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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



BELFAIRS CLOSE, ASHTON-UNDER-LYNE, OL7

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The Property Ombudsman

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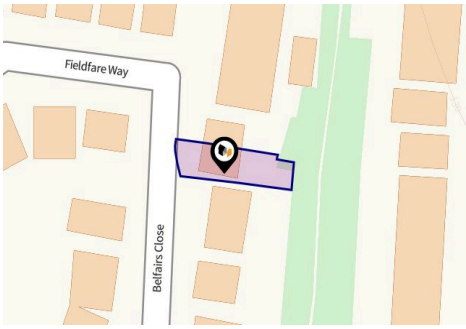
Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Leasehold
Bedrooms:	3		
Floor Area:	721 ft^2 / 67 m^2		
Plot Area:	0.06 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£2,175		
Title Number:	GM642681		

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	56 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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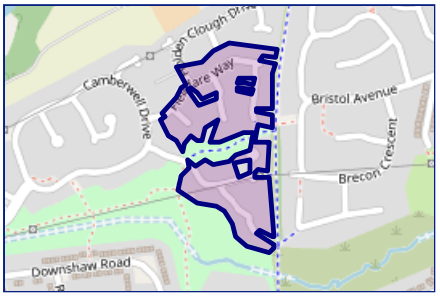
Property

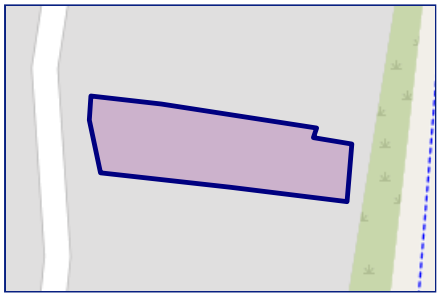
Multiple Title Plans

Freehold Title Plan



MAN117516

Leasehold Title Plan



GM642681

Start Date:	12/08/1993
End Date:	04/05/2987
Lease Term:	999 years from 4 May 1988
Term Remaining:	961 years

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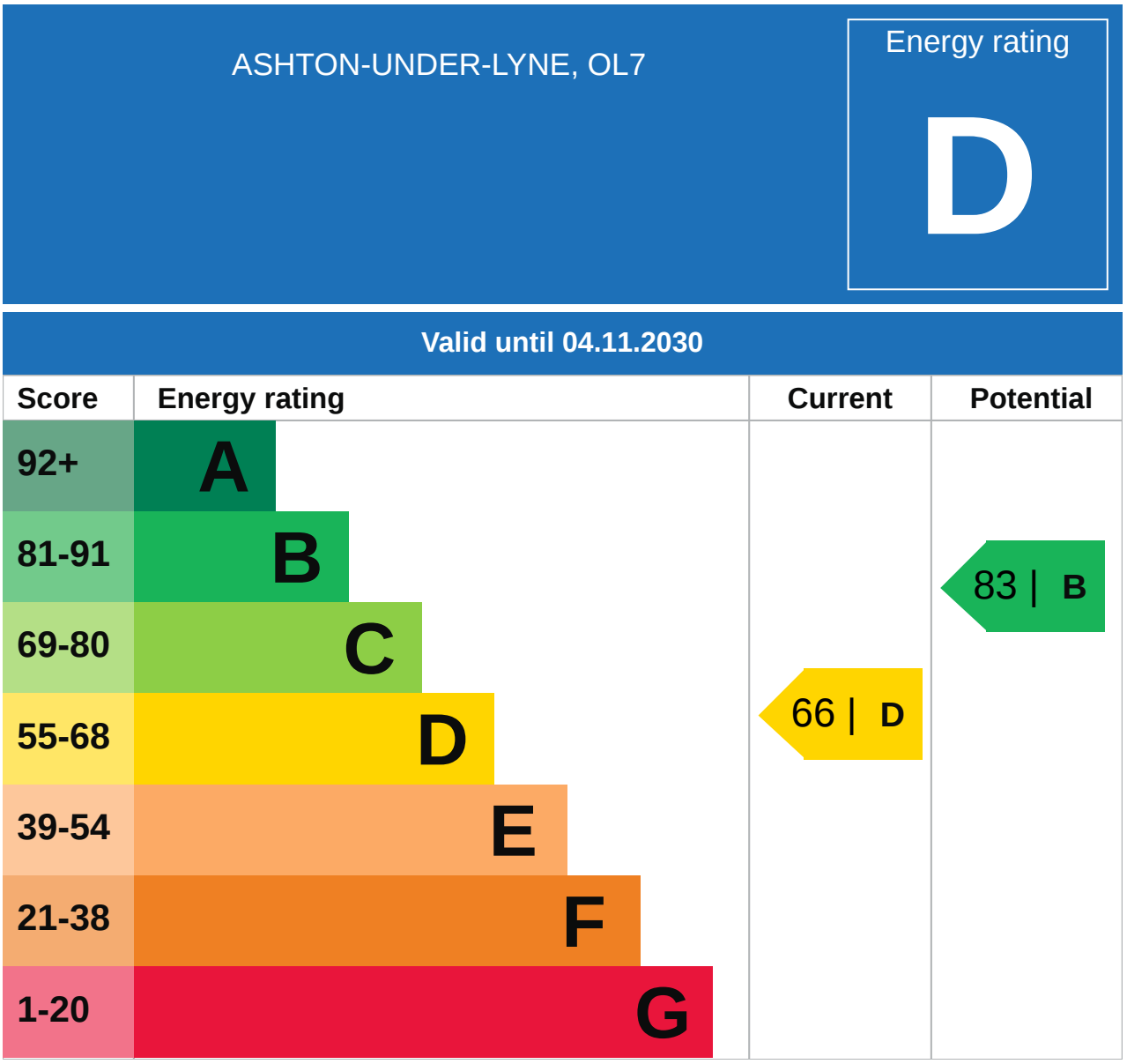
EPC - Certificate



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Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
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:	1
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 and room thermostat
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:	67 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

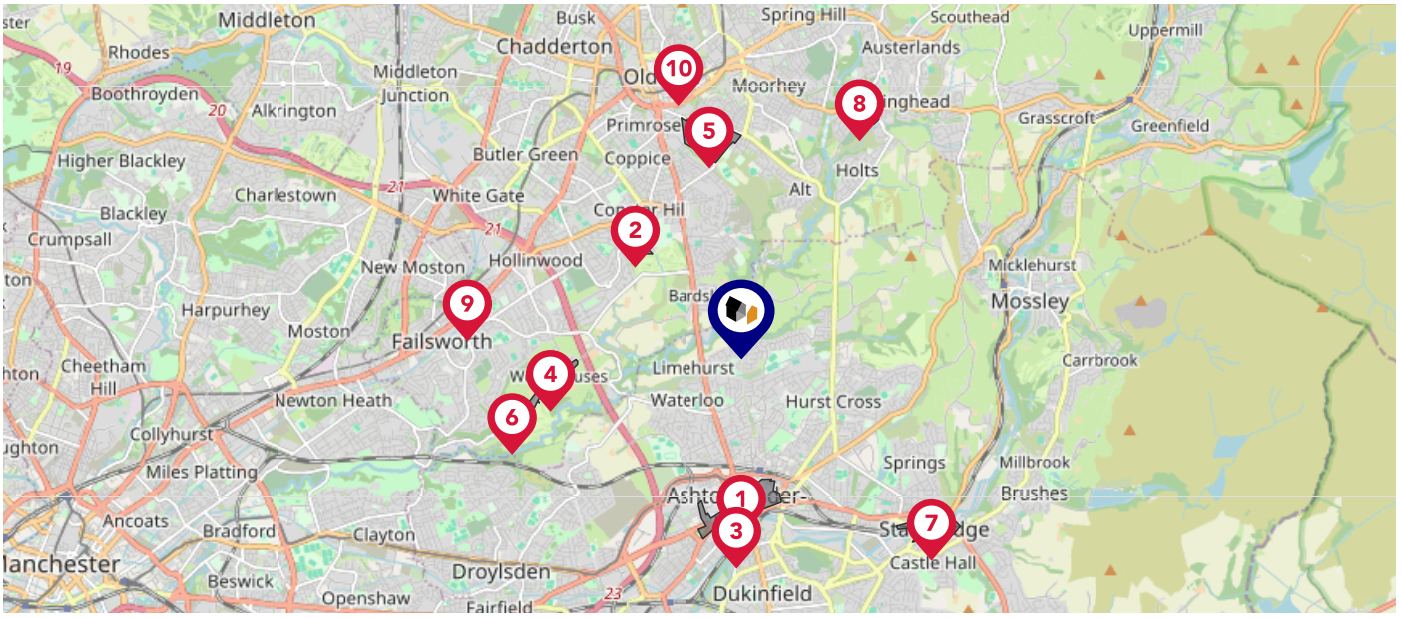
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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	Ashton Town Centre
2	Garden Suburb
3	Portland Basin
4	Woodhouses
5	Alexandra Park
6	Bottom of Woodhouses
7	Stalybridge Town Centre
8	Lees
9	Failsworth Pole, Oldham
10	Oldham Town Centre

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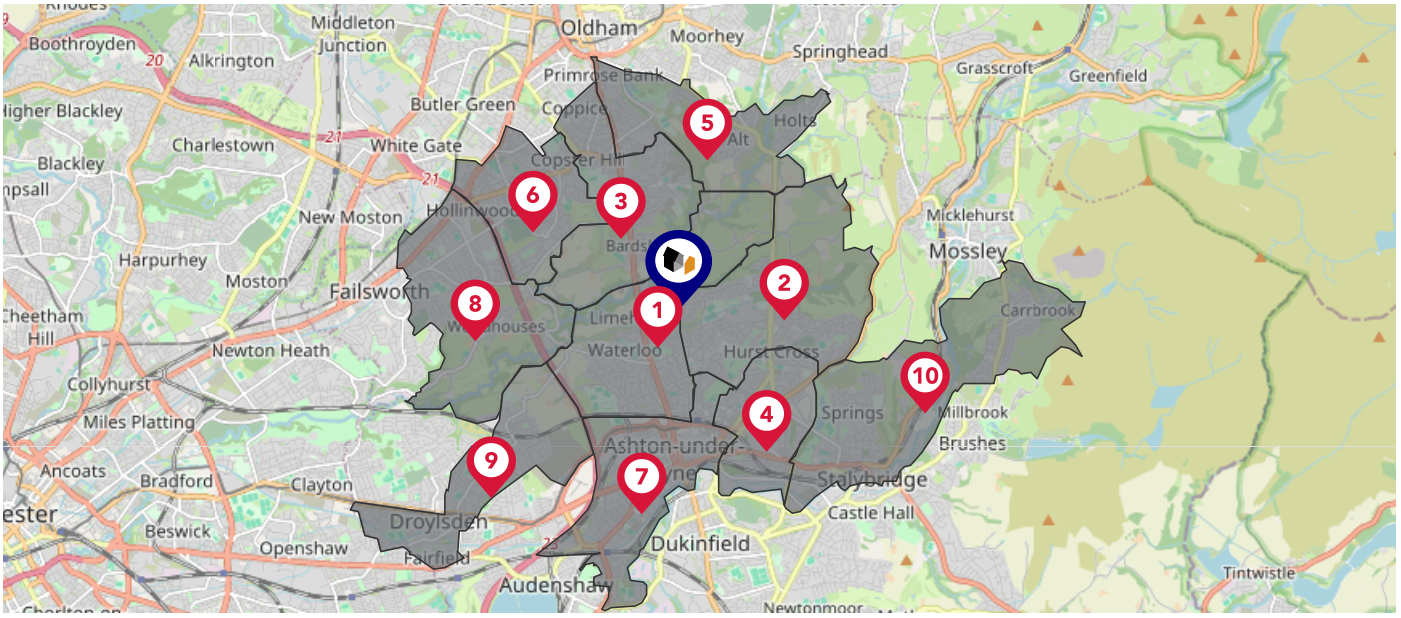
Maps

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

1	Ashton Waterloo Ward
2	Ashton Hurst Ward
3	Medlock Vale Ward
4	Ashton St. Michael's Ward
5	Alexandra Ward
6	Hollinwood Ward
7	St. Peter's Ward
8	Failsworth East Ward
9	Droylsden East Ward
10	Stalybridge North Ward

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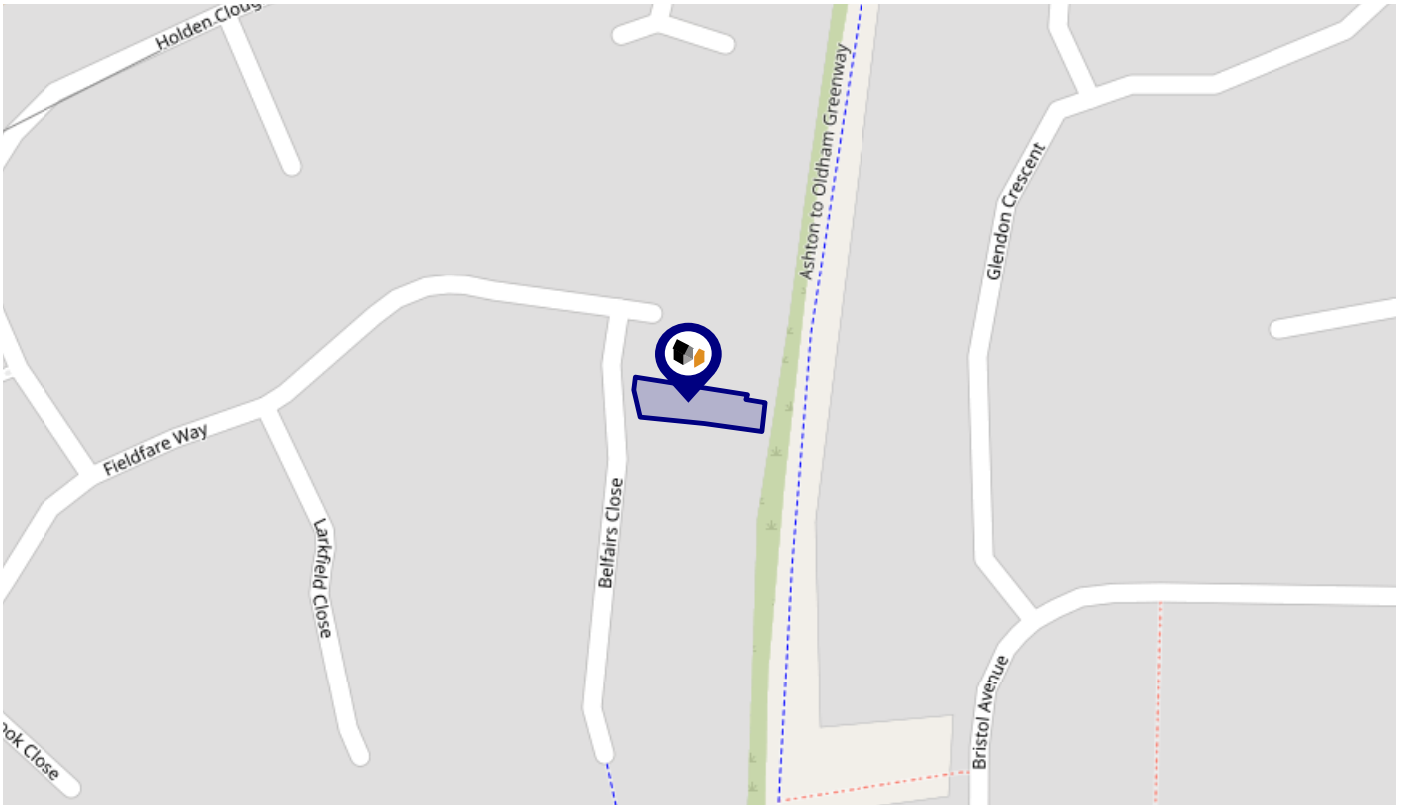
Maps
Rail Noise

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.

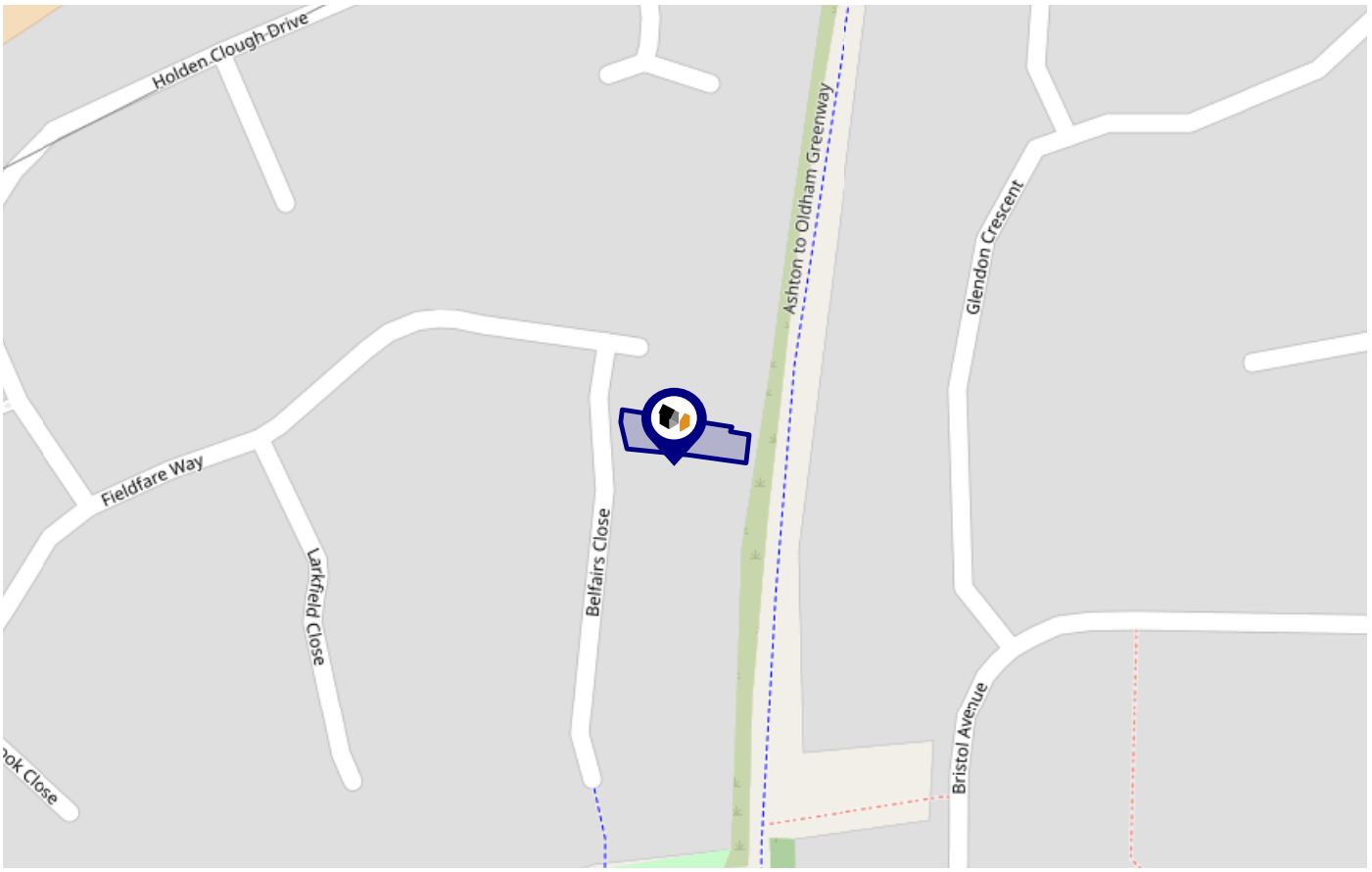
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

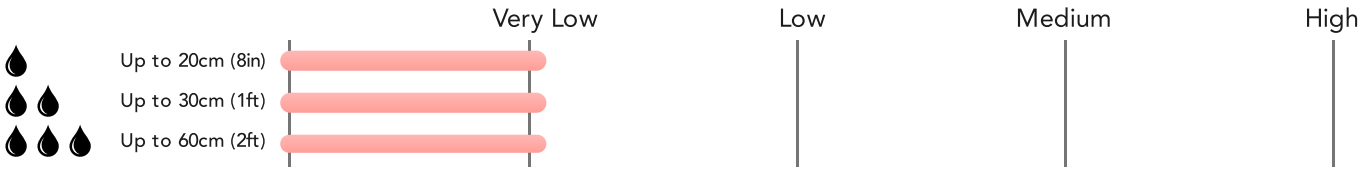


Risk Rating: Very low

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:



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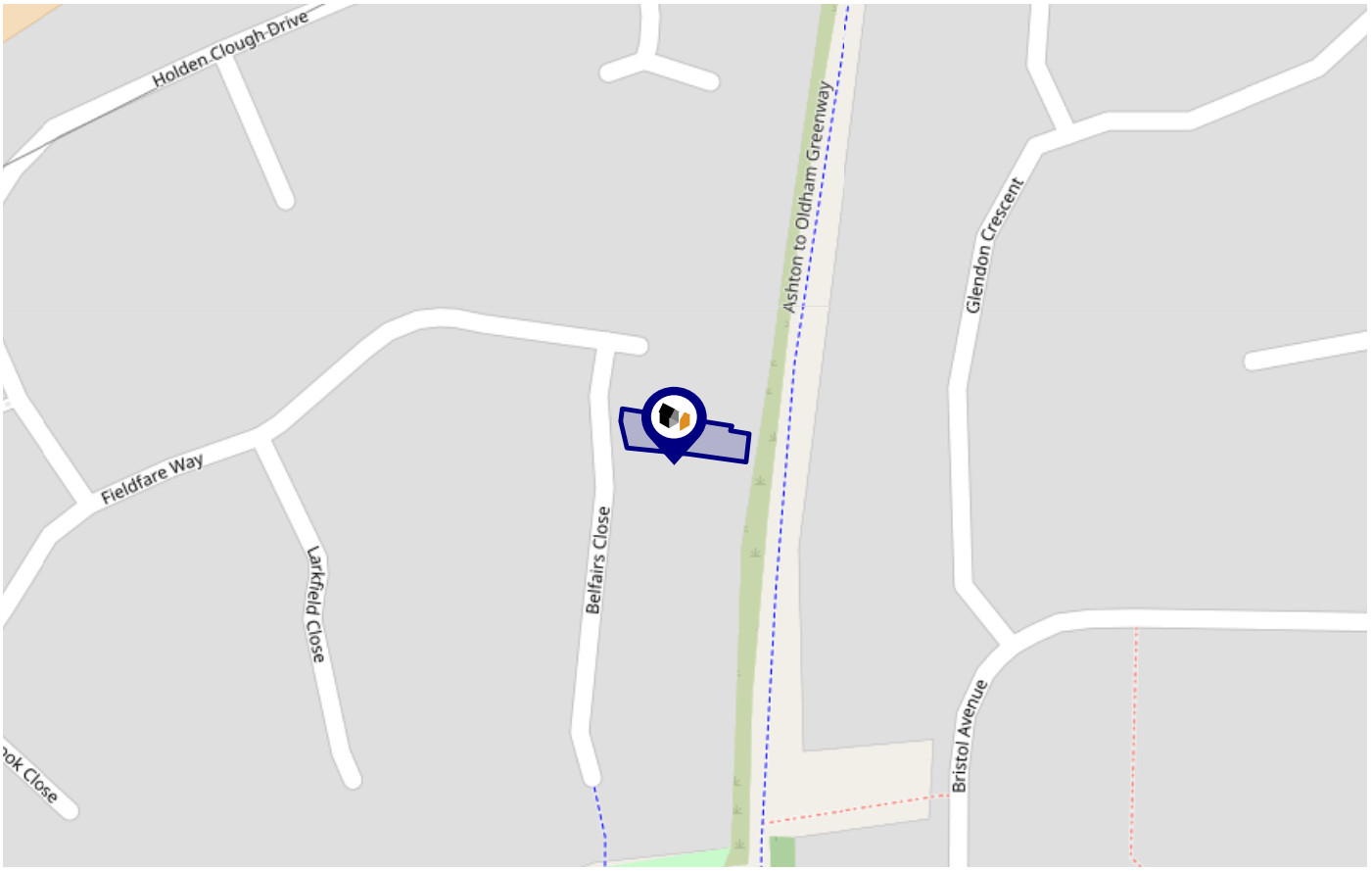
Flood Risk
Rivers & Seas - Climate Change

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.



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Chance of flooding to the following depths at this property:



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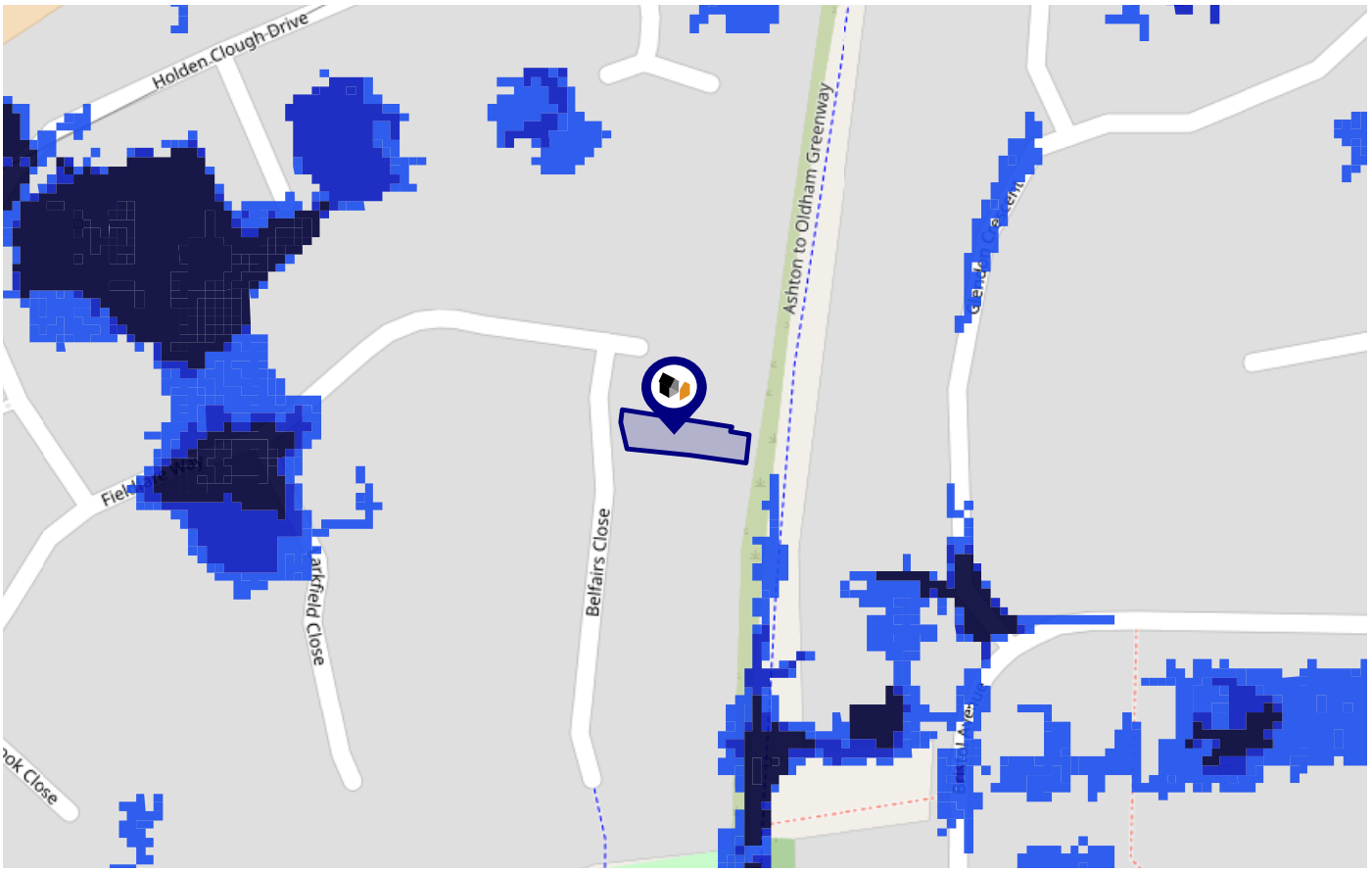
Flood Risk
Surface Water - Flood Risk

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



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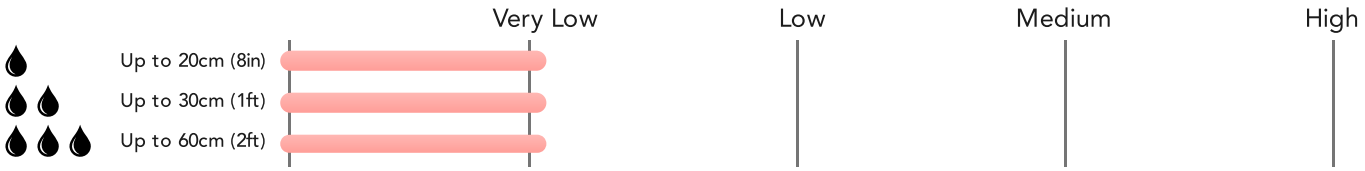
Chance of flooding to the following depths at this property:



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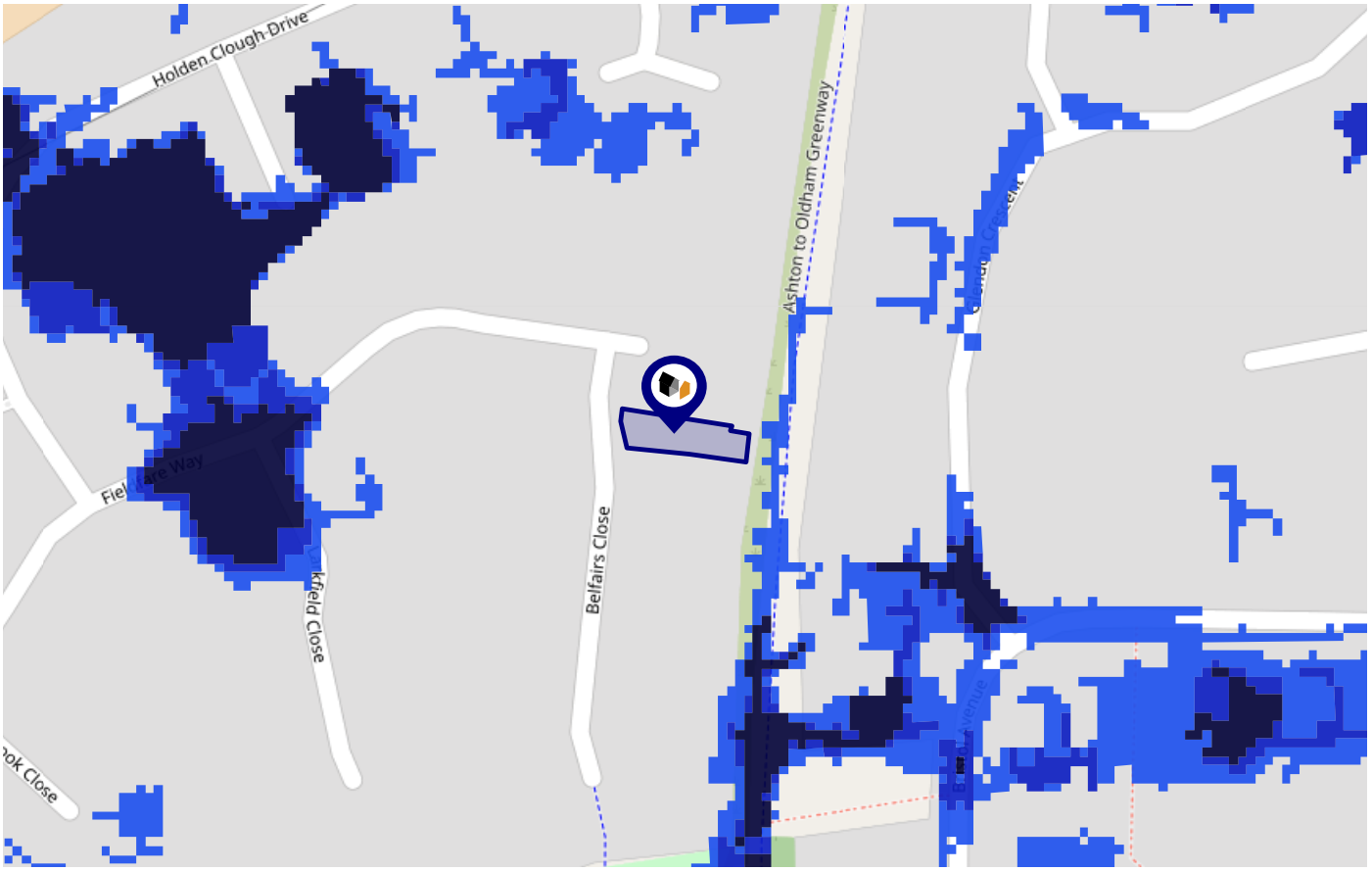
Flood Risk

Surface Water - Climate Change

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.



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Chance of flooding to the following depths at this property:



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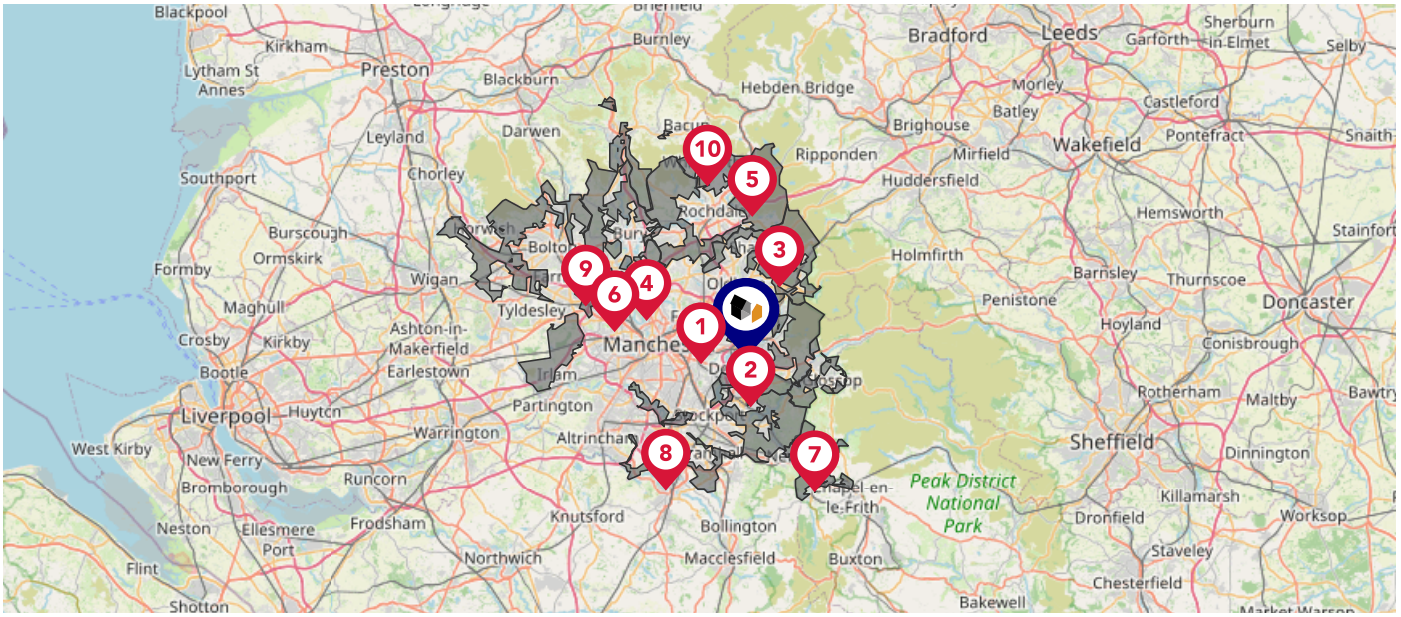
Maps

Green Belt

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



Nearby Green Belt Land

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

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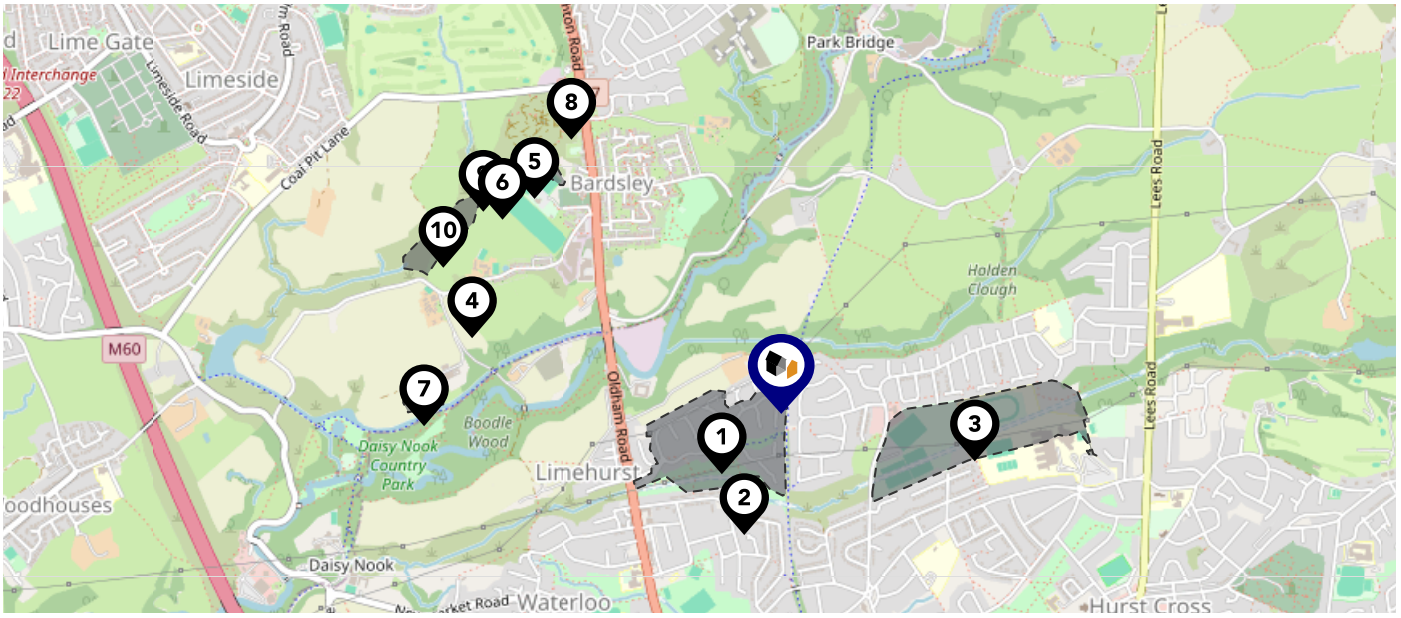
Maps
Landfill Sites

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	Limehurst Farm-Off Springwood Way, Limehurst, Ashton-Under-Lyne, Greater Manchester	Historic Landfill
2	Land at Wilshaw Grove-Wilshaw Grove, Ashton-Under-Lyne, Greater Manchester	Historic Landfill
3	St Albans Street-Alt Road, Smallshaw, Ashton-Under-Lyne, Greater Manchester	Historic Landfill
4	Bardsley Park-Bardsley Park, Knott Lanes, Bardsley, Oldham	Historic Landfill
5	Oldham RUFC-Off Byrth Road, Bardsley, Oldham, Greater Manchester	Historic Landfill
6	Oldham RUFC-Off Byrth Road, Bardsley, Oldham, Greater Manchester	Historic Landfill
7	Land at Croft End Farm-Knott Lanes, Wood Park, Heyside, Oldham, Greater Manchester	Historic Landfill
8	Land adjacent to Coal Pit Lane-Coal Pit Lane, Bardsley, Oldham, Greater Manchester	Historic Landfill
9	Wood Park Clough-Knott Lanes, Wood Park, Oldham, Greater Manchester	Historic Landfill
10	Wood Park Clough-Knott Lanes, Wood Park, Oldham, Greater Manchester	Historic Landfill

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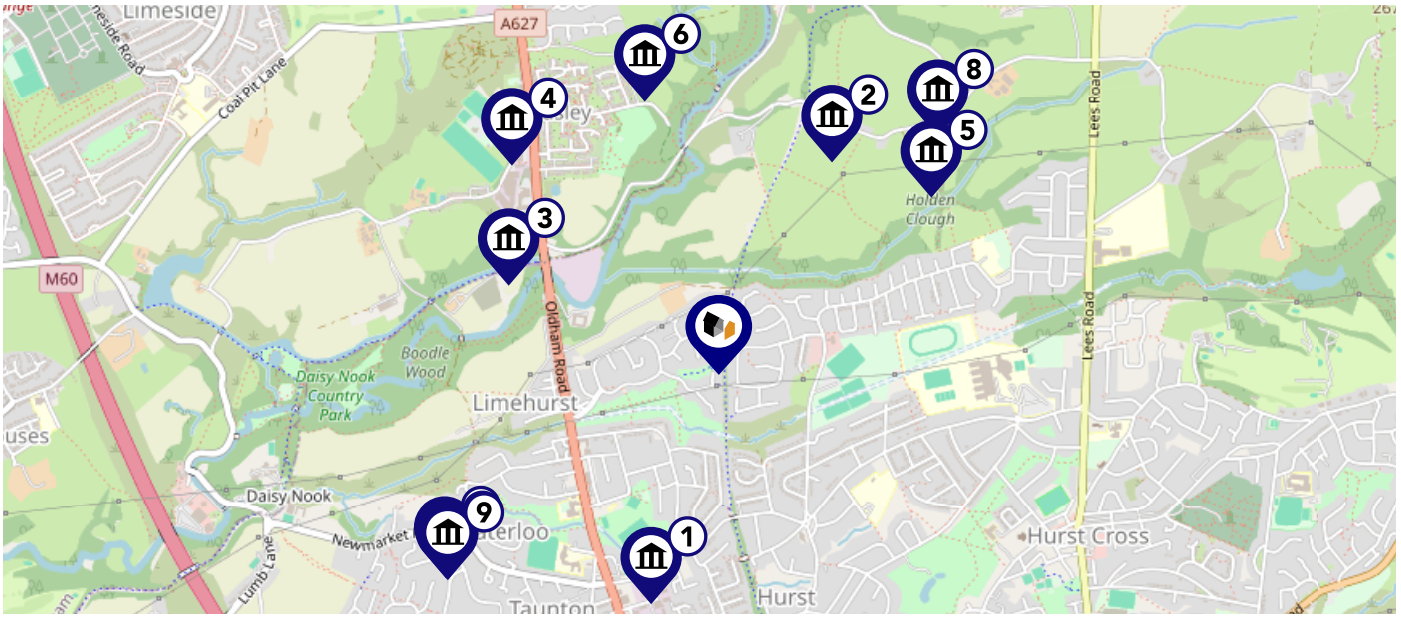
Maps
Listed Buildings

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
1 1068004 - Wilshaw Dale Cottage Wilshaw Dale Farmhouse	Grade II	0.5 miles
2 1067988 - Fairbottom Farmhouse	Grade II	0.5 miles
3 1282525 - Bardsley House	Grade II	0.5 miles
4 1201706 - Church Of The Holy Trinity	Grade II	0.6 miles
5 1067989 - Lower Fold Farmhouse And Lower Fold Farm Cottage	Grade II	0.6 miles
6 1218248 - Bank Top Farmhouse	Grade II	0.6 miles
7 1309475 - Front Garden Wall And Gate At Taunton Hall	Grade II	0.7 miles
8 1356455 - Higher Alt Hill Farmhouse	Grade II	0.7 miles
9 1067997 - Old Hall Fold	Grade II	0.7 miles
10 1067998 - Taunton Hall	Grade II	0.7 miles

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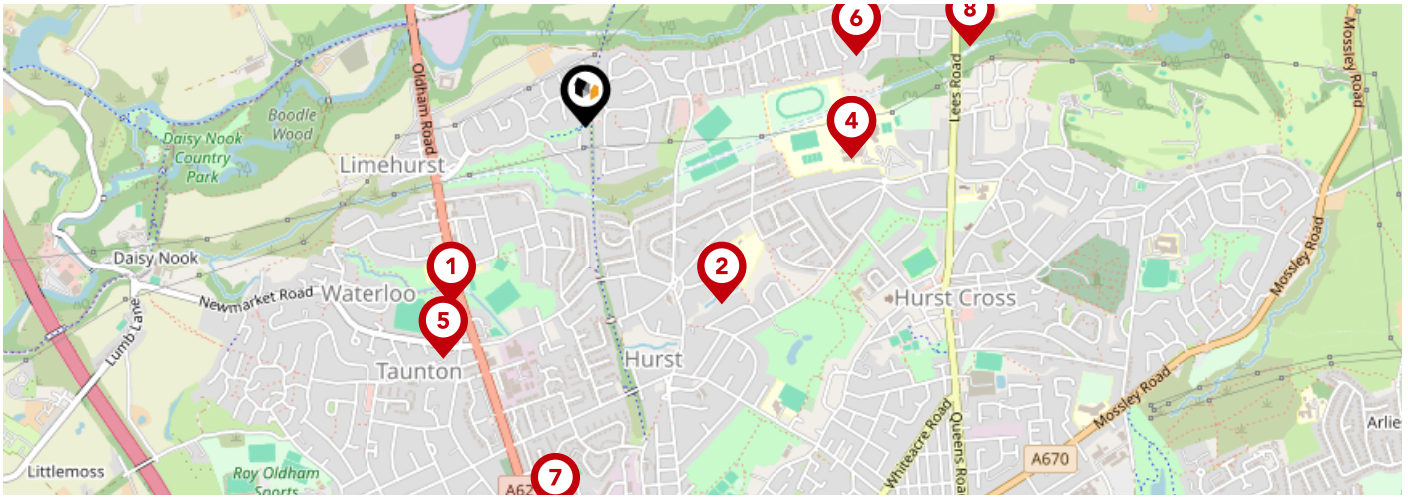
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Canon Burrows CofE Primary School Ofsted Rating: Good | Pupils: 438 | Distance:0.49	☐	☑	☐	☐	☐
2 Oasis Academy Broadoak Ofsted Rating: Good | Pupils: 415 | Distance:0.49	☐	☑	☐	☐	☐
3 Great Academy Ashton Ofsted Rating: Requires improvement | Pupils: 1291 | Distance:0.59	☐	☐	☑	☐	☐
4 Samuel Laycock School Ofsted Rating: Not Rated | Pupils: 228 | Distance:0.59	☐	☐	☑	☐	☐
5 Waterloo Primary School Ofsted Rating: Good | Pupils: 350 | Distance:0.6	☐	☑	☐	☐	☐
6 Holden Clough Primary School Ofsted Rating: Good | Pupils: 342 | Distance:0.62	☐	☑	☐	☐	☐
7 Canon Johnson CofE Primary School Ofsted Rating: Good | Pupils: 225 | Distance:0.86	☐	☑	☐	☐	☐
8 St Damian's RC Science College Ofsted Rating: Outstanding | Pupils: 832 | Distance:0.87	☐	☐	☑	☐	☐

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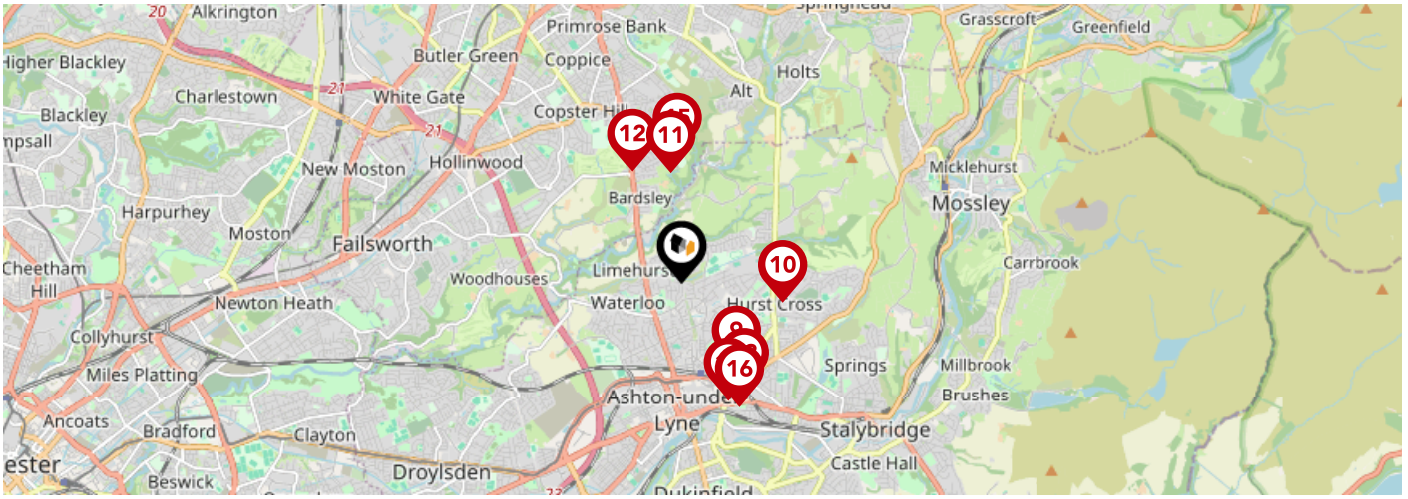
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Hurst Knoll St James' Church of England Primary School Ofsted Rating: Good | Pupils: 196 | Distance:0.88	☐	☑	☐	☐	☐
10 St Christopher's RC Primary School Ofsted Rating: Good | Pupils: 248 | Distance:0.9	☐	☑	☐	☐	☐
11 St Martin's CofE Junior Infant and Nursery School Ofsted Rating: Outstanding | Pupils: 237 | Distance:0.98	☐	☑	☐	☐	☐
12 Holy Rosary RC Junior Infant and Nursery School Ofsted Rating: Good | Pupils: 234 | Distance:1.08	☐	☑	☐	☐	☐
13 Our Lady of Mount Carmel RC Primary School, Ashton-under-Lyne Ofsted Rating: Good | Pupils: 219 | Distance:1.1	☐	☑	☐	☐	☐
14 St James' Church of England Primary School Ofsted Rating: Good | Pupils: 229 | Distance:1.1	☐	☑	☐	☐	☐
15 Medlock Valley Primary School Ofsted Rating: Good | Pupils: 317 | Distance:1.13	☐	☑	☐	☐	☐
16 The Heys Primary School Ofsted Rating: Good | Pupils: 232 | Distance:1.2	☐	☑	☐	☐	☐

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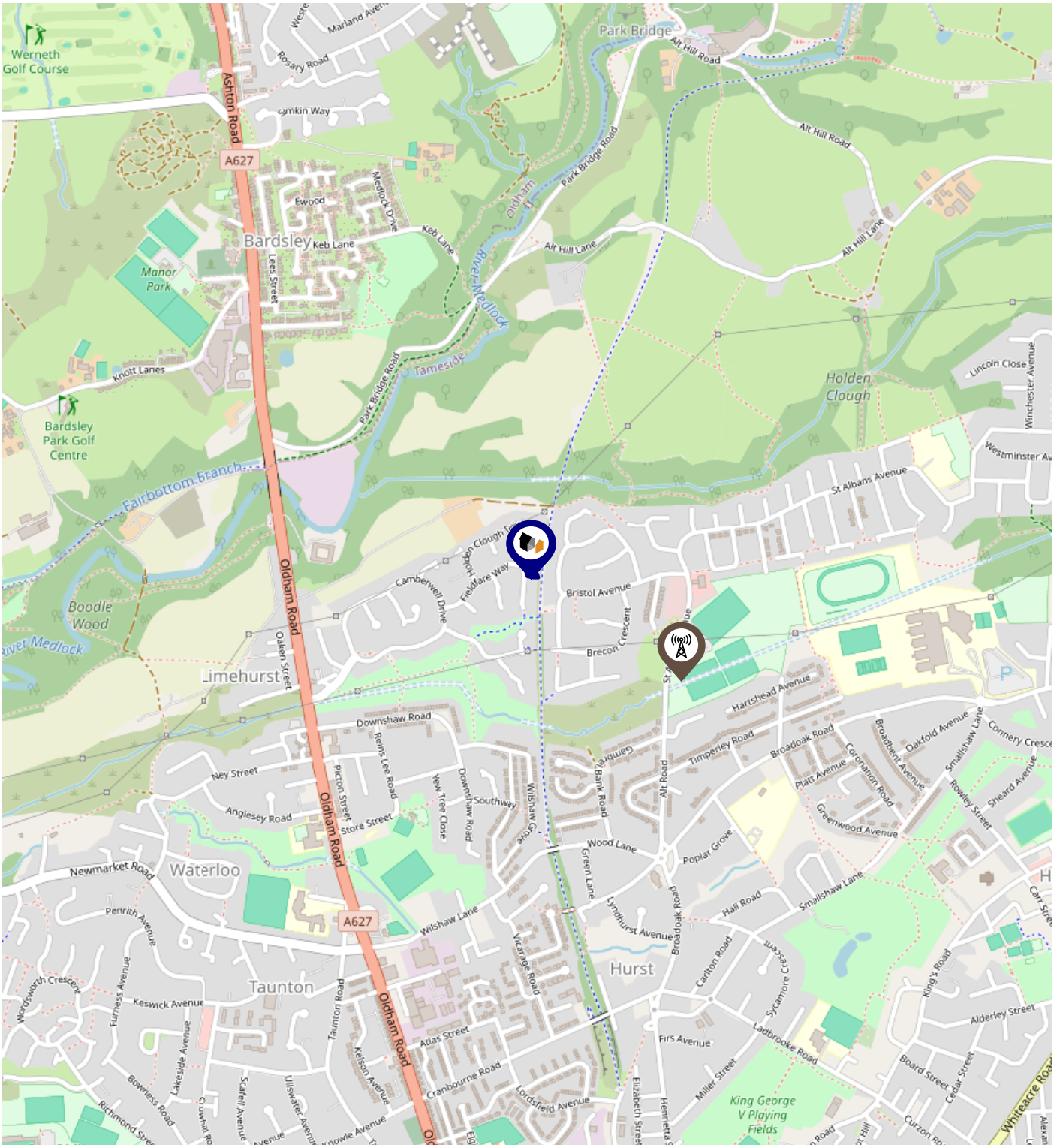
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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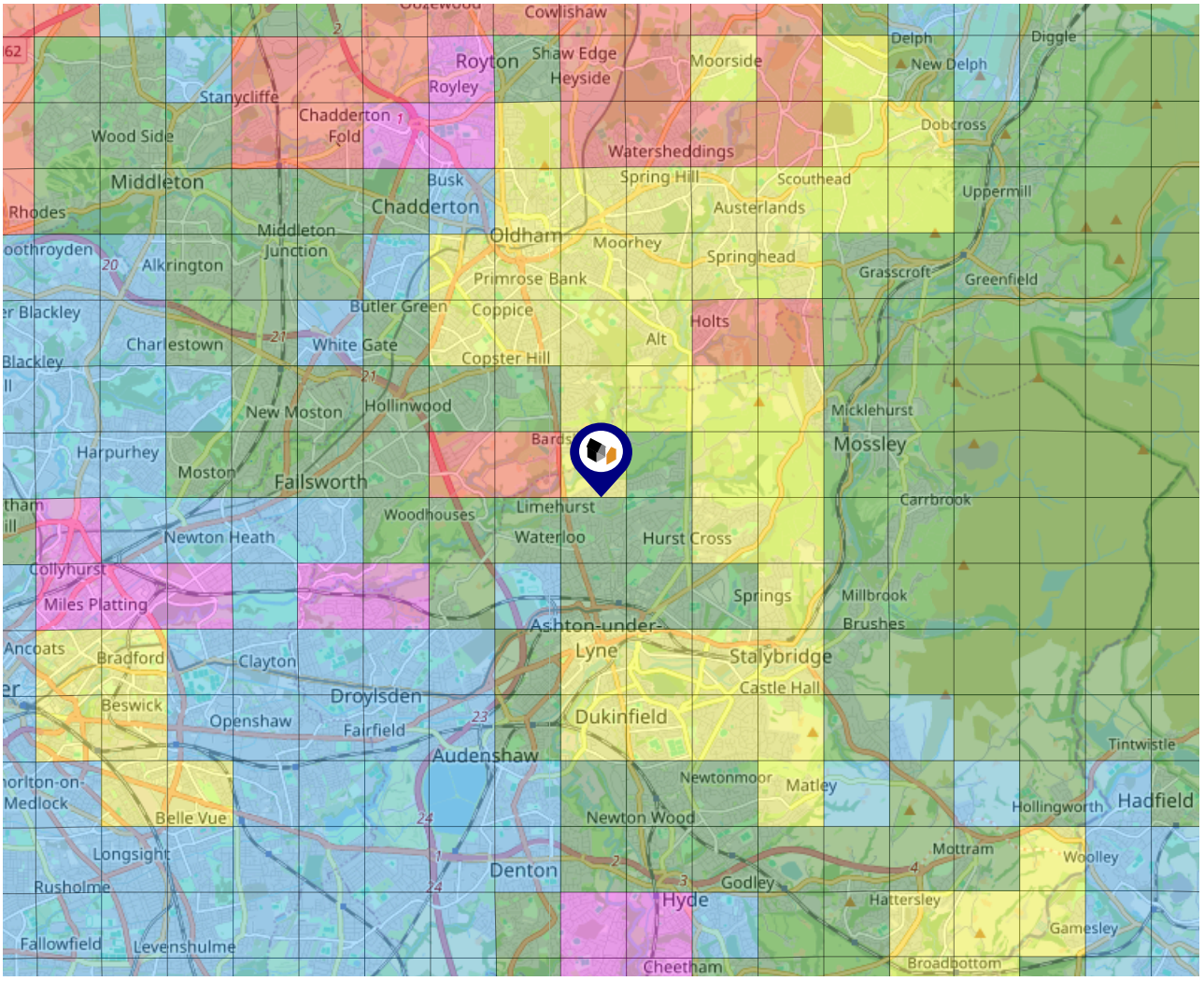
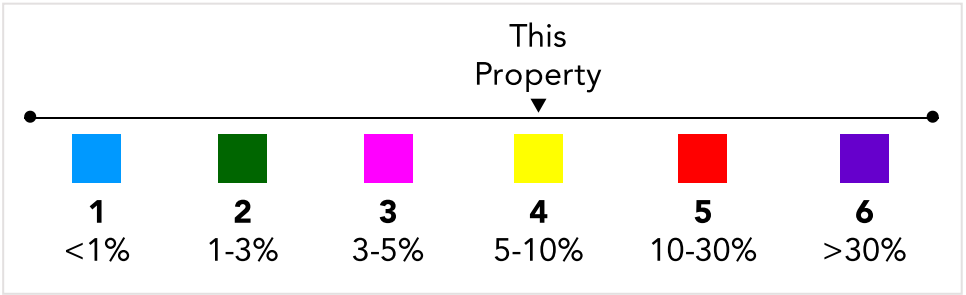
What is Radon?

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).





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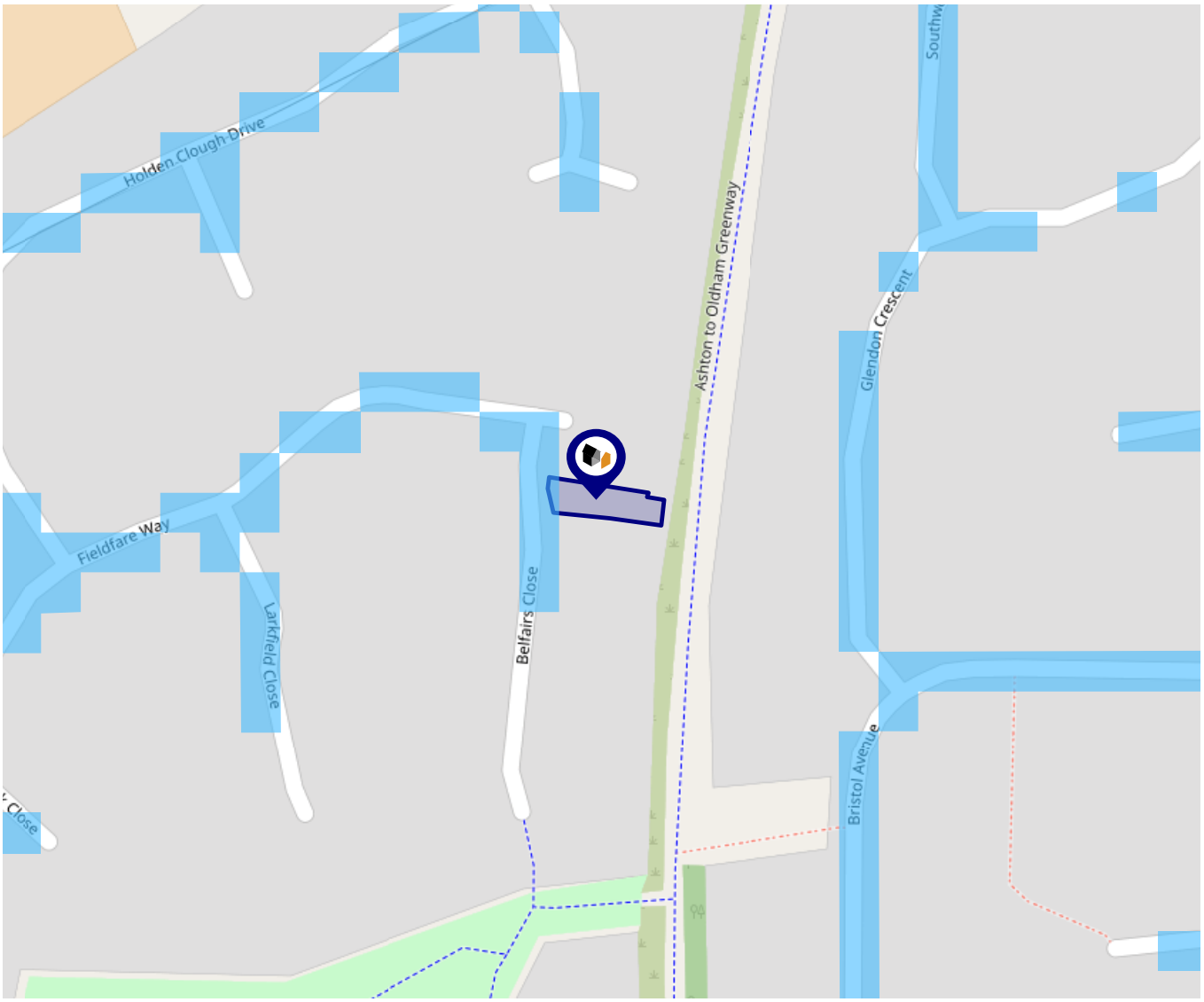
Local Area
Road Noise



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

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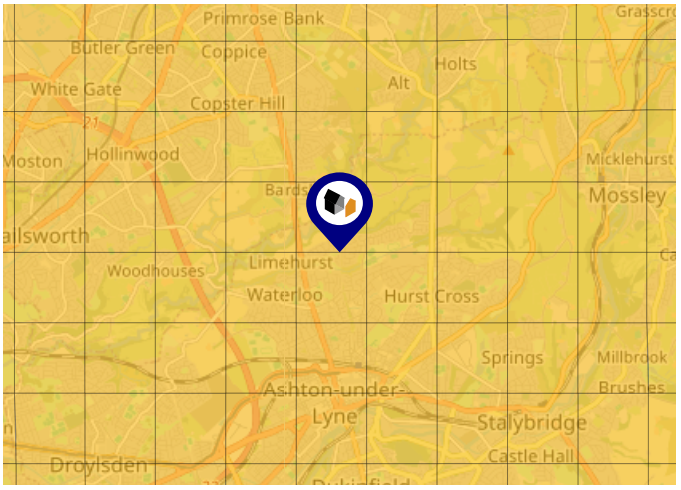
Environment
Soils & Clay

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

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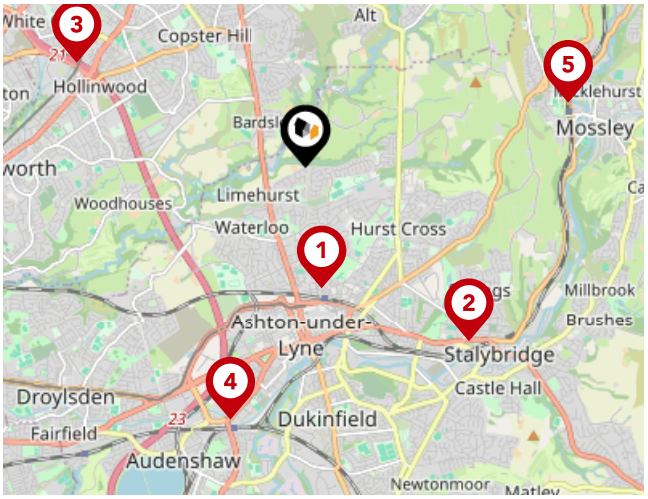
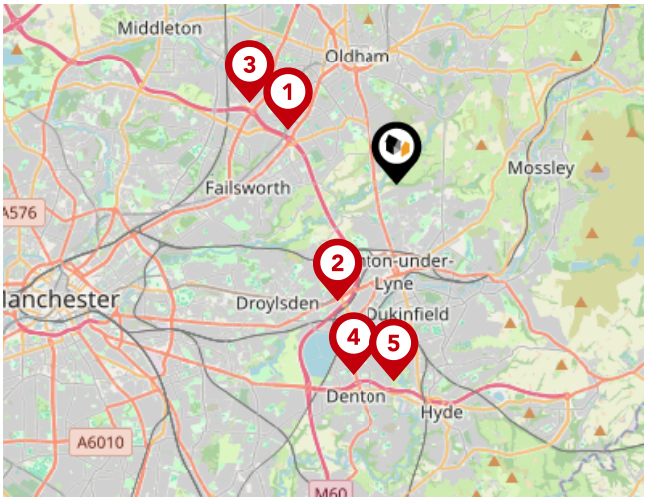
Area

Transport (National)



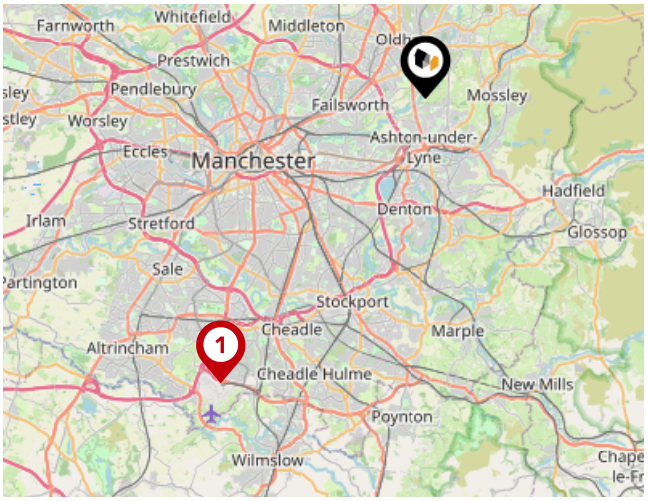
National Rail Stations

Pin	Name	Distance
1	Ashton-under-Lyne Rail Station	1.06 miles
2	Stalybridge Rail Station	2.08 miles
3	Hollinwood Rail Station (closed)	2.22 miles
4	Guide Bridge Rail Station	2.3 miles
5	Mossley (Manchester) Rail Station	2.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J22	2.12 miles
2	M60 J23	2.31 miles
3	M60 J21	2.97 miles
4	M67 J1	3.46 miles
5	M67 J2	3.48 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	12.36 miles

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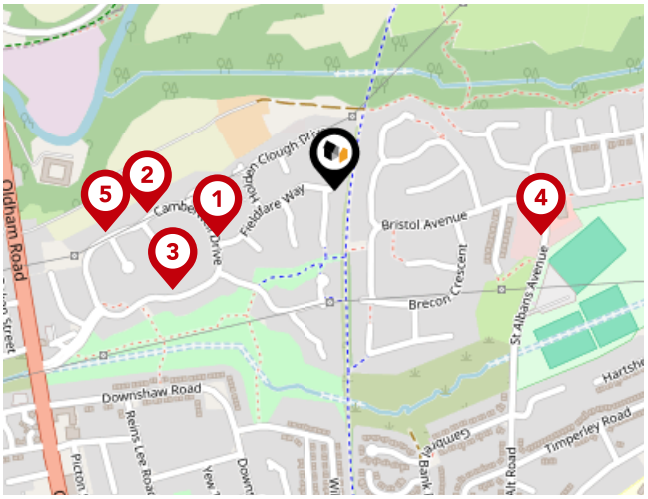
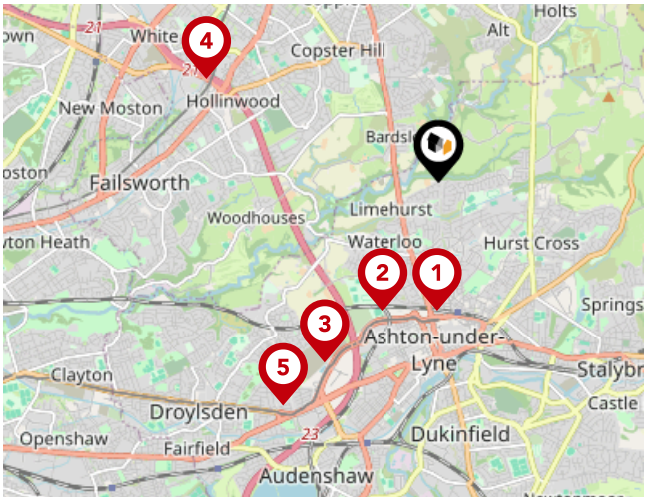
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Limehurst Farm (Camberwell Drive)	0.13 miles
2	Camberwell Drive	0.2 miles
3	Camberwell Drive	0.2 miles
4	The Waterhouse	0.23 miles
5	Camberwell Drive	0.25 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	1.12 miles
2	Ashton West (Manchester Metrolink)	1.23 miles
3	Ashton Moss (Manchester Metrolink)	1.87 miles
4	Hollinwood (Manchester Metrolink)	2.24 miles
5	Audenshaw (Manchester Metrolink)	2.39 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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About Us

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 considering a move please call into one of our friendly offices or telephone your local branch and our experienced sales teams will arrange for one of our valuers to visit your home and provide pre sale marketing advice plus a free no obligation valuation. We can have your property up and running within 24 hours of instruction!

Testimonials

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 to 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 propperty 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

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Agent
Disclaimer

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.

Please note that all appliances and heating systems are not tested by Lawler & Co | Hyde and therefore no warranties can be given as to their good working order.

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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Know any property instantly

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