

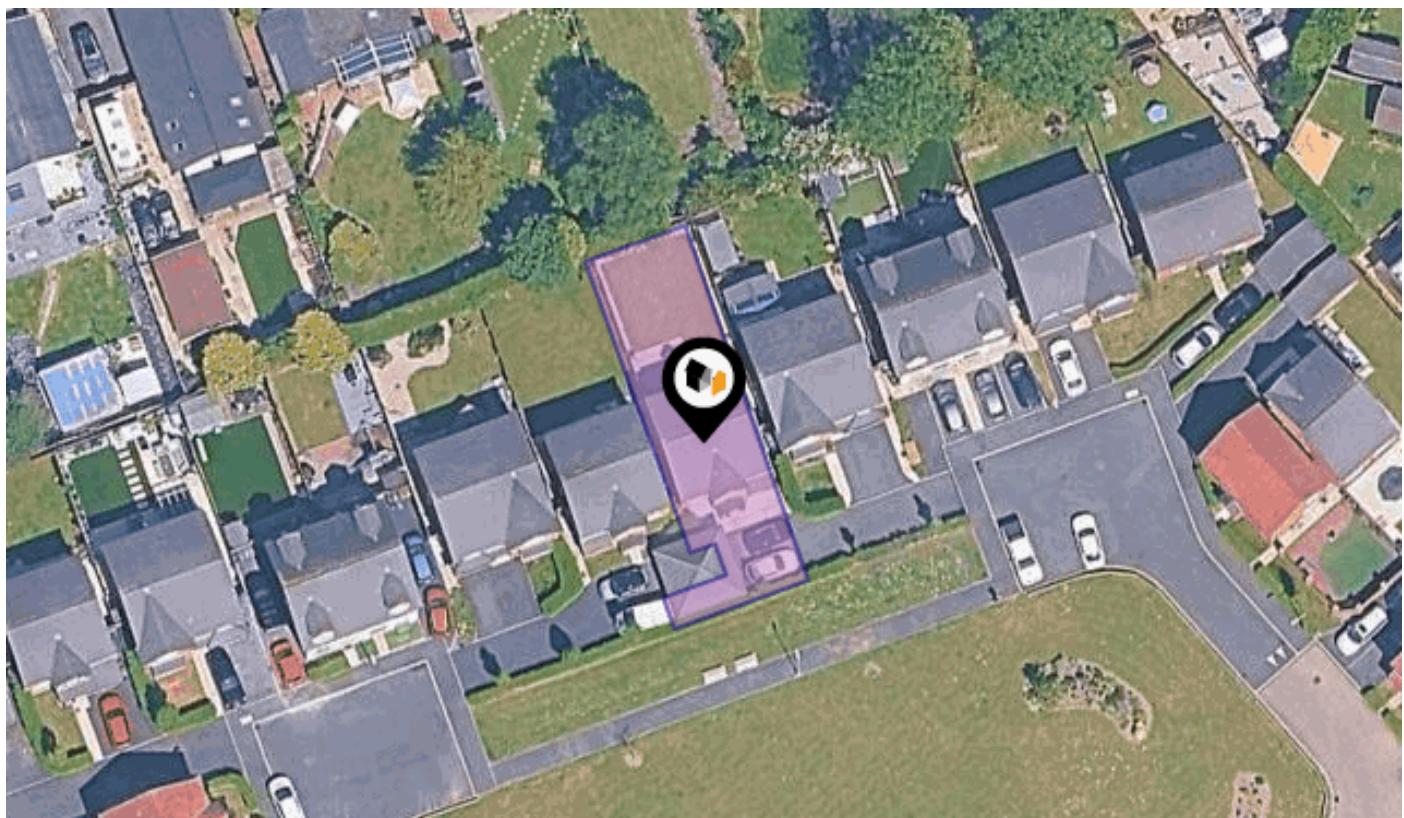


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 05<sup>th</sup> February 2026**



## WHISTLE HOLLOW WAY, STOCKPORT, SK2

**Lawler & Co | Hazel Grove**

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

[hazelgrove@lawlerandcompany.co.uk](mailto:hazelgrove@lawlerandcompany.co.uk)

[www.lawlerandcompany.co.uk/](http://www.lawlerandcompany.co.uk/)



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# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	27/10/2016
Floor Area:	1,270 ft <sup>2</sup> / 118 m <sup>2</sup>	End Date:	01/08/3012
Plot Area:	0.06 acres	Lease Term:	999 years from 1 August 2013
Year Built :	2016	Term Remaining:	987 years
Council Tax :	Band E		
Annual Estimate:	£3,025		
Title Number:	MAN282763		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**16**  
mb/s      **80**  
mb/s      **2000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



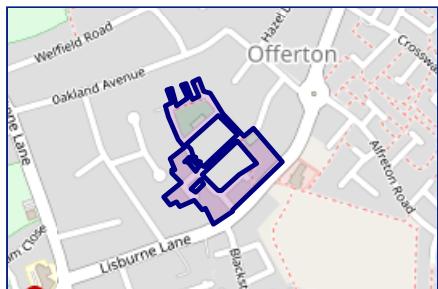
**Satellite/Fibre TV Availability:**



# Property Multiple Title Plans

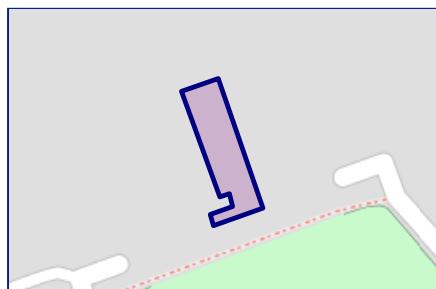


## Freehold Title Plan



**MAN562**

## Leasehold Title Plan



**MAN282763**

Start Date: 27/10/2016  
End Date: 01/08/2012  
Lease Term: 999 years from 1 August 2013  
Term Remaining: 987 years

# Property EPC - Certificate

Whistle Hollow Way, SK2

Energy rating

**B**

Valid until 16.05.2026

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

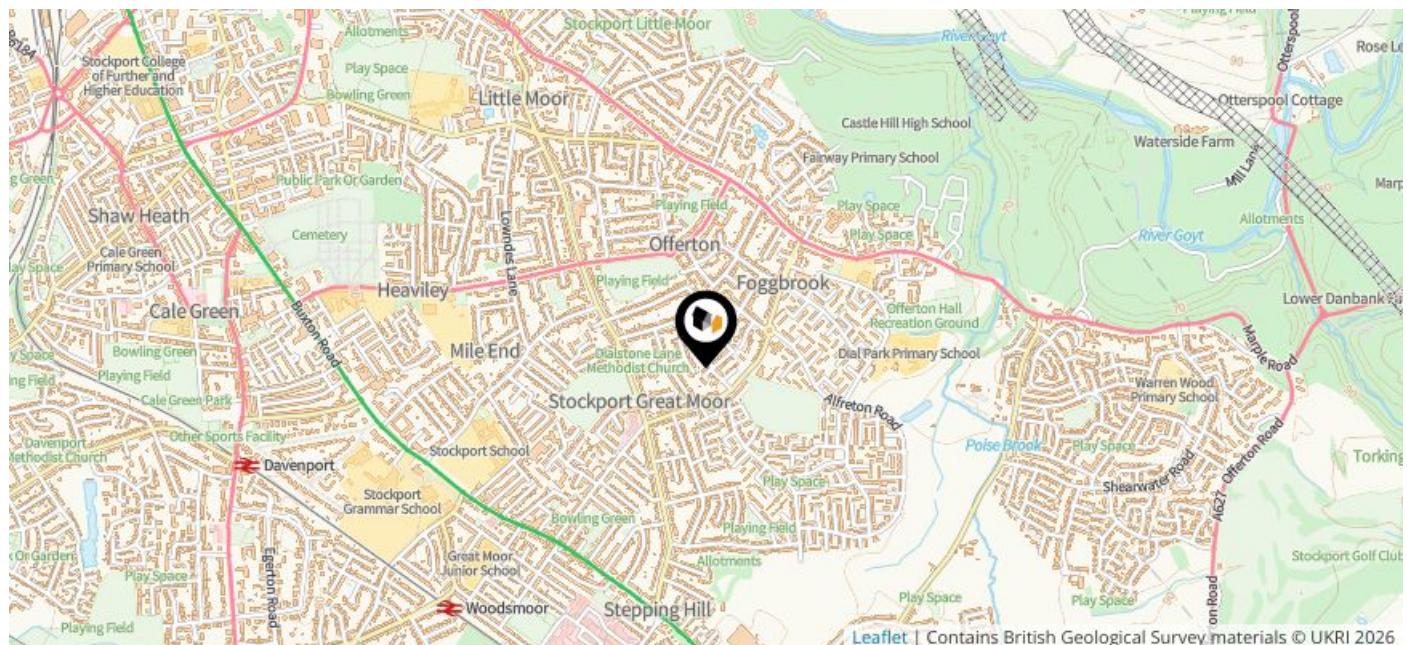
## EPC - Additional Data

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.14 W/m-°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.12 W/m-°K
<b>Total Floor Area:</b>	118 m <sup>2</sup>

