



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 28th September 2026



14, CHEW VALLEY ROAD, GREENFIELD, OLDHAM, OL3 7JT

Landwood Group

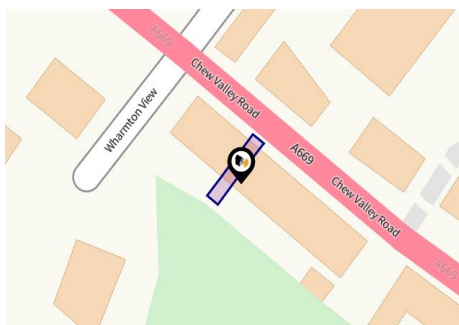
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.01 acres		
Council Tax :	Band B		
Annual Estimate:	£2,024		
Title Number:	GM123818		
UPRN:	422000060146		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6	80	10000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



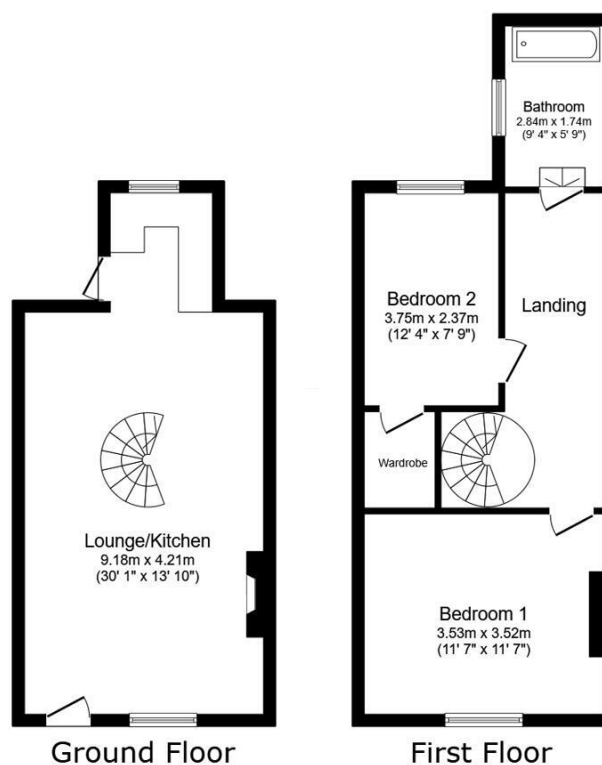
Satellite/Fibre TV Availability:







14, CHEW VALLEY ROAD, GREENFIELD, OLDHAM, OL3 7JT



Total floor area: 77.4 sq.m. (833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property
EPC - Certificate

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14 Chew Valley Road Greenfield OLDHAM OL3 7JT		Energy rating D	
Valid until 22.04.2036		Certificate number 03302757564024261161	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Sandstone, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

Market Sold in Street

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20, Chew Valley Road, Oldham, OL3 7JT				Terraced House
Last Sold Date:	14/05/2026	05/07/2002	16/03/2001	
Last Sold Price:	£229,995	£78,000	£42,000	
30, Chew Valley Road, Oldham, OL3 7JT				Flat-maisonette House
Last Sold Date:	17/06/2024	13/01/2022		
Last Sold Price:	£130,000	£109,000		
6, Chew Valley Road, Oldham, OL3 7JT				Terraced House
Last Sold Date:	30/09/2021	06/12/2002		
Last Sold Price:	£225,000	£98,000		
10, Chew Valley Road, Oldham, OL3 7JT				Terraced House
Last Sold Date:	04/08/2017	28/10/2002	31/01/1997	
Last Sold Price:	£227,000	£117,000	£59,000	
28, Chew Valley Road, Oldham, OL3 7JT				Terraced House
Last Sold Date:	24/02/2017	27/09/2004		
Last Sold Price:	£130,000	£108,000		
24, Chew Valley Road, Oldham, OL3 7JT				Terraced House
Last Sold Date:	12/06/2015	13/01/2000	12/07/1996	
Last Sold Price:	£137,450	£52,000	£42,000	
16, Chew Valley Road, Oldham, OL3 7JT				Terraced House
Last Sold Date:	26/09/2008	29/11/2002	26/04/2002	17/12/1996
Last Sold Price:	£144,000	£89,950	£65,000	£50,000
18, Chew Valley Road, Oldham, OL3 7JT				Terraced House
Last Sold Date:	06/05/2005	09/05/2003		
Last Sold Price:	£132,500	£76,500		
8, Chew Valley Road, Oldham, OL3 7JT				Detached House
Last Sold Date:	25/07/2003			
Last Sold Price:	£235,000			
10a, Chew Valley Road, Oldham, OL3 7JT				Terraced House
Last Sold Date:	19/07/2002	08/03/2002	02/06/2000	27/10/1995
Last Sold Price:	£80,000	£56,000	£56,000	£23,000
26, Chew Valley Road, Oldham, OL3 7JT				Terraced House
Last Sold Date:	22/03/2002			
Last Sold Price:	£65,500			
2, Chew Valley Road, Oldham, OL3 7JT				Flat-maisonette House
Last Sold Date:	23/11/2001			
Last Sold Price:	£54,000			

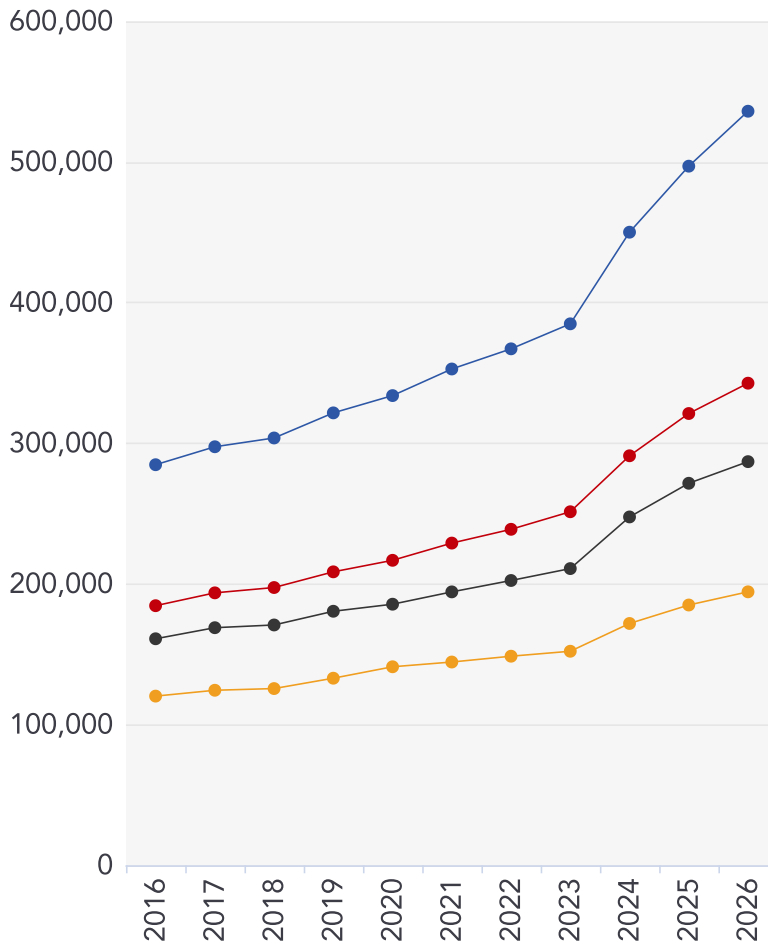
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in OL3



Detached

+88.25%

Semi-Detached

+85.72%

Terraced

+78.2%

Flat

+61.65%

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.

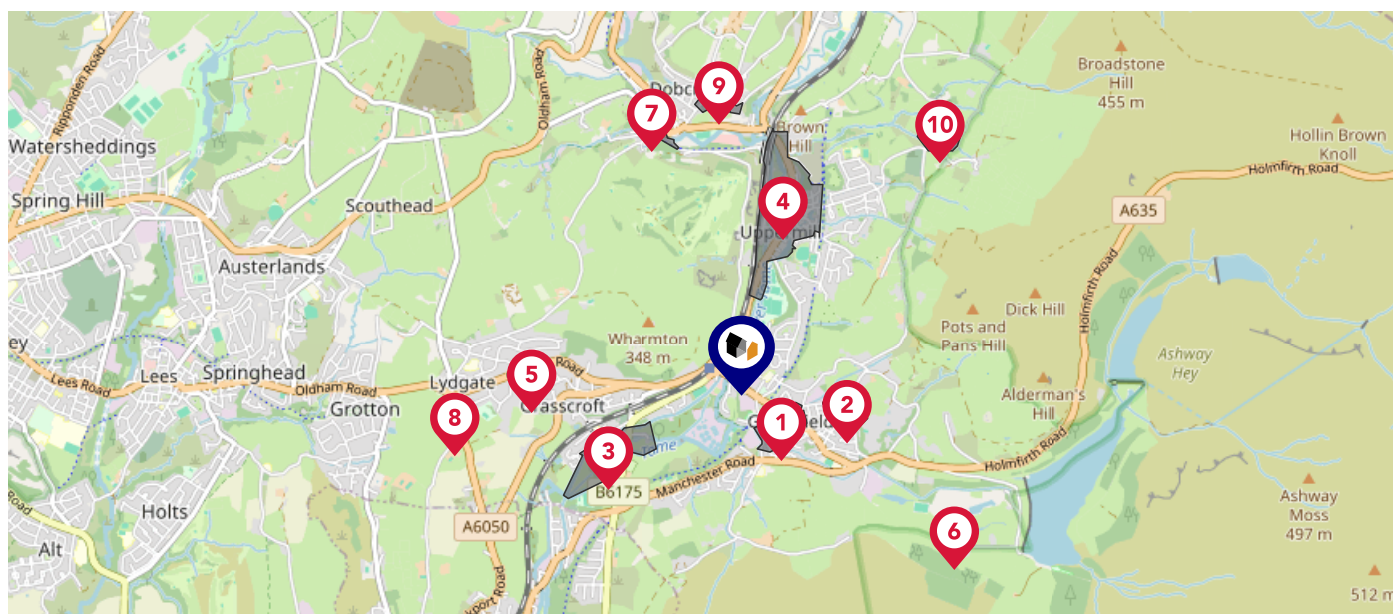
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

