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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th July 2026



WOODSMOOR LANE, STOCKPORT, SK3

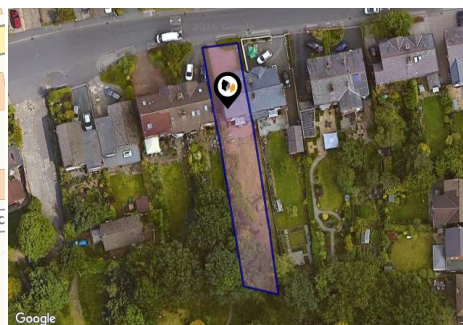
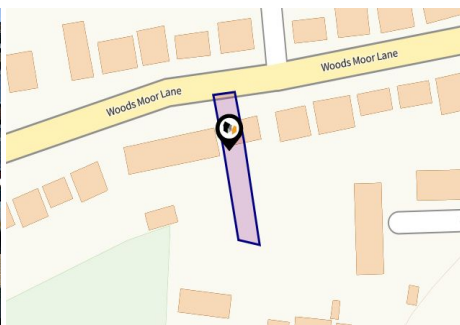
Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,216 ft ² / 113 m ²
Plot Area:	0.12 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,619
Title Number:	MAN403971

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



80
mb/s



10000
mb/s



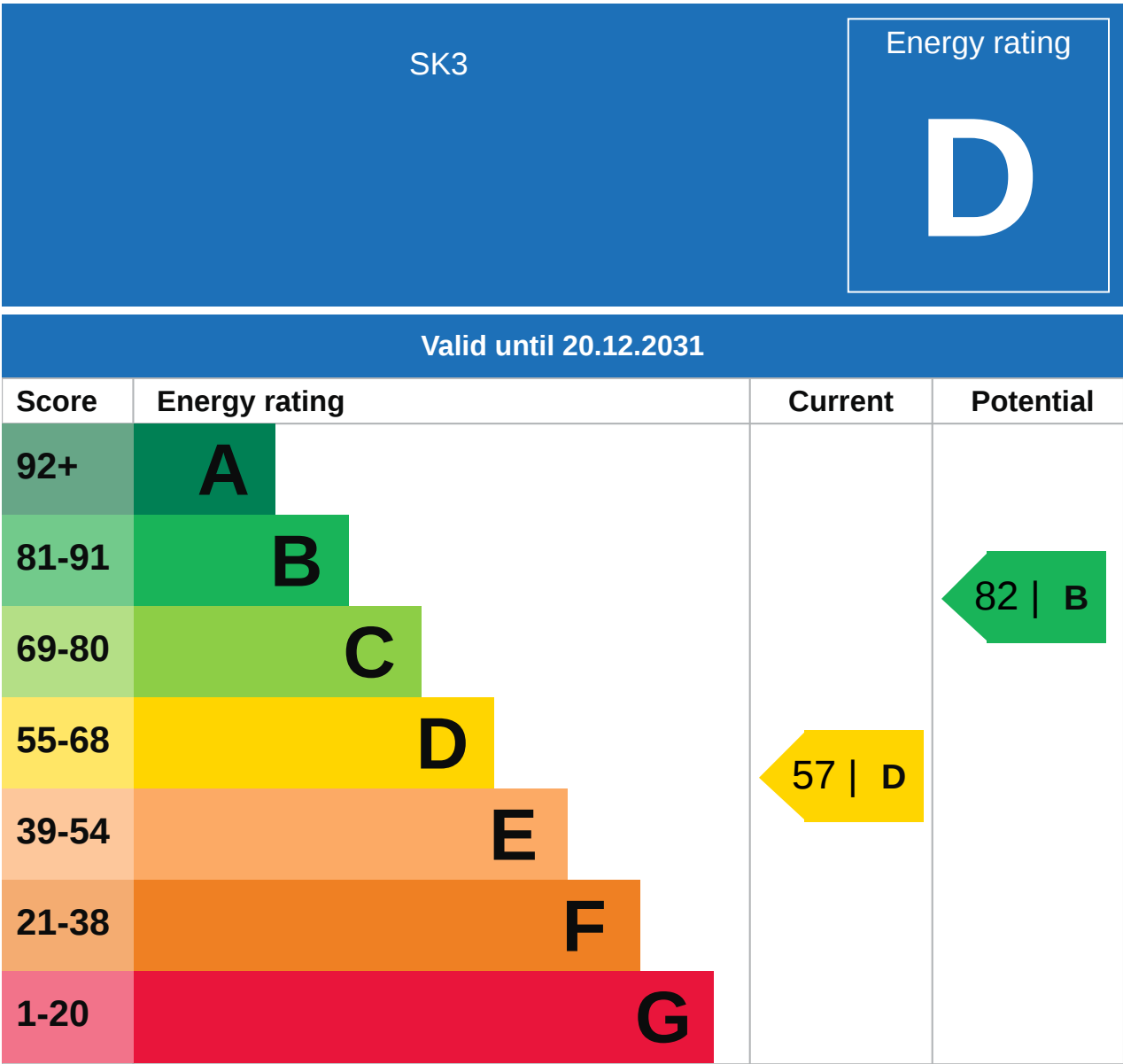
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Property

EPC - Additional Data

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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:	Not defined
Previous Extension:	0
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:	Low energy lighting in 45% of fixed outlets
Floors:	To unheated space, no insulation (assumed)
Total Floor Area:	113 m ²

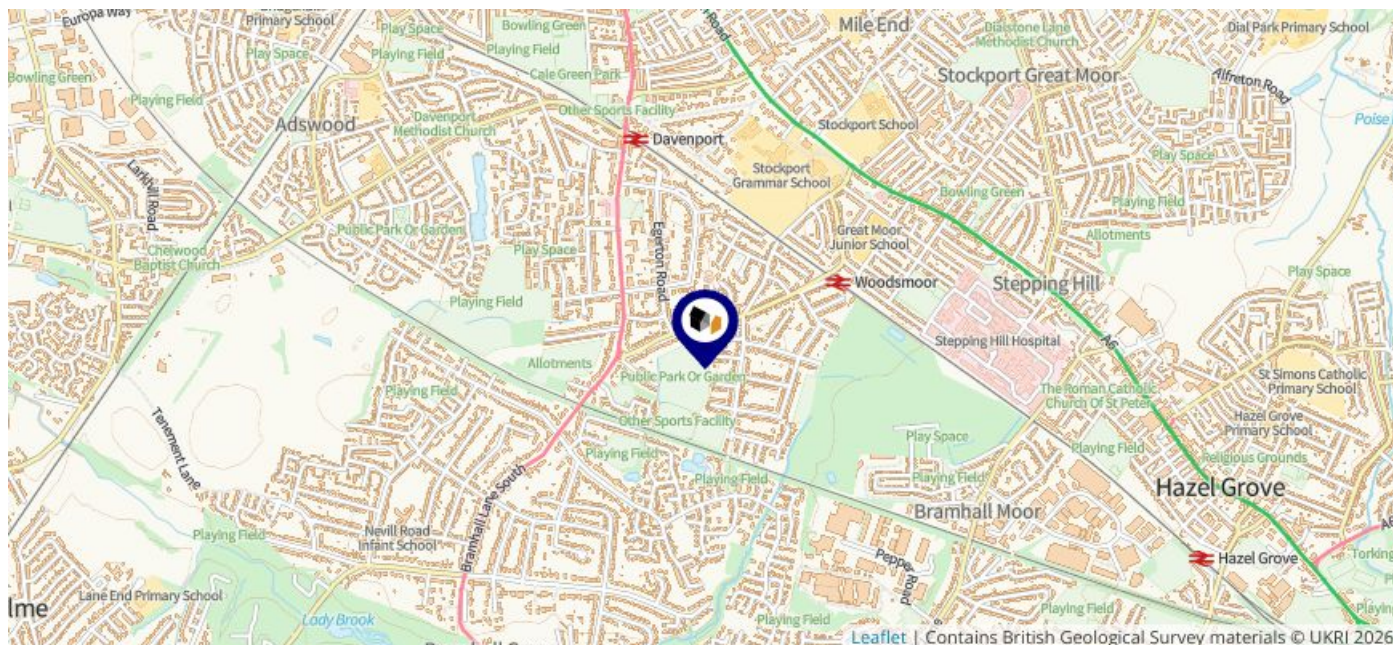
Maps

Coal Mining

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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.

