

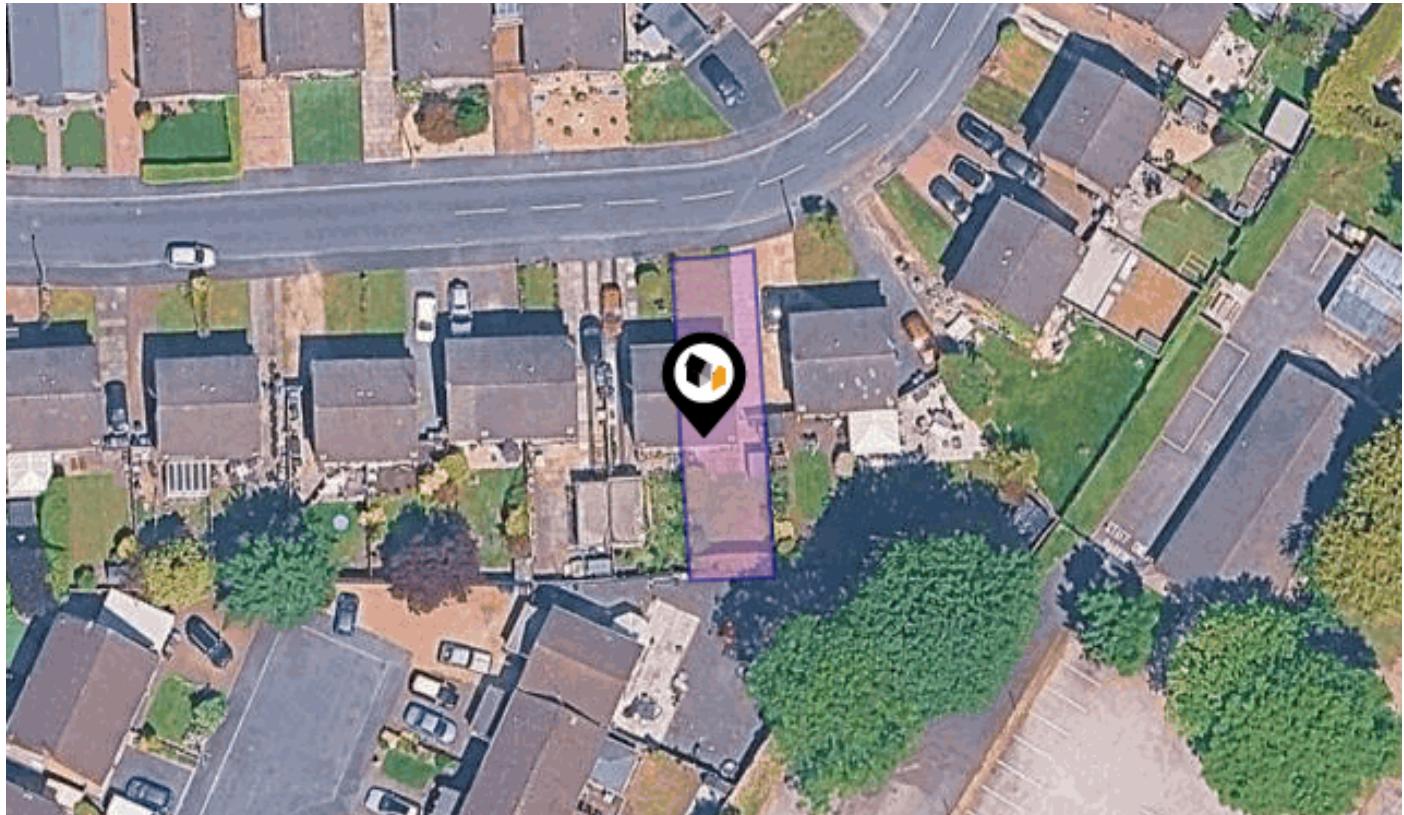


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd February 2026



LARKSWOOD DRIVE, 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 Overview



Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	2	Start Date:	07/06/1979
Plot Area:	0.04 acres	End Date:	01/04/2977
Council Tax :	Band B	Lease Term:	999 years from 1 April 1978
Annual Estimate:	£1,925	Term Remaining:	951 years
Title Number:	GM204444		

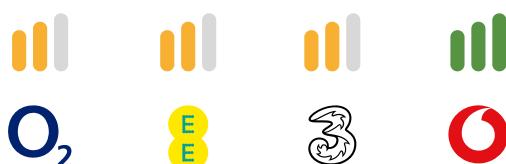
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



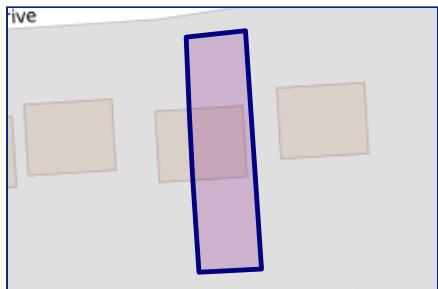
Satellite/Fibre TV Availability:



Property Multiple Title Plans

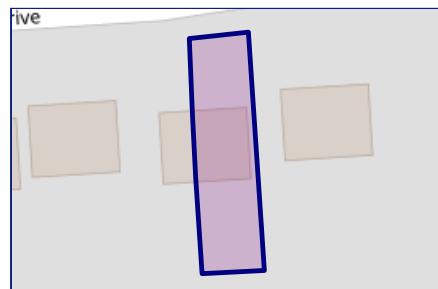


Freehold Title Plan



GM583236

Leasehold Title Plan

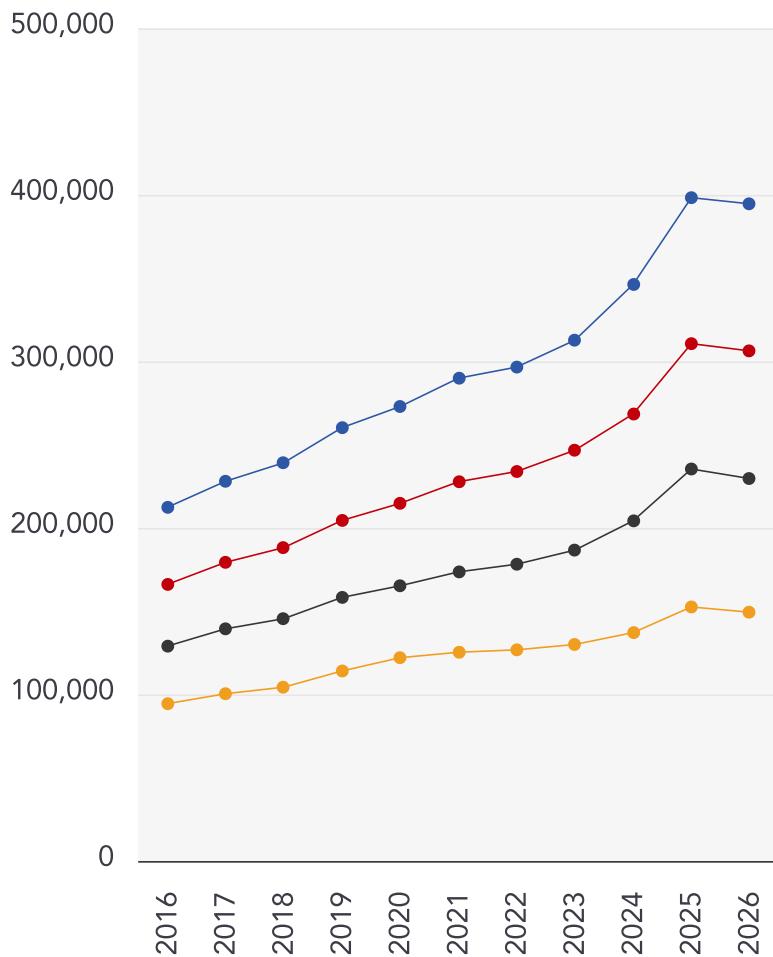


GM204444

Start Date: 07/06/1979
End Date: 01/04/2977
Lease Term: 999 years from 1 April 1978
Term Remaining: 951 years

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%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

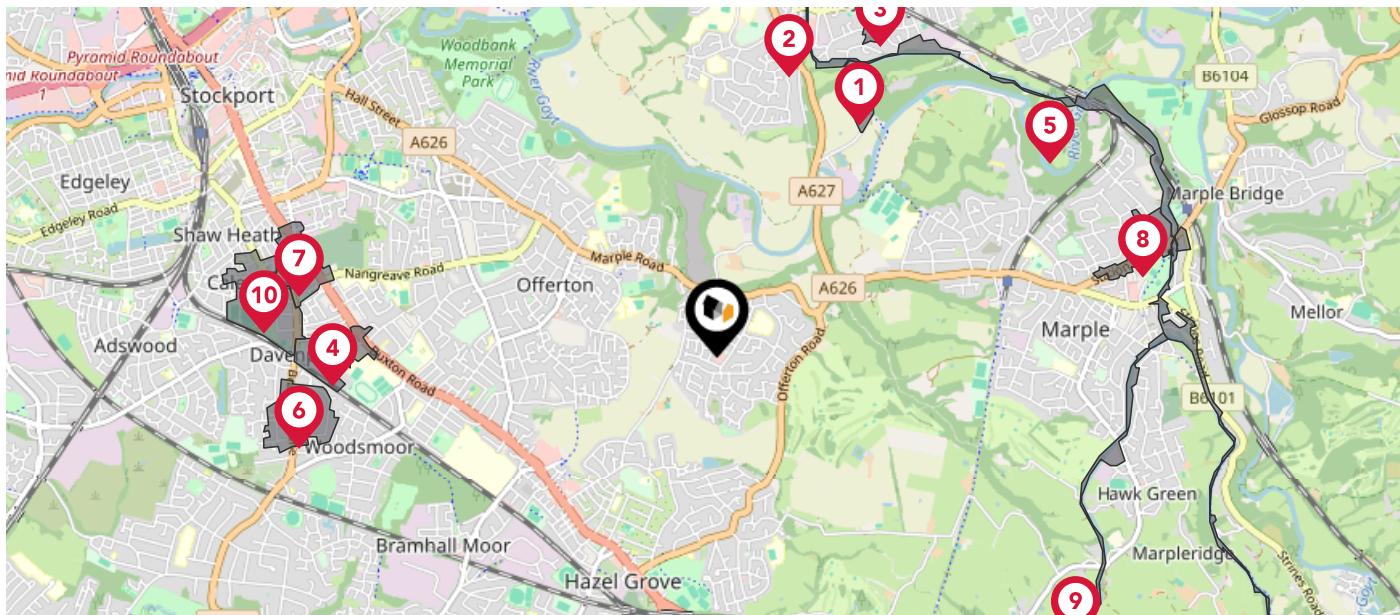
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



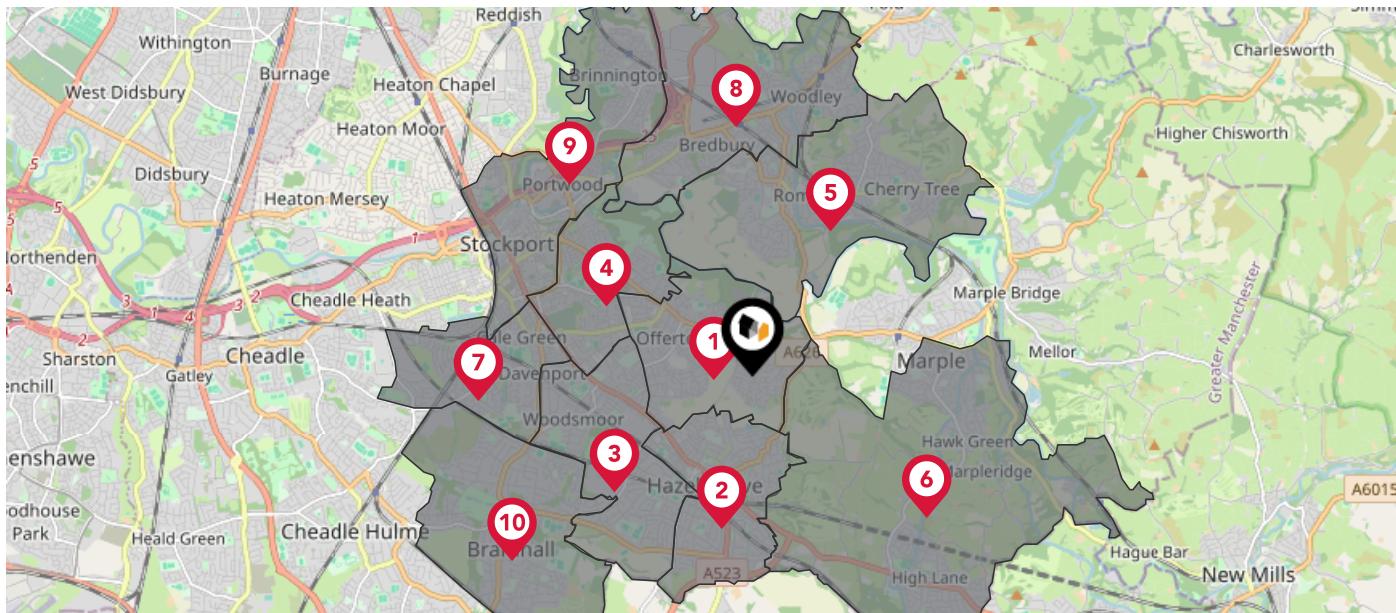
Nearby Conservation Areas

- 1 Chadkirk
- 2 Hatherlow
- 3 Church Lane, Romiley
- 4 Davenport Park
- 5 Peak Forest Canal
- 6 Egerton Road and Frewland Avenue, Davenport
- 7 St George's, Heaviley
- 8 Station Road and Winnington Road, Marple
- 9 Macclesfield Canal
- 10 Cale Green

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



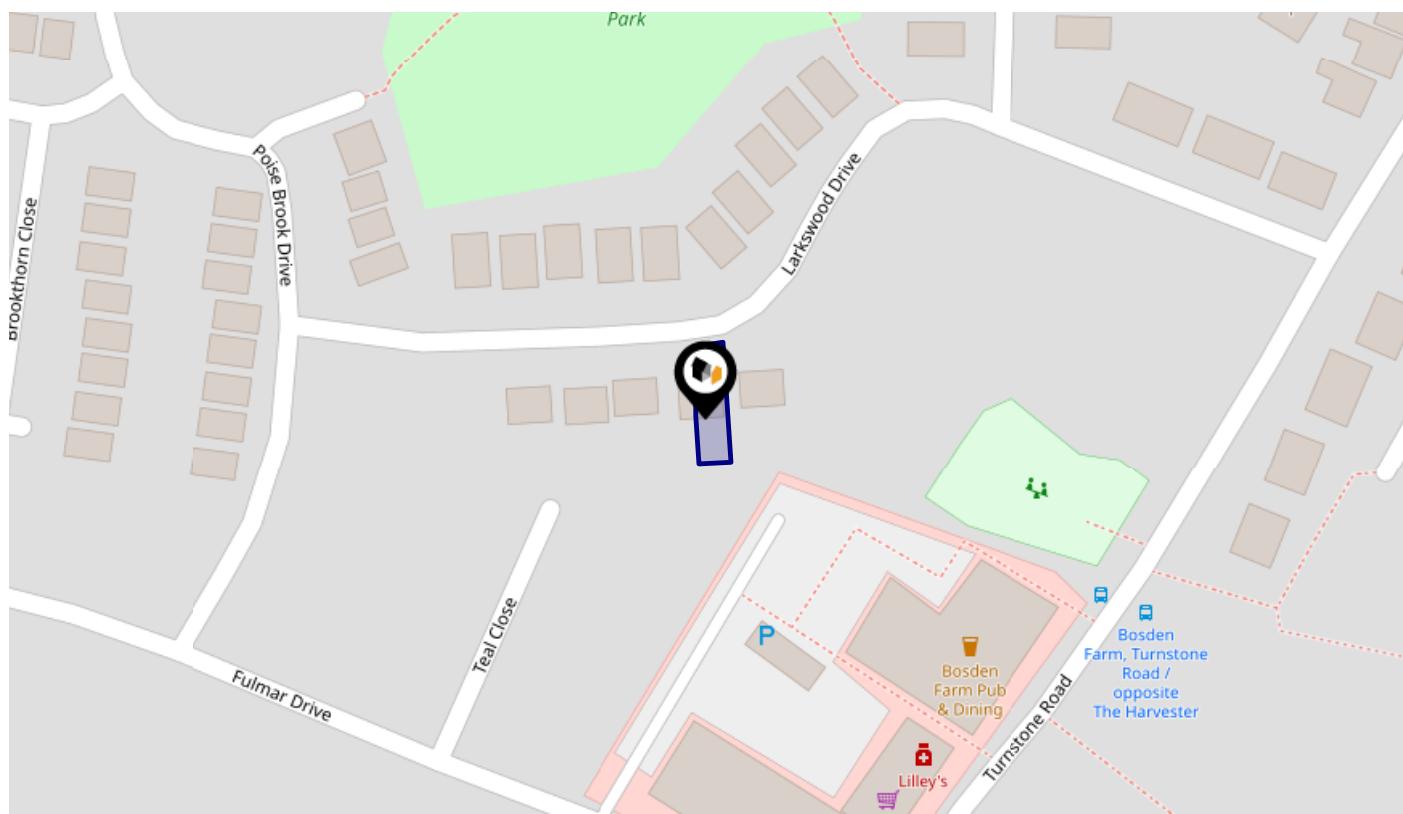
Nearby Council Wards

- 1 Offerton Ward
- 2 Hazel Grove Ward
- 3 Stepping Hill Ward
- 4 Manor Ward
- 5 Bredbury Green and Romiley Ward
- 6 Marple South and High Lane Ward
- 7 Davenport and Cale Green Ward
- 8 Bredbury and Woodley Ward
- 9 Brinnington and Central Ward
- 10 Bramhall North Ward

