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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 08th September 2026



GREYSTOKE STREET, STOCKPORT, SK1

Lawler & Co | Hazel Grove

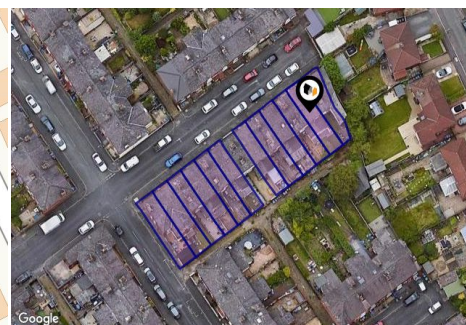
128 London Road Hazel Grove Stockport SK7 4DJ

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hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.26 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,746		
Title Number:	CH58880		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)

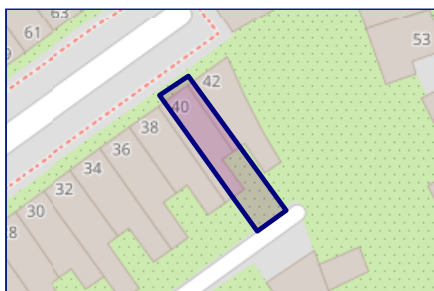


Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



GM778034

Leasehold Title Plans



CH58880

Start Date: 07/06/1894
End Date: 25/03/2893
Lease Term: 999 years from 25 March 1894
Term Remaining: 867 years

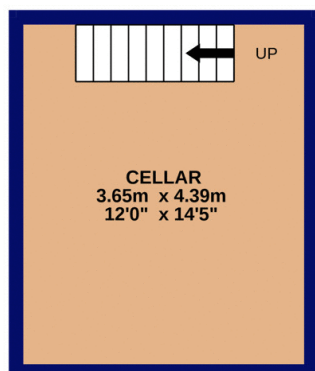


GM785016

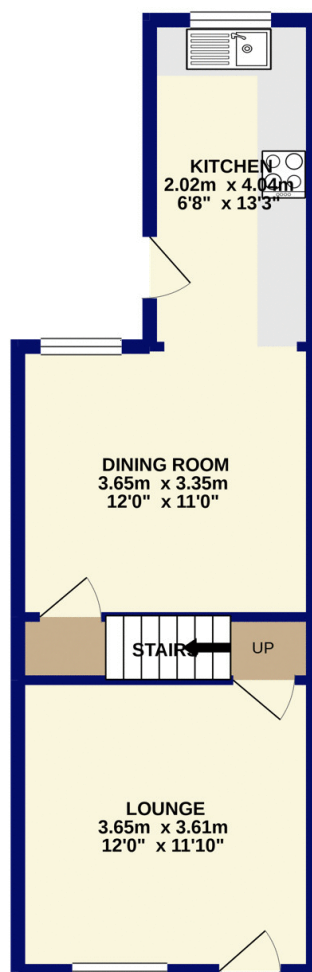
Start Date: 06/08/1894
End Date: 24/06/2892
Lease Term: 998 years from 24 June 1894
Term Remaining: 866 years

GREYSTOKE STREET, STOCKPORT, SK1

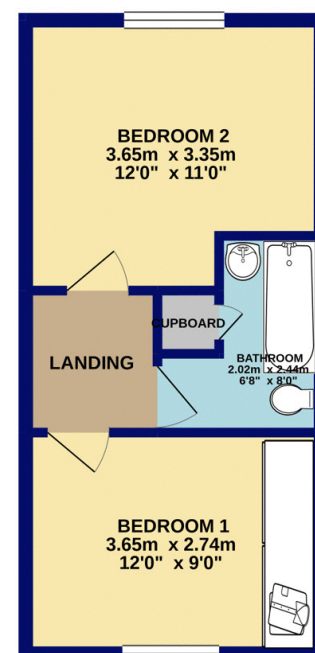
BASEMENT
16.0 sq.m. (173 sq.ft.) approx.



GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.



1ST FLOOR
28.7 sq.m. (309 sq.ft.) approx.



TOTAL FLOOR AREA : 81.1 sq.m. (873 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2021

Property EPC - Certificate

STOCKPORT, SK1

Energy rating

D

Valid until 22.11.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	69 m ²

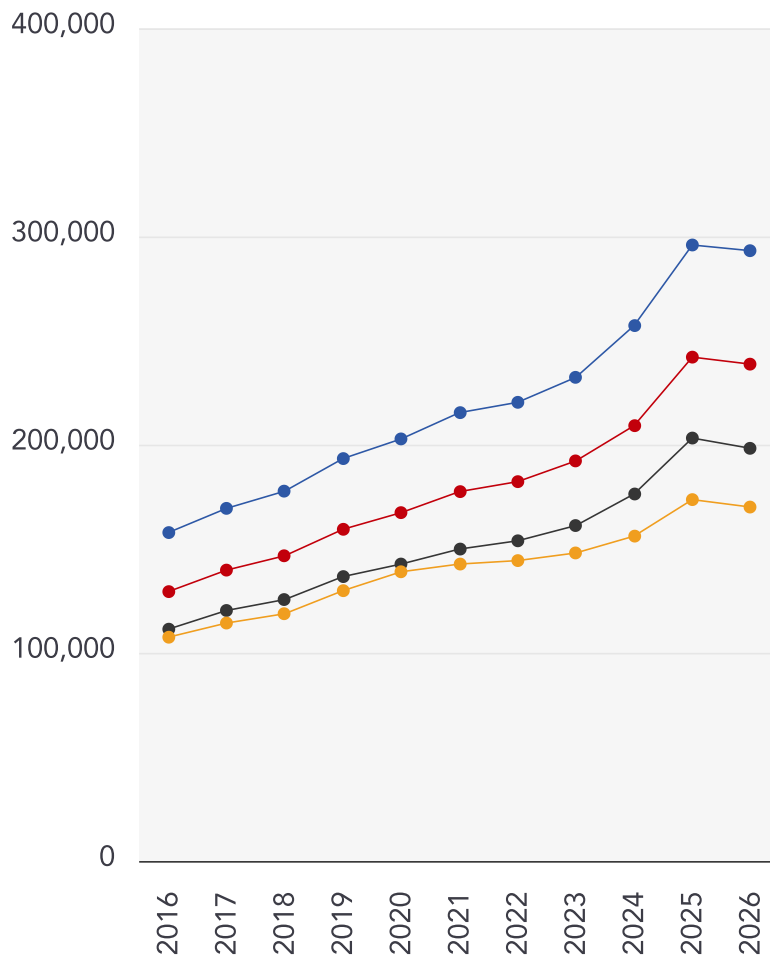
Market

House Price Statistics

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SALES AND LETTINGS

10 Year History of Average House Prices by Property Type in SK1



Detached

+85.82%

Semi-Detached

+84.43%

Terraced

+78.01%

Flat

+58.14%

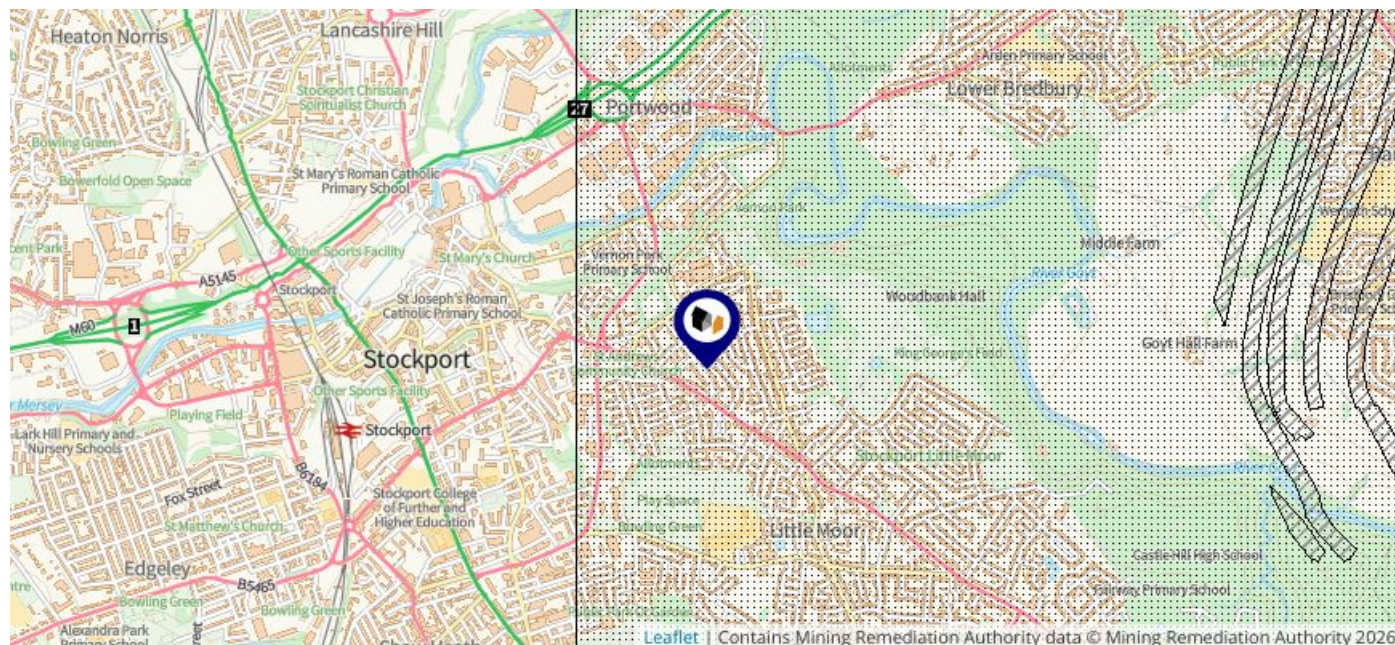
Maps

Coal Mining

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SALES AND LETTINGS

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.

