

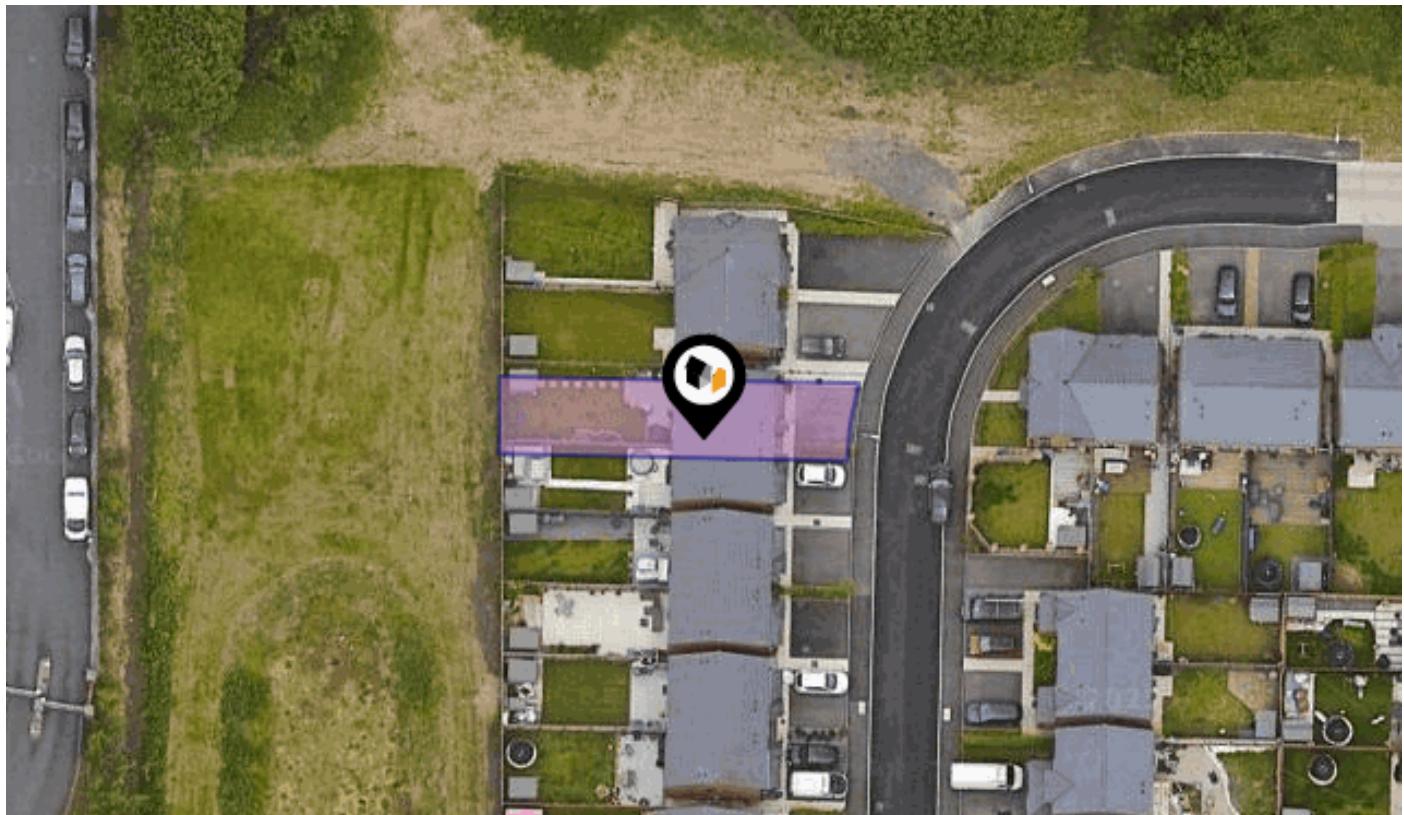


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th January 2026



HATTER AVENUE, STOCKPORT, SK3

Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

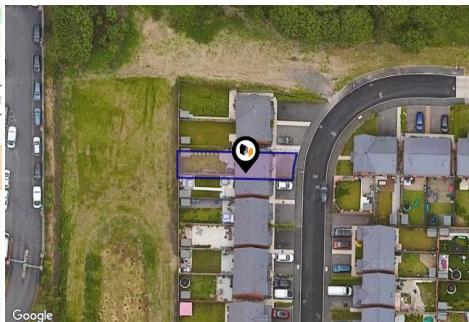
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	796 ft ² / 74 m ²
Plot Area:	0.04 acres
Year Built :	2020
Council Tax :	Band C
Annual Estimate:	£2,200
Title Number:	MAN365248

Tenure: Freehold

Local Area

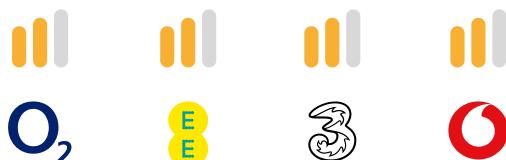
Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2
mb/s **80**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Hatter Avenue, SK3

Energy rating

B

Valid until 17.06.2030

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

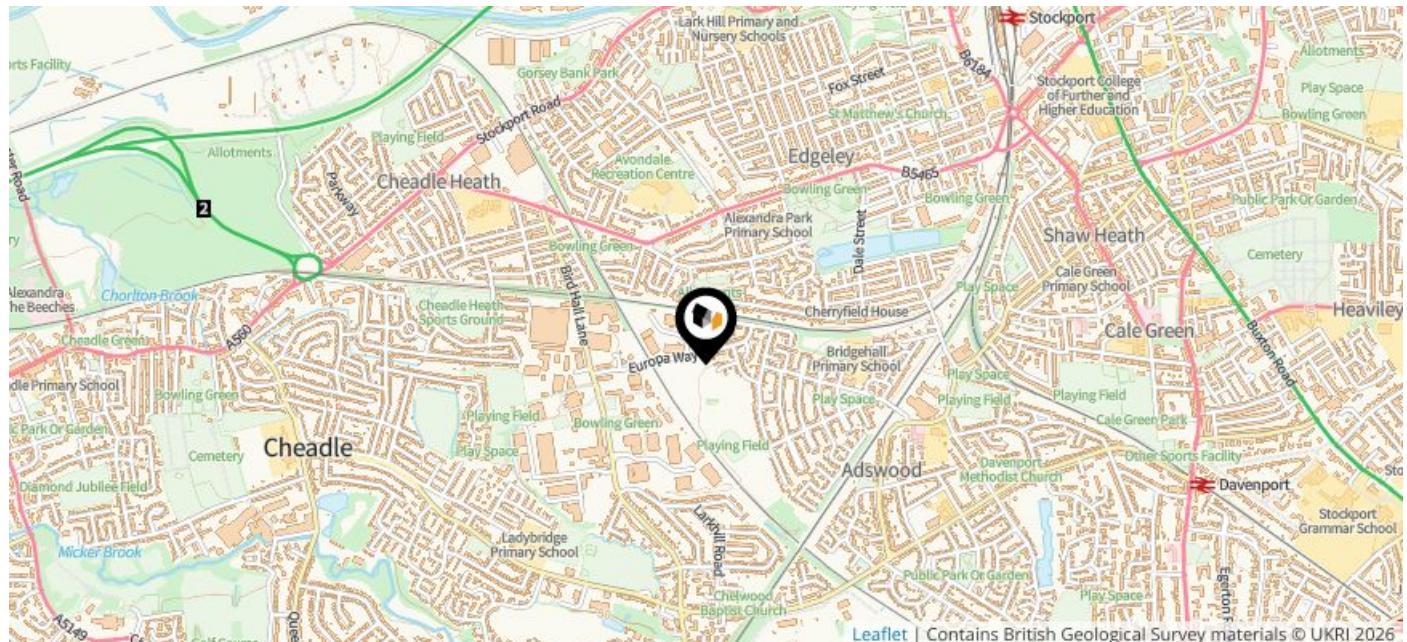
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-°K
Total Floor Area:	74 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