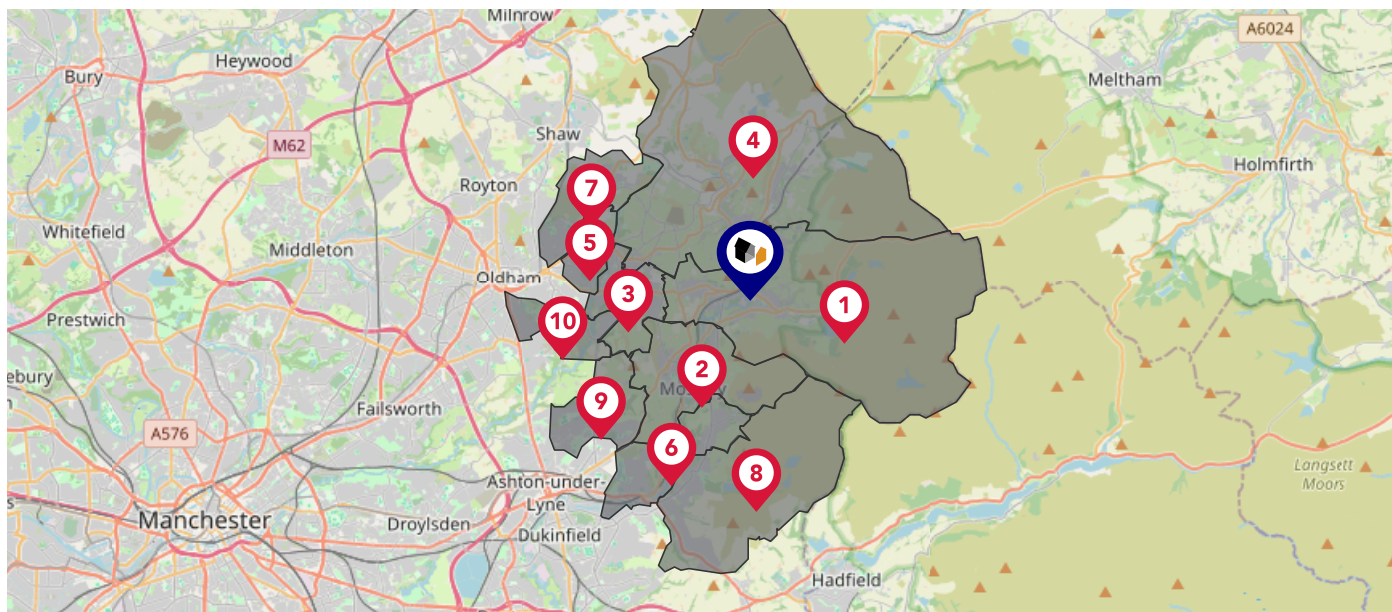
- | | |
|----|--------------------------------|
| 1 | Ladhill Lane |
| 2 | Boarshurst |
| 3 | Royal George Mills |
| 4 | Uppermill |
| 5 | Grasscroft |
| 6 | Hey Top, Greenfield |
| 7 | Tame Water |
| 8 | Lydgate |
| 9 | Dobcross |
| 10 | St. Chad's Church, Saddleworth |

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

1

Saddleworth South Ward

2

Mossley Ward

3

Saddleworth West and Lees Ward

4

Saddleworth North Ward

5

Waterhead Ward

6

Stalybridge North Ward

7

St. James' Ward

8

Stalybridge South Ward

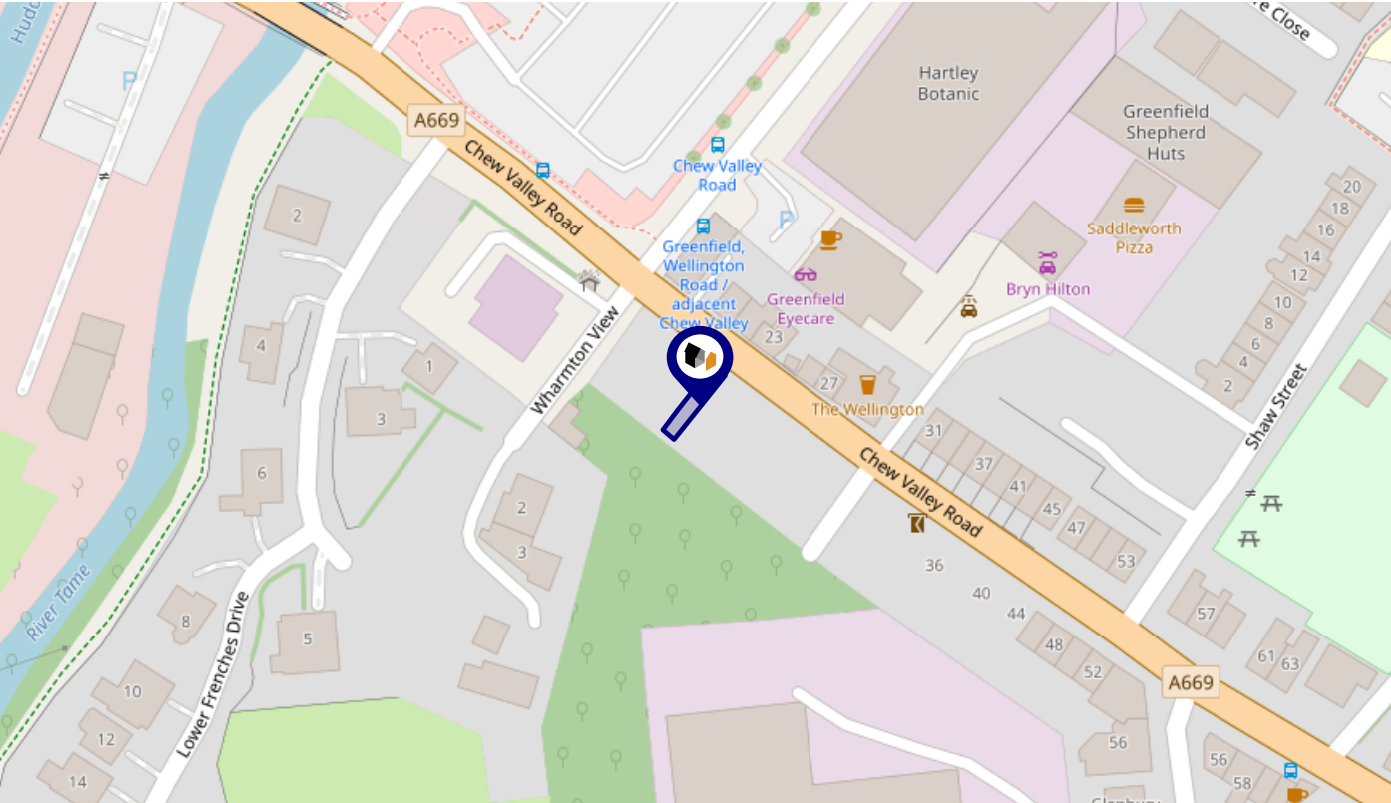
9

Ashton Hurst Ward

10

Alexandra 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:

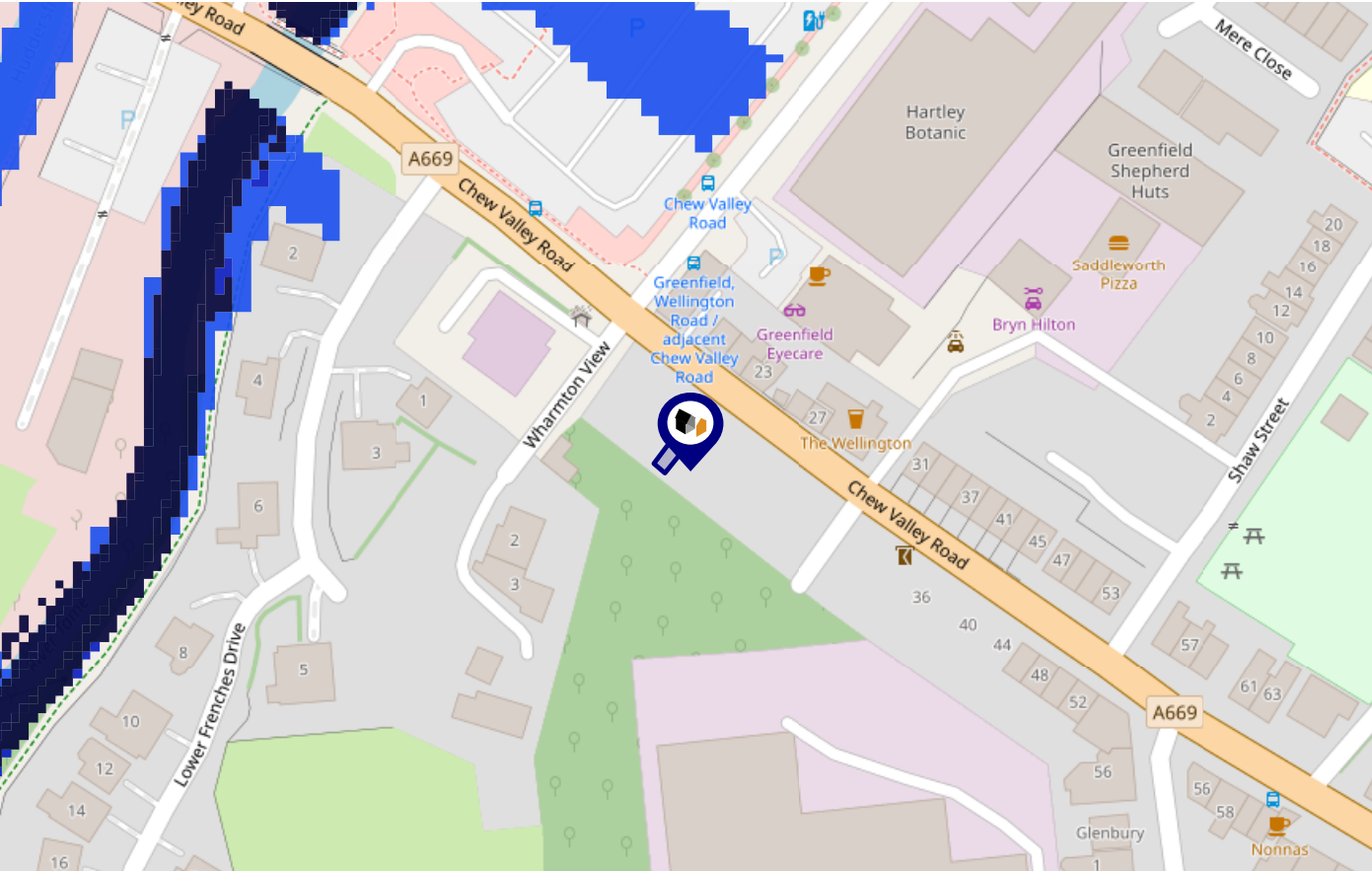
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

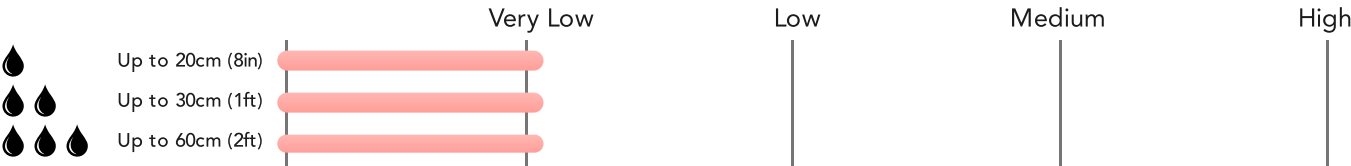


Risk Rating: Very low

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:

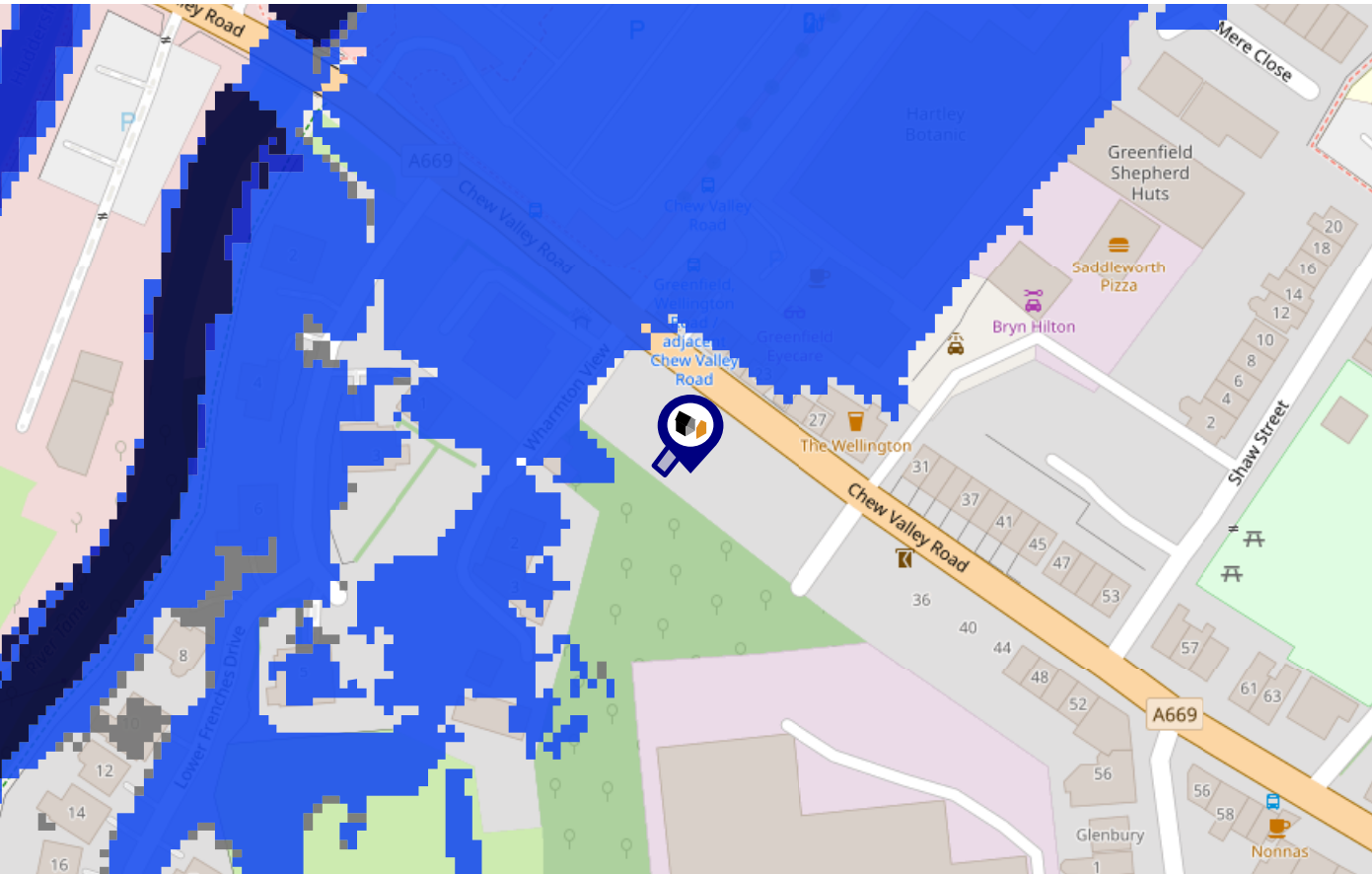


Flood Risk

Rivers & Seas - Climate Change

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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.

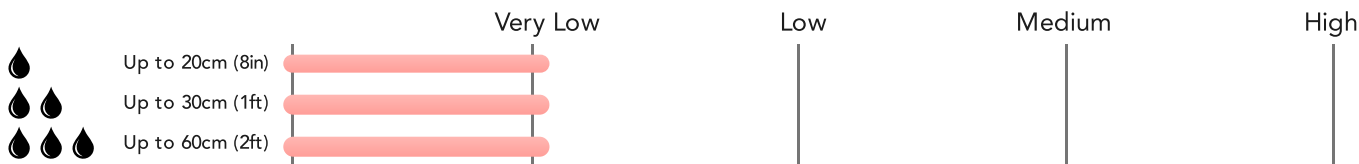


Risk Rating: Very low

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- 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:



KPF - Key Property Facts

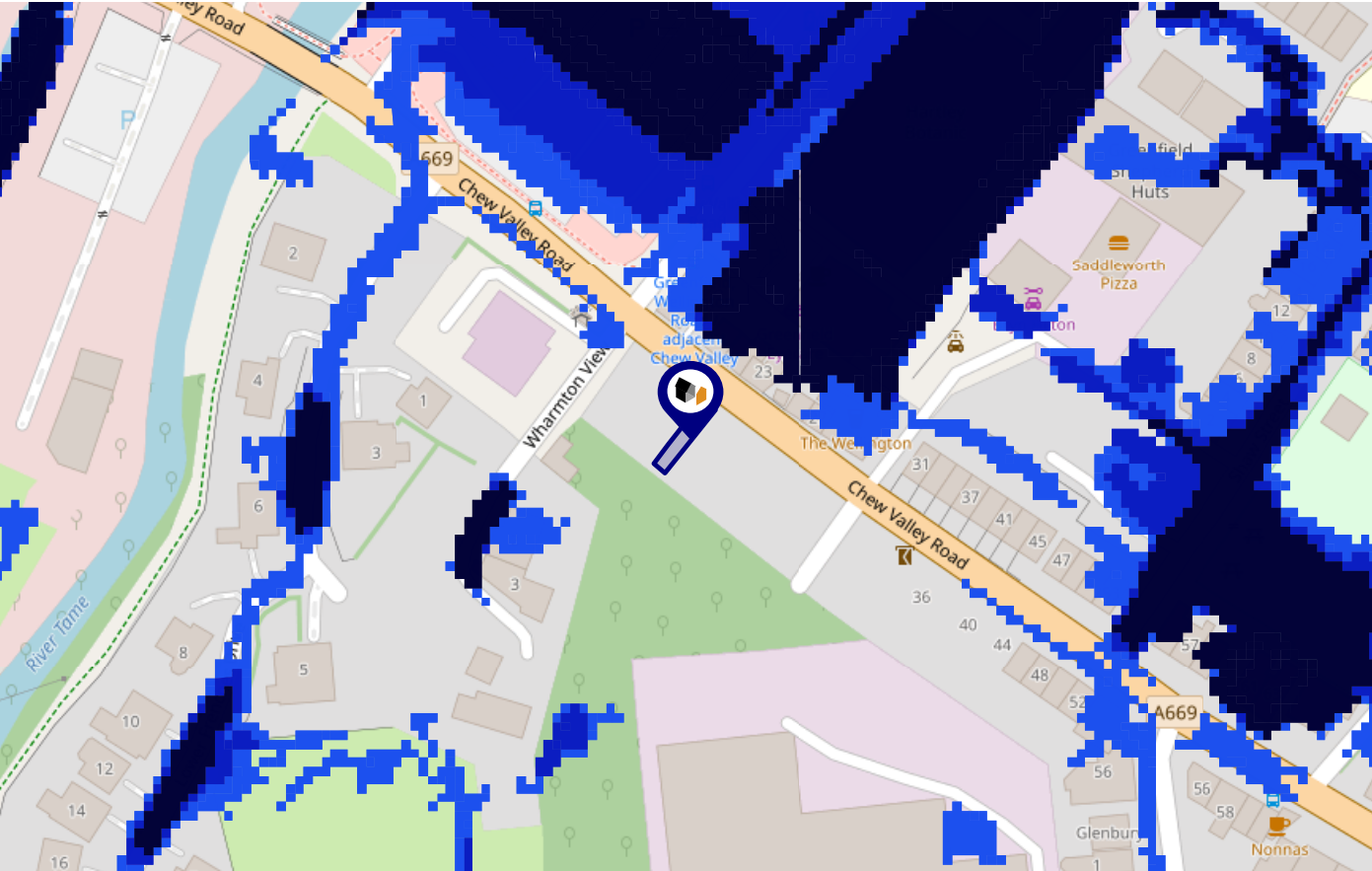
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aprift
Know any property instantly

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.

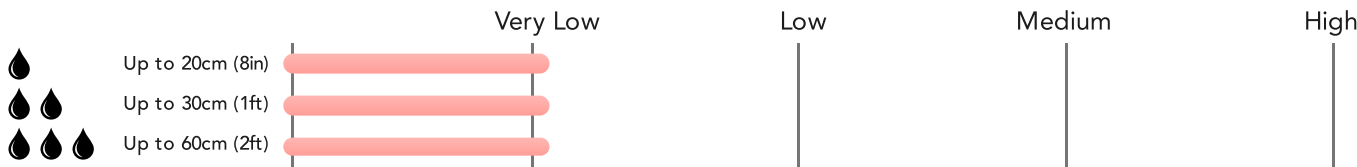


Risk Rating: Very low

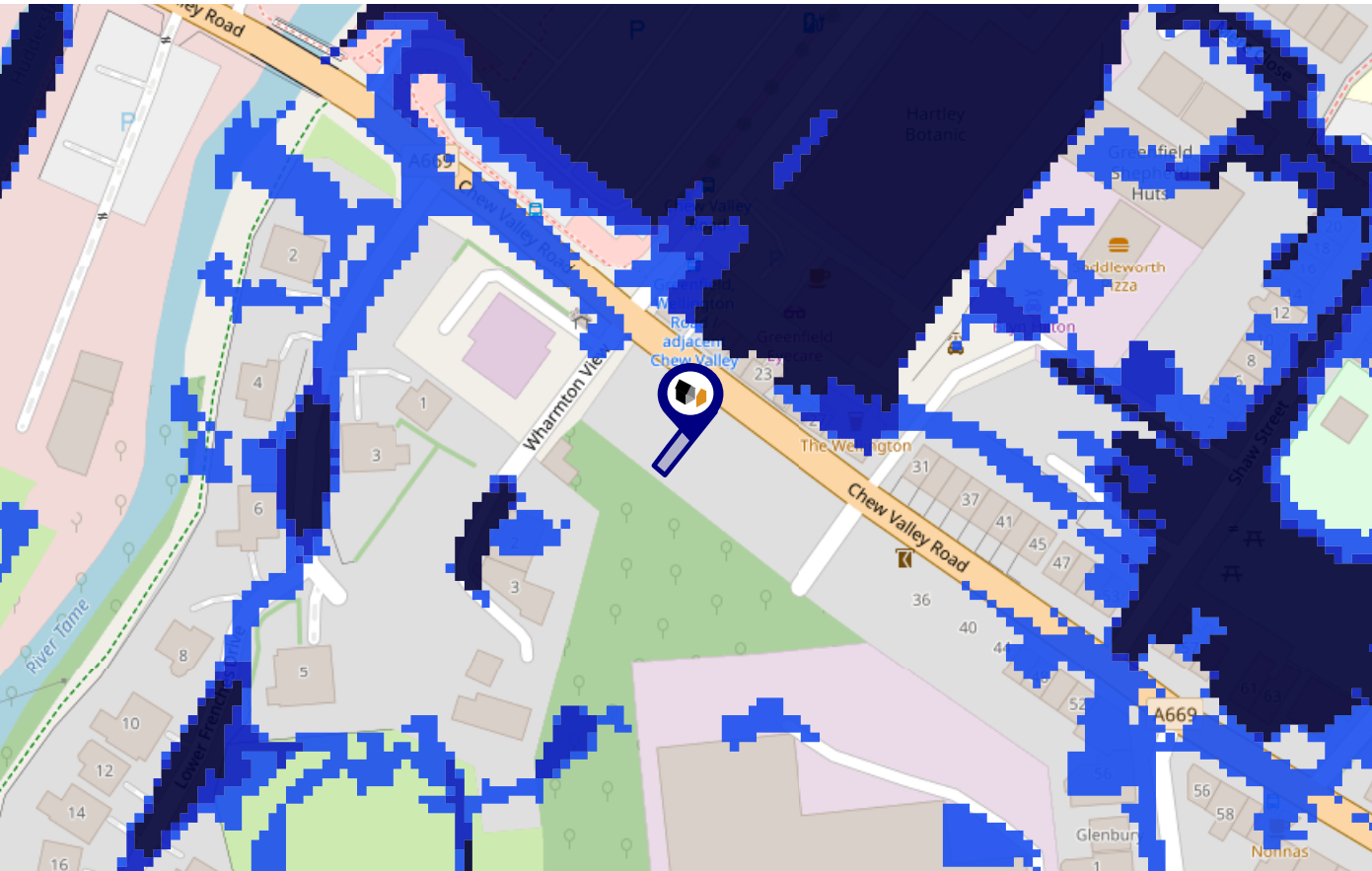
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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.

