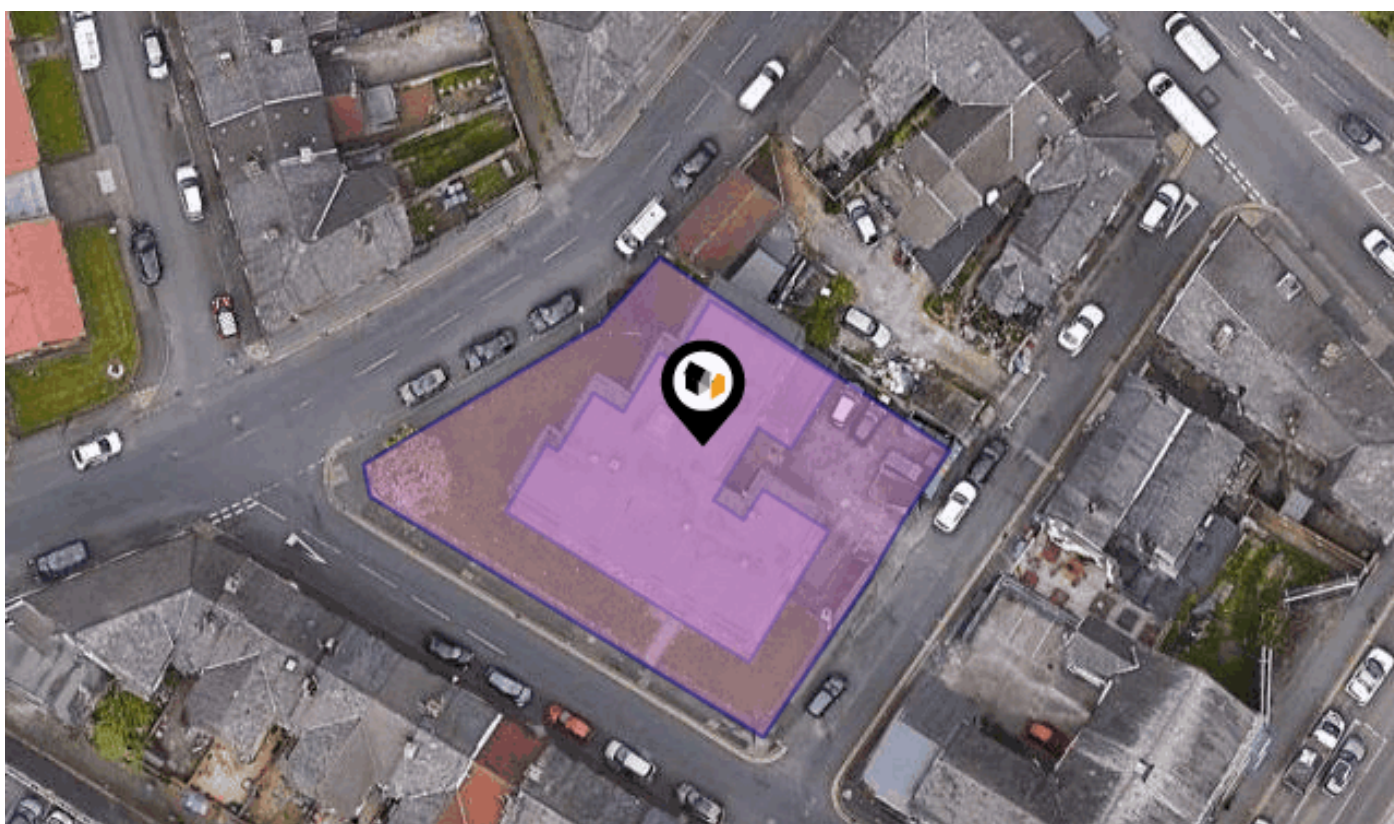




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 14th August 2025



**FLAT 2, ASHLEY COURT, HALL STREET, PENDLEBURY,
SWINTON, MANCHESTER, M27 6FL**

Landwood Group

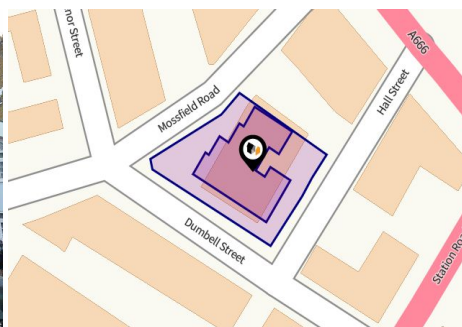
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	21/02/2017
Bedrooms:	1	Last Sold Price:	£59,950
Floor Area:	333 ft ² / 31 m ²	Last Sold £/ft²:	£179
Plot Area:	0.33 acres	Tenure:	Leasehold
Year Built :	1967-1975	Start Date:	07/07/2014
Council Tax :	Band A	End Date:	01/01/2139
Annual Estimate:	£1,635	Lease Term:	125 years from 1 January 2014
Title Number:	MAN230058	Term Remaining:	113 years
UPRN:	100012470736		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



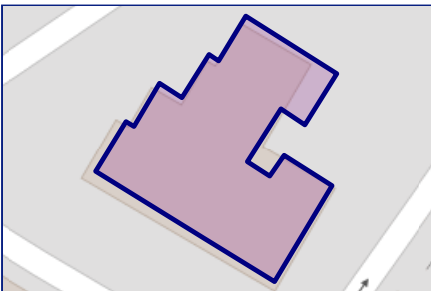
Property

Multiple Title Plans

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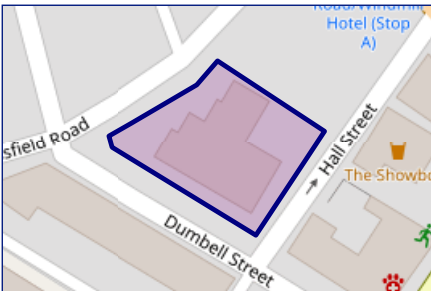
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



MAN230058

Start Date: 23/12/1874
End Date: 24/12/2873
Lease Term: 999 years from 24 December 1874
Term Remaining: 848 years



LA218267

Start Date: 07/07/2014
End Date: 01/01/2139
Lease Term: 125 years from 1 January 2014
Term Remaining: 113 years

Property
EPC - Certificate

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FLAT 2, ASHLEY COURT, HALL STREET, M27 6FL

Energy rating

D

Valid until 05.05.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

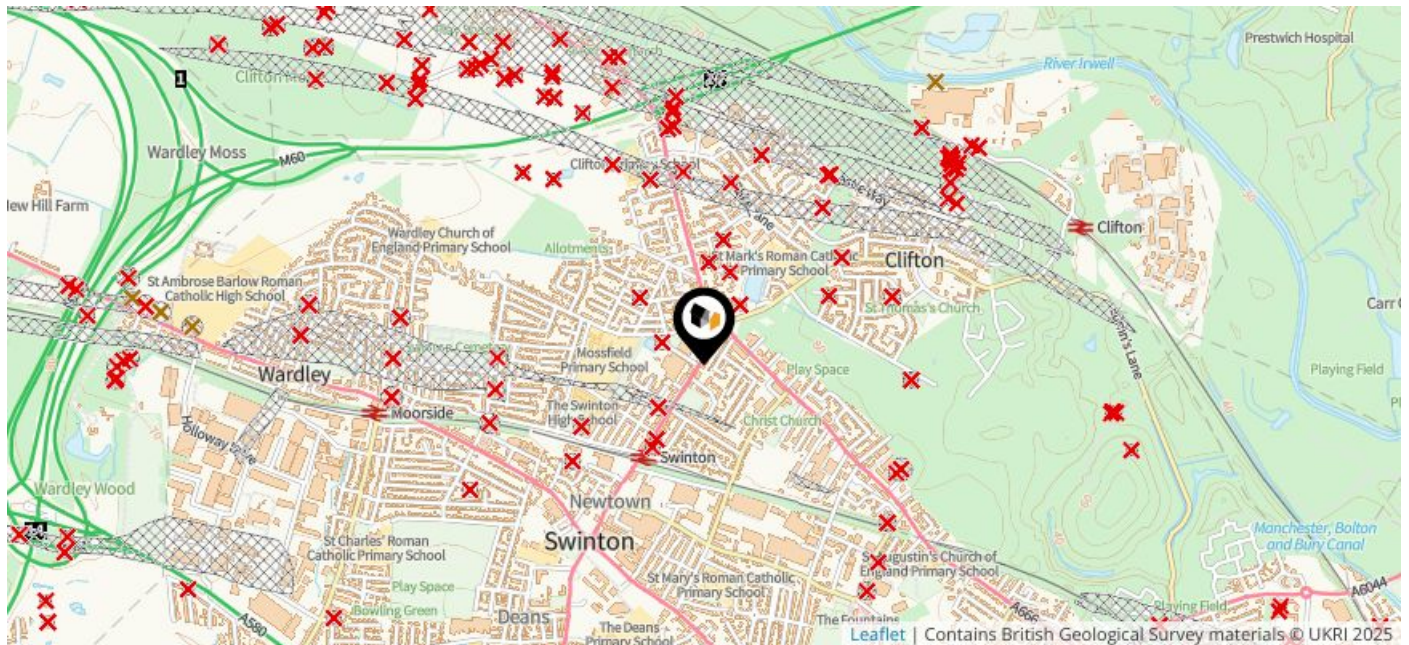
EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	31 m ²

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.

