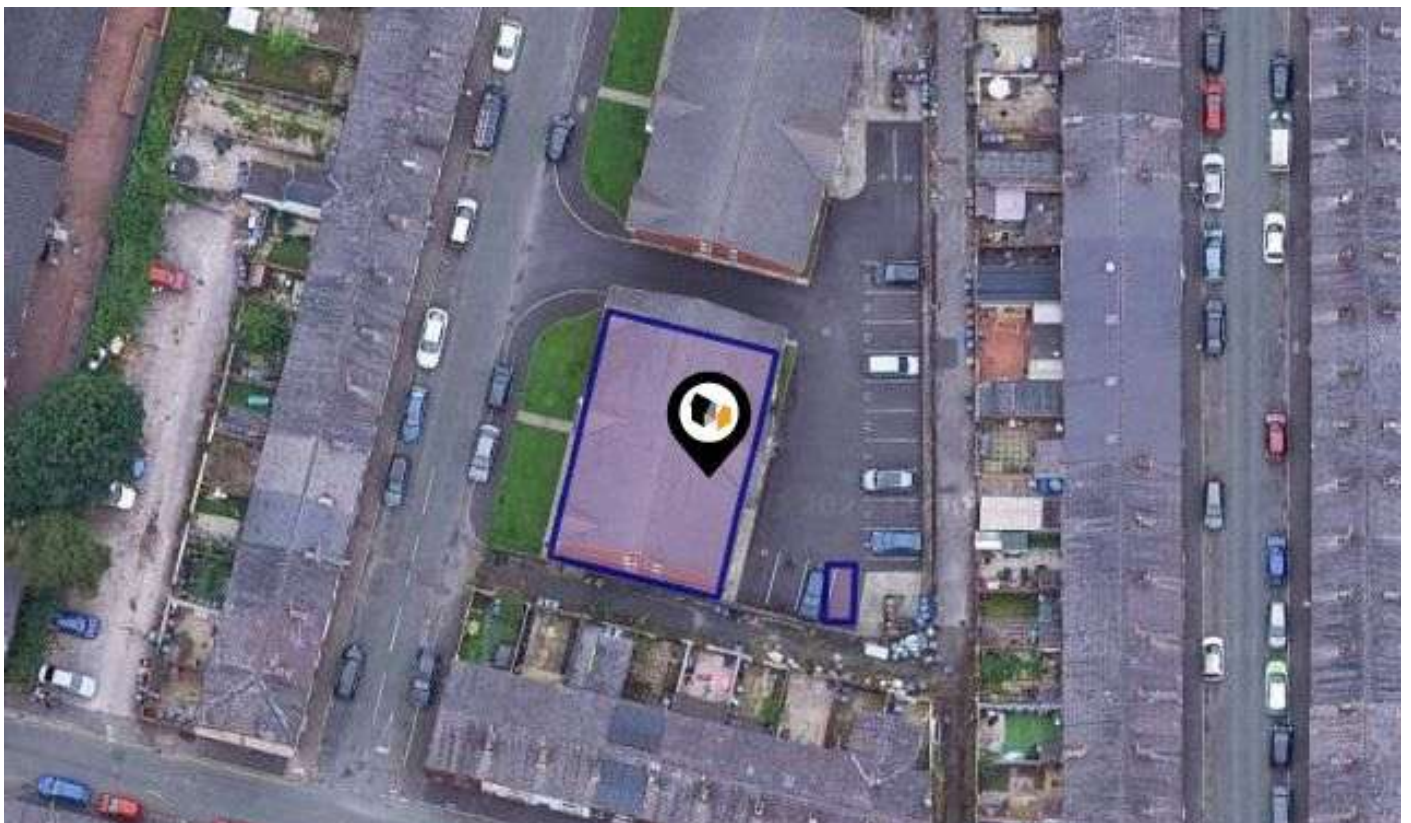




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Tuesday 14th April 2026



12, OXFORD STREET, LEIGH, WN7 1NE

Landwood Group

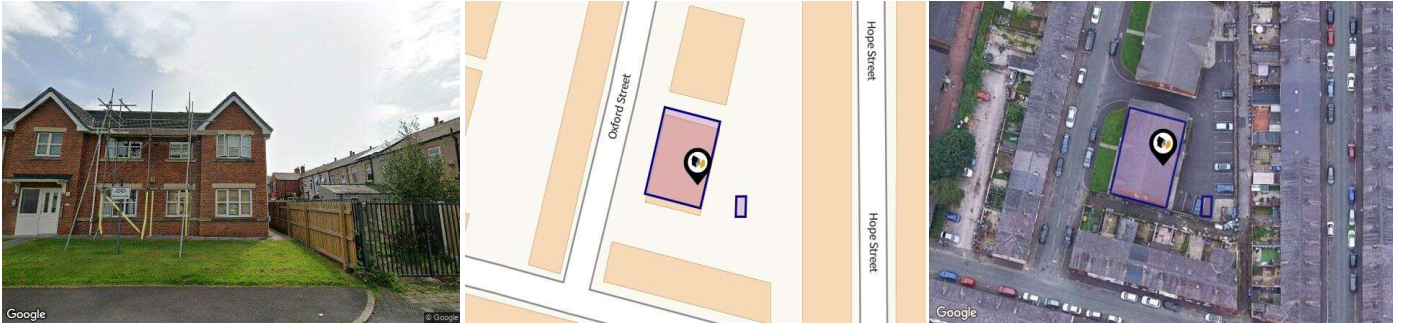
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property




Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 635 ft² / 59 m²
Plot Area: 0.07 acres
Year Built : 2007
Council Tax : Band B
Annual Estimate: £1,674
Title Number: MAN87086
UPRN: 10009209406
Restrictive Covenants: No

Last Sold Date: 29/03/2007
Last Sold Price: £99,950
Last Sold £/ft²: £157
Tenure: Leasehold

Local Area

Local Authority: Wigan
Conservation Area: No
