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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 10<sup>th</sup> February 2026**



**STRINES ROAD, MARPLE, STOCKPORT, SK6**

**Lawler & Co | Marple**

36 Stockport Road Marple Stockport SK6 6AB

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[www.lawlerandcompany.co.uk/](http://www.lawlerandcompany.co.uk/)



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# Property Overview



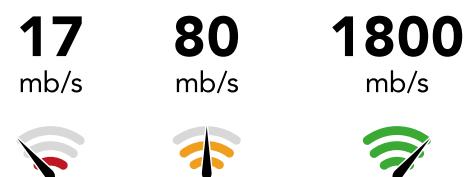
## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,249 ft <sup>2</sup> / 209 m <sup>2</sup>		
Plot Area:	0.23 acres		
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£4,126		
Title Number:	GM134734		

## Local Area

Local Authority:	Stockport
Conservation Area:	Peak Forest Canal
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:**



# Planning History This Address

Planning records for: *Strines Road, Marple, Stockport, SK6*

## Reference - DC/016712

**Decision:** Decided

**Date:** 26th August 2004

**Description:**

Conversion of property to two dwellings including two storey and single storey side extensions and external alterations.

## Reference - DC/091105

**Decision:** Decided

**Date:** 09th February 2024

**Description:**

Installing Electric Charging Point

## Reference - DC/076279

**Decision:** Decided

**Date:** 10th March 2020

**Description:**

Single storey side/rear extension, canopy, conservation roof light and garage conversion. Alterations to boundary wall

## Reference - DC/044687

**Decision:** Decided

**Date:** 26th May 2010

**Description:**

Formation of new pedestrian access to South East to include demolition of part of wall, relocation of gate and provision of access path to front to provide garden division. Re-building of wall to existing access (Full Planning Application).

# Planning History This Address

Planning records for: *Strines Road, Marple, Stockport, SK6*

## Reference - DC/044799

**Decision:** Decided

**Date:** 27th May 2010

**Description:**

Formation of new pedestrian access to South East to include demolition of part of wall, relocation of gate and provision of access path to front to provide garden division. Re-building of wall to existing access (Listed Building Consent Application).

## Reference - DC/017565

**Decision:** Decided

**Date:** 08th November 2004

**Description:**

Conversion of property to two dwellings including two storey and single storey side extensions and external alterations. (Resubmission)

## Reference - DC/076843

**Decision:** Decided

**Date:** 26th May 2020

**Description:**

Discharge of Conditions 2,3 and 4 of DC/076279

## Reference - DC/072619

**Decision:** Withdrawn

**Date:** 27th February 2019

**Description:**

Replace whole of gas central heating system with like-for-like replacement

# Planning History This Address

Planning records for: ***Strines Road, Marple, Stockport, SK6***

## Reference - DC/016713

**Decision:** Decided

**Date:** 26th August 2004

**Description:**

Extensions and alterations to subdivide single dwelling to form two dwellings.

## Reference - DC/077678

**Decision:** Decided

**Date:** 05th August 2020

**Description:**

Replacement of 11 ground floor and first floor windows to front, side and rear elevations (Listed Building Consent Application)

## Reference - DC/076278

**Decision:** Decided

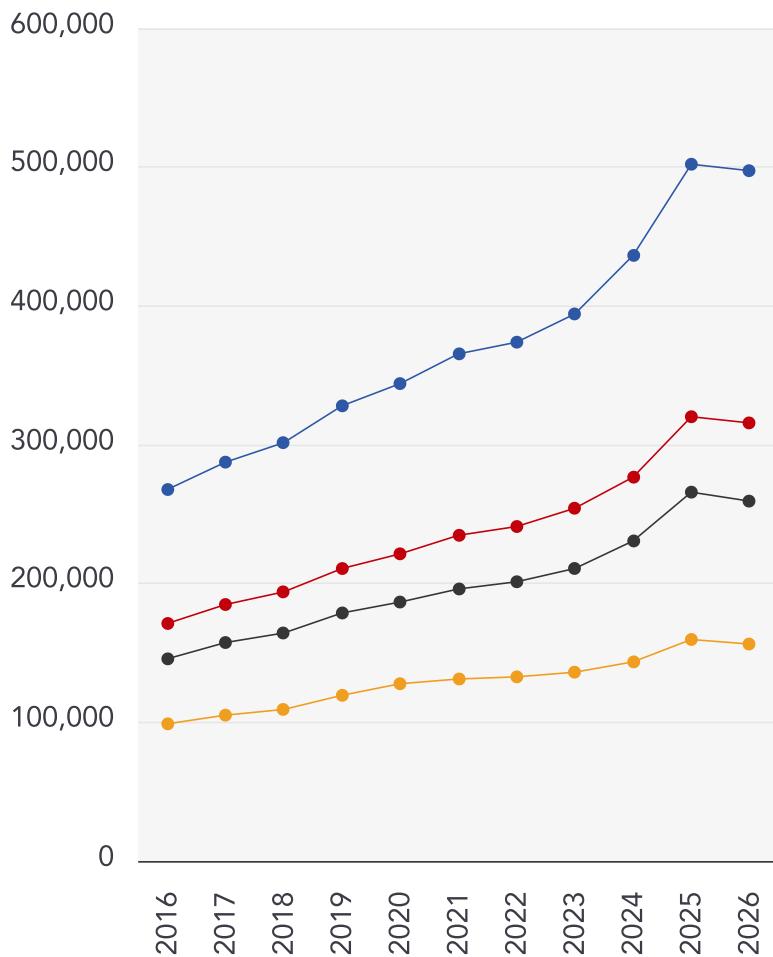
**Date:** 10th March 2020

**Description:**

Single storey side/rear extension, canopy, conservation roof light and garage conversion. Alterations to boundary wall

# Market House Price Statistics

10 Year History of Average House Prices by Property Type in SK6



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.



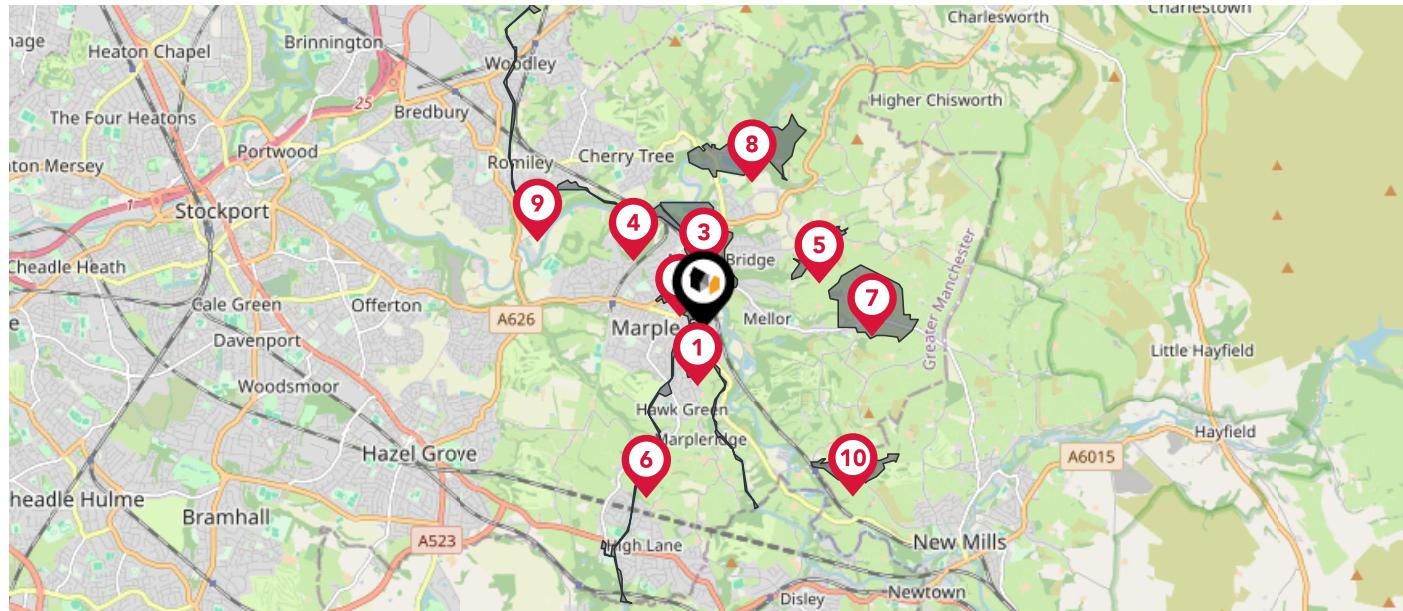
## Mine Entry

- ✖ 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.

