

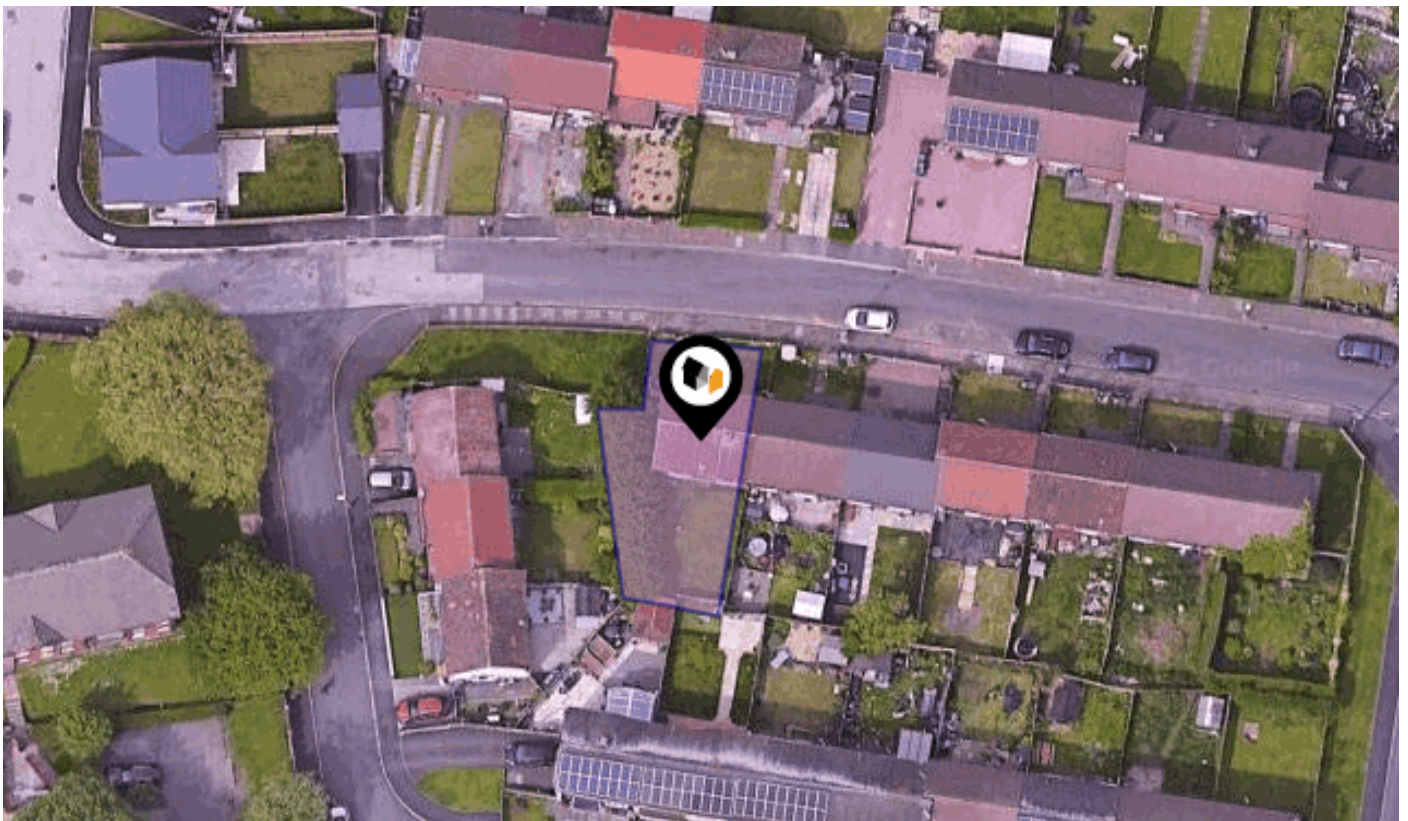


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd October 2025



SANDY BANK AVENUE, HYDE, SK14

Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,541
Title Number:	GM662412

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3
mb/s



75
mb/s



10000
mb/s



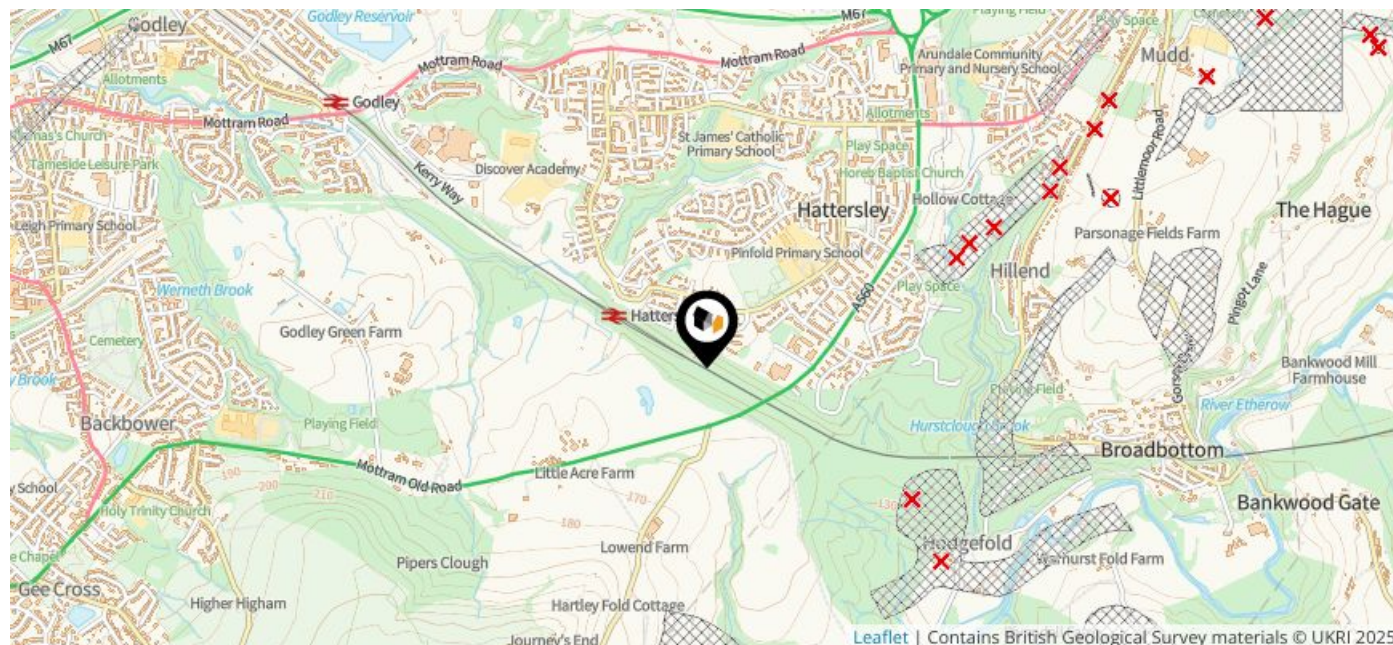
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



This map displays nearby coal mine entrances and their classifications.



