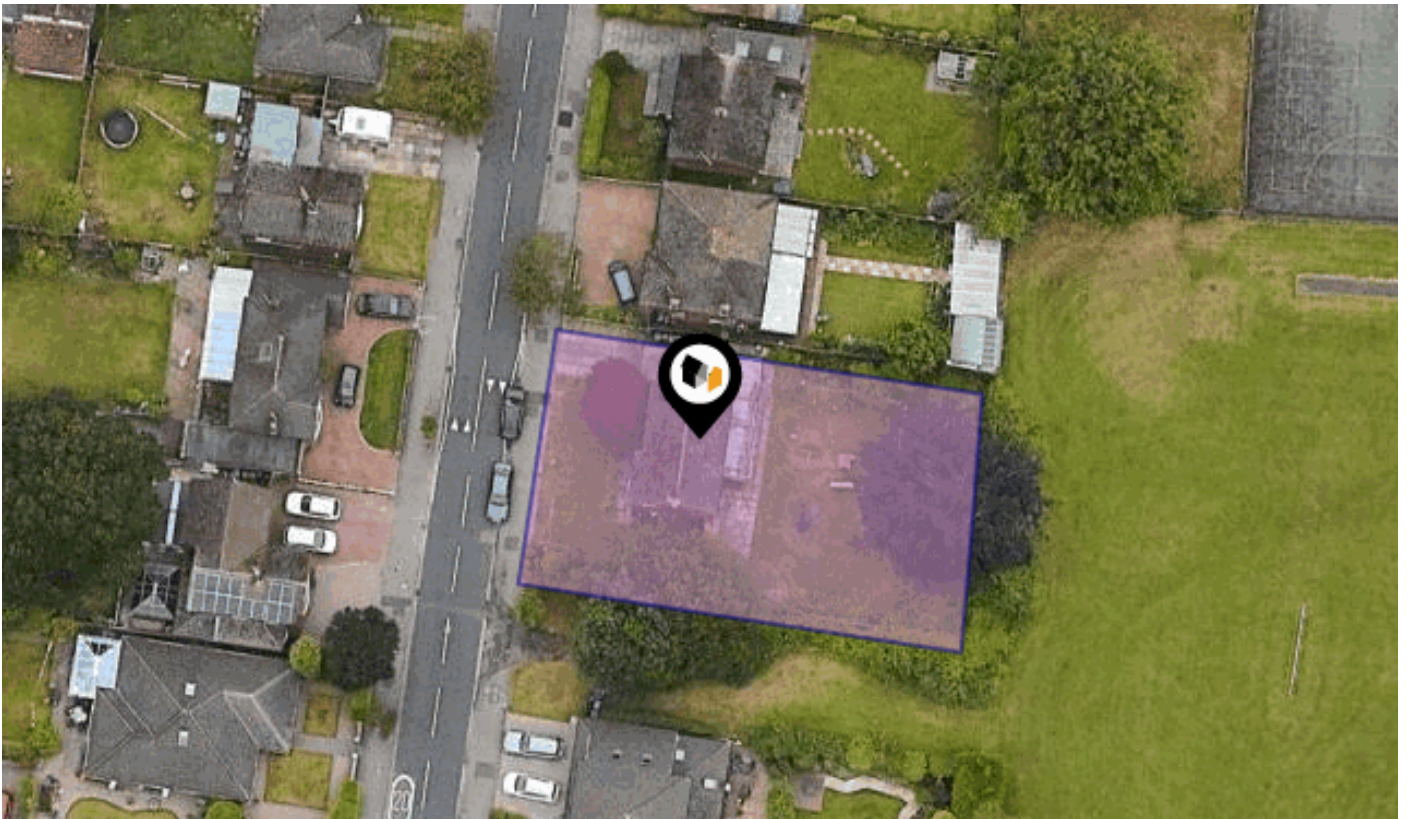




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 26th February 2025



11, SILVERDALE ROAD, GATLEY, CHEADLE, SK8 4QT

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Detached	Last Sold Date:	30/06/2021
Bedrooms:	4	Last Sold Price:	£510,000
Floor Area:	1,797 ft ² / 167 m ²	Last Sold £/ft²:	£283
Plot Area:	0.19 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,390		
Title Number:	MAN209551		
UPRN:	100011444538		

Local Area

Local Authority:	Stockport
Conservation Area:	No
Flood Risk:	No Risk
● Rivers & Seas	

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *11, Silverdale Road, Gatley, Cheadle, SK8 4QT*

Reference - DC/080476	
Decision:	Decided
Date:	29th March 2021
Description:	Proposed two storey rear and side extensions, first floor front extensions, rear dormer with julliet balcony, raising ridge height and complete house remodel.

