

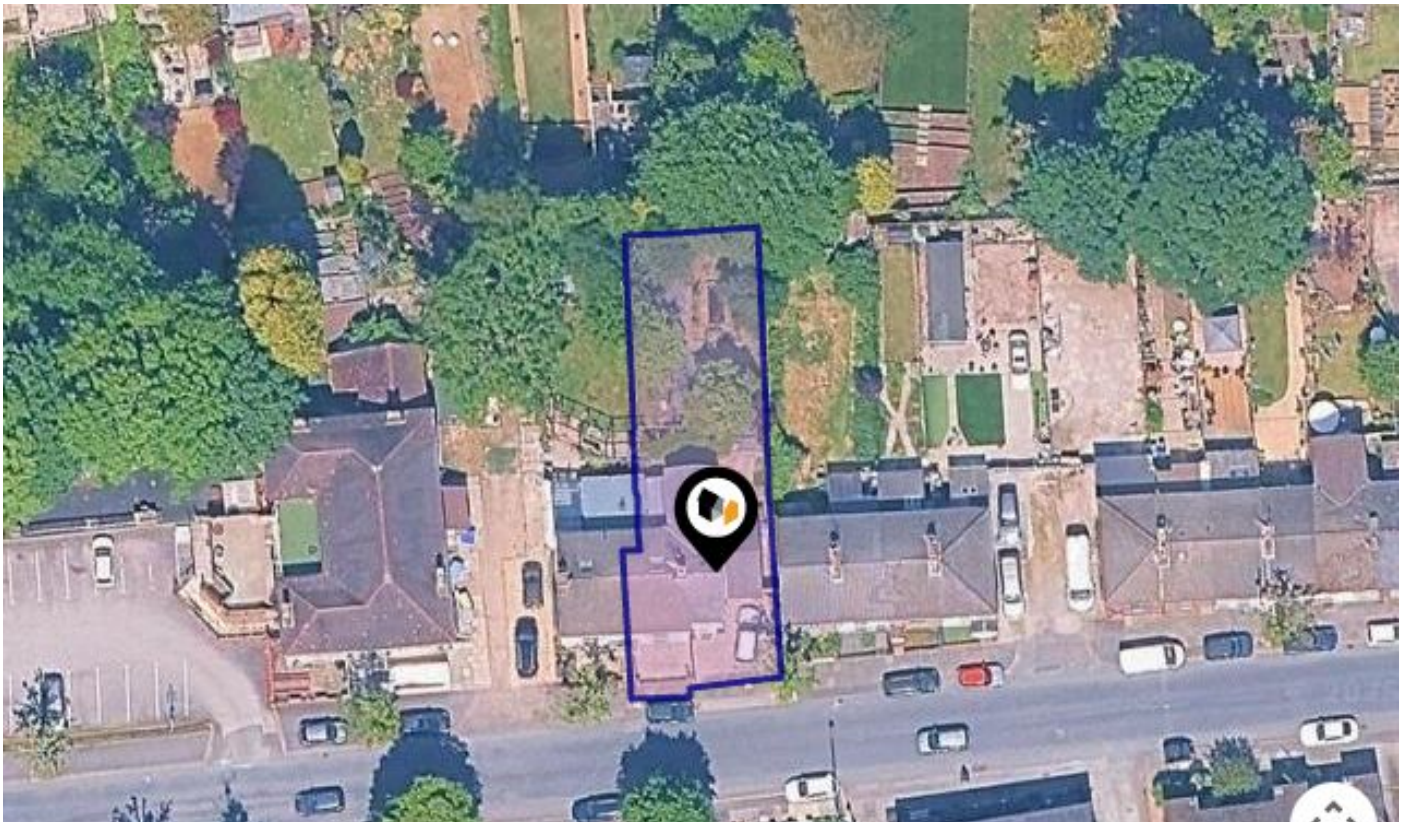


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th November 2025



STOCKPORT ROAD, HYDE, SK14

Lawler & Co | Hyde

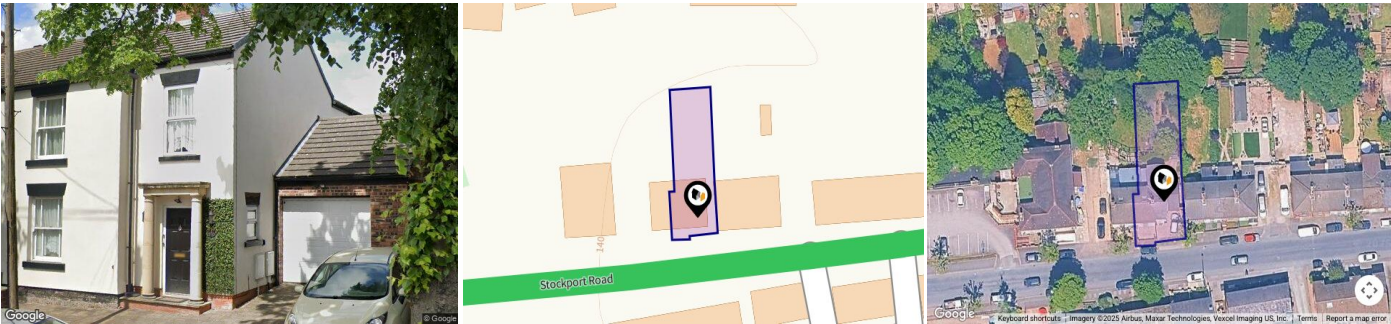
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





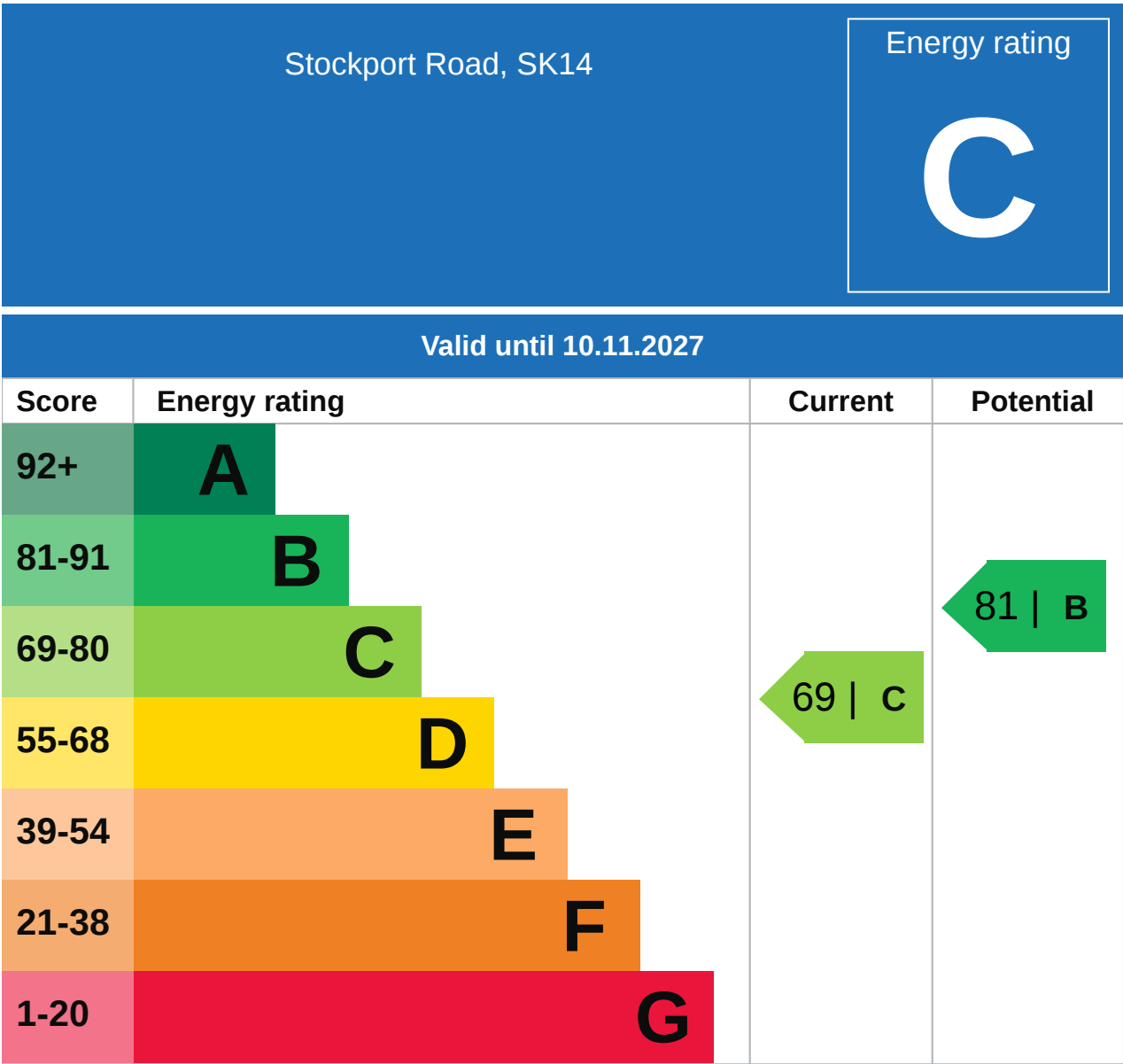
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,743 ft ² / 162 m ²		
Plot Area:	0.1 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,826		
Title Number:	GM417103		

Local Area

Local Authority:	Tameside	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	6 mb/s	80 mb/s	1800 mb/s
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Property
EPC - Certificate



Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-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 during or after 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	162 m ²