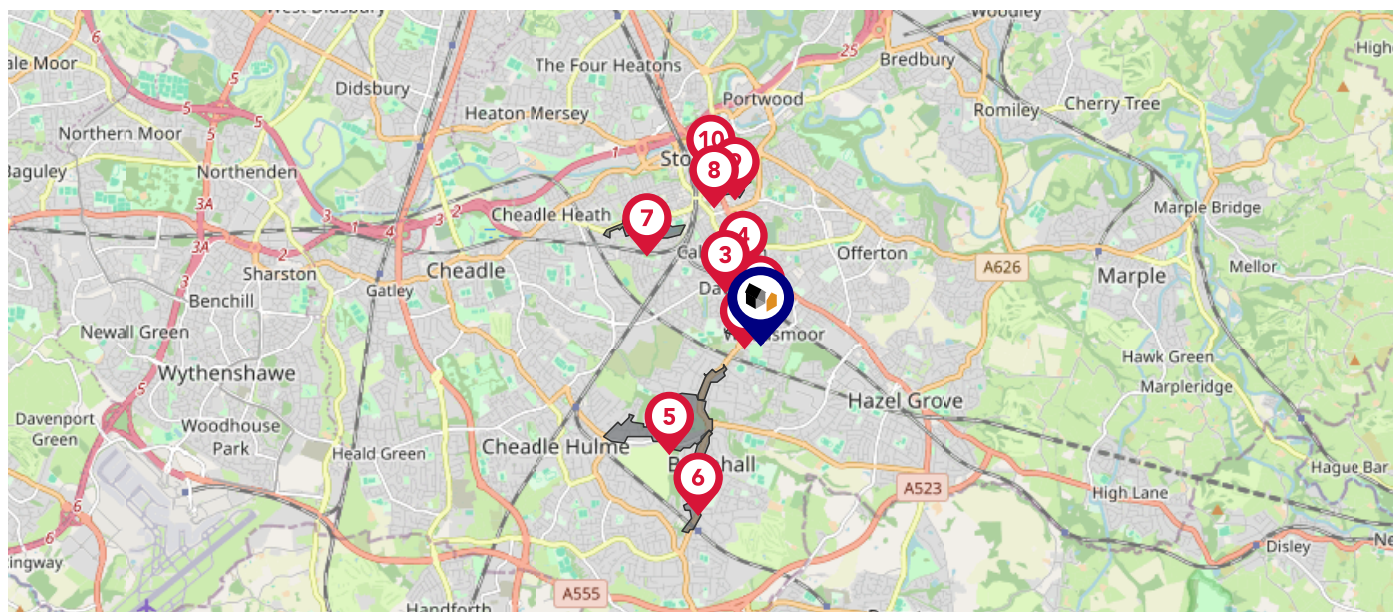
Maps

Conservation Areas

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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 St George's, Heaviley
- 5 Bramall Park
- 6 Bramhall Lane South
- 7 Alexandra Park, Edgeley
- 8 Town Hall
- 9 Hillgate
- 10 St Peter's

