

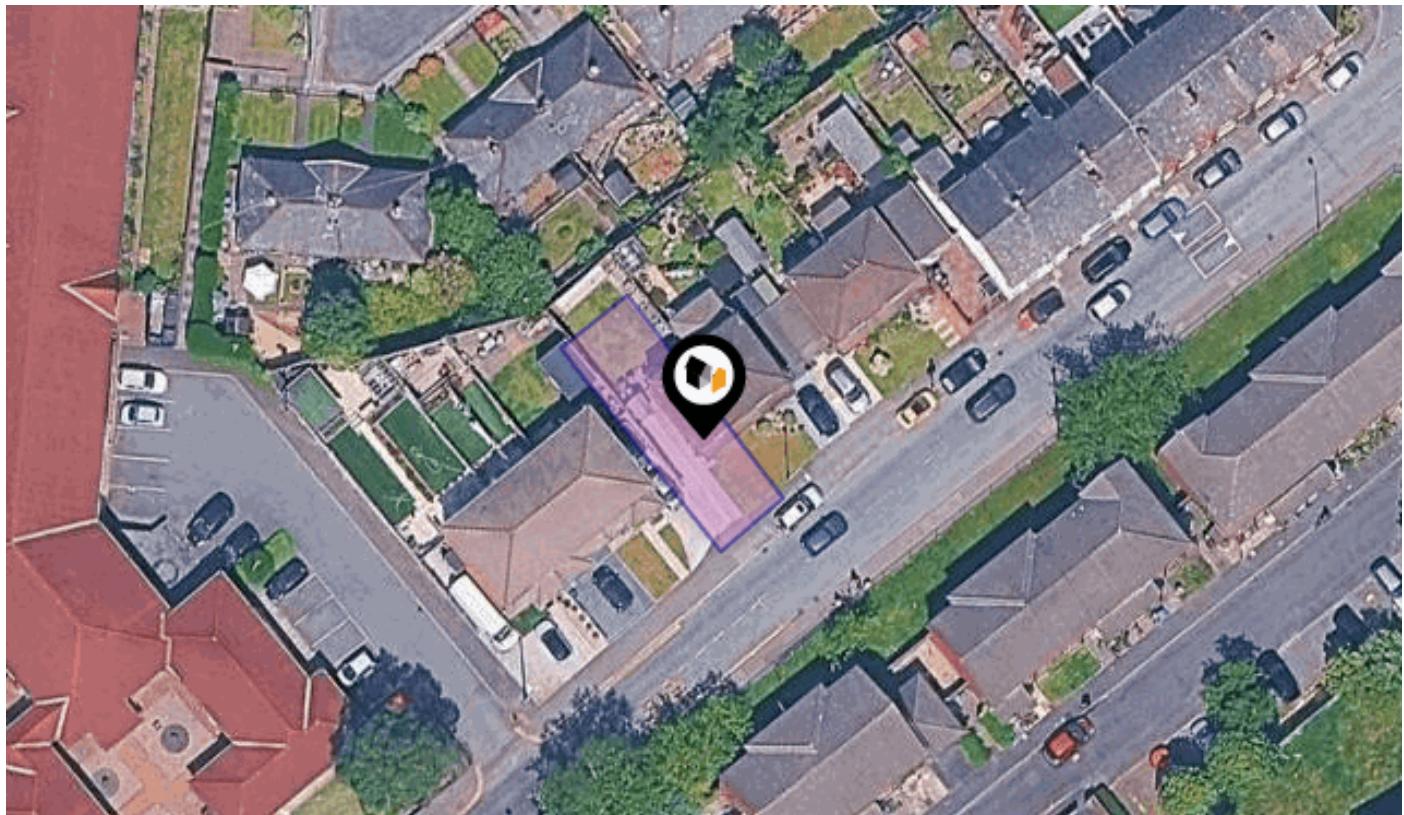


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 02<sup>nd</sup> February 2026**



**VICTORIA STREET, HYDE, SK14**

**Lawler & Co | Hyde**

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

[www.lawlerandcompany.co.uk/](http://www.lawlerandcompany.co.uk/)



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# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	656 ft <sup>2</sup> / 61 m <sup>2</sup>
Plot Area:	0.04 acres
Council Tax :	Band A
Annual Estimate:	£1,541
Title Number:	GM324127

### Tenure:

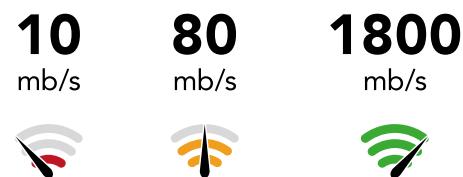
Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

Victoria Street, HYDE, SK14

Energy rating

C

Valid until 14.08.2018

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

# Property

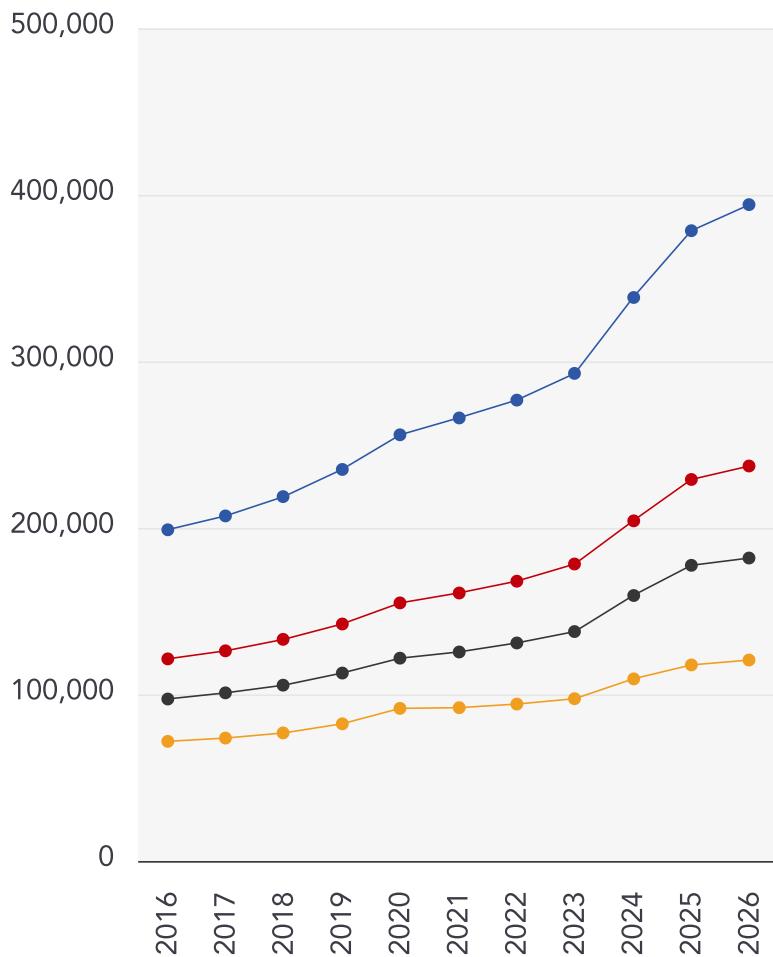
## EPC - Additional Data

### Additional EPC Data

<b>Walls:</b>	Cavity wall, filled cavity + Chr(13) + Timber frame, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	61 m <sup>2</sup>

# Market House Price Statistics

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



Detached

**+98.16%**

Semi-Detached

**+95.42%**

Terraced

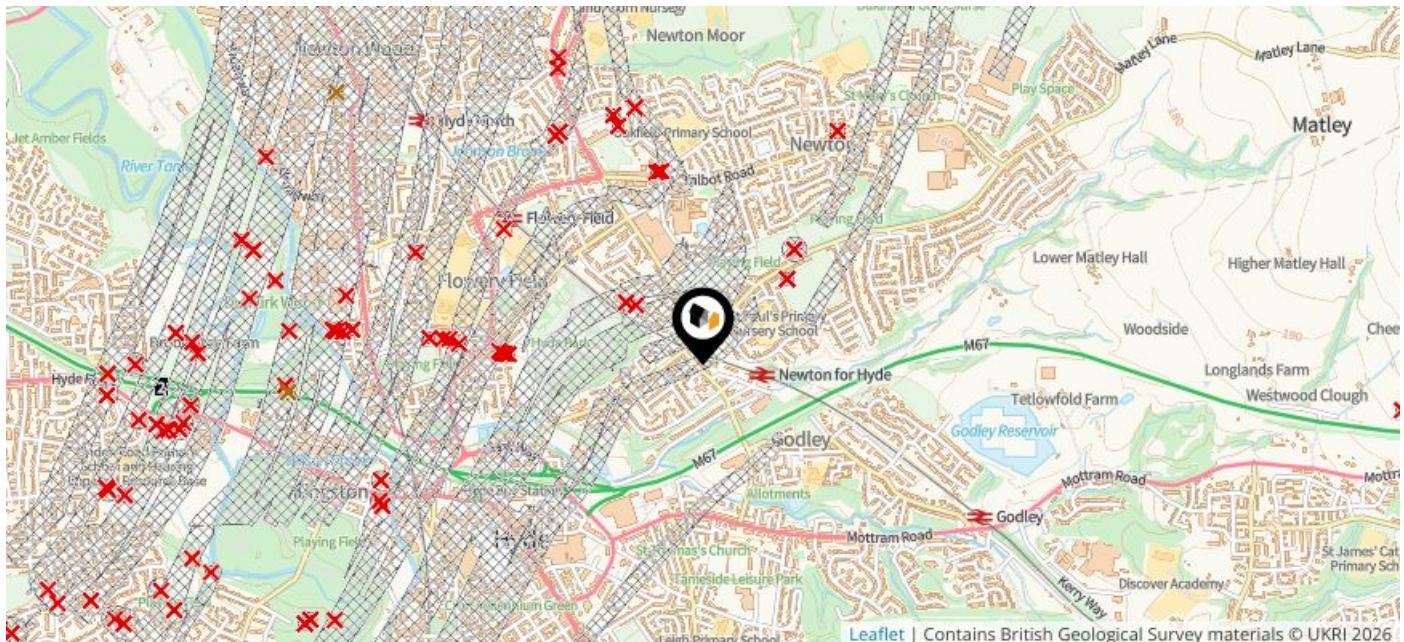
**+87.01%**

Flat

**+67.95%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- Yellow 'X': Adit
- Green 'X': Gutter Pit
- Red 'X': Shaft

