

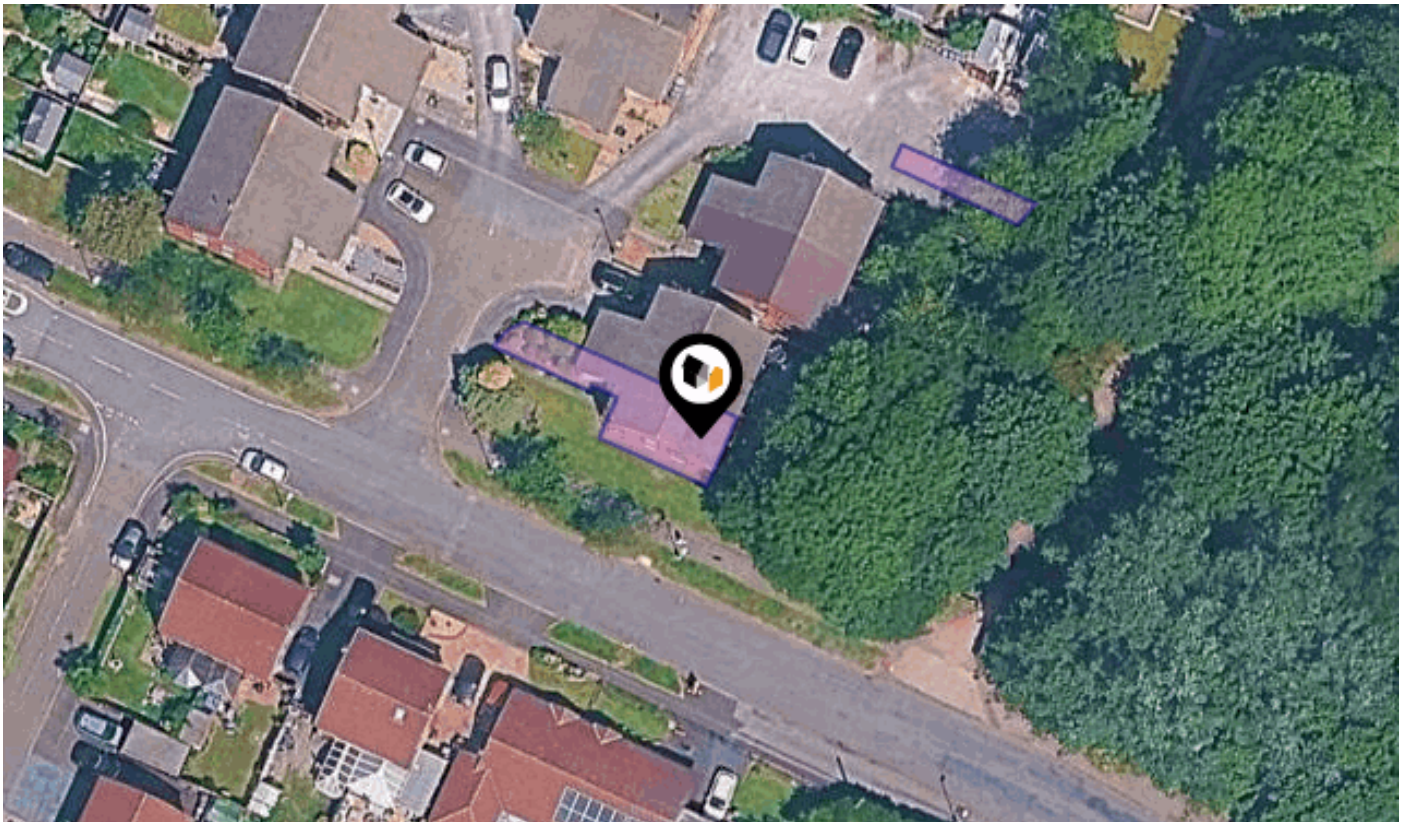


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th July 2025



DUNECROFT, DENTON, MANCHESTER, M34

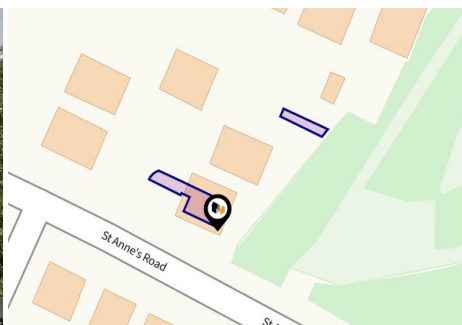
Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	548 ft ² / 51 m ²
Plot Area:	0.03 acres
Year Built :	1983-1990
Council Tax :	Band A
Annual Estimate:	£1,541
Title Number:	GM178909

Tenure:	Leasehold
Start Date:	19/04/1979
End Date:	20/04/2104
Lease Term:	125 years from 20 April 1979
Term Remaining:	78 years

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14	46	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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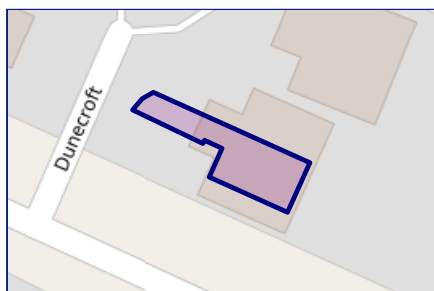
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Freehold Title Plan



GM3334

Leasehold Title Plan



GM178909

Start Date:	19/04/1979
End Date:	20/04/2104
Lease Term:	125 years from 20 April 1979
Term Remaining:	78 years

Property EPC - Certificate

DENTON, M34

Energy rating

C

Valid until 21.10.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Top-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 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 75% of fixed outlets
Lighting Energy:	Very good
Floors:	(other premises below)
Secondary Heating:	Room heaters, electric
Total Floor Area:	50 m ²

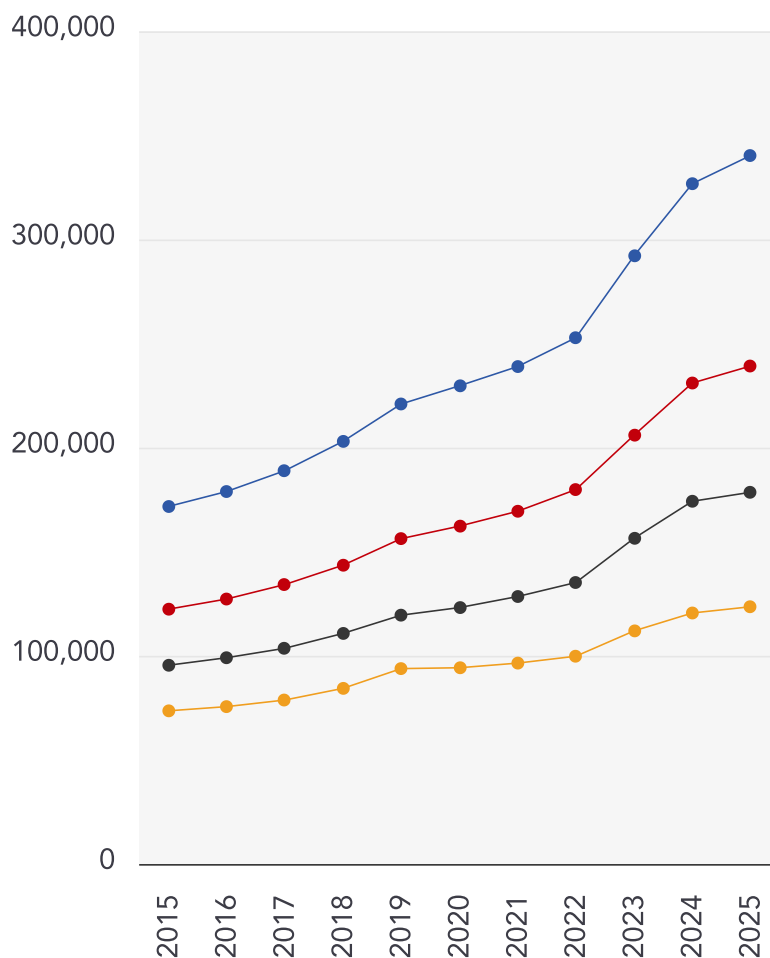
Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in M34



