

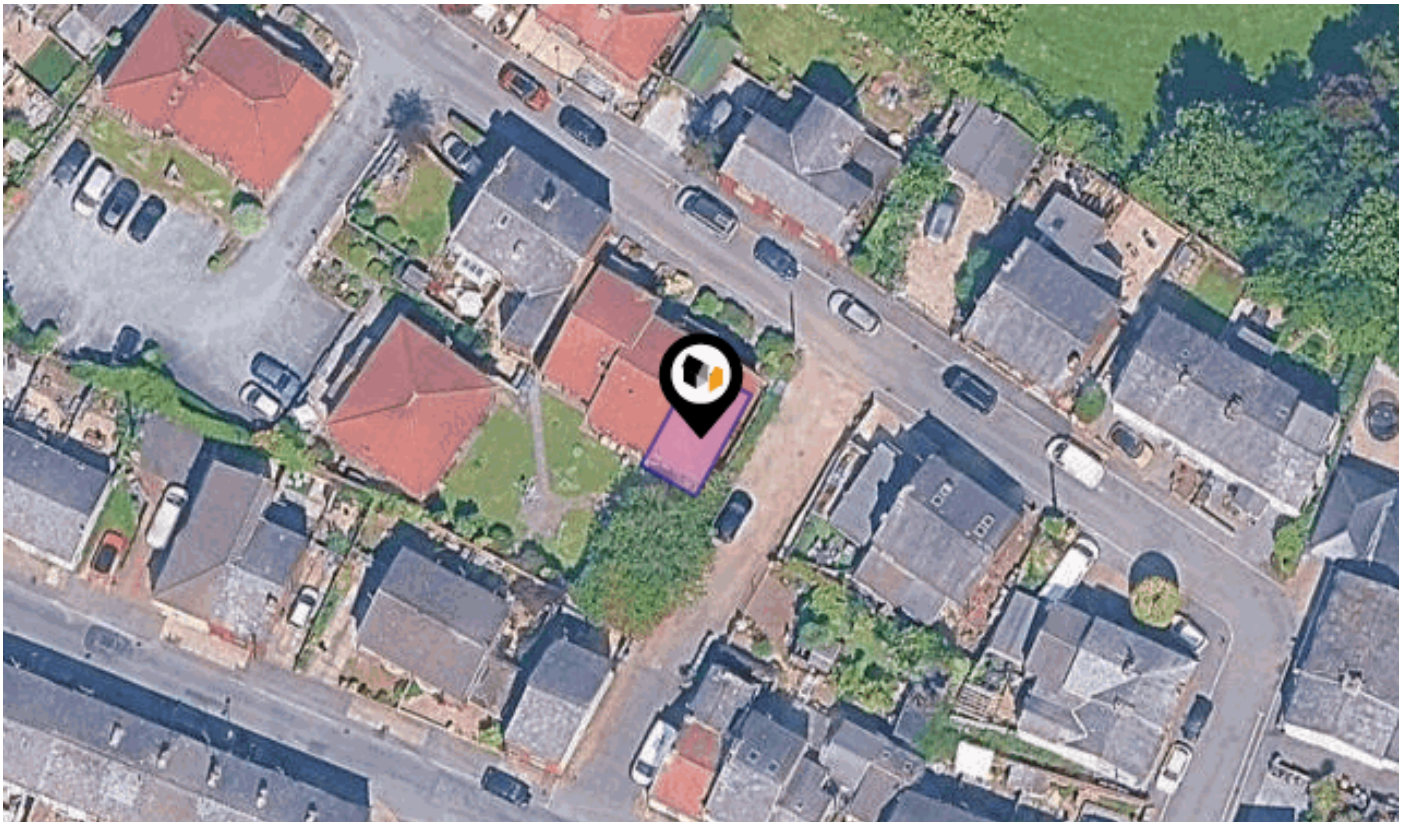


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 24th July 2025



ROCK GARDENS, ROCK STREET, 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:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	07/06/1990
Plot Area:	0.01 acres	End Date:	01/11/2988
Council Tax :	Band A	Lease Term:	999 years from 1 November 1989
Annual Estimate:	£1,541	Term Remaining:	963 years
Title Number:	GM543750		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

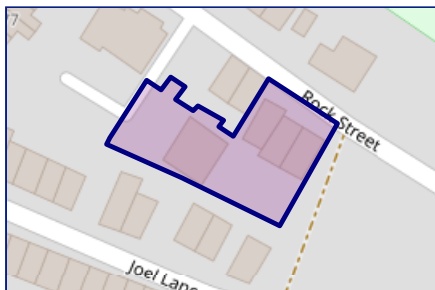
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

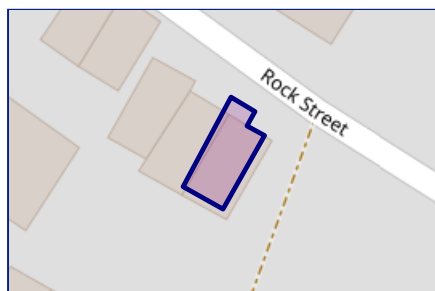


Freehold Title Plan



GM7015

Leasehold Title Plan



GM543750

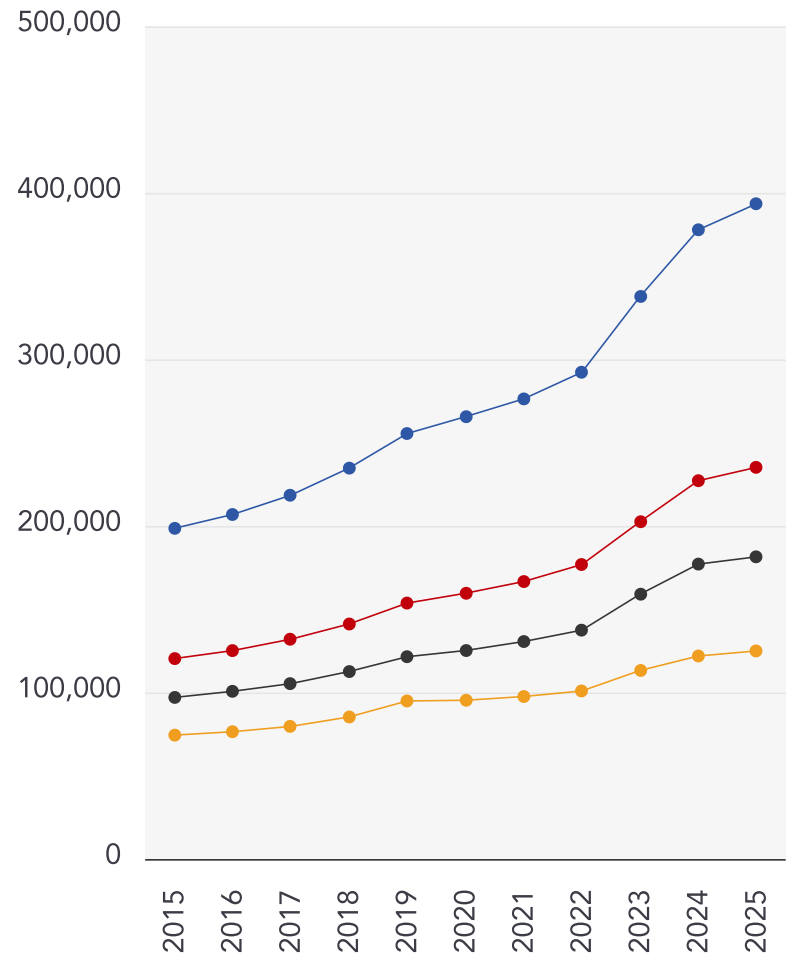
Start Date: 07/06/1990
End Date: 01/11/2988
Lease Term: 999 years from 1 November 1989
Term Remaining: 963 years