Flood Risk:
 ● Rivers & Seas Low
 ● Surface Water Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

13 mb/s **80** mb/s **10000** mb/s
  

Mobile Coverage:
 (based on calls indoors)



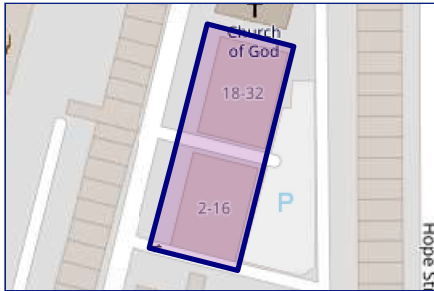
Satellite/Fibre TV Availability:



Property Multiple Title Plans

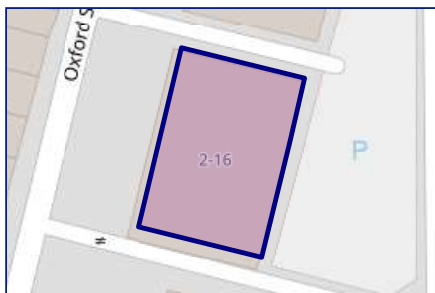
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Freehold Title Plan



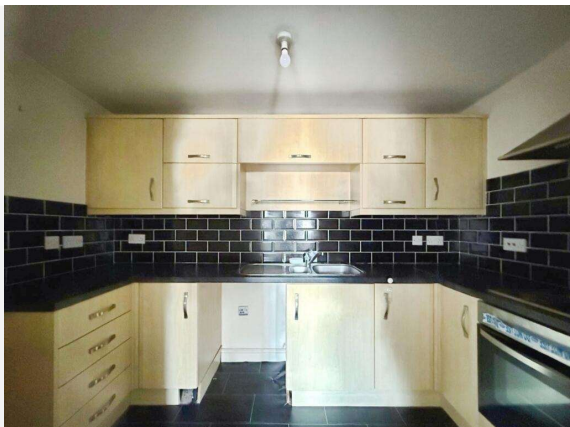
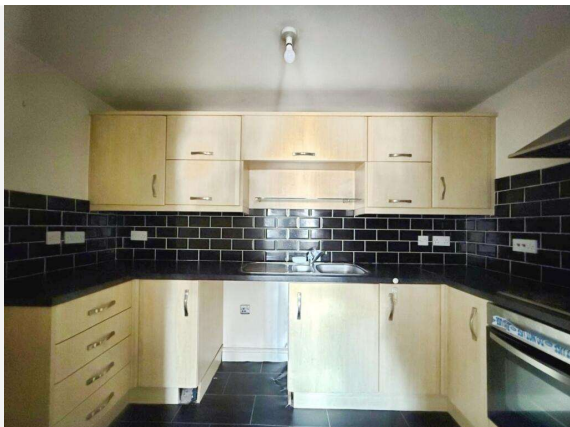
GM631408

Leasehold Title Plan



MAN87086

Start Date: 28/03/2007
End Date: 01/01/2131
Lease Term: 125 years from 1 January 2006
Term Remaining: 104 years

