

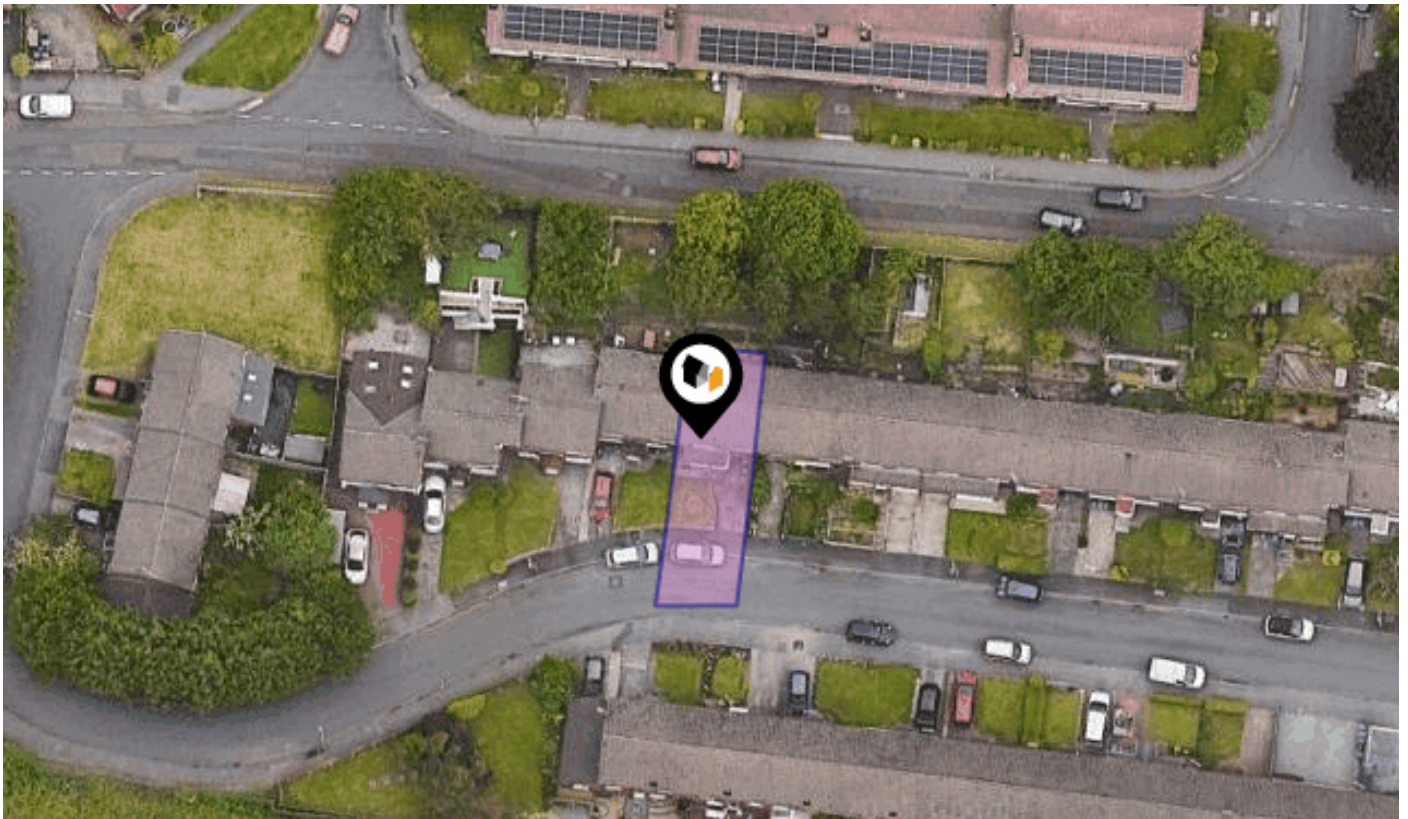


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th December 2025



CRAIG CLOSE, STOCKPORT, SK4

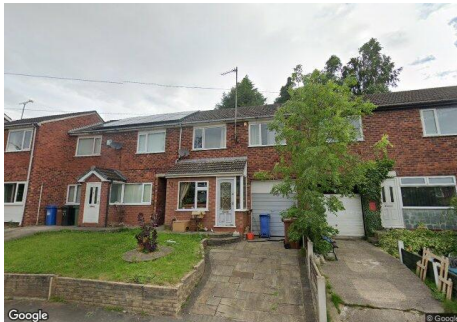
Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	20/09/1973
Floor Area:	710 ft ² / 66 m ²	End Date:	01/01/2971
Plot Area:	0.03 acres	Lease Term:	999 years from 1 January 1972
Year Built :	1950-1966	Term Remaining:	945 years
Council Tax :	Band B		
Annual Estimate:	£1,925		
Title Number:	CH87045		

Local Area

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

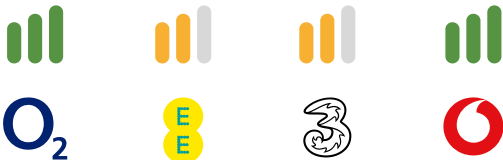
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:

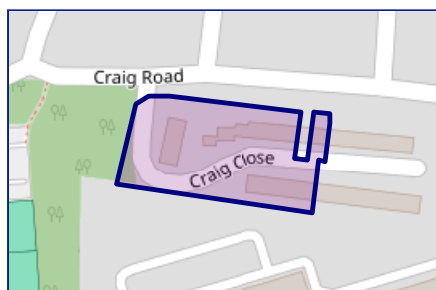
(based on calls indoors)



Satellite/Fibre TV Availability:

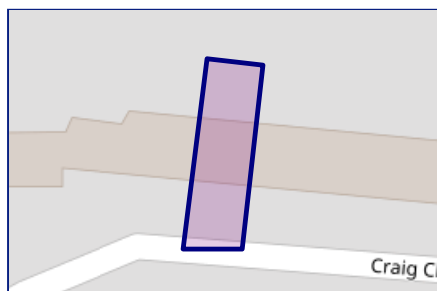


Freehold Title Plan



GM732785

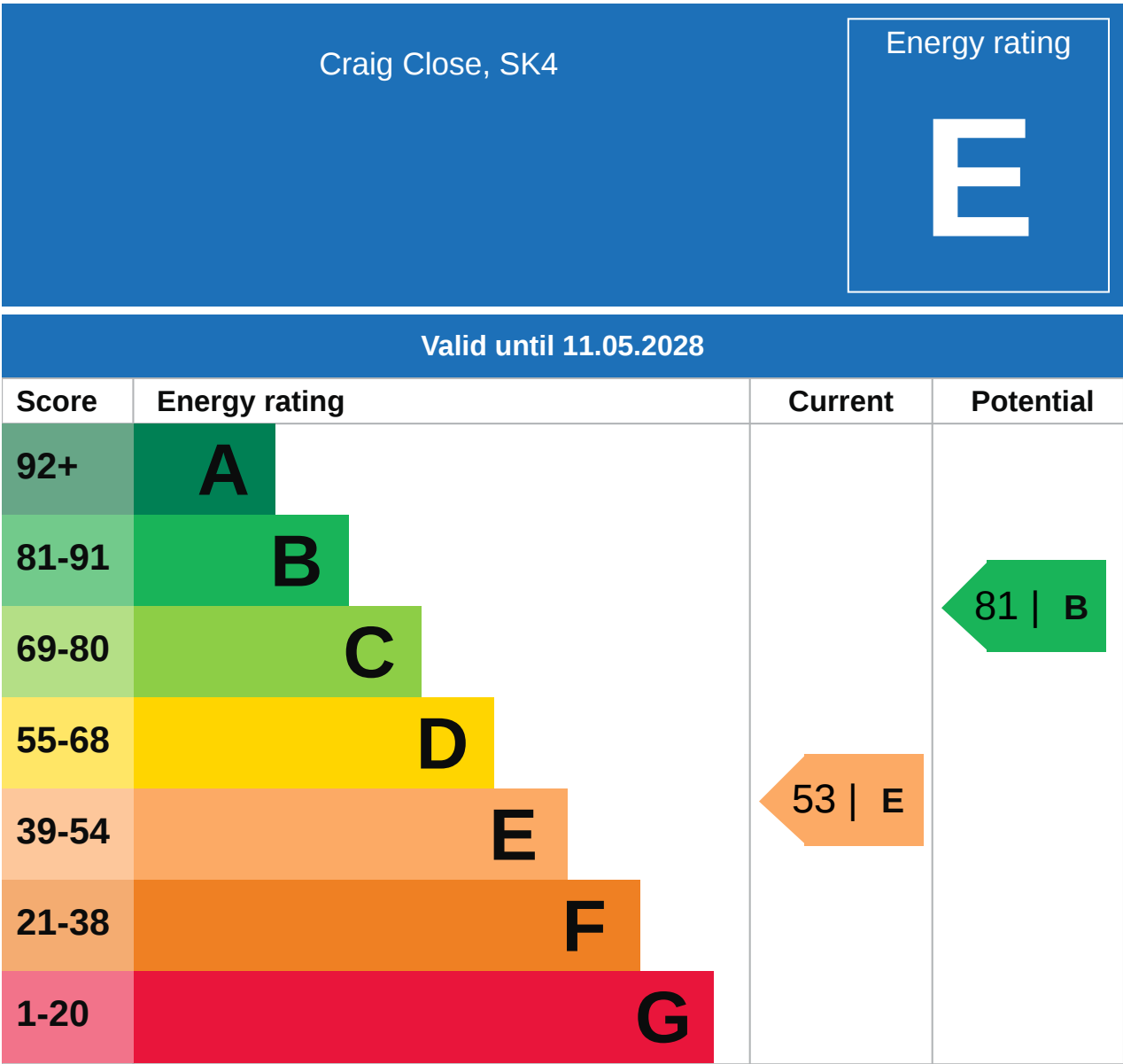
Leasehold Title Plan



CH87045

Start Date: 20/09/1973
End Date: 01/01/2971
Lease Term: 999 years from 1 January 1972
Term Remaining: 945 years