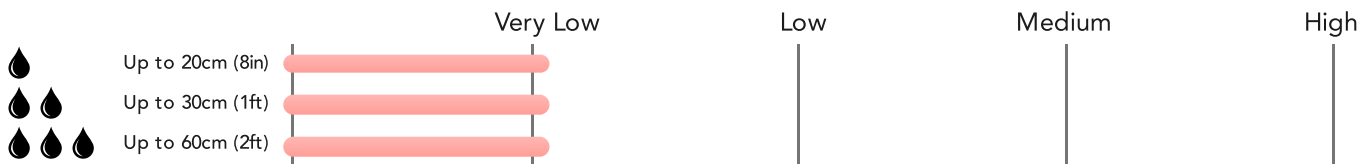


Risk Rating: Very low

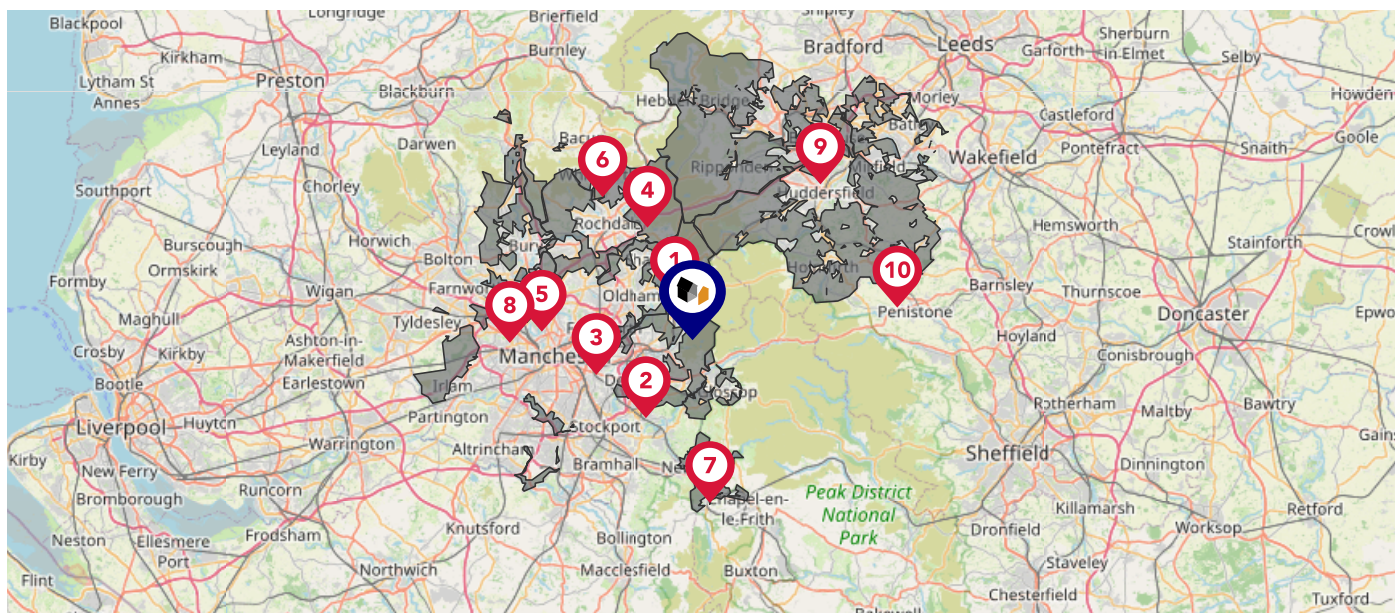
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

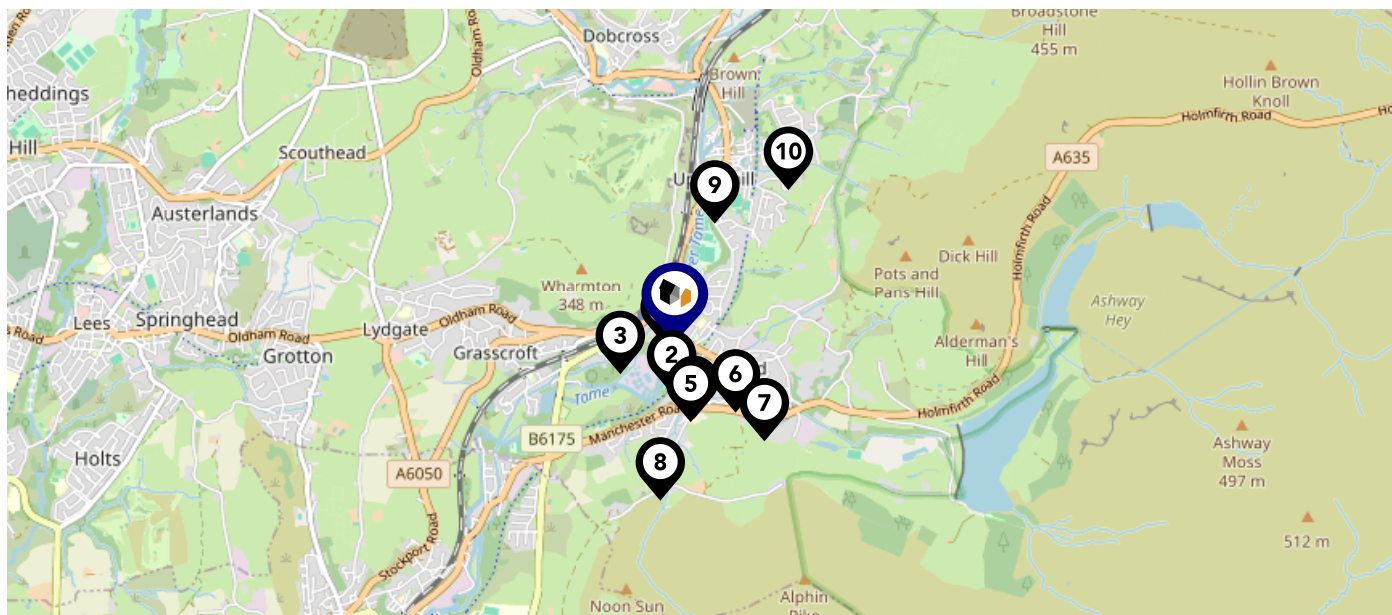
- 1 Merseyside and Greater Manchester Green Belt - Oldham
- 2 Merseyside and Greater Manchester Green Belt - Tameside
- 3 Merseyside and Greater Manchester Green Belt - Manchester
- 4 Merseyside and Greater Manchester Green Belt - Rochdale
- 5 Merseyside and Greater Manchester Green Belt - Bury
- 6 Merseyside and Greater Manchester Green Belt - Rossendale
- 7 Merseyside and Greater Manchester Green Belt - High Peak
- 8 Merseyside and Greater Manchester Green Belt - Salford
- 9 South and West Yorkshire Green Belt - Calderdale
- 10 South and West Yorkshire Green Belt - Kirklees

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

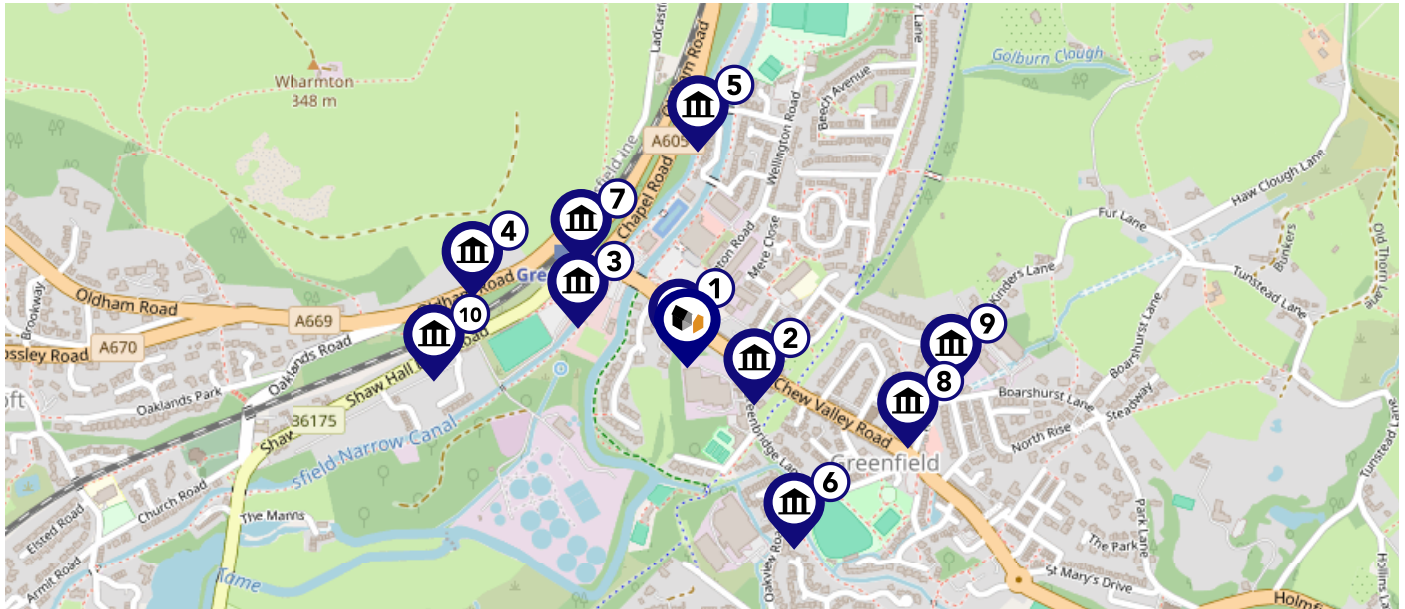
1	Land at Frenches Dye Works-Chew Valley Road, Greenfield, Oldham, Greater Manchester	Historic Landfill
2	Land At Greenbridge Lane-Greenbridge Lane, Greenfield, Oldham, Greater Manchester	Historic Landfill
3	Land at Shaw Hall Bank-Shaw Hall Bank Road, Greenfield, Oldham, Greater Manchester	Historic Landfill
4	Land at Haybottoms Mill-Oak View Road, Greenfield, Oldham, Greater Manchester	Historic Landfill
5	Land at Haybottoms Mill-Oak View Road, Greenfield, Oldham, Greater Manchester	Historic Landfill
6	Land at Chew Brook Drive-Bentfield Mill, Chew Valley Road, Greenfield, Oldham, Greater Manchester	Historic Landfill
7	Chew Valley-Greenfield, Lancashire	Historic Landfill
8	Land adjacent to Warlow Brook-Friezland Lane, Greenfield, Oldham, Greater Manchester	Historic Landfill
9	School Street Reservoir-School Street, Uppermill, Oldham, Greater Manchester	Historic Landfill
10	Land at Heathwood-Heathfields Mill, Spring Meadow Lane, Heathwood, Uppermill, Oldham, Greater Manchester	Historic Landfill

