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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 15th April 2026



BLACKTHORNE ROAD, HYDE, SK14

Lawler & Co | Hyde

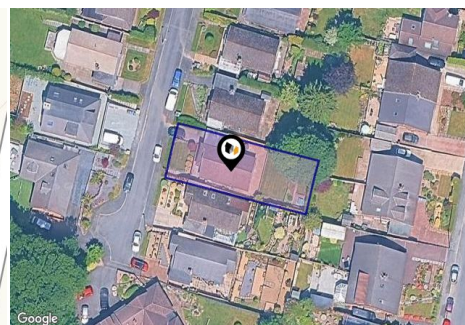
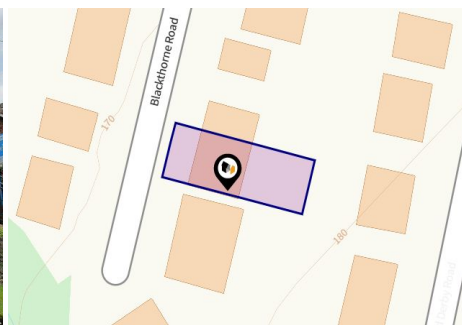
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.11 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,447		
Title Number:	GM536591		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

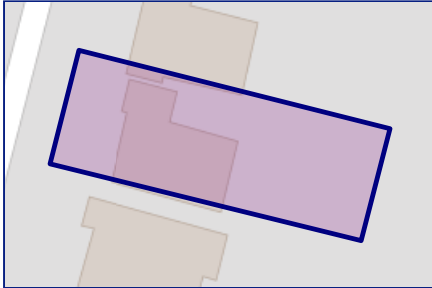
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

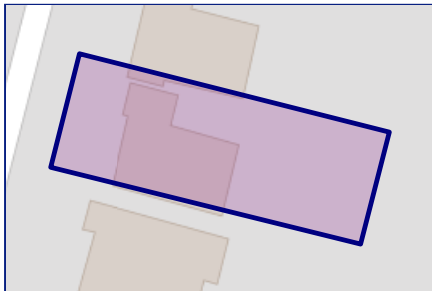


Freehold Title Plan



GM818433

Leasehold Title Plan



GM536591

Start Date: 20/12/1961
End Date: 01/08/2959
Lease Term: 999 years from 1 August 1960
Term Remaining: 933 years

Property
EPC - Certificate



SK14

Energy rating

D

Valid until 09.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

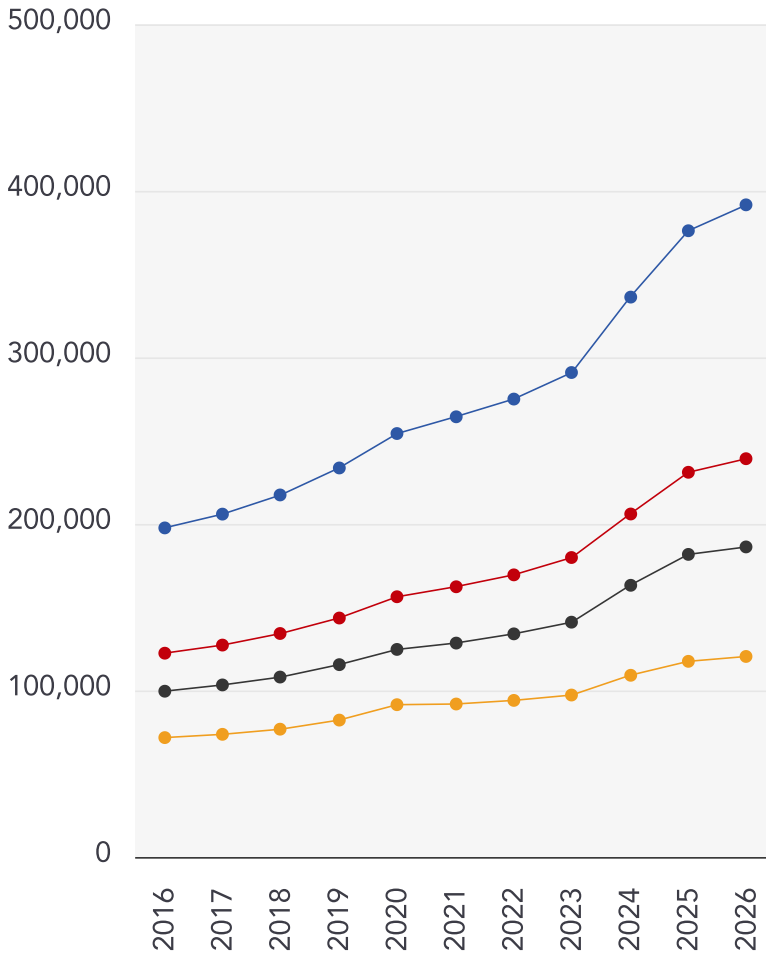
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

Market House Price Statistics

LAWLER
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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.



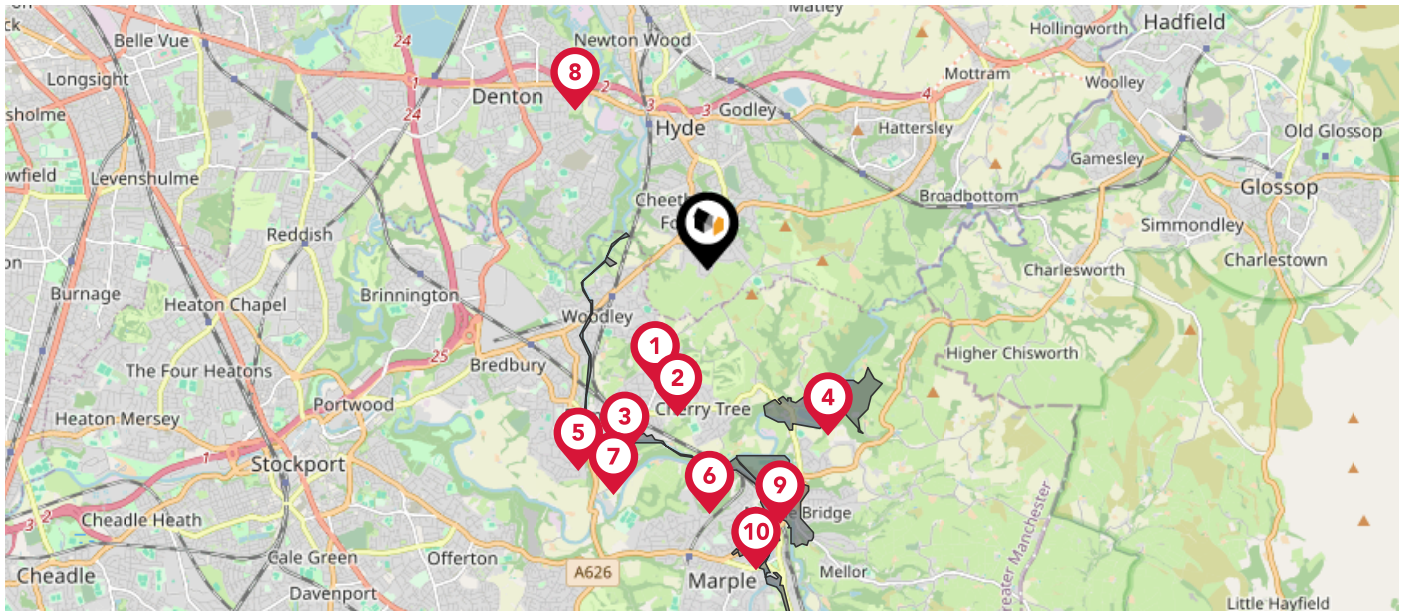
Mine Entry

- ✕ 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.