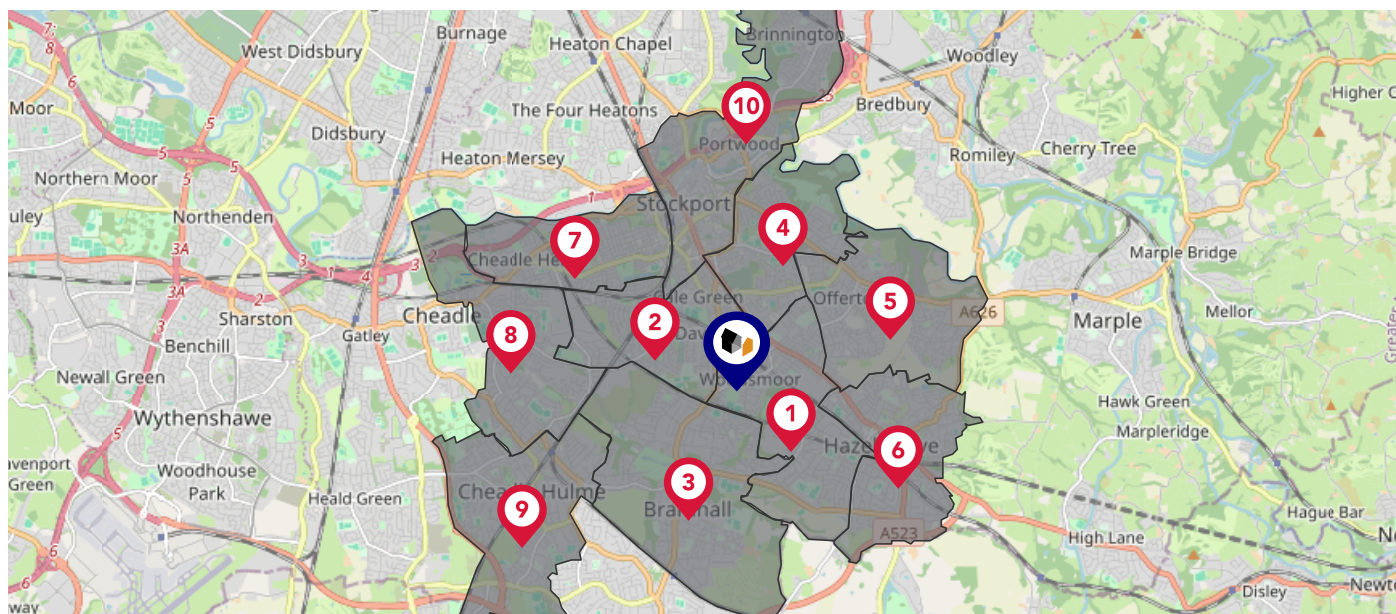
Maps

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



Stepping Hill Ward



Davenport and Cale Green Ward



Bramhall North Ward



Manor Ward



Offerton Ward



Hazel Grove Ward



Edgeley and Cheadle Heath Ward



Cheadle Hulme North Ward

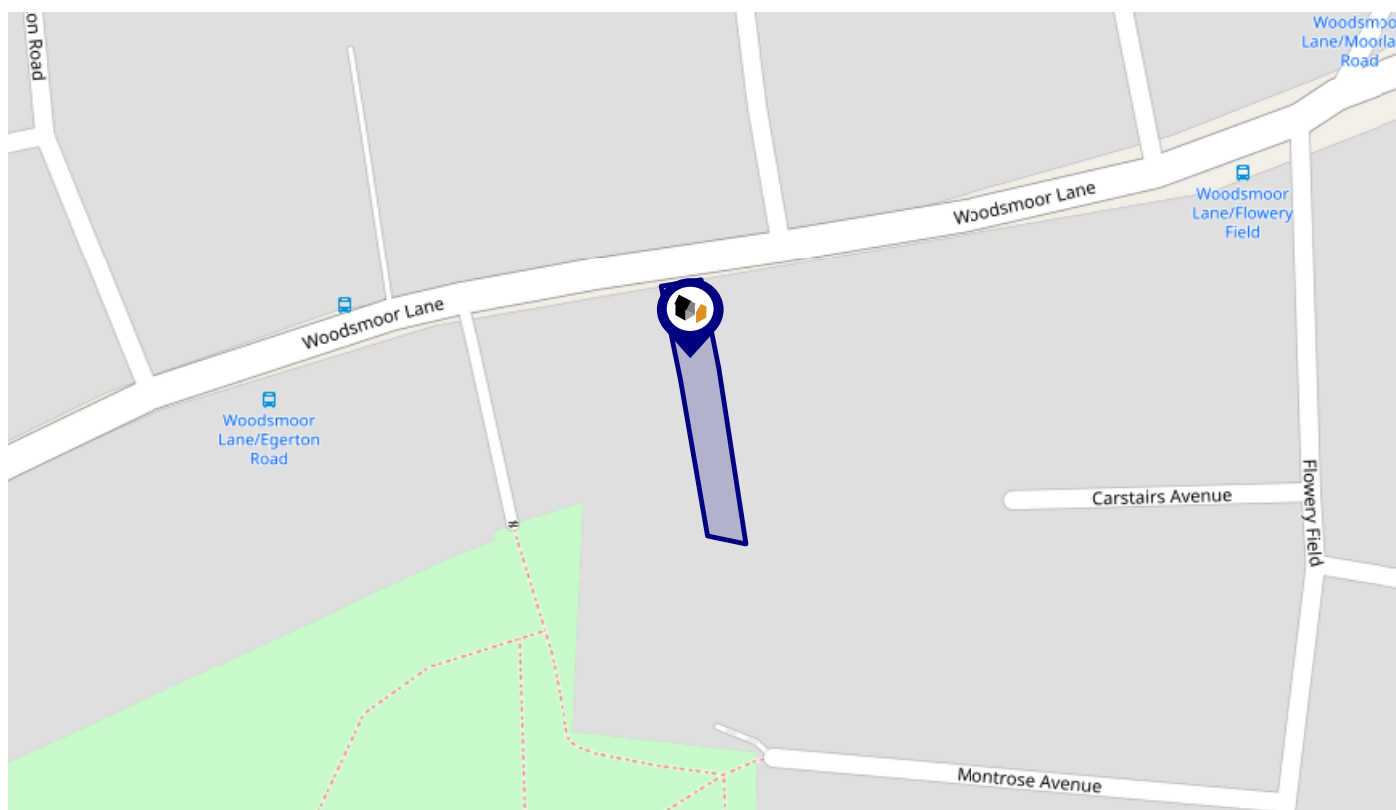


Cheadle Hulme South Ward



Brinnington and Central 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	■

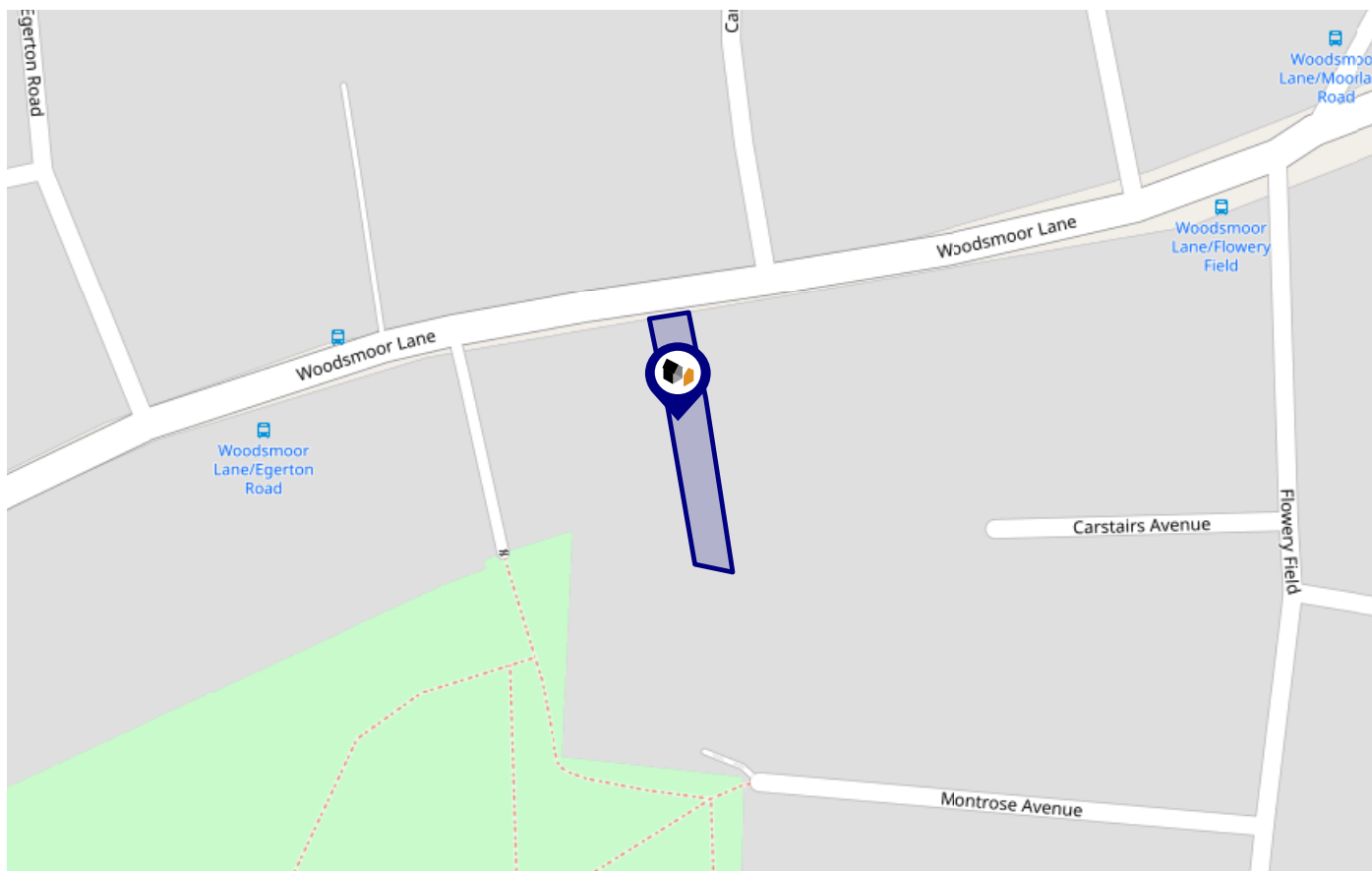
Flood Risk

Rivers & Seas - Flood Risk

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SALES AND LETTINGS

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

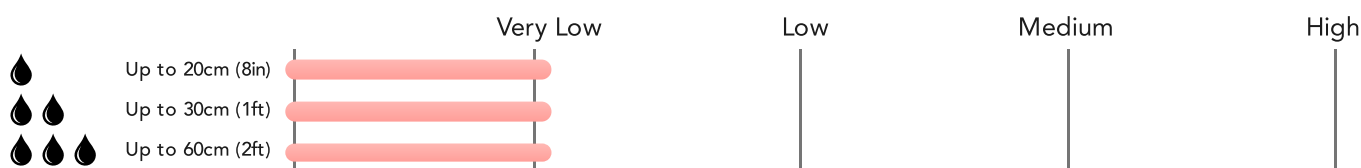


Risk Rating: Very low

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:



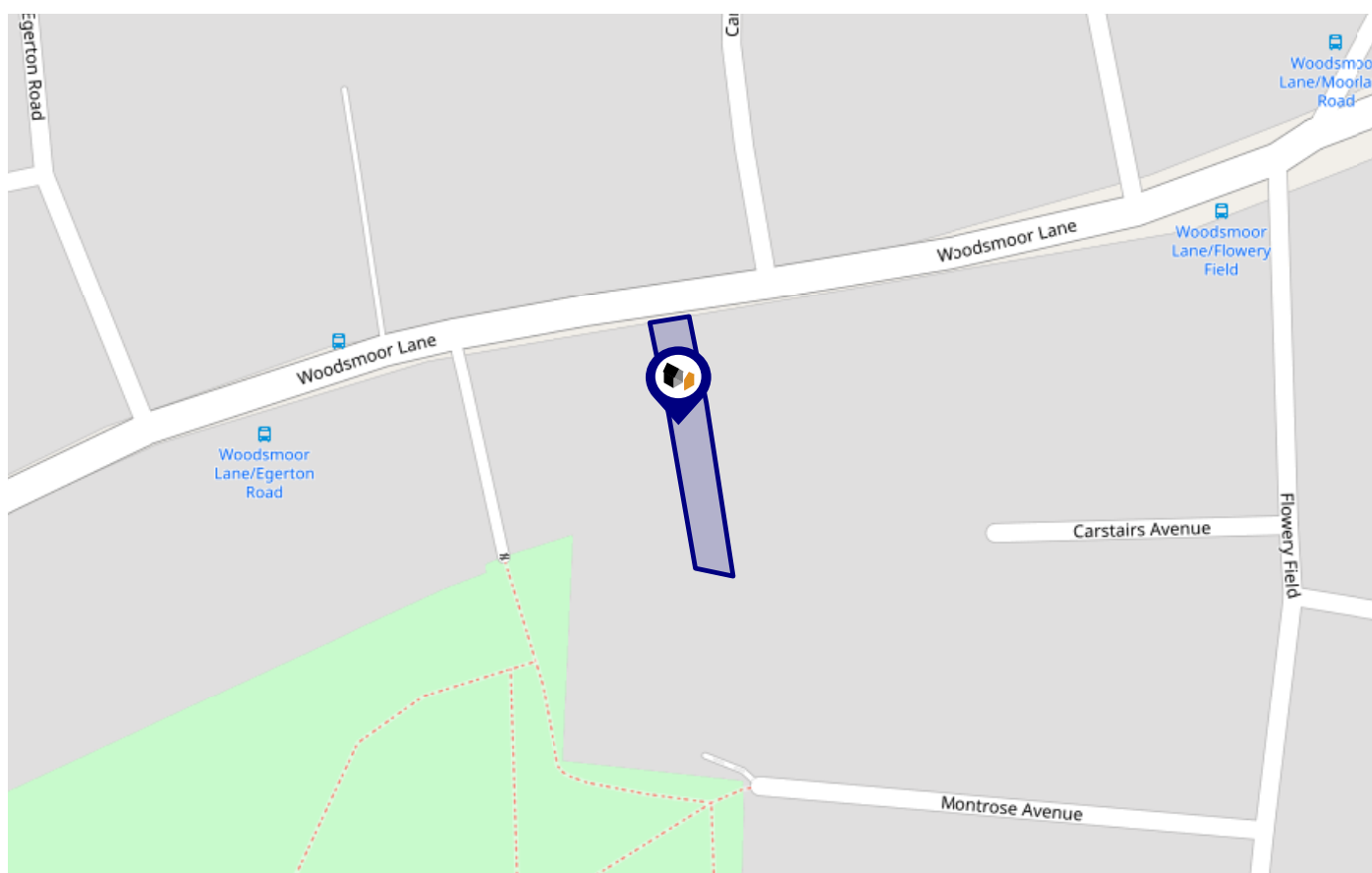
Flood Risk

Rivers & Seas - Climate Change

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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.

