

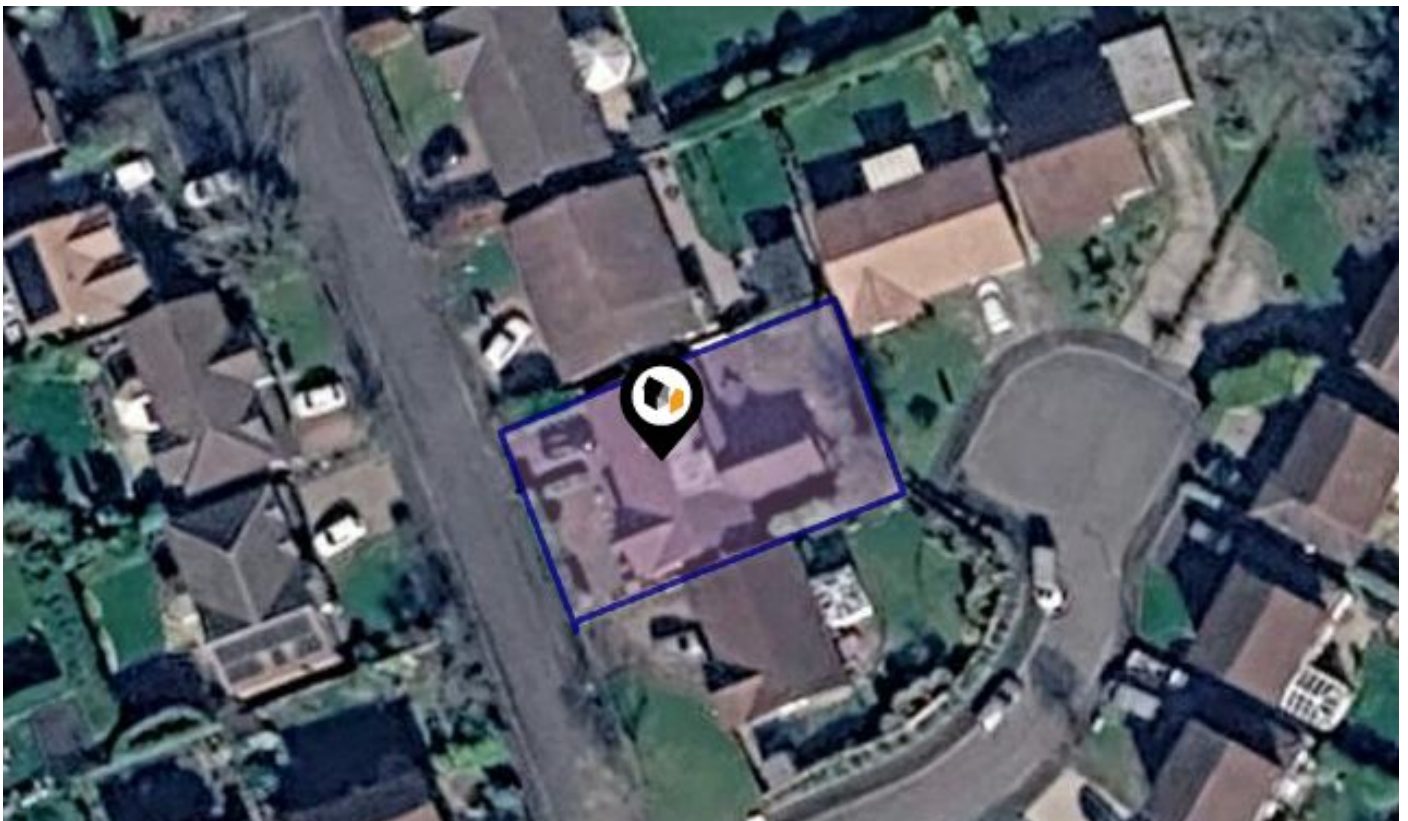


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd August 2026



COTMAN DRIVE, MARPLE BRIDGE, STOCKPORT, SK6

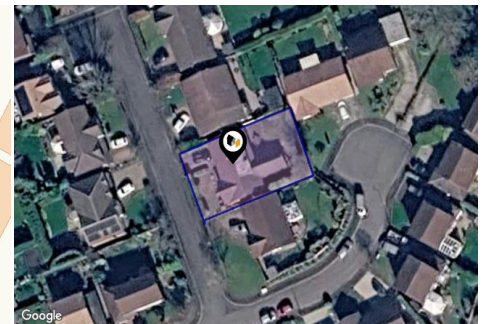
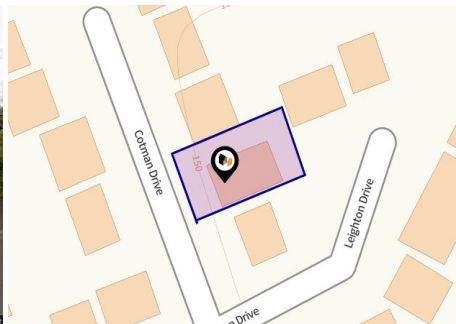
Lawler & Co | Marple

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,711 ft ² / 159 m ²		
Plot Area:	0.12 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,783		
Title Number:	GM246372		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	65 mb/s	1000 mb/s

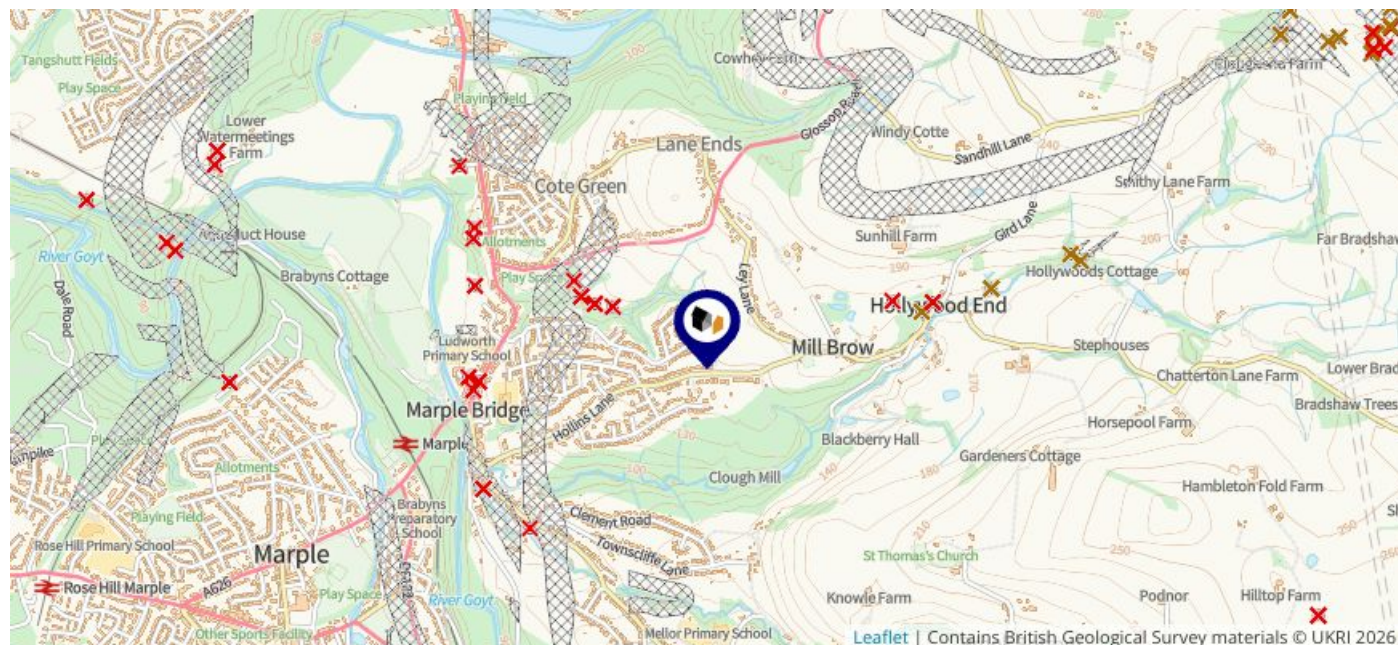
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



