

UK Property Analysis Report

M34 3BU

LOCATION

Tameside, North West

GENERATED

20 October 2025 at 17:23

REPORT TYPE

 Free Report

REPORT ID

8E45152A



Planning Consultation Summary

? How far is this property from train station

The postcode M34 3BU is located in Denton, Tameside. According to online maps, the nearest train station to this postcode is Denton Railway Station, which is approximately 0.7 miles away. This is about a 14-15 minute walk.

Please note that distances and walking times may vary depending on the specific location within the postcode area and the route taken. For a more accurate calculation, I recommend using a mapping service like Google Maps, which can provide up-to-date and personalized directions.

Additionally, if you're planning to use the train station regularly, you may want to consider the frequency and reliability of the train service, as well as any potential plans for development or changes to the railway line.

As a planning permission advisor, I'd like to remind you that the proximity to a train station can be an important factor in planning decisions, particularly if you're considering developments that may be impacted by noise or other environmental factors. If you have any specific questions about planning permission or development in the M34 3BU area, I'd be happy to help. Remember to always verify information with your local planning authority, Tameside Council, for the most accurate and up-to-date advice.



Property Sales Data (Land Registry)

AVERAGE PRICE

£109,770

MEDIAN PRICE

£120,000

LOWEST SALE

£49,000

HIGHEST SALE

£165,000

Recent Transactions

Date	Price	Address	Type
Wed, 18 De	£95,500	198, ST ANNES ROAD, MANCHESTER	terraced
Wed, 03 Au	£136,000	252, ST ANNES ROAD, MANCHESTER	semi-detached
Tue, 10 Se	£74,950	176, ST ANNES ROAD, MANCHESTER	semi-detached
Mon, 24 Fe	£49,000	246, ST ANNES ROAD, MANCHESTER	semi-detached
Fri, 31 Ma	£85,000	252, ST ANNES ROAD, MANCHESTER	semi-detached
Fri, 29 Ju	£120,000	198, ST ANNES ROAD, MANCHESTER	terraced
Fri, 28 Ma	£140,000	252, ST ANNES ROAD, MANCHESTER	semi-detached
Fri, 11 Ma	£81,500	244, ST ANNES ROAD, MANCHESTER	semi-detached
Fri, 06 No	£150,750	176, ST ANNES ROAD, MANCHESTER	semi-detached
Fri, 02 No	£165,000	246, ST ANNES ROAD, MANCHESTER	semi-detached



Crime & Safety Analysis

SAFETY SCORE

10/10

TOTAL CRIMES (3 MONTHS)

3

MONTHLY AVERAGE

1

ASSESSMENT

Very safe area

Crime Categories



Public Order
2 incidents



Violent Crime
1 incidents



Flood Risk Assessment

Risk Level: Low

This area is not in a designated flood risk zone



Nearby Amenities



Healthcare



Wheelchair Centre - Unit 8
0.83 miles away



Schools



Denton Community College-Textiles
0.51 miles away



Wright Robinson College
1.76 miles away



Linden Road Primary School
0.85 miles away



Fairfield Primary School
1.59 miles away



Yew Tree Primary
1.62 miles away



Complete Forensics C.I.C
1.01 miles away



Supermarkets



Patels Supermarket
0.39 miles away



Co-op Food
0.39 miles away

Aldi



1.25 miles away



Co-op Food

1.36 miles away



Costcutter

1.2 miles away



Costcutter

1.49 miles away

Pharmacies



Boots

0.4 miles away



HBS Pharmacy

1.46 miles away



Superdrug

0.43 miles away



Well Pharmacy

1.07 miles away



Cooperative pharmacy

1.31 miles away



Ann Street Health Clinic

0.55 miles away



Boots

1.83 miles away



Boots

1.51 miles away

Boots



1.49 miles away

Restaurants

**Canton House**

0.47 miles away

**Indian Plaza**

0.95 miles away

**Four Seasons (fish, chips & chinese)**

0.75 miles away

Parks

**Dog Walk**

0.19 miles away

**Hyde Park**

1.32 miles away

**Dukinfield Park**

1.3 miles away

**Victoria Park**

0.56 miles away

**St Annes Park**

0.29 miles away

**Victoria Park Denton**

0.46 miles away

**Slide & Seek**

0.79 miles away



Slide and Seek

1.3 miles away

 Important Legal Disclaimer

This report is generated from publicly available data sources and is provided for informational purposes only. This is NOT legal advice, NOT financial advice, and NOT a substitute for professional consultation. Always verify all information with your local planning authority, solicitor, and relevant government bodies before making any property decisions. HomeRule.uk is not liable for decisions made based on this report or for any errors or omissions.

Data Sources: UK Land Registry, Police.uk, Environment Agency, Foursquare Places API