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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 02nd April 2026



DUNMORE ROAD, GATLEY, CHEADLE, SK8

Lawler & Co | Poynton

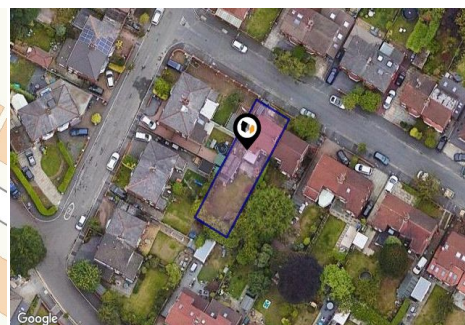
60 Park Lane Poynton Cheshire SK12 1RE

01625 448001

poynton@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Title Number:	GM89438		

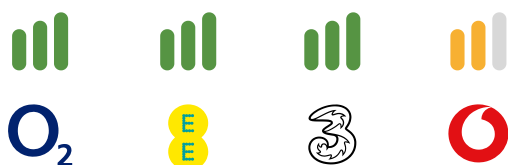
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	79 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Dunmore Road, Gatley, SK8

Energy rating

E

Valid until 26.06.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

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SALES AND LETTINGS

Additional EPC Data

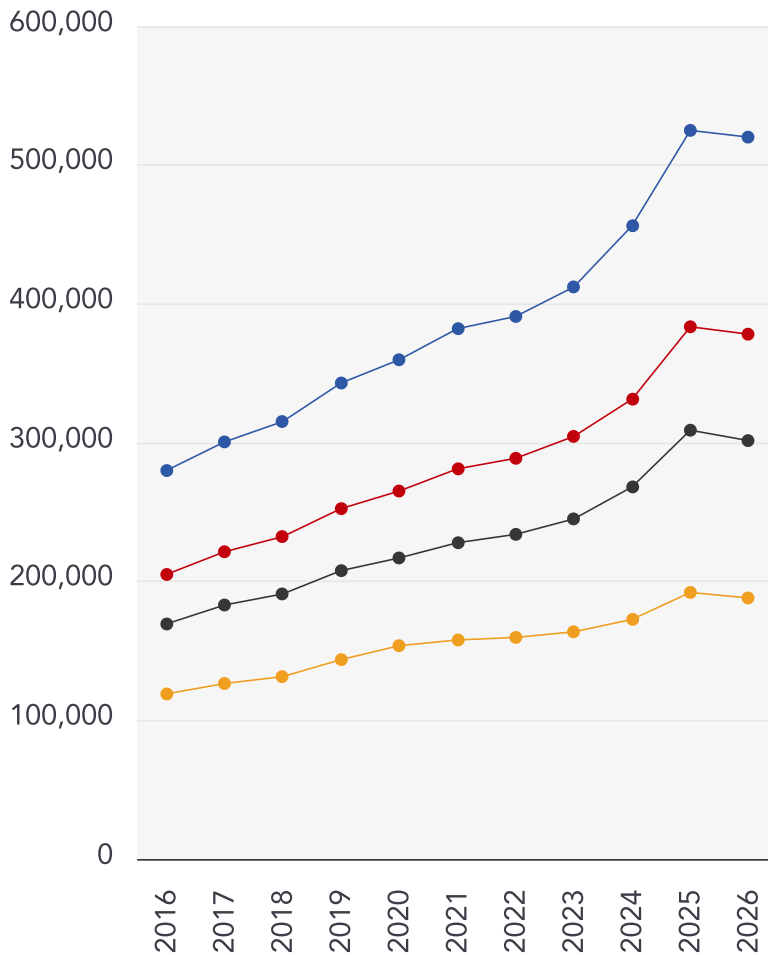
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	98 m ²

Market House Price Statistics

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SALES AND LETTINGS

10 Year History of Average House Prices by Property Type in SK8



Detached

+85.82%

Semi-Detached

+84.43%

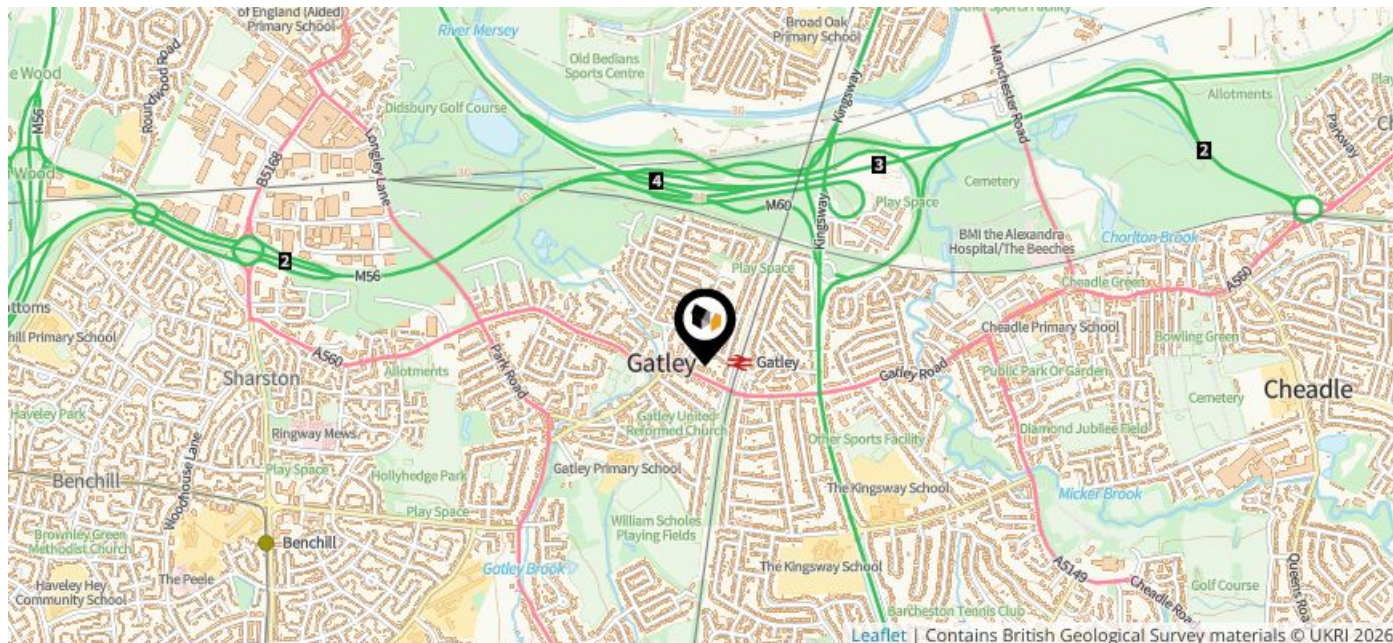
Terraced

+78.01%

Flat

+58.14%

This map displays nearby coal mine entrances and their classifications.