Property
EPC - Certificate



Property

EPC - Additional Data

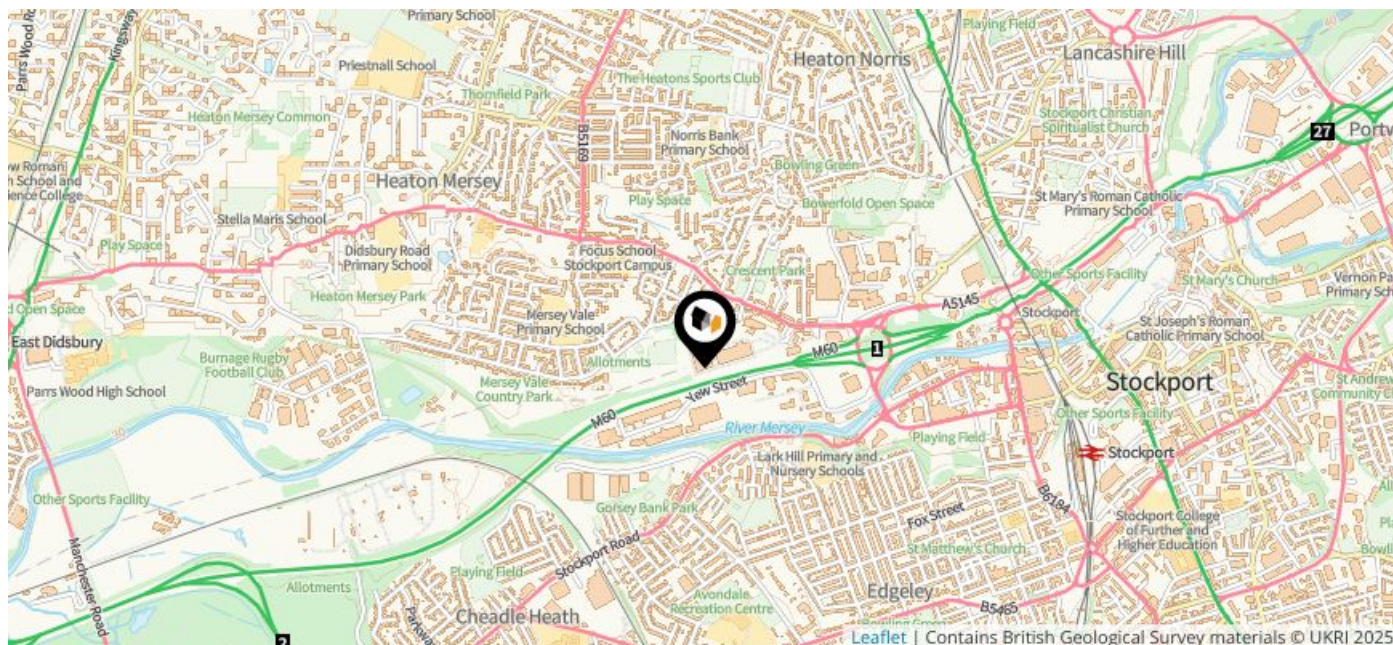
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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 15% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²

This map displays nearby coal mine entrances and their classifications.



