

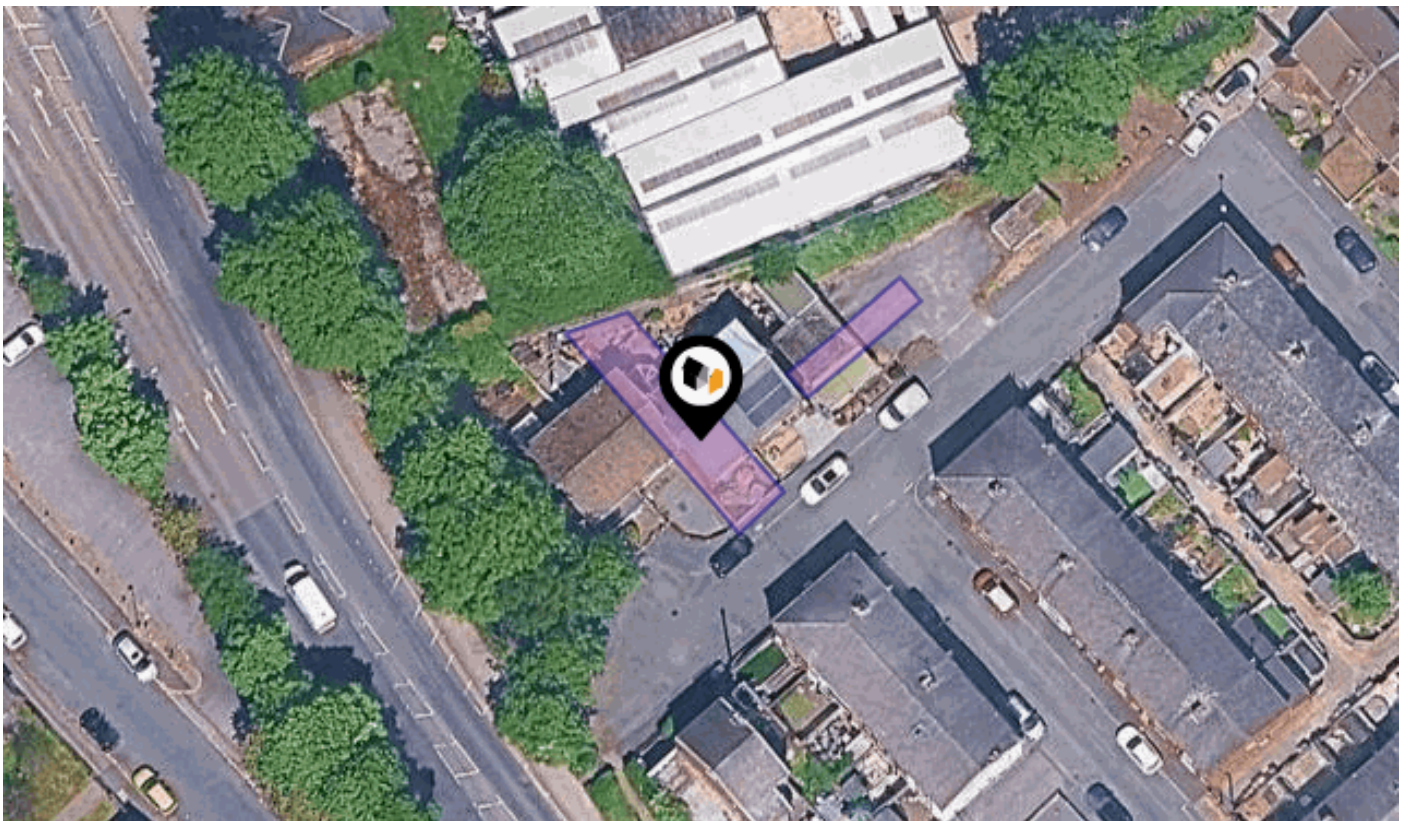


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th November 2025



ANNE STREET, DUKINFIELD, SK16

Lawler & Co | Hyde

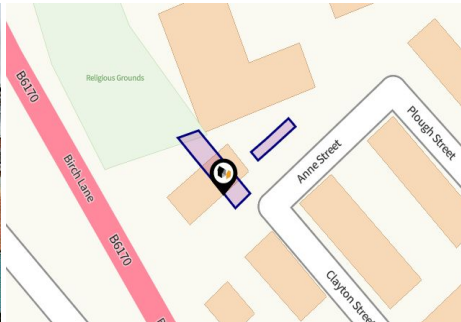
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property




Type:	Terraced
Bedrooms:	3
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.04 acres
Council Tax :	Band B
Annual Estimate:	£1,798
Title Number:	GM827245

Tenure: Freehold

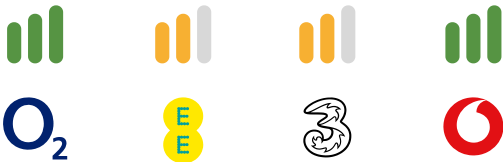
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	40	1800
mb/s	mb/s	mb/s
		

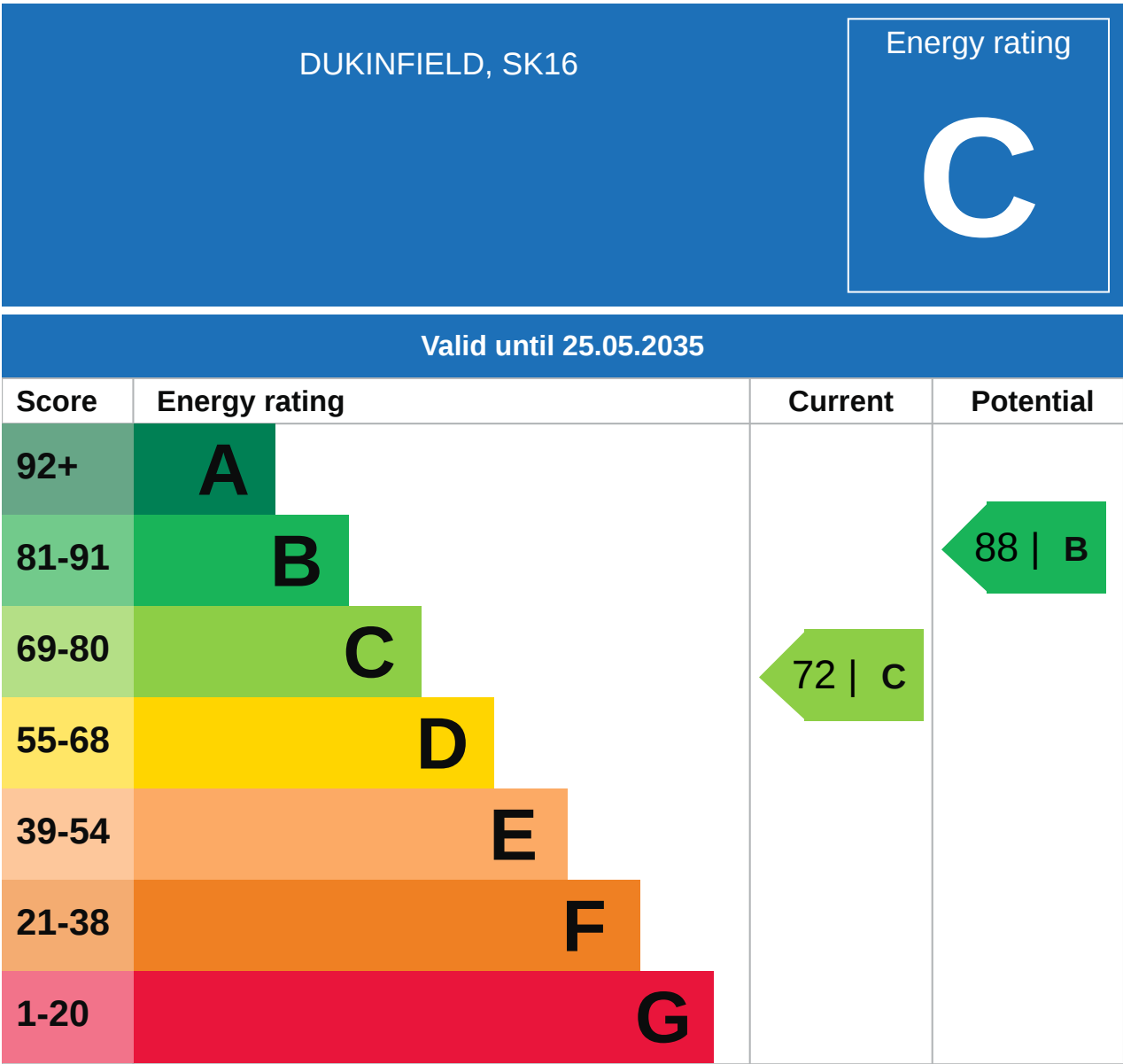
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Property

EPC - Additional Data

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	64 m ²

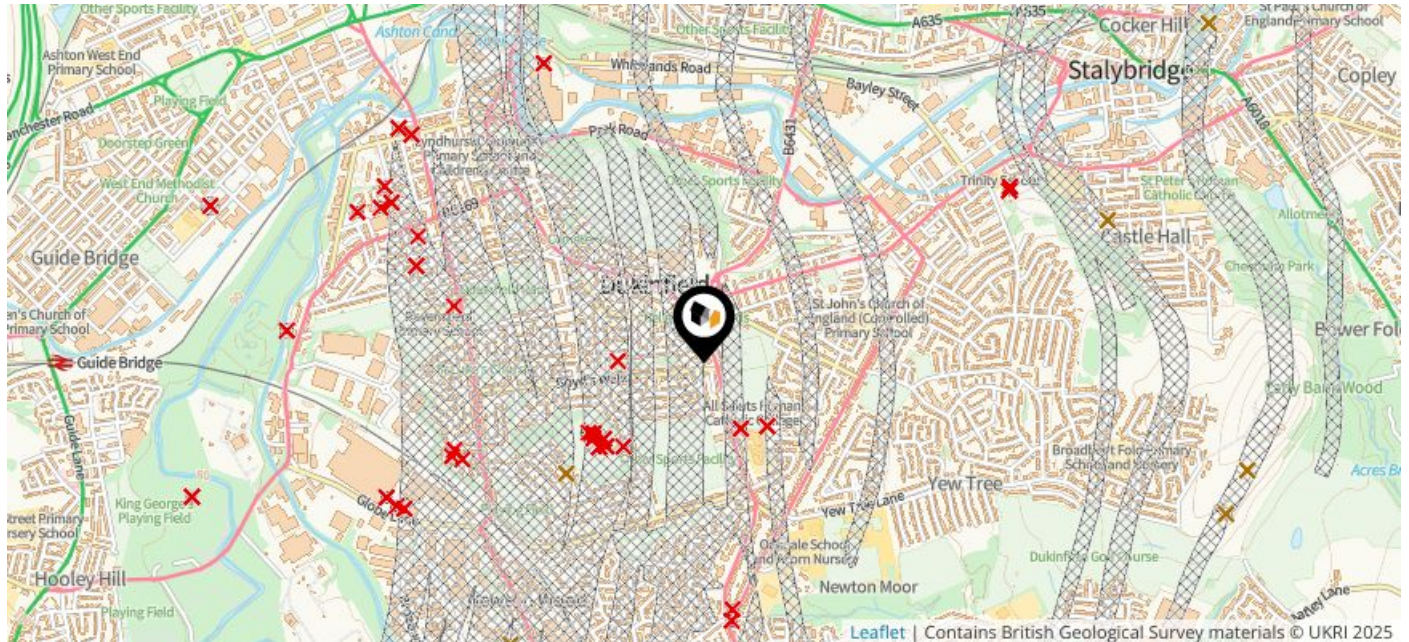
Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



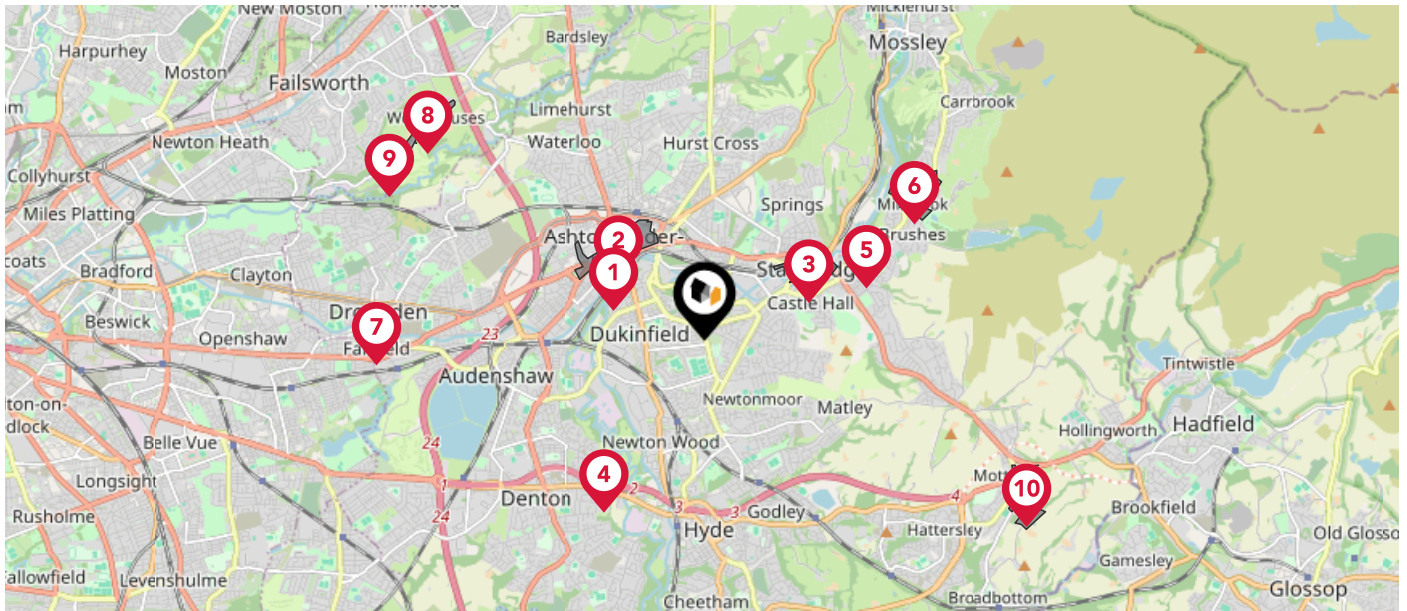
Mine Entry

- ✕ 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.

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



Portland Basin



Ashton Town Centre



Stalybridge Town Centre



St Annes, Haughton



Copley (Tameside)



Millbrook (Tameside)



Fairfield (Tameside)



Woodhouses



Bottom of Woodhouses



Mottram In Longdendale

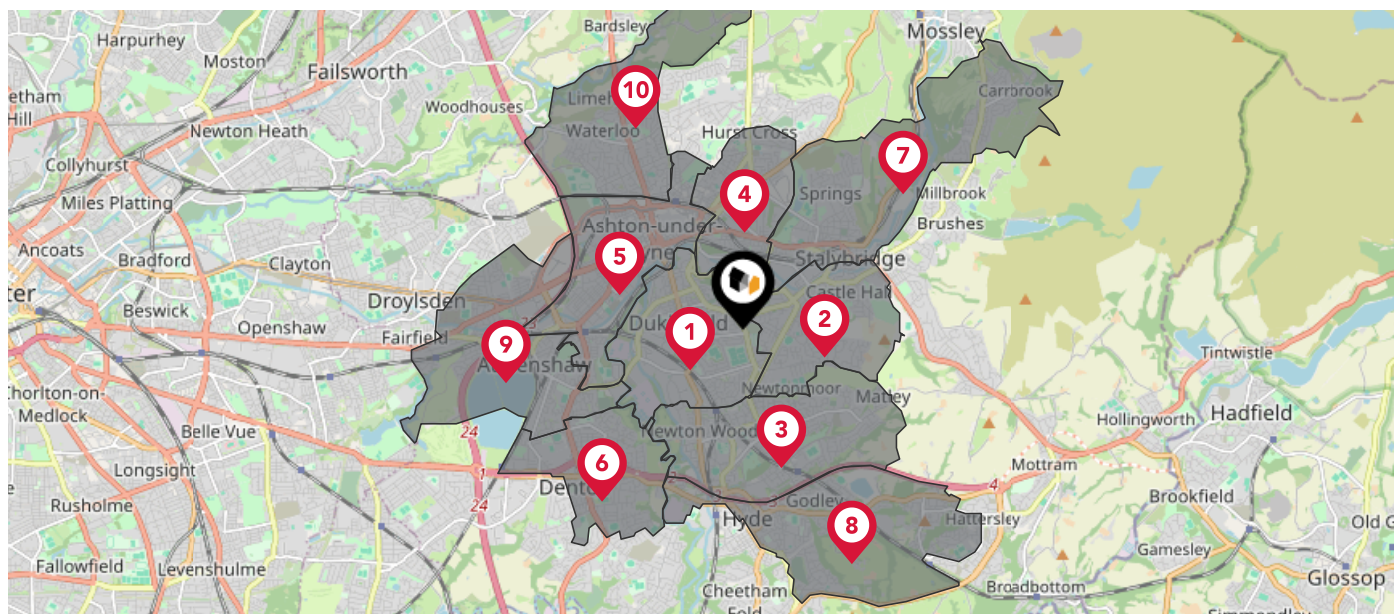
Maps

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

Dukinfield Ward

2

Dukinfield Stalybridge Ward

3

Hyde Newton Ward

4

Ashton St. Michael's Ward

5

St. Peter's Ward

6

Denton North East Ward

7

Stalybridge North Ward

8

Hyde Godley Ward

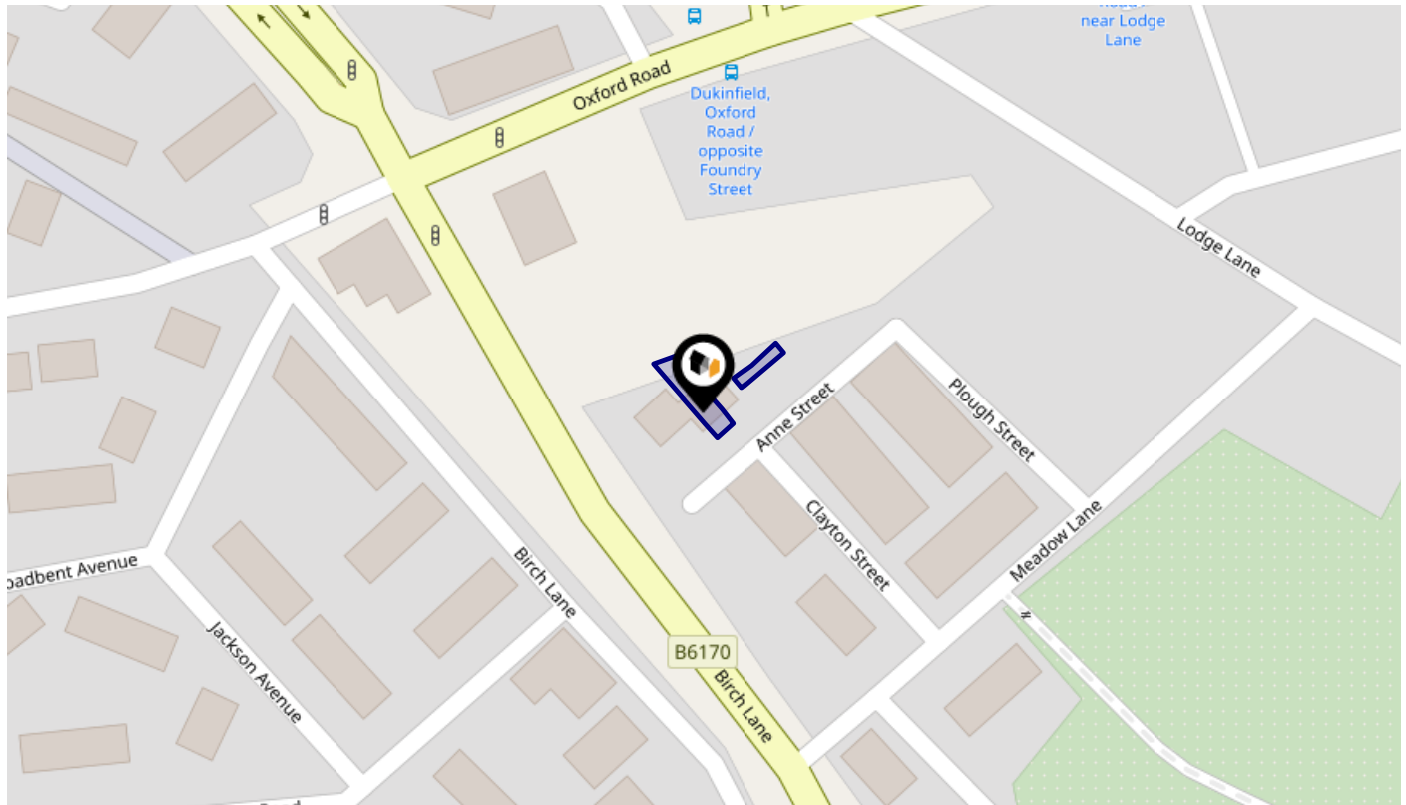
9

Audenshaw Ward

10

Ashton Waterloo 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	■

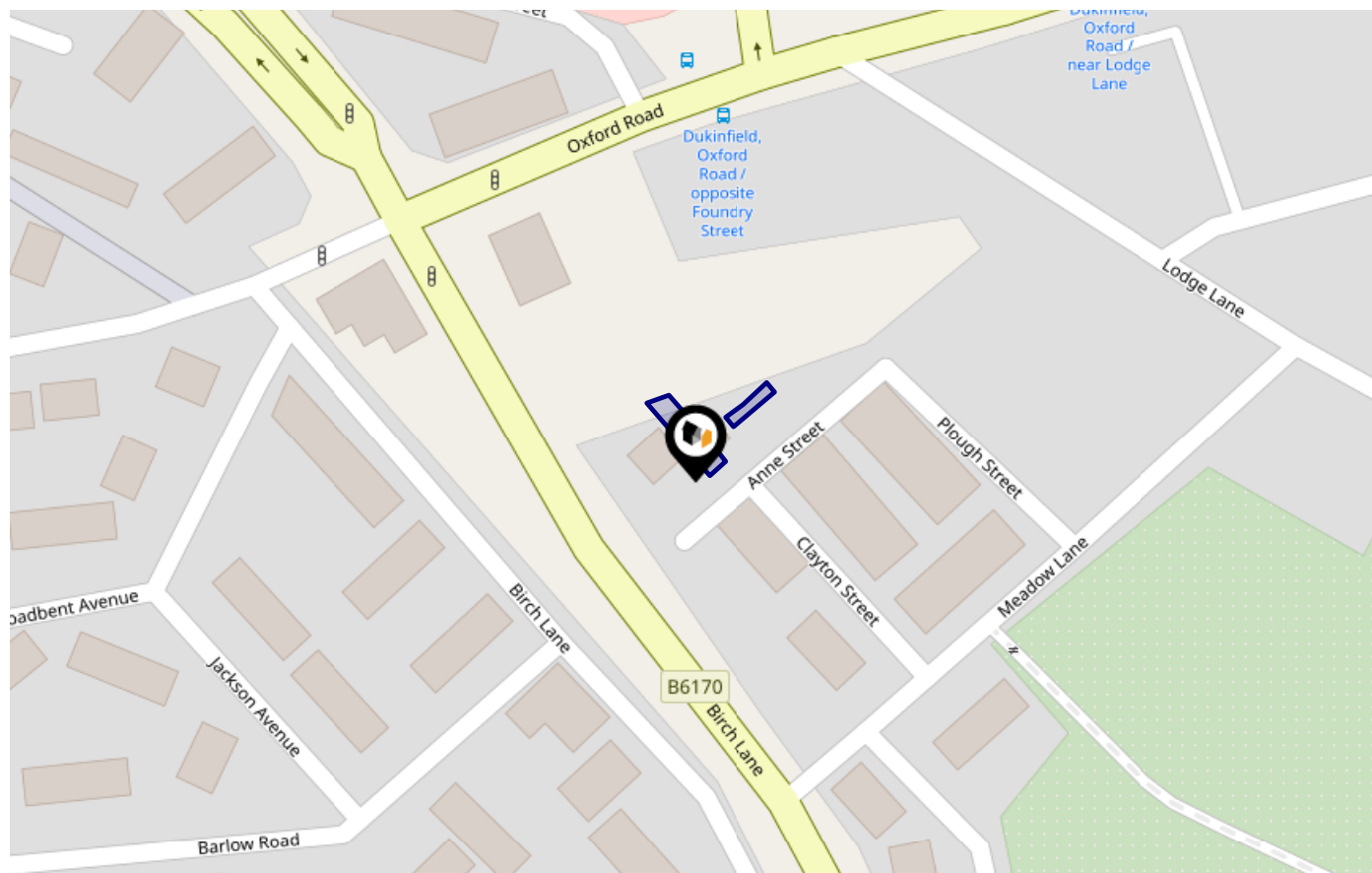
Flood Risk

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.

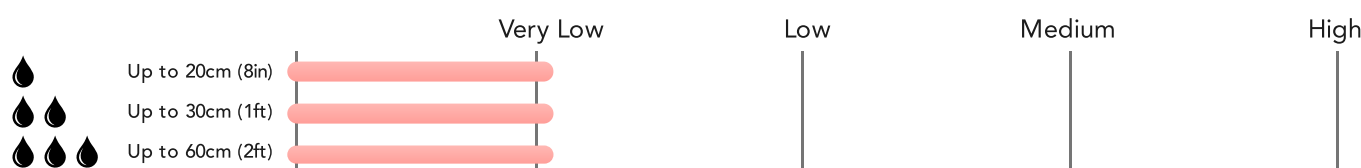


Risk Rating: Very low

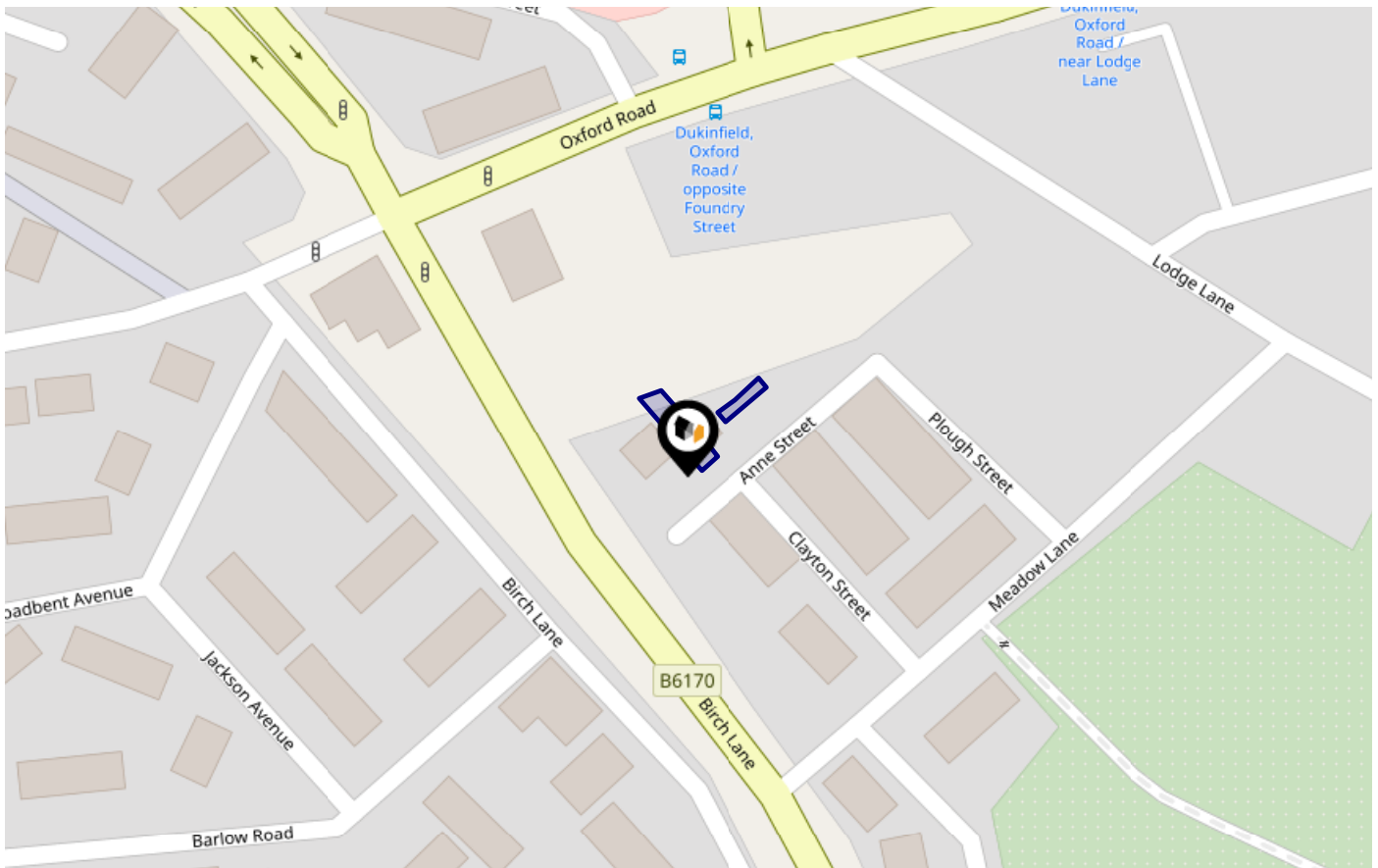
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

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Chance of flooding to the following depths at this property:



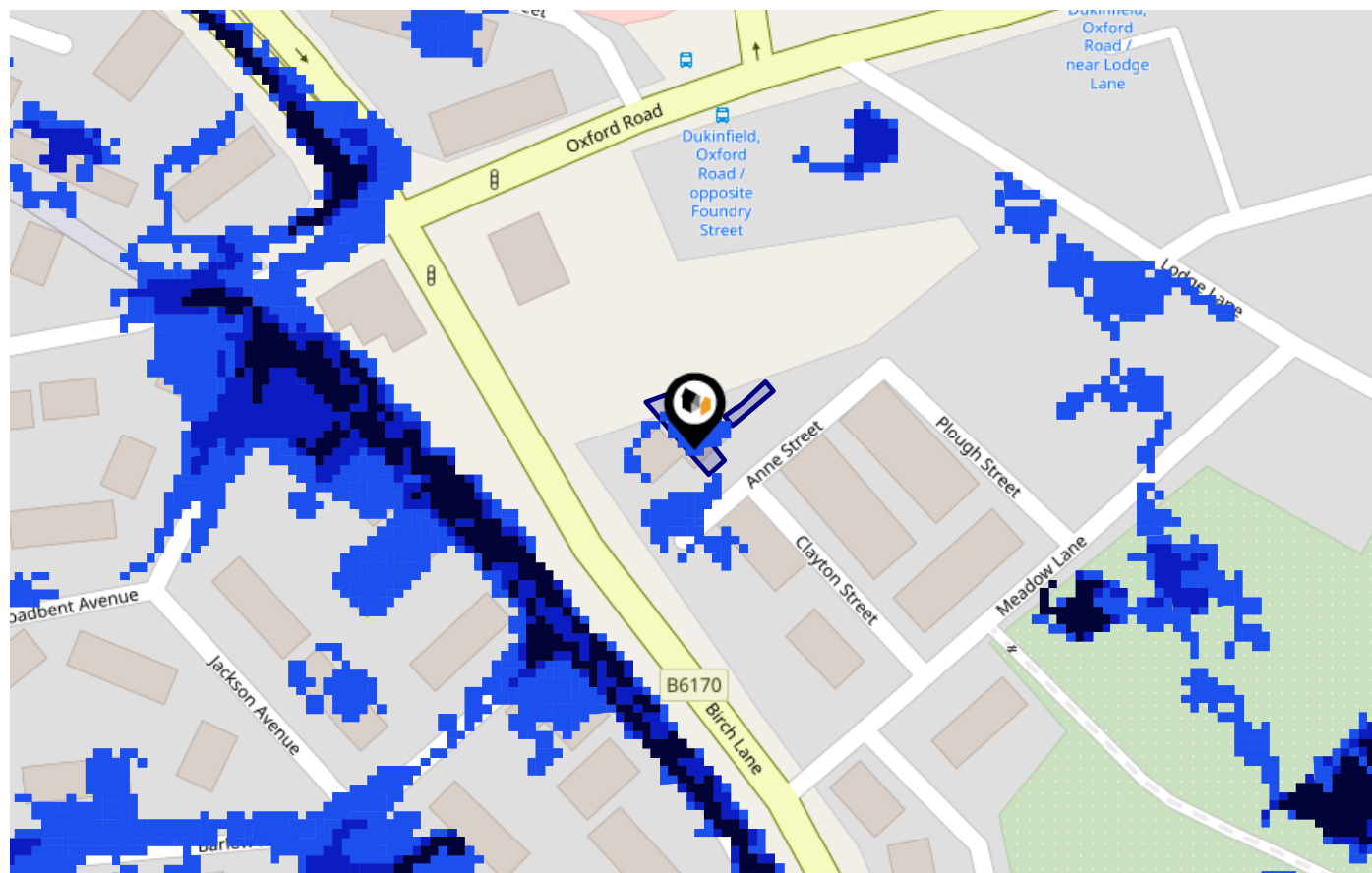
Flood Risk

Surface Water - Flood Risk

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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.

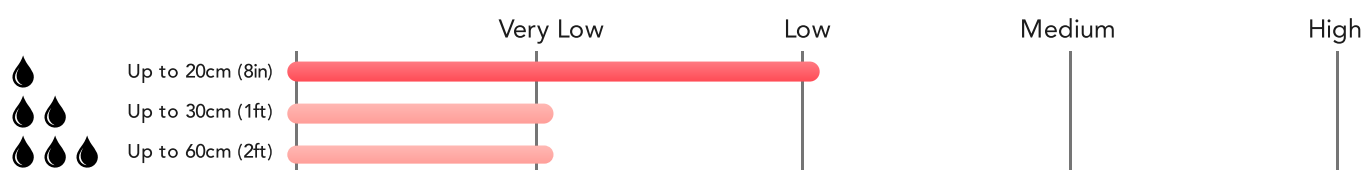


Risk Rating: Low

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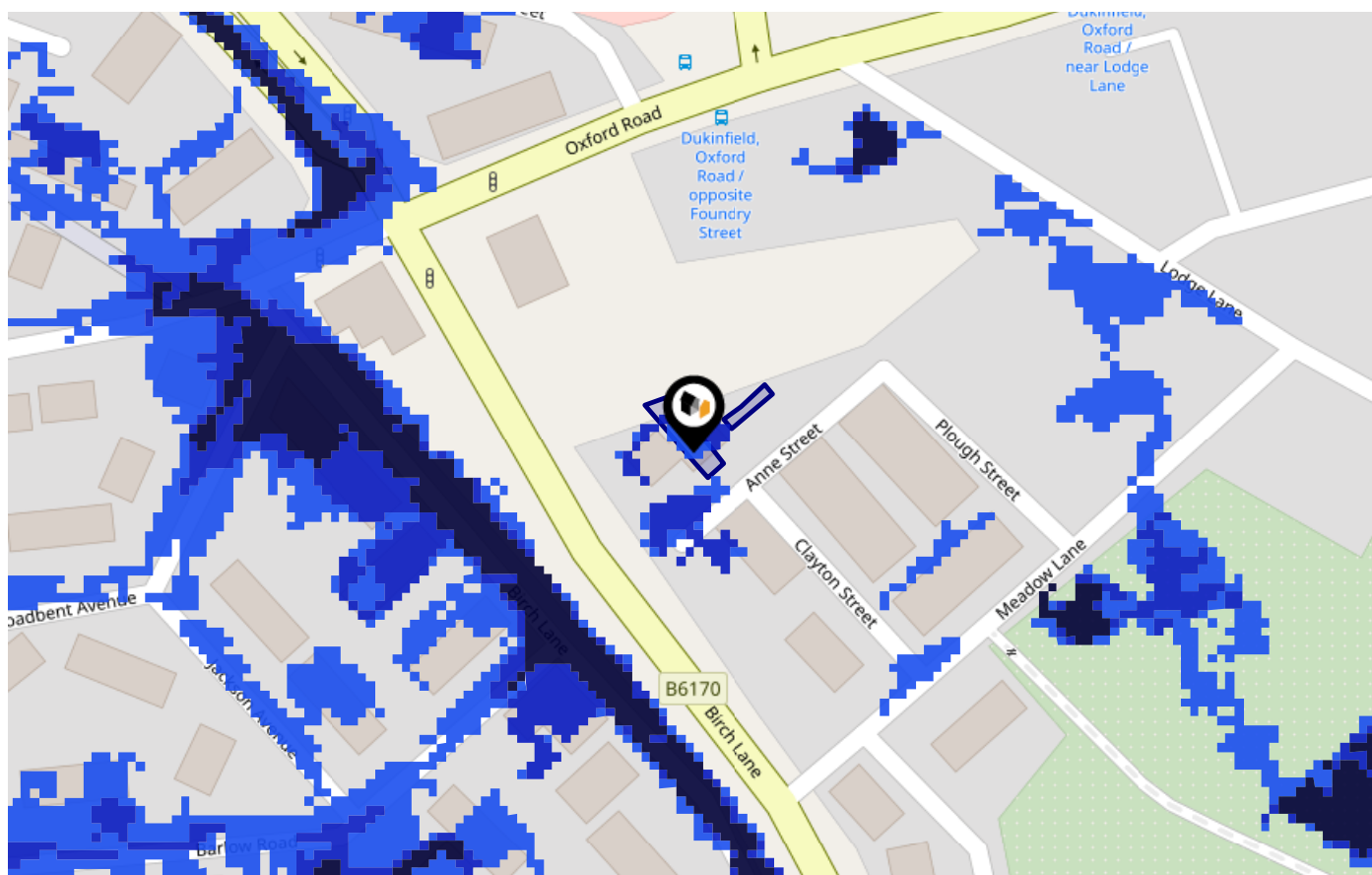
Chance of flooding to the following depths at this property:



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



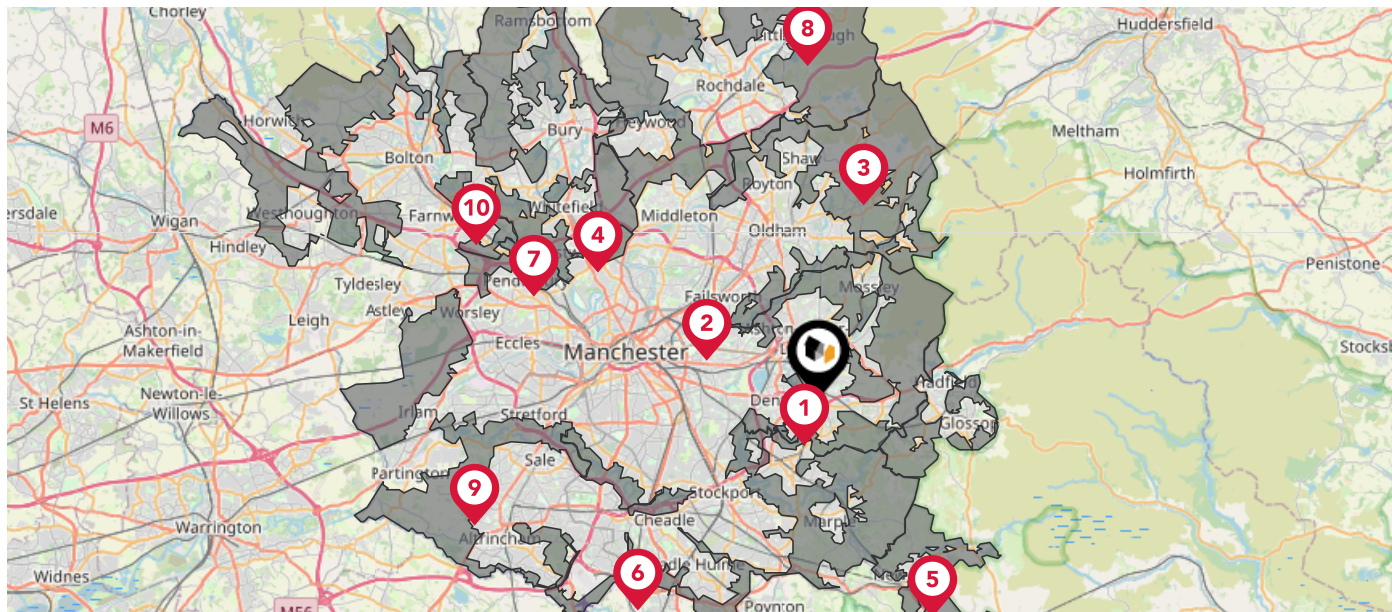
Maps

Green Belt

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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 - Oldham

4

Merseyside and Greater Manchester Green Belt - Bury

5

Merseyside and Greater Manchester Green Belt - High Peak

6

Merseyside and Greater Manchester Green Belt - Stockport

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Rochdale

9

Merseyside and Greater Manchester Green Belt - Trafford

10

Merseyside and Greater Manchester Green Belt - Bolton

Maps

Landfill Sites

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



Nearby Landfill Sites

1	Land between Barlow Road and Boyds Walk-Dukinfield	Historic Landfill	
2	Rear of Clarence Street-Stalybridge	Historic Landfill	
3	Flatts Holder Station-Tame Street, Stalybridge, Greater Manchester	Historic Landfill	
4	Texas Street-Stalybridge	Historic Landfill	
5	EA/EPR/HP3196CZ/A001	Active Landfill	
6	Albert Mill-Victoria Road, Dukinfield, Greater Manchester	Historic Landfill	
7	Upper Swineseye Farm-Bridle Road, Woodford, Stockport	Historic Landfill	
8	Land at Buckingham Drive-Tameside	Historic Landfill	
9	Cavendish Street-Rear of Clarence Street, Stalybridge, Ashton-Under-Lyne, Tameside, Greater Manchester	Historic Landfill	
10	Rear of Salisbury Drive-Tameside	Historic Landfill	

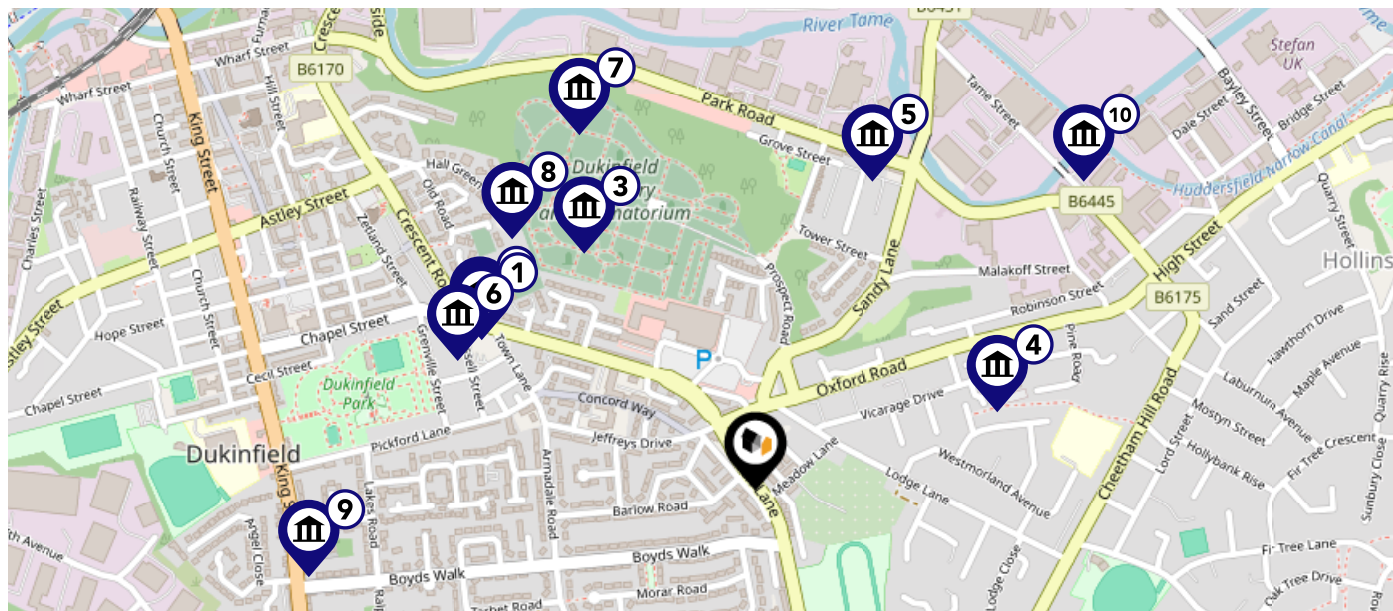
Maps











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...

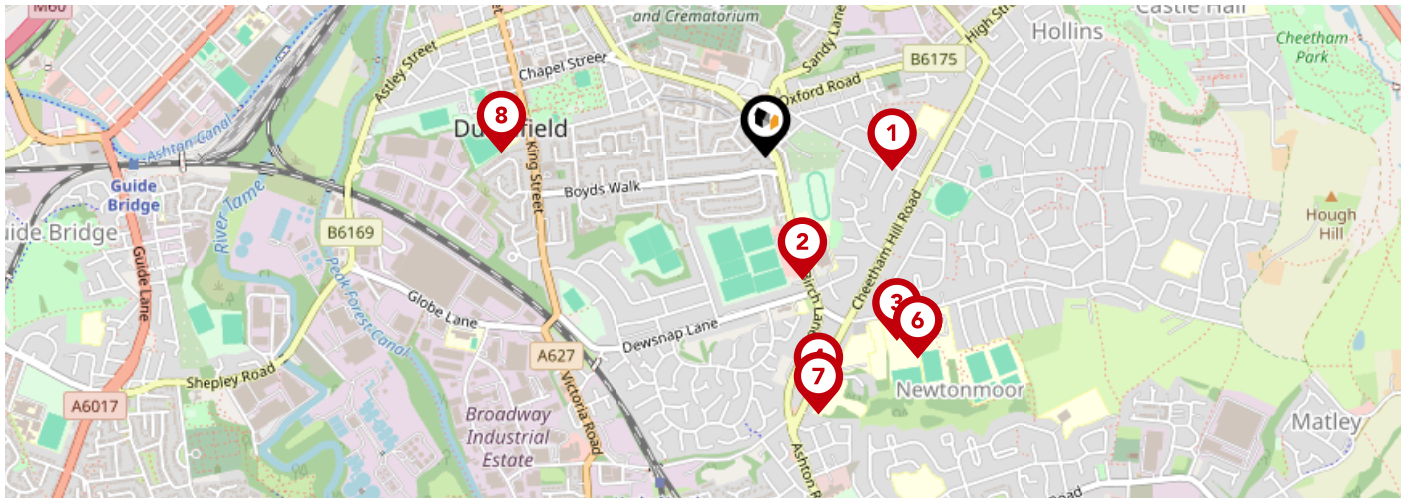


Listed Buildings in the local district	Grade	Distance
 1068078 - 3 Chest Tombs To South Of Dukinfield Old Chapel	Grade II	0.3 miles
 1068077 - Dukinfield Old Chapel	Grade II	0.3 miles
 1084303 - Chapel And Crematorium, Dukinfield Cemetery	Grade II	0.3 miles
 1068017 - Church Of St John The Evangelist	Grade II	0.3 miles
 1268070 - Tower Mill	Grade II	0.4 miles
 1068073 - War Memorial	Grade II	0.4 miles
 1309648 - War Memorial	Grade II	0.4 miles
 1240109 - Cemetery Office, Dukinfield Cemetery	Grade II	0.4 miles
 1084304 - Church Of St Luke	Grade II	0.5 miles
 1356465 - Huddersfield Narrow Canal Stakes Aqueduct And Tow Path Bridge (aqueduct Bridge) Over River Tame	Grade II	0.5 miles

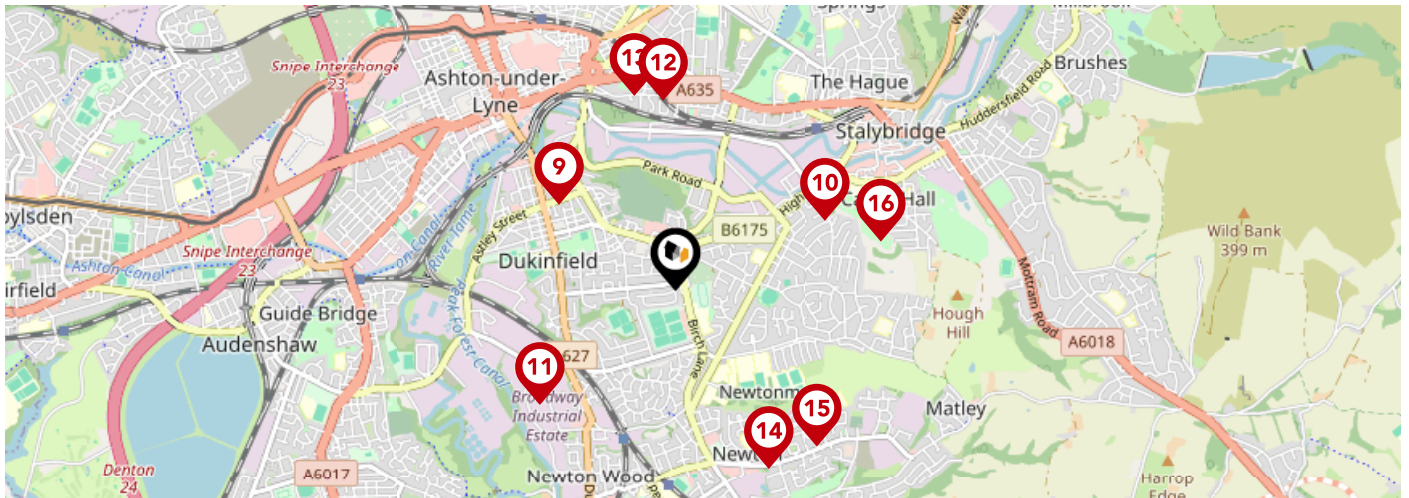
Area Schools

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SALES AND LETTINGS



		Nursery	Primary	Secondary	College	Private
1	St John's CofE Primary School, Dukinfield Ofsted Rating: Good Pupils: 332 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Saints Catholic College Ofsted Rating: Good Pupils: 798 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Yew Tree Primary School Ofsted Rating: Good Pupils: 364 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cromwell High School Ofsted Rating: Outstanding Pupils:0 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Rayner Stephens High School Ofsted Rating: Requires improvement Pupils: 580 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oakdale School Ofsted Rating: Good Pupils: 161 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ravensfield Primary School Ofsted Rating: Good Pupils: 441 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



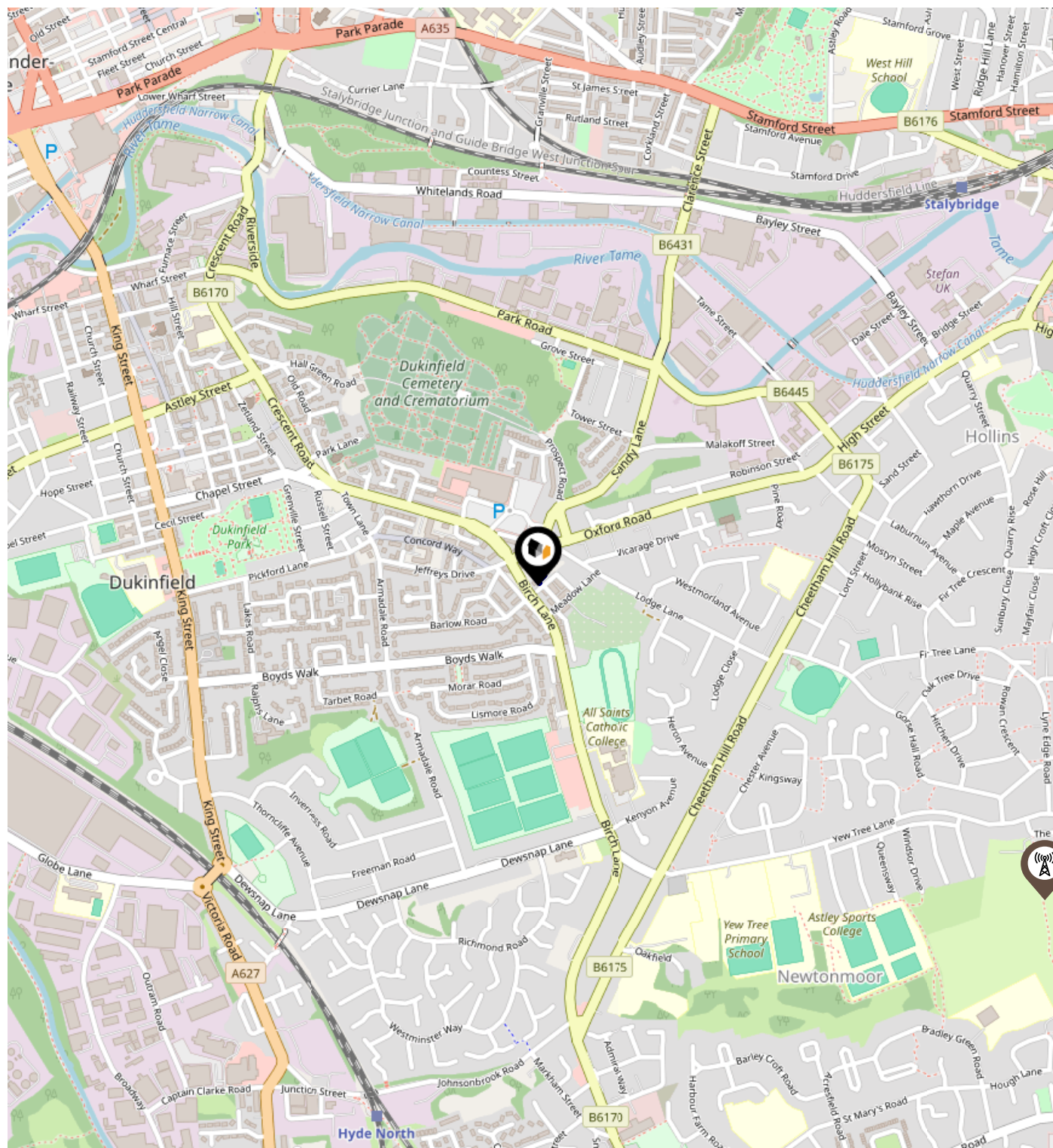
		Nursery	Primary	Secondary	College	Private
9	Lyndhurst Primary School Ofsted Rating: Requires improvement Pupils: 227 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Trinity School Ofsted Rating: Not Rated Pupils: 125 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Tameside Pupil Referral Service Ofsted Rating: Good Pupils: 160 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Tameside College Ofsted Rating: Good Pupils:0 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Parochial CofE Primary and Nursery School, Ashton-under-Lyne Ofsted Rating: Good Pupils: 212 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Oakfield Primary and Moderate Learning Difficulties Resource Provision Ofsted Rating: Good Pupils: 228 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Bradley Green Primary Academy Ofsted Rating: Good Pupils: 218 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Gorse Hall Primary and Nursery School Ofsted Rating: Good Pupils: 430 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area



Masts & Pylons

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SALES AND LETTINGS

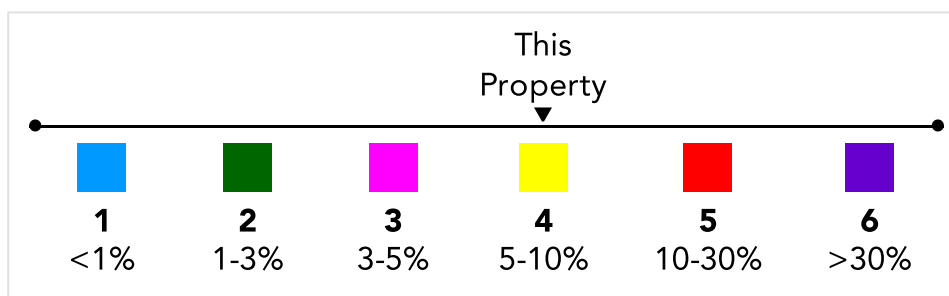
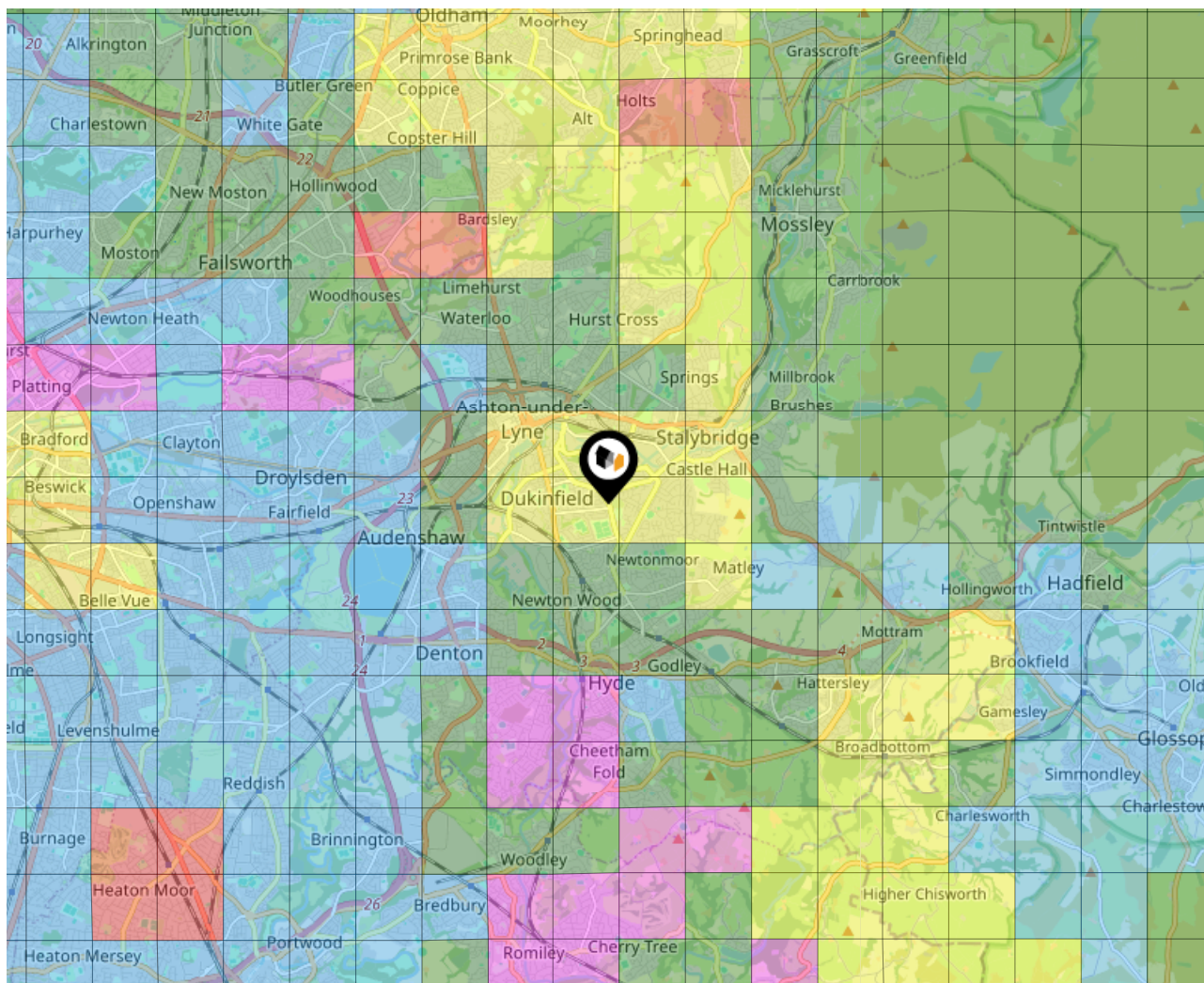


