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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 09th July 2026



DUNDONALD ROAD, CHEADLE HULME, CHEADLE, SK8

Lawler & Co | Marple

36 Stockport Road Marple Stockport SK6 6AB

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£2,037		
Title Number:	GM946211		

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	49 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Dundonald Road, Cheadle Hulme, SK8

Energy rating

D

Valid until 23.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

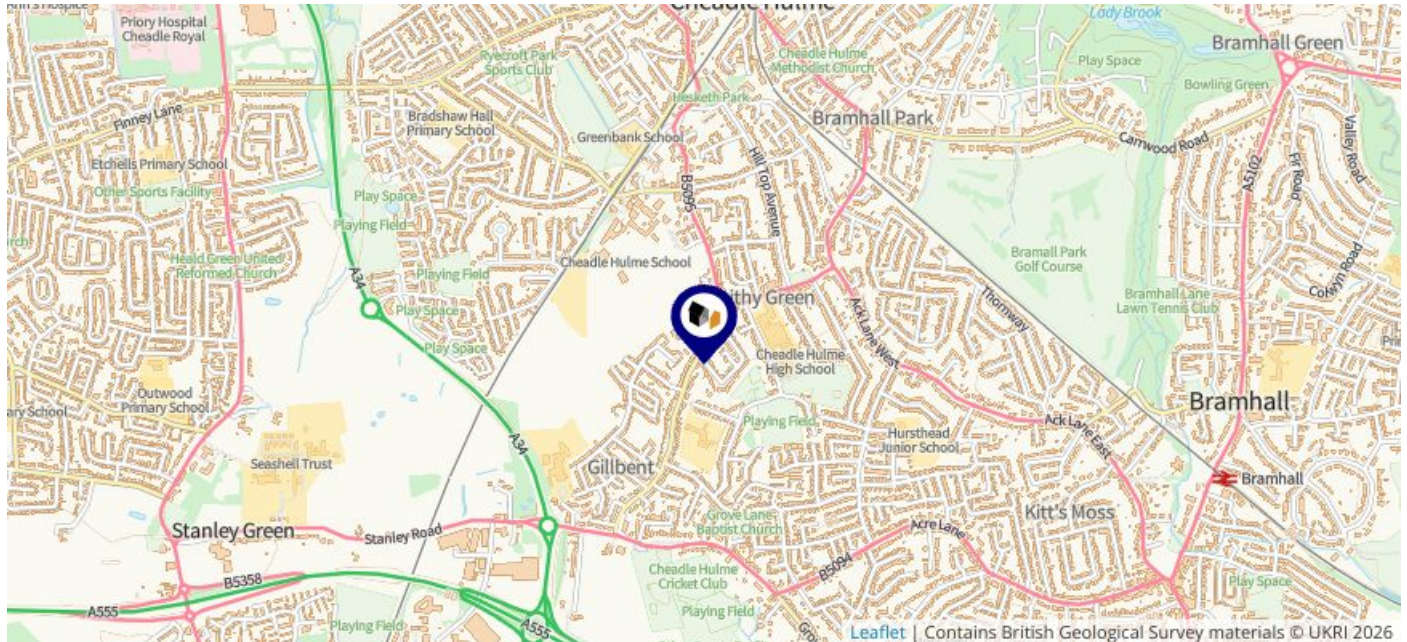
LAWLER
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SALES AND LETTINGS

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical, extract only
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	65 m ²

This map displays nearby coal mine entrances and their classifications.



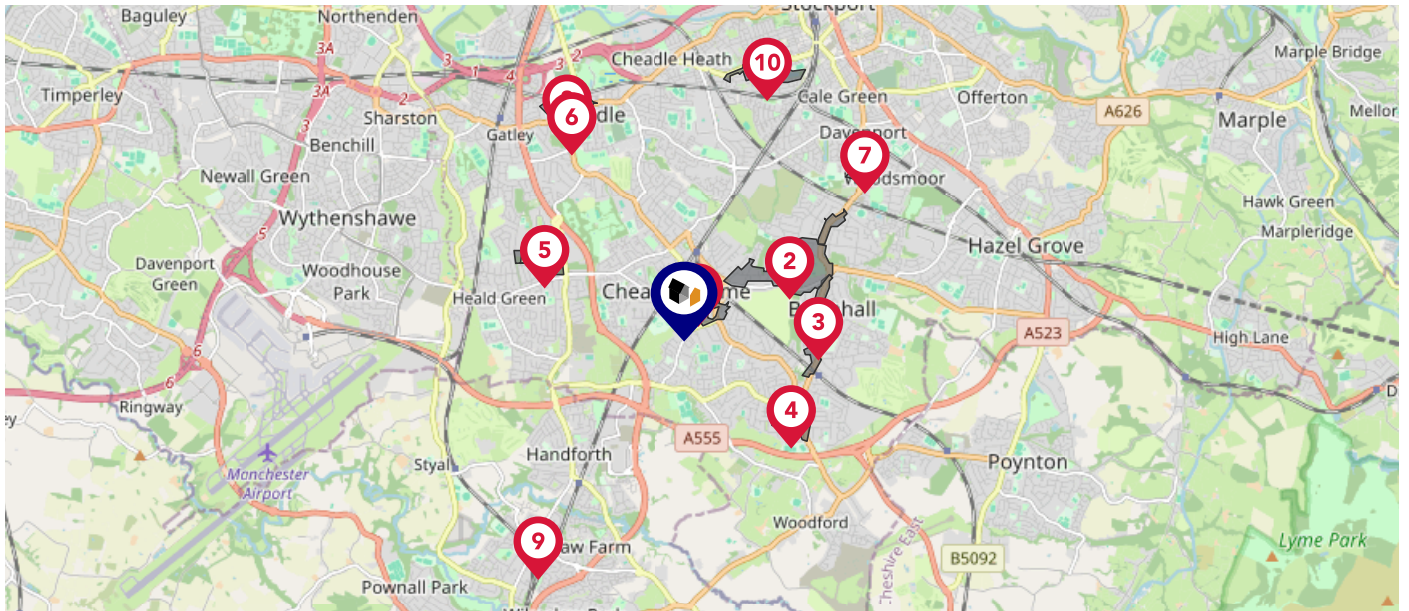
Mine Entry

- ✕ 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.



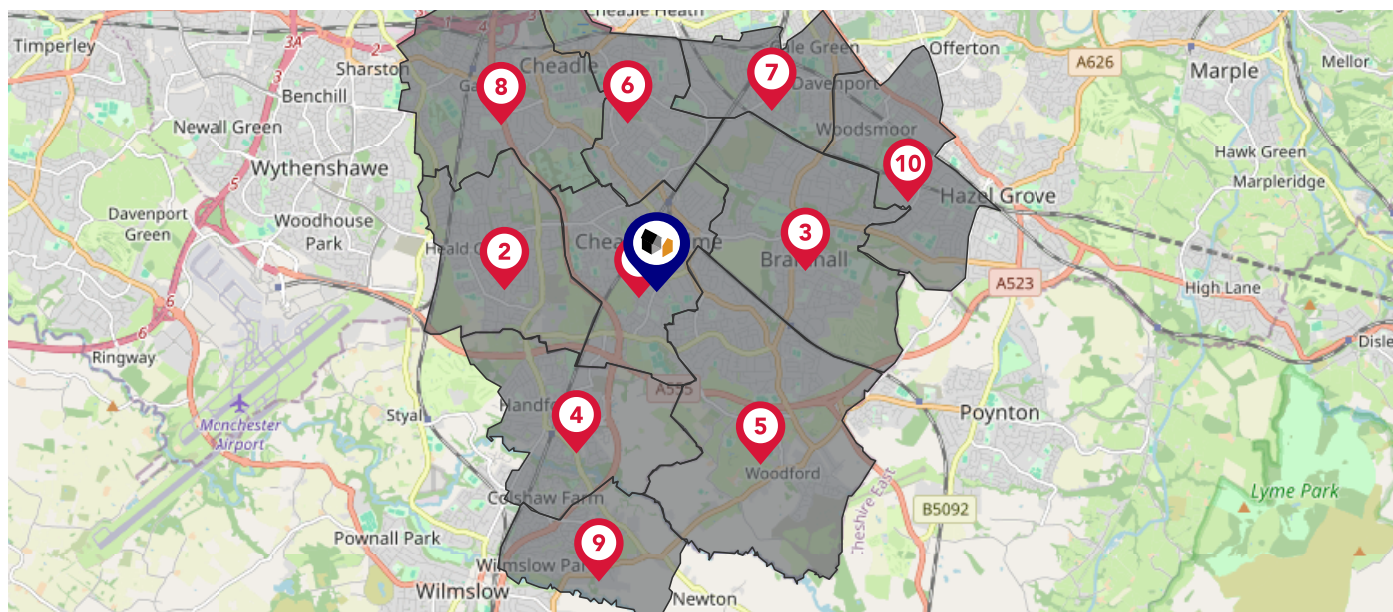
Nearby Conservation Areas

- 1 Swann Lane, Hulme Hall Road and Hill Top Avenue
- 2 Bramall Park
- 3 Bramhall Lane South
- 4 Syddal Park
- 5 Cheadle Royal Hospital
- 6 Brooklyn Crescent, Cheadle
- 7 Egerton Road and Frewland Avenue, Davenport
- 8 Cheadle Village
- 9 Highfield (Wilmslow) Conservation Area
- 10 Alexandra Park, Edgeley

Maps

Council Wards

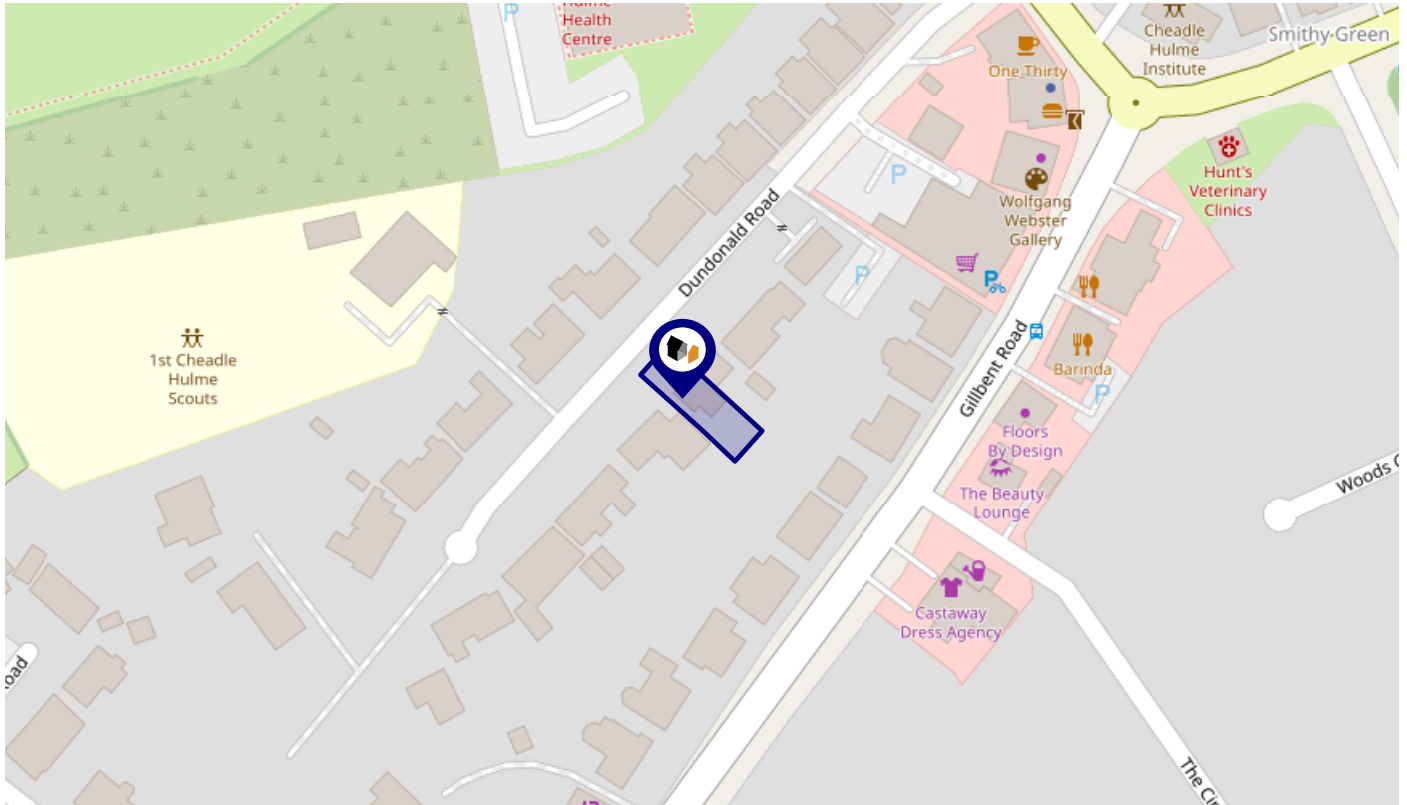
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Cheadle Hulme South Ward
- 2 Heald Green Ward
- 3 Bramhall North Ward
- 4 Handforth Ward
- 5 Bramhall South and Woodford Ward
- 6 Cheadle Hulme North Ward
- 7 Davenport and Cale Green Ward
- 8 Cheadle and Gatley Ward
- 9 Wilmslow Dean Row Ward
- 10 Stepping Hill 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.

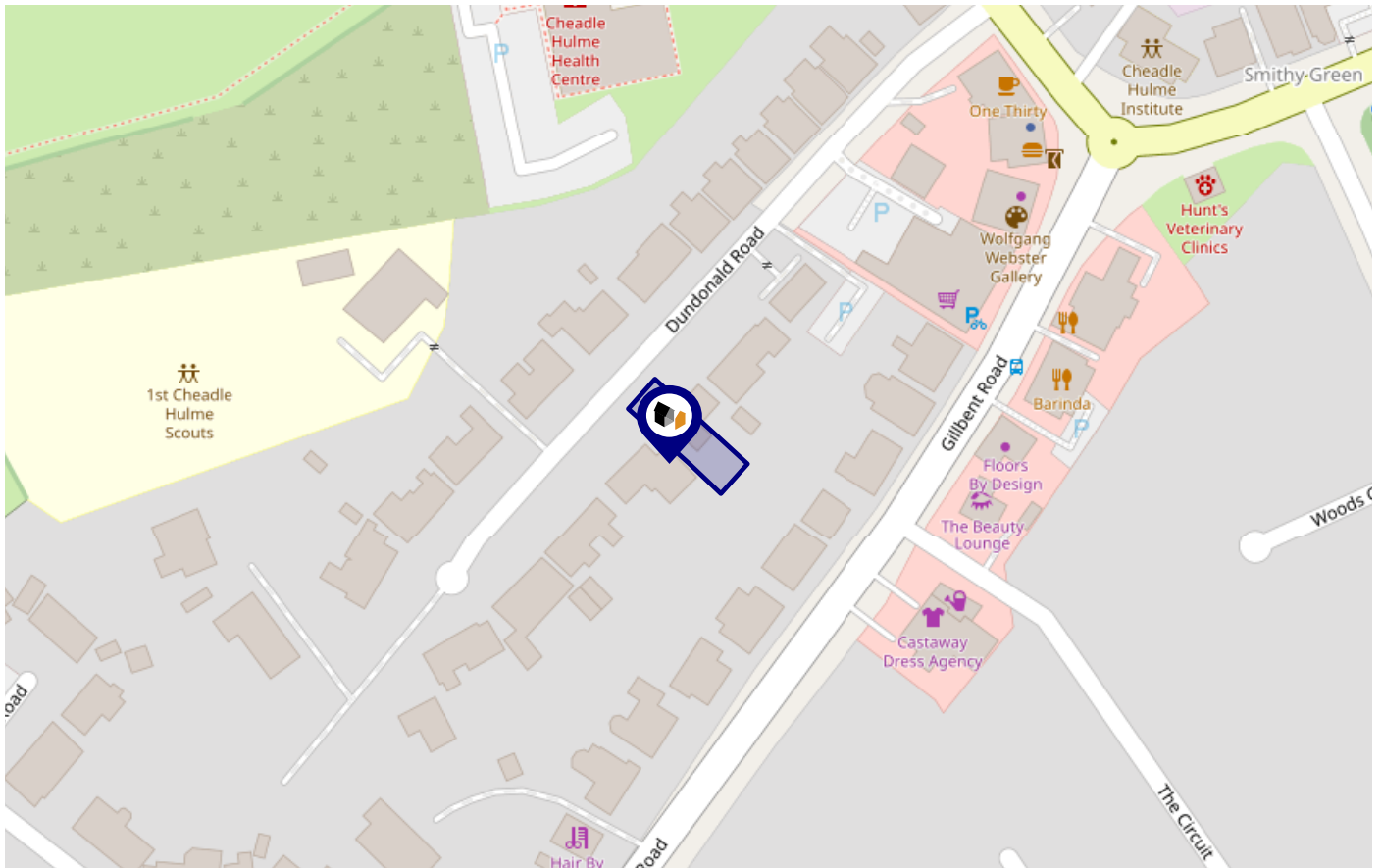
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

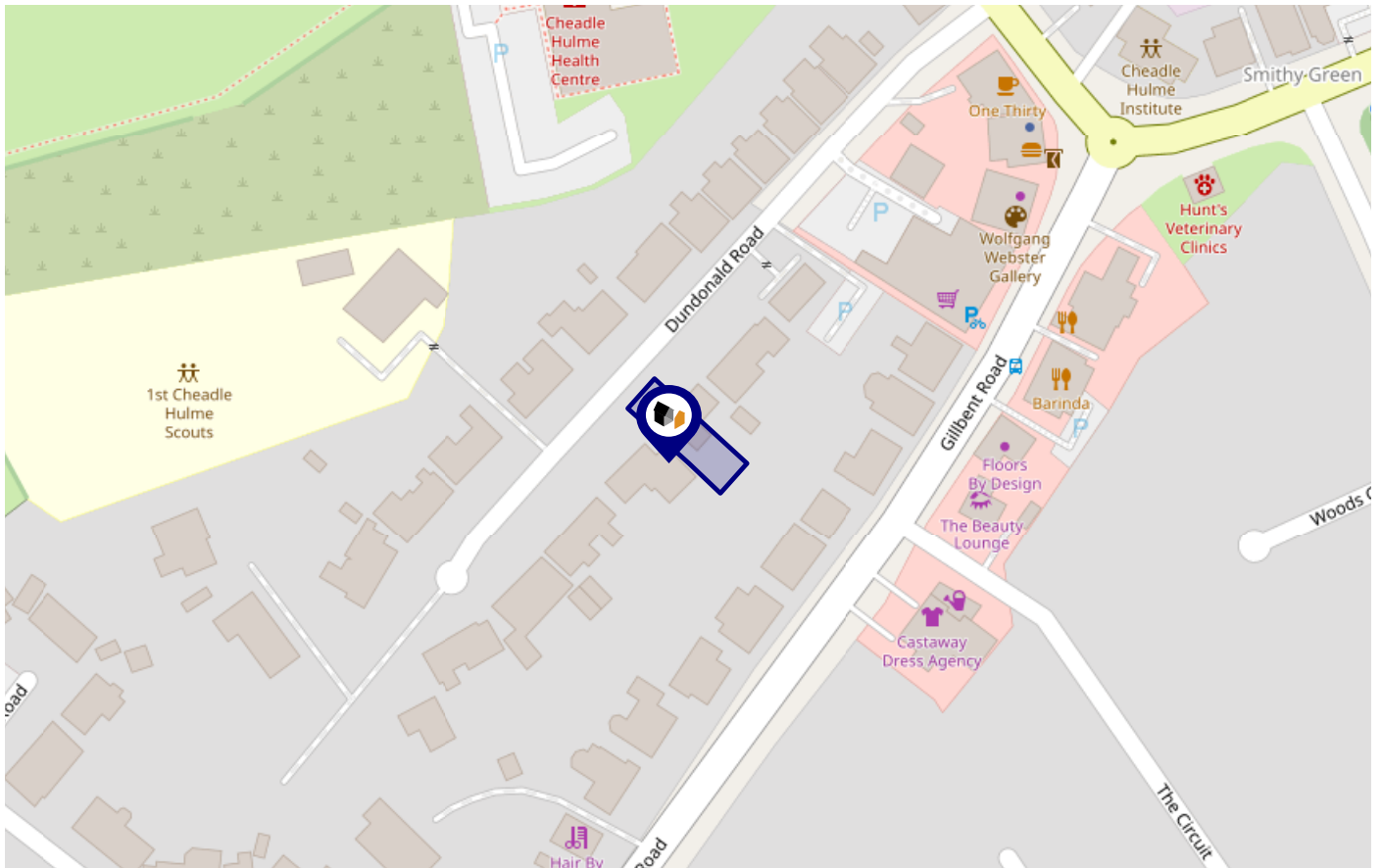
Chance of flooding to the following depths at this property:



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.



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.

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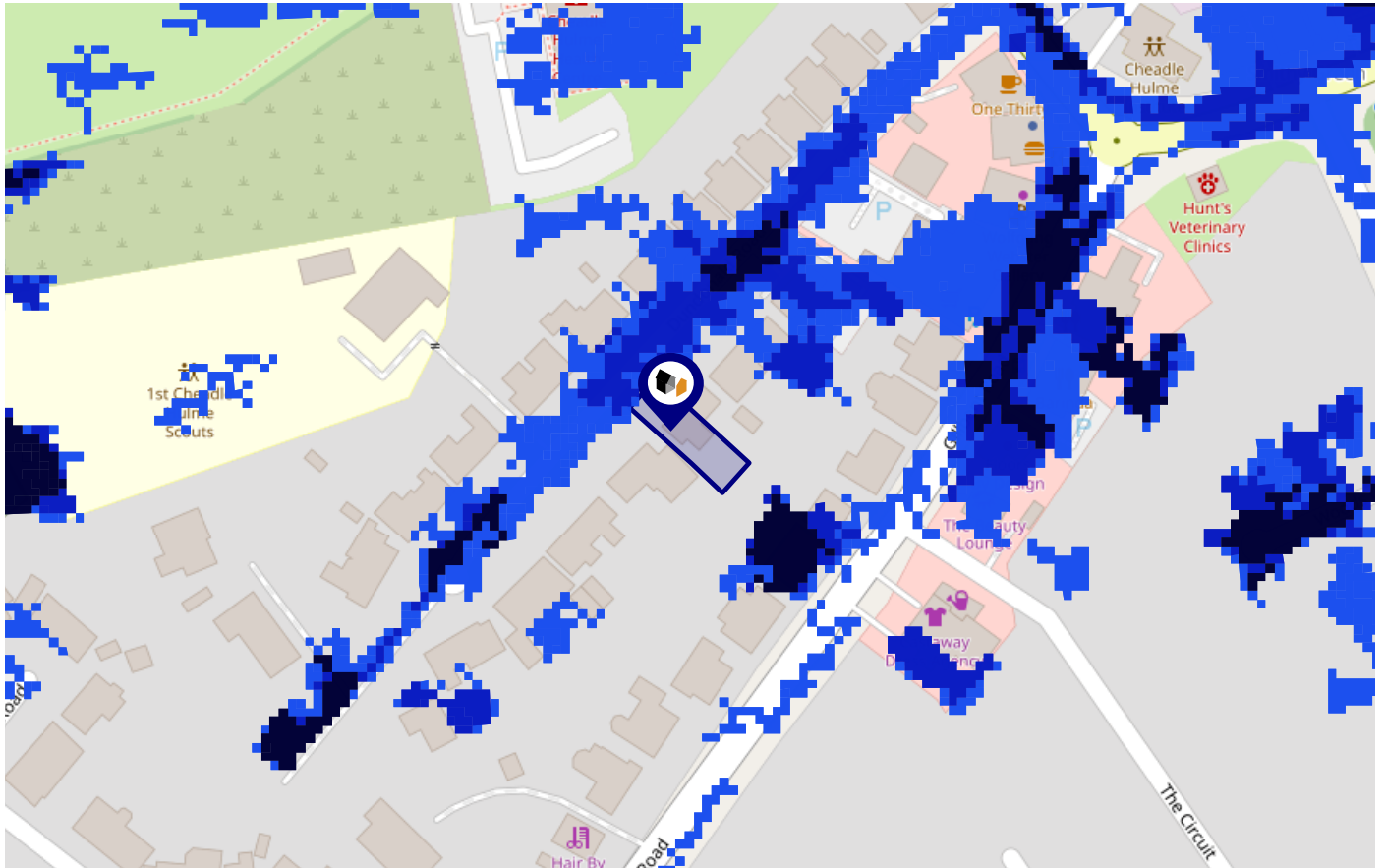
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

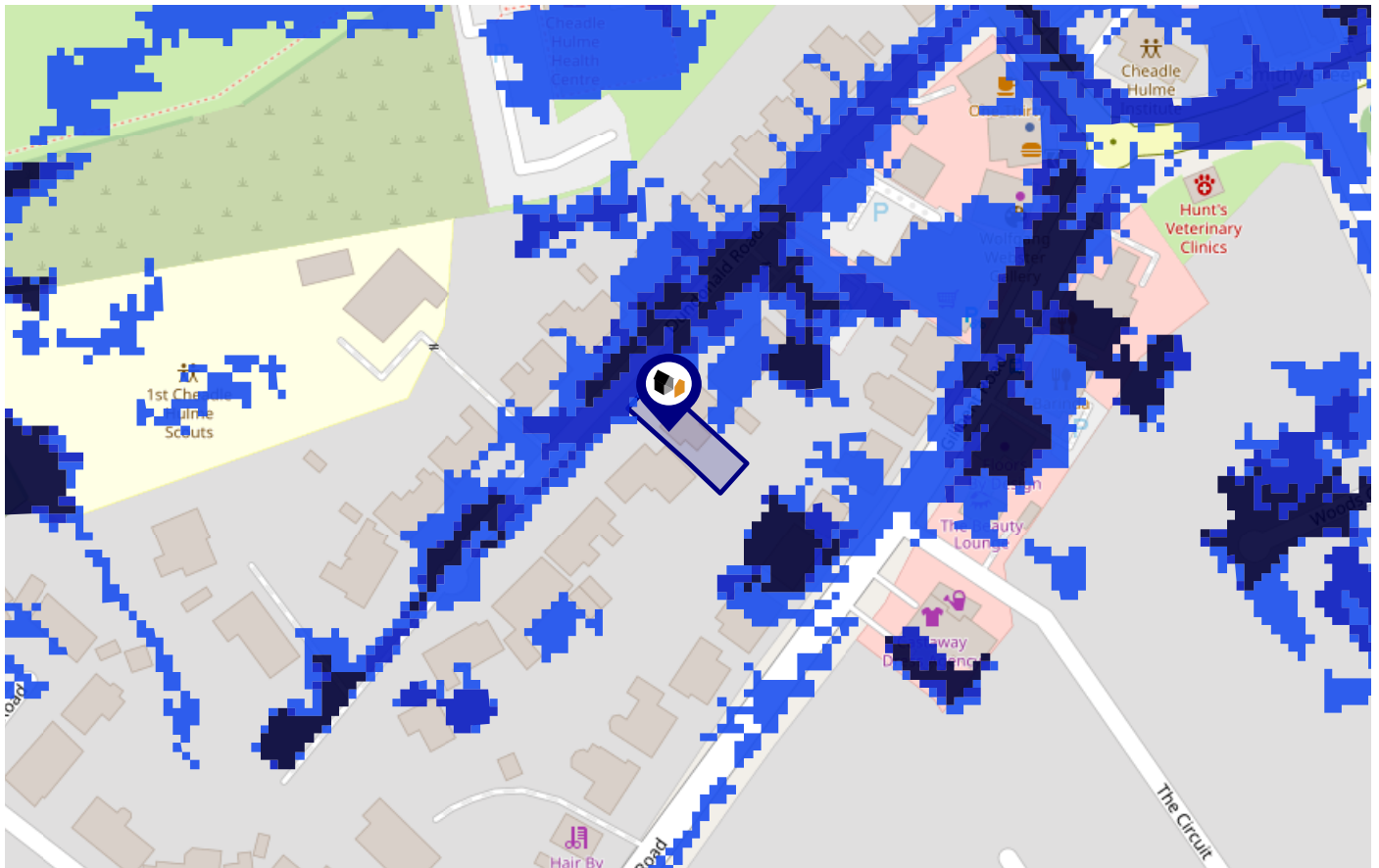
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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

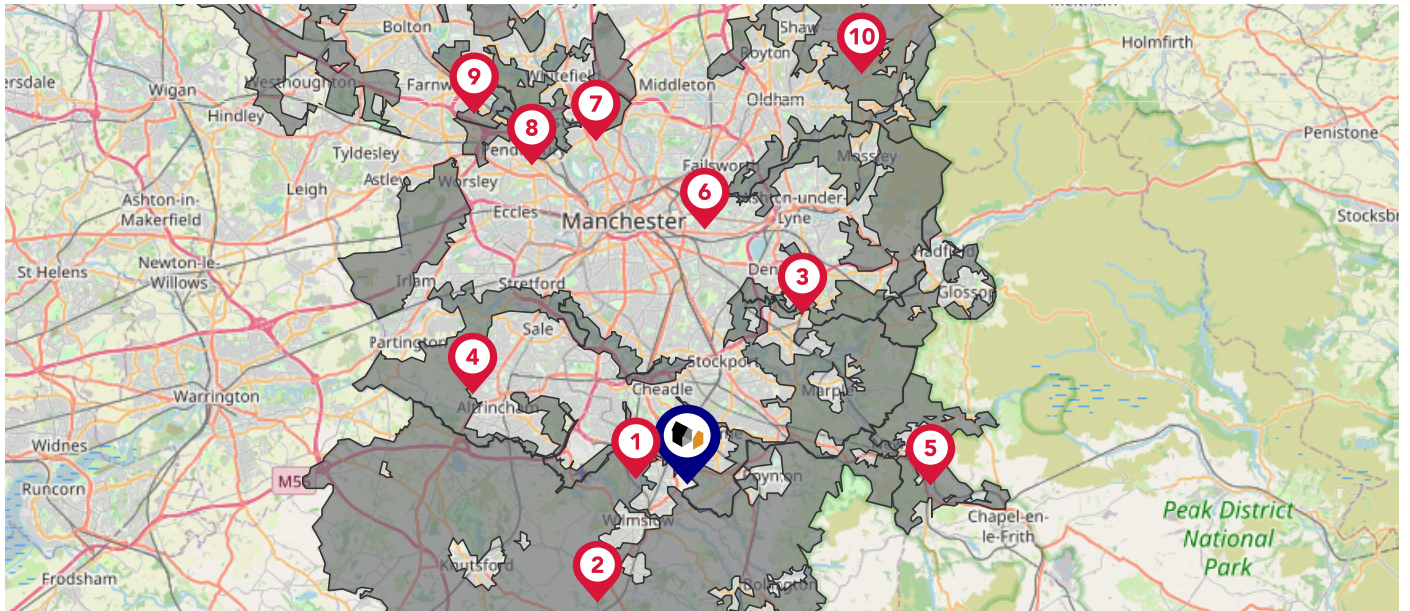
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Chance of flooding to the following depths at this property:



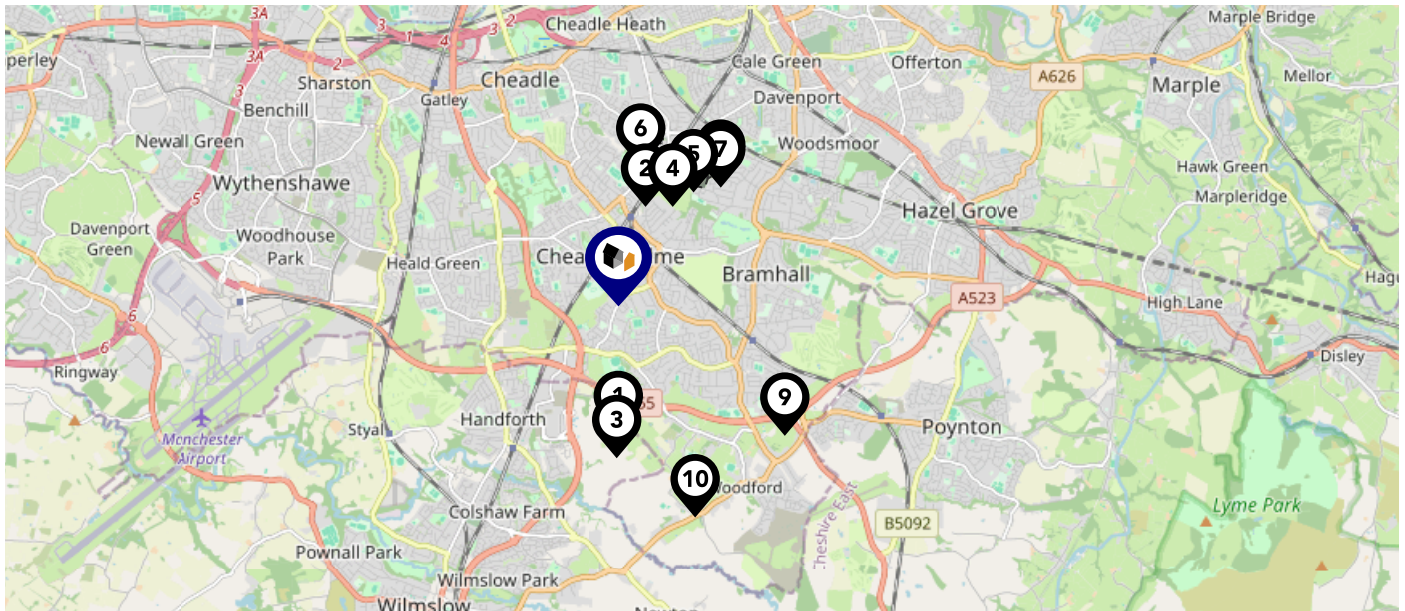
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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.



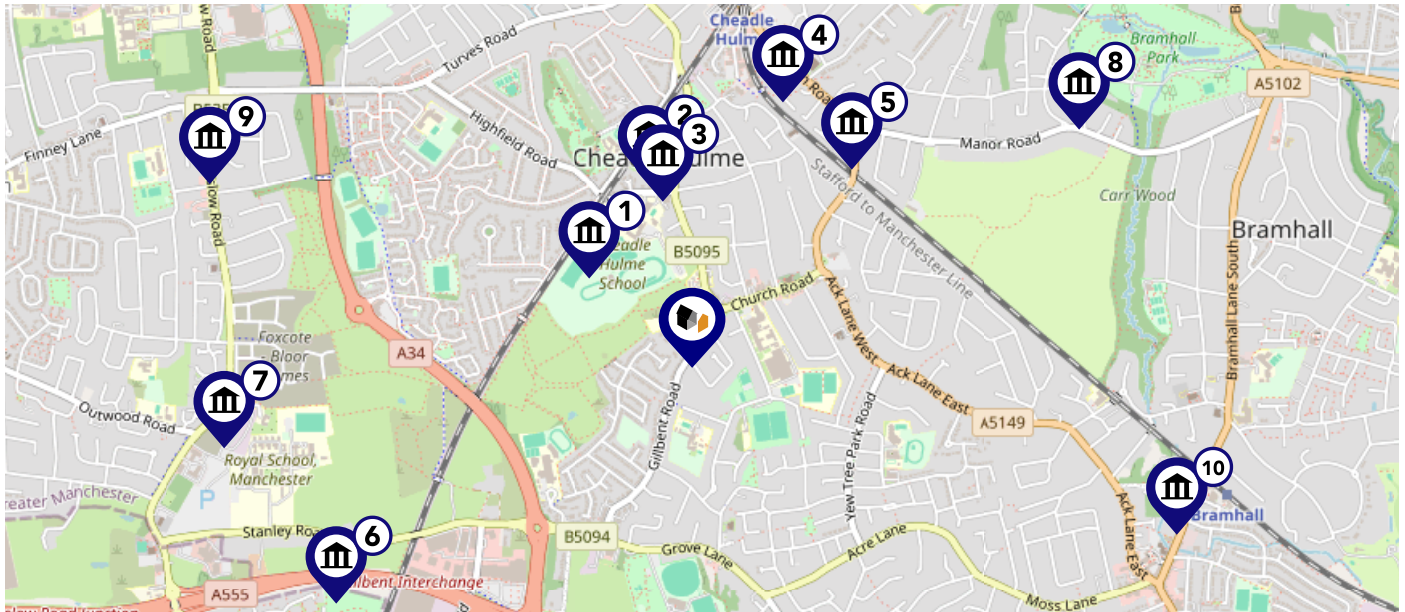
Nearby Landfill Sites











1	Land off Dairy House Lane-Handforth, Stockport, Cheshire	Historic Landfill
2	Ladybridge Farm-Off Ladybridge Road, Cheadle Hulme, Stockport, Greater Manchester	Historic Landfill
3	A M E C Landfill Site South-Dairy House Lane, Woodford, Stockport, Cheshire	Historic Landfill
4	EA/EPR/FP3992CR/V003	Active Landfill
5	Adswood Road Civic Amenity Site-Adswood Road, Cheadle, Stockport	Historic Landfill
6	Off Councillor Lane-Adswood, Stockport, Greater Manchester	Historic Landfill
7	Adswood Reclamation Project-Adswood Road, Cheadle, Stockport	Historic Landfill
8	Tenement Lane Tip-Stockport, Greater Manchester	Historic Landfill
9	Ashmere Farm-Off Woodford Road, Bramhall, Stockport	Historic Landfill
10	Hill Top Farm-Woodford, Bramhall, Stockport	Historic Landfill