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

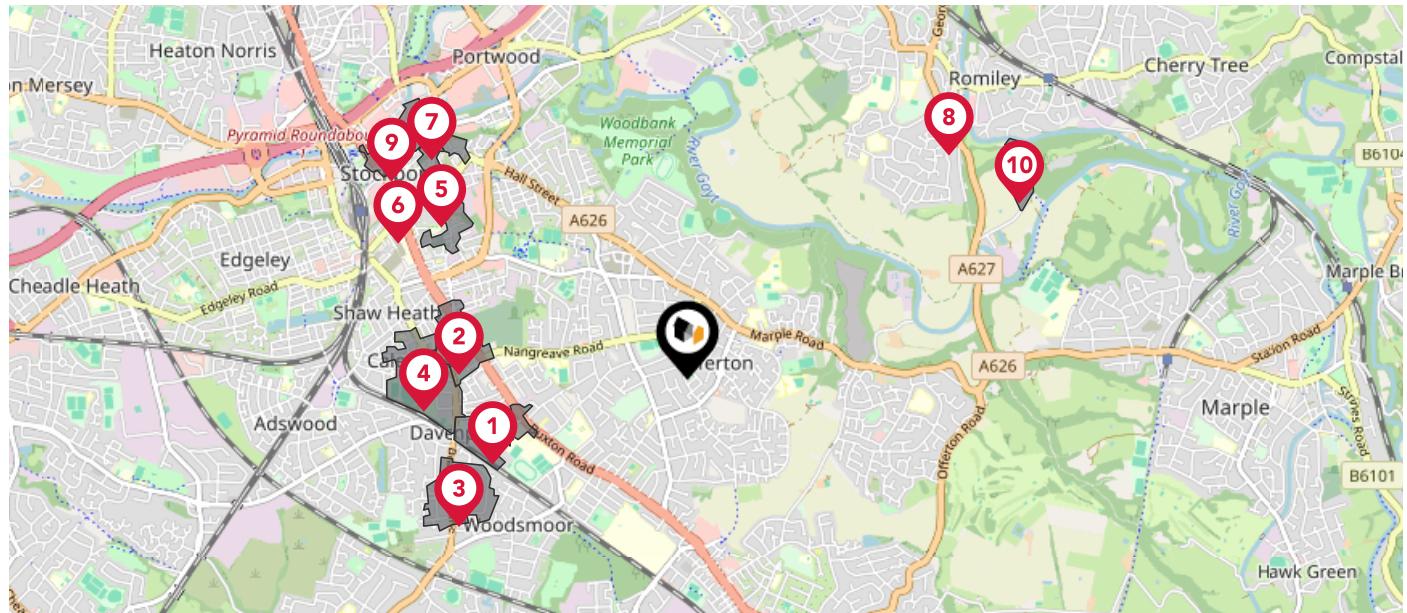
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