Market

House Price Statistics



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



Detached

+98.16%

Semi-Detached

+95.42%

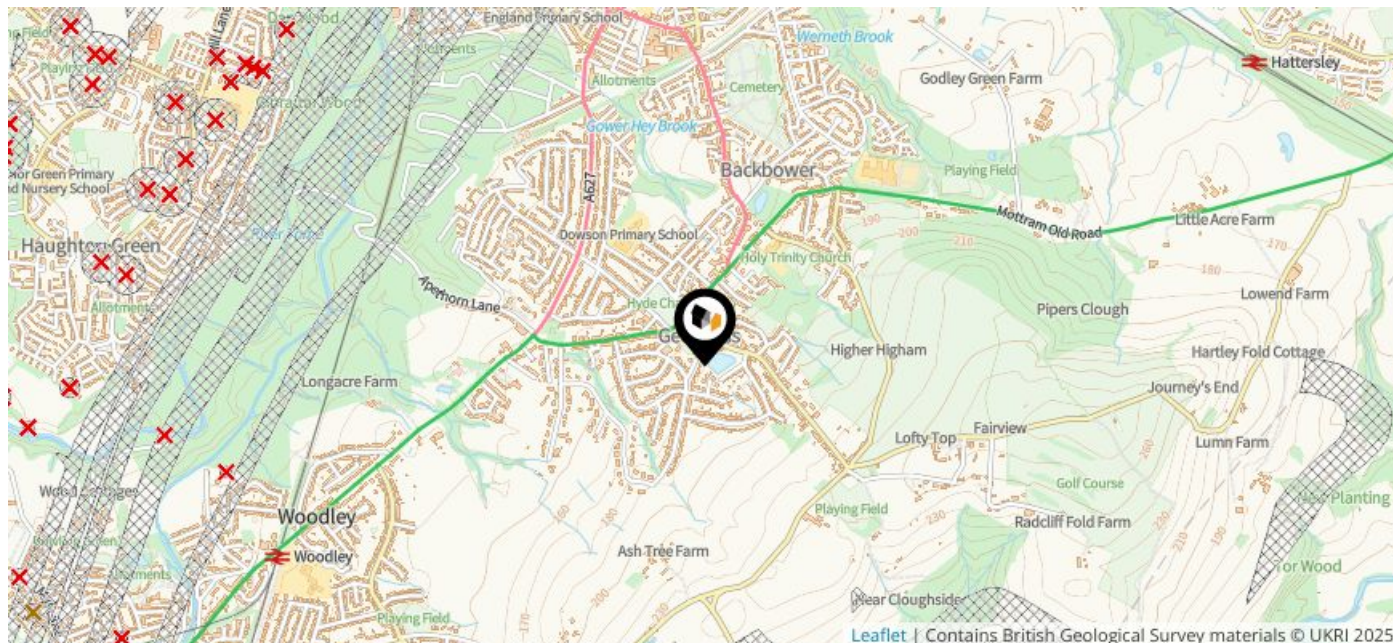
Terraced

+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.

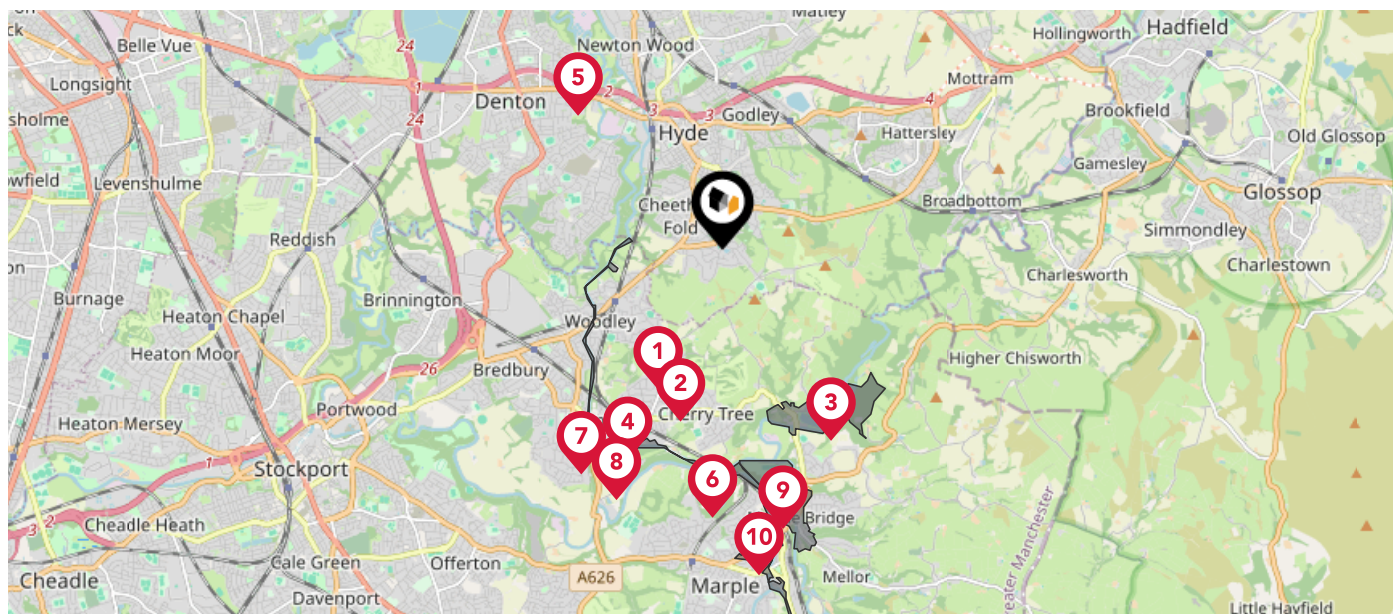
Maps

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 Greave Fold, Romiley
- 2 Barlow Fold, Romiley
- 3 Compstall
- 4 Church Lane, Romiley
- 5 St Annes, Haughton
- 6 Peak Forest Canal
- 7 Hatherlow
- 8 Chadkirk
- 9 Marple Bridge
- 10 Station Road and Winnington Road, Marple