Maps

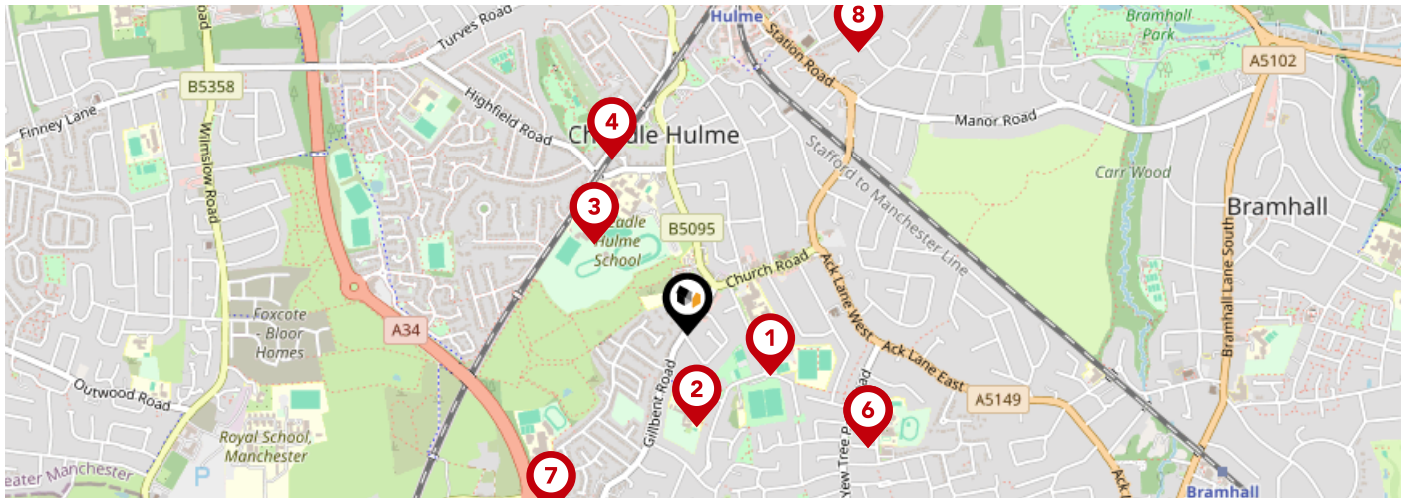
Listed Buildings

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



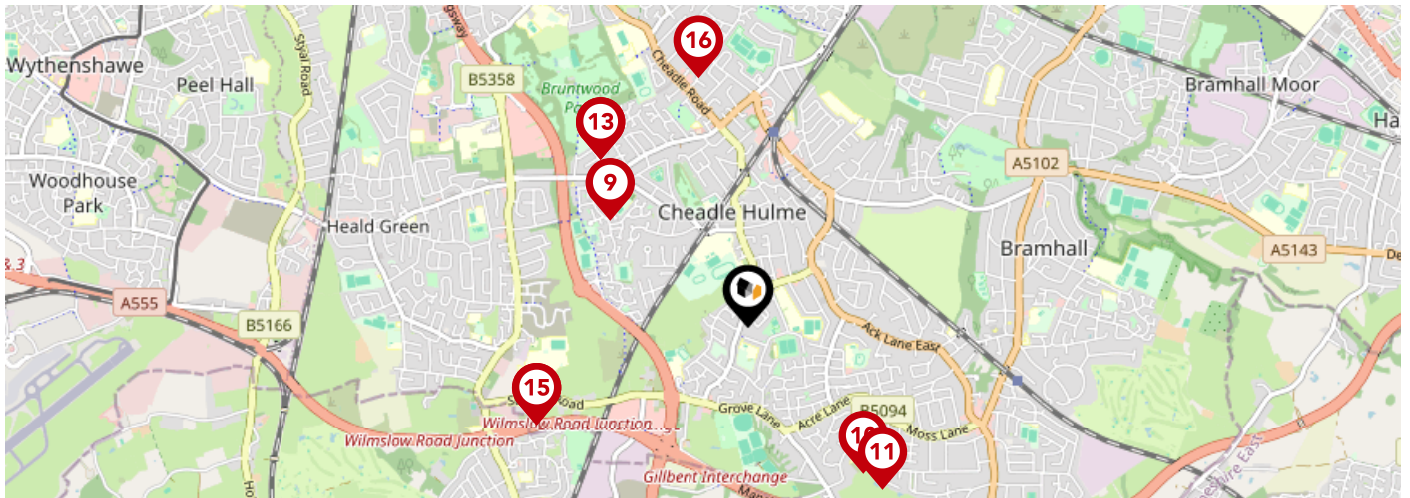
Listed Buildings in the local district		Grade	Distance
	1240672 - Cheadle Hulme School	Grade II	0.3 miles
	1241576 - Hulme Hall	Grade II	0.4 miles
	1241500 - 1, Higham Street	Grade II	0.4 miles
	1241640 - John Millington Public House	Grade II	0.6 miles
	1260440 - War Memorial	Grade II	0.6 miles
	1241805 - Stanley Hall	Grade II	0.9 miles
	1260320 - Former Griffin Farmhouse	Grade II	1.0 miles
	1117339 - West Lodge	Grade II	1.0 miles
	1435174 - Long Lane War Memorial, Wilmslow Road, Heald Green, Greater Manchester	Grade II	1.1 miles
	1241495 - Crocus Cottage, Benja Fold	Grade II	1.1 miles









Area Schools



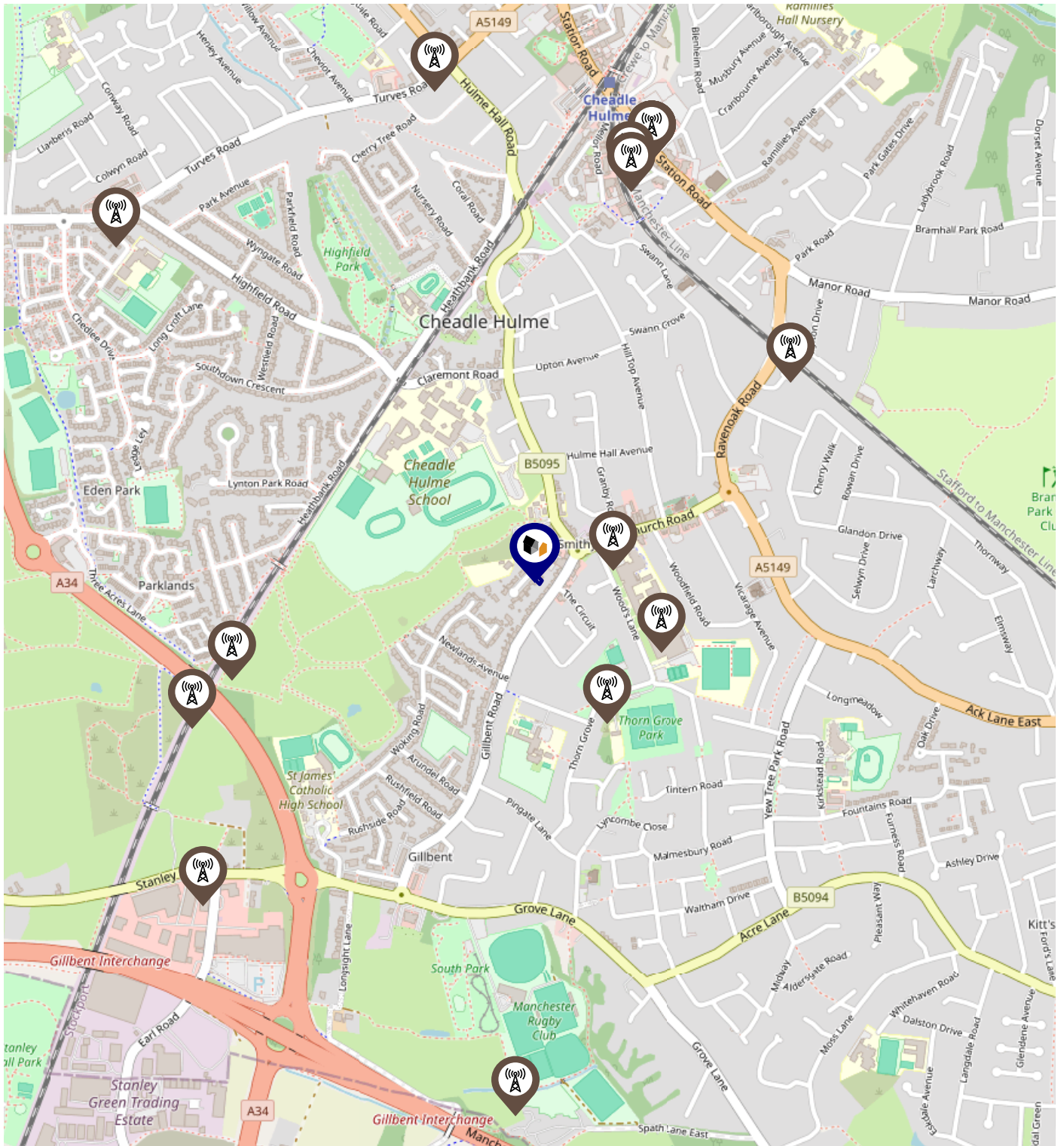
		Nursery	Primary	Secondary	College	Private
1	Cheadle Hulme High School Ofsted Rating: Outstanding Pupils: 1667 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thorn Grove Primary School Ofsted Rating: Good Pupils: 224 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cheadle Hulme School Ofsted Rating: Not Rated Pupils: 1479 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Greenbank Preparatory School Ofsted Rating: Not Rated Pupils: 234 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hursthead Infant School Ofsted Rating: Good Pupils: 259 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hursthead Junior School Ofsted Rating: Good Pupils: 361 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St James' Catholic High School Ofsted Rating: Good Pupils: 823 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lane End Primary School Ofsted Rating: Good Pupils: 207 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Bradshaw Hall Primary School Ofsted Rating: Outstanding Pupils: 457 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Valley School Ofsted Rating: Outstanding Pupils: 58 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moss Hey Primary School Ofsted Rating: Good Pupils: 207 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cheadle Catholic Infant School Ofsted Rating: Good Pupils: 271 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cheadle Catholic Junior School Ofsted Rating: Good Pupils: 359 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal College Manchester (Seashell Trust) Ofsted Rating: Good Pupils:0 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal School, Manchester Ofsted Rating: Outstanding Pupils: 64 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oak Tree Primary School Ofsted Rating: Good Pupils: 635 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

