LANDWOOD GROUP

See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 19th January 2026

FLAT 4403, 11, SILVERCROFT STREET, MANCHESTER, M15 4ZU

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

https://landwoodgroup.com/

RICS Regulated by RICS

Powered by sprift Know any property instantly

Property
Overview

Property

Type:	Flat / Maisonette	**Last Sold Date:**	05/07/2024
Floor Area:	1,033 ft^2 / 96 m^2	**Last Sold Price:**	£454,553
Plot Area:	1 acres	**Last Sold £/ft^2:**	£440
Title Number:	MAN442075	**Tenure:**	Leasehold
UPRN:	10096275640	**Start Date:**	04/07/2024
		End Date:	01/10/2970
		Lease Term:	950 years from and including 1 October 2020
		Term Remaining:	945 years

Local Area

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

Satellite/Fibre TV Availability:

Powered by sprift
Know any property instantly

Property

Multiple Title Plans

LANDWOOD GROUP

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.

Freehold Title Plan

MAN51199

Leasehold Title Plans

MAN442075

Start Date:	14/10/2020
End Date:	01/10/3010
Lease Term:	990 years from 1 October 2020
Term Remaining:	985 years

MAN369973

Start Date:	04/07/2024
End Date:	01/10/2970
Lease Term:	950 years from and including 1 October 2020
Term Remaining:	945 years

Property

EPC - Certificate

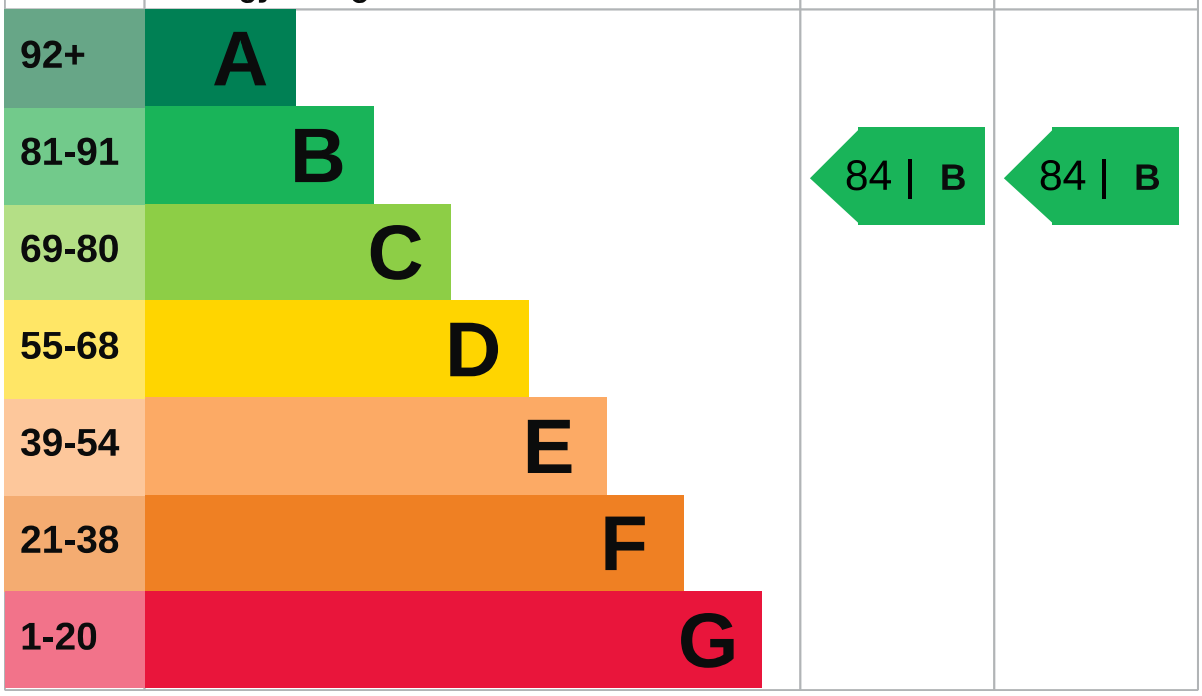
LANDWOOD GROUP

Flat 4403, 11 Silvercroft Street, M15 4ZU

Energy rating

B

Valid until 27.02.2034



Powered by sprift
Know any property instantly

Property

EPC - Additional Data

LANDWOOD GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 1.10 W/m-Â¦K
Walls Energy:	Poor
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	96 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.

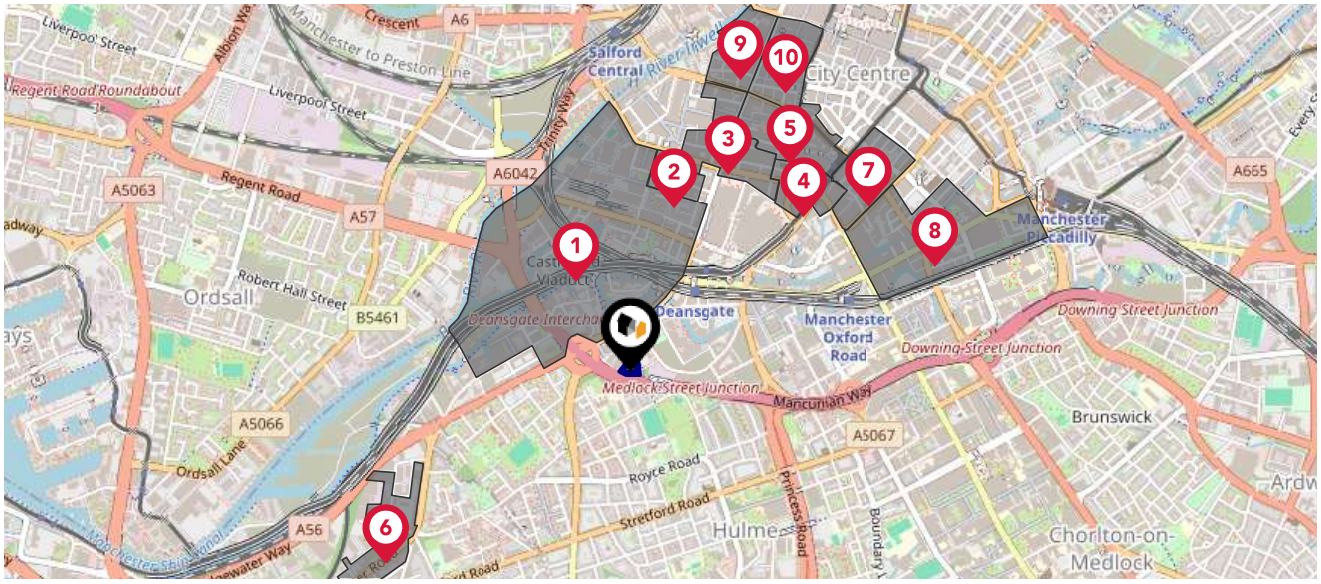
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Powered by sprift

Maps
Conservation Areas

LANDWOOD GROUP

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.

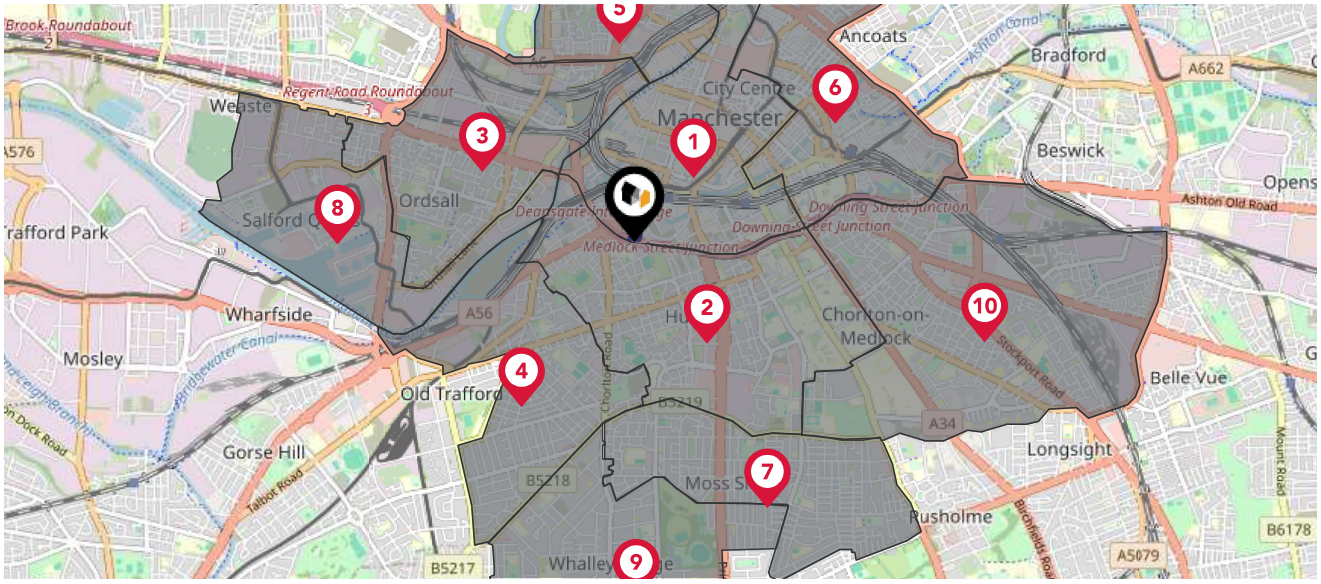


Nearby Conservation Areas

1	Castlefield
2	St John Street
3	Deansgate and Peter Street
4	St Peter's Square
5	Albert Square
6	Empress
7	George Street
8	Whitworth Street and Princess Street
9	Parsonage Gardens
10	St Ann's Square

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

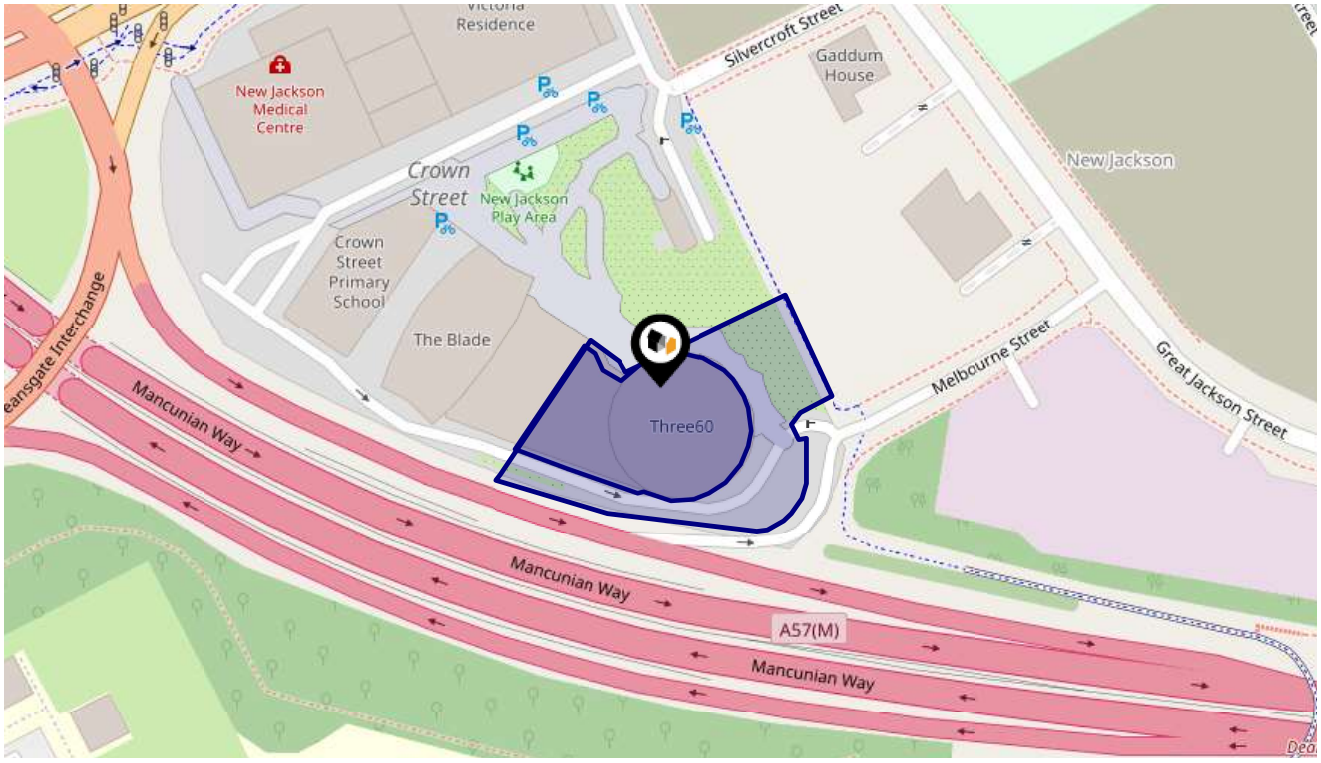


Nearby Council Wards

1	Deansgate Ward
2	Hulme Ward
3	Ordsall Ward
4	Clifford Ward
5	Blackfriars & Trinity Ward
6	Piccadilly Ward
7	Moss Side Ward
8	Quays Ward
9	Whalley Range Ward
10	Ardwick Ward

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.

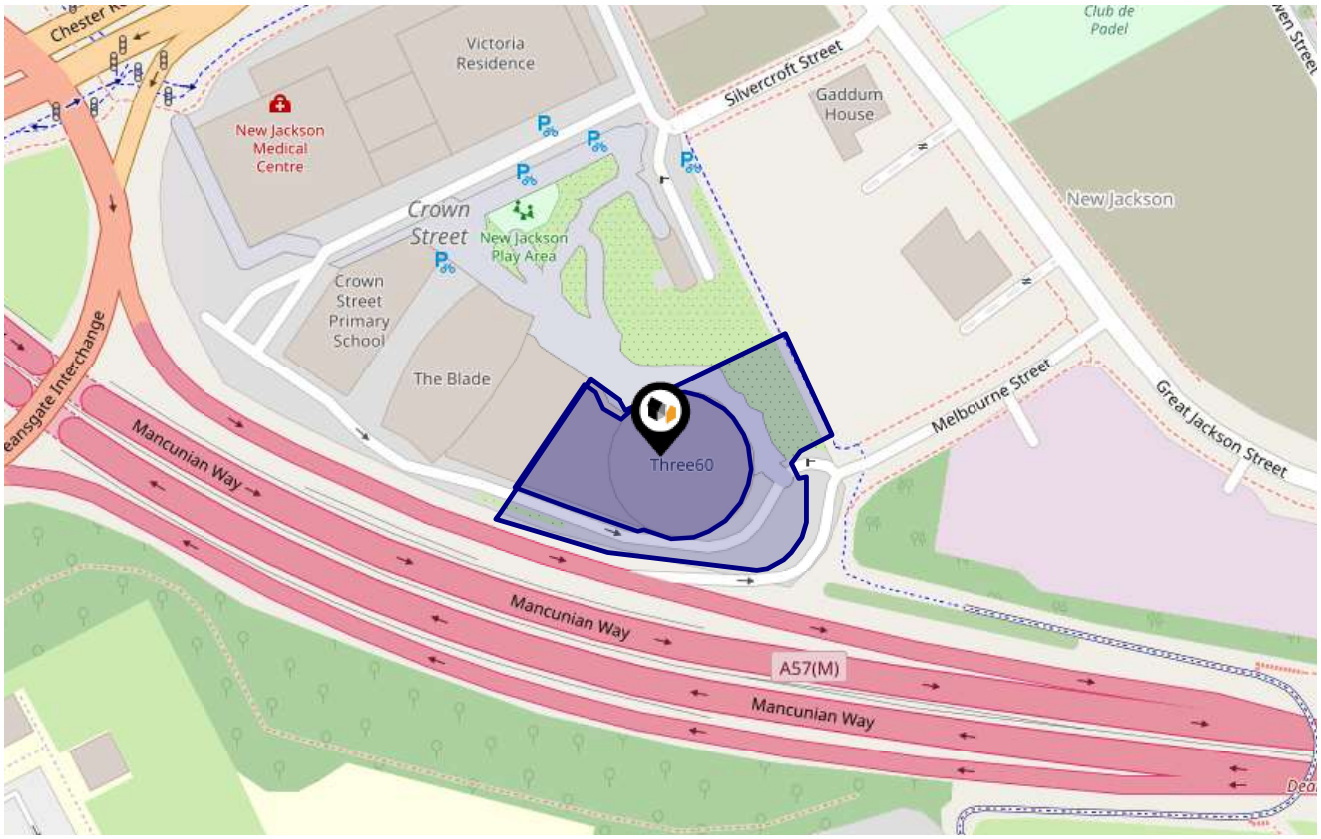
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

LANDWOOD GROUP

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

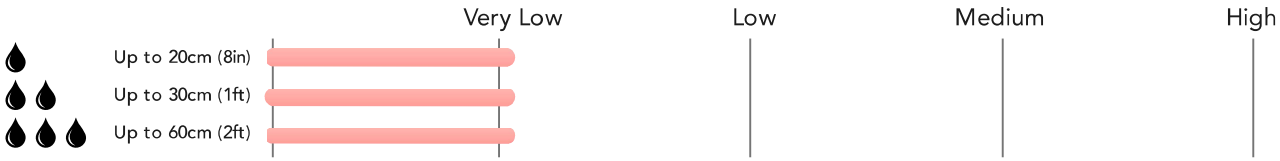


Risk Rating: Very low

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.

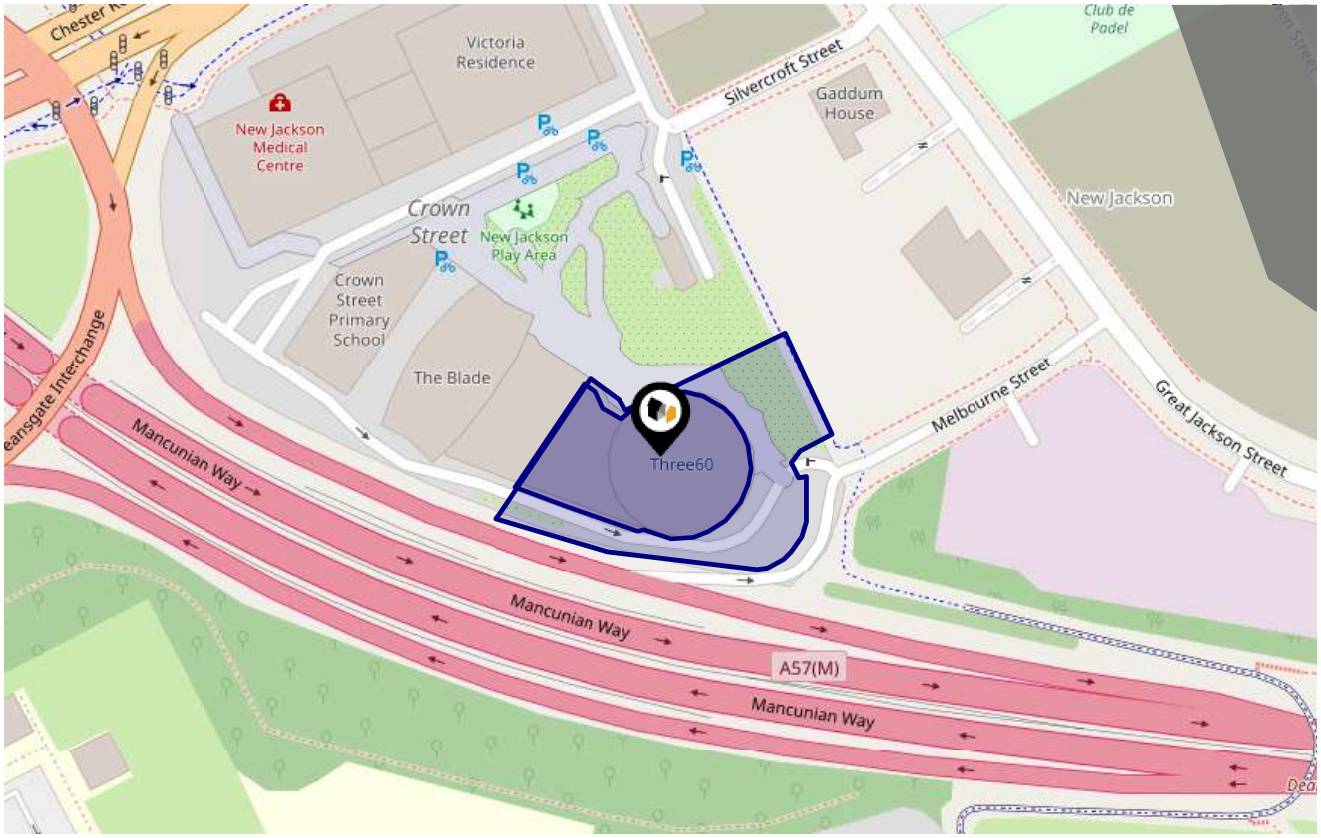
Chance of flooding to the following depths at this property:



Flood Risk
Rivers & Seas - Climate Change

LANDWOOD GROUP

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.

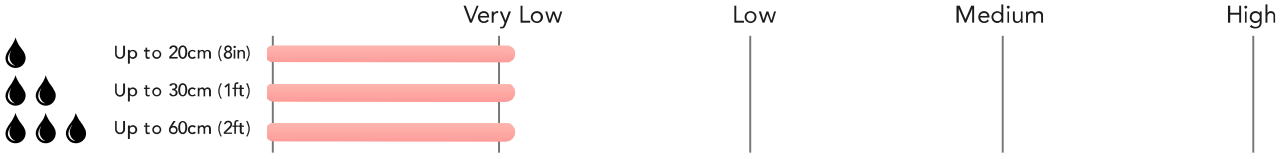


Risk Rating: Very low

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:



KPF - Key Property Facts

Powered by sprift

Flood Risk
Surface Water - Flood Risk

LANDWOOD GROUP

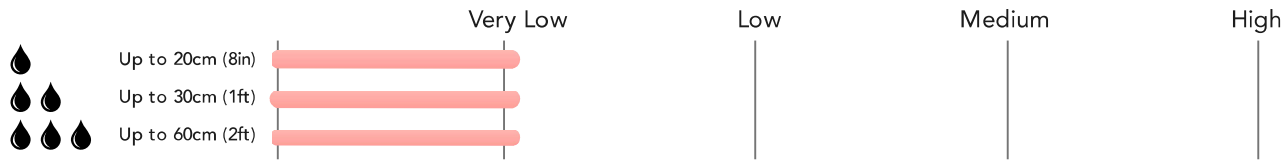
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

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:



Flood Risk
Surface Water - Climate Change

LANDWOOD GROUP

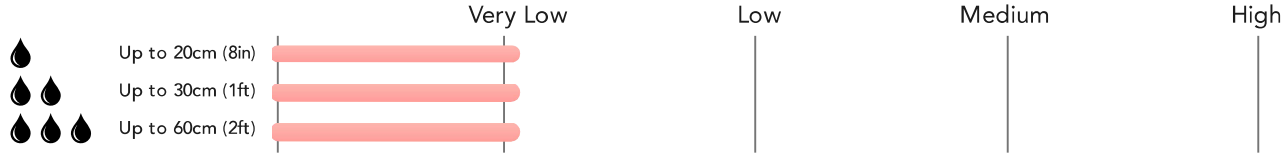
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during 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:

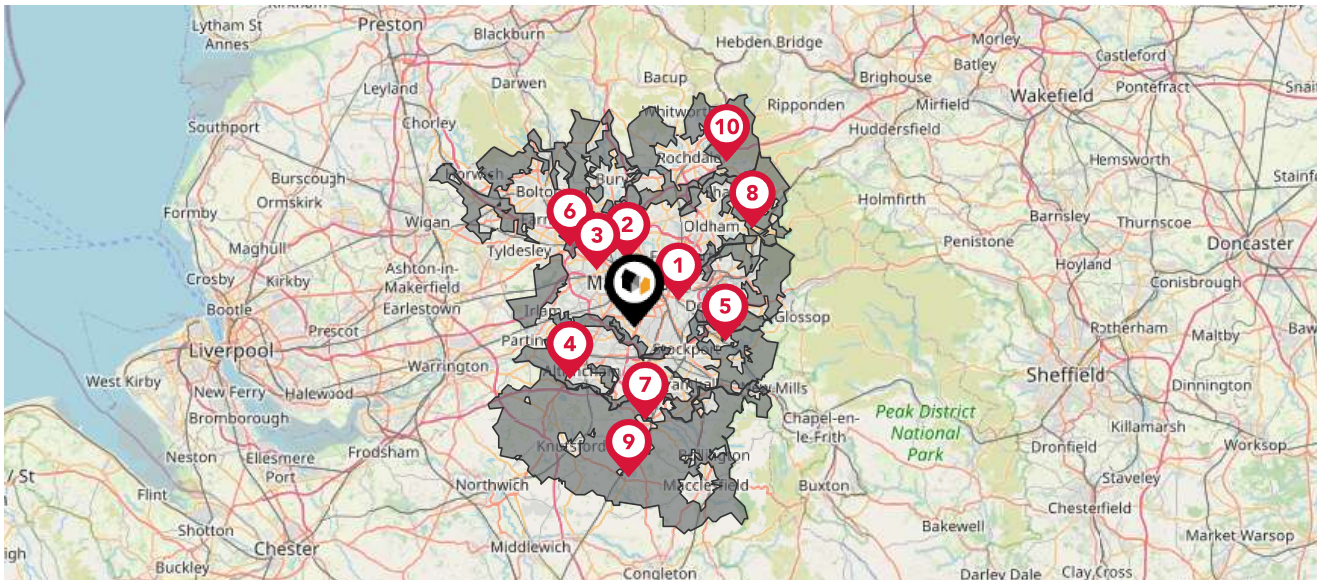


Powered by sprift

Maps
Green Belt

LANDWOOD GROUP

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

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

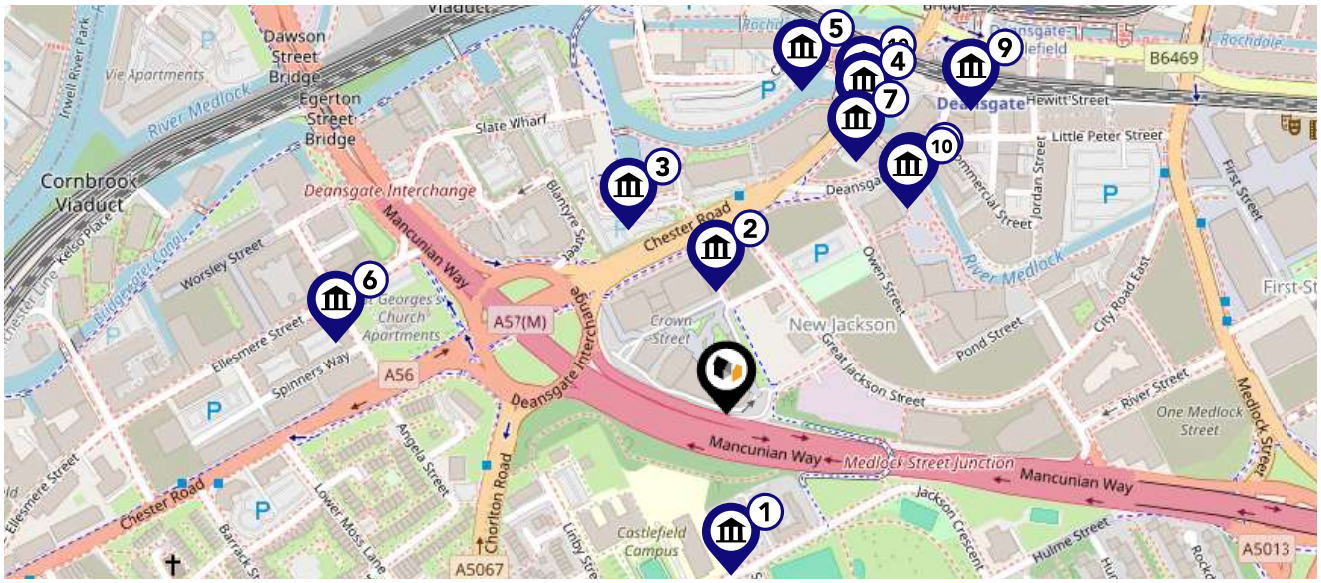
1	Wilburn Street-Salford, Greater Manchester	Historic Landfill
2	Pomona Dock No 1-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
3	Moss Side Shopping Centre-Hulme, Manchester	Historic Landfill
4	Pomona Dock No 2-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
5	Former Ordsall Lane Sidings-Oldfield Road, Salford, Greater Manchester	Historic Landfill
6	Pomona Dock No 4-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
7	Ordsall Lane-Ordsall, Salford	Historic Landfill
8	Humphrey Road-Old Trafford, Greater Manchester	Historic Landfill
9	Liverpool Street - West Egerton Street-Salford, Greater Manchester	Historic Landfill
10	Land to the West of Windsor Street-Salford, Greater Manchester	Historic Landfill

Powered by sprift

Maps
Listed Buildings

LANDWOOD GROUP

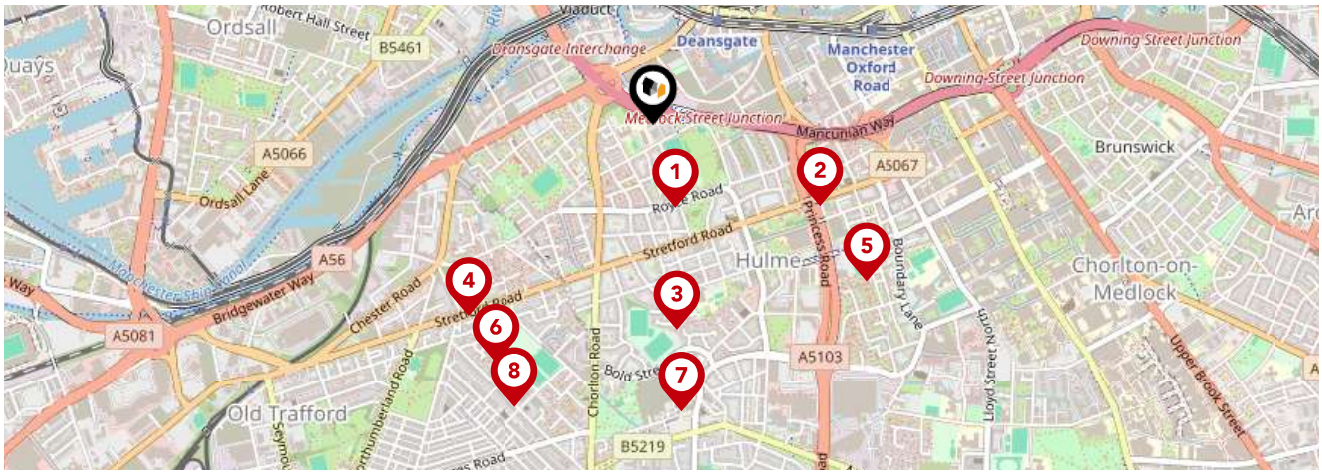
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1197761 - School House	Grade II	0.1 miles
2	1283068 - Bridgewater Canal Offices	Grade II	0.1 miles
3	1208653 - Middle Warehouse, At Former Castle Field Goods Yard	Grade II	0.1 miles
4	1475255 - Electricity Junction Box In Castlefield Canal Basin, Manchester	Grade II	0.2 miles
5	1475254 - Electricity Junction Box On Castle Street, Manchester	Grade II	0.2 miles
6	1197789 - Churchyard Walls, Gate Piers And Gates At Church Of St George	Grade II	0.2 miles
7	1475459 - Electricity Junction Box In Castlefield Canal Basin, Manchester	Grade II	0.2 miles
8	1282975 - Boundary Stone On Knott Mill Bridge	Grade II	0.2 miles
9	1376146 - Deansgate Station	Grade II	0.2 miles
10	1292311 - Former Congregational Chapel	Grade II	0.2 miles
10	1210156 - Floodgate On East Side Of Knott Mill Bridge	Grade II	0.2 miles

Powered by sprift
Know any property instantly

Area
Schools

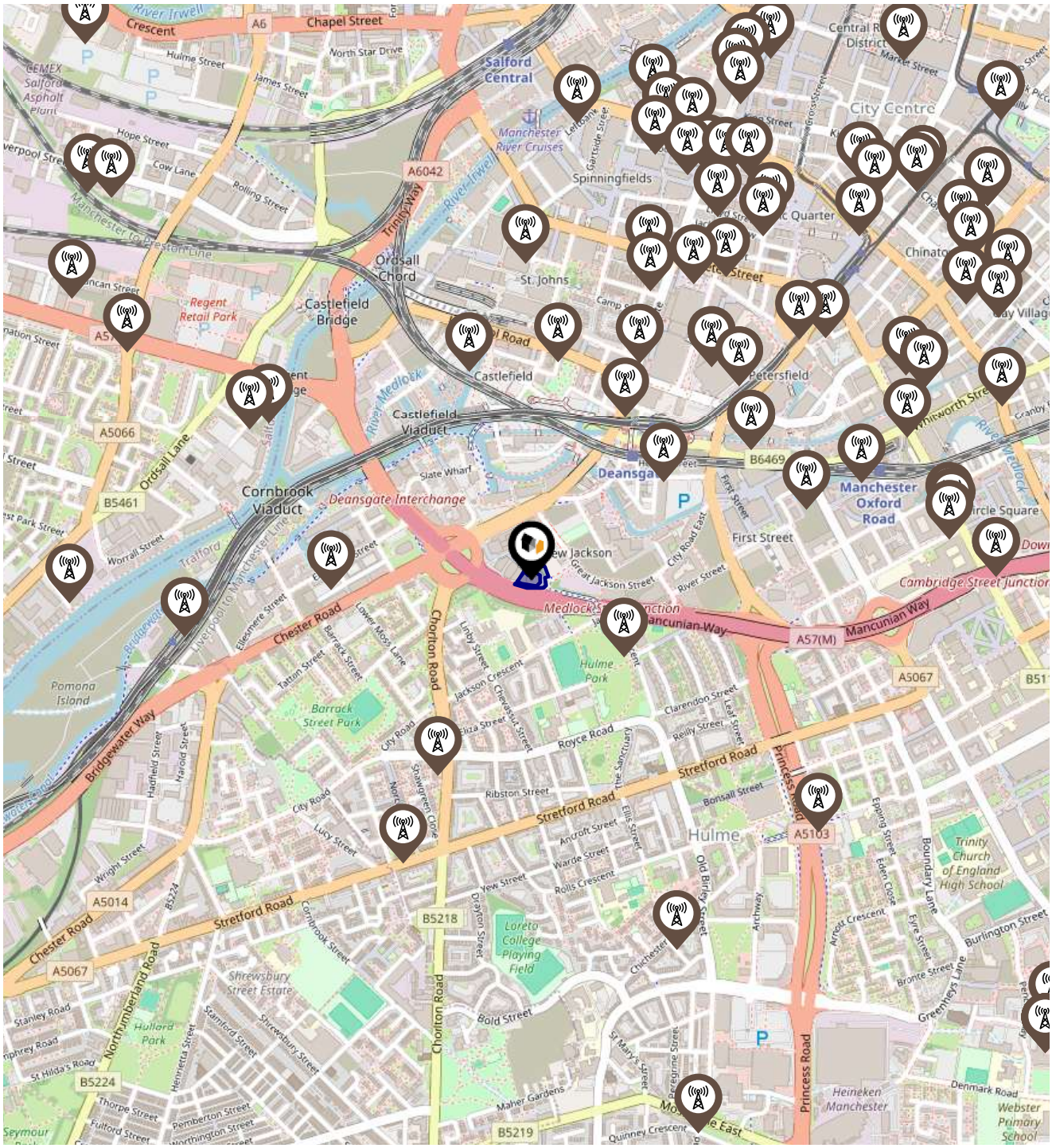


		Nursery	Primary	Secondary	College	Private
1	St Wilfrid's RC Primary School Ofsted Rating: Good | Pupils: 224 | Distance:0.2	☐	☑	☐	☐	☐
2	St Philip's Church of England Primary School Ofsted Rating: Good | Pupils: 206 | Distance:0.44	☐	☑	☐	☐	☐
3	Rolls Crescent Primary School Ofsted Rating: Good | Pupils: 413 | Distance:0.48	☐	☑	☐	☐	☐
4	Old Trafford Community Academy Ofsted Rating: Requires improvement | Pupils: 393 | Distance:0.62	☐	☑	☐	☐	☐
5	Martenscroft Nursery School & Children's Centre Ofsted Rating: Outstanding | Pupils: 65 | Distance:0.62	☑	☐	☐	☐	☐
6	St Alphonsus RC Primary School Ofsted Rating: Outstanding | Pupils: 184 | Distance:0.67	☐	☑	☐	☐	☐
7	Loreto College Ofsted Rating: Outstanding | Pupils:0 | Distance:0.67	☐	☐	☑	☐	☐
8	Afifah School Ofsted Rating: Good | Pupils: 295 | Distance:0.74	☐	☐	☑	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 **Trinity CofE High School** Ofsted Rating: Good | Pupils: 1510 | Distance:0.79	☐	☐	☑	☐	☐
10 **Abbey College Manchester** Ofsted Rating: Not Rated | Pupils: 201 | Distance:0.81	☐	☐	☑	☐	☐
11 **IncludEd Learning** Ofsted Rating: Good | Pupils: 15 | Distance:0.83	☐	☐	☑	☐	☐
12 **St Philip's CofE Primary School** Ofsted Rating: Good | Pupils: 235 | Distance:0.85	☐	☑	☐	☐	☐
13 **Pinc College** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.93	☐	☐	☑	☐	☐
14 **Holy Name Roman Catholic Primary School Manchester** Ofsted Rating: Outstanding | Pupils: 224 | Distance:0.93	☐	☑	☐	☐	☐
15 **Primrose Hill Primary School and Children's Centre** Ofsted Rating: Good | Pupils: 477 | Distance:0.97	☐	☑	☐	☐	☐
16 **St Mary's CofE Junior and Infant School** Ofsted Rating: Outstanding | Pupils: 461 | Distance:1.03	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

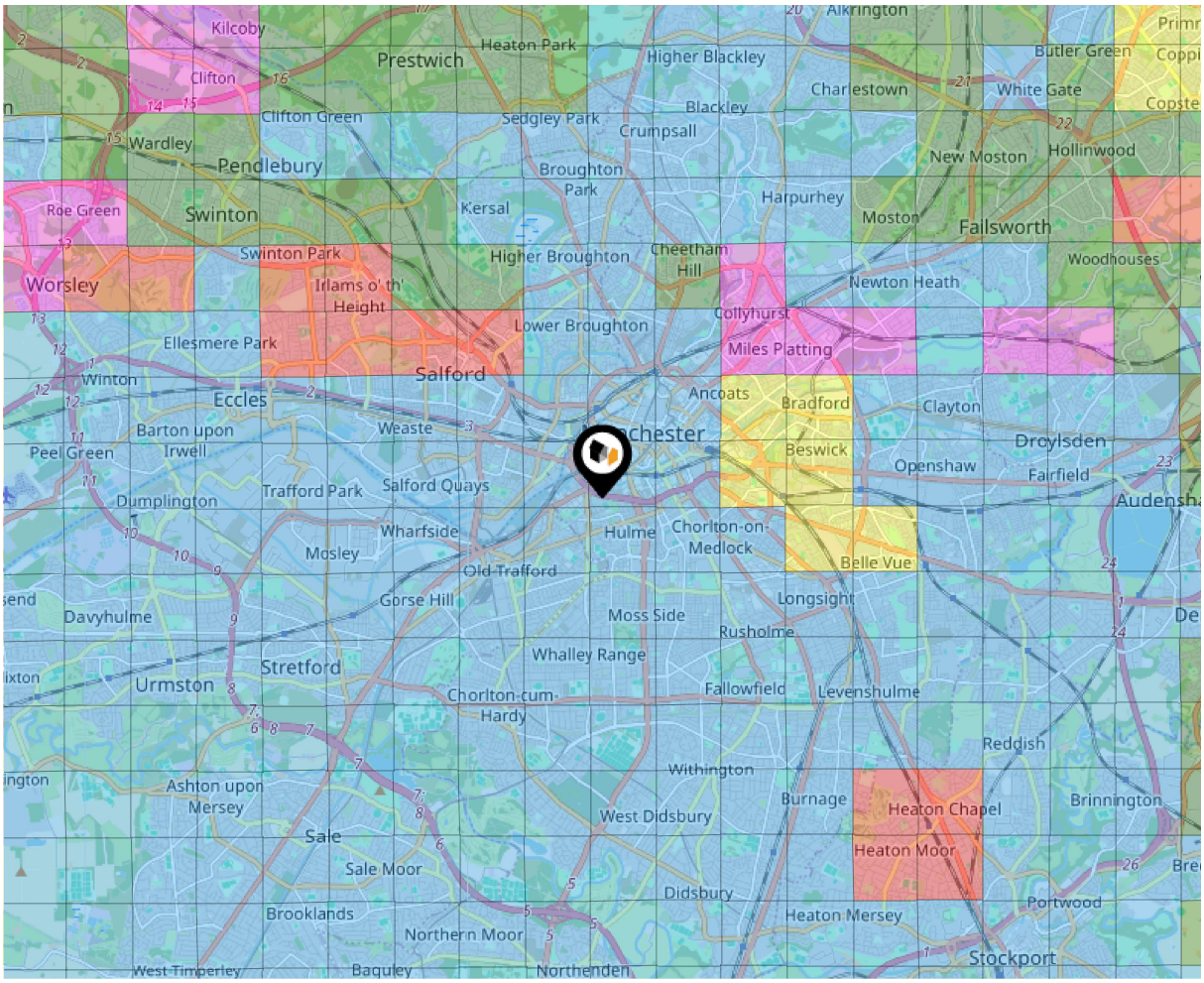
Powered by sprift
Know any property instantly

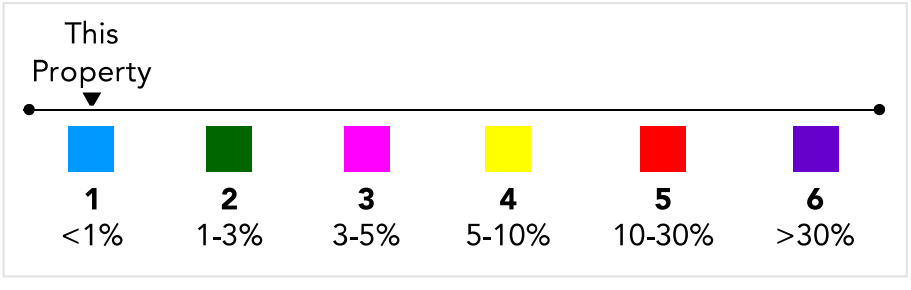
Environment
Radon Gas

LANDWOOD GROUP

What is Radon?

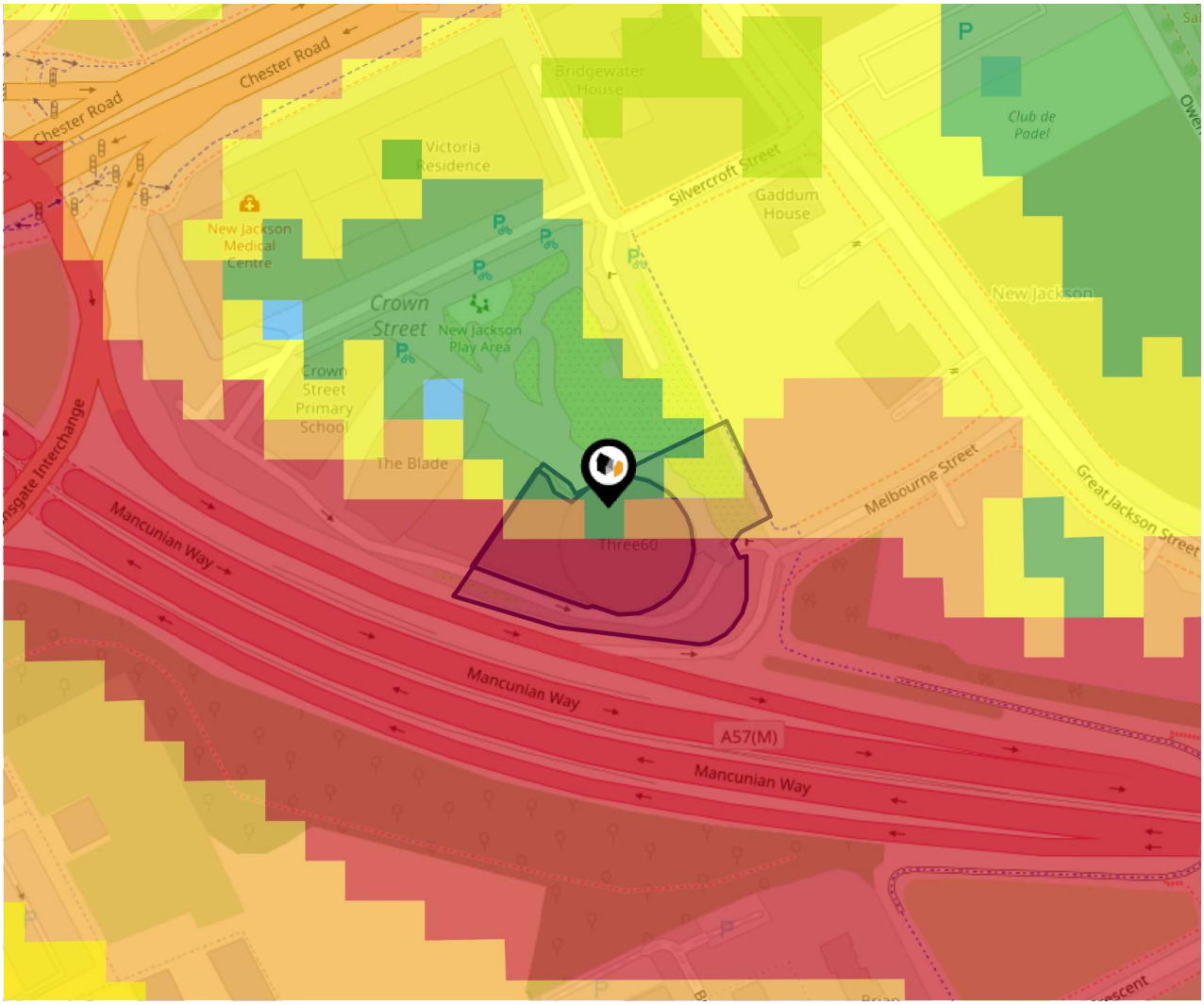
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





Powered by sprift
Know any property instantly

Local Area
Road Noise



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

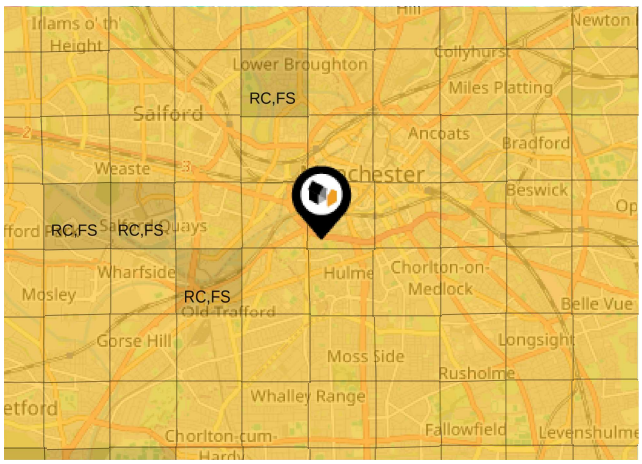
Powered by sprift

Environment
Soils & Clay

LANDWOOD GROUP

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

Powered by sprift
Know any property instantly

Area

Transport (National)

National Rail Stations

Pin	Name	Distance
1	Deansgate Rail Station	0.23 miles
2	Salford Central Rail Station	0.79 miles
3	Manchester Oxford Road Rail Station	0.55 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M602 J3	1.33 miles
2	M60 J5	4.01 miles
3	M60 J6	3.48 miles
4	M60 J7	3.46 miles
5	M60 J19	4.79 miles

Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	7.26 miles
2	Speke	26.44 miles
3	Leeds Bradford Airport	36.72 miles
4	Highfield	38.62 miles

Area

Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Castle Quay	0.11 miles
2	Deansgate Station	0.2 miles
3	Chester Road	0.15 miles
4	St Wilfrid's	0.25 miles
5	Deansgate Station	0.24 miles

Local Connections

Pin	Name	Distance
1	Deansgate-Castlefield (Manchester Metrolink)	0.25 miles
2	Deansgate-Castlefield (Manchester Metrolink)	0.28 miles
3	Cornbrook (Manchester Metrolink)	0.55 miles

Powered by sprift

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.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

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
louise.bugeja@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey
Land Registry
Environment Agency
Historic England
Office for National Statistics
Ofcom
Valuation Office Agency
Ofsted
Royal Mail