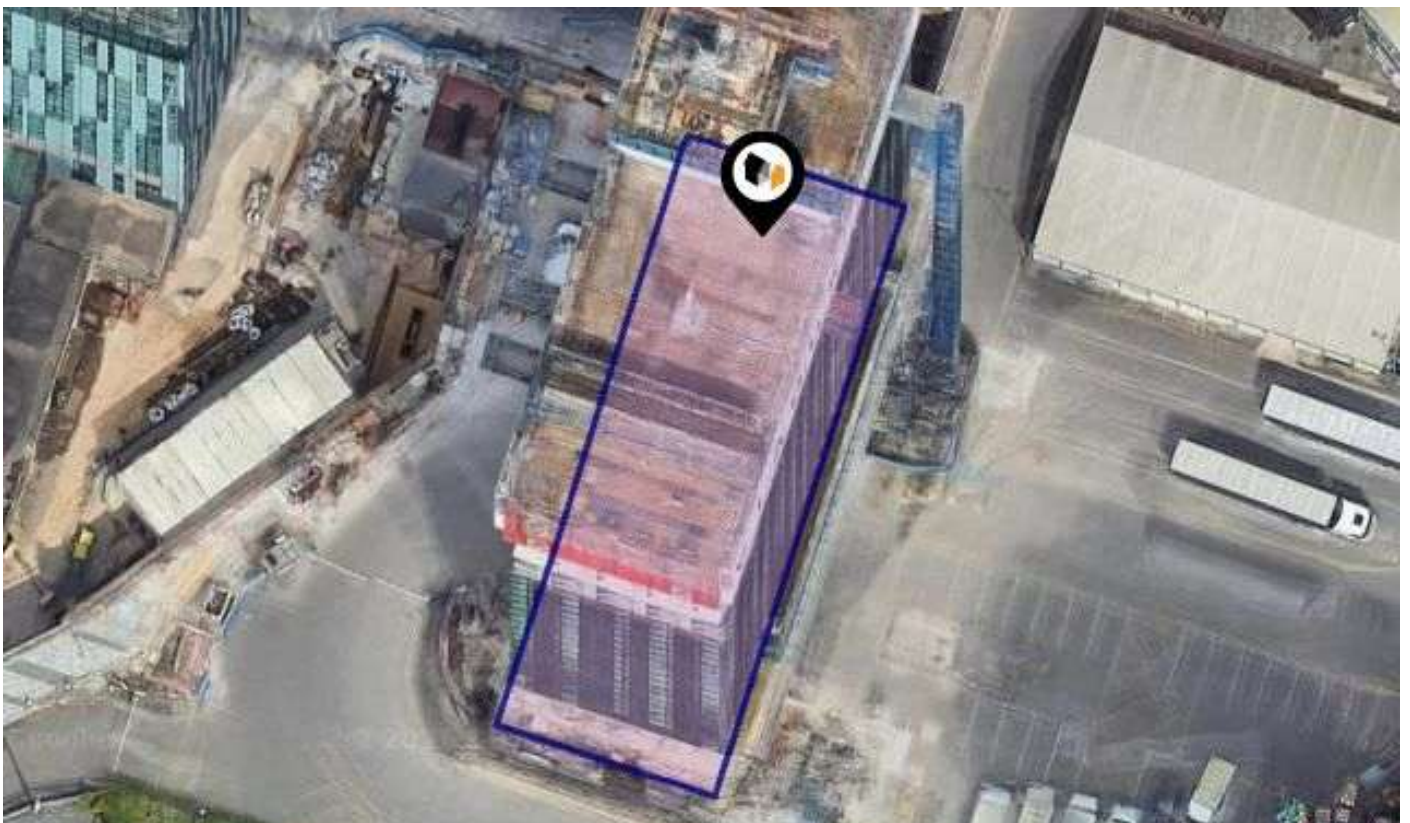




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 01st April 2026



**FLAT 1604, 42, GREAT BRIDGEWATER STREET,
MANCHESTER, M1 5LJ**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	03/10/2024
Floor Area:	807 ft ² / 75 m ²	Last Sold Price:	£436,936
Plot Area:	0.23 acres	Last Sold £/ft²:	£541
Council Tax :	Band E	Tenure:	Leasehold
Title Number:	MAN447874		
UPRN:	10095845835		
Restrictive Covenants:	No		

Local Area

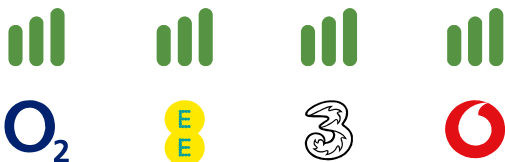
Local Authority:	Manchester
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s - mb/s



Mobile Coverage: (based on calls indoors)



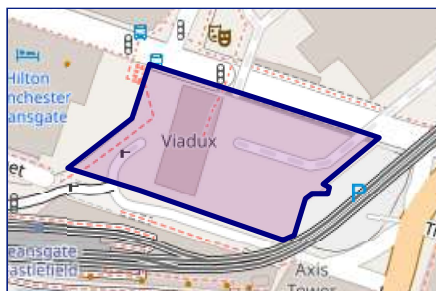
Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



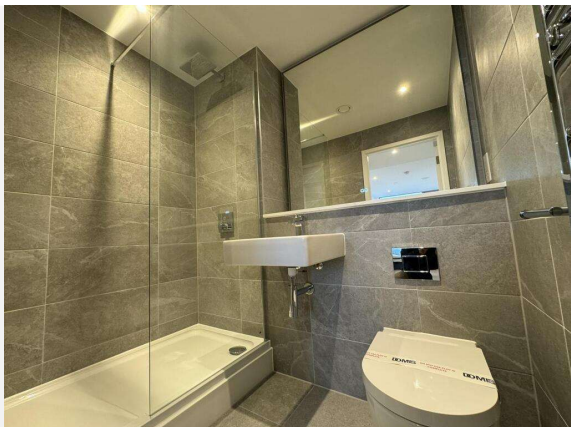
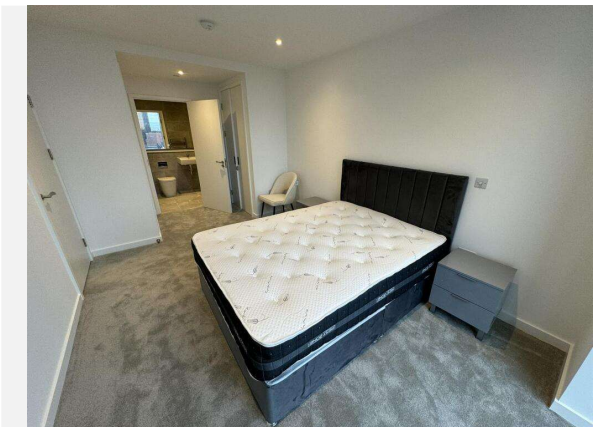
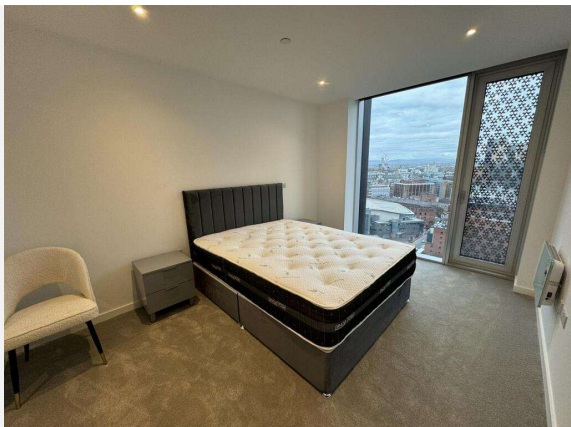
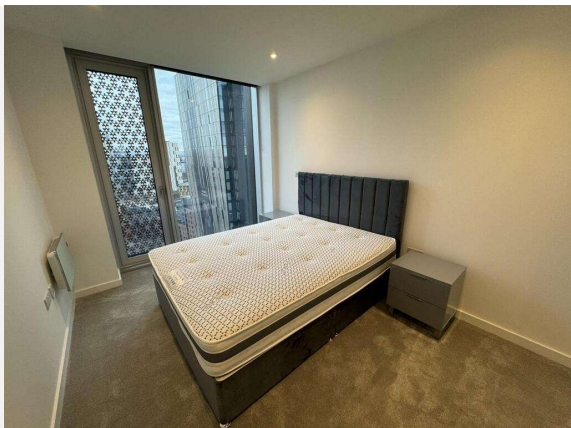
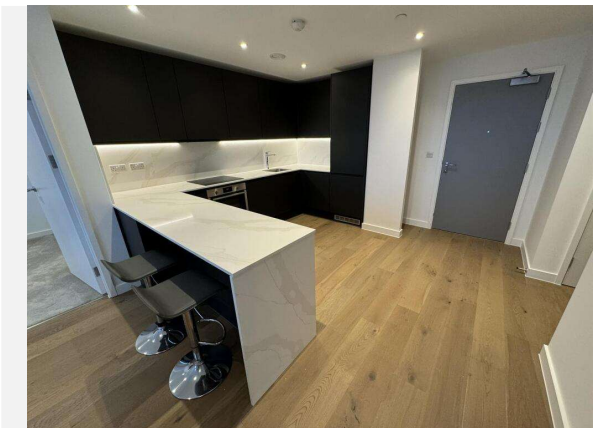
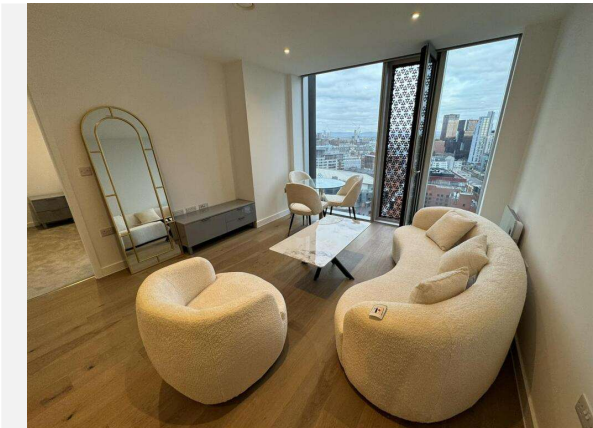
GM852558

Leasehold Title Plan



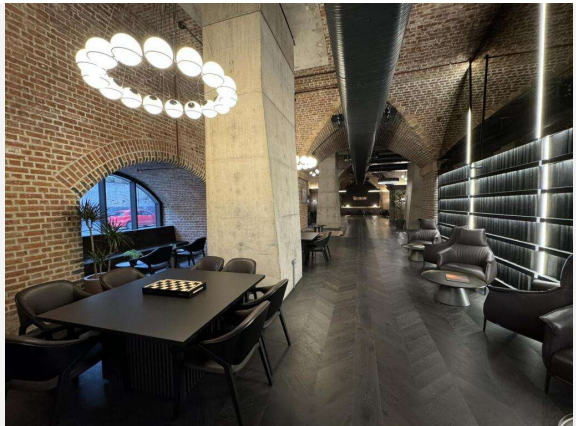
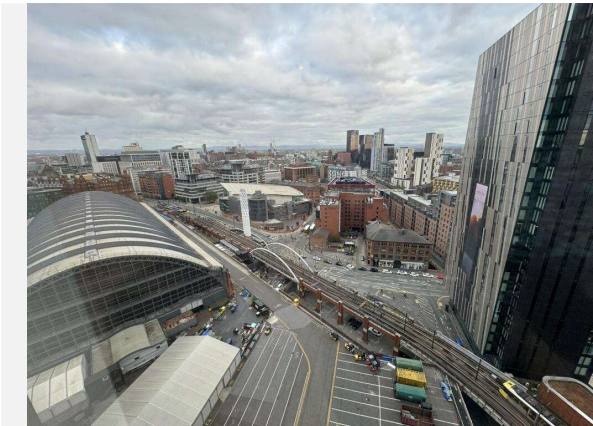
MAN447874

Start Date: 02/10/2024
End Date: 01/05/2274
Lease Term: 250 years from and including 1 May 2024
Term Remaining: 248 years



Gallery Photos

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Property EPC - Certificate

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Apartment 1604, 42 Great Bridgewater Street, M1 5LJ

Energy rating

B

Valid until 17.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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:	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 1.00 W/m-Â°K
Walls Energy:	Average
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
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:	75 m ²

This map displays nearby coal mine entrances and their classifications.



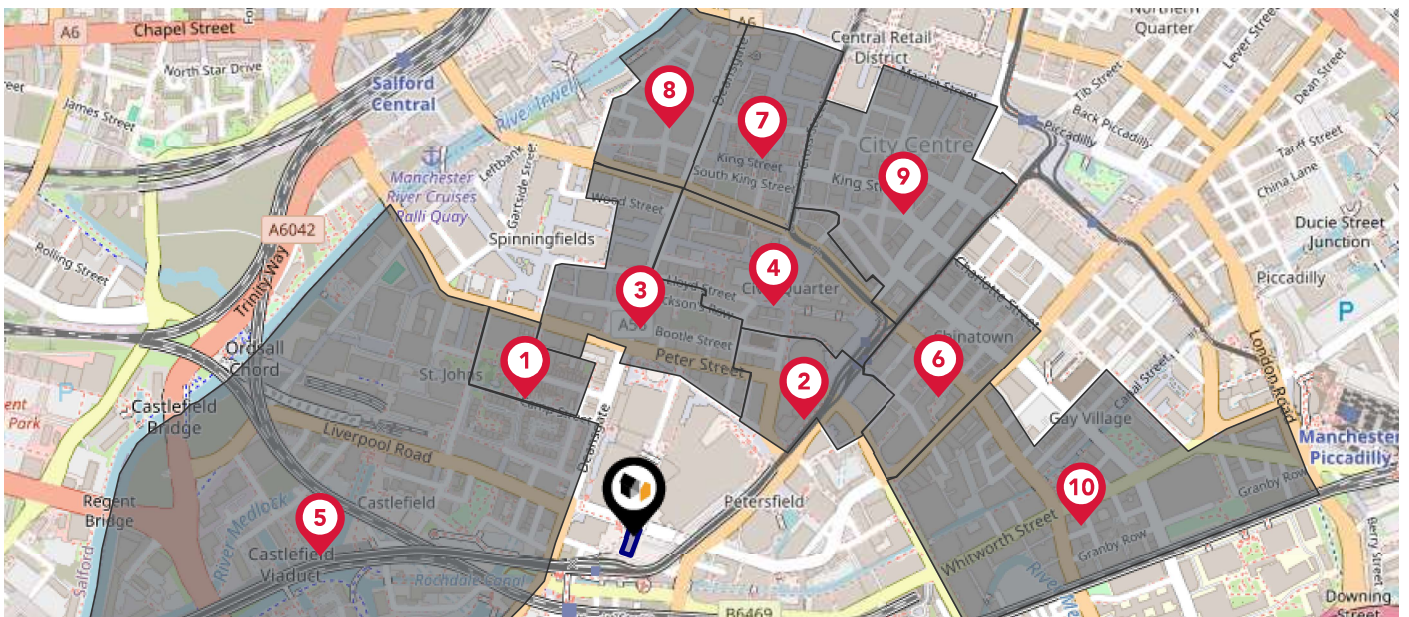
Mine Entry

- ✕ 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.

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.



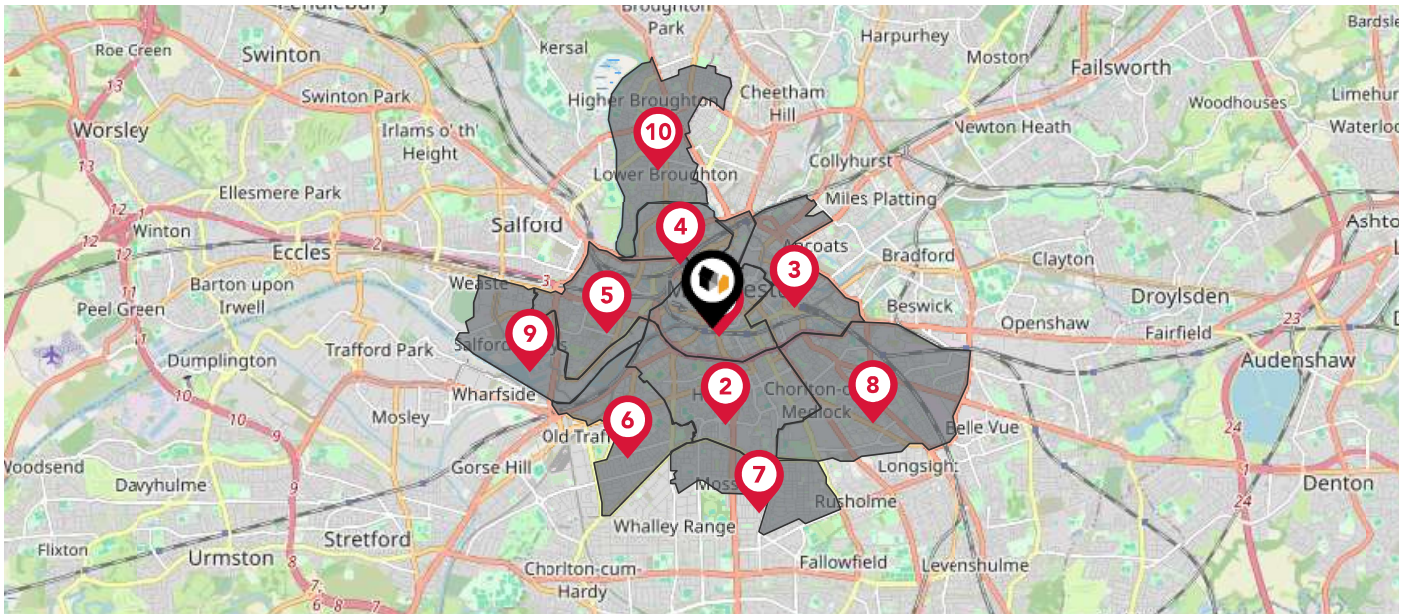
Nearby Conservation Areas

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

Maps

Council Wards

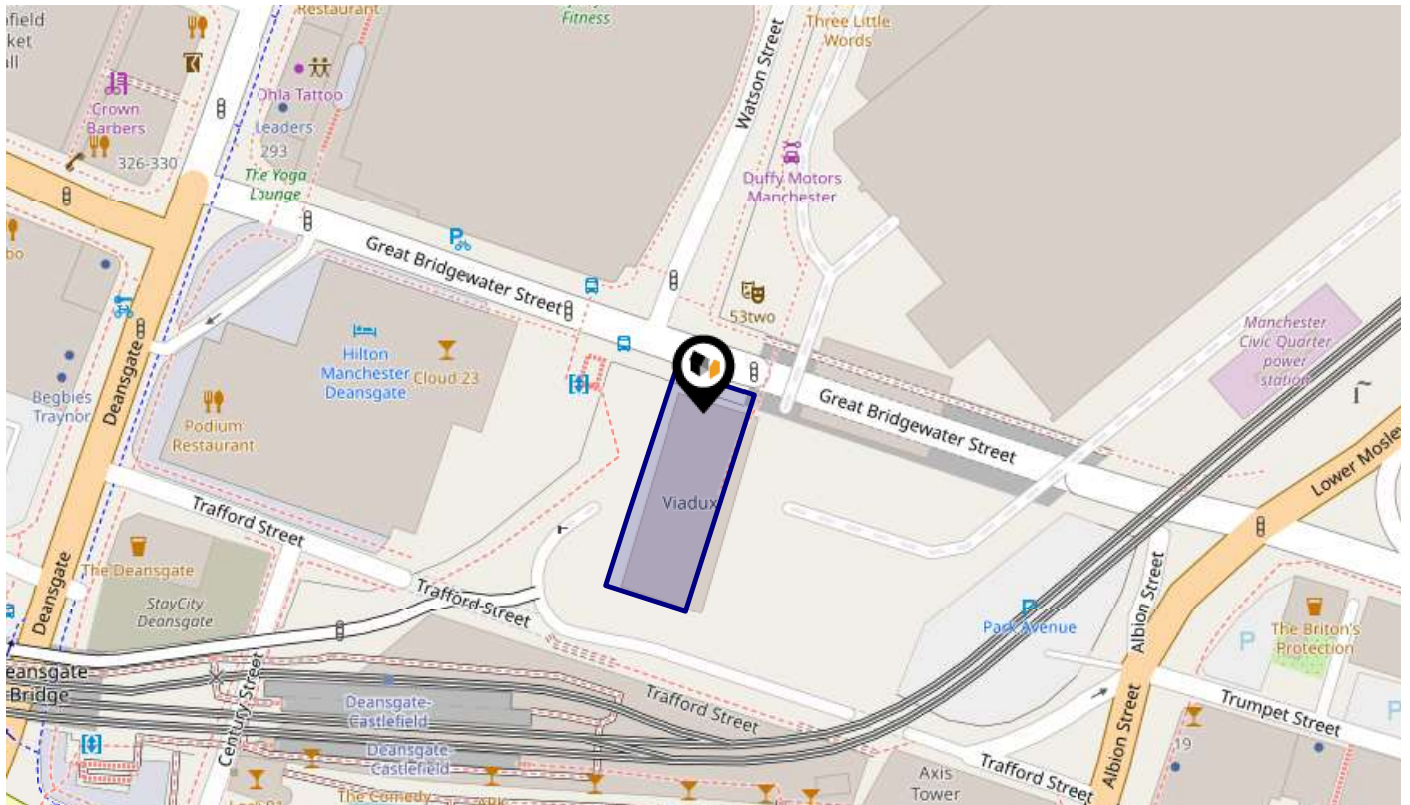
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

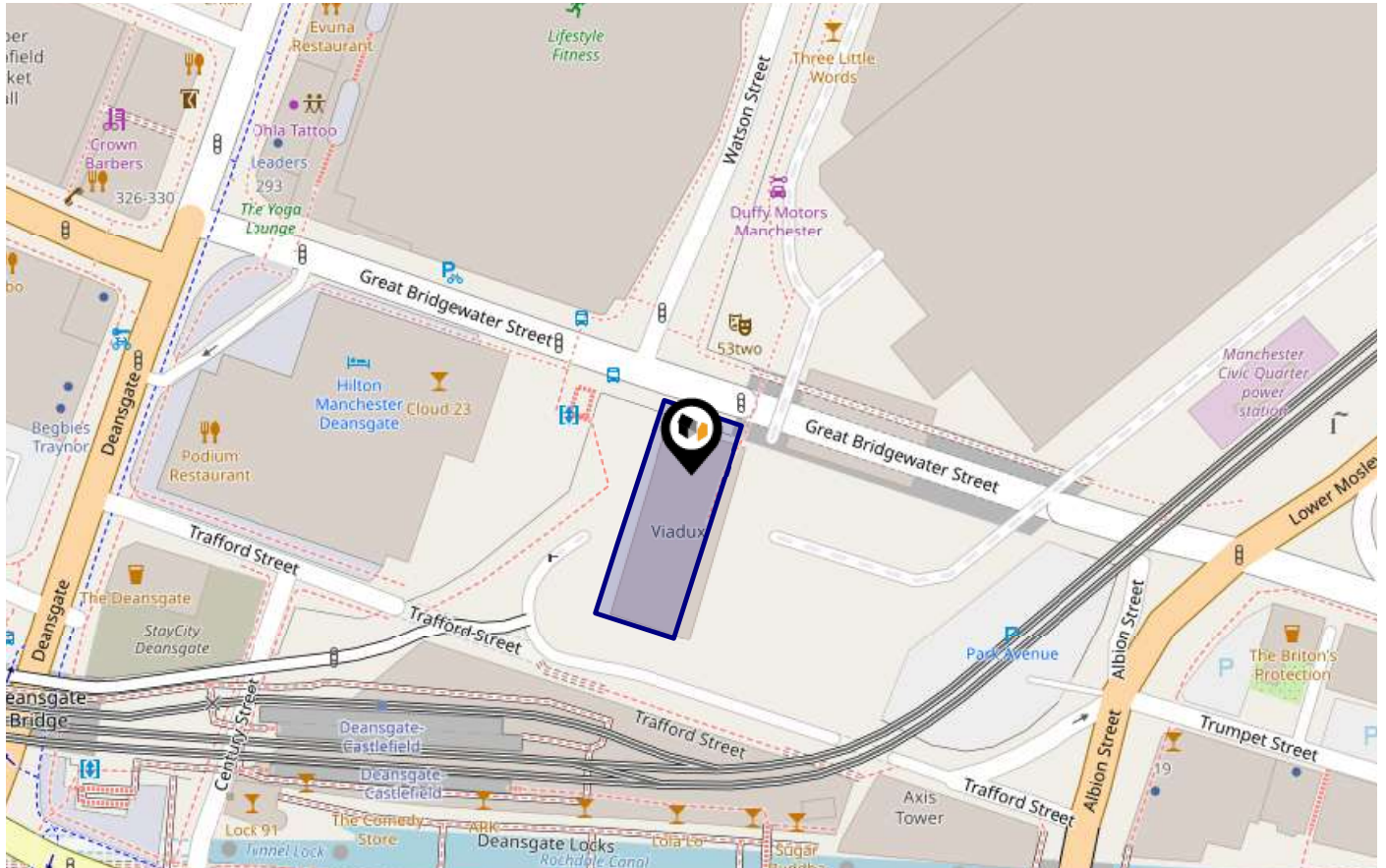
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

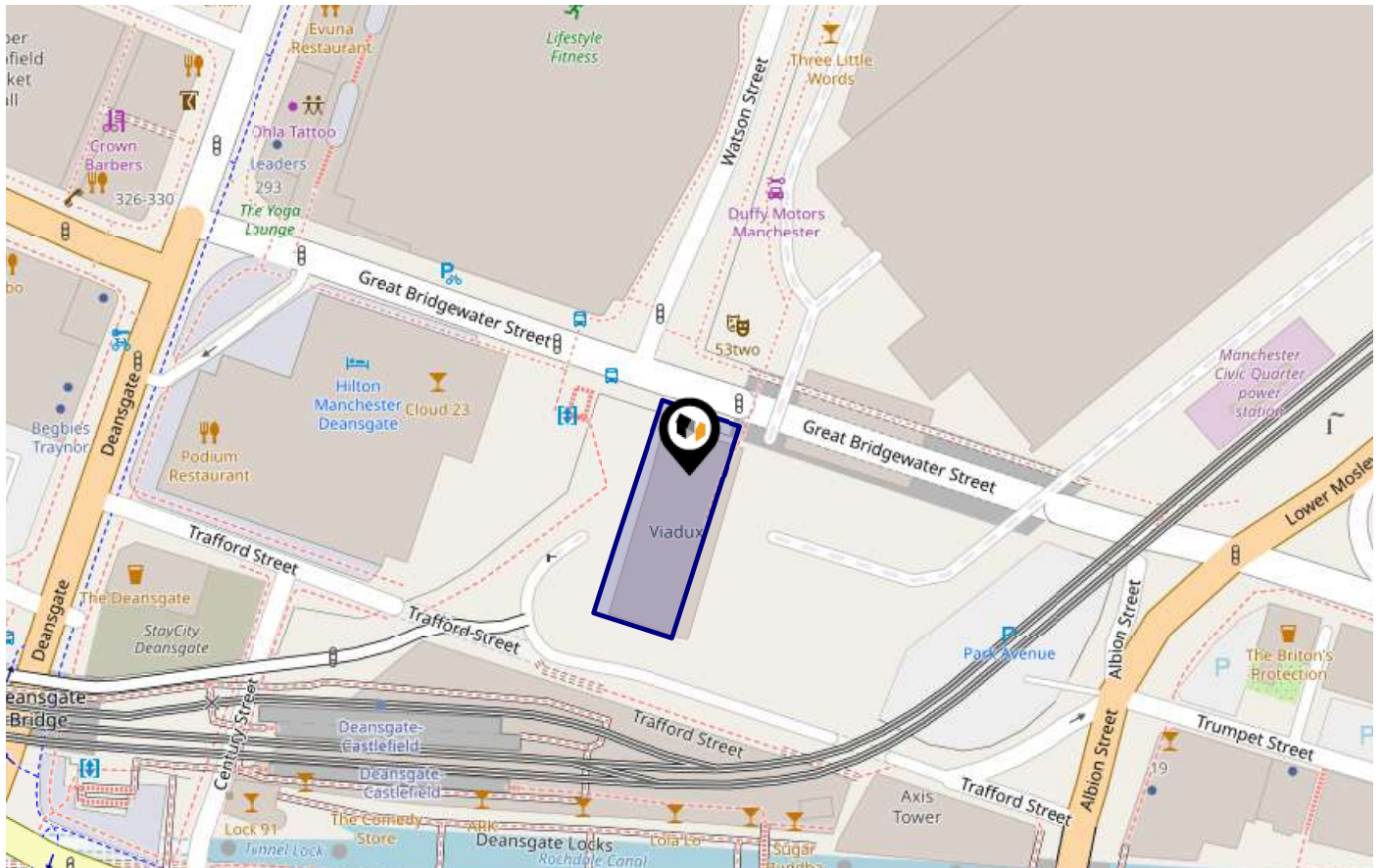
Chance of flooding to the following depths at this property:



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

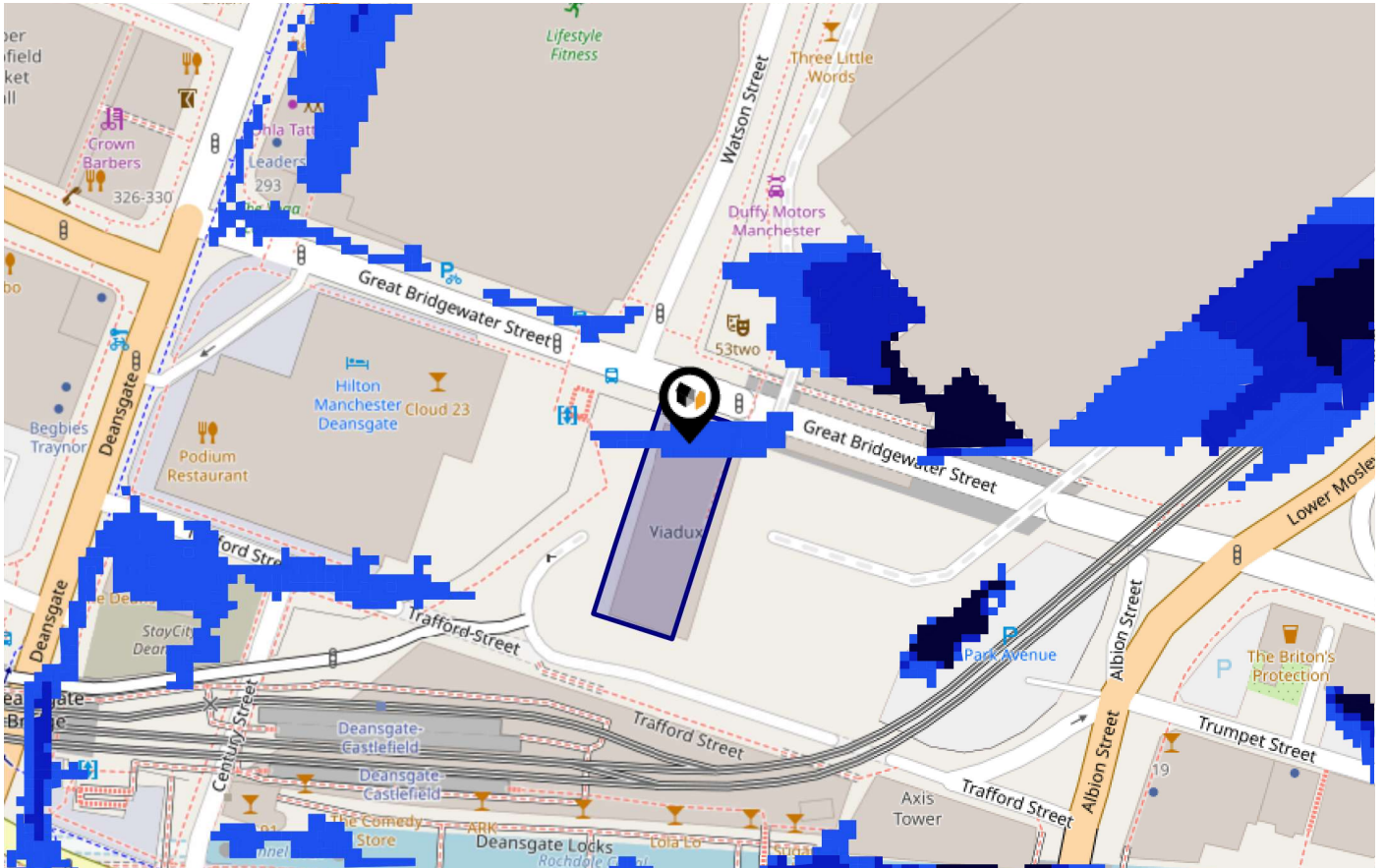
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

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

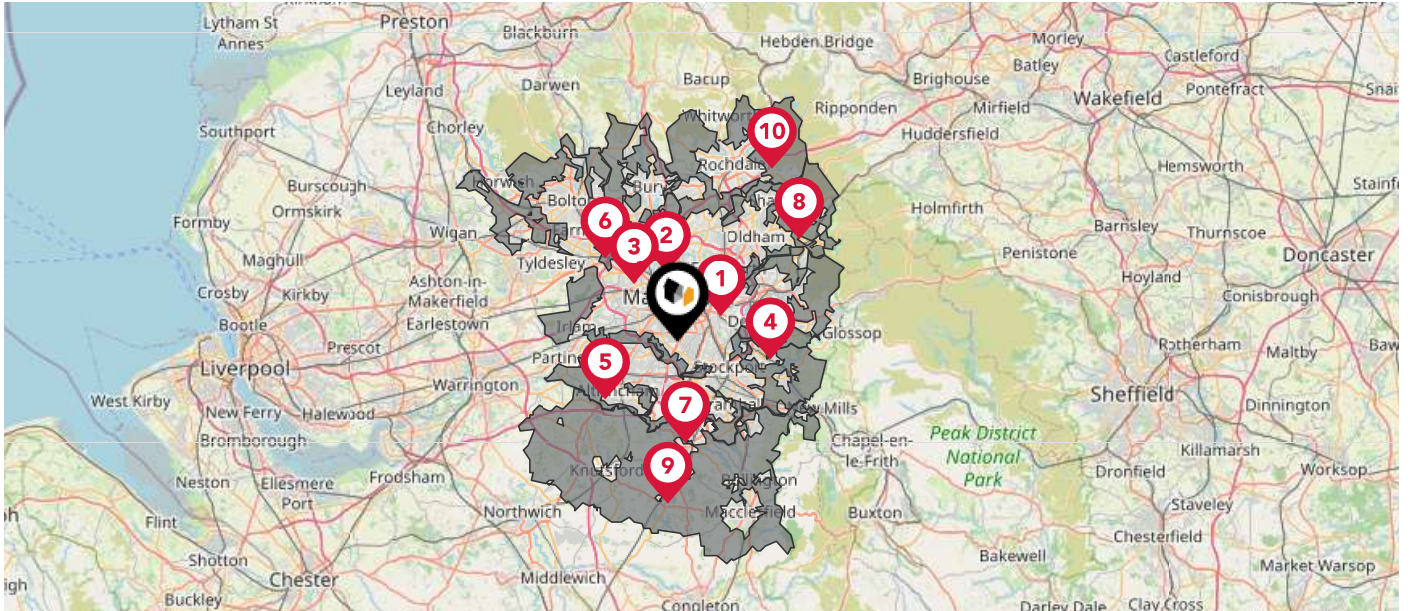
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - 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 - Trafford
- 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.



