



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd October 2026



REDWOOD GARDENS, STOCKPORT, SK2

Lawler & Co | Hazel Grove

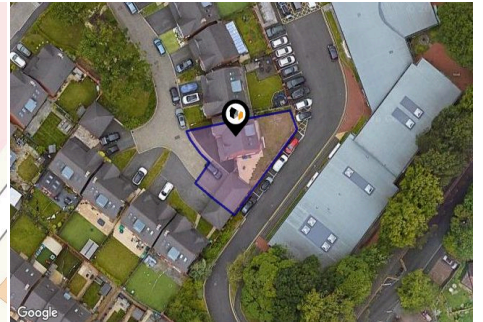
128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,915 ft ² / 178 m ²
Plot Area:	0.09 acres
Year Built :	2016
Council Tax :	Band F
Annual Estimate:	£3,783
Title Number:	MAN275526

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

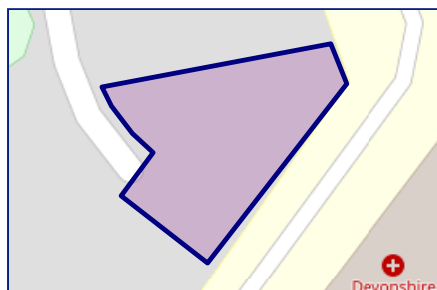


Property Multiple Title Plans

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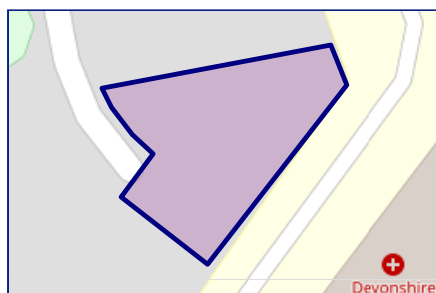
SALES AND LETTINGS

Freehold Title Plan



MAN310749

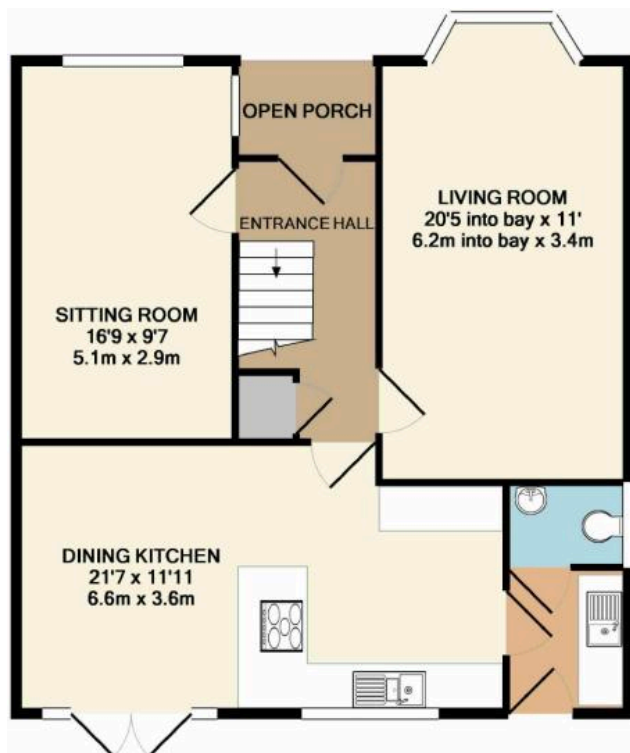
Leasehold Title Plan



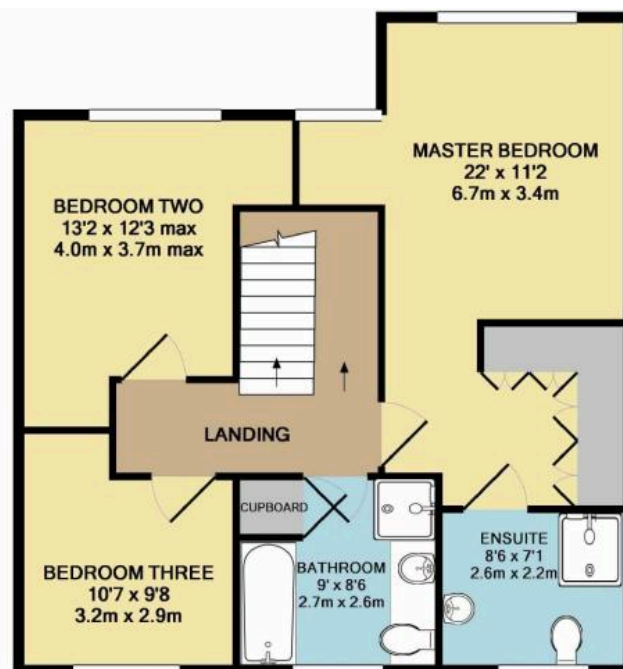
MAN275526

Start Date: 02/06/2016
End Date: 05/02/3015
Lease Term: 999 years from 5 February 2016
Term Remaining: 988 years

REDWOOD GARDENS, STOCKPORT, SK2



GROUND FLOOR
APPROX. FLOOR
AREA 786 SQ.FT.
(73.0 SQ.M.)

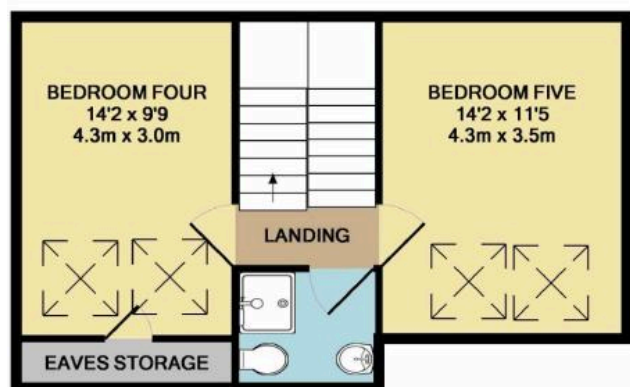


1ST FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1906 SQ.FT. (177.1 SQ.M.)

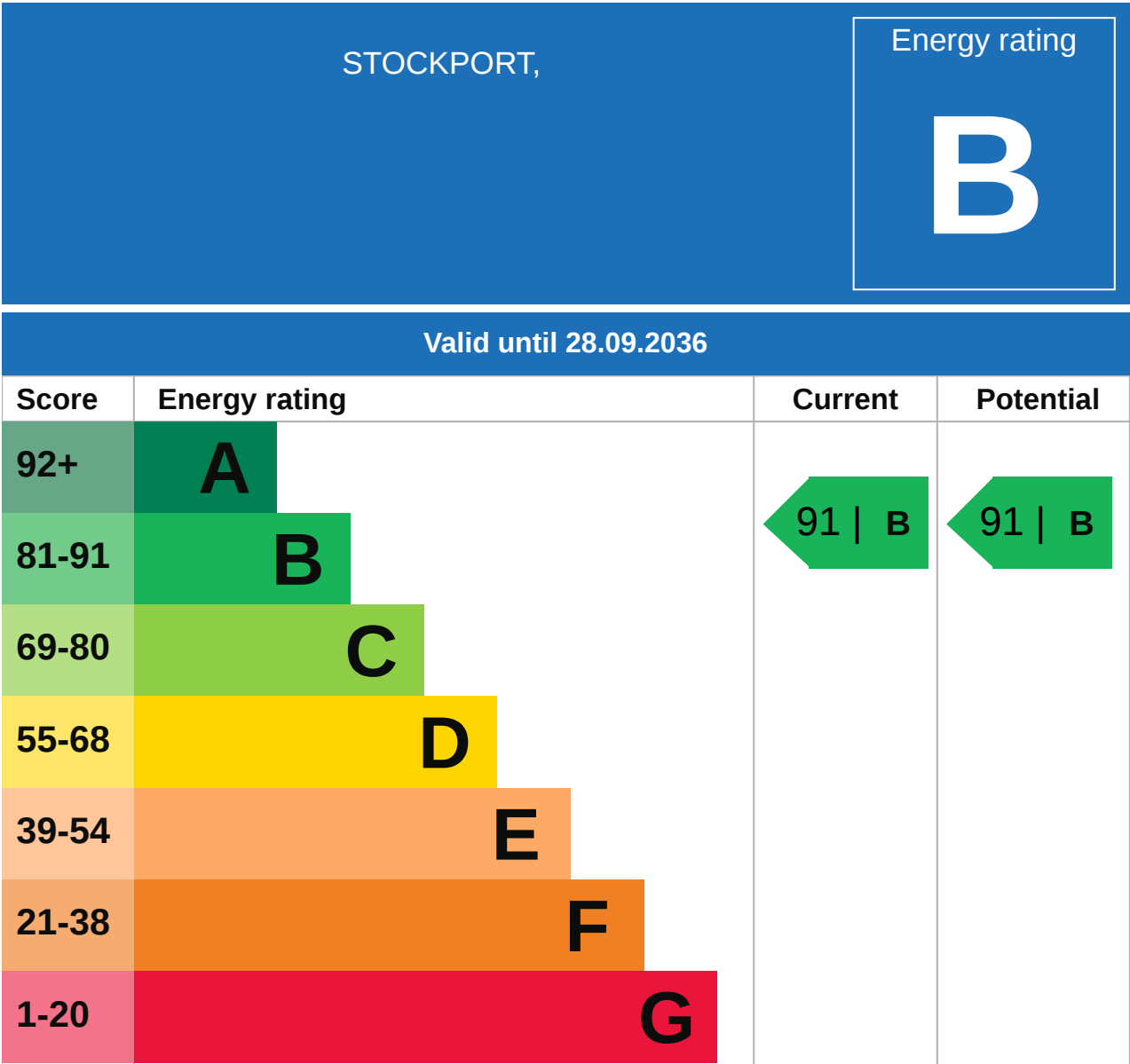
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2017



