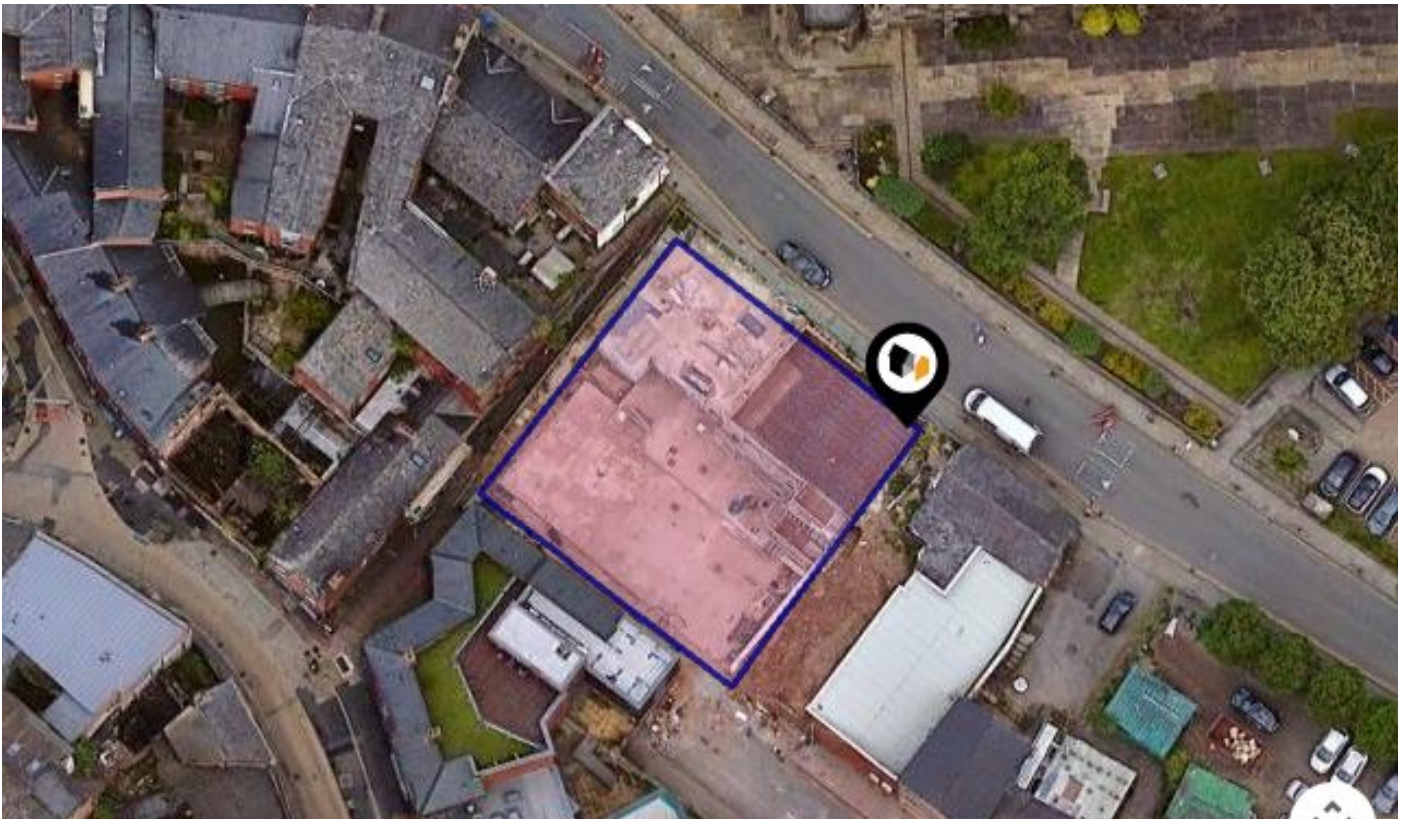# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 04th April 2025

DRAPERS ROW, 2-8, CHURCHGATE, STOCKPORT, SK1 1YA

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Property Shell	**Tenure:**	Freehold
Plot Area:	0.16 acres		
Title Number:	GM214301		
UPRN:	10094505596		

Local Area

Local Authority:	Stockport
Conservation Area:	Market and Underbanks
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**80** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
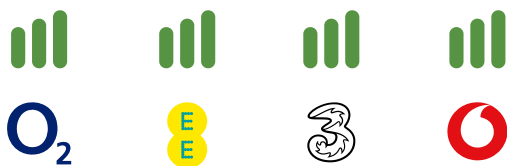
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
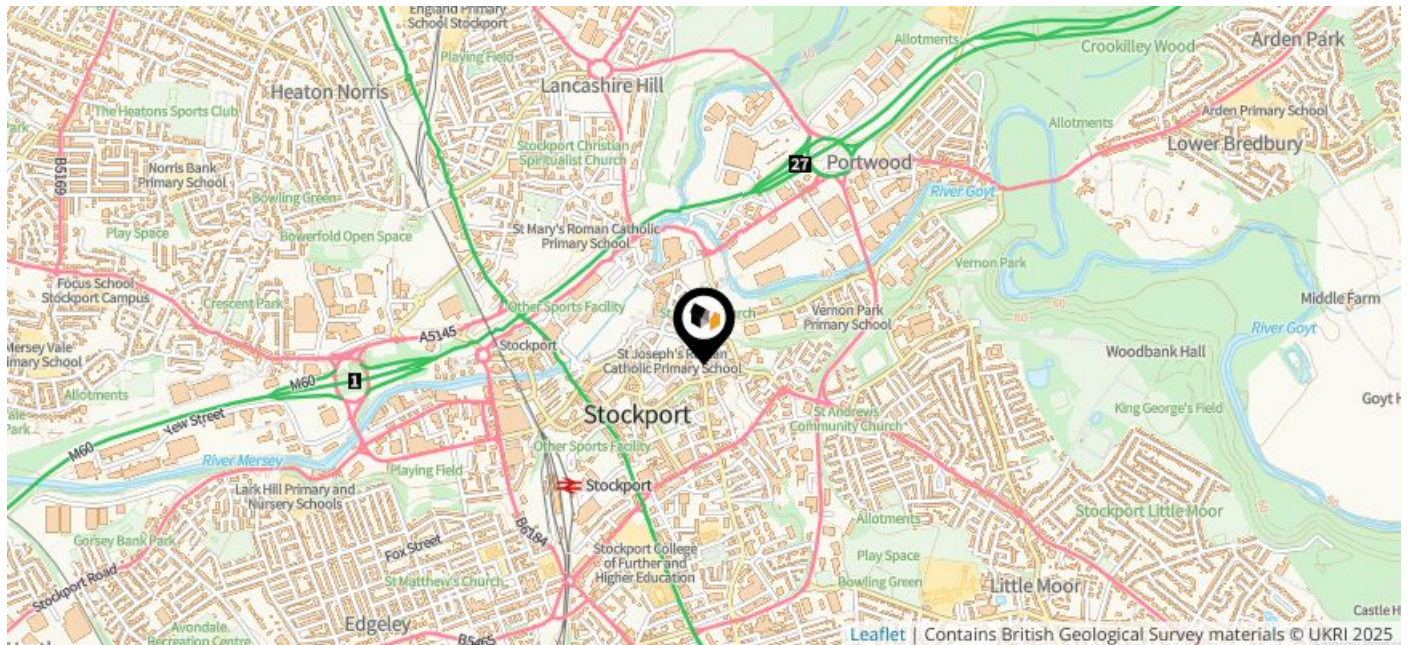
Mine Entry

✗   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.

Conservation Areas

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.
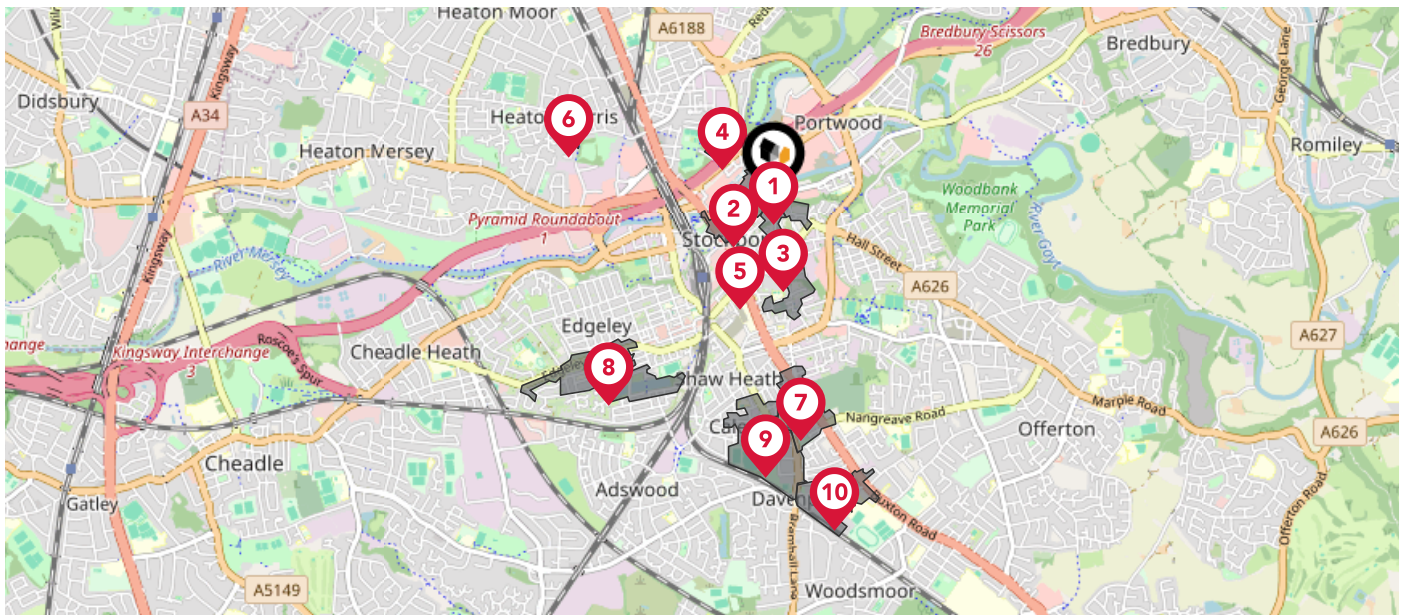
Nearby Conservation Areas	
1	Market and Underbanks
2	St Peter's
3	Hillgate
4	Dodge Hill, Stockport
5	Town Hall
6	Green Lane, Heaton Norris
7	St George's, Heaviley
8	Alexandra Park, Edgeley
9	Cale Green
10	Davenport Park

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
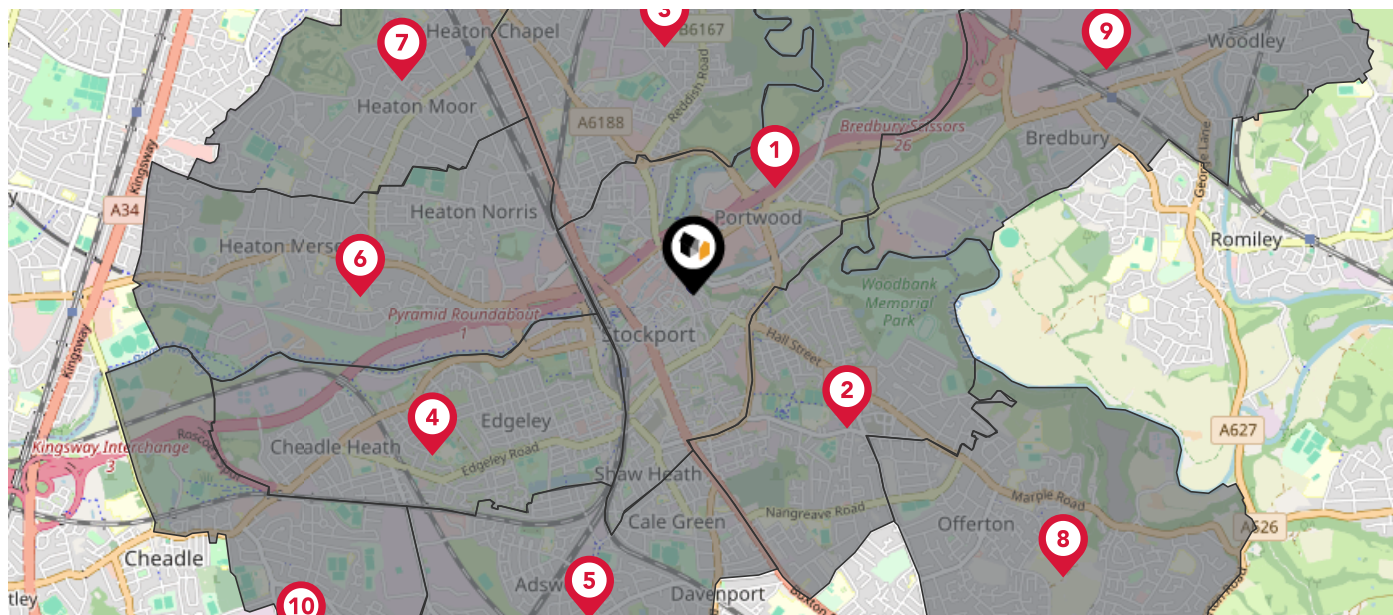
Nearby Council Wards

1	Brinnington and Central Ward
2	Manor Ward
3	Reddish South Ward
4	Edgeley and Cheadle Heath Ward
5	Davenport and Cale Green Ward
6	Heatons South Ward
7	Heatons North Ward
8	Offerton Ward
9	Bredbury and Woodley Ward
10	Cheadle Hulme North Ward

Rivers & Seas - Flood Risk

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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 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Flood Risk
Rivers & Seas - Climate Change

LANDWOOD GROUP

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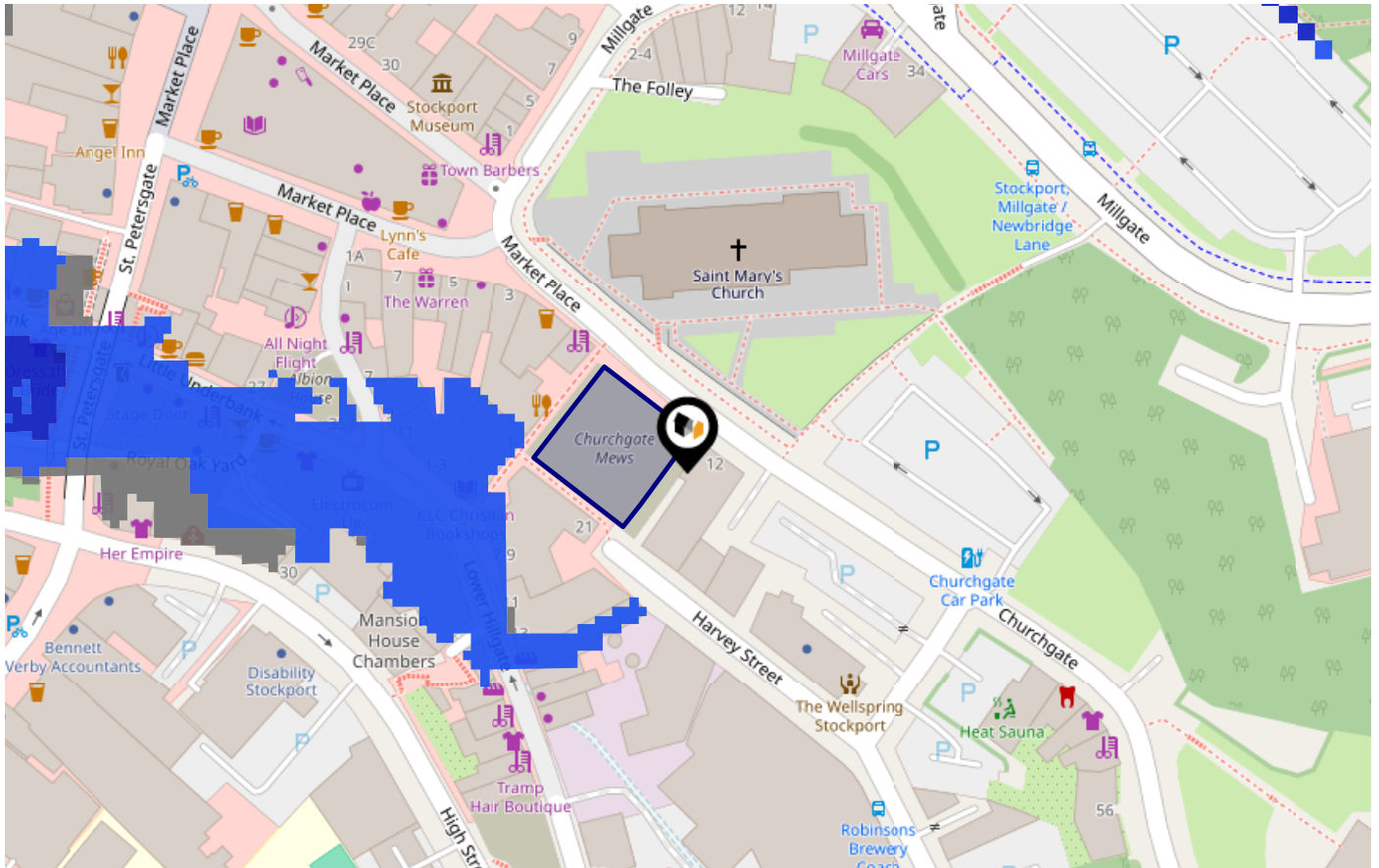- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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

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 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

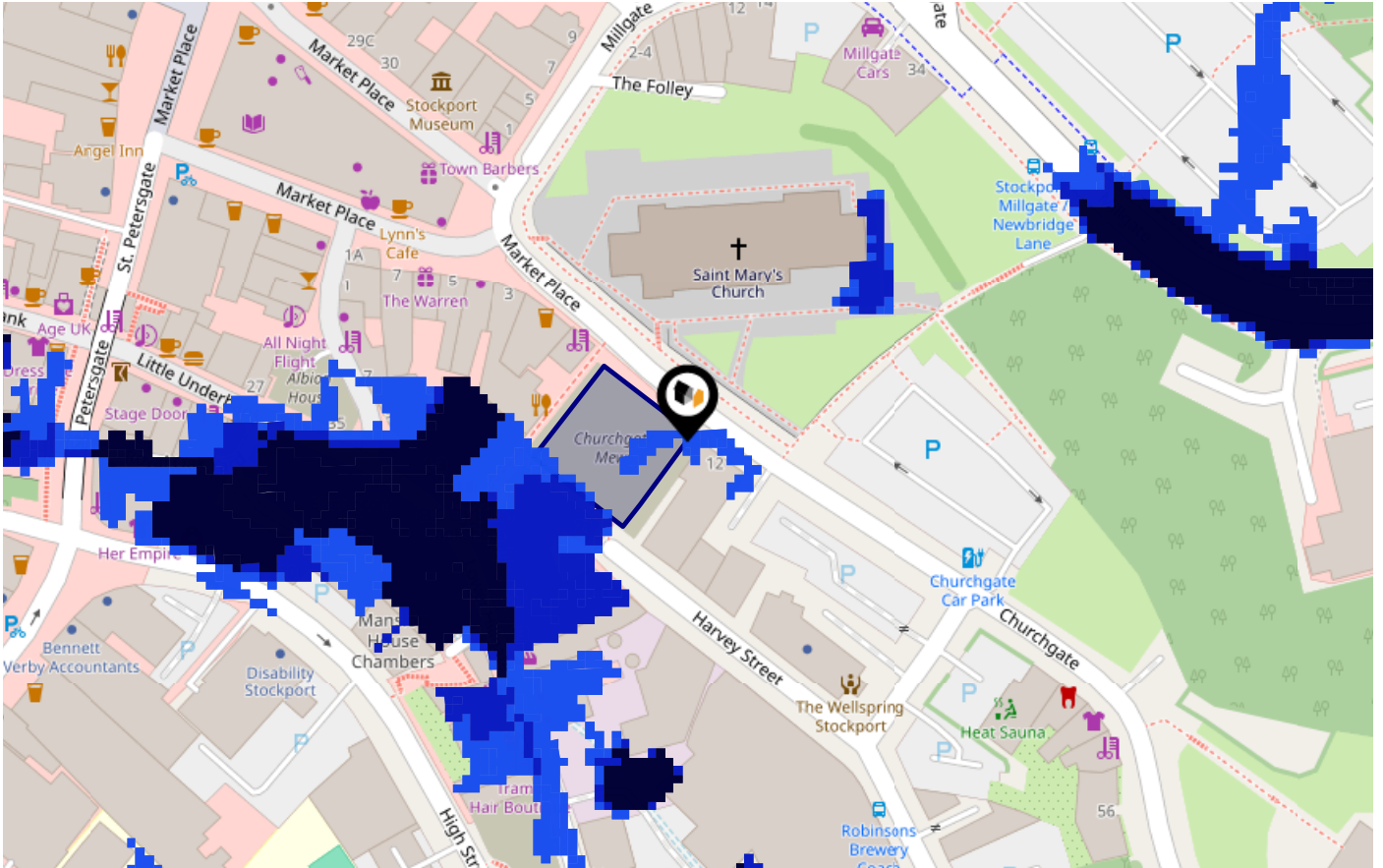Chance of flooding to the following depths at this property:

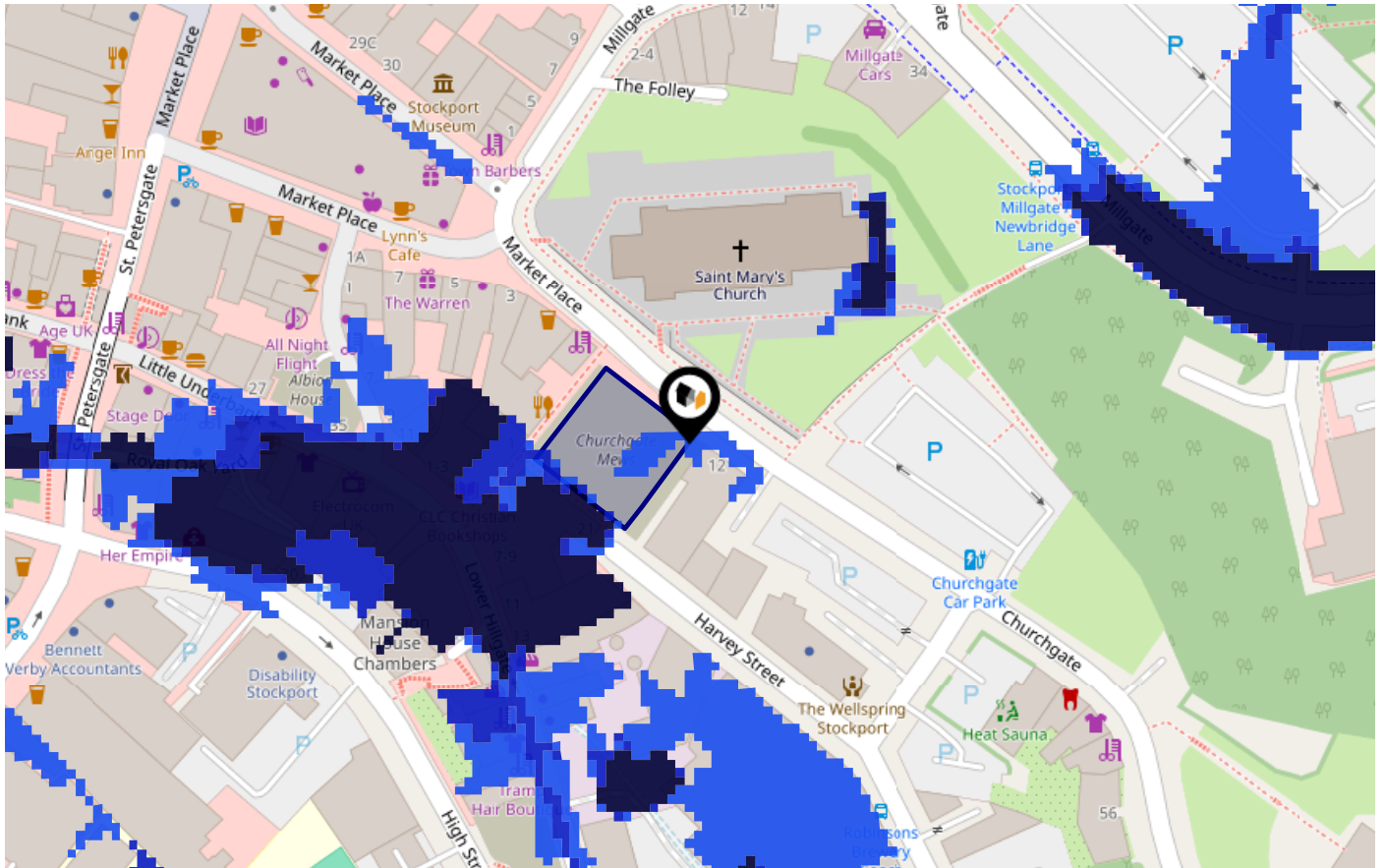|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Flood Risk
Surface Water - Climate Change

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.
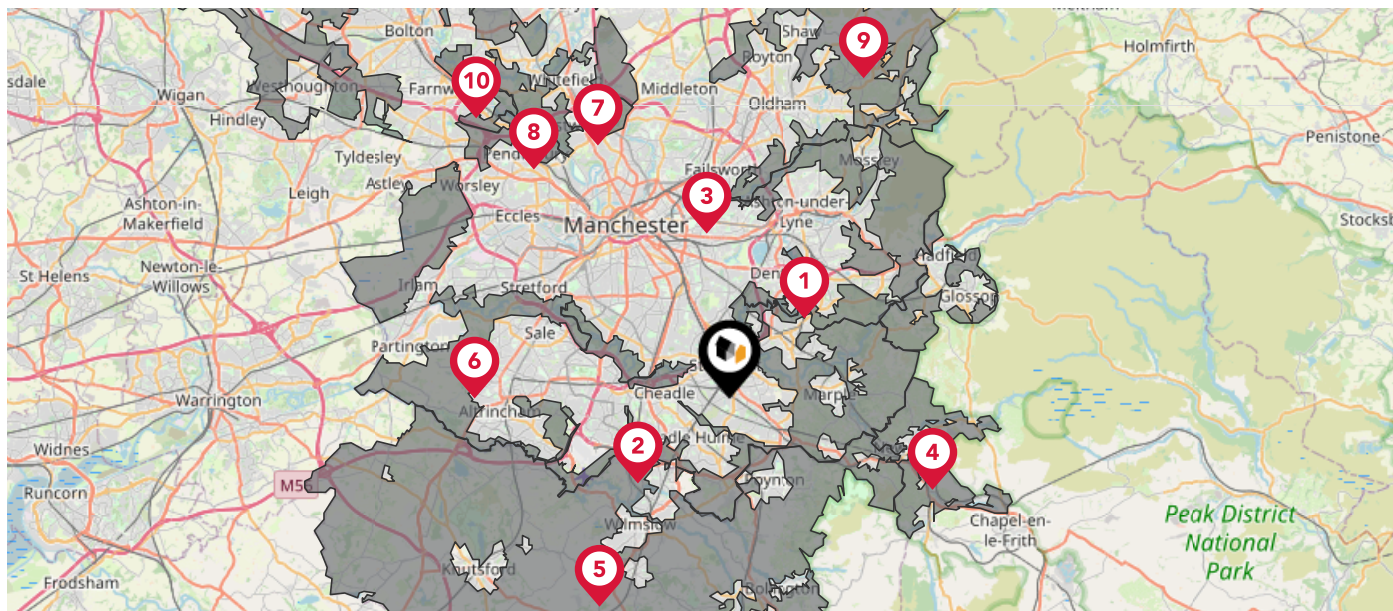

Risk Rating: Low

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

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

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

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

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.
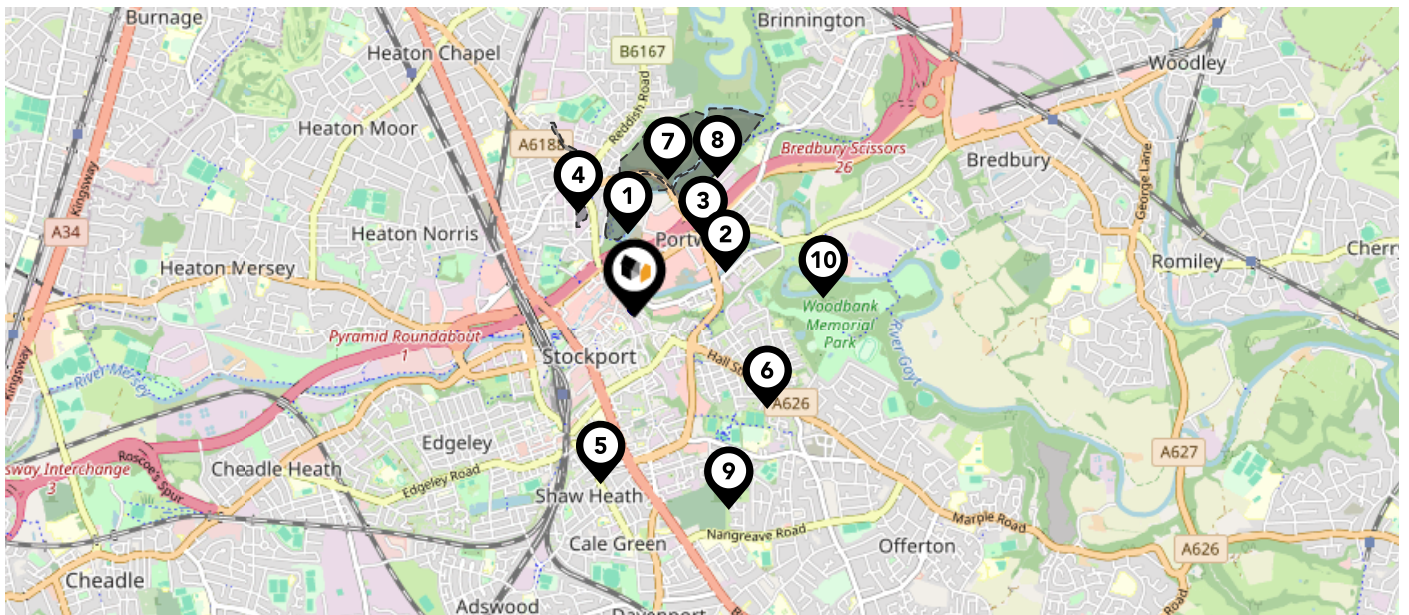
Nearby Landfill Sites

|		
1	Grimesbottom-South of Tiviot Way, Stockport, Greater Manchester	Historic Landfill
2	Baron Street-Portwood, Stockport	Historic Landfill
3	Land adjacent to M63 Roundabout-Portwood, Stockport	Historic Landfill
4	Stockport Branch Canal-Greater Manchester	Historic Landfill
5	Royal George Street-Stockport, Cheshire	Historic Landfill
6	Forbes Close-10 Forbes Close, Offerton, Stockport, Cheshire	Historic Landfill
7	North Woodhall-Tiviot Dale, Grimesbottom. Greater Manchester	Historic Landfill
8	North Woodhall-Tiviot Dale, Grimesbottom. Greater Manchester	Historic Landfill
9	Back of Brookfield Avenue, Heavily-	Historic Landfill
10	Warth Meadow-Portwood, Greater Manchester, Greater Manchester	Historic Landfill

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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...
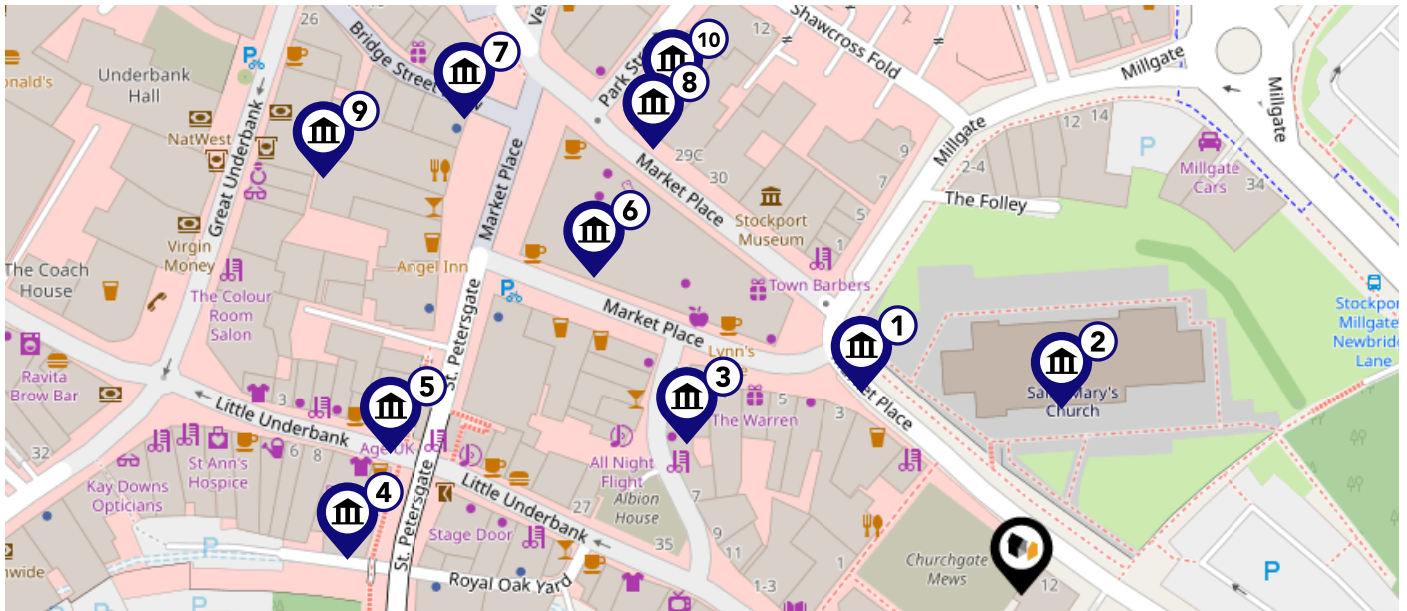
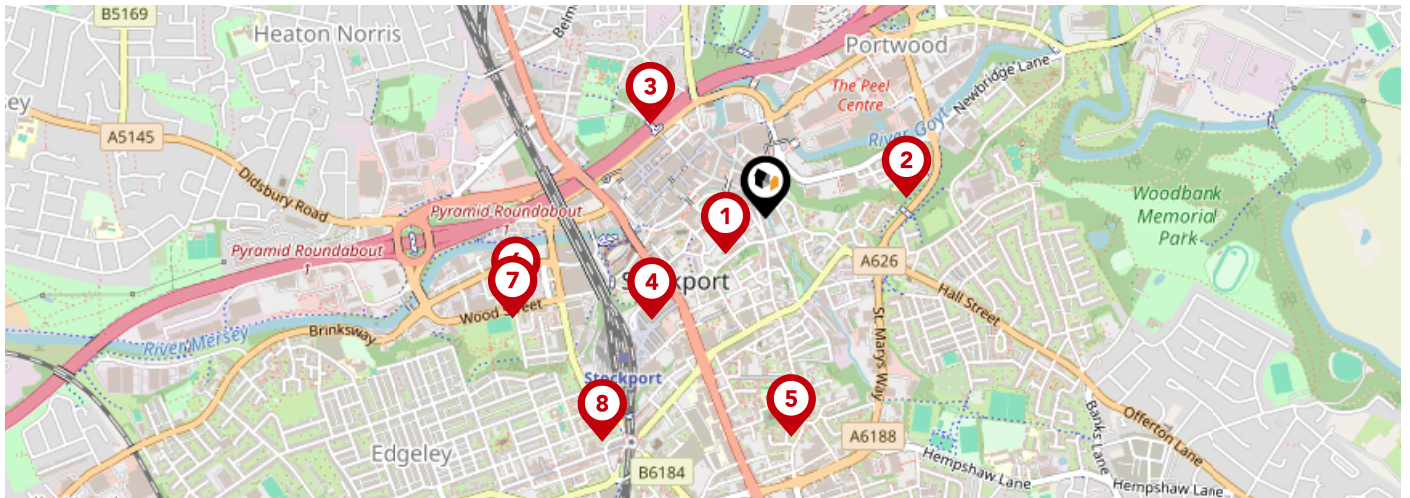| Listed Buildings in the local district	Grade	Distance
① 1067202 - Gateway To Parish Church Of St Mary And Fountain To Side	Grade II	0.0 miles
② 1309701 - Parish Church Of St Mary	Grade I	0.0 miles
③ 1162614 - 8, Market Place	Grade II	0.0 miles
④ 1067179 - 10-12 Little Underbank	Grade II	0.1 miles
⑤ 1067175 - 13, Little Underbank, Stockport	Grade II	0.1 miles
⑥ 1162721 - Market Hall	Grade II	0.1 miles
⑦ 1067183 - Bakers Vaults Public House	Grade II	0.1 miles
⑧ 1067184 - Nos. 28 And 28a, Market Place	Grade II	0.1 miles
⑨ 1067203 - Portion Of Town Wall To Rear Of Numbers 9 To 13 Town Wall	Grade II	0.1 miles
⑩ 1162849 - 4, Park Street	Grade II	0.1 miles

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	Nursery	Primary	Secondary	College	Private
1 St Joseph's Catholic Primary School, a Voluntary Academy Ofsted Rating: Requires improvement | Pupils: 119 | Distance:0.12	☐	☑	☐	☐	☐
2 Vernon Park Primary School Ofsted Rating: Outstanding | Pupils: 328 | Distance:0.32	☐	☑	☐	☐	☐
3 St Mary's Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Not Rated | Pupils: 115 | Distance:0.33	☐	☑	☐	☐	☐
4 Pure Innovations Trading As Pure College Ofsted Rating: Not Rated | Pupils:0 | Distance:0.34	☐	☐	☑	☐	☐
5 St Thomas' Church of England Primary School Stockport Ofsted Rating: Requires improvement | Pupils: 164 | Distance:0.48	☐	☑	☐	☐	☐
6 Progress Schools - Stockport Ofsted Rating: Good | Pupils: 12 | Distance:0.58	☐	☐	☑	☐	☐
7 Hollywood Park Nursery School Ofsted Rating: Outstanding | Pupils: 82 | Distance:0.6	☑	☐	☐	☐	☐
8 St Matthew's Church of England Primary School Ofsted Rating: Good | Pupils: 215 | Distance:0.61	☐	☑	☐	☐	☐

