

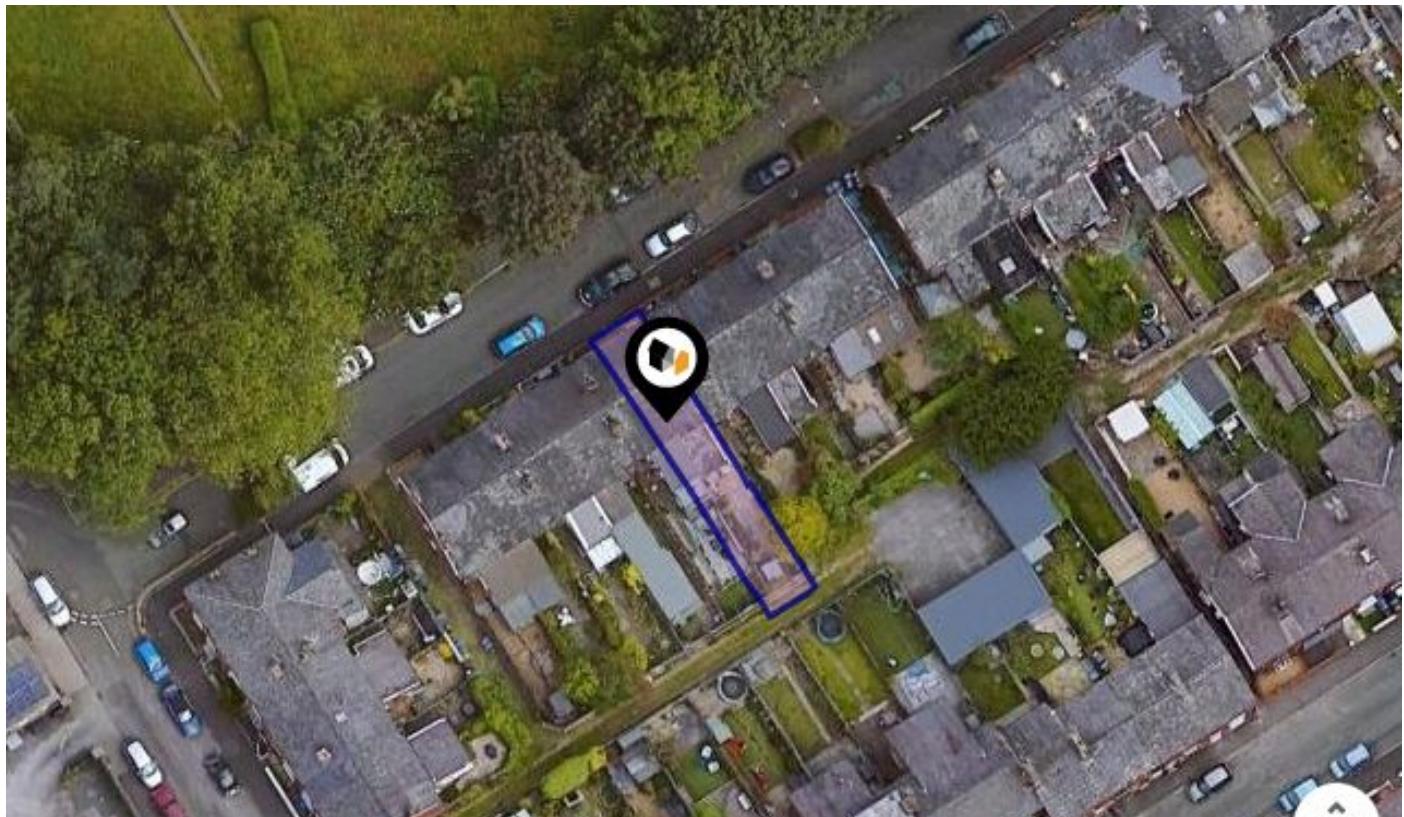


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th December 2025



SOUDAN ROAD, STOCKPORT, SK2

Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6 6AB

0161 914 7620

leigh@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Powered by



Property Overview



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	17/11/1946
Plot Area:	0.03 acres	End Date:	08/10/2905
Year Built :	1900-1929	Lease Term:	999 years (less 10 days) from 8 October 1906
Council Tax :	Band B	Term	880 years
Annual Estimate:	£1,925	Remaining:	
Title Number:	GM213659		

Local Area

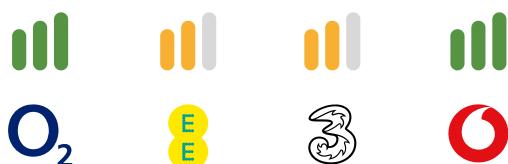
Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)

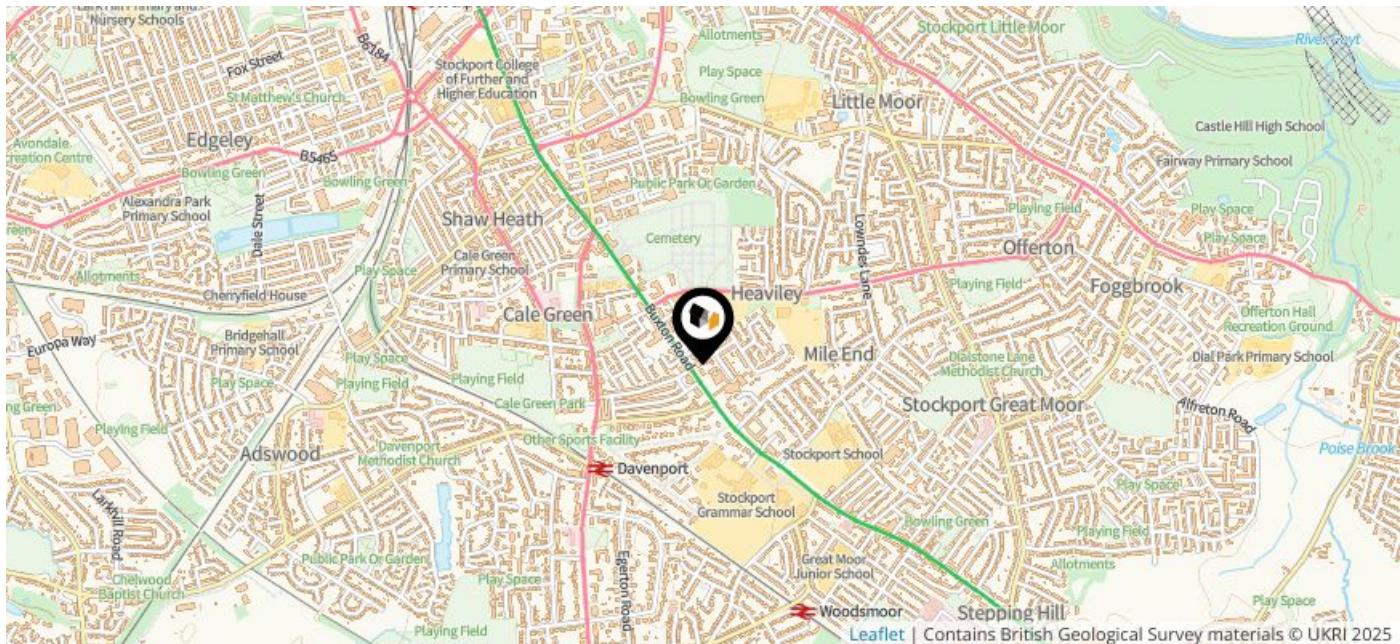


Satellite/Fibre TV Availability:



Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

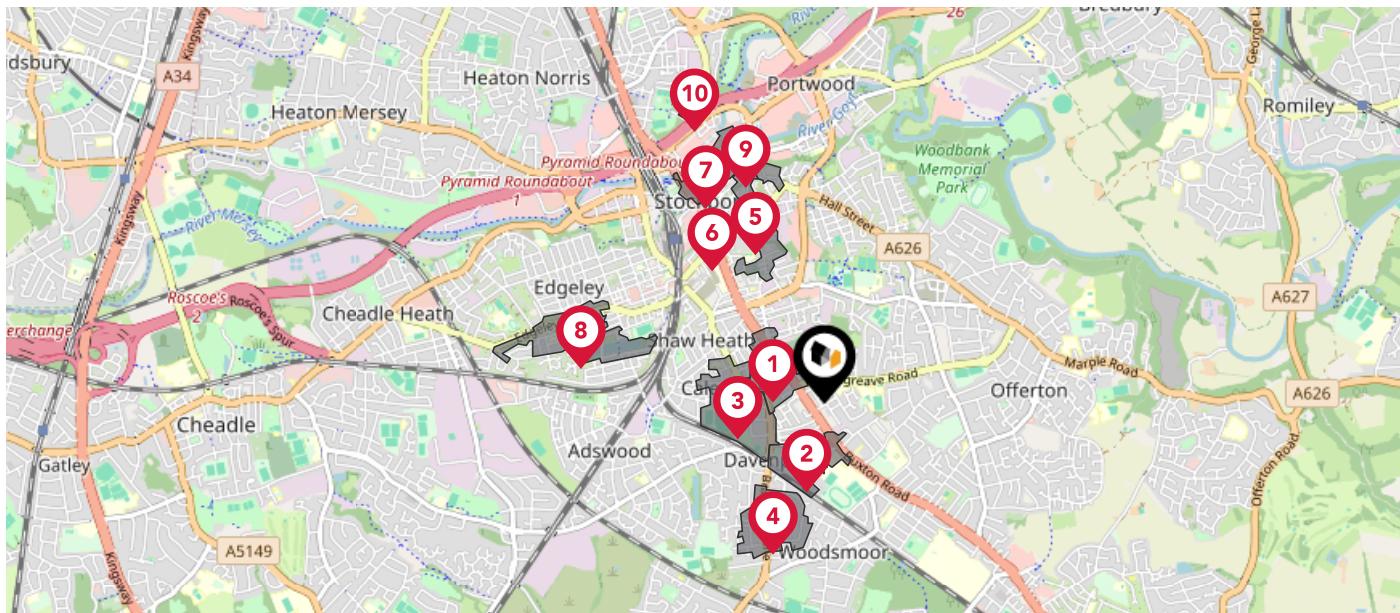
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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.