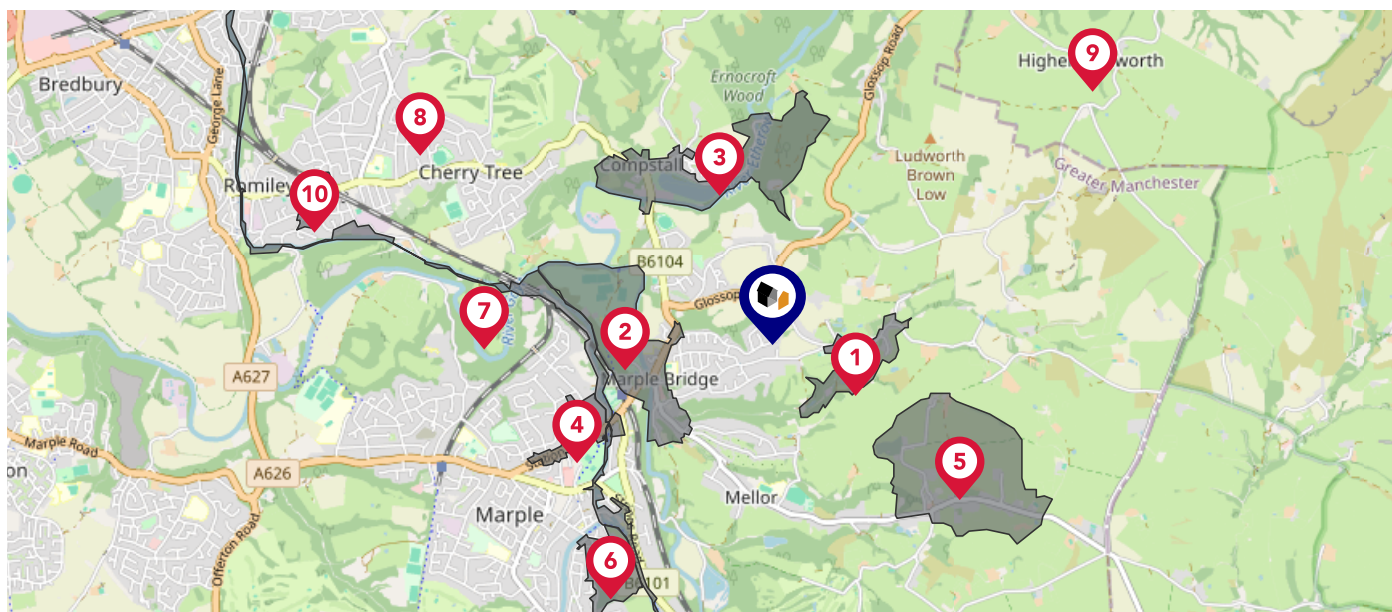
Mine Entry

- ✕ 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 | Mill Brow |
| 2 | Marple Bridge |
| 3 | Compstall |
| 4 | Station Road and Winnington Road, Marple |
| 5 | Mellor and Moorend |
| 6 | All Saints', Marple |
| 7 | Peak Forest Canal |
| 8 | Barlow Fold, Romiley |
| 9 | Higher Chisworth |
| 10 | Church Lane, Romiley |

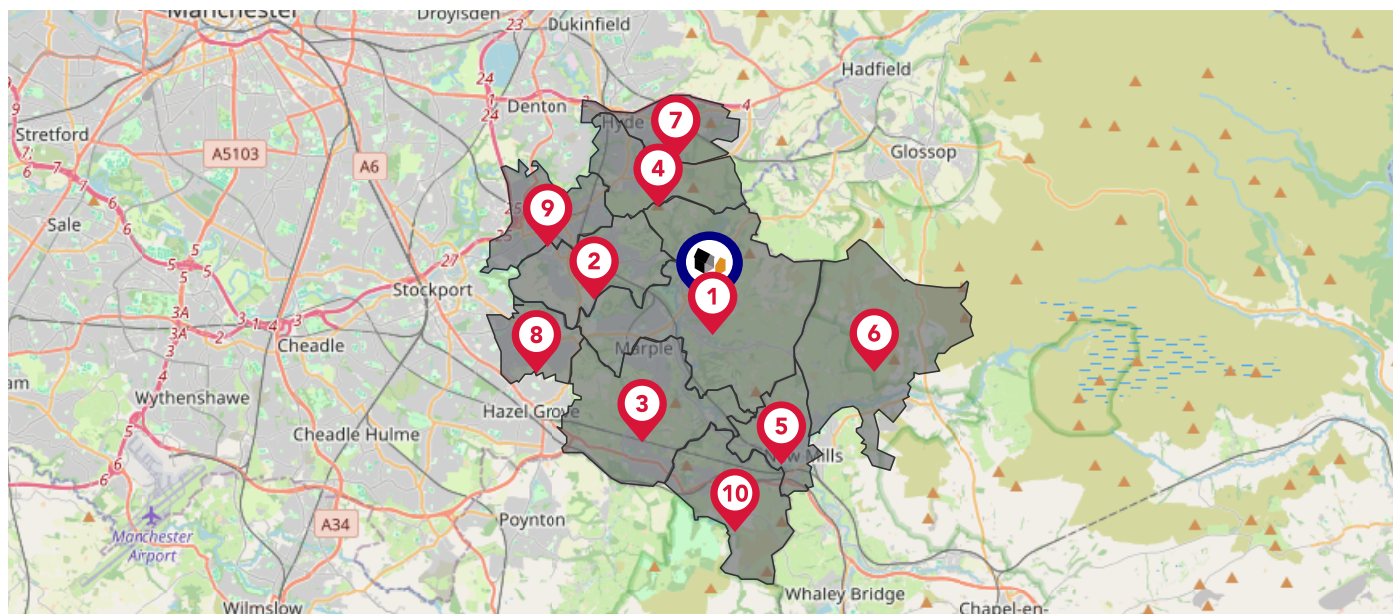
Maps

Council Wards

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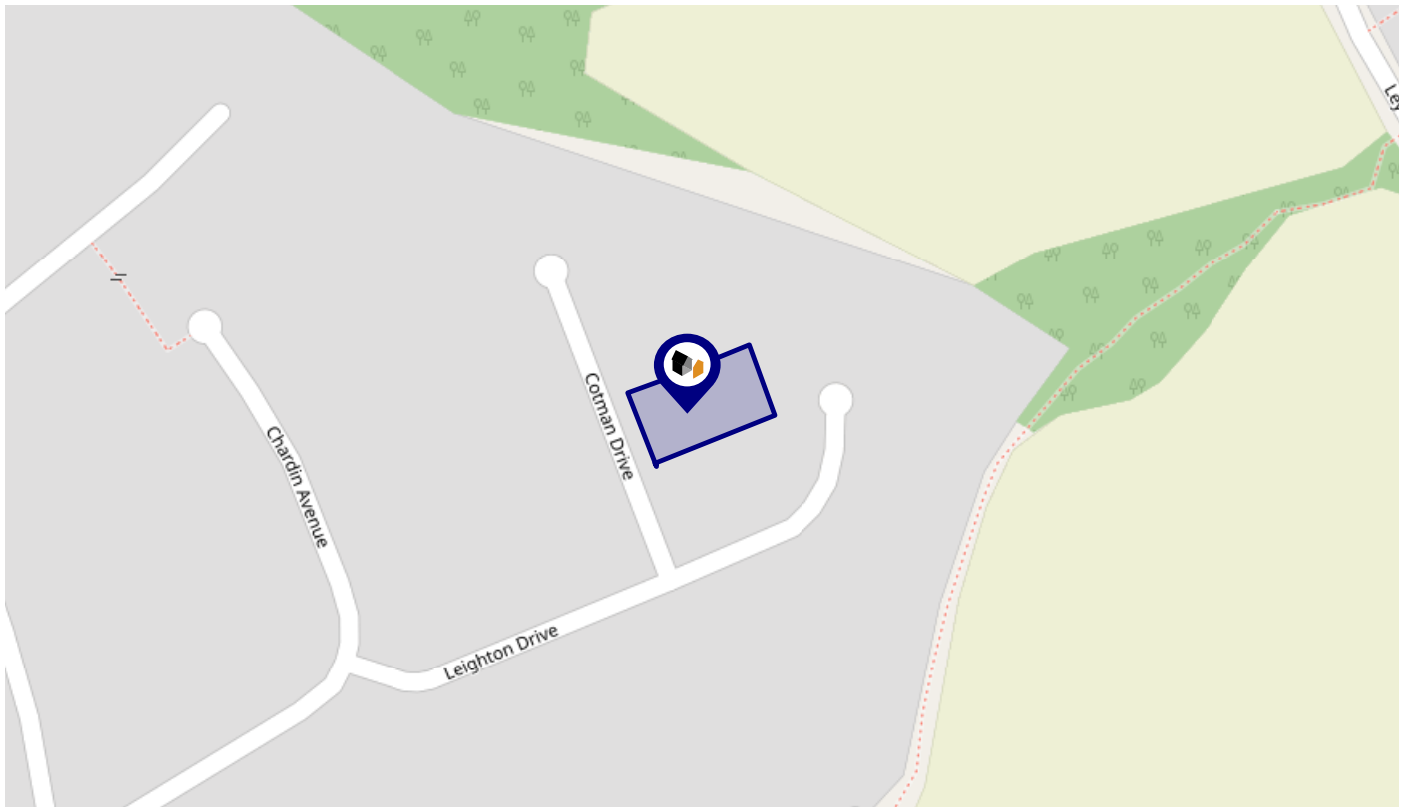
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Marple North Ward
- 2 Bredbury Green and Romiley Ward
- 3 Marple South and High Lane Ward
- 4 Hyde Werneth Ward
- 5 New Mills West Ward
- 6 Sett Ward
- 7 Hyde Godley Ward
- 8 Offerton Ward
- 9 Bredbury and Woodley Ward
- 10 Disley Ward

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



Rail Noise Data

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

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

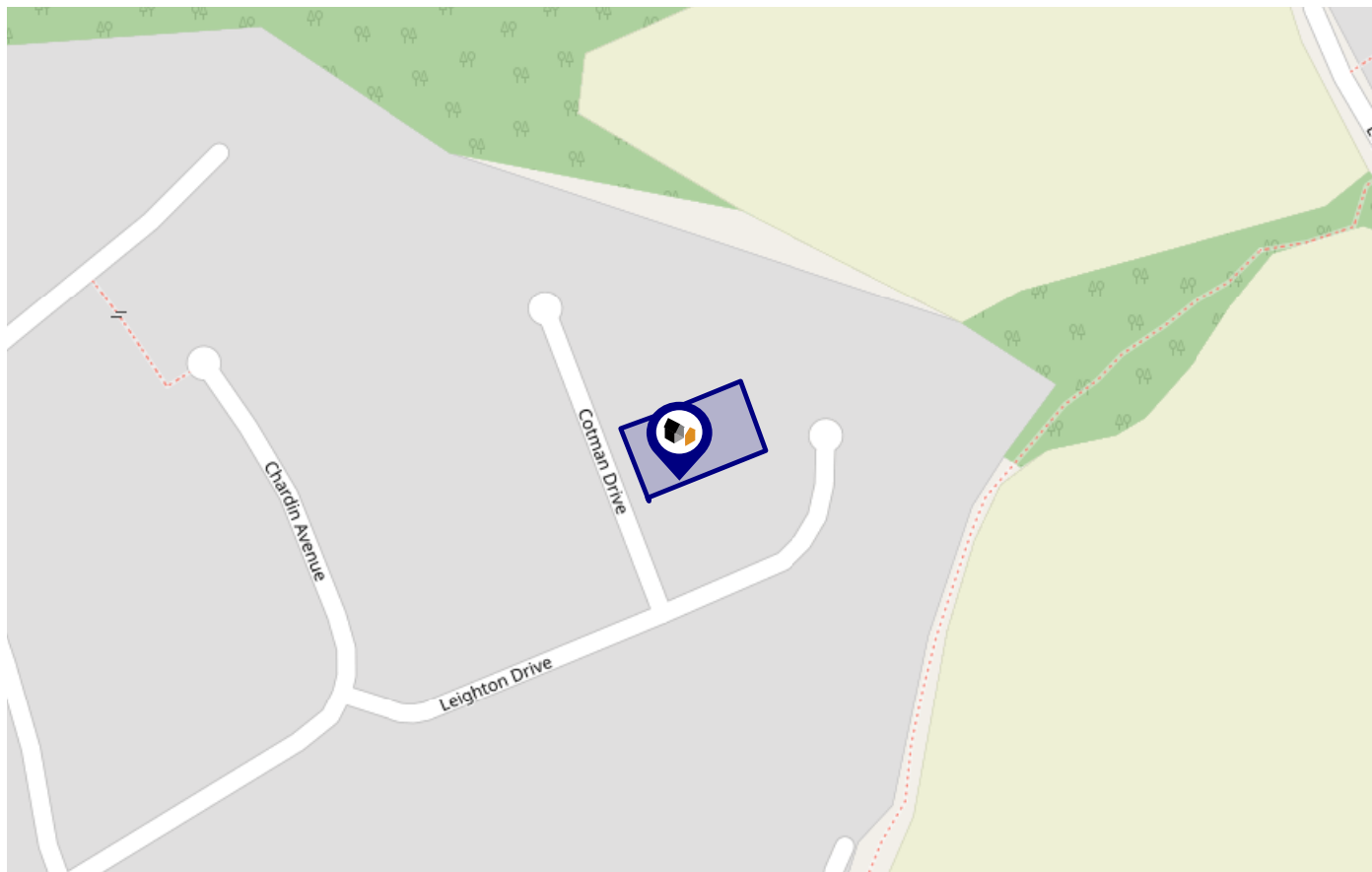
Flood Risk

Rivers & Seas - Flood Risk

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

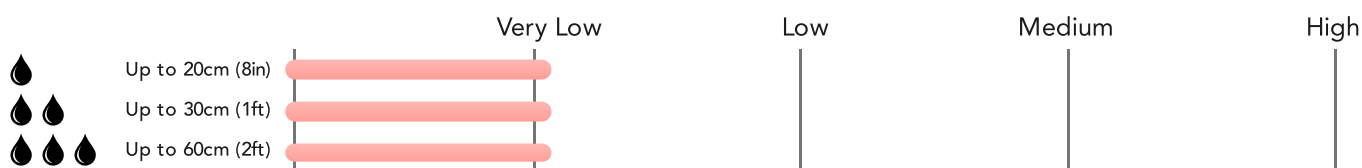


Risk Rating: Very low

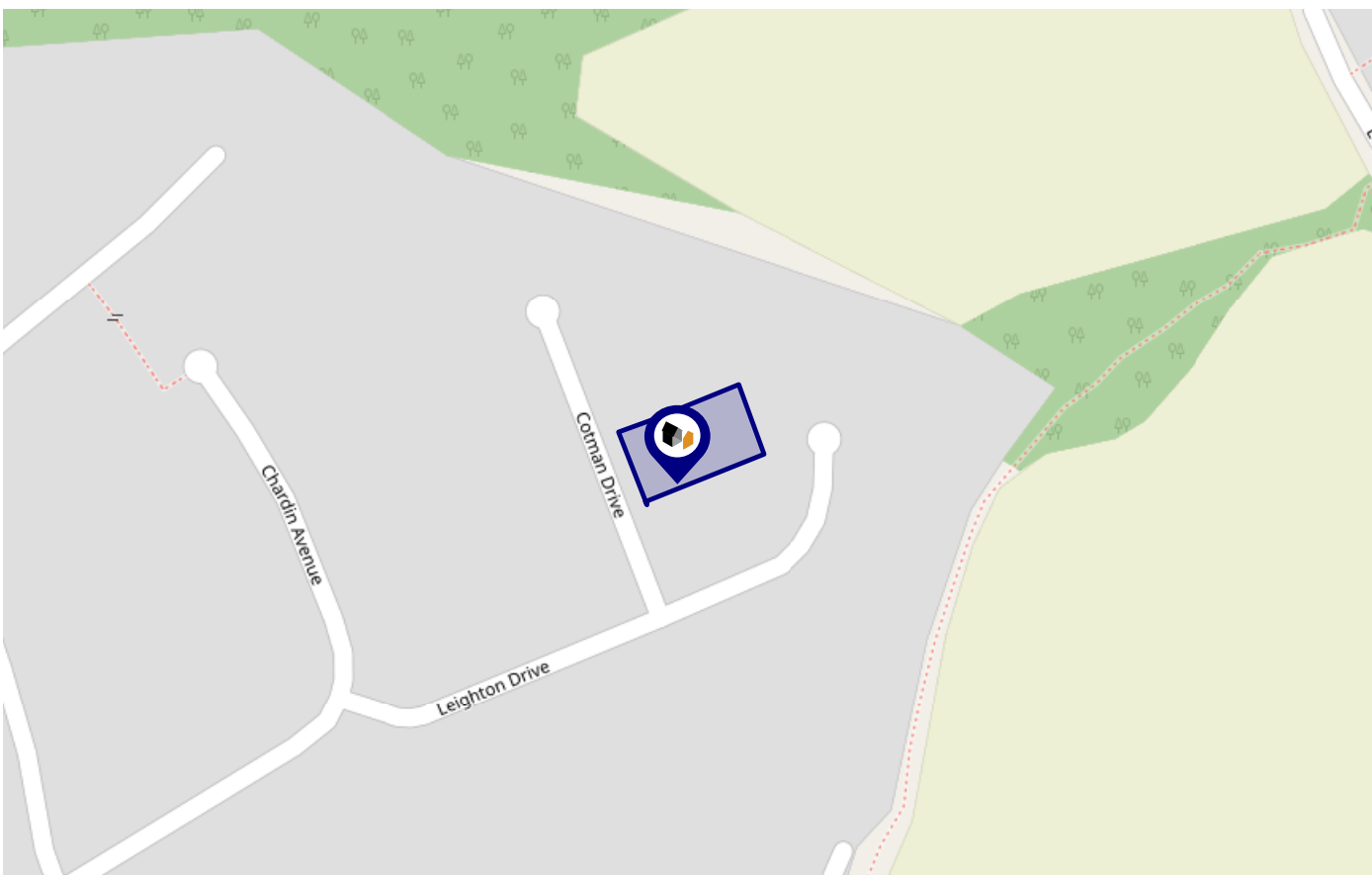
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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

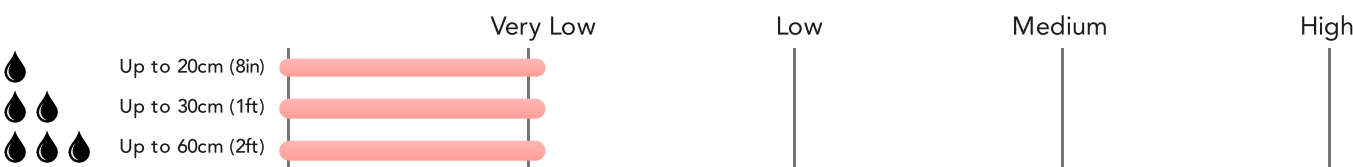


Risk Rating: Very low

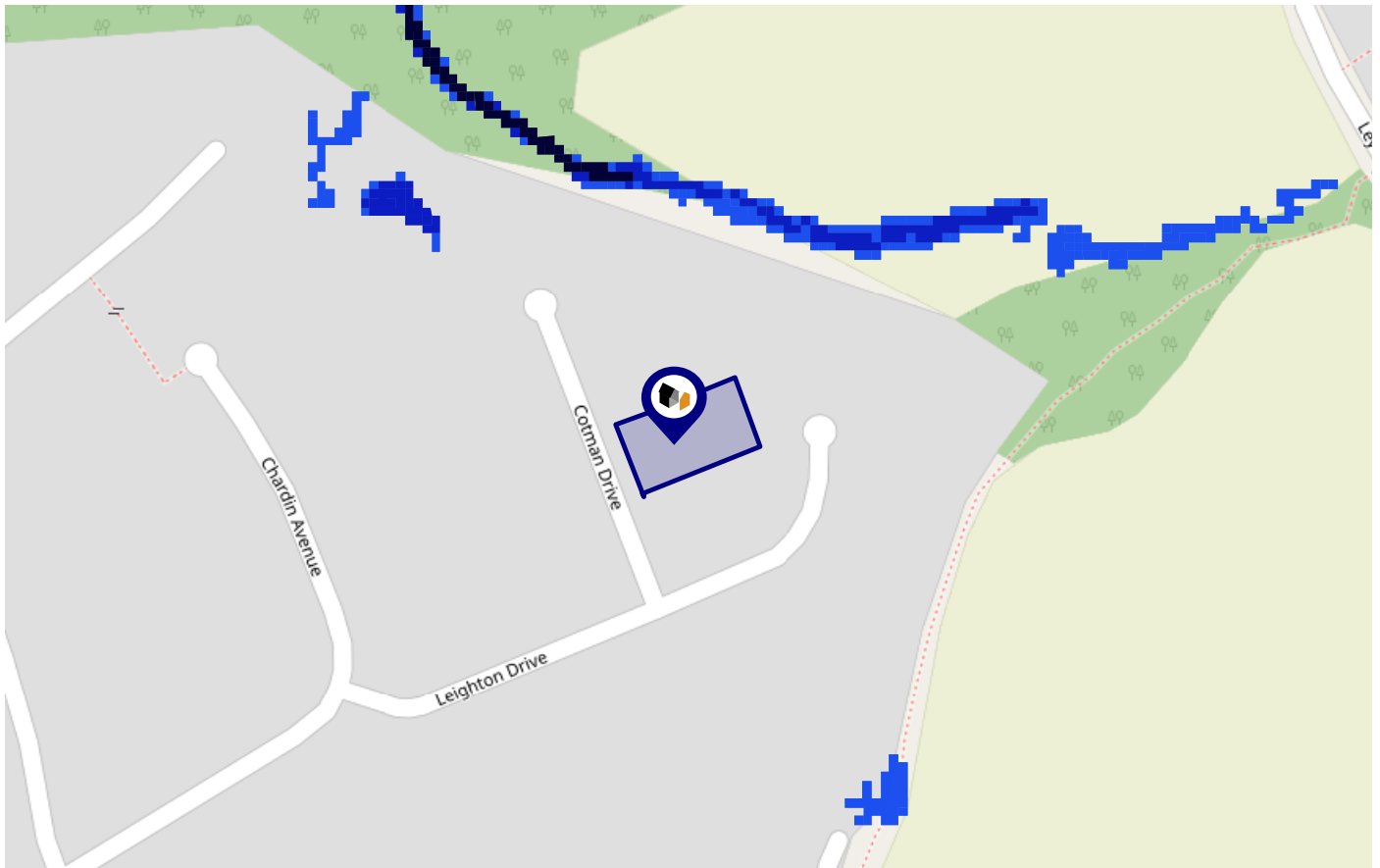
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Chance of flooding to the following depths at this property:



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



Risk Rating: Very low

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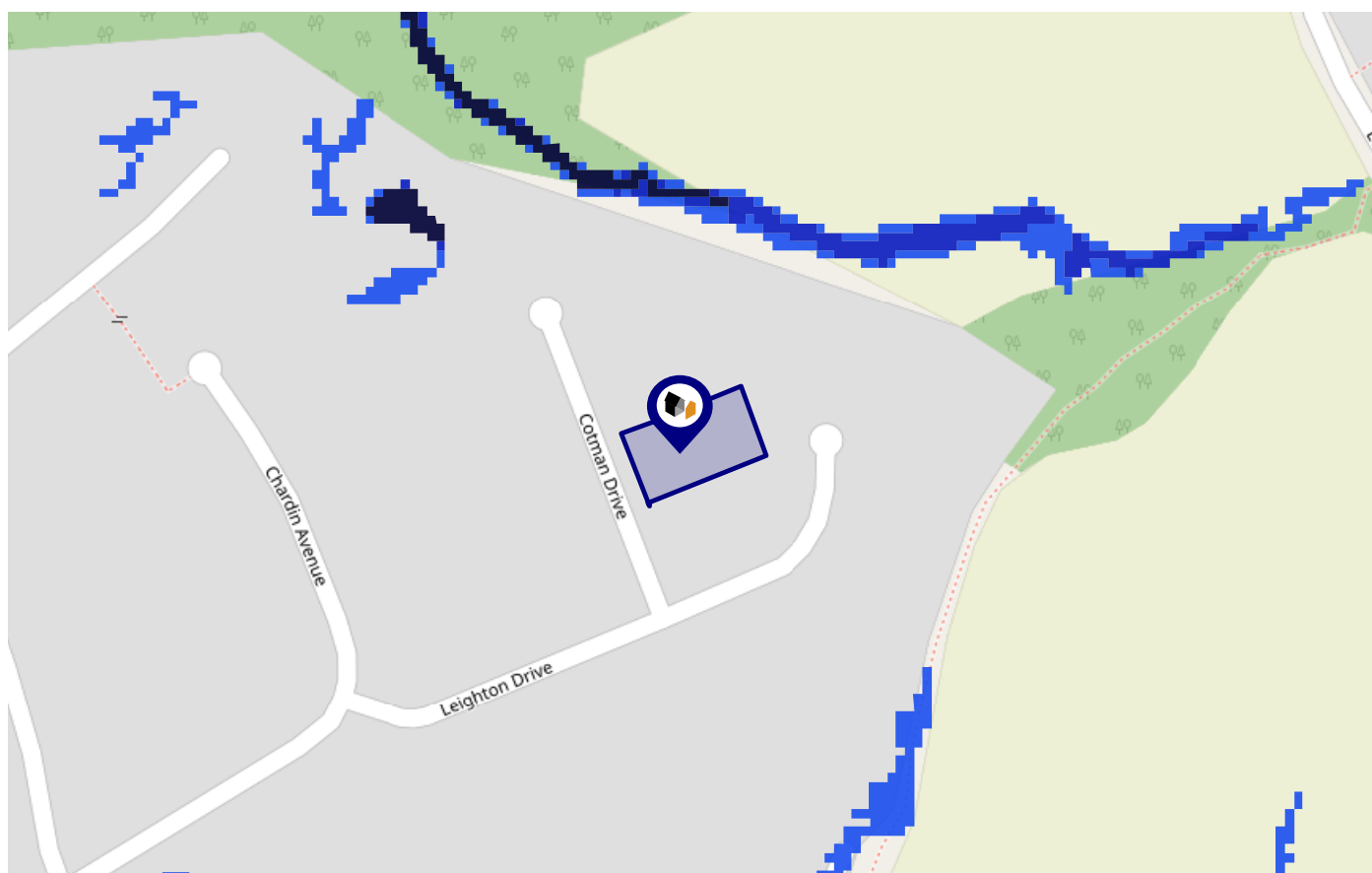
Chance of flooding to the following depths at this property:



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.

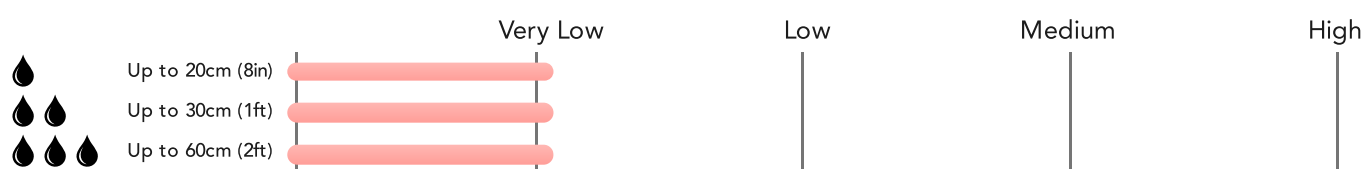


Risk Rating: Very low

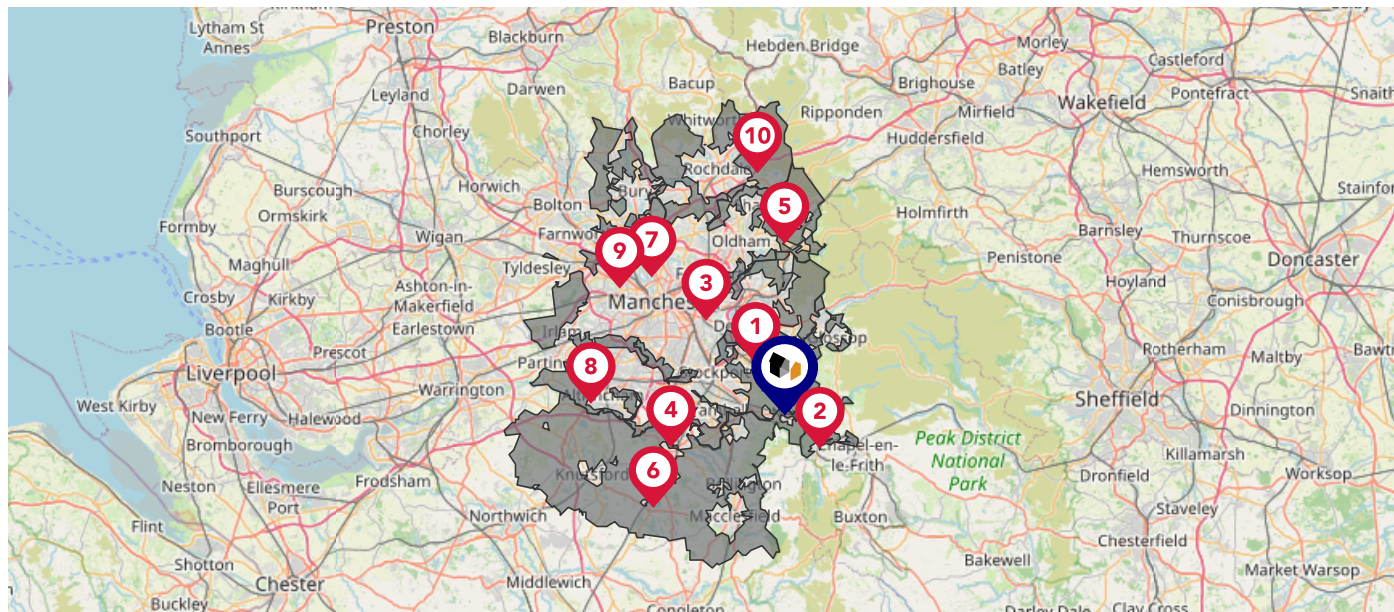
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Tameside