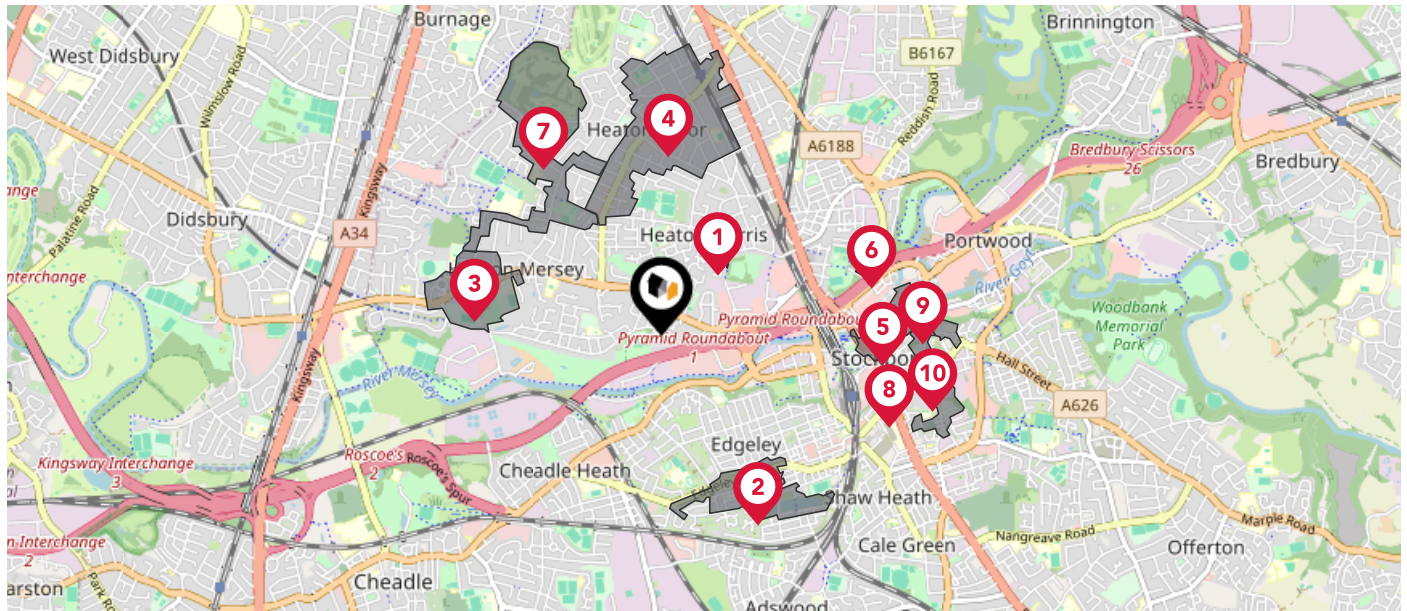
Mine Entry

- ✕ 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

Green Lane, Heaton Norris

2

Alexandra Park, Edgeley

3

Heaton Mersey

4

Heaton Moor

5

St Peter's

6

Dodge Hill, Stockport

7

Mauldeth Road

8

Town Hall

9

Market and Underbanks

10

Hillgate

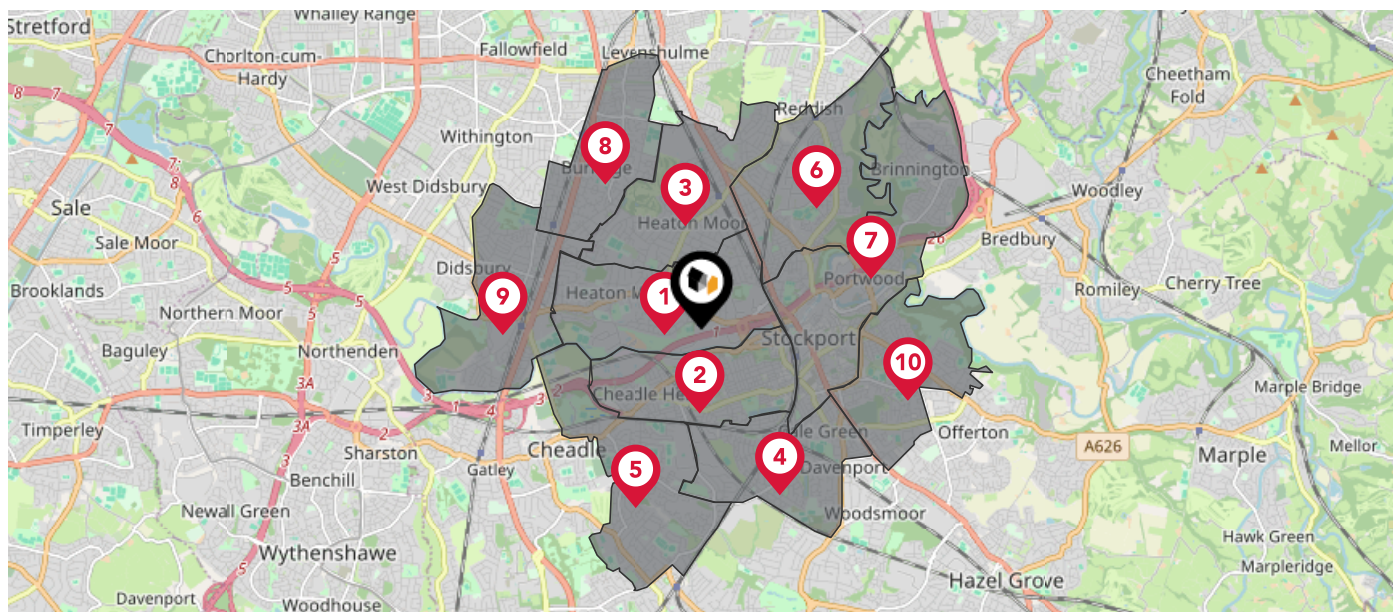
Maps

Council Wards

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



Nearby Council Wards

1

Heatons South Ward

2

Edgeley and Cheadle Heath Ward

3

Heatons North Ward

4

Davenport and Cale Green Ward

5

Cheadle Hulme North Ward

6

Reddish South Ward

7

Brinnington and Central Ward

8

Burnage Ward

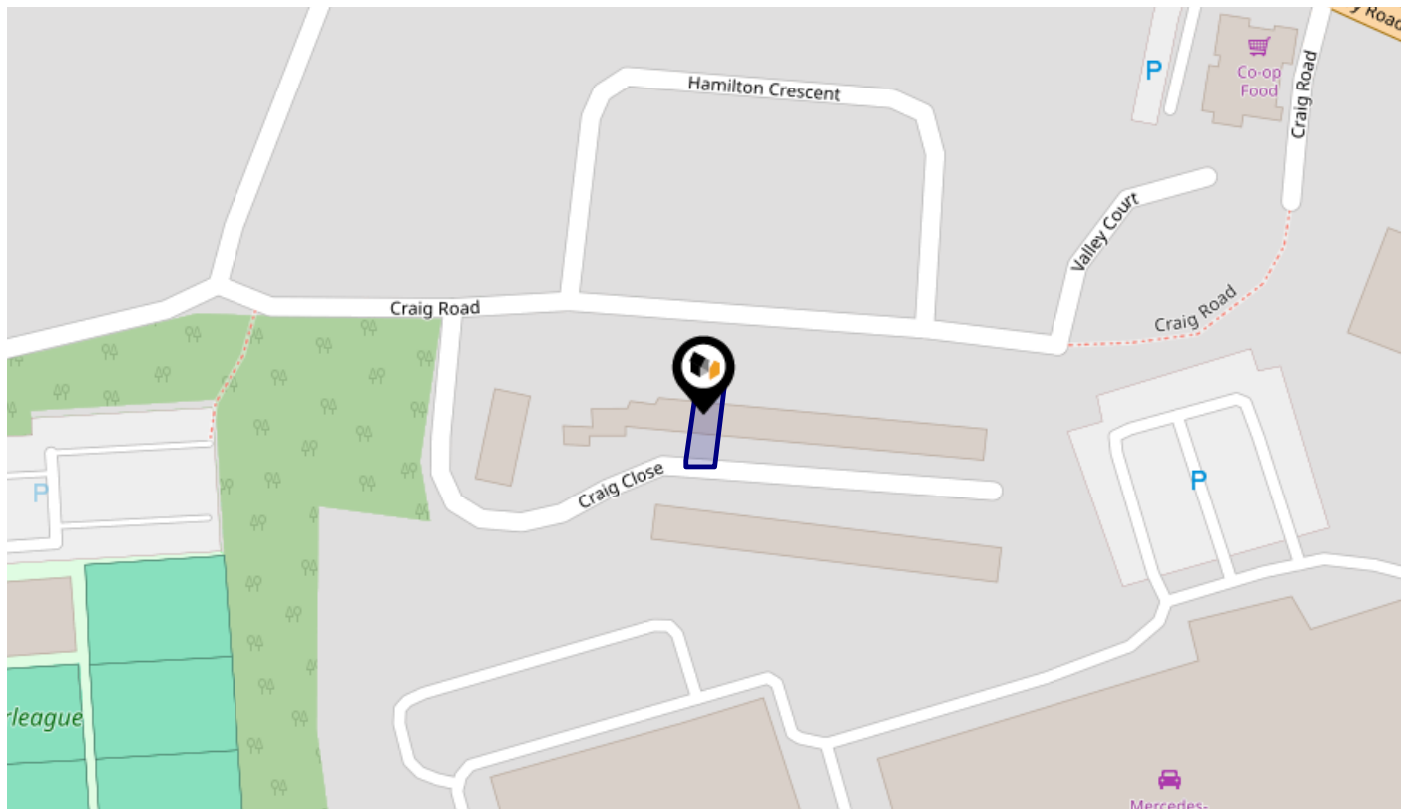
9

Didsbury East Ward

10