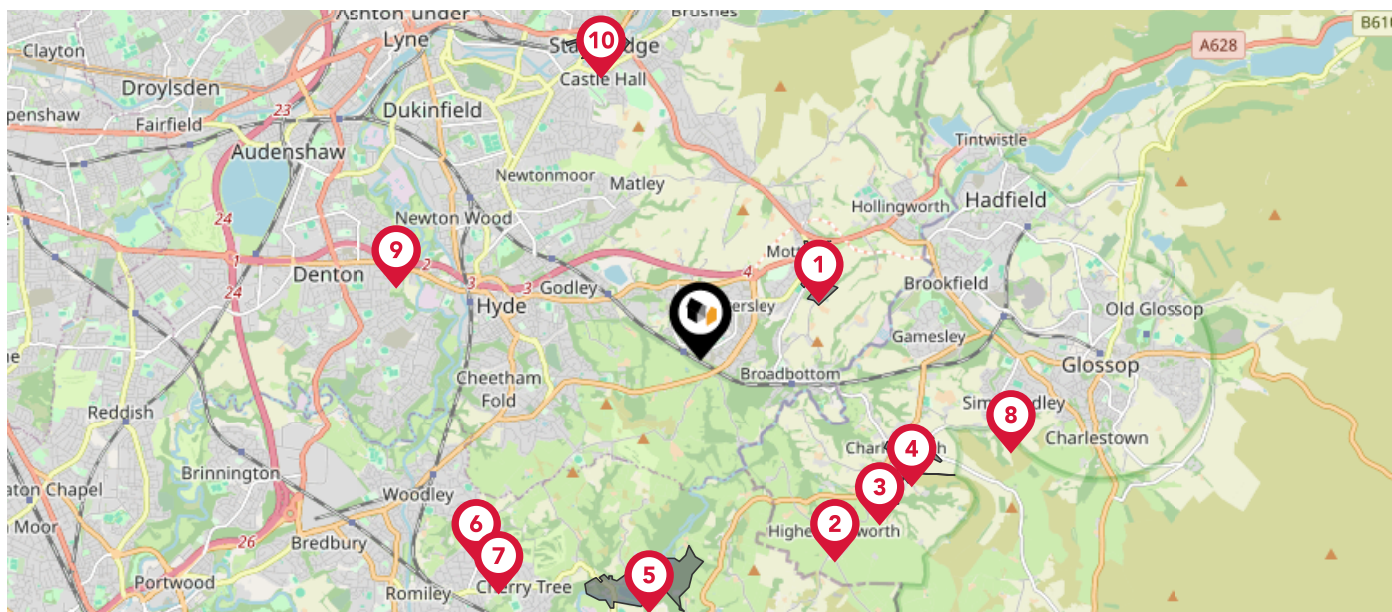
Mine Entry

- ✕ 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 | Mottram In Longdendale |
| 2 | Higher Chisworth |
| 3 | Chisworth, Holehouse |
| 4 | Charlesworth |
| 5 | Compstall |
| 6 | Greave Fold, Romiley |
| 7 | Barlow Fold, Romiley |
| 8 | Simmondley |
| 9 | St Annes, Haughton |
| 10 | Stalybridge Town Centre |