Property EPC - Certificate

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11, Silverdale Road, Gatley, SK8 4QT

Energy rating

E

Valid until 31.01.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

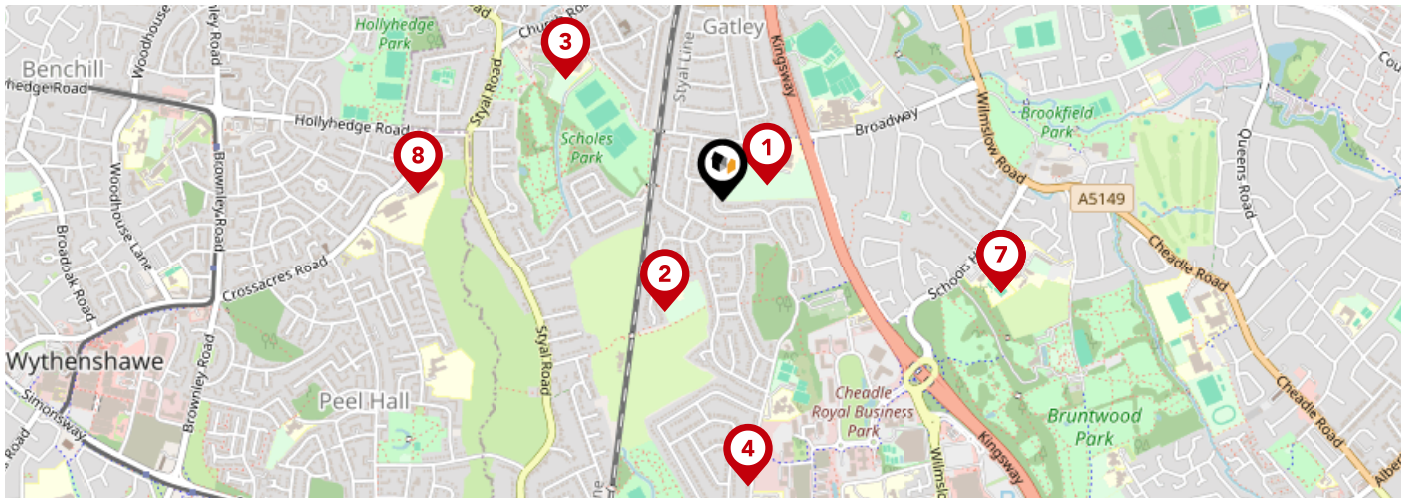
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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 48% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	167 m ²