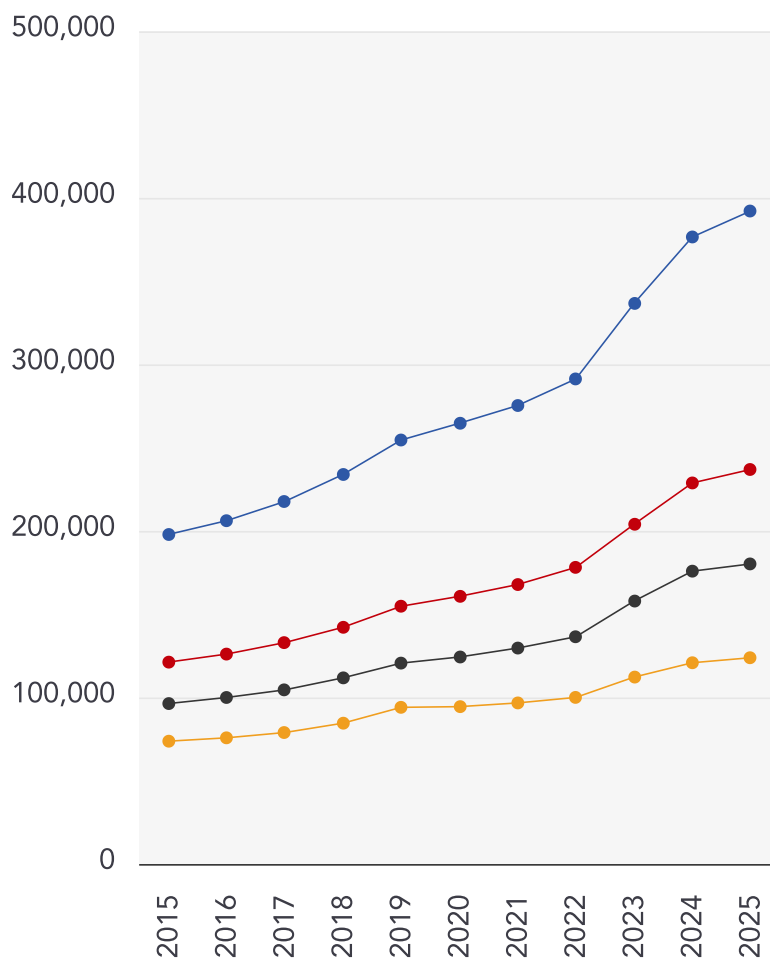
Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SK14



Detached

+98.16%

Semi-Detached

+95.42%

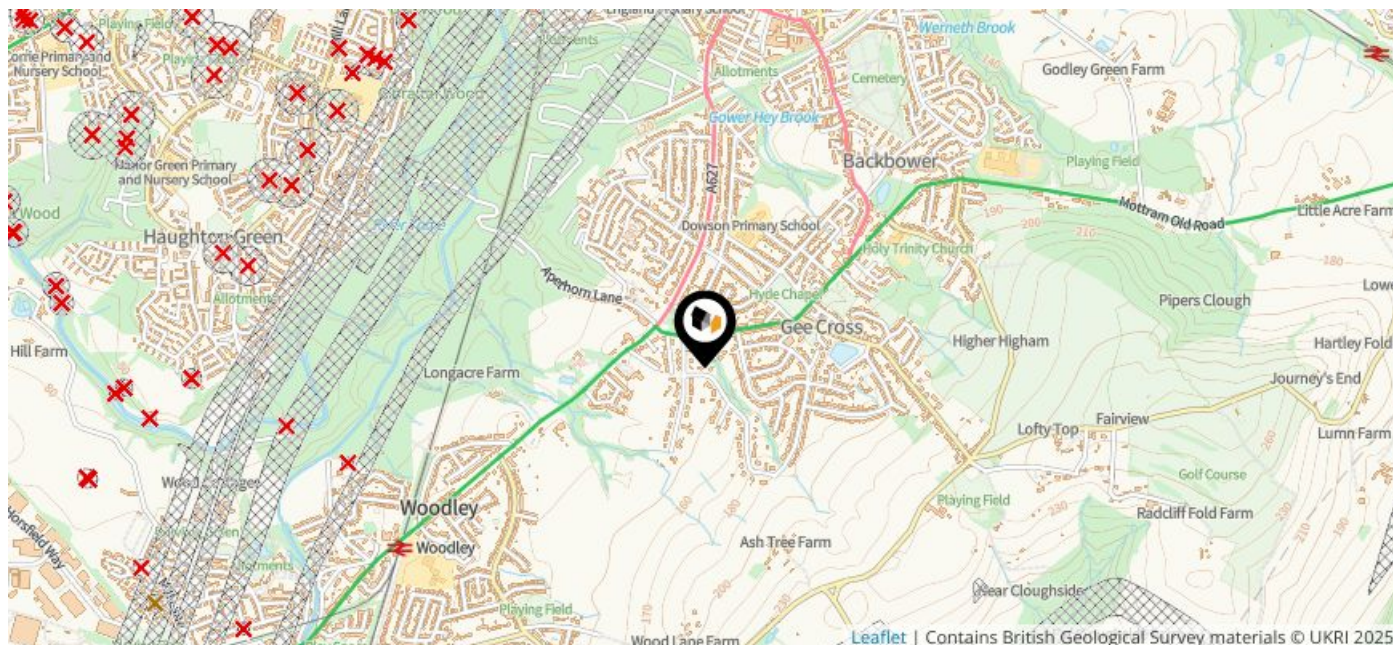
Terraced

+87.01%

Flat

+67.95%

This map displays nearby coal mine entrances and their classifications.



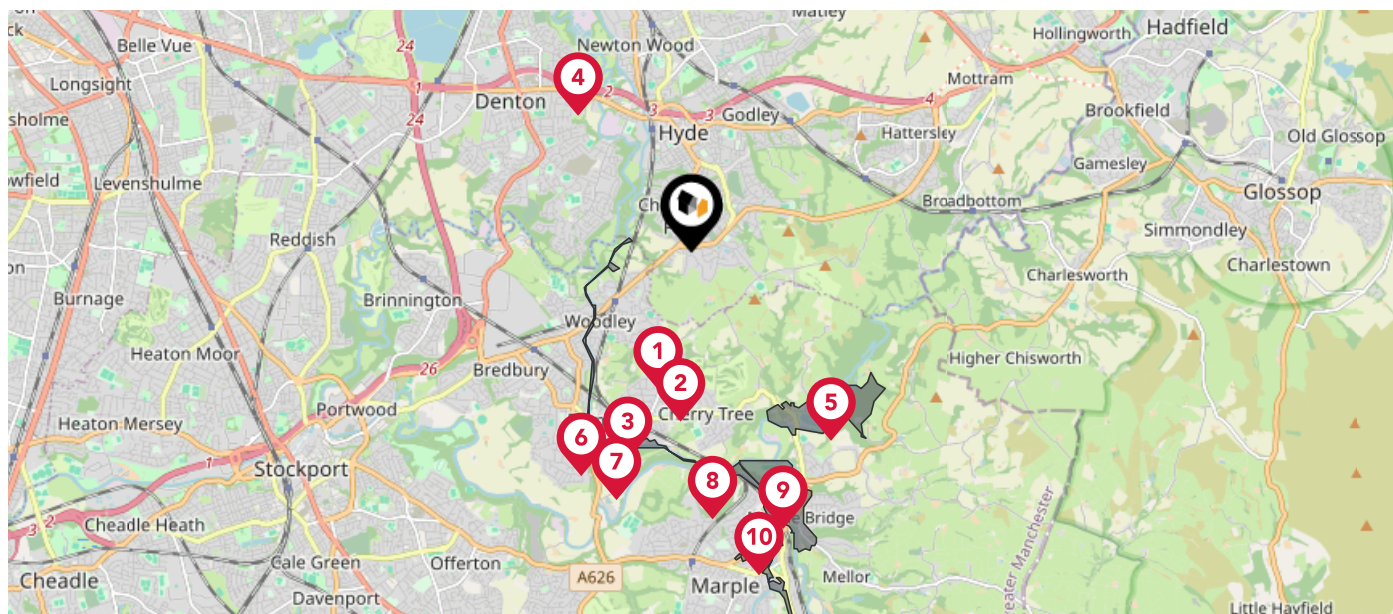
Mine Entry

- ✕ 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 | Greave Fold, Romiley |
| 2 | Barlow Fold, Romiley |
| 3 | Church Lane, Romiley |
| 4 | St Annes, Haughton |
| 5 | Compstall |
| 6 | Hatherlow |
| 7 | Chadkirk |
| 8 | Peak Forest Canal |
| 9 | Marple Bridge |
| 10 | Station Road and Winnington Road, Marple |