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.



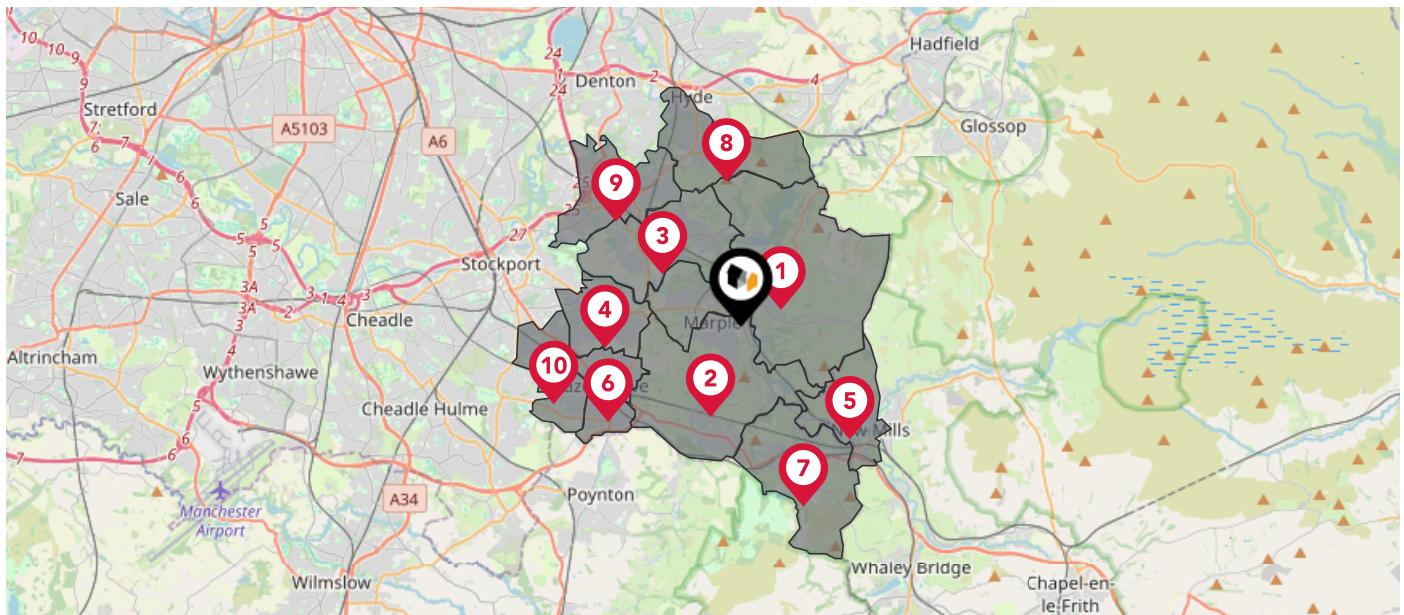
### Nearby Conservation Areas

- 1 All Saints', Marple
- 2 Station Road and Winnington Road, Marple
- 3 Marple Bridge
- 4 Peak Forest Canal
- 5 Mill Brow
- 6 Macclesfield Canal
- 7 Mellor and Moorend
- 8 Compstall
- 9 Chadkirk
- 10 Brook Bottom

# 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



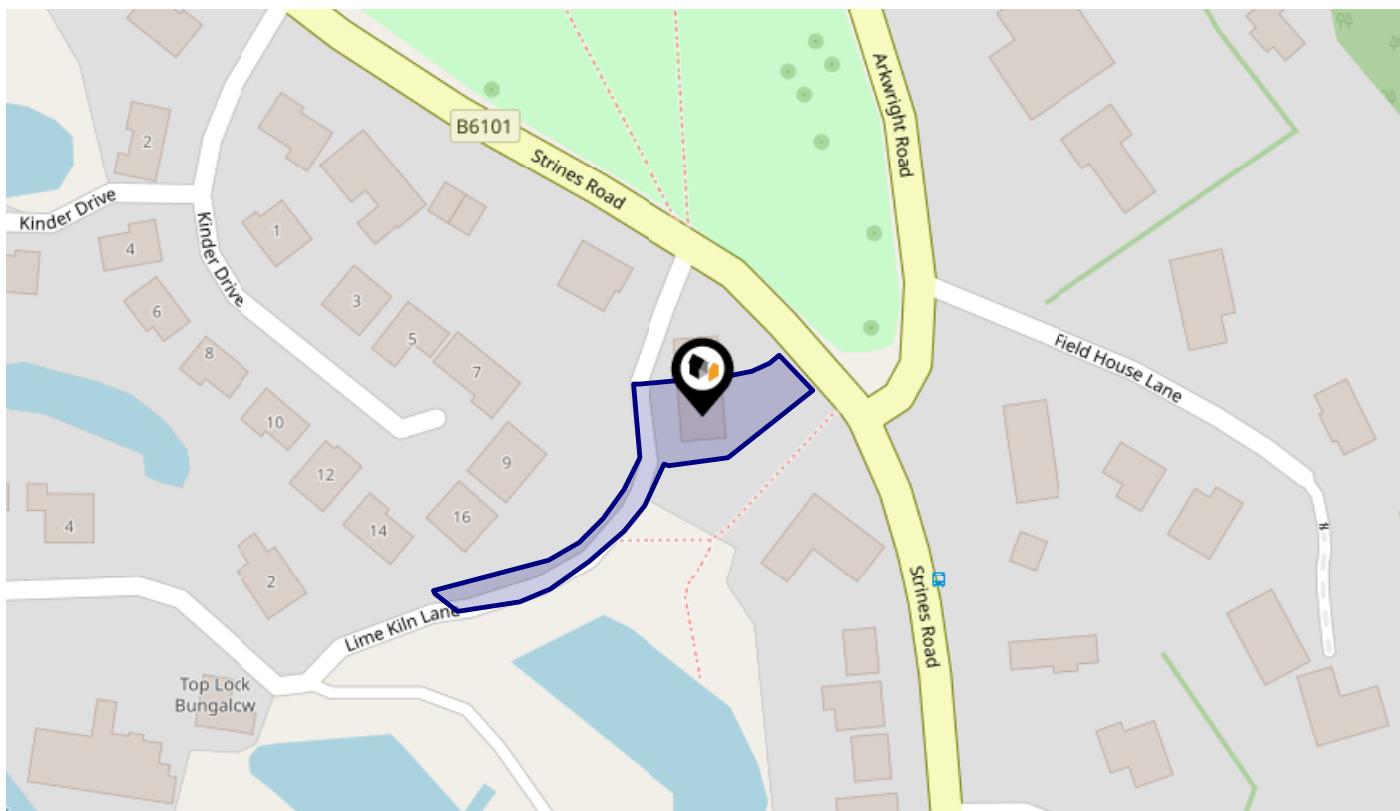
### Nearby Council Wards

- 1 Marple North Ward
- 2 Marple South and High Lane Ward
- 3 Bredbury Green and Romiley Ward
- 4 Offerton Ward
- 5 New Mills West Ward
- 6 Hazel Grove Ward
- 7 Disley Ward
- 8 Hyde Werneth Ward
- 9 Bredbury and Woodley Ward
- 10 Stepping Hill Ward

