

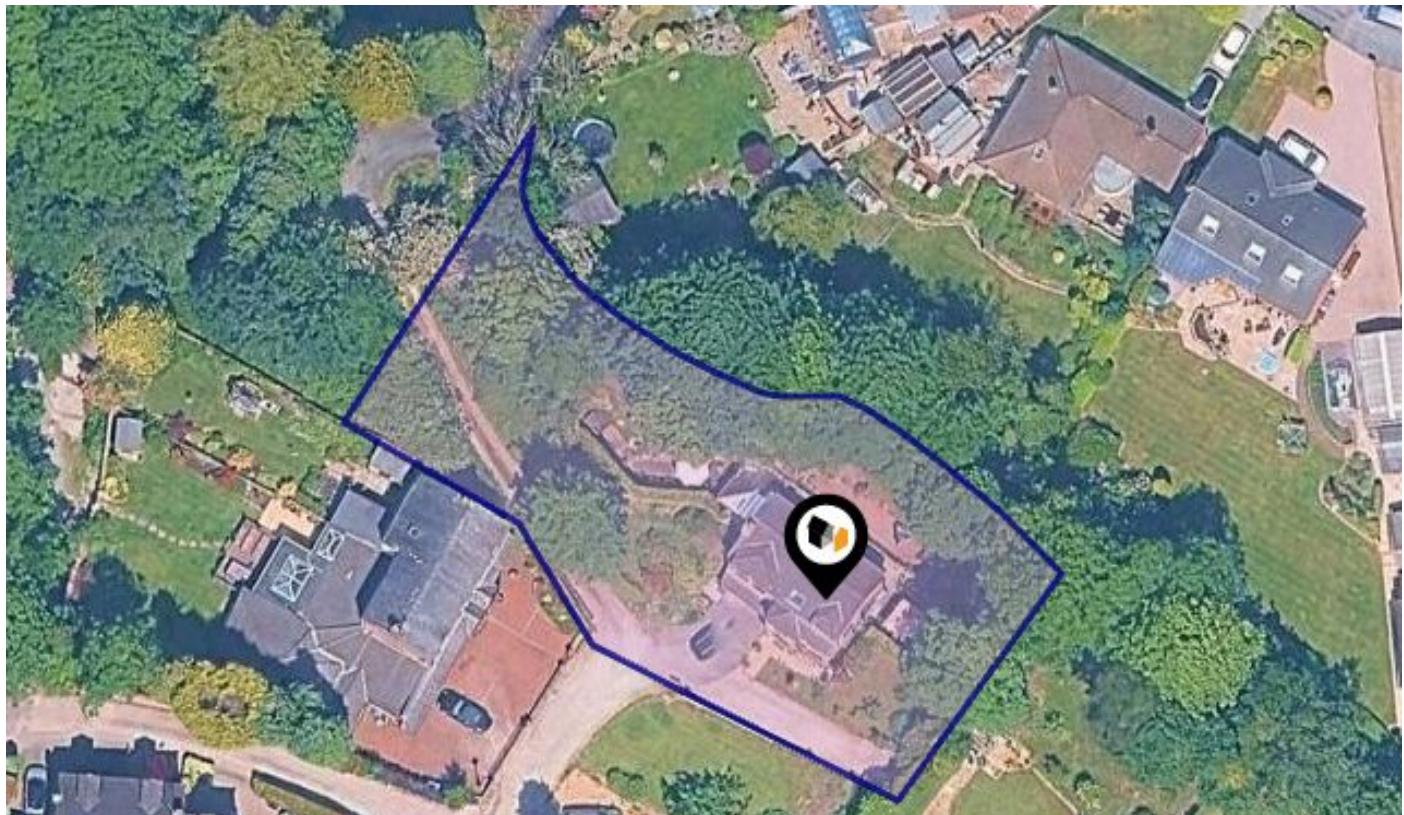


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KFB: Key Facts For Buyers

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/



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Property Overview



Property

Type:	Detached	Last Sold Date:	11/08/2017
Bedrooms:	4	Last Sold Price:	£438,000
Floor Area:	1,636 ft ² / 152 m ²	Last Sold £/ft ² :	£267
Plot Area:	0.32 acres	Tenure:	Freehold
Year Built :	1998		
Council Tax :	Band G		
Annual Estimate:	£3,853		
Title Number:	GM805213		
UPRN:	200004401216		

Local Area

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

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

6, Gerrards Wood, SK14 5DJ

Energy rating

D

Valid until 01.11.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	64 d	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