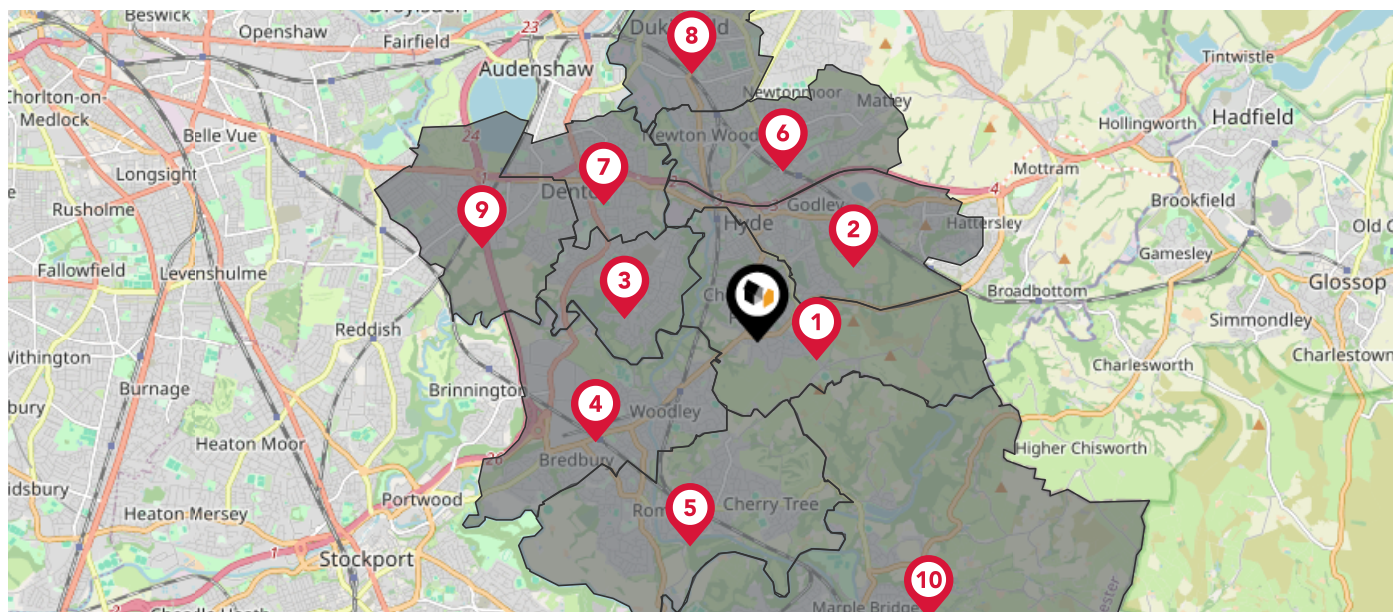
Maps

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



Hyde Werneth Ward



Hyde Godley Ward



Denton South Ward



Bredbury and Woodley Ward



Bredbury Green and Romiley Ward



Hyde Newton Ward



Denton North East Ward



Dukinfield Ward

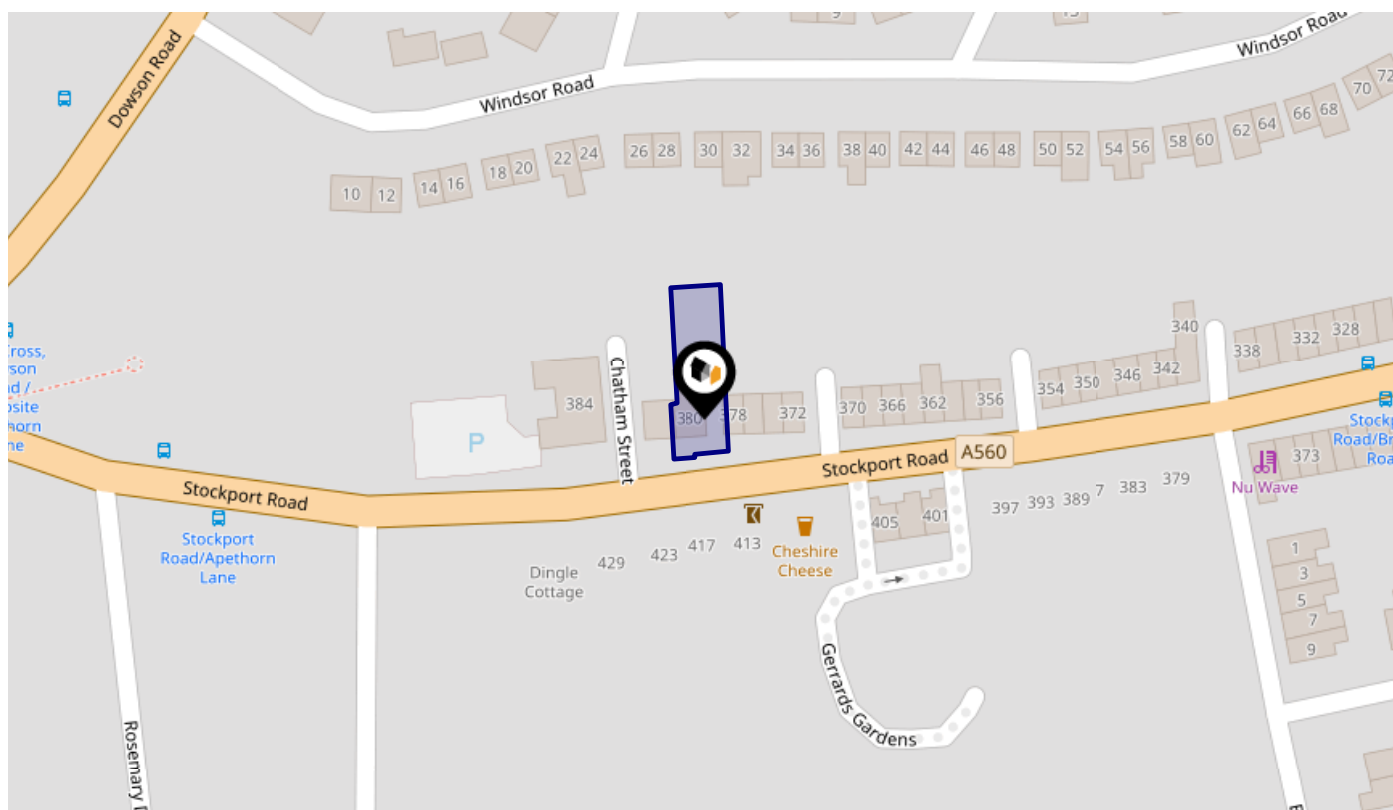


Denton West Ward



Marple North 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	■

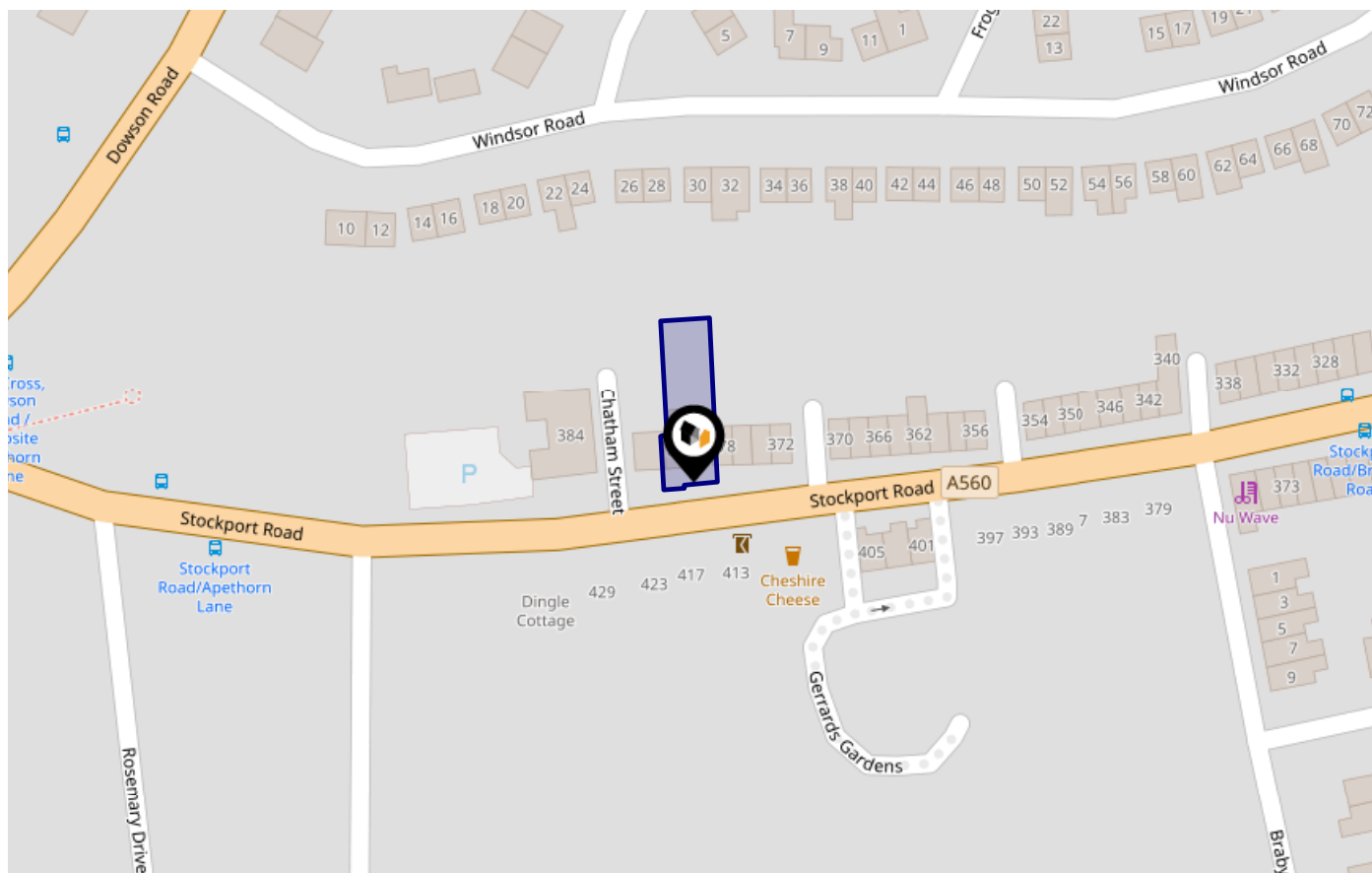
Flood Risk

Rivers & Seas - Flood Risk

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SALES AND LETTINGS

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

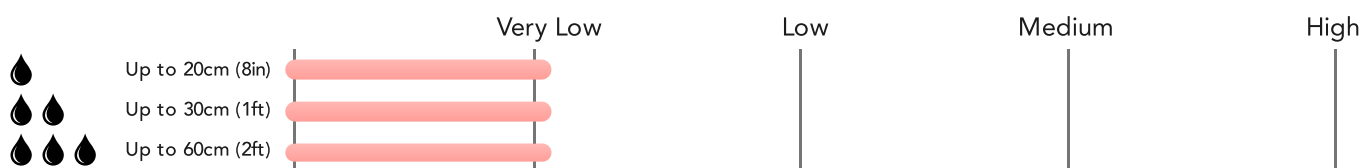


Risk Rating: Very low

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:



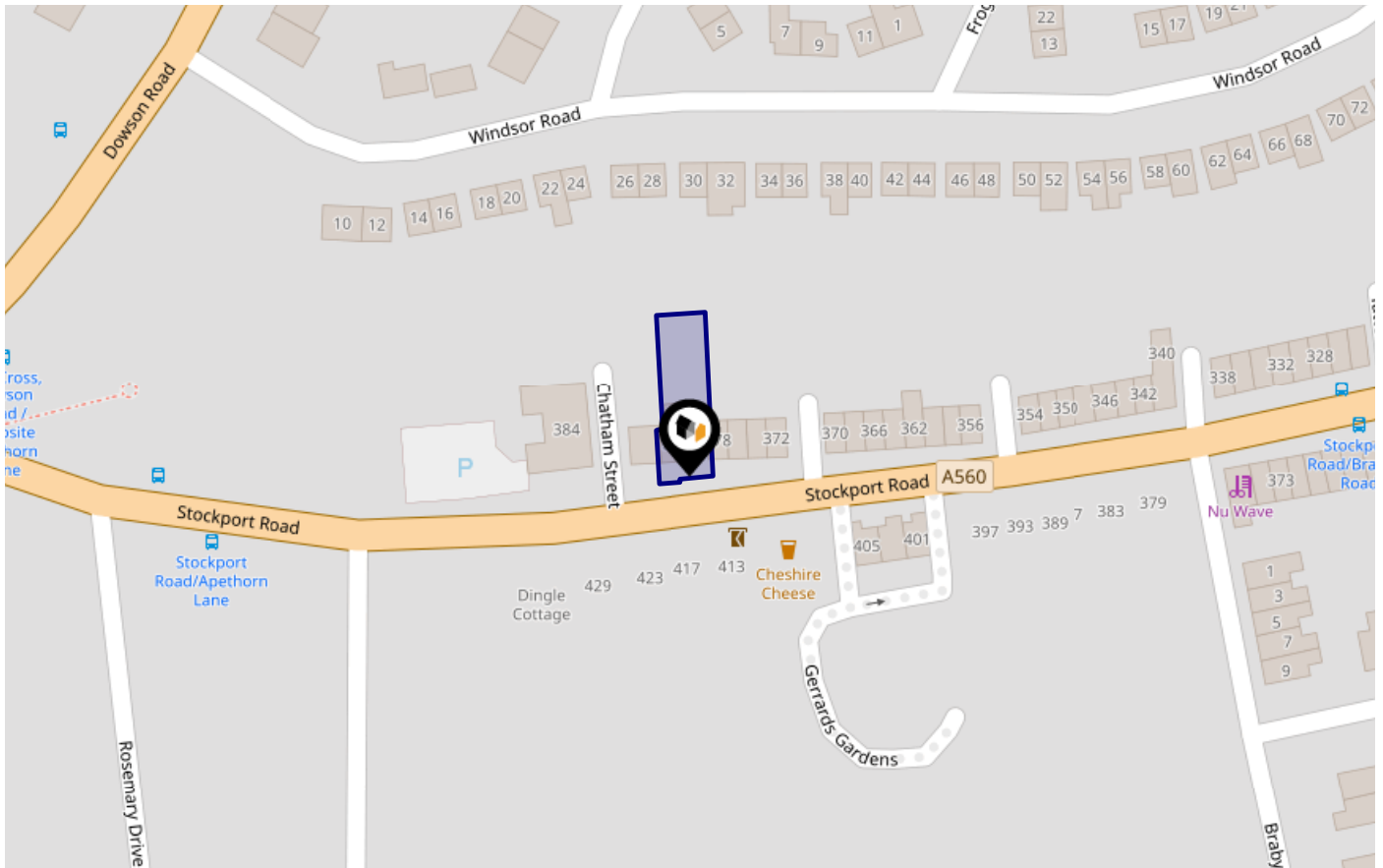
Flood Risk

Rivers & Seas - Climate Change

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SALES AND LETTINGS

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



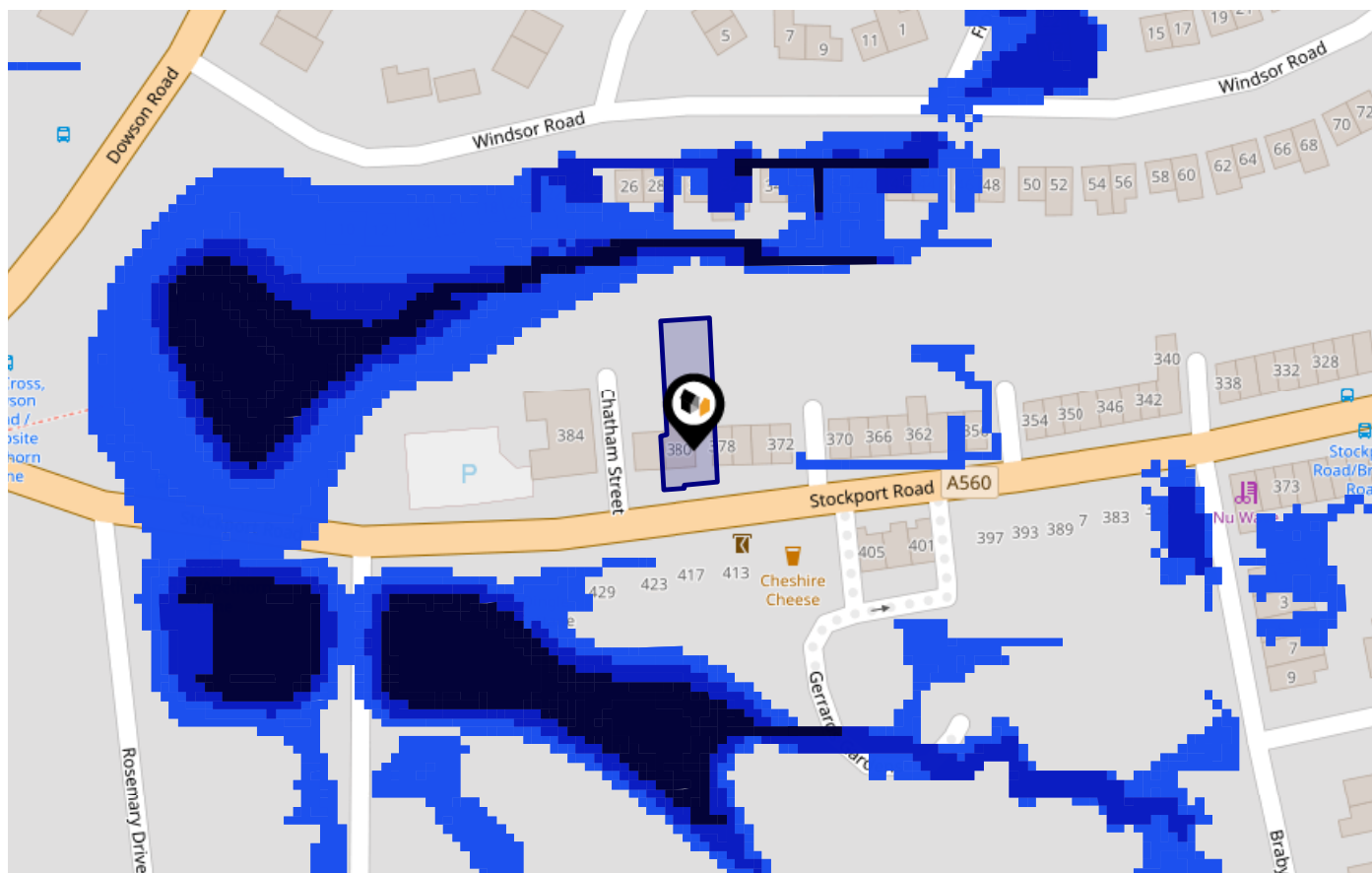
Flood Risk

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.