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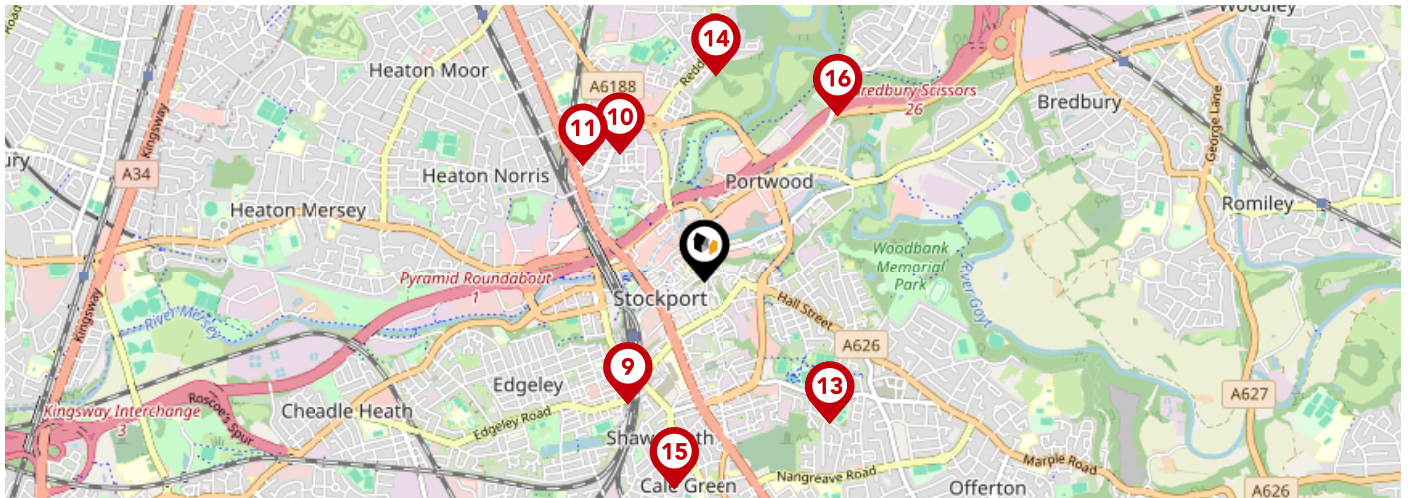
	Nursery	Primary	Secondary	College	Private
9 **Our Lady's Catholic Primary School** Ofsted Rating: Good | Pupils: 185 | Distance:0.64	☐	☑	☐	☐	☐
10 **Moat House** Ofsted Rating: Outstanding | Pupils: 18 | Distance:0.68	☐	☐	☑	☐	☐
11 **All Saints Church of England Primary School Stockport** Ofsted Rating: Good | Pupils: 212 | Distance:0.75	☐	☑	☐	☐	☐
12 **Banks Lane Infant School** Ofsted Rating: Good | Pupils: 307 | Distance:0.83	☐	☑	☐	☐	☐
13 **Banks Lane Junior School** Ofsted Rating: Good | Pupils: 352 | Distance:0.83	☐	☑	☐	☐	☐
14 **Penarth Group School** Ofsted Rating: Good | Pupils: 15 | Distance:0.92	☐	☐	☑	☐	☐
15 **Cale Green Primary School** Ofsted Rating: Good | Pupils: 340 | Distance:0.92	☐	☑	☐	☐	☐
16 **St Paul's Church of England Primary School Brinnington** Ofsted Rating: Good | Pupils: 403 | Distance:0.94	☐	☑	☐	☐	☐

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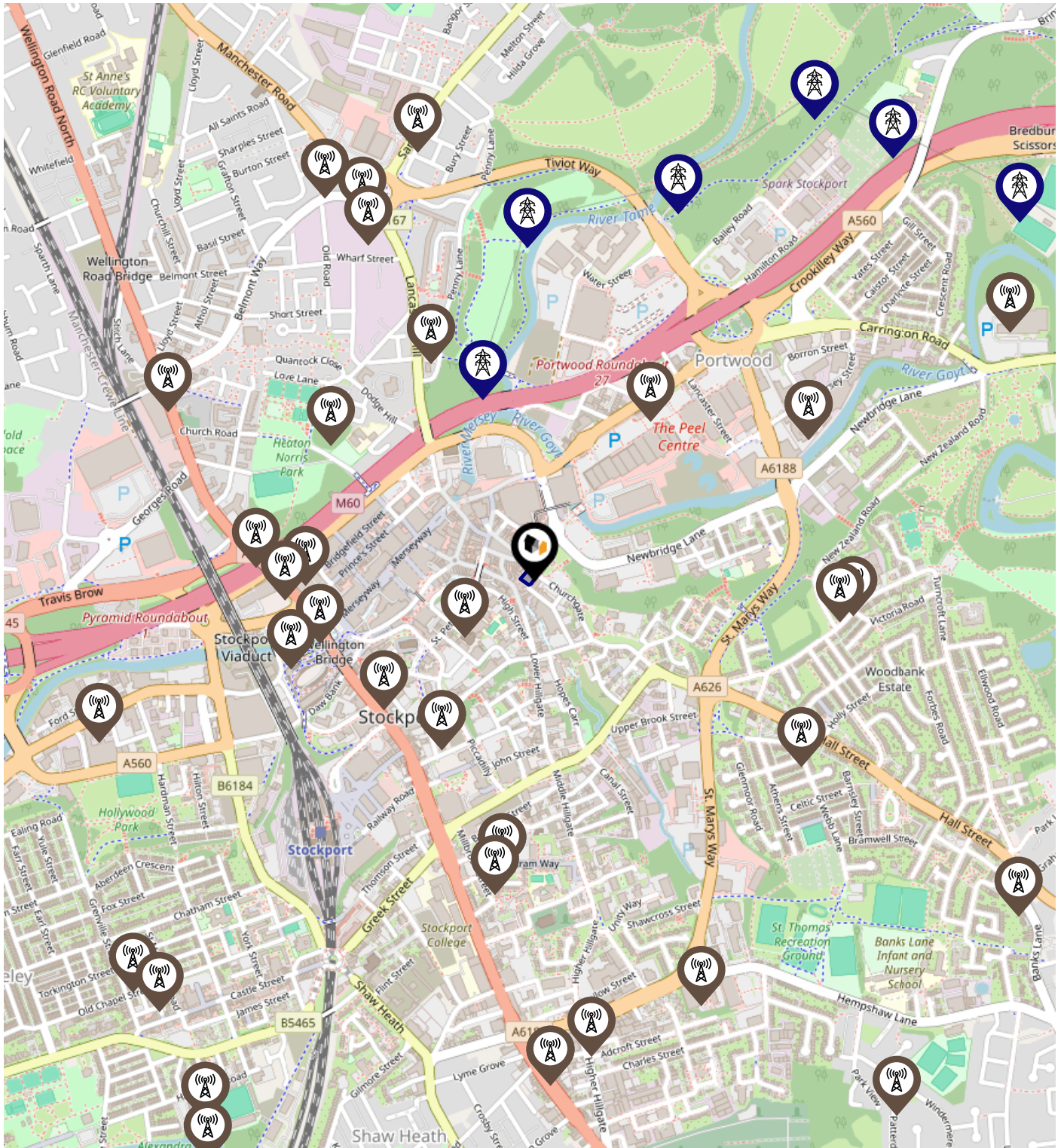
Key:

Power Pylons

Communication Masts

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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/m3).