2ND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

Property
EPC - Certificate



Property

EPC - Additional Data

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Additional EPC Data

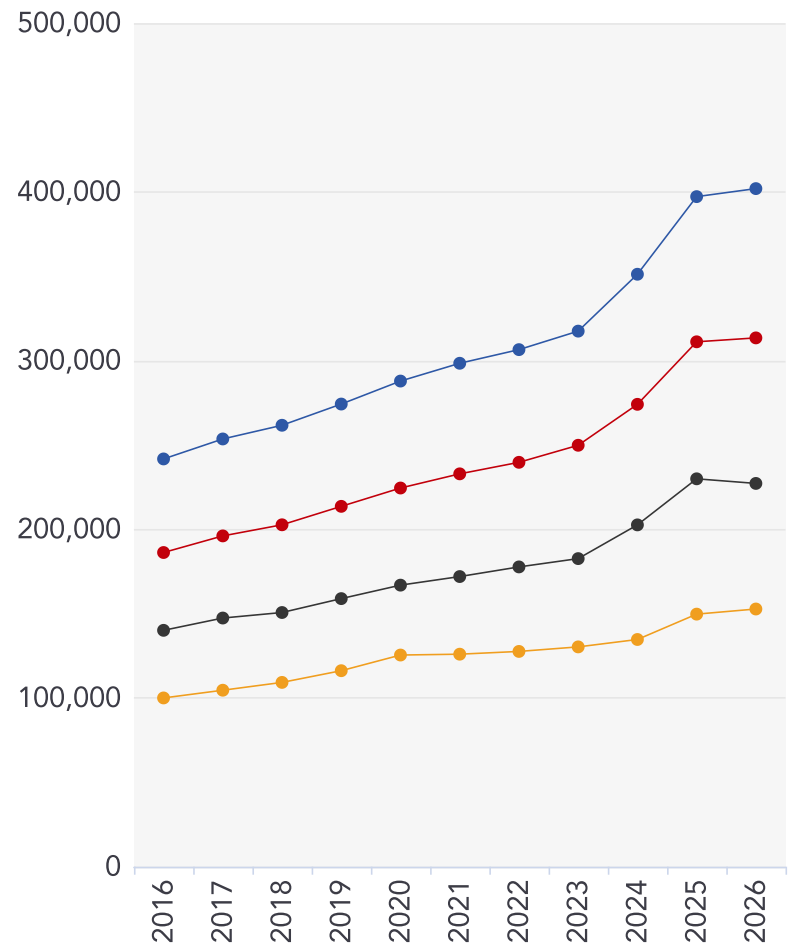
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Air source heat pump, radiators, electric
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	178 m ²

Market

House Price Statistics



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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%

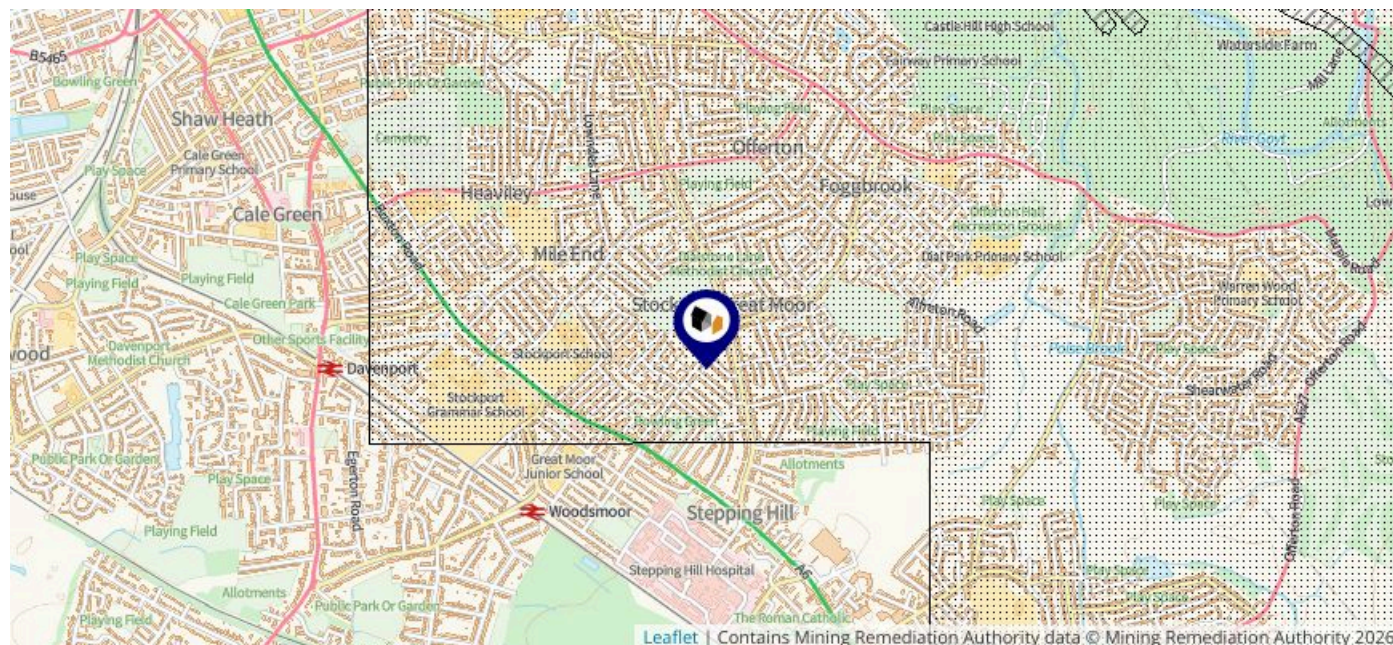
Maps

Coal Mining

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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.