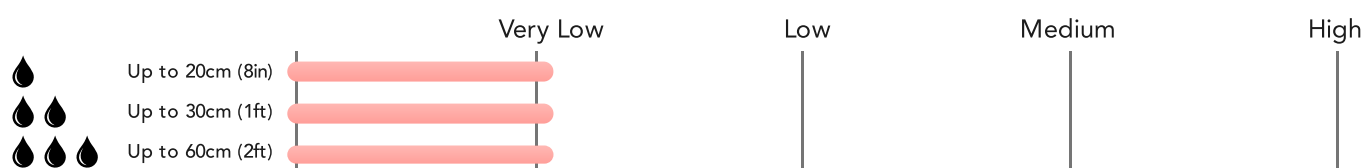


Risk Rating: Very low

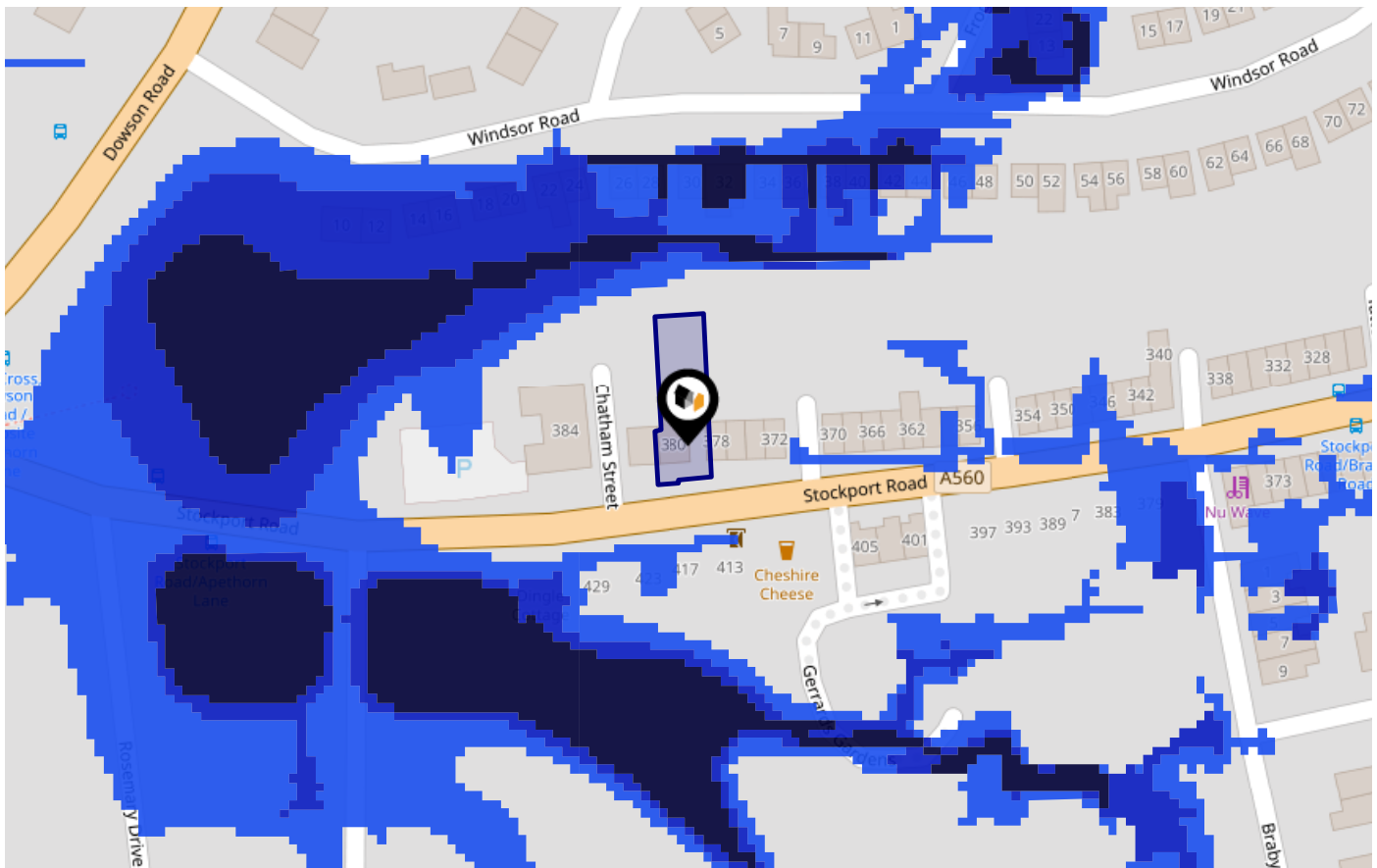
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 **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

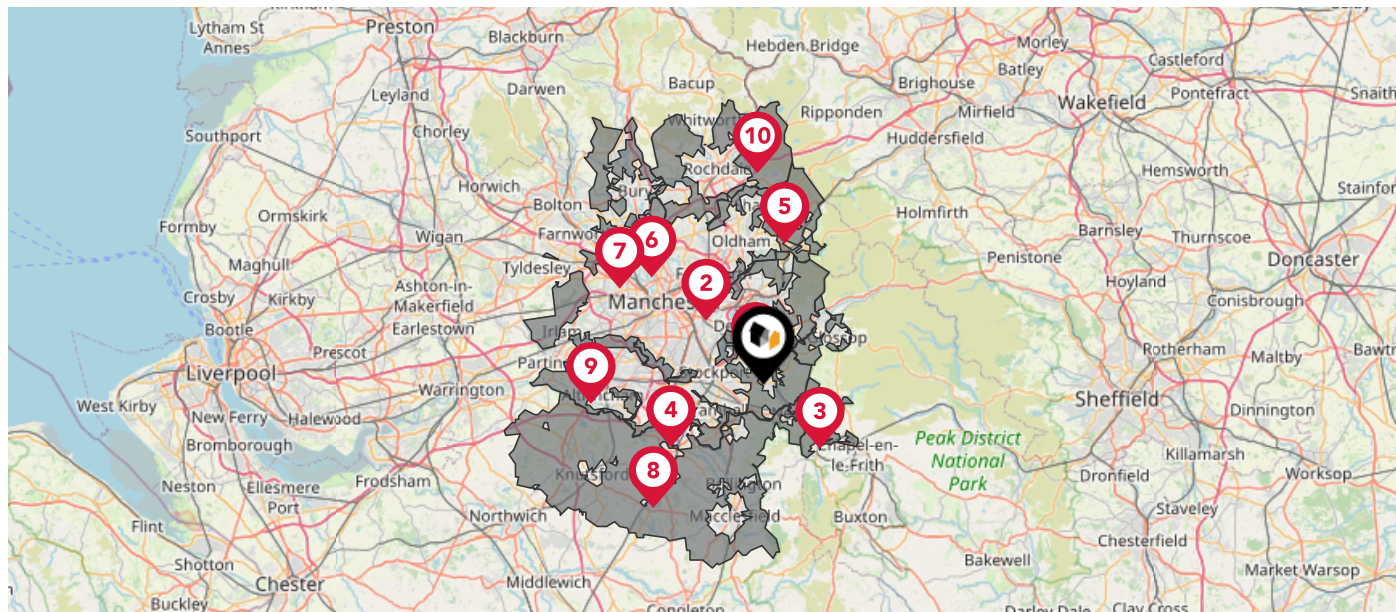
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 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 - Stockport

5

Merseyside and Greater Manchester Green Belt - Oldham

6

Merseyside and Greater Manchester Green Belt - Bury

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Cheshire East

9

Merseyside and Greater Manchester Green Belt - Trafford

10

Merseyside and Greater Manchester Green Belt - Rochdale

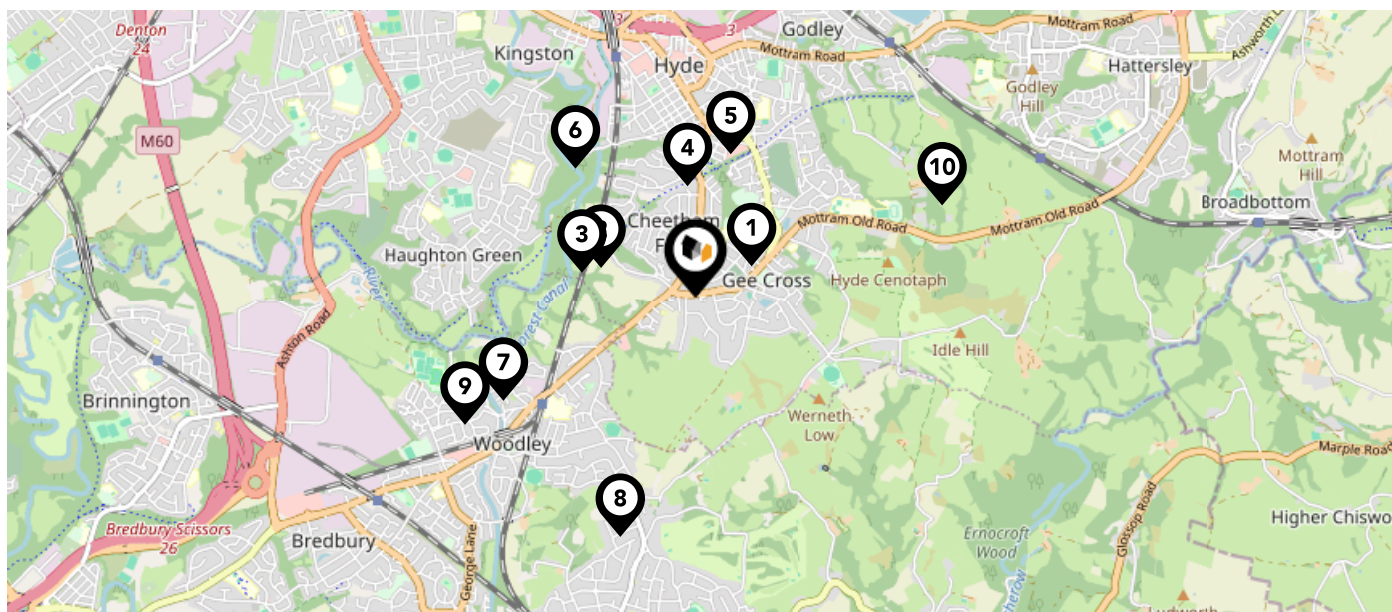
Maps

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	King Edward Road-Hyde, Cheshire	Historic Landfill	
2	Apethorne Lane-Hyde, Cheshire	Historic Landfill	
3	Geecross Mill-Apethorne Lane, Hyde	Historic Landfill	
4	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill	
5	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill	
6	EA/EPR/VP3692CU/A001	Active Landfill	
7	Gravel Bank Farm-Gravel Bank Road, Woodley	Historic Landfill	
8	Greave Farm-Romiley, Stockport	Historic Landfill	
9	Wellington Works-Thorn Works, Lambeth Grove, Woodley	Historic Landfill	
10	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill	

