

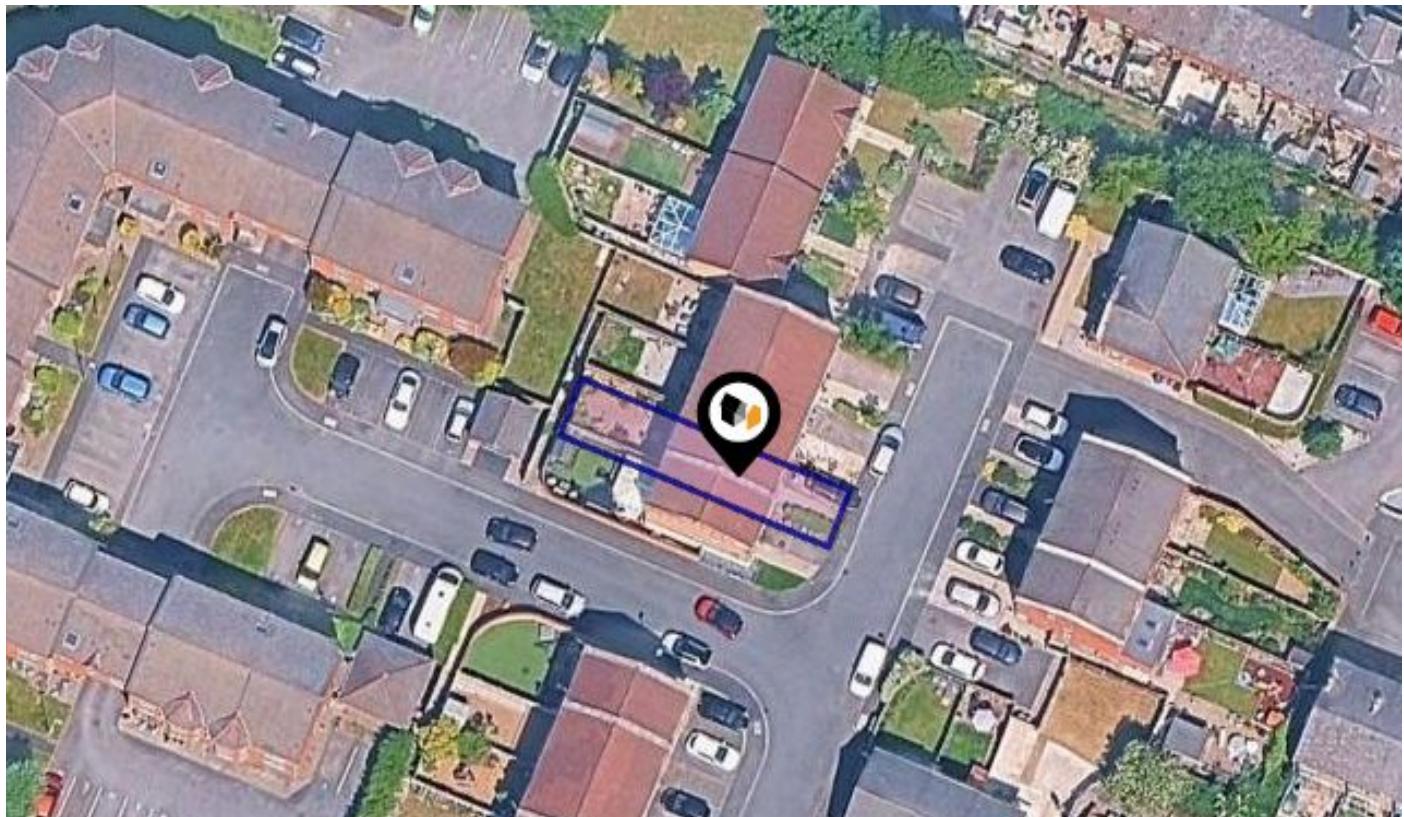


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th 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/



Property Overview

 street-view-image



Property

Type:	Terraced	Last Sold Date:	02/06/2023
Bedrooms:	3	Last Sold Price:	£240,000
Floor Area:	1,022 ft ² / 95 m ²	Last Sold £/ft ² :	£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)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

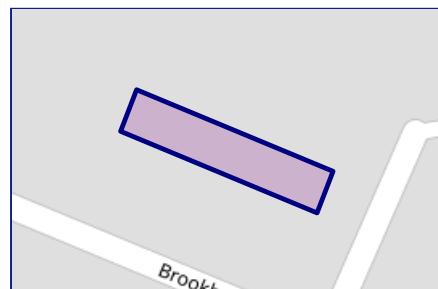


Freehold Title Plan



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

50 Brookhey, SK14 2DY

Energy rating

C

Valid until 25.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

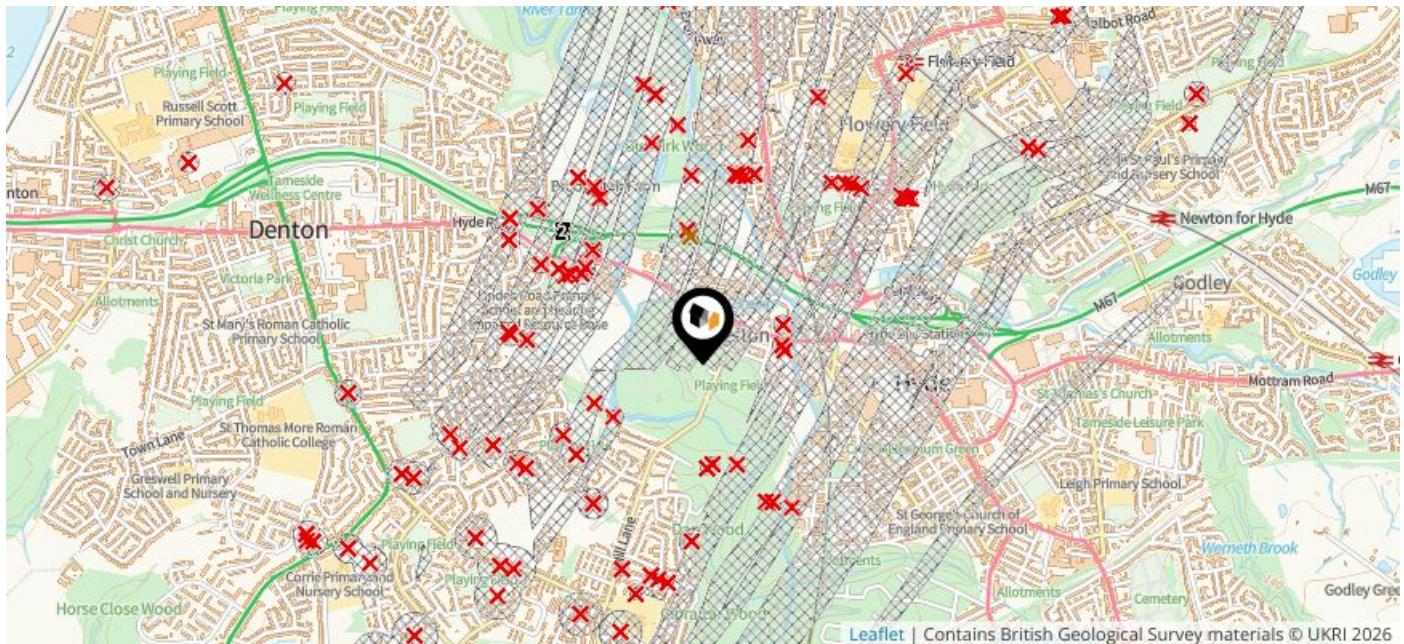
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	1
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Very Good
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:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, insulated (assumed)
Total Floor Area:	95 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

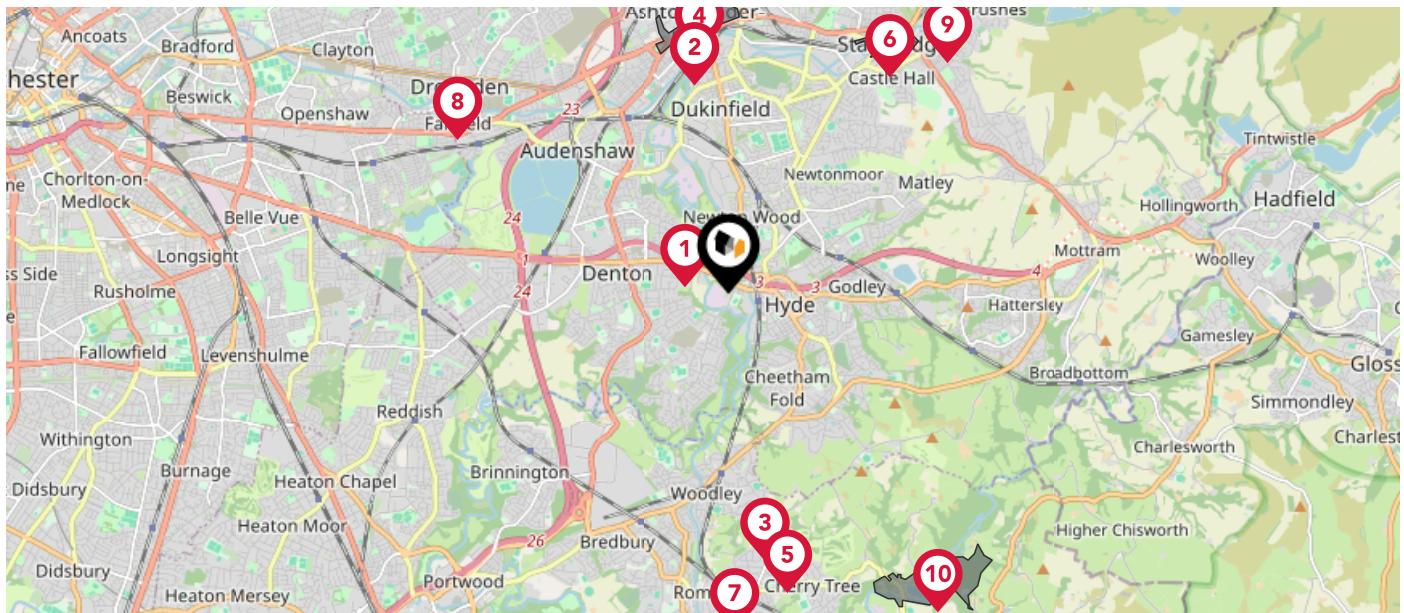
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

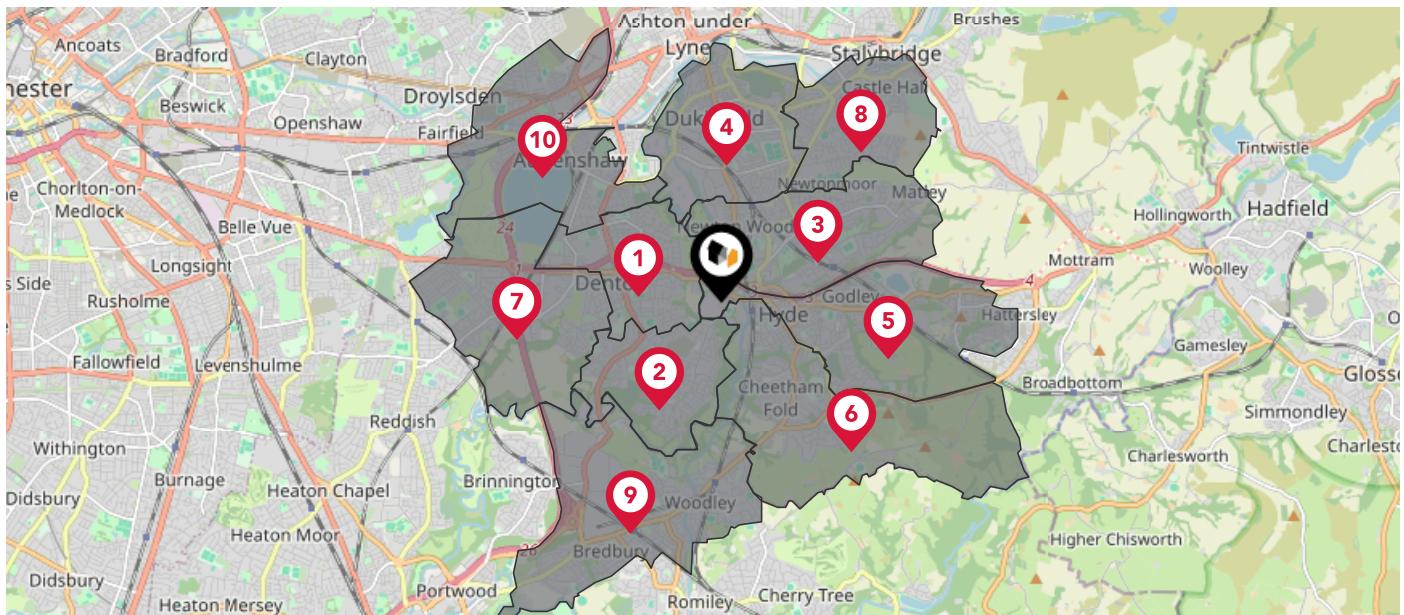
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

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



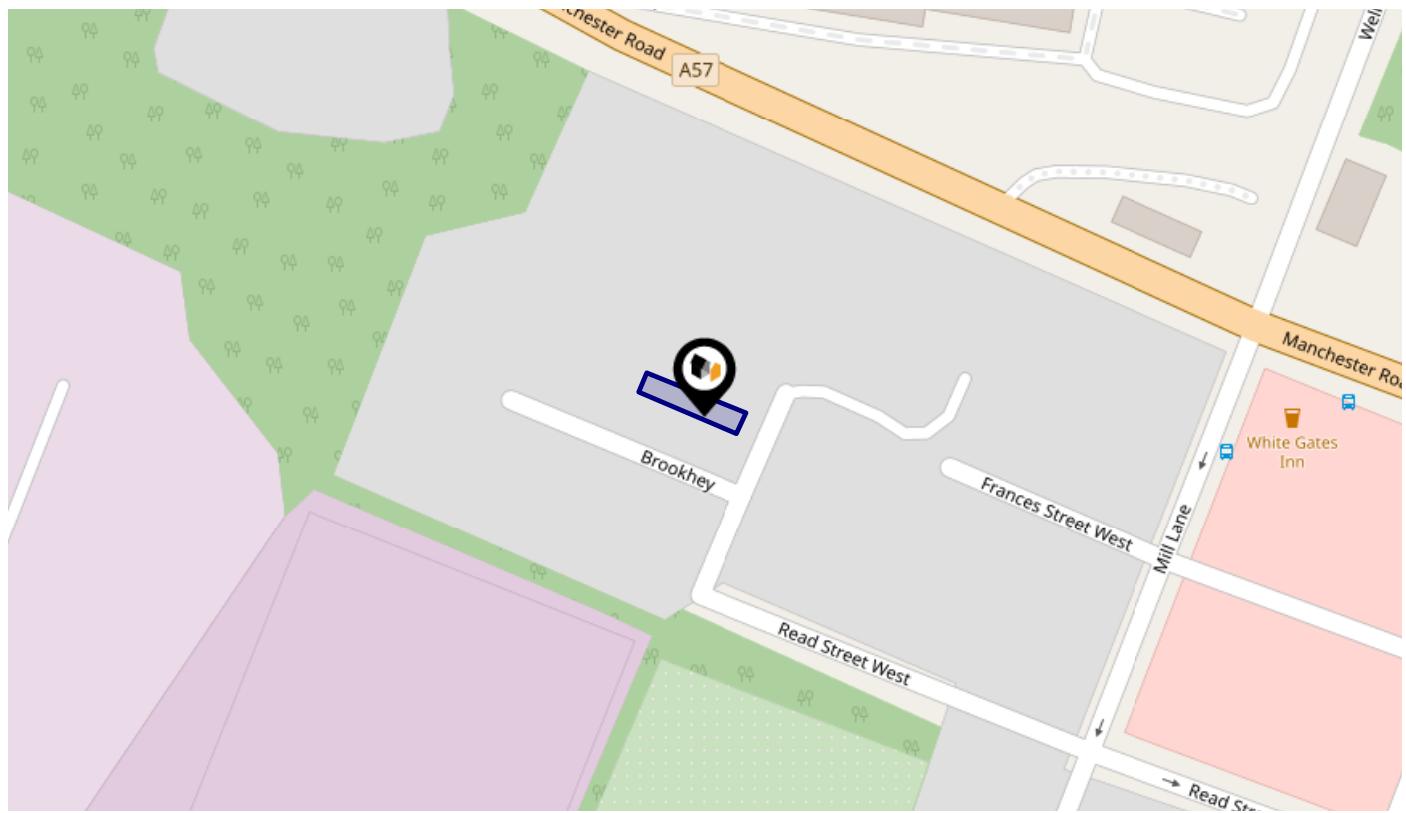
Nearby Council Wards

- 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

Maps

Rail Noise

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

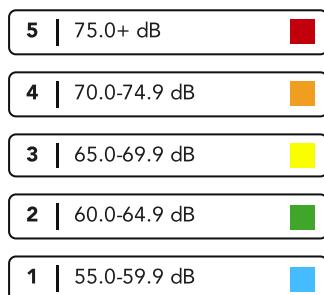


Rail Noise Data

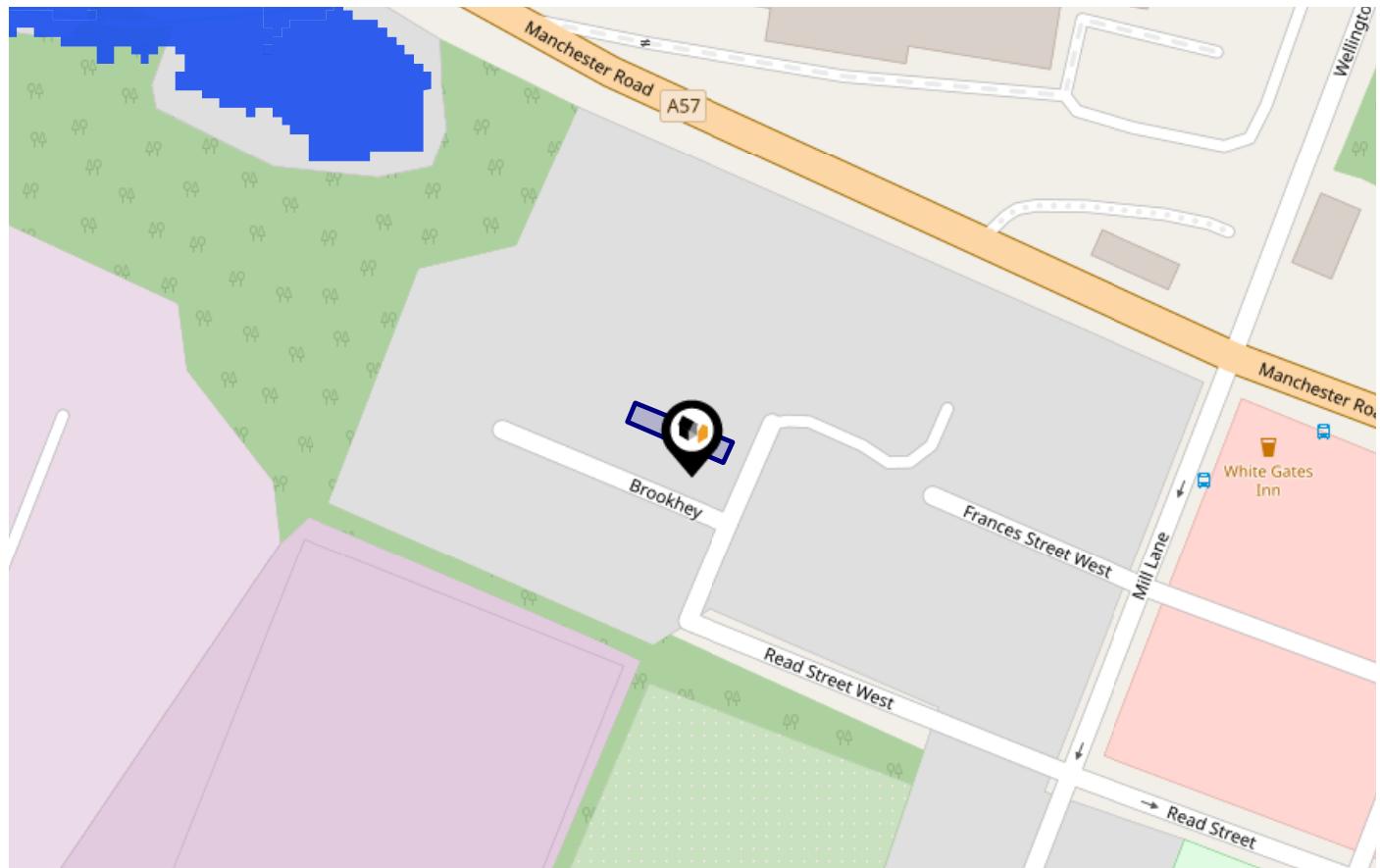
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

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



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

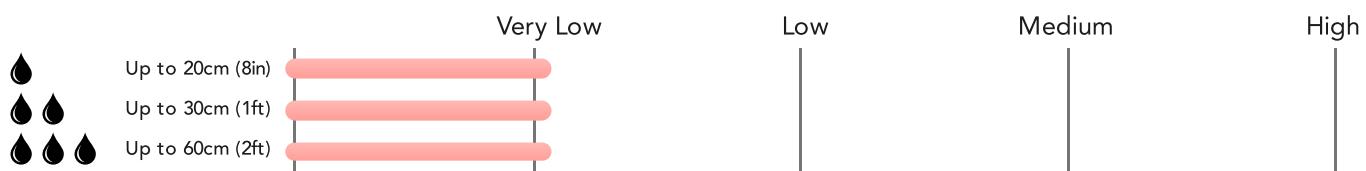


Risk Rating: Very low

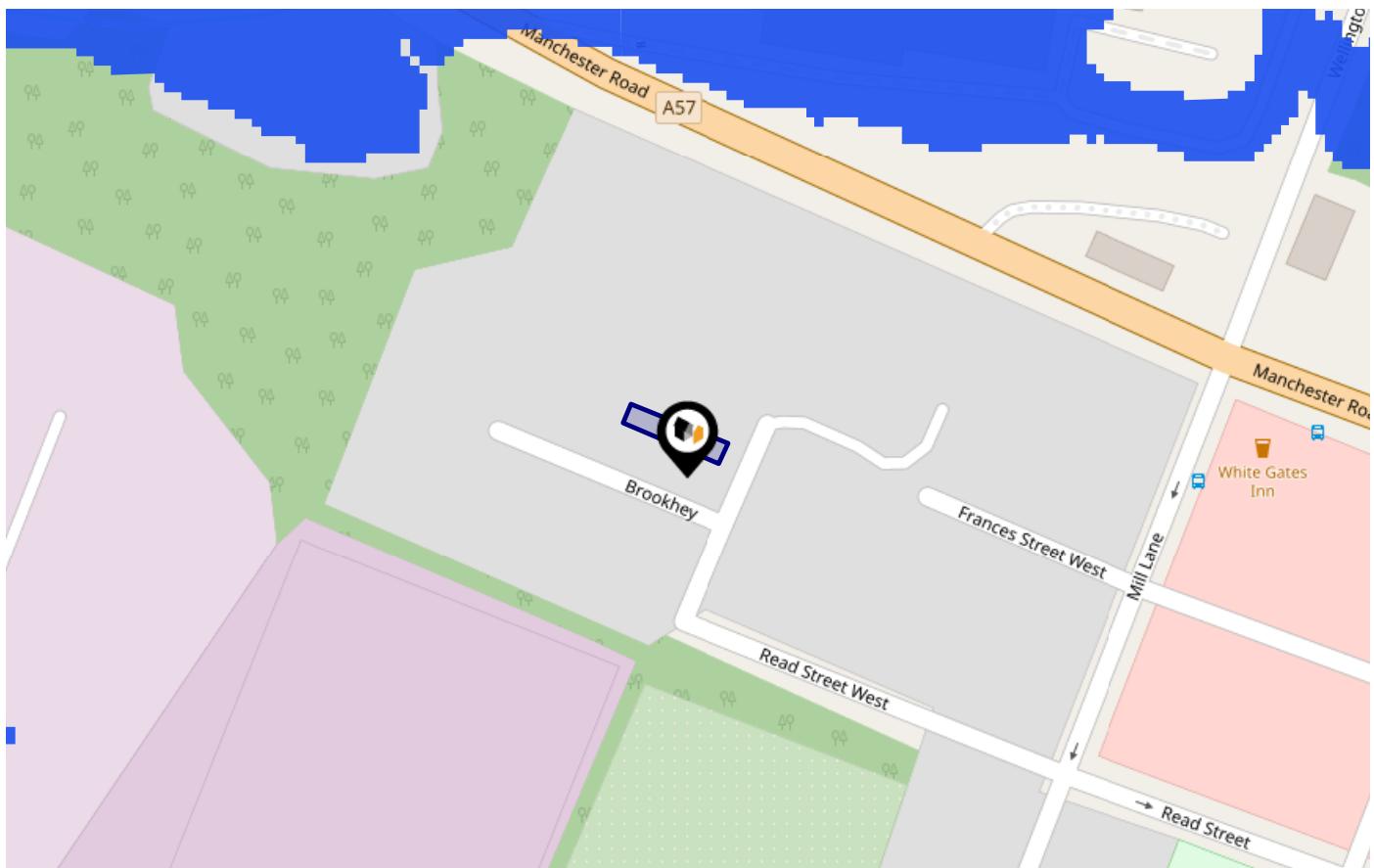
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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

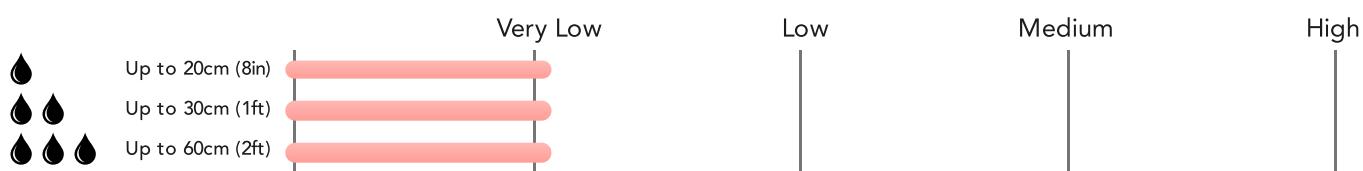


Risk Rating: Very low

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

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

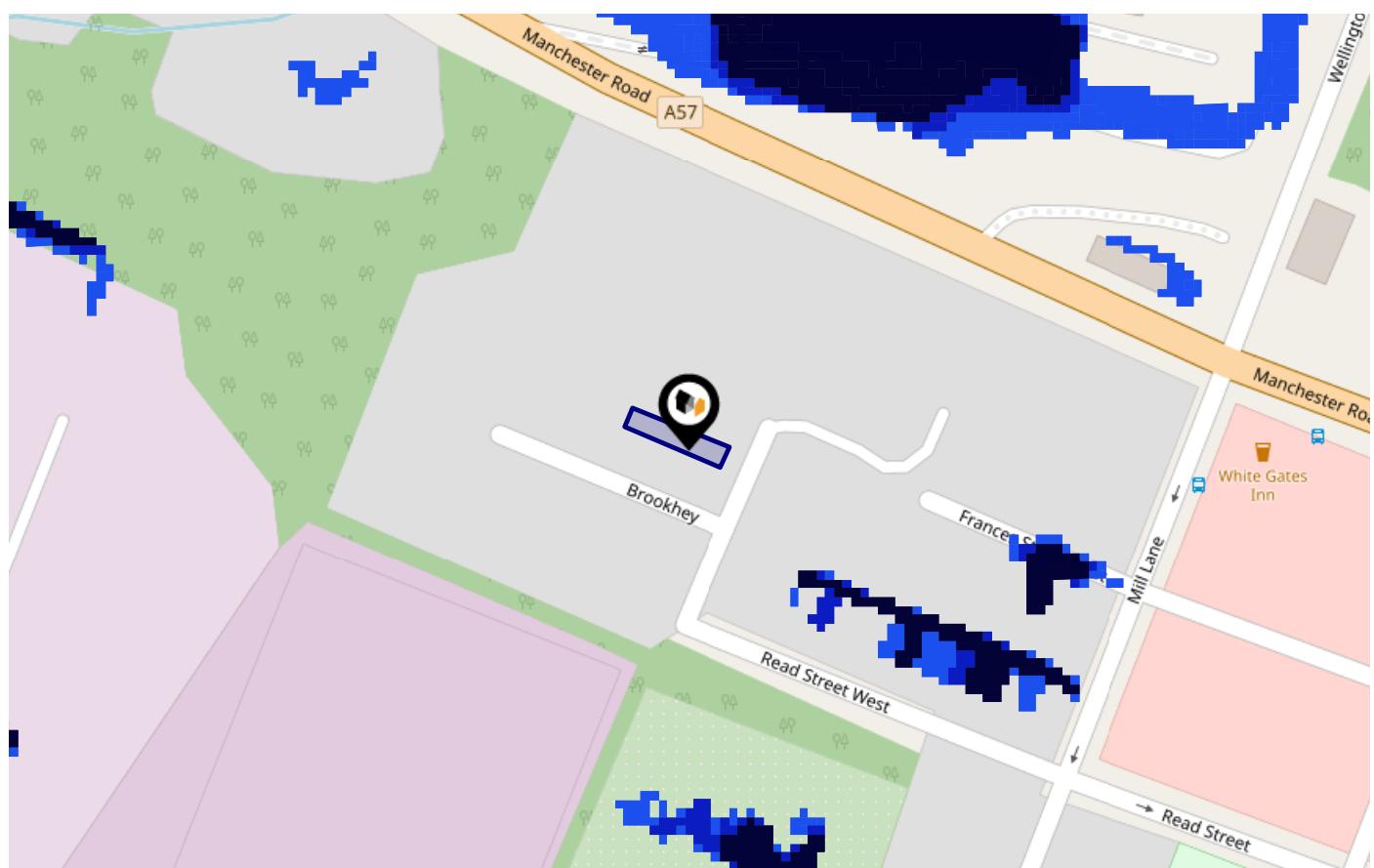
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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



Risk Rating: Very low

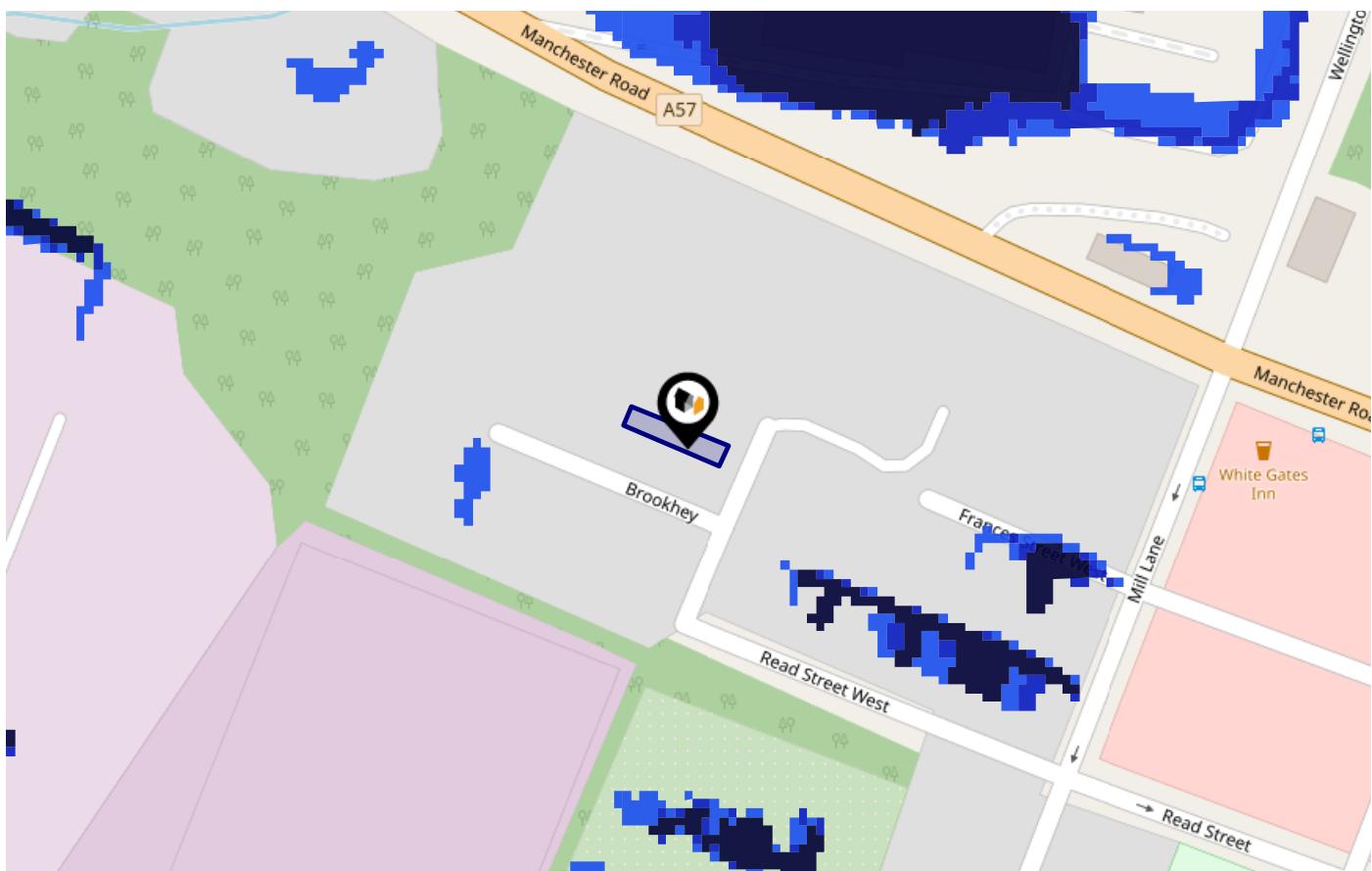
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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.

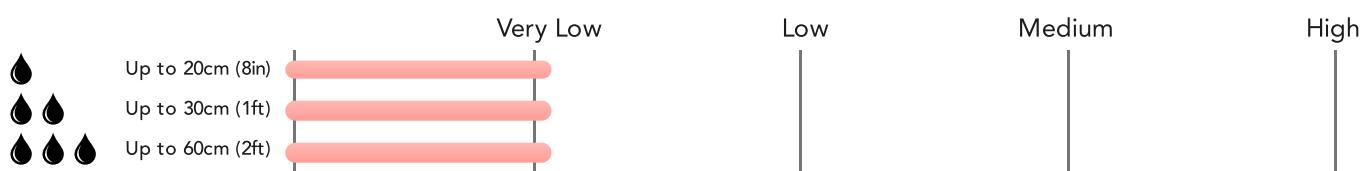


Risk Rating: Very low

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.

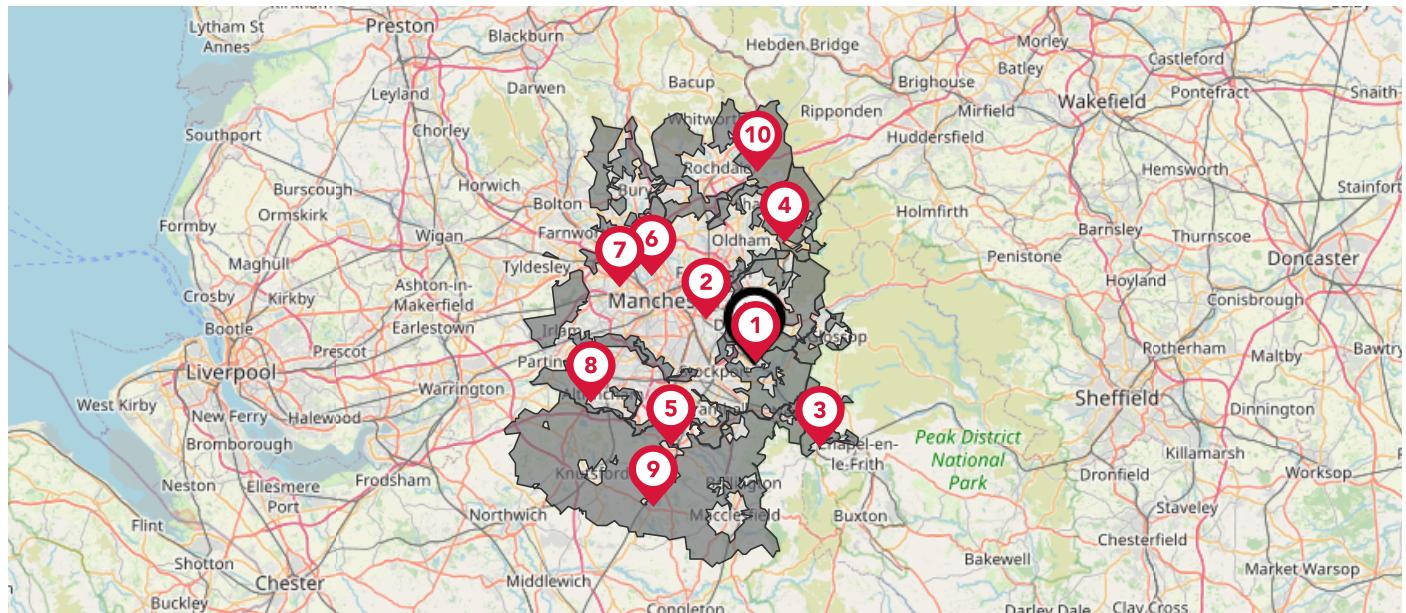
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



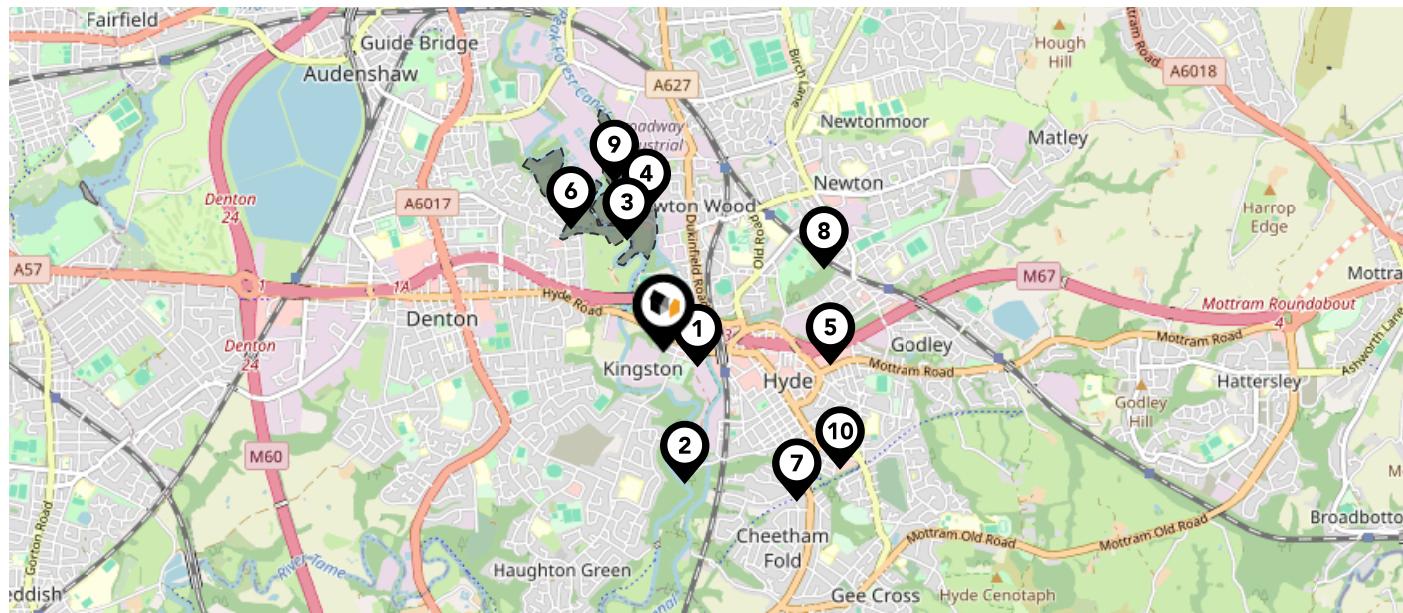
Nearby Green Belt Land

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

Maps

Landfill Sites

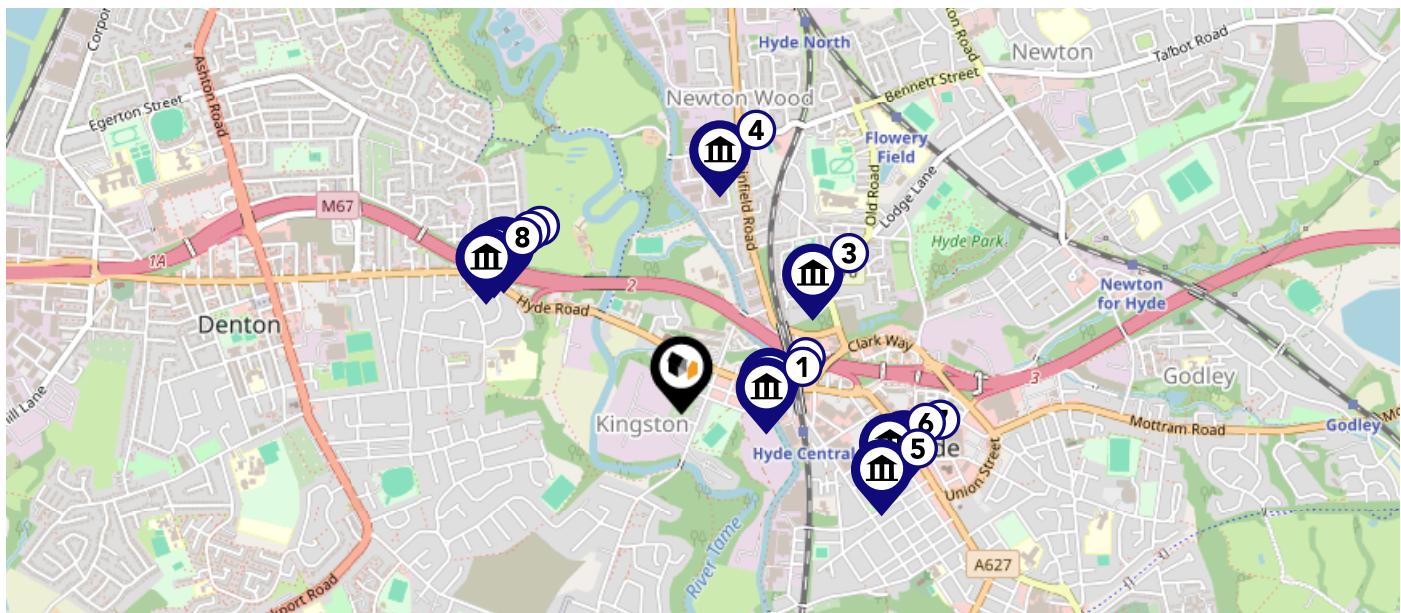
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

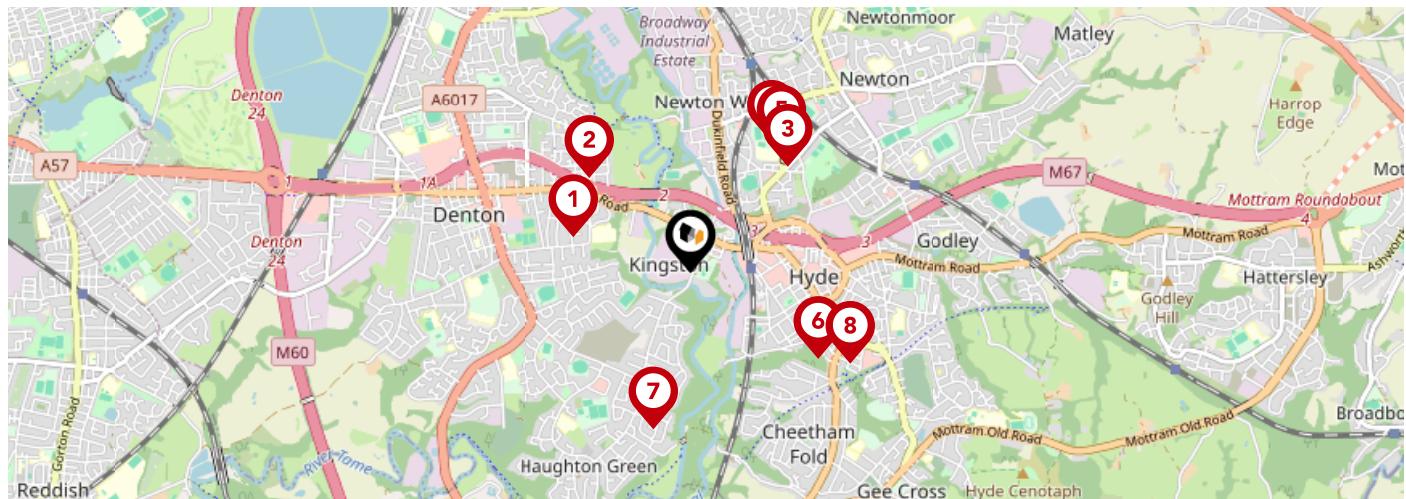
1	Wilson Brook-Hyde, Cheshire	Historic Landfill	<input type="checkbox"/>
2	EA/EPR/VP3692CU/A001	Active Landfill	<input checked="" type="checkbox"/>
3	Dunkirk Lane-Greater Manchester	Historic Landfill	<input type="checkbox"/>
4	Coal Shaft West of Dukinfield Road-Dukinfield, Greater Manchester	Historic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

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



Listed Buildings in the local district	Grade	Distance
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

Area Schools



Nursery Primary Secondary College Private



Linden Road Academy and Hearing Impaired Base

Ofsted Rating: Good | Pupils: 223 | Distance: 0.54



St Anne's Primary School

Ofsted Rating: Good | Pupils: 212 | Distance: 0.61



Flowery Field Primary School

Ofsted Rating: Good | Pupils: 661 | Distance: 0.64



Thomas Ashton School

Ofsted Rating: Special Measures | Pupils: 97 | Distance: 0.68



Hyde High School

Ofsted Rating: Requires improvement | Pupils: 1169 | Distance: 0.68



St George's CofE Primary School

Ofsted Rating: Good | Pupils: 227 | Distance: 0.69



St John Fisher RC Primary School, Denton

Ofsted Rating: Good | Pupils: 246 | Distance: 0.72

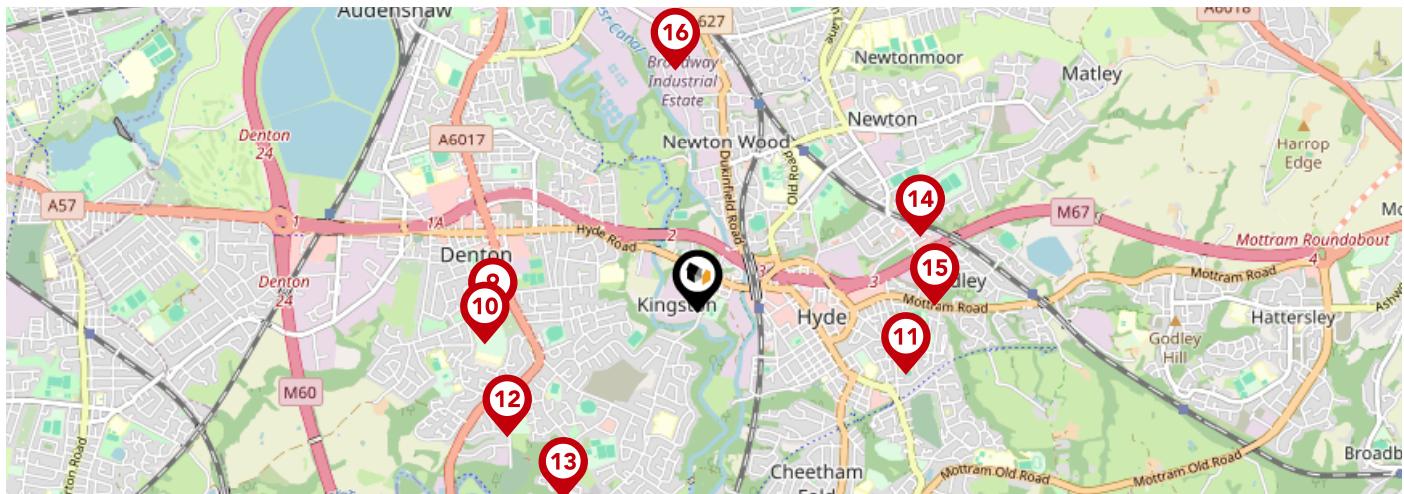


Greenfield Primary Academy

Ofsted Rating: Good | Pupils: 211 | Distance: 0.82



Area Schools



Nursery Primary Secondary College Private



St Mary's RC Primary School

Ofsted Rating: Outstanding | Pupils: 226 | Distance: 0.9



St Thomas More RC College

Ofsted Rating: Good | Pupils: 782 | Distance: 0.95



Endeavour Primary Academy

Ofsted Rating: Good | Pupils: 245 | Distance: 0.96



Corrie Primary School

Ofsted Rating: Good | Pupils: 346 | Distance: 1.01



Manor Green Primary Academy

Ofsted Rating: Requires improvement | Pupils: 312 | Distance: 1.01



St Paul's Catholic Primary School

Ofsted Rating: Good | Pupils: 215 | Distance: 1.04



Godley Community Primary Academy

Ofsted Rating: Good | Pupils: 230 | Distance: 1.05

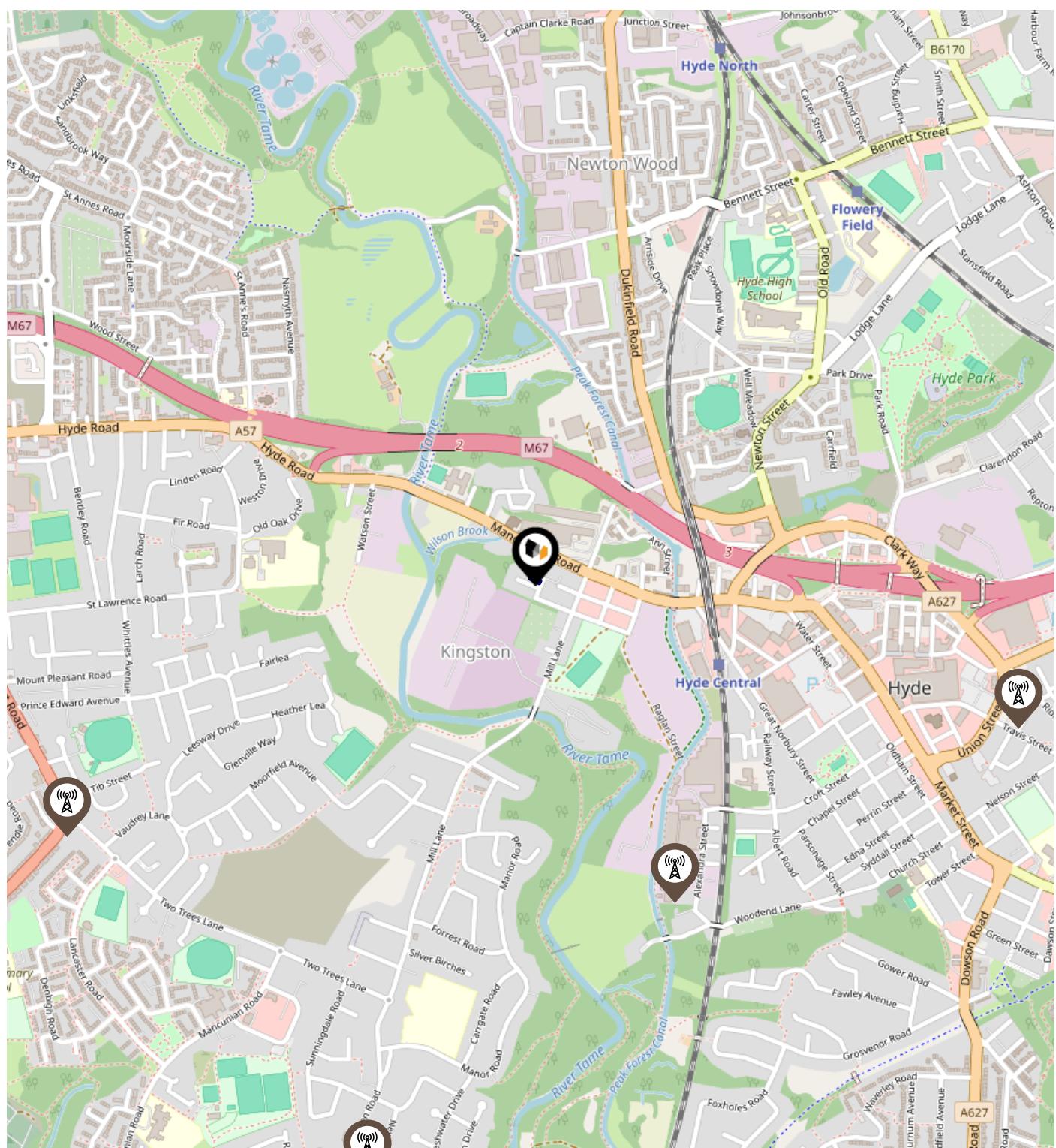


Tameside Pupil Referral Service

Ofsted Rating: Good | Pupils: 160 | Distance: 1.07



Local Area Masts & Pylons



Key:

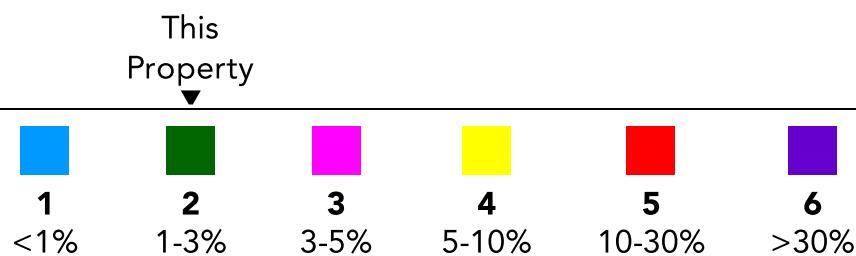
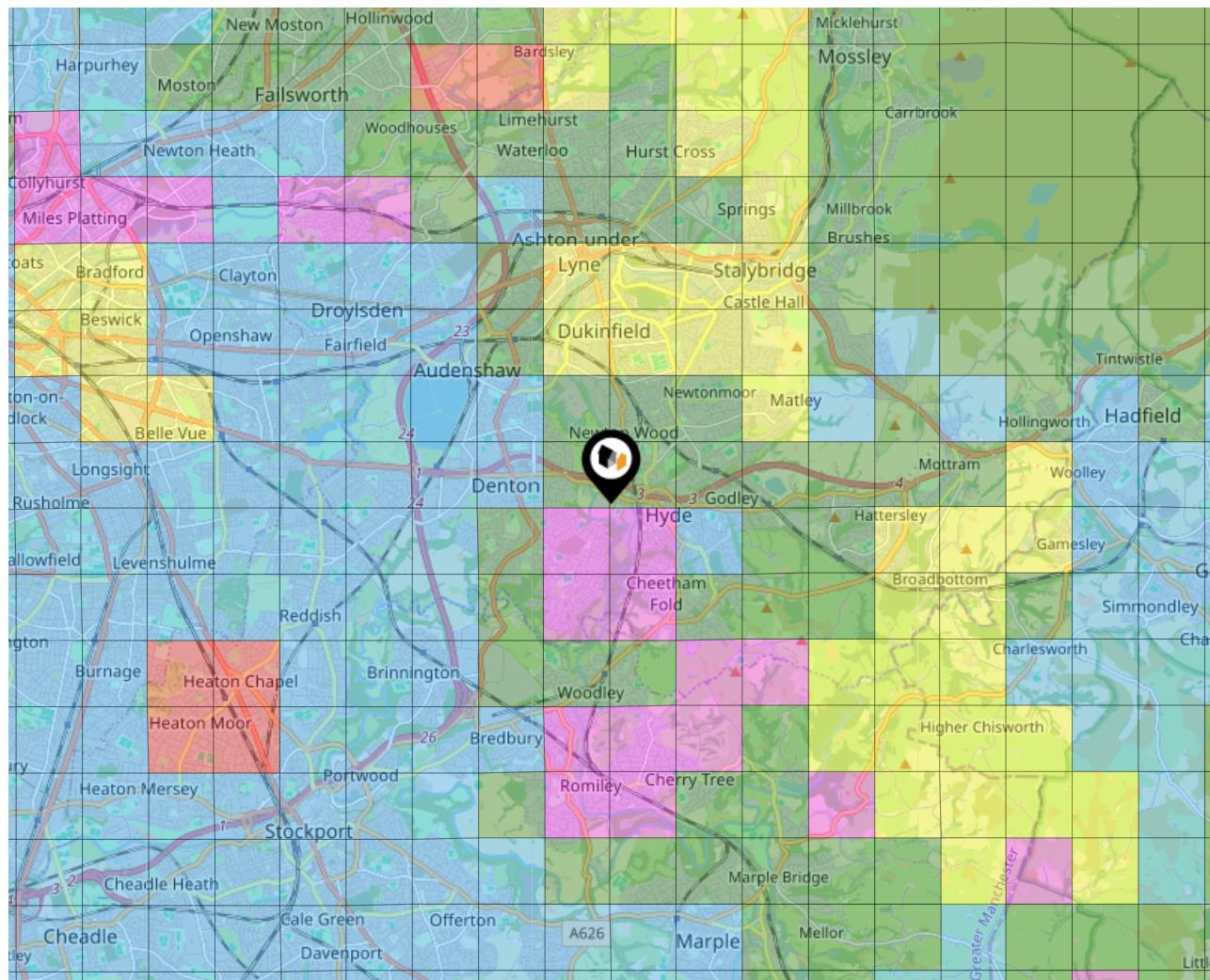
- Power Pylons
- Communication Masts

Environment

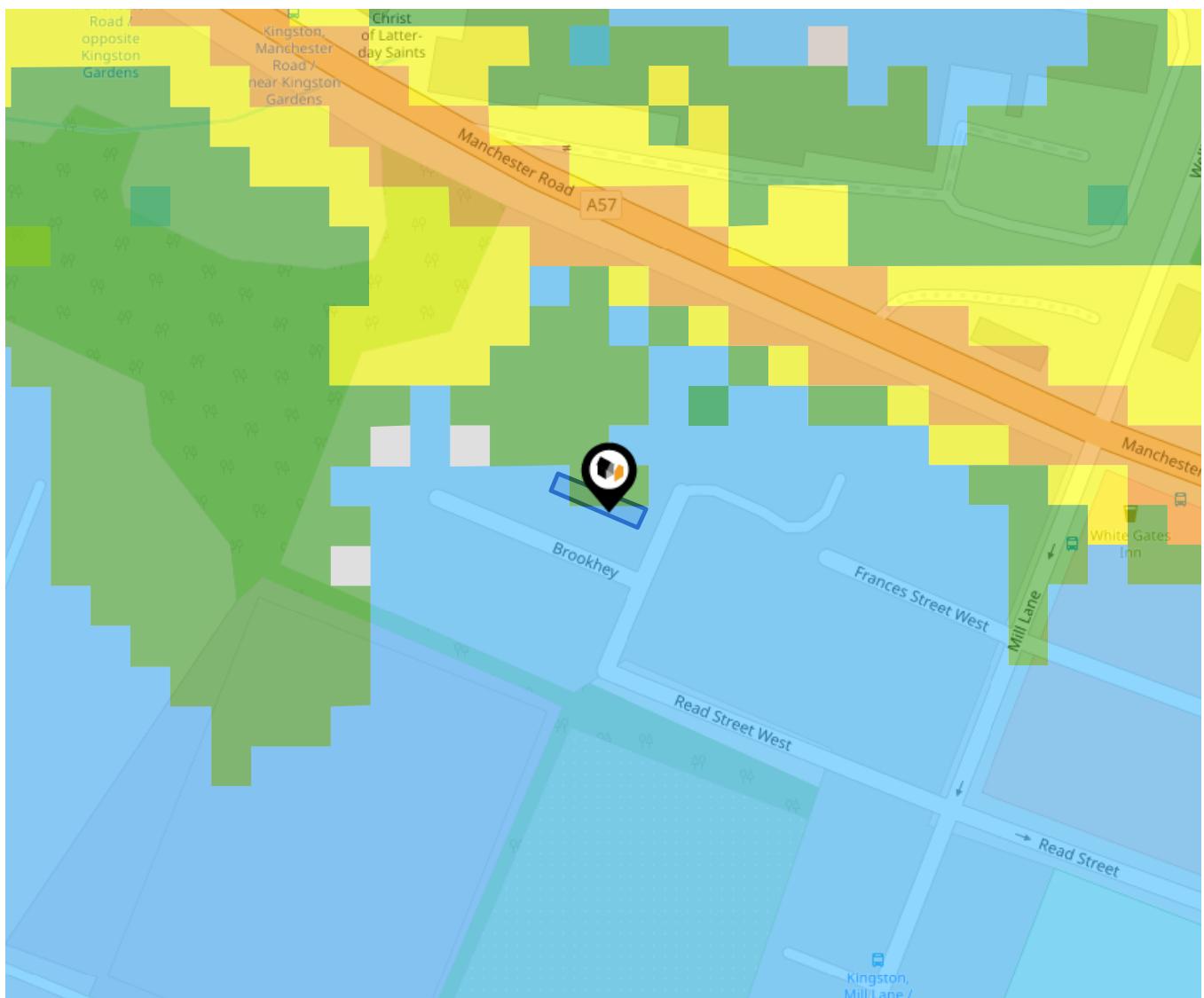
Radon Gas

What is Radon?

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



Local Area Road Noise



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

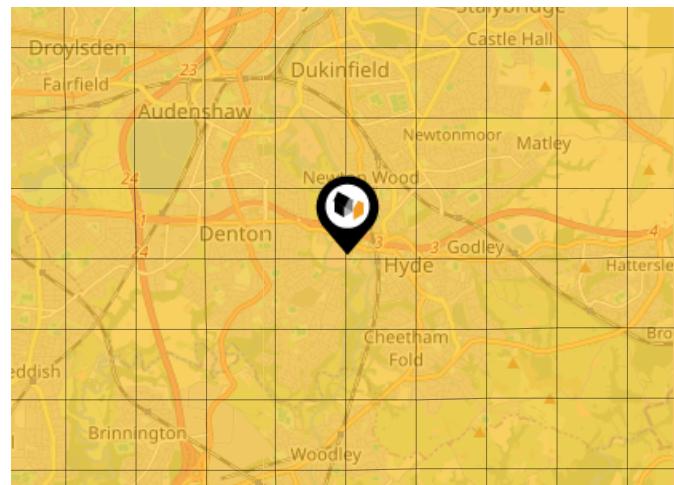
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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		



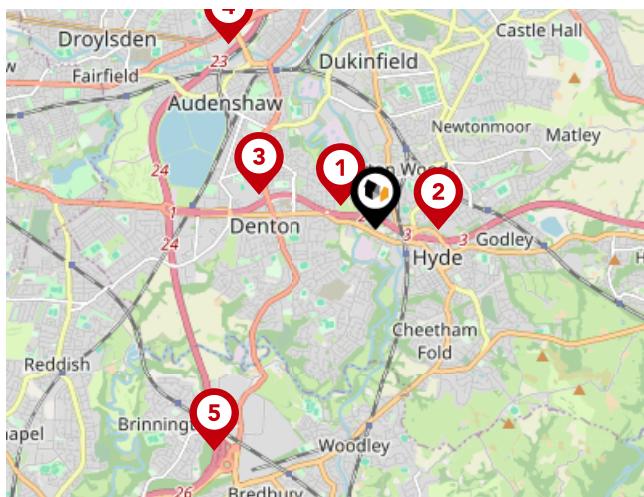
Primary Classifications (Most Common Clay Types)

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



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



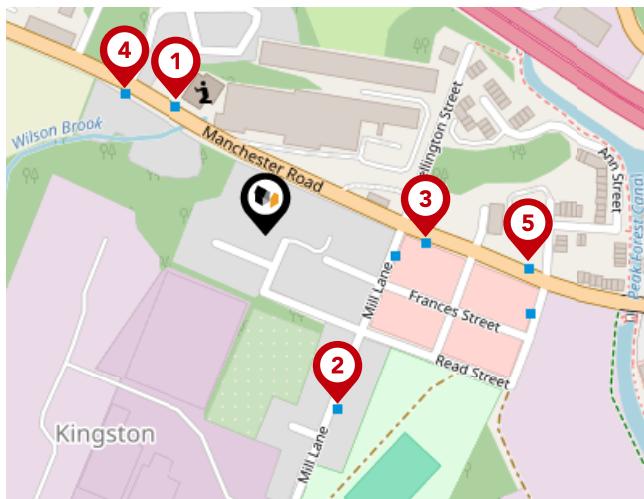
Trunk Roads/Motorways

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



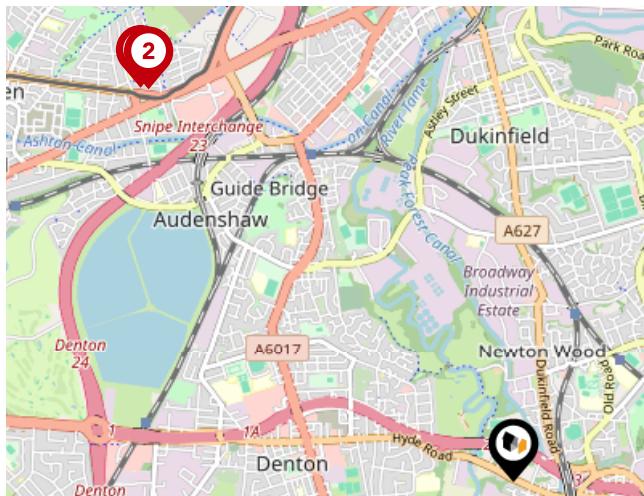
Airports/Helipads

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



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



SALES AND LETTINGS

Lawler & Co | Hyde

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

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

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

If you are

Testimonial 1



If you are looking to buy or sell your home, look no further than Lawlers Hyde. The team have been absolutely fantastic, always professional and friendly and answer questions with a smile, no matter how silly I thought they were. I would like to take this opportunity to send my gratitude to Stacey and Imogen, they are absolute gems and an asset to the company. The team worked really hard to sell our home and we are so happy we chose Lawlers Hyde.

Testimonial 2



We moved to Lawler & Co from another agent and they sold our property within weeks of it being up after Gary came to visit and discuss. Stacey was always prompt and welcoming on the viewings and was able to confidently describe the property. Imogen was very quick at communicating viewings to us when they was coming in. The team at Hyde really stepped up compared to other agents in the area and we would 100% use them again.

Testimonial 3



Really impressed! Spoke to the team as an early stage first time buyer, they booked me in for a mortgage call and I couldn't feel more confident with the process and felt comfortable speaking to Andy. Great attitude all round, positive & efficient! Looking forward to reaching out to them again in the future.

Testimonial 4



I couldn't be happier with the service I received from Lawler & Co, especially Imogen. From start to finish, she was professional, approachable, and genuinely invested in helping me every step of the way. Communication was excellent – they always kept me updated and were quick to answer any questions I had. As a first time buyer, Imogen really helped me to understand the process and made the viewings/offering process less daunting and more exciting!

 /LawlerandCo/

 /lawlerandco

 /lawlersalesandlettings/

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

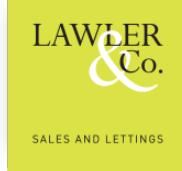


Contains public sector information licensed under the Open Government License v3.0

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 | Hyde

111 Market Street Hyde Tameside SK14
1HL
0161 399 4589
hyde@lawlerandcompany.co.uk
www.lawlerandcompany.co.uk/

