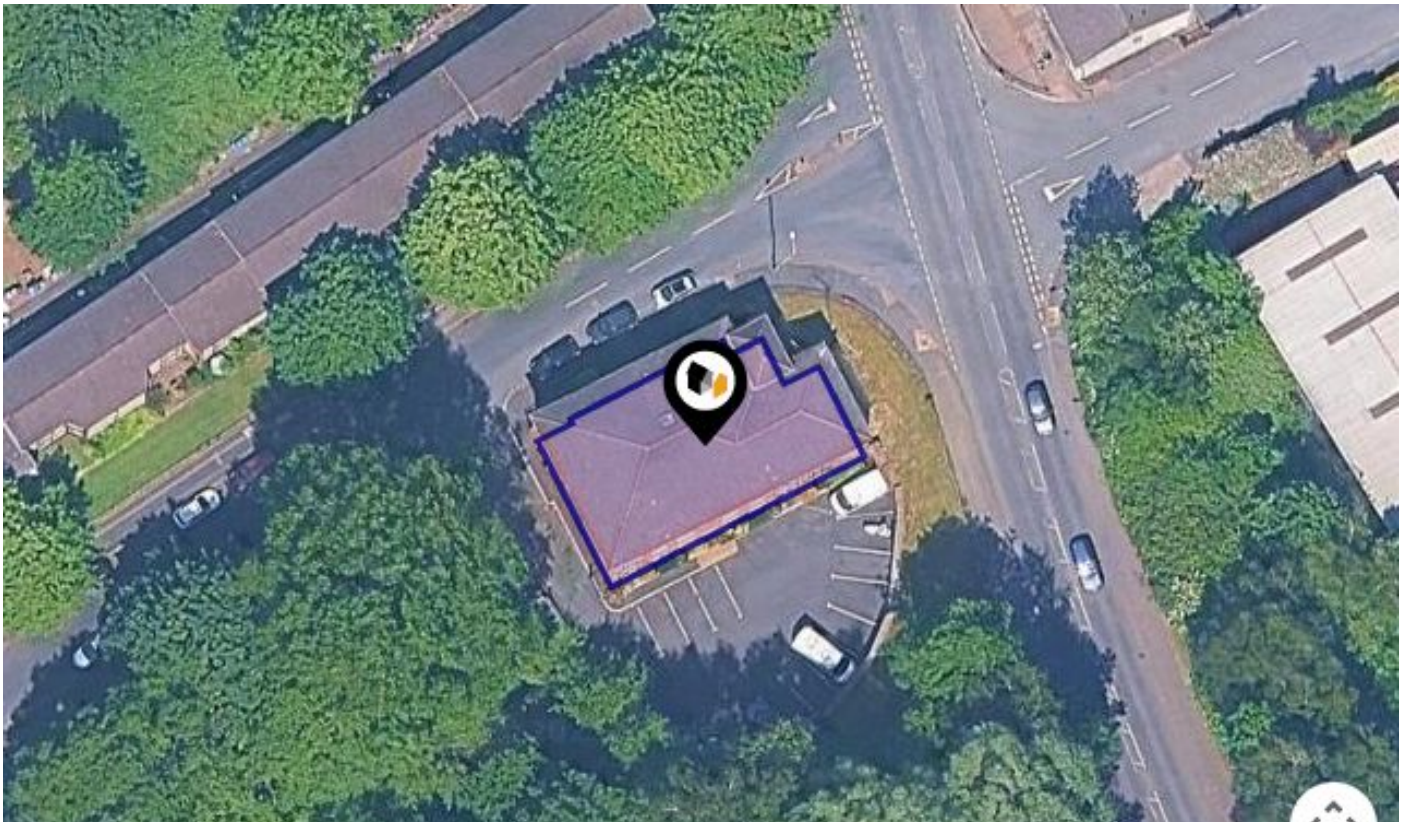See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th December 2025

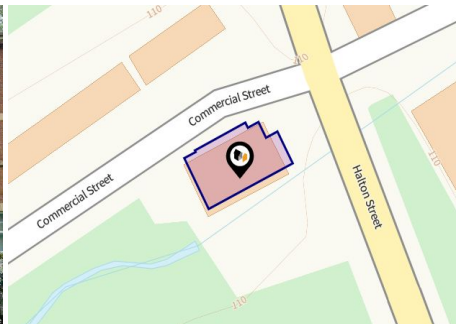## APARTMENT 4, WILSON BROOK COURT, 32, COMMERCIAL STREET, HYDE, SK14 2HY

Property

Type:	Flat / Maisonette	**Last Sold Date:**	21/02/2007
Bedrooms:	2	**Last Sold Price:**	£129,995
Floor Area:	516 ft^2 / 48 m^2	**Last Sold £/ft^2:**	£251
Plot Area:	0.07 acres	**Tenure:**	Leasehold
Year Built :	2007	**Start Date:**	20/02/2007
Council Tax :	Band B	**End Date:**	21/02/3006
Annual Estimate:	£1,798	**Lease Term:**	999 years from 21 February 2007
Title Number:	MAN86471		
UPRN:	10003440842	**Term Remaining:**	980 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	**80** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O₂ EE 3 Vodafone
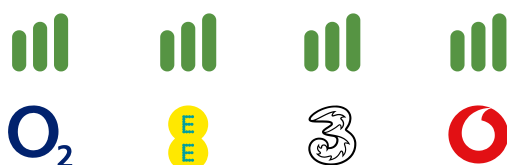
Satellite/Fibre TV Availability:

✔ BT ✔ sky ✘ Virgin media

Property
Multiple Title Plans

Freehold Title Plan
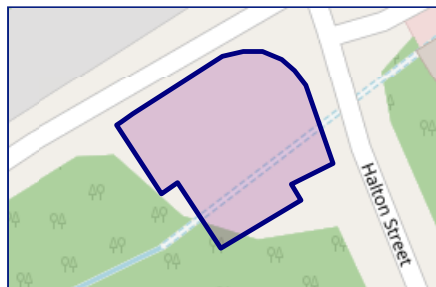
MAN78810

Leasehold Title Plan
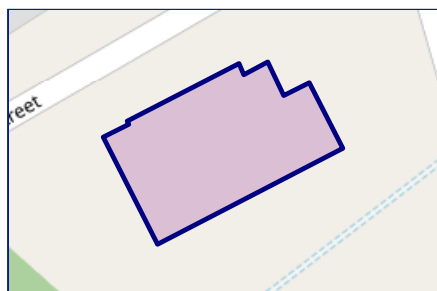
MAN86471

Start Date:	20/02/2007
End Date:	21/02/3006
Lease Term:	999 years from 21 February 2007
Term Remaining:	980 years

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SALES AND LETTINGS

Apartment 4, Wilson Brook Court, 32 Commercial Street, SK14 2HY

Energy rating

C

Valid until 31.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 | B
69-80	C	75 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	48 m^2

This map displays nearby coal mine entrances and their classifications.
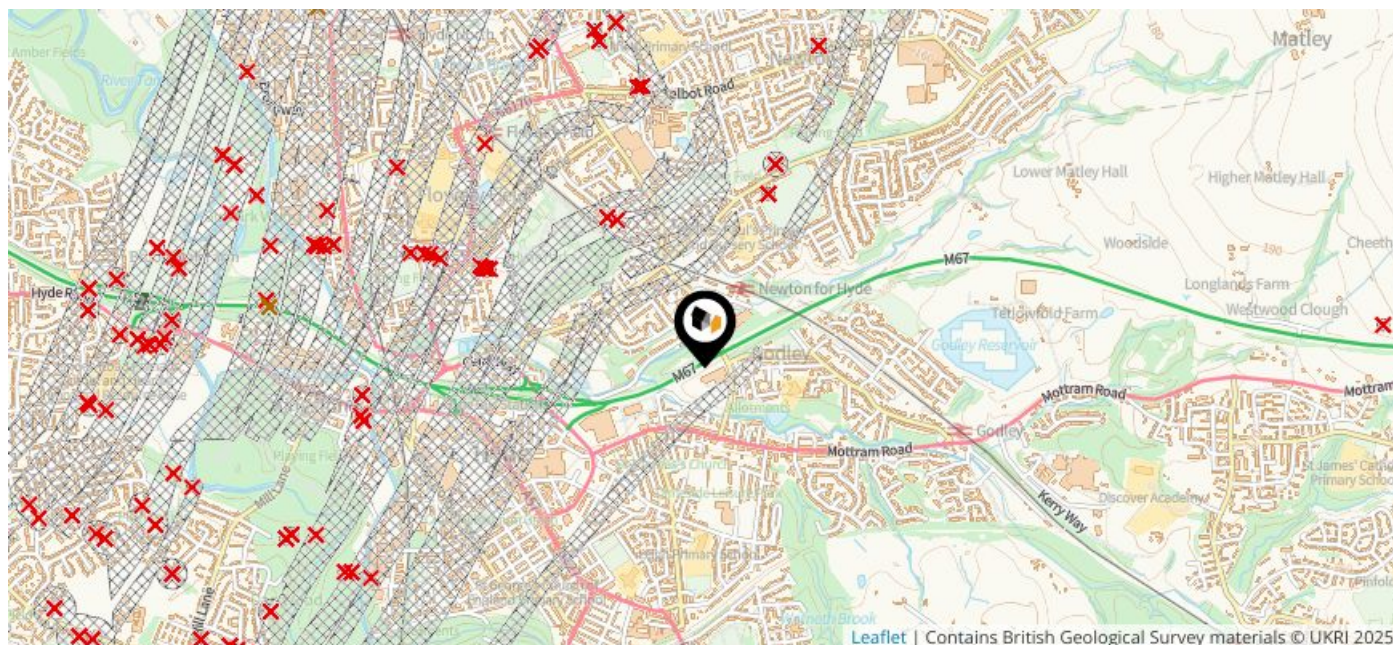

Mine Entry

✕   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.