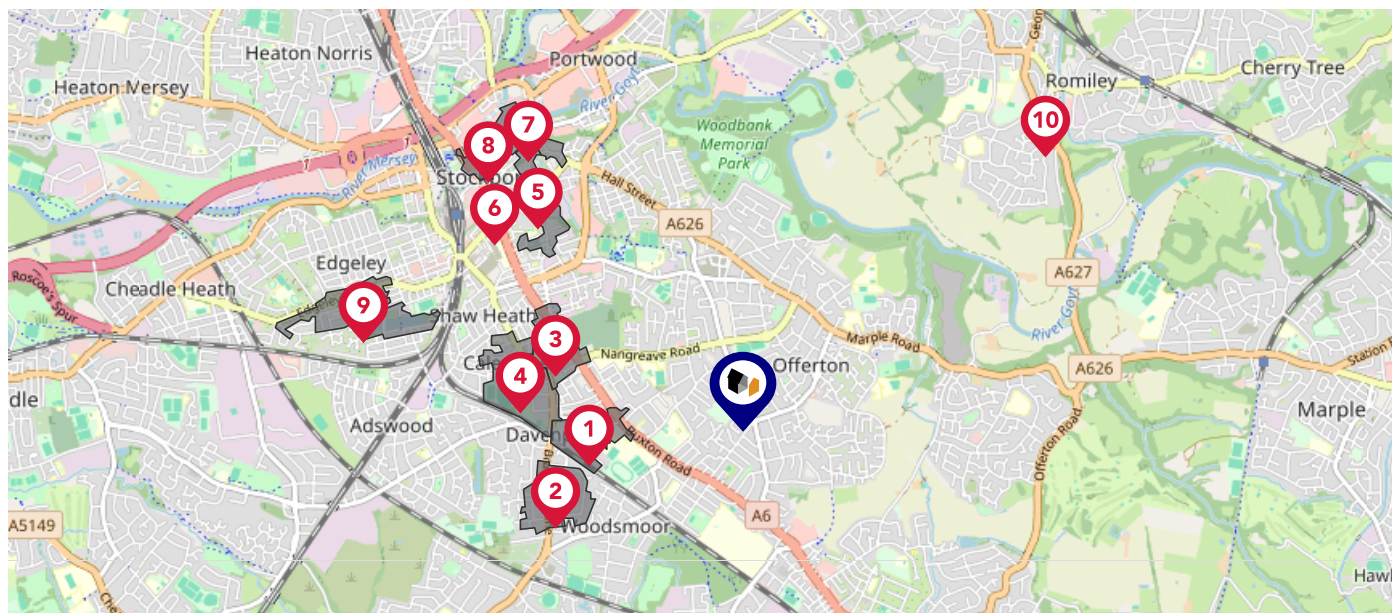
Maps

Conservation Areas

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

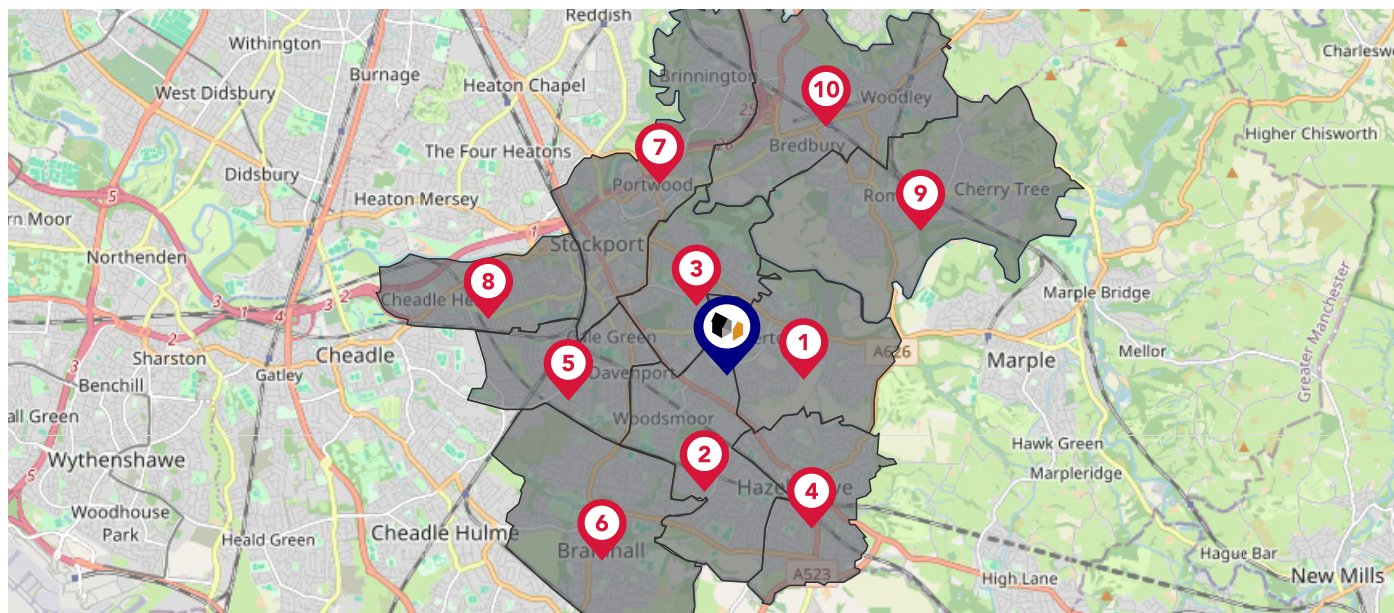
Maps

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

Offerton Ward

2

Stepping Hill Ward

3

Manor Ward

4

Hazel Grove Ward

5

Davenport and Cale Green Ward

6

Bramhall North Ward

7

Brinnington and Central Ward

8

Edgeley and Cheadle Heath Ward

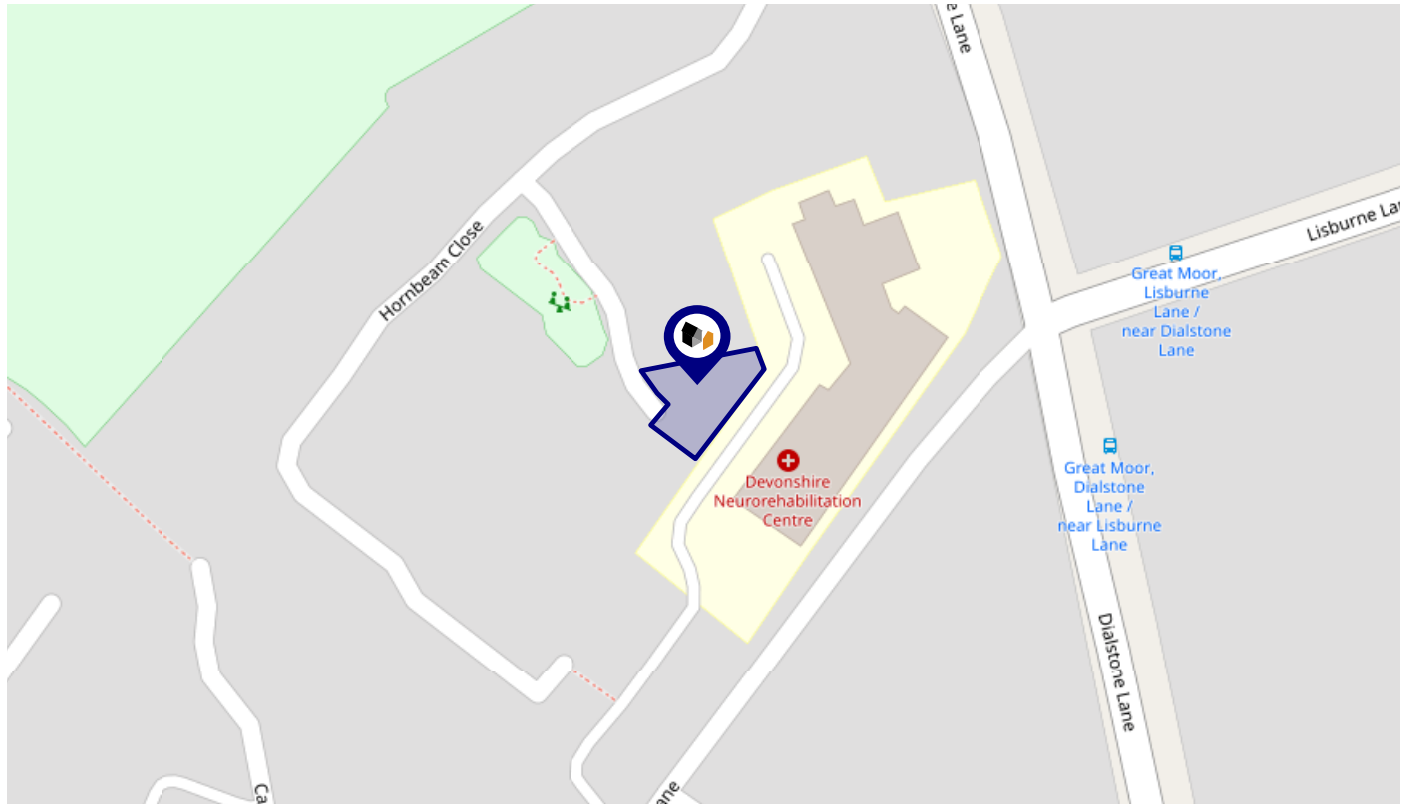
9

Bredbury Green and Romiley Ward

10

Bredbury and Woodley Ward

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



Rail Noise Data

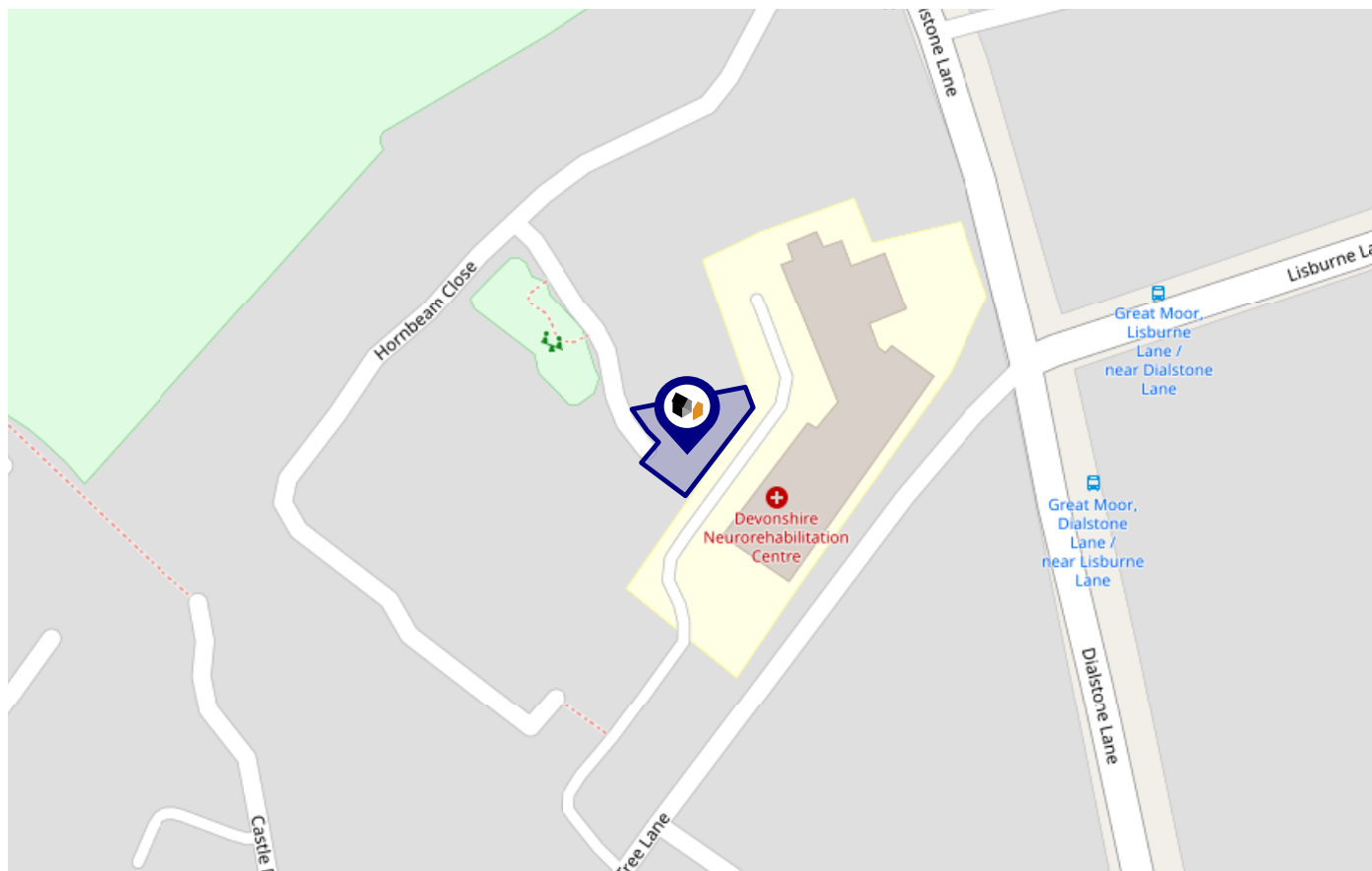
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