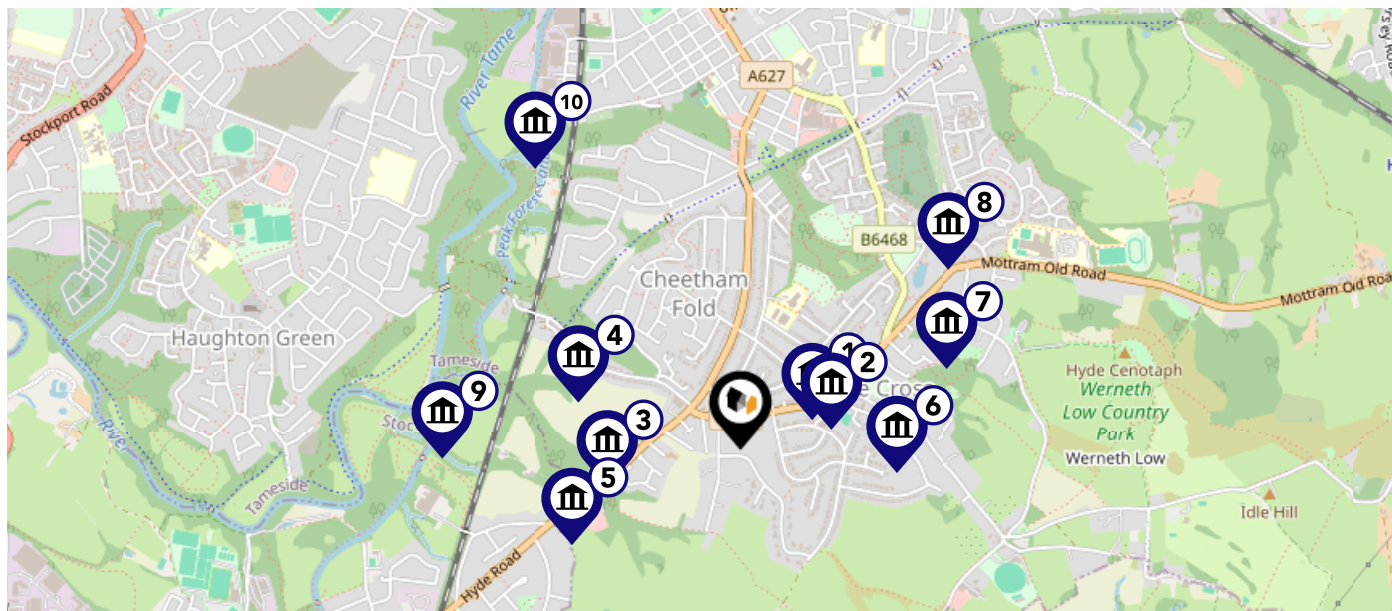
Maps

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...

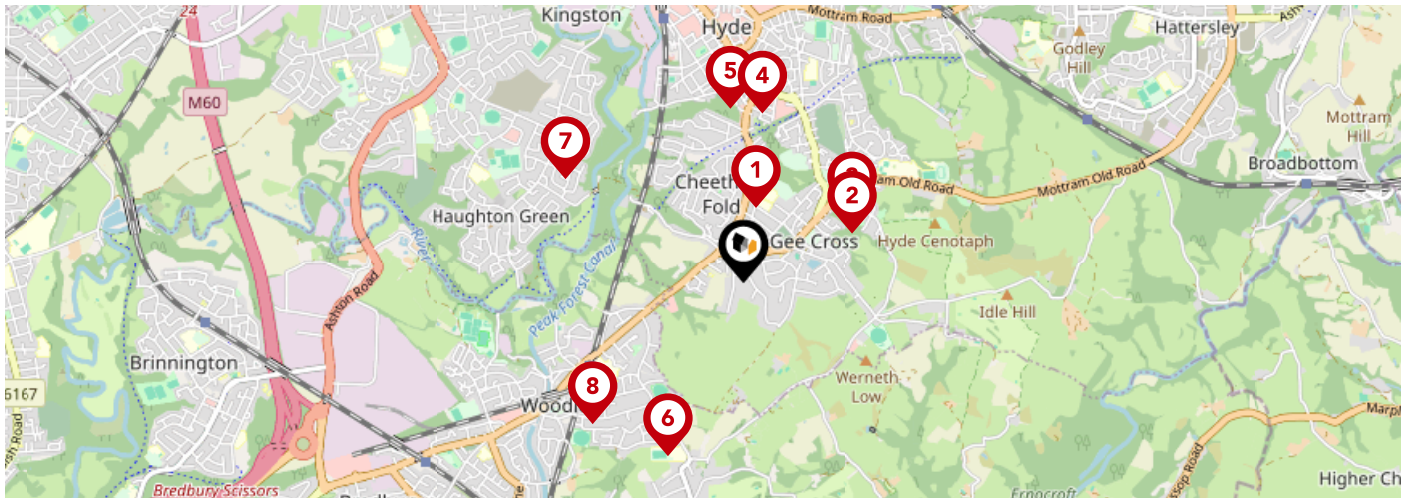


Listed Buildings in the local district	Grade	Distance
 1068046 - Hyde Chapel	Grade II	0.2 miles
 1068047 - Stocks In Graveyard Of Hyde Chapel	Grade II	0.2 miles
 1356445 - Pole Bank Hall	Grade II	0.3 miles
 1068079 - Apethorn Farmhouse	Grade II	0.4 miles
 1319492 - Boundary Stone	Grade II	0.4 miles
 1068084 - Hat Maker's Workshop In Grounds Of Number 54	Grade II	0.4 miles
 1162419 - Holy Trinity Church	Grade II	0.5 miles
 1460428 - Walden, 22 Backbower Lane, Gee Cross, Hyde	Grade II	0.6 miles
 1117374 - Number 9 Bridge On Peak Forest Canal	Grade II	0.6 miles
 1068045 - Peak Forest Canal, Wood End Canal Bridge	Grade II	0.8 miles

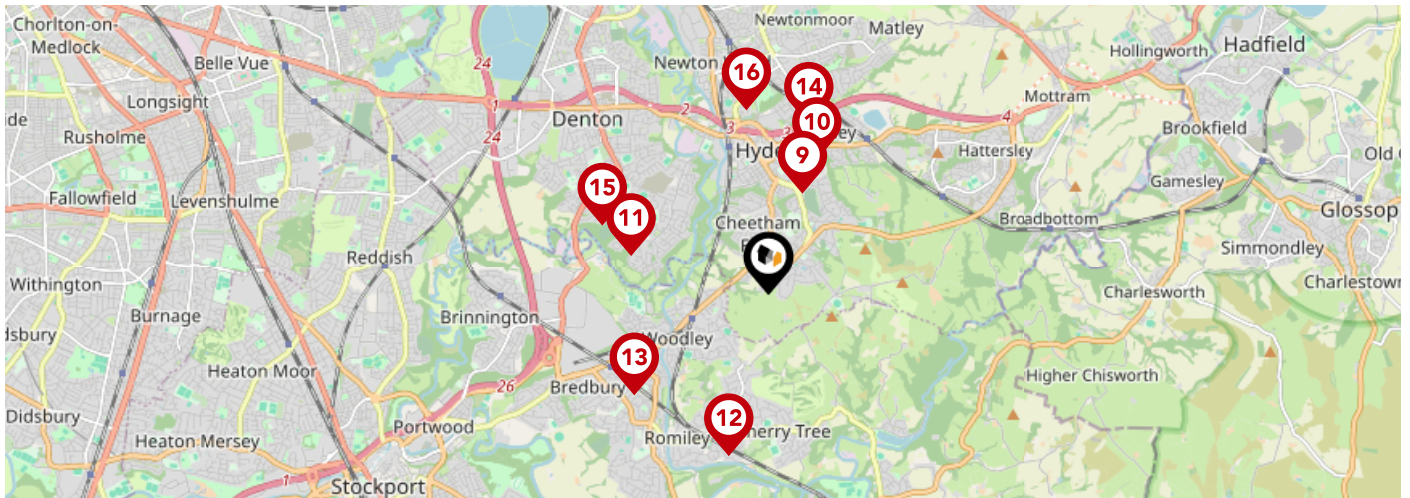
Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:0.34	☐	☒	☐	☐	☐
2	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:0.53	☐	☒	☐	☐	☐
3	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:0.56	☐	☐	☒	☐	☐
4	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.75	☐	☒	☐	☐	☐
5	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance:0.77	☐	☒	☐	☐	☐
6	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:0.83	☐	☒	☐	☐	☐
7	St John Fisher RC Primary School, Denton Ofsted Rating: Good Pupils: 246 Distance:0.91	☐	☒	☐	☐	☐
8	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:0.91	☐	☒	☐	☐	☐