Maps

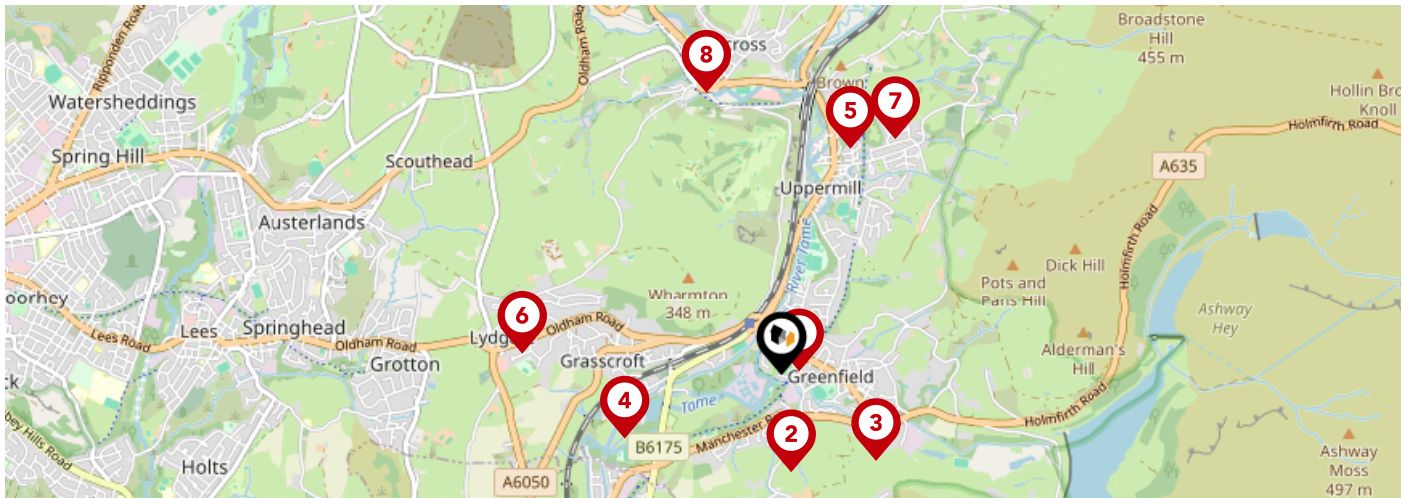
Listed Buildings

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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...



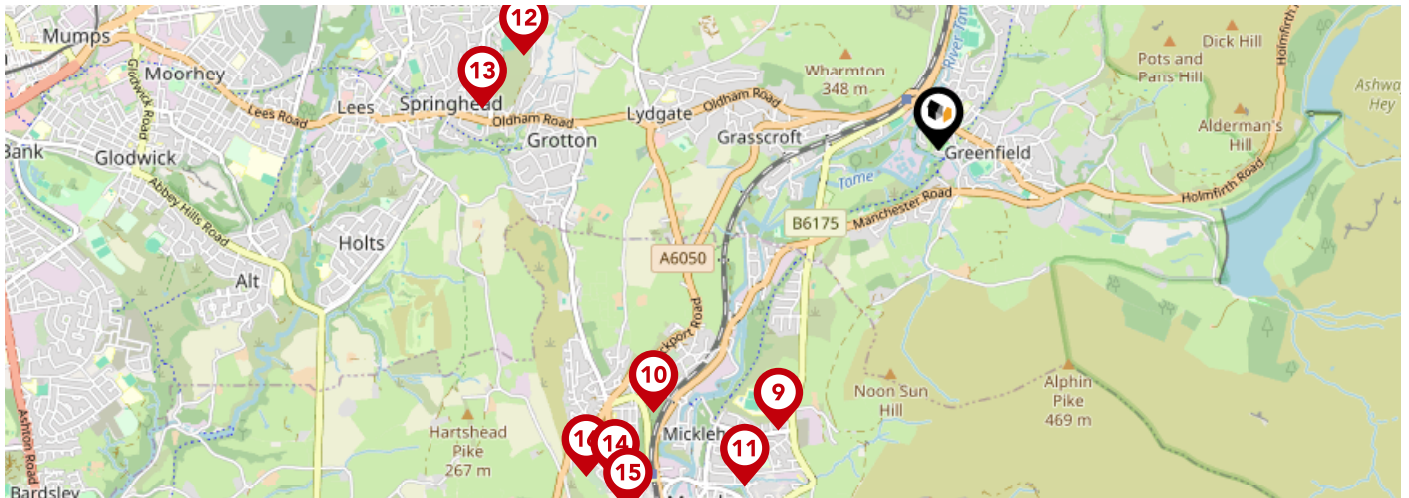
Listed Buildings in the local district		Grade	Distance
	1067469 - 17, Chew Valley Road	Grade II	0.0 miles
	1356698 - 61, 61a, 63 And 63a, Chew Valley Road	Grade II	0.1 miles
	1067470 - Wharf Cottages	Grade II	0.1 miles
	1068153 - Wharmton Tower	Grade II	0.2 miles
	1253531 - Huddersfield Narrow Canal Halls Bridge And Lock 20w At Sd 994 049	Grade II	0.2 miles
	1068180 - Ladhill Bridge	Grade II	0.2 miles
	1451853 - Railway Overbridge Mv13/28, Oldham Road	Grade II	0.2 miles
	1068175 - Foul Rake House	Grade II	0.3 miles
	1163522 - Kinders Lodge	Grade II	0.3 miles
	1451852 - Railway Accommodation Underbridge Mv13/26, Footway	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Greenfield Primary School Ofsted Rating: Outstanding Pupils: 303 Distance:0.08	☐	☒	☐	☐	☐
2	Bright Futures School Ofsted Rating: Good Pupils: 15 Distance:0.43	☐	☐	☒	☐	☐
3	Greenfield St Mary's CofE School Ofsted Rating: Good Pupils: 179 Distance:0.56	☐	☒	☐	☐	☐
4	Friezland Primary School Ofsted Rating: Good Pupils: 98 Distance:0.75	☐	☒	☐	☐	☐
5	Saddleworth School Ofsted Rating: Requires improvement Pupils: 1418 Distance:1.05	☐	☐	☒	☐	☐
6	St Anne's CofE Lydgate Primary School Ofsted Rating: Good Pupils: 210 Distance:1.14	☐	☒	☐	☐	☐
7	St Chad's Church of England Primary School Ofsted Rating: Good Pupils: 255 Distance:1.16	☐	☒	☐	☐	☐
8	Holy Trinity CofE Dobcross Primary School Ofsted Rating: Good Pupils: 226 Distance:1.28	☐	☒	☐	☐	☐

