

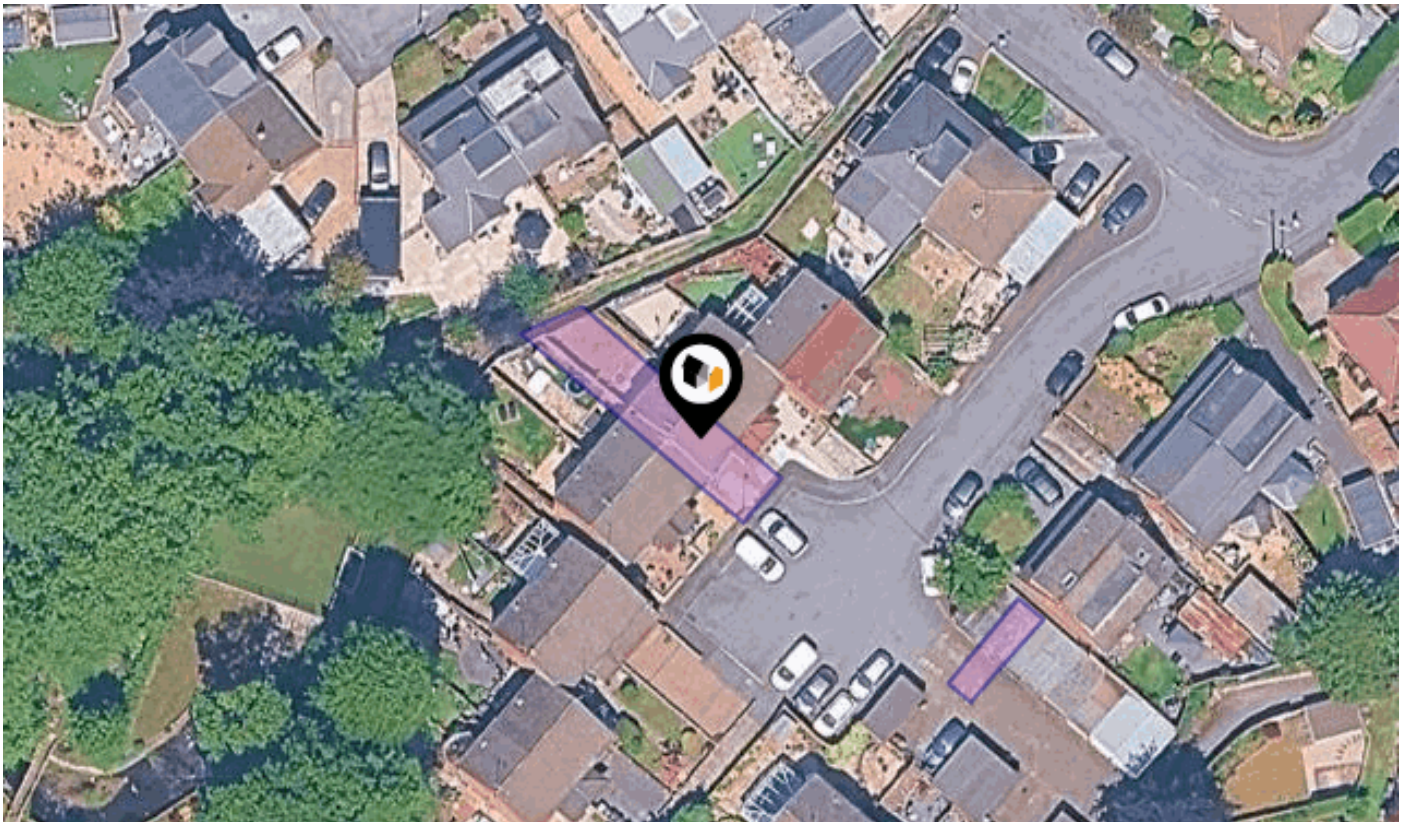


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th November 2025



BROOKSIDE CLOSE, HYDE, SK14

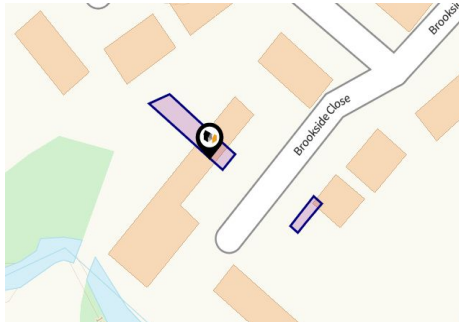
Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3	Start Date:	29/06/1971
Plot Area:	0.04 acres	End Date:	25/03/2969
Year Built :	1967-1975	Lease Term:	999 years from 25 March 1970
Council Tax :	Band B	Term Remaining:	943 years
Annual Estimate:	£1,798		
Title Number:	GM54582		

Local Area

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

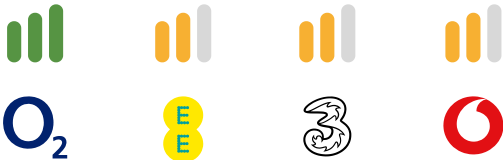
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8	75	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

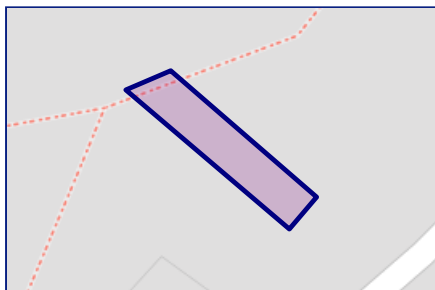
(based on calls indoors)



Satellite/Fibre TV Availability:

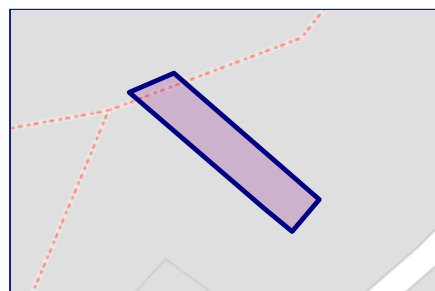


Freehold Title Plan



MAN333362

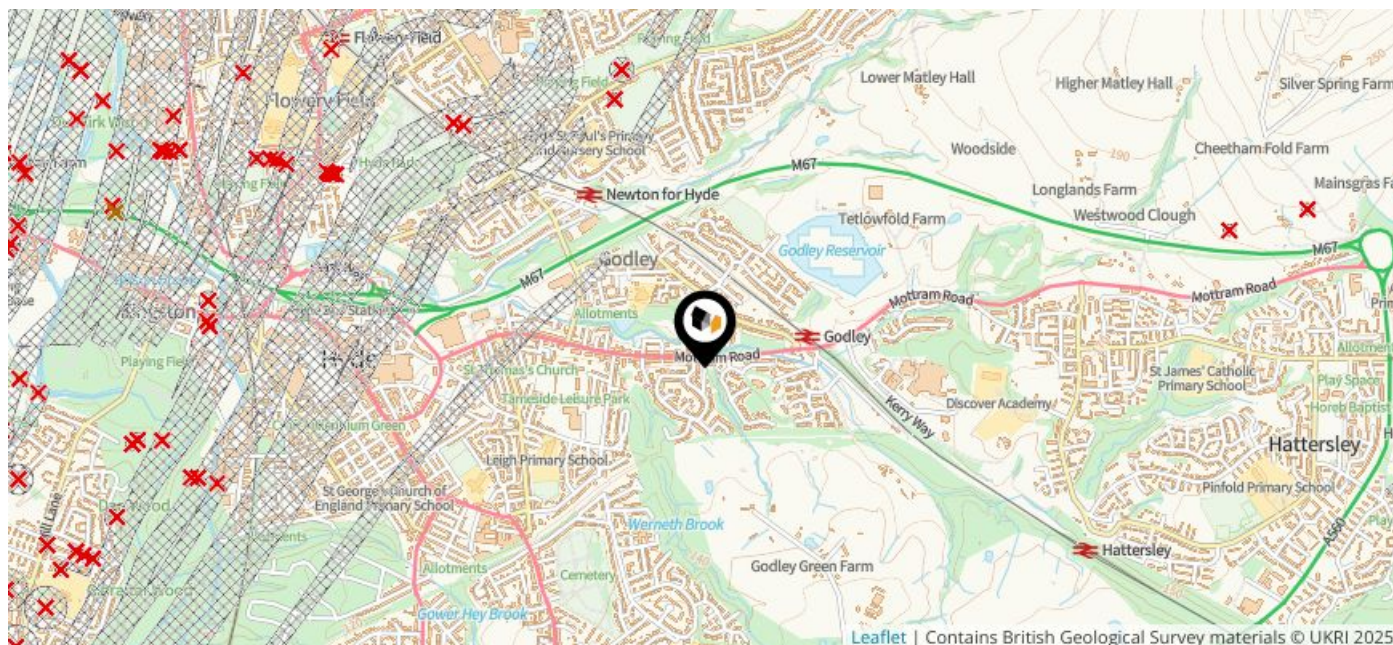
Leasehold Title Plan



GM54582

Start Date: 29/06/1971
End Date: 25/03/2969
Lease Term: 999 years from 25 March 1970
Term Remaining: 943 years

This map displays nearby coal mine entrances and their classifications.