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.
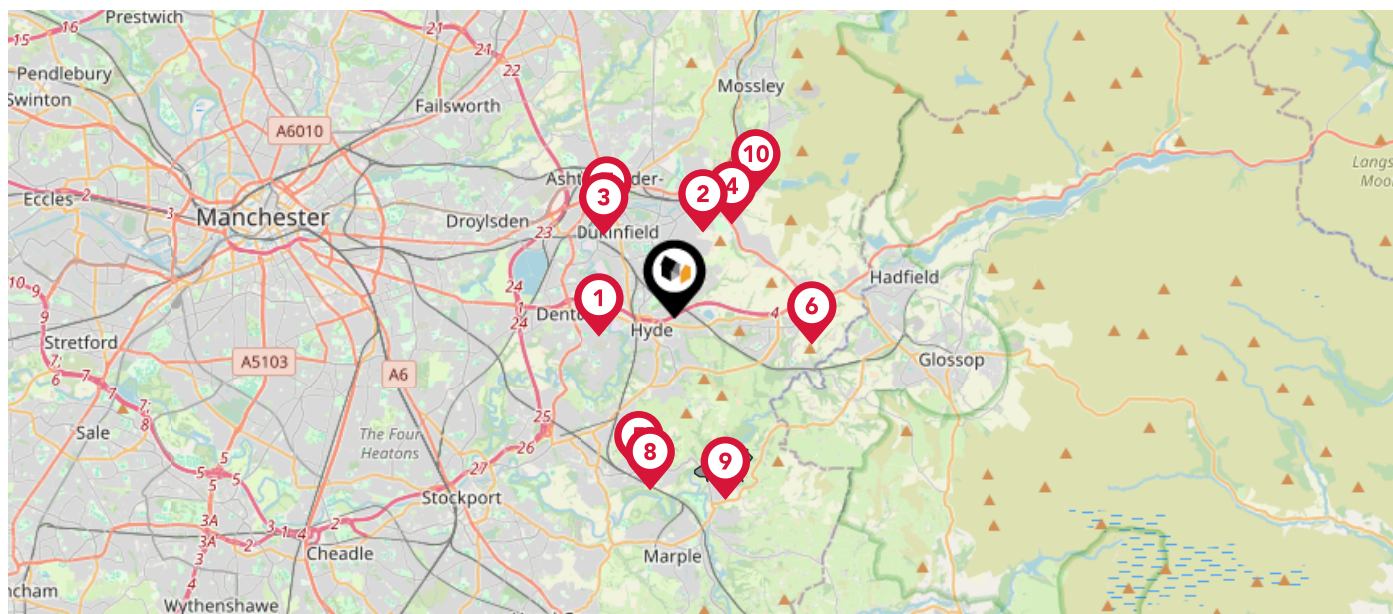
Nearby Conservation Areas	
1	St Annes, Haughton
2	Stalybridge Town Centre
3	Portland Basin
4	Copley (Tameside)
5	Greave Fold, Romiley
6	Mottram In Longdendale
7	Ashton Town Centre
8	Barlow Fold, Romiley
9	Compstall
10	Millbrook (Tameside)

Council Wards

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
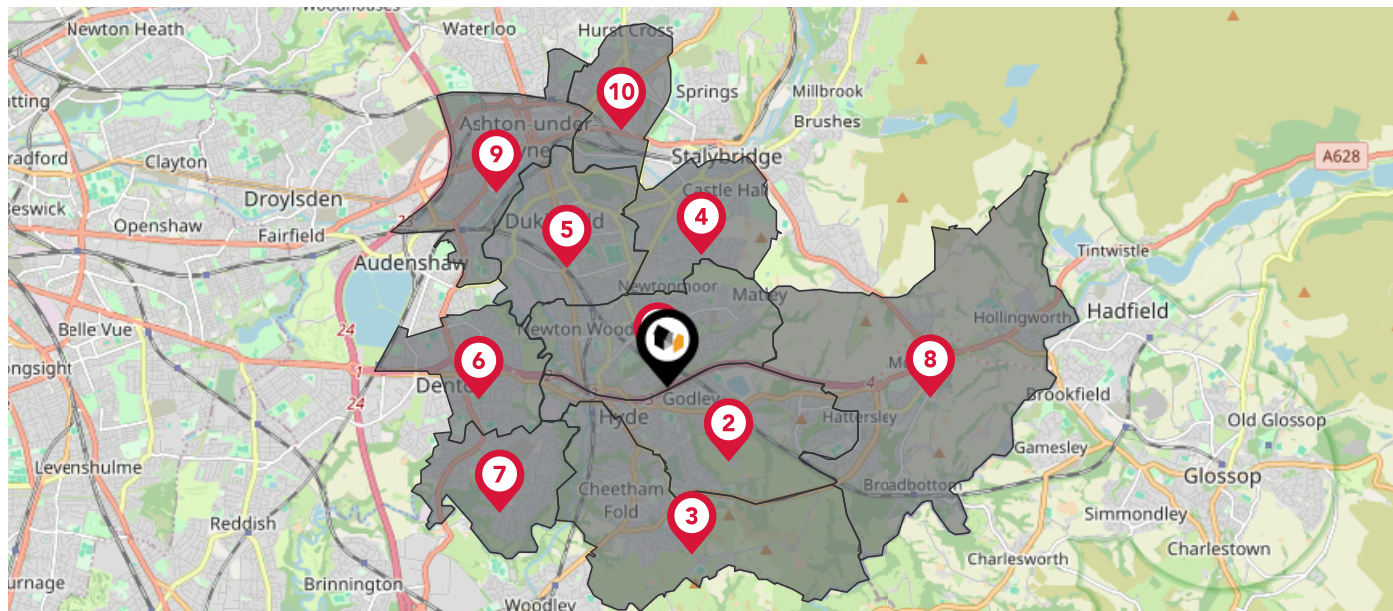
Nearby Council Wards

1	Hyde Newton Ward
2	Hyde Godley Ward
3	Hyde Werneth Ward
4	Dukinfield Stalybridge Ward
5	Dukinfield Ward
6	Denton North East Ward
7	Denton South Ward
8	Longdendale Ward
9	St. Peter's Ward
10	Ashton St. Michael's Ward

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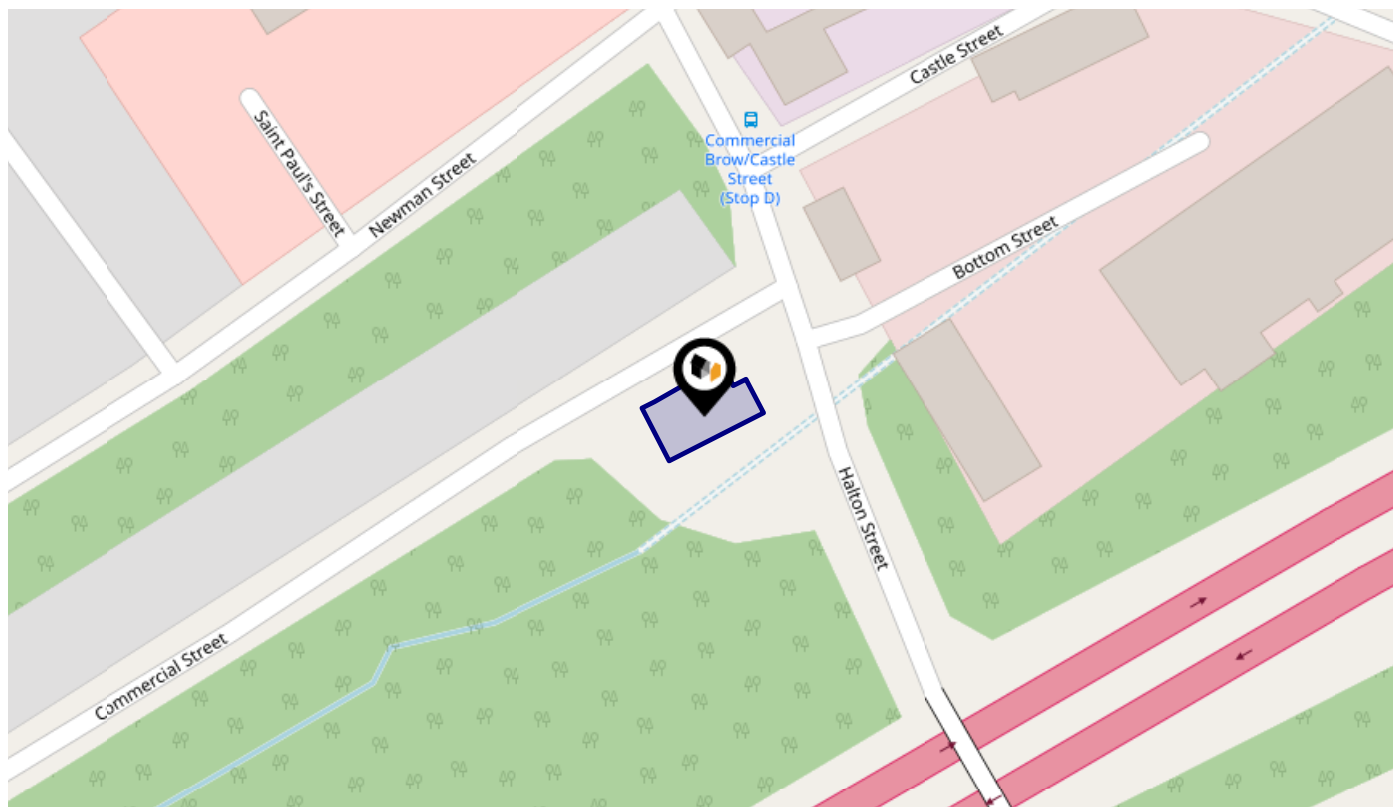SALES AND LETTINGS