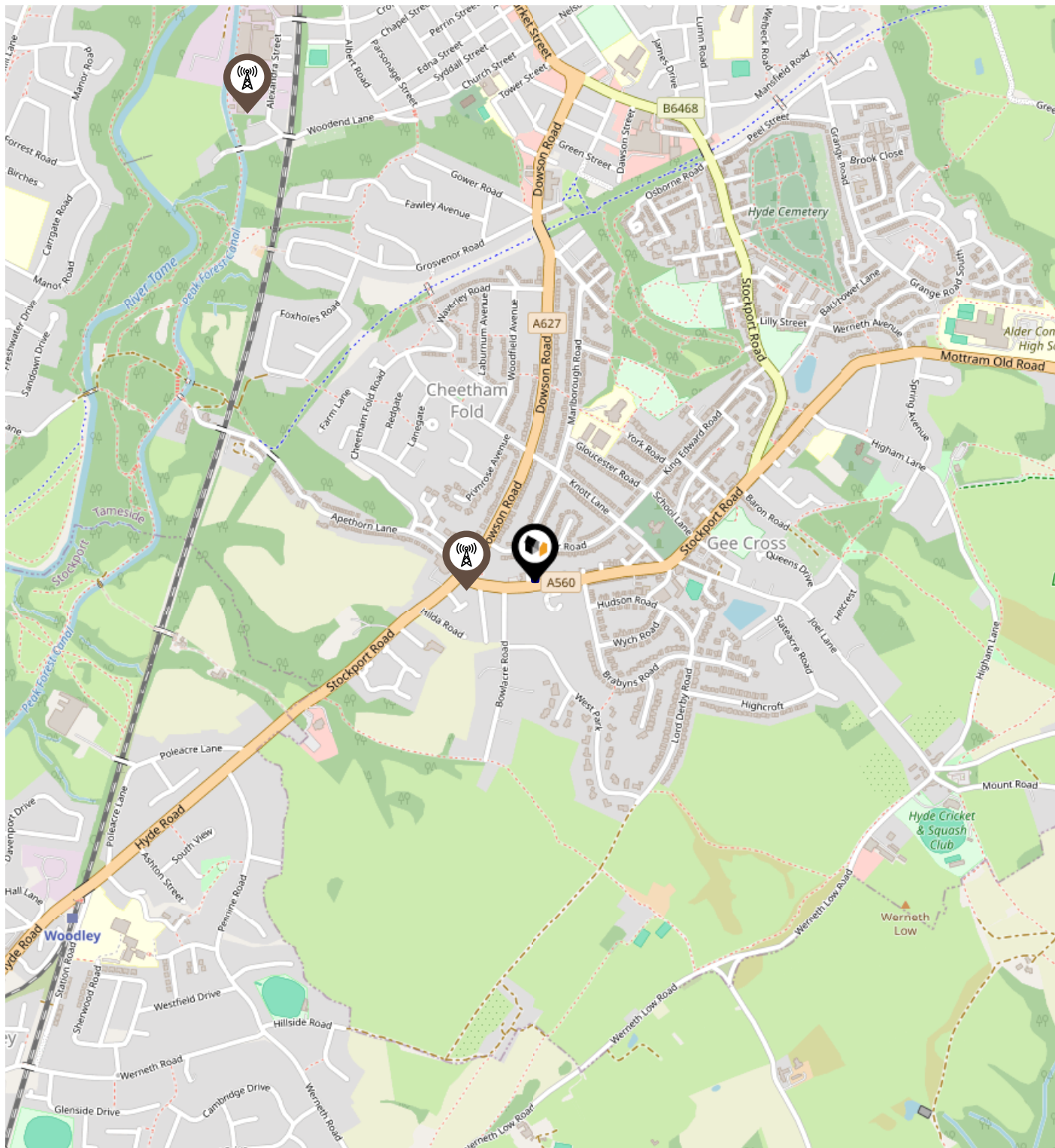
		Nursery	Primary	Secondary	College	Private
	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:0.93	☐	☒	☐	☐	☐
	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:1.26	☐	☒	☐	☐	☐
	Manor Green Primary Academy Ofsted Rating: Requires improvement Pupils: 312 Distance:1.26	☐	☒	☐	☐	☐
	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.48	☐	☒	☐	☐	☐
	Bredbury St. Marks CofE Primary School Ofsted Rating: Good Pupils: 166 Distance:1.5	☐	☒	☐	☐	☐
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:1.53	☐	☒	☐	☐	☐
	Corrie Primary School Ofsted Rating: Good Pupils: 346 Distance:1.59	☐	☒	☐	☐	☐
	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:1.63	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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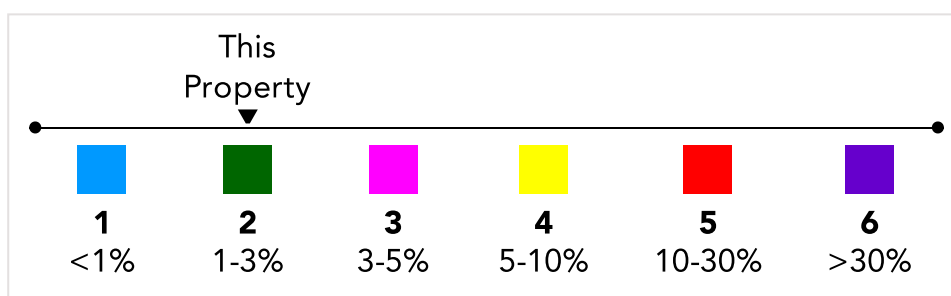
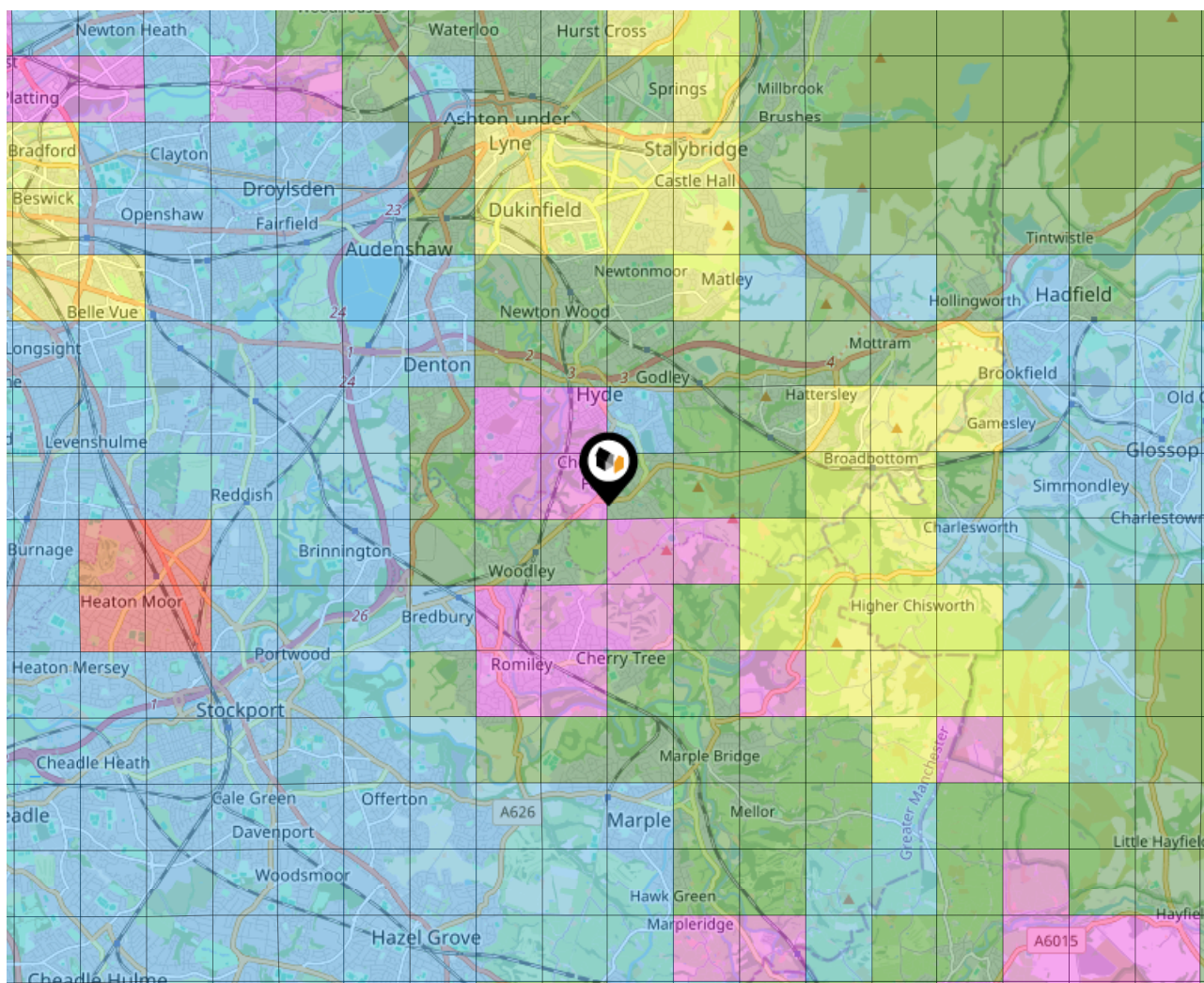


