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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 27th February 2026



CHURCH BROW, MOTTRAM, HYDE, SK14

Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

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www.lawlerandcompany.co.uk/





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,270 ft ² / 118 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band E		
Annual Estimate:	£2,826		
Title Number:	GM394188		

Local Area

Local Authority:	Tameside
Conservation Area:	Mottram In Longdendale
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	62 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Mottram, SK14

Energy rating

C

Valid until 25.02.2034

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

Property EPC - Additional Data

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SALES AND LETTINGS

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
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:	Suspended, no insulation (assumed)
Total Floor Area:	118 m ²

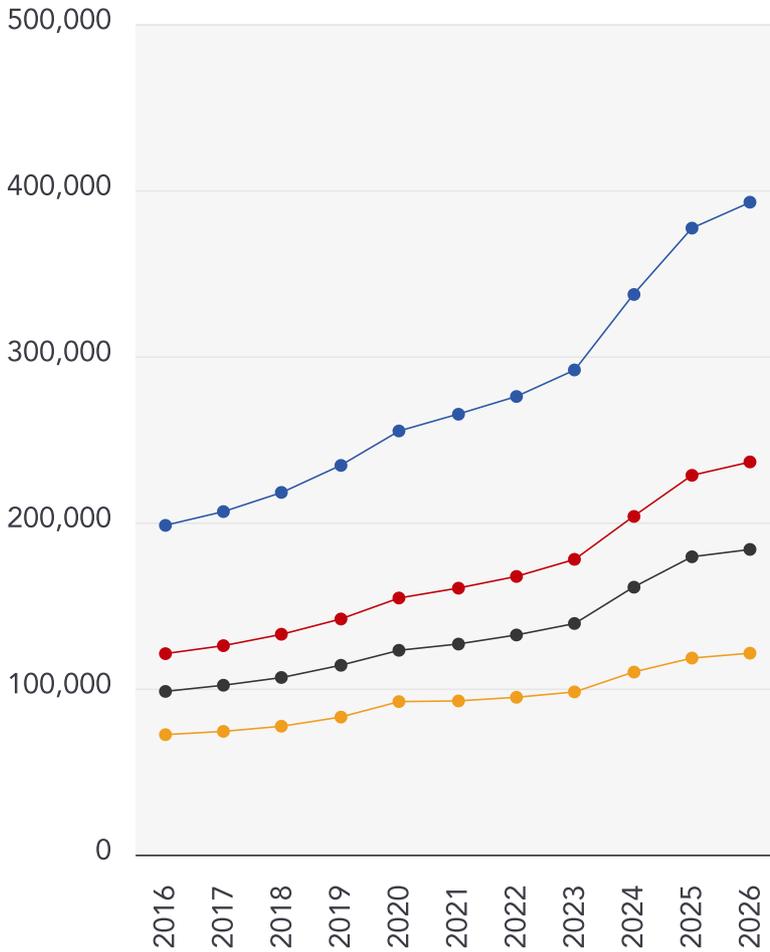
Market

House Price Statistics

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SALES AND LETTINGS

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



Detached

+98.16%

Semi-Detached

+95.42%

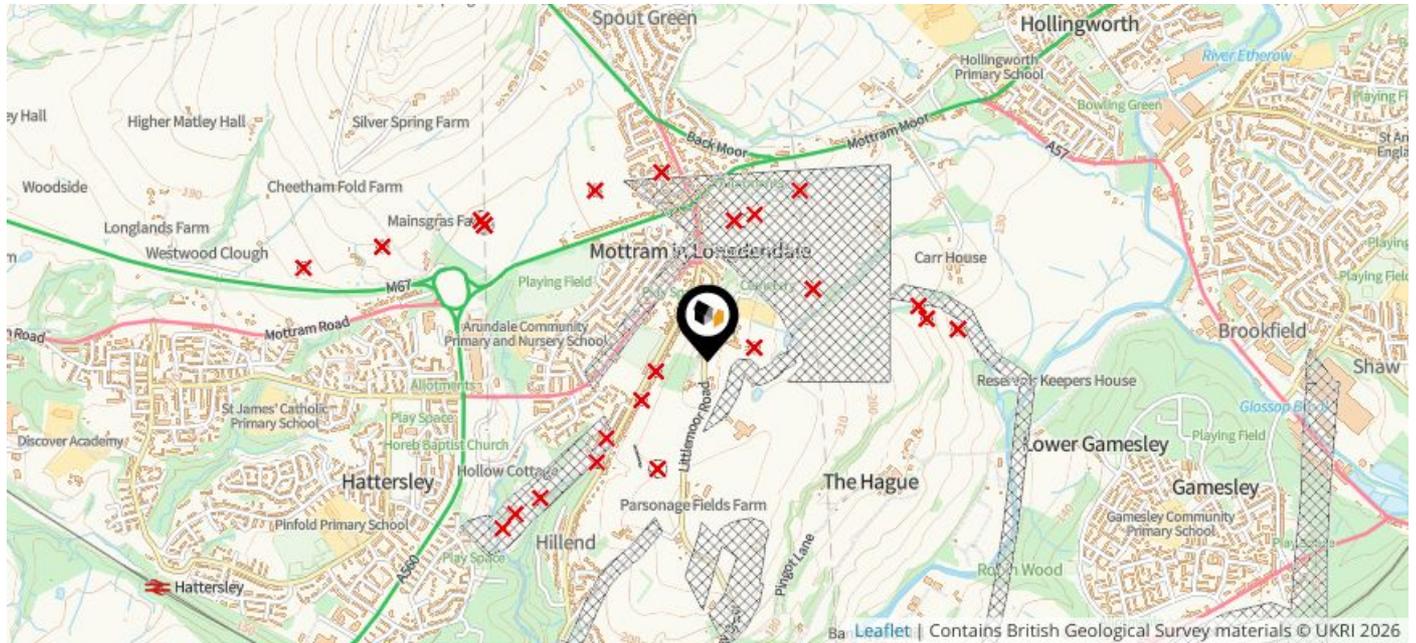
Terraced

+87.01%

Flat

+67.95%

This map displays nearby coal mine entrances and their classifications.