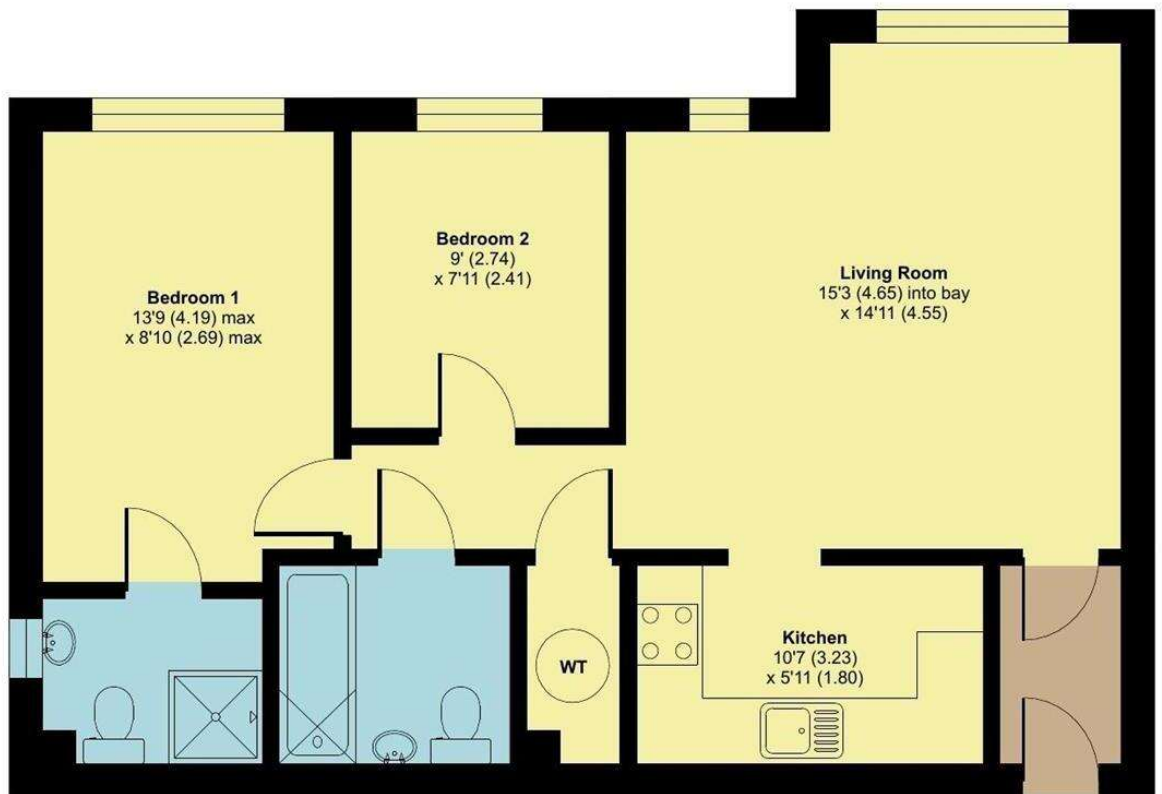


12, OXFORD STREET, LEIGH, WN7 1NE

Oxford Street, Leigh, WN7

Approximate Area = 650 sq ft / 60.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 60.4 SQ M
(650 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 846011

Property EPC - Certificate

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12 Oxford Street, WN7 1NE

Energy rating

C

Valid until 23.12.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	73 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:	Enclosed End-Terrace
Transaction Type:	Not sale or rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
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:	Very Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	59 m ²

Market Sold in Street

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21, Oxford Street, Leigh, WN7 1NE						Terraced House
Last Sold Date:	02/06/2025	09/08/2019	11/04/2014			
Last Sold Price:	£100,000	£61,000	£40,000			
27, Oxford Street, Leigh, WN7 1NE						Terraced House
Last Sold Date:	26/07/2024	02/10/2015	18/03/2014	22/08/2007	11/10/1996	
Last Sold Price:	£124,000	£76,000	£42,000	£73,000	£27,500	
33, Oxford Street, Leigh, WN7 1NE						Terraced House
Last Sold Date:	07/02/2024	01/11/2018	29/06/2010			
Last Sold Price:	£100,000	£68,000	£58,000			
24, Oxford Street, Leigh, WN7 1NE						Flat-maisonette House
Last Sold Date:	06/12/2023	16/03/2007				
Last Sold Price:	£84,950	£99,950				
28, Oxford Street, Leigh, WN7 1NE						Flat-maisonette House
Last Sold Date:	25/08/2023	09/03/2007				
Last Sold Price:	£89,950	£99,950				
37, Oxford Street, Leigh, WN7 1NE						Terraced House
Last Sold Date:	27/03/2023	22/12/2016	27/05/2005	13/11/2002	23/08/2002	
Last Sold Price:	£88,000	£51,000	£54,000	£31,500	£16,000	
26, Oxford Street, Leigh, WN7 1NE						Flat-maisonette House
Last Sold Date:	24/03/2023	01/05/2007				
Last Sold Price:	£92,000	£99,950				
25, Oxford Street, Leigh, WN7 1NE						Terraced House
Last Sold Date:	17/03/2023					
Last Sold Price:	£95,000					
2, Oxford Street, Leigh, WN7 1NE						Flat-maisonette House
Last Sold Date:	13/02/2023	29/03/2007				
Last Sold Price:	£94,000	£99,950				
34, Oxford Street, Leigh, WN7 1NE						Detached House
Last Sold Date:	19/12/2022	12/02/2014	24/08/2001			
Last Sold Price:	£247,000	£82,500	£45,000			
16, Oxford Street, Leigh, WN7 1NE						Flat-maisonette House
Last Sold Date:	25/11/2022	21/03/2007				
Last Sold Price:	£75,000	£99,950				
32, Oxford Street, Leigh, WN7 1NE						Flat-maisonette House
Last Sold Date:	22/07/2022	29/03/2007				
Last Sold Price:	£75,000	£99,950				