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	🟦

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Rivers & Seas - Flood Risk

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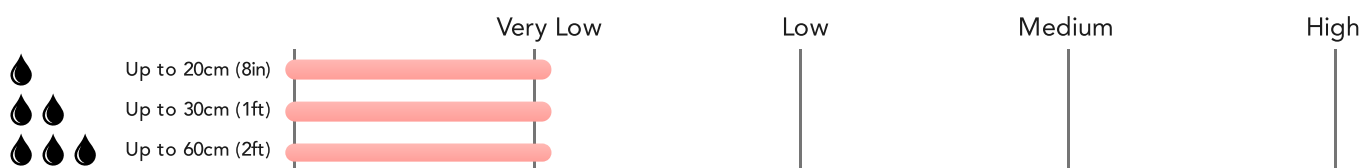

Risk Rating: Very low

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.

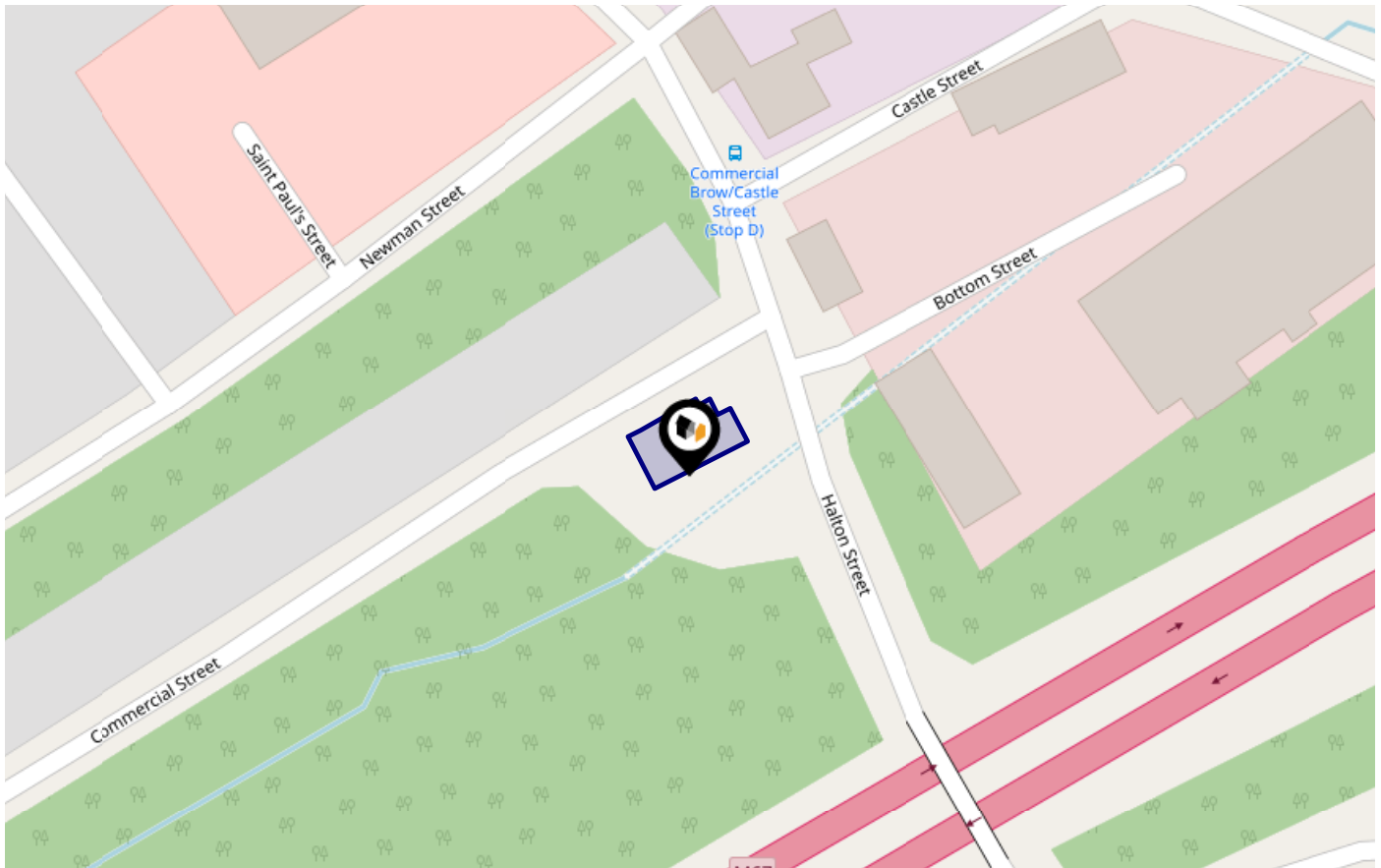Chance of flooding to the following depths at this property:

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

Flood Risk
Rivers & Seas - Climate Change

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.
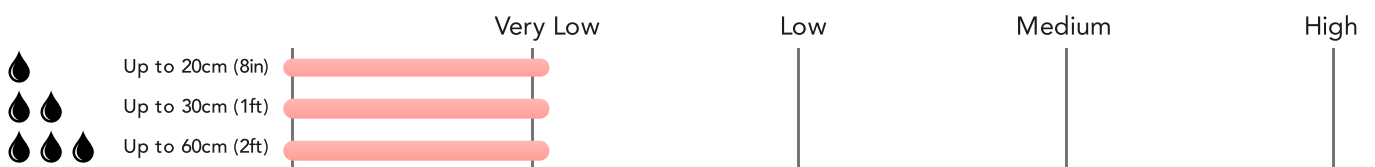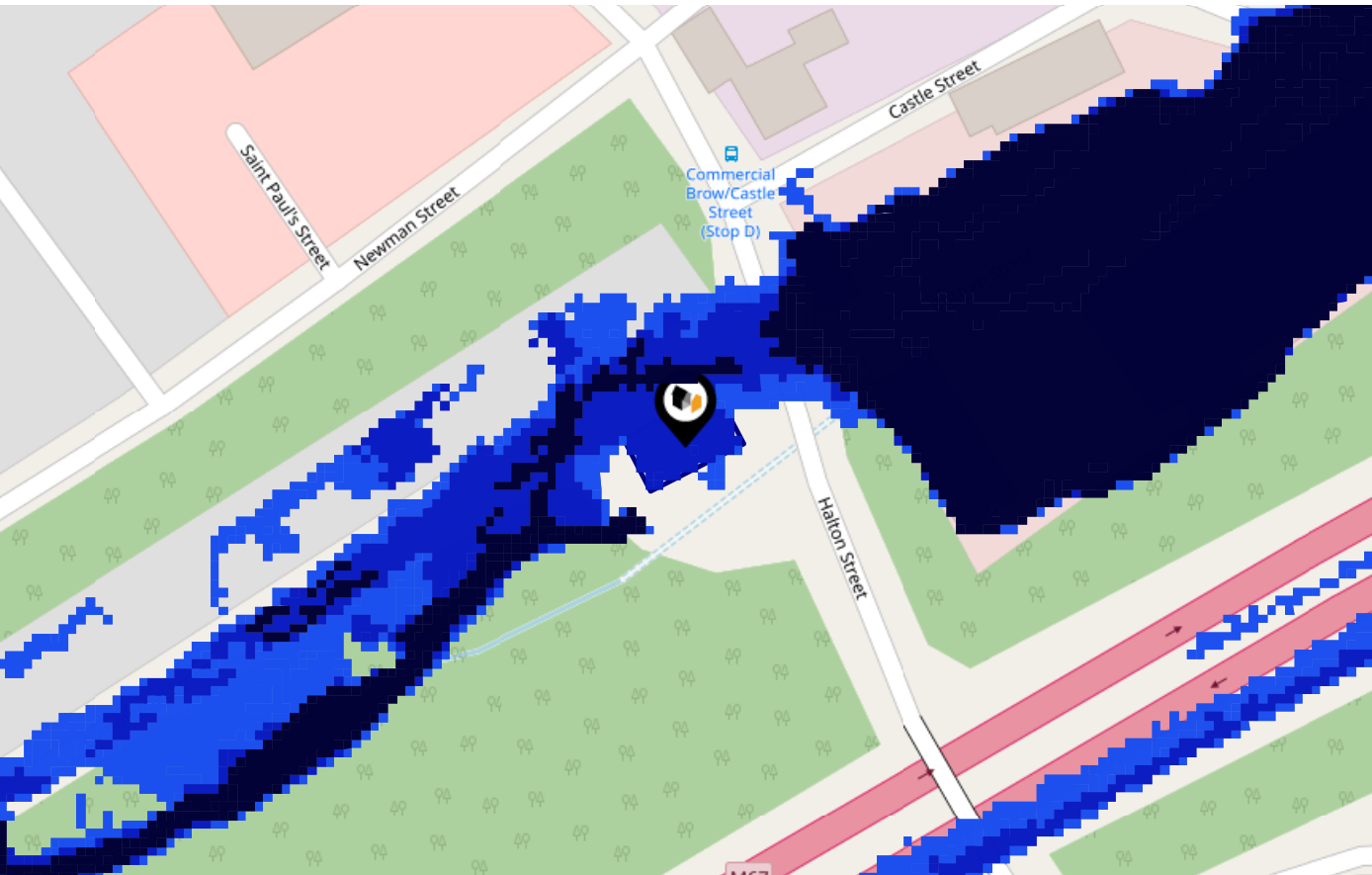