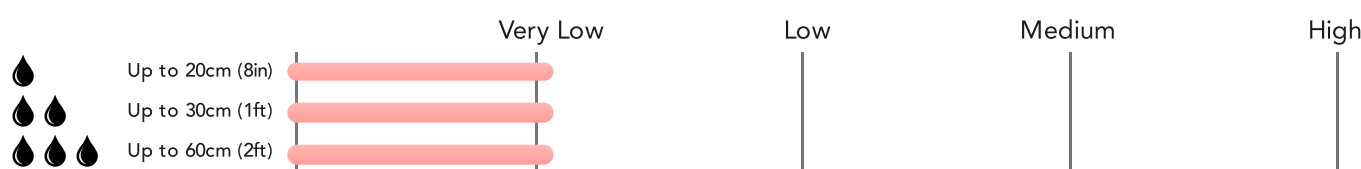


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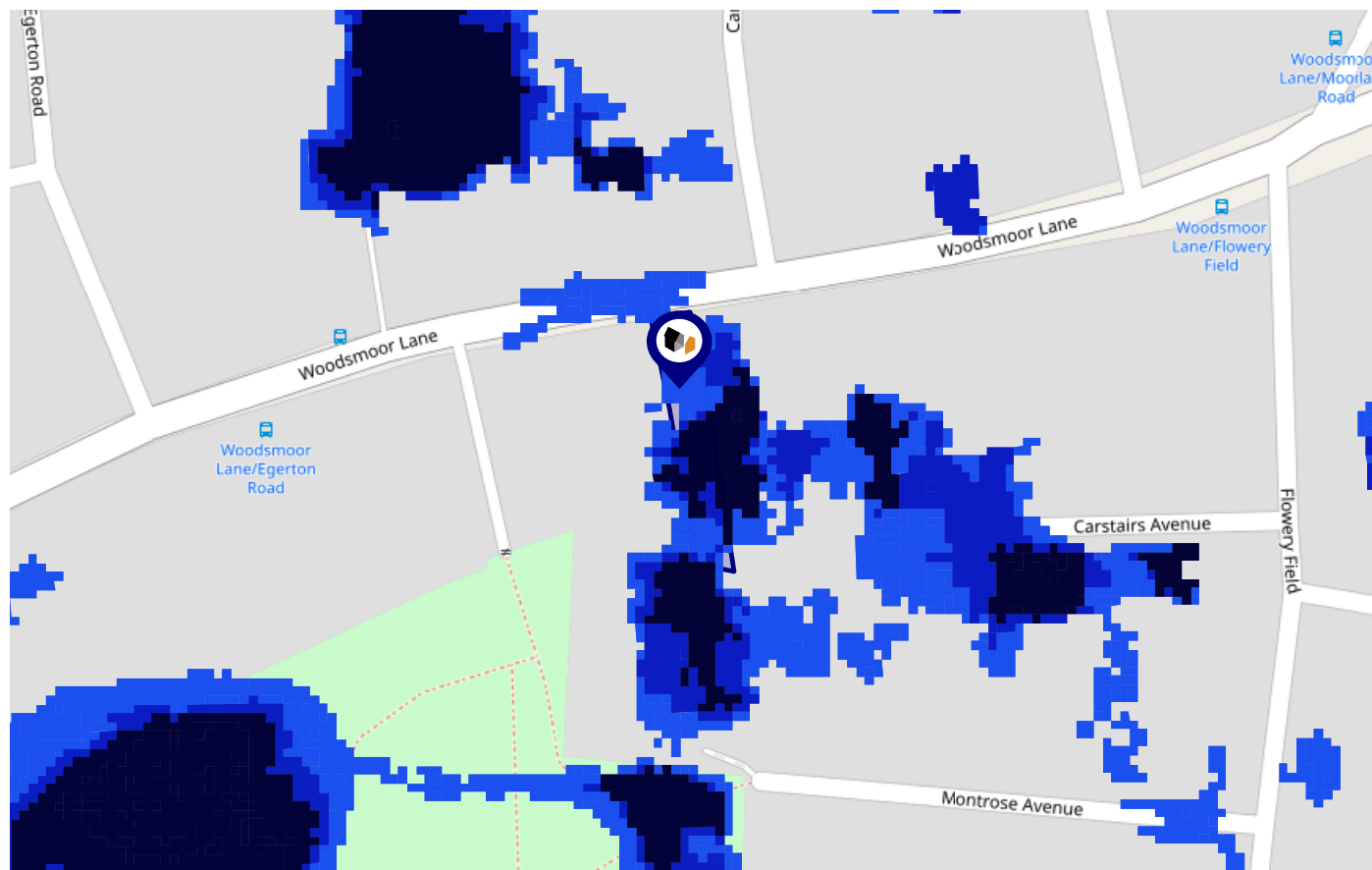
Flood Risk

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.

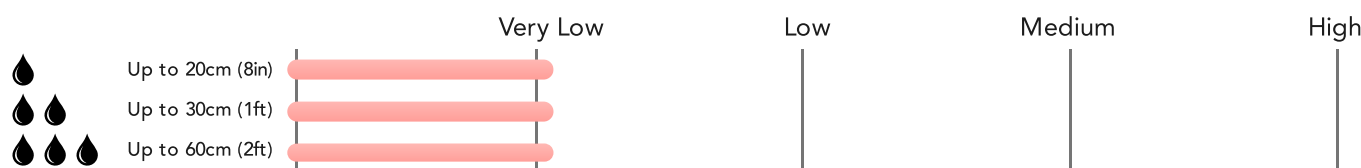


Risk Rating: Low

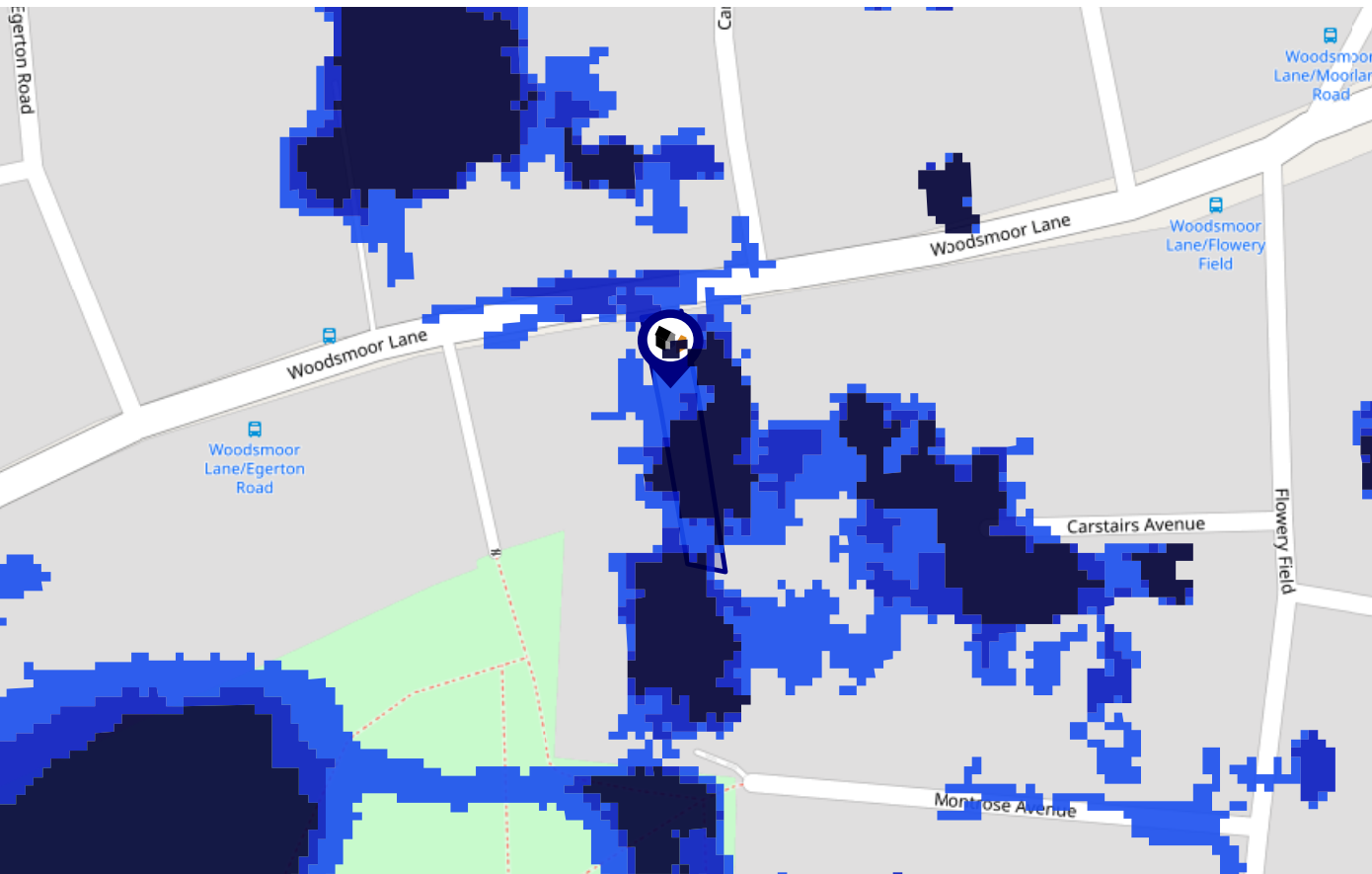
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

