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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 17th September 2026**



**KINROSS AVENUE, STOCKPORT, SK2**

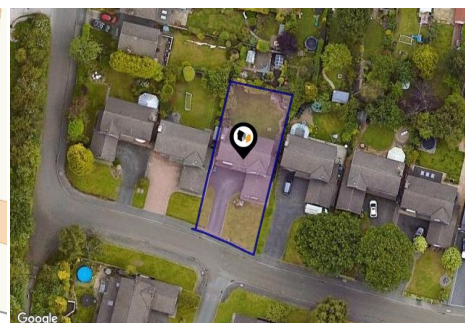
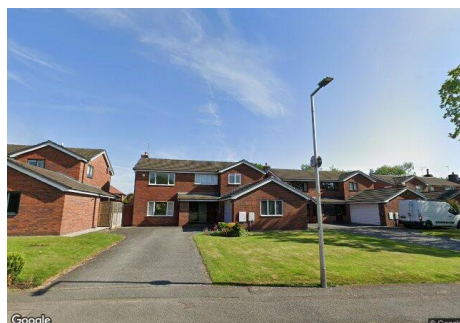
## Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



## Property

**Type:** Detached  
**Bedrooms:** 4  
**Plot Area:** 0.14 acres  
**Council Tax :** Band F  
**Annual Estimate:** £3,783  
**Title Number:** GM412389

**Tenure:** Freehold

## Local Area

**Local Authority:** Stockport  
**Conservation Area:** No  
**Flood Risk:**  

- Rivers & Seas: Very low
- Surface Water: Very low

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

**16** **76** **10000**  
 mb/s mb/s mb/s



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



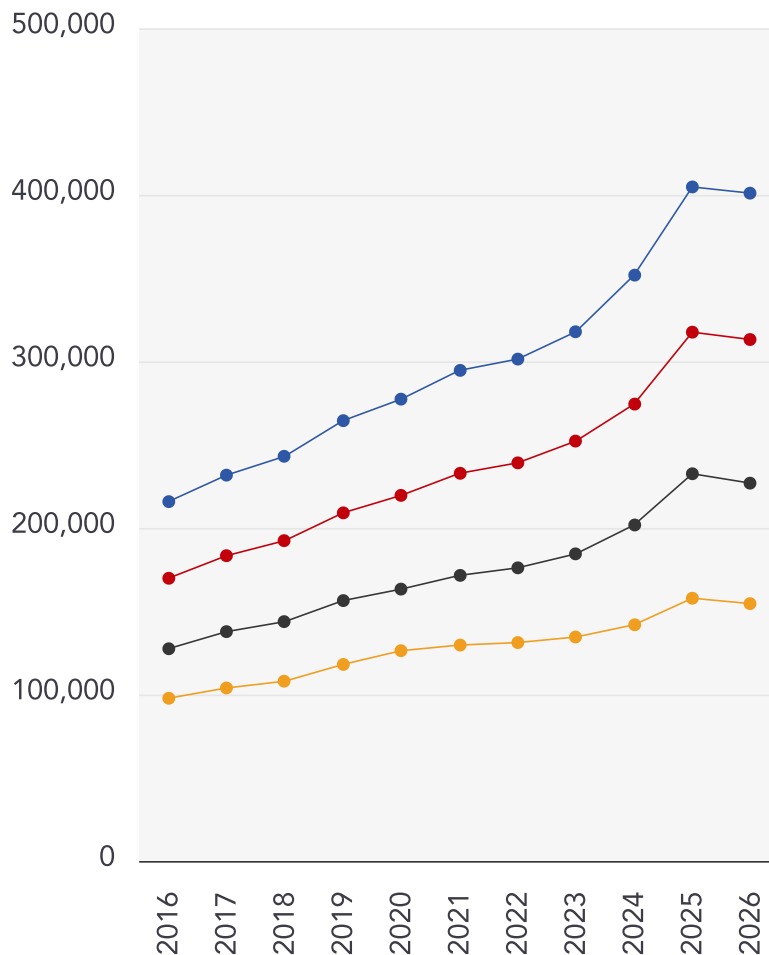
**Satellite/Fibre TV Availability:**



# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in SK2



Detached

**+85.82%**

Semi-Detached

**+84.43%**

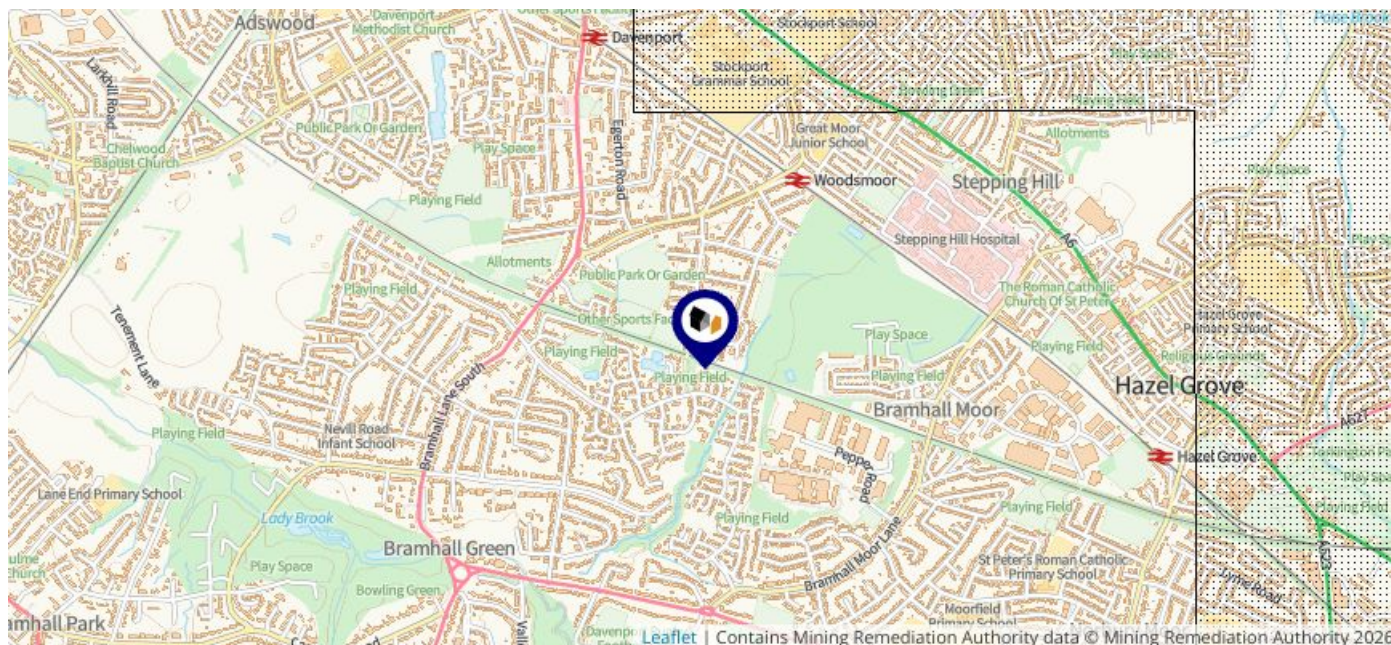
Terraced

**+78.01%**

Flat

**+58.14%**

This map displays nearby coal mine entrances and their classifications.



