



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 16<sup>th</sup> September 2025**



**ROTHESAY AVENUE, DUKINFIELD, SK16**

**Lawler & Co | Hyde**

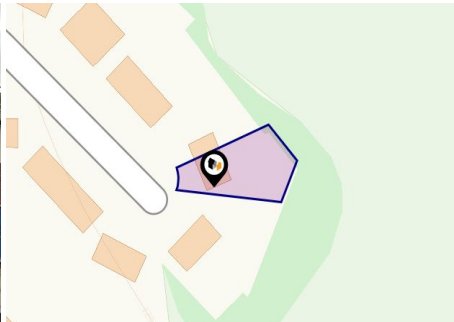
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	753 ft <sup>2</sup> / 70 m <sup>2</sup>
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,541
Title Number:	GM539781

Tenure: Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

9	80	1000
mb/s	mb/s	mb/s

### Mobile Coverage:

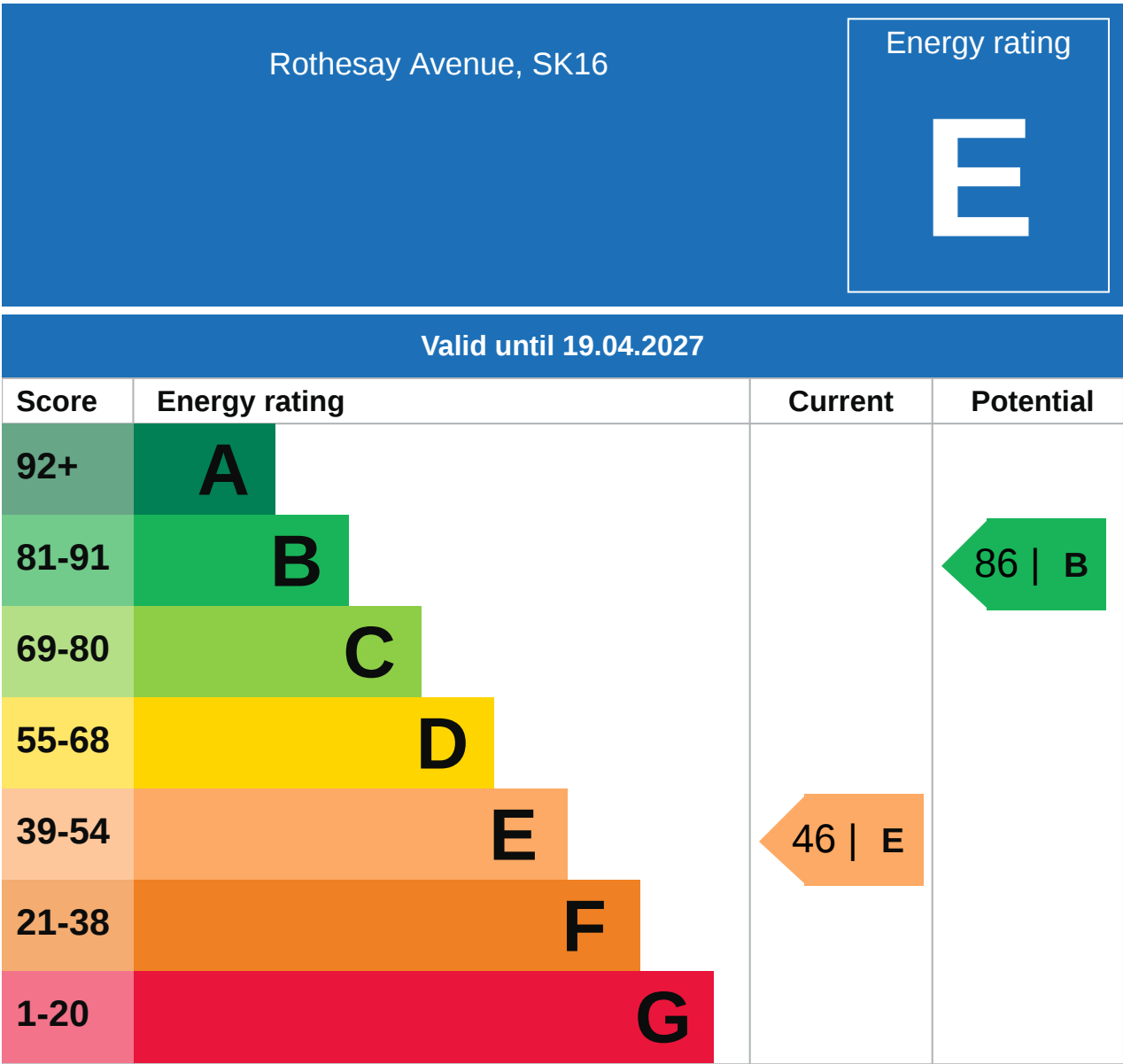
(based on calls indoors)



### Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**



# Property

## EPC - Additional Data

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### Additional EPC Data

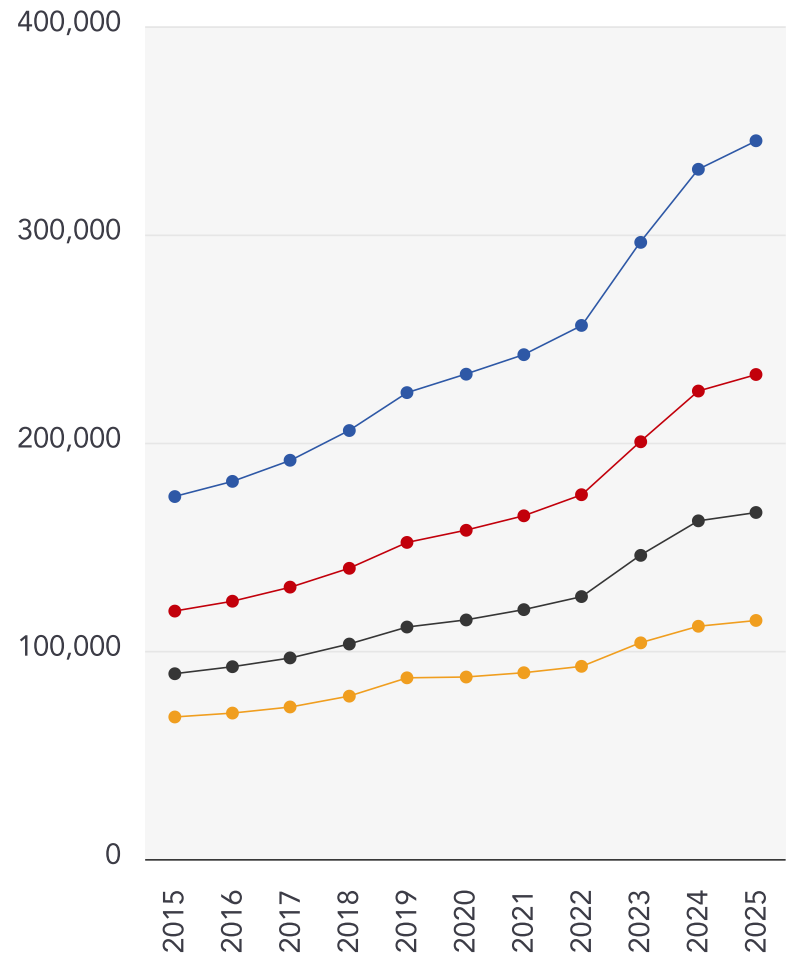
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in SK16