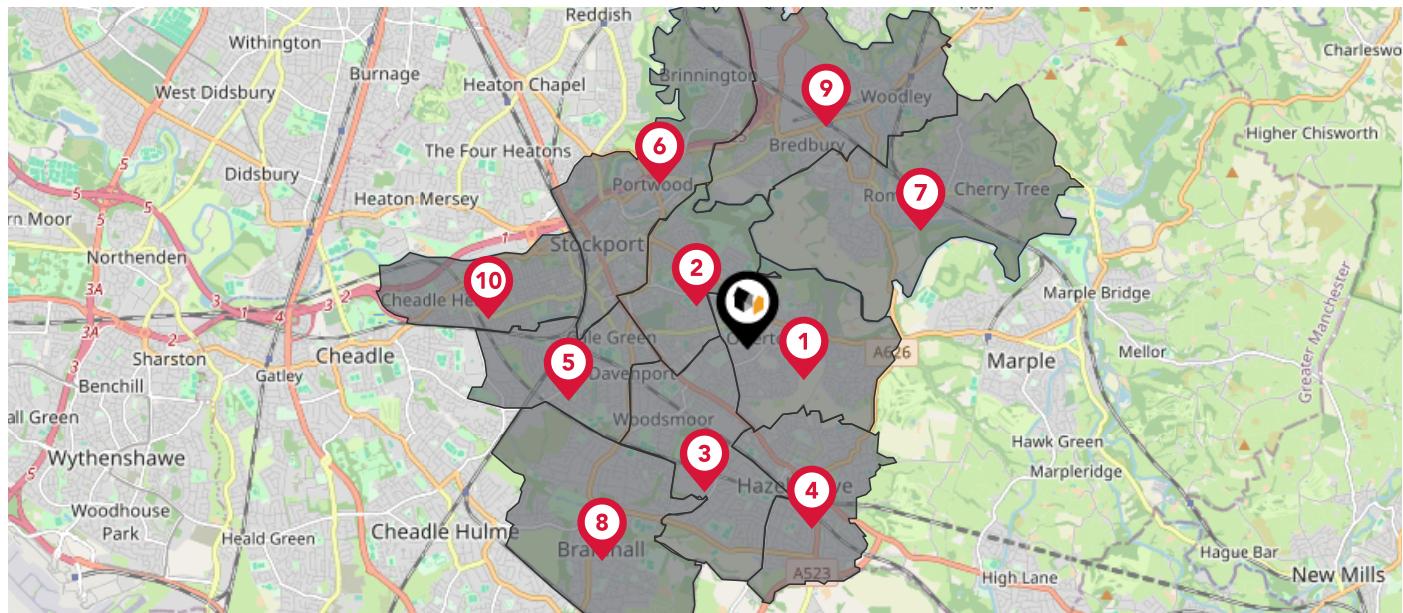
### Nearby Conservation Areas

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

# 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



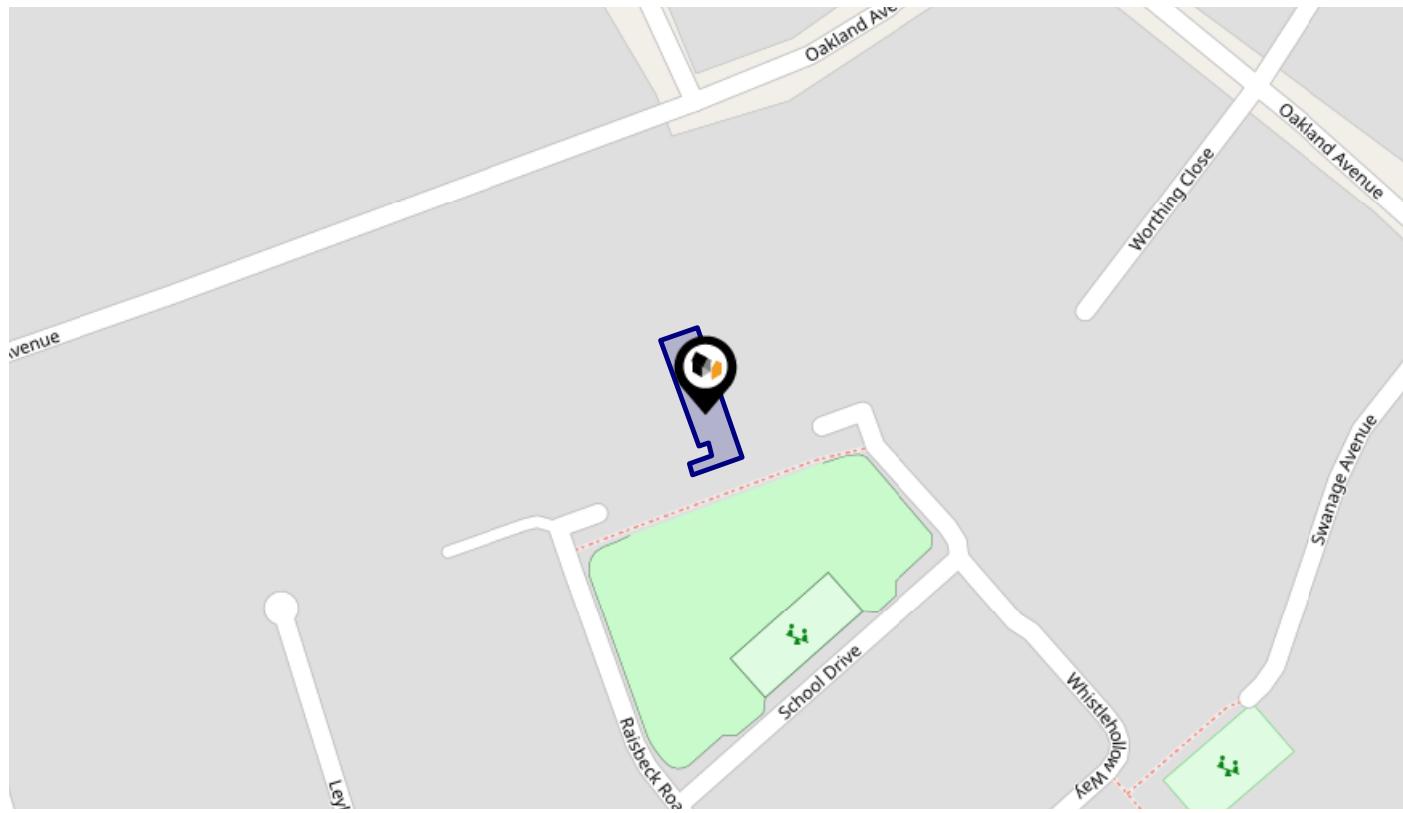
### Nearby Council Wards

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

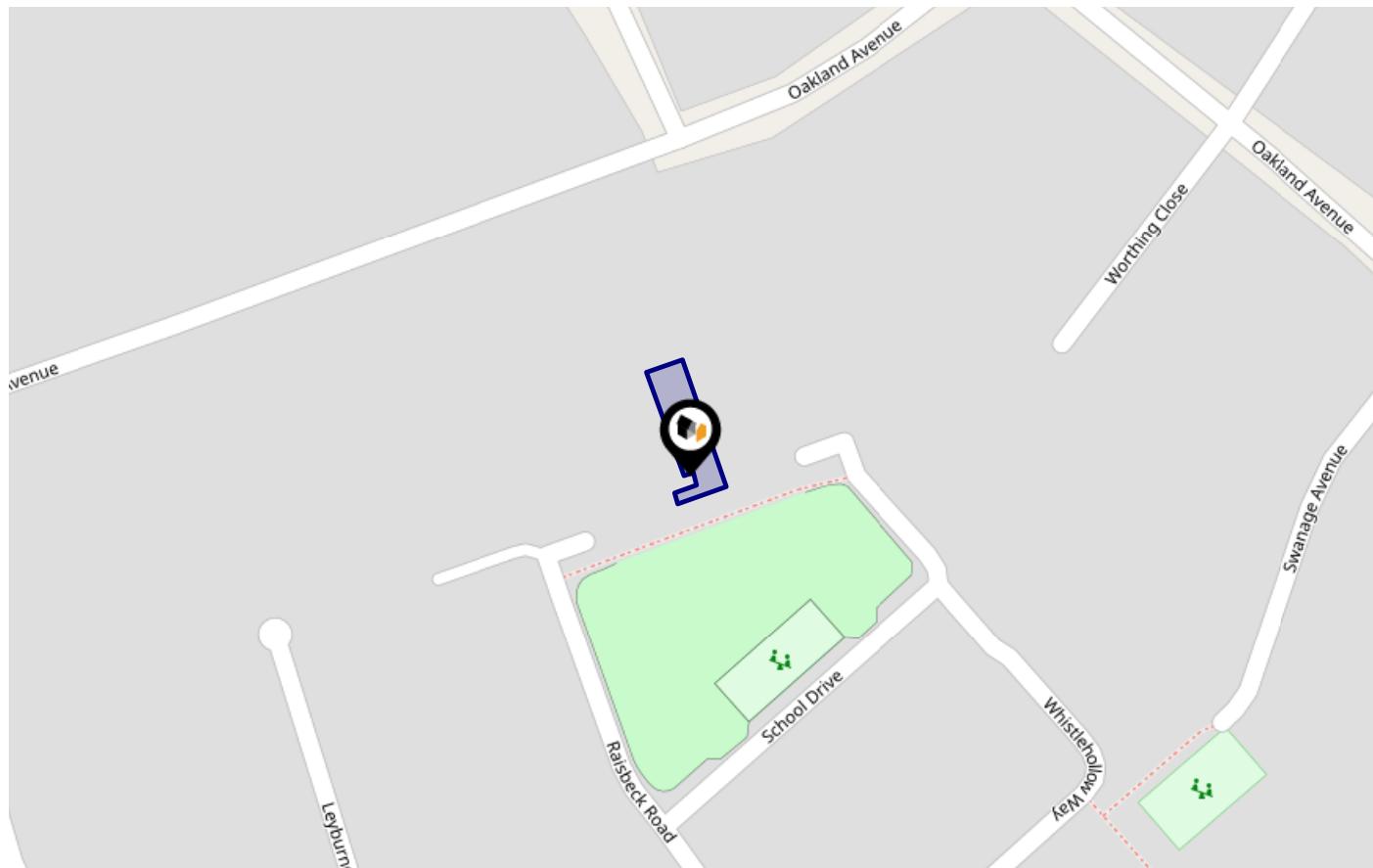
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	<span style="background-color: red; width: 10px; height: 10px; display: inline-block;"></span>
4		70.0-74.9 dB	<span style="background-color: orange; width: 10px; height: 10px; display: inline-block;"></span>
3		65.0-69.9 dB	<span style="background-color: yellow; width: 10px; height: 10px; display: inline-block;"></span>
2		60.0-64.9 dB	<span style="background-color: green; width: 10px; height: 10px; display: inline-block;"></span>
1		55.0-59.9 dB	<span style="background-color: lightblue; width: 10px; height: 10px; display: inline-block;"></span>