Risk Rating: Very low

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)				

Flood Risk
Surface Water - Flood Risk

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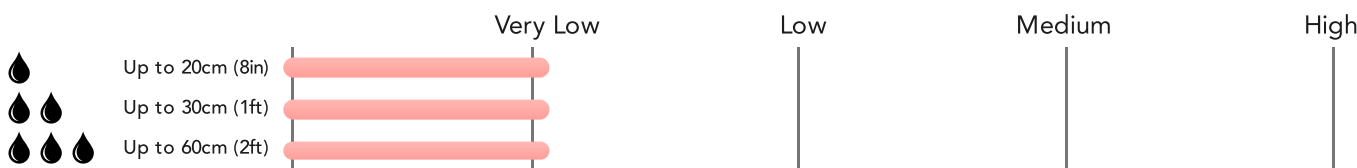

Risk Rating: Medium

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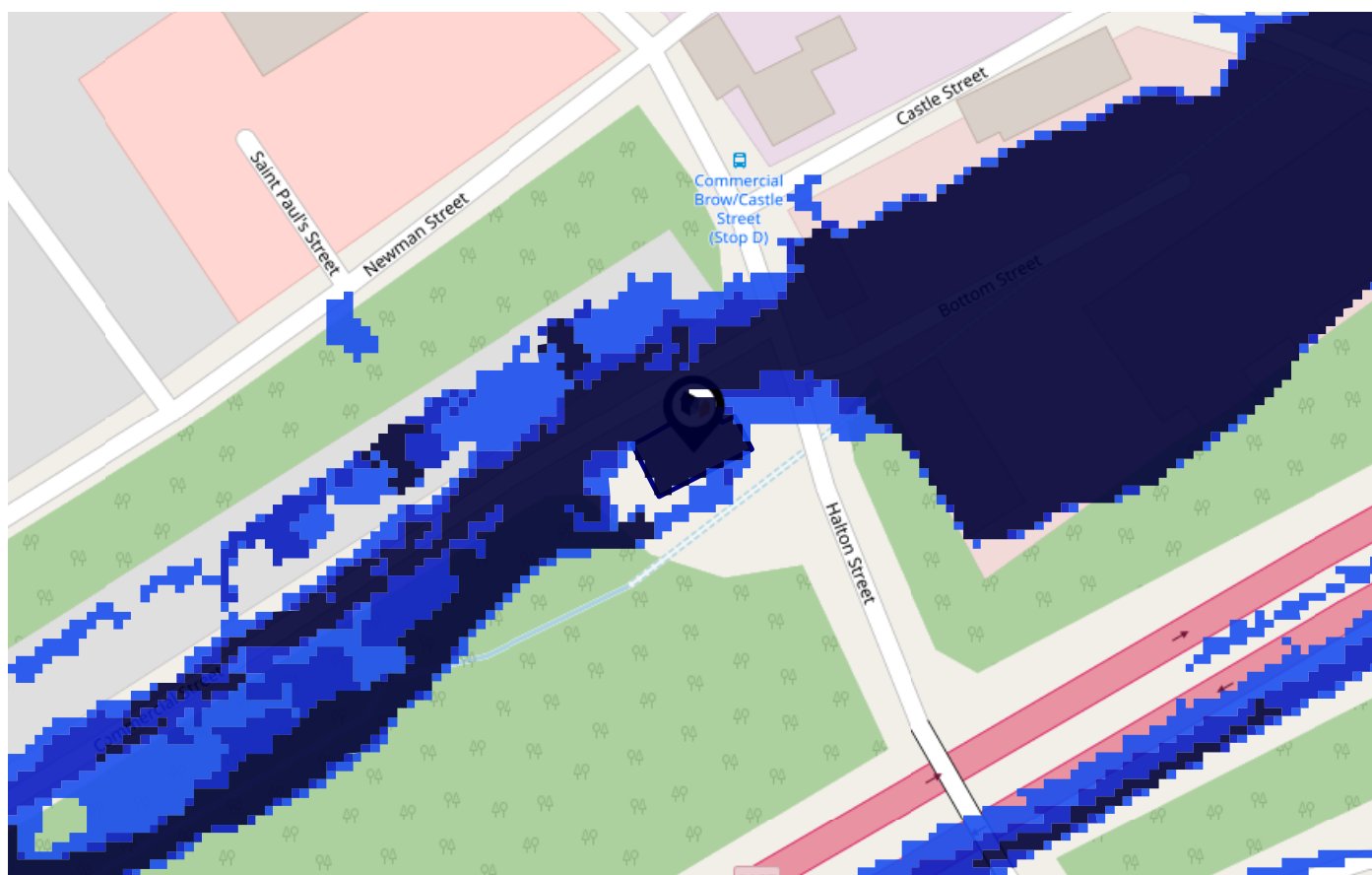
■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **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:

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

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.
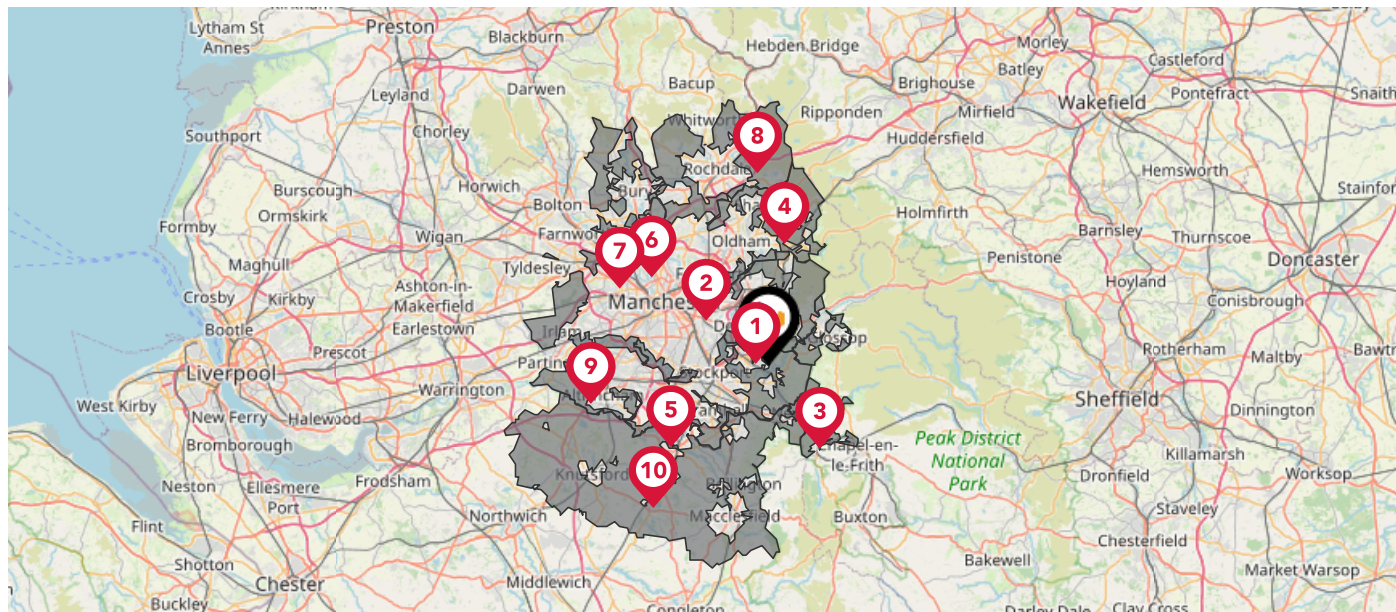

