



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 29th October 2025



8, BRIGHTSIDE ROAD, MANCHESTER, M8 5XJ

Landwood Group

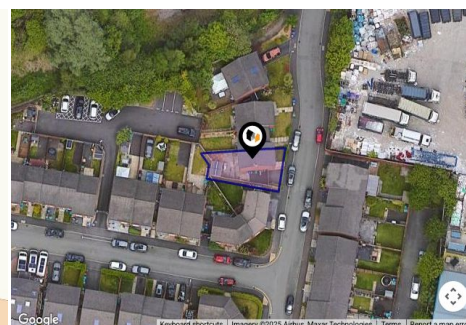
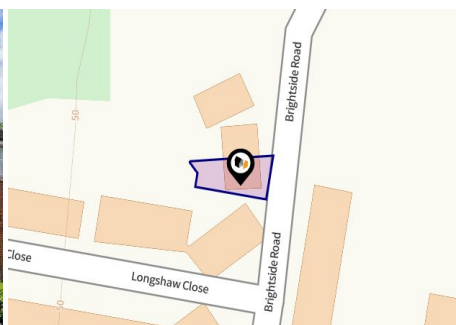
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	19/12/2014
Bedrooms:	3	Last Sold Price:	£134,995
Floor Area:	796 ft ² / 74 m ²	Last Sold £/ft ² :	£169
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	2014	Start Date:	18/12/2014
Council Tax :	Band B	End Date:	01/01/2261
Annual Estimate:	£1,698	Lease Term:	250 years commencing 1 January 2011
Title Number:	MAN243309	Term Remaining:	235 years
UPRN:	10090421168		

Local Area

Local Authority:	Manchester
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	74 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



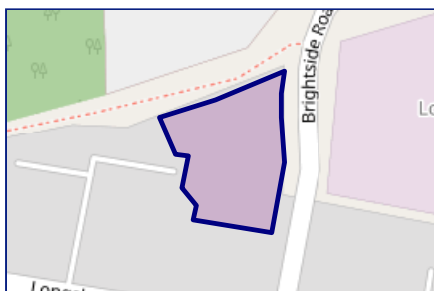
Satellite/Fibre TV Availability:



Property Multiple Title Plans

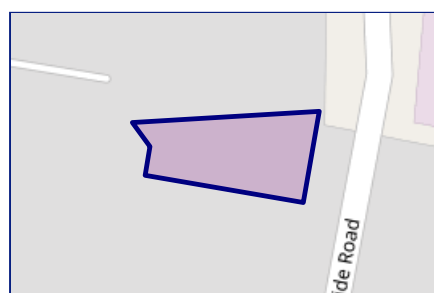
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Freehold Title Plan



MAN274283

Leasehold Title Plan



MAN243309

Start Date: 18/12/2014
End Date: 01/01/2261
Lease Term: 250 years commencing 1 January 2011
Term Remaining: 235 years

8, BRIGHTSIDE ROAD, MANCHESTER, M8 5XJ

8 Brightside Road, Manchester, M8 5XJ



Total Floor Area: 74.0 m² ... 796 ft²

All measurements are approximate and for display purposes only.

Property
EPC - Certificate

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8 Brightside Road, M8 5XJ

Energy rating

C

Valid until 14.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

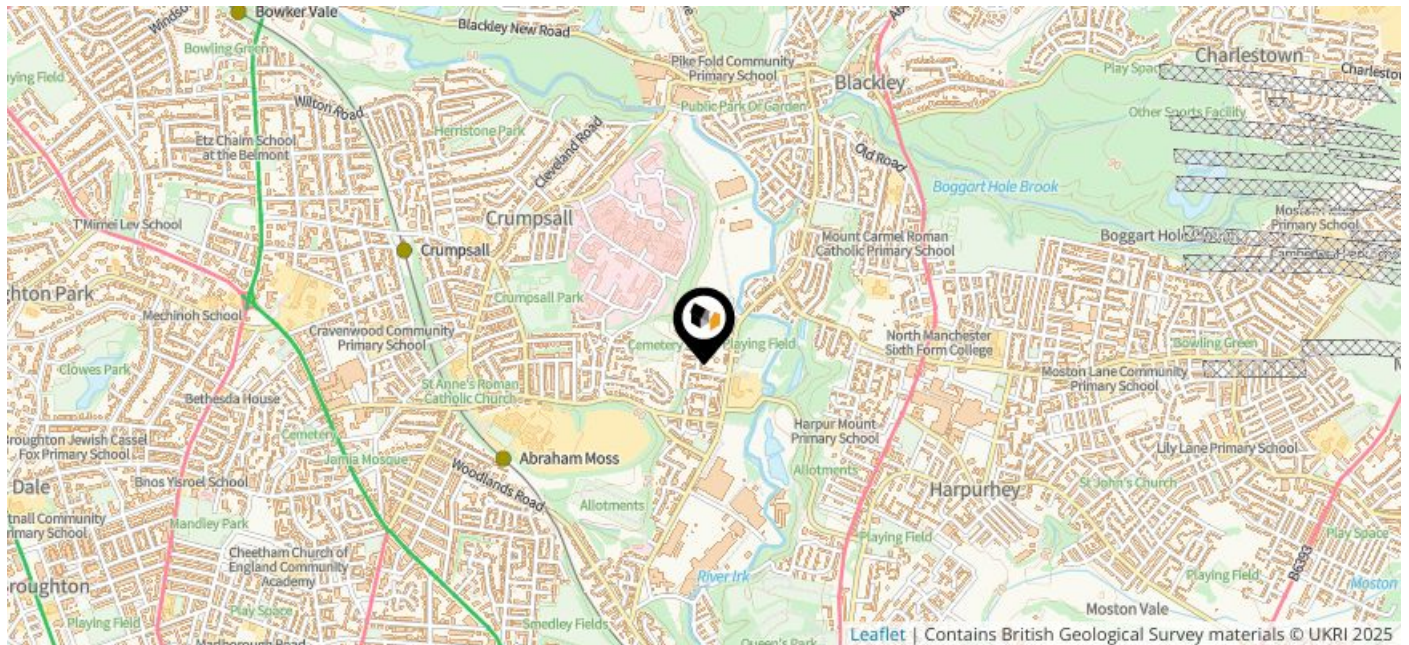
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	74 m ²

Maps

Coal Mining

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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.

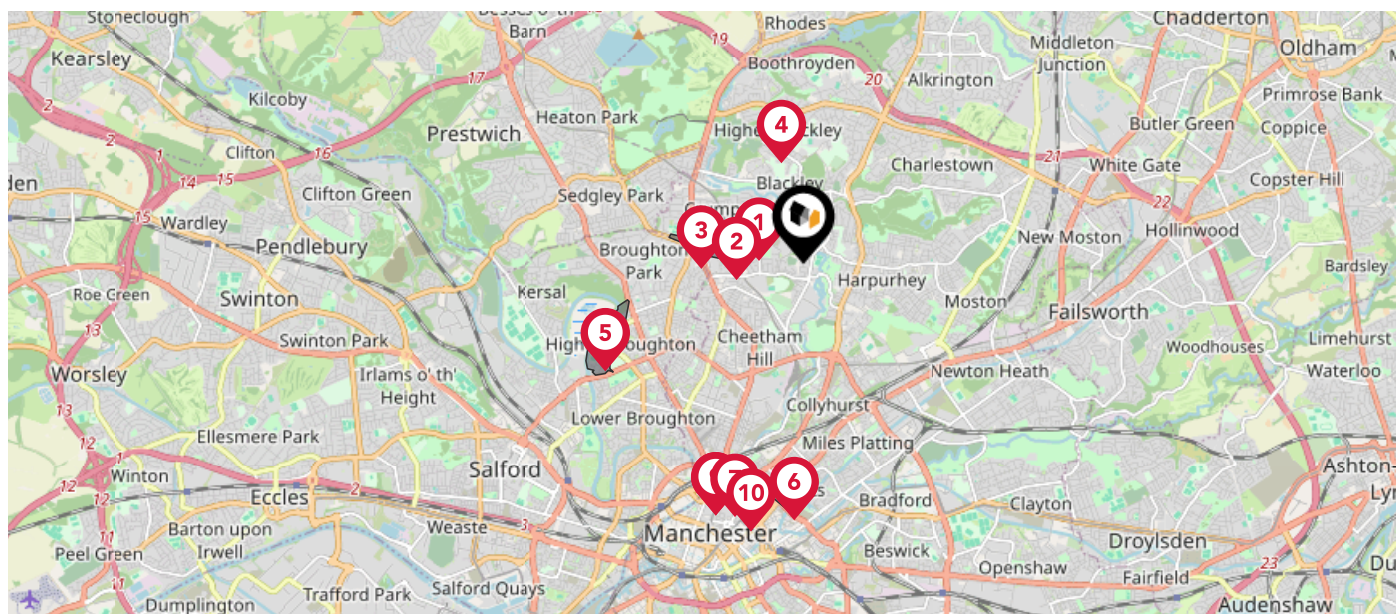
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