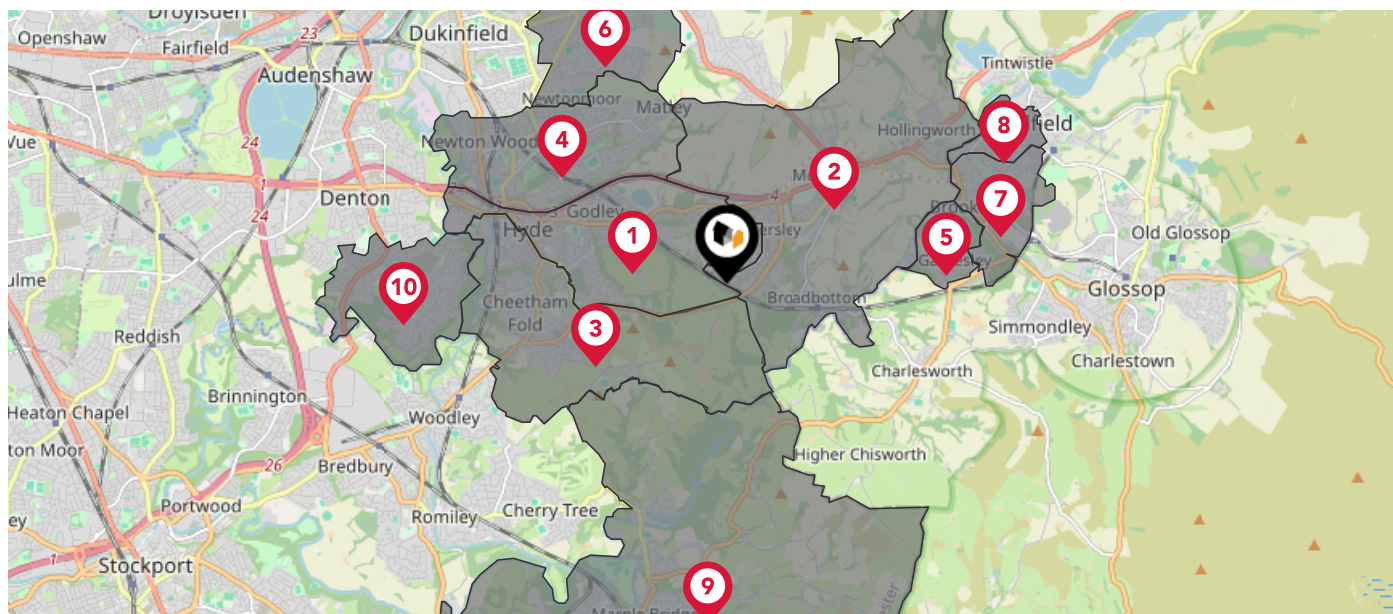
Maps

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 Godley Ward

2

Longdendale Ward

3

Hyde Werneth Ward

4

Hyde Newton Ward

5

Gamesley Ward

6

Dukinfield Stalybridge Ward

7

Hadfield South Ward

8

Hadfield North Ward

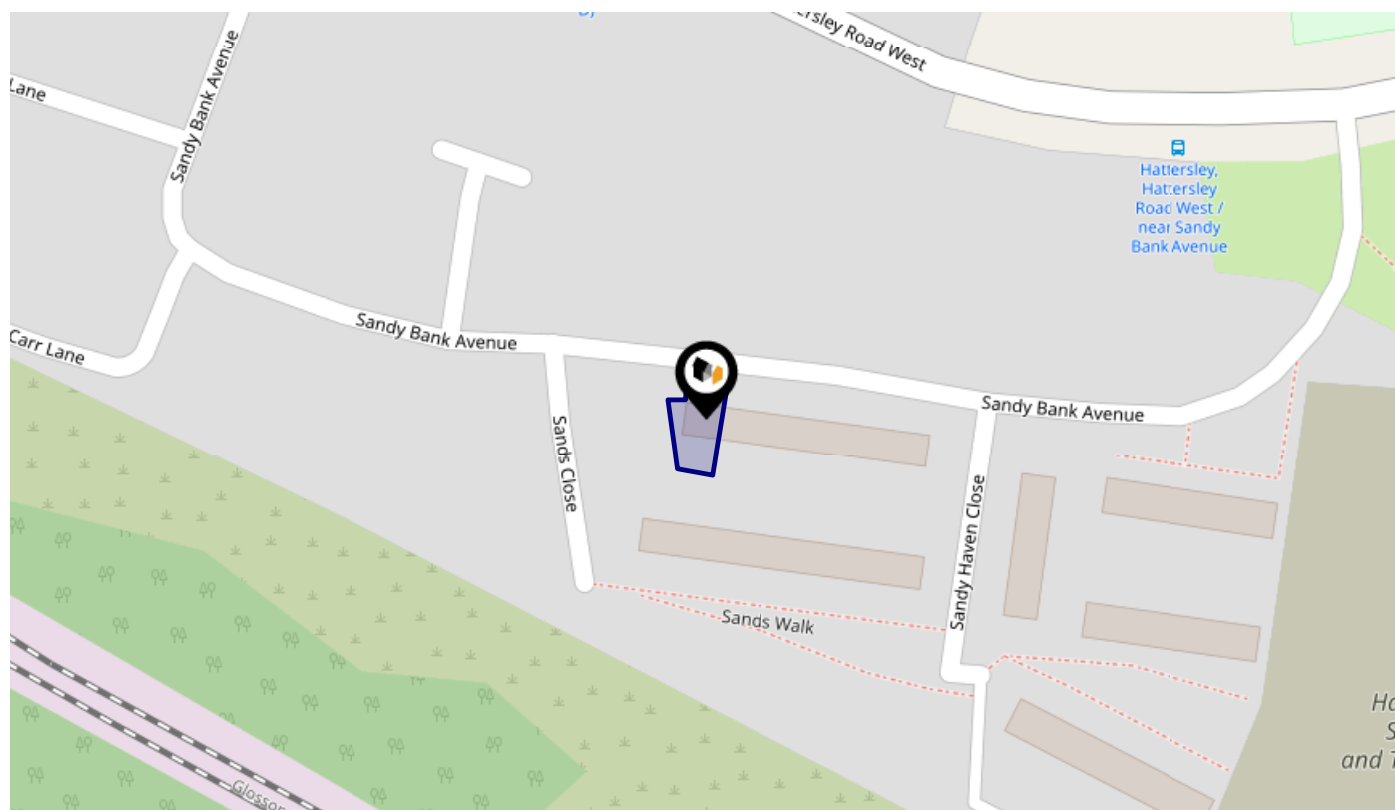
9

Marple North Ward

10

Denton South 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	■

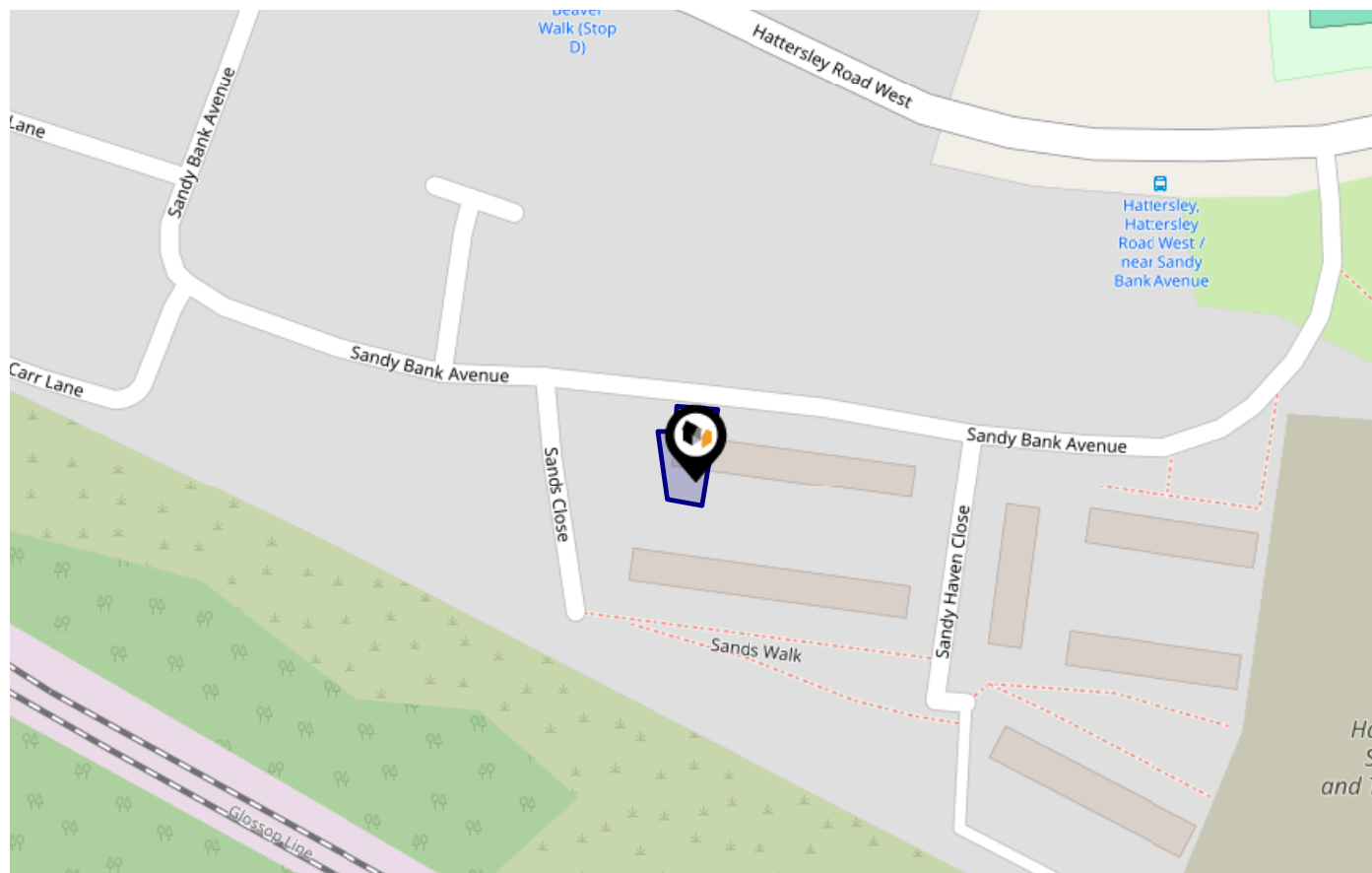
Flood Risk

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.

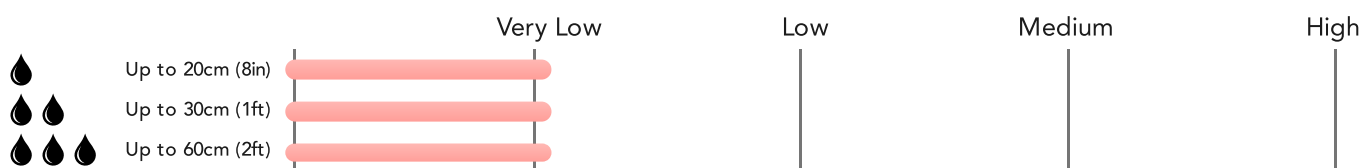


Risk Rating: Very low

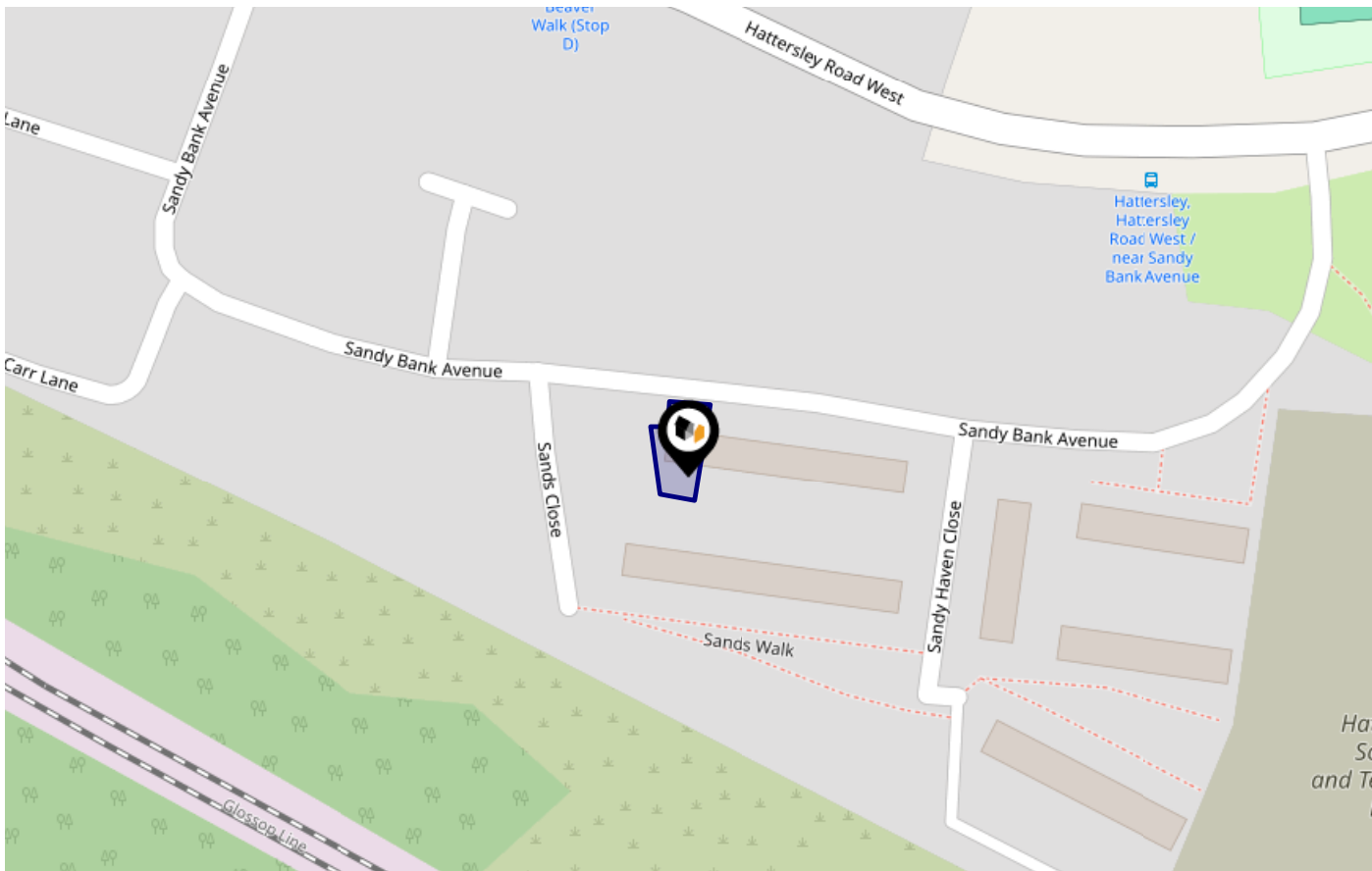
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