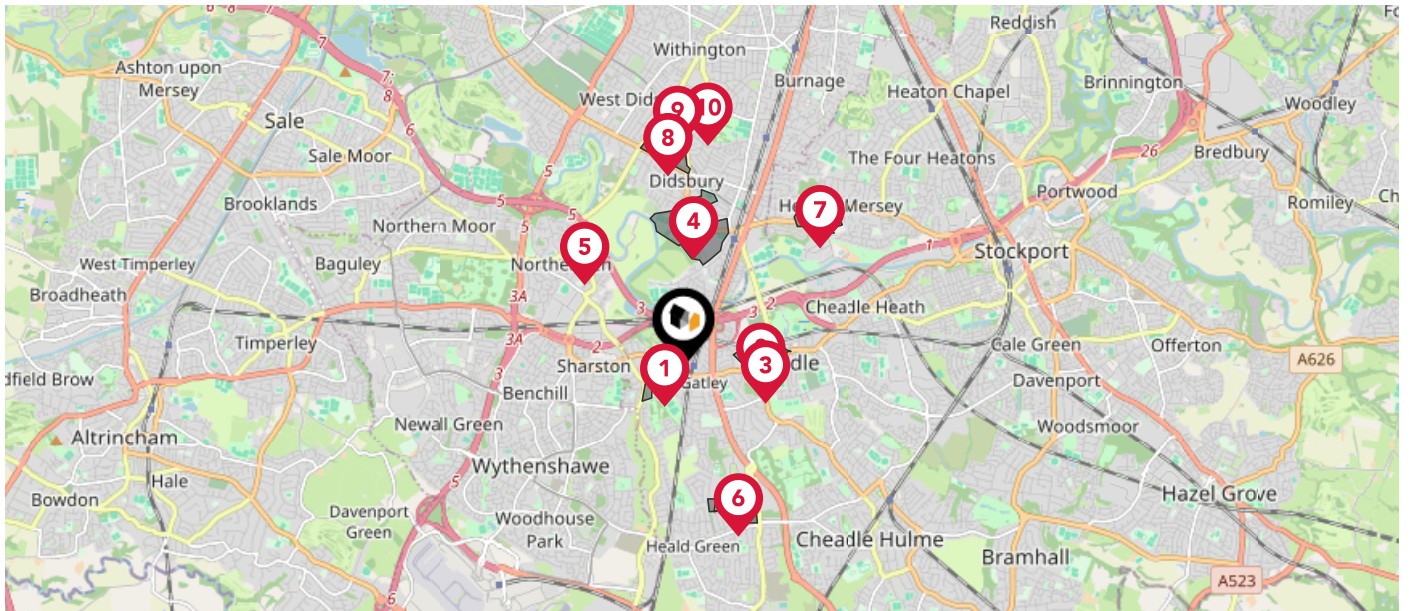
Mine Entry

- ✕ 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 Gatley Village


-  2 Cheadle Village


-  3 Brooklyn Crescent, Cheadle


-  4 Didsbury St James


-  5 Northenden

-  6 Cheadle Royal Hospital

-  7 Heaton Mersey

-  8 Blackburn Park, Didsbury

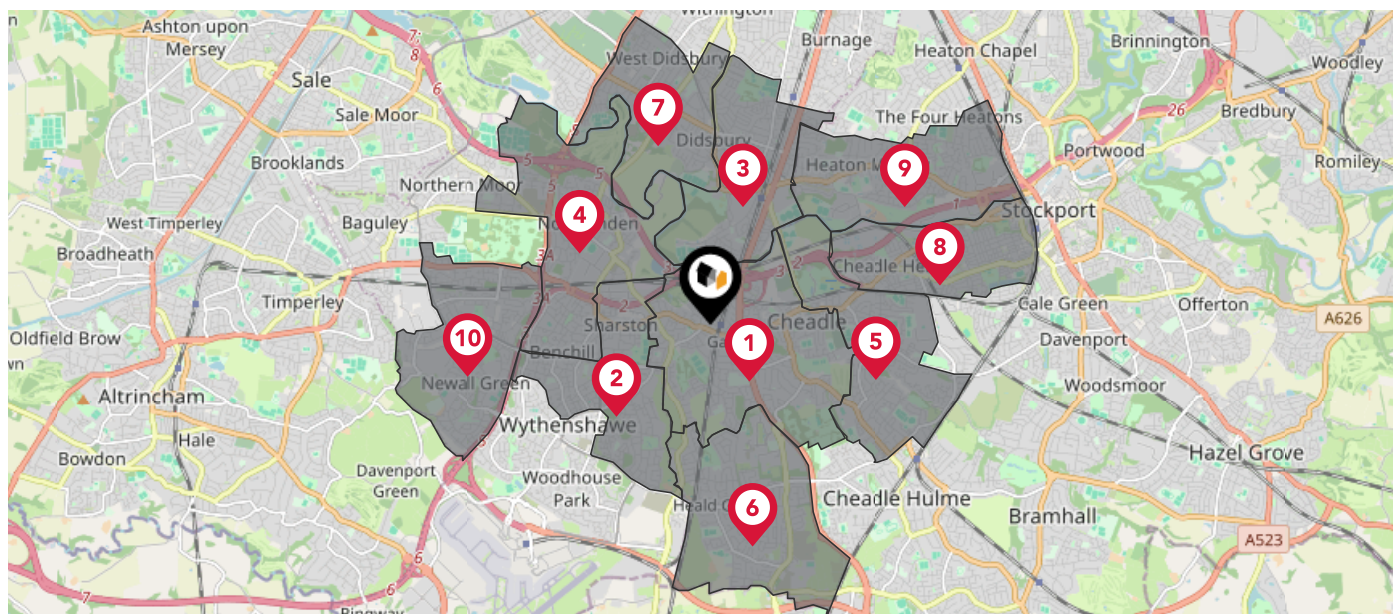
-  9 Ballbrook, Withington

-  10 Old Broadway, Withington

Maps

Council Wards

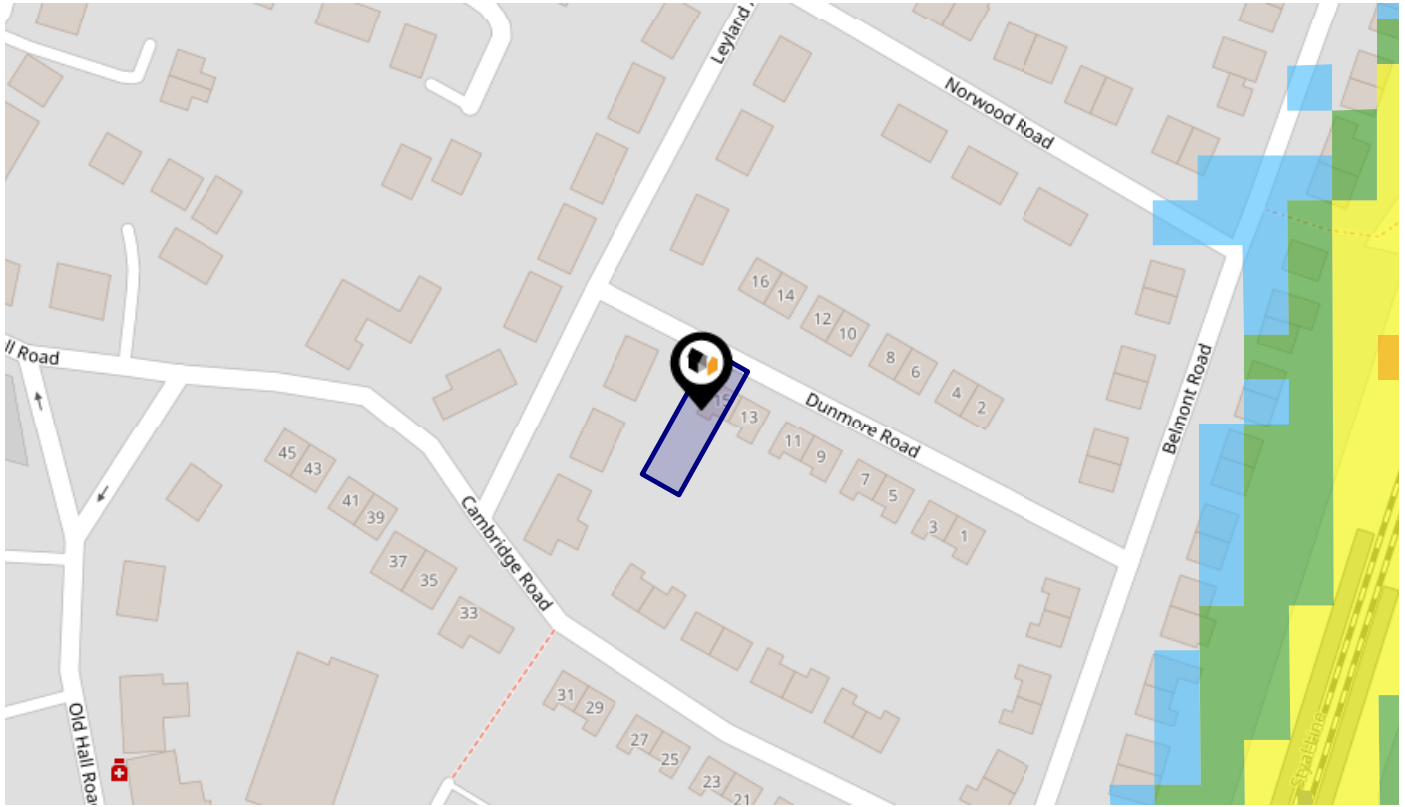
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Cheadle and Gatley Ward
- 2 Sharston Ward
- 3 Didsbury East Ward
- 4 Northenden Ward
- 5 Cheadle Hulme North Ward
- 6 Heald Green Ward
- 7 Didsbury West Ward
- 8 Edgeley and Cheadle Heath Ward
- 9 Heaton South Ward
- 10 Baguley 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.