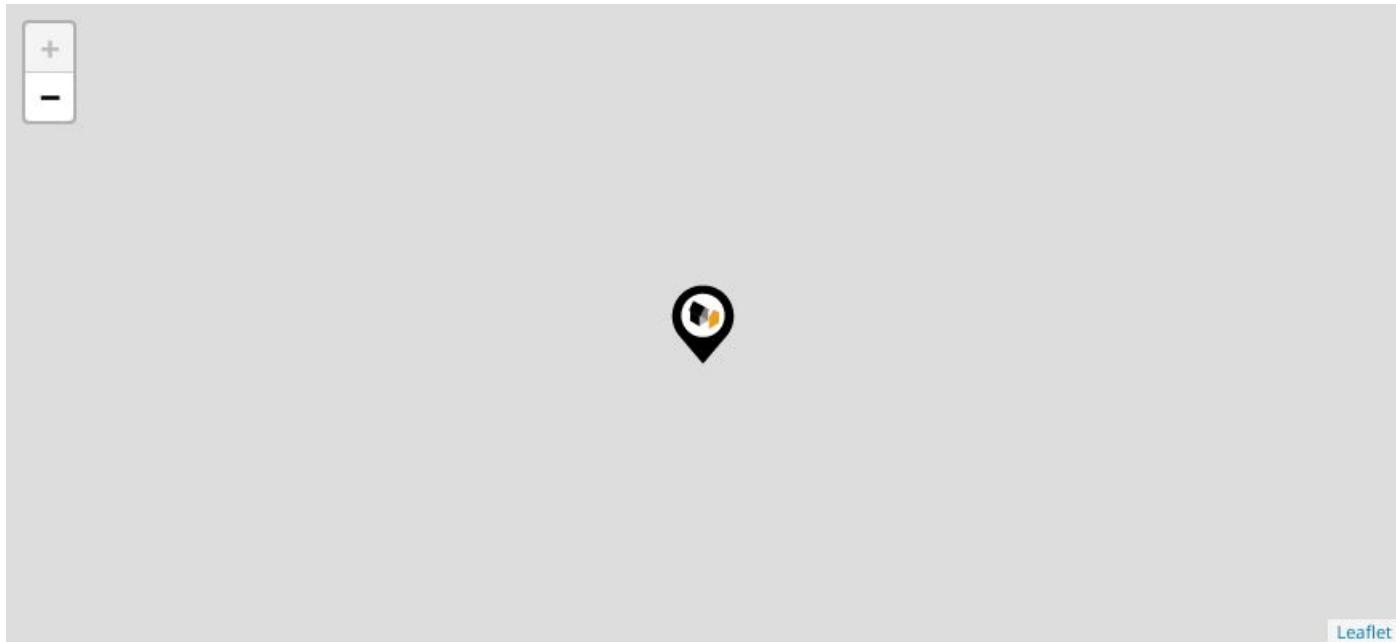


Additional EPC Data

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

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

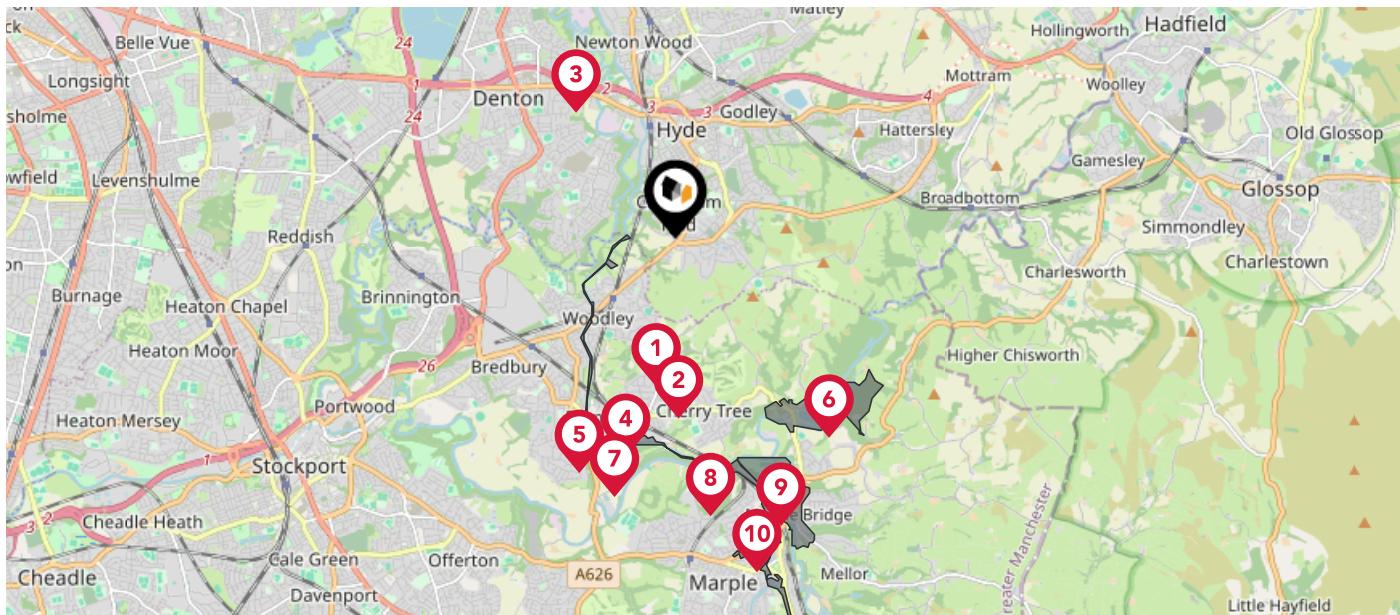
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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.



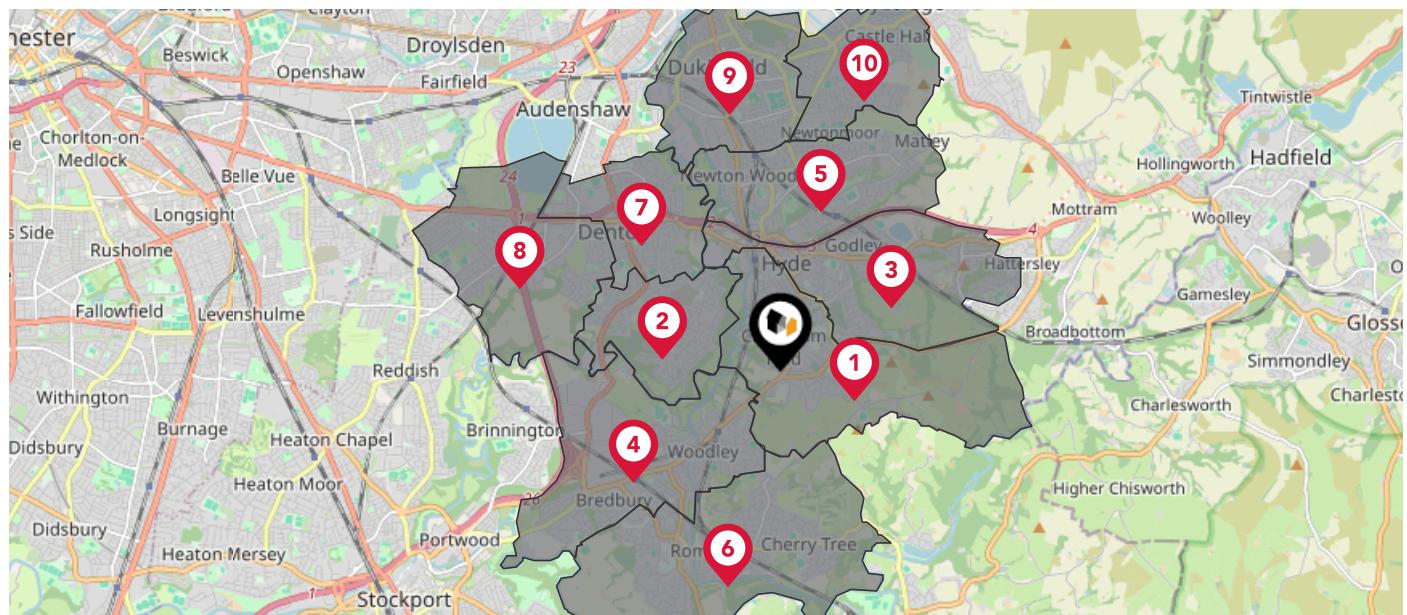
Nearby Conservation Areas

- 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

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



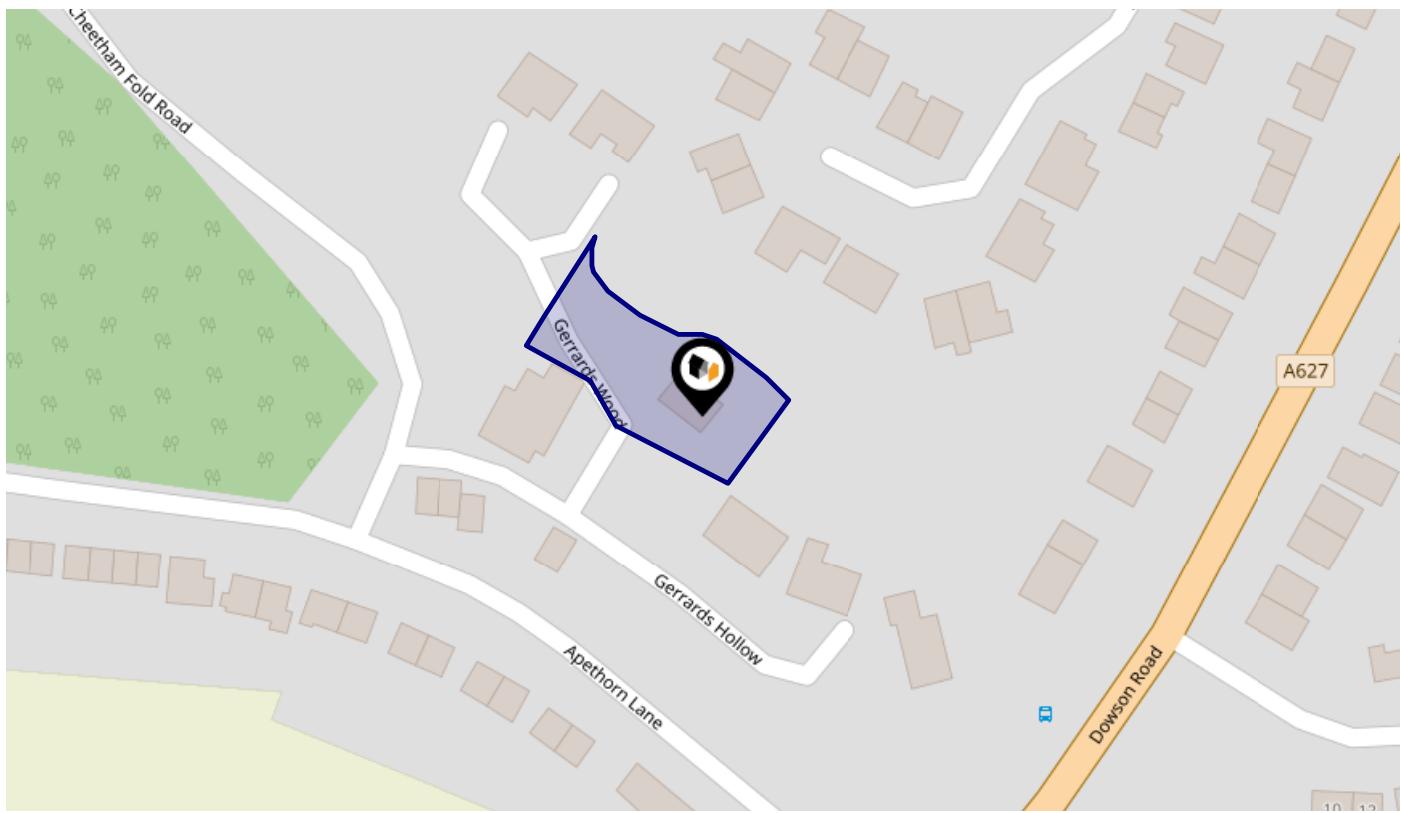
Nearby Council Wards

- 1 Hyde Werneth Ward
- 2 Denton South Ward
- 3 Hyde Godley Ward
- 4 Bredbury and Woodley Ward
- 5 Hyde Newton Ward
- 6 Bredbury Green and Romiley Ward
- 7 Denton North East Ward
- 8 Denton West Ward
- 9 Dukinfield Ward
- 10 Dukinfield Stalybridge Ward

Maps

Rail Noise

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

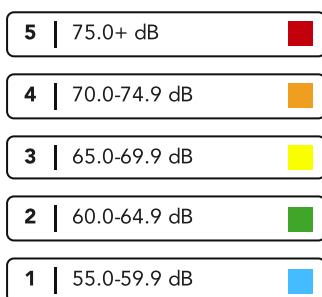


Rail Noise Data

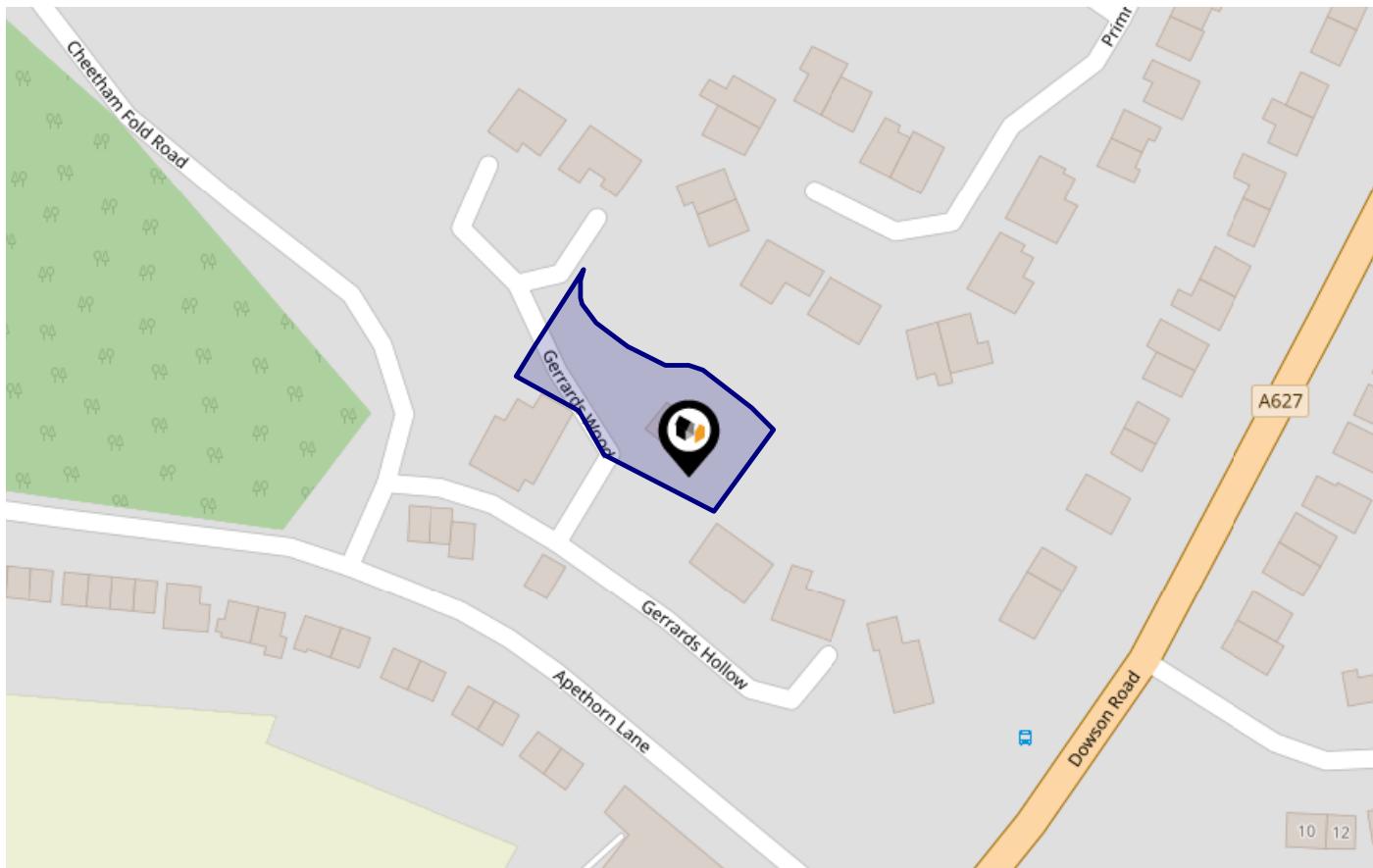
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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:



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



Risk Rating: Very low

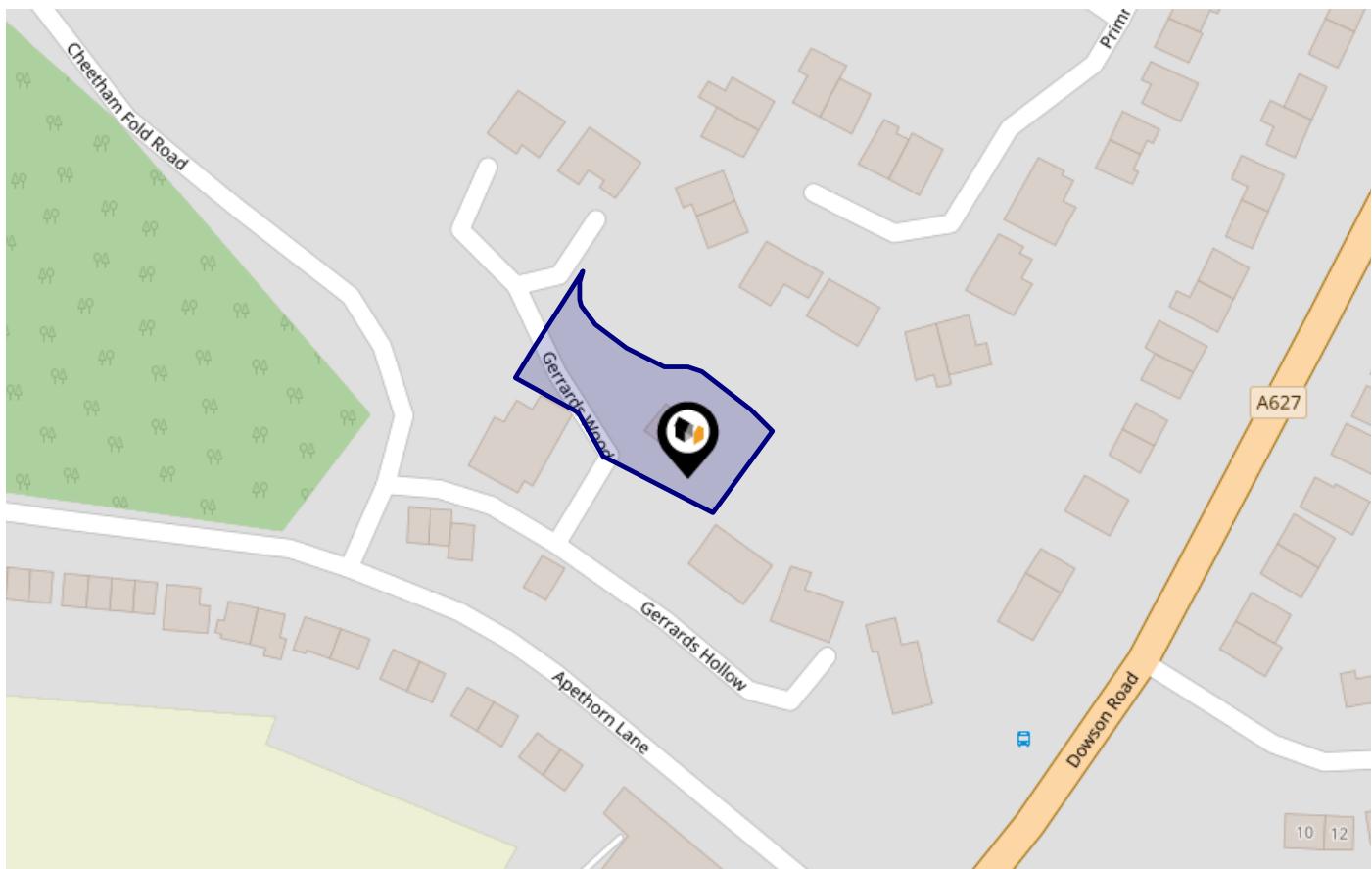
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