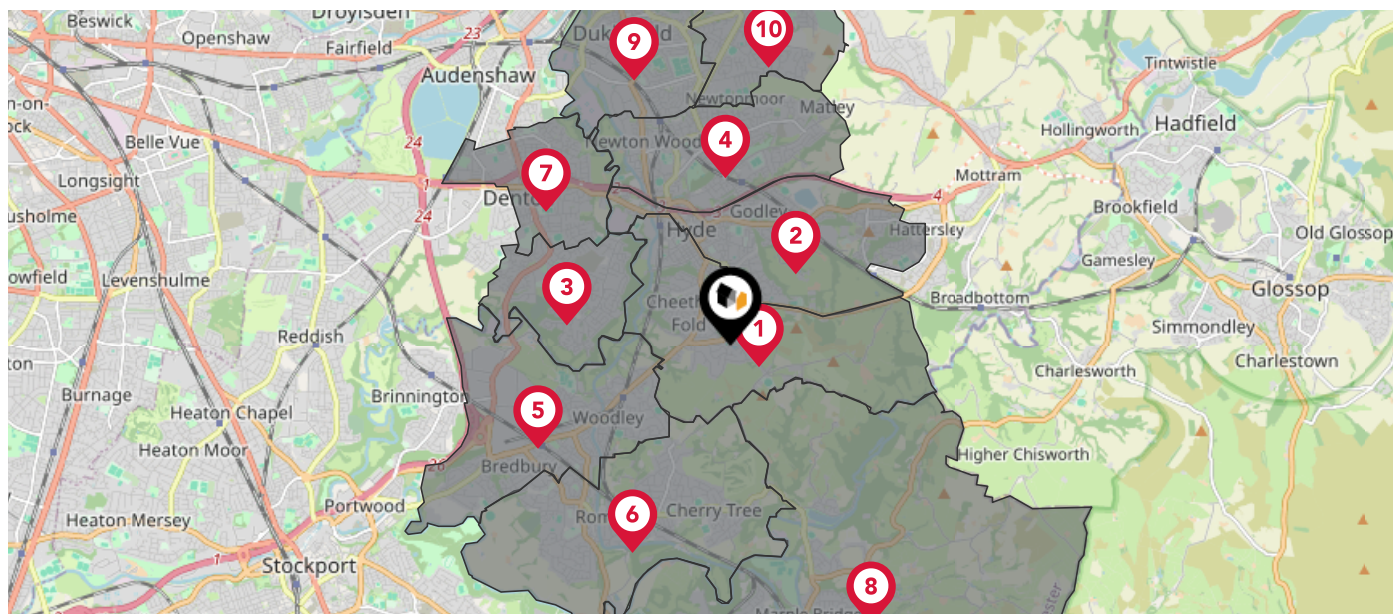
Maps

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 Werneth Ward

2

Hyde Godley Ward

3

Denton South Ward

4

Hyde Newton Ward

5

Bredbury and Woodley Ward

6

Bredbury Green and Romiley Ward

7

Denton North East Ward

8

Marple North Ward

9

Dukinfield Ward

10

Dukinfield Stalybridge Ward

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	

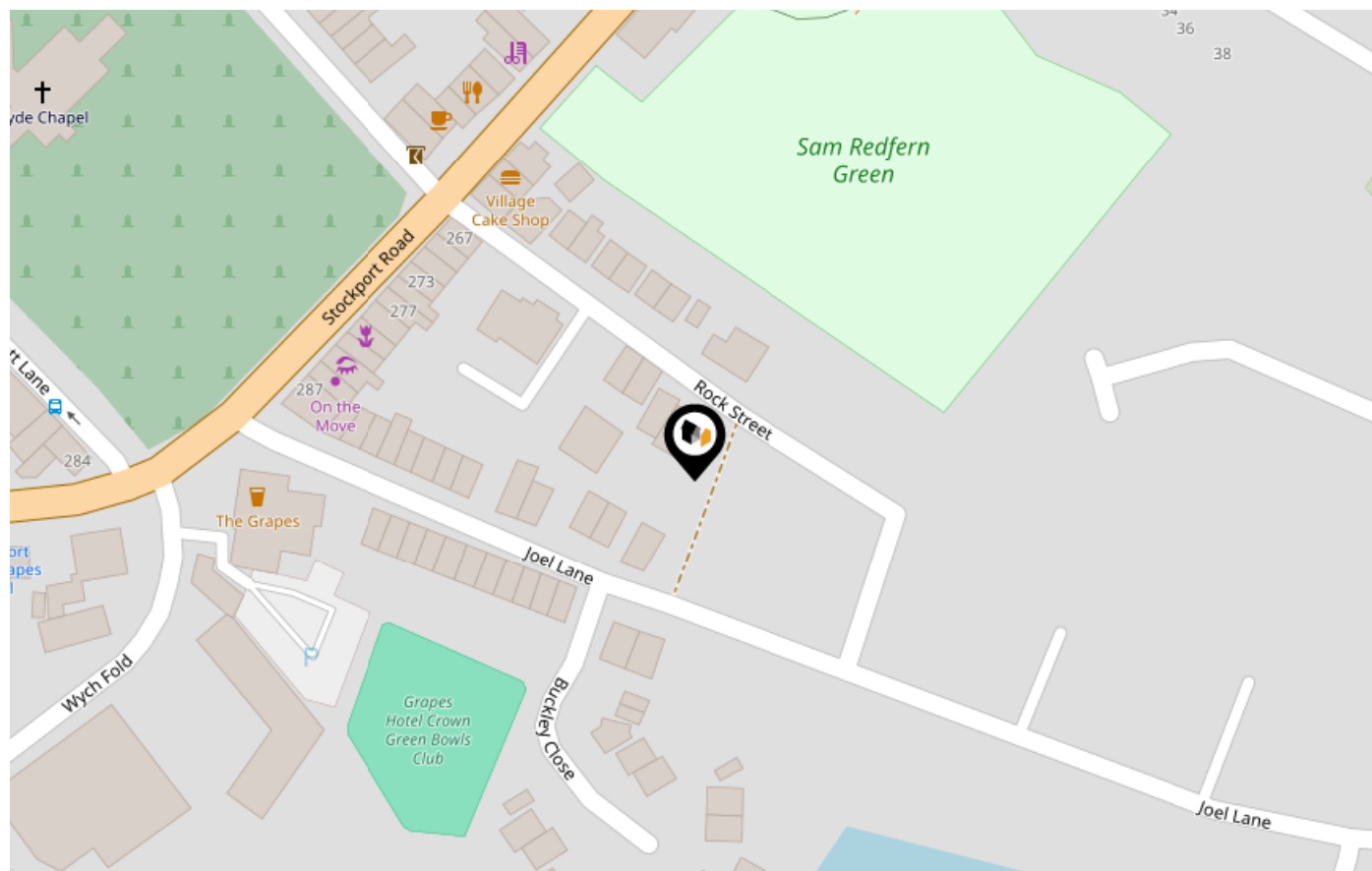
Flood Risk

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.

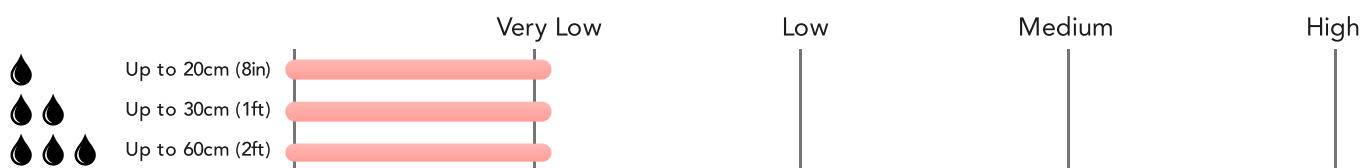


Risk Rating: Very low

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:



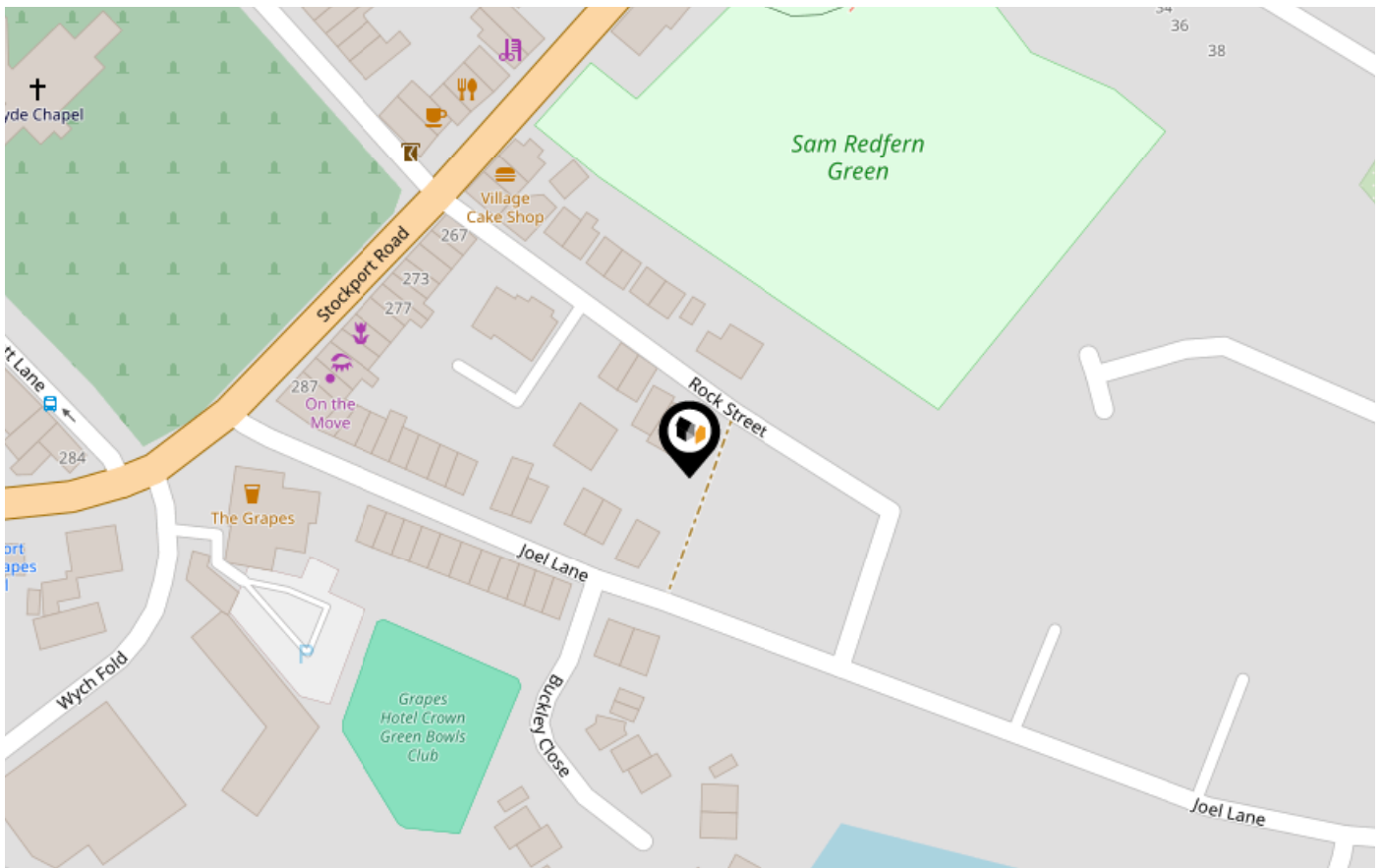
Flood Risk

Rivers & Seas - Climate Change

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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



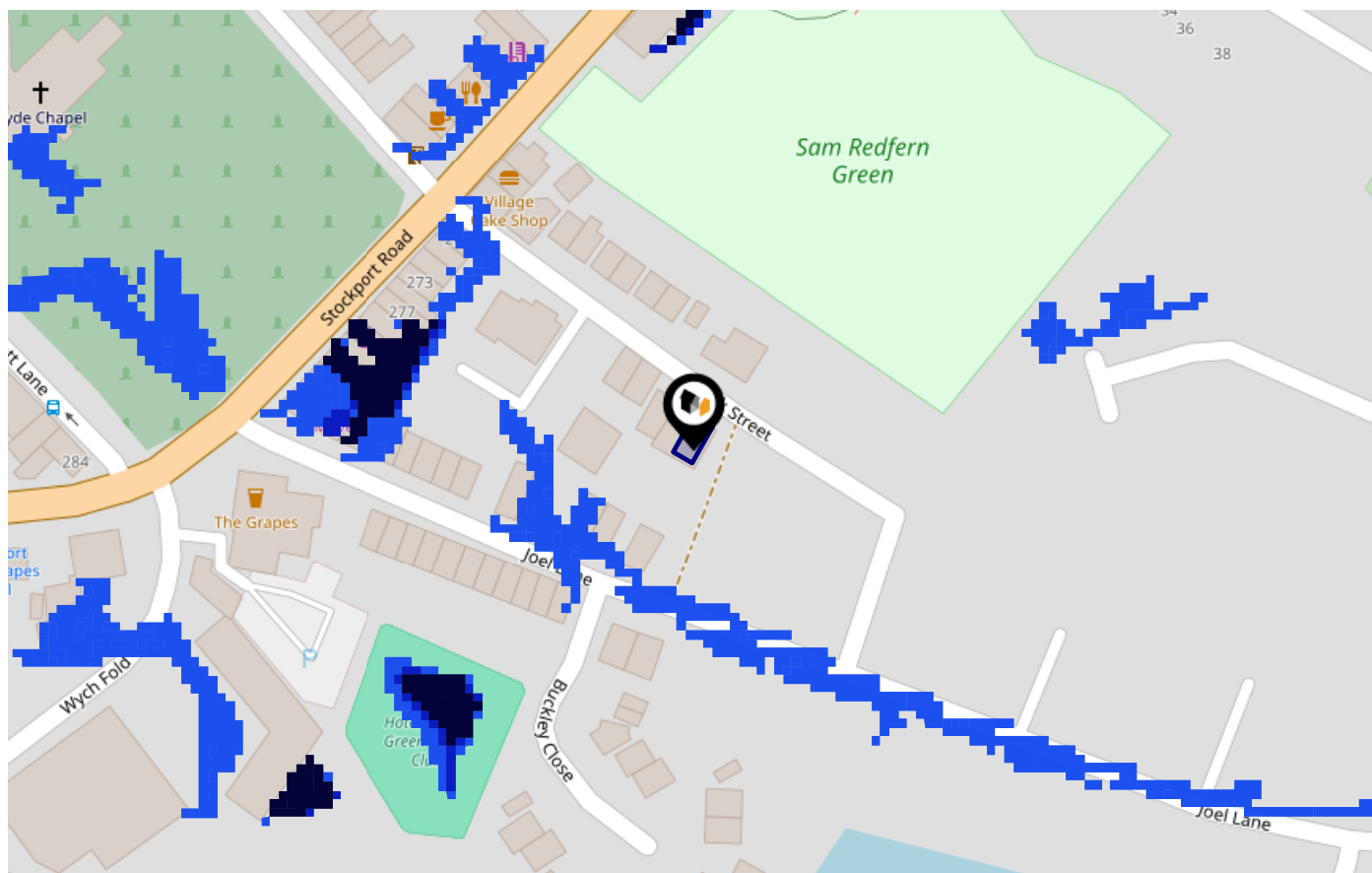
Flood Risk

Surface Water - Flood Risk

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

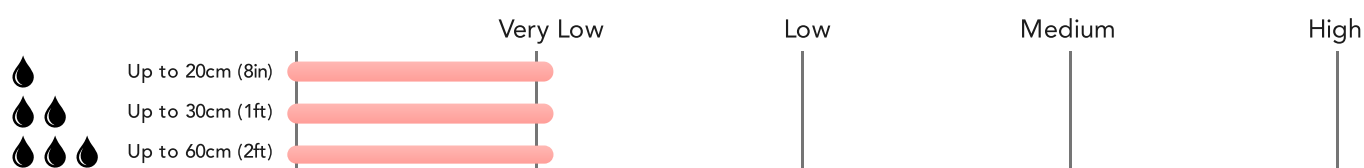


Risk Rating: Very low

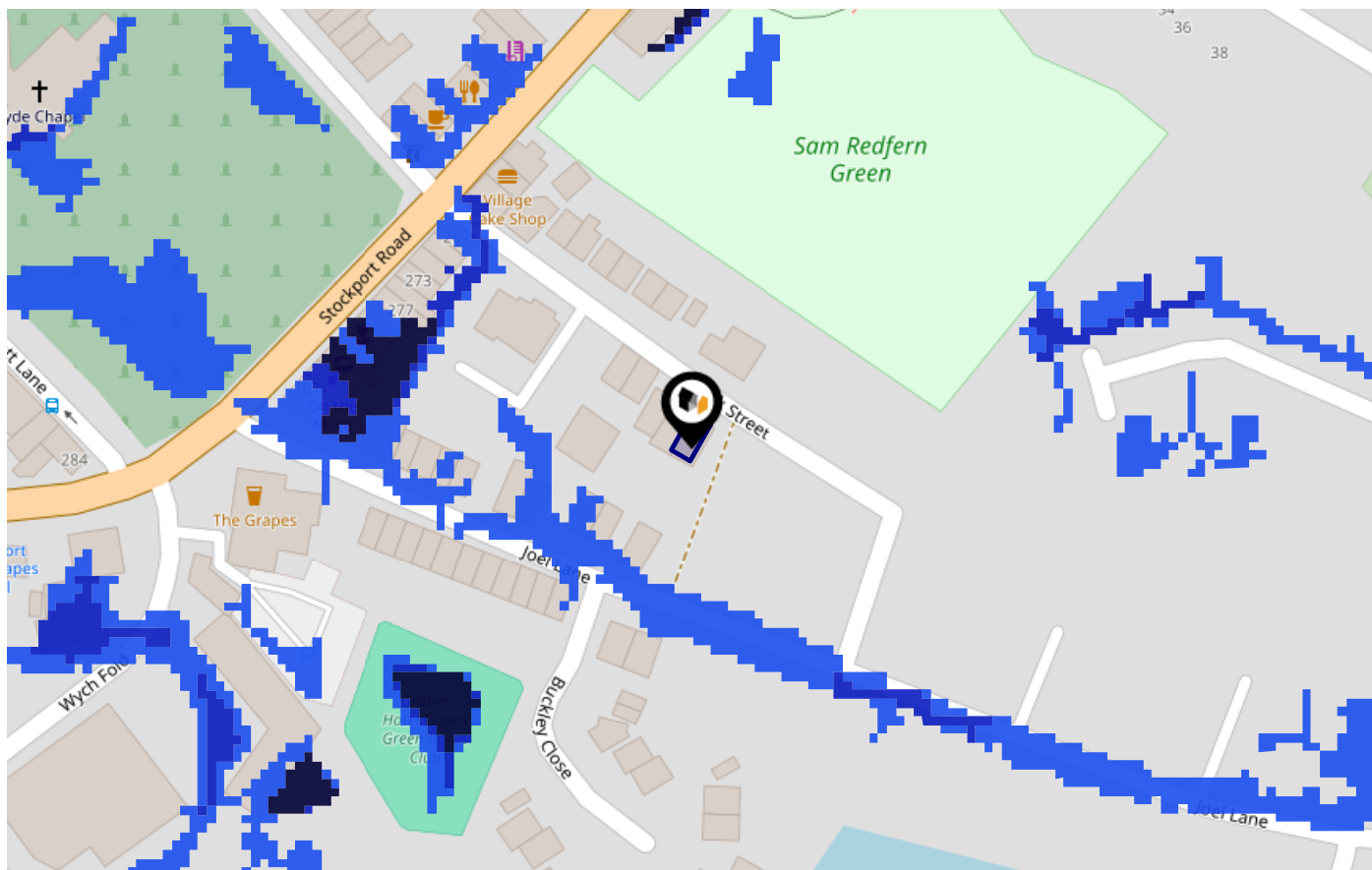
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

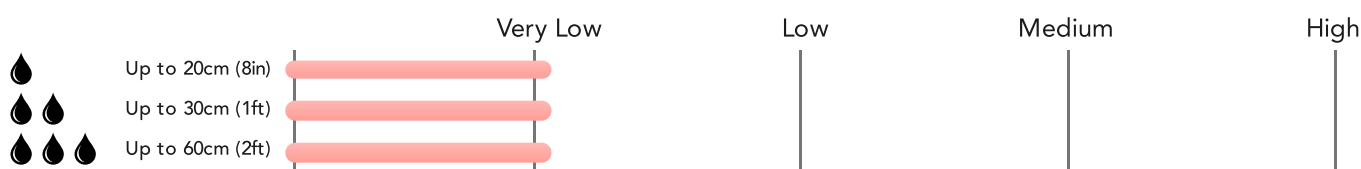


Risk Rating: Very low

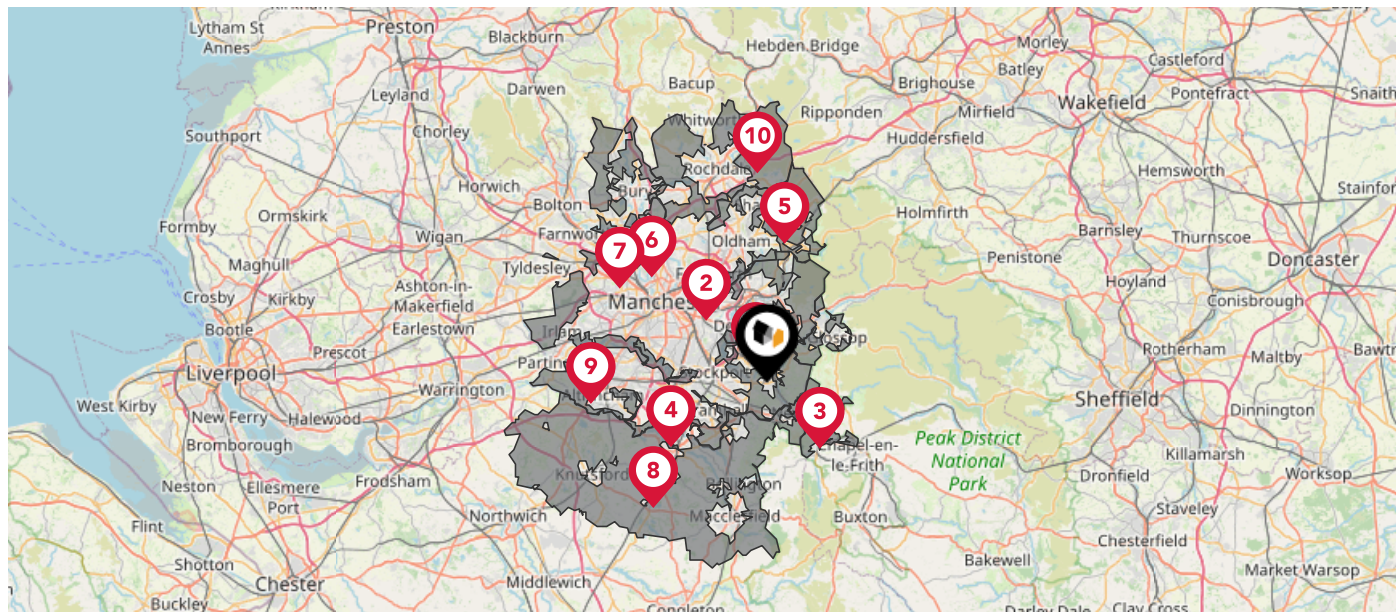
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Tameside

2

Merseyside and Greater Manchester Green Belt - Manchester

3

Merseyside and Greater Manchester Green Belt - High Peak

4

Merseyside and Greater Manchester Green Belt - Stockport

5

Merseyside and Greater Manchester Green Belt - Oldham

6

Merseyside and Greater Manchester Green Belt - Bury

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Cheshire East

9

Merseyside and Greater Manchester Green Belt - Trafford

10

Merseyside and Greater Manchester Green Belt - Rochdale

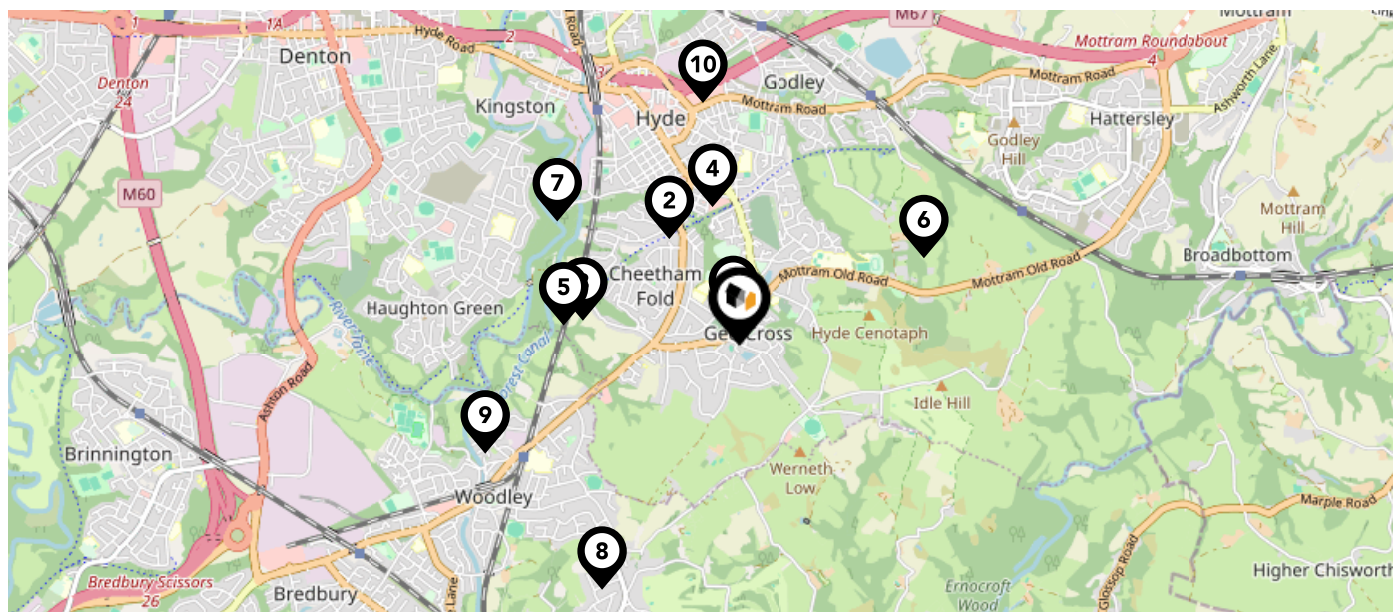
Maps

Landfill Sites

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



Nearby Landfill Sites

1	King Edward Road-Hyde, Cheshire	Historic Landfill
2	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill
3	Apethorne Lane-Hyde, Cheshire	Historic Landfill
4	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill
5	Geecross Mill-Apethorne Lane, Hyde	Historic Landfill
6	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill
7	EA/EPR/VP3692CU/A001	Active Landfill
8	Greave Farm-Romiley, Stockport	Historic Landfill
9	Gravel Bank Farm-Gravel Bank Road, Woodley	Historic Landfill
10	Cha Textiles-Newton Bank	Historic Landfill

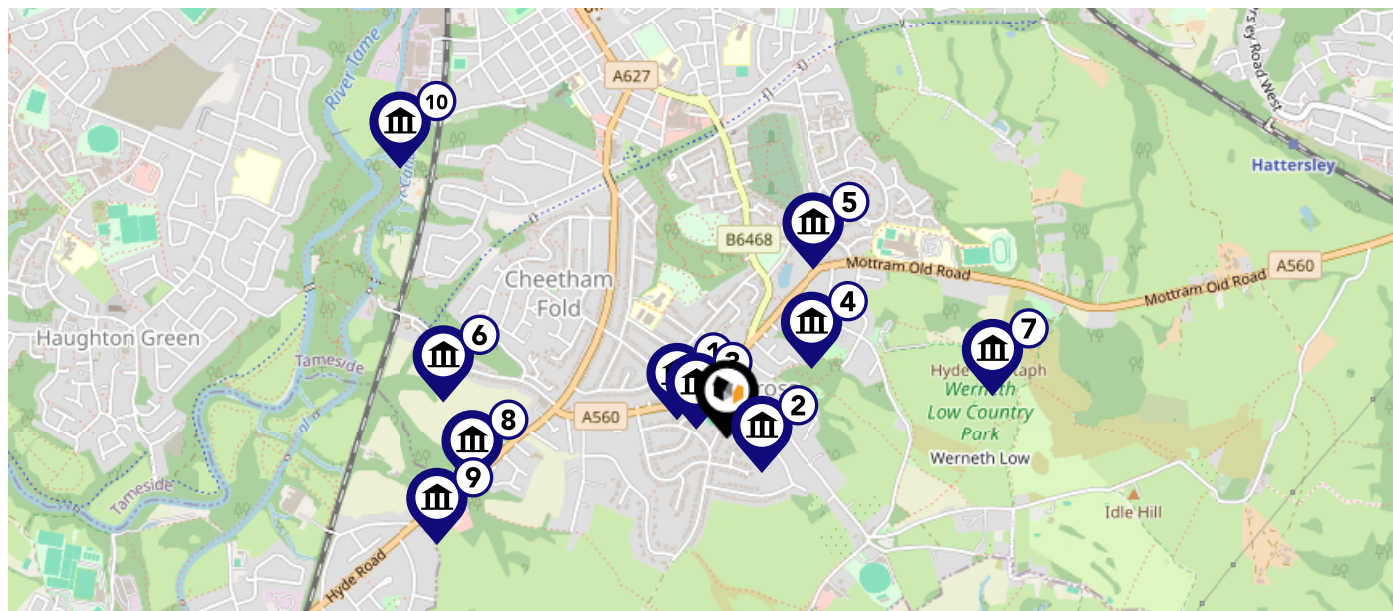
Maps











Listed Buildings

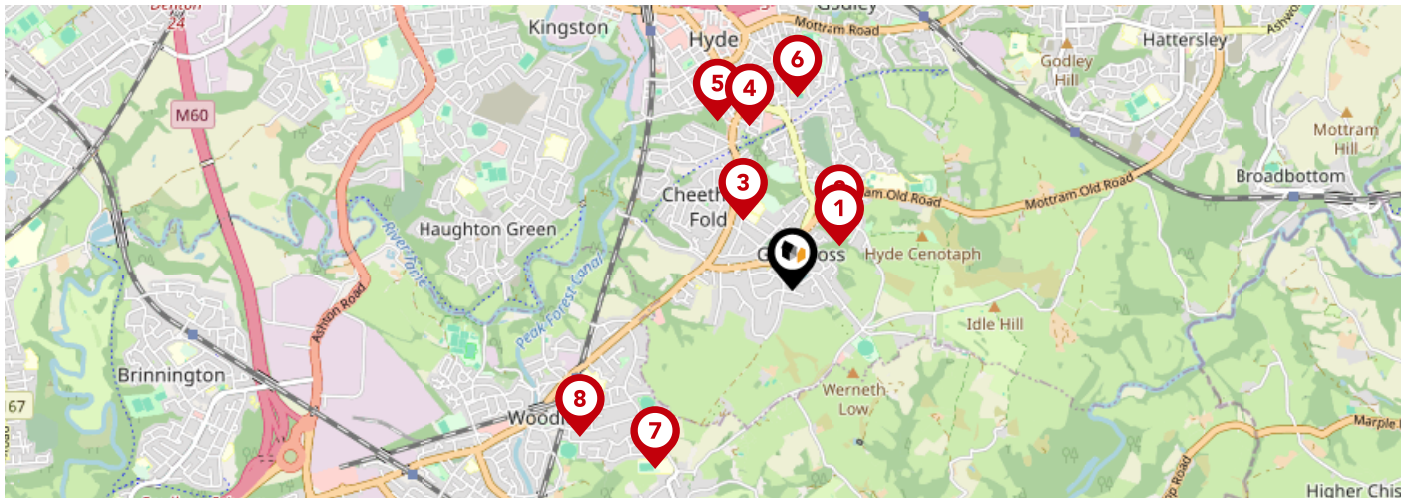
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SALES AND LETTINGS

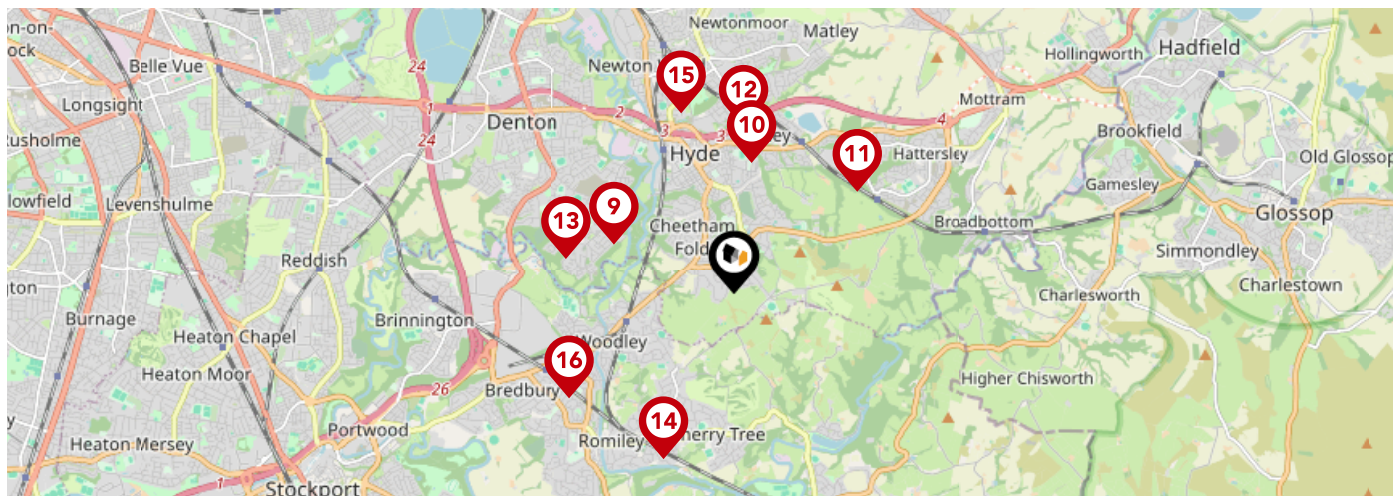
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1068046 - Hyde Chapel	Grade II	0.1 miles
	1068084 - Hat Maker's Workshop In Grounds Of Number 54	Grade II	0.1 miles
	1068047 - Stocks In Graveyard Of Hyde Chapel	Grade II	0.1 miles
	1162419 - Holy Trinity Church	Grade II	0.3 miles
	1460428 - Walden, 22 Backbower Lane, Gee Cross, Hyde	Grade II	0.4 miles
	1068079 - Apethorn Farmhouse	Grade II	0.6 miles
	1068049 - Hyde War Memorial Obelisk On Werneth Low	Grade II	0.6 miles
	1356445 - Pole Bank Hall	Grade II	0.6 miles
	1319492 - Boundary Stone	Grade II	0.7 miles
	1068045 - Peak Forest Canal, Wood End Canal Bridge	Grade II	0.9 miles



		Nursery	Primary	Secondary	College	Private
1	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



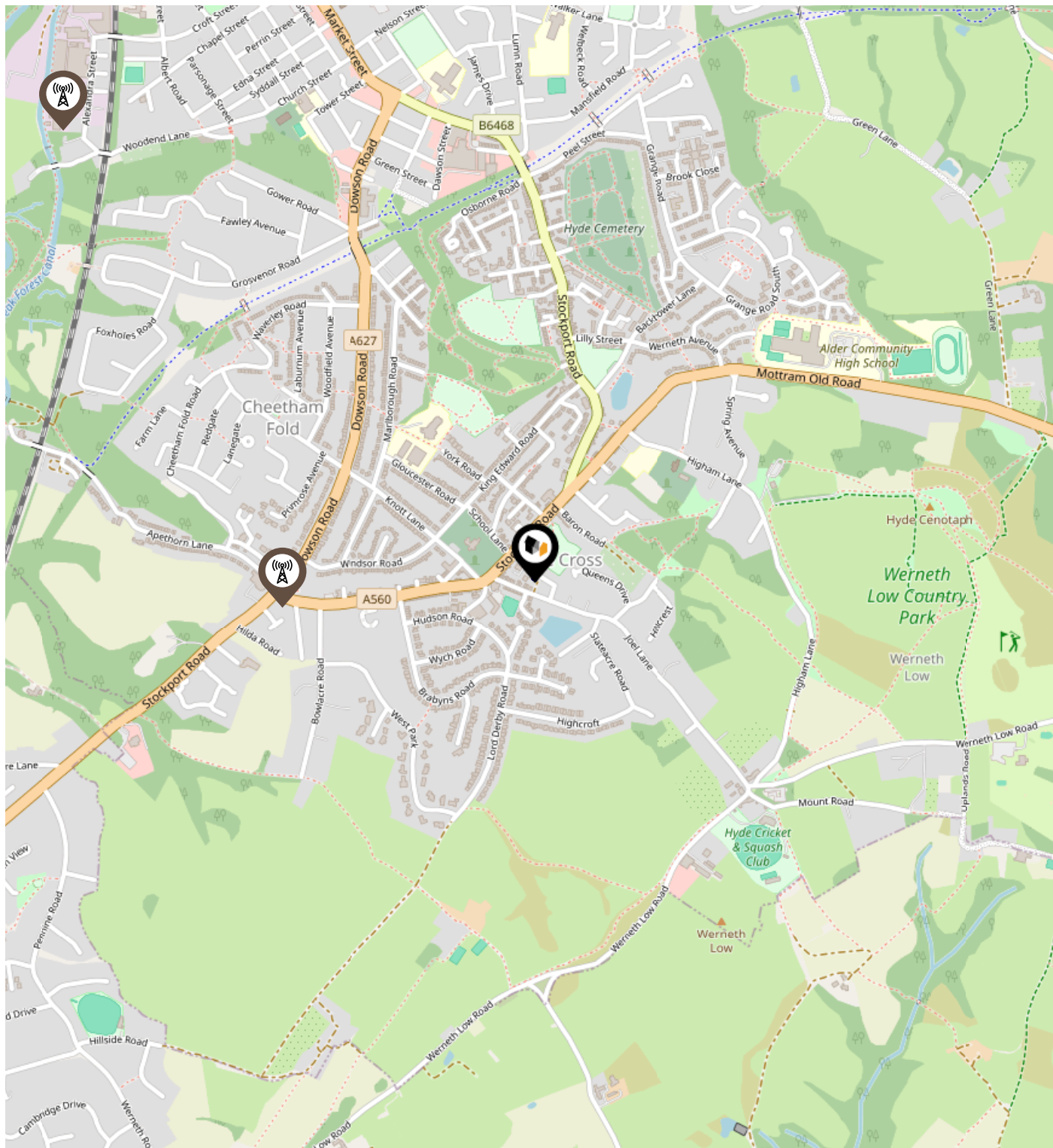
		Nursery	Primary	Secondary	College	Private
	St John Fisher RC Primary School, Denton Ofsted Rating: Good Pupils: 246 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Discovery Academy Ofsted Rating: Good Pupils: 225 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Green Primary Academy Ofsted Rating: Requires improvement Pupils: 312 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bredbury St. Marks CofE Primary School Ofsted Rating: Good Pupils: 166 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area



Masts & Pylons

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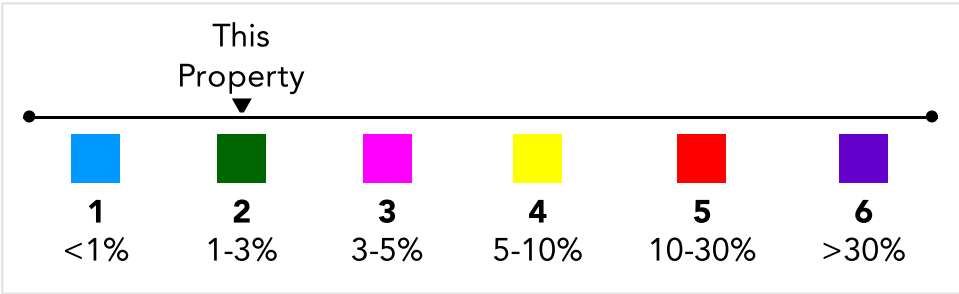
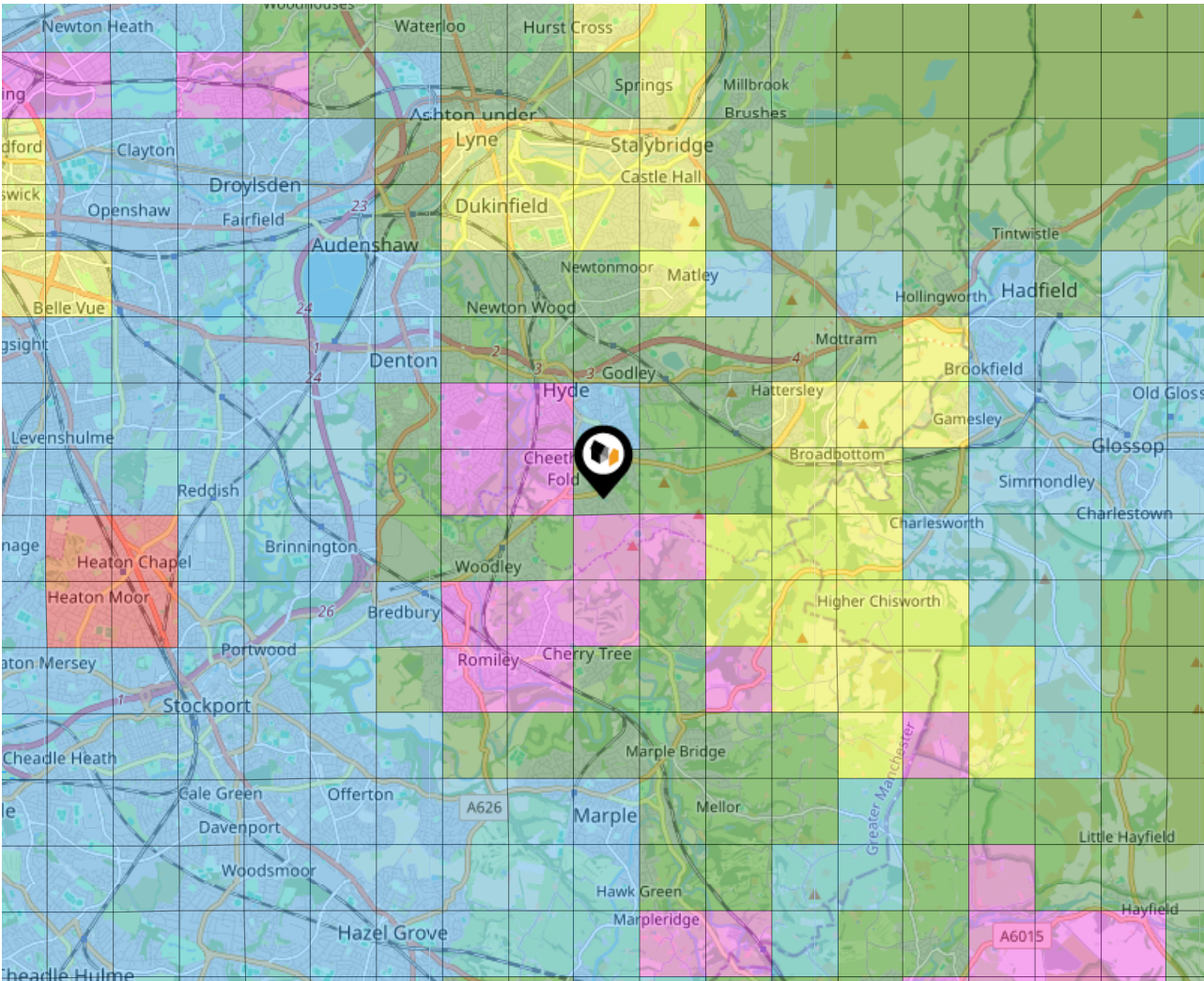


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

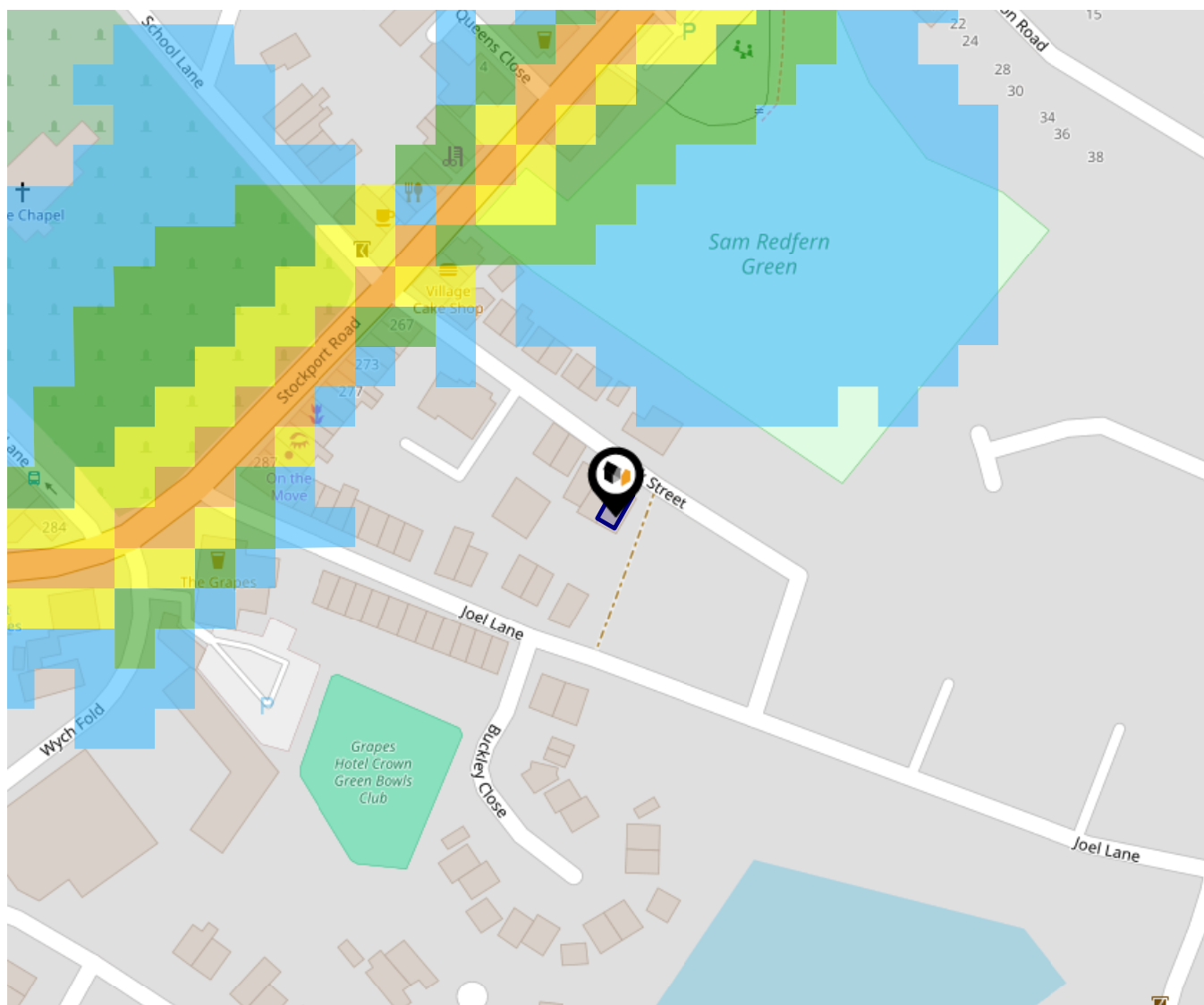
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



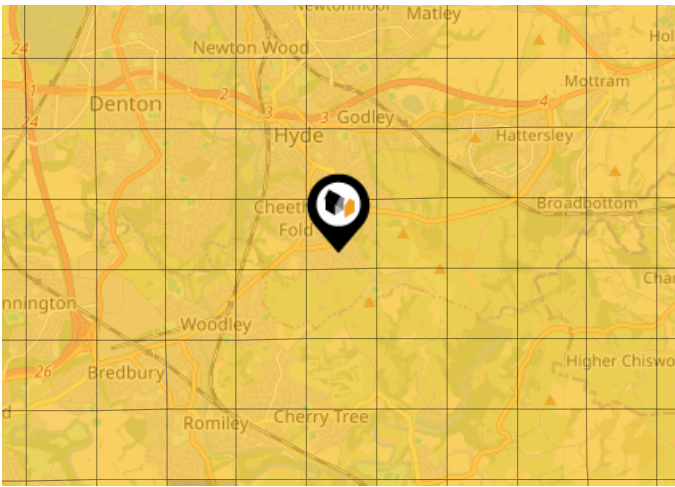
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

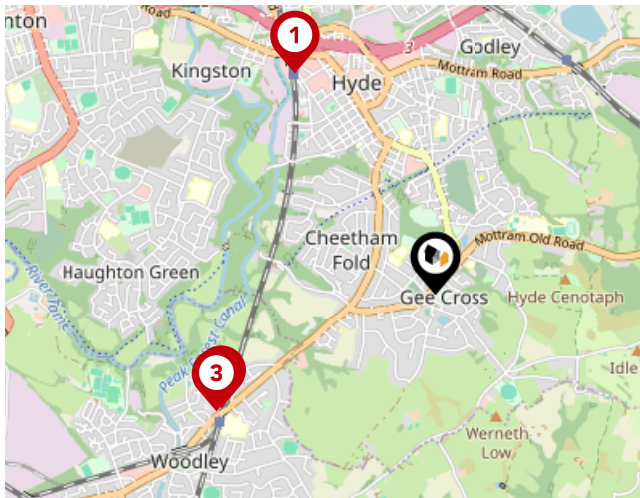
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

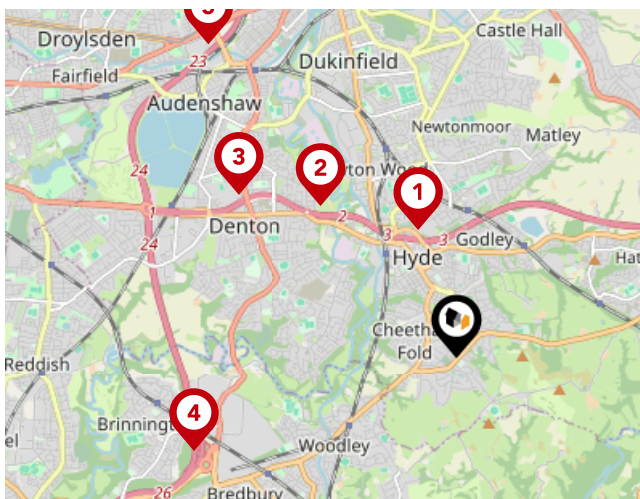
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SALES AND LETTINGS



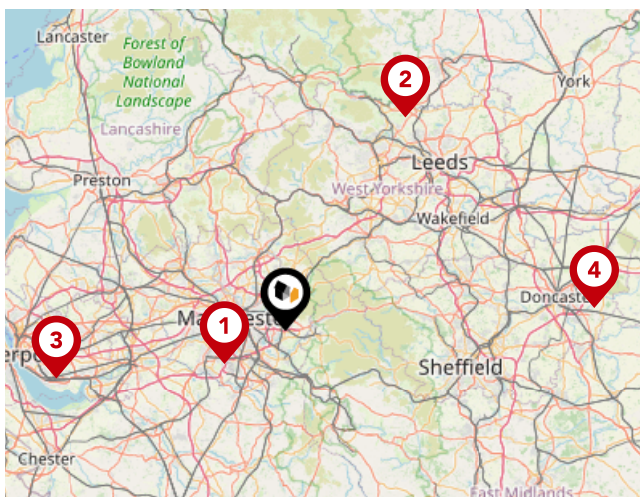
National Rail Stations

Pin	Name	Distance
1	Hyde Central Rail Station	1.15 miles
2	Woodley Rail Station	1.07 miles
3	Woodley Rail Station	1.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.18 miles
2	M67 J2	1.81 miles
3	M67 J1	2.41 miles
4	M60 J25	2.46 miles
5	M60 J23	3.53 miles



Airports/Helipads

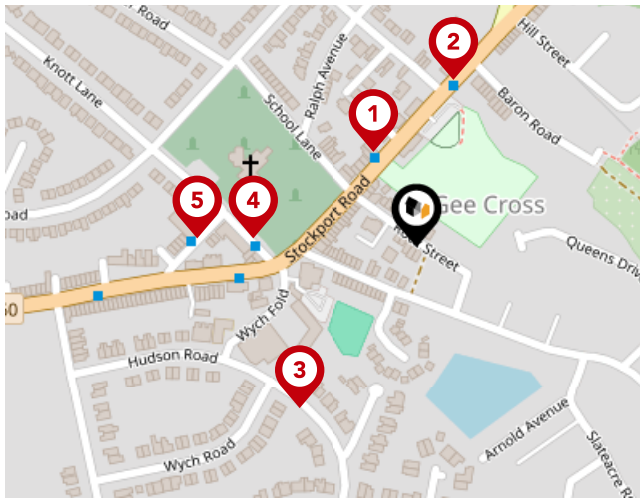
Pin	Name	Distance
1	Manchester Airport	9.88 miles
2	Leeds Bradford Airport	34.28 miles
3	Speke	33.11 miles
4	Finningley	43.72 miles

Area

Transport (Local)

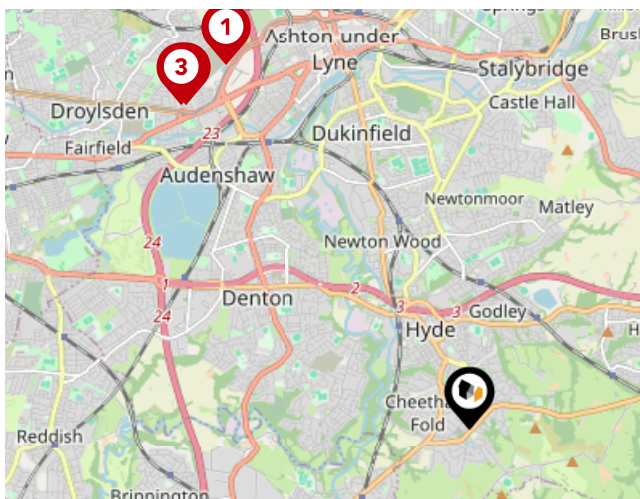
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Bus Stops/Stations

Pin	Name	Distance
1	Grapes Hotel	0.06 miles
2	Baron Road	0.09 miles
3	Lord Derby Road	0.11 miles
4	Grapes Hotel	0.09 miles
5	Hepworth Street	0.12 miles



Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	3.88 miles
2	Audenshaw (Manchester Metrolink)	3.8 miles
3	Audenshaw (Manchester Metrolink)	3.83 miles

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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.

Please note that all appliances and heating systems are not tested by Lawler & Co | Hyde and therefore no warranties can be given as to their good working order.

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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