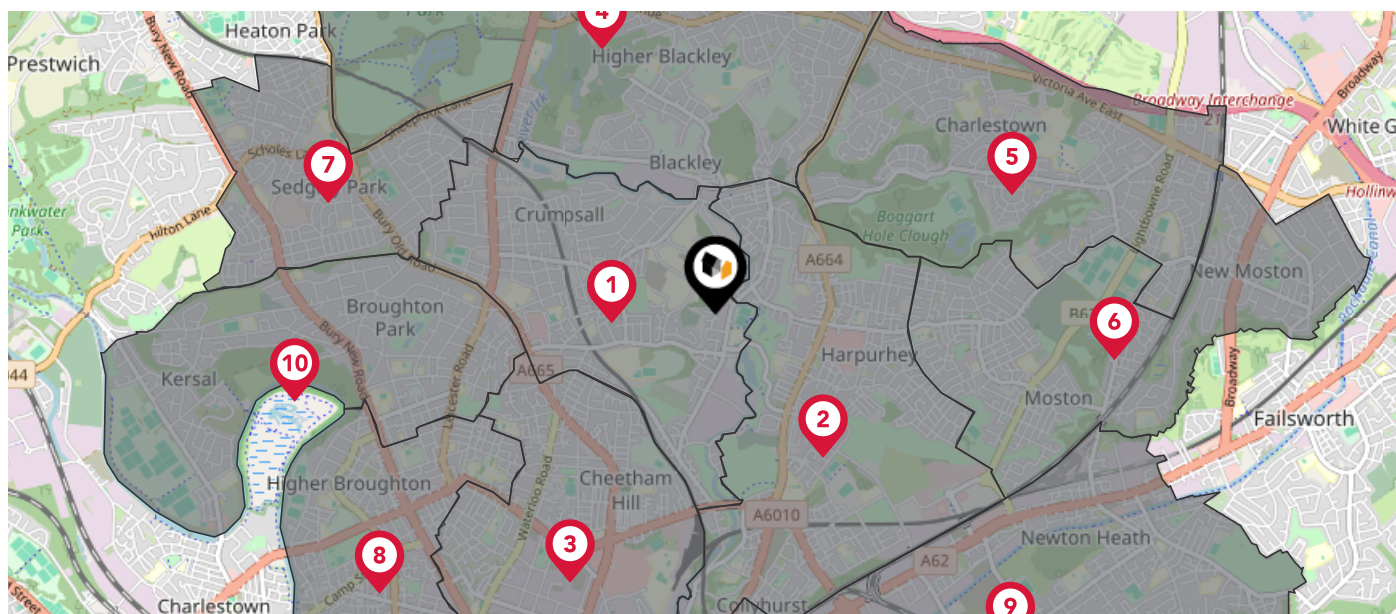
- 1 Crumpsall Green, Crumpsall
- 2 Hermitage Road, Crumpsall
- 3 Crumpsall Lane, Crumpsall
- 4 Crab Lane, Higher Blackley
- 5 Cliff
- 6 Ancoats
- 7 Shudehill
- 8 Cathedral
- 9 Cathedral
- 10 Smithfield

Maps

Council Wards

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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

Crumpsall Ward

2

Harpurhey Ward

3

Cheetham Ward

4

Higher Blackley Ward

5

Charlestown Ward

6

Moston Ward

7

Sedgley Ward

8

Broughton Ward

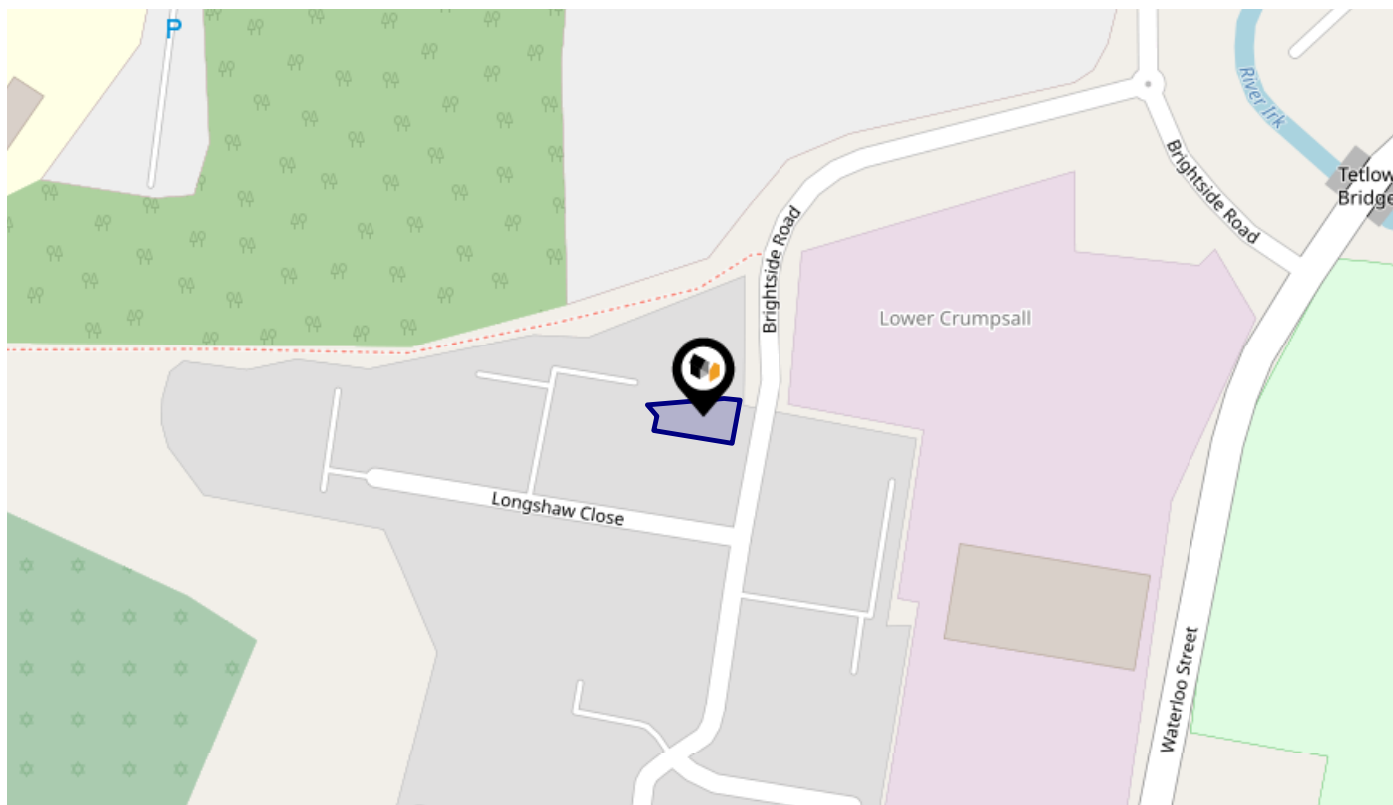
9

Miles Platting & Newton Heath Ward

10

Kersal & Broughton Park 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:

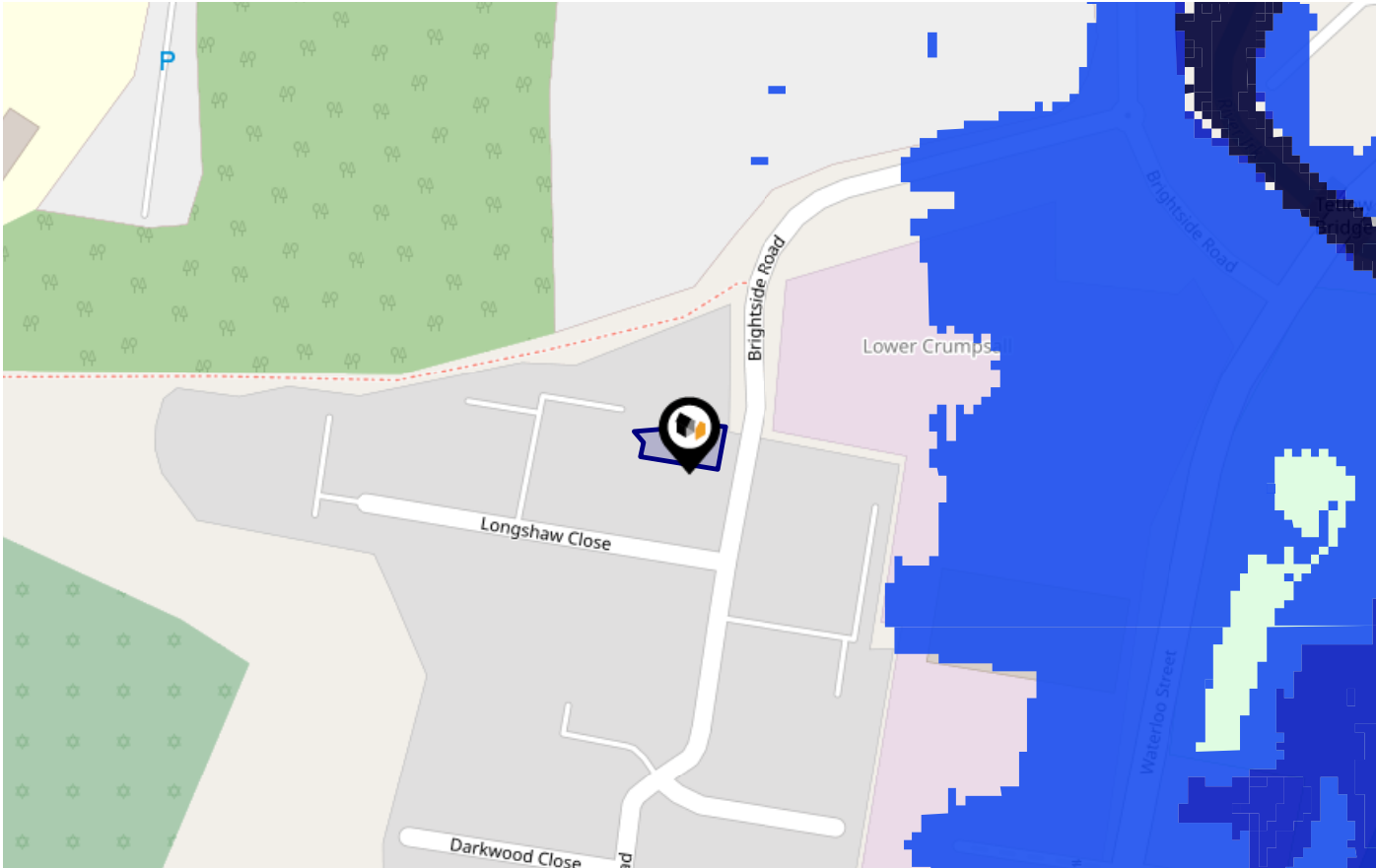
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

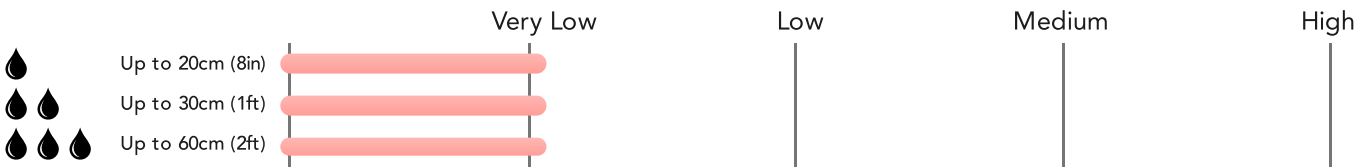


Risk Rating: Very low

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:

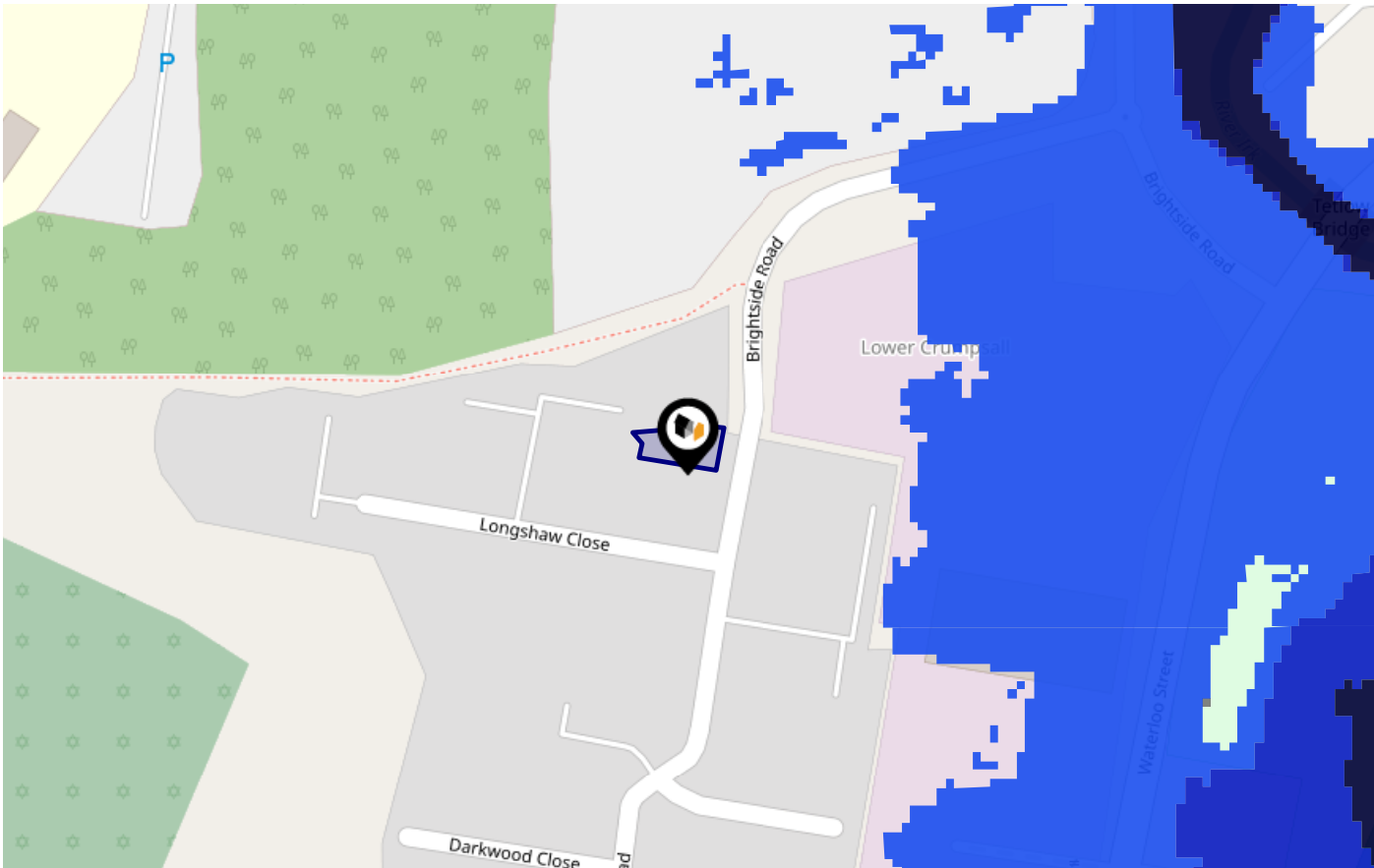


Flood Risk

Rivers & Seas - Climate Change

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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.

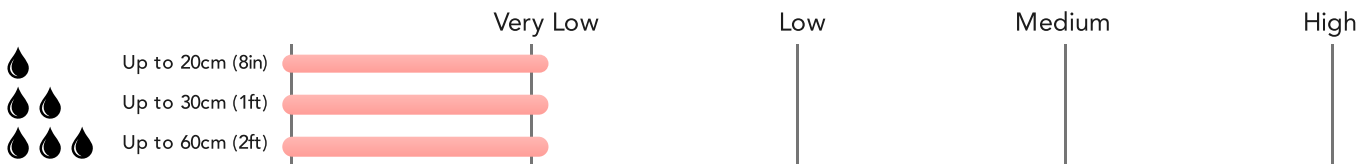


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



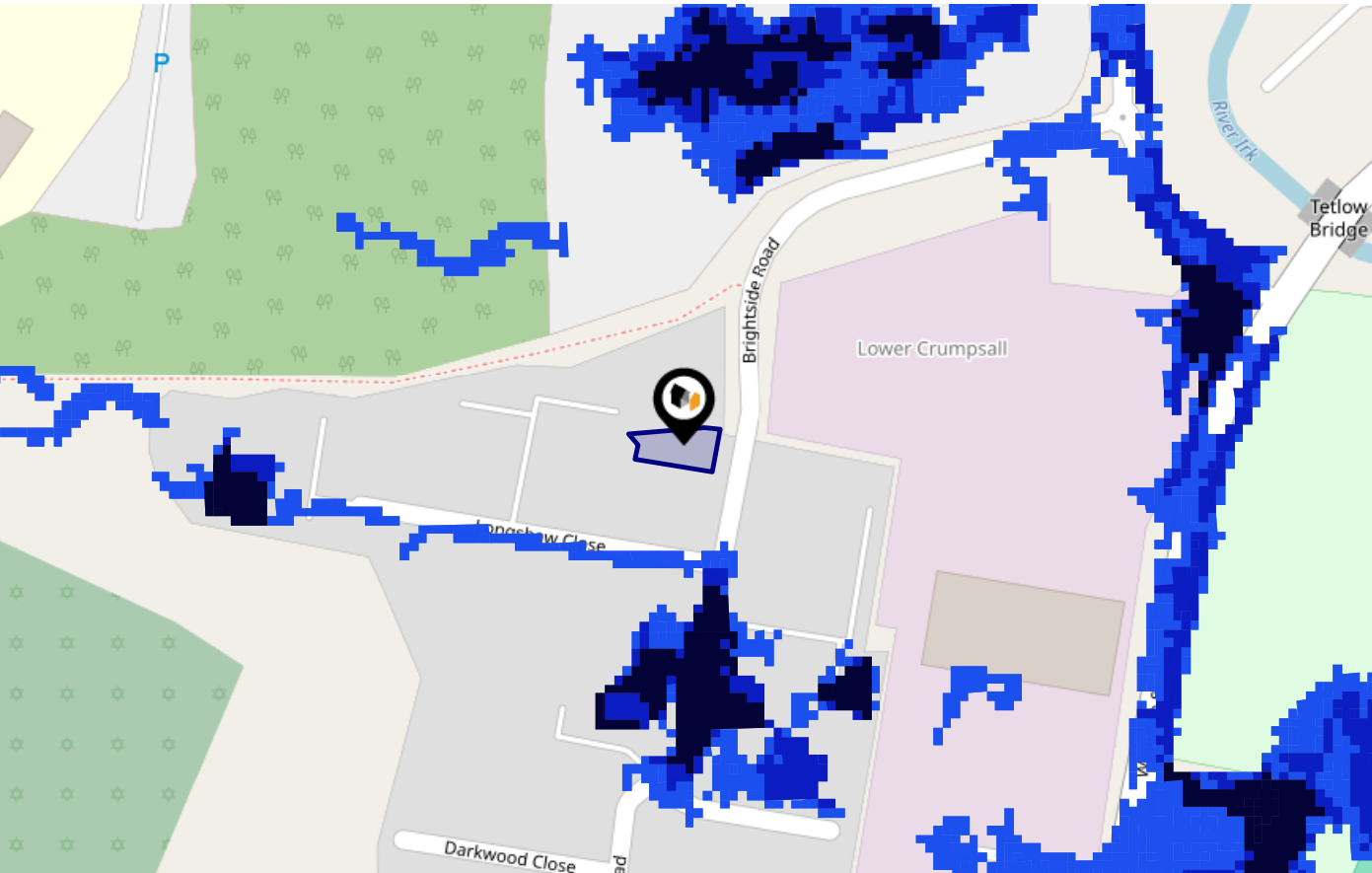
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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

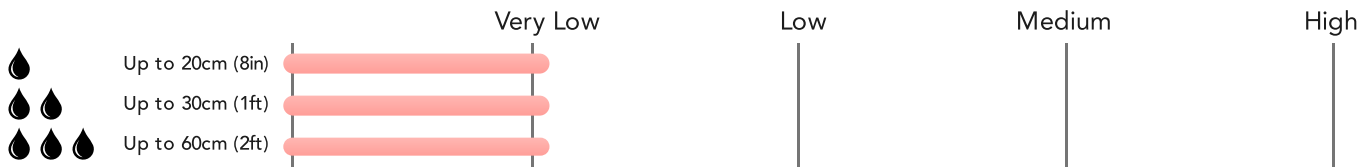


Risk Rating: Very low

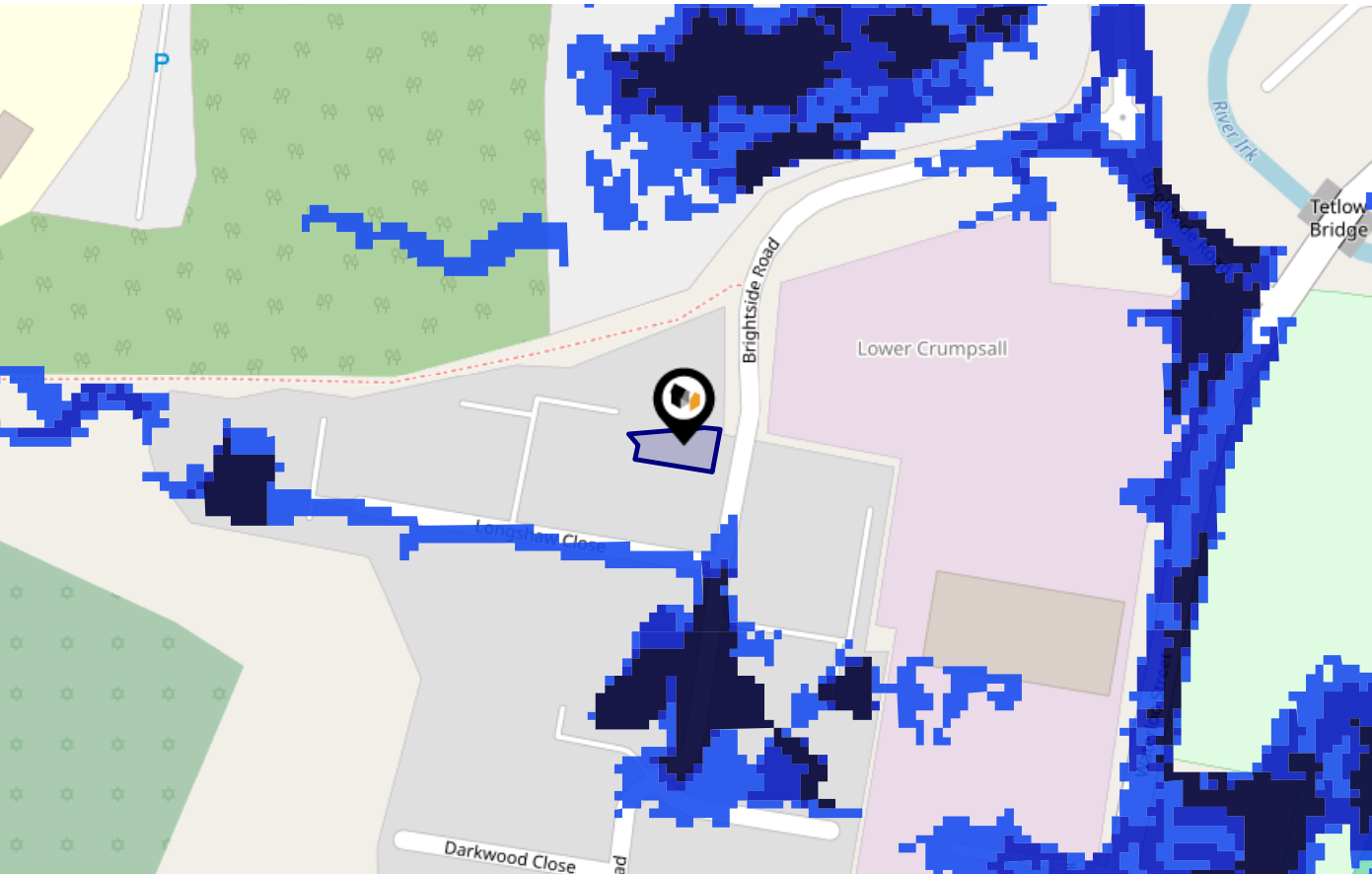
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

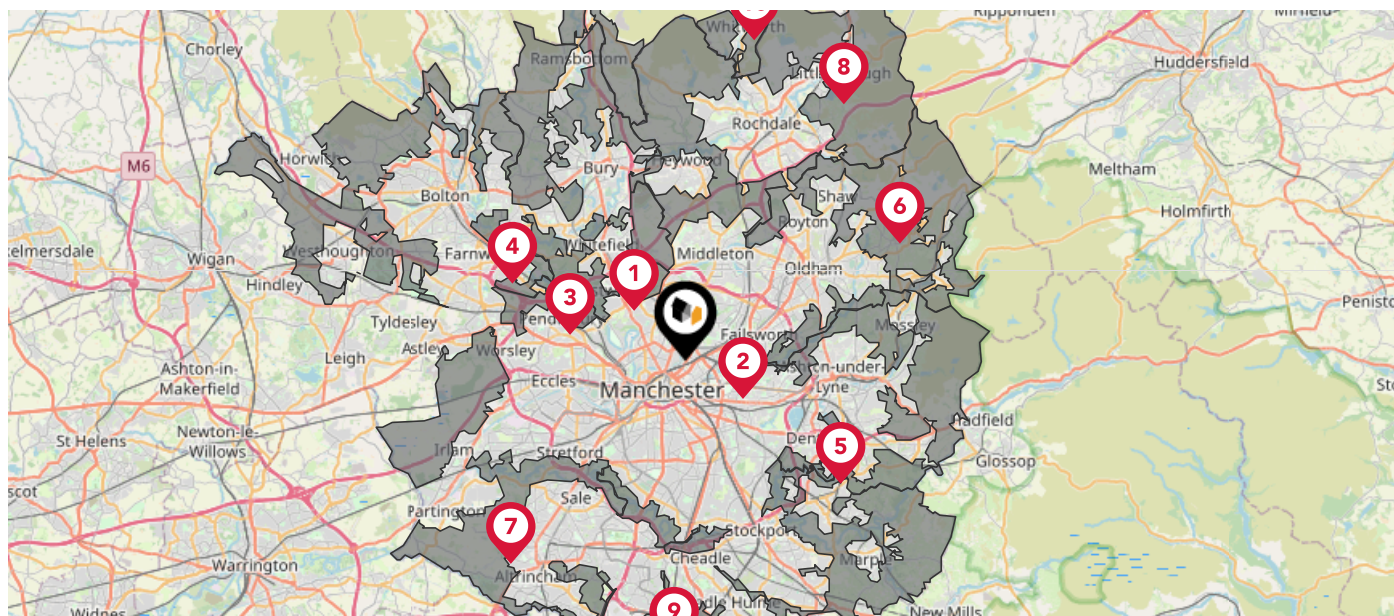
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

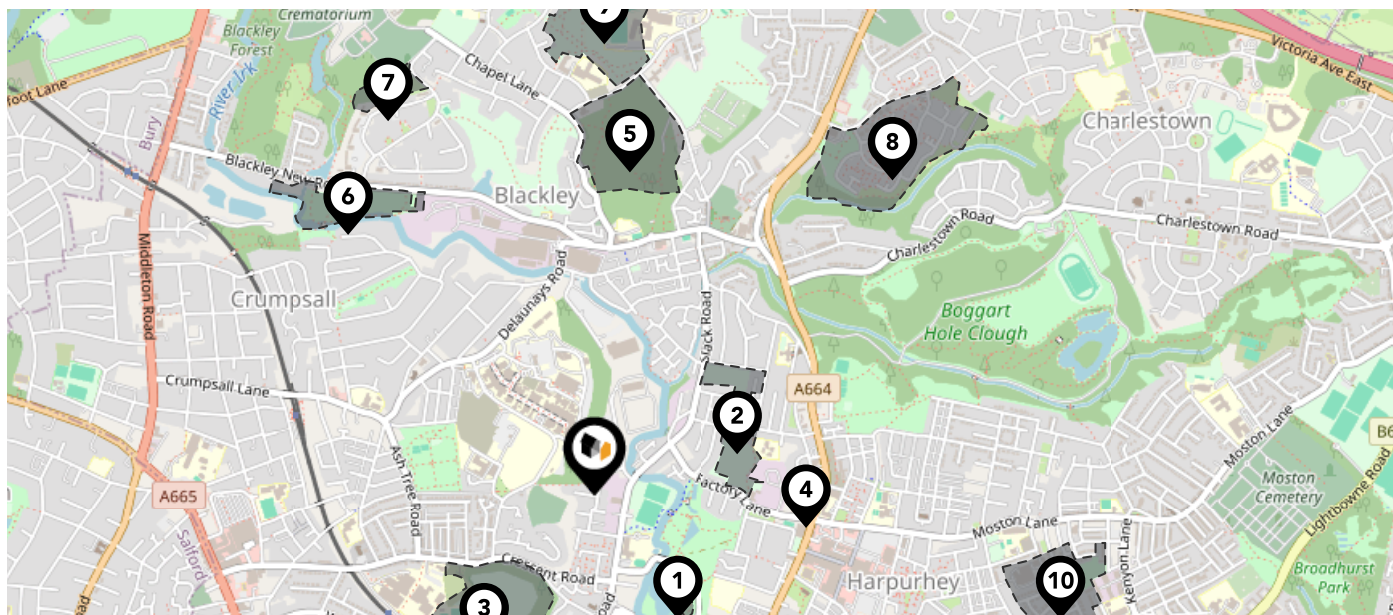
- 1 Merseyside and Greater Manchester Green Belt - Bury
- 2 Merseyside and Greater Manchester Green Belt - Manchester
- 3 Merseyside and Greater Manchester Green Belt - Salford
- 4 Merseyside and Greater Manchester Green Belt - Bolton
- 5 Merseyside and Greater Manchester Green Belt - Tameside
- 6 Merseyside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

Maps

Landfill Sites

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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

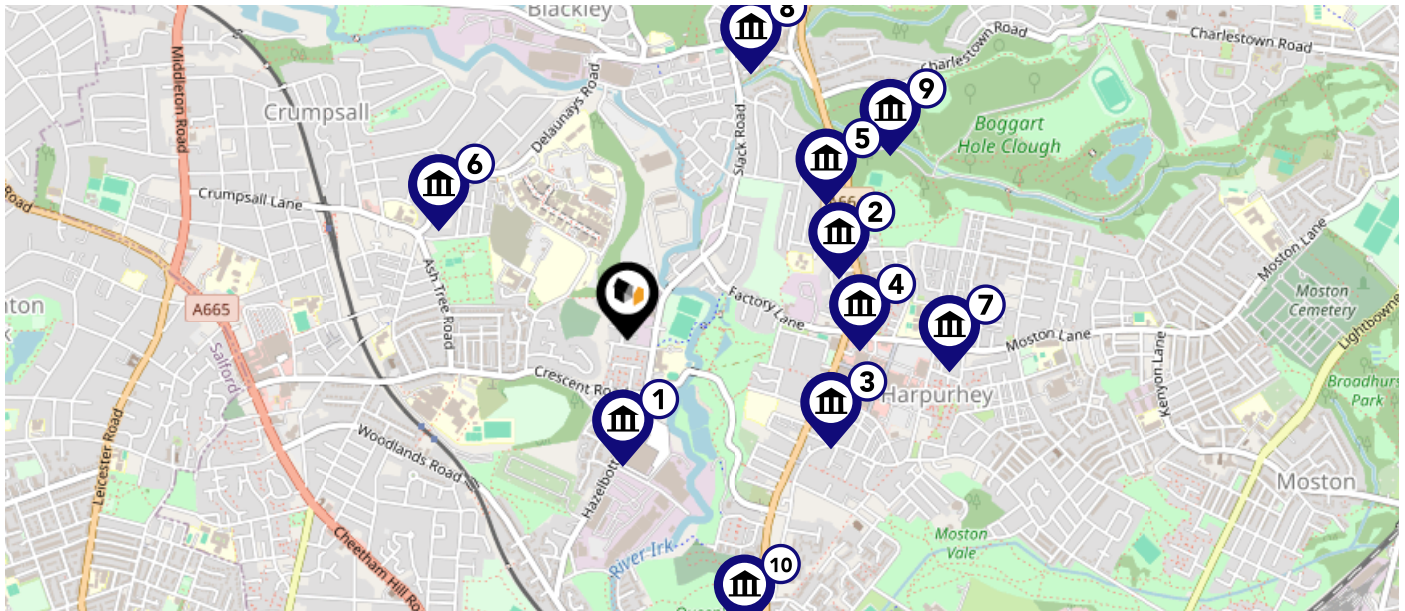
1	Land off Harpurhey Road-Harpurhey, Manchester, Greater Manchester	Historic Landfill	☐
2	Land at Factory Lane-Blackley, Manchester, Greater Manchester	Historic Landfill	☐
3	Abraham Moss Centre-Crescent Road, Crumpsall, Manchester, Greater Manchester	Historic Landfill	☐
4	Land at Bankfield Street-Blackley, Manchester, Greater Manchester	Historic Landfill	☐
5	Land at Pike Fold Lane-Higher Blackley, Manchester, Greater Manchester	Historic Landfill	☐
6	South of Blackley New Road-Blackley New Road, Crumpsall, Manchester, Greater Manchester	Historic Landfill	☐
7	Land at Riverdale Road-Riverdale Road, Crumpsall, Manchester, Greater Manchester	Historic Landfill	☐
8	Land off White Moss Road-White Moss Road, Blackley, Manchester, Greater Manchester	Historic Landfill	☐
9	Land at Tweedle Hill-Plant Hill Road, Higher Blackley, Manchester, Greater Manchester	Historic Landfill	☐
10	Land at Moston College-Lizmar Terrace, Harpurhey, Manchester, Greater Manchester	Historic Landfill	☐

Maps

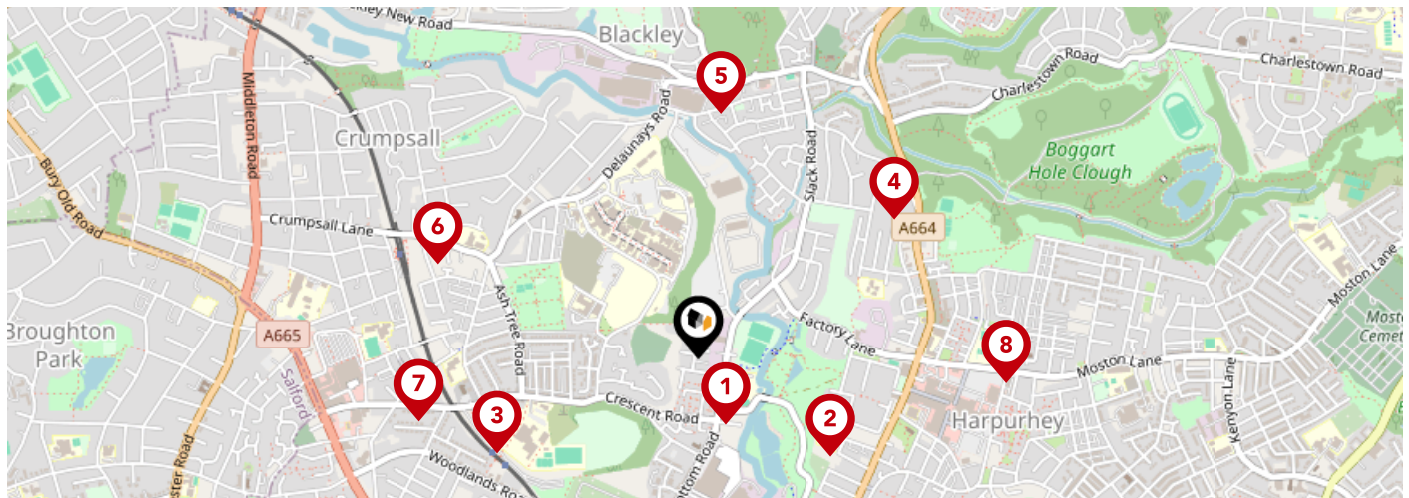
Listed Buildings

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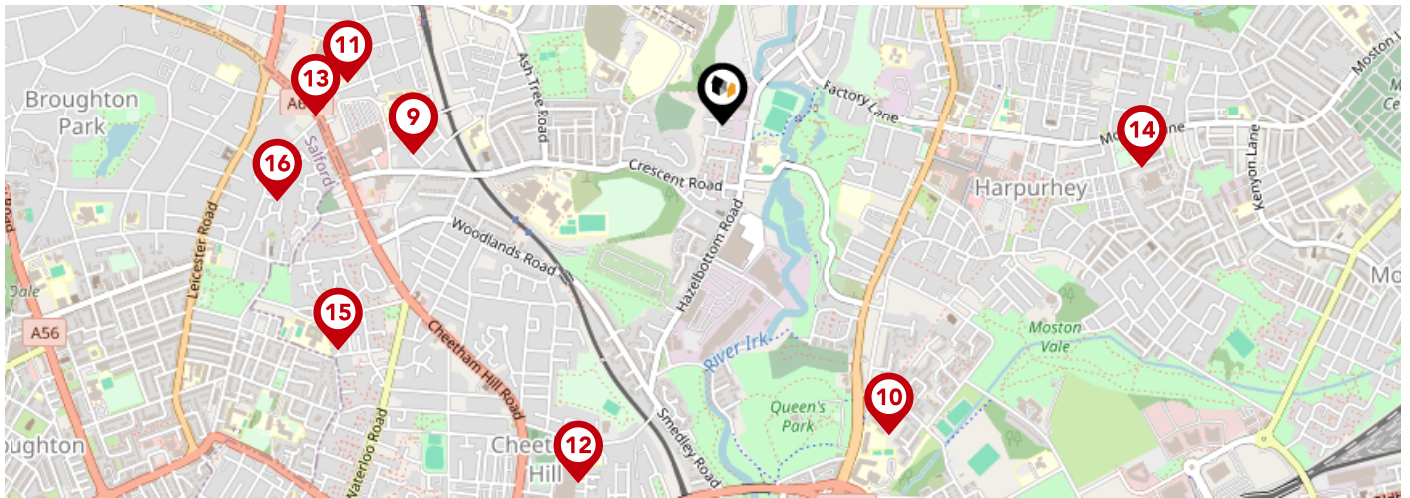
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1393772 - Lower Crumpsall War Memorial Outside St Thomas With St Mark's Church	Grade II	0.3 miles
 1247606 - Gpo Pillar Box To West Of Junction With Blackley Park Road	Grade II	0.5 miles
 1197760 - Christ Church	Grade II	0.5 miles
 1270790 - Harpurhey Baths And Laundry	Grade II	0.5 miles
 1440428 - Roman Catholic Church Of Our Lady Of Mount Carmel And Attached Boundary Walls, Blackley	Grade II	0.5 miles
 1350347 - Church Of St Matthew With St Mary	Grade II	0.5 miles
 1283093 - Church Of The Holy Trinity	Grade II	0.7 miles
 1246275 - Church Of St Peter	Grade II	0.7 miles
 1208059 - Blackley War Memorial	Grade II	0.7 miles
 1247605 - 691-695, Rochdale Road	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Irk Valley Community School Ofsted Rating: Good Pupils: 476 Distance:0.16	☐	☒	☐	☐	☐
2	Oasis Academy Harpur Mount Ofsted Rating: Good Pupils: 444 Distance:0.36	☐	☒	☐	☐	☐
3	Abraham Moss Community School Ofsted Rating: Good Pupils: 1807 Distance:0.49	☐	☒	☒	☐	☐
4	Mount Carmel RC Primary School, a Voluntary Academy Ofsted Rating: Outstanding Pupils: 454 Distance:0.53	☐	☒	☐	☐	☐
5	Pike Fold Primary School Ofsted Rating: Good Pupils: 452 Distance:0.54	☐	☒	☐	☐	☐
6	Crumpsall Lane Primary School Ofsted Rating: Good Pupils: 418 Distance:0.61	☐	☒	☐	☐	☐
7	St Anne's RC Primary School Crumpsall Manchester Ofsted Rating: Good Pupils: 416 Distance:0.63	☐	☒	☐	☐	☐
8	Holy Trinity CofE Primary School Ofsted Rating: Good Pupils: 469 Distance:0.68	☐	☒	☐	☐	☐

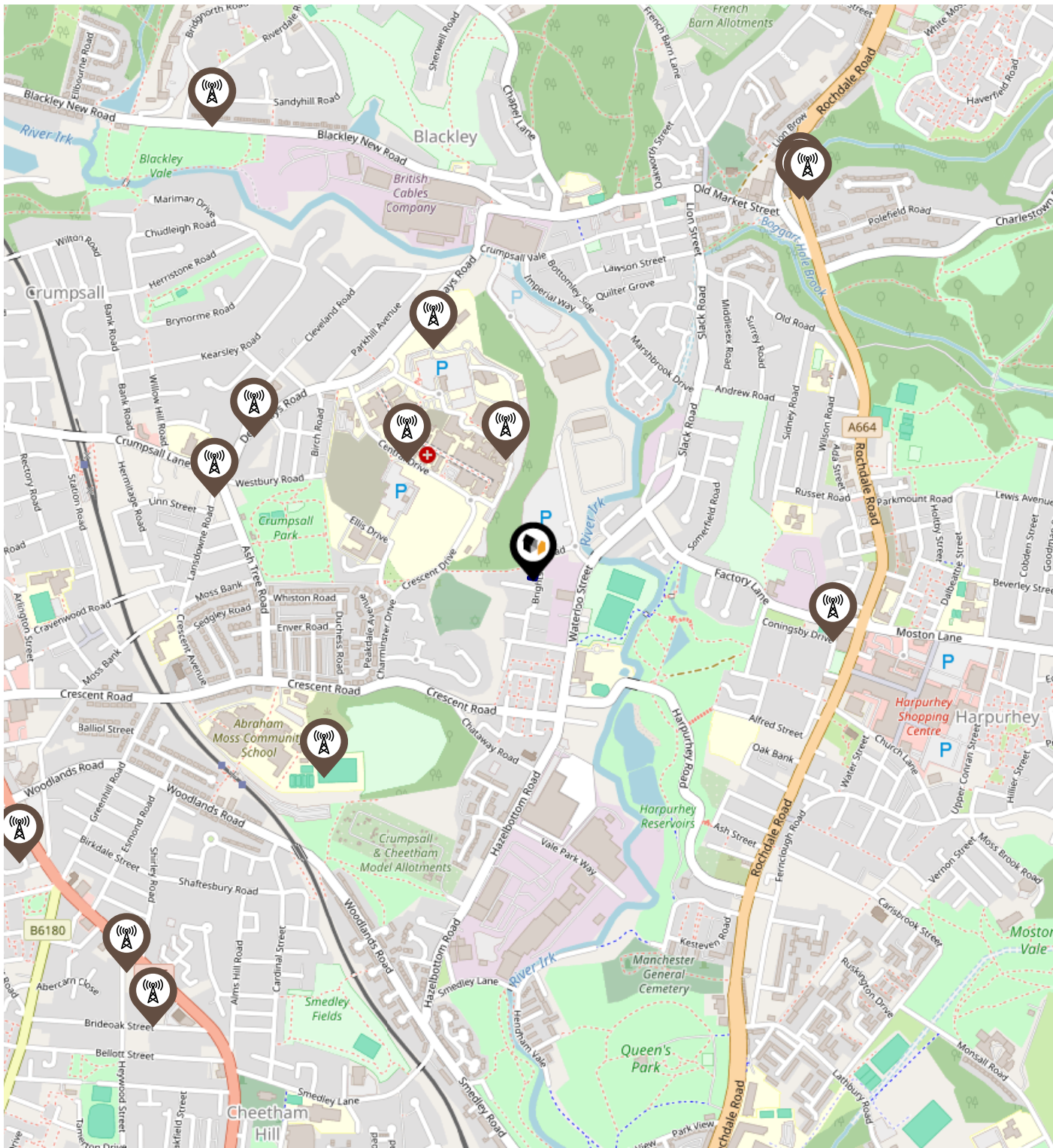


		Nursery	Primary	Secondary	College	Private
9	Cravenwood Primary Academy Ofsted Rating: Good Pupils: 418 Distance:0.68	☐	☒	☐	☐	☐
10	Manchester Communication Primary Academy Ofsted Rating: Good Pupils: 461 Distance:0.77	☐	☒	☐	☐	☐
11	The King David High School Ofsted Rating: Requires improvement Pupils: 773 Distance:0.83	☐	☐	☒	☐	☐
12	Oasis Academy Temple Ofsted Rating: Good Pupils: 694 Distance:0.85	☐	☒	☐	☐	☐
13	King David Primary School Ofsted Rating: Outstanding Pupils: 427 Distance:0.9	☐	☒	☐	☐	☐
14	Moston Lane Community Primary School Ofsted Rating: Good Pupils: 464 Distance:0.93	☐	☒	☐	☐	☐
15	Cheetham CofE Community Academy Ofsted Rating: Good Pupils: 652 Distance:0.98	☐	☒	☐	☐	☐
16	Toras Emes Ofsted Rating: Requires improvement Pupils: 265 Distance:0.99	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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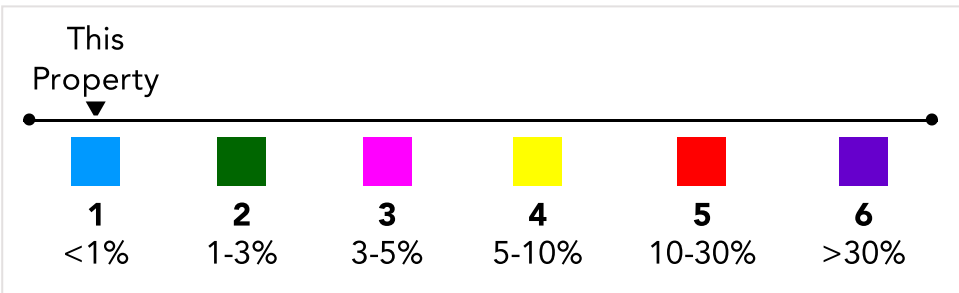
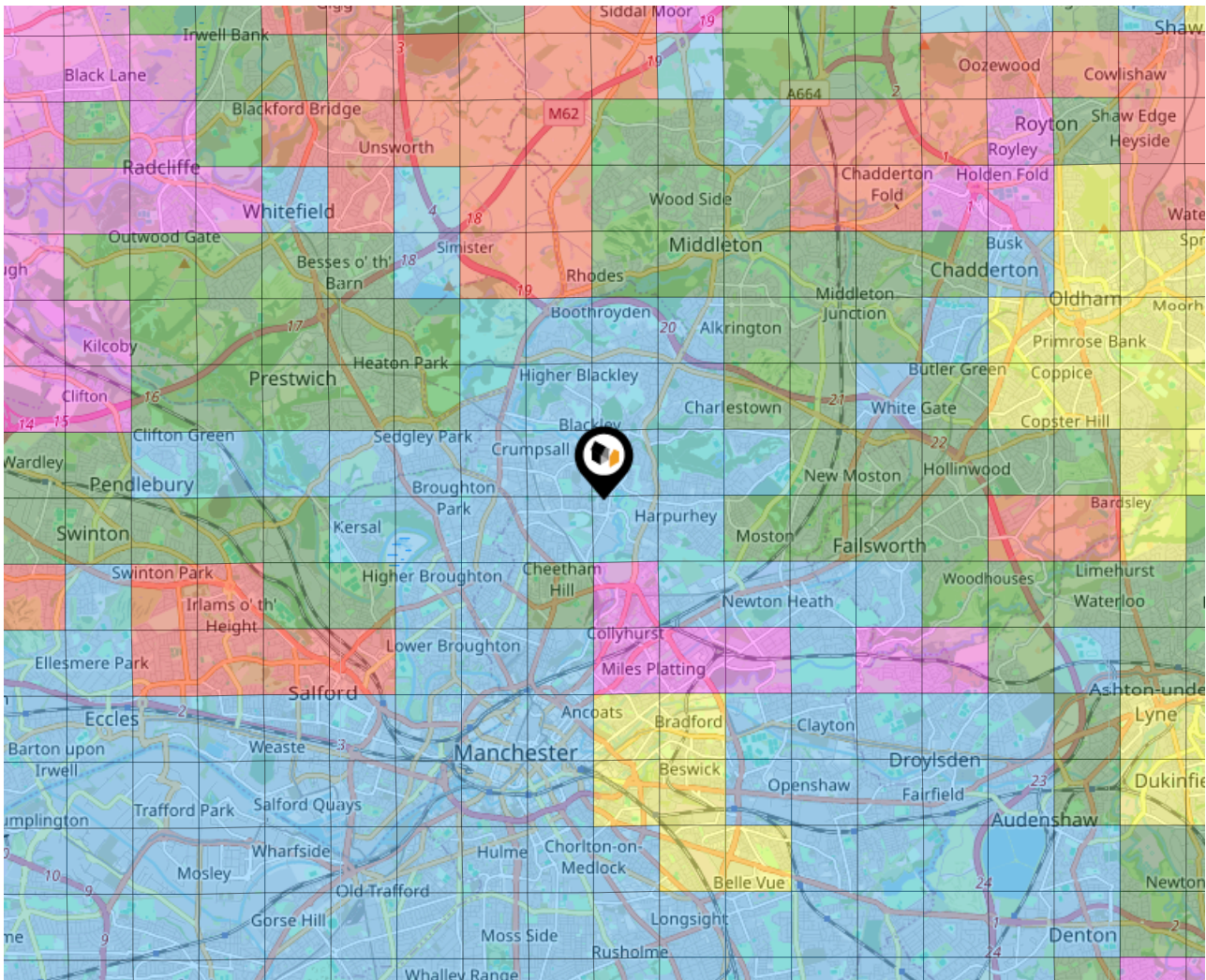


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

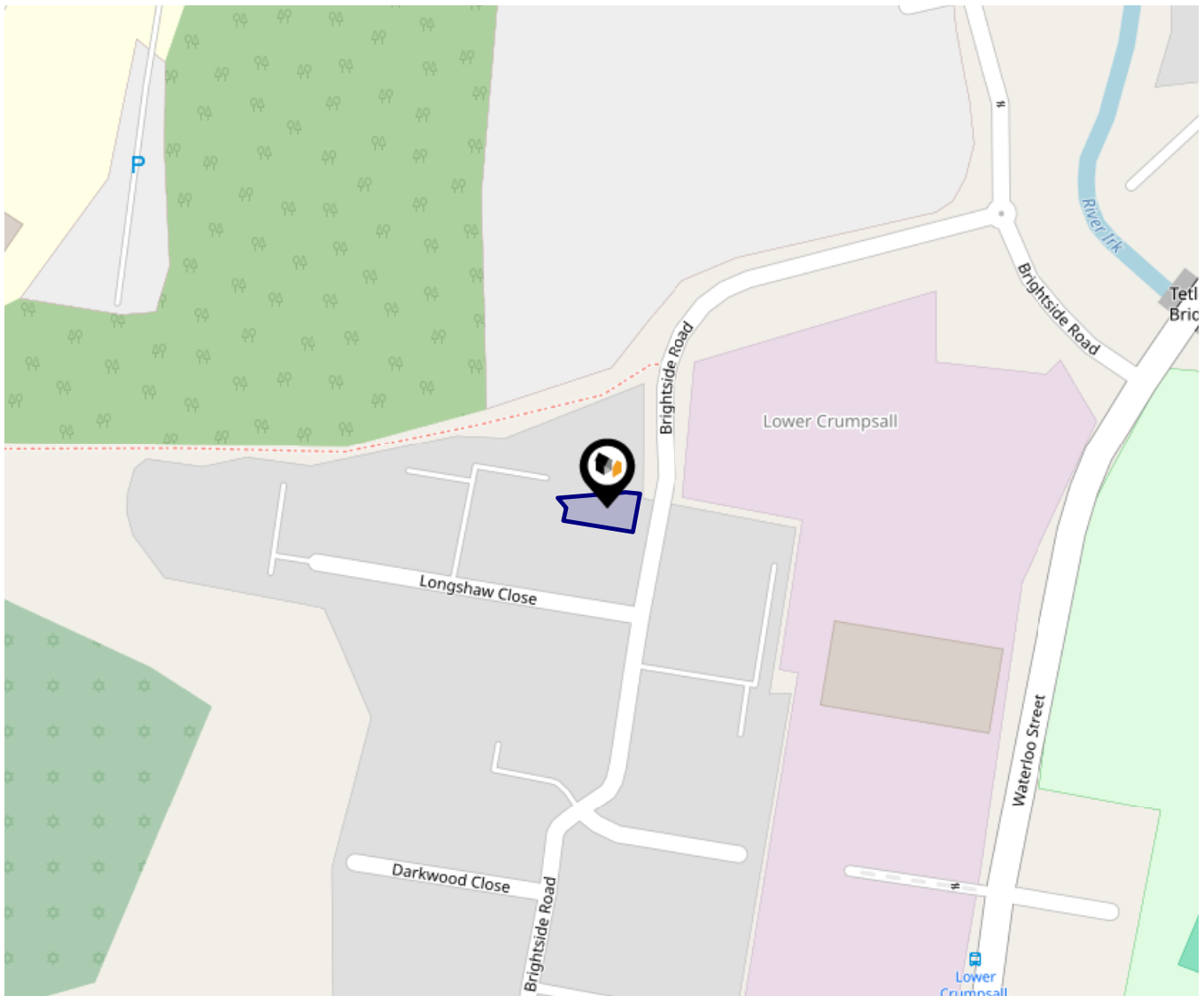
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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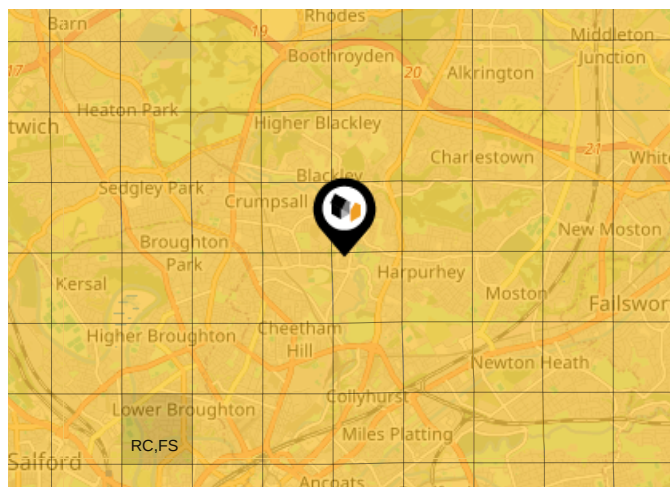
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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		



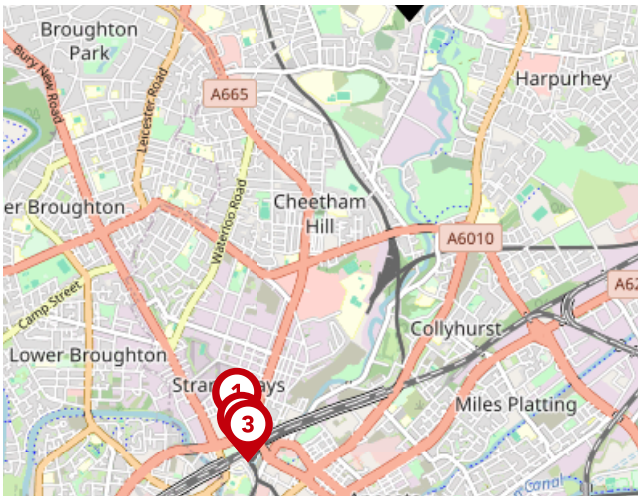
Primary Classifications (Most Common Clay Types)

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

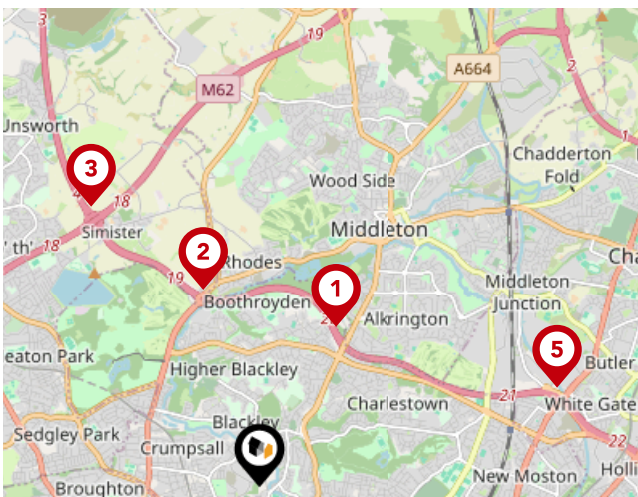
Transport (National)

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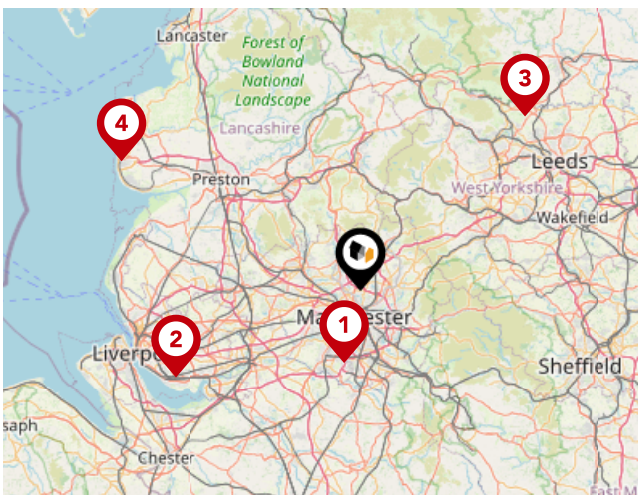
National Rail Stations

Pin	Name	Distance
1	Manchester Victoria Rail Station	1.95 miles
2	Manchester Victoria Rail Station	2.04 miles
3	Manchester Victoria Rail Station	2.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J20	1.56 miles
2	M60 J19	1.81 miles
3	M60 J18	2.88 miles
4	M62 J19	4.29 miles
5	M60 J21	2.76 miles



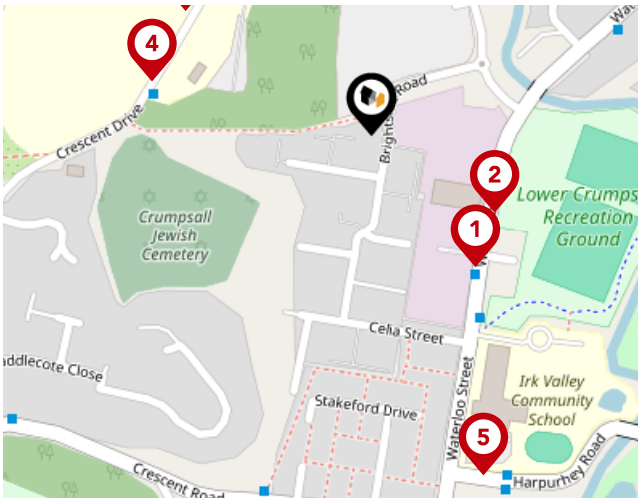
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	10.42 miles
2	Speke	28.72 miles
3	Leeds Bradford Airport	33.68 miles
4	Highfield	38.11 miles

Area

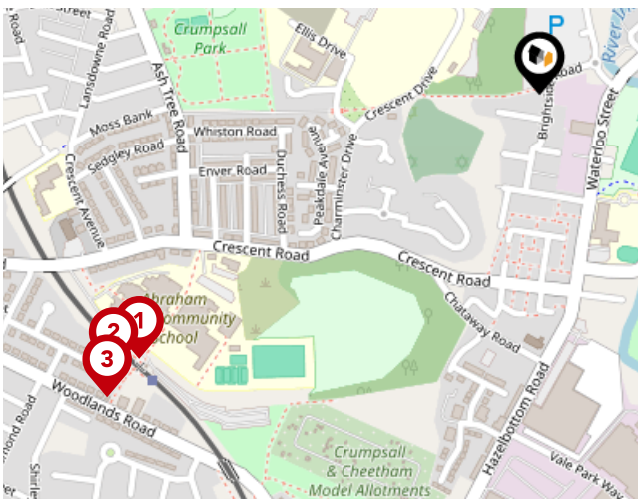
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Etherstone Street	0.09 miles
2	Etherstone Street	0.08 miles
3	North Manchester General Hospital	0.12 miles
4	North Manchester General Hospital	0.12 miles
5	Waterloo Street	0.2 miles



Local Connections

Pin	Name	Distance
1	Abraham Moss (Manchester Metrolink)	0.53 miles
2	Abraham Moss (Manchester Metrolink)	0.56 miles
3	Abraham Moss (Manchester Metrolink)	0.58 miles

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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