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

This map displays nearby coal mine entrances and their classifications.



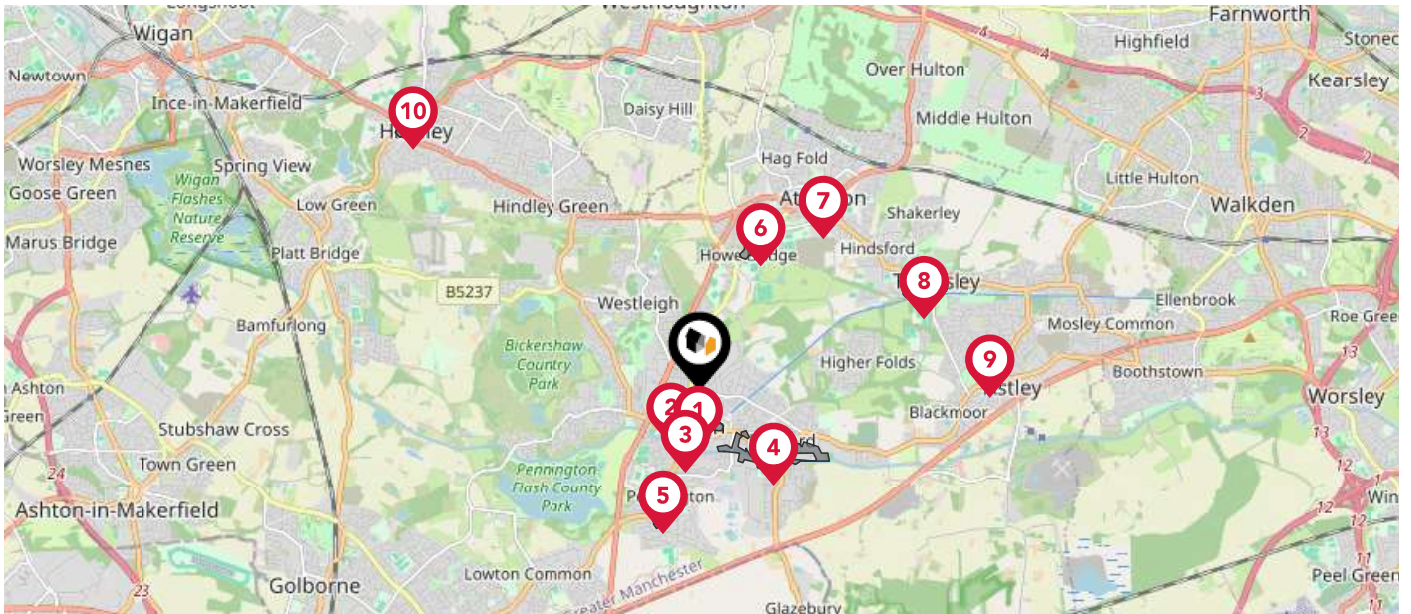
Mine Entry

- ✕ 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.

