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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



SGT MARK STANSFIELD WAY, HYDE, SK14

Lawler & Co | Hyde

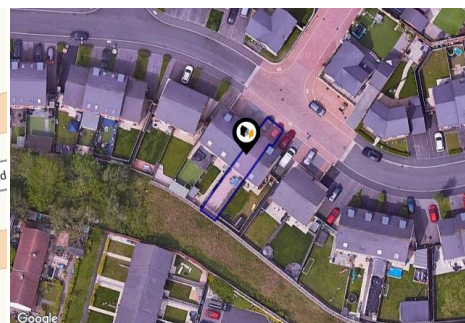
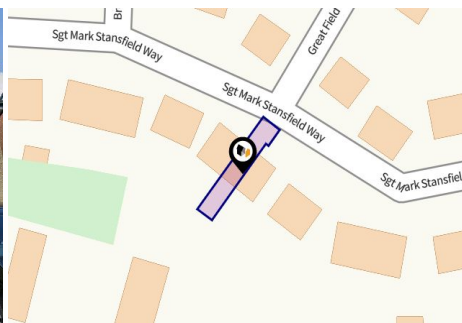
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.03 acres		
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£2,175		
Title Number:	MAN322084		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2 mb/s	77 mb/s	1800 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Sgt Mark Stansfield Way, SK14

Energy rating

B

Valid until 10.06.2028

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

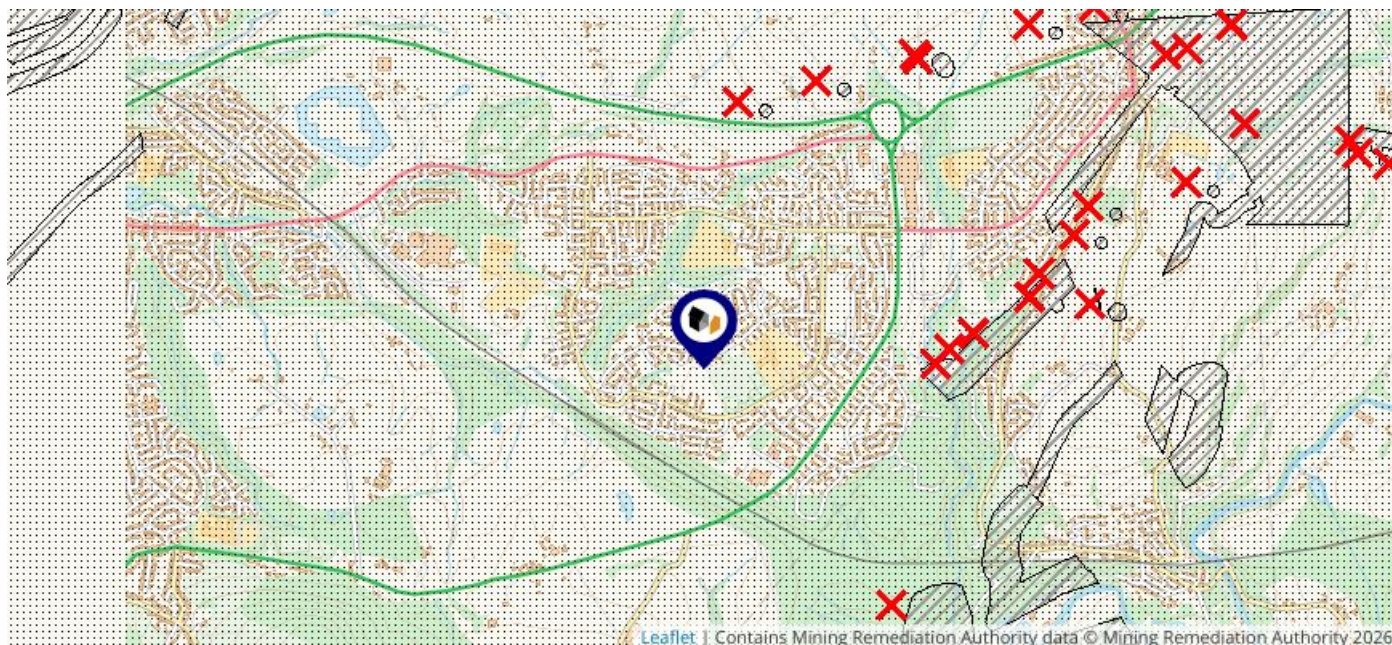
Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.33 W/m ² K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.18 W/m ² K
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:	Low energy lighting in 33% of fixed outlets
Floors:	Average thermal transmittance 0.14 W/m ² K
Total Floor Area:	104 m ²

This map displays nearby coal mine entrances and their classifications.



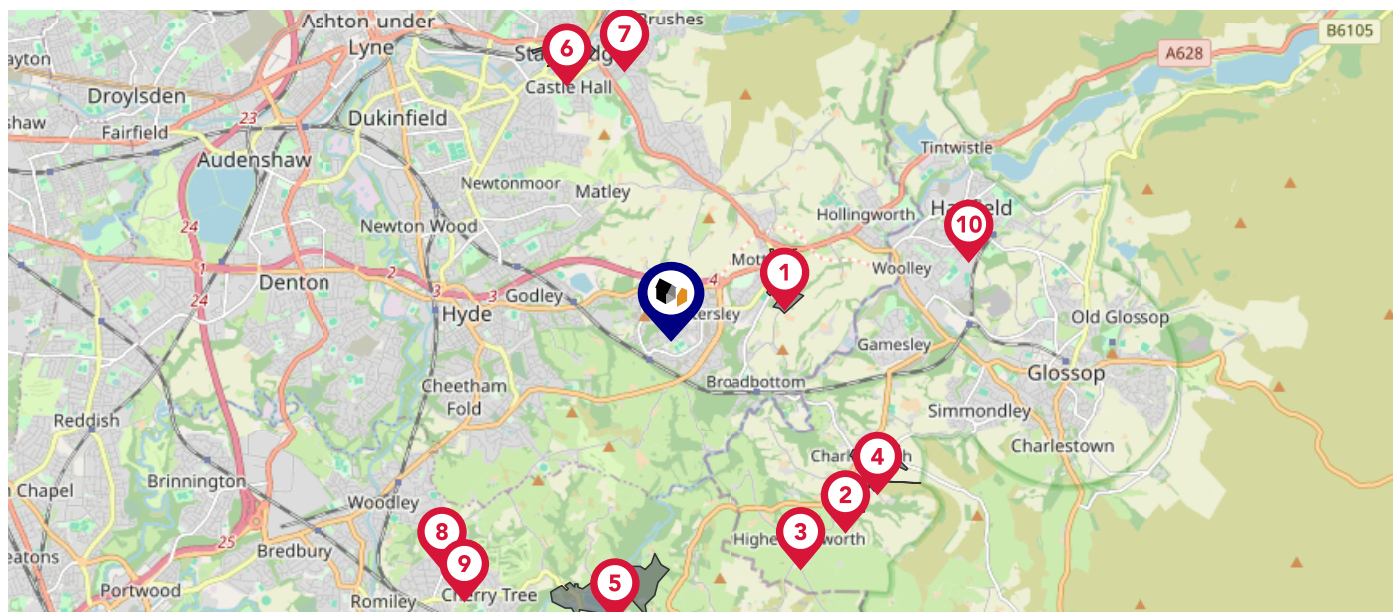
Mine Entry

- ✕ 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.