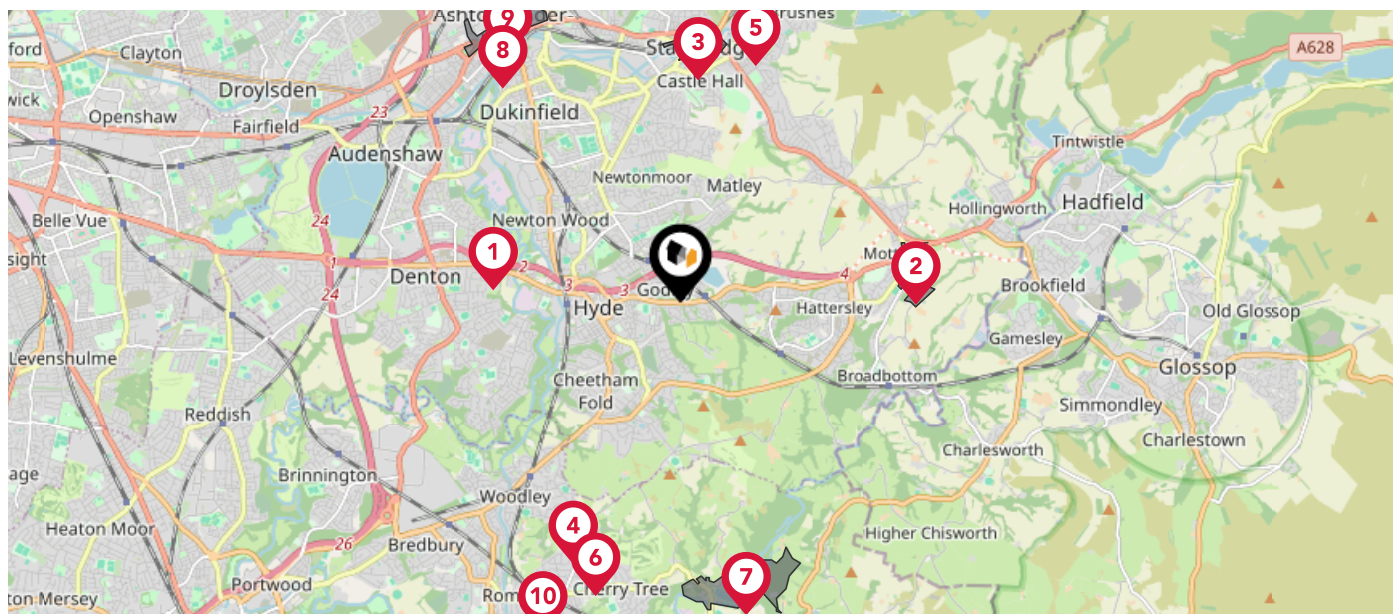
Mine Entry

- ✕ 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 St Annes, Haughton
- 2 Mottram In Longdendale
- 3 Stalybridge Town Centre
- 4 Greave Fold, Romiley
- 5 Copley (Tameside)
- 6 Barlow Fold, Romiley
- 7 Compstall
- 8 Portland Basin
- 9 Ashton Town Centre
- 10 Church Lane, Romiley