Area Schools

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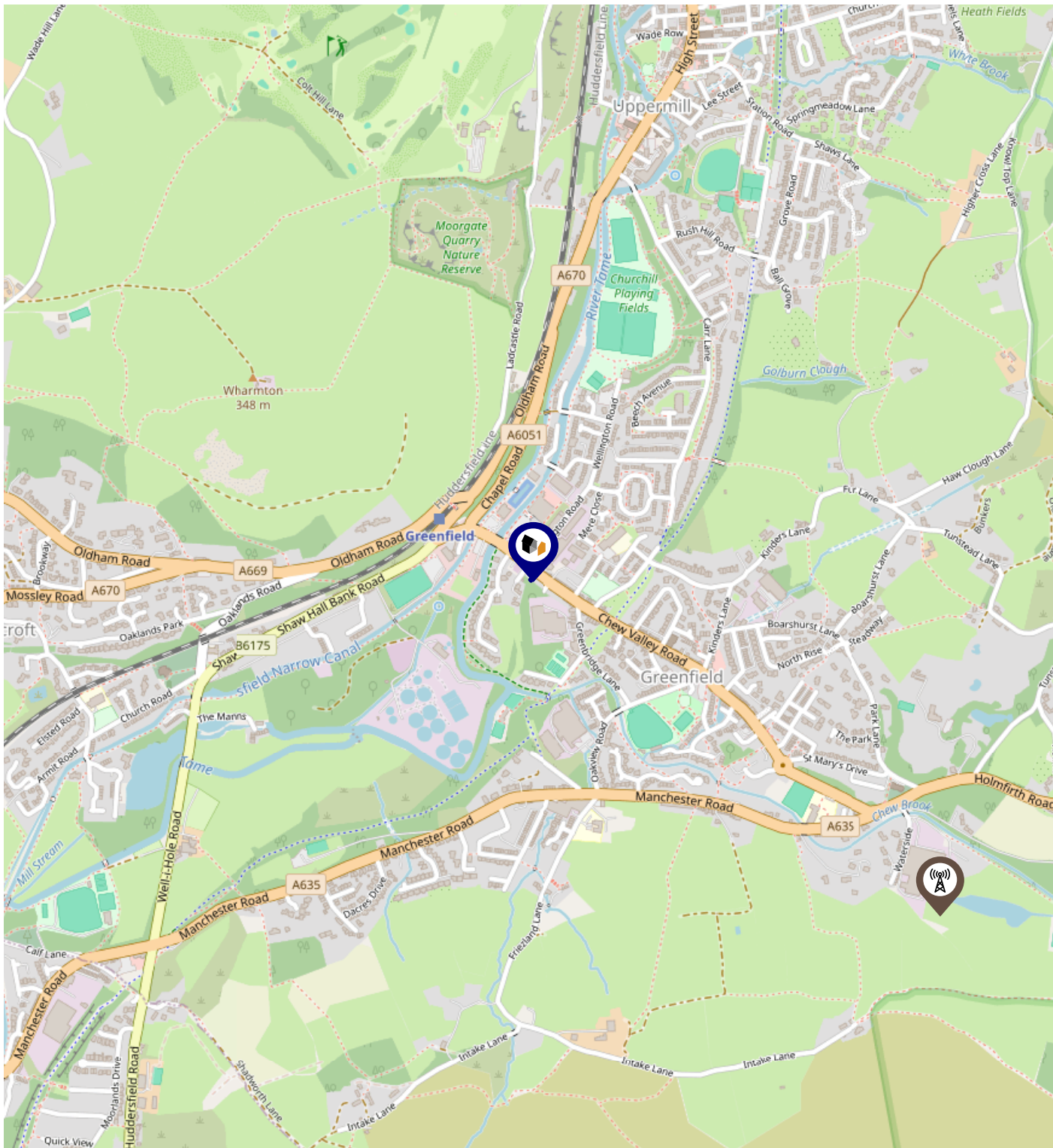


		Nursery	Primary	Secondary	College	Private
9	Mossley Hollins High School Ofsted Rating: Good Pupils: 880 Distance:1.42	☐	☐	☒	☐	☐
10	Milton St John's CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.7	☐	☒	☐	☐	☐
11	Micklehurst All Saints CofE Primary School Ofsted Rating: Good Pupils: 214 Distance:1.71	☐	☒	☐	☐	☐
12	Knowsley Junior School Ofsted Rating: Good Pupils: 313 Distance:1.87	☐	☒	☐	☐	☐
13	Springhead Infant and Nursery School Ofsted Rating: Good Pupils: 159 Distance:2.02	☐	☒	☐	☐	☐
14	St Joseph's RC Primary School Ofsted Rating: Good Pupils: 185 Distance:2.04	☐	☒	☐	☐	☐
15	Livingstone Primary School Ofsted Rating: Good Pupils: 219 Distance:2.1	☐	☒	☐	☐	☐
16	St George's CofE Primary School Ofsted Rating: Good Pupils: 129 Distance:2.12	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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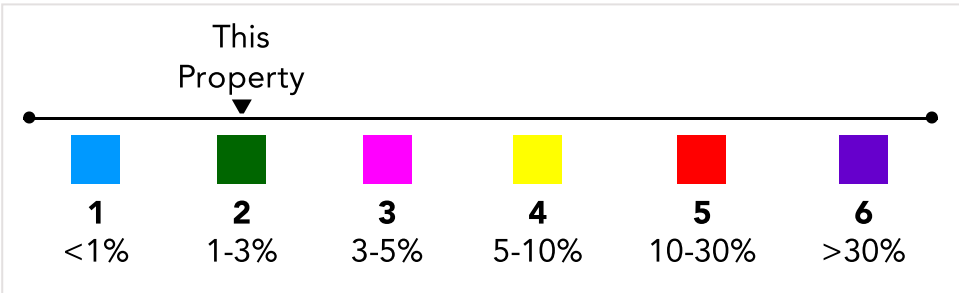
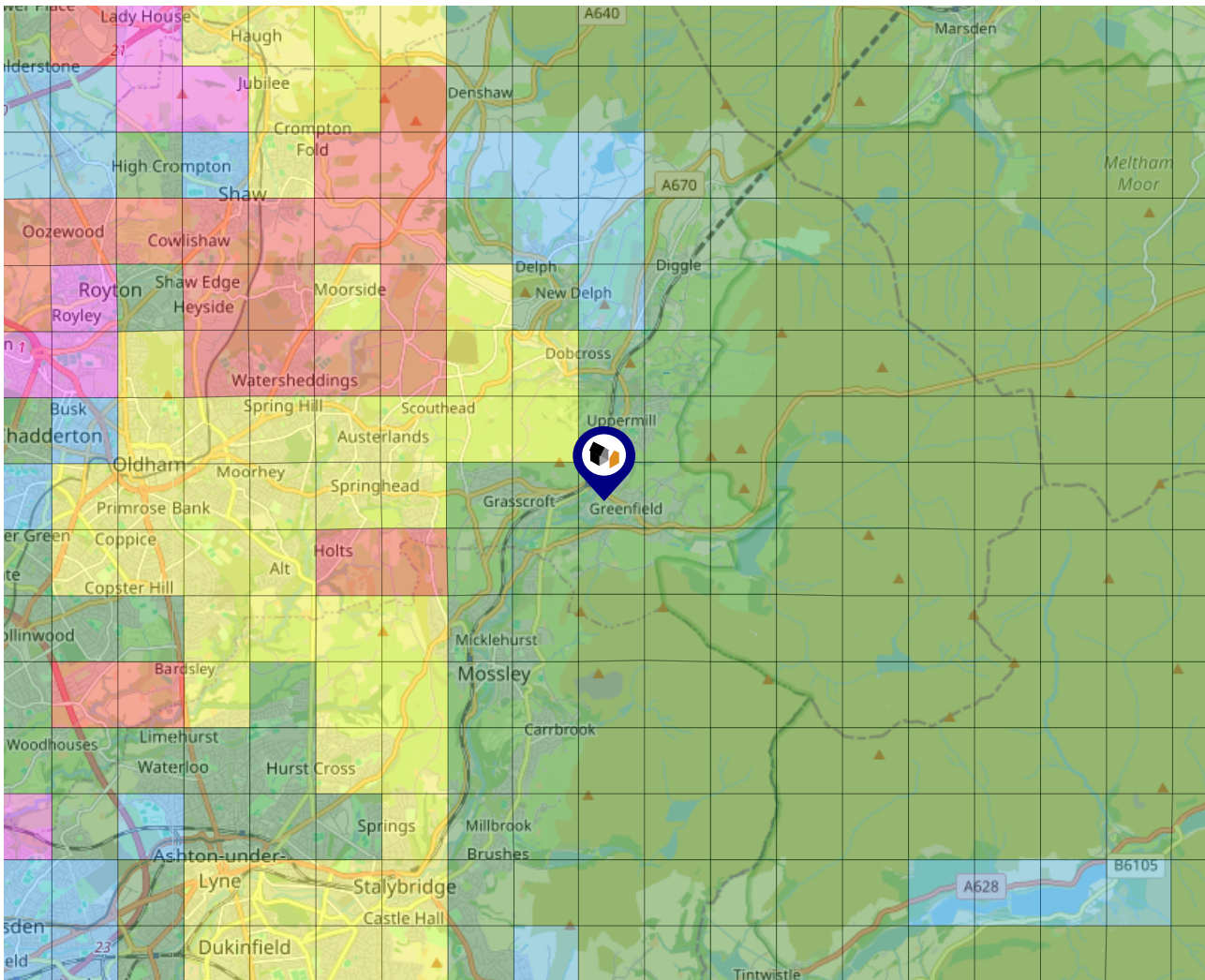


Key:

-  Power Pylons
-  Communication Masts

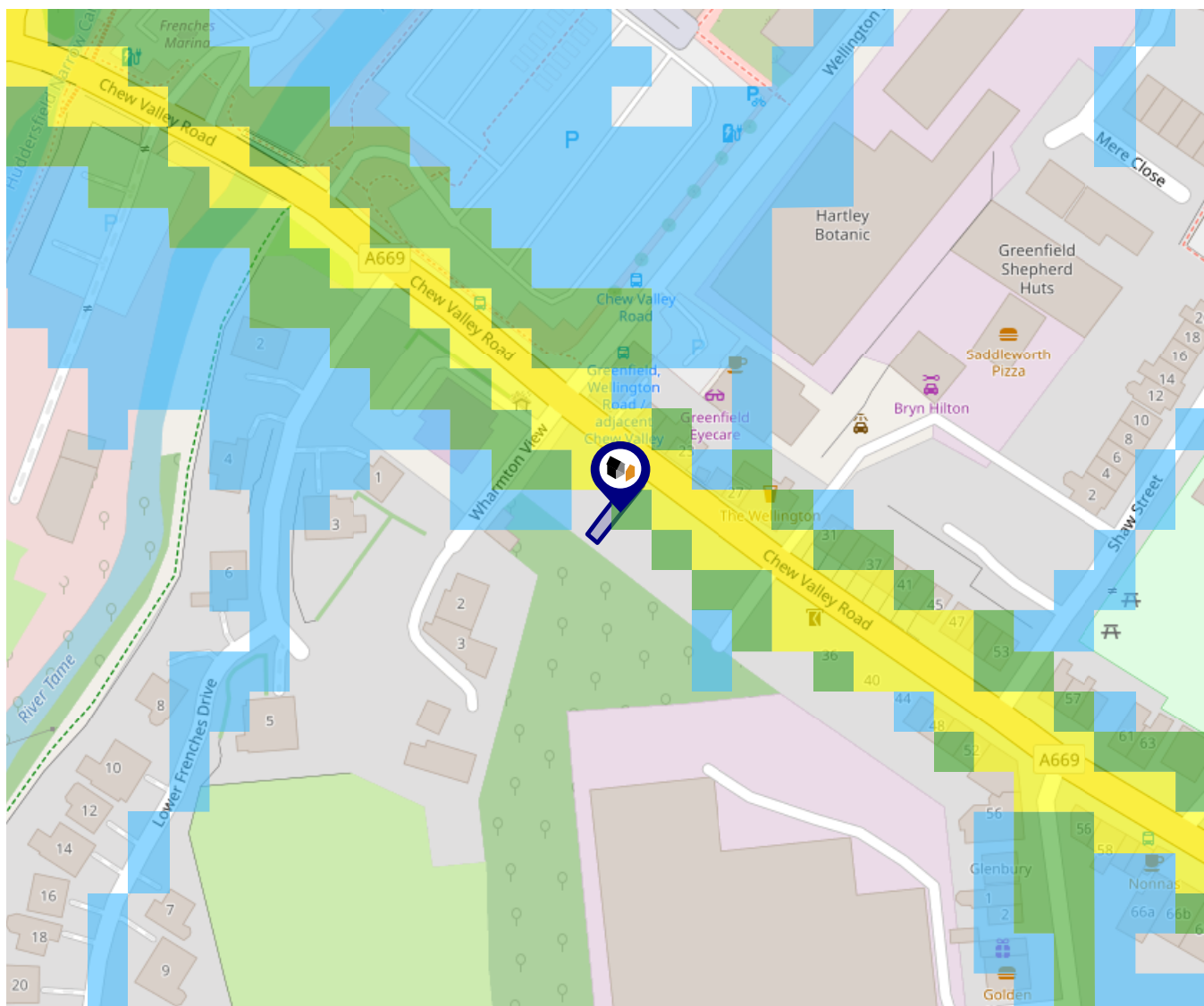
What is Radon?

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).



Local Area Road Noise

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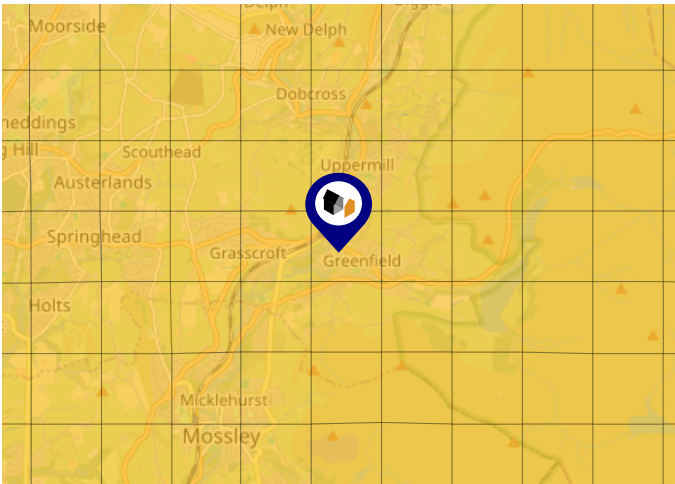


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



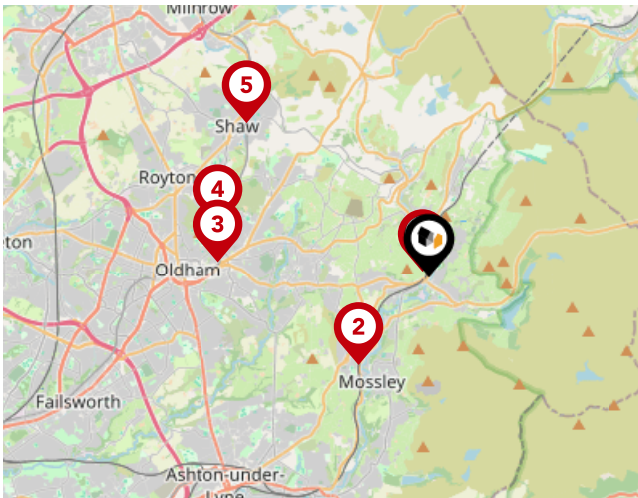
Primary Classifications (Most Common Clay Types)

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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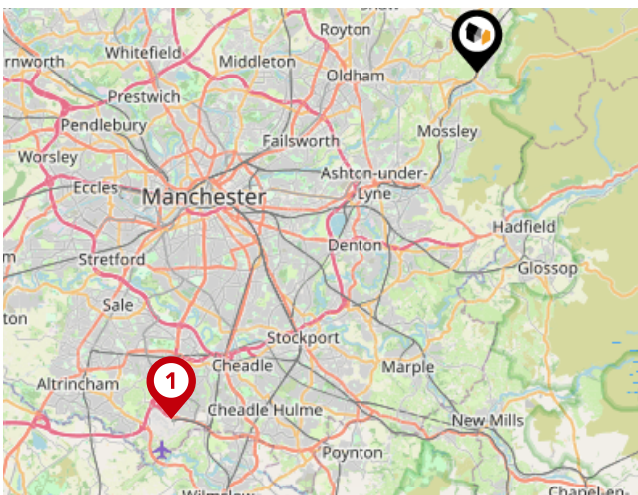
National Rail Stations

Pin	Name	Distance
1	Greenfield Rail Station	0.15 miles
2	Mossley (Manchester) Rail Station	1.99 miles
3	Oldham Mumps Rail Station (closed)	3.75 miles
4	Derker Rail Station (closed)	3.82 miles
5	Shaw & Crompton Rail Station (closed)	4.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A627(M) J1	5.46 miles
2	M60 J22	5.6 miles
3	M62 J21	6.06 miles
4	M60 J21	6.21 miles
5	M60 J23	6.23 miles



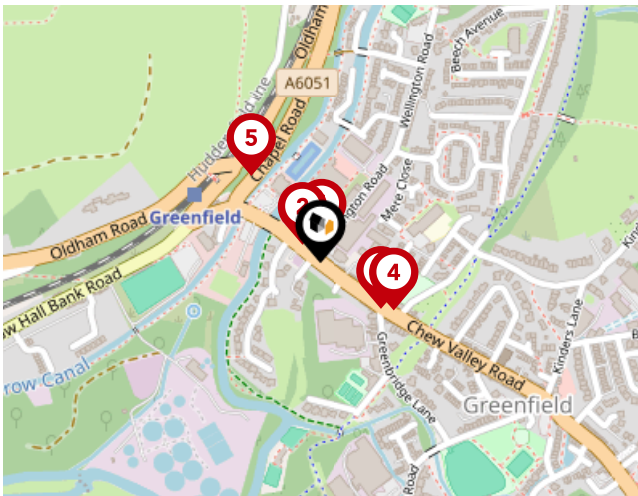
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.26 miles

Area

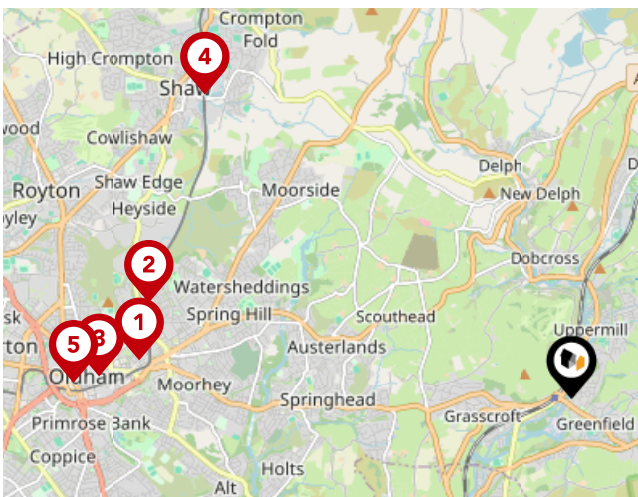
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Chew Valley Road	0.02 miles
2	Wellington Road	0.02 miles
3	Greenbridge Lane	0.08 miles
4	Conservative Club	0.09 miles
5	Chew Valley Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Oldham Mumps (Manchester Metrolink)	3.81 miles
2	Derker (Manchester Metrolink)	3.82 miles
3	Oldham Central (Manchester Metrolink)	4.16 miles
4	Shaw and Crompton (Manchester Metrolink)	4.19 miles
5	Oldham King Street (Manchester Metrolink)	4.37 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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