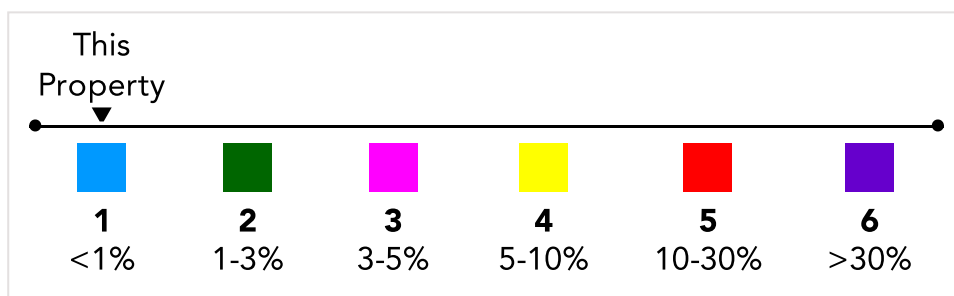
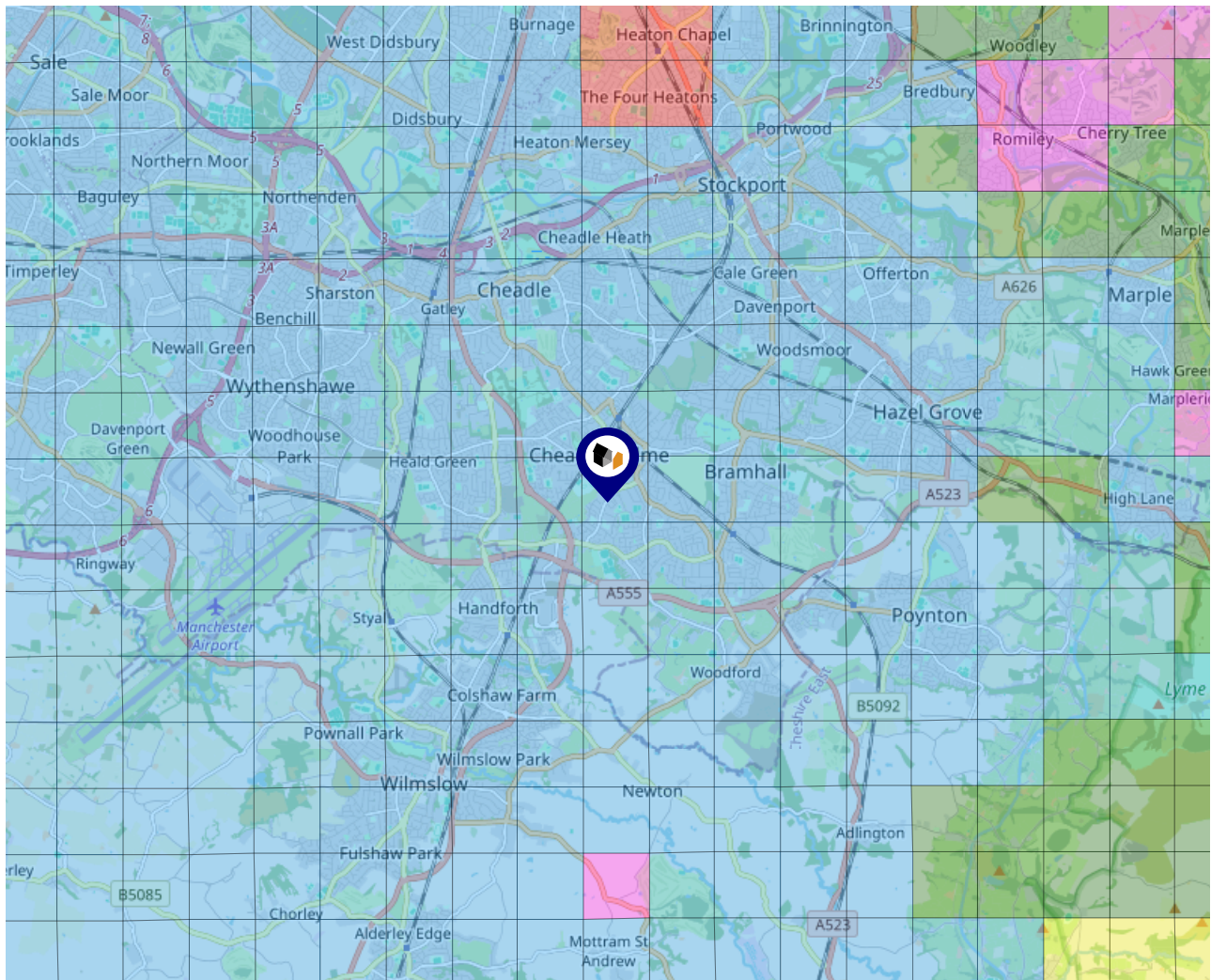


Key:

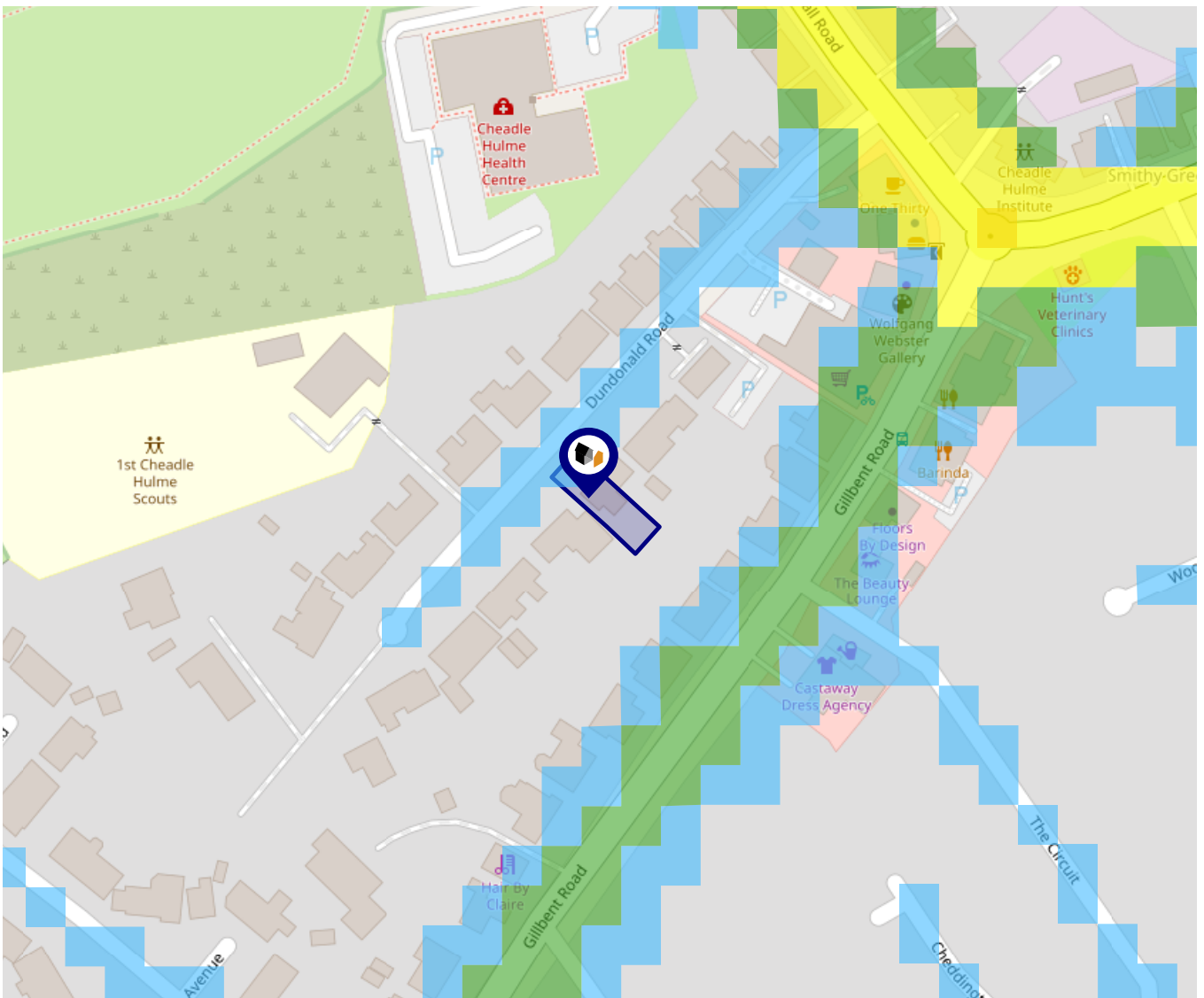
-  Power Pylons
-  Communication Masts

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

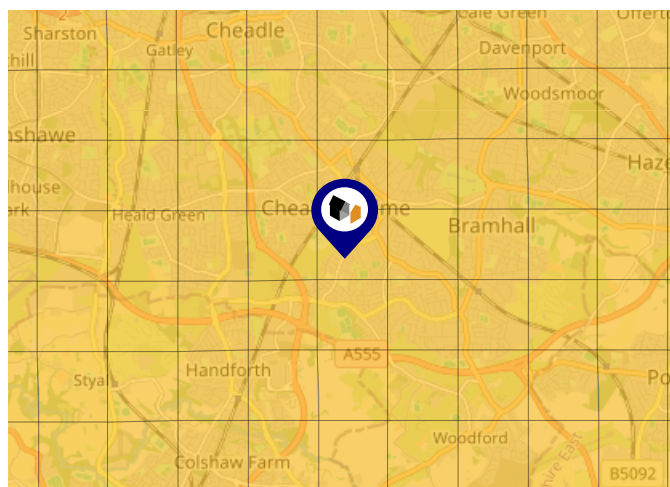


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

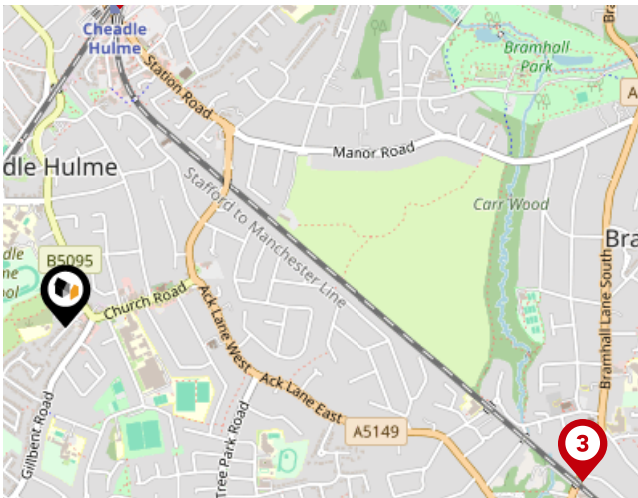


Primary Classifications (Most Common Clay Types)

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

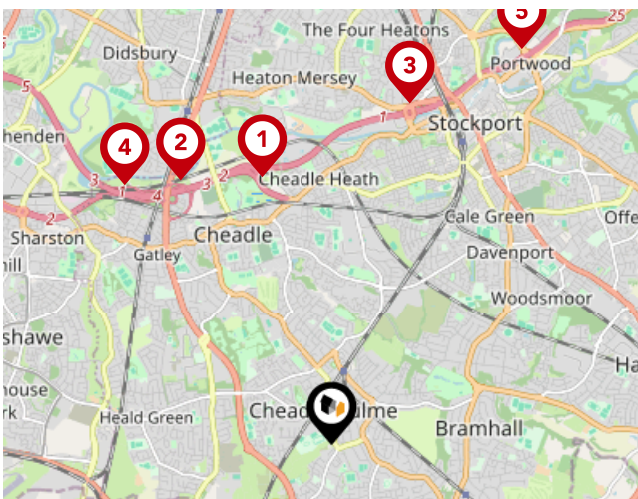
Area

Transport (National)



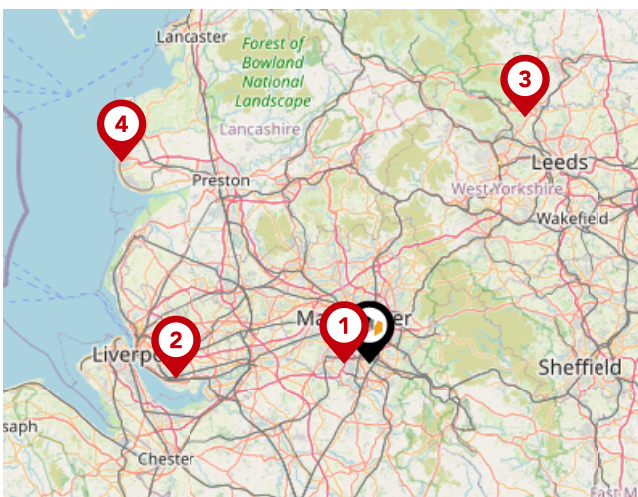
National Rail Stations

Pin	Name	Distance
1	Cheadle Hulme Rail Station	0.71 miles
2	Cheadle Hulme Rail Station	0.73 miles
3	Bramhall Rail Station	1.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J2	2.44 miles
2	M60 J3	2.69 miles
3	M60 J1	3.09 miles
4	M60 J4	2.93 miles
5	M60 J27	3.88 miles

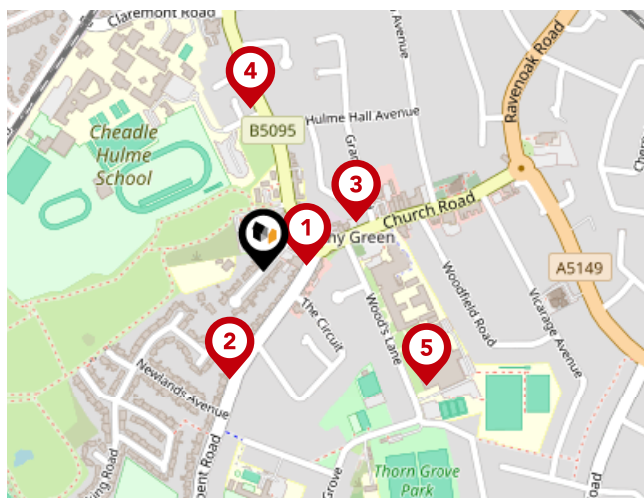


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	3.65 miles
2	Speke	27.49 miles
3	Leeds Bradford Airport	41.06 miles
4	Highfield	45.11 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Road	0.05 miles
2	Newlands Avenue	0.12 miles
3	Woods Lane	0.12 miles
4	Cheadle Hulme School	0.18 miles
5	Cheadle Hulme High School	0.22 miles

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 | Marple and therefore no warranties can be given as to their good working order.

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