



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd September 2026



BARON ROAD, HYDE, SK14

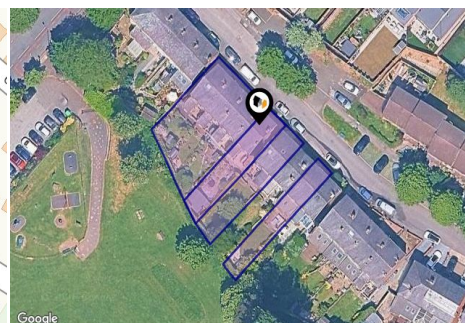
Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazeltgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.29 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,903
Title Number:	MAN54512

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

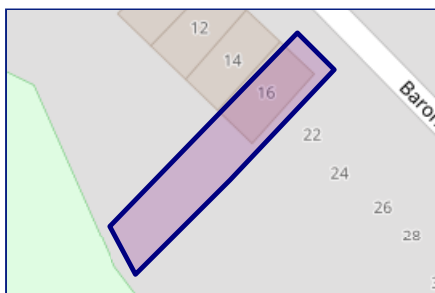


Satellite/Fibre TV Availability:



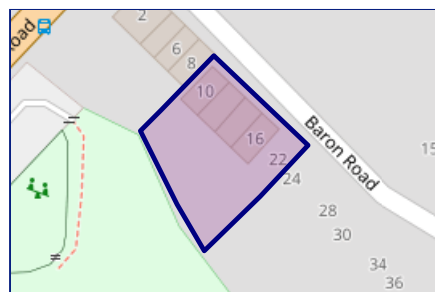
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



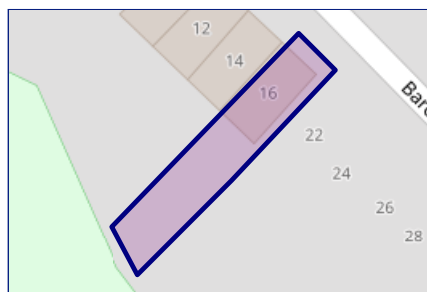
GM869513

Leasehold Title Plans



MAN54512

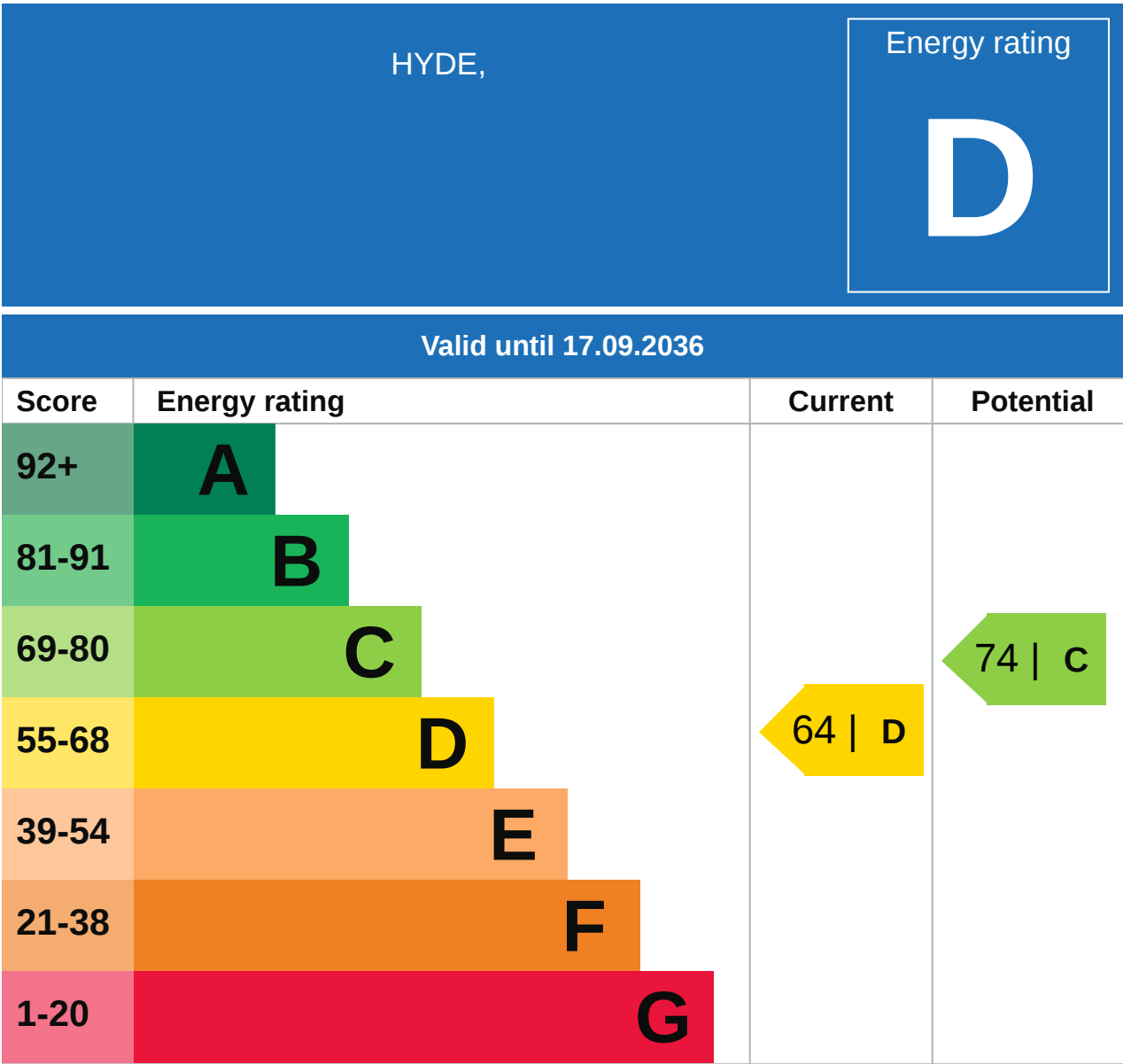
Start Date:	01/12/1932
End Date:	25/03/2931
Lease Term:	999 years (less 1 day) from 25 March 1932
Term Remaining:	905 years



GM37961

Start Date:	14/07/1932
End Date:	25/03/2931
Lease Term:	999 years from 25 March 1932
Term Remaining:	905 years

Property
EPC - Certificate



Property

EPC - Additional Data

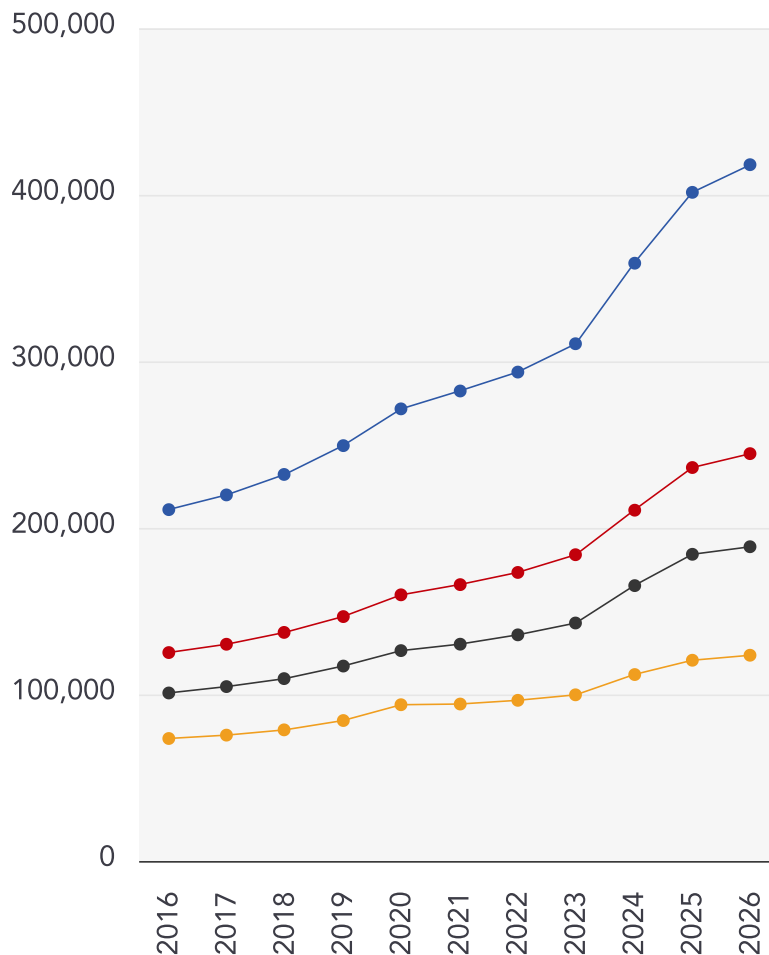
Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	91 m ²

Market

House Price Statistics

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



Detached

+98.16%

Semi-Detached

+95.42%

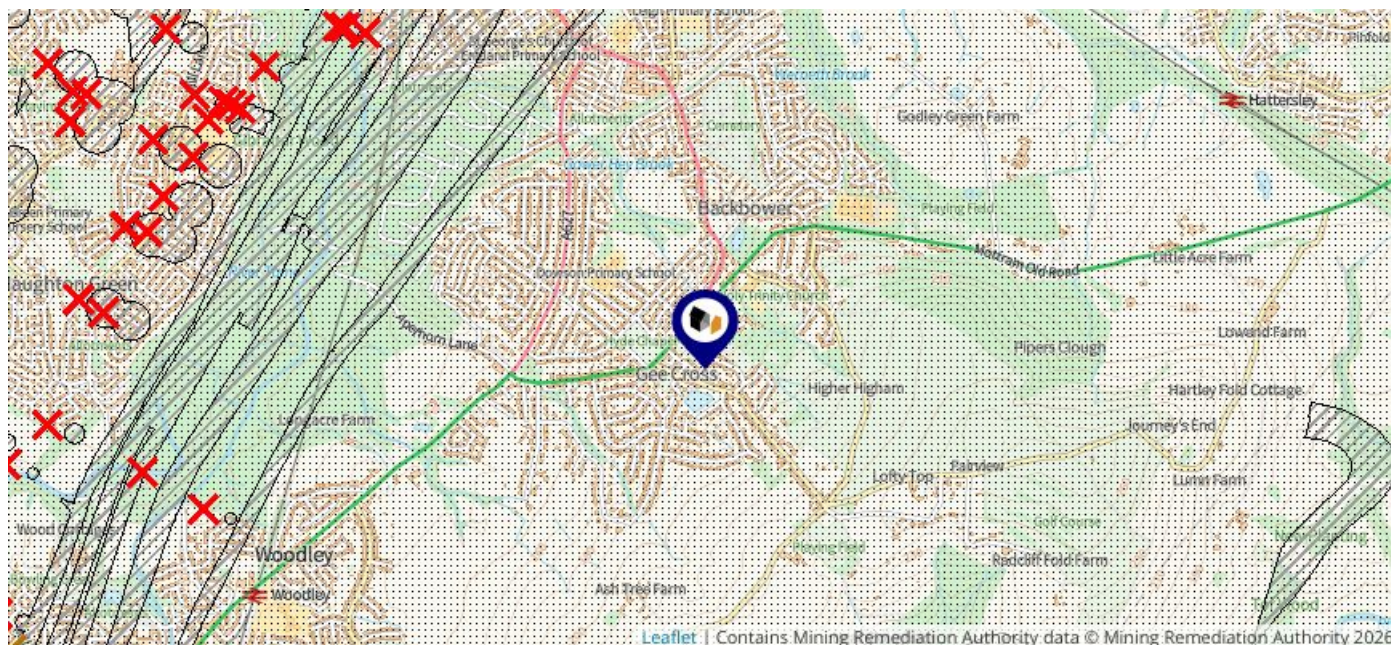
Terraced

+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.

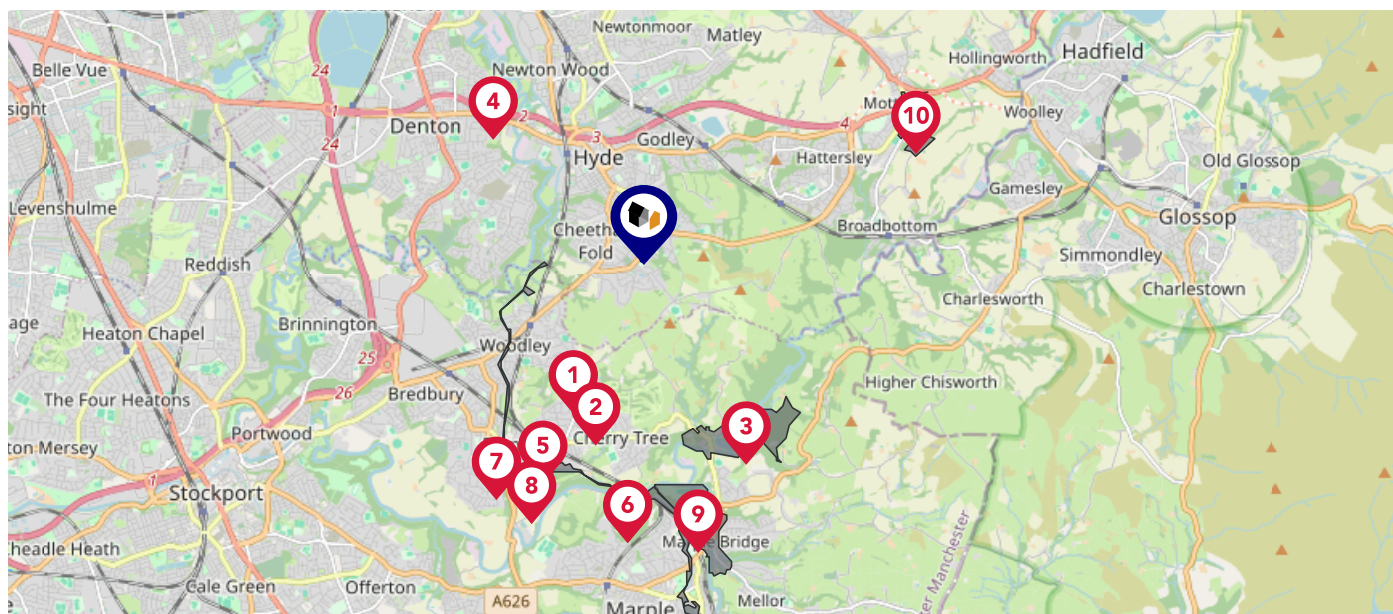
Maps

Conservation Areas

LAWLER
& Co.

SALES AND LETTINGS

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

Compstall

4

St Annes, Haughton

5

Church Lane, Romiley

6

Peak Forest Canal

7

Hatherlow

8

Chadkirk

9

Marple Bridge

10

Mottram In Longdendale

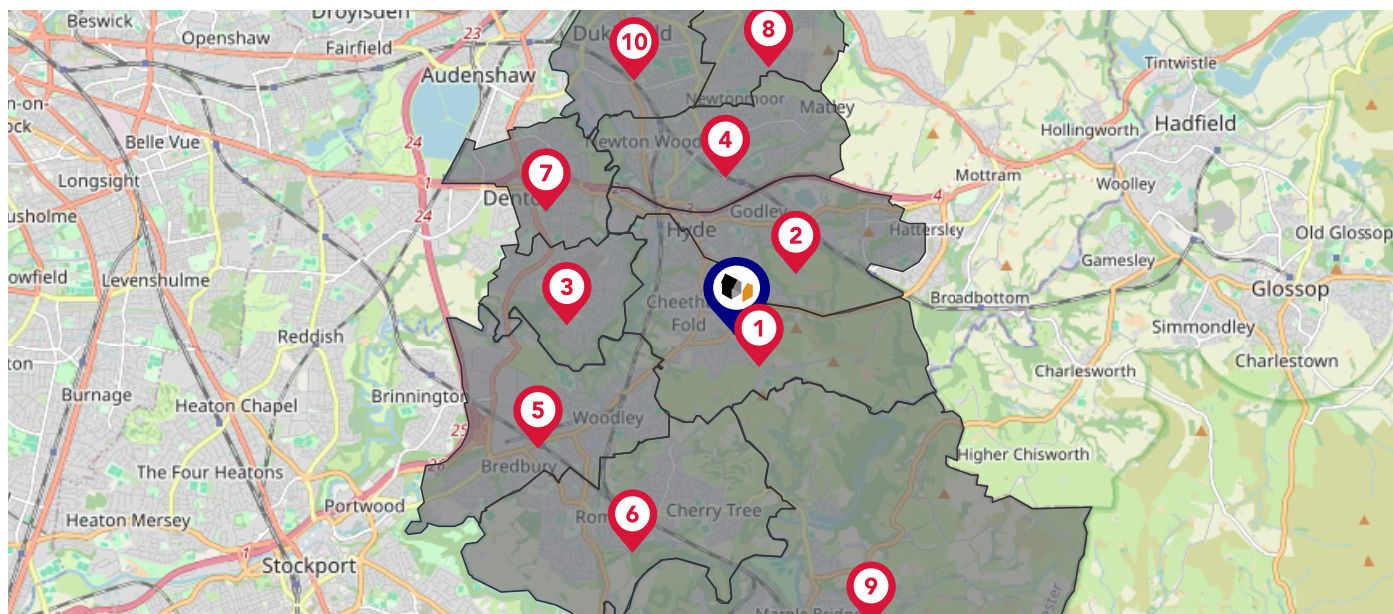
Maps

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

Hyde Werneth Ward

2

Hyde Godley Ward

3

Denton South Ward

4

Hyde Newton Ward

5

Bredbury and Woodley Ward

6

Bredbury Green and Romiley Ward

7

Denton North East Ward

8

Dukinfield Stalybridge Ward

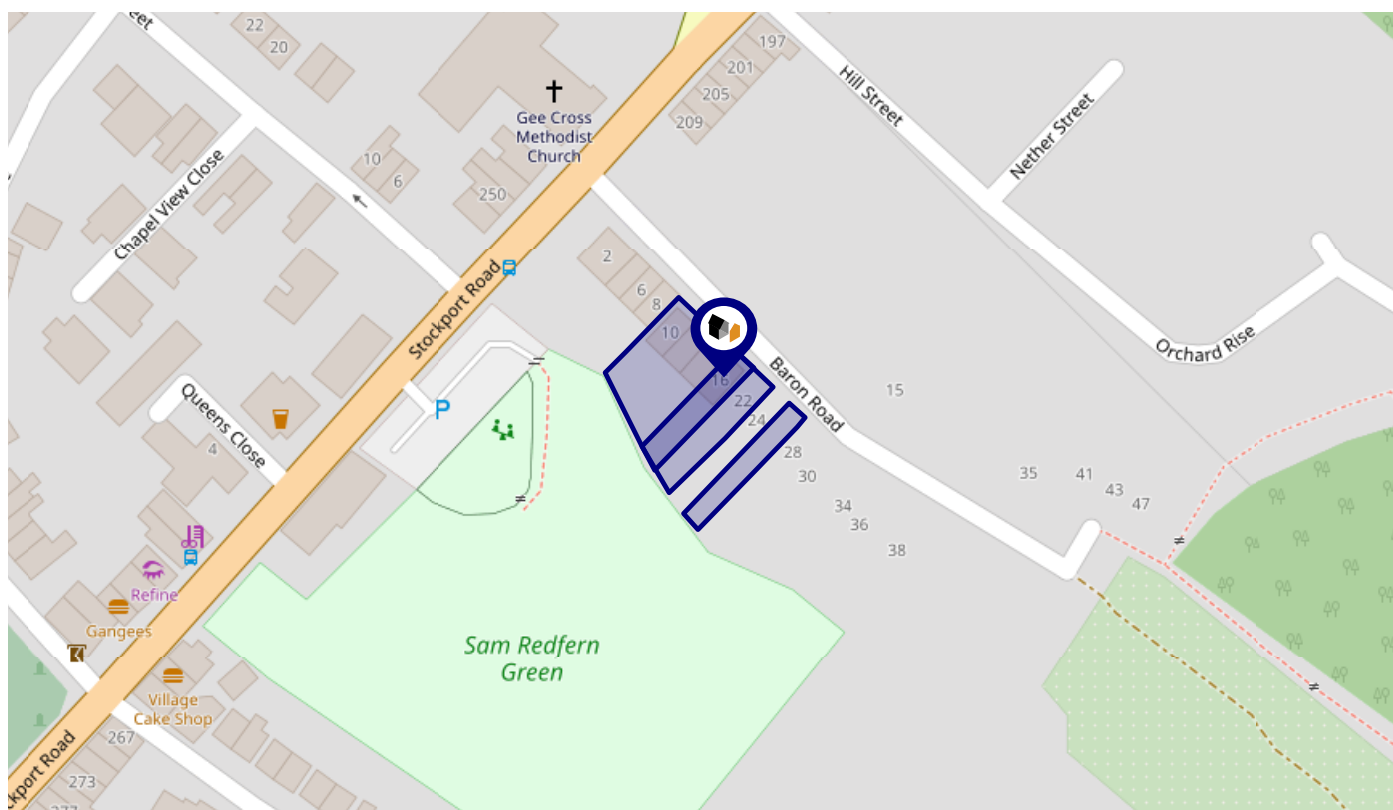
9

Marple North Ward

10

Dukinfield 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.

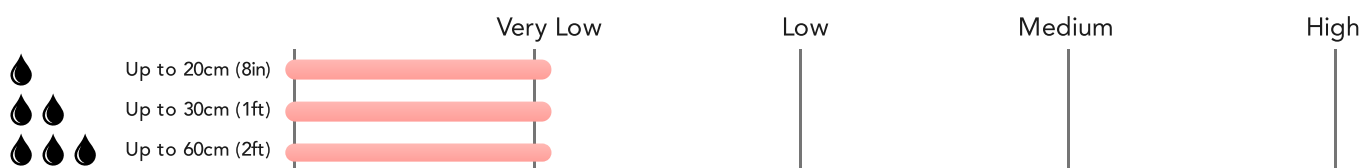


Risk Rating: Very low

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:



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.

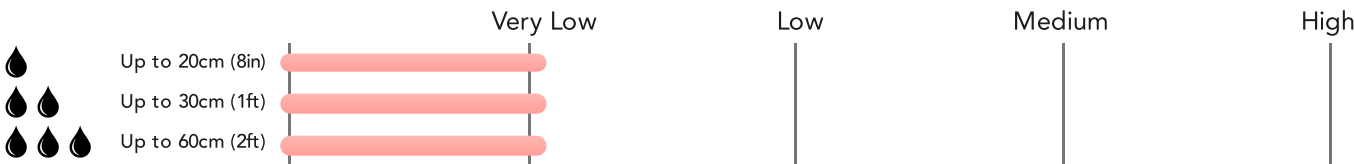


Risk Rating: Very low

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:



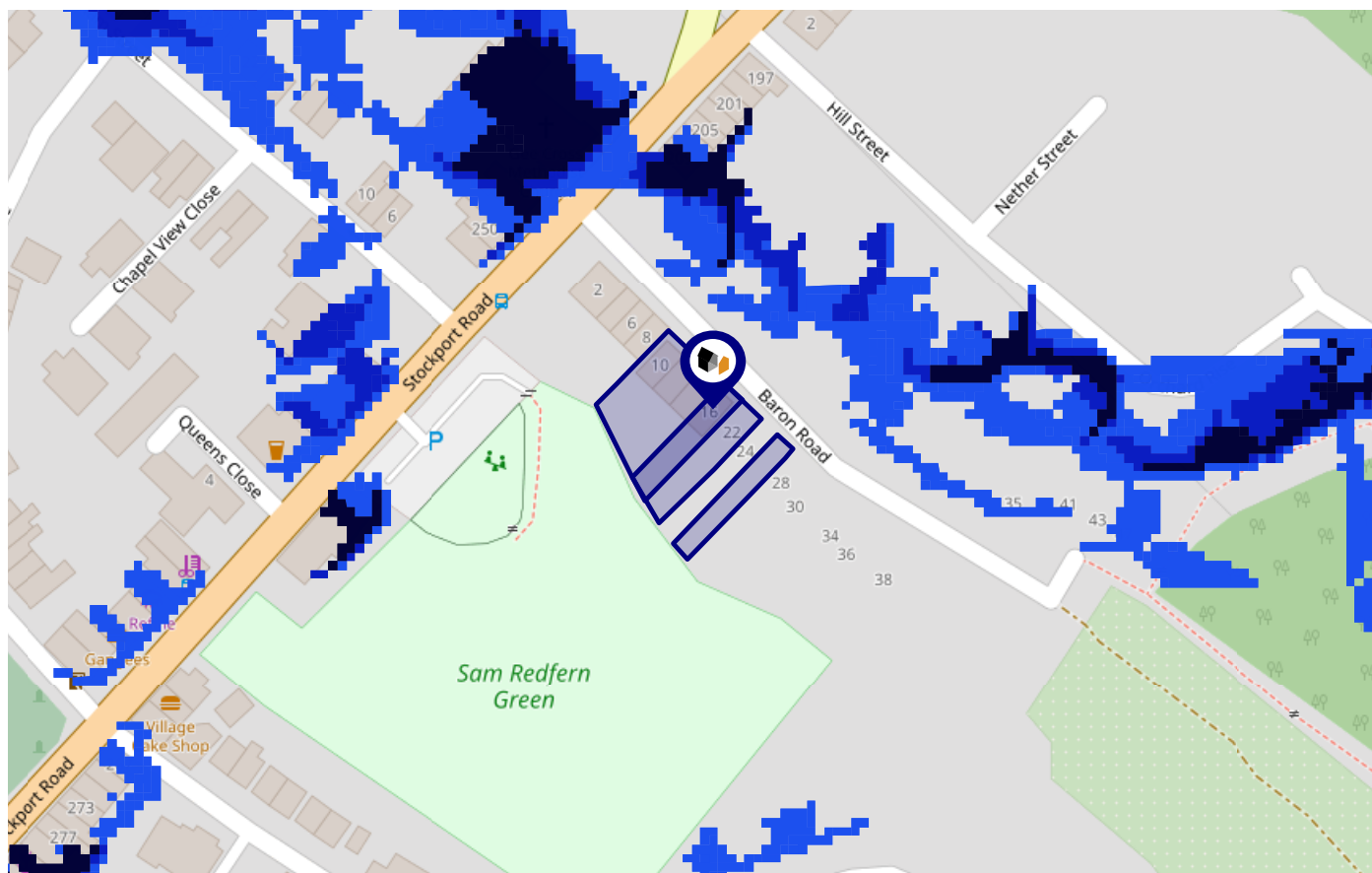
Flood Risk

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.

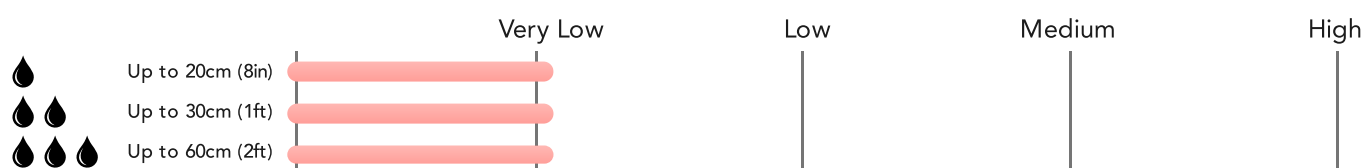


Risk Rating: Very low

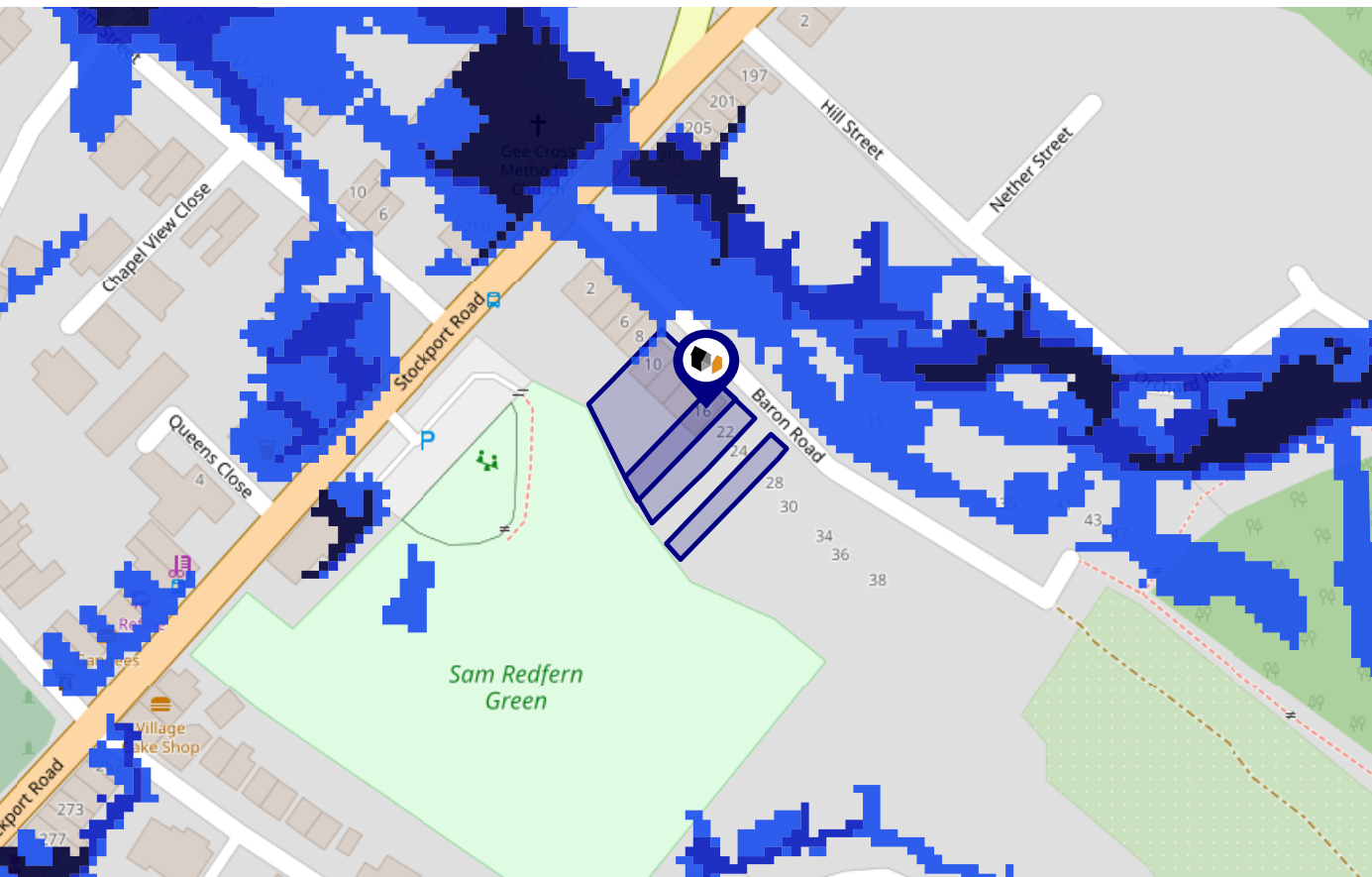
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

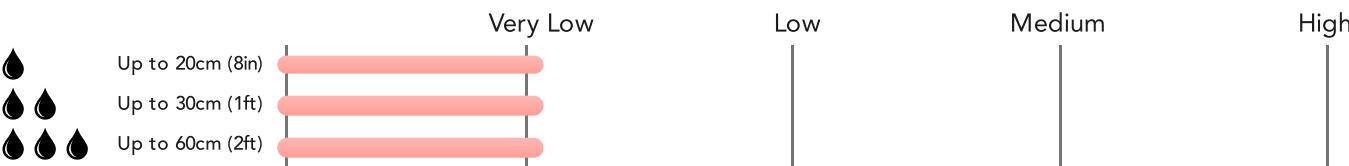


Risk Rating: Very low

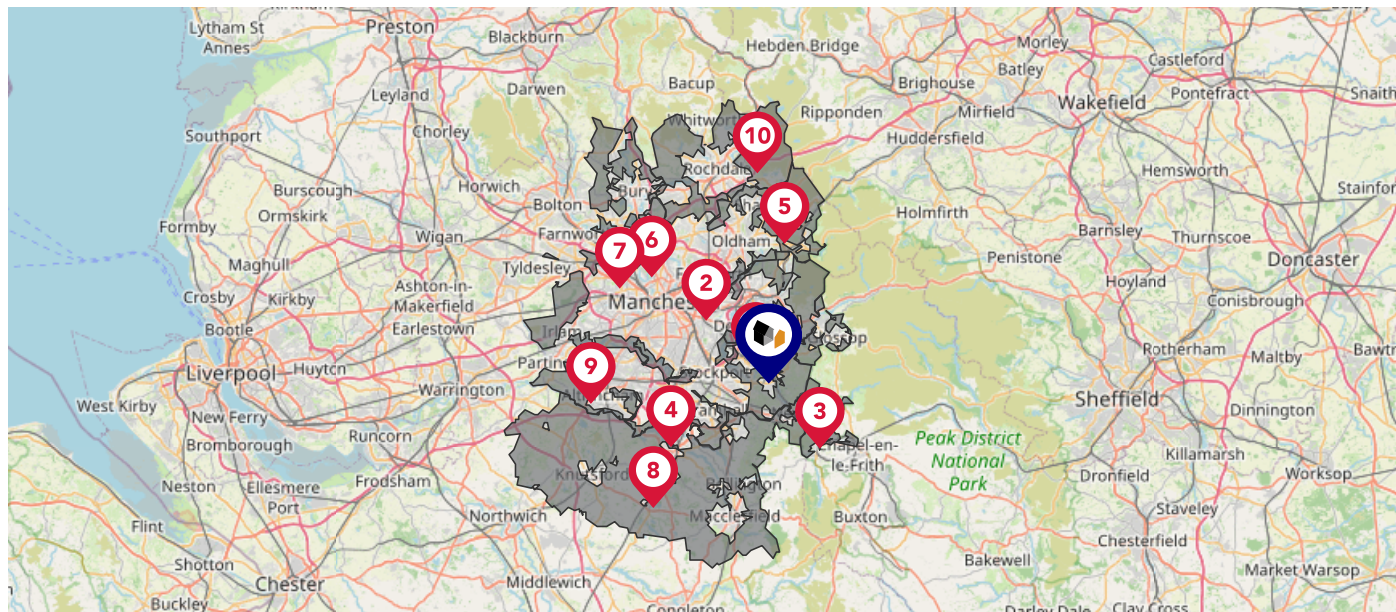
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - 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

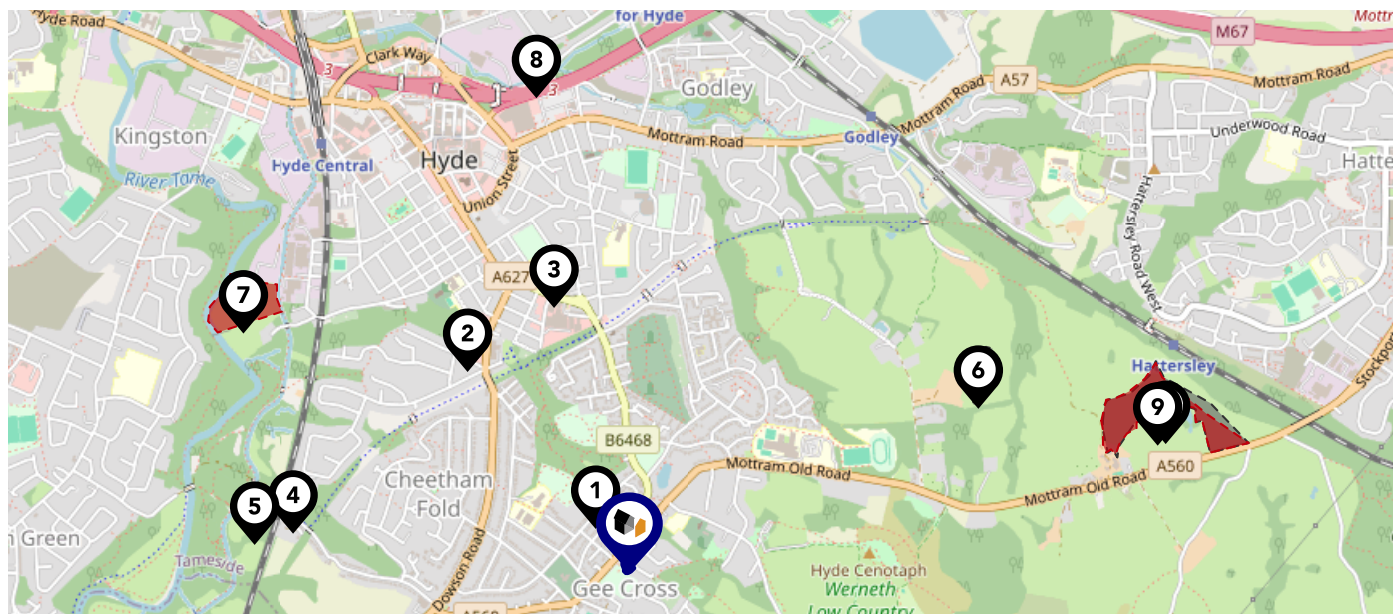
Maps

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	King Edward Road-Hyde, Cheshire	Historic Landfill	
2	Gower Road/Kirley Street-Hyde, Cheshire	Historic Landfill	
3	Mill Lodge-Queen Street / Market Street, Hyde, Cheshire, Greater Manchester	Historic Landfill	
4	Apethorne Lane-Hyde, Cheshire	Historic Landfill	
5	Geecross Mill-Apethorne Lane, Hyde	Historic Landfill	
6	Green Lane-Hyde, Cheshire, Greater Manchester	Historic Landfill	
7	EA/EPR/VP3692CU/A001	Active Landfill	
8	Cha Textiles-Newton Bank	Historic Landfill	
9	EA/EPR/EP3692CC/A001	Active Landfill	
10	Greenside Farm-Off Mottram Old Road, Hattersley, Stockport, Greater Manchester	Historic Landfill	

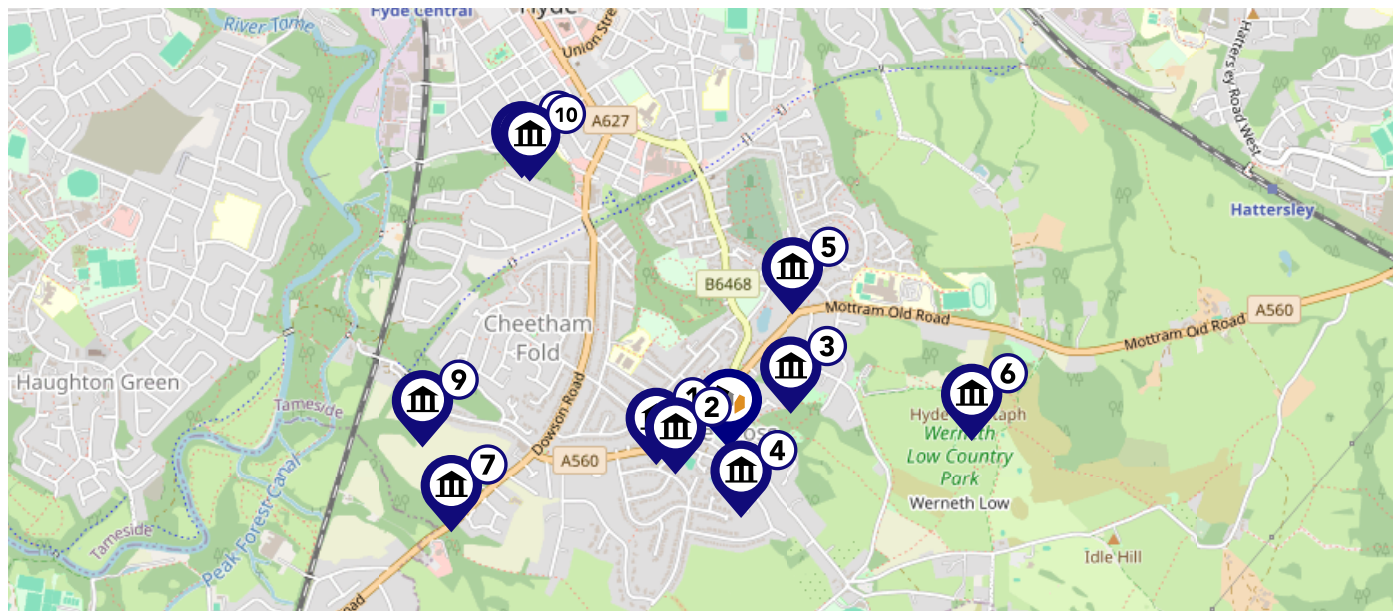
Maps

Listed Buildings

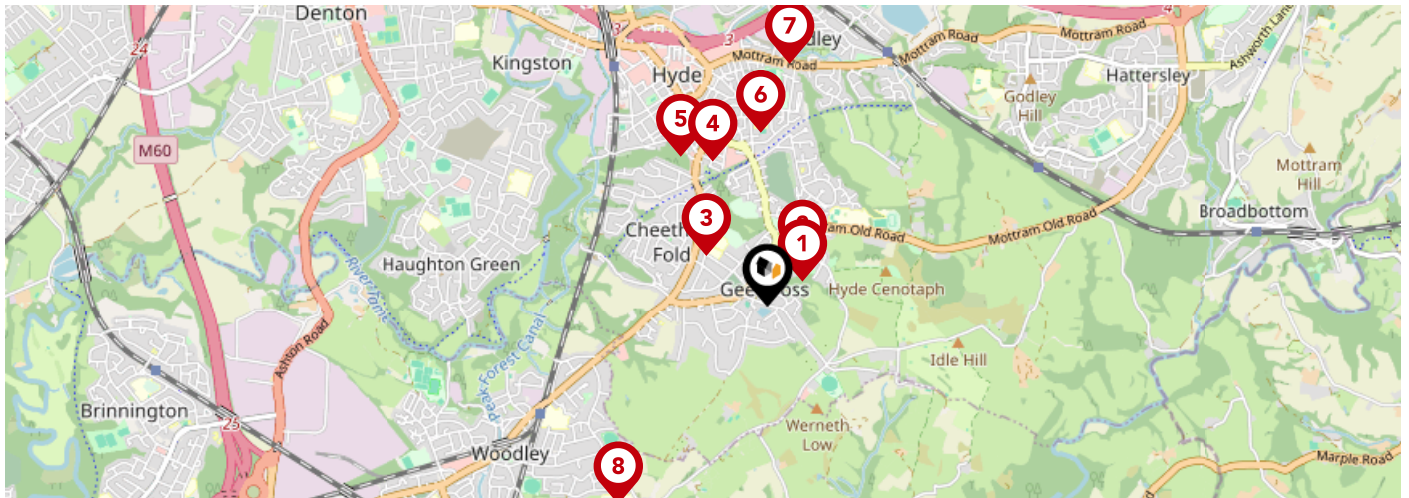
LAWLER
& Co.

SALES AND LETTINGS

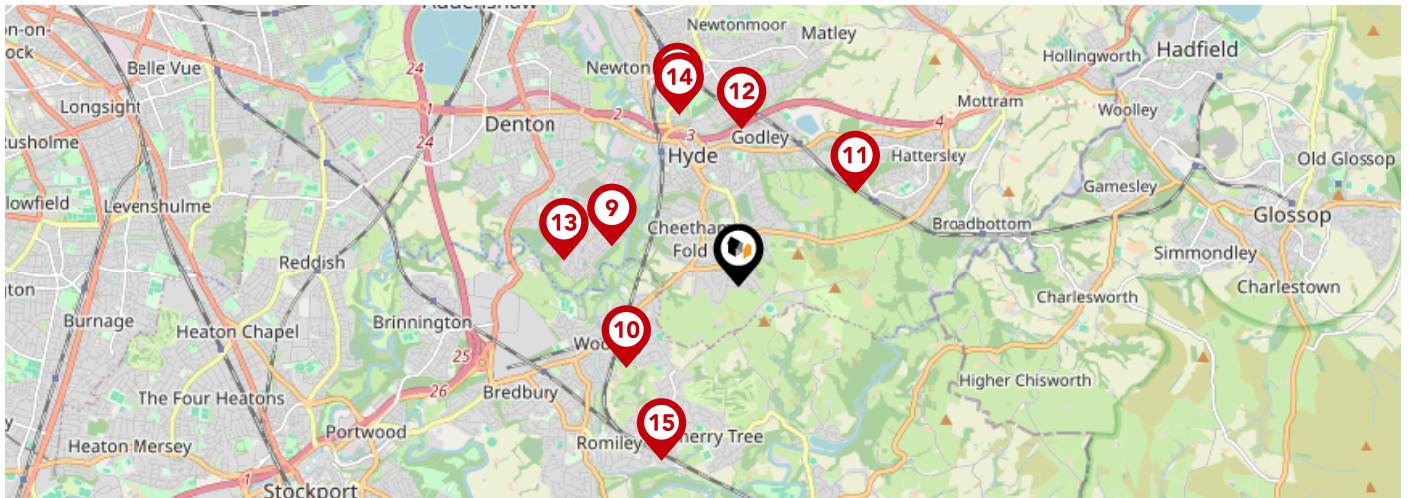
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1068046 - Hyde Chapel	Grade II	0.1 miles
 1068047 - Stocks In Graveyard Of Hyde Chapel	Grade II	0.1 miles
 1162419 - Holy Trinity Church	Grade II	0.2 miles
 1068084 - Hat Maker's Workshop In Grounds Of Number 54	Grade II	0.2 miles
 1460428 - Walden, 22 Backbower Lane, Gee Cross, Hyde	Grade II	0.3 miles
 1068049 - Hyde War Memorial Obelisk On Werneth Low	Grade II	0.6 miles
 1356445 - Pole Bank Hall	Grade II	0.6 miles
 1068081 - Lychgate At Church Of St George	Grade II	0.7 miles
 1068079 - Apethorn Farmhouse	Grade II	0.7 miles
 1068080 - Church Of St George	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Gee Cross Holy Trinity CofE (VC) Primary School Ofsted Rating: Good Pupils: 226 Distance:0.2	☐	☒	☐	☐	☐
2	Alder Community High School Ofsted Rating: Requires improvement Pupils: 925 Distance:0.25	☐	☐	☒	☐	☐
3	Dowson Primary Academy Ofsted Rating: Good Pupils: 474 Distance:0.35	☐	☒	☐	☐	☐
4	Greenfield Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.69	☐	☒	☐	☐	☐
5	St George's CofE Primary School Ofsted Rating: Good Pupils: 227 Distance:0.77	☐	☒	☐	☐	☐
6	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:0.78	☐	☒	☐	☐	☐
7	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:1.08	☐	☒	☐	☐	☐
8	Greave Primary School Ofsted Rating: Good Pupils: 352 Distance:1.09	☐	☒	☐	☐	☐



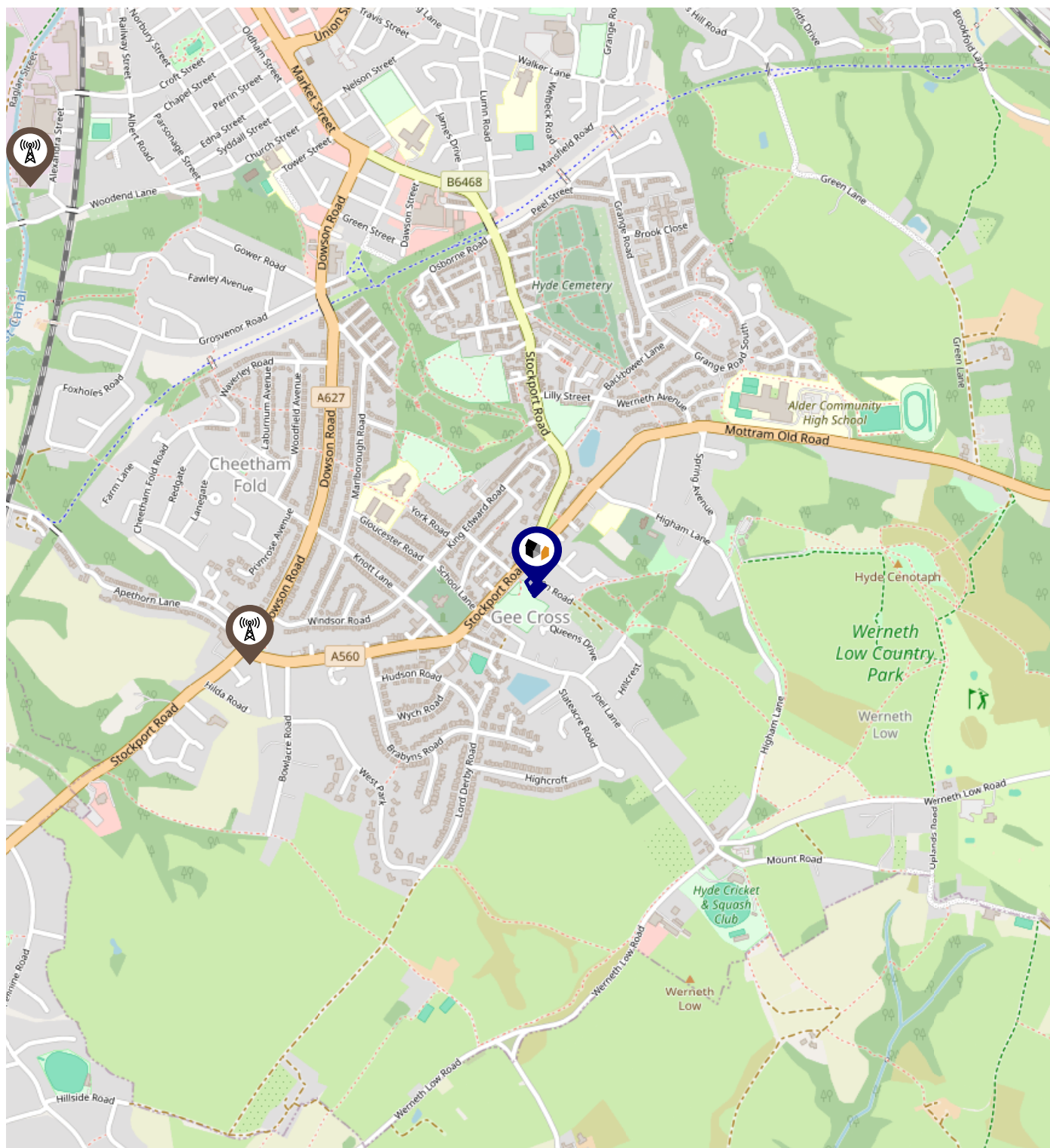
		Nursery	Primary	Secondary	College	Private
	St John Fisher RC Primary School, Denton Ofsted Rating: Good Pupils: 246 Distance:1.16	☐	☒	☐	☐	☐
	Woodley Primary School Ofsted Rating: Good Pupils: 432 Distance:1.23	☐	☒	☐	☐	☐
	Discovery Academy Ofsted Rating: Good Pupils: 225 Distance:1.32	☐	☒	☐	☐	☐
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:1.38	☐	☒	☐	☐	☐
	Manor Green Primary Academy Ofsted Rating: Requires improvement Pupils: 312 Distance:1.55	☐	☒	☐	☐	☐
	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:1.6	☐	☒	☐	☐	☐
	Romiley Primary School Ofsted Rating: Good Pupils: 450 Distance:1.68	☐	☒	☐	☐	☐
	Hyde High School Ofsted Rating: Requires improvement Pupils: 1169 Distance:1.69	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LAWLER
& Co.

SALES AND LETTINGS

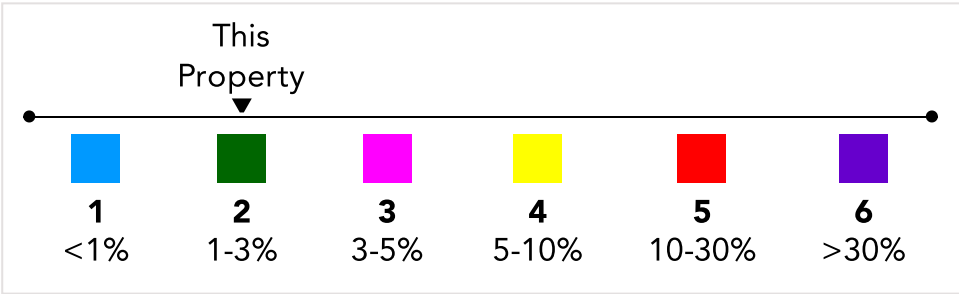
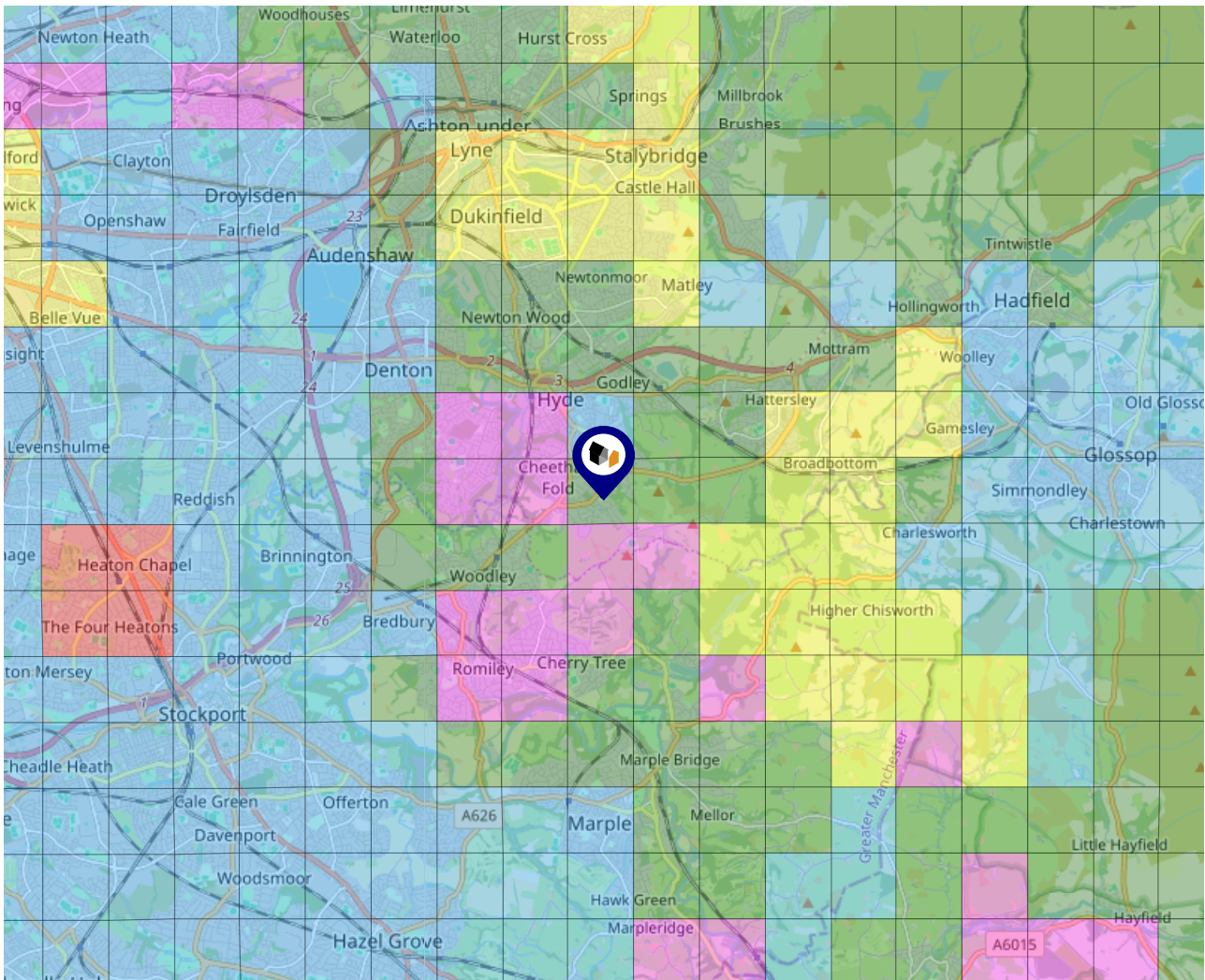


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

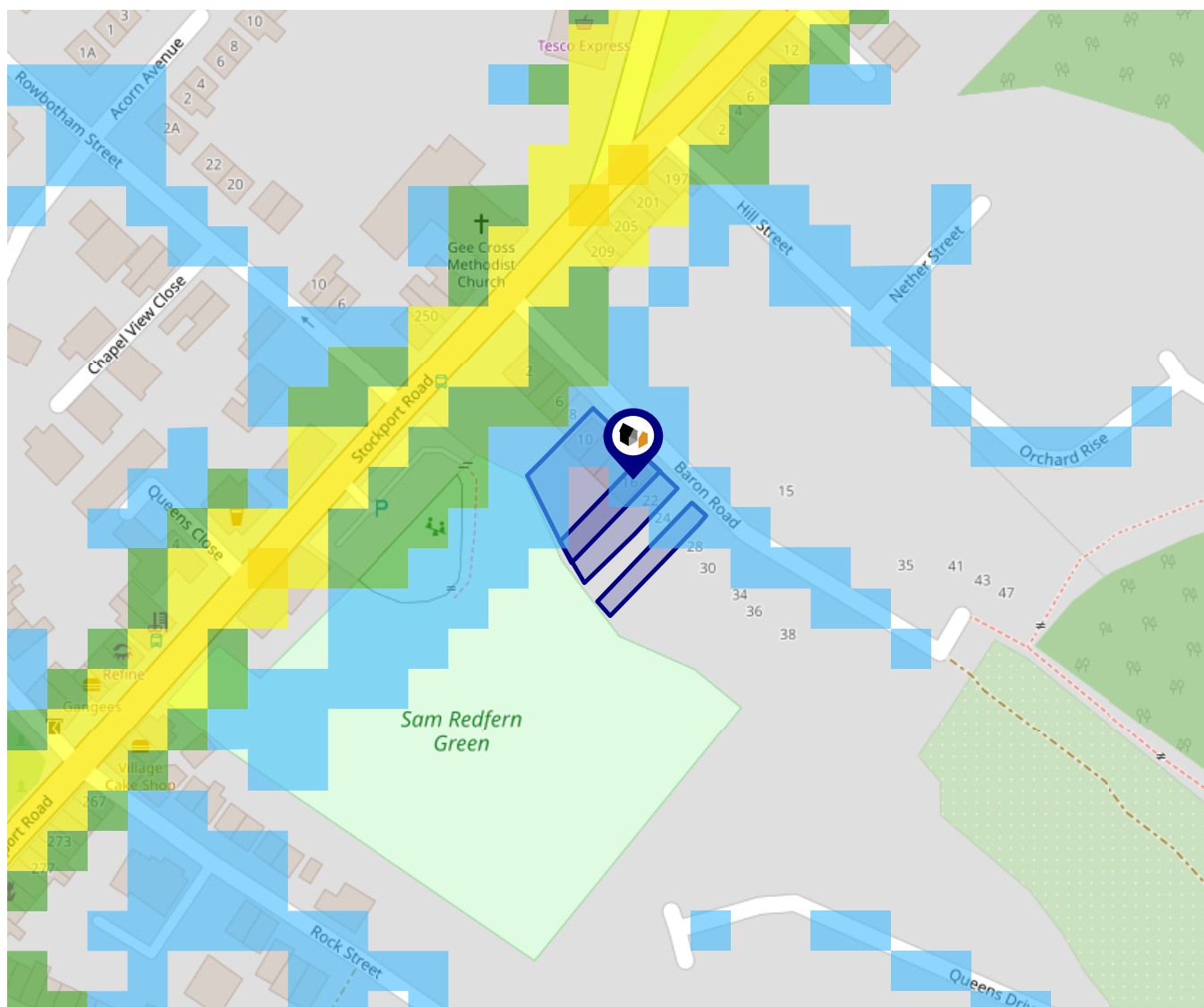
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

LAWLER
& Co.

SALES AND LETTINGS

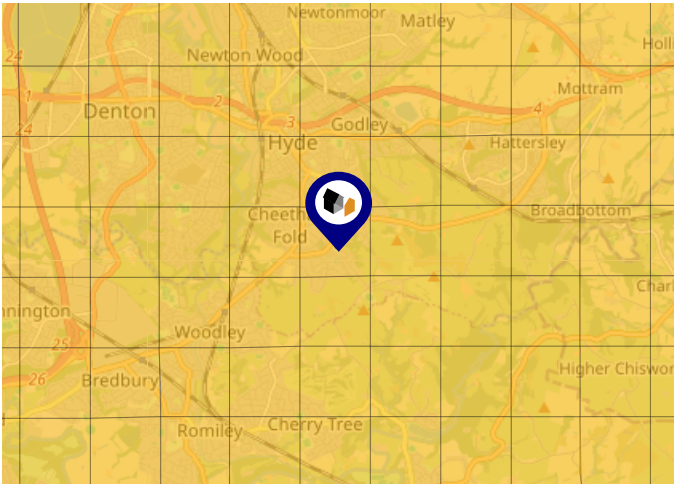


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

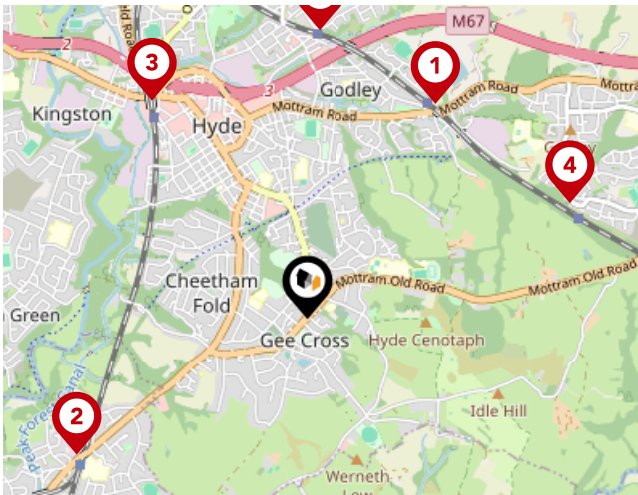
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

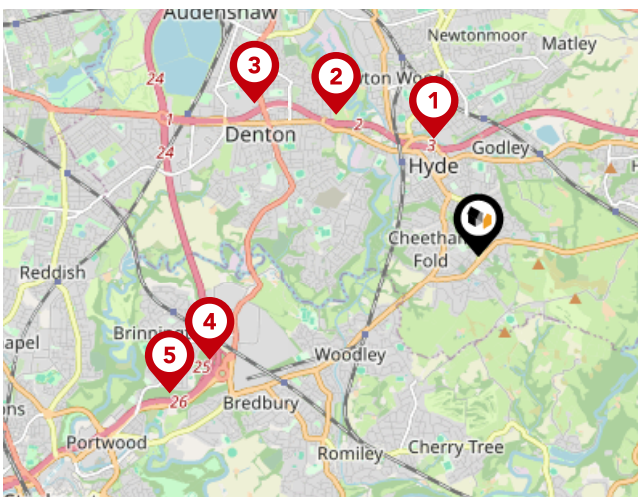
LAWLER
& Co.

SALES AND LETTINGS



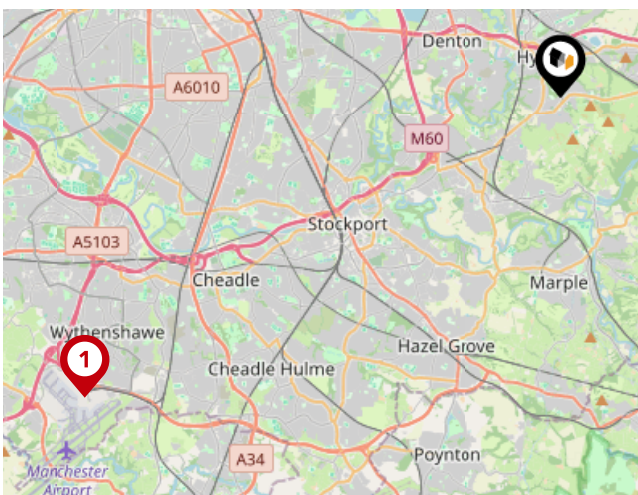
National Rail Stations

Pin	Name	Distance
1	Godley Rail Station	1.1 miles
2	Woodley Rail Station	1.17 miles
3	Hyde Central Rail Station	1.18 miles
4	Hattersley Rail Station	1.26 miles
5	Newton for Hyde Rail Station	1.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	1.11 miles
2	M67 J2	1.77 miles
3	M67 J1	2.39 miles
4	M60 J25	2.53 miles
5	M60 J26	2.97 miles



Airports/Helipads

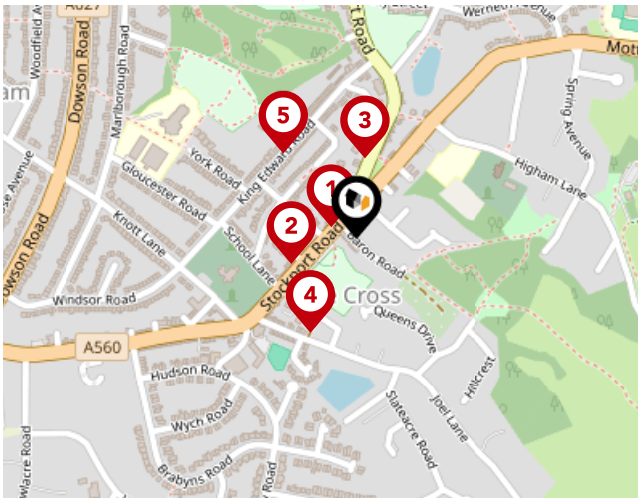
Pin	Name	Distance
1	Manchester Airport	9.94 miles

Area

Transport (Local)

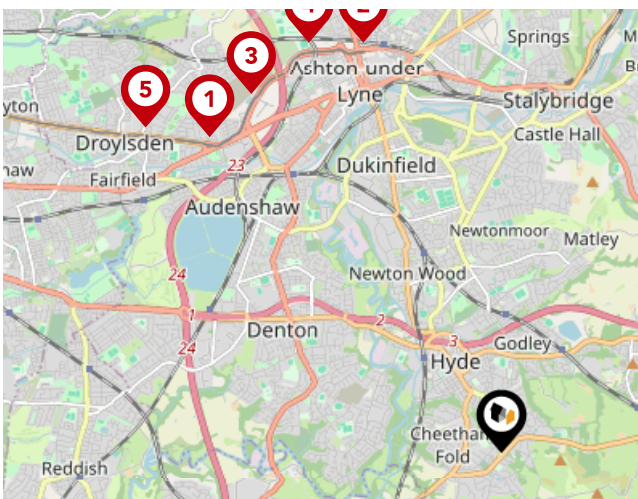
LAWLER
& Co.

SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Baron Road	0.03 miles
2	Grapes Hotel	0.07 miles
3	Mottram Old Road	0.08 miles
4	Joel Lane	0.11 miles
5	King Edward Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Audenshaw (Manchester Metrolink)	3.78 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	3.81 miles
3	Ashton Moss (Manchester Metrolink)	3.84 miles
4	Ashton West (Manchester Metrolink)	3.99 miles
5	Droylsden (Manchester Metrolink)	4.25 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

LAWLER
& Co.

SALES AND LETTINGS

Lawler & Co | Hazel Grove

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



Everyone has been amazing in my journey from viewing to purchasing my property. They were always offering helpful suggestions and quick to reply to emails or calls. Thank you for your dedication and care.

Testimonial 2



We just bought our first home through Lawler & Co and had a very positive experience. The team was incredibly helpful and informative. Lucy was always quick to respond to our questions, arrange viewings, and kept us updated at every stage. Overall, a great experience — highly recommend!

Testimonial 3



Amazing , helpful and patient.. three words of many to describe the fantastic team at Lawler and co. We honestly couldn't have done it without there incredible staff, especially Sophie ☺. Thank you again for making this all possible!

Testimonial 4



Lawlers have been absolutely professional and unendingly kind and helpful during the sale of my Mother's house. They deal with all queries promptly and efficiently. We could not recommend them highly enough.



/LawlerandCo/



/lawlerandco



/lawlercosalesandlettings/

Lawler & Co | Hazel Grove

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 | Hazel Grove

128 London Road Hazel Grove Stockport

SK7 4DJ

0161 300 7144

hazeltrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/