Manor 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	

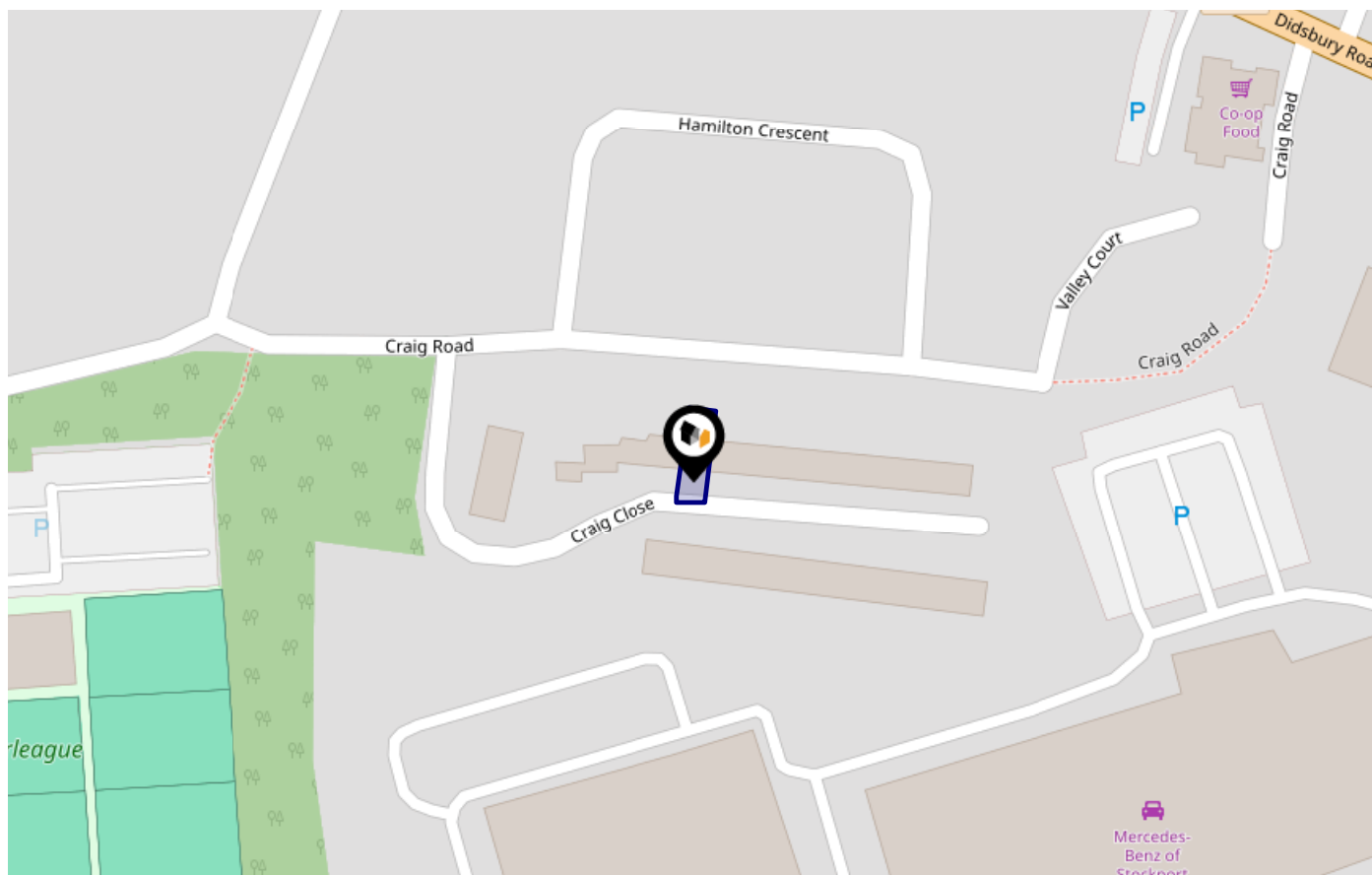
Flood Risk

Rivers & Seas - Flood Risk

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

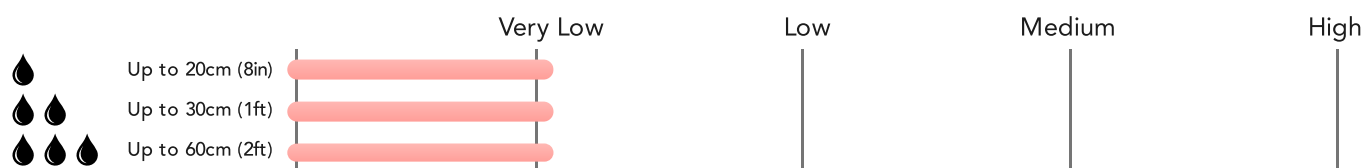


Risk Rating: Very low

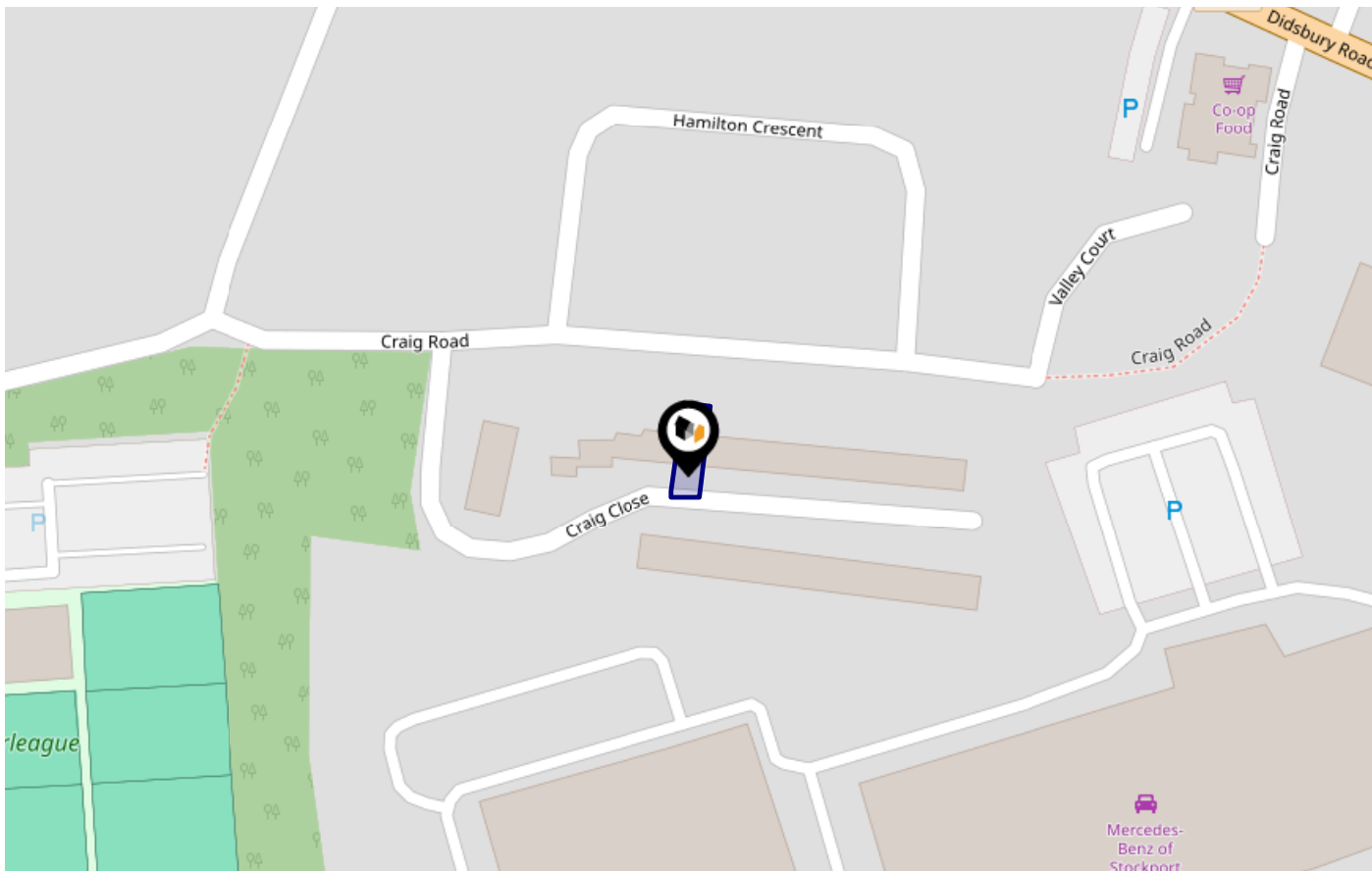
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

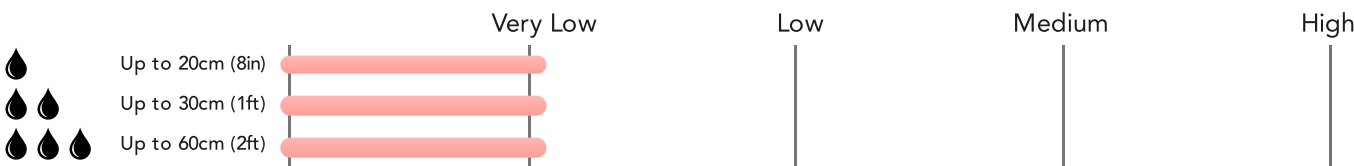


Risk Rating: Very low

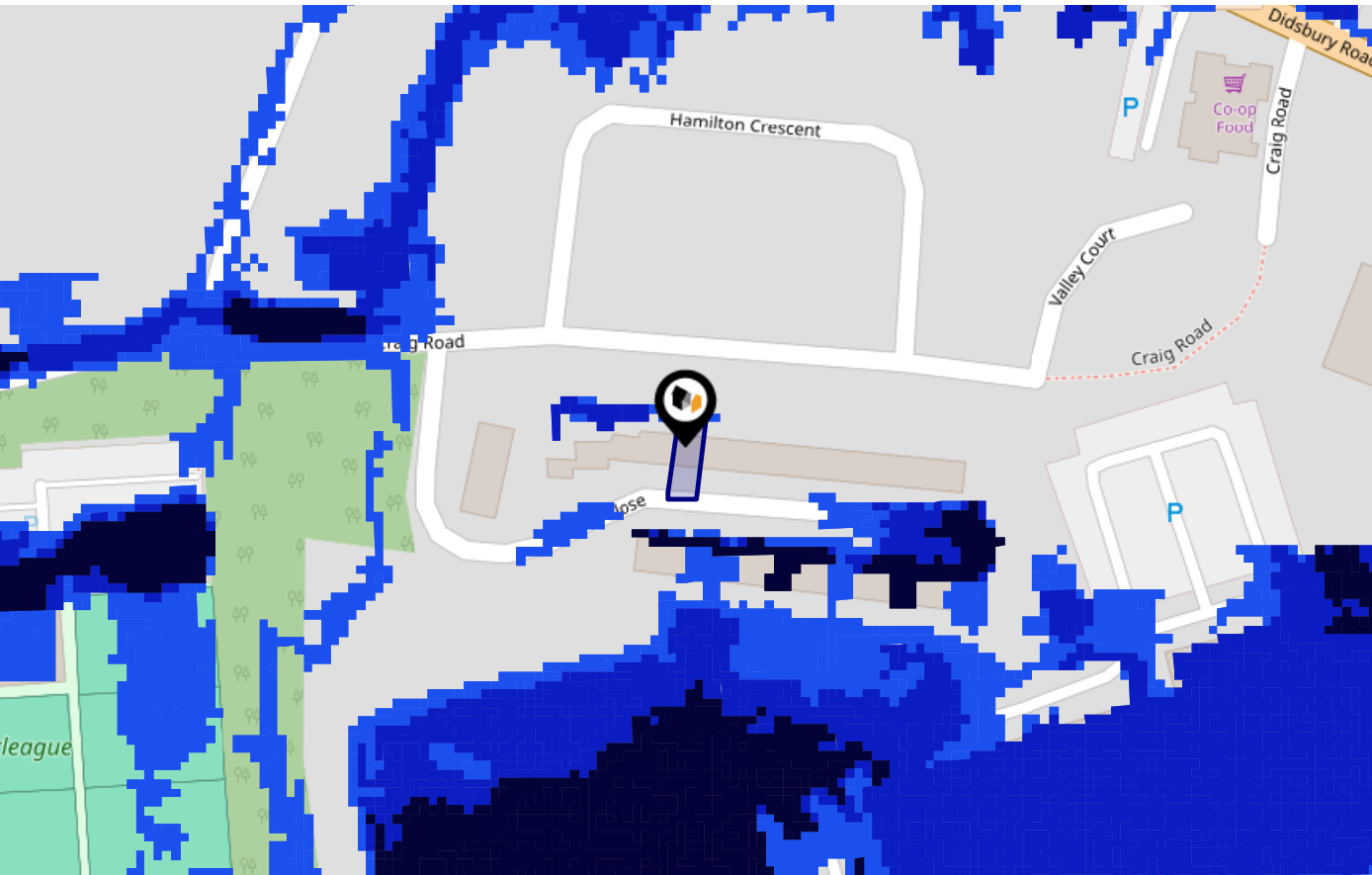
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

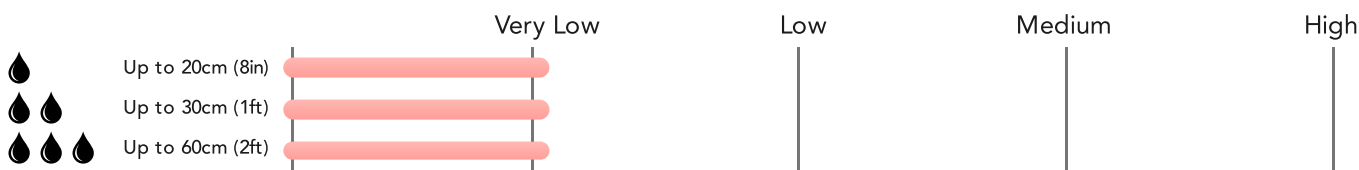


Risk Rating: Very low

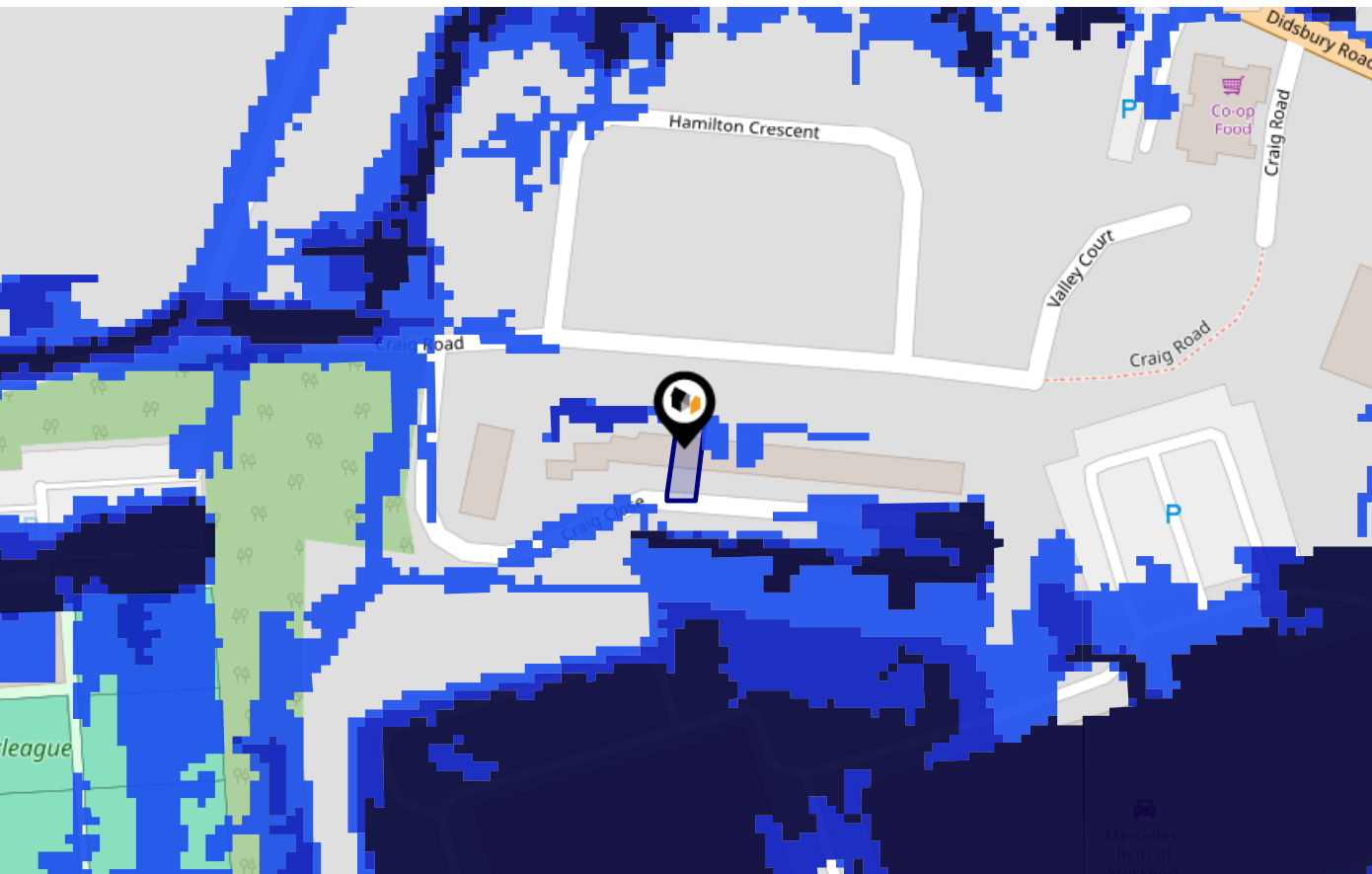
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the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

