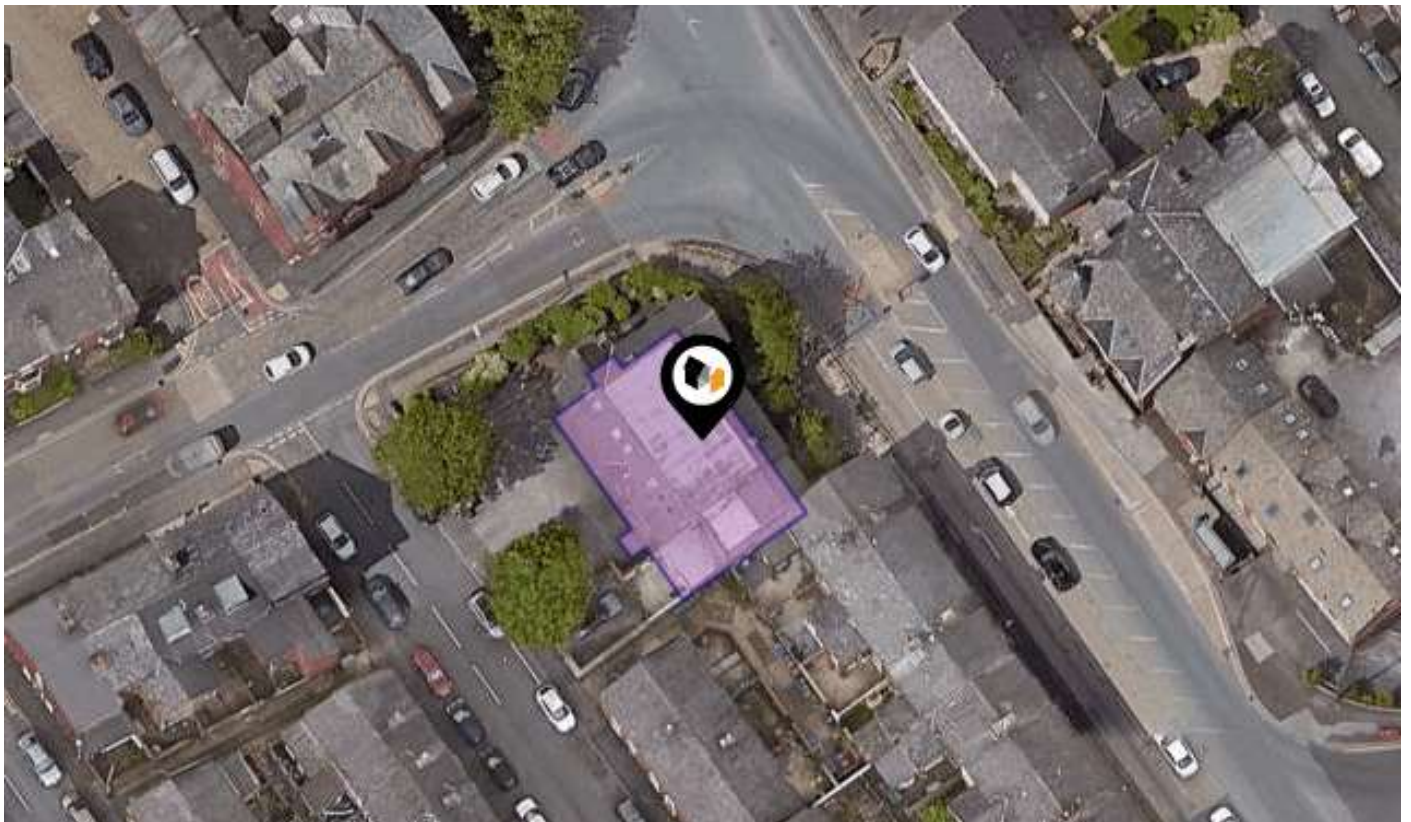




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 15th July 2024



**FLAT 1, TRINITY HOUSE, 77, ACRES LANE, STALYBRIDGE,
SK15 2JR**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

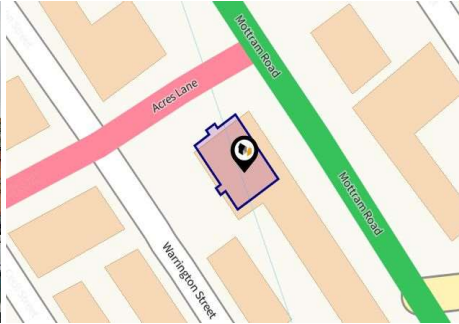
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Flat / Maisonette	Last Sold Date:	28/02/2003
Bedrooms:	3	Last Sold Price:	£72,500
Floor Area:	527 ft ² / 49 m ²	Last Sold £/ft²:	£137
Plot Area:	0.06 acres	Tenure:	Leasehold
Council Tax :	Band A	Start Date:	27/02/2003
Annual Estimate:	£1,461	End Date:	01/12/3001
Title Number:	GM926423	Lease Term:	999 years from 1 December 2002
UPRN:	10003434727	Term Remaining:	978 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