# Maps

## Rail Noise

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

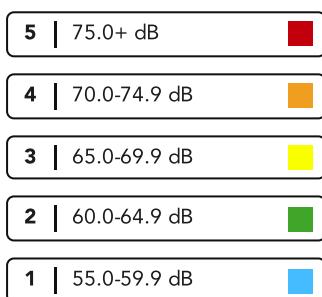


### Rail Noise Data

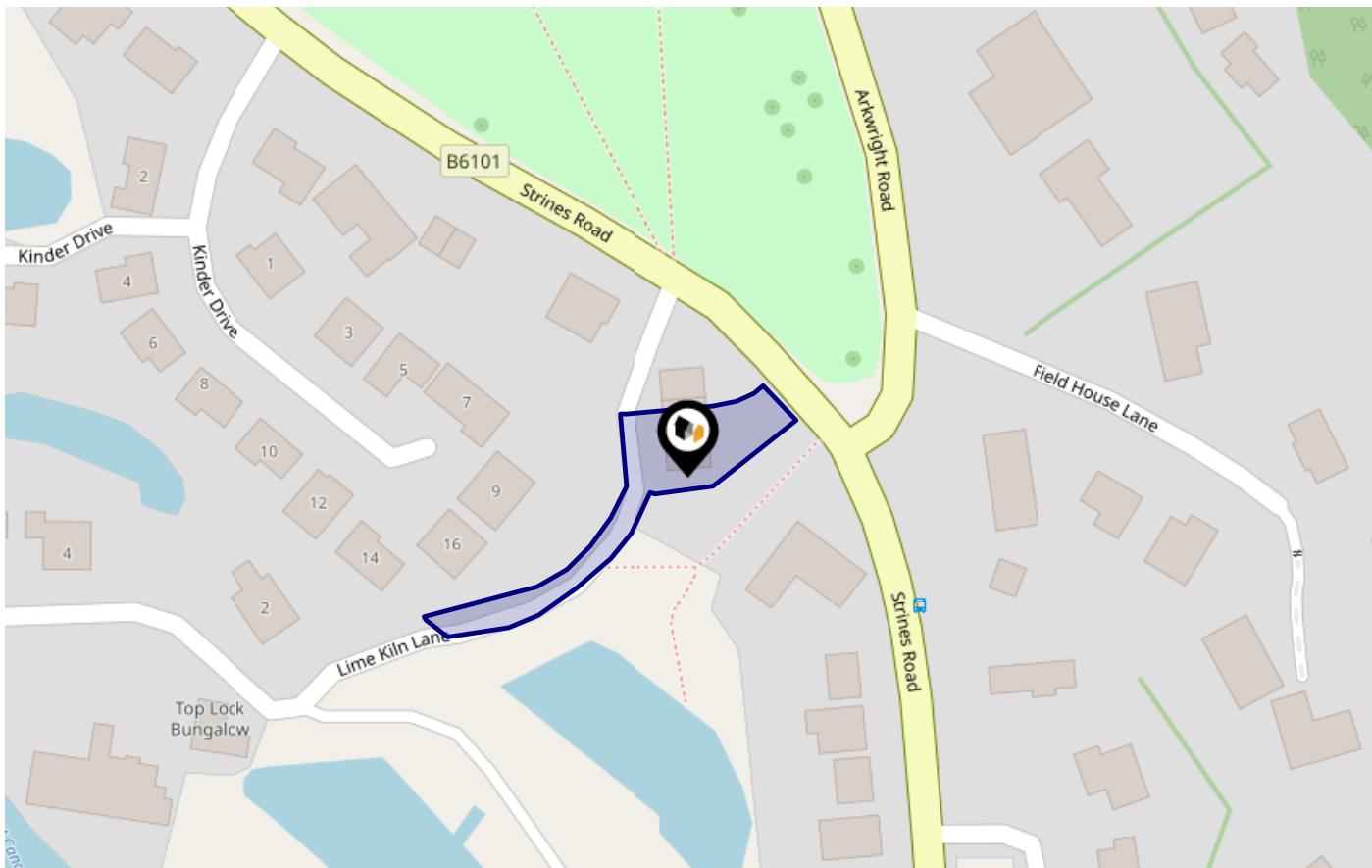
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

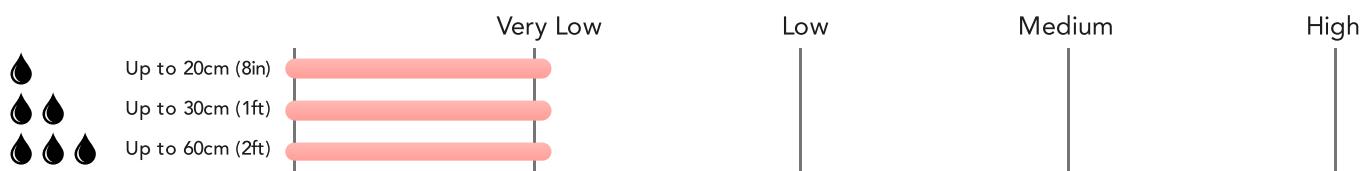


**Risk Rating: Very low**

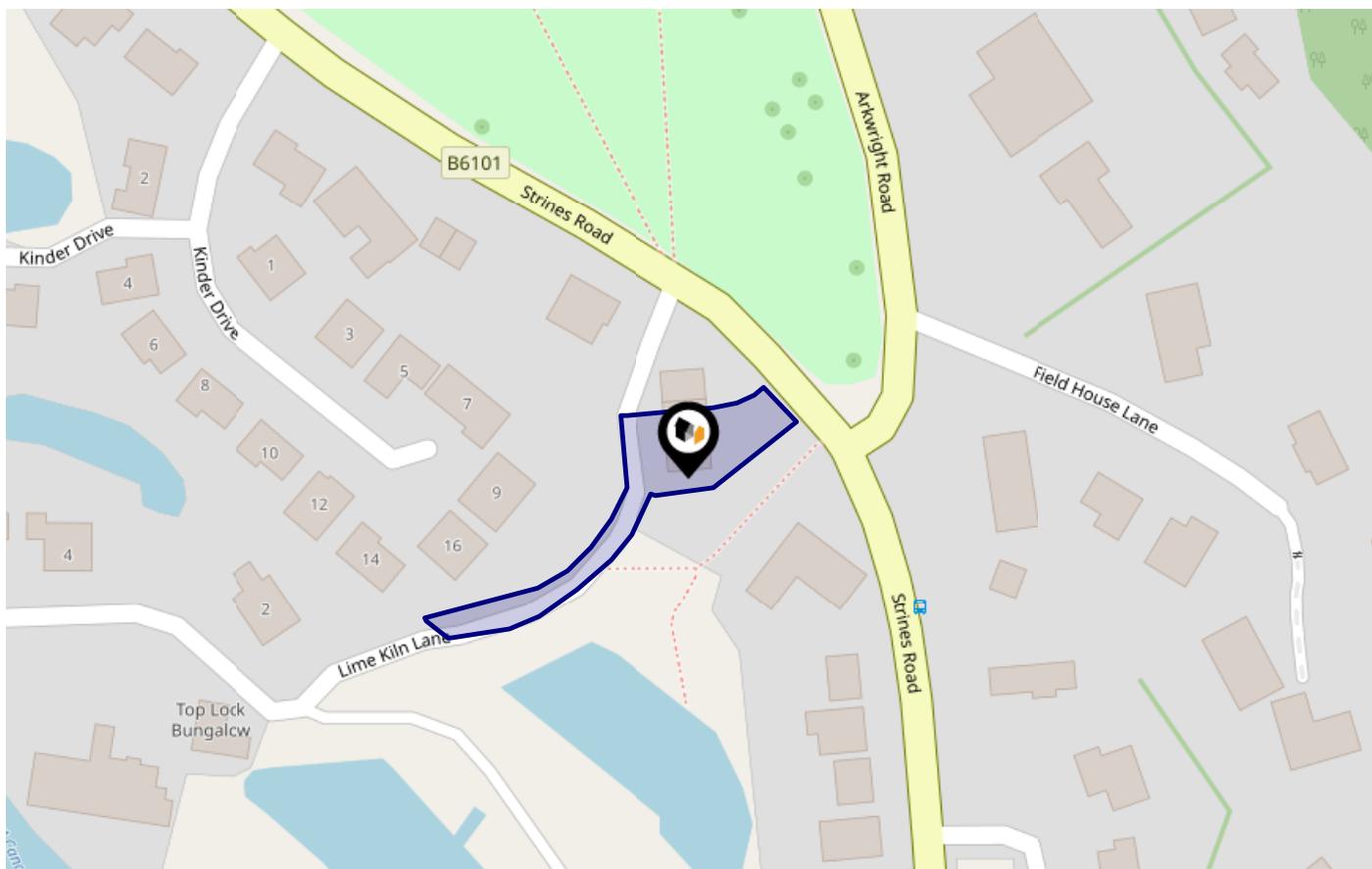
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

