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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



MODBURY CLOSE, HAZEL GROVE, STOCKPORT, SK7

Lawler & Co | Hazel Grove

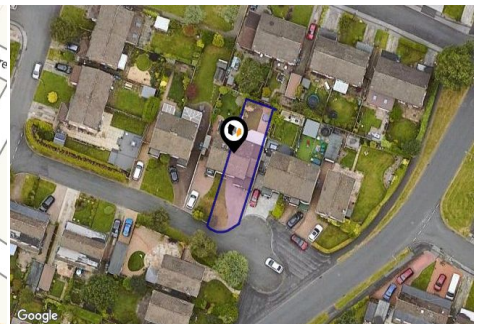
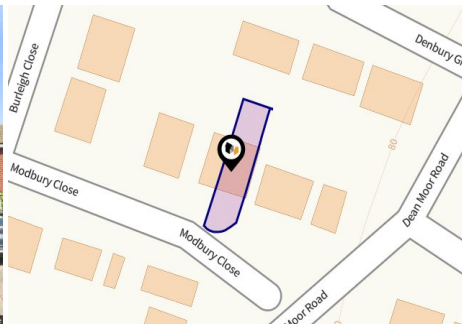
128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.05 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,328
Title Number:	GM142269

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: *Modbury Close, Hazel Grove, Stockport, SK7*

Reference - DC/008950	
Decision:	Decided
Date:	28th August 2002
Description:	To fell one tree that is blocking light from the property and may be a health and safety issue due to exposure. (DS/19/88W)

Reference - DC/009946	
Decision:	Decided
Date:	13th December 2002
Description:	Two storey side extension and single storey rear conservatory

This map displays nearby coal mine entrances and their classifications.



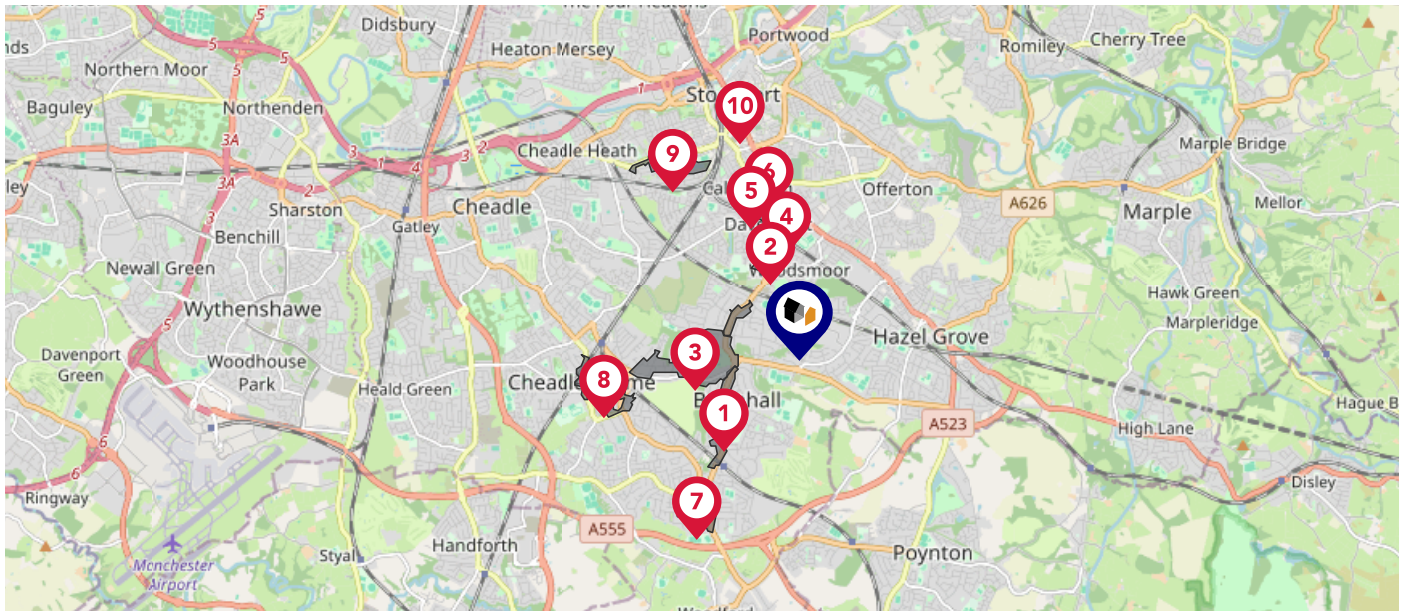
Mine Entry

- ✕ 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 Bramhall Lane South
- 2 Egerton Road and Frewland Avenue, Davenport
- 3 Bramall Park
- 4 Davenport Park
- 5 Cale Green
- 6 St George's, Heaviley
- 7 Syddal Park
- 8 Swann Lane, Hulme Hall Road and Hill Top Avenue
- 9 Alexandra Park, Edgeley
- 10 Town Hall