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

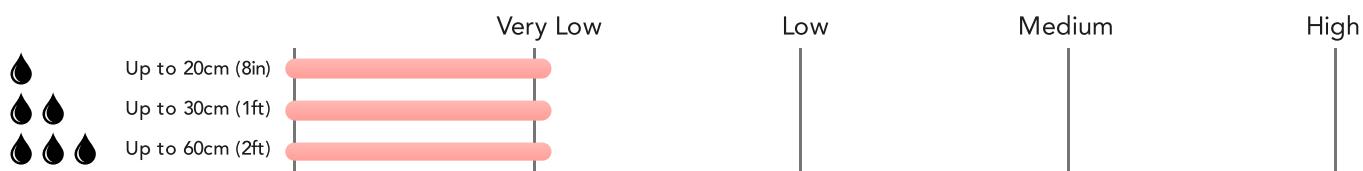


**Risk Rating: Very low**

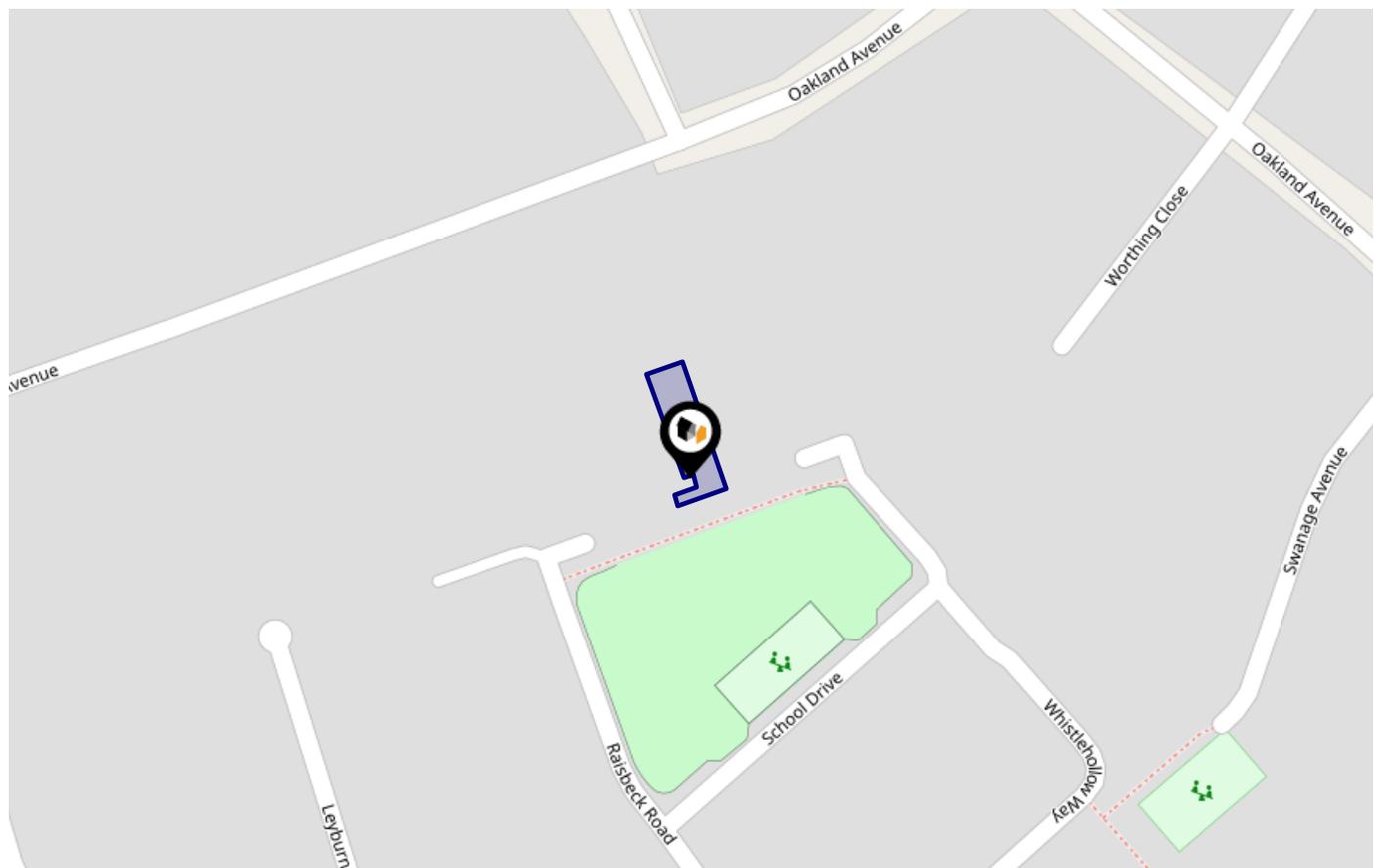
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

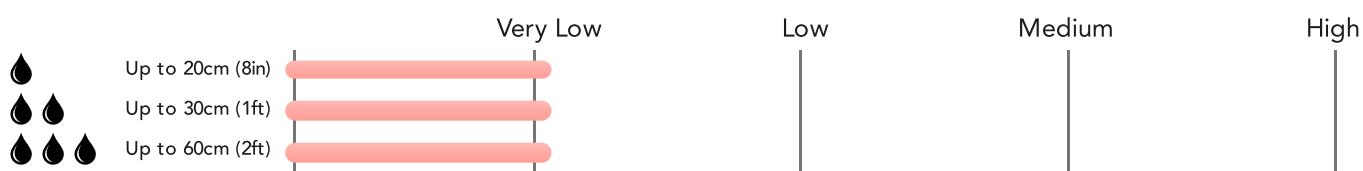


**Risk Rating: Very low**

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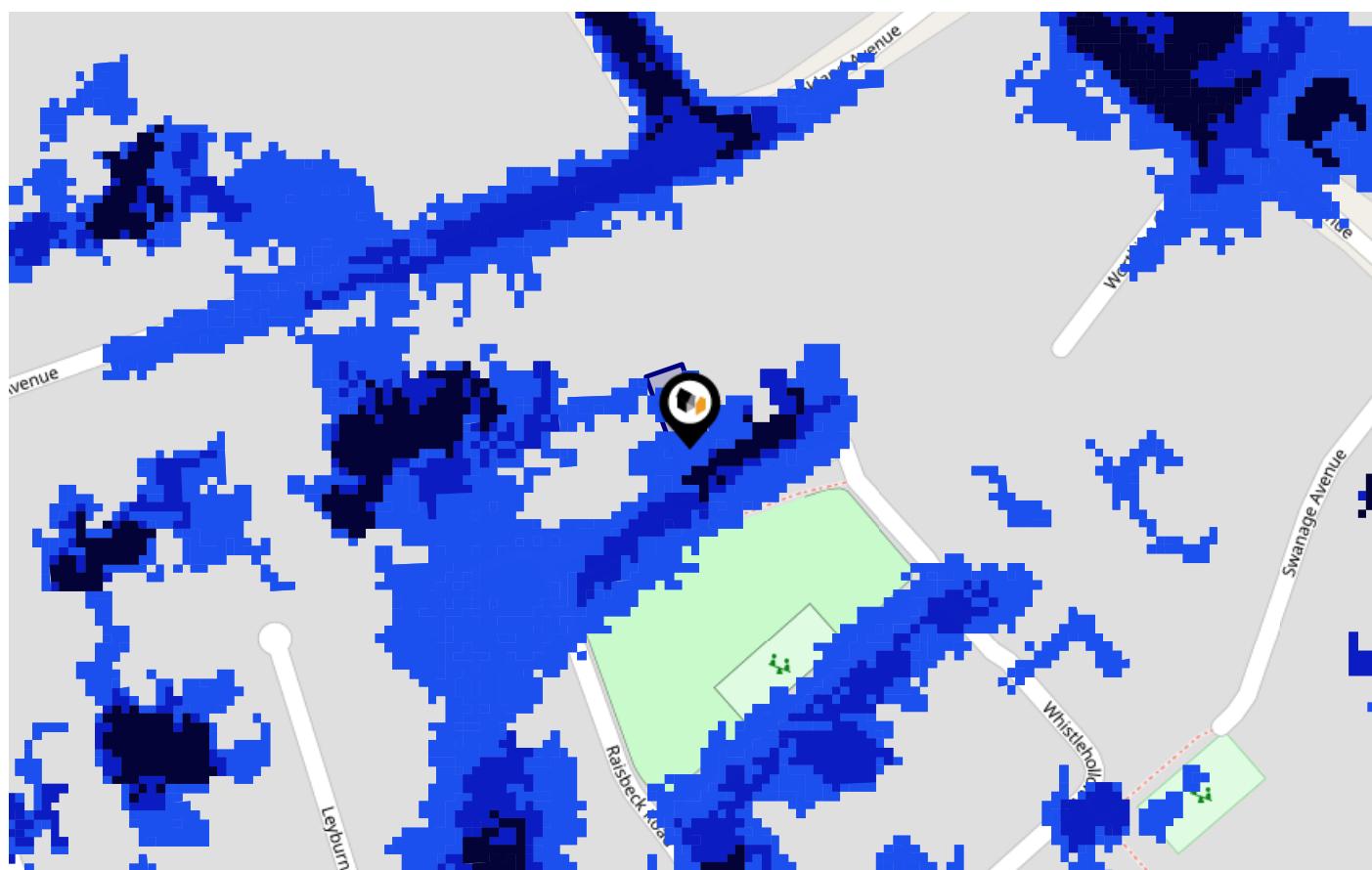
Chance of flooding to the following depths at this property:



# 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.

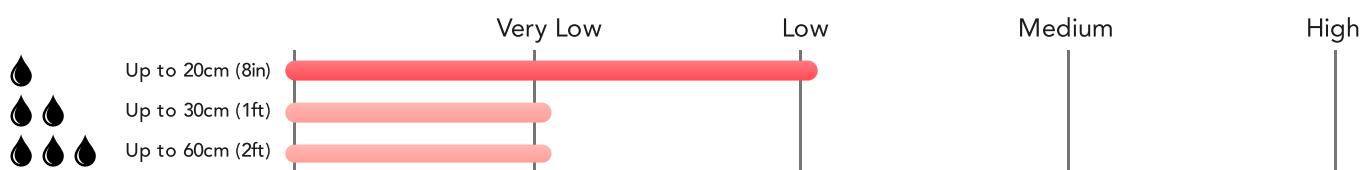


Risk Rating: Low

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.

