

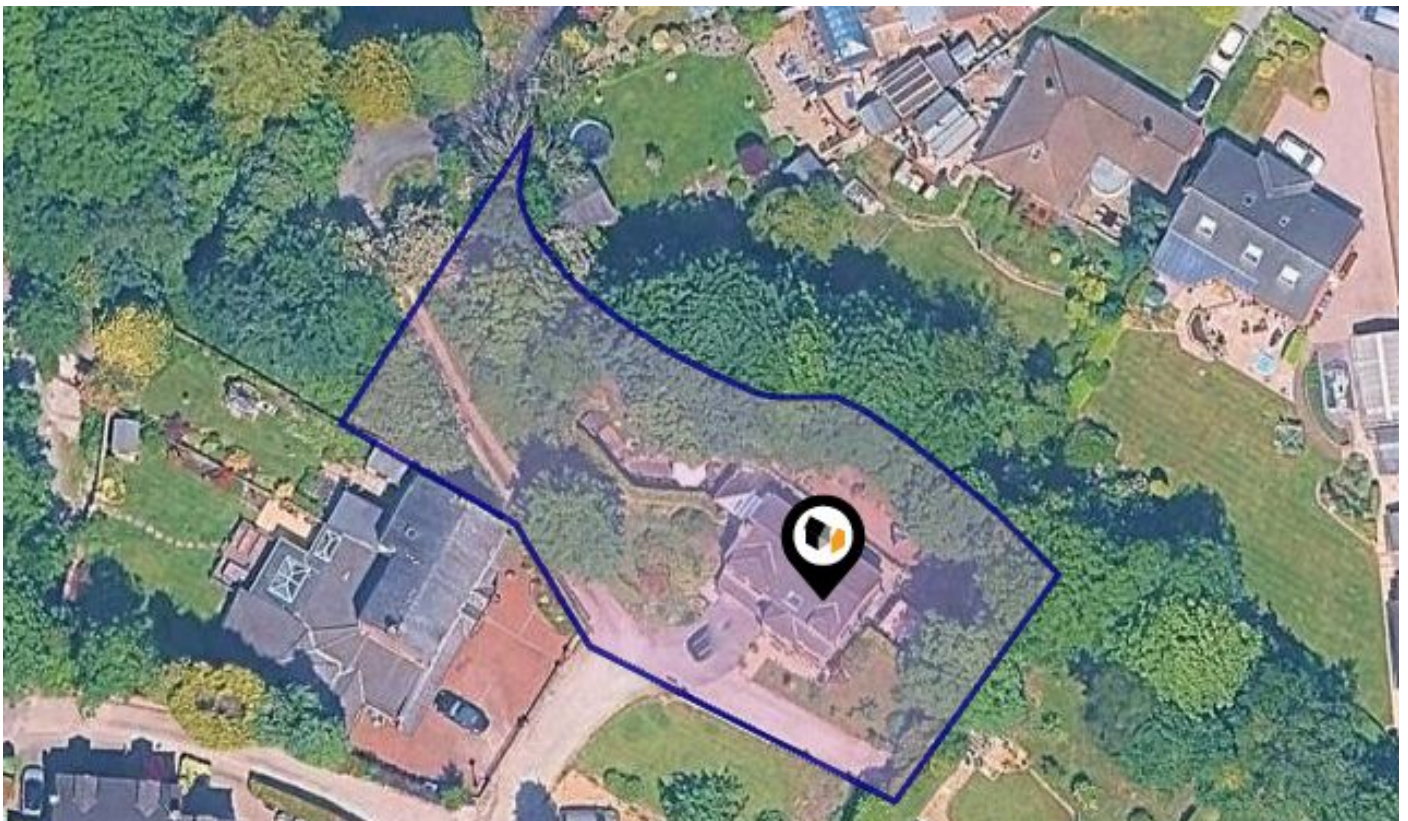


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th January 2026



6, GERRARDS WOOD, HYDE, SK14 5DJ

Lawler & Co | Hyde

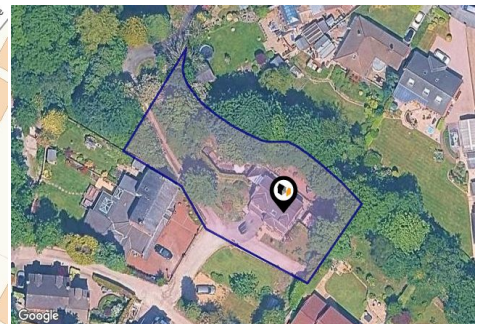
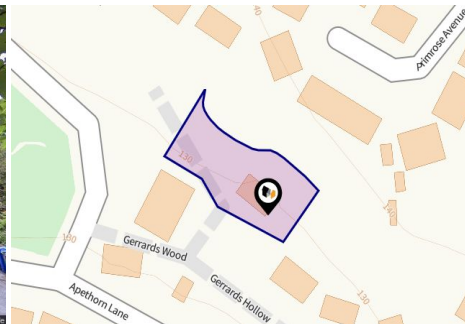
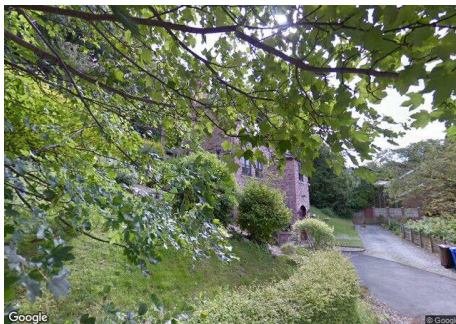
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

| | |
|------------------|--|
| Type: | Detached |
| Bedrooms: | 4 |
| Floor Area: | 1,636 ft ² / 152 m ² |
| Plot Area: | 0.32 acres |
| Year Built : | 1998 |
| Council Tax : | Band G |
| Annual Estimate: | £3,853 |
| Title Number: | GM805213 |
| UPRN: | 200004401216 |

| | |
|-------------------------------|------------|
| Last Sold Date: | 11/08/2017 |
| Last Sold Price: | £438,000 |
| Last Sold £/ft ² : | £267 |
| Tenure: | Freehold |

Local Area

| | |
|--|---------------------------------|
| Local Authority: | Tameside |
| Conservation Area: | No |
| Flood Risk: | |
| <ul style="list-style-type: none"> Rivers & Seas Surface Water | <p>Very low</p> <p>Very low</p> |

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 11 mb/s | 80 mb/s | 1800 mb/s |
| | | |

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



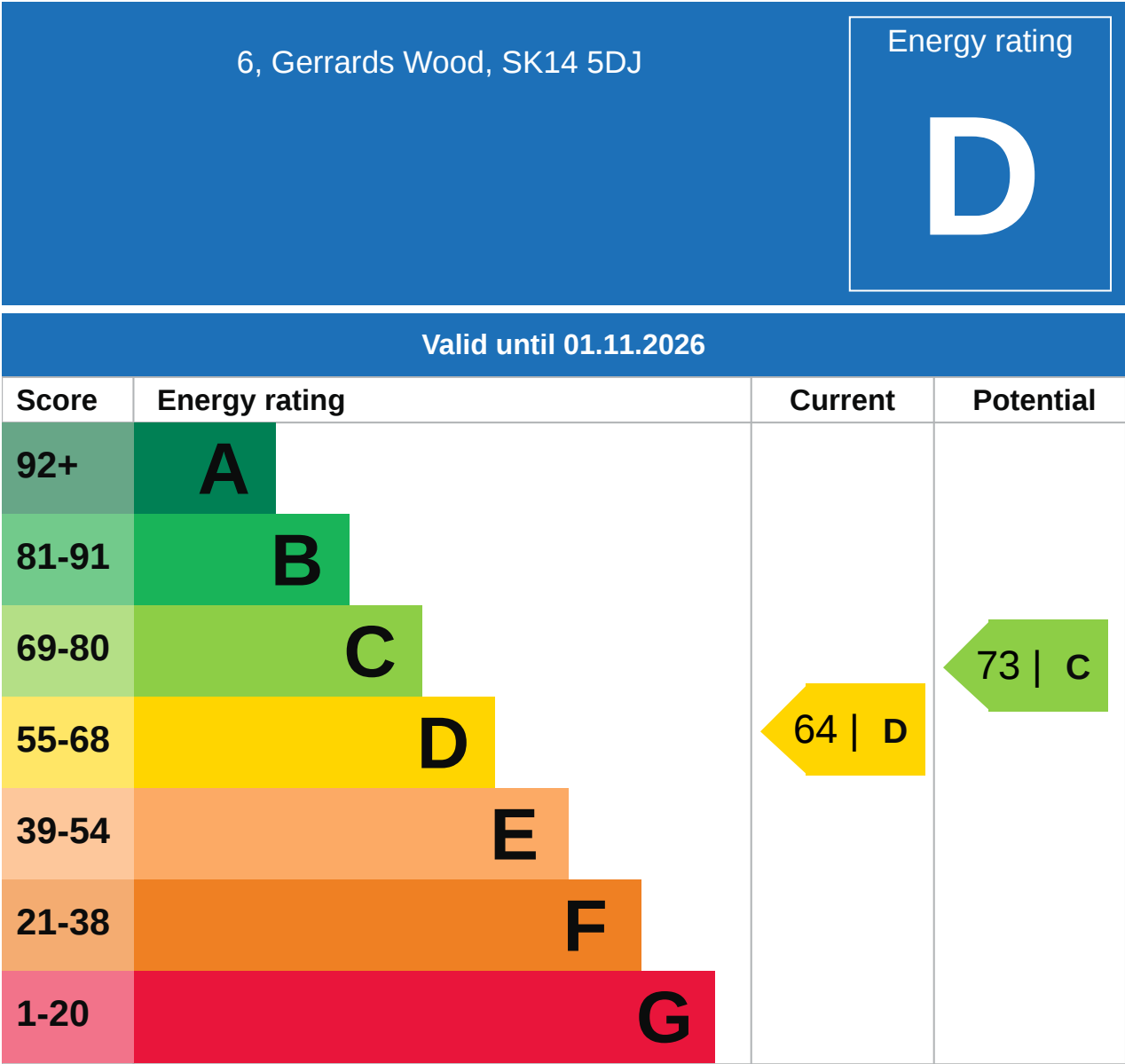
Planning History

This Address

Planning records for: *6, Gerrards Wood, Hyde, SK14 5DJ*

| Reference - 05/00289/FUL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 23rd February 2005 |
| Description: | Installation of french patio doors on side elevation - RETROSPECTIVE |