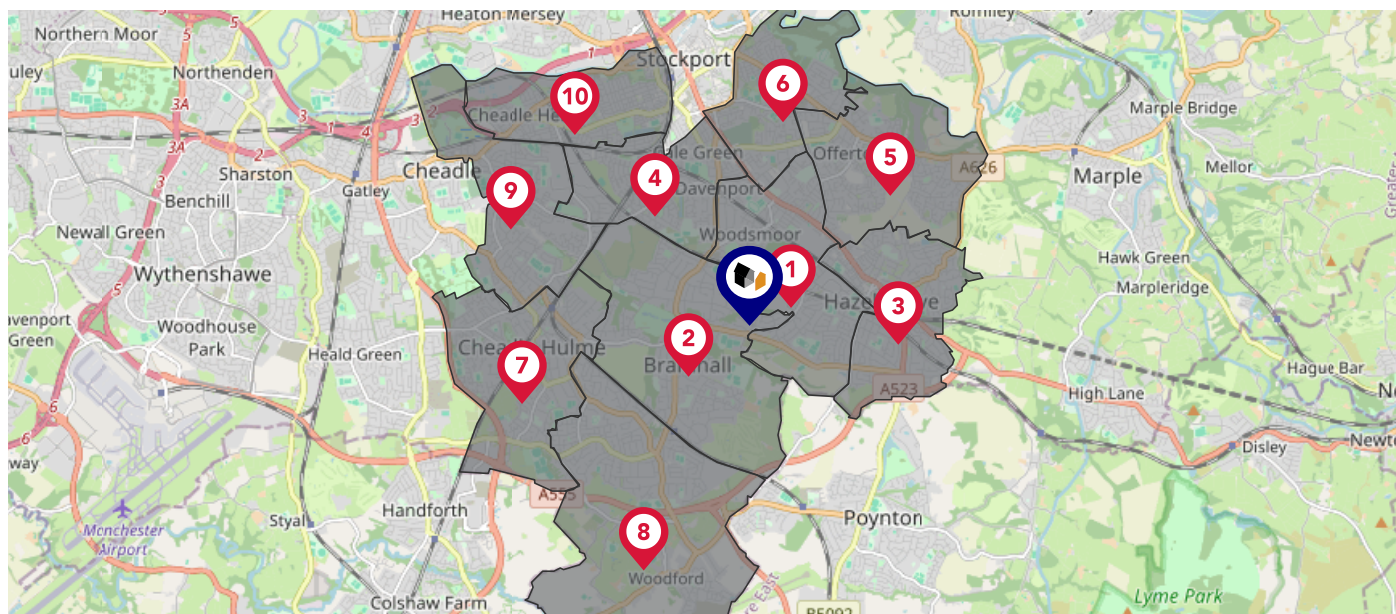
Maps

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

Stepping Hill Ward

2

Bramhall North Ward

3

Hazel Grove Ward

4

Davenport and Cale Green Ward

5

Offerton Ward

6

Manor Ward

7

Cheadle Hulme South Ward

8

Bramhall South and Woodford Ward

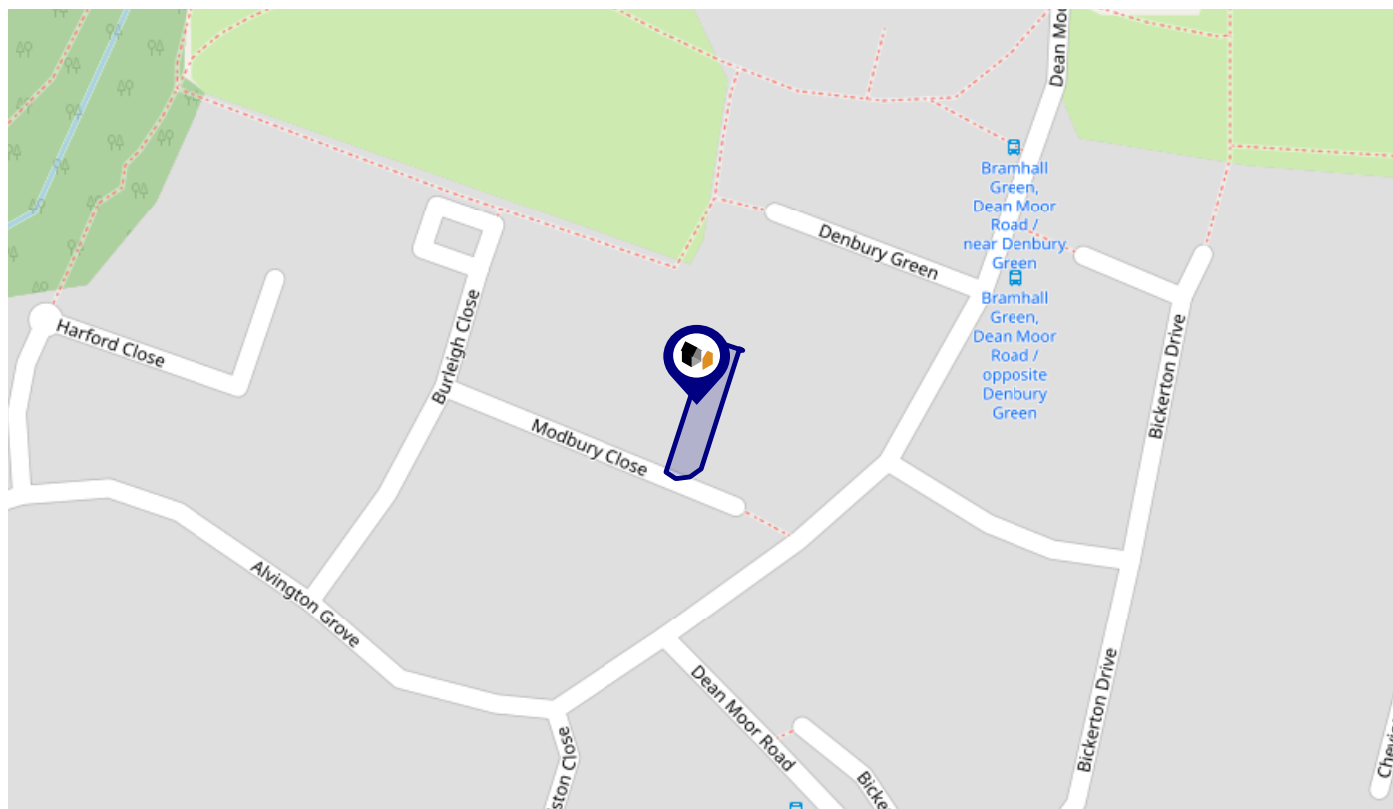
9

Cheadle Hulme North Ward

10

Edgeley and Cheadle Heath Ward

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



Rail Noise Data

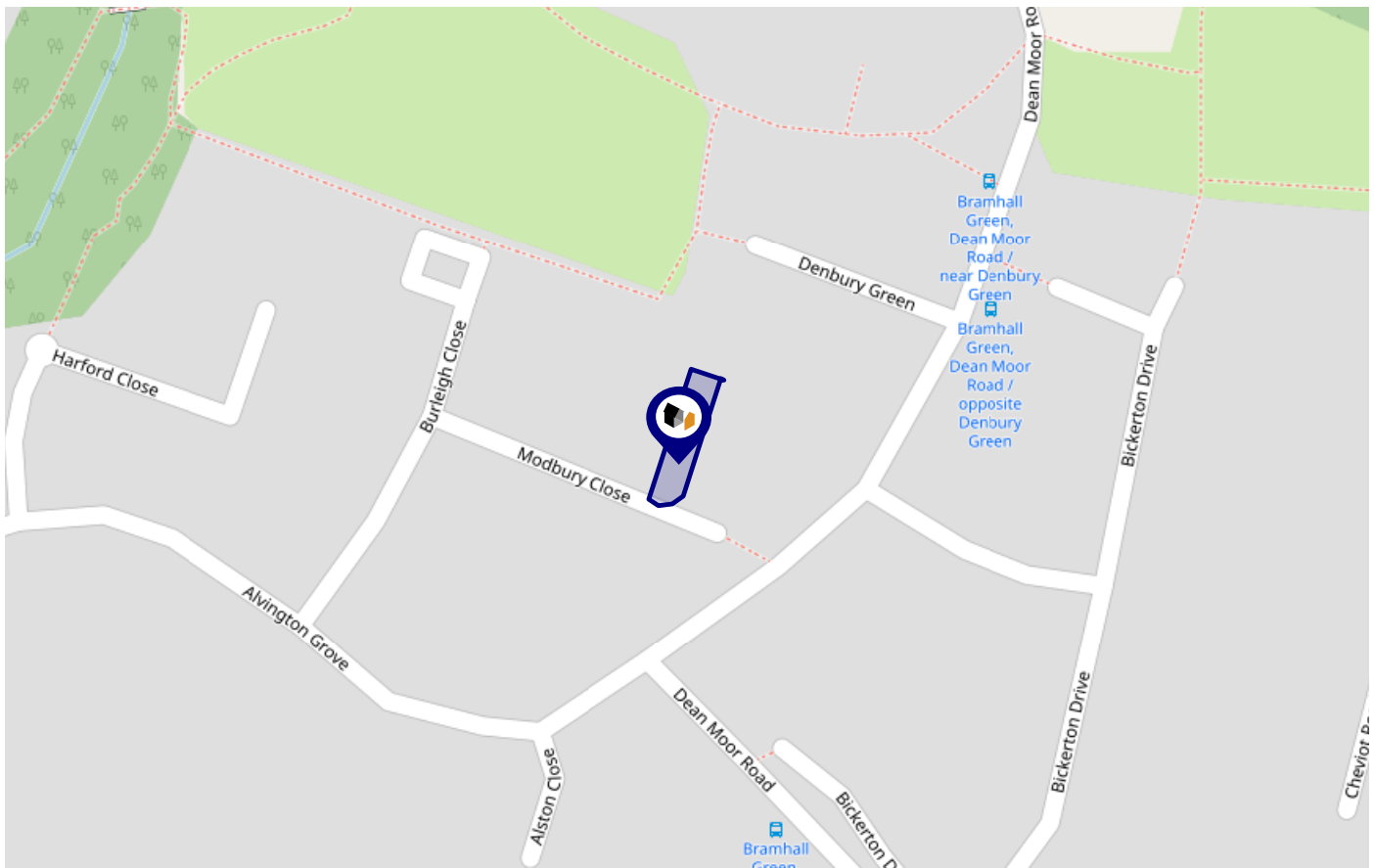
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

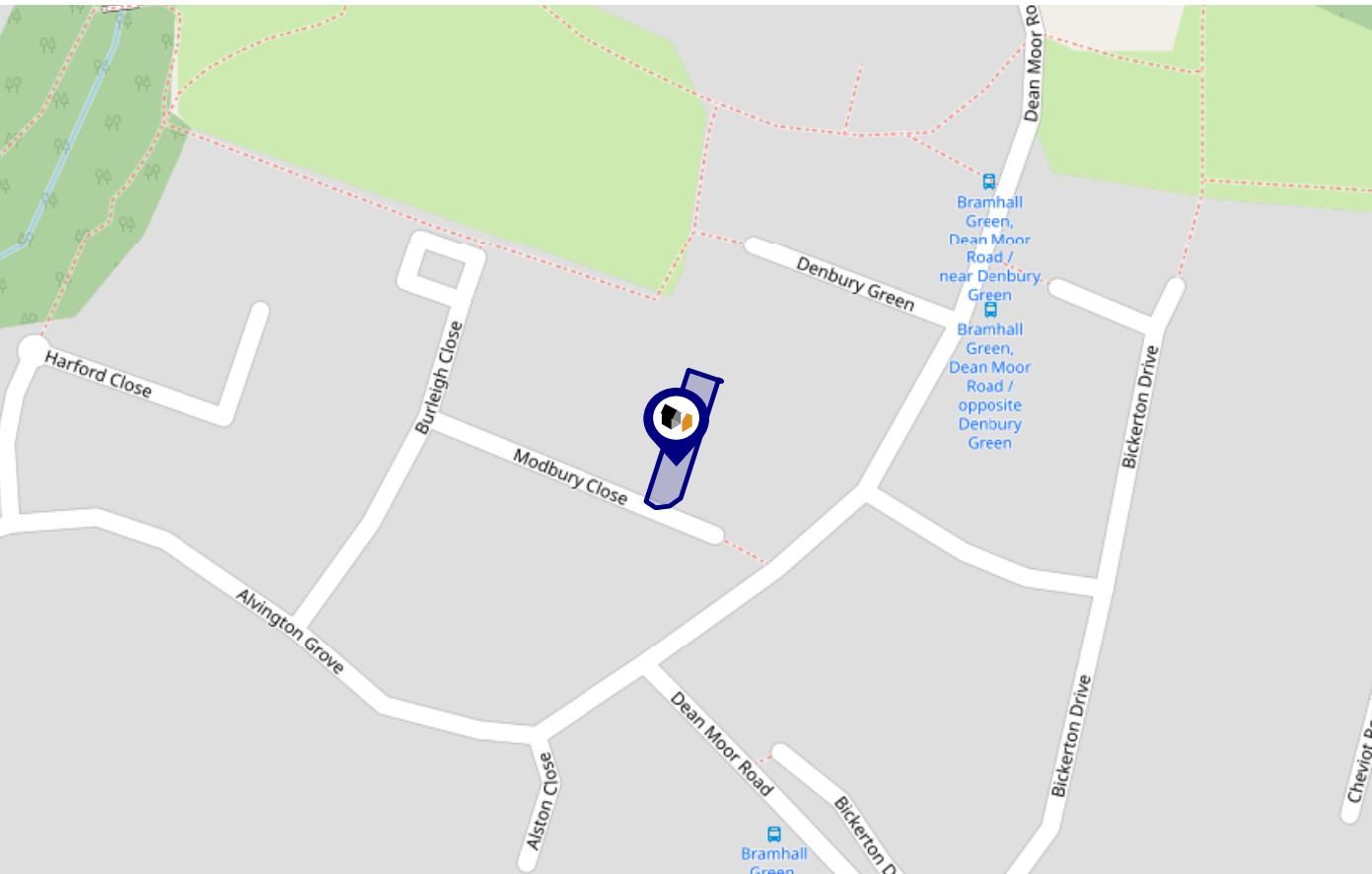
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

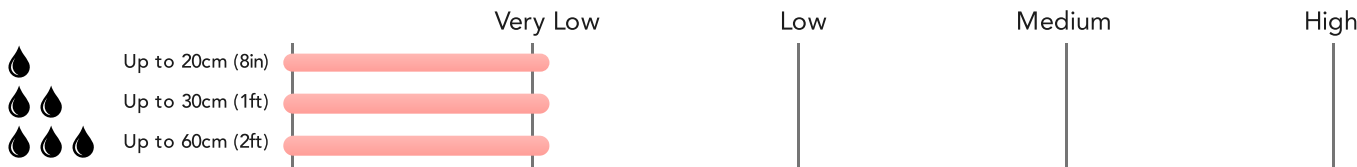


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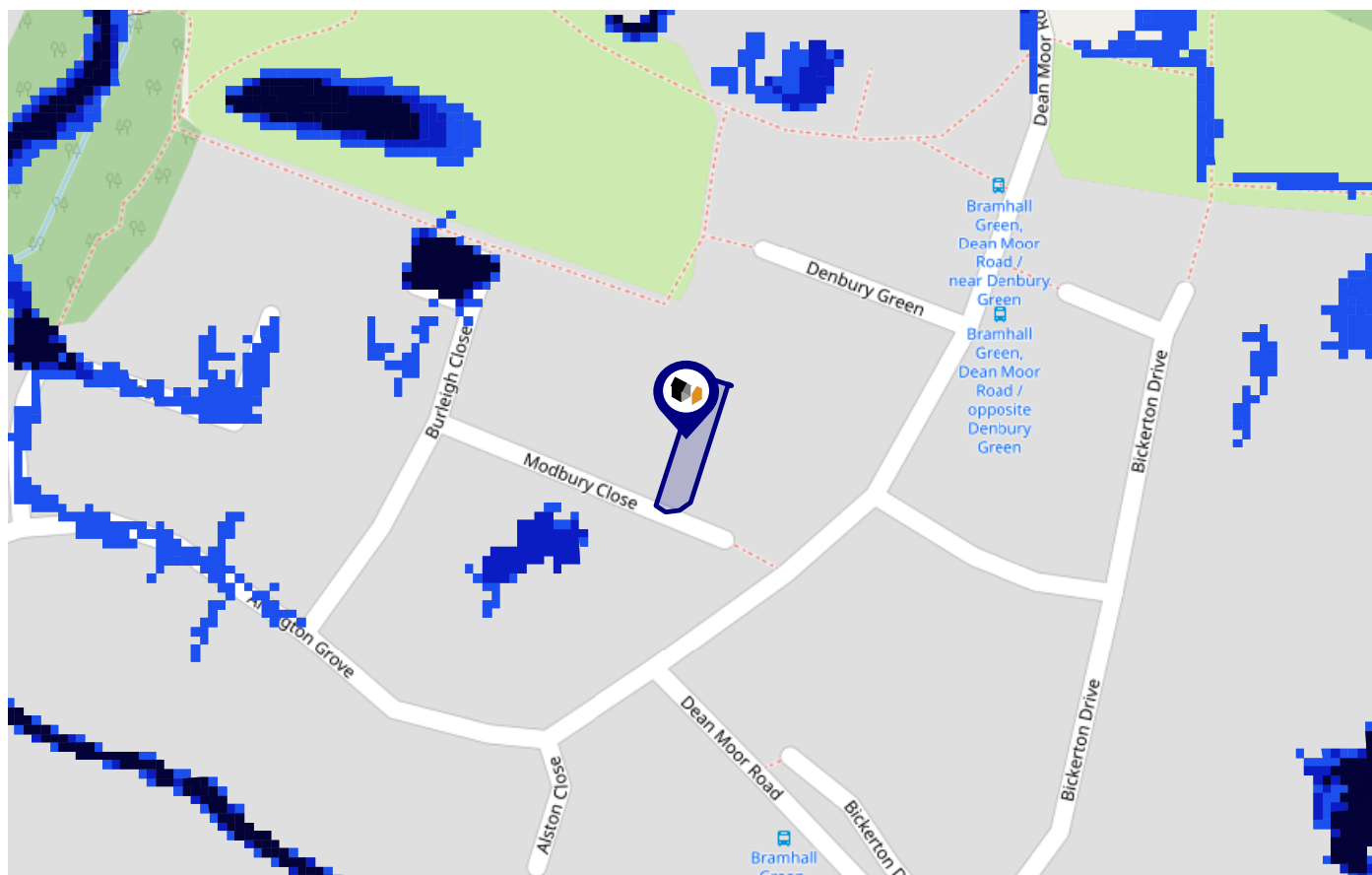
Flood Risk