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



Mottram In Longdendale



Chisworth, Holehouse



Higher Chisworth



Charlesworth



Compstall



Stalybridge Town Centre



Copley (Tameside)



Greave Fold, Romiley



Barlow Fold, Romiley



Hadfield

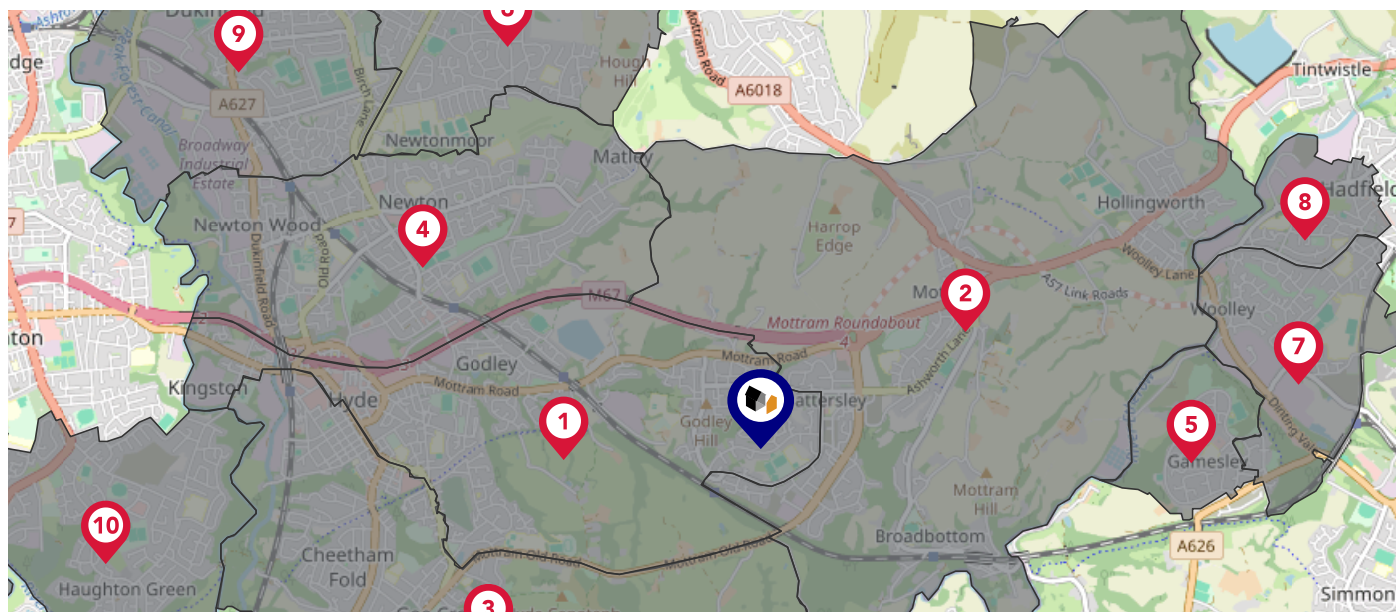
Maps

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 Godley Ward



Longdendale Ward



Hyde Werneth Ward



Hyde Newton Ward



Gamesley Ward



Dukinfield Stalybridge Ward



Hadfield South Ward



Hadfield North Ward

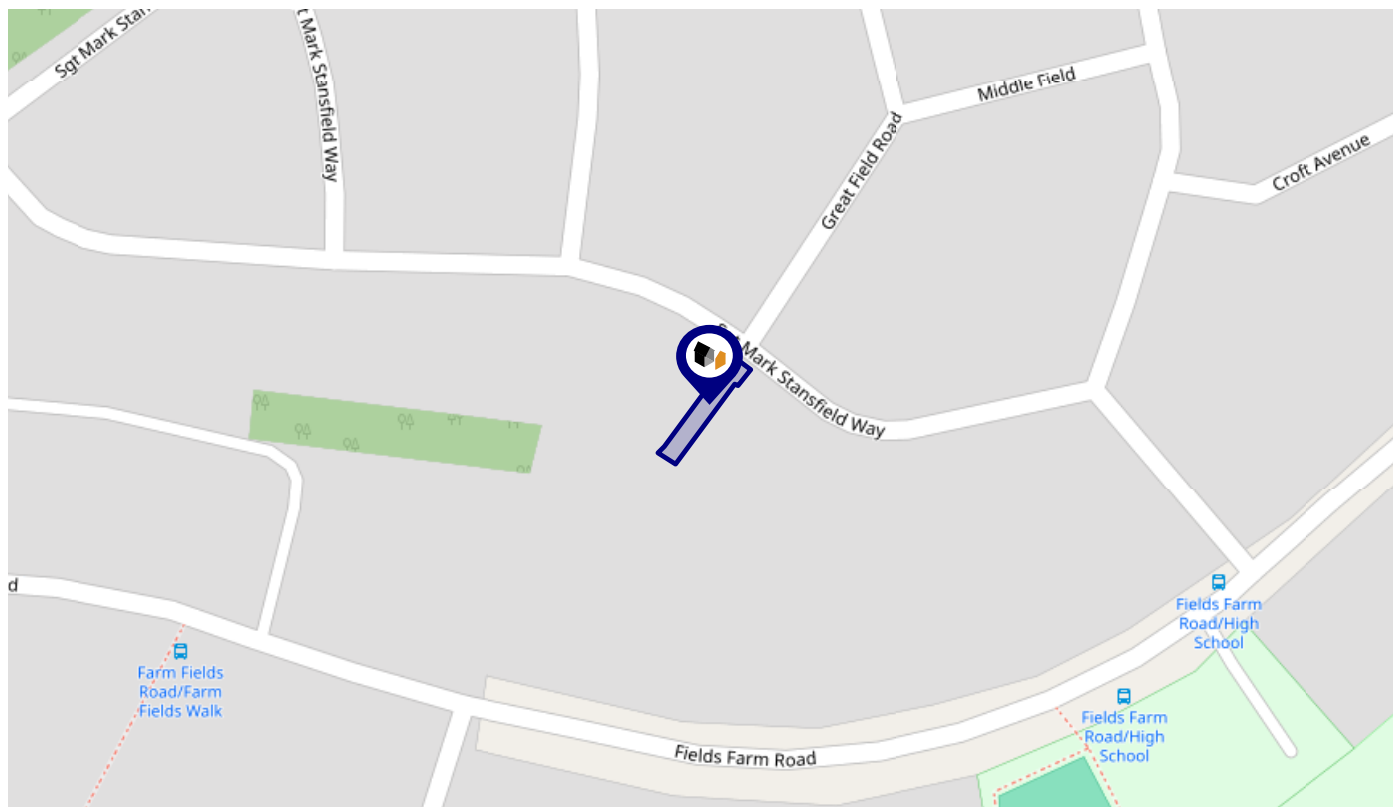