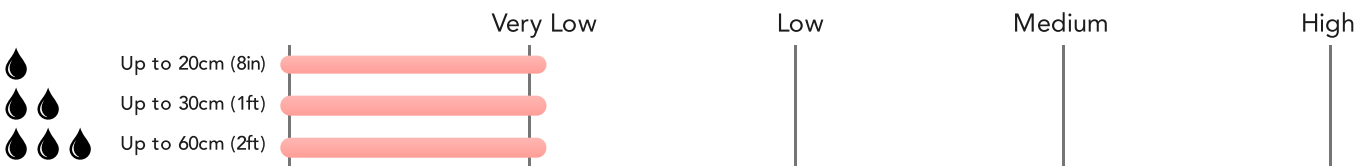


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

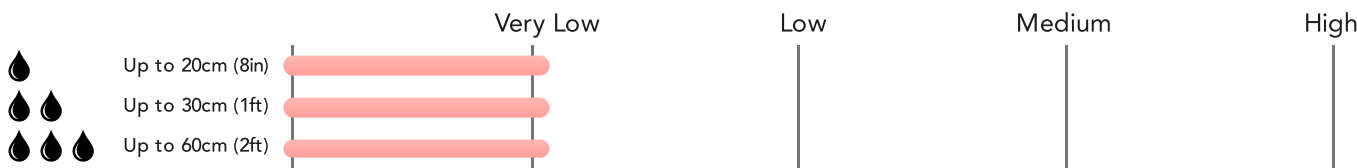


Risk Rating: Low

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.
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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.

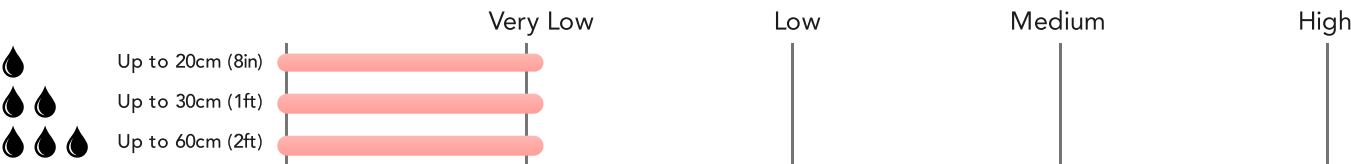


Risk Rating: Low

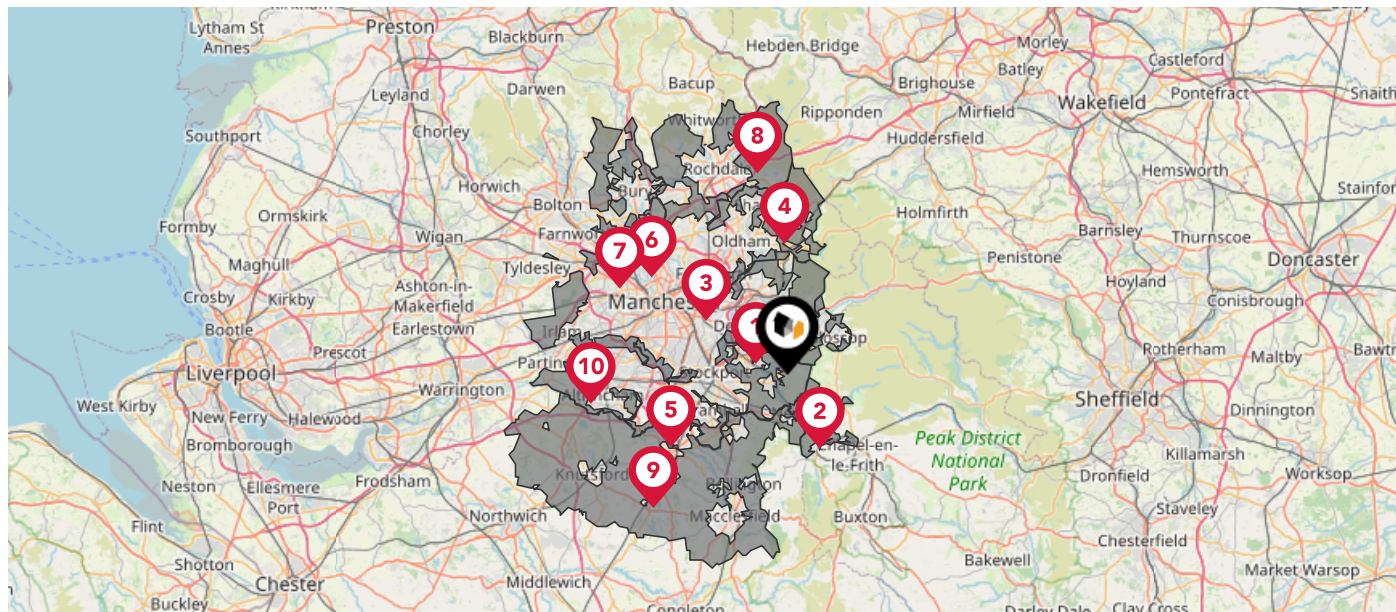
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