Property
EPC - Certificate



Property

EPC - Additional Data

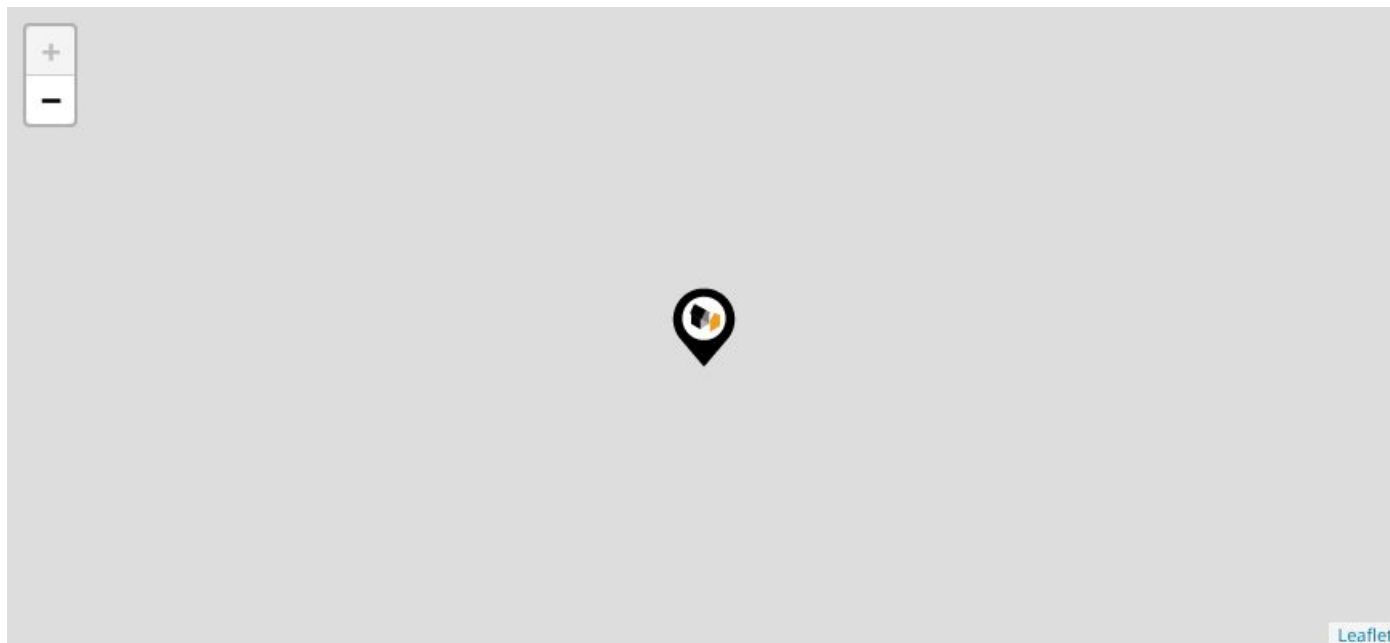
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Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 1 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Roof room(s), insulated (assumed) |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 25% of fixed outlets |
| Floors: | Solid, limited insulation (assumed) |
| Total Floor Area: | 152 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.