Dukinfield Ward



Denton South Ward

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



Rail Noise Data

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

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

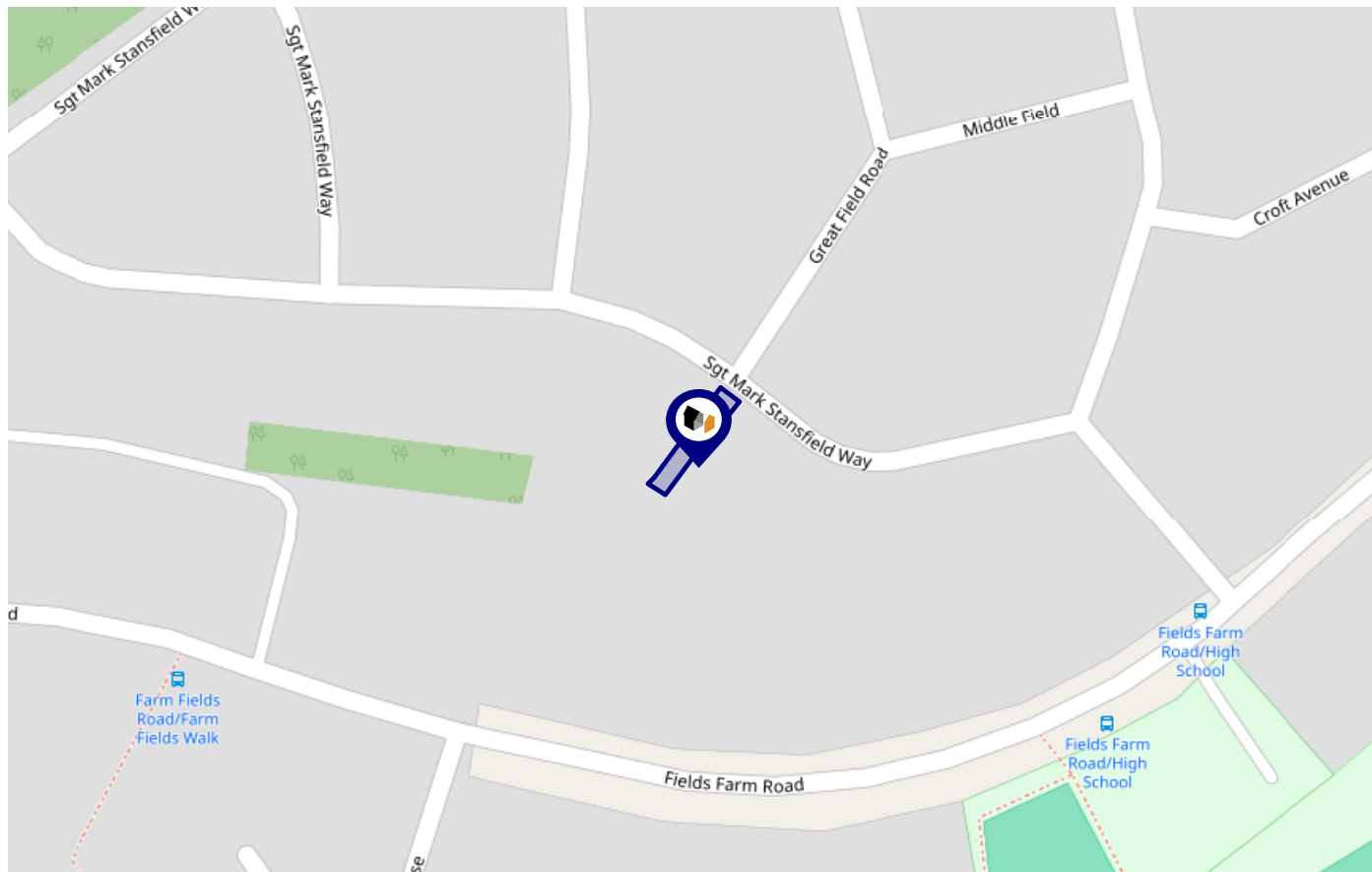
Flood Risk

Rivers & Seas - Flood Risk

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

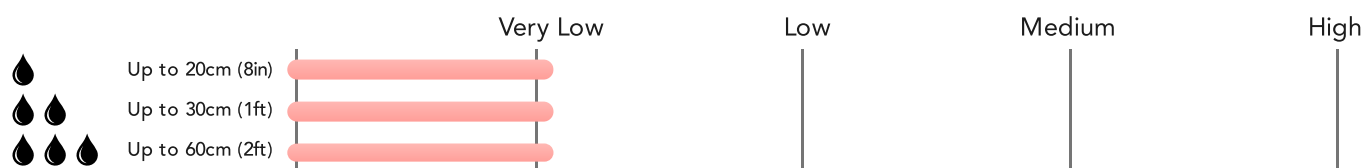


Risk Rating: Very low

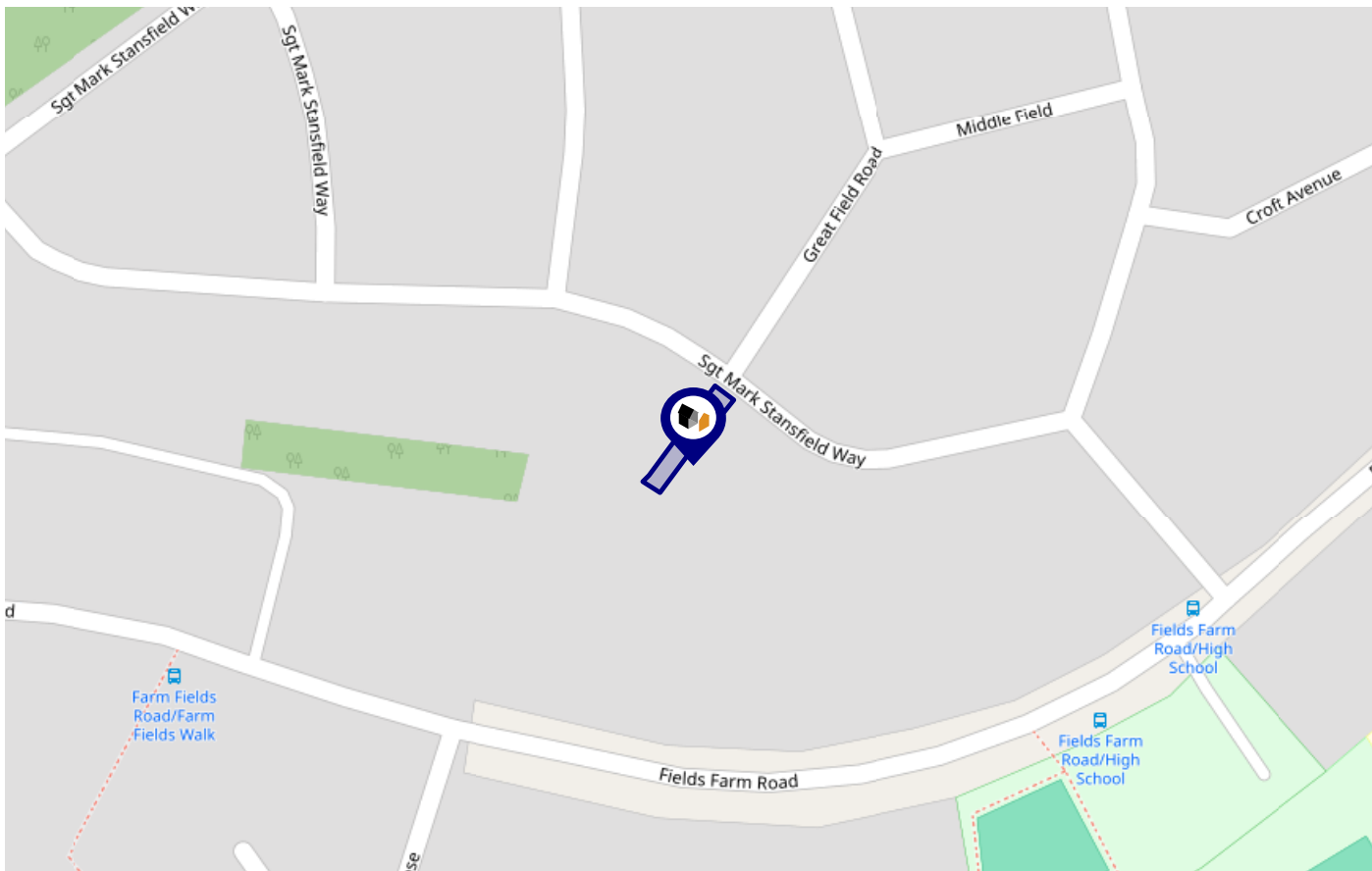
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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

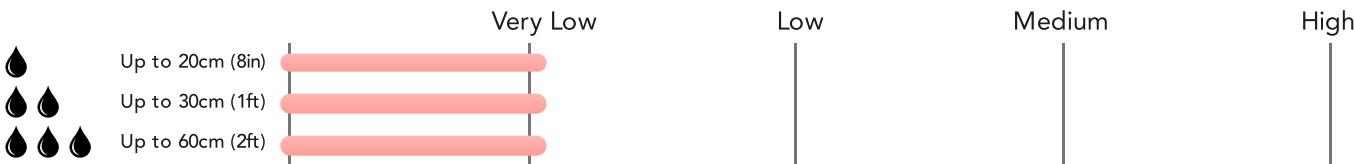


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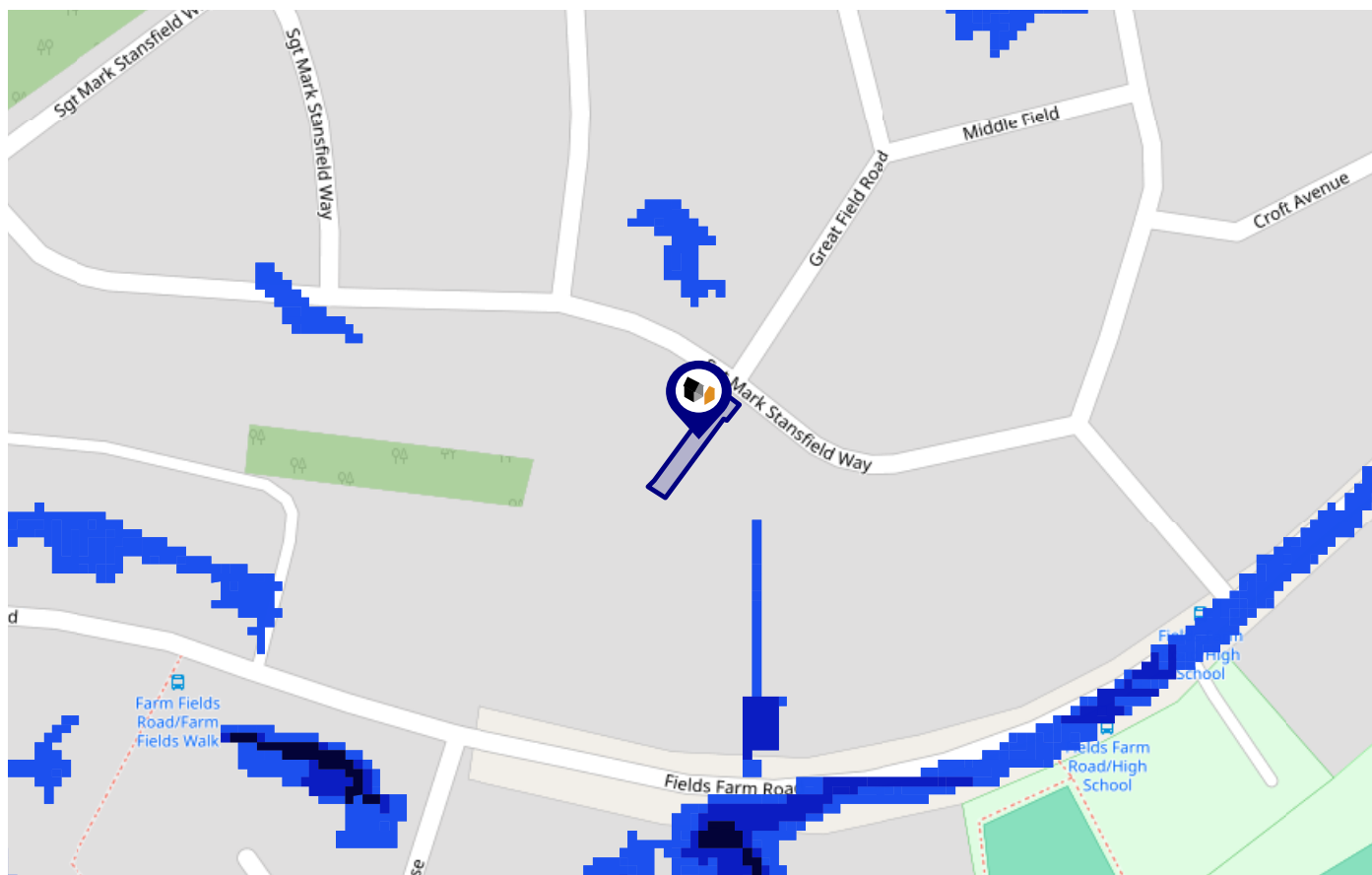
Flood Risk

Surface Water - Flood Risk

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

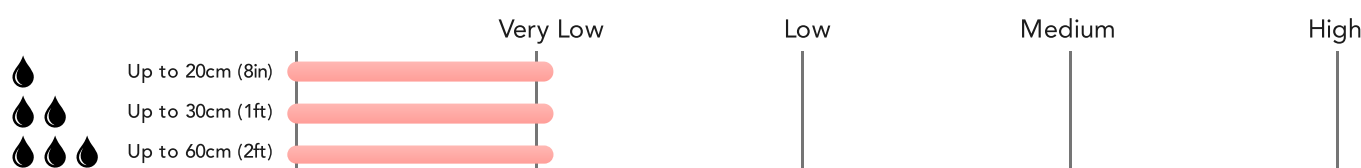


Risk Rating: Very low

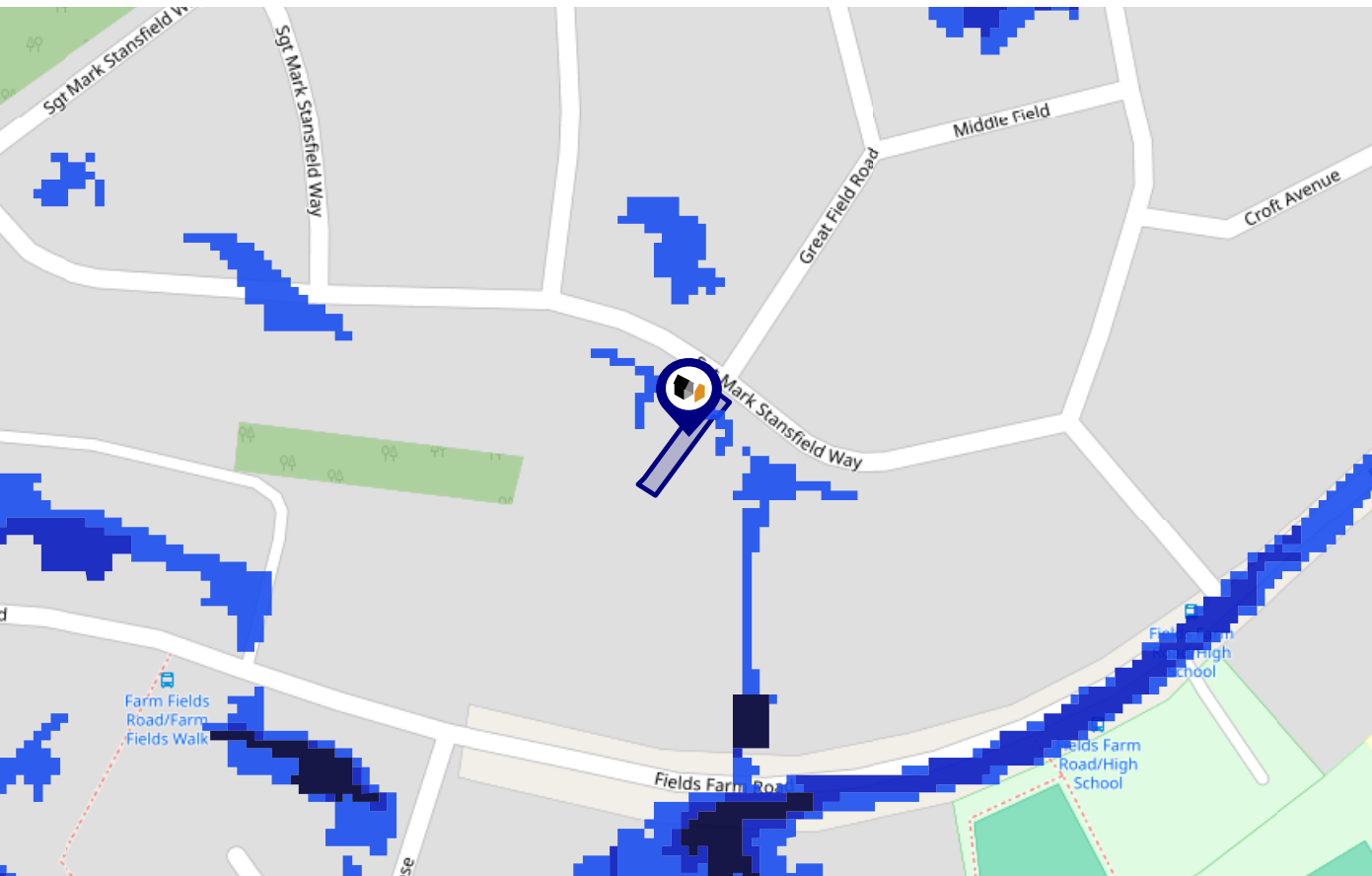
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Chance of flooding to the following depths at this property:



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.

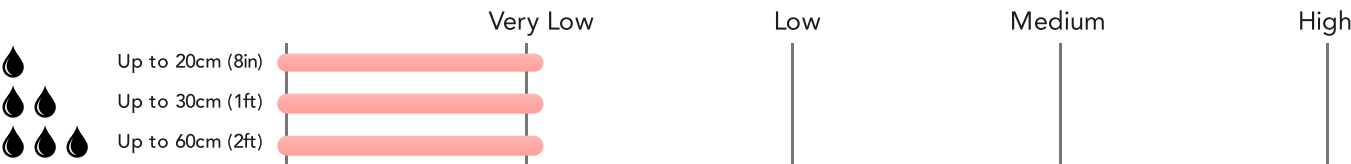


Risk Rating: Very low

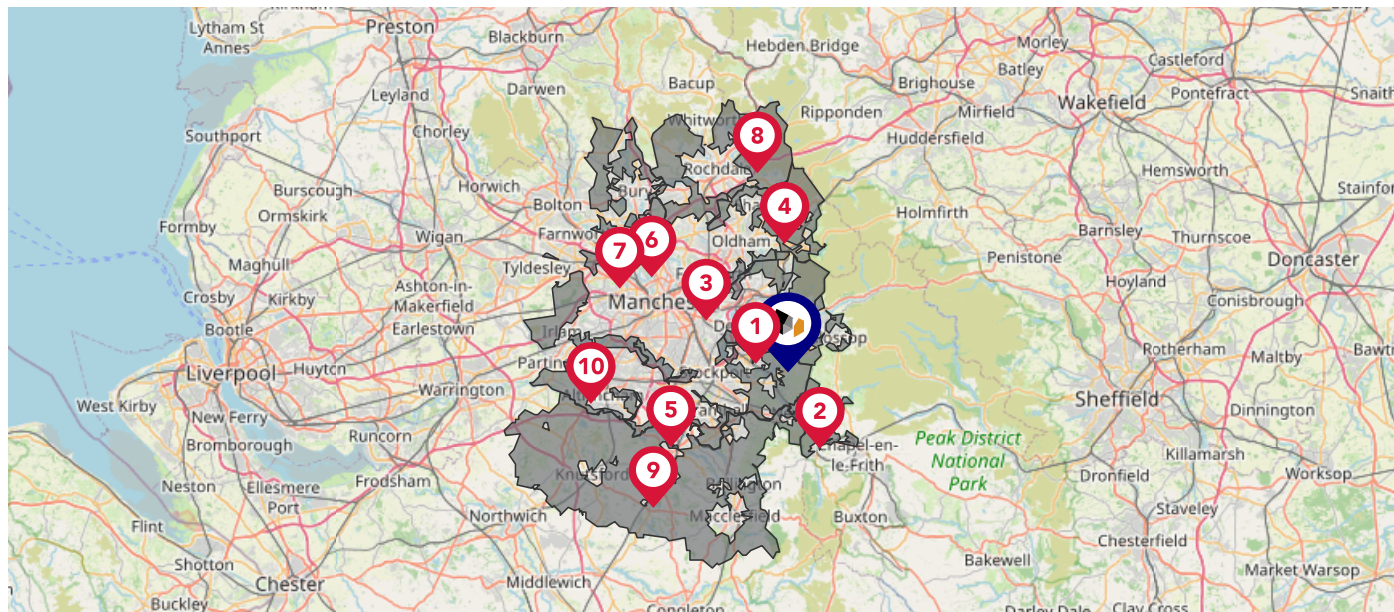
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Chance of flooding to the following depths at this property:



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 - High Peak

3

Merseyside and Greater Manchester Green Belt - Manchester

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 - Cheshire East

10

Merseyside and Greater Manchester Green Belt - Trafford

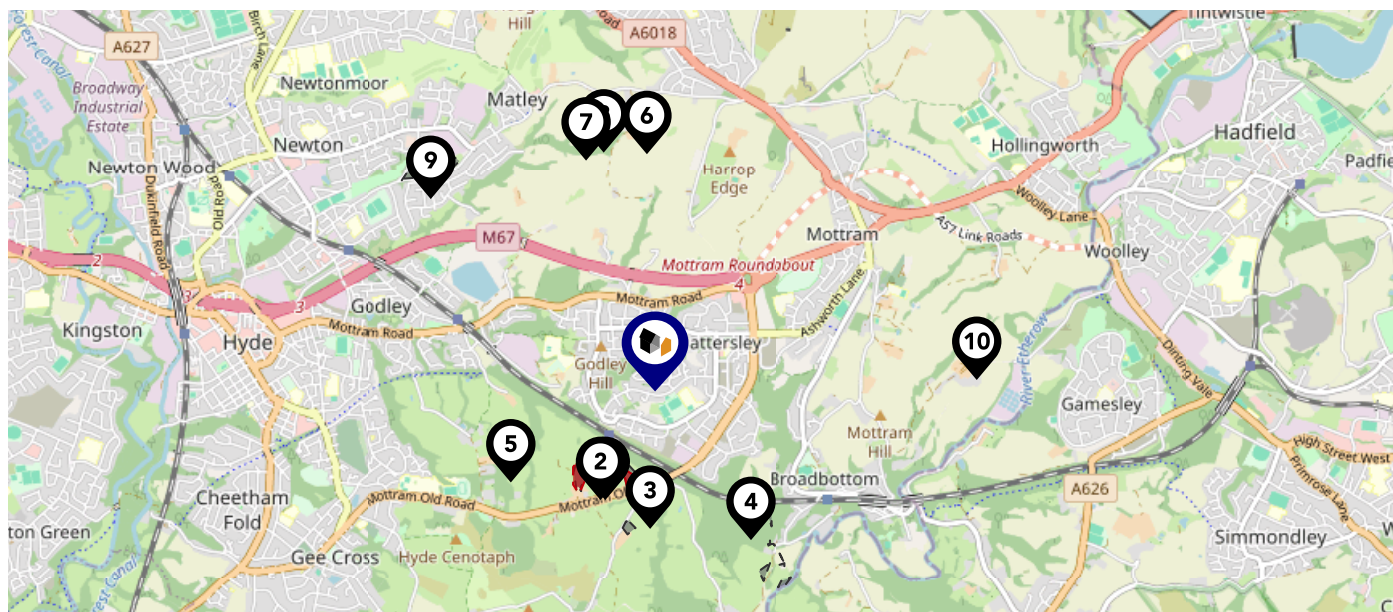
Maps

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	Greenside Farm-Off Mottram Old Road, Hattersley, Stockport, Greater Manchester	Historic Landfill	
2	EA/EPR/EP3692CC/A001	Active Landfill	
3	Off Apple Street-Apple Street, Hattersley, Hyde	Historic Landfill	
4	Great Wood-Broadbottom, Greater Manchester	Historic Landfill	
5	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill	
6	Oak Farm-Matley, Stalybridge	Historic Landfill	
7	Oak Farm-Matley, Stalybridge	Historic Landfill	
8	Oak Farm-Matley, Stalybridge	Historic Landfill	
9	Newton Works-Victoria Street, Hyde	Historic Landfill	
10	Pear Tree Farm Landfill Site-The Hague, Hyde, Broadbottom, Cheshire	Historic Landfill	

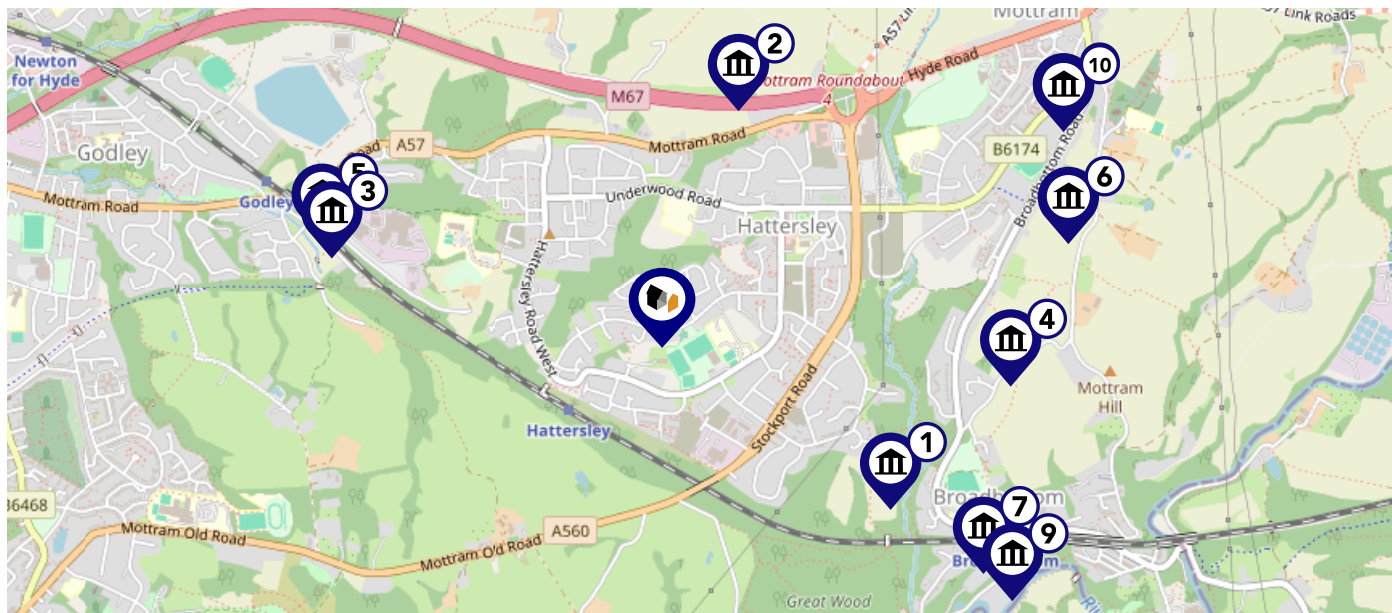
Maps

Listed Buildings

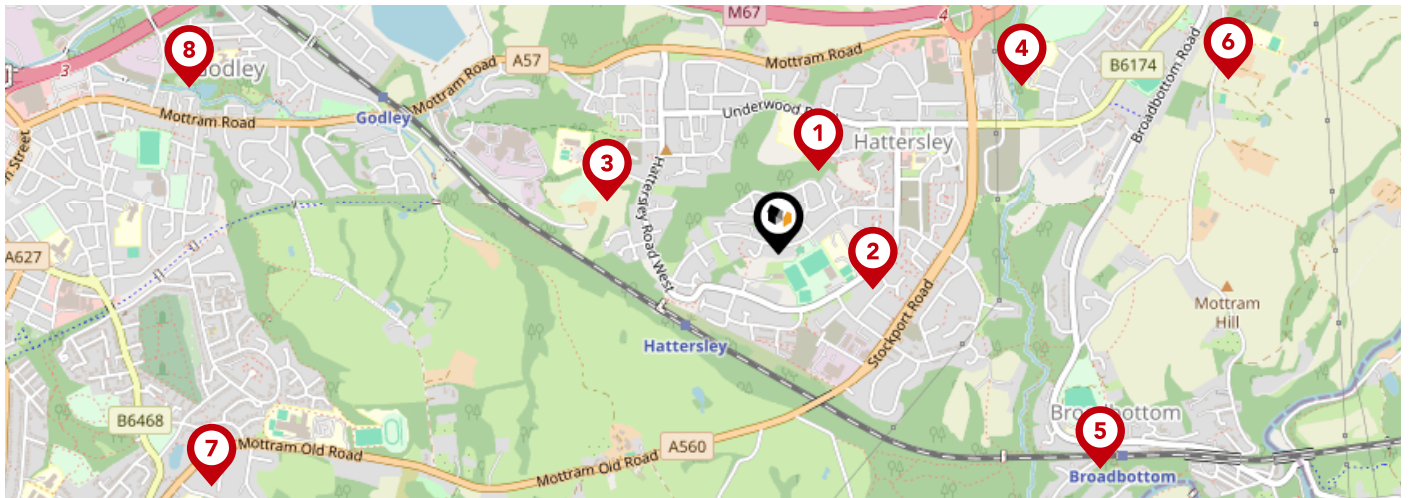
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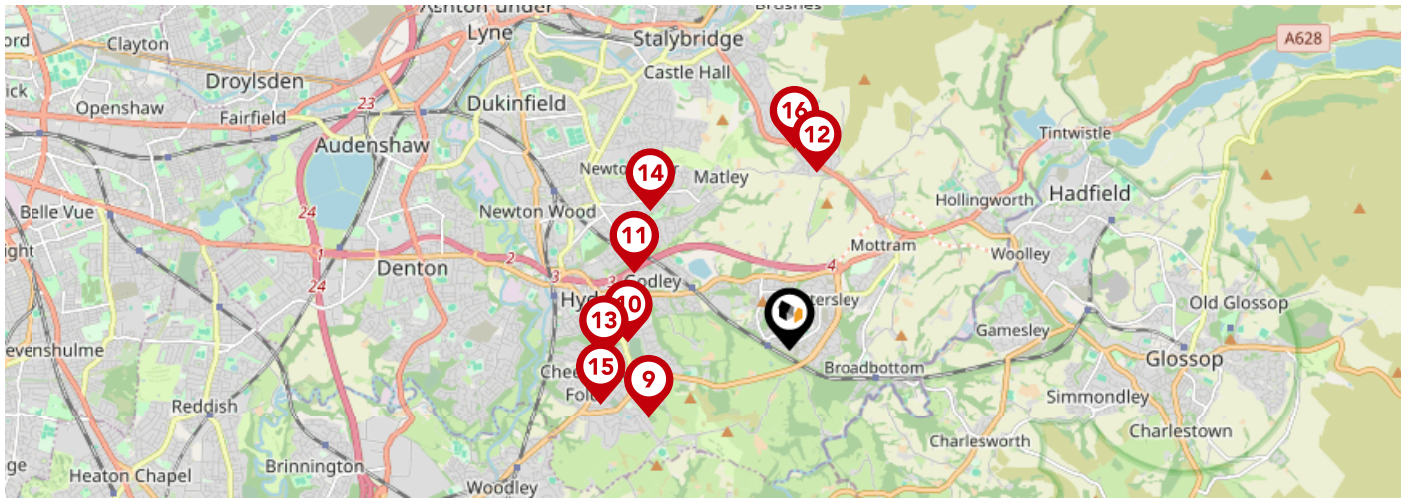
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1068054 - Clough End Cottage Clough End Farmhouse	Grade II	0.6 miles
	1162440 - Miniature Castle Miniature Castle Cottage	Grade II	0.6 miles
	1068082 - Godley Hall Public House	Grade II	0.7 miles
	1309587 - Old Hillend Farmhouse At Home Farm	Grade II	0.8 miles
	1437980 - Godley Hill War Memorial	Grade II	0.8 miles
	1356452 - The Old Parsonage	Grade II	0.9 miles
	1162696 - War Memorial And Railings	Grade II	0.9 miles
	1162494 - 19 And 21, Ashworth Lane	Grade II	1.0 miles
	1309556 - 1-19, Hodge Lane	Grade II	1.0 miles
	1356447 - 23, Ashworth Lane	Grade II	1.0 miles



		Nursery	Primary	Secondary	College	Private
1	St James Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.21	☐	☒	☐	☐	☐
2	Pinfold Primary School Ofsted Rating: Good Pupils: 400 Distance:0.22	☐	☒	☐	☐	☐
3	Discovery Academy Ofsted Rating: Good Pupils: 225 Distance:0.4	☐	☒	☐	☐	☐
4	Arundale Primary School Ofsted Rating: Good Pupils: 196 Distance:0.65	☐	☒	☐	☐	☐
5	Broadbottom Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:0.86	☐	☒	☐	☐	☐
6	Mottram CofE Primary School Ofsted Rating: Good Pupils: 130 Distance:1.07	☐	☒	☐	☐	☐
7	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:1.35	☐	☐	☒	☐	☐
8	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:1.35	☐	☒	☐	☐	☐