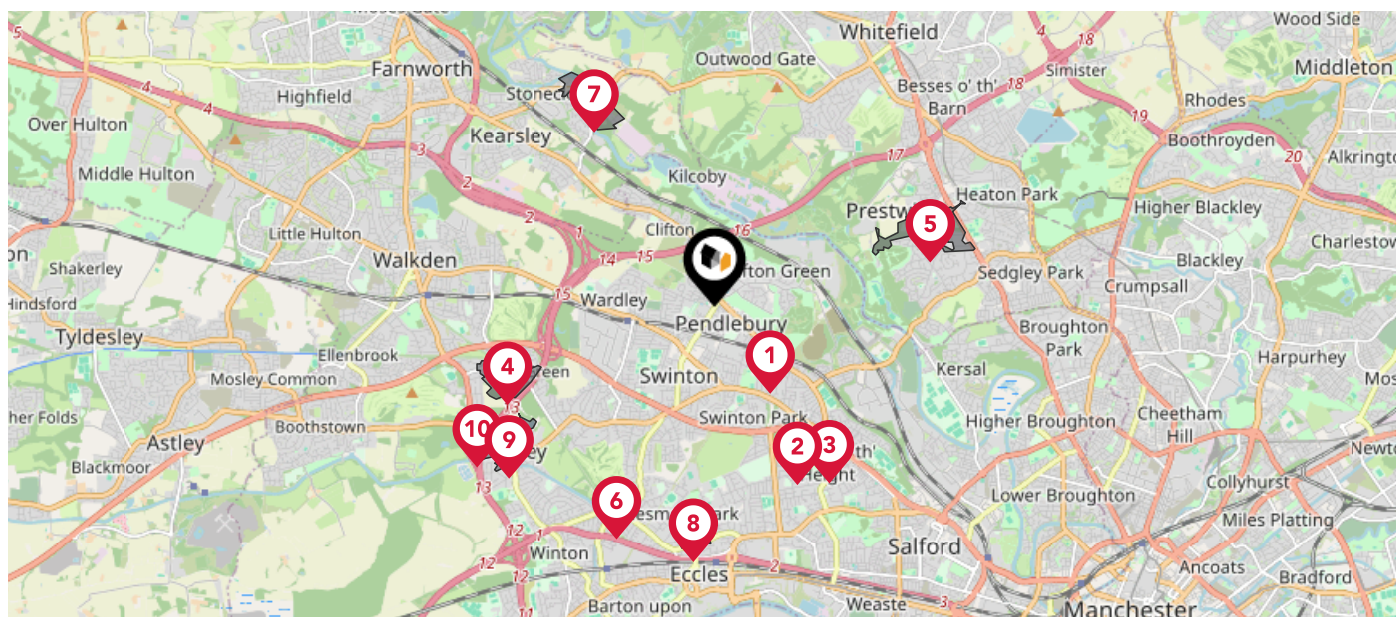
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

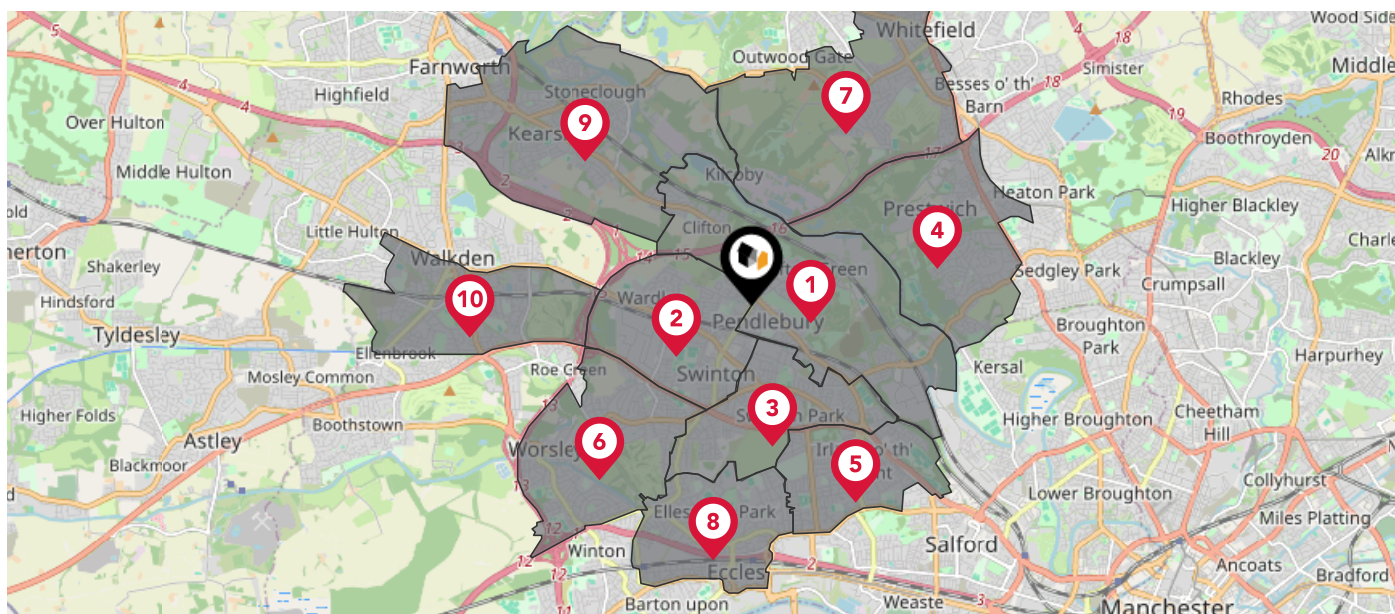
- 1 St Augustine's
- 2 Radcliffe Park Road
- 3 Irlams o' th' Height
- 4 Roe Green and Beesley Green
- 5 St Mary's
- 6 Monton Green
- 7 Ringley Fold
- 8 Ellesmere Park
- 9 Worsley Village
- 10 St Mark's

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



Pendlebury & Clifton Ward



Swinton & Wardley Ward



Swinton Park Ward



St Mary's Ward



Claremont Ward



Worsley & Westwood Park Ward



Pilkington Park Ward



Eccles Ward

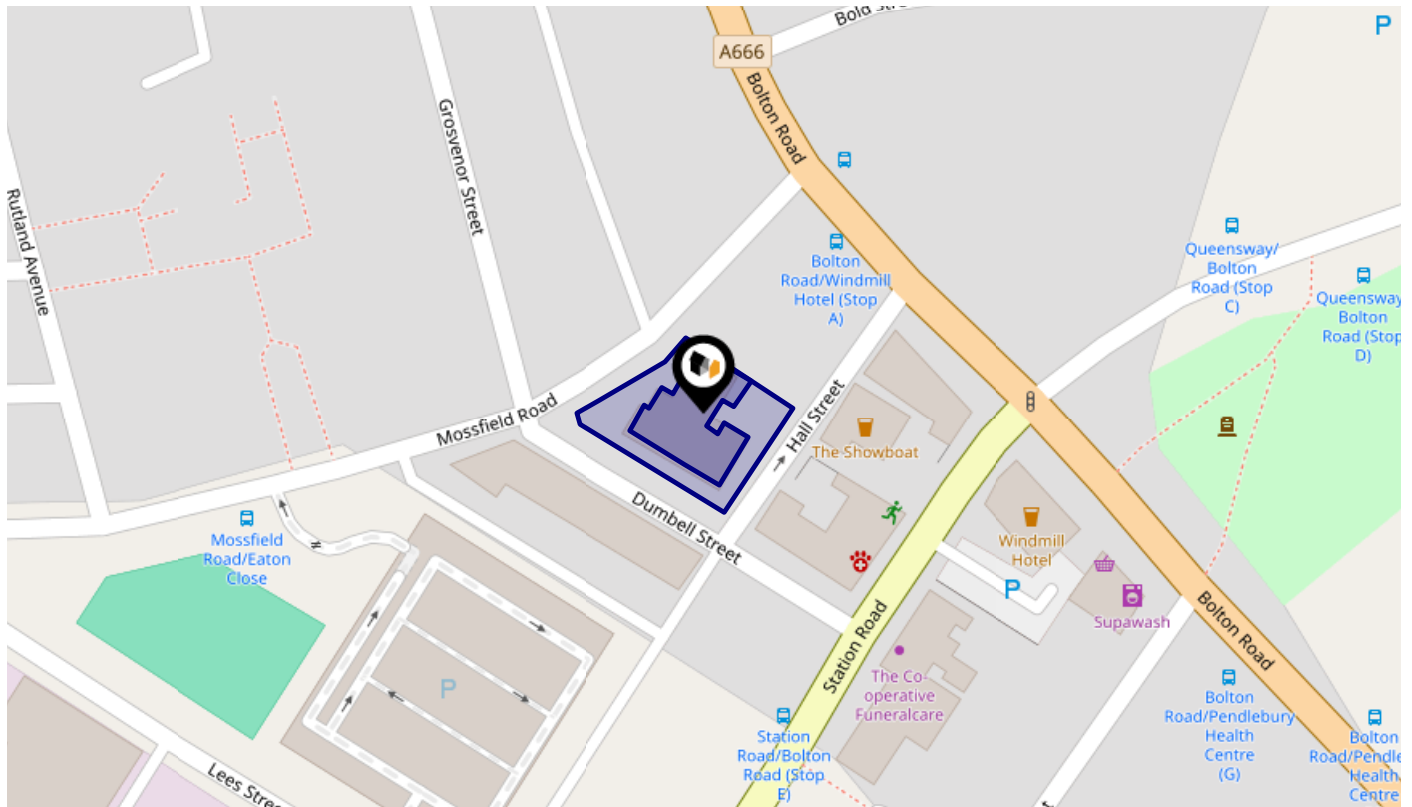


Kearsley Ward



Walkden South 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:

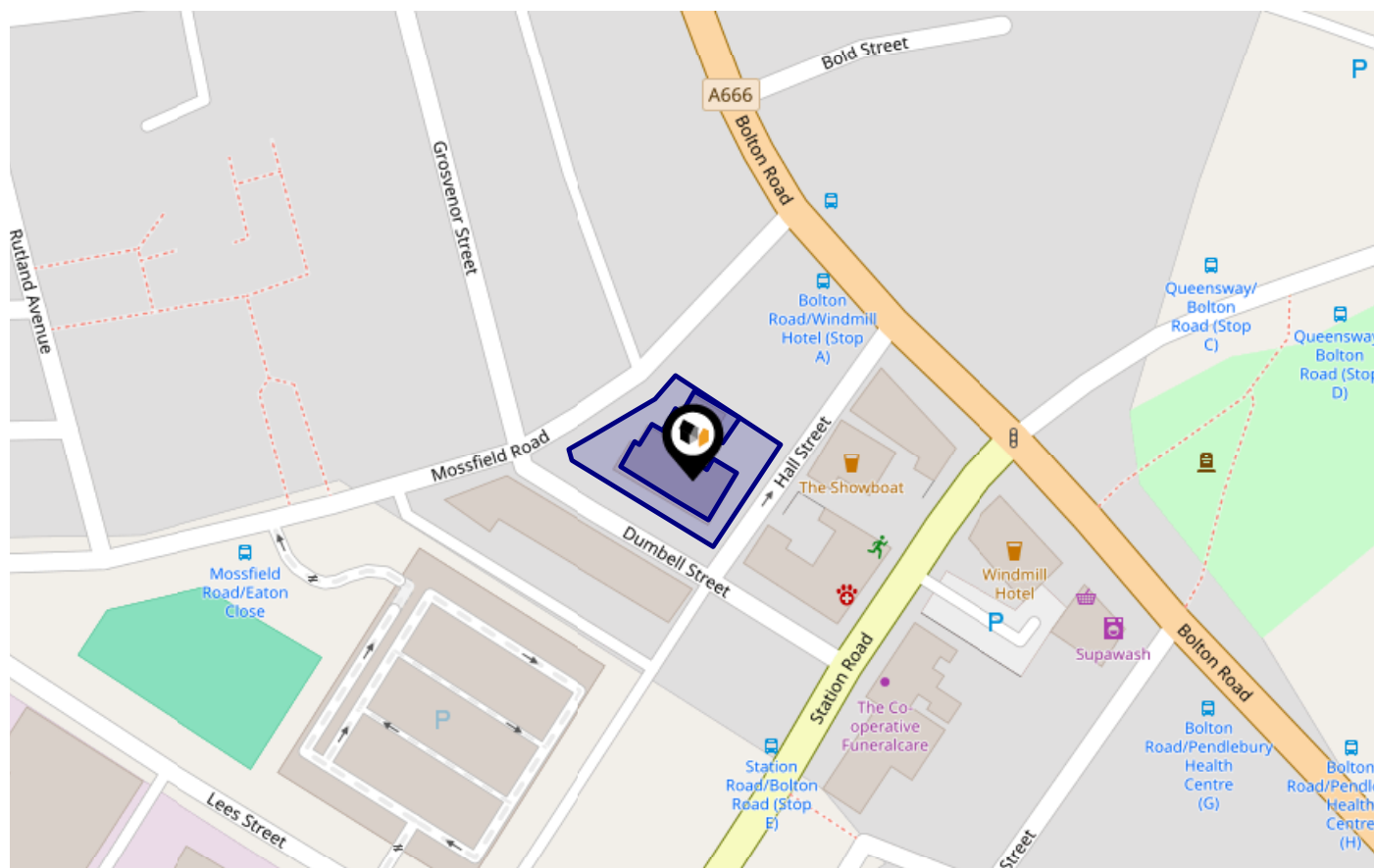
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

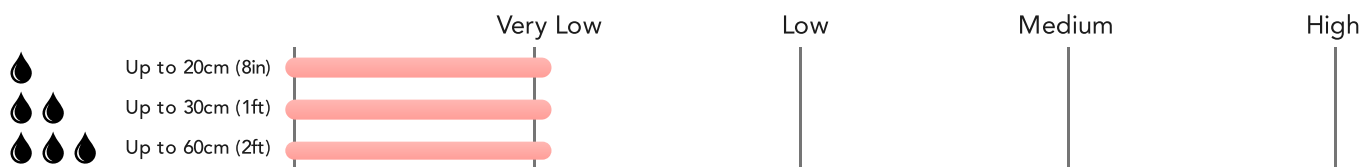


Risk Rating: Very low

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.

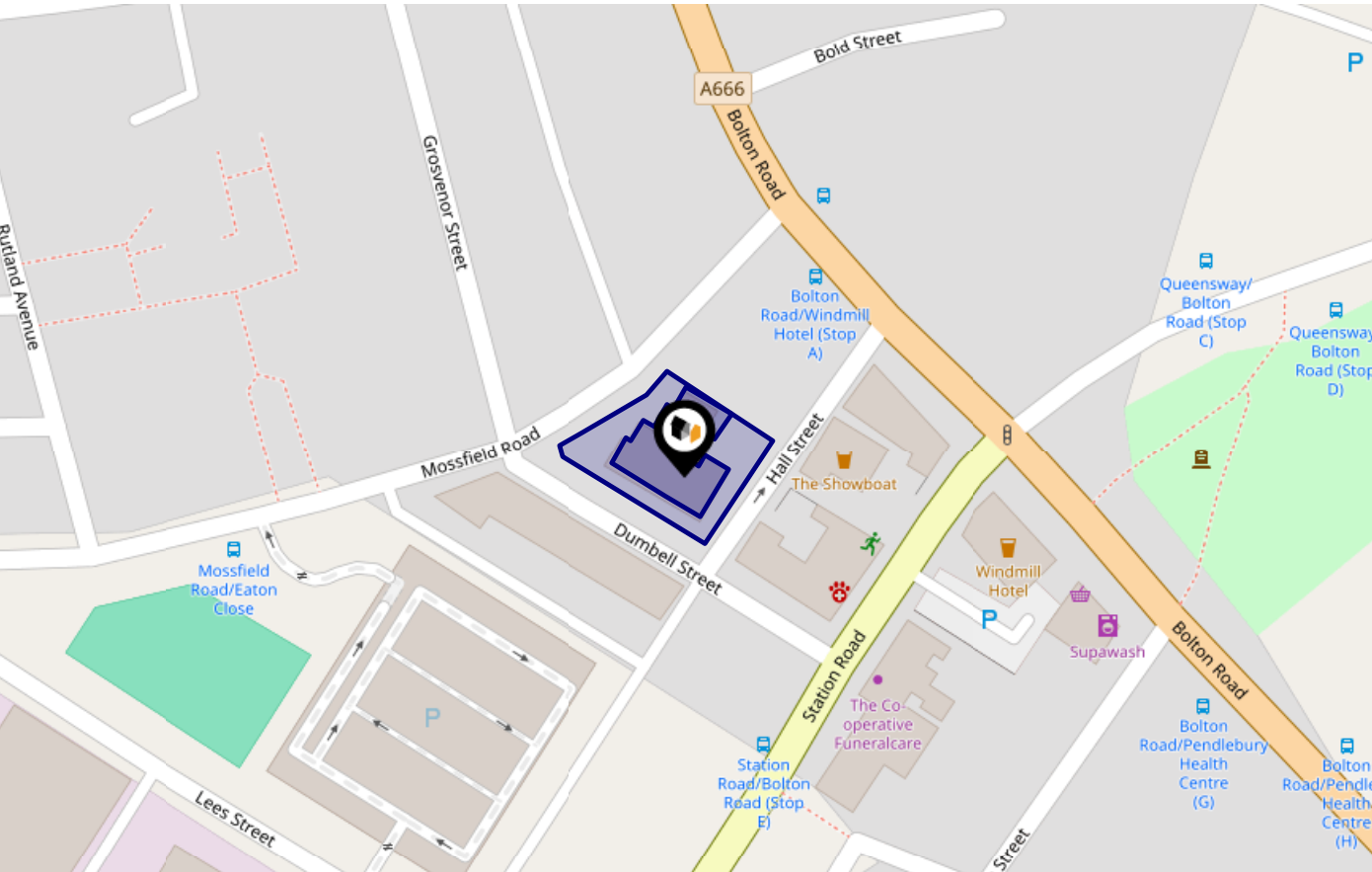
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

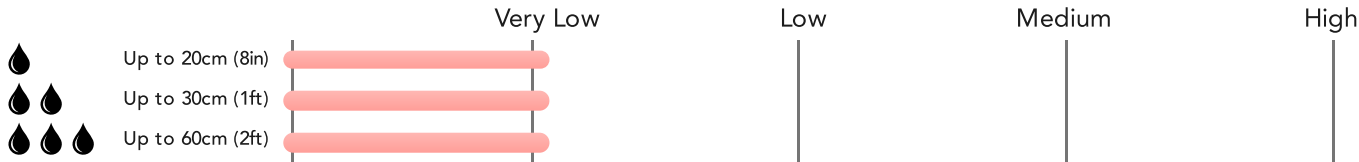


Risk Rating: Very low

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:

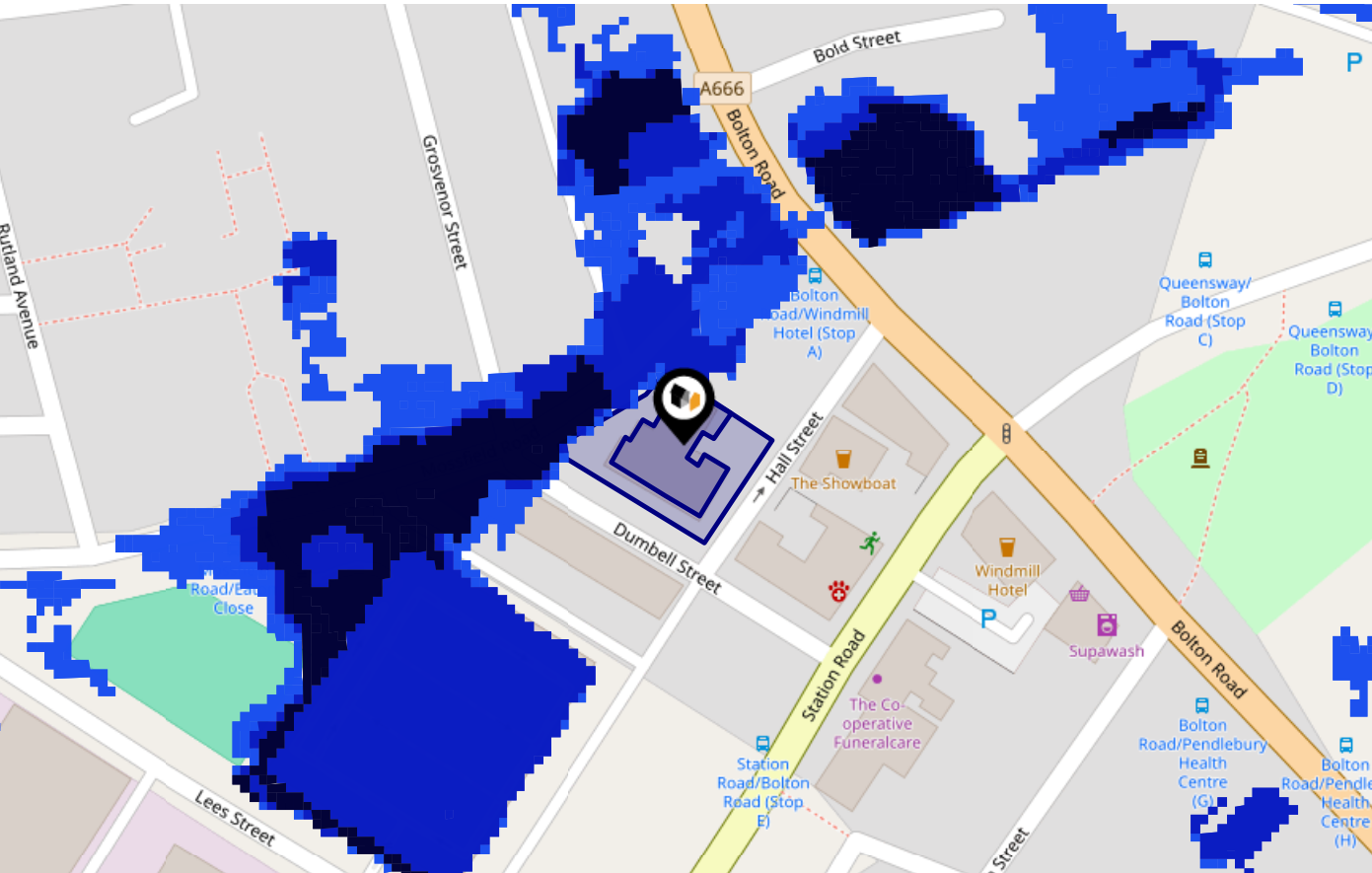


Flood Risk

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.

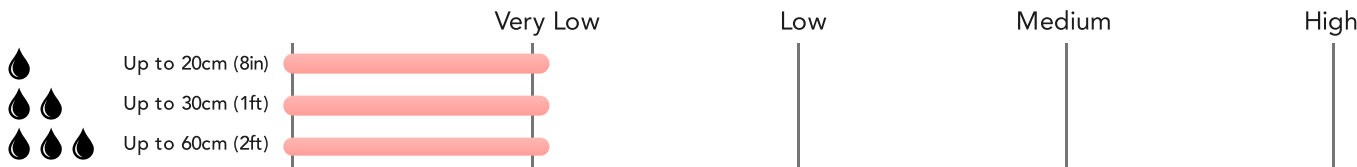


Risk Rating: Very low

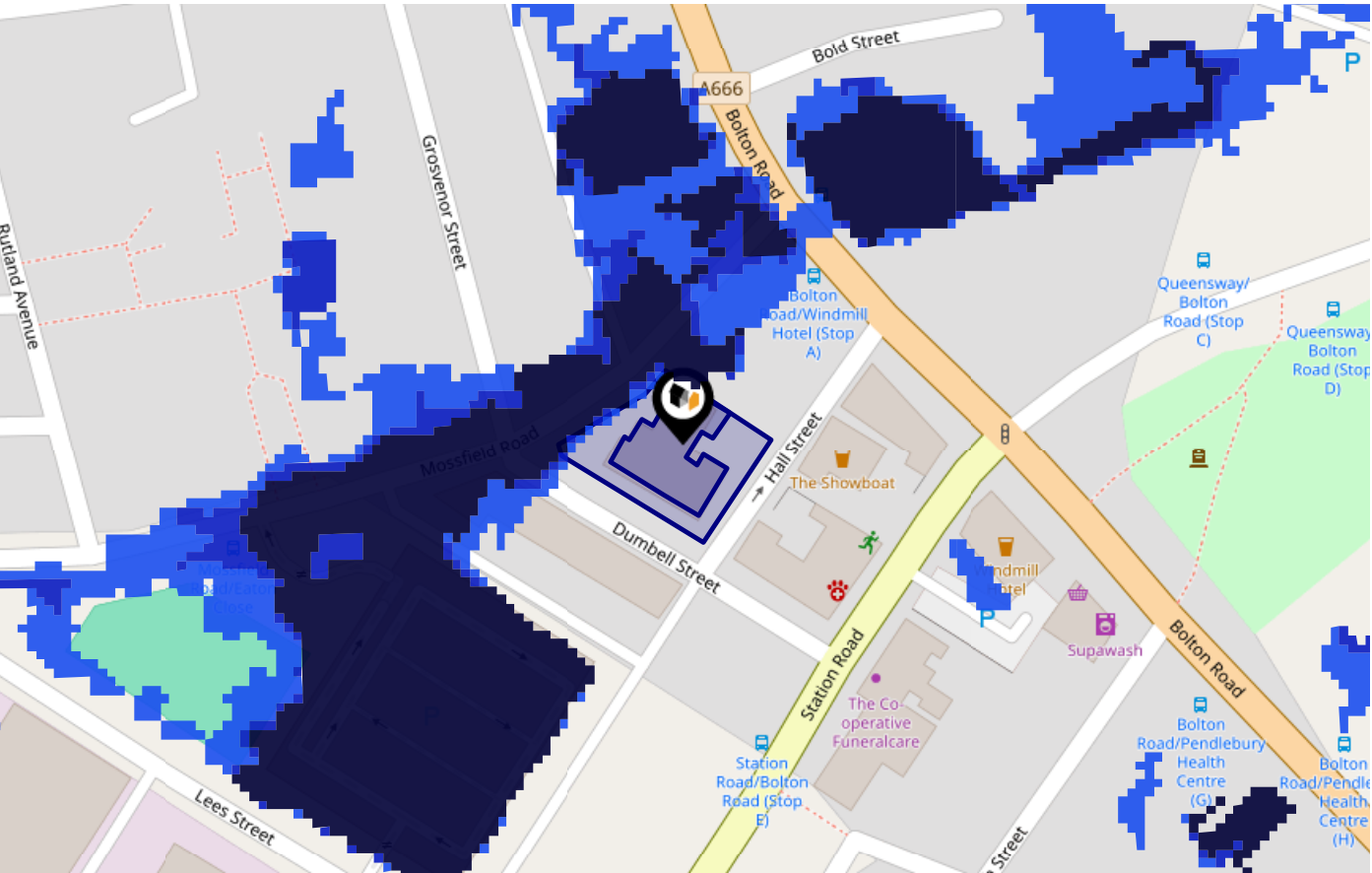
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

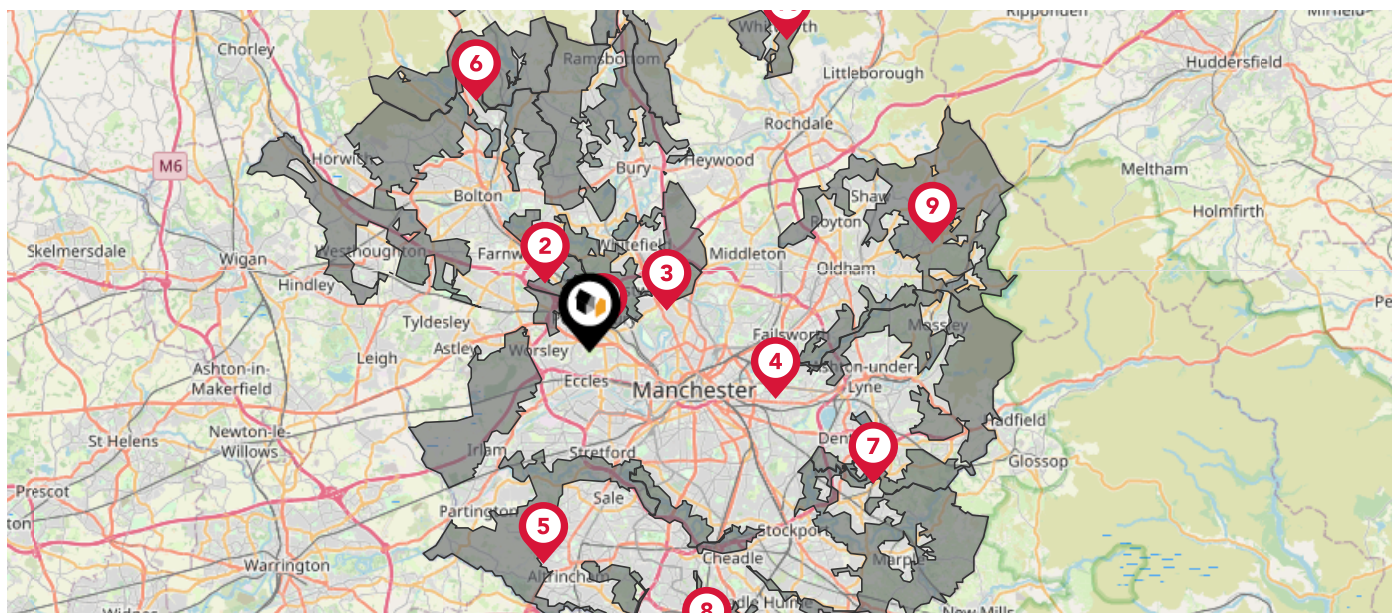
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

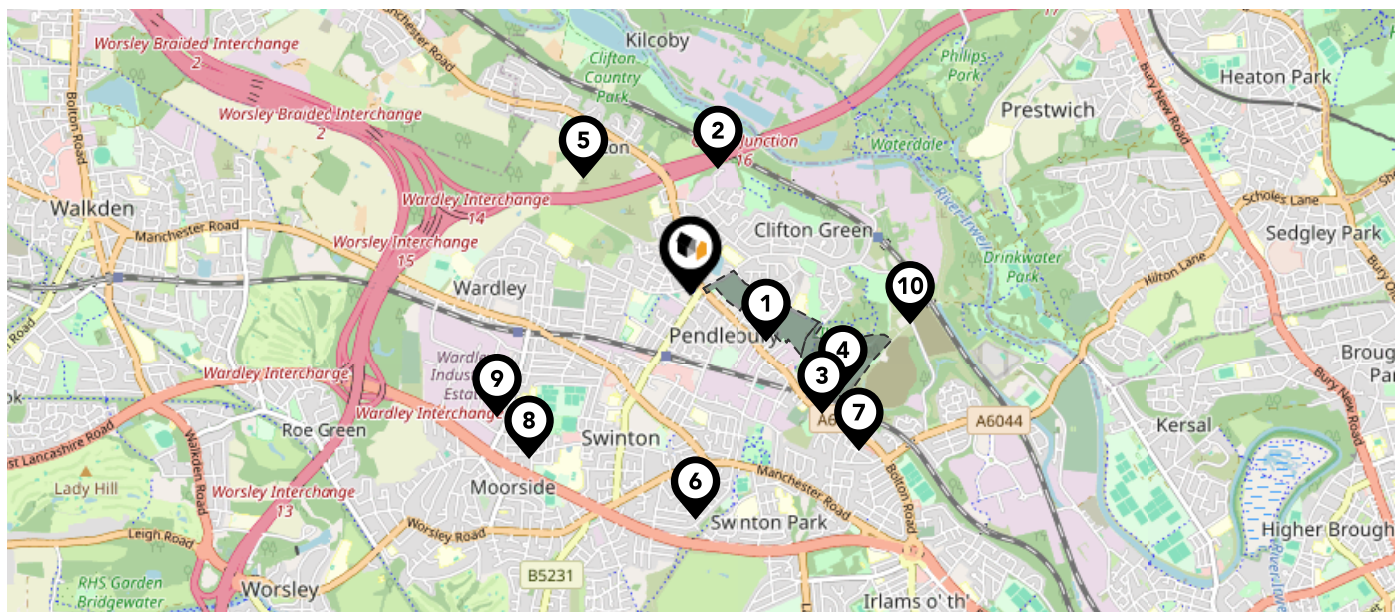
- 1 Merseyside and Greater Manchester Green Belt - Salford
- 2 Merseyside and Greater Manchester Green Belt - Bolton
- 3 Merseyside and Greater Manchester Green Belt - Bury
- 4 Merseyside and Greater Manchester Green Belt - Manchester
- 5 Merseyside and Greater Manchester Green Belt - Trafford
- 6 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 7 Merseyside and Greater Manchester Green Belt - Tameside
- 8 Merseyside and Greater Manchester Green Belt - Stockport
- 9 Merseyside and Greater Manchester Green Belt - Oldham
- 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

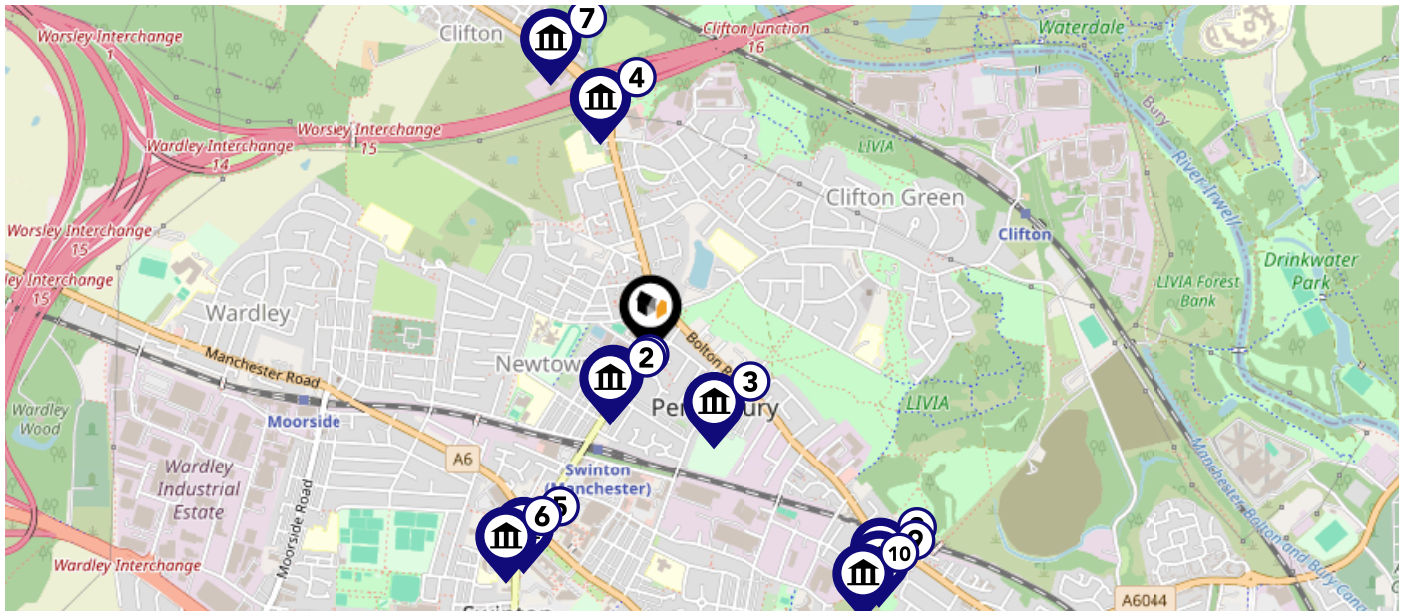
1	Land at Carrington Street-Carrington Street, Swinton, Salford, Greater Manchester	Historic Landfill	☐
2	Clifton Junction-Wynne Avenue, Clifton, Swinton, Salford, Greater Manchester	Historic Landfill	☐
3	Lumns Lane-Clifton Junction, Swinton	Historic Landfill	☐
4	Lumns Lane-Clifton Junction, Swinton	Historic Landfill	☐
5	Manchester Road-Moss Colliery Road, Pendlebury	Historic Landfill	☐
6	Lightbourne Green Allotments-Off Dorning Road, Light Bourne Green, Swinton, Greater Manchester	Historic Landfill	☐
7	Land to the rear of Kersal Avenue-Off Kersal Avenue, Pendlebury, Salford, Greater Manchester	Historic Landfill	☐
8	Moorside Mills / Lodge-Victoria Lane, Swinton, Manchester, Greater Manchester	Historic Landfill	☐
9	Owen House-Off Priestly Road, Moorside, Swinton, Greater Manchester	Historic Landfill	☐
10	Lumn's Lane-Clifton Junction, Swinton	Historic Landfill	☐

Maps

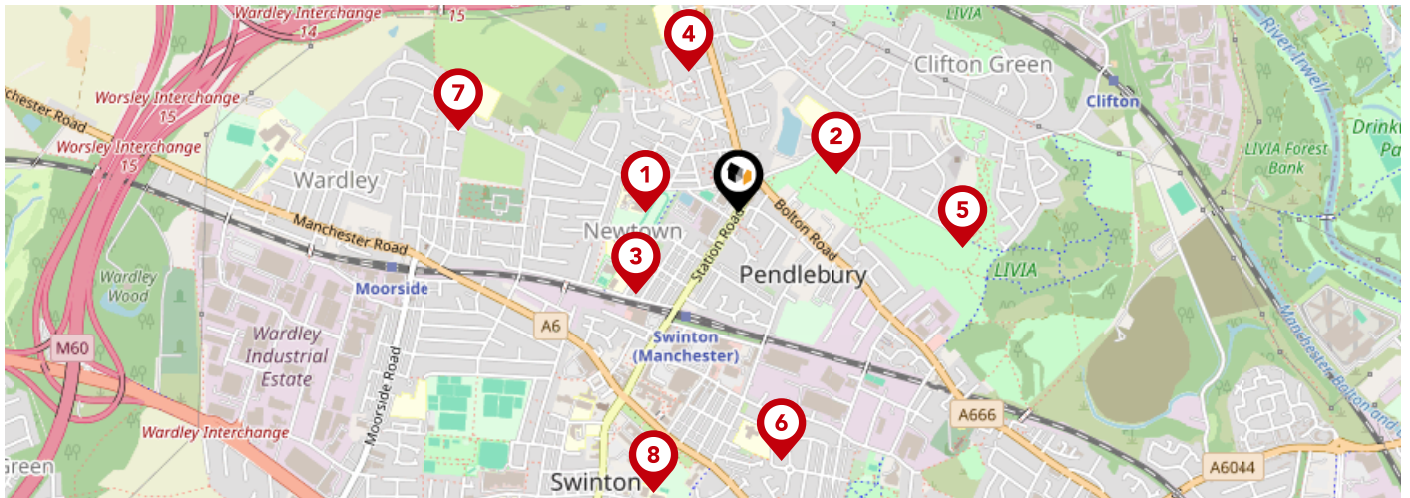
Listed Buildings

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GROUP

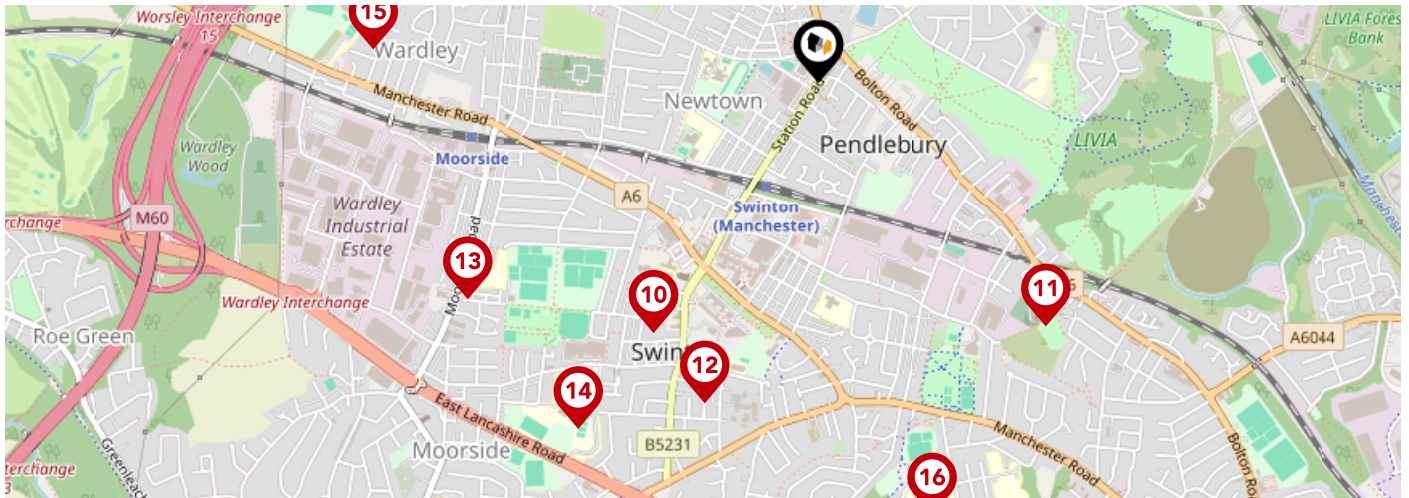
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1067515 - 119, Station Road	Grade II	0.2 miles
 1162732 - 117, Station Road	Grade II	0.2 miles
 1356680 - Christ Church	Grade II	0.3 miles
 1067514 - Clifton War Memorial	Grade II	0.5 miles
 1356681 - Lychgate To Church Of St Peter	Grade II	0.5 miles
 1067510 - Church Of St Peter	Grade II	0.6 miles
 1215027 - Church Of St Anne	Grade II	0.6 miles
 1067509 - St Augustine's Gatehouse	Grade II	0.7 miles
 1356679 - The Environmental Institute	Grade II	0.8 miles
 1067508 - Church Of St Augustine	Grade I	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	Mossfield Primary School Ofsted Rating: Good Pupils: 332 Distance:0.2	☐	☒	☐	☐	☐
2	St Mark's RC Primary School Ofsted Rating: Good Pupils: 234 Distance:0.23	☐	☒	☐	☐	☐
3	Co-op Academy Swinton Ofsted Rating: Requires improvement Pupils: 994 Distance:0.29	☐	☐	☒	☐	☐
4	Clifton Primary School Ofsted Rating: Good Pupils: 296 Distance:0.33	☐	☒	☐	☐	☐
5	The Clifton Centre Ofsted Rating: Good Pupils: 91 Distance:0.5	☐	☐	☒	☐	☐
6	St Mary's RC Primary School Ofsted Rating: Good Pupils: 231 Distance:0.56	☐	☒	☐	☐	☐
7	Wardley CofE Primary School Ofsted Rating: Outstanding Pupils: 224 Distance:0.64	☐	☒	☐	☐	☐
8	Barton Moss Education Centre Ofsted Rating: Not Rated Pupils:0 Distance:0.65	☐	☐	☒	☐	☐

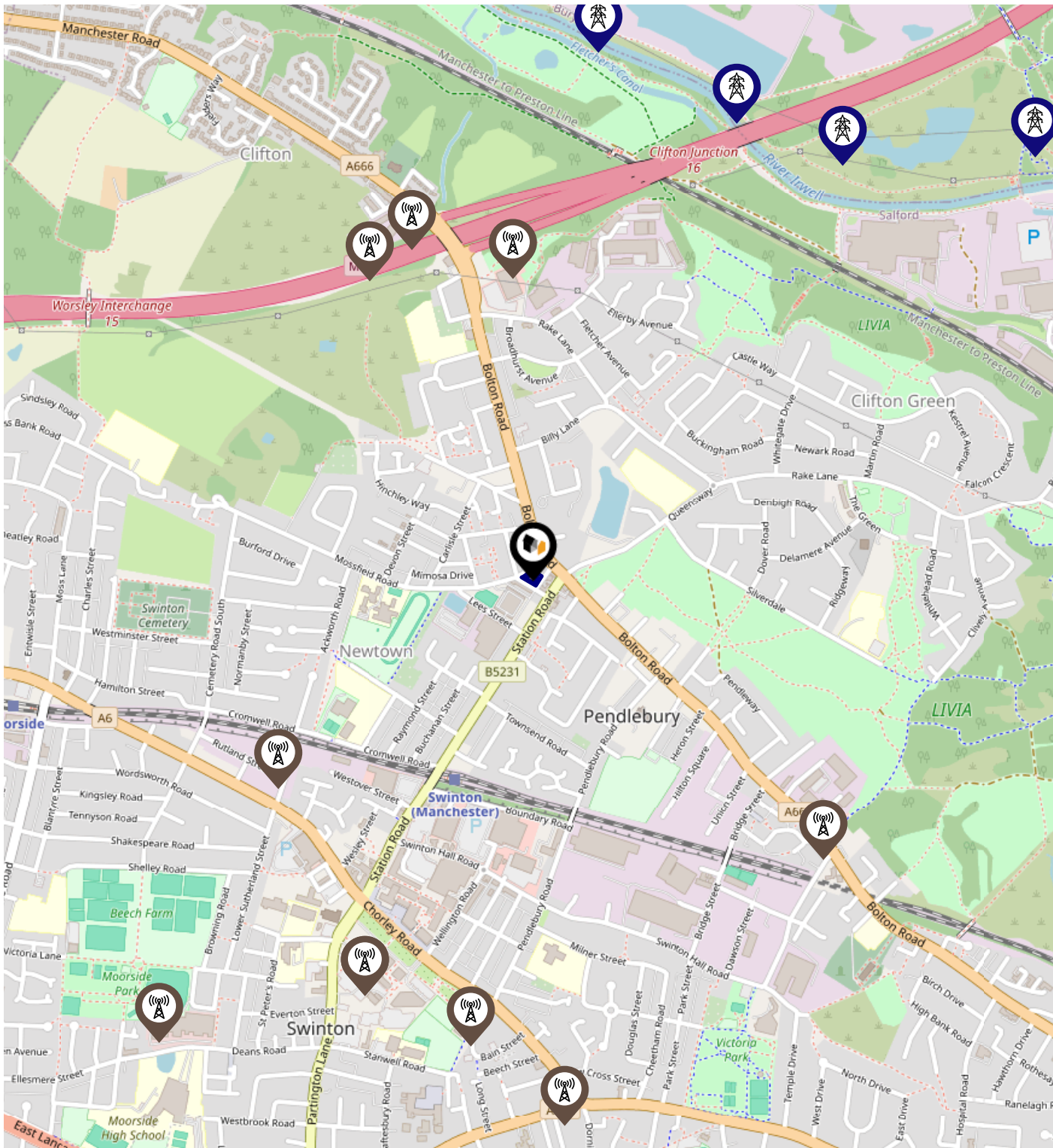


		Nursery	Primary	Secondary	College	Private
9	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 230 Distance:0.66	☐	☒	☐	☐	☐
10	Chatsworth Futures Limited Ofsted Rating: Good Pupils:0 Distance:0.66	☐	☐	☒	☐	☐
11	St Augustine's CofE Primary School Ofsted Rating: Good Pupils: 203 Distance:0.74	☐	☒	☐	☐	☐
12	The Deans Primary School Ofsted Rating: Outstanding Pupils: 442 Distance:0.75	☐	☒	☐	☐	☐
13	St Charles' RC Primary School Ofsted Rating: Good Pupils: 233 Distance:0.91	☐	☒	☐	☐	☐
14	Moorside High School Ofsted Rating: Good Pupils: 1160 Distance:0.93	☐	☐	☒	☐	☐
15	St Ambrose Barlow RC High School Ofsted Rating: Good Pupils: 1083 Distance:0.98	☐	☐	☒	☐	☐
16	Springwood Primary School Ofsted Rating: Good Pupils: 340 Distance:0.99	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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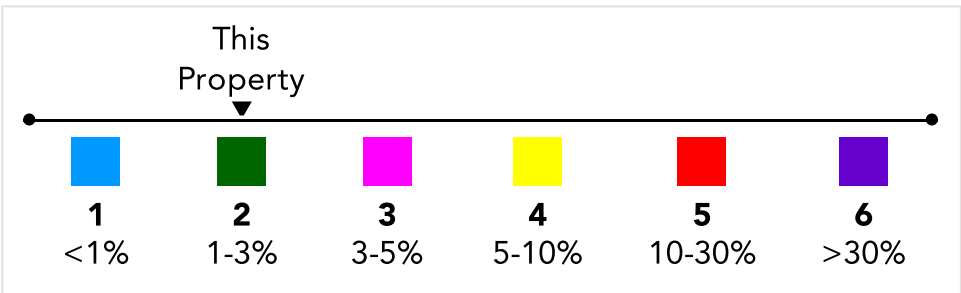
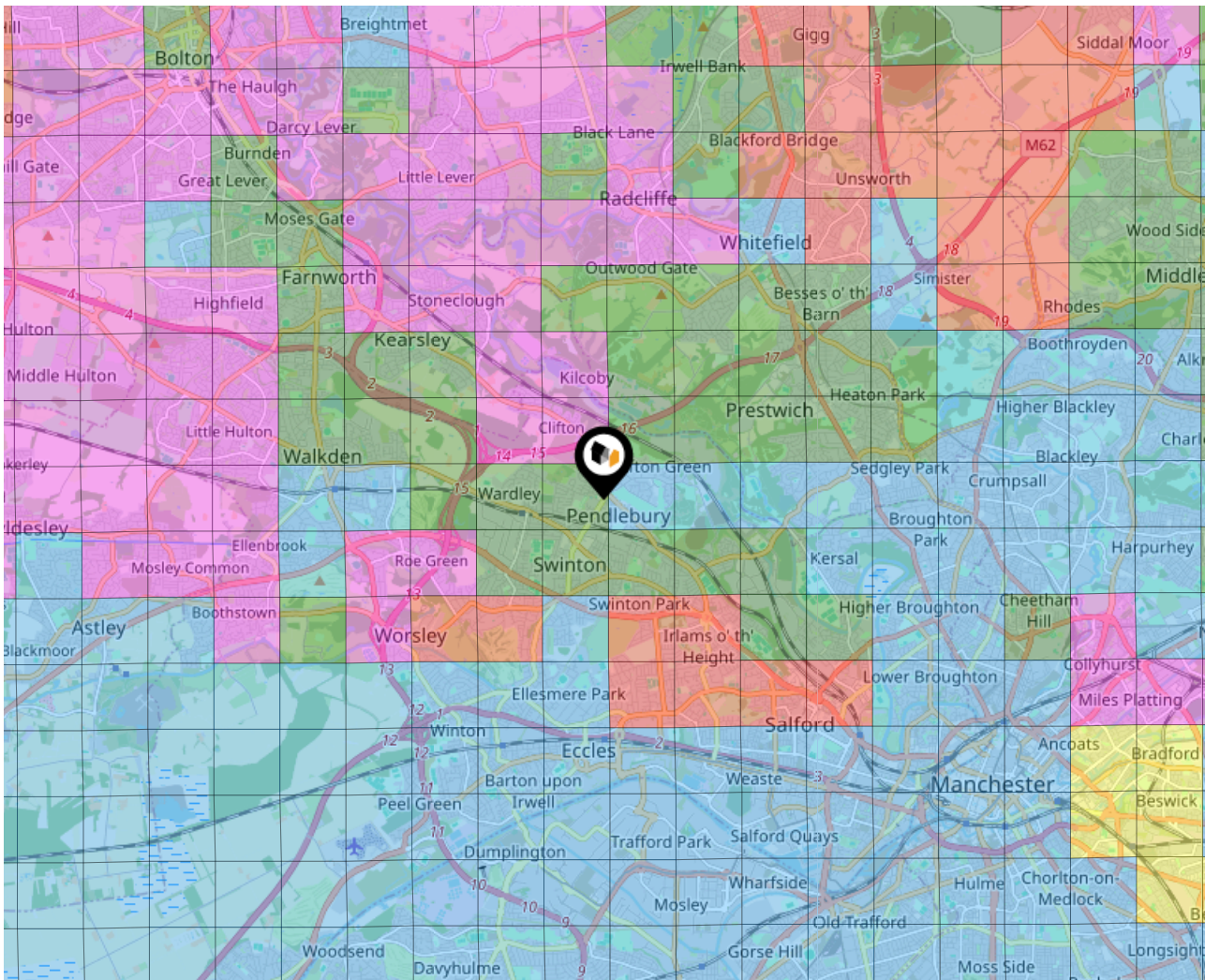


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

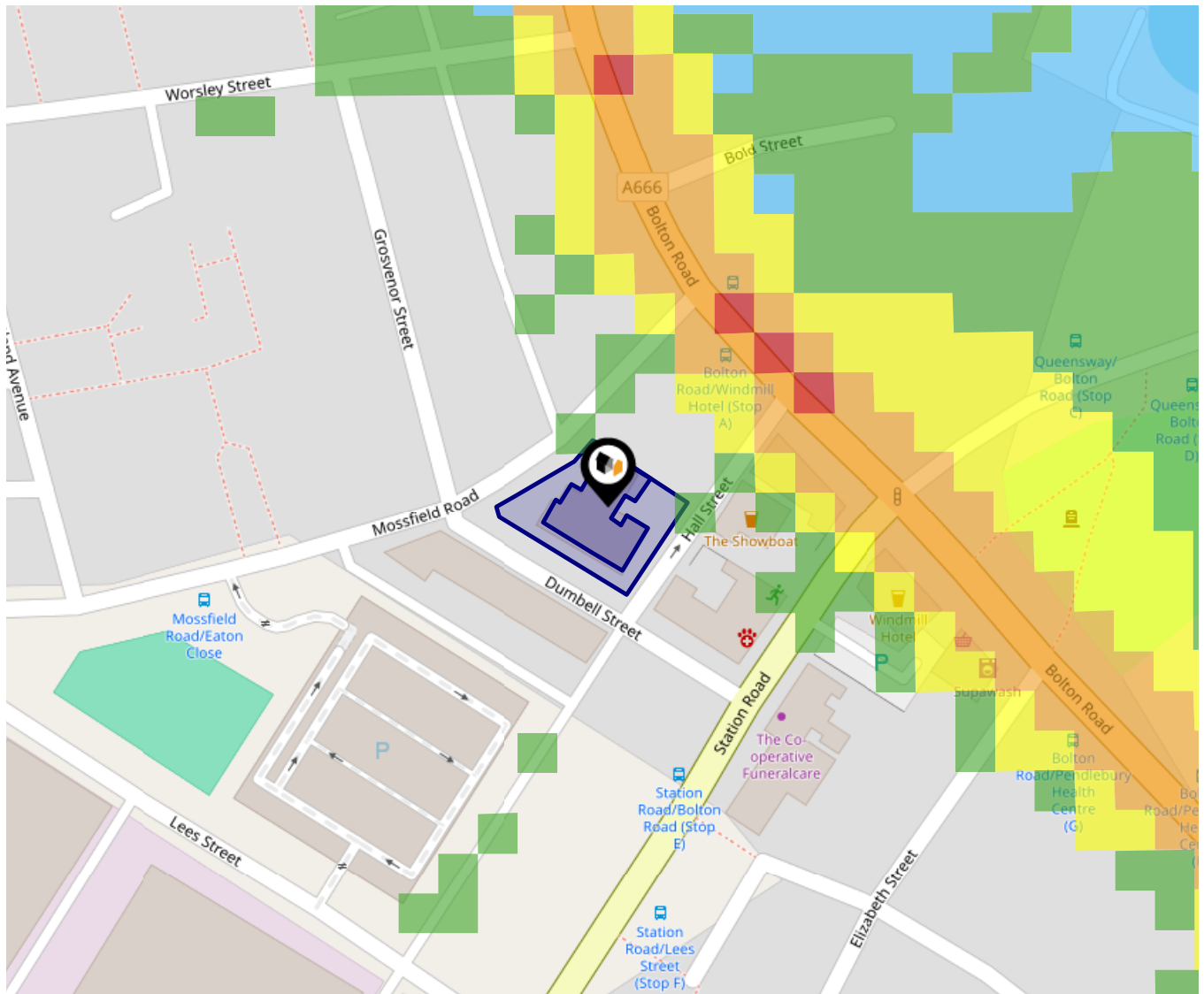
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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GROUP



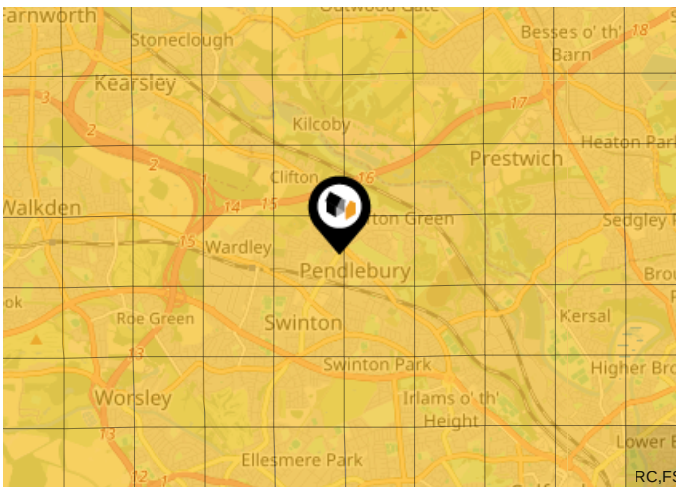
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



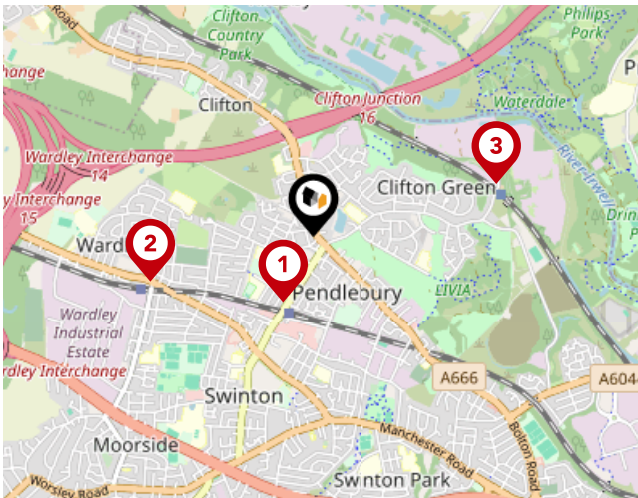
Primary Classifications (Most Common Clay Types)

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

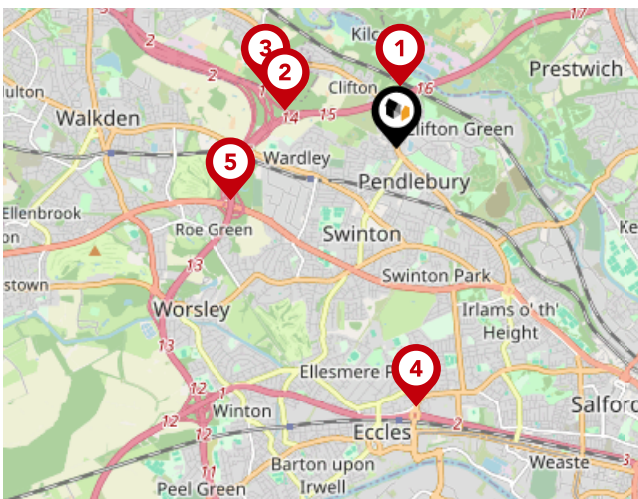
Transport (National)

LANDWOOD
GROUP



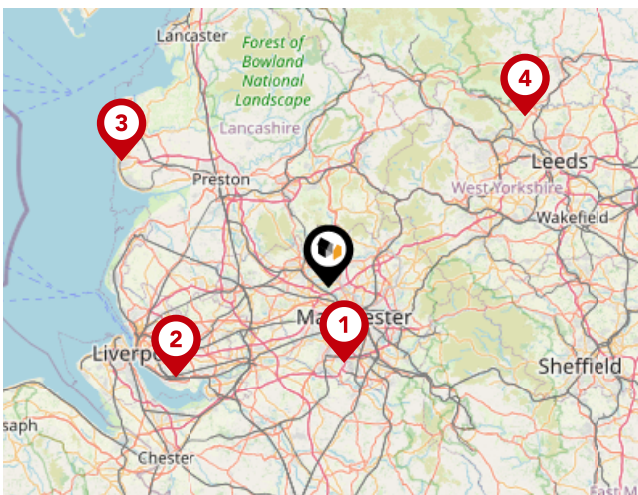
National Rail Stations

Pin	Name	Distance
1	Swinton (Manchester) Rail Station	0.32 miles
2	Moorside Rail Station	0.75 miles
3	Clifton (Manchester) Rail Station	0.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J16	0.55 miles
2	M60 J15	1.05 miles
3	M61 J1	1.28 miles
4	M602 J2	2.28 miles
5	M60 J14	1.54 miles



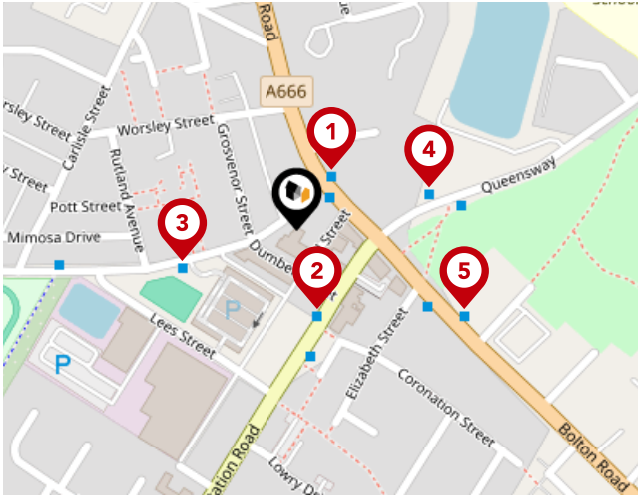
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	10.71 miles
2	Speke	24.87 miles
3	Highfield	34.09 miles
4	Leeds Bradford Airport	36.71 miles

Area

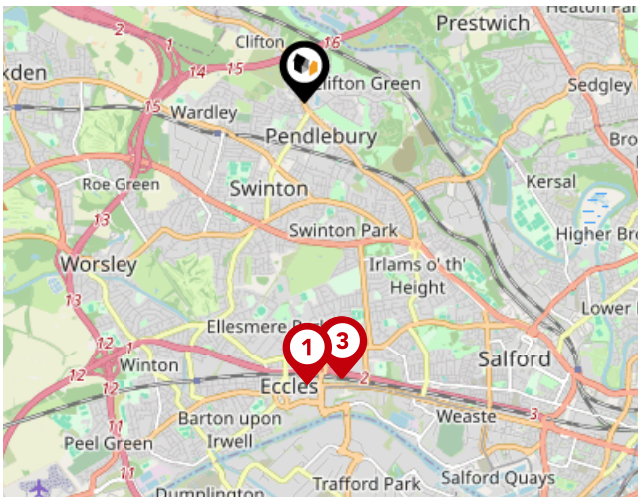
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Mossfield Road	0.04 miles
2	Lees Street	0.04 miles
3	Rutland Avenue	0.06 miles
4	Bolton Road	0.08 miles
5	Pendlebury Health Centre	0.1 miles



Local Connections

Pin	Name	Distance
1	Eccles (Manchester Metrolink)	2.48 miles
2	Ladywell (Manchester Metrolink)	2.45 miles
3	Ladywell (Manchester Metrolink)	2.46 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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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.



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<https://landwoodgroup.com/>



Valuation Office
Agency