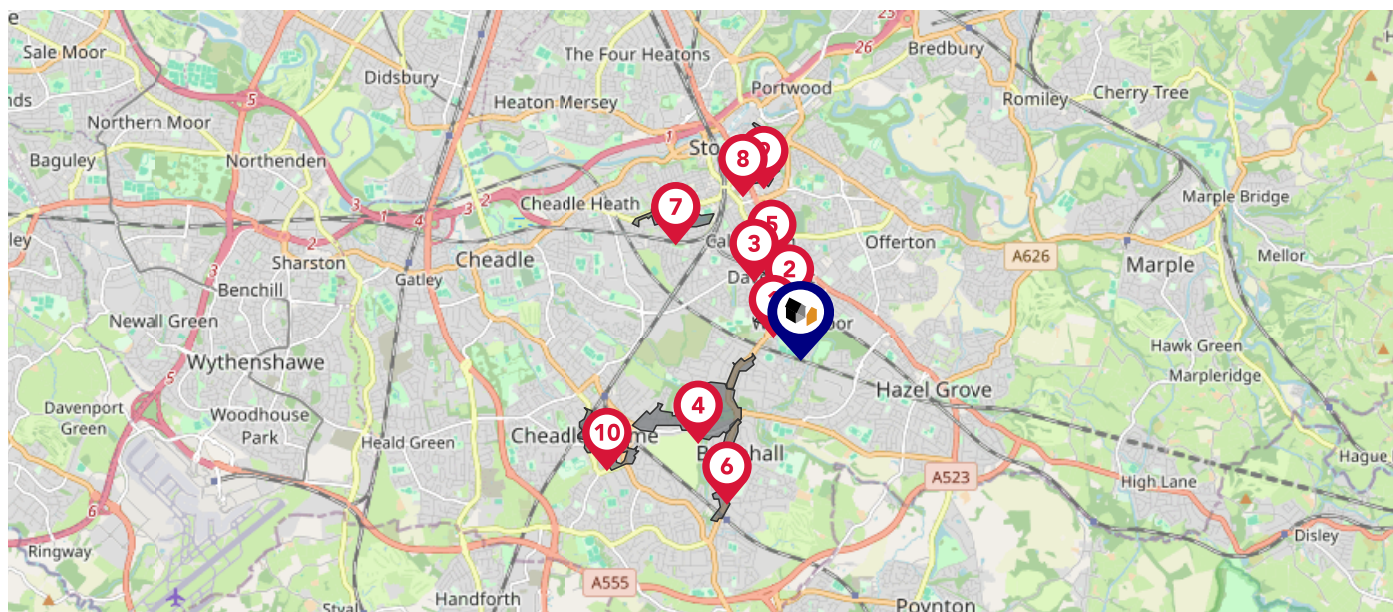
## Mine Entry

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

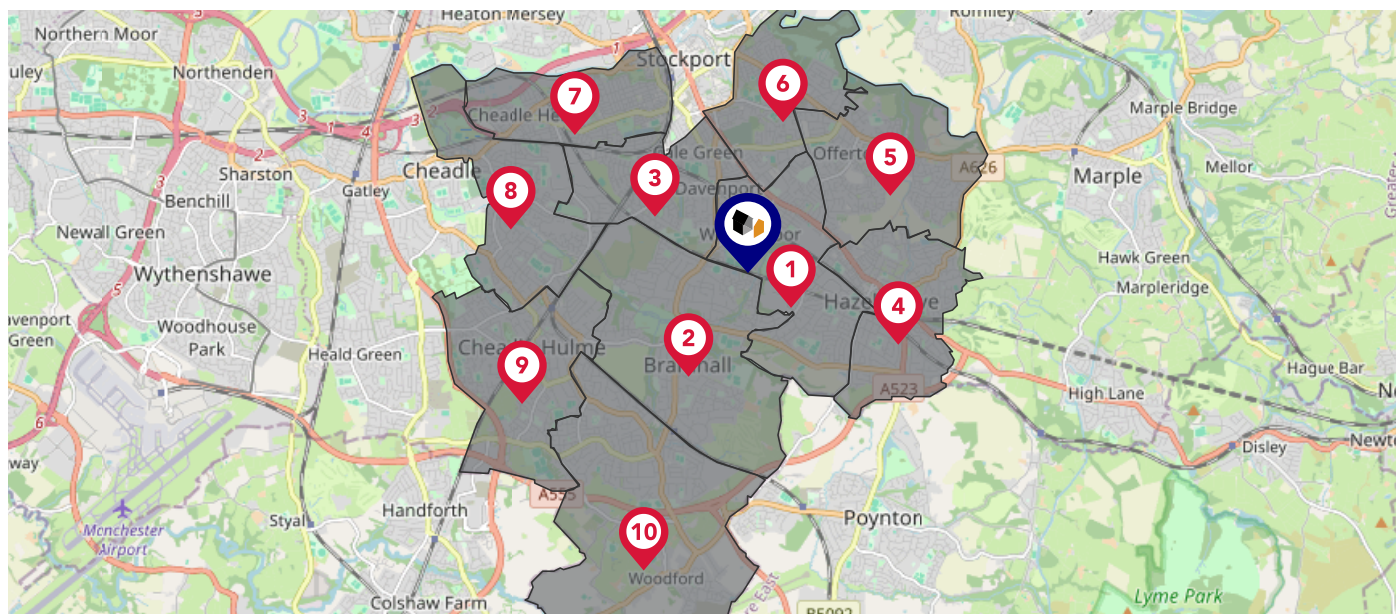
# Maps

## 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

Davenport and Cale Green Ward

4

Hazel Grove Ward

5

Offerton Ward

6

Manor Ward

7

Edgeley and Cheadle Heath Ward

8

Cheadle Hulme North Ward

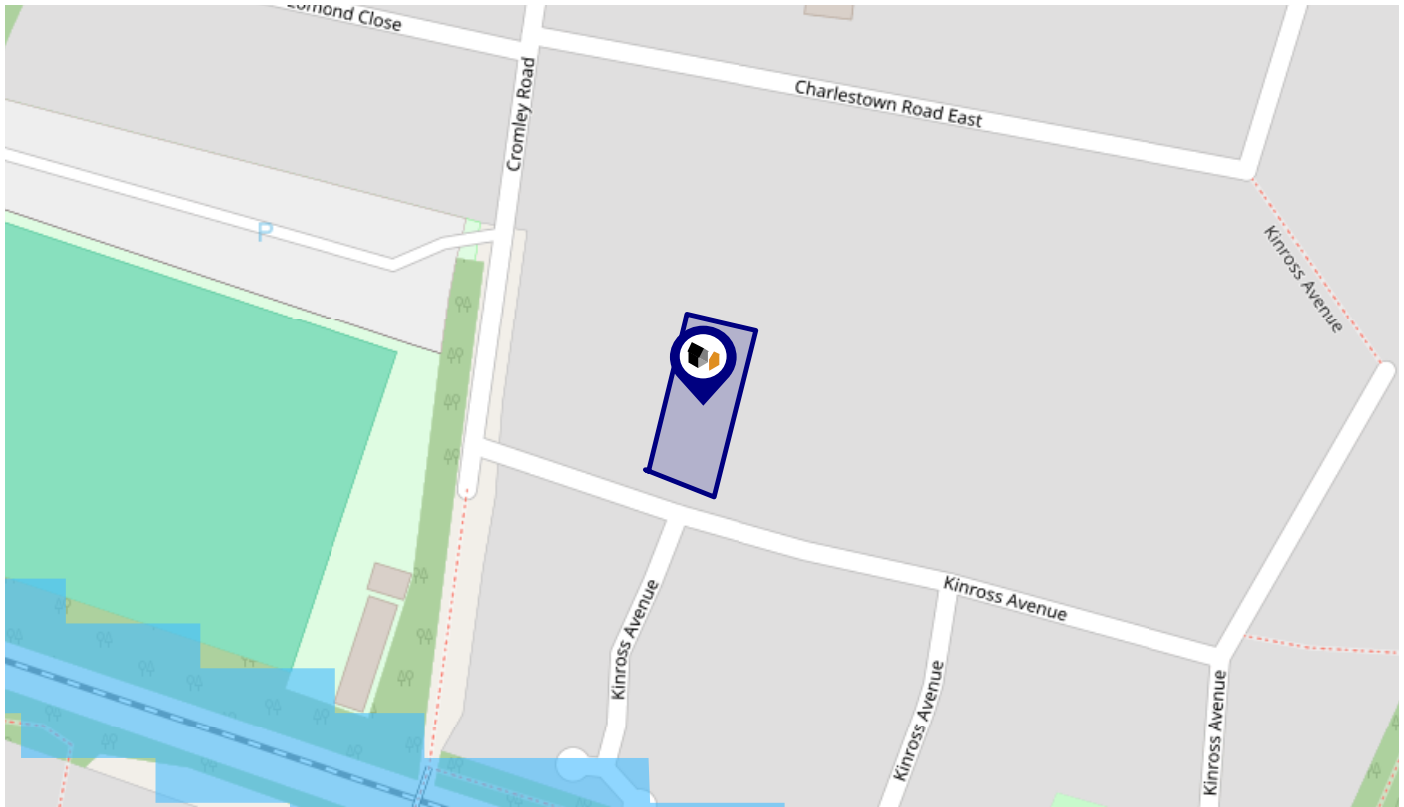
9

Cheadle Hulme South Ward

10

Bramhall South and Woodford 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 |  |

