KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 24th March 2026

ASH TREE ROAD, 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:	Semi-Detached	**Tenure:**	Leasehold
Bedrooms:	3		
Floor Area:	861 ft^2 / 80 m^2		
Plot Area:	0.13 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,055		
Title Number:	GM302404		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	**35** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✔ BT ✔ sky ✔ Virgin media

Freehold Title Plan
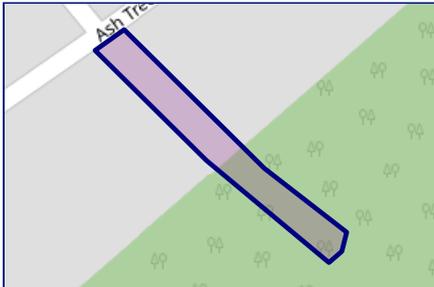
GM635498

Leasehold Title Plan
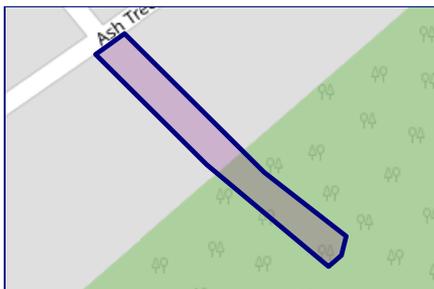
GM302404

Start Date:	24/10/1973
End Date:	25/10/2972
Lease Term:	999 years from 25 October 1973
Term Remaining:	947 years

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SALES AND LETTINGS

Ash Tree Road, SK14

Energy rating

E

Valid until 06.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 | C
55-68	D		
39-54	E	46 | E	
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m^2

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SALES AND LETTINGS

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
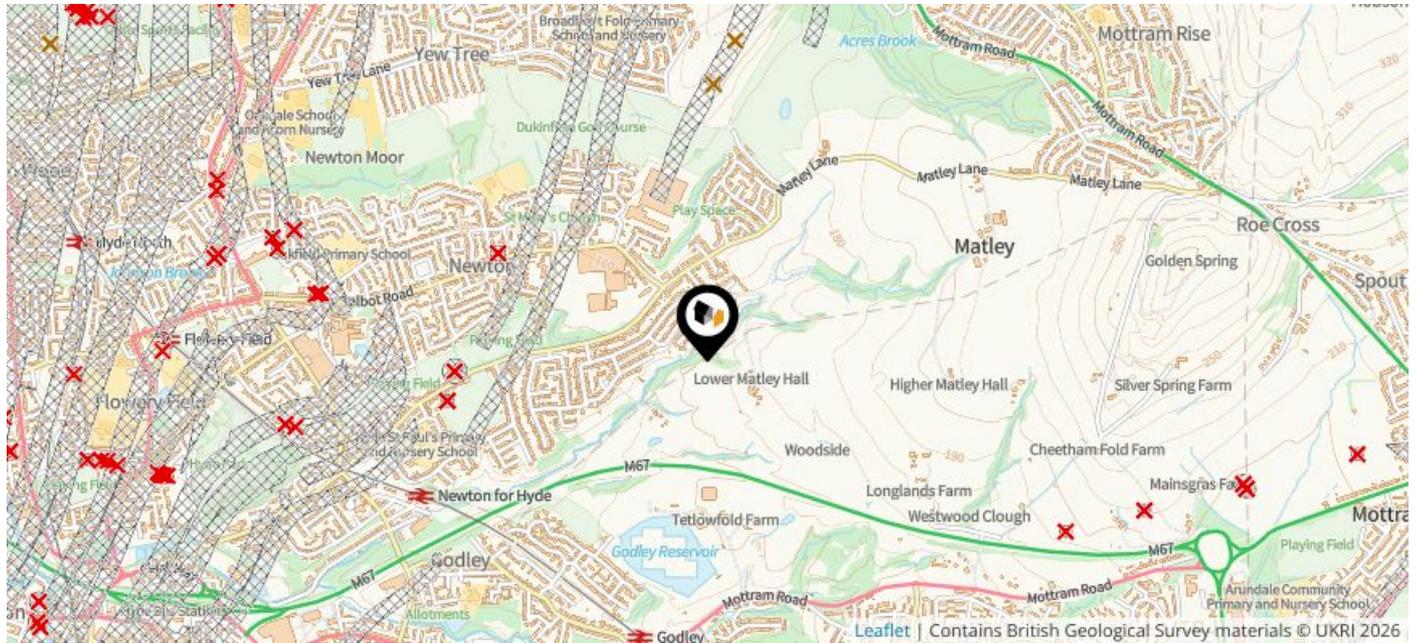
## Mine Entry

✕   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.

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Conservation Areas

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.
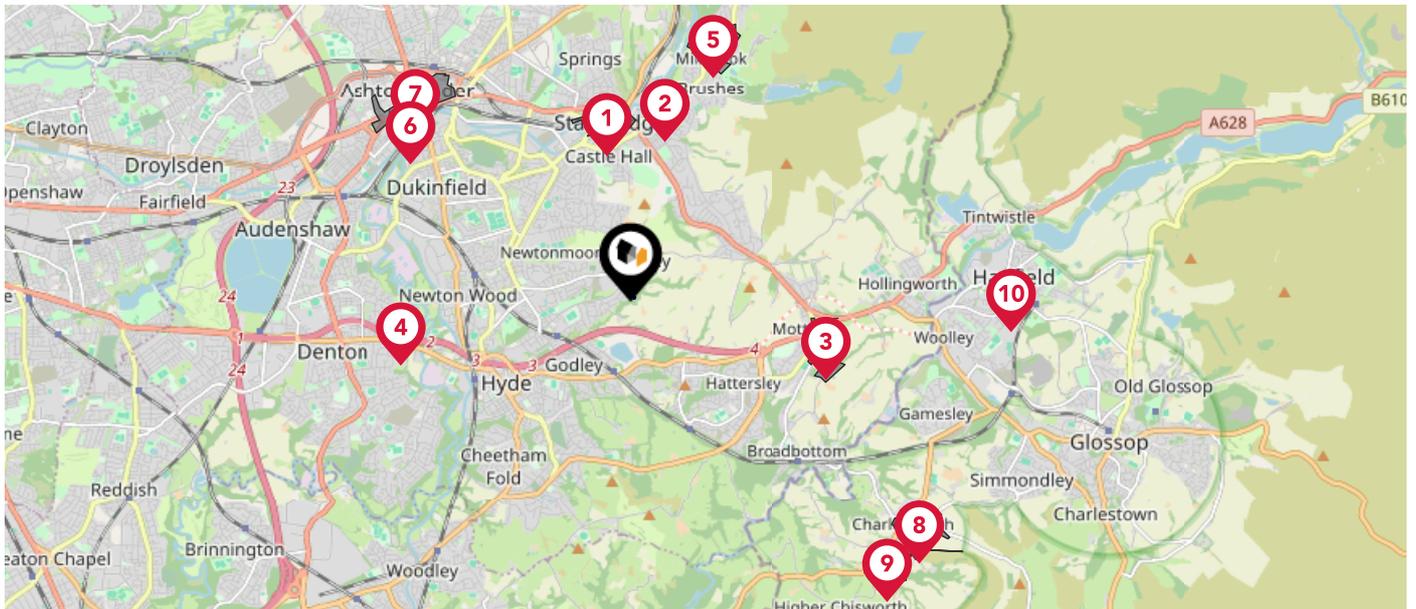

Nearby Conservation Areas

1 Stalybridge Town Centre

2 Copley (Tameside)

3 Mottram In Longdendale

4 St Annes, Haughton

5 Millbrook (Tameside)

6 Portland Basin

7 Ashton Town Centre

8 Charlesworth

9 Chisworth, Holehouse

10 Hadfield

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
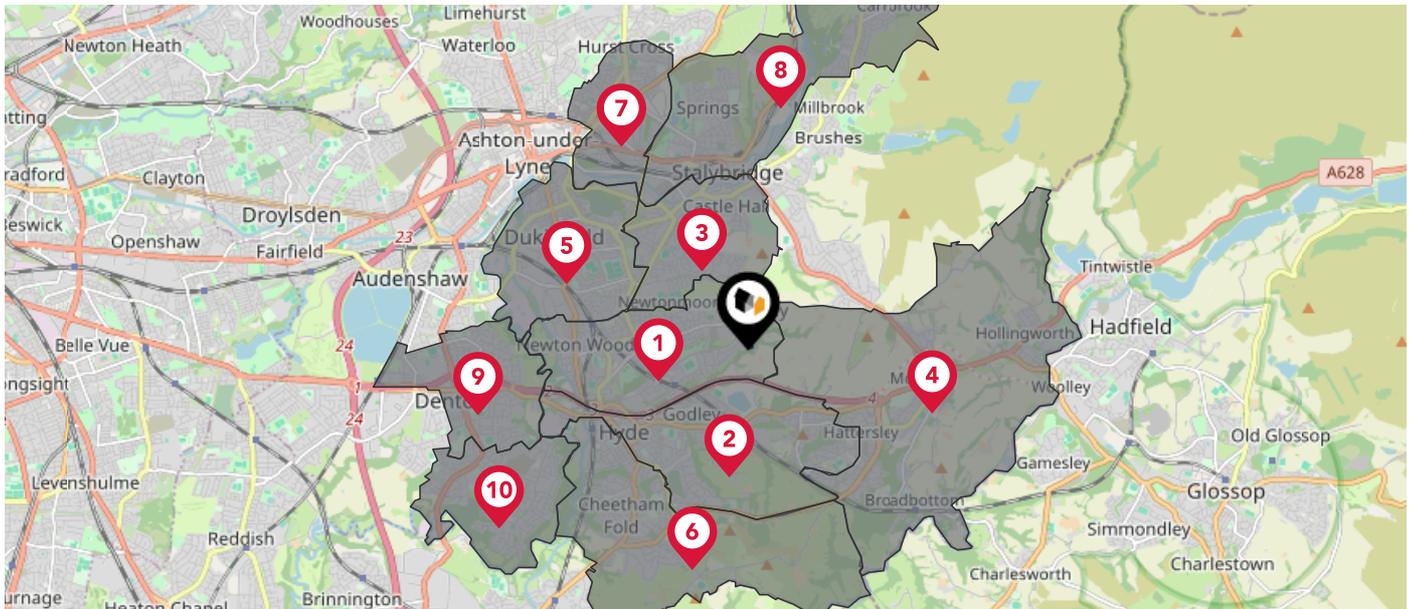
Nearby Council Wards

1	Hyde Newton Ward
2	Hyde Godley Ward
3	Dukinfield Stalybridge Ward
4	Longdendale Ward
5	Dukinfield Ward
6	Hyde Werneth Ward
7	Ashton St. Michael's Ward
8	Stalybridge North Ward
9	Denton North East Ward
10	Denton South Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
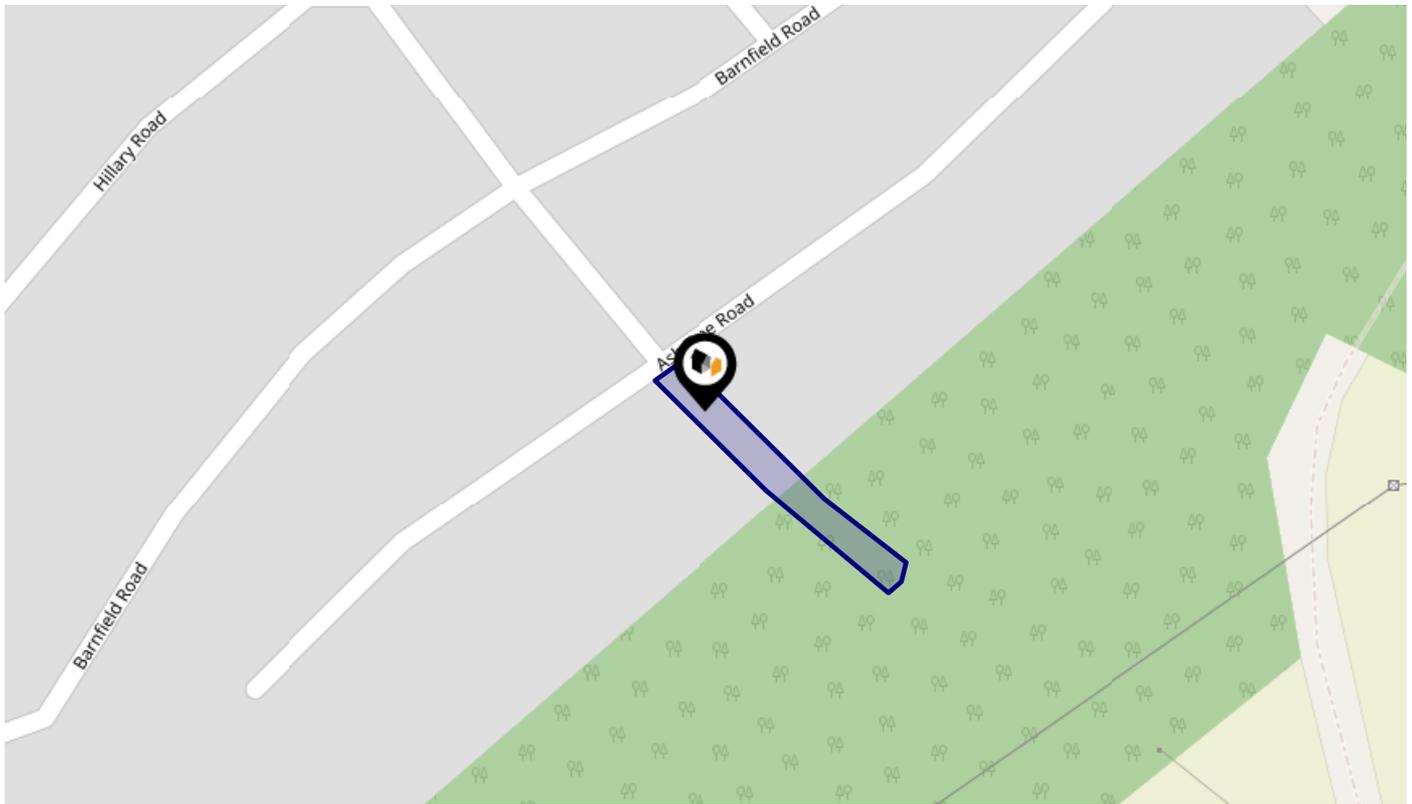
Rail Noise Data

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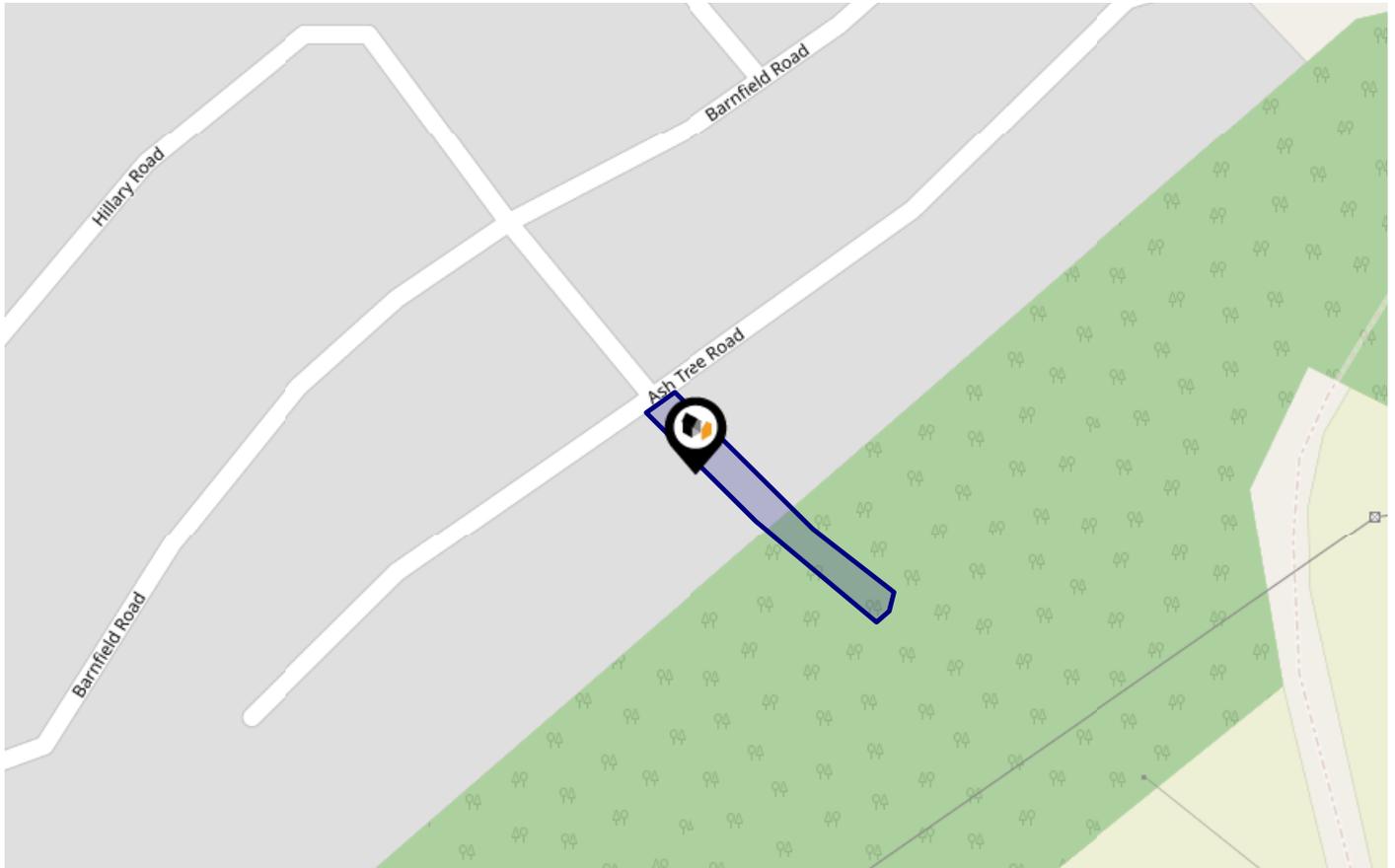
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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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.
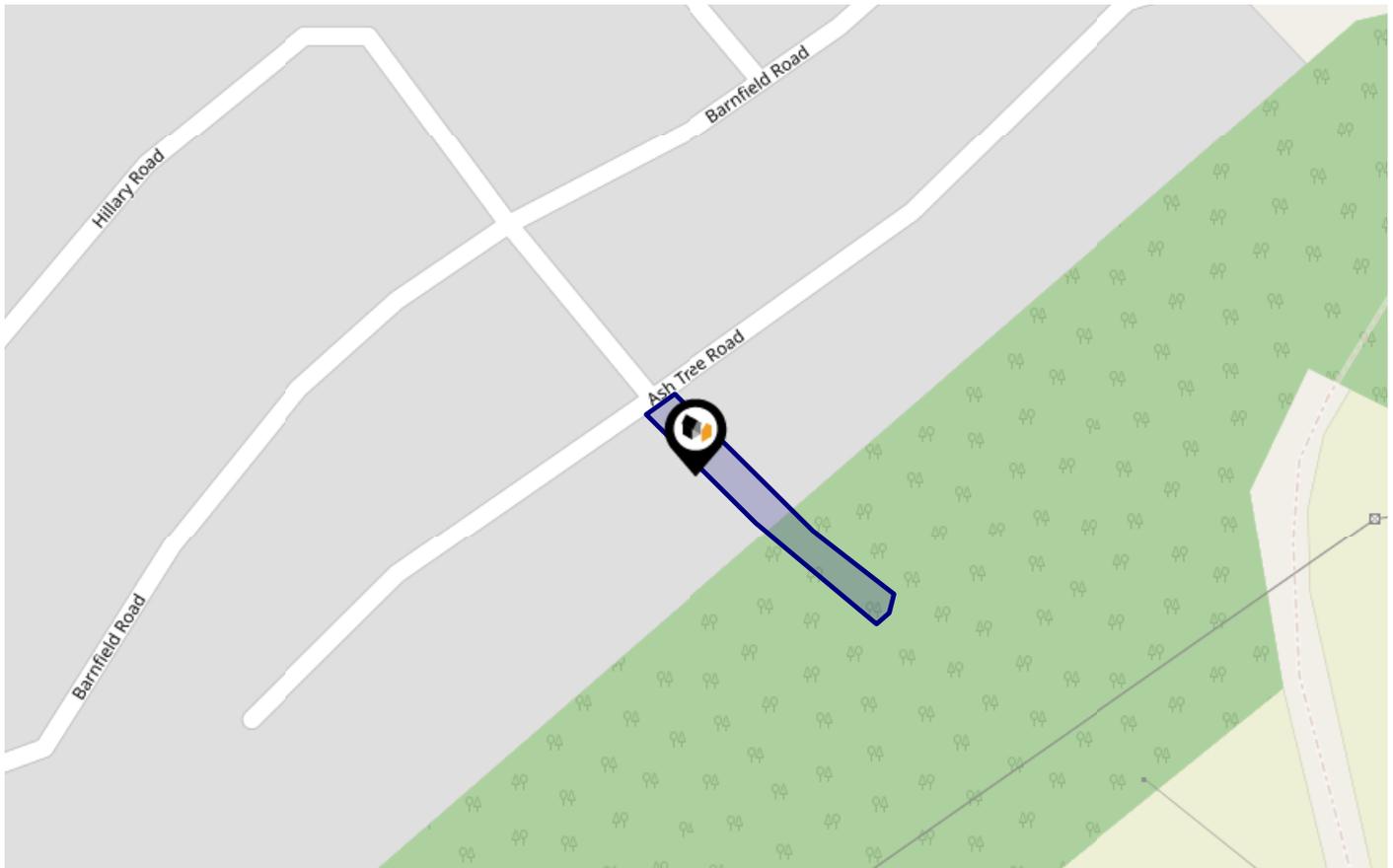
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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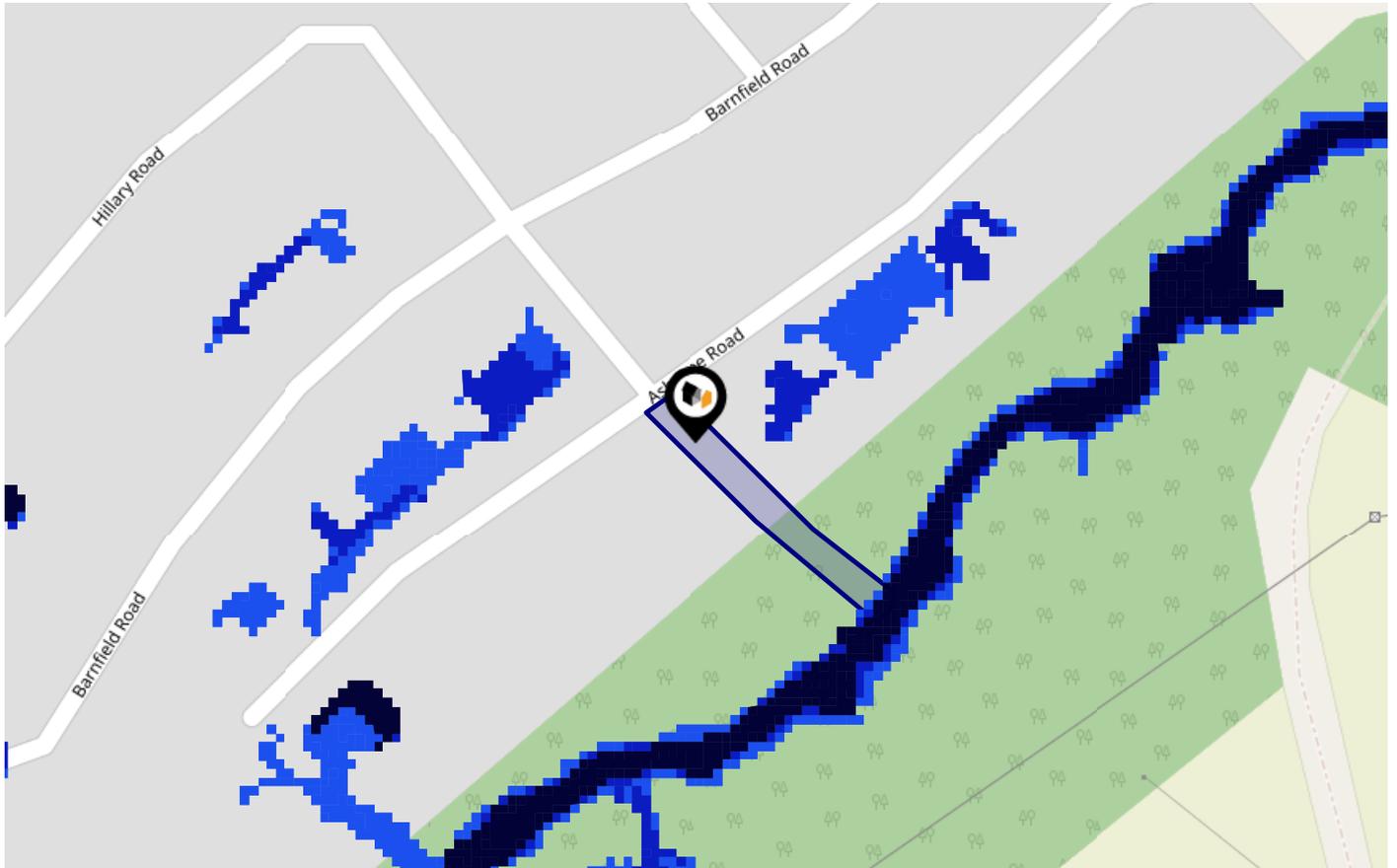
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🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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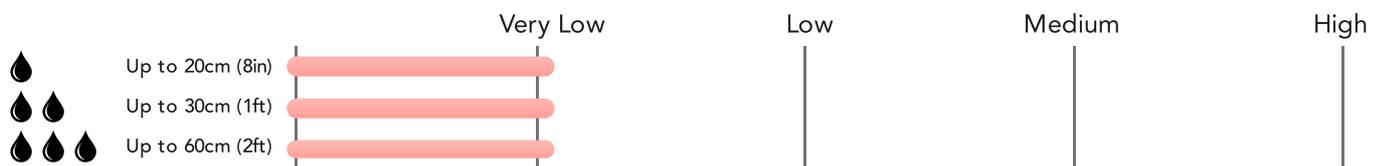

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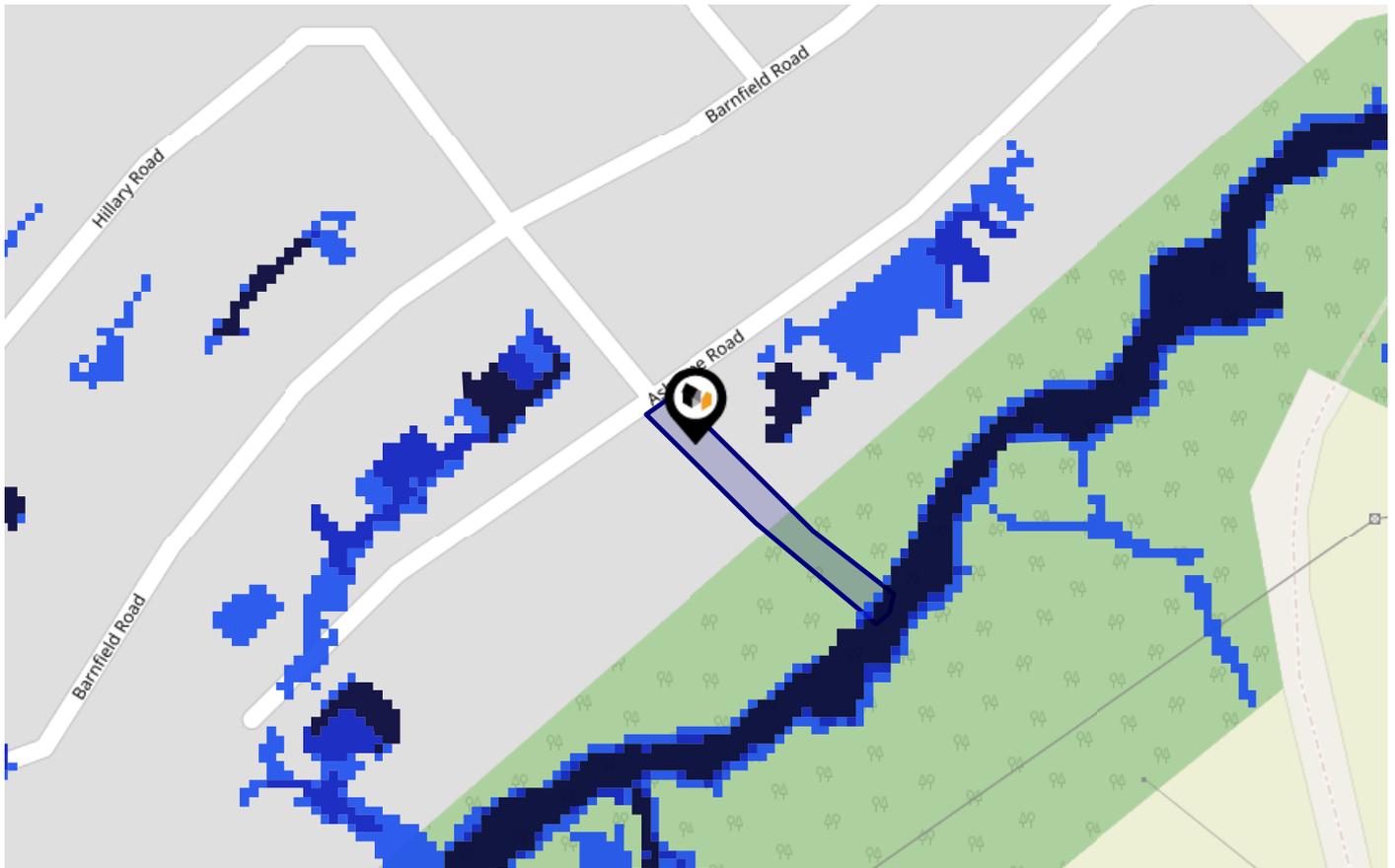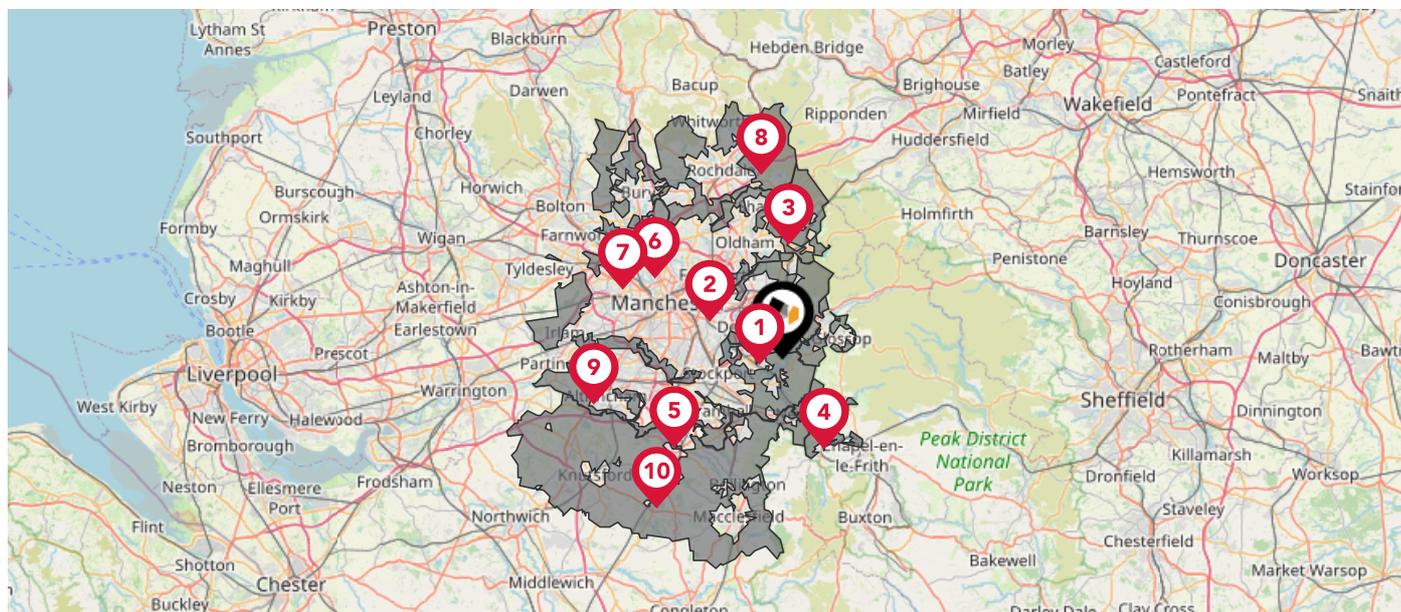**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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 - High Peak
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 - Trafford
10	Merseyside and Greater Manchester Green Belt - Cheshire East

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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.
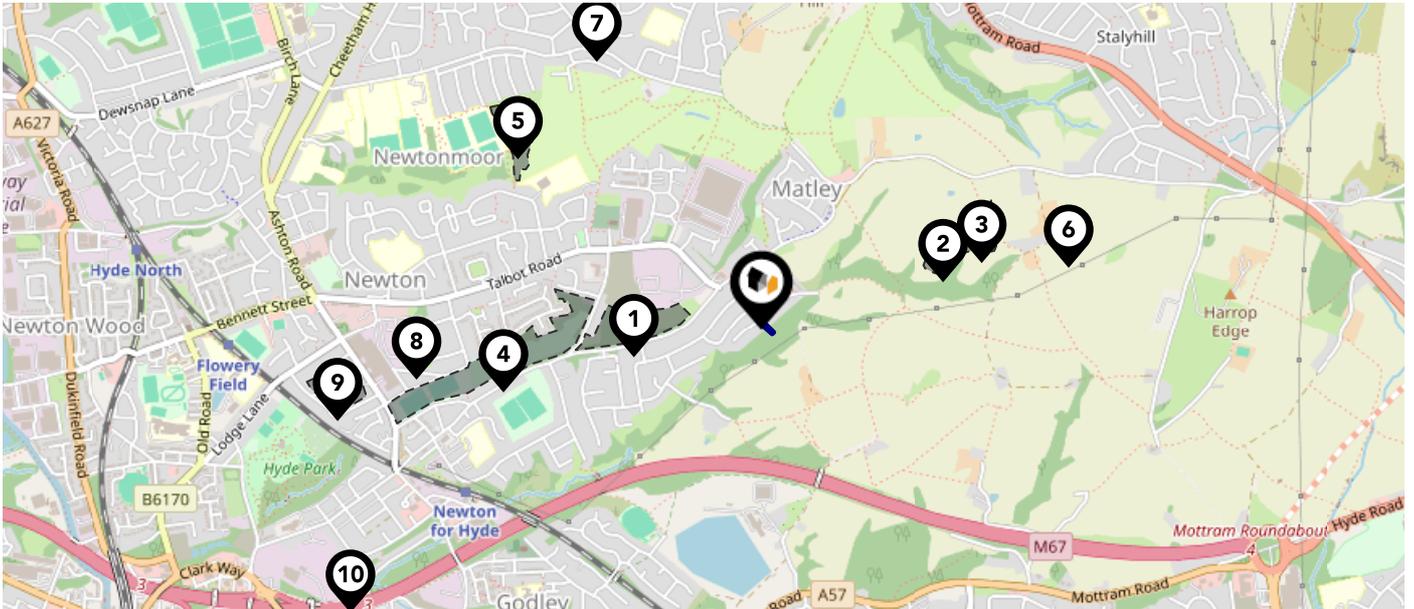

Nearby Landfill Sites		
1	Newton Works-Victoria Street, Hyde	Historic Landfill
2	Oak Farm-Matley, Stalybridge	Historic Landfill
3	Oak Farm-Matley, Stalybridge	Historic Landfill
4	Victoria Street-Newton, Greater Manchester	Historic Landfill
5	Land at Buckingham Drive-Tameside	Historic Landfill
6	Oak Farm-Matley, Stalybridge	Historic Landfill
7	Rear of Salisbury Drive-Tameside	Historic Landfill
8	Newton Moor Industrial Estate-Hyde, Cheshire, Greater Manchester	Historic Landfill
9	Stansfield Street - Marlor Road-Greater Manchester	Historic Landfill
10	Cha Textiles-Newton Bank	Historic Landfill

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Maps
Listed Buildings

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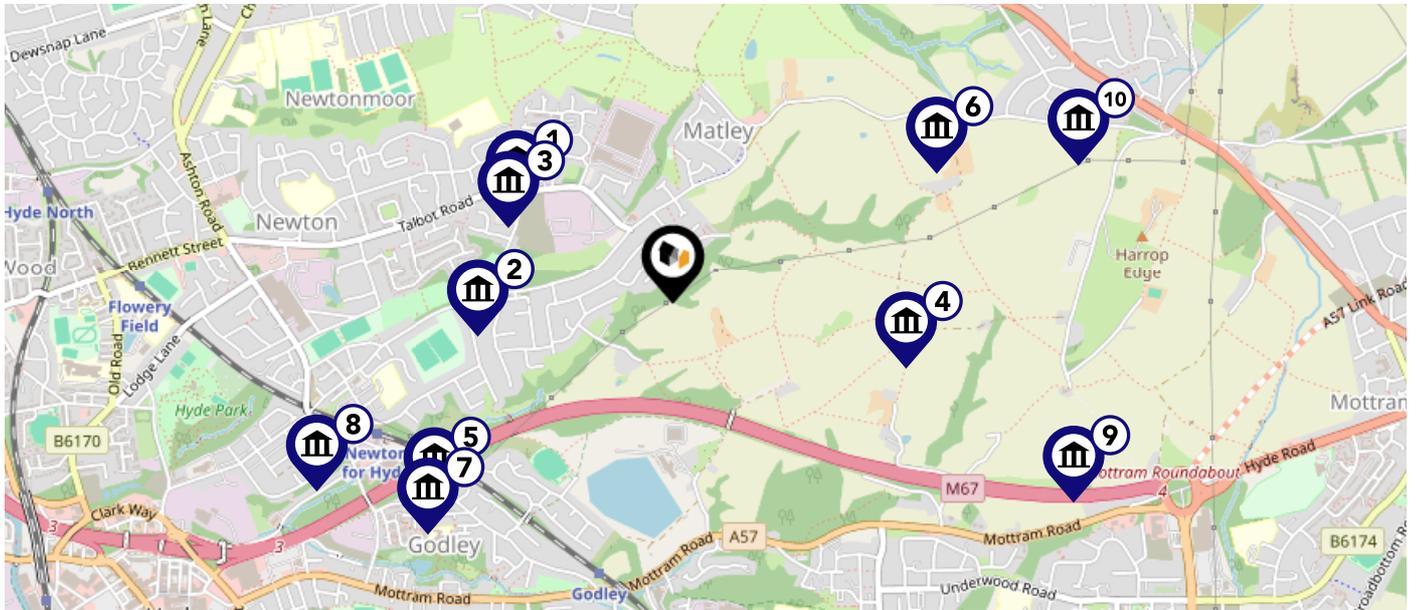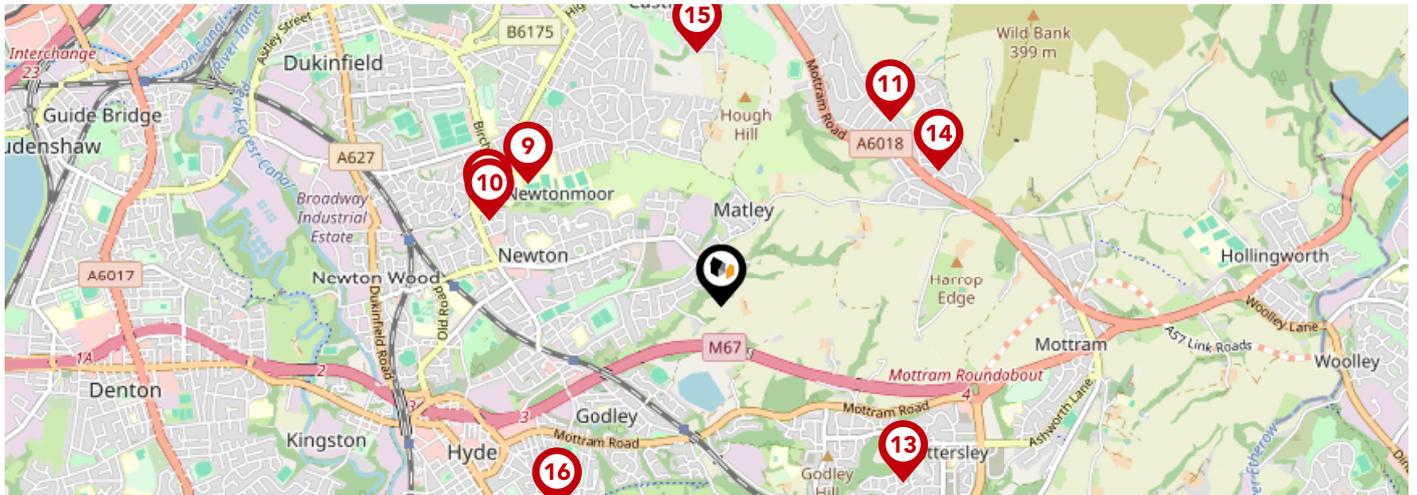

Listed Buildings in the local district	Grade	Distance
① 1162405 - Church Of St Mary (c Of E)	Grade II	0.4 miles
② 1437947 - Victoria Street War Memorial, Newton	Grade II	0.4 miles
③ 1068048 - 197, Talbot Road	Grade II	0.4 miles
④ 1068085 - Higher Matley Hall	Grade II	0.5 miles
⑤ 1068086 - Railway Viaduct Immediately East Of Newton Station	Grade II	0.7 miles
⑥ 1068076 - Wrigleyfold Cottage Wrigleyfold Farmhouse	Grade II	0.7 miles
⑦ 1068083 - Church Of St John The Baptist	Grade II	0.7 miles
⑧ 1413253 - Roman Catholic Church Of St Paul And Presbytery	Grade II	0.9 miles
⑨ 1162440 - Miniature Castle Miniature Castle Cottage	Grade II	1.0 miles
⑩ 1356421 - Bardsley Gate Cottage Bardsley Gate Farmhouse Mead Cottage	Grade II	1.0 miles

Area
Schools
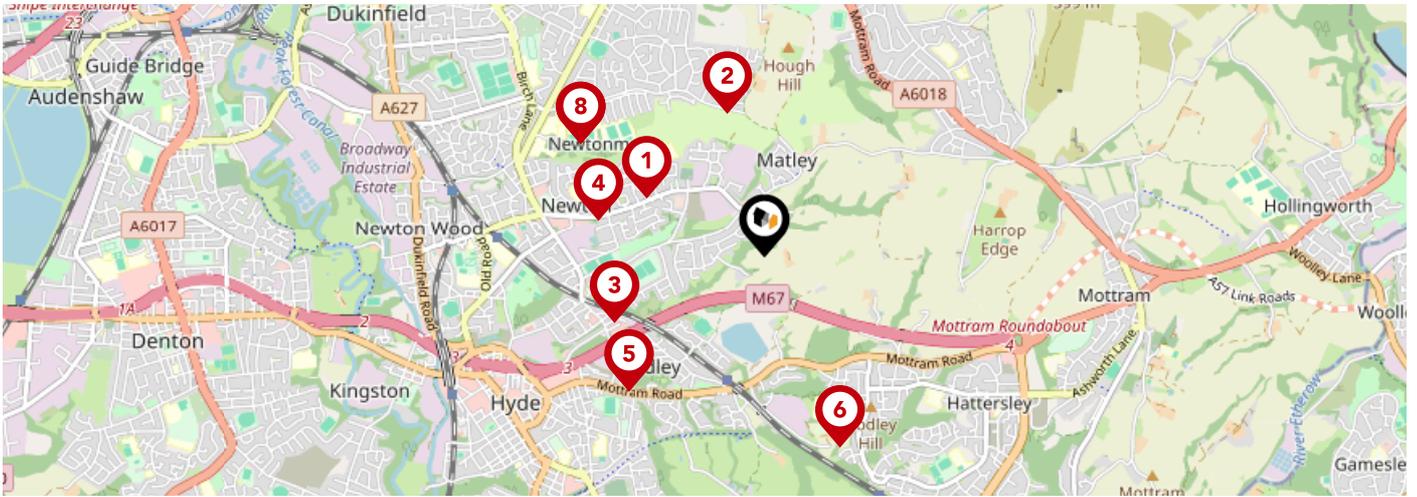
		Nursery	Primary	Secondary	College	Private
1	**Bradley Green Primary Academy** Ofsted Rating: Good | Pupils: 218 | Distance:0.58	☐	☑	☐	☐	☐
2	**Broadbent Fold Primary School and Nursery** Ofsted Rating: Good | Pupils: 218 | Distance:0.66	☐	☑	☐	☐	☐
3	**St Paul's Catholic Primary School** Ofsted Rating: Good | Pupils: 215 | Distance:0.72	☐	☑	☐	☐	☐
4	**Oakfield Primary and Moderate Learning Difficulties Resource Provision** Ofsted Rating: Good | Pupils: 228 | Distance:0.75	☐	☑	☐	☐	☐
5	**Godley Community Primary Academy** Ofsted Rating: Good | Pupils: 230 | Distance:0.84	☐	☑	☐	☐	☐
6	**Discovery Academy** Ofsted Rating: Good | Pupils: 225 | Distance:0.91	☐	☑	☐	☐	☐
7	**Cromwell High School** Ofsted Rating: Outstanding | Pupils:0 | Distance:0.95	☐	☐	☑	☐	☐
8	**Rayner Stephens High School** Ofsted Rating: Requires improvement | Pupils: 580 | Distance:0.95	☐	☐	☑	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Yew Tree Primary School Ofsted Rating: Good	Pupils: 364	Distance:1.01	☐	☑	☐	☐	☐
10 Oakdale School Ofsted Rating: Good	Pupils: 161	Distance:1.09	☐	☑	☐	☐	☐
11 Stalyhill Junior School Ofsted Rating: Good	Pupils: 231	Distance:1.1	☐	☑	☐	☐	☐
12 St Mary's Catholic Primary School Ofsted Rating: Good	Pupils: 210	Distance:1.11	☐	☑	☐	☐	☐
13 St James Catholic Primary School Ofsted Rating: Good	Pupils: 203	Distance:1.12	☐	☑	☐	☐	☐
14 Stalyhill Infant School Ofsted Rating: Good	Pupils: 178	Distance:1.13	☐	☑	☐	☐	☐
15 St Peter's Catholic Primary School Ofsted Rating: Good	Pupils: 231	Distance:1.13	☐	☑	☐	☐	☐
16 Endeavour Primary Academy Ofsted Rating: Good	Pupils: 245	Distance:1.15	☐	☑	☐	☐	☐

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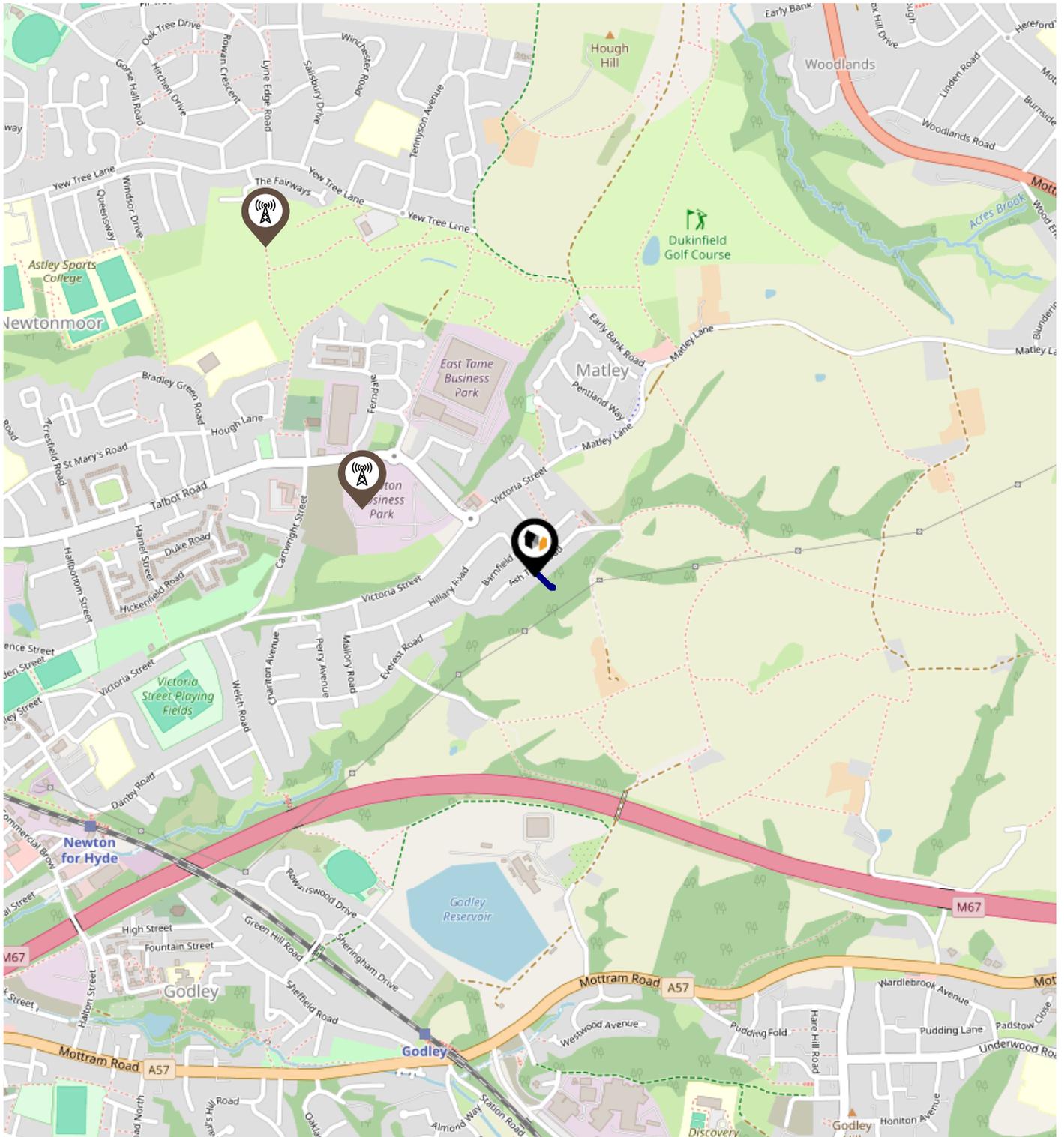
Key:

Power Pylons

Communication Masts

Radon Gas

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
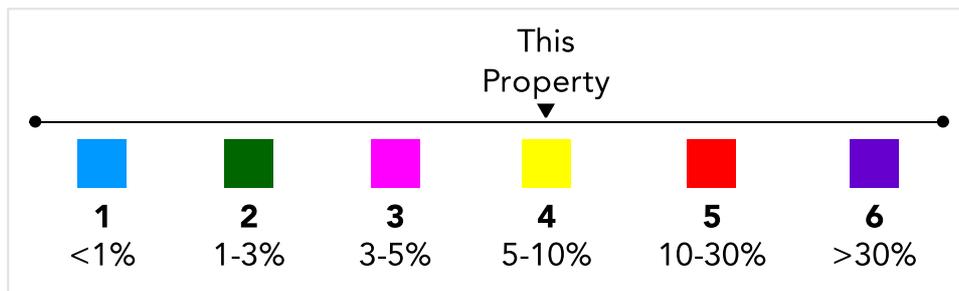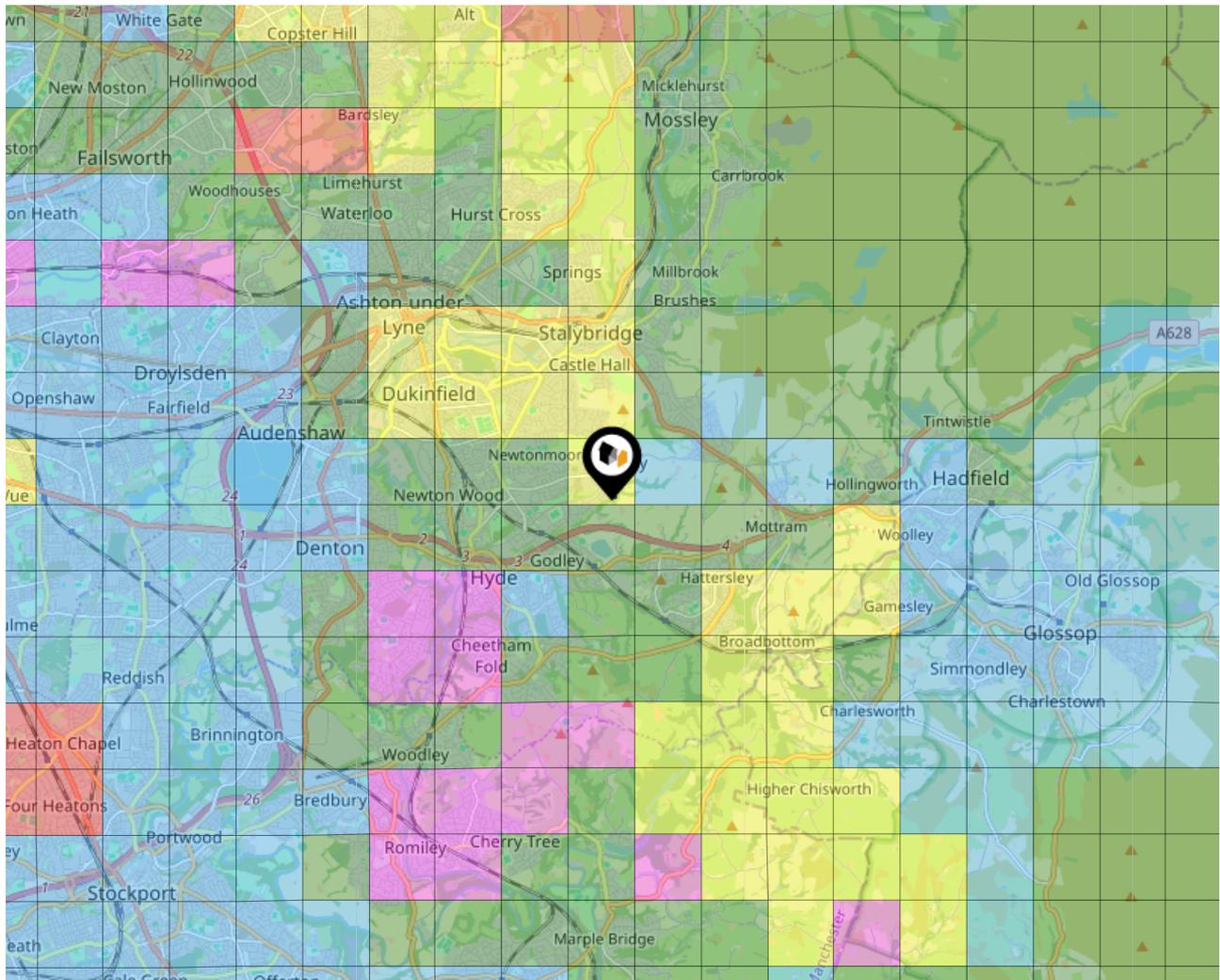
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
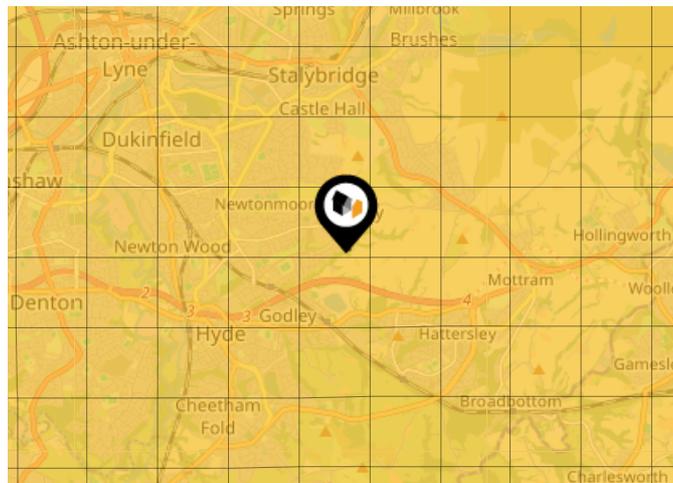- 🟦 55.0-59.9 dB

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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

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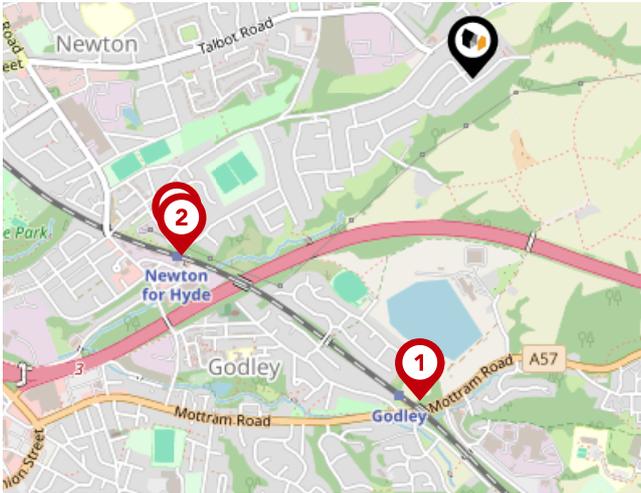
National Rail Stations

Pin	Name	Distance
1	Godley Rail Station	0.72 miles
2	Newton for Hyde Rail Station	0.75 miles
3	Newton for Hyde Rail Station	0.75 miles
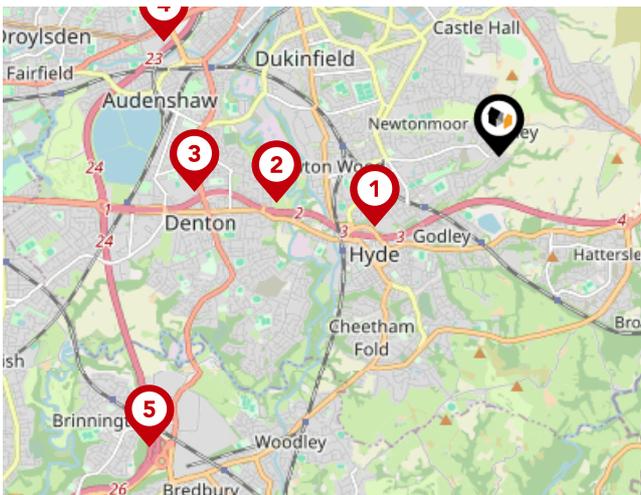
Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.26 miles
2	M67 J2	2 miles
3	M67 J1	2.69 miles
4	M60 J23	3.11 miles
5	M60 J25	4 miles

Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	11.44 miles
2	Leeds Bradford Airport	32.39 miles
3	Speke	34.23 miles
4	Finningley	42.87 miles

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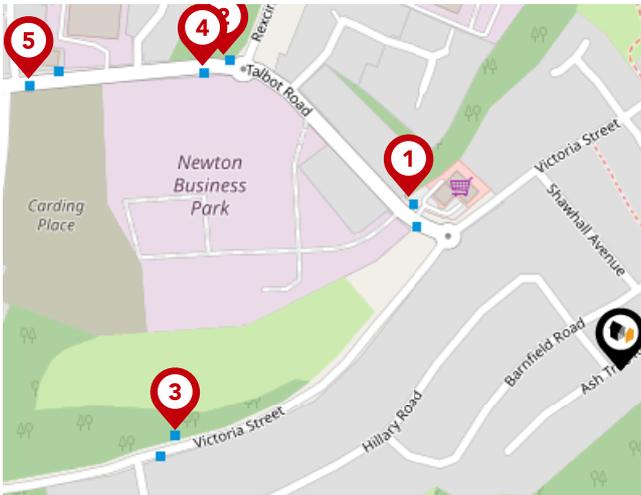
Bus Stops/Stations

Pin	Name	Distance
1	Victoria Street	0.15 miles
2	Rexcine Way	0.28 miles
3	Mallory Road	0.25 miles
4	Rexcine Way	0.28 miles
5	Cartwright Street	0.36 miles

Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	2.71 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	2.75 miles
3	Ashton West (Manchester Metrolink)	3.07 miles

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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

Lawler & Co | Hyde
Testimonials

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!

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Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lawler & Co | Hyde or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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

Lawler & Co | Hyde
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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