

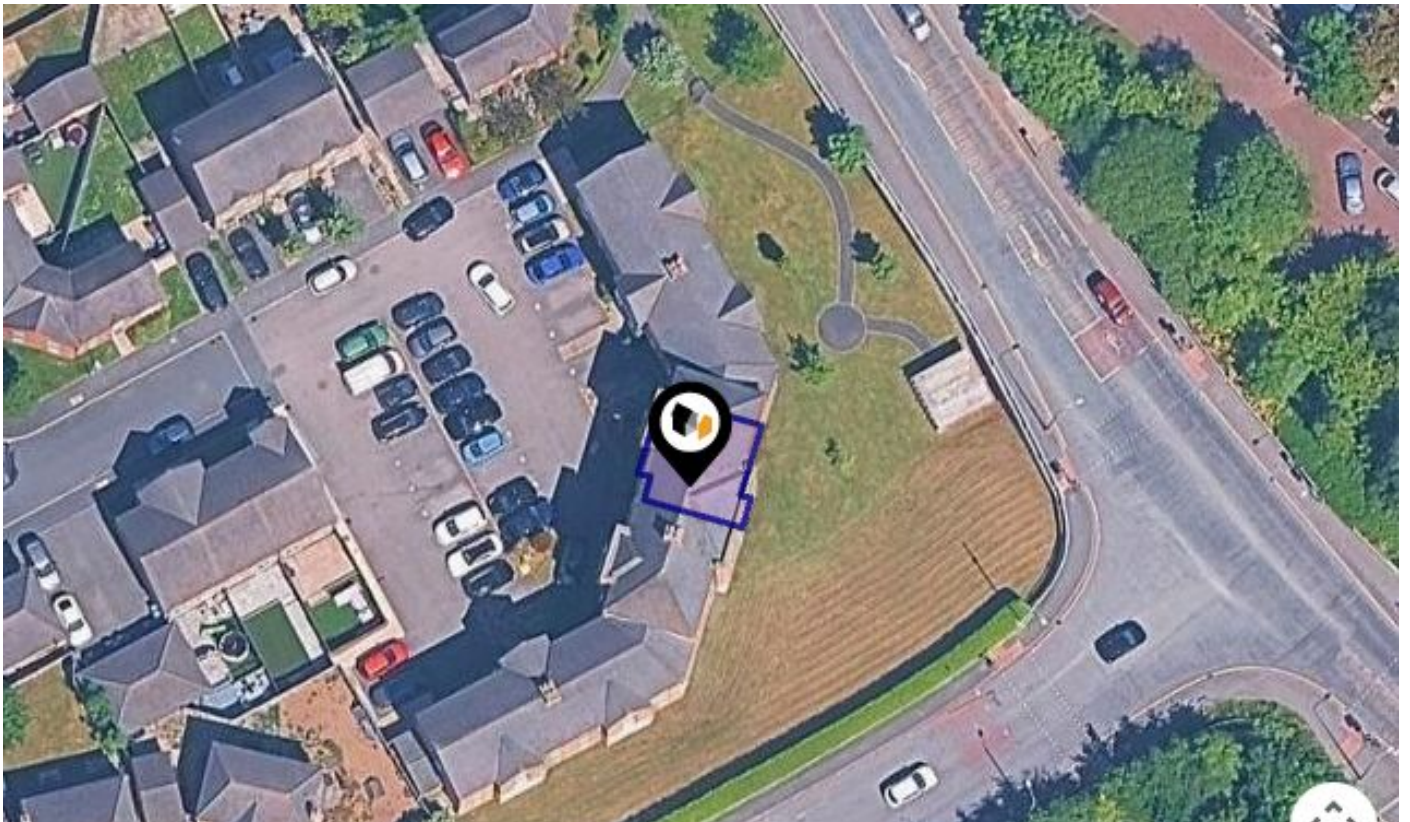


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02nd September 2025



LADY LANE, AUDENSHAW, MANCHESTER, M34

Lawler & Co | Hyde

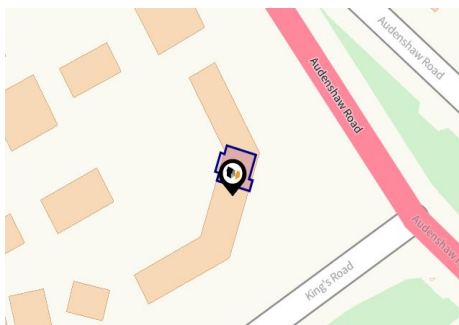
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.02 acres
Year Built :	2013
Council Tax :	Band B
Annual Estimate:	£1,798
Title Number:	MAN210127

Tenure:	Leasehold
Start Date:	30/05/2013
End Date:	01/01/2159
Lease Term:	150 years beginning on 1 January 2009
Term Remaining:	133 years

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	76 mb/s	1800 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

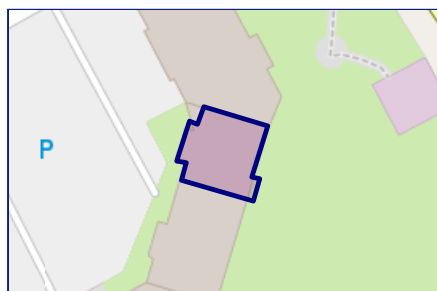


Freehold Title Plan



MAN240673

Leasehold Title Plan



MAN210127

Start Date: 30/05/2013
End Date: 01/01/2159
Lease Term: 150 years beginning on 1 January 2009
Term Remaining: 133 years