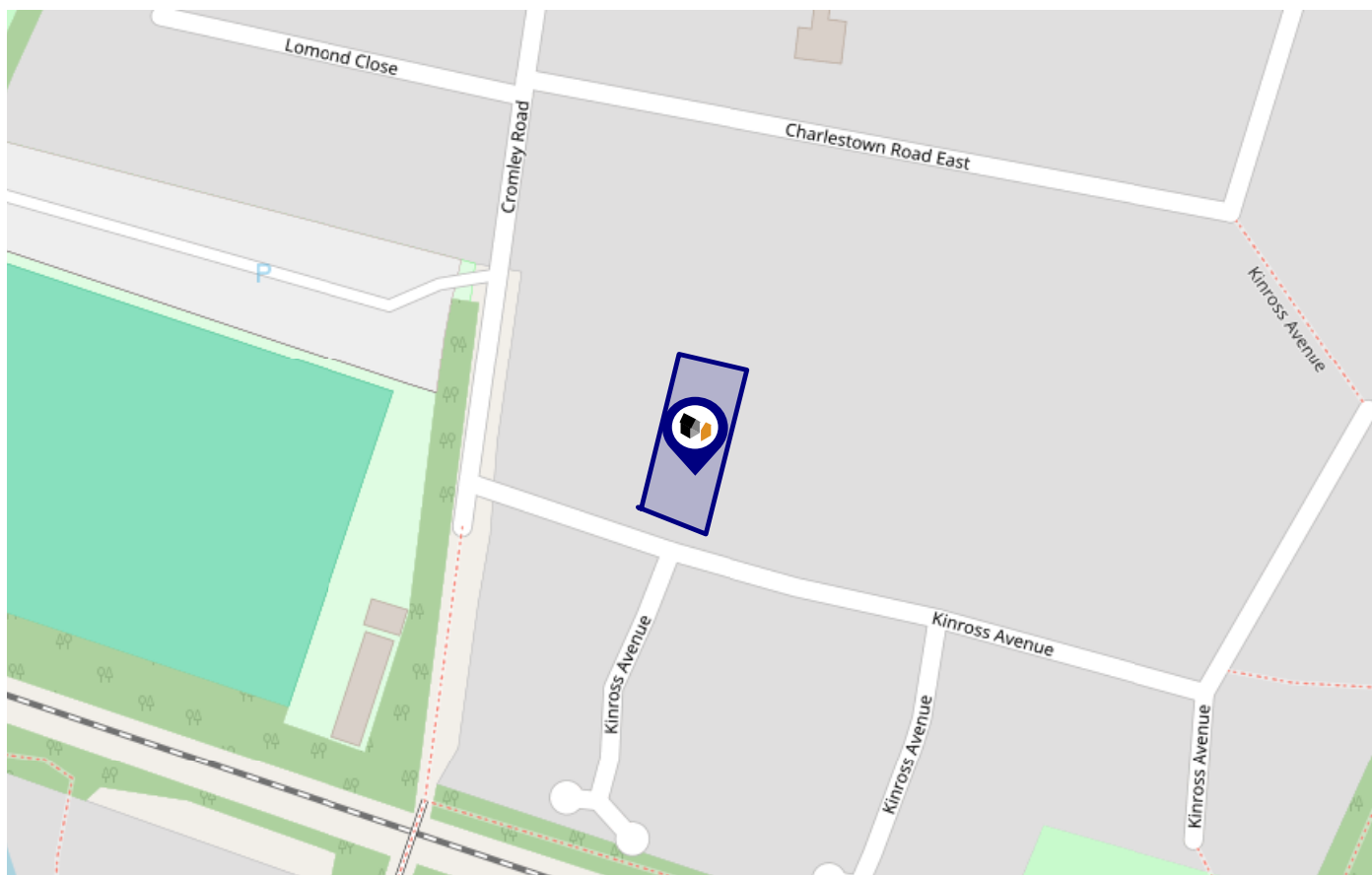
# Flood Risk

## 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.

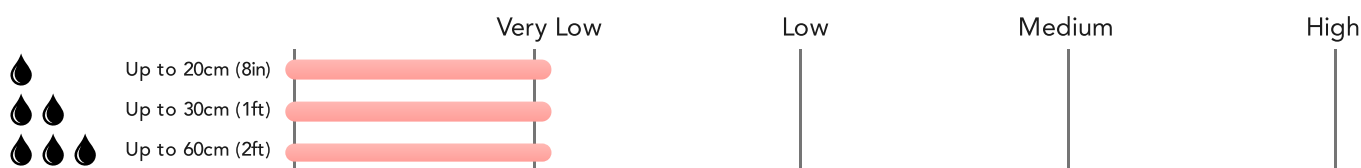


**Risk Rating: Very low**

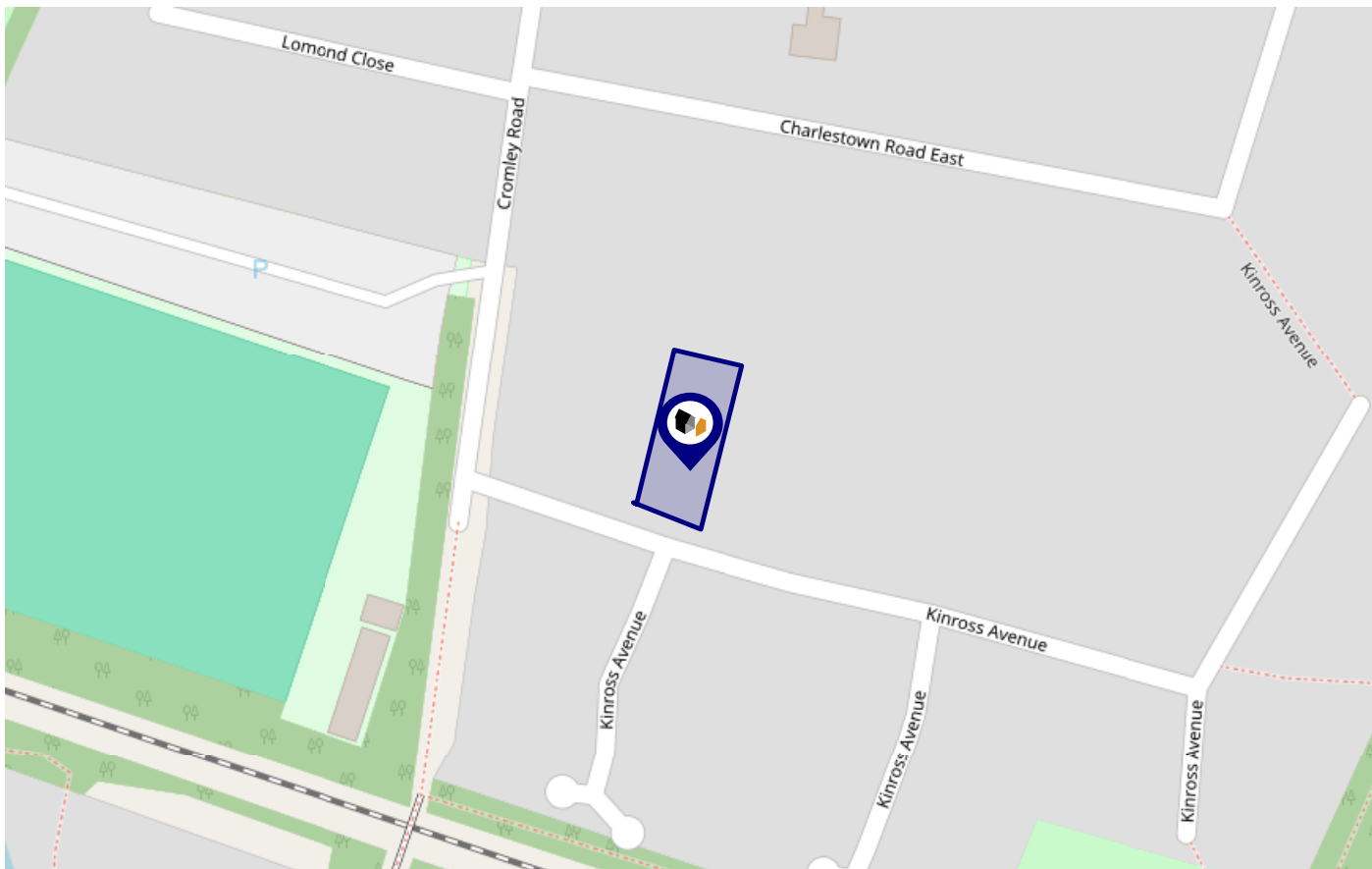
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

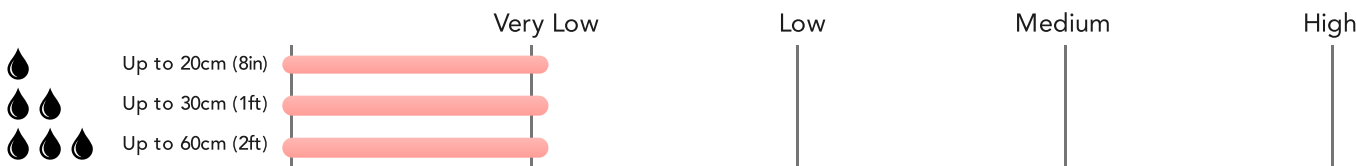


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Chance of flooding to the following depths at this property:



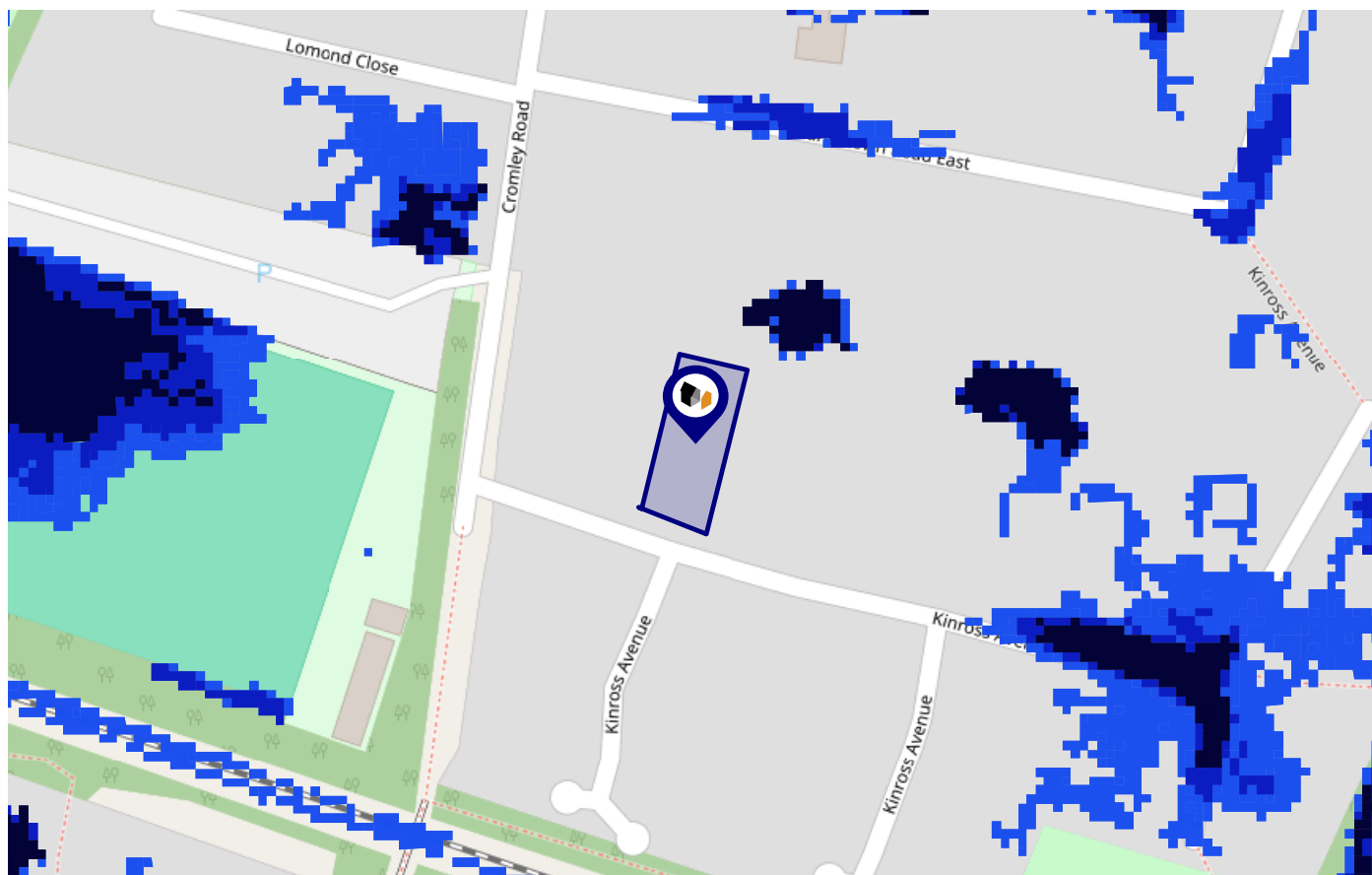
# Flood Risk

## 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.

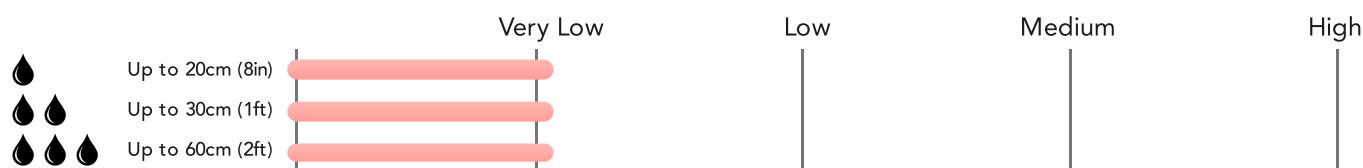


Risk Rating: Very low

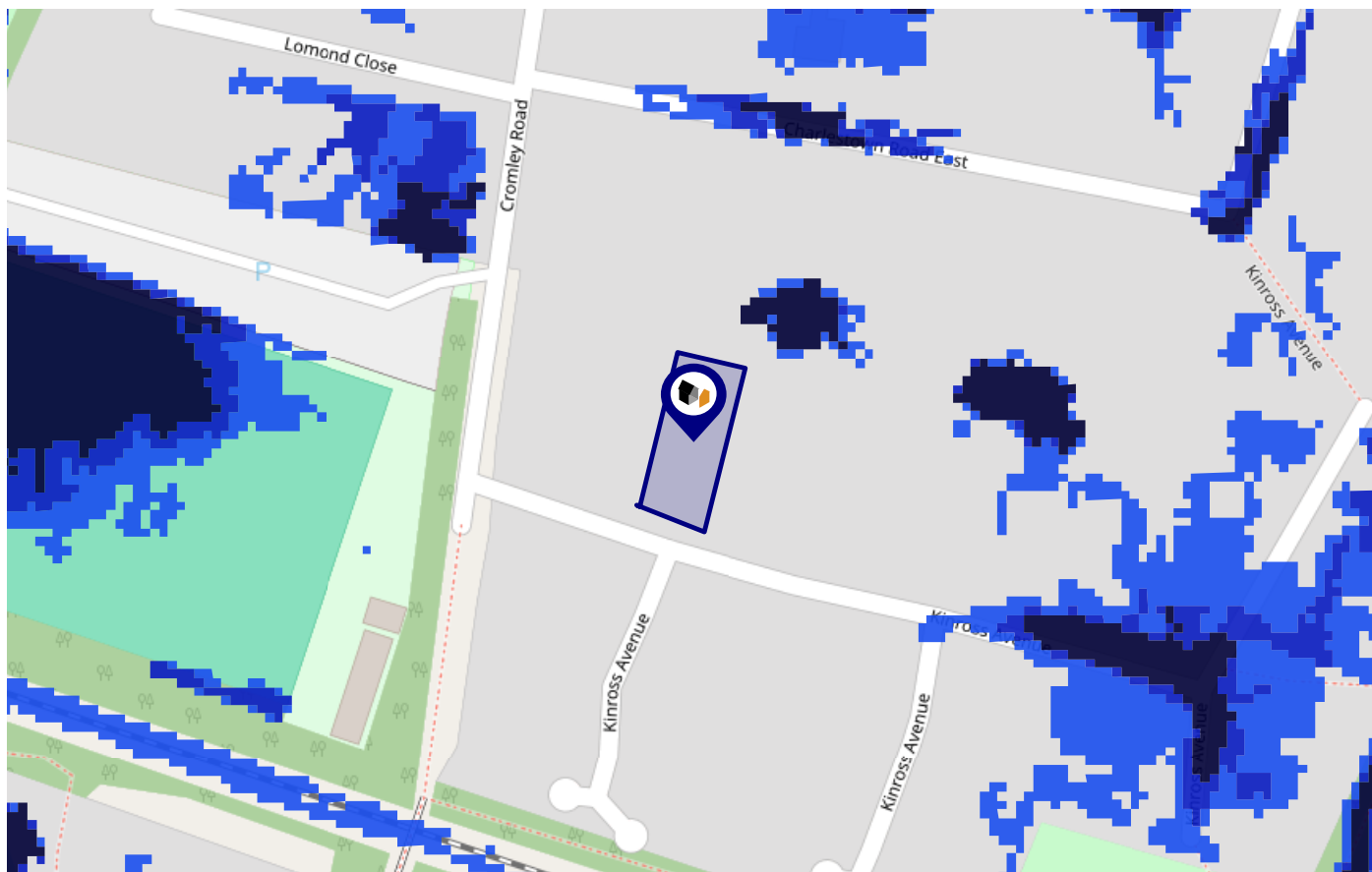
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

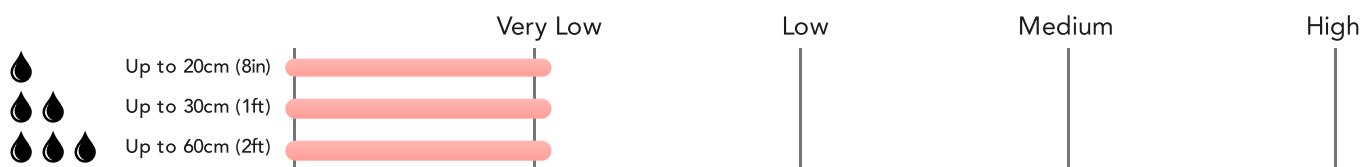


Risk Rating: Very low

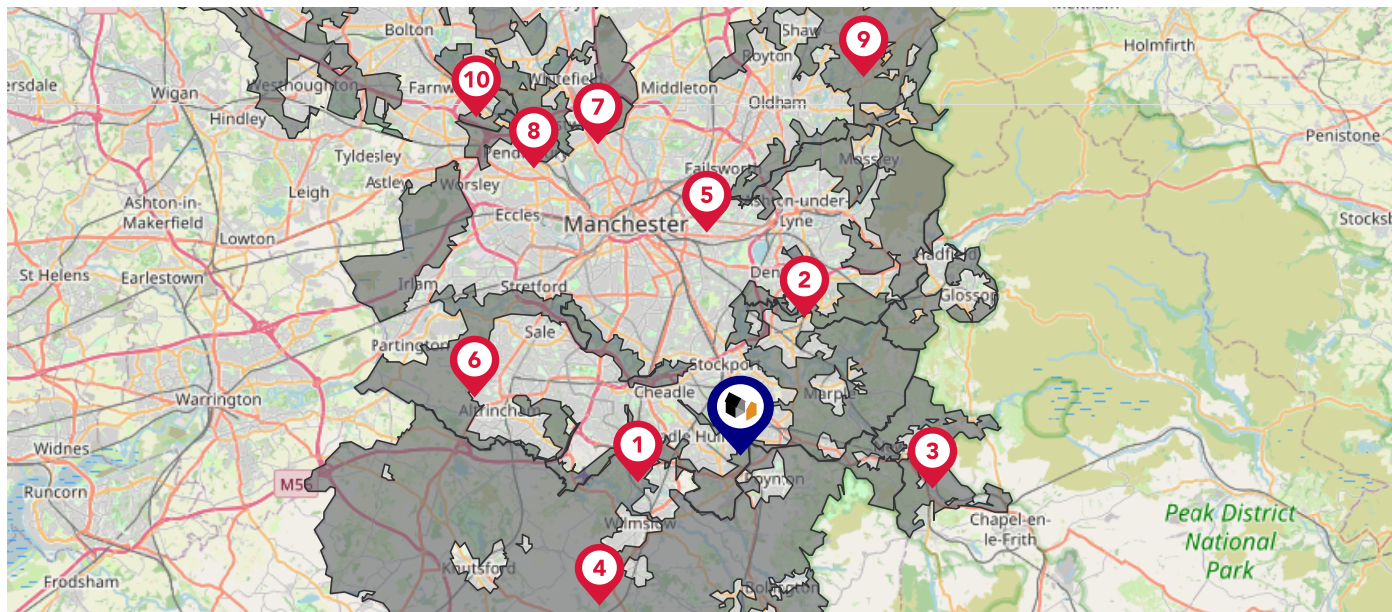
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Chance of flooding to the following depths at this property:



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



## Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Stockport



Merseyside and Greater Manchester Green Belt - Tameside



Merseyside and Greater Manchester Green Belt - High Peak



Merseyside and Greater Manchester Green Belt - Cheshire East



Merseyside and Greater Manchester Green Belt - Manchester



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Bury



Merseyside and Greater Manchester Green Belt - Salford

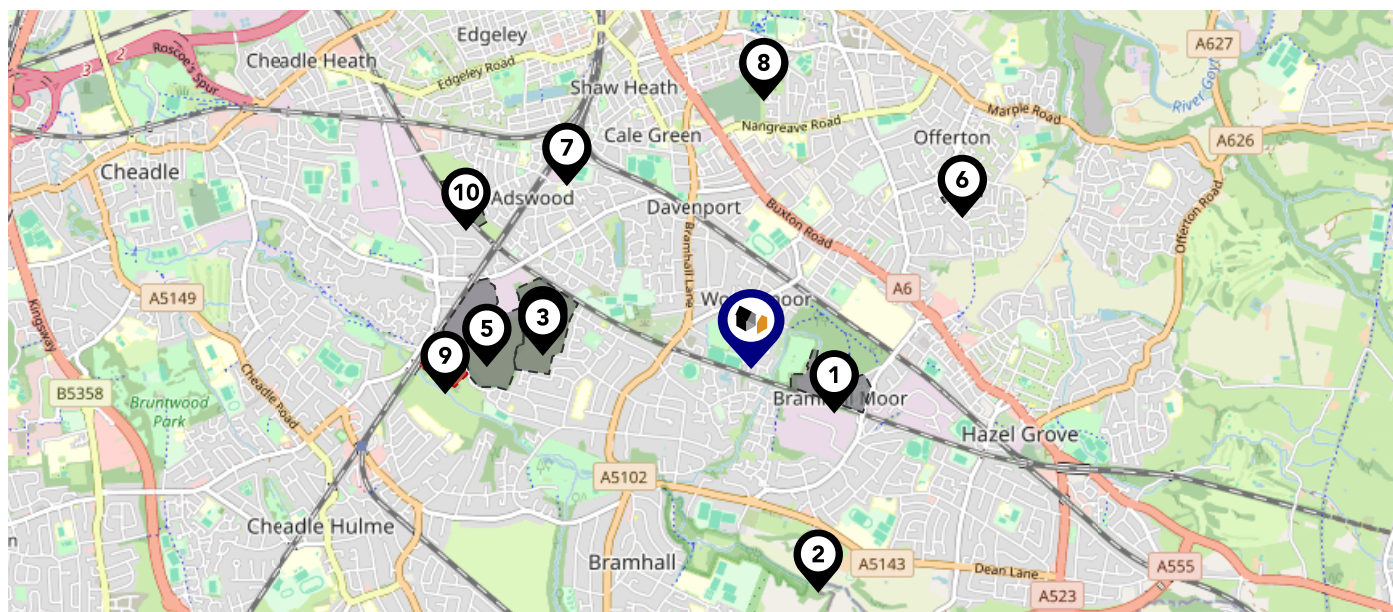


Merseyside and Greater Manchester Green Belt - Oldham



Merseyside and Greater Manchester Green Belt - Bolton

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  | Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove          | Historic Landfill |
| 2  | EA/EPR/WP3296CX/A001                                                | Active Landfill   |
| 3  | Adswood Reclamation Project-Adswood Road, Cheadle, Stockport        | Historic Landfill |
| 4  | Tenement Lane Tip-Stockport, Greater Manchester                     | Historic Landfill |
| 5  | Adswood Road Civic Amenity Site-Adswood Road, Cheadle, Stockport    | Historic Landfill |
| 6  | Blackstone Road-Offerton                                            | Historic Landfill |
| 7  | Stockholm Road-Adswood, Stockport, Greater Manchester               | Historic Landfill |
| 8  | Back of Brookfield Avenue, Heavily-                                 | Historic Landfill |
| 9  | EA/EPR/FP3992CR/V003                                                | Active Landfill   |
| 10 | Recreational Ground-Alvanley Crescent, Bridgehall Estate, Stockport | Historic Landfill |

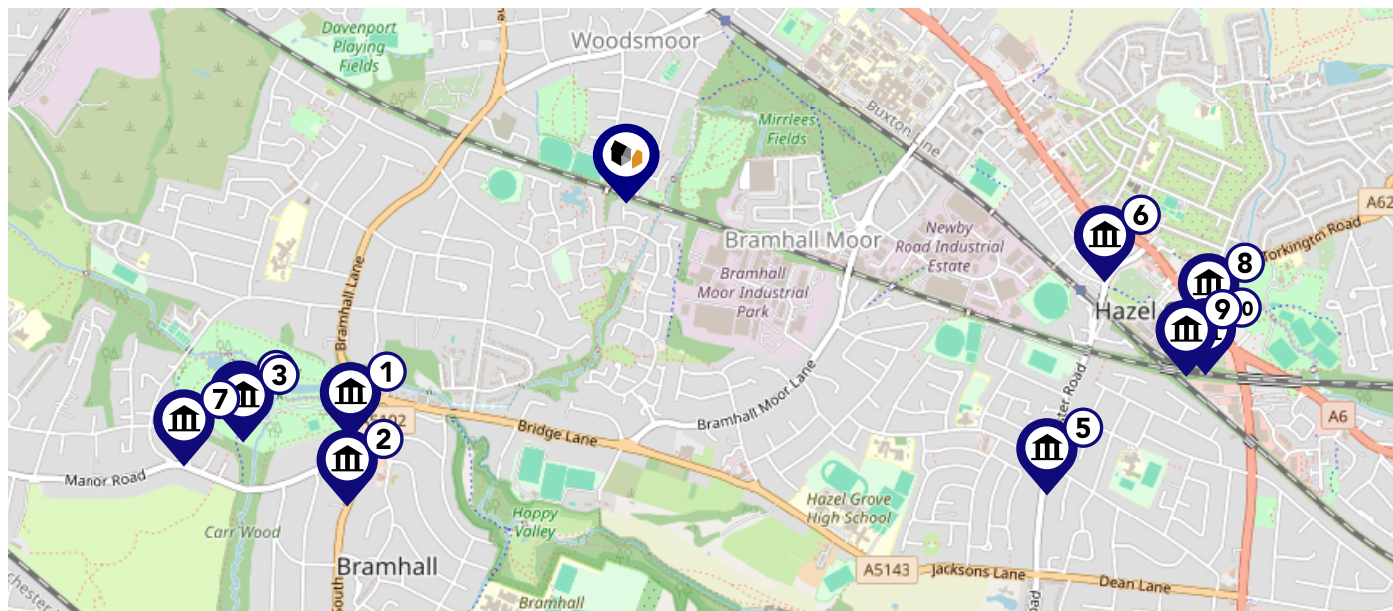
# Maps

## Listed Buildings

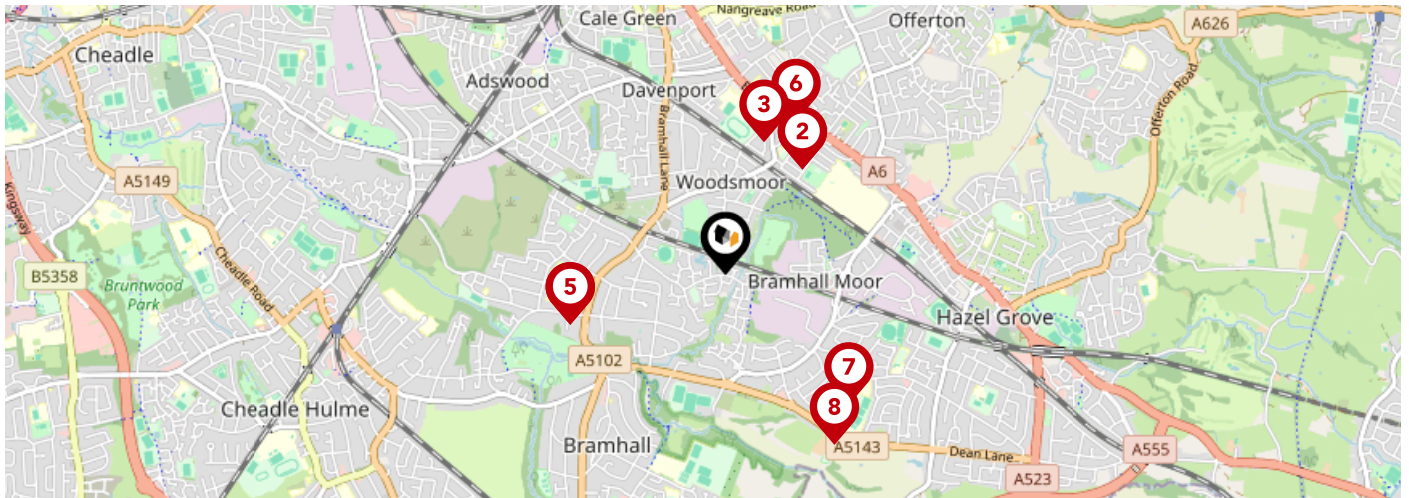
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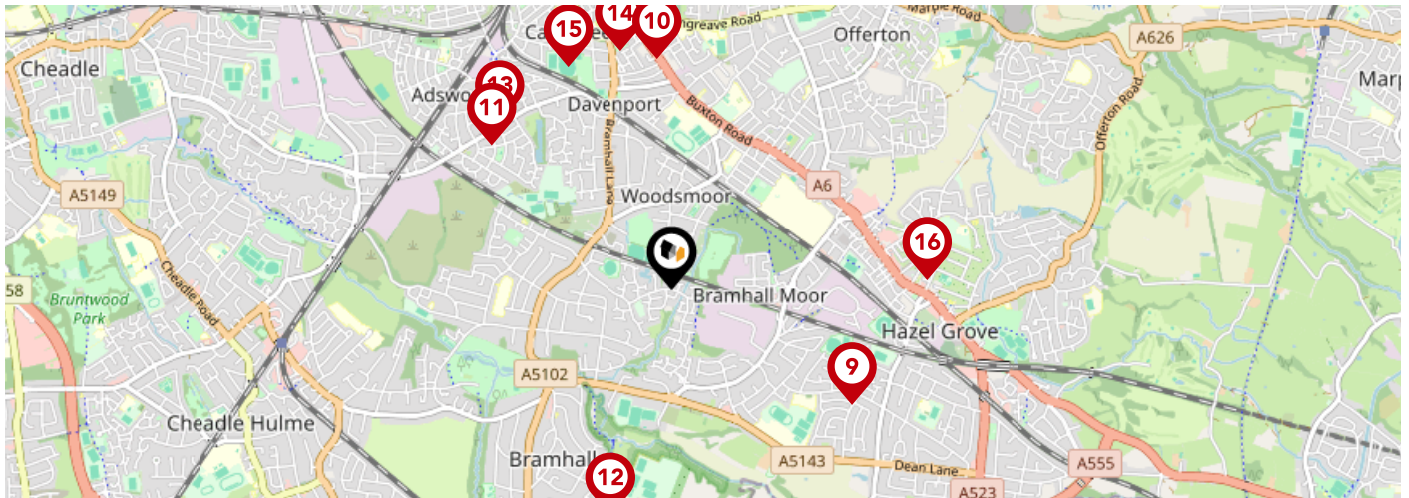
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                                                                                                            | Grade    | Distance  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1117338 - East Lodge                                                          | Grade II | 0.8 miles |
|  1380180 - Castle House                                                        | Grade II | 0.9 miles |
|  1260476 - Bramall Hall                                                        | Grade I  | 1.0 miles |
|  1241494 - Stocks In Quadrangle Of Bramall Hall                                | Grade II | 1.0 miles |
|  1241497 - Thatched Cottage                                                    | Grade II | 1.1 miles |
|  1393514 - War Memorial, Entrance Gates, Wall And Railings In Memorial Gardens | Grade II | 1.1 miles |
|  1117339 - West Lodge                                                          | Grade II | 1.1 miles |
|  1242520 - Beech House, Adjoining Coach House And Front Railings               | Grade II | 1.3 miles |
|  1260001 - Church Of St Thomas                                                 | Grade II | 1.3 miles |
|  1242497 - Lychgate At Church Of St Thomas                                     | Grade II | 1.4 miles |



|          |                                                                                                     | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Great Moor Infant School</b><br>Ofsted Rating: Good   Pupils: 266   Distance:0.57                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Great Moor Junior School</b><br>Ofsted Rating: Good   Pupils: 312   Distance:0.57                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Stockport Grammar School</b><br>Ofsted Rating: Not Rated   Pupils: 1504   Distance:0.61          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Nevill Road Infant School</b><br>Ofsted Rating: Good   Pupils: 259   Distance:0.72               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Nevill Road Junior School</b><br>Ofsted Rating: Good   Pupils: 339   Distance:0.72               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Stockport School</b><br>Ofsted Rating: Good   Pupils: 1322   Distance:0.75                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Moorfield Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 412   Distance:0.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Hazel Grove High School</b><br>Ofsted Rating: Good   Pupils: 1382   Distance:0.89                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



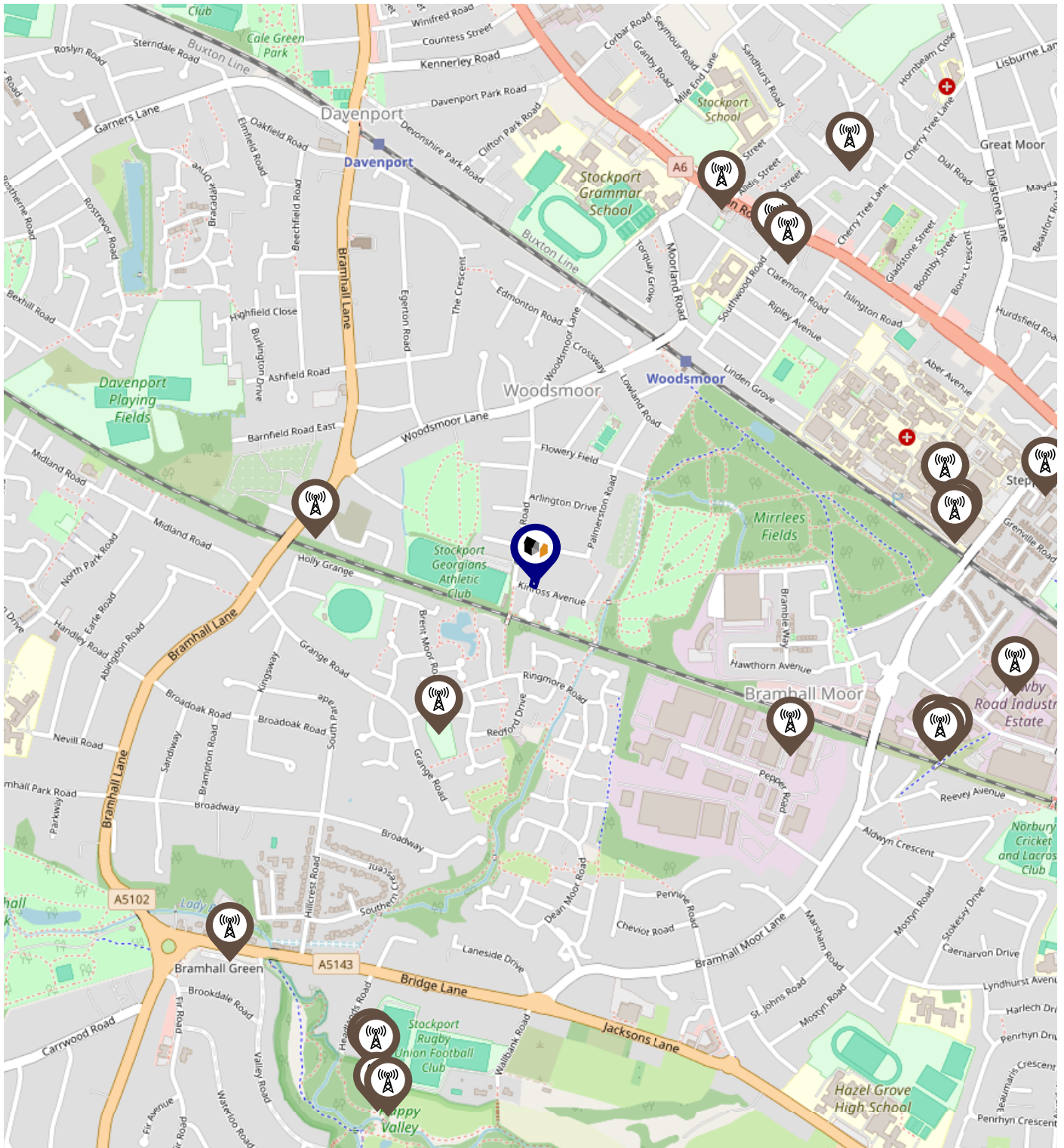
|                                                                                     |                                                                                                                          | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>St Peter's Catholic Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 208   Distance:0.95                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Aquinas College</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.02                                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Adswold Primary School</b><br>Ofsted Rating: Good   Pupils: 319   Distance:1.02                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bramhall High School</b><br>Ofsted Rating: Good   Pupils: 1314   Distance:1.03                                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Ambrose Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 176   Distance:1.06                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St George's Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 349   Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hulme Hall Grammar School</b><br>Ofsted Rating: Not Rated   Pupils: 222   Distance:1.08                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hazel Grove Primary School</b><br>Ofsted Rating: Good   Pupils: 381   Distance:1.13                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

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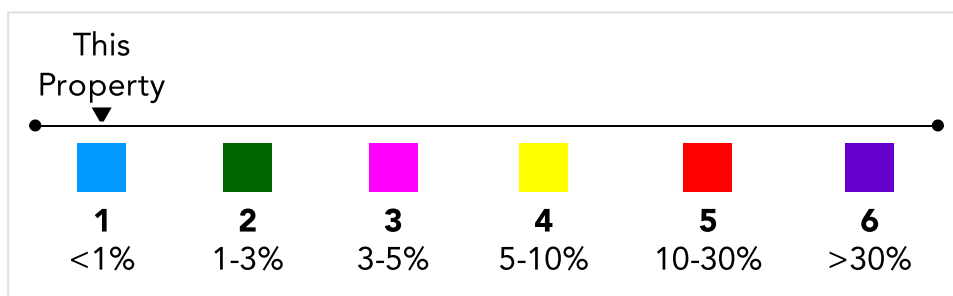
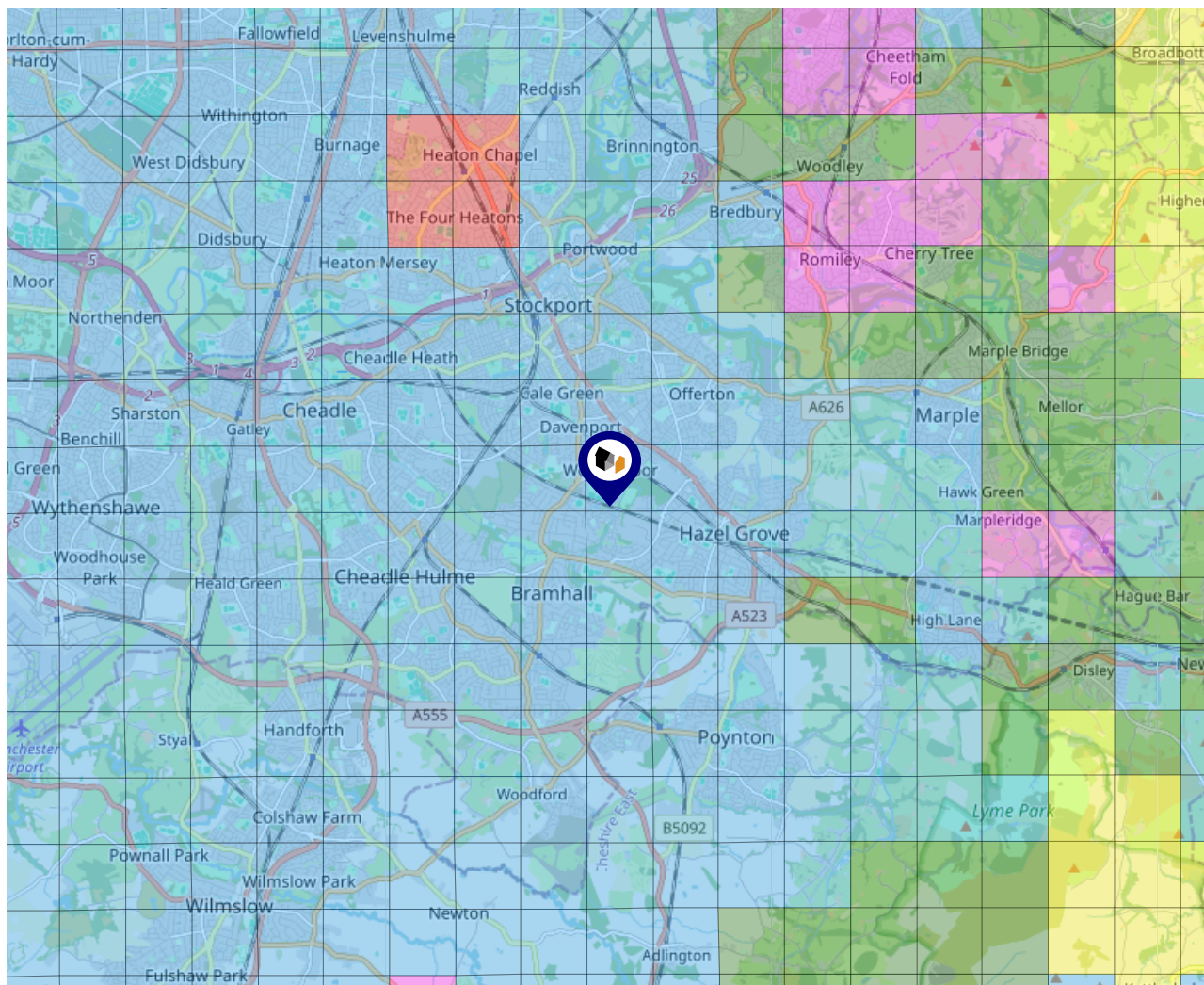


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

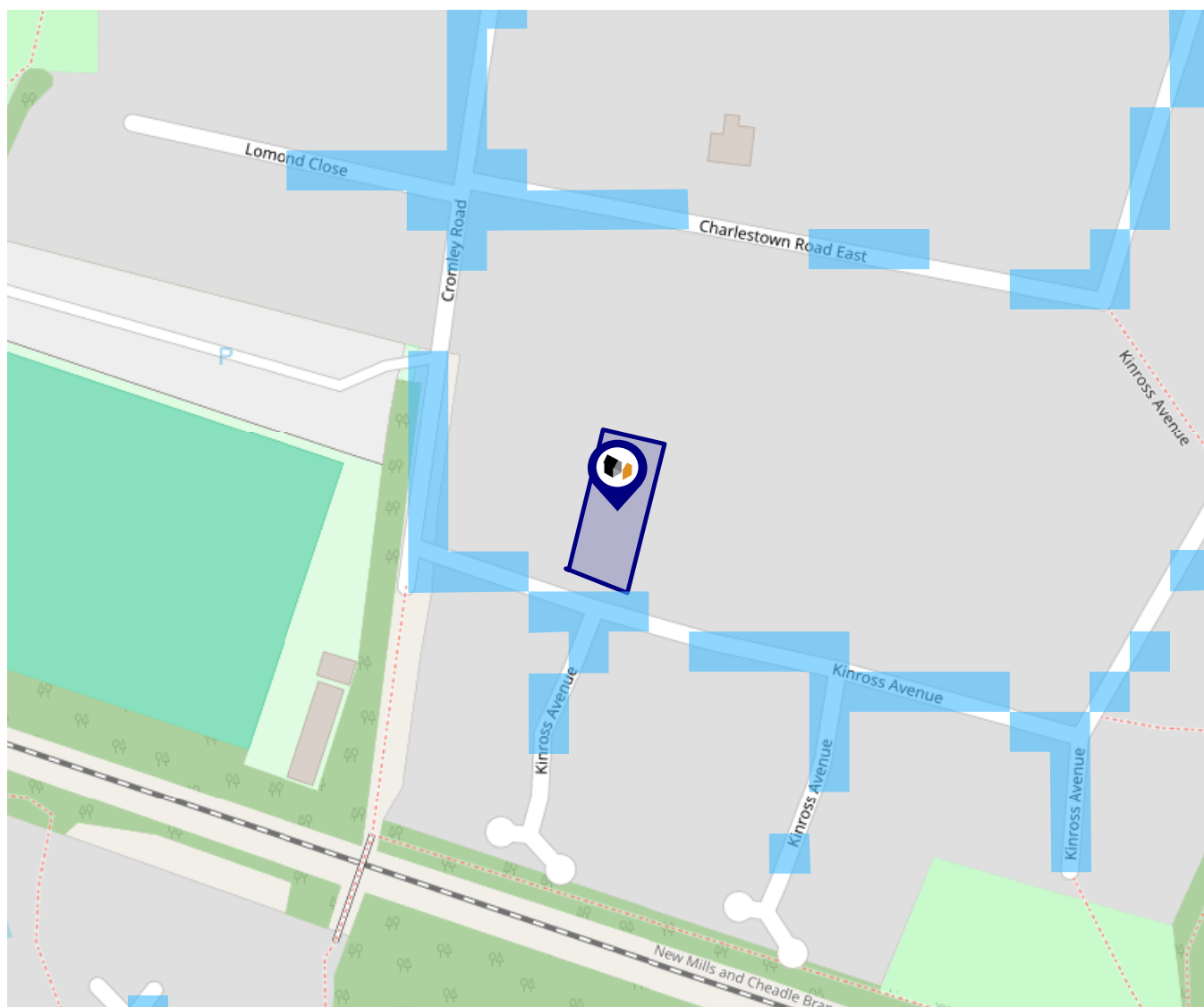
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