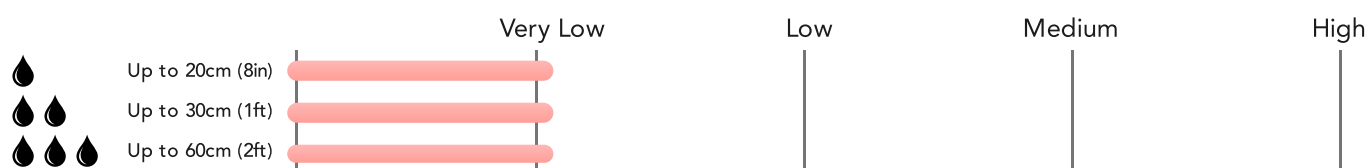


Risk Rating: Very low

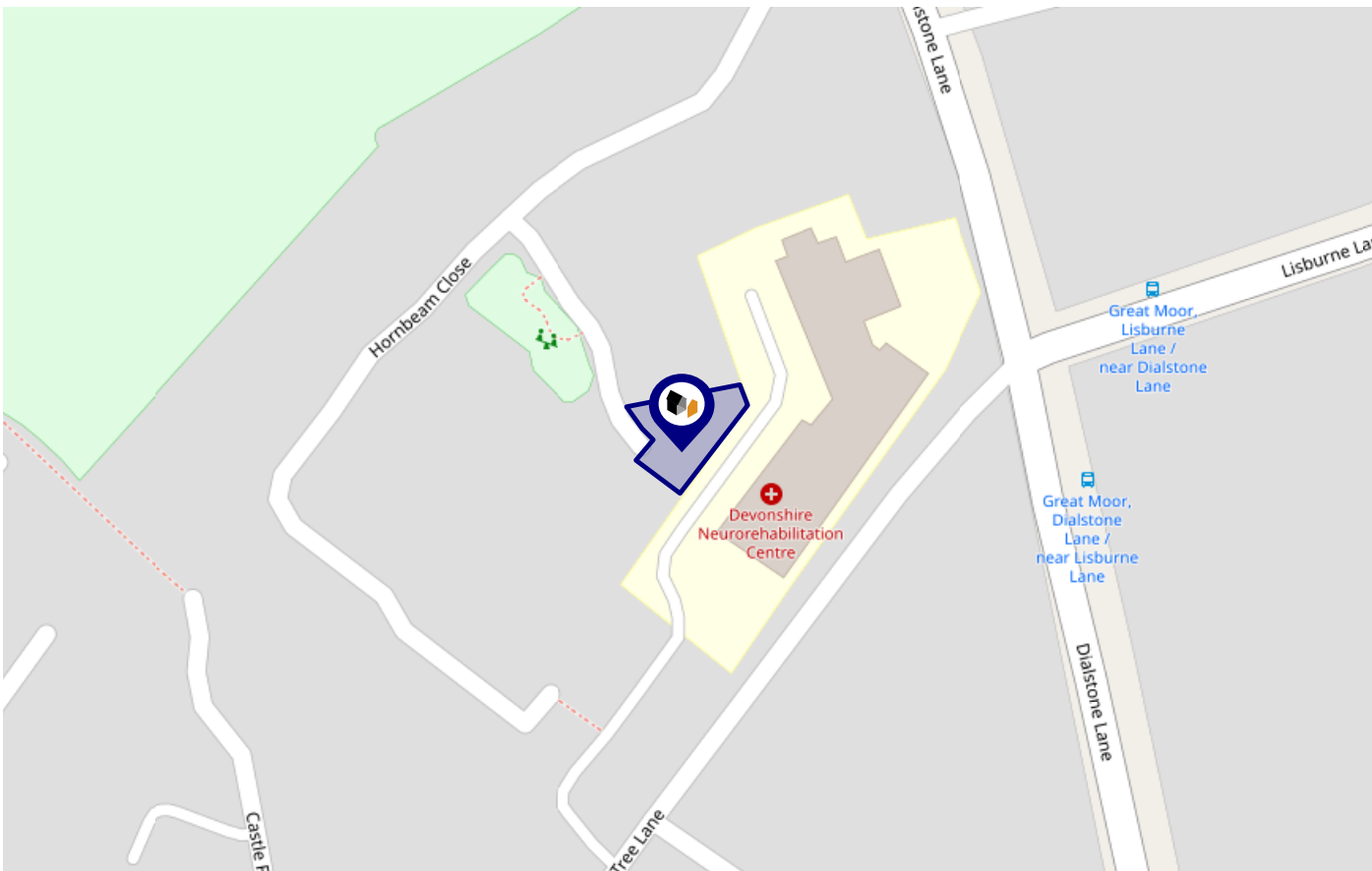
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



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

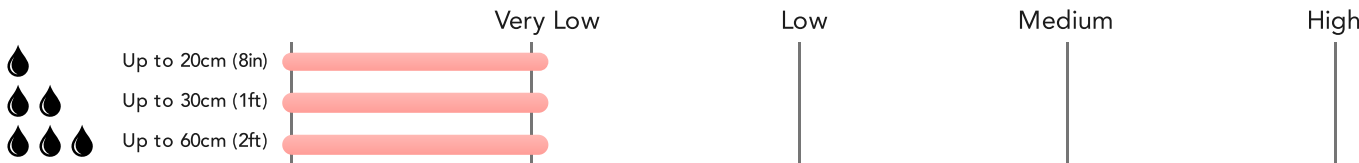


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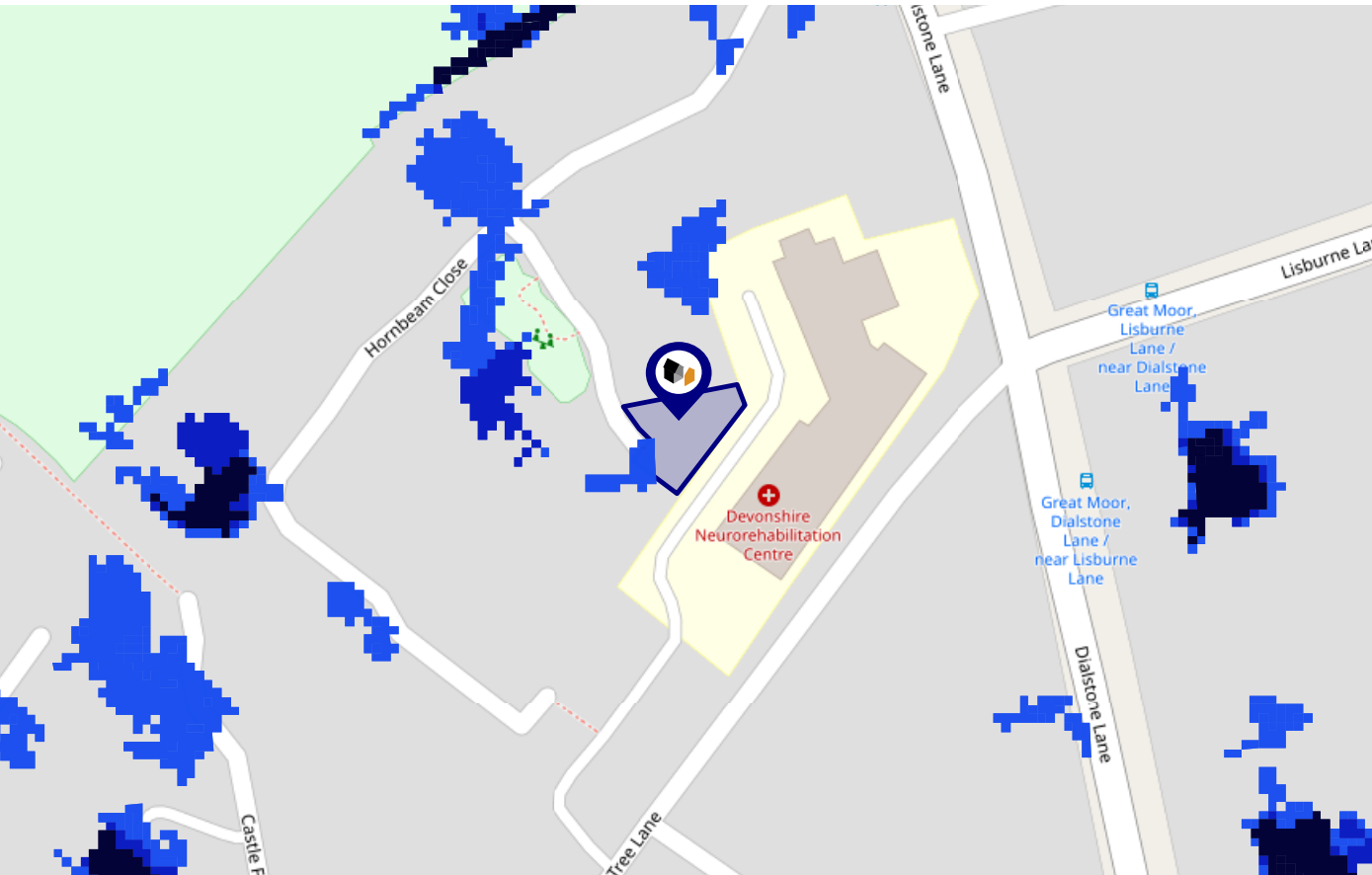
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

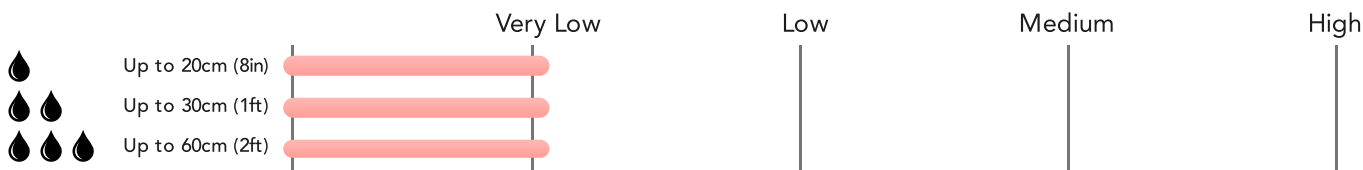


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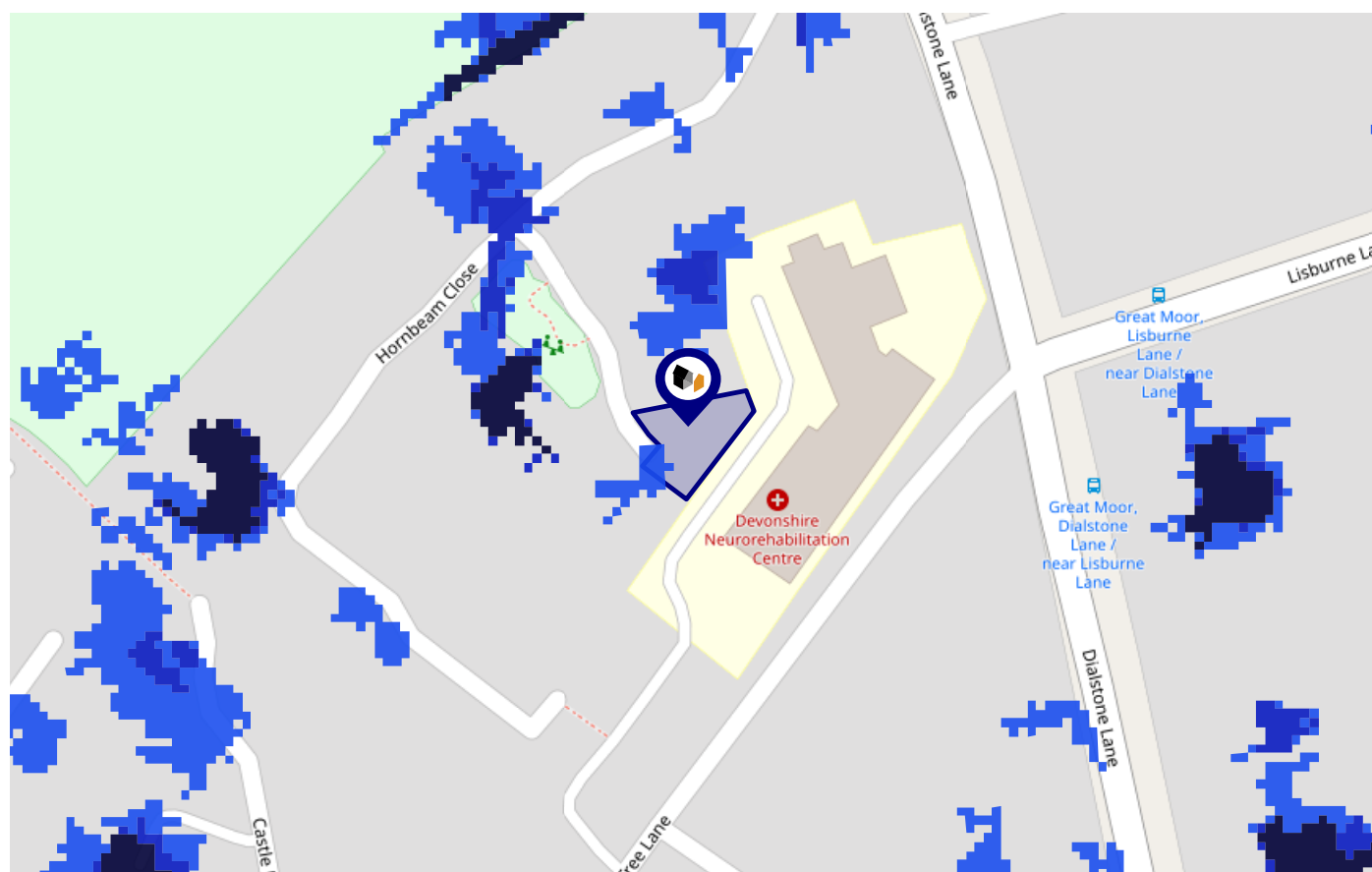
Flood Risk

Surface Water - Climate Change

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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.

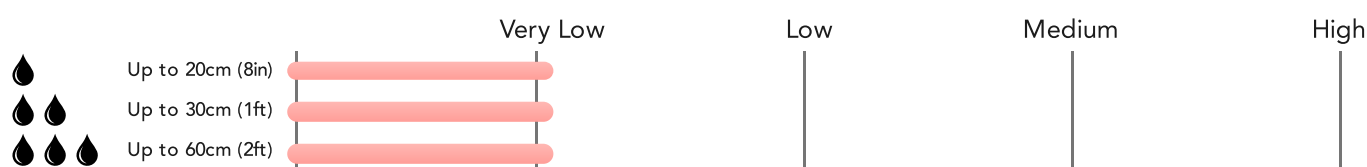


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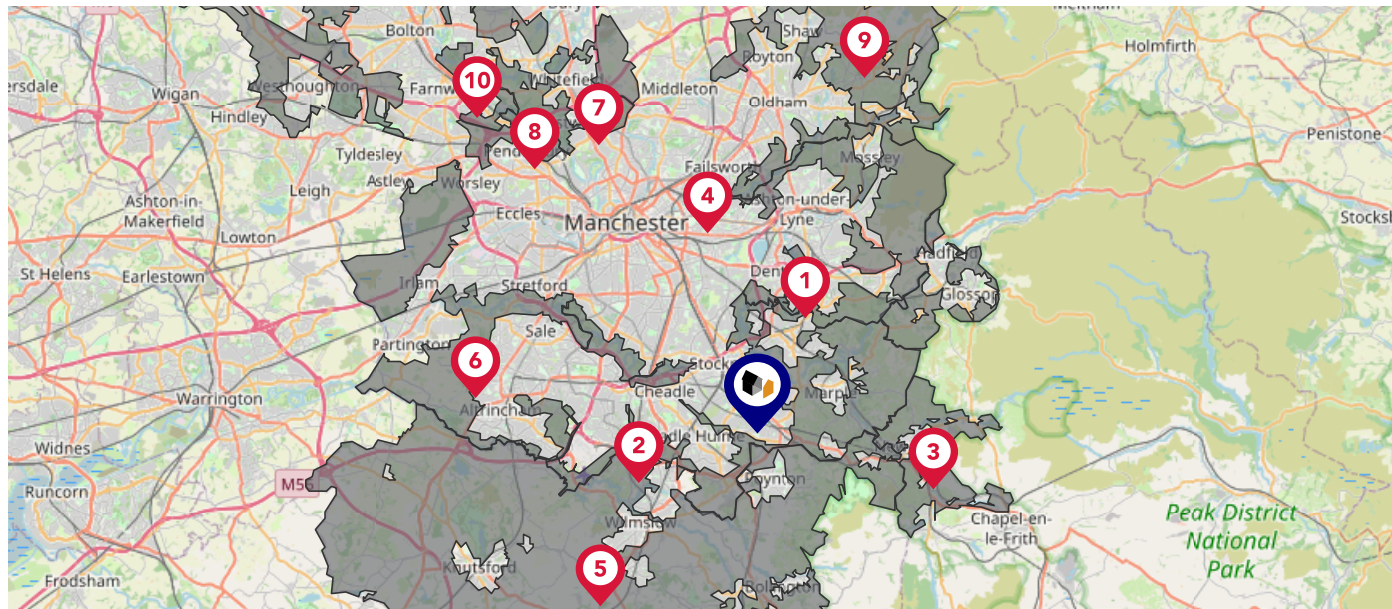
Maps

Green Belt

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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Tameside

2

Merseyside and Greater Manchester Green Belt - Stockport

3

Merseyside and Greater Manchester Green Belt - High Peak

4

Merseyside and Greater Manchester Green Belt - Manchester

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

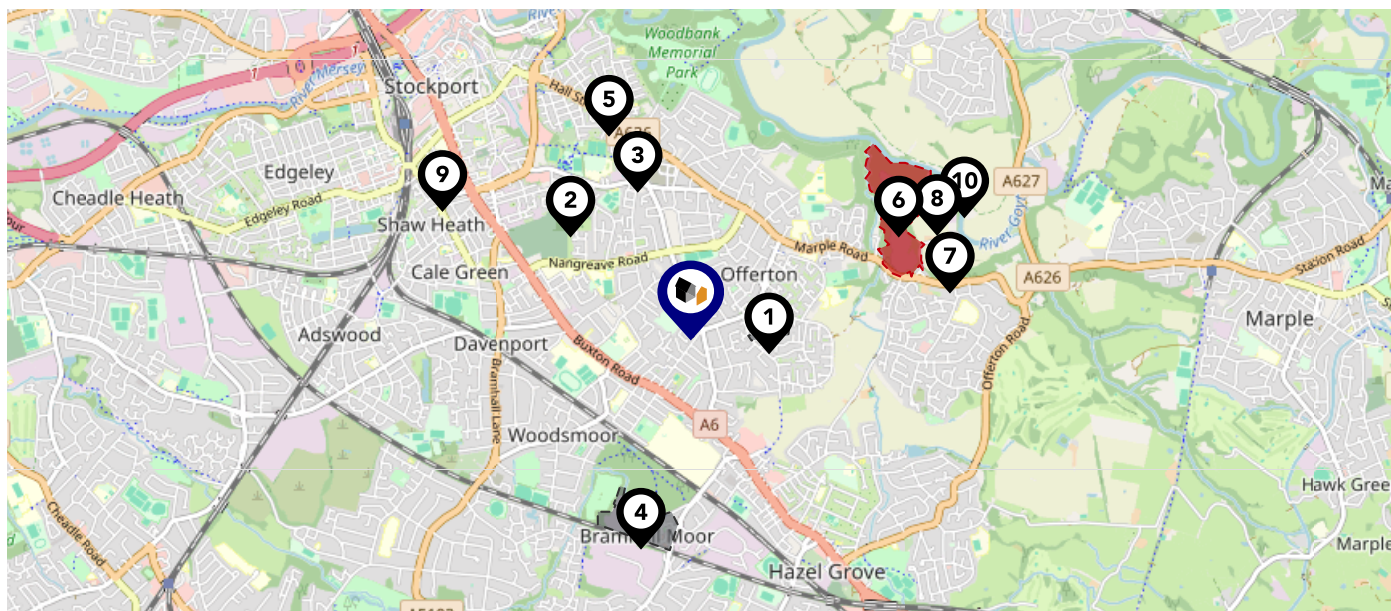
Maps

Landfill Sites

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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	Blackstone Road-Offerton	Historic Landfill	
2	Back of Brookfield Avenue, Heavily-	Historic Landfill	
3	Banks Lane-Stockport, Greater Manchester	Historic Landfill	
4	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill	
5	Forbes Close-10 Forbes Close, Offerton, Stockport, Cheshire	Historic Landfill	
6	EA/EPR/QP3595VQ/V004	Active Landfill	
7	EA/EPR/GP3891CV/V007	Active Landfill	
8	Bongs Sewage Farm-Bongs Sewage Farm, Greater Manchester	Historic Landfill	
9	Royal George Street-Stockport, Cheshire	Historic Landfill	
10	Waterside Farm-Bredbury, Greater Manchester	Historic Landfill	