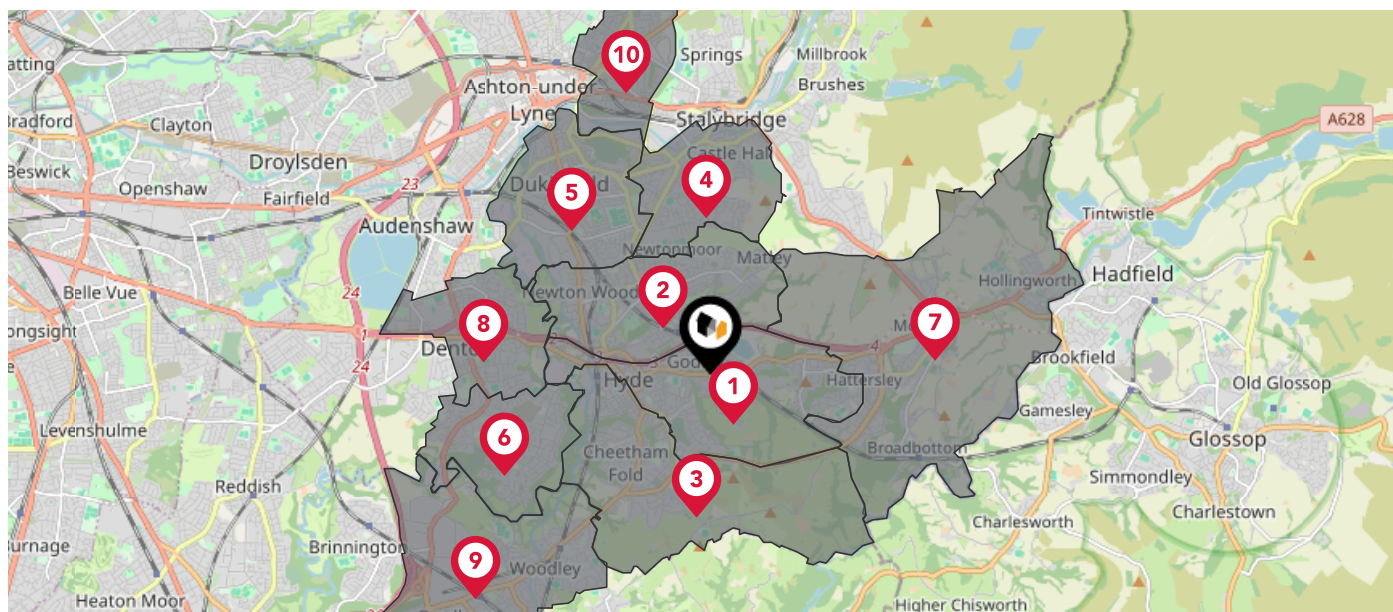
Maps

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

Hyde Newton Ward

3

Hyde Werneth Ward

4

Dukinfield Stalybridge Ward

5

Dukinfield Ward

6

Denton South Ward

7

Longdendale Ward

8

Denton North East Ward

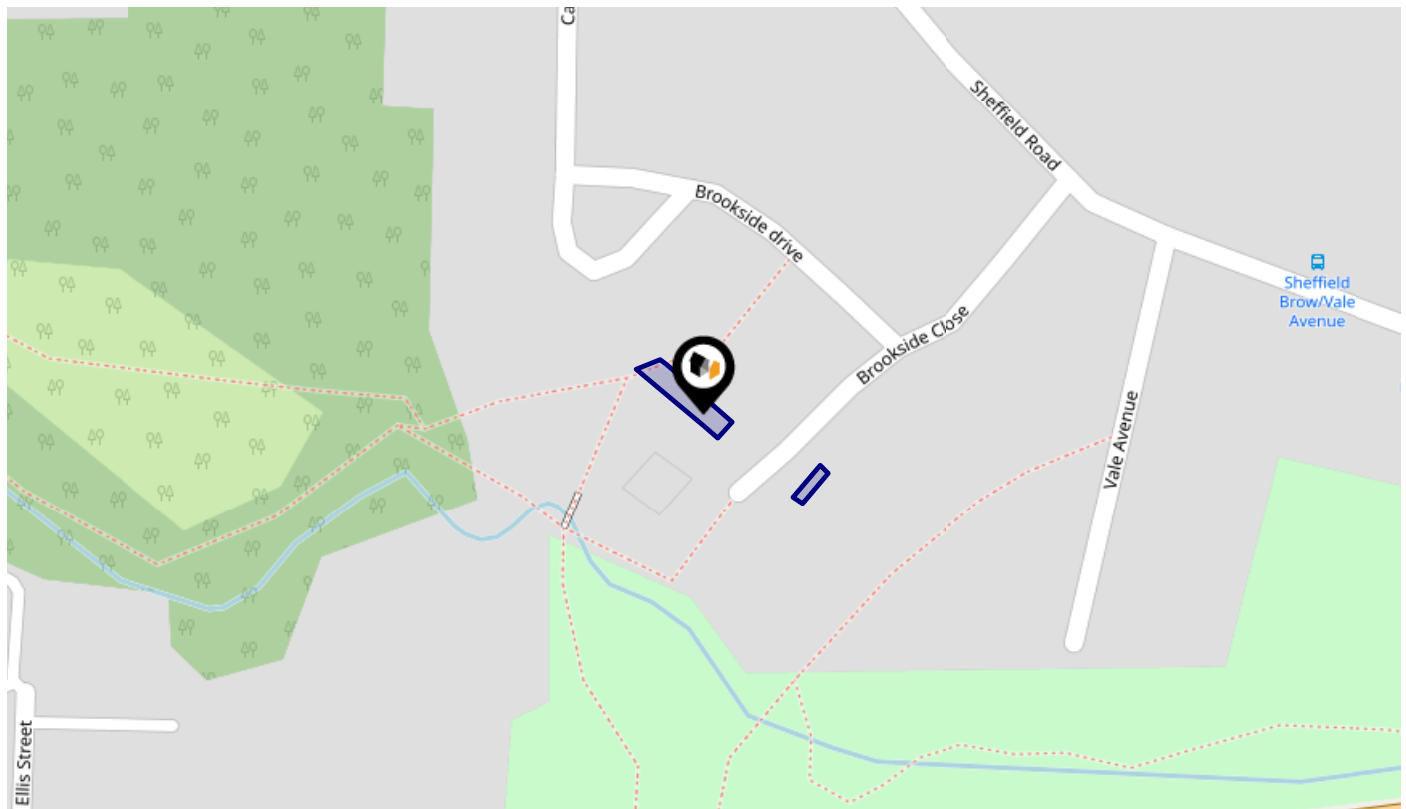
9

Bredbury and Woodley Ward

10

Ashton St. Michael's 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	

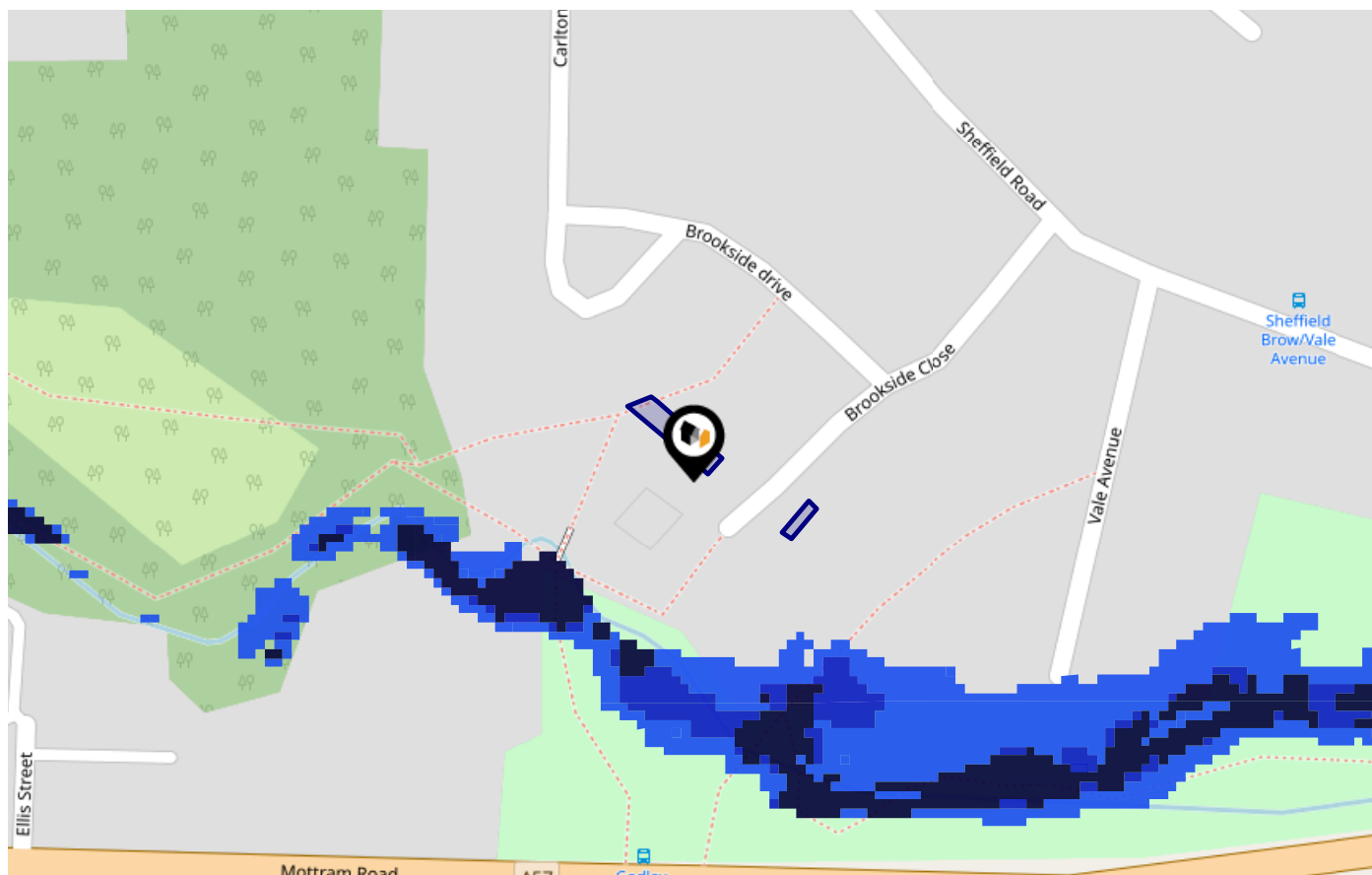
Flood Risk

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.

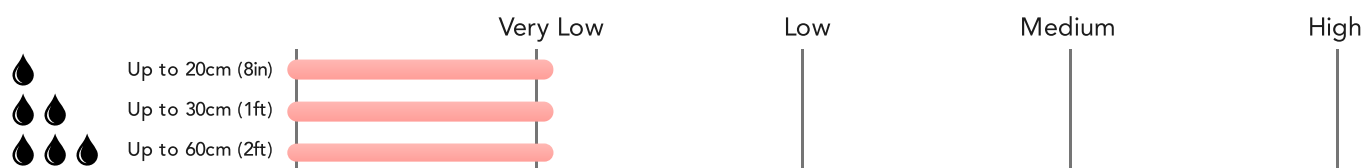


Risk Rating: Very low

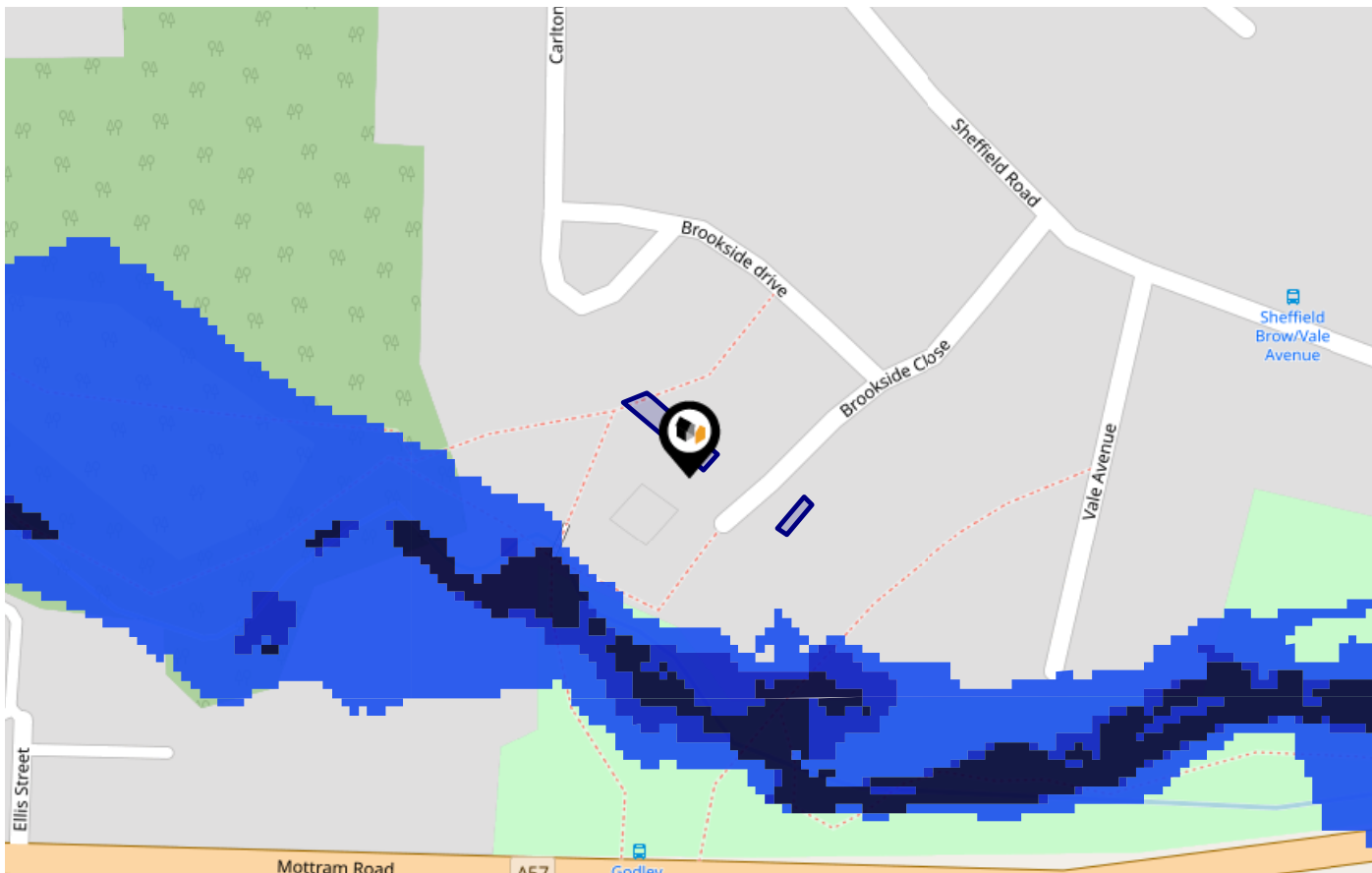
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