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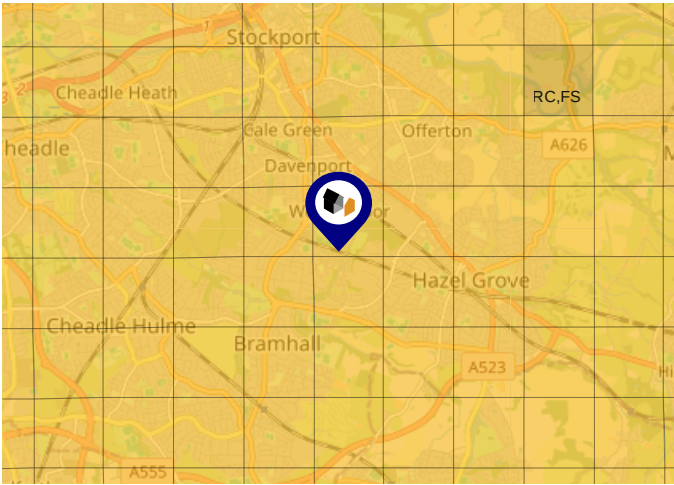


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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



Primary Classifications (Most Common Clay Types)

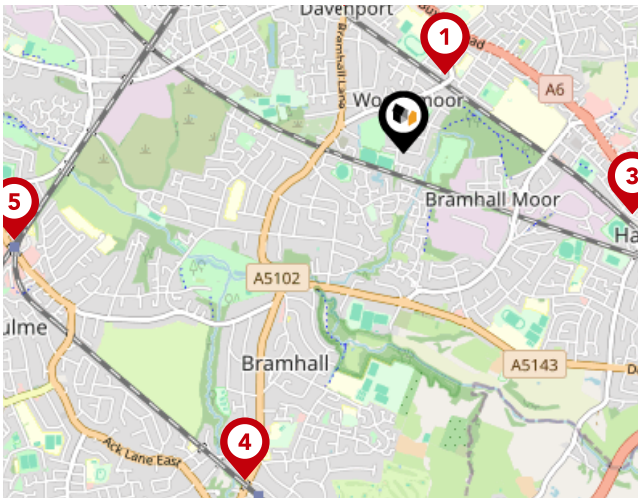
|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <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                   |

# Area

## Transport (National)

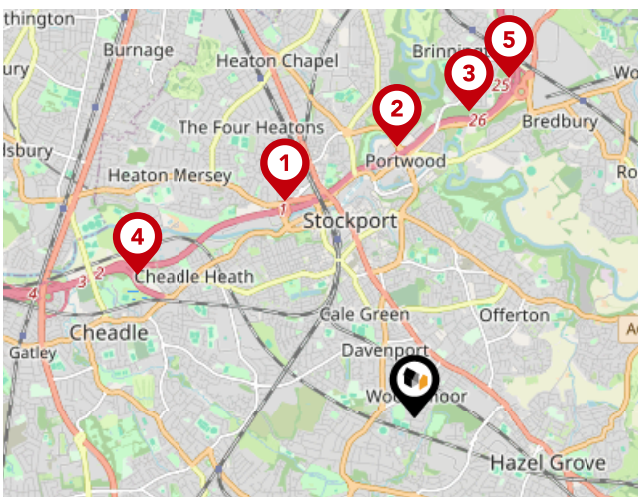
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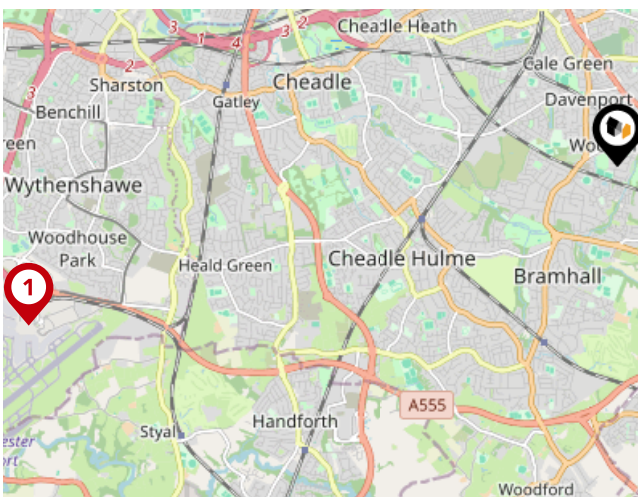
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Woodsmoor Rail Station     | 0.38 miles |
| 2   | Davenport Rail Station     | 0.69 miles |
| 3   | Hazel Grove Rail Station   | 1.04 miles |
| 4   | Bramhall Rail Station      | 1.6 miles  |
| 5   | Cheadle Hulme Rail Station | 1.76 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M60 J1  | 2.21 miles |
| 2   | M60 J27 | 2.38 miles |
| 3   | M60 J26 | 2.74 miles |
| 4   | M60 J2  | 2.74 miles |
| 5   | M60 J25 | 3.11 miles |



### Airports/Helipads

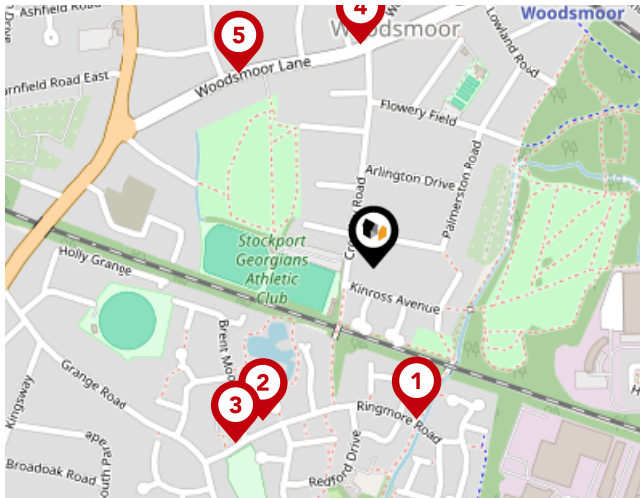
| Pin | Name               | Distance   |
|-----|--------------------|------------|
| 1   | Manchester Airport | 5.38 miles |

# Area

## Transport (Local)

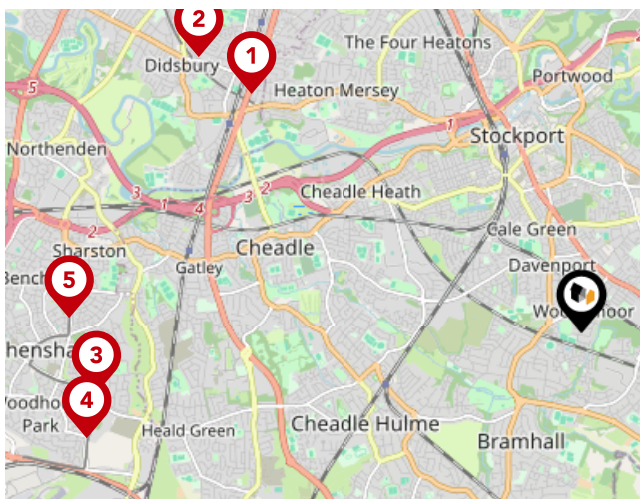
LAWLER  
& Co.

SALES AND LETTINGS



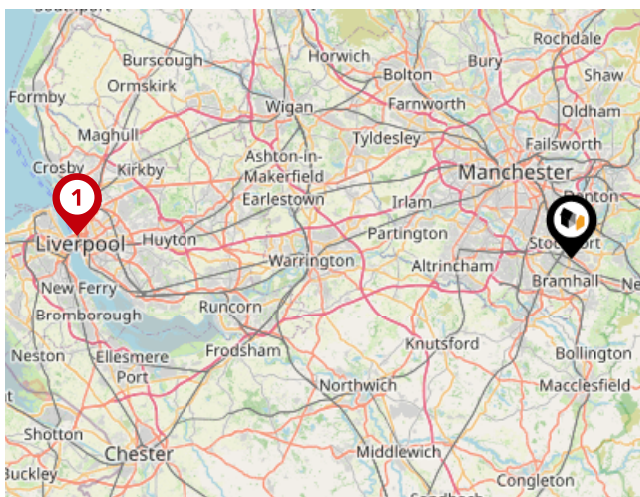
### Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Hexworth Walk   | 0.17 miles |
| 2   | Brent Moor Road | 0.2 miles  |
| 3   | Grange Road     | 0.24 miles |
| 4   | Flowery Field   | 0.24 miles |
| 5   | Egerton Road    | 0.26 miles |



### Local Connections

| Pin | Name                                    | Distance   |
|-----|-----------------------------------------|------------|
| 1   | East Didsbury (Manchester Metrolink)    | 3.59 miles |
| 2   | Didsbury Village (Manchester Metrolink) | 4.16 miles |
| 3   | Peel Hall (Manchester Metrolink)        | 4.31 miles |
| 4   | Shadowmoss (Manchester Metrolink)       | 4.46 miles |
| 5   | Crossacres (Manchester Metrolink)       | 4.52 miles |



### Ferry Terminals

| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | Liverpool Pier Head Ferry Terminal | 35.05 miles |

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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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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

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.



### 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.



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