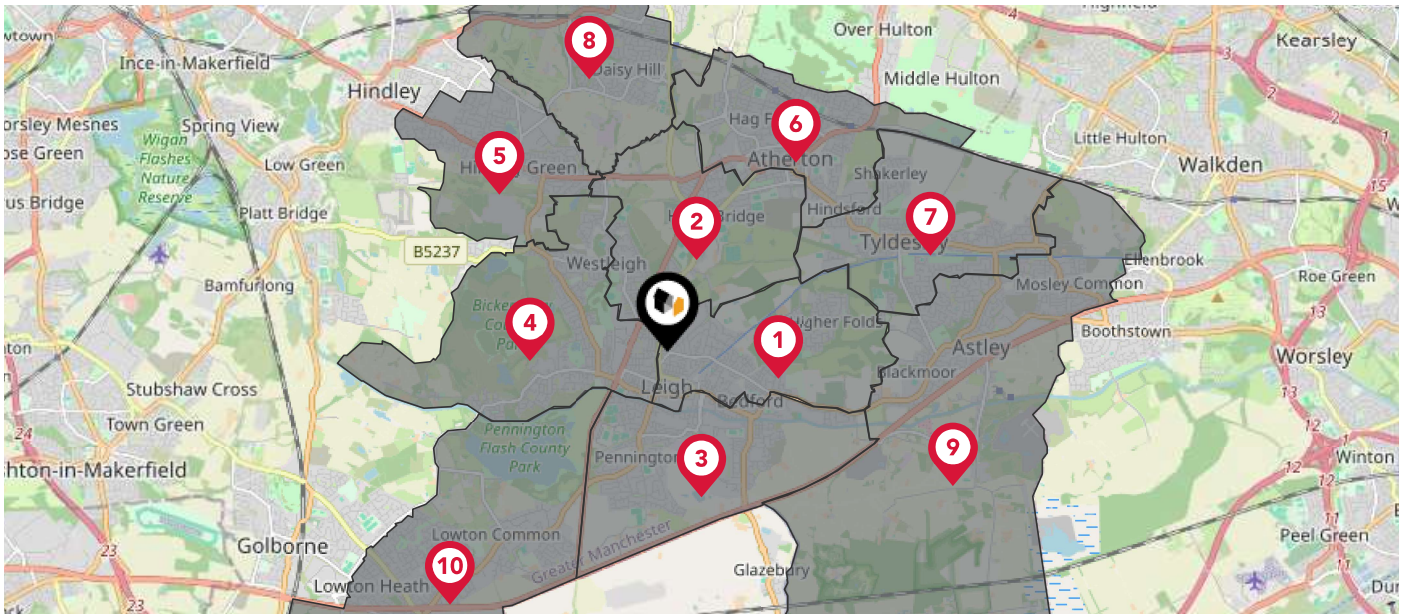
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Leigh Town Centre
- 2 Railway Road, Leigh
- 3 Leigh Bridge
- 4 Bridgewater Canal, Leigh
- 5 Pennington, Leigh
- 6 Howe Bridge, Atherton
- 7 Market Place, Atherton
- 8 Tyldesley Town Centre
- 9 Astley Village, Tyldesley
- 10 Hindley Town Centre

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

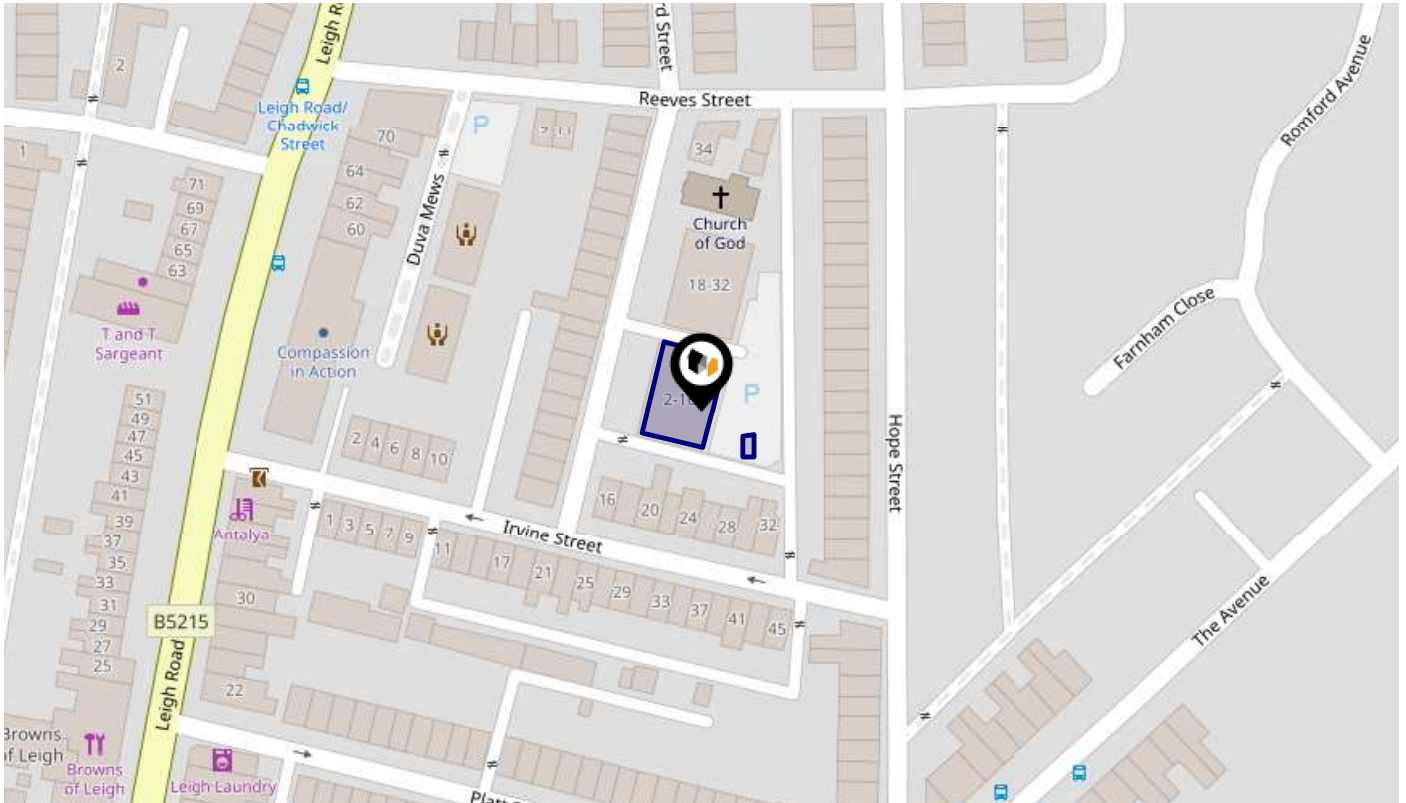
- 1 Leigh East Ward
- 2 Atherleigh Ward
- 3 Leigh South Ward
- 4 Leigh West Ward
- 5 Hindley Green Ward
- 6 Atherton Ward
- 7 Tyldesley Ward
- 8 Westhoughton South Ward
- 9 Astley Mosley Common Ward
- 10 Lowton East Ward

Maps

Rail Noise

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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:

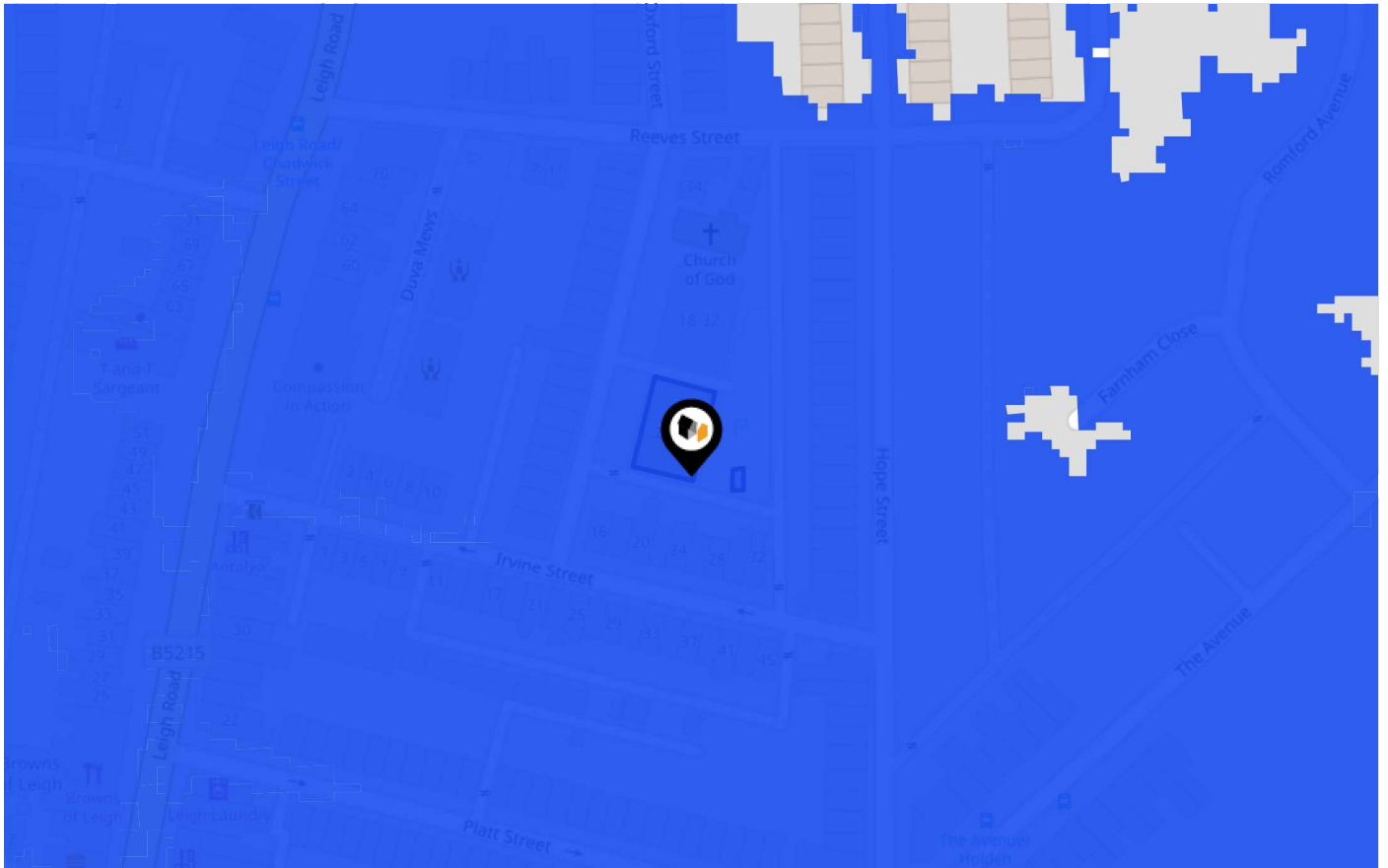
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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GROUP

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



Risk Rating: 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.

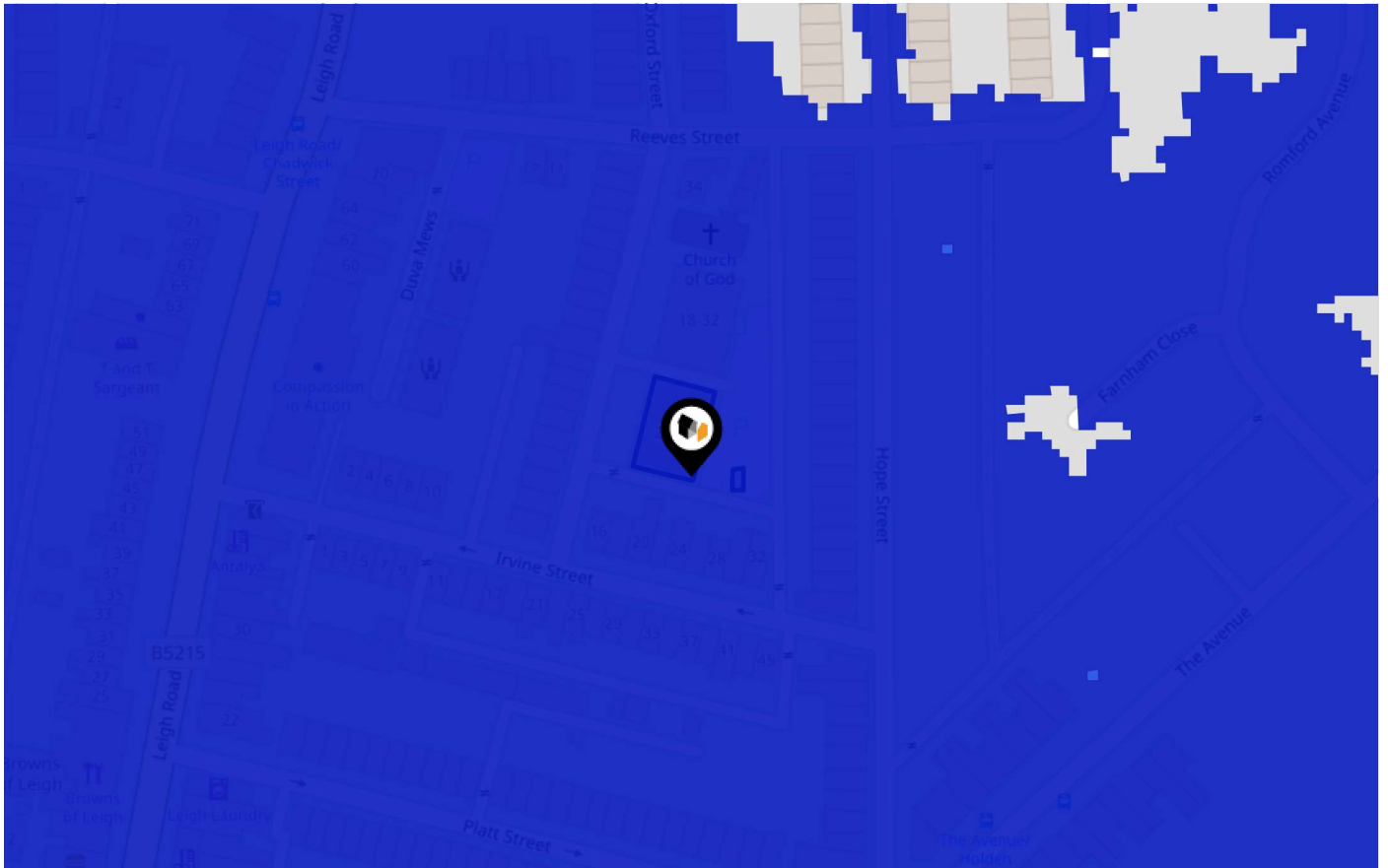
Chance of flooding to the following depths at this property:



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: 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:

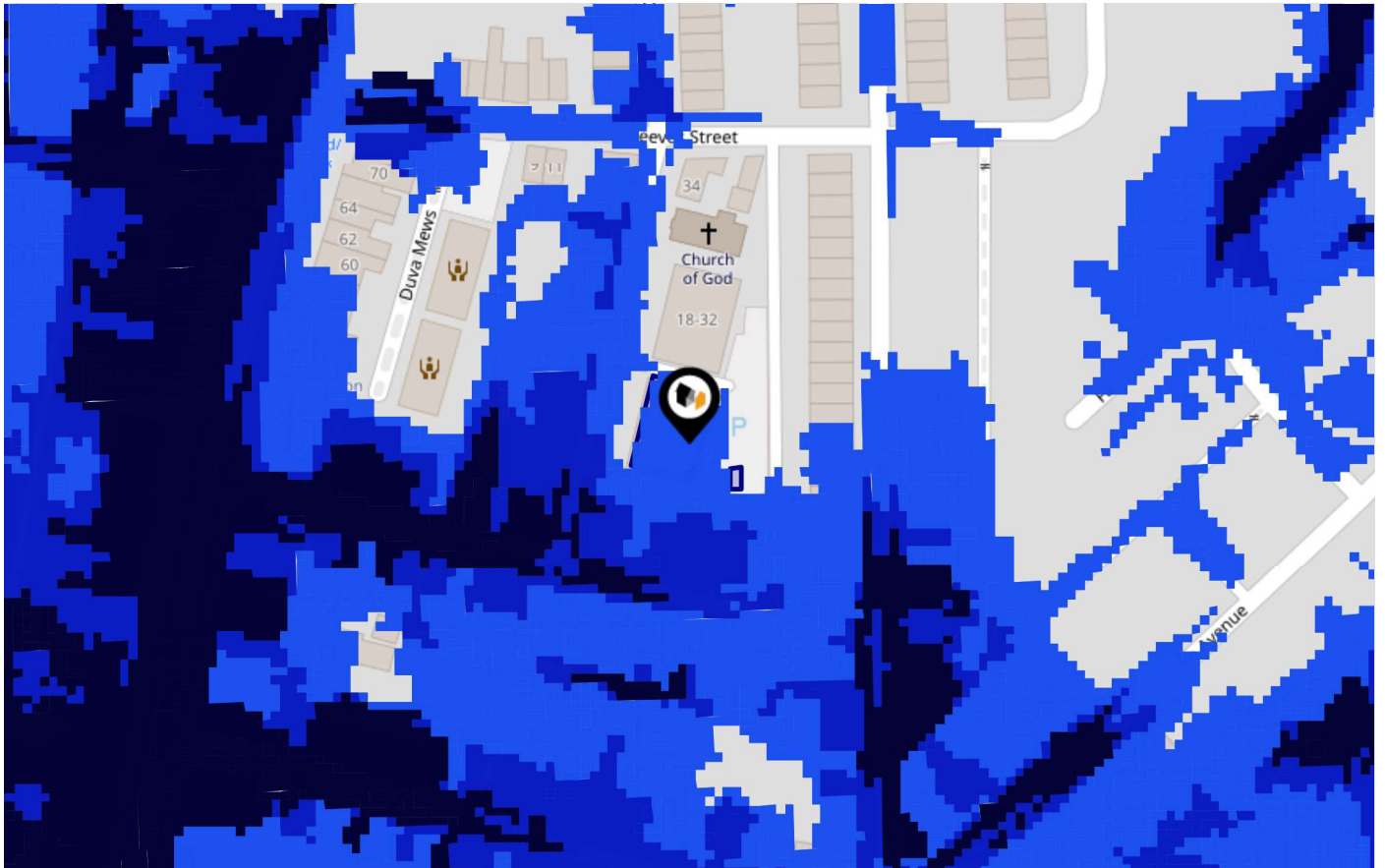


Flood Risk

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: 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.