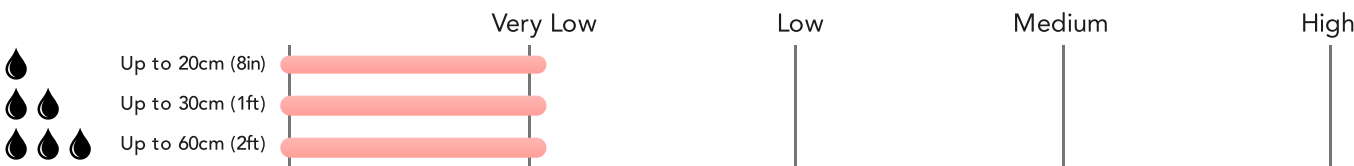


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



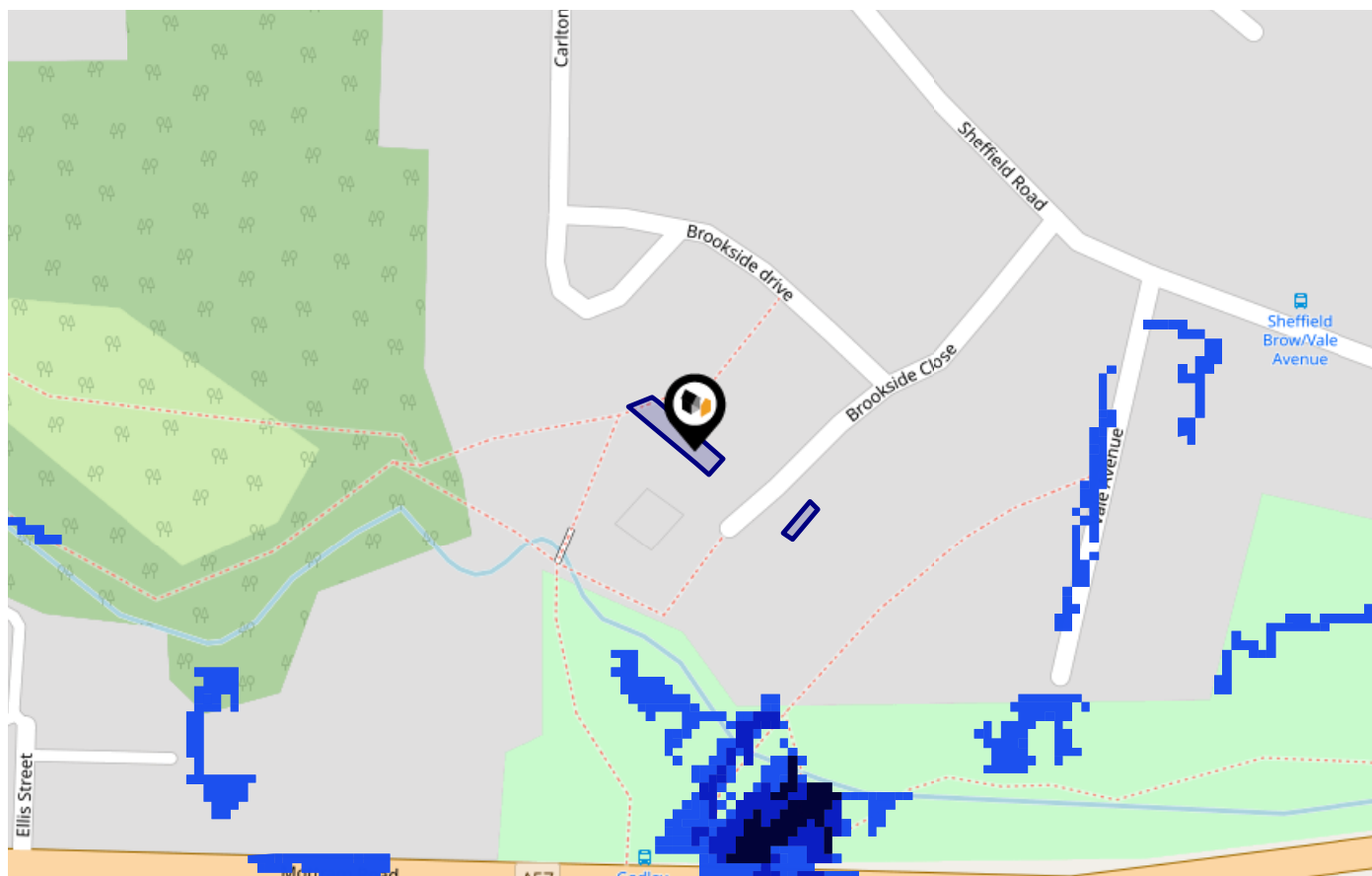
Flood Risk

Surface Water - Flood Risk

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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.

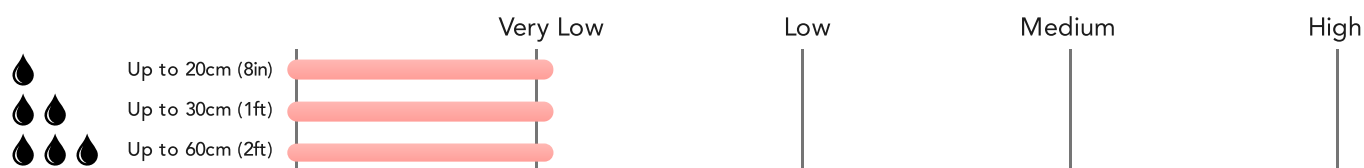


Risk Rating: Very low

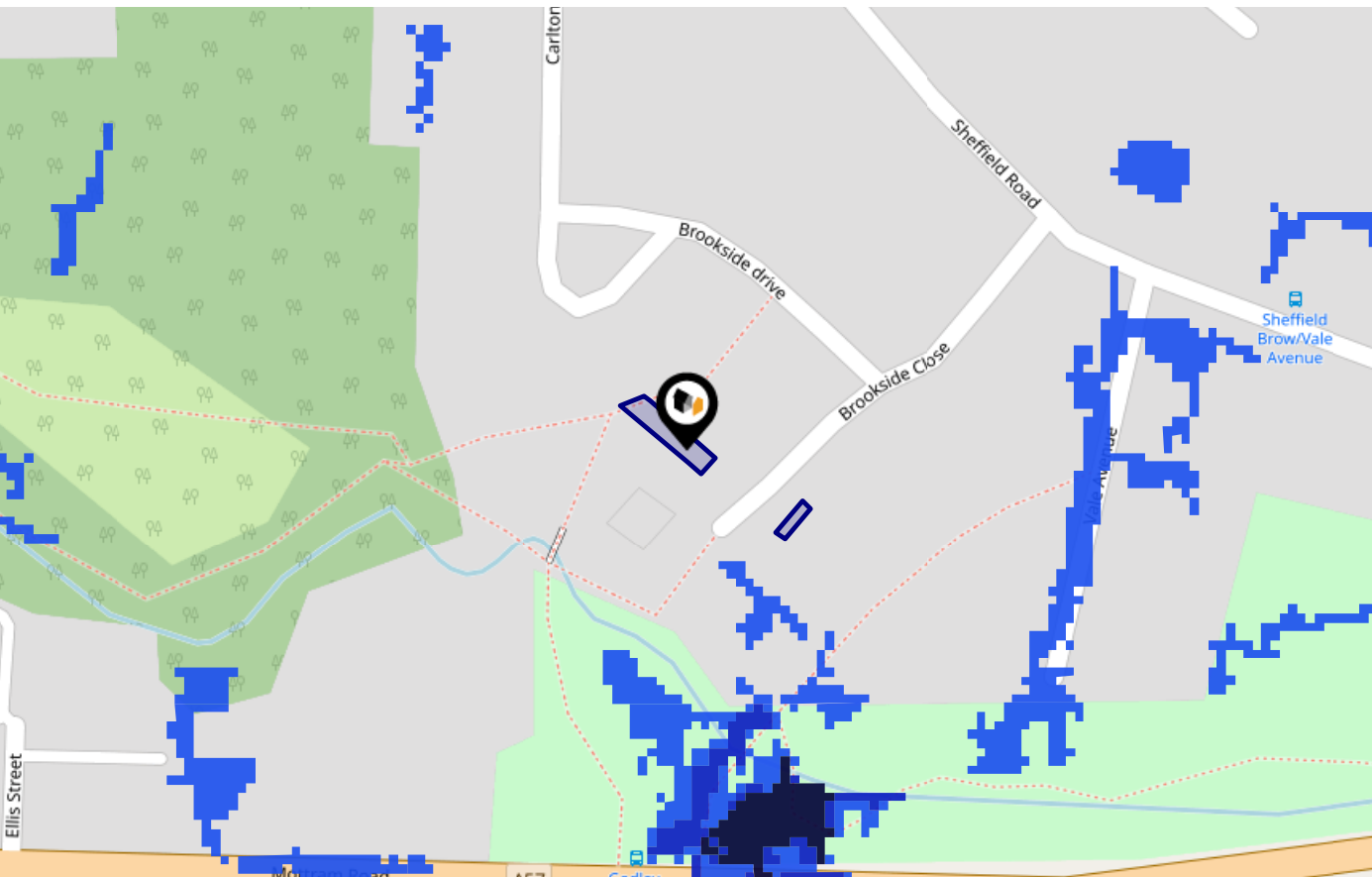
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

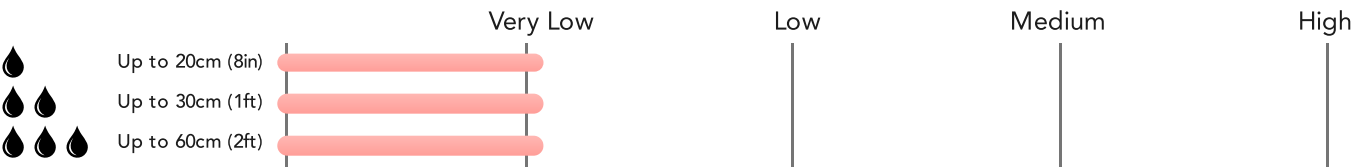


Risk Rating: Very low

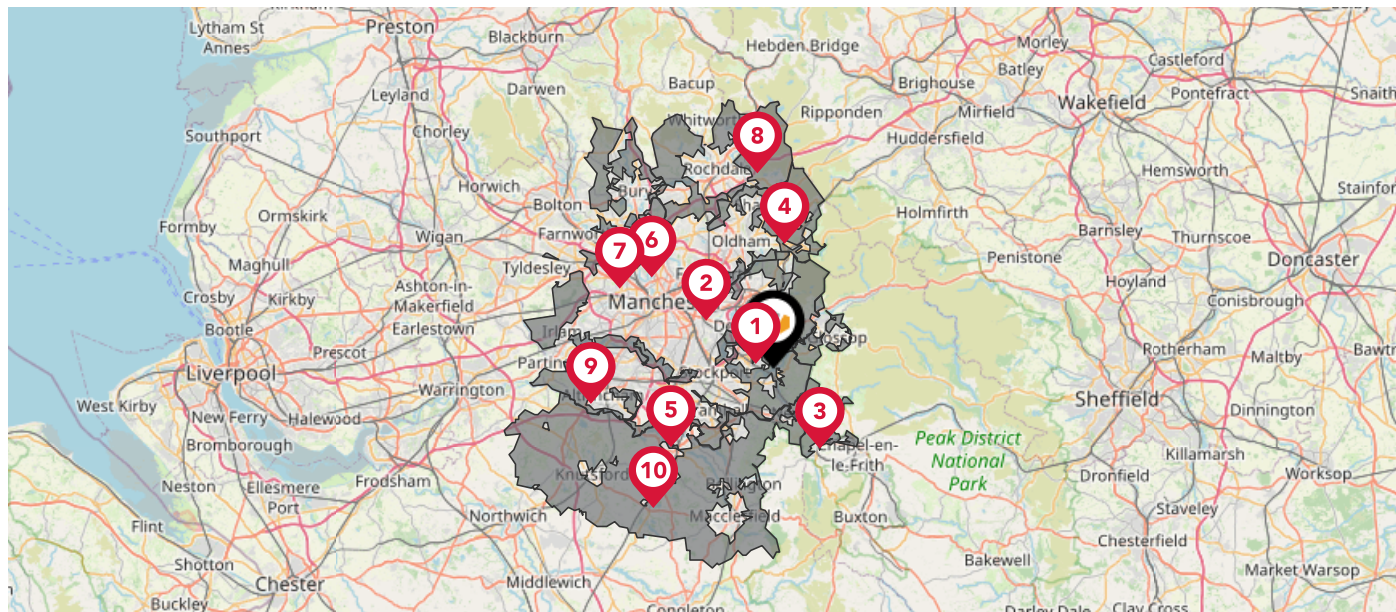
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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-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

3

Merseyside and Greater Manchester Green Belt - High Peak

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 - Trafford

10

Merseyside and Greater Manchester Green Belt - Cheshire East

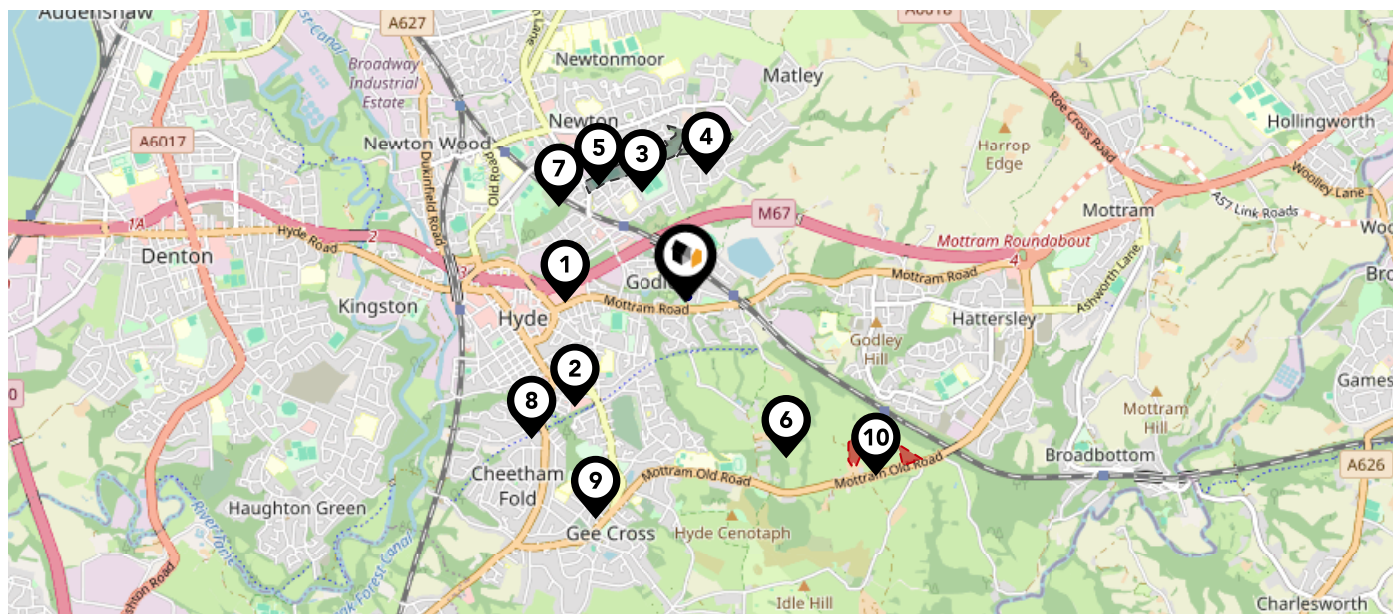
Maps

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	Cha Textiles-Newton Bank	Historic Landfill
2	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill
3	Victoria Street-Newton, Greater Manchester	Historic Landfill
4	Newton Works-Victoria Street, Hyde	Historic Landfill
5	Newton Moor Industrial Estate-Hyde, Cheshire, Greater Manchester	Historic Landfill
6	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill
7	Stansfield Street - Marlor Road-Greater Manchester	Historic Landfill
8	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill
9	King Edward Road-Hyde, Cheshire	Historic Landfill
10	EA/EPR/EP3692CC/A001	Active Landfill

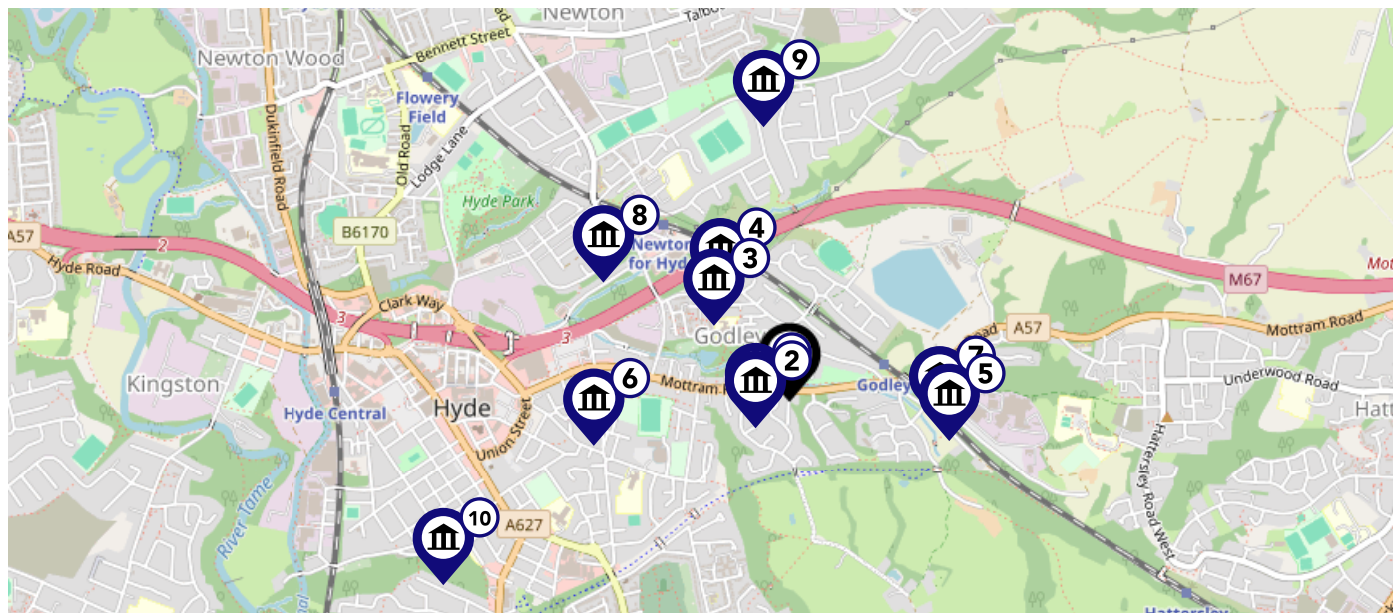
Maps

Listed Buildings

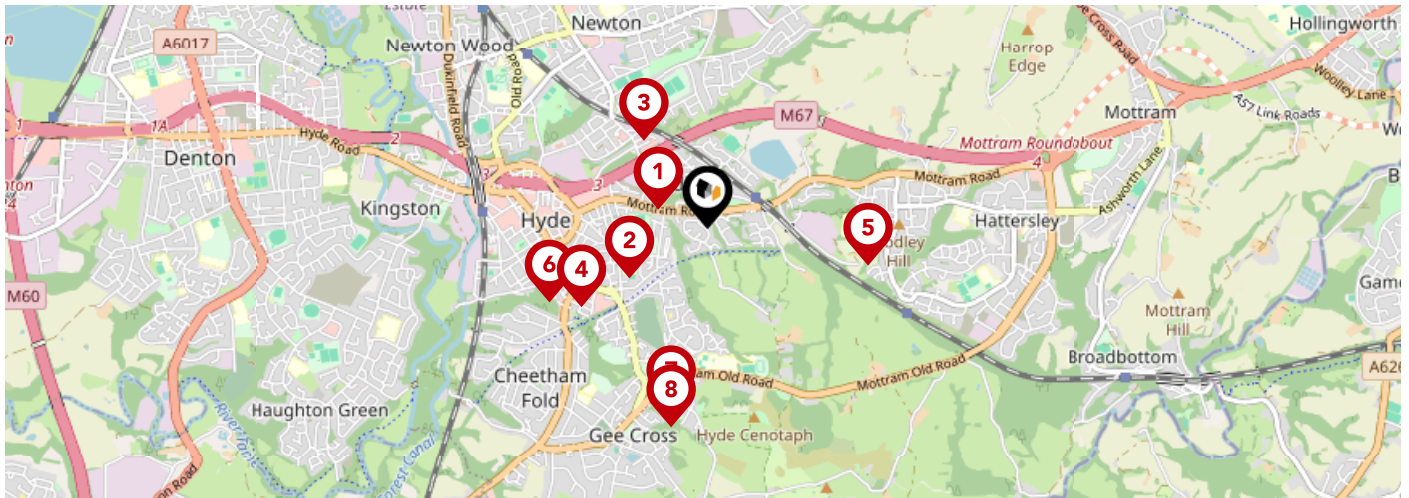
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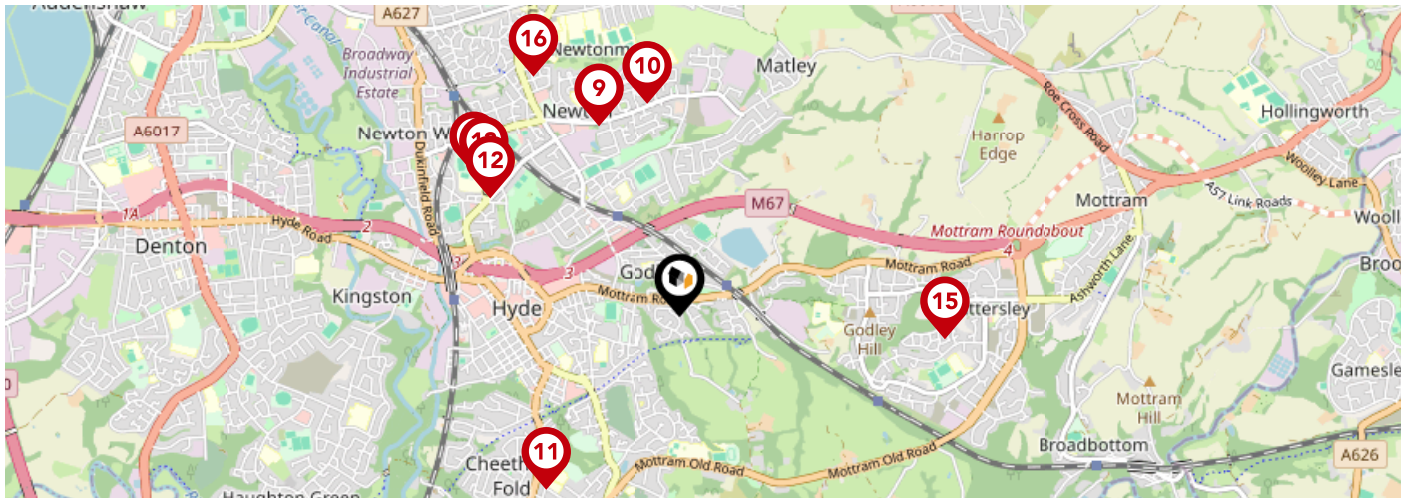
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1268421 - Folly In Garden Of Number 239	Grade II	0.1 miles
	1268420 - 239, Mottram Road	Grade II	0.1 miles
	1068083 - Church Of St John The Baptist	Grade II	0.2 miles
	1068086 - Railway Viaduct Immediately East Of Newton Station	Grade II	0.3 miles
	1068082 - Godley Hall Public House	Grade II	0.4 miles
	1096128 - Church Of St Thomas	Grade II	0.4 miles
	1437980 - Godley Hill War Memorial	Grade II	0.4 miles
	1413253 - Roman Catholic Church Of St Paul And Presbytery	Grade II	0.5 miles
	1437947 - Victoria Street War Memorial, Newton	Grade II	0.6 miles
	1068080 - Church Of St George	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:0.23	☐	☒	☐	☐	☐
2	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:0.41	☐	☒	☐	☐	☐
3	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:0.48	☐	☒	☐	☐	☐
4	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.66	☐	☒	☐	☐	☐
5	Discovery Academy Ofsted Rating: Good Pupils: 225 Distance:0.72	☐	☒	☐	☐	☐
6	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance:0.77	☐	☒	☐	☐	☐
7	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:0.81	☐	☐	☒	☐	☐
8	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:0.89	☐	☒	☐	☐	☐