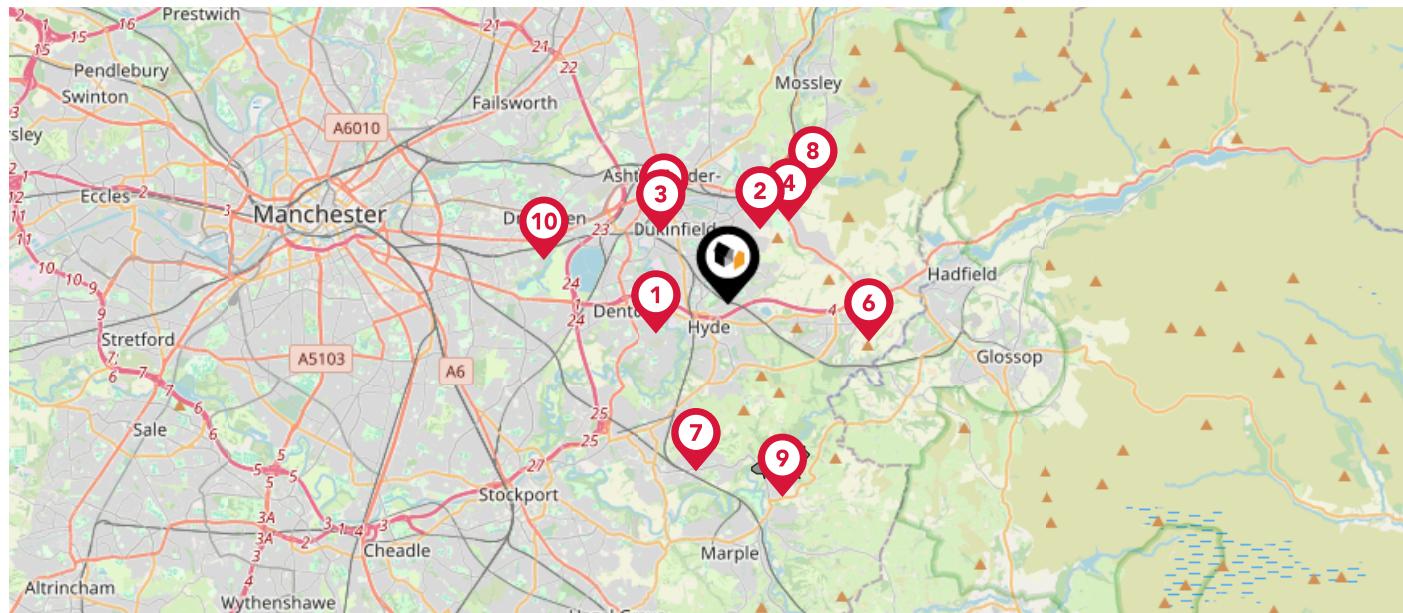
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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 St Annes, Haughton