Detached

+98.16%

Semi-Detached

+95.42%

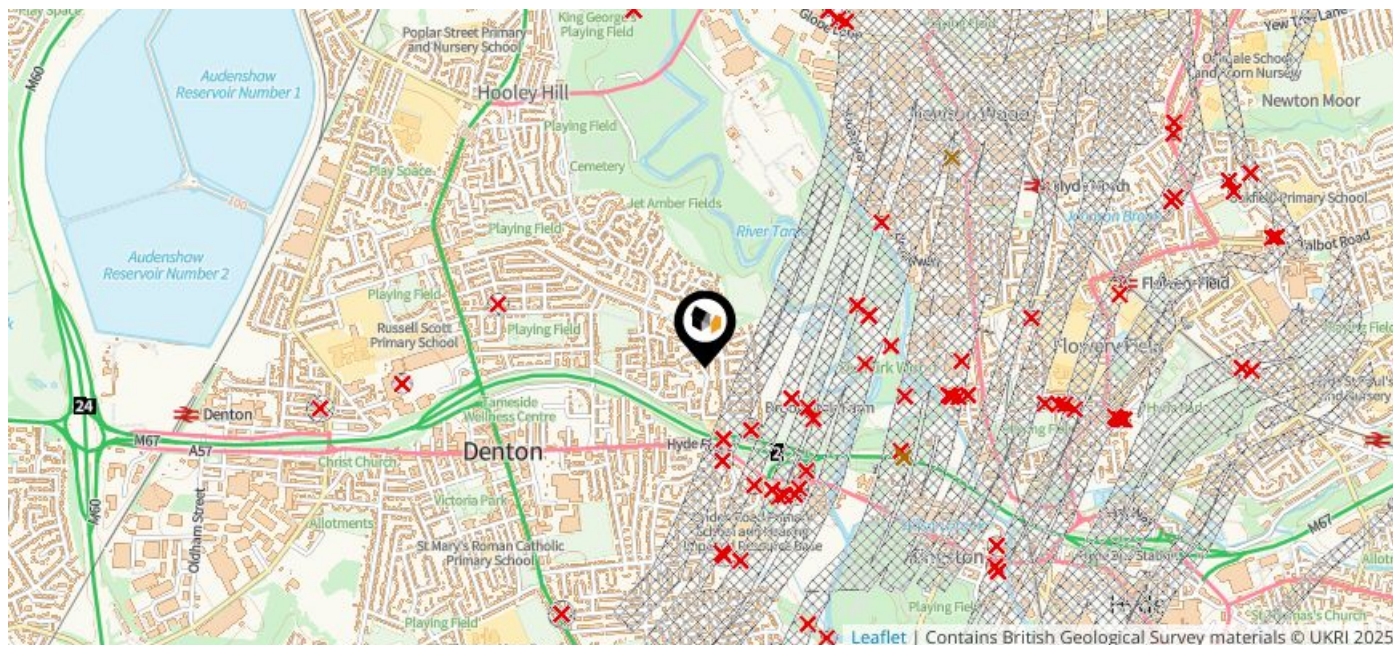
Terraced

+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.

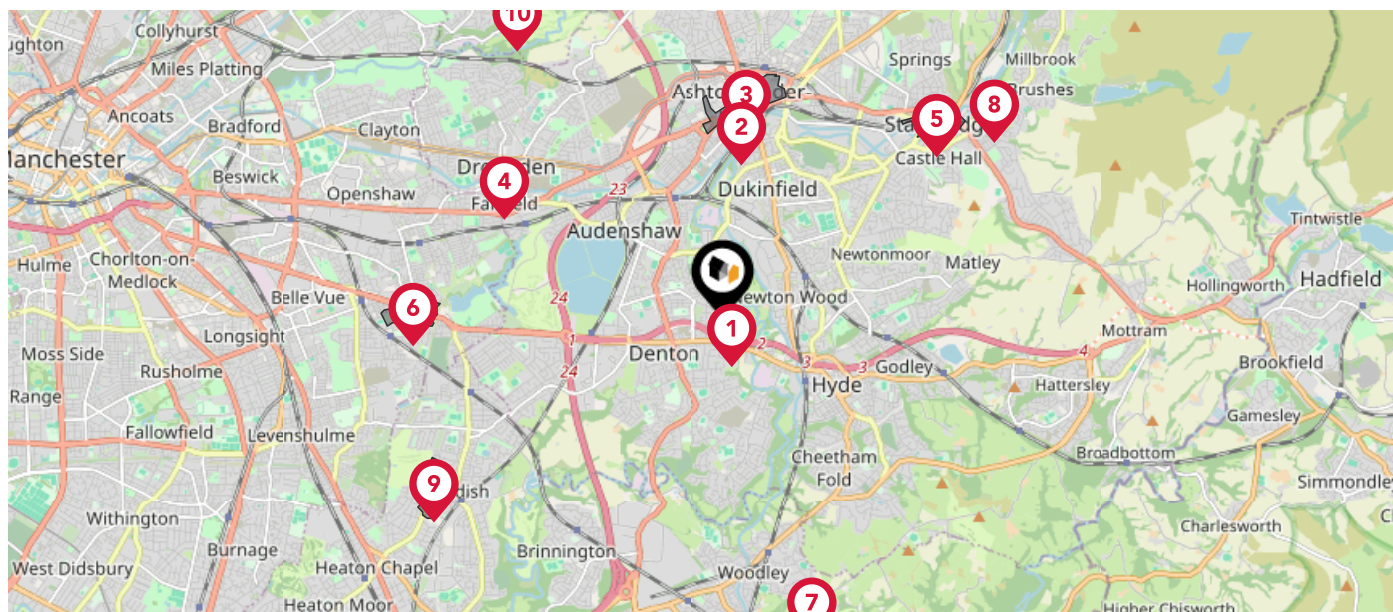
Maps

Conservation Areas

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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

Ashton Town Centre

4

Fairfield (Tameside)

5

Stalybridge Town Centre

6

Gore Brook Valley, Gorton

7

Greave Fold, Romiley

8

Copley (Tameside)