Area Schools

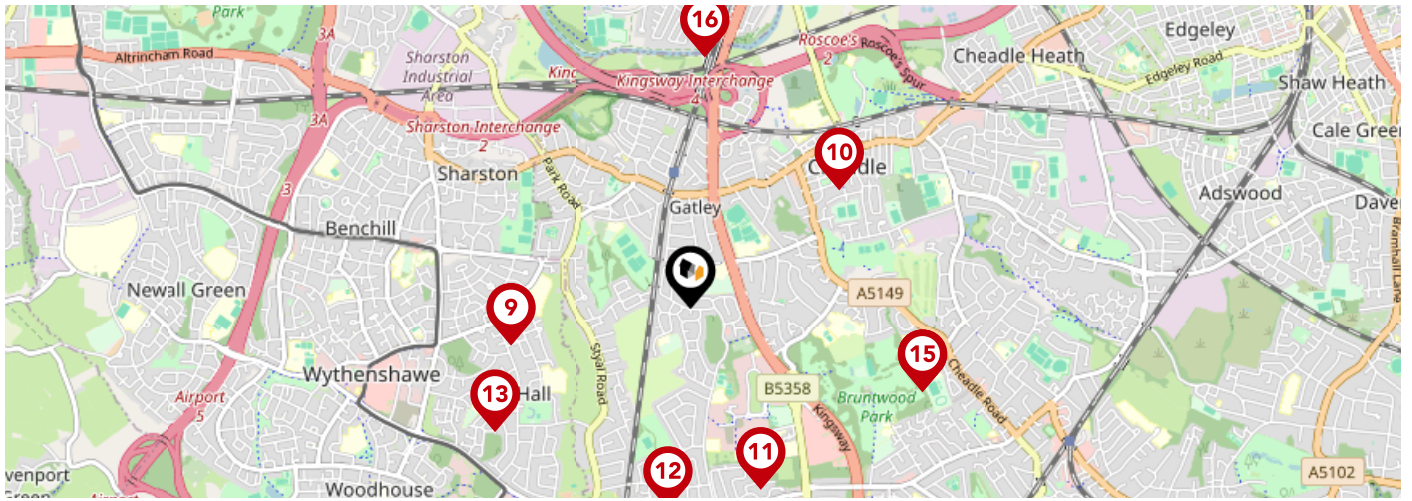
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		Nursery	Primary	Secondary	College	Private
1	The Kingsway School Ofsted Rating: Requires improvement Pupils: 1308 Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lum Head Primary School Ofsted Rating: Good Pupils: 245 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gatley Primary School Ofsted Rating: Outstanding Pupils: 605 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Cheshire Jewish Primary School Ofsted Rating: Outstanding Pupils: 199 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lady Barn House School Ofsted Rating: Not Rated Pupils: 509 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Inscape House School Ofsted Rating: Good Pupils: 111 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashcroft School Ofsted Rating: Inadequate Pupils: 51 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Crosssacres Primary Academy Ofsted Rating: Outstanding Pupils: 707 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

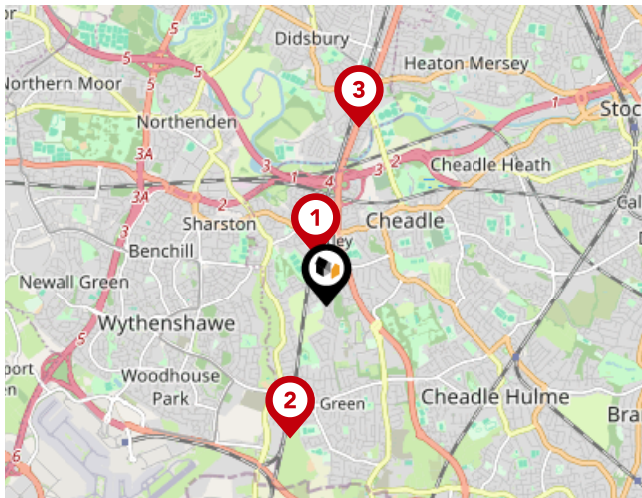
LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>9 Ashgate Specialist Support Primary School Ofsted Rating: Outstanding Pupils: 155 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Cheadle Village Primary School Ofsted Rating: Good Pupils: 258 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 North West Hospital School Ofsted Rating: Good Pupils: 22 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Prospect Vale Primary School Ofsted Rating: Good Pupils: 224 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Elizabeth's Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Cheadle Hulme Primary School Ofsted Rating: Good Pupils: 397 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Laurus Cheadle Hulme Ofsted Rating: Outstanding Pupils: 1067 Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Broad Oak Primary School Ofsted Rating: Good Pupils: 332 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

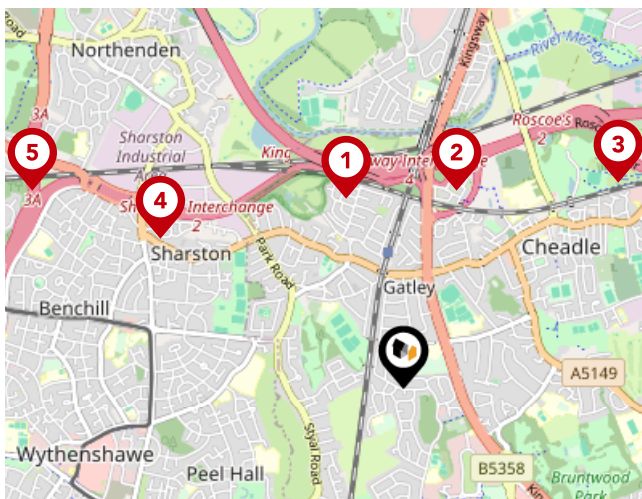
Area

Transport (National)