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 - Oldham

5

Merseyside and Greater Manchester Green Belt - Stockport

6

Merseyside and Greater Manchester Green Belt - Bury

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Rochdale

9

Merseyside and Greater Manchester Green Belt - Cheshire East

10

Merseyside and Greater Manchester Green Belt - Trafford

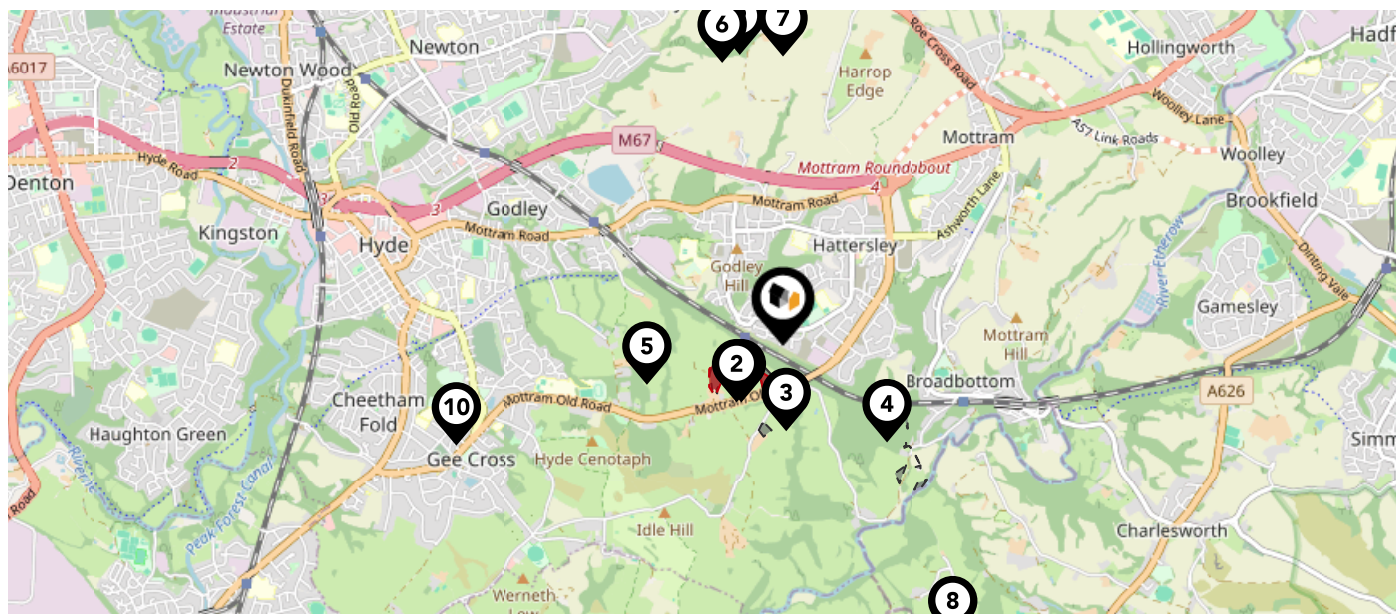
Maps

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	Greenside Farm-Off Mottram Old Road, Hattersley, Stockport, Greater Manchester	Historic Landfill
2	EA/EPR/EP3692CC/A001	Active Landfill
3	Off Apple Street-Apple Street, Hattersley, Hyde	Historic Landfill
4	Great Wood-Broadbottom, Greater Manchester	Historic Landfill
5	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill
6	Oak Farm-Matley, Stalybridge	Historic Landfill
7	Oak Farm-Matley, Stalybridge	Historic Landfill
8	Field Number 8942-Derbyshire	Historic Landfill
9	Oak Farm-Matley, Stalybridge	Historic Landfill
10	King Edward Road-Hyde, Cheshire	Historic Landfill

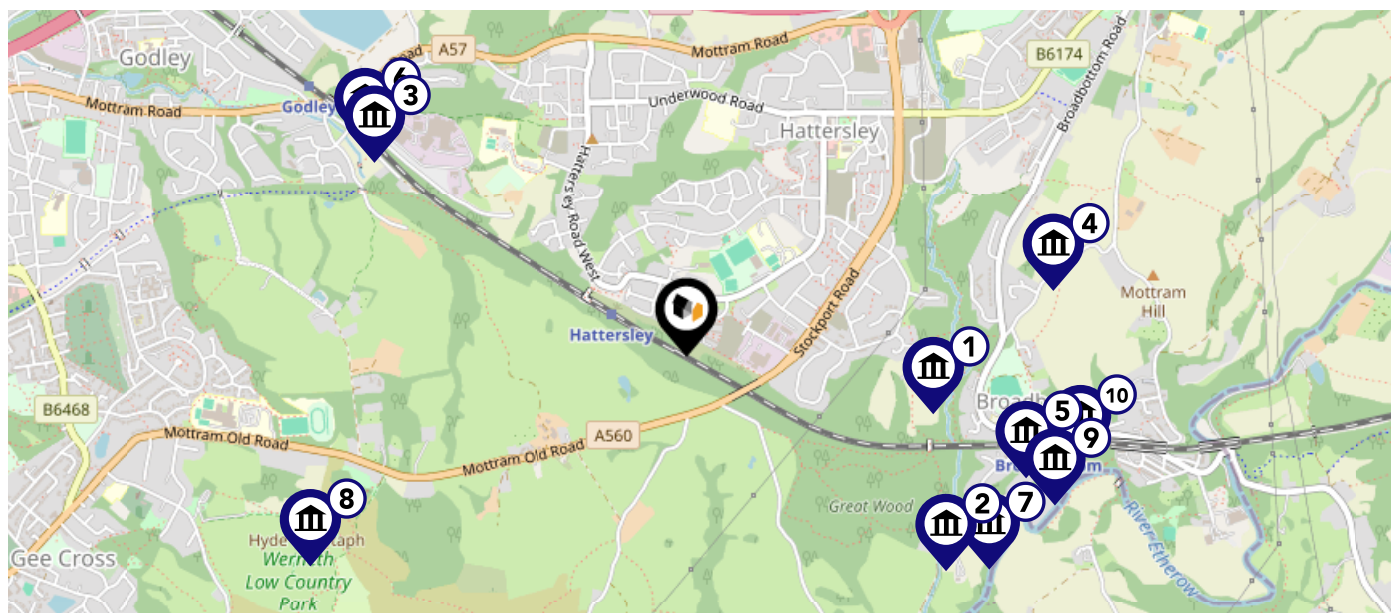
Maps

Listed Buildings

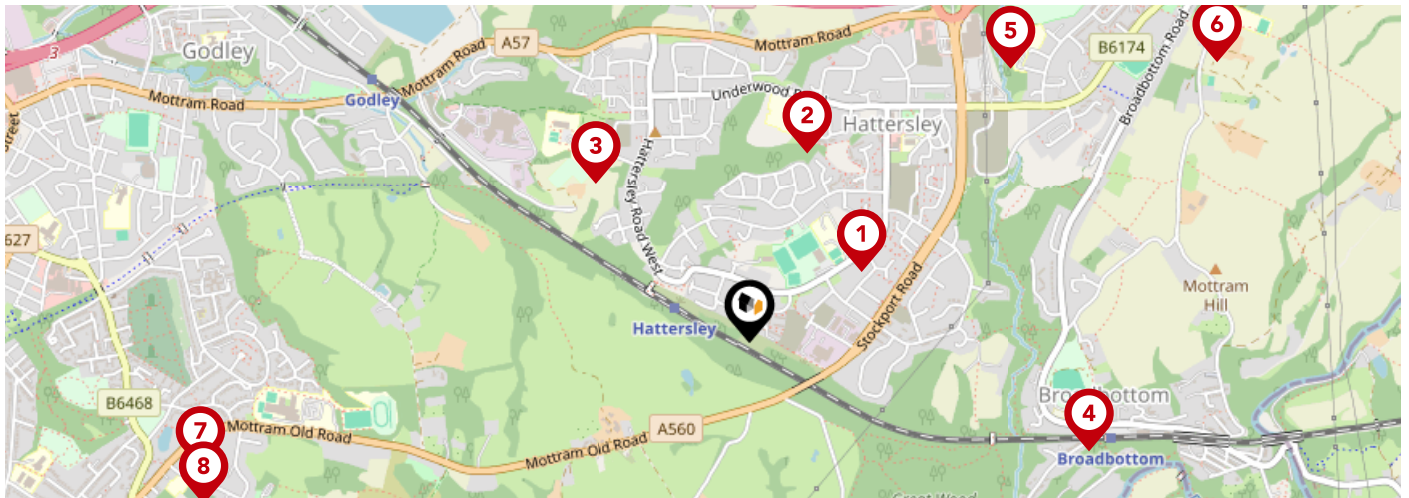
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1068054 - Clough End Cottage Clough End Farmhouse	Grade II	0.6 miles
 1068055 - 2, 4, 6, 8 And 10, Hodgefold	Grade II	0.8 miles
 1068082 - Godley Hall Public House	Grade II	0.8 miles
 1309587 - Old Hillend Farmhouse At Home Farm	Grade II	0.8 miles
 1162696 - War Memorial And Railings	Grade II	0.8 miles
 1437980 - Godley Hill War Memorial	Grade II	0.8 miles
 1068056 - Stone Bleaching Baths	Grade II	0.8 miles
 1068049 - Hyde War Memorial Obelisk On Werneth Low	Grade II	0.9 miles
 1309556 - 1-19, Hodge Lane	Grade II	0.9 miles
 1068064 - Harewood Lodge	Grade II	0.9 miles