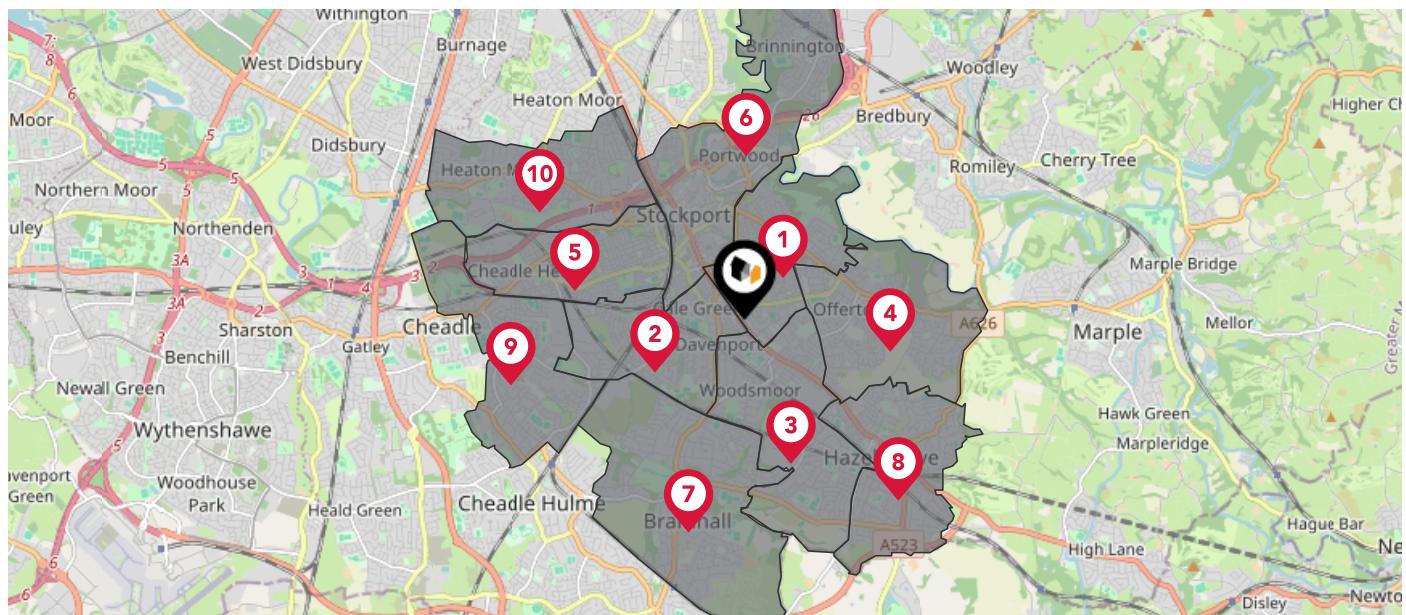
Nearby Conservation Areas

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

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



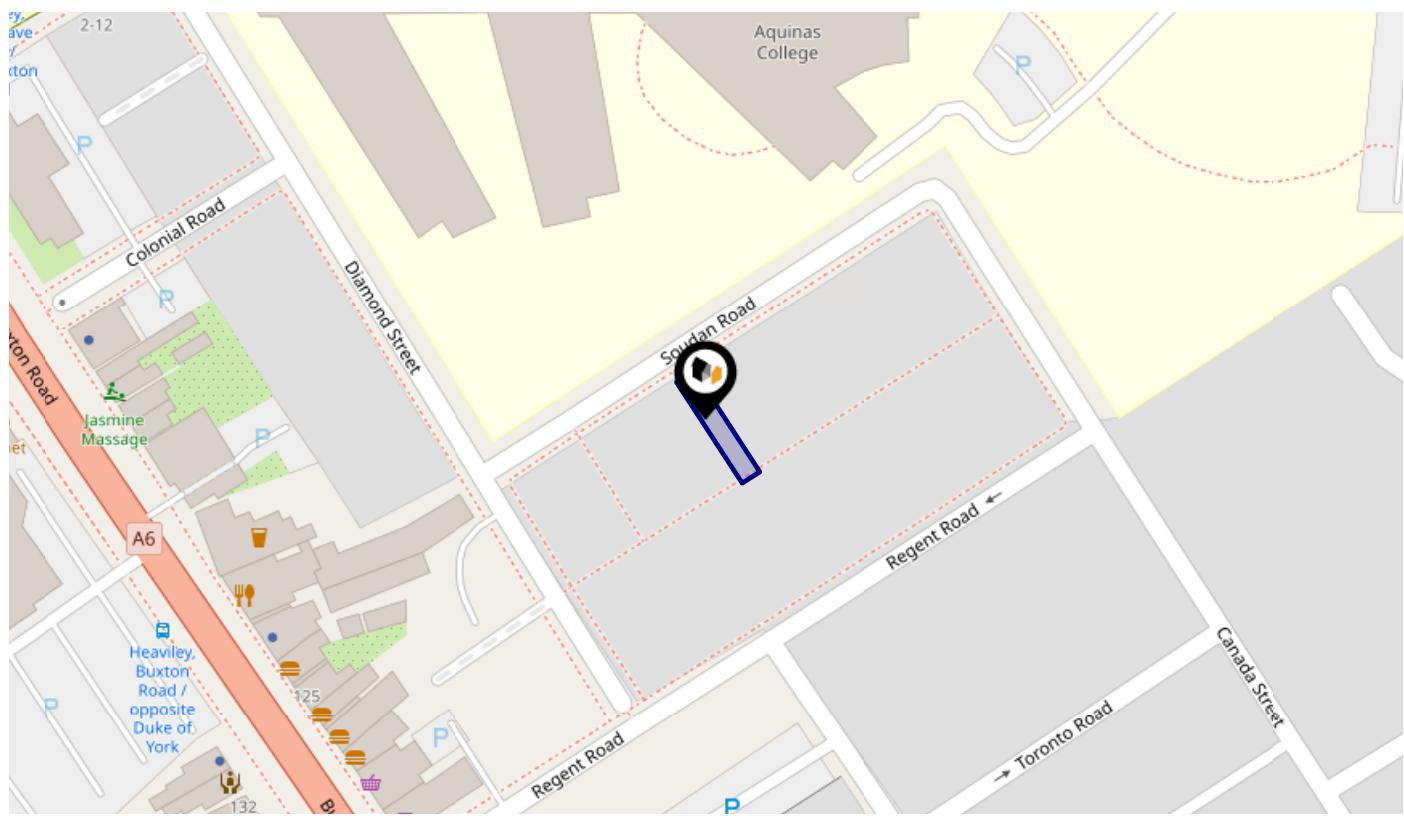
Nearby Council Wards

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

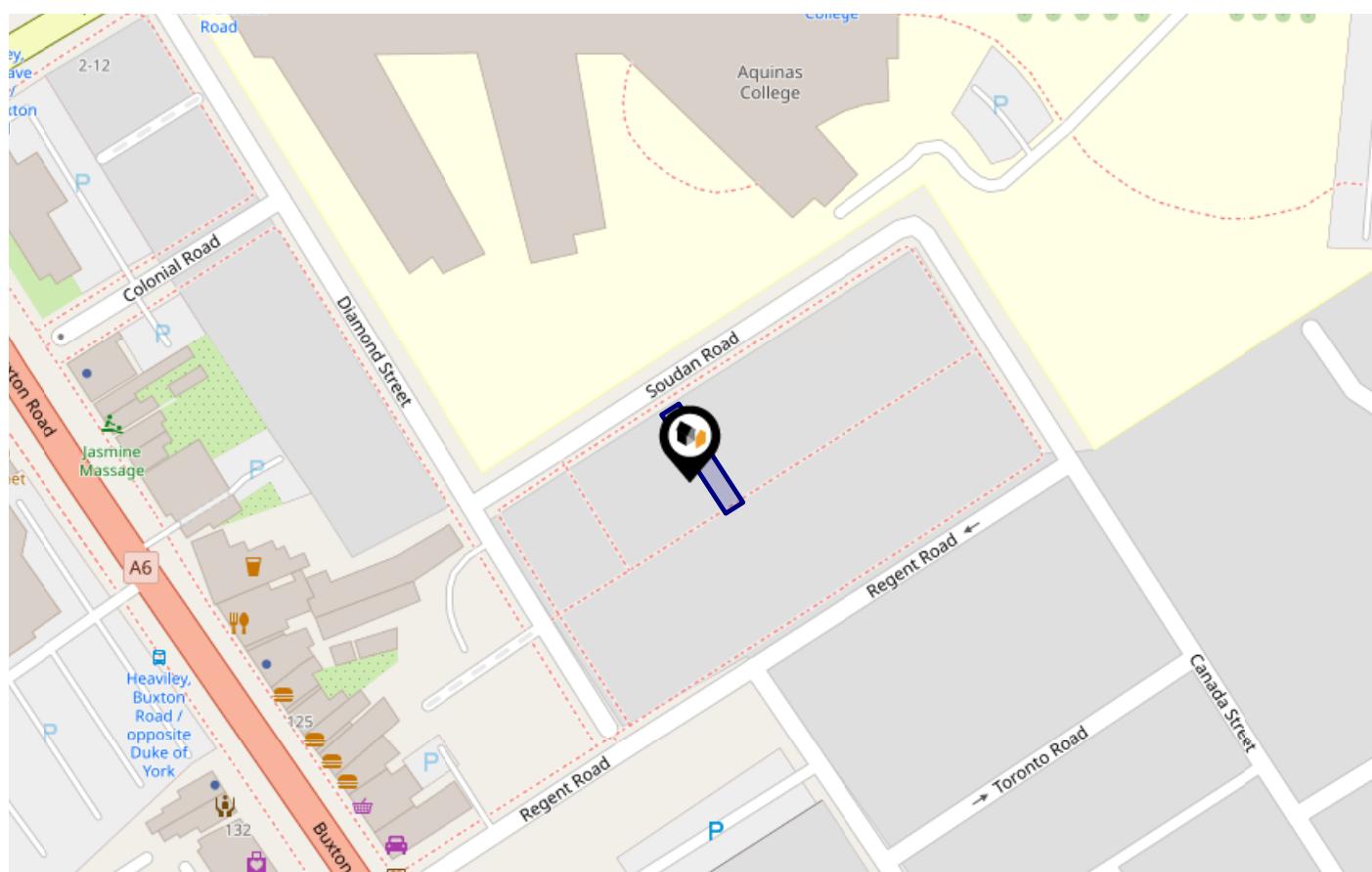
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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:



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

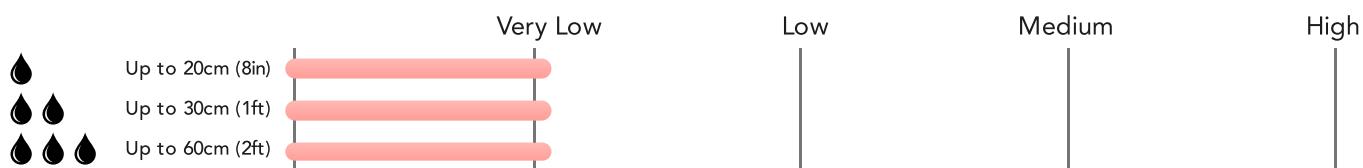


Risk Rating: Very low

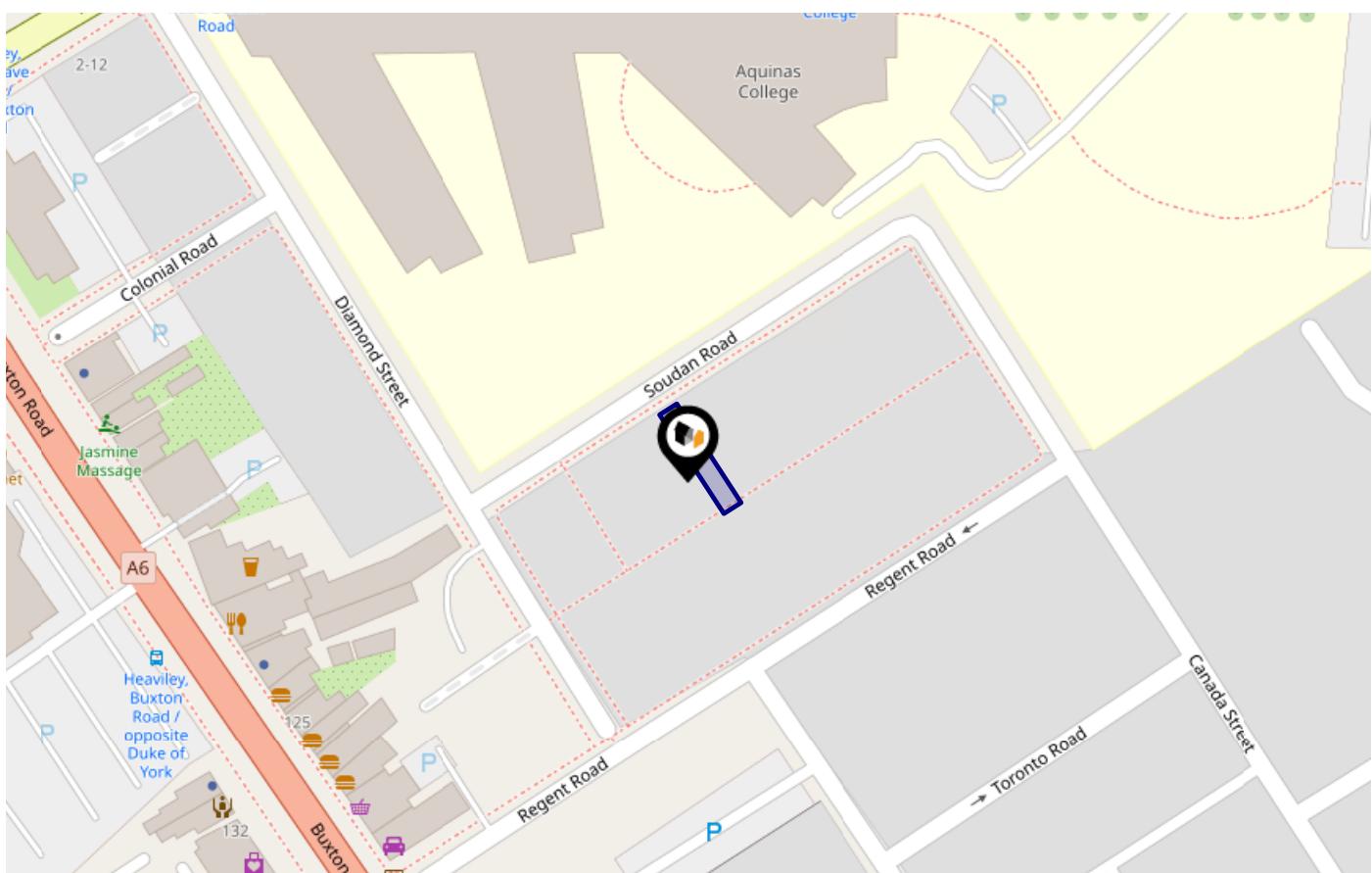
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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