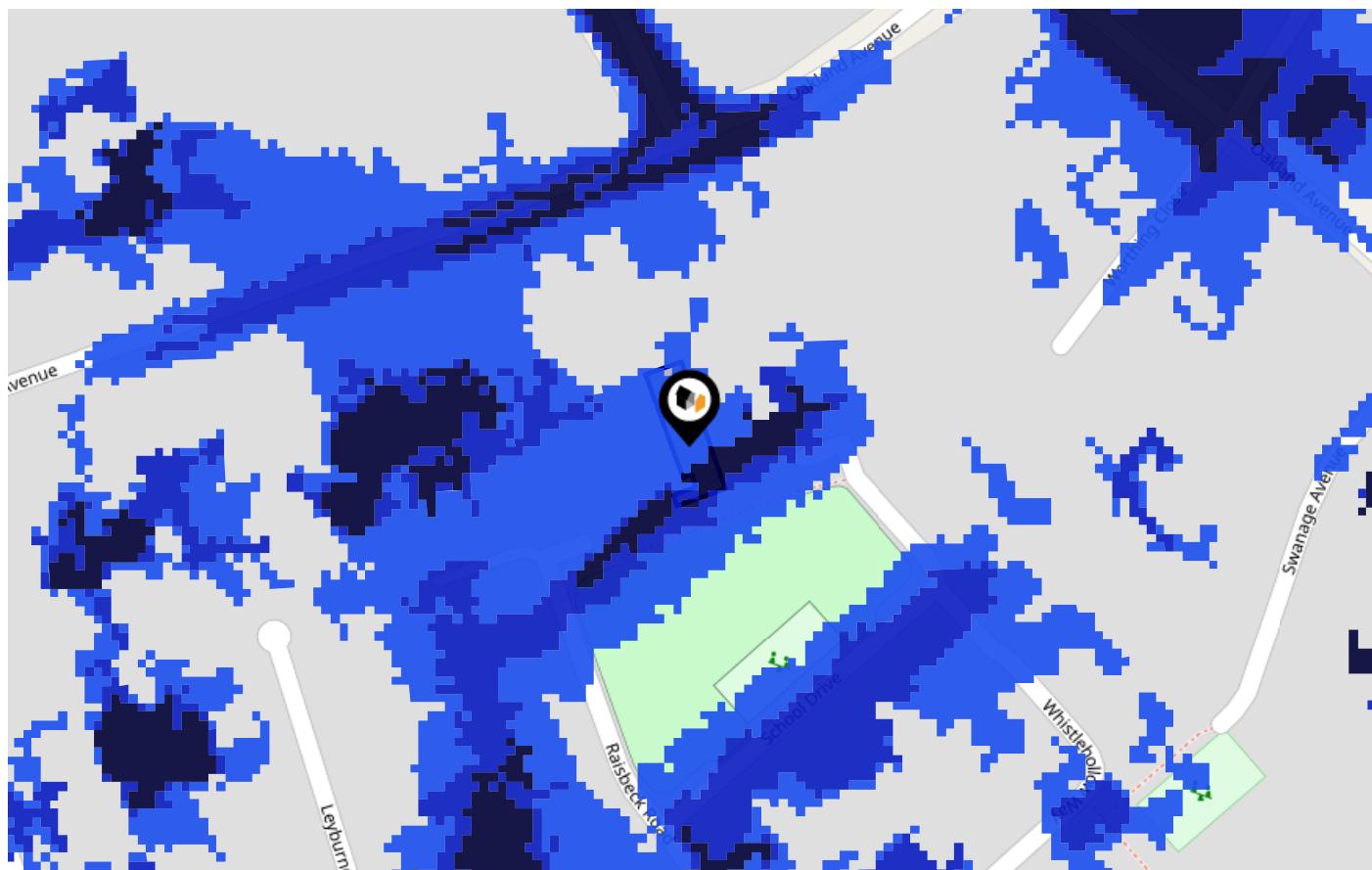
Chance of flooding to the following depths at this property:



# 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: 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.
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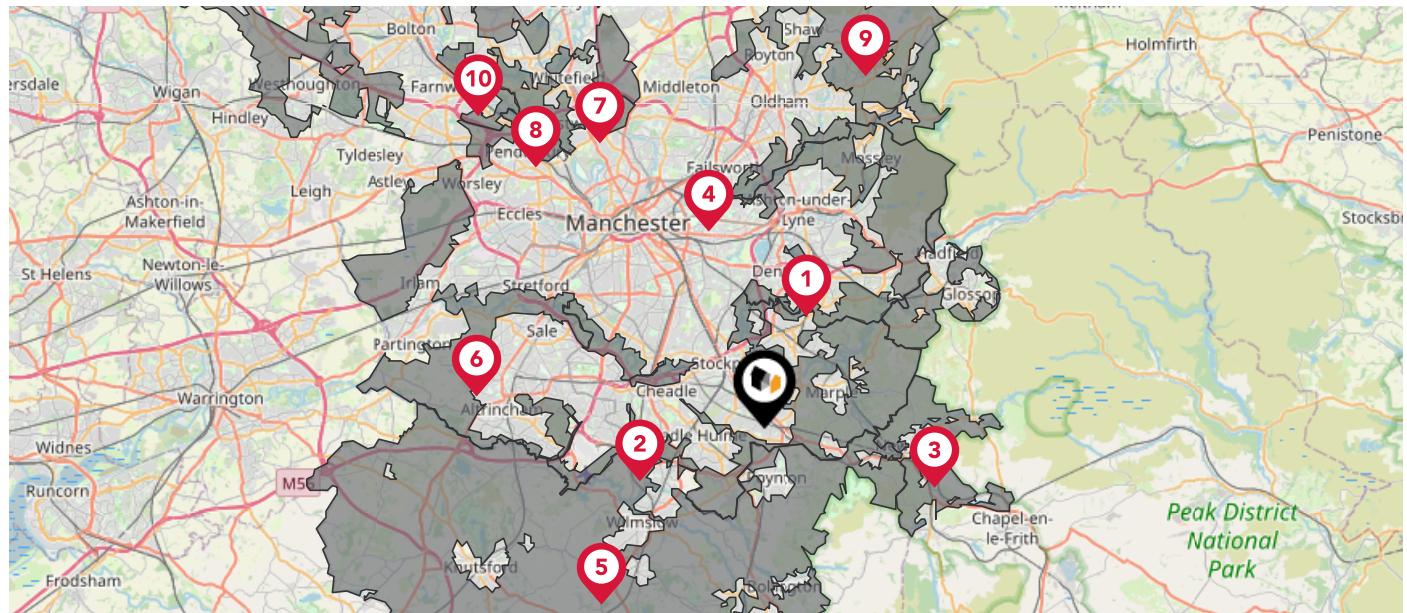
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



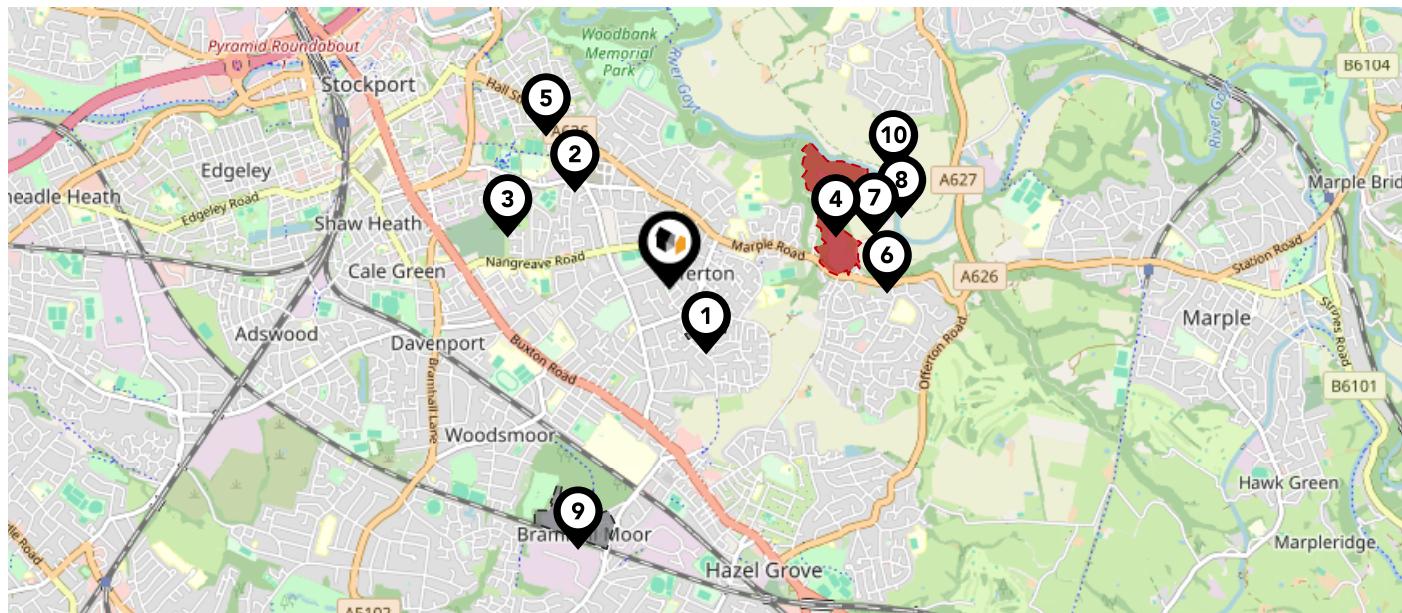
### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Tameside
- 2 Merseyside and Greater Manchester Green Belt - Stockport
- 3 Merseyside and Greater Manchester Green Belt - 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

