



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th October 2026



ROWAN CRESCENT, HYDE, SK14

Lawler & Co | Hyde

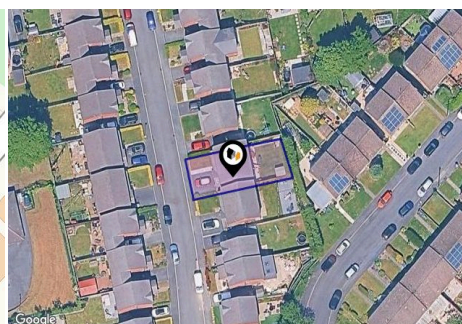
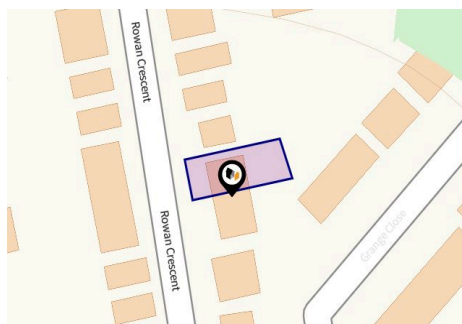
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

Harriett@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Detached
Bedrooms:	4
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.06 acres
Year Built :	2016
Council Tax :	Band E
Annual Estimate:	£2,991
Title Number:	MAN267726

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12
mb/s



70
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

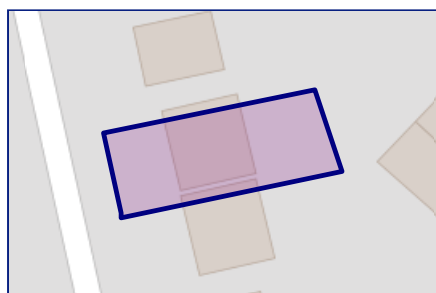


Freehold Title Plan



GM779538

Leasehold Title Plan



MAN267726

Start Date: 03/03/2016
End Date: 01/01/2264
Lease Term: 250 years from 1 January 2014
Term Remaining: 237 years

Property EPC - Certificate

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HYDE, SK14

Energy rating

B

Valid until 20.04.2031

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

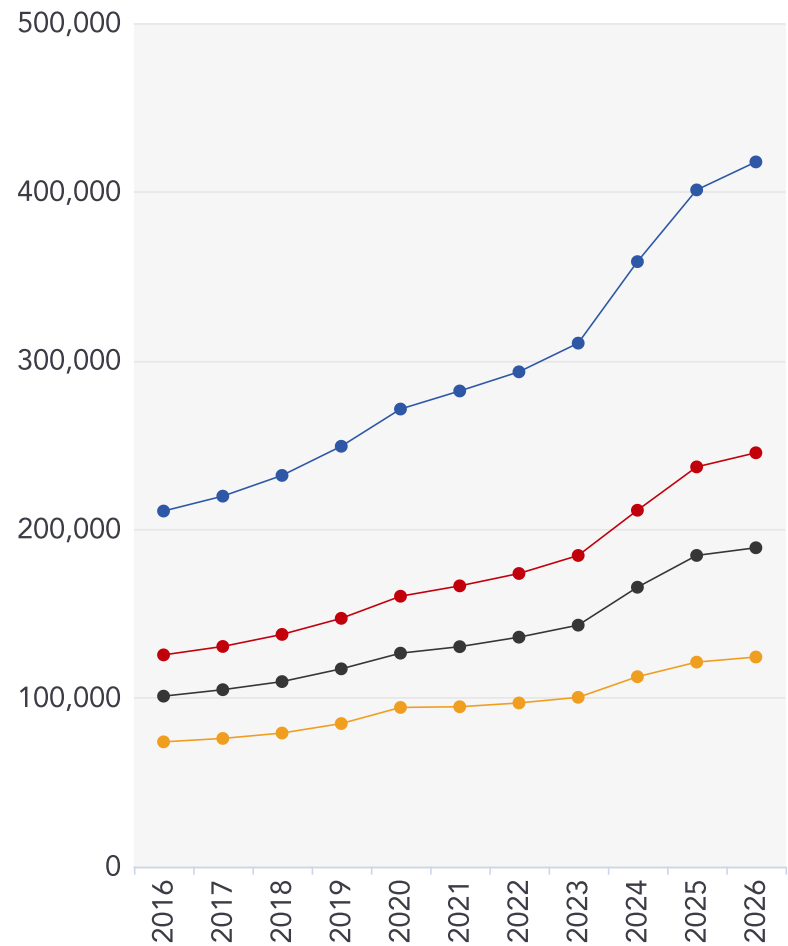
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m ² K
Total Floor Area:	79 m ²

Market

House Price Statistics



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



Detached

+98.16%

Semi-Detached

+95.42%

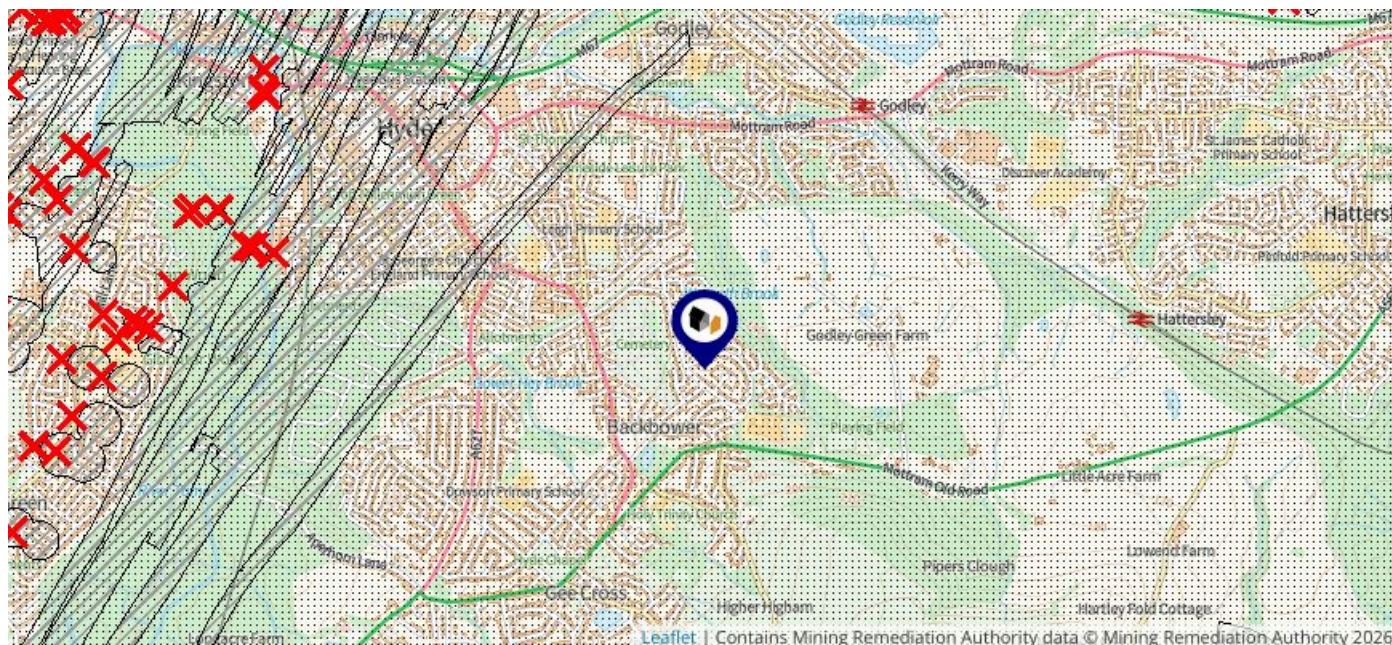
Terraced

+87.01%

Flat

+67.95%

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.