9

Houldsworth

10

Bottom of Woodhouses

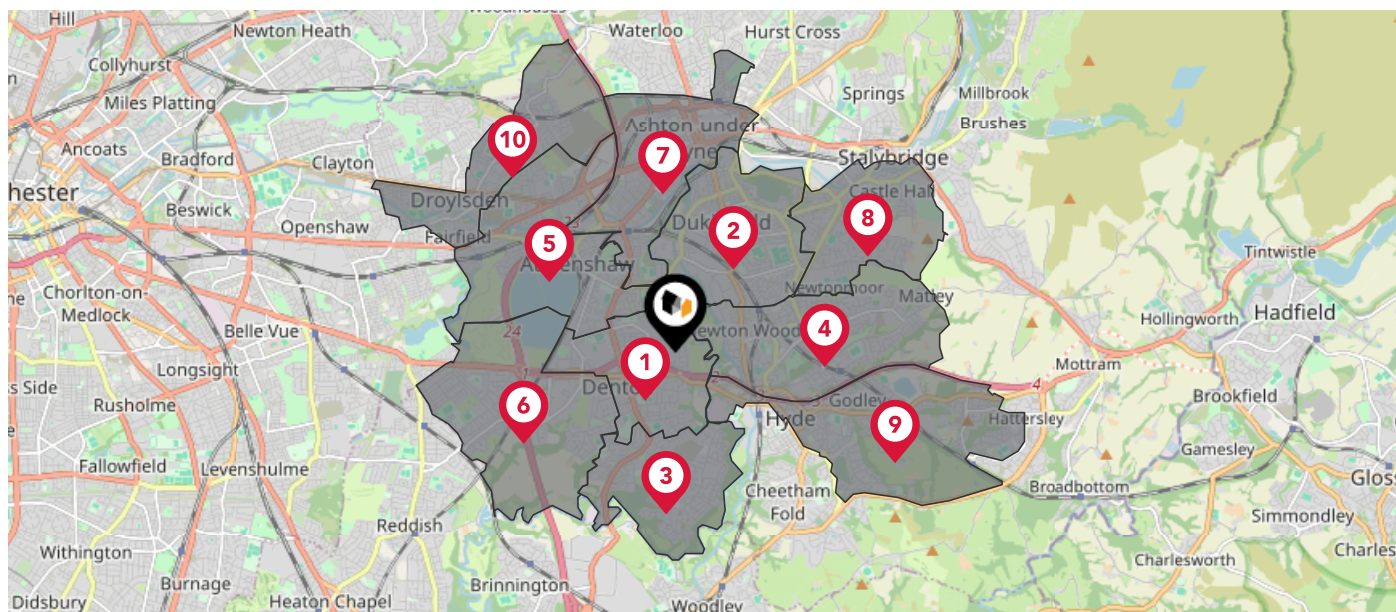
Maps

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

Dukinfield Ward

3

Denton South Ward

4

Hyde Newton Ward

5

Audenshaw Ward

6

Denton West Ward

7

St. Peter's Ward

8

Dukinfield Stalybridge Ward

9

Hyde Godley Ward

10

Droylsden East Ward

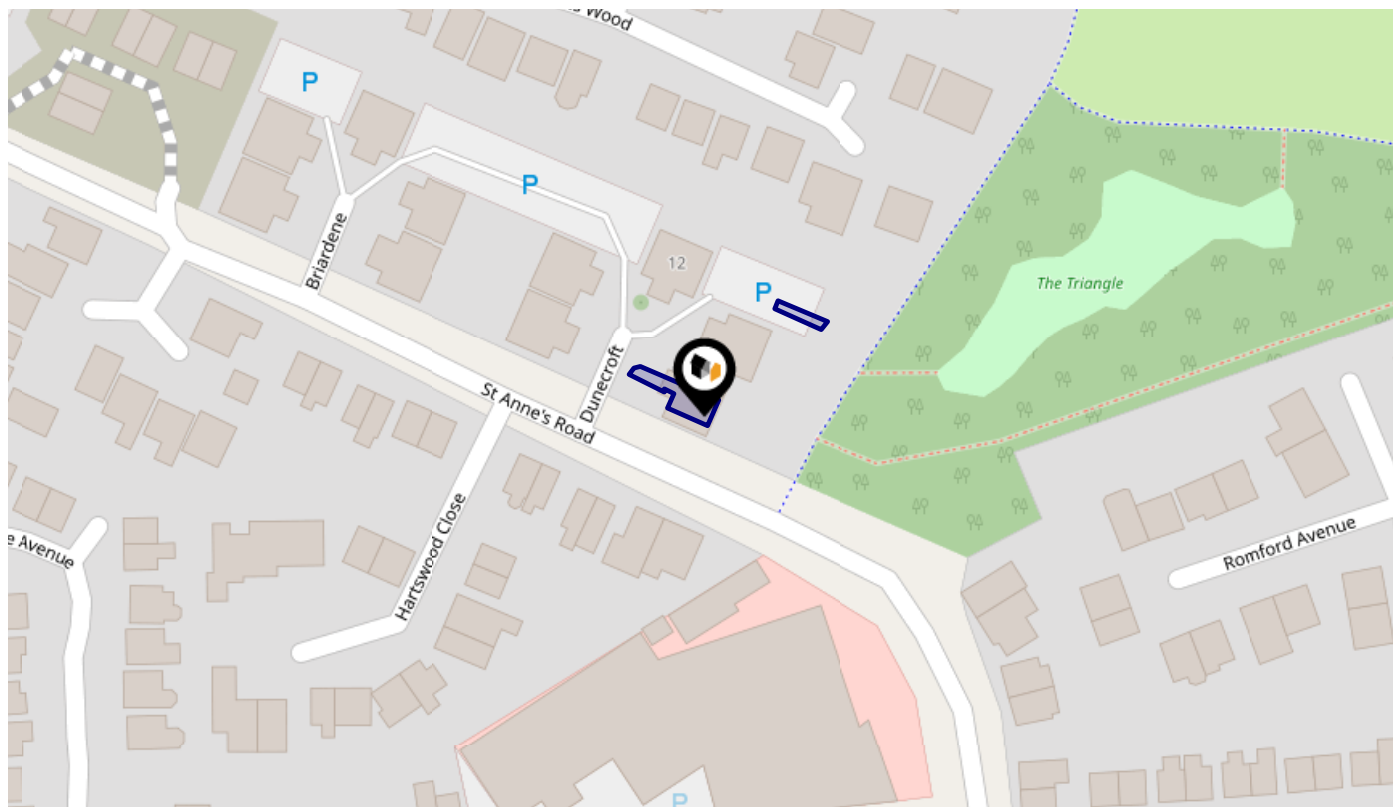
Maps

Rail Noise

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








Rail Noise Data

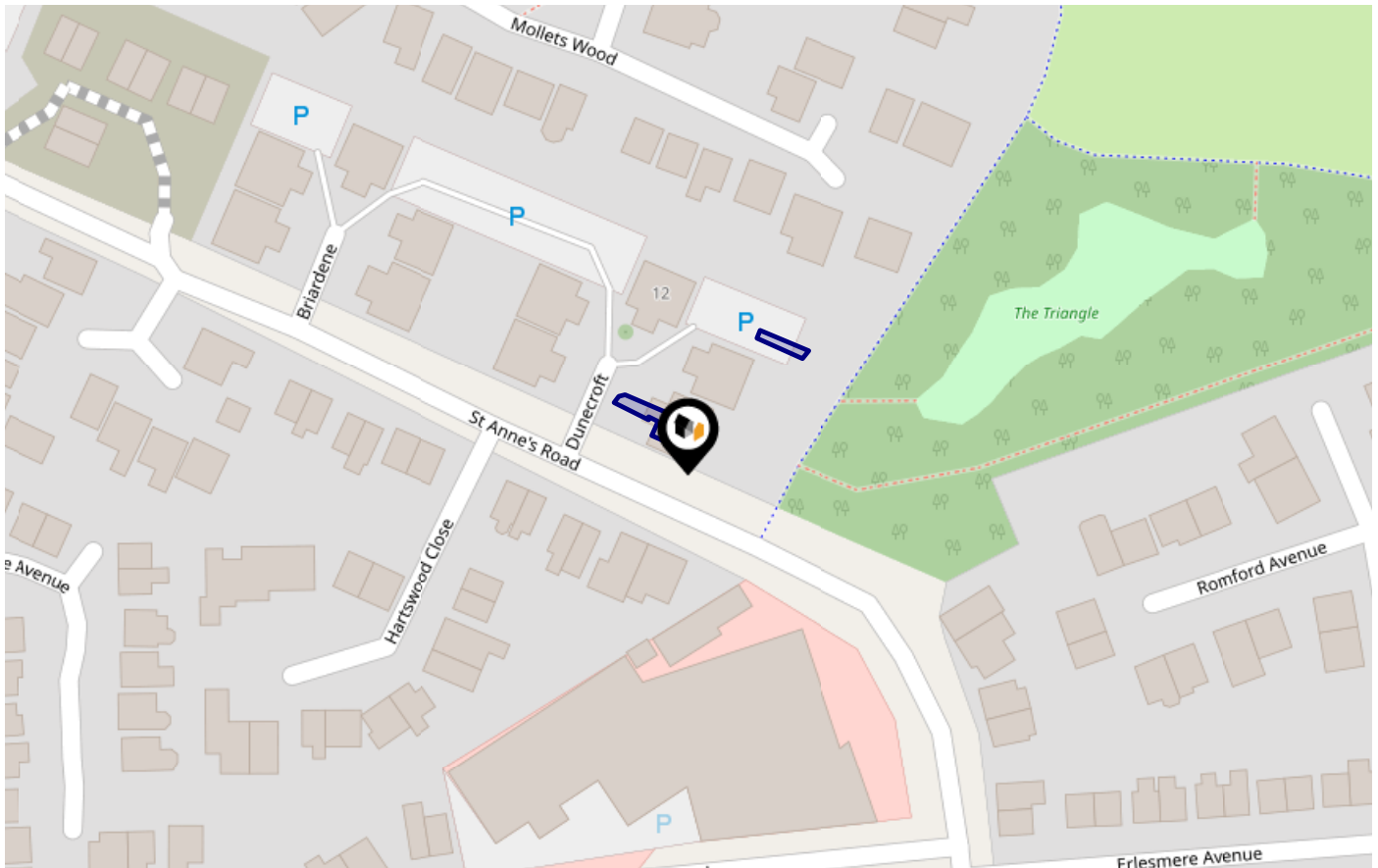
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

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

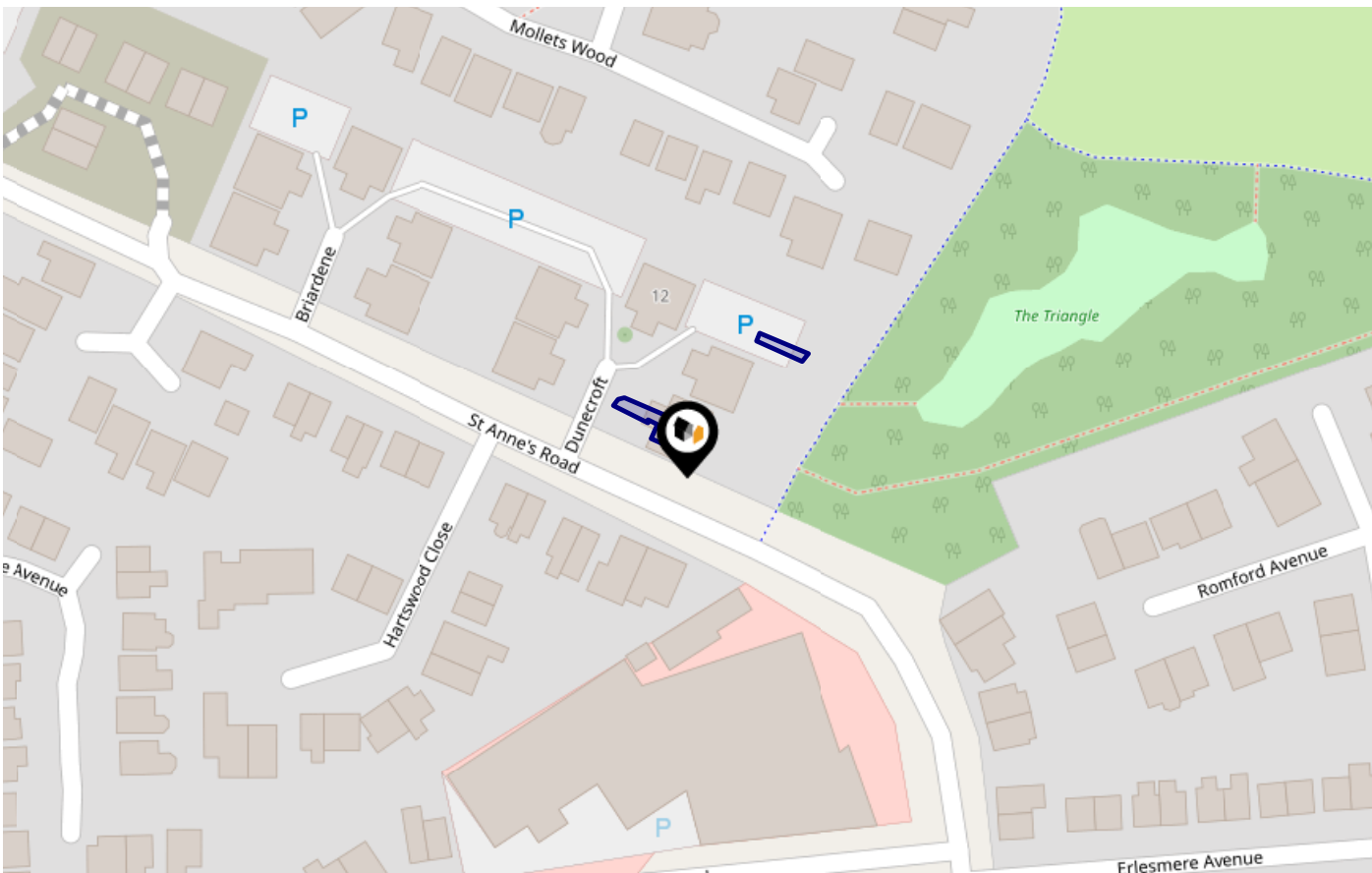
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

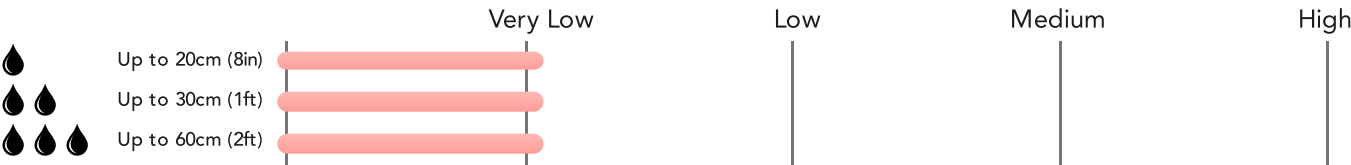


Risk Rating: Very low

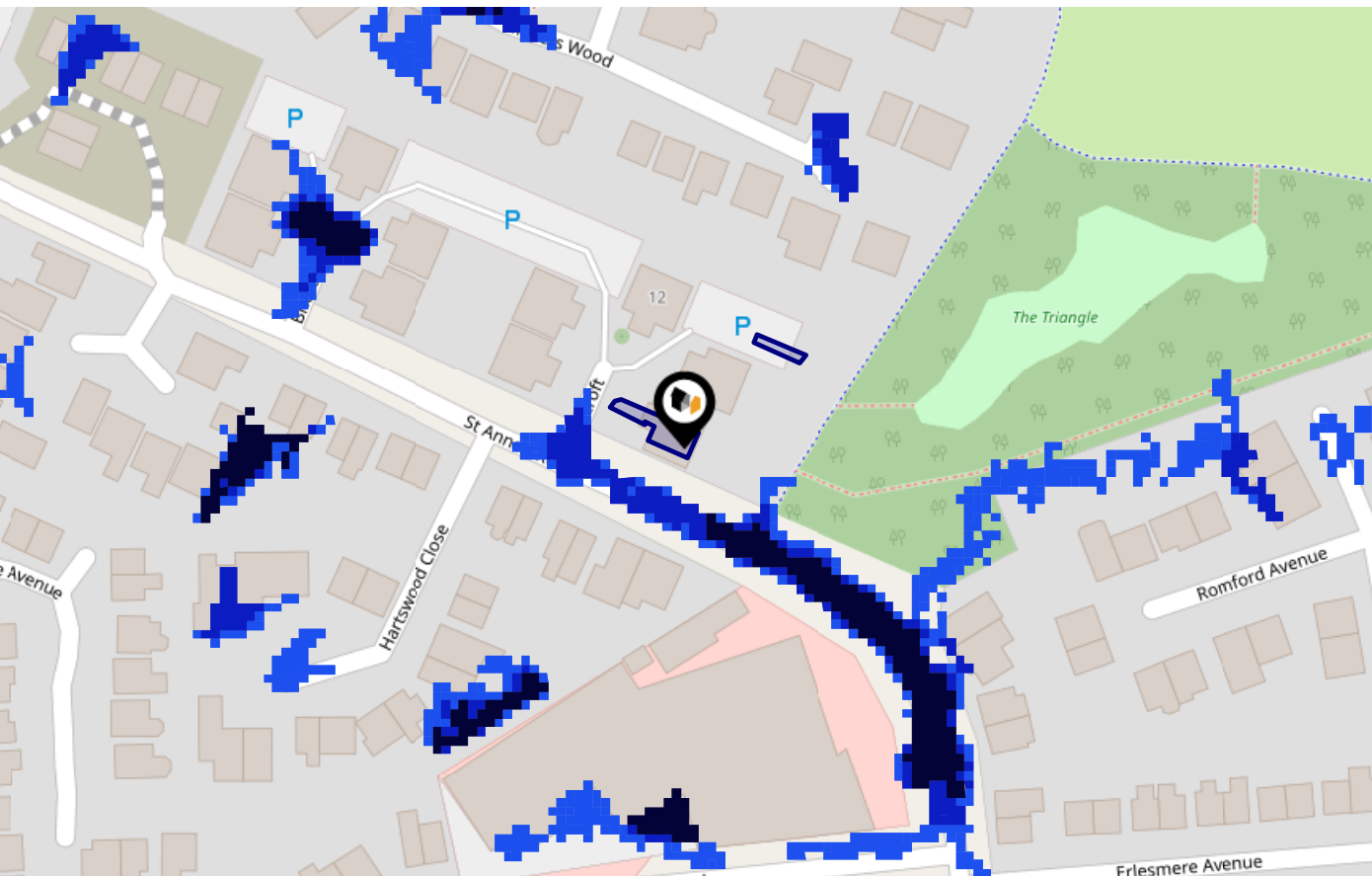
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

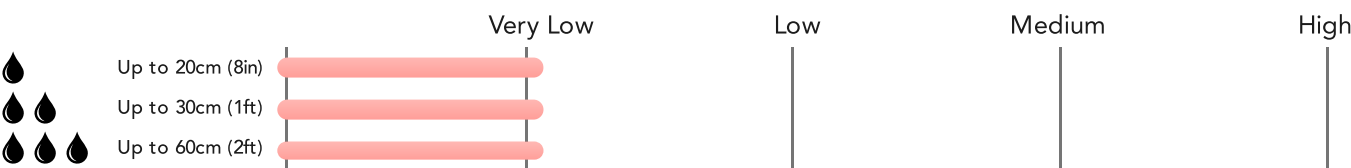


Risk Rating: Very low

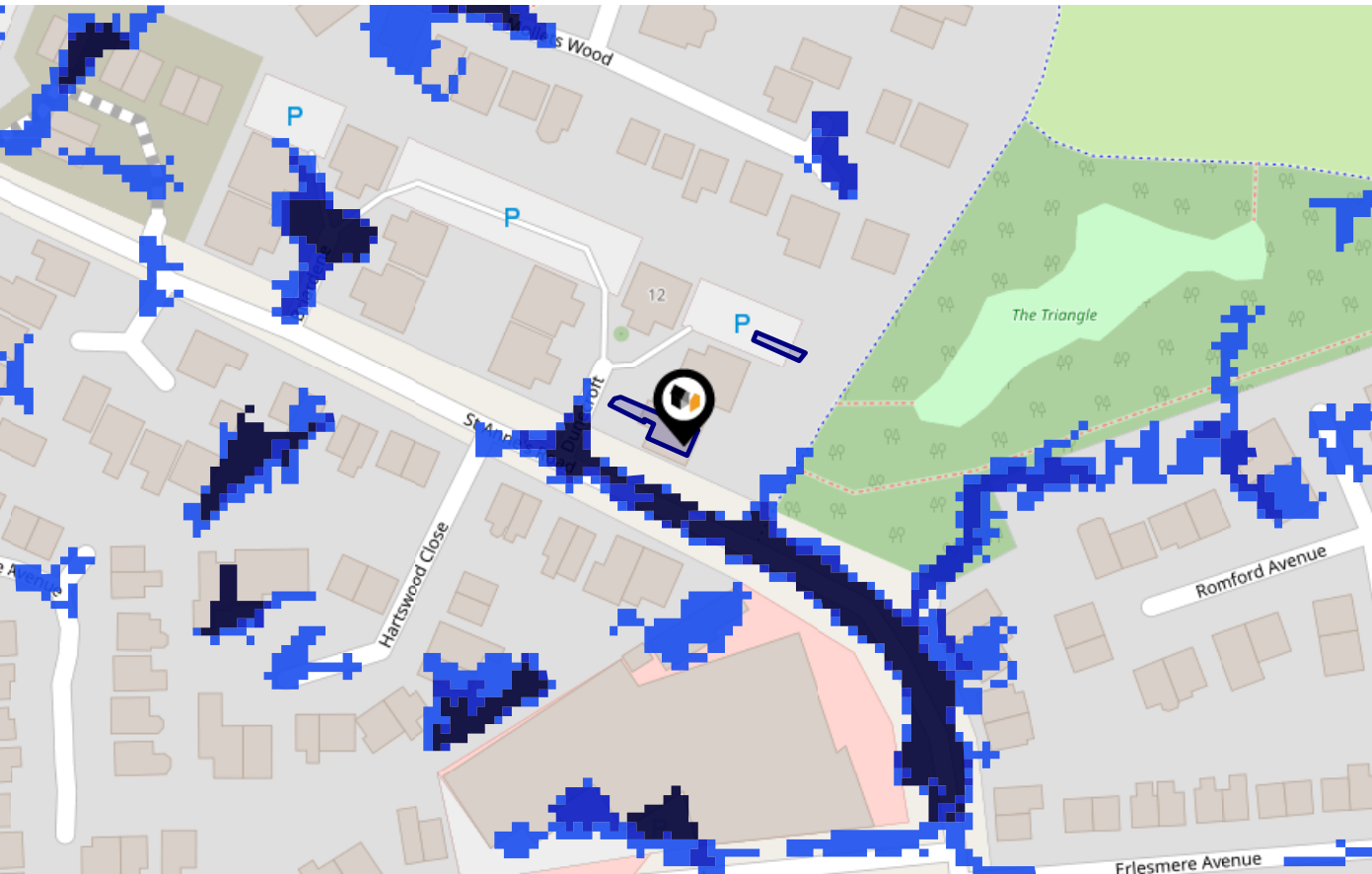
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

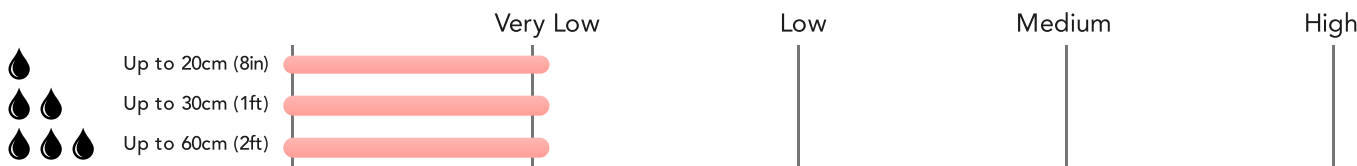


Risk Rating: Very low

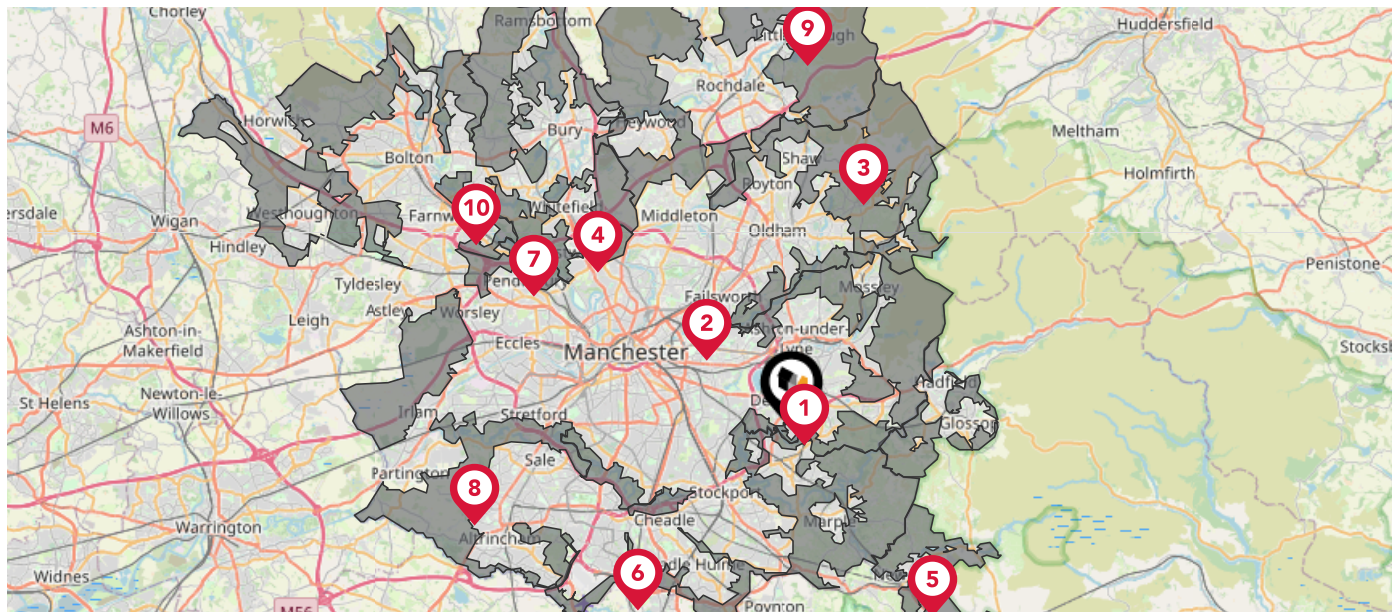
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Chance of flooding to the following depths at this property:



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 - 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 - Trafford

9

Merseyside and Greater Manchester Green Belt - Rochdale

10

Merseyside and Greater Manchester Green Belt - Bolton

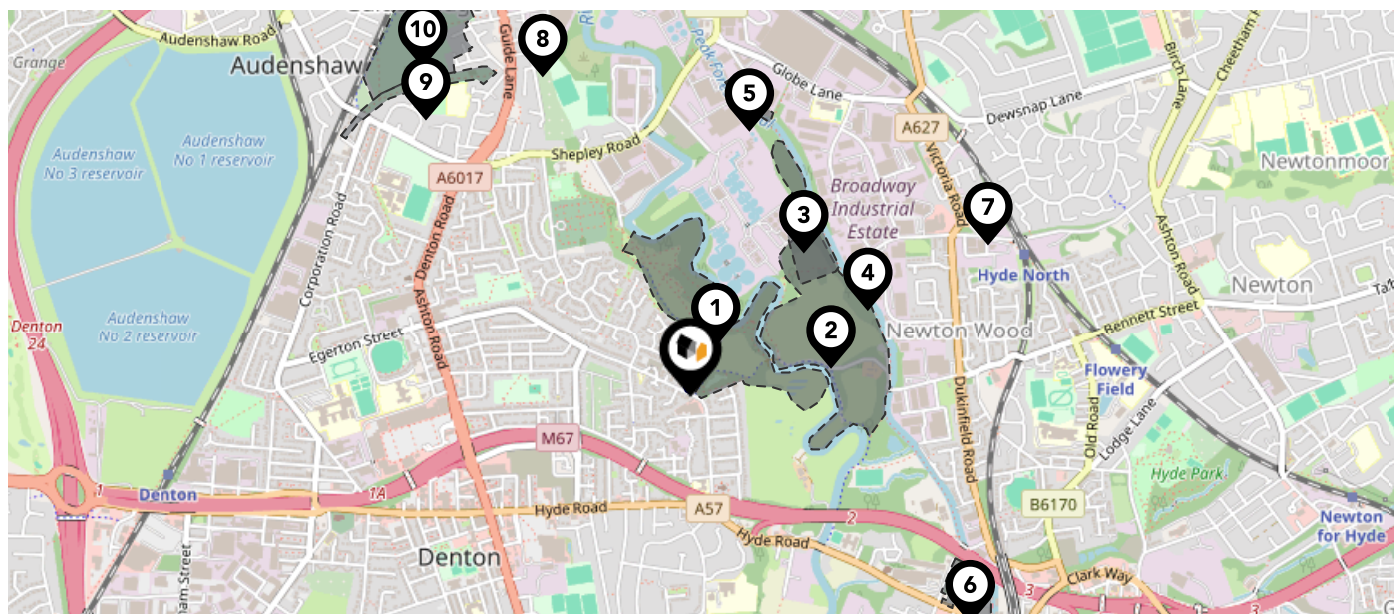
Maps

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	St Anne's Road-Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Dunkirk Lane-Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	Ash Valley Landfill-Greater Manchester	Historic Landfill	<input type="checkbox"/>
4	Coal Shaft West of Dukinfield Road-Dukinfield, Greater Manchester	Historic Landfill	<input type="checkbox"/>
5	Globe Lane-Dukinfield	Historic Landfill	<input type="checkbox"/>
6	Wilson Brook-Hyde, Cheshire	Historic Landfill	<input type="checkbox"/>
7	Albert Mill-Victoria Road, Dukinfield, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Audenshaw Railway-Hooley Hill, Greater Manchester	Historic Landfill	<input type="checkbox"/>
9	Audenshaw Curve Railway-Hooley Hill, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Guide Lane Brickworks-Guide Lane, Greater Manchester	Historic Landfill	<input type="checkbox"/>

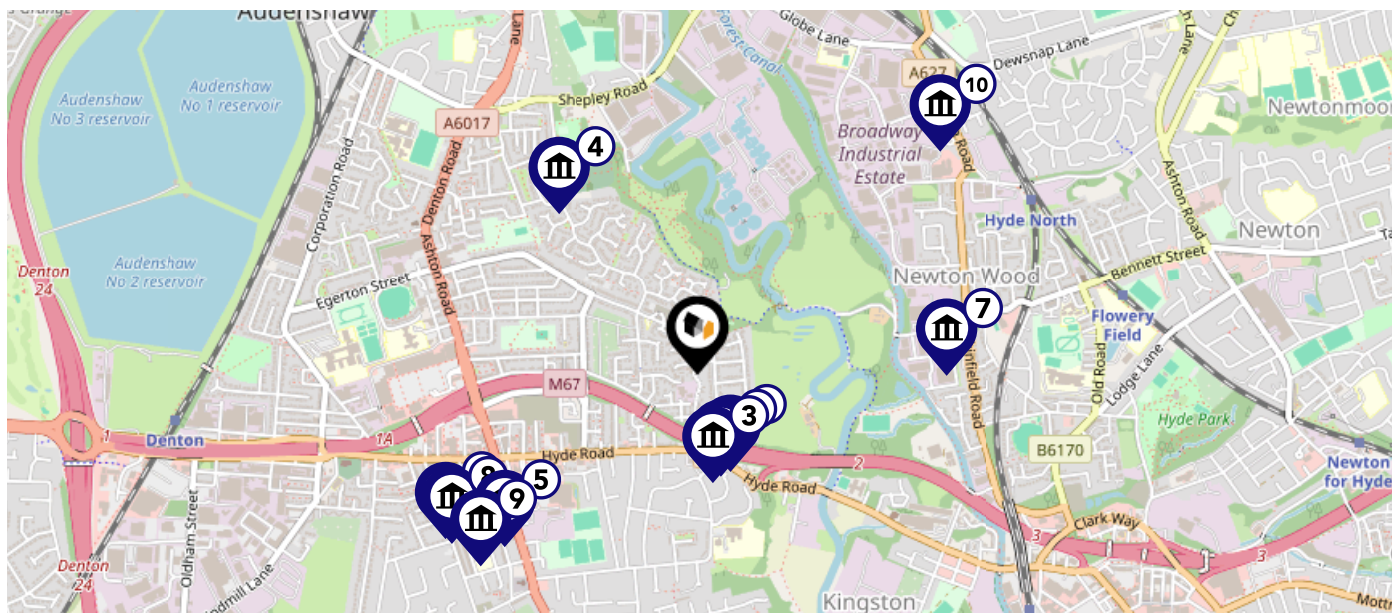
Maps











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...

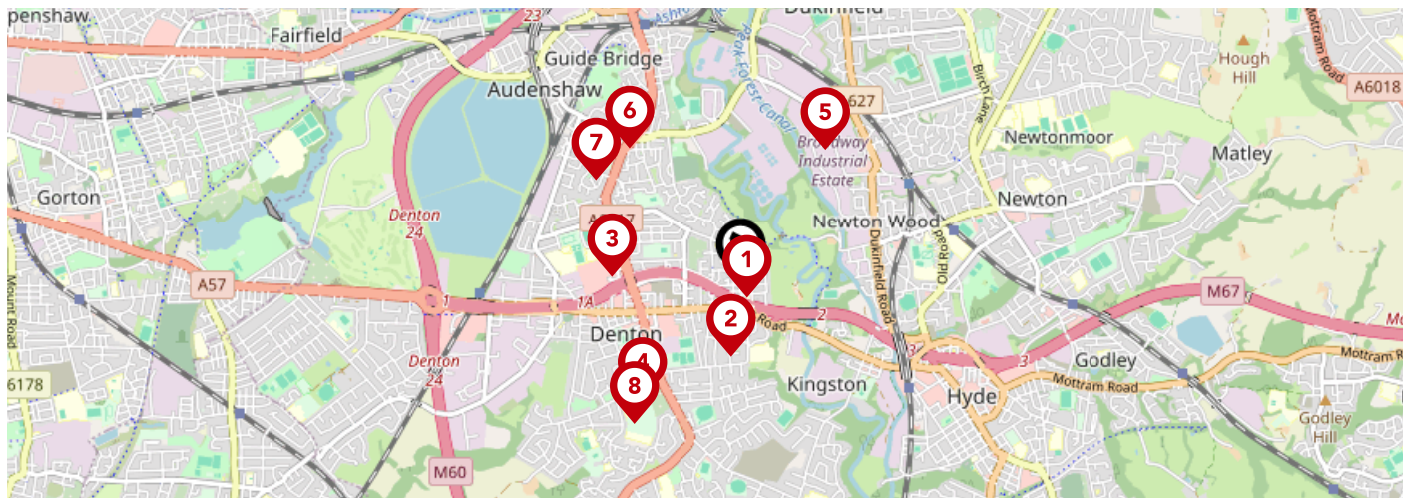


Listed Buildings in the local district		Grade	Distance
	1067970 - St Annes Rectory	Grade II	0.2 miles
	1309251 - Church Of St Anne	Grade I	0.2 miles
	1356487 - Lychgate And Churchyard Wall To Church Of St Anne And To Rectory	Grade II	0.2 miles
	1356483 - Audenshaw War Memorial	Grade II	0.5 miles
	1163339 - 53 And 55, Stockport Road	Grade II	0.5 miles
	1430008 - Denton War Memorial, Victoria Park, Victoria Street, Denton	Grade II	0.6 miles
	1162410 - Cruckframe Building Formerly Part Of Newton Hall	Grade II	0.6 miles
	1163716 - Band Stand	Grade II	0.6 miles
	1448761 - Roman Catholic Church Of St Mary Our Lady Of Sorrows	Grade II	0.6 miles
	1068075 - Newton Wood War Memorial	Grade II	0.7 miles

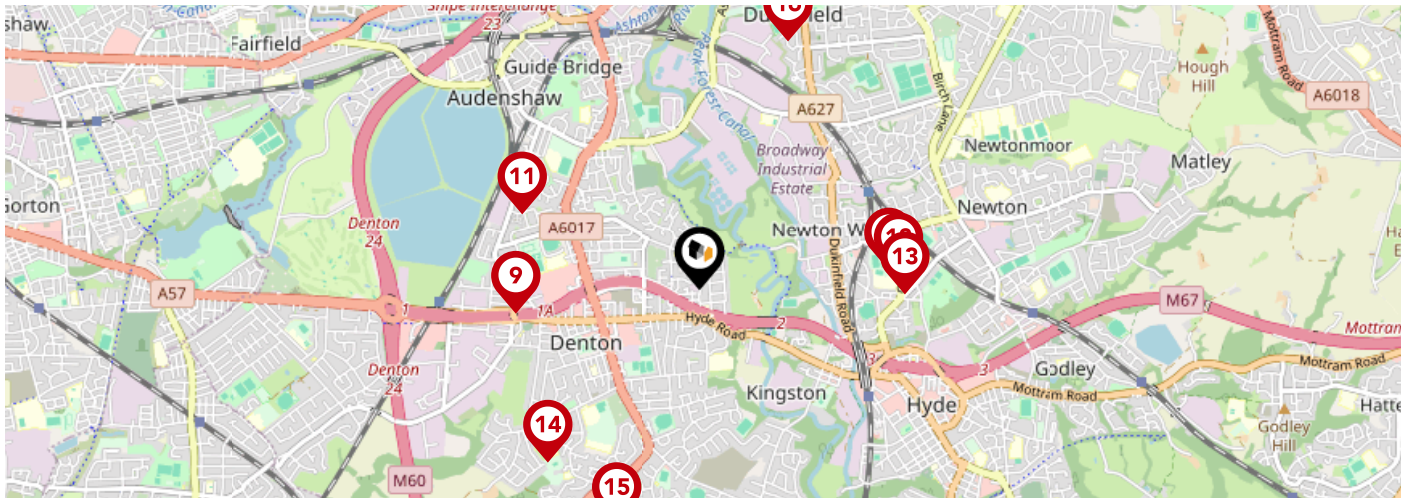
Area Schools









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		Nursery	Primary	Secondary	College	Private
1	St Anne's Primary School Ofsted Rating: Good Pupils: 212 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Linden Road Academy and Hearing Impaired Base Ofsted Rating: Good Pupils: 223 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Russell Scott Primary School Ofsted Rating: Good Pupils: 459 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's RC Primary School Ofsted Rating: Outstanding Pupils: 226 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tameside Pupil Referral Service Ofsted Rating: Good Pupils: 160 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Poplar Street Primary School Ofsted Rating: Good Pupils: 456 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Audenshaw School Ofsted Rating: Good Pupils: 1125 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Thomas More RC College Ofsted Rating: Good Pupils: 782 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



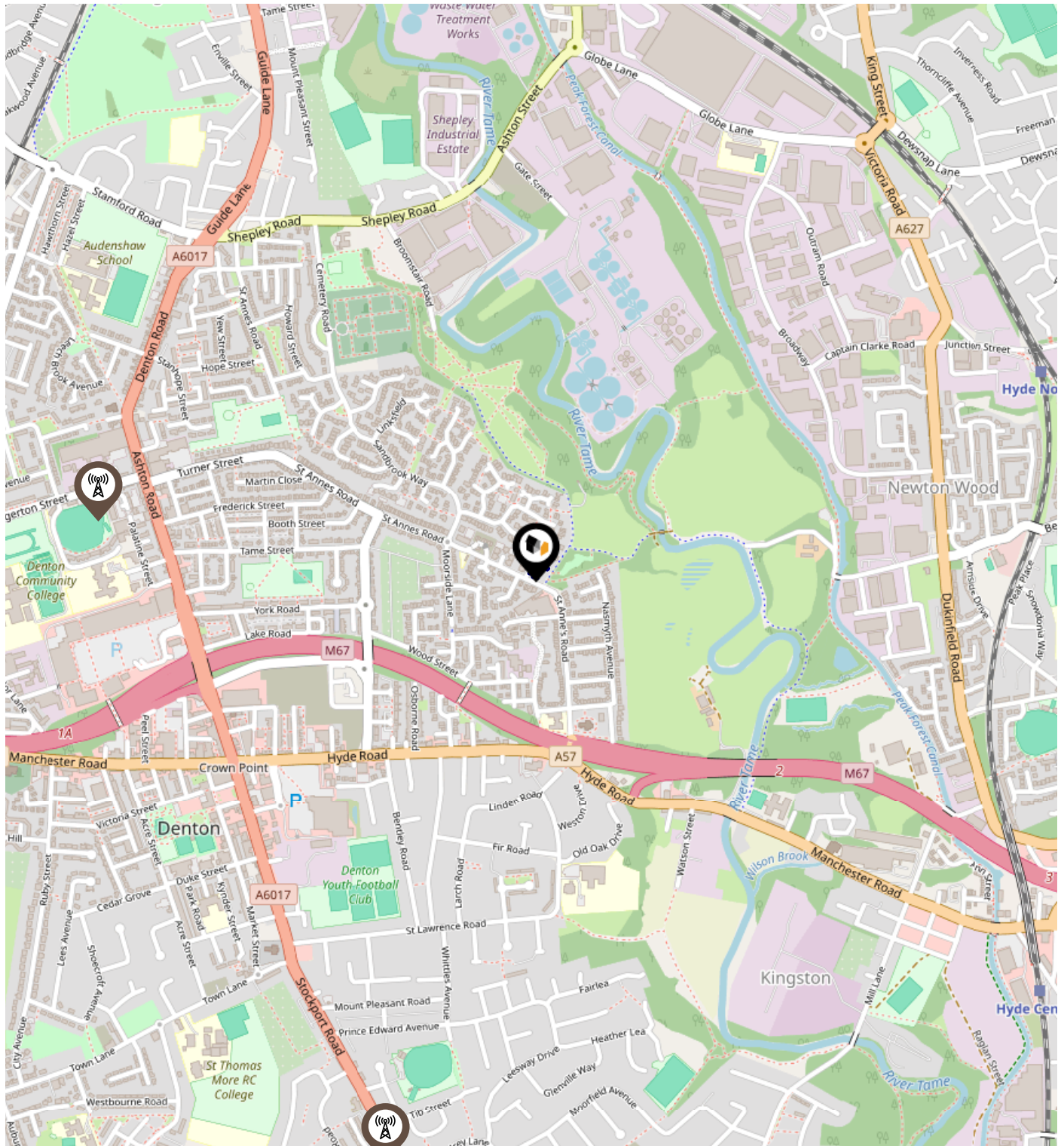
		Nursery	Primary	Secondary	College	Private
	Denton Community College Ofsted Rating: Special Measures Pupils: 1368 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thomas Ashton School Ofsted Rating: Special Measures Pupils: 97 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawthorns School Ofsted Rating: Outstanding Pupils: 219 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde High School Ofsted Rating: Requires improvement Pupils: 1169 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greswell Primary School and Nursery Ofsted Rating: Good Pupils: 445 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corrie Primary School Ofsted Rating: Good Pupils: 346 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ravensfield Primary School Ofsted Rating: Good Pupils: 441 Distance:1.16	<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

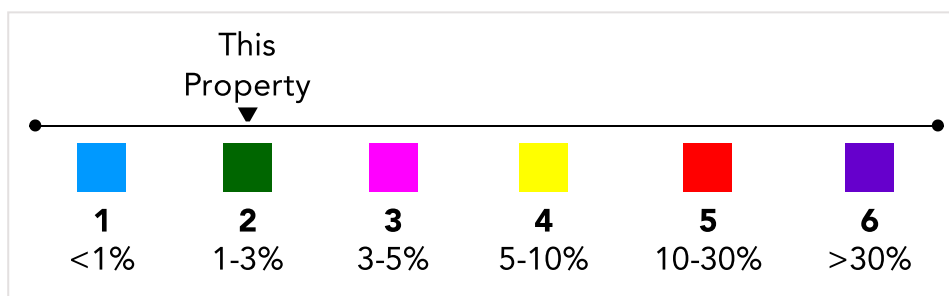
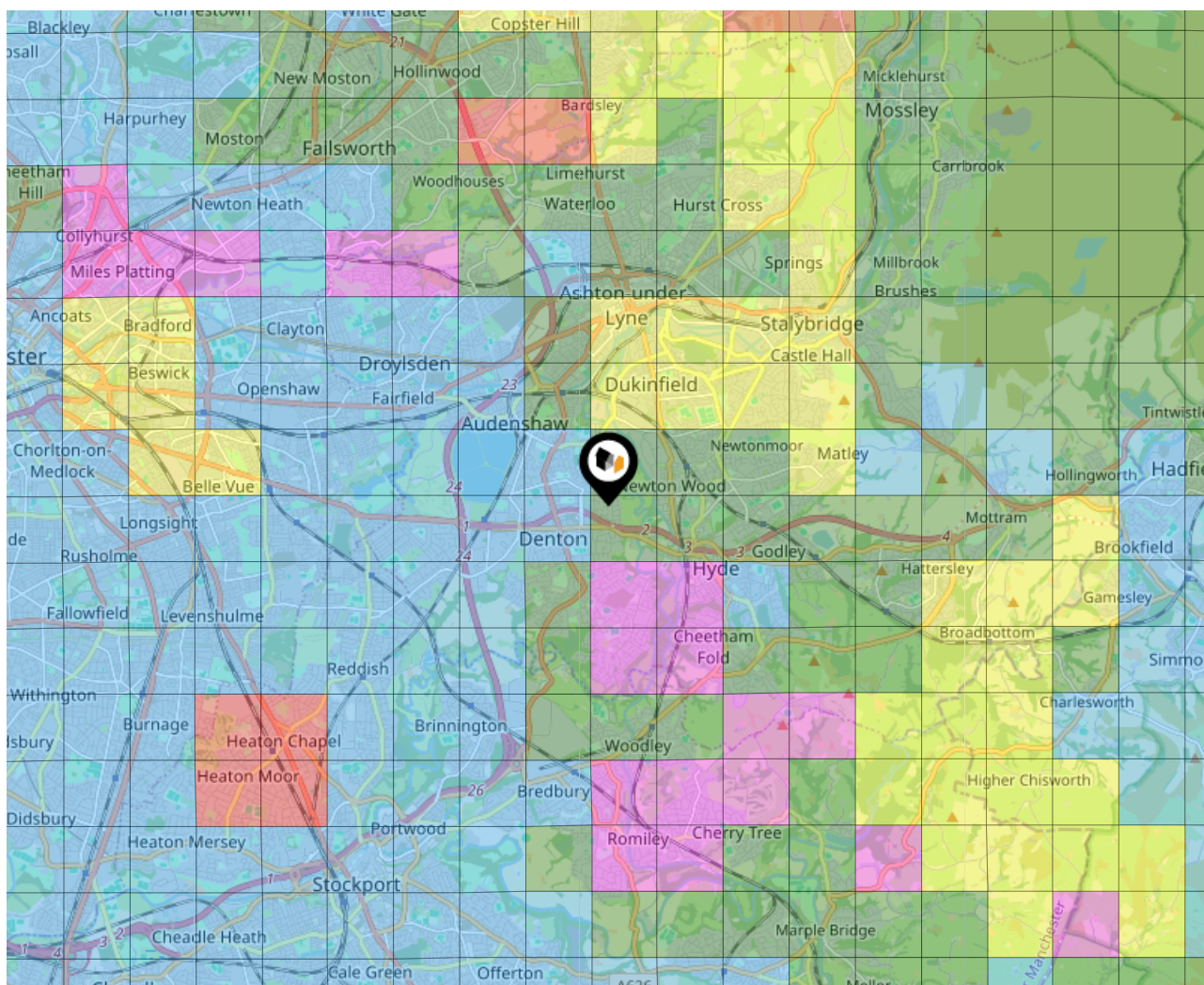


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

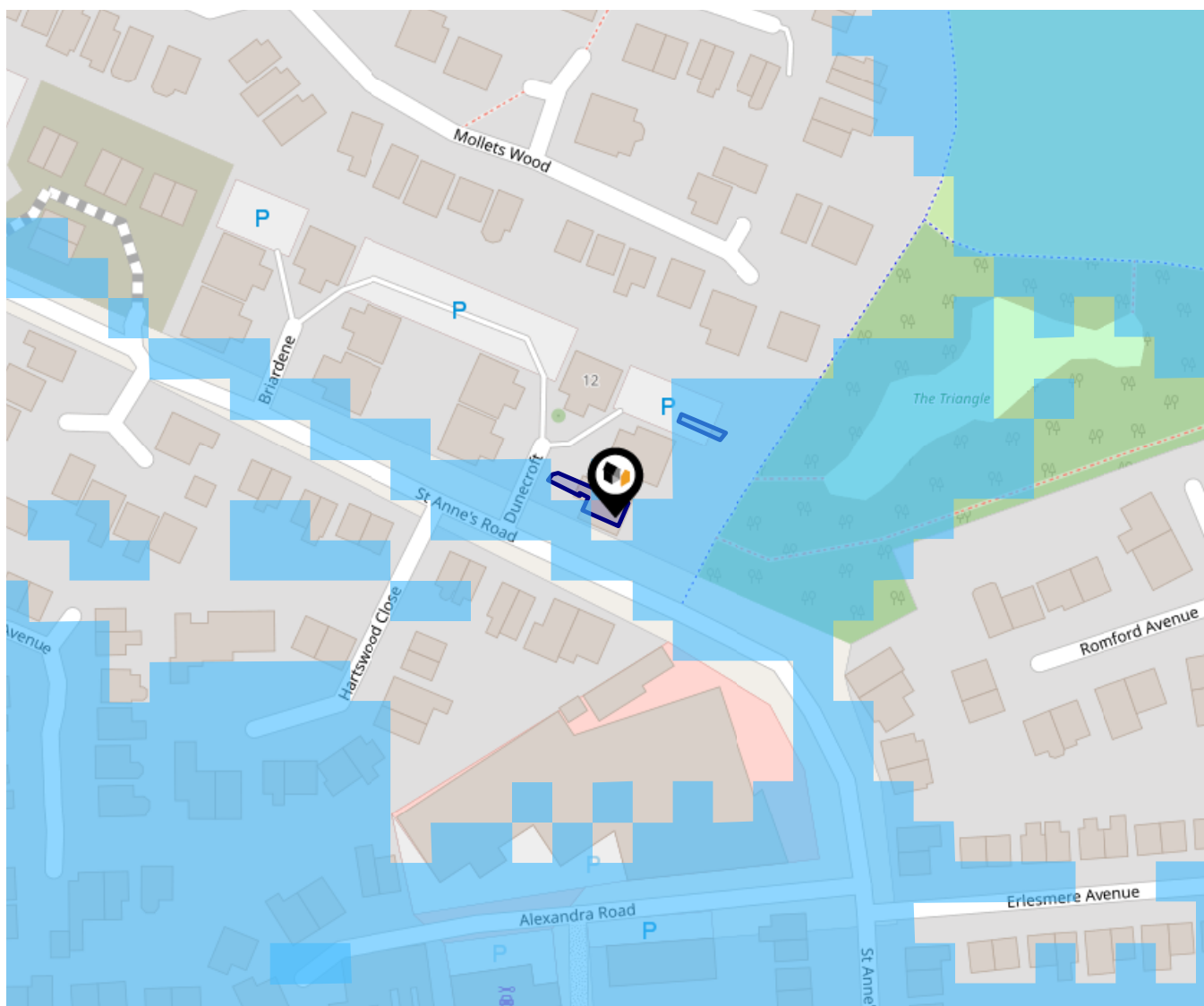
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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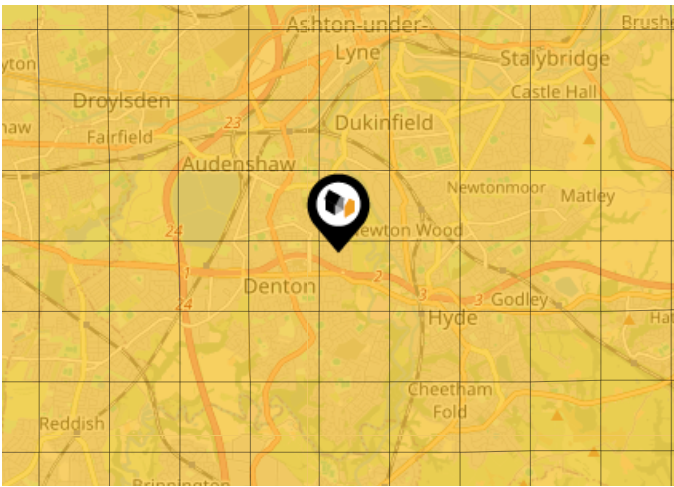
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

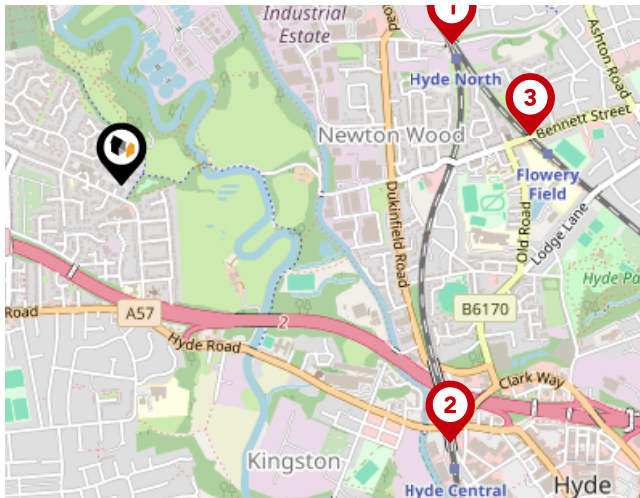
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

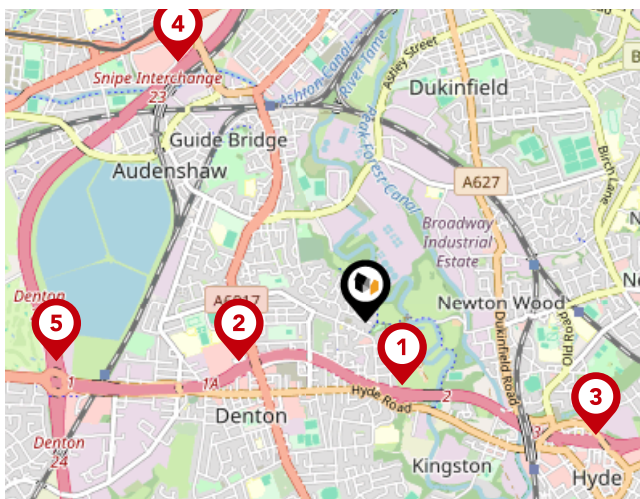
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SALES AND LETTINGS



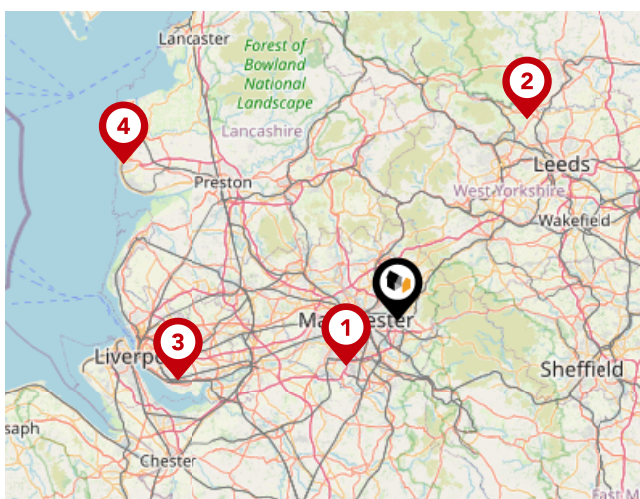
National Rail Stations

Pin	Name	Distance
1	Hyde North Rail Station	0.79 miles
2	Hyde Central Rail Station	0.92 miles
3	Flowery Field Rail Station	0.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J2	0.32 miles
2	M67 J1	0.58 miles
3	M67 J3	1.13 miles
4	M60 J23	1.42 miles
5	M60 J24	1.38 miles



Airports/Helipads

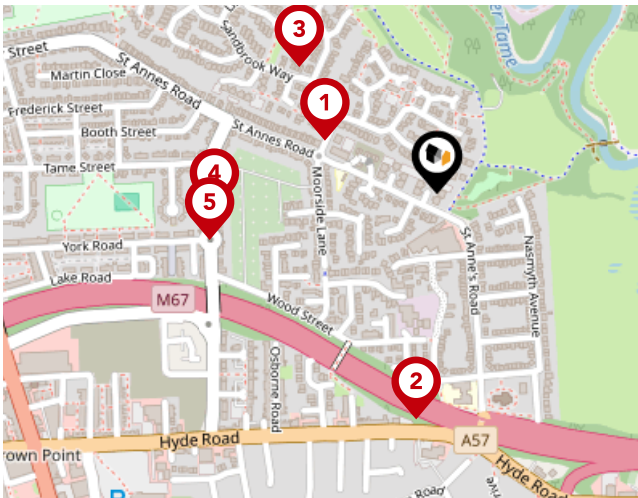
Pin	Name	Distance
1	Manchester Airport	9.68 miles
2	Leeds Bradford Airport	33.59 miles
3	Speke	32.16 miles
4	Highfield	44.35 miles

Area

Transport (Local)

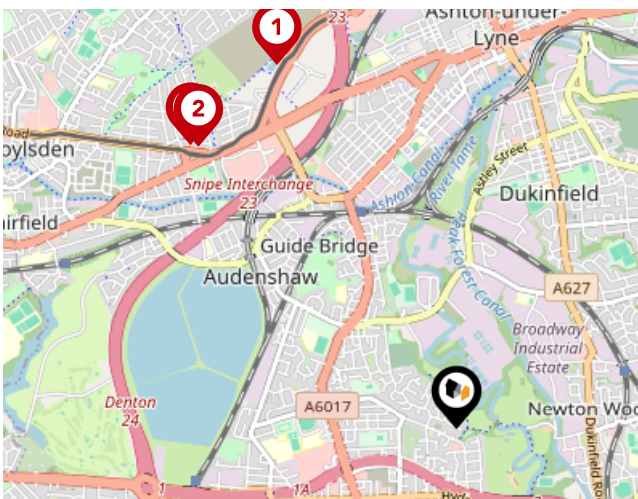
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Bus Stops/Stations

Pin	Name	Distance
1	St Anne's Road	0.14 miles
2	Hyde Road	0.25 miles
3	Sandheys	0.21 miles
4	York Road	0.25 miles
5	York Road	0.26 miles



Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	1.79 miles
2	Audenshaw (Manchester Metrolink)	1.69 miles
3	Audenshaw (Manchester Metrolink)	1.72 miles

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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



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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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