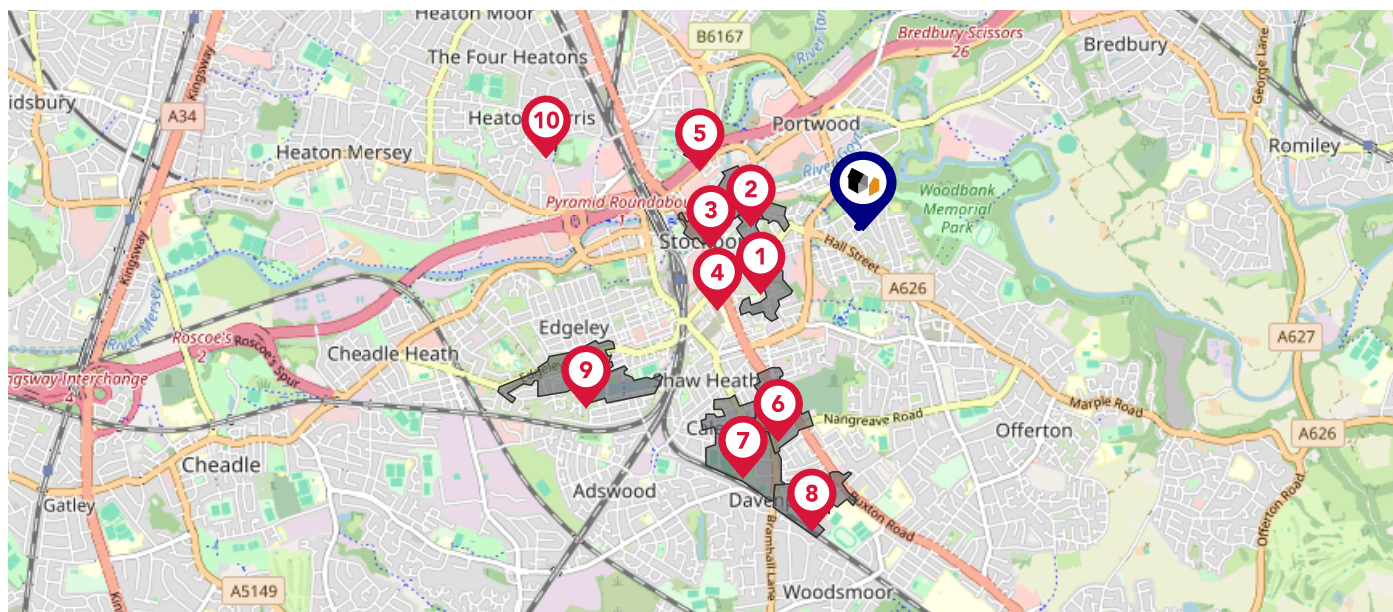
Maps

Conservation Areas

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SALES AND LETTINGS

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

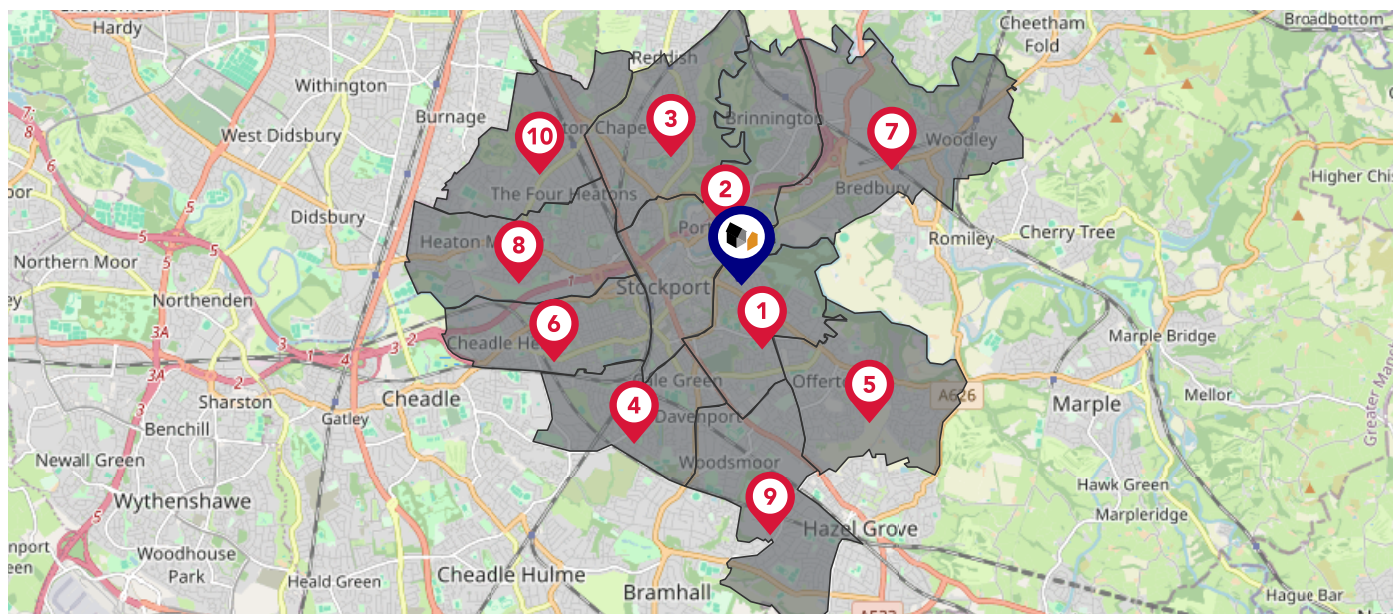
Maps

Council Wards

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SALES AND LETTINGS

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

Brinnington and Central Ward

3

Reddish South Ward

4

Davenport and Cale Green Ward

5

Offerton Ward

6

Edgeley and Cheadle Heath Ward

7

Bredbury and Woodley Ward

8

Heatons South Ward

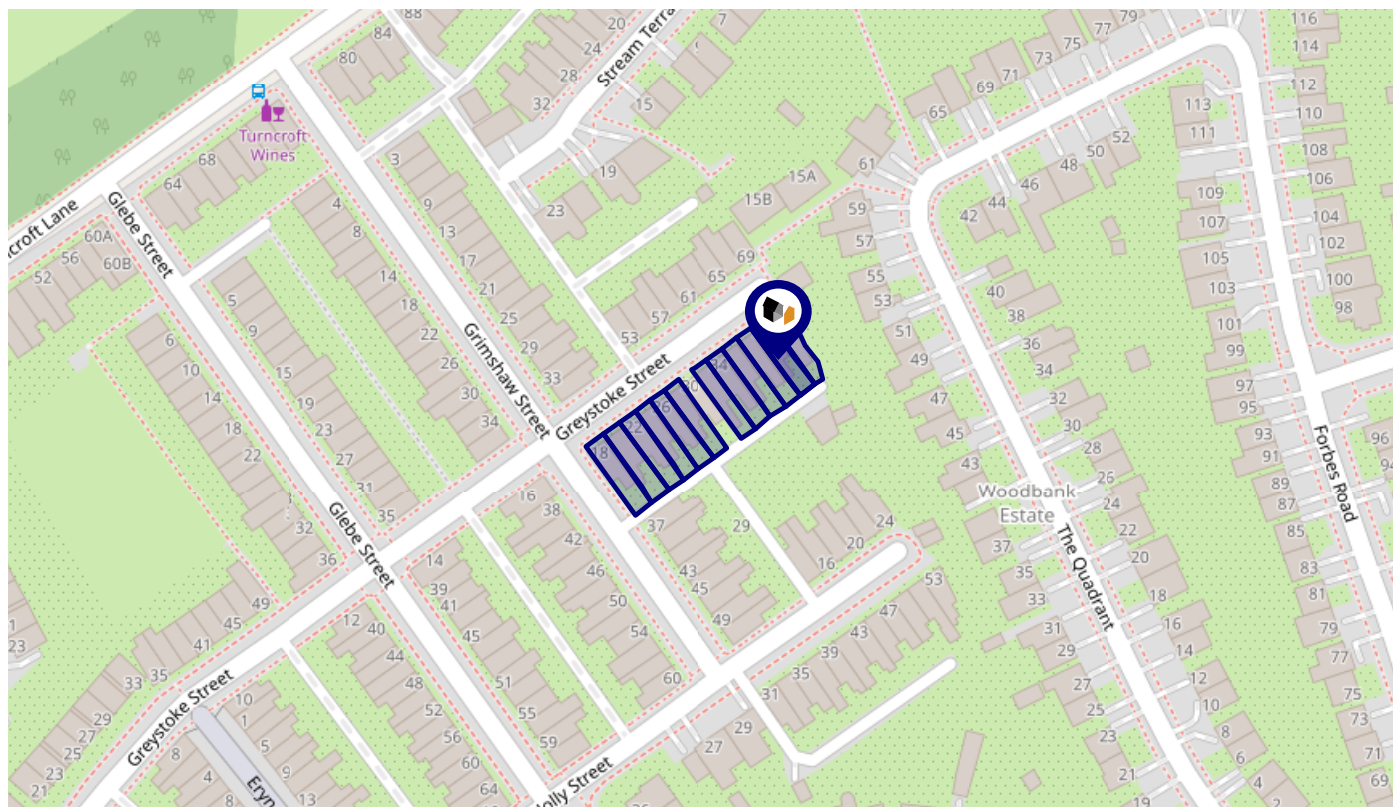
9

