



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 05th June 2026



31, VANGUARD CLOSE, BURY, BL8 1NF

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

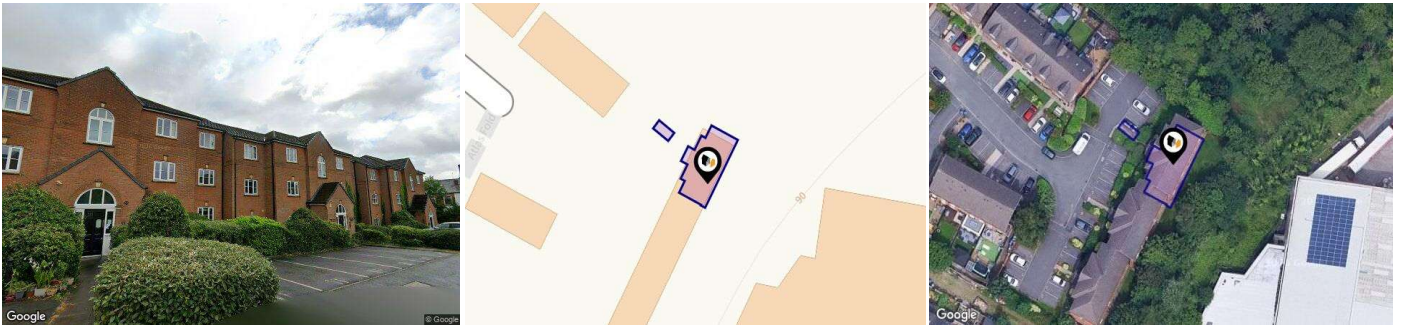
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 559 ft² / 52 m²
Plot Area: 0.04 acres
Year Built : 2007
Council Tax : Band A
Annual Estimate: £1,703
Title Number: MAN109799
UPRN: 4210009388
Restrictive Covenants: No

Last Sold Date: 08/10/2007
Last Sold Price: £126,250
Last Sold £/ft²: £225
Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

25 mb/s - mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

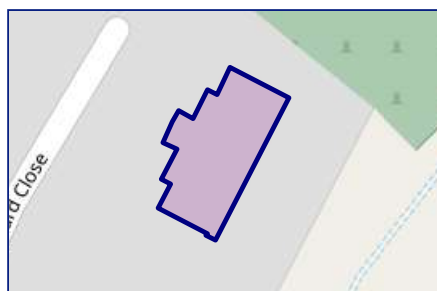
LANDWOOD
GROUP

Freehold Title Plan



MAN123799

Leasehold Title Plan



MAN109799

Start Date: 07/10/2007
End Date: 04/05/3003
Lease Term: 999 years from 4 May 2004
Term Remaining: 977 years

Property EPC - Certificate

LANDWOOD
GROUP

31, Vanguard Close, BL8 1NF

Energy rating

D

Valid until 13.10.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

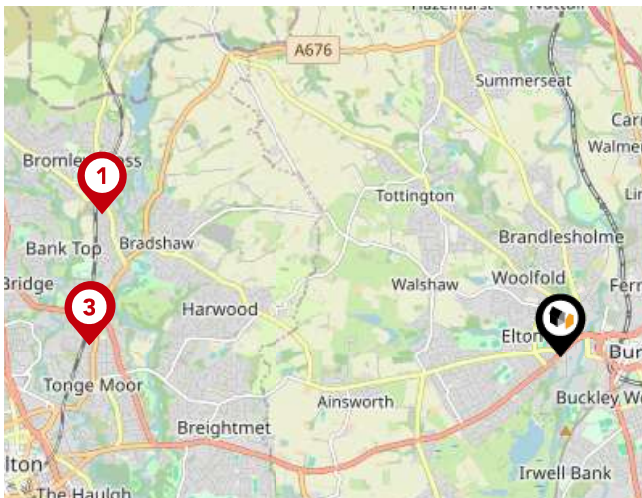
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling 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 67% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	52 m ²

Area

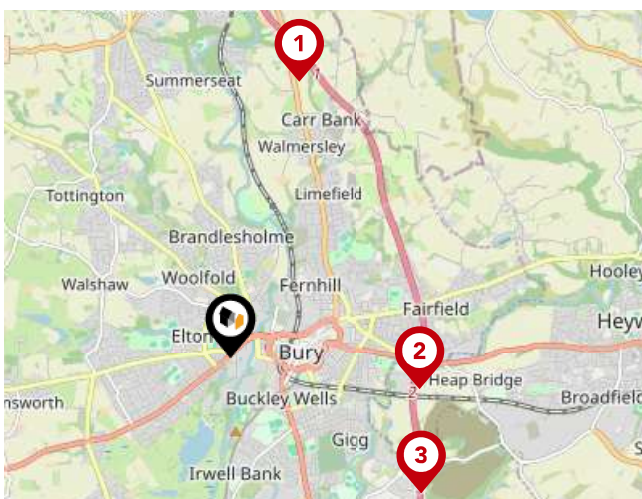
Transport (National)

LANDWOOD GROUP



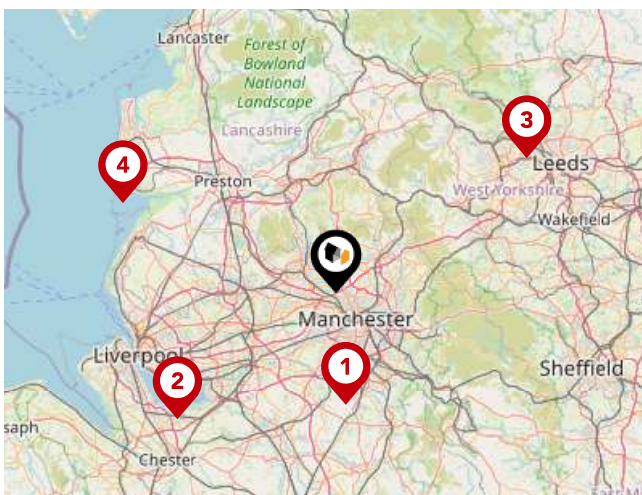
National Rail Stations

Pin	Name	Distance
1	Bromley Cross Rail Station	4.23 miles
2	Hall i' th' Wood Rail Station	4.13 miles
3	Hall i' th' Wood Rail Station	4.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M66 J1	2.5 miles
2	M66 J2	1.69 miles
3	M66 J3	2.06 miles
4	M60 J17	4.06 miles
5	M60 J18	3.78 miles

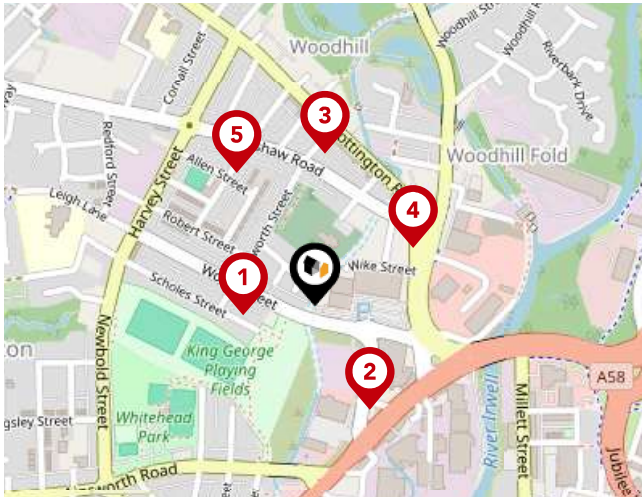


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	15.85 miles
2	Speke	28.62 miles
3	Leeds Bradford Airport	32.68 miles
4	Highfield	32.43 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashworth Street	0.08 miles
2	Olive Street	0.13 miles
3	Whittle Street	0.17 miles
4	Walshaw Road	0.13 miles
5	Mayor Street	0.17 miles



Local Connections

Pin	Name	Distance
1	Bury Bolton Street (East Lancashire Railway)	0.54 miles
2	Bury Interchange (Manchester Metrolink)	0.67 miles
3	Bury Interchange (Manchester Metrolink)	0.67 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.



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

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