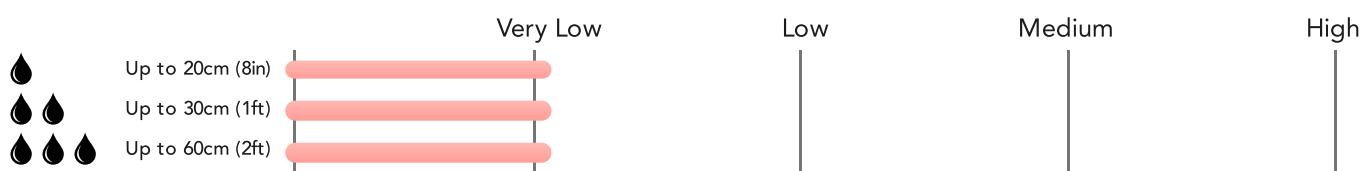


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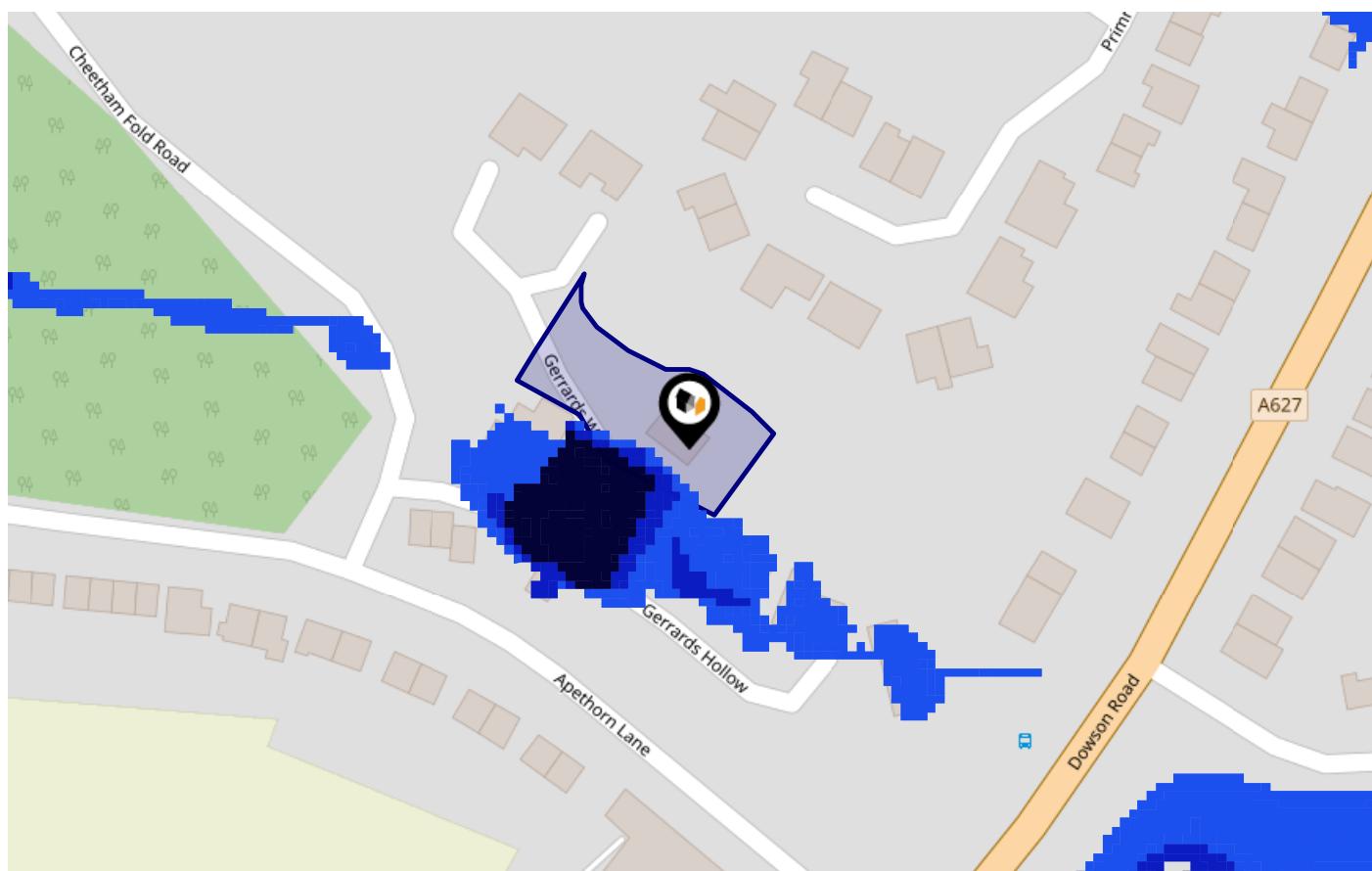
Chance of flooding to the following depths at this property:



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.

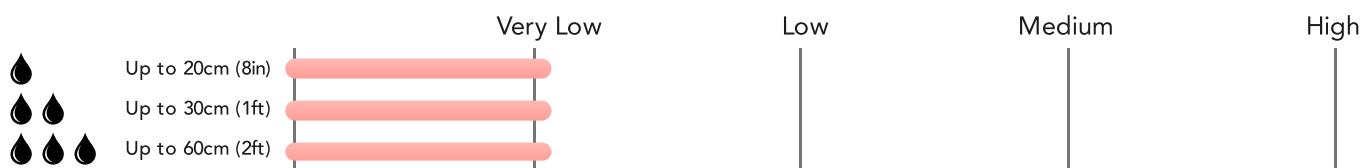


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

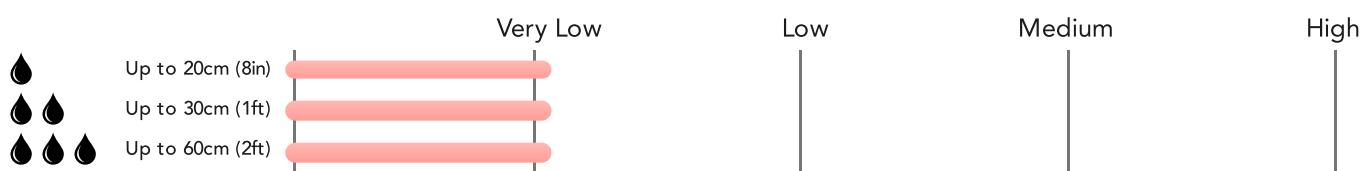


Risk Rating: Very low

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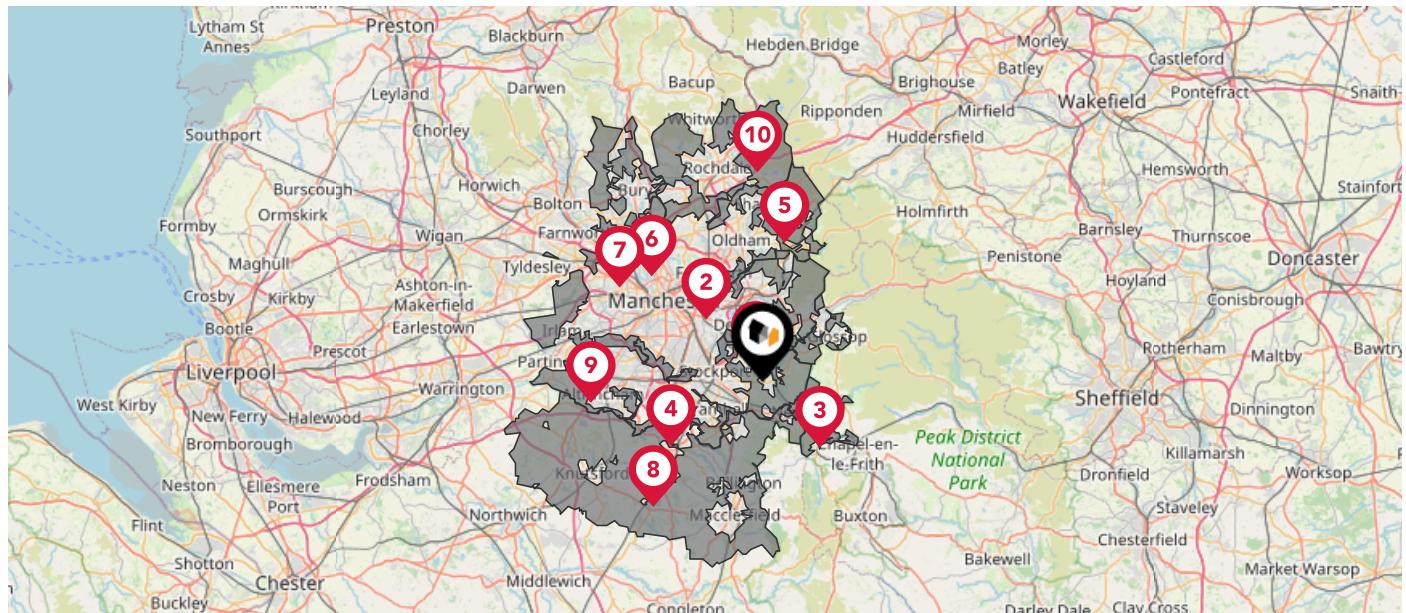
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



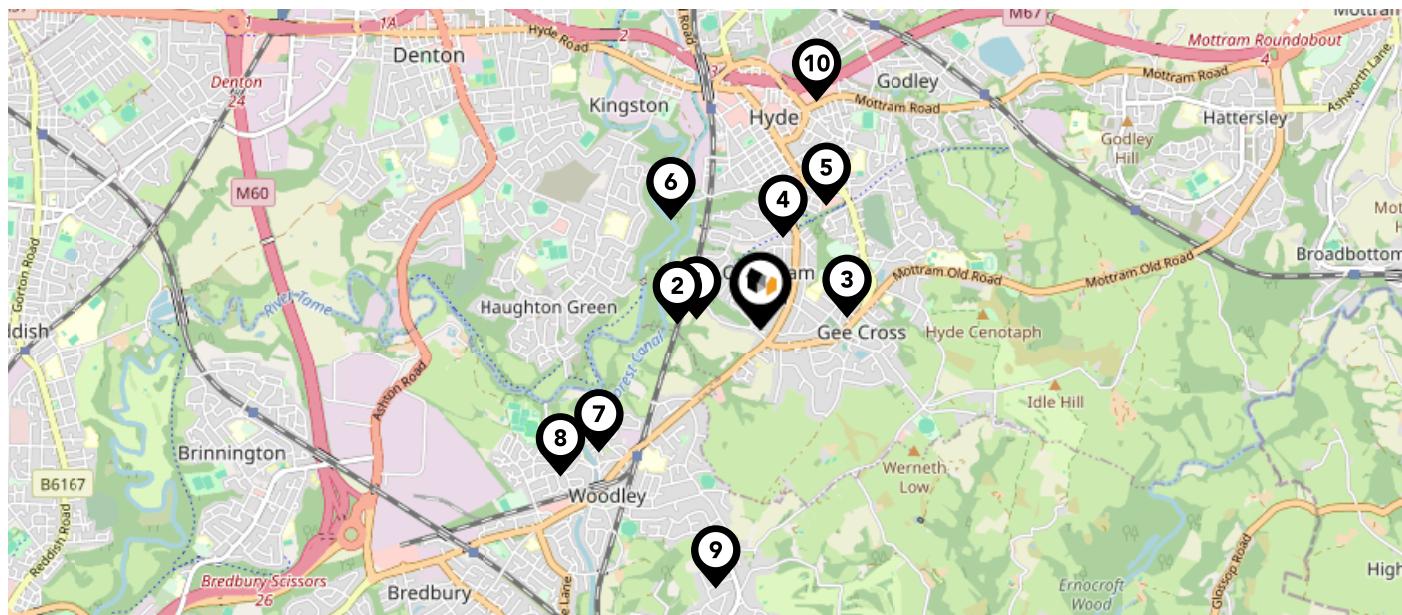
Nearby Green Belt Land

- 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 - 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

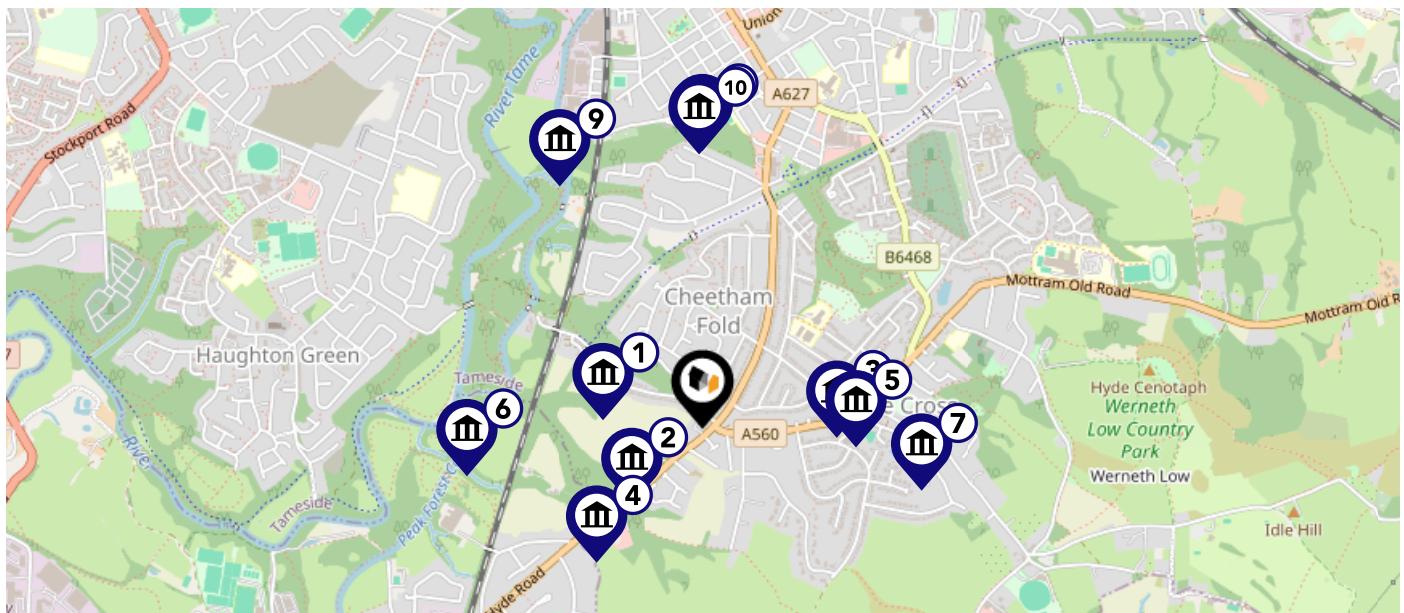
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