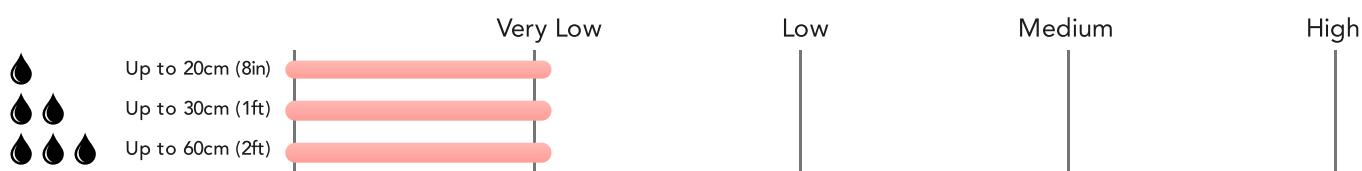


**Risk Rating: Very low**

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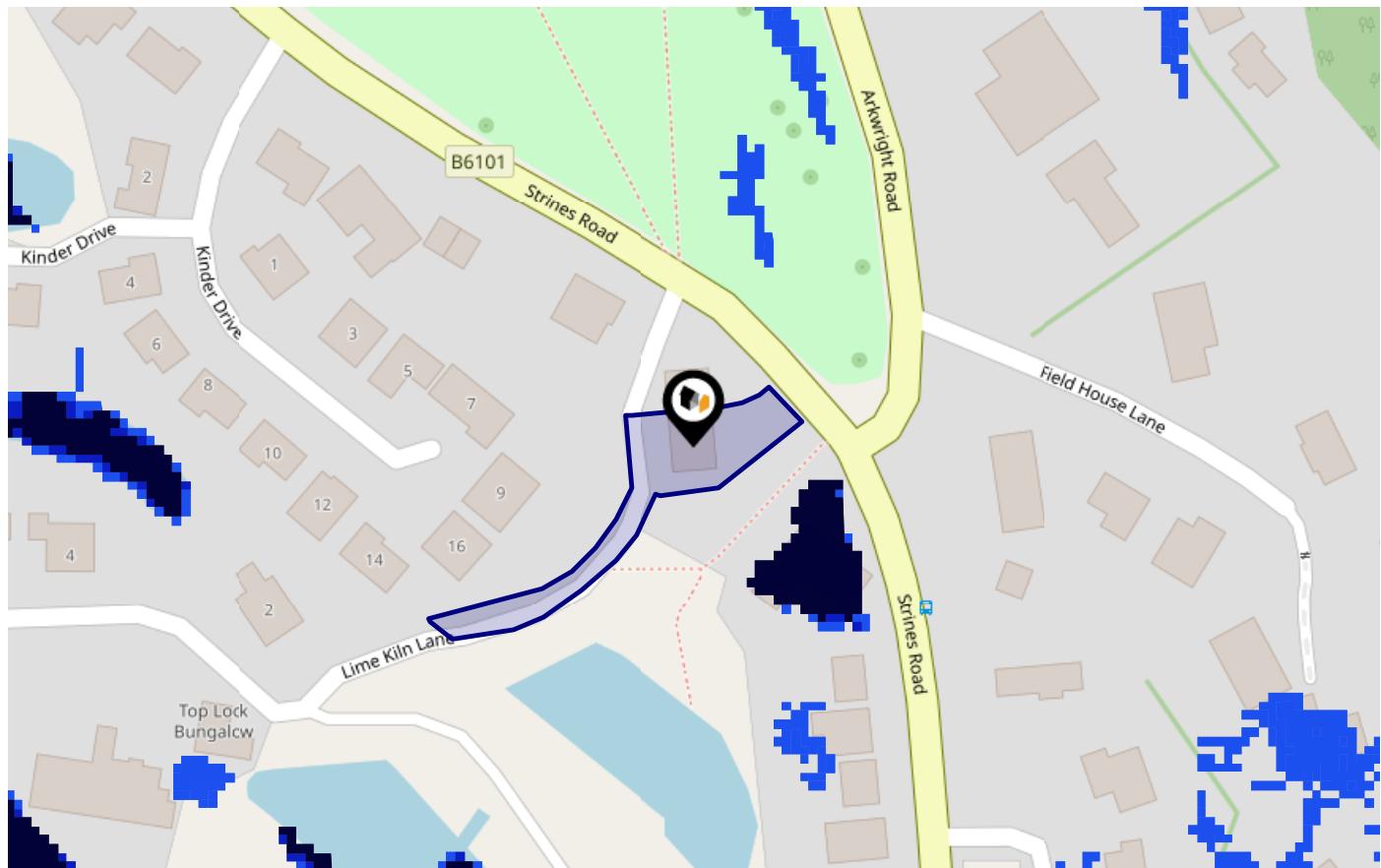
Chance of flooding to the following depths at this property:



# 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

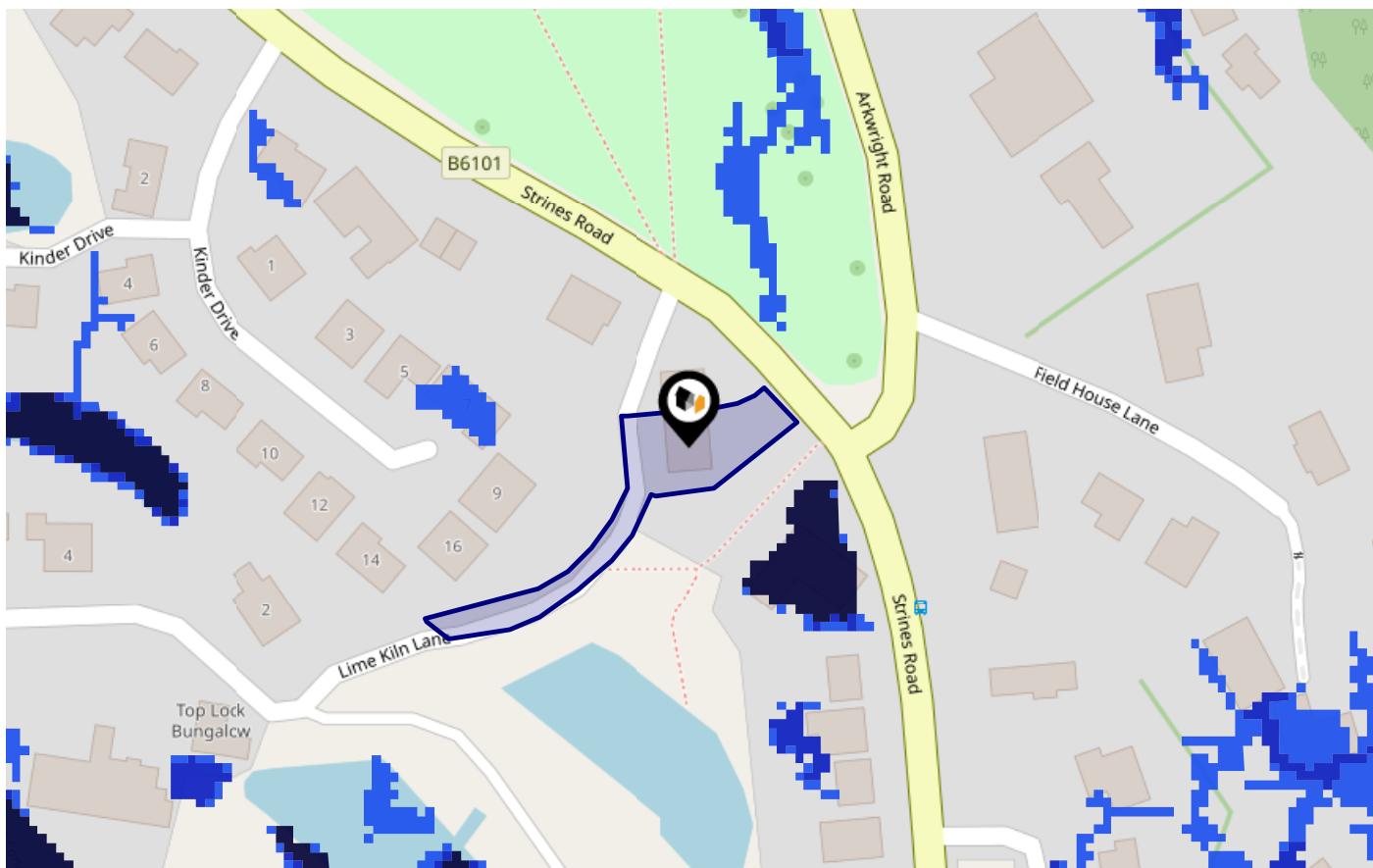
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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.

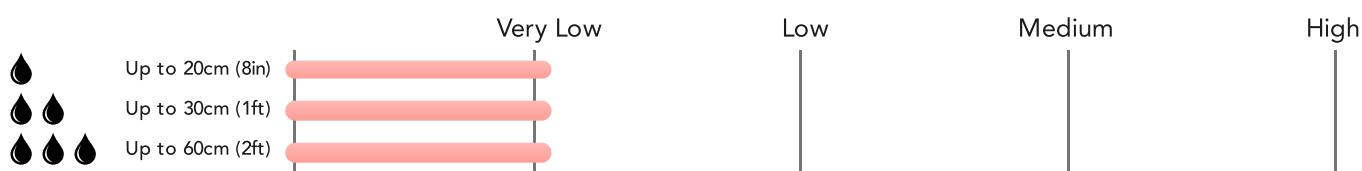


**Risk Rating: Very low**

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.
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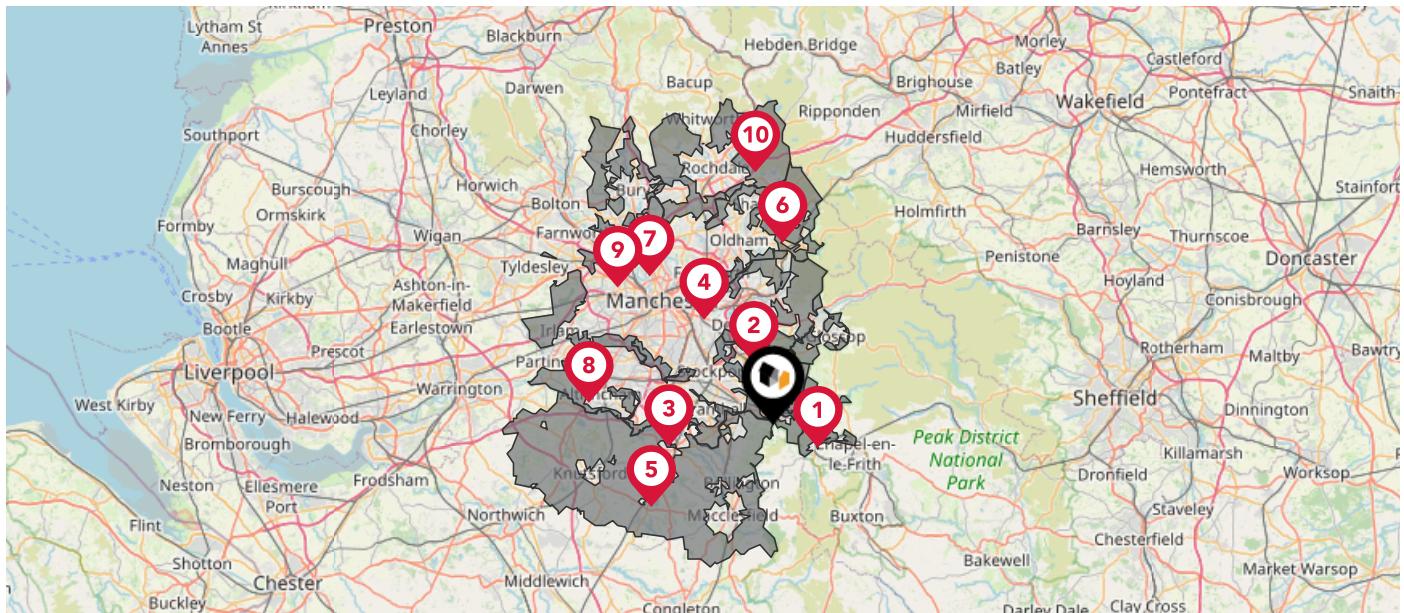
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



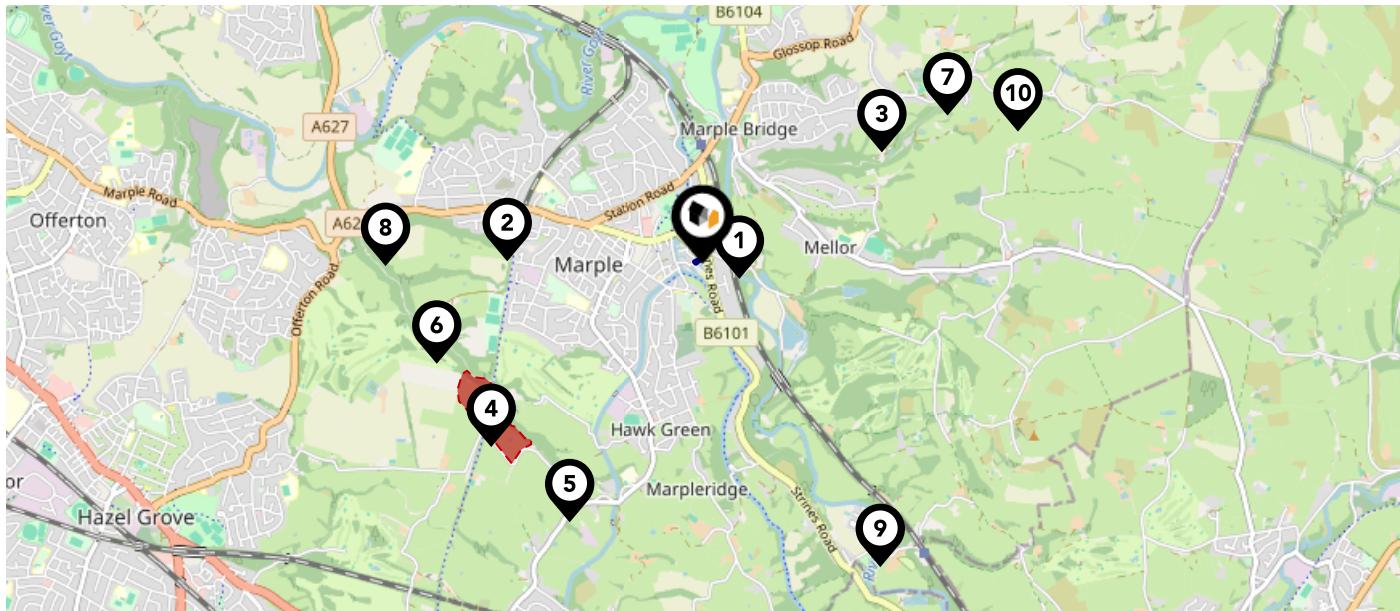
### Nearby Green Belt Land

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

# Maps

## Landfill Sites

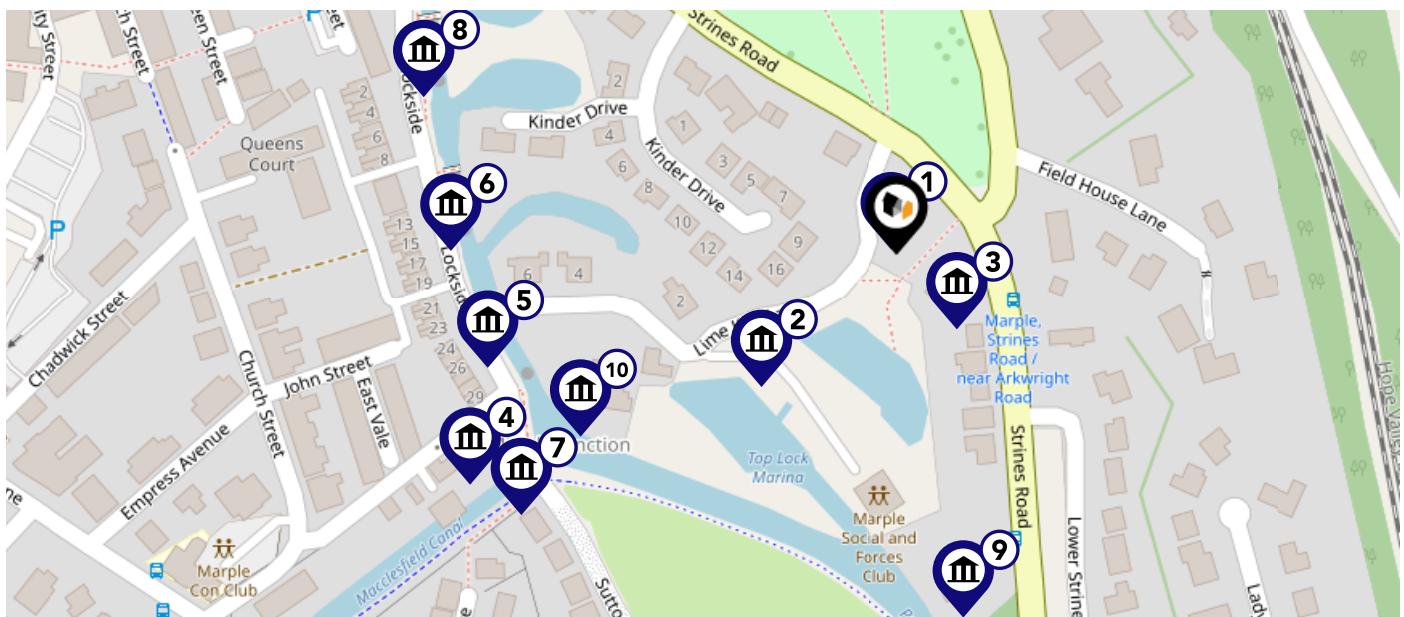
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Lakes Road Landfill-Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Rose Hill-Marple, Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	Raikes Gate-Hollins Lane, Marple Bridge, Stockport	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/WP3392CP/V006	Active Landfill	<input checked="" type="checkbox"/>
5	Doodfield Mill-Marple, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Wood Farm-Marple	Historic Landfill	<input type="checkbox"/>
7	Mill Brow Farm-Marple, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Higher Dan Bank Farm-Marple, Stockport	Historic Landfill	<input type="checkbox"/>
9	Strines Print Works-Station Road, New Mills, High Peak, Derbyshire	Historic Landfill	<input type="checkbox"/>
10	Mill Brow East-Greater Manchester	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
 1259993 - Lime Kiln Farm	Grade II	0.0 miles
 1242485 - Walling At Old Lime Kiln, Behind Number 32	Grade II	0.0 miles
 1242481 - 32, Strines Road	Grade II	0.0 miles
 1242090 - Toll House Opposite Top Lock	Grade II	0.1 miles
 1242450 - Marple Locks Number 16 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.1 miles
 1260016 - Marple Locks Number 15 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.1 miles
 1260190 - Bridge Number 1 (junction Bridge) Macclesfield Canal	Grade II	0.1 miles
 1260015 - Marple Locks Number 14 And Adjoining Footbridge On Peak Forest Canal	Grade II	0.1 miles
 1259994 - Bleak House	Grade II	0.1 miles
 1260188 - 5 And 7, Lime Kiln Lane	Grade II	0.1 miles

# Area Schools



Nursery Primary Secondary College Private



## All Saints Church of England Primary School Marple

Ofsted Rating: Good | Pupils: 212 | Distance: 0.18



## Brabyns Preparatory School

Ofsted Rating: Not Rated | Pupils: 92 | Distance: 0.33



## Acorns School

Ofsted Rating: Good | Pupils: 34 | Distance: 0.36



## Ludworth Primary School

Ofsted Rating: Good | Pupils: 363 | Distance: 0.65



## St Mary's Catholic Voluntary Academy

Ofsted Rating: Good | Pupils: 224 | Distance: 0.69



## Rose Hill Primary School

Ofsted Rating: Good | Pupils: 530 | Distance: 0.76



## Mellor Primary School

Ofsted Rating: Good | Pupils: 230 | Distance: 0.84

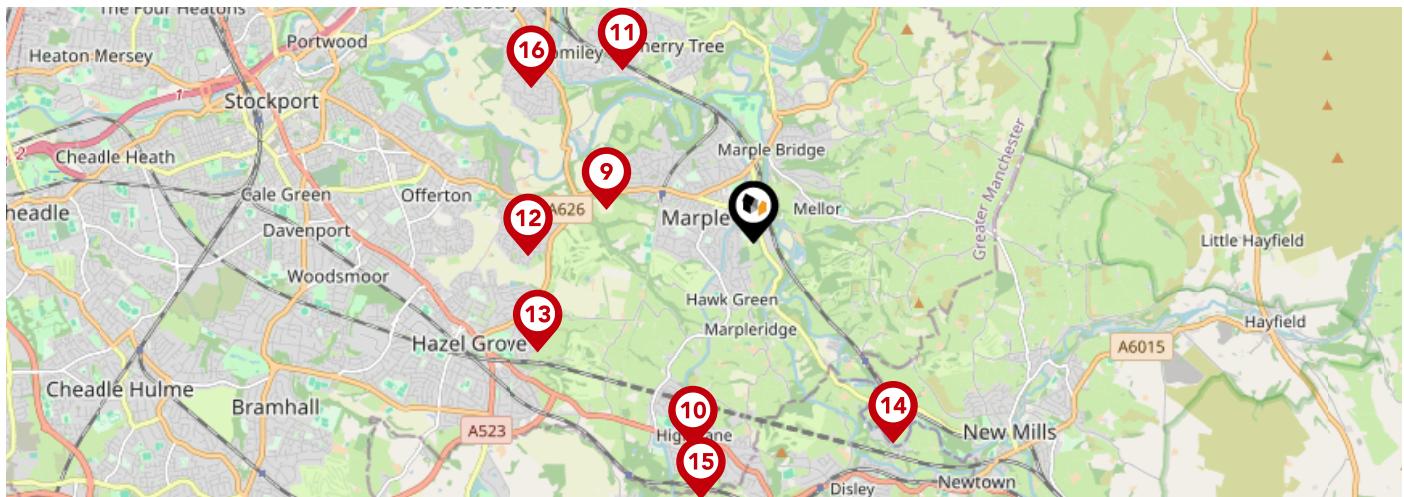


## Windlehurst School

Ofsted Rating: Good | Pupils: 51 | Distance: 1.01



# Area Schools



Nursery Primary Secondary College Private



## Marple Hall School

Ofsted Rating: Good | Pupils: 1557 | Distance: 1.33



## High Lane Primary School

Ofsted Rating: Good | Pupils: 166 | Distance: 1.89



## Romiley Primary School

Ofsted Rating: Good | Pupils: 450 | Distance: 1.92



## Warren Wood Primary School

Ofsted Rating: Good | Pupils: 428 | Distance: 1.99



## Torkington Primary School

Ofsted Rating: Good | Pupils: 225 | Distance: 2.13



## Hague Bar Primary School

Ofsted Rating: Good | Pupils: 58 | Distance: 2.16



## Brookside Primary School

Ofsted Rating: Requires improvement | Pupils: 159 | Distance: 2.31

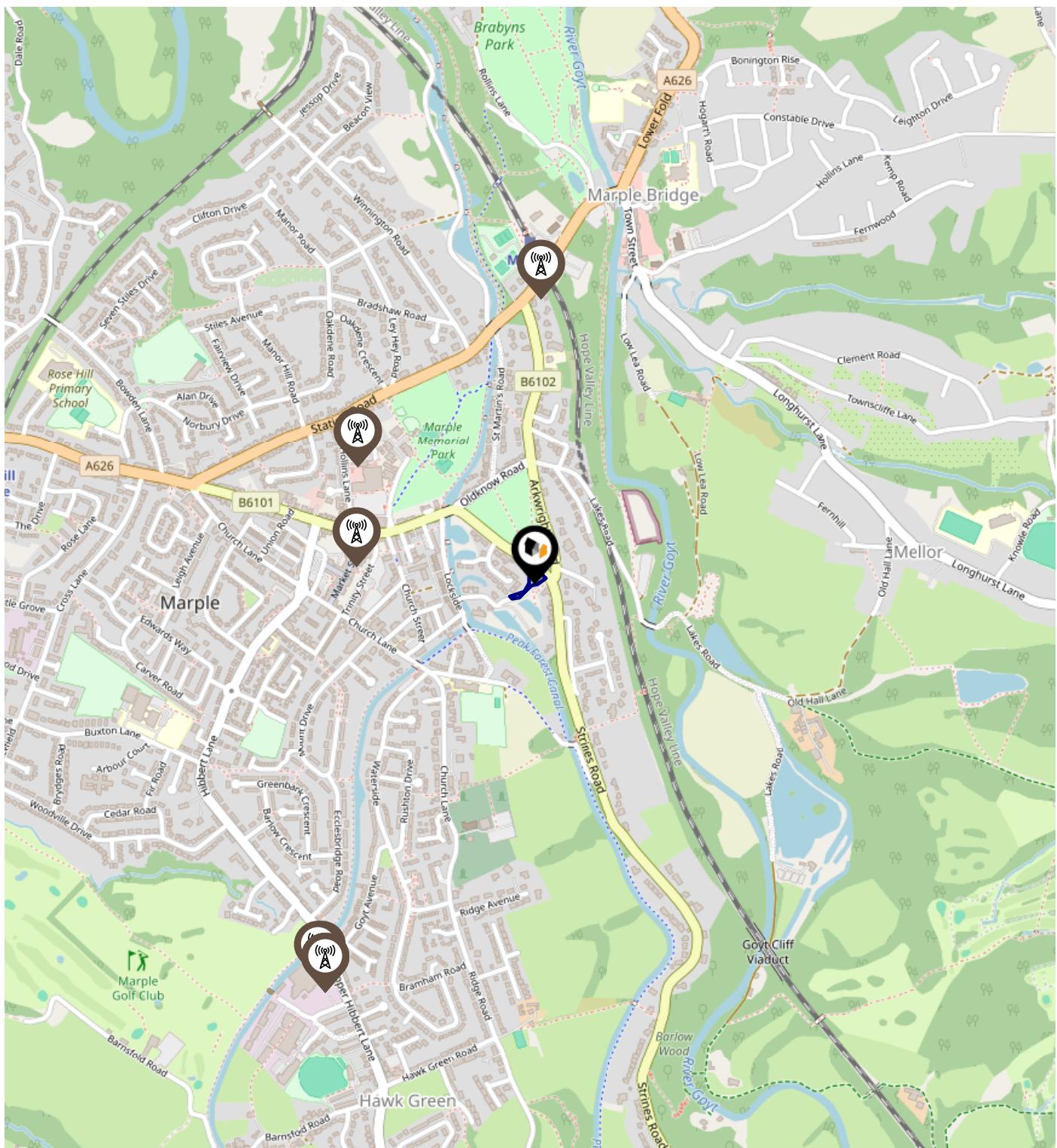


## Harrytown Catholic High School

Ofsted Rating: Good | Pupils: 795 | Distance: 2.39



# Local Area Masts & Pylons



## Key:

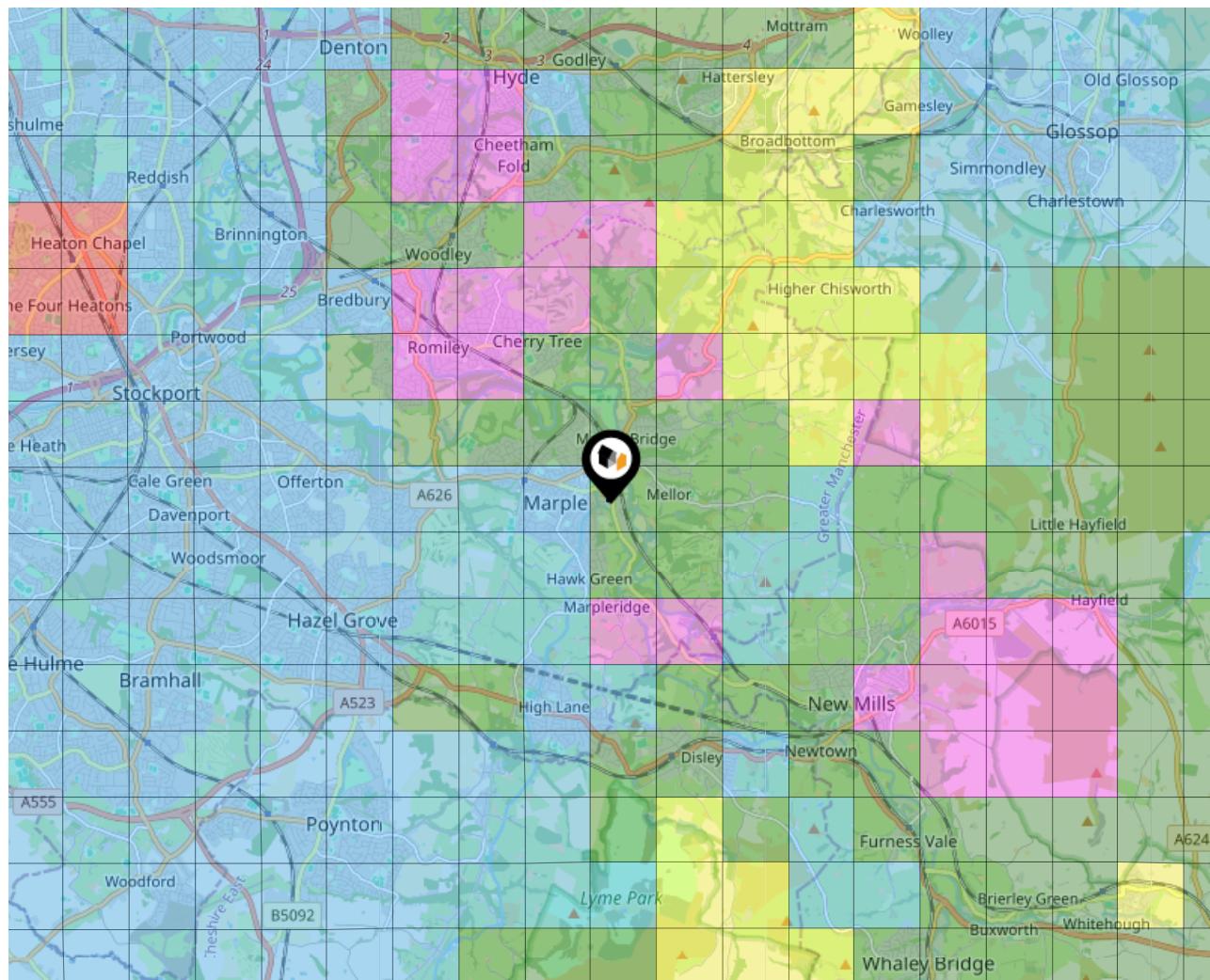
-  Power Pylons
-  Communication Masts

# 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/m<sup>3</sup>).



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.

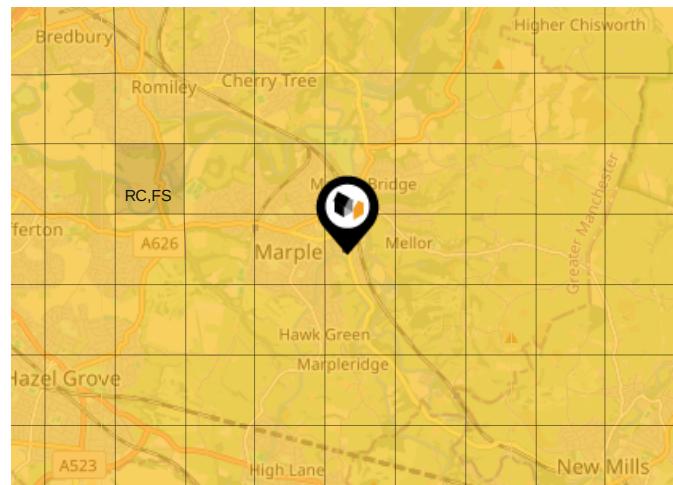
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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

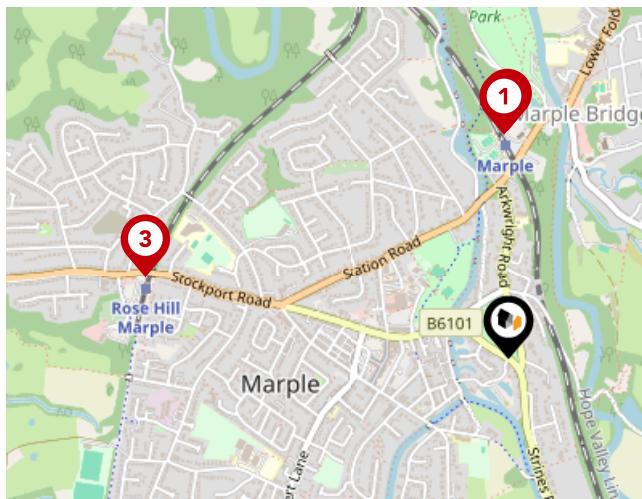
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



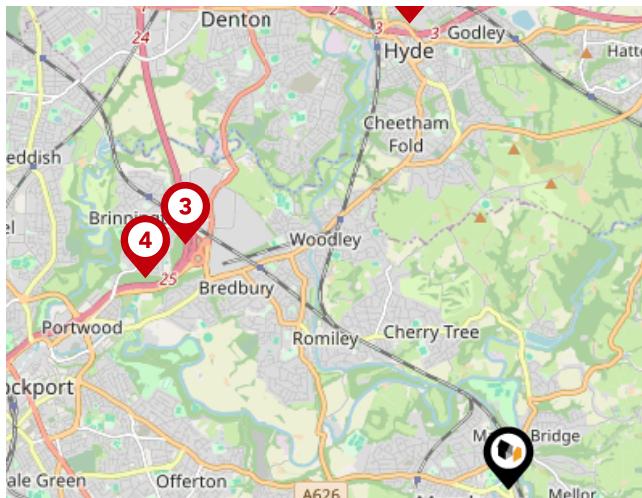
## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



### National Rail Stations

Pin	Name	Distance
1	Marple Rail Station	0.5 miles
2	Marple Rail Station	0.5 miles
3	Rose Hill Marple Rail Station	0.83 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	4.21 miles