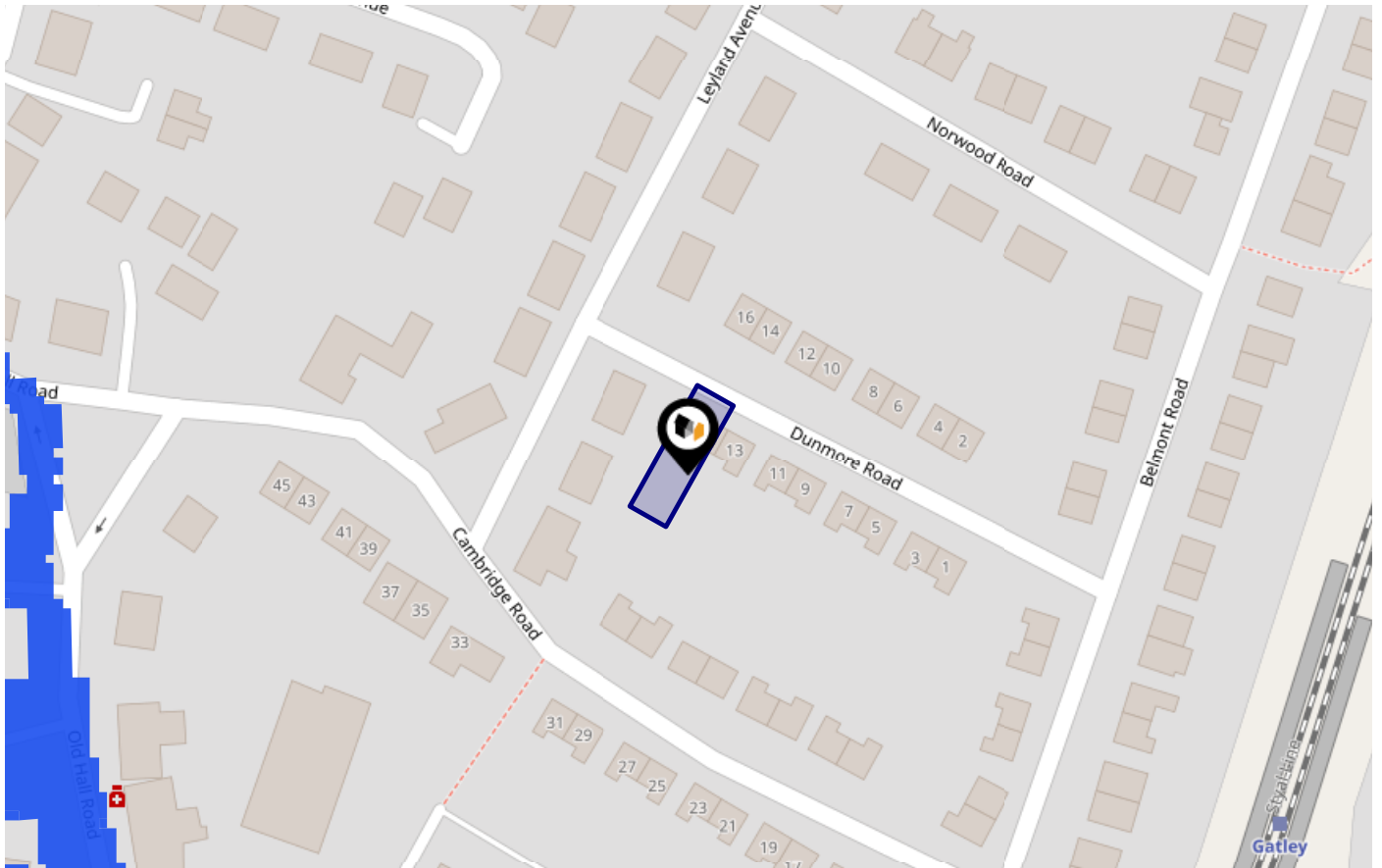
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

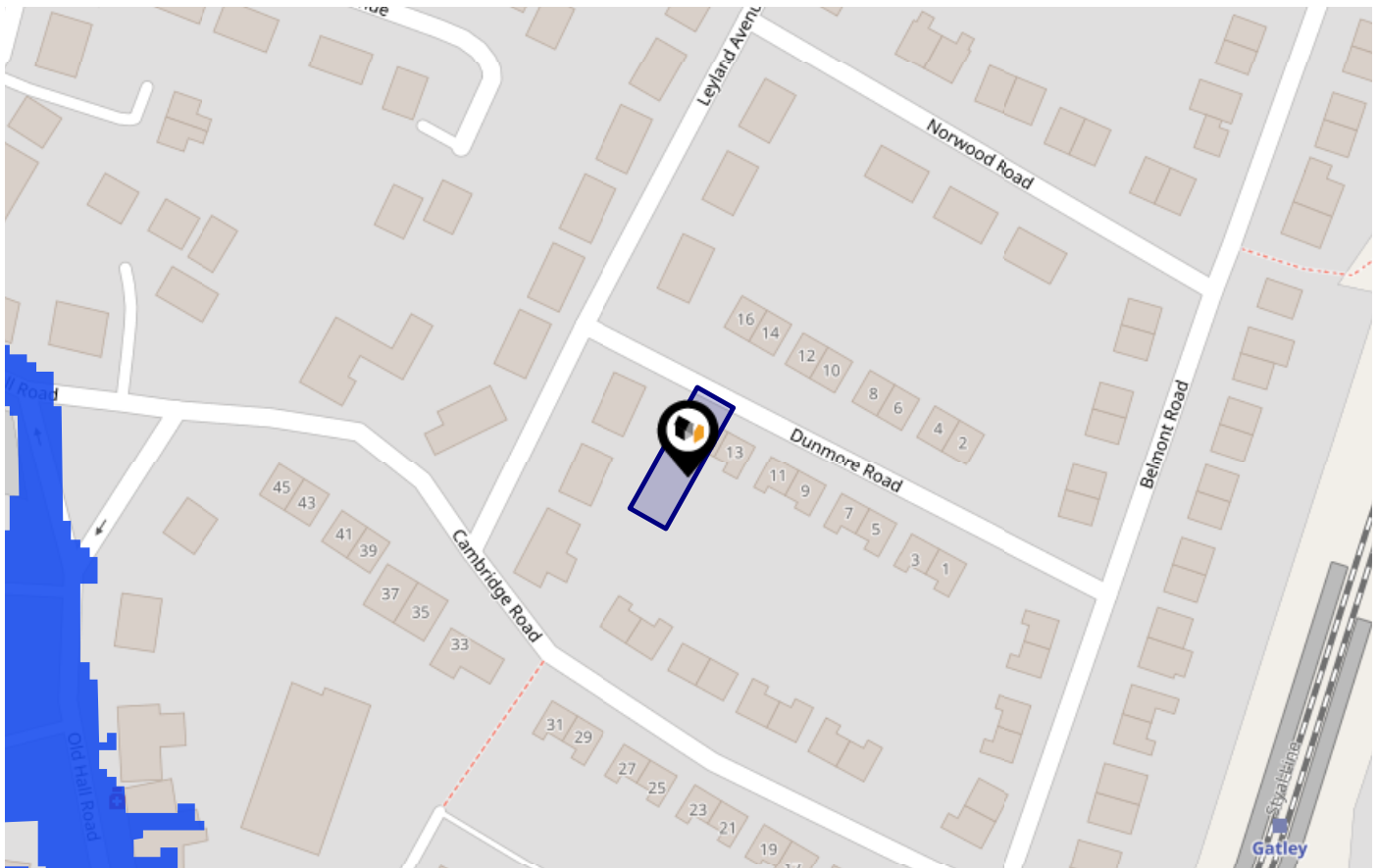
Chance of flooding to the following depths at this property:



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.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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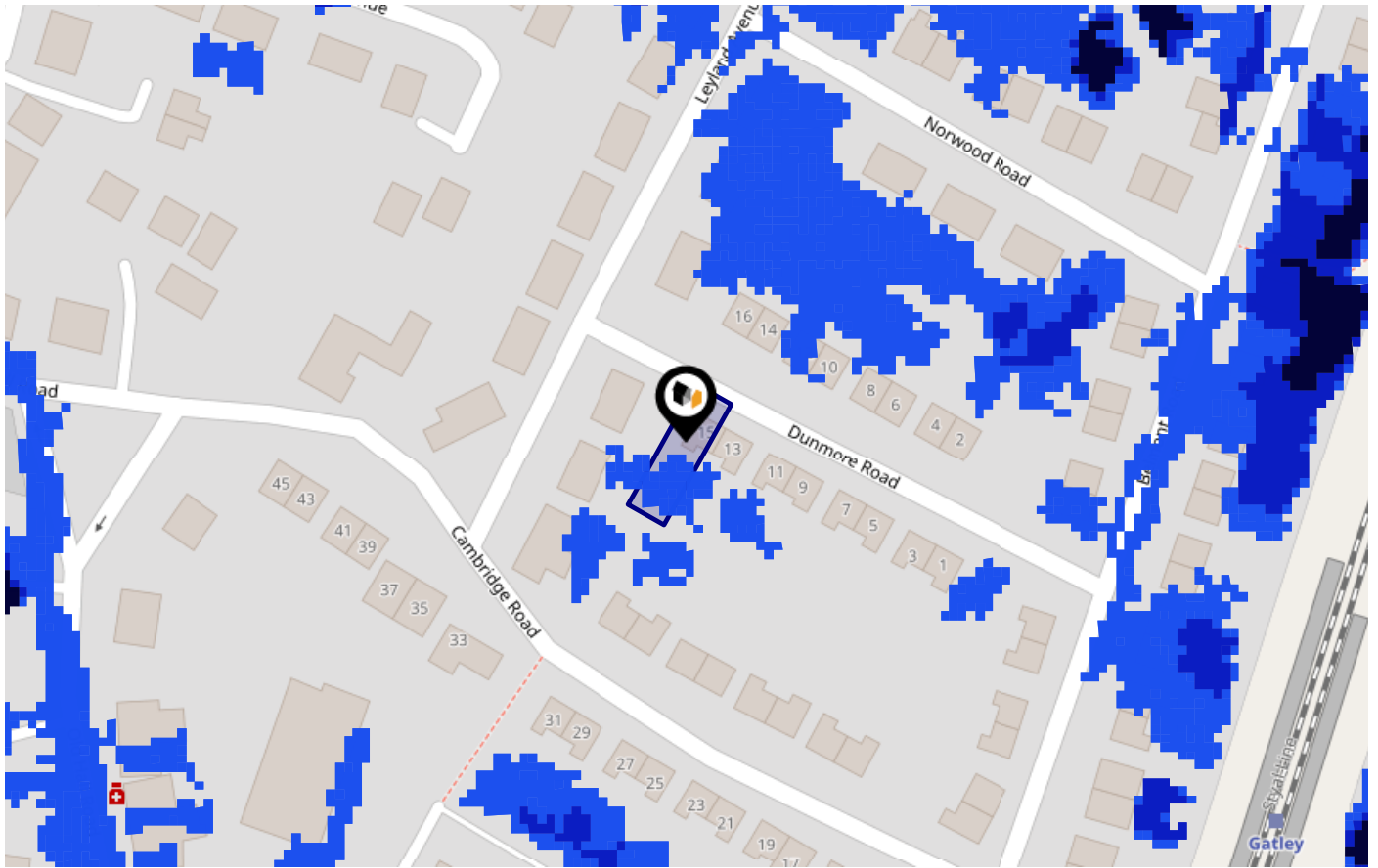
Chance of flooding to the following depths at this property:



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

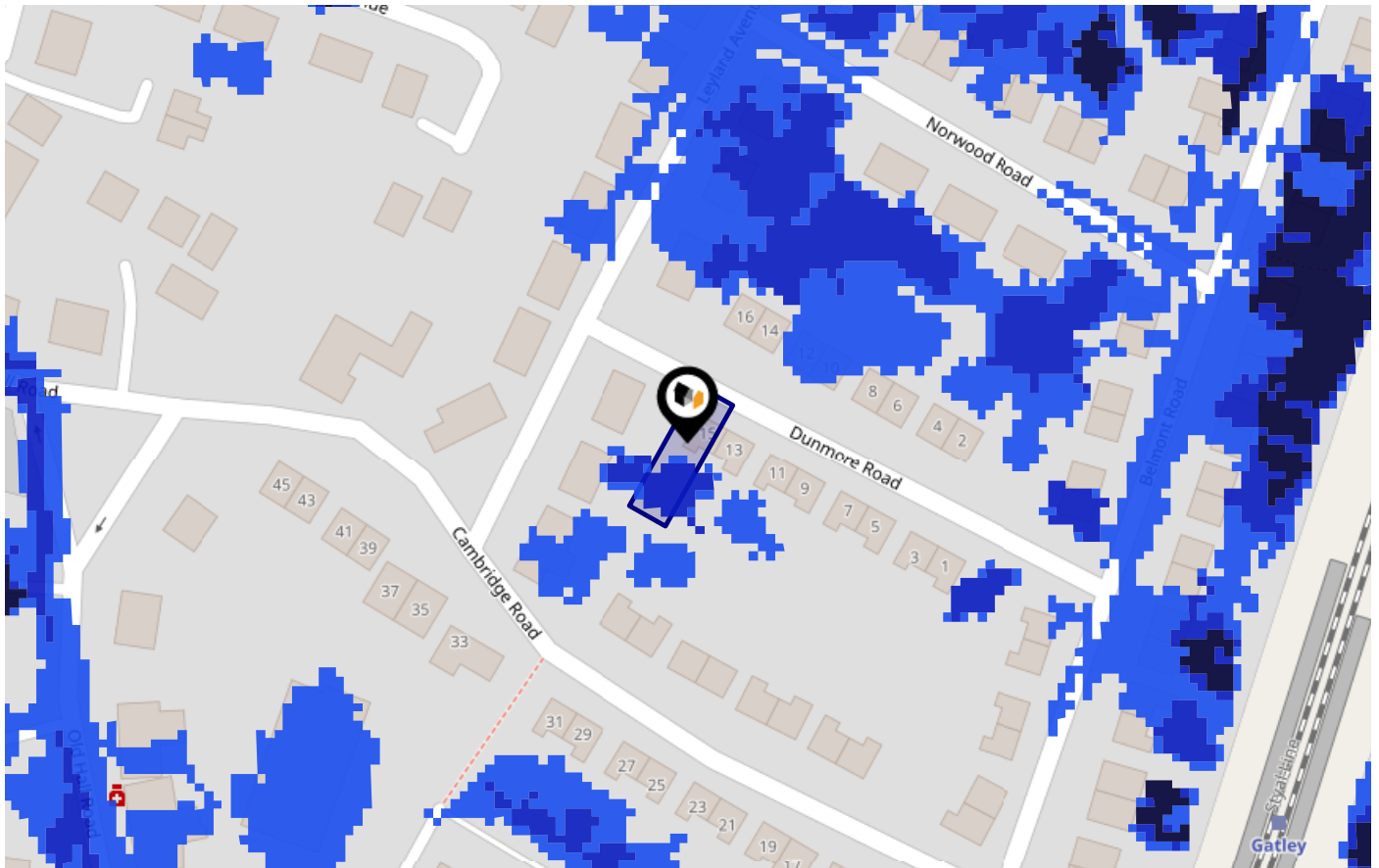
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- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **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

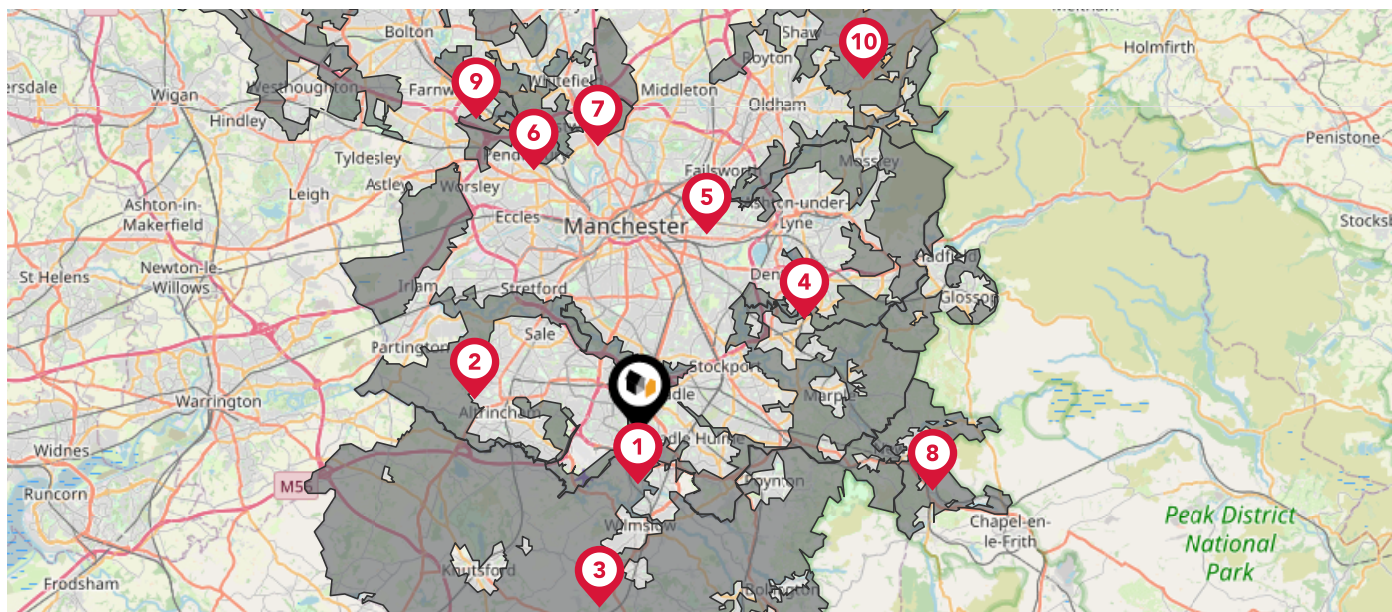
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