2 Stalybridge Town Centre

3 Portland Basin

4 Copley (Tameside)

5 Ashton Town Centre

6 Mottram In Longdendale

7 Greave Fold, Romiley

8 Millbrook (Tameside)

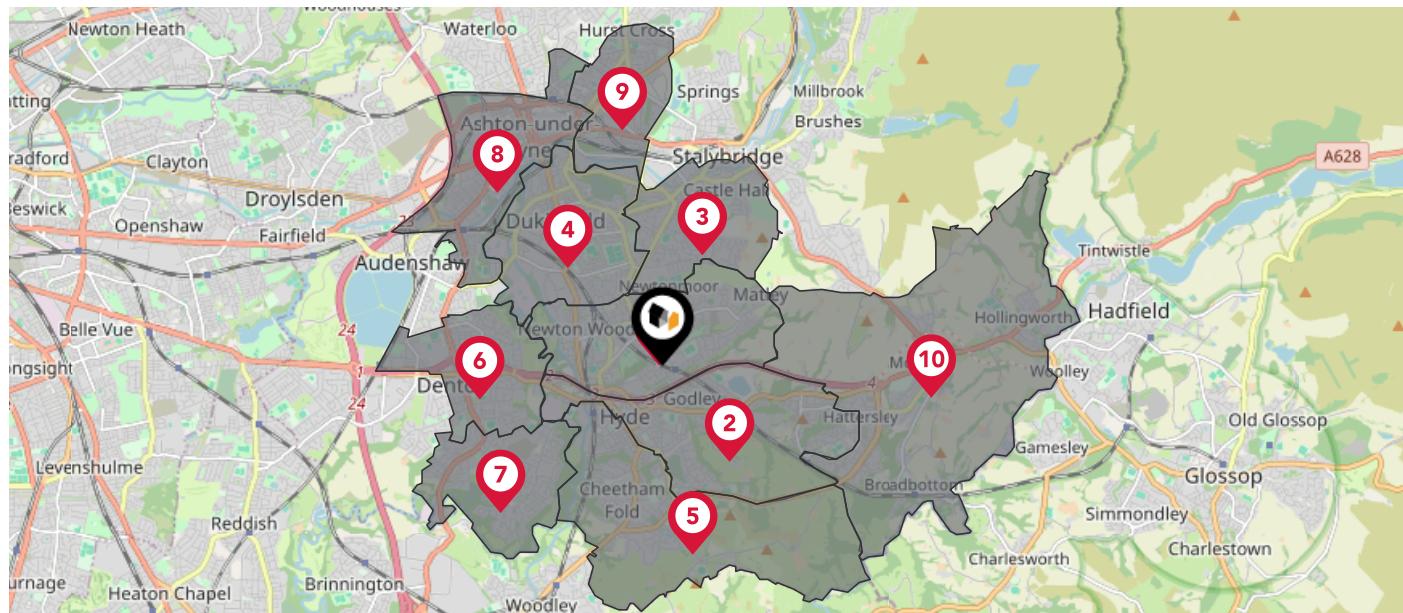
9 Compstall

10 Fairfield (Tameside)

# 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



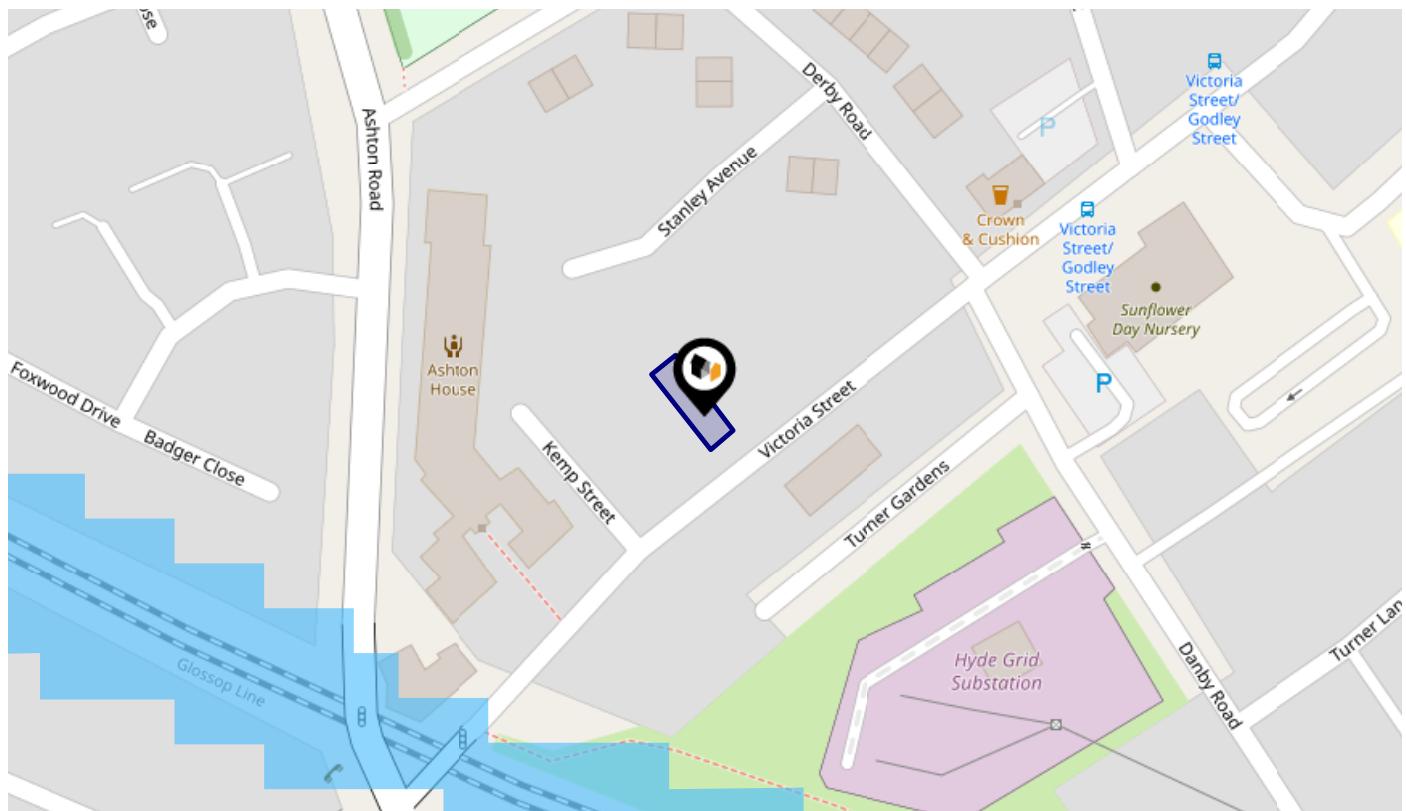
### Nearby Council Wards

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

# Maps

## Rail Noise

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

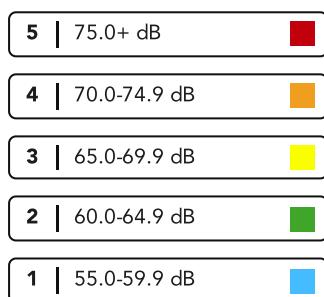


### Rail Noise Data

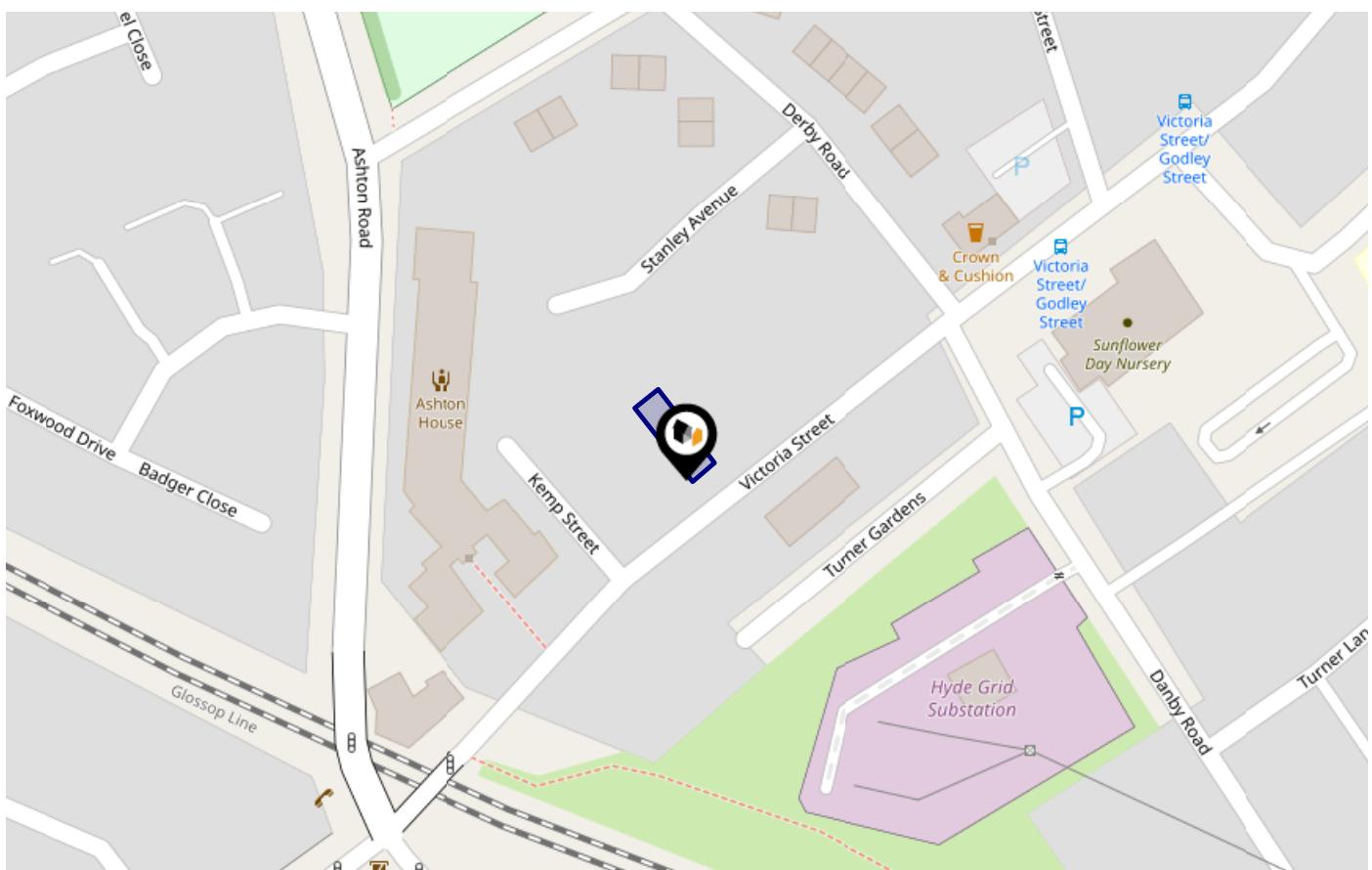
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

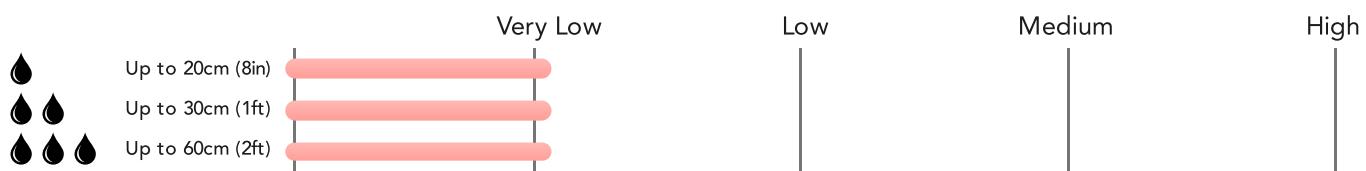


**Risk Rating: Very low**

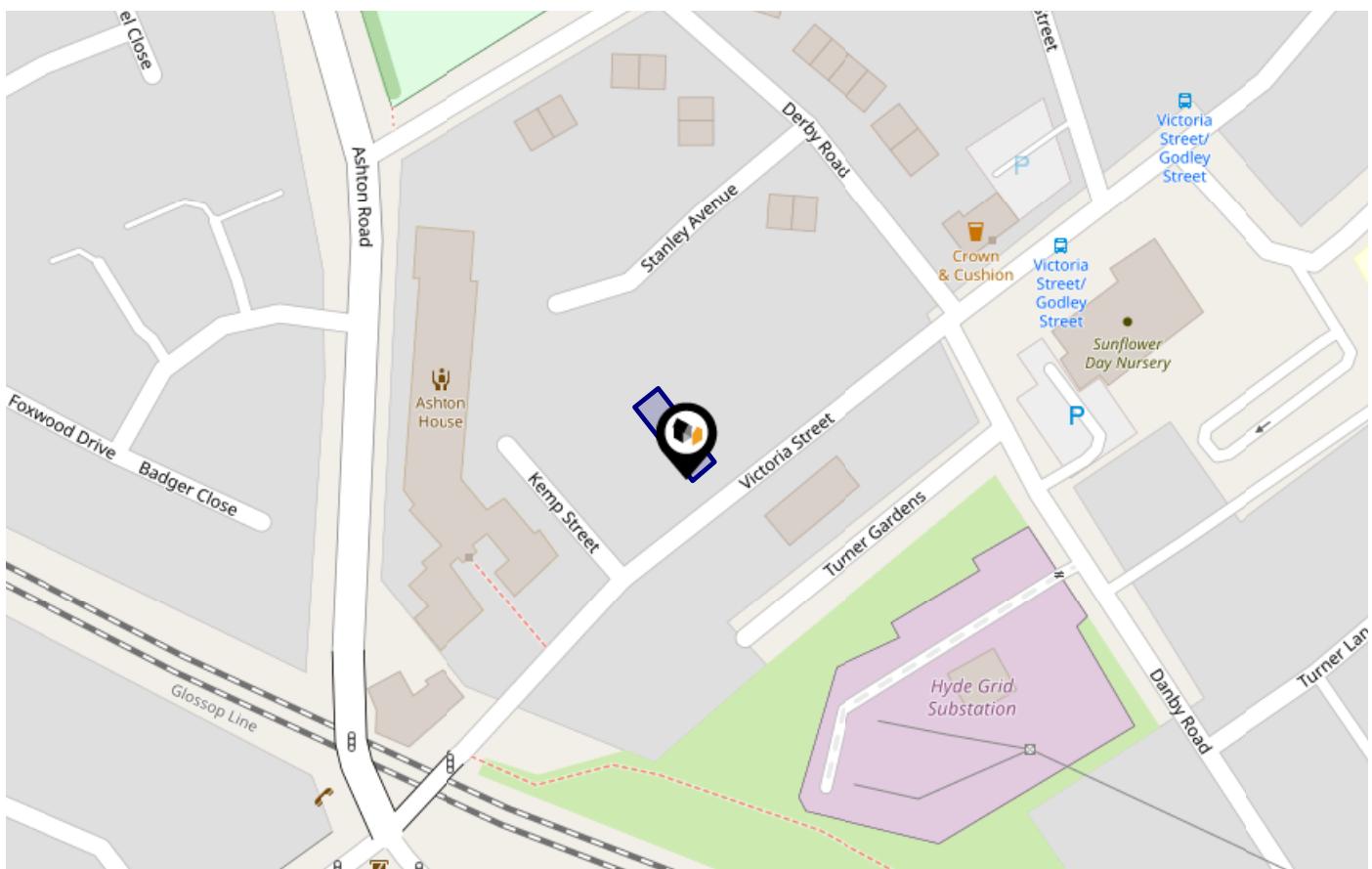
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- █ **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.

