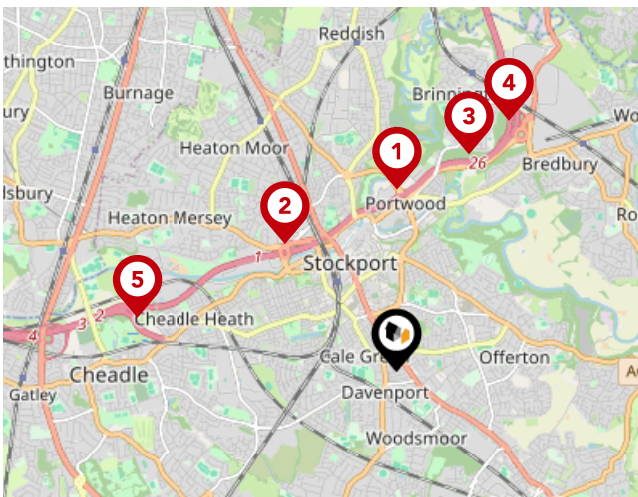
Area

Transport (National)



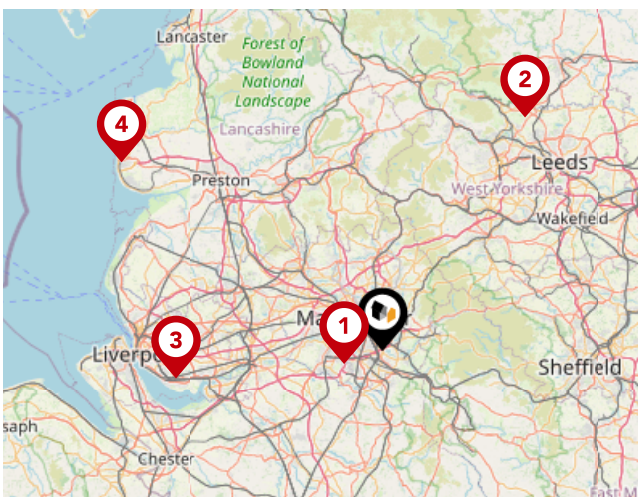
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Davenport Rail Station | 0.16 miles |
| 2 | Woodsmoor Rail Station | 0.55 miles |
| 3 | Stockport Rail Station | 1.04 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M60 J27 | 1.61 miles |
| 2 | M60 J1 | 1.5 miles |
| 3 | M60 J26 | 2.03 miles |
| 4 | M60 J25 | 2.43 miles |
| 5 | M60 J2 | 2.35 miles |

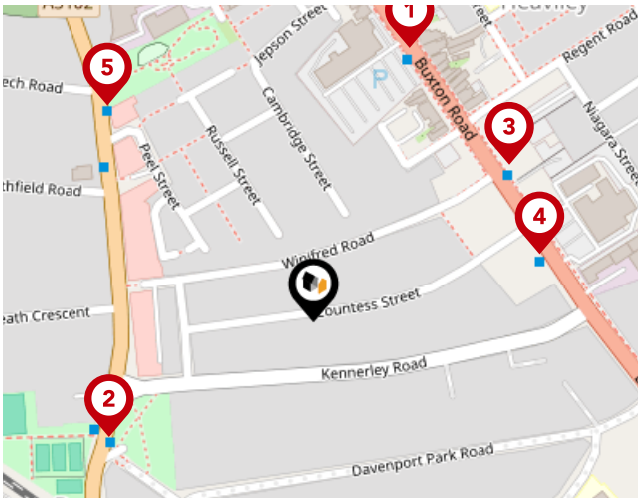


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Manchester Airport | 5.61 miles |
| 2 | Leeds Bradford Airport | 38.57 miles |
| 3 | Speke | 29.35 miles |
| 4 | Highfield | 45.28 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Duke of York | 0.16 miles |
| 2 | Devonshire Park Road | 0.13 miles |
| 3 | Kennerley Road | 0.14 miles |
| 4 | Kennerley Road | 0.13 miles |
| 5 | Beech Road | 0.17 miles |



Local Connections

| Pin | Name | Distance |
|-----|--------------------------------------|------------|
| 1 | East Didsbury (Manchester Metrolink) | 2.98 miles |
| 2 | East Didsbury (Manchester Metrolink) | 3.08 miles |
| 3 | East Didsbury (Manchester Metrolink) | 3.1 miles |

The logo for Lawler & Co. features the company name in a serif font, with a large ampersand between 'Co.' and 'Lawler'.

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.



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Important - Please Read

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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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