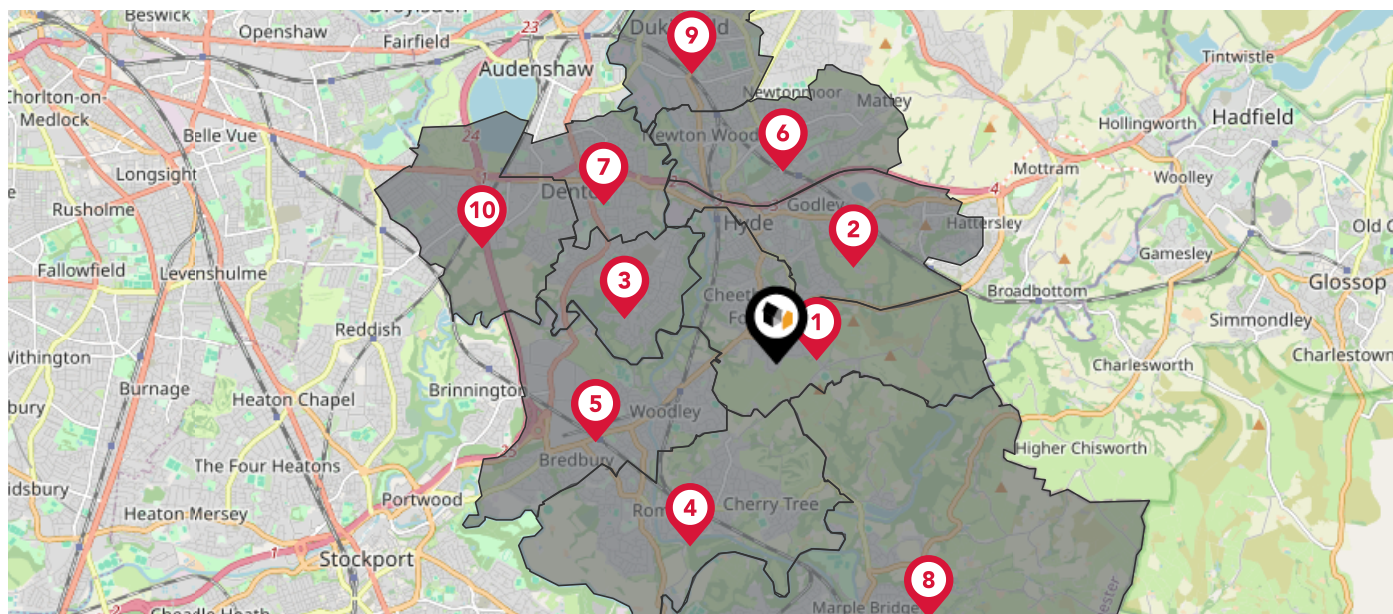
Nearby Conservation Areas

- 1 Greave Fold, Romiley
- 2 Barlow Fold, Romiley
- 3 Church Lane, Romiley
- 4 Compstall
- 5 Hatherlow
- 6 Peak Forest Canal
- 7 Chadkirk
- 8 St Annes, Haughton
- 9 Marple Bridge
- 10 Station Road and Winnington Road, Marple











Maps

Council Wards

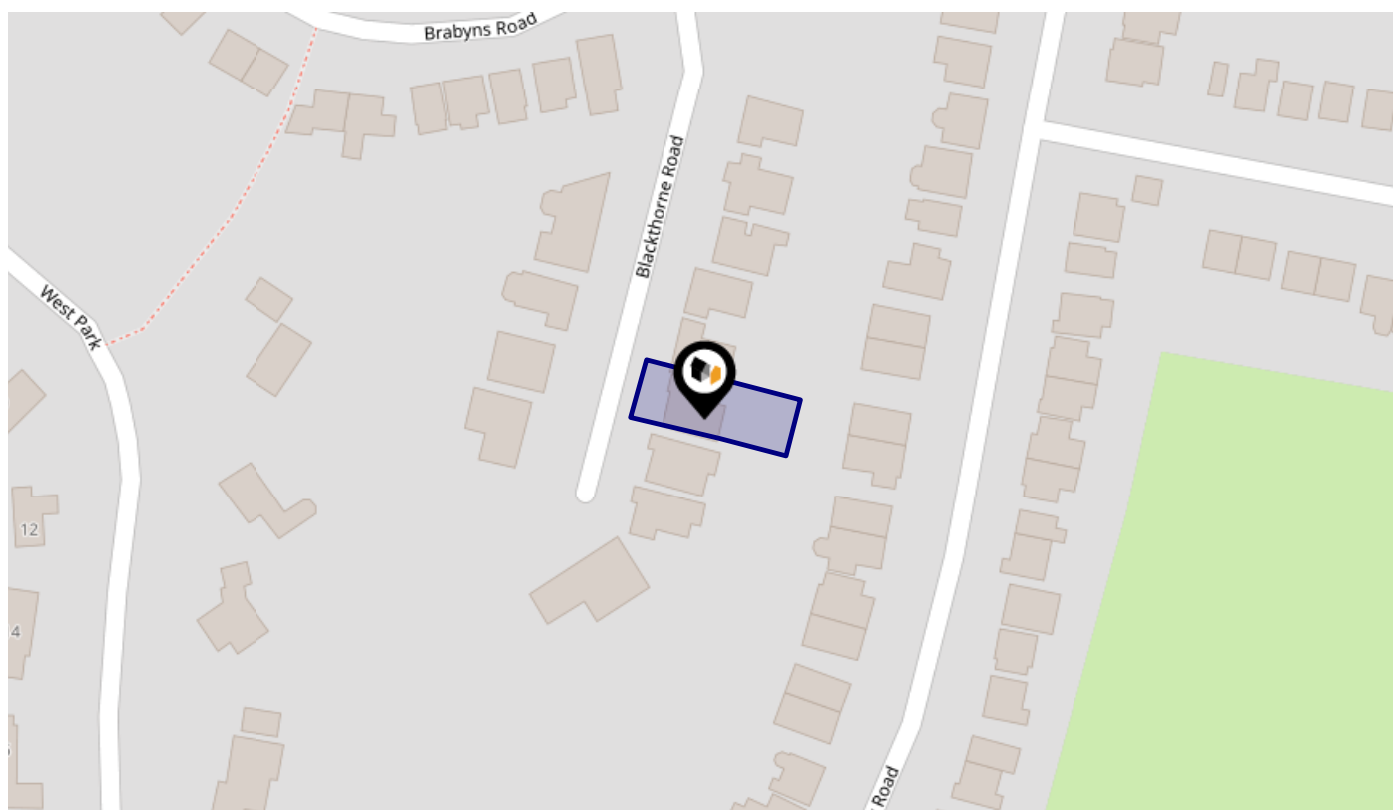
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Hyde Werneth Ward
-  Hyde Godley Ward
-  Denton South Ward
-  Bredbury Green and Romiley Ward
-  Bredbury and Woodley Ward
-  Hyde Newton Ward
-  Denton North East Ward
-  Marple North Ward
-  Dukinfield Ward
-  Denton West 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.

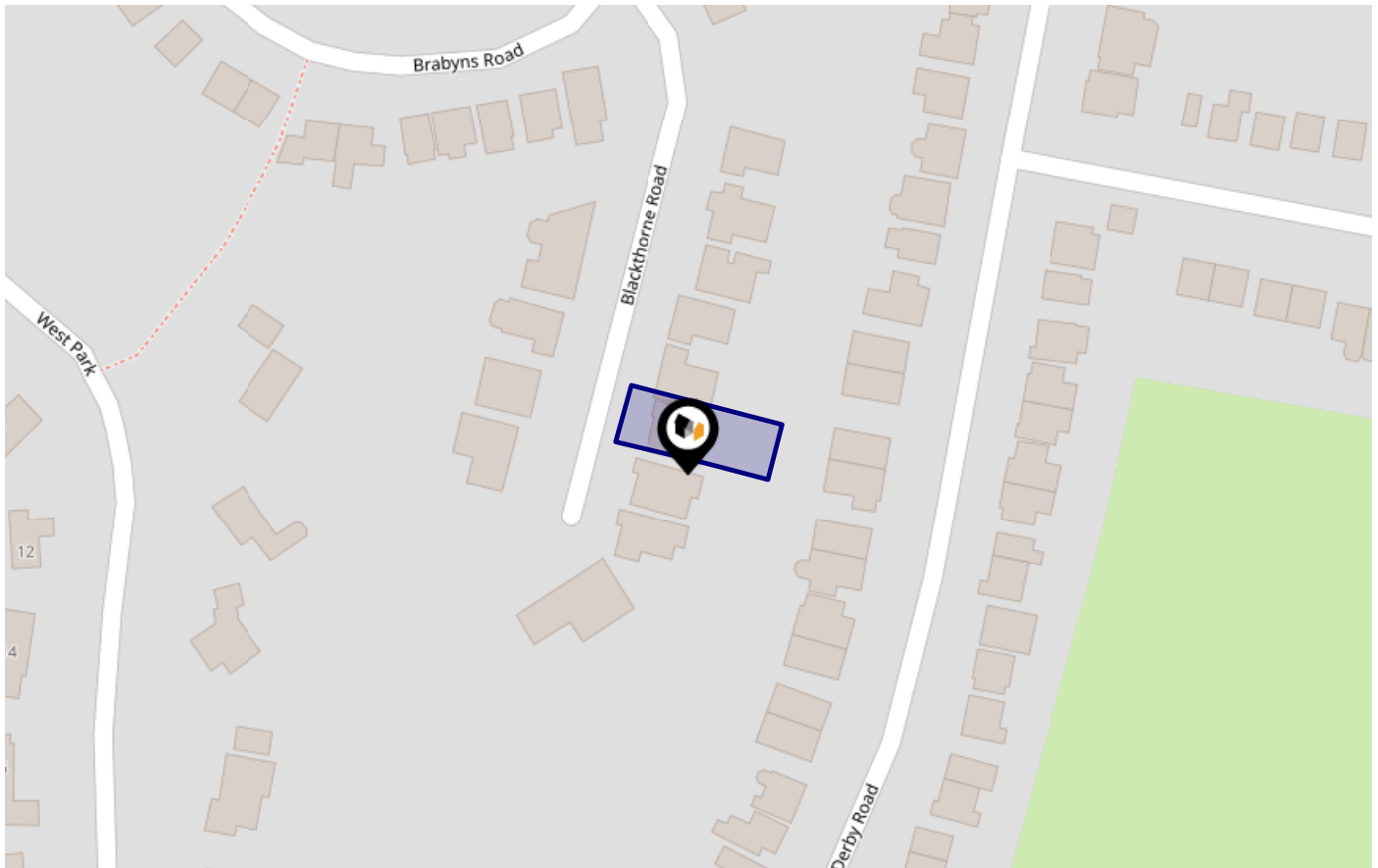
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

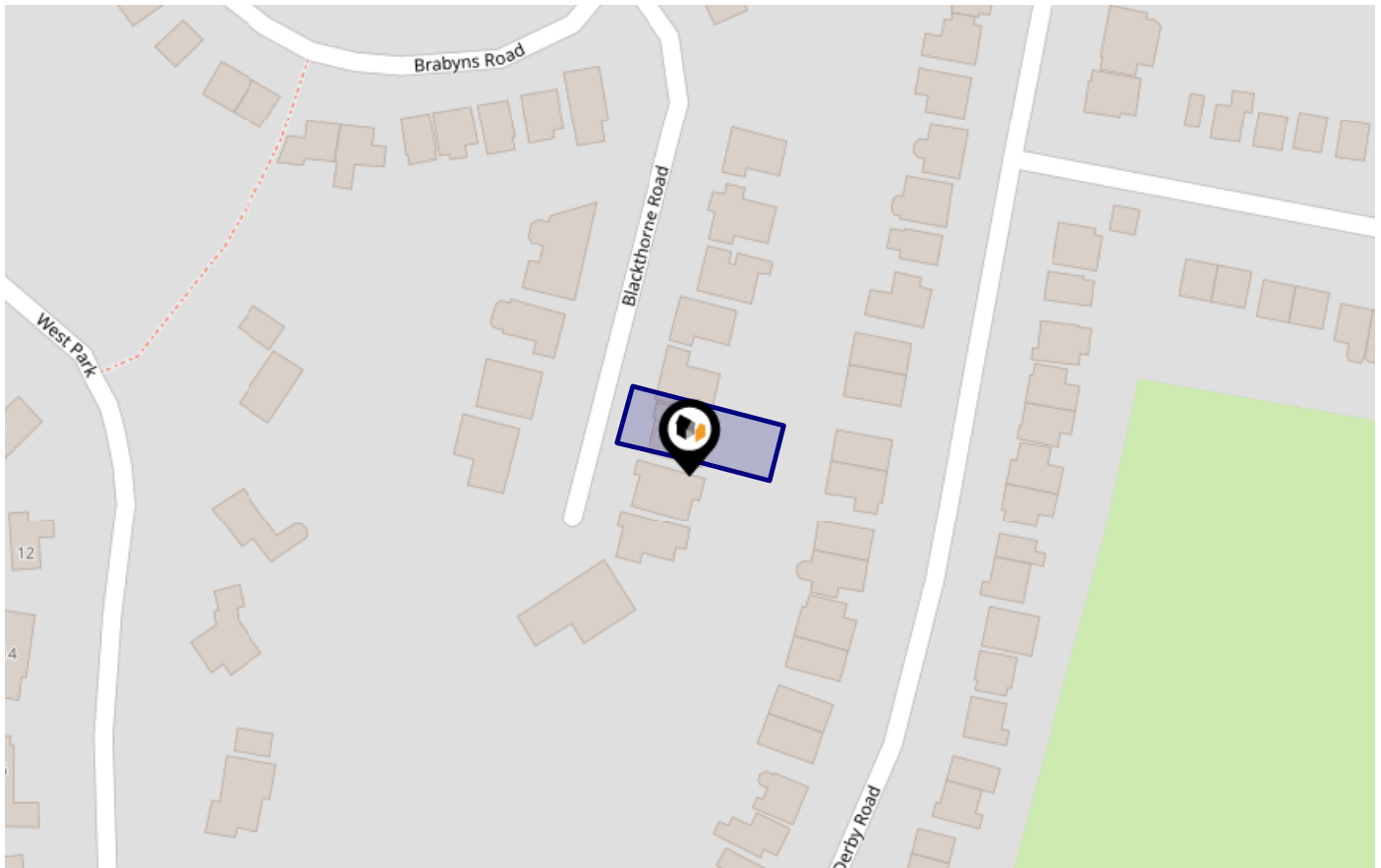
Chance of flooding to the following depths at this property:



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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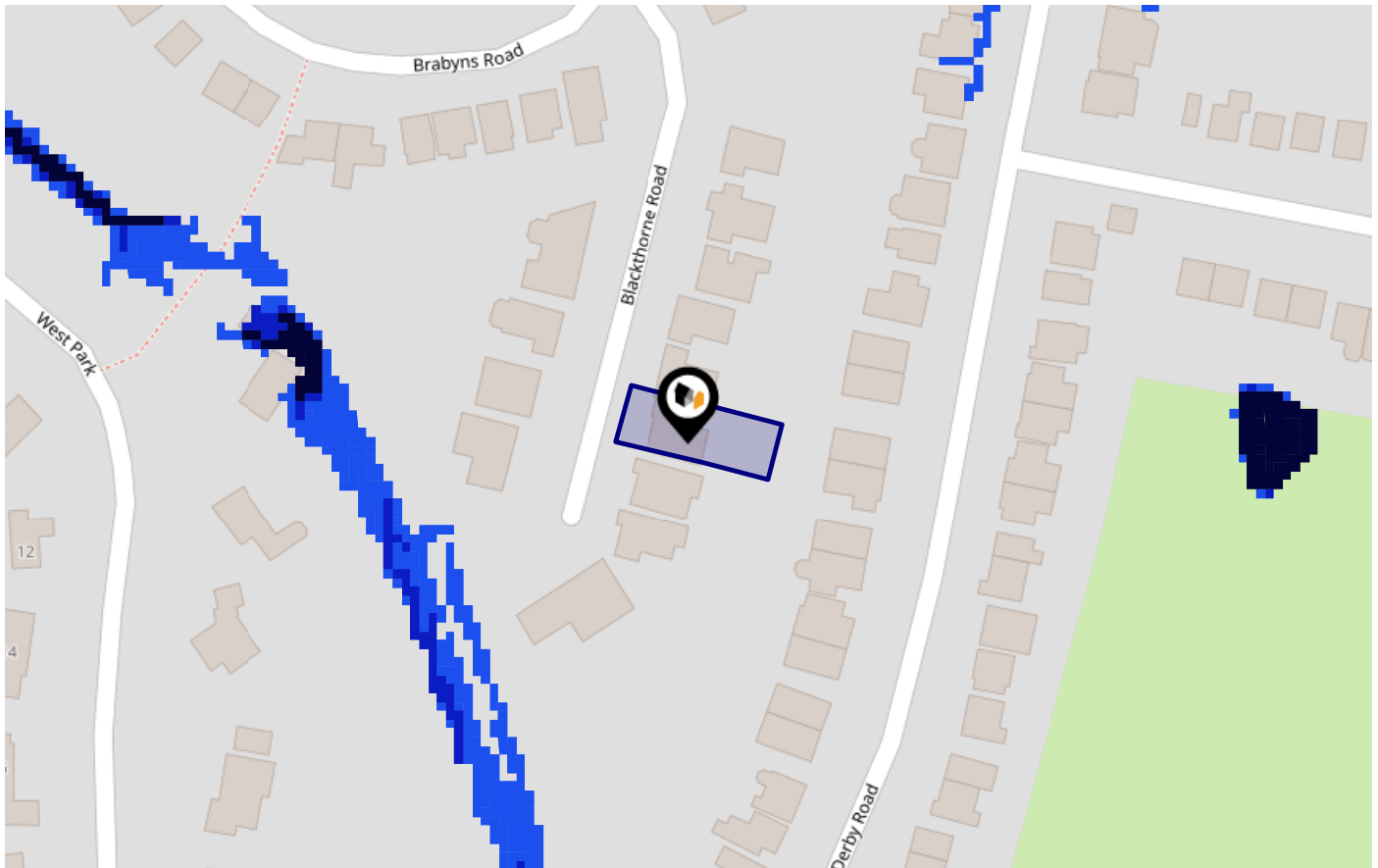
Chance of flooding to the following depths at this property:



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

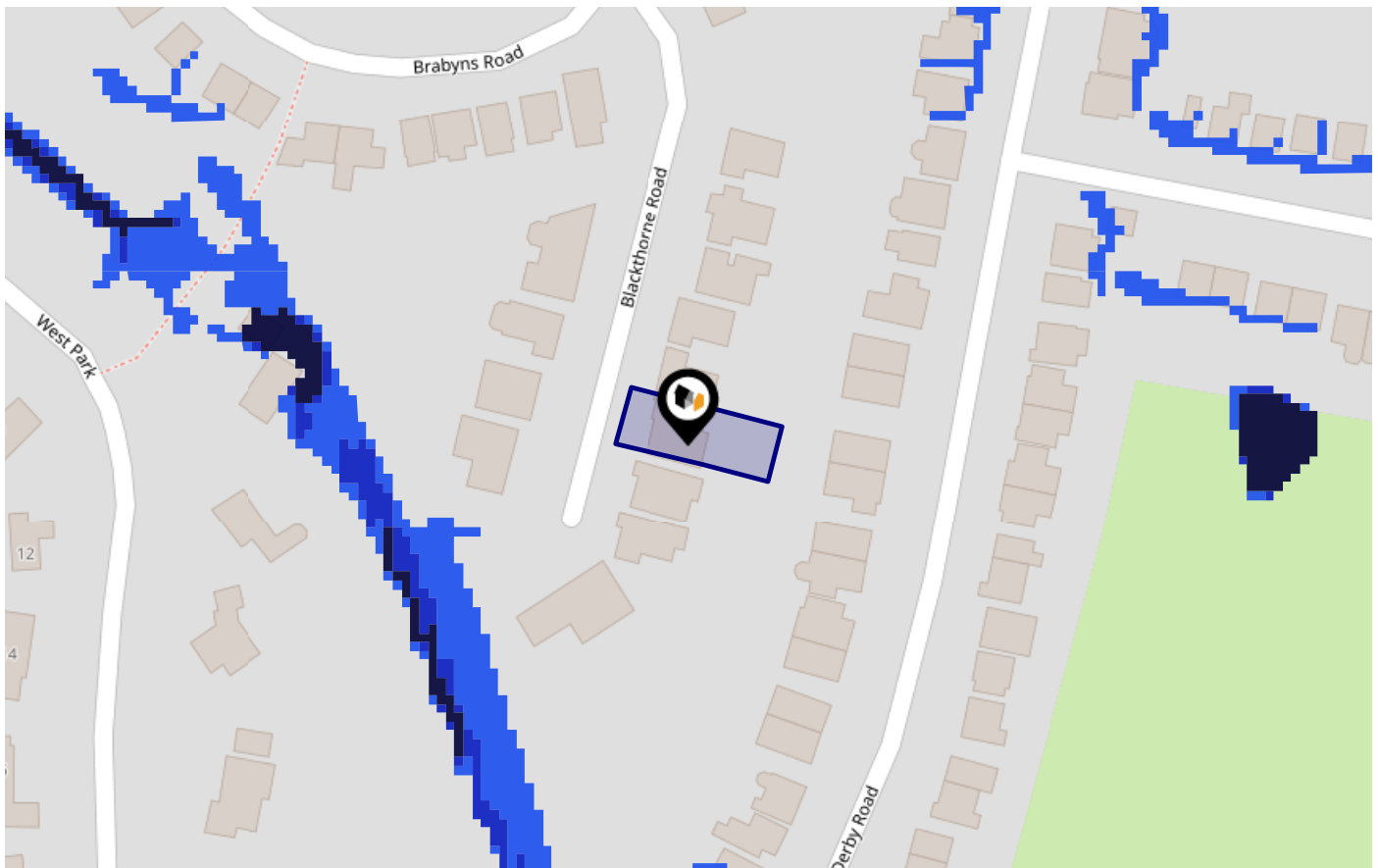
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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**

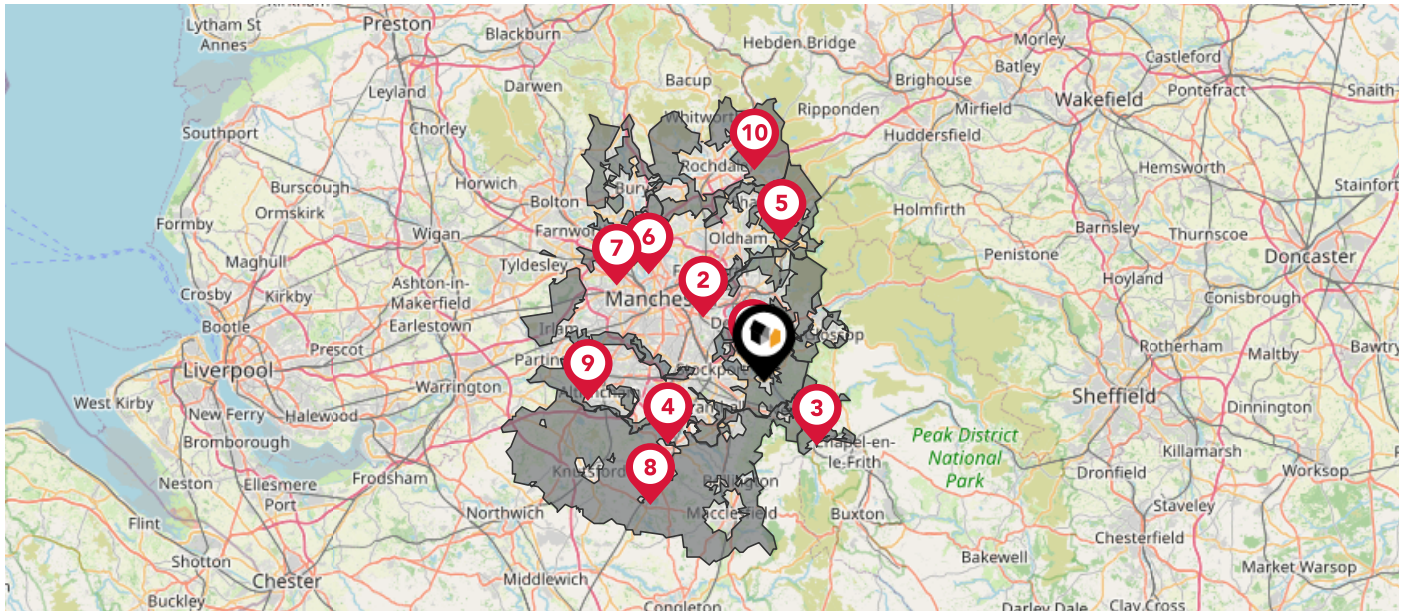
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



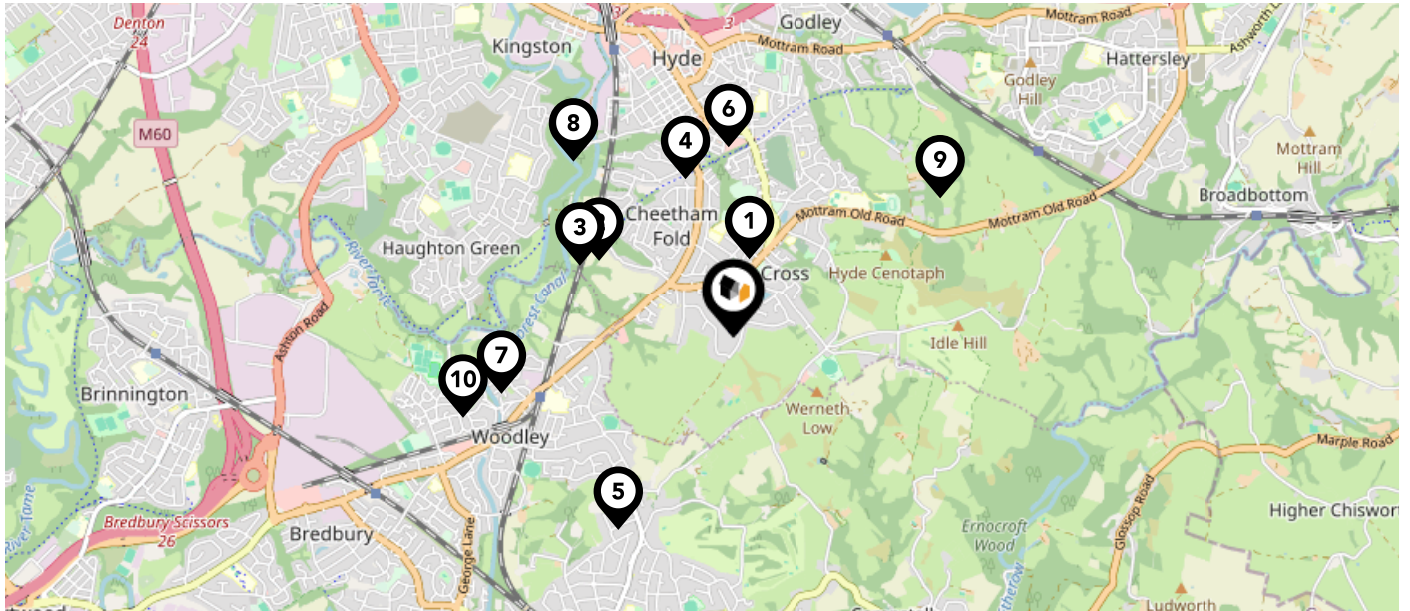
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Tameside
- 2 Merseyside and Greater Manchester Green Belt - Manchester
- 3 Merseyside and Greater Manchester Green Belt - High Peak
- 4 Merseyside and Greater Manchester Green Belt - Stockport
- 5 Merseyside and Greater Manchester Green Belt - Oldham
- 6 Merseyside and Greater Manchester Green Belt - Bury
- 7 Merseyside and Greater Manchester Green Belt - Salford
- 8 Merseyside and Greater Manchester Green Belt - Cheshire East
- 9 Merseyside and Greater Manchester Green Belt - Trafford
- 10 Merseyside and Greater Manchester Green Belt - Rochdale

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.



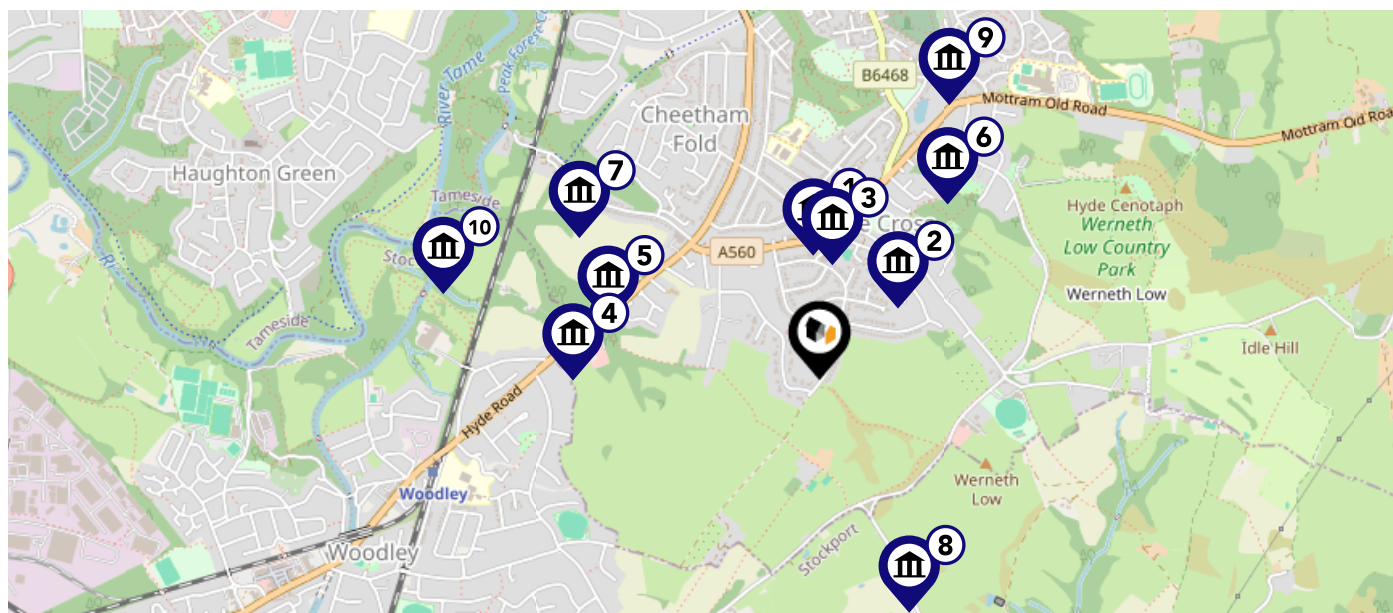
Nearby Landfill Sites











1	King Edward Road-Hyde, Cheshire	Historic Landfill
2	Apethorne Lane-Hyde, Cheshire	Historic Landfill
3	Geecross Mill-Apethorne Lane, Hyde	Historic Landfill
4	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill
5	Greave Farm-Romiley, Stockport	Historic Landfill
6	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill
7	Gravel Bank Farm-Gravel Bank Road, Woodley	Historic Landfill
8	EA/EPR/VP3692CU/A001	Active Landfill
9	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill
10	Wellington Works-Thorn Works, Lambeth Grove, Woodley	Historic Landfill

Maps

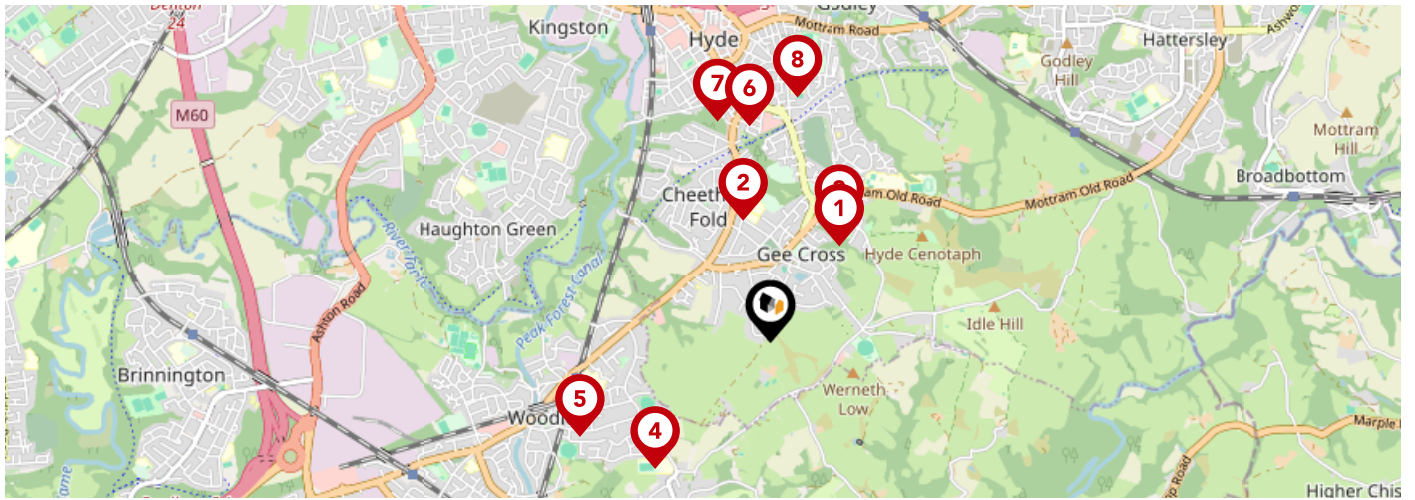
Listed Buildings

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



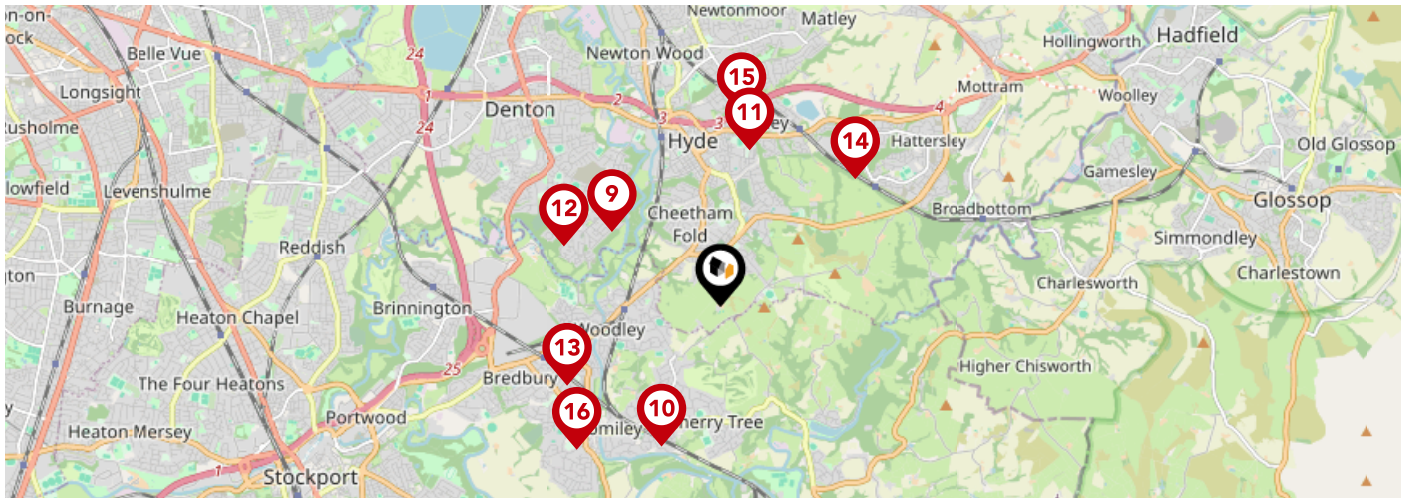
Listed Buildings in the local district		Grade	Distance
	1068046 - Hyde Chapel	Grade II	0.3 miles
	1068084 - Hat Maker's Workshop In Grounds Of Number 54	Grade II	0.3 miles
	1068047 - Stocks In Graveyard Of Hyde Chapel	Grade II	0.3 miles
	1319492 - Boundary Stone	Grade II	0.5 miles
	1356445 - Pole Bank Hall	Grade II	0.5 miles
	1162419 - Holy Trinity Church	Grade II	0.5 miles
	1068079 - Apethorn Farmhouse	Grade II	0.6 miles
	1259983 - Werneth Old Hall Barn	Grade II	0.6 miles
	1460428 - Walden, 22 Backbower Lane, Gee Cross, Hyde	Grade II	0.7 miles
	1117374 - Number 9 Bridge On Peak Forest Canal	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

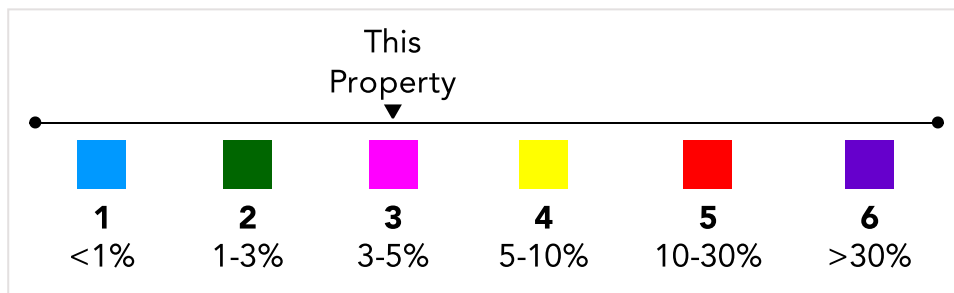
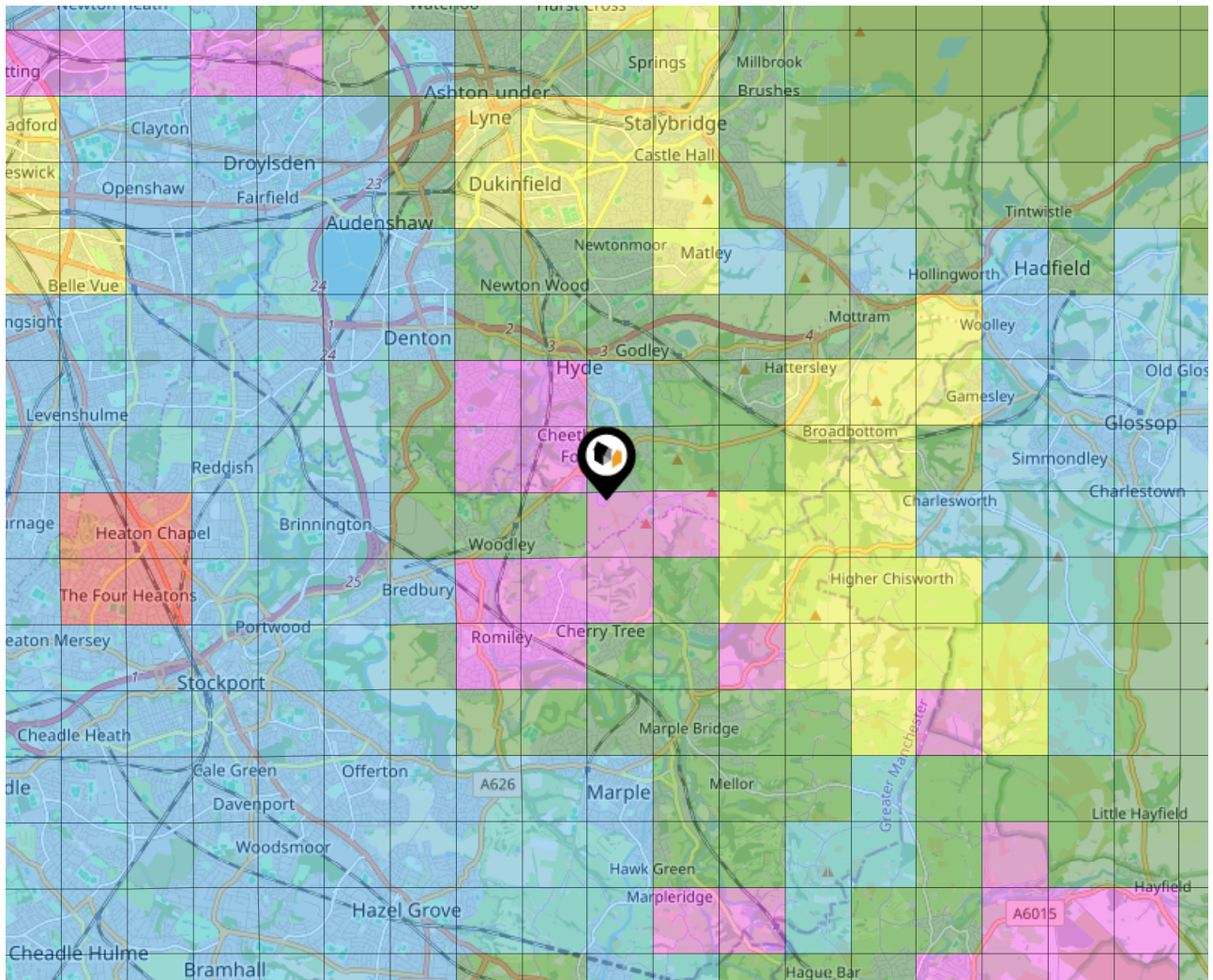
Area Schools



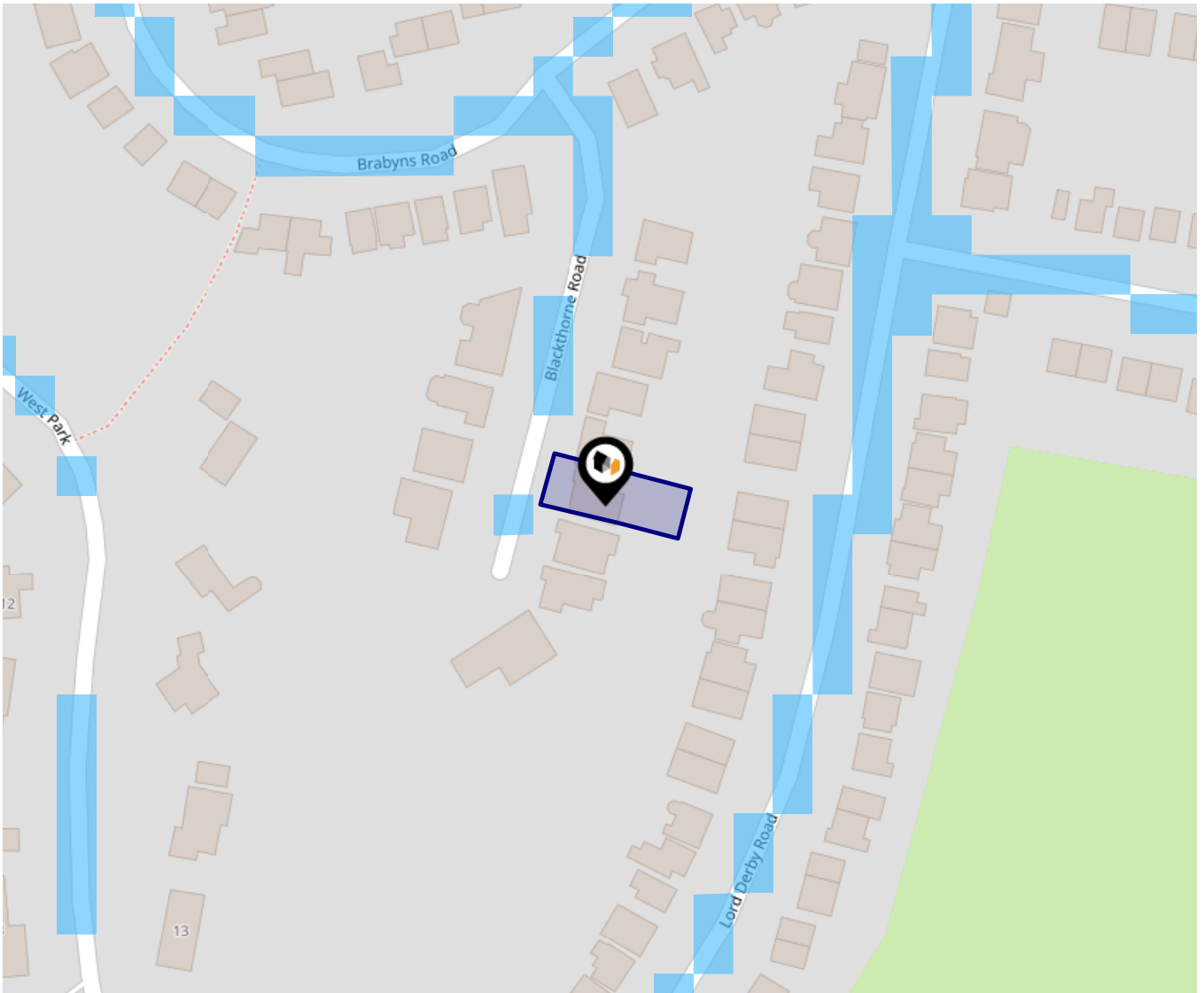
	Nursery	Primary	Secondary	College	Private
<p>9 St John Fisher RC Primary School, Denton</p> <p>Ofsted Rating: Good Pupils: 246 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Romiley Primary School</p> <p>Ofsted Rating: Good Pupils: 450 Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Godley Community Primary Academy</p> <p>Ofsted Rating: Good Pupils: 230 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Manor Green Primary Academy</p> <p>Ofsted Rating: Requires improvement Pupils: 312 Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Bredbury St. Marks CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 166 Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Discovery Academy</p> <p>Ofsted Rating: Good Pupils: 225 Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Paul's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 215 Distance:1.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Christopher's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 204 Distance:1.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

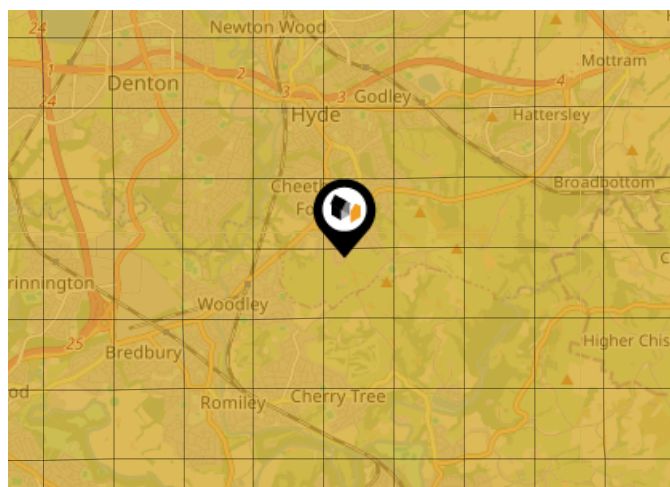


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

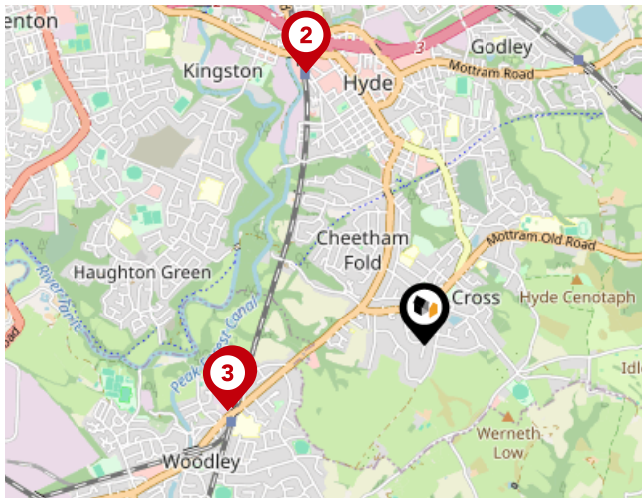


Primary Classifications (Most Common Clay Types)

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

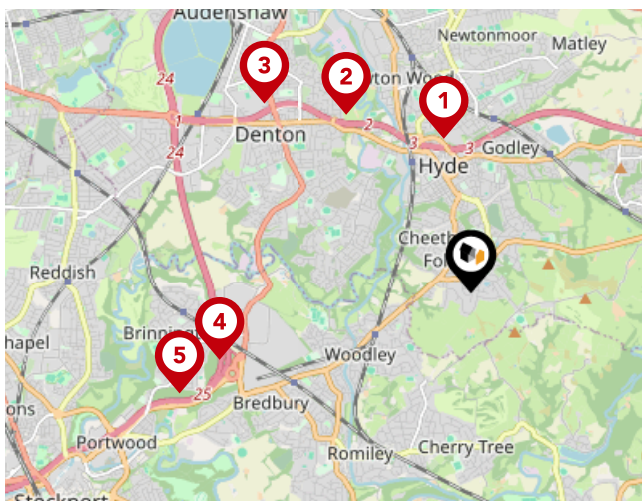
Area

Transport (National)



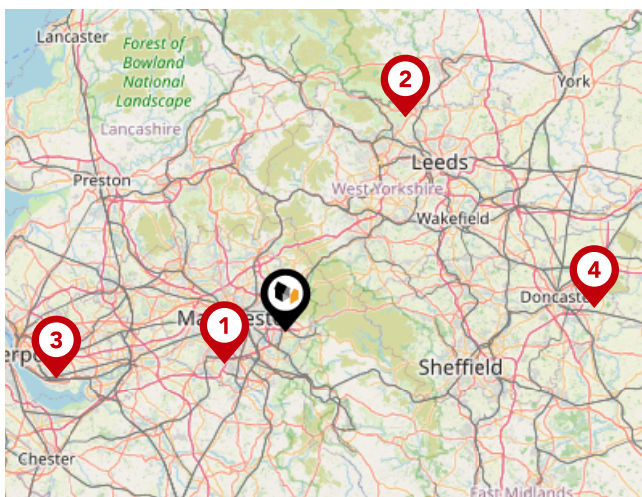
National Rail Stations

Pin	Name	Distance
1	Woodley Rail Station	0.89 miles
2	Hyde Central Rail Station	1.31 miles
3	Woodley Rail Station	0.92 miles



Trunk Roads/Motorways

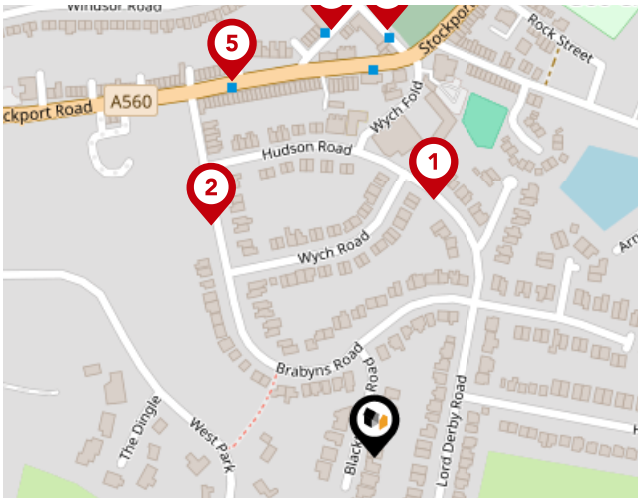
Pin	Name	Distance
1	M67 J3	1.38 miles
2	M67 J2	1.93 miles
3	M67 J1	2.48 miles
4	M60 J25	2.3 miles
5	M60 J26	2.73 miles



Airports/Helipads

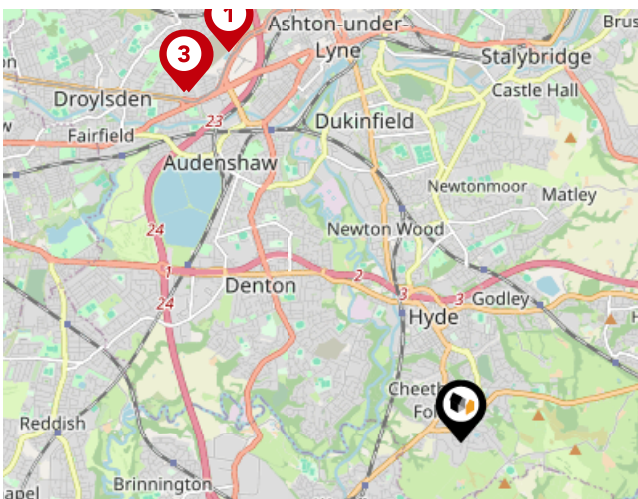
Pin	Name	Distance
1	Manchester Airport	9.68 miles
2	Leeds Bradford Airport	34.53 miles
3	Speke	32.97 miles
4	Finningley	43.84 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lord Derby Road	0.15 miles
2	Brabyns Road	0.16 miles
3	Grapes Hotel	0.24 miles
4	Hepworth Street	0.24 miles
5	Brabyns Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Ashton Moss (Manchester Metrolink)	4.02 miles
2	Audenshaw (Manchester Metrolink)	3.92 miles
3	Audenshaw (Manchester Metrolink)	3.95 miles

The logo for Lawler & Co. features the company name in a serif font, with a large ampersand between 'Co.' and '&'. 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

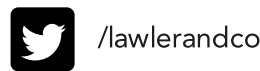


Really impressed! Spoke to the team as an early stage first time buyer, they booked me in for a mortgage call and I couldn't feel more confident with the process and felt comfortable speaking to Andy. Great attitude all round, positive & efficient! Looking forward to reaching out to them again in the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



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.

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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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