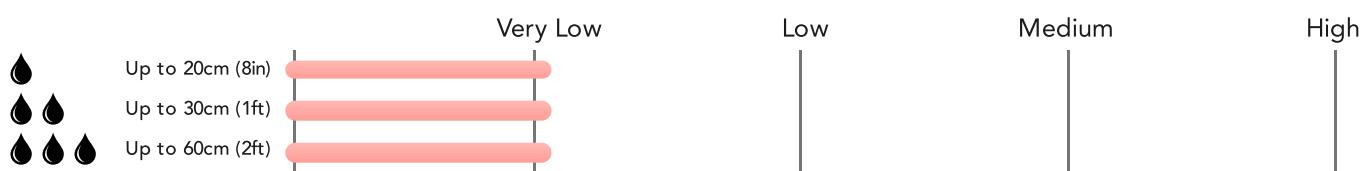


Risk Rating: Very low

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

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

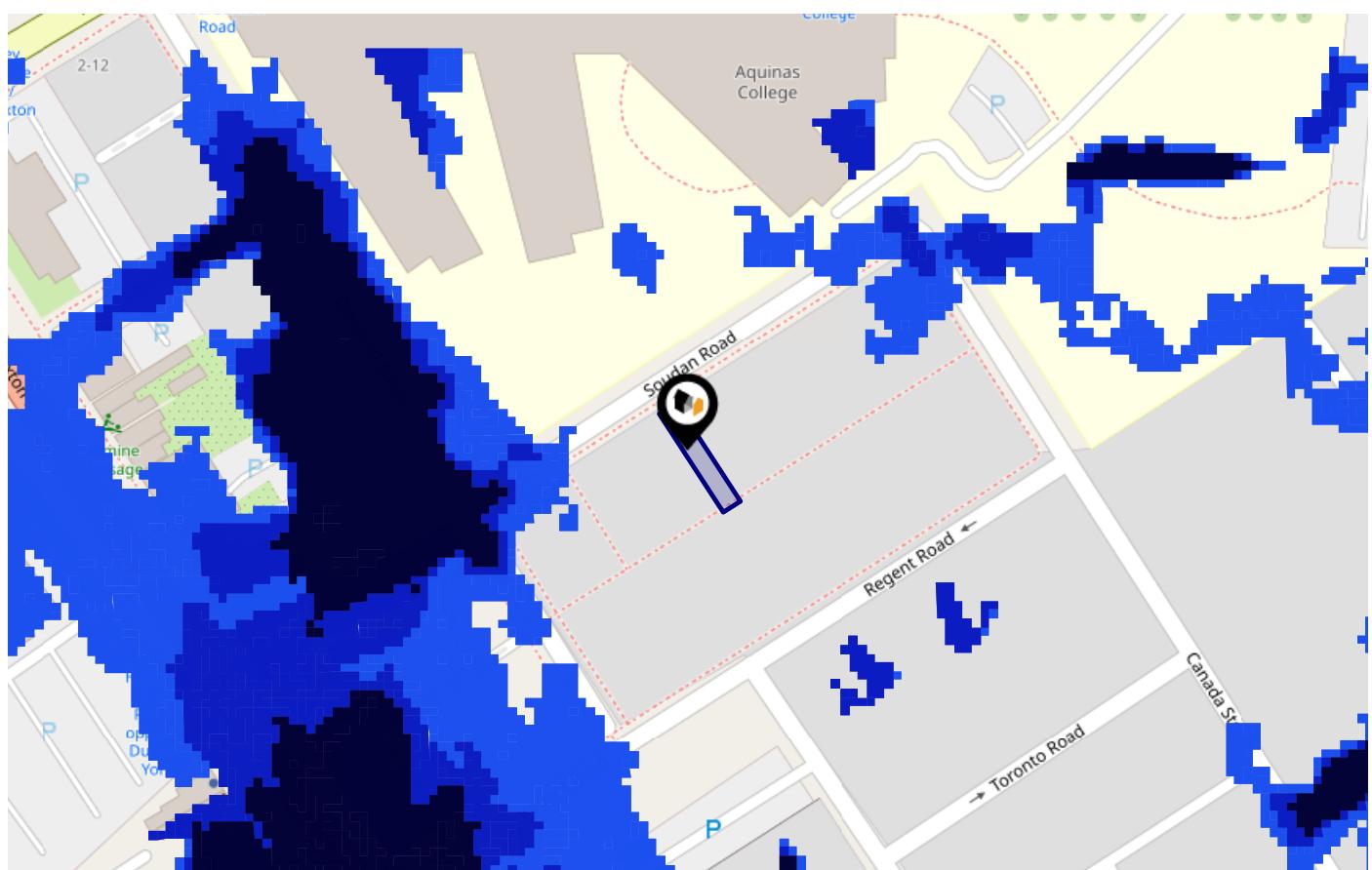
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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.

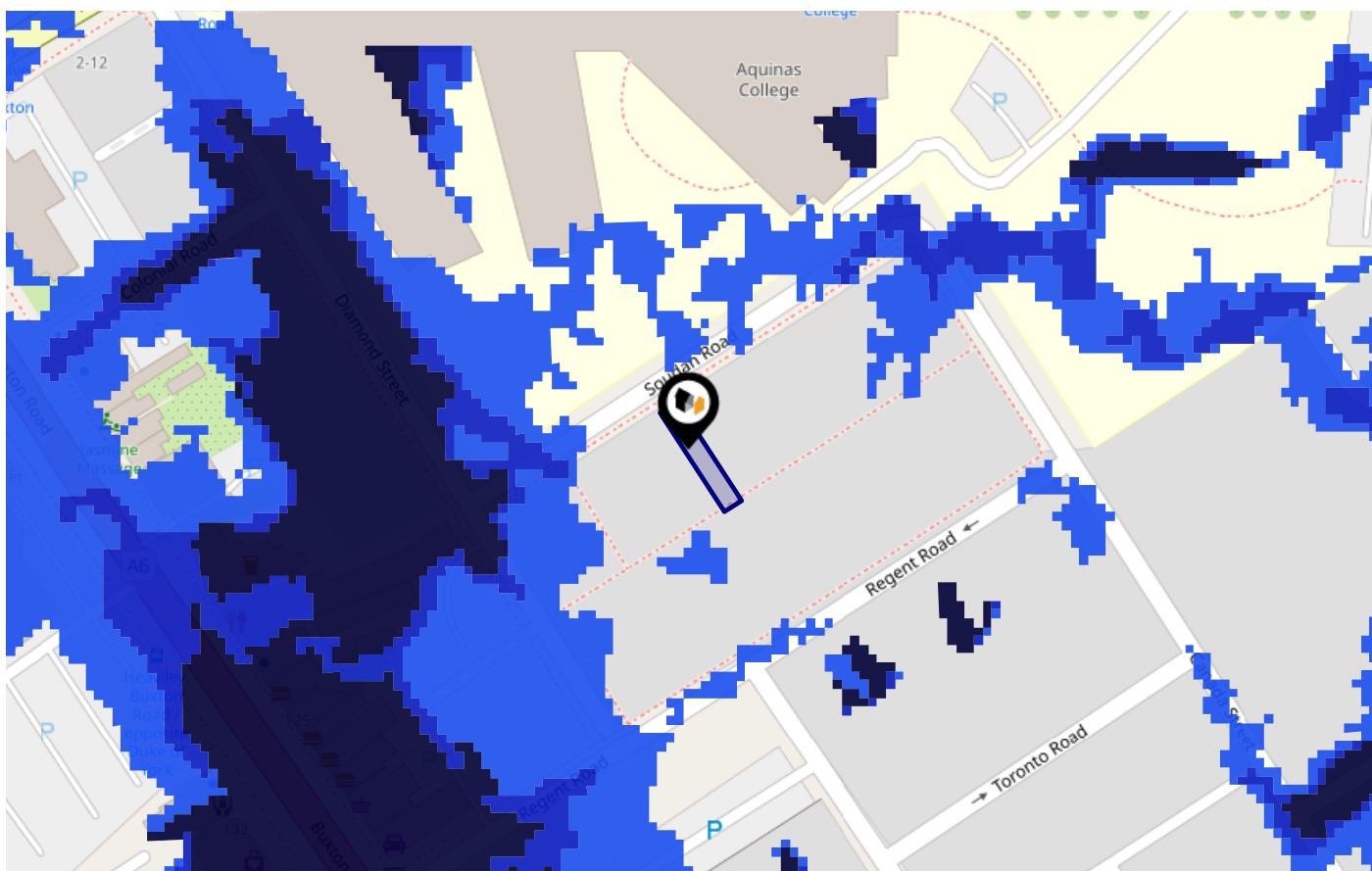
Chance of flooding to the following depths at this property:



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.