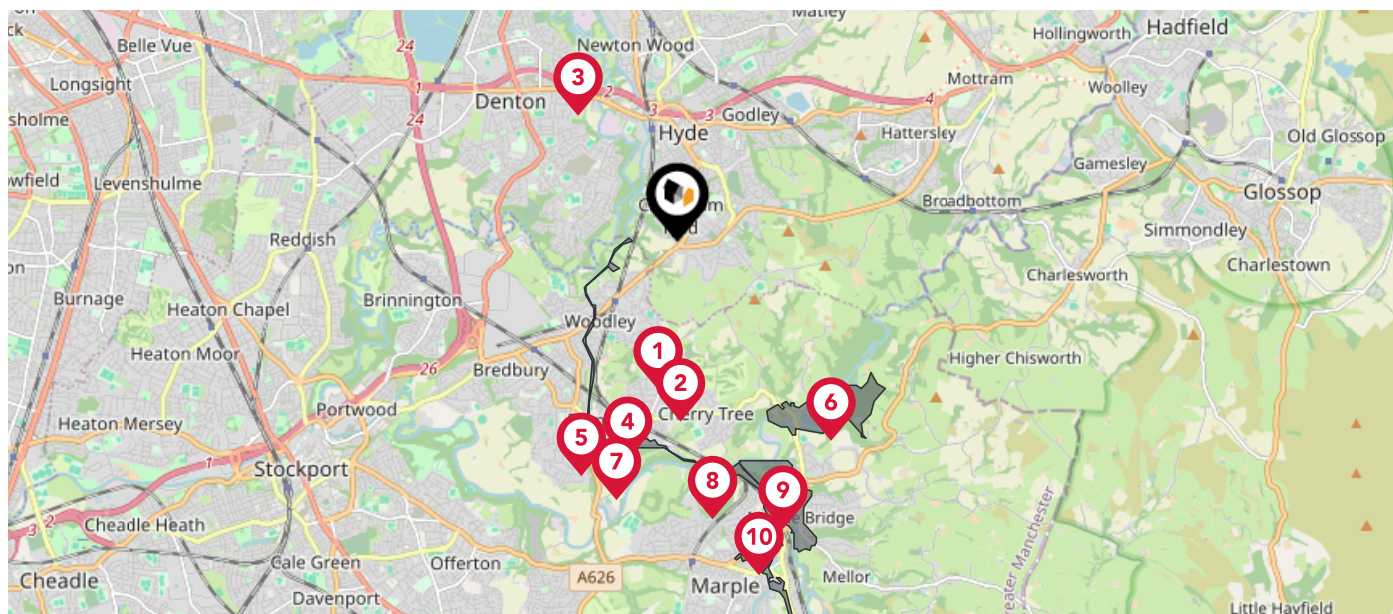
Maps

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

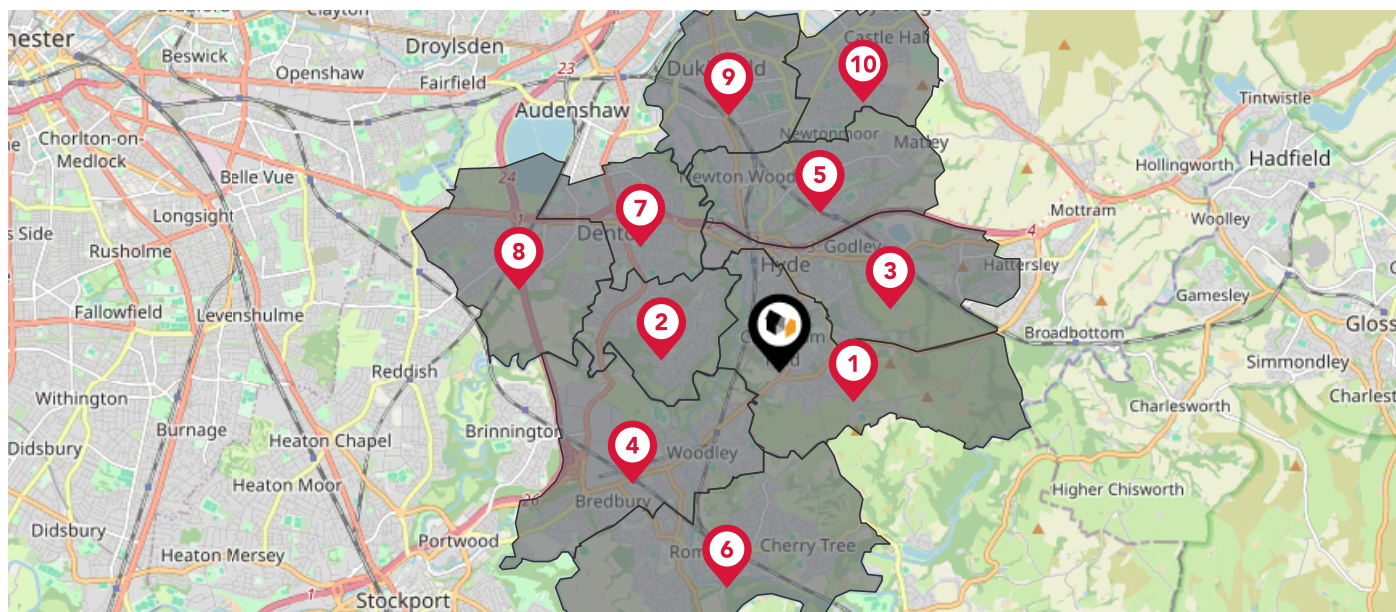
Maps

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



Denton South Ward



Hyde Godley Ward



Bredbury and Woodley Ward



Hyde Newton Ward



Bredbury Green and Romiley Ward



Denton North East Ward



Denton West Ward

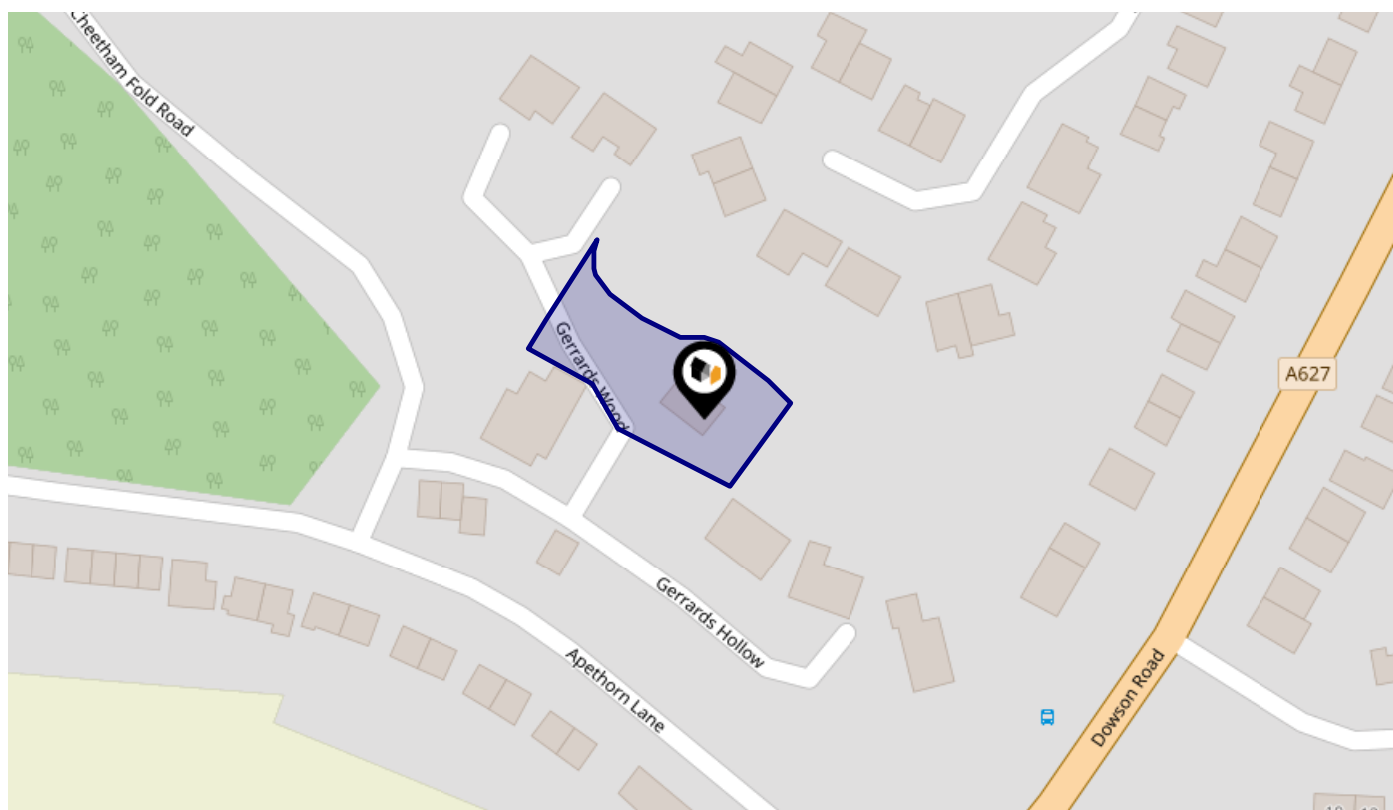


Dukinfield Ward



Dukinfield Stalybridge Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

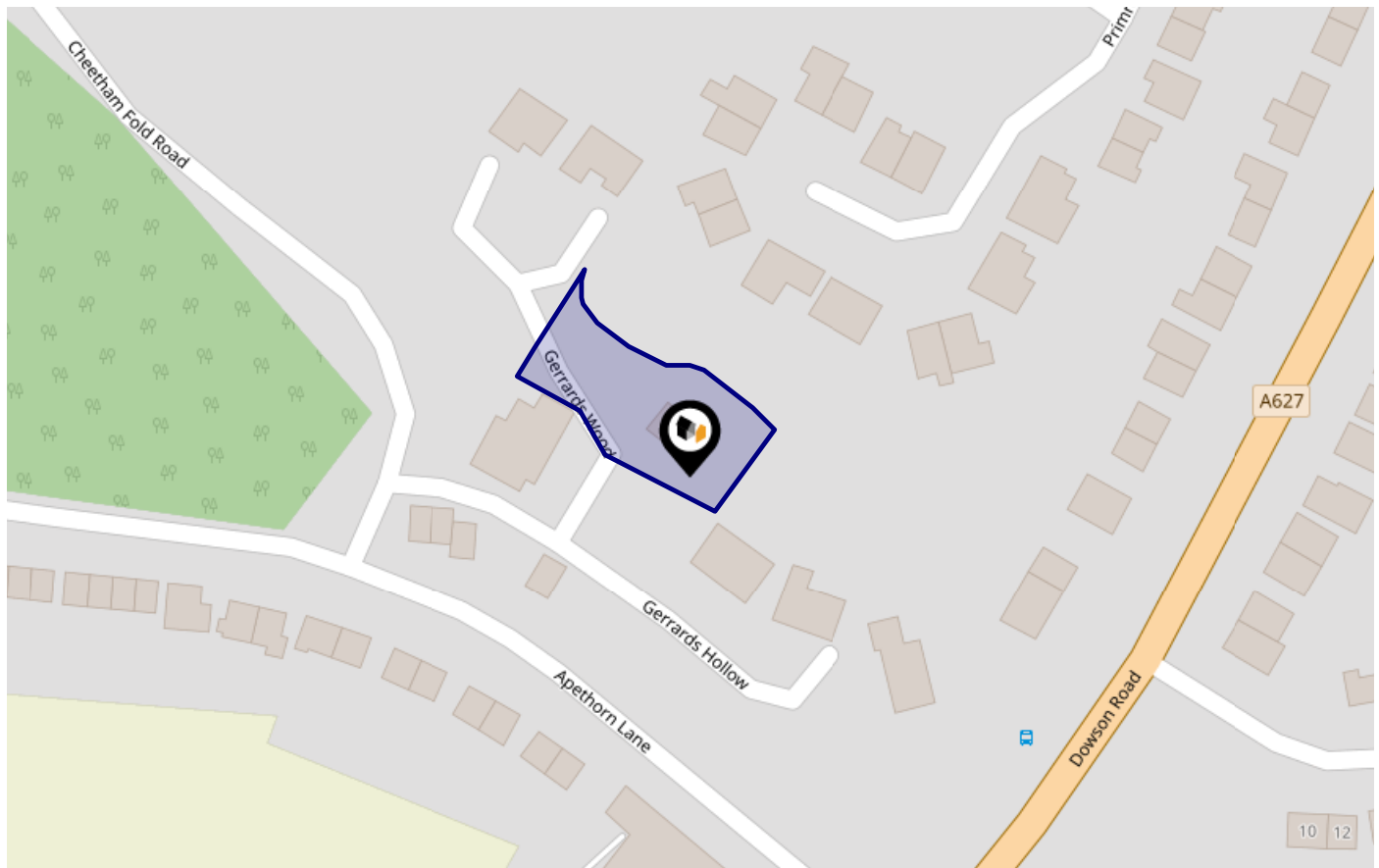
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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 | ■ |