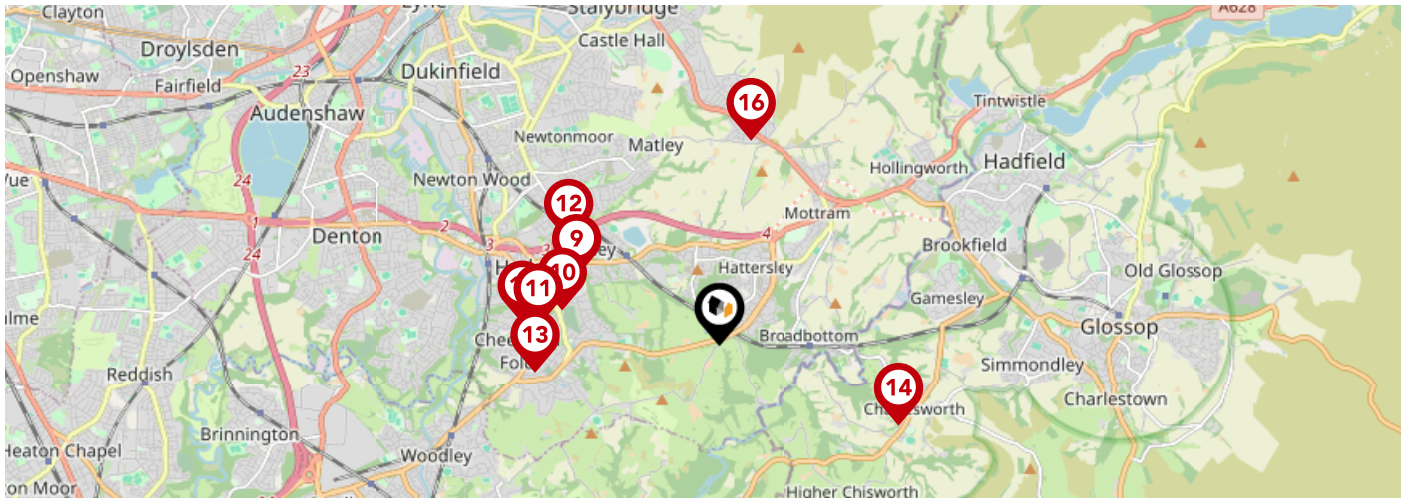


		Nursery	Primary	Secondary	College	Private
1	Pinfold Primary School Ofsted Rating: Good Pupils: 400 Distance:0.29	☐	☒	☐	☐	☐
2	St James Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.44	☐	☒	☐	☐	☐
3	Discovery Academy Ofsted Rating: Good Pupils: 225 Distance:0.49	☐	☒	☐	☐	☐
4	Broadbottom Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:0.79	☐	☒	☐	☐	☐
5	Arundale Primary School Ofsted Rating: Good Pupils: 196 Distance:0.84	☐	☒	☐	☐	☐
6	Mottram CofE Primary School Ofsted Rating: Good Pupils: 130 Distance:1.2	☐	☒	☐	☐	☐
7	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:1.24	☐	☐	☒	☐	☐
8	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:1.26	☐	☒	☐	☐	☐

Area Schools

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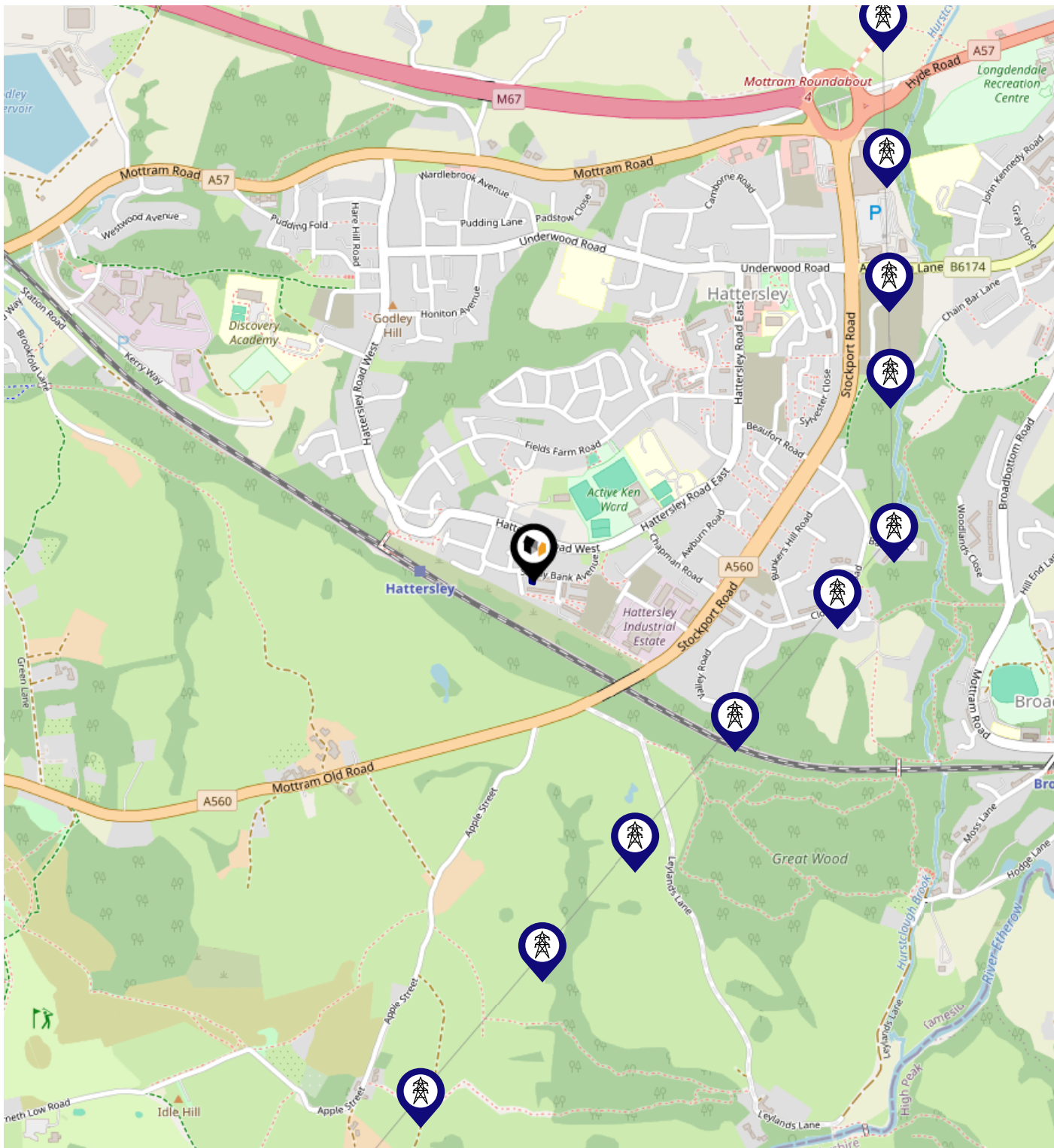
		Nursery	Primary	Secondary	College	Private
	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance: 1.4	☐	☒	☐	☐	☐
	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance: 1.43	☐	☒	☐	☐	☐
	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance: 1.61	☐	☒	☐	☐	☐
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance: 1.61	☐	☒	☐	☐	☐
	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance: 1.65	☐	☒	☐	☐	☐
	Charlesworth Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 110 Distance: 1.73	☐	☒	☐	☐	☐
	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance: 1.76	☐	☒	☐	☐	☐
	Stalyhill Infant School Ofsted Rating: Good Pupils: 178 Distance: 1.82	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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SALES AND LETTINGS



Key:

-  Power Pylons
-  Communication Masts

Environment

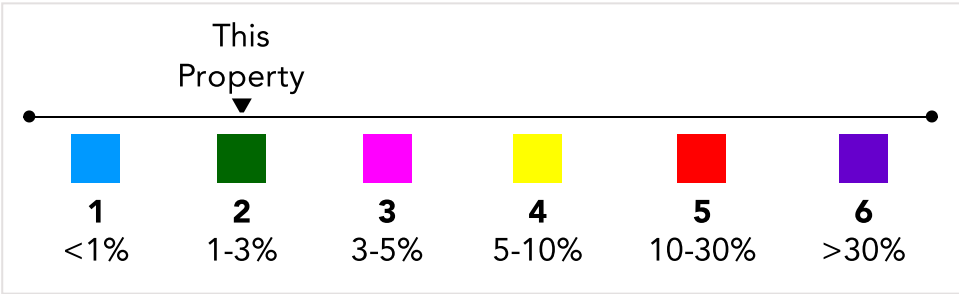
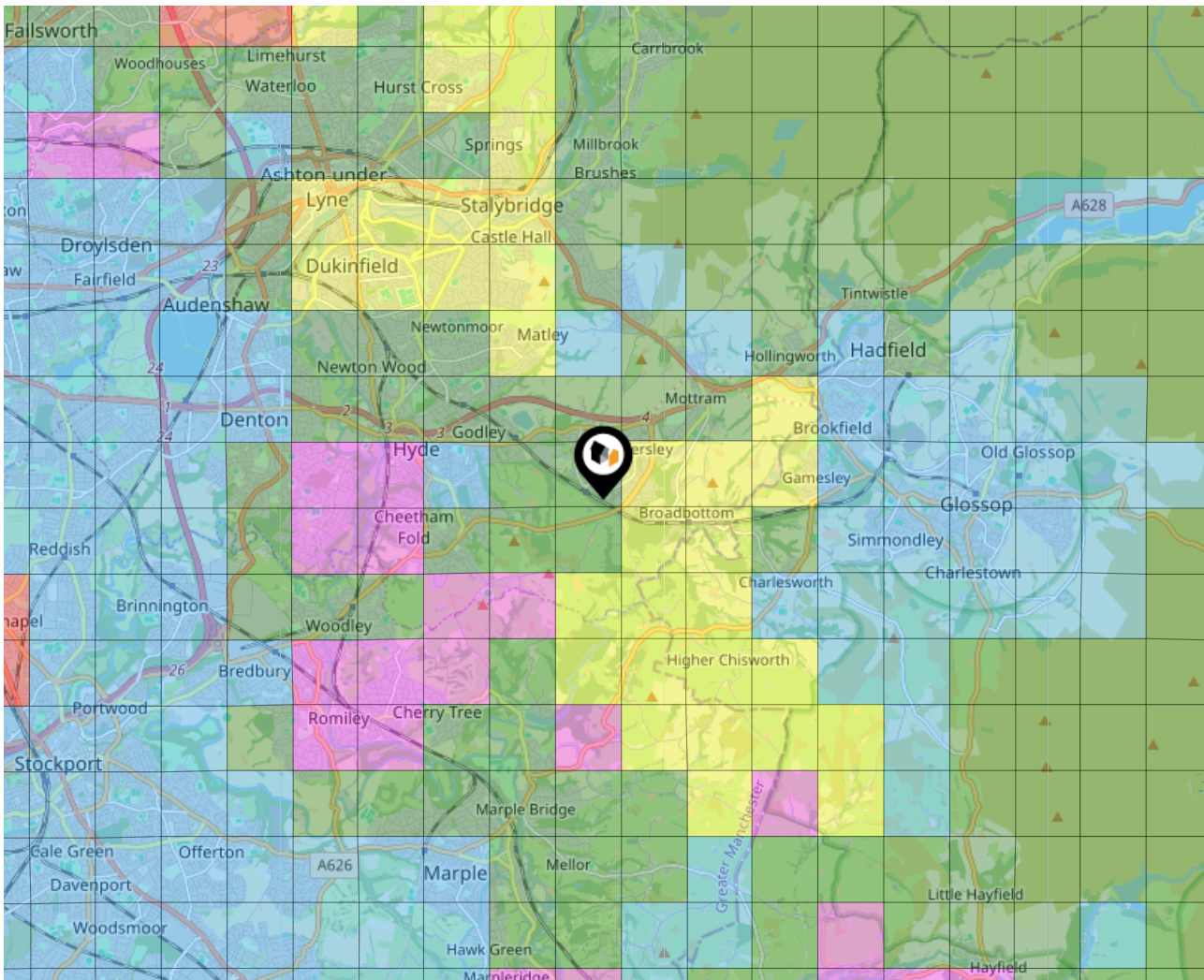
Radon Gas

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SALES AND LETTINGS

What is Radon?

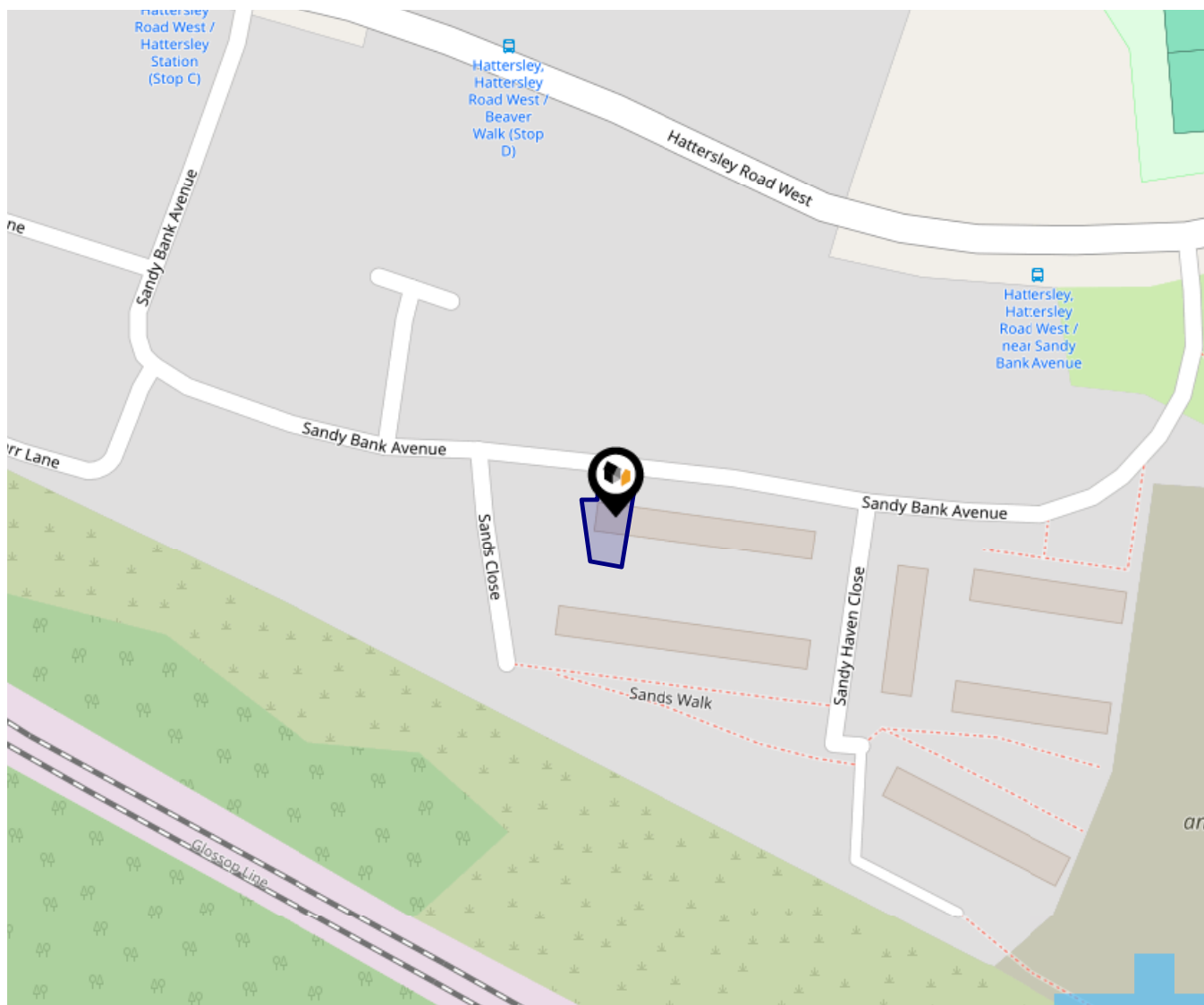
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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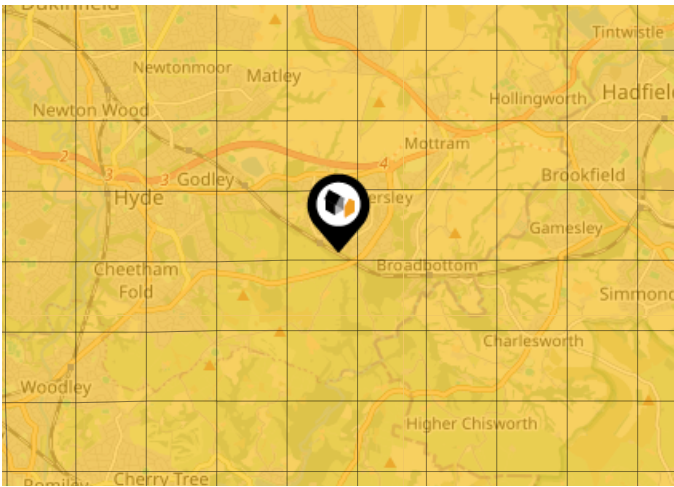
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