Surface Water - Flood Risk

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

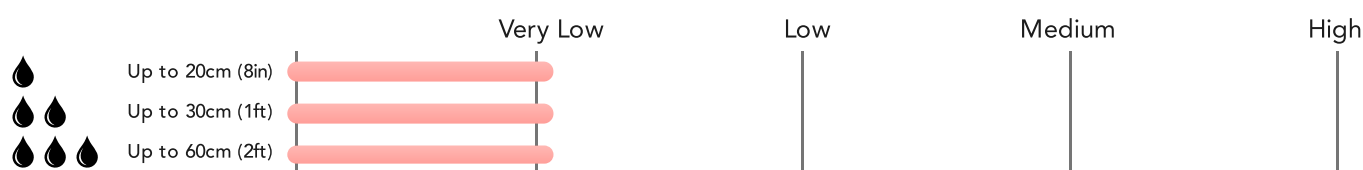


Risk Rating: Very low

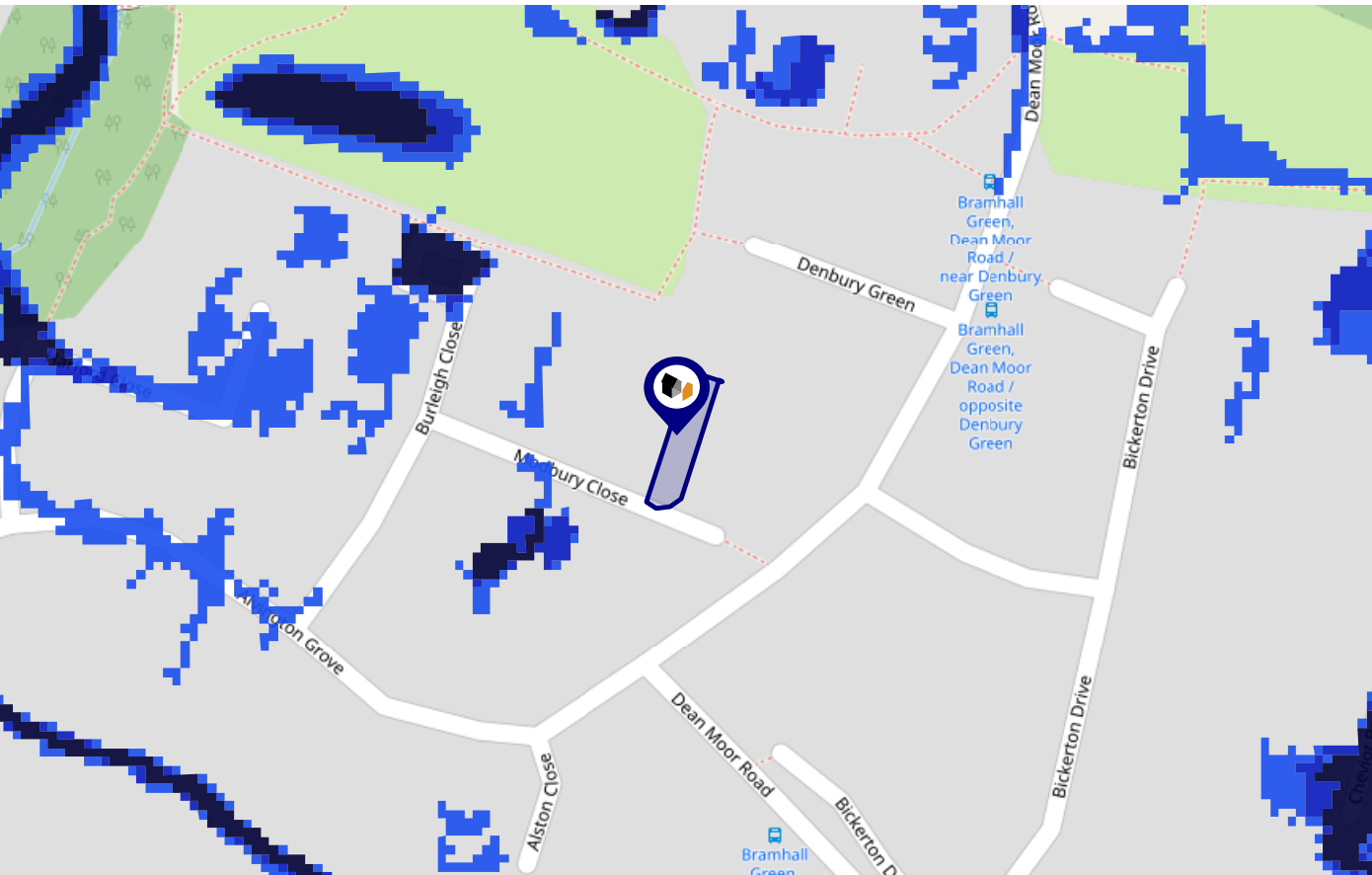
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

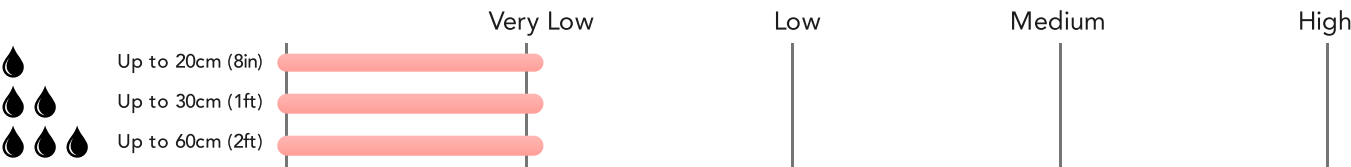


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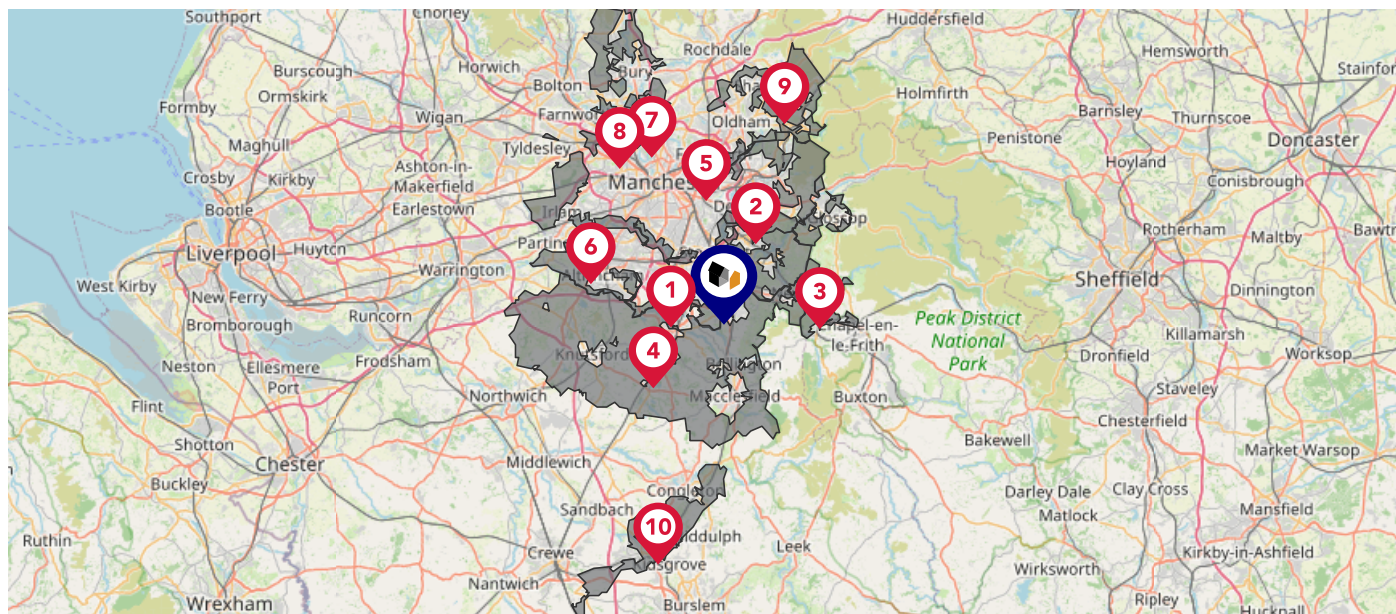
Maps