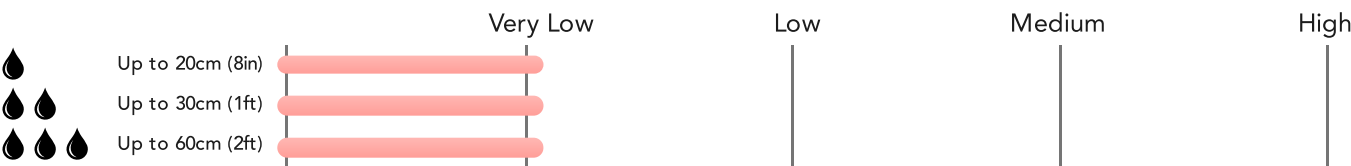


Risk Rating: Low

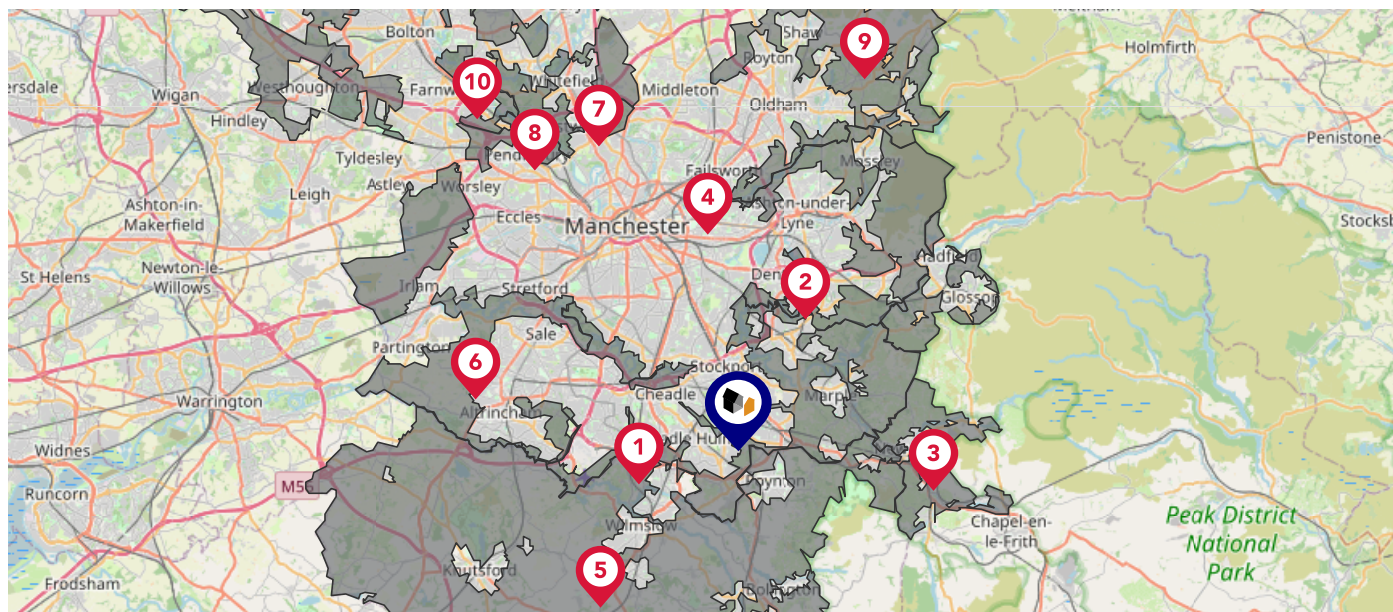
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Chance of flooding to the following depths at this property:



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 - Manchester



Merseyside and Greater Manchester Green Belt - Cheshire East



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

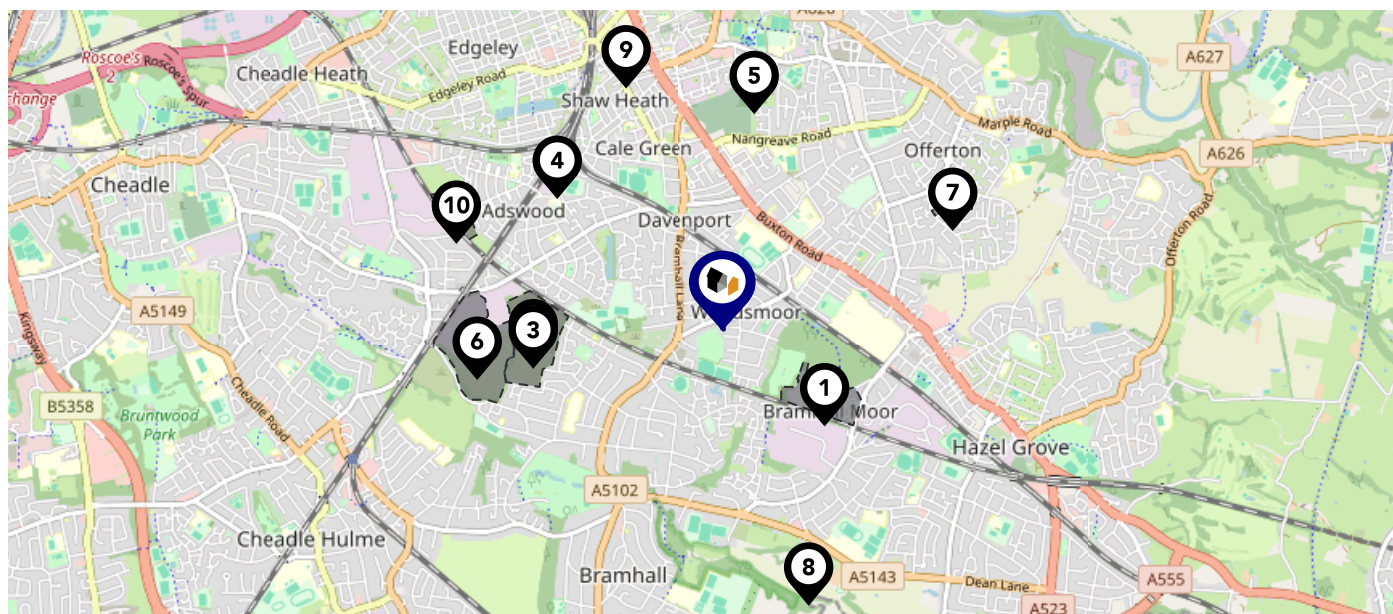
Maps

Landfill Sites

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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	Tenement Lane Tip-Stockport, Greater Manchester	Historic Landfill	
3	Adswood Reclamation Project-Adswood Road, Cheadle, Stockport	Historic Landfill	
4	Stockholm Road-Adswood, Stockport, Greater Manchester	Historic Landfill	
5	Back of Brookfield Avenue, Heavily-	Historic Landfill	
6	Adswood Road Civic Amenity Site-Adswood Road, Cheadle, Stockport	Historic Landfill	
7	Blackstone Road-Offerton	Historic Landfill	
8	EA/EPR/WP3296CX/A001	Active Landfill	
9	Royal George Street-Stockport, Cheshire	Historic Landfill	
10	Recreational Ground-Alvanley Crescent, Bridgehall Estate, Stockport	Historic Landfill	