Chance of flooding to the following depths at this property:



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

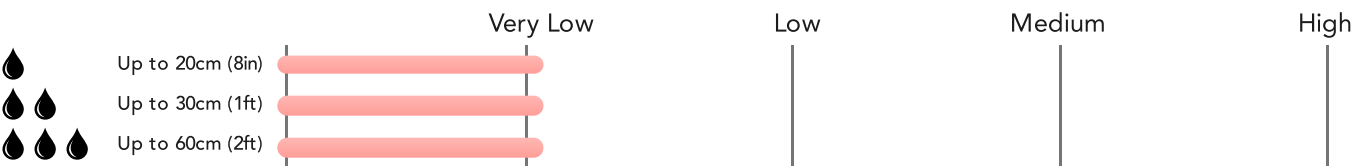


Risk Rating: Very low

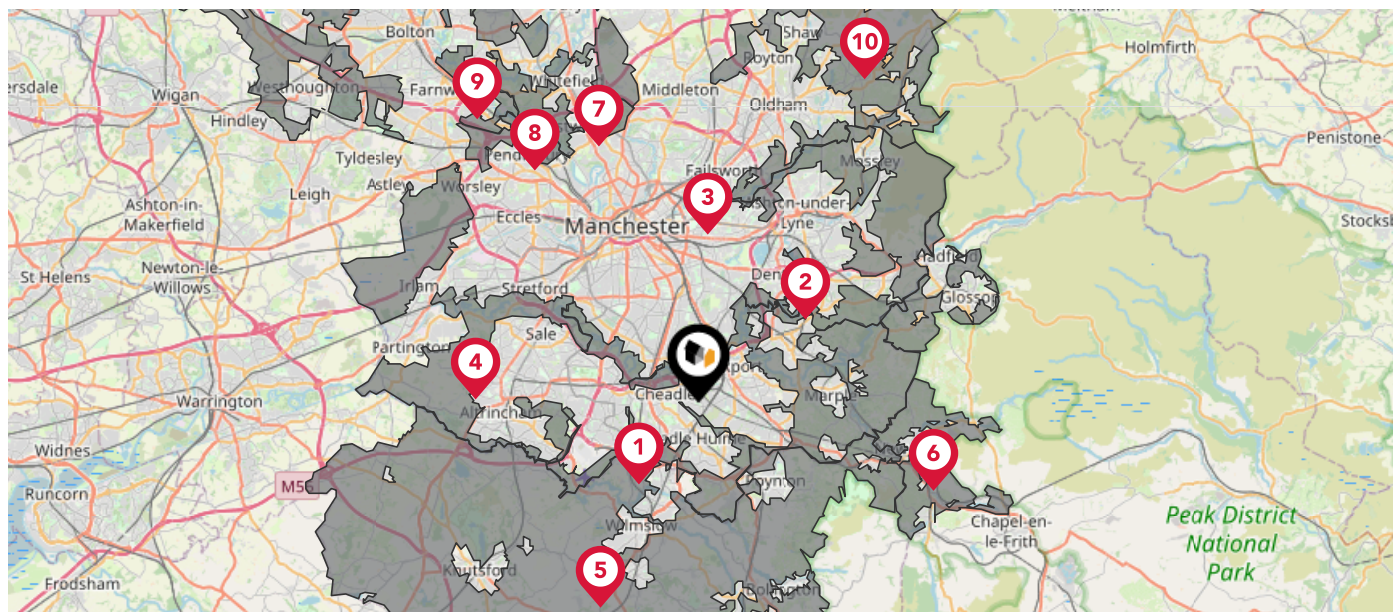
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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



Merseyside and Greater Manchester Green Belt - Stockport



Merseyside and Greater Manchester Green Belt - Tameside



Merseyside and Greater Manchester Green Belt - Manchester



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - High Peak



Merseyside and Greater Manchester Green Belt - Bury



Merseyside and Greater Manchester Green Belt - Salford



Merseyside and Greater Manchester Green Belt - Bolton



Merseyside and Greater Manchester Green Belt - Oldham

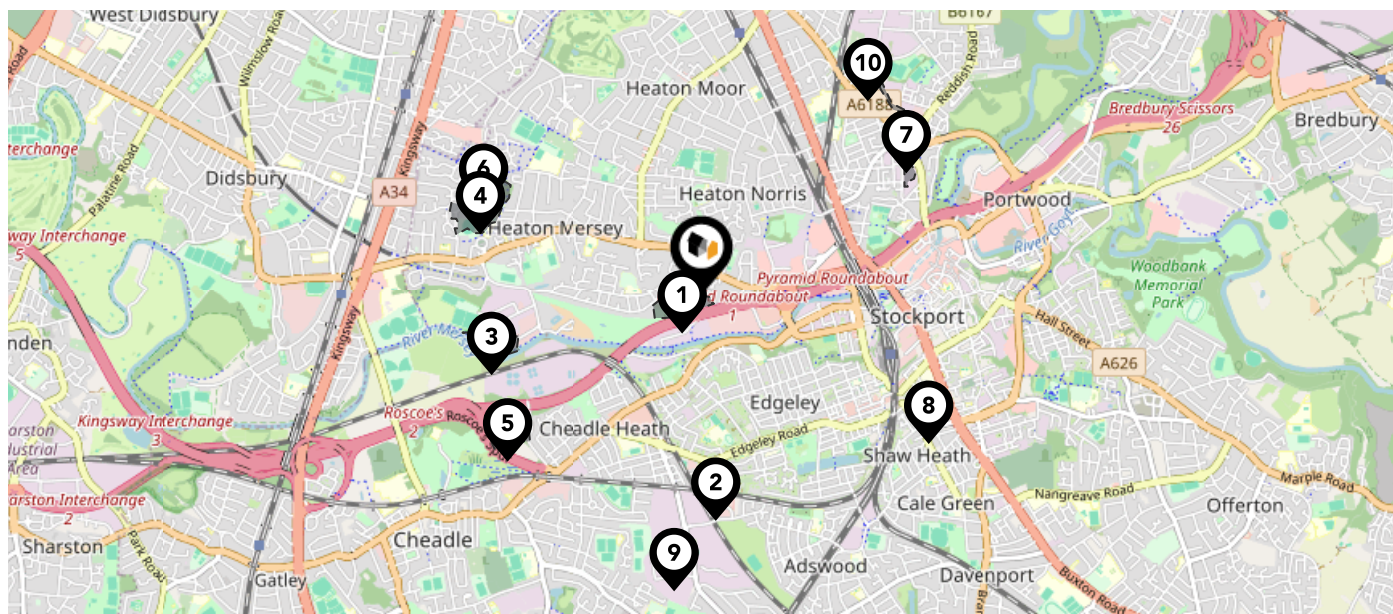
Maps

Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Craig Road Playing Fields-Heaton Mersey, Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Hazelgrove and Bramhall-Adswood, Cheadle, Manchester, Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	Melland And Coward Tip-Heaton Mersey, Manchester	Historic Landfill	<input type="checkbox"/>
4	Heaton Mersey Common-Greater Manchester	Historic Landfill	<input type="checkbox"/>
5	Heathside-Cheadle Heath, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Rear of Renolds Works-Burnage Lane, Didsbury, Manchester	Historic Landfill	<input type="checkbox"/>
7	Stockport Branch Canal-Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Royal George Street-Stockport, Cheshire	Historic Landfill	<input type="checkbox"/>
9	P.D. Beatwaste Limited-Off Oakhurst Drive	Historic Landfill	<input type="checkbox"/>
10	Whitehill Street-Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>

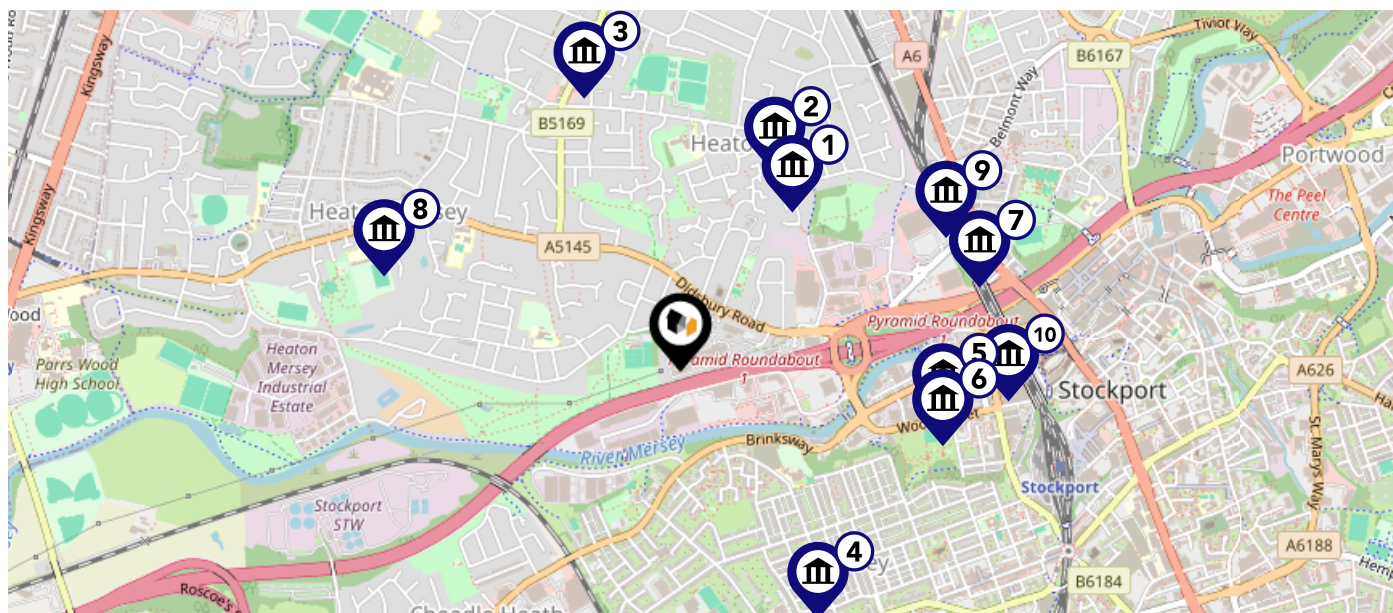
Maps











Listed Buildings

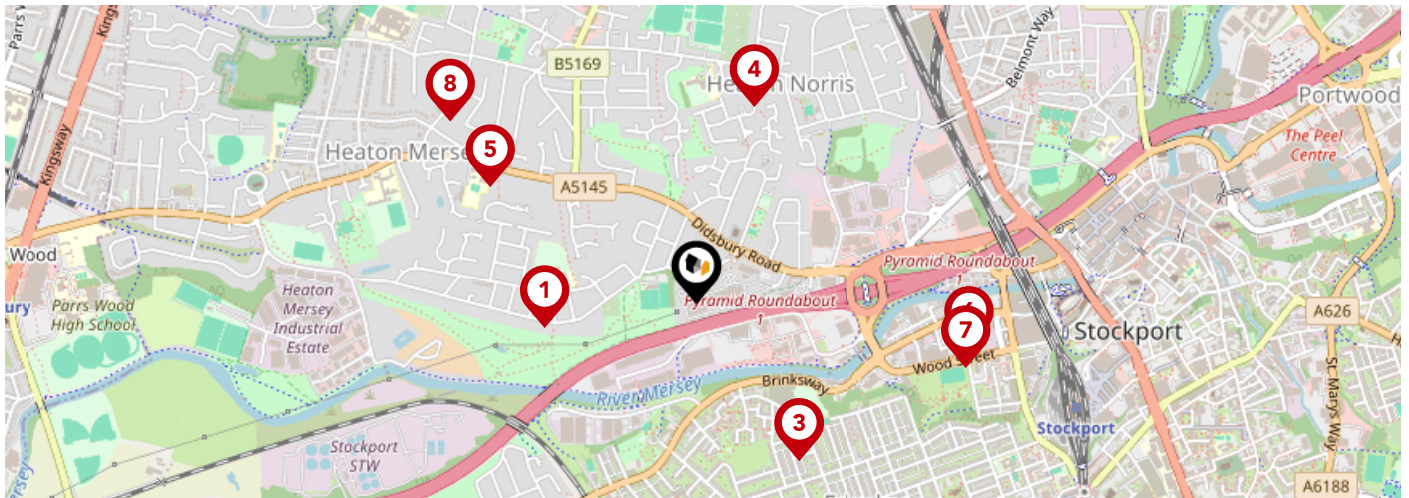
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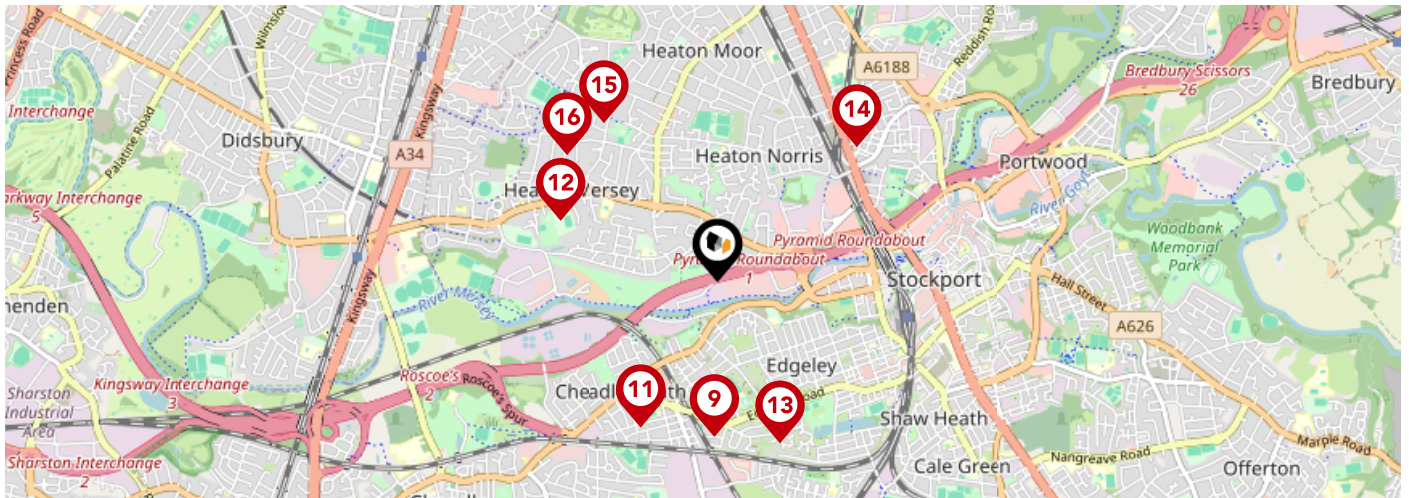
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1401250 - The Nursery Inn	Grade II	0.4 miles
 1067170 - Nos. 223-245, Green Lane	Grade II	0.5 miles
 1393368 - Heaton Moor Electricity Substation	Grade II	0.6 miles
 1084337 - Alexandra Hotel	Grade II	0.6 miles
 1067199 - No. 213 Chestergate	Grade II	0.6 miles
 1392057 - Hollywood Park Centre	Grade II	0.6 miles
 1240344 - 52, Wellington Road North	Grade II	0.7 miles
 1356849 - 1 And 3, Highfield Park	Grade II	0.7 miles
 1067164 - Former London And North Western Railway Goods Warehouse	Grade II	0.7 miles
 1356861 - Stockport Railway Viaduct	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Mersey Vale Primary School Ofsted Rating: Good Pupils: 214 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lark Hill Nursery School Ofsted Rating: Outstanding Pupils: 52 Distance:0.41	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lark Hill Primary School Ofsted Rating: Good Pupils: 147 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Norris Bank Primary School Ofsted Rating: Good Pupils: 407 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Winifred's Roman Catholic Primary School, Stockport Ofsted Rating: Outstanding Pupils: 388 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Progress Schools - Stockport Ofsted Rating: Good Pupils: 12 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hollywood Park Nursery School Ofsted Rating: Outstanding Pupils: 82 Distance:0.61	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Freshfield Nursery School Ofsted Rating: Good Pupils: 105 Distance:0.68	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



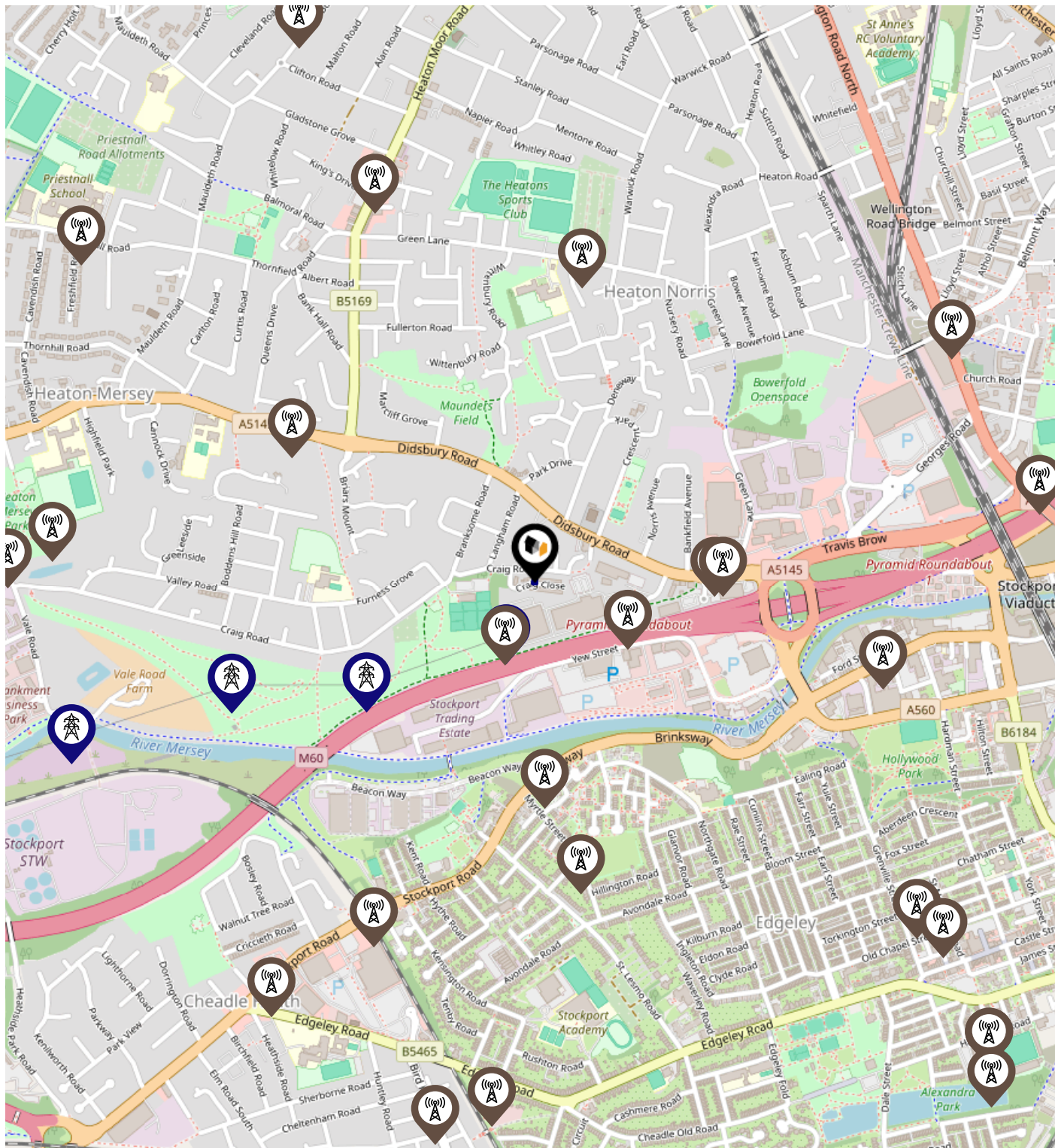
		Nursery	Primary	Secondary	College	Private
	Stockport Academy Ofsted Rating: Good Pupils: 1015 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cheadle Heath Primary School Ofsted Rating: Good Pupils: 336 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pendlebury Centre Ofsted Rating: Outstanding Pupils: 4 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Didsbury Road Primary School Ofsted Rating: Outstanding Pupils: 462 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alexandra Park Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Stockport Ofsted Rating: Good Pupils: 212 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tithe Barn Primary School Ofsted Rating: Good Pupils: 208 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priestnall School Ofsted Rating: Requires improvement Pupils: 1272 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area



Masts & Pylons

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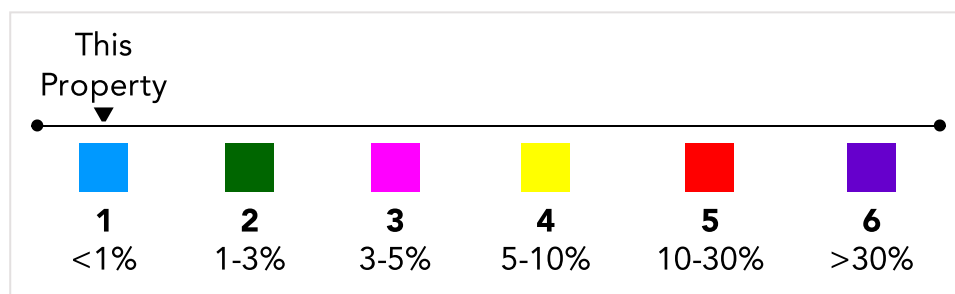
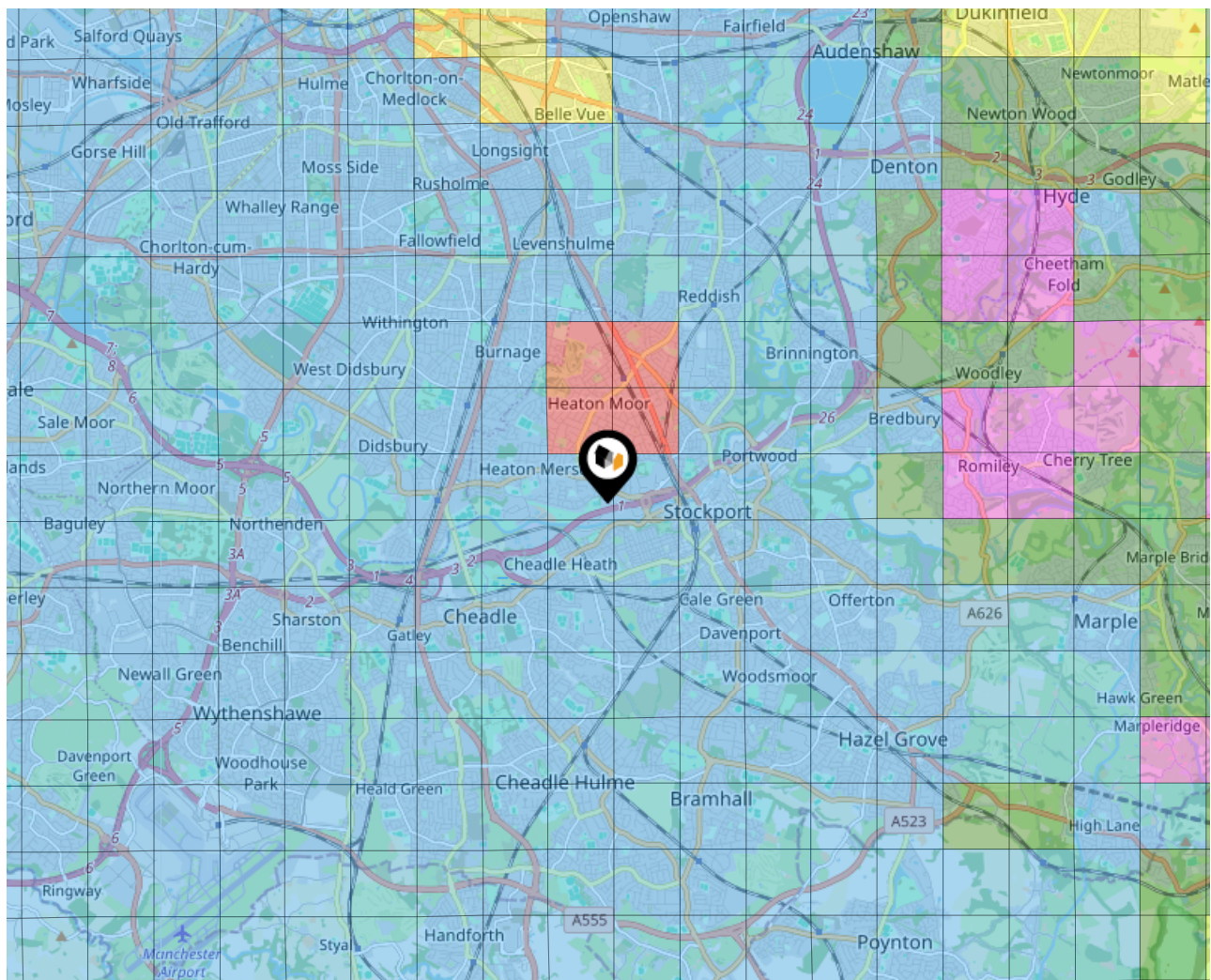


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

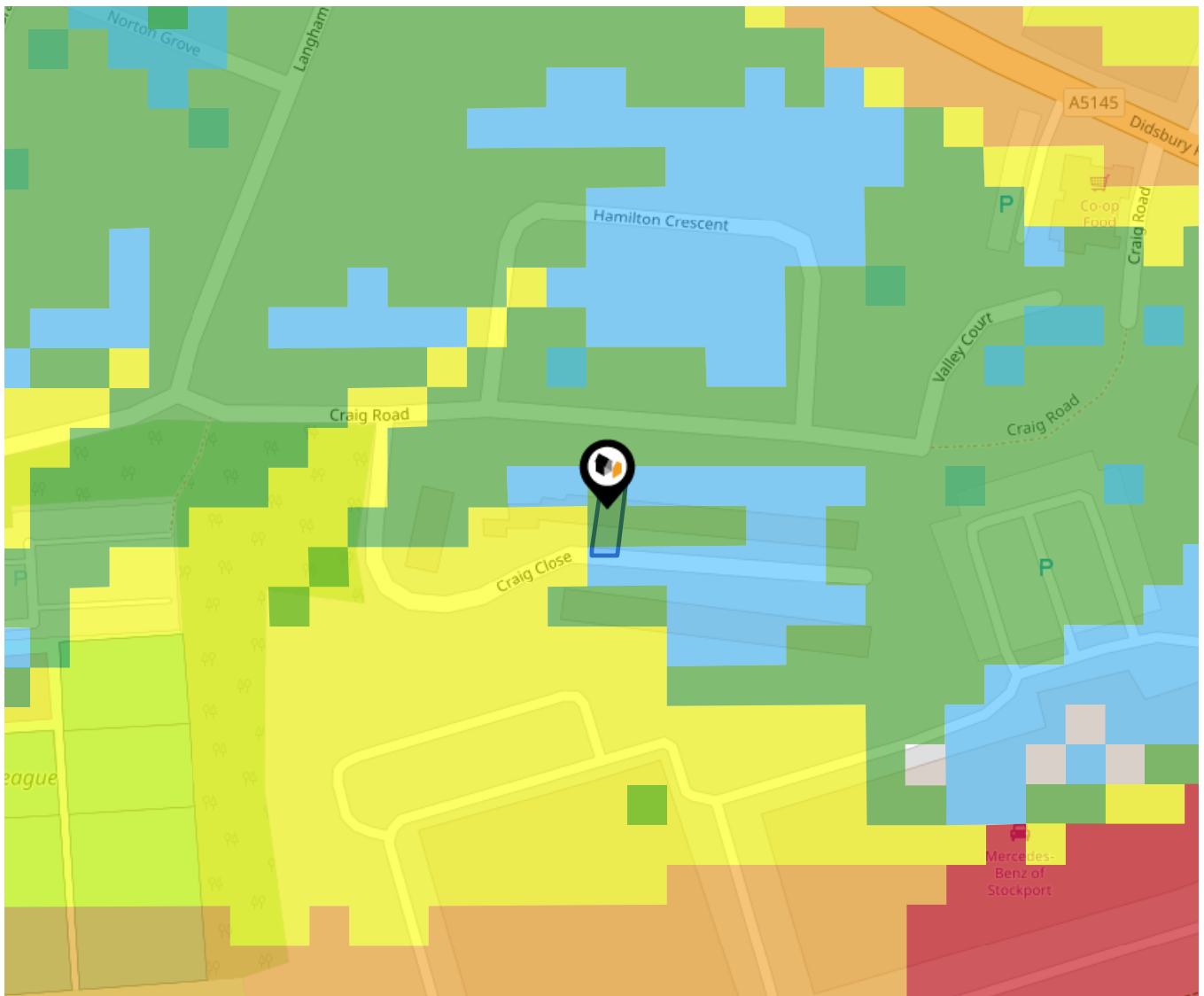
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