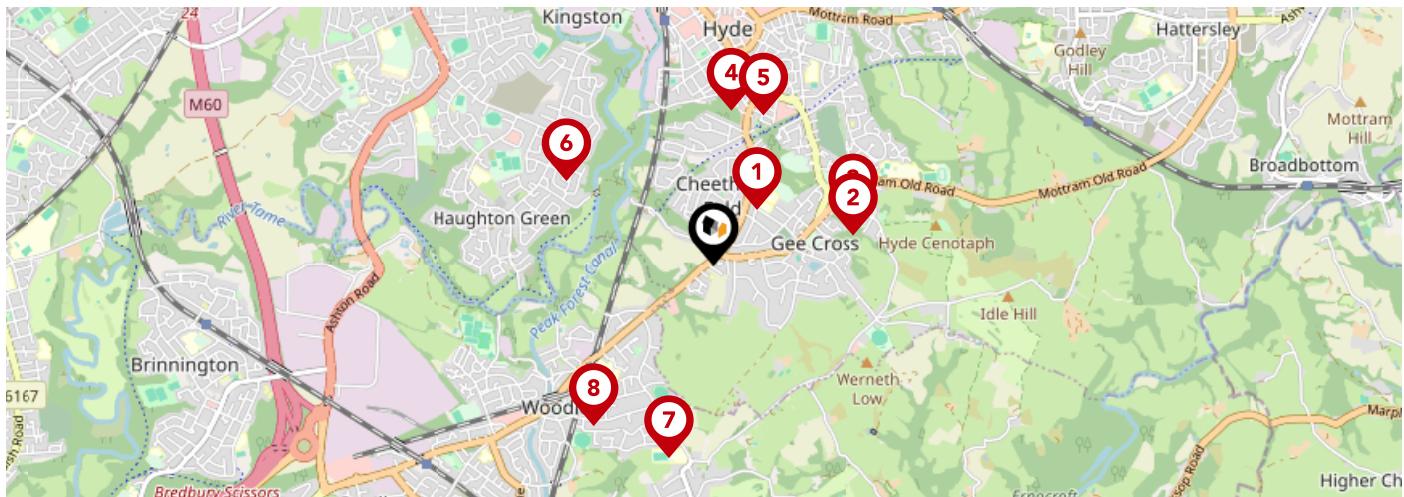
1	Apethorne Lane-Hyde, Cheshire	Historic Landfill	<input type="checkbox"/>
2	Geecross Mill-Apethorne Lane, Hyde	Historic Landfill	<input type="checkbox"/>
3	King Edward Road-Hyde, Cheshire	Historic Landfill	<input type="checkbox"/>
4	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill	<input type="checkbox"/>
5	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	EA/EPR/VP3692CU/A001	Active Landfill	<input checked="" type="checkbox"/>
7	Gravel Bank Farm-Gravel Bank Road, Woodley	Historic Landfill	<input type="checkbox"/>
8	Wellington Works-Thorn Works, Lambeth Grove, Woodley	Historic Landfill	<input type="checkbox"/>
9	Greave Farm-Romiley, Stockport	Historic Landfill	<input type="checkbox"/>
10	Cha Textiles-Newton Bank	Historic Landfill	<input type="checkbox"/>

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

Area Schools



Nursery Primary Secondary College Private



Dowson Primary Academy

Ofsted Rating: Good | Pupils: 474 | Distance: 0.31



Gee Cross Holy Trinity CofE (VC) Primary School

Ofsted Rating: Good | Pupils: 226 | Distance: 0.63



Alder Community High School

Ofsted Rating: Requires improvement | Pupils: 925 | Distance: 0.65



St George's CofE Primary School

Ofsted Rating: Good | Pupils: 227 | Distance: 0.69



Greenfield Primary Academy

Ofsted Rating: Good | Pupils: 211 | Distance: 0.7



St John Fisher RC Primary School, Denton

Ofsted Rating: Good | Pupils: 246 | Distance: 0.75



Greave Primary School

Ofsted Rating: Good | Pupils: 352 | Distance: 0.87

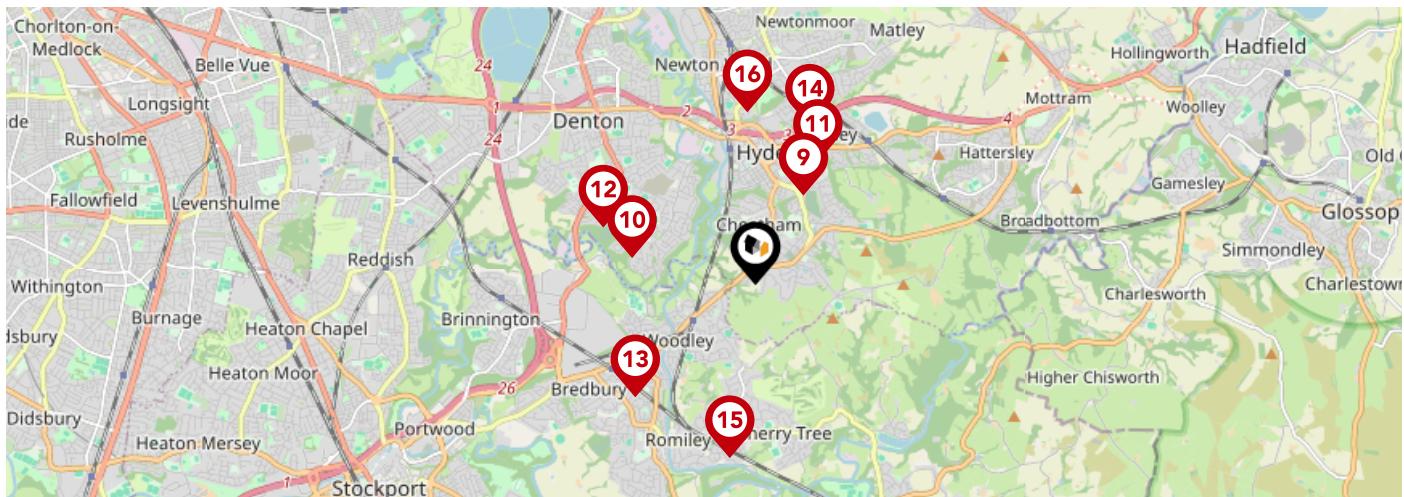


Woodley Primary School

Ofsted Rating: Good | Pupils: 432 | Distance: 0.88



Area Schools



Nursery Primary Secondary College Private



Endeavour Primary Academy

Ofsted Rating: Good | Pupils: 245 | Distance: 0.9



Manor Green Primary Academy

Ofsted Rating: Requires improvement | Pupils: 312 | Distance: 1.11



Godley Community Primary Academy

Ofsted Rating: Good | Pupils: 230 | Distance: 1.23



Corrie Primary School

Ofsted Rating: Good | Pupils: 346 | Distance: 1.43



Bredbury St. Marks CofE Primary School

Ofsted Rating: Good | Pupils: 166 | Distance: 1.45



St Paul's Catholic Primary School

Ofsted Rating: Good | Pupils: 215 | Distance: 1.48



Romiley Primary School

Ofsted Rating: Good | Pupils: 450 | Distance: 1.54

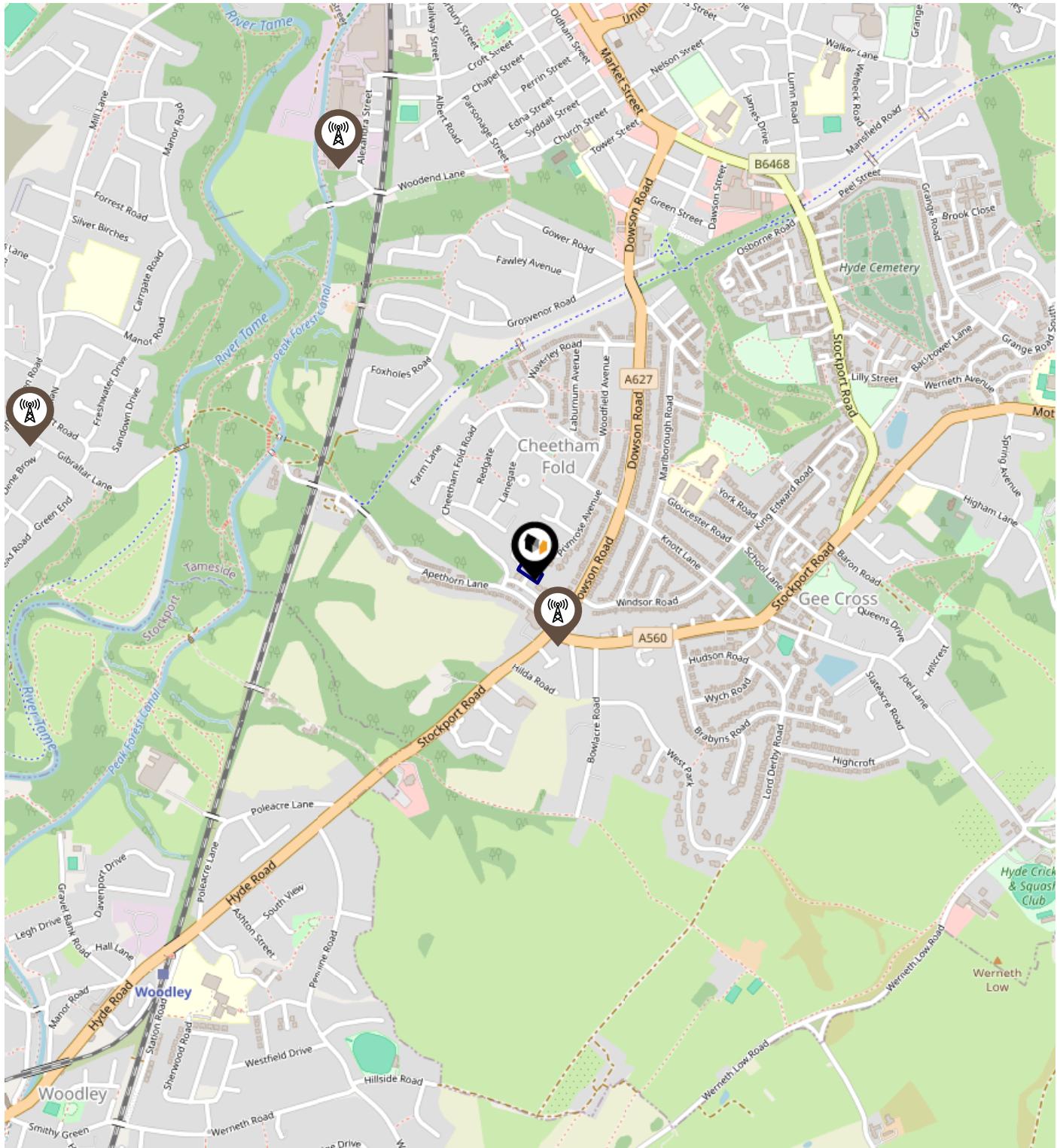


Flowery Field Primary School

Ofsted Rating: Good | Pupils: 661 | Distance: 1.54



Local Area **Masts & Pylons**



Key:

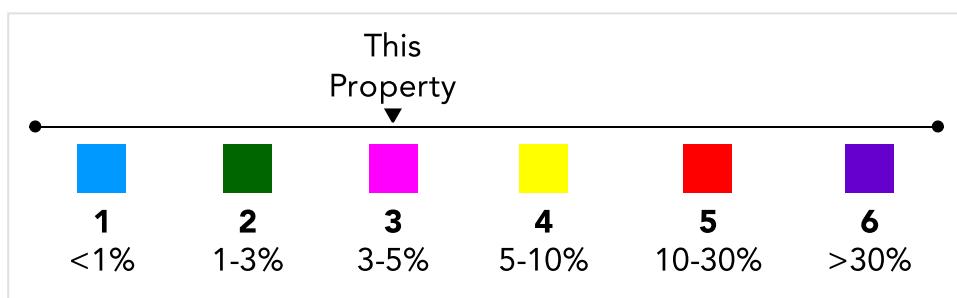
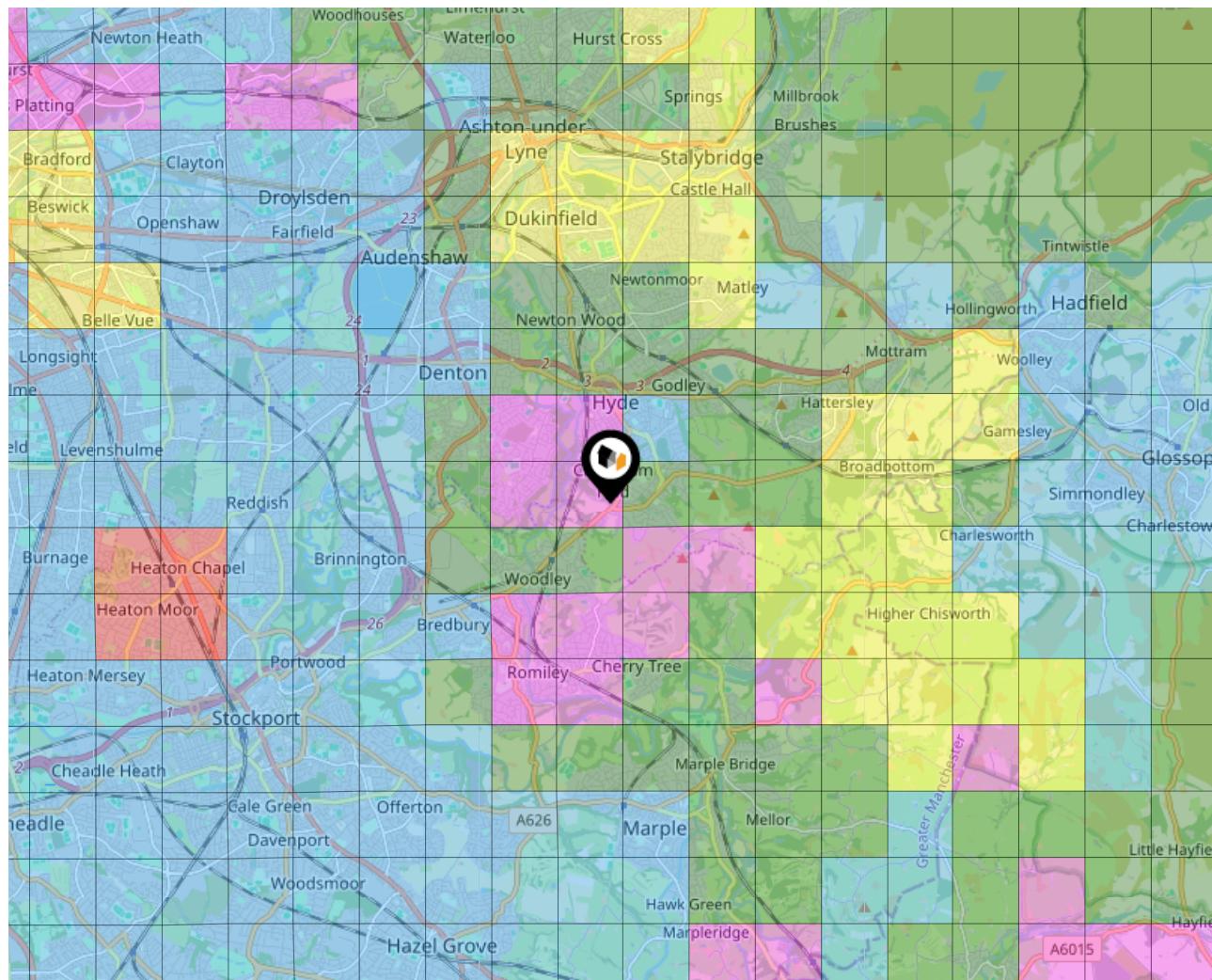
-  Power Pylons
-  Communication Masts