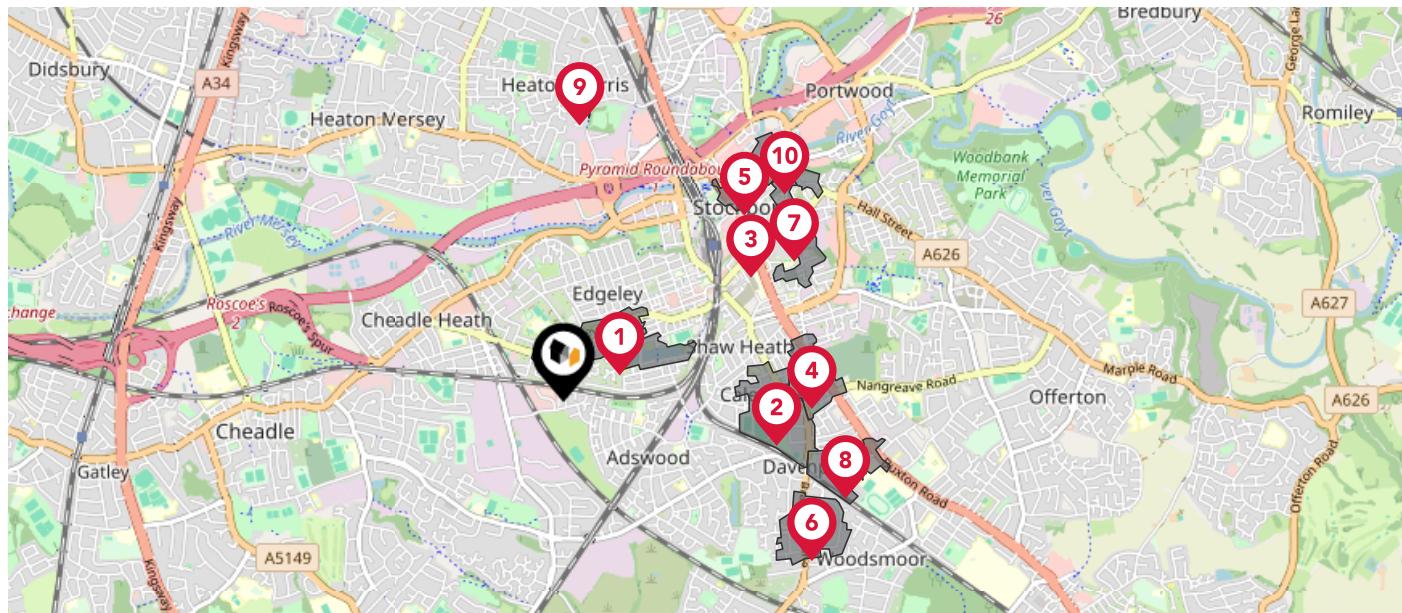
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



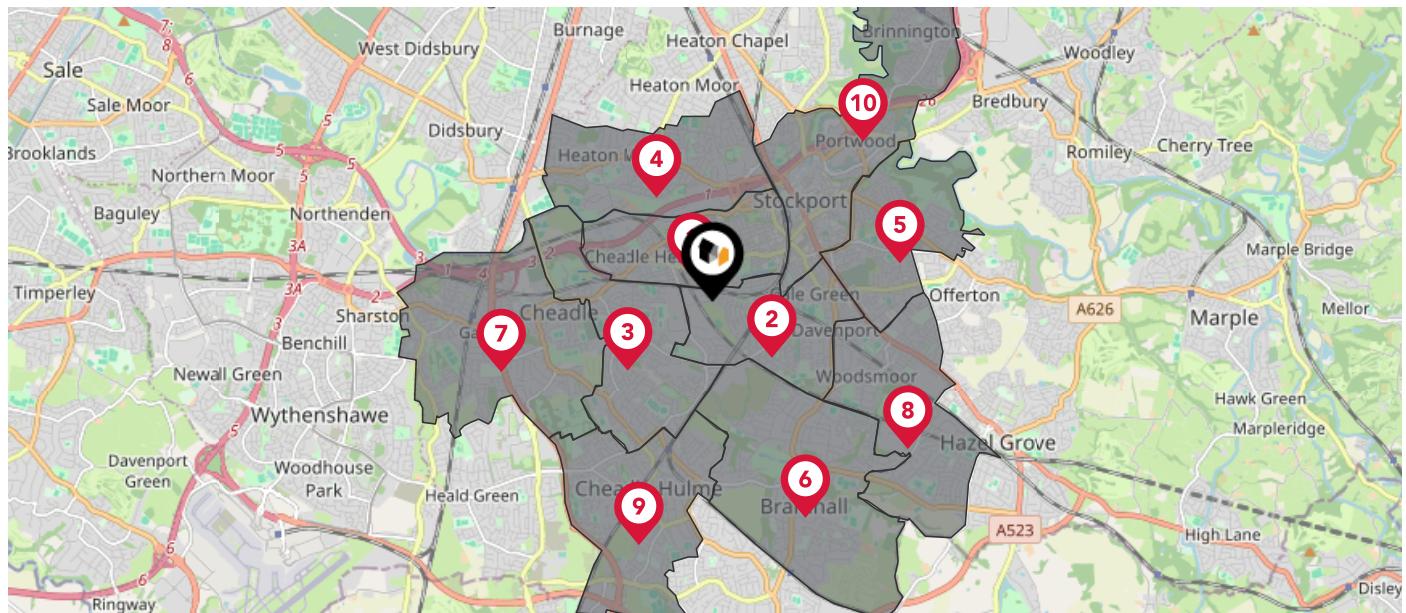
Nearby Conservation Areas

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

Maps

Council Wards

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



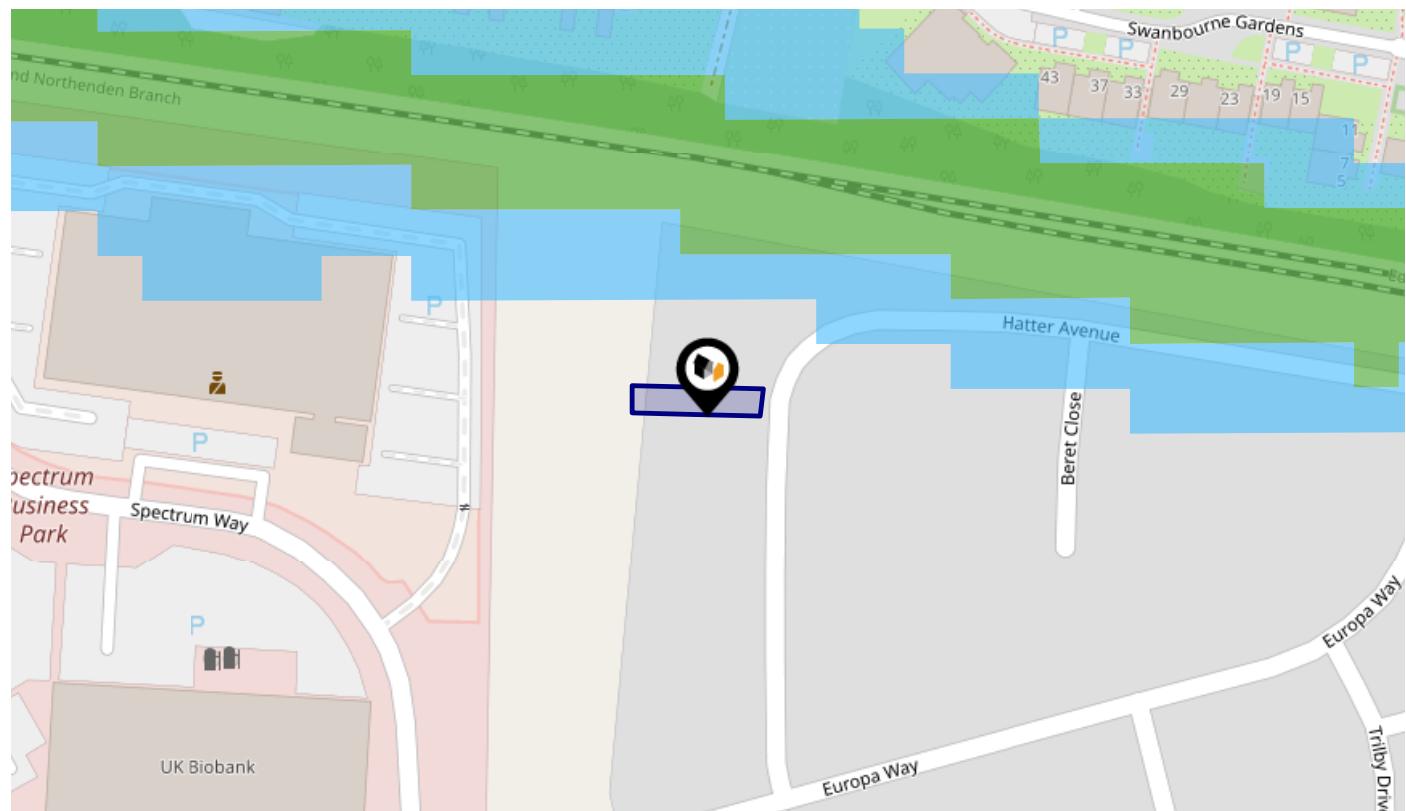
Nearby Council Wards

- 1 Edgeley and Cheadle Heath Ward
- 2 Davenport and Cale Green Ward
- 3 Cheadle Hulme North Ward
- 4 Heaton South Ward
- 5 Manor Ward
- 6 Bramhall North Ward
- 7 Cheadle and Gatley Ward
- 8 Stepping Hill Ward
- 9 Cheadle Hulme South Ward
- 10 Brinnington and Central Ward

Maps

Rail Noise

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



Rail Noise Data

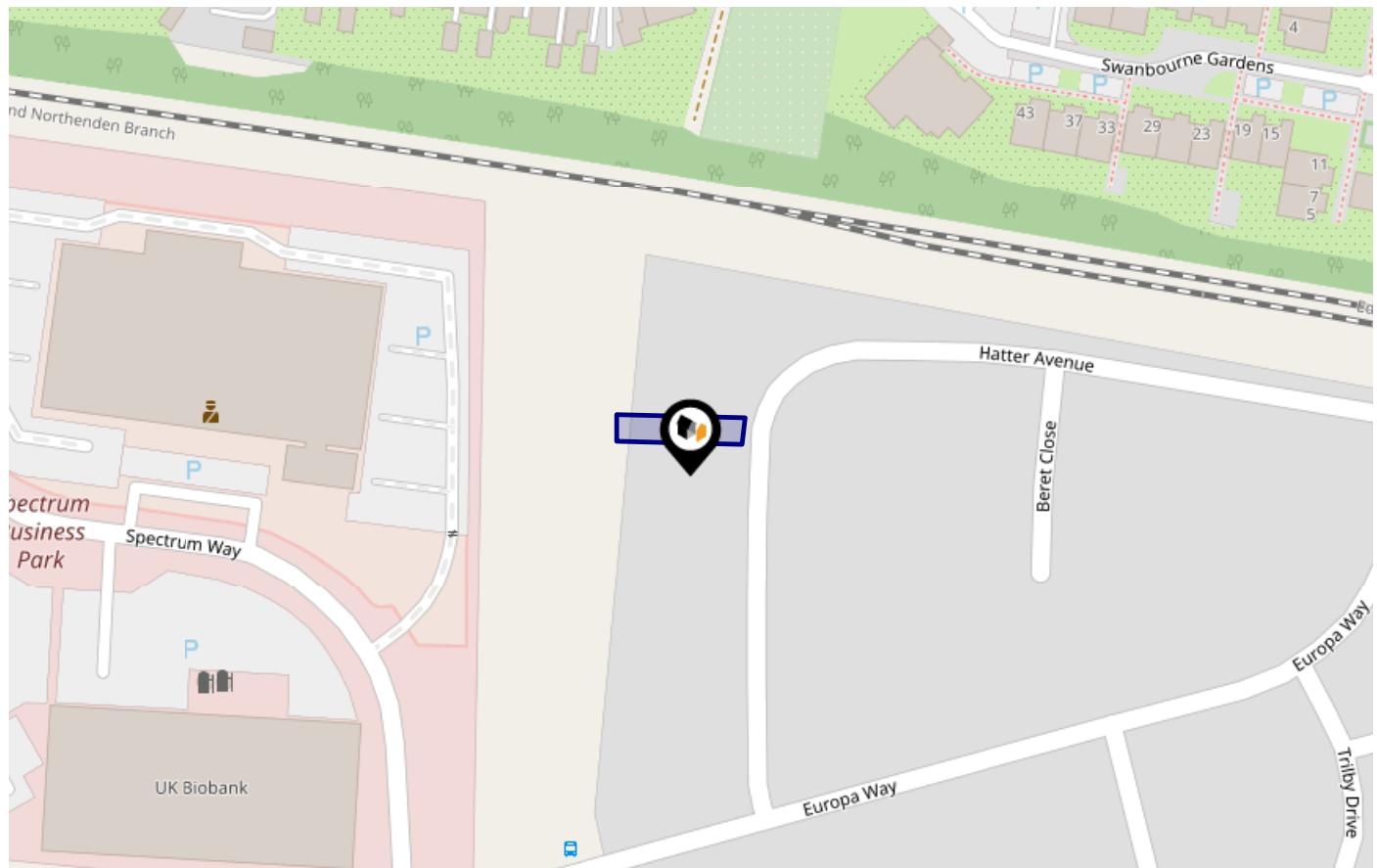
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

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



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

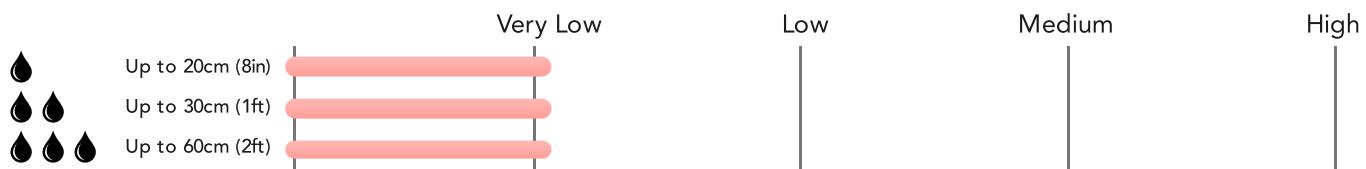


Risk Rating: Very low

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.

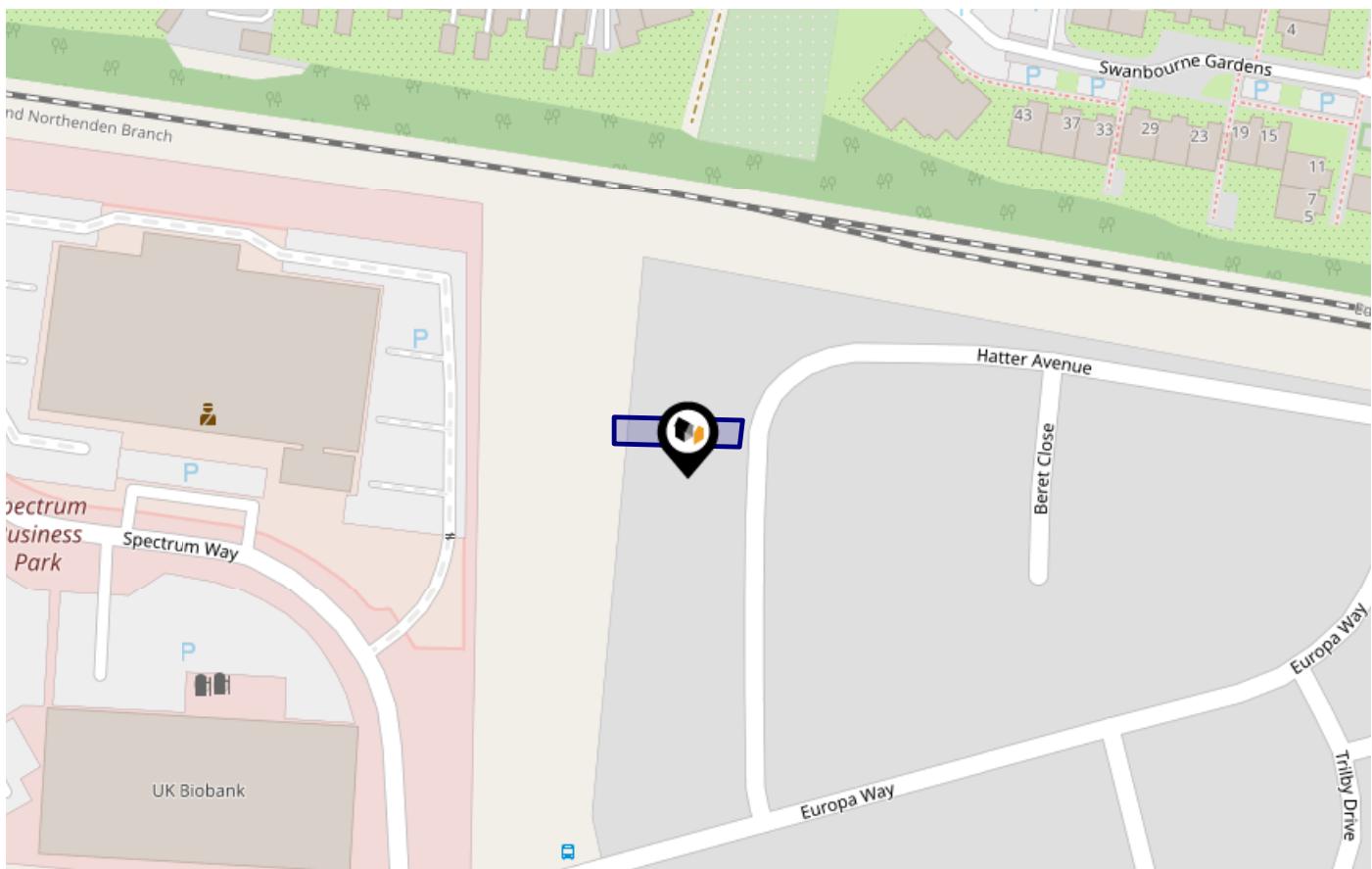
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

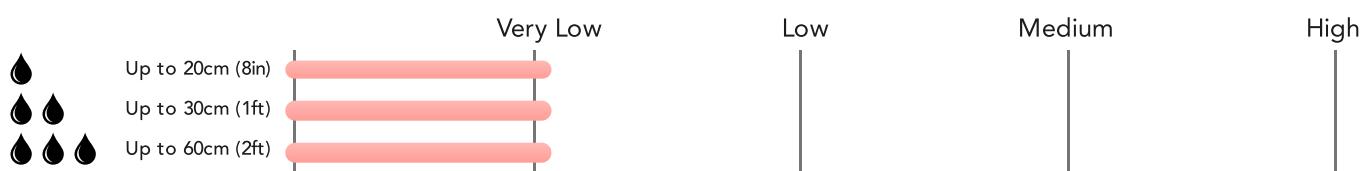


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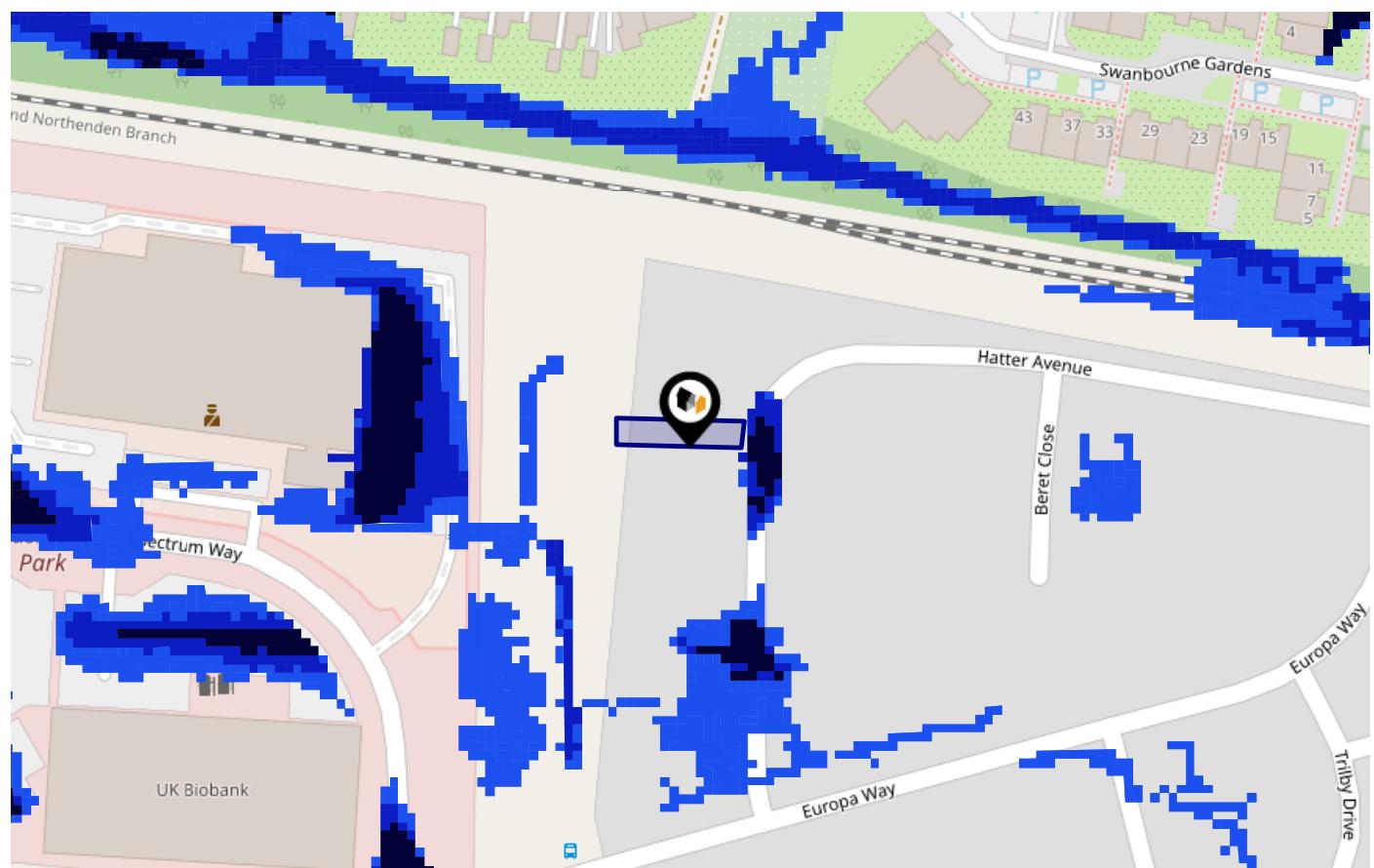
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