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 - Stockport

2

Merseyside and Greater Manchester Green Belt - Tameside

3

Merseyside and Greater Manchester Green Belt - High Peak

4

Merseyside and Greater Manchester Green Belt - Cheshire East

5

Merseyside and Greater Manchester Green Belt - Manchester

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

Stoke-on-Trent Green Belt - Cheshire East

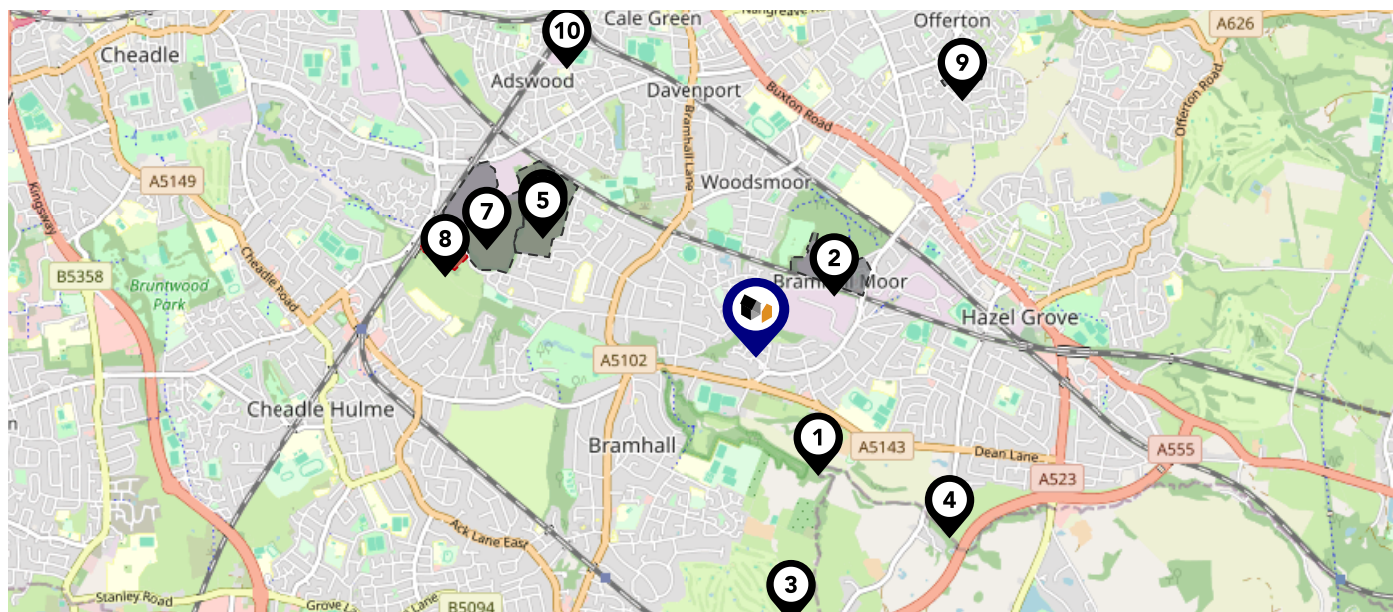
Maps

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	EA/EPR/WP3296CX/A001	Active Landfill
2	Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove	Historic Landfill
3	Hill Green Farm-Woodford Road, Poynton	Historic Landfill
4	Mill Bank Farm-Chester Road, Hazel Grove	Historic Landfill
5	Adswood Reclamation Project-Adswood Road, Cheadle, Stockport	Historic Landfill
6	Tenement Lane Tip-Stockport, Greater Manchester	Historic Landfill
7	Adswood Road Civic Amenity Site-Adswood Road, Cheadle, Stockport	Historic Landfill
8	EA/EPR/FP3992CR/V003	Active Landfill
9	Blackstone Road-Offerton	Historic Landfill
10	Stockholm Road-Adswood, Stockport, Greater Manchester	Historic Landfill

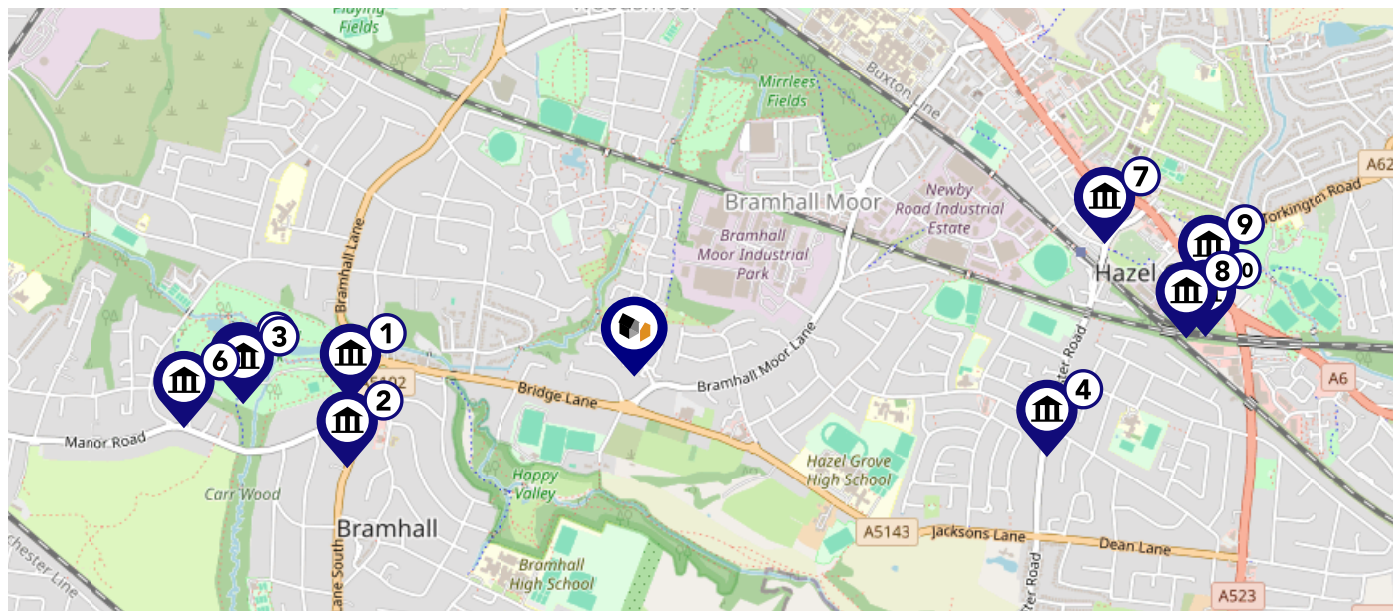
Maps

Listed Buildings

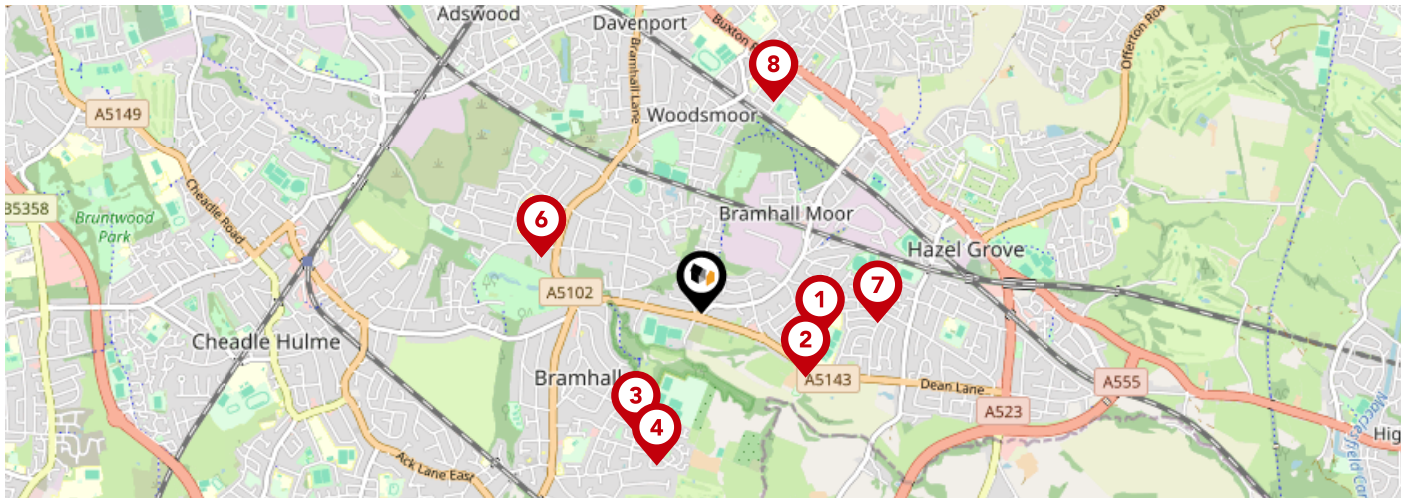
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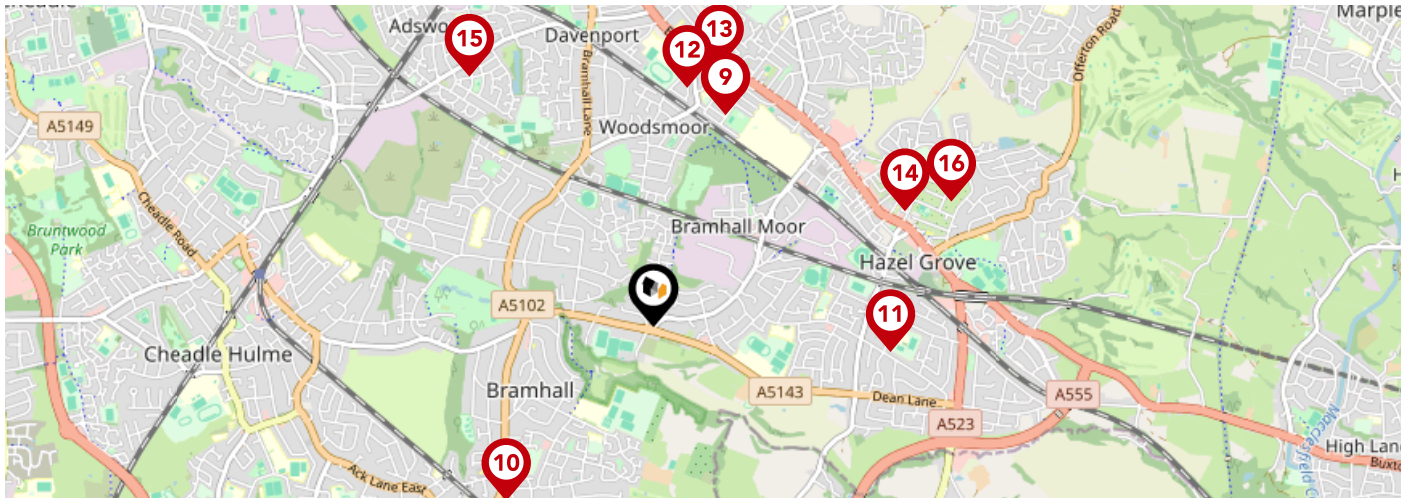
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1117338 - East Lodge	Grade II	0.6 miles
 1380180 - Castle House	Grade II	0.6 miles
 1260476 - Bramall Hall	Grade I	0.8 miles
 1241497 - Thatched Cottage	Grade II	0.9 miles
 1241494 - Stocks In Quadrangle Of Bramall Hall	Grade II	0.9 miles
 1117339 - West Lodge	Grade II	1.0 miles
 1393514 - War Memorial, Entrance Gates, Wall And Railings In Memorial Gardens	Grade II	1.1 miles
 1260001 - Church Of St Thomas	Grade II	1.2 miles
 1242520 - Beech House, Adjoining Coach House And Front Railings	Grade II	1.3 miles
 1242497 - Lychgate At Church Of St Thomas	Grade II	1.3 miles



		Nursery	Primary	Secondary	College	Private
1	Moorfield Primary School Ofsted Rating: Requires improvement Pupils: 412 Distance:0.54	☐	☒	☐	☐	☐
2	Hazel Grove High School Ofsted Rating: Good Pupils: 1382 Distance:0.54	☐	☐	☒	☐	☐
3	Bramhall High School Ofsted Rating: Good Pupils: 1314 Distance:0.6	☐	☐	☒	☐	☐
4	Ladybrook Primary School Ofsted Rating: Outstanding Pupils: 242 Distance:0.7	☐	☒	☐	☐	☐
5	Nevill Road Infant School Ofsted Rating: Good Pupils: 259 Distance:0.75	☐	☒	☐	☐	☐
6	Nevill Road Junior School Ofsted Rating: Good Pupils: 339 Distance:0.75	☐	☒	☐	☐	☐
7	St Peter's Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:0.78	☐	☒	☐	☐	☐
8	Great Moor Junior School Ofsted Rating: Good Pupils: 312 Distance:0.98	☐	☒	☐	☐	☐