	This Property ▼				
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
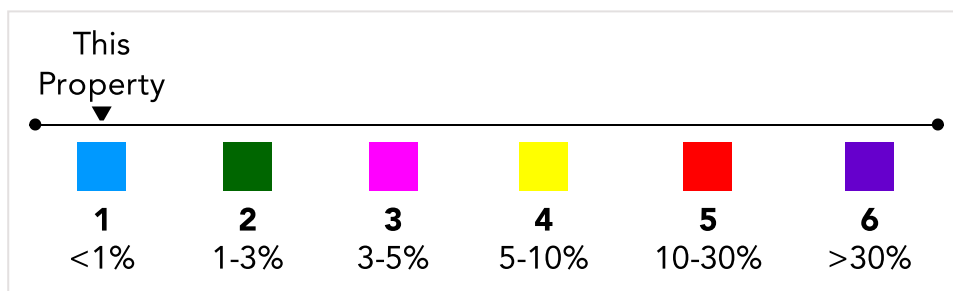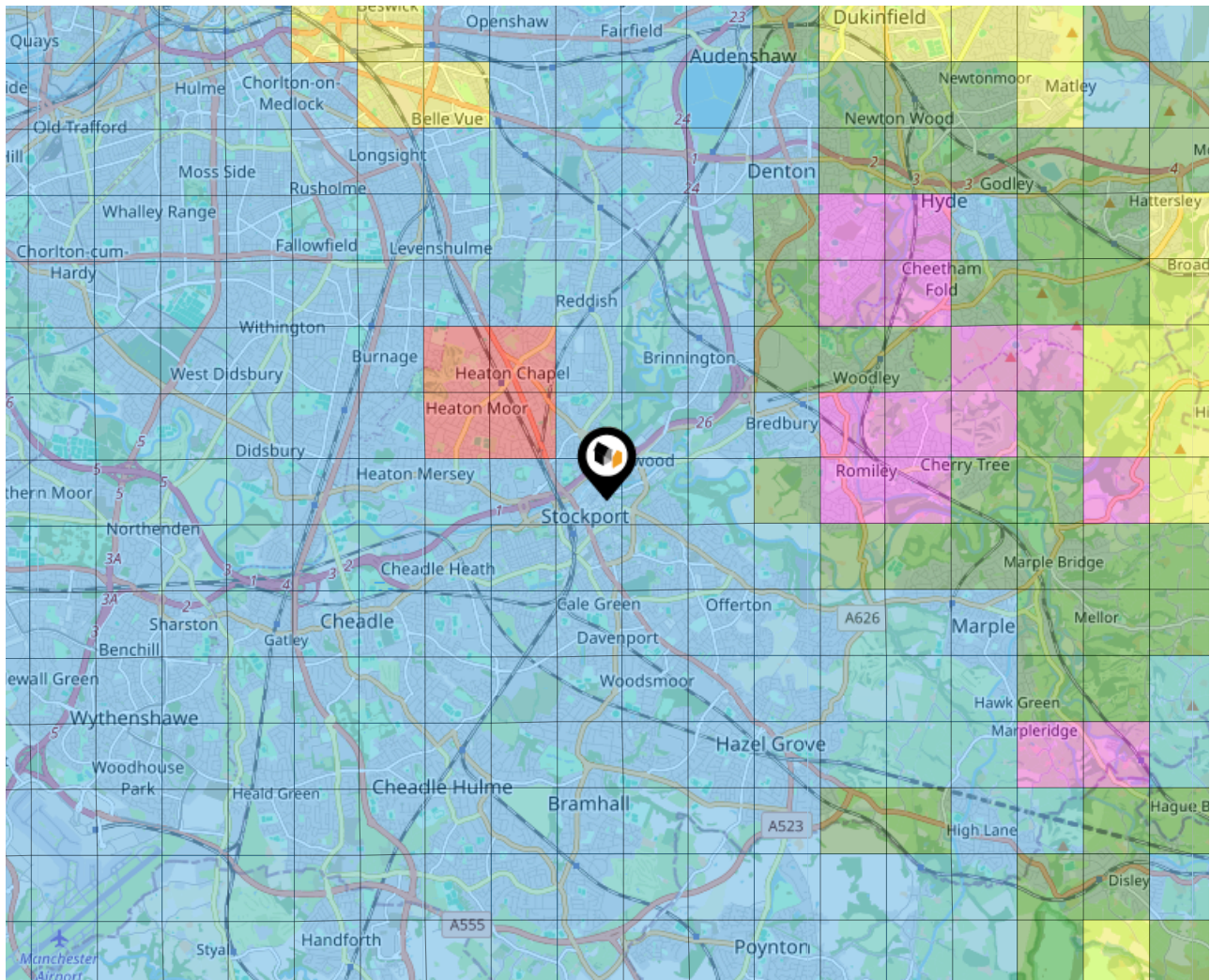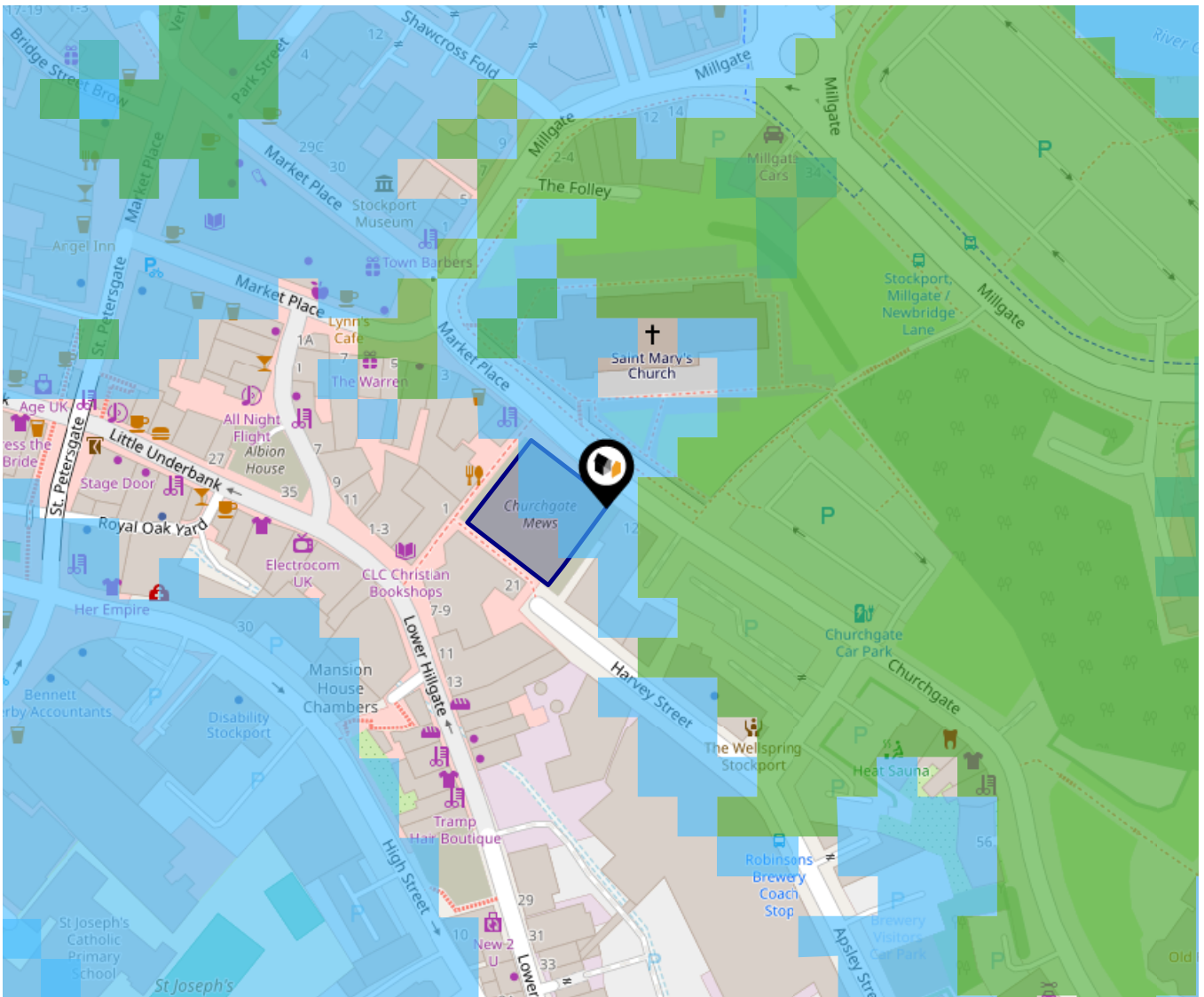
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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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		
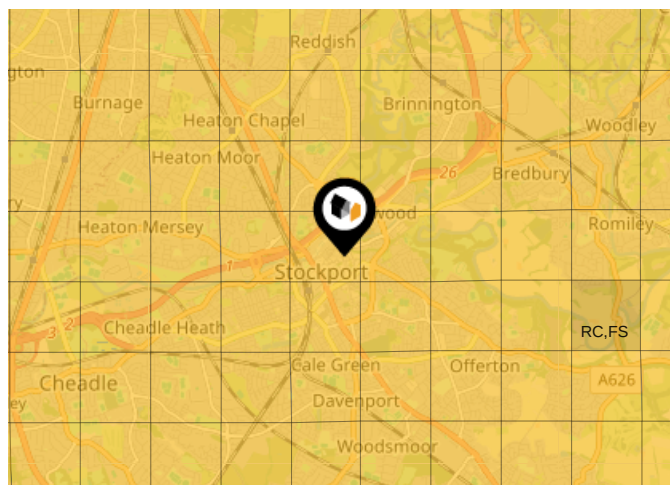
Primary Classifications (Most Common Clay Types)

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

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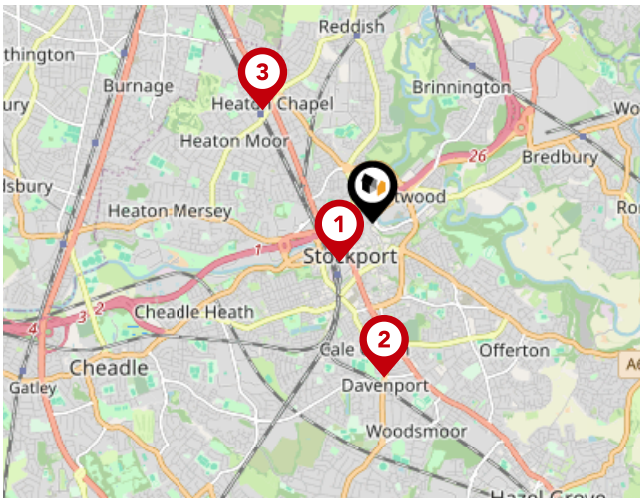
National Rail Stations

Pin	Name	Distance
1	Stockport Rail Station	0.45 miles
2	Davenport Rail Station	1.37 miles
3	Heaton Chapel Rail Station	1.39 miles
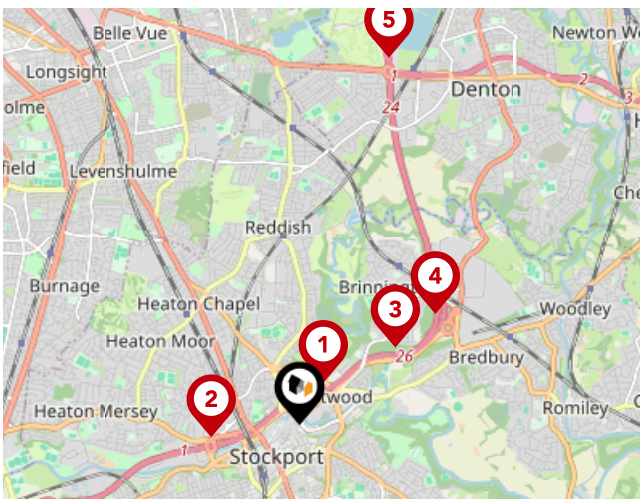
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J27	0.42 miles
2	M60 J1	0.78 miles
3	M60 J26	1.08 miles
4	M60 J25	1.55 miles
5	M60 J24	3.33 miles
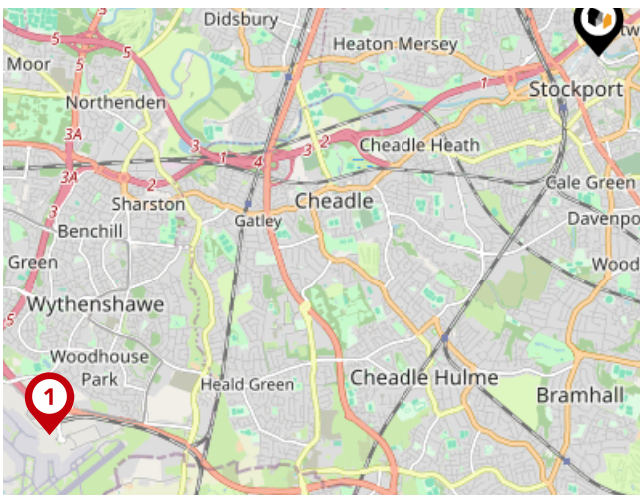
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	5.9 miles
2	Leeds Bradford Airport	37.63 miles
3	Speke	29.32 miles
4	Highfield	44.37 miles

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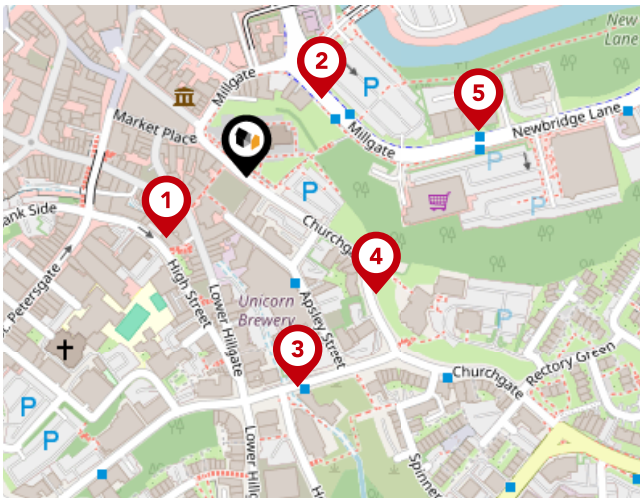
Bus Stops/Stations

Pin	Name	Distance
1	St Petersgate	0.06 miles
2	Newbridge Lane	0.06 miles
3	Lower Hillgate	0.12 miles
4	The Old Rectory	0.1 miles
5	Aldi	0.13 miles
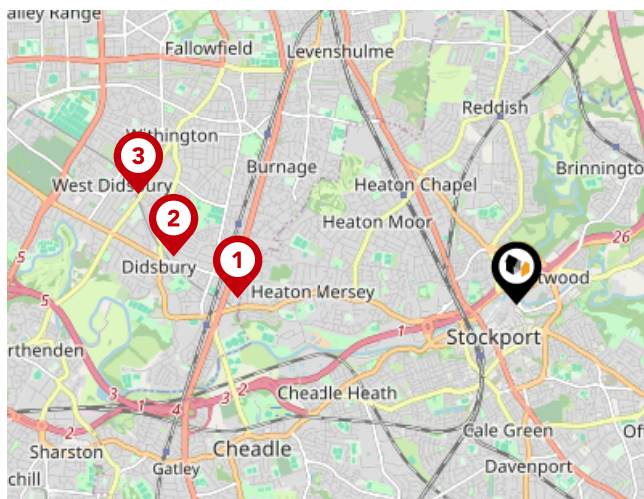
Local Connections

Pin	Name	Distance
1	East Didsbury (Manchester Metrolink)	2.46 miles
2	Didsbury Village (Manchester Metrolink)	3.06 miles
3	West Didsbury (Manchester Metrolink)	3.47 miles

Landwood Group
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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https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KPF - Key Property Facts