

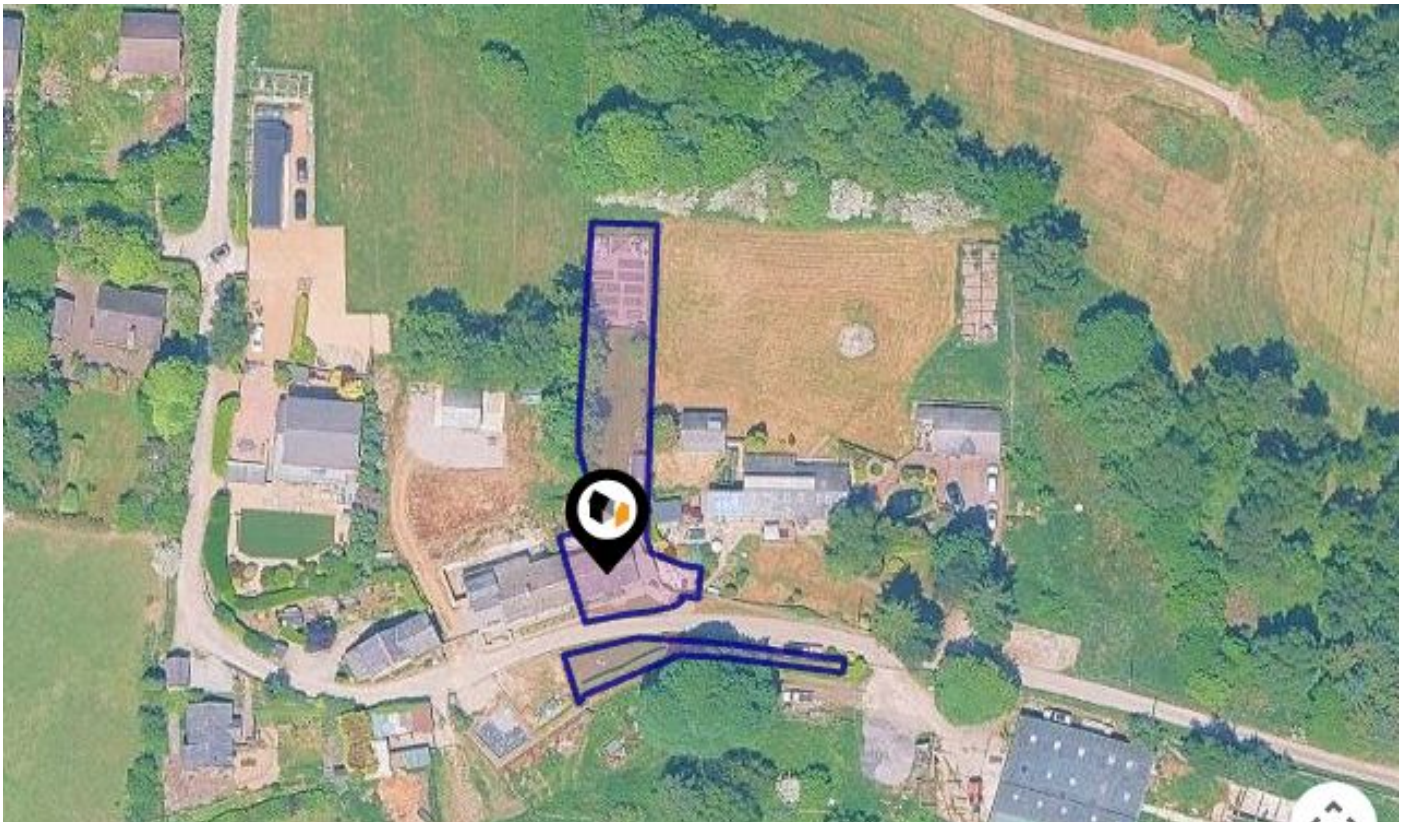


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th October 2025



UPLANDS ROAD, HYDE, SK14

Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





NO STREETVIEW
IMAGE
AVAILABLE
FOR THIS
ADDRESS



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,420 ft ² / 132 m ²
Plot Area:	0.23 acres
Council Tax :	Band F
Annual Estimate:	£3,575
Title Number:	MAN35705

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)

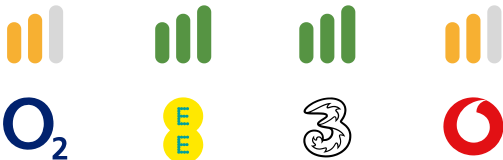
29
mb/s



1800
mb/s



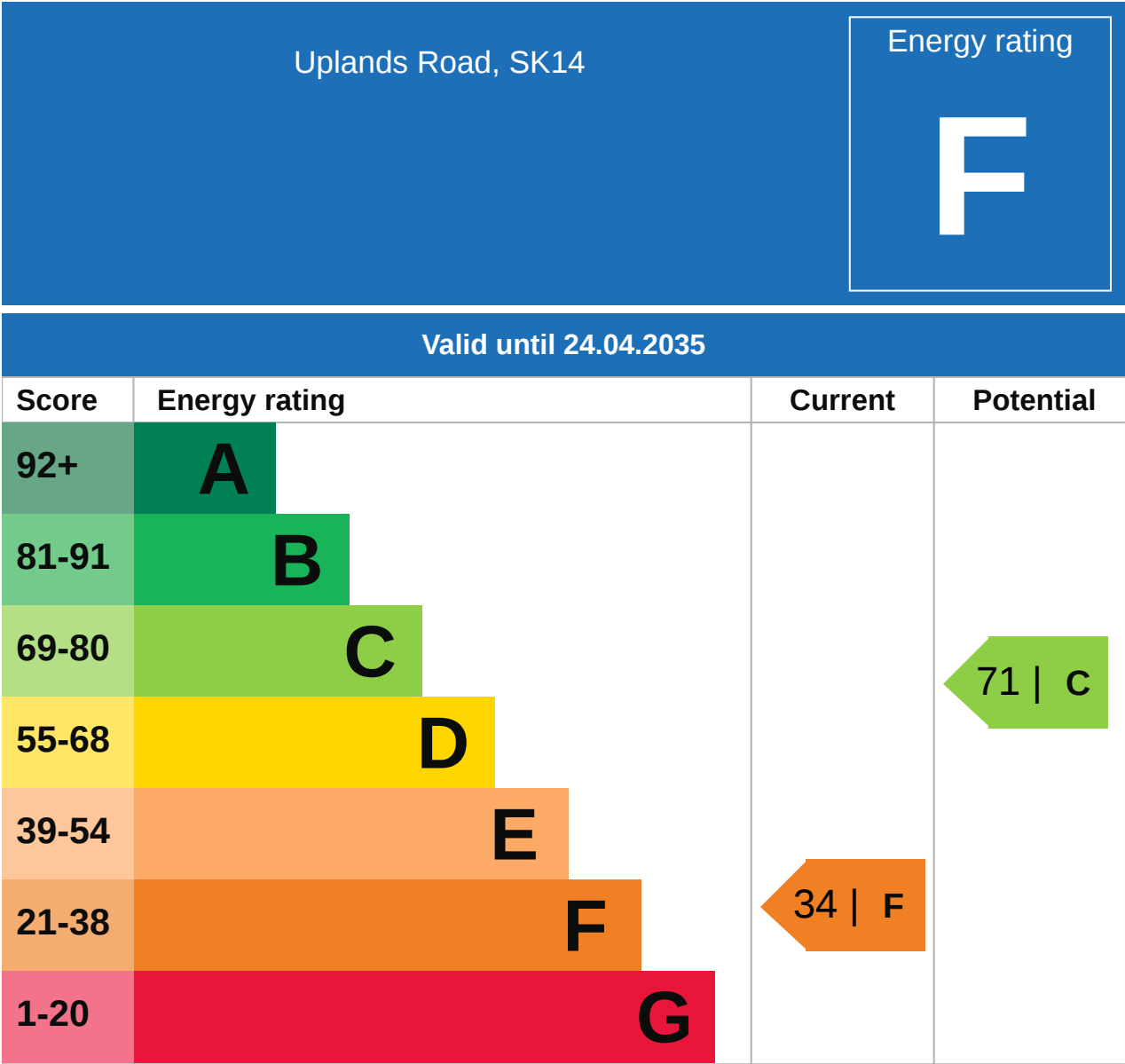
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



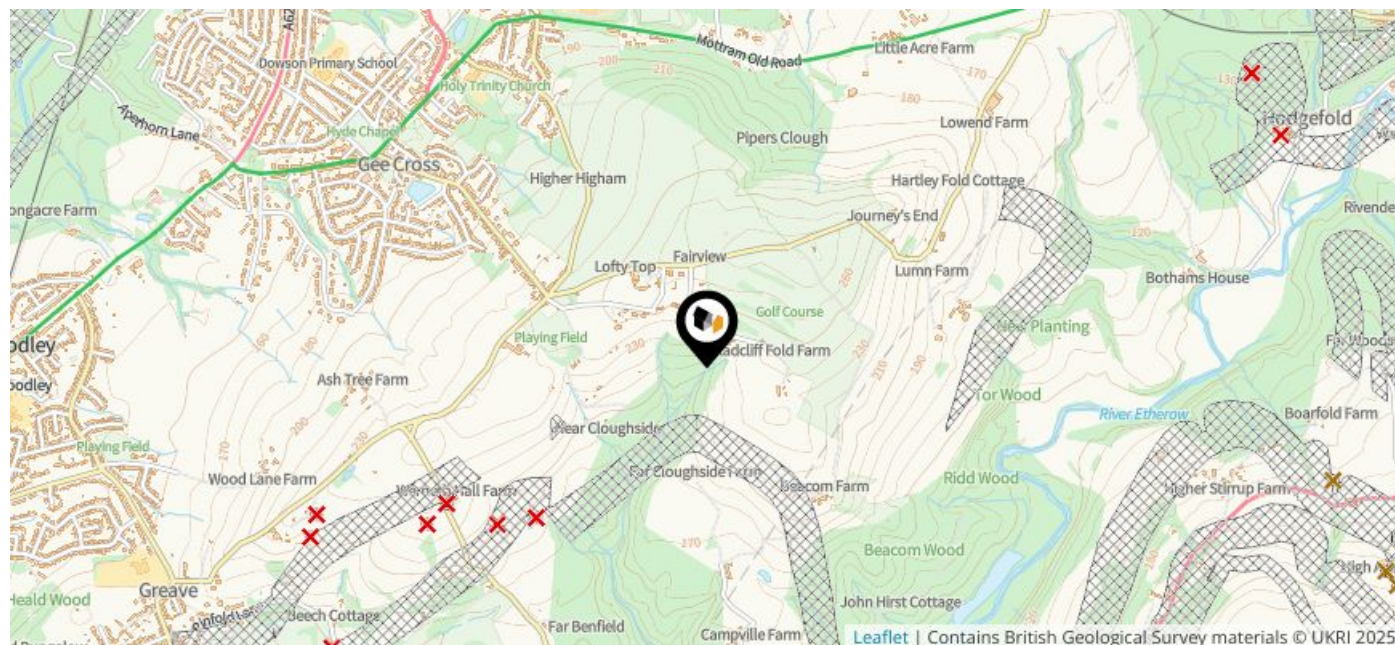
Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	132 m ²

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.

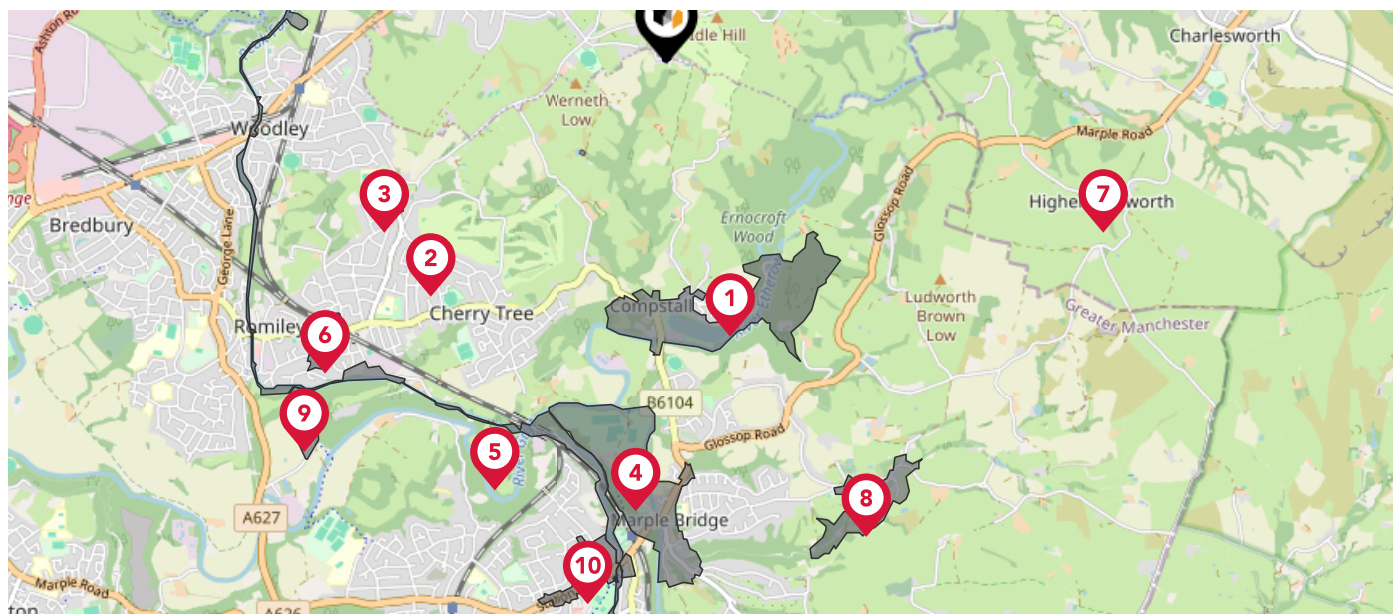
Maps

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 | Compstall |
| 2 | Barlow Fold, Romiley |
| 3 | Greave Fold, Romiley |
| 4 | Marple Bridge |
| 5 | Peak Forest Canal |
| 6 | Church Lane, Romiley |
| 7 | Higher Chisworth |
| 8 | Mill Brow |
| 9 | Chadkirk |
| 10 | Station Road and Winnington Road, Marple |

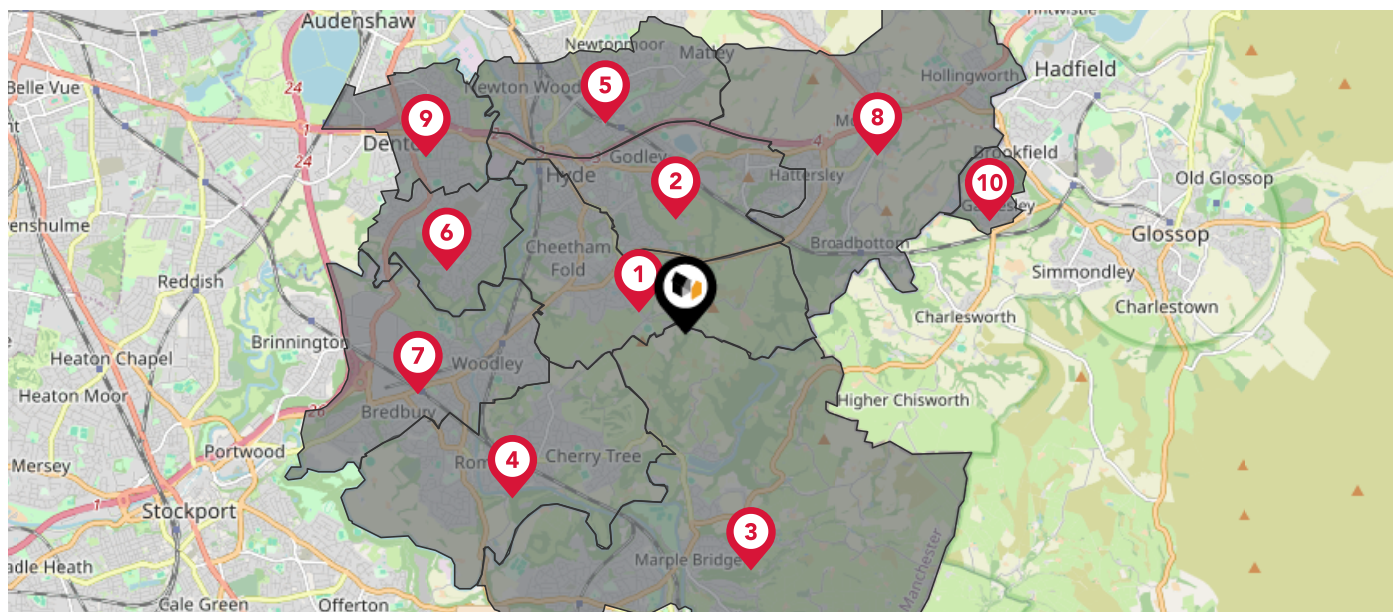
Maps

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

1

Hyde Werneth Ward

2

Hyde Godley Ward

3

Marple North Ward

4

Bredbury Green and Romiley Ward

5

Hyde Newton Ward

6

Denton South Ward

7

Bredbury and Woodley Ward

8

Longdendale Ward

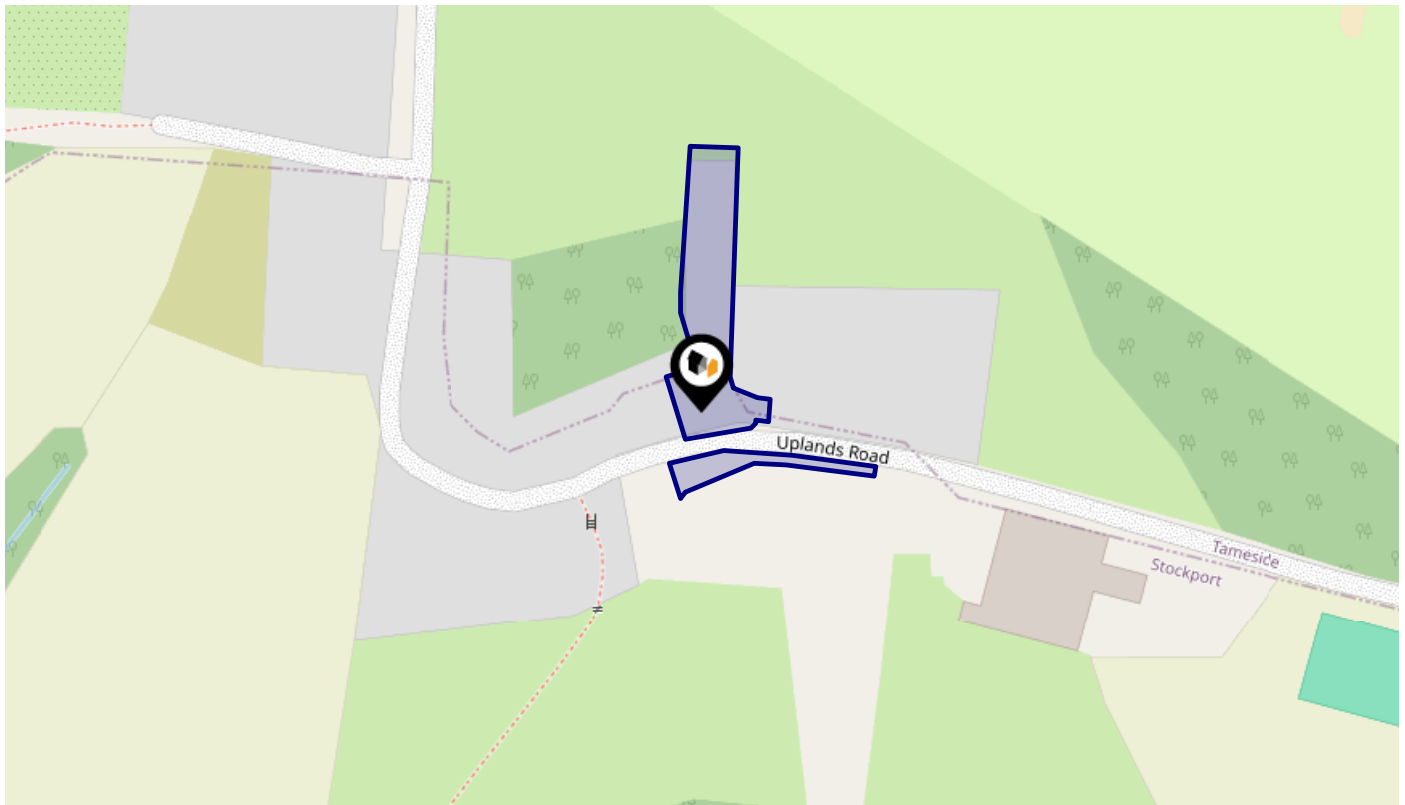
9

Denton North East Ward

10

Gamesley 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	■

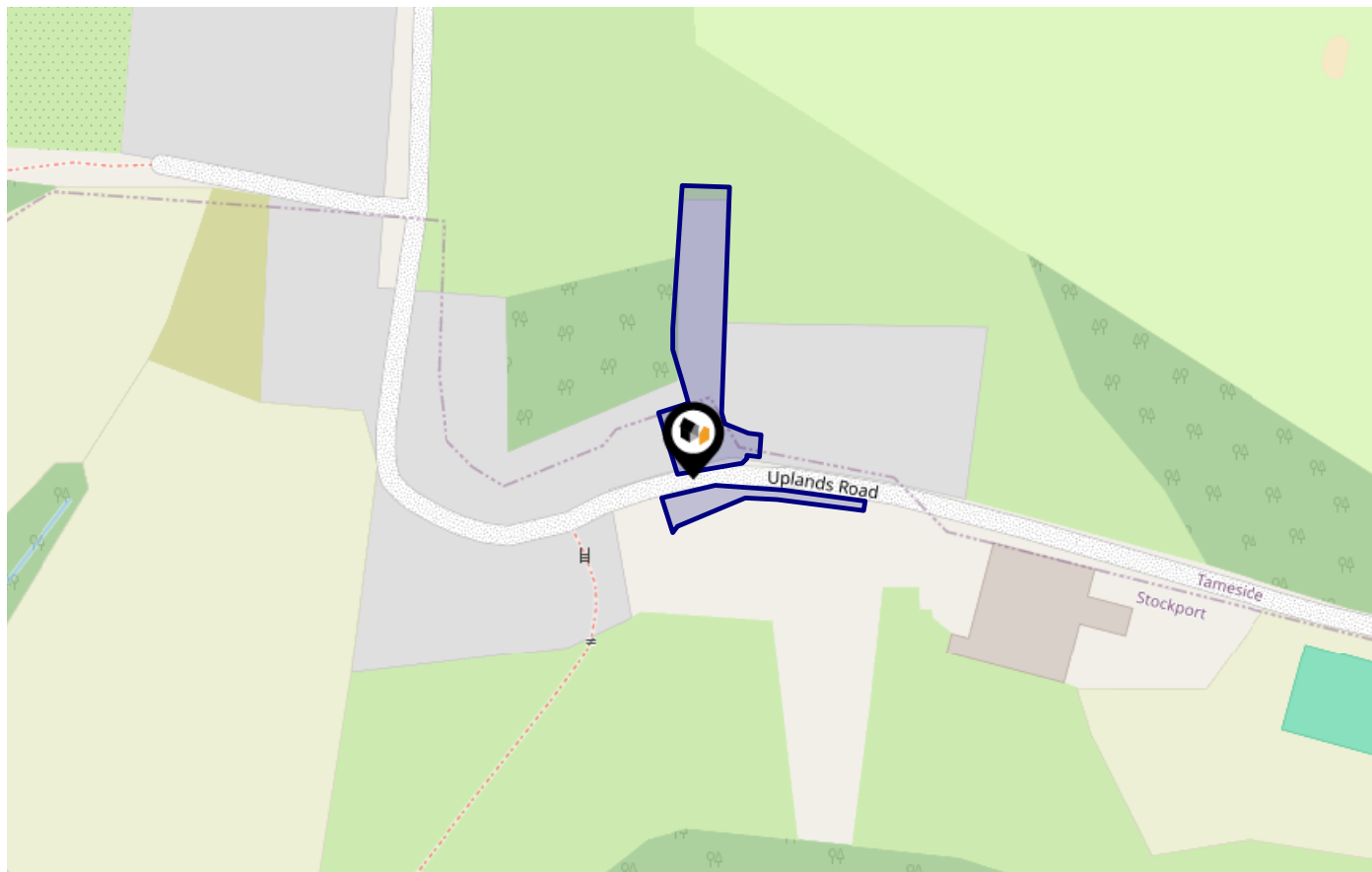
Flood Risk

Rivers & Seas - Flood Risk

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

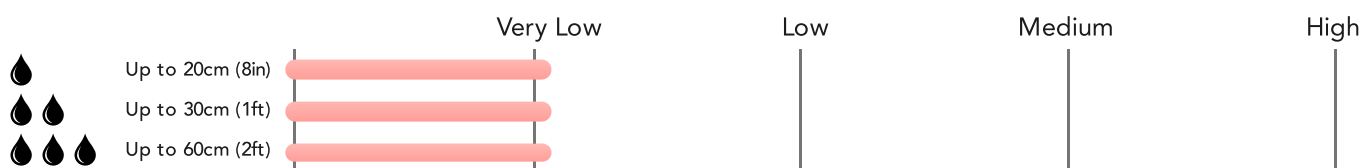


Risk Rating: Very low

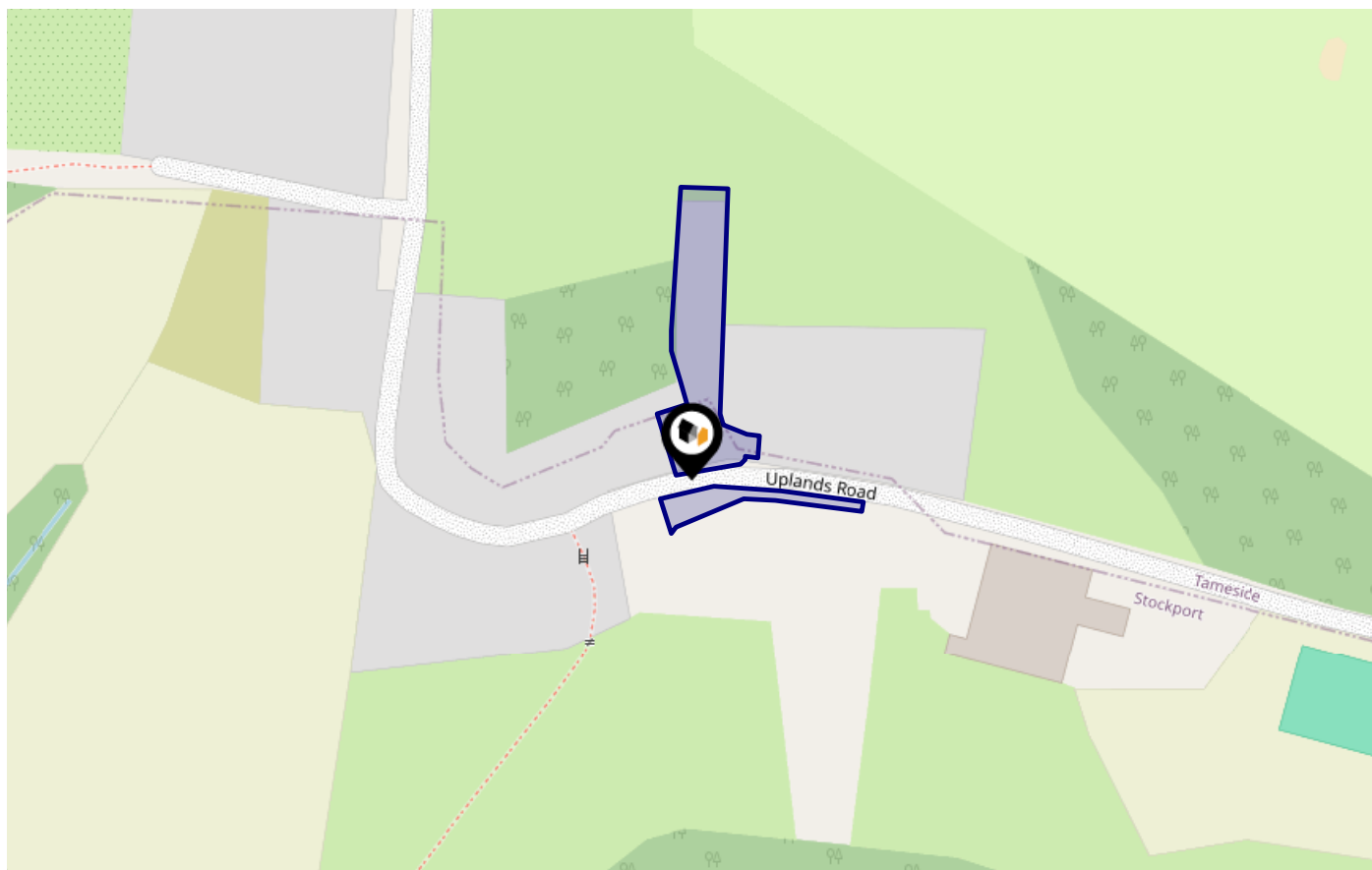
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

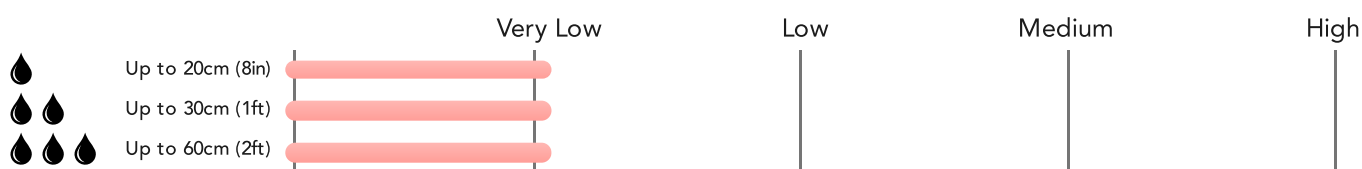


Risk Rating: Very low

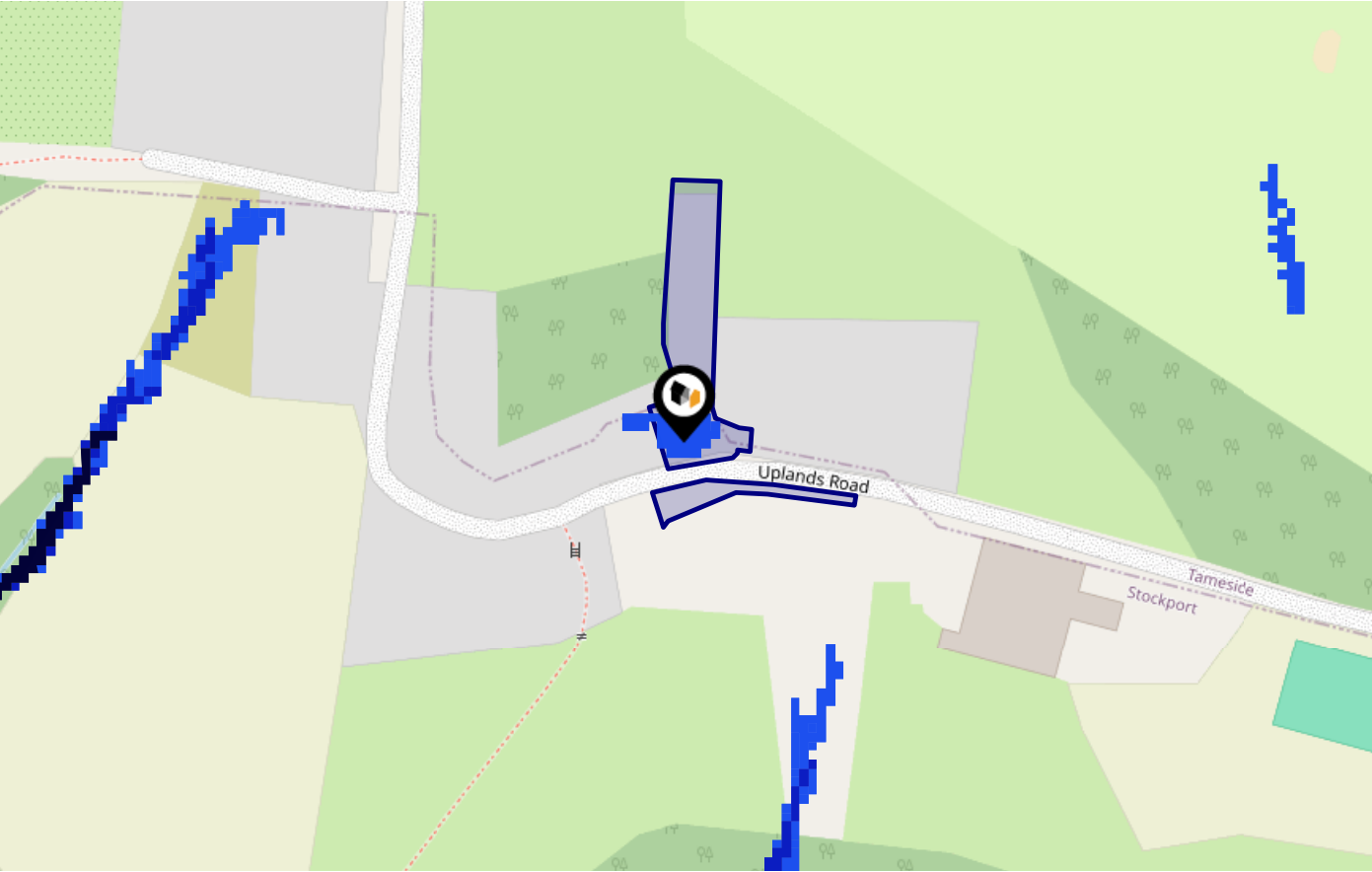
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- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has 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 chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

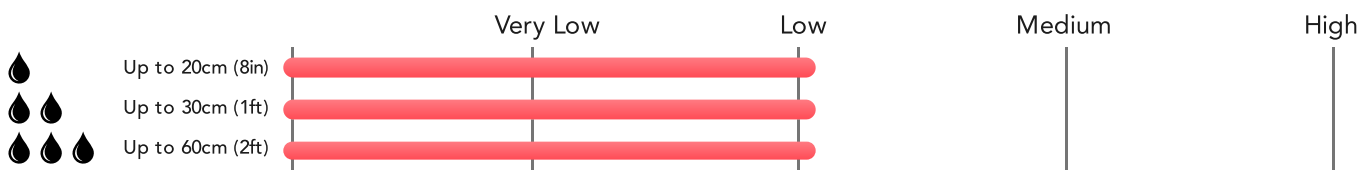


Risk Rating: Low

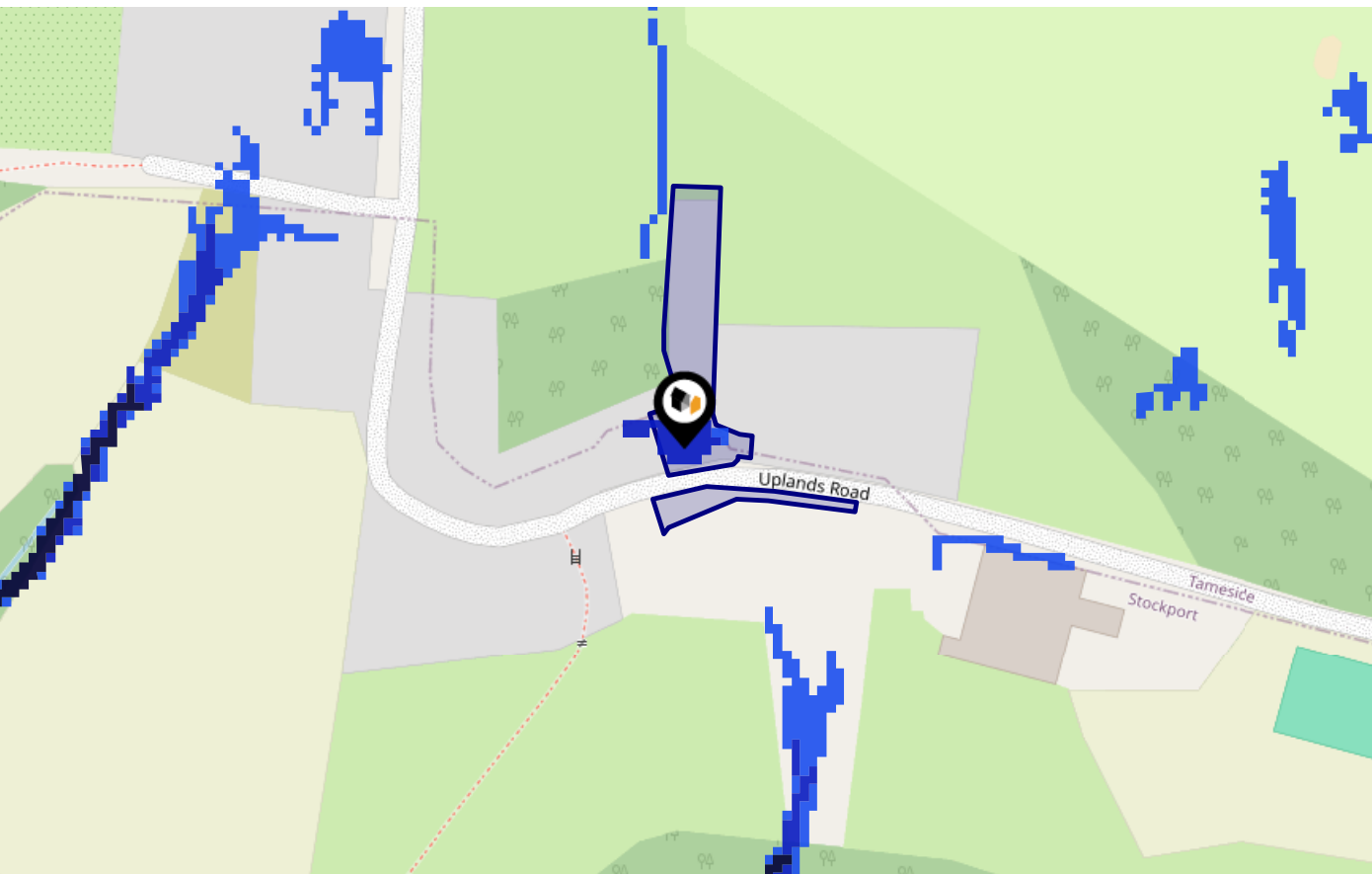
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance 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 **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.

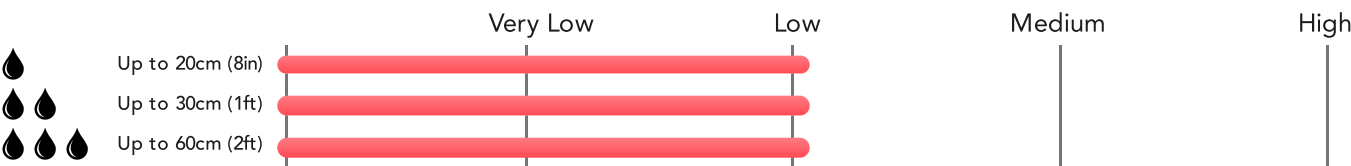


Risk Rating: Medium

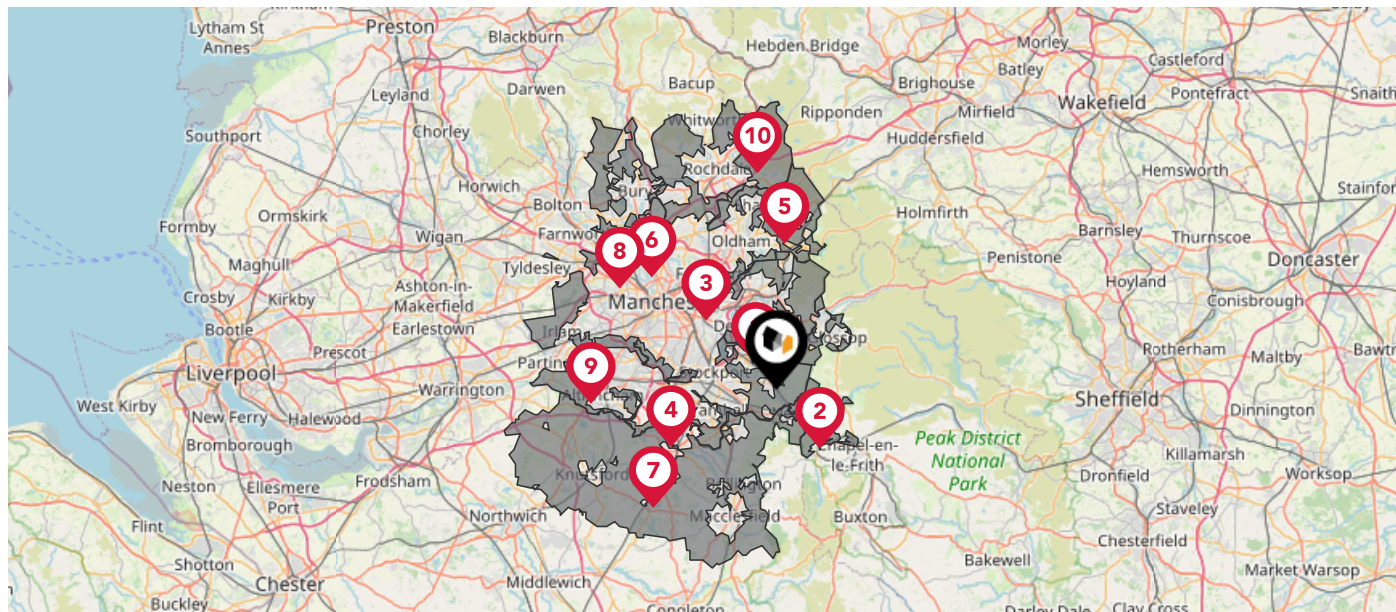
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 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 - High Peak

3

Merseyside and Greater Manchester Green Belt - Manchester

4

Merseyside and Greater Manchester Green Belt - Stockport

5

Merseyside and Greater Manchester Green Belt - Oldham

6

Merseyside and Greater Manchester Green Belt - Bury

7

Merseyside and Greater Manchester Green Belt - Cheshire East

8

Merseyside and Greater Manchester Green Belt - Salford

9

Merseyside and Greater Manchester Green Belt - Trafford

10

Merseyside and Greater Manchester Green Belt - Rochdale

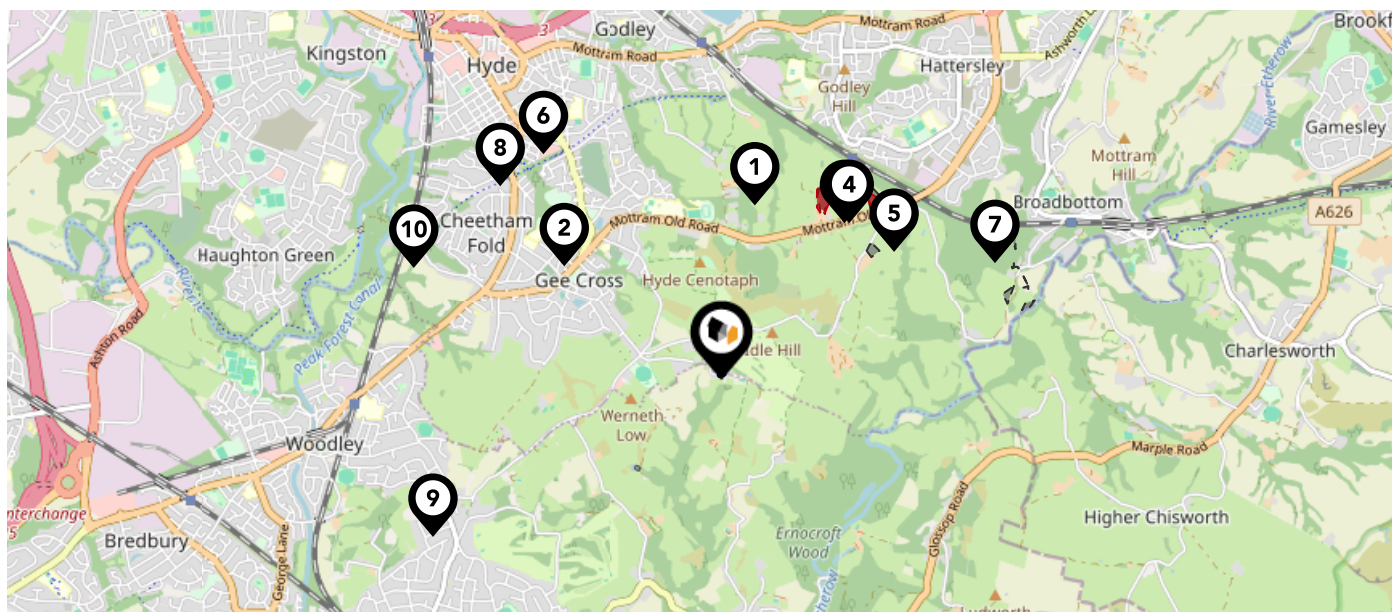
Maps

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	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill
2	King Edward Road-Hyde, Cheshire	Historic Landfill
3	EA/EPR/EP3692CC/A001	Active Landfill
4	Greenside Farm-Off Mottram Old Road, Hattersley, Stockport, Greater Manchester	Historic Landfill
5	Off Apple Street-Apple Street, Hattersley, Hyde	Historic Landfill
6	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill
7	Great Wood-Broadbottom, Greater Manchester	Historic Landfill
8	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill
9	Greave Farm-Romiley, Stockport	Historic Landfill
10	Apethorne Lane-Hyde, Cheshire	Historic Landfill