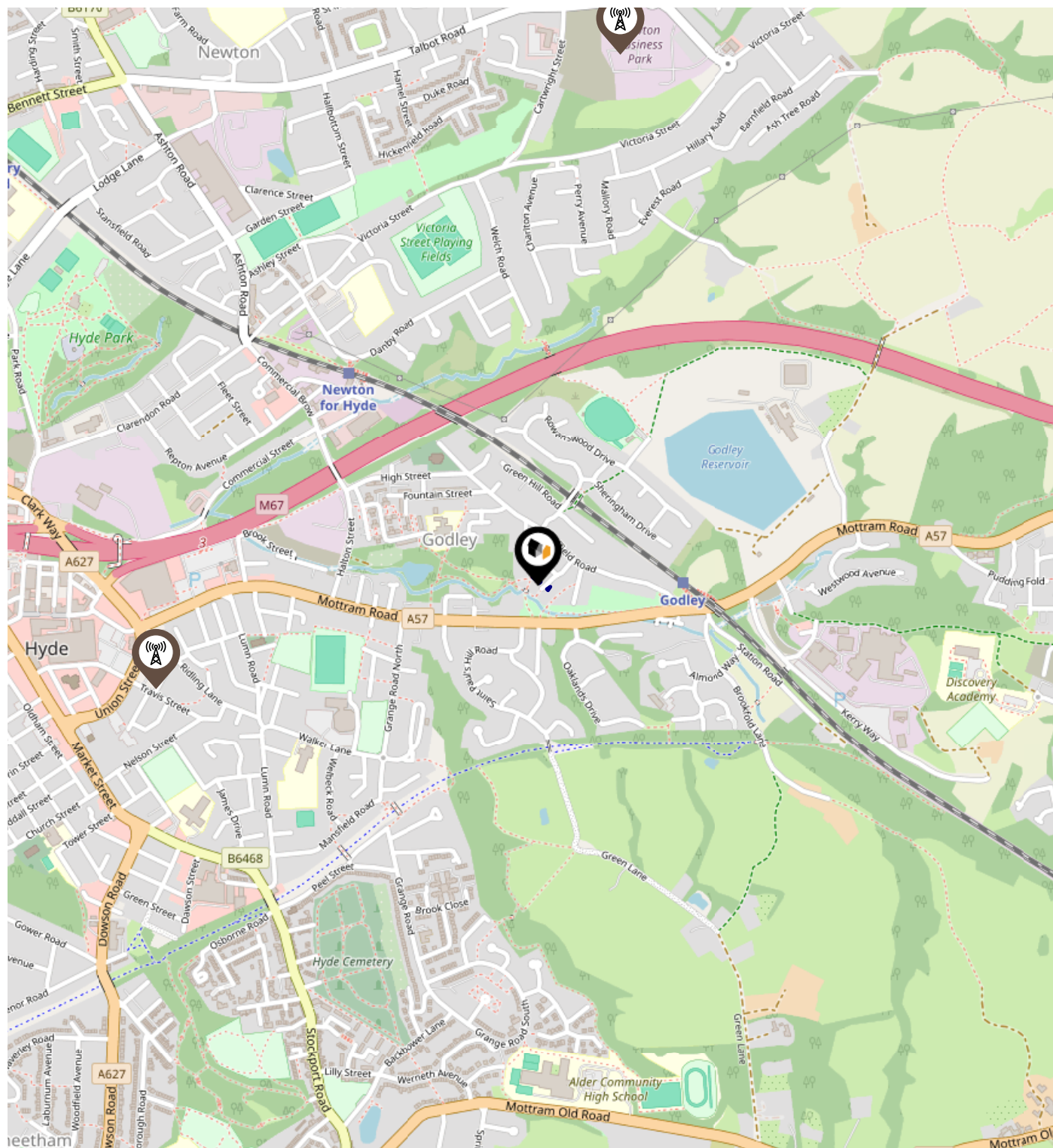
		Nursery	Primary	Secondary	College	Private
	Oakfield Primary and Moderate Learning Difficulties Resource Provision Ofsted Rating: Good Pupils: 228 Distance:0.91	☐	☒	☐	☐	☐
	Bradley Green Primary Academy Ofsted Rating: Good Pupils: 218 Distance:0.95	☐	☒	☐	☐	☐
	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:0.97	☐	☒	☐	☐	☐
	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:0.99	☐	☒	☐	☐	☐
	Hyde High School Ofsted Rating: Requires improvement Pupils: 1169 Distance:1.05	☐	☐	☒	☐	☐
	Thomas Ashton School Ofsted Rating: Special Measures Pupils: 97 Distance:1.1	☐	☐	☒	☐	☐
	St James Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:1.18	☐	☒	☐	☐	☐
	Oakdale School Ofsted Rating: Good Pupils: 161 Distance:1.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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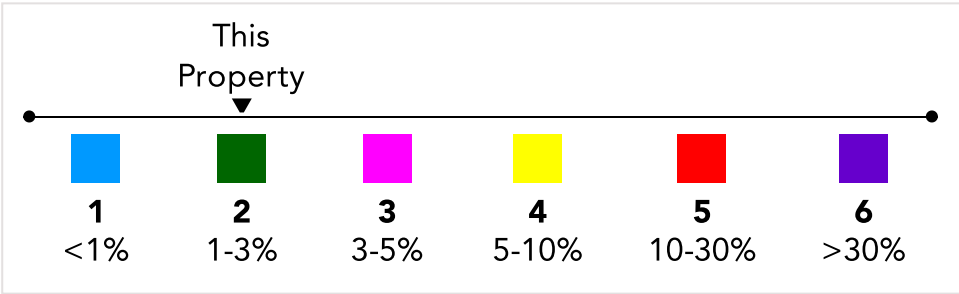
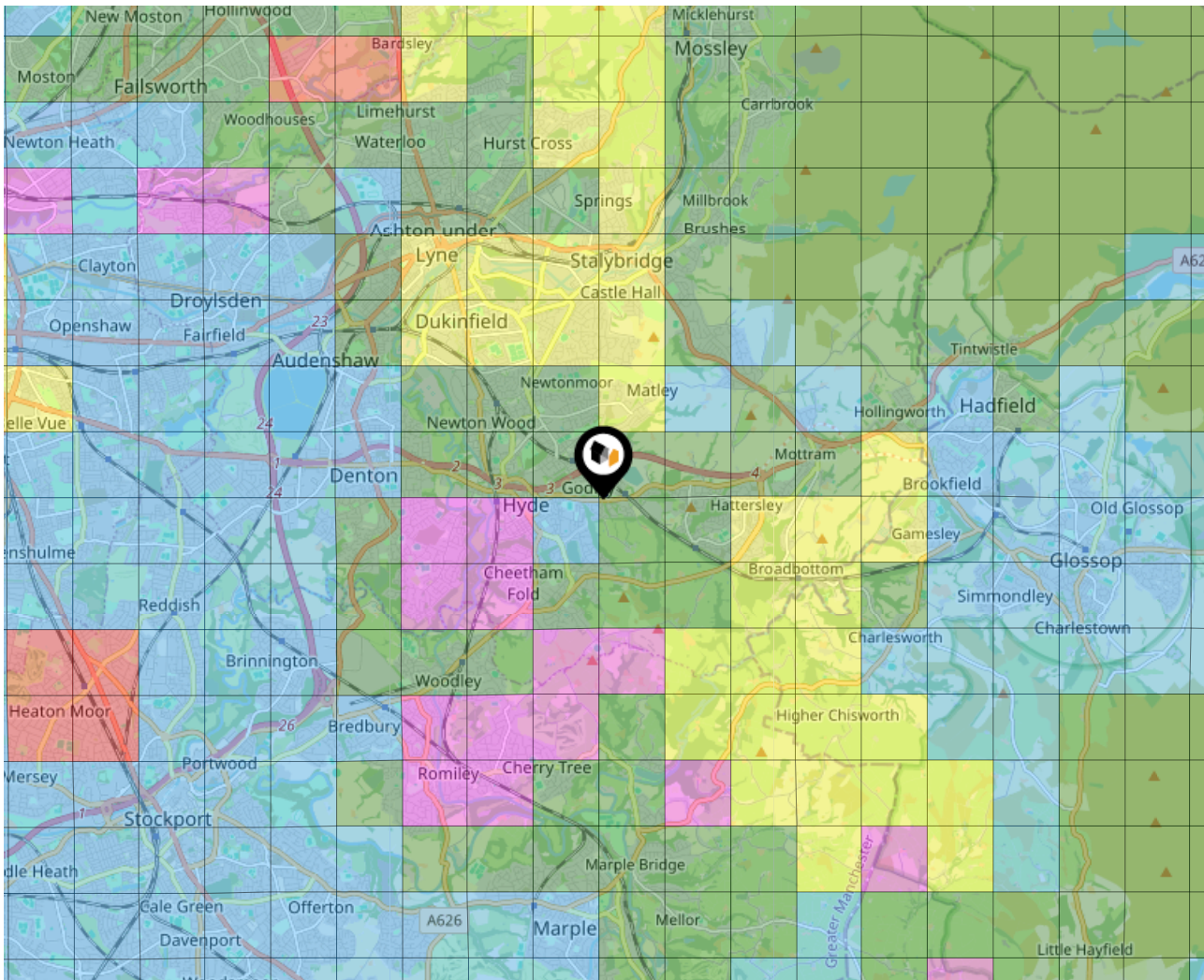


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

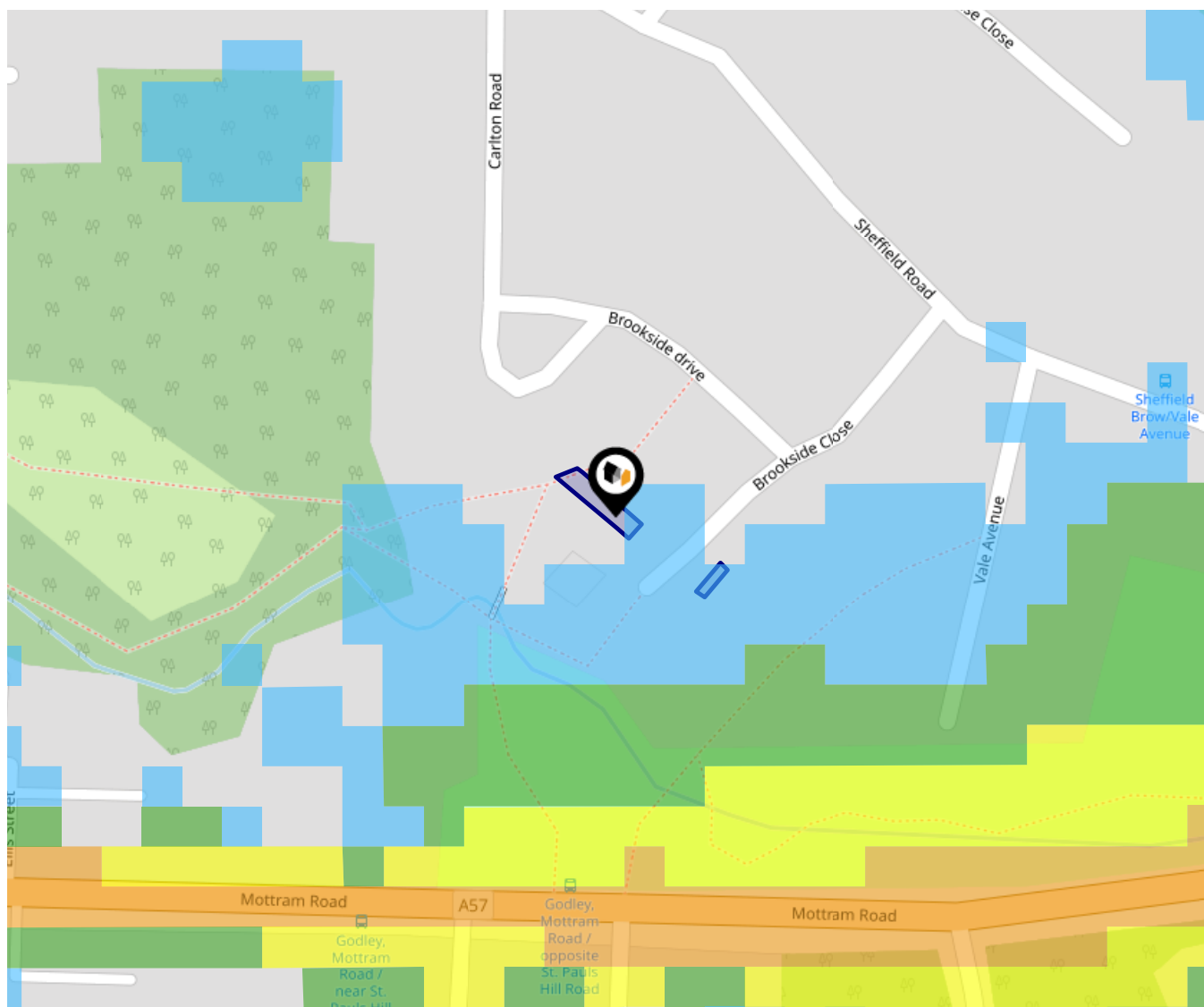
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