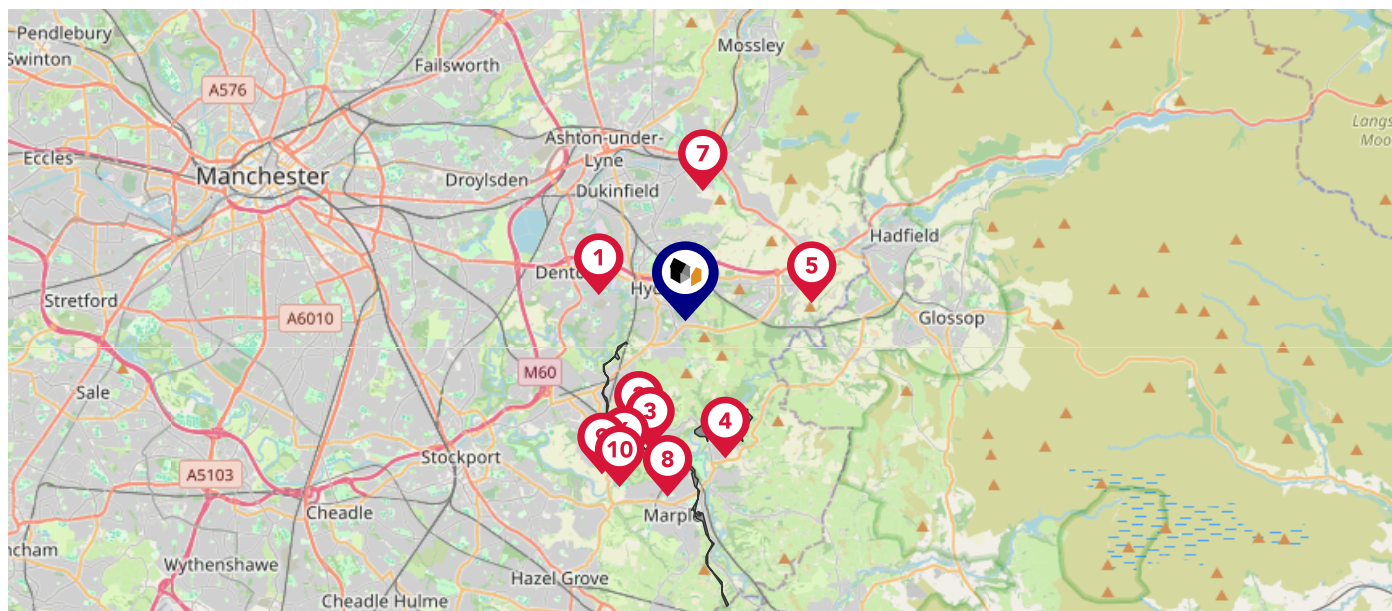
Maps

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 St Annes, Haughton
- 2 Greave Fold, Romiley
- 3 Barlow Fold, Romiley
- 4 Compstall
- 5 Mottram In Longdendale
- 6 Church Lane, Romiley
- 7 Stalybridge Town Centre
- 8 Peak Forest Canal
- 9 Hatherlow
- 10 Chadkirk

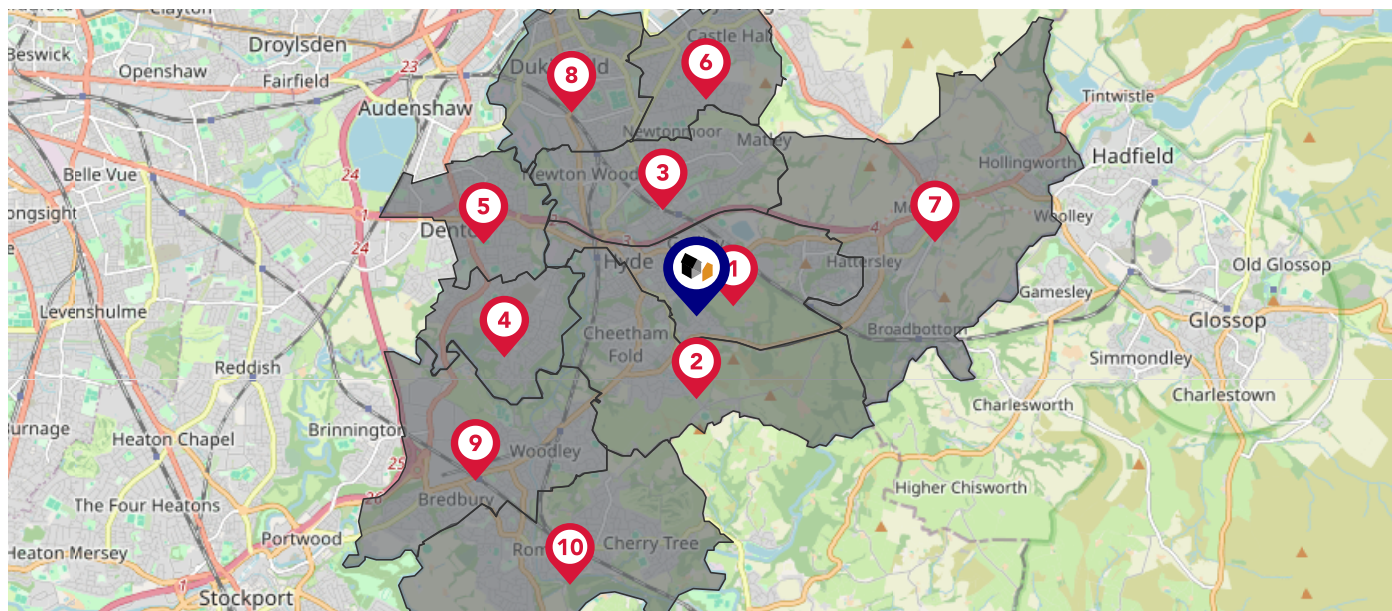
Maps

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

Hyde Godley Ward

2

Hyde Werneth Ward

3

Hyde Newton Ward

4

Denton South Ward

5

Denton North East Ward

6

Dukinfield Stalybridge Ward

7

Longdendale Ward

8

Dukinfield Ward

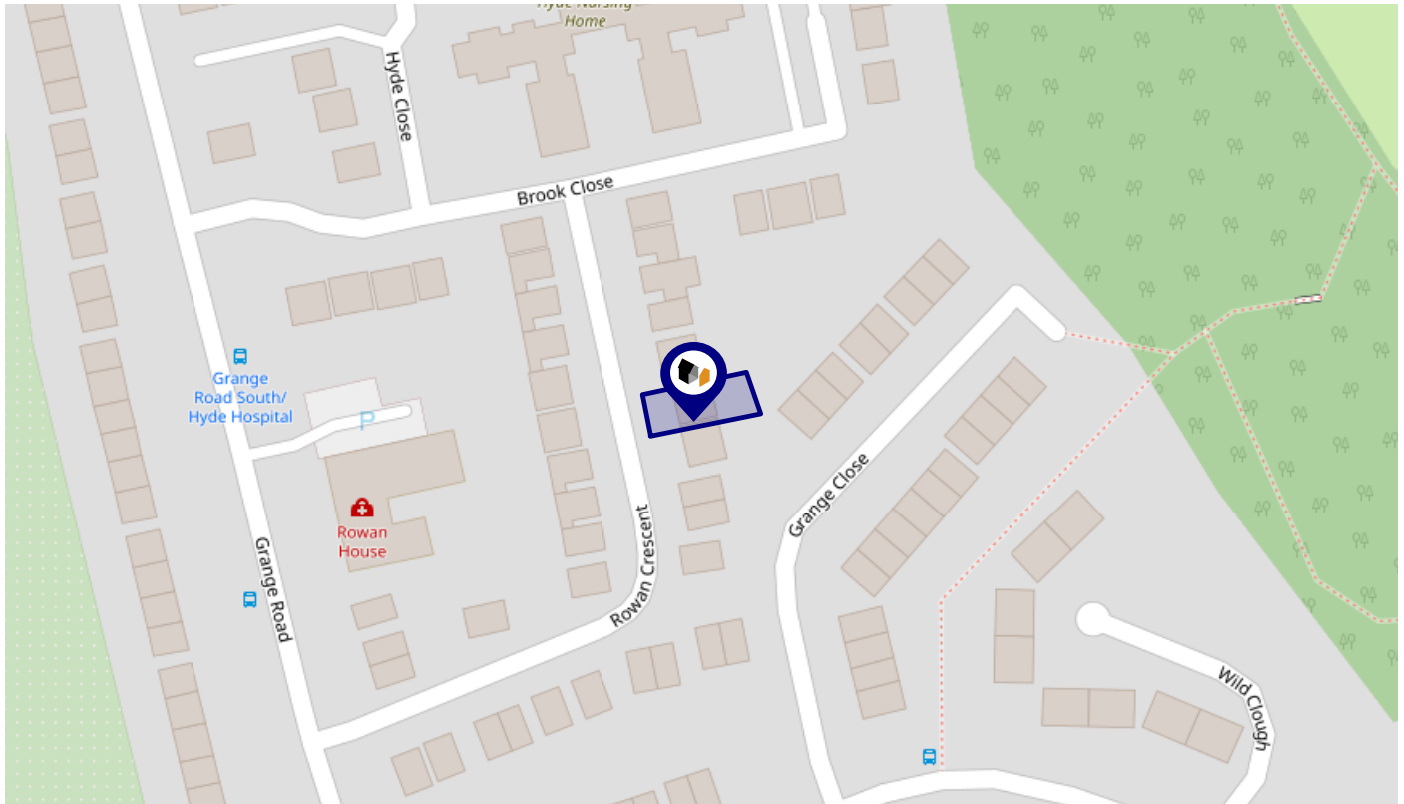
9

Bredbury and Woodley Ward

10

Bredbury Green and Romiley Ward

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



Rail Noise Data

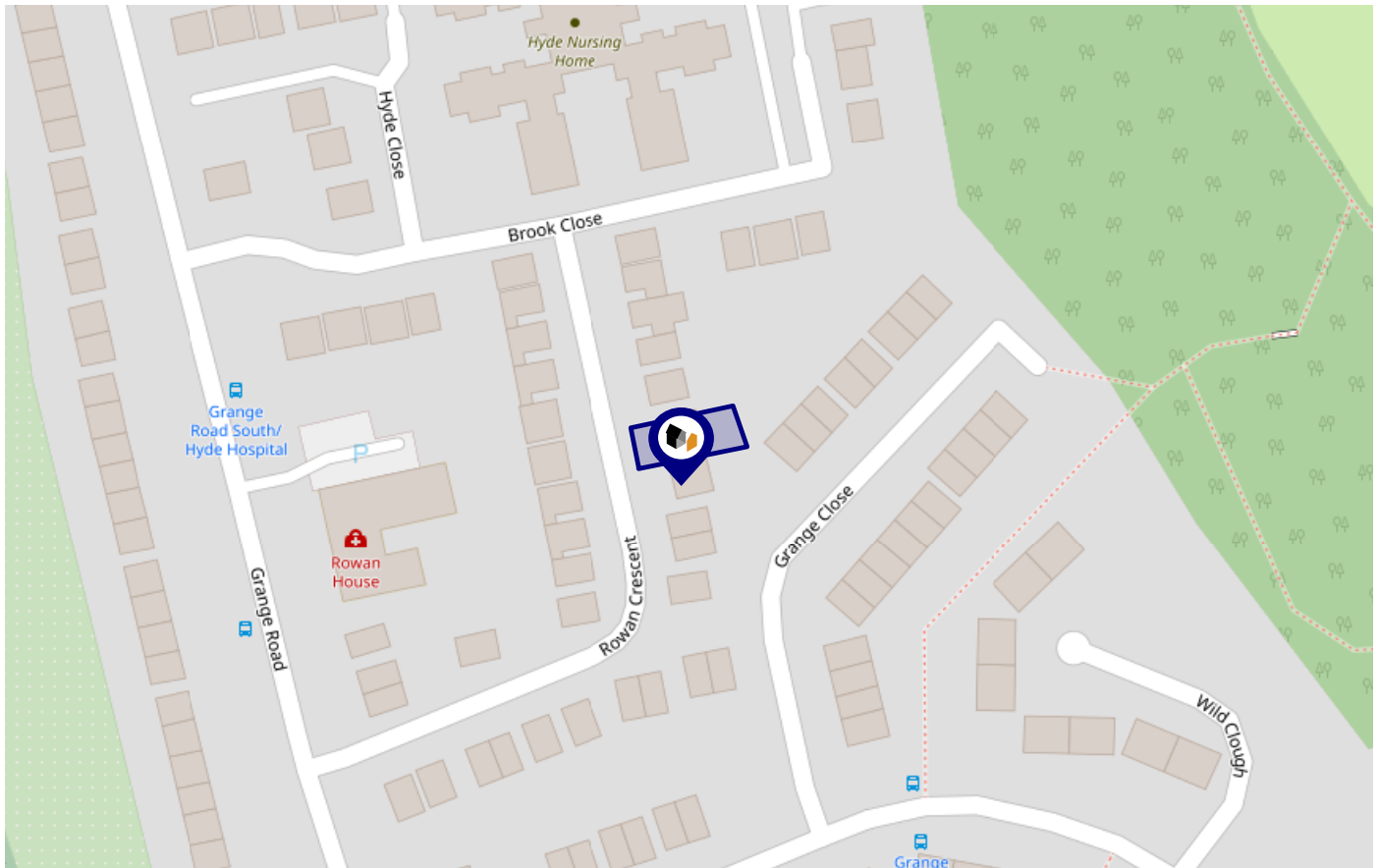
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

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

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

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



Risk Rating: Very low

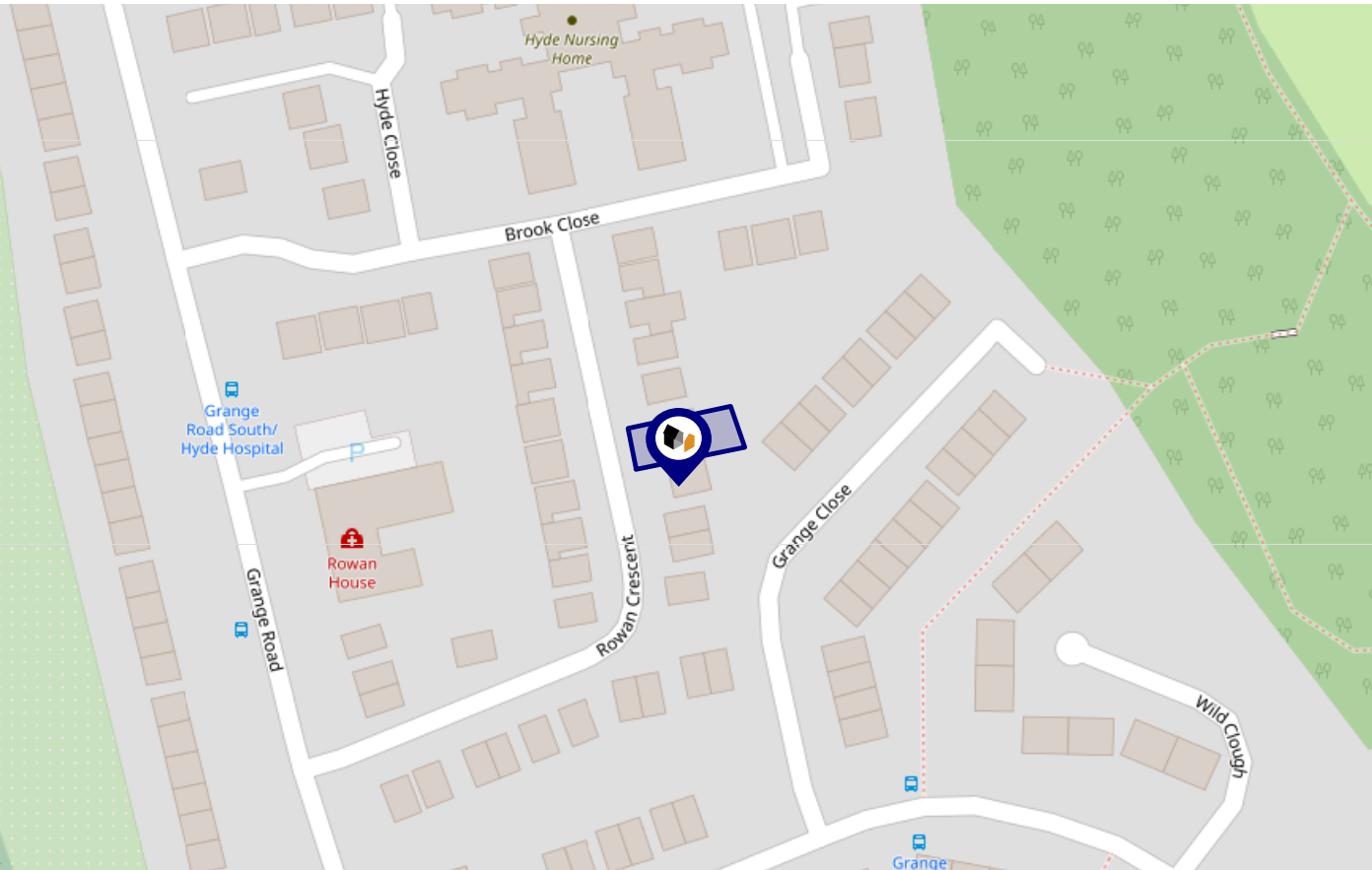
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



Risk Rating: Very low

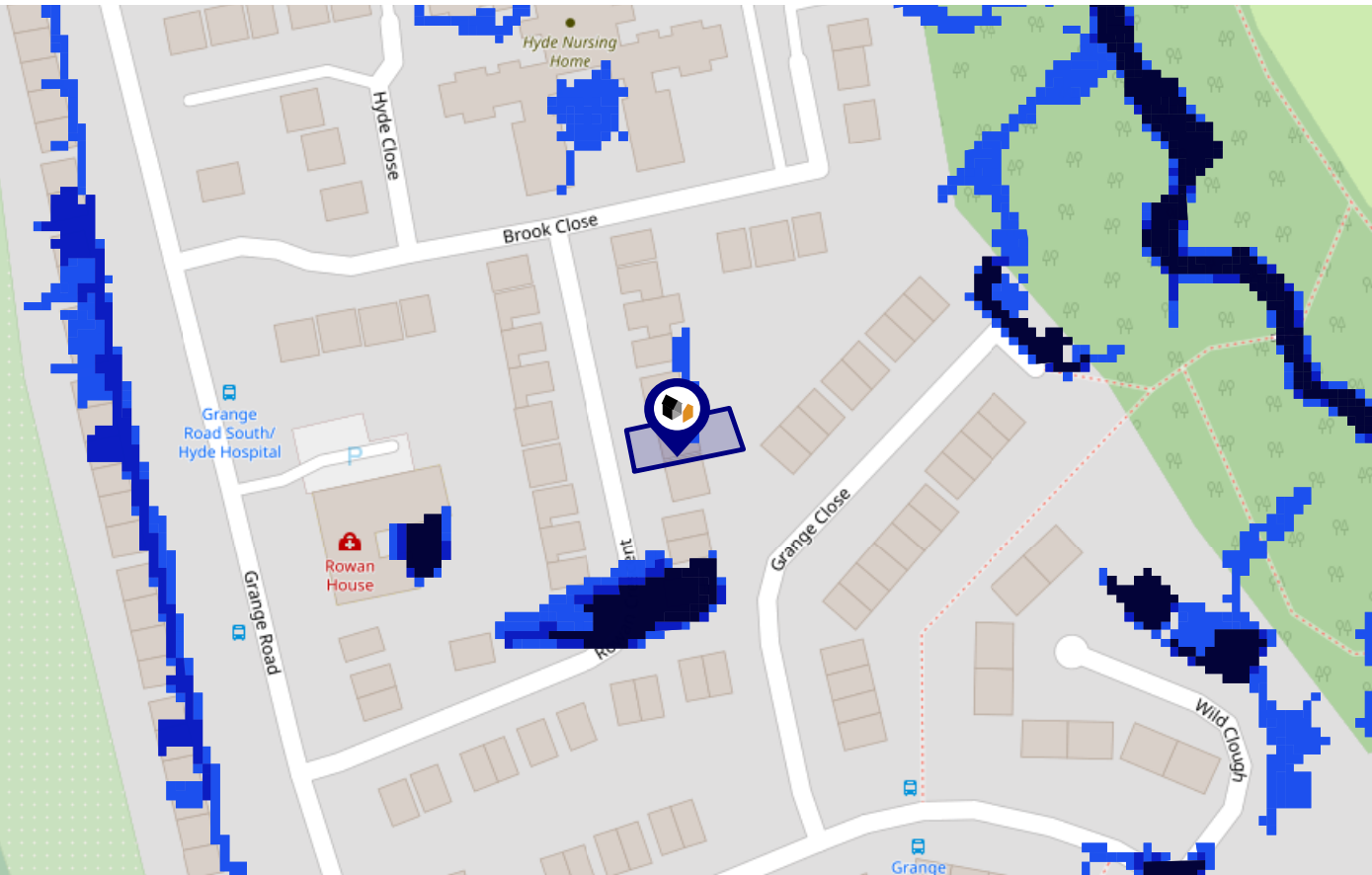
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

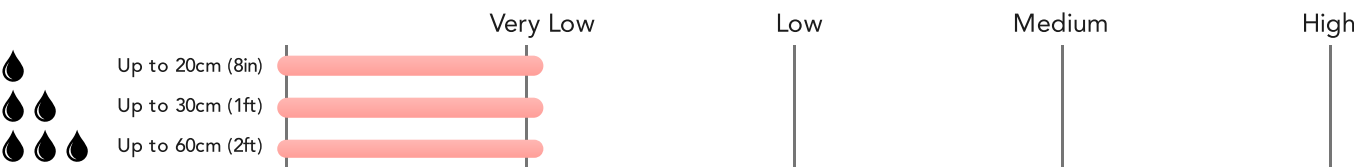


Risk Rating: Very low

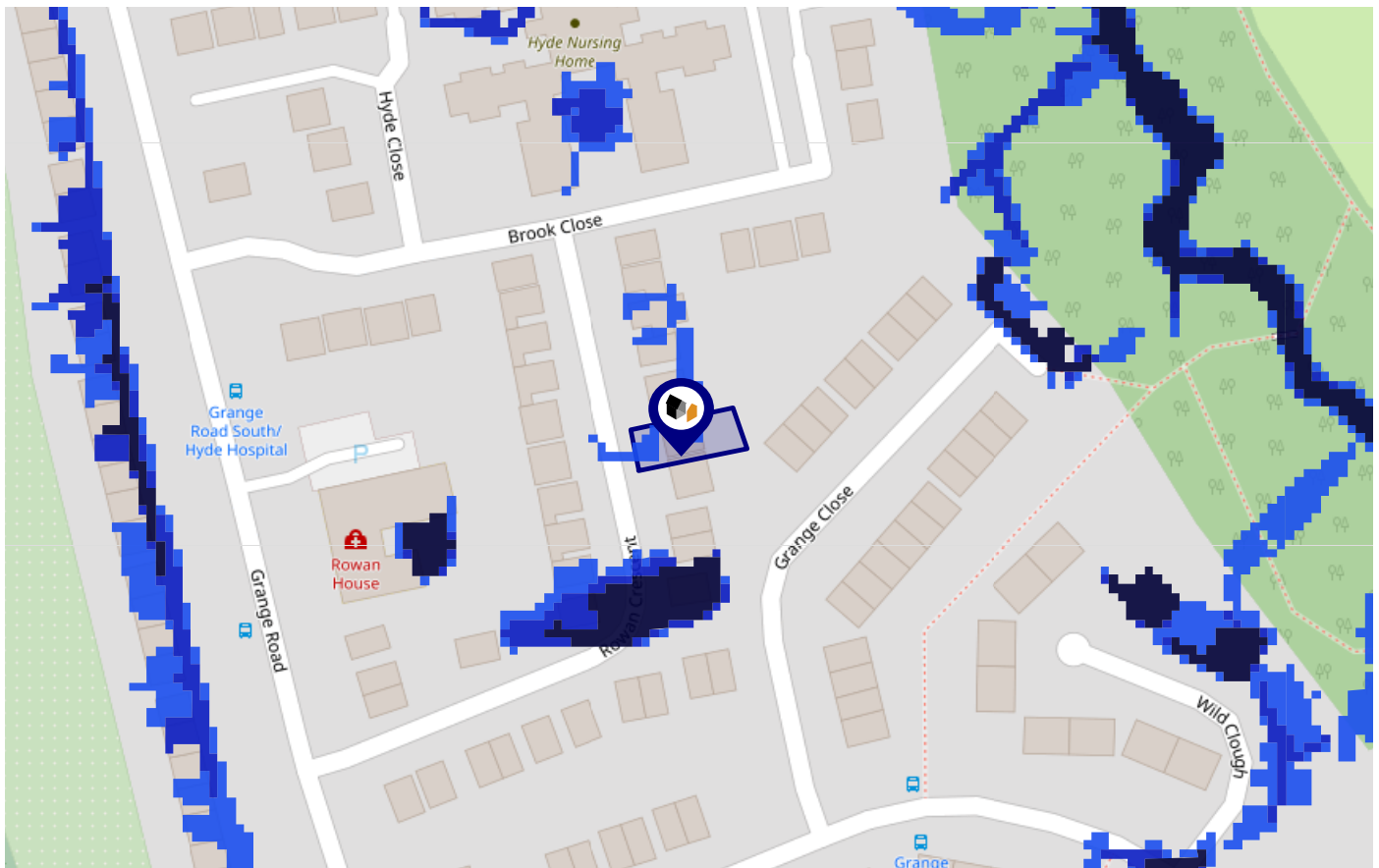
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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

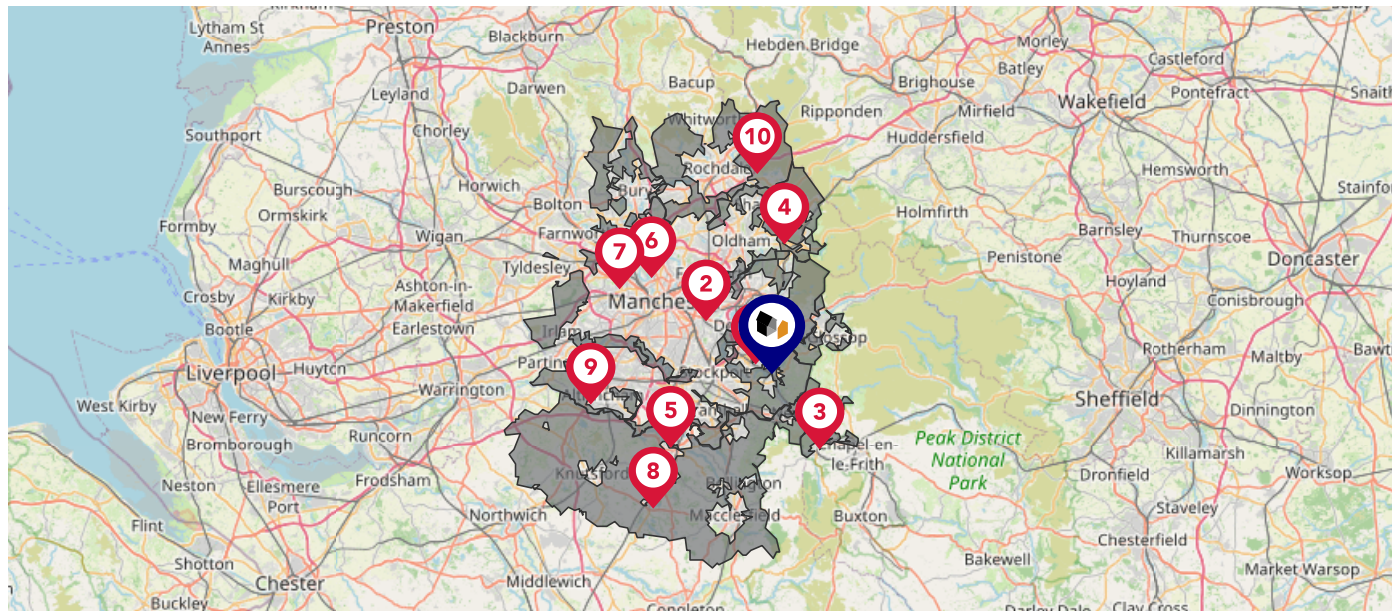
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Chance of flooding to the following depths at this property:



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 - 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 - Cheshire East

9

Merseyside and Greater Manchester Green Belt - Trafford

10

Merseyside and Greater Manchester Green Belt - Rochdale

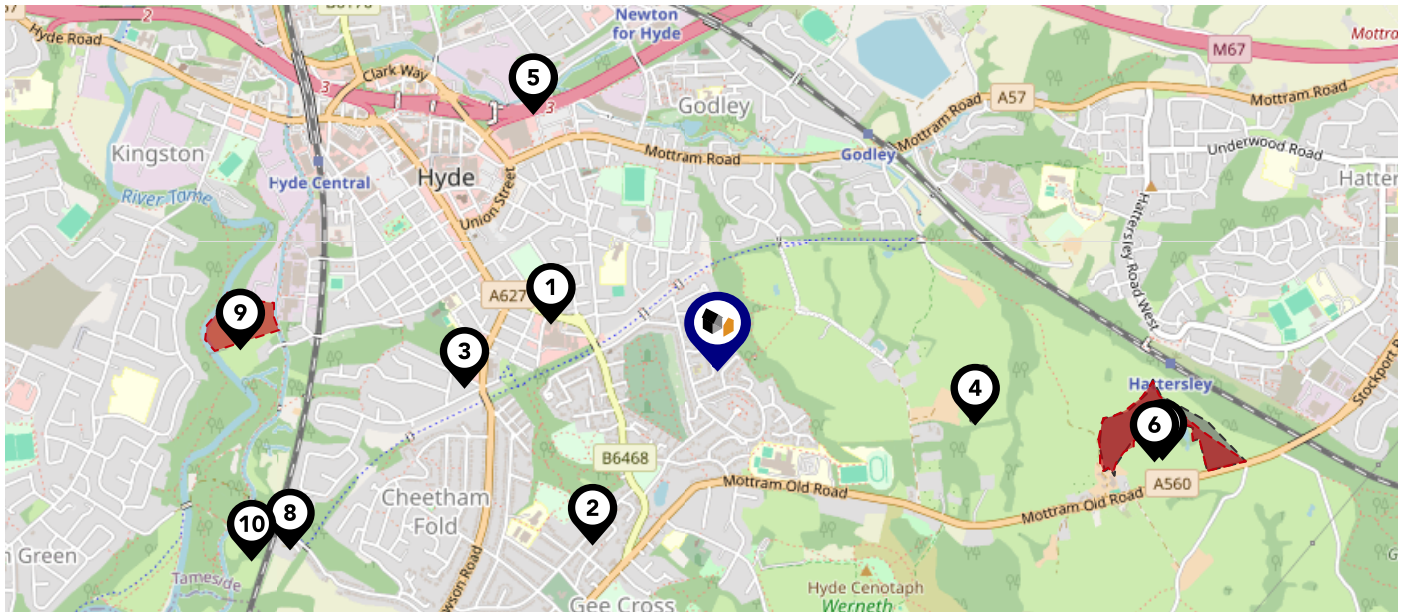
Maps

Landfill Sites

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



Nearby Landfill Sites

1	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill	
2	King Edward Road-Hyde, Cheshire	Historic Landfill	
3	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill	
4	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill	
5	Cha Textiles-Newton Bank	Historic Landfill	
6	EA/EPR/EP3692CC/A001	Active Landfill	
7	Greenside Farm-Off Mottram Old Road, Hattersley, Stockport, Greater Manchester	Historic Landfill	
8	Apethorne Lane-Hyde, Cheshire	Historic Landfill	
9	EA/EPR/VP3692CU/A001	Active Landfill	
10	Geecross Mill-Apethorne Lane, Hyde	Historic Landfill	

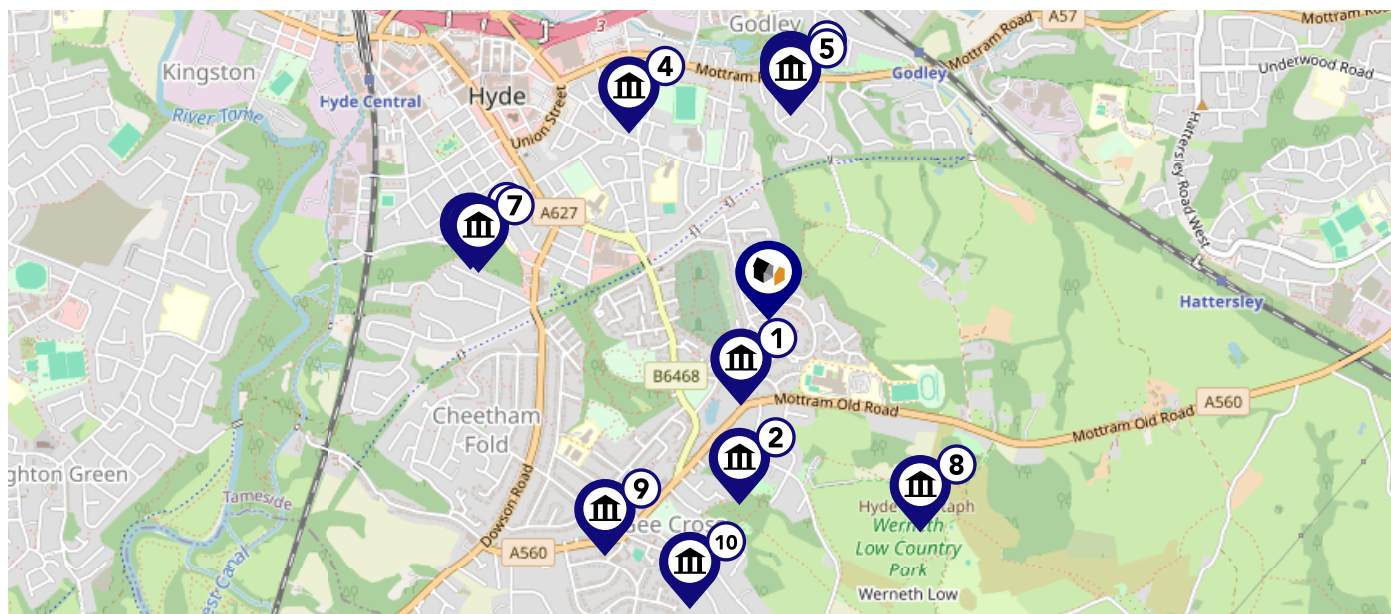
Maps

Listed Buildings

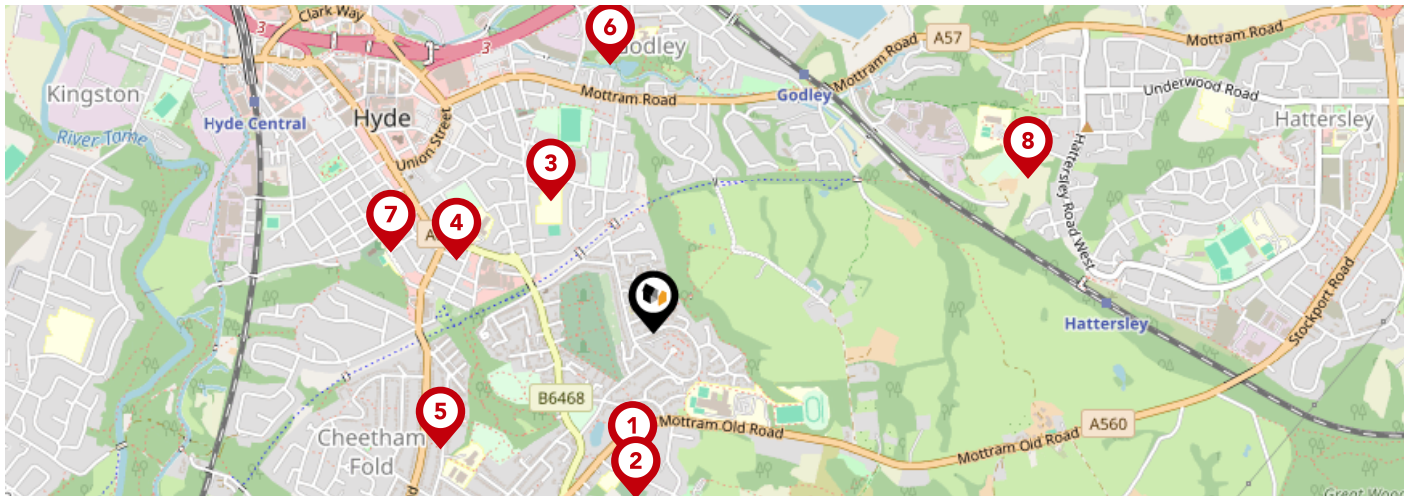
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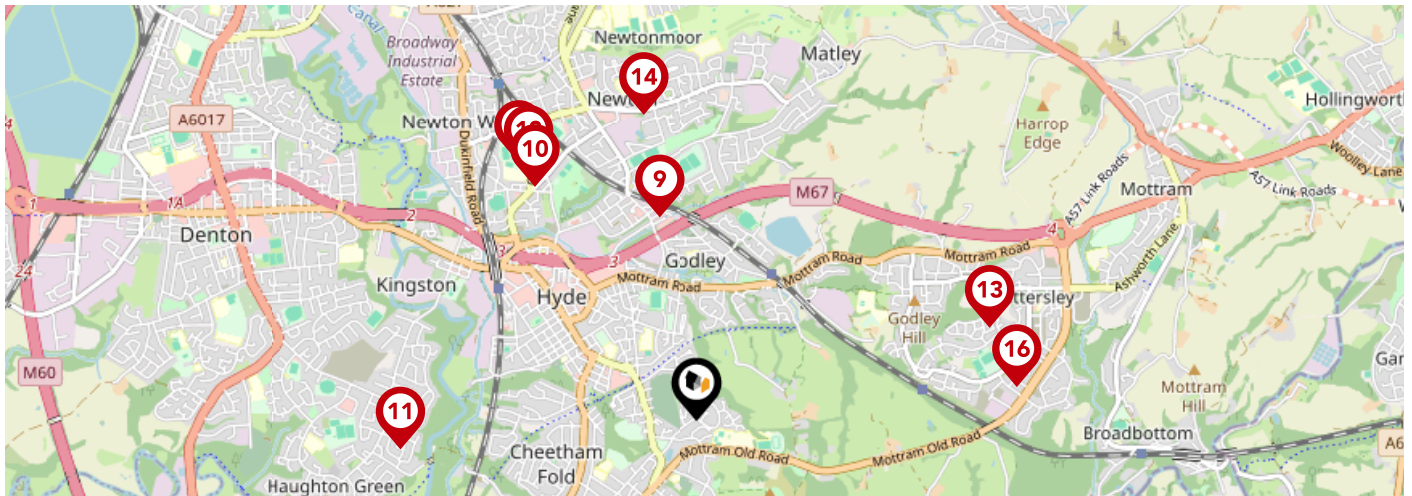
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1460428 - Walden, 22 Backbower Lane, Gee Cross, Hyde	Grade II	0.2 miles
 1162419 - Holy Trinity Church	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
 1268420 - 239, Mottram Road	Grade II	0.5 miles
 1068081 - Lychgate At Church Of St George	Grade II	0.6 miles
 1068080 - Church Of St George	Grade II	0.6 miles
 1068049 - Hyde War Memorial Obelisk On Werneth Low	Grade II	0.6 miles
 1068046 - Hyde Chapel	Grade II	0.6 miles
 1068084 - Hat Maker's Workshop In Grounds Of Number 54	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:0.29	☐	☐	☒	☐	☐
2	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:0.37	☐	☒	☐	☐	☐
3	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:0.37	☐	☒	☐	☐	☐
4	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.46	☐	☒	☐	☐	☐
5	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:0.53	☐	☒	☐	☐	☐
6	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:0.6	☐	☒	☐	☐	☐
7	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance:0.61	☐	☒	☐	☐	☐
8	Discovery Academy Ofsted Rating: Good Pupils: 225 Distance:0.9	☐	☒	☐	☐	☐



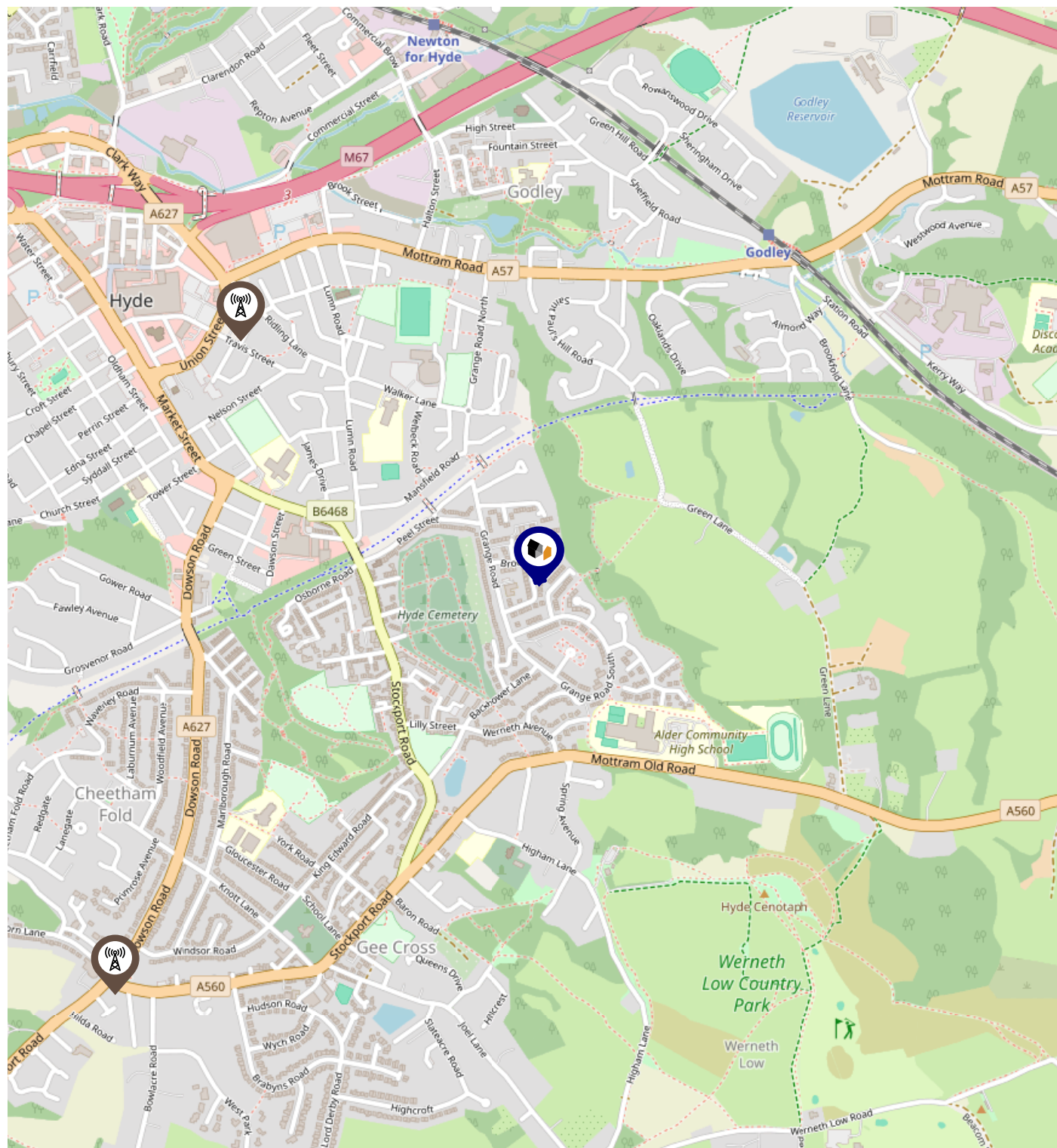
		Nursery	Primary	Secondary	College	Private
9	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:0.91	☐	☒	☐	☐	☐
10	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:1.26	☐	☒	☐	☐	☐
11	St John Fisher RC Primary School, Denton Ofsted Rating: Good Pupils: 246 Distance:1.31	☐	☒	☐	☐	☐
12	Hyde High School Ofsted Rating: Requires improvement Pupils: 1169 Distance:1.34	☐	☐	☒	☐	☐
13	St James Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:1.36	☐	☒	☐	☐	☐
14	Oakfield Primary and Moderate Learning Difficulties Resource Provision Ofsted Rating: Good Pupils: 228 Distance:1.37	☐	☒	☐	☐	☐
15	Thomas Ashton School Ofsted Rating: Special Measures Pupils: 97 Distance:1.38	☐	☐	☒	☐	☐
16	Pinfold Primary School Ofsted Rating: Good Pupils: 400 Distance:1.42	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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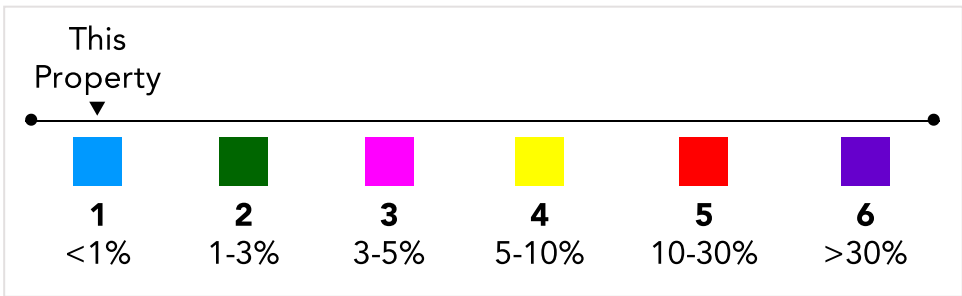
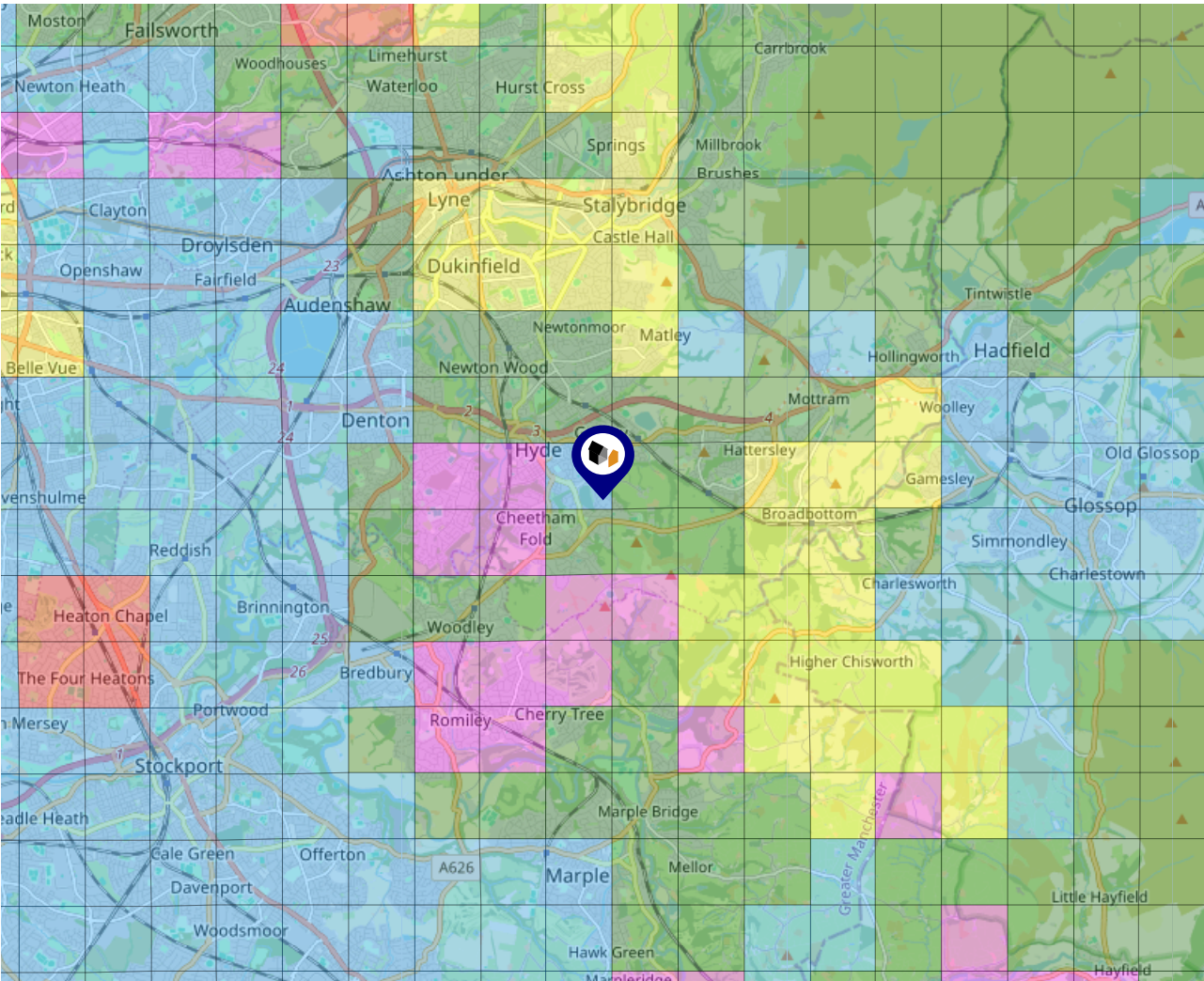


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

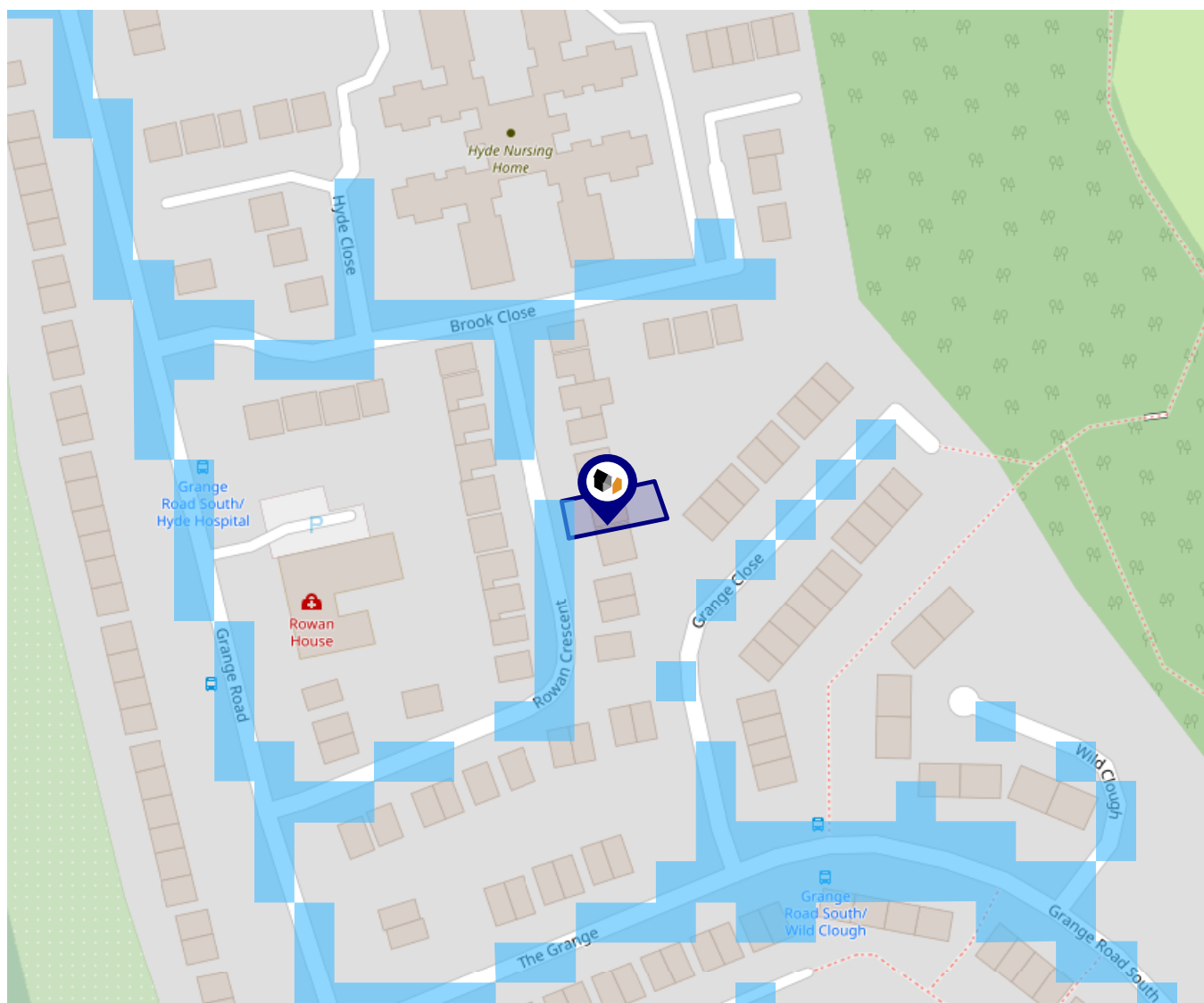
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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SALES AND LETTINGS

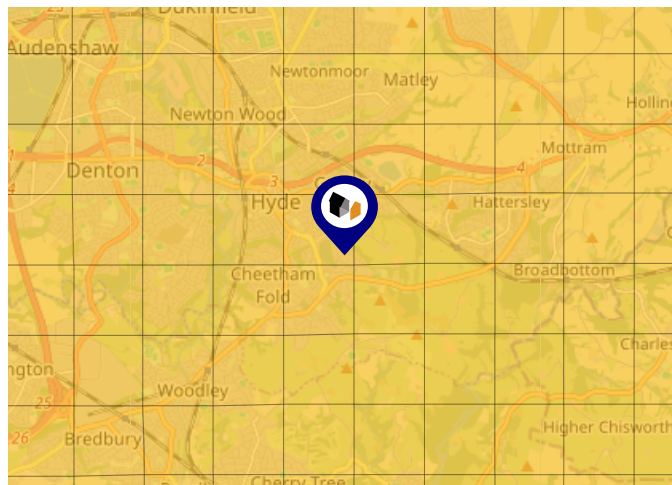


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

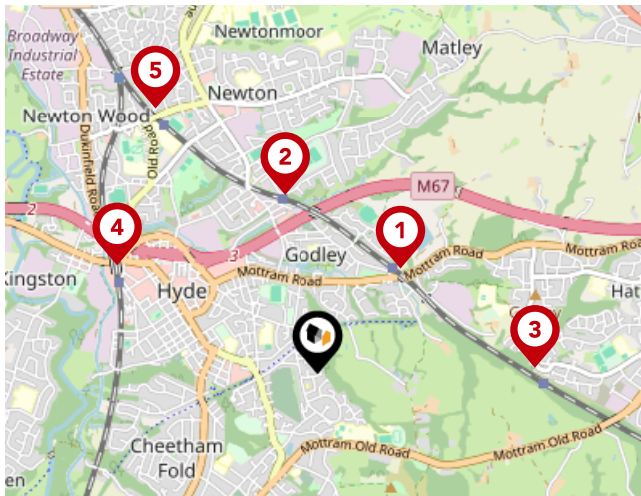
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

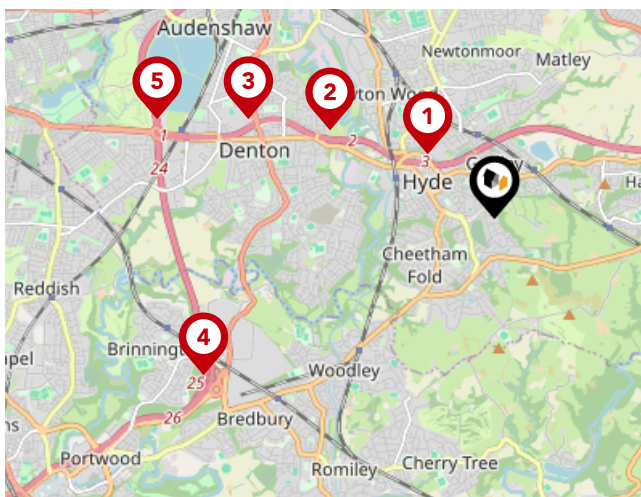
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SALES AND LETTINGS



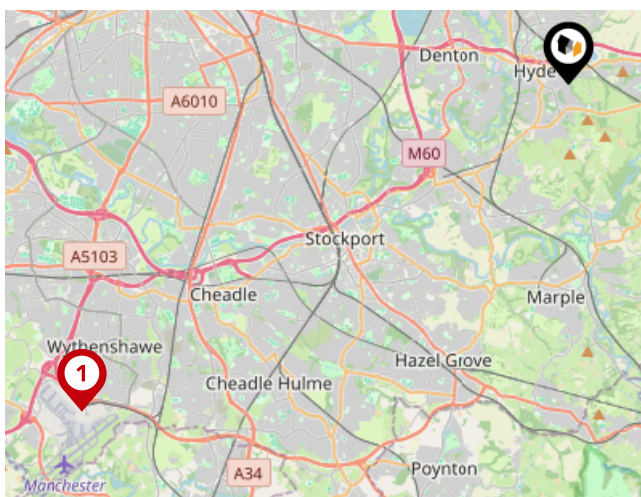
National Rail Stations

Pin	Name	Distance
1	Godley Rail Station	0.59 miles
2	Newton for Hyde Rail Station	0.8 miles
3	Hattersley Rail Station	0.96 miles
4	Hyde Central Rail Station	1 miles
5	Flowery Field Rail Station	1.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	0.81 miles
2	M67 J2	1.64 miles
3	M67 J1	2.34 miles
4	M60 J25	2.91 miles
5	M60 J24	3.1 miles



Airports/Helipads

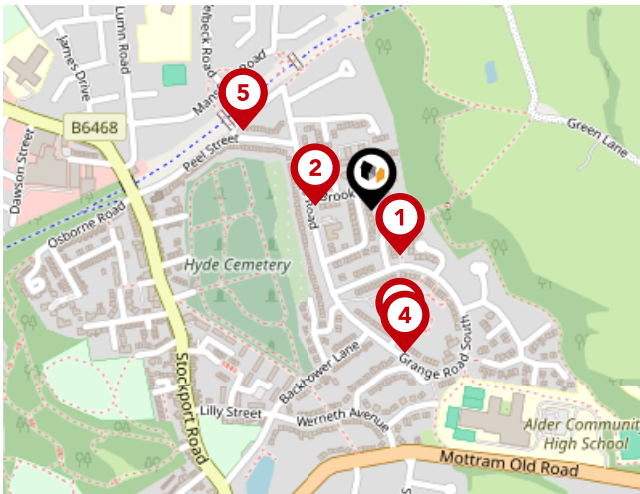
Pin	Name	Distance
1	Manchester Airport	10.37 miles

Area

Transport (Local)

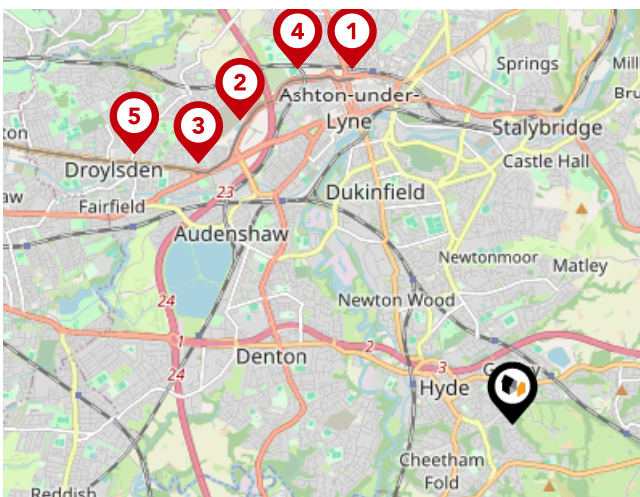
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Bus Stops/Stations

Pin	Name	Distance
1	Wild Clough	0.05 miles
2	The Grange	0.06 miles
3	Bearswood Close	0.14 miles
4	Backbower Lane	0.16 miles
5	Railway Bridge	0.16 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	3.44 miles
2	Ashton Moss (Manchester Metrolink)	3.59 miles
3	Audenshaw (Manchester Metrolink)	3.59 miles
4	Ashton West (Manchester Metrolink)	3.65 miles
5	Droylsden (Manchester Metrolink)	4.1 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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 considering a move please call into one of our friendly offices or telephone your local branch and our experienced sales teams will arrange for one of our valuers to visit your home and provide pre sale marketing advice plus a free no obligation valuation. We can have your property up and running within 24 hours of instruction!

Testimonial 1



Stacey, Imogen and Gary have all been amazing. The dedication that was put into the sale of our property was 110% No question was left unanswered, nothing was too much and they gave great advice. I would highly recommend this team of people if you are thinking of selling your property. Every detail was there and we could not be happier with the service they provided. Thank you

Testimonial 2



Lawler & co were excellent at the smooth sale of my property. Gary took such lovely pictures of my home to present it in the best way possible for the sale. He was professional and explained in detail the steps that needed to be taken. The description of the property was put beautifully. Lawler & Co cooperate clearly and engage well with their clients. Thankyou for your services 5*

Testimonial 3



The staff at lawler went above and beyond to help sell my property in only a few short weeks, they are with you every step of the way communication was excellent, I must give a special mention to stacey she found me my dream forever home, if I wouldn't of made the switch to lawlers when I did, I wouldn't be where I am today, so big thank you for making it happen. For anyone local looking to sell there home, I couldn't recommend lawlers hyde highly enough.

Testimonial 4



What can I say, from the first enquiry sent the communication has been amazing. As first time sellers who didn't know the process and the information received has been so helpful to guide us through selling our home. The team are so friendly and warm. I would highly recommend Lawler and Co and so glad we choose them. Thank you Team for looking after us



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

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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