Risk Rating: High

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)					

Green Belt

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

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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.
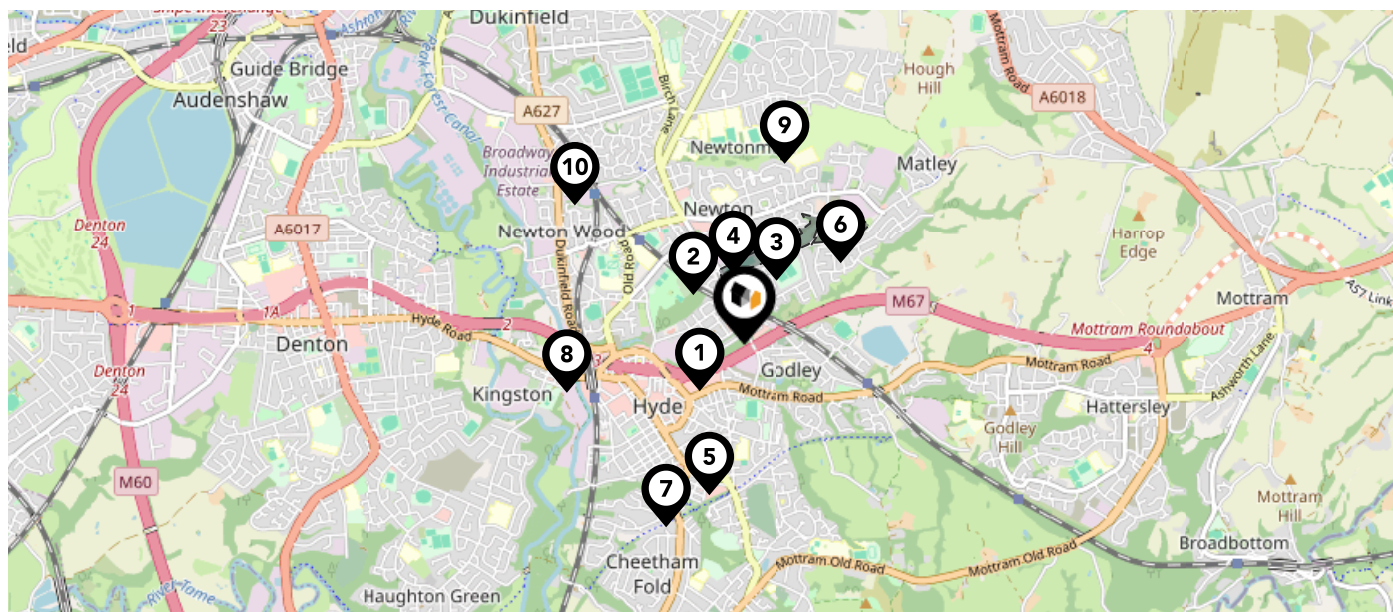
Nearby Landfill Sites

|		
1	Cha Textiles-Newton Bank	Historic Landfill
2	Stansfield Street - Marlor Road-Greater Manchester	Historic Landfill
3	Victoria Street-Newton, Greater Manchester	Historic Landfill
4	Newton Moor Industrial Estate-Hyde, Cheshire, Greater Manchester	Historic Landfill
5	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill
6	Newton Works-Victoria Street, Hyde	Historic Landfill
7	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill
8	Wilson Brook-Hyde, Cheshire	Historic Landfill
9	Land at Buckingham Drive-Tameside	Historic Landfill
10	Albert Mill-Victoria Road, Dukinfield, Greater Manchester	Historic Landfill

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Listed Buildings

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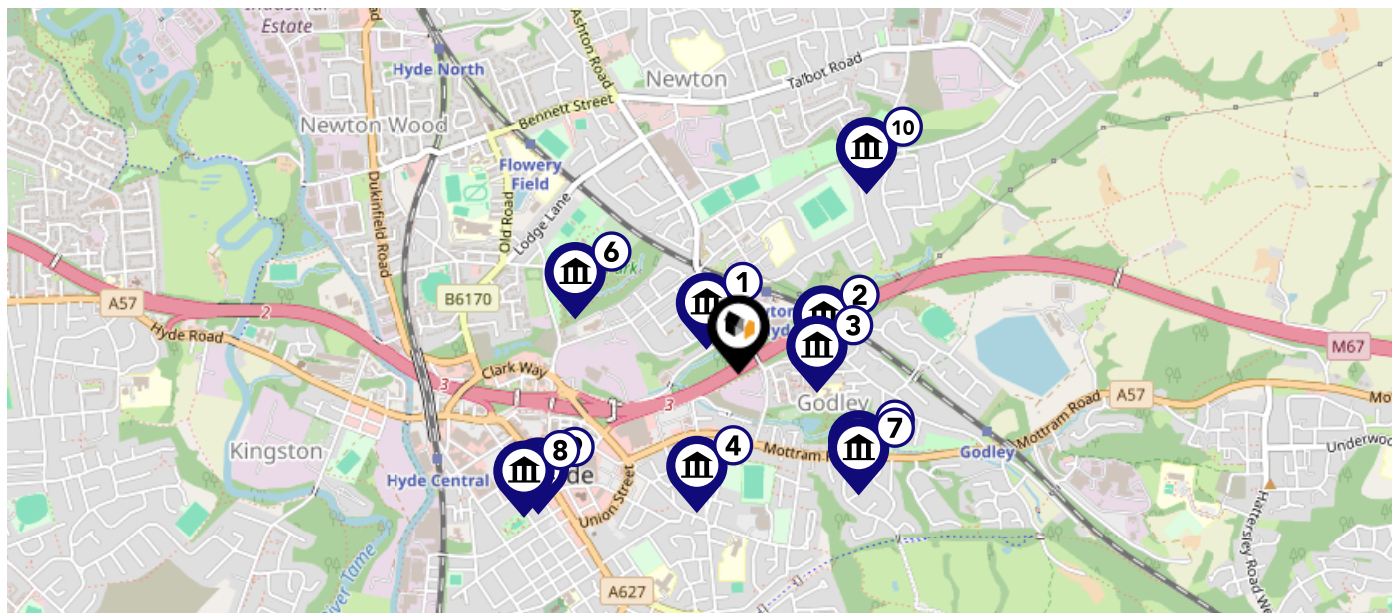

Listed Buildings in the local district	Grade	Distance
1413253 - Roman Catholic Church Of St Paul And Presbytery	Grade II	0.1 miles
1068086 - Railway Viaduct Immediately East Of Newton Station	Grade II	0.2 miles
1068083 - Church Of St John The Baptist	Grade II	0.2 miles
1096128 - Church Of St Thomas	Grade II	0.3 miles
1268421 - Folly In Garden Of Number 239	Grade II	0.4 miles
1162426 - Bandstand	Grade II	0.4 miles
1268420 - 239, Mottram Road	Grade II	0.4 miles
1393594 - Hyde Town Hall	Grade II	0.5 miles
1356444 - Bus Shelter Directly Opposite Town Hall	Grade II	0.5 miles
1437947 - Victoria Street War Memorial, Newton	Grade II	0.5 miles
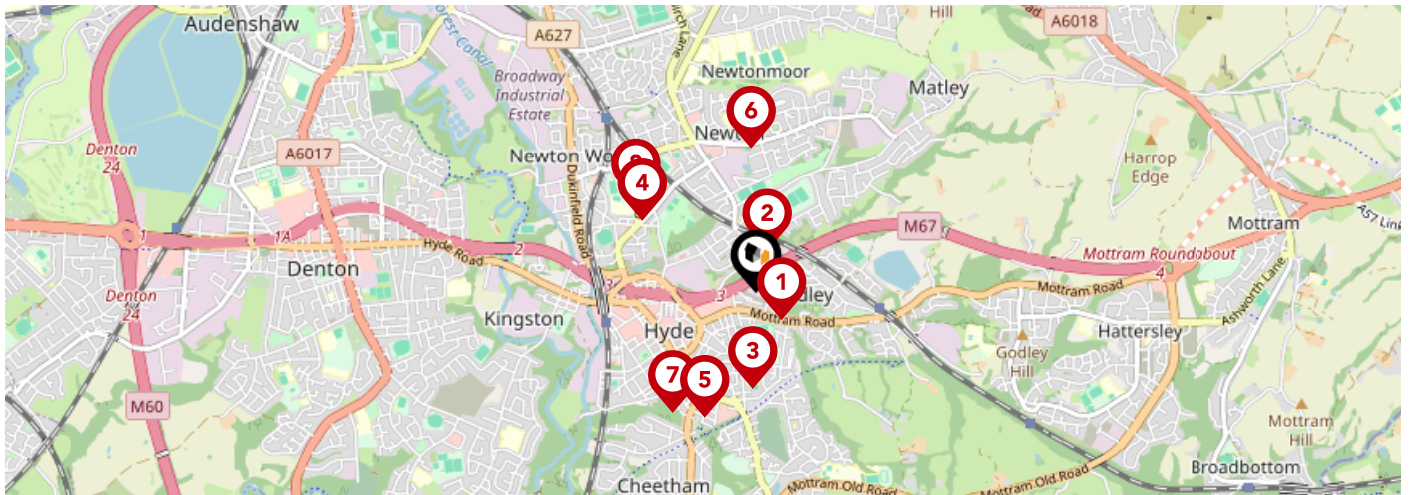
		Nursery	Primary	Secondary	College	Private
1	**Godley Community Primary Academy** Ofsted Rating: Good | Pupils: 230 | Distance:0.17	☐	☑	☐	☐	☐
2	**St Paul's Catholic Primary School** Ofsted Rating: Good | Pupils: 215 | Distance:0.19	☐	☑	☐	☐	☐
3	**Endeavour Primary Academy** Ofsted Rating: Good | Pupils: 245 | Distance:0.43	☐	☑	☐	☐	☐
4	**Flowery Field Primary School** Ofsted Rating: Good | Pupils: 661 | Distance:0.59	☐	☑	☐	☐	☐
5	**Greenfield Primary Academy** Ofsted Rating: Good | Pupils: 211 | Distance:0.6	☐	☑	☐	☐	☐
6	**Oakfield Primary and Moderate Learning Difficulties Resource Provision** Ofsted Rating: Good | Pupils: 228 | Distance:0.63	☐	☑	☐	☐	☐
7	**St George's CofE Primary School** Ofsted Rating: Good | Pupils: 227 | Distance:0.65	☐	☑	☐	☐	☐
8	**Hyde High School** Ofsted Rating: Requires improvement | Pupils: 1169 | Distance:0.66	☐	☐	☑	☐	☐

Area
Schools
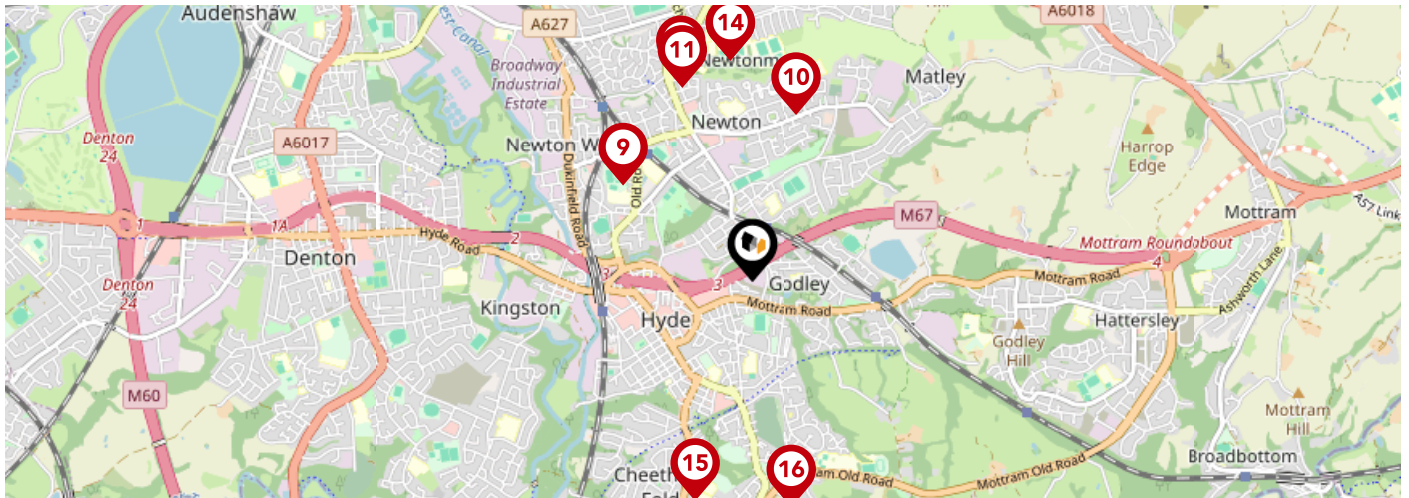
		Nursery	Primary	Secondary	College	Private
9	**Thomas Ashton School** Ofsted Rating: Special Measures | Pupils: 97 | Distance:0.71	☐	☐	☑	☐	☐
10	**Bradley Green Primary Academy** Ofsted Rating: Good | Pupils: 218 | Distance:0.76	☐	☑	☐	☐	☐
11	**Oakdale School** Ofsted Rating: Good | Pupils: 161 | Distance:0.91	☐	☑	☐	☐	☐
12	**St Mary's Catholic Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:0.95	☐	☑	☐	☐	☐
13	**Cromwell High School** Ofsted Rating: Outstanding | Pupils:0 | Distance:0.98	☐	☐	☑	☐	☐
14	**Rayner Stephens High School** Ofsted Rating: Requires improvement | Pupils: 580 | Distance:0.98	☐	☐	☑	☐	☐
15	**Dowson Primary Academy** Ofsted Rating: Good | Pupils: 474 | Distance:1.01	☐	☑	☐	☐	☐
16	**Alder Community High School** Ofsted Rating: Requires improvement | Pupils: 925 | Distance:1.02	☐	☐	☑	☐	☐
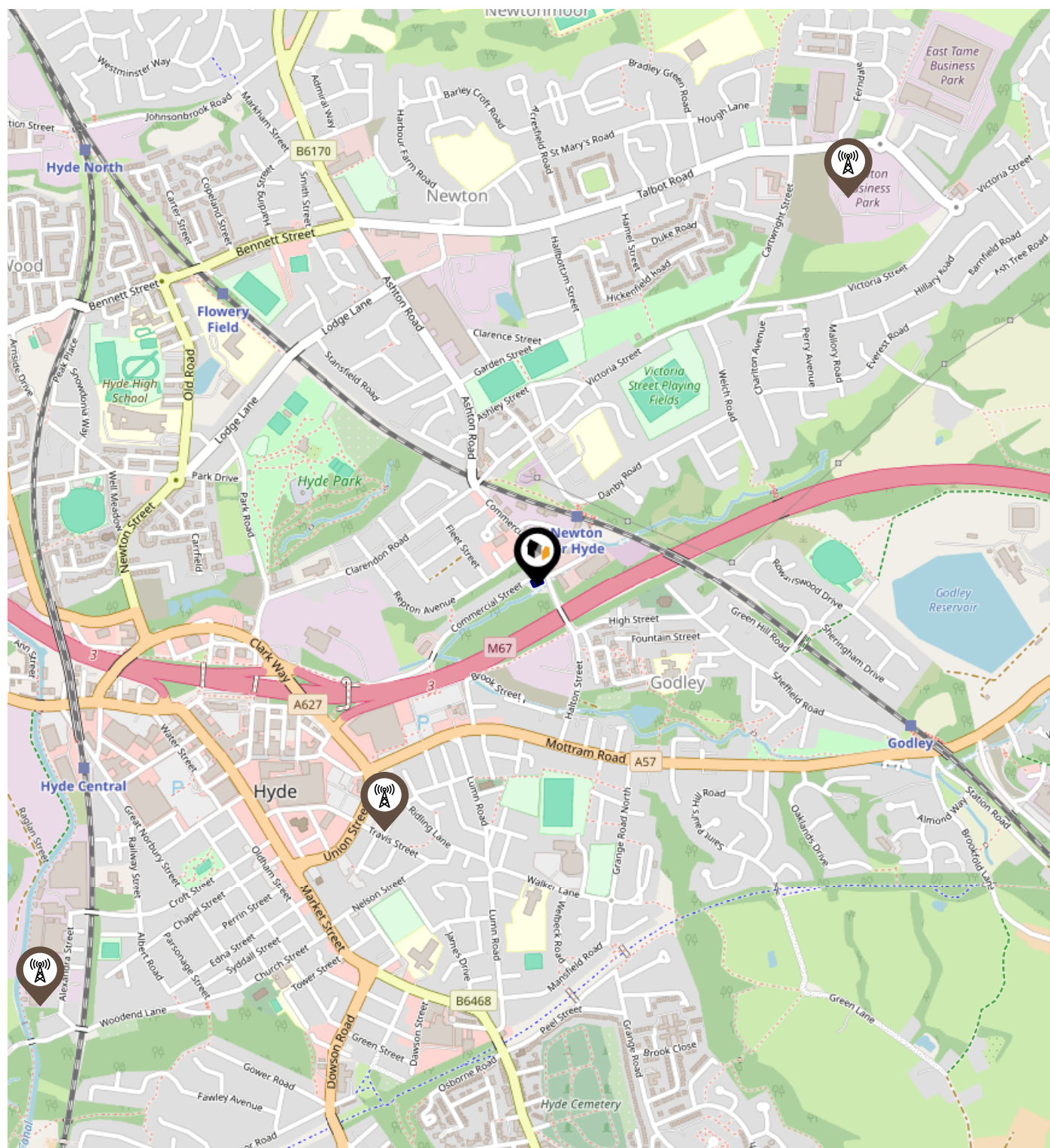
Key:

Power Pylons

Communication Masts

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).
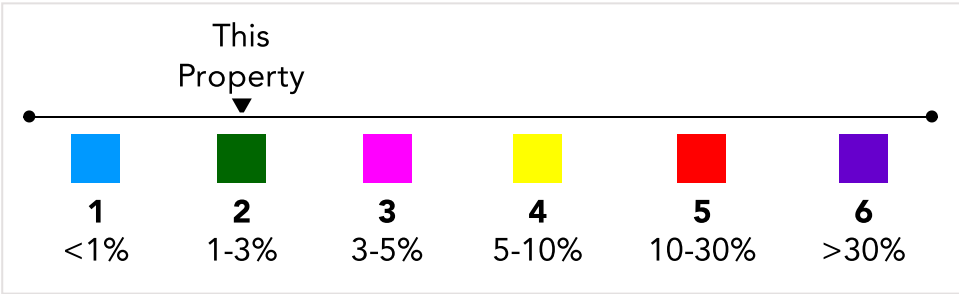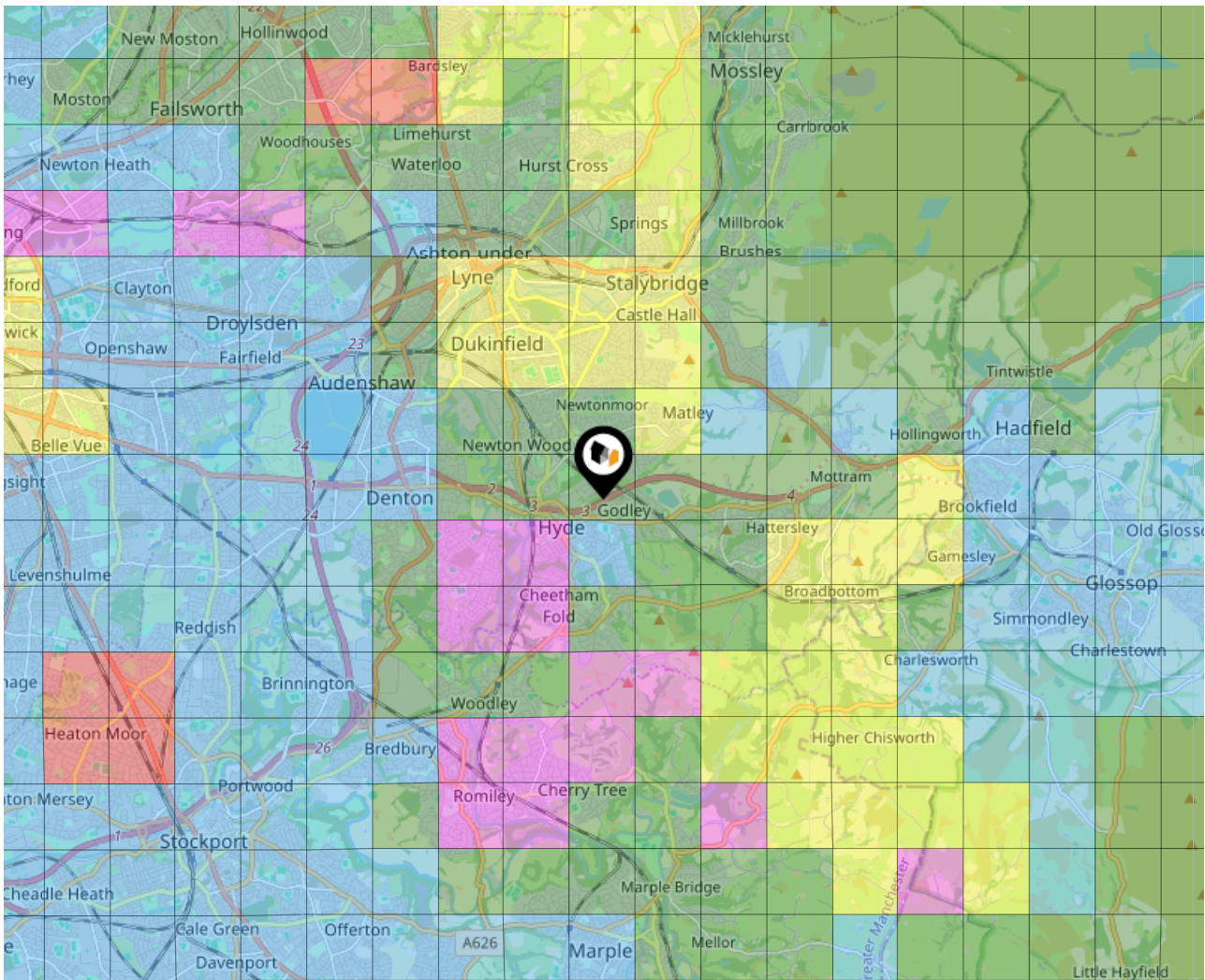
This Property ▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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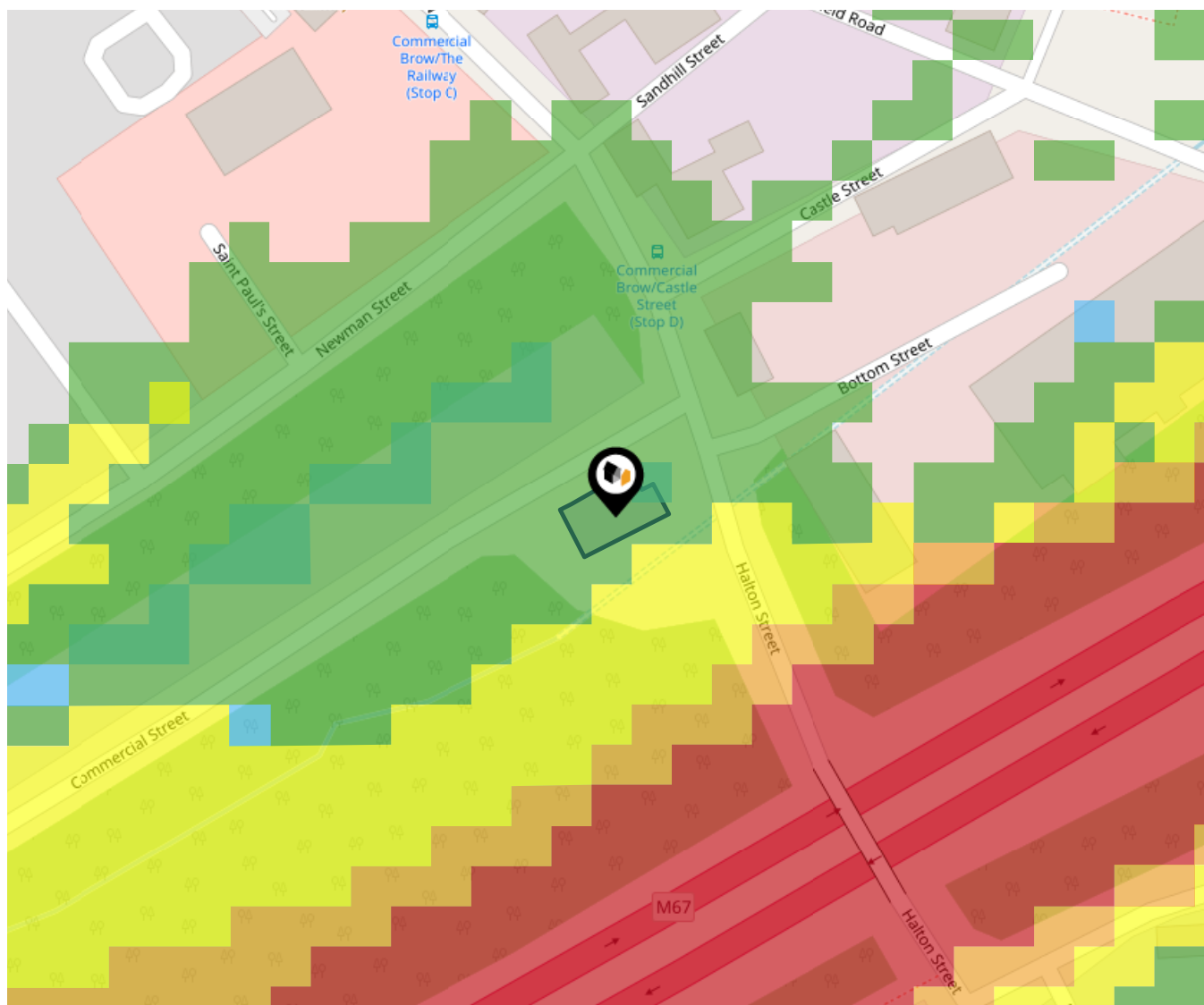
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