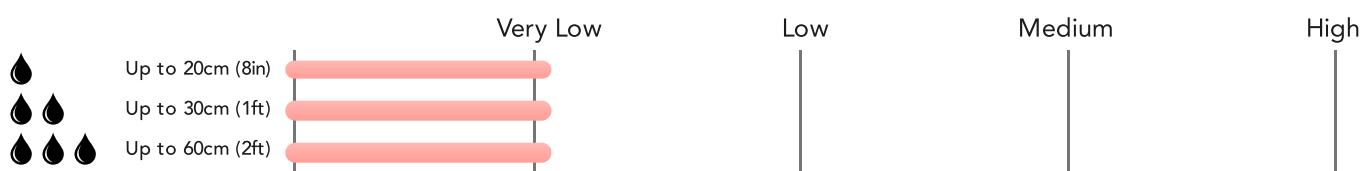


Risk Rating: Very low

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

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

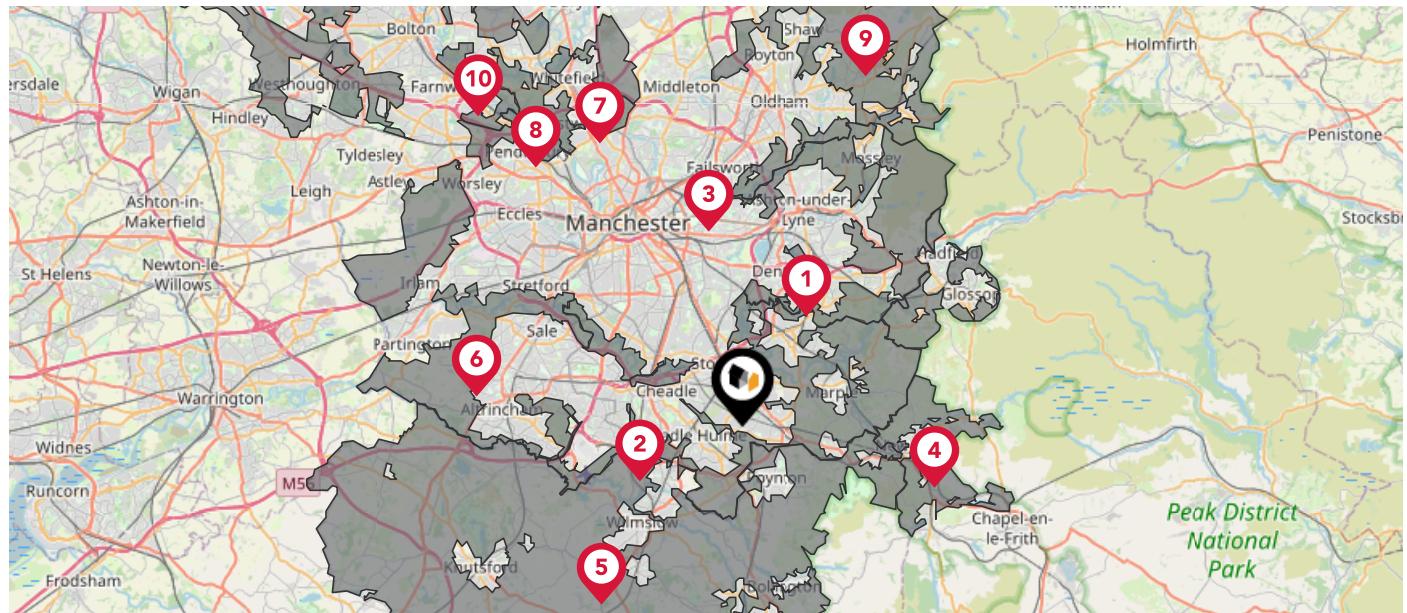
Chance of flooding to the following depths at this property:



Maps

Green Belt

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 - 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.