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

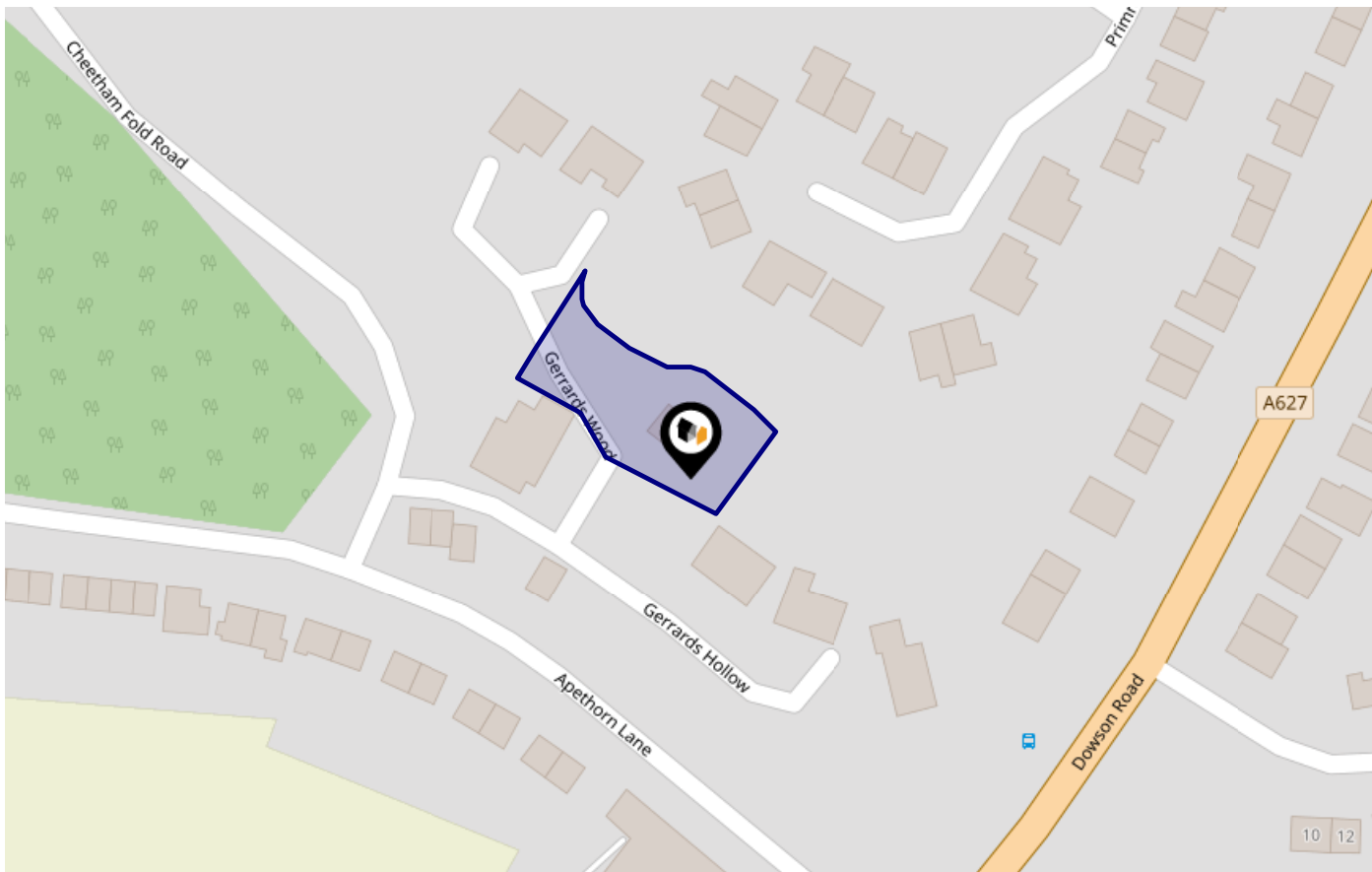
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

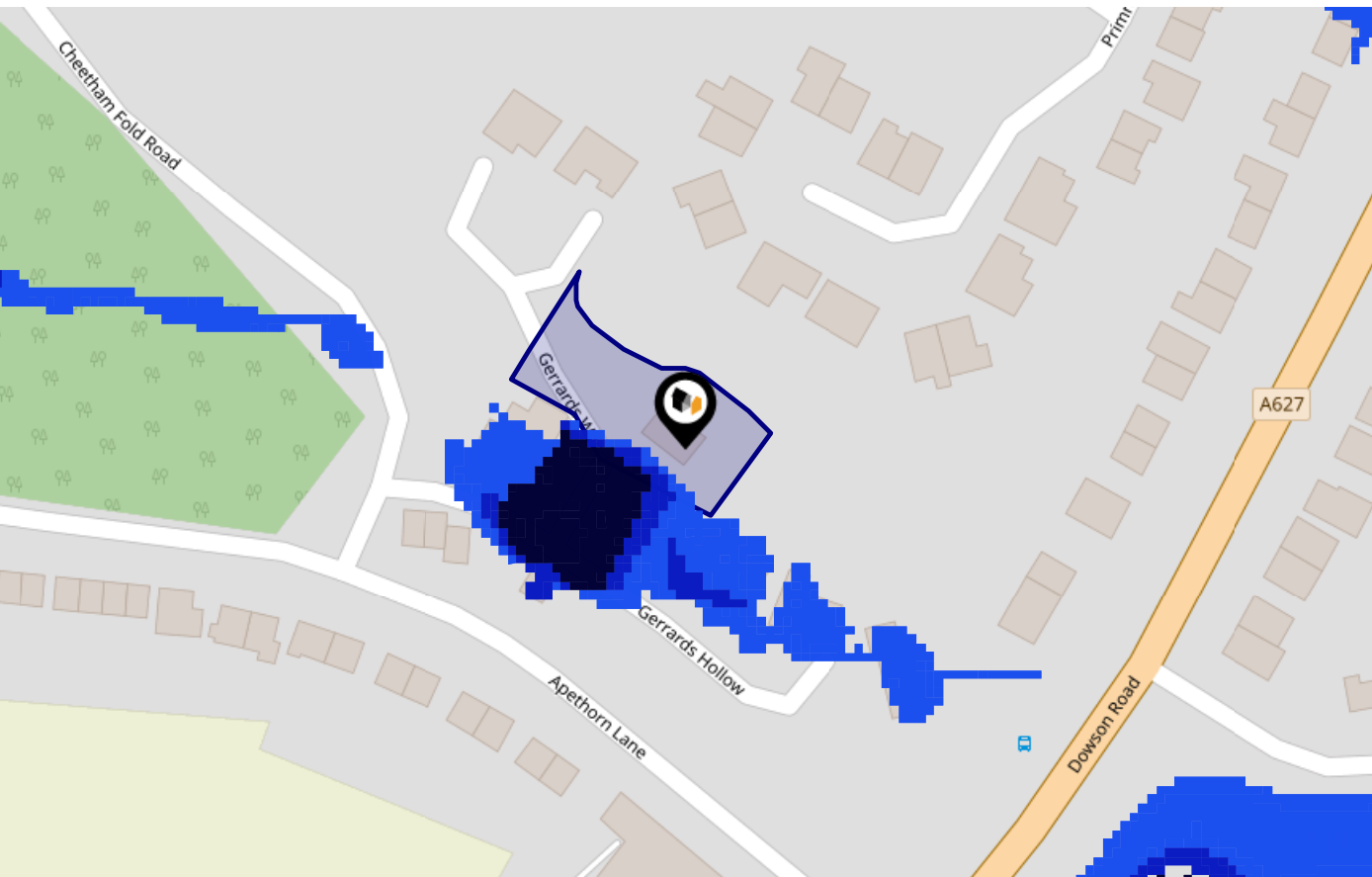
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the 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.