Stepping Hill Ward

10

Heatons North 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	■

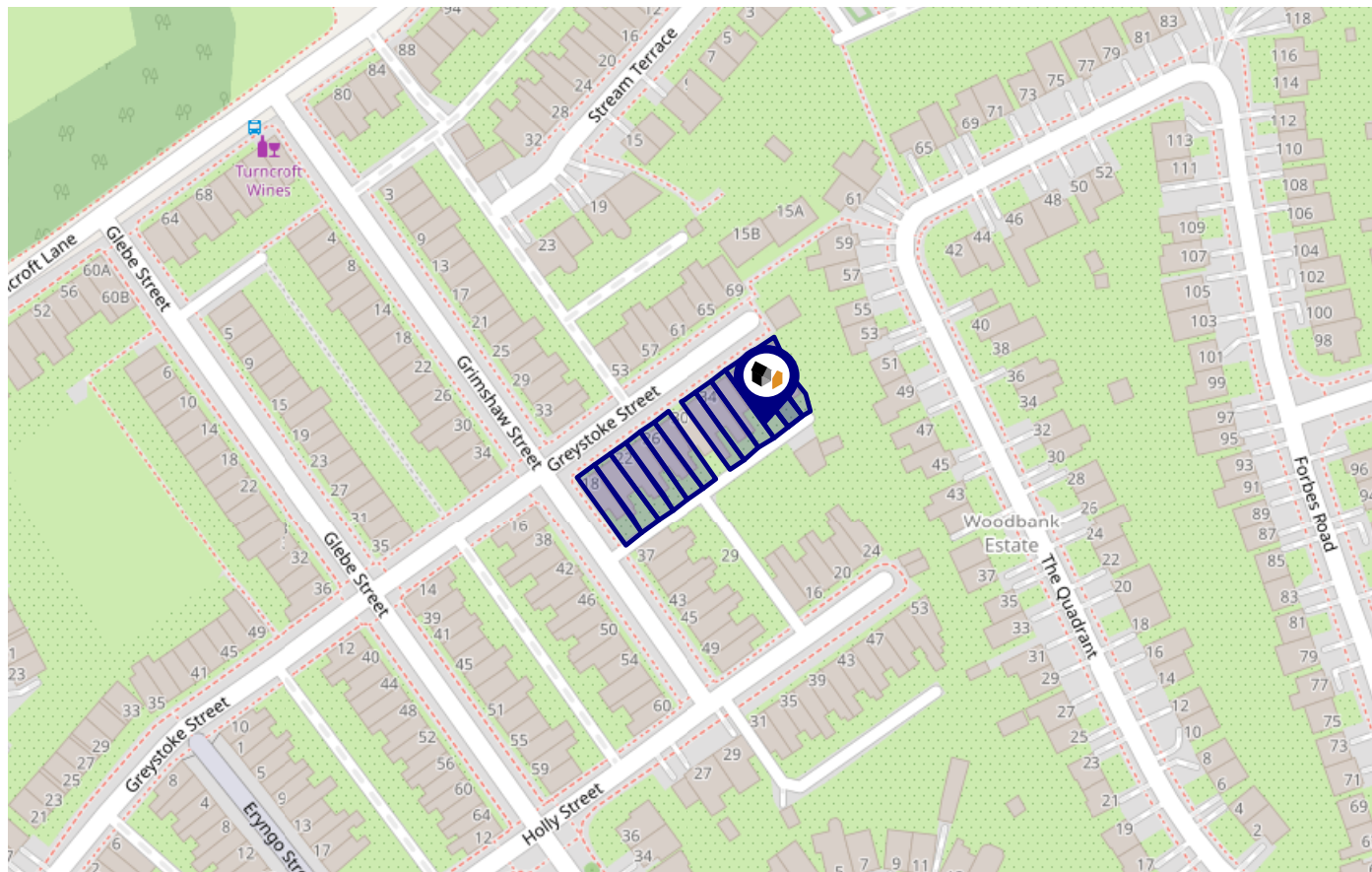
Flood Risk

Rivers & Seas - Flood Risk

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SALES AND LETTINGS

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

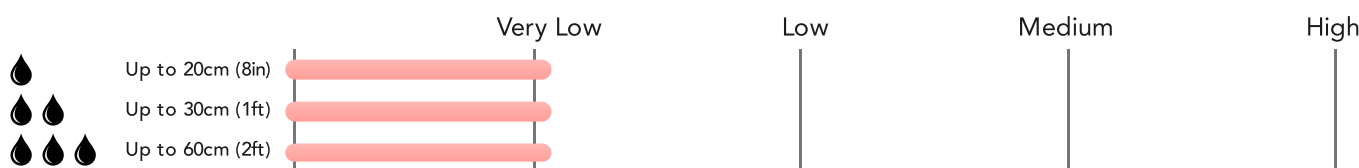


Risk Rating: Very low

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:



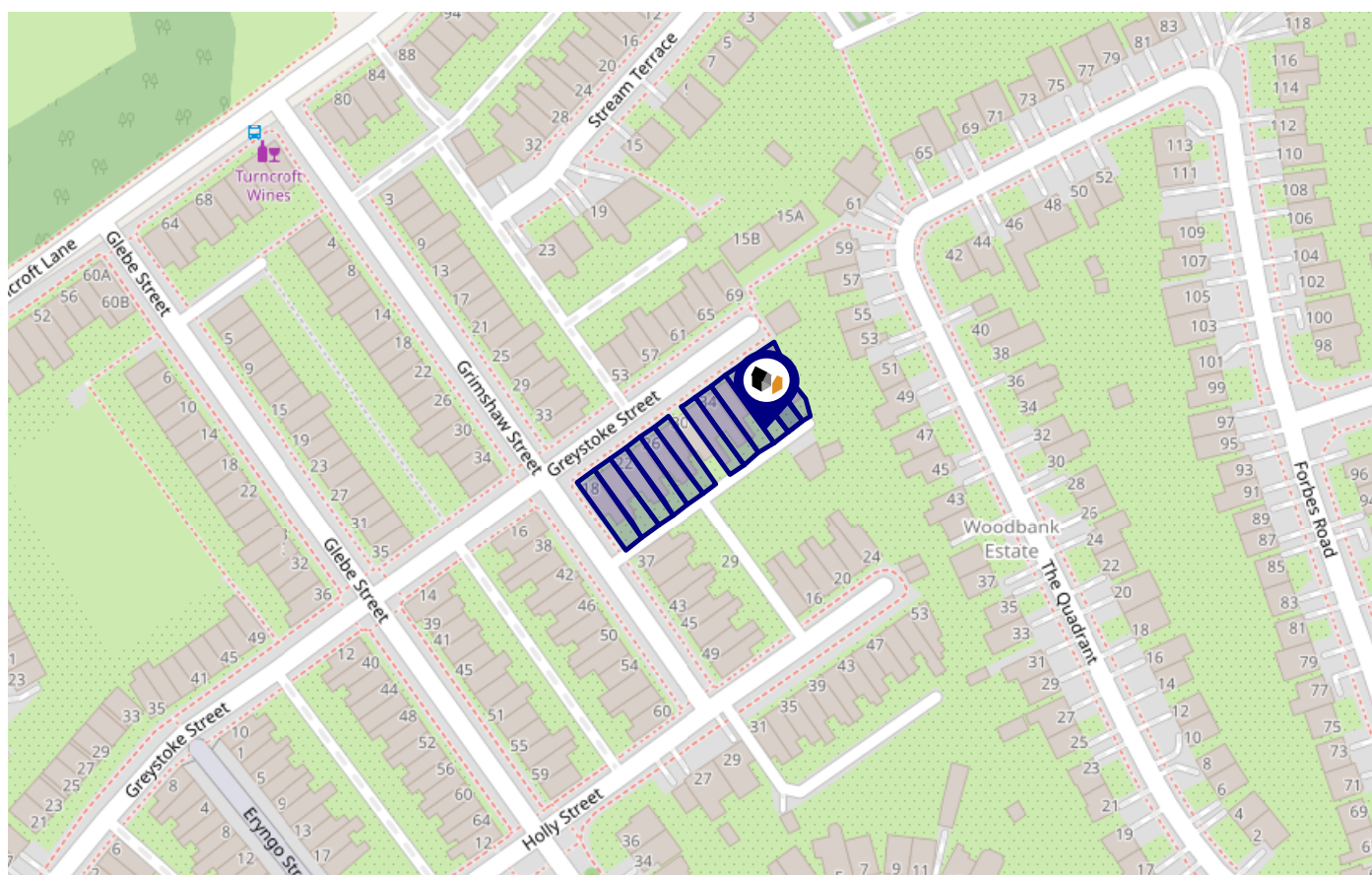
Flood Risk

Rivers & Seas - Climate Change

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SALES AND LETTINGS

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.