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

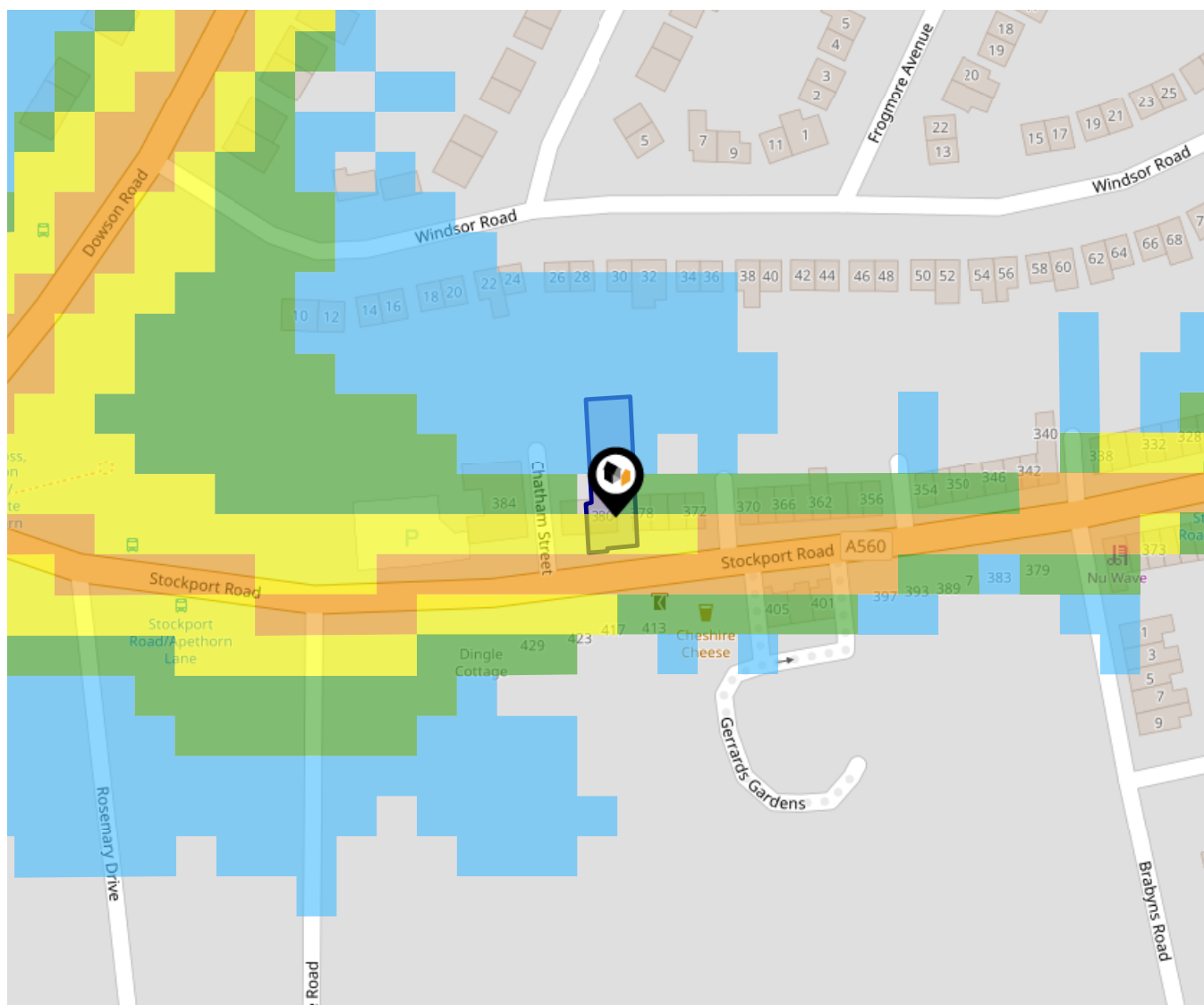
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



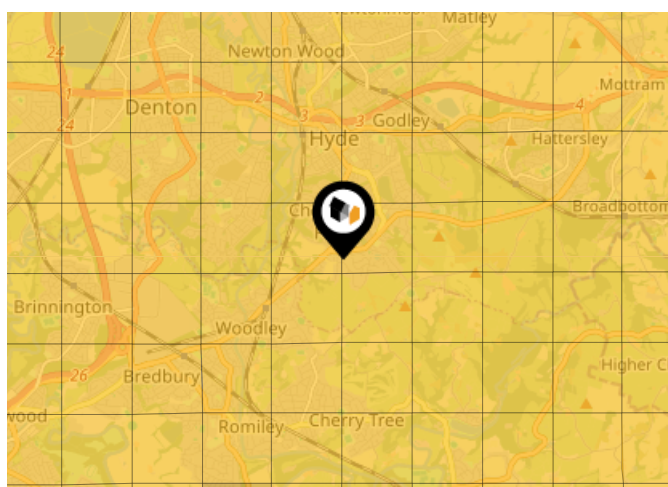
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

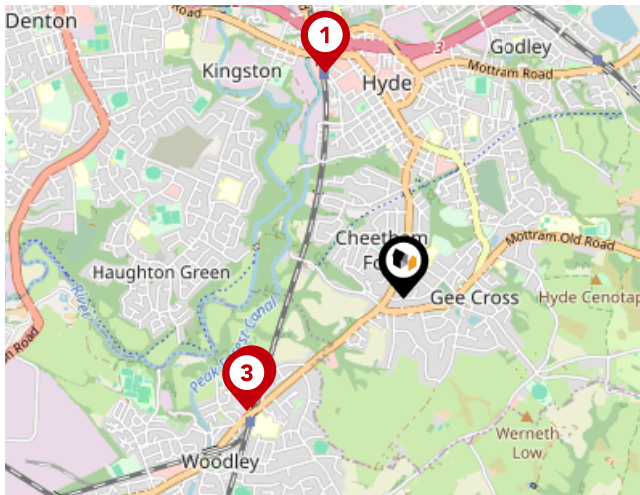
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

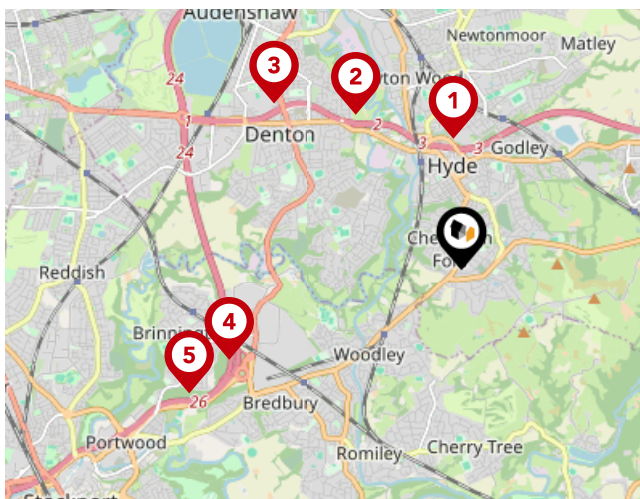
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SALES AND LETTINGS



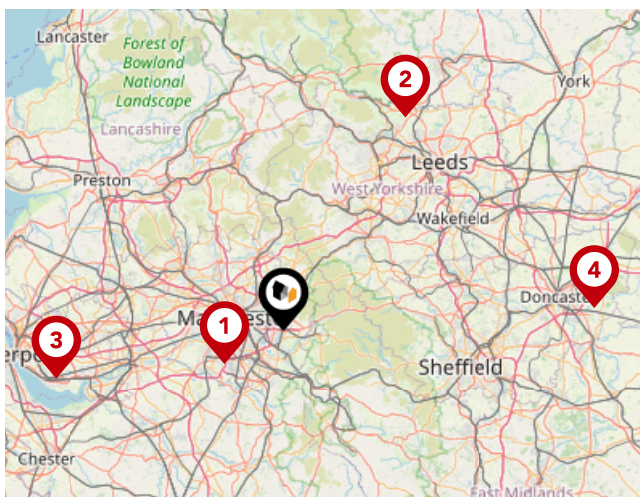
National Rail Stations

Pin	Name	Distance
1	Hyde Central Rail Station	1.05 miles
2	Woodley Rail Station	0.83 miles
3	Woodley Rail Station	0.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.15 miles
2	M67 J2	1.66 miles
3	M67 J1	2.21 miles
4	M60 J25	2.2 miles
5	M60 J26	2.65 miles



Airports/Helipads

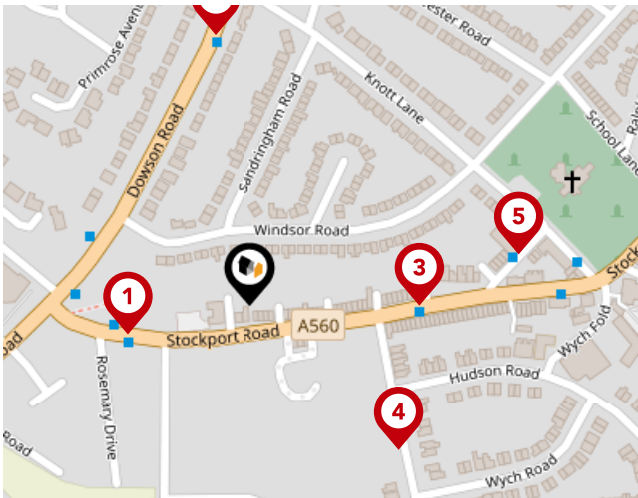
Pin	Name	Distance
1	Manchester Airport	9.63 miles
2	Leeds Bradford Airport	34.43 miles
3	Speke	32.85 miles
4	Finningley	43.99 miles

Area

Transport (Local)

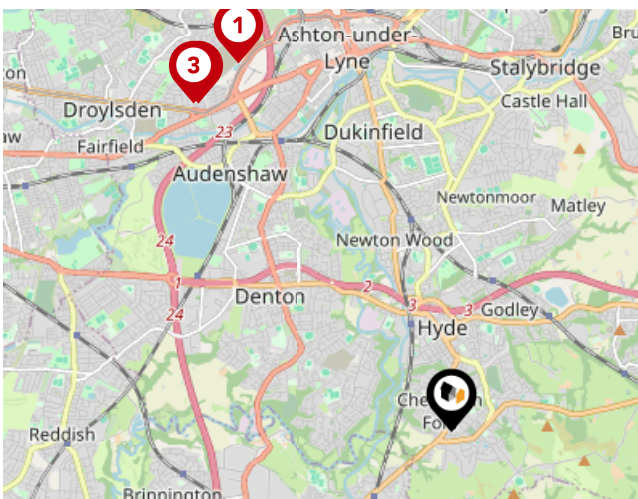
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Bus Stops/Stations

Pin	Name	Distance
1	Rosemary Drive	0.07 miles
2	Knott Lane	0.15 miles
3	Brabyns Road	0.09 miles
4	Brabyns Road	0.11 miles
5	Hepworth Street	0.15 miles



Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	3.75 miles
2	Audenshaw (Manchester Metrolink)	3.65 miles
3	Audenshaw (Manchester Metrolink)	3.68 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/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Hyde or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lawler & Co | Hyde and therefore no warranties can be given as to their good working order.

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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