



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 22nd August 2026



OXFORD ROAD, DUKINFIELD, SK16

Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

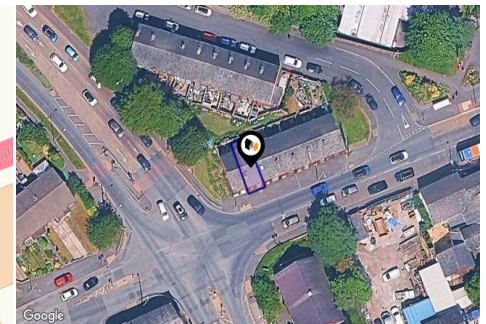
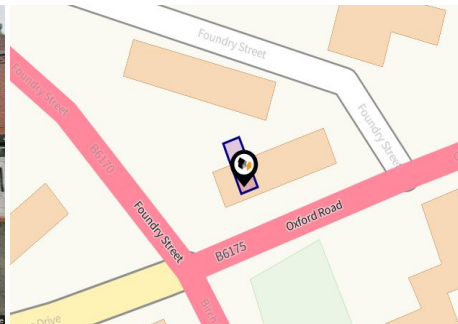
hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

Property Overview

LAWLER
& Co.

SALES AND LETTINGS



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	516 ft ² / 48 m ²
Plot Area:	0.01 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,631
Title Number:	GM450927

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13
mb/s



61
mb/s



10000
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



BT

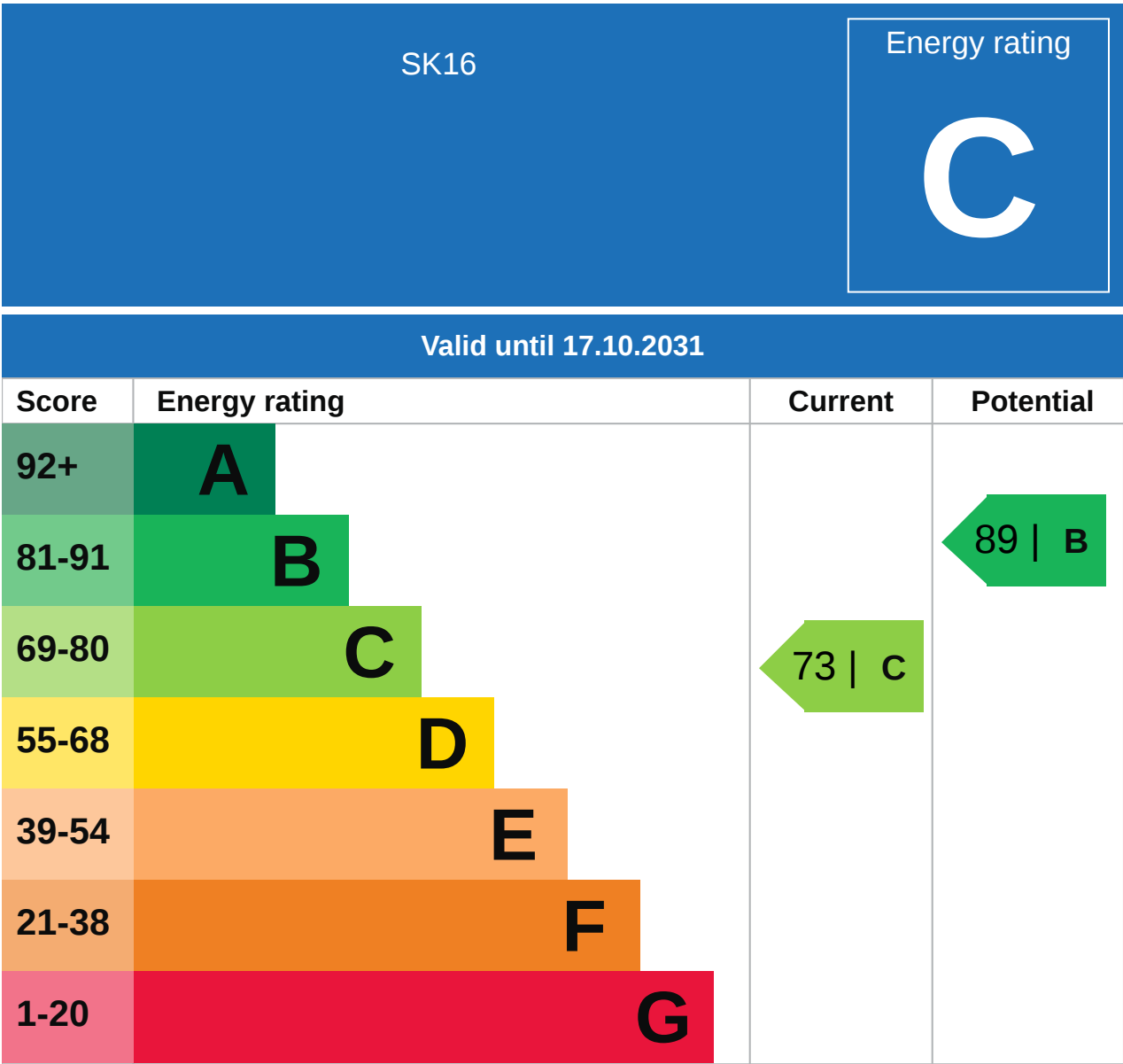


sky



Virgin media

Property
EPC - Certificate



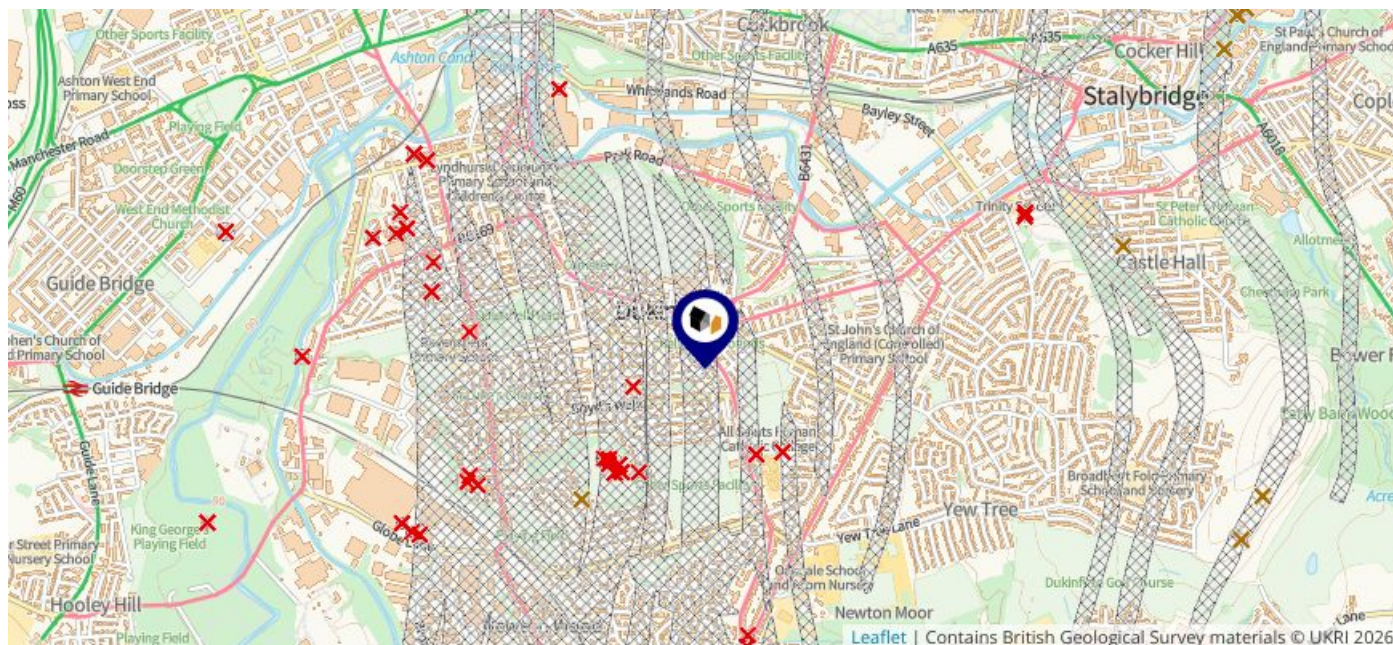
Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
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, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	48 m ²

This map displays nearby coal mine entrances and their classifications.



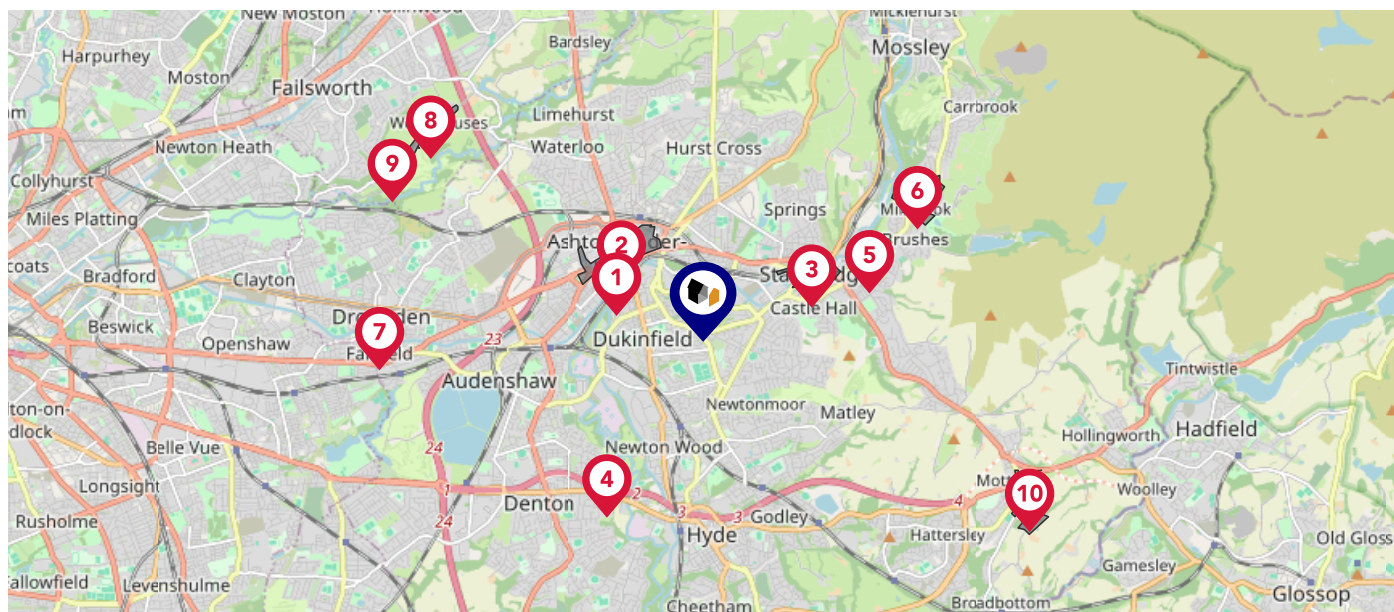
Mine Entry

- ✕ 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



Portland Basin



Ashton Town Centre



Stalybridge Town Centre



St Annes, Haughton



Copley (Tameside)



Millbrook (Tameside)



Fairfield (Tameside)



Woodhouses



Bottom of Woodhouses



Mottram In Longdendale

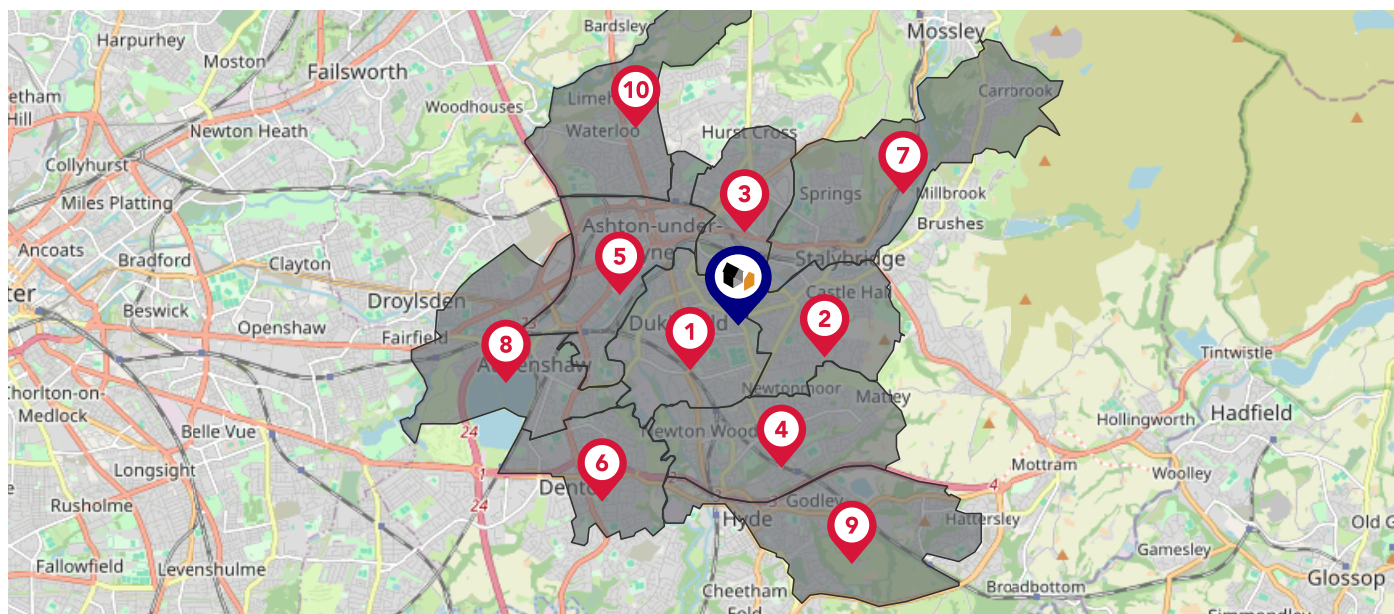
Maps

Council Wards

LAWLER
& Co.

SALES AND LETTINGS

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

Dukinfield Ward

2

Dukinfield Stalybridge Ward

3

Ashton St. Michael's Ward

4

Hyde Newton Ward

5

St. Peter's Ward

6

Denton North East Ward

7

Stalybridge North Ward

8

Audenshaw Ward

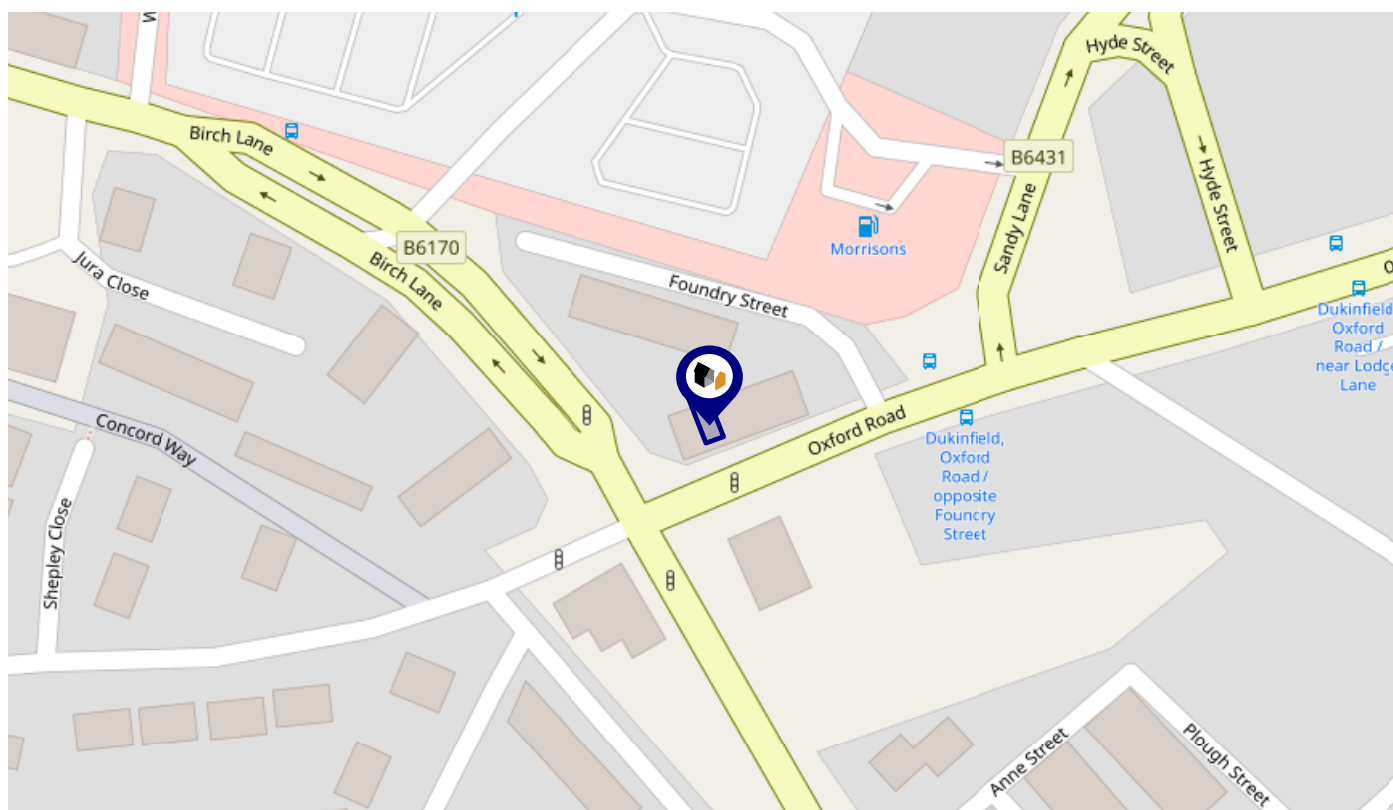
9

Hyde Godley Ward

10

Ashton Waterloo 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	■

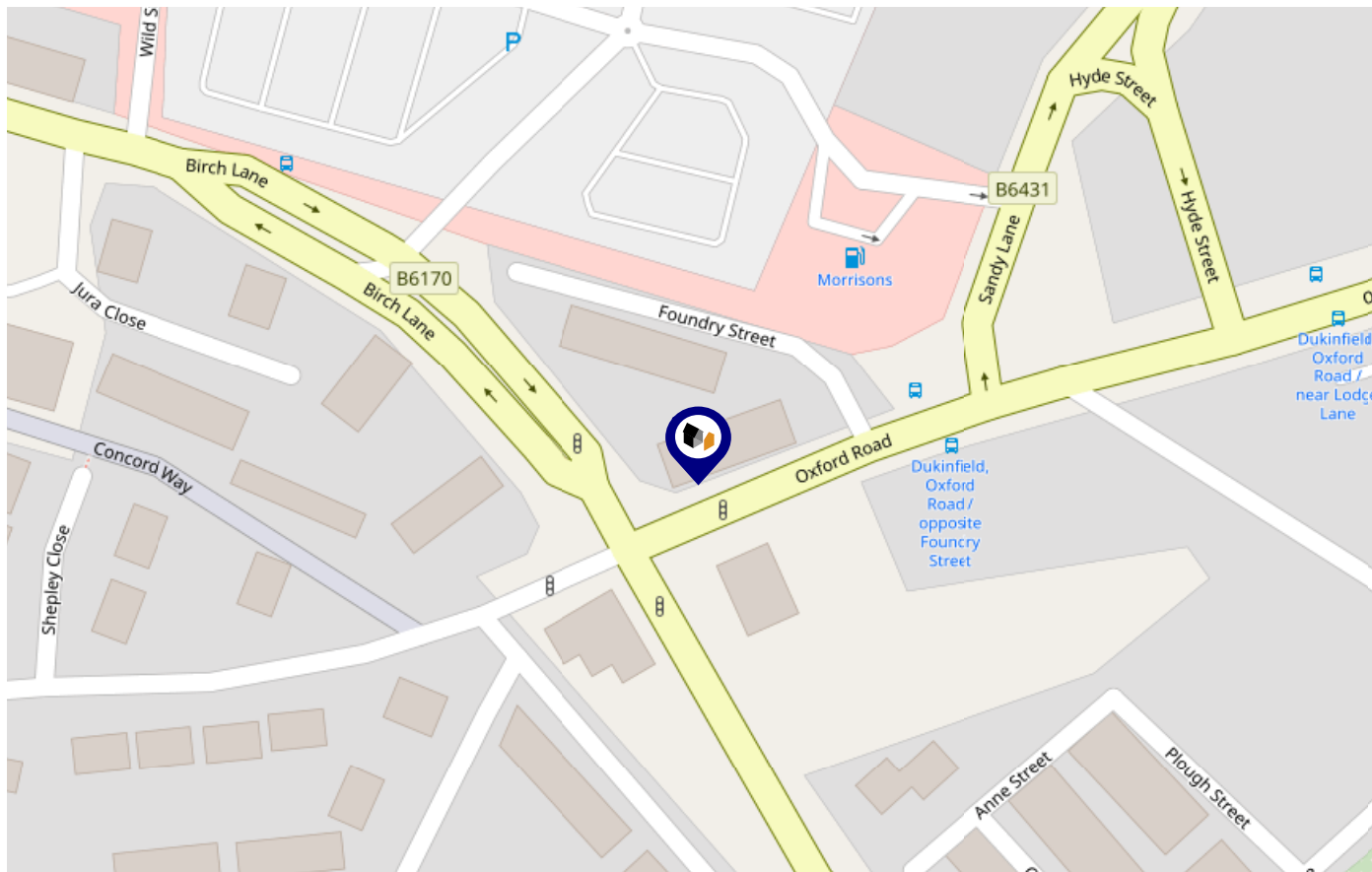
Flood Risk

Rivers & Seas - Flood Risk

LAWLER
& Co.

SALES AND LETTINGS

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

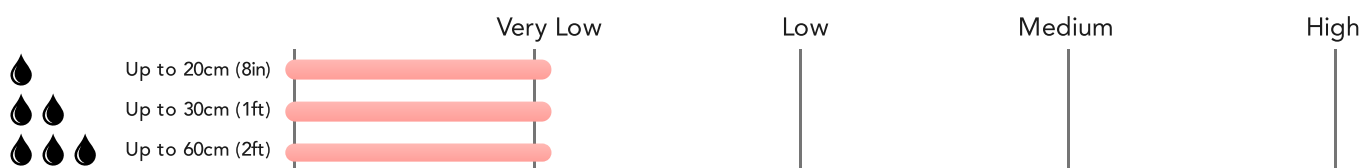


Risk Rating: Very low

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:



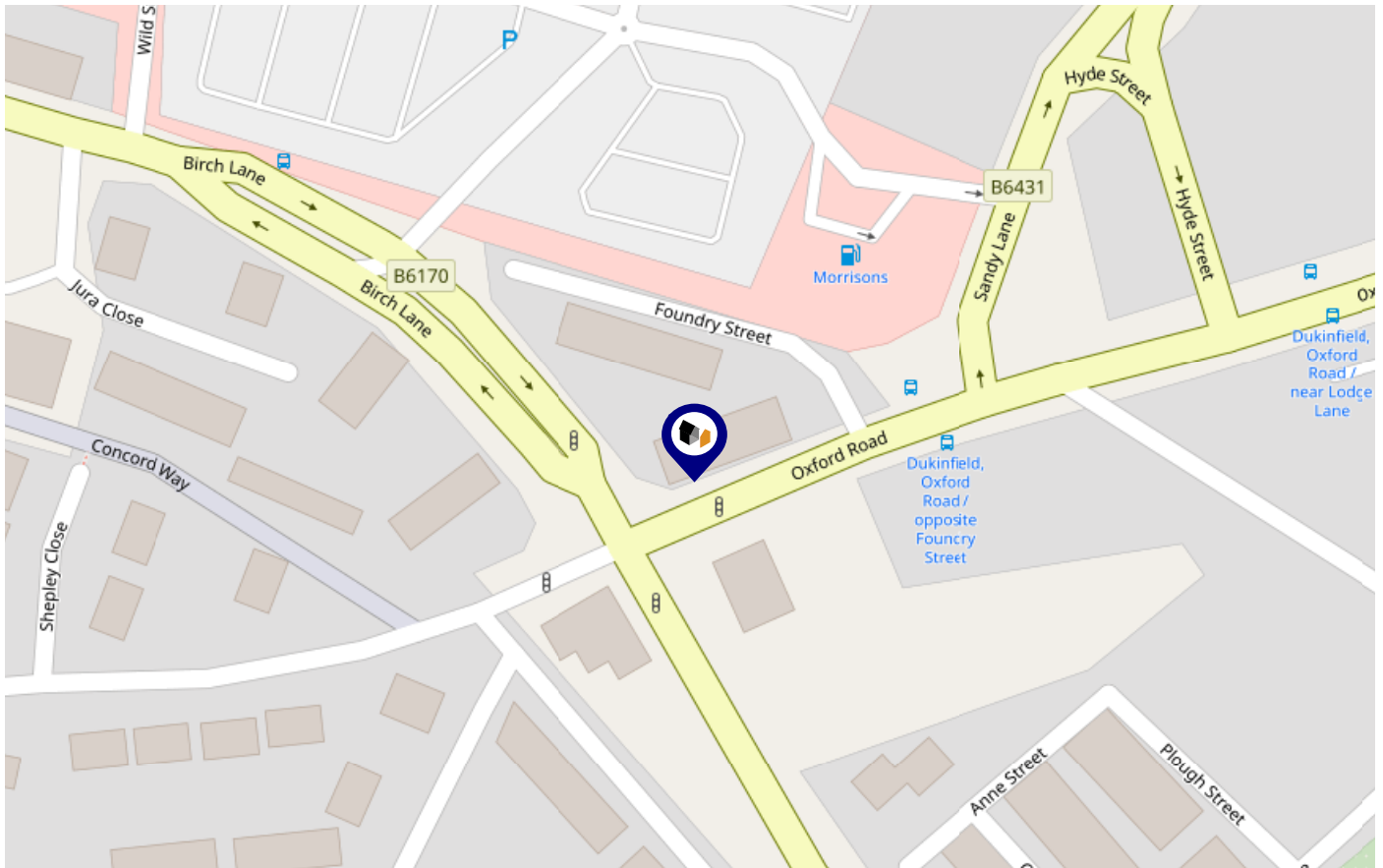
Flood Risk

Rivers & Seas - Climate Change

LAWLER
& Co.

SALES AND LETTINGS

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.
- 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:



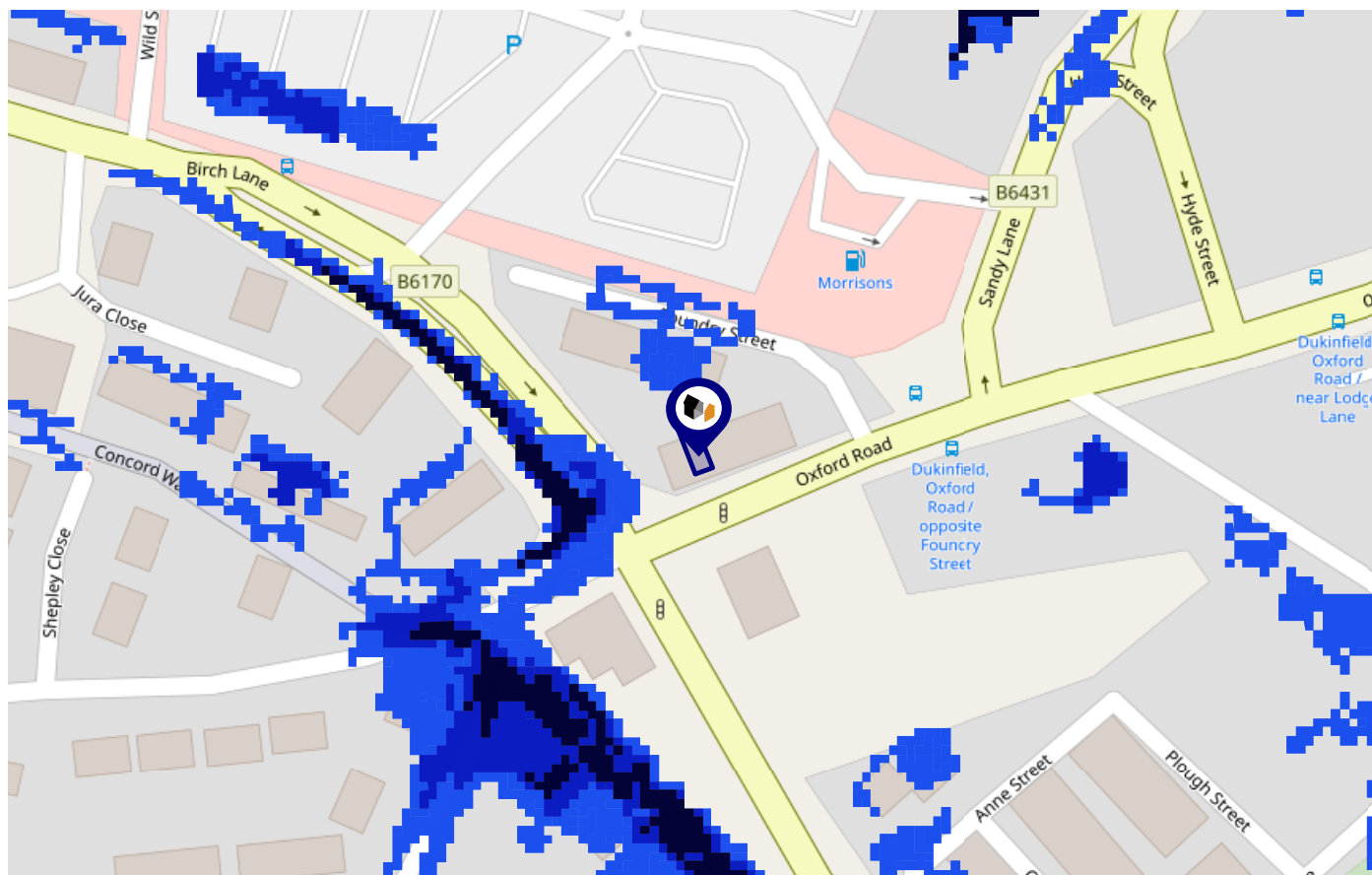
Flood Risk

Surface Water - Flood Risk

LAWLER
& Co.

SALES AND LETTINGS

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

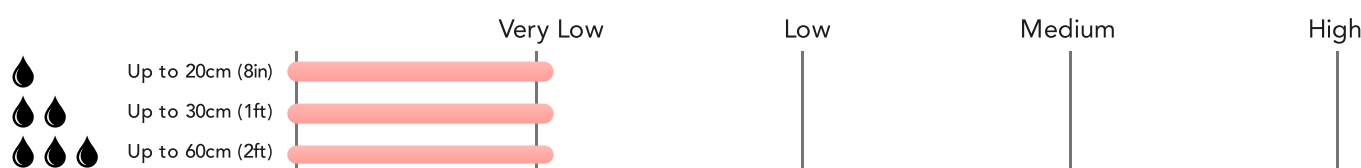


Risk Rating: Very low

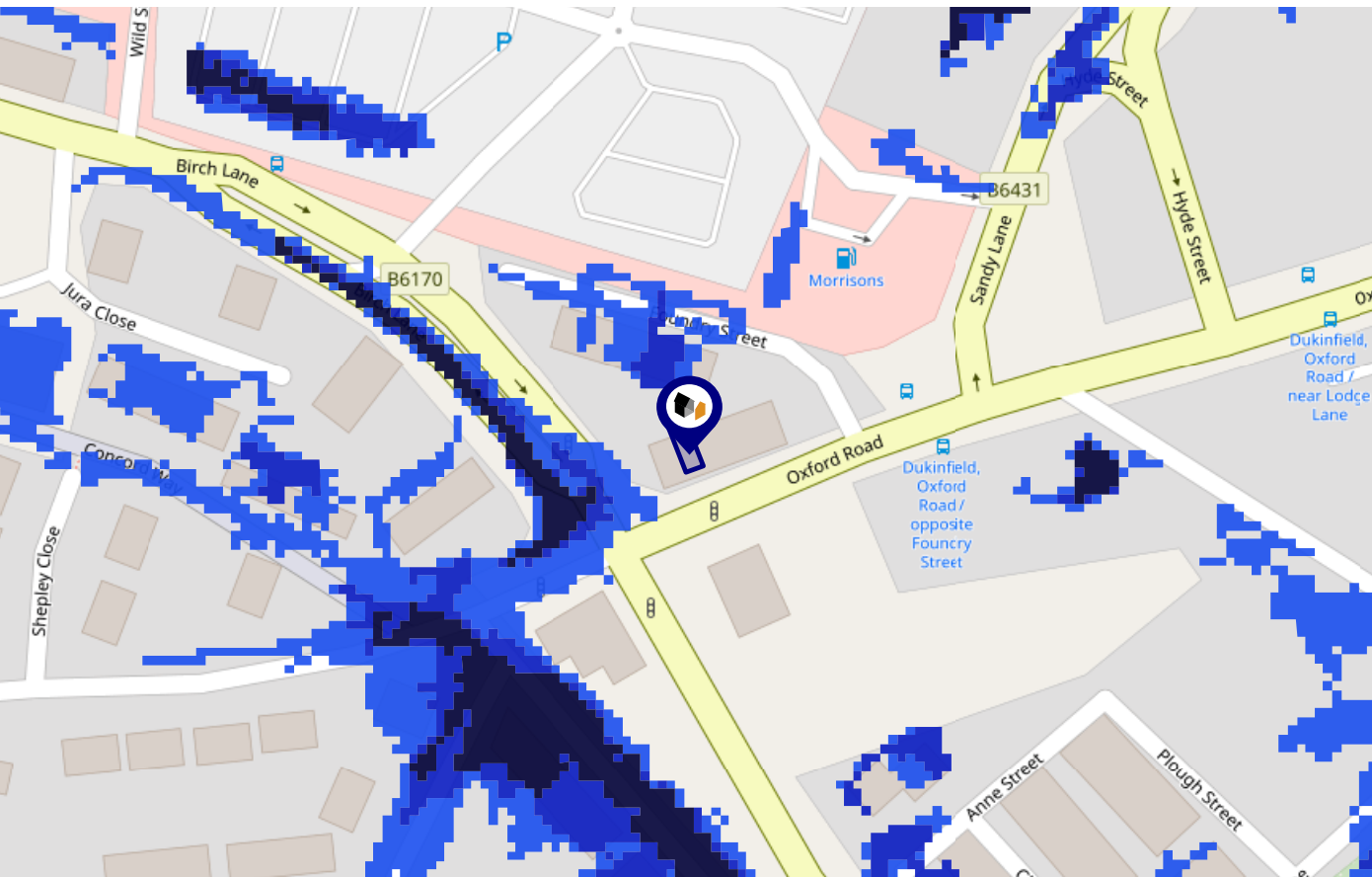
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

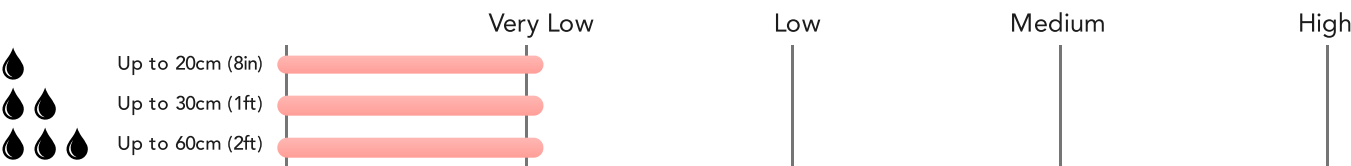


Risk Rating: Very low

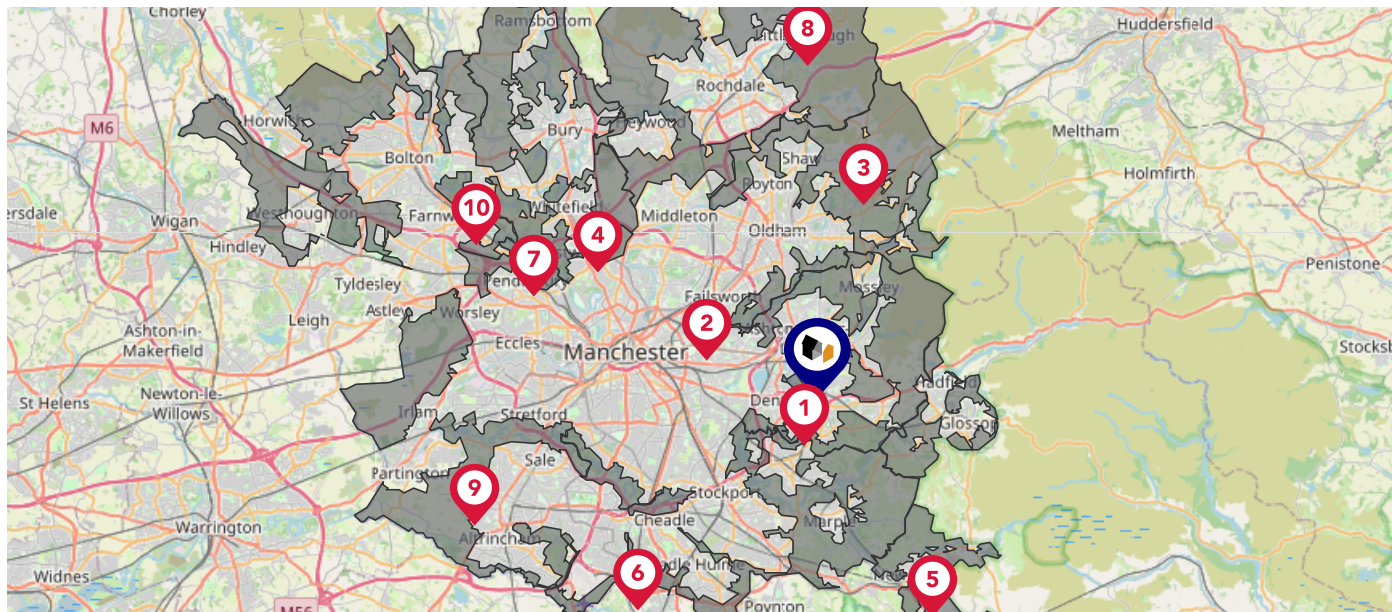
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

5

Merseyside and Greater Manchester Green Belt - High Peak

6

Merseyside and Greater Manchester Green Belt - Stockport

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 - Bolton

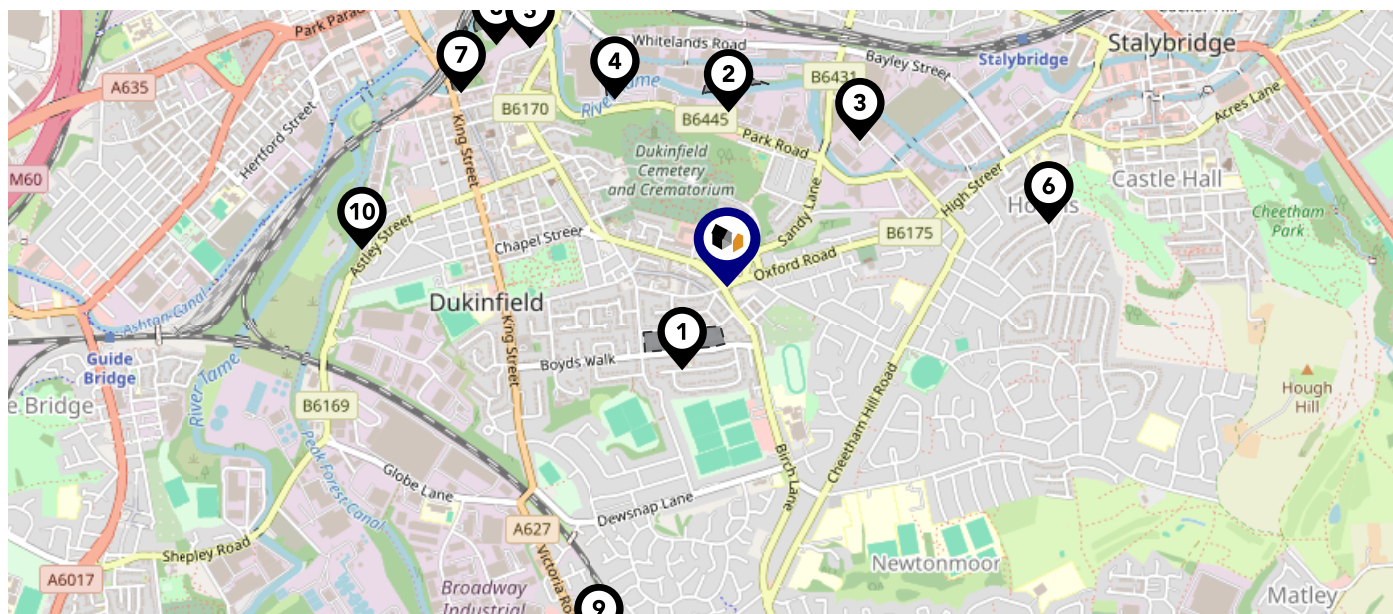
Maps

Landfill Sites

LAWLER & Co.

SALES AND LETTINGS

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	Land between Barlow Road and Boyds Walk-Dukinfield	Historic Landfill	
2	Rear of Clarence Street-Stalybridge	Historic Landfill	
3	Flatts Holder Station-Tame Street, Stalybridge, Greater Manchester	Historic Landfill	
4	Texas Street-Stalybridge	Historic Landfill	
5	Upper Swineseye Farm-Bridle Road, Woodford, Stockport	Historic Landfill	
6	EA/EPR/HP3196CZ/A001	Active Landfill	
7	Cavendish Street-Rear of Clarence Street, Stalybridge, Ashton-Under-Lyne, Tameside, Greater Manchester	Historic Landfill	
8	Former Piggeries-Furnace Street, Dukinfield	Historic Landfill	
9	Albert Mill-Victoria Road, Dukinfield, Greater Manchester	Historic Landfill	
10	Charles Street-Dukinfield, Cheshire	Historic Landfill	

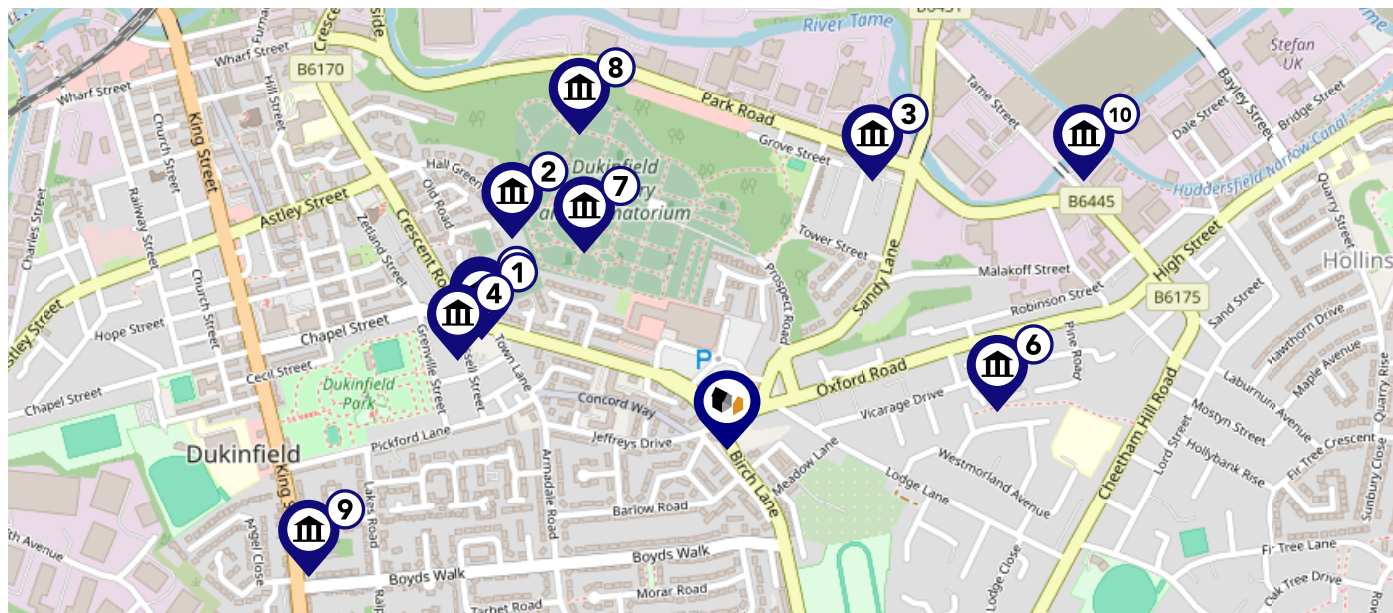
Maps

Listed Buildings

LAWLER
& Co.

SALES AND LETTINGS

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



1068078 - 3 Chest Tombs To South Of Dukinfield Old Chapel

Grade II

0.3 miles



1240109 - Cemetery Office, Dukinfield Cemetery

Grade II

0.3 miles



1268070 - Tower Mill

Grade II

0.3 miles



1068073 - War Memorial

Grade II

0.3 miles



1068077 - Dukinfield Old Chapel

Grade II

0.3 miles



1068017 - Church Of St John The Evangelist

Grade II

0.3 miles



1084303 - Chapel And Crematorium, Dukinfield Cemetery

Grade II

0.3 miles



1309648 - War Memorial

Grade II

0.4 miles



1084304 - Church Of St Luke

Grade II

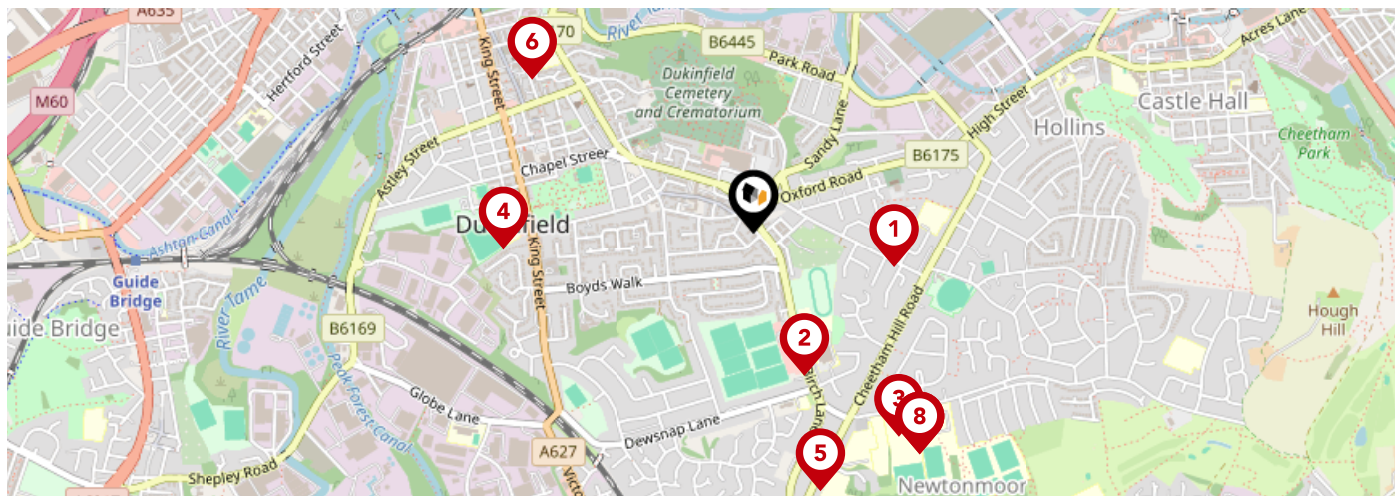
0.5 miles



1356465 - Huddersfield Narrow Canal Stakes Aqueduct And Tow Path Bridge (aqueduct Bridge) Over River Tame

Grade II

0.5 miles

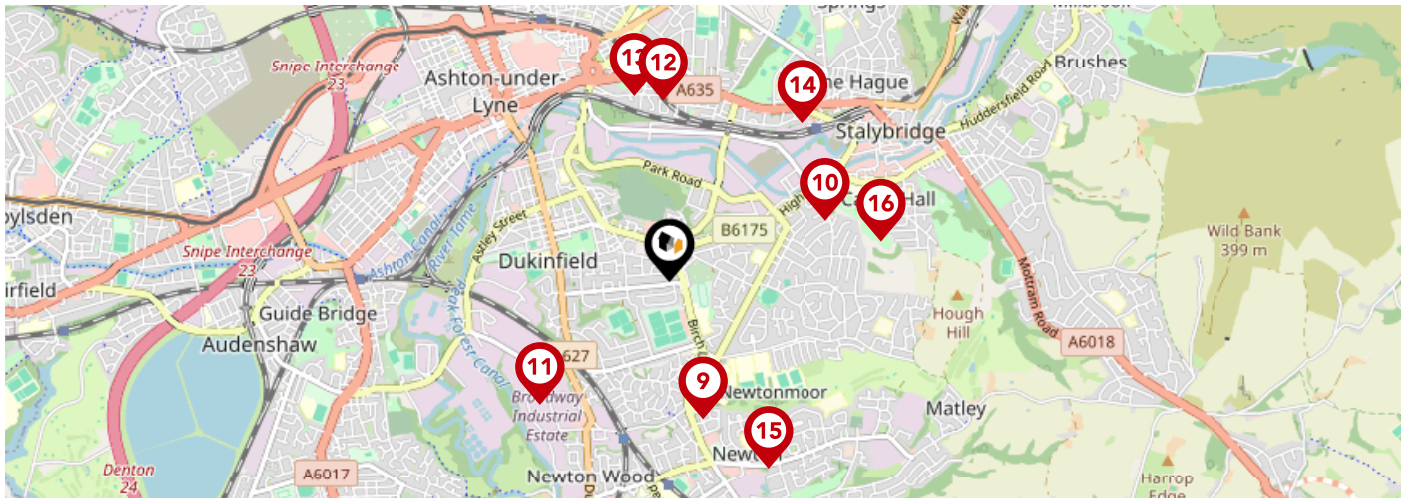


		Nursery	Primary	Secondary	College	Private
1	St John's CofE Primary School, Dukinfield Ofsted Rating: Good Pupils: 332 Distance:0.32	☐	☒	☐	☐	☐
2	All Saints Catholic College Ofsted Rating: Good Pupils: 798 Distance:0.33	☐	☐	☒	☐	☐
3	Yew Tree Primary School Ofsted Rating: Good Pupils: 364 Distance:0.55	☐	☒	☐	☐	☐
4	Ravensfield Primary School Ofsted Rating: Good Pupils: 441 Distance:0.55	☐	☒	☐	☐	☐
5	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.59	☐	☒	☐	☐	☐
6	Lyndhurst Primary School Ofsted Rating: Requires improvement Pupils: 227 Distance:0.6	☐	☒	☐	☐	☐
7	Cromwell High School Ofsted Rating: Outstanding Pupils:0 Distance:0.61	☐	☐	☒	☐	☐
8	Rayner Stephens High School Ofsted Rating: Requires improvement Pupils: 580 Distance:0.61	☐	☐	☒	☐	☐

Area Schools

LAWLER
& Co.

SALES AND LETTINGS



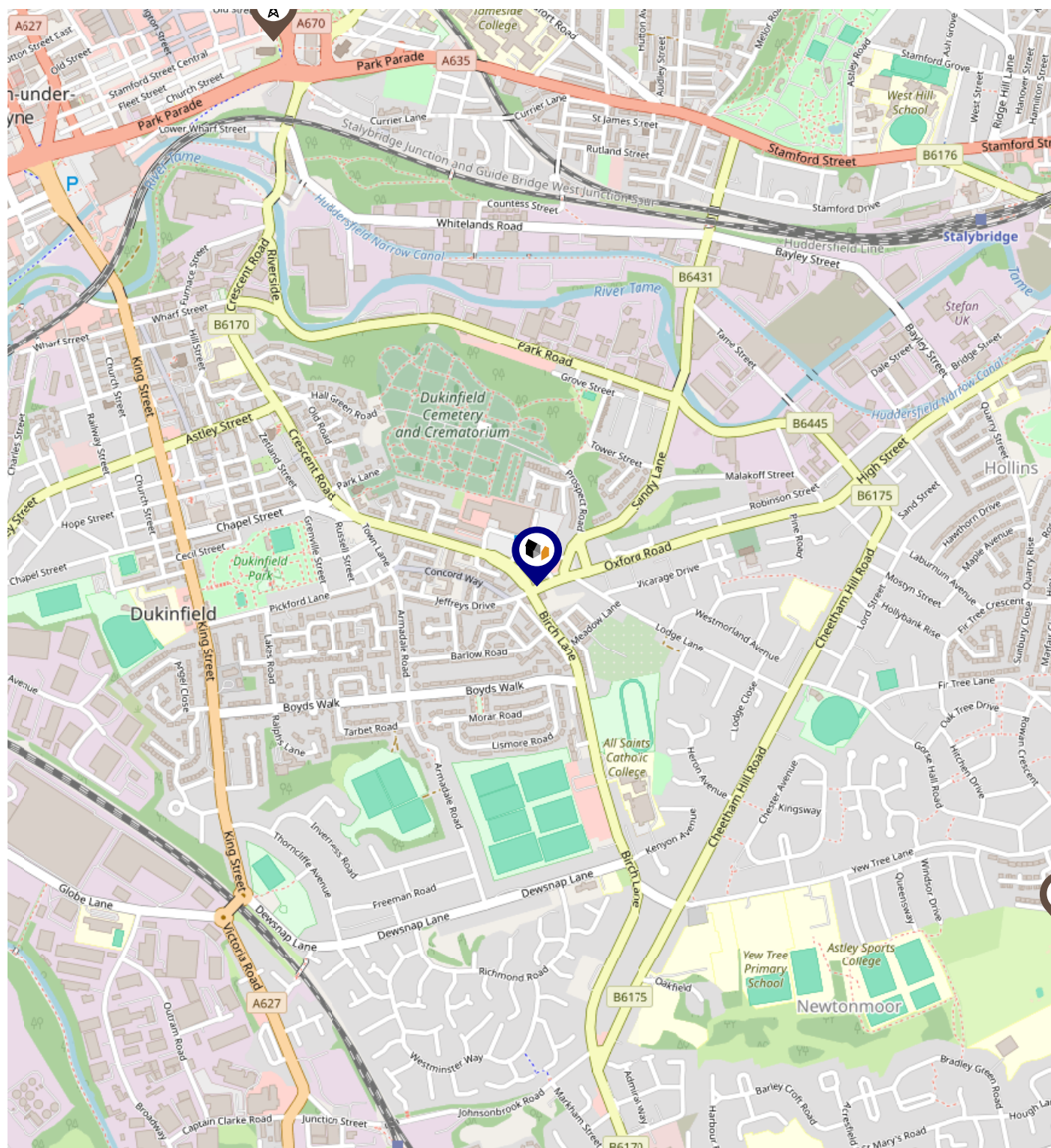
		Nursery	Primary	Secondary	College	Private
9	Oakdale School Ofsted Rating: Good Pupils: 161 Distance:0.63	☐	☒	☐	☐	☐
10	Trinity School Ofsted Rating: Not Rated Pupils: 125 Distance:0.74	☐	☐	☒	☐	☐
11	Tameside Pupil Referral Service Ofsted Rating: Good Pupils: 160 Distance:0.79	☐	☐	☒	☐	☐
12	Tameside College Ofsted Rating: Good Pupils:0 Distance:0.8	☐	☐	☒	☐	☐
13	Parochial CofE Primary and Nursery School, Ashton-under-Lyne Ofsted Rating: Good Pupils: 212 Distance:0.83	☐	☒	☐	☐	☐
14	West Hill School Ofsted Rating: Good Pupils: 847 Distance:0.91	☐	☐	☒	☐	☐
15	Oakfield Primary and Moderate Learning Difficulties Resource Provision Ofsted Rating: Good Pupils: 228 Distance:0.94	☐	☒	☐	☐	☐
16	Gorse Hall Primary and Nursery School Ofsted Rating: Good Pupils: 430 Distance:0.95	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LAWLER & Co.

SALES AND LETTINGS

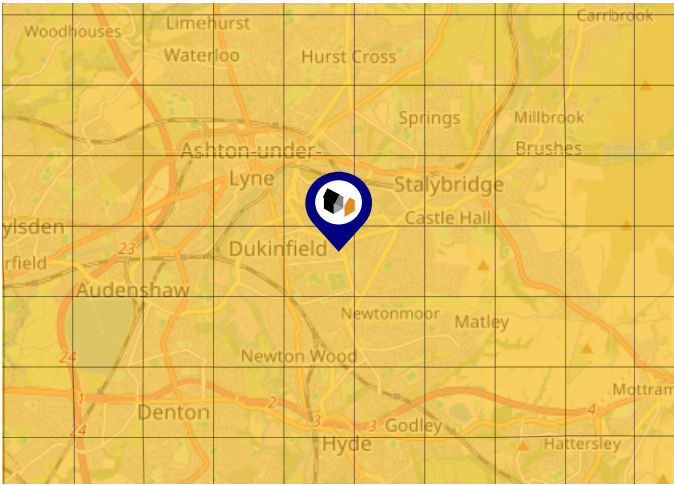


Key:

-  Power Pylons
-  Communication Masts

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)

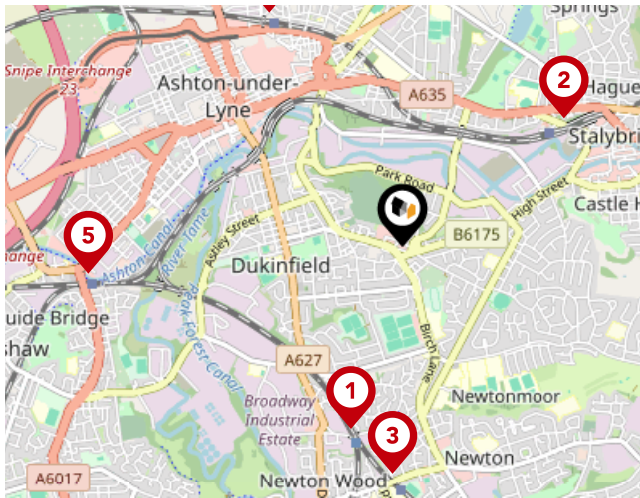
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

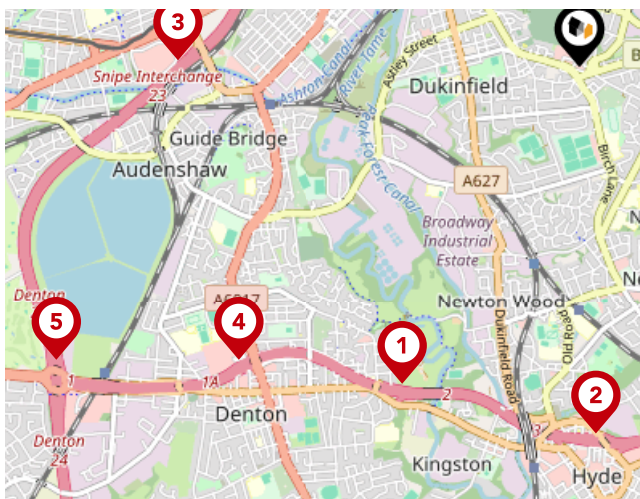
LAWLER
& Co.

SALES AND LETTINGS



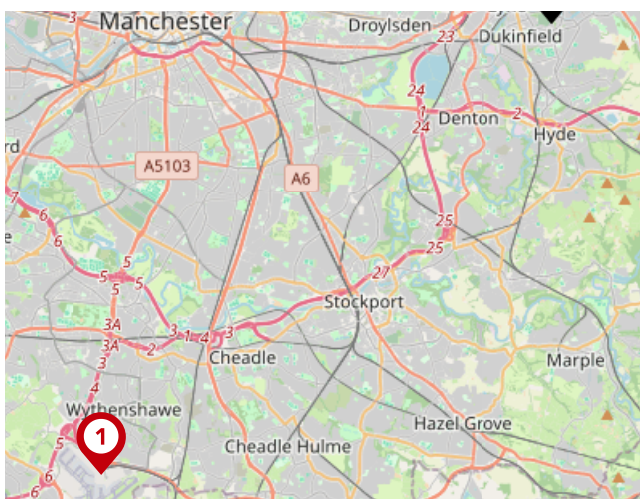
National Rail Stations

Pin	Name	Distance
1	Hyde North Rail Station	0.83 miles
2	Stalybridge Rail Station	0.9 miles
3	Flowery Field Rail Station	1 miles
4	Ashton-under-Lyne Rail Station	1.18 miles
5	Guide Bridge Rail Station	1.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J2	1.6 miles
2	M67 J3	1.62 miles
3	M60 J23	1.76 miles
4	M67 J1	1.98 miles
5	M60 J24	2.64 miles



Airports/Helipads

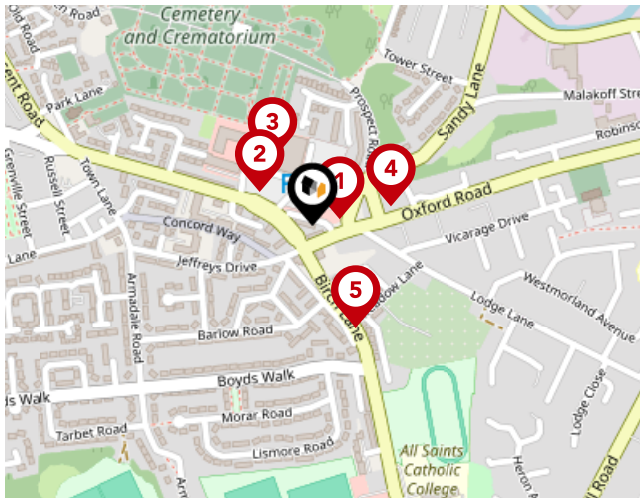
Pin	Name	Distance
1	Manchester Airport	11.24 miles

Area

Transport (Local)

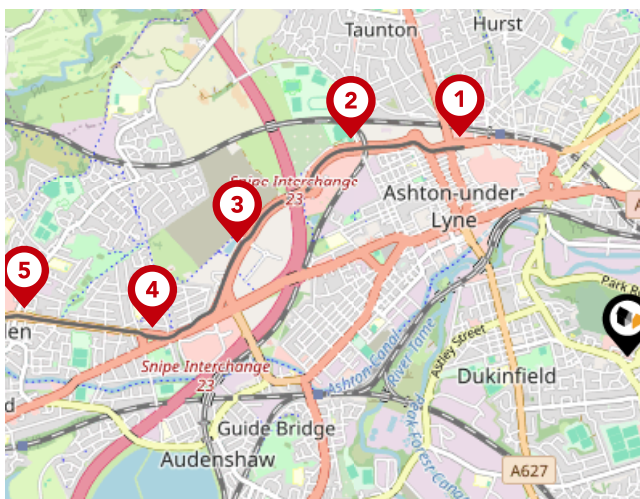
LAWLER
& Co.

SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Albion Hotel	0.03 miles
2	Morrisons	0.06 miles
3	Morrison's Superstore	0.08 miles
4	Lodge Lane	0.08 miles
5	Birch Lane (opp EH0314 to def rte)	0.12 miles



Local Connections

Pin	Name	Distance
1	Ashton-under-Lyne (Manchester Metrolink)	1.21 miles
2	Ashton West (Manchester Metrolink)	1.54 miles
3	Ashton Moss (Manchester Metrolink)	1.79 miles
4	Audenshaw (Manchester Metrolink)	2.09 miles
5	Droylsden (Manchester Metrolink)	2.67 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

LAWLER
& Co.

SALES AND LETTINGS

Lawler & Co | Hyde

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are

Testimonial 1



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/

Lawler & Co | Hyde

Data Quality

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



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Lawler & Co | Hyde

111 Market Street Hyde Tameside SK14

1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