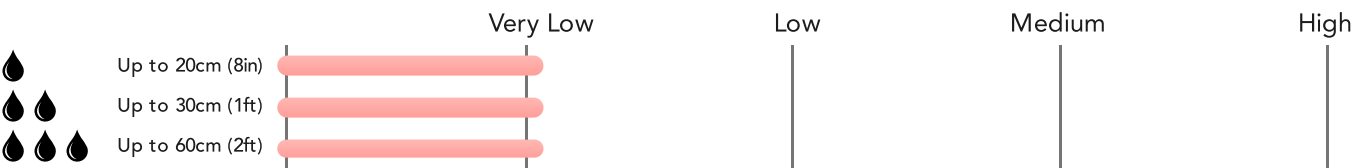


Risk Rating: Very low

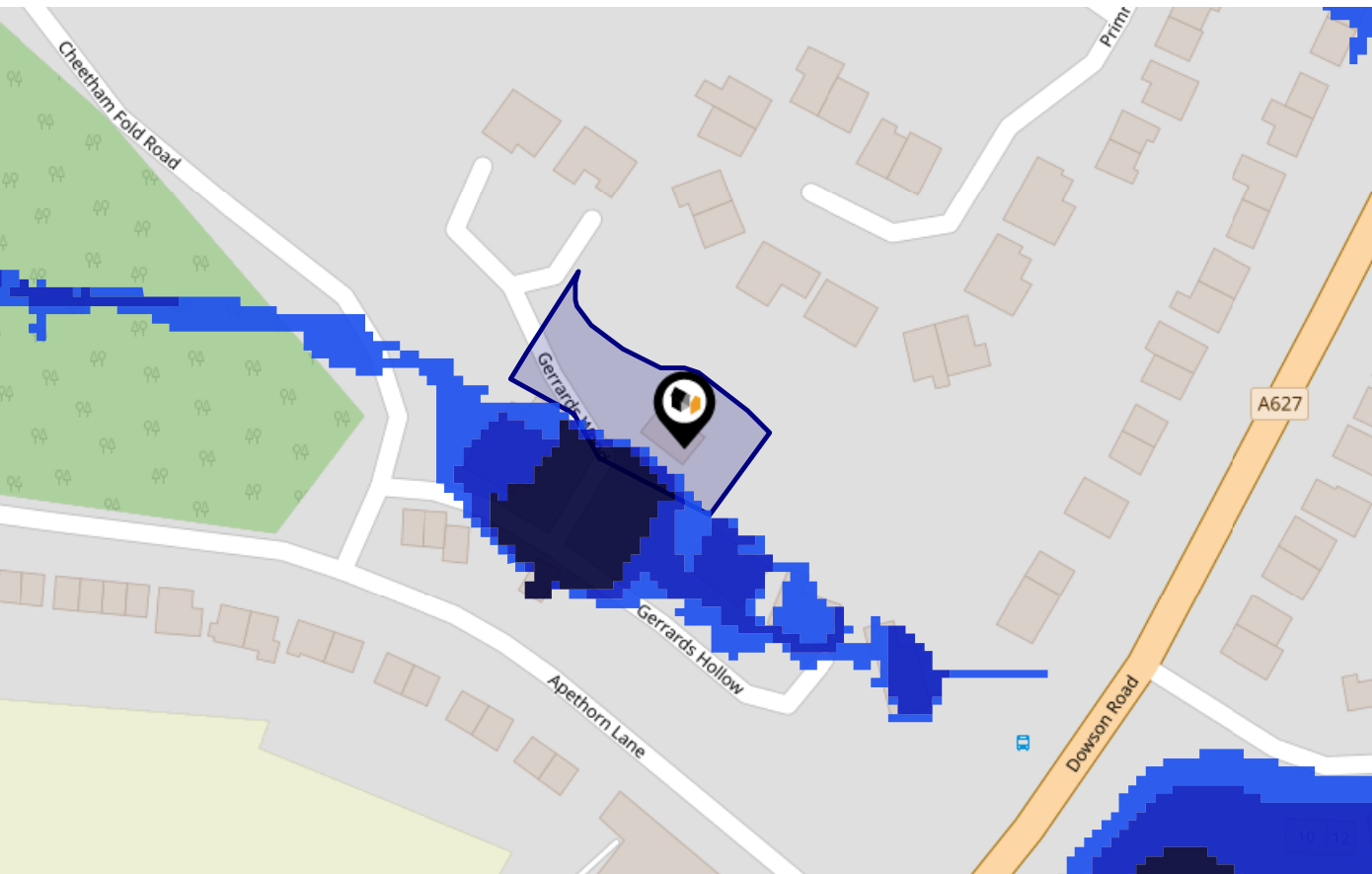
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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.

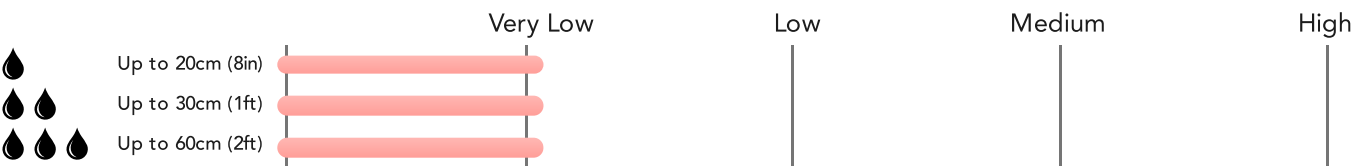


Risk Rating: Very low

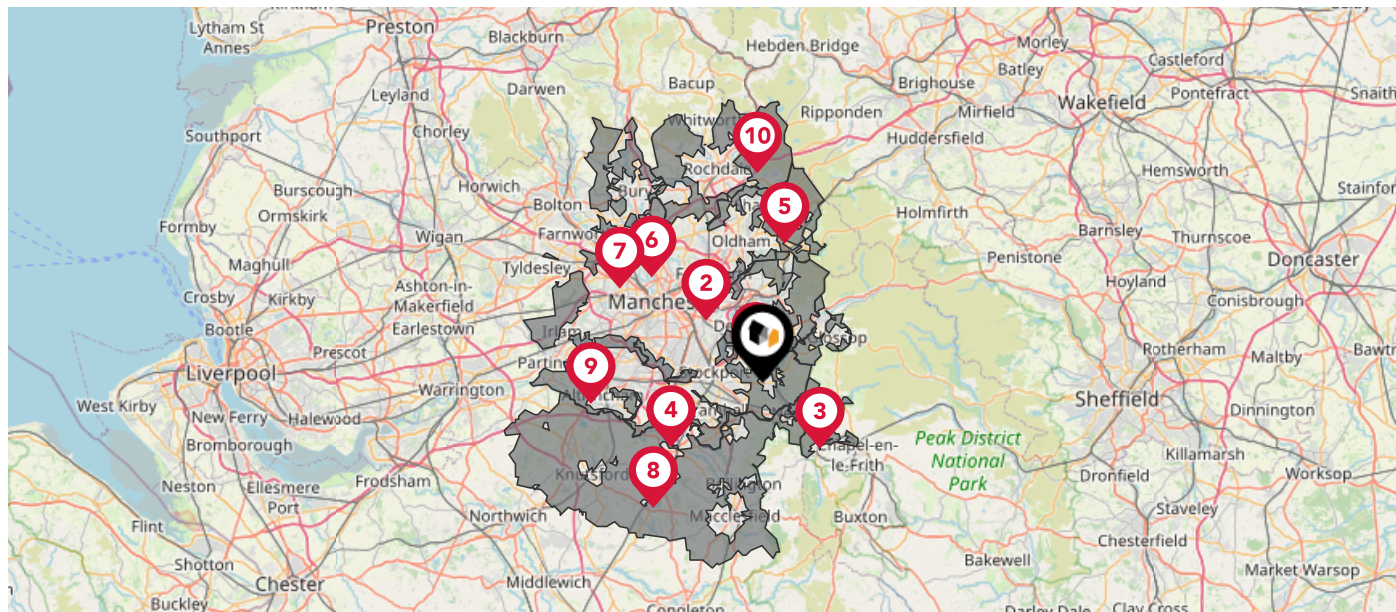
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

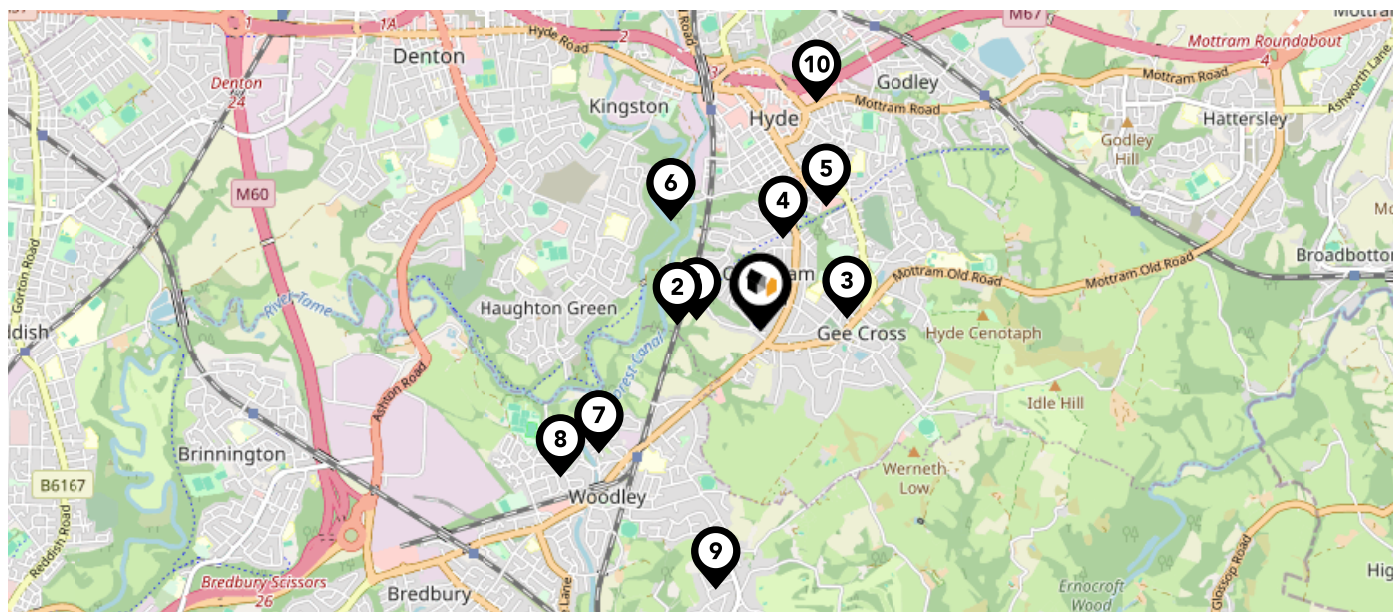
Maps

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 | Apethorne Lane-Hyde, Cheshire | Historic Landfill |
| 2 | Geecross Mill-Apethorne Lane, Hyde | Historic Landfill |
| 3 | King Edward Road-Hyde, Cheshire | 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 | Wellington Works-Thorn Works, Lambeth Grove, Woodley | Historic Landfill |
| 9 | Greave Farm-Romiley, Stockport | Historic Landfill |
| 10 | Cha Textiles-Newton Bank | Historic Landfill |