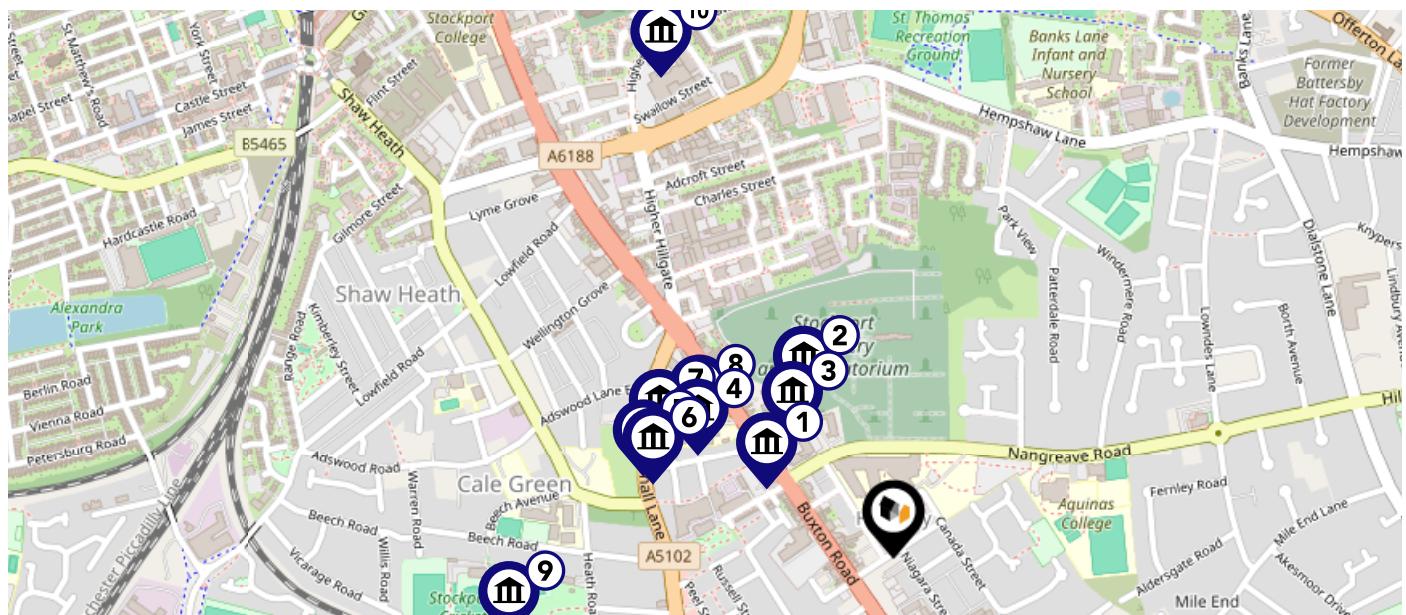
Nearby Landfill Sites

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

Maps

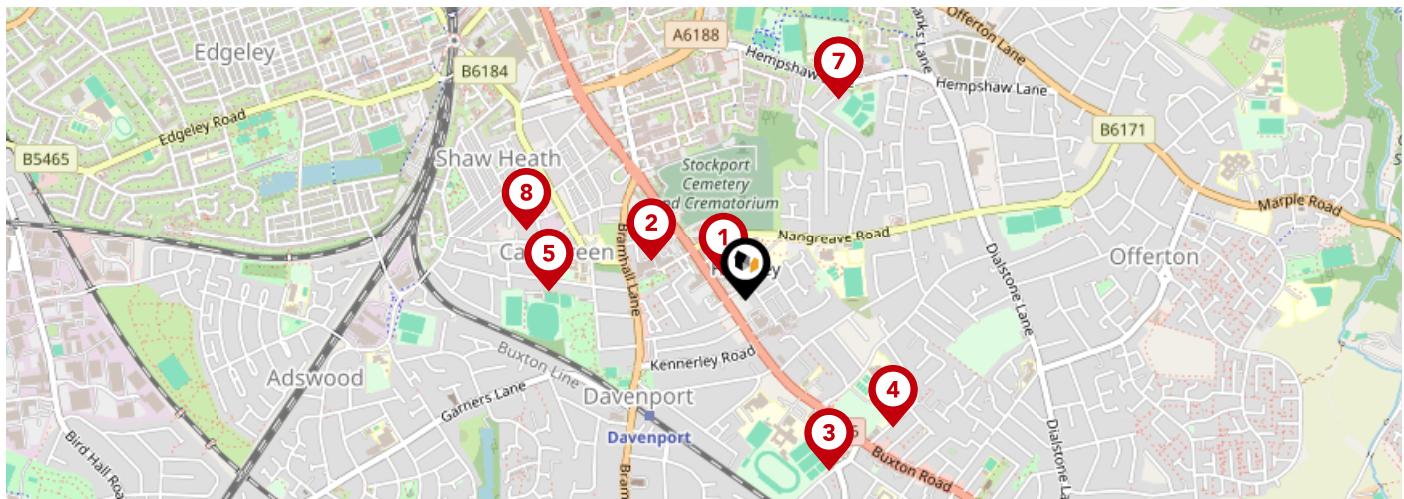
Listed Buildings

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
1 1260000 - German's Buildings	Grade II	0.2 miles
2 1393366 - Carrington Memorial - Borough Cemetery	Grade II	0.2 miles
3 1393367 - Fearn Memorial - Borough Cemetery	Grade II	0.2 miles
4 1067194 - Church Of St George	Grade I	0.2 miles
5 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
6 1067195 - St Georges Church Of England Secondary Modern And Primary Schools	Grade II	0.3 miles
7 1067197 - Vicarage To Church Of St George	Grade II	0.3 miles
8 1393370 - War Memorial In St George's Churchyard	Grade II	0.3 miles
9 1445415 - Stockport Cricket Club War Memorial	Grade II	0.4 miles
10 1067210 - Star And Garter Public House	Grade II	0.6 miles

Area Schools



Nursery Primary Secondary College Private



Aquinas College

Ofsted Rating: Good | Pupils: 0 | Distance: 0.08



St George's Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 349 | Distance: 0.23