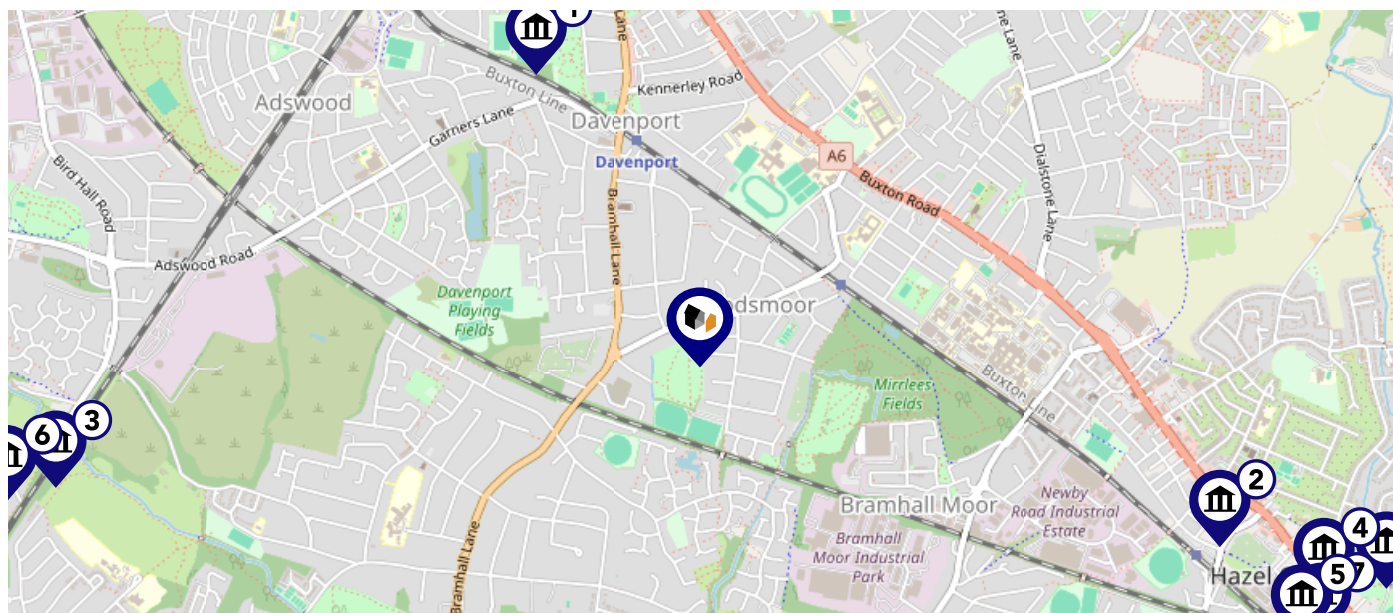
Maps

Listed Buildings

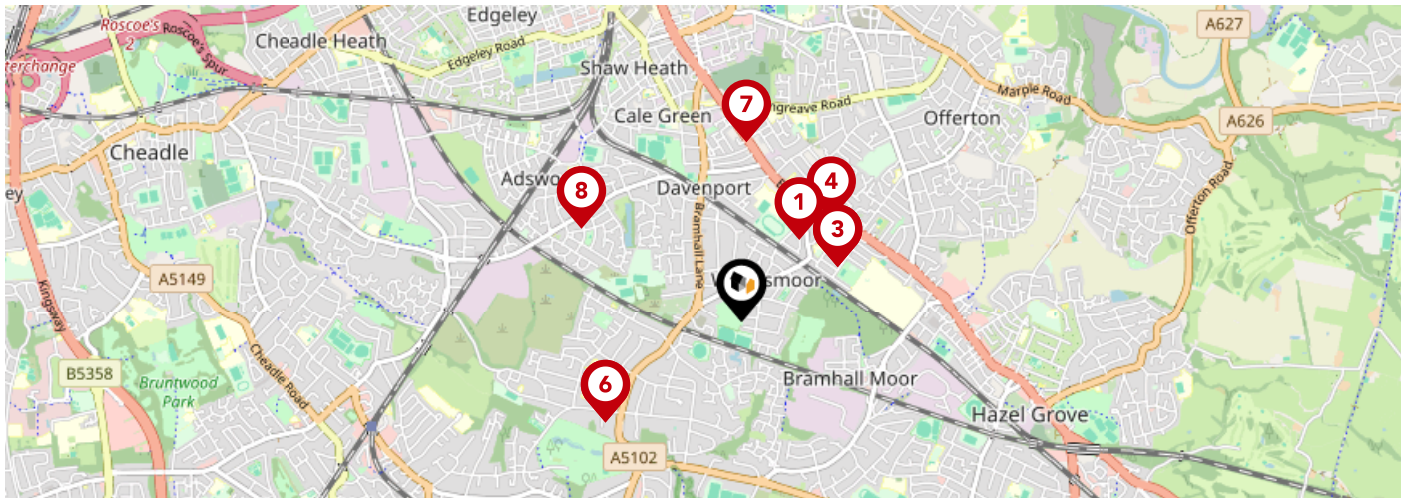
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1445415 - Stockport Cricket Club War Memorial	Grade II	0.7 miles
 1393514 - War Memorial, Entrance Gates, Wall And Railings In Memorial Gardens	Grade II	1.2 miles
 1241496 - The Seven Arches Railway Viaduct	Grade II	1.4 miles
 1242520 - Beech House, Adjoining Coach House And Front Railings	Grade II	1.5 miles
 1260001 - Church Of St Thomas	Grade II	1.5 miles
 1241729 - Ladybridge Farmhouse	Grade II	1.5 miles
 1242497 - Lychgate At Church Of St Thomas	Grade II	1.5 miles
 1259974 - The Council House	Grade II	1.6 miles

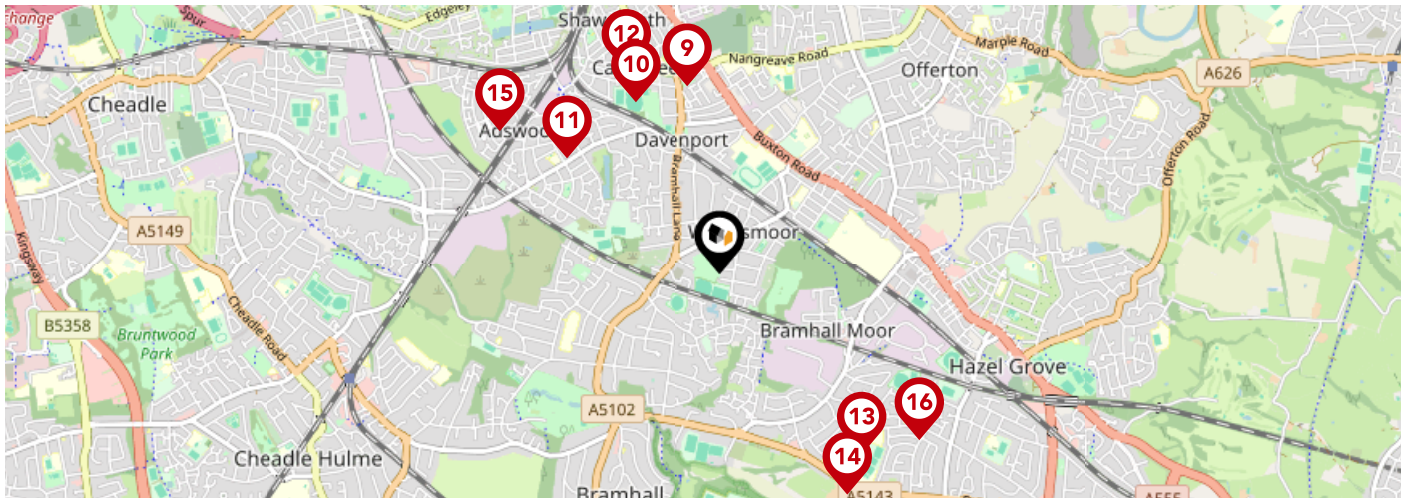


		Nursery	Primary	Secondary	College	Private
1	Stockport Grammar School Ofsted Rating: Not Rated Pupils: 1504 Distance:0.44	☐	☐	☒	☐	☐
2	Great Moor Infant School Ofsted Rating: Good Pupils: 266 Distance:0.49	☐	☒	☐	☐	☐
3	Great Moor Junior School Ofsted Rating: Good Pupils: 312 Distance:0.49	☐	☒	☐	☐	☐
4	Stockport School Ofsted Rating: Good Pupils: 1322 Distance:0.61	☐	☐	☒	☐	☐
5	Nevill Road Infant School Ofsted Rating: Good Pupils: 259 Distance:0.75	☐	☒	☐	☐	☐
6	Nevill Road Junior School Ofsted Rating: Good Pupils: 339 Distance:0.75	☐	☒	☐	☐	☐
7	Aquinas College Ofsted Rating: Good Pupils:0 Distance:0.79	☐	☐	☒	☐	☐
8	Adswold Primary School Ofsted Rating: Good Pupils: 319 Distance:0.82	☐	☒	☐	☐	☐

Area Schools

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SALES AND LETTINGS



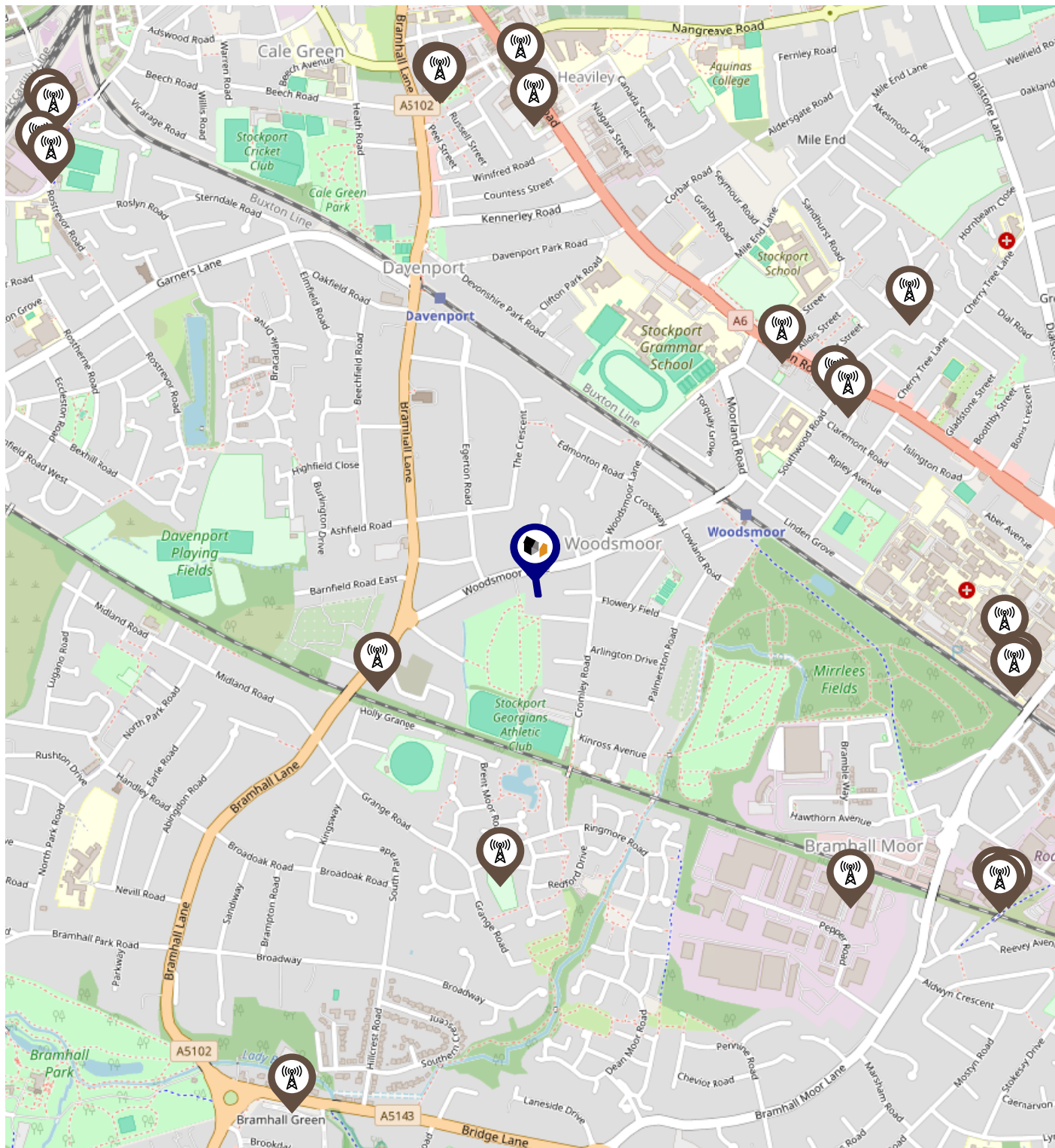
		Nursery	Primary	Secondary	College	Private
9	St George's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 349 Distance:0.83	☐	☒	☐	☐	☐
10	Hulme Hall Grammar School Ofsted Rating: Not Rated Pupils: 222 Distance:0.84	☐	☐	☒	☐	☐
11	St Ambrose Catholic Primary School Ofsted Rating: Good Pupils: 176 Distance:0.84	☐	☒	☐	☐	☐
12	Cale Green Primary School Ofsted Rating: Good Pupils: 340 Distance:0.98	☐	☒	☐	☐	☐
13	Moorfield Primary School Ofsted Rating: Requires improvement Pupils: 412 Distance:1.03	☐	☒	☐	☐	☐
14	Hazel Grove High School Ofsted Rating: Good Pupils: 1382 Distance:1.13	☐	☐	☒	☐	☐
15	Bridge Hall Primary School Ofsted Rating: Good Pupils: 202 Distance:1.15	☐	☒	☐	☐	☐
16	St Peter's Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:1.16	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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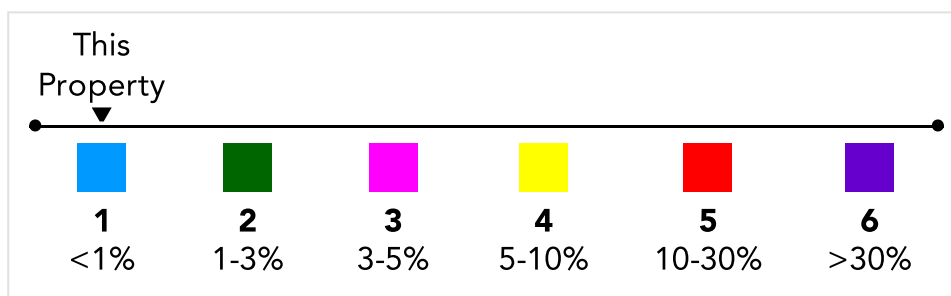
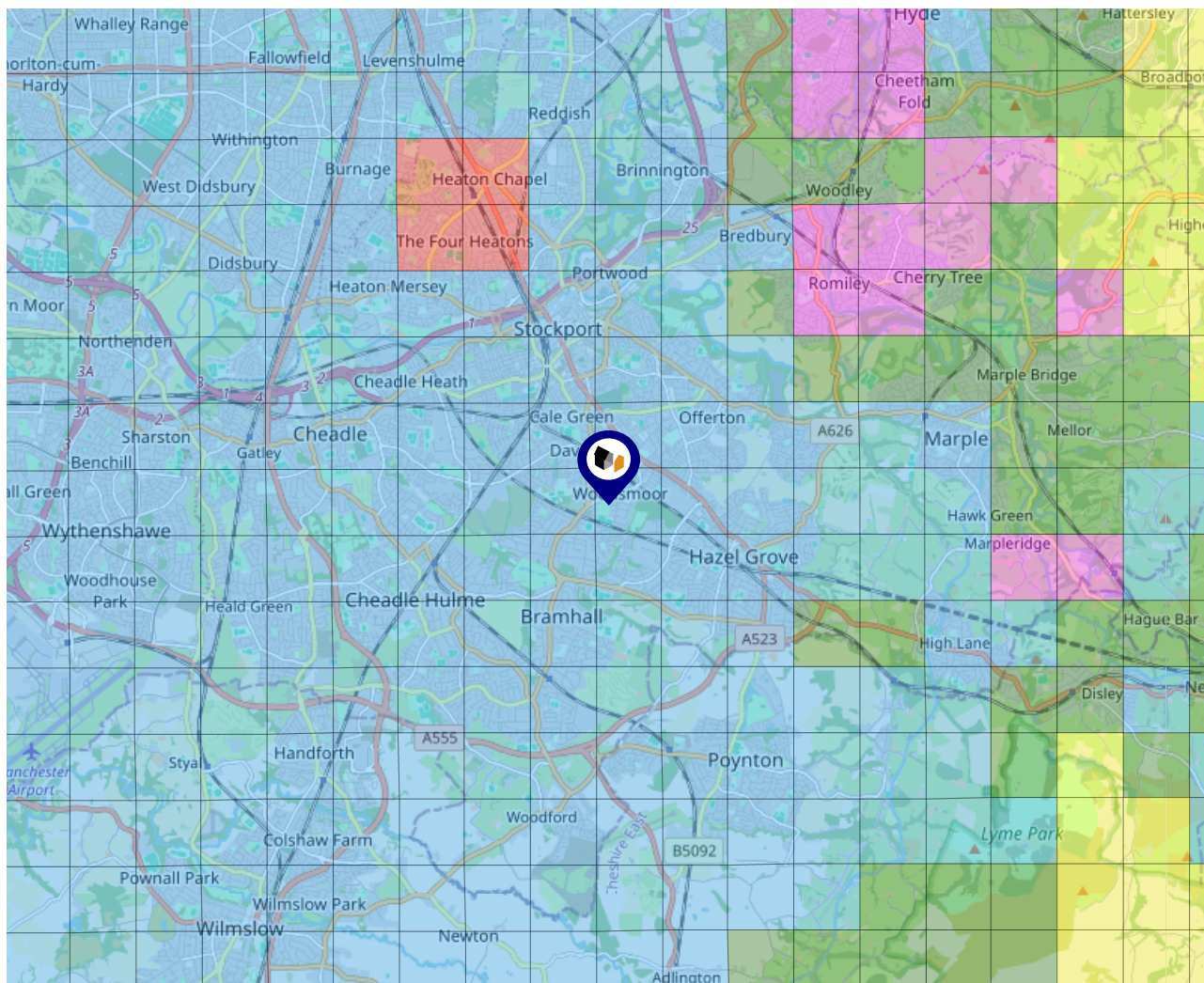


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

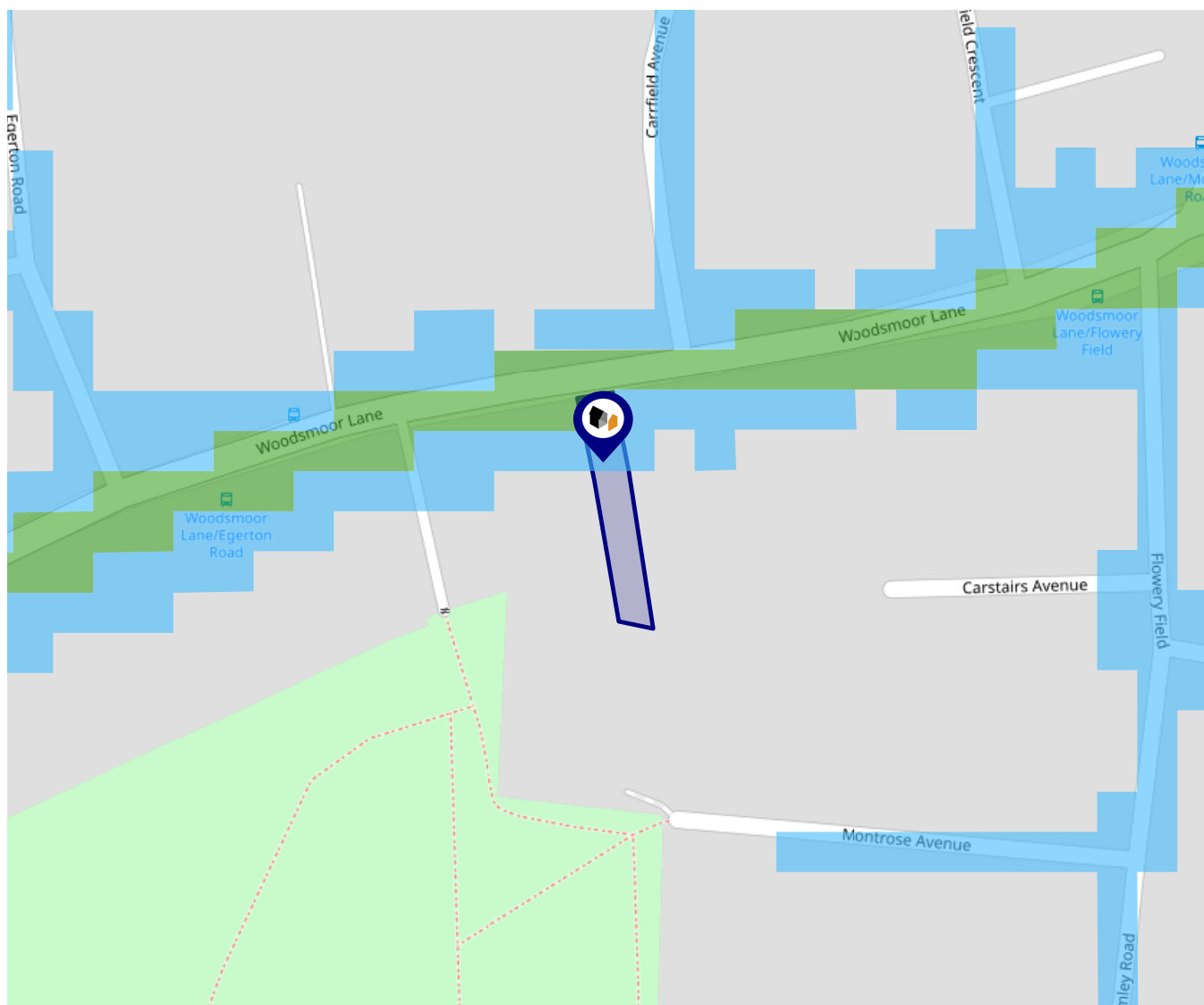
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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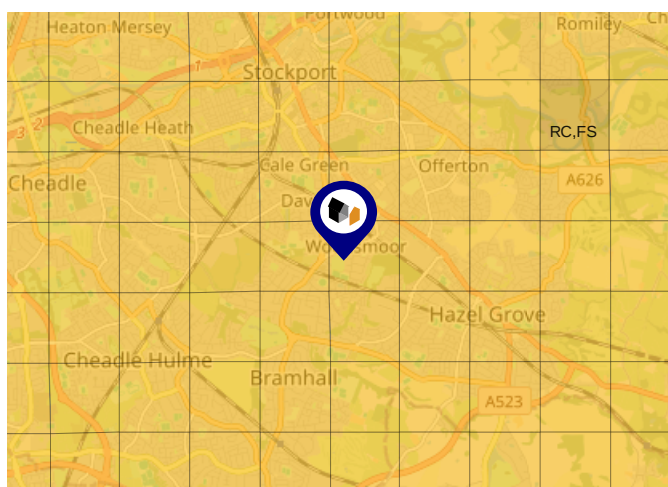


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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)

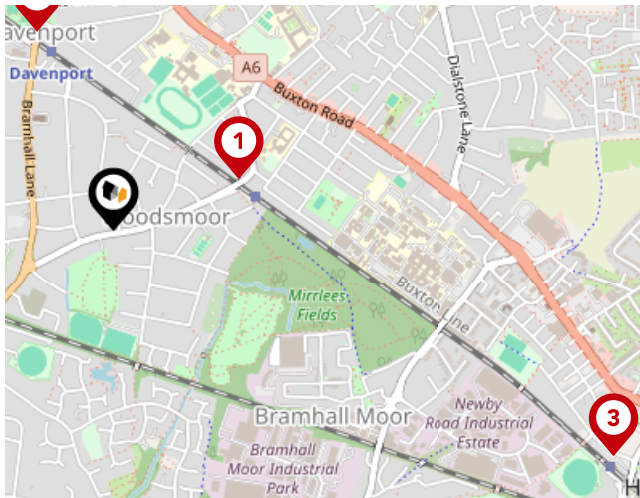
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)

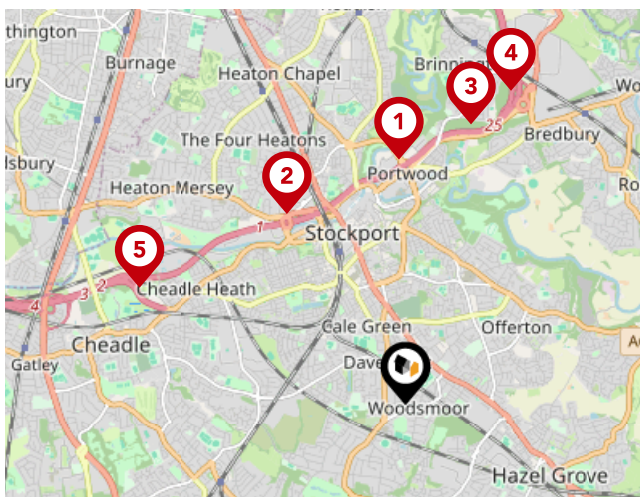
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SALES AND LETTINGS



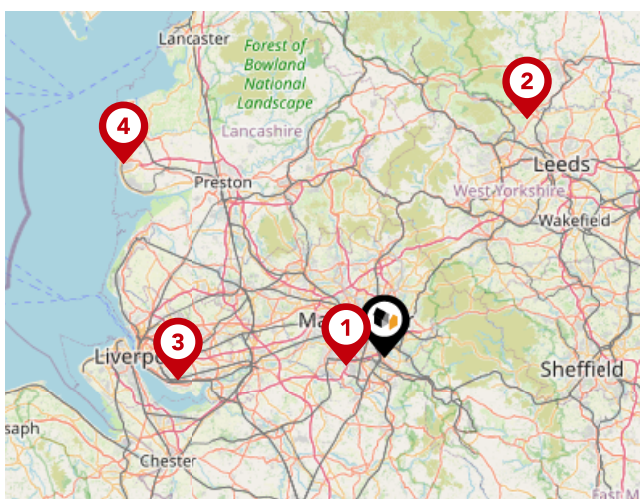
National Rail Stations

Pin	Name	Distance
1	Woodsmoor Rail Station	0.3 miles
2	Davenport Rail Station	0.47 miles
3	Hazel Grove Rail Station	1.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	2.16 miles
2	M60 J1	1.98 miles
3	M60 J26	2.55 miles
4	M60 J25	2.93 miles
5	M60 J2	2.57 miles



Airports/Helipads

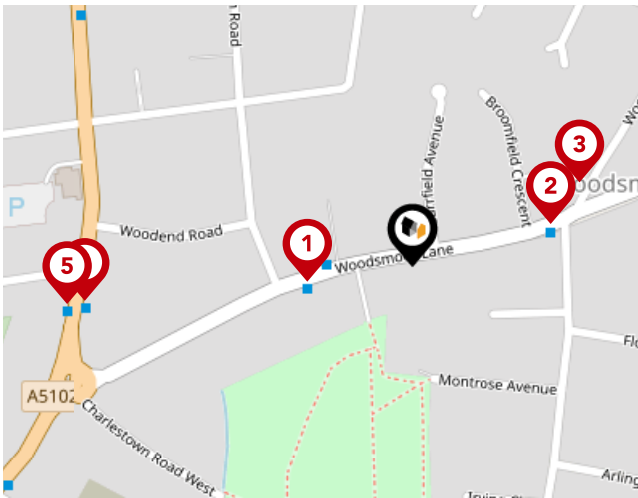
Pin	Name	Distance
1	Manchester Airport	5.52 miles
2	Leeds Bradford Airport	39.02 miles
3	Speke	29.34 miles
4	Highfield	45.65 miles

Area

Transport (Local)

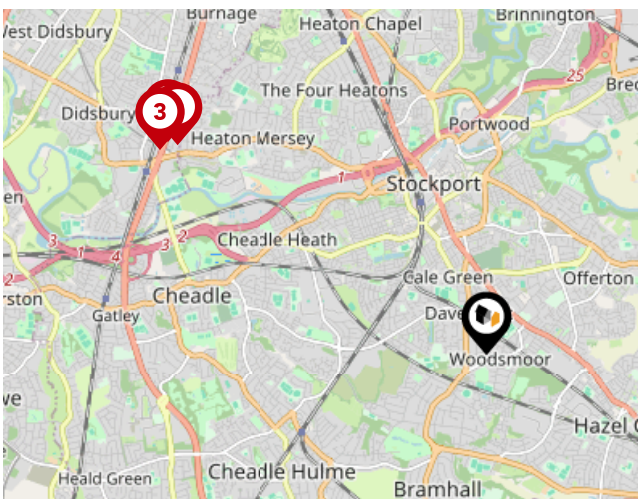
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Bus Stops/Stations

Pin	Name	Distance
1	Egerton Road	0.06 miles
2	Flowery Field	0.08 miles
3	Moorland Road	0.1 miles
4	Woodsmoor Lane	0.18 miles
5	Woodsmoor Lane	0.19 miles



Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	3.31 miles
2	East Didsbury (Manchester Metrolink)	3.4 miles
3	East Didsbury (Manchester Metrolink)	3.41 miles

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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/



/lawlerandco



/lawlercosalesandlettings/

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.

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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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