KFB - Key Facts For Buyers

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE(LOW)

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO CLAYEY LOAM

Soil Depth: DEEP
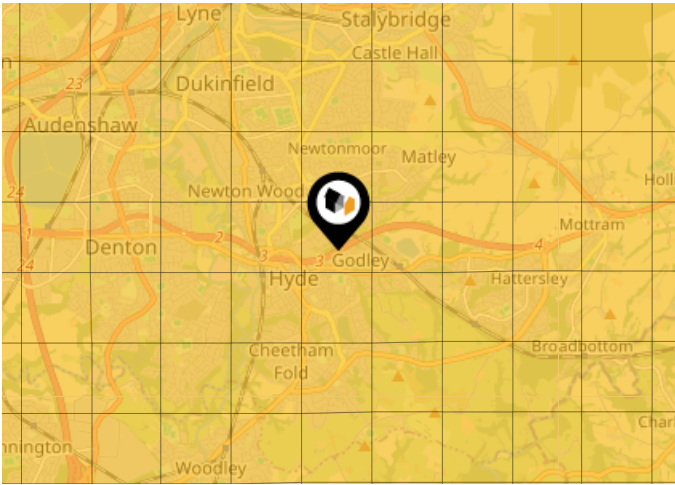
Primary Classifications (Most Common Clay Types)

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
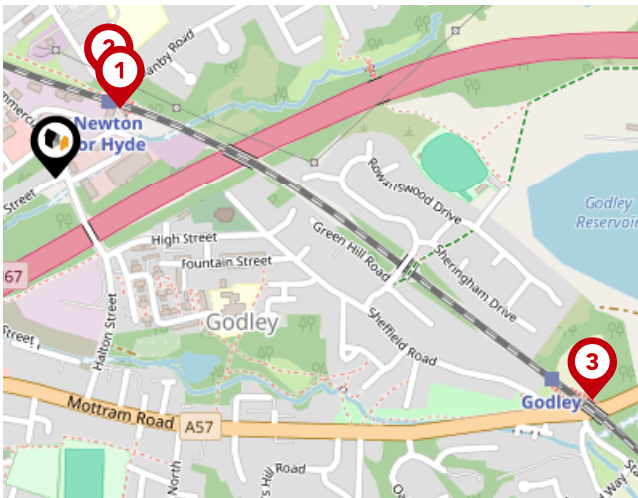
National Rail Stations

Pin	Name	Distance
1	Newton for Hyde Rail Station	0.11 miles
2	Newton for Hyde Rail Station	0.12 miles
3	Godley Rail Station	0.64 miles
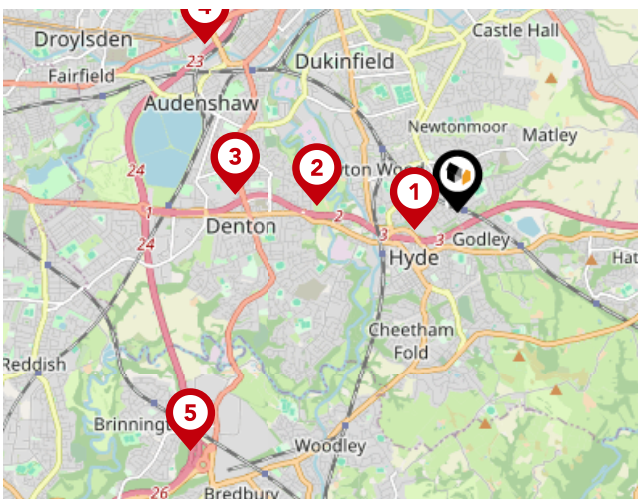
Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	0.42 miles
2	M67 J2	1.25 miles
3	M67 J1	1.97 miles
4	M60 J23	2.68 miles
5	M60 J25	3.16 miles
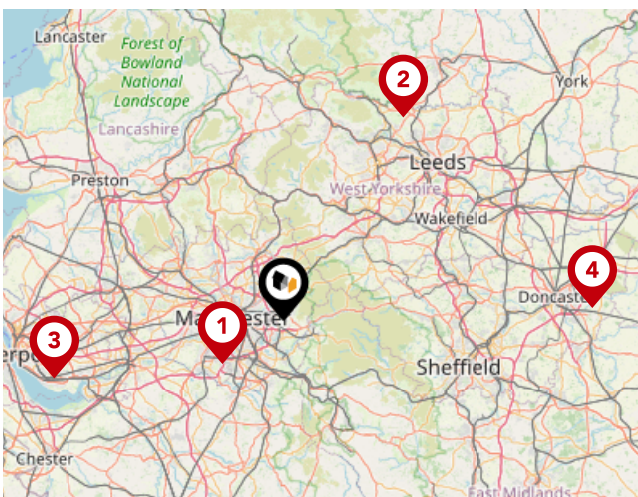
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	10.58 miles
2	Leeds Bradford Airport	33.15 miles
3	Speke	33.43 miles
4	Finningley	43.6 miles

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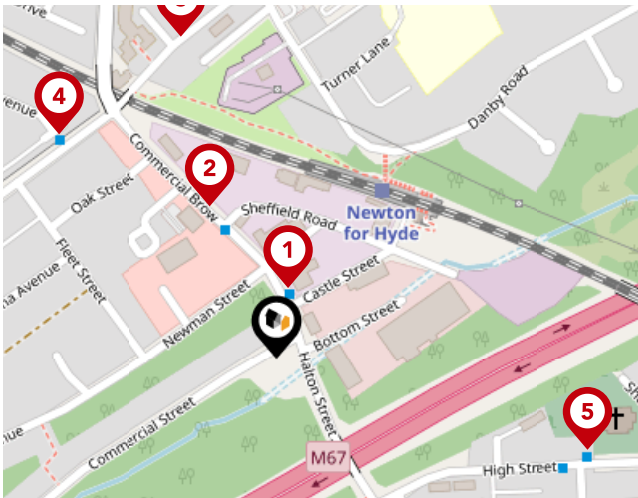
Bus Stops/Stations

Pin	Name	Distance
1	Newman Street	0.04 miles
2	Newman Street	0.09 miles
3	Commercial Brow	0.19 miles
4	Commercial Brow	0.17 miles
5	St John's Church	0.18 miles
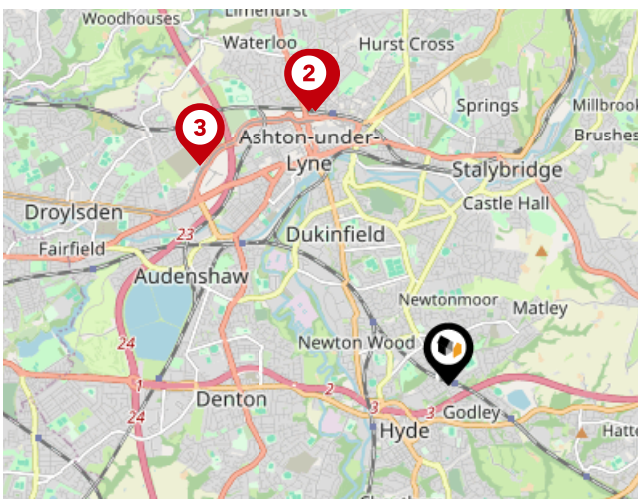
Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	2.7 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	2.71 miles
3	Ashton Moss (Manchester Metrolink)	2.93 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

Lawler & Co | Hyde
Testimonials

Testimonial 1

If you are looking to buy or sell your home, look no further than Lawlers Hyde.
The team have been absolutely fantastic, always professional and friendly and answer questions with a smile, no matter how silly I thought they were.
I would like to take this opportunity to send my gratitude to Stacey and Imogen, they are absolute gems and an asset to the company.
The team worked really hard to sell our home and we are so happy we chose Lawlers Hyde.

Testimonial 2

We moved to Lawler & Co from another agent and they sold our property within weeks of it being up after Gary came to visit and discuss. Stacey was always prompt and welcoming on the viewings and was able to confidently describe the property. Imogen was very quick at communicating viewings to us when they was coming in. The team at Hyde really stepped up compared to other agents in the area and we would 100% use them again.

Testimonial 3

Really impressed! Spoke to the team as an early stage first time buyer, they booked me in for a mortgage call and I couldn't feel more confident with the process and felt comfortable speaking to Andy. Great attitude all round, positive & efficient! Looking forward to reaching out to them again in the future.

Testimonial 4

I couldn't be happier with the service I received from Lawler & Co, especially Imogen. From start to finish, she was professional, approachable, and genuinely invested in helping me every step of the way. Communication was excellent – they always kept me updated and were quick to answer any questions I had. As a first time buyer, Imogen really helped me to understand the process and made the viewings/offering process less daunting and more exciting!

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KFB - Key Facts For Buyers

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail