



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 09th September 2026



**804, LINCOLN GATE, 39, RED BANK, MANCHESTER, M4
4AD**

Landwood Group

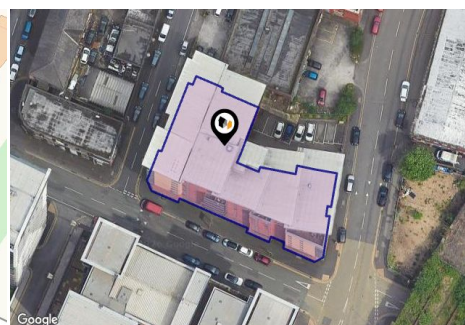
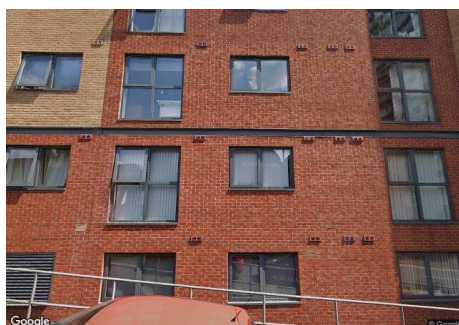
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	527 ft ² / 49 m ²
Plot Area:	0.23 acres
Year Built :	2003
Council Tax :	Band B
Annual Estimate:	£1,798
Title Number:	GM941326
UPRN:	10023046768
Restrictive Covenants:	No

Last Sold Date:	19/05/2003
Last Sold Price:	£97,424
Last Sold £/ft ² :	£184
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

9	80	1000
mb/s	mb/s	mb/s



Mobile Coverage:

(based on calls indoors)



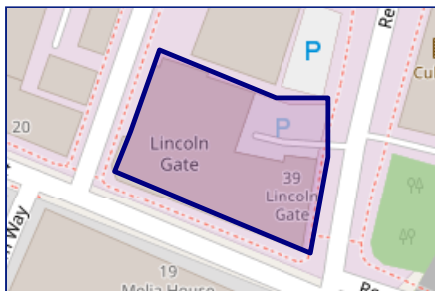
Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



LA41766

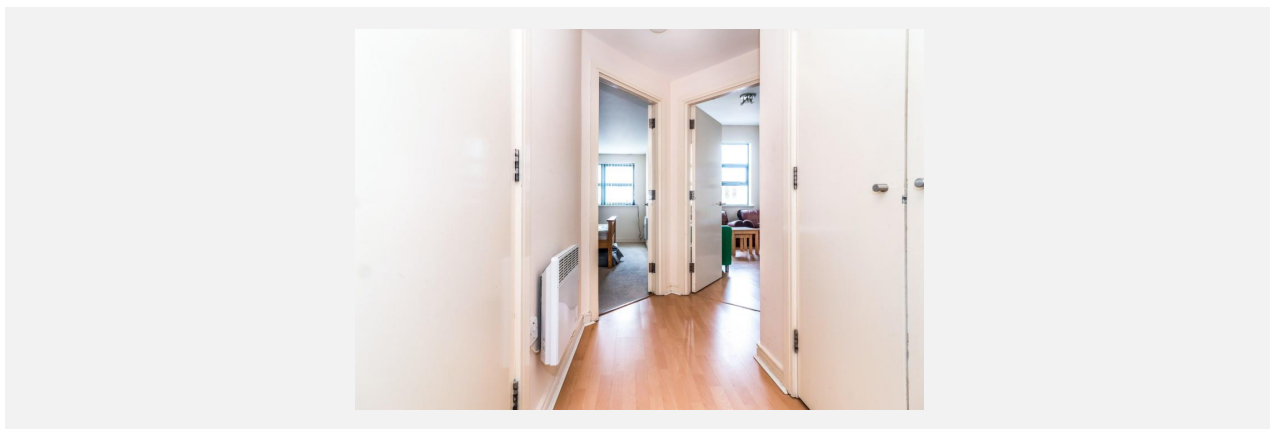
Leasehold Title Plan



GM941326

Start Date: 18/05/2003
End Date: 19/05/3002
Lease Term: 999 years (less 10 days) from 19 May 2003
Term Remaining: 976 years





Property
EPC - Certificate

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804 Lincoln Gate, 39, Red Bank, M4 4AD

Energy rating

D

Valid until 27.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	49 m ²

Market Sold in Street

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Apartment 408, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		29/05/2026		
Last Sold Price:		£128,000		
Apartment 513, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		27/02/2026	23/02/2018	
Last Sold Price:		£135,000	£125,000	
Apartment 409, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		17/10/2025	07/10/2016	
Last Sold Price:		£175,000	£136,000	
Apartment 806, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		27/08/2024		
Last Sold Price:		£100,000		
Apartment 401, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		26/04/2024		
Last Sold Price:		£77,000		
Apartment 509, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		24/01/2023		
Last Sold Price:		£115,000		
Apartment 403, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		11/09/2020	24/05/2013	
Last Sold Price:		£105,000	£77,600	
Apartment 609, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		03/08/2018		
Last Sold Price:		£160,000		
Apartment 707, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		29/09/2017		
Last Sold Price:		£175,000		
Apartment 608, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		11/09/2017	21/12/2011	
Last Sold Price:		£146,000	£55,000	
Apartment 802, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		14/07/2017		
Last Sold Price:		£91,500		
Apartment 405, Lincoln Gate, 39, Redbank, Manchester, M4 4AD				Flat-maisonette House
Last Sold Date:		02/06/2017	30/10/2015	19/12/2012
Last Sold Price:		£122,750	£103,000	£70,000

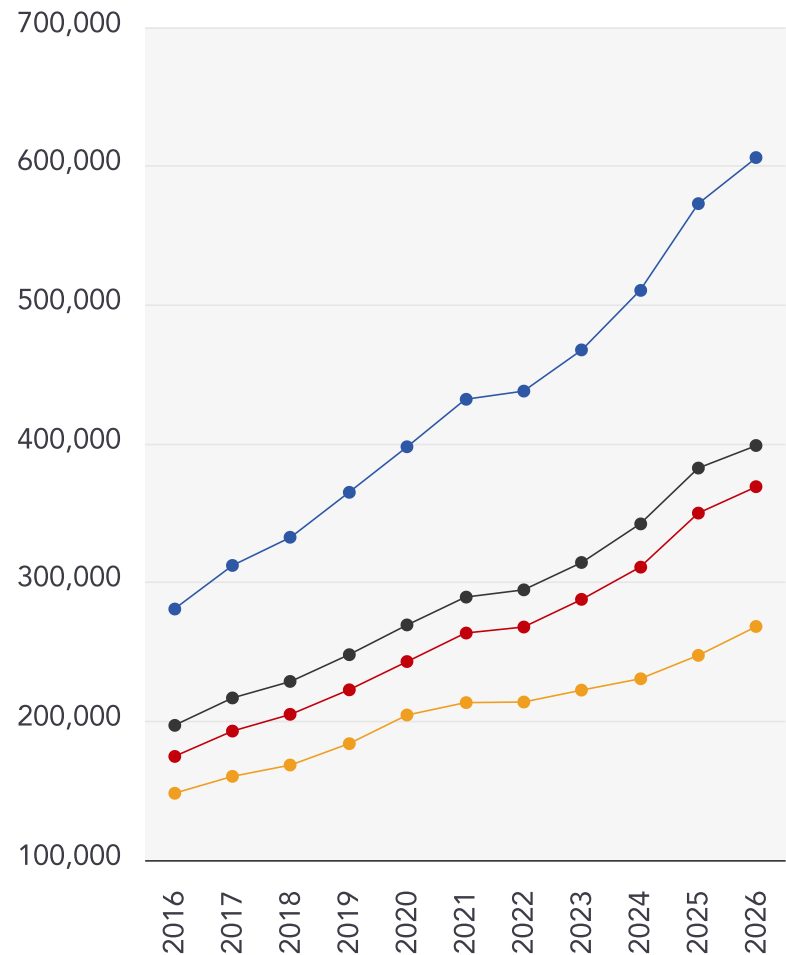
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in M4



Detached

+115.82%

Terraced

+102.34%

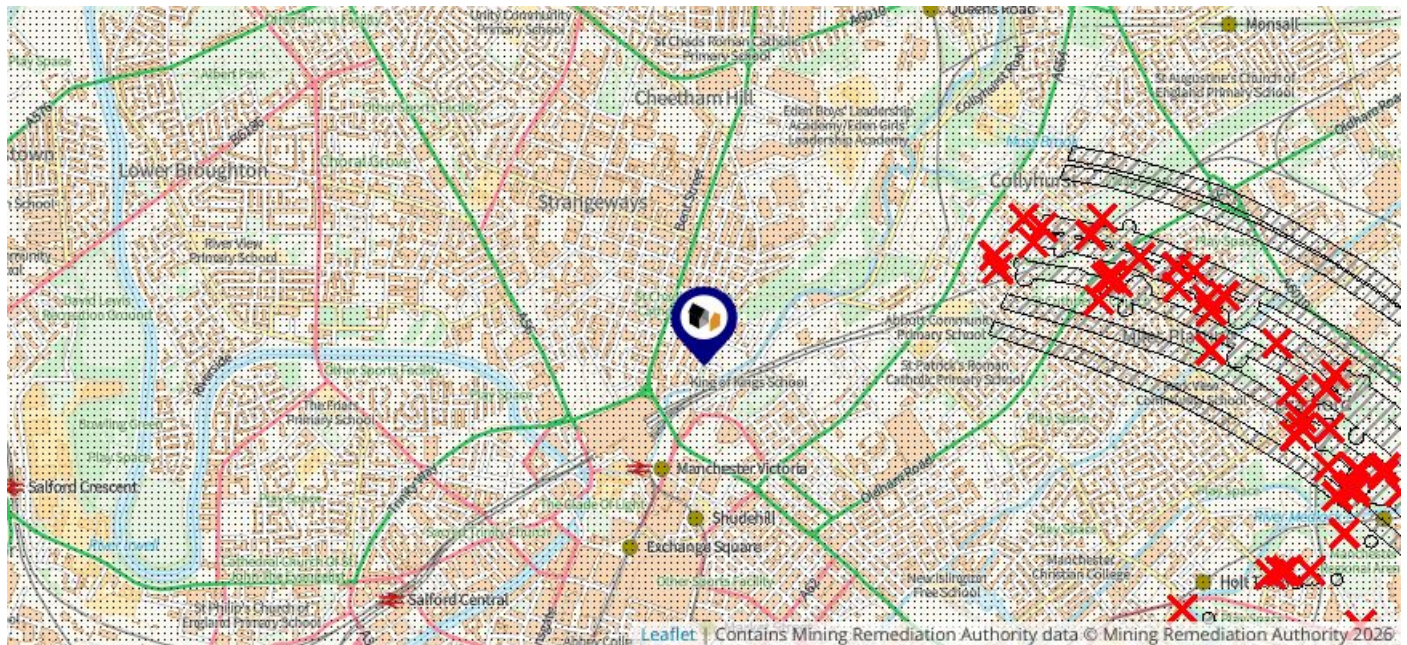
Semi-Detached

+111.28%

Flat

+81.14%

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.

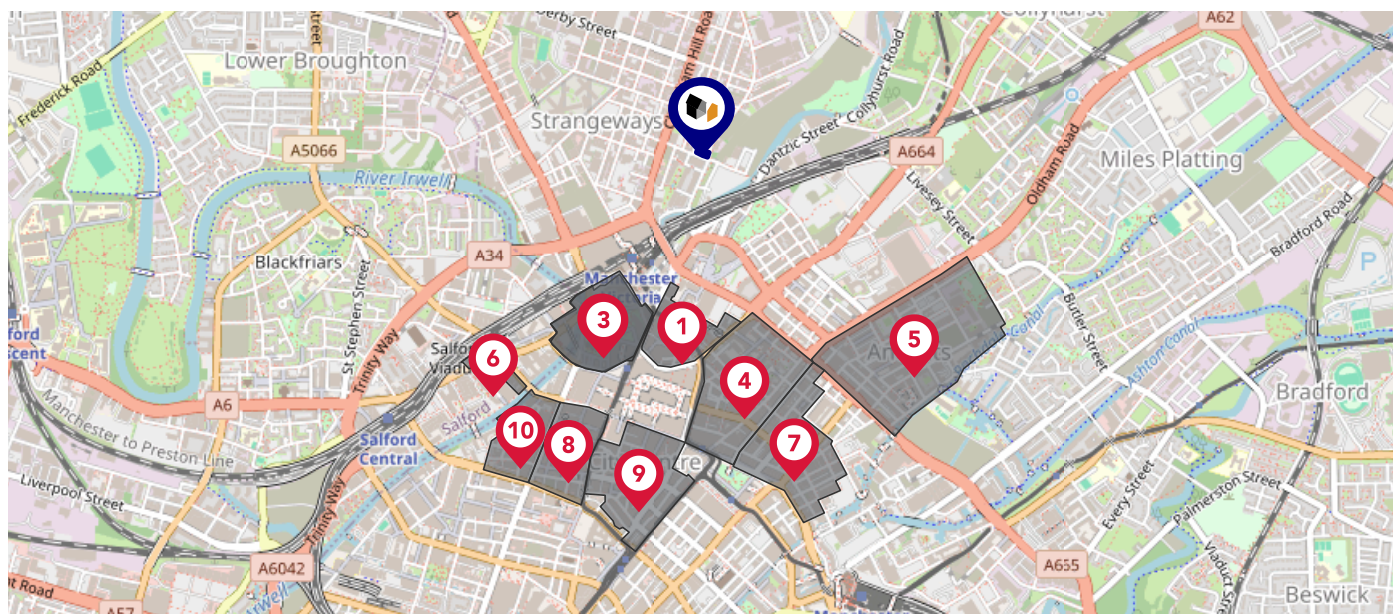
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

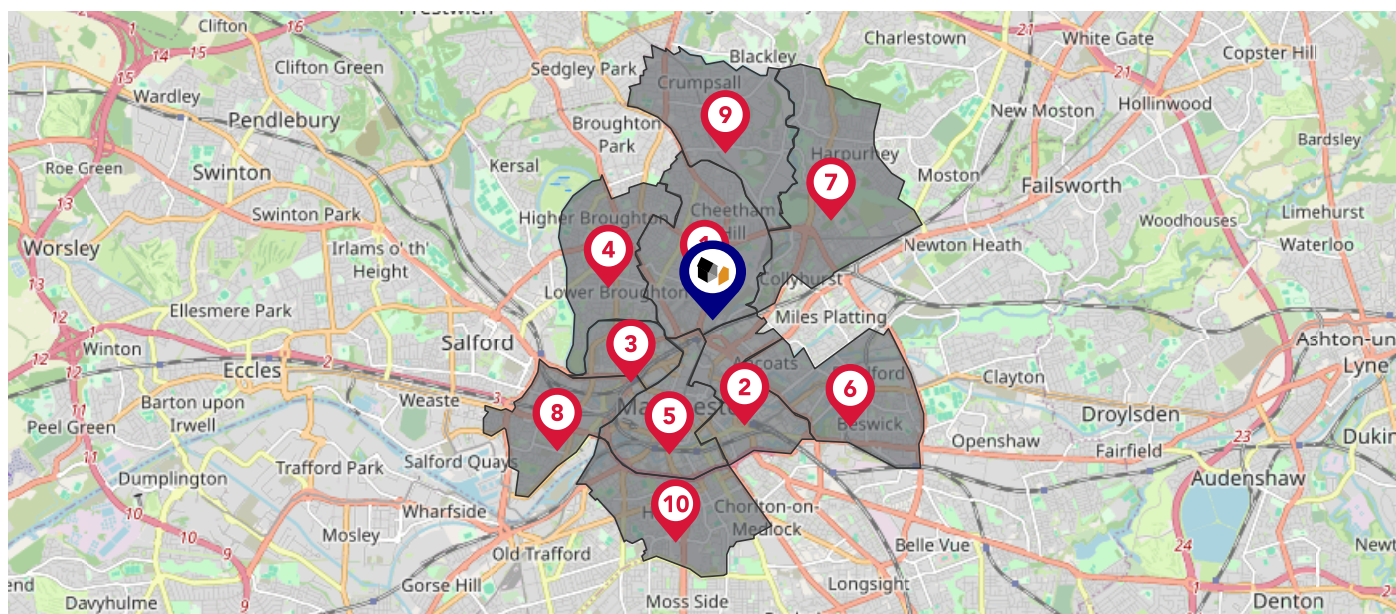
- 1 Shudehill
- 2 Cathedral
- 3 Cathedral
- 4 Smithfield
- 5 Ancoats
- 6 Flat Iron
- 7 Stevenson Square
- 8 St Ann's Square
- 9 Upper King Street
- 10 Parsonage Gardens

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

Cheetham Ward

2

Piccadilly Ward

3

Blackfriars & Trinity Ward

4

Broughton Ward

5

Deansgate Ward

6

Ancoats & Beswick Ward

7

Harpurhey Ward

8

Ordsall Ward

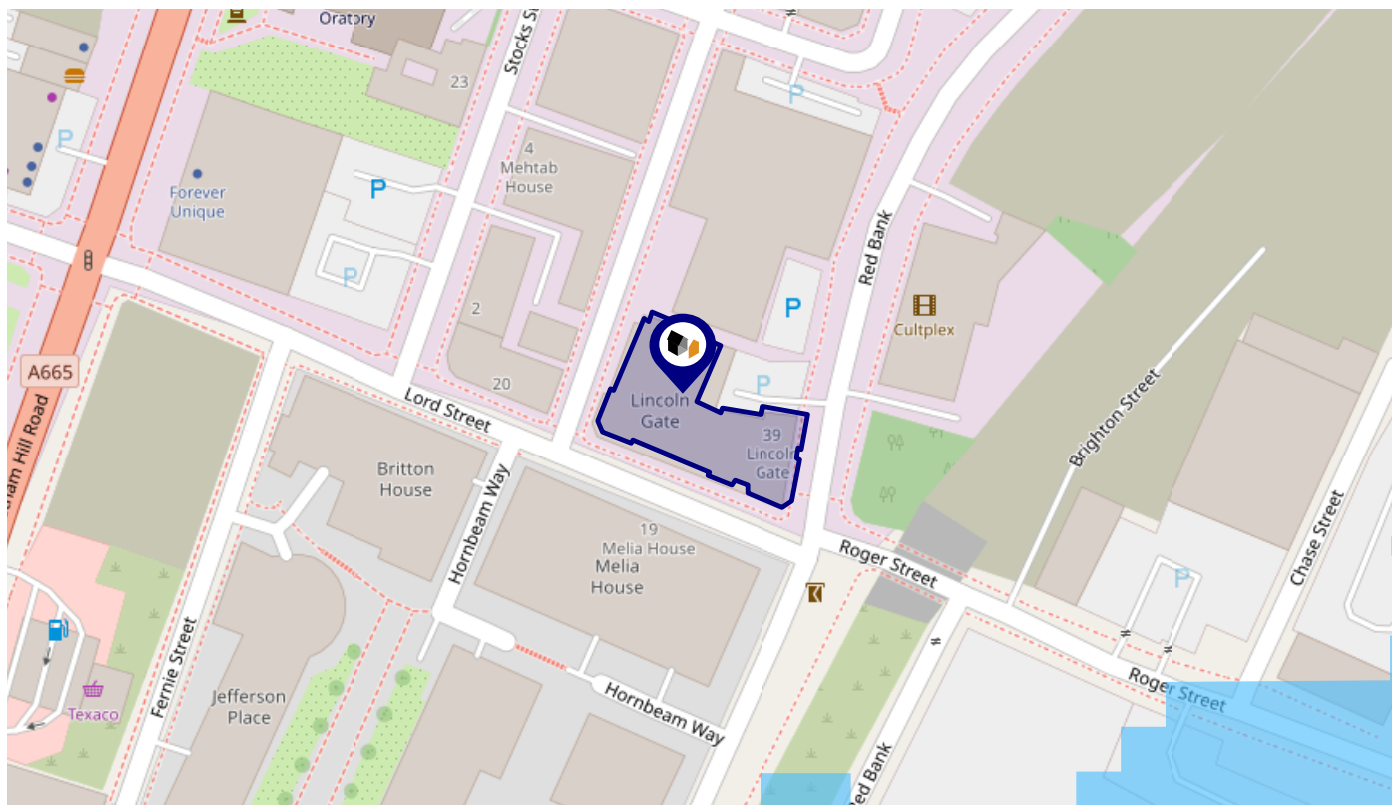
9

Crumpsall Ward

10

Hulme 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:

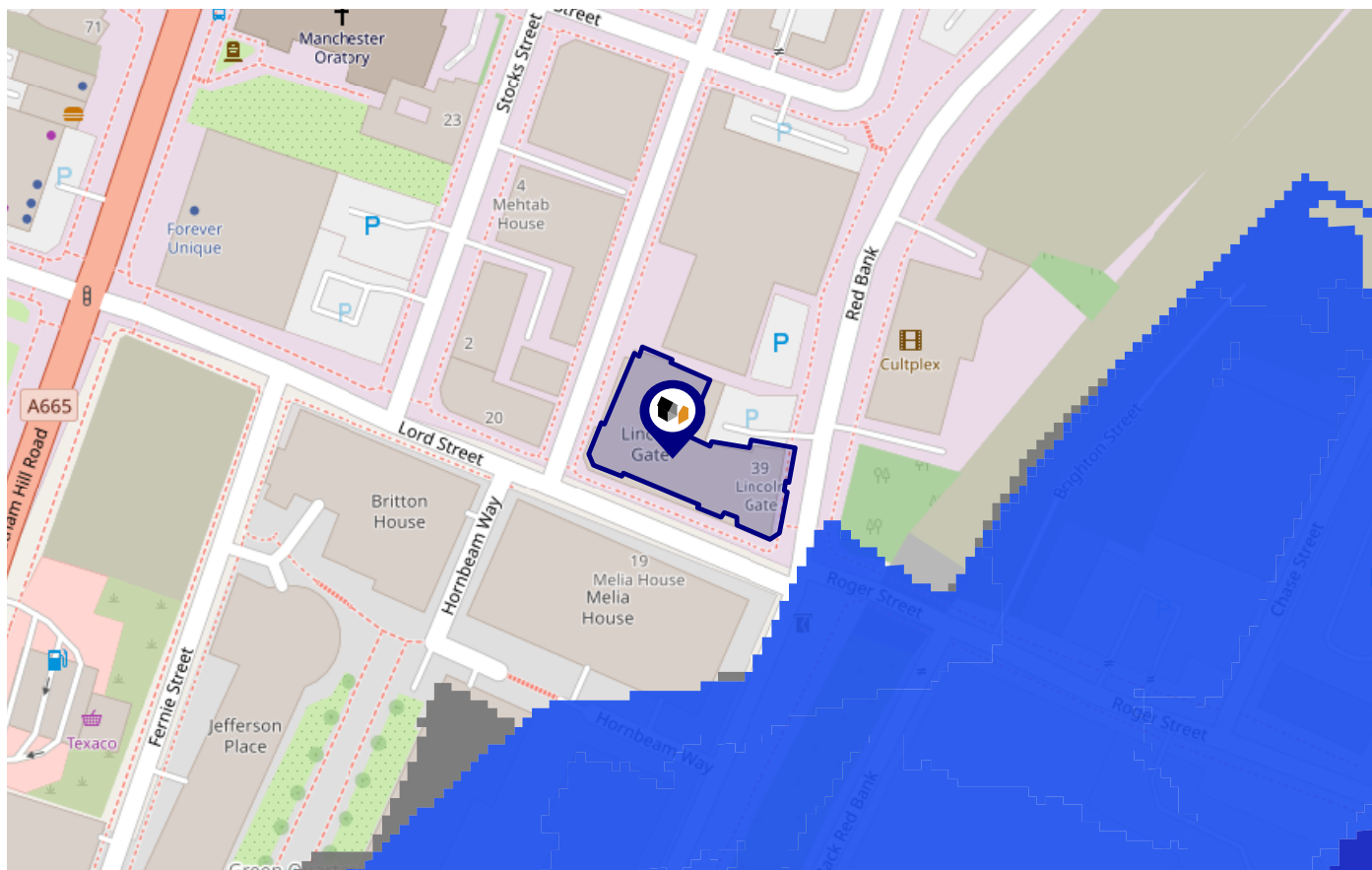
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

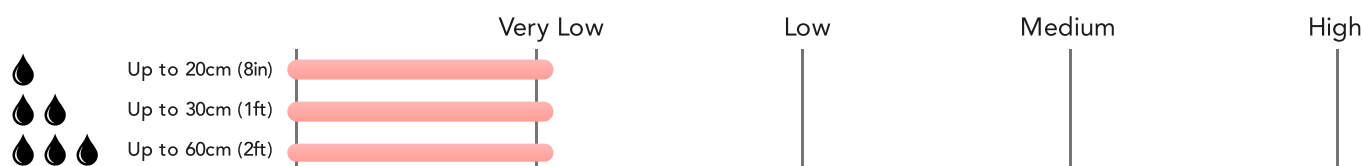


Risk Rating: Very low

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:

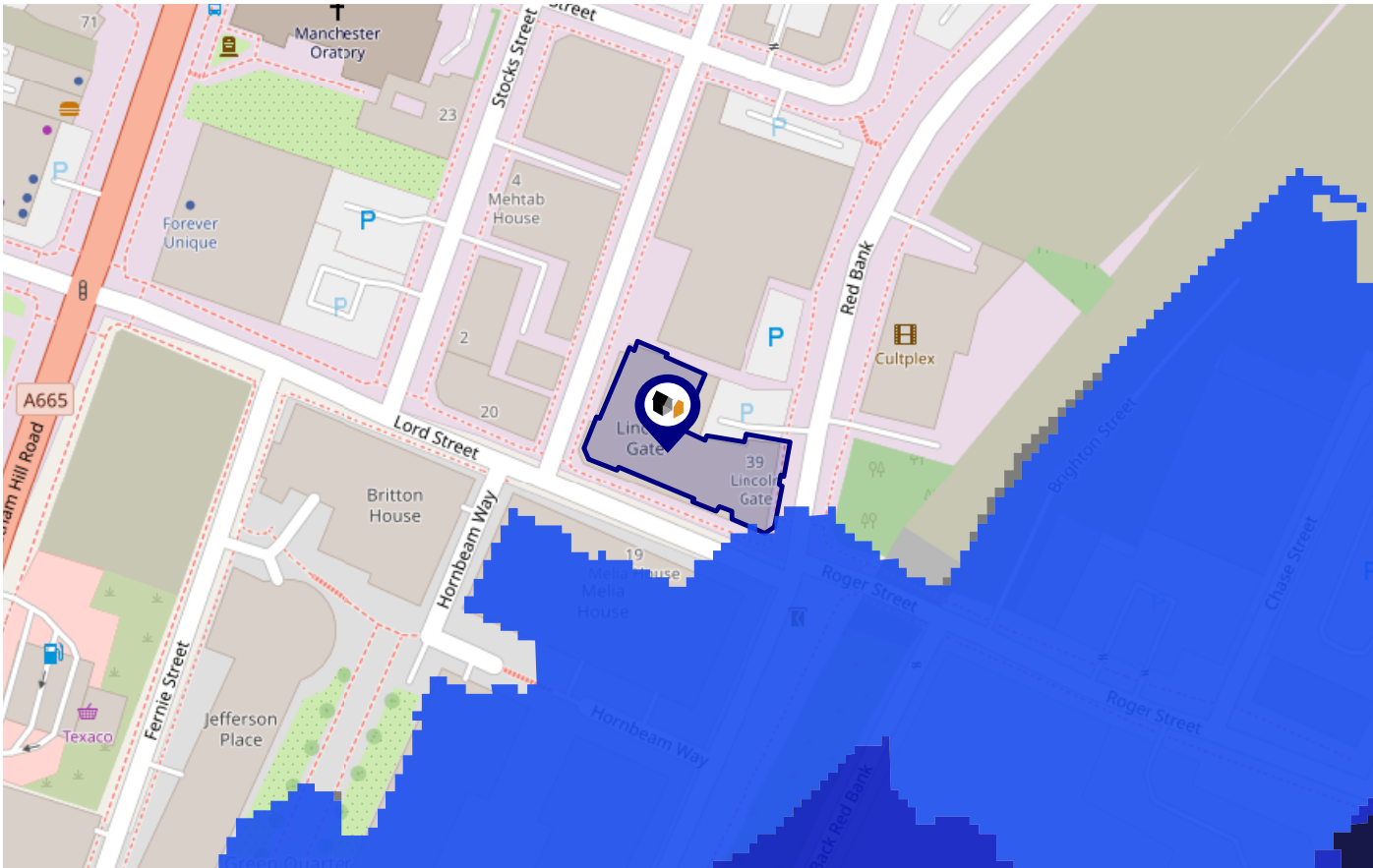


Flood Risk

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.

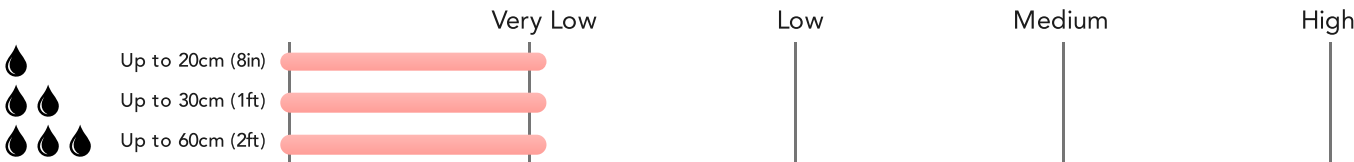


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



KPF - Key Property Facts

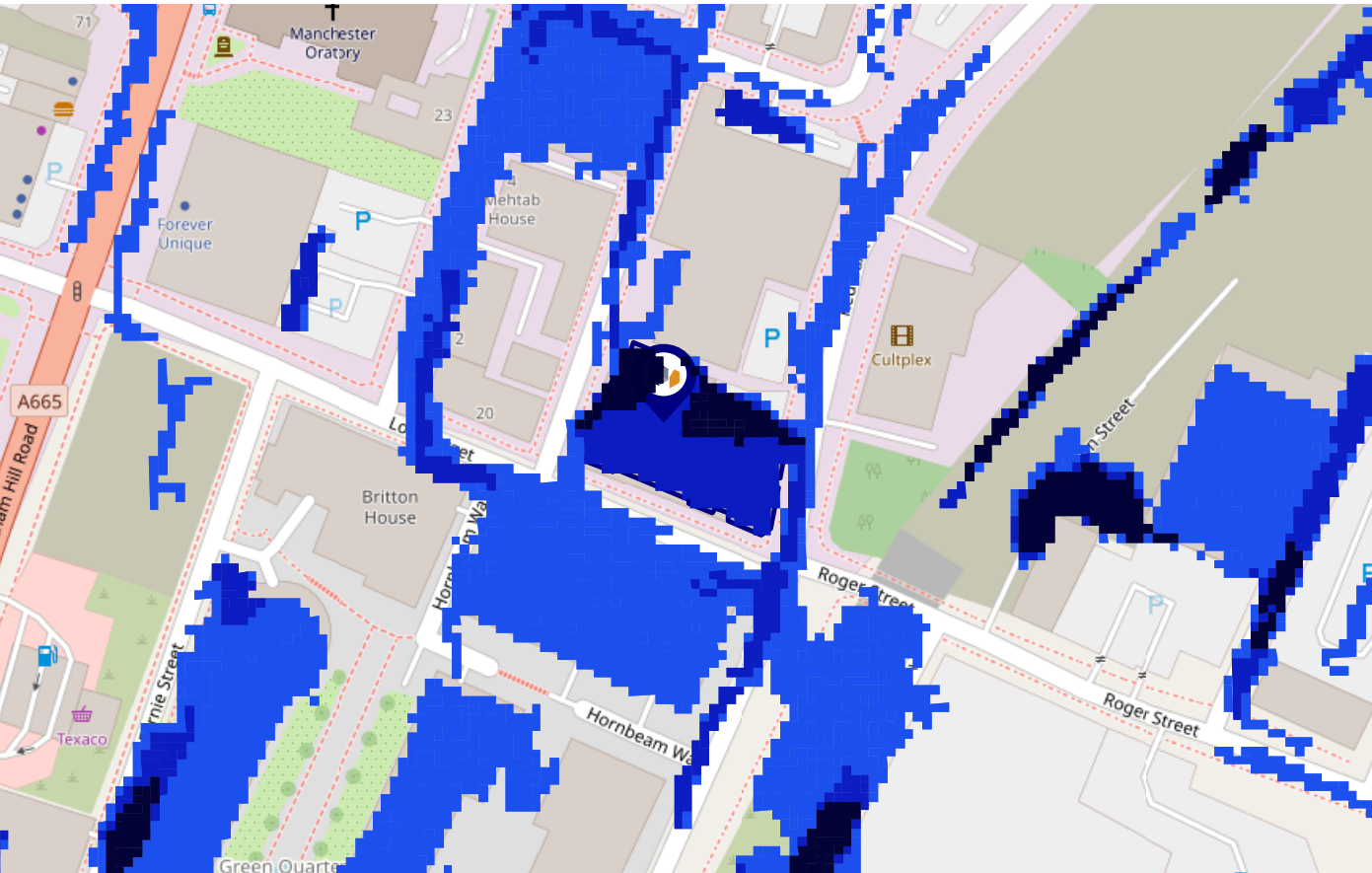
Powered by
apriift
Know any property instantly

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.

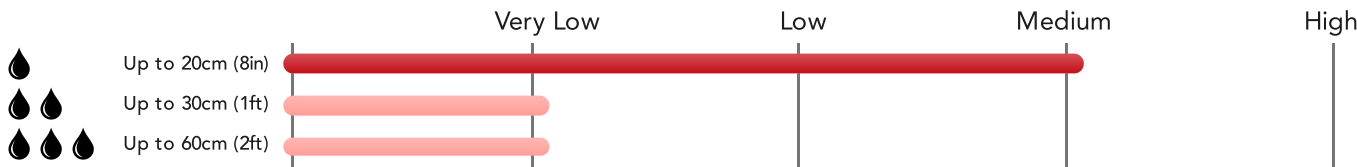


Risk Rating: Medium

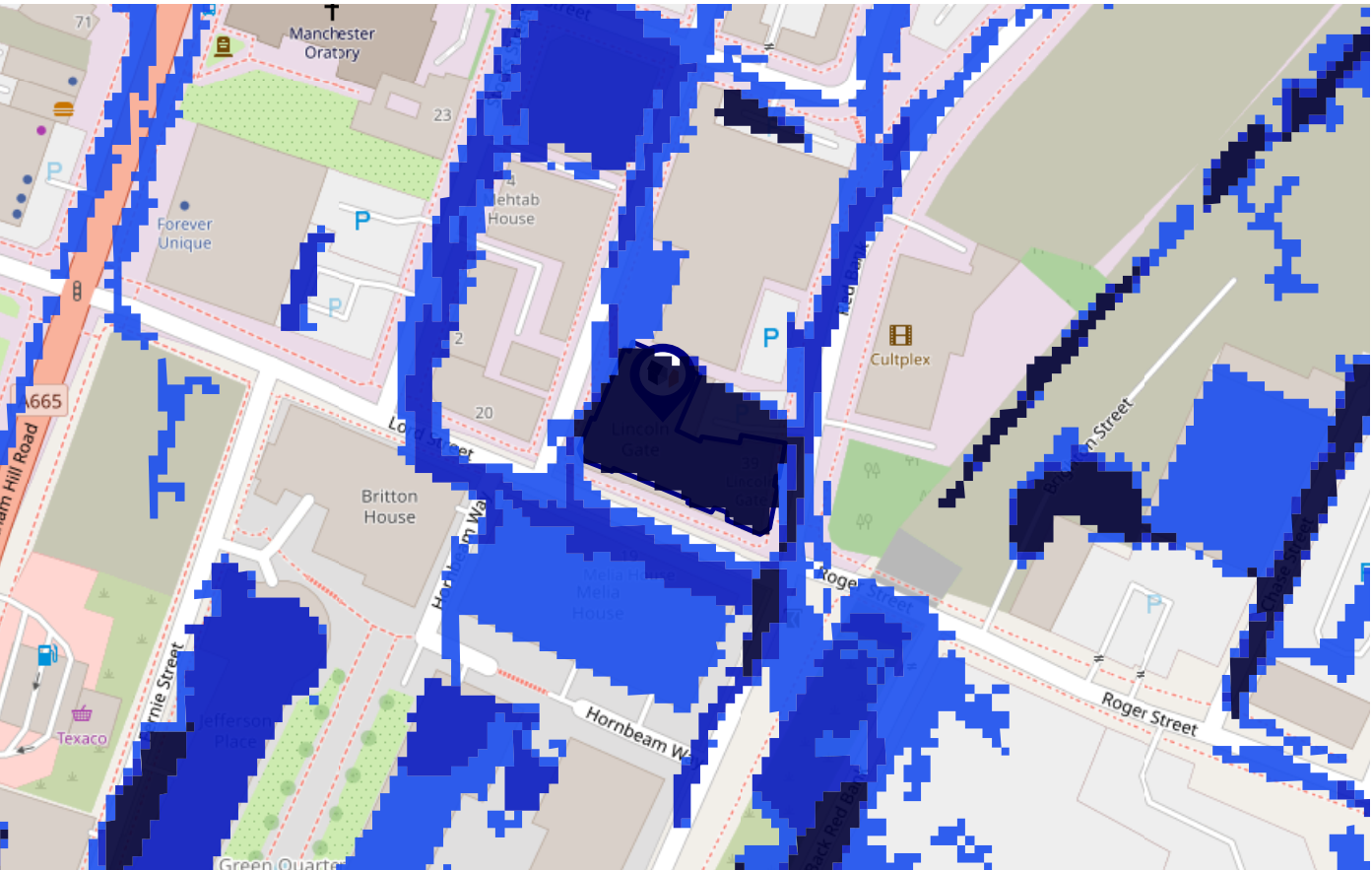
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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: High

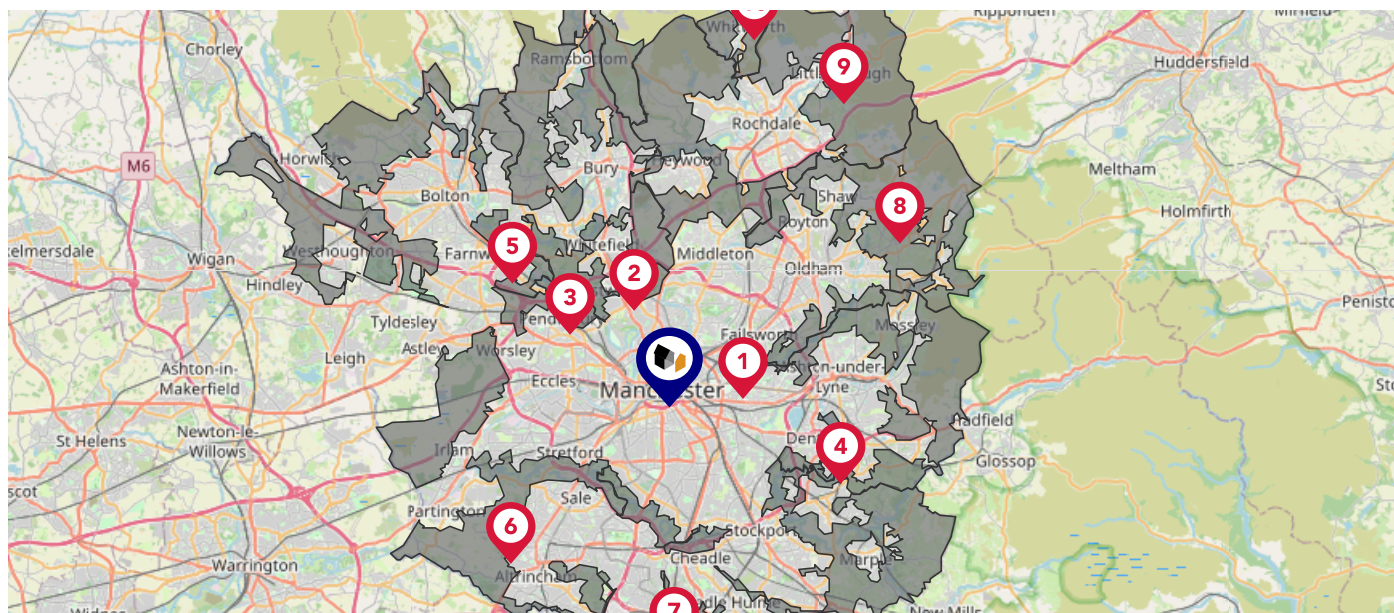
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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 - Manchester

2

Merseyside and Greater Manchester Green Belt - Bury

3

Merseyside and Greater Manchester Green Belt - Salford

4

Merseyside and Greater Manchester Green Belt - Tameside

5

Merseyside and Greater Manchester Green Belt - Bolton

6

Merseyside and Greater Manchester Green Belt - Trafford

7

Merseyside and Greater Manchester Green Belt - Stockport

8

Merseyside and Greater Manchester Green Belt - Oldham

9

Merseyside and Greater Manchester Green Belt - Rochdale

10

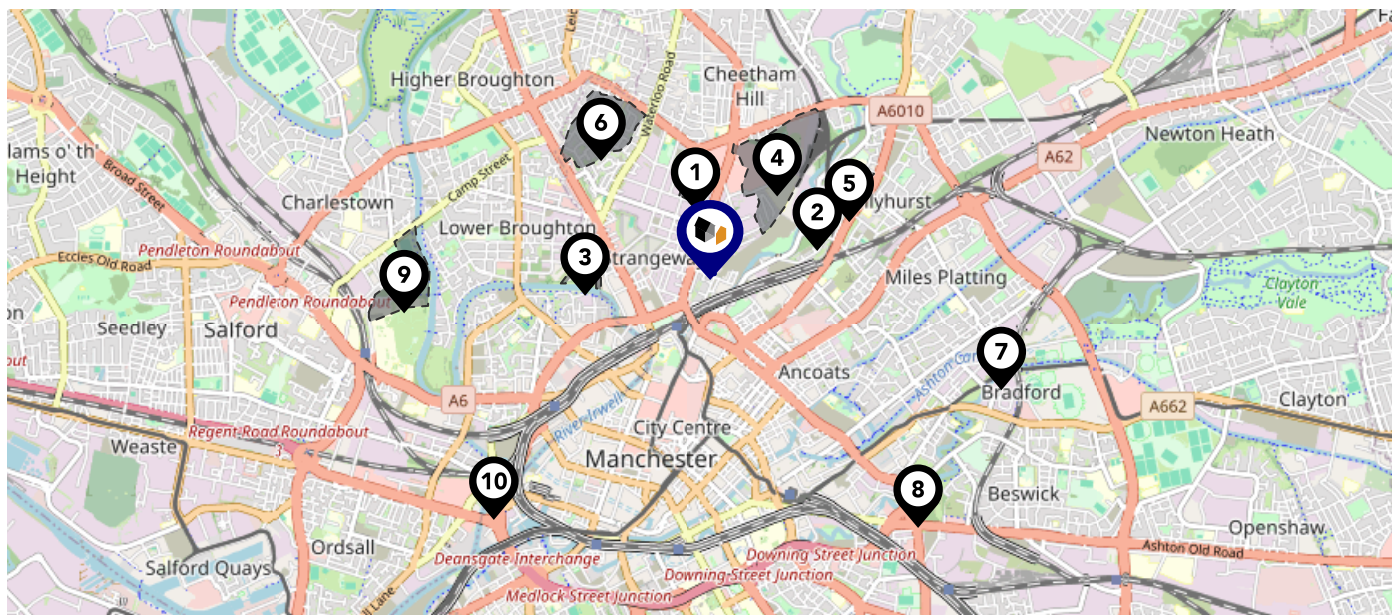
Merseyside and Greater Manchester Green Belt - Rossendale

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

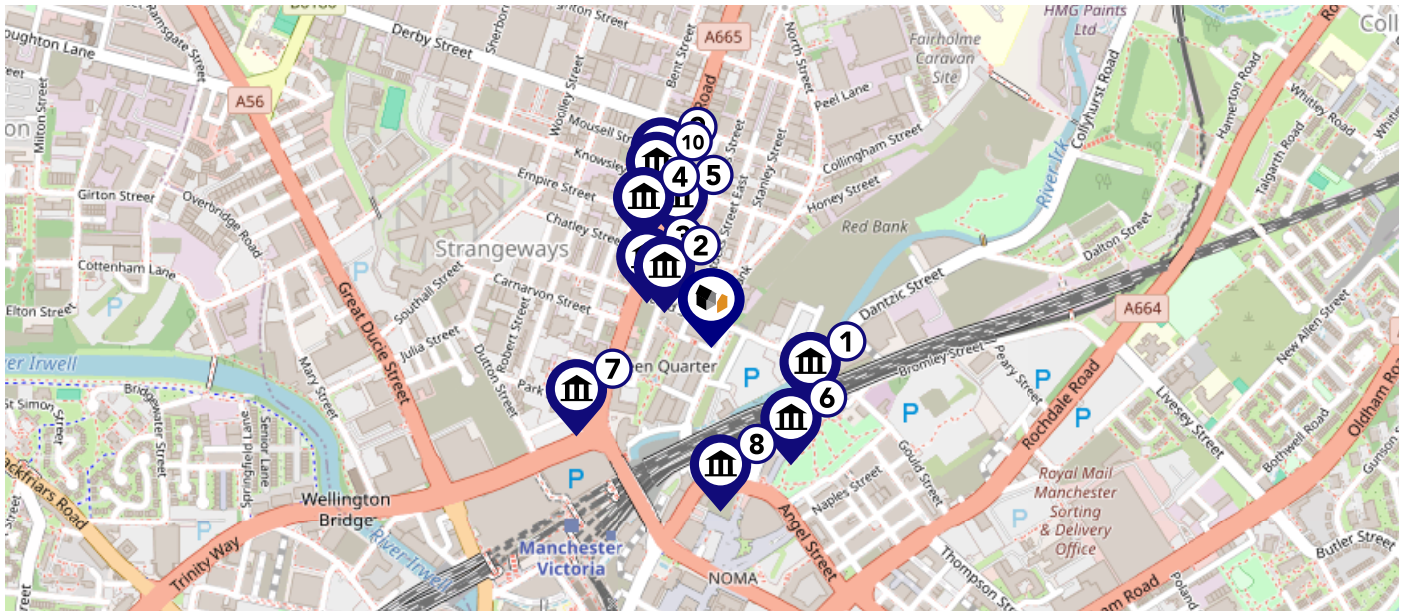
1	Elizabeth Street-Cheetham, Greater Manchester	Historic Landfill	☐
2	Sand Street-Collyhurst, Greater Manchester	Historic Landfill	☐
3	Overbridge Road-Salford, Greater Manchester	Historic Landfill	☐
4	Queens Road Tip - Land to South of Queens Road and North of Collingham Street-Cheetham, Manchester, Greater Manchester	Historic Landfill	☐
5	Land at Fitzgeorge Street-Collyhurst, Manchester, Greater Manchester	Historic Landfill	☐
6	Land at Fairy Lane-Cheetham Hill, Manchester, Greater Manchester	Historic Landfill	☐
7	Bradford Road - Cambrian Street Depot-Greater Manchester	Historic Landfill	☐
8	Palmerston Street Landfill-Great Ancoats Street, River Medlock, Ardwick, Manchester, Greater Manchester	Historic Landfill	☐
9	David Lewis Recreation Ground-Greater Manchester	Historic Landfill	☐
10	Wilburn Street-Salford, Greater Manchester	Historic Landfill	☐

Maps

Listed Buildings

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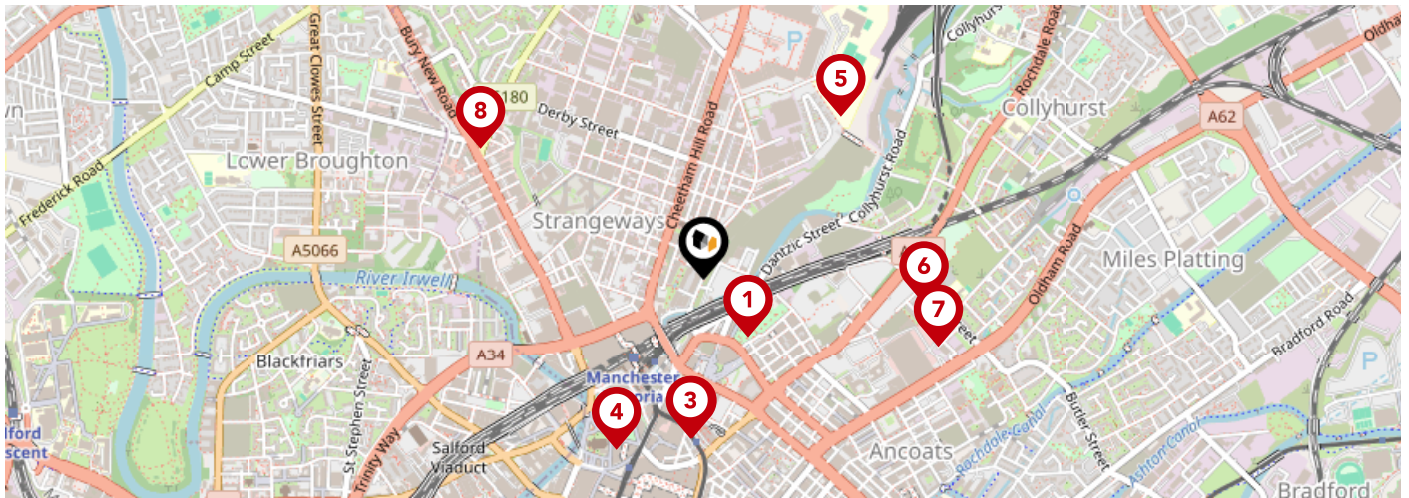
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



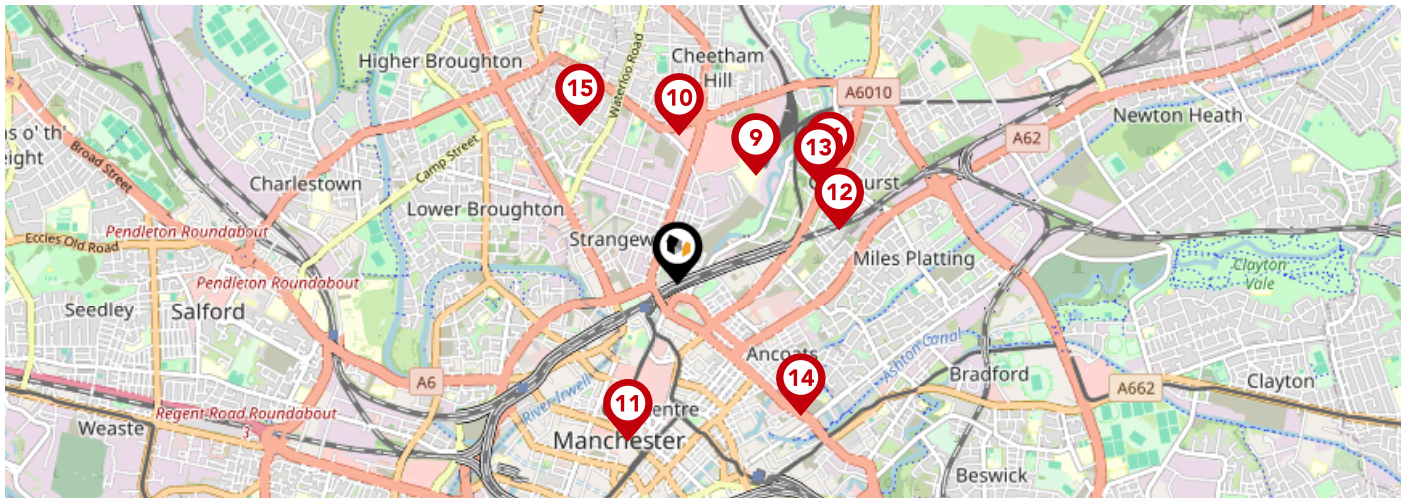
Listed Buildings in the local district	Grade	Distance
 1255163 - Union Bridge	Grade II	0.1 miles
 1208542 - Roman Catholic Church Of St Chad And Attached Presbytery, And Boundary Walls	Grade II	0.1 miles
 1485562 - St Chad's Cheetham Hill First World War Memorial Cross	Grade II	0.1 miles
 1197784 - Knowsley Hotel	Grade II	0.1 miles
 1293124 - Former Free Library	Grade II	0.1 miles
 1461979 - Charter Street Mission (formerly Charter Street Ragged School And Working Girls' Home)	Grade II	0.2 miles
 1208420 - Former Synagogue	Grade II	0.2 miles
 1197764 - Ashton House	Grade II	0.2 miles
 1283065 - Cheetham Town Hall Annexe (former)	Grade II	0.2 miles
 1208440 - Cheetham Town Hall (former)	Grade II	0.2 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	King of Kings Ofsted Rating: Requires improvement Pupils: 26 Distance:0.16	☐	☐	☒	☐	☐
2	The Cooperative College Ofsted Rating: Not Rated Pupils:0 Distance:0.35	☐	☐	☒	☐	☐
3	Digital Advantage Ofsted Rating: Not Rated Pupils:0 Distance:0.35	☐	☐	☒	☐	☐
4	Chetham's School of Music Ofsted Rating: Not Rated Pupils: 332 Distance:0.42	☐	☐	☒	☐	☐
5	Eden Boys' Leadership Academy, Manchester Ofsted Rating: Good Pupils: 643 Distance:0.47	☐	☐	☒	☐	☐
6	Abbott Community Primary School Ofsted Rating: Outstanding Pupils: 229 Distance:0.49	☐	☒	☐	☐	☐
7	St Patrick's RC Primary School Ofsted Rating: Good Pupils: 200 Distance:0.54	☐	☒	☐	☐	☐
8	Cheetwood Primary School Ofsted Rating: Good Pupils: 211 Distance:0.57	☐	☒	☐	☐	☐

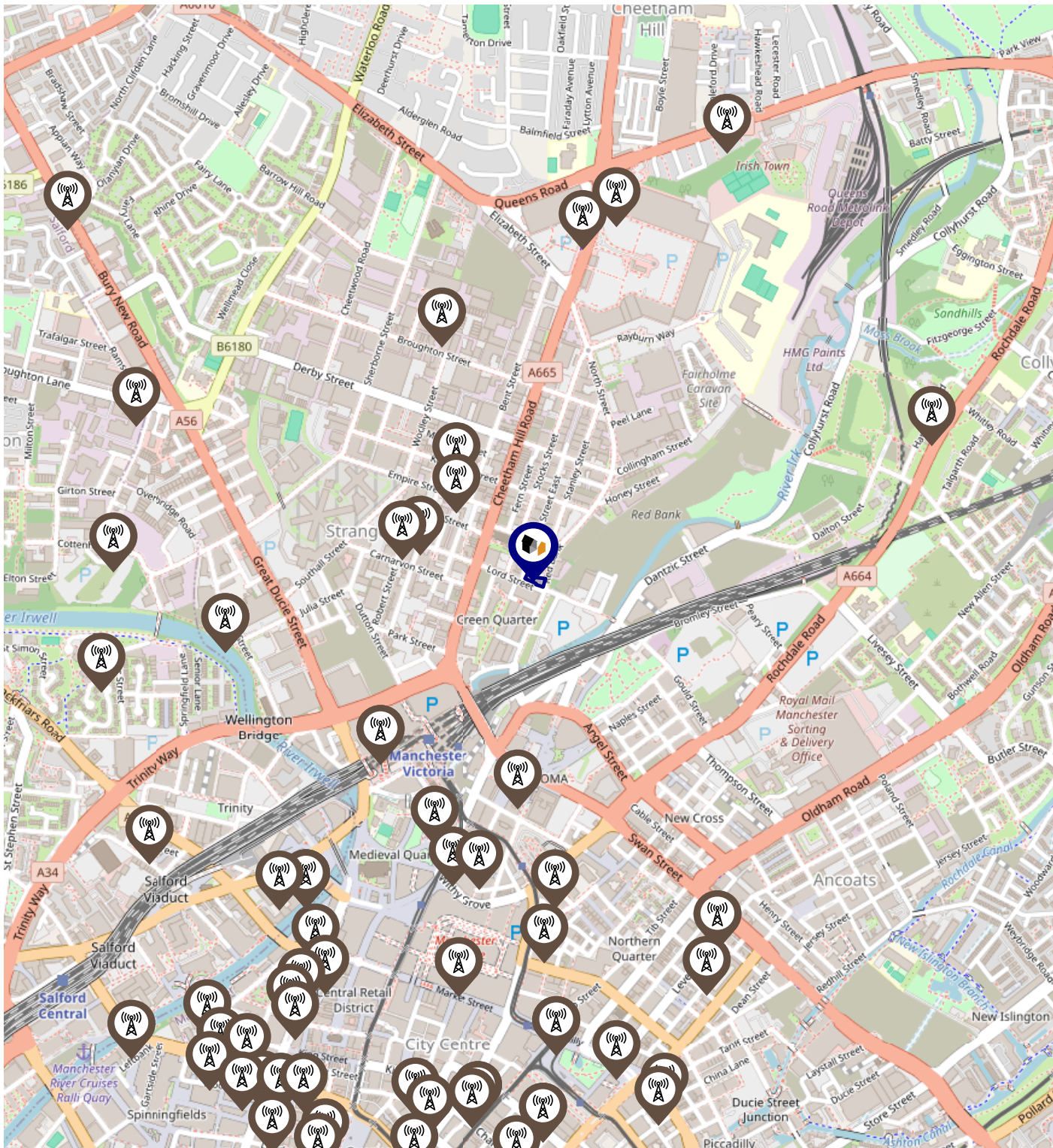


		Nursery	Primary	Secondary	College	Private
9	Eden Girls' Leadership Academy , Manchester Ofsted Rating: Good Pupils: 637 Distance:0.59	☐	☐	☒	☐	☐
10	St Chad's Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Requires improvement Pupils: 227 Distance:0.66	☐	☒	☐	☐	☐
11	Abbey College Manchester Ofsted Rating: Not Rated Pupils: 201 Distance:0.73	☐	☐	☒	☐	☐
12	Collyhurst Nursery School Ofsted Rating: Outstanding Pupils: 32 Distance:0.75	☒	☐	☐	☐	☐
13	St Malachy's RC Primary School Ofsted Rating: Good Pupils: 233 Distance:0.76	☐	☒	☐	☐	☐
14	Co-Op Academy New Islington Ofsted Rating: Outstanding Pupils: 385 Distance:0.79	☐	☒	☐	☐	☐
15	Unity Community Primary Ofsted Rating: Requires improvement Pupils: 351 Distance:0.82	☐	☒	☐	☐	☐
16	Saviour CofE Primary School Ofsted Rating: Requires improvement Pupils: 160 Distance:0.83	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

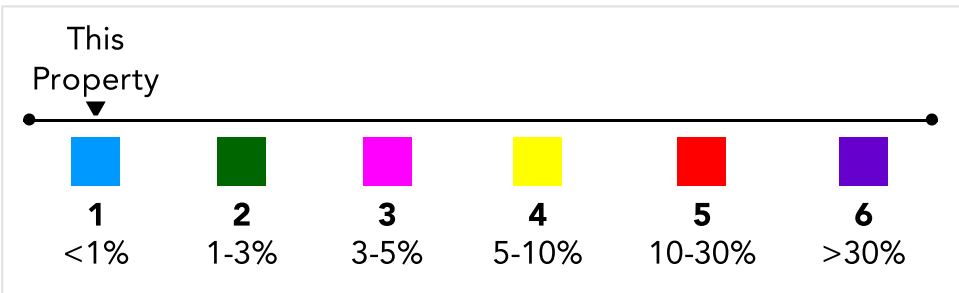
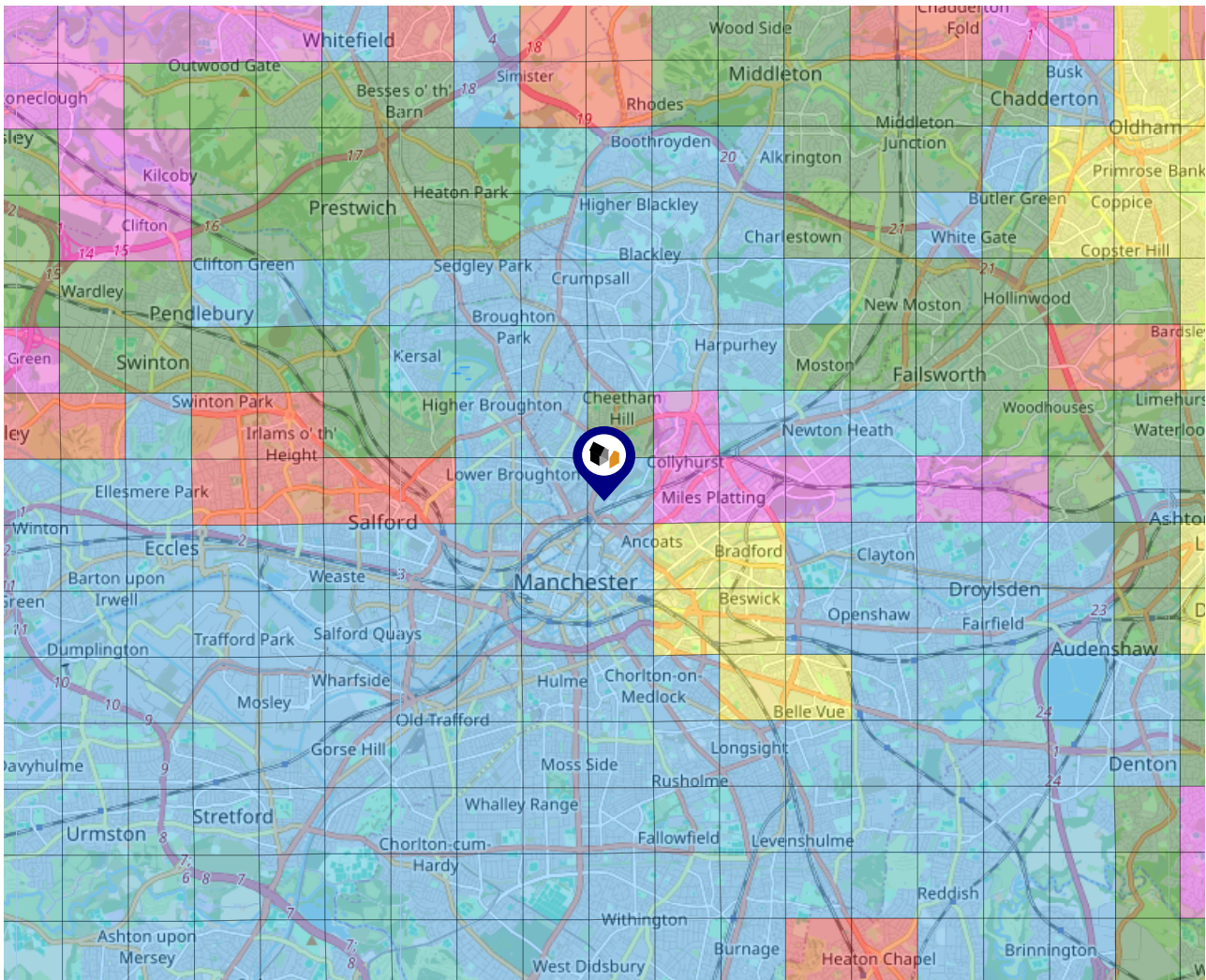
Environment

Radon Gas

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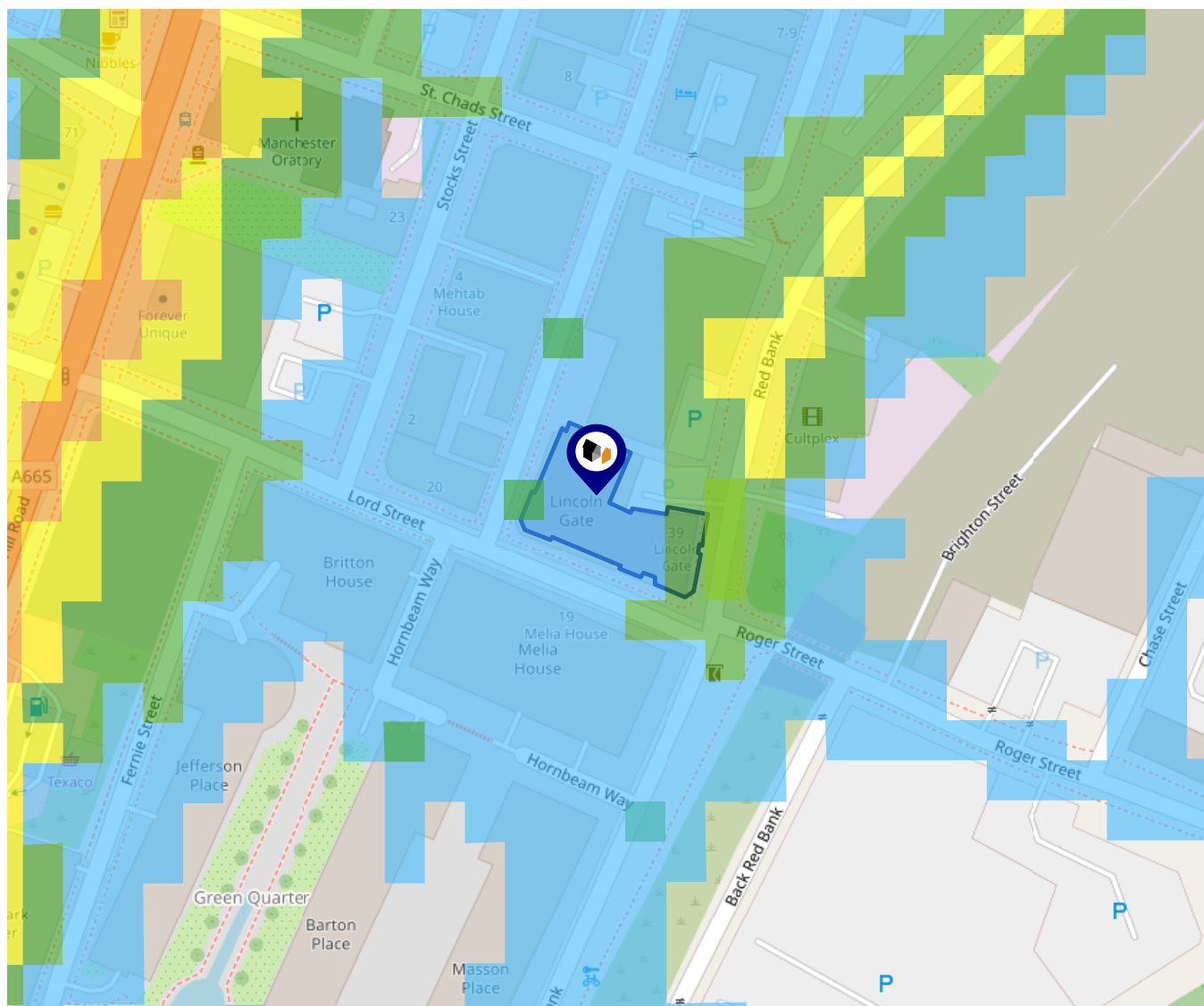
What is Radon?

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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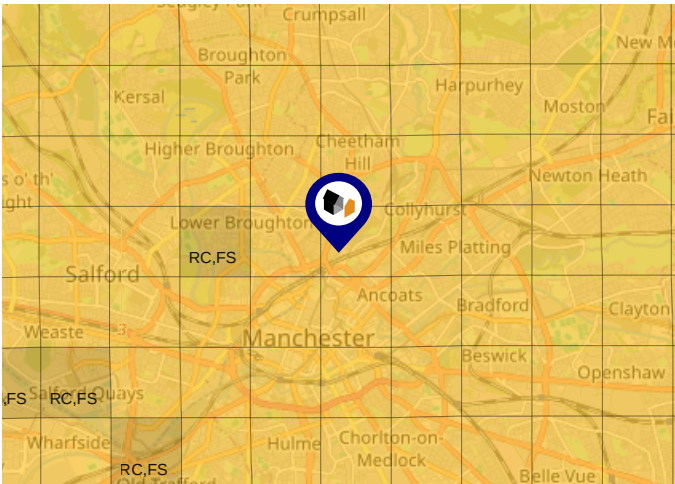


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



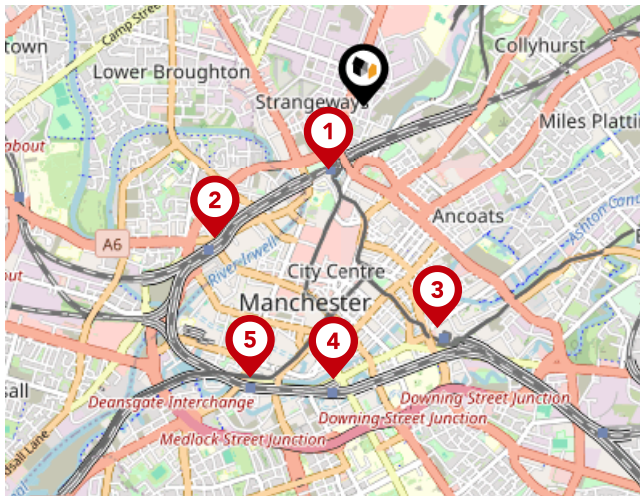
Primary Classifications (Most Common Clay Types)

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

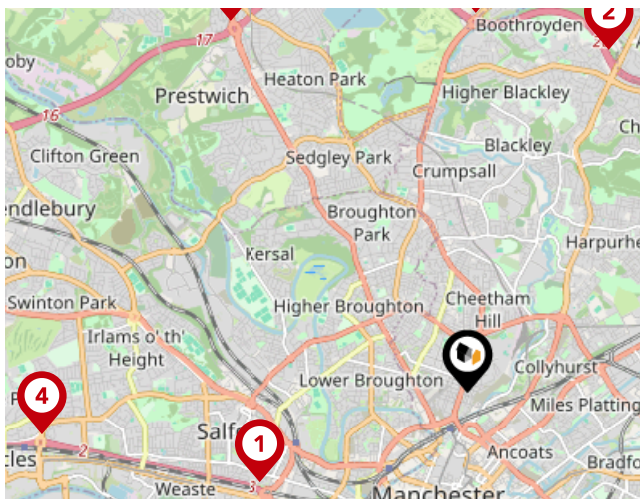
Transport (National)

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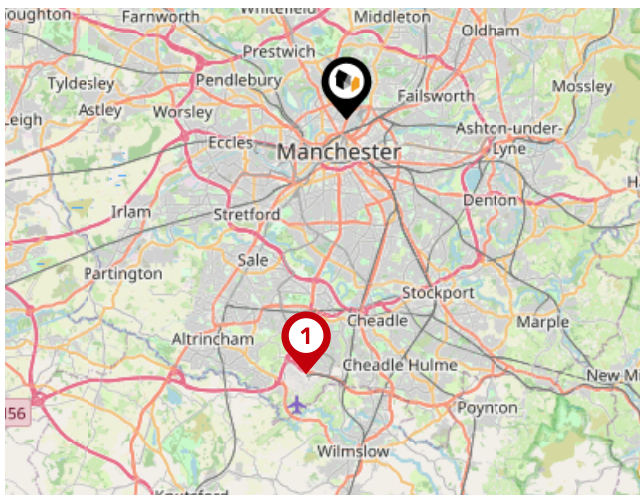
National Rail Stations

Pin	Name	Distance
1	Manchester Victoria Rail Station	0.31 miles
2	Salford Central Rail Station	0.87 miles
3	Manchester Piccadilly Rail Station	1.02 miles
4	Manchester Oxford Road Rail Station	1.21 miles
5	Deansgate Rail Station	1.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M602 J3	1.99 miles
2	M60 J20	3.26 miles
3	M60 J19	3.35 miles
4	M602 J2	3.77 miles
5	M60 J17	3.87 miles



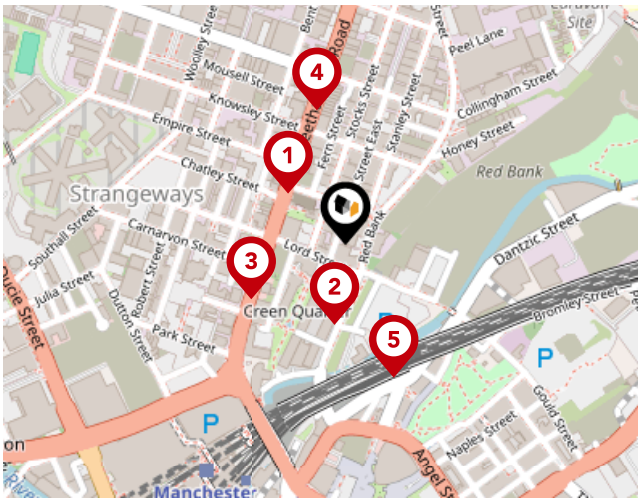
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	9.11 miles

Area

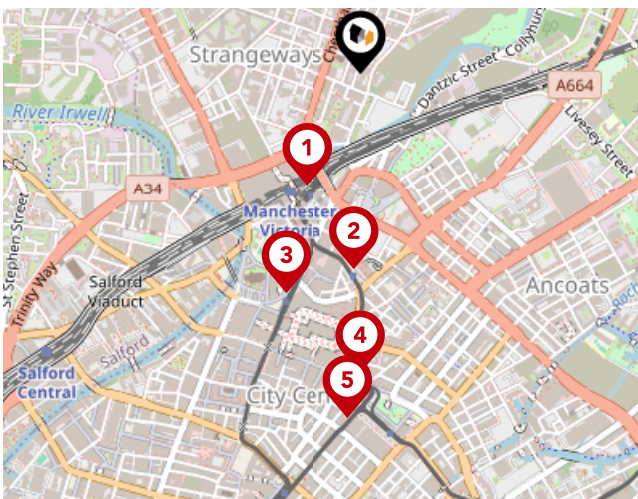
Transport (Local)

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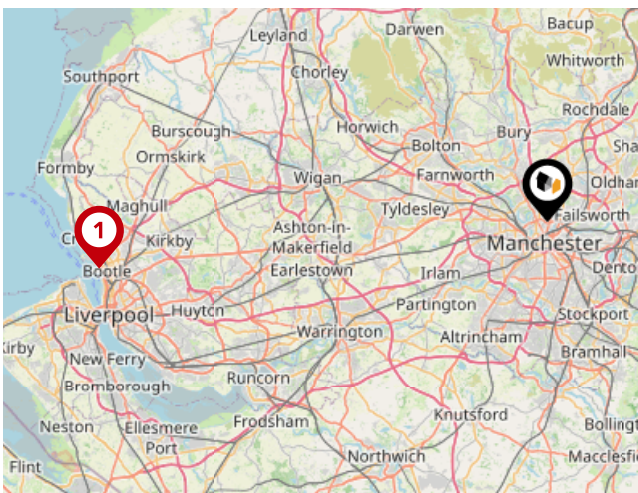
Bus Stops/Stations

Pin	Name	Distance
1	St Chad's Church	0.08 miles
2	Red Bank (to define route)	0.08 miles
3	Park Place	0.12 miles
4	Derby Street	0.15 miles
5	Corporation Street (to def route)	0.15 miles



Local Connections

Pin	Name	Distance
1	Victoria (Manchester Metrolink)	0.27 miles
2	Shudehill (Manchester Metrolink)	0.42 miles
3	Exchange Square (Manchester Metrolink)	0.5 miles
4	Market Street (Manchester Metrolink)	0.65 miles
5	Mosley Street Metrolink (now closed)	0.75 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	31.73 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



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