Stockport Grammar School

Ofsted Rating: Not Rated | Pupils: 1504 | Distance: 0.42



Stockport School

Ofsted Rating: Good | Pupils: 1322 | Distance: 0.43



Hulme Hall Grammar School

Ofsted Rating: Not Rated | Pupils: 222 | Distance: 0.44



Banks Lane Infant School

Ofsted Rating: Good | Pupils: 307 | Distance: 0.49



Banks Lane Junior School

Ofsted Rating: Good | Pupils: 352 | Distance: 0.49

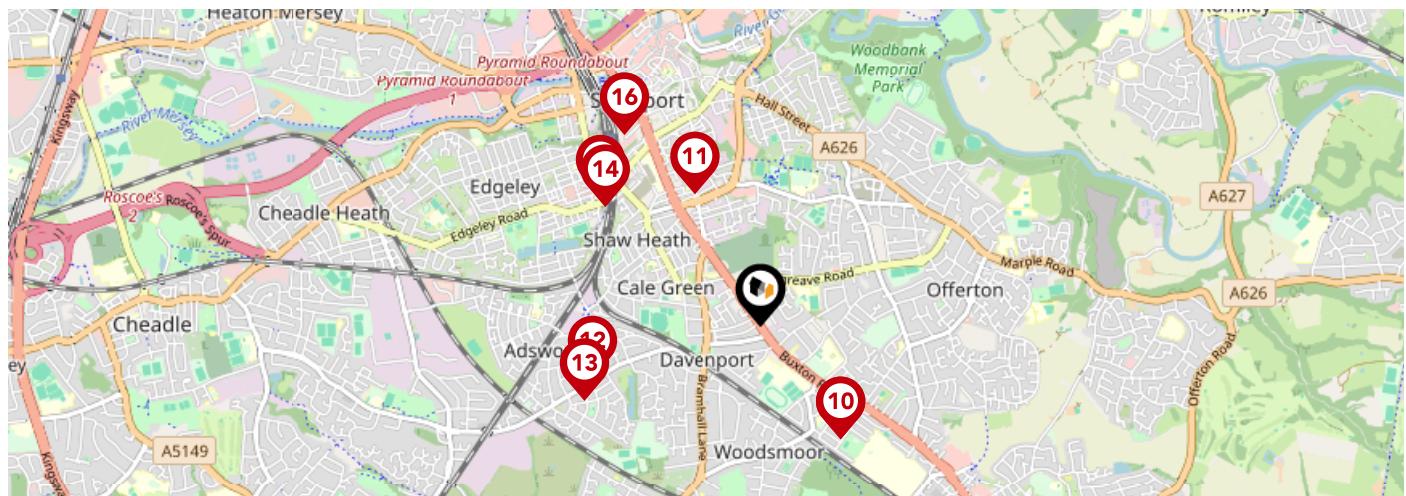


Cale Green Primary School

Ofsted Rating: Good | Pupils: 340 | Distance: 0.51



Area Schools



Nursery Primary Secondary College Private



Great Moor Junior School

Ofsted Rating: Good | Pupils: 312 | Distance: 0.61



Great Moor Infant School

Ofsted Rating: Good | Pupils: 266 | Distance: 0.61



St Thomas' Church of England Primary School Stockport

Ofsted Rating: Requires improvement | Pupils: 164 | Distance: 0.66



St Ambrose Catholic Primary School

Ofsted Rating: Good | Pupils: 176 | Distance: 0.78



Adswood Primary School

Ofsted Rating: Good | Pupils: 319 | Distance: 0.85



Our Lady's Catholic Primary School

Ofsted Rating: Good | Pupils: 185 | Distance: 0.87



St Matthew's Church of England Primary School

Ofsted Rating: Good | Pupils: 215 | Distance: 0.91

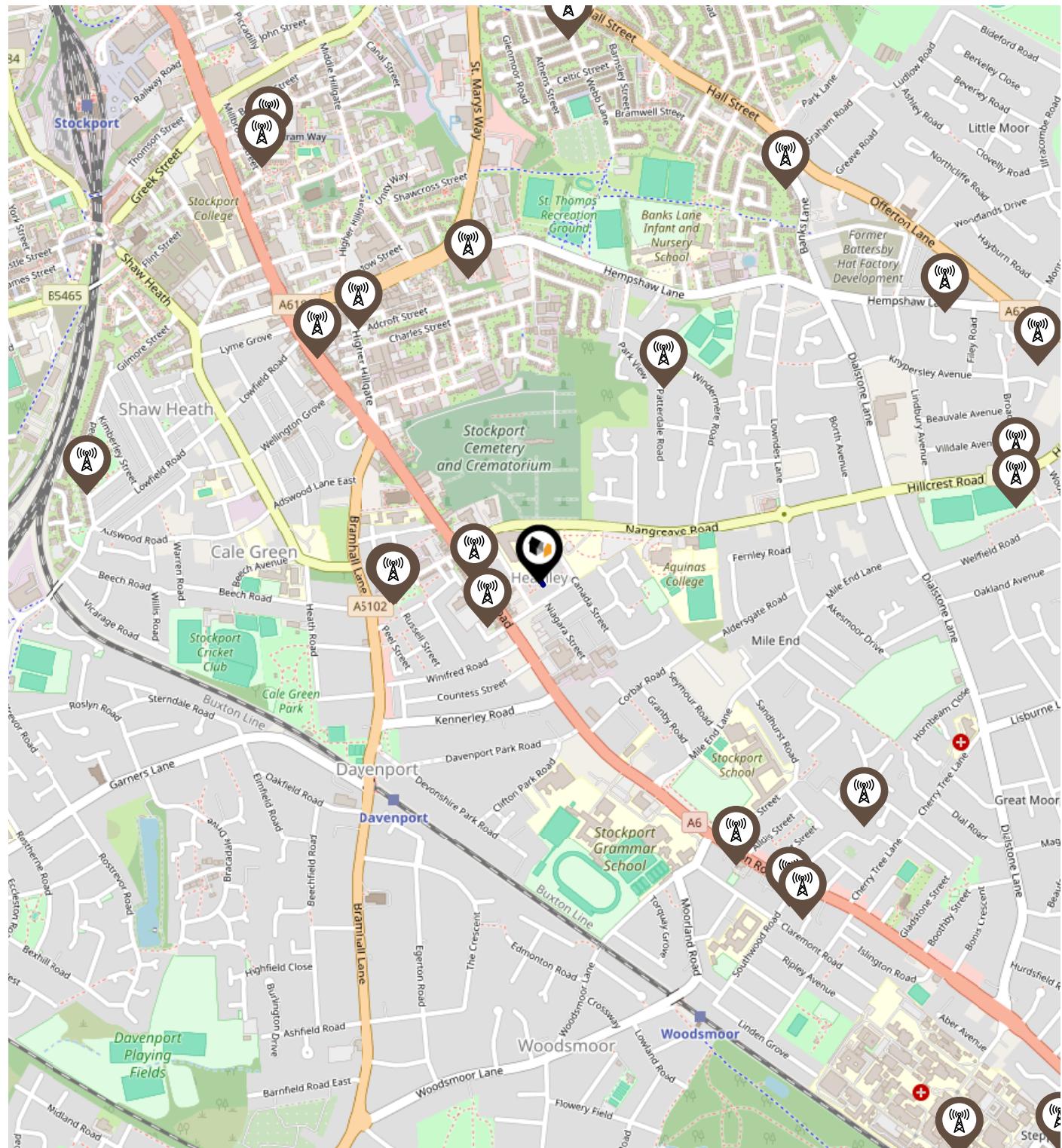


Pure Innovations Trading As Pure College

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 1.04



Local Area Masts & Pylons



Key:

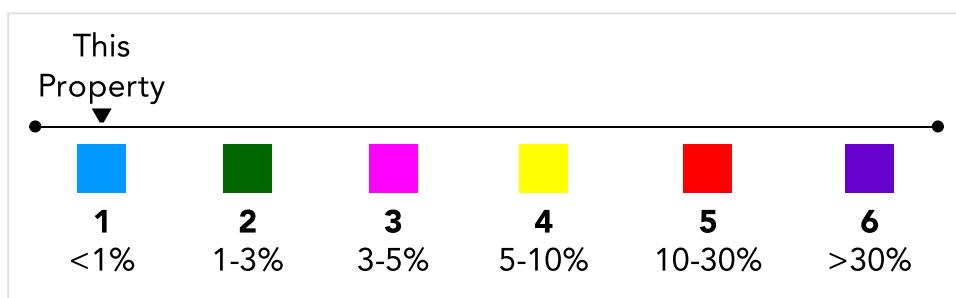
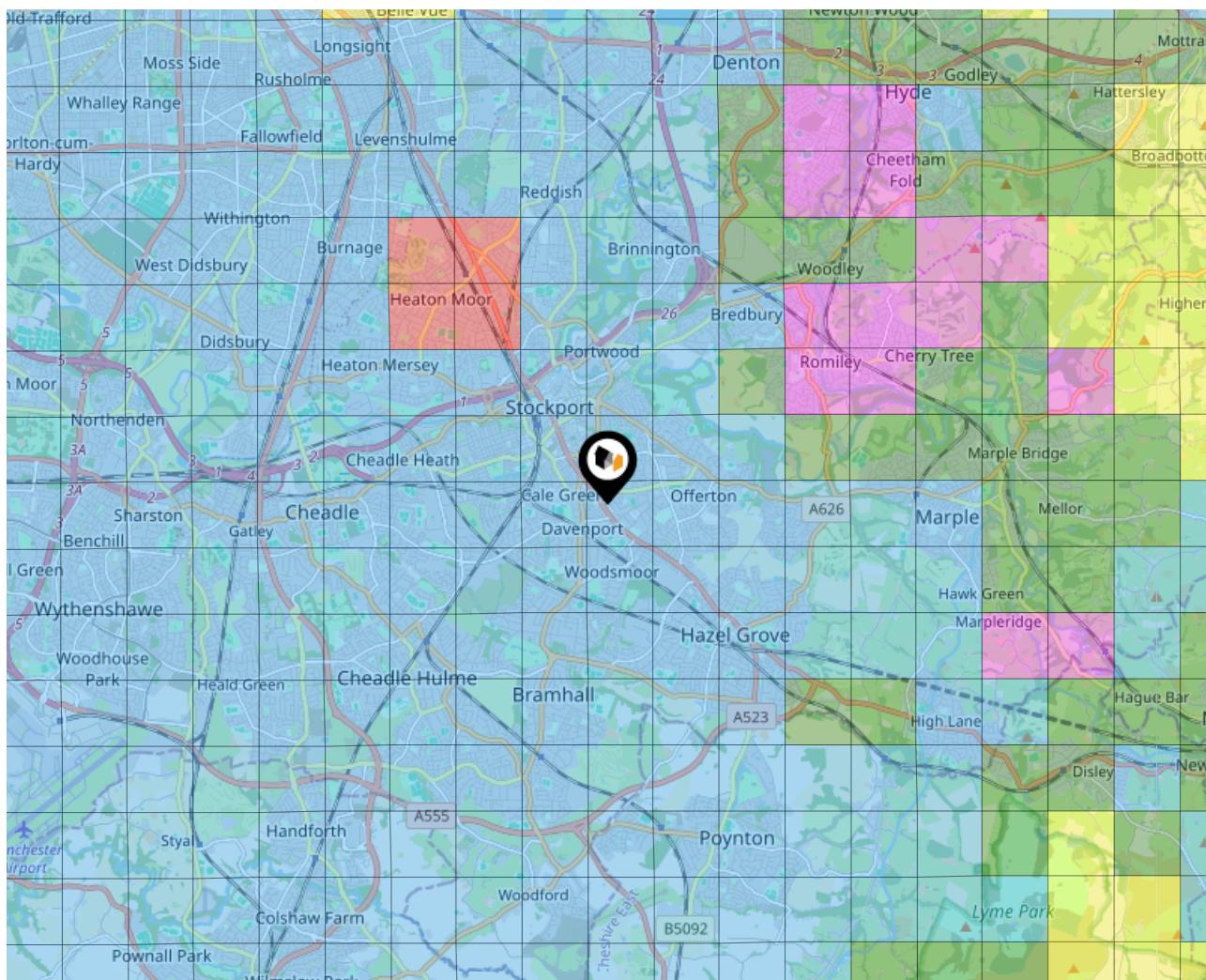
- Power Pylons
- Communication Masts

Environment

Radon Gas

What is Radon?

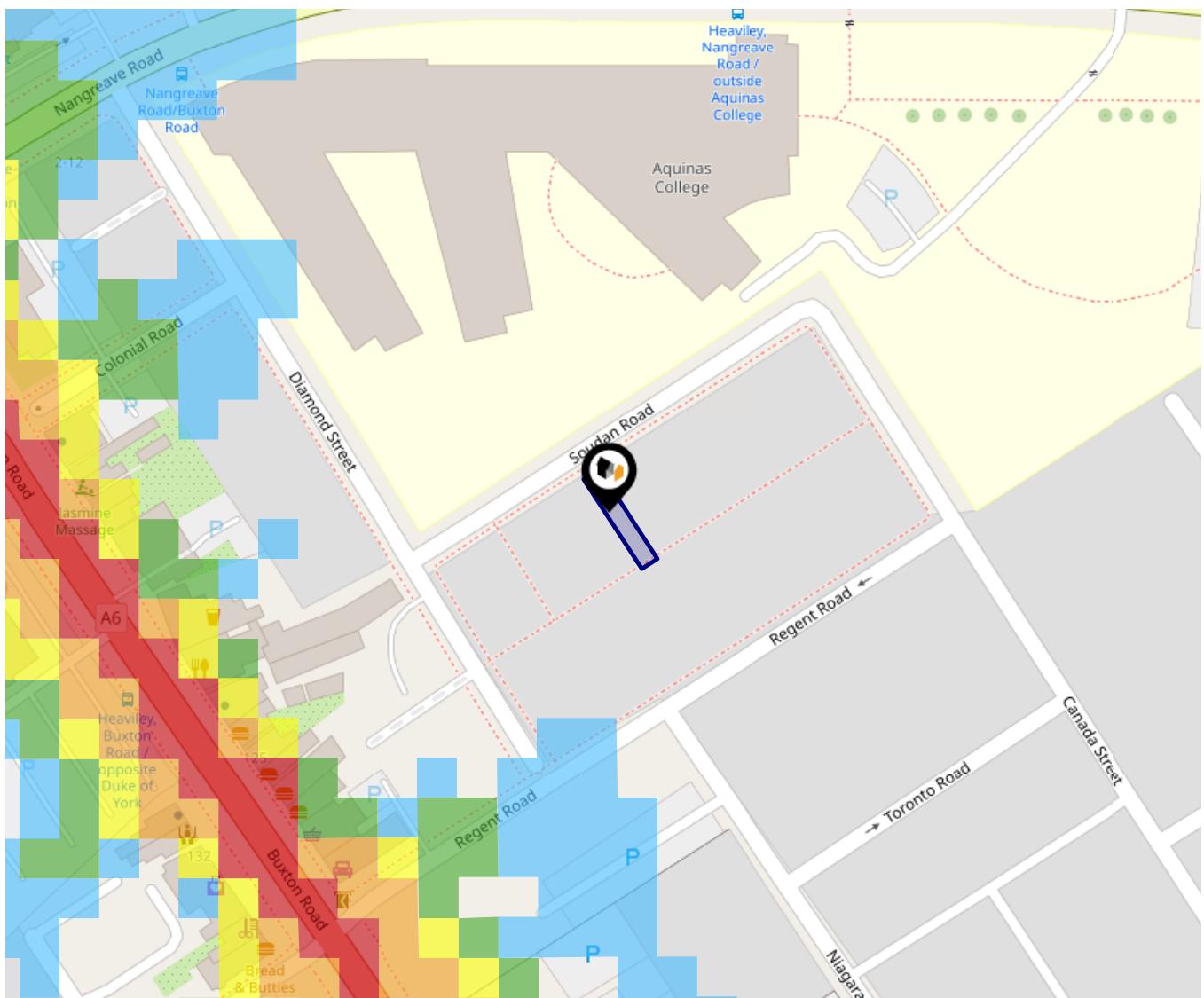
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