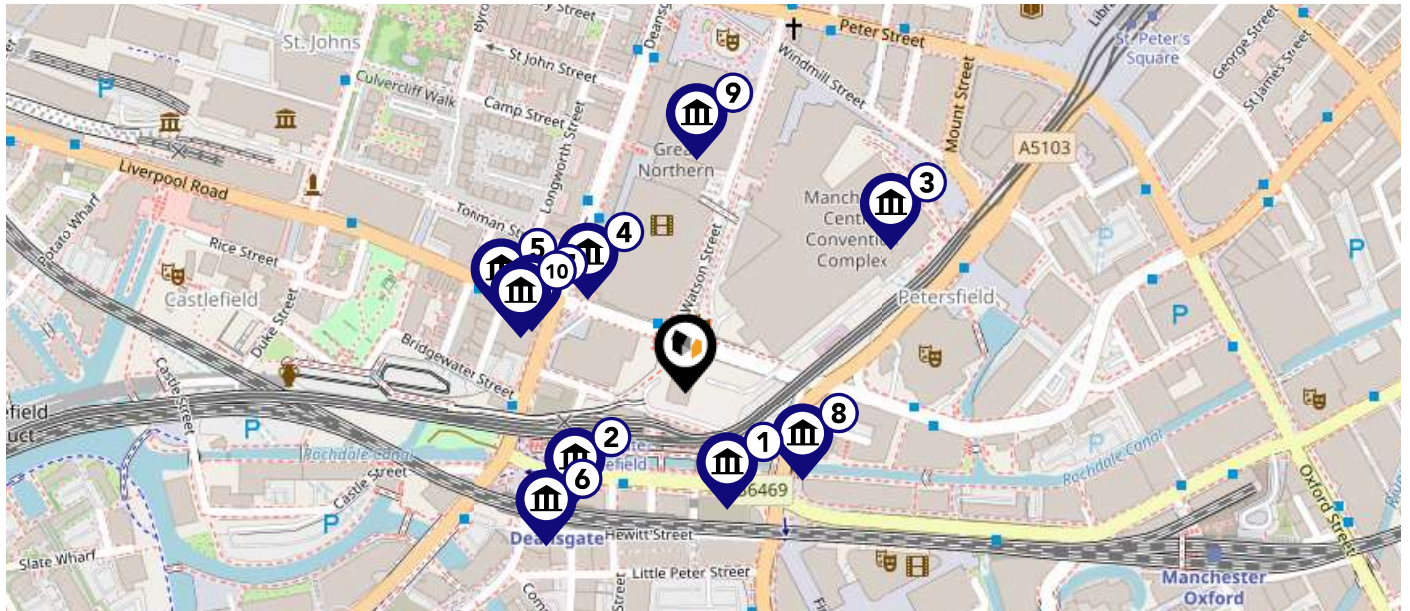
Nearby Landfill Sites

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

Maps











Listed Buildings

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

	1247482 - Rochdale Canal Lock Number 90, Approximately 30 Metres West Of Albion Bridge	Grade II	0.1 miles
	1247483 - Rochdale Canal Lock Number 91 At East End Of Gaythorn Tunnel	Grade II	0.1 miles
	1270514 - G Mex	Grade II	0.1 miles
	1210103 - 235-291, Deansgate	Grade II	0.1 miles
	1197915 - Former Market Hall	Grade II	0.1 miles
	1376146 - Deansgate Station	Grade II	0.1 miles
	1200853 - Castlefield Information Centre	Grade II	0.1 miles
	1279694 - 13-17, Albion Street	Grade II	0.1 miles
	1268529 - Deansgate Goods Station And Attached Carriage Ramp	Grade II	0.1 miles
	1219441 - K6 Telephone Kiosk Beside South West Corner Of Number 330 Deansgate	Grade II	0.1 miles

Area Schools

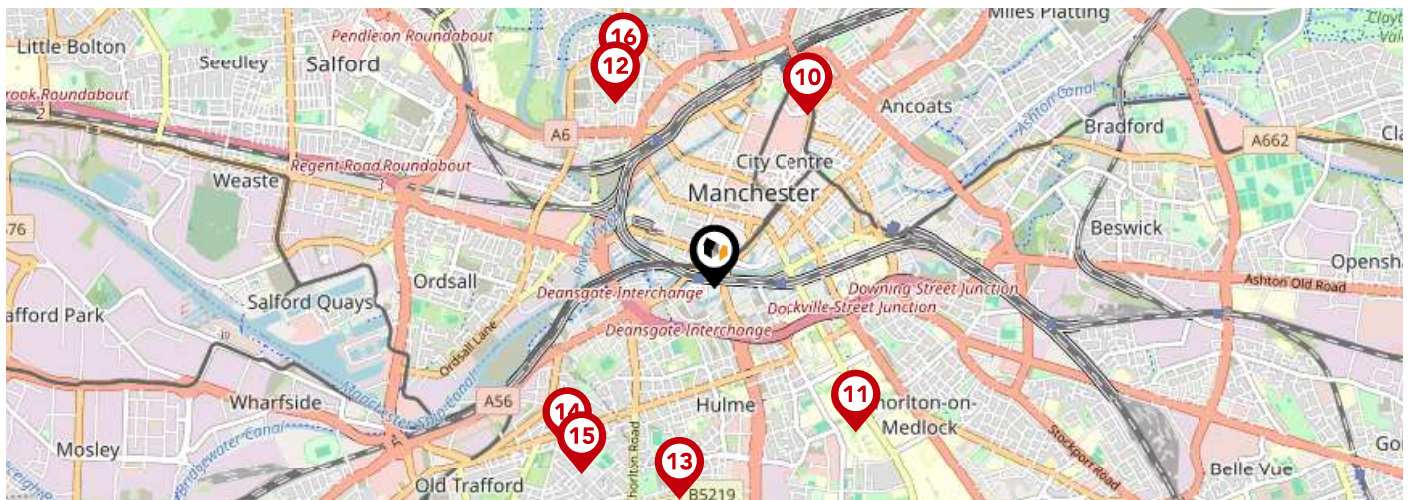
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	Nursery	Primary	Secondary	College	Private
<p>1 Abbey College Manchester</p> <p>Ofsted Rating: Not Rated Pupils: 201 Distance:0.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Philip's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 206 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Wilfrid's RC Primary School</p> <p>Ofsted Rating: Good Pupils: 224 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Martenscroft Nursery School & Children's Centre</p> <p>Ofsted Rating: Outstanding Pupils: 65 Distance:0.69</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Rolls Crescent Primary School</p> <p>Ofsted Rating: Good Pupils: 413 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Chetham's School of Music</p> <p>Ofsted Rating: Not Rated Pupils: 332 Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Philip's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 235 Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Trinity CofE High School</p> <p>Ofsted Rating: Good Pupils: 1510 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

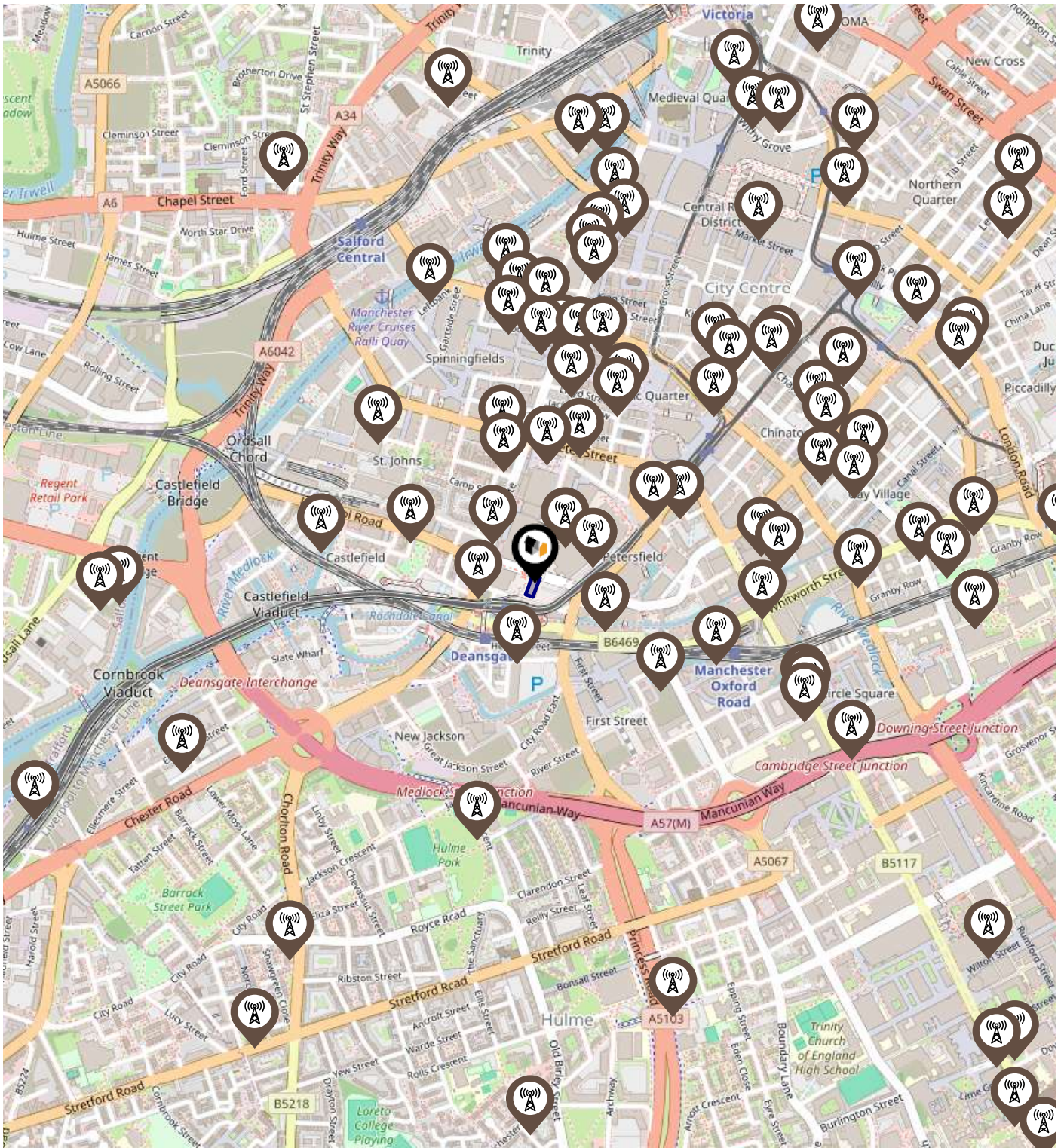
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		Nursery	Primary	Secondary	College	Private
	Digital Advantage Ofsted Rating: Not Rated Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cooperative College Ofsted Rating: Not Rated Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pinc College Ofsted Rating: Not Rated Pupils:0 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cathedral School of St Peter and St John RC Primary Ofsted Rating: Good Pupils: 218 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Loreto College Ofsted Rating: Outstanding Pupils:0 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Trafford Community Academy Ofsted Rating: Requires improvement Pupils: 393 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alphonsus RC Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Friars Primary School Ofsted Rating: Good Pupils: 420 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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Key:

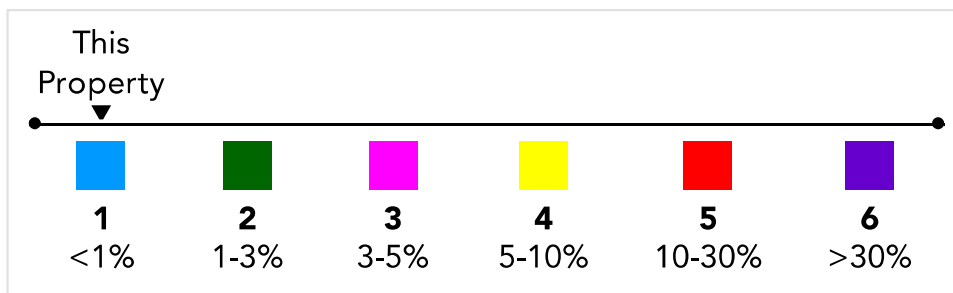
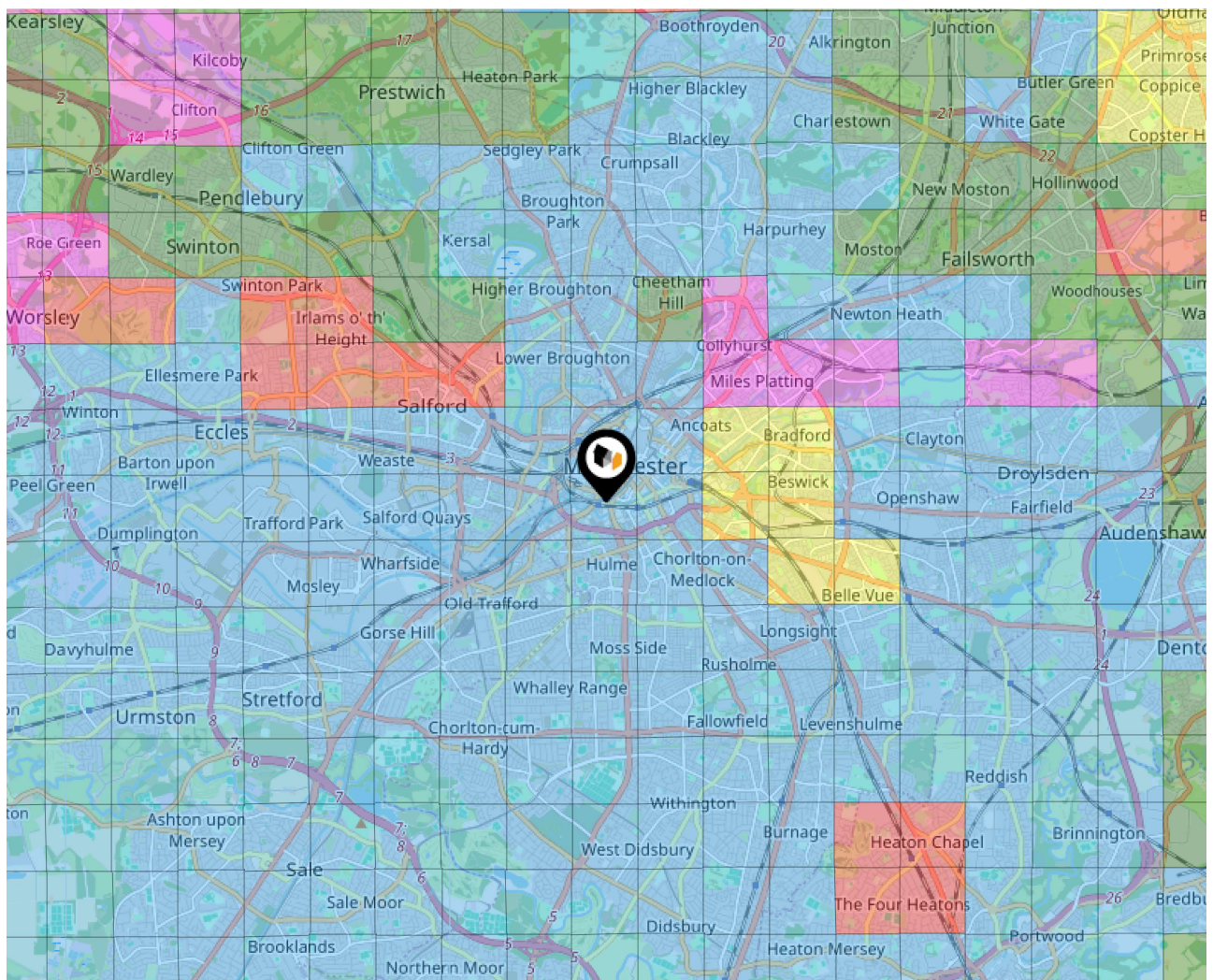
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

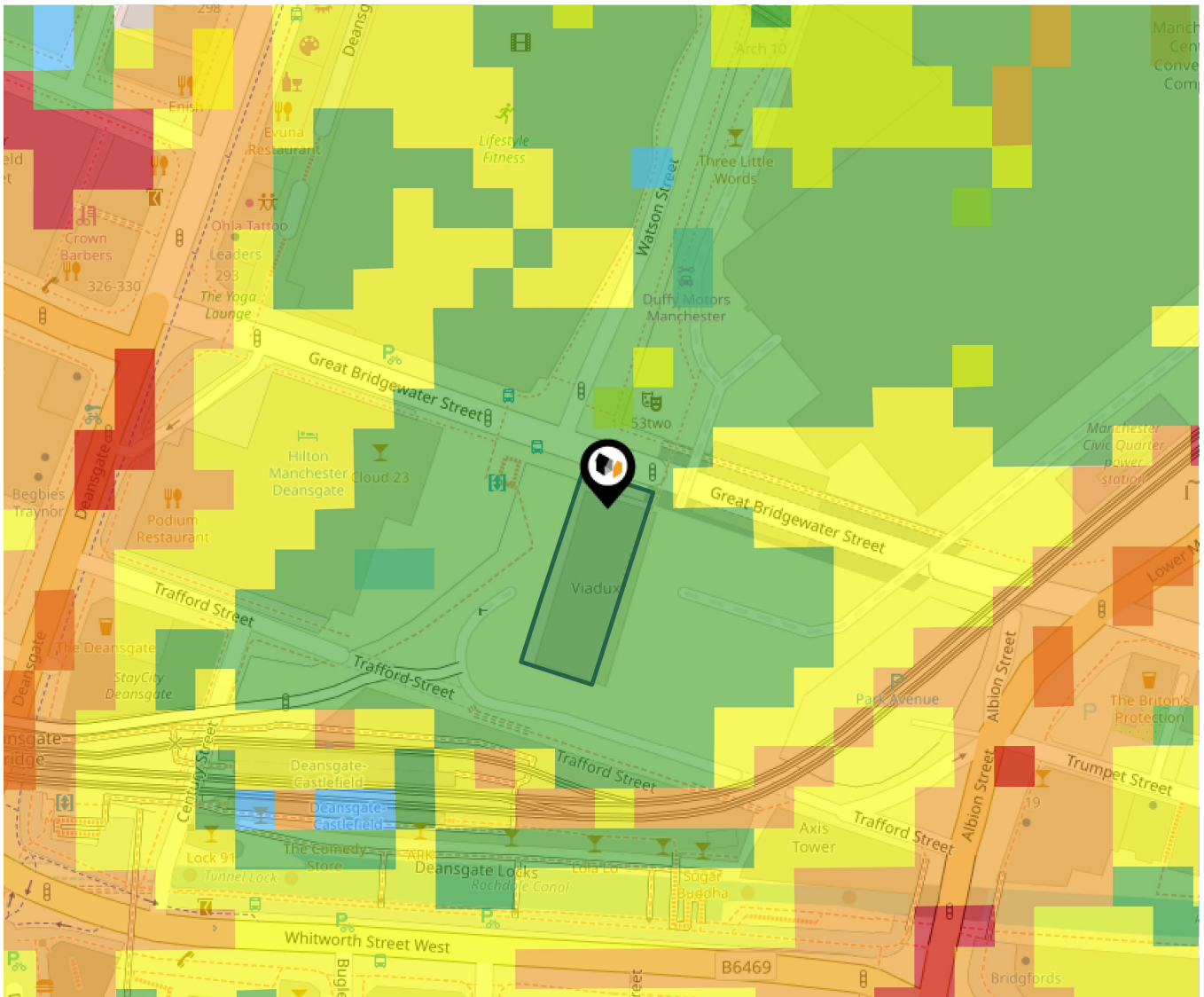
What is Radon?

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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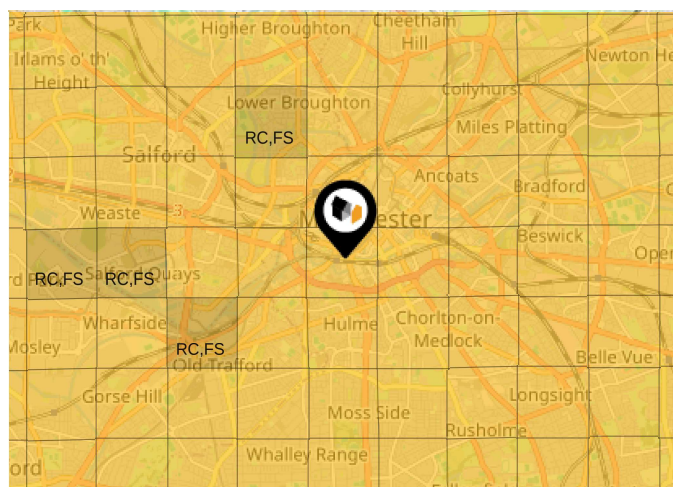


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



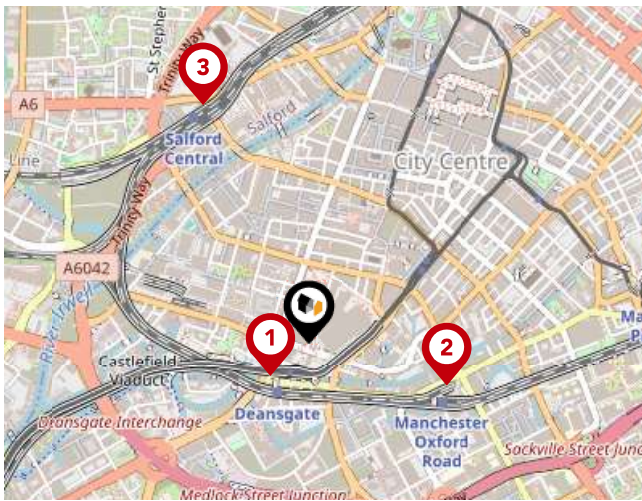
Primary Classifications (Most Common Clay Types)

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	Deansgate Rail Station	0.11 miles
2	Manchester Oxford Road Rail Station	0.32 miles
3	Salford Central Rail Station	0.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M602 J3	1.45 miles
2	M60 J5	4.3 miles
3	M60 J19	4.5 miles
4	M60 J6	3.81 miles
5	M60 J20	4.46 miles

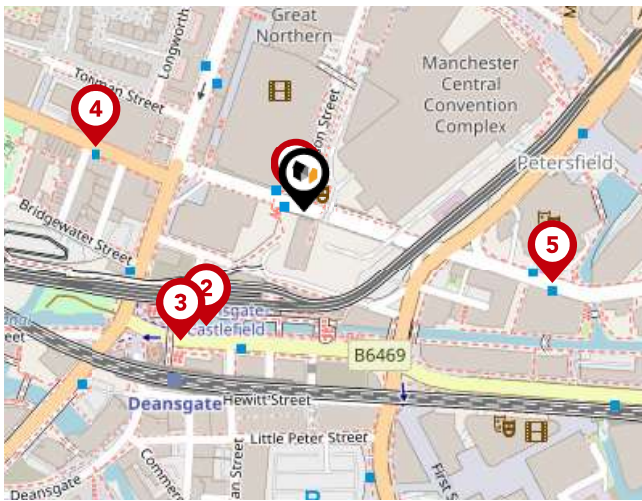


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	7.55 miles
2	Speke	26.73 miles
3	Leeds Bradford Airport	36.38 miles
4	Highfield	38.66 miles

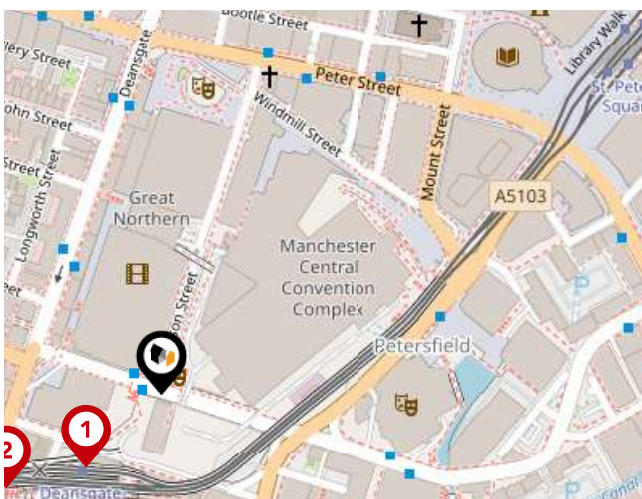
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Watson Street	0.01 miles
2	Deansgate Station	0.08 miles
3	Deansgate Station	0.1 miles
4	Barton Street	0.12 miles
5	Bridgewater Hall	0.14 miles



Local Connections

Pin	Name	Distance
1	Deansgate-Castlefield (Manchester Metrolink)	0.06 miles
2	Deansgate-Castlefield (Manchester Metrolink)	0.1 miles
3	St Peter's Square (Manchester Metrolink)	0.34 miles

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.



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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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