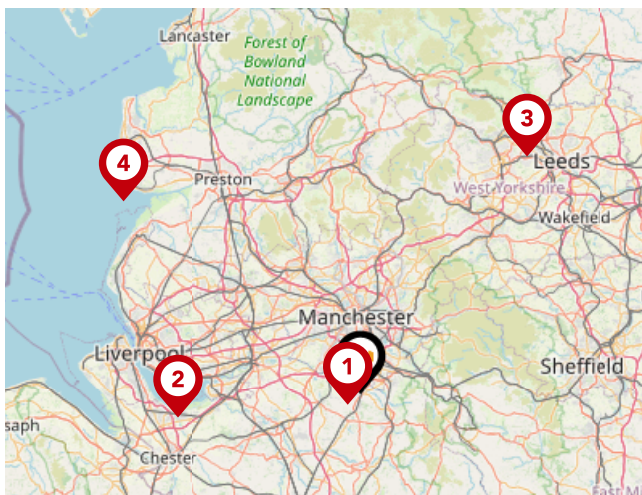
National Rail Stations

Pin	Name	Distance
1	Gatley Rail Station	0.45 miles
2	Heald Green Rail Station	1.21 miles
3	East Didsbury Rail Station	1.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J4	0.88 miles
2	M60 J3	0.91 miles
3	M60 J2	1.32 miles
4	M56 J2	1.27 miles
5	M56 J3A	1.86 miles

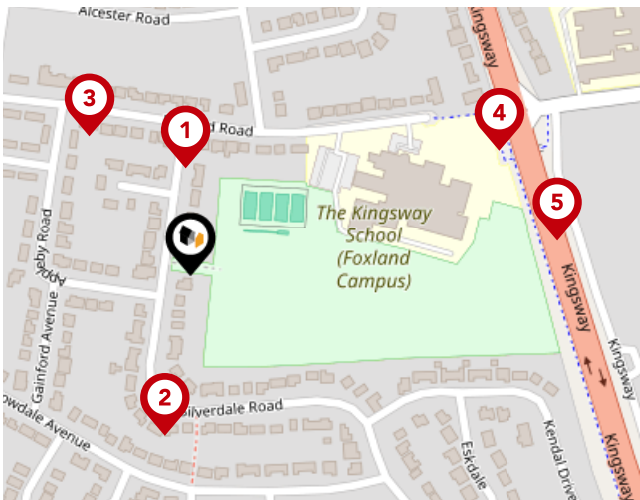


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	2.46 miles
2	Speke	26.07 miles
3	Leeds Bradford Airport	40.71 miles
4	Highfield	42.98 miles

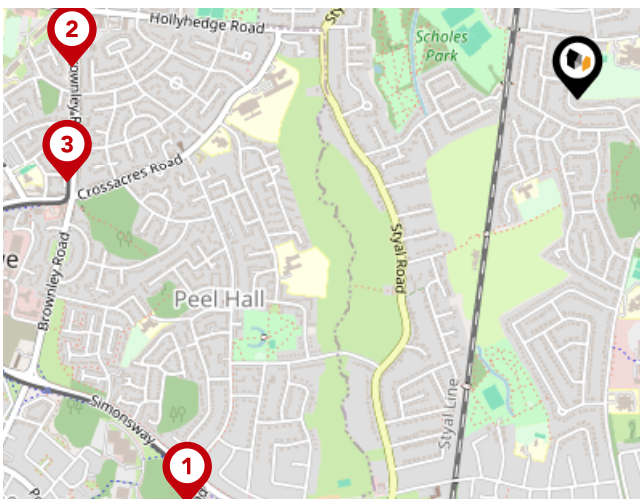
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Kingsway School	0.06 miles
2	Silverdale Road	0.09 miles
3	Foxland Road	0.1 miles
4	Broadway	0.18 miles
5	Broadway	0.2 miles



Local Connections

Pin	Name	Distance
1	Peel Hall (Manchester Metrolink)	1.25 miles
2	Benchill (Manchester Metrolink)	1.12 miles
3	Crosssacres (Manchester Metrolink)	1.15 miles

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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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