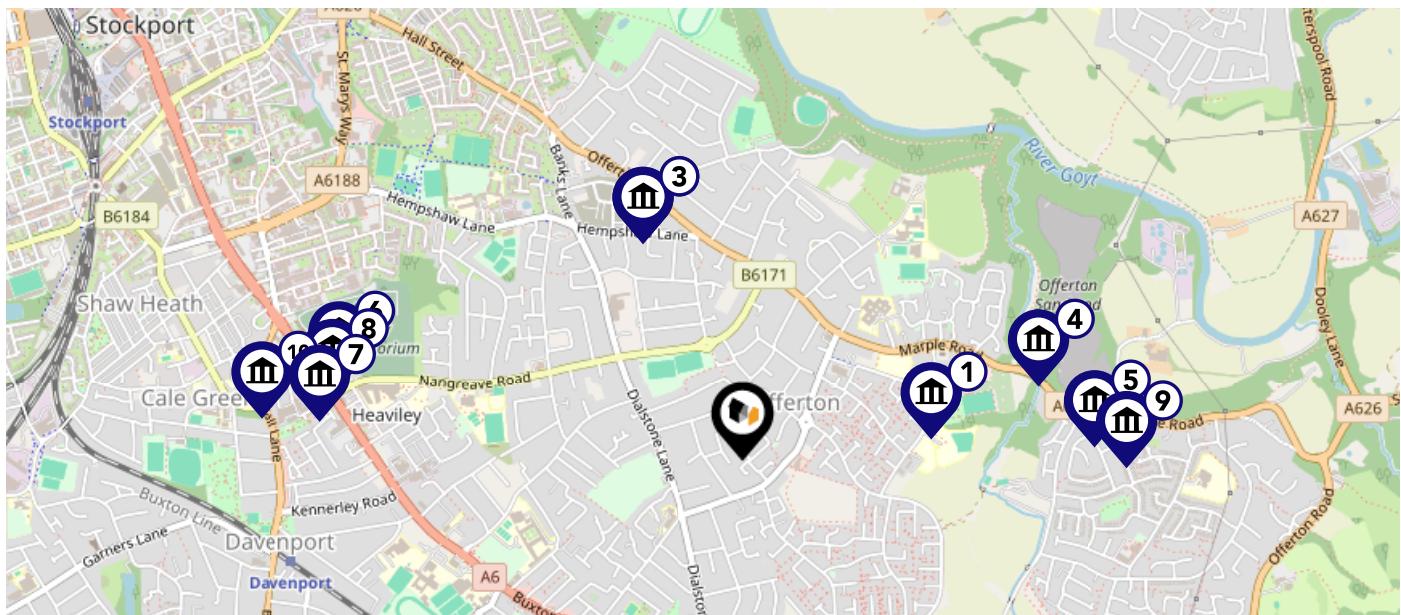
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Blackstone Road-Offerton	Historic Landfill	<input type="checkbox"/>
2	Banks Lane-Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	Back of Brookfield Avenue, Heavily-	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/QP3595VQ/V004	Active Landfill	<input checked="" type="checkbox"/>
5	Forbes Close-10 Forbes Close, Offerton, Stockport, Cheshire	Historic Landfill	<input type="checkbox"/>
6	EA/EPR/GP3891CV/V007	Active Landfill	<input checked="" type="checkbox"/>
7	Bongs Sewage Farm-Bongs Sewage Farm, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Waterside Farm-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
9	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill	<input type="checkbox"/>
10	Waterside Farm North-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>

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	0.4 miles
 1162813 - The Strawberry Gardens Public House	Grade II	0.5 miles
 1260003 - Strawberry Gardens Public House	Grade II	0.5 miles
 1242496 - Halliday Hill Farmhouse	Grade II	0.7 miles
 1067189 - Ridge Cottages	Grade II	0.8 miles
 1393366 - Carrington Memorial - Borough Cemetery	Grade II	0.9 miles
 1260000 - German's Buildings	Grade II	0.9 miles
 1393367 - Fearn Memorial - Borough Cemetery	Grade II	0.9 miles
 1162754 - Shady Oak Farmhouse	Grade II	0.9 miles
 1067195 - St Georges Church Of England Secondary Modern And Primary Schools	Grade II	1.0 miles