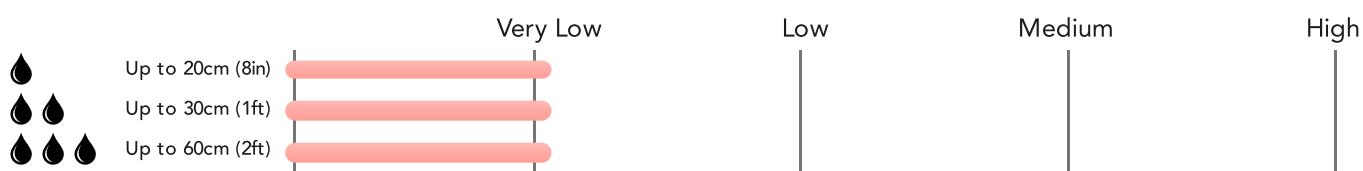


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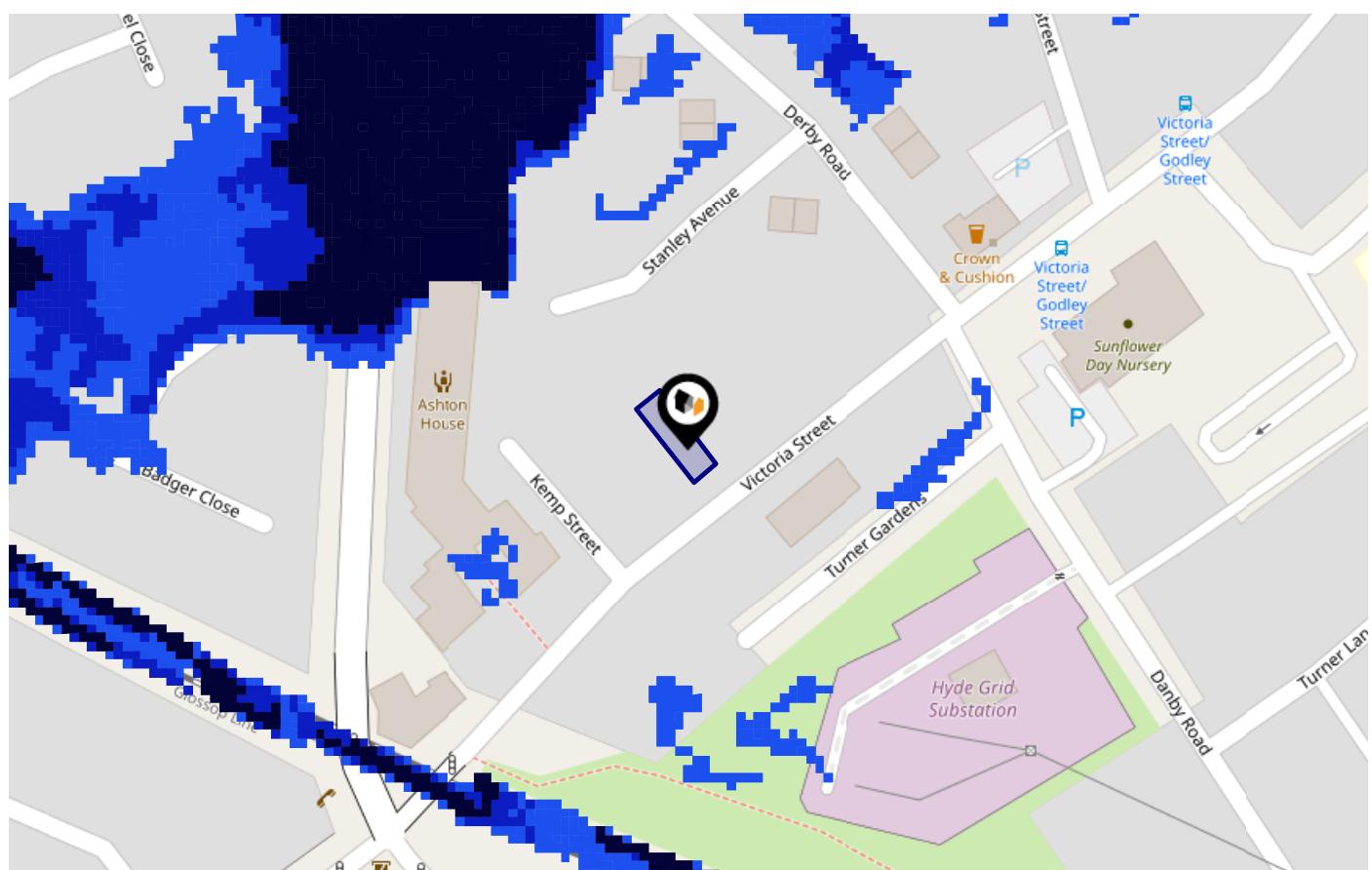
Chance of flooding to the following depths at this property:



# 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.

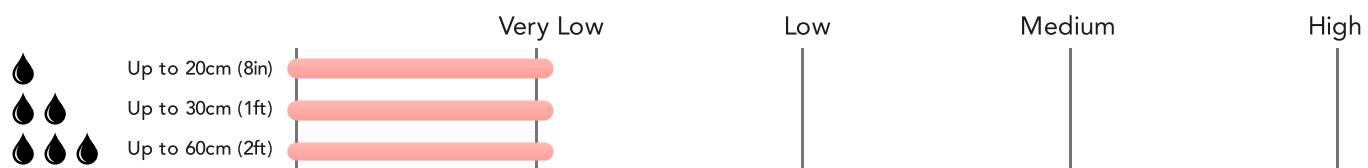


Risk Rating: Very low

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

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

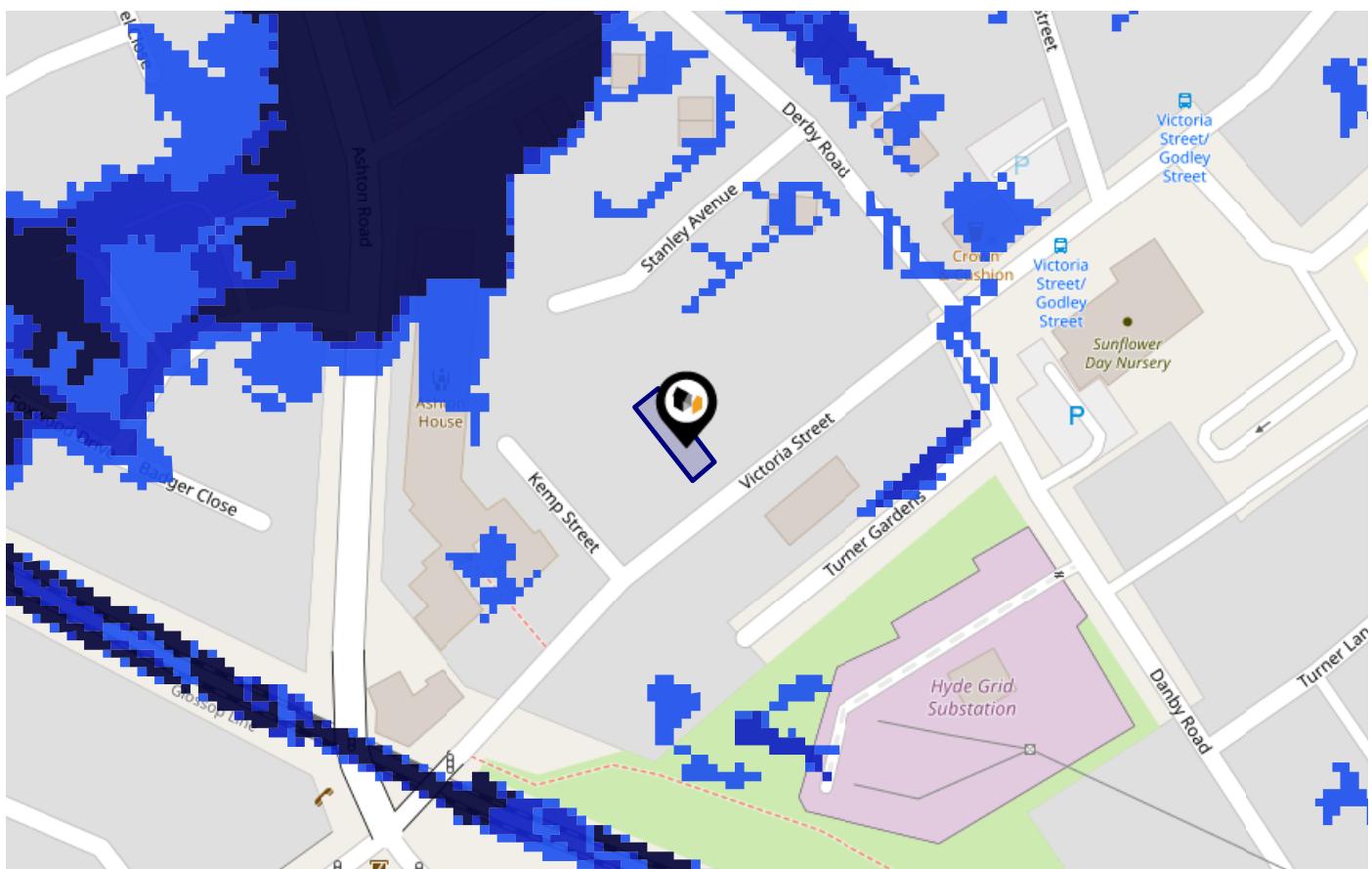
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