Property
EPC - Certificate

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SALES AND LETTINGS

Audenshaw, M34

Energy rating

B

Valid until 14.12.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	64 m ²

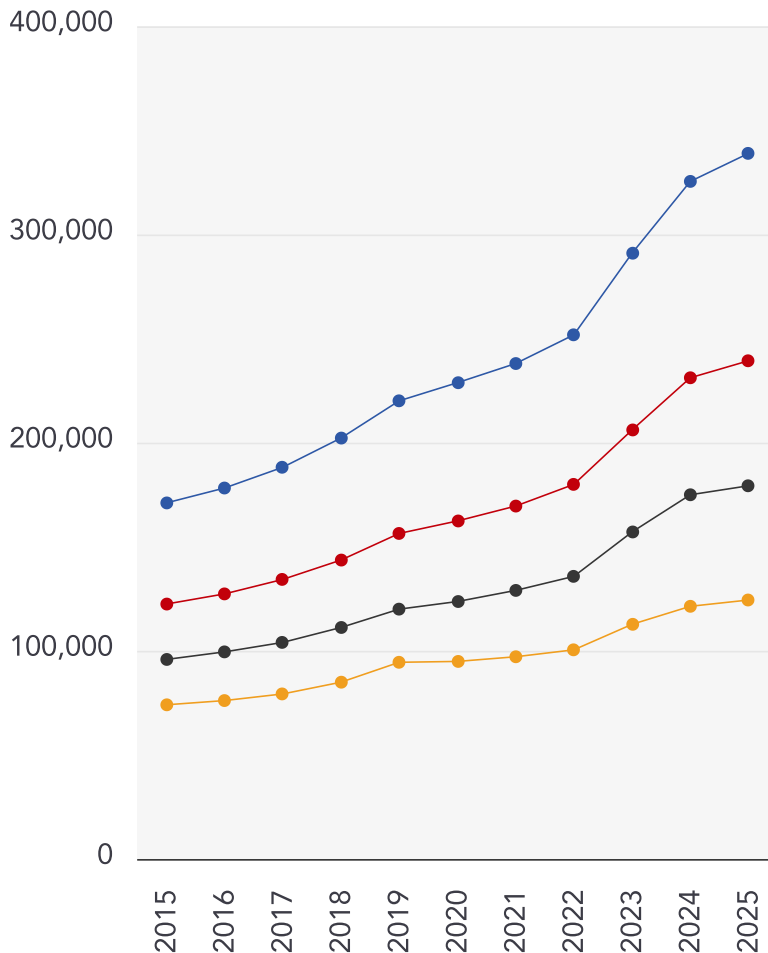
Market

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%

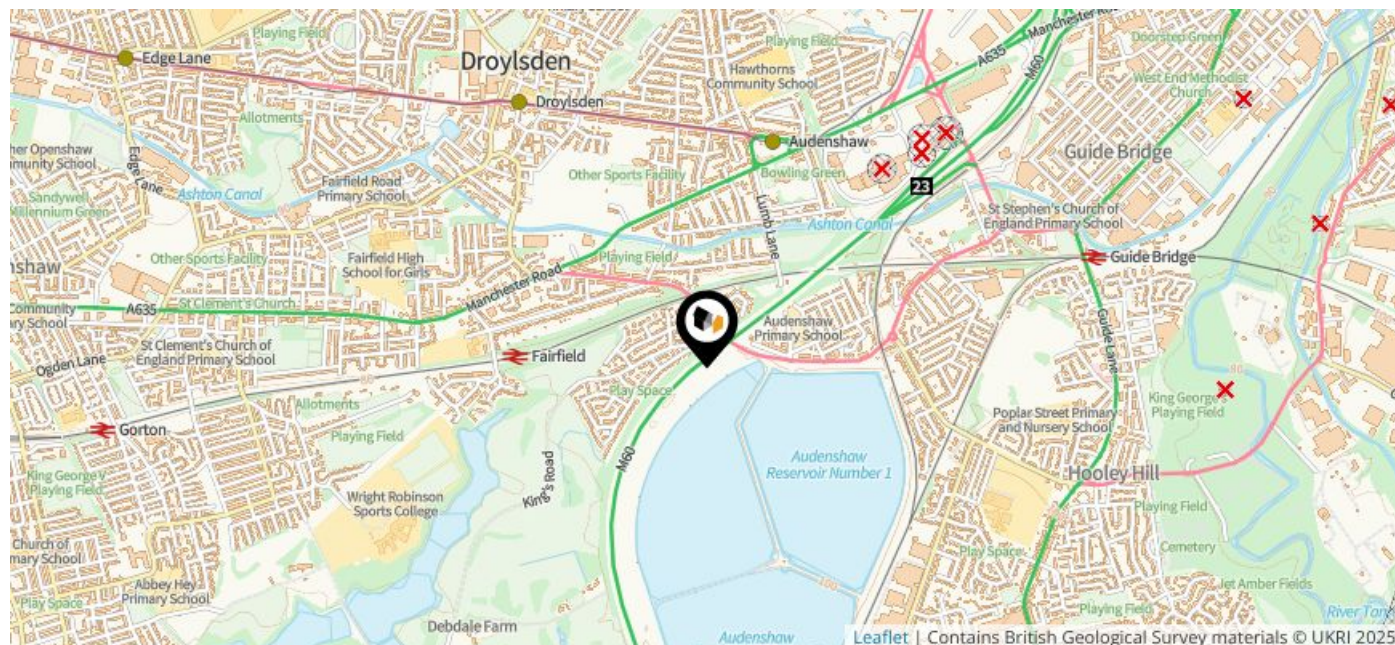
Terraced

+87.01%

Flat

+67.95%

This map displays nearby coal mine entrances and their classifications.



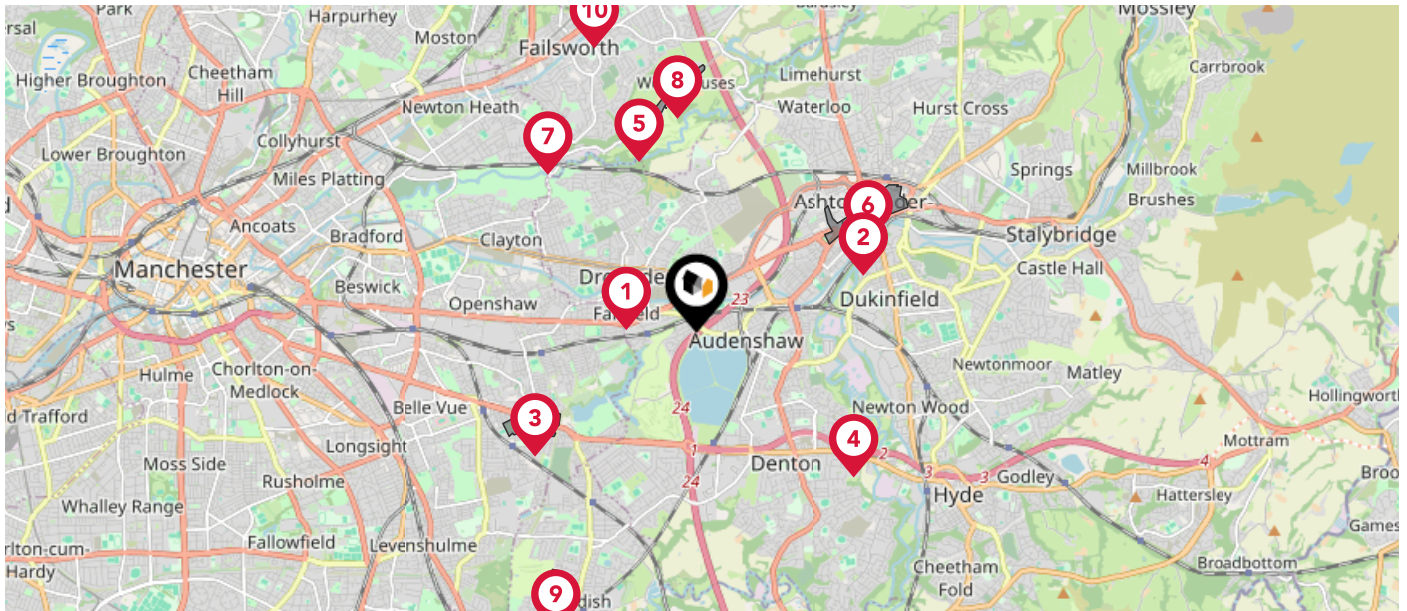
Mine Entry

- ✕ 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.

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

Fairfield (Tameside)

2

Portland Basin

3

Gore Brook Valley, Gorton

4

St Annes, Haughton

5

Bottom of Woodhouses

6

Ashton Town Centre

7

Graver Lane, Newton Heath

8

Woodhouses

9

Houldsworth

10

Failsworth Pole, Oldham

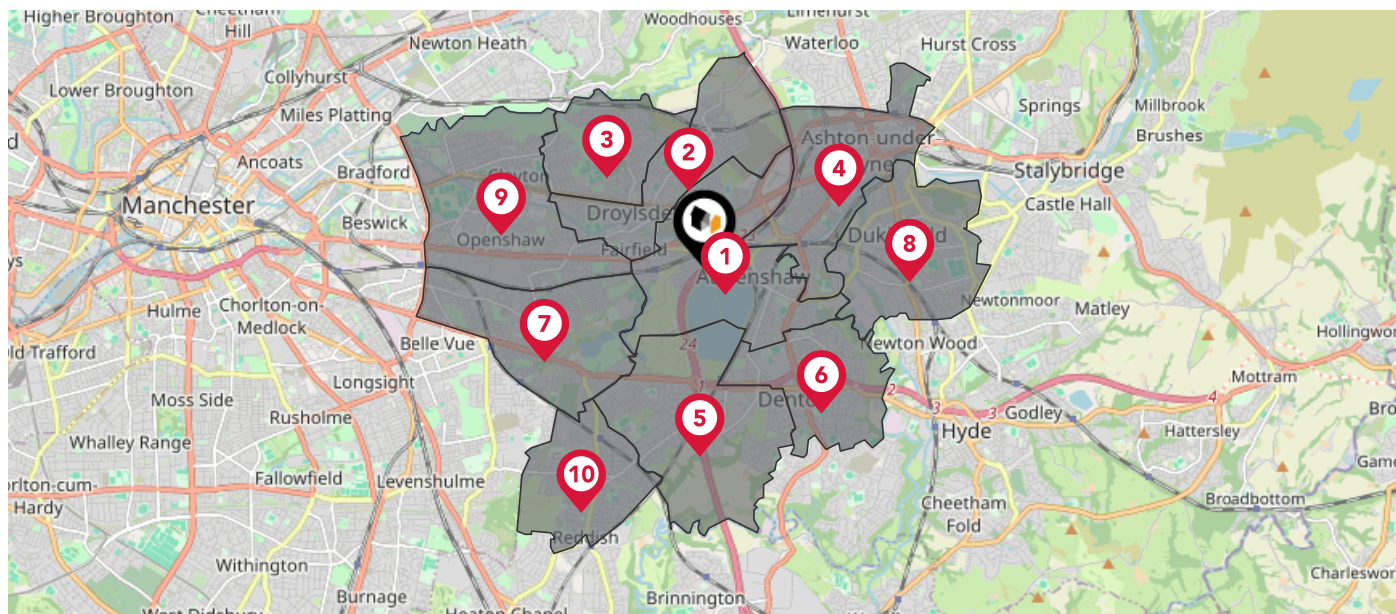
Maps

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

Audenshaw Ward

2

Droylsden East Ward

3

Droylsden West Ward

4

St. Peter's Ward

5

Denton West Ward

6

Denton North East Ward

7

Gorton & Abbey Hey Ward

8

Dukinfield Ward

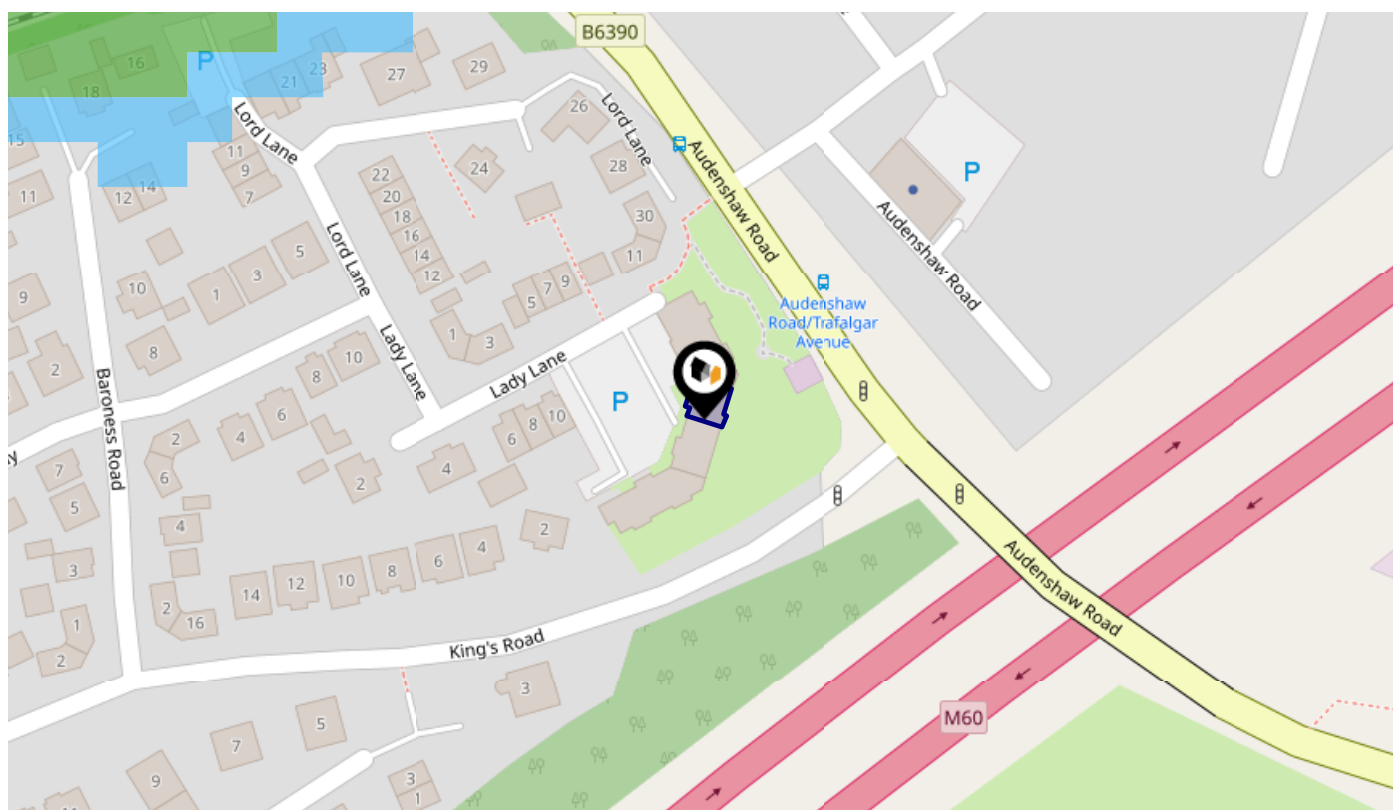
9

Clayton & Openshaw Ward

10

Reddish North 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	■

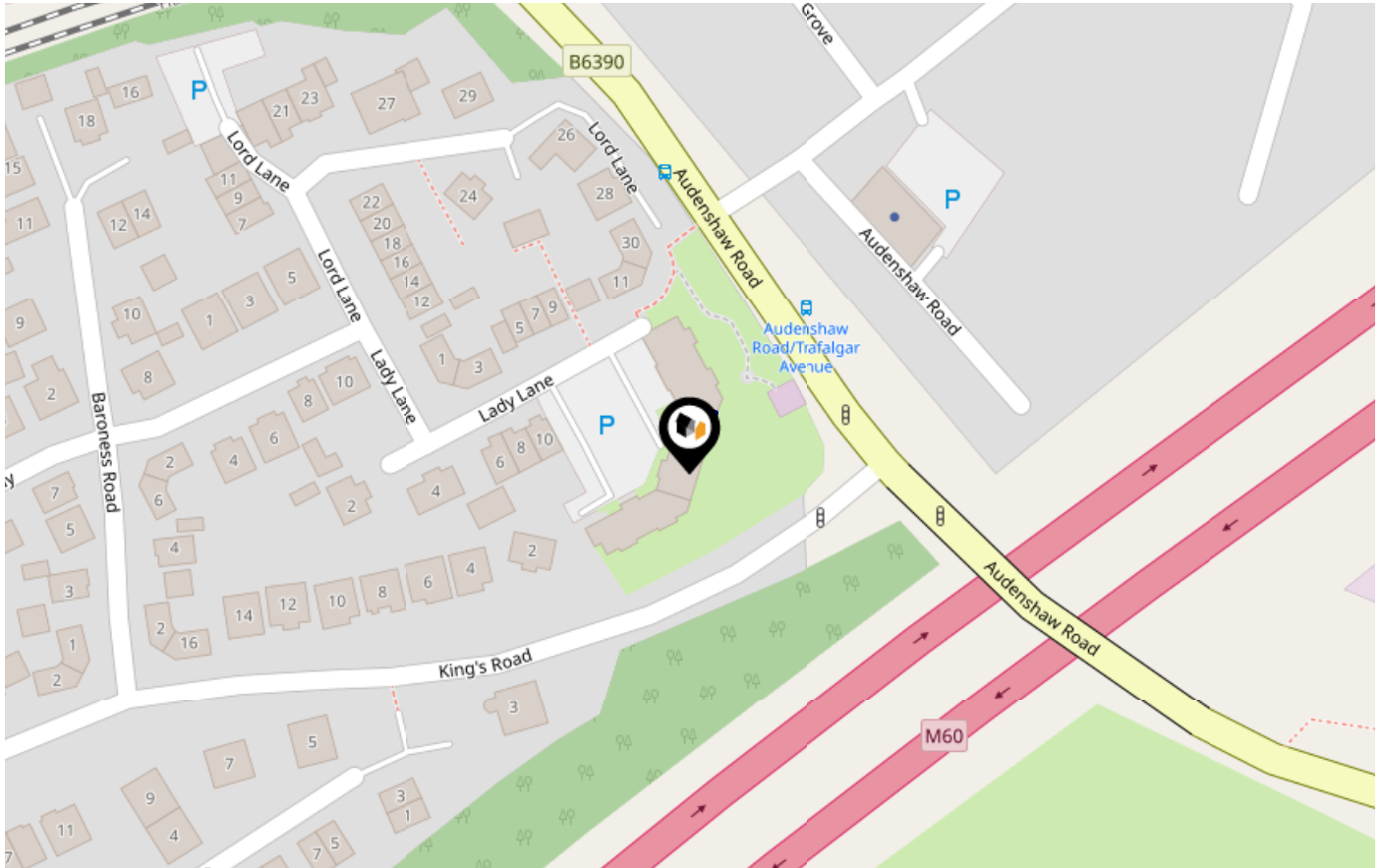
Flood Risk

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

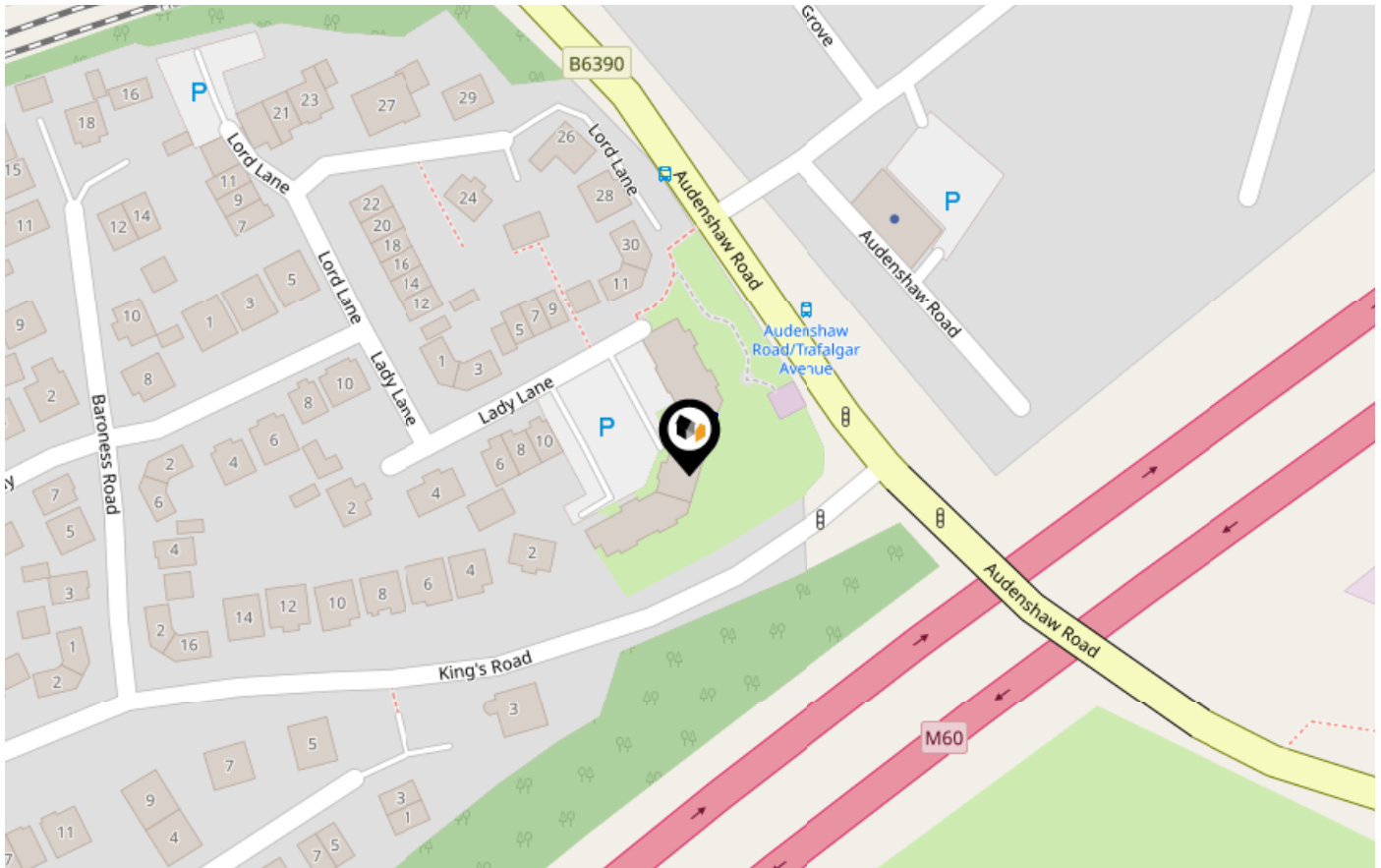
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