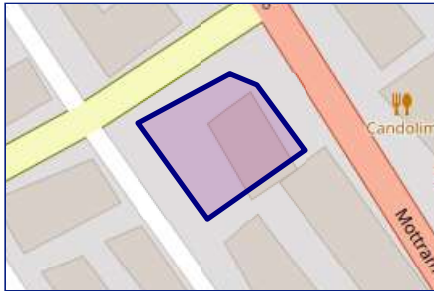
Satellite/Fibre TV Availability:



Property Multiple Title Plans

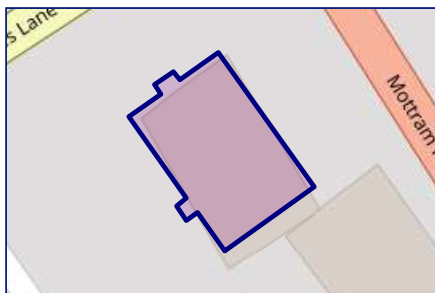
LANDWOOD
GROUP

Freehold Title Plan



GM349634

Leasehold Title Plan



GM926423

Start Date: 27/02/2003
End Date: 01/12/3001
Lease Term: 999 years from 1 December 2002
Term Remaining: 978 years

Property EPC - Certificate

LANDWOOD
GROUP

Flat 1, Trinity House, 77 Acres Lane, SK15 2JR

Energy rating

D

Valid until 22.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double, known data
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	49 m ²

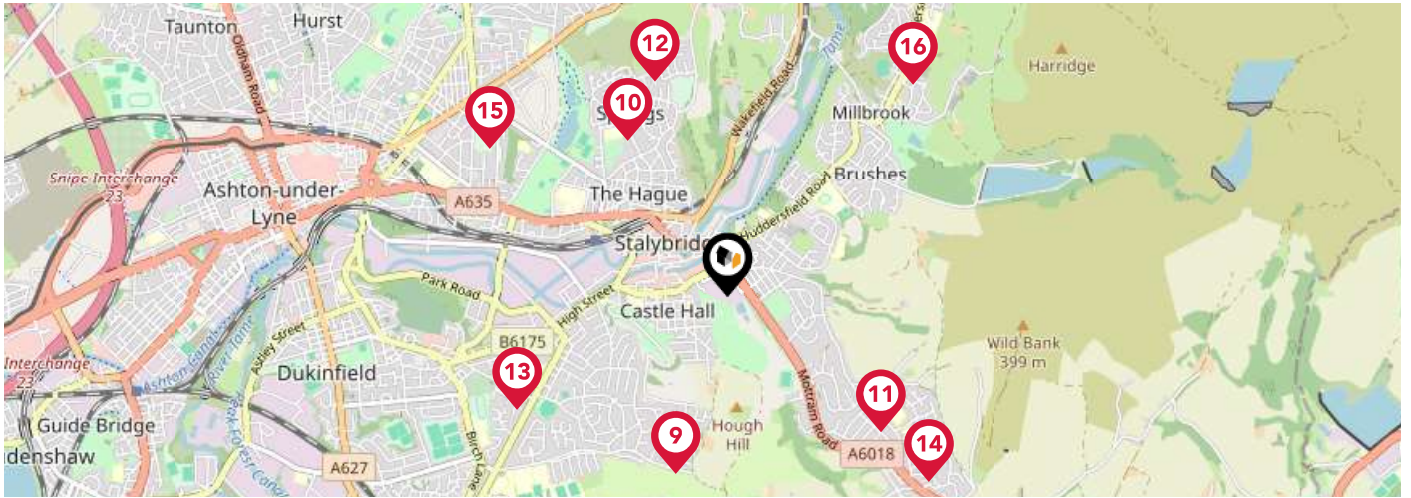
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 St Paul's CofE Primary School, Stalybridge Ofsted Rating: Good Pupils: 276 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Peter's Catholic Primary School Ofsted Rating: Outstanding Pupils: 233 Distance:0.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Wild Bank Primary School Ofsted Rating: Requires Improvement Pupils:0 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Gorse Hall Primary and Nursery School Ofsted Rating: Good Pupils: 429 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Copley Academy Ofsted Rating: Requires Improvement Pupils: 655 Distance:0.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Trinity School Ofsted Rating: Not Rated Pupils: 115 Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Works 4 U Summott (Norman Mackie & Associates Ltd) Ofsted Rating: Not Rated Pupils:0 Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 West Hill School Ofsted Rating: Good Pupils: 843 Distance:0.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p>9 Broadbent Fold Primary School and Nursery Ofsted Rating: Good Pupils: 232 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Silver Springs Primary Academy Ofsted Rating: Good Pupils: 427 Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stalyhill Junior School Ofsted Rating: Good Pupils: 233 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Arlies Primary School Ofsted Rating: Good Pupils: 232 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St John's CofE Primary School, Dukinfield Ofsted Rating: Good Pupils: 333 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Stalyhill Infant School Ofsted Rating: Good Pupils: 179 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ashton Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Raphael's Catholic Primary School Ofsted Rating: Good Pupils: 232 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