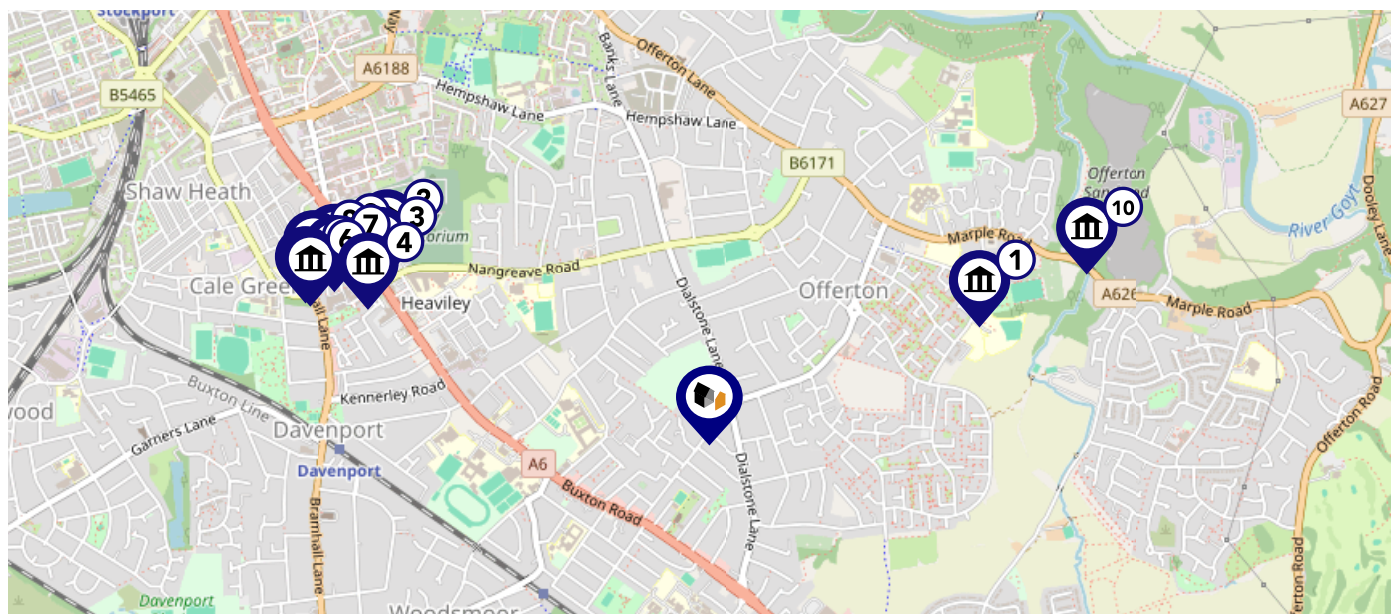
Maps

Listed Buildings

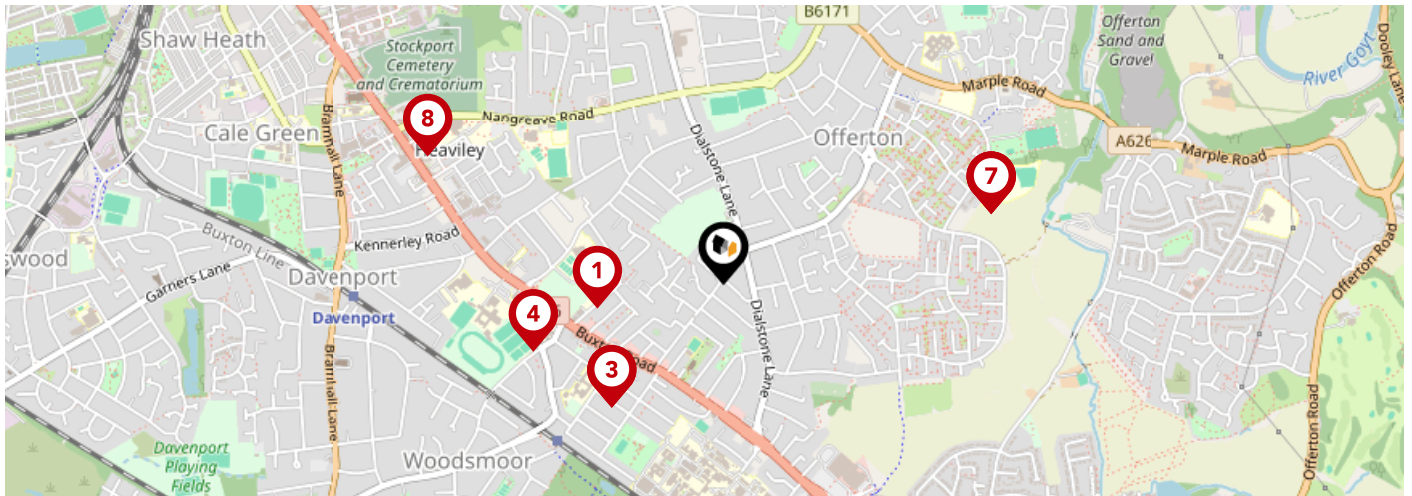
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1242500 - Offerton Hall Farmhouse	Grade II	0.7 miles
	1393366 - Carrington Memorial - Borough Cemetery	Grade II	0.8 miles
	1393367 - Fearn Memorial - Borough Cemetery	Grade II	0.8 miles
	1260000 - German's Buildings	Grade II	0.8 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	0.9 miles
	1067195 - St Georges Church Of England Secondary Modern And Primary Schools	Grade II	0.9 miles
	1067194 - Church Of St George	Grade I	0.9 miles
	1067197 - Vicarage To Church Of St George	Grade II	0.9 miles
	1393370 - War Memorial In St George's Churchyard	Grade II	0.9 miles
	1242496 - Halliday Hill Farmhouse	Grade II	0.9 miles

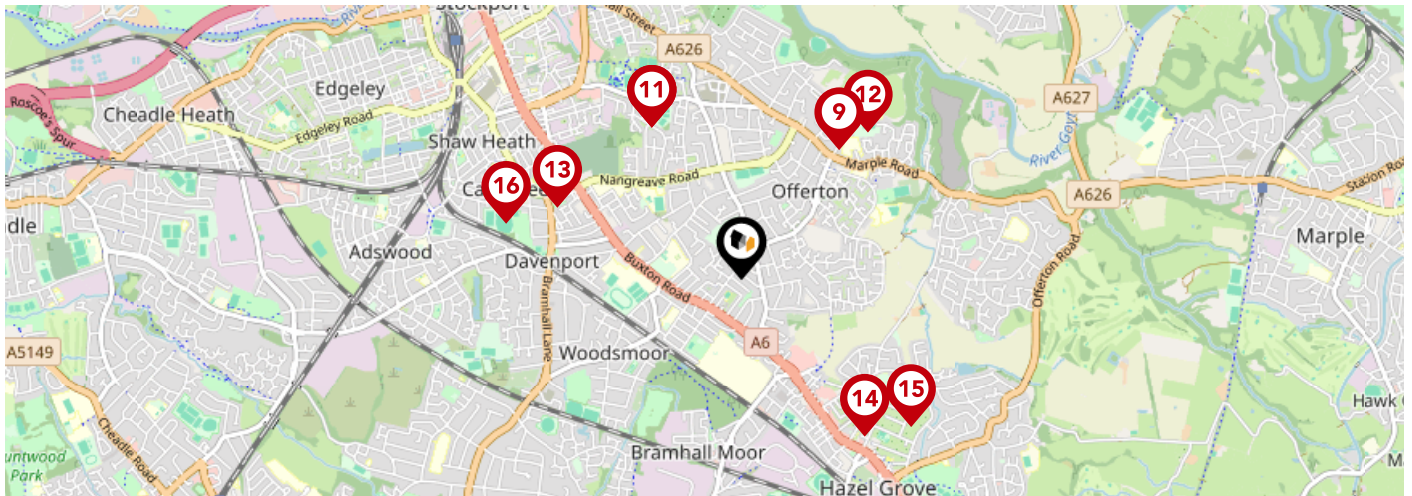


		Nursery	Primary	Secondary	College	Private
1	Stockport School Ofsted Rating: Good Pupils: 1322 Distance:0.28	☐	☐	☒	☐	☐
2	Great Moor Infant School Ofsted Rating: Good Pupils: 266 Distance:0.37	☐	☒	☐	☐	☐
3	Great Moor Junior School Ofsted Rating: Good Pupils: 312 Distance:0.37	☐	☒	☐	☐	☐
4	Stockport Grammar School Ofsted Rating: Not Rated Pupils: 1504 Distance:0.45	☐	☐	☒	☐	☐
5	Dial Park Primary School Ofsted Rating: Good Pupils: 359 Distance:0.61	☐	☒	☐	☐	☐
6	Lisburne School Ofsted Rating: Outstanding Pupils: 201 Distance:0.61	☐	☒	☐	☐	☐
7	St Philip's Catholic Primary School Ofsted Rating: Good Pupils: 167 Distance:0.61	☐	☒	☐	☐	☐
8	Aquinas College Ofsted Rating: Good Pupils:0 Distance:0.72	☐	☐	☒	☐	☐