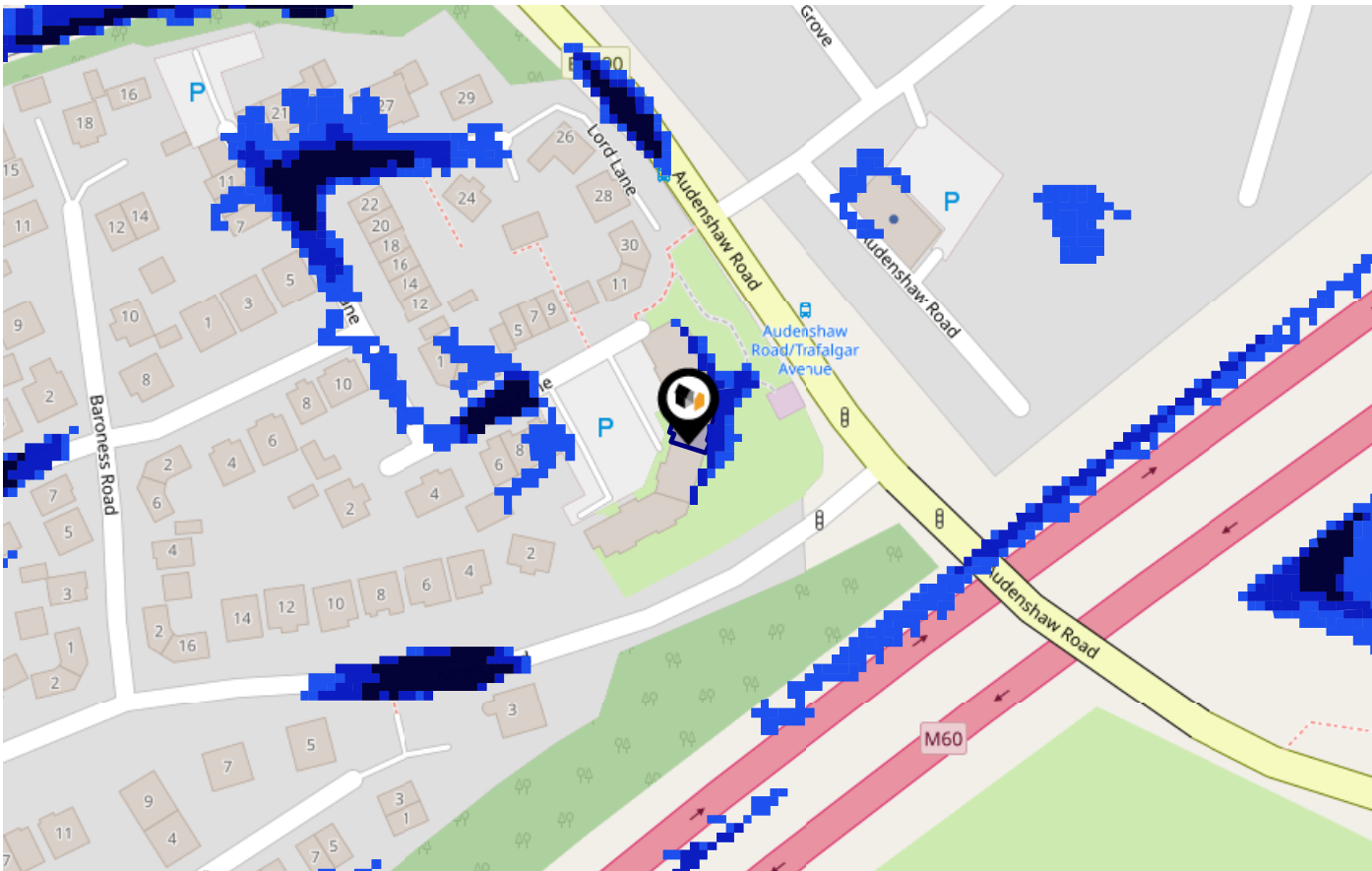
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

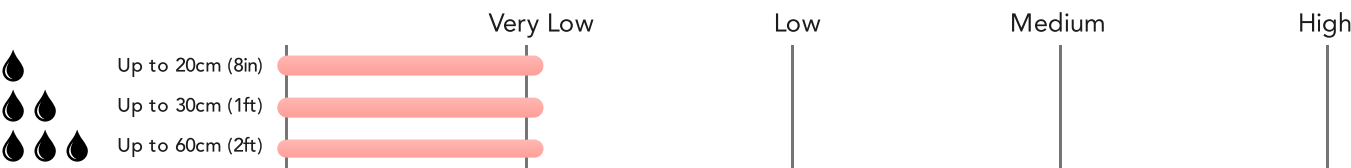


Risk Rating: Very low

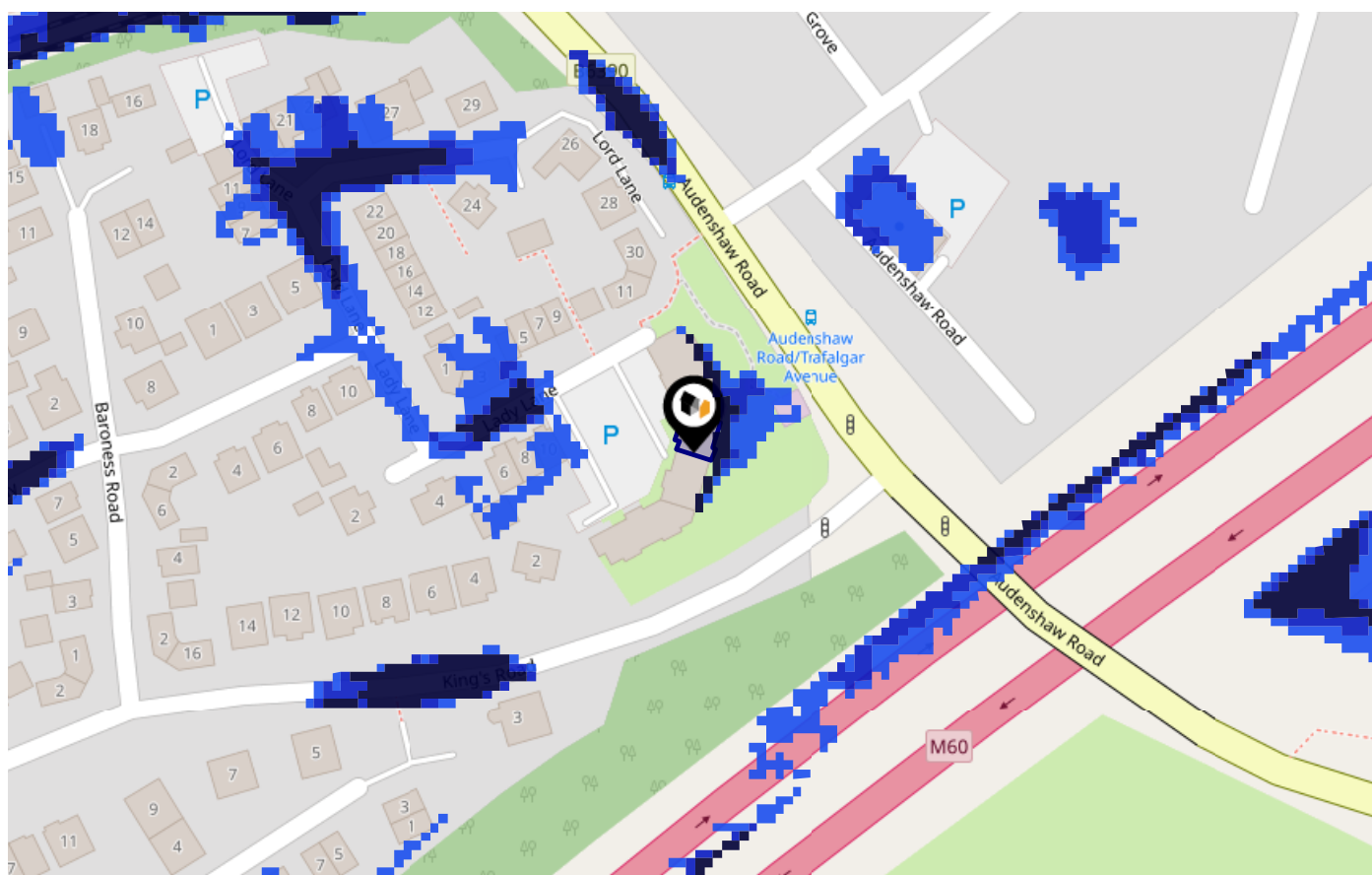
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Chance of flooding to the following depths at this property:



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.

