

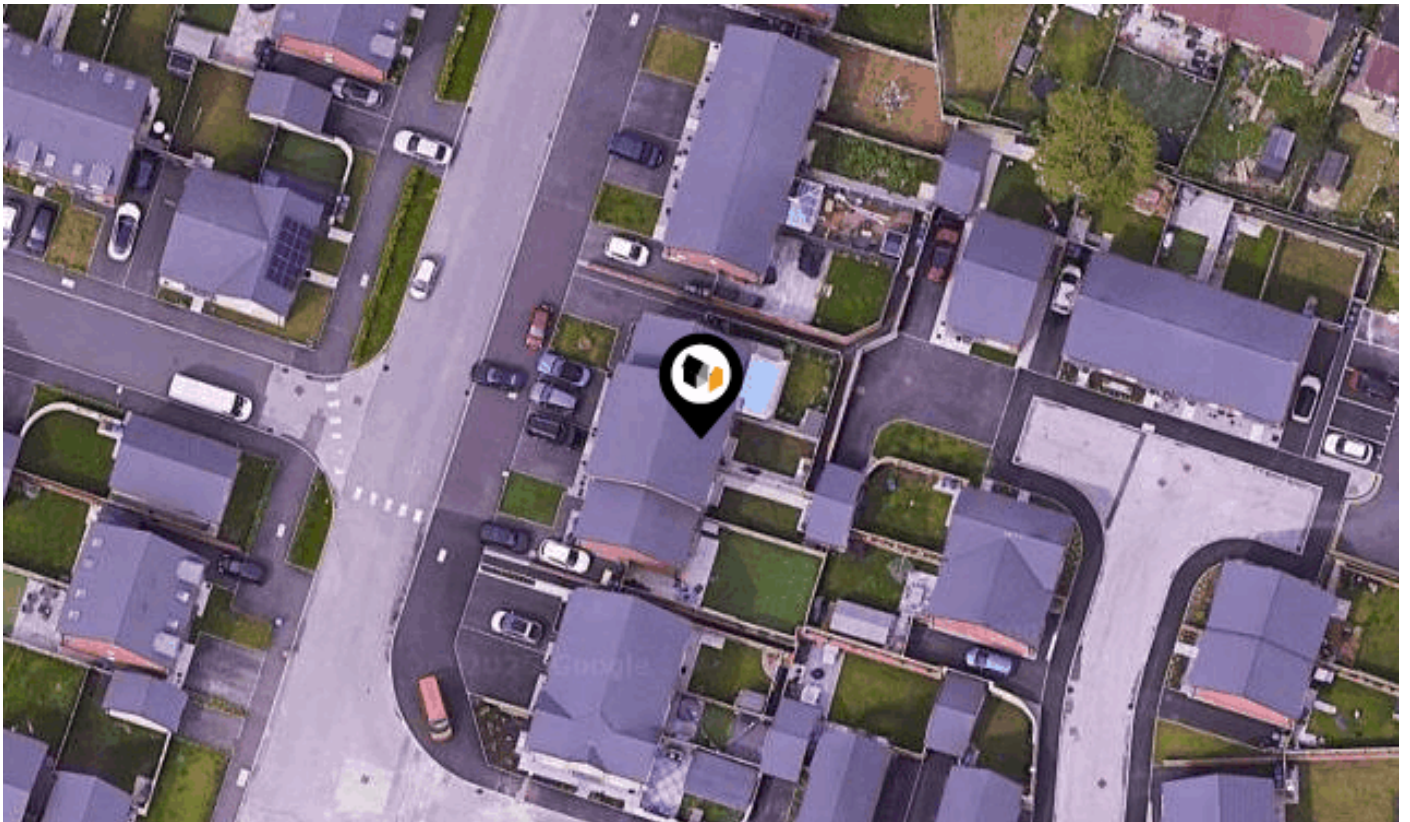


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09<sup>th</sup> October 2025



## SANDY BANK AVENUE, HYDE, SK14

### Lawler & Co | Hyde

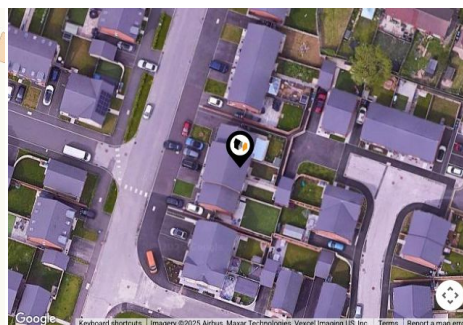
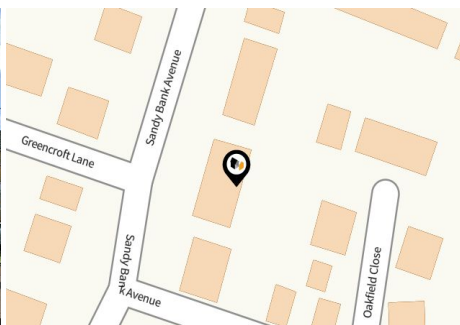
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





## Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,162 ft <sup>2</sup> / 108 m <sup>2</sup>

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>3</b>	<b>80</b>	<b>10000</b>
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Property  
**EPC - Certificate**

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Hyde, SK14

Energy rating

**B**

Valid until 14.10.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		96   <b>A</b>
81-91	<b>B</b>	86   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

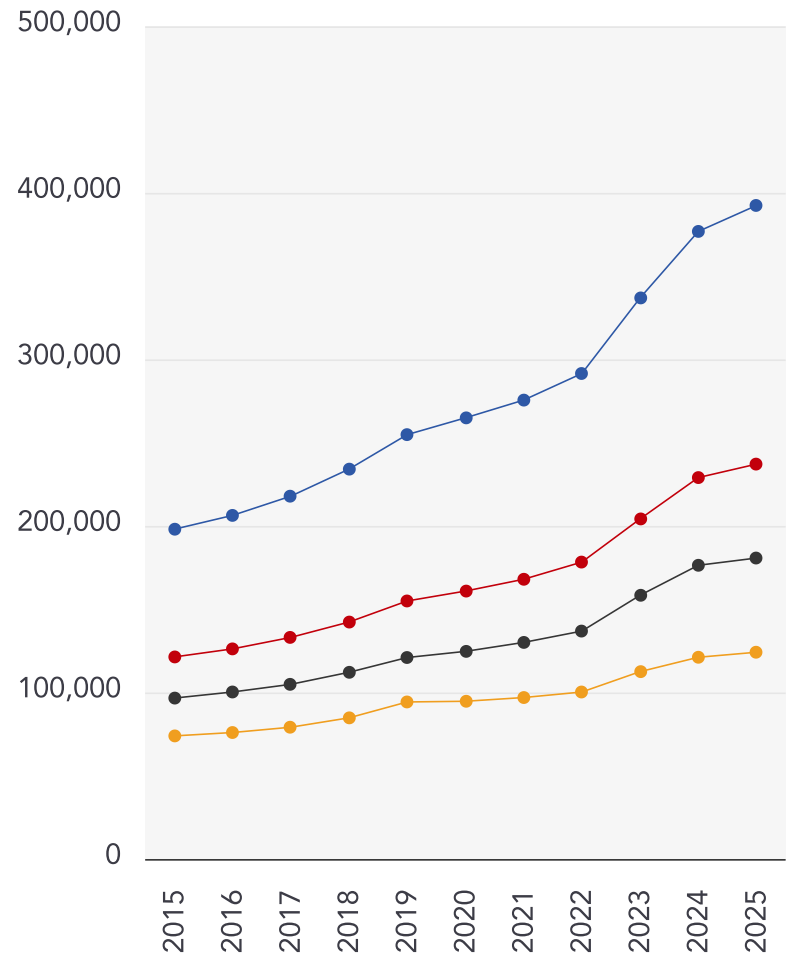
<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Average thermal transmittance 0.27 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very good
<b>Window:</b>	High performance glazing
<b>Window Energy:</b>	Very good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Average thermal transmittance 0.13 W/m <sup>2</sup> K
<b>Floors Energy:</b>	Very good
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	Air permeability 4.5 m <sup>3</sup> /h.m <sup>2</sup> (as tested)
<b>Air Tightness Energy:</b>	Good
<b>Total Floor Area:</b>	108 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+98.16%**

Semi-Detached

**+95.42%**

Terraced

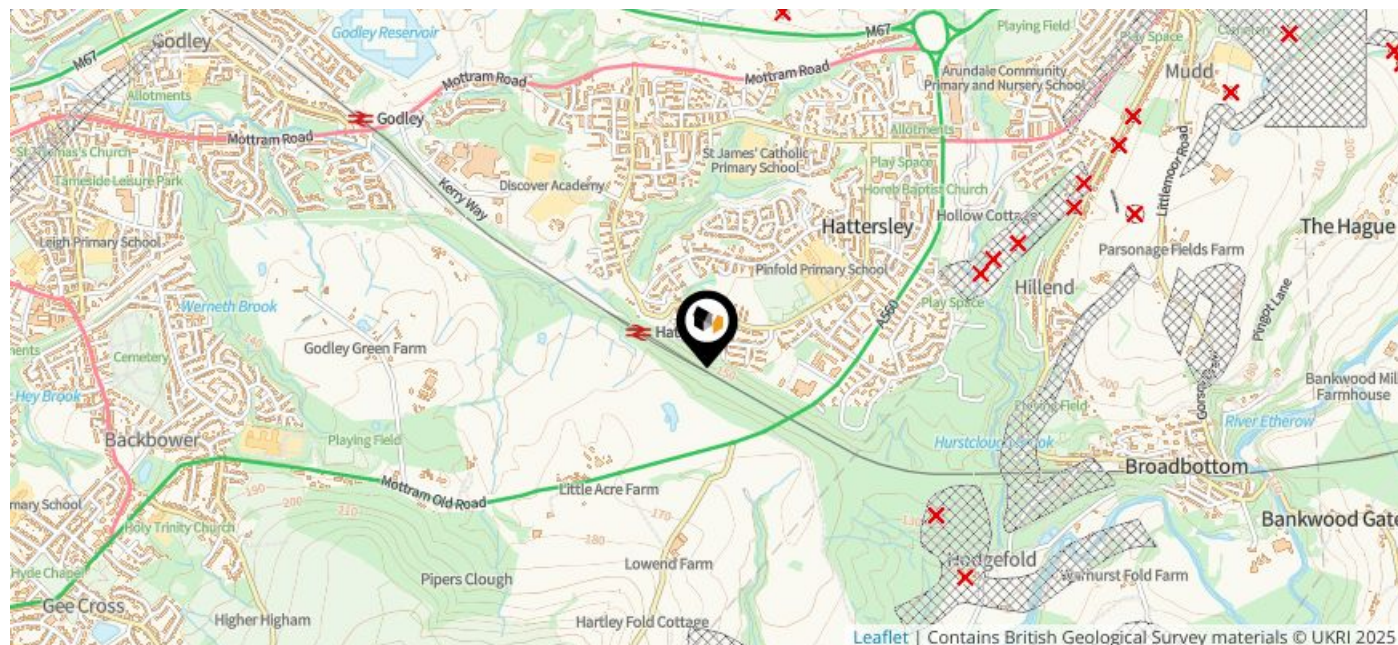
**+87.01%**

Flat

**+67.95%**



This map displays nearby coal mine entrances and their classifications.



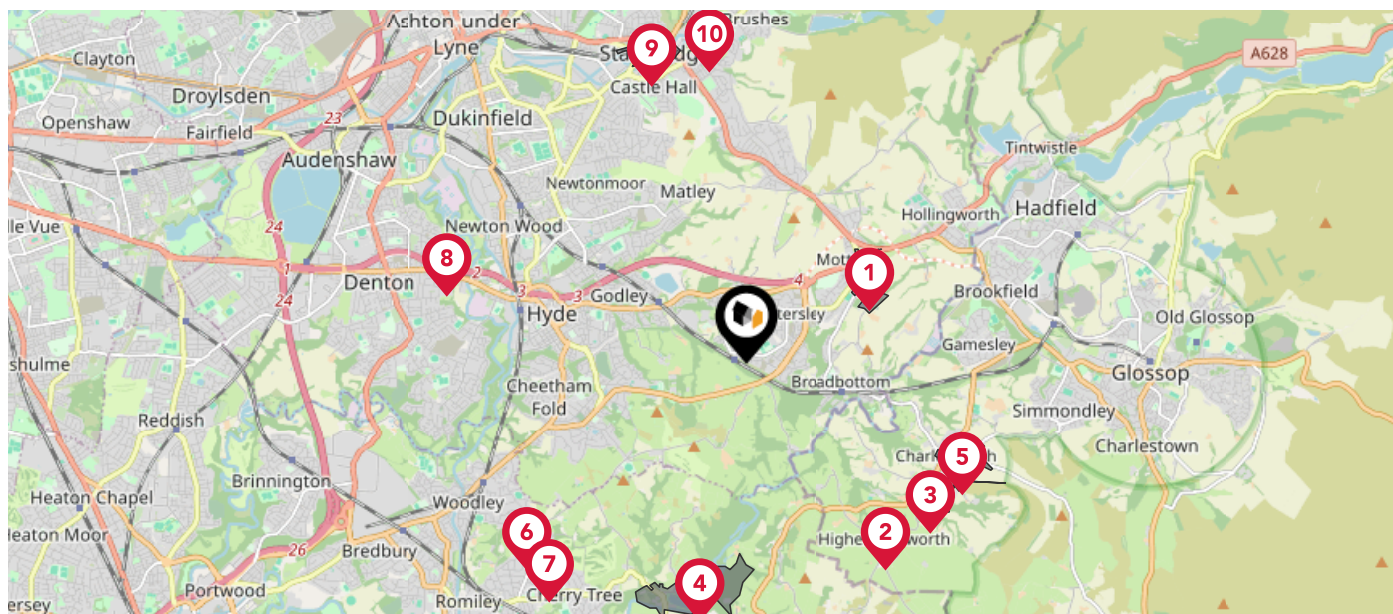
## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- |    |                         |
|----|-------------------------|
| 1  | Mottram In Longdendale  |
| 2  | Higher Chisworth        |
| 3  | Chisworth, Holehouse    |
| 4  | Compstall               |
| 5  | Charlesworth            |
| 6  | Greave Fold, Romiley    |
| 7  | Barlow Fold, Romiley    |
| 8  | St Annes, Haughton      |
| 9  | Stalybridge Town Centre |
| 10 | Copley (Tameside)       |



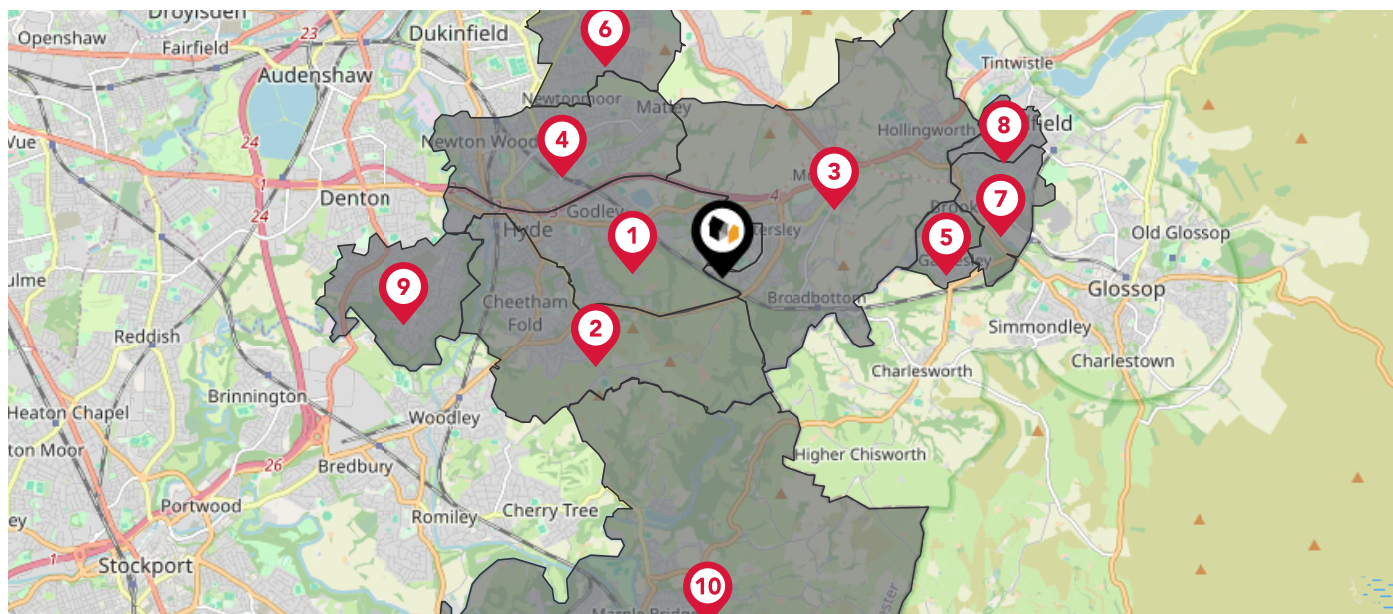
# Maps

## Council Wards

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



### Nearby Council Wards

1

Hyde Godley Ward

2

Hyde Werneth Ward

3

Longdendale Ward

4

Hyde Newton Ward

5

Gamesley Ward

6

Dukinfield Stalybridge Ward

7

Hadfield South Ward

8

Hadfield North Ward

9

Denton South Ward

10

Marple North Ward



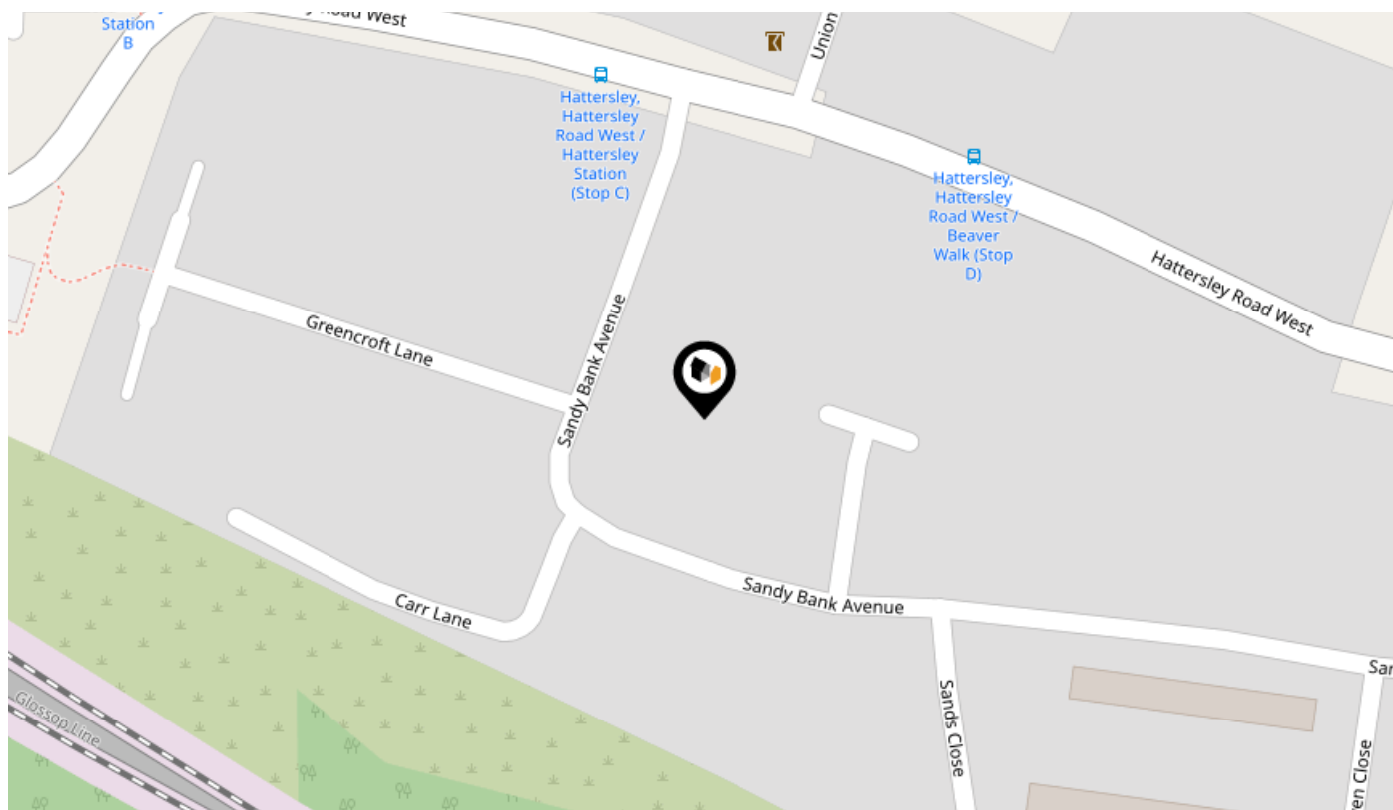
# Maps

## 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

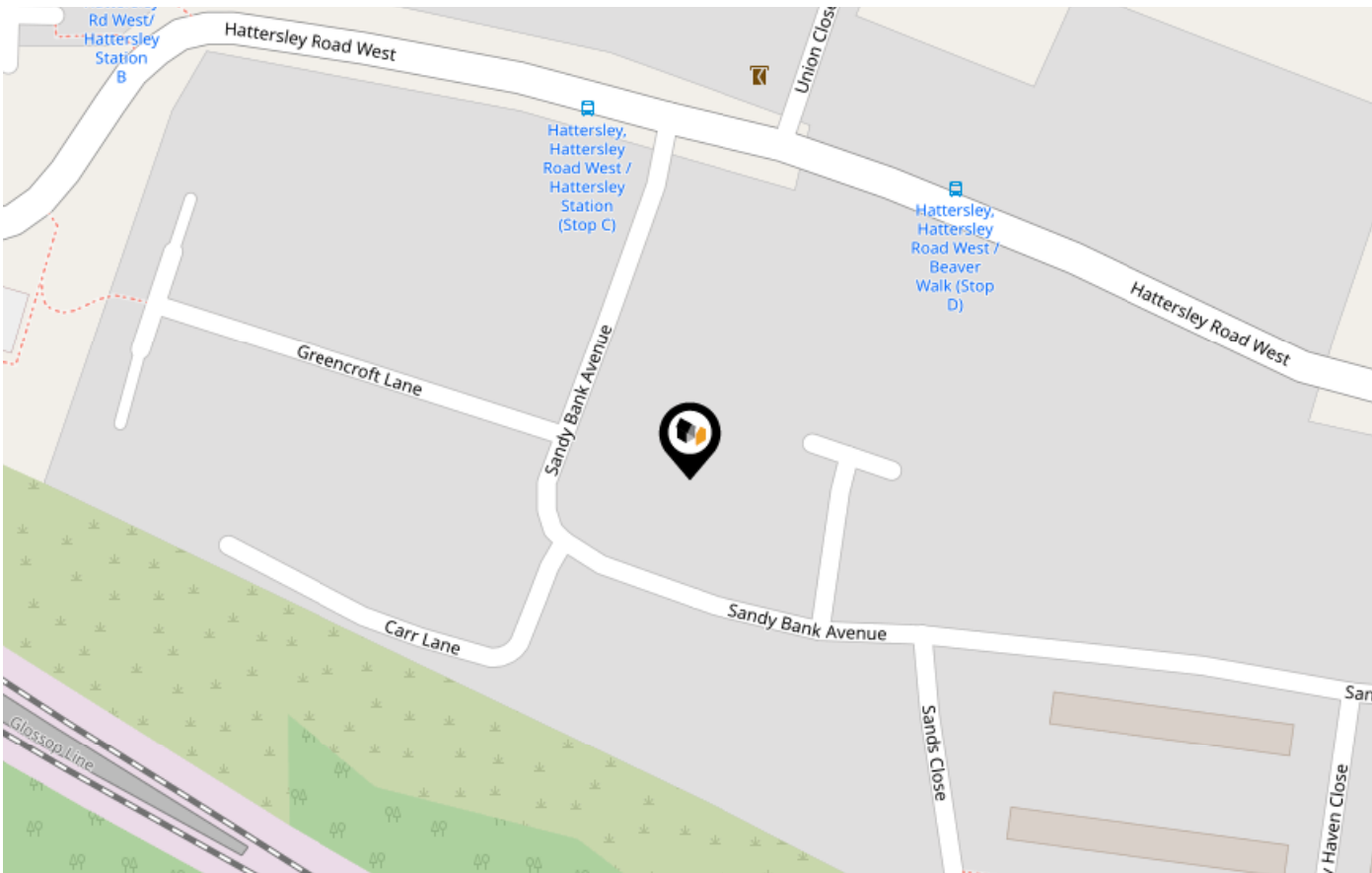
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

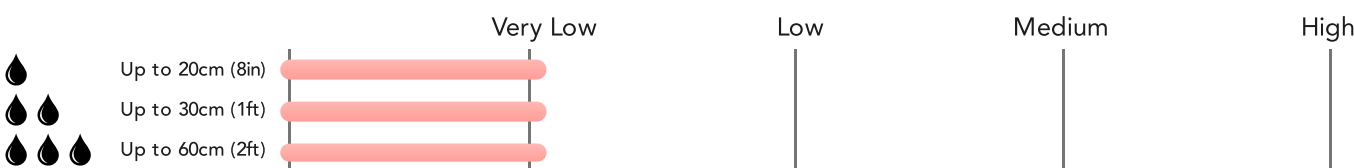


**Risk Rating: Very low**

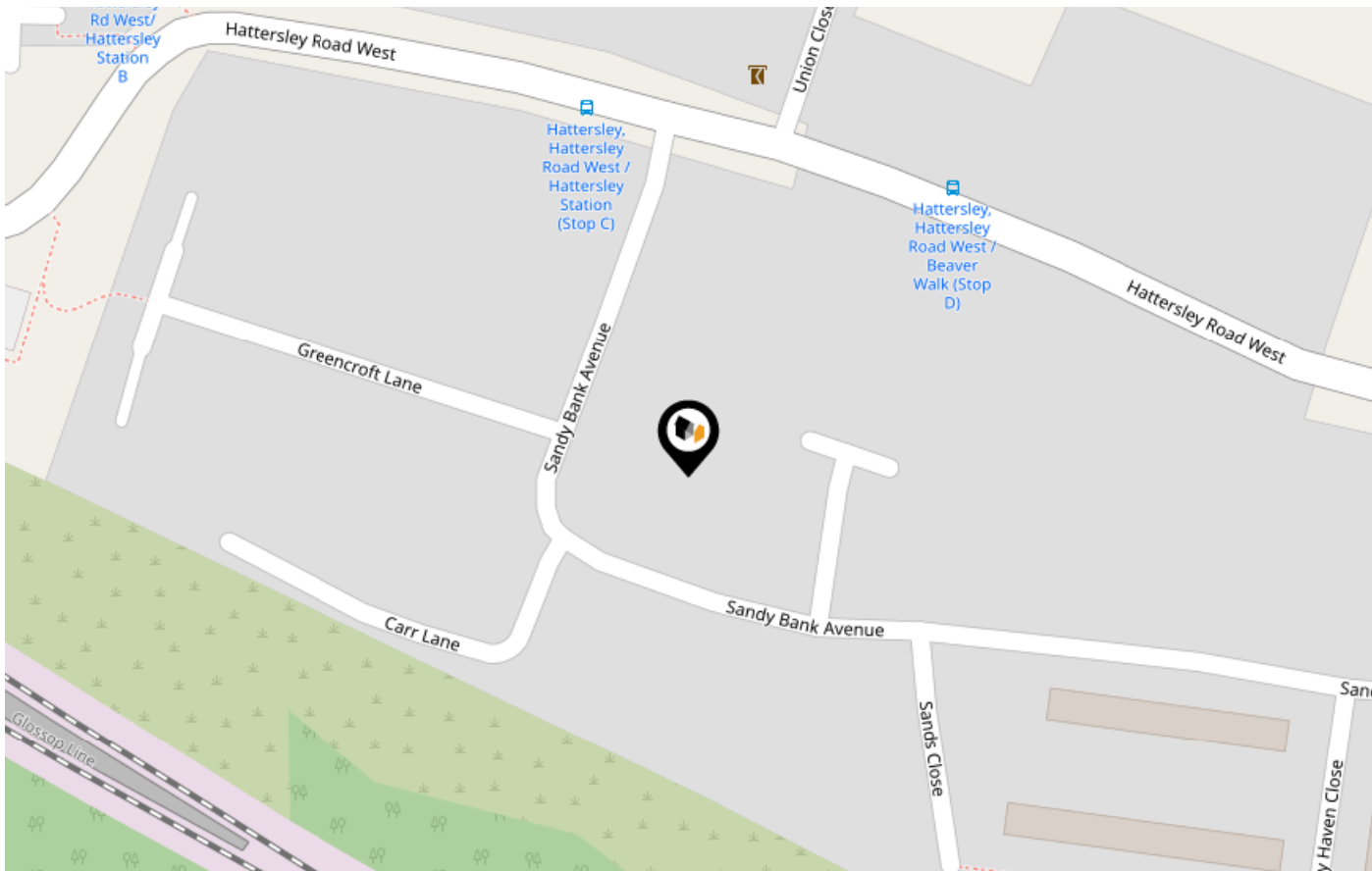
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

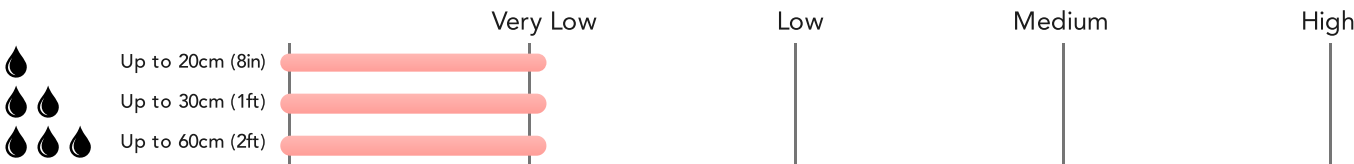


**Risk Rating: Very low**

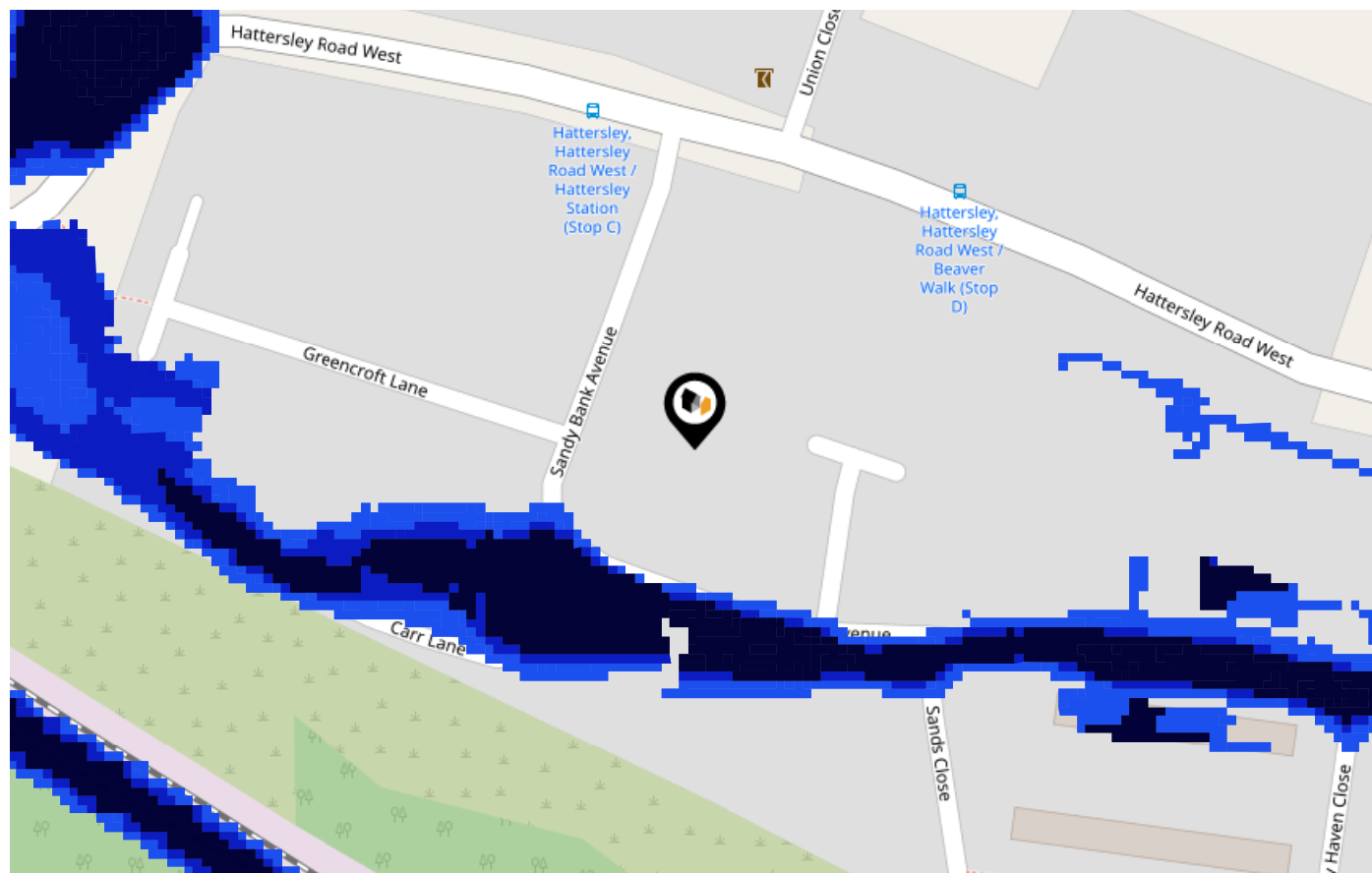
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

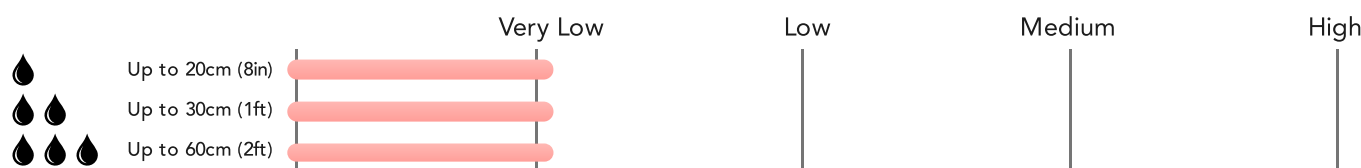


**Risk Rating: Very low**

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.

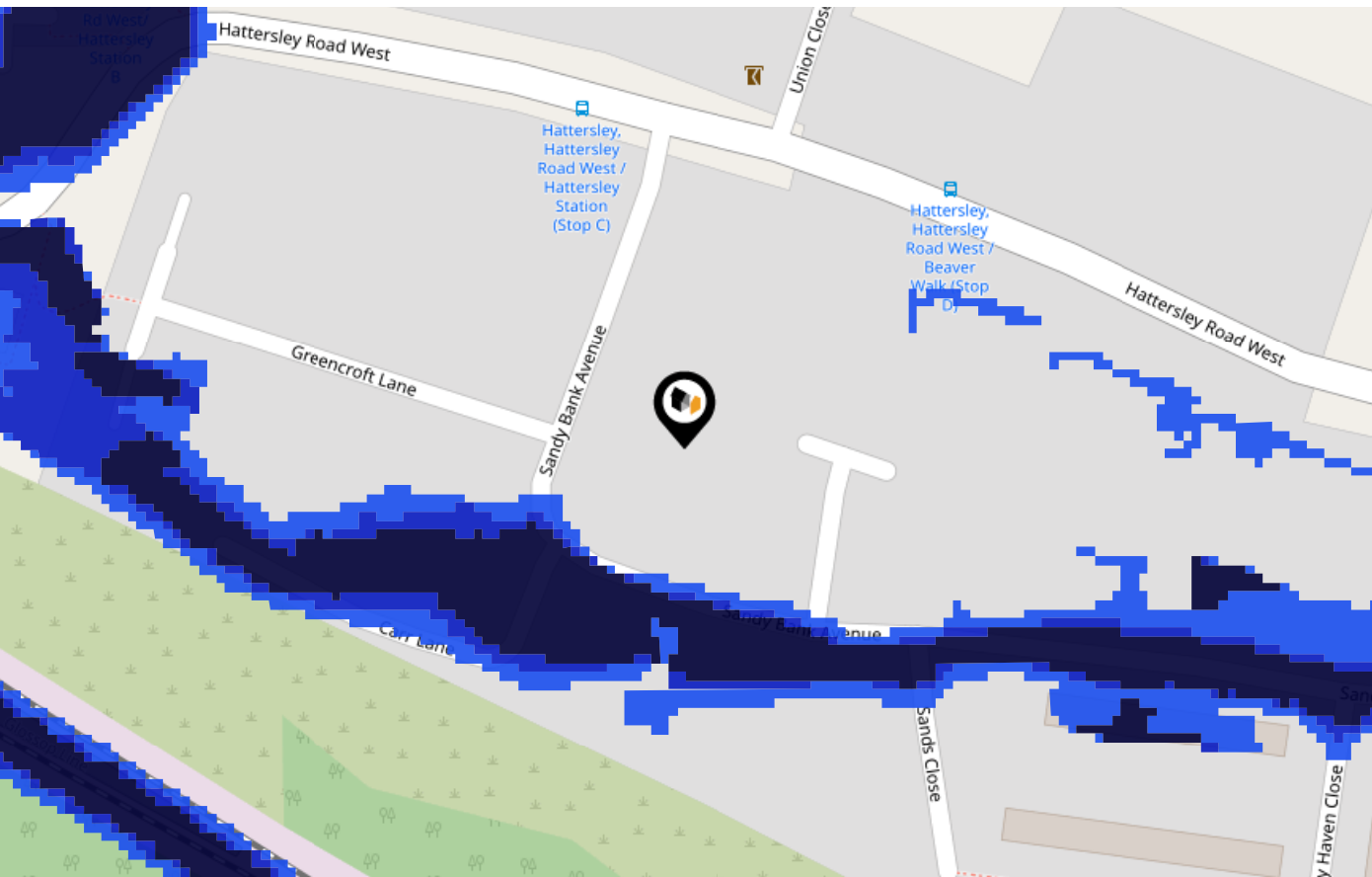
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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

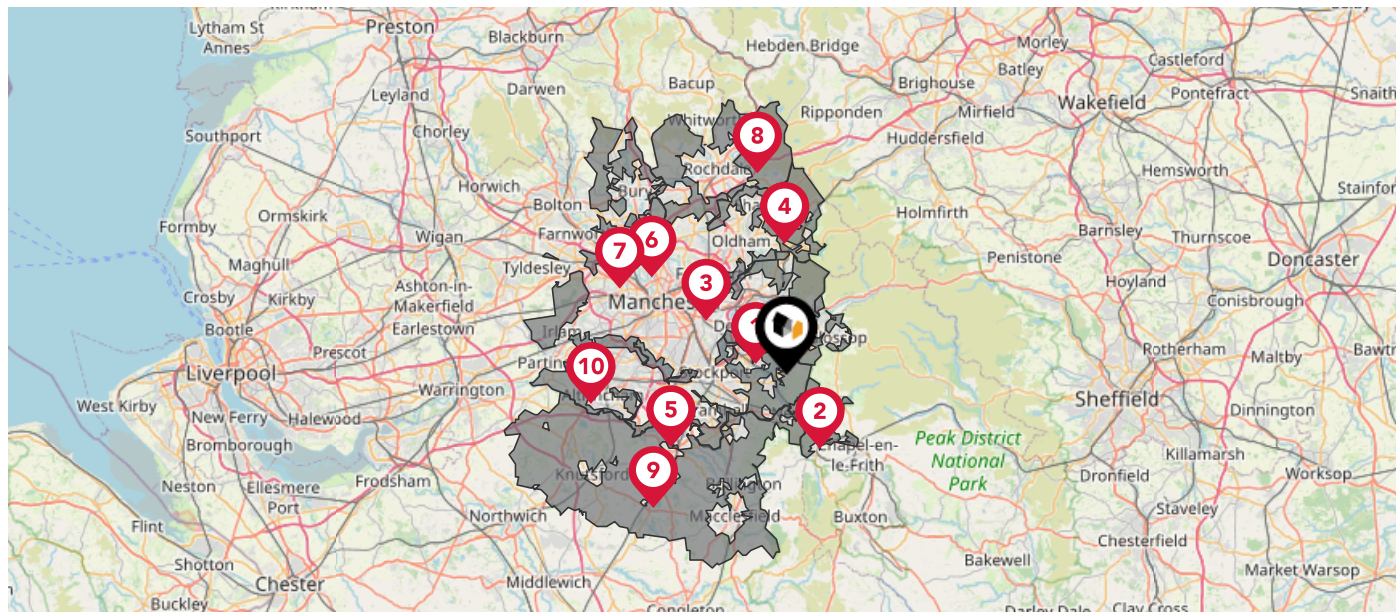
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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 - High Peak

3

Merseyside and Greater Manchester Green Belt - Manchester

4

Merseyside and Greater Manchester Green Belt - Oldham

5

Merseyside and Greater Manchester Green Belt - Stockport

6

Merseyside and Greater Manchester Green Belt - Bury

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Rochdale

9

Merseyside and Greater Manchester Green Belt - Cheshire East

10

Merseyside and Greater Manchester Green Belt - Trafford

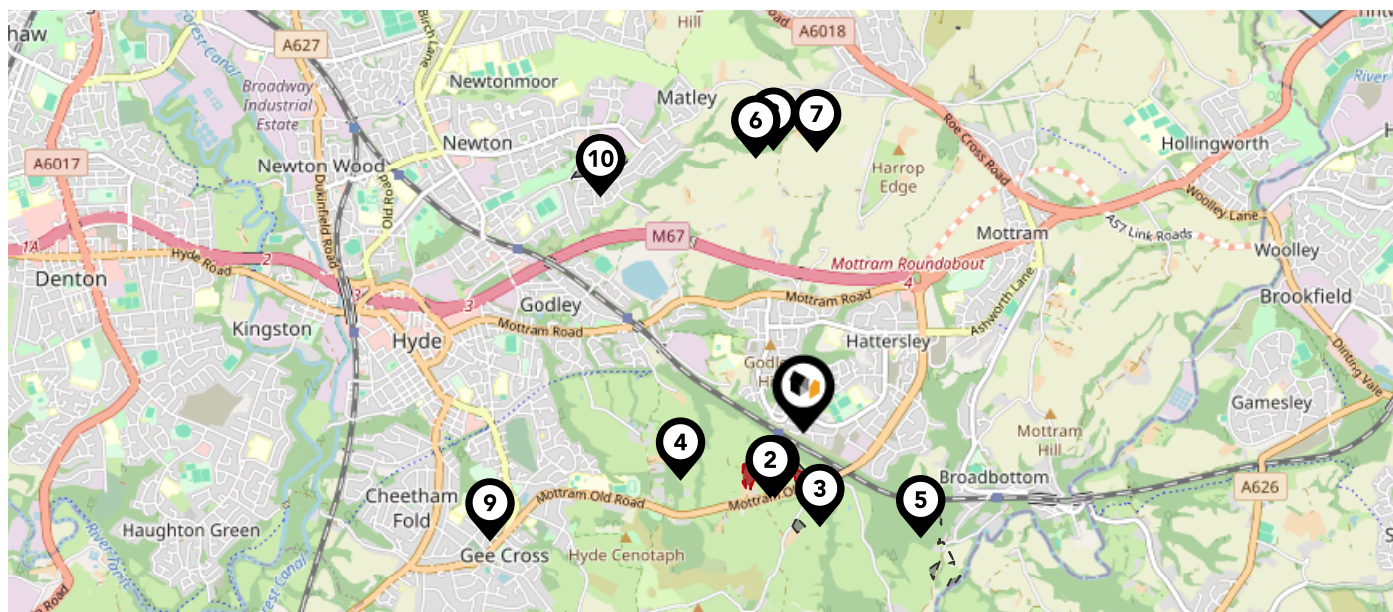
# Maps

## 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>	Greenside Farm-Off Mottram Old Road, Hattersley, Stockport, Greater Manchester	Historic Landfill
<b>2</b>	EA/EPR/EP3692CC/A001	Active Landfill
<b>3</b>	Off Apple Street-Apple Street, Hattersley, Hyde	Historic Landfill
<b>4</b>	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill
<b>5</b>	Great Wood-Broadbottom, Greater Manchester	Historic Landfill
<b>6</b>	Oak Farm-Matley, Stalybridge	Historic Landfill
<b>7</b>	Oak Farm-Matley, Stalybridge	Historic Landfill
<b>8</b>	Oak Farm-Matley, Stalybridge	Historic Landfill
<b>9</b>	King Edward Road-Hyde, Cheshire	Historic Landfill
<b>10</b>	Newton Works-Victoria Street, Hyde	Historic Landfill



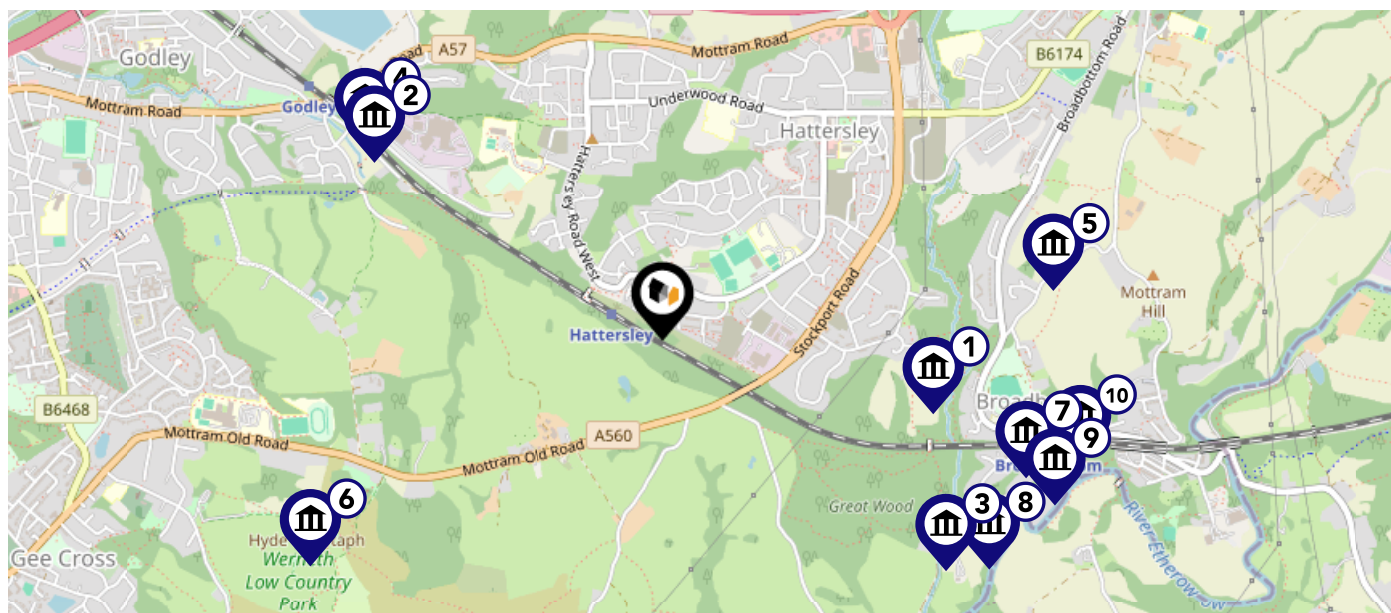
# Maps











## Listed Buildings

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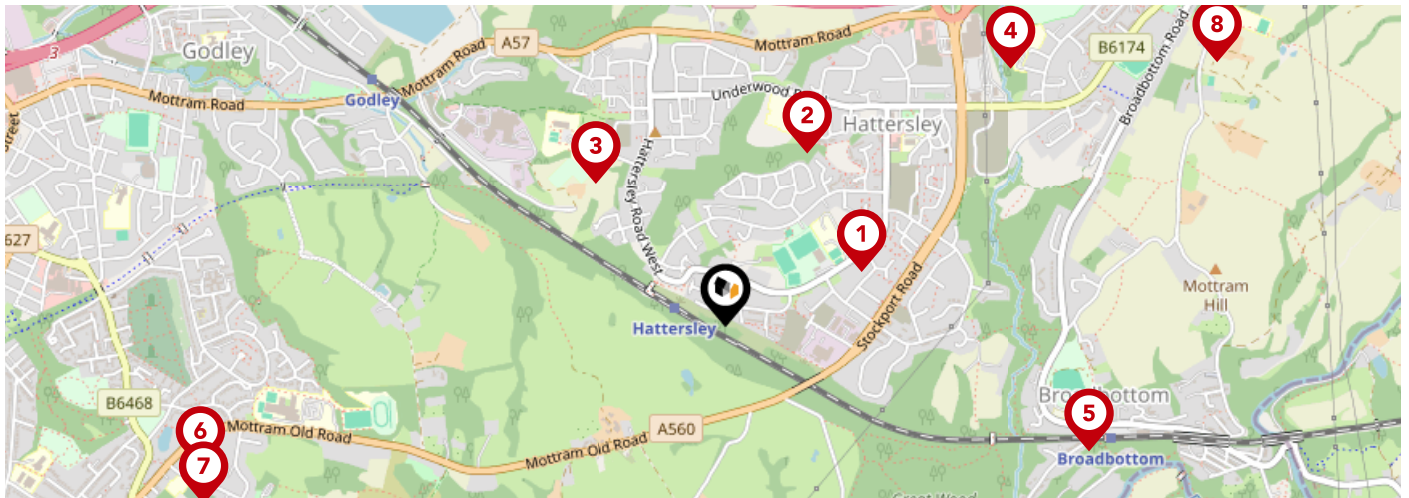
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1068054 - Clough End Cottage Clough End Farmhouse	Grade II	0.6 miles
 1068082 - Godley Hall Public House	Grade II	0.7 miles
 1068055 - 2, 4, 6, 8 And 10, Hodgefold	Grade II	0.8 miles
 1437980 - Godley Hill War Memorial	Grade II	0.8 miles
 1309587 - Old Hillend Farmhouse At Home Farm	Grade II	0.9 miles
 1068049 - Hyde War Memorial Obelisk On Werneth Low	Grade II	0.9 miles
 1162696 - War Memorial And Railings	Grade II	0.9 miles
 1068056 - Stone Bleaching Baths	Grade II	0.9 miles
 1309556 - 1-19, Hodge Lane	Grade II	1.0 miles
 1068064 - Harewood Lodge	Grade II	1.0 miles



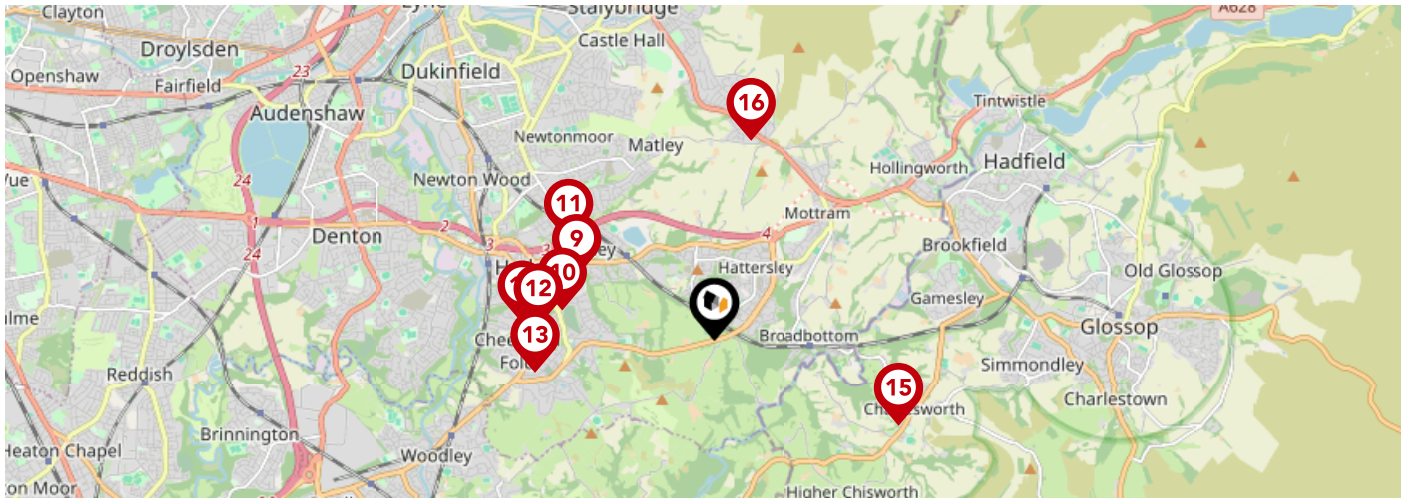










		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Pinfold Primary School</b> Ofsted Rating: Good   Pupils: 400   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St James Catholic Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Discovery Academy</b> Ofsted Rating: Good   Pupils: 225   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Arundale Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Broadbottom Church of England Primary School</b> Ofsted Rating: Good   Pupils: 81   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Alder Community High School</b> Ofsted Rating: Requires improvement   Pupils: 925   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Gee Cross Holy Trinity CofE (VC) Primary School</b> Ofsted Rating: Good   Pupils: 226   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Mottram CofE Primary School</b> Ofsted Rating: Good   Pupils: 130   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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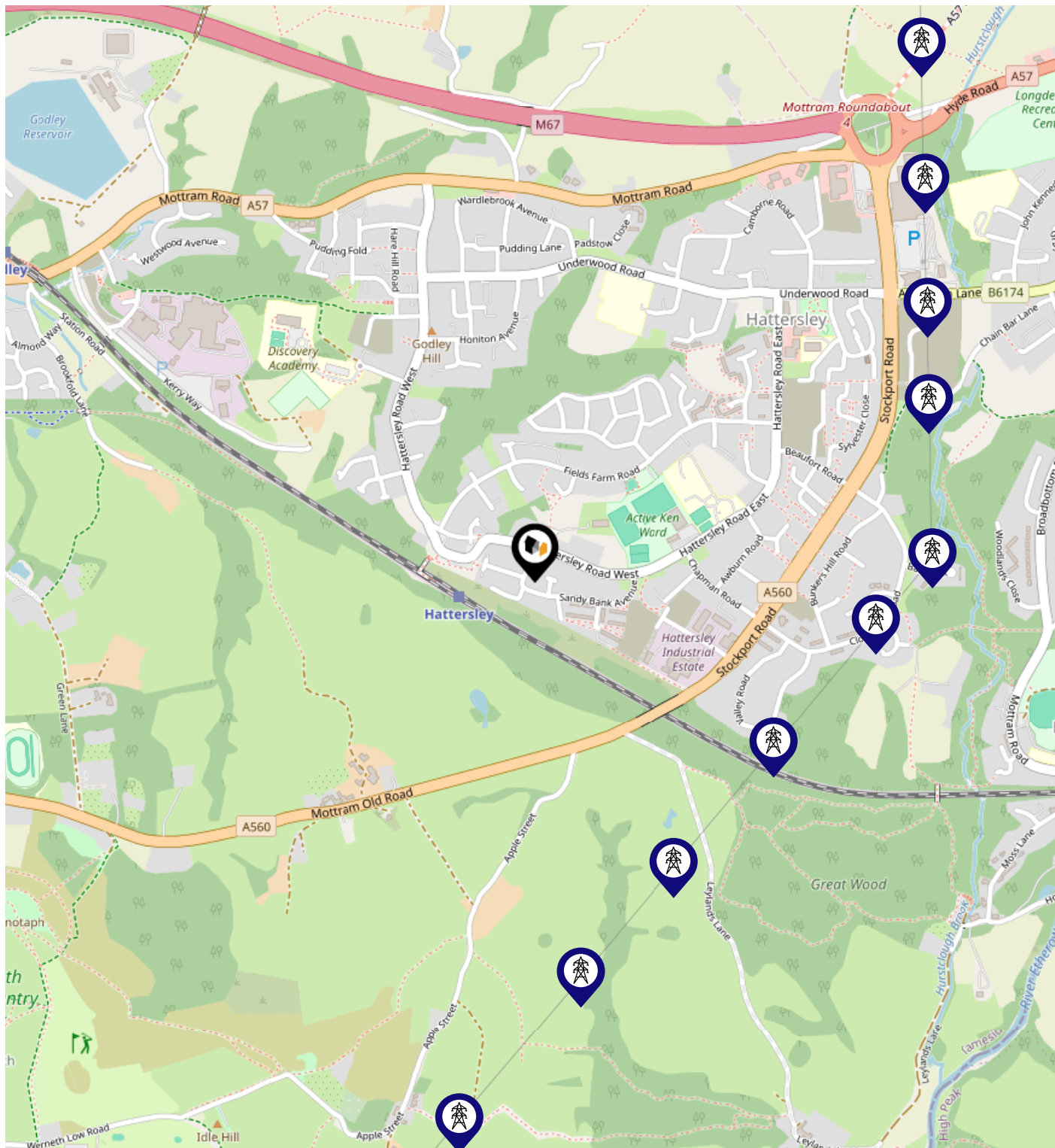
		Nursery	Primary	Secondary	College	Private
	<b>Godley Community Primary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Endeavour Primary Academy</b> Ofsted Rating: Good   Pupils: 245   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenfield Primary Academy</b> Ofsted Rating: Good   Pupils: 211   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dowson Primary Academy</b> Ofsted Rating: Good   Pupils: 474   Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's CofE Primary School</b> Ofsted Rating: Good   Pupils: 227   Distance: 1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charlesworth Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance: 1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stalyhill Infant School</b> Ofsted Rating: Good   Pupils: 178   Distance: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area



## Masts & Pylons

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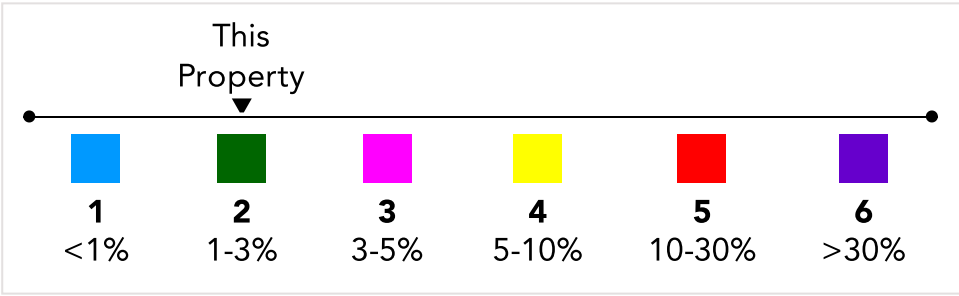
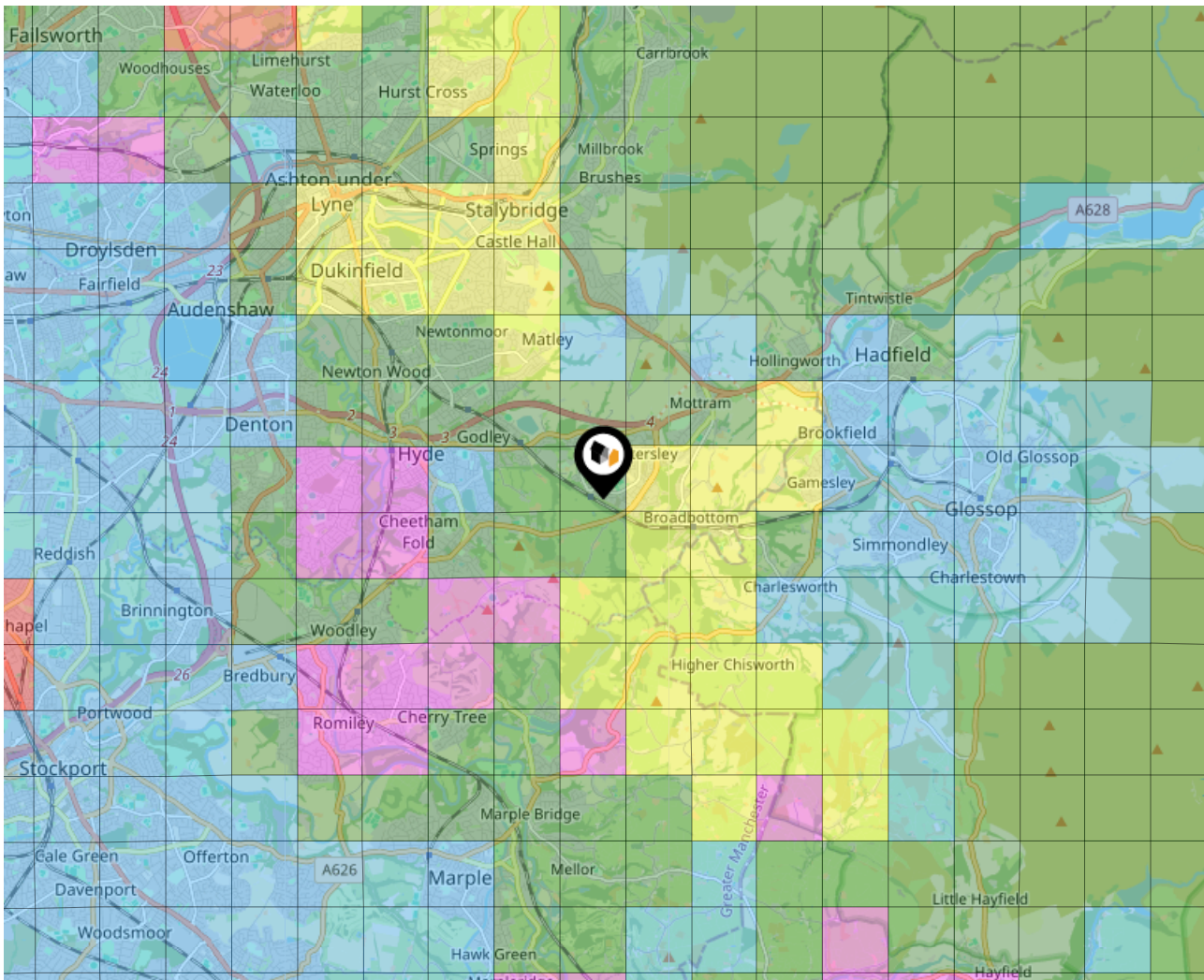
### Key:

-  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>).



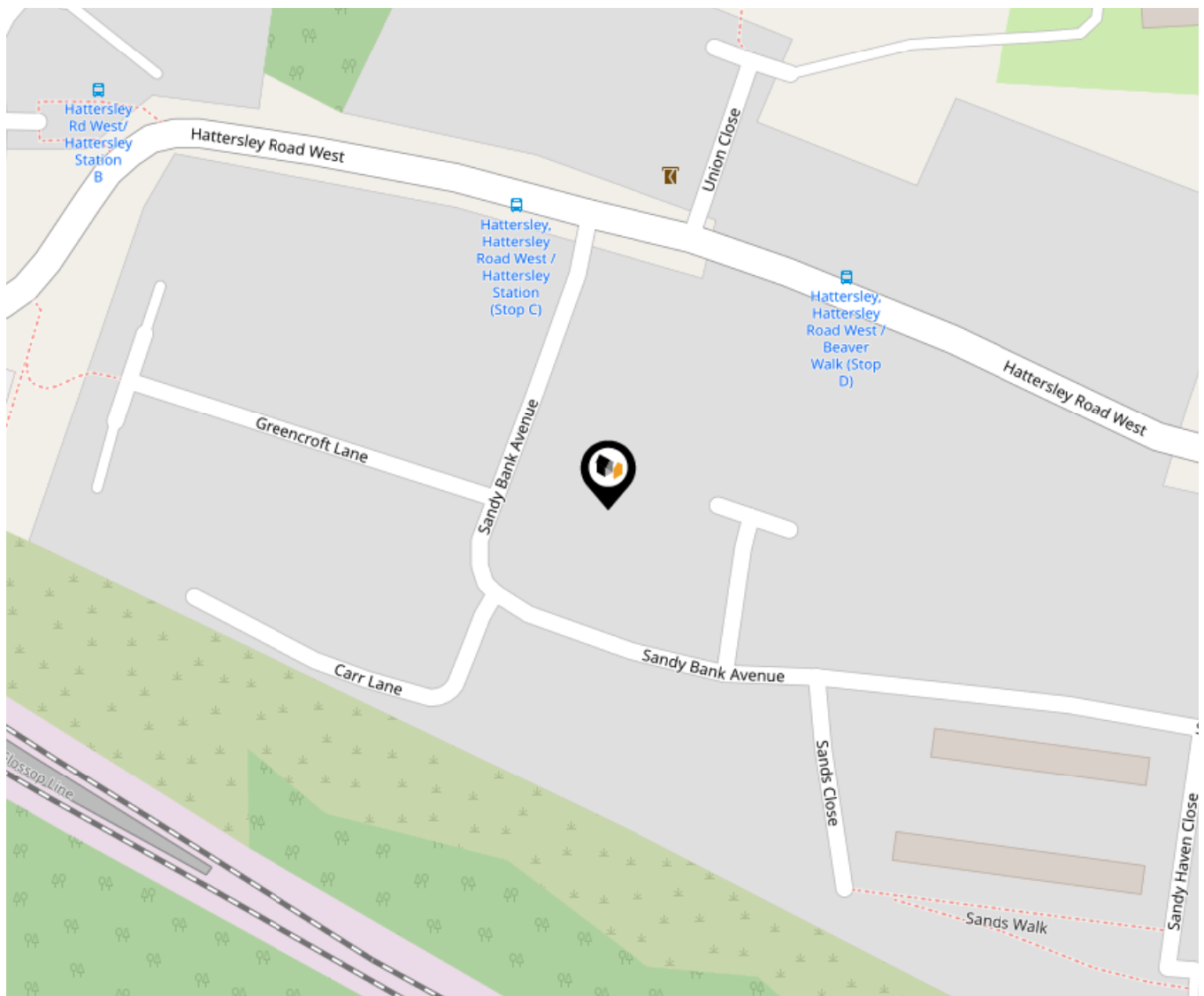


# Local Area

## Road Noise

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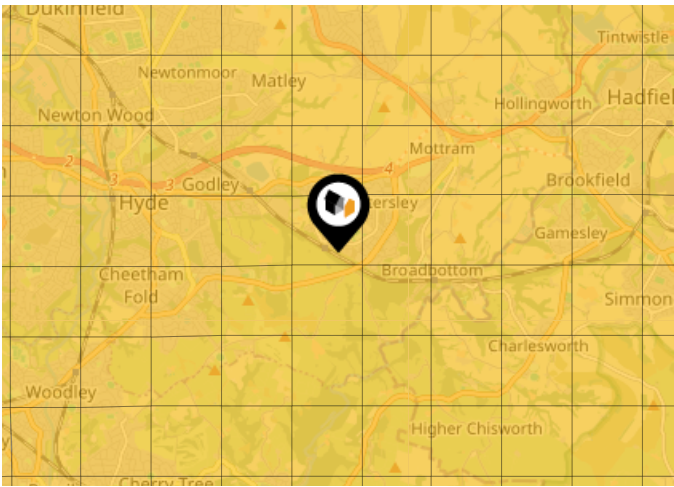
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

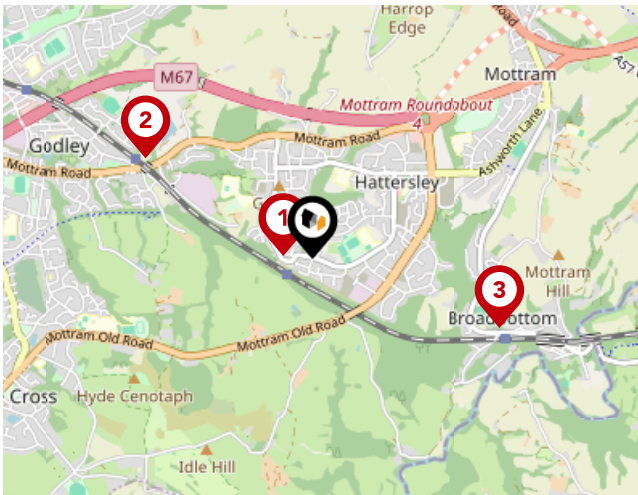
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

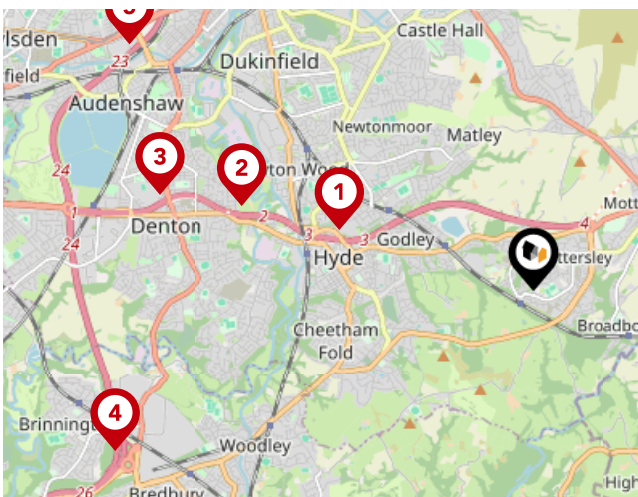
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SALES AND LETTINGS



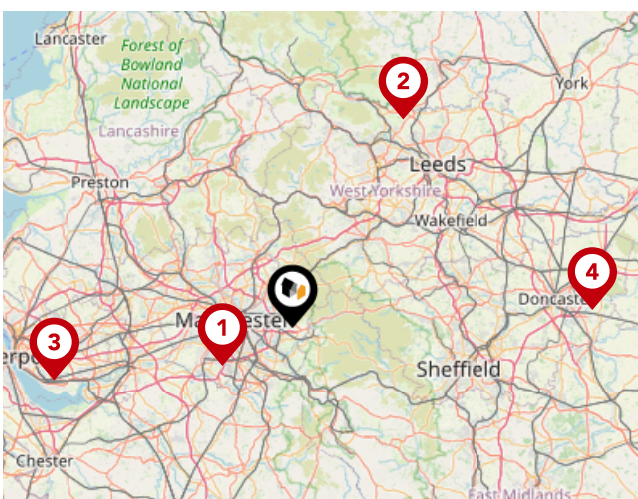
### National Rail Stations

Pin	Name	Distance
1	Hattersley Rail Station	0.13 miles
2	Godley Rail Station	0.86 miles
3	Broadbottom Rail Station	0.88 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.79 miles
2	M67 J2	2.68 miles
3	M67 J1	3.4 miles
4	M60 J25	3.95 miles
5	M60 J23	4.17 miles



### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	11.36 miles
2	Leeds Bradford Airport	33.11 miles
3	Speke	34.57 miles
4	Finningley	42.32 miles

# Area

## Transport (Local)

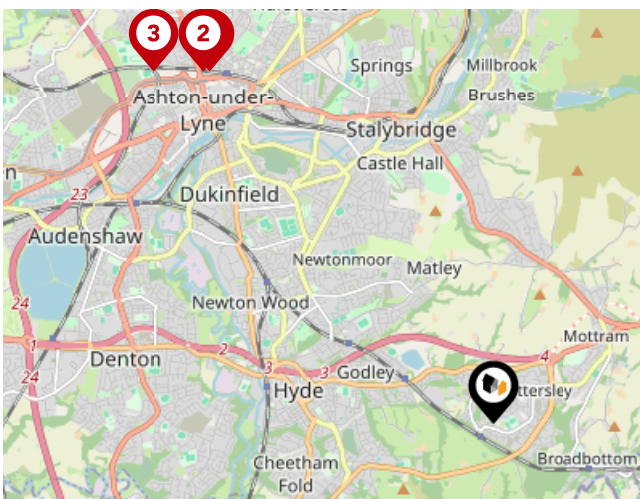
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### Bus Stops/Stations

Pin	Name	Distance
1	Sandy Bank Avenue	0.05 miles
2	Sandy Bank Avenue	0.05 miles
3	Fields Farm Close	0.16 miles
4	Waterside	0.16 miles
5	Bankside	0.16 miles



### Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	3.99 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	4.02 miles
3	Ashton West (Manchester Metrolink)	4.31 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.

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