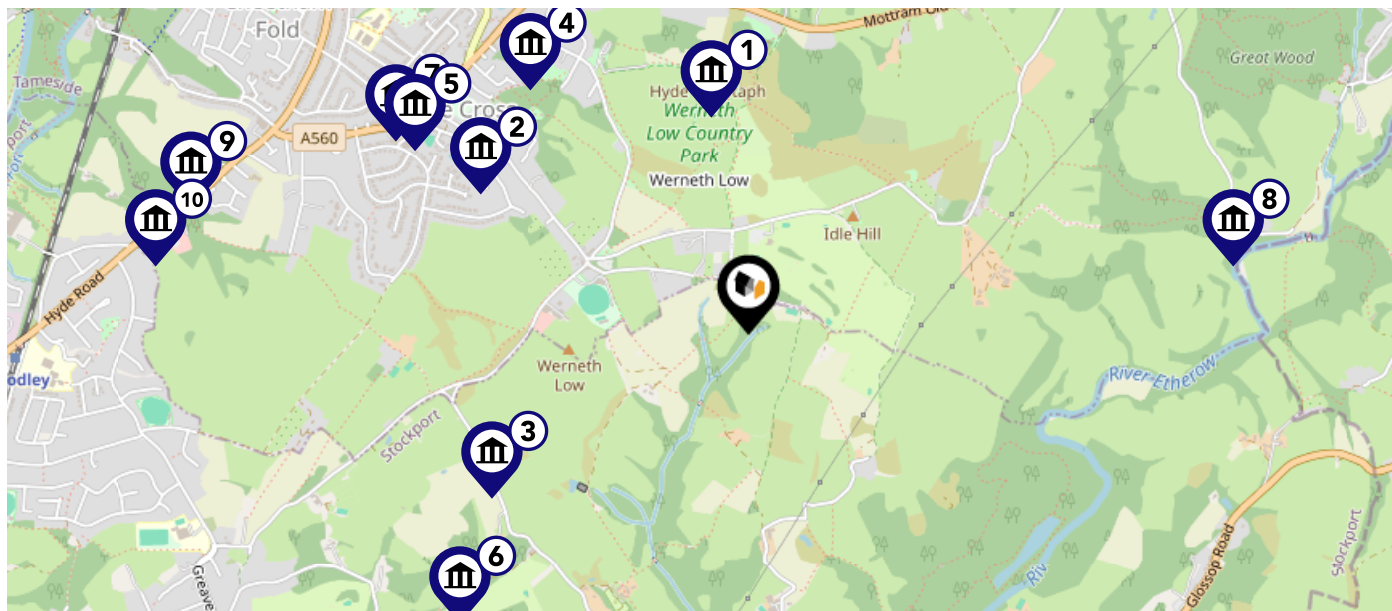
Maps

Listed Buildings

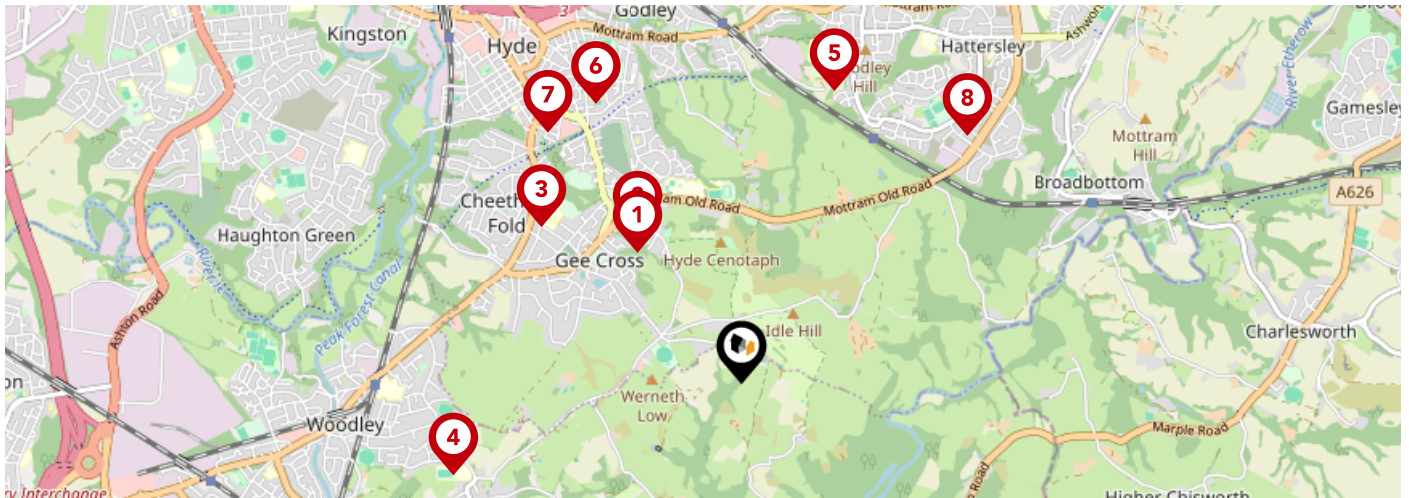
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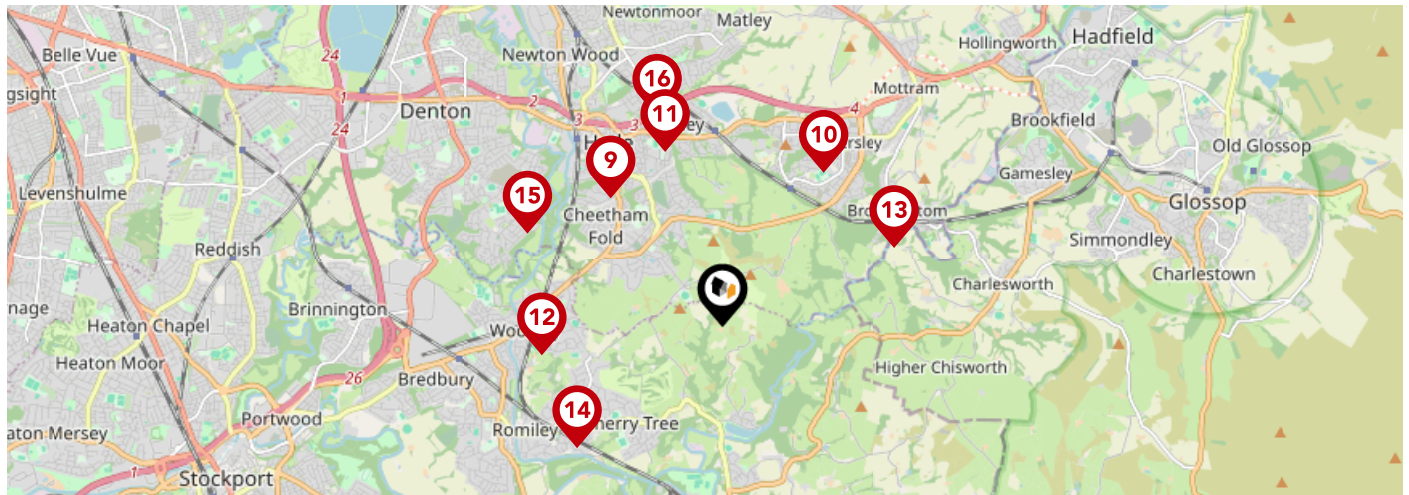
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1068049 - Hyde War Memorial Obelisk On Werneth Low	Grade II	0.5 miles
 1068084 - Hat Maker's Workshop In Grounds Of Number 54	Grade II	0.7 miles
 1259983 - Werneth Old Hall Barn	Grade II	0.7 miles
 1162419 - Holy Trinity Church	Grade II	0.7 miles
 1068047 - Stocks In Graveyard Of Hyde Chapel	Grade II	0.8 miles
 1242540 - Barn Immediately To South West Of Springwood Poultry Farmhouse	Grade II	0.9 miles
 1068046 - Hyde Chapel	Grade II	0.9 miles
 1309559 - Botham's Hall	Grade II	1.1 miles
 1356445 - Pole Bank Hall	Grade II	1.2 miles
 1319492 - Boundary Stone	Grade II	1.3 miles



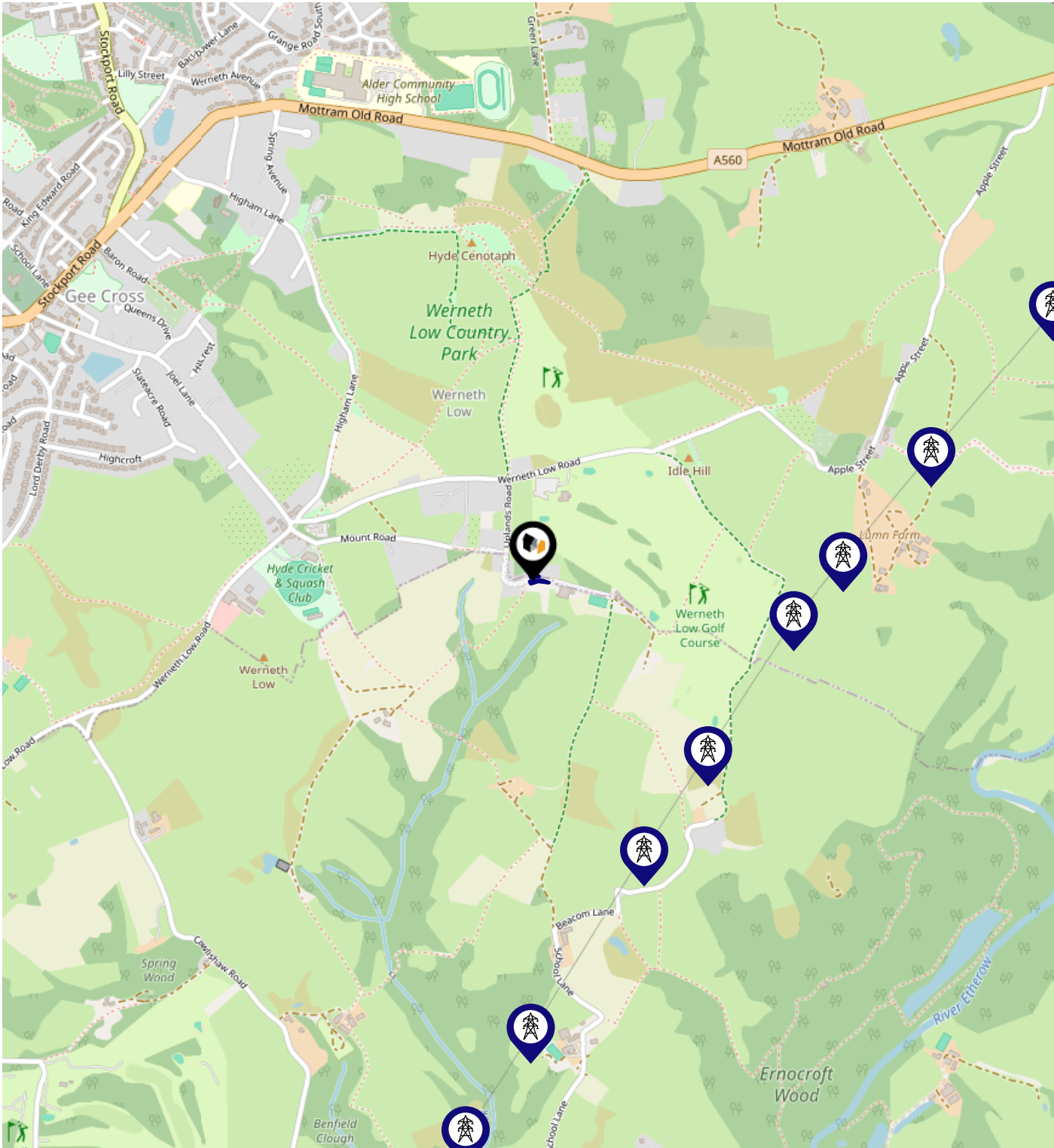
		Nursery	Primary	Secondary	College	Private
1	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:0.74	☐	☒	☐	☐	☐
2	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:0.81	☐	☐	☒	☐	☐
3	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:1.12	☐	☒	☐	☐	☐
4	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:1.34	☐	☒	☐	☐	☐
5	Discovery Academy Ofsted Rating: Good Pupils: 225 Distance:1.35	☐	☒	☐	☐	☐
6	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:1.4	☐	☒	☐	☐	☐
7	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance:1.4	☐	☒	☐	☐	☐
8	Pinfold Primary School Ofsted Rating: Good Pupils: 400 Distance:1.48	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance:1.51	☐	☒	☐	☐	☐
	St James Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:1.61	☐	☒	☐	☐	☐
	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:1.62	☐	☒	☐	☐	☐
	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:1.63	☐	☒	☐	☐	☐
	Broadbottom Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:1.66	☐	☒	☐	☐	☐
	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.68	☐	☒	☐	☐	☐
	St John Fisher RC Primary School, Denton Ofsted Rating: Good Pupils: 246 Distance:1.91	☐	☒	☐	☐	☐
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:1.93	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