2

Merseyside and Greater Manchester Green Belt - High Peak

3

Merseyside and Greater Manchester Green Belt - Manchester

4

Merseyside and Greater Manchester Green Belt - Stockport

5

Merseyside and Greater Manchester Green Belt - Oldham

6

Merseyside and Greater Manchester Green Belt - Cheshire East

7

Merseyside and Greater Manchester Green Belt - Bury

8

Merseyside and Greater Manchester Green Belt - Trafford

9

Merseyside and Greater Manchester Green Belt - Salford

10

Merseyside and Greater Manchester Green Belt - Rochdale

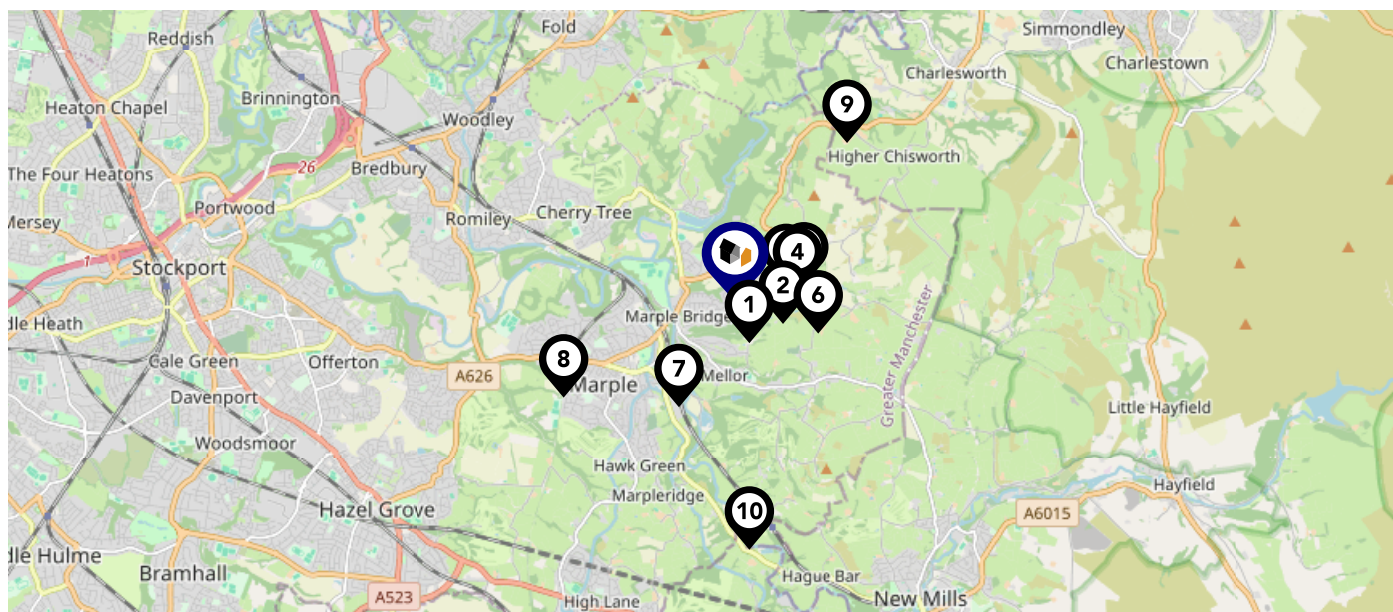
Maps

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	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill	
2	Mill Brow Farm-Marple, Greater Manchester	Historic Landfill	
3	Sun Hill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	
4	Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	
5	Sunhill Farm-Sunhill Lane, Marple Bridge, Stockport	Historic Landfill	
6	Mill Brow East-Greater Manchester	Historic Landfill	
7	Lakes Road Landfill-Greater Manchester	Historic Landfill	
8	Rose Hill-Marple, Greater Manchester	Historic Landfill	
9	Field Number 8942-Derbyshire	Historic Landfill	
10	Strines Print Works-Station Road, New Mills, High Peak, Derbyshire	Historic Landfill	

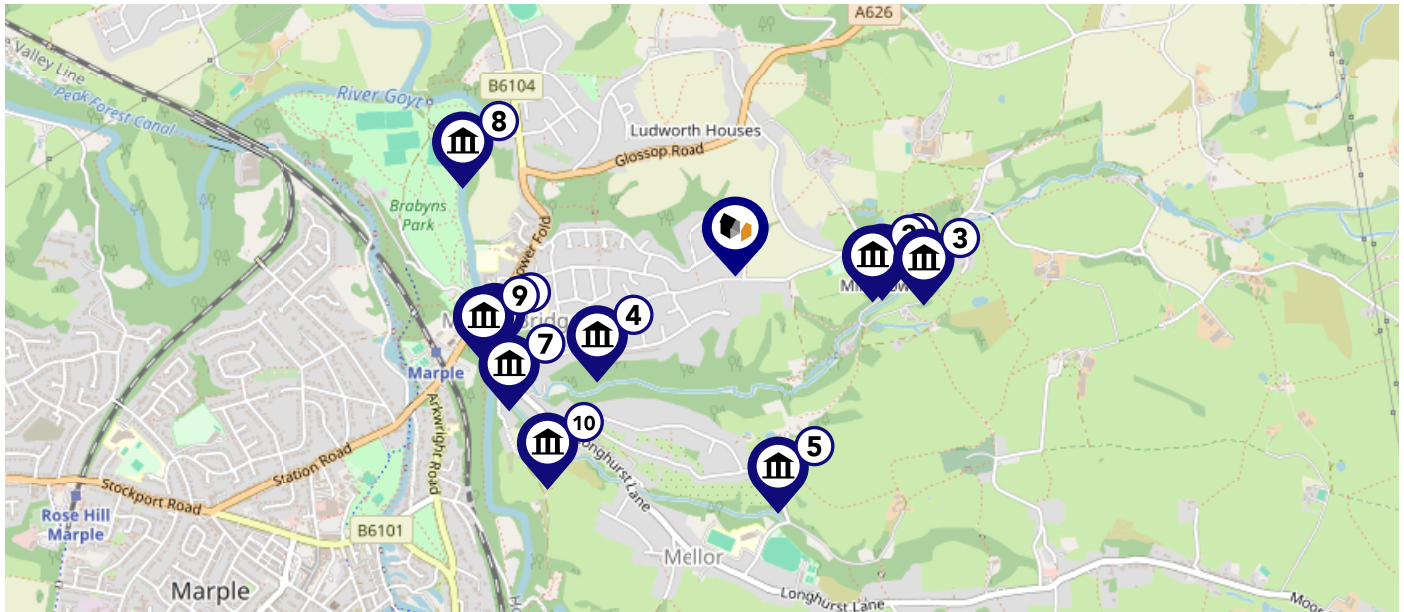
Maps

Listed Buildings

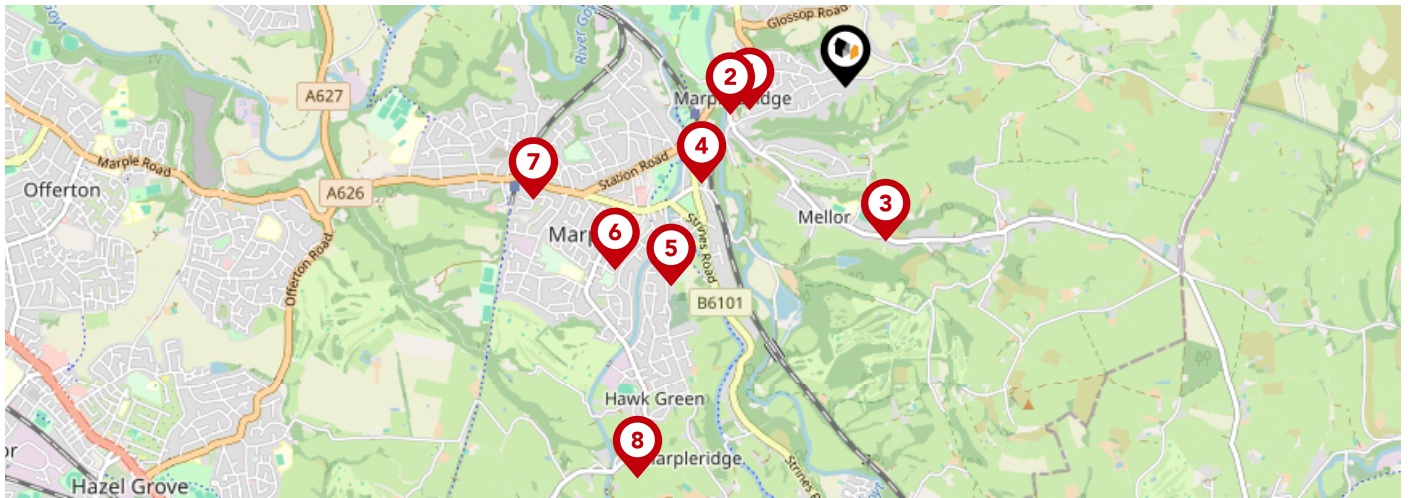
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1242216 - Pear Tree Farmhouse	Grade II	0.3 miles
 1242263 - Barn At Pear Tree Farm	Grade II	0.3 miles
 1260106 - 30 And 32, Mill Brow	Grade II	0.4 miles
 1260232 - 34, Hollins Lane	Grade II	0.4 miles
 1242492 - Townscliffe Cottage Townscliffe Farmhouse	Grade II	0.5 miles
 1259997 - Norfolk Arms And Former National Westminster Bank	Grade II	0.5 miles
 1447120 - Marple Bridge United Reformed Church War Memorial	Grade II	0.6 miles
 1241826 - Weir On River Goyt	Grade II	0.6 miles
 1241824 - Marple Bridge	Grade II	0.6 miles
 1242092 - Tanpit Cottage	Grade II	0.6 miles

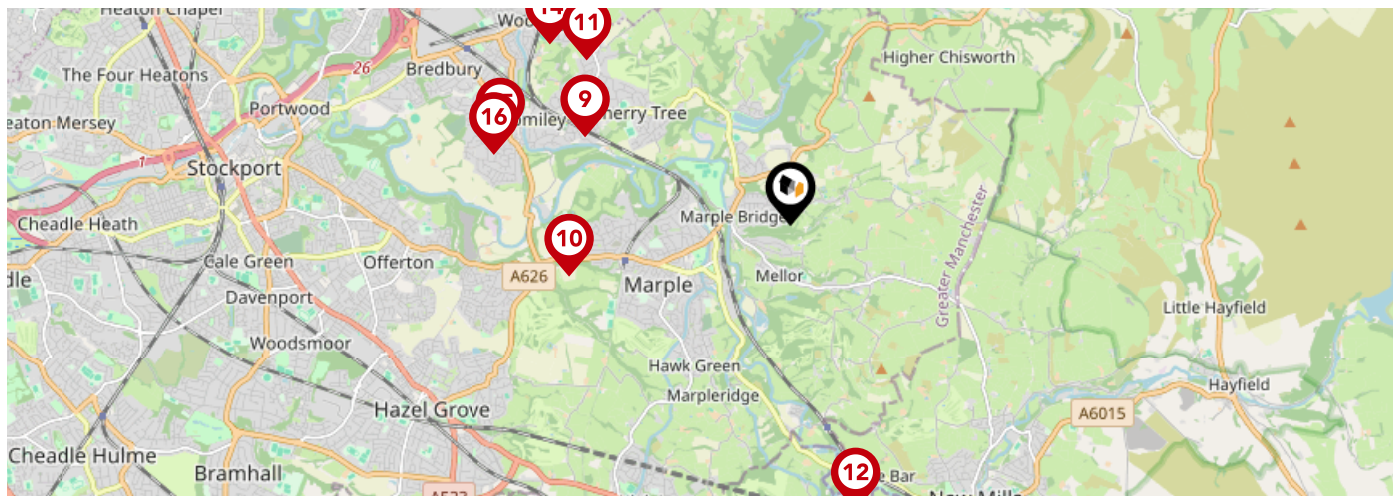


		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 224 Distance:0.44	☐	☒	☐	☐	☐
2	Ludworth Primary School Ofsted Rating: Good Pupils: 363 Distance:0.52	☐	☒	☐	☐	☐
3	Mellor Primary School Ofsted Rating: Good Pupils: 230 Distance:0.71	☐	☒	☐	☐	☐
4	Brabyns Preparatory School Ofsted Rating: Not Rated Pupils: 92 Distance:0.76	☐	☒	☐	☐	☐
5	All Saints Church of England Primary School Marple Ofsted Rating: Good Pupils: 212 Distance:1.17	☐	☒	☐	☐	☐
6	Acorns School Ofsted Rating: Good Pupils: 34 Distance:1.3	☐	☐	☒	☐	☐
7	Rose Hill Primary School Ofsted Rating: Good Pupils: 530 Distance:1.47	☐	☒	☐	☐	☐
8	Windlehurst School Ofsted Rating: Good Pupils: 51 Distance:1.95	☐	☐	☒	☐	☐

Area Schools

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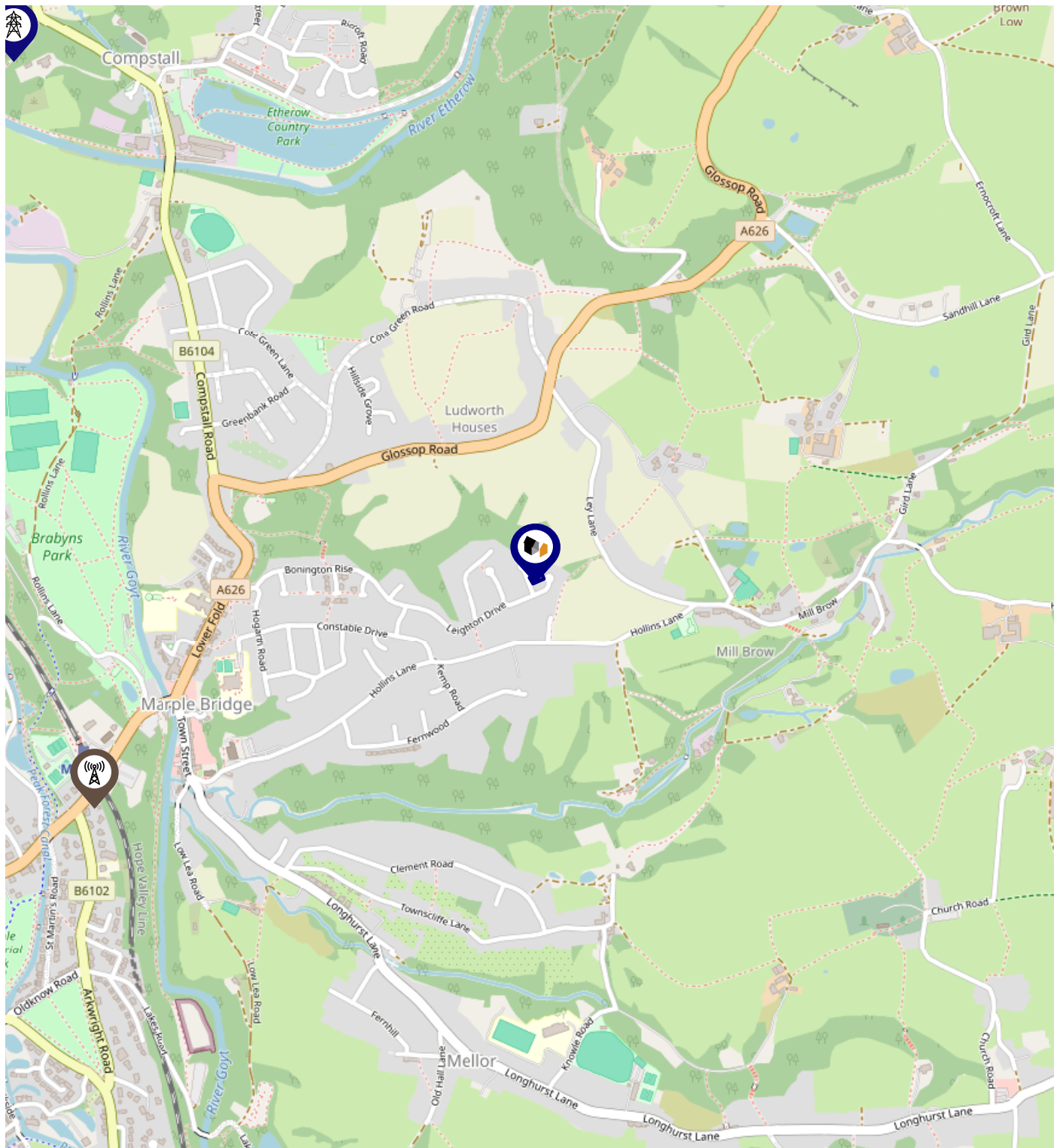
		Nursery	Primary	Secondary	College	Private
	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.97	☐	☒	☐	☐	☐
	Marple Hall School Ofsted Rating: Good Pupils: 1557 Distance:2.01	☐	☐	☒	☐	☐
	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:2.31	☐	☒	☐	☐	☐
	Hague Bar Primary School Ofsted Rating: Good Pupils: 58 Distance:2.59	☐	☒	☐	☐	☐
	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:2.63	☐	☒	☐	☐	☐
	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:2.66	☐	☒	☐	☐	☐
	St Christopher's Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:2.67	☐	☒	☐	☐	☐
	Harrytown Catholic High School Ofsted Rating: Good Pupils: 795 Distance:2.69	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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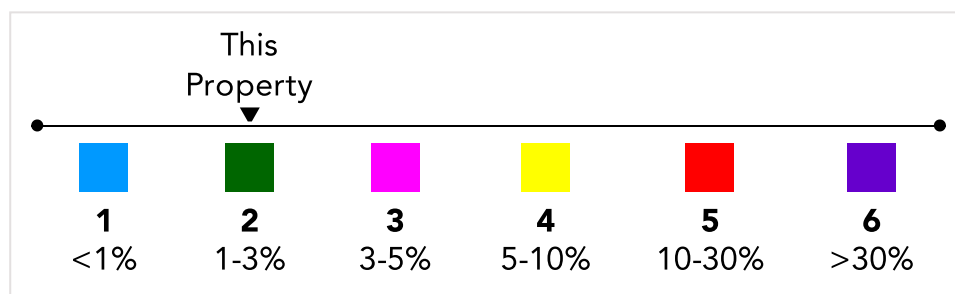
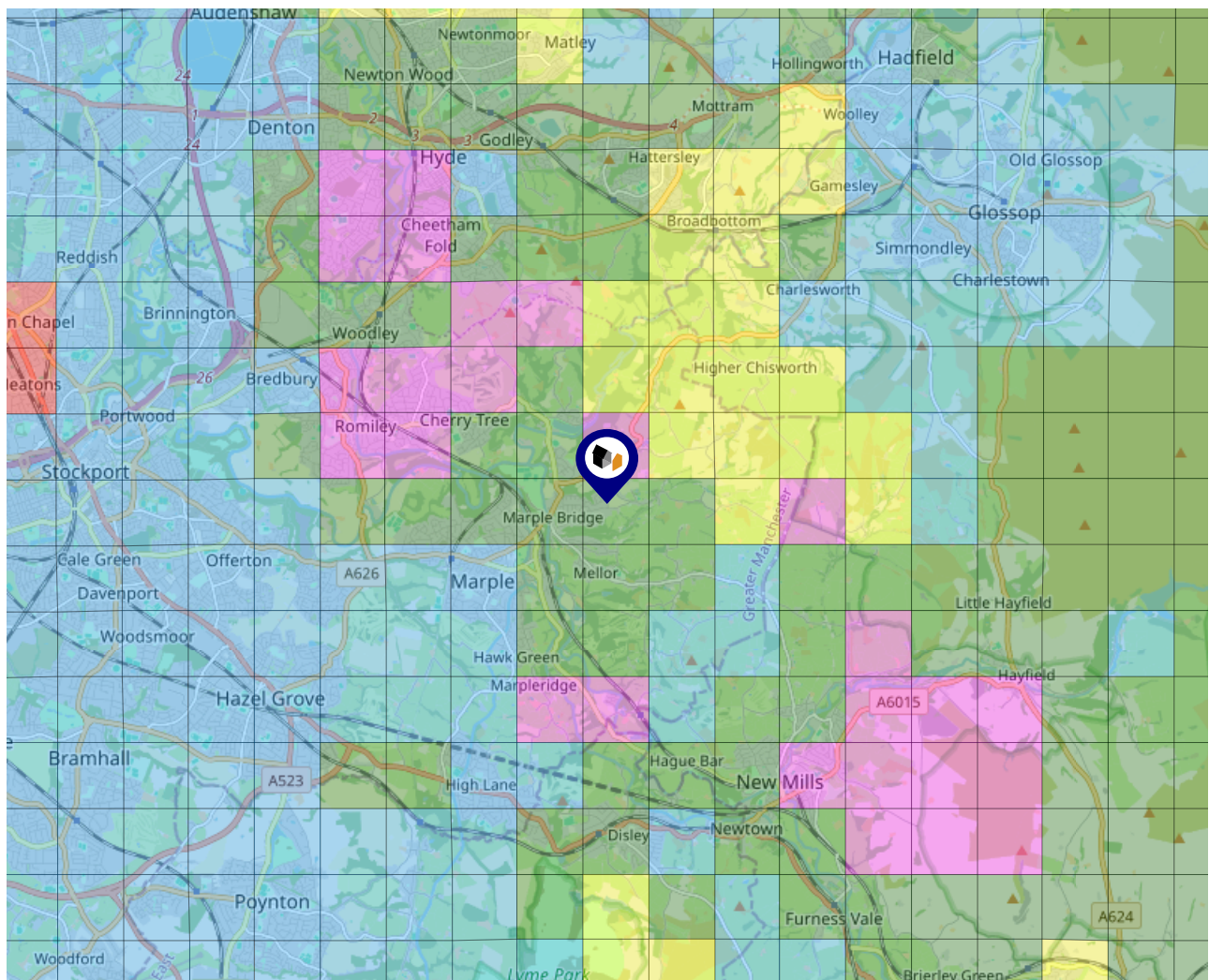


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

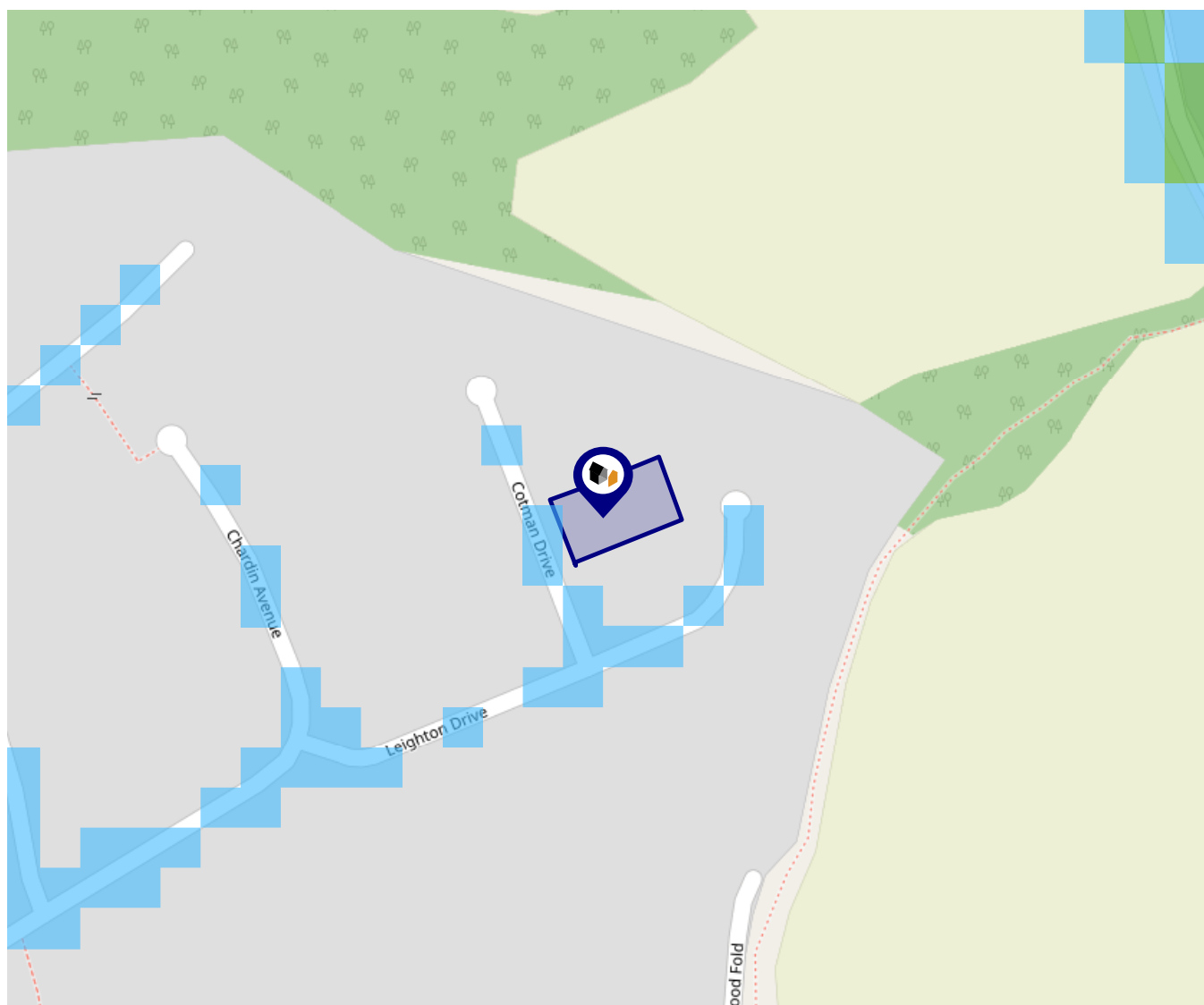
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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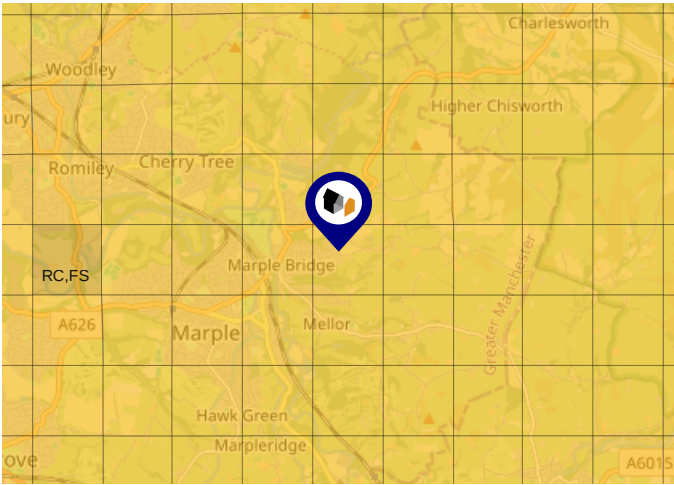


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	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

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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

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/



/lawlerandco



/lawlercosalesandlettings/

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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