



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd October 2026



TALBOT ROAD, HYDE, SK14

Lawler & Co | Hyde

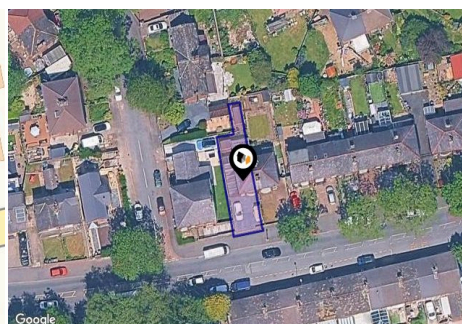
111 Market Street Hyde Tameside SK14 1HL

0161 399 4589

hyde@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

Type:	Semi-Detached
Bedrooms:	2
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,903
Title Number:	GM853393

Tenure:	Leasehold
---------	-----------

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

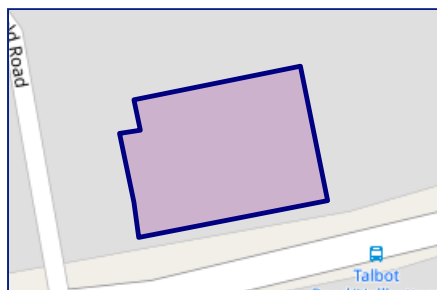


Property Multiple Title Plans

LAWLER
& Co.

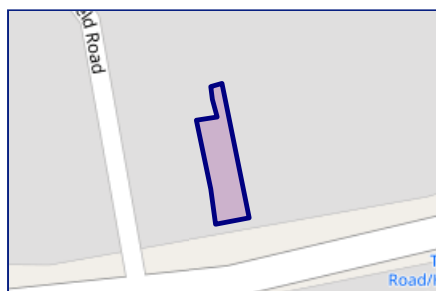
SALES AND LETTINGS

Freehold Title Plan



GM418492

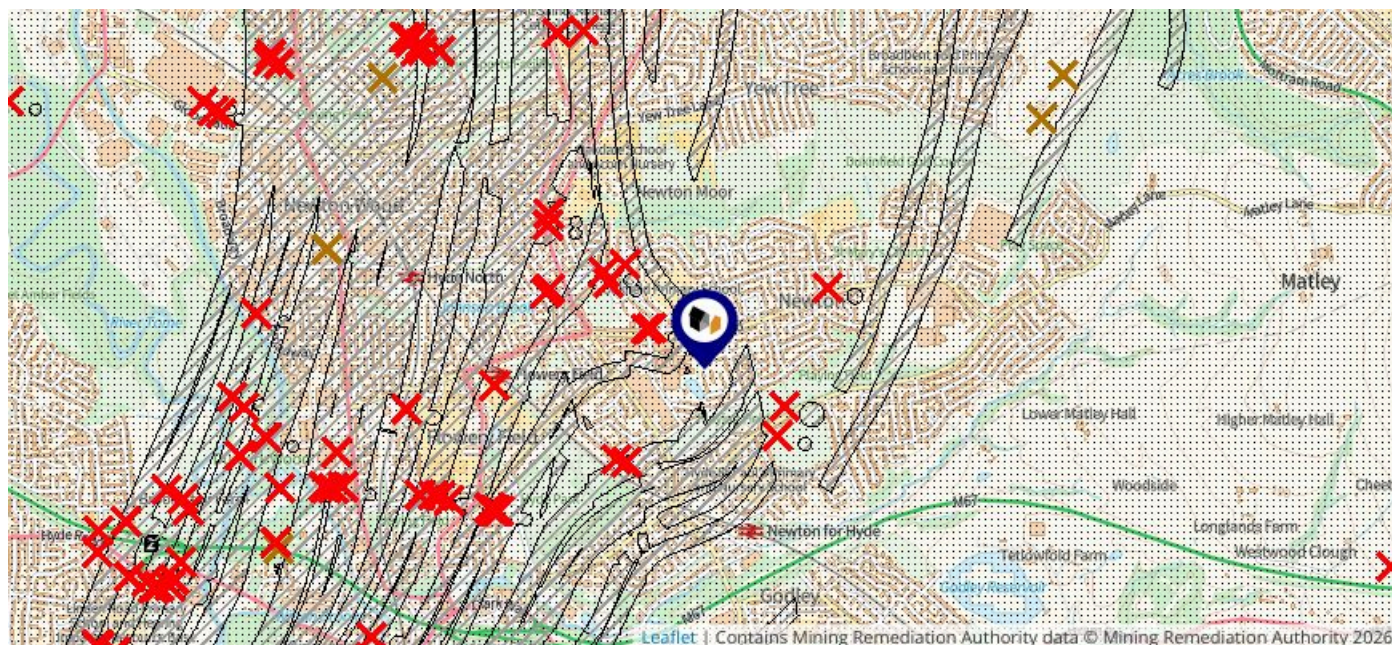
Leasehold Title Plan



GM853393

Start Date: 30/04/1939
End Date: 01/05/2938
Lease Term: 999 years from 1 May 1939
Term Remaining: 912 years

This map displays nearby coal mine entrances and their classifications.



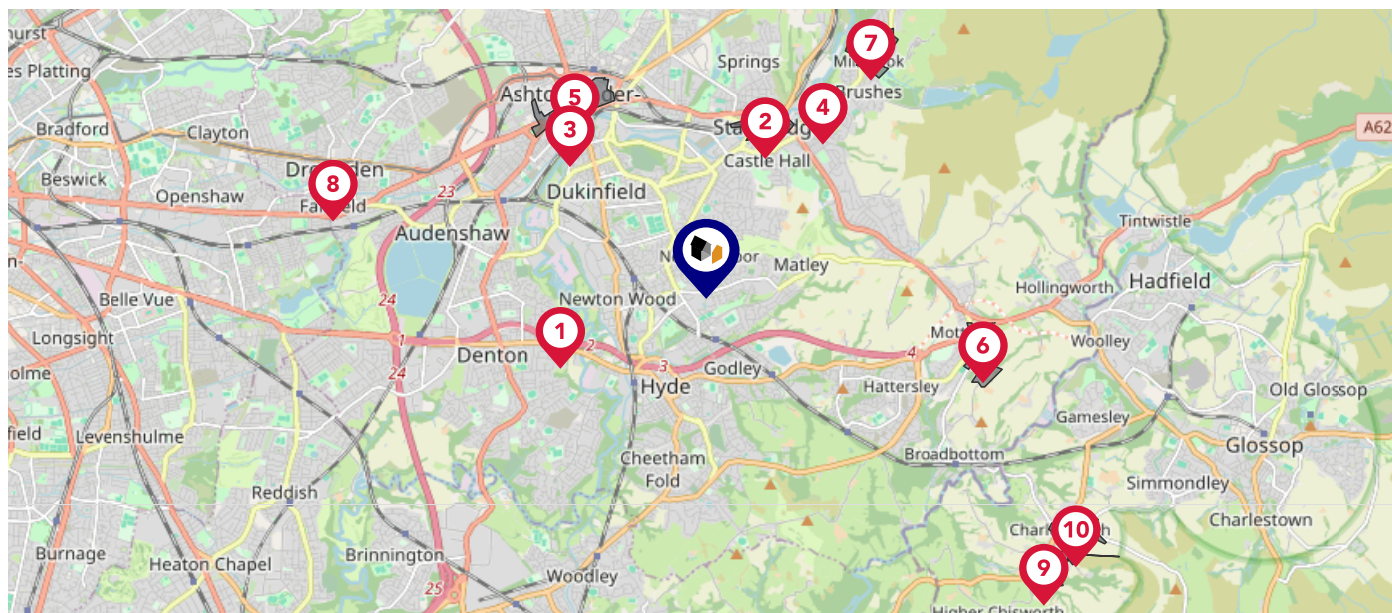
Mine Entry

- ✕ 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

Stalybridge Town Centre

3

Portland Basin

4

Copley

5

Ashton Town Centre

6

Mottram in Longdendale

7

Millbrook

8

Fairfield

9

Chisworth, Holehouse

10

Charlesworth

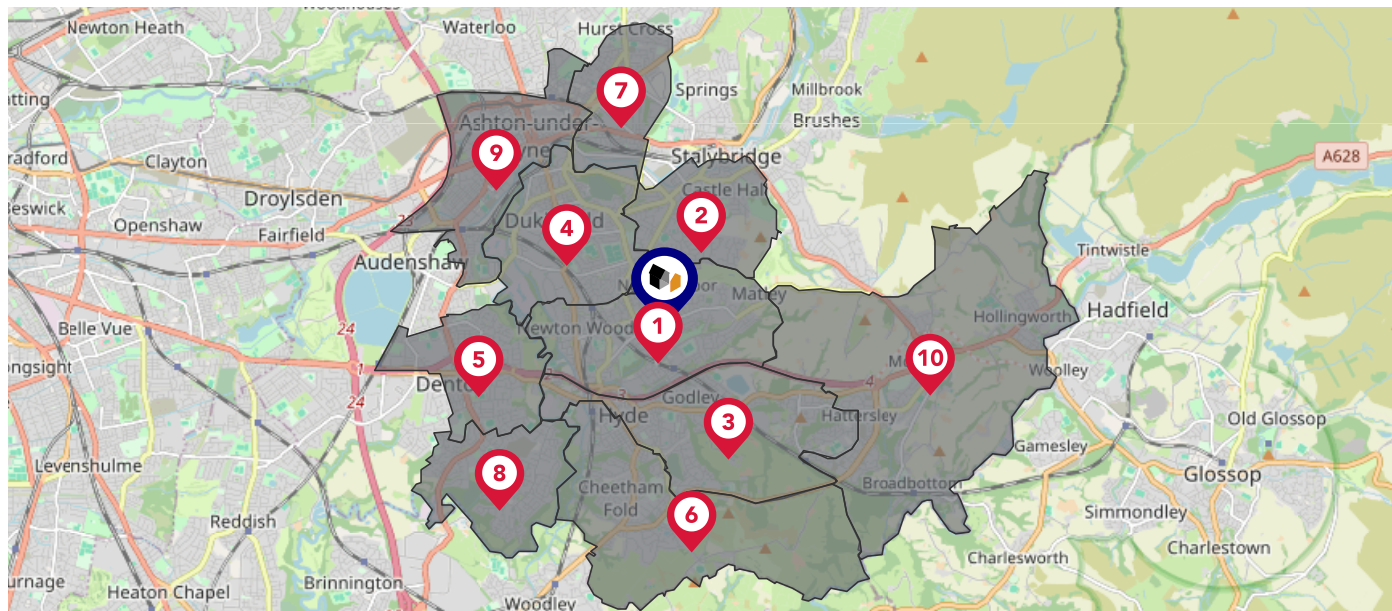
Maps

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 Newton Ward

2

Dukinfield Stalybridge Ward

3

Hyde Godley Ward

4

Dukinfield Ward

5

Denton North East Ward

6

Hyde Werneth Ward

7

Ashton St. Michael's Ward

8

Denton South Ward

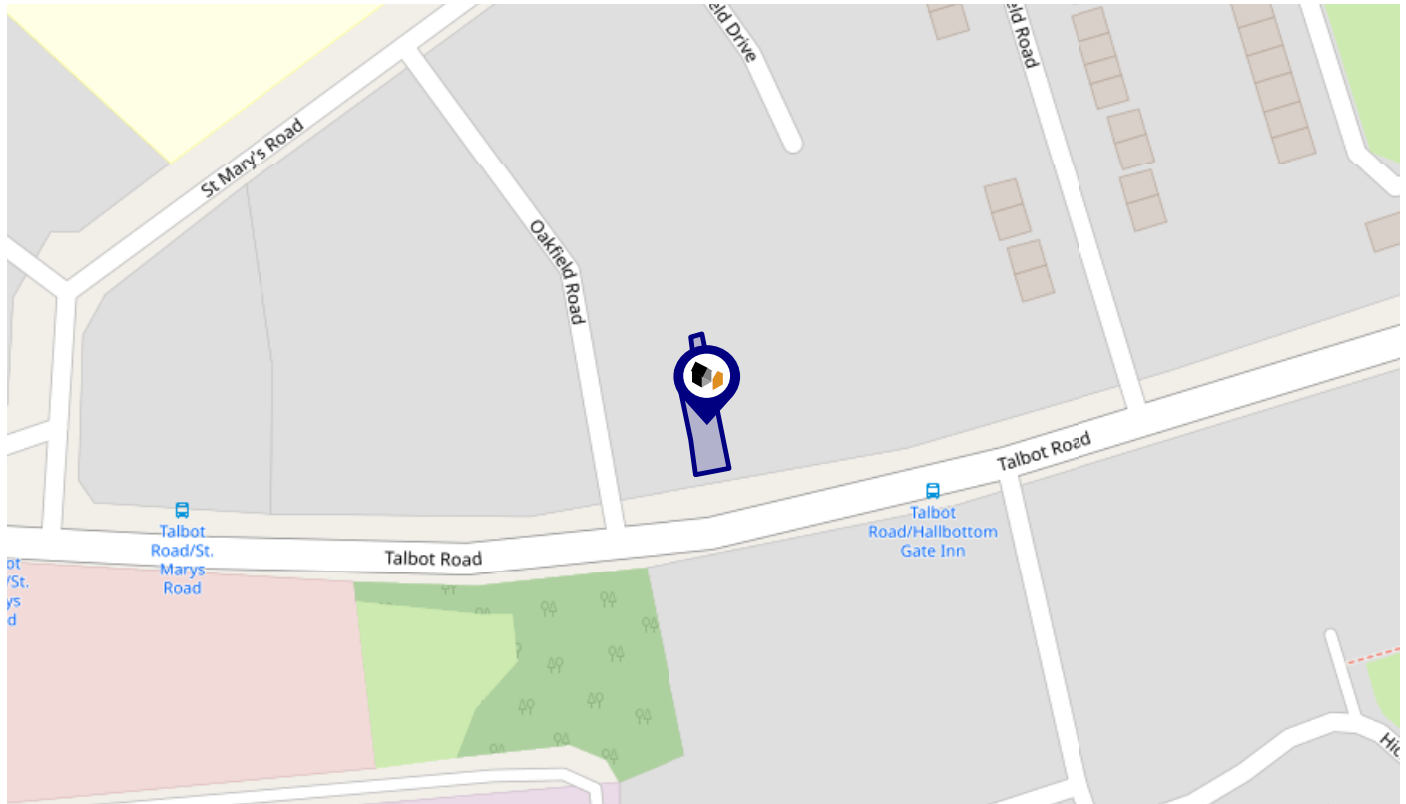
9

St. Peter's Ward

10

Longdendale Ward

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



Rail Noise Data

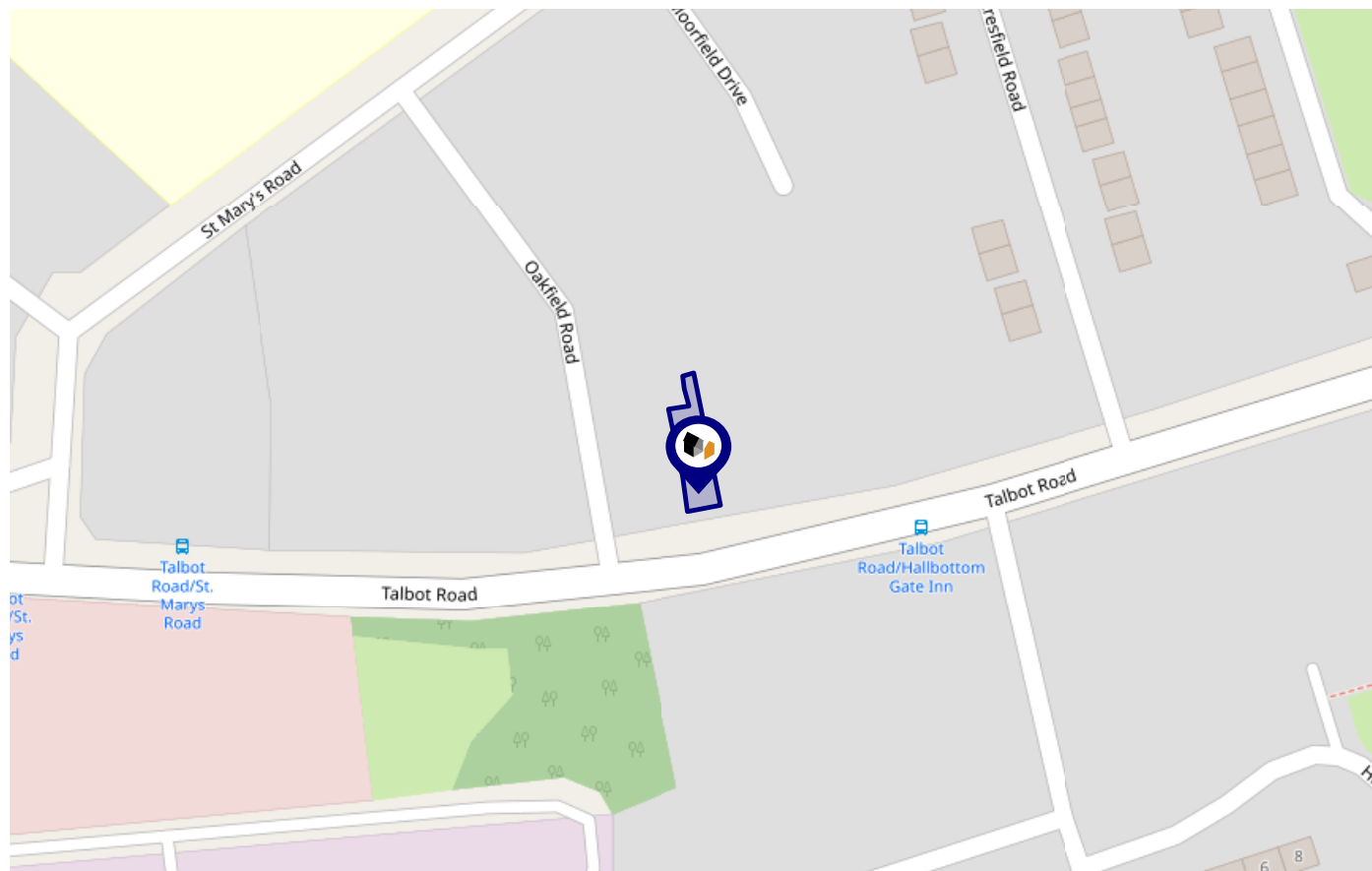
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

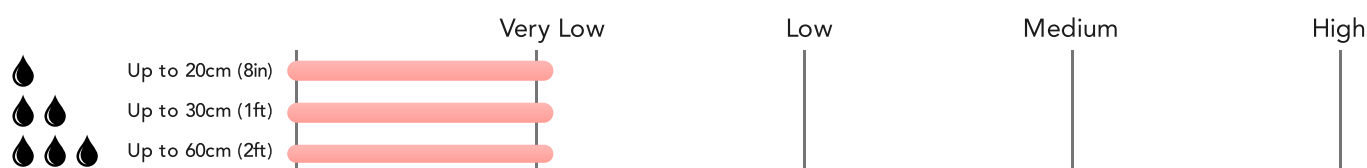


Risk Rating: Very low

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.

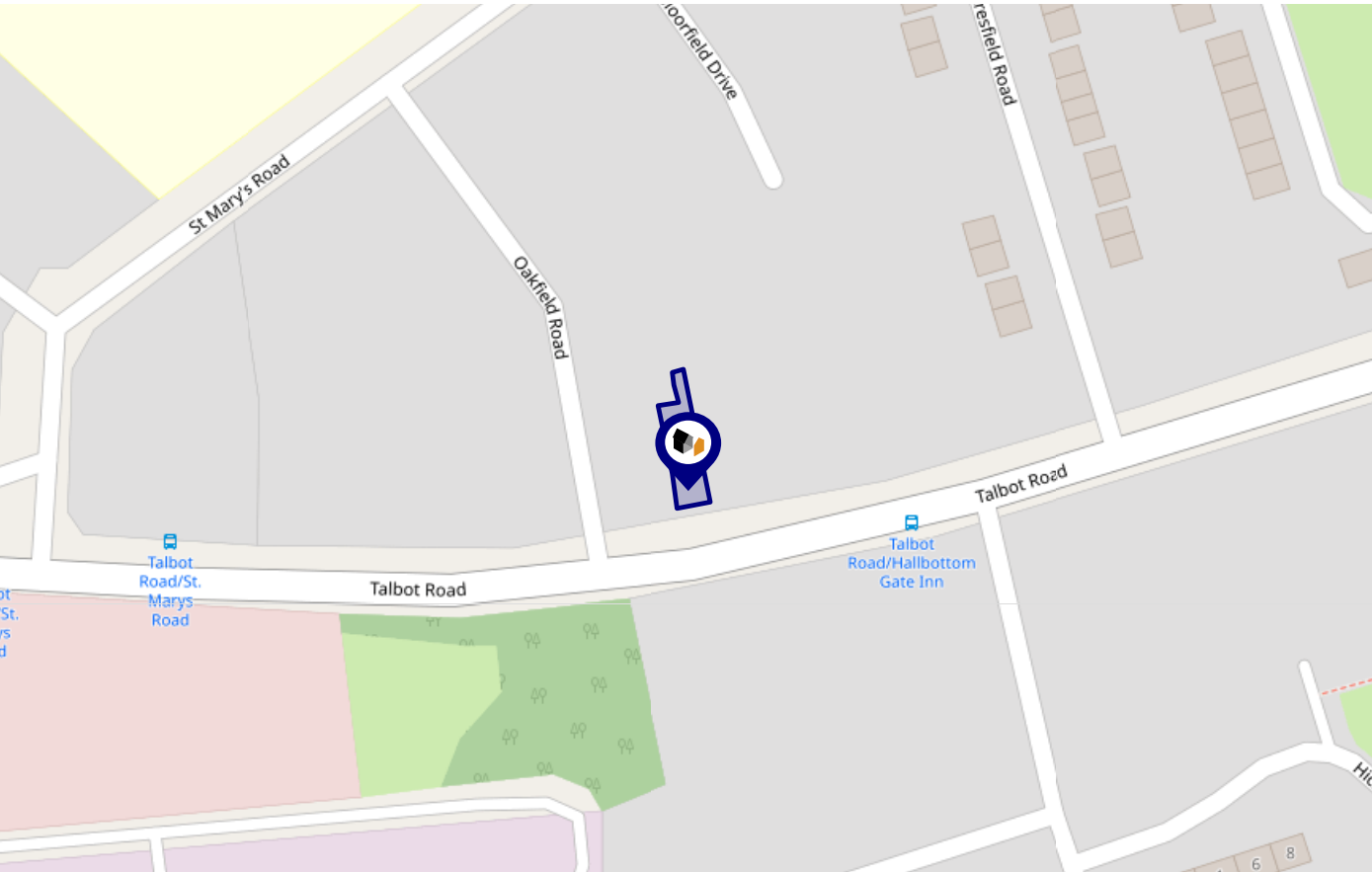
Chance of flooding to the following depths at this property:



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.

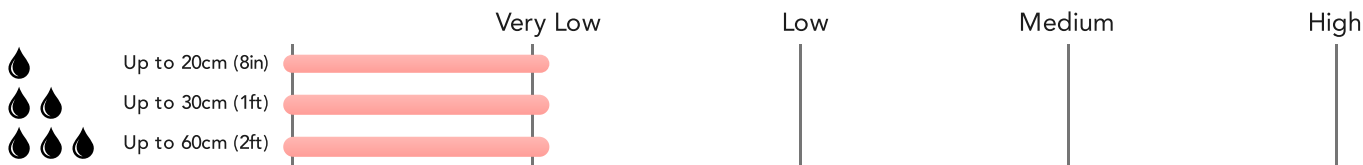


Risk Rating: Very low

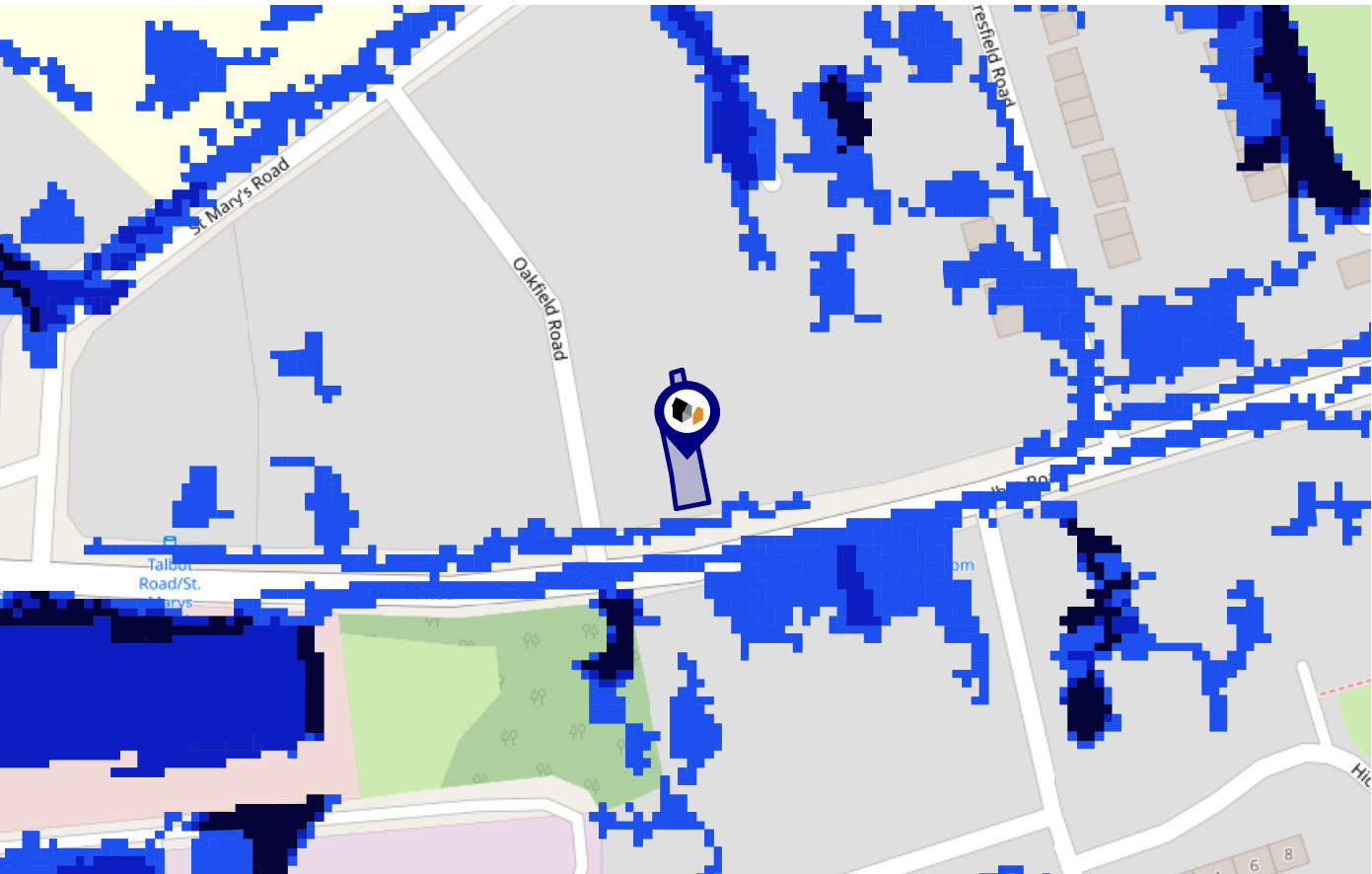
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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 chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

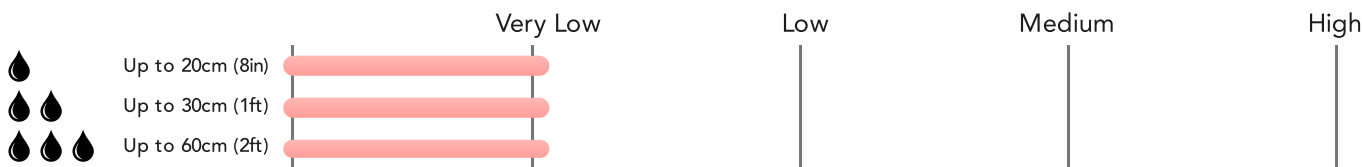


Risk Rating: Very low

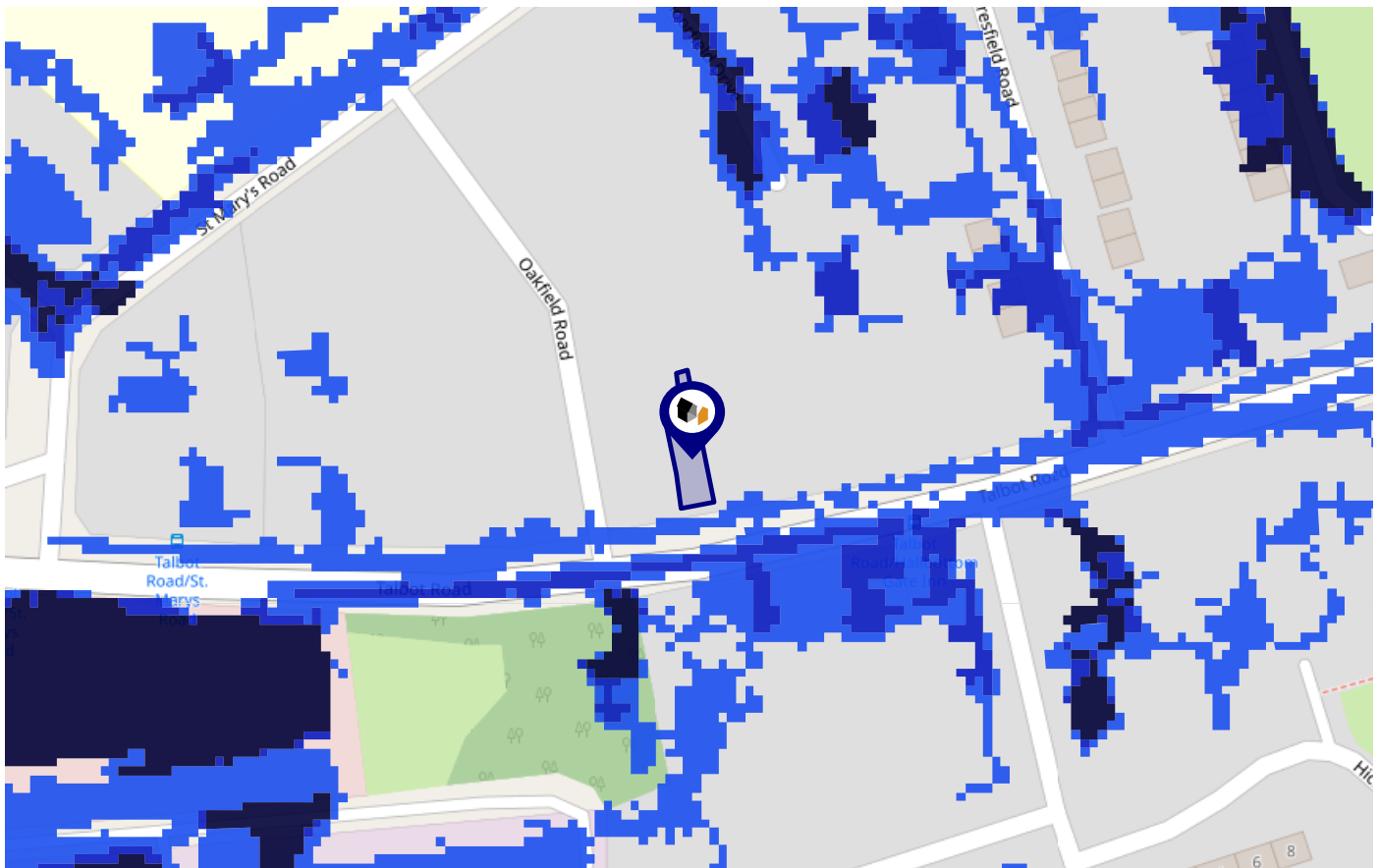
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



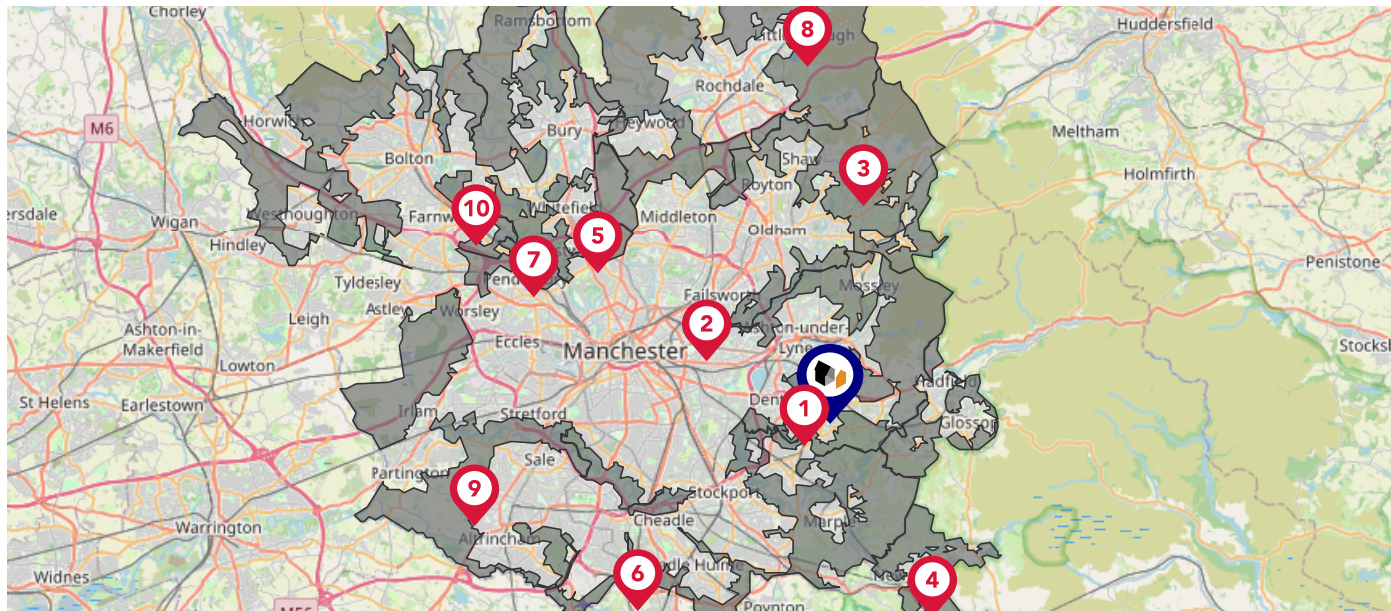
Maps

Green Belt

LAWLER
& Co.

SALES AND LETTINGS

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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Tameside

2

Merseyside and Greater Manchester Green Belt - Manchester

3

Merseyside and Greater Manchester Green Belt - Oldham

4

Merseyside and Greater Manchester Green Belt - High Peak

5

Merseyside and Greater Manchester Green Belt - Bury

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

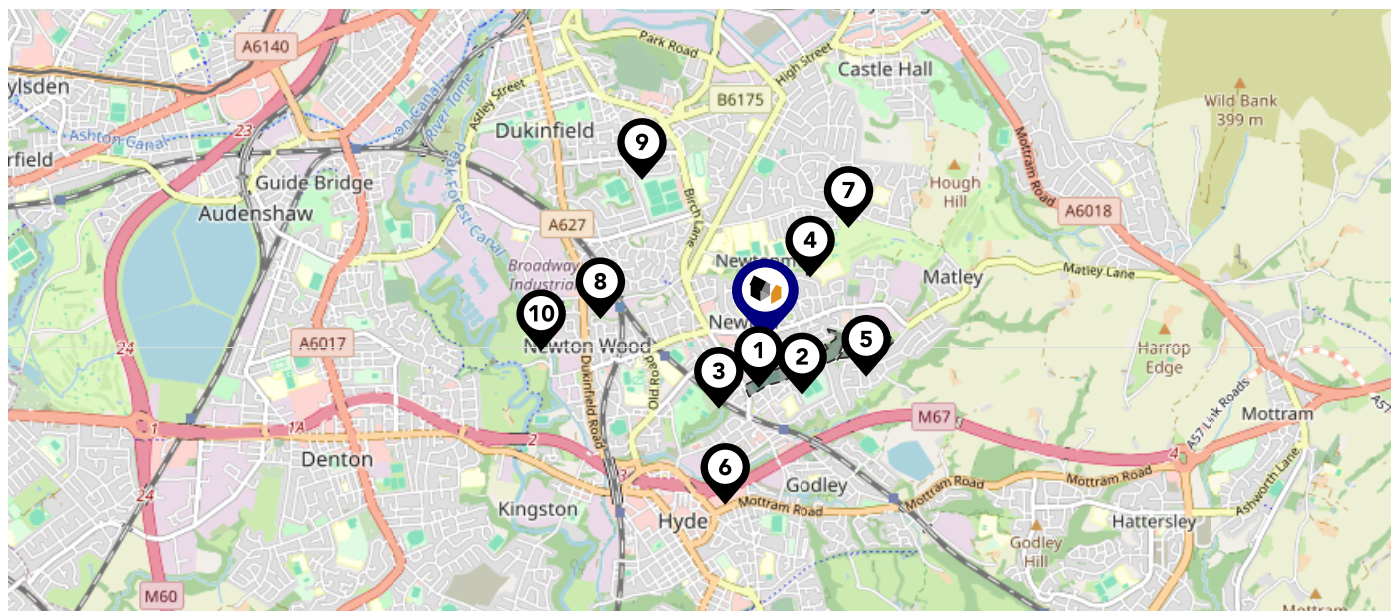
Maps

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	Newton Moor Industrial Estate-Hyde, Cheshire, Greater Manchester	Historic Landfill
2	Victoria Street-Newton, Greater Manchester	Historic Landfill
3	Stansfield Street - Marlor Road-Greater Manchester	Historic Landfill
4	Land at Buckingham Drive-Tameside	Historic Landfill
5	Newton Works-Victoria Street, Hyde	Historic Landfill
6	Cha Textiles-Newton Bank	Historic Landfill
7	Rear of Salisbury Drive-Tameside	Historic Landfill
8	Albert Mill-Victoria Road, Dukinfield, Greater Manchester	Historic Landfill
9	Land between Barlow Road and Boyds Walk-Dukinfield	Historic Landfill
10	Coal Shaft West of Dukinfield Road-Dukinfield, Greater Manchester	Historic Landfill

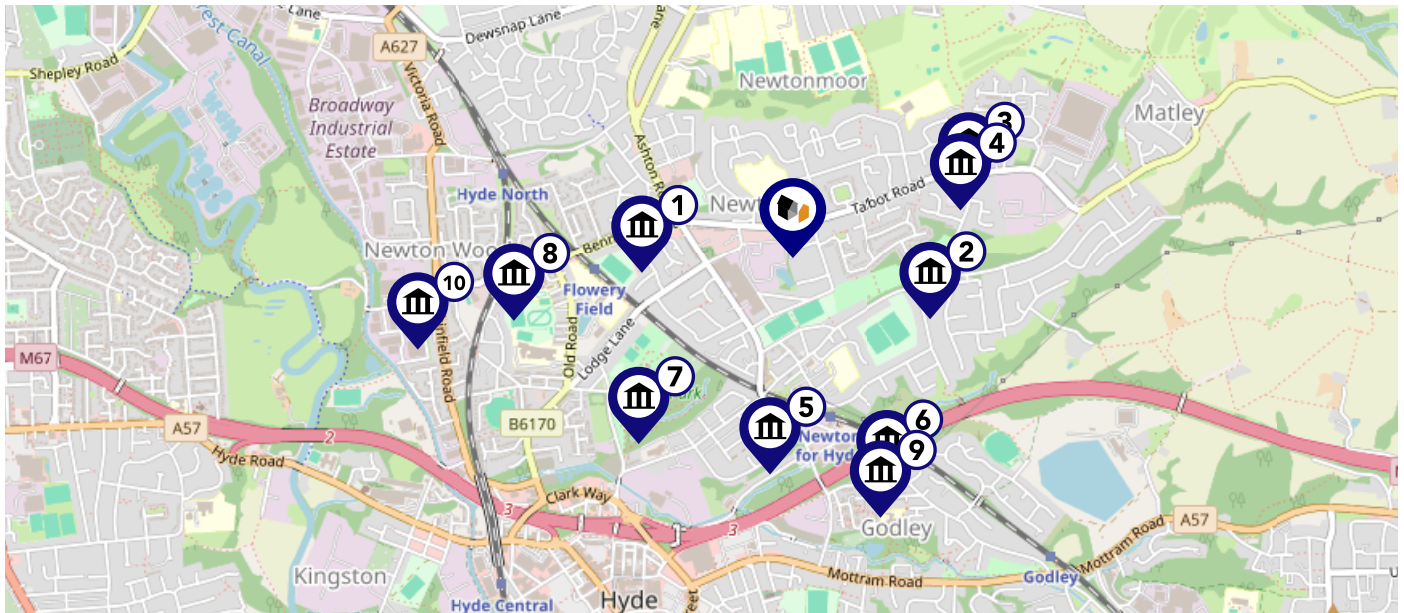
Maps

Listed Buildings

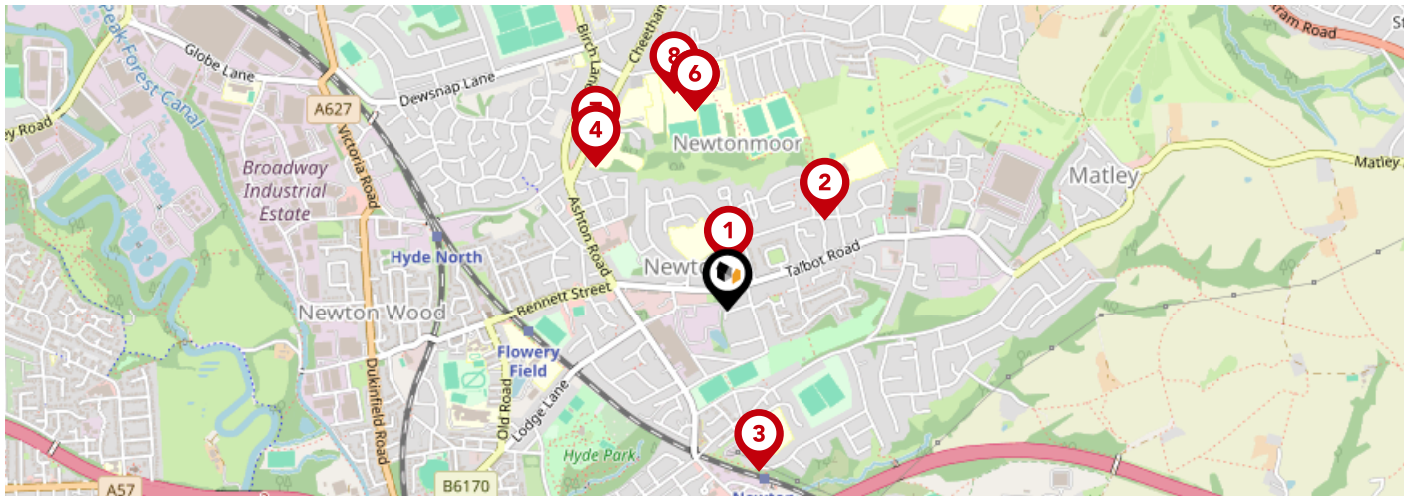
LAWLER
& Co.