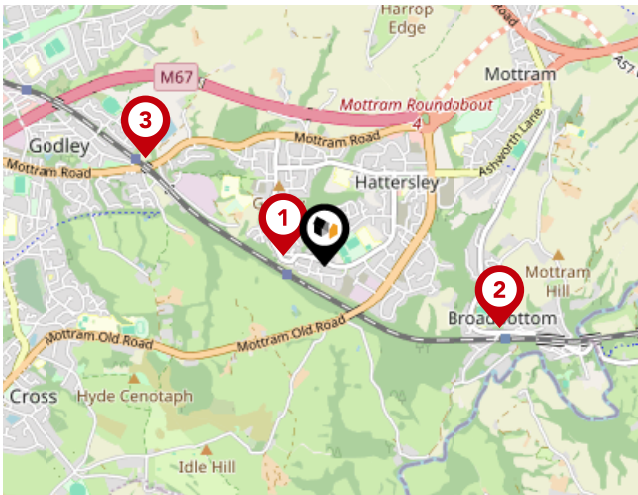
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

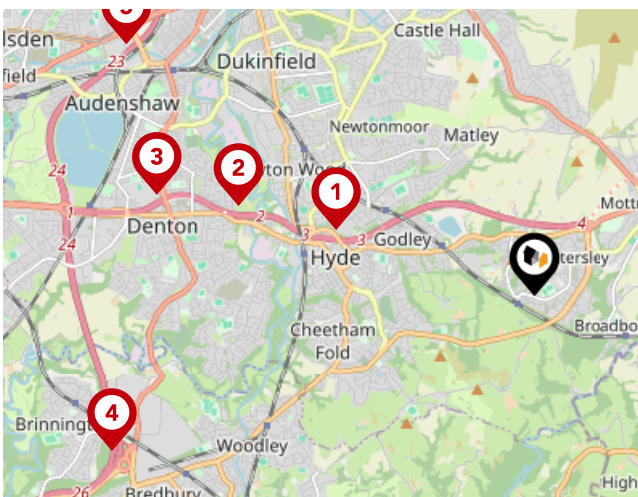
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SALES AND LETTINGS



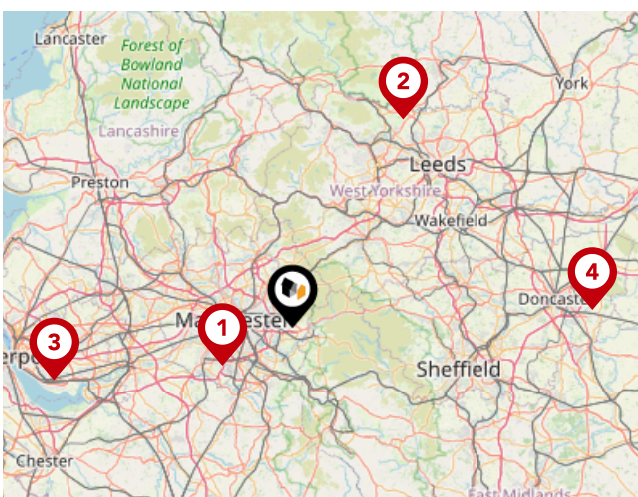
National Rail Stations

Pin	Name	Distance
1	Hattersley Rail Station	0.19 miles
2	Broadbottom Rail Station	0.82 miles
3	Godley Rail Station	0.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.85 miles
2	M67 J2	2.74 miles
3	M67 J1	3.46 miles
4	M60 J25	3.98 miles
5	M60 J23	4.23 miles



Airports/Helipads

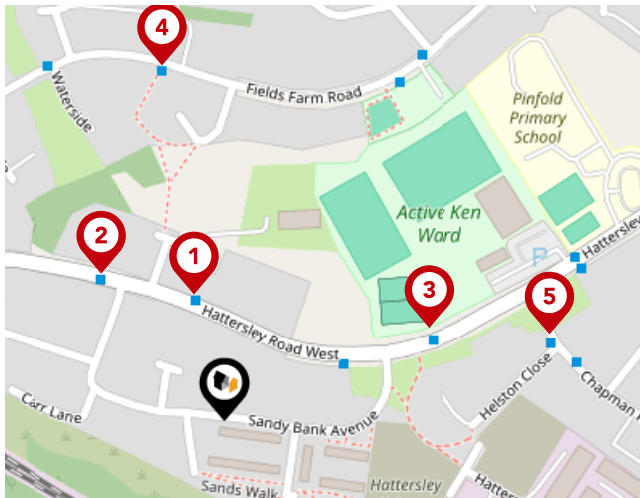
Pin	Name	Distance
1	Manchester Airport	11.39 miles
2	Leeds Bradford Airport	33.12 miles
3	Speke	34.62 miles
4	Finningley	42.27 miles

Area

Transport (Local)

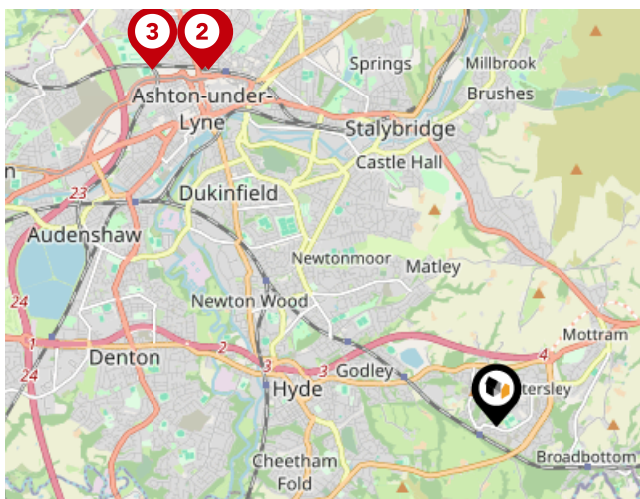
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Bus Stops/Stations

Pin	Name	Distance
1	Sandy Bank Avenue	0.07 miles
2	Sandy Bank Avenue	0.11 miles
3	Sandy Bank Avenue	0.12 miles
4	Fields Farm Close	0.2 miles
5	Hattersley Road East	0.19 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	4.06 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	4.09 miles
3	Ashton West (Manchester Metrolink)	4.38 miles

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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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