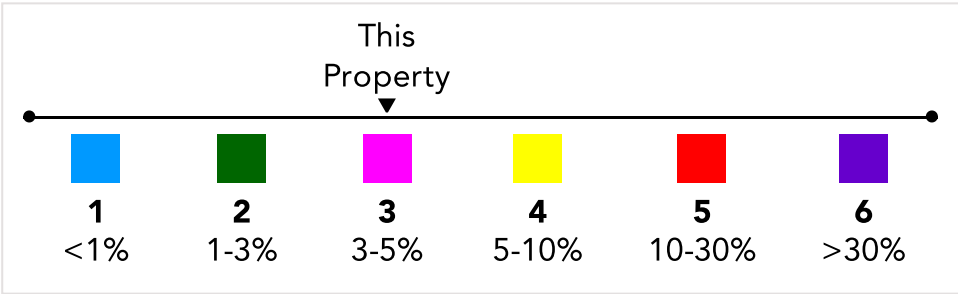
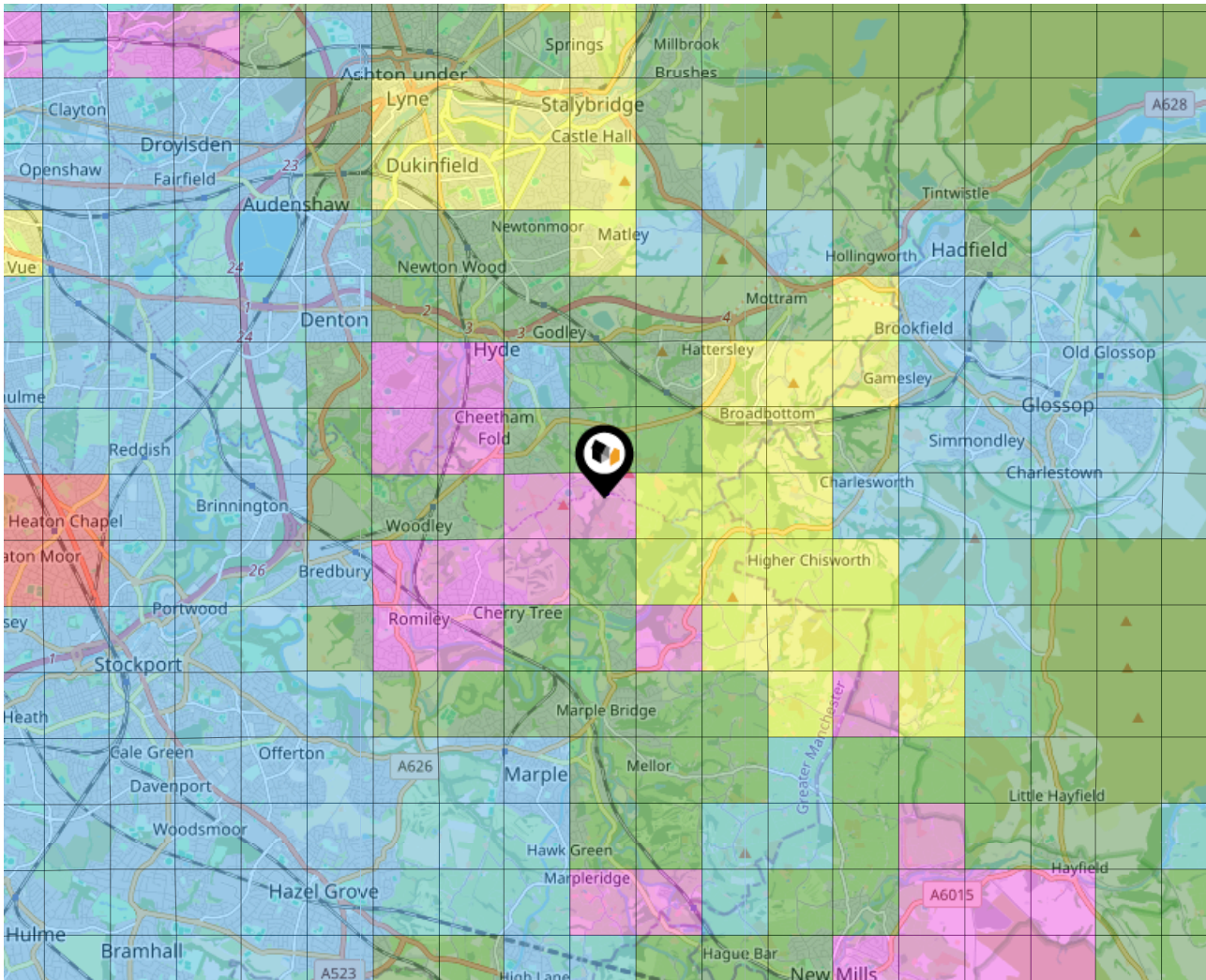


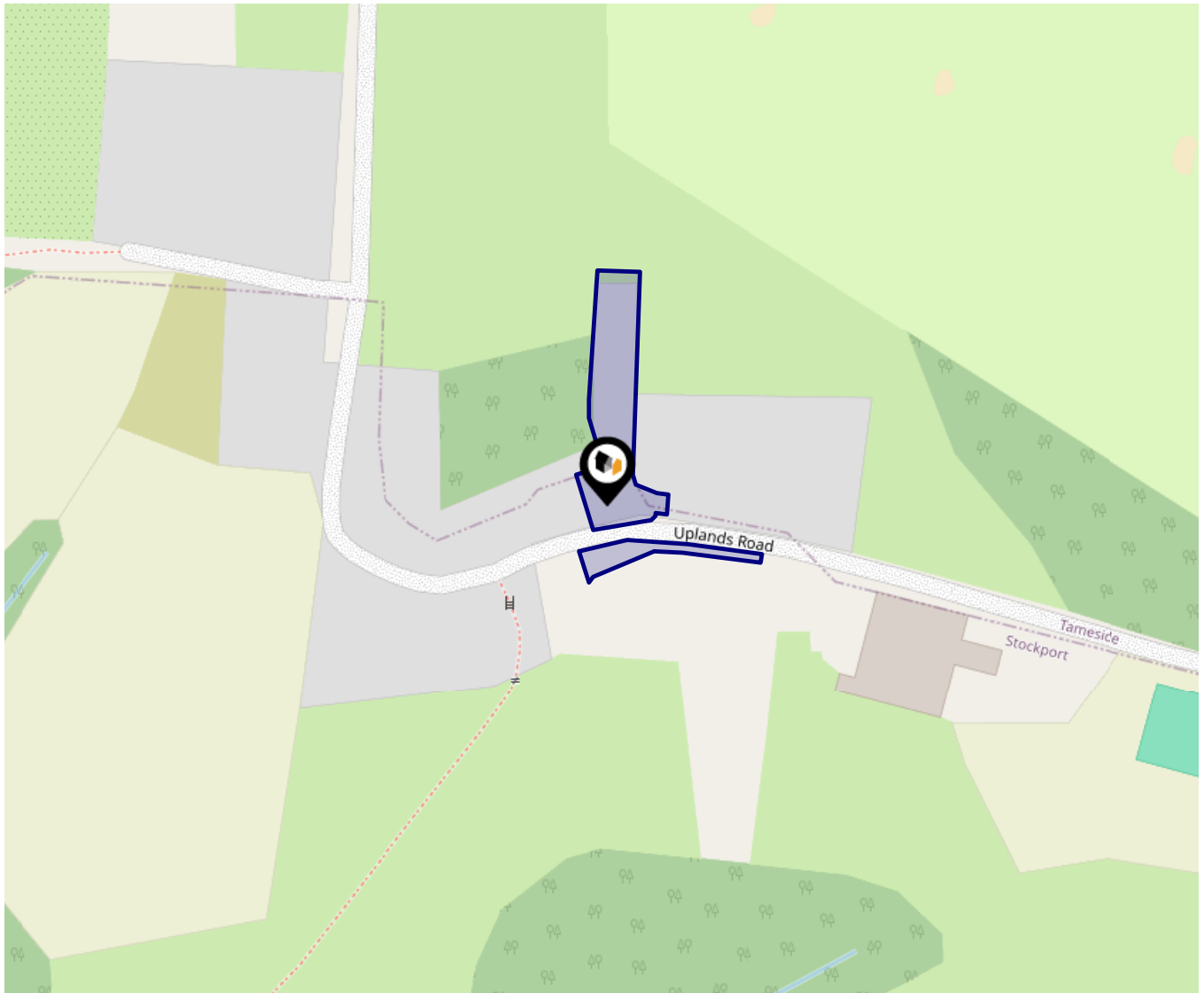
Key:

-  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).





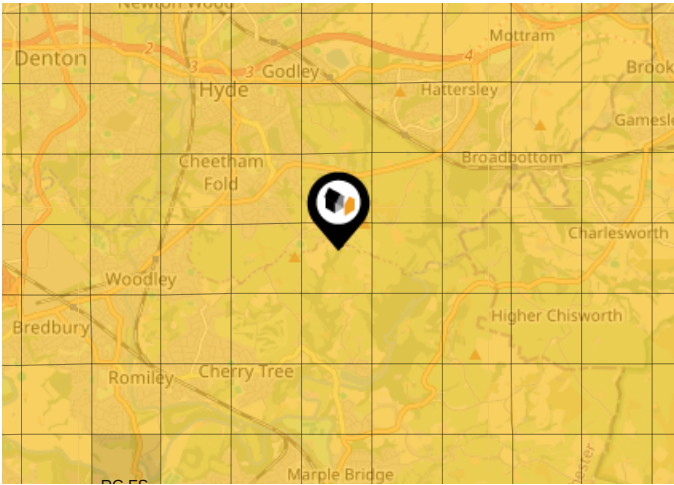
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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)

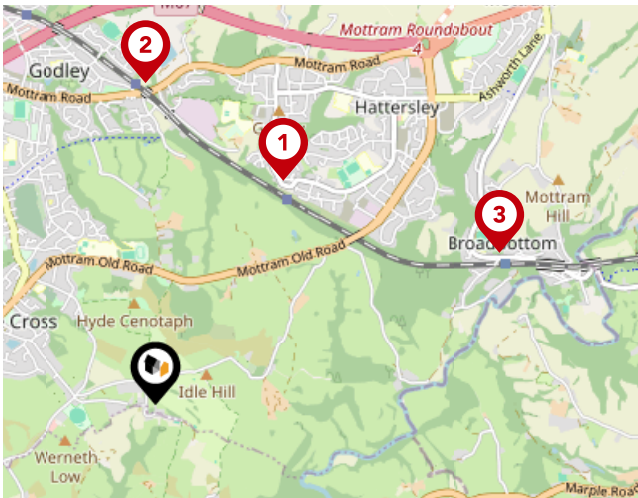
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

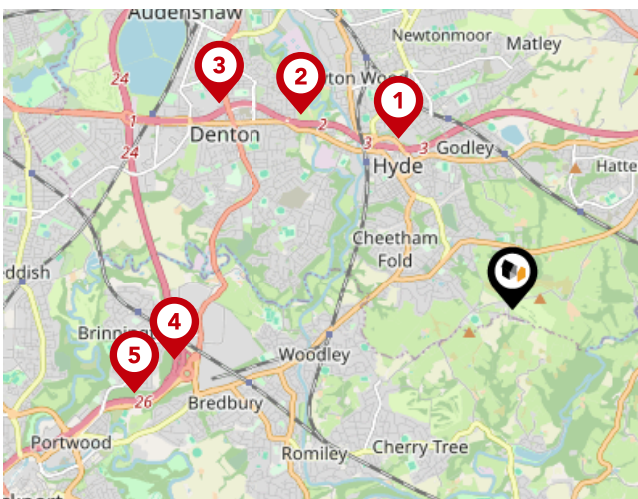
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SALES AND LETTINGS



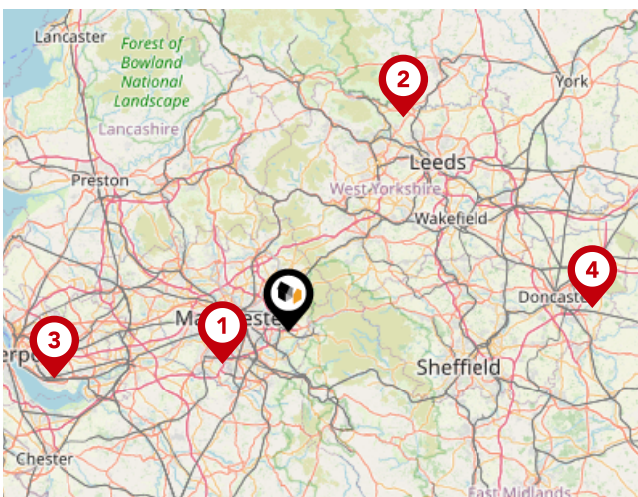
National Rail Stations

Pin	Name	Distance
1	Hattersley Rail Station	1.14 miles
2	Godley Rail Station	1.42 miles
3	Broadbottom Rail Station	1.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.82 miles
2	M67 J2	2.55 miles
3	M67 J1	3.17 miles
4	M60 J25	3.02 miles
5	M60 J26	3.43 miles



Airports/Helipads

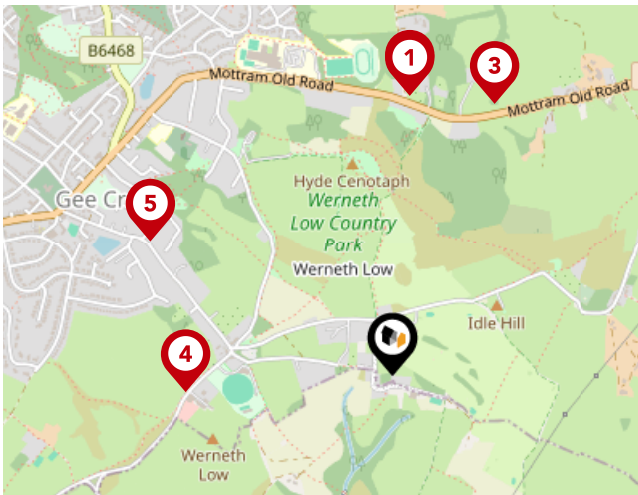
Pin	Name	Distance
1	Manchester Airport	10.3 miles
2	Leeds Bradford Airport	34.3 miles
3	Speke	33.7 miles
4	Finningley	43.09 miles

Area

Transport (Local)

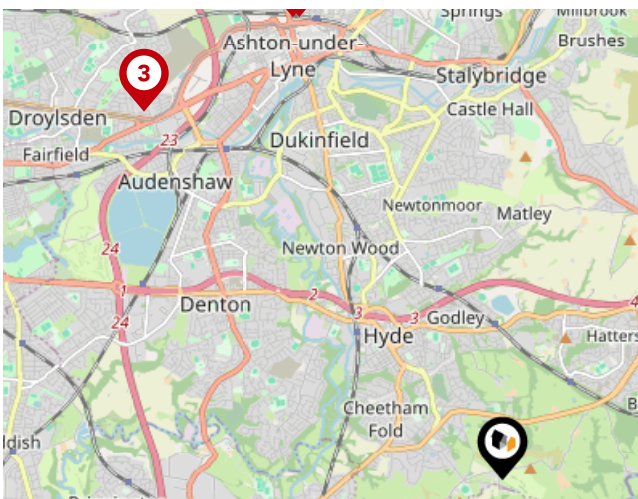
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& Co.

SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Green Lane	0.62 miles
2	Green Lane	0.63 miles
3	Mottram Old Road	0.64 miles
4	Werneth Low Road	0.46 miles
5	Joel Lane	0.61 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	4.47 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	4.49 miles
3	Audenshaw (Manchester Metrolink)	4.54 miles

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SALES AND LETTINGS

Lawler & Co | Hyde

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



Stacey, Gary and Imogen have been amazing throughout the sale and purchase of my properties. They have kept me updated throughout the whole process and have supported me in every aspect. I would highly recommend Lawler & Co the best estate agents I have used. A special thanks to Stacey for always being on hand when I need her and for being so efficient.

Testimonial 2



Lawler & Co are relatively new to the area in which I have lived for the last 23 years so I took a chance in selling my house via them rather than using the several well established agents who have controlled the market in the area. I wasn't disappointed! Gary Morrissey gave me a good deal on fees and he and Stacey Moreland, who took some excellent pictures to market the property with, worked efficiently to my timetable without adding any pressure...

Testimonial 3



Had a wonderful experience with this Estate agents in buying a property I first saw on day one. We were shown around the property(Aimee) with no pressure and given wonderful advice. Arranged a second viewing(Natalie) with a day/time of our choice. Who said buying a house was stressful? Not with this estate agents. All the way through the purchase they were nothing but helpful.(Natalie). Gary from the Hyde office gave some really useful advice...

Testimonial 4



A highly professional and quality service by Gary, Stacey and the team at Lawler & Co in Hyde. They secured a number of viewings and found a successful buyer for our property within days of going to market. Cannot recommend their services enough. Thank you to all from D Woodman Developments



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

Lawler & Co | Hyde

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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