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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 05<sup>th</sup> January 2026**



**50, BROOKHEY, HYDE, SK14 2DY**

## Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



 street-view-image



## Property

Type:	Terraced	Last Sold Date:	02/06/2023
Bedrooms:	3	Last Sold Price:	£240,000
Floor Area:	1,022 ft <sup>2</sup> / 95 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£234
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	2005	Start Date:	23/06/2005
Council Tax :	Band D	End Date:	01/08/2159
Annual Estimate:	£2,312	Lease Term:	155 years from 1 August 2004
Title Number:	MAN22597	Term Remaining:	133 years
UPRN:	10003434606		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**17**  
mb/s



**80**  
mb/s



**1800**  
mb/s



### Mobile Coverage:

(based on calls indoors)



O<sub>2</sub>



EE



3



O<sub>2</sub>

### Satellite/Fibre TV Availability:



BT



sky



Virgin media

# Property Multiple Title Plans

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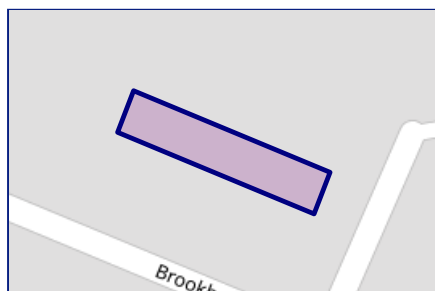
SALES AND LETTINGS

## Freehold Title Plan



**MAN78242**

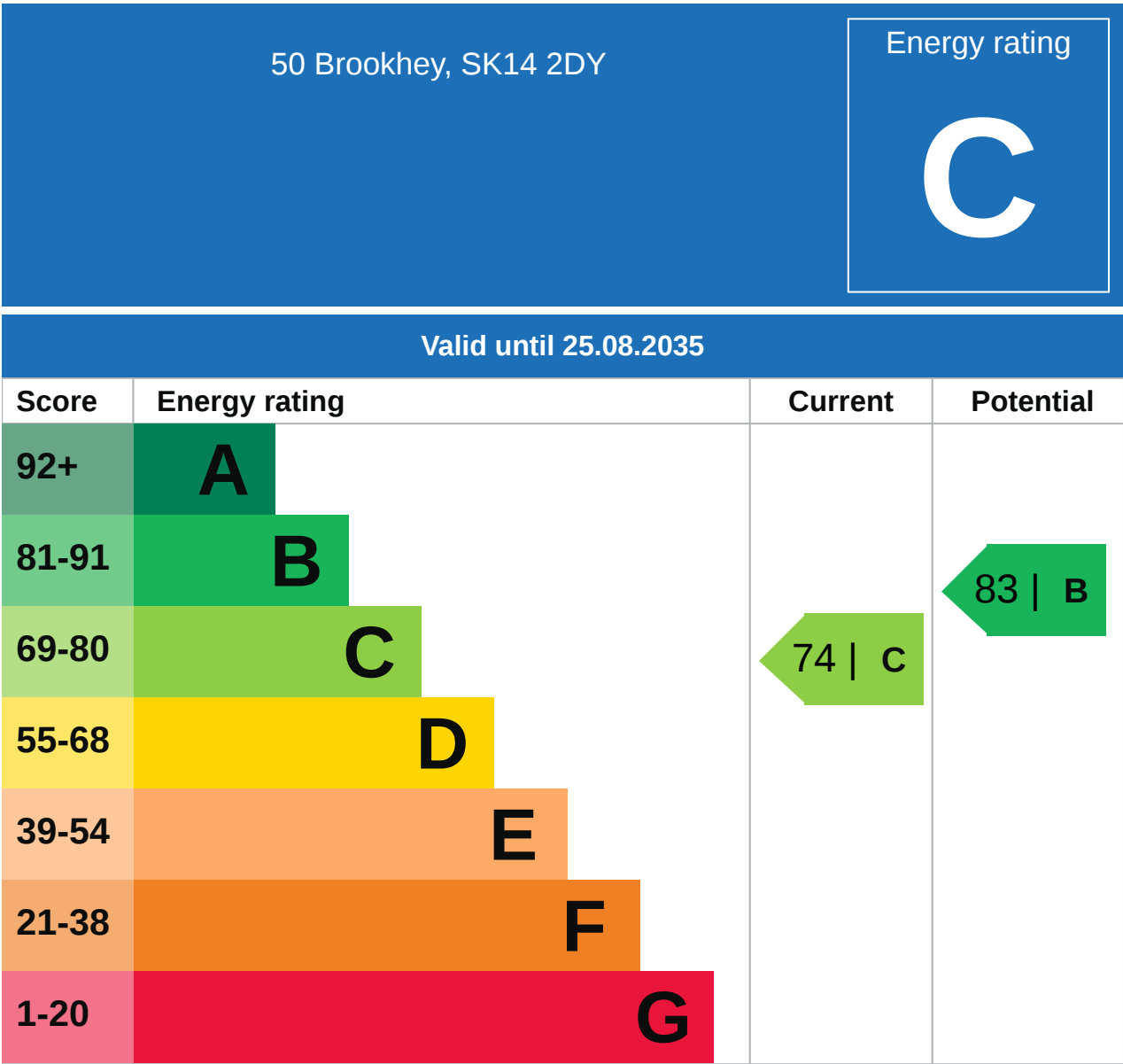
## Leasehold Title Plan



**MAN22597**

Start Date: 23/06/2005  
End Date: 01/08/2159  
Lease Term: 155 years from 1 August 2004  
Term Remaining: 133 years

Property  
**EPC - Certificate**



# Property

## EPC - Additional Data

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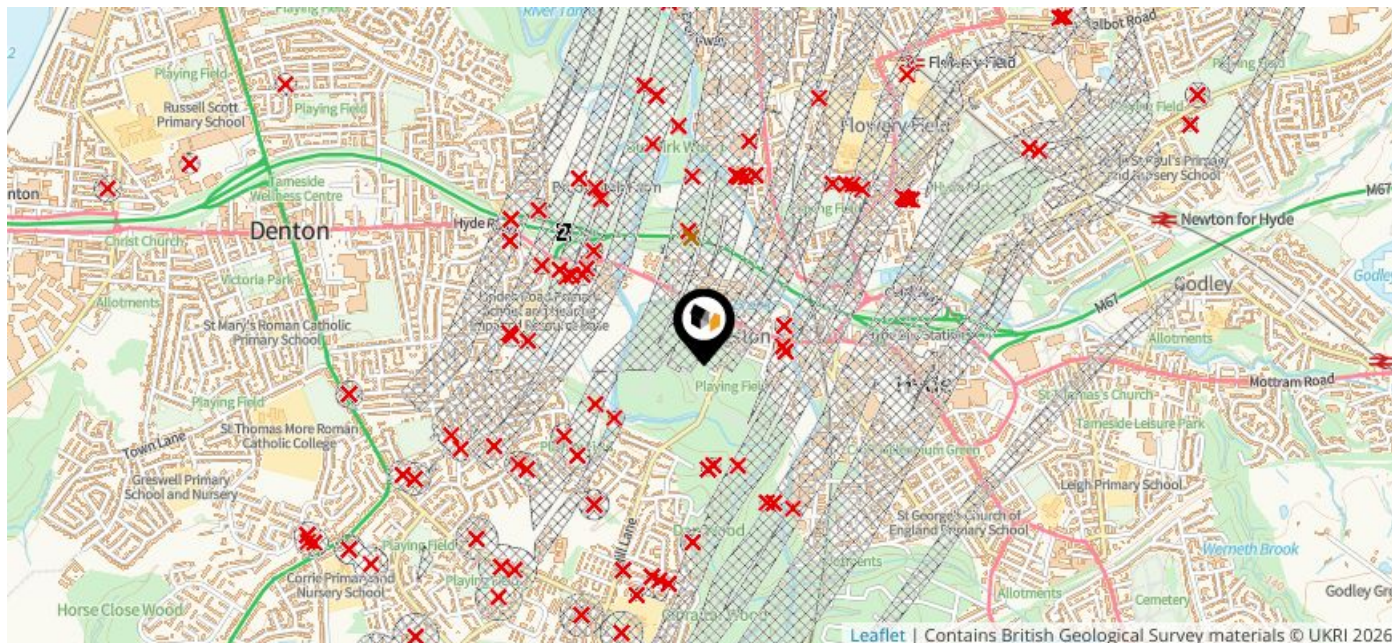
SALES AND LETTINGS

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	95 m <sup>2</sup>



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

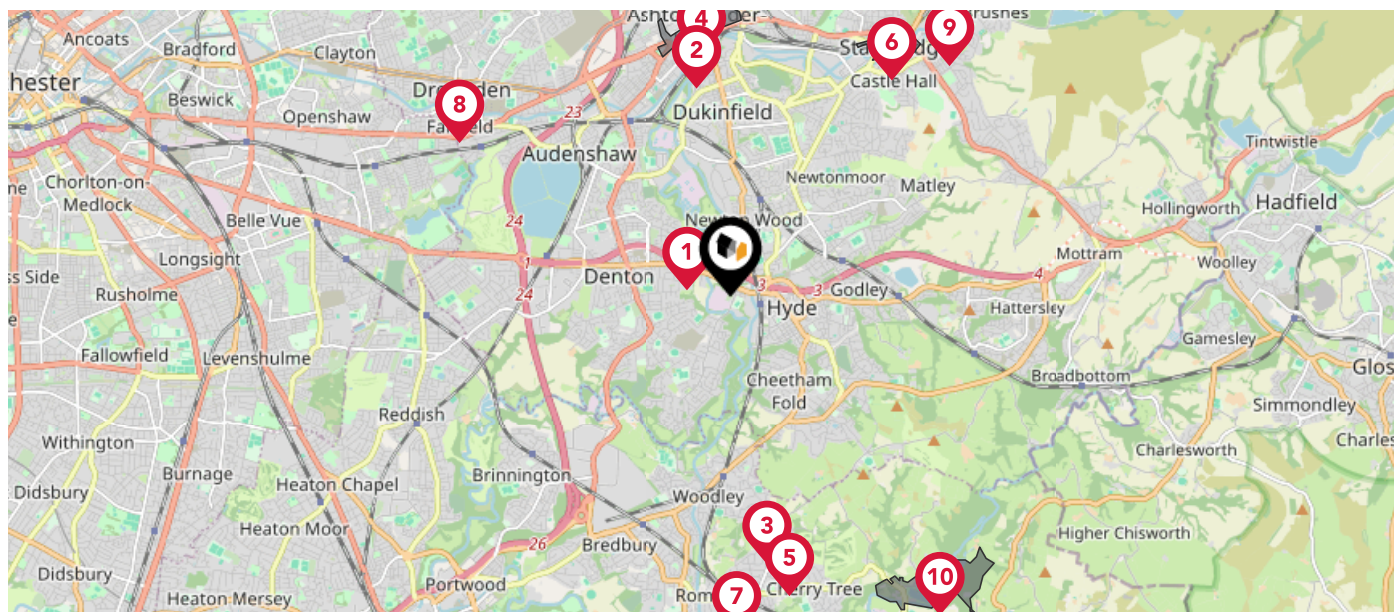
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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 Portland Basin
- 3 Greave Fold, Romiley
- 4 Ashton Town Centre
- 5 Barlow Fold, Romiley
- 6 Stalybridge Town Centre
- 7 Church Lane, Romiley
- 8 Fairfield (Tameside)
- 9 Copley (Tameside)
- 10 Compstall



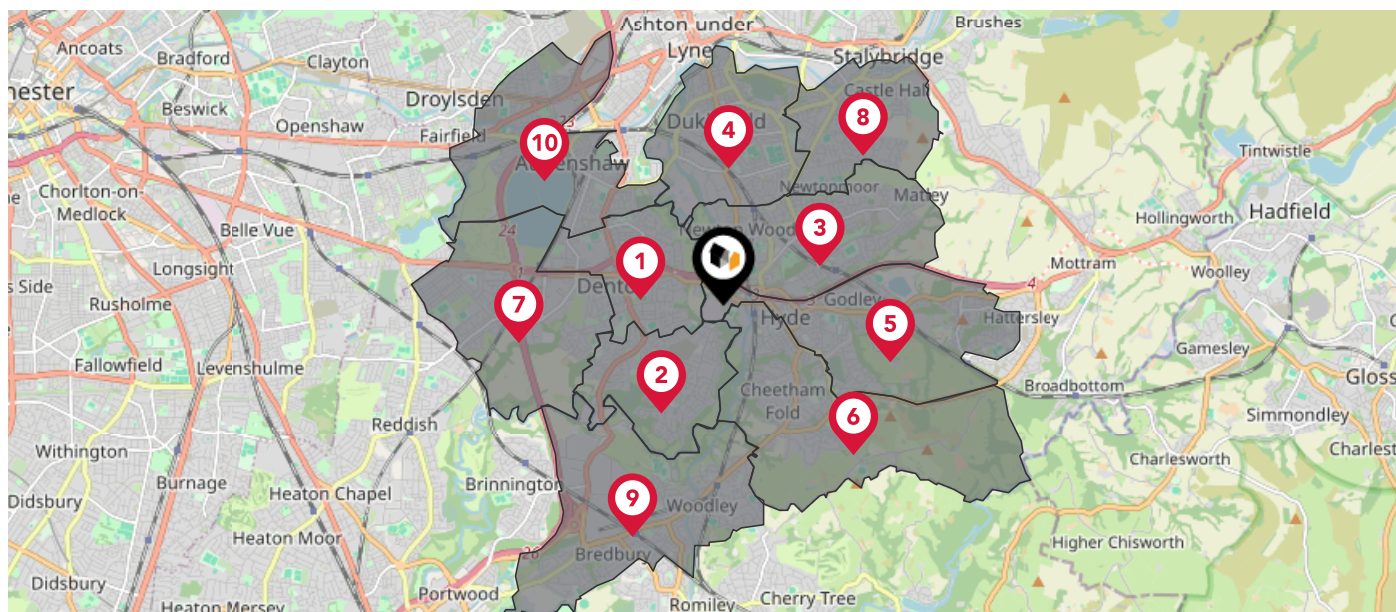
# Maps

## 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

Denton North East Ward

2

Denton South Ward

3

Hyde Newton Ward

4

Dukinfield Ward

5

Hyde Godley Ward

6

Hyde Werneth Ward

7

Denton West Ward

8

Dukinfield Stalybridge Ward

9

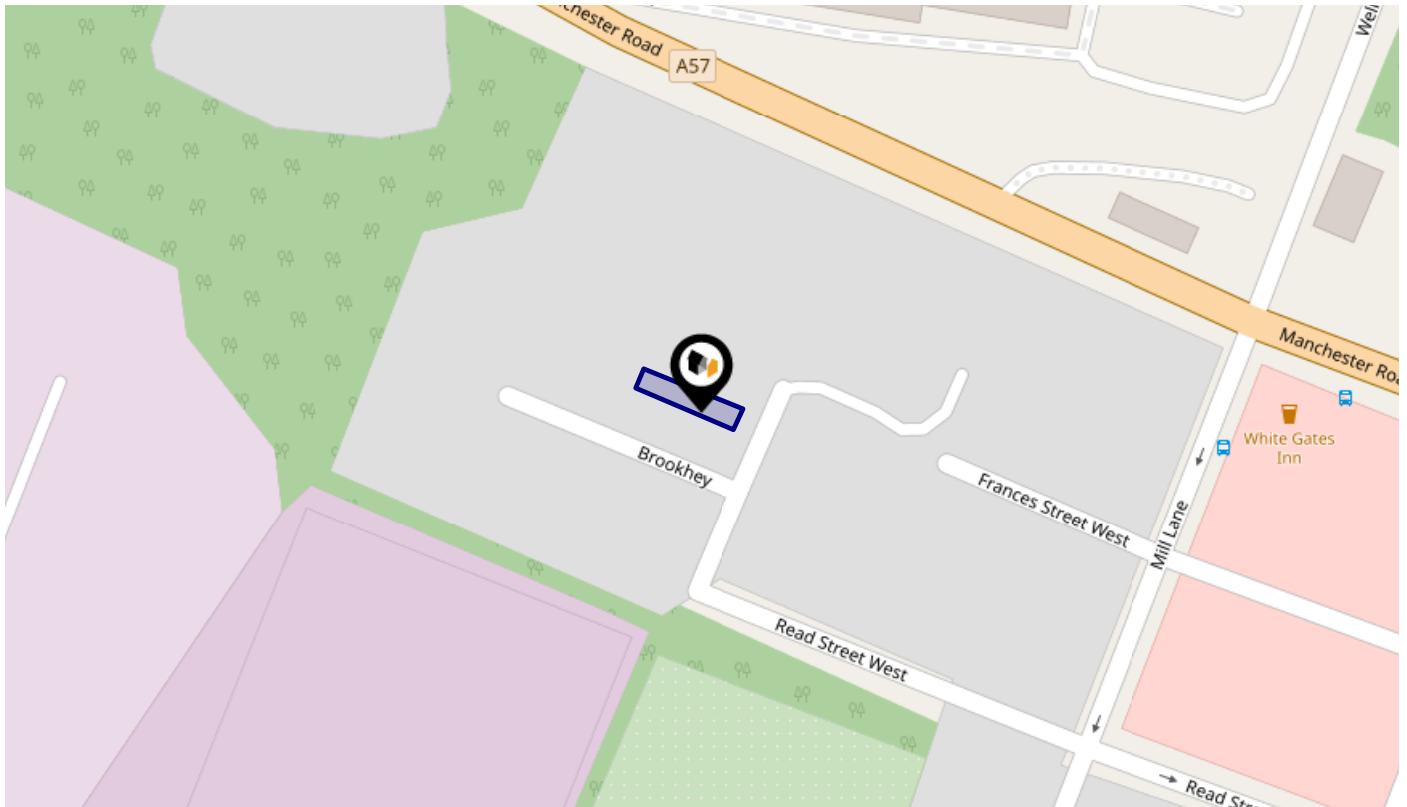
Bredbury and Woodley Ward

10

Audenshaw Ward



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








## Rail Noise Data

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

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

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

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

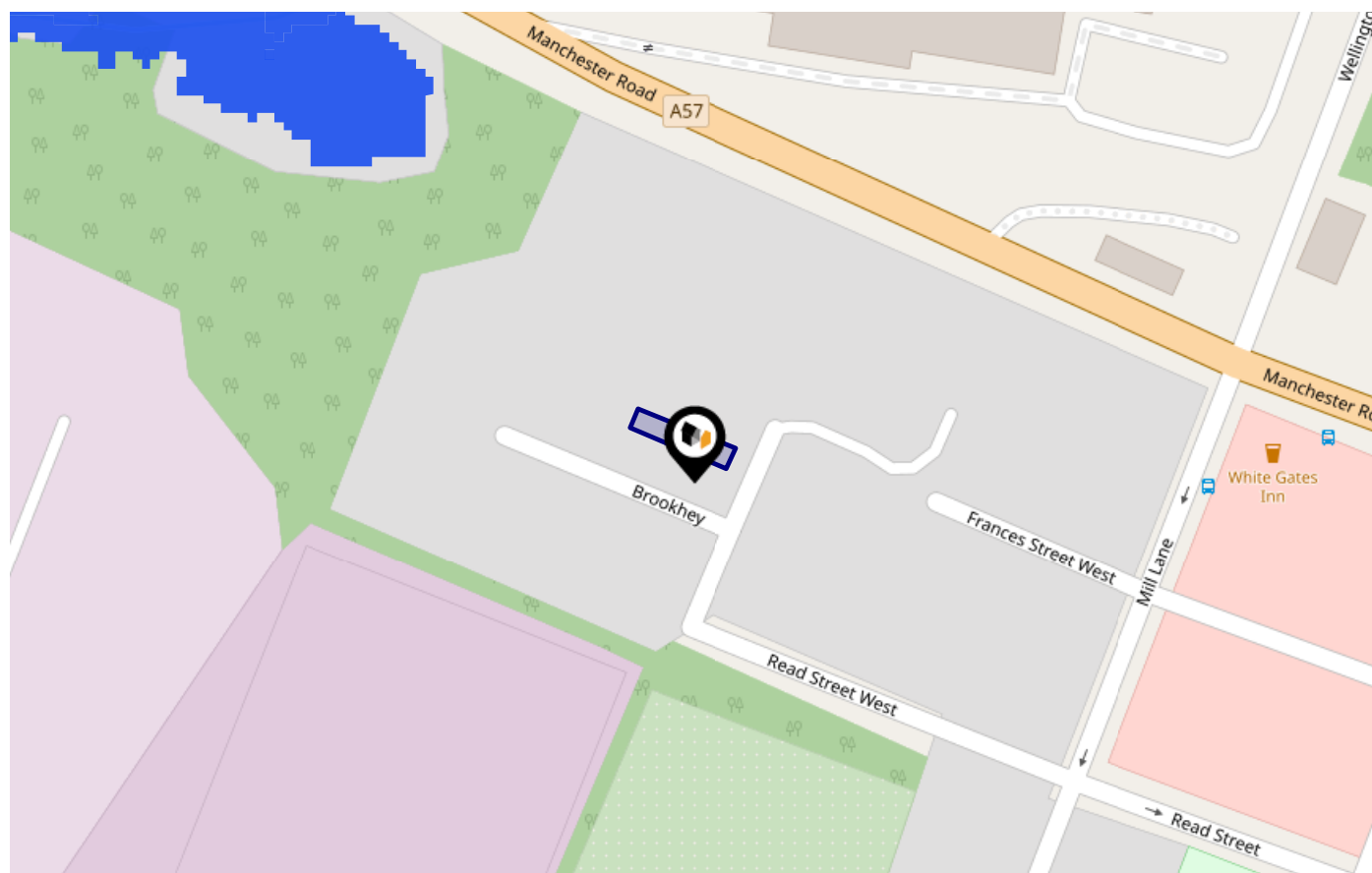
# Flood Risk

## Rivers & Seas - Flood Risk

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

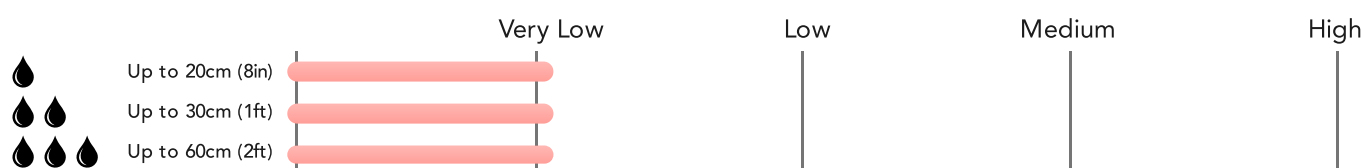


**Risk Rating: Very low**

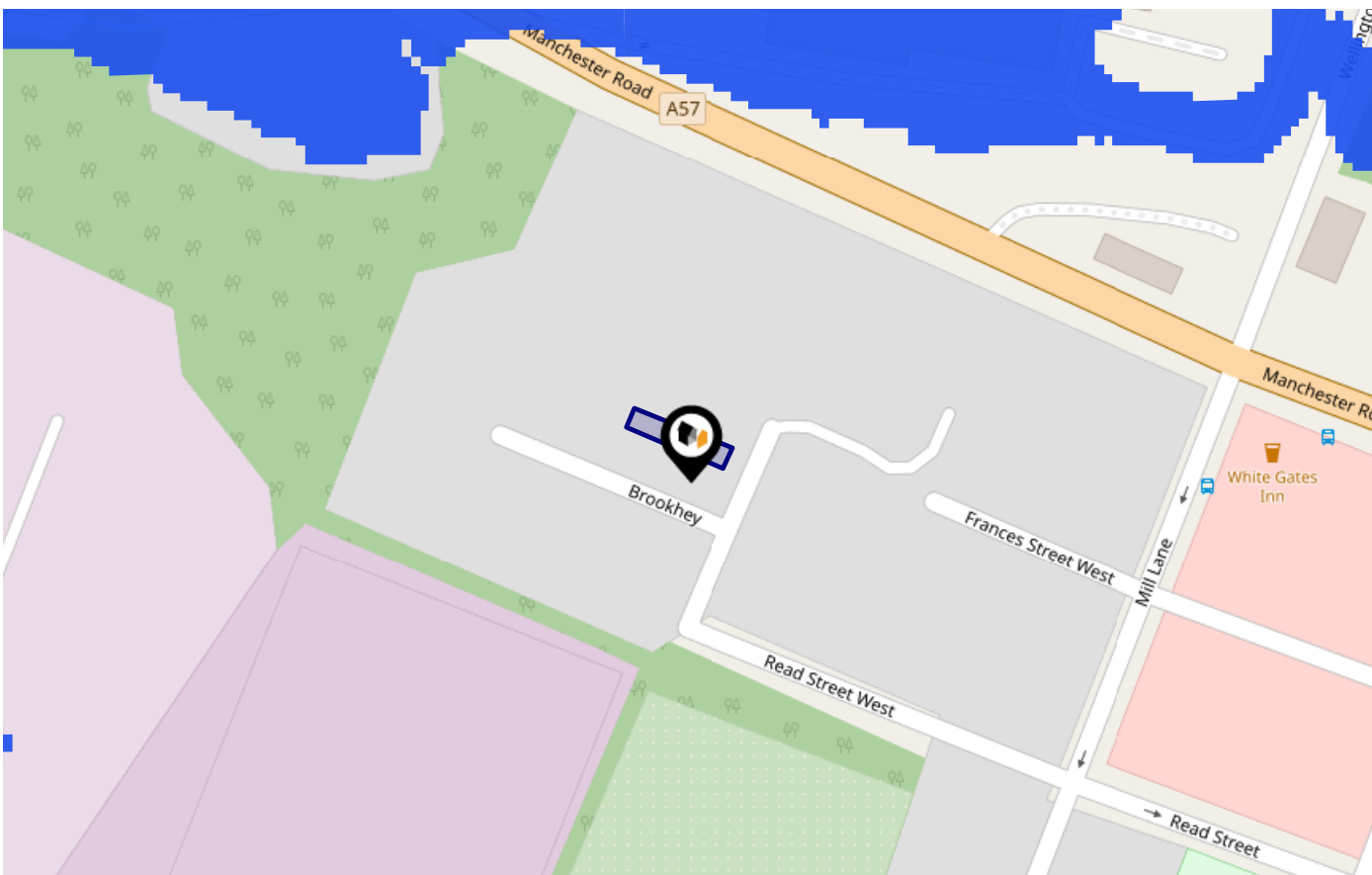
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



**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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Chance of flooding to the following depths at this property:



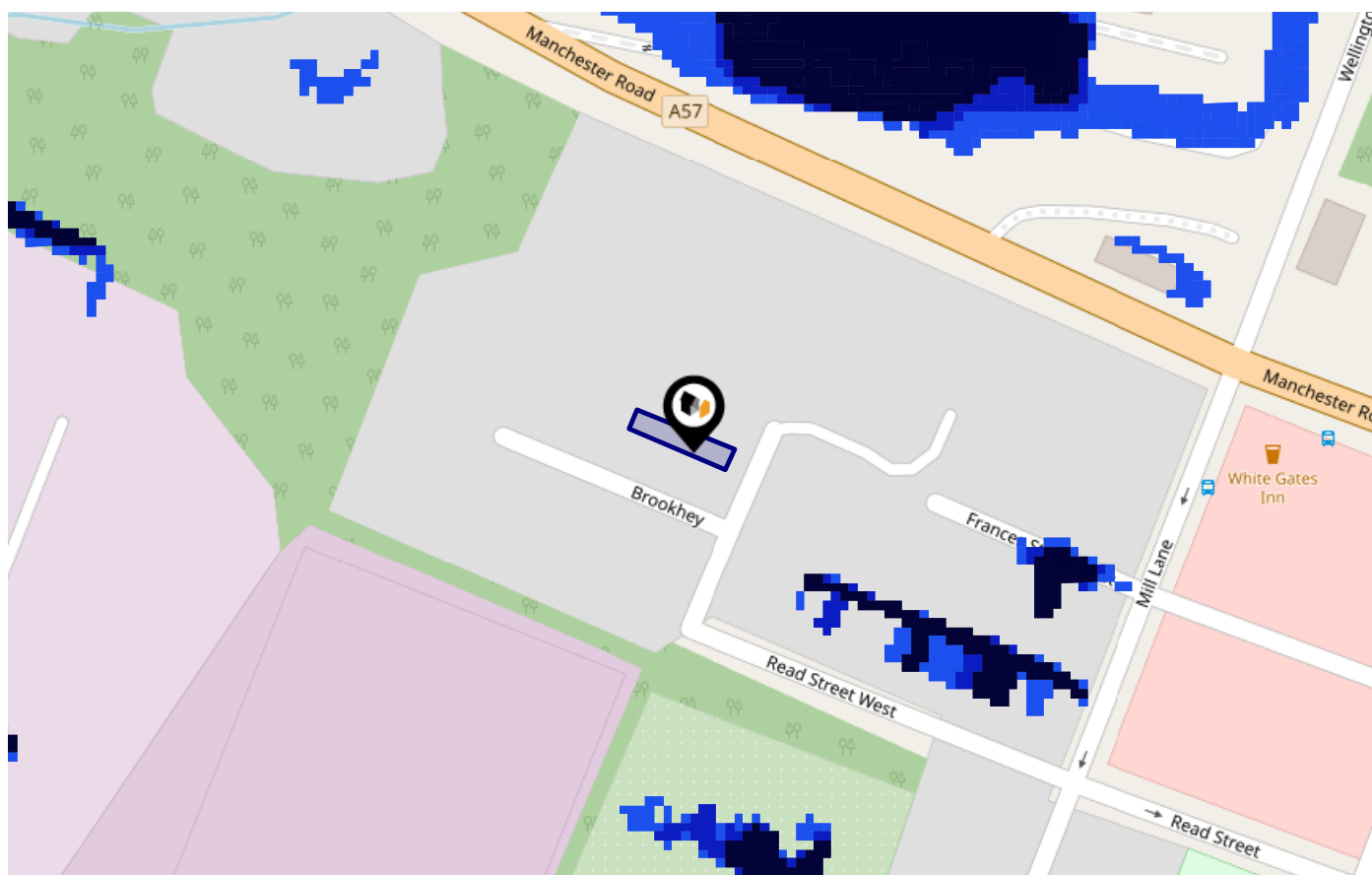
# Flood Risk

## 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.

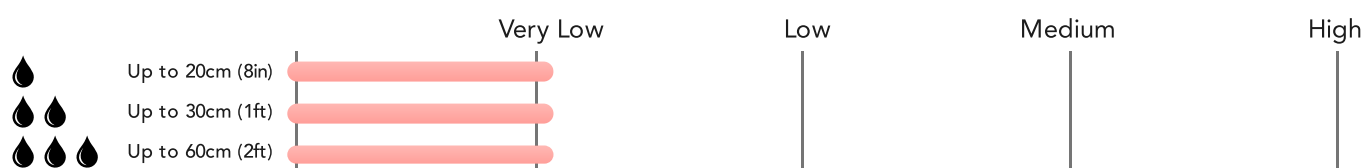


**Risk Rating:** Very low

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.

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Chance of flooding to the following depths at this property:





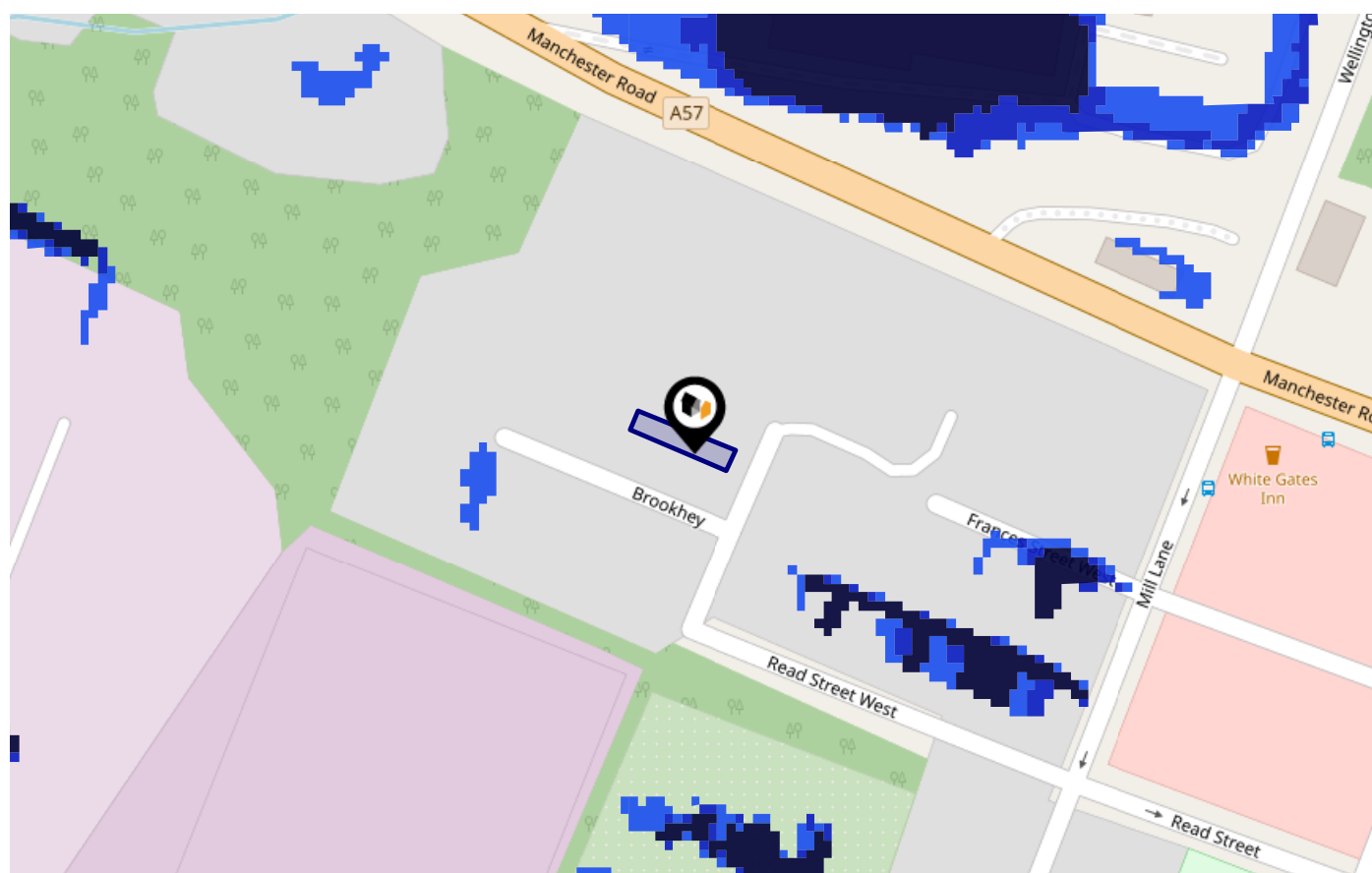
# Flood Risk

## Surface Water - Climate Change

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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.

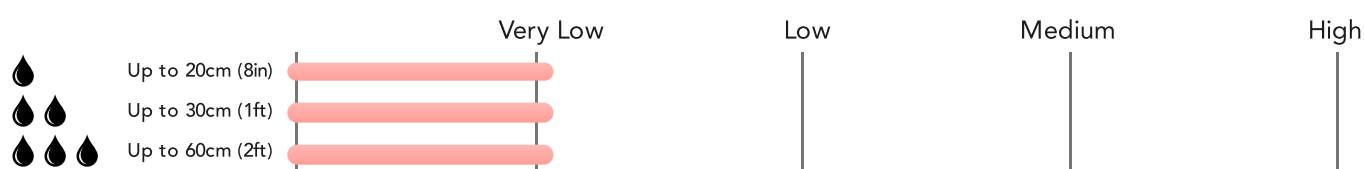


Risk Rating: Very low

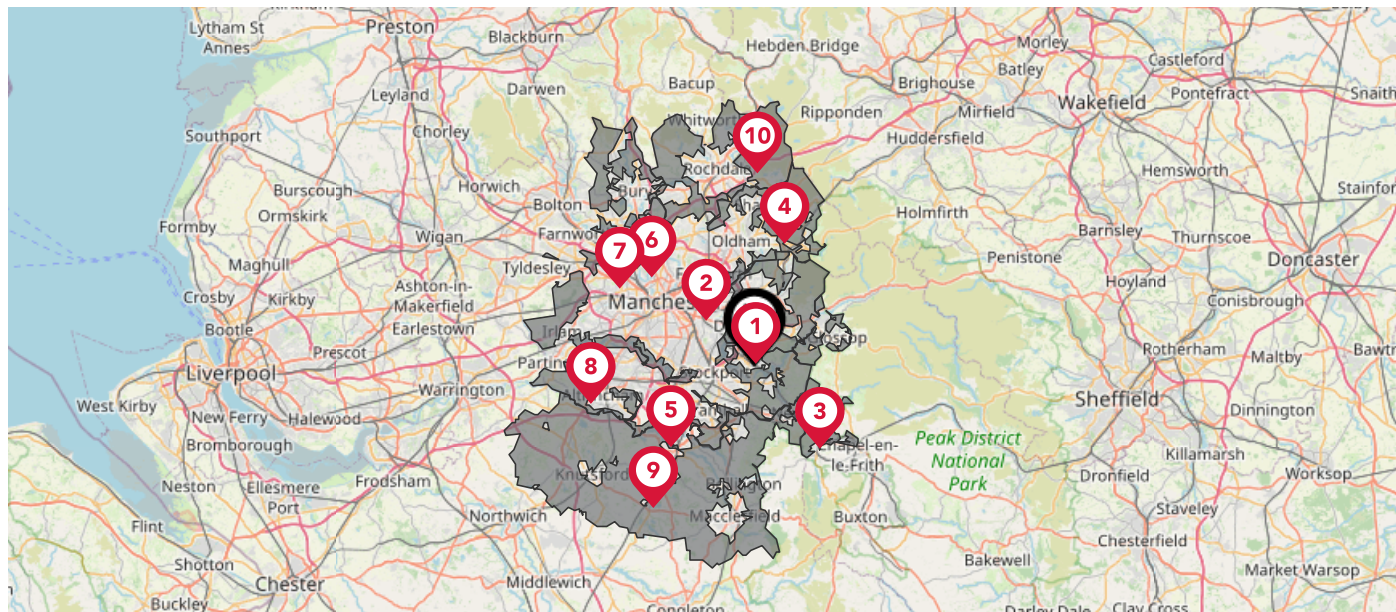
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map 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 - Trafford

9

Merseyside and Greater Manchester Green Belt - Cheshire East

10

Merseyside and Greater Manchester Green Belt - Rochdale

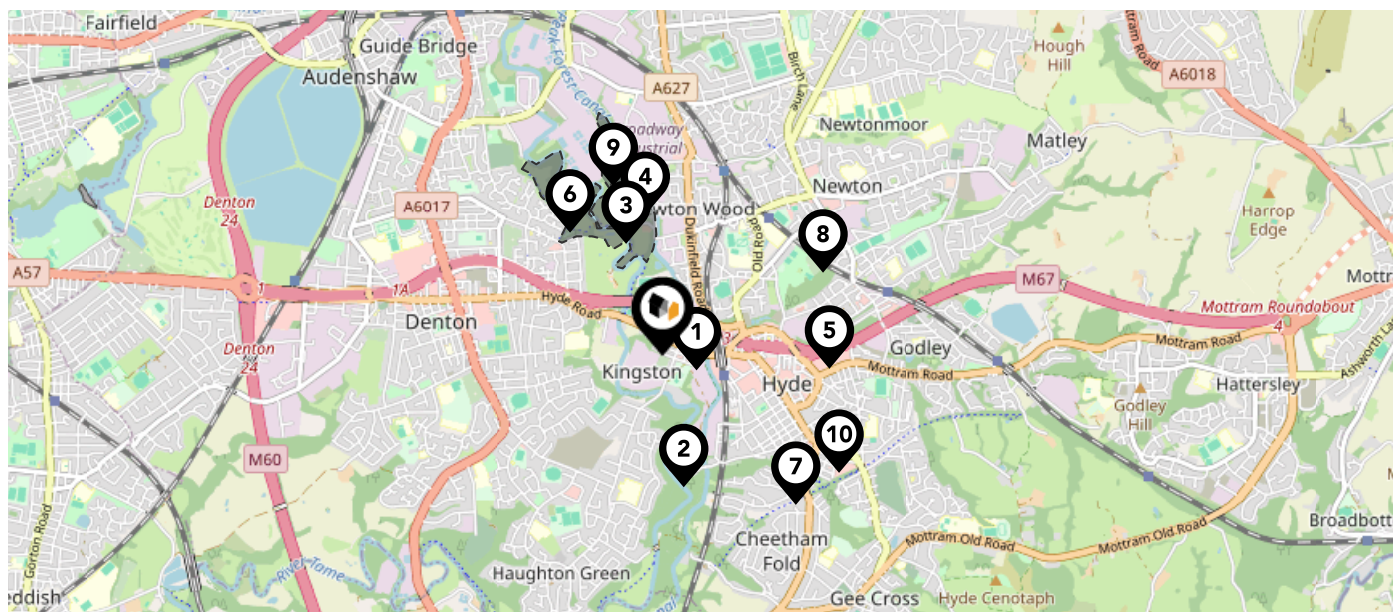
# Maps

## 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	Wilson Brook-Hyde, Cheshire	Historic Landfill
2	EA/EPR/VP3692CU/A001	Active Landfill
3	Dunkirk Lane-Greater Manchester	Historic Landfill
4	Coal Shaft West of Dukinfield Road-Dukinfield, Greater Manchester	Historic Landfill
5	Cha Textiles-Newton Bank	Historic Landfill
6	St Anne's Road-Greater Manchester	Historic Landfill
7	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill
8	Stansfield Street - Marlor Road-Greater Manchester	Historic Landfill
9	Ash Valley Landfill-Greater Manchester	Historic Landfill
10	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill



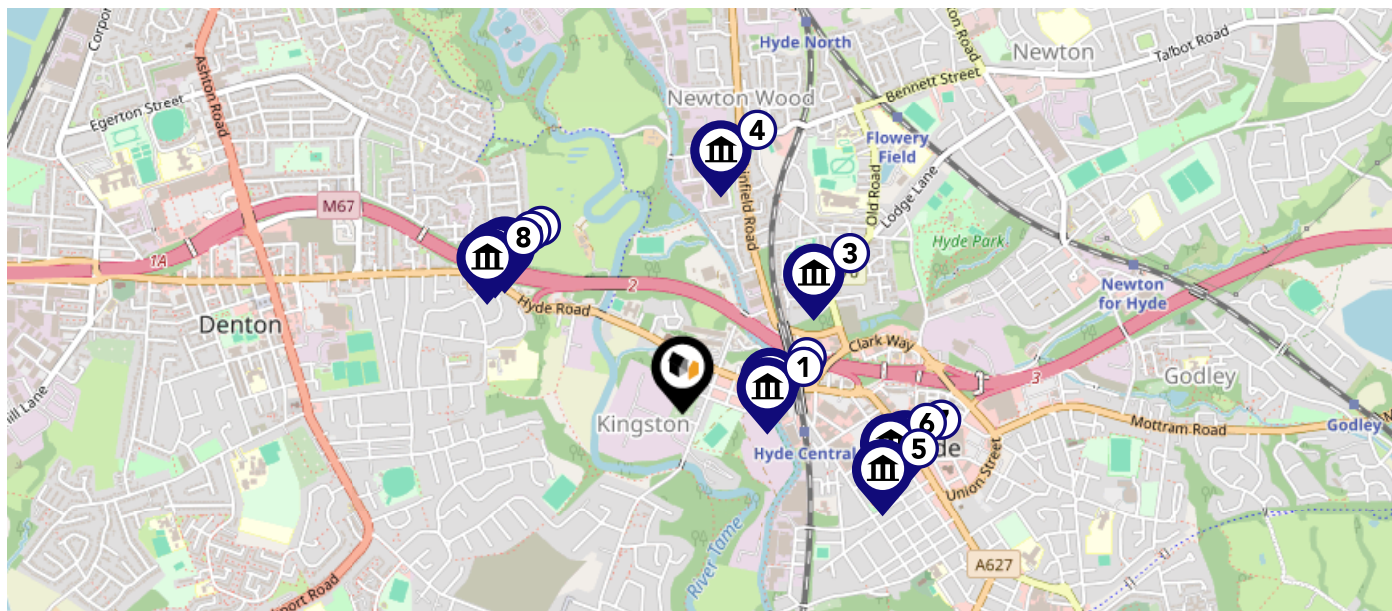
# Maps











## Listed Buildings

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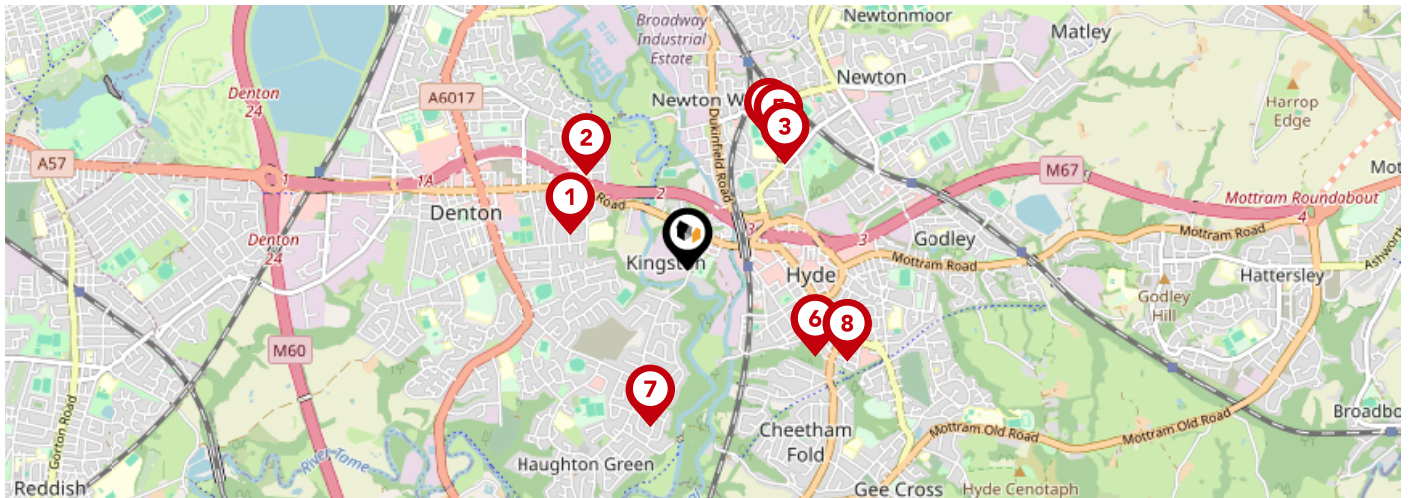
SALES AND LETTINGS

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

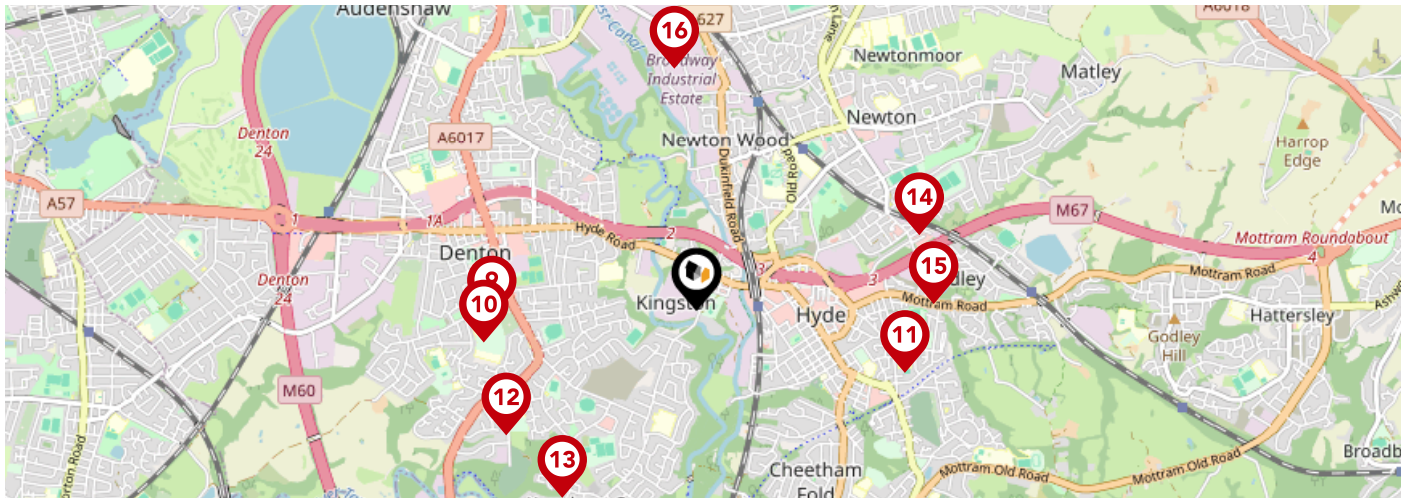










Listed Buildings in the local district		Grade	Distance
	1356443 - Peak Forest Canal, Manchester Road Canal Bridge	Grade II	0.2 miles
	1162428 - Canal Warehouse	Grade II	0.2 miles
	1162448 - Flowery Field Church (free Christian)	Grade II	0.4 miles
	1162410 - Cruckframe Building Formerly Part Of Newton Hall	Grade II	0.5 miles
	1380212 - Former Theatre Royal	Grade II	0.5 miles
	1393594 - Hyde Town Hall	Grade II	0.5 miles
	1356444 - Bus Shelter Directly Opposite Town Hall	Grade II	0.5 miles
	1356487 - Lychgate And Churchyard Wall To Church Of St Anne And To Rectory	Grade II	0.5 miles
	1067970 - St Annes Rectory	Grade II	0.5 miles
	1309251 - Church Of St Anne	Grade I	0.5 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Linden Road Academy and Hearing Impaired Base</b> Ofsted Rating: Good   Pupils: 223   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Anne's Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Flowery Field Primary School</b> Ofsted Rating: Good   Pupils: 661   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Thomas Ashton School</b> Ofsted Rating: Special Measures   Pupils: 97   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hyde High School</b> Ofsted Rating: Requires improvement   Pupils: 1169   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St George's CofE Primary School</b> Ofsted Rating: Good   Pupils: 227   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St John Fisher RC Primary School, Denton</b> Ofsted Rating: Good   Pupils: 246   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Greenfield Primary Academy</b> Ofsted Rating: Good   Pupils: 211   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St Mary's RC Primary School</b> Ofsted Rating: Outstanding   Pupils: 226   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More RC College</b> Ofsted Rating: Good   Pupils: 782   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Endeavour Primary Academy</b> Ofsted Rating: Good   Pupils: 245   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Corrie Primary School</b> Ofsted Rating: Good   Pupils: 346   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Green Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 312   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Godley Community Primary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tameside Pupil Referral Service</b> Ofsted Rating: Good   Pupils: 160   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

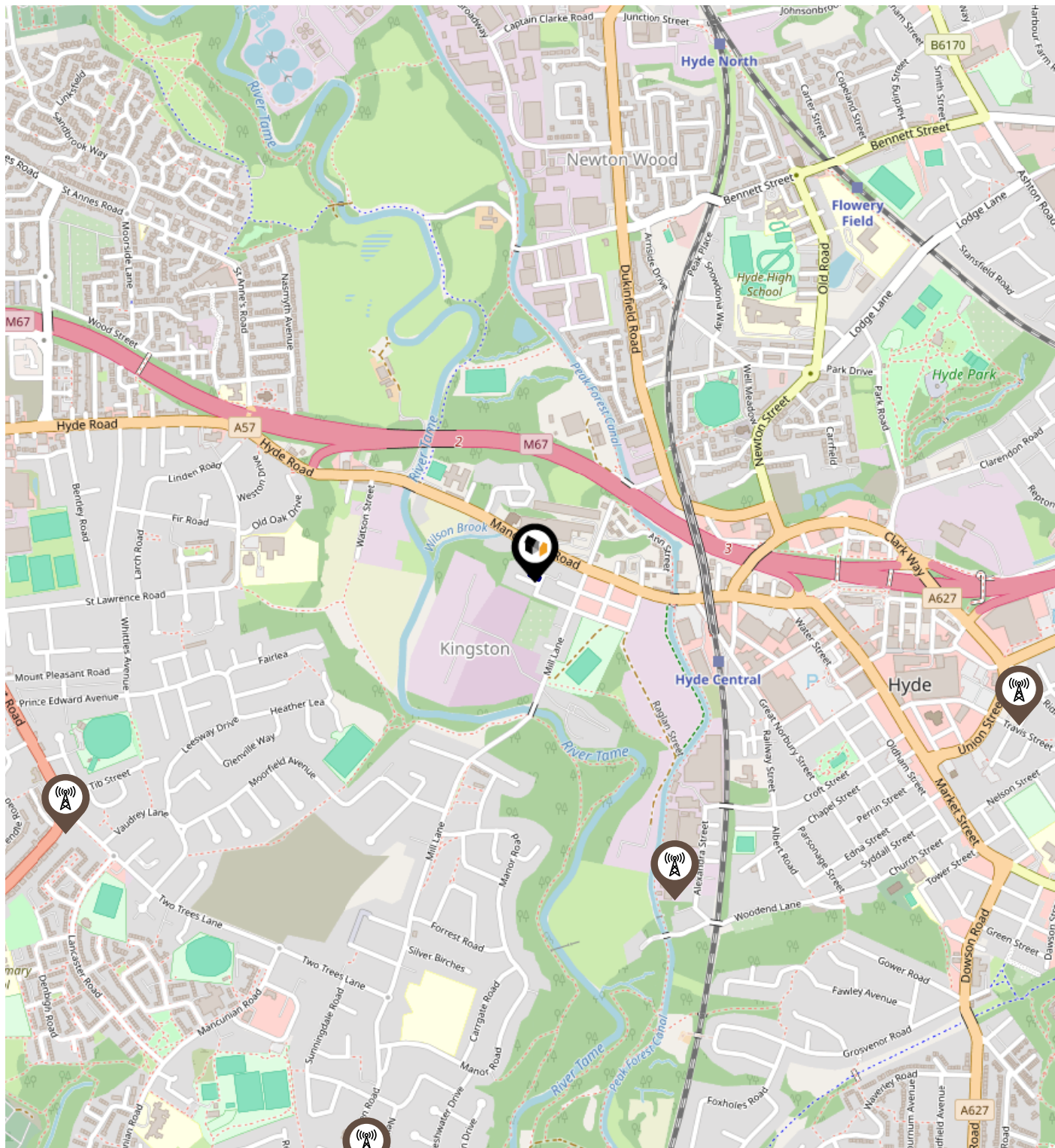


# Local Area



## Masts & Pylons

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### Key:

-  Power Pylons
-  Communication Masts

# Environment

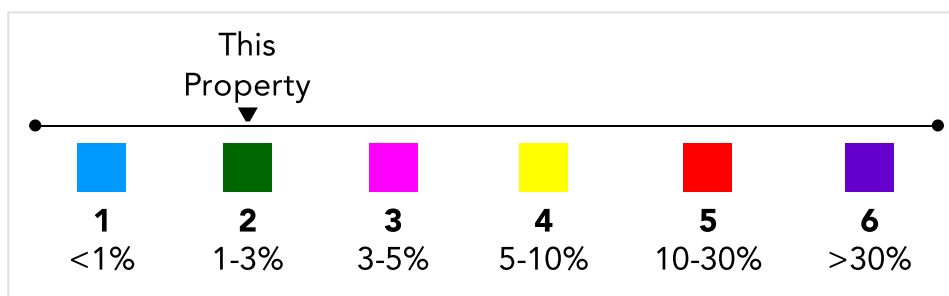
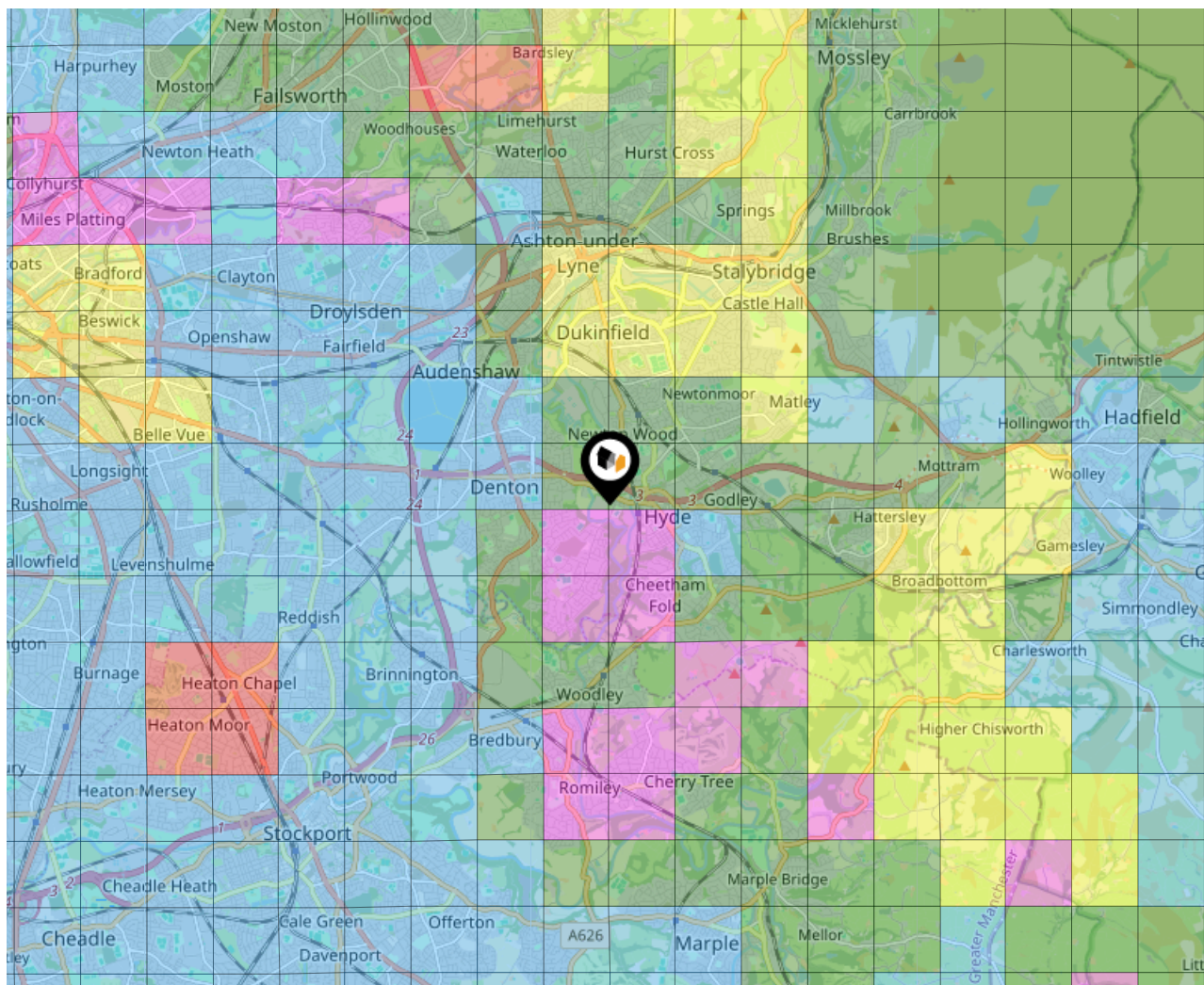
## Radon Gas

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### 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>).

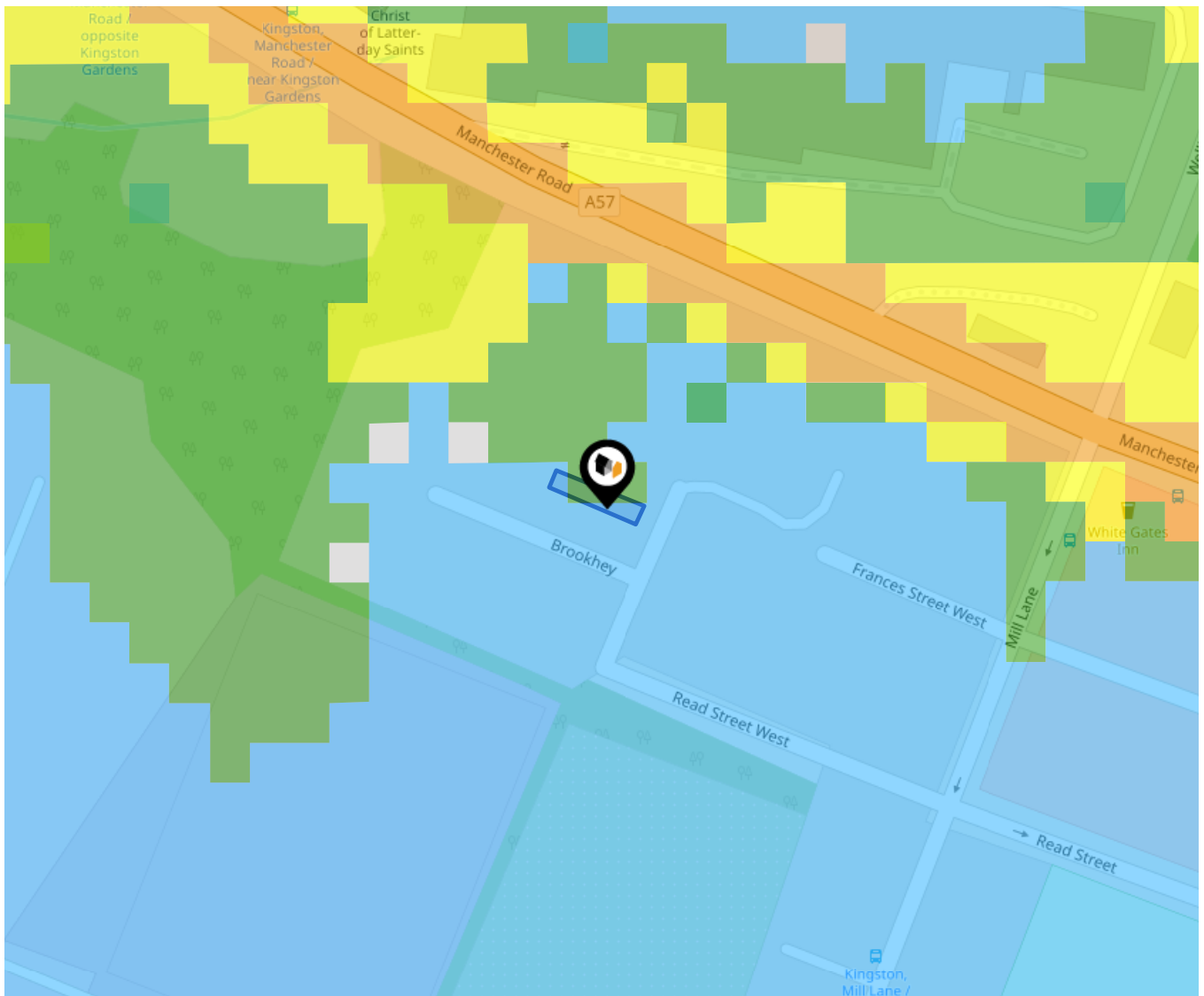




# Local Area Road Noise

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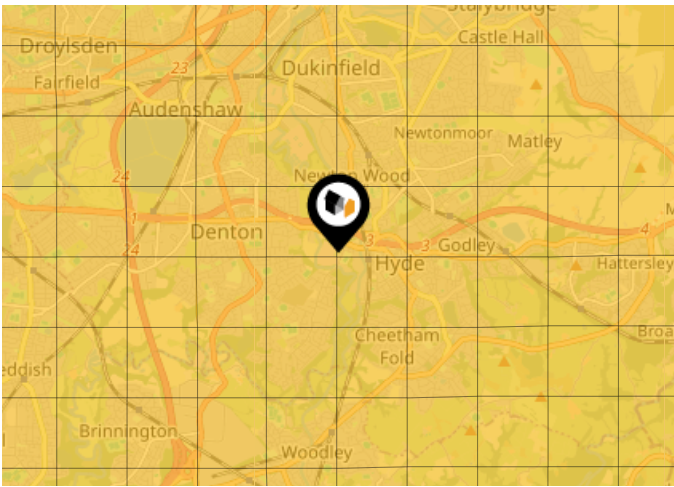
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

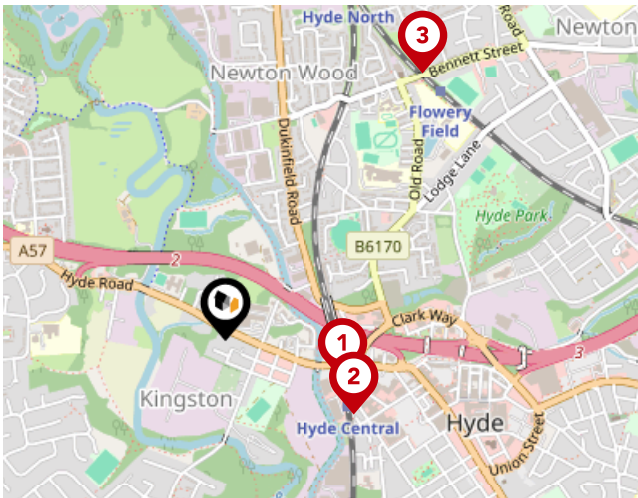
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area

## Transport (National)

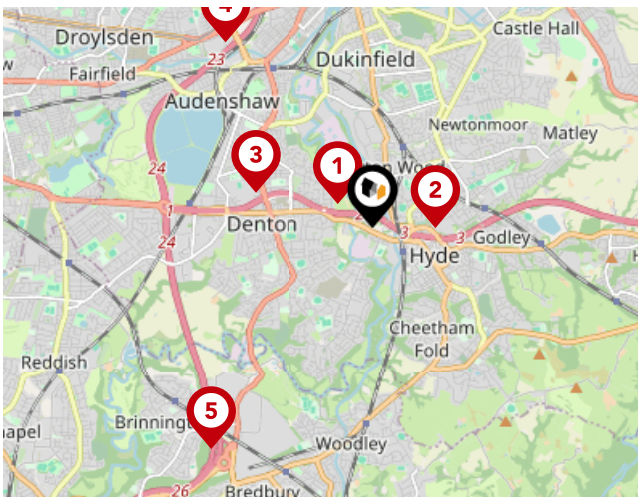
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SALES AND LETTINGS



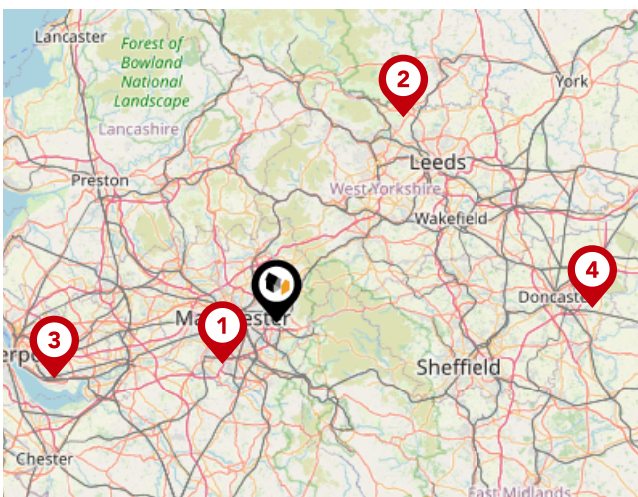
### National Rail Stations

Pin	Name	Distance
1	Hyde Central Rail Station	0.27 miles
2	Hyde Central Rail Station	0.32 miles
3	Flowery Field Rail Station	0.73 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J2	0.37 miles
2	M67 J3	0.55 miles
3	M67 J1	1.07 miles
4	M60 J23	2.09 miles
5	M60 J25	2.41 miles



### Airports/Helipads

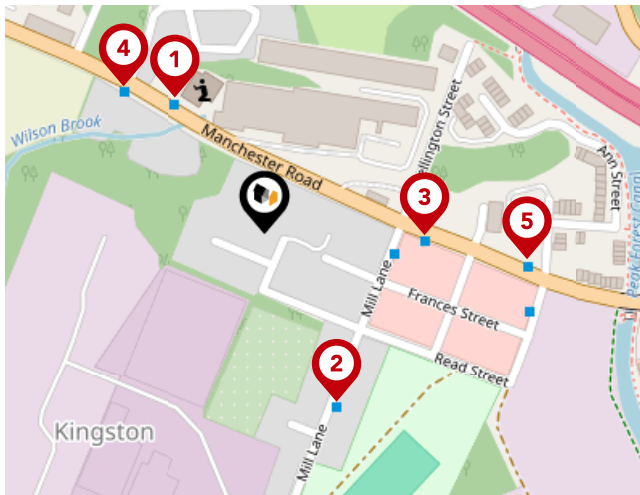
Pin	Name	Distance
1	Manchester Airport	9.74 miles
2	Leeds Bradford Airport	33.76 miles
3	Speke	32.49 miles
4	Finningley	44.54 miles

# Area

## Transport (Local)

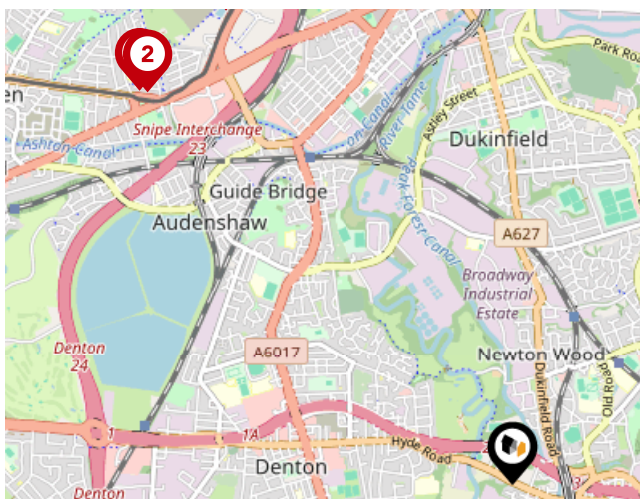
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### Bus Stops/Stations

Pin	Name	Distance
1	Kingston Gardens	0.09 miles
2	Layton Avenue	0.1 miles
3	Wellington Street	0.09 miles
4	Kingston Gardens	0.11 miles
5	Alfred Street	0.15 miles



### Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	2.44 miles
2	Audenshaw (Manchester Metrolink)	2.36 miles
3	Audenshaw (Manchester Metrolink)	2.39 miles



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### Lawler & Co | Hyde

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

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### 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!



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## Data Quality

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



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