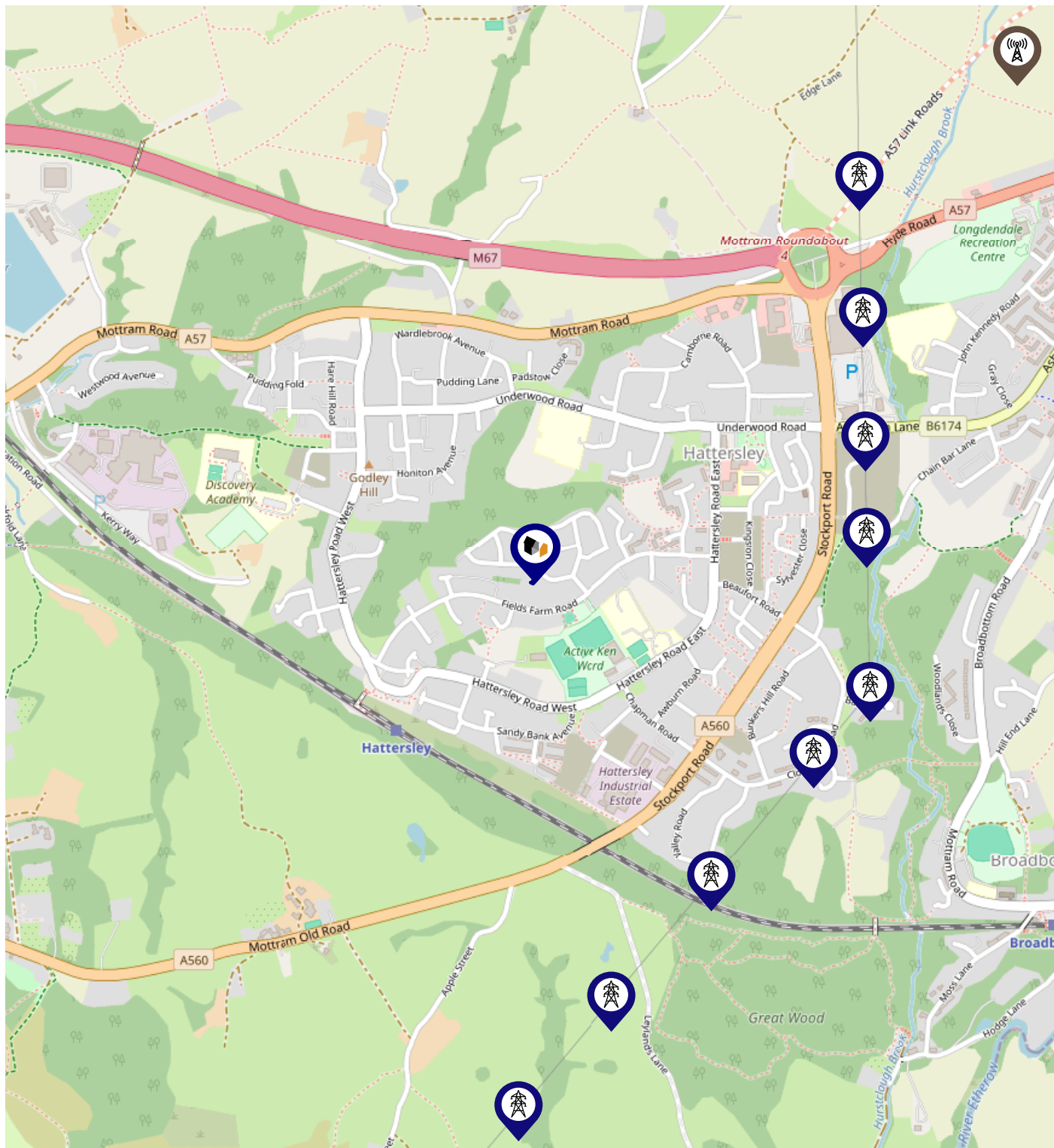
		Nursery	Primary	Secondary	College	Private
9	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance: 1.38	☐	☒	☐	☐	☐
10	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance: 1.43	☐	☒	☐	☐	☐
11	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance: 1.53	☐	☒	☐	☐	☐
12	Stalyhill Infant School Ofsted Rating: Good Pupils: 178 Distance: 1.59	☐	☒	☐	☐	☐
13	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance: 1.64	☐	☒	☐	☐	☐
14	Bradley Green Primary Academy Ofsted Rating: Good Pupils: 218 Distance: 1.74	☐	☒	☐	☐	☐
15	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance: 1.74	☐	☒	☐	☐	☐
16	Stalyhill Junior School Ofsted Rating: Good Pupils: 231 Distance: 1.78	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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SALES AND LETTINGS



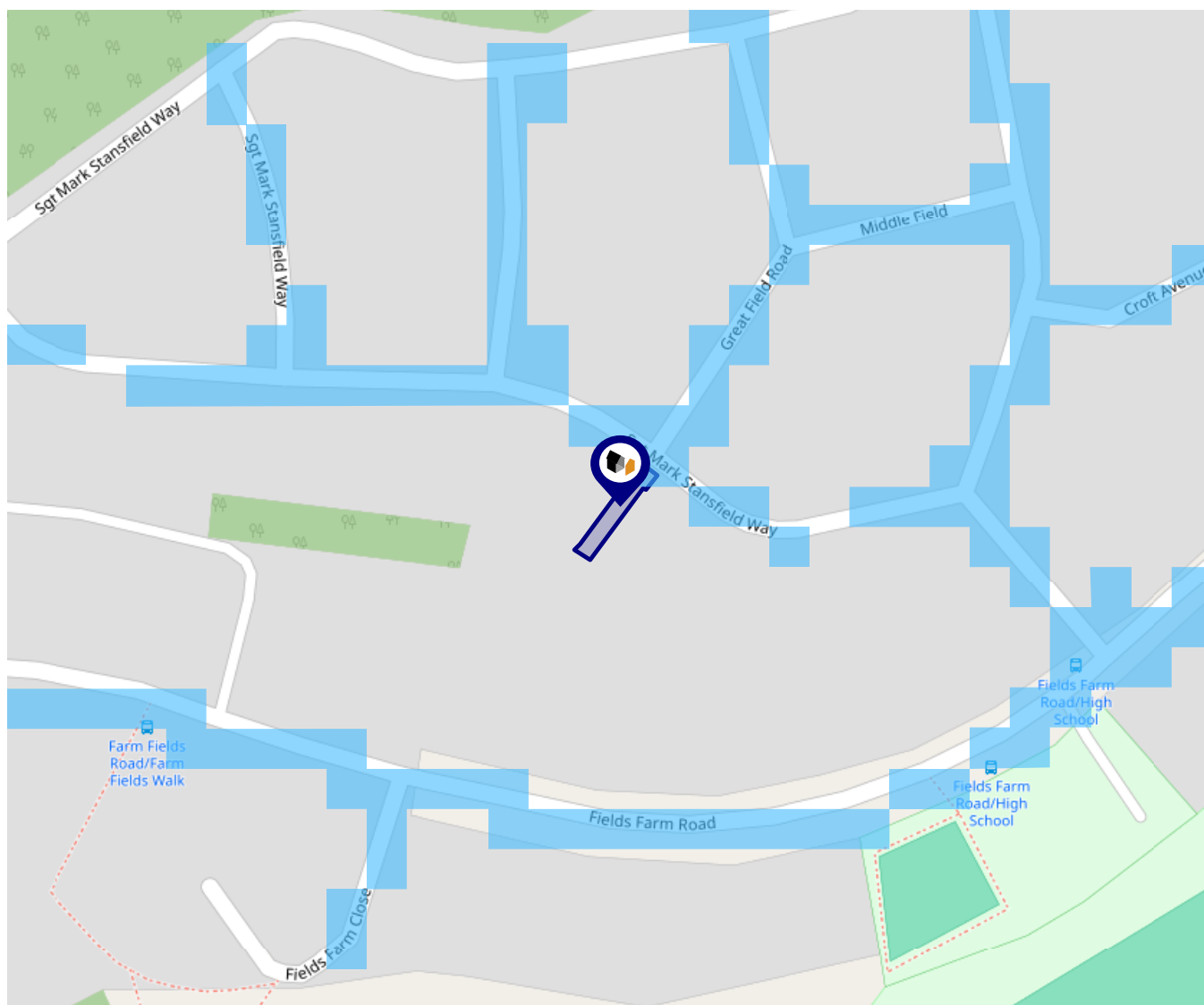
Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise

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SALES AND LETTINGS

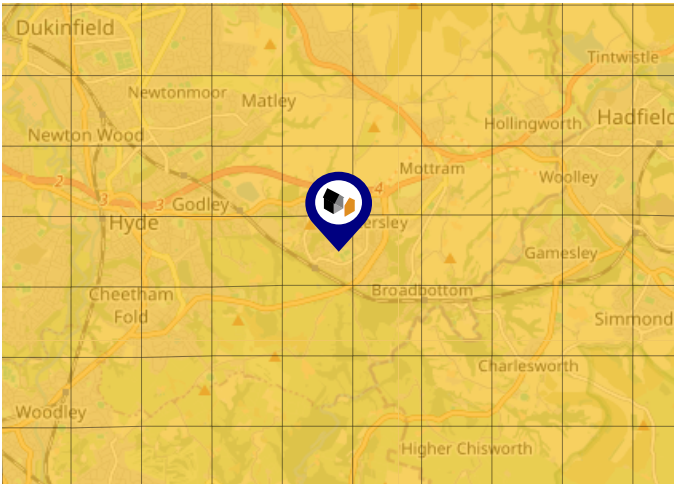


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

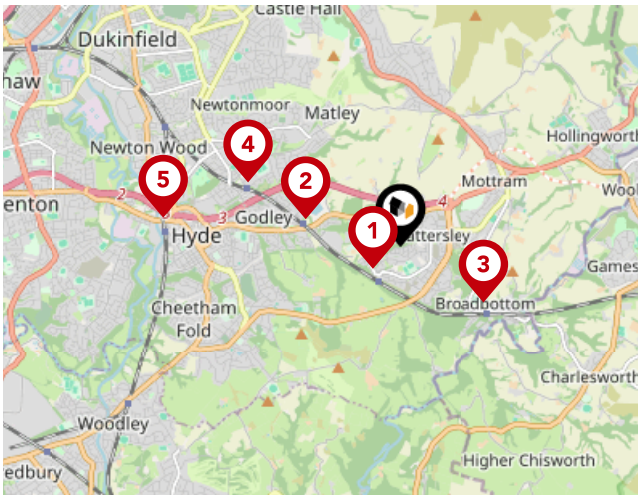
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

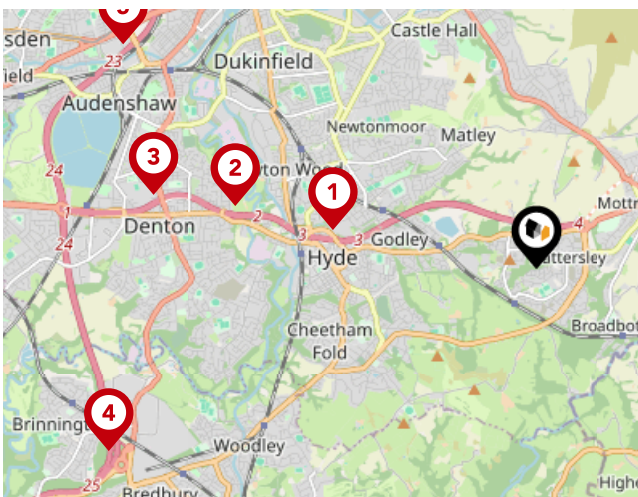
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SALES AND LETTINGS



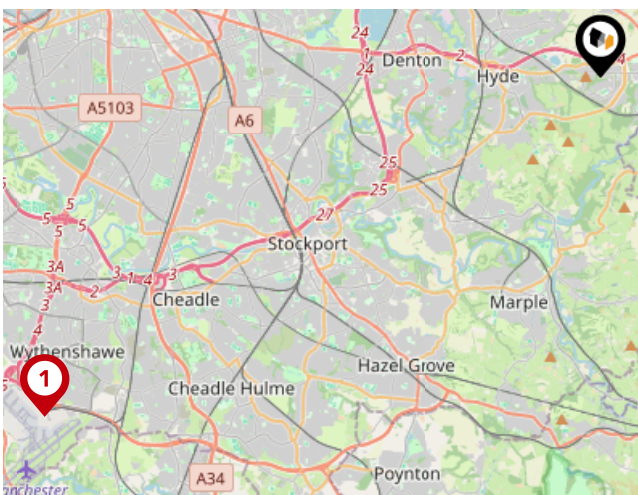
National Rail Stations

Pin	Name	Distance
1	Hattersley Rail Station	0.31 miles
2	Godley Rail Station	0.87 miles
3	Broadbottom Rail Station	0.89 miles
4	Newton for Hyde Rail Station	1.45 miles
5	Hyde Central Rail Station	2.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.83 miles
2	M67 J2	2.71 miles
3	M67 J1	3.43 miles
4	M60 J25	4.1 miles
5	M60 J23	4.14 miles



Airports/Helipads

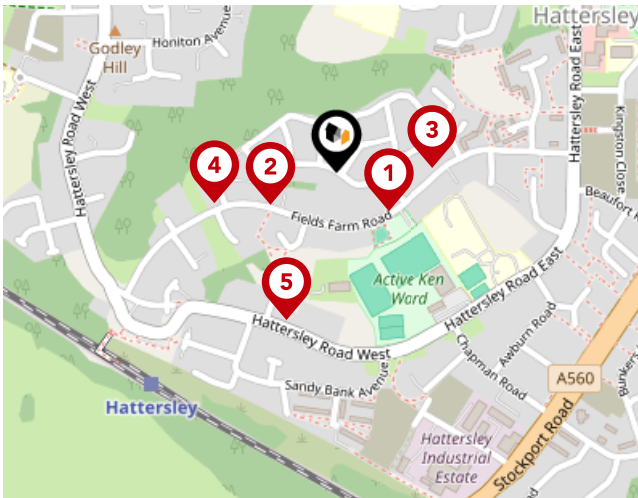
Pin	Name	Distance
1	Manchester Airport	11.5 miles

Area

Transport (Local)

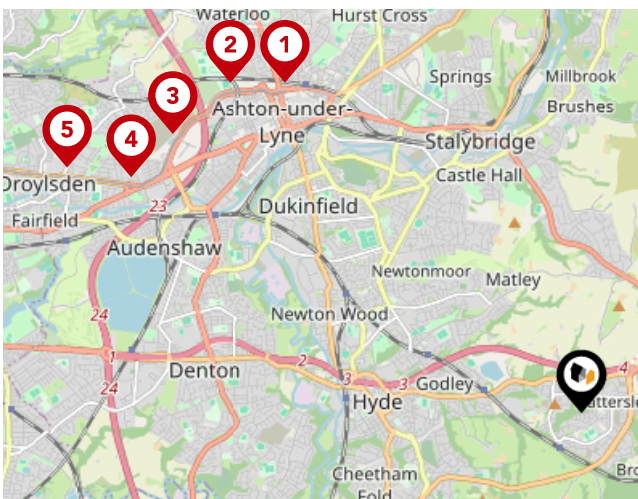
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Bus Stops/Stations

Pin	Name	Distance
1	Bowling Club	0.07 miles
2	Farm Fields Walk	0.08 miles
3	Bowling Club	0.1 miles
4	Waterside	0.13 miles
5	Hattersley Road West	0.17 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	3.91 miles
2	Ashton West (Manchester Metrolink)	4.24 miles
3	Ashton Moss (Manchester Metrolink)	4.35 miles
4	Audenshaw (Manchester Metrolink)	4.47 miles
5	Droylsden (Manchester Metrolink)	5.02 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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!



/LawlerandCo/



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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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