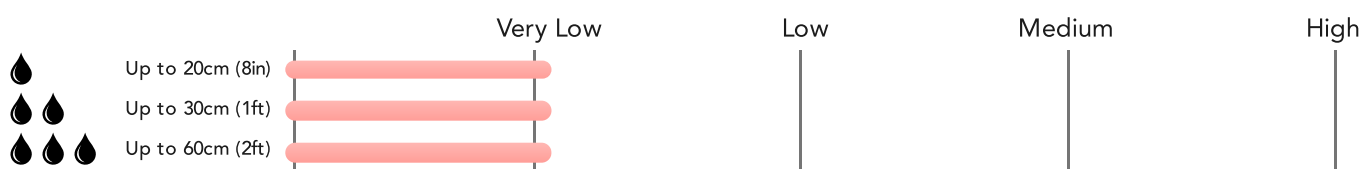


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



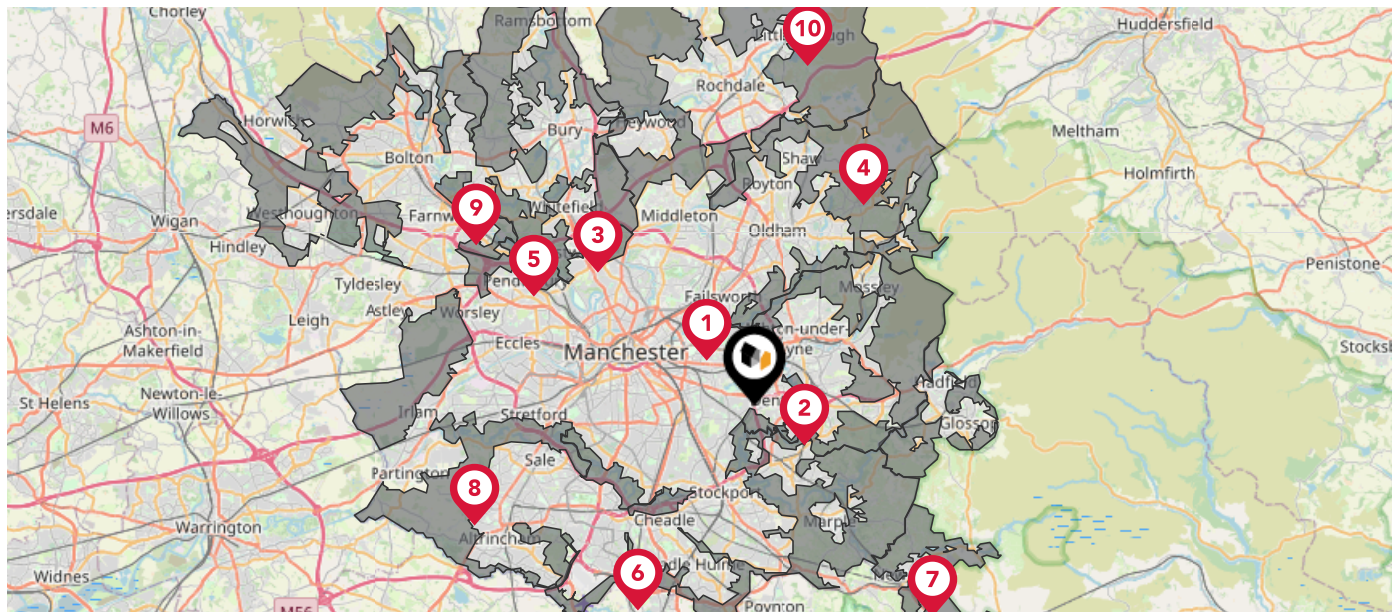
Maps

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 - Manchester

2

Merseyside and Greater Manchester Green Belt - Tameside

3

Merseyside and Greater Manchester Green Belt - Bury

4

Merseyside and Greater Manchester Green Belt - Oldham

5

Merseyside and Greater Manchester Green Belt - Salford

6

Merseyside and Greater Manchester Green Belt - Stockport

7

Merseyside and Greater Manchester Green Belt - High Peak

8

Merseyside and Greater Manchester Green Belt - Trafford

9

Merseyside and Greater Manchester Green Belt - Bolton

10

Merseyside and Greater Manchester Green Belt - Rochdale

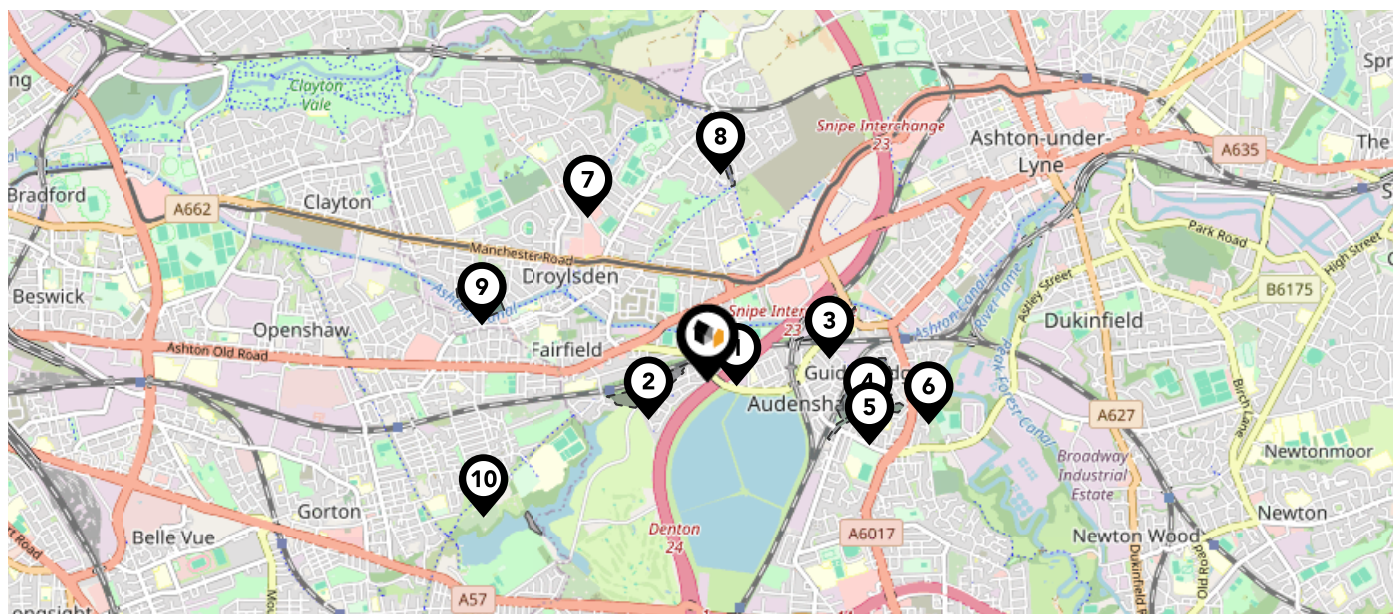
Maps

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	Rear of 294 Audenshaw Road-Audenshaw, Manchester	Historic Landfill
2	Kings Road Depot-Audenshaw, Tameside, Tameshaw, Greater Manchester	Historic Landfill
3	Gorby Road-Audenshaw, Manchester	Historic Landfill
4	Guide Lane Brickworks-Guide Lane, Greater Manchester	Historic Landfill
5	Audenshaw Curve Railway-Hooley Hill, Greater Manchester	Historic Landfill
6	Audenshaw Railway-Hooley Hill, Greater Manchester	Historic Landfill
7	Former Gas Works-Greenside Lane, Droylsden	Historic Landfill
8	Cutting-Moorside Street, Droylsden, Greater Manchester	Historic Landfill
9	Cooperas Lane-Droylsden, Greater Manchester	Historic Landfill
10	Abbey Hey Lane-Levenshulme	Historic Landfill

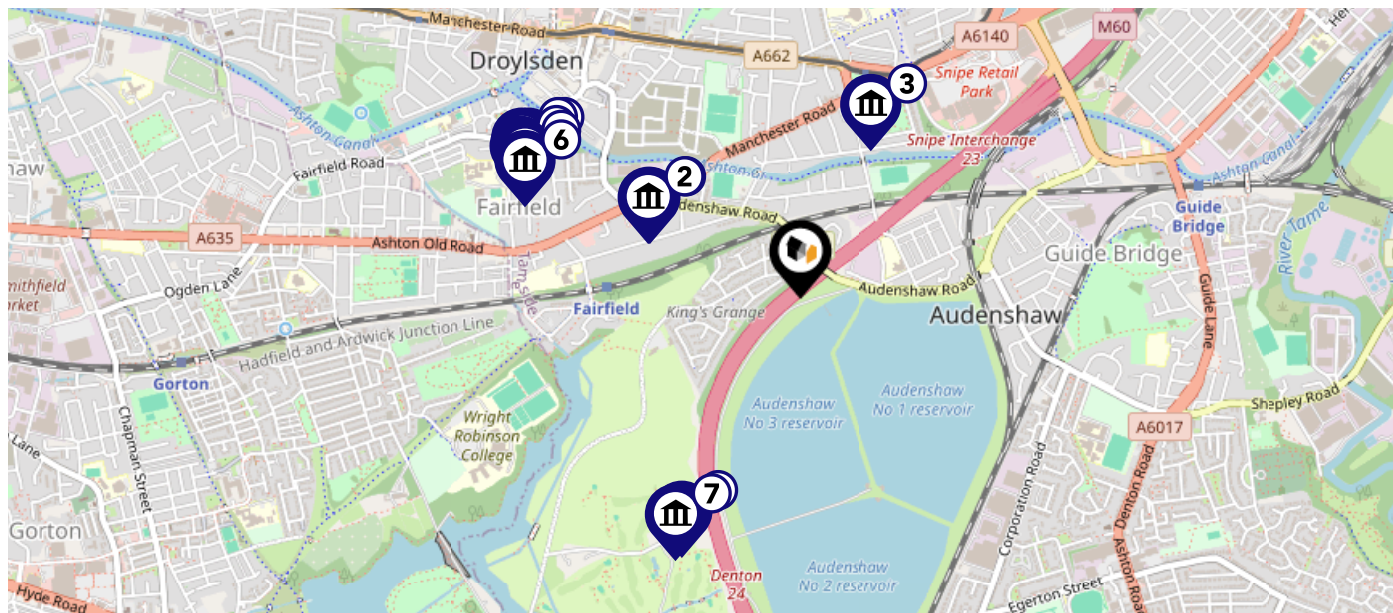
Maps

Listed Buildings

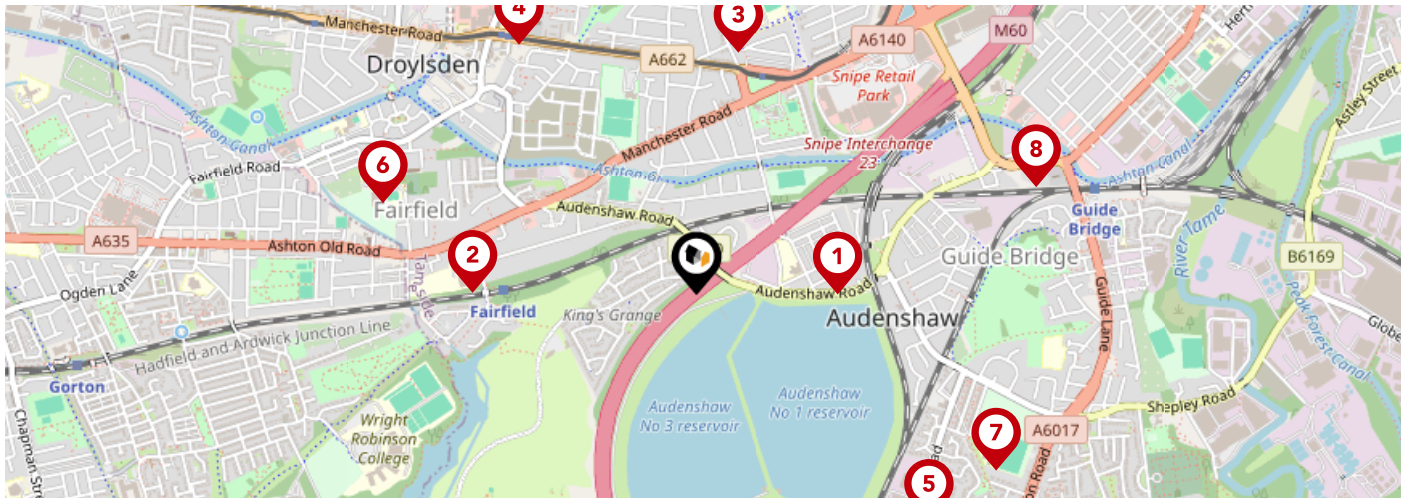
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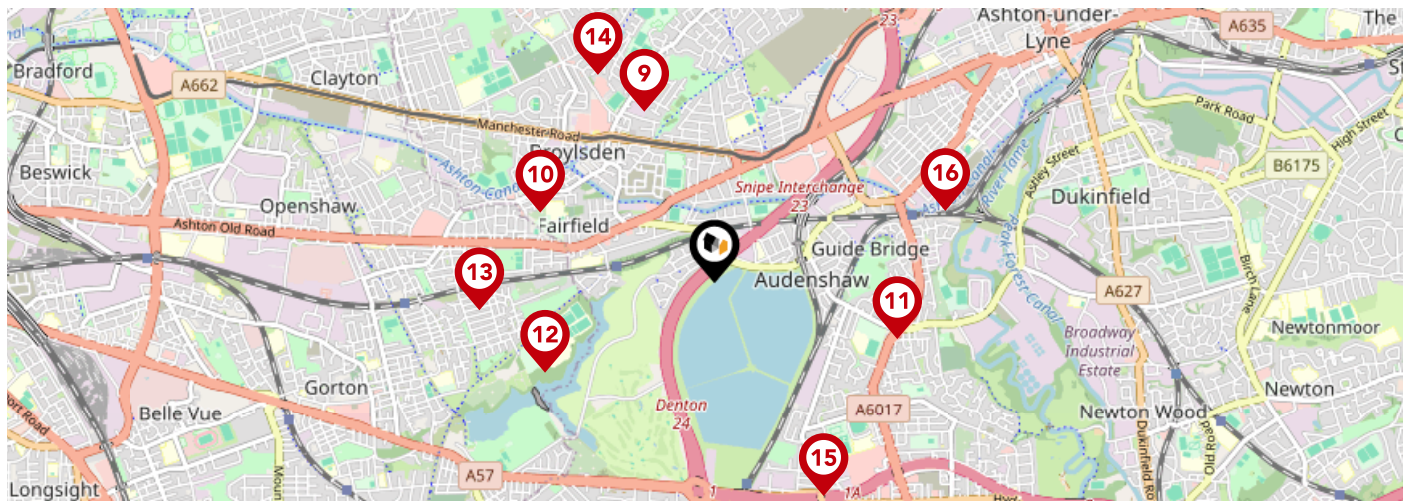
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1356484 - Former Transformer Pillar At Junction With Audenshaw Road	Grade II	0.3 miles
	1381420 - Cattle And Horse Trough At Junction With Audenshaw Road	Grade II	0.3 miles
	1067967 - Ryecroft Hall	Grade II	0.4 miles
	1163743 - 10 And 10a, Fairfield Square	Grade II	0.6 miles
	1163755 - Nos. 11 And 12, Fairfield Square	Grade II	0.6 miles
	1067979 - Former Moravian College	Grade II	0.6 miles
	1067966 - Barn To West Of Audenshaw Lodge	Grade II	0.6 miles
	1067965 - Audenshaw Lodge	Grade II	0.6 miles
	1318102 - 8, Fairfield Square	Grade II	0.6 miles
	1067978 - The Bungalow	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Audenshaw Primary School Ofsted Rating: Requires improvement Pupils: 212 Distance:0.31	☐	☒	☐	☐	☐
2	St Anne's RC Primary School Ofsted Rating: Good Pupils: 237 Distance:0.49	☐	☒	☐	☐	☐
3	Aldwyn Primary School Ofsted Rating: Good Pupils: 438 Distance:0.54	☐	☒	☐	☐	☐
4	St Mary's CofE Primary School Ofsted Rating: Good Pupils: 226 Distance:0.67	☐	☒	☐	☐	☐
5	Hawthorns School Ofsted Rating: Outstanding Pupils: 219 Distance:0.72	☐	☒	☐	☐	☐
6	Fairfield High School for Girls Ofsted Rating: Good Pupils: 988 Distance:0.72	☐	☐	☒	☐	☐
7	Audenshaw School Ofsted Rating: Good Pupils: 1125 Distance:0.77	☐	☐	☒	☐	☐
8	St Stephen's CofE Primary School Ofsted Rating: Good Pupils: 204 Distance:0.79	☐	☒	☐	☐	☐



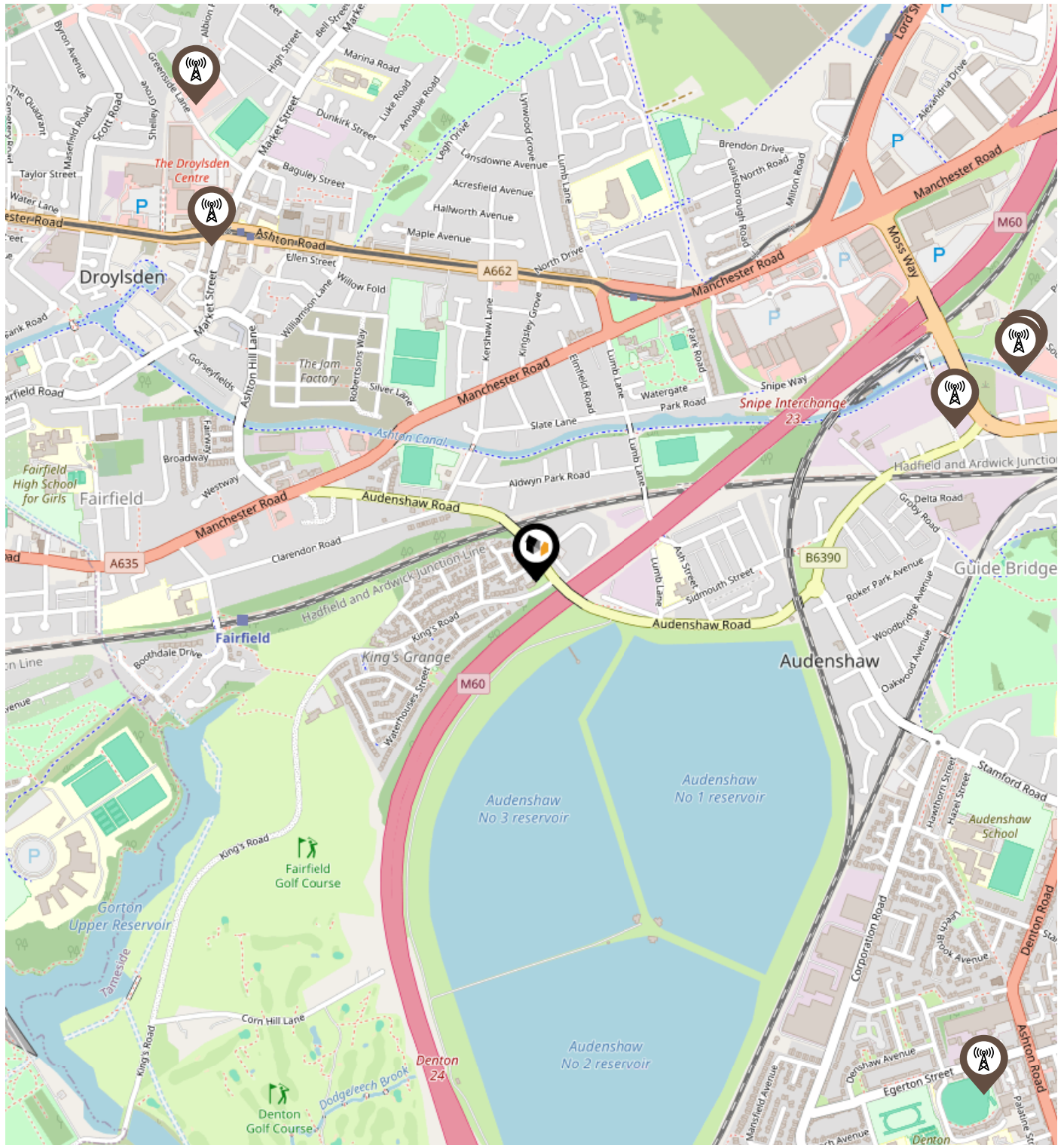
		Nursery	Primary	Secondary	College	Private
	Moorside Primary School Ofsted Rating: Good Pupils: 430 Distance:0.82	☐	☒	☐	☐	☐
	Fairfield Road Primary School Ofsted Rating: Good Pupils: 447 Distance:0.83	☐	☒	☐	☐	☐
	Poplar Street Primary School Ofsted Rating: Good Pupils: 456 Distance:0.85	☐	☒	☐	☐	☐
	Wright Robinson College Ofsted Rating: Outstanding Pupils: 1796 Distance:0.85	☐	☐	☒	☐	☐
	St Clement's CofE Primary School Ofsted Rating: Good Pupils: 244 Distance:1.05	☐	☒	☐	☐	☐
	St Stephen's RC Primary School, a Voluntary Academy Ofsted Rating: Not Rated Pupils:0 Distance:1.05	☐	☒	☐	☐	☐
	Denton Community College Ofsted Rating: Special Measures Pupils: 1368 Distance:1.06	☐	☐	☒	☐	☐
	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 203 Distance:1.07	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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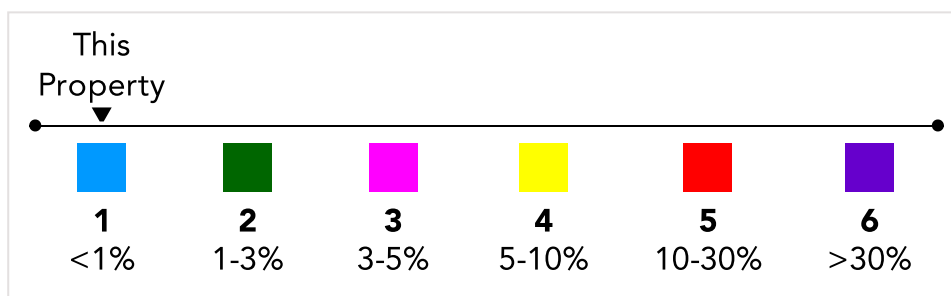
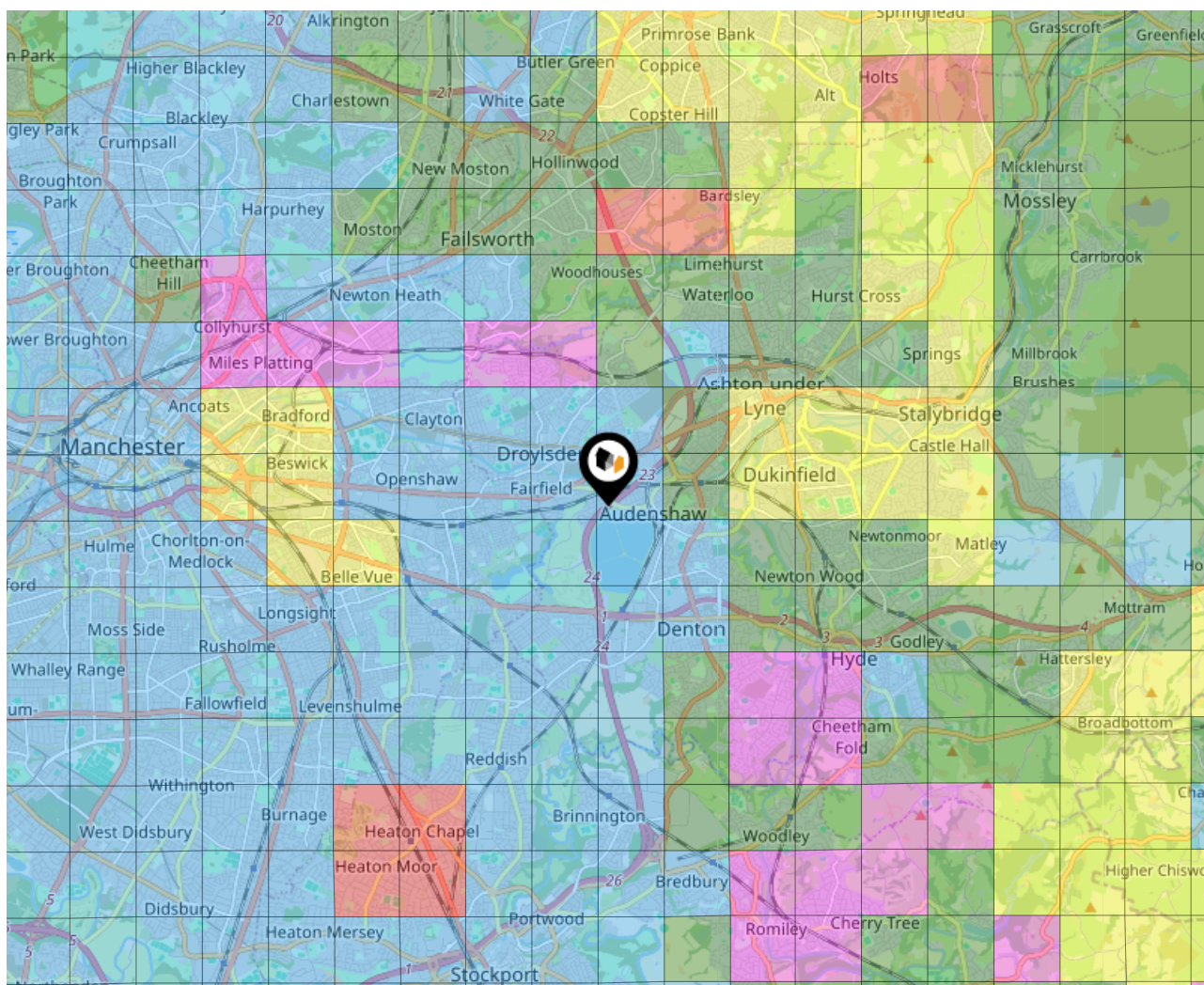


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

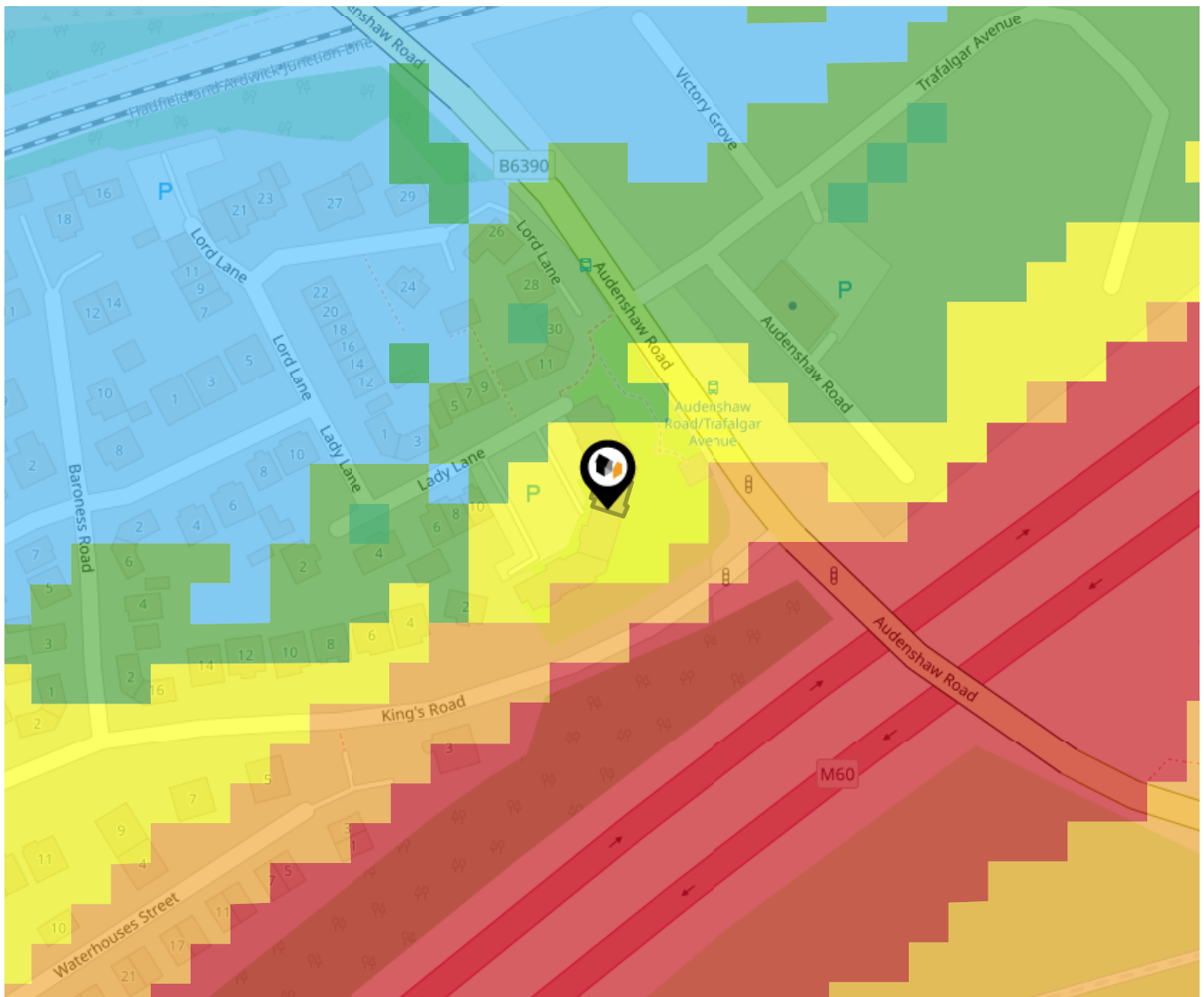
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

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SALES AND LETTINGS



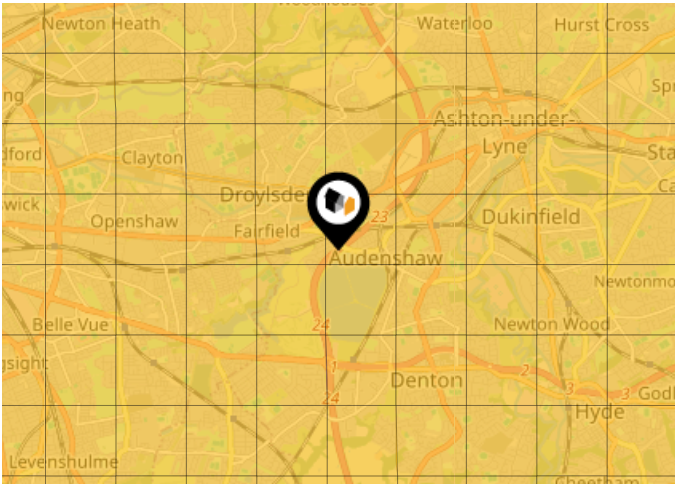
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

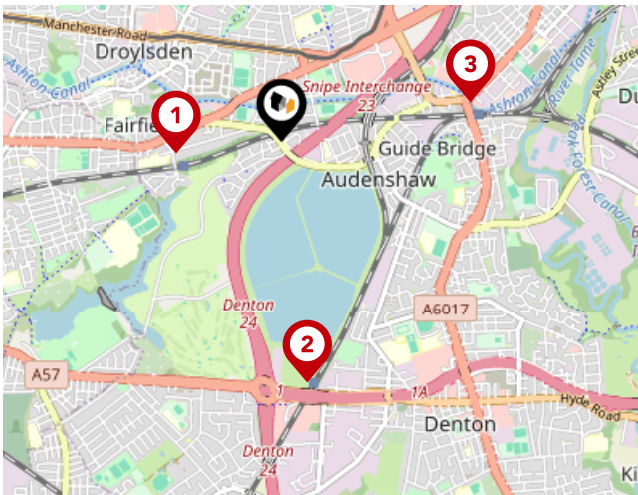
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

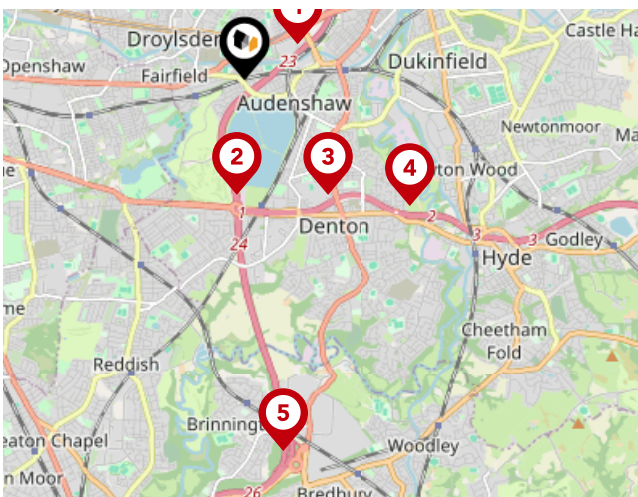
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SALES AND LETTINGS



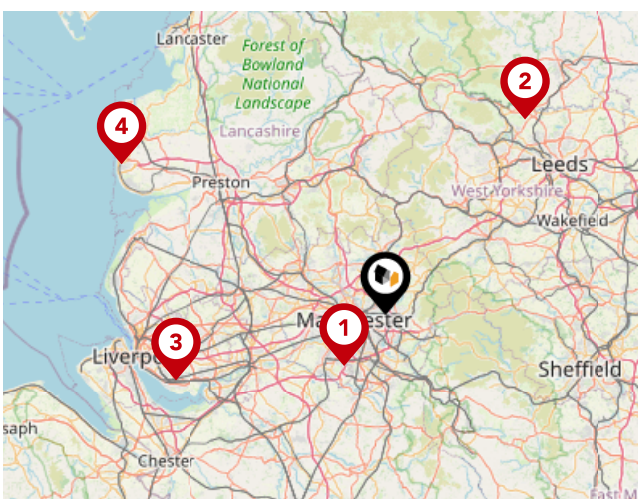
National Rail Stations

Pin	Name	Distance
1	Fairfield Rail Station	0.47 miles
2	Denton Rail Station	1.07 miles
3	Guide Bridge Rail Station	0.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J23	0.57 miles
2	M60 J24	1.01 miles
3	M67 J1	1.25 miles
4	M67 J2	1.83 miles
5	M60 J25	3.29 miles



Airports/Helipads

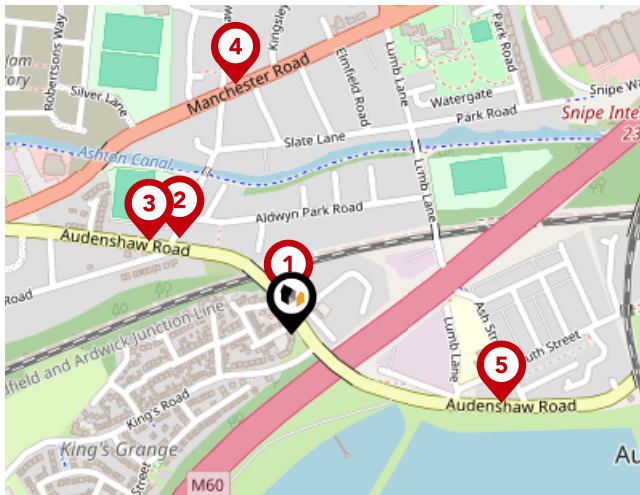
Pin	Name	Distance
1	Manchester Airport	9.38 miles
2	Leeds Bradford Airport	33.62 miles
3	Speke	31.14 miles
4	Highfield	42.81 miles

Area

Transport (Local)

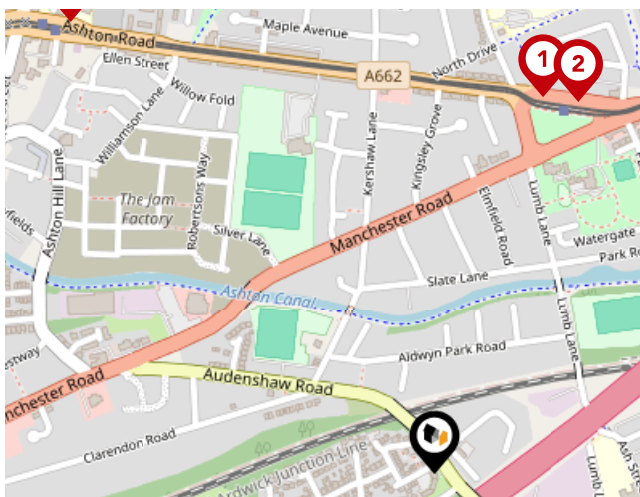
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Bus Stops/Stations

Pin	Name	Distance
1	Trafalgar Avenue	0.04 miles
2	Clarendon Road	0.16 miles
3	Clarendon Road	0.19 miles
4	Rivington Grove	0.28 miles
5	Ash Street	0.24 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	0.43 miles
2	Audenshaw (Manchester Metrolink)	0.44 miles
3	Droylsden (Manchester Metrolink)	0.64 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.

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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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