Area Schools

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SALES AND LETTINGS



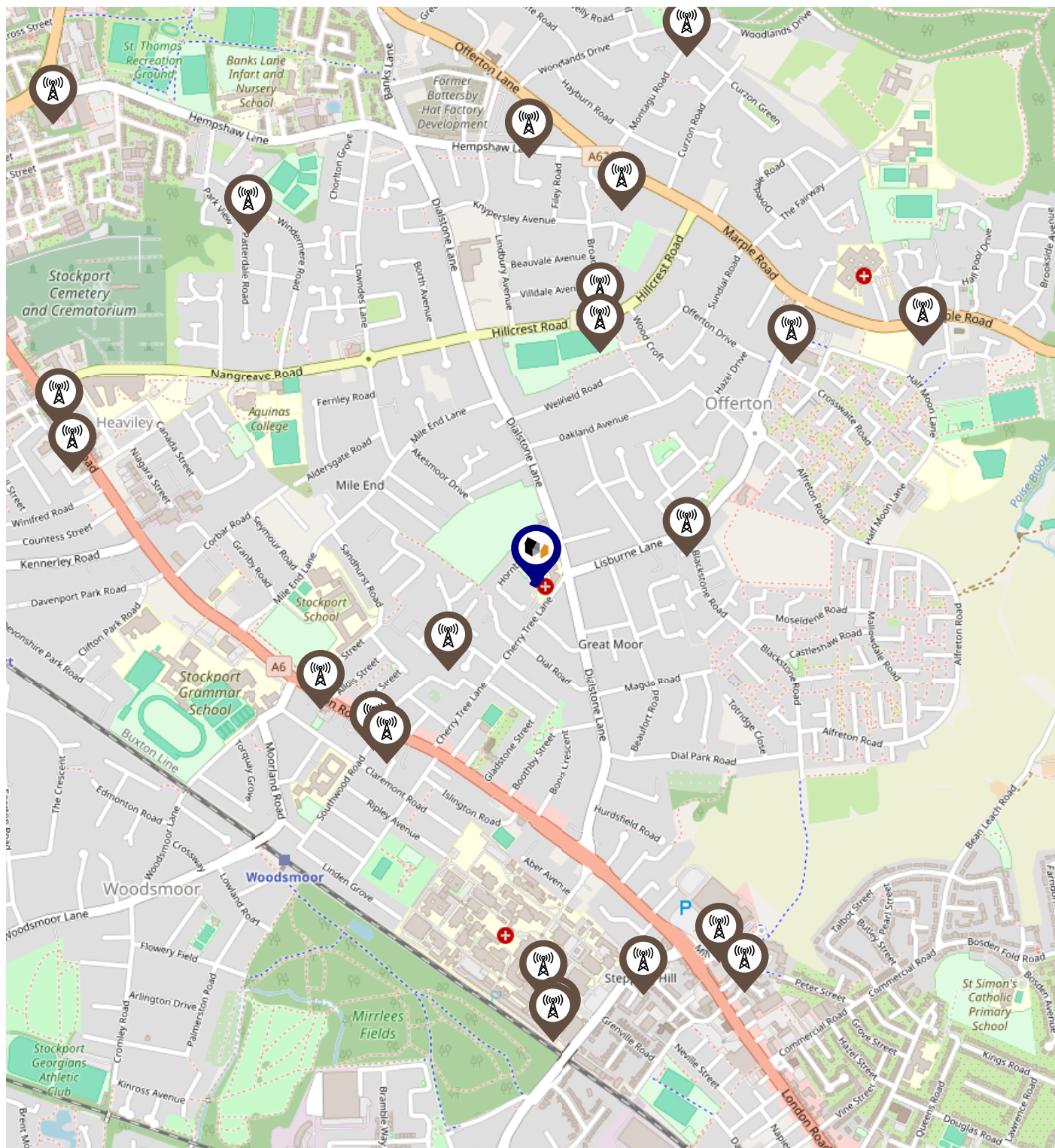
		Nursery	Primary	Secondary	College	Private
	Fairway Primary School Ofsted Rating: Good Pupils: 242 Distance:0.72	☐	☒	☐	☐	☐
	Banks Lane Infant School Ofsted Rating: Good Pupils: 307 Distance:0.78	☐	☒	☐	☐	☐
	Banks Lane Junior School Ofsted Rating: Good Pupils: 352 Distance:0.78	☐	☒	☐	☐	☐
	Castle Hill High School Ofsted Rating: Outstanding Pupils: 341 Distance:0.86	☐	☐	☒	☐	☐
	St George's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 349 Distance:0.87	☐	☒	☐	☐	☐
	Hazel Grove Primary School Ofsted Rating: Good Pupils: 381 Distance:0.88	☐	☒	☐	☐	☐
	St Simon's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.99	☐	☒	☐	☐	☐
	Hulme Hall Grammar School Ofsted Rating: Not Rated Pupils: 222 Distance:1.07	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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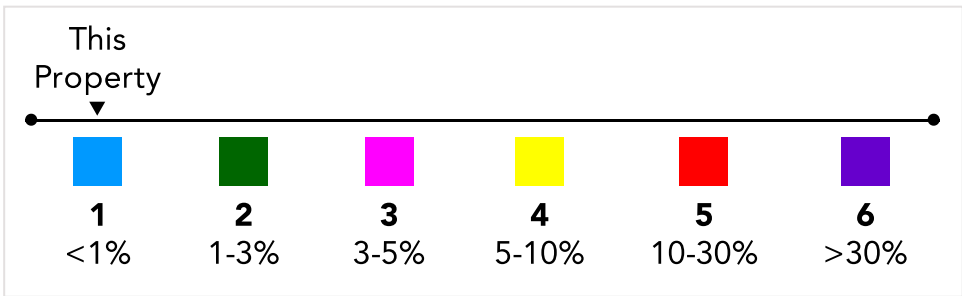
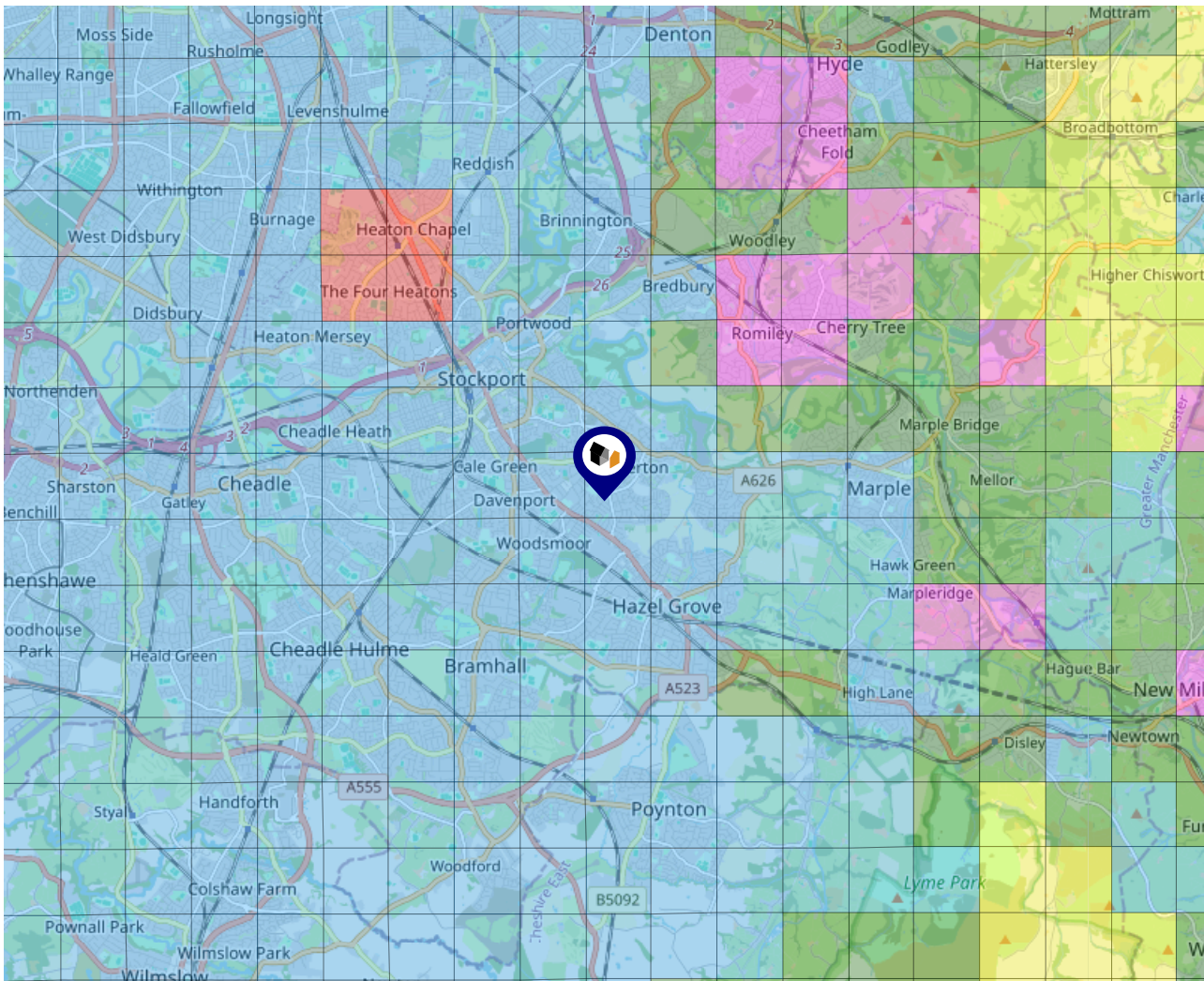


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

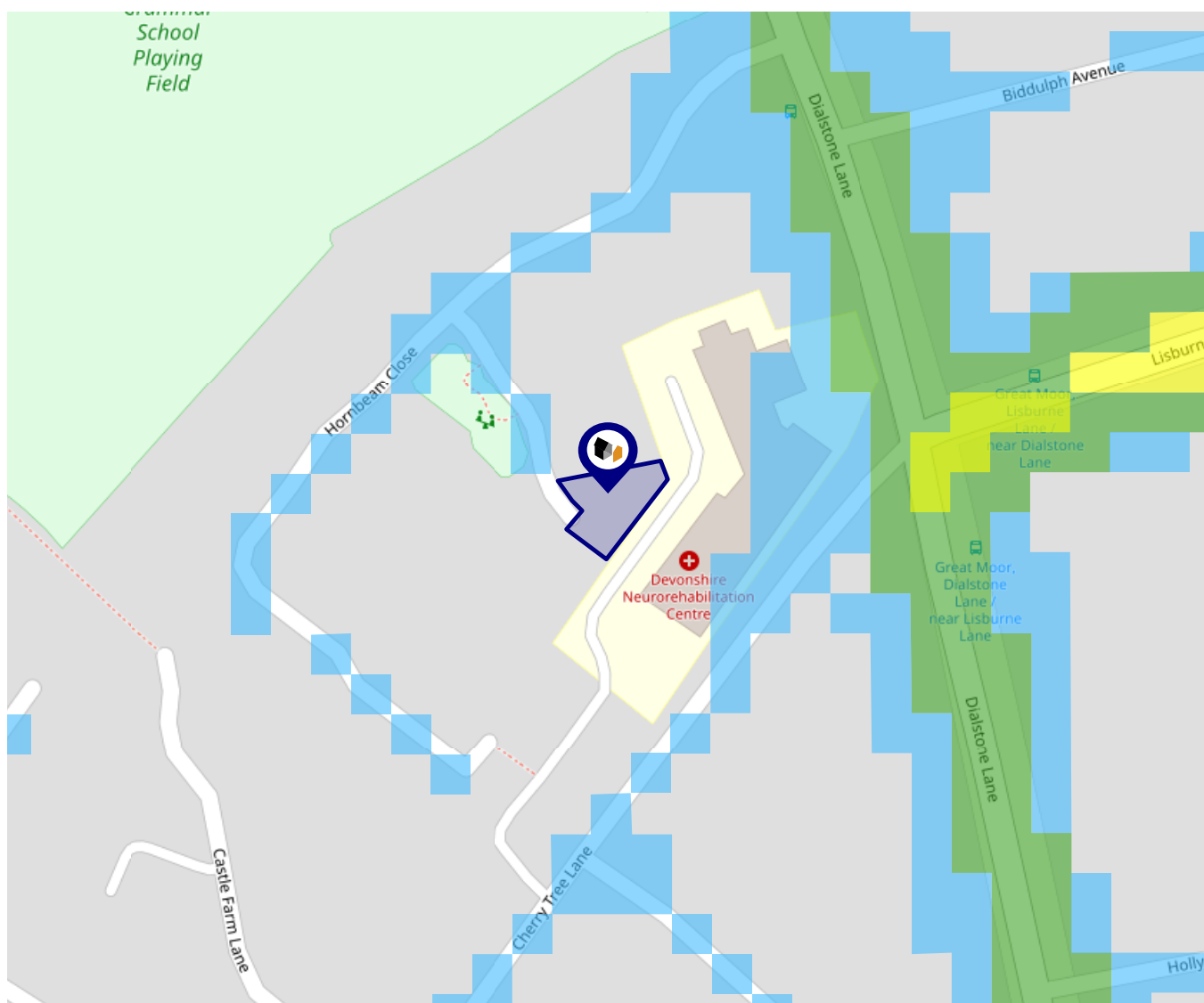
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS

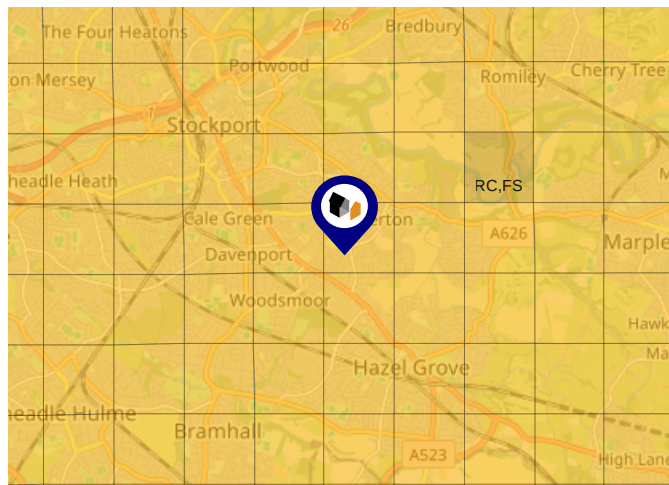


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

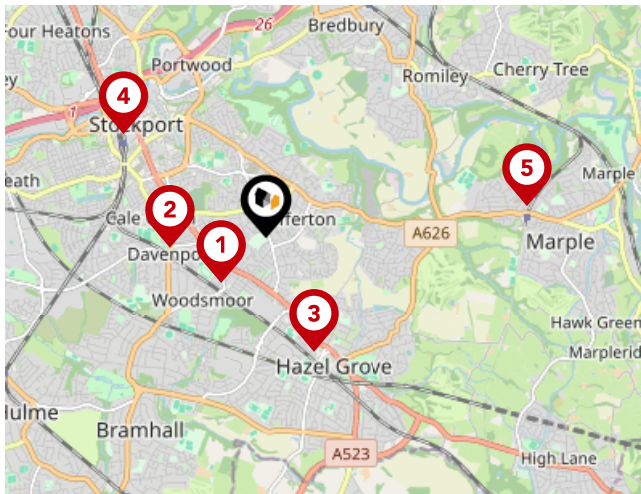
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

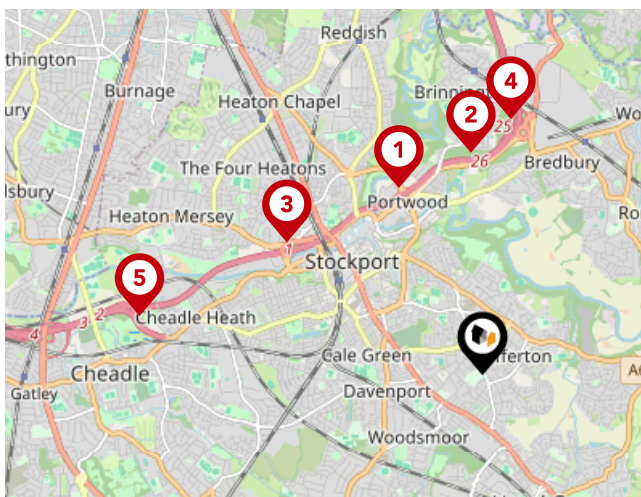
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SALES AND LETTINGS



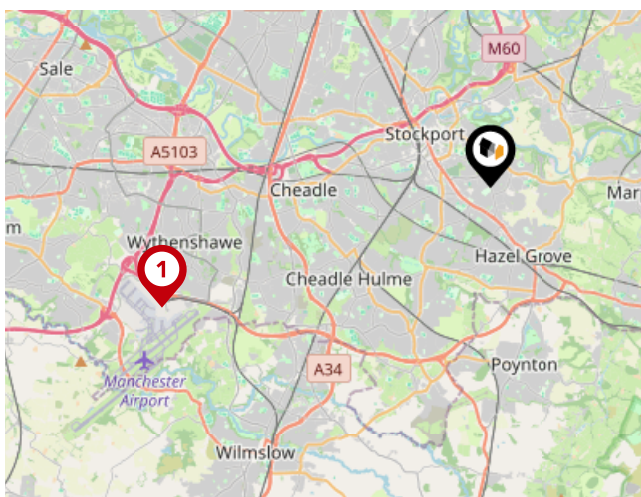
National Rail Stations

Pin	Name	Distance
1	Woodsmoor Rail Station	0.56 miles
2	Davenport Rail Station	0.85 miles
3	Hazel Grove Rail Station	1.09 miles
4	Stockport Rail Station	1.56 miles
5	Rose Hill Marple Rail Station	2.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	1.81 miles
2	M60 J26	1.97 miles
3	M60 J1	2.08 miles
4	M60 J25	2.28 miles
5	M60 J2	3.07 miles



Airports/Helipads

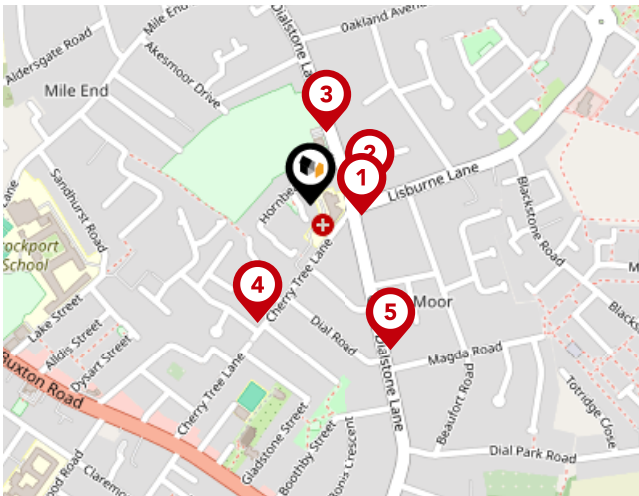
Pin	Name	Distance
1	Manchester Airport	6.16 miles

Area

Transport (Local)

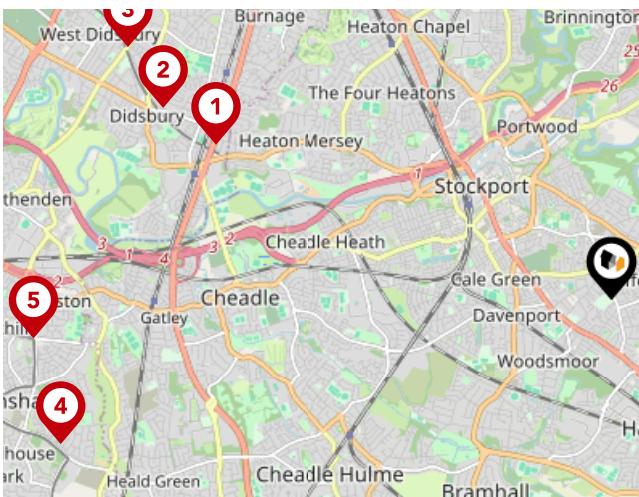
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SALES AND LETTINGS



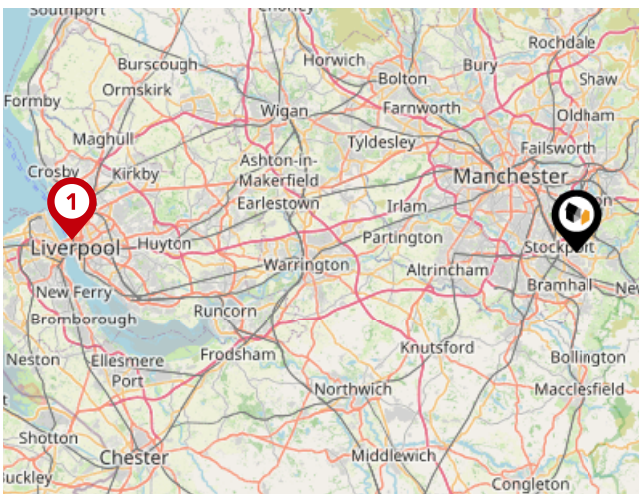
Bus Stops/Stations

Pin	Name	Distance
1	Lisburne Lane	0.05 miles
2	Dialstone Lane	0.06 miles
3	Cherry Tree Hospital	0.08 miles
4	Cherry Tree Lane (Great Moor)	0.14 miles
5	Dial Road	0.18 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	3.76 miles
2	Didsbury Village (Manchester Metrolink)	4.31 miles
3	West Didsbury (Manchester Metrolink)	4.82 miles
4	Peel Hall (Manchester Metrolink)	5.02 miles
5	Benchill (Manchester Metrolink)	5.11 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	35.61 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



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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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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