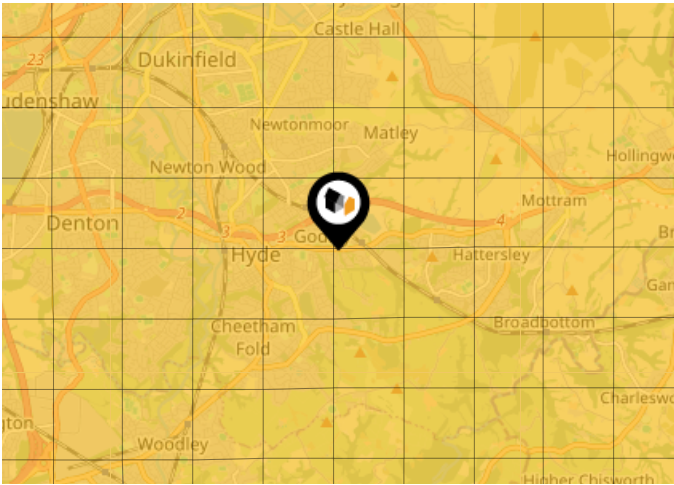
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

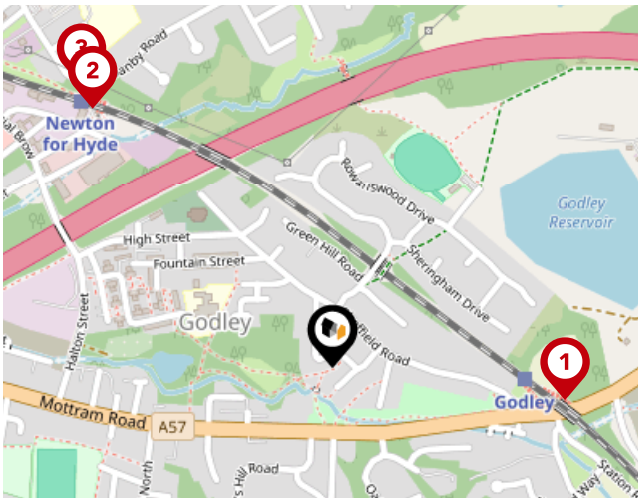
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

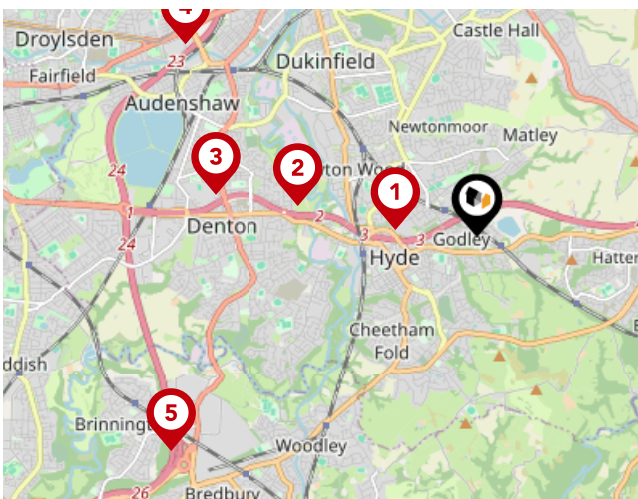
LAWLER
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SALES AND LETTINGS



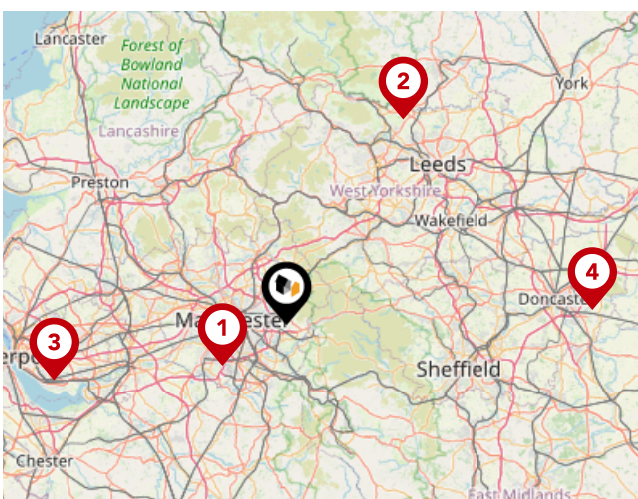
National Rail Stations

Pin	Name	Distance
1	Godley Rail Station	0.26 miles
2	Newton for Hyde Rail Station	0.39 miles
3	Newton for Hyde Rail Station	0.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	0.72 miles
2	M67 J2	1.6 miles
3	M67 J1	2.33 miles
4	M60 J23	3.07 miles
5	M60 J25	3.29 miles



Airports/Helipads

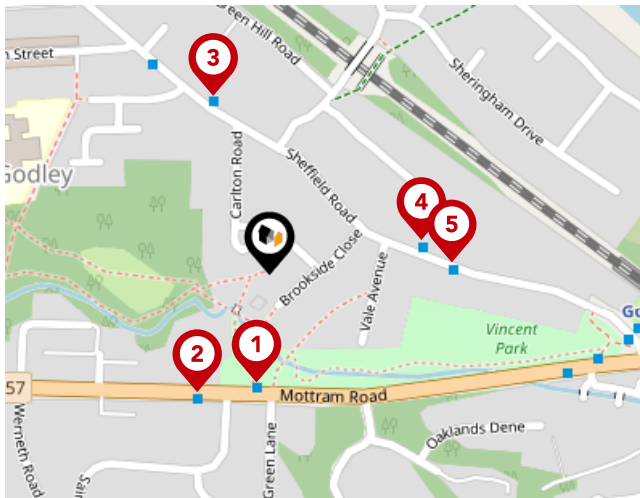
Pin	Name	Distance
1	Manchester Airport	10.75 miles
2	Leeds Bradford Airport	33.16 miles
3	Speke	33.71 miles
4	Finningley	43.28 miles

Area

Transport (Local)

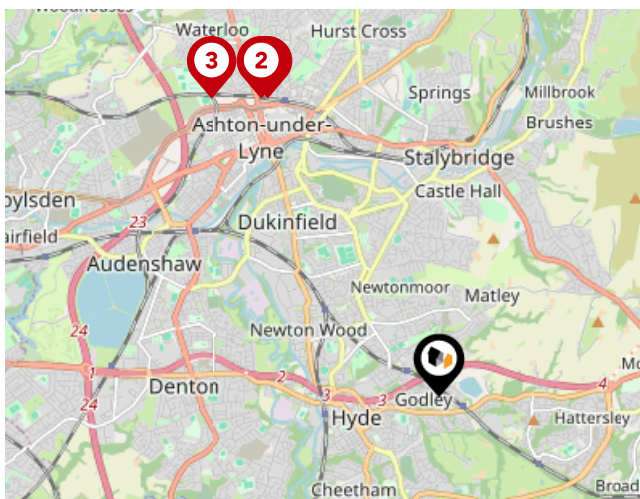
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Bus Stops/Stations

Pin	Name	Distance
1	St Pauls Hill Road	0.06 miles
2	St Pauls Hill Road	0.08 miles
3	Carlton Road	0.1 miles
4	Vale Avenue	0.09 miles
5	Vale Avenue	0.1 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	3.04 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	3.06 miles
3	Ashton West (Manchester Metrolink)	3.3 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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