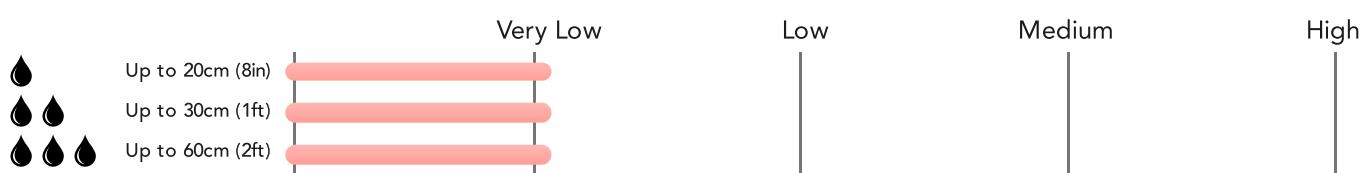


**Risk Rating: Very low**

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.

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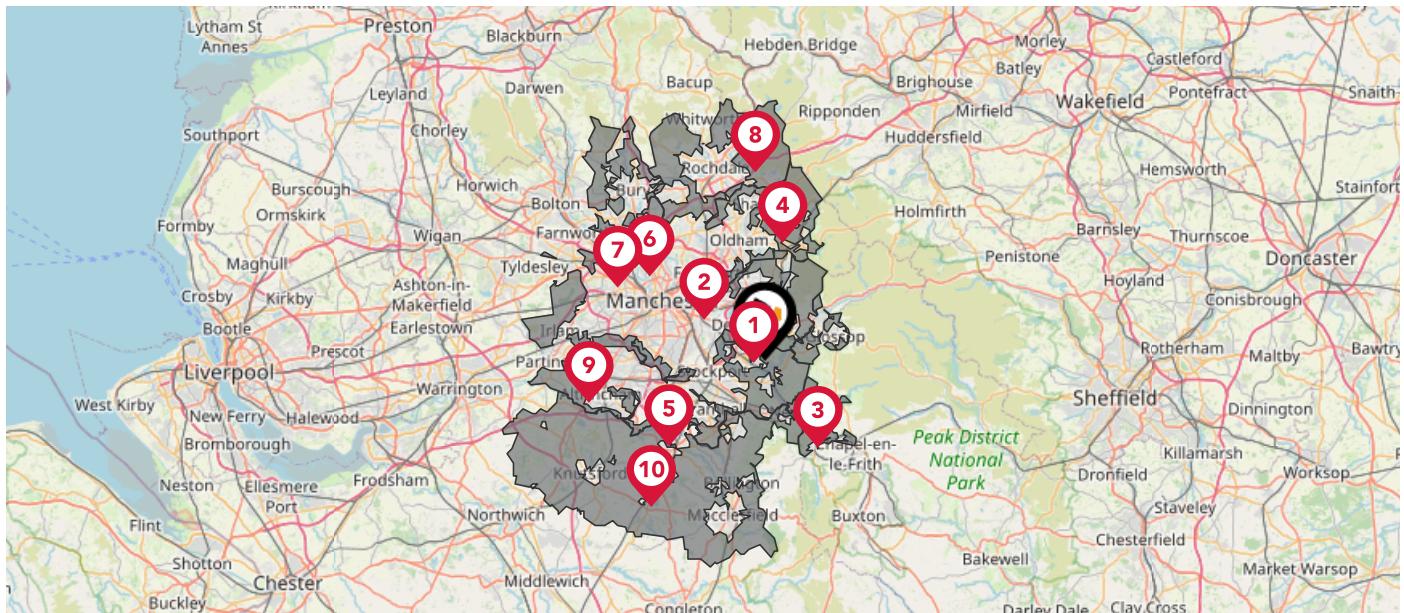
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



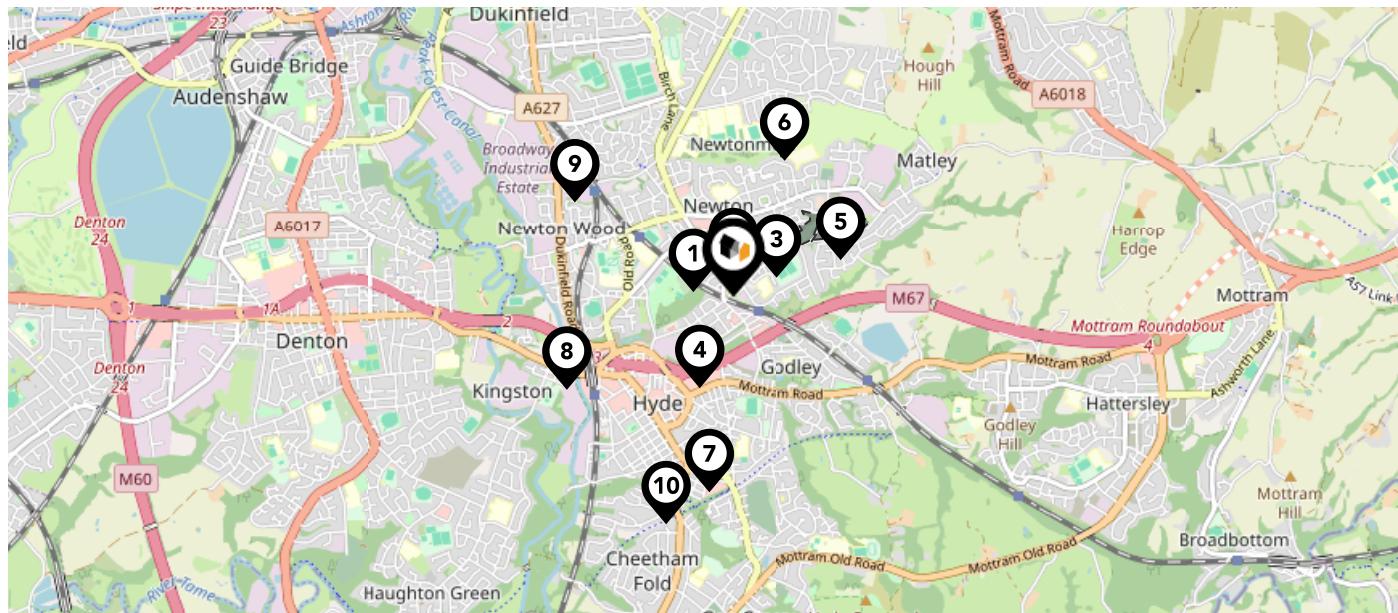
### Nearby Green Belt Land

- 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 - 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

