LAWLER & Co.

SALES AND LETTINGS

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026

ACORN AVENUE, HYDE, SK14

Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

naea | propertymark PROTECTED

The Property Ombudsman

Powered by sprift Know any property instantly

Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	624 ft^2 / 58 m^2		
Plot Area:	0.03 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,903		
Title Number:	GM91325		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1800 mb/s

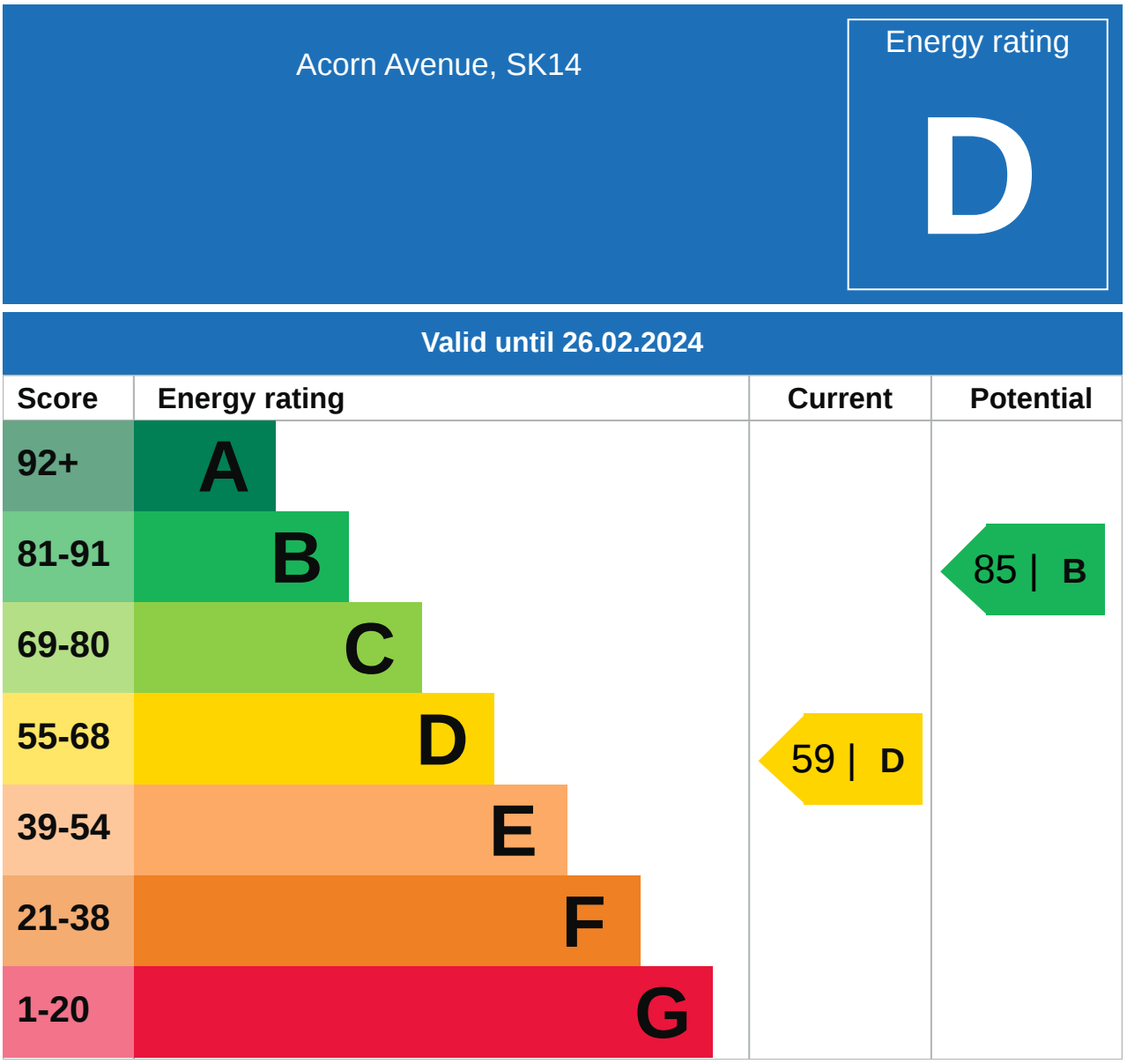
Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Powered by sprift
Know any property instantly

Property

EPC - Certificate



Powered by sprift

Property

EPC - Additional Data

LAWLER & Co.
SALES AND LETTINGS

Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
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:	Suspended, no insulation (assumed)
Total Floor Area:	57 m^2

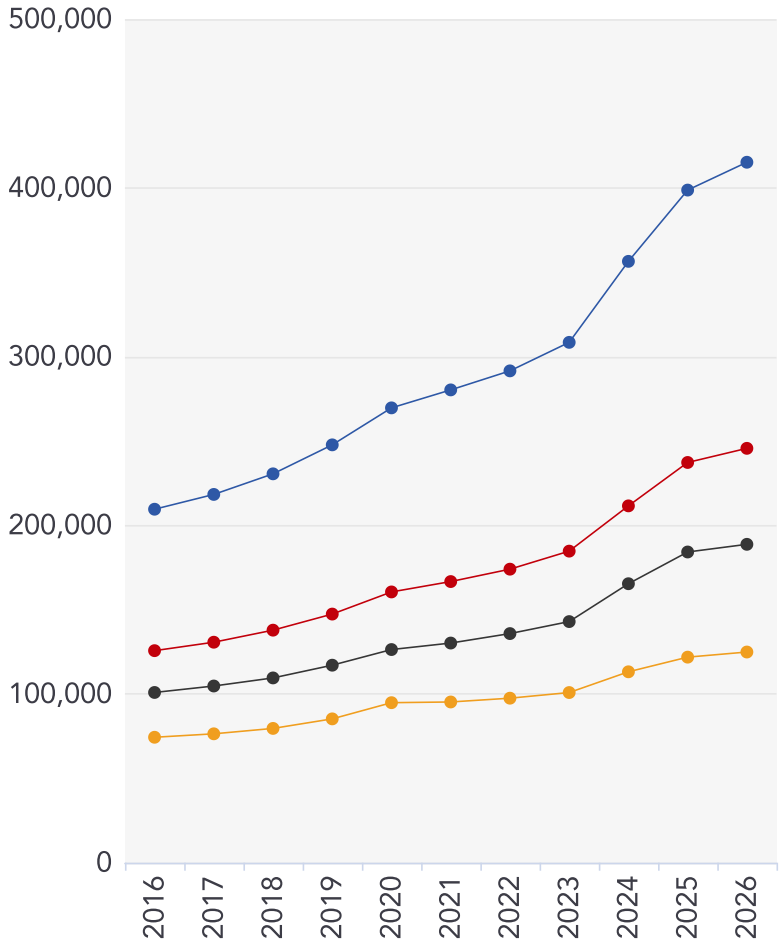
Powered by sprift
Know any property instantly

Market

House Price Statistics

LAWLER & Co.
SALES AND LETTINGS

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



Detached

+98.16%

Semi-Detached

+95.42%

Terraced

+87.01%

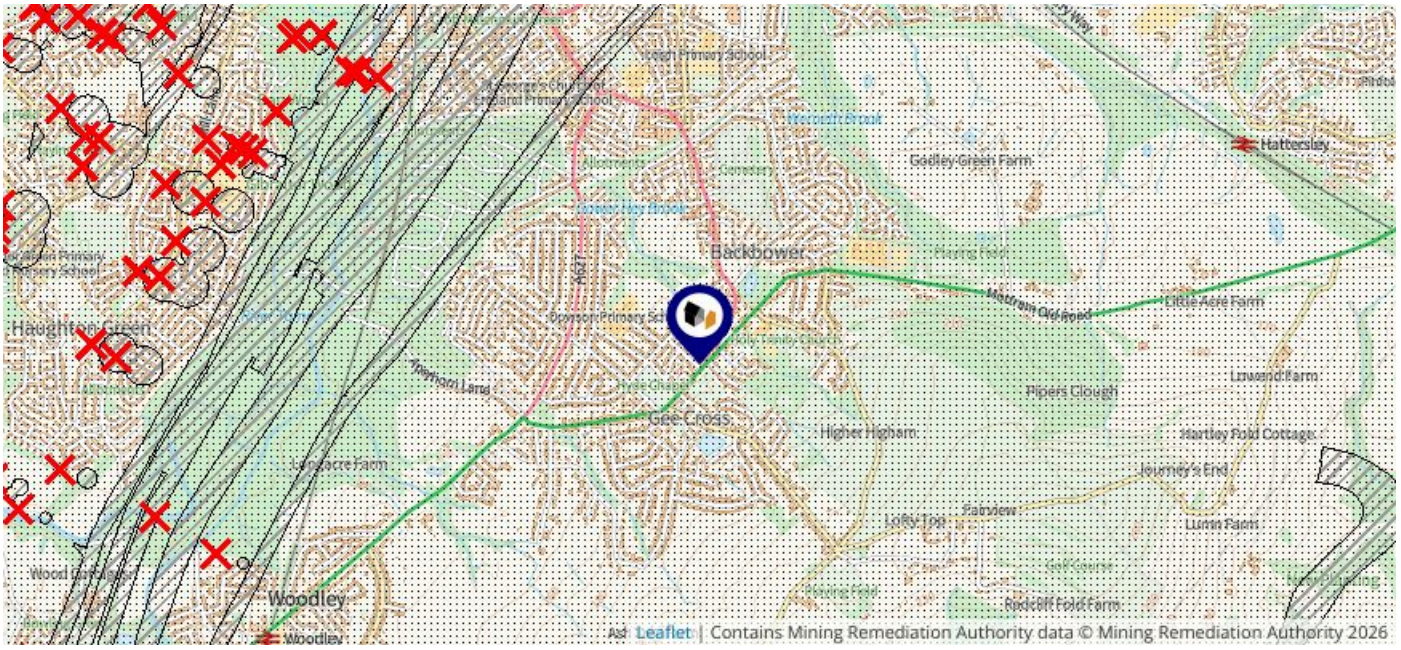
Flat

+67.95%

Powered by sprift
Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

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

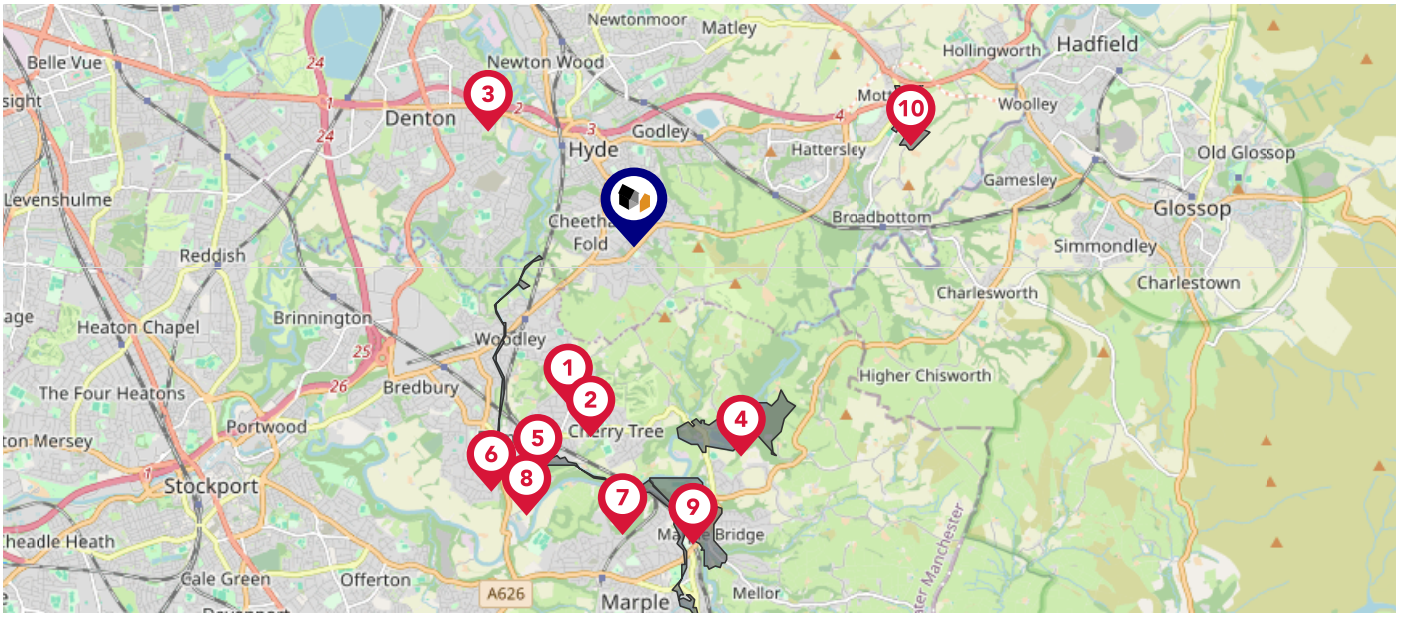
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Powered by sprift

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

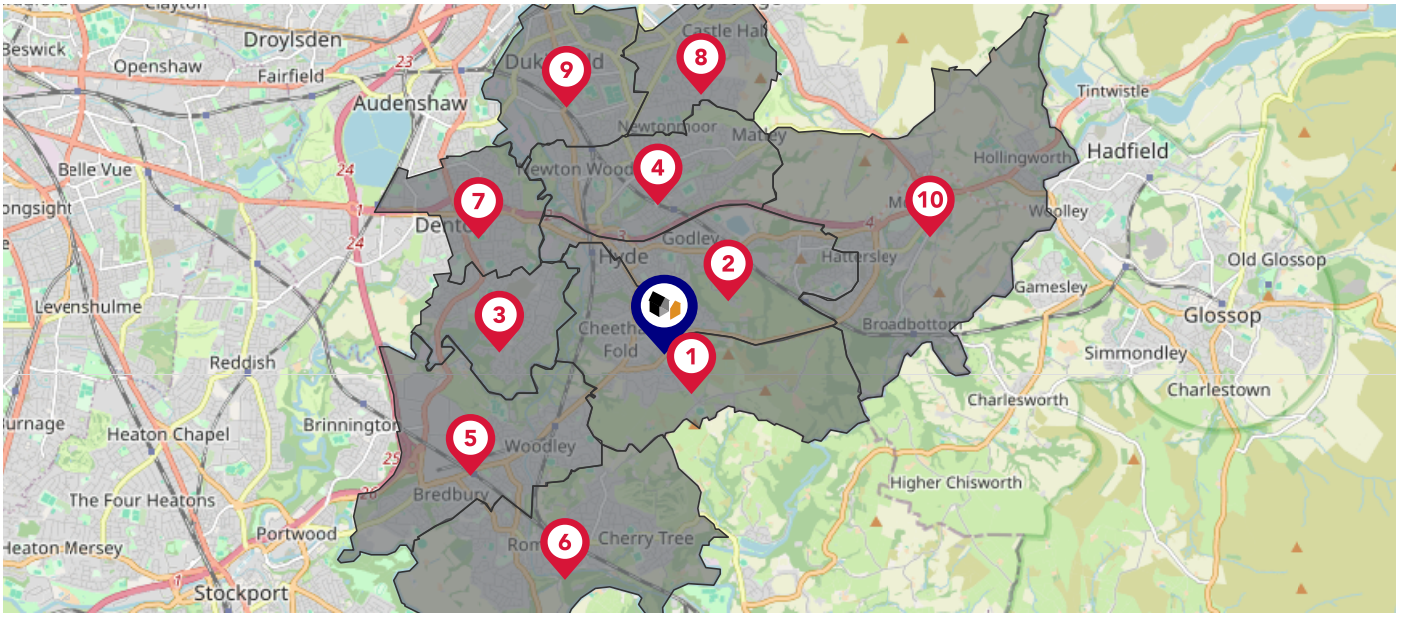
1	Greave Fold, Romiley
2	Barlow Fold, Romiley
3	St Annes, Haughton
4	Compstall
5	Church Lane, Romiley
6	Hatherlow
7	Peak Forest Canal
8	Chadkirk
9	Marple Bridge
10	Mottram in Longdendale

Powered by sprift

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



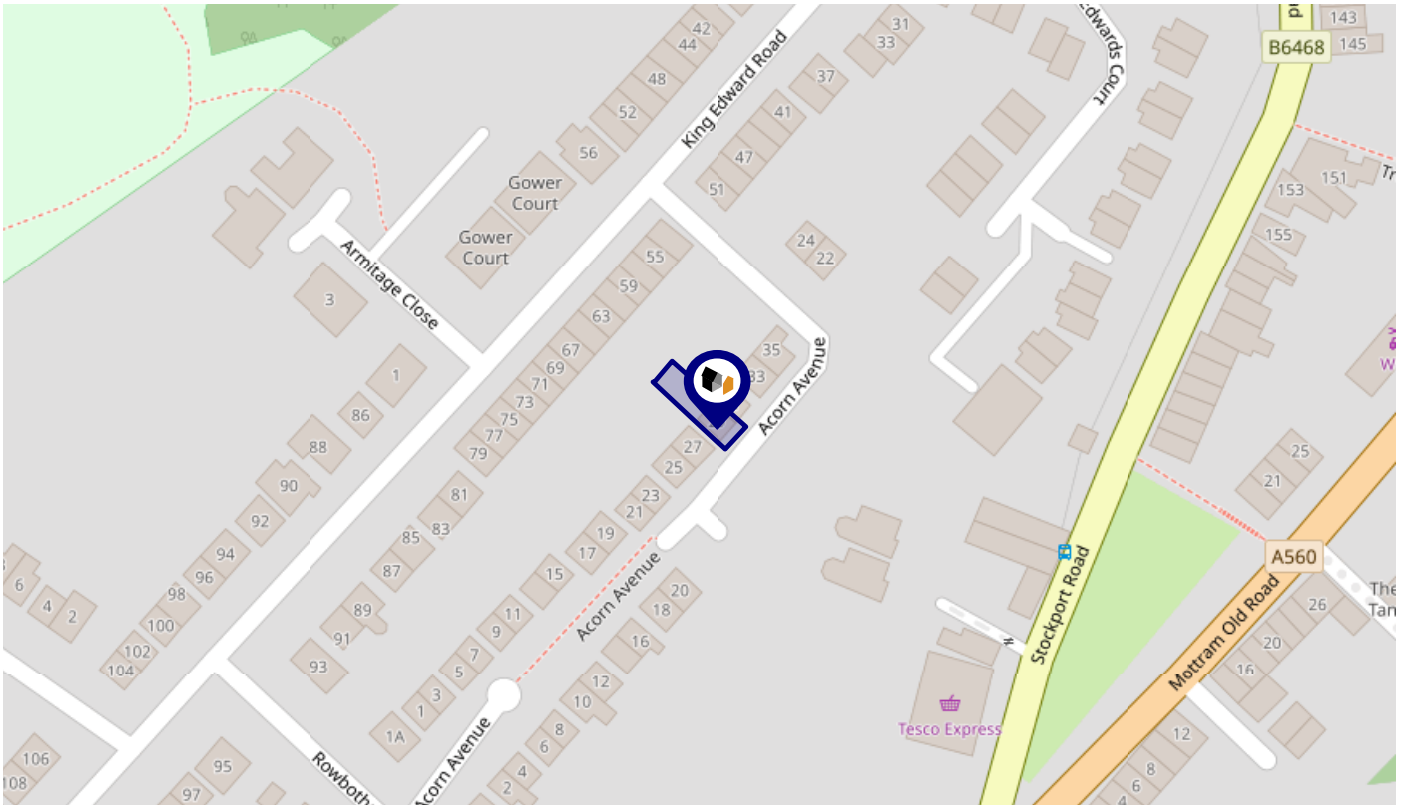
Nearby Council Wards

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

Powered by sprift

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:

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

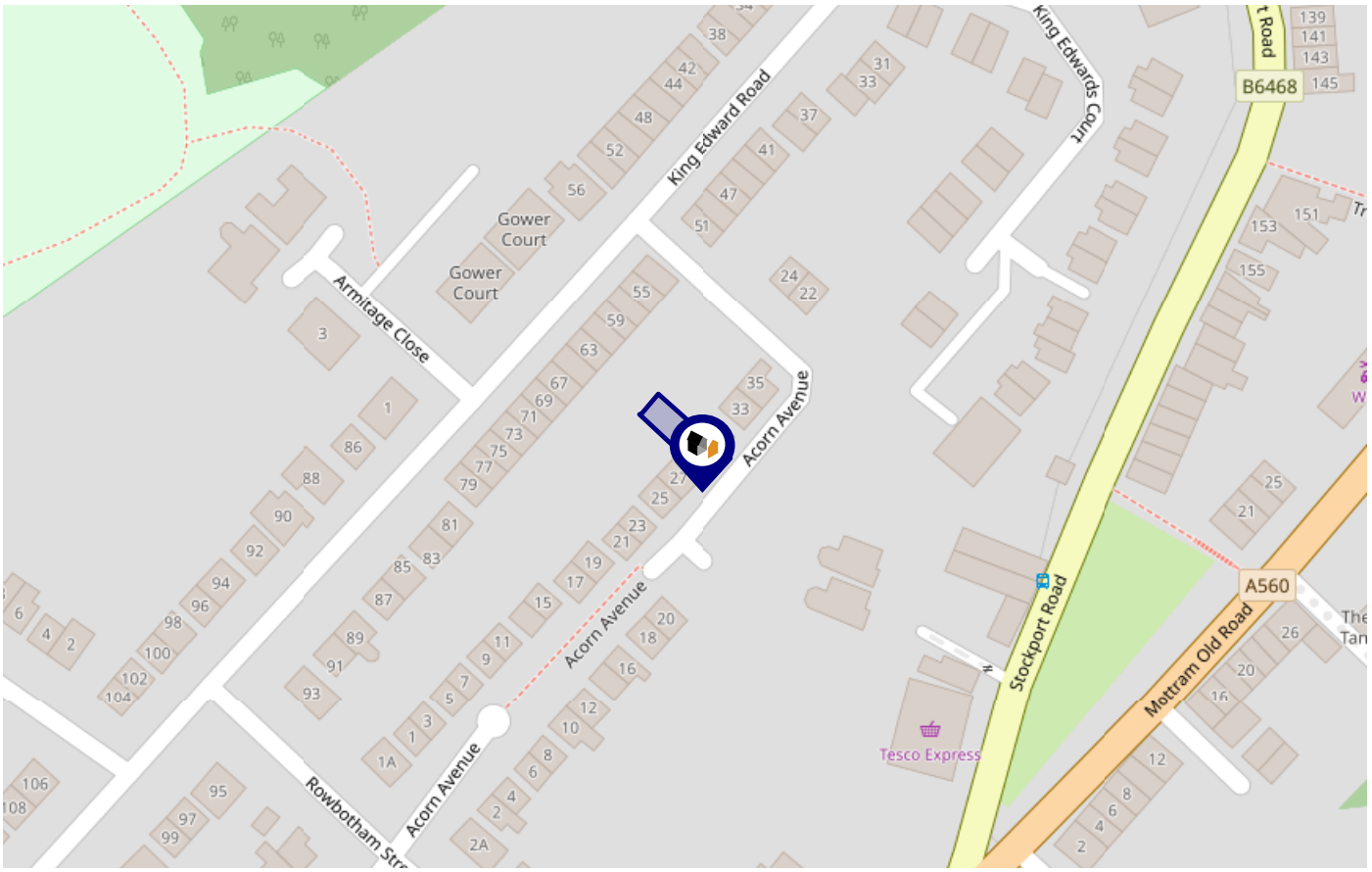
Powered by sprift

Flood Risk

Rivers & Seas - Flood Risk

LAWLER & Co.
SALES AND LETTINGS

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.

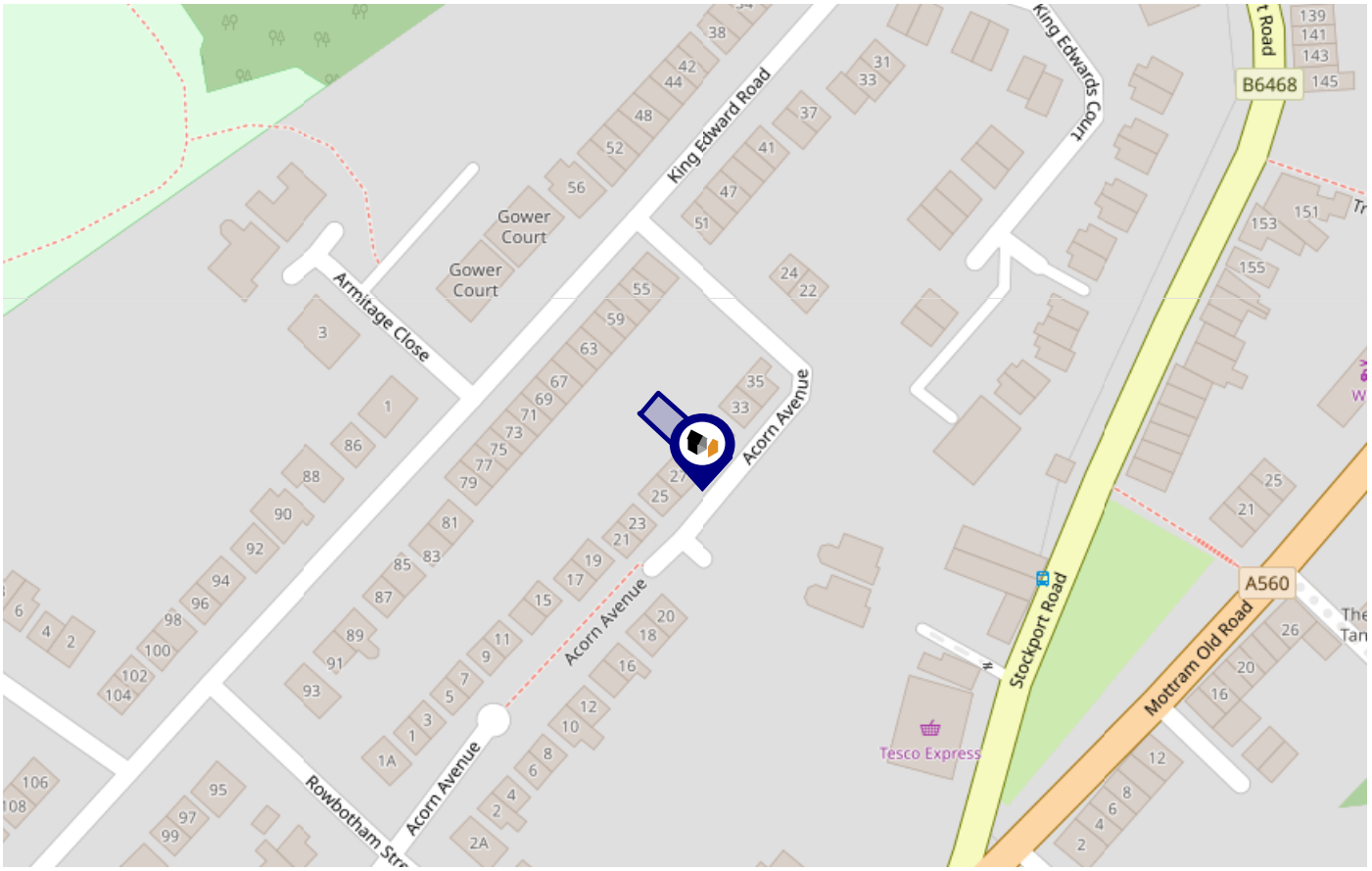
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

Powered by sprift
Know any property instantly

Flood Risk
Rivers & Seas - Climate Change

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.

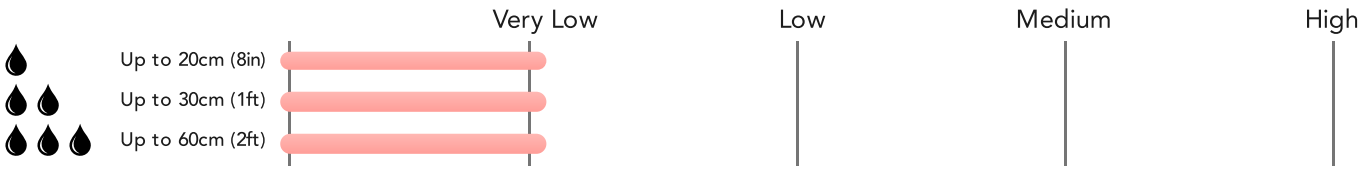


Risk Rating: Very low

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:

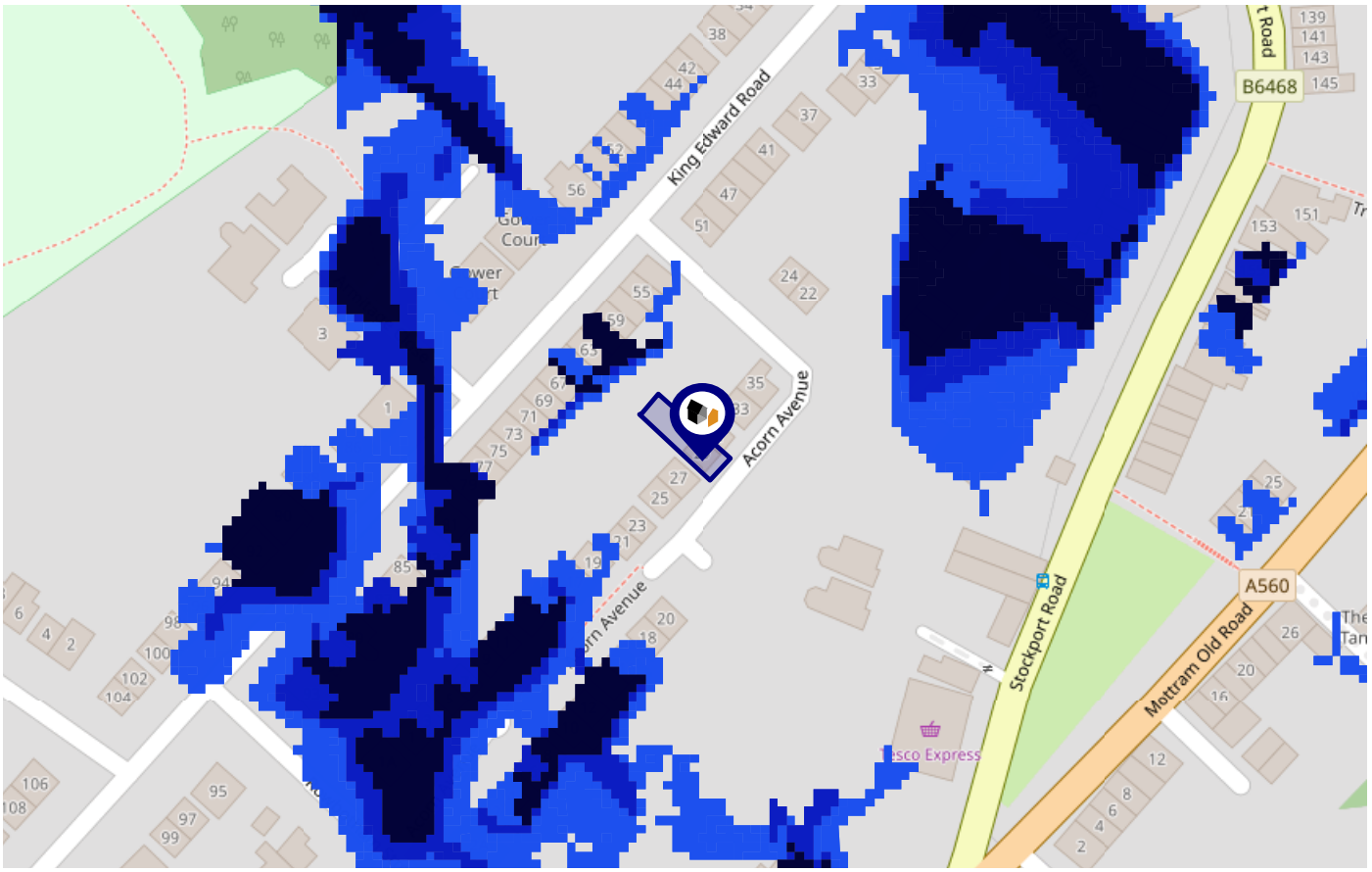


Powered by sprift

Flood Risk
Surface Water - Flood Risk

LAWLER & Co.
SALES AND LETTINGS

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.

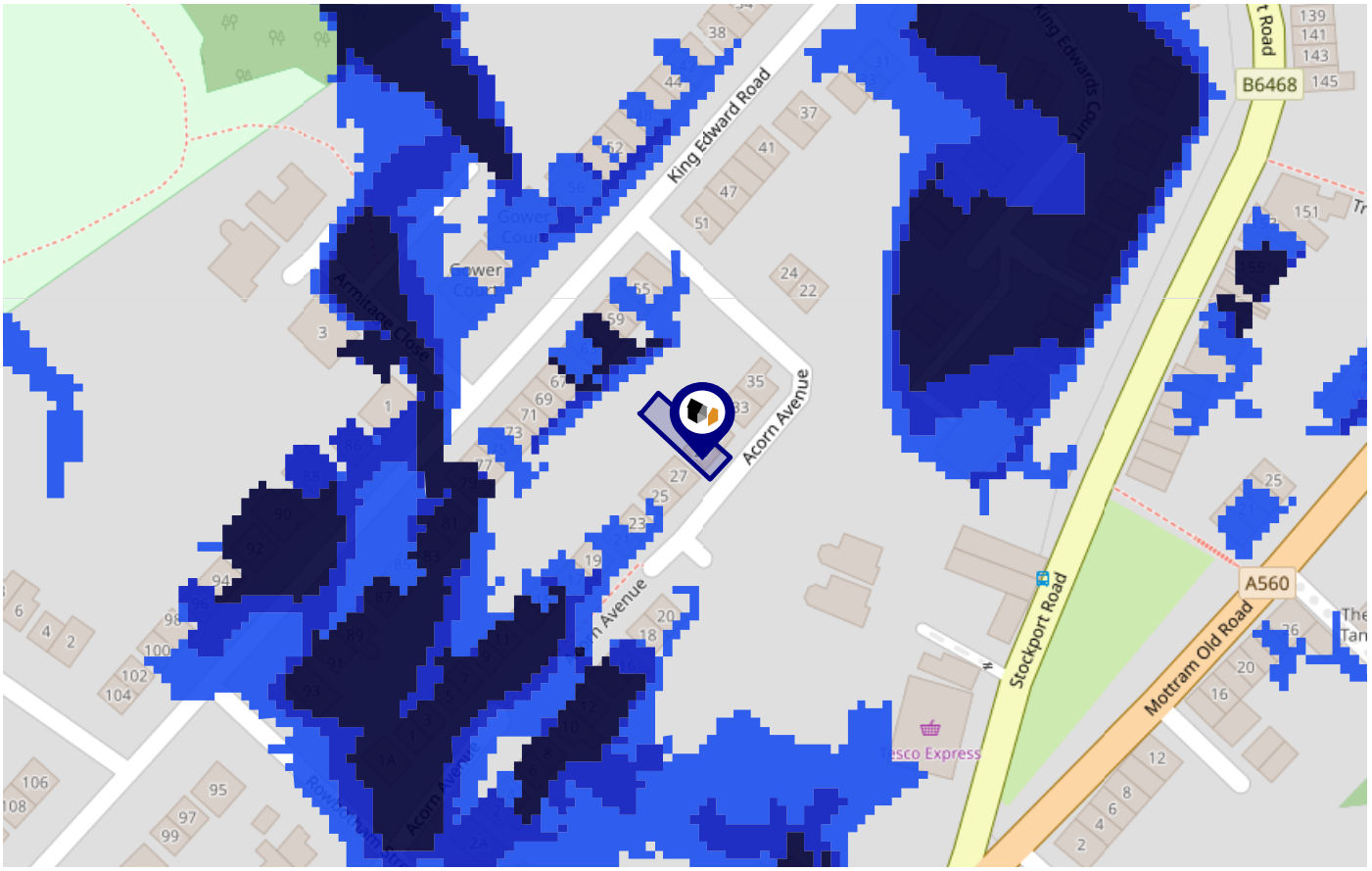
Chance of flooding to the following depths at this property:

Powered by sprift
Know any property instantly

Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

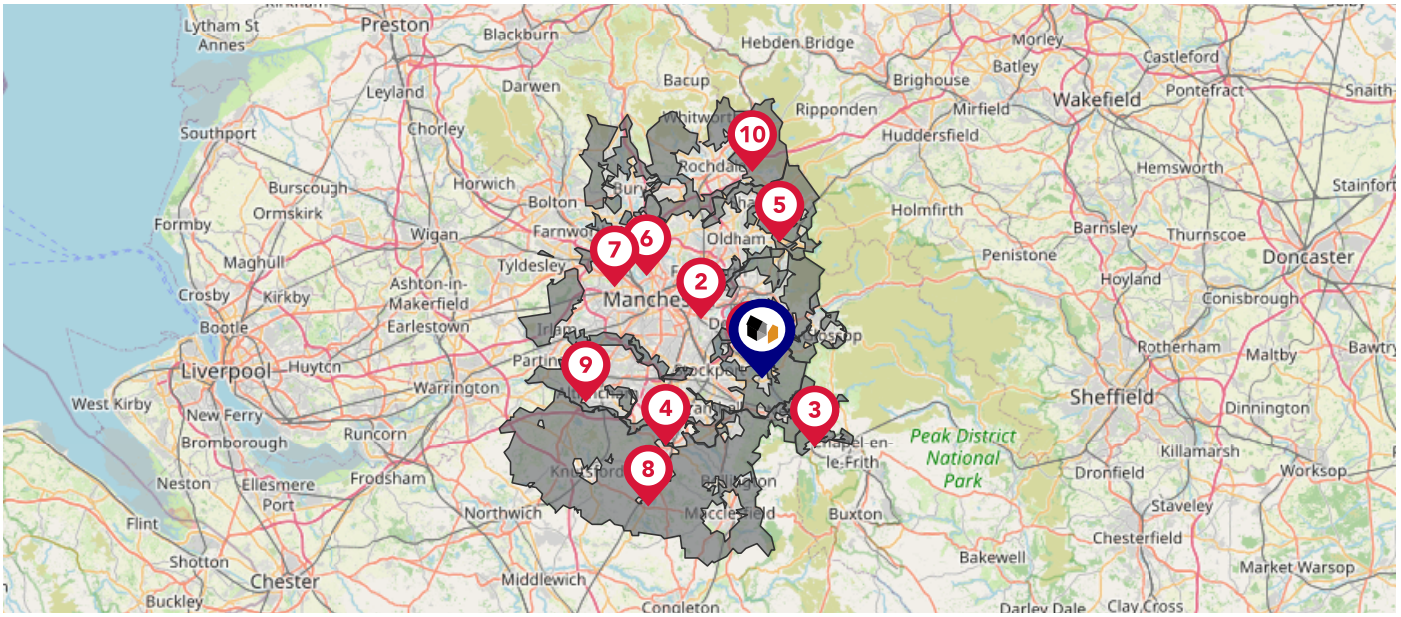
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

Powered by sprift

Maps
Green Belt

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



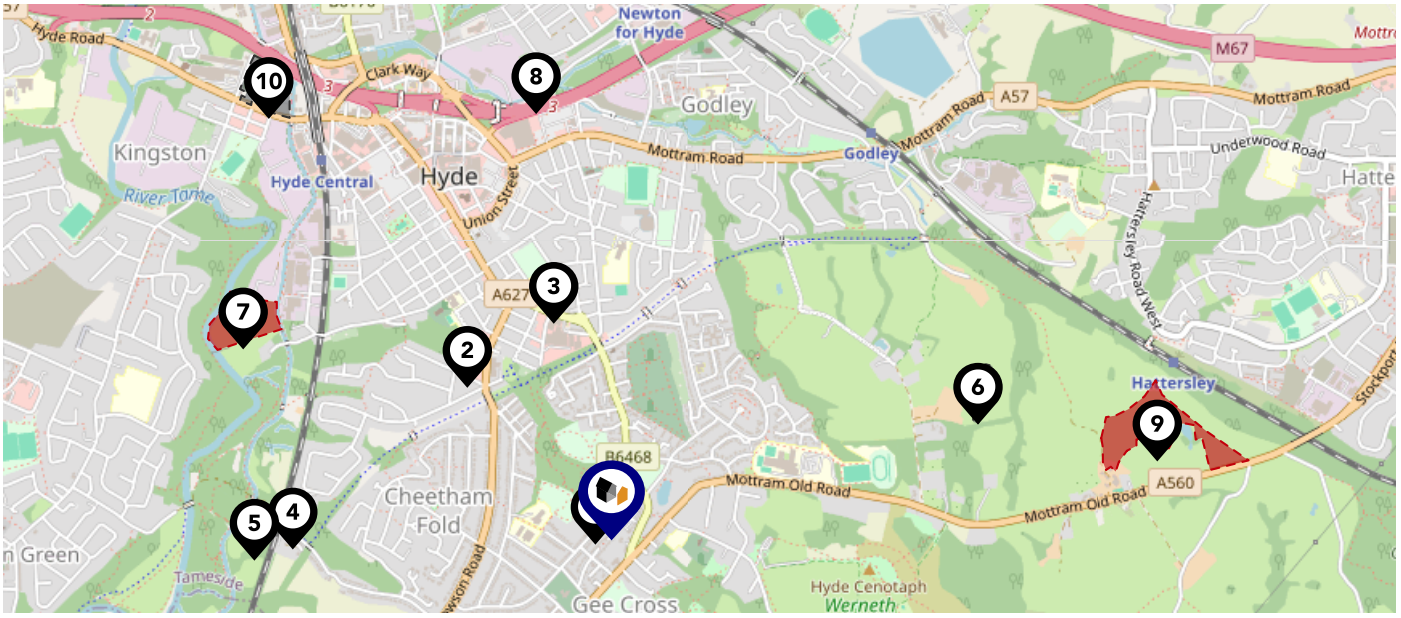
Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - Tameside
2	Merseyside and Greater Manchester Green Belt - Manchester
3	Merseyside and Greater Manchester Green Belt - High Peak
4	Merseyside and Greater Manchester Green Belt - Stockport
5	Merseyside and Greater Manchester Green Belt - Oldham
6	Merseyside and Greater Manchester Green Belt - Bury
7	Merseyside and Greater Manchester Green Belt - Salford
8	Merseyside and Greater Manchester Green Belt - Cheshire East
9	Merseyside and Greater Manchester Green Belt - Trafford
10	Merseyside and Greater Manchester Green Belt - Rochdale

Powered by sprift

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.