LAWLER
& Co.

SALES AND LETTINGS



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

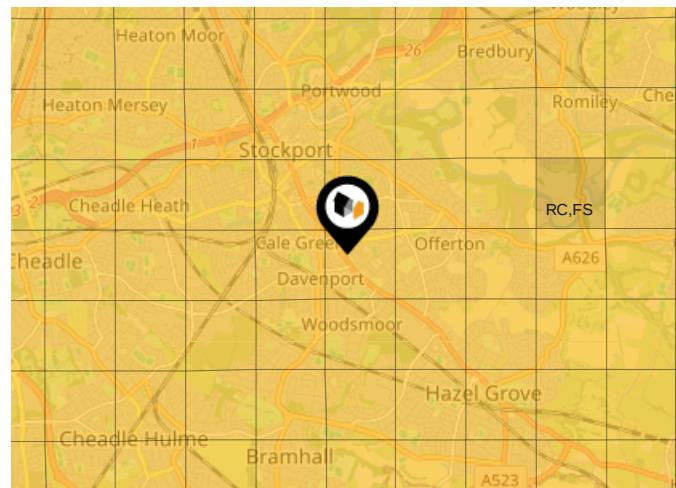
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Environment Soils & Clay

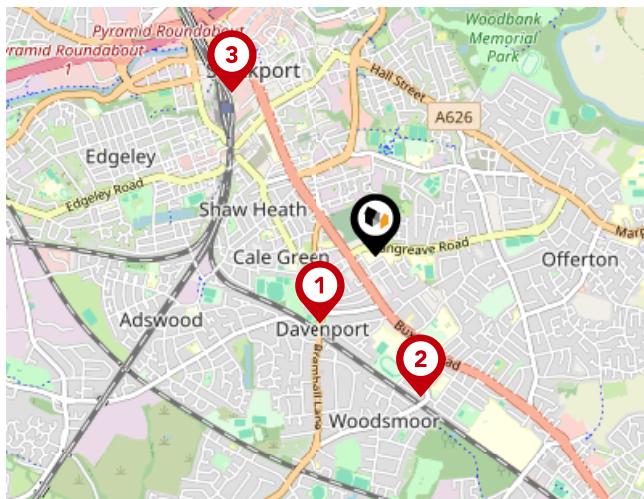
Ground Composition for this Address (Surrounding square kilometer zone around property)

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		



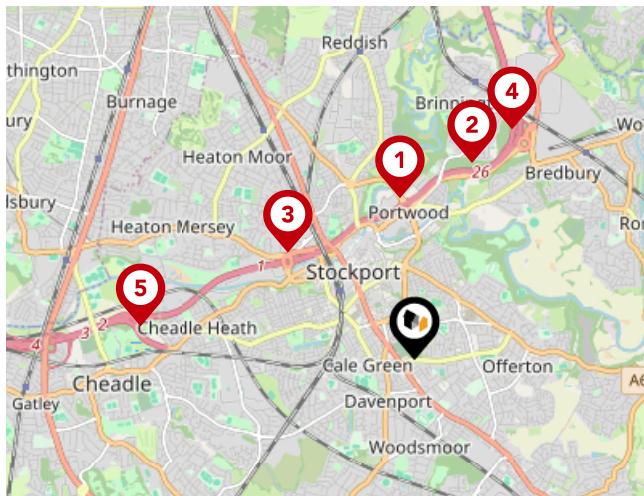
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Davenport Rail Station	0.38 miles
2	Woodsmoor Rail Station	0.66 miles
3	Stockport Rail Station	0.96 miles



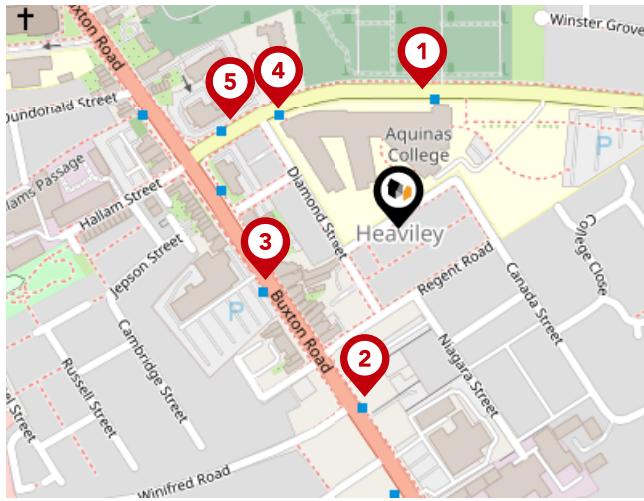
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	1.43 miles
2	M60 J26	1.82 miles
3	M60 J1	1.47 miles
4	M60 J25	2.22 miles
5	M60 J2	2.45 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	5.79 miles
2	Leeds Bradford Airport	38.35 miles
3	Speke	29.5 miles
4	Highfield	45.28 miles



Bus Stops/Stations

Pin	Name	Distance
1	Aquinas College	0.08 miles
2	Kennerley Road	0.1 miles
3	Duke of York	0.08 miles
4	Buxton Road	0.09 miles
5	Buxton Road	0.11 miles



SALES AND LETTINGS

Lawler & Co | Marple

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 considering a move please call into one of our friendly offices or telephone your local branch and our experienced sales teams will arrange for one of our valuers to visit your home and provide pre sale marketing advice plus a free no obligation valuation. We can have your property up and running within 24 hours of instruction!

**Testimonial 1**

We have gone through the process of buying our first home with Lawler & Co, and they have been excellent. Chloe has pushed to ensure we are in before Christmas, and has been excellent on keeping us updated on the whole chain.

Thank you for your support during this process!

**Testimonial 2**

We have just used the Marple branch to sell our home and the service from start to finish has been 10/10. The whole team couldn't do enough for us, and took away that extra stress of moving home. We have used other local agents before and the service was no where near as good as Lawler and co.

Thank you so much!

**Testimonial 3**

Initially dealt with the viewing of my new house through the Hyde Office, I dealt with both Imogen and Stacey who were very friendly and professional. During the sales process I dealt with Chloe in the Marple office who was great, she kept me up to date at all times, chased when necessary and was on hand to answer all queries. Thanks Chloe and the rest of the team, we have now moved in and our both really happy in our new home.

**Testimonial 4**

Lawler and co were amazing from the minute we walked into the Marple office, from fitting in a viewing last minute and giving us advice throughout the process they made the purchase of our first house as stress free as possible.



/LawlerandCo/



/lawlercosalesandlettings/



/lawlerandco

Agent Disclaimer



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 | Marple 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 | Marple and therefore no warranties can be given as to their good working order.

Lawler & Co | Marple

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.

Powered by



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

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

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

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



Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6
6AB
0161 914 7620
leigh@lawlerandcompany.co.uk
www.lawlerandcompany.co.uk/