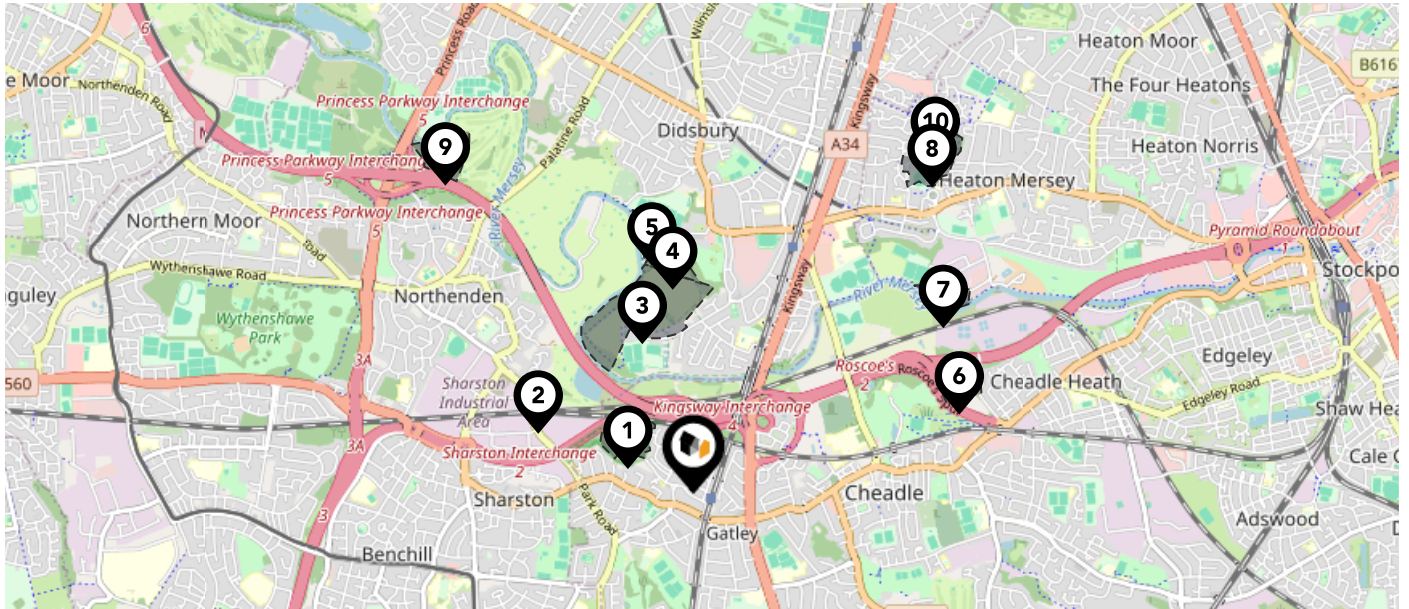
Nearby Green Belt Land

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

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.



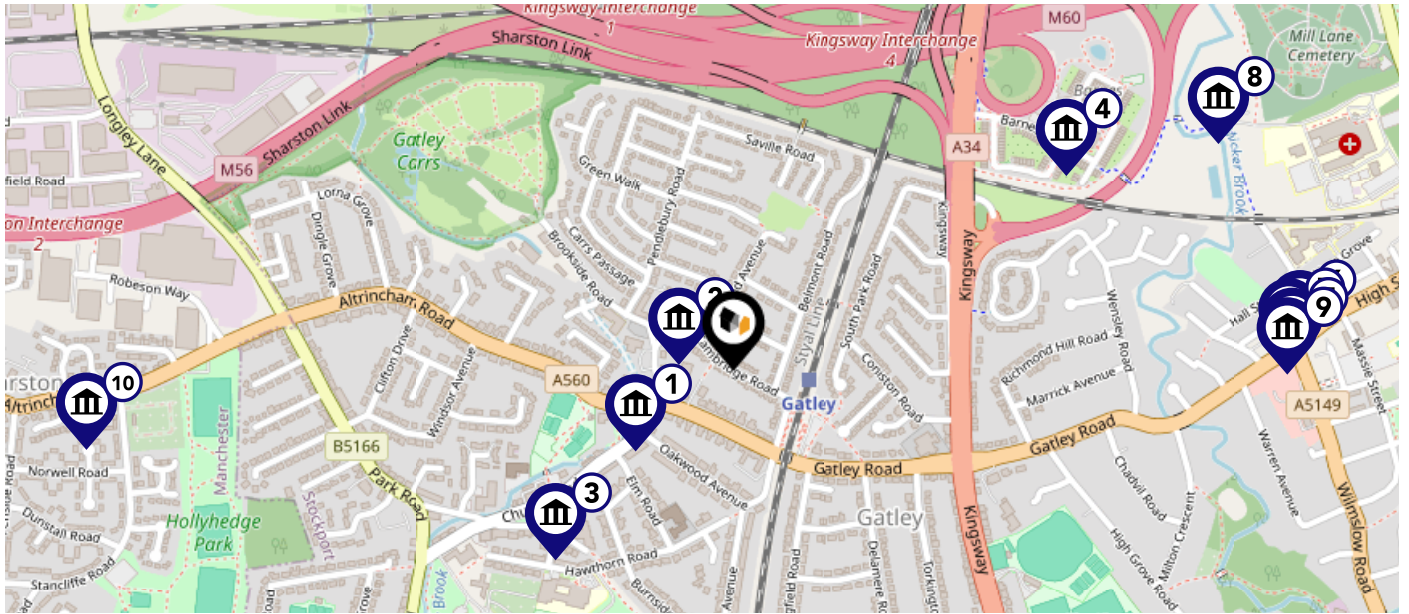
Nearby Landfill Sites

1	Brookside Road-Gatley, Greater Manchester	Historic Landfill
2	Longley Lane-Northenden, Greater Manchester	Historic Landfill
3	Parrs Wood Road-Manchester	Historic Landfill
4	Parrs Wood Road-Didsbury, Manchester	Historic Landfill
5	Parrs Wood Road-Manchester, Greater Manchester	Historic Landfill
6	Heathside-Cheadle Heath, Greater Manchester	Historic Landfill
7	Melland And Coward Tip-Heaton Mersey, Manchester	Historic Landfill
8	Heaton Mersey Common-Greater Manchester	Historic Landfill
9	Former Northenden Sewage Works-Princess Parkway, Greater Manchester	Historic Landfill
10	Rear of Renolds Works-Burnage Lane, Didsbury, Manchester	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