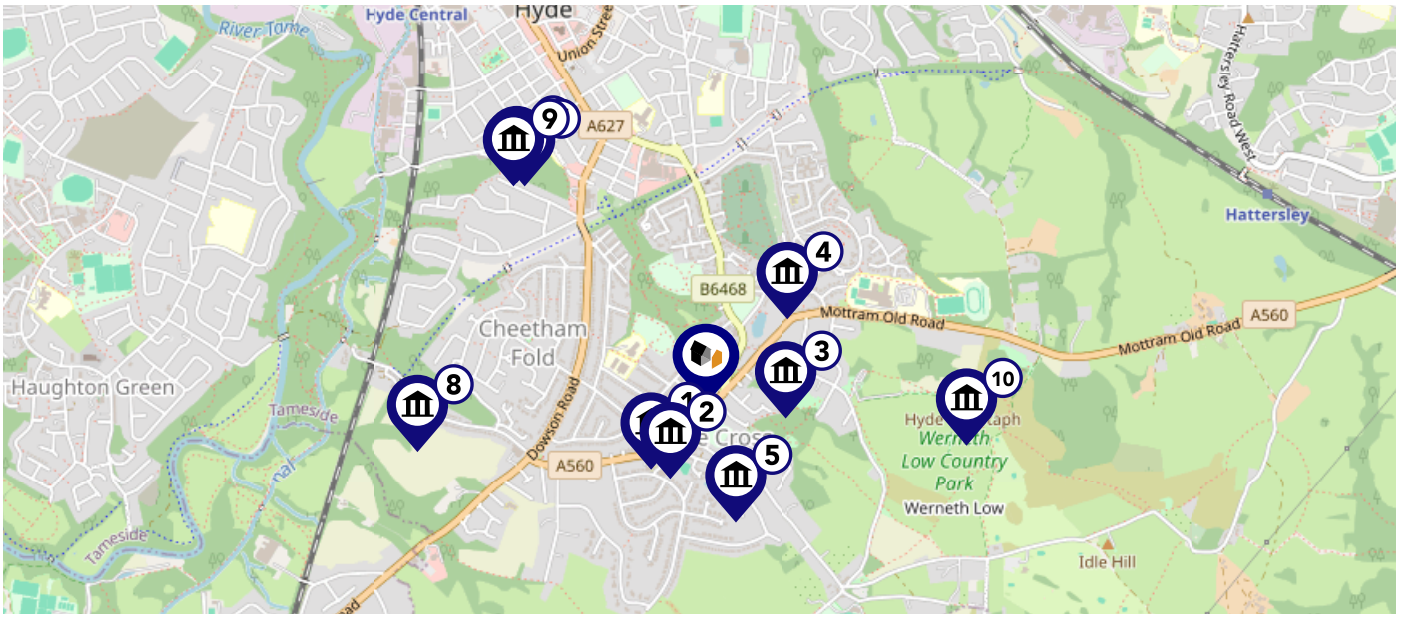
Nearby Landfill Sites

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

Powered by sprift

Maps
Listed Buildings

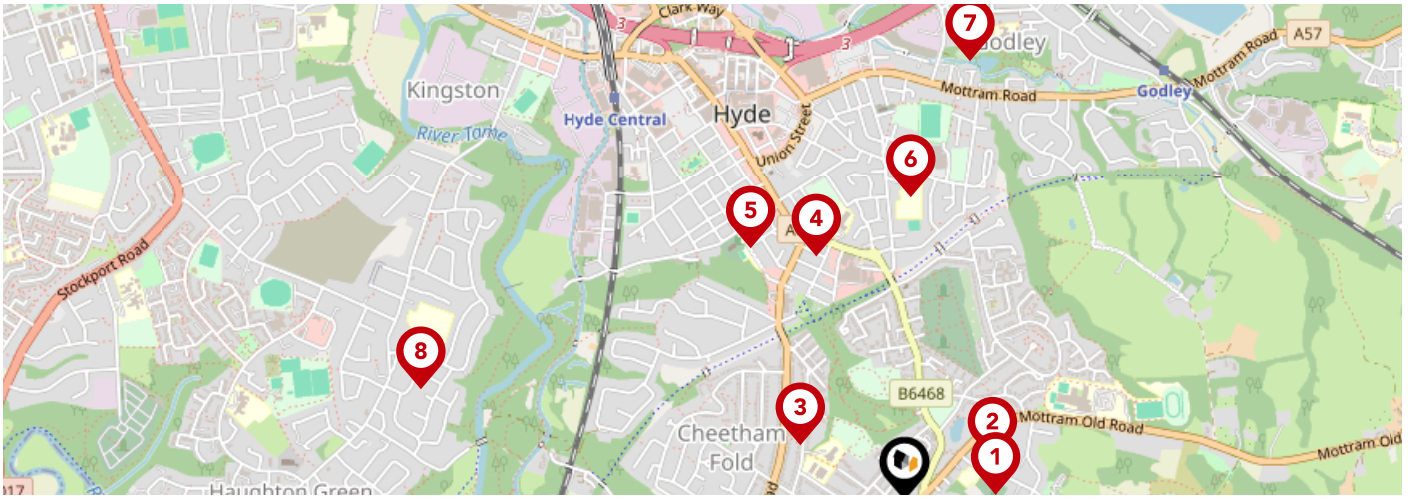
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1068046 - Hyde Chapel	Grade II	0.2 miles
2 1068047 - Stocks In Graveyard Of Hyde Chapel	Grade II	0.2 miles
3 1162419 - Holy Trinity Church	Grade II	0.2 miles
4 1460428 - Walden, 22 Backbower Lane, Gee Cross, Hyde	Grade II	0.3 miles
5 1068084 - Hat Maker's Workshop In Grounds Of Number 54	Grade II	0.3 miles
6 1068081 - Lychgate At Church Of St George	Grade II	0.6 miles
7 1068080 - Church Of St George	Grade II	0.6 miles
8 1068079 - Apethorn Farmhouse	Grade II	0.6 miles
9 1356446 - Hearse House At St George's Church	Grade II	0.6 miles
10 1068049 - Hyde War Memorial Obelisk On Werneth Low	Grade II	0.6 miles

Powered by sprift

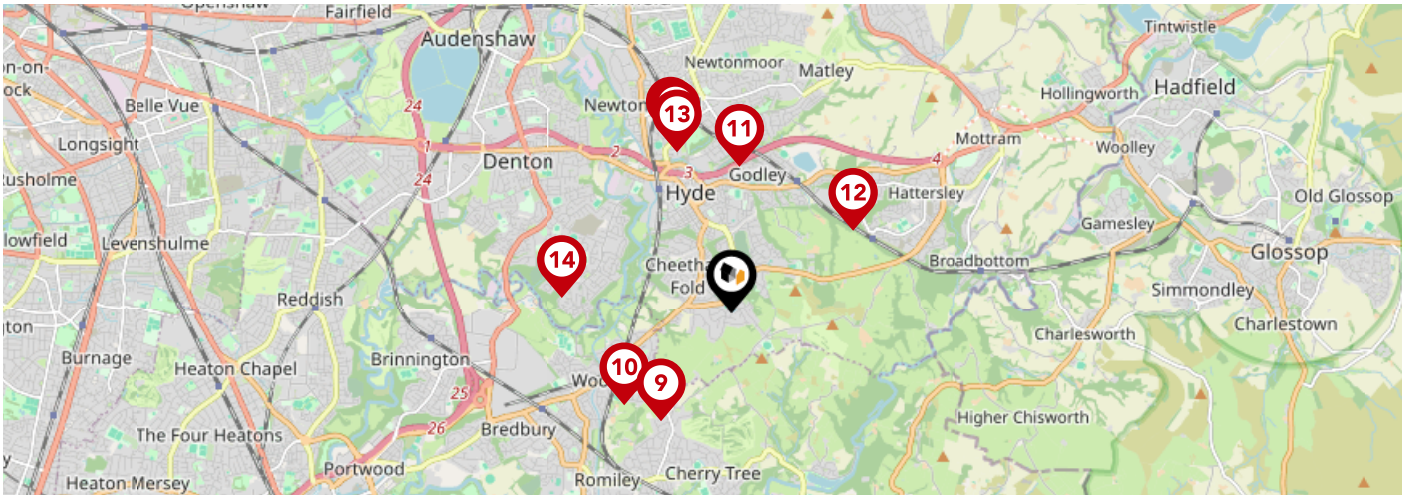
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good | Pupils: 226 | Distance:0.2	☐	☑	☐	☐	☐
2 Alder Community High School Ofsted Rating: Requires improvement | Pupils: 925 | Distance:0.21	☐	☐	☑	☐	☐
3 Dowson Primary Academy Ofsted Rating: Good | Pupils: 474 | Distance:0.26	☐	☑	☐	☐	☐
4 Greenfield Primary Academy Ofsted Rating: Good | Pupils: 211 | Distance:0.57	☐	☑	☐	☐	☐
5 St George's CofE Primary School Ofsted Rating: Good | Pupils: 227 | Distance:0.65	☐	☑	☐	☐	☐
6 Endeavour Primary Academy Ofsted Rating: Good | Pupils: 245 | Distance:0.67	☐	☑	☐	☐	☐
7 Godley Community Primary Academy Ofsted Rating: Good | Pupils: 230 | Distance:0.98	☐	☑	☐	☐	☐
8 St John Fisher RC Primary School, Denton Ofsted Rating: Good | Pupils: 246 | Distance:1.1	☐	☑	☐	☐	☐

Powered by sprift

Area
Schools

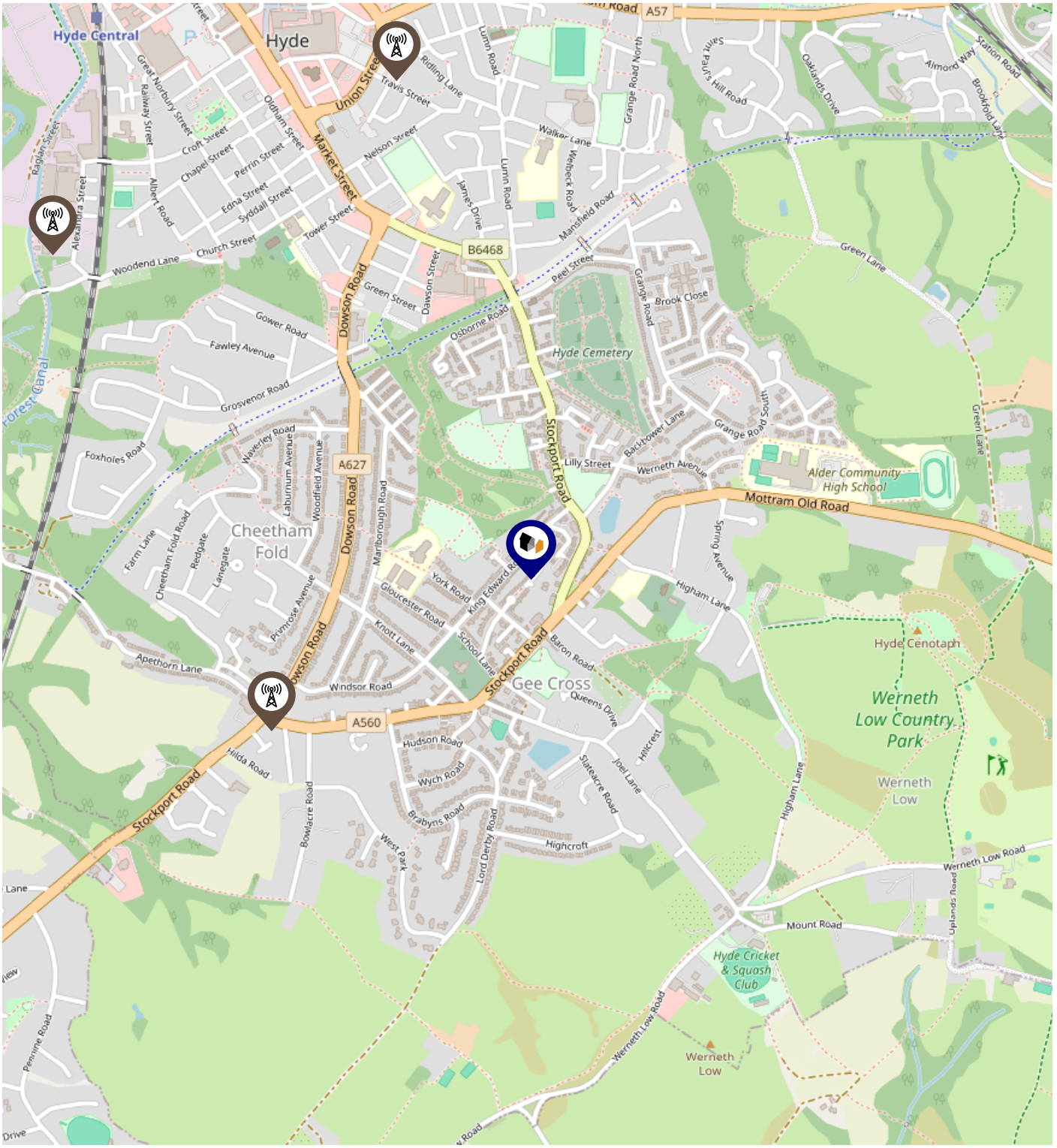


	Nursery	Primary	Secondary	College	Private
9 Greave Primary School Ofsted Rating: Good | Pupils: 352 | Distance:1.15	☐	☑	☐	☐	☐
10 Woodley Primary School Ofsted Rating: Good | Pupils: 432 | Distance:1.26	☐	☑	☐	☐	☐
11 St Paul's Catholic Primary School Ofsted Rating: Good | Pupils: 215 | Distance:1.28	☐	☑	☐	☐	☐
12 Discovery Academy Ofsted Rating: Good | Pupils: 225 | Distance:1.29	☐	☑	☐	☐	☐
13 Flowery Field Primary School Ofsted Rating: Good | Pupils: 661 | Distance:1.49	☐	☑	☐	☐	☐
14 Manor Green Primary Academy Ofsted Rating: Requires improvement | Pupils: 312 | Distance:1.5	☐	☑	☐	☐	☐
15 Hyde High School Ofsted Rating: Requires improvement | Pupils: 1169 | Distance:1.57	☐	☐	☑	☐	☐
16 Thomas Ashton School Ofsted Rating: Special Measures | Pupils: 97 | Distance:1.61	☐	☐	☑	☐	☐

Powered by sprift
Know any property instantly

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

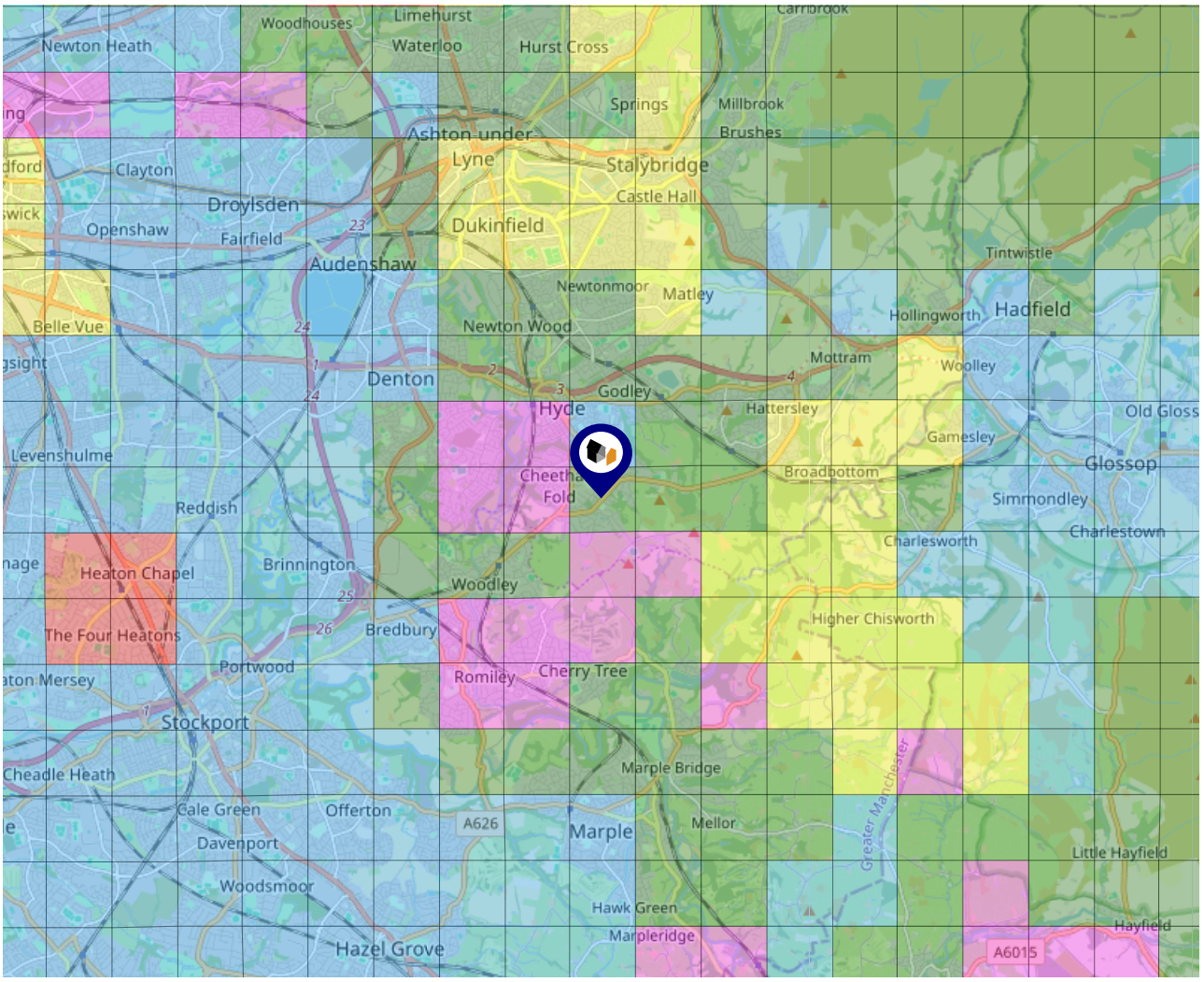
Powered by sprift
Know any property instantly

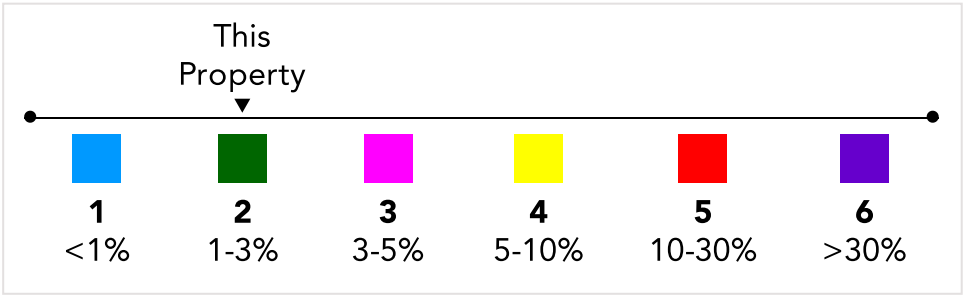
Environment
Radon Gas

LAWLER & Co.
SALES AND LETTINGS

What is Radon?

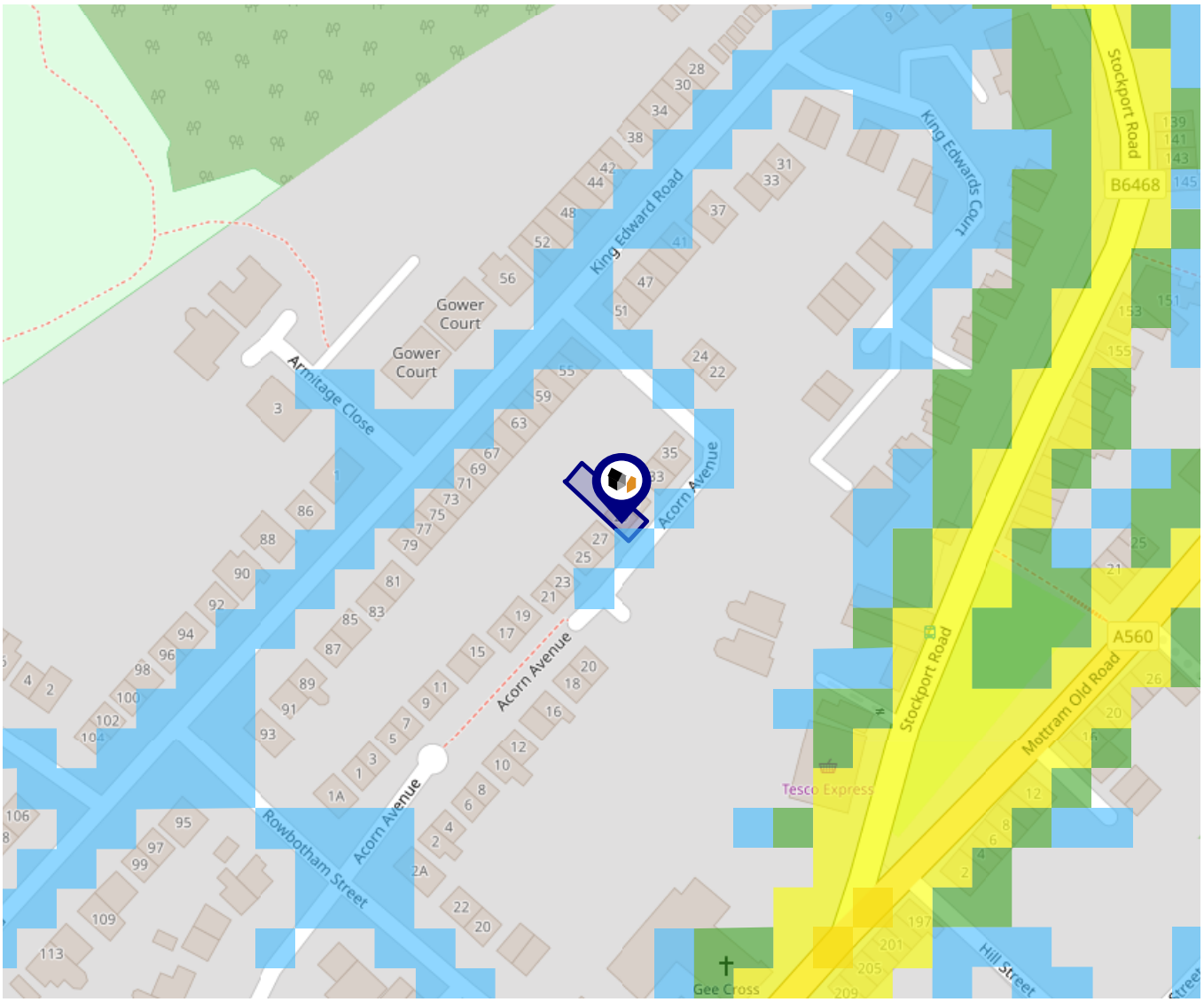
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





Powered by sprift
Know any property instantly

Local Area
Road Noise



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.

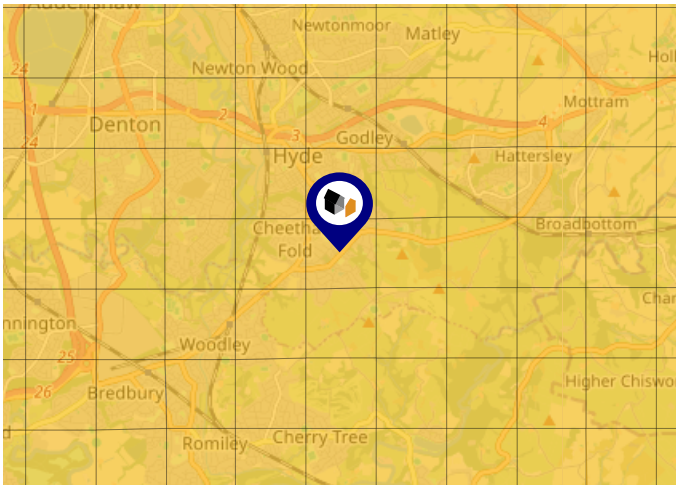
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Powered by sprift

Environment
Soils & Clay

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

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



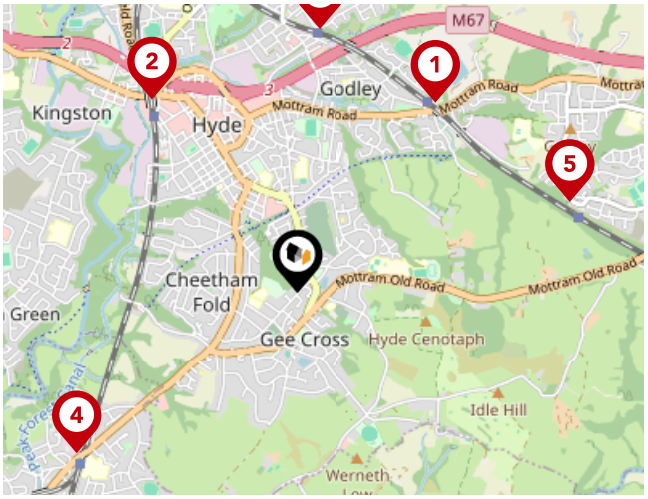
Primary Classifications (Most Common Clay Types)

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

Powered by sprift

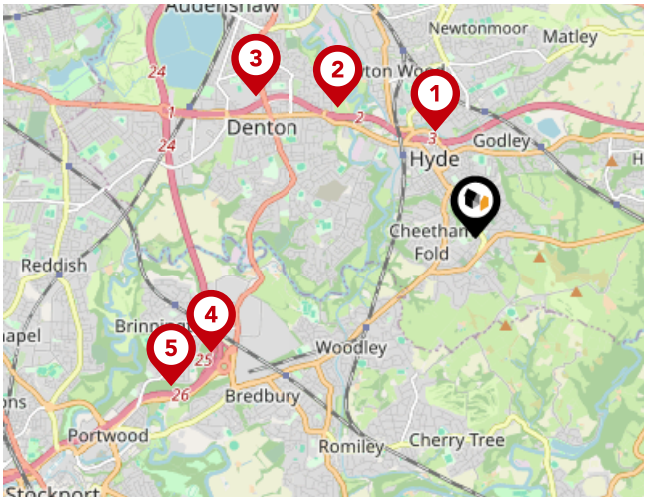
Area

Transport (National)



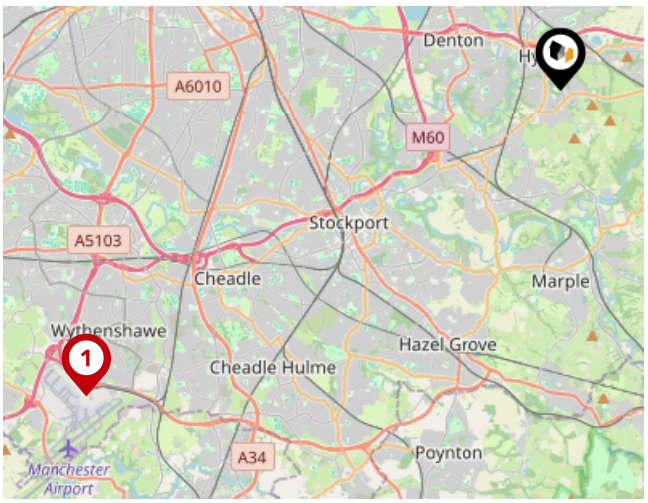
National Rail Stations

Pin	Name	Distance
1	Godley Rail Station	1.03 miles
2	Hyde Central Rail Station	1.07 miles
3	Newton for Hyde Rail Station	1.17 miles
4	Woodley Rail Station	1.2 miles
5	Hattersley Rail Station	1.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	0.99 miles
2	M67 J2	1.67 miles
3	M67 J1	2.3 miles
4	M60 J25	2.53 miles
5	M60 J26	2.98 miles



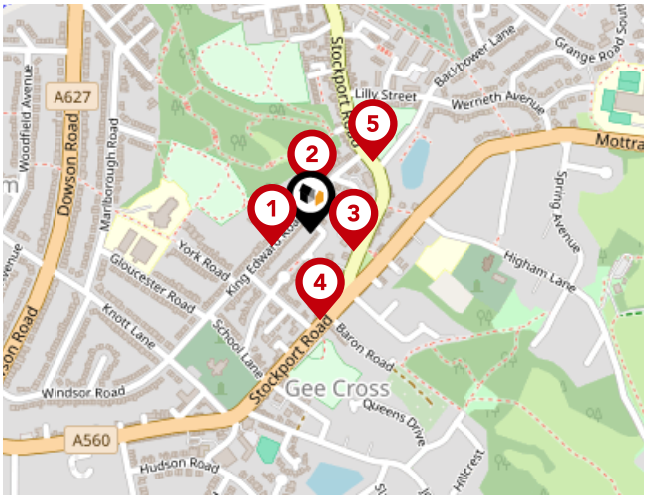
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	9.96 miles

Powered by sprift

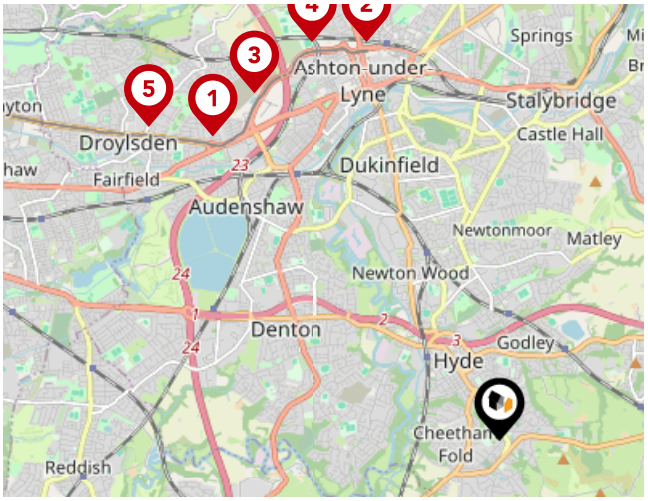
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	King Edward Road	0.04 miles
2	King Edward Road	0.04 miles
3	Mottram Old Road	0.05 miles
4	Baron Road	0.09 miles
5	Backbower Lane	0.1 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	3.67 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	3.7 miles
3	Ashton Moss (Manchester Metrolink)	3.73 miles
4	Ashton West (Manchester Metrolink)	3.87 miles
5	Droylsden (Manchester Metrolink)	4.14 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

Powered by sprift

About Us

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

Testimonials

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 to 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 propperty 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/

Powered by sprift

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

LAWLER & Co. SALES AND LETTINGS

Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail