

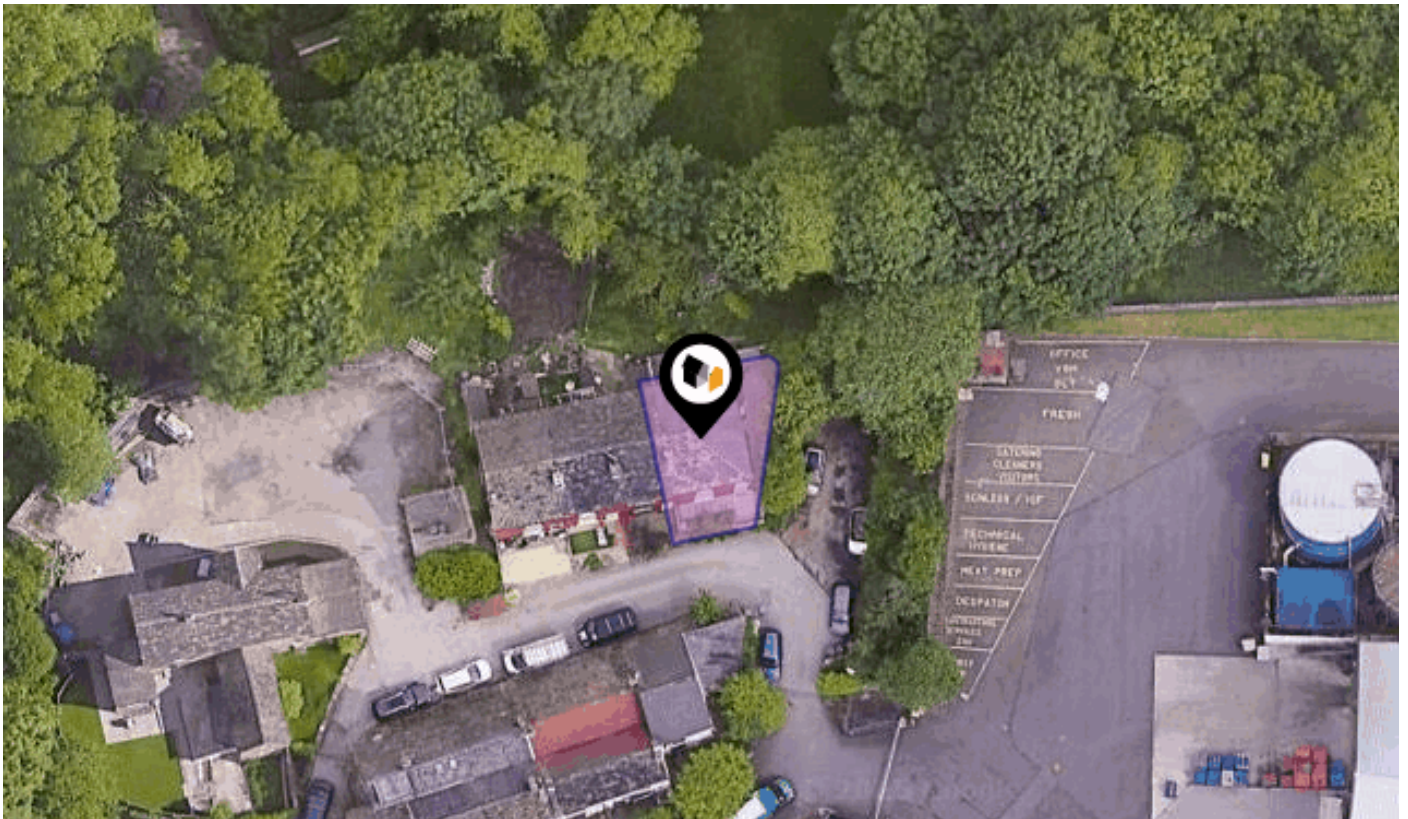


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th August 2025



GODLEY HILL, HYDE, SK14

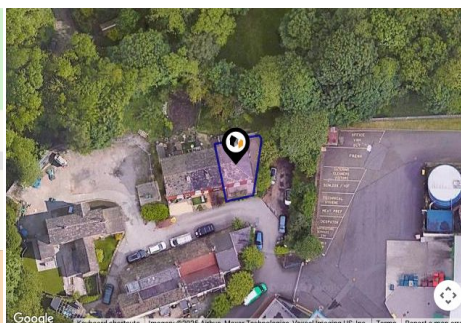
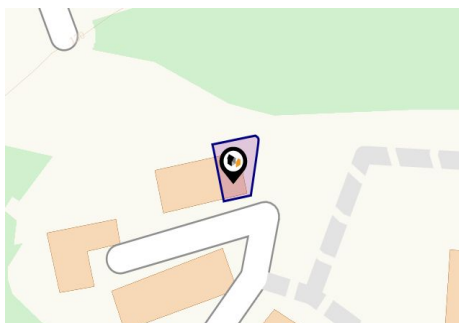
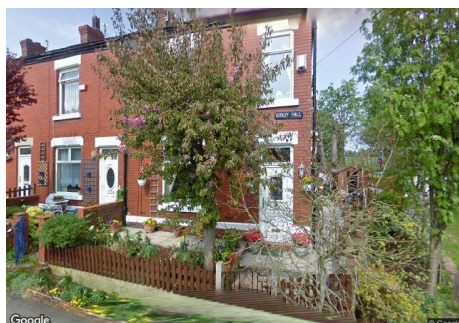
Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,798		
Title Number:	GM167620		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8	63	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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Planning records for: *Godley Hill, Hyde, SK14*

Reference - 89/01143/FUL

Decision: Decided

Date: 18th October 1989

Description:

build a single storey extension on rear eleva

Reference - 13/00071/TPO

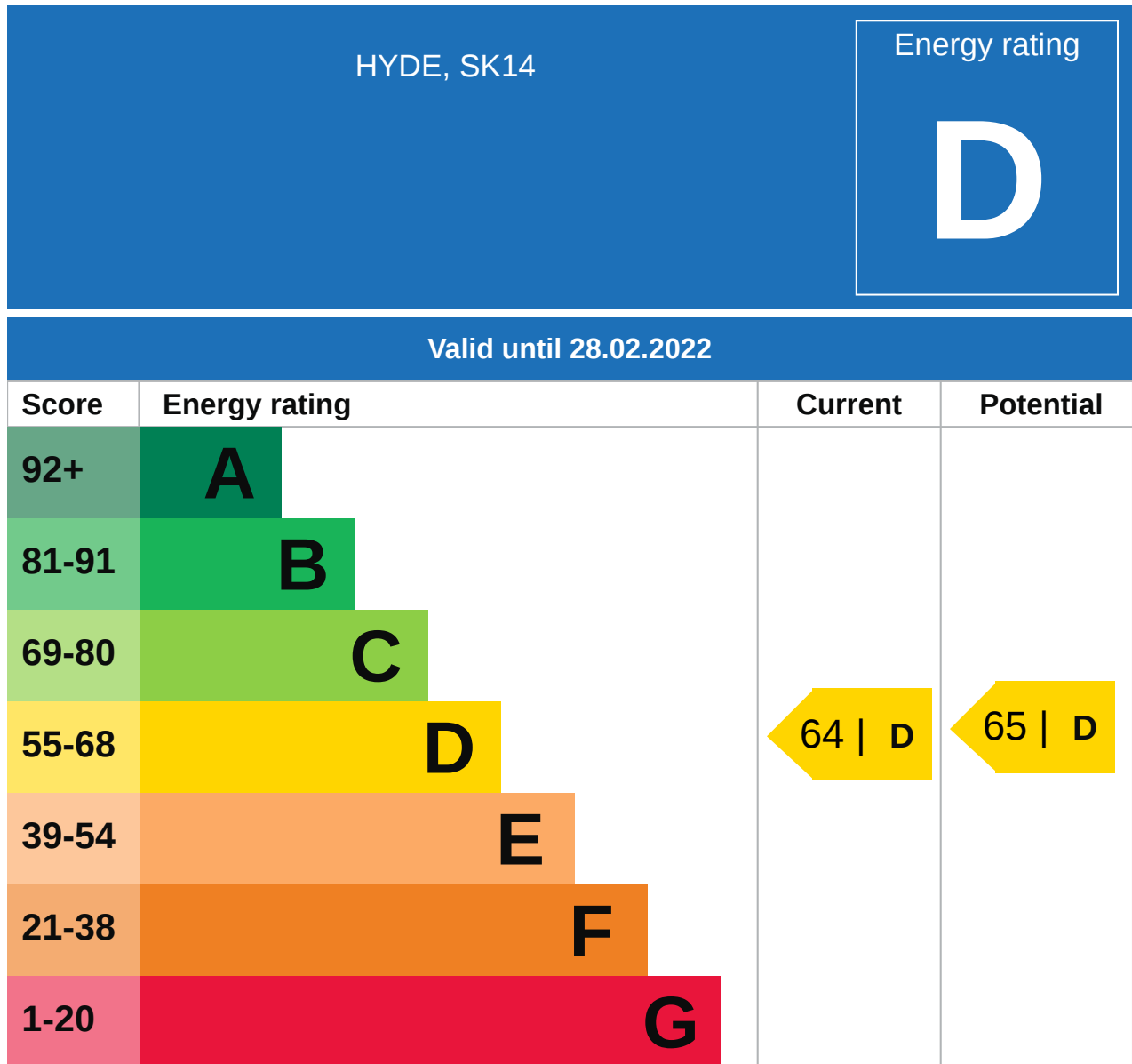
Decision: Decided

Date: 21st August 2013

Description:

Fell Horse Chestnut

Property EPC - Certificate



Property

EPC - Additional Data

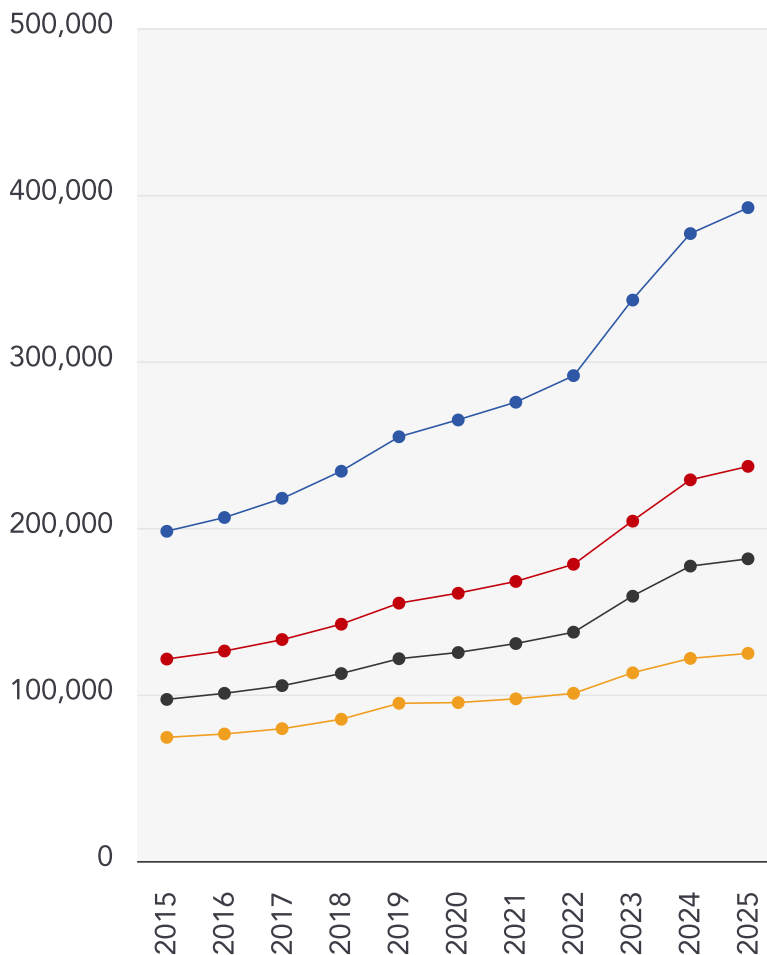
Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 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 20% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	119 m ²

Market

House Price Statistics

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



Detached

+98.16%

Semi-Detached

+95.42%

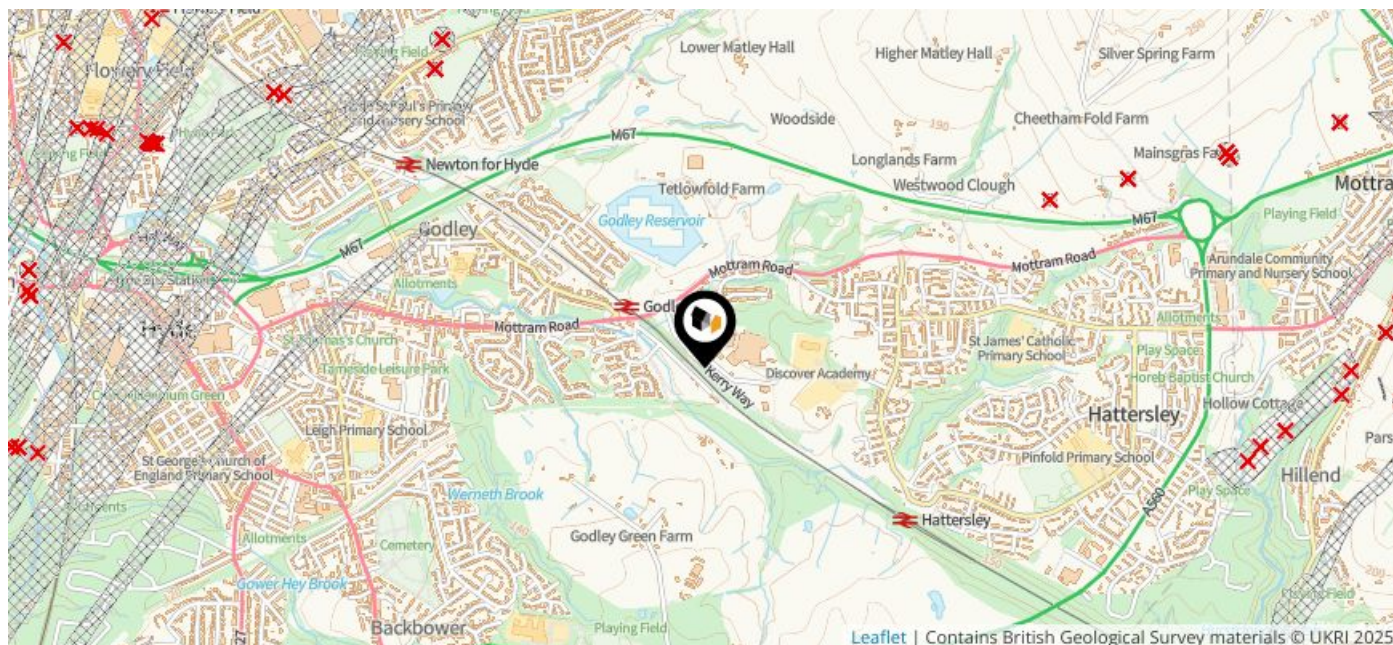
Terraced

+87.01%

Flat

+67.95%

This map displays nearby coal mine entrances and their classifications.



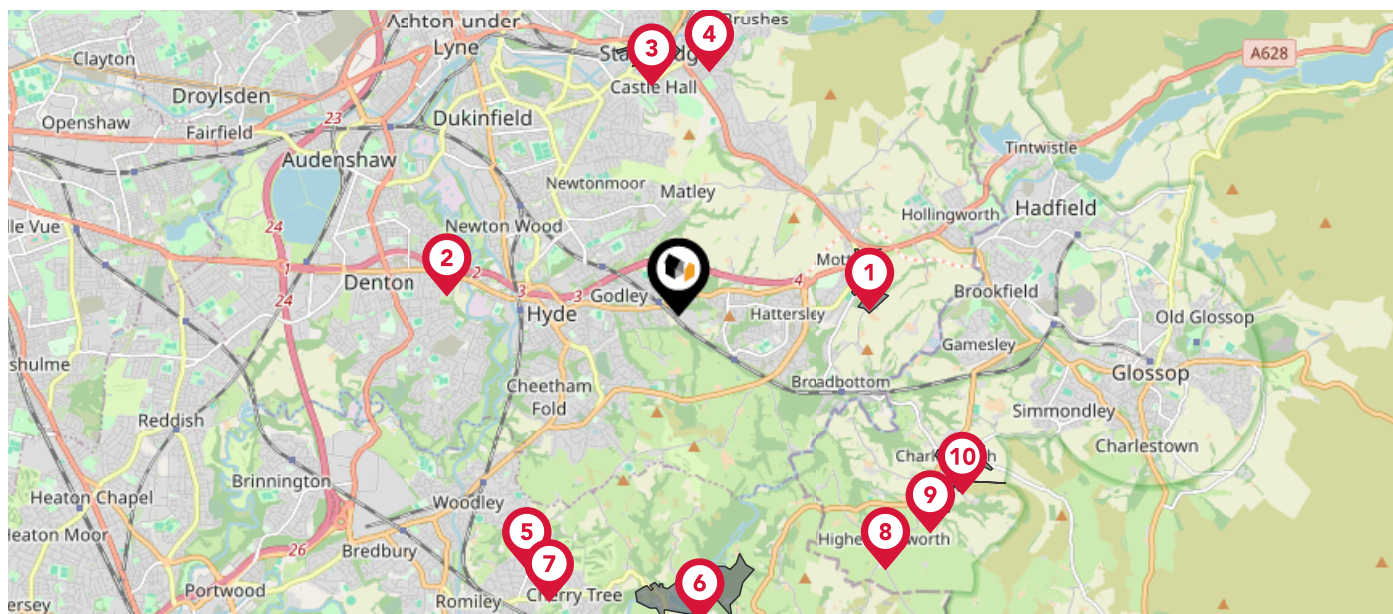
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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 Mottram In Longdendale
- 2 St Annes, Haughton
- 3 Stalybridge Town Centre
- 4 Copley (Tameside)
- 5 Greave Fold, Romiley
- 6 Compstall
- 7 Barlow Fold, Romiley
- 8 Higher Chisworth
- 9 Chisworth, Holehouse
- 10 Charlesworth

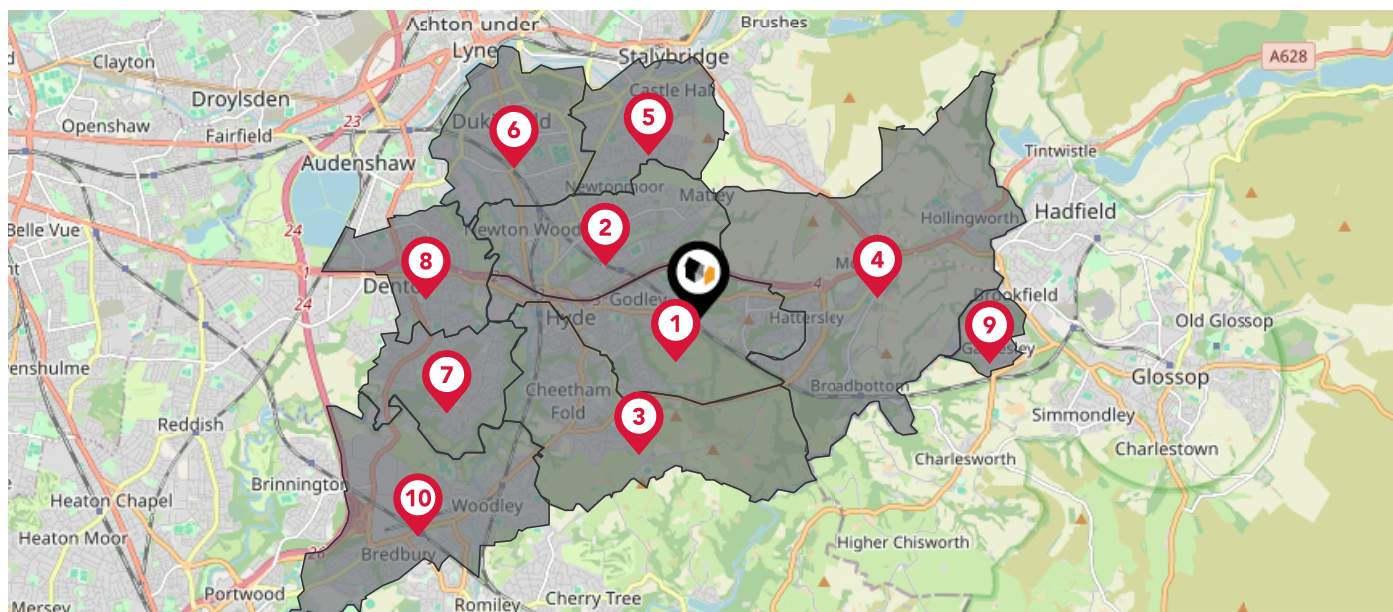
Maps

Council Wards

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



Nearby Council Wards

1

Hyde Godley Ward

2

Hyde Newton Ward

3

Hyde Werneth Ward

4

Longdendale Ward

5

Dukinfield Stalybridge Ward

6

Dukinfield Ward

7

Denton South Ward

8

Denton North East Ward

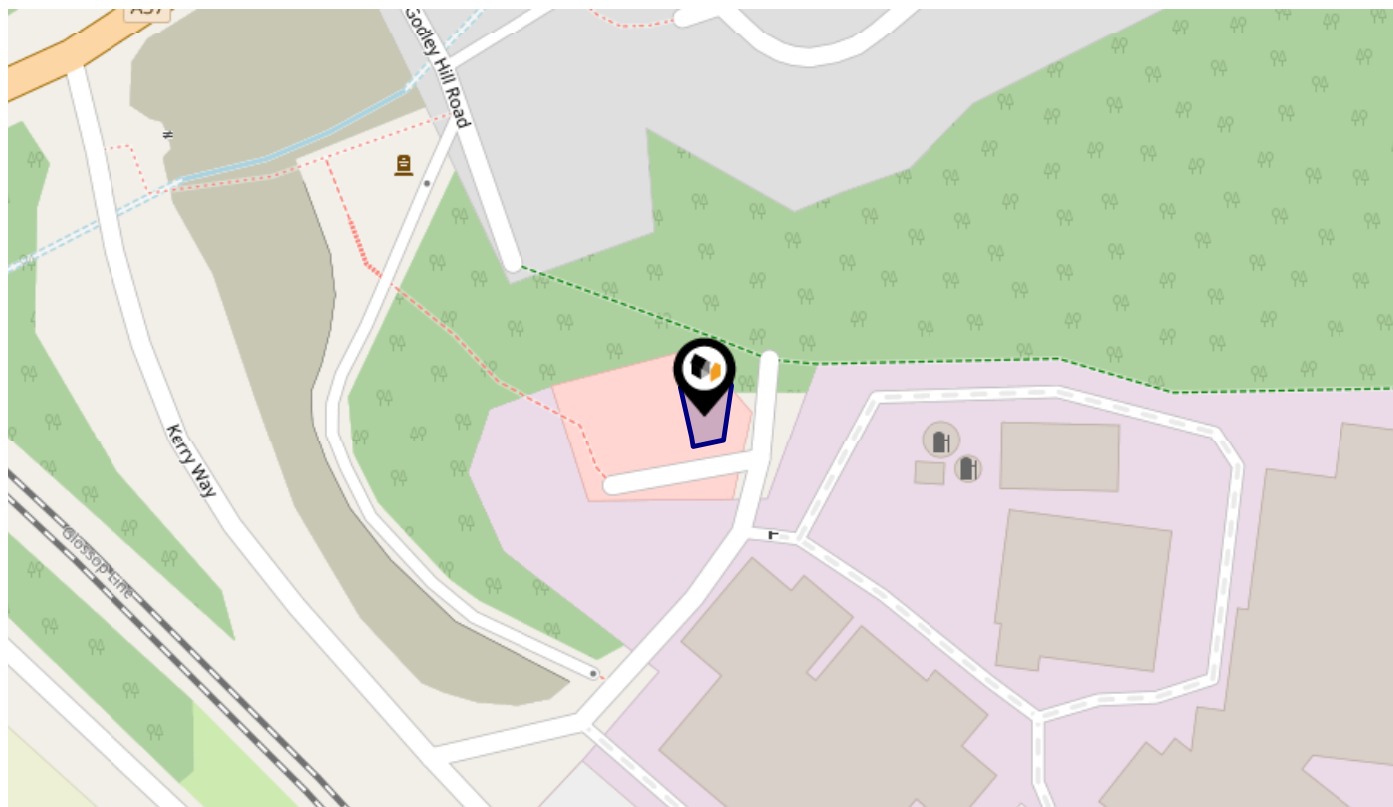
9

Gamesley Ward

10

Bredbury and Woodley 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	

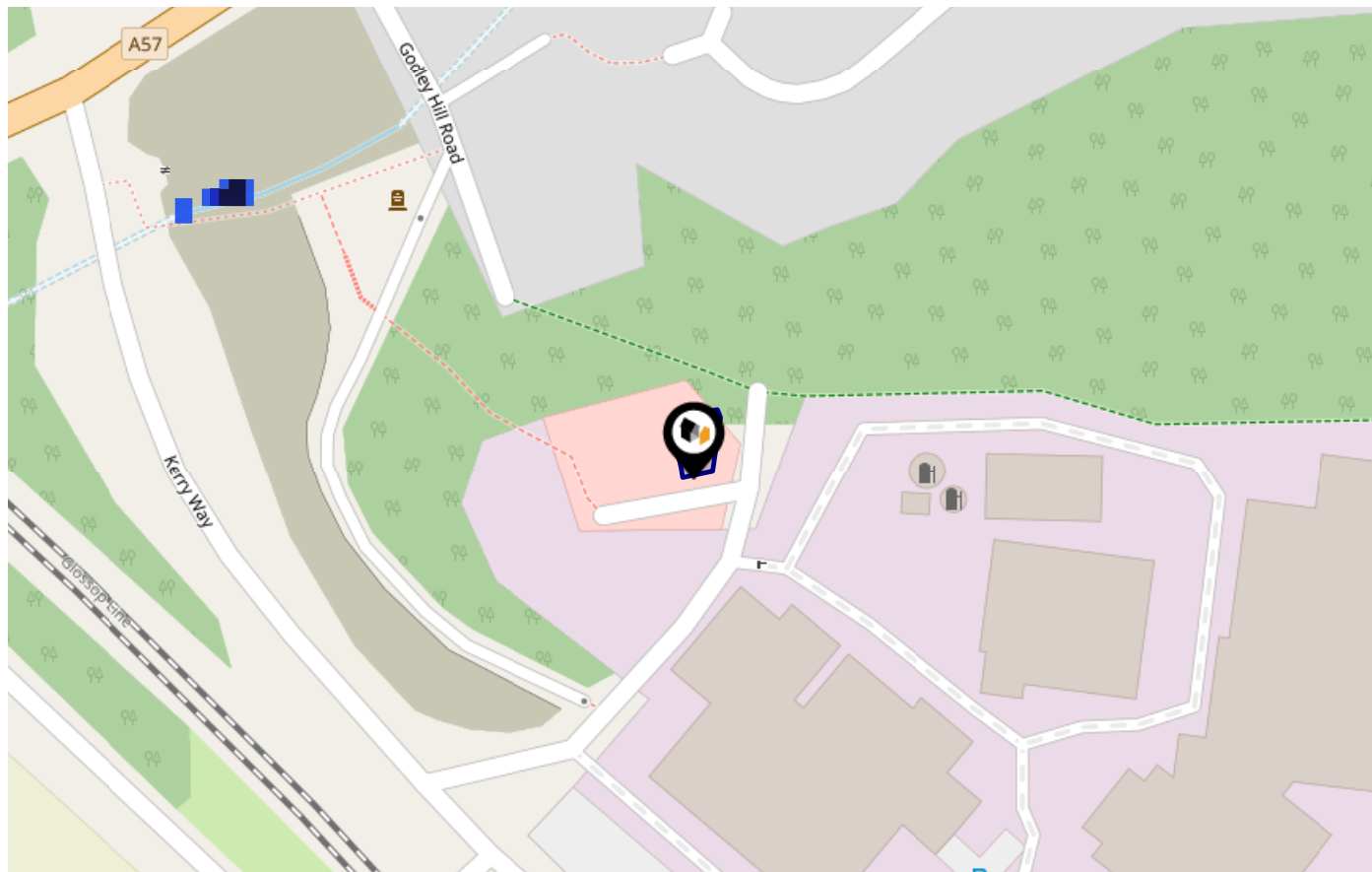
Flood Risk

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.

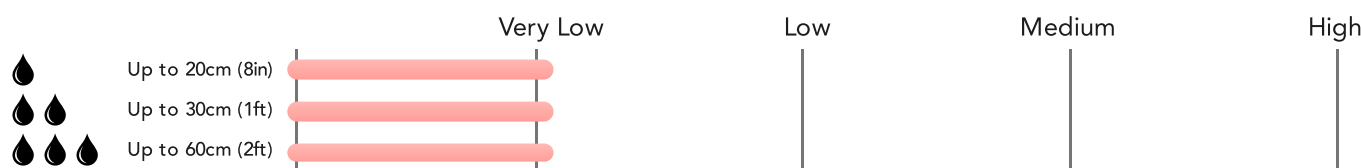


Risk Rating: Very low

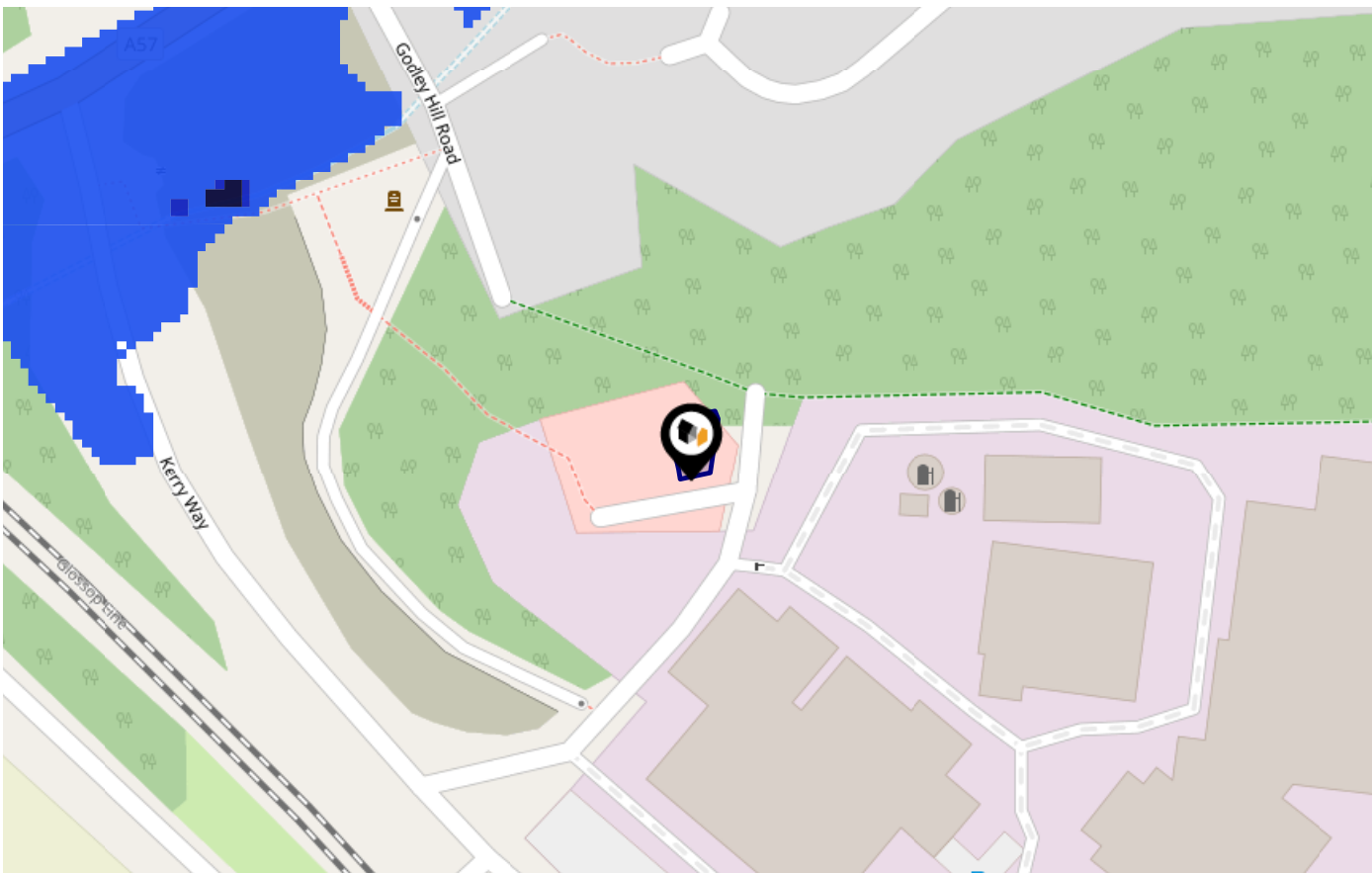
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

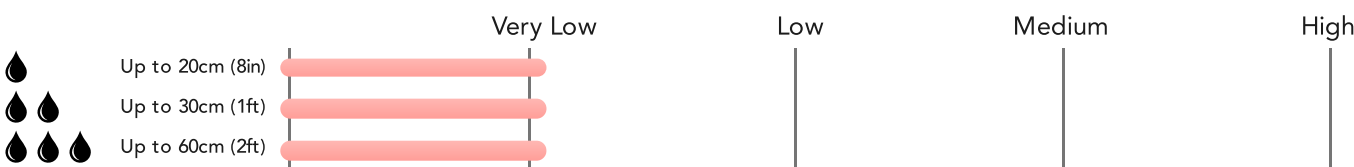


Risk Rating: Very low

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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.

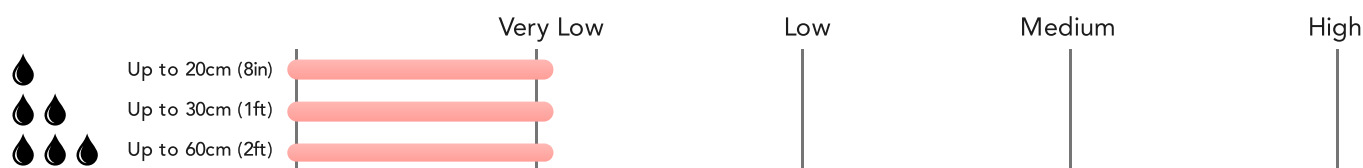


Risk Rating: Very low

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

Chance of flooding to the following depths at this property:



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

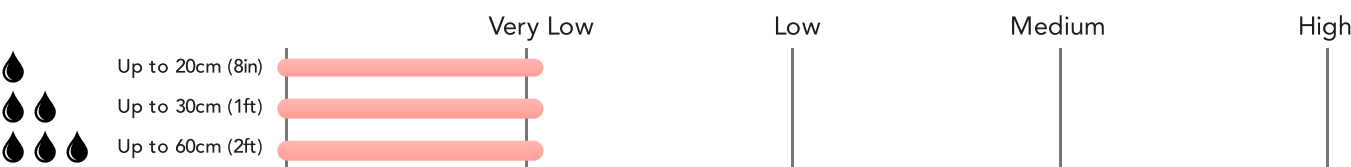


Risk Rating: Very low

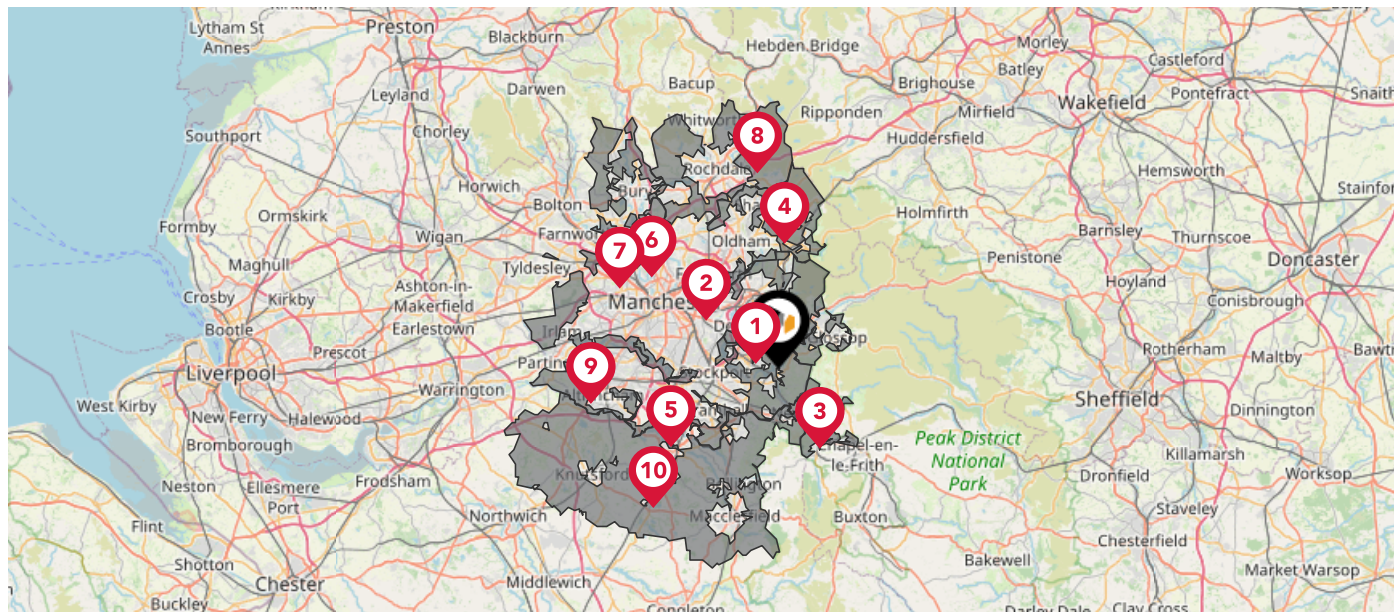
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Tameside

2

Merseyside and Greater Manchester Green Belt - Manchester

3

Merseyside and Greater Manchester Green Belt - High Peak

4

Merseyside and Greater Manchester Green Belt - Oldham

5

Merseyside and Greater Manchester Green Belt - Stockport

6

Merseyside and Greater Manchester Green Belt - Bury

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Rochdale

9

Merseyside and Greater Manchester Green Belt - Trafford

10

Merseyside and Greater Manchester Green Belt - Cheshire East

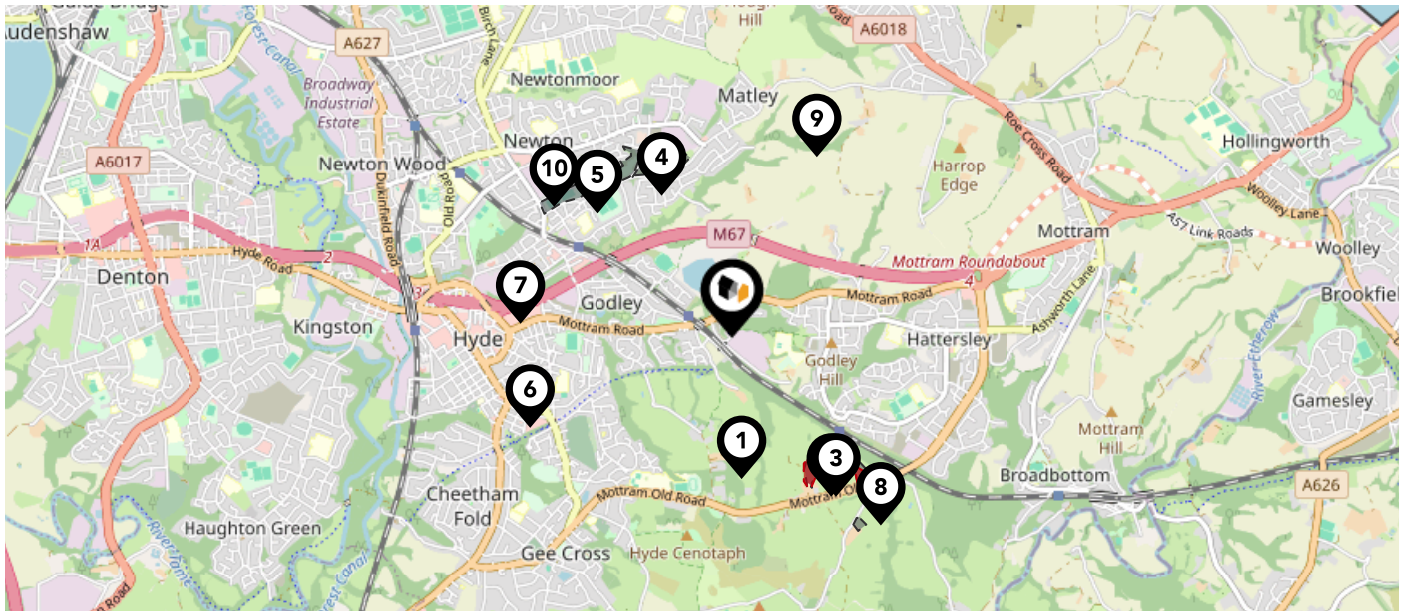
Maps

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	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill	
2	EA/EPR/EP3692CC/A001	Active Landfill	
3	Greenside Farm-Off Mottram Old Road, Hattersley, Stockport, Greater Manchester	Historic Landfill	
4	Newton Works-Victoria Street, Hyde	Historic Landfill	
5	Victoria Street-Newton, Greater Manchester	Historic Landfill	
6	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill	
7	Cha Textiles-Newton Bank	Historic Landfill	
8	Off Apple Street-Apple Street, Hattersley, Hyde	Historic Landfill	
9	Oak Farm-Matley, Stalybridge	Historic Landfill	
10	Newton Moor Industrial Estate-Hyde, Cheshire, Greater Manchester	Historic Landfill	

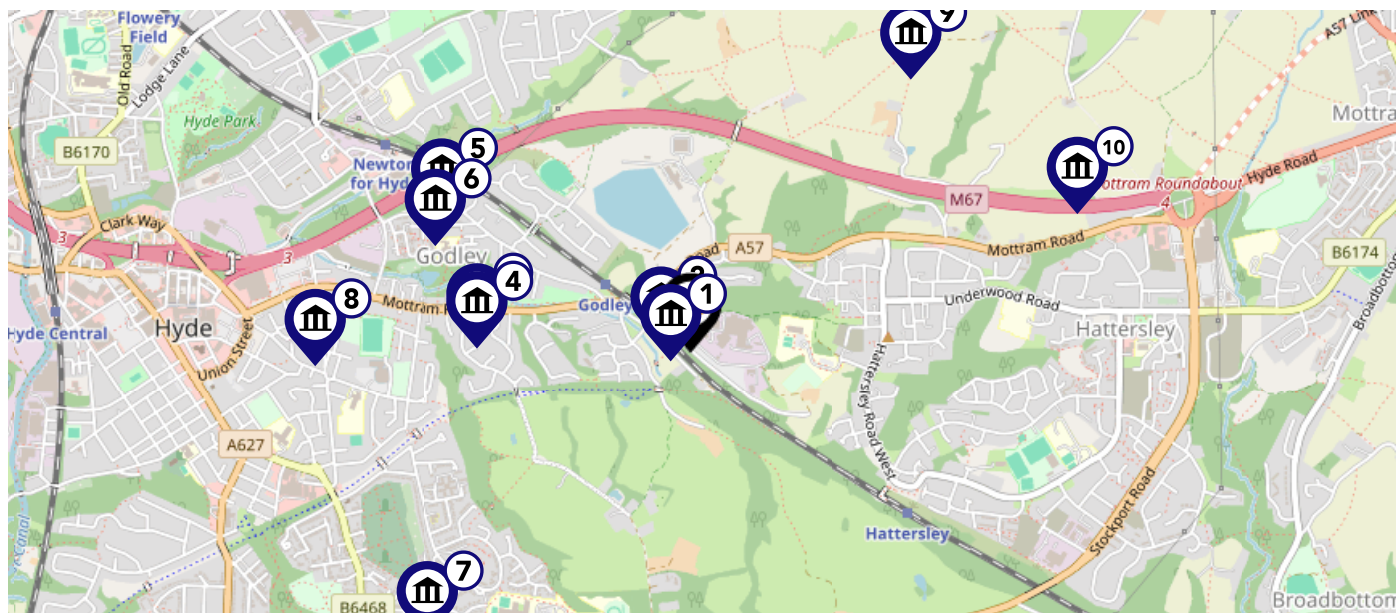
Maps

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...

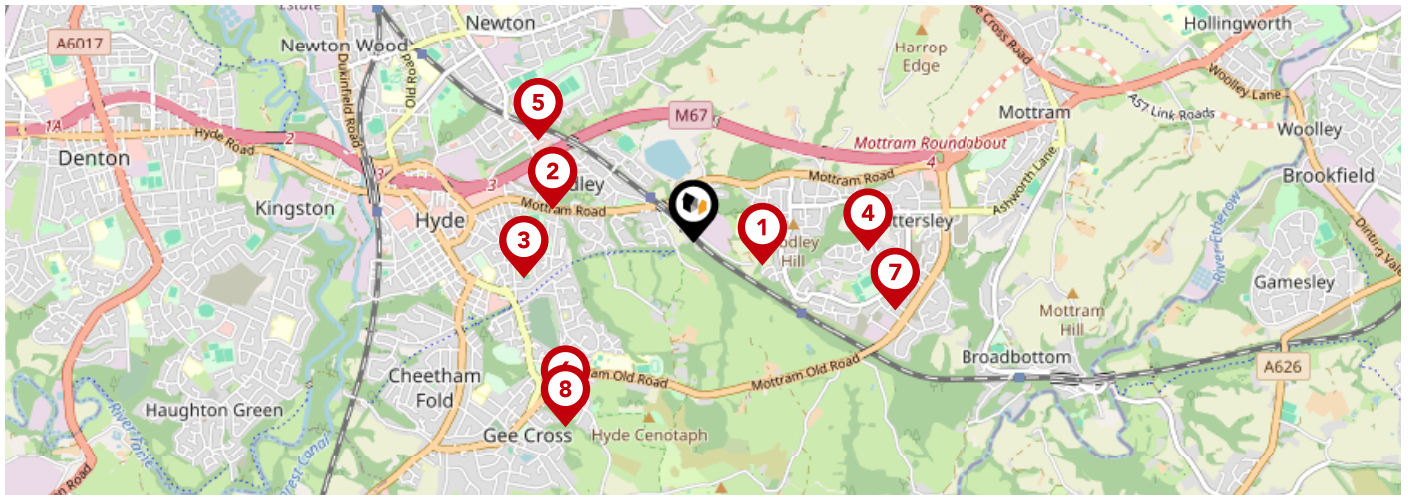


Listed Buildings in the local district		Grade	Distance
	1068082 - Godley Hall Public House	Grade II	0.0 miles
	1437980 - Godley Hill War Memorial	Grade II	0.1 miles
	1268421 - Folly In Garden Of Number 239	Grade II	0.5 miles
	1268420 - 239, Mottram Road	Grade II	0.5 miles
	1068086 - Railway Viaduct Immediately East Of Newton Station	Grade II	0.6 miles
	1068083 - Church Of St John The Baptist	Grade II	0.6 miles
	1460428 - Walden, 22 Backbower Lane, Gee Cross, Hyde	Grade II	0.8 miles
	1096128 - Church Of St Thomas	Grade II	0.8 miles
	1068085 - Higher Matley Hall	Grade II	0.8 miles
	1162440 - Miniature Castle Miniature Castle Cottage	Grade II	0.9 miles

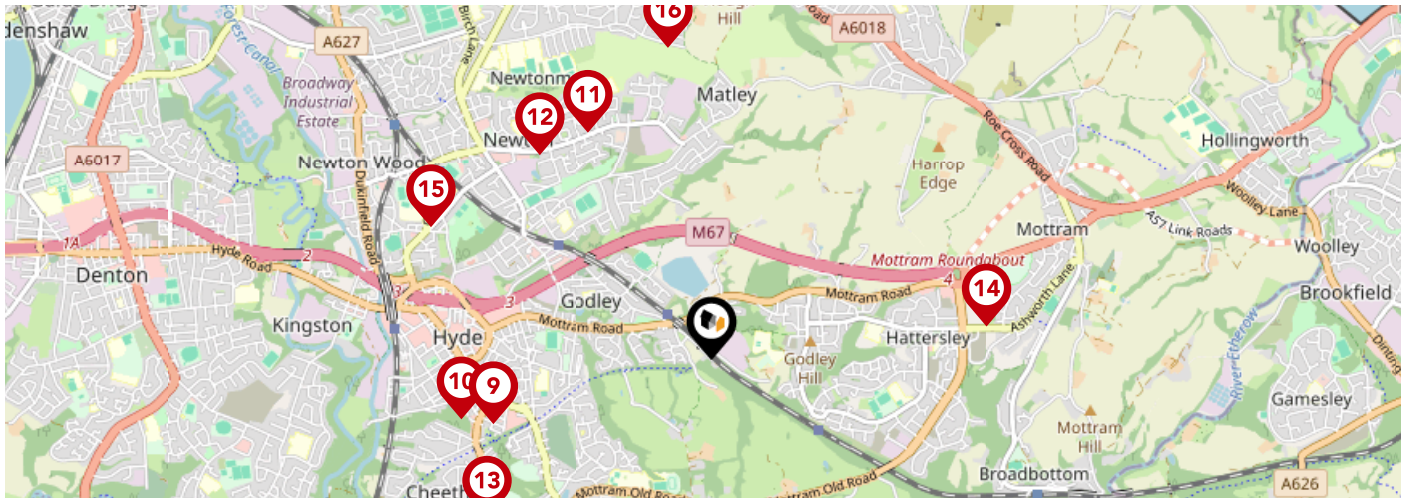
Area Schools

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SALES AND LETTINGS



		Nursery	Primary	Secondary	College	Private
1	Discovery Academy Ofsted Rating: Good Pupils: 225 Distance:0.32	☐	☒	☐	☐	☐
2	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:0.63	☐	☒	☐	☐	☐
3	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:0.76	☐	☒	☐	☐	☐
4	St James Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.78	☐	☒	☐	☐	☐
5	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:0.82	☐	☒	☐	☐	☐
6	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:0.92	☐	☐	☒	☐	☐
7	Pinfold Primary School Ofsted Rating: Good Pupils: 400 Distance:0.94	☐	☒	☐	☐	☐
8	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:0.98	☐	☒	☐	☐	☐



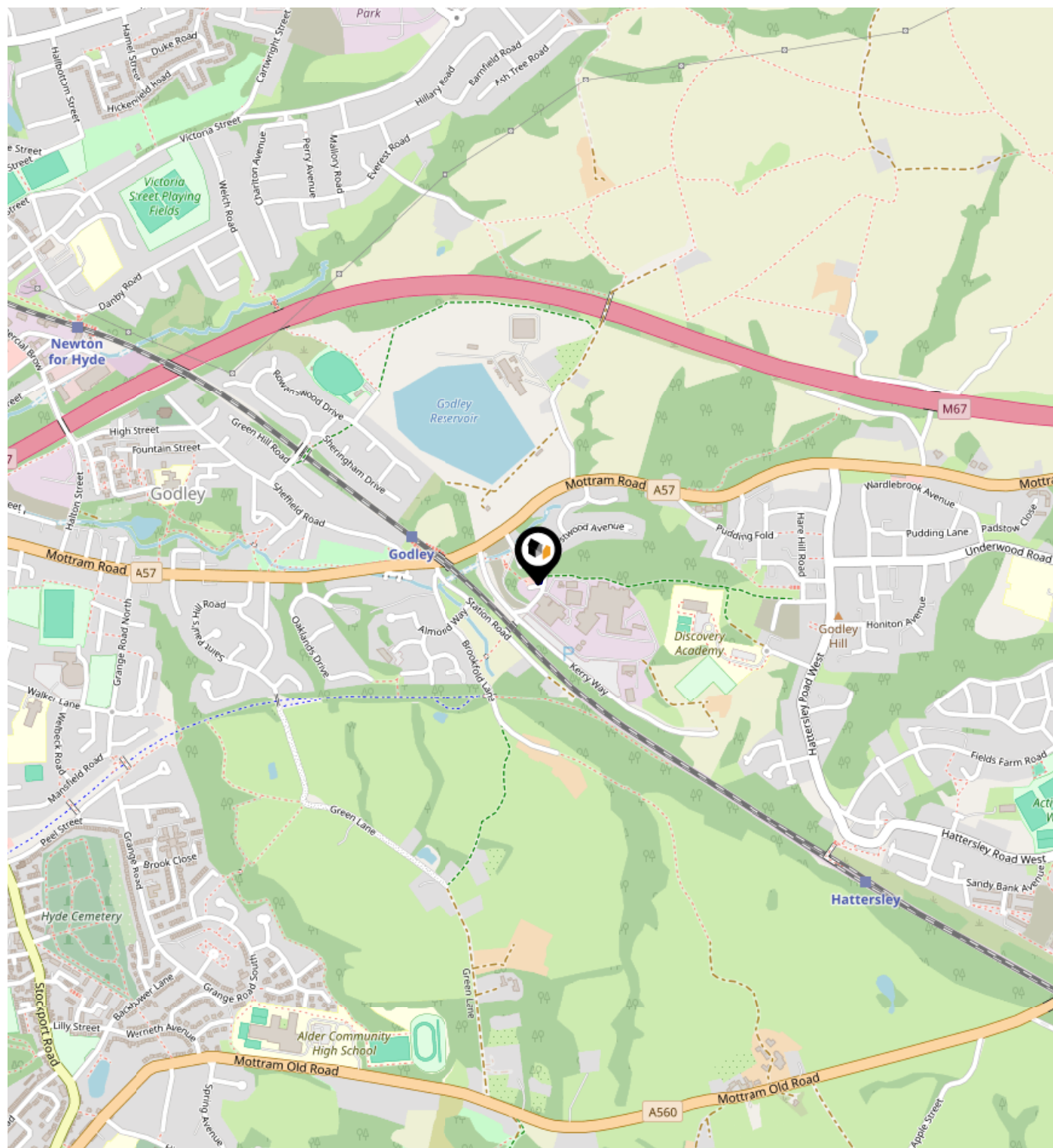
		Nursery	Primary	Secondary	College	Private
	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance: 1	☐	☒	☐	☐	☐
	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance: 1.13	☐	☒	☐	☐	☐
	Bradley Green Primary Academy Ofsted Rating: Good Pupils: 218 Distance: 1.15	☐	☒	☐	☐	☐
	Oakfield Primary and Moderate Learning Difficulties Resource Provision Ofsted Rating: Good Pupils: 228 Distance: 1.18	☐	☒	☐	☐	☐
	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance: 1.21	☐	☒	☐	☐	☐
	Arundale Primary School Ofsted Rating: Good Pupils: 196 Distance: 1.23	☐	☒	☐	☐	☐
	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance: 1.37	☐	☒	☐	☐	☐
	Broadbent Fold Primary School and Nursery Ofsted Rating: Good Pupils: 218 Distance: 1.4	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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SALES AND LETTINGS

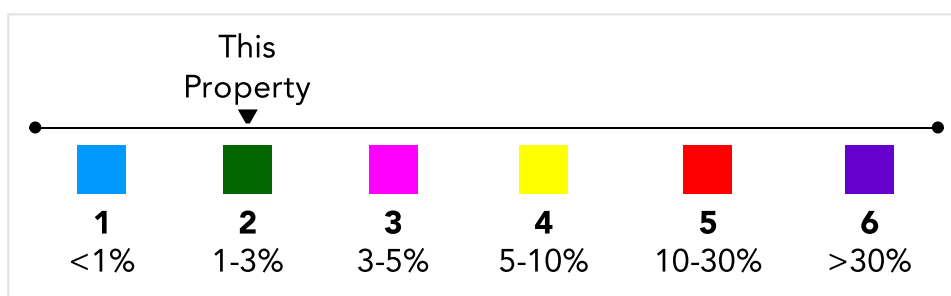
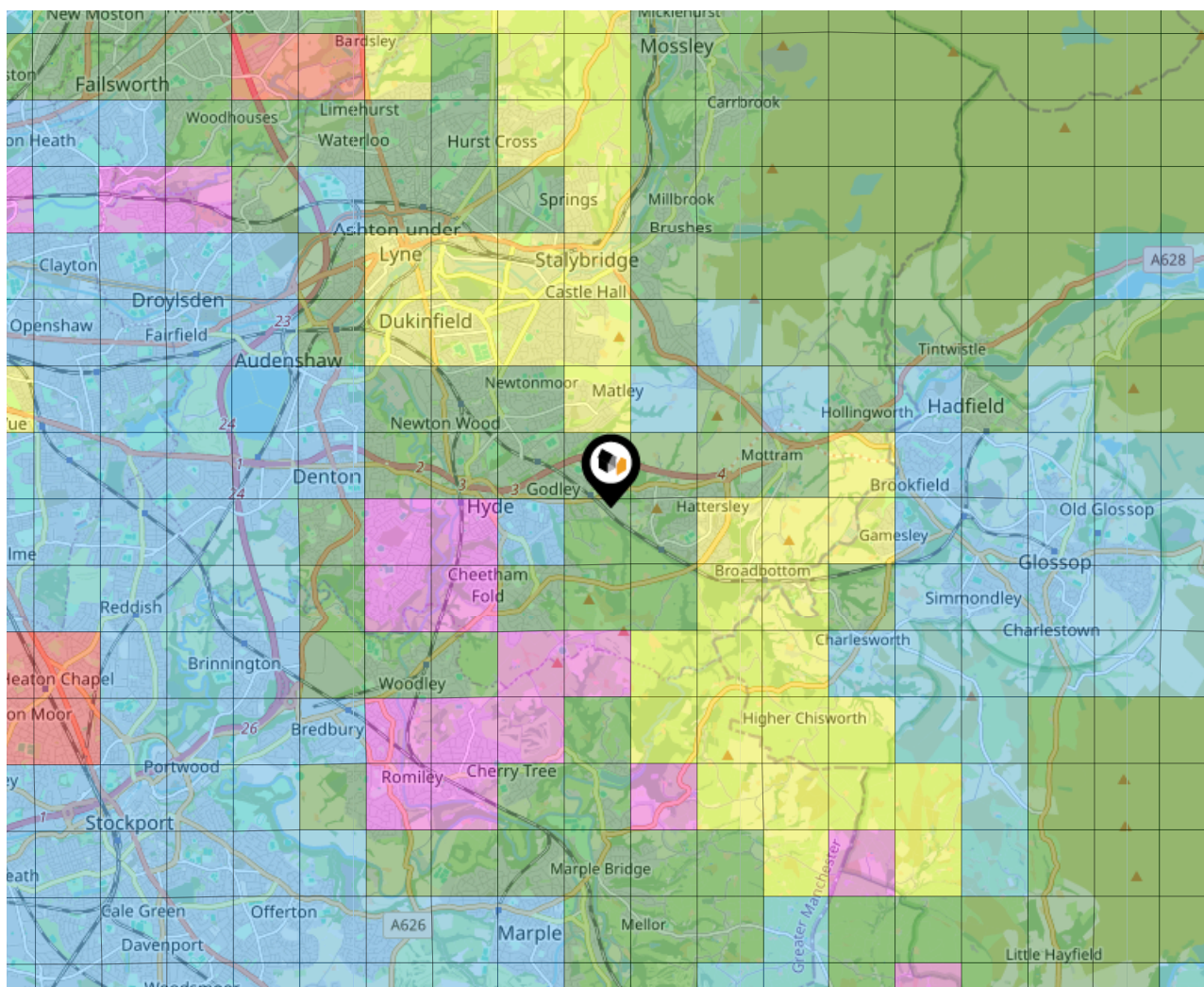


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

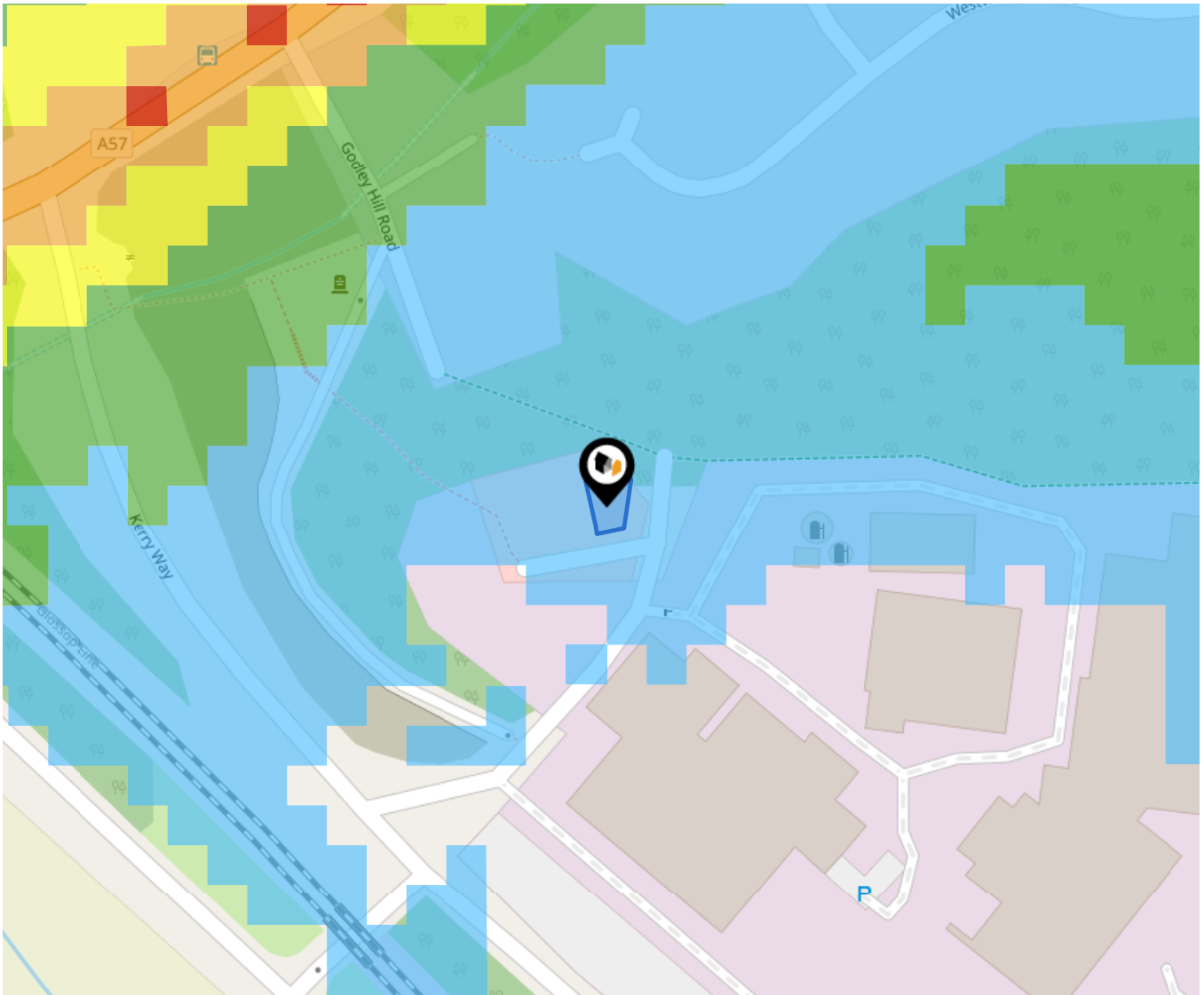
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



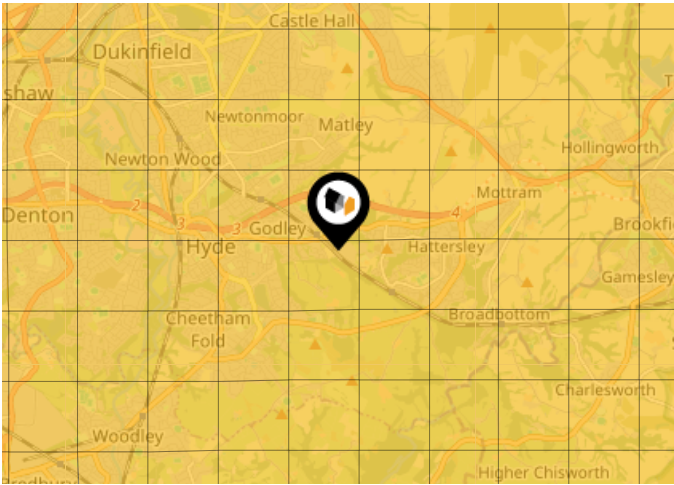
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

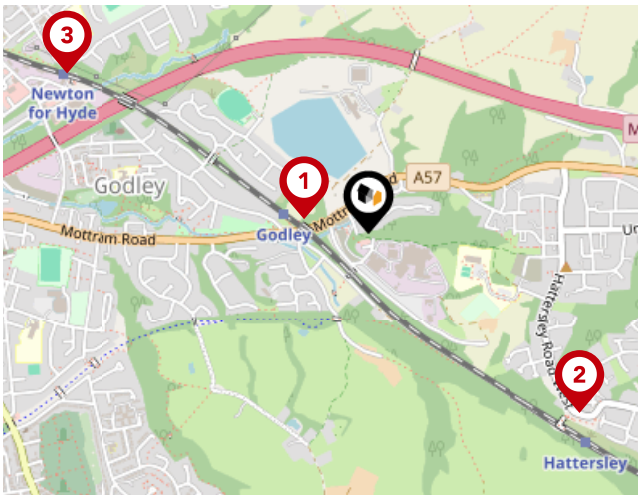
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

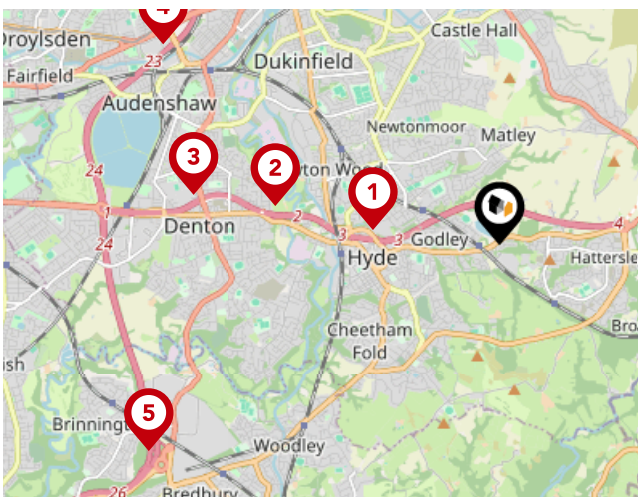
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SALES AND LETTINGS



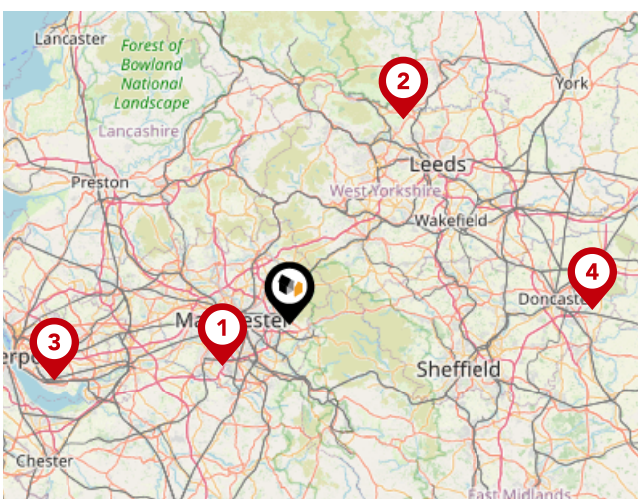
National Rail Stations

Pin	Name	Distance
1	Godley Rail Station	0.15 miles
2	Hattersley Rail Station	0.61 miles
3	Newton for Hyde Rail Station	0.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.12 miles
2	M67 J2	2.01 miles
3	M67 J1	2.73 miles
4	M60 J23	3.45 miles
5	M60 J25	3.59 miles



Airports/Helipads

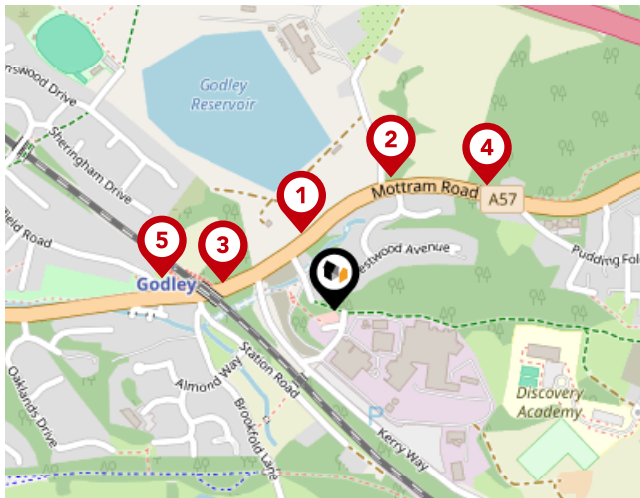
Pin	Name	Distance
1	Manchester Airport	11.05 miles
2	Leeds Bradford Airport	33.03 miles
3	Speke	34.08 miles
4	Finningley	42.88 miles

Area

Transport (Local)

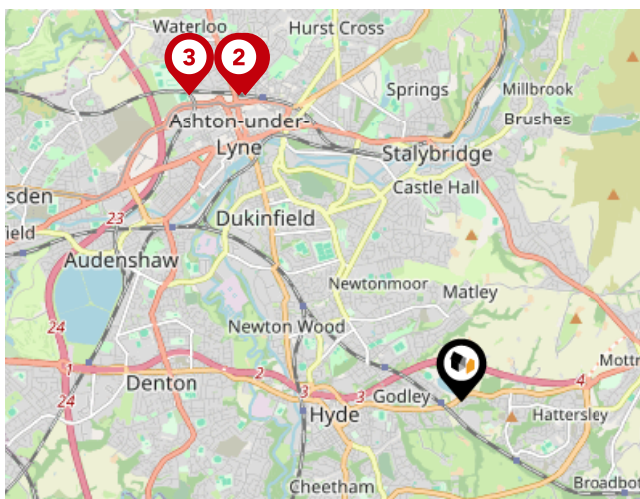
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SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Godley Station	0.09 miles
2	Longlands Drive	0.16 miles
3	Godley Station	0.13 miles
4	Pudding Lane	0.22 miles
5	Godley Station	0.19 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	3.31 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	3.33 miles
3	Ashton West (Manchester Metrolink)	3.61 miles

LAWLER
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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



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/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Hyde or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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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