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

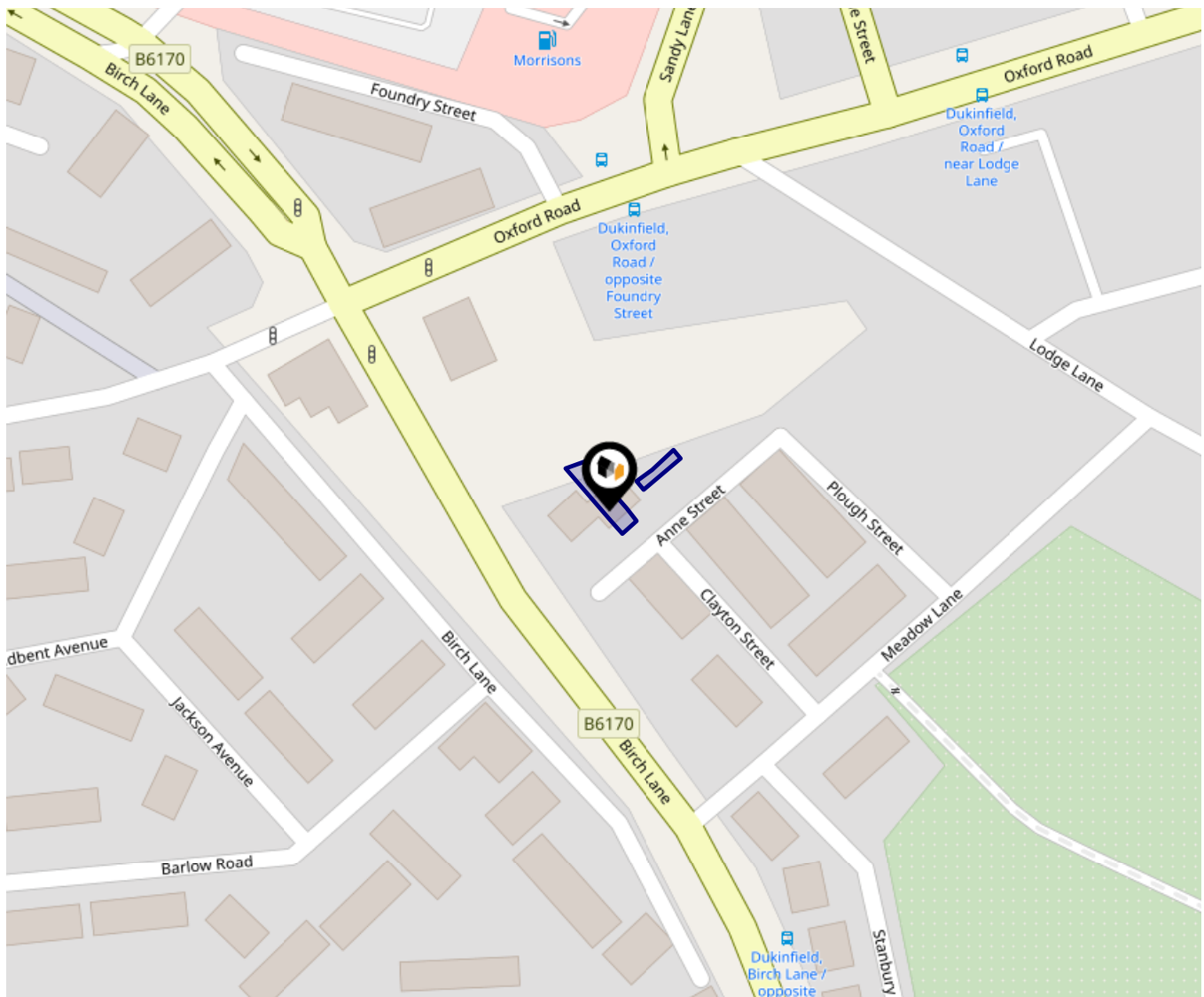
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



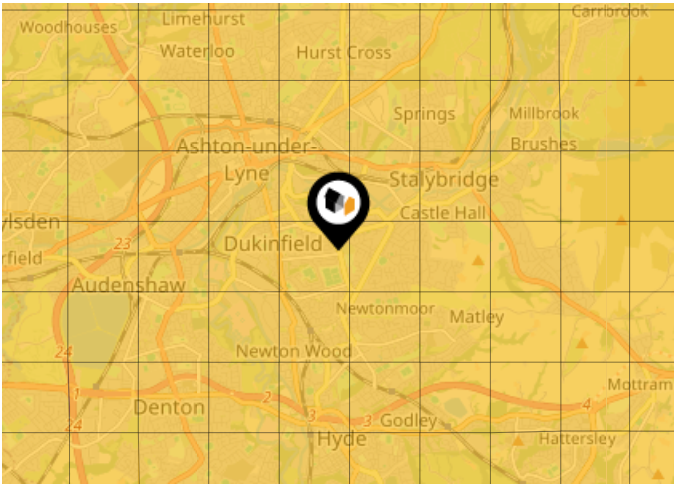
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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)

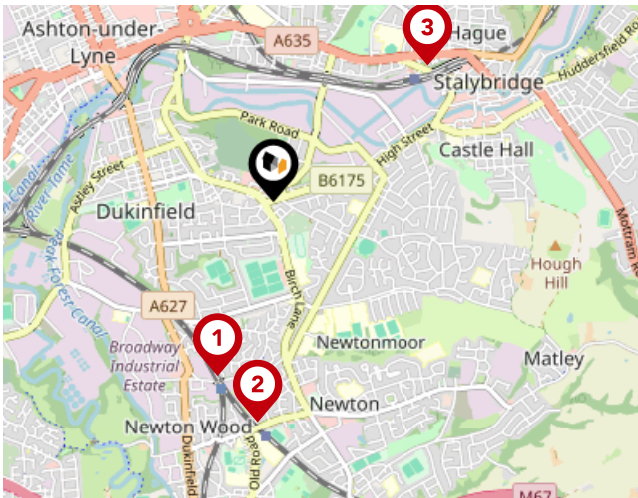
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

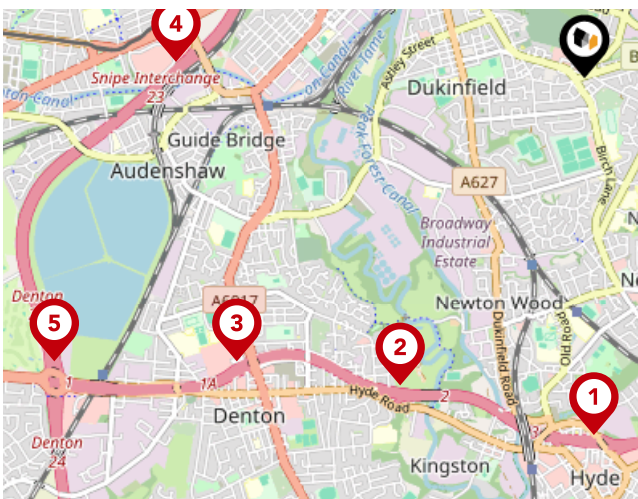
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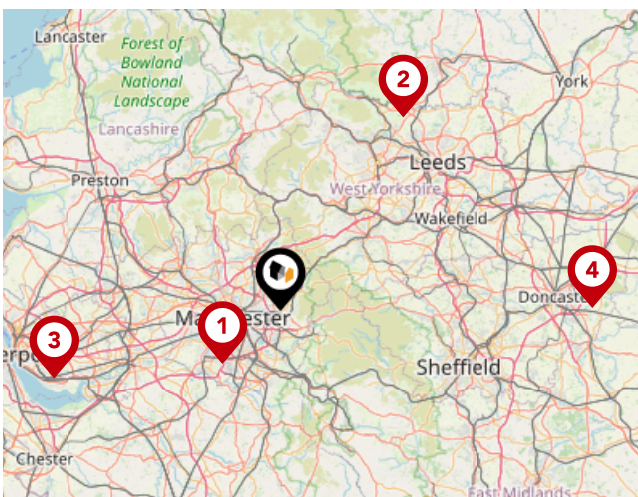
National Rail Stations

Pin	Name	Distance
1	Hyde North Rail Station	0.81 miles
2	Flowery Field Rail Station	0.98 miles
3	Stalybridge Rail Station	0.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.57 miles
2	M67 J2	1.58 miles
3	M67 J1	1.98 miles
4	M60 J23	1.8 miles
5	M60 J24	2.66 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	11.13 miles
2	Leeds Bradford Airport	32.16 miles
3	Speke	33.39 miles
4	Finningley	43.99 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.

If you are

Testimonial 1



Stacey, Gary and Imogen have been amazing throughout the sale and purchase of my properties. They have kept me updated throughout the whole process and have supported me in every aspect. I would highly recommend Lawler & Co the best estate agents I have used. A special thanks to Stacey for always being on hand when I need her and for being so efficient.

Testimonial 2



Lawler & Co are relatively new to the area in which I have lived for the last 23 years so I took a chance in selling my house via them rather than using the several well established agents who have controlled the market in the area. I wasn't disappointed! Gary Morrissey gave me a good deal on fees and he and Stacey Moreland, who took some excellent pictures to market the property with, worked efficiently to my timetable without adding any pressure...

Testimonial 3



Had a wonderful experience with this Estate agents in buying a property I first saw on day one. We were shown around the property(Aimee) with no pressure and given wonderful advice. Arranged a second viewing(Natalie) with a day/time of our choice. Who said buying a house was stressful? Not with this estate agents. All the way through the purchase they were nothing but helpful.(Natalie). Gary from the Hyde office gave some really useful advice...

Testimonial 4



A highly professional and quality service by Gary, Stacey and the team at Lawler & Co in Hyde. They secured a number of viewings and found a successful buyer for our property within days of going to market. Cannot recommend their services enough. Thank you to all from D Woodman Developments



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

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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Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14

1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