# Area Schools



Nursery Primary Secondary College Private



## Dial Park Primary School

Ofsted Rating: Good | Pupils: 359 | Distance:0.41



## Lisburne School

Ofsted Rating: Outstanding | Pupils: 201 | Distance:0.41



## St Philip's Catholic Primary School

Ofsted Rating: Good | Pupils: 167 | Distance:0.41



## Fairway Primary School

Ofsted Rating: Good | Pupils: 242 | Distance:0.44



## Stockport School

Ofsted Rating: Good | Pupils: 1322 | Distance:0.53



## Castle Hill High School

Ofsted Rating: Outstanding | Pupils: 341 | Distance:0.58



## Great Moor Infant School

Ofsted Rating: Good | Pupils: 266 | Distance:0.65

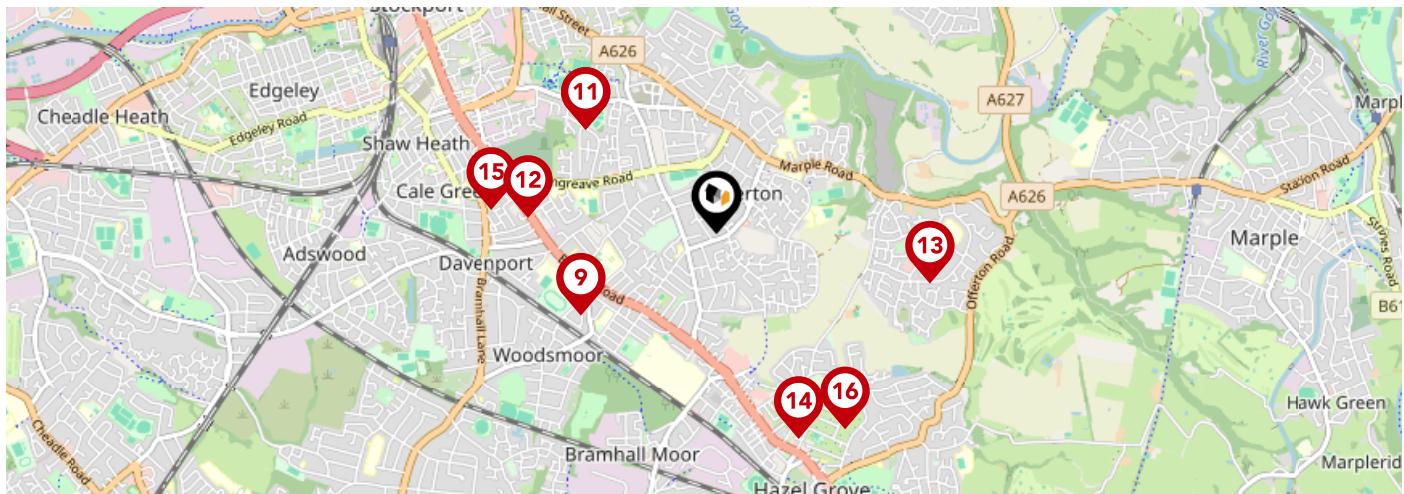


## Great Moor Junior School

Ofsted Rating: Good | Pupils: 312 | Distance:0.65



# Area Schools



Nursery Primary Secondary College Private



## Stockport Grammar School

Ofsted Rating: Not Rated | Pupils: 1504 | Distance: 0.7



## Banks Lane Infant School

Ofsted Rating: Good | Pupils: 307 | Distance: 0.74



## Banks Lane Junior School

Ofsted Rating: Good | Pupils: 352 | Distance: 0.74



## Aquinas College

Ofsted Rating: Good | Pupils: 0 | Distance: 0.84



## Warren Wood Primary School

Ofsted Rating: Good | Pupils: 428 | Distance: 0.96



## Hazel Grove Primary School

Ofsted Rating: Good | Pupils: 381 | Distance: 0.97



## St George's Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 349 | Distance: 1

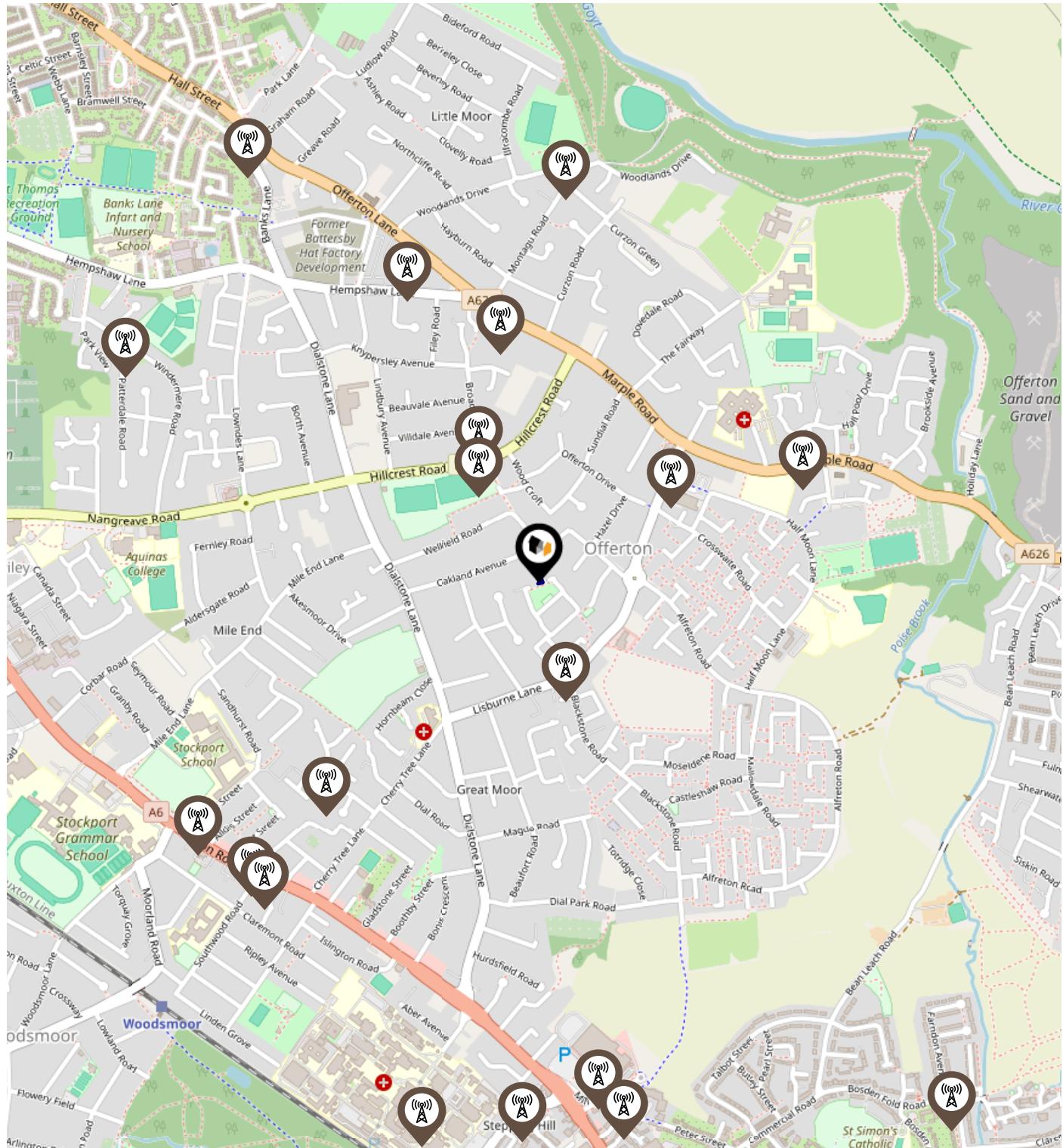


## St Simon's Catholic Primary School

Ofsted Rating: Good | Pupils: 211 | Distance: 1.03



# Local Area Masts & Pylons



## Key:

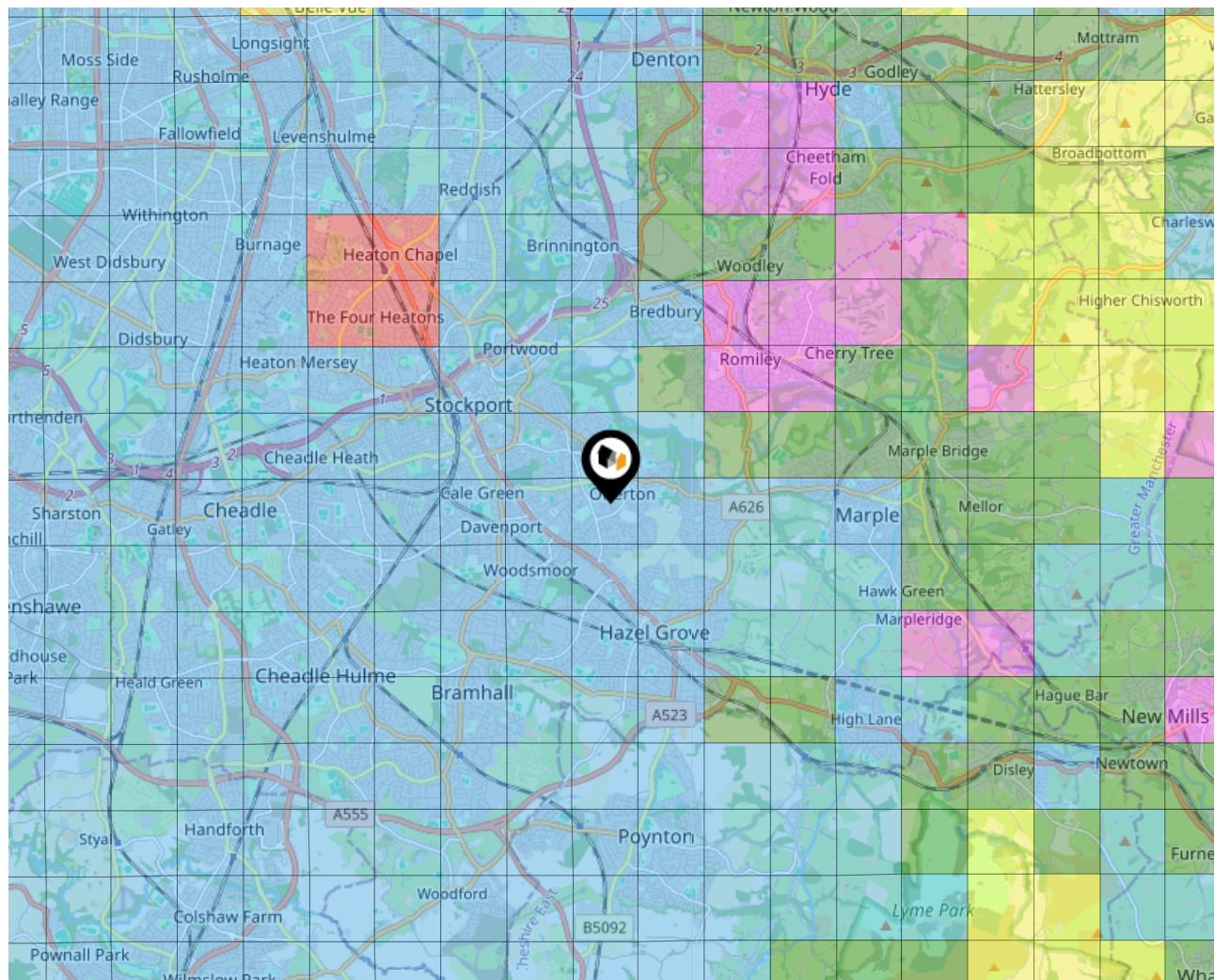
- Power Pylons
- Communication Masts

# Environment

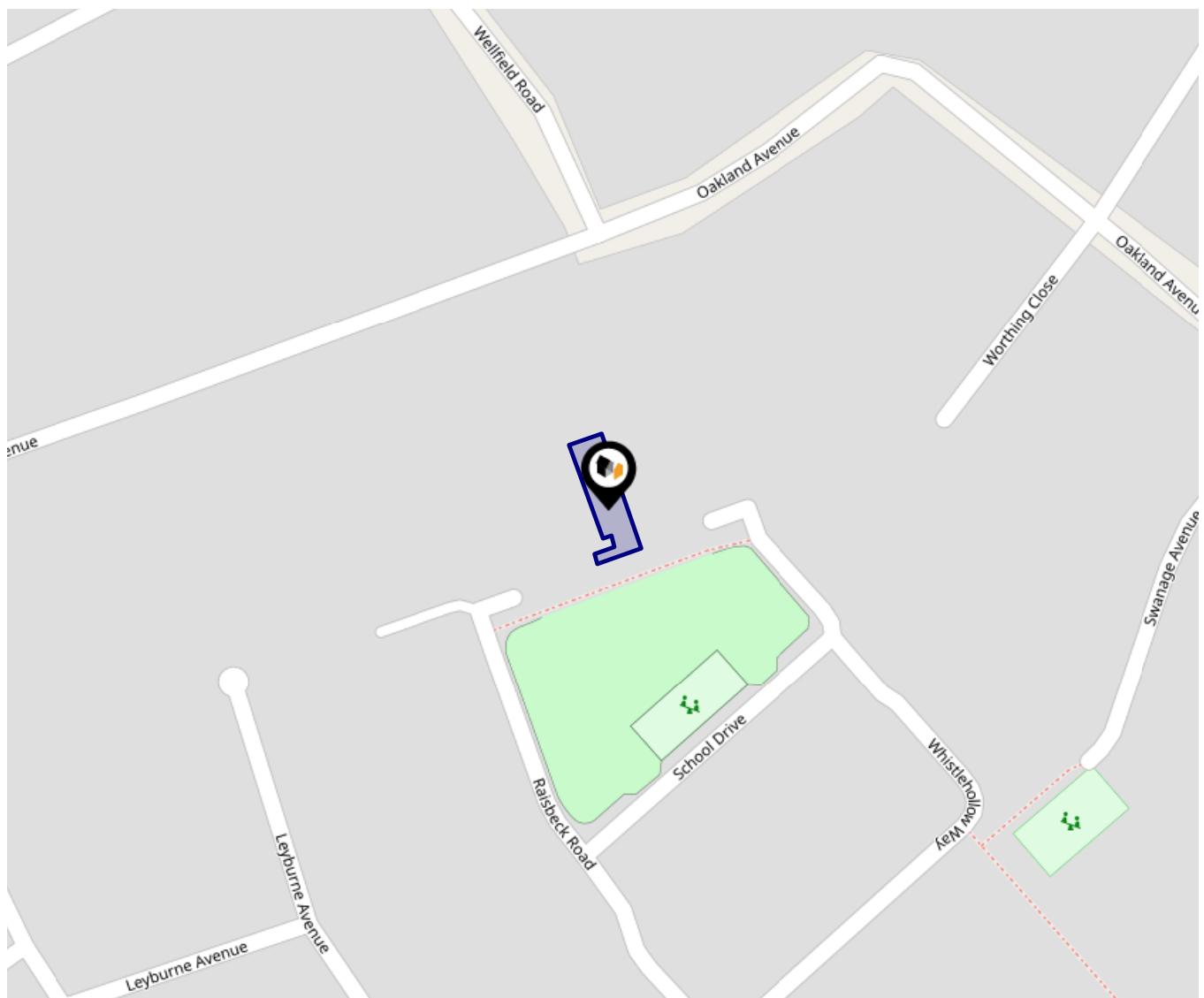
## Radon Gas

### 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/m<sup>3</sup>).



# 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.

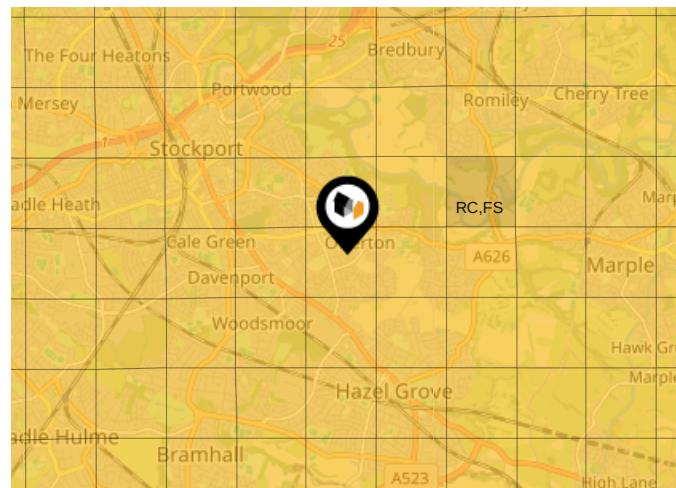
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

# Environment Soils & Clay

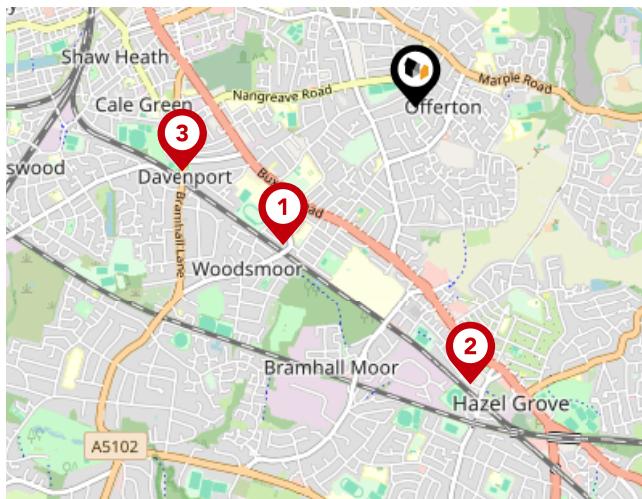
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



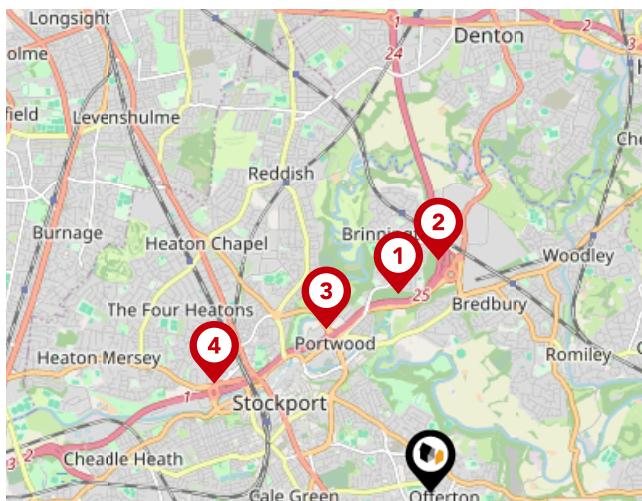
## Primary Classifications (Most Common Clay Types)

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



#### National Rail Stations

Pin	Name	Distance
1	Woodsmoor Rail Station	0.85 miles
2	Hazel Grove Rail Station	1.25 miles
3	Davenport Rail Station	1.07 miles



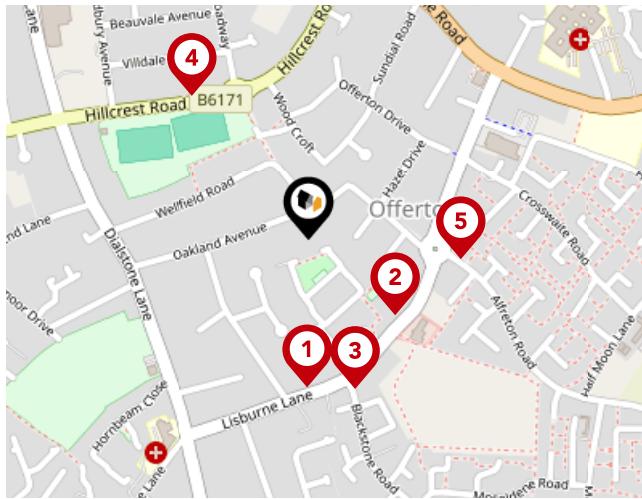
#### Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J26	1.78 miles
2	M60 J25	2.06 miles
3	M60 J27	1.71 miles
4	M60 J1	2.14 miles
5	M60 J24	4.34 miles



#### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	6.53 miles
2	Leeds Bradford Airport	37.96 miles
3	Speke	30.28 miles
4	Highfield	45.92 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Lisburne Lane	0.16 miles
2	Fire Station	0.13 miles
3	Lisburne Lane	0.17 miles
4	Broadway	0.21 miles
5	Lisburne Lane	0.17 miles



## Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	5.74 miles
2	East Didsbury (Manchester Metrolink)	3.77 miles
3	East Didsbury (Manchester Metrolink)	3.87 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.



/LawlerandCo/



/lawlercosalesandlettings/



/lawlerandco

# Agent Disclaimer



## 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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