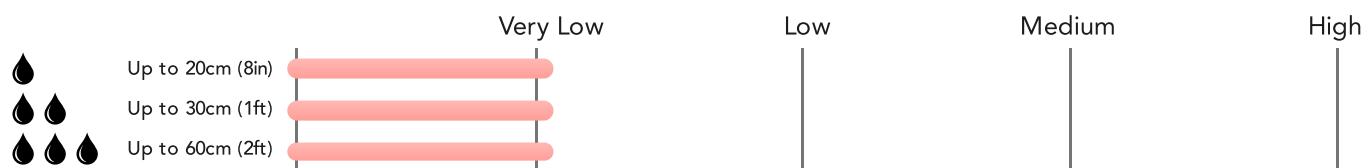


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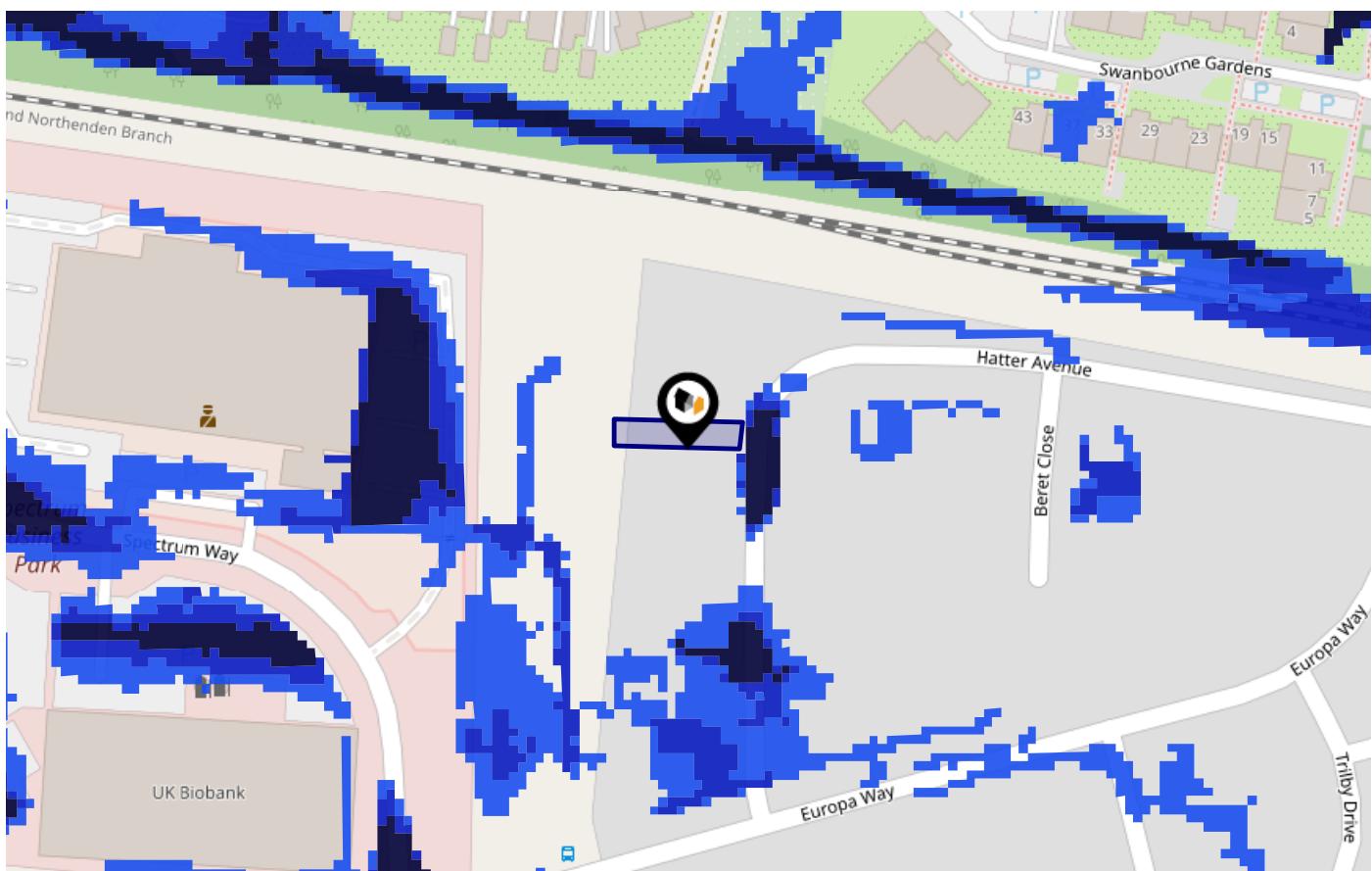
Chance of flooding to the following depths at this property:



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.

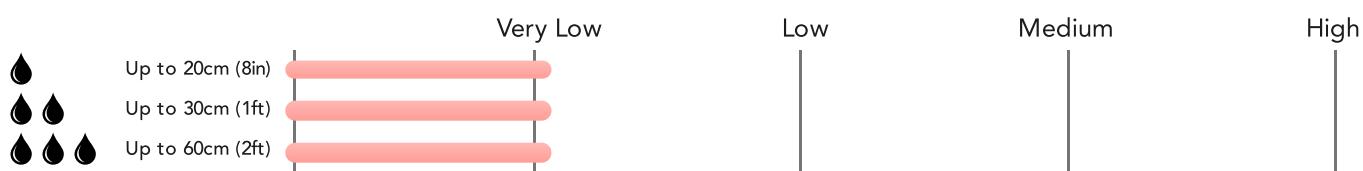


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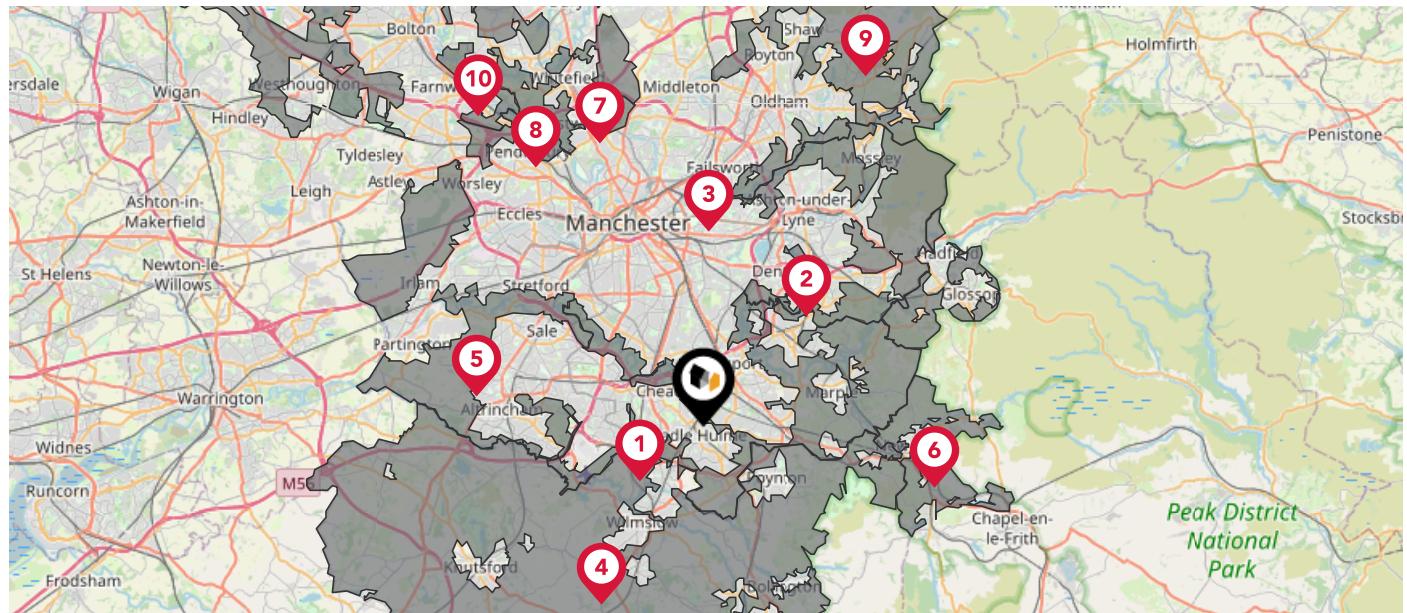
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



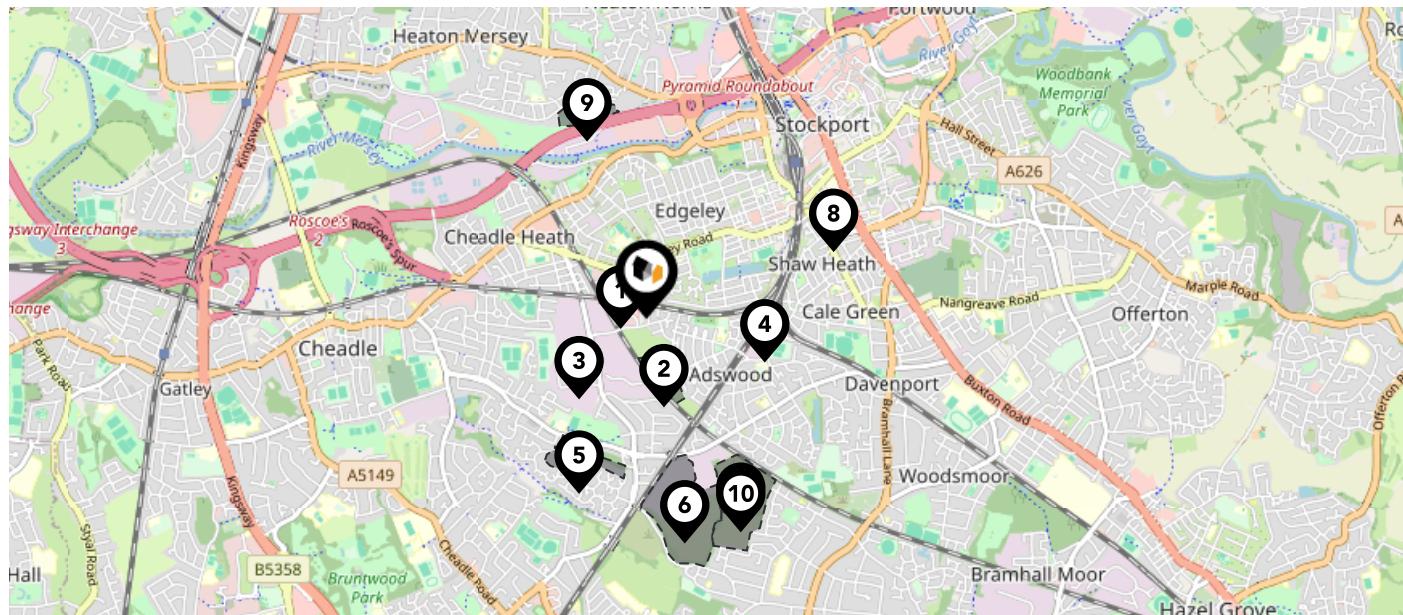
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Stockport
- 2 Merseyside and Greater Manchester Green Belt - Tameside
- 3 Merseyside and Greater Manchester Green Belt - Manchester
- 4 Merseyside and Greater Manchester Green Belt - Cheshire East
- 5 Merseyside and Greater Manchester Green Belt - Trafford
- 6 Merseyside and Greater Manchester Green Belt - High Peak
- 7 Merseyside and Greater Manchester Green Belt - Bury
- 8 Merseyside and Greater Manchester Green Belt - Salford
- 9 Merseyside and Greater Manchester Green Belt - Oldham
- 10 Merseyside and Greater Manchester Green Belt - Bolton

Maps

Landfill Sites

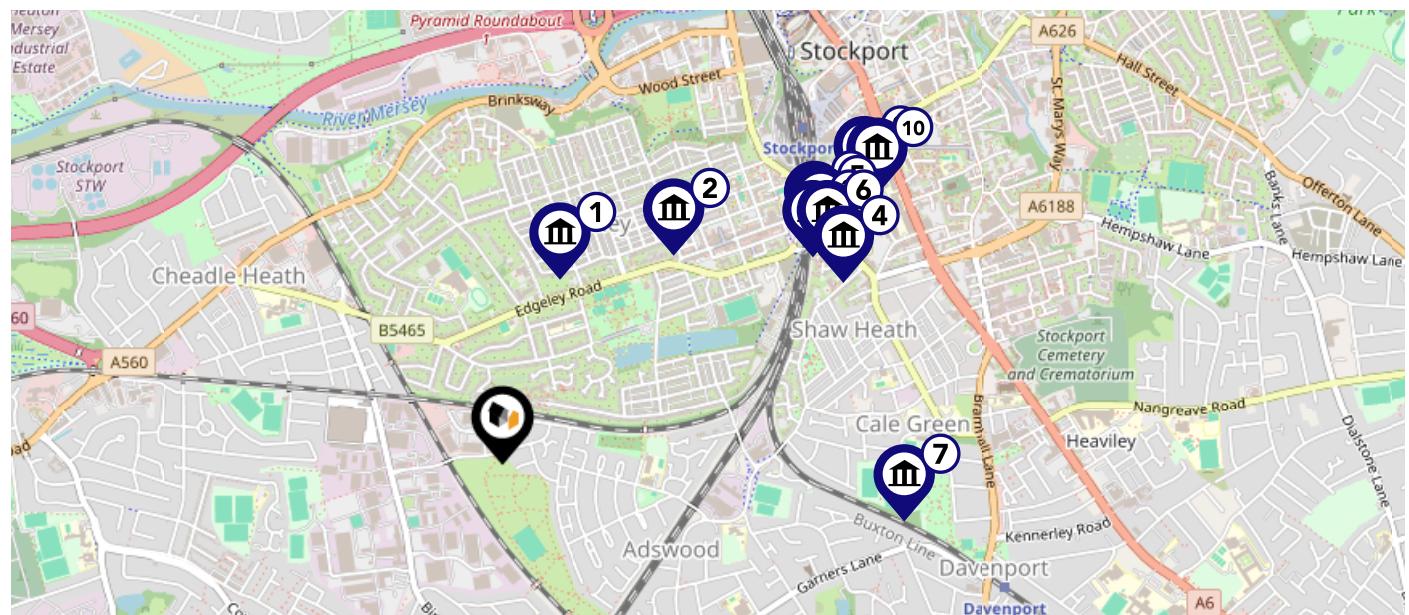
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

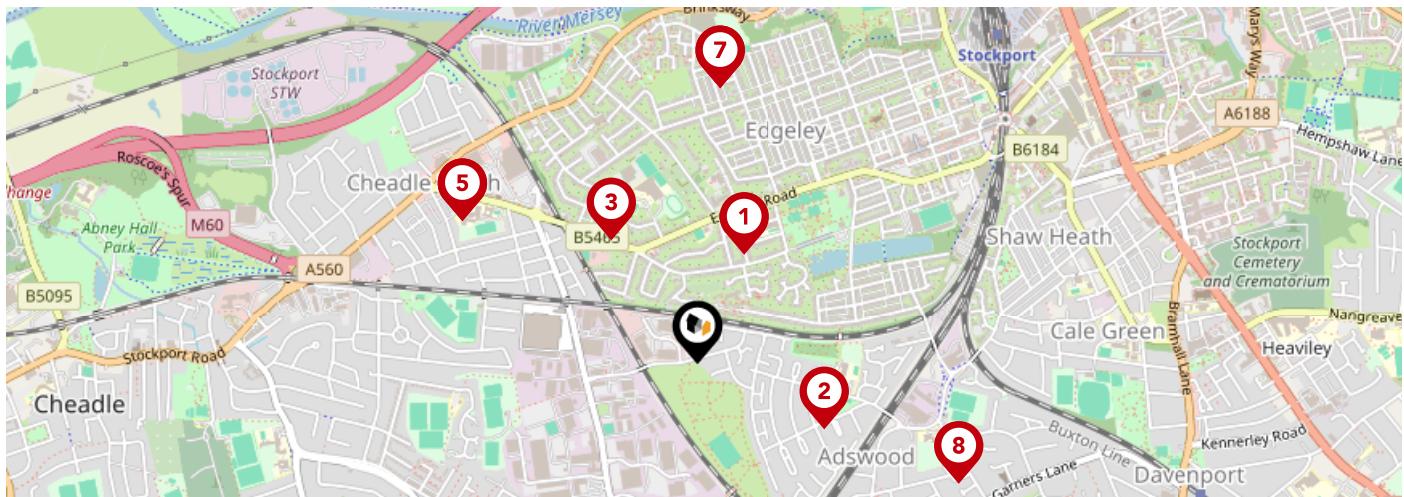
1	Hazelgrove and Bramhall-Adswood, Cheadle, Manchester, Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Recreational Ground-Alvanley Crescent, Bridgehall Estate, Stockport	Historic Landfill	<input type="checkbox"/>
3	P.D. Beatwaste Limited-Off Oakhurst Drive	Historic Landfill	<input type="checkbox"/>
4	Stockholm Road-Adswood, Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>
5	Off Councillor Lane-Adswood, Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Adswood Road Civic Amenity Site-Adswood Road, Cheadle, Stockport	Historic Landfill	<input type="checkbox"/>
7	Tenement Lane Tip-Stockport, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Royal George Street-Stockport, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Craig Road Playing Fields-Heaton Mersey, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Adswood Reclamation Project-Adswood Road, Cheadle, Stockport	Historic Landfill	<input type="checkbox"/>

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



Listed Buildings in the local district	Grade	Distance
 1084337 - Alexandra Hotel	Grade II	0.4 miles
 1067208 - St Matthew's Church	Grade II	0.6 miles
 1393713 - Former District Bank	Grade II	0.8 miles
 1067161 - St Thomas Hospital (original Building With The Rear Wing In The Courtyard)	Grade II	0.9 miles
 1162434 - 41 And 43, Greek Street	Grade II	0.9 miles
 1393369 - Church Of Our Lady And The Apostles	Grade II	0.9 miles
 1445415 - Stockport Cricket Club War Memorial	Grade II	0.9 miles
 1067207 - The Armoury Of The Cheshire Regiment	Grade II	0.9 miles
 1392092 - Shelter	Grade II	1.0 miles
 1392093 - Shelter	Grade II	1.0 miles

Area Schools



Nursery Primary Secondary College Private



Alexandra Park Primary School

Ofsted Rating: Outstanding | Pupils: 463 | Distance: 0.26



Bridge Hall Primary School

Ofsted Rating: Good | Pupils: 202 | Distance: 0.32



Stockport Academy

Ofsted Rating: Good | Pupils: 1015 | Distance: 0.33



Cheadle Heath Primary School

Ofsted Rating: Good | Pupils: 336 | Distance: 0.61



The Pendlebury Centre

Ofsted Rating: Outstanding | Pupils: 4 | Distance: 0.61



Lark Hill Nursery School

Ofsted Rating: Outstanding | Pupils: 52 | Distance: 0.61



Lark Hill Primary School

Ofsted Rating: Good | Pupils: 147 | Distance: 0.61

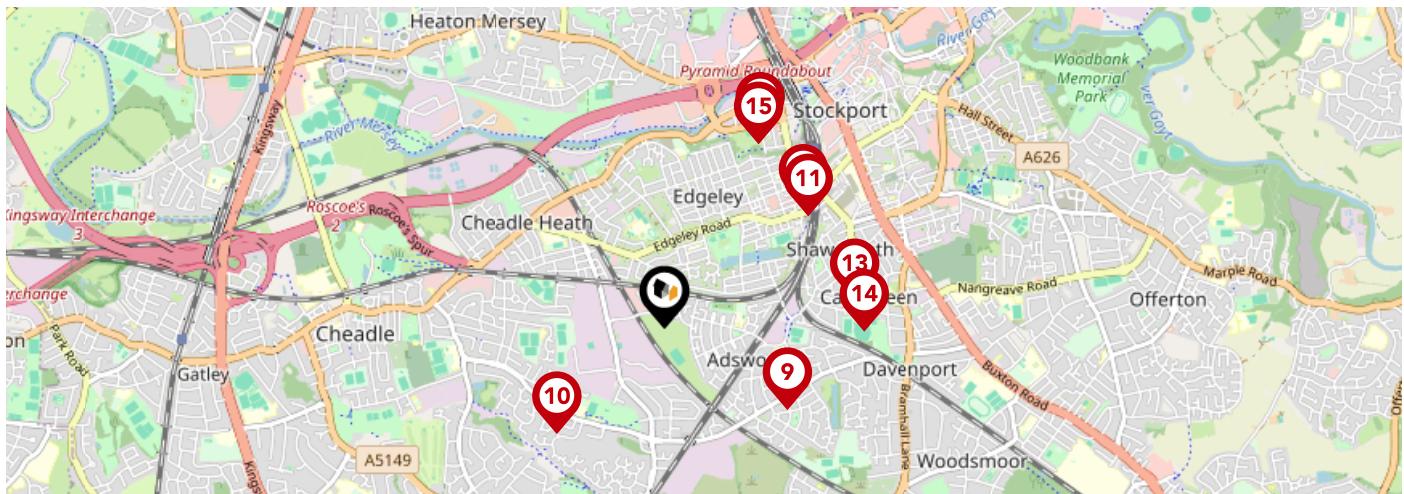


St Ambrose Catholic Primary School

Ofsted Rating: Good | Pupils: 176 | Distance: 0.64



Area Schools



Nursery Primary Secondary College Private



Adswood Primary School

Ofsted Rating: Good | Pupils: 319 | Distance:0.65



Ladybridge Primary School

Ofsted Rating: Good | Pupils: 166 | Distance:0.67



Our Lady's Catholic Primary School

Ofsted Rating: Good | Pupils: 185 | Distance:0.8



St Matthew's Church of England Primary School

Ofsted Rating: Good | Pupils: 215 | Distance:0.82



Cale Green Primary School

Ofsted Rating: Good | Pupils: 340 | Distance:0.85



Hulme Hall Grammar School

Ofsted Rating: Not Rated | Pupils: 222 | Distance:0.89



Hollywood Park Nursery School

Ofsted Rating: Outstanding | Pupils: 82 | Distance:0.91

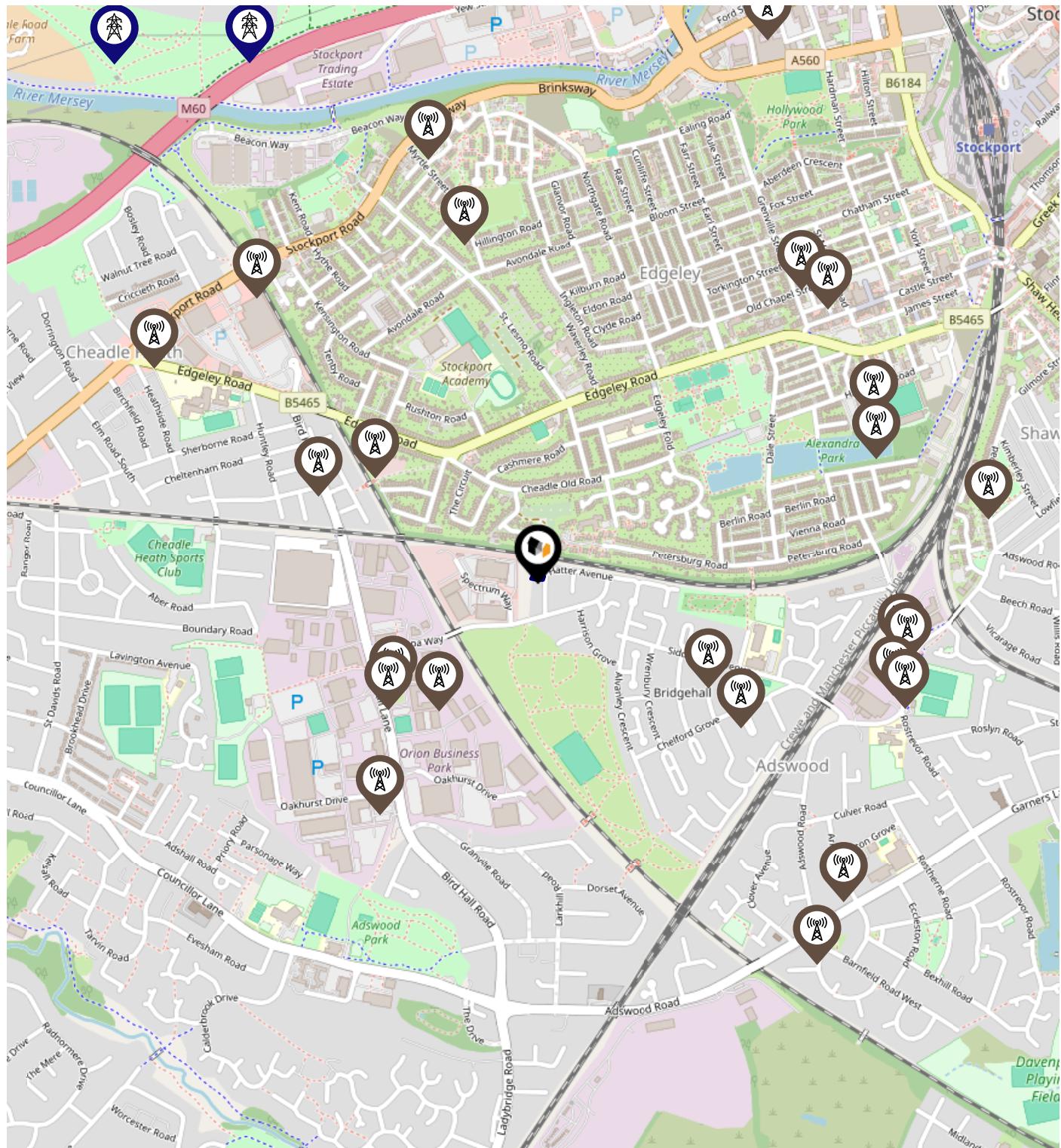


Progress Schools - Stockport

Ofsted Rating: Good | Pupils: 12 | Distance:0.95



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Environment

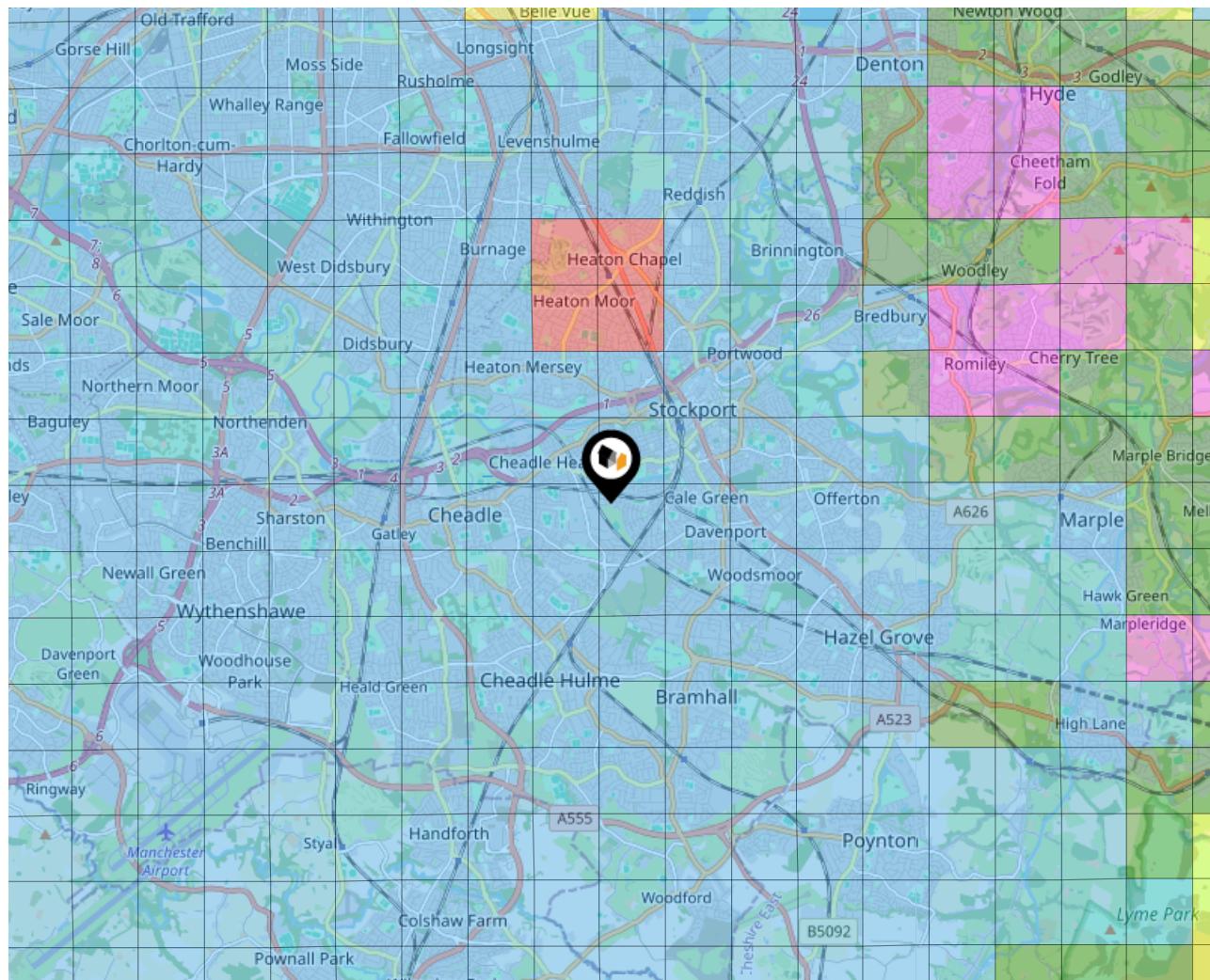
Radon Gas

LAWLER
& Co.

SALES AND LETTINGS

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).



This
Property

1

<1%

2

1-3%

3

3-5%

4

5-10%

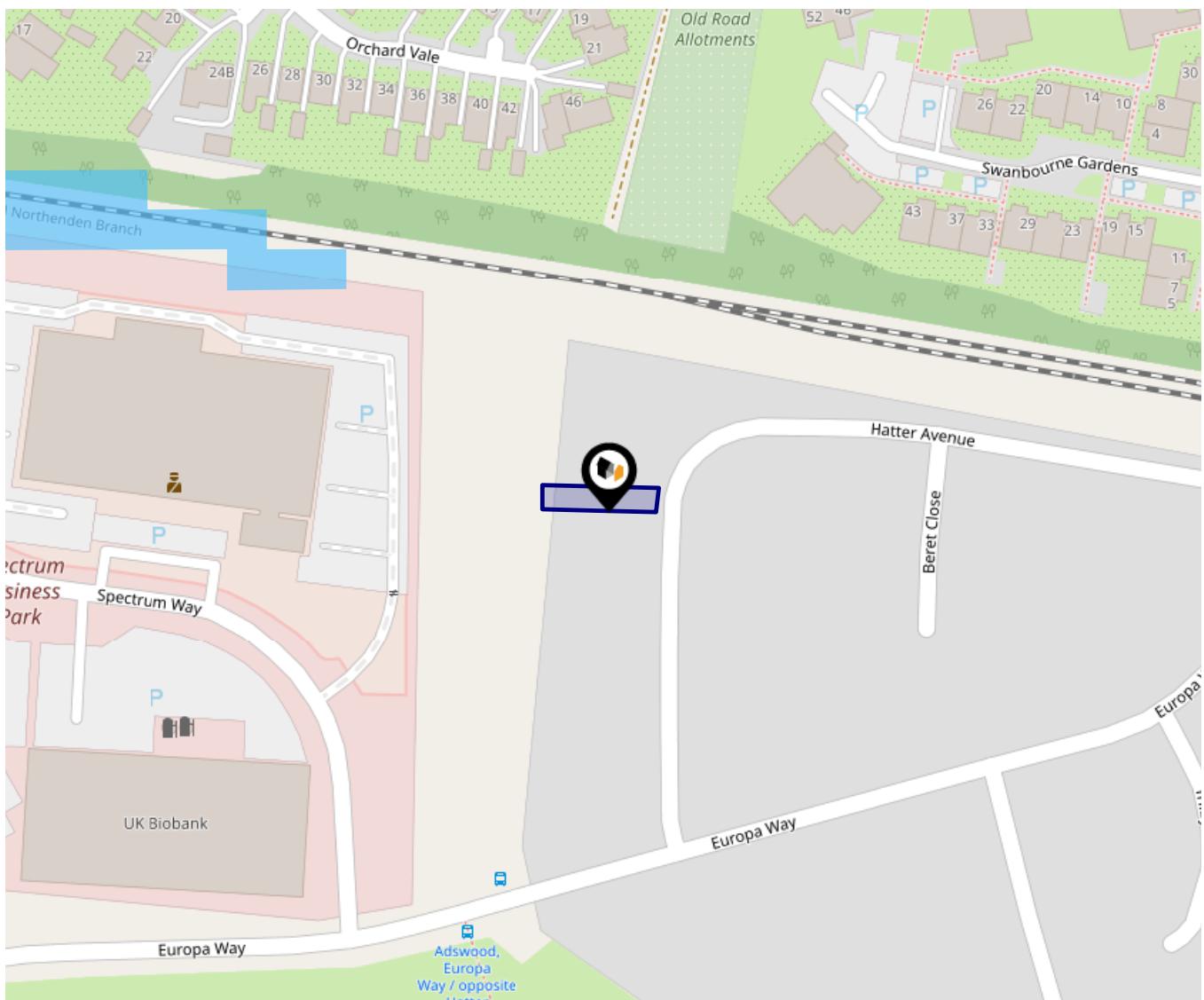
5

10-30%

6

>30%

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

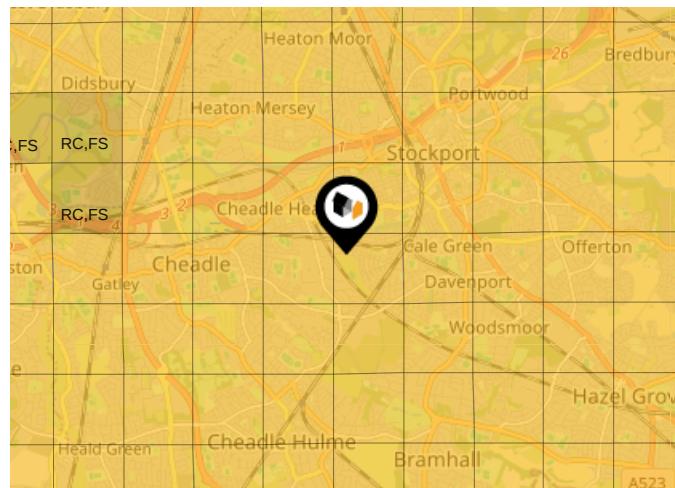
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Environment Soils & Clay

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

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



SALES AND LETTINGS

Lawler & Co | Hazel Grove

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are

Testimonial 1



Everyone has been amazing in my journey from viewing to purchasing my property. They were always offering helpful suggestions and quick to reply to emails or calls. Thank you for your dedication and care.

Testimonial 2



We just bought our first home through Lawler & Co and had a very positive experience. The team was incredibly helpful and informative. Lucy was always quick to respond to our questions, arrange viewings, and kept us updated at every stage. Overall, a great experience — highly recommend!

Testimonial 3



Amazing , helpful and patient.. three words of many to describe the fantastic team at Lawler and co. We honestly couldn't have done it without there incredible staff, especially Sophie ☺. Thank you again for making this all possible!

Testimonial 4



Lawlers have been absolutely professional and unendingly kind and helpful during the sale of my Mother's house. They deal with all queries promptly and efficiently. We could not recommend them highly enough.



/LawlerandCo/



/lawlercosalesandlettings/



/lawlerandco

Agent Disclaimer



Important - Please Read

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.

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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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