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
	1356424 - War Memorial And Railings	Grade II	0.3 miles
	1437947 - Victoria Street War Memorial, Newton	Grade II	0.3 miles
	1162405 - Church Of St Mary (c Of E)	Grade II	0.4 miles
	1068048 - 197, Talbot Road	Grade II	0.4 miles
	1413253 - Roman Catholic Church Of St Paul And Presbytery	Grade II	0.5 miles
	1068086 - Railway Viaduct Immediately East Of Newton Station	Grade II	0.5 miles
	1162426 - Bandstand	Grade II	0.5 miles
	1309657 - Church Of St Stephen	Grade II	0.6 miles
	1068083 - Church Of St John The Baptist	Grade II	0.6 miles
	1162410 - Cruckframe Building Formerly Part Of Newton Hall	Grade II	0.8 miles

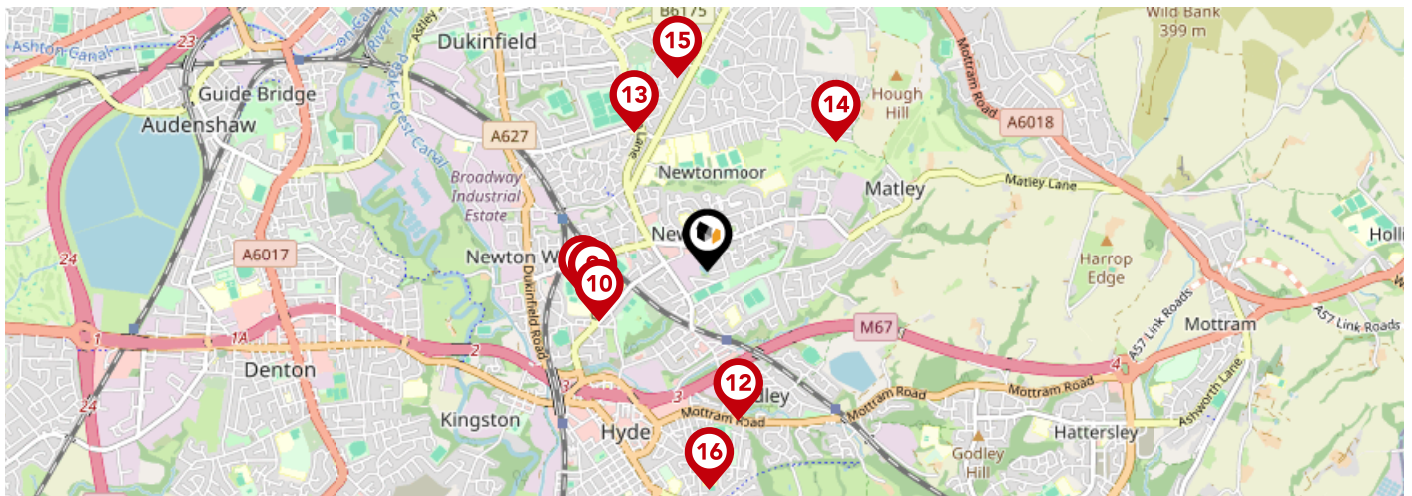


		Nursery	Primary	Secondary	College	Private
1	Oakfield Primary and Moderate Learning Difficulties Resource Provision Ofsted Rating: Good Pupils: 228 Distance:0.1	☐	☒	☐	☐	☐
2	Bradley Green Primary Academy Ofsted Rating: Good Pupils: 218 Distance:0.29	☐	☒	☐	☐	☐
3	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 215 Distance:0.36	☐	☒	☐	☐	☐
4	Oakdale School Ofsted Rating: Good Pupils: 161 Distance:0.43	☐	☒	☐	☐	☐
5	Cromwell High School Ofsted Rating: Outstanding Pupils:0 Distance:0.45	☐	☐	☒	☐	☐
6	Rayner Stephens High School Ofsted Rating: Requires improvement Pupils: 580 Distance:0.45	☐	☐	☒	☐	☐
7	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.46	☐	☒	☐	☐	☐
8	Yew Tree Primary School Ofsted Rating: Good Pupils: 364 Distance:0.5	☐	☒	☐	☐	☐

Area Schools

LAWLER
& Co.

SALES AND LETTINGS



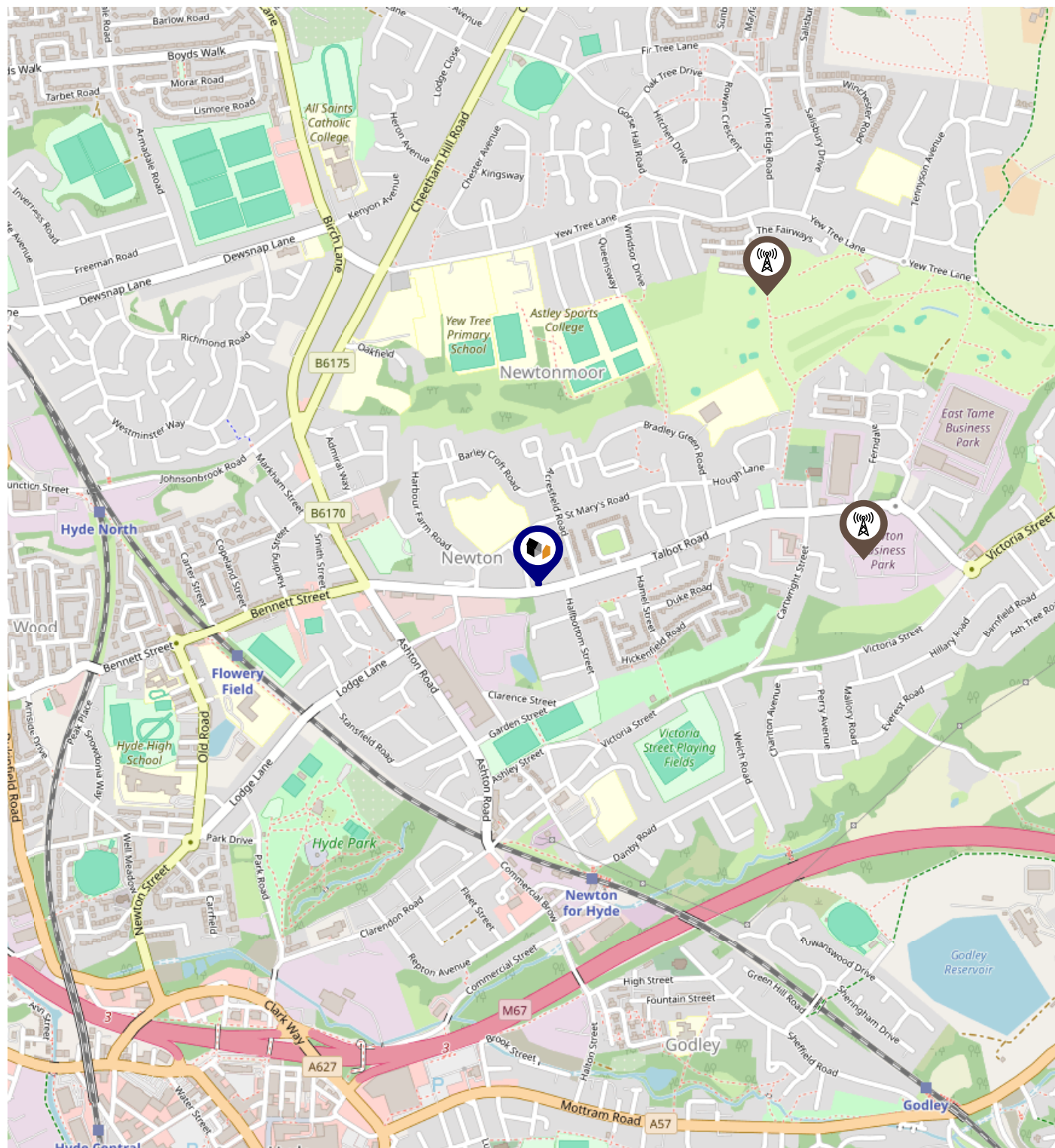
		Nursery	Primary	Secondary	College	Private
9	Hyde High School Ofsted Rating: Requires improvement Pupils: 1169 Distance:0.52	☐	☐	☒	☐	☐
10	Flowery Field Primary School Ofsted Rating: Good Pupils: 661 Distance:0.53	☐	☒	☐	☐	☐
11	Thomas Ashton School Ofsted Rating: Special Measures Pupils: 97 Distance:0.56	☐	☐	☒	☐	☐
12	Godley Community Primary Academy Ofsted Rating: Good Pupils: 230 Distance:0.67	☐	☒	☐	☐	☐
13	All Saints Catholic College Ofsted Rating: Good Pupils: 798 Distance:0.7	☐	☐	☒	☐	☐
14	Broadbent Fold Primary School and Nursery Ofsted Rating: Good Pupils: 218 Distance:0.81	☐	☒	☐	☐	☐
15	St John's CofE Primary School, Dukinfield Ofsted Rating: Good Pupils: 332 Distance:0.86	☐	☒	☐	☐	☐
16	Endeavour Primary Academy Ofsted Rating: Good Pupils: 245 Distance:0.96	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LAWLER
& Co.

SALES AND LETTINGS

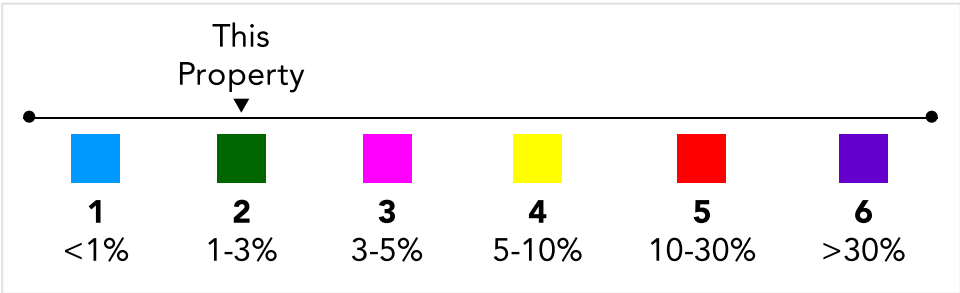
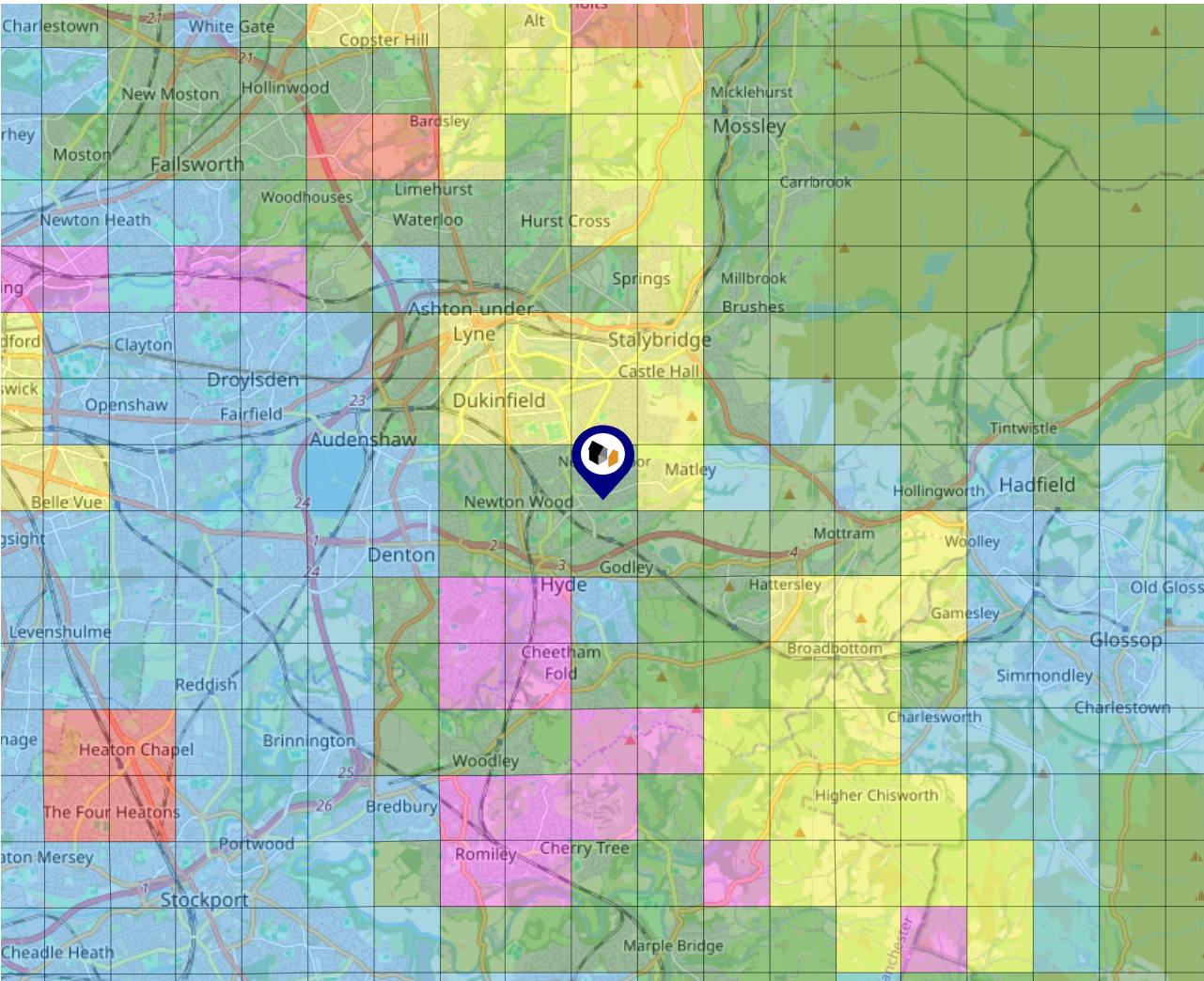


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

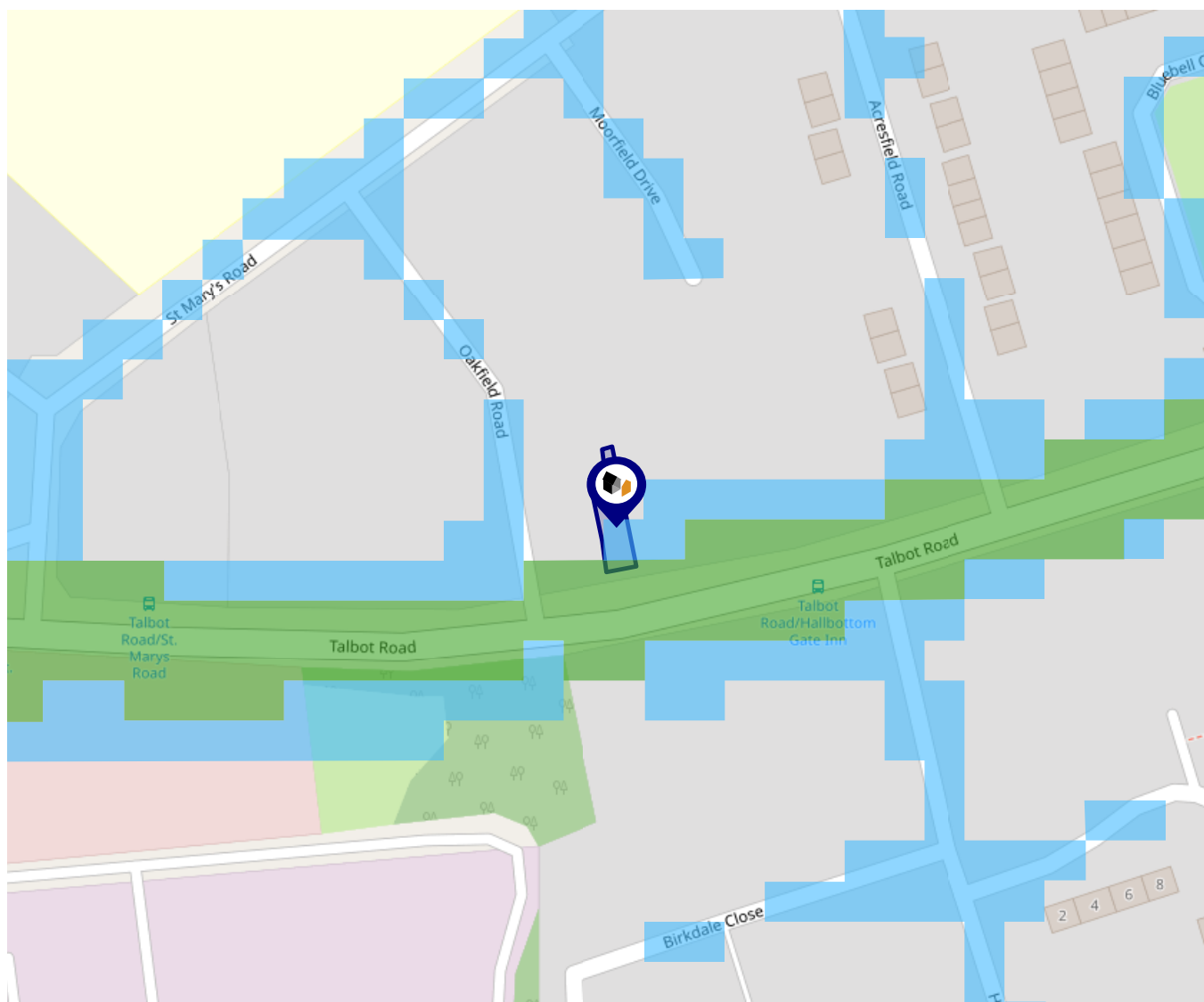
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise

LAWLER
& Co.

SALES AND LETTINGS

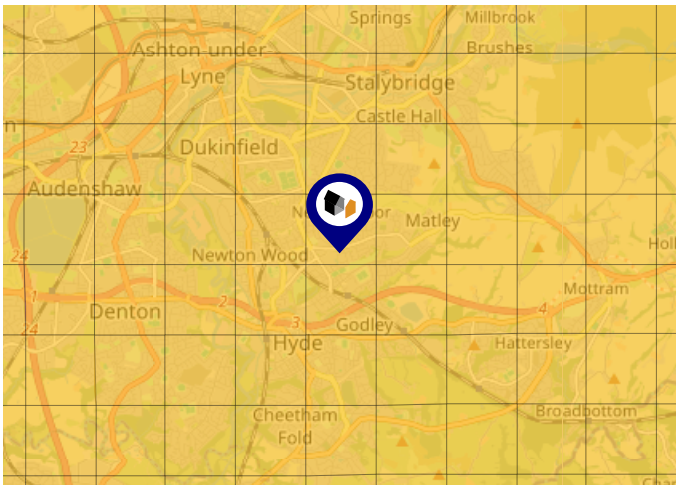


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

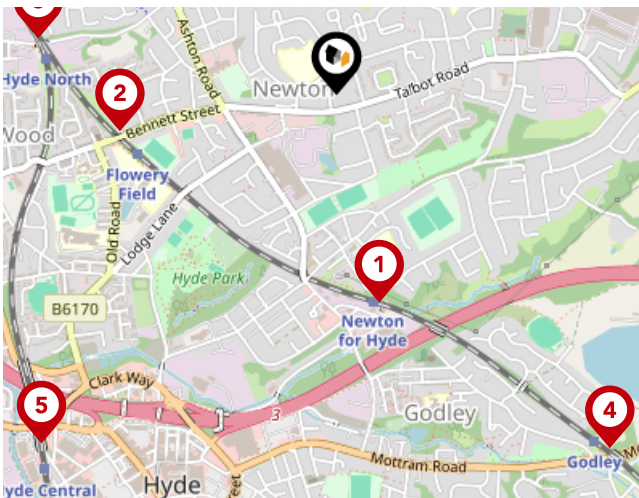
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

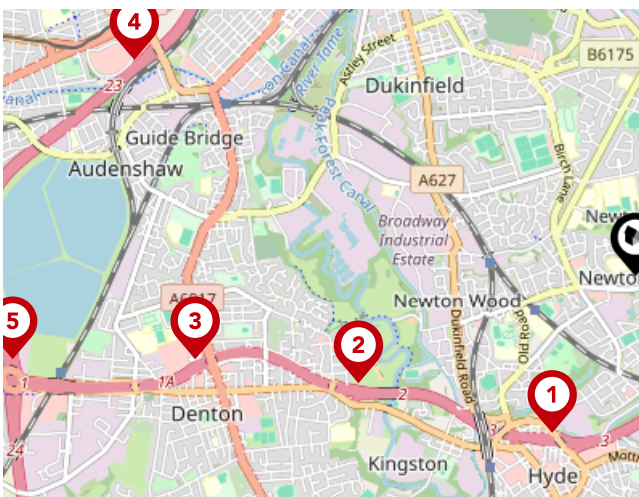
LAWLER
& Co.

SALES AND LETTINGS



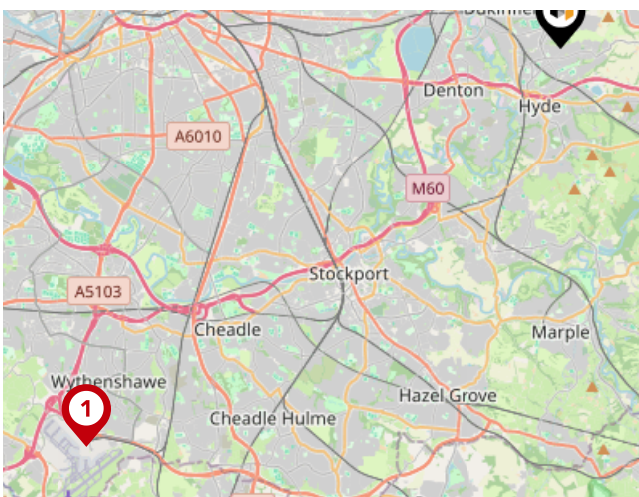
National Rail Stations

Pin	Name	Distance
1	Newton for Hyde Rail Station	0.46 miles
2	Flowery Field Rail Station	0.48 miles
3	Hyde North Rail Station	0.67 miles
4	Godley Rail Station	0.98 miles
5	Hyde Central Rail Station	1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	0.78 miles
2	M67 J2	1.31 miles
3	M67 J1	1.97 miles
4	M60 J23	2.4 miles
5	M60 J24	2.77 miles



Airports/Helipads

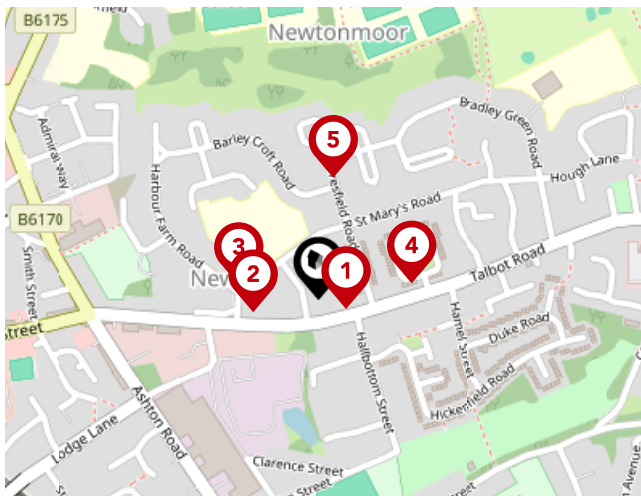
Pin	Name	Distance
1	Manchester Airport	10.93 miles

Area

Transport (Local)

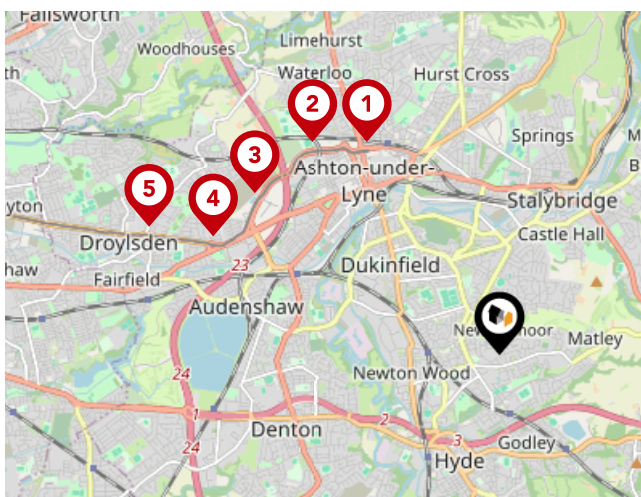
LAWLER
& Co.

SALES AND LETTINGS



Bus Stops/Stations

Pin	Name	Distance
1	Hallbottom Street	0.03 miles
2	St Marys Road	0.07 miles
3	Harbour Farm Road	0.08 miles
4	Bluebell Close	0.1 miles
5	Acresfield Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	2.22 miles
2	Ashton West (Manchester Metrolink)	2.5 miles
3	Ashton Moss (Manchester Metrolink)	2.58 miles
4	Audenshaw (Manchester Metrolink)	2.73 miles
5	Droylsden (Manchester Metrolink)	3.3 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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



Stacey, Imogen and Gary have all been amazing. The dedication that was put into the sale of our property was 110% No question was left unanswered, nothing was too much and they gave great advice. I would highly recommend this team of people if you are thinking of selling your property. Every detail was there and we could not be happier with the service they provided. Thank you

Testimonial 2



Lawler & co were excellent at the smooth sale of my property. Gary took such lovely pictures of my home to present it in the best way possible for the sale. He was professional and explained in detail the steps that needed to be taken. The description of the property was put beautifully. Lawler & Co cooperate clearly and engage well with their clients. Thankyou for your services 5*

Testimonial 3



The staff at lawler went above and beyond to help sell my property in only a few short weeks, they are with you every step of the way communication was excellent, I must give a special mention to stacey she found me my dream forever home, if I wouldn't of made the switch to lawlers when I did, I wouldn't be where I am today, so big thank you for making it happen. For anyone local looking to sell there home, I couldn't recommend lawlers hyde highly enough.

Testimonial 4



What can I say, from the first enquiry sent the communication has been amazing. As first time sellers who didn't know the process and the information received has been so helpful to guide us through selling our home. The team are so friendly and warm. I would highly recommend Lawler and Co and so glad we choose them. Thank you Team for looking after us



/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/