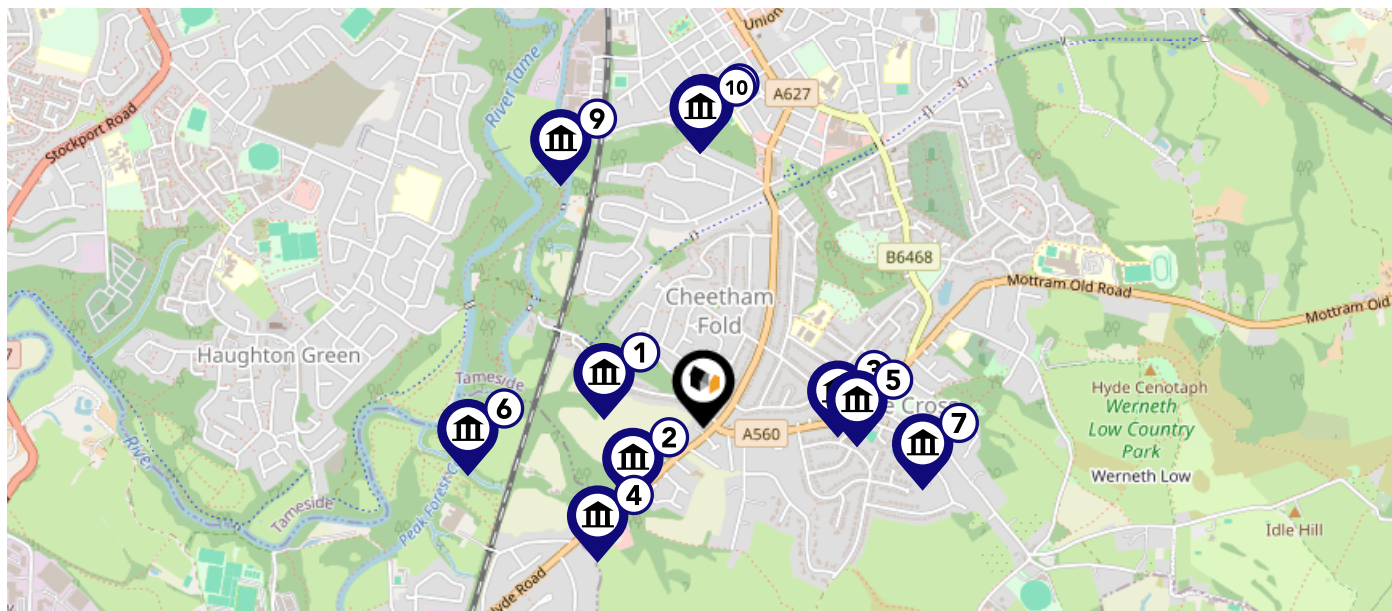
Maps











Listed Buildings

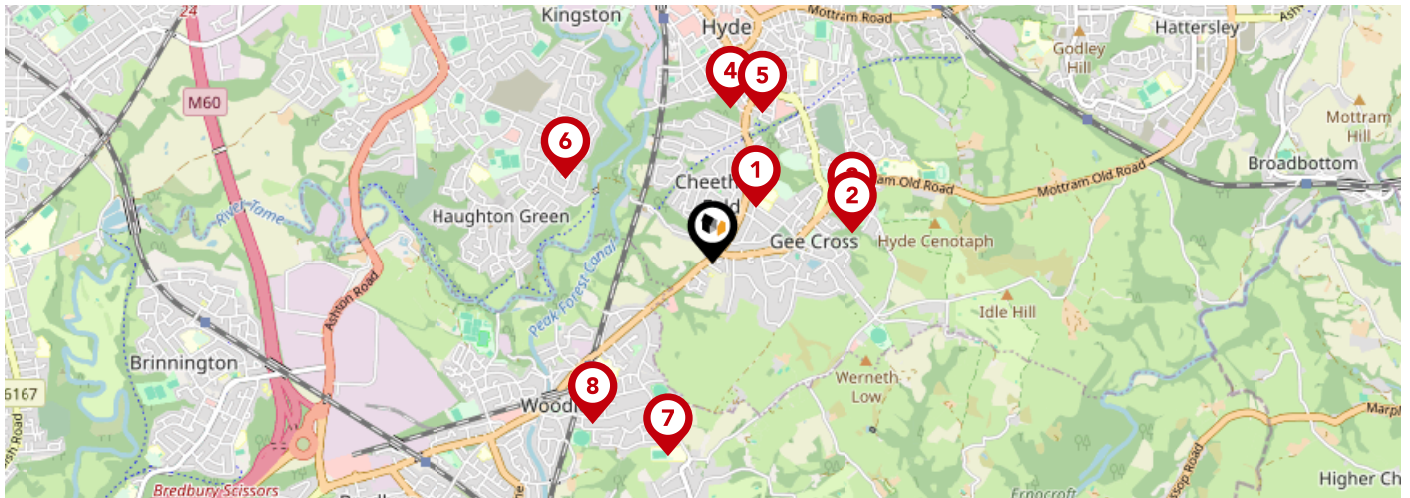
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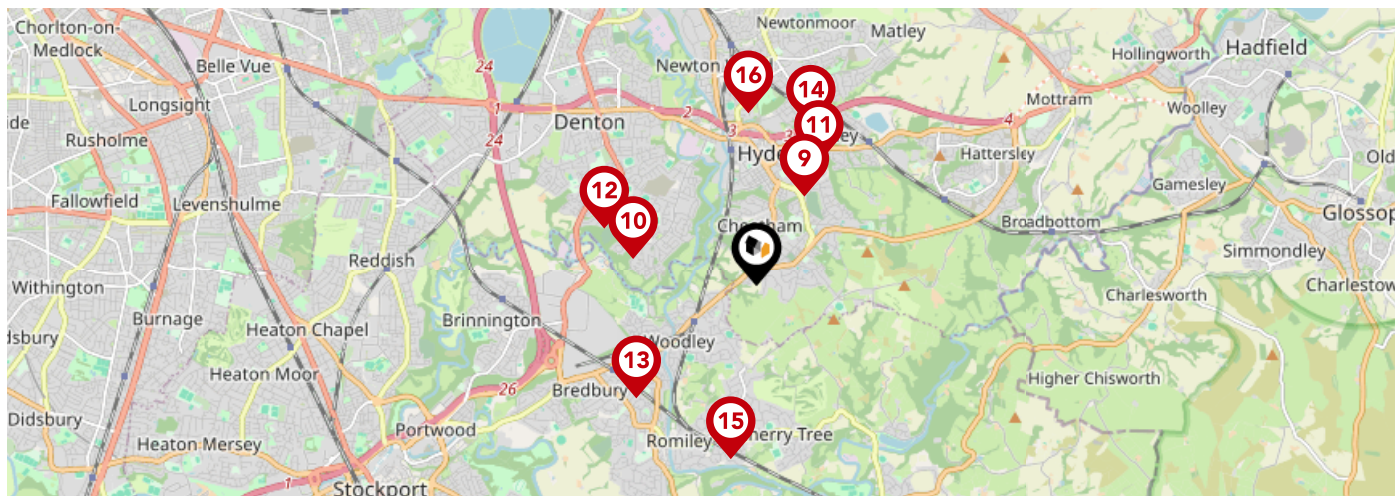
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1068079 - Apethorn Farmhouse | Grade II | 0.2 miles |
|  1356445 - Pole Bank Hall | Grade II | 0.2 miles |
|  1068046 - Hyde Chapel | Grade II | 0.3 miles |
|  1319492 - Boundary Stone | Grade II | 0.4 miles |
|  1068047 - Stocks In Graveyard Of Hyde Chapel | Grade II | 0.4 miles |
|  1117374 - Number 9 Bridge On Peak Forest Canal | Grade II | 0.5 miles |
|  1068084 - Hat Maker's Workshop In Grounds Of Number 54 | Grade II | 0.5 miles |
|  1068081 - Lychgate At Church Of St George | Grade II | 0.6 miles |
|  1068045 - Peak Forest Canal, Wood End Canal Bridge | Grade II | 0.6 miles |
|  1356446 - Hearse House At St George's Church | Grade II | 0.6 miles |



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:0.65 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance:0.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St John Fisher RC Primary School, Denton Ofsted Rating: Good Pupils: 246 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