2	M67 J2	4.67 miles
3	M60 J25	3.59 miles
4	M60 J26	3.72 miles
5	M67 J1	5.07 miles



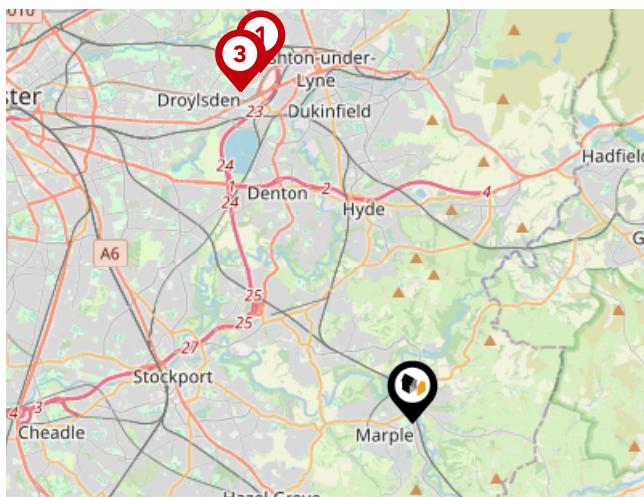
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	9.35 miles
2	Leeds Bradford Airport	36.69 miles
3	Speke	33.17 miles
4	Finningley	43.53 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Arkwright Road	0.04 miles
2	Bleak House	0.1 miles
3	St Martins Road	0.15 miles
4	Rose Tor	0.23 miles
5	Conservative Club	0.23 miles



## Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	6.77 miles
2	Audenshaw (Manchester Metrolink)	6.6 miles
3	Audenshaw (Manchester Metrolink)	6.62 miles



SALES AND LETTINGS

### Lawler & Co | Marple

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 have gone through the process of buying our first home with Lawler & Co, and they have been excellent. Chloe has pushed to ensure we are in before Christmas, and has been excellent on keeping us updated on the whole chain.

Thank you for your support during this process!

**Testimonial 2**

We have just used the Marple branch to sell our home and the service from start to finish has been 10/10. The whole team couldn't do enough for us, and took away that extra stress of moving home. We have used other local agents before and the service was no where near as good as Lawler and co.

Thank you so much!

**Testimonial 3**

Initially dealt with the viewing of my new house through the Hyde Office, I dealt with both Imogen and Stacey who were very friendly and professional. During the sales process I dealt with Chloe in the Marple office who was great, she kept me up to date at all times, chased when necessary and was on hand to answer all queries. Thanks Chloe and the rest of the team, we have now moved in and our both really happy in our new home

**Testimonial 4**

Lawler and co were amazing from the minute we walked into the Marple office, from fitting in a viewing last minute and giving us advice throughout the process they made the purchase of our first house as stress free as possible.



/LawlerandCo/



/lawlercosalesandlettings/



/lawlerandco

# Lawler & Co | Marple

## 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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### Lawler & Co | Marple

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