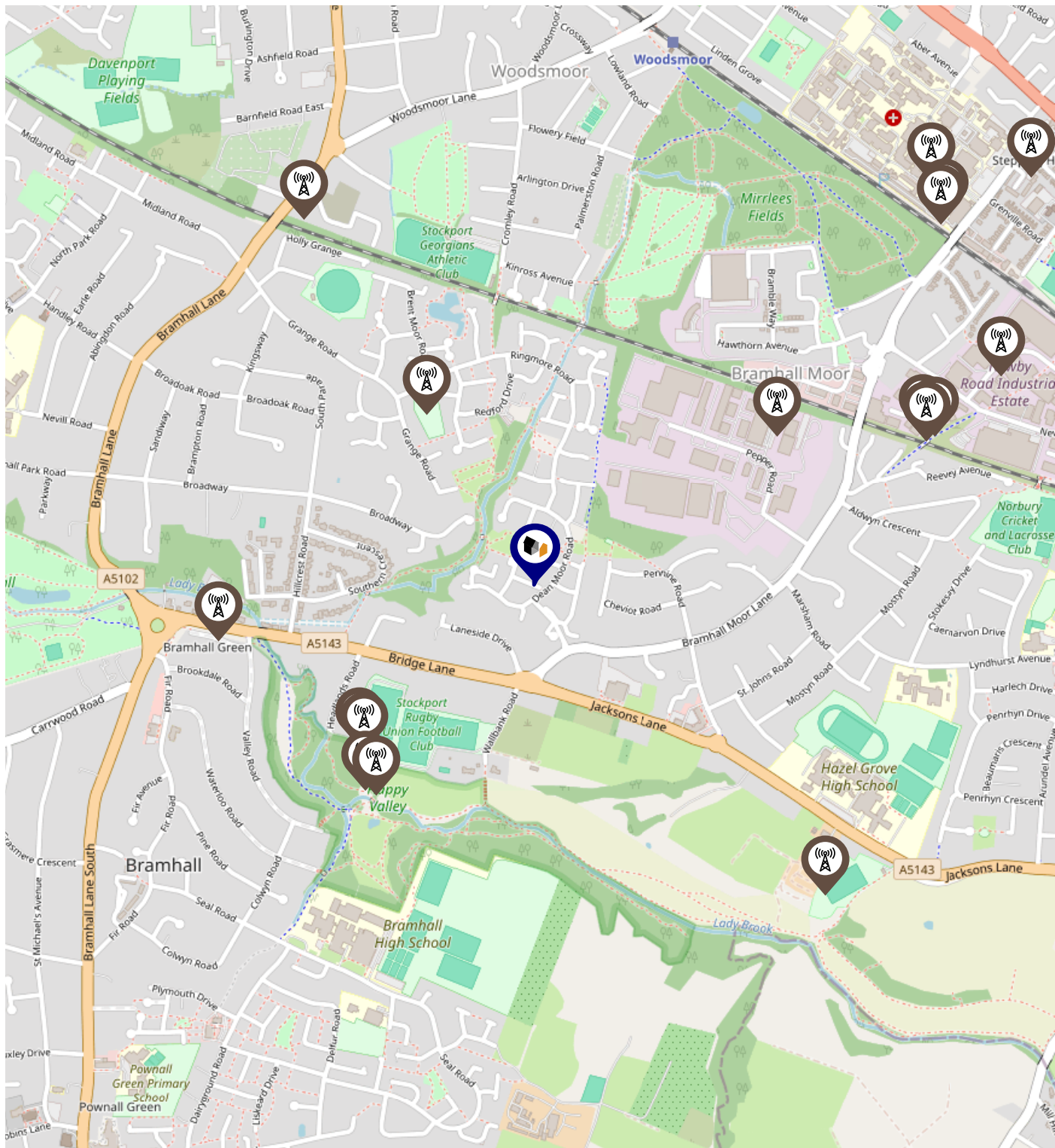
		Nursery	Primary	Secondary	College	Private
	Great Moor Infant School Ofsted Rating: Good Pupils: 266 Distance:0.98	☐	☒	☐	☐	☐
	Pownall Green Primary School Ofsted Rating: Good Pupils: 417 Distance:1.01	☐	☒	☐	☐	☐
	Norbury Hall Primary School Ofsted Rating: Good Pupils: 457 Distance:1.05	☐	☒	☐	☐	☐
	Stockport Grammar School Ofsted Rating: Not Rated Pupils: 1504 Distance:1.06	☐	☐	☒	☐	☐
	Stockport School Ofsted Rating: Good Pupils: 1322 Distance:1.18	☐	☐	☒	☐	☐
	Hazel Grove Primary School Ofsted Rating: Good Pupils: 381 Distance:1.22	☐	☒	☐	☐	☐
	Adswold Primary School Ofsted Rating: Good Pupils: 319 Distance:1.37	☐	☒	☐	☐	☐
	St Simon's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:1.43	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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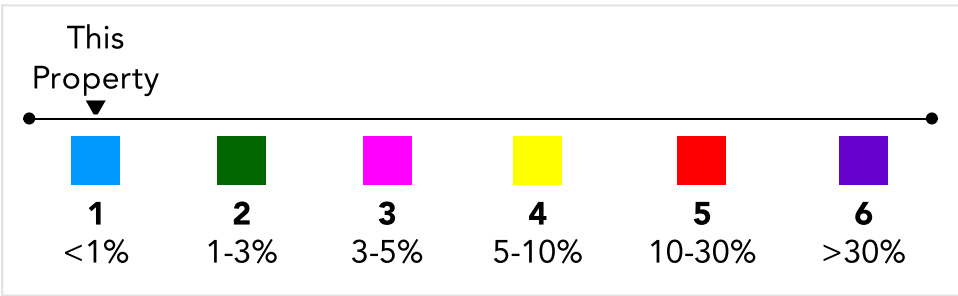
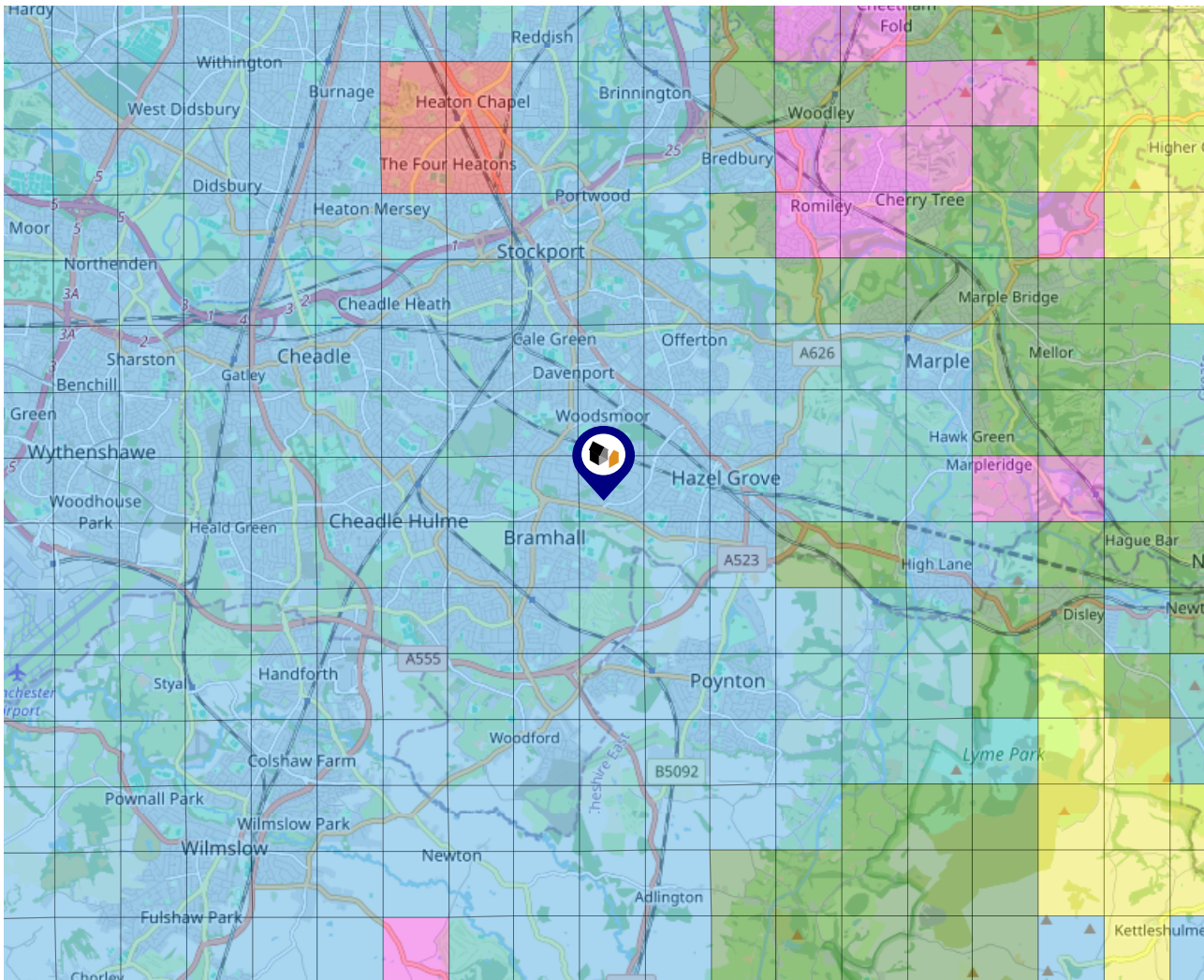


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

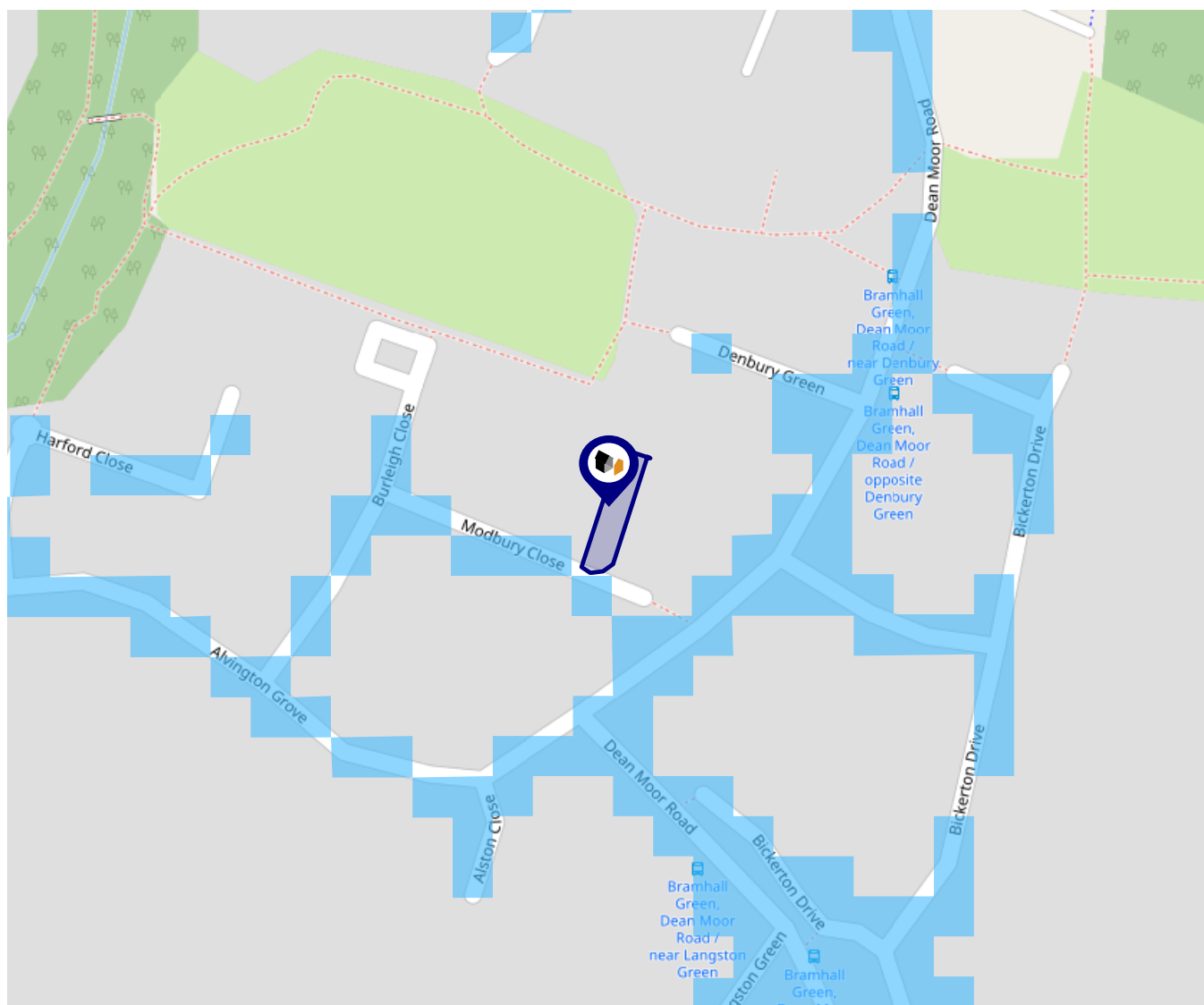
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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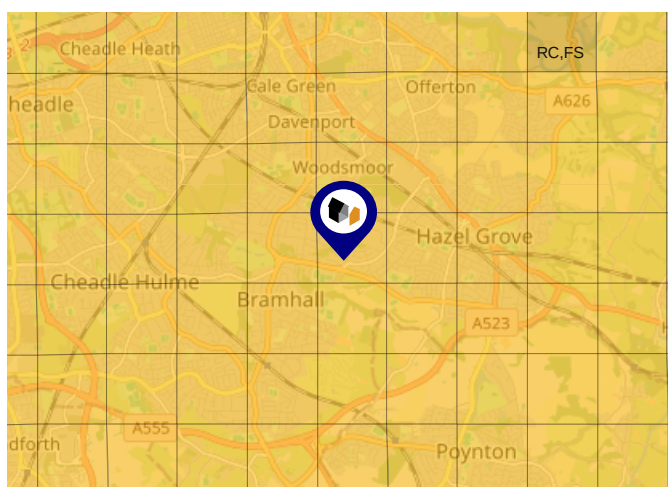