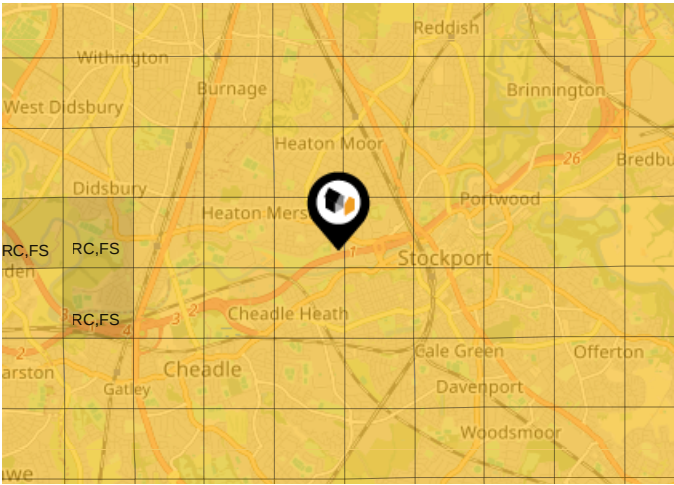
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

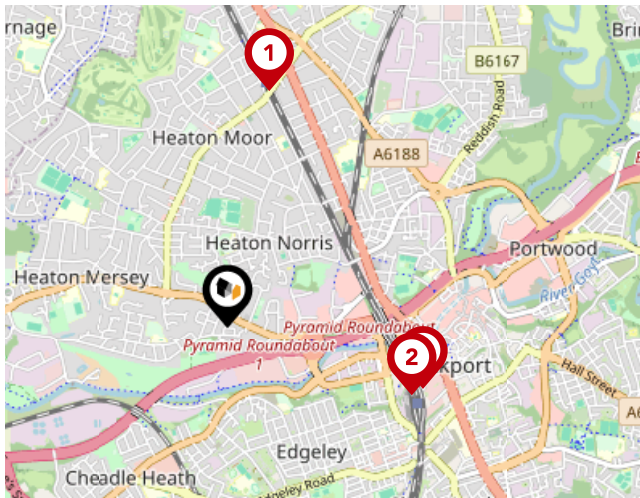
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

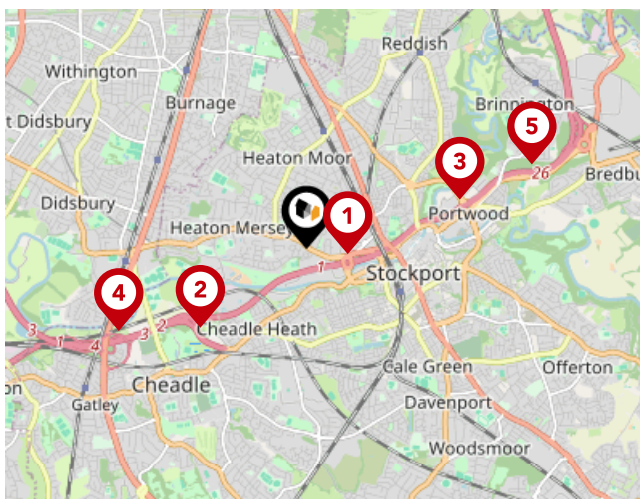
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& Co.

SALES AND LETTINGS



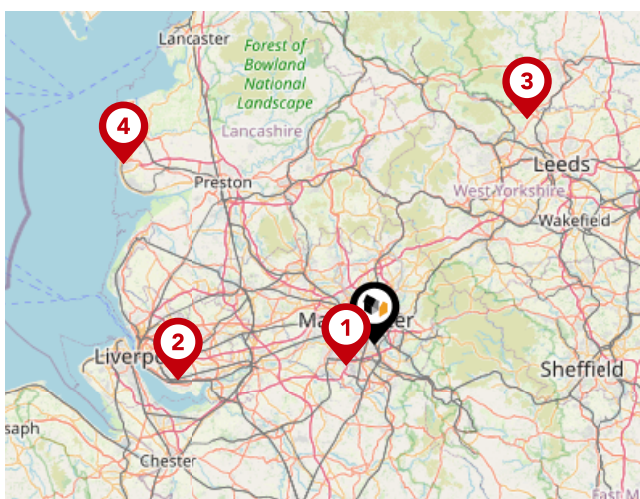
National Rail Stations

Pin	Name	Distance
1	Heaton Chapel Rail Station	1.06 miles
2	Stockport Rail Station	0.86 miles
3	Stockport Rail Station	0.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J1	0.38 miles
2	M60 J2	1.16 miles
3	M60 J27	1.43 miles
4	M60 J3	1.8 miles
5	M60 J26	2.14 miles



Airports/Helipads

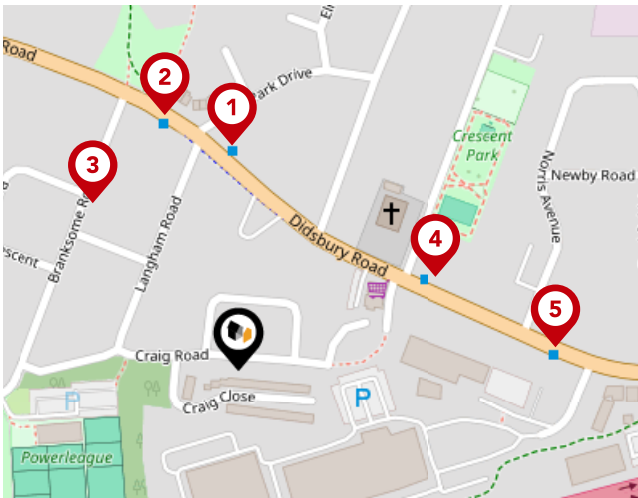
Pin	Name	Distance
1	Manchester Airport	4.91 miles
2	Speke	28.17 miles
3	Leeds Bradford Airport	38.32 miles
4	Highfield	43.48 miles

Area

Transport (Local)

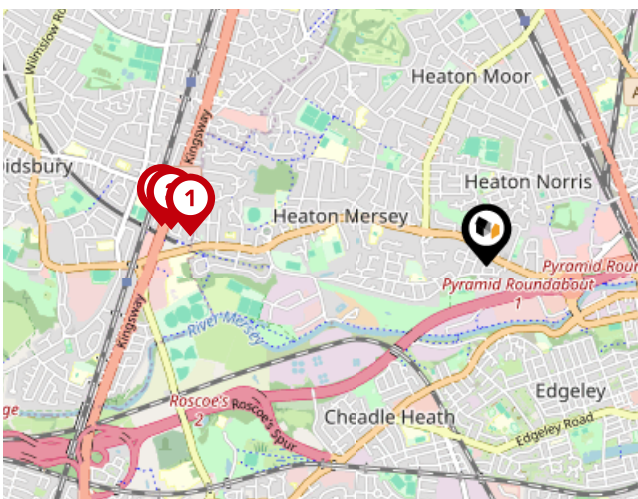
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Bus Stops/Stations

Pin	Name	Distance
1	Langham Road	0.12 miles
2	Langham Road	0.15 miles
3	Branksome Road	0.12 miles
4	Norris Bank	0.12 miles
5	Norris Bank	0.18 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	1.32 miles
2	East Didsbury (Manchester Metrolink)	1.41 miles
3	East Didsbury (Manchester Metrolink)	1.45 miles



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



Everyone has been amazing in my journey from viewing to purchasing my property. They were always offering helpful suggestions and quick to reply to emails or calls. Thank you for your dedication and care.

Testimonial 2



We just bought our first home through Lawler & Co and had a very positive experience. The team was incredibly helpful and informative. Lucy was always quick to respond to our questions, arrange viewings, and kept us updated at every stage. Overall, a great experience — highly recommend!

Testimonial 3



Amazing , helpful and patient.. three words of many to describe the fantastic team at Lawler and co. We honestly couldn't have done it without there incredible staff, especially Sophie ☺. Thank you again for making this all possible!

Testimonial 4



Lawlers have been absolutely professional and unendingly kind and helpful during the sale of my Mother's house. They deal with all queries promptly and efficiently. We could not recommend them highly enough.



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Important - Please Read

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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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