Environment

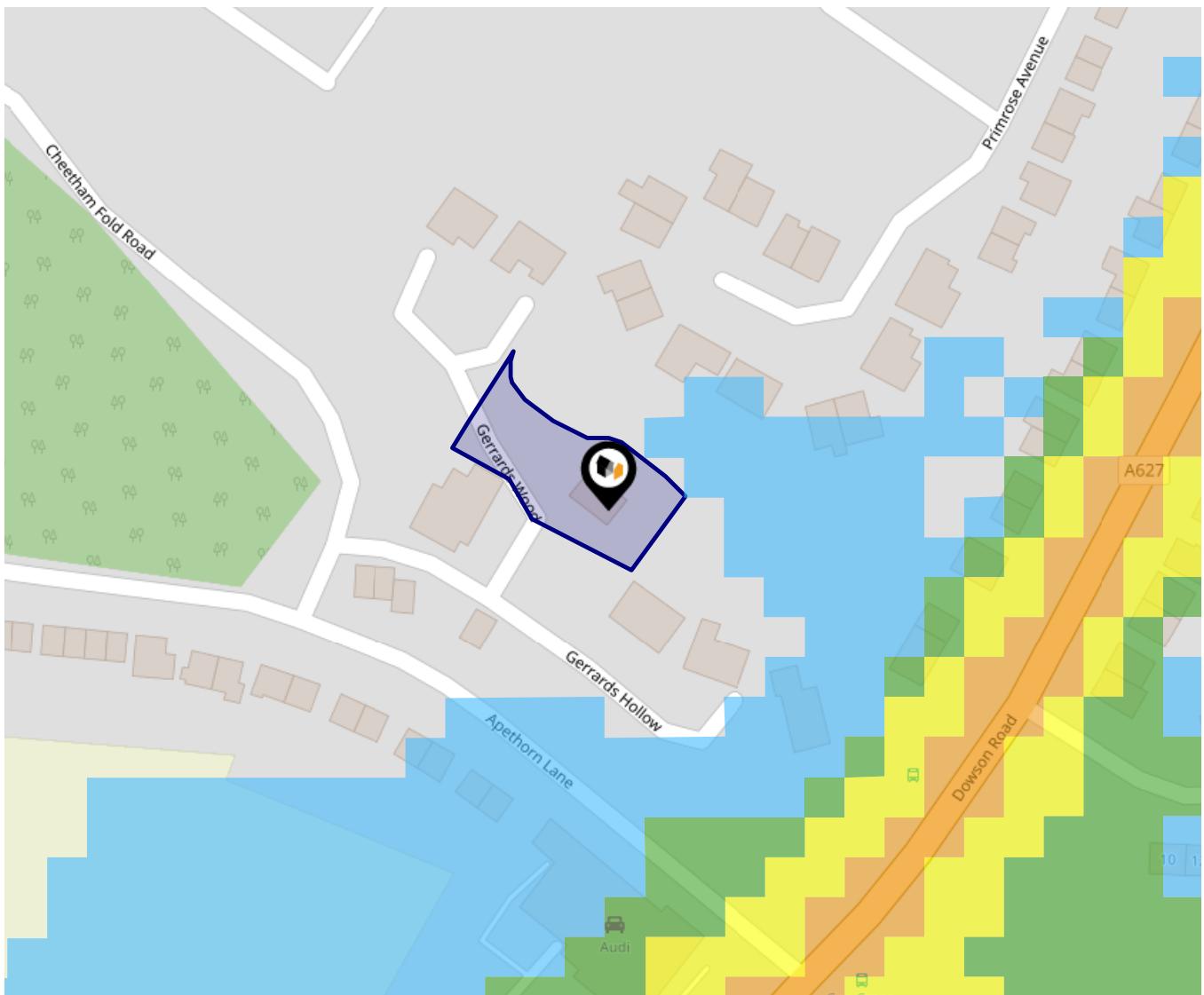
Radon Gas

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).



Local Area 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.

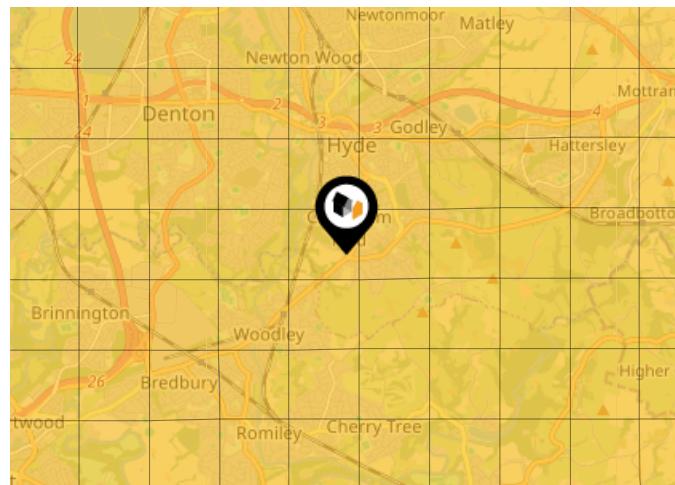
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay

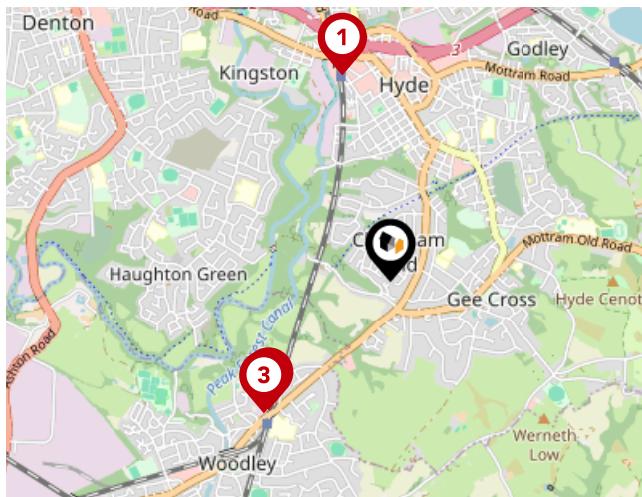
Ground Composition for this Address (Surrounding square kilometer zone around property)

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		



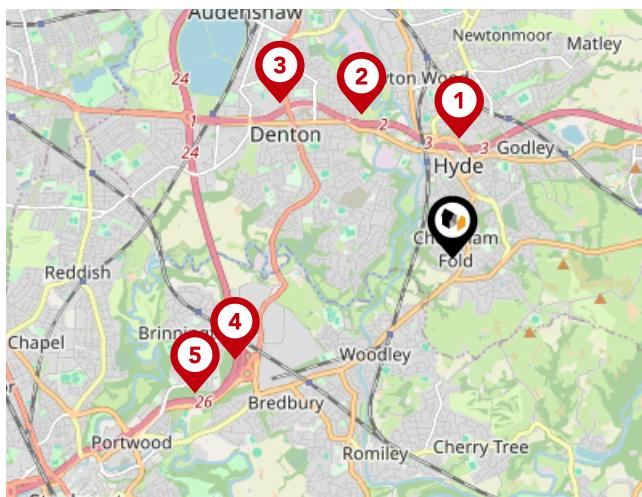
Primary Classifications (Most Common Clay Types)

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



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



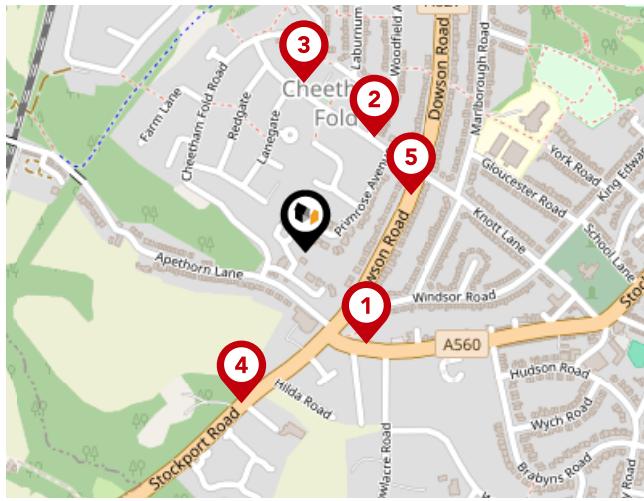
Trunk Roads/Motorways

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



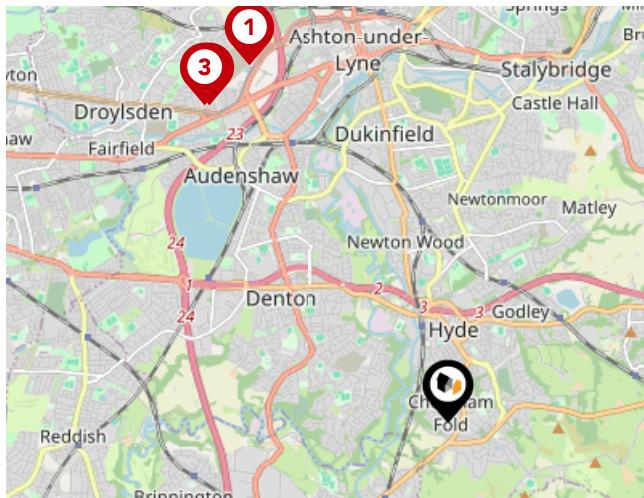
Airports/Helipads

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



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



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



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!

 /LawlerandCo/

 /lawlerandco

 /lawlersalesandlettings/

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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Lawler & Co | Hyde

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