1241800 - War Memorial

Grade II

0.1 miles



1241801 - Gatley Hall

Grade II

0.1 miles



1399718 - Church Of St James

Grade II

0.3 miles



1379609 - Barnes Hospital

Grade II

0.4 miles



1241643 - Church Of St Mary

Grade I

0.6 miles



1241726 - Sundial To East Of Church Of St Mary

Grade II

0.6 miles



1241709 - Crosier Family Chest Tomb North Of St Mary's Church

Grade II

0.6 miles



1241799 - Hartdale House

Grade II

0.6 miles



1241644 - Cross To South Of Church Of St Mary

Grade II

0.6 miles

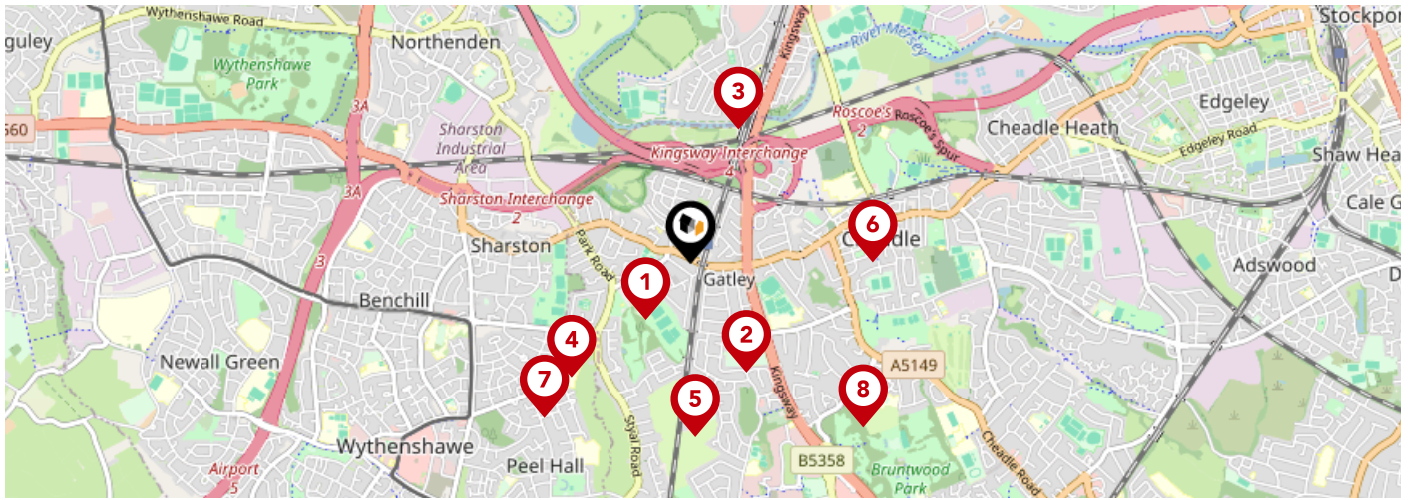


1283045 - Sharston Mount

Grade II

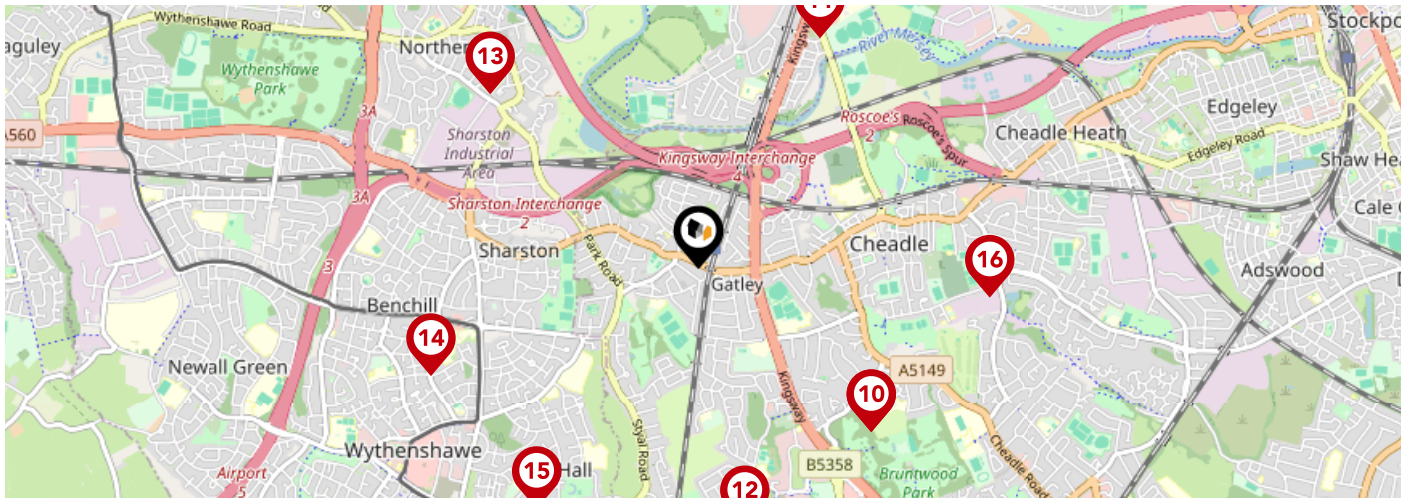
0.7 miles

Area Schools



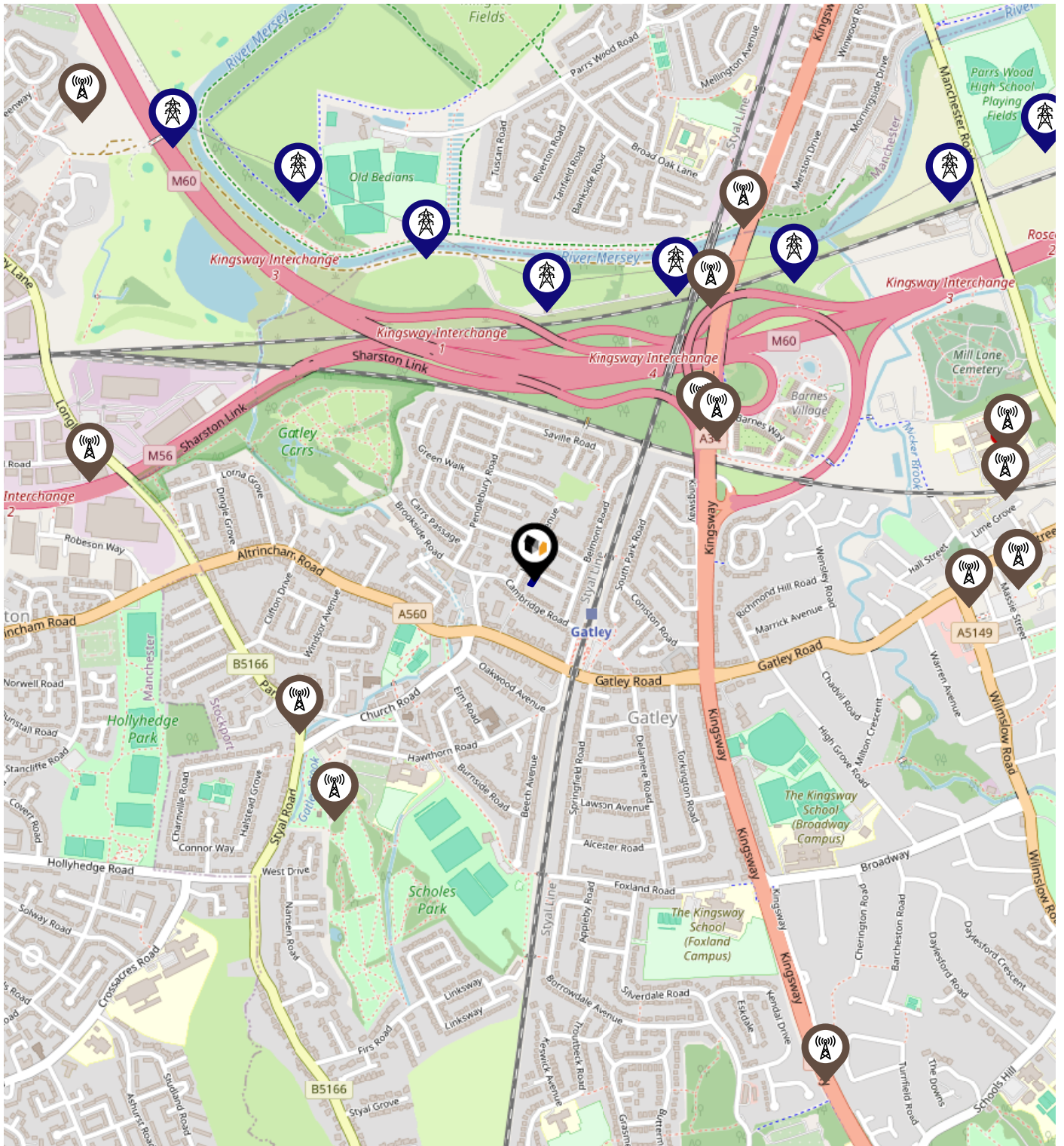
		Nursery	Primary	Secondary	College	Private
1	Gatley Primary School Ofsted Rating: Outstanding Pupils: 605 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Kingsway School Ofsted Rating: Requires improvement Pupils: 1308 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Broad Oak Primary School Ofsted Rating: Good Pupils: 332 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Crossacres Primary Academy Ofsted Rating: Outstanding Pupils: 707 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lum Head Primary School Ofsted Rating: Good Pupils: 245 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cheadle Village Primary School Ofsted Rating: Good Pupils: 258 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashgate Specialist Support Primary School Ofsted Rating: Outstanding Pupils: 155 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lady Barn House School Ofsted Rating: Not Rated Pupils: 509 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 Inscape House School Ofsted Rating: Good Pupils: 111 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Ashcroft School Ofsted Rating: Inadequate Pupils: 51 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Parrs Wood High School Ofsted Rating: Good Pupils: 1915 Distance:1.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 North Cheshire Jewish Primary School Ofsted Rating: Outstanding Pupils: 199 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Wilfrid's CofE Aided Primary School Northenden Ofsted Rating: Good Pupils: 328 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Ss John Fisher and Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 371 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Elizabeth's Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Meadowbank Primary School Ofsted Rating: Good Pupils: 437 Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