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	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)

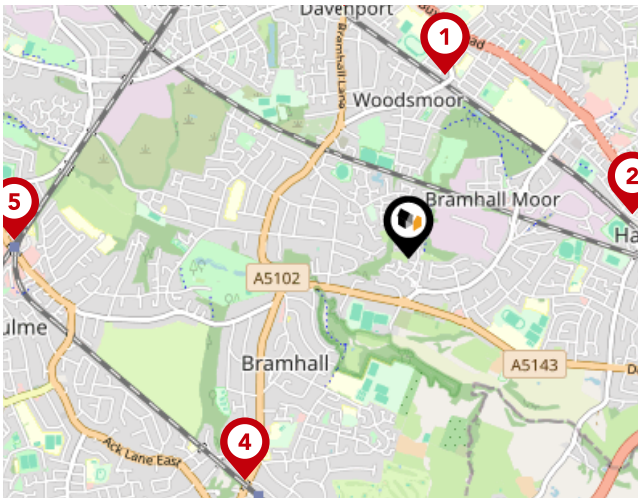
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

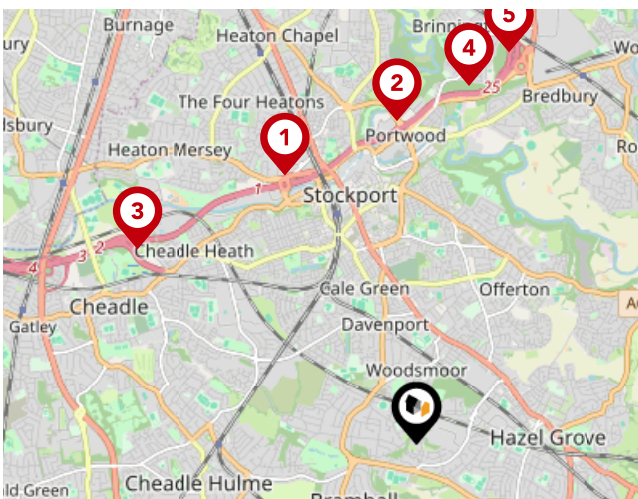
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SALES AND LETTINGS



National Rail Stations

Pin	Name	Distance
1	Woodsmoor Rail Station	0.82 miles
2	Hazel Grove Rail Station	1.01 miles
3	Davenport Rail Station	1.14 miles
4	Bramhall Rail Station	1.21 miles
5	Cheadle Hulme Rail Station	1.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J1	2.63 miles
2	M60 J27	2.85 miles
3	M60 J2	3 miles
4	M60 J26	3.2 miles
5	M60 J25	3.56 miles



Airports/Helipads

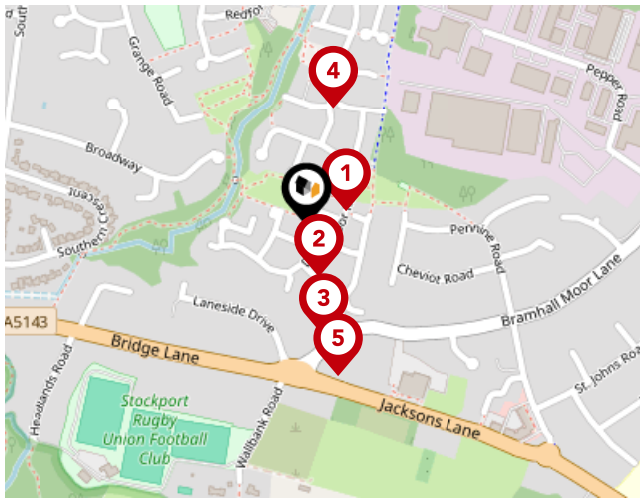
Pin	Name	Distance
1	Manchester Airport	5.3 miles

Area

Transport (Local)

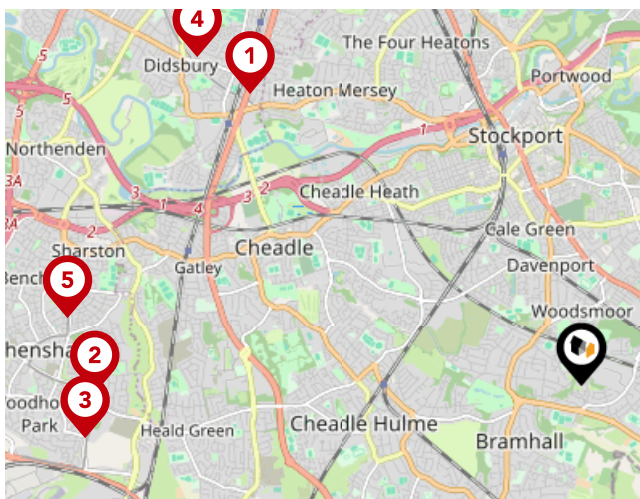
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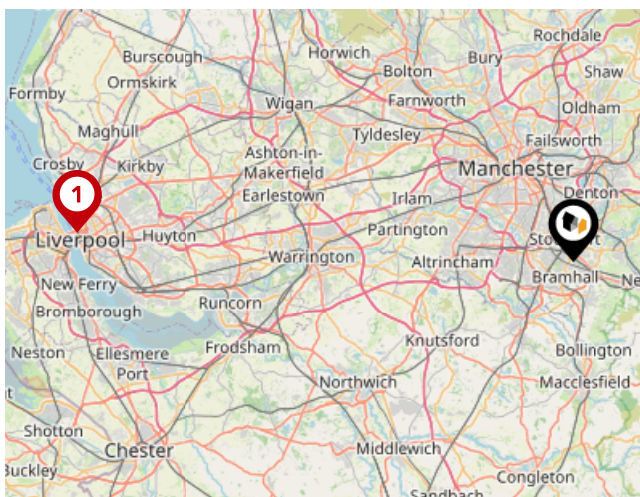
Bus Stops/Stations

Pin	Name	Distance
1	Denbury Green	0.04 miles
2	Langston Green	0.05 miles
3	Dean Moor Road	0.12 miles
4	Sherford Close	0.13 miles
5	Bramhall Moor Lane	0.17 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	3.9 miles
2	Peel Hall (Manchester Metrolink)	4.29 miles
3	Shadowmoss (Manchester Metrolink)	4.4 miles
4	Didsbury Village (Manchester Metrolink)	4.46 miles
5	Crossacres (Manchester Metrolink)	4.57 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	35.1 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/



/lawlerandco



/lawlercosalesandlettings/

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

Lawler & Co | Hazel Grove

Data Quality

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