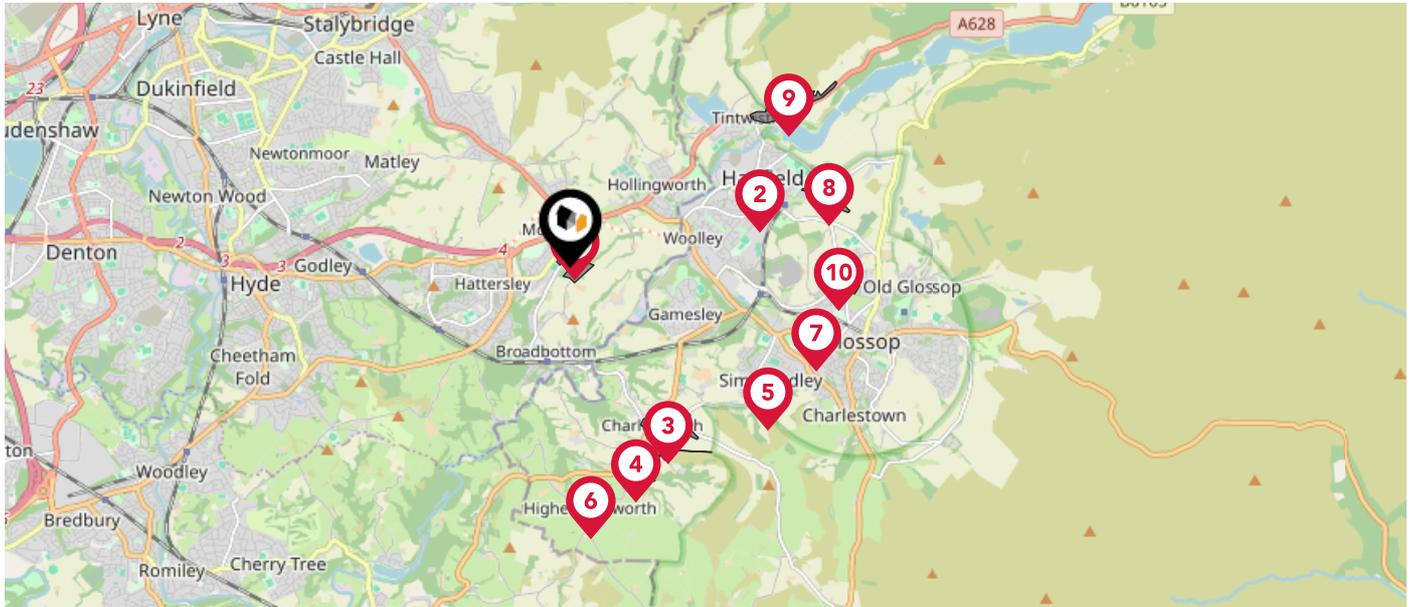
Mine Entry

- ✕ 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 Hadfield

3 Charlesworth

4 Chisworth, Holehouse

5 Simmondley

6 Higher Chisworth

7 Glossop Wren Nest

8 Padfield

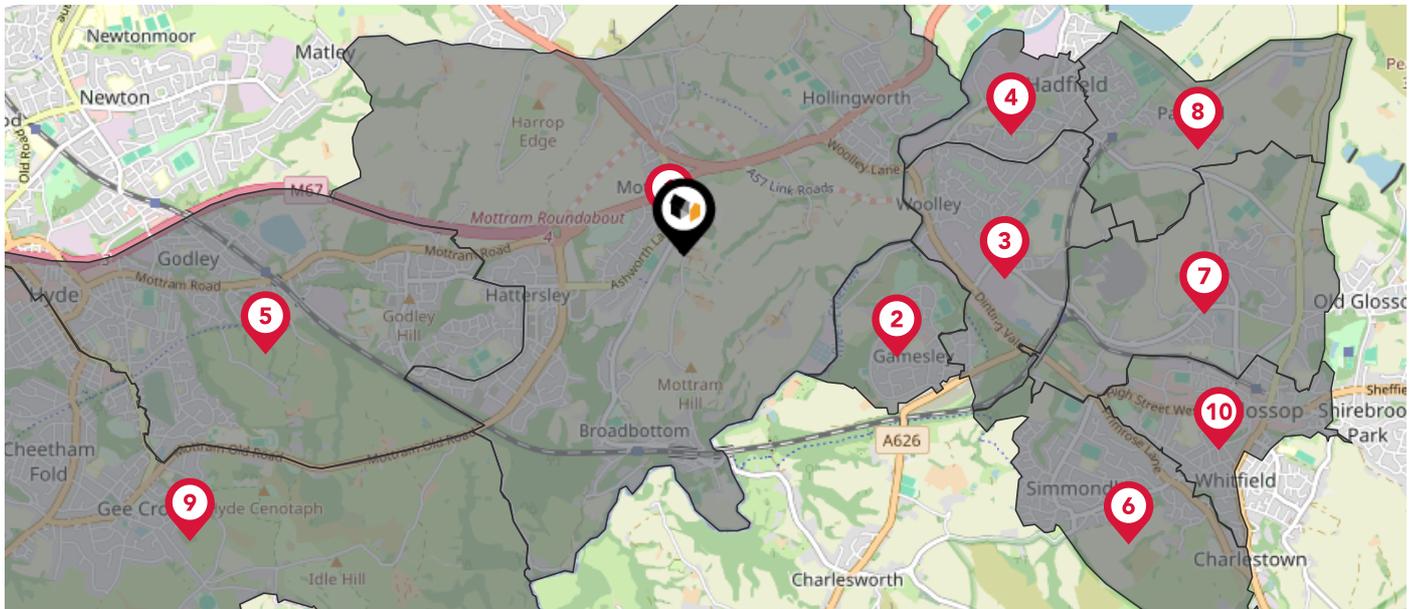
9 Tintwistle

10 Glossop Howard Park

Maps

Council Wards

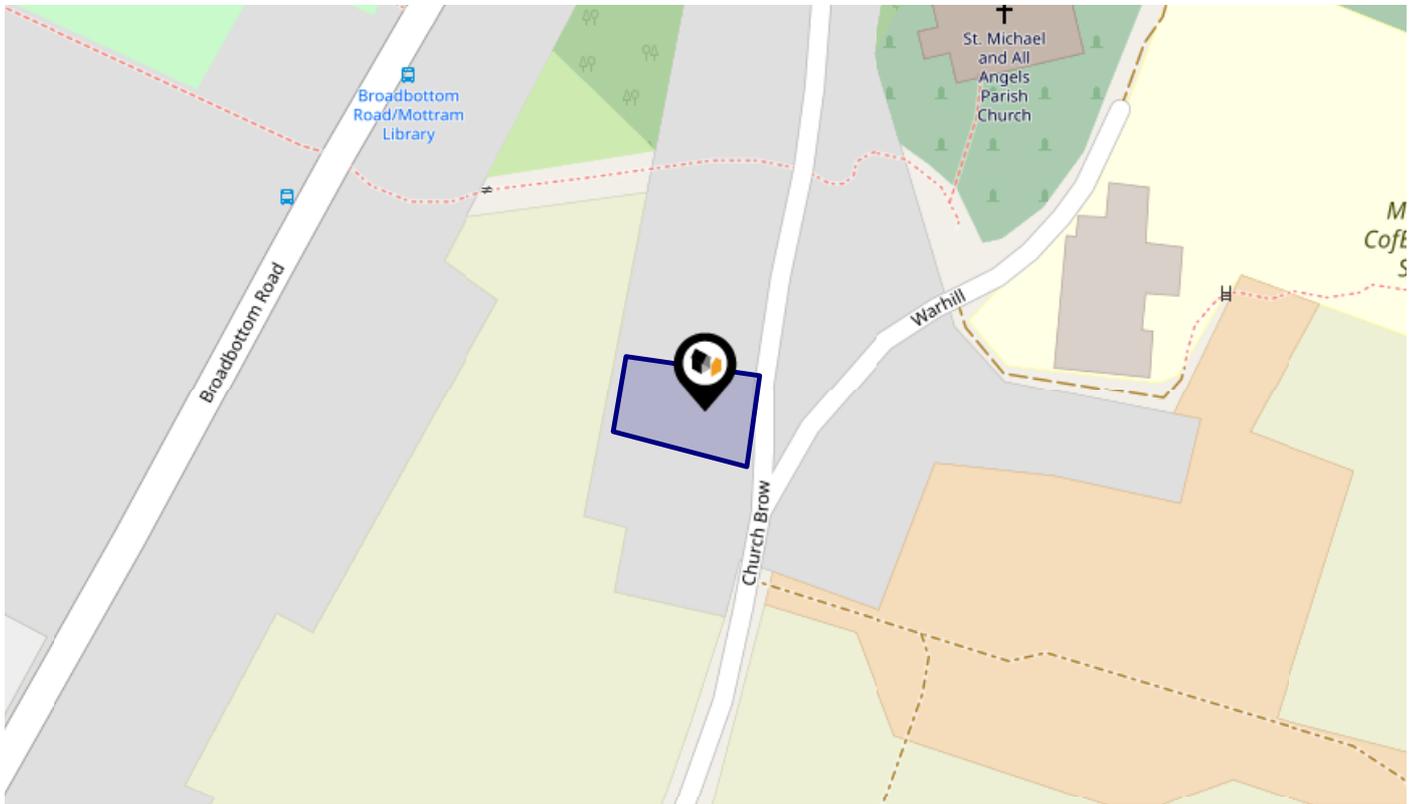
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Longdendale Ward
- 2 Gamesley Ward
- 3 Hadfield South Ward
- 4 Hadfield North Ward
- 5 Hyde Godley Ward
- 6 Simmondley Ward
- 7 Dinting Ward
- 8 Padfield Ward
- 9 Hyde Werneth Ward
- 10 Howard Town 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.

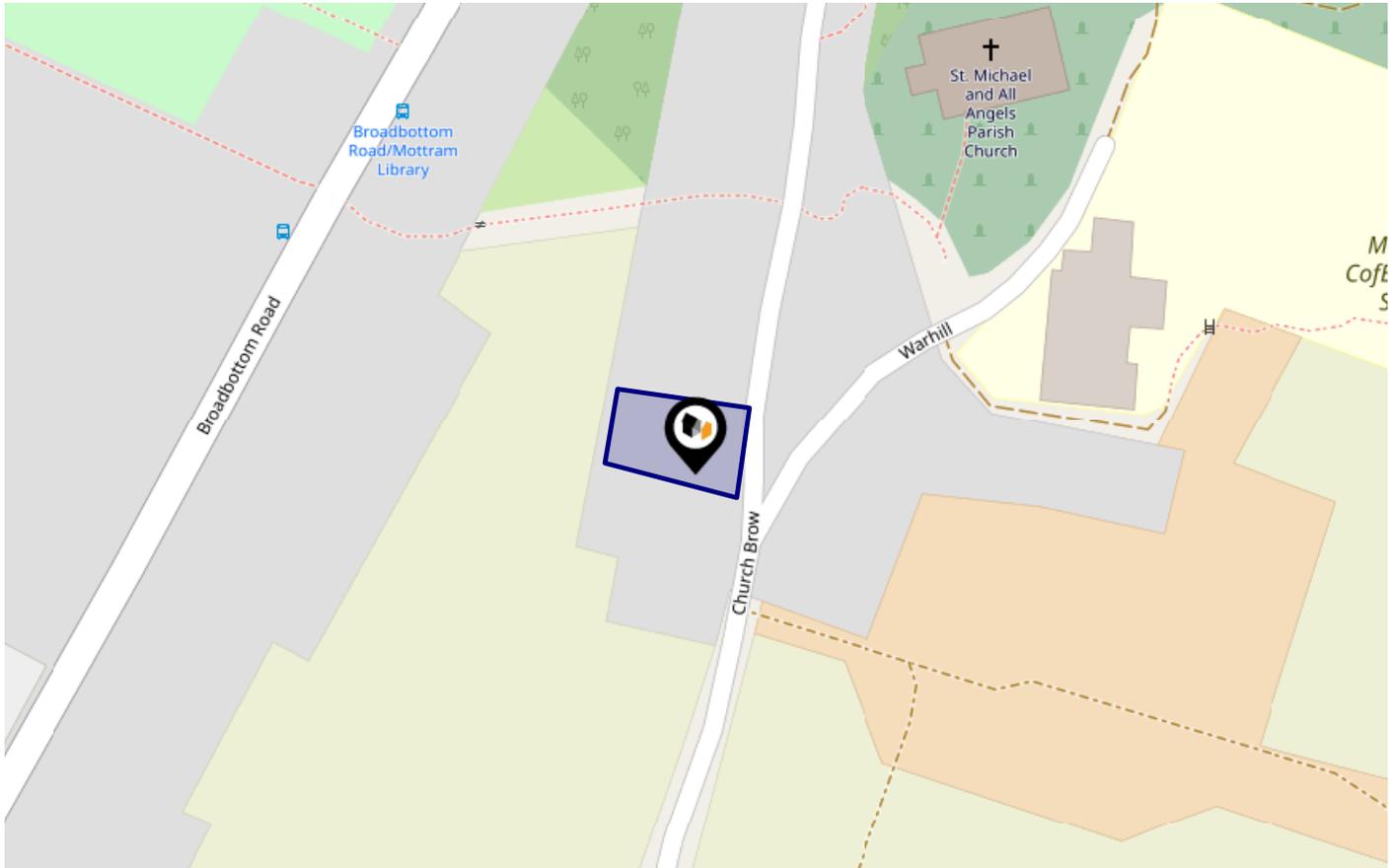
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

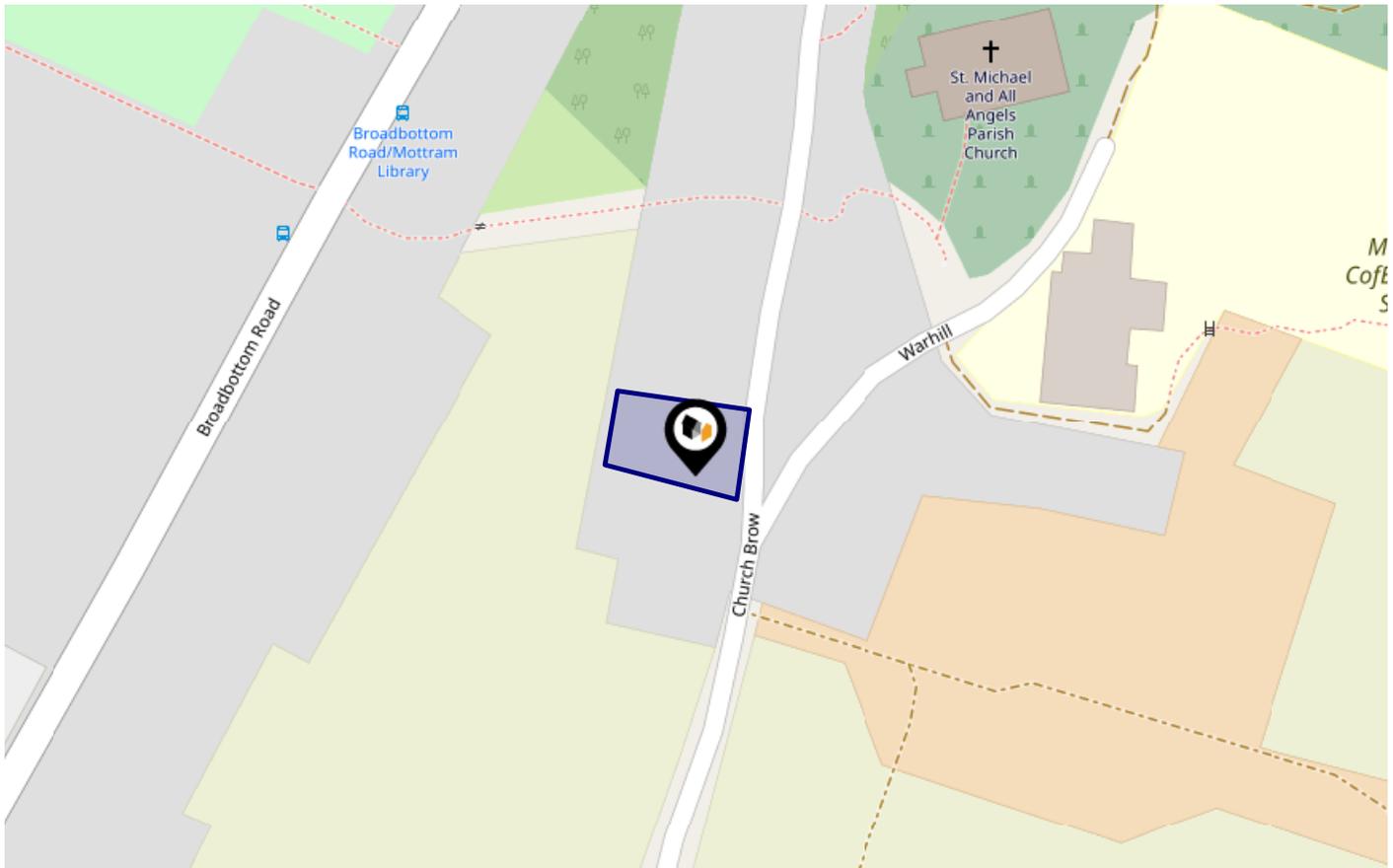
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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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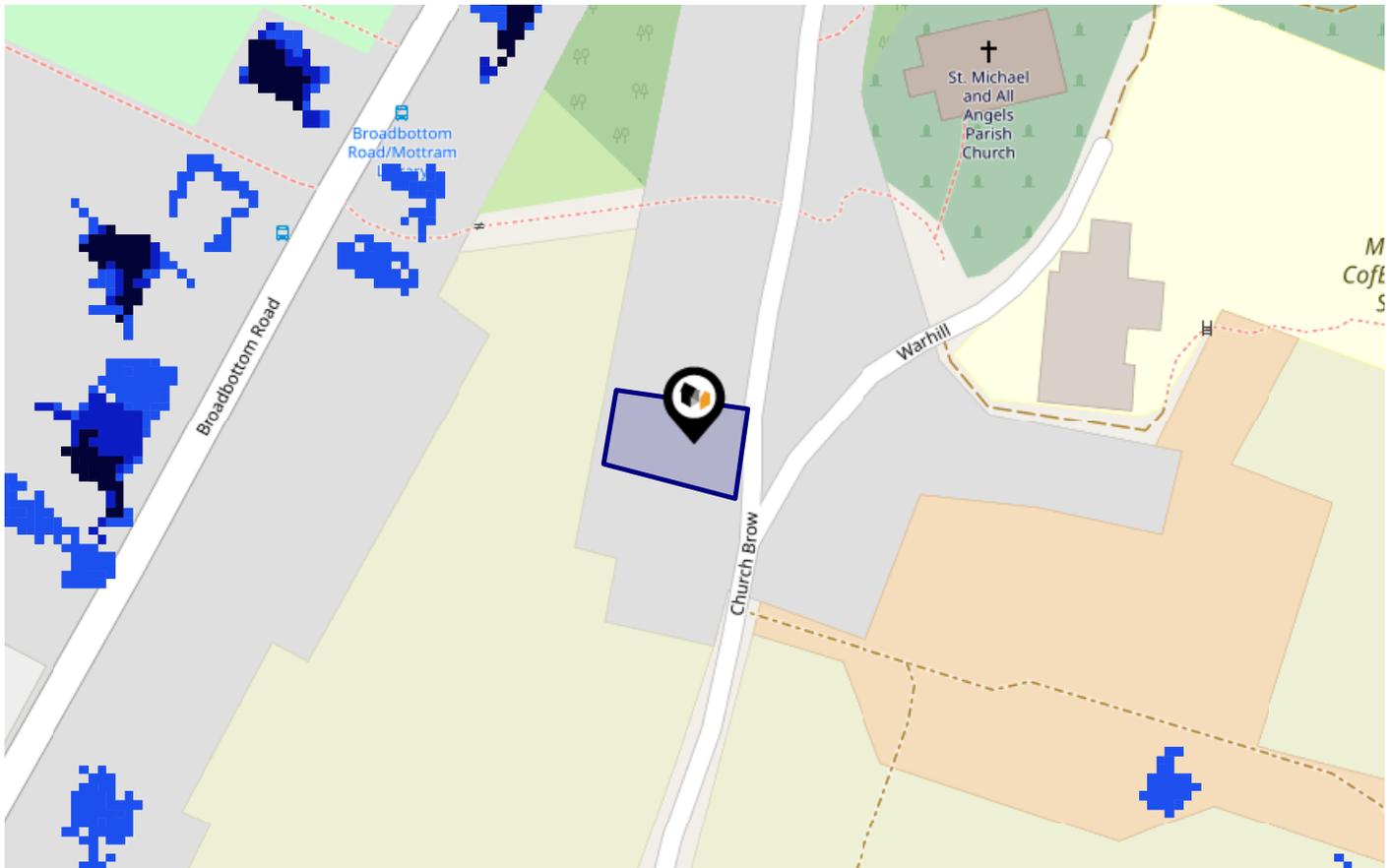
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

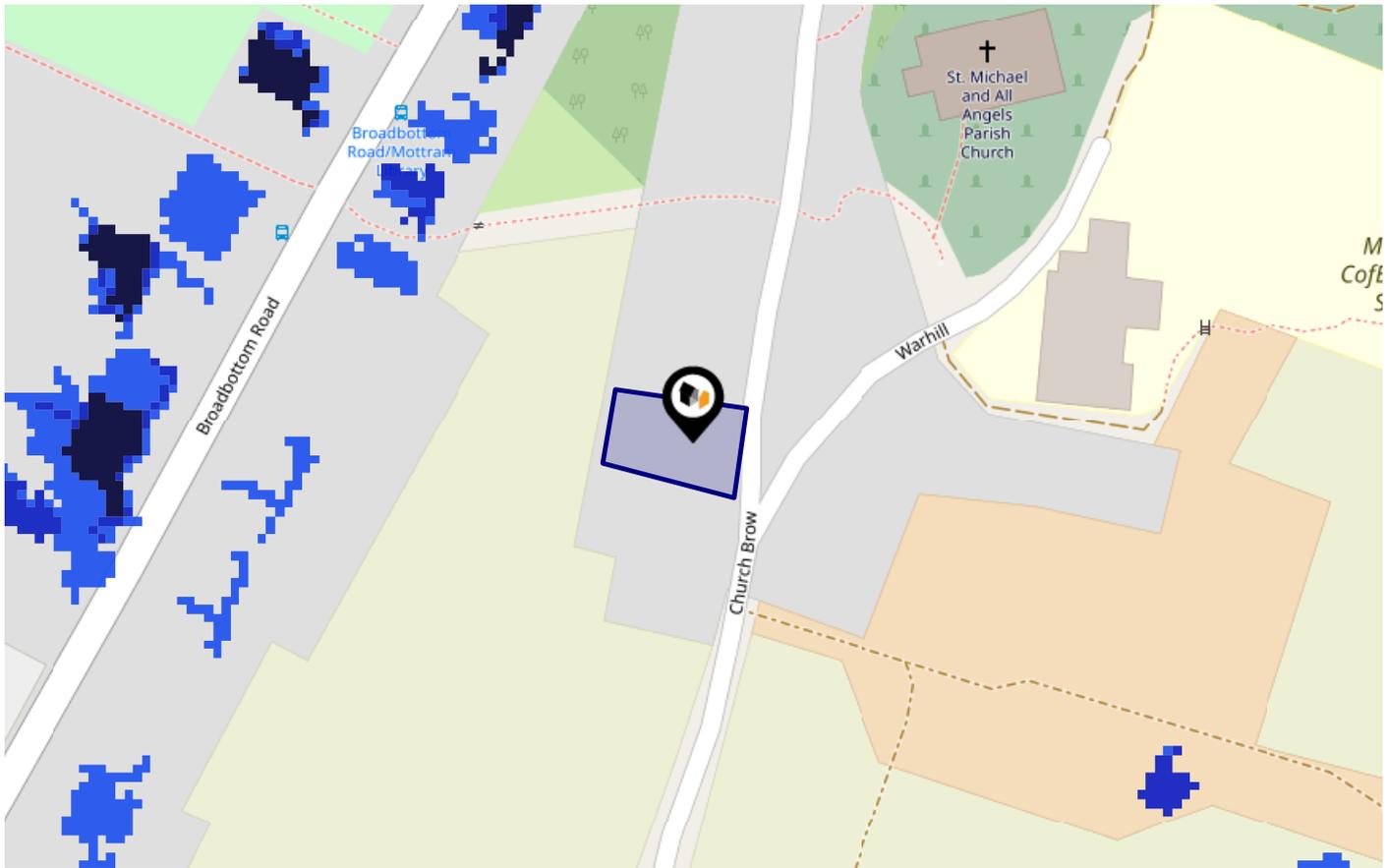
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the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

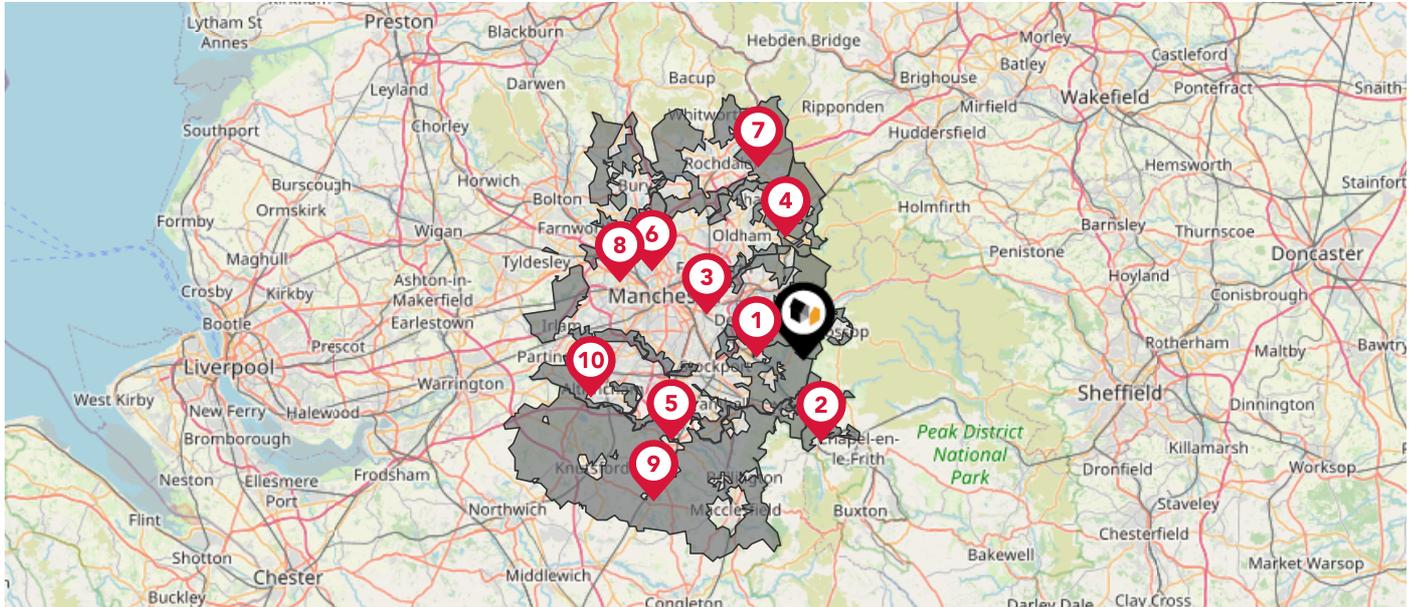
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



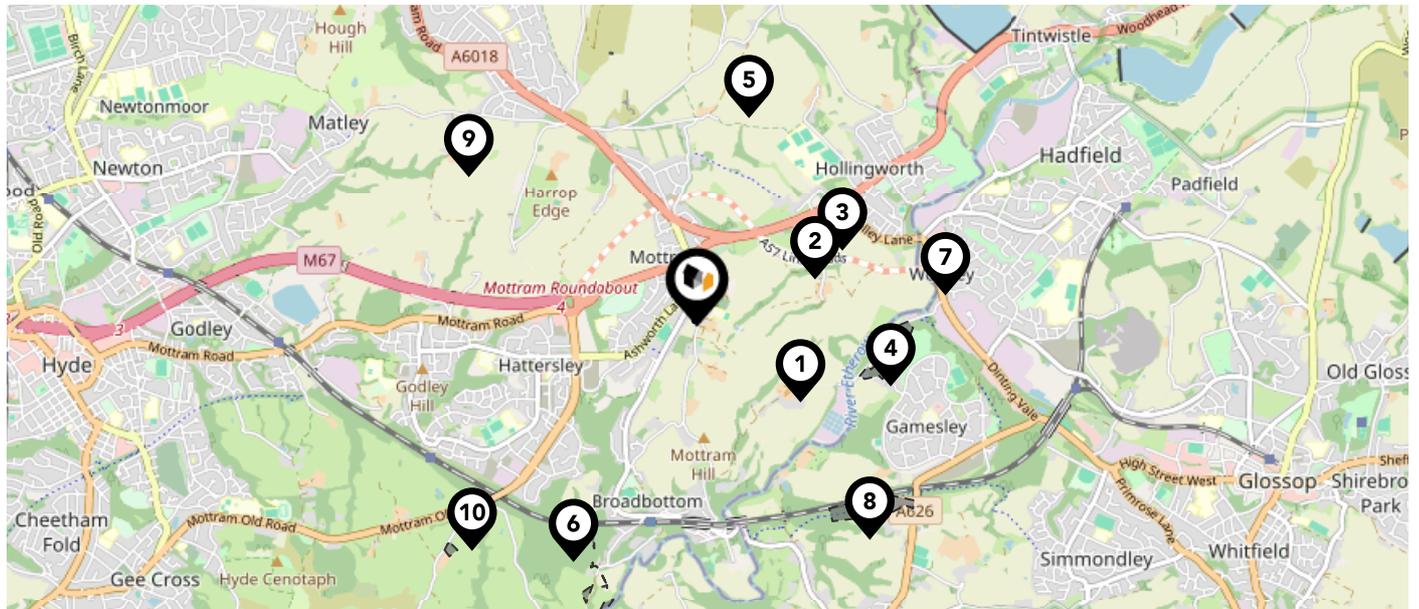
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Tameside
- 2 Merseyside and Greater Manchester Green Belt - 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 - Rochdale
- 8 Merseyside and Greater Manchester Green Belt - Salford
- 9 Merseyside and Greater Manchester Green Belt - Cheshire East
- 10 Merseyside and Greater Manchester Green Belt - Trafford

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.



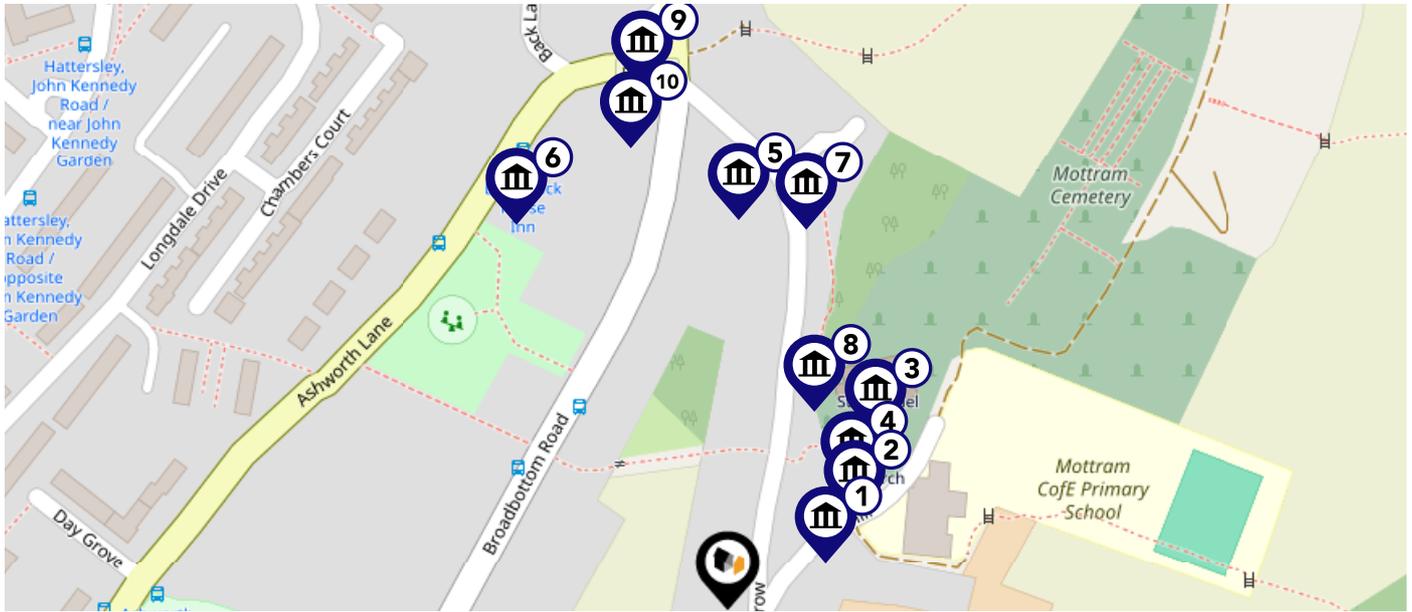
Nearby Landfill Sites

1	Pear Tree Farm Landfill Site-The Hague, Hyde, Broadbottom, Cheshire	Historic Landfill	<input type="checkbox"/>
2	Carrhouse Road-Mottram Moor, Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	Land Adjacent to Woolley Lane Gas Works-Field numbers 3976 and 6471, Woolley Lane Gas Works, Wooley Lane, Hollingworth	Historic Landfill	<input type="checkbox"/>
4	Melandra Road Waste Disposal Site-Brookfield	Historic Landfill	<input type="checkbox"/>
5	Hard Times Farm-Dewsnap Lane, Mottram, Hyde	Historic Landfill	<input type="checkbox"/>
6	Great Wood-Broadbottom, Greater Manchester	Historic Landfill	<input type="checkbox"/>
7	Disused Railway Line-Lower Barn Road, Hadfield, Glossop, Derbyshire	Historic Landfill	<input type="checkbox"/>
8	Gamesley Waste Disposal Site-Derbyshire	Historic Landfill	<input type="checkbox"/>
9	Oak Farm-Matley, Stalybridge	Historic Landfill	<input type="checkbox"/>
10	Off Apple Street-Apple Street, Hattersley, Hyde	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

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



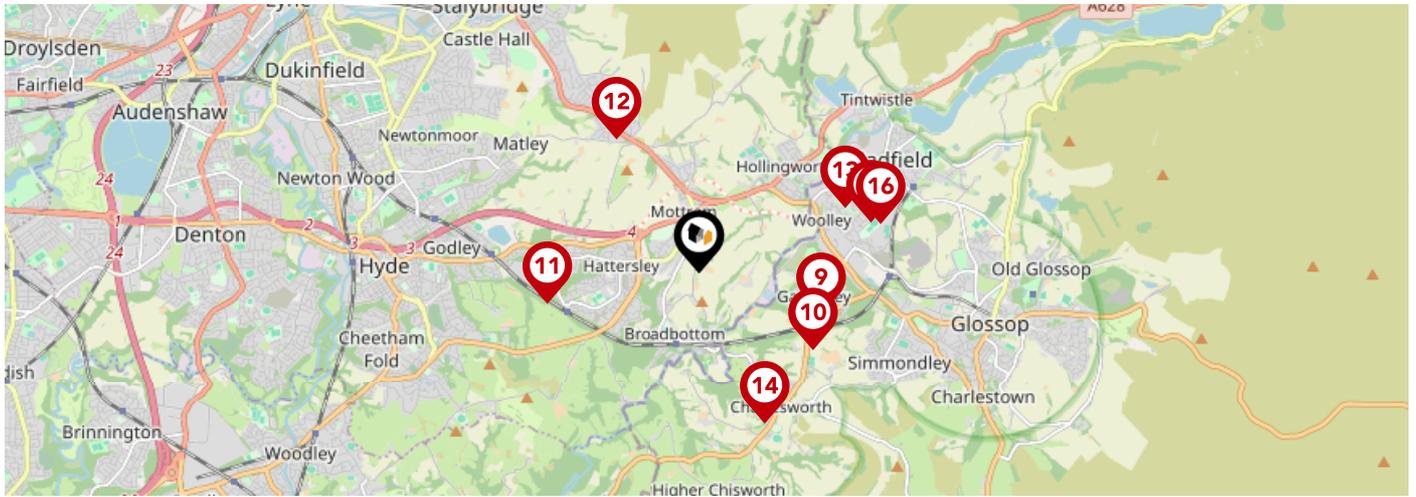
Listed Buildings in the local district	Grade	Distance
 1068028 - Cross	Grade II	0.0 miles
 1068029 - Gatepiers, Railings, Steps And Walls To Graveyard Of St Michael And All Angels	Grade II	0.0 miles
 1356436 - Church Of St Michael And All Angels	Grade II	0.1 miles
 1162742 - Sundial In Graveyard To South Of Church Of St Michael And All Angels	Grade II	0.1 miles
 1162561 - School House	Grade II	0.1 miles
 1162494 - 19 And 21, Ashworth Lane	Grade II	0.1 miles
 1356448 - 21, Church Brow	Grade II	0.1 miles
 1068030 - The Old Mortuary	Grade II	0.1 miles
 1068060 - Village Stocks	Grade II	0.1 miles
 1068050 - Crown Pole House Crowning Glory Hair Dressers	Grade II	0.1 miles

Area Schools



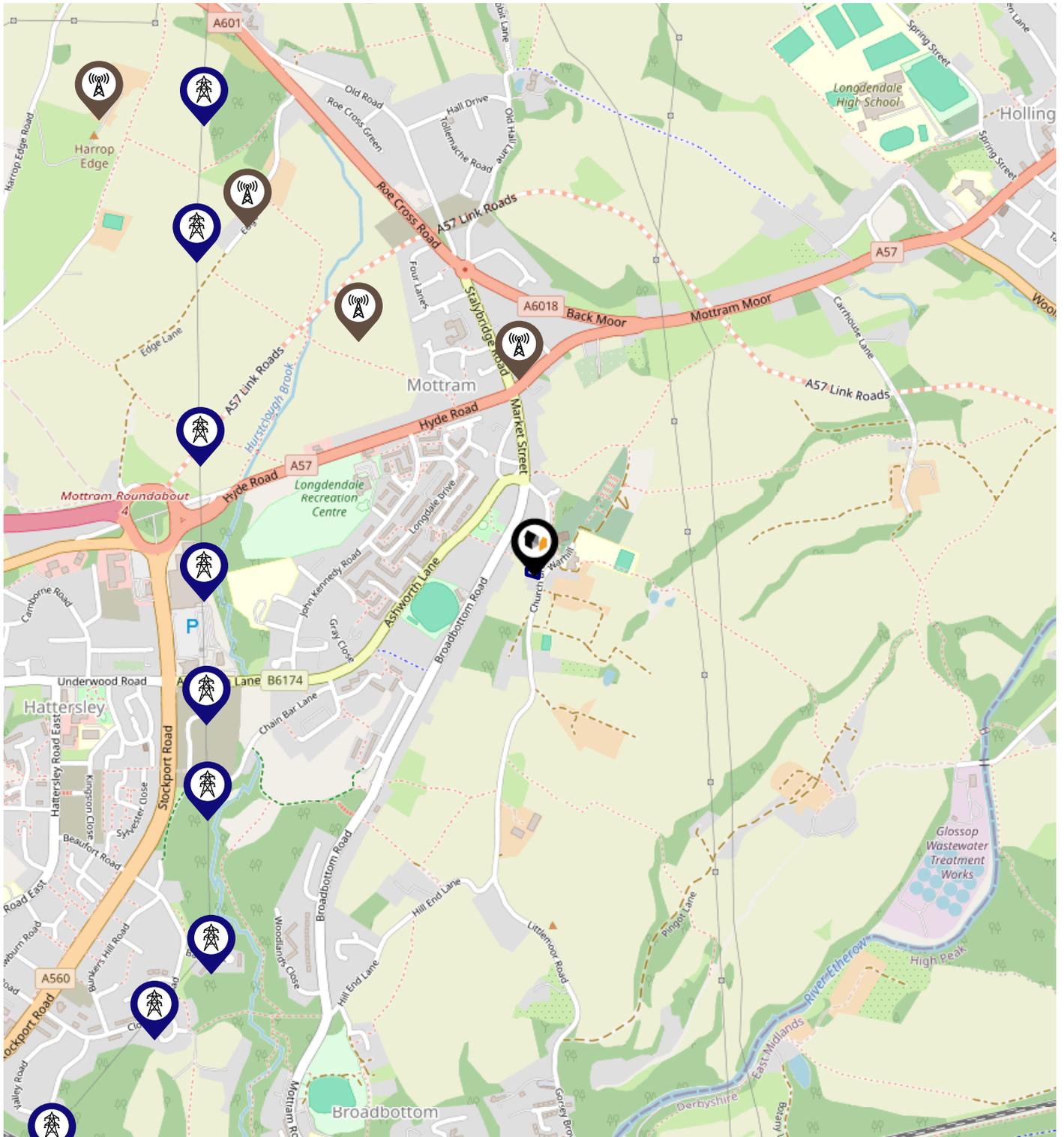
		Nursery	Primary	Secondary	College	Private
1	Mottram CofE Primary School Ofsted Rating: Good Pupils: 130 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Arundale Primary School Ofsted Rating: Good Pupils: 196 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hollingworth Primary School Ofsted Rating: Good Pupils: 184 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pinfold Primary School Ofsted Rating: Good Pupils: 400 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Longdendale High School Ofsted Rating: Requires improvement Pupils: 789 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Broadbottom Church of England Primary School Ofsted Rating: Good Pupils: 81 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St James Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Gamesley Primary School Ofsted Rating: Good Pupils: 197 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Gamesley Early Excellence Centre Ofsted Rating: Outstanding Pupils: 36 Distance:1.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Margaret's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 35 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Discovery Academy Ofsted Rating: Good Pupils: 225 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stalyhill Infant School Ofsted Rating: Good Pupils: 178 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Charles' Catholic Voluntary Academy Ofsted Rating: Good Pupils: 182 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charlesworth Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 110 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hadfield Infant School Ofsted Rating: Good Pupils: 138 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE Junior School Ofsted Rating: Good Pupils: 204 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

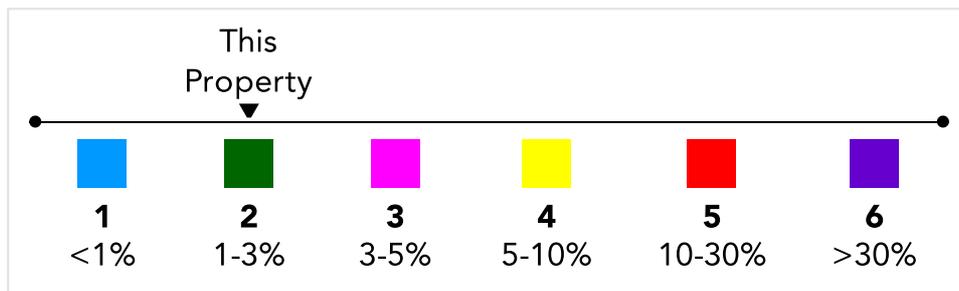
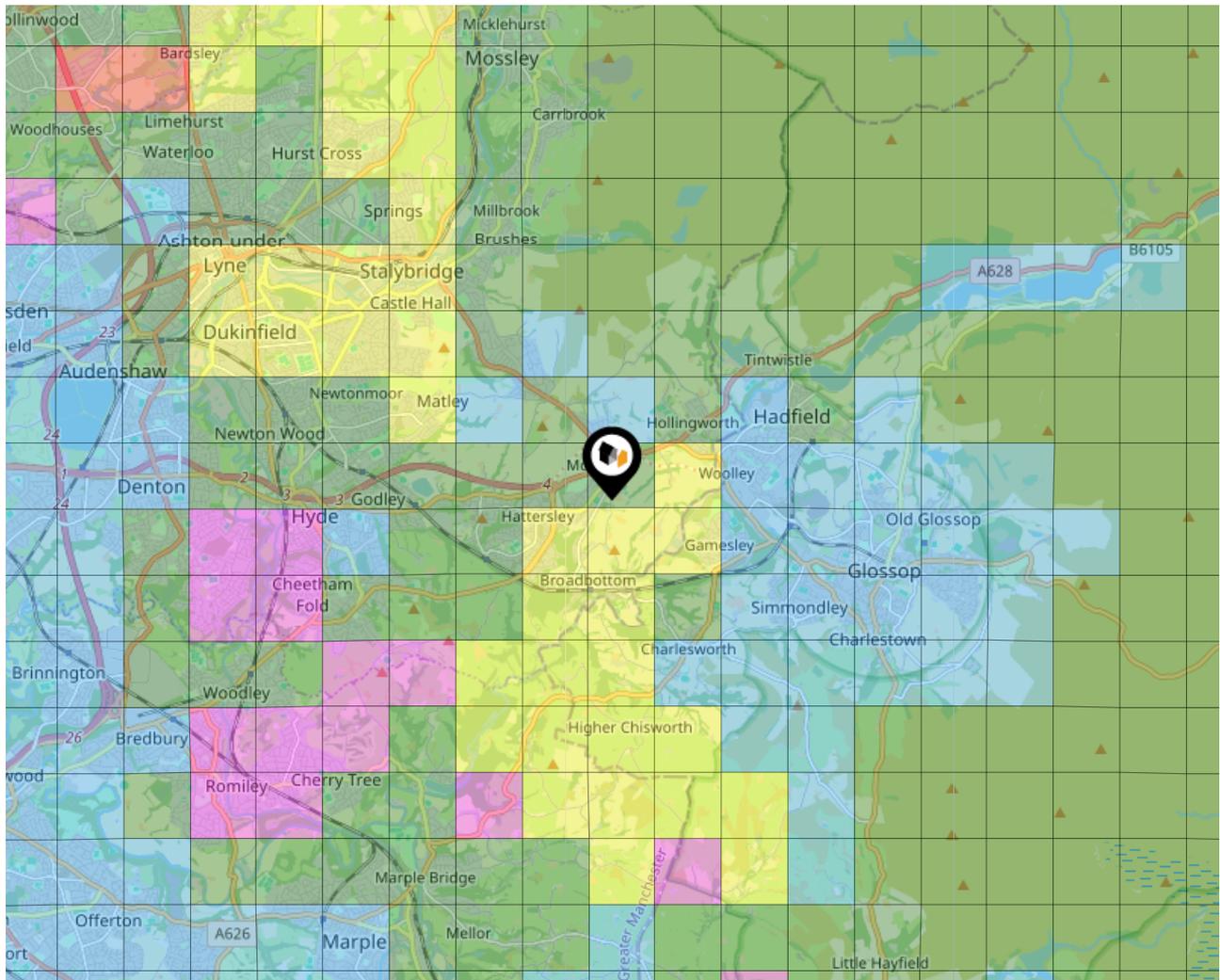


Key:

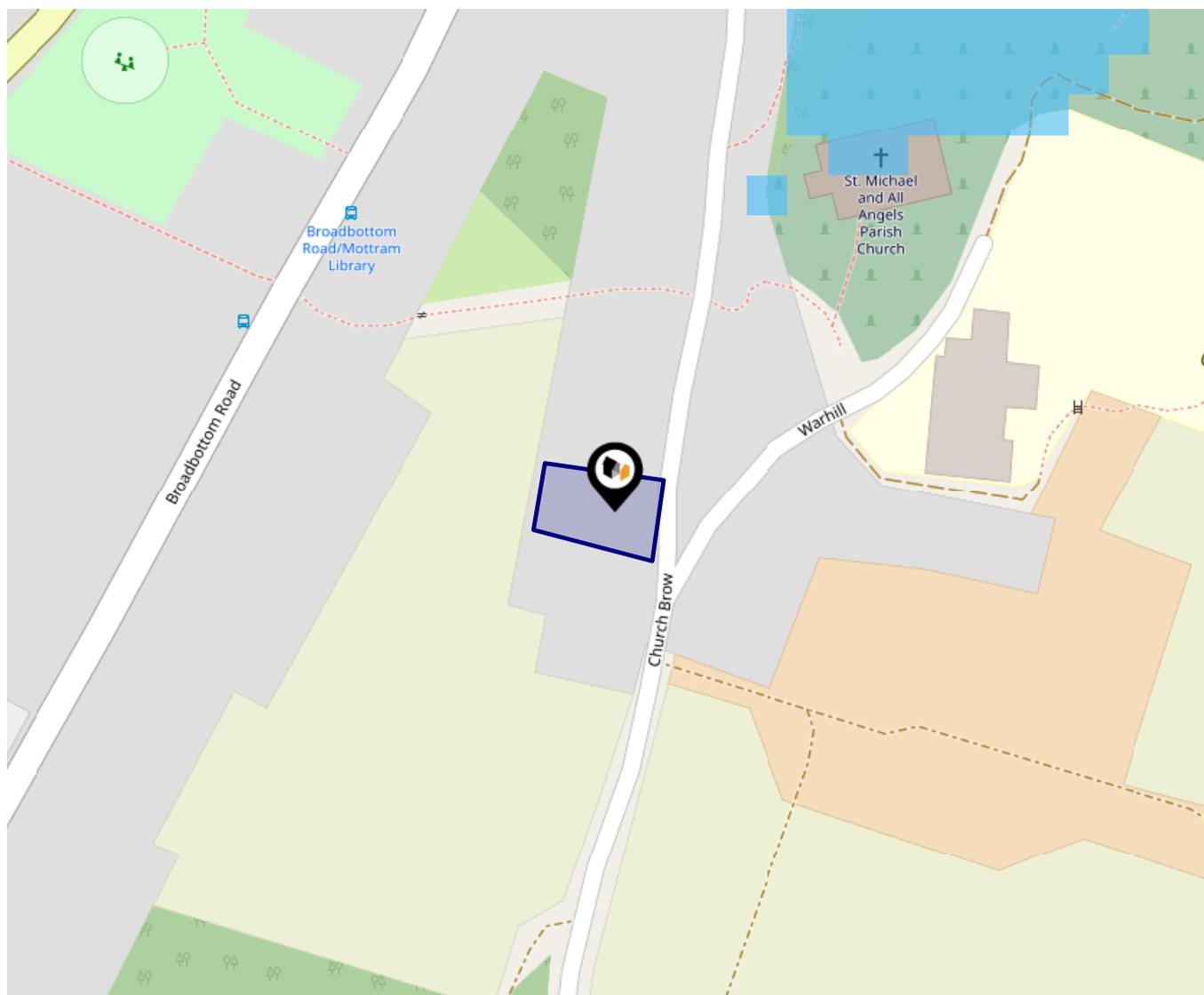
-  Power Pylons
-  Communication Masts

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



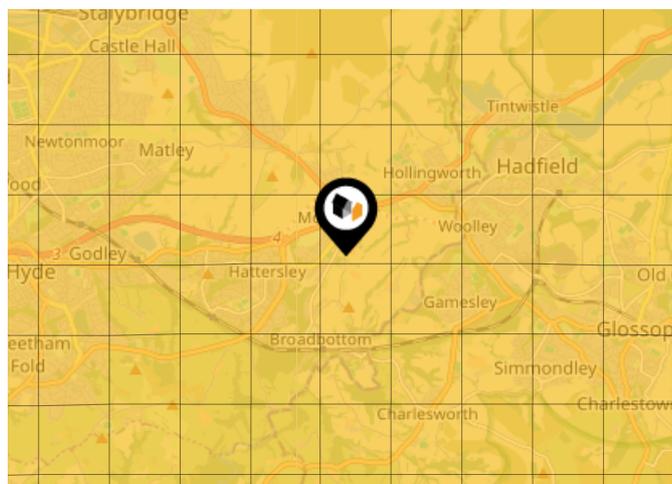
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

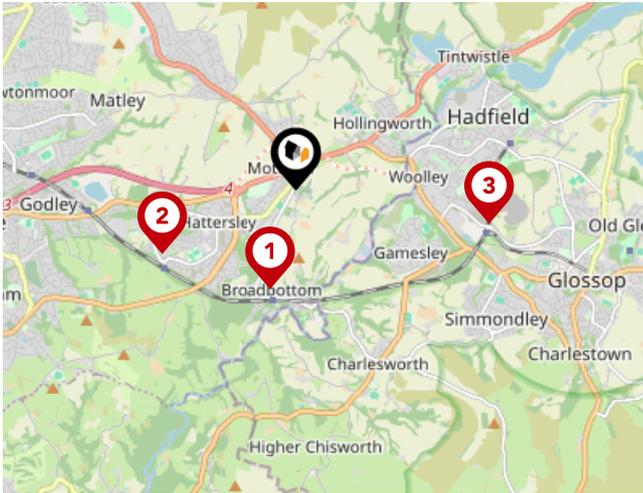


Primary Classifications (Most Common Clay Types)

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

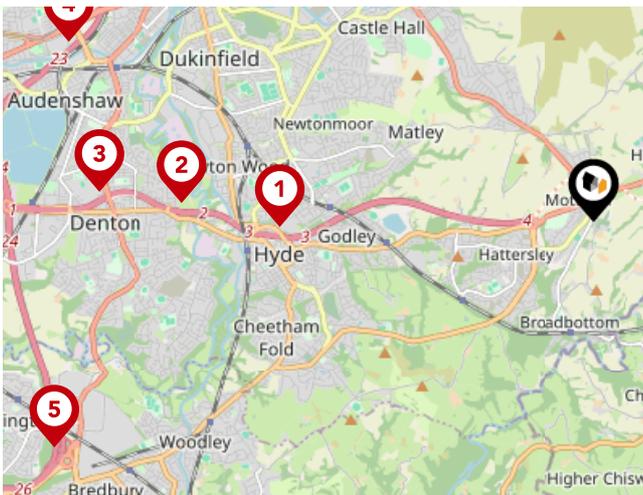
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Broadbottom Rail Station	0.91 miles
2	Hattersley Rail Station	1.31 miles
3	Dinting Rail Station	1.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	2.77 miles
2	M67 J2	3.63 miles
3	M67 J1	4.35 miles
4	M60 J23	4.88 miles
5	M60 J25	5.14 miles

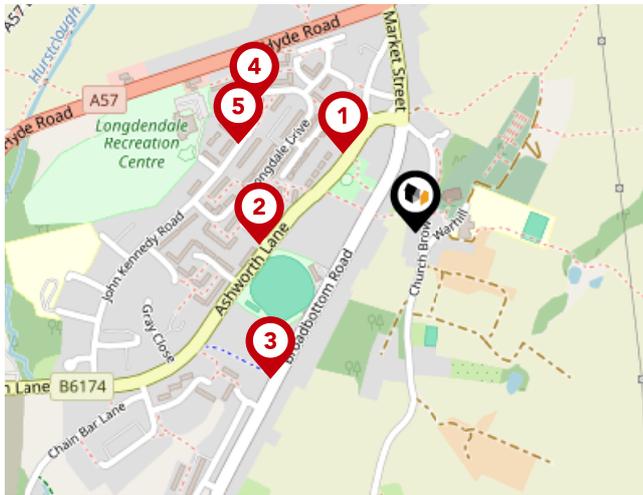


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	12.56 miles
2	Leeds Bradford Airport	32.11 miles
3	Speke	35.73 miles
4	Finningley	41.23 miles

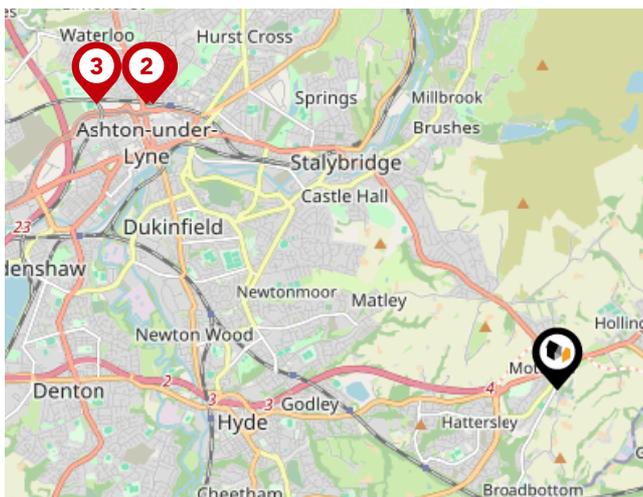
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Back Lane	0.12 miles
2	Day Grove	0.17 miles
3	Winslow Avenue	0.23 miles
4	John Kennedy Road	0.23 miles
5	John Kennedy Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	4.37 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	4.41 miles
3	Ashton West (Manchester Metrolink)	4.77 miles

The logo for Lawler & Co. features the company name in a serif font, with a large ampersand between 'Co.' and 'Lawler'. The text is white on a green square background.

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



If you are looking to buy or sell your home, look no further than Lawlers Hyde. The team have been absolutely fantastic, always professional and friendly and answer questions with a smile, no matter how silly I thought they were. I would like to take this opportunity to send my gratitude to Stacey and Imogen, they are absolute gems and an asset to the company. The team worked really hard to sell our home and we are so happy we chose Lawlers Hyde.

Testimonial 2



We moved to Lawler & Co from another agent and they sold our property within weeks of it being up after Gary came to visit and discuss. Stacey was always prompt and welcoming on the viewings and was able to confidently describe the property. Imogen was very quick at communicating viewings to us when they was coming in. The team at Hyde really stepped up compared to other agents in the area and we would 100% use them again.

Testimonial 3



Really impressed! Spoke to the team as an early stage first time buyer, they booked me in for a mortgage call and I couldn't feel more confident with the process and felt comfortable speaking to Andy. Great attitude all round, positive & efficient! Looking forward to reaching out to them again in the future.

Testimonial 4



I couldn't be happier with the service I received from Lawler & Co, especially Imogen. From start to finish, she was professional, approachable, and genuinely invested in helping me every step of the way. Communication was excellent – they always kept me updated and were quick to answer any questions I had. As a first time buyer, Imogen really helped me to understand the process and made the viewings/offering process less daunting and more exciting!



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

Important - Please Read

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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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