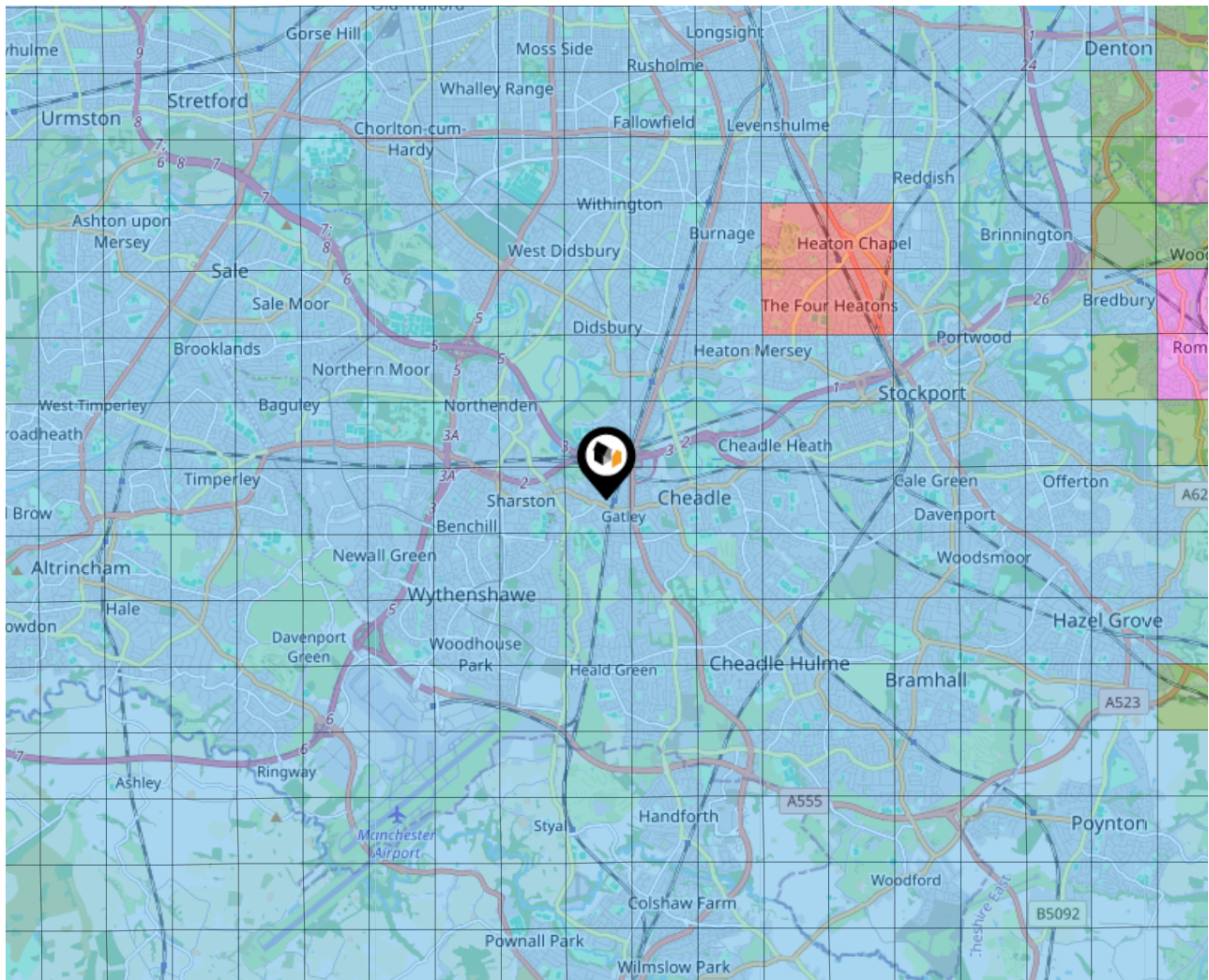


Key:

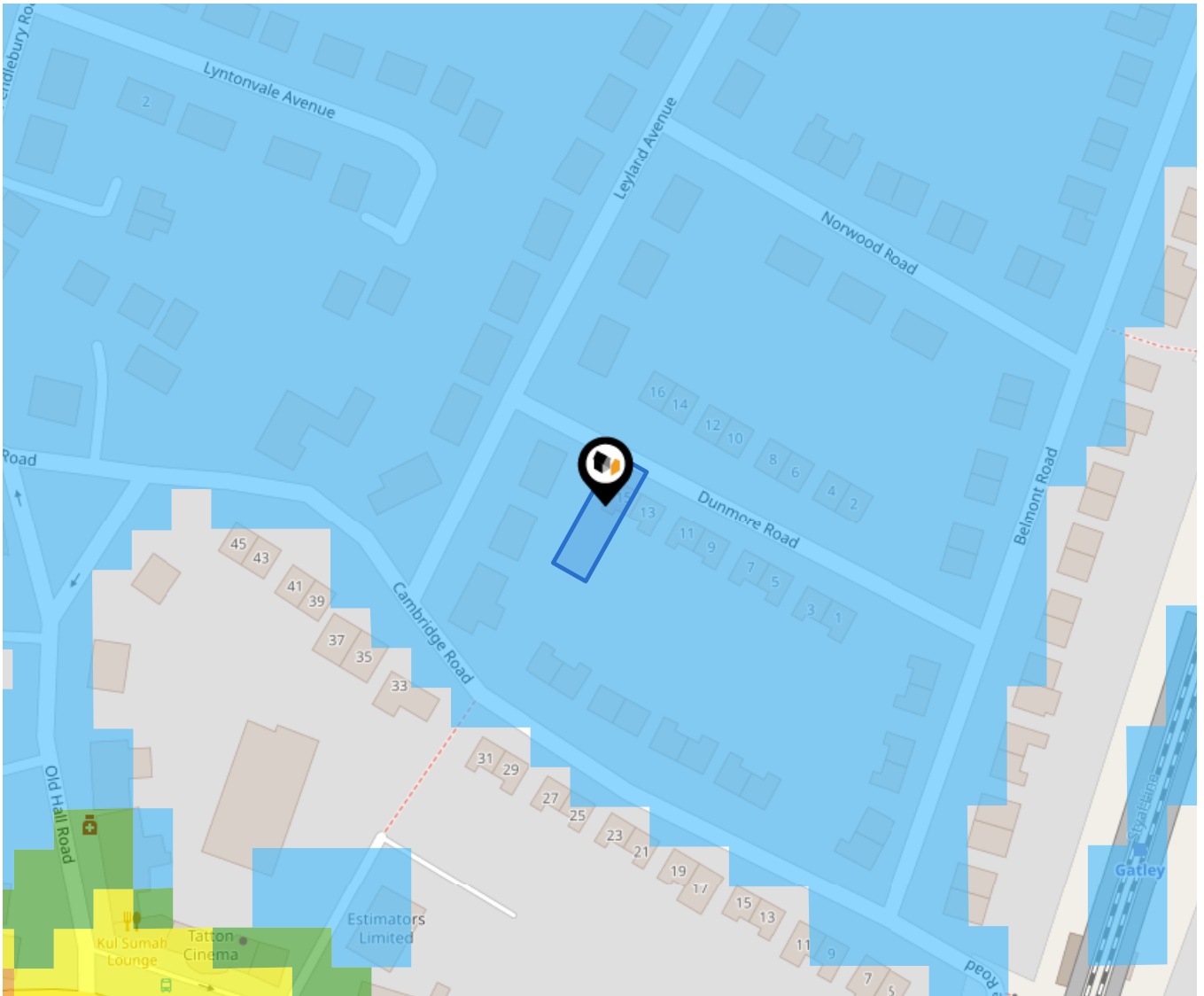
-  Power Pylons
-  Communication Masts

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

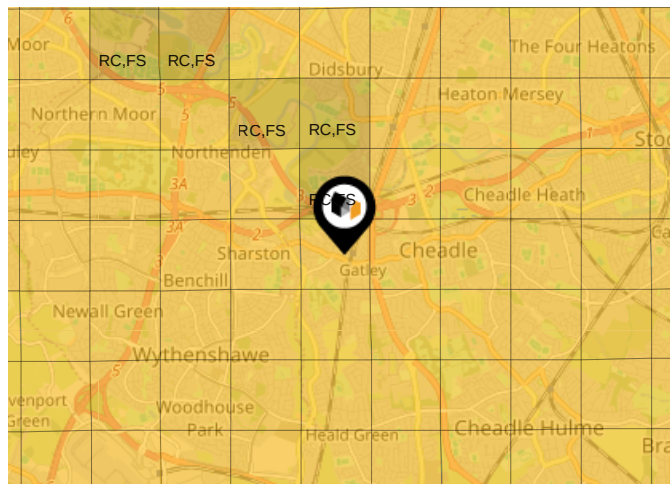


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

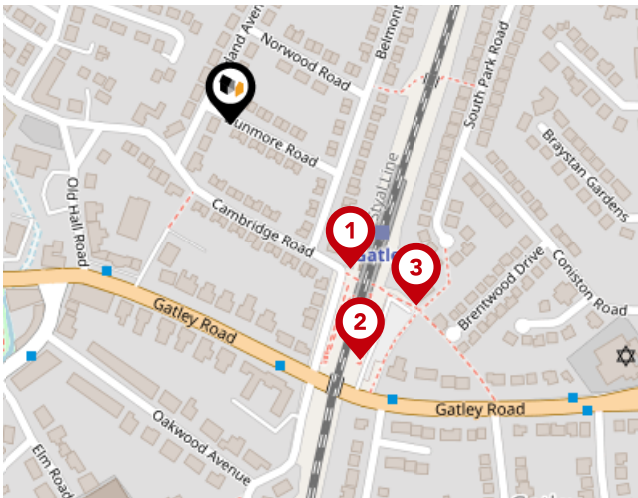


Primary Classifications (Most Common Clay Types)

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

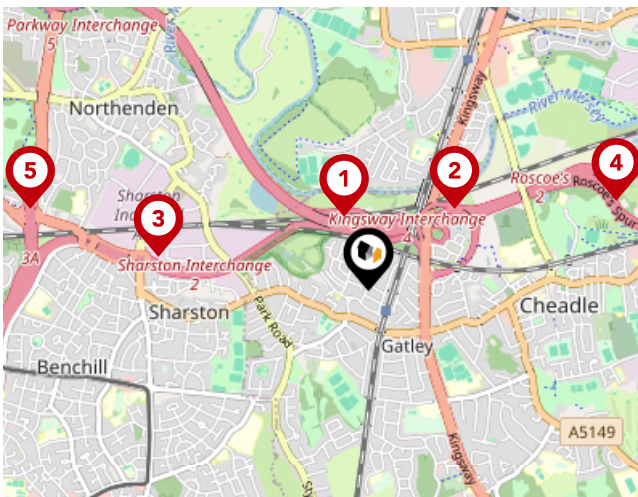
Area

Transport (National)



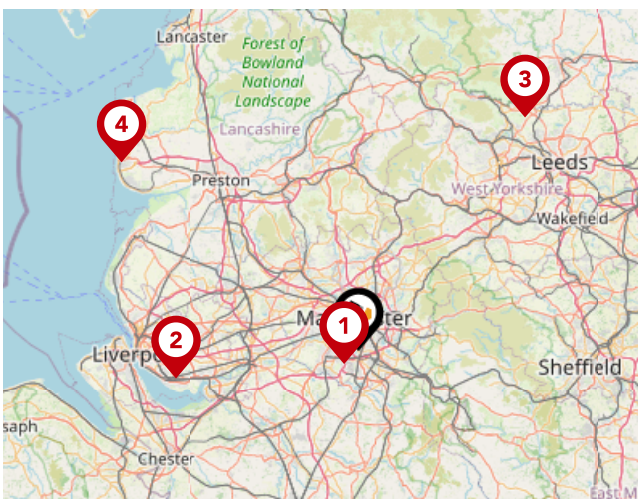
National Rail Stations

Pin	Name	Distance
1	Gatley Rail Station	0.1 miles
2	Gatley Rail Station	0.15 miles
3	Gatley Rail Station	0.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J4	0.34 miles
2	M60 J3	0.53 miles
3	M56 J2	0.94 miles
4	M60 J2	1.17 miles
5	M56 J3A	1.53 miles

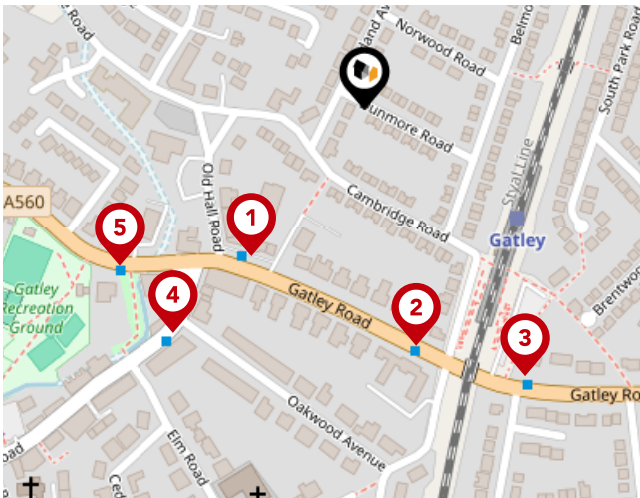


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	2.65 miles
2	Speke	25.99 miles
3	Leeds Bradford Airport	40.37 miles
4	Highfield	42.53 miles

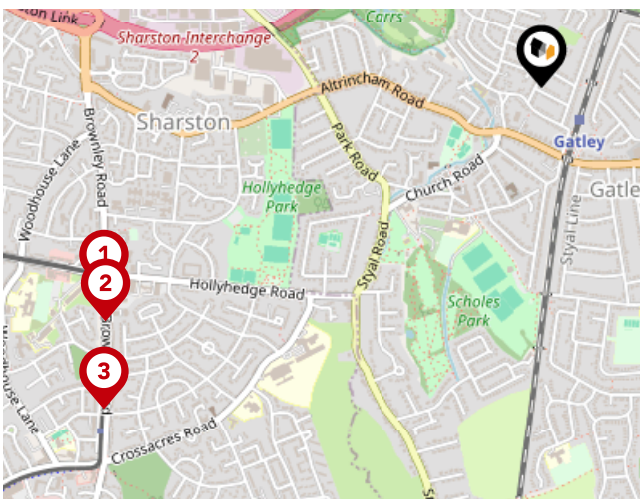
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gatley War Memorial	0.1 miles
2	Gatley Rail Station	0.13 miles
3	Gatley Rail Station	0.17 miles
4	Oakwood Avenue	0.16 miles
5	Gatley War Memorial	0.16 miles



Local Connections

Pin	Name	Distance
1	Benchill (Manchester Metrolink)	1.07 miles
2	Benchill (Manchester Metrolink)	1.09 miles
3	Crossacres (Manchester Metrolink)	1.2 miles

Lawler & Co | Poynton

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



We had a great experience with Lawler and Co in Poynton, and in particular Kirsty. Fantastic service from start to finish. Always professional, responsive, and made the whole process smooth and stress-free. Highly recommend these estate agents for their expertise and excellent communication.

Testimonial 2



We were very happy with Lawlers and found all the staff to be professional, friendly and able to give good advice based on their experience. They kept us in the loop throughout the process. A special mention to Clare, Kirsty and Angela for all their help!

Testimonial 3



I couldn't recommend Lawlors Poynton enough, especially Clare and Angela. Selling my house became a stressful transaction due to serious problems further down the chain, but they handled it brilliantly. From the start, communication was outstanding. They were incredibly supportive and proactive, constantly chasing other agents and keeping me informed. Their true value shone through in handling our complex chain. Big thanks to everyone in the team!

Testimonial 4



The team at Lawlers were incredibly helpful, from recommending properties based on our needs and showing us round to suit our schedules. During the purchase process, the communication and liaising with other agents in what was a large chain for was great from start to finish. Thanks for your support.



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

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

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