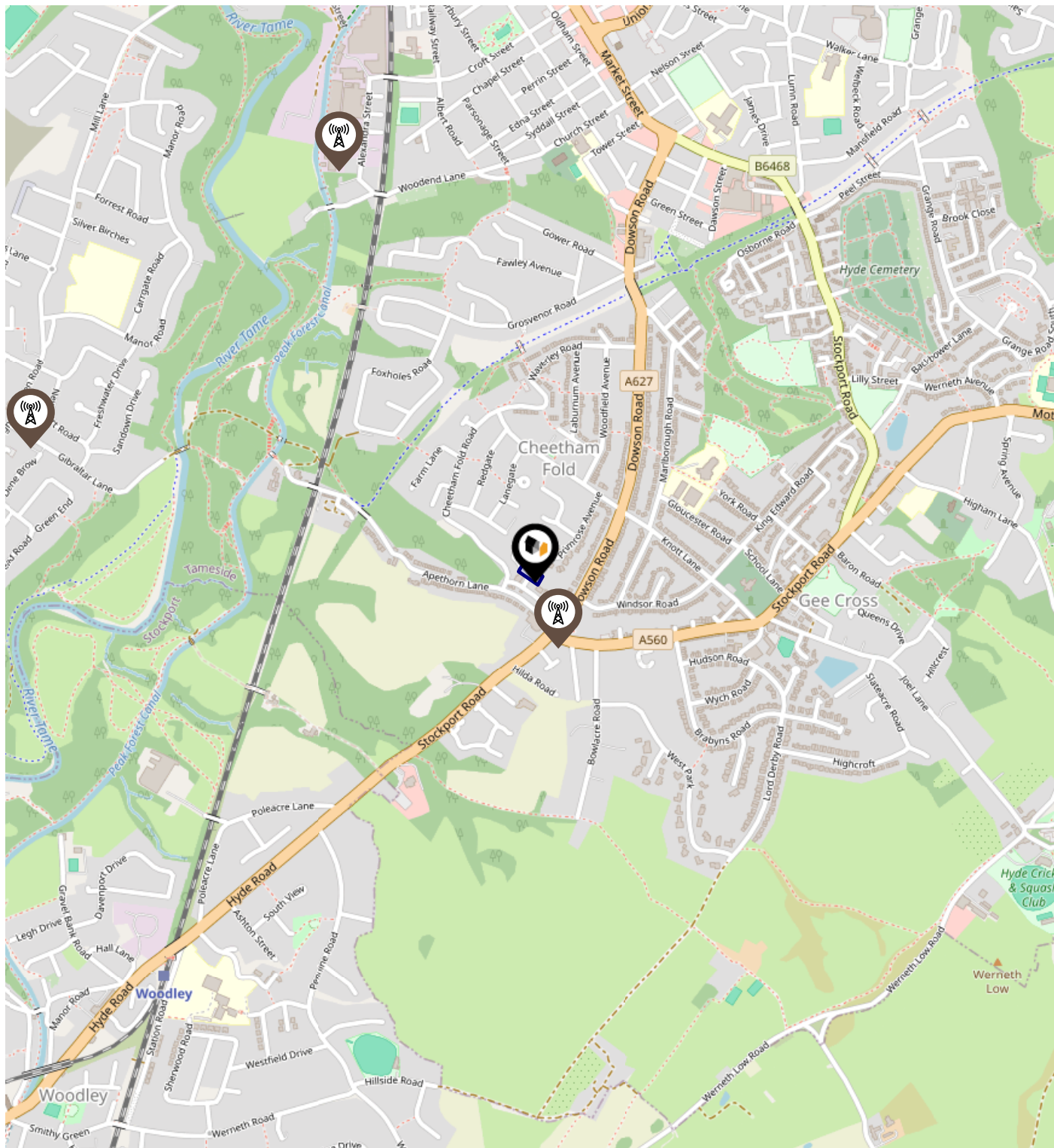
| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  | Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Manor Green Primary Academy Ofsted Rating: Requires improvement Pupils: 312 Distance:1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:1.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Corrie Primary School Ofsted Rating: Good Pupils: 346 Distance:1.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bredbury St. Marks CoFE Primary School Ofsted Rating: Good Pupils: 166 Distance:1.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:1.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area



Masts & Pylons

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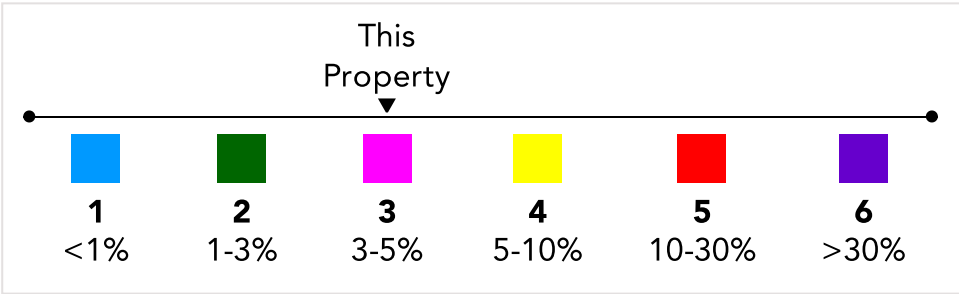
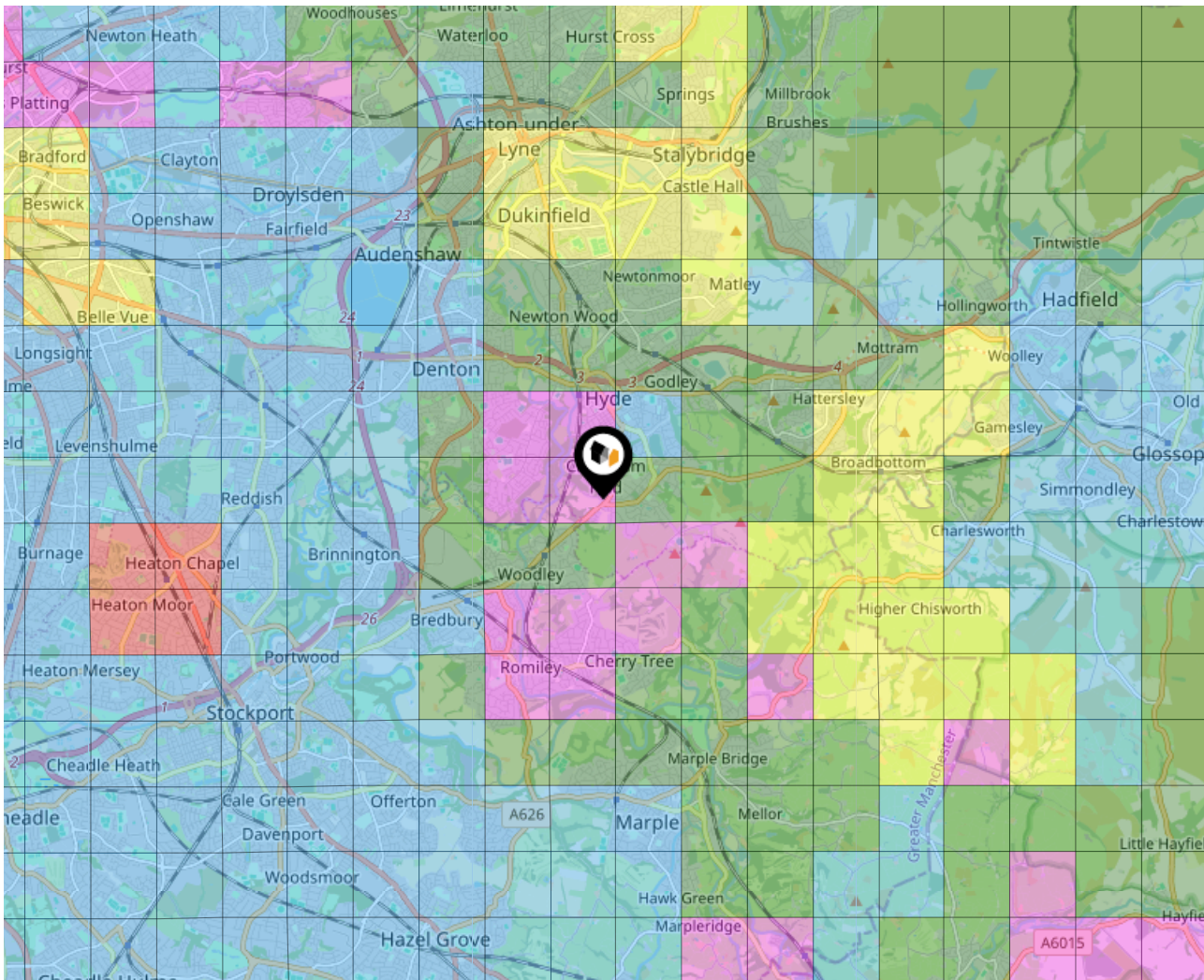


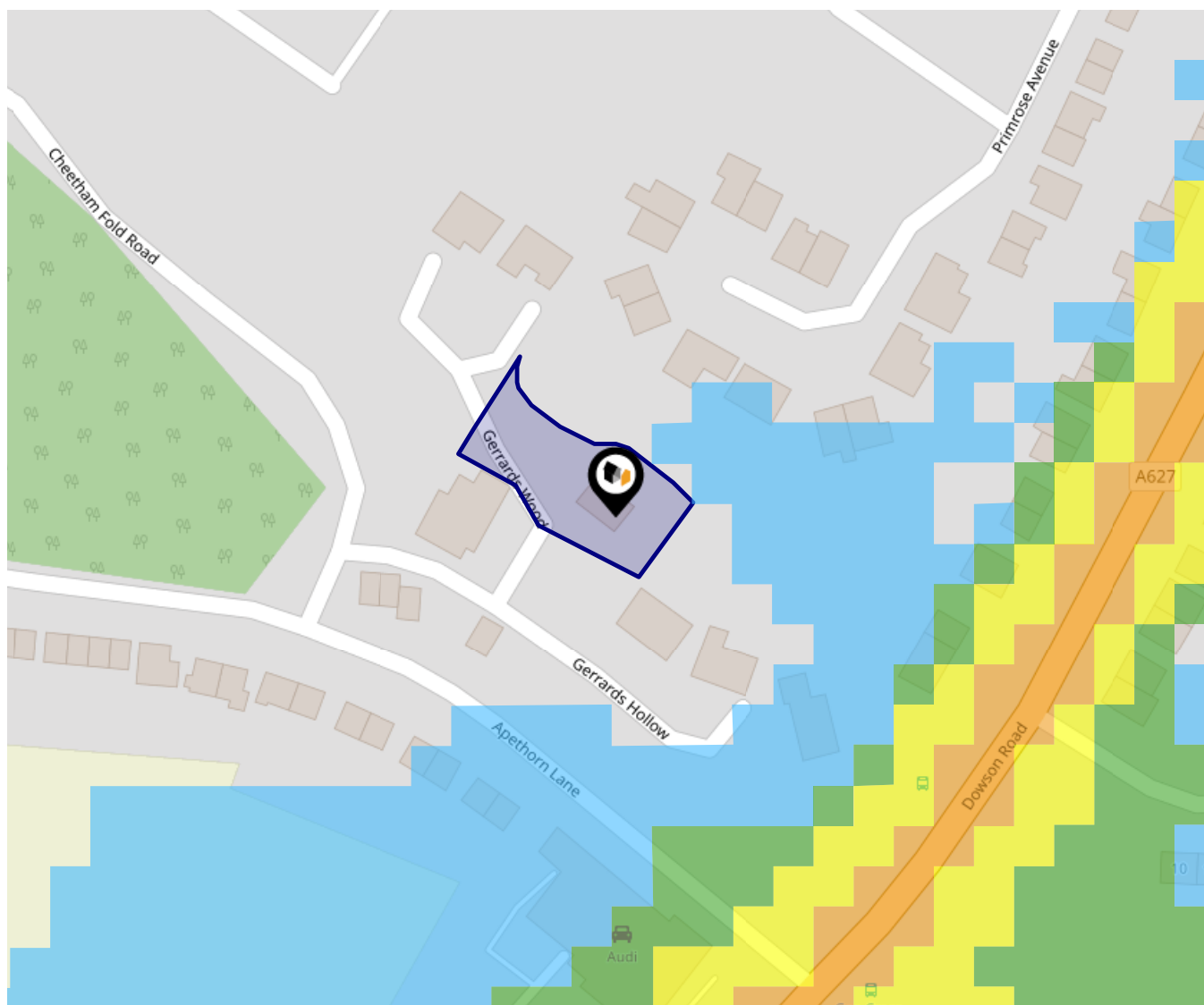
Key:

-  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).





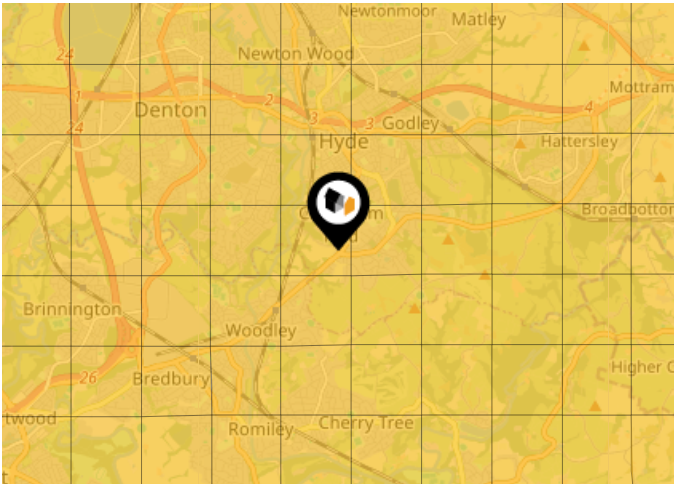
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

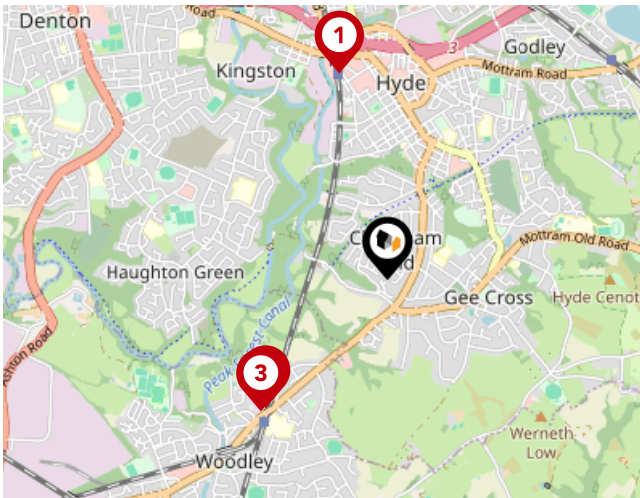
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC |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

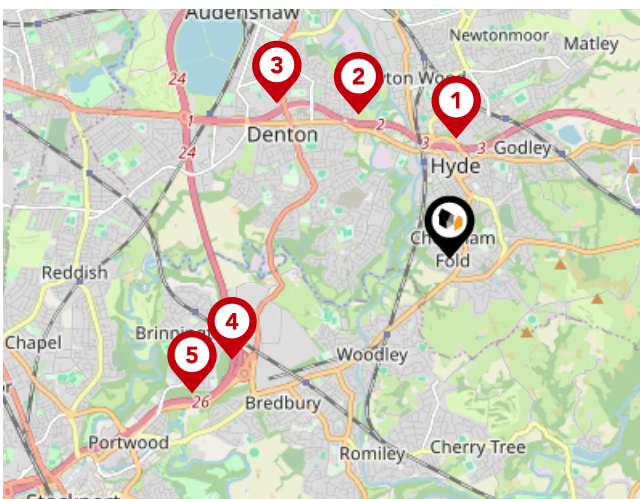
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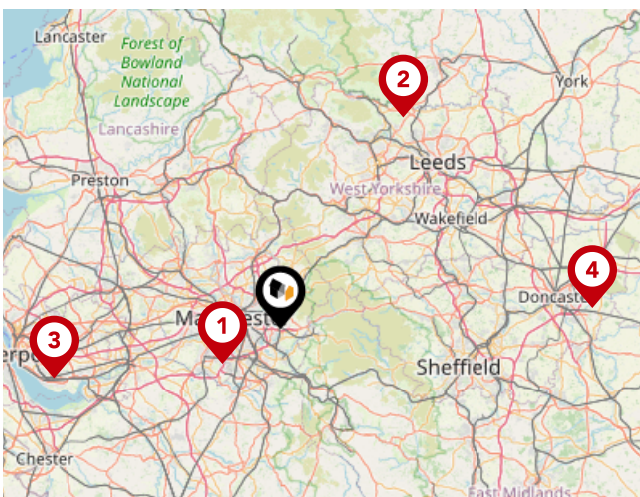
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Hyde Central Rail Station | 0.93 miles |
| 2 | Woodley Rail Station | 0.78 miles |
| 3 | Woodley Rail Station | 0.81 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M67 J3 | 1.06 miles |
| 2 | M67 J2 | 1.51 miles |
| 3 | M67 J1 | 2.06 miles |
| 4 | M60 J25 | 2.11 miles |
| 5 | M60 J26 | 2.56 miles |



Airports/Helipads

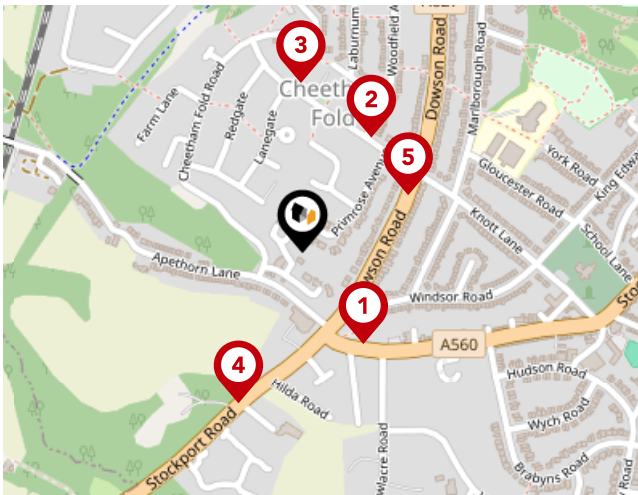
| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Manchester Airport | 9.55 miles |
| 2 | Leeds Bradford Airport | 34.43 miles |
| 3 | Speke | 32.73 miles |
| 4 | Finningley | 44.12 miles |

Area

Transport (Local)

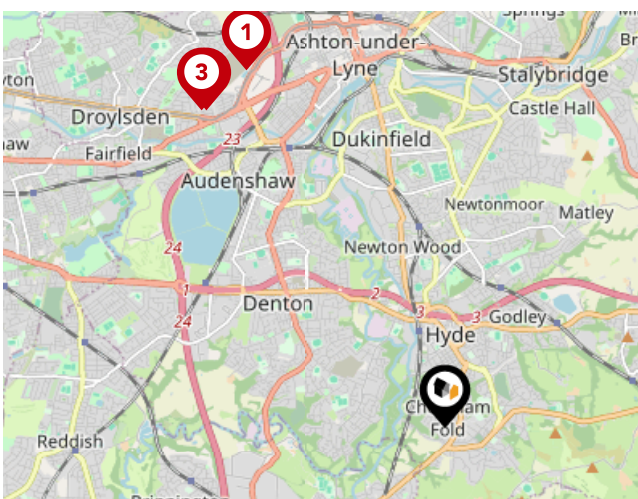
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SALES AND LETTINGS



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Rosemary Drive | 0.12 miles |
| 2 | Primrose Avenue | 0.15 miles |
| 3 | Lanegate | 0.19 miles |
| 4 | Elson Drive | 0.18 miles |
| 5 | Knott Lane | 0.13 miles |



Local Connections

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Ashton Moss (Manchester Metrolink) | 3.61 miles |
| 2 | Audenshaw (Manchester Metrolink) | 3.5 miles |
| 3 | Audenshaw (Manchester Metrolink) | 3.53 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



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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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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