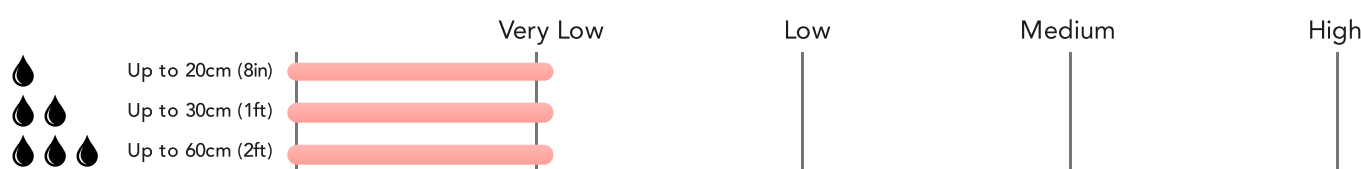


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Chance of flooding to the following depths at this property:



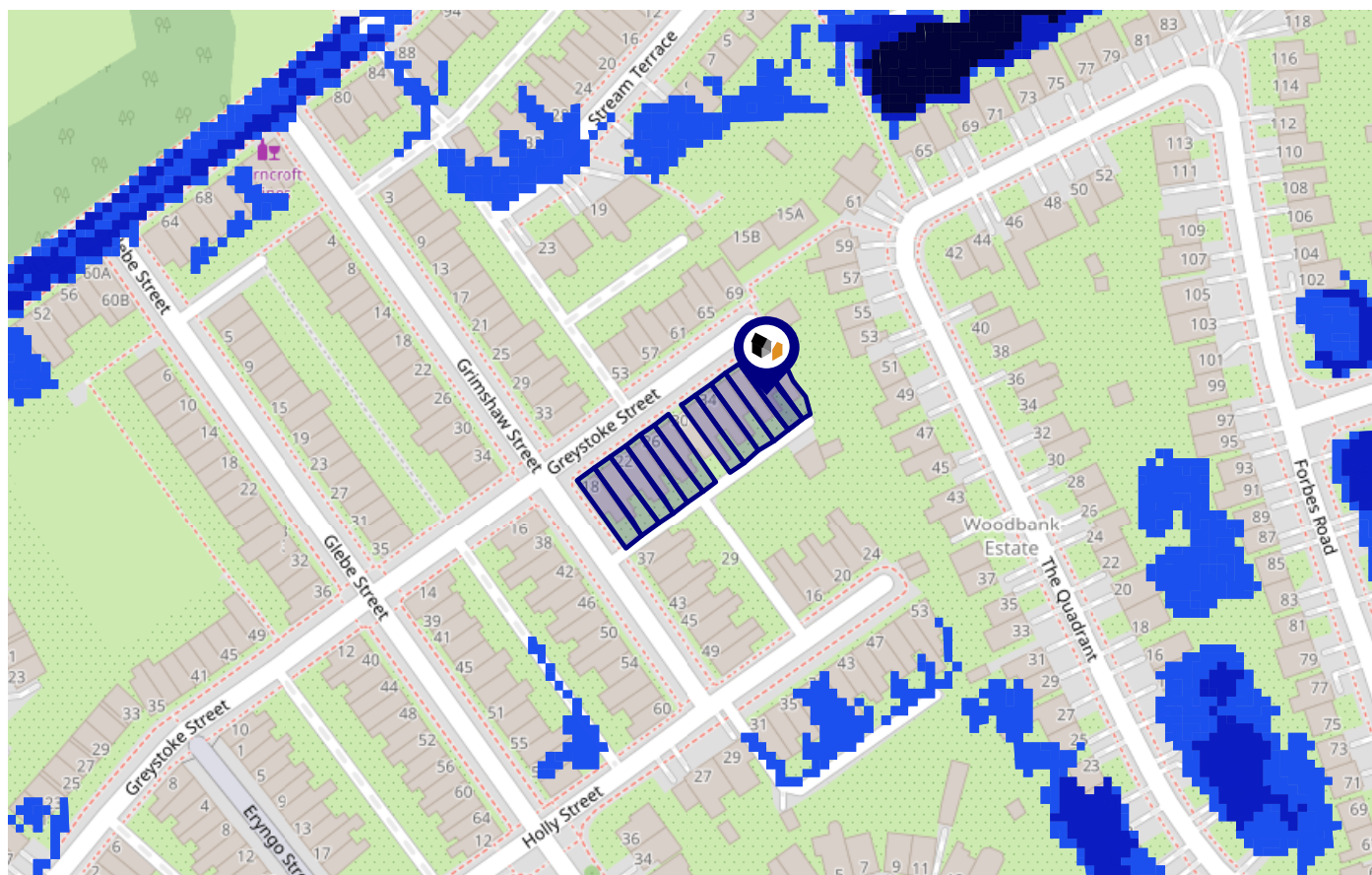
Flood Risk

Surface Water - Flood Risk

LAWLER & Co.

SALES AND LETTINGS

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

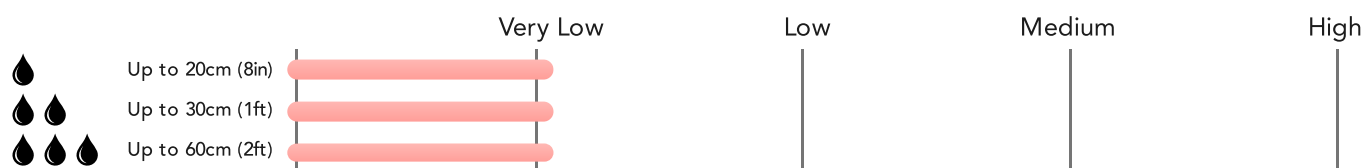


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



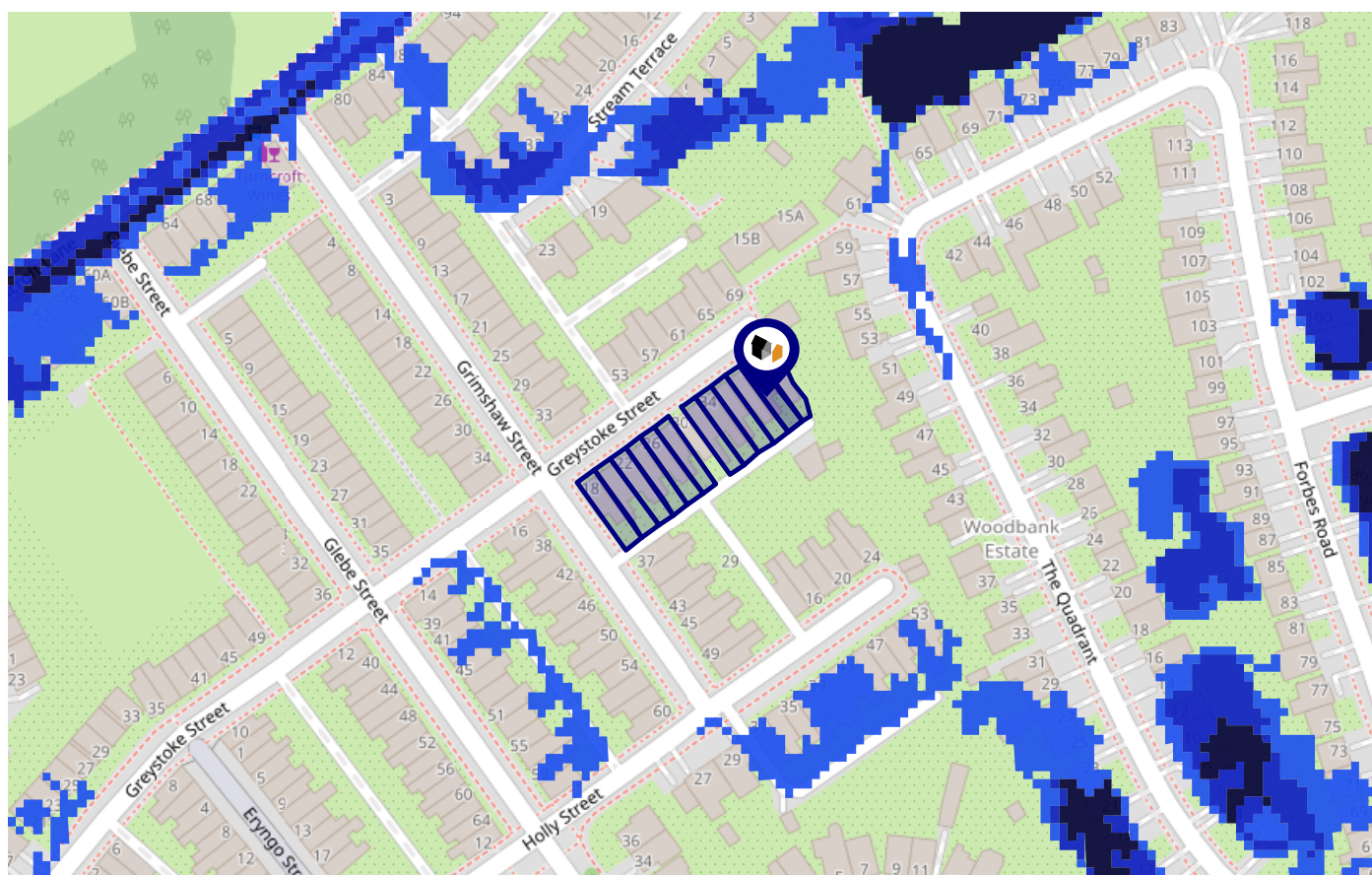
Flood Risk

Surface Water - Climate Change

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SALES AND LETTINGS

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.

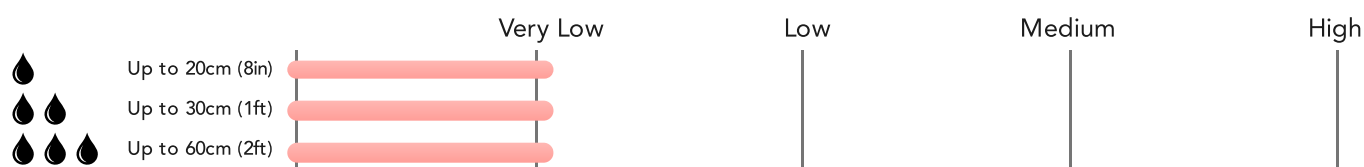


Risk Rating: Very low

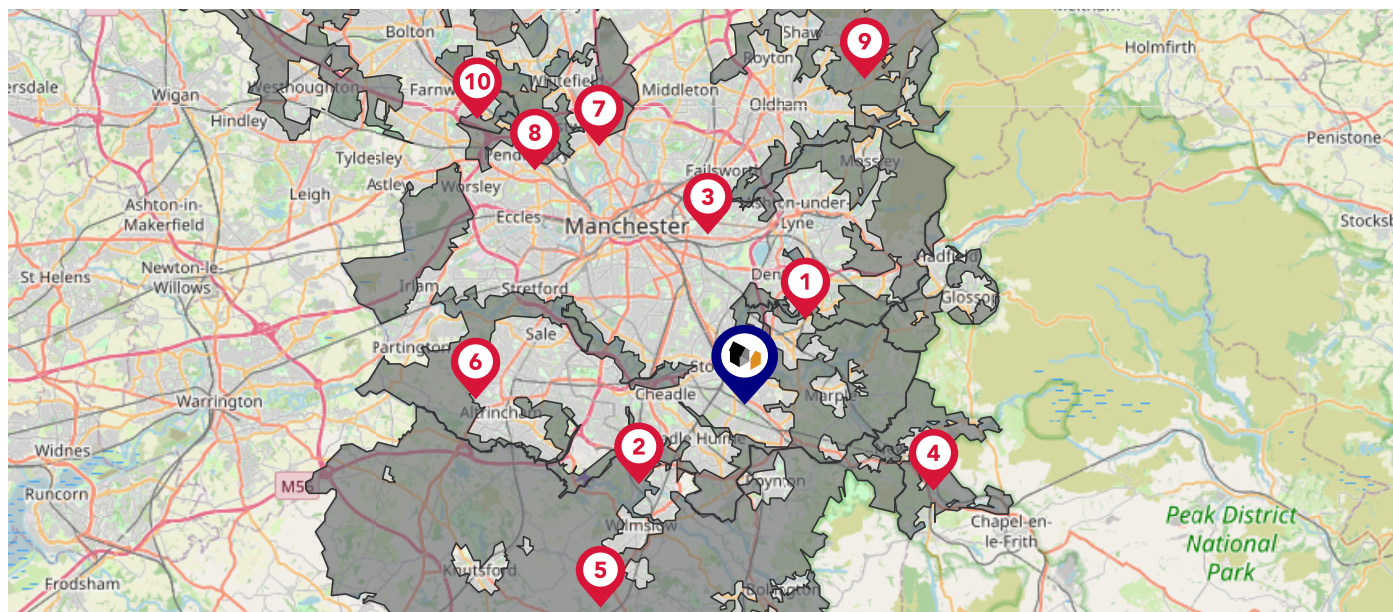
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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

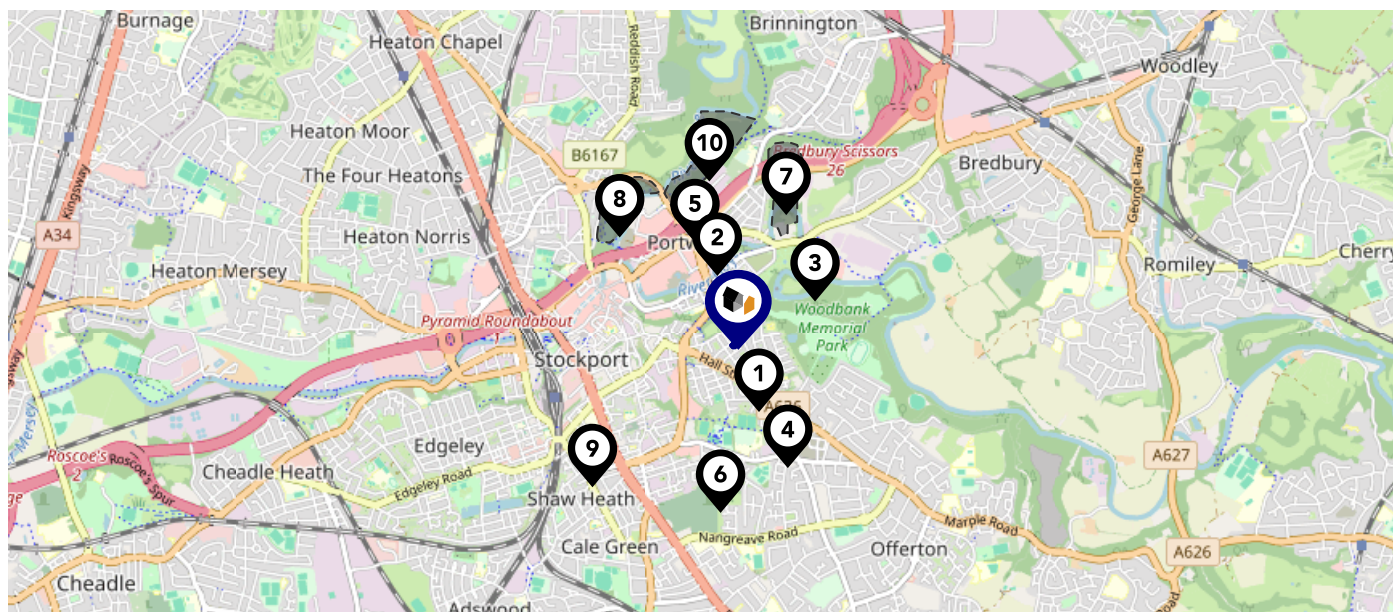
Maps

Landfill Sites

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SALES AND LETTINGS

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	Forbes Close-10 Forbes Close, Offerton, Stockport, Cheshire	Historic Landfill
2	Baron Street-Portwood, Stockport	Historic Landfill
3	Warth Meadow-Portwood, Greater Manchester, Greater Manchester	Historic Landfill
4	Banks Lane-Stockport, Greater Manchester	Historic Landfill
5	Land adjacent to M63 Roundabout-Portwood, Stockport	Historic Landfill
6	Back of Brookfield Avenue, Heavily-	Historic Landfill
7	Warth Meadow-Portwood, Greater Manchester	Historic Landfill
8	Grimesbottom-South of Tiviot Way, Stockport, Greater Manchester	Historic Landfill
9	Royal George Street-Stockport, Cheshire	Historic Landfill
10	North Woodhall-Tiviot Dale, Grimesbottom. Greater Manchester	Historic Landfill

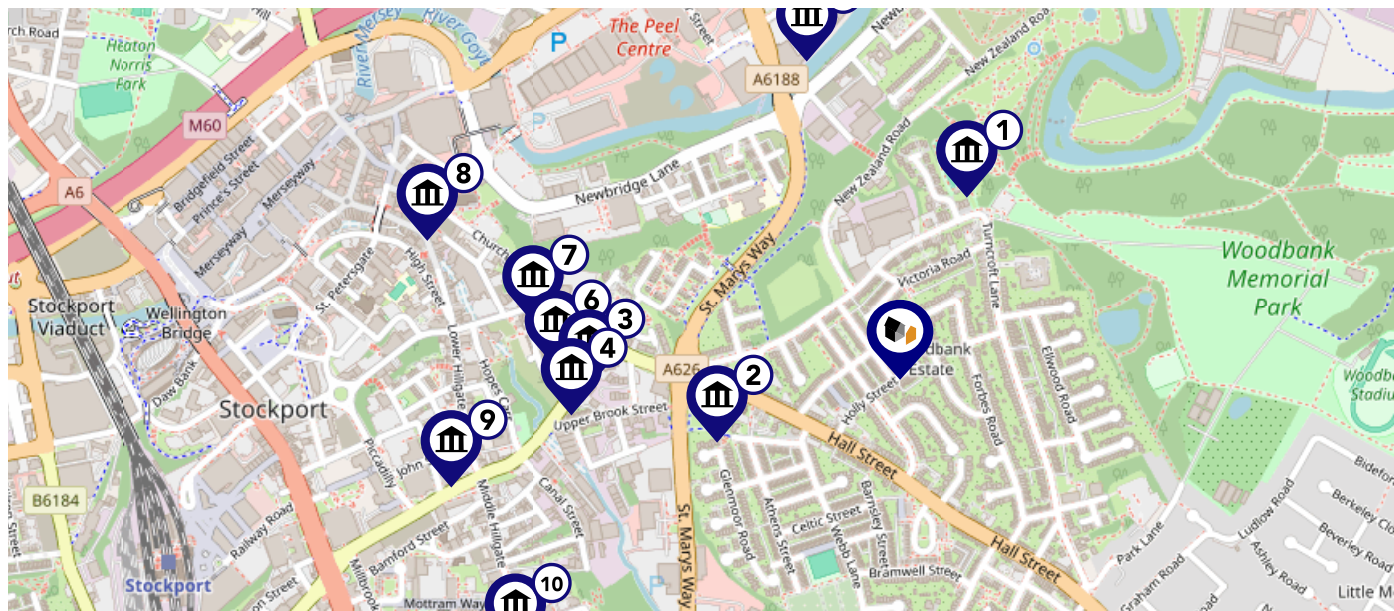
Maps

Listed Buildings

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SALES AND LETTINGS

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



1396059 - Stockport Museum In Vernon Park

Grade II

0.2 miles



1162464 - Glebe House

Grade II

0.2 miles



1067201 - 96, Churchgate

Grade II

0.3 miles



1067163 - Chapel Studio

Grade II

0.4 miles



1268055 - Vernon Mill

Grade II

0.4 miles



1356826 - 78 And 80, Churchgate

Grade II

0.4 miles



1356827 - Former Rectory

Grade II

0.4 miles



1067202 - Gateway To Parish Church Of St Mary And Fountain To Side

Grade II

0.5 miles



1356858 - Nos. 16a And 18, Middle Hillgate

Grade II

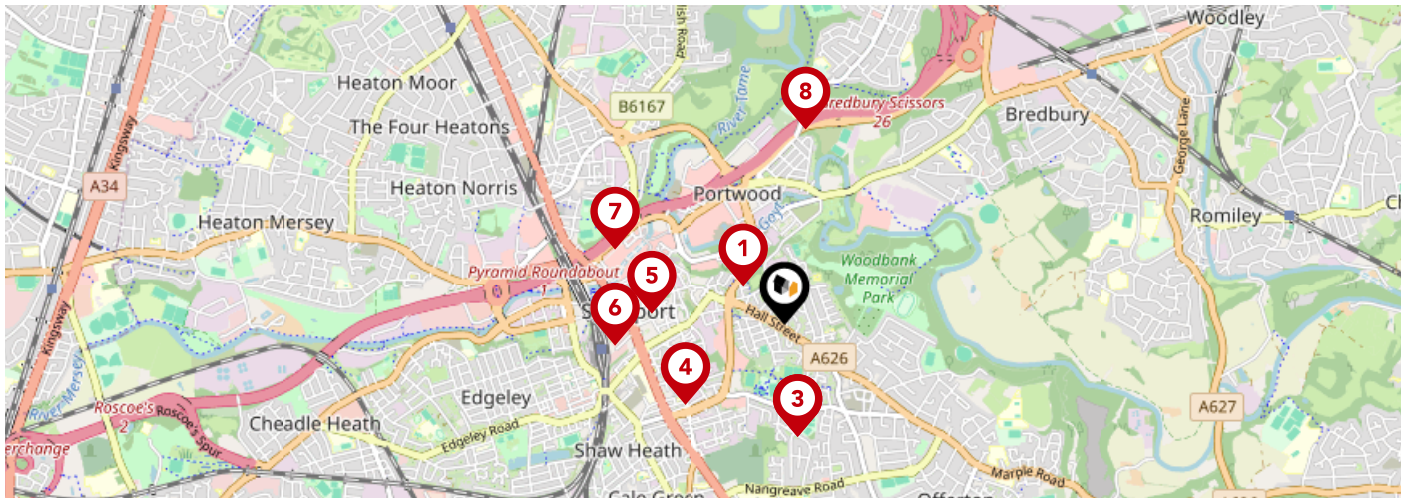
0.5 miles



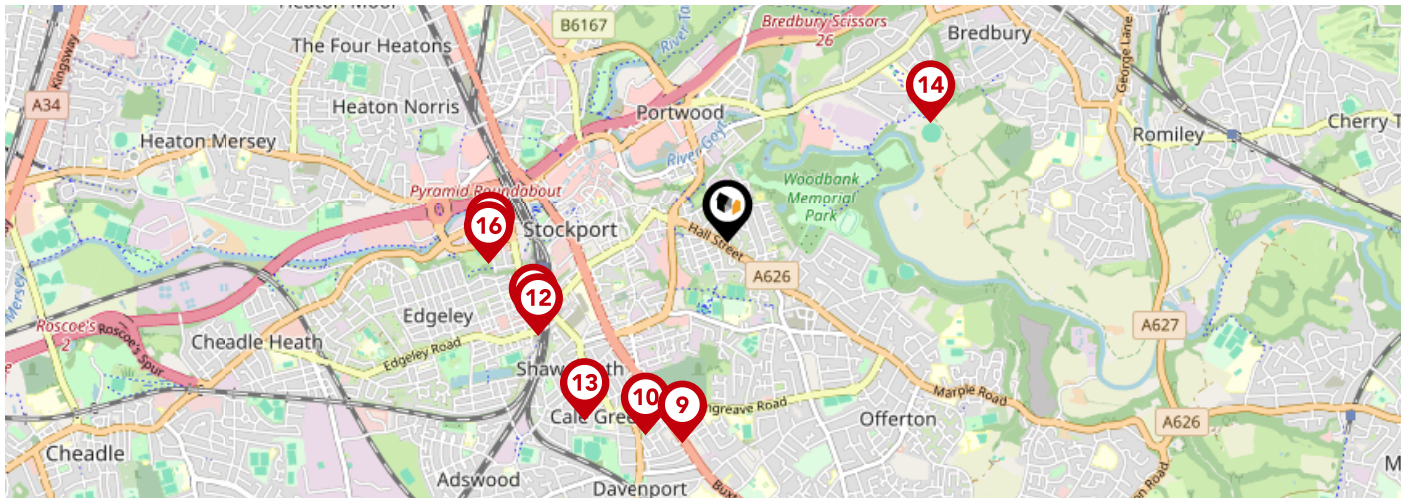
1162479 - 23, Higher Hillgate

Grade II

0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Vernon Park Primary School Ofsted Rating: Outstanding Pupils: 328 Distance:0.25	☐	☒	☐	☐	☐
2	Banks Lane Infant School Ofsted Rating: Good Pupils: 307 Distance:0.5	☐	☒	☐	☐	☐
3	Banks Lane Junior School Ofsted Rating: Good Pupils: 352 Distance:0.5	☐	☒	☐	☐	☐
4	St Thomas' Church of England Primary School Stockport Ofsted Rating: Requires improvement Pupils: 164 Distance:0.56	☐	☒	☐	☐	☐
5	St Joseph's Catholic Primary School, a Voluntary Academy Ofsted Rating: Requires improvement Pupils: 119 Distance:0.58	☐	☒	☐	☐	☐
6	Pure Innovations Trading As Pure College Ofsted Rating: Not Rated Pupils:0 Distance:0.75	☐	☐	☒	☐	☐
7	St Mary's Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Not Rated Pupils: 115 Distance:0.82	☐	☒	☐	☐	☐
8	St Paul's Church of England Primary School Brinnington Ofsted Rating: Good Pupils: 403 Distance:0.87	☐	☒	☐	☐	☐



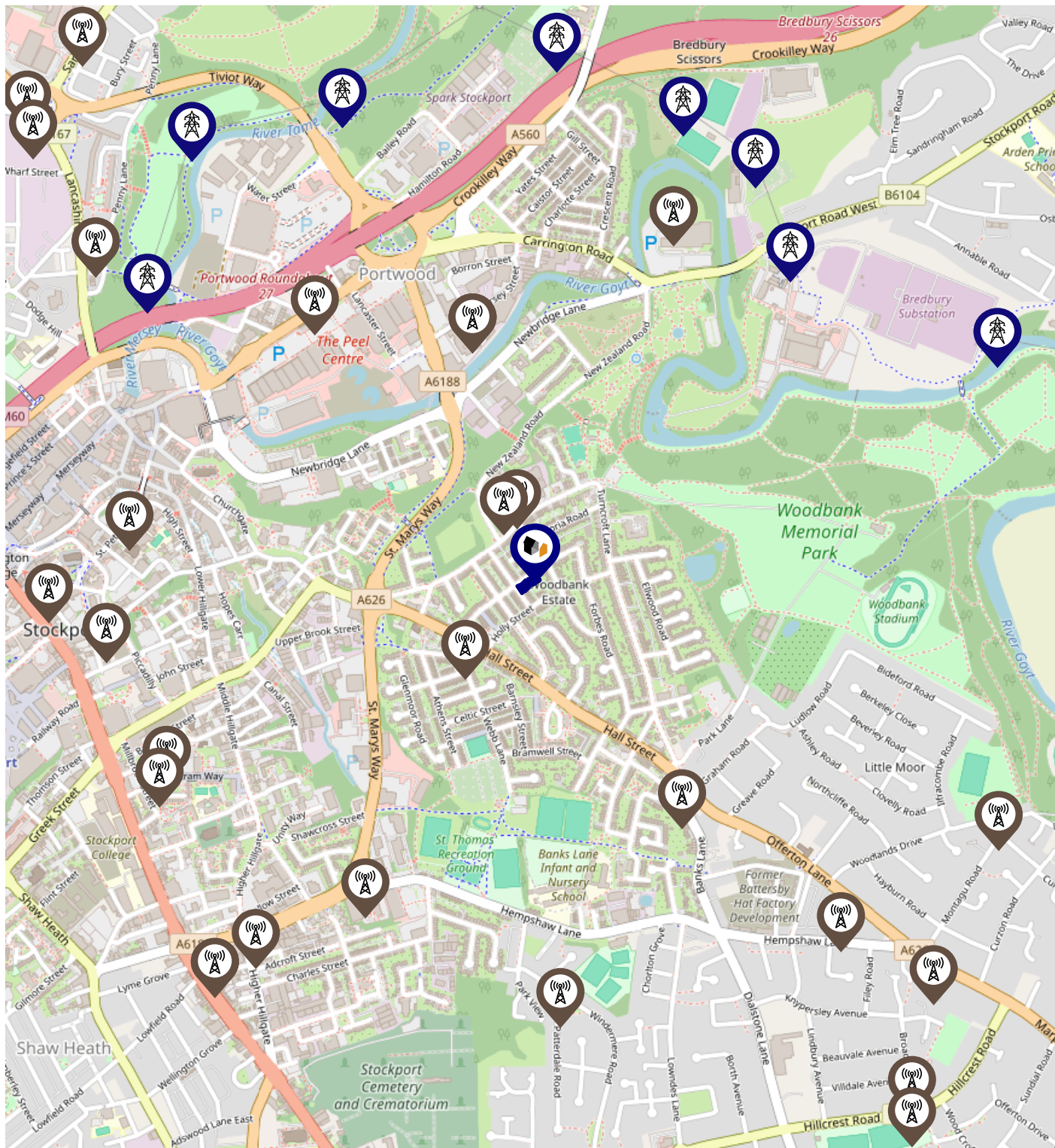
		Nursery	Primary	Secondary	College	Private
	Aquinas College Ofsted Rating: Good Pupils: 0 Distance: 0.91	☐	☐	☒	☐	☐
	St George's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 349 Distance: 0.92	☐	☒	☐	☐	☐
	St Matthew's Church of England Primary School Ofsted Rating: Good Pupils: 215 Distance: 0.93	☐	☒	☐	☐	☐
	Our Lady's Catholic Primary School Ofsted Rating: Good Pupils: 185 Distance: 0.93	☐	☒	☐	☐	☐
	Cale Green Primary School Ofsted Rating: Good Pupils: 340 Distance: 1.01	☐	☒	☐	☐	☐
	Arden Primary School Ofsted Rating: Good Pupils: 539 Distance: 1.04	☐	☒	☐	☐	☐
	Progress Schools - Stockport Ofsted Rating: Good Pupils: 12 Distance: 1.05	☐	☐	☒	☐	☐
	Hollywood Park Nursery School Ofsted Rating: Outstanding Pupils: 82 Distance: 1.06	☒	☐	☐	☐	☐