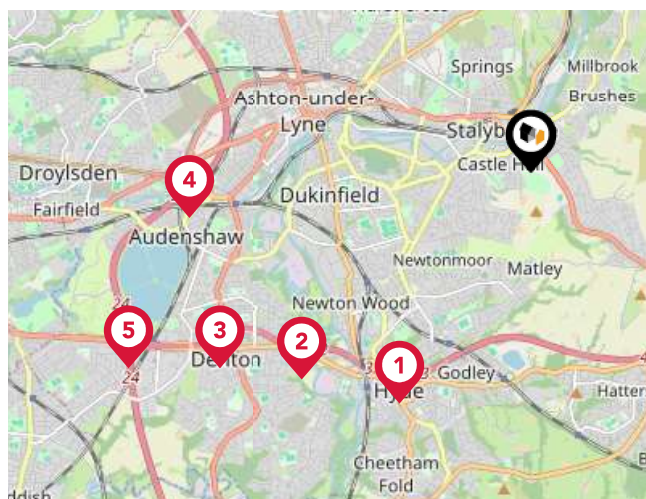
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Stalybridge Rail Station	0.54 miles
2	Stalybridge Rail Station	0.54 miles
3	Stalybridge	0.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M67 J3	2.35 miles
2	M67 J2	2.72 miles
3	M67 J1	3.23 miles
4	M60 J23	3.03 miles
5	M60 J24	3.94 miles

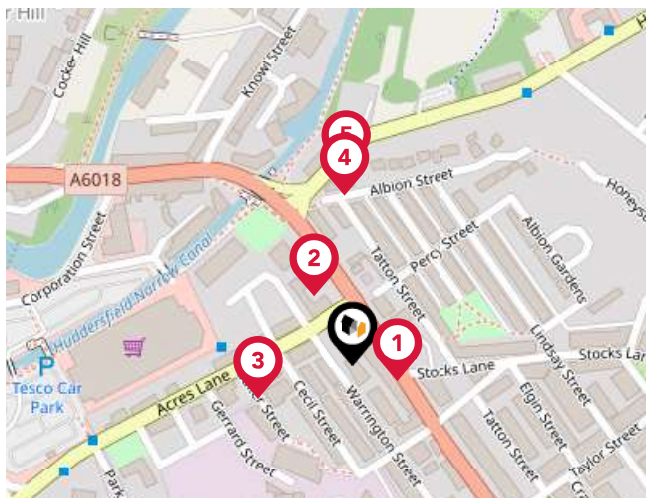


Airports/Helipads

Pin	Name	Distance
1	Terminal Three Access	12.35 miles
2	Terminal Three Access	12.37 miles
3	Terminal One Access	12.39 miles
4	Terminal Two Access	12.34 miles

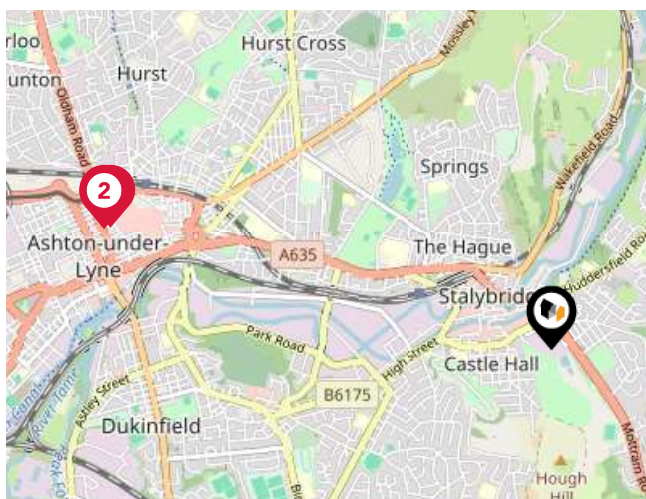
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stocks Lane	0.03 miles
2	Acres Lane	0.04 miles
3	The Organ	0.06 miles
4	Albion Street	0.09 miles
5	Albion Street	0.11 miles



Local Connections

Pin	Name	Distance
1	Ashton-Under-Lyne (Manchester Metrolink)	2.02 miles
2	Ashton-Under-Lyne (Manchester Metrolink)	2.04 miles
3	Ashton-Under-Lyne (Manchester Metrolink)	2.04 miles

Landwood Group

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 and to act as a guide to the best way to market your property for the asking price.

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.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