Detached

**+98.16%**

Semi-Detached

**+95.42%**

Terraced

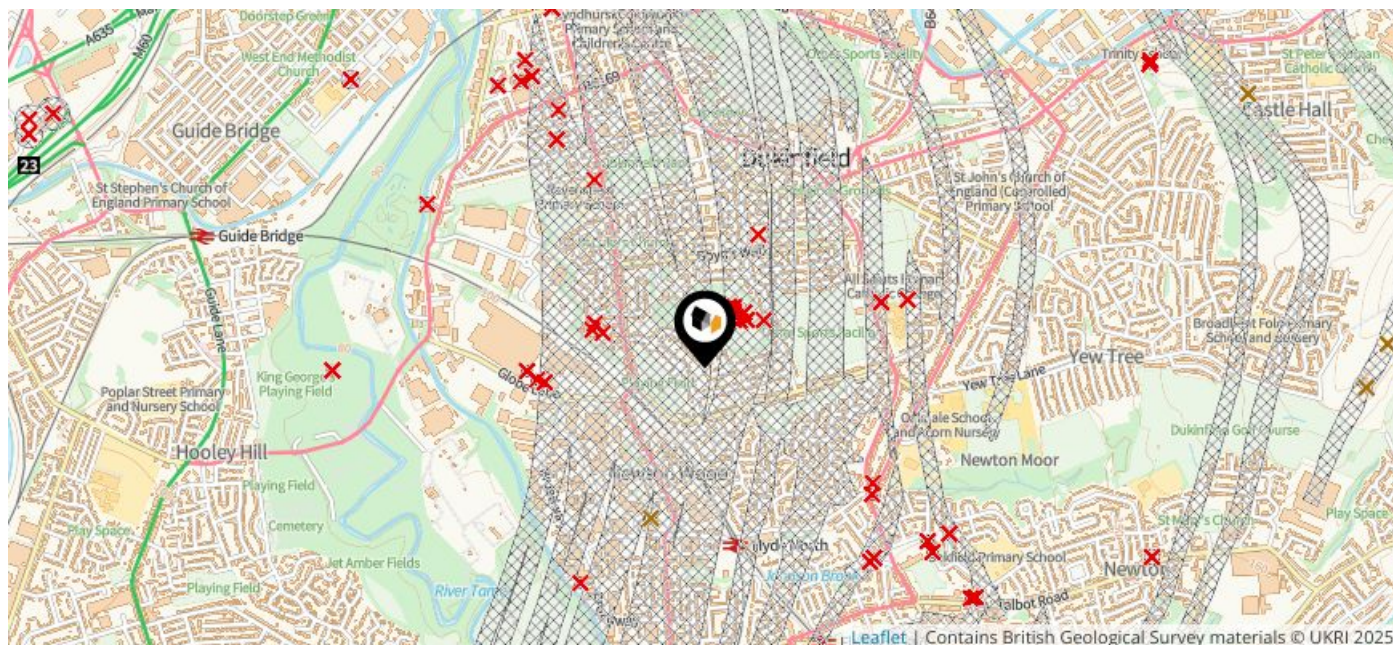
**+87.01%**

Flat

**+67.95%**



This map displays nearby coal mine entrances and their classifications.



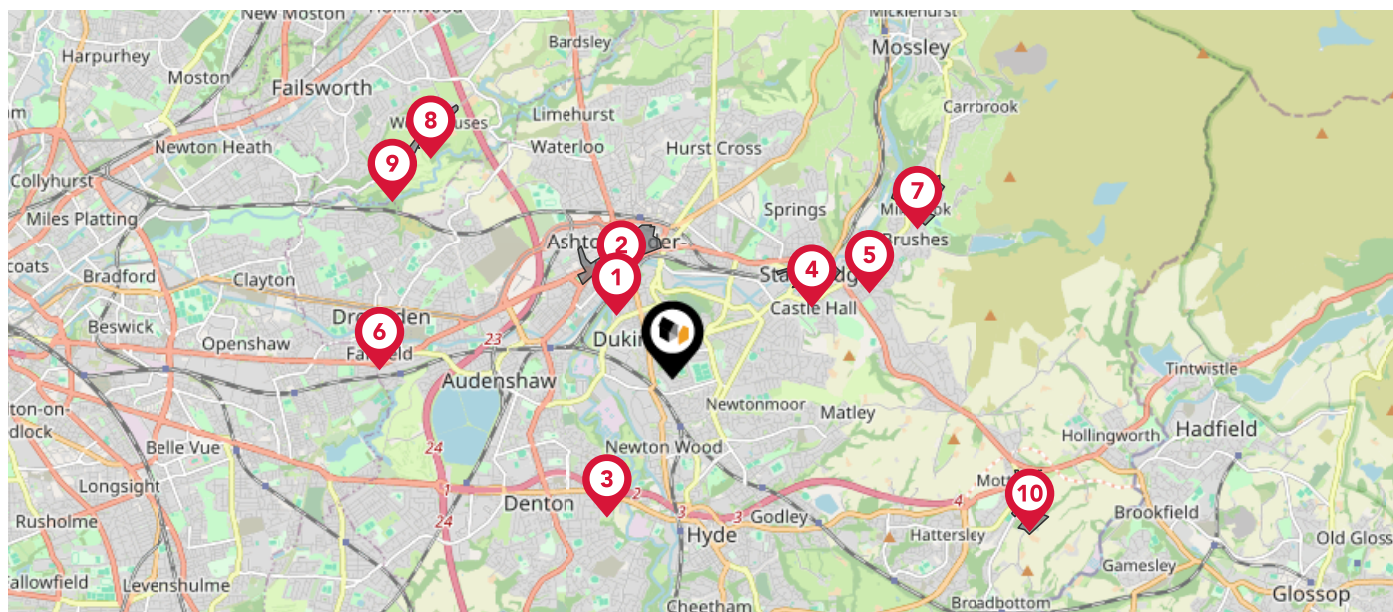
## Mine Entry

- ✕ 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



Portland Basin



Ashton Town Centre



St Annes, Haughton



Stalybridge Town Centre



Copley (Tameside)



Fairfield (Tameside)



Millbrook (Tameside)



Woodhouses



Bottom of Woodhouses



Mottram In Longdendale



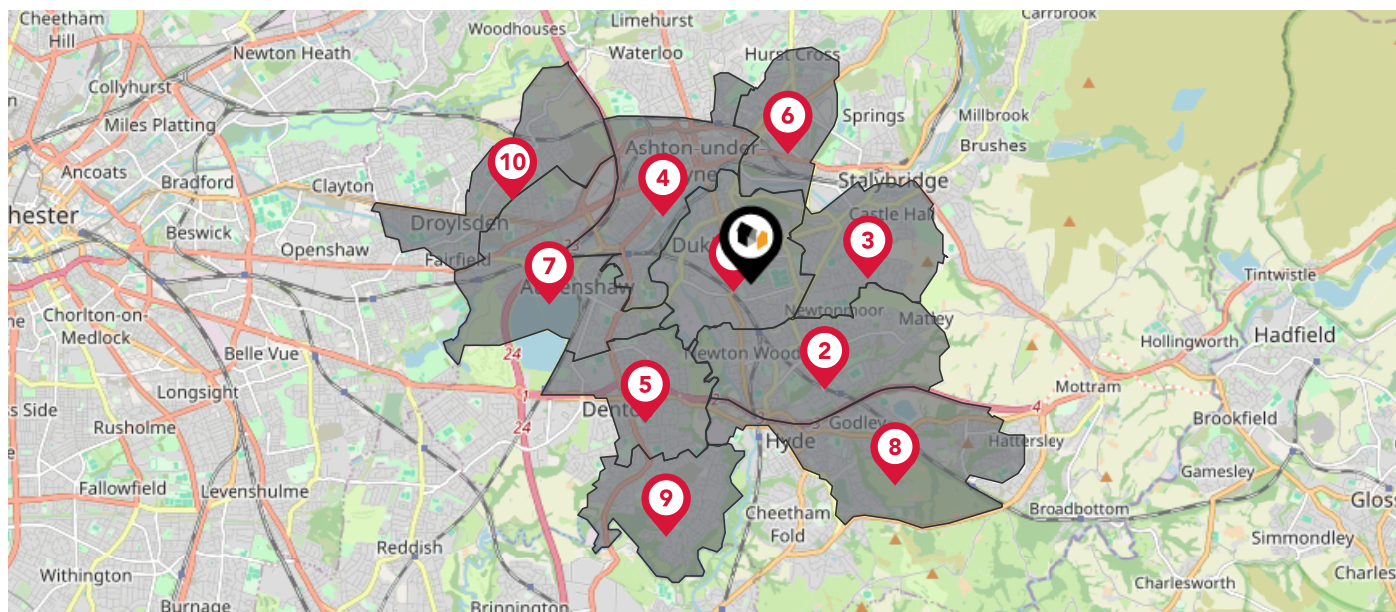
# Maps

## Council Wards

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



### Nearby Council Wards

1

Dukinfield Ward

2

Hyde Newton Ward

3

Dukinfield Stalybridge Ward

4

St. Peter's Ward

5

Denton North East Ward

6

Ashton St. Michael's Ward

7

Audenshaw Ward

8

Hyde Godley Ward

9

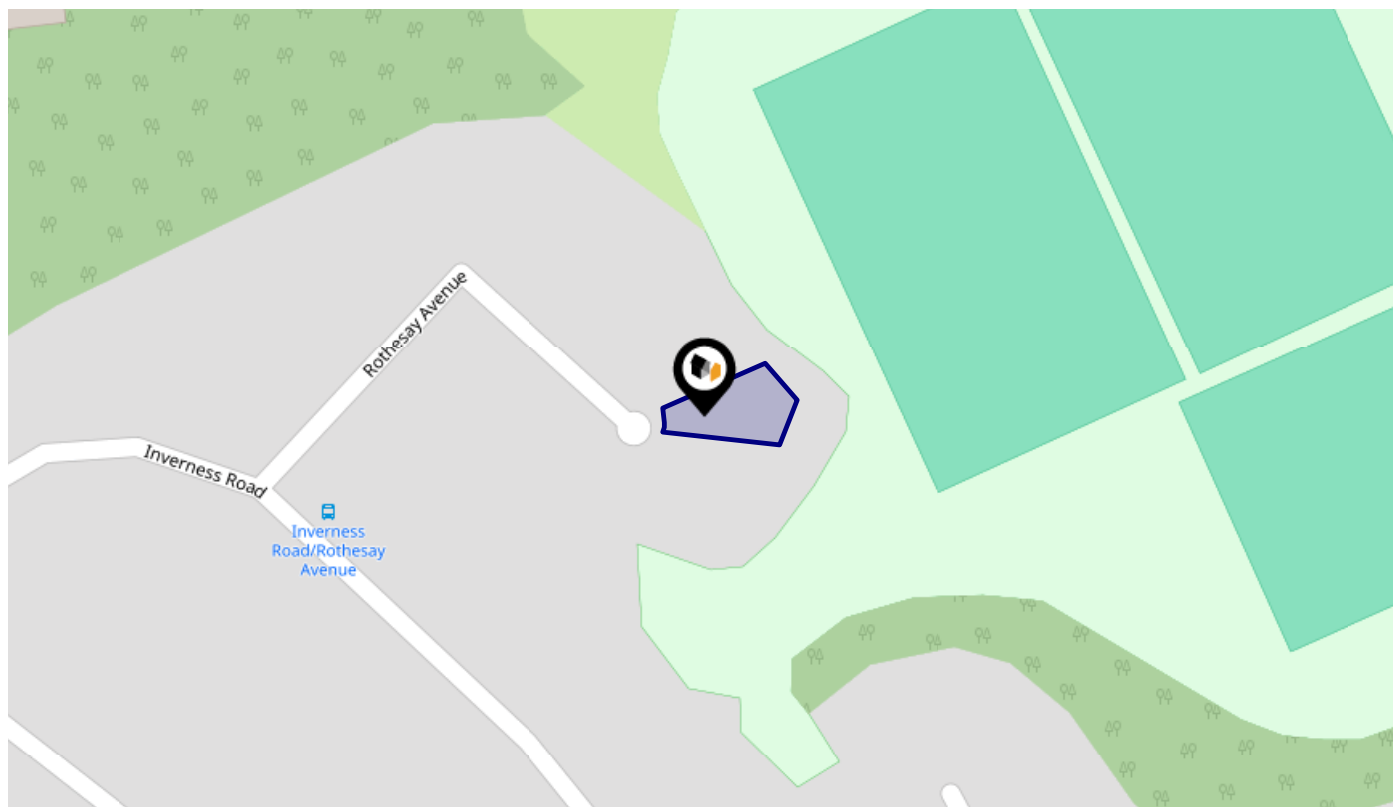
Denton South Ward

10

Droylsden East 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	

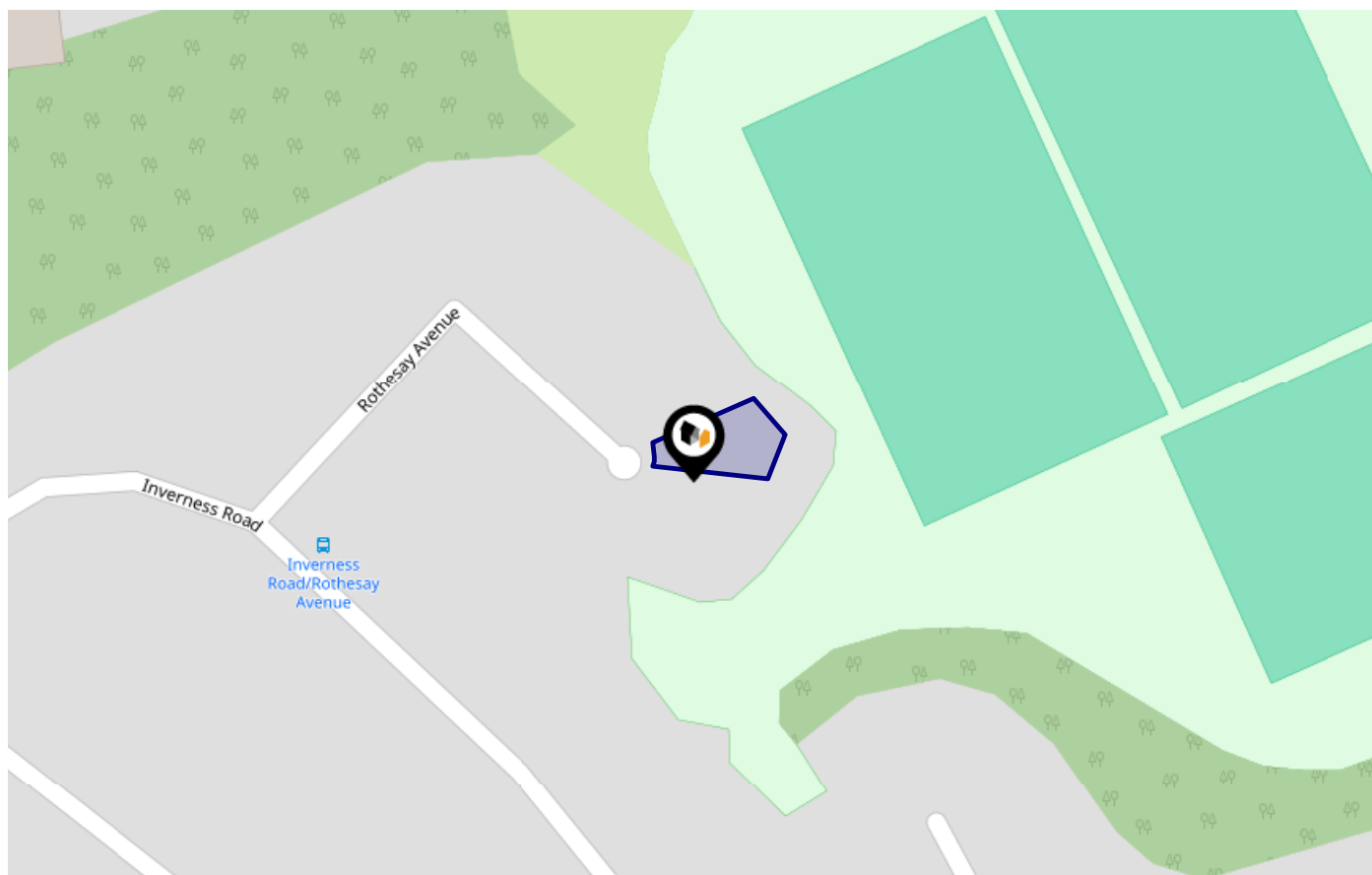
# Flood Risk

## 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.

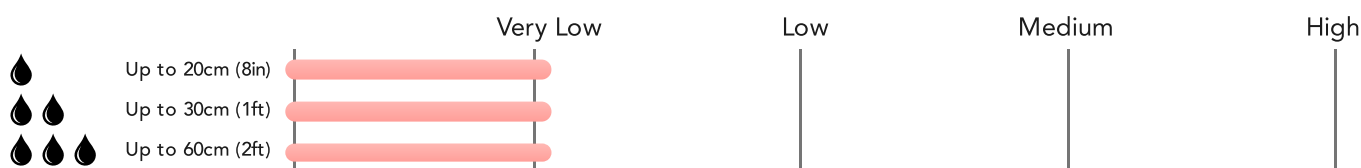


**Risk Rating:** Very low

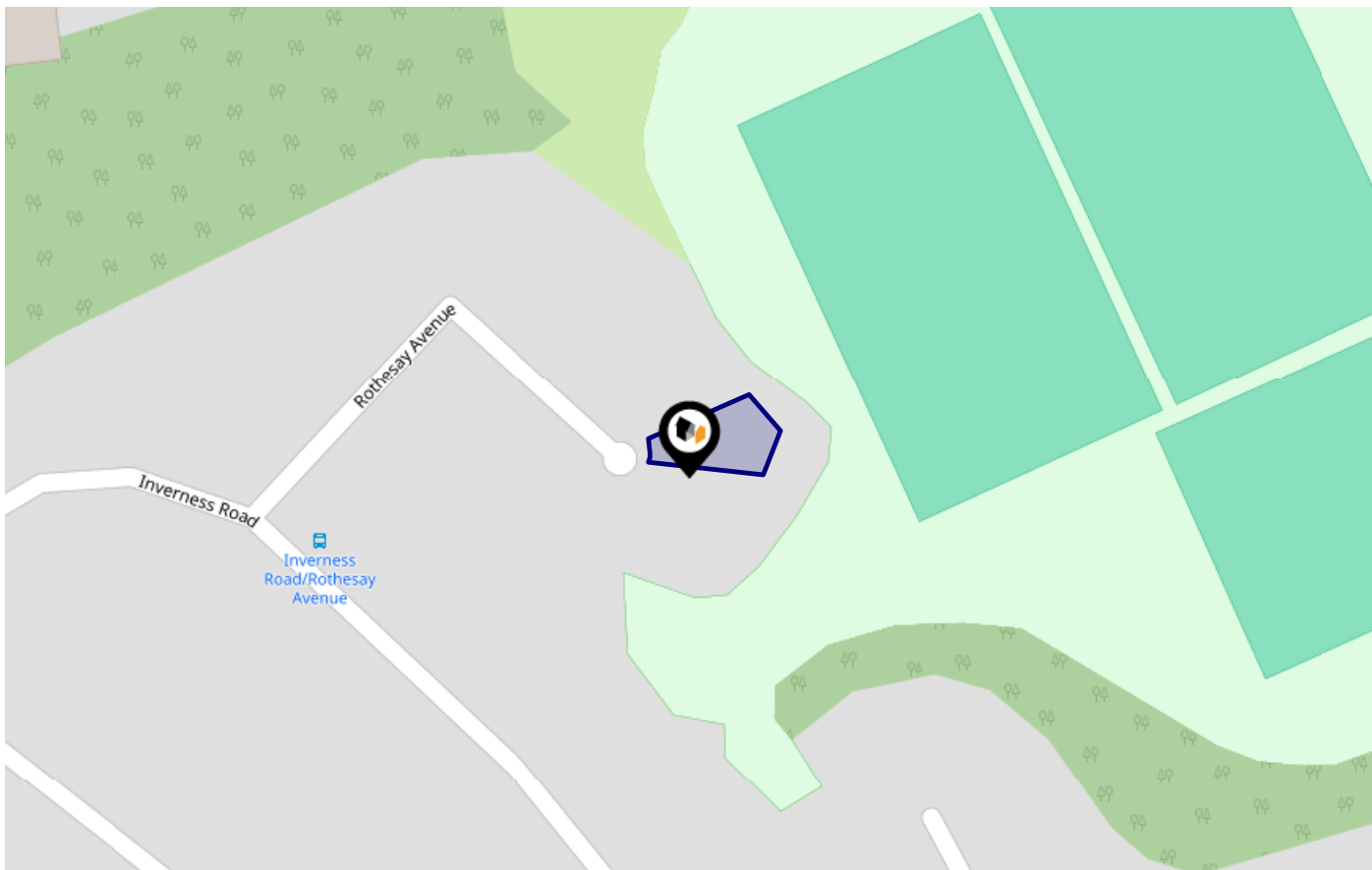
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

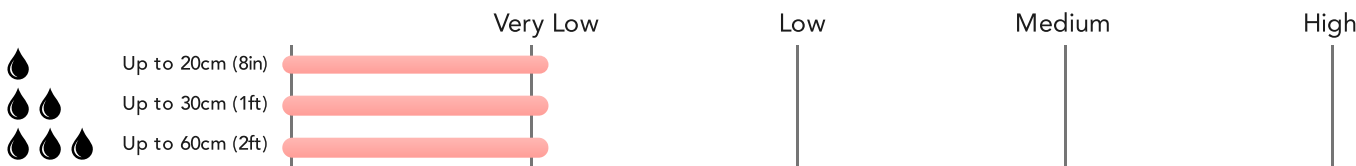


**Risk Rating:** Very low

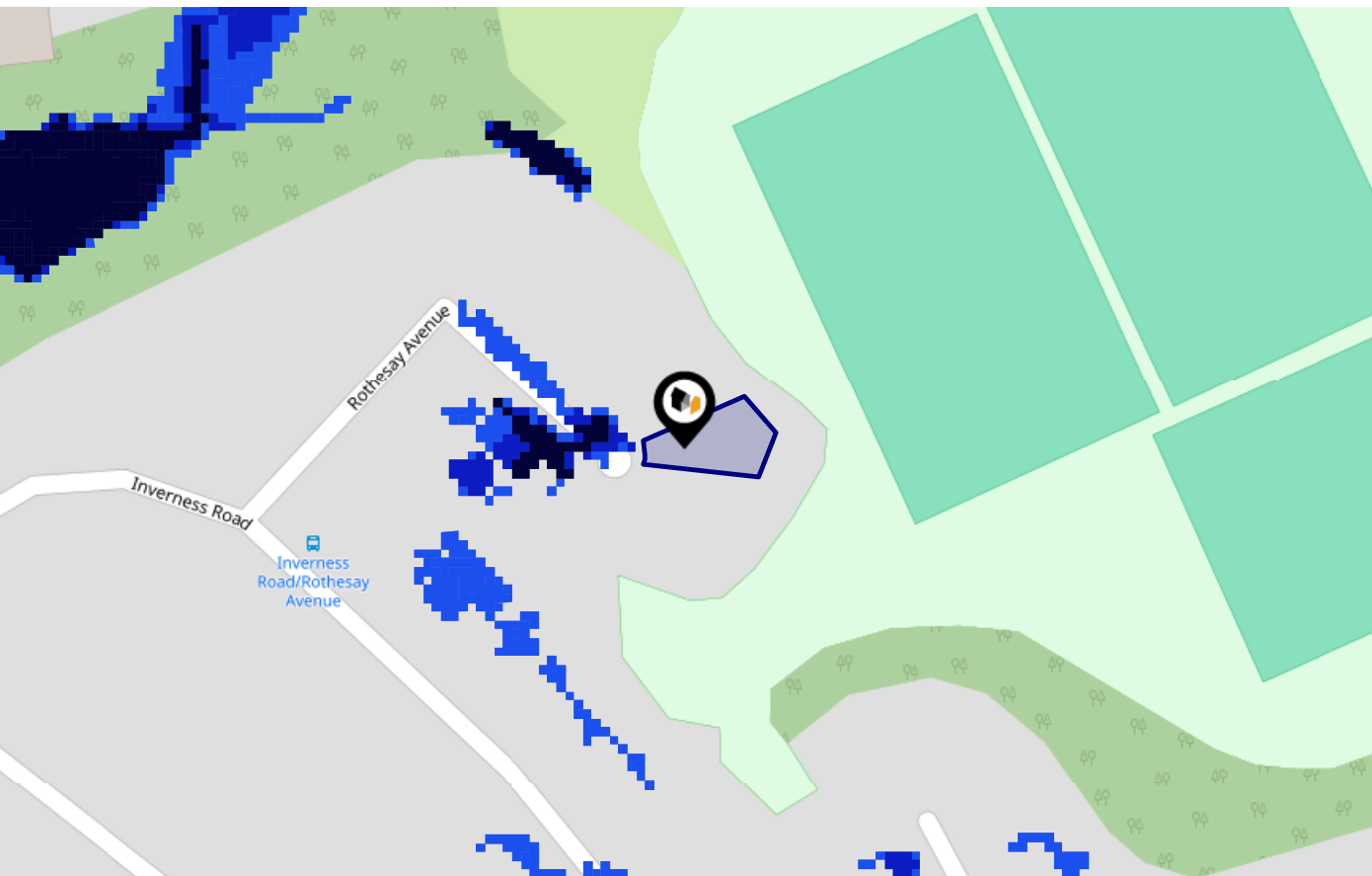
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Chance of flooding to the following depths at this property:



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

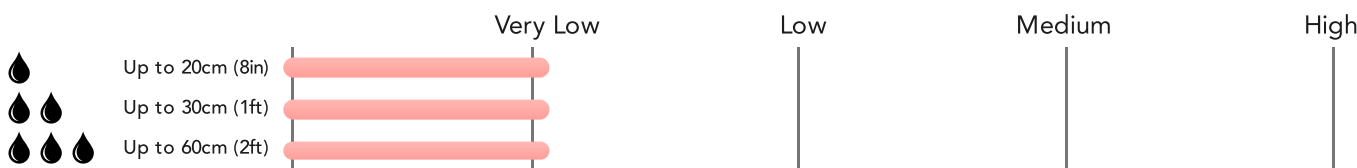


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Chance of flooding to the following depths at this property:





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.

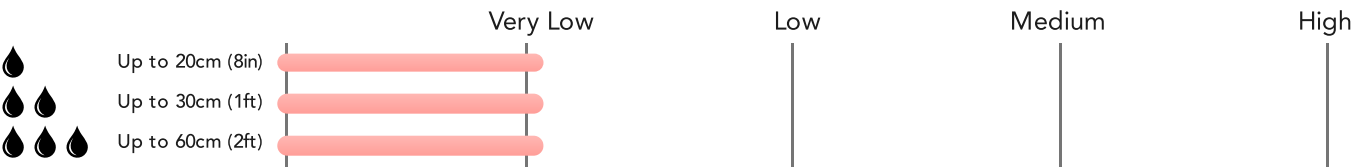


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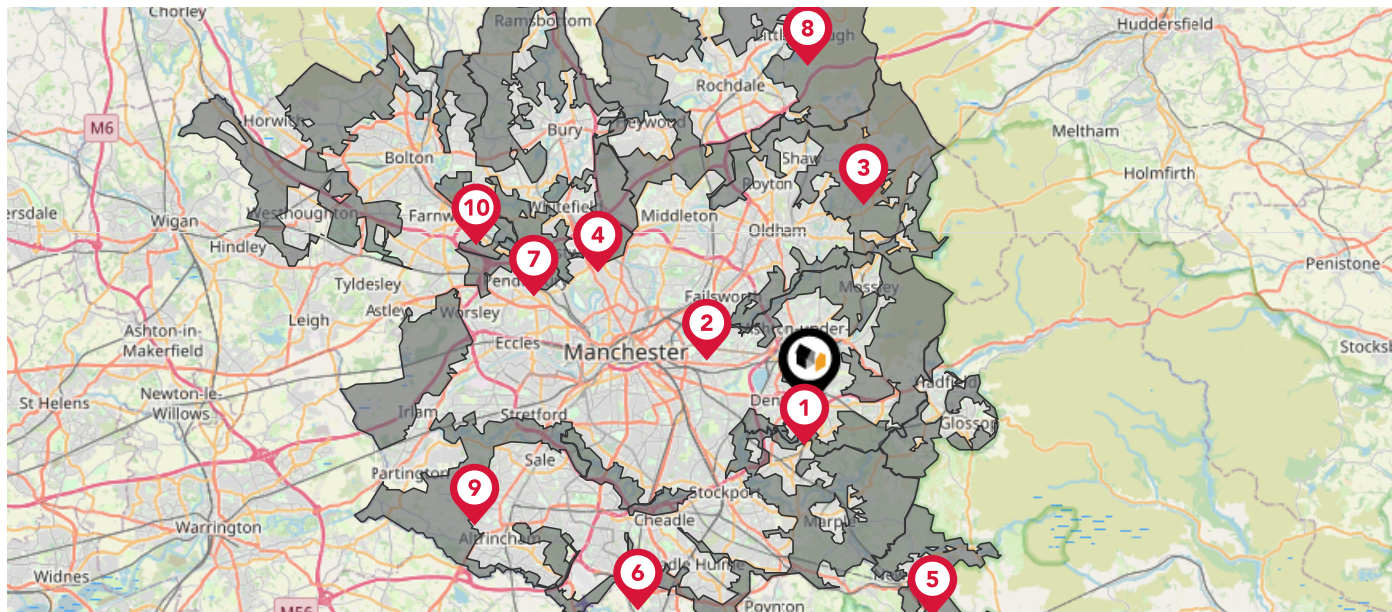
# Maps

## Green Belt

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



### Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Tameside

2

Merseyside and Greater Manchester Green Belt - Manchester

3

Merseyside and Greater Manchester Green Belt - Oldham

4

Merseyside and Greater Manchester Green Belt - Bury

5

Merseyside and Greater Manchester Green Belt - High Peak

6

Merseyside and Greater Manchester Green Belt - Stockport

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Rochdale

9

Merseyside and Greater Manchester Green Belt - Trafford

10

Merseyside and Greater Manchester Green Belt - Bolton

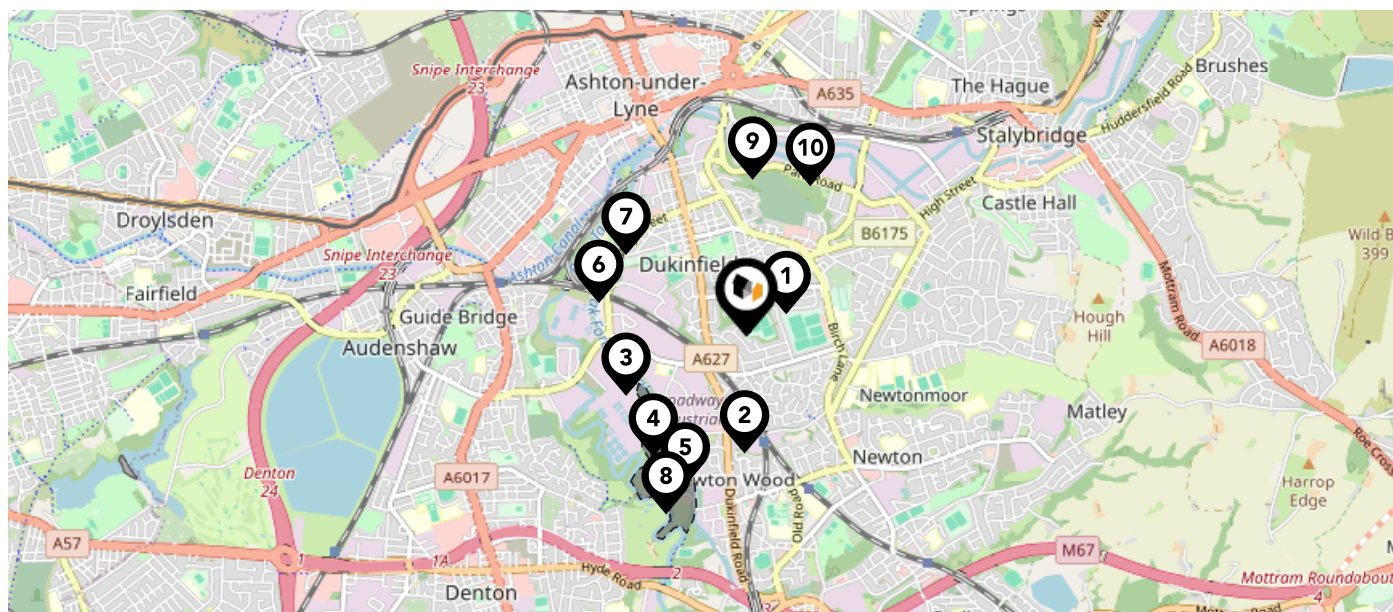
# Maps

## Landfill Sites

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



### Nearby Landfill Sites

<b>1</b>	Land between Barlow Road and Boyds Walk-Dukinfield	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Albert Mill-Victoria Road, Dukinfield, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Globe Lane-Dukinfield	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Ash Valley Landfill-Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Coal Shaft West of Dukinfield Road-Dukinfield, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Ashton-Under-Lyne Sewage Effluent Treatment Works- Ashton Street, Dukinfield	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Charles Street-Dukinfield, Cheshire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Dunkirk Lane-Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Texas Street-Stalybridge	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Rear of Clarence Street-Stalybridge	Historic Landfill	<input type="checkbox"/>



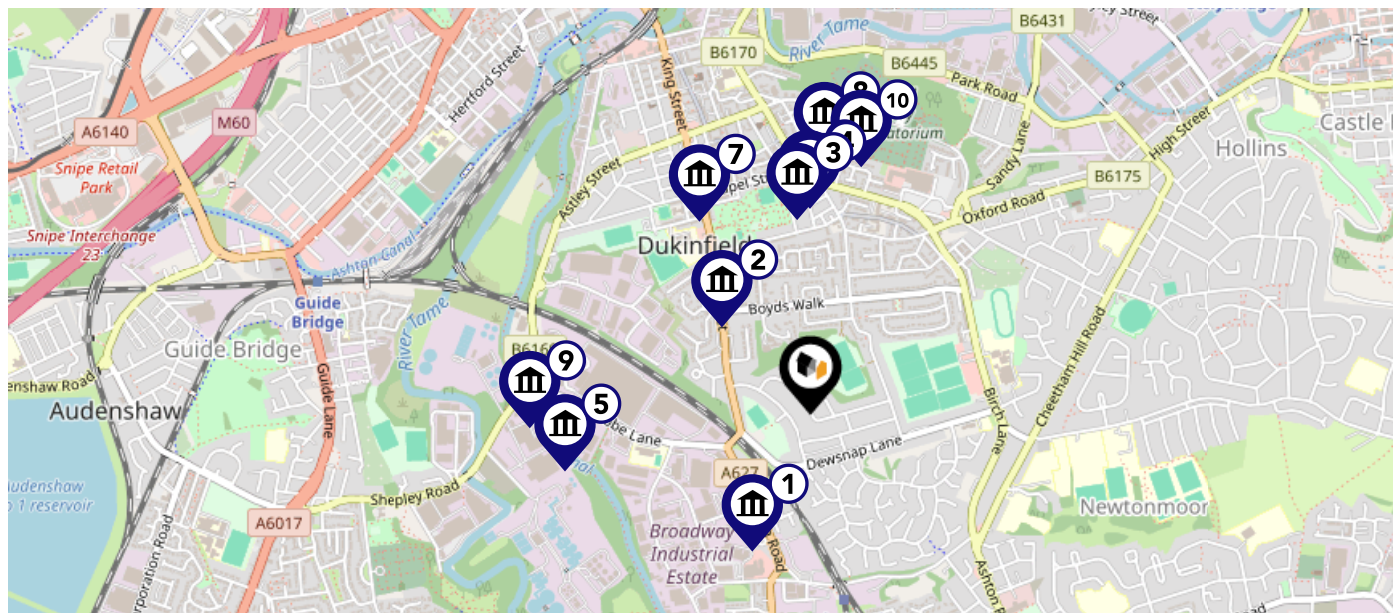
# Maps











## Listed Buildings

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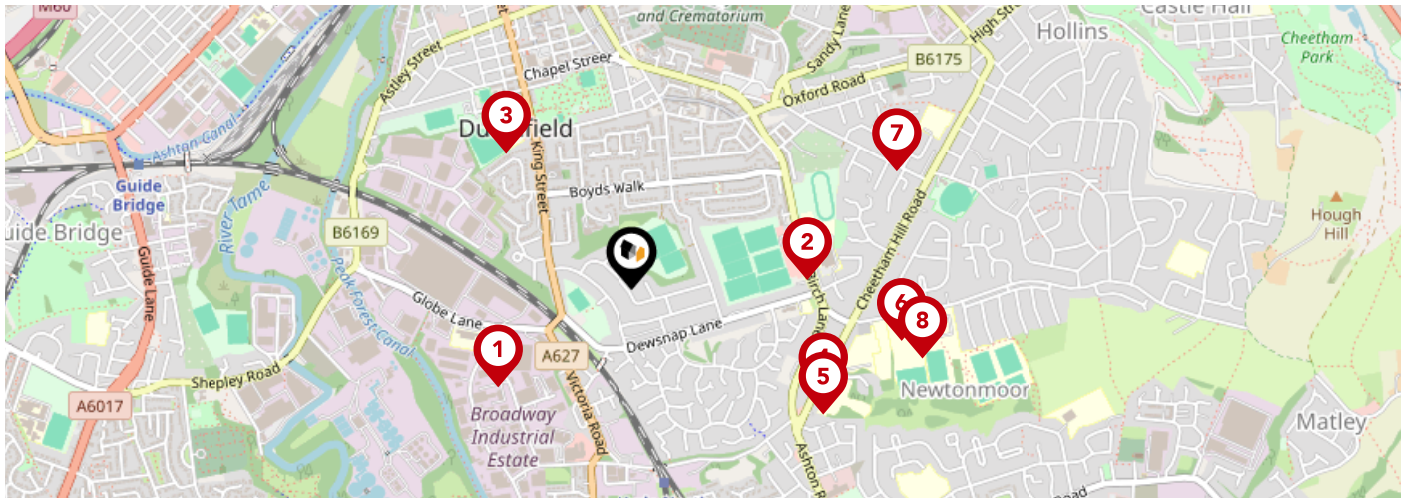
SALES AND LETTINGS

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

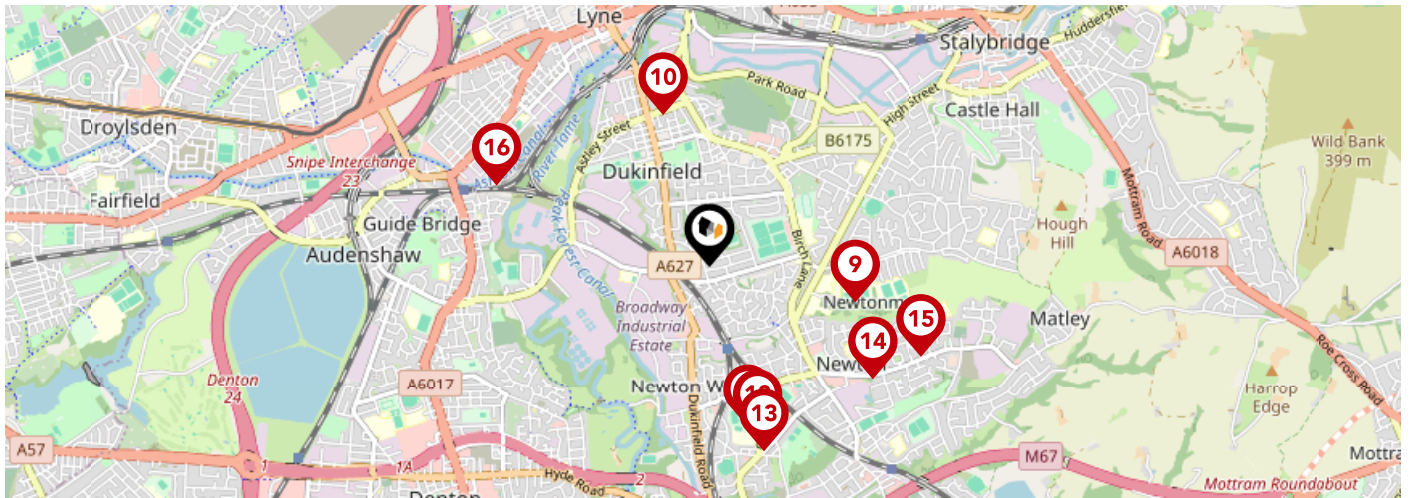










Listed Buildings in the local district	Grade	Distance
 1068075 - Newton Wood War Memorial	Grade II	0.3 miles
 1084304 - Church Of St Luke	Grade II	0.3 miles
 1068073 - War Memorial	Grade II	0.4 miles
 1068078 - 3 Chest Tombs To South Of Dukinfield Old Chapel	Grade II	0.5 miles
 1356422 - Old Hall Chapel	Grade II	0.5 miles
 1068077 - Dukinfield Old Chapel	Grade II	0.5 miles
 1403441 - Dukinfield Town Hall	Grade II	0.5 miles
 1240109 - Cemetery Office, Dukinfield Cemetery	Grade II	0.6 miles
 1437974 - Dukinfield Hall War Memorial	Grade II	0.6 miles
 1084303 - Chapel And Crematorium, Dukinfield Cemetery	Grade II	0.6 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tameside Pupil Referral Service</b> Ofsted Rating: Good   Pupils: 160   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>All Saints Catholic College</b> Ofsted Rating: Good   Pupils: 798   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ravensfield Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oakdale School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Yew Tree Primary School</b> Ofsted Rating: Good   Pupils: 364   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St John's CofE Primary School, Dukinfield</b> Ofsted Rating: Good   Pupils: 332   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cromwell High School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Rayner Stephens High School</b> Ofsted Rating: Requires improvement   Pupils: 580   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lyndhurst Primary School</b> Ofsted Rating: Requires improvement   Pupils: 227   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thomas Ashton School</b> Ofsted Rating: Special Measures   Pupils: 97   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hyde High School</b> Ofsted Rating: Requires improvement   Pupils: 1169   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Flowery Field Primary School</b> Ofsted Rating: Good   Pupils: 661   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakfield Primary and Moderate Learning Difficulties Resource Provision</b> Ofsted Rating: Good   Pupils: 228   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bradley Green Primary Academy</b> Ofsted Rating: Good   Pupils: 218   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

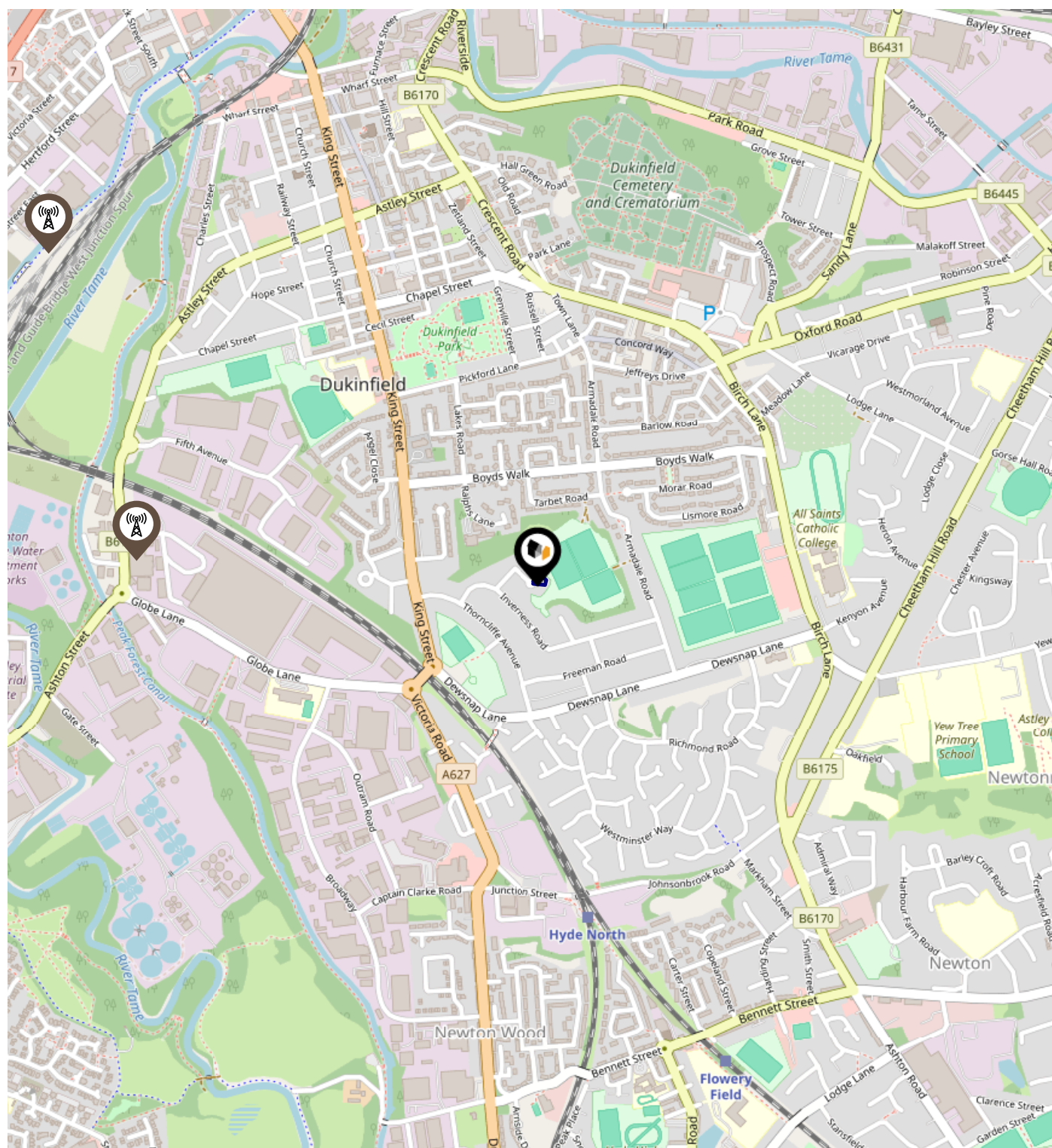


# Local Area



## Masts & Pylons

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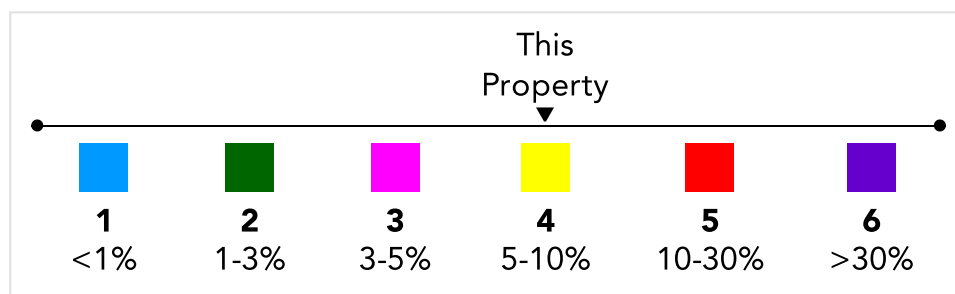
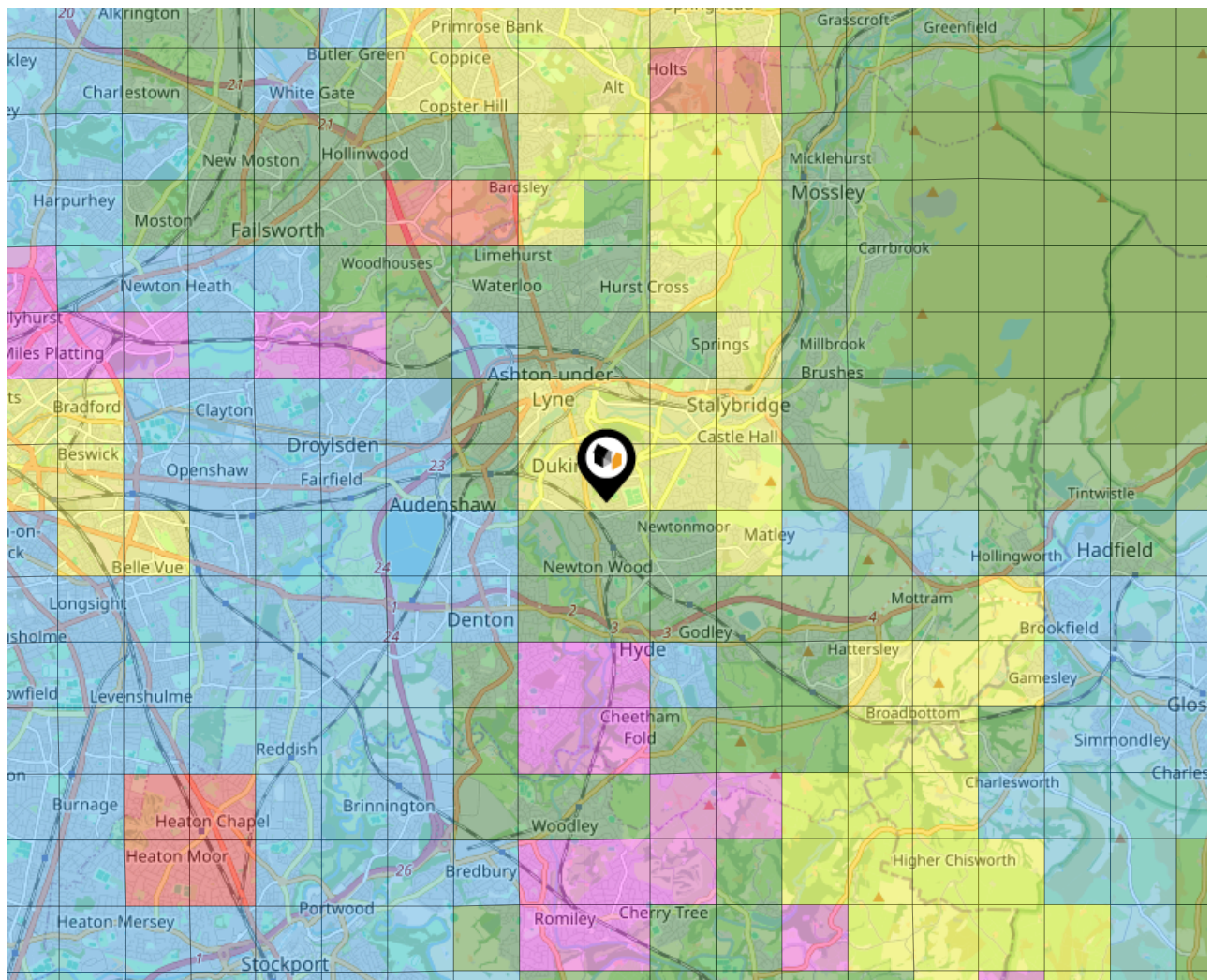


### Key:

-  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/m<sup>3</sup>).

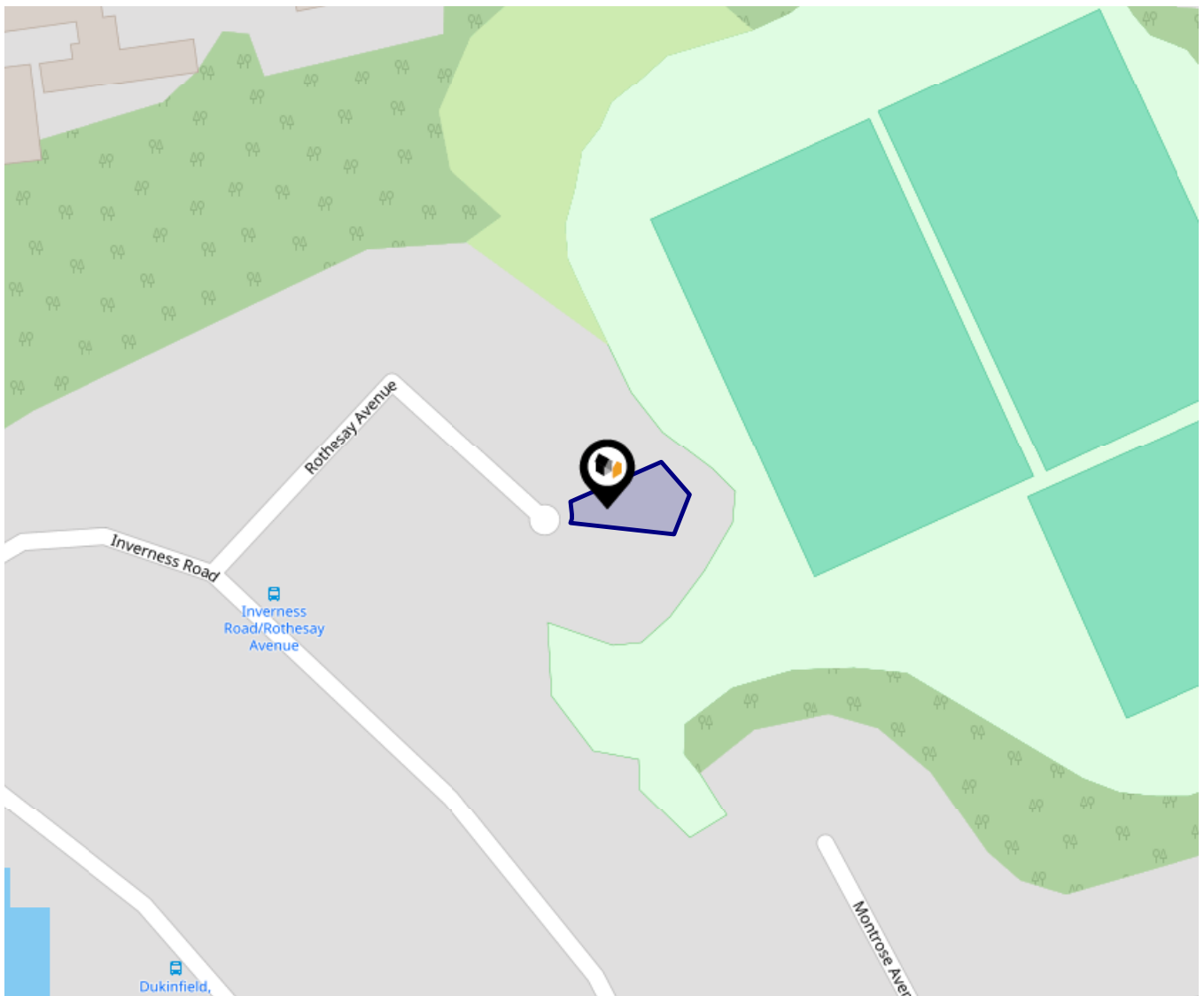




# Local Area Road Noise

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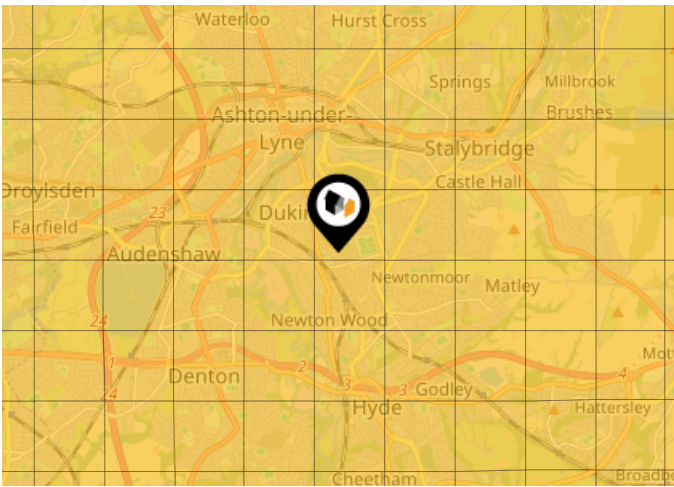
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

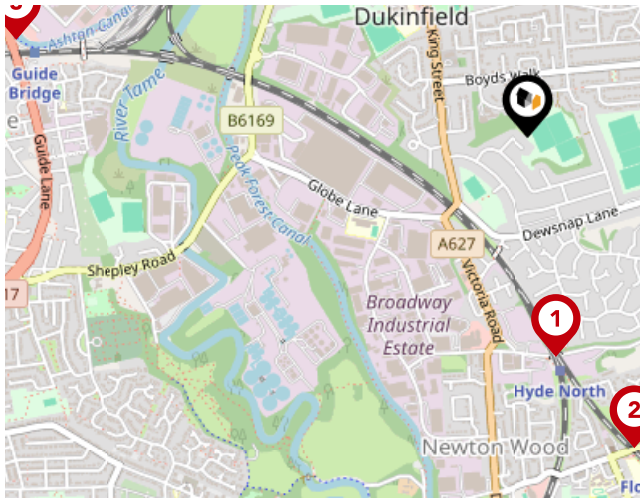
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

## Transport (National)

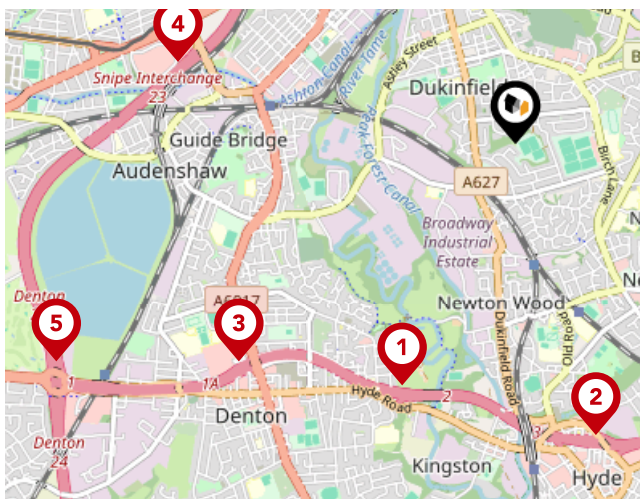
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SALES AND LETTINGS



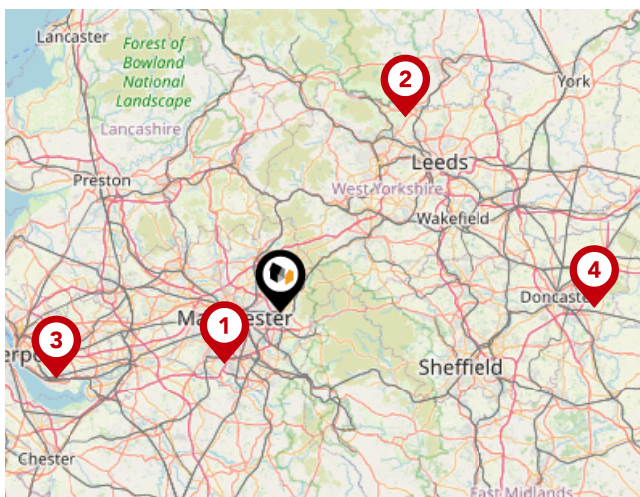
### National Rail Stations

Pin	Name	Distance
1	Hyde North Rail Station	0.49 miles
2	Flowery Field Rail Station	0.72 miles
3	Guide Bridge Rail Station	1.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J2	1.18 miles
2	M67 J3	1.33 miles
3	M67 J1	1.56 miles
4	M60 J23	1.53 miles
5	M60 J24	2.25 miles



### Airports/Helipads

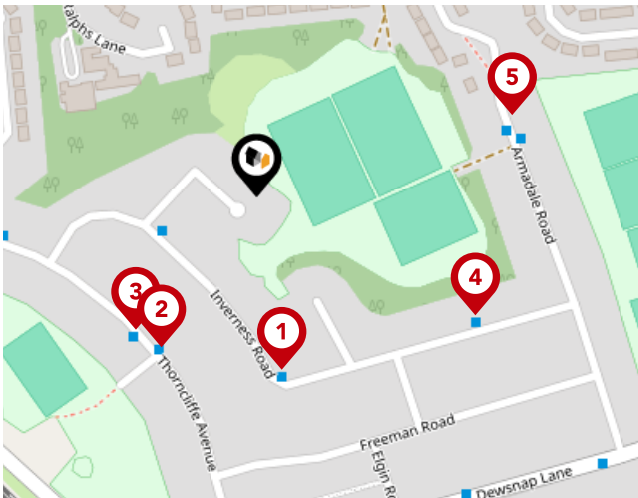
Pin	Name	Distance
1	Manchester Airport	10.71 miles
2	Leeds Bradford Airport	32.57 miles
3	Speke	33.01 miles
4	Finningley	44.3 miles

# Area

## Transport (Local)

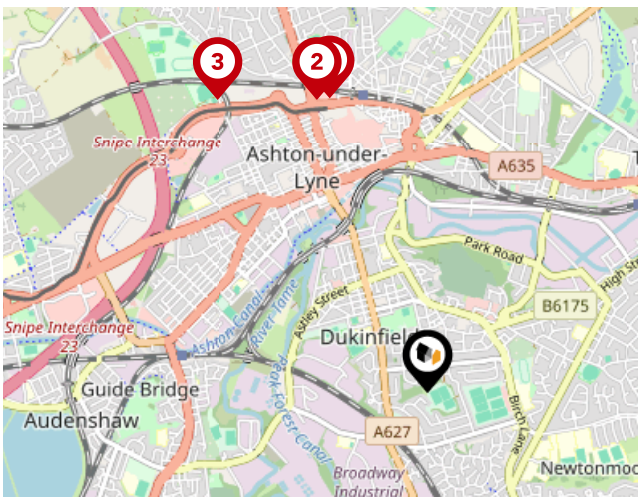
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### Bus Stops/Stations

Pin	Name	Distance
1	Montrose Avenue	0.1 miles
2	Denby Road	0.1 miles
3	Denby Road	0.1 miles
4	Arran Road	0.14 miles
5	Armadale Road	0.15 miles



### Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	1.37 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	1.38 miles
3	Ashton West (Manchester Metrolink)	1.59 miles



LAWLER  
& Co.

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



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## Important - Please Read

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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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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