Local Area

Masts & Pylons

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SALES AND LETTINGS

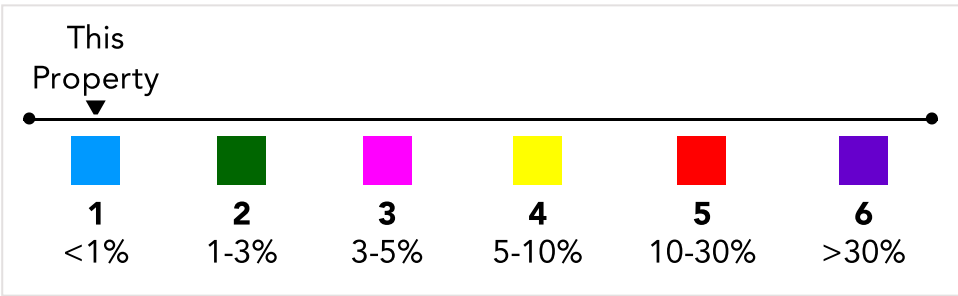
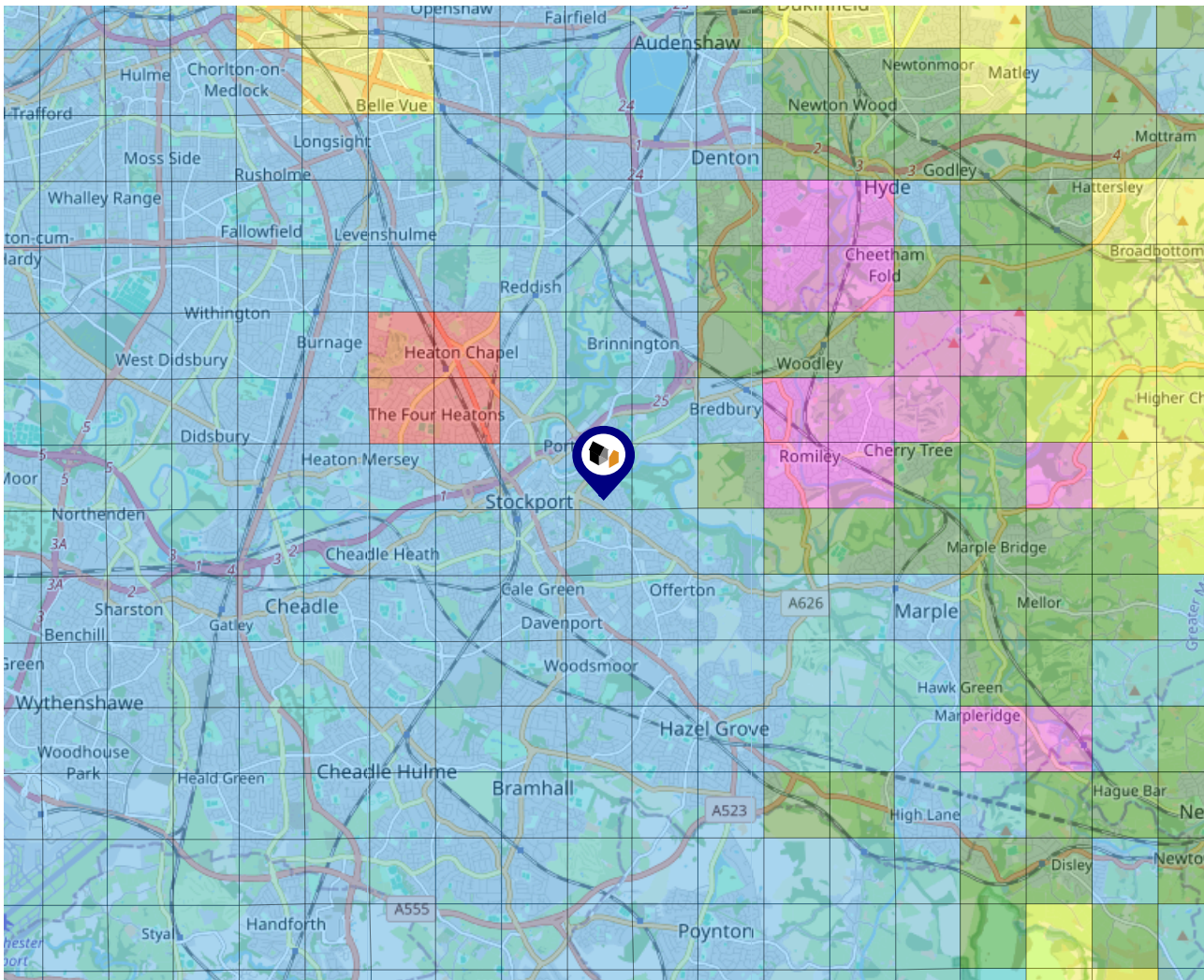


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

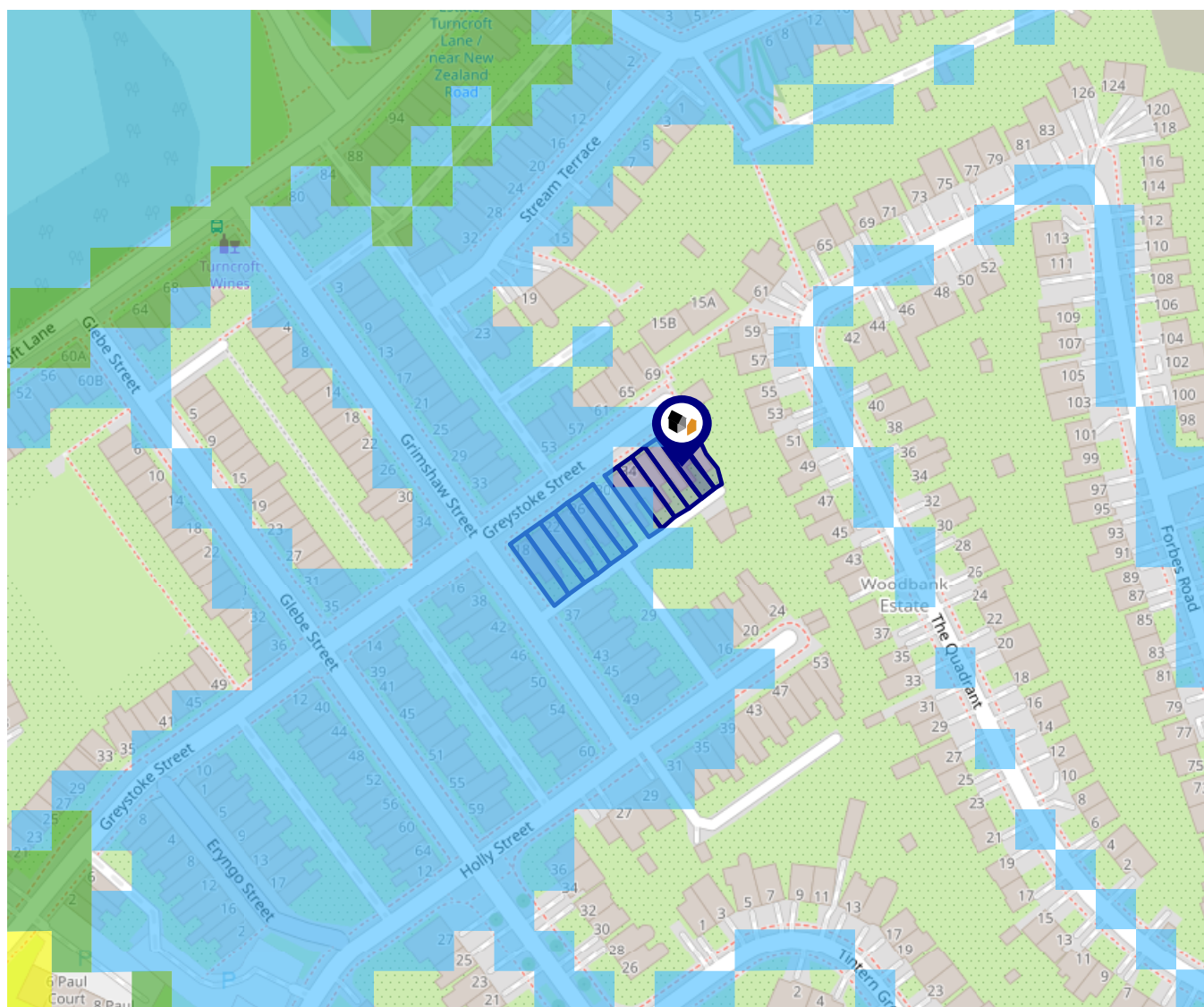
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS

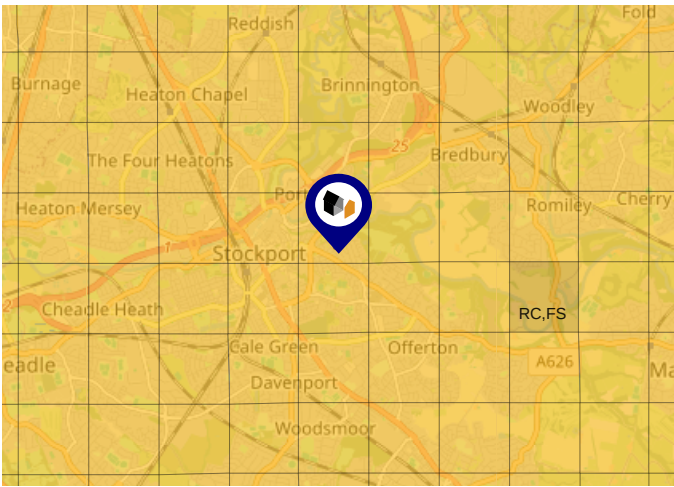


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

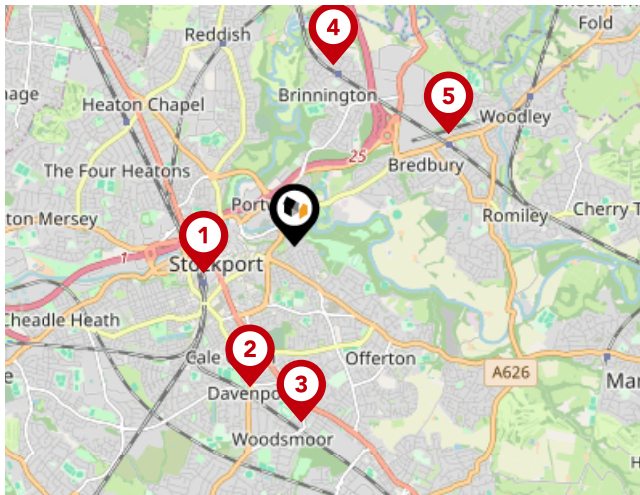
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

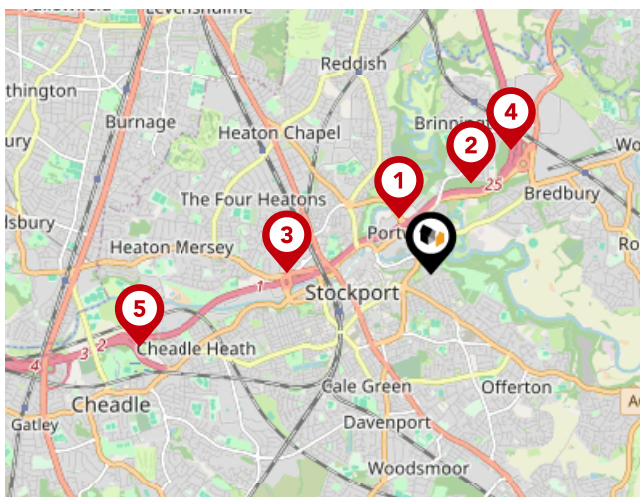
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SALES AND LETTINGS



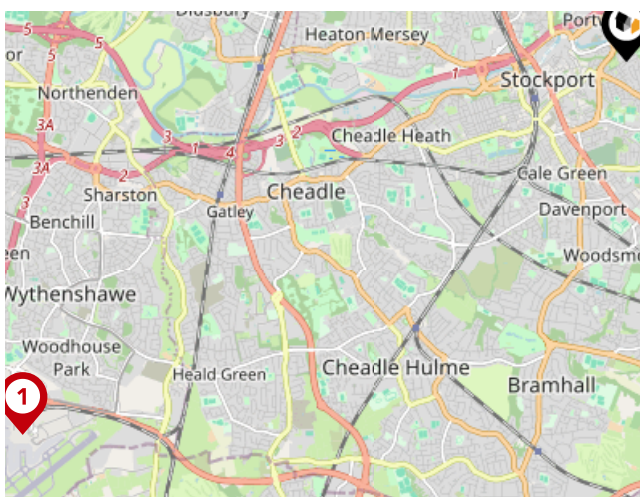
National Rail Stations

Pin	Name	Distance
1	Stockport Rail Station	0.84 miles
2	Davenport Rail Station	1.31 miles
3	Woodsmoor Rail Station	1.55 miles
4	Brinnington Rail Station	1.63 miles
5	Bredbury Rail Station	1.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	0.56 miles
2	M60 J26	0.87 miles
3	M60 J1	1.26 miles
4	M60 J25	1.31 miles
5	M60 J2	2.65 miles



Airports/Helipads

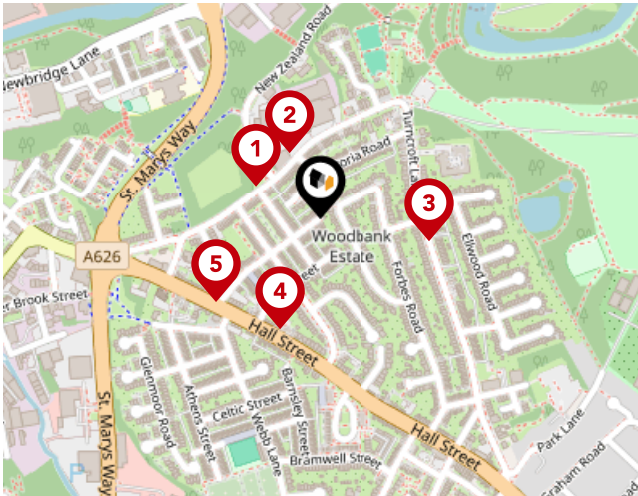
Pin	Name	Distance
1	Manchester Airport	6.26 miles

Area

Transport (Local)

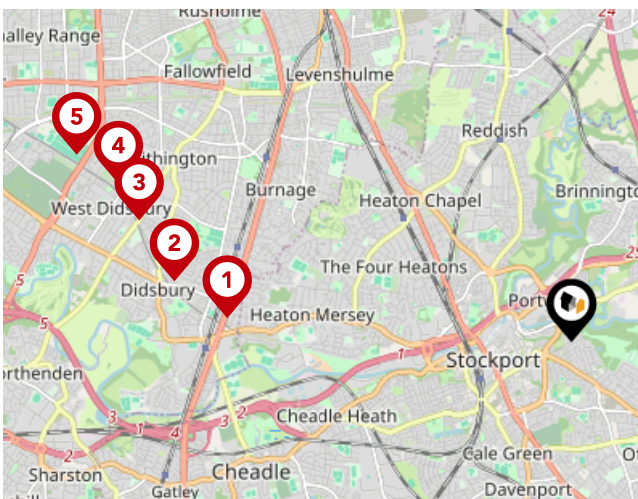
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SALES AND LETTINGS



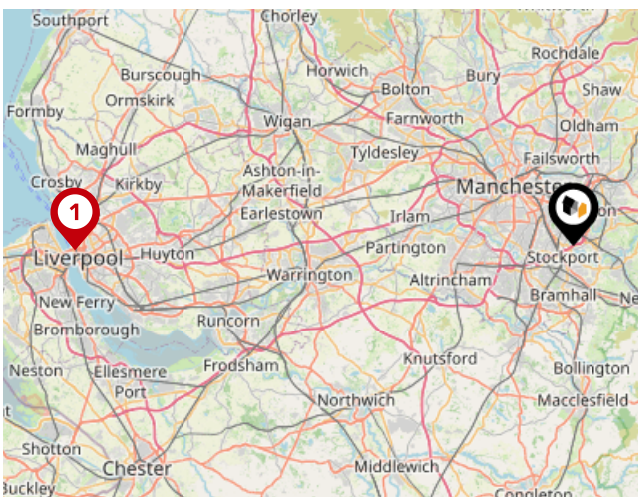
Bus Stops/Stations

Pin	Name	Distance
1	New Zealand Road	0.07 miles
2	New Zealand Road	0.08 miles
3	Kays Avenue	0.12 miles
4	Webb Lane	0.13 miles
5	Webb Lane	0.14 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	3.04 miles
2	Didsbury Village (Manchester Metrolink)	3.54 miles
3	West Didsbury (Manchester Metrolink)	3.95 miles
4	Burton Road (Manchester Metrolink)	4.23 miles
5	Withington (Manchester Metrolink)	4.66 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	35.13 miles

LAWLER
& Co.

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.



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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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