# Maps

## Landfill Sites

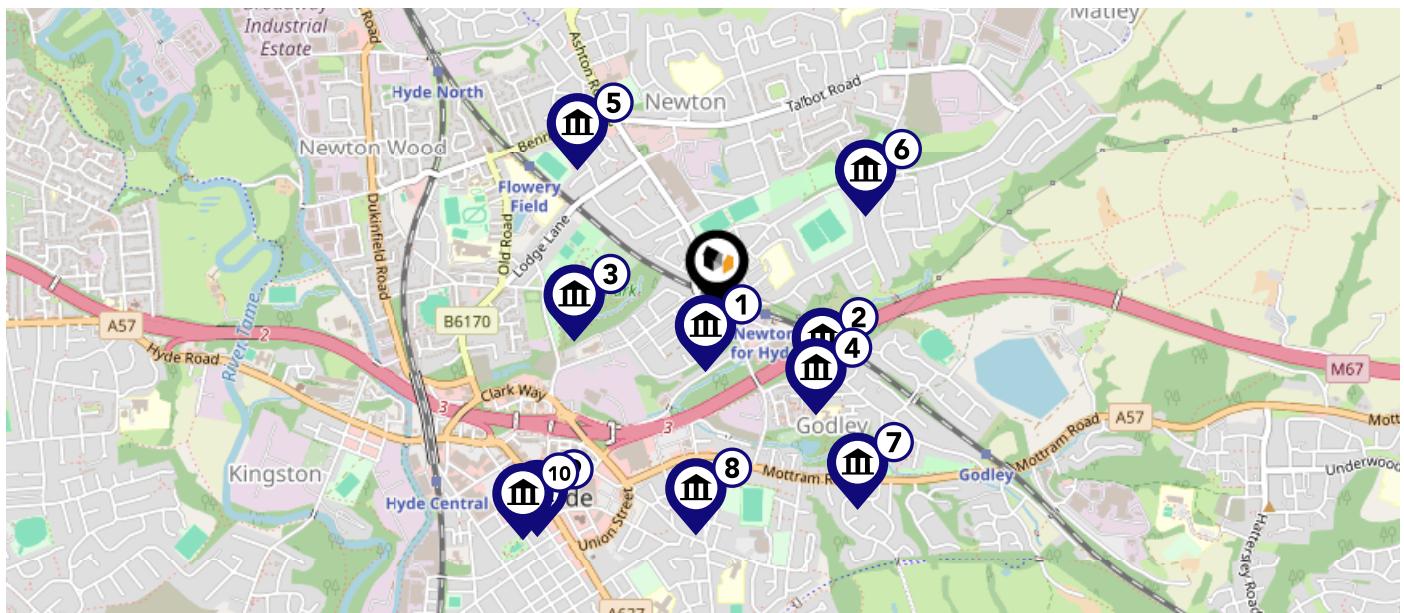
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

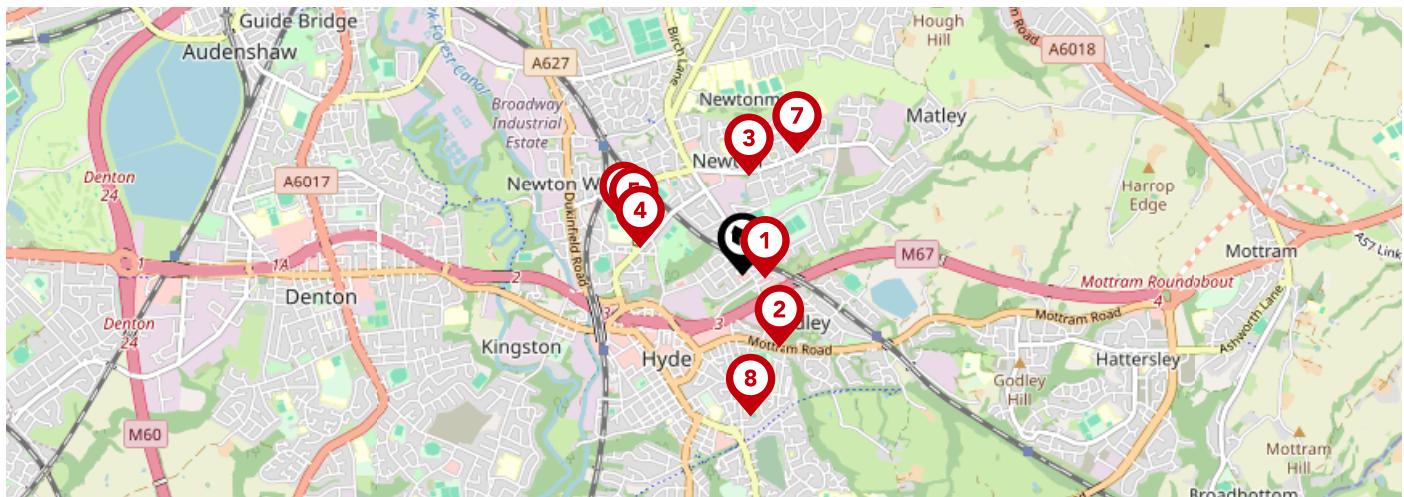
1	Stansfield Street - Marlor Road-Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Newton Moor Industrial Estate-Hyde, Cheshire, Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	Victoria Street-Newton, Greater Manchester	Historic Landfill	<input type="checkbox"/>
4	Cha Textiles-Newton Bank	Historic Landfill	<input type="checkbox"/>
5	Newton Works-Victoria Street, Hyde	Historic Landfill	<input type="checkbox"/>
6	Land at Buckingham Drive-Tameside	Historic Landfill	<input type="checkbox"/>
7	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Wilson Brook-Hyde, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Albert Mill-Victoria Road, Dukinfield, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Gower Road/Kirley Street-Hyde, Cheshire	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
 1413253 - Roman Catholic Church Of St Paul And Presbytery	Grade II	0.1 miles
 1068086 - Railway Viaduct Immediately East Of Newton Station	Grade II	0.3 miles
 1162426 - Bandstand	Grade II	0.3 miles
 1068083 - Church Of St John The Baptist	Grade II	0.3 miles
 1356424 - War Memorial And Railings	Grade II	0.4 miles
 1437947 - Victoria Street War Memorial, Newton	Grade II	0.4 miles
 1268421 - Folly In Garden Of Number 239	Grade II	0.5 miles
 1096128 - Church Of St Thomas	Grade II	0.5 miles
 1356444 - Bus Shelter Directly Opposite Town Hall	Grade II	0.6 miles
 1393594 - Hyde Town Hall	Grade II	0.6 miles

# Area Schools



Nursery Primary Secondary College Private



## St Paul's Catholic Primary School

Ofsted Rating: Good | Pupils: 215 | Distance: 0.1



## Godley Community Primary Academy

Ofsted Rating: Good | Pupils: 230 | Distance: 0.36



## Oakfield Primary and Moderate Learning Difficulties Resource

### Provision

Ofsted Rating: Good | Pupils: 228 | Distance: 0.43



## Flowery Field Primary School

Ofsted Rating: Good | Pupils: 661 | Distance: 0.47



## Hyde High School

Ofsted Rating: Requires improvement | Pupils: 1169 | Distance: 0.52



## Thomas Ashton School

Ofsted Rating: Special Measures | Pupils: 97 | Distance: 0.57



## Bradley Green Primary Academy

Ofsted Rating: Good | Pupils: 218 | Distance: 0.59

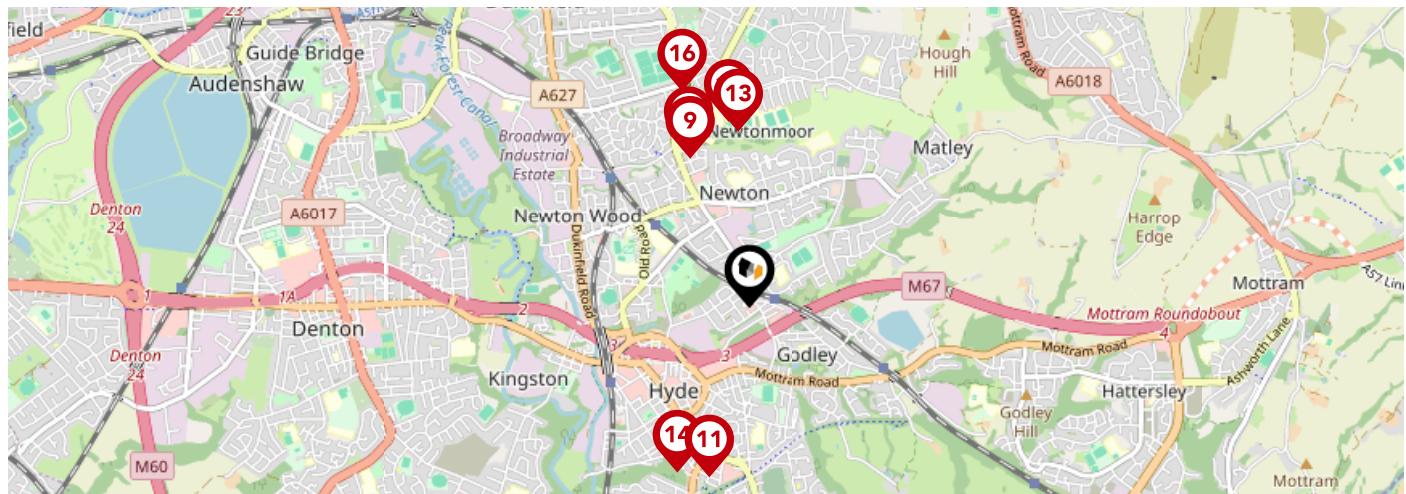


## Endeavour Primary Academy

Ofsted Rating: Good | Pupils: 245 | Distance: 0.62



# Area Schools



Nursery Primary Secondary College Private



## Oakdale School

Ofsted Rating: Good | Pupils: 161 | Distance: 0.71



## St Mary's Catholic Primary School

Ofsted Rating: Good | Pupils: 210 | Distance: 0.75



## Greenfield Primary Academy

Ofsted Rating: Good | Pupils: 211 | Distance: 0.77



## Cromwell High School

Ofsted Rating: Outstanding | Pupils: 0 | Distance: 0.78



## Rayner Stephens High School

Ofsted Rating: Requires improvement | Pupils: 580 | Distance: 0.78



## St George's CofE Primary School

Ofsted Rating: Good | Pupils: 227 | Distance: 0.8



## Yew Tree Primary School

Ofsted Rating: Good | Pupils: 364 | Distance: 0.82

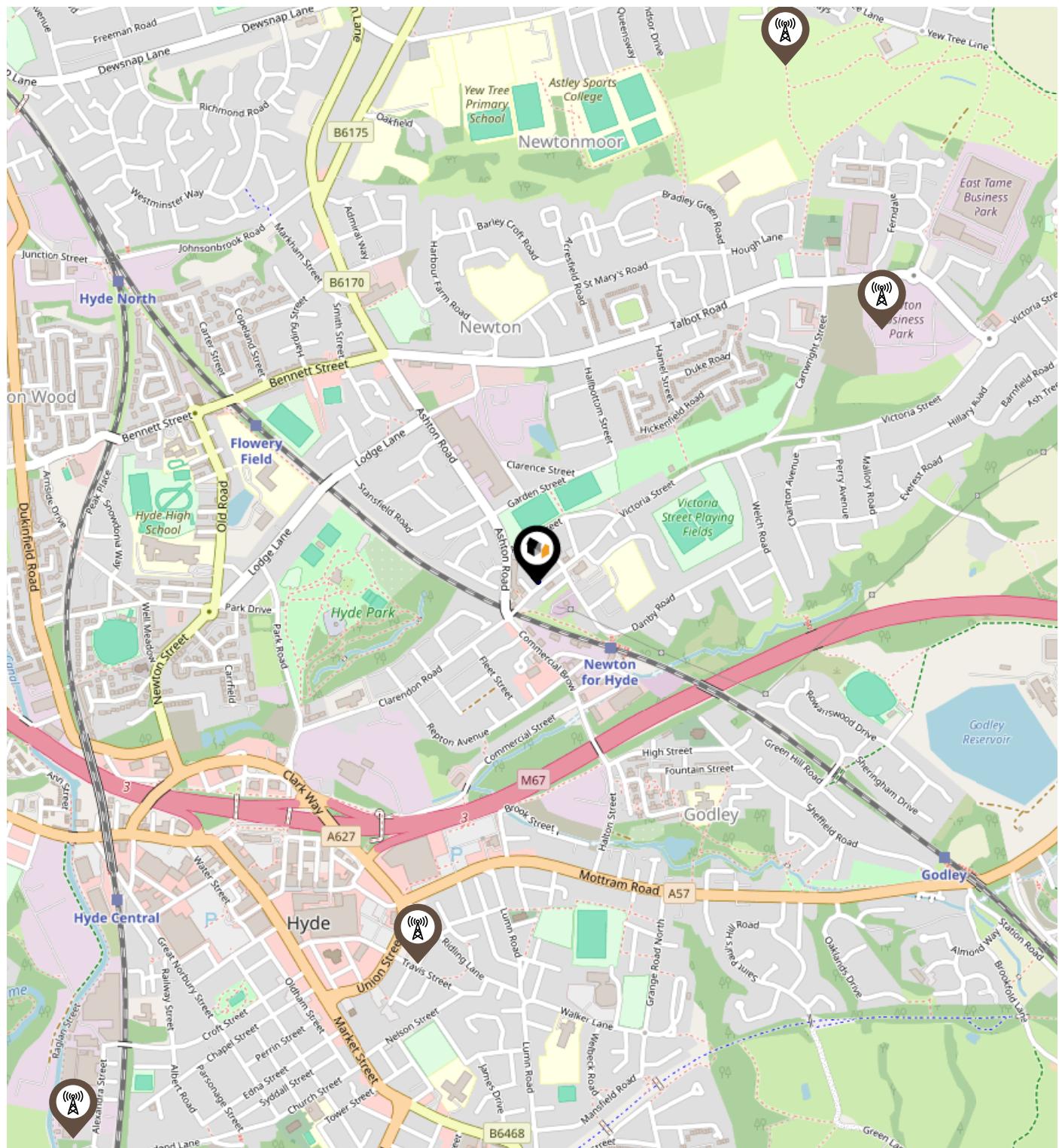


## All Saints Catholic College

Ofsted Rating: Good | Pupils: 798 | Distance: 1



# Local Area Masts & Pylons



## Key:

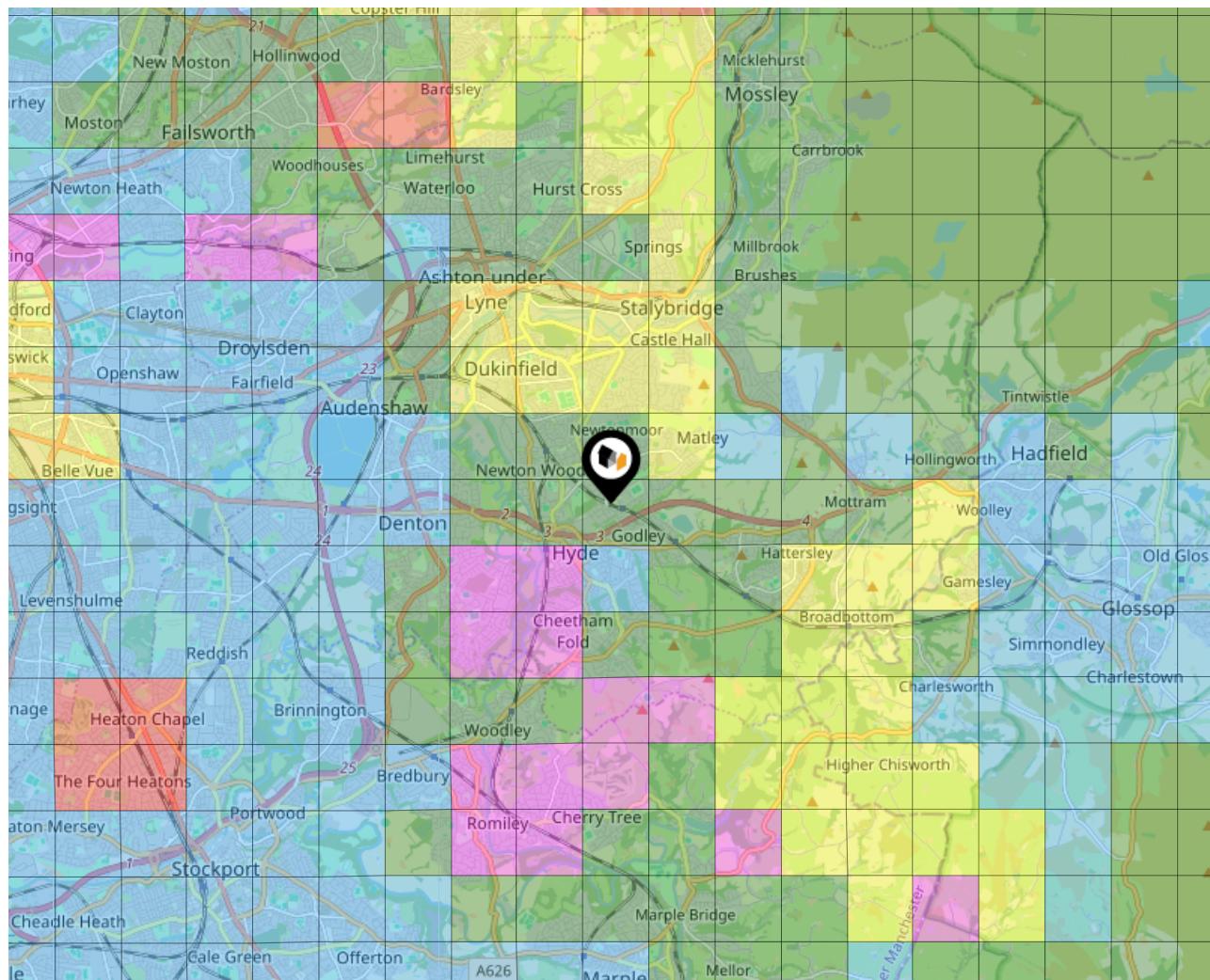
- Power Pylons
- Communication Masts

# Environment

## Radon Gas

### What is Radon?

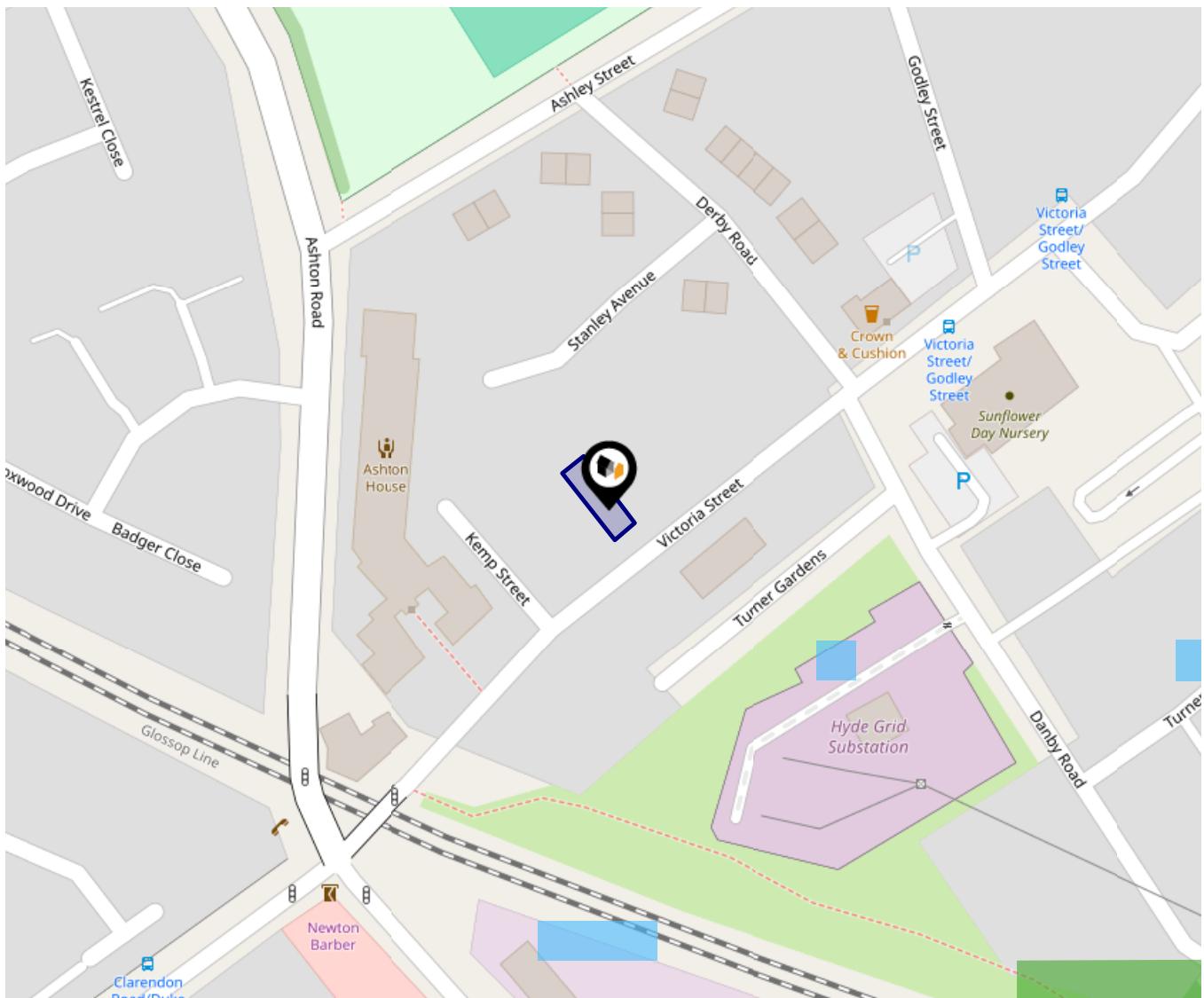
