



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th August 2026



BROOKHEY, HYDE, SK14

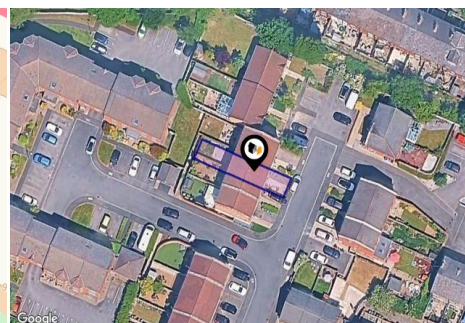
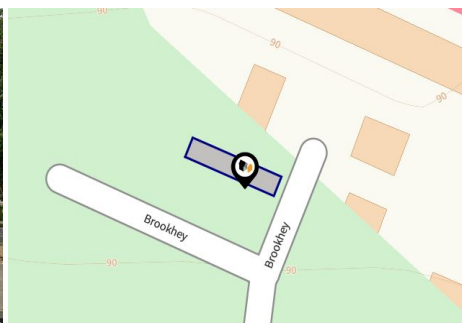
Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.03 acres		
Year Built :	2005		
Council Tax :	Band D		
Annual Estimate:	£2,447		
Title Number:	MAN26095		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

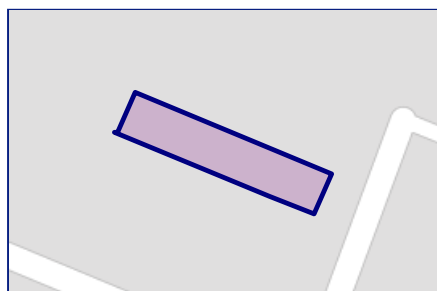


Freehold Title Plan



MAN78242

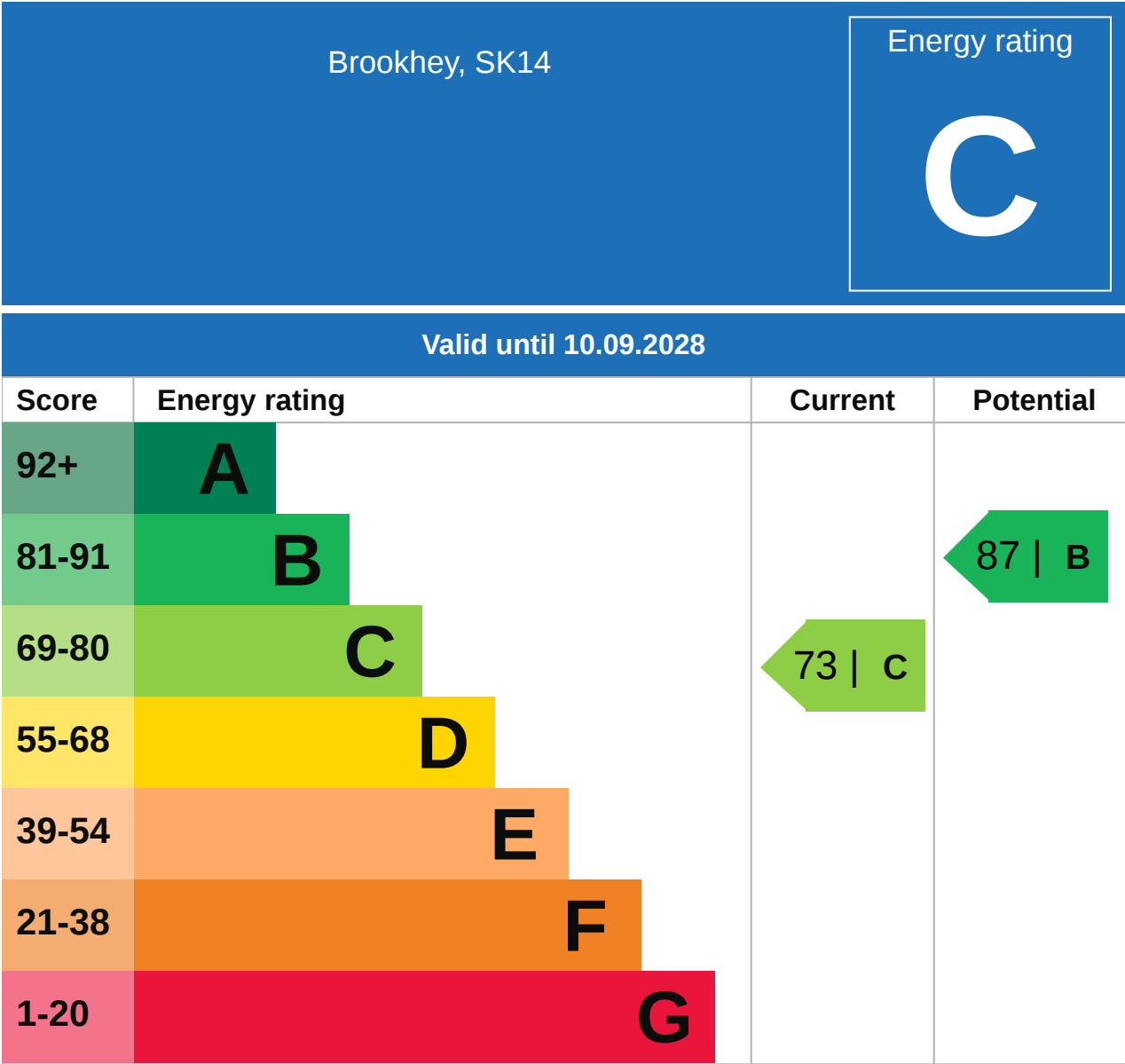
Leasehold Title Plan



MAN26095

Start Date: 29/06/2005
End Date: 01/08/2159
Lease Term: 155 years from 1 August 2004
Term Remaining: 133 years

Property
EPC - Certificate



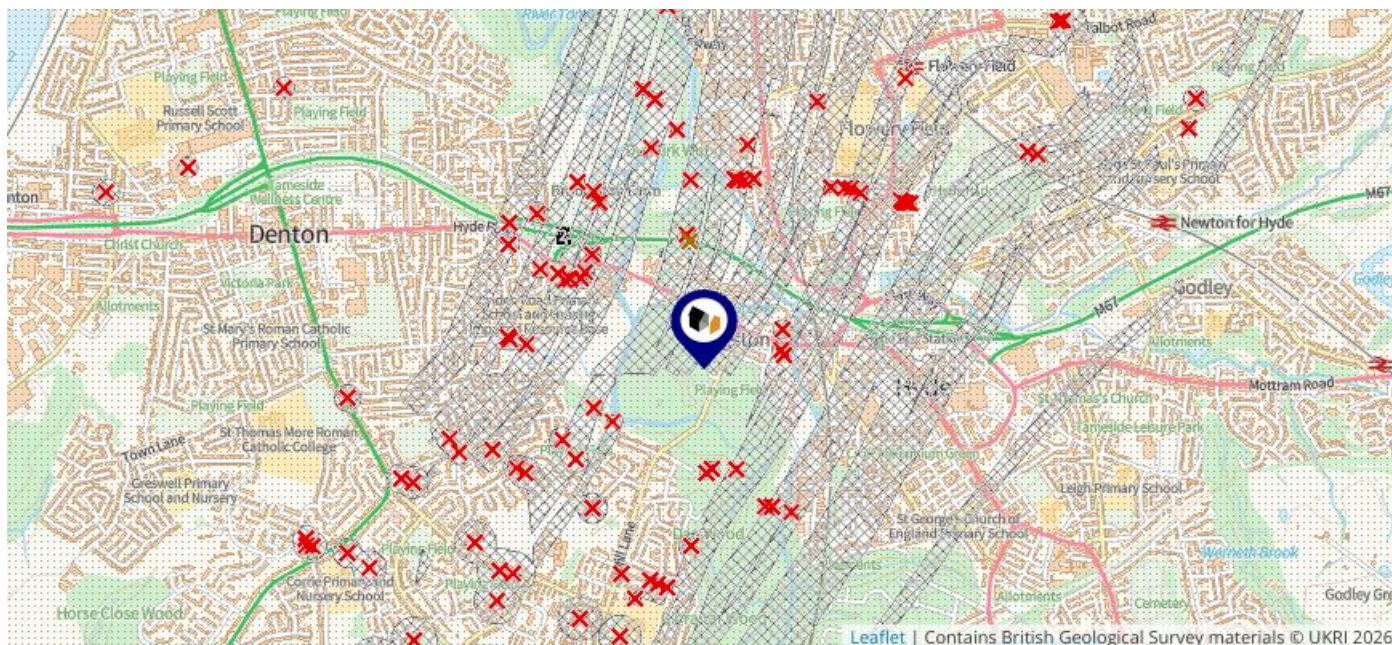
Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	96 m ²

This map displays nearby coal mine entrances and their classifications.



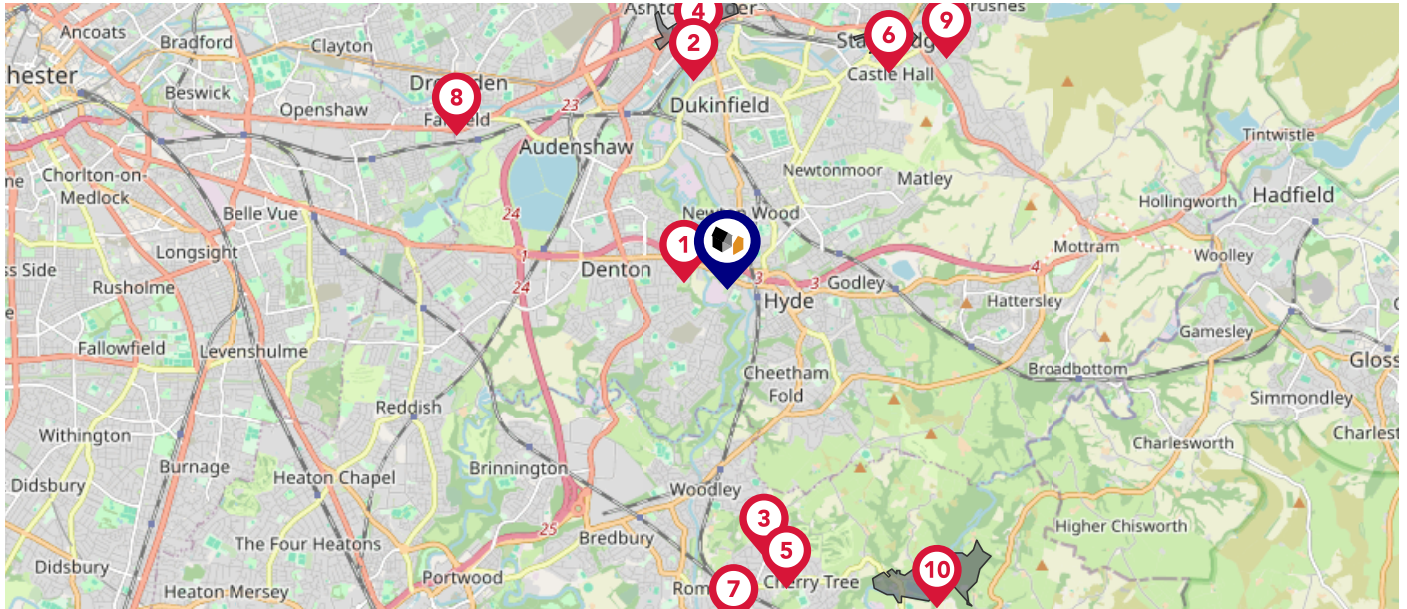
Mine Entry

- ✕ 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 St Annes, Haughton
- 2 Portland Basin
- 3 Greave Fold, Romiley
- 4 Ashton Town Centre
- 5 Barlow Fold, Romiley
- 6 Stalybridge Town Centre
- 7 Church Lane, Romiley
- 8 Fairfield (Tameside)
- 9 Copley (Tameside)
- 10 Compstall

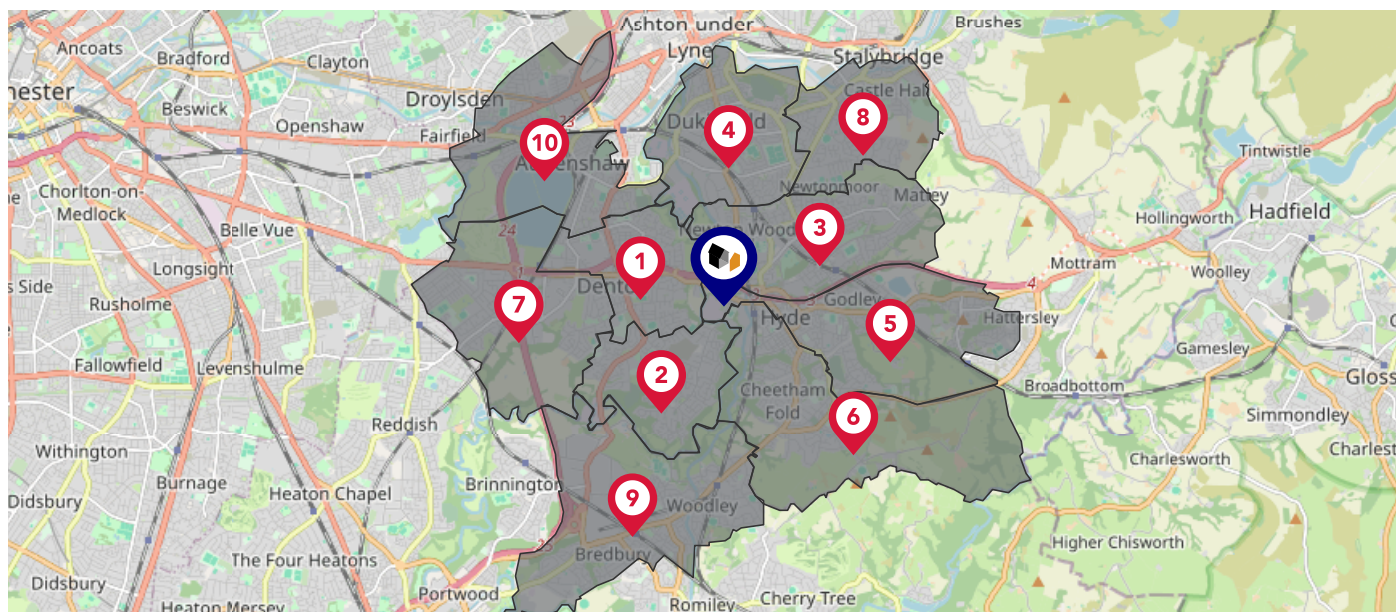
Maps

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

Denton North East Ward

2

Denton South Ward

3

Hyde Newton Ward

4

Dukinfield Ward

5

Hyde Godley Ward

6

Hyde Werneth Ward

7

Denton West Ward

8

Dukinfield Stalybridge Ward

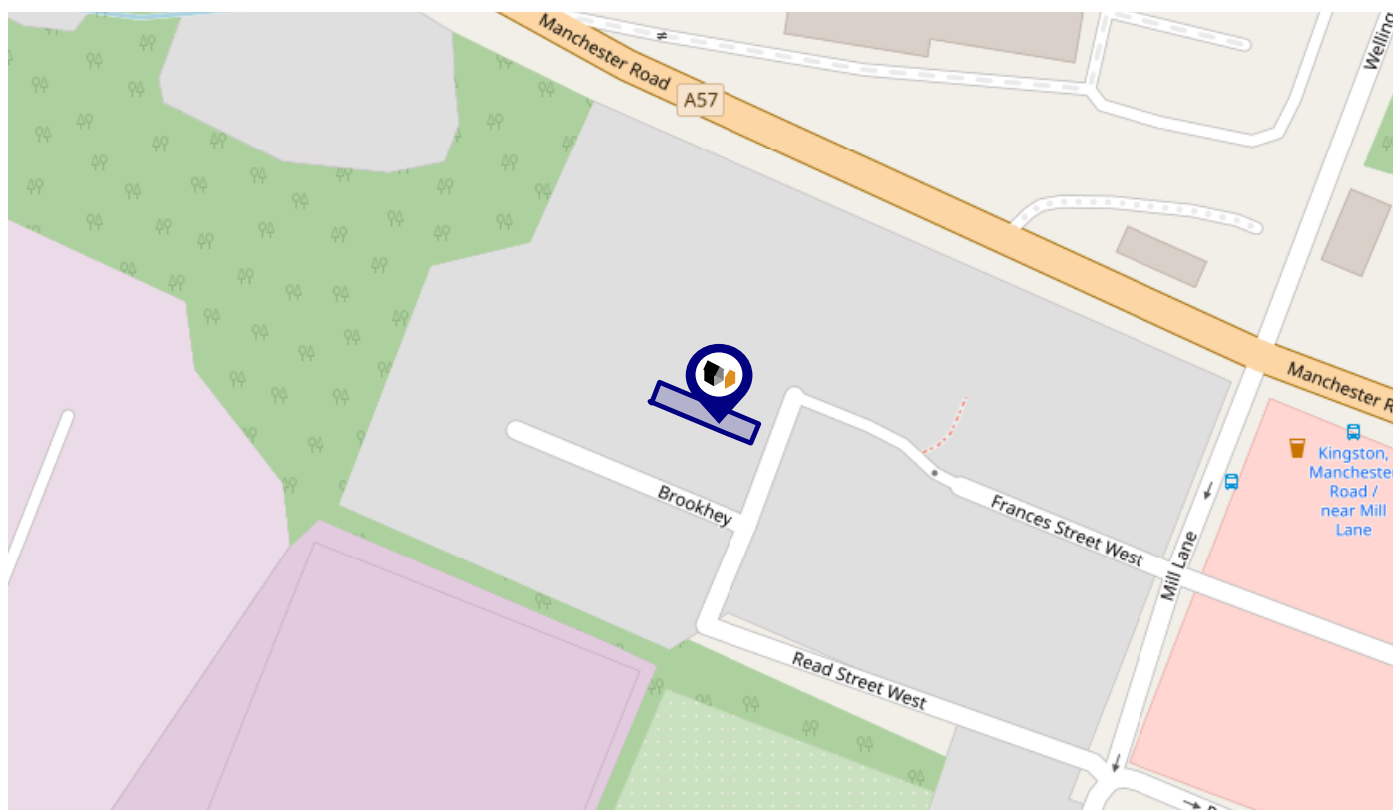
9

Bredbury and Woodley Ward

10

Audenshaw Ward

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



Rail Noise Data

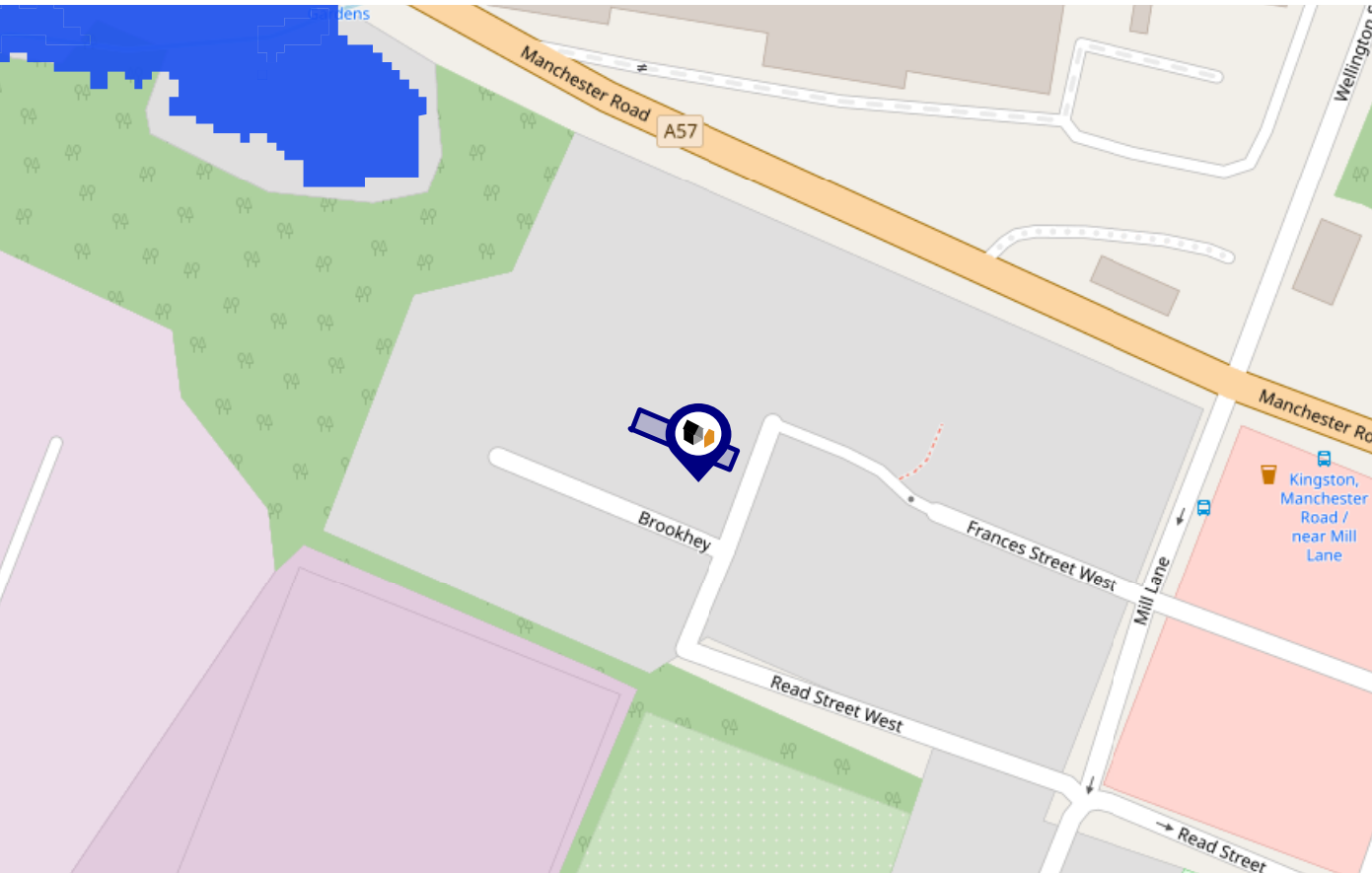
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

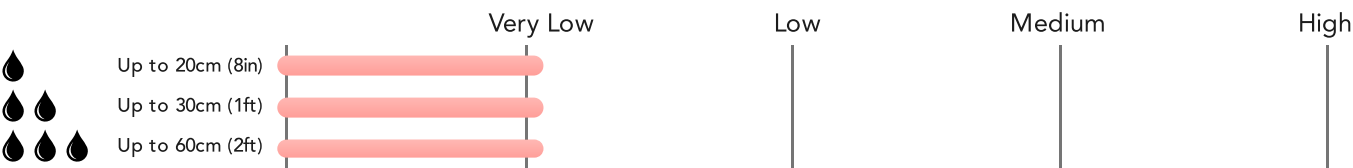


Risk Rating: Very low

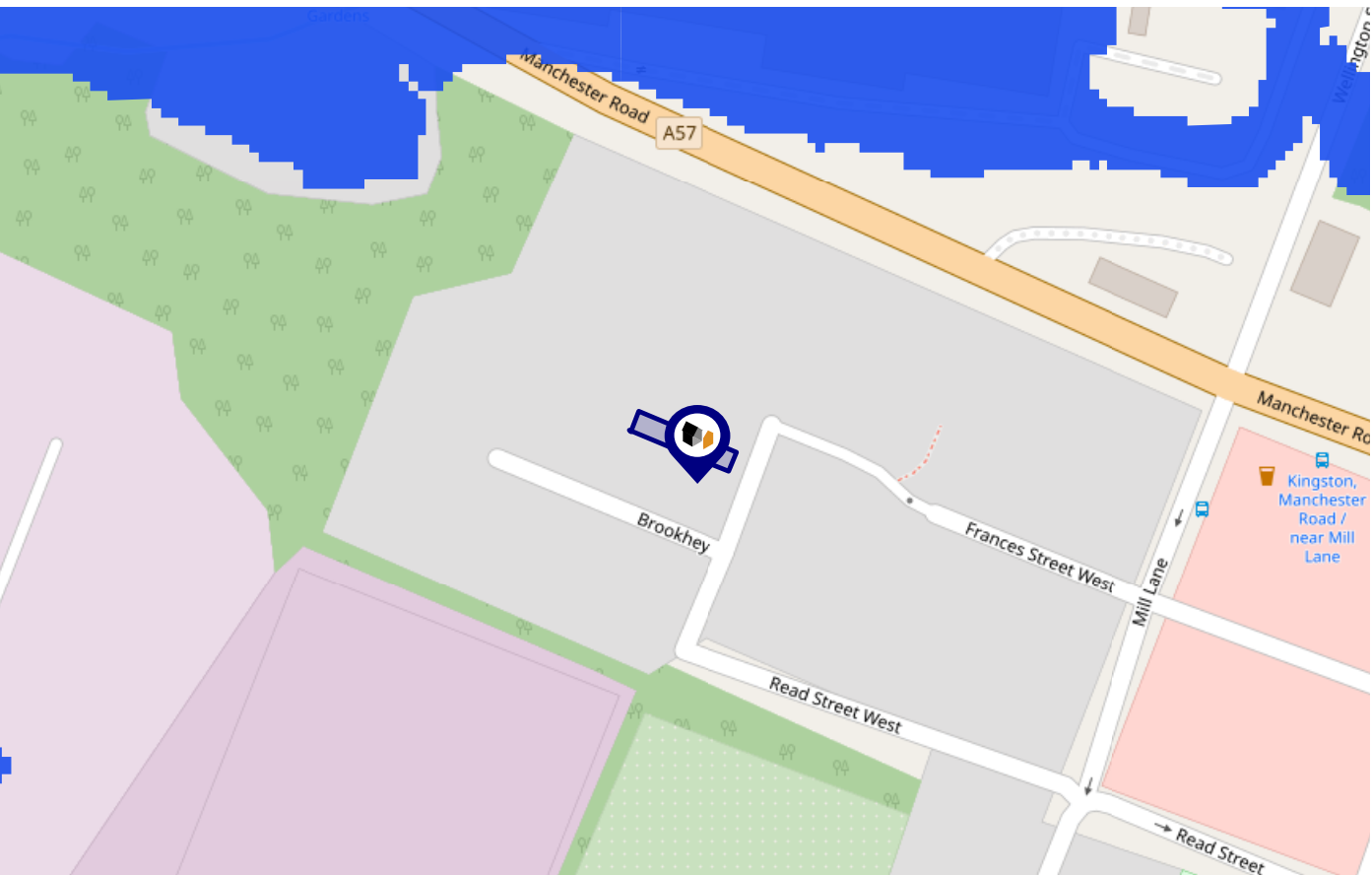
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

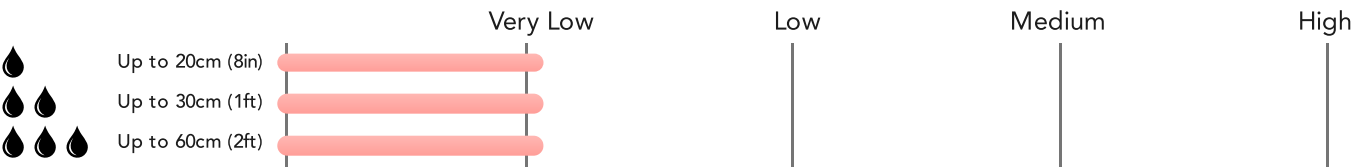


Risk Rating: Very low

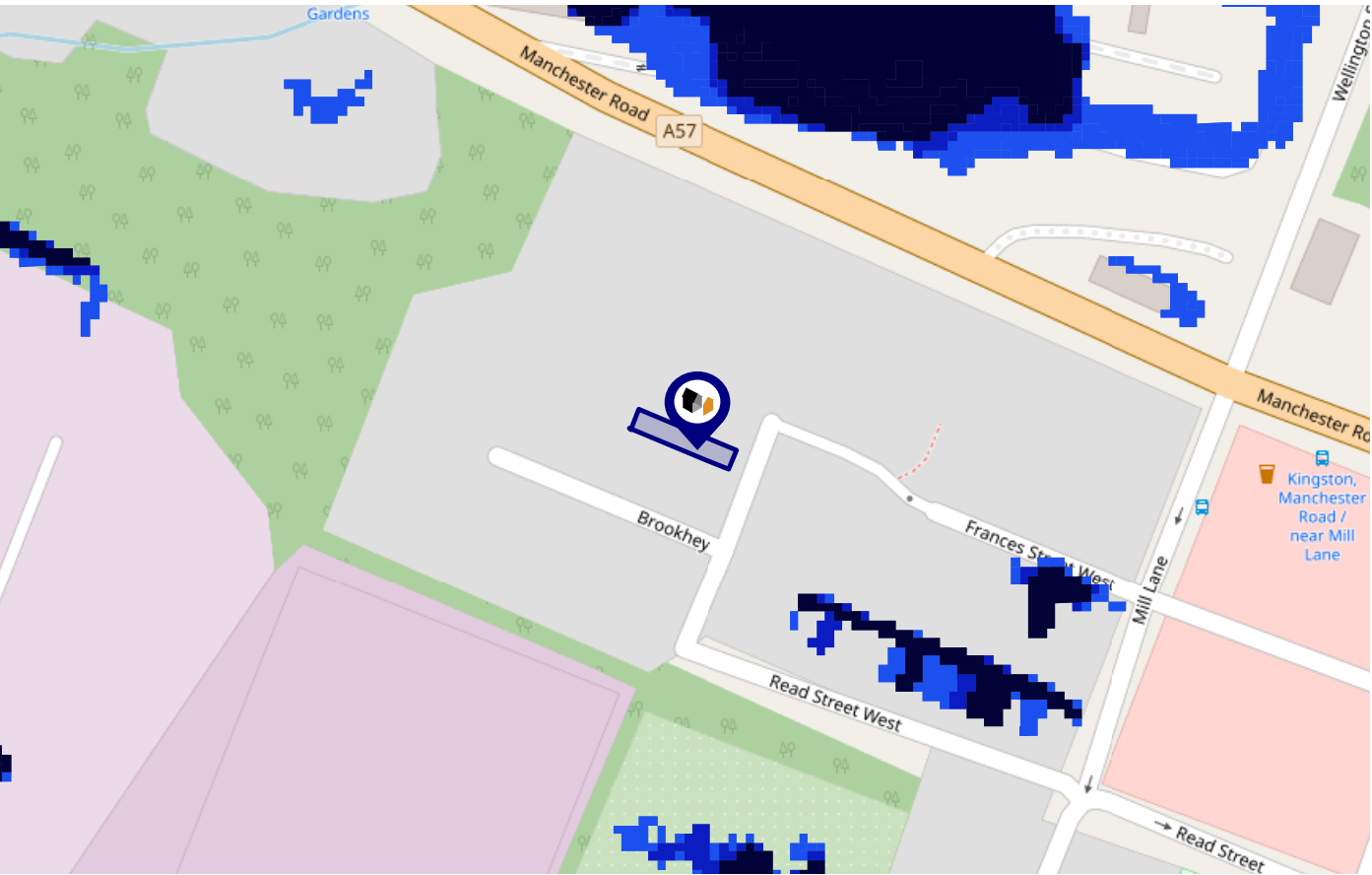
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Chance of flooding to the following depths at this property:



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

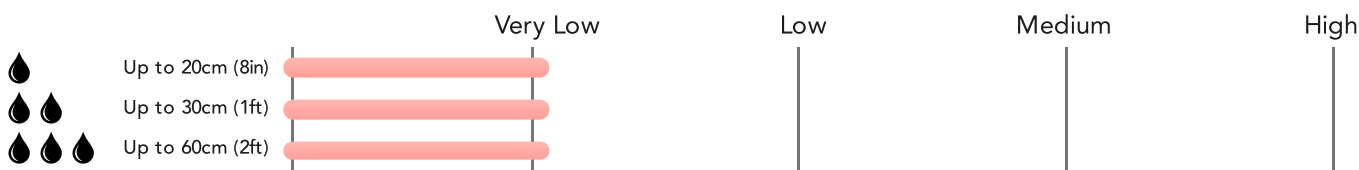


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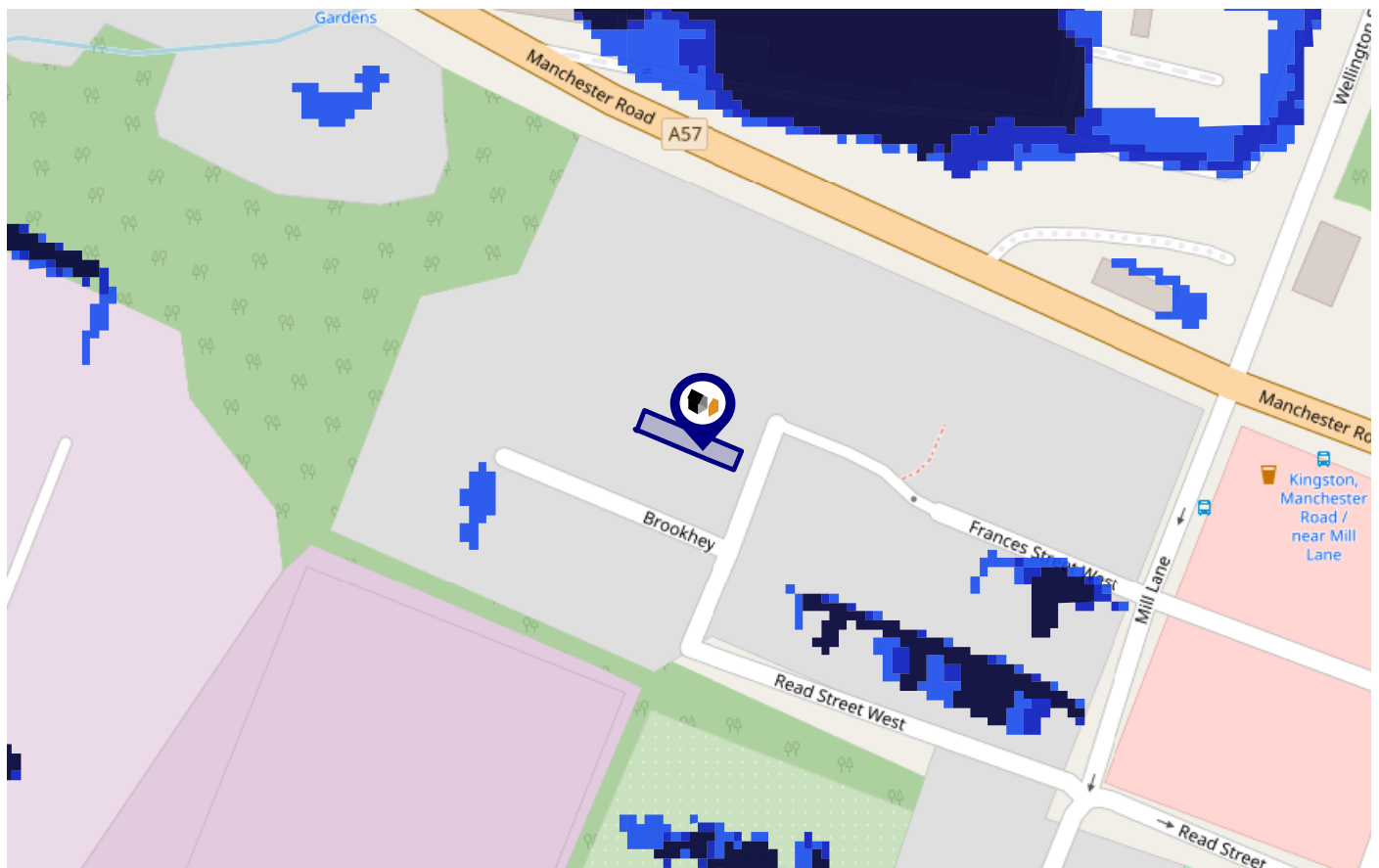
Flood Risk

Surface Water - Climate Change

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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

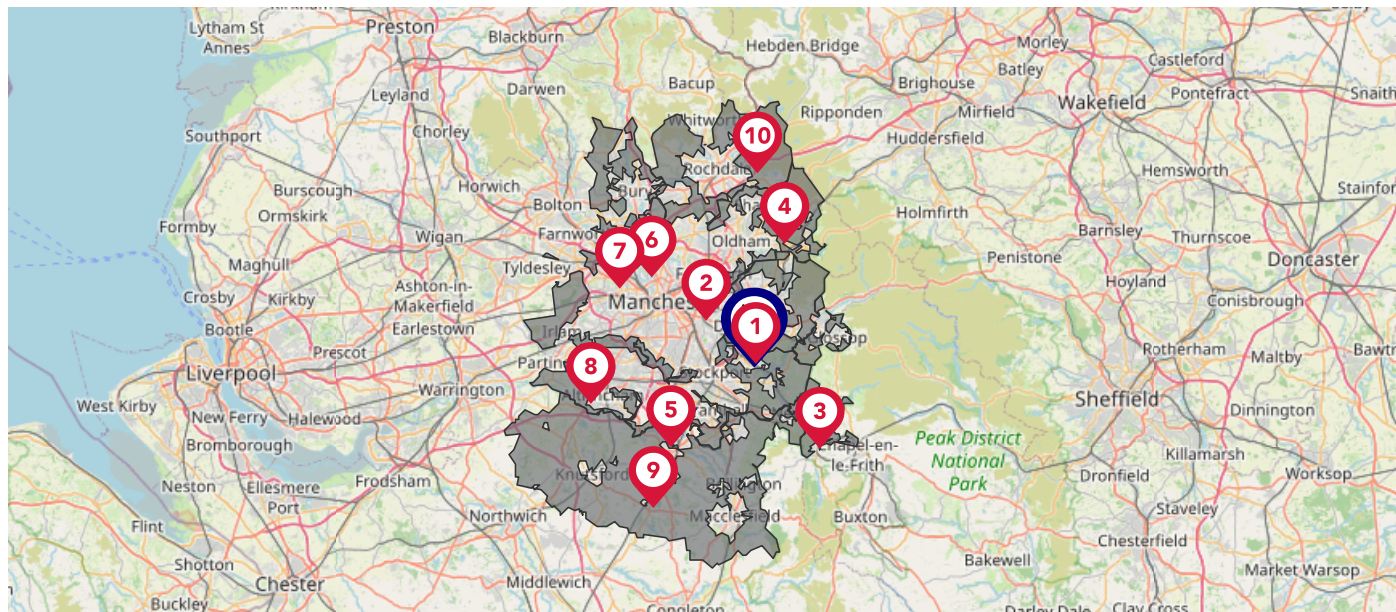
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Chance of flooding to the following depths at this property:



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 - 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 - Trafford

9

Merseyside and Greater Manchester Green Belt - Cheshire East

10

Merseyside and Greater Manchester Green Belt - Rochdale

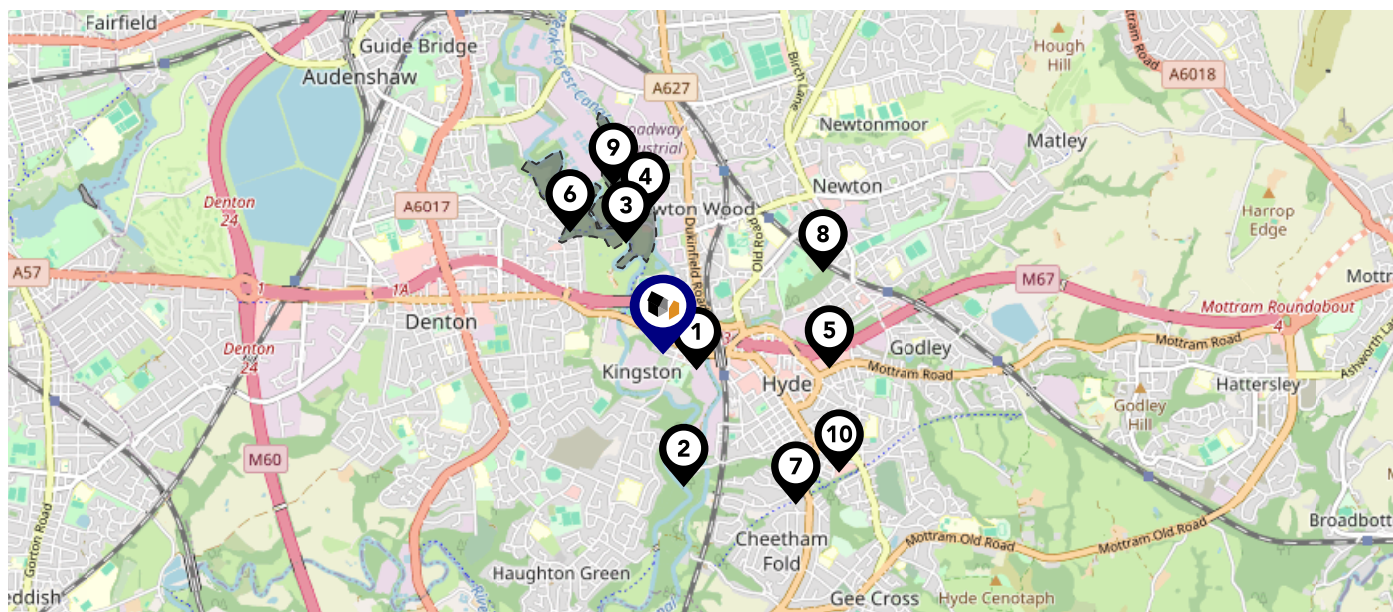
Maps

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

1	Wilson Brook-Hyde, Cheshire	Historic Landfill
2	EA/EPR/VP3692CU/A001	Active Landfill
3	Dunkirk Lane-Greater Manchester	Historic Landfill
4	Coal Shaft West of Dukinfield Road-Dukinfield, Greater Manchester	Historic Landfill
5	Cha Textiles-Newton Bank	Historic Landfill
6	St Anne's Road-Greater Manchester	Historic Landfill
7	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill
8	Stansfield Street - Marlor Road-Greater Manchester	Historic Landfill
9	Ash Valley Landfill-Greater Manchester	Historic Landfill
10	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill

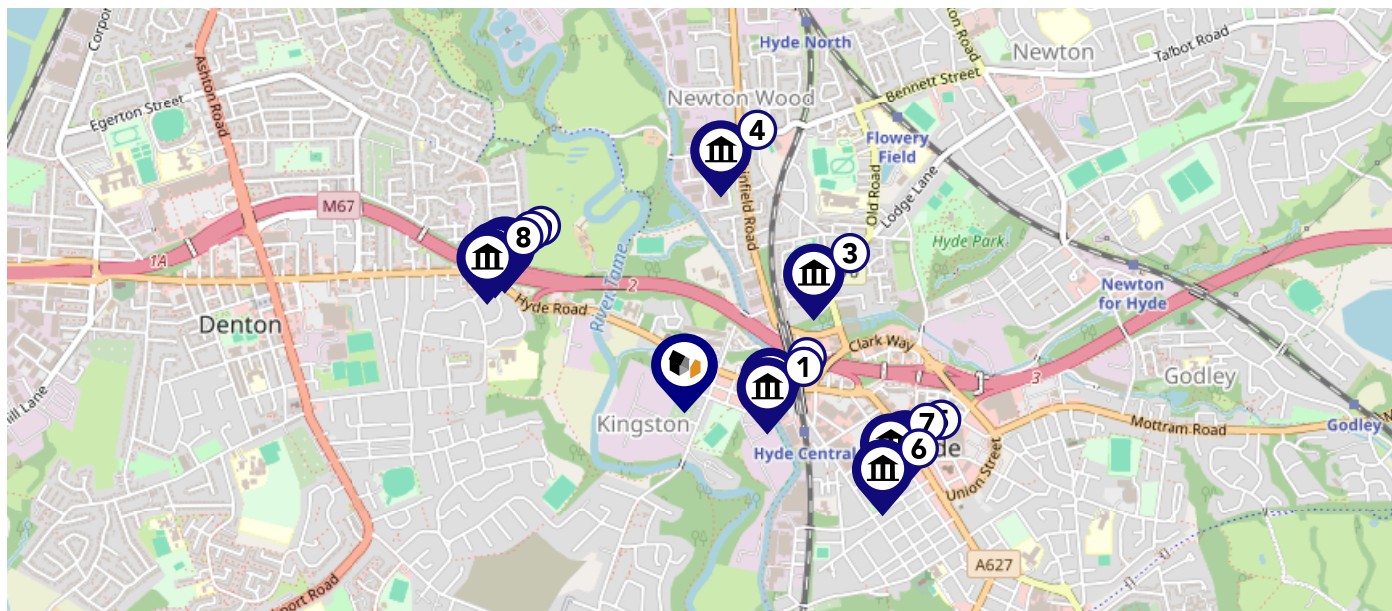
Maps

Listed Buildings

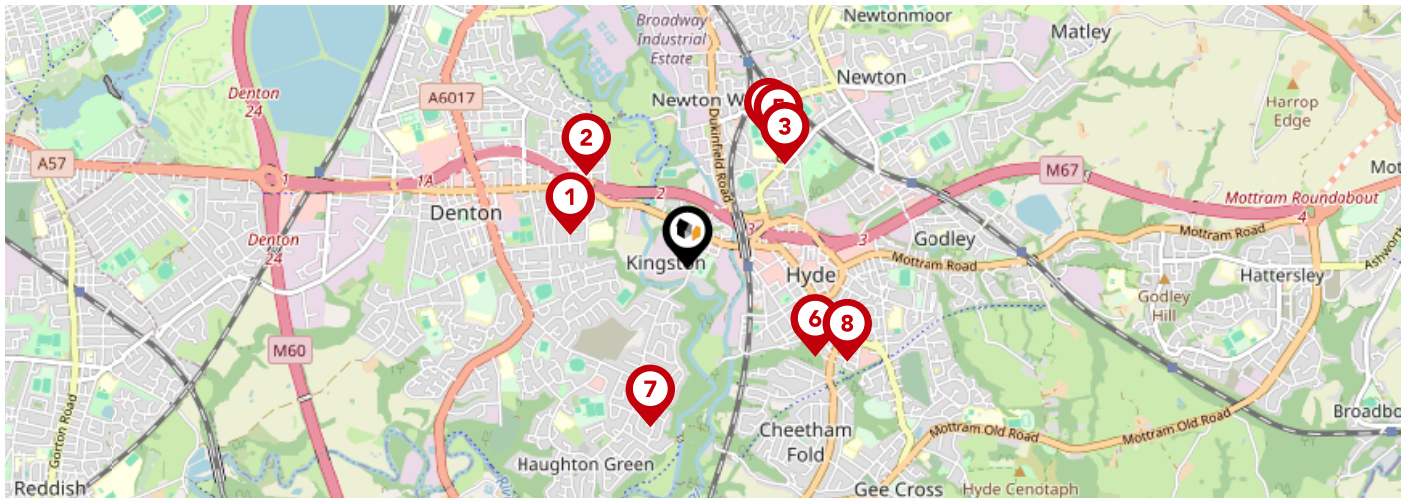
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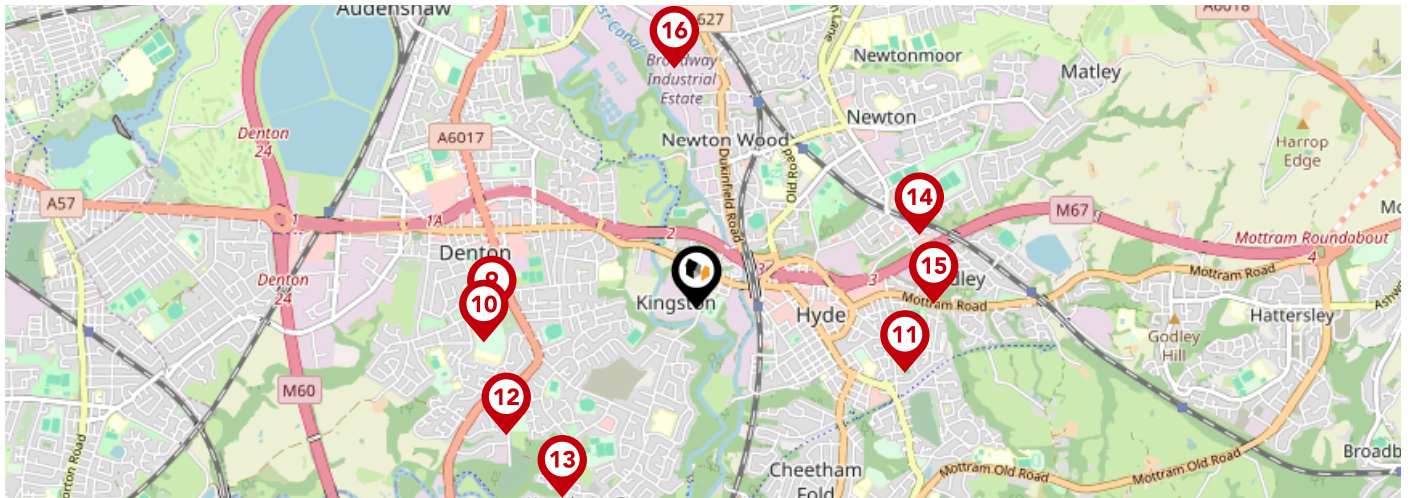
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1356443 - Peak Forest Canal, Manchester Road Canal Bridge	Grade II	0.2 miles
	1162428 - Canal Warehouse	Grade II	0.2 miles
	1162448 - Flowery Field Church (free Christian)	Grade II	0.4 miles
	1162410 - Cruckframe Building Formerly Part Of Newton Hall	Grade II	0.5 miles
	1356444 - Bus Shelter Directly Opposite Town Hall	Grade II	0.5 miles
	1380212 - Former Theatre Royal	Grade II	0.5 miles
	1393594 - Hyde Town Hall	Grade II	0.5 miles
	1356487 - Lychgate And Churchyard Wall To Church Of St Anne And To Rectory	Grade II	0.5 miles
	1309251 - Church Of St Anne	Grade I	0.5 miles
	1067970 - St Annes Rectory	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
1	Linden Road Academy and Hearing Impaired Base Ofsted Rating: Good Pupils: 223 Distance:0.54	☐	☒	☐	☐	☐
2	St Anne's Primary School Ofsted Rating: Good Pupils: 212 Distance:0.61	☐	☒	☐	☐	☐
3	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:0.63	☐	☒	☐	☐	☐
4	Thomas Ashton School Ofsted Rating: Special Measures Pupils: 97 Distance:0.68	☐	☐	☒	☐	☐
5	Hyde High School Ofsted Rating: Requires improvement Pupils: 1169 Distance:0.68	☐	☐	☒	☐	☐
6	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance:0.69	☐	☒	☐	☐	☐
7	St John Fisher RC Primary School, Denton Ofsted Rating: Good Pupils: 246 Distance:0.72	☐	☒	☐	☐	☐
8	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.82	☐	☒	☐	☐	☐



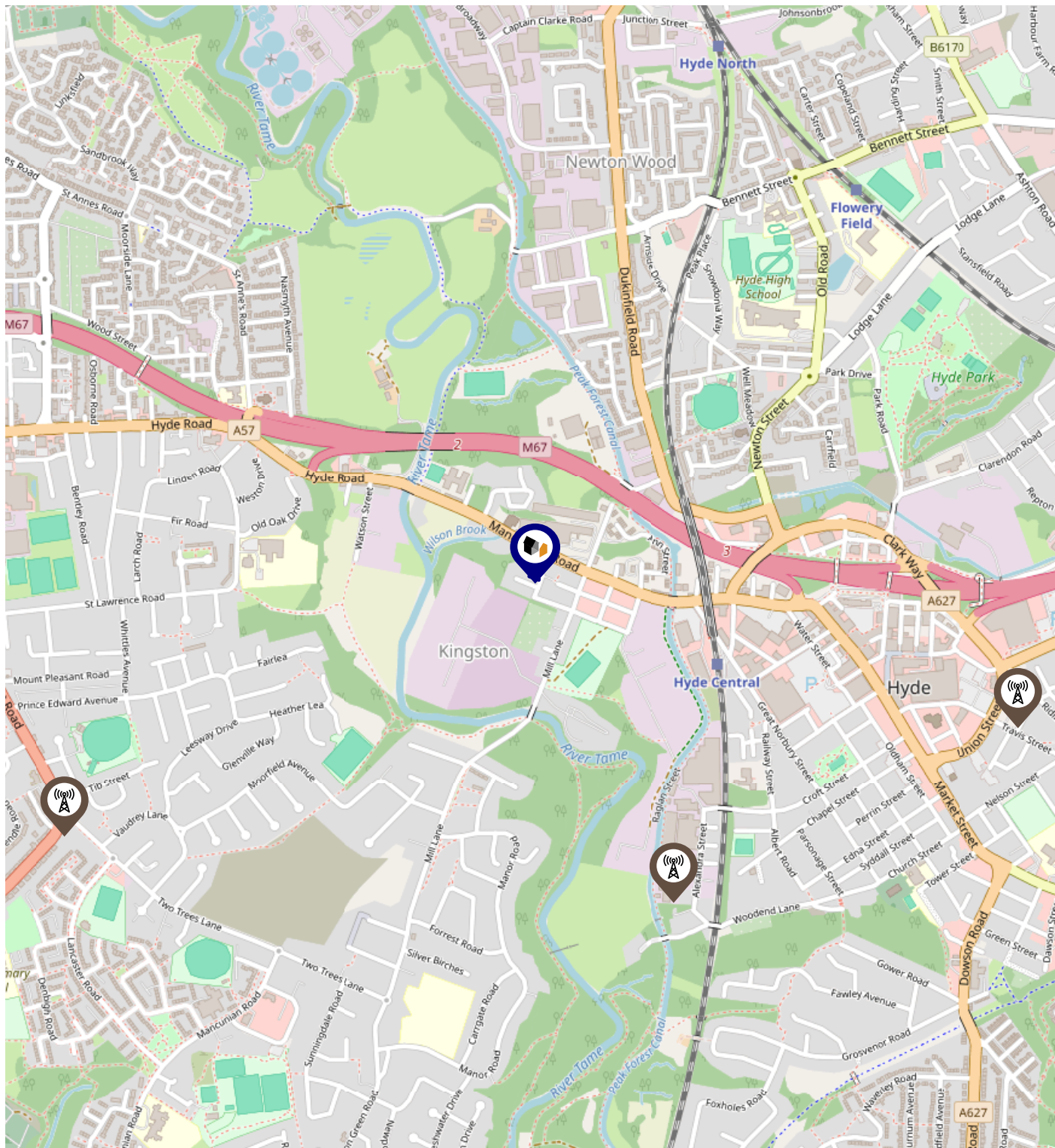
		Nursery	Primary	Secondary	College	Private
9	St Mary's RC Primary School Ofsted Rating: Outstanding Pupils: 226 Distance:0.9	☐	☒	☐	☐	☐
10	St Thomas More RC College Ofsted Rating: Good Pupils: 782 Distance:0.95	☐	☐	☒	☐	☐
11	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:0.96	☐	☒	☐	☐	☐
12	Corrie Primary School Ofsted Rating: Good Pupils: 346 Distance:1.01	☐	☒	☐	☐	☐
13	Manor Green Primary Academy Ofsted Rating: Requires improvement Pupils: 312 Distance:1.02	☐	☒	☐	☐	☐
14	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:1.03	☐	☒	☐	☐	☐
15	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:1.05	☐	☒	☐	☐	☐
16	Tameside Pupil Referral Service Ofsted Rating: Good Pupils: 160 Distance:1.06	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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SALES AND LETTINGS

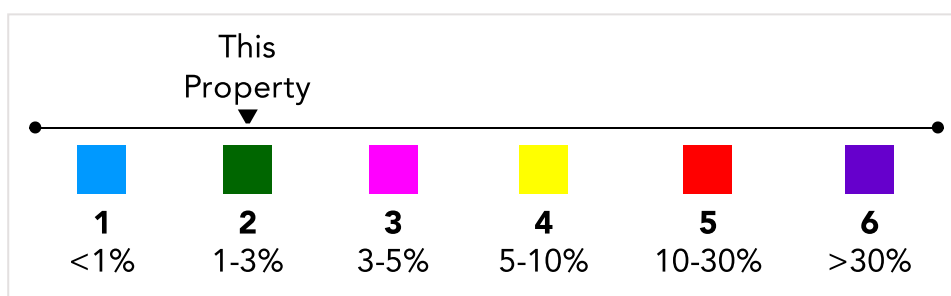
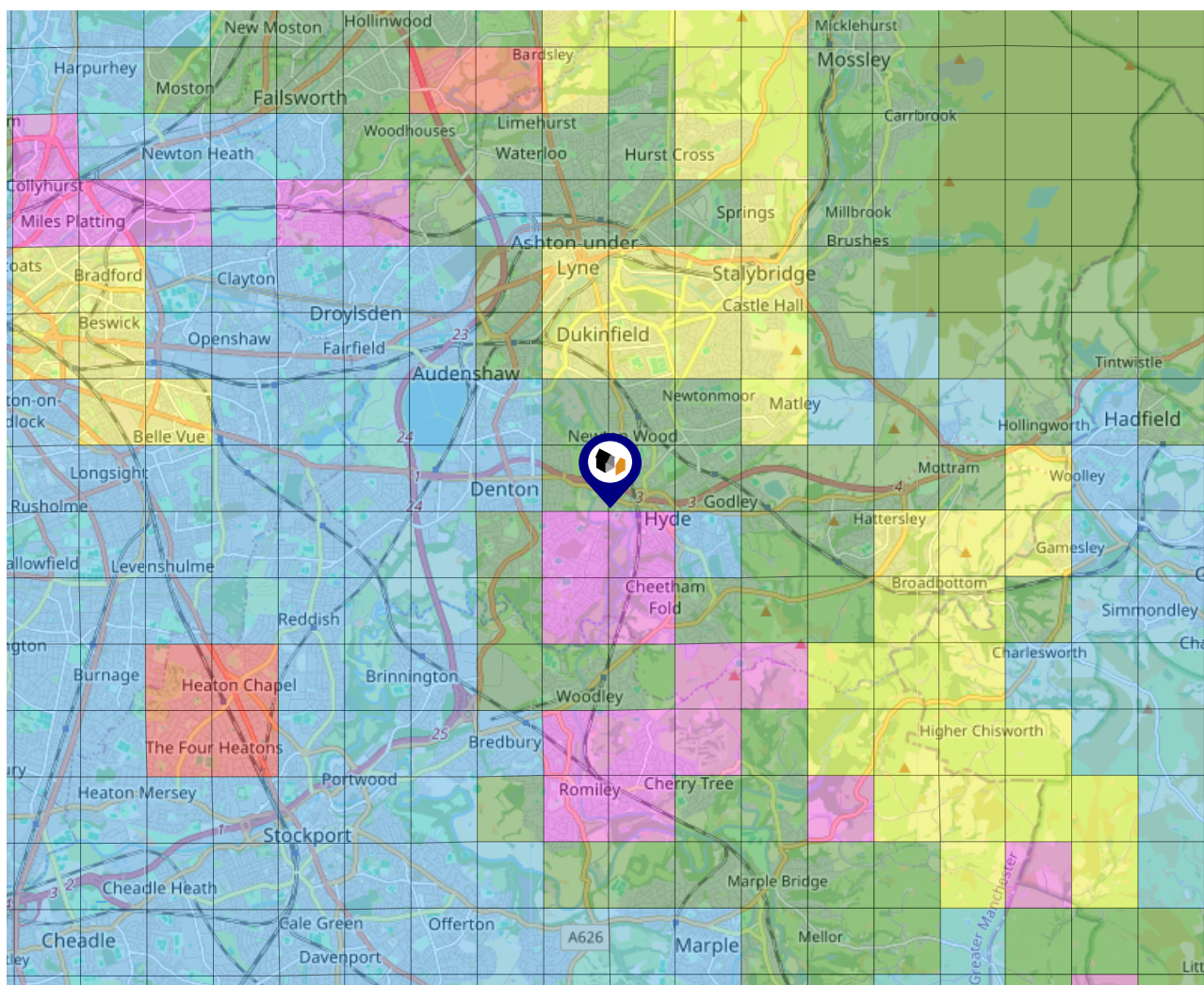


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

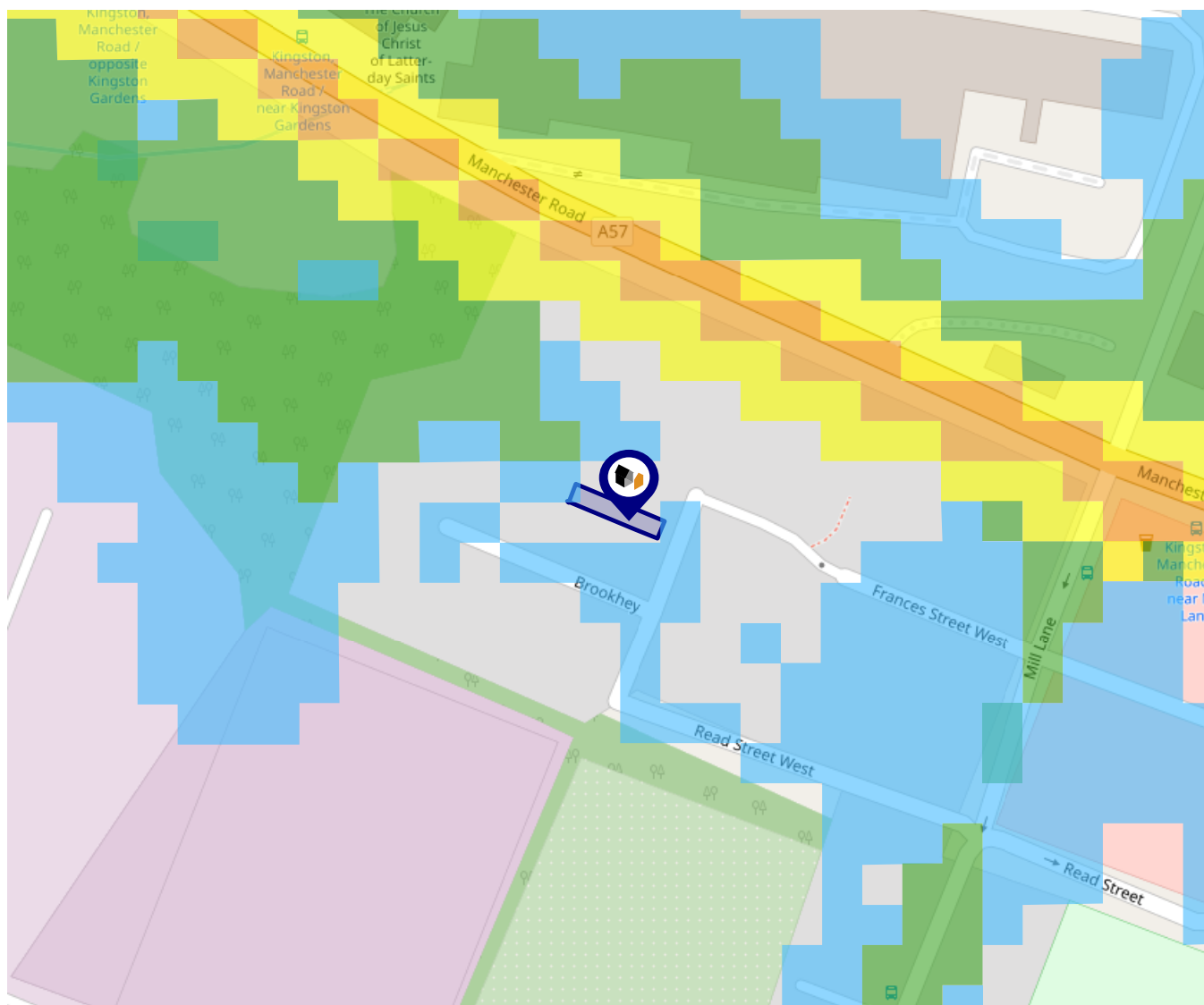
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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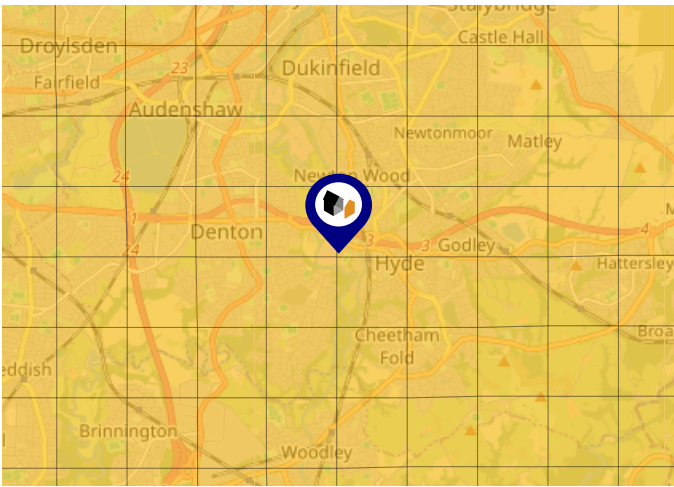


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

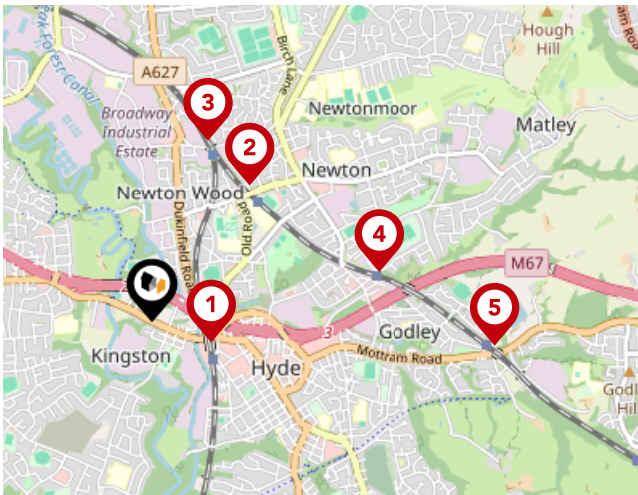
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

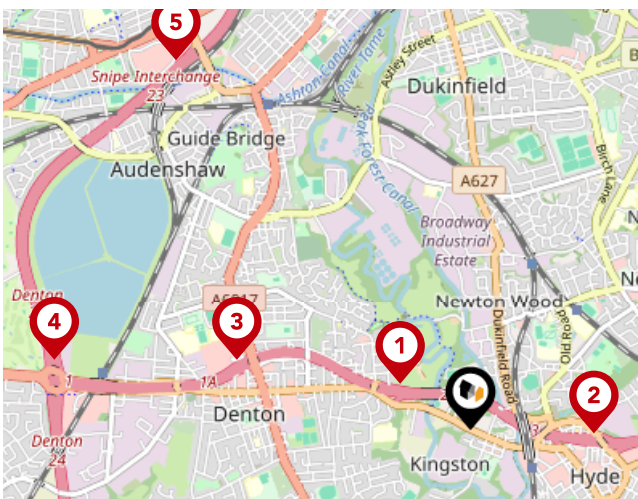
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SALES AND LETTINGS



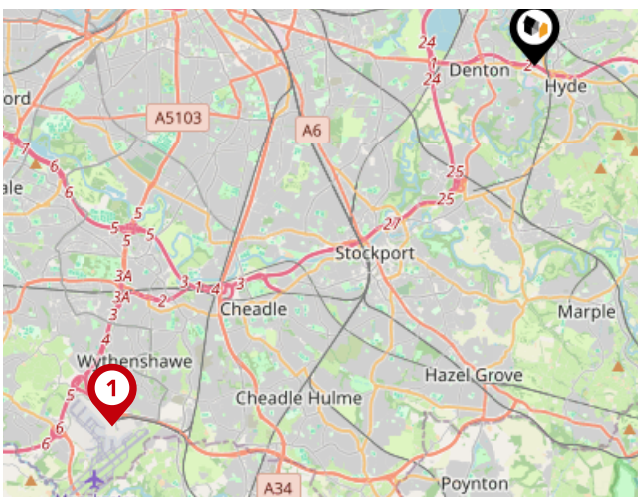
National Rail Stations

Pin	Name	Distance
1	Hyde Central Rail Station	0.27 miles
2	Flowery Field Rail Station	0.73 miles
3	Hyde North Rail Station	0.84 miles
4	Newton for Hyde Rail Station	1.02 miles
5	Godley Rail Station	1.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J2	0.37 miles
2	M67 J3	0.54 miles
3	M67 J1	1.07 miles
4	M60 J24	1.86 miles
5	M60 J23	2.08 miles



Airports/Helipads

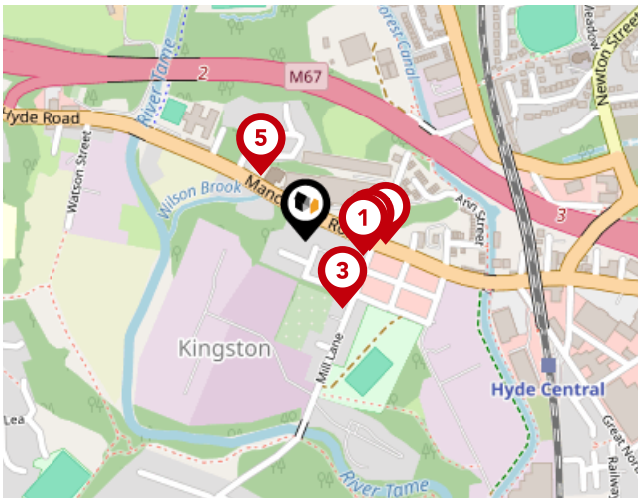
Pin	Name	Distance
1	Manchester Airport	9.8 miles

Area

Transport (Local)

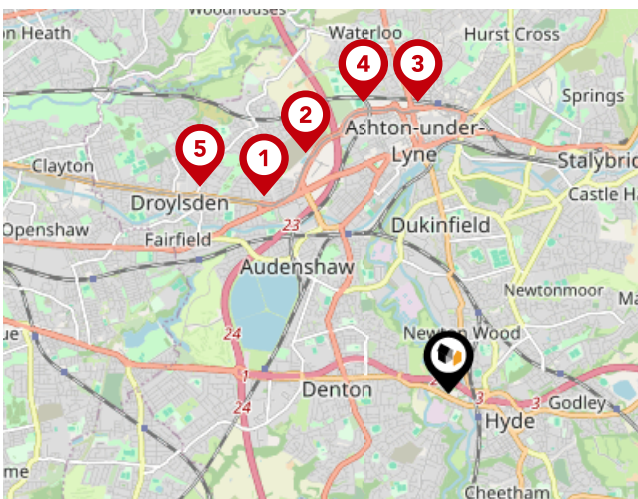
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Bus Stops/Stations

Pin	Name	Distance
1	Mill Lane(northbd)opp EH4405(to def rte)	0.06 miles
2	Manchester Road	0.07 miles
3	Read Street	0.08 miles
4	Mill Lane	0.08 miles
5	Kingston Gardens	0.08 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	2.36 miles
2	Ashton Moss (Manchester Metrolink)	2.44 miles
3	Ashton-Under-Lyne (Manchester Metrolink)	2.58 miles
4	Ashton West (Manchester Metrolink)	2.66 miles
5	Droylsden (Manchester Metrolink)	2.84 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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

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



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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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