Maps

Rail Noise

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

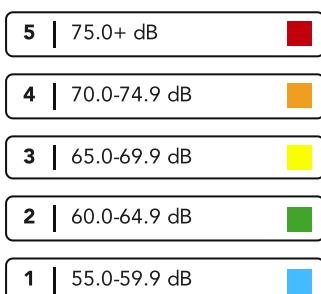


Rail Noise Data

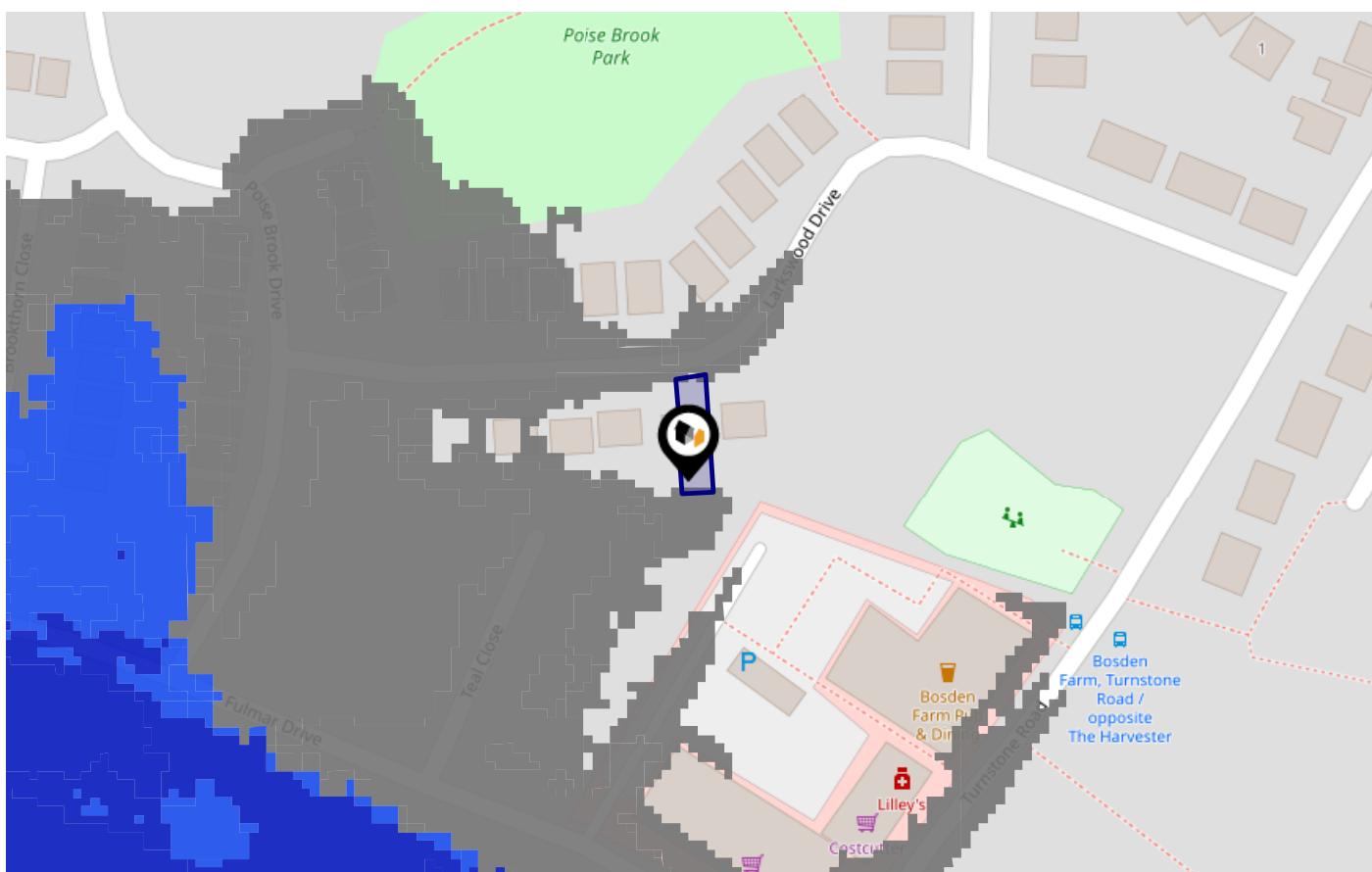
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

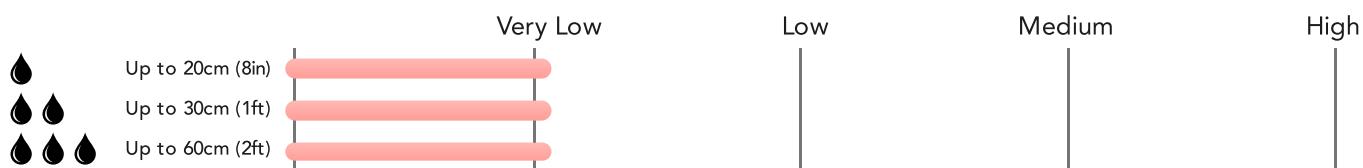


Risk Rating: Very low

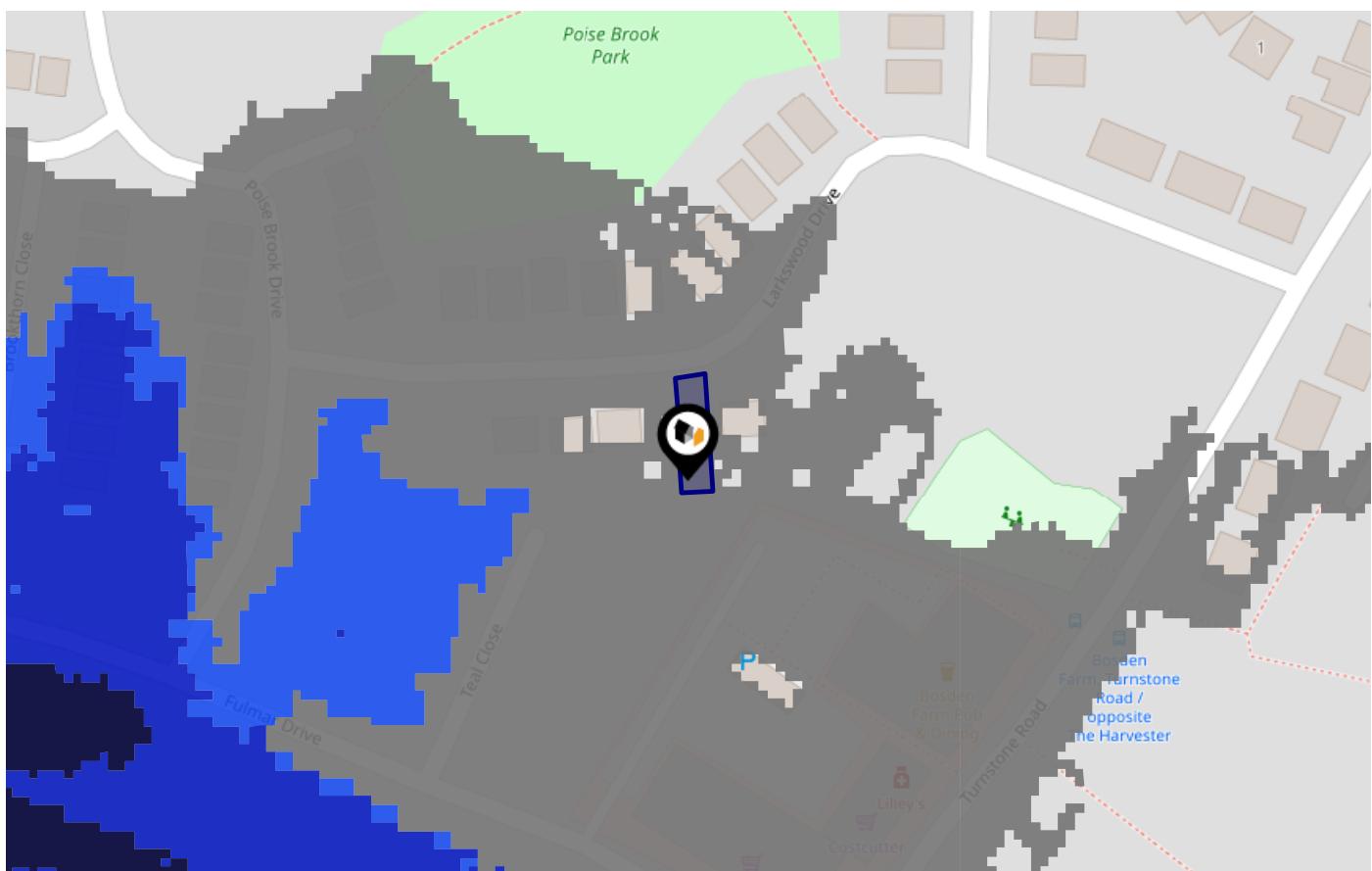
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



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.

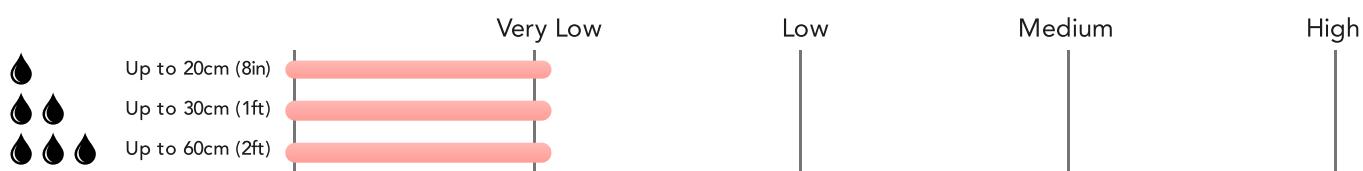


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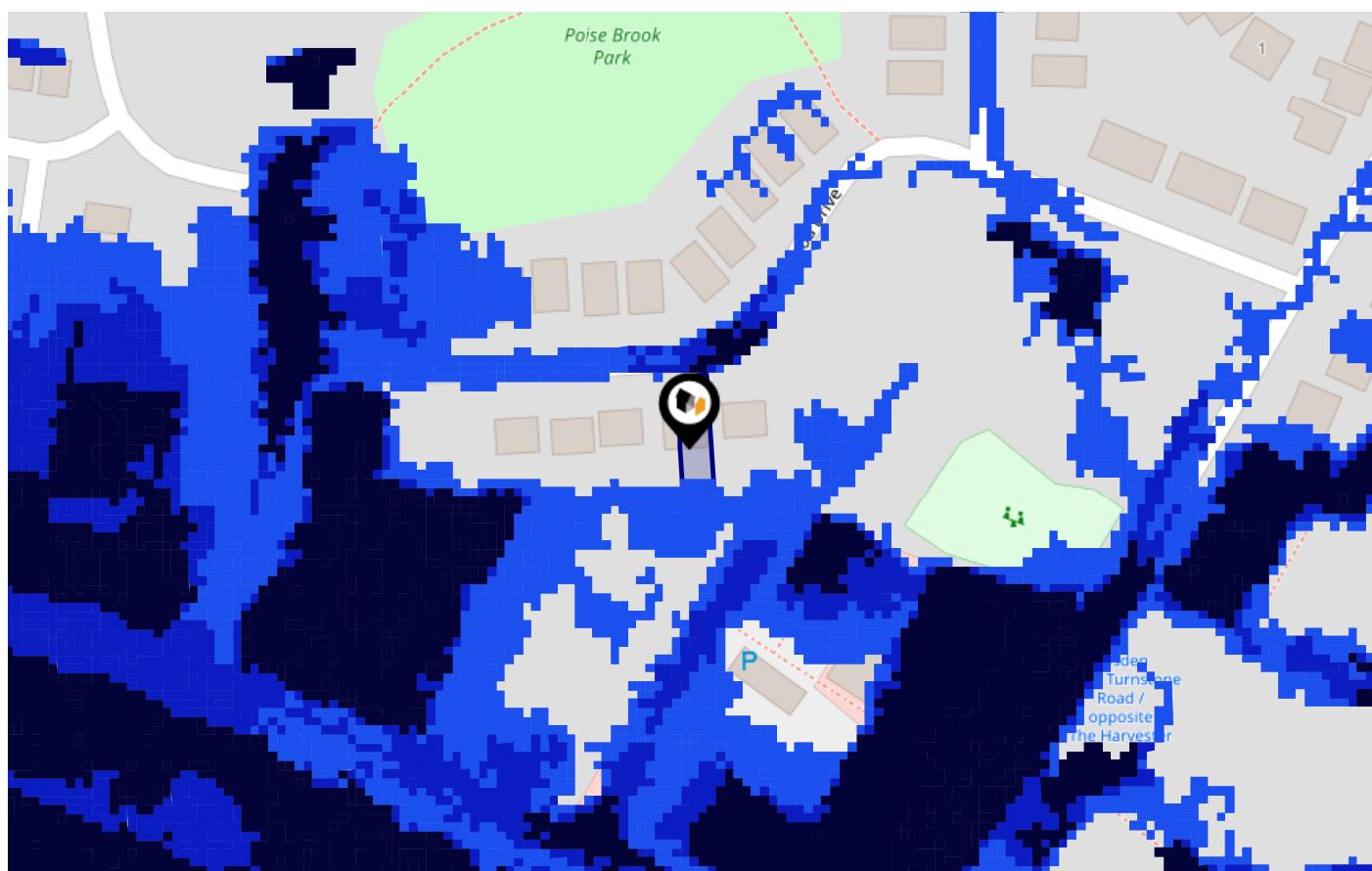
Chance of flooding to the following depths at this property:



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.

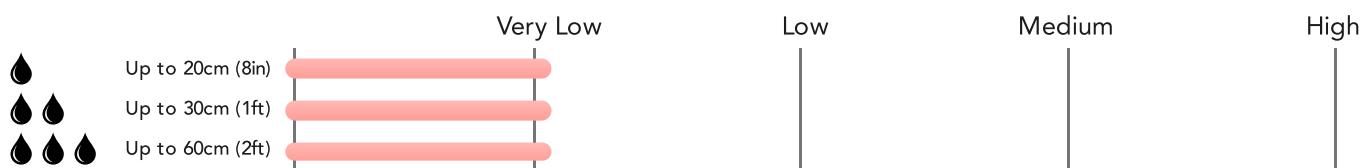


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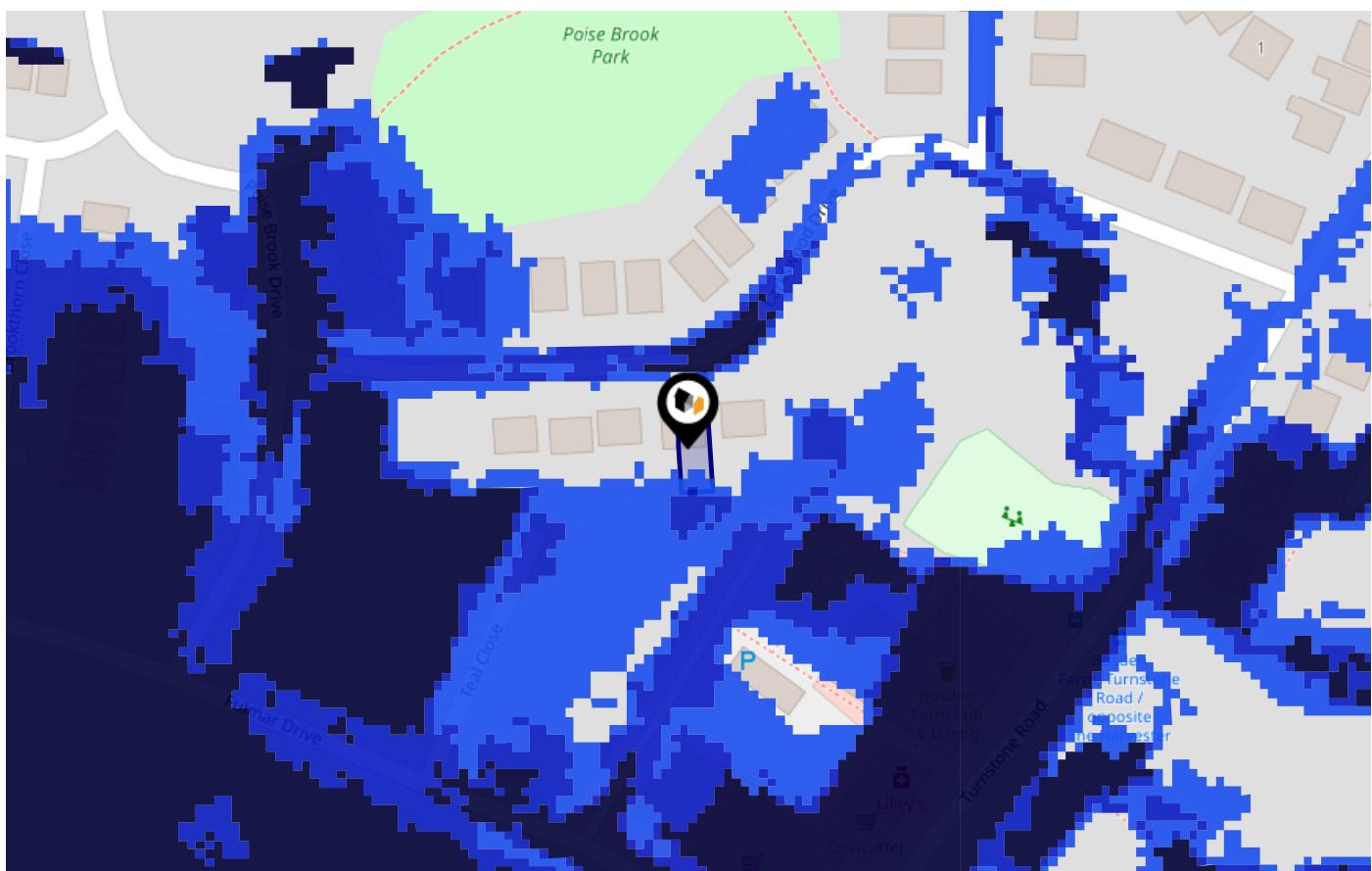
Chance of flooding to the following depths at this property:



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.

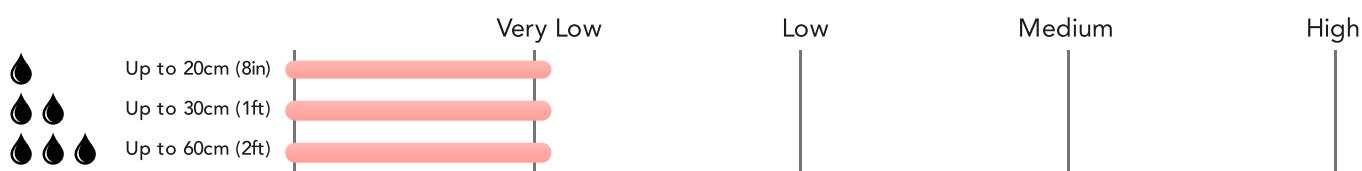


Risk Rating: Very low

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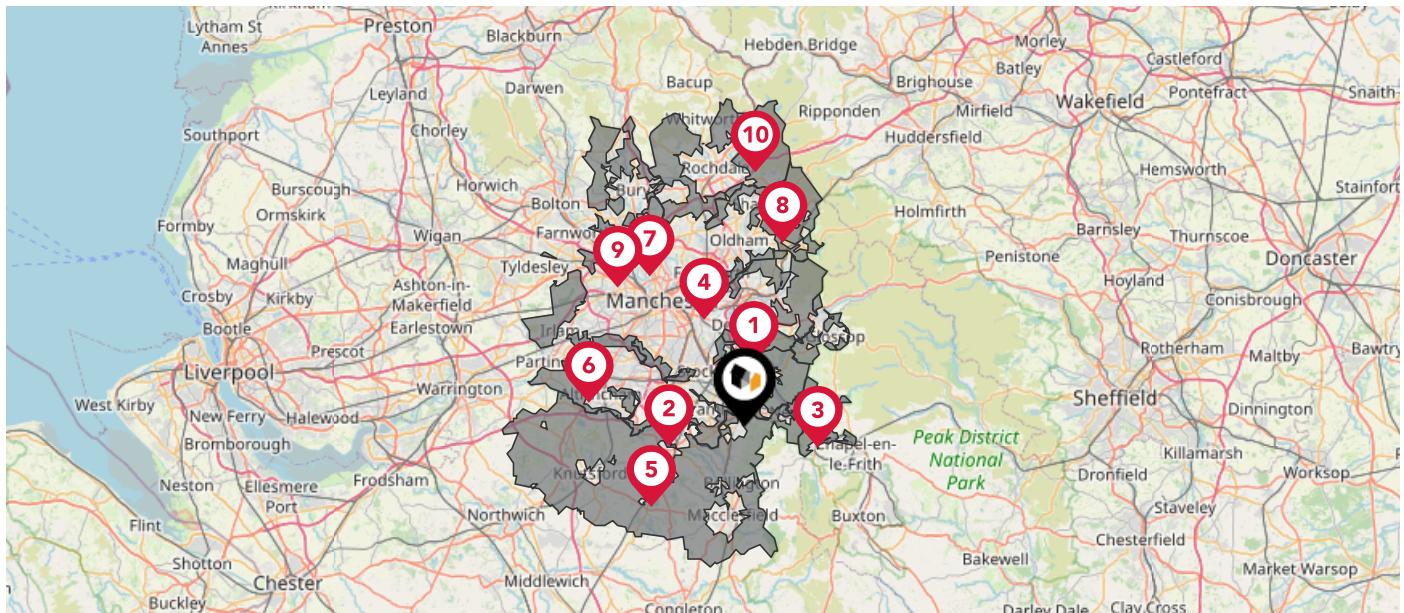
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



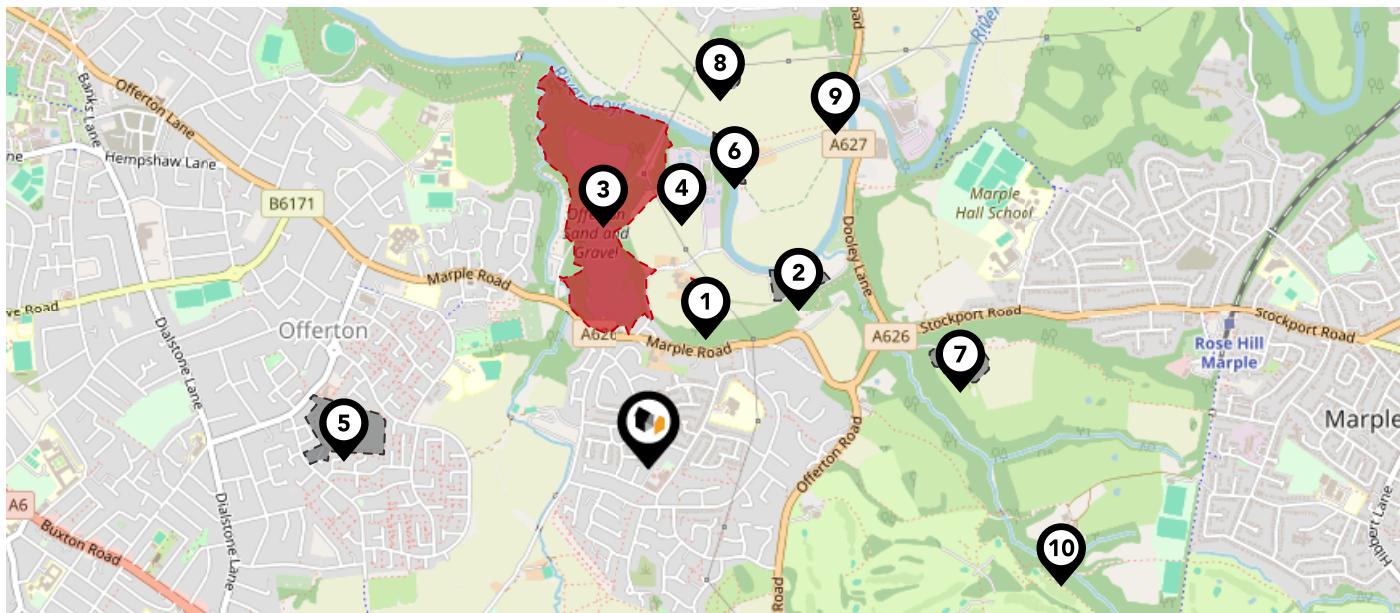
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Tameside
- 2 Merseyside and Greater Manchester Green Belt - Stockport
- 3 Merseyside and Greater Manchester Green Belt - High Peak
- 4 Merseyside and Greater Manchester Green Belt - Manchester
- 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 - Oldham
- 9 Merseyside and Greater Manchester Green Belt - Salford
- 10 Merseyside and Greater Manchester Green Belt - Rochdale

Maps

Landfill Sites

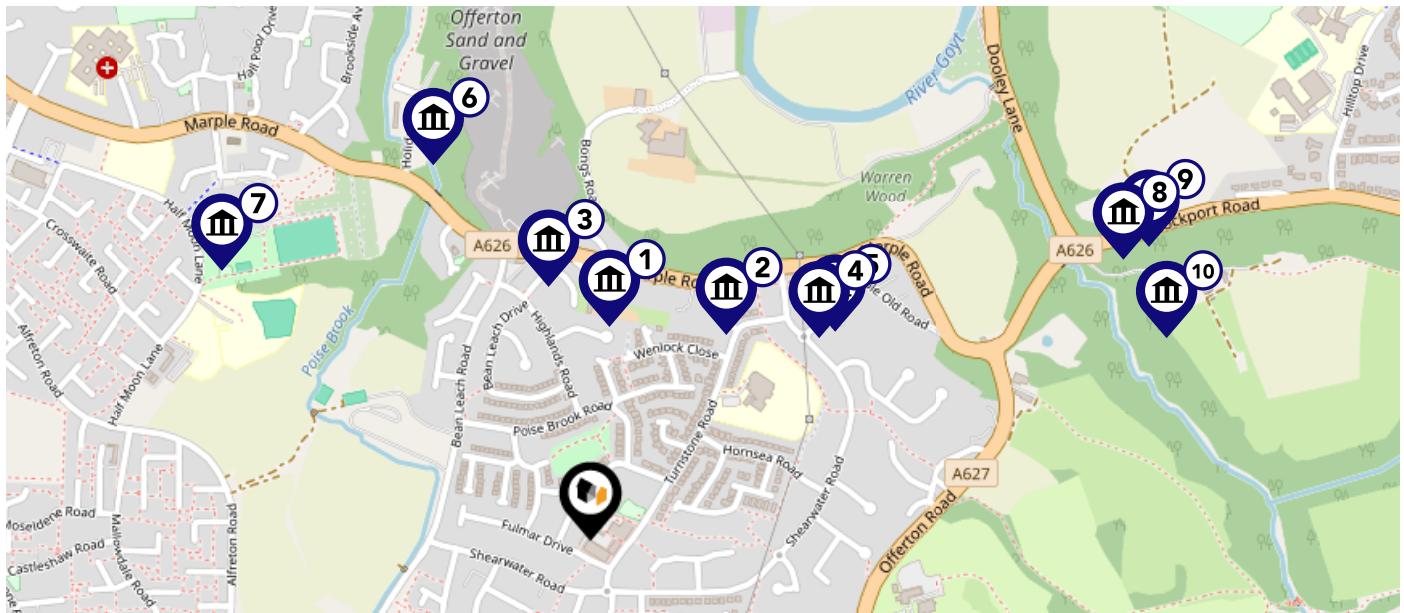
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	EA/EPR/GP3891CV/V007	Active Landfill	<input checked="" type="checkbox"/>
2	North of Bongs Farm-Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/QP3595VQ/V004	Active Landfill	<input checked="" type="checkbox"/>
4	Bongs Sewage Farm-Bongs Sewage Farm, Greater Manchester	Historic Landfill	<input type="checkbox"/>
5	Blackstone Road-Offerton	Historic Landfill	<input type="checkbox"/>
6	Waterside Farm-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
7	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill	<input type="checkbox"/>
8	Waterside Farm North-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
9	Waterside Farm East-Bredbury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Wood Farm-Marple	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
1 1162754 - Shady Oak Farmhouse	Grade II	0.2 miles
2 1242499 - Top O' The Green Farmhouse	Grade II	0.3 miles
3 1067189 - Ridge Cottages	Grade II	0.3 miles
4 1309481 - Hill View Cottage Honeysuckle Cottage Rose Cottage Rose Lea Cottage	Grade II	0.3 miles
5 1242498 - 4 And 6, Marple Old Road	Grade II	0.4 miles
6 1242496 - Halliday Hill Farmhouse	Grade II	0.4 miles
7 1242500 - Offerton Hall Farmhouse	Grade II	0.5 miles
8 1242468 - Lower Danbank Farmhouse	Grade II	0.7 miles
9 1260024 - Outbuildings At Lower Danbank Farm	Grade II	0.7 miles
10 1242469 - Old Manor Farm	Grade II	0.7 miles

Area Schools



Nursery Primary Secondary College Private



Warren Wood Primary School

Ofsted Rating: Good | Pupils: 428 | Distance:0.11



Dial Park Primary School

Ofsted Rating: Good | Pupils: 359 | Distance:0.46



Lisburne School

Ofsted Rating: Outstanding | Pupils: 201 | Distance:0.46



St Philip's Catholic Primary School

Ofsted Rating: Good | Pupils: 167 | Distance:0.46



St Simon's Catholic Primary School

Ofsted Rating: Good | Pupils: 211 | Distance:0.67



Hazel Grove Primary School

Ofsted Rating: Good | Pupils: 381 | Distance:0.81



Castle Hill High School

Ofsted Rating: Outstanding | Pupils: 341 | Distance:0.82

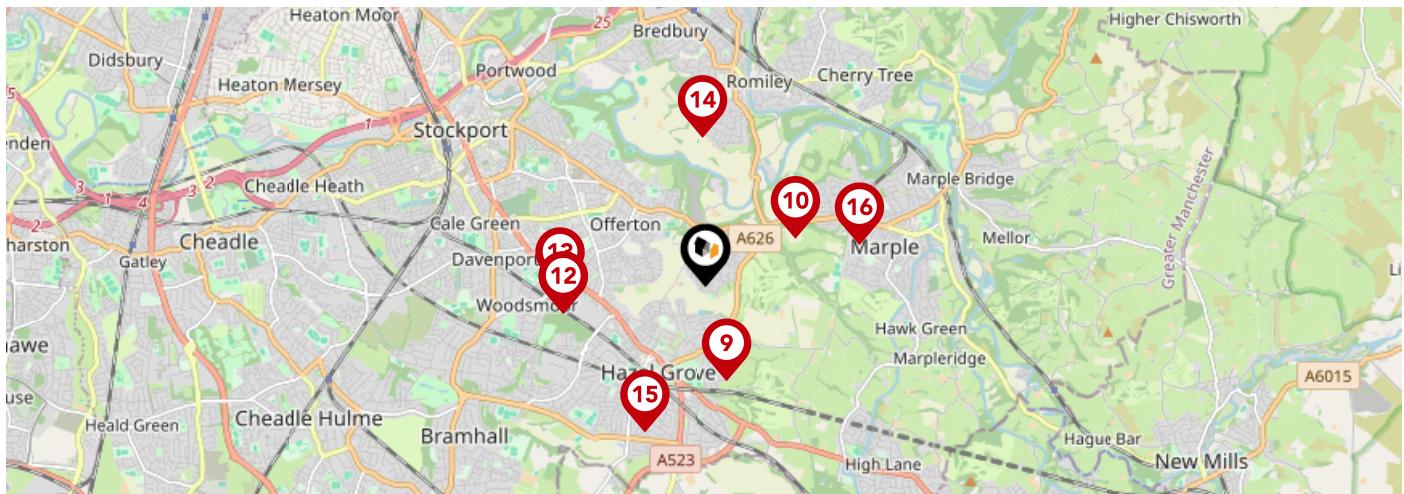


Fairway Primary School

Ofsted Rating: Good | Pupils: 242 | Distance:0.84



Area Schools



Nursery Primary Secondary College Private



Torkington Primary School

Ofsted Rating: Good | Pupils: 225 | Distance: 0.85



Marple Hall School

Ofsted Rating: Good | Pupils: 1557 | Distance: 0.9



Great Moor Infant School

Ofsted Rating: Good | Pupils: 266 | Distance: 1.29



Great Moor Junior School

Ofsted Rating: Good | Pupils: 312 | Distance: 1.29



Stockport School

Ofsted Rating: Good | Pupils: 1322 | Distance: 1.29



Bredbury Green Primary School

Ofsted Rating: Requires improvement | Pupils: 233 | Distance: 1.32



Norbury Hall Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 1.39

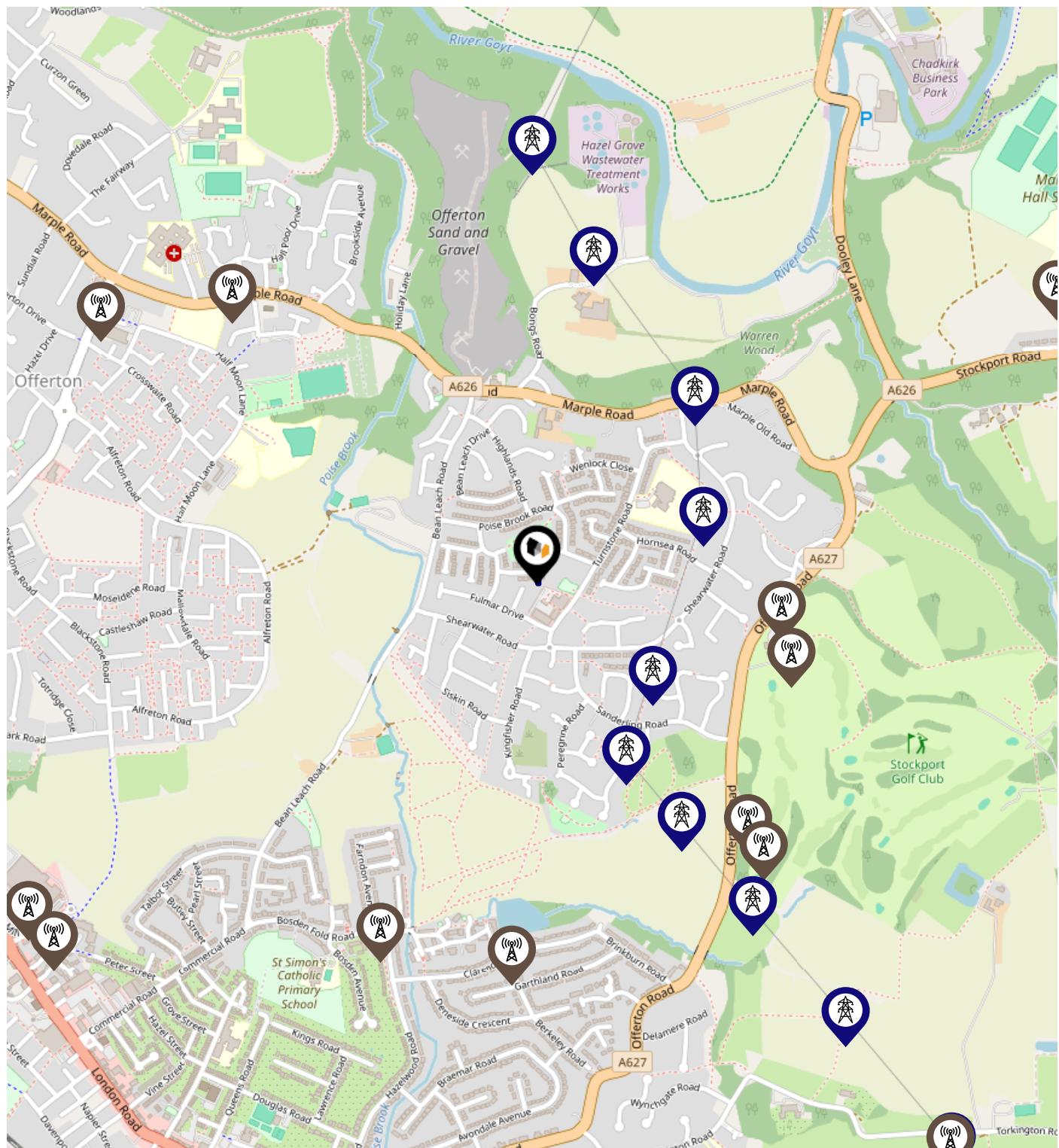


Rose Hill Primary School

Ofsted Rating: Good | Pupils: 530 | Distance: 1.42



Local Area Masts & Pylons



Key:

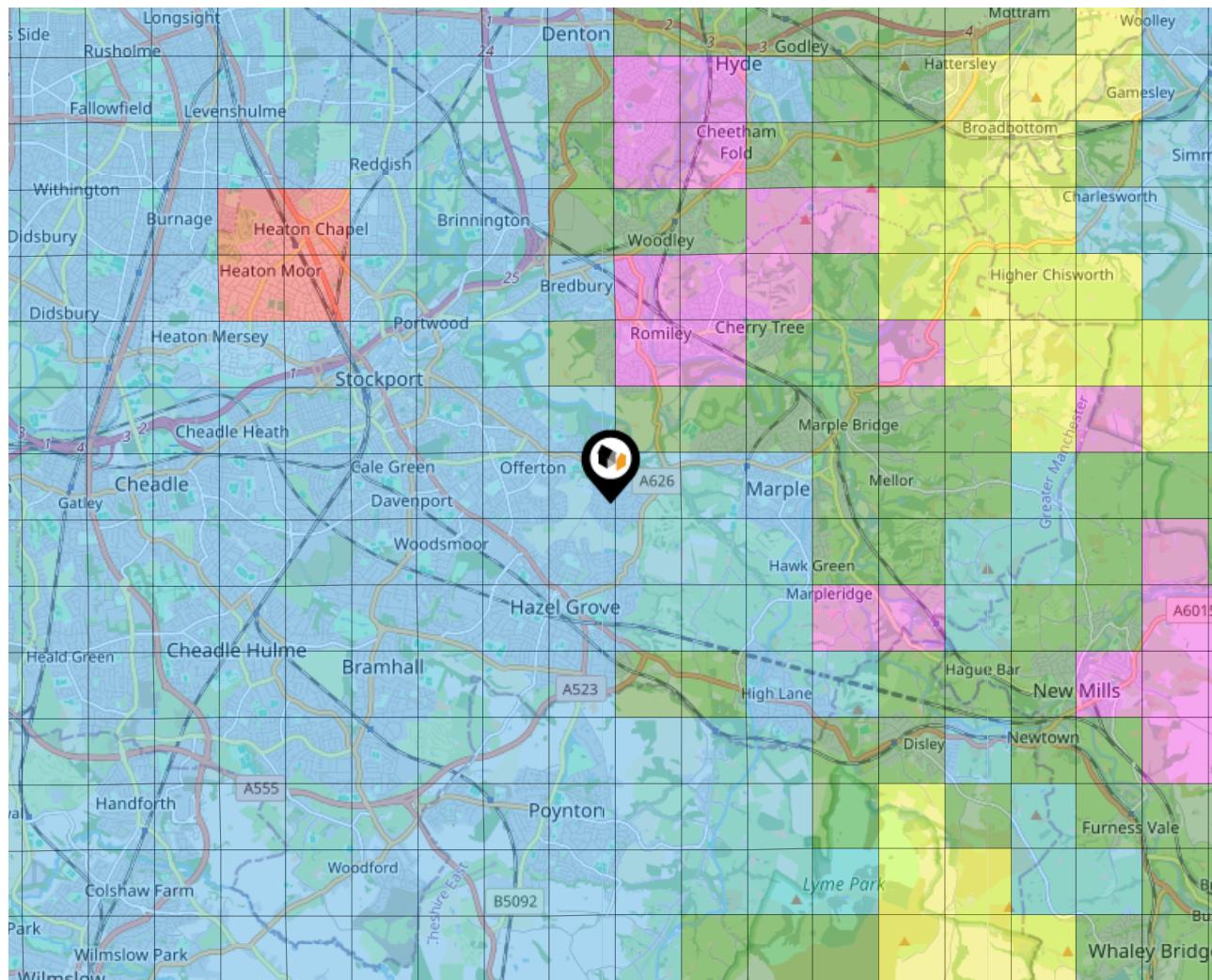
- Power Pylons
- Communication Masts

Environment

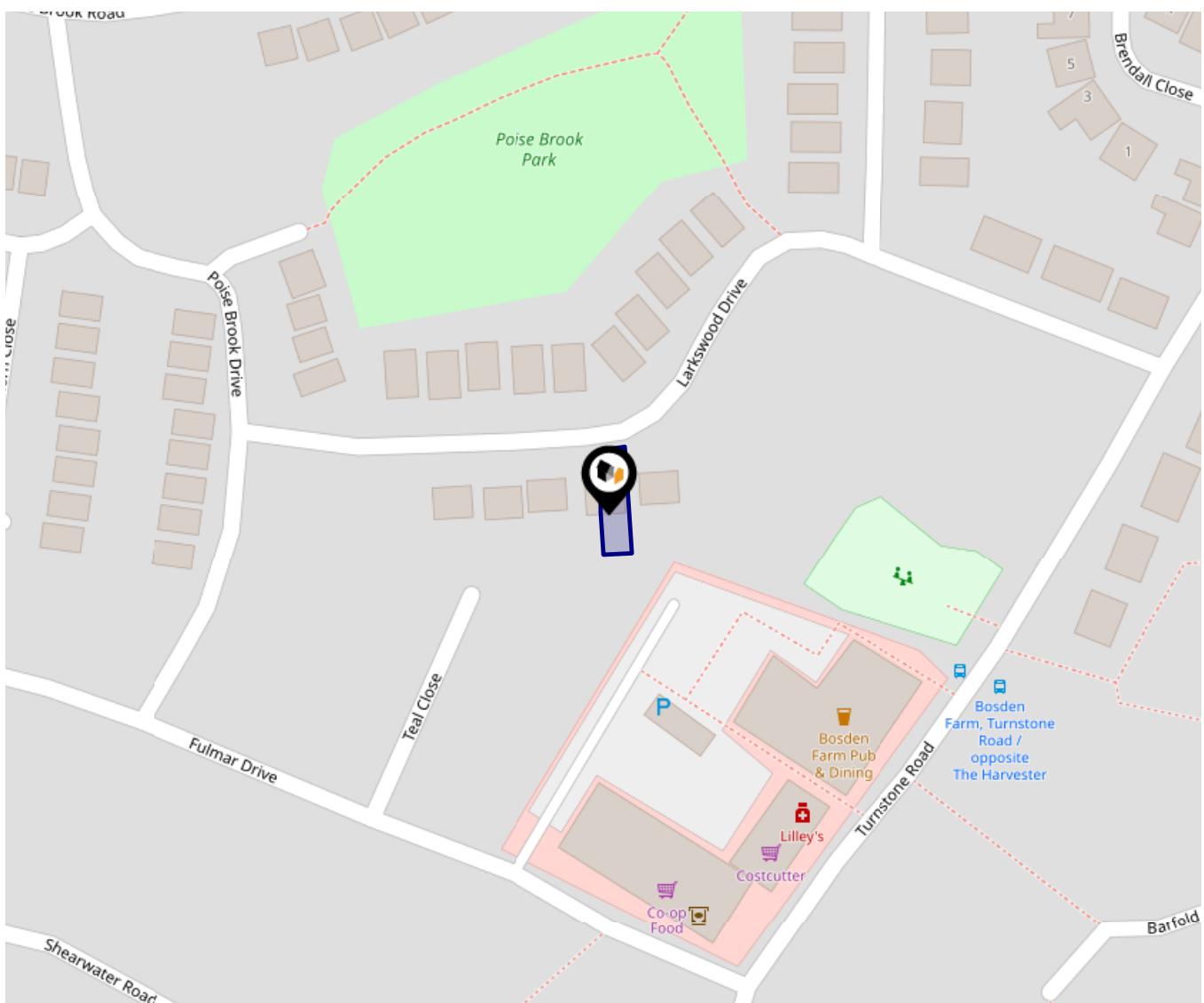
Radon Gas

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



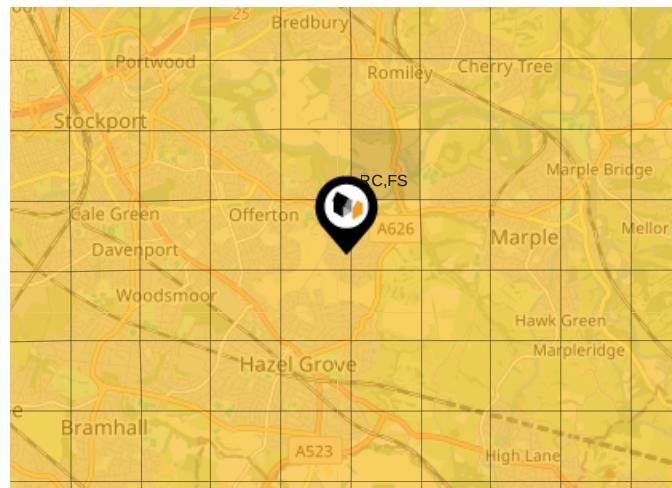
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

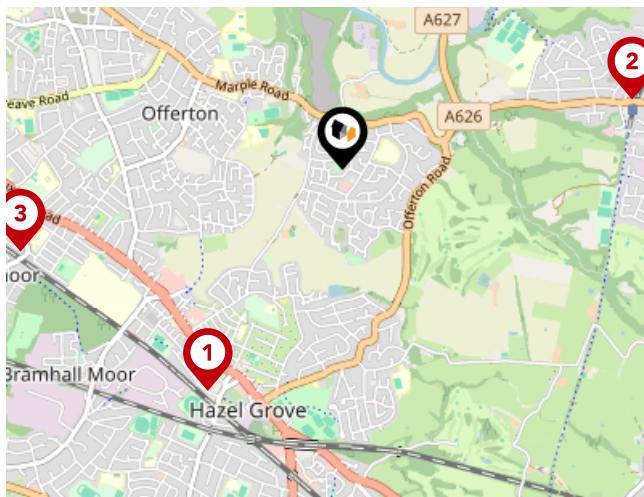
Ground Composition for this Address (Surrounding square kilometer zone around property)

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		



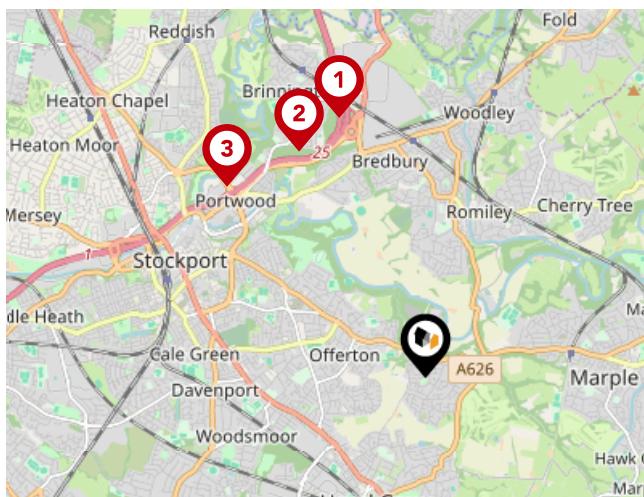
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Hazel Grove Rail Station	1.14 miles
2	Rose Hill Marple Rail Station	1.32 miles
3	Woodsmoor Rail Station	1.47 miles



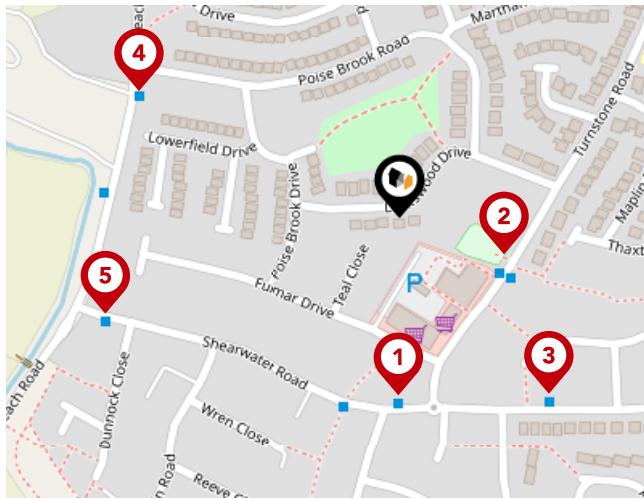
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J25	2.43 miles
2	M60 J26	2.3 miles
3	M60 J27	2.44 miles
4	M67 J2	4.48 miles
5	M67 J1	4.58 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	7.28 miles
2	Leeds Bradford Airport	37.77 miles
3	Speke	31.08 miles
4	Finningley	45.62 miles



Bus Stops/Stations

Pin	Name	Distance
1	Kingfisher Road	0.1 miles
2	Fulmar Drive	0.06 miles
3	Sanderling Road	0.13 miles
4	Poise Brook Road	0.16 miles
5	Dunnock Close	0.17 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	6.06 miles
2	Audenshaw (Manchester Metrolink)	6.07 miles
3	Droylsden (Manchester Metrolink)	6.26 miles



SALES AND LETTINGS

Lawler & Co | Hazel Grove

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

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

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

If you are

**Testimonial 1**

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

**Testimonial 2**

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

**Testimonial 3**

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

**Testimonial 4**

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



/LawlerandCo/



/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

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