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



This  
Property

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

# Local Area Road Noise



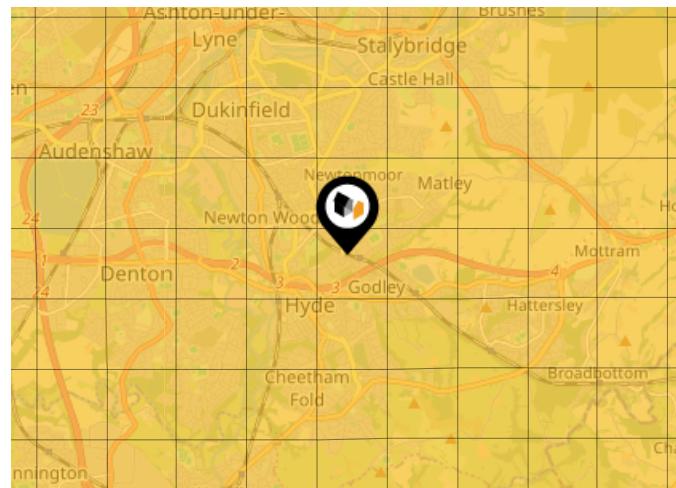
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

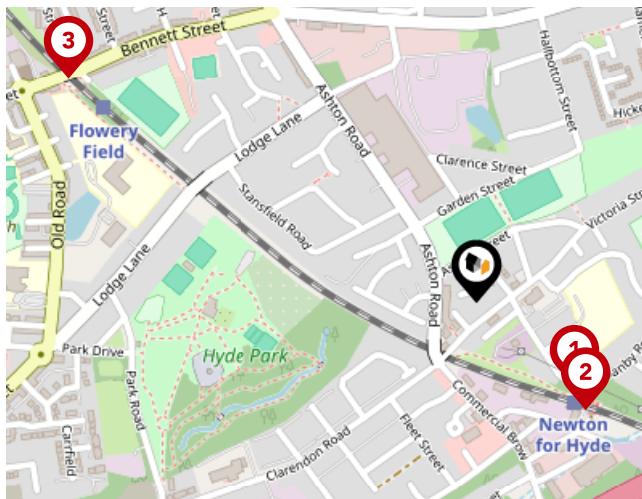
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



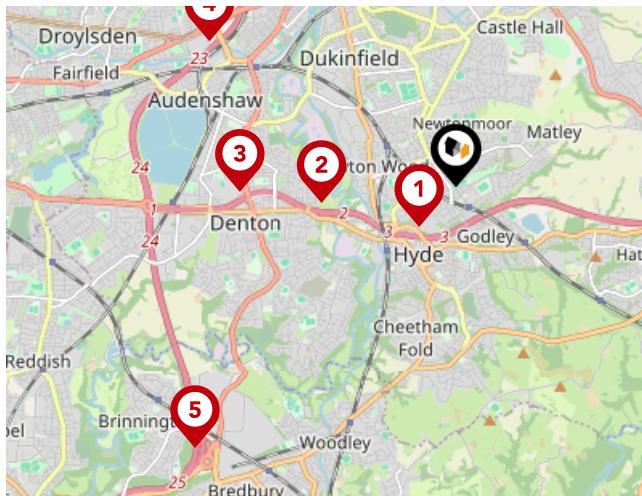
## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



## National Rail Stations

Pin	Name	Distance
1	Newton for Hyde Rail Station	0.14 miles
2	Newton for Hyde Rail Station	0.17 miles
3	Flowery Field Rail Station	0.52 miles



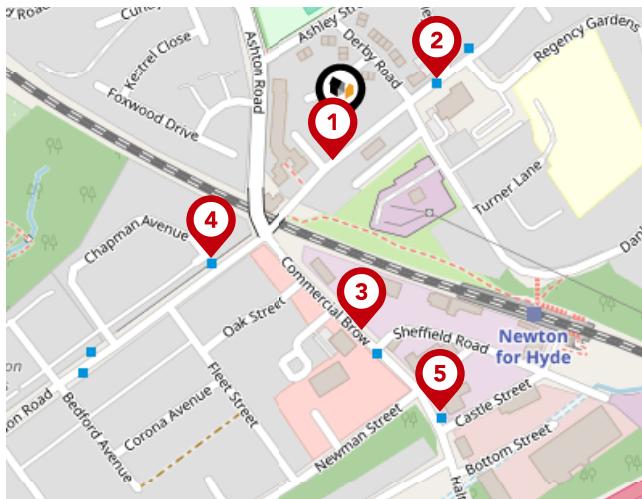
## Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	0.49 miles
2	M67 J2	1.2 miles
3	M67 J1	1.91 miles
4	M60 J23	2.53 miles
5	M60 J25	3.25 miles



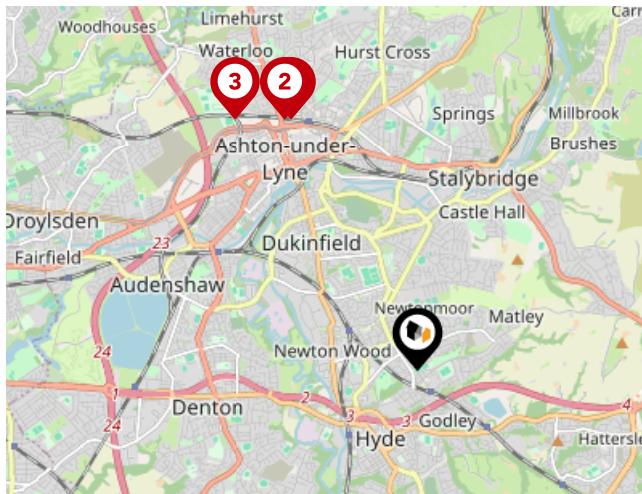
## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	10.66 miles
2	Leeds Bradford Airport	33 miles
3	Speke	33.43 miles
4	Finningley	43.64 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Commercial Brow	0.02 miles
2	Godley Street	0.06 miles
3	Newman Street	0.11 miles
4	Commercial Brow	0.1 miles
5	Newman Street	0.17 miles



## Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	2.5 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	2.52 miles
3	Ashton West (Manchester Metrolink)	2.75 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/

# Agent Disclaimer



## Important - Please Read

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

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

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

# Lawler & Co | Hyde Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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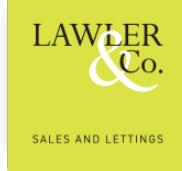


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