



Greenco Property Group

PROPERTY REPORT

Report Generated on 31 / 01 / 2025



■ Willan Road, Manchester, M9 8LL



About Greenco Property Group

REPORT CONTENT

ABOUT US	1
STREET VIEW / ORDNANCE SURVEY MAP	3
PROPERTY SUMMARY	4
PROPERTY IMAGES	5
EPC	7
PLANNING DATA ON PROPERTY	8
NEIGHBOURING PLANNING HISTORY	9
NEAREST PRIMARY SCHOOLS	10
NEAREST SECONDARY SCHOOLS	11
UNIVERSITIES AND COLLEGES	12
TRANSPORTATION LINKS	13
NEAREST HOSPITAL / GP / DENTIST / NHS	14
CONNECTIVITY	15



STREET VIEW / ORDNANCE SURVEY MAP



PROPERTY SUMMARY

KEY FEATURES



-
CURRENT MARKET
PRICE



Terraced
PROPERTY TYPE



2
BEDROOMS



1
BATHROOMS



807.00 Sqft
(74.97 SQ. M.)
FLOOR AREA



£133,000
LAST SOLD PRICE



01-03-2021
LAST SOLD DATE



GM529785
TITLE NUMBER



LEASEHOLD
TENURE



1930-1949
YEAR BUILT



YES
COMPANY OWNED



Flood Risk
Area
FLOOD RISK

KEY DETAILS

Manchester
COUNCIL

Blackley and Broughton
CONSTITUENCY

North West
REGION

63 / D
EPC RATING

[Domestic EPC in the Area](#)
[Non-Domestic EPC in the Area](#)
EPC RATINGS IN THE AREA

1
PLANNING APPLICATION

No
PARKING FACILITIES

No
ACCESSIBILITY FEATURES

Yes
GAS SUPPLY

Yes
ELECTRICITY SUPPLY

Yes
WATER SUPPLY

PROPERTY IMAGES

Browse through the property images to get a better idea -
Take a look at the property images.



PROPERTY IMAGES



EPC - ENERGY PERFORMANCE CERTIFICATE

Willan Road,
Manchester,
M9 8LL

Energy Rating

D

Valid until
15-07-2030

This property's current energy rating is **63/D**. It has the potential to be **84/B**.
See how to improve this property's energy efficiency.

Energy Efficiency Rating		
Very Energy Efficient - Lower Running Costs	Current	Potential
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Roof	Pitched, 75 mm loft insulation
Walls	Cavity wall, as built, no insulation (assumed)
Window	Fully double glazed
Floor	Suspended, no insulation (assumed)
Main Heating	Boiler and radiators, mains gas
Main Heating Controls	Programmer, room thermostat and TRVs
Secondary Heating	Room heaters, electric
Hot Water System	From main system
Lighting	Low energy lighting in 14% of fixed outlets

Current Efficiency	63 / D
Potential Efficiency	84 / B
Inspection Date	15-07-2020
Valid Until	15-07-2030
Tenure	Owner-occupied
Habitable Rooms	3
Heated Rooms	3
Local Authority	Manchester E08000003 (click to know more)
Total Floor Area	807.00 Sq.Ft. (74.97 Sq.M.)
Property Type	House
Roof Efficiency	Average
Wall Efficiency	Poor
Window Efficiency	Average
Floor Efficiency	Unknown
Main Heating Efficiency	Good
Secondary Heating Efficiency	-
Hot Water Efficiency	Good
Lighting Efficiency	Poor
Floors	-
Floor Height	Unknown

PLANNING DATA ON PROPERTY



■ Willan Road, Manchester,
M9 8LL



11-02-1997

Ref.No.
051286/FH/NORT
H1/97

Decision -














Approved

Description -

Two storey extension at rear of dwelling
to form a kitchen at ground floor level
with enlarged be...



NEIGHBOURING PLANNING HISTORY

 17-03-2020 Ref.No. 126477/PDE/2020	24 Willan Road Manchester M9 8LL Decision - Turned Away (Legislative) Description - Prior Notification for Larger Home Extension with a rearward projection of either 4.4 metres or 3...	 12-12-2017 Ref.No. 117923/PDE/2017	83 Heathbank Road Manchester M9 0WB Decision - Conditional extension - GPD Description - Prior notification of proposed larger home extension for single storey rear extension with a rear...
 17-08-2012 Ref.No. 099742/FH/2012/N1	116 Heathbank Road Blackley Manchester M9 0WB Decision - Approved Description - Erection of single storey rear extension to form additional living accommodation.	 10-12-2008 Ref.No. 087526/FH/2008/N1	12 Wilma Avenue Higher Blackley Manchester M9 8LW Decision - Approved Description - Erection of a two storey rear extension to form additional living accommodation
 03-06-2005 Ref.No. 075184/FH/2005/N1	16 Wilma Avenue Higher Blackley, M9 8LW Decision - Approved Description - Erection of rear extension at first floor level and single storey rear conservatory	 30-04-2004 Ref.No. 071112/FH/2004/N1	15 Wilma Avenue Blackley, M9 8LW Decision - Approved Description - Single storey rear extension
 21-07-1994 Ref.No. 045740/FH/NORT H1/94	17, Wilma Avenue, Blackley, M9 8LW Decision - Approved Description - Two storey extension rear of dwellinghouse to form a kitchen, dining room with bedroom and bathro...	 21-07-1994 Ref.No. 045741/FH/NORT H1/94	19, Wilma Avenue, Blackley, M9 8LW Decision - Approved Description - Two storey extension rear of dwellinghouse to form a kitchen, dining room with bedroom and bathro...
 30-09-1993 Ref.No. 044163/FH/NORT H1/93	18 Wilma Avenue, Blackley, M9 8LW Decision - Approved Description - Two storey extension at rear of dwellinghouse to form kitchen, utility room and a bedroom over	 26-10-1989 Ref.No. 034922	6 Willan Road, Blackley Blackley, M9 8LL Decision - Approved Description - First floor bathroom and bedroom extension
 30-04-1987 Ref.No. 028793	19, Wilma Avenue, Blackley Blackley, M9 8LW Decision - Approved Description - Kitchen extension at rear of dwellinghouse	 25-04-1986 Ref.No. 026436	14, Wilma Avenue, Higher Blackley Blackley, M9 8LW Decision - Approved Description - 2 storey rear extension to form a kitchen with bedroom over
 05-11-1980 Ref.No. F14137	36 Willan Road, Blackley., M9 8LL Decision - Approved Description - 2-storey kitchen and bedroom extension at rear of house.		

NEAREST PRIMARY SCHOOLS



**Willan Road,
Manchester,
M9 8LL**



Outstanding



Good



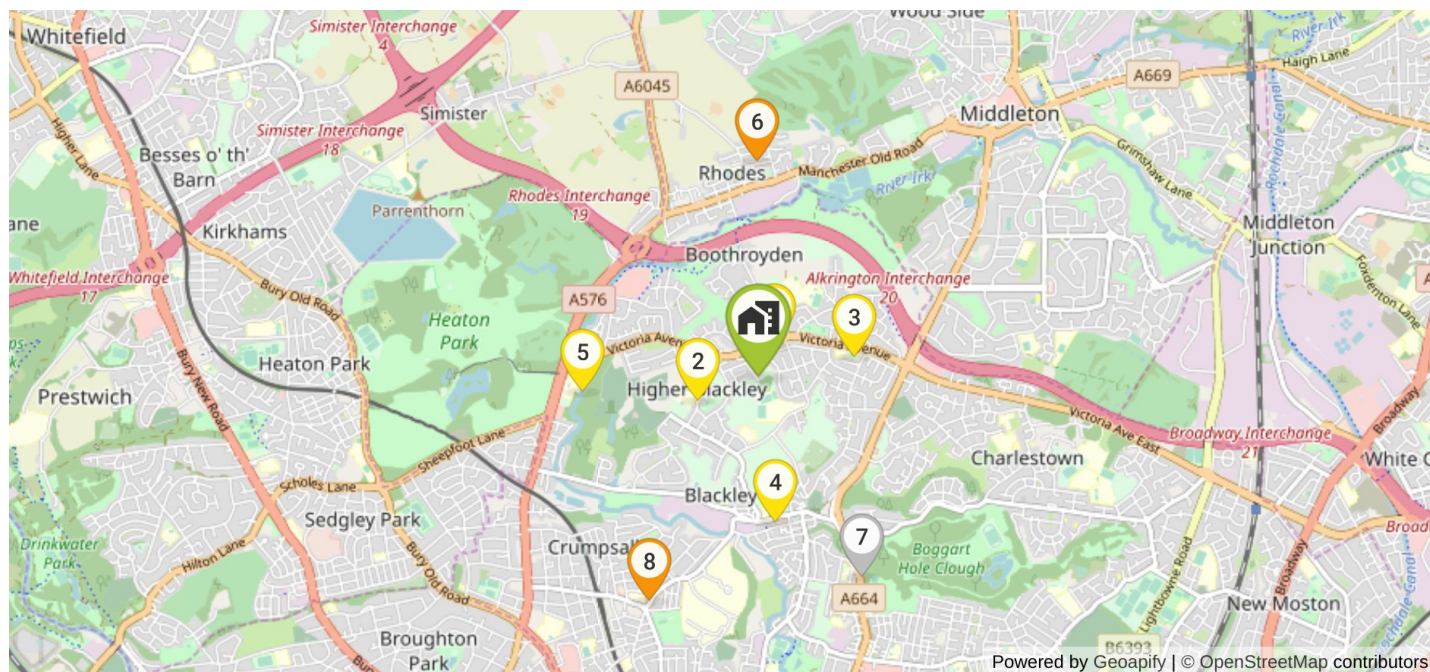
Requires Improvement



Lowest



Not Rated



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St Clare's RC Primary School

Victoria Avenue, Blackley, Manchester, M9 0RR

460 **Mixed** **No** **No** **0.15 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Crab Lane Primary School

Crab Lane, Higher Blackley, Manchester, M9 8NB

437 **Mixed** **No** **No** **0.29 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



E-ACT Blackley Academy

Victoria Avenue, Blackley, Manchester, M9 0RD

431 **Mixed** **No** **No** **0.43 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Pike Fold Primary School

Old Market Street, Blackley, Manchester, Greater Manchester, M9 8QP

454 **Mixed** **No** **No** **0.63 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Bowker Vale Primary School

Middleton Road, Higher Crumpsall, Manchester, Lancashire, M8 4NB

442 **Mixed** **No** **No** **0.77 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Little Heaton Church of England Primary School

Boardman Lane, Middleton, Manchester, M24 4PU

171 **Mixed** **No** **No** **0.95 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Mount Carmel RC Primary School, a Voluntary Academy

Wilson Road, Blackley, Manchester, M9 8BG

468 **Mixed** **No** **No** **0.98 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Crumpsall Lane Primary School

Crumpsall Lane, Crumpsall, Manchester, M8 5SR

417 **Mixed** **No** **No** **1.09 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



NEAREST SECONDARY SCHOOLS



**Willan Road,
Manchester,
M9 8LL**



Outstanding



Good



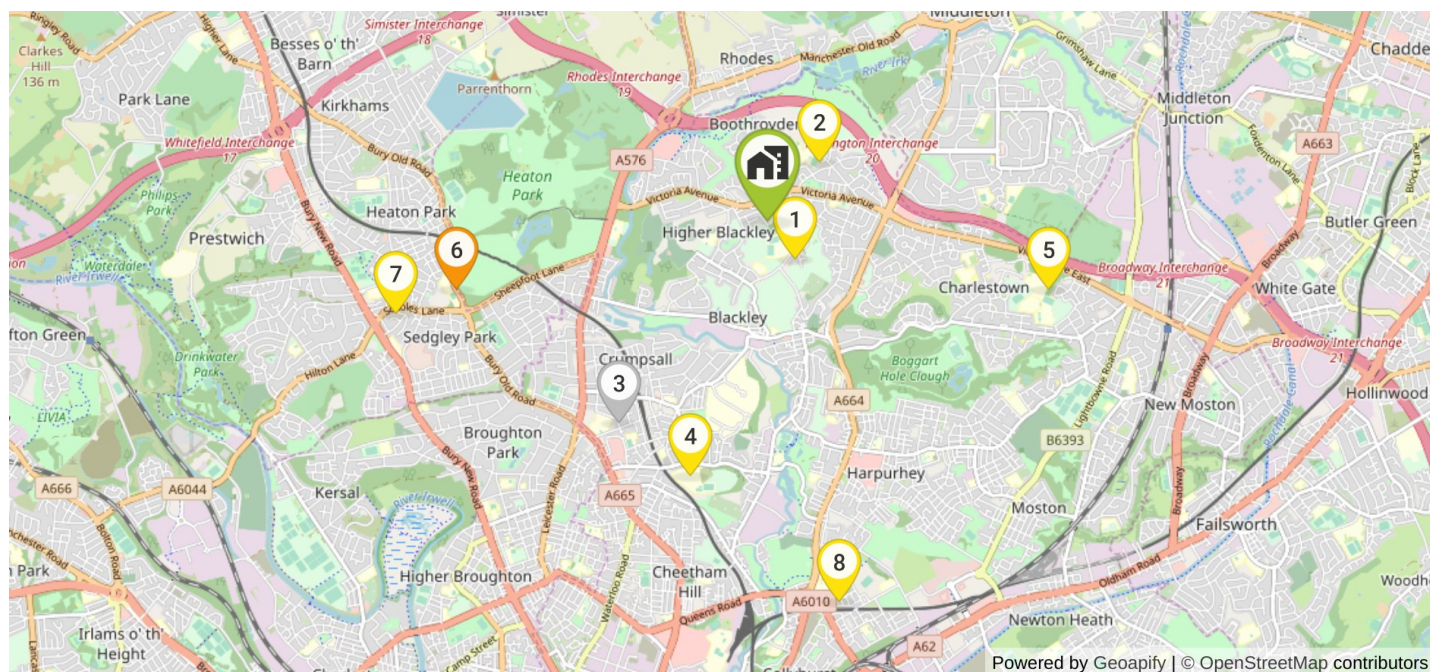
Requires Improvement



Lowest



Not Rated



Co-op Academy Manchester

Plant Hill Road, Higher Blackley, Manchester, Greater Manchester, M9 0WQ

1588 **Mixed** **No** **No** **0.25 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Our Lady's RC High School

Alworth Road, Higher Blackley, Manchester, M9 0RP

909 **Mixed** **No** **No** **0.44 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



The King David High School

Eaton Road, Crumpsall, Manchester, M8 5DY

806 **Mixed** **No** **No** **1.36 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Abraham Moss Community School

Crescent Road, Crumpsall, Manchester, Greater Manchester, M8 5UF

1848 **Mixed** **Yes** **No** **1.45 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Co-op Academy North Manchester

300 Victoria Avenue East, Blackley, Manchester, M9 7SS

1083 **Mixed** **No** **No** **1.57 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



St Monica's RC High School, a Voluntary Academy

Bury Old Road, Prestwich, Manchester, Greater Manchester, M25 1JH

1133 **Mixed** **No** **No** **1.74 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Parrenthorn High School

Heywood Road, Prestwich, Manchester, M25 2BW

987 **Mixed** **No** **No** **2.09 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Manchester Communication Academy

Silchester Drive, Harpurhey, Manchester, M40 8NT

1207 **Mixed** **No** **No** **2.1 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

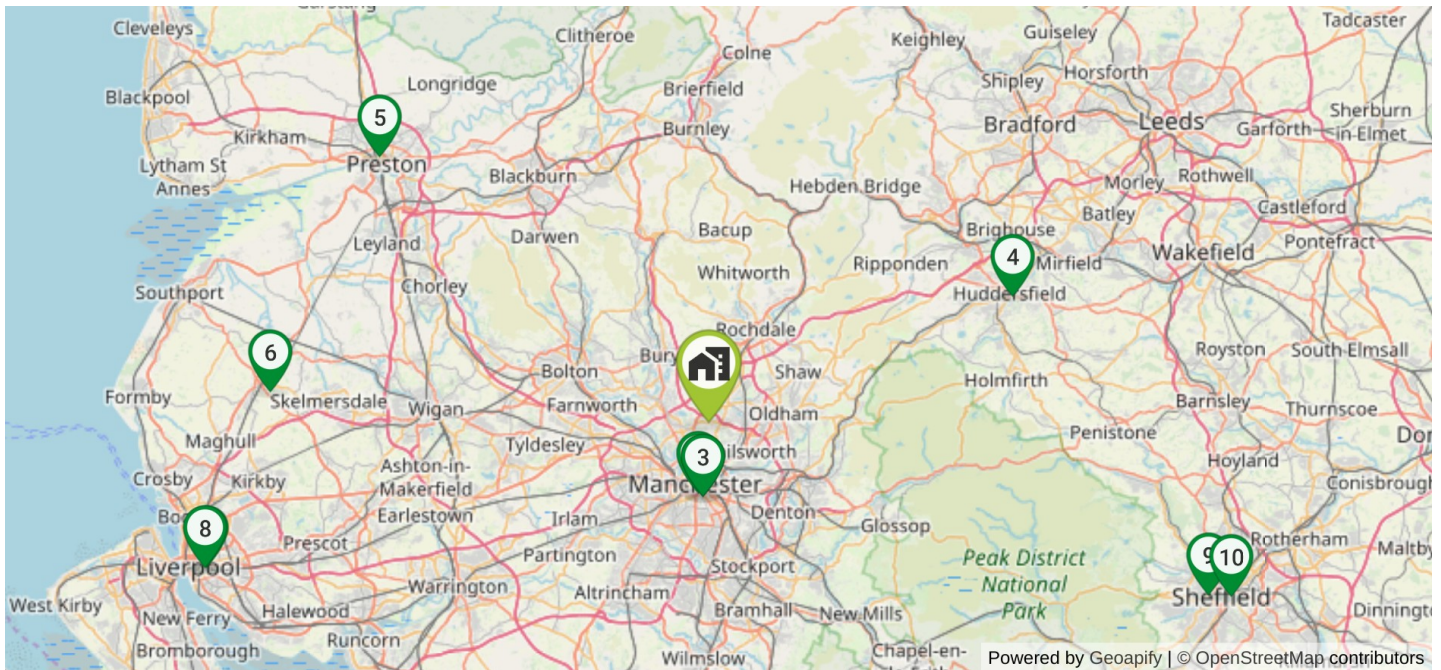
UNIVERSITIES & COLLEGES



**Willan Road,
Manchester,
M9 8LL**



No Rating



Manchester Metropolitan University

★★★★★

All Saints, All Saints Building, Manchester
M15 6BH, United Kingdom

4.28 Miles

DISTANCE



Manchester University

★★★★★

Oxford Rd, Manchester M13 9PL, United Kingdom

4.49 Miles

DISTANCE



University of Manchester

★★★★★

Oxford Rd, Manchester M13 9PL, United Kingdom

4.49 Miles

DISTANCE



Huddersfield University

★★★★★

Queensgate, Huddersfield HD1 3DH, United Kingdom

19.84 Miles

DISTANCE



University of Central Lancashire

★★★★★

Fylde Rd, Preston PR1 2HE, United Kingdom

25.54 Miles

DISTANCE



Edge Hill University

★★★★★

St Helens Rd, Ormskirk L39 4QP, United Kingdom

26.61 Miles

DISTANCE



Liverpool University

★★★★★

Liverpool L69 3BX, United Kingdom

31.72 Miles

DISTANCE



University of Liverpool

★★★★★

Liverpool L69 3BX, United Kingdom

31.72 Miles

DISTANCE



Sheffield University

★★★★★

Sheffield S10 2TN, United Kingdom

31.99 Miles

DISTANCE



Sheffield Hallam University

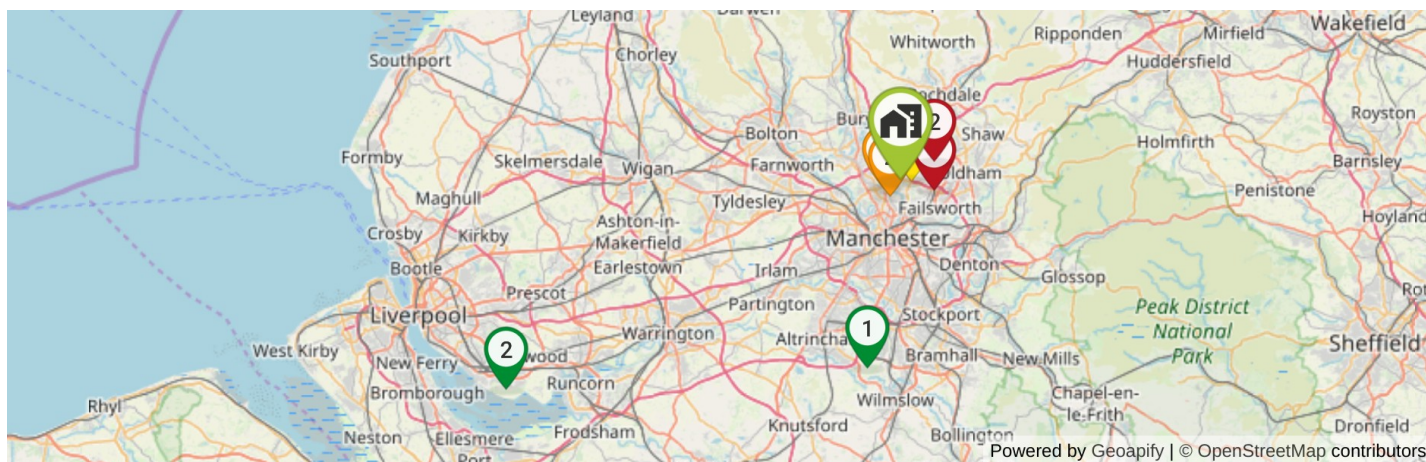
★★★★★

Howard St, Sheffield City Centre, Sheffield
S1 1WB, United Kingdom

33.28 Miles

DISTANCE

TRANSPORT LINKS



AIRPORTS

- 1 Manchester Airport, Manchester M90 1QX, United Kingdom
12.36 Miles
- 2 Liverpool John Lennon Airport, Speke Hall Ave, Speke, Liverpool L24 1YD, United Kingdom
29.21 Miles
- 3 Leeds Bradford Airport, Leeds Bradford Airport, Mid stay 2, Yeadon, Leeds LS19 7TU, United Kingdom
33.04 Miles



BUS STATION

- 1 Victoria Avenue (Stop D), United Kingdom
0.63 Miles
- 2 Middleton Court, United Kingdom
1.04 Miles
- 3 Delaunays Road, United Kingdom
1.12 Miles



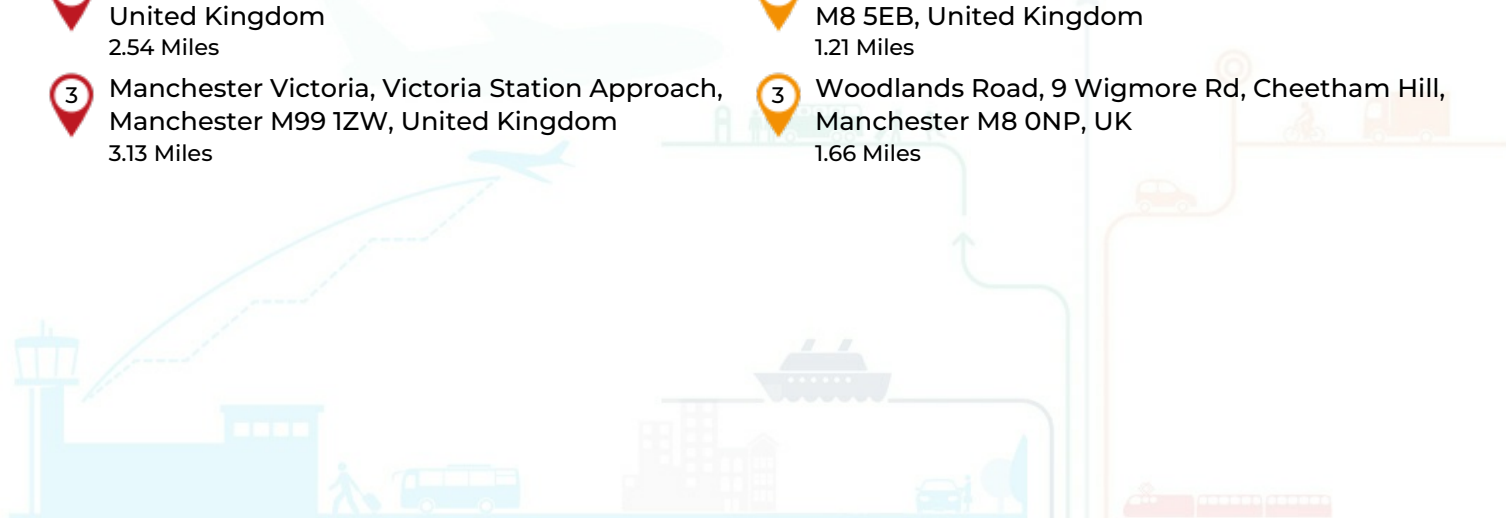
TRAIN STATION

- 1 Moston, Manchester M40 0JA, United Kingdom
2.25 Miles
- 2 Mills Hill, Middleton, Manchester M24 2FB, United Kingdom
2.54 Miles
- 3 Manchester Victoria, Victoria Station Approach, Manchester M99 1ZW, United Kingdom
3.13 Miles



TRAM STATIONS

- 1 Bowker Vale, Crumpsall, Manchester M8 4LS, United Kingdom
1.16 Miles
- 2 Crumpsall, Station Rd, Crumpsall, Manchester M8 5EB, United Kingdom
1.21 Miles
- 3 Woodlands Road, 9 Wigmore Rd, Cheetham Hill, Manchester M8 ONP, UK
1.66 Miles



NEAREST HOSPITALS / GP / DENTISTS / NHS



HOSPITALS (NHS)

North Manchester General Hospital
Delaunays Road Manchester M8 5RB
0.97 Miles

All Saints Hospital (St George Healthcare Group)
159 Grange Avenue Oldham OL8 4EF
3.97 Miles

All Saints Hospital
All Saints Hospital 159 Grange Avenue
Oldham OL8 4EF
3.97 Miles



GP (NHS)

Blackford House Medical Centre
137 Croft Lane Hollins Bury BL9 8QA
3.82 Miles

Heywood Health
141 Argyle Street Heywood OL10 3SD
3.9 Miles

Heady Hill Surgery
114 Bury New Road Heywood OL10 4RG
4.35 Miles



DENTIST (NHS)

Blackley Dental Surgery
Blackley Dental Surgery 214 Victoria
Avenue Manchester M9 0RR
0.14 Miles

Blackley Dental Practice
371 Victoria Avenue Blackley Manchester
M9 8WQ
0.34 Miles

Stonemount Dental Surgery
35 Victoria Avenue Blackley Manchester
M9 6RA
0.57 Miles



HOSPITALS (CQC)

Hexagon House MFT Renal Satellite Unit
Hexagon Tower Crumpsall Vale
Manchester M9 8CQ
0.66 Miles

North Manchester General Hospital
Delaunays Road Crumpsall Manchester
M8 5RB
0.97 Miles

Community Diagnostic Centre: North City Family & Fitness Centre
Upper Conran Street Harpurhey
Manchester M9 4DA
1.48 Miles



GP (CQC)

Beacon Medical Centre
156 Victoria Avenue Manchester M9 0FN
0.27 Miles

The Avenue Medical Centre
51-53 Victoria Avenue Blackley
Manchester M9 6BA
0.52 Miles

Dam Head Medical Centre
1020 Rochdale Road Manchester M9 7HD
0.61 Miles



DENTIST (CQC)

214 Dental
214 Victoria Avenue Manchester M9 0RR
0.16 Miles

Plant Hill Clinic
Dental Department Plant Hill Road
Manchester M9 8LX
0.33 Miles

The Blackley Dental Practice
371 Victoria Avenue Blackley Manchester
M9 8WQ
0.34 Miles



RESPONSE TIMES OF NHS SERVICES

Category Approx. Response Time

C1 00 hrs 08 mins 07 secs

C1T 00 hrs 10 mins 07 secs

C2 00 hrs 32 mins 04 secs

C3 02 hrs 33 mins 44 secs

C4 02 hrs 32 mins 00 secs

C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)

C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)

C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)

C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required

C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

BROADBAND & MOBILE





Broadband - Predicted Broadband Speeds



Speed Type	Download Speed	Upload Speed
Basic	8 Mbps	0.9 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	10000 Mbps	10000 Mbps

Mobile Coverage - Based on voice calls made



 INDOOR SPEED Very Good OUTDOOR SPEED Very Good	 INDOOR SPEED Good OUTDOOR SPEED Very Good	 INDOOR SPEED Very Good OUTDOOR SPEED Very Good	 INDOOR SPEED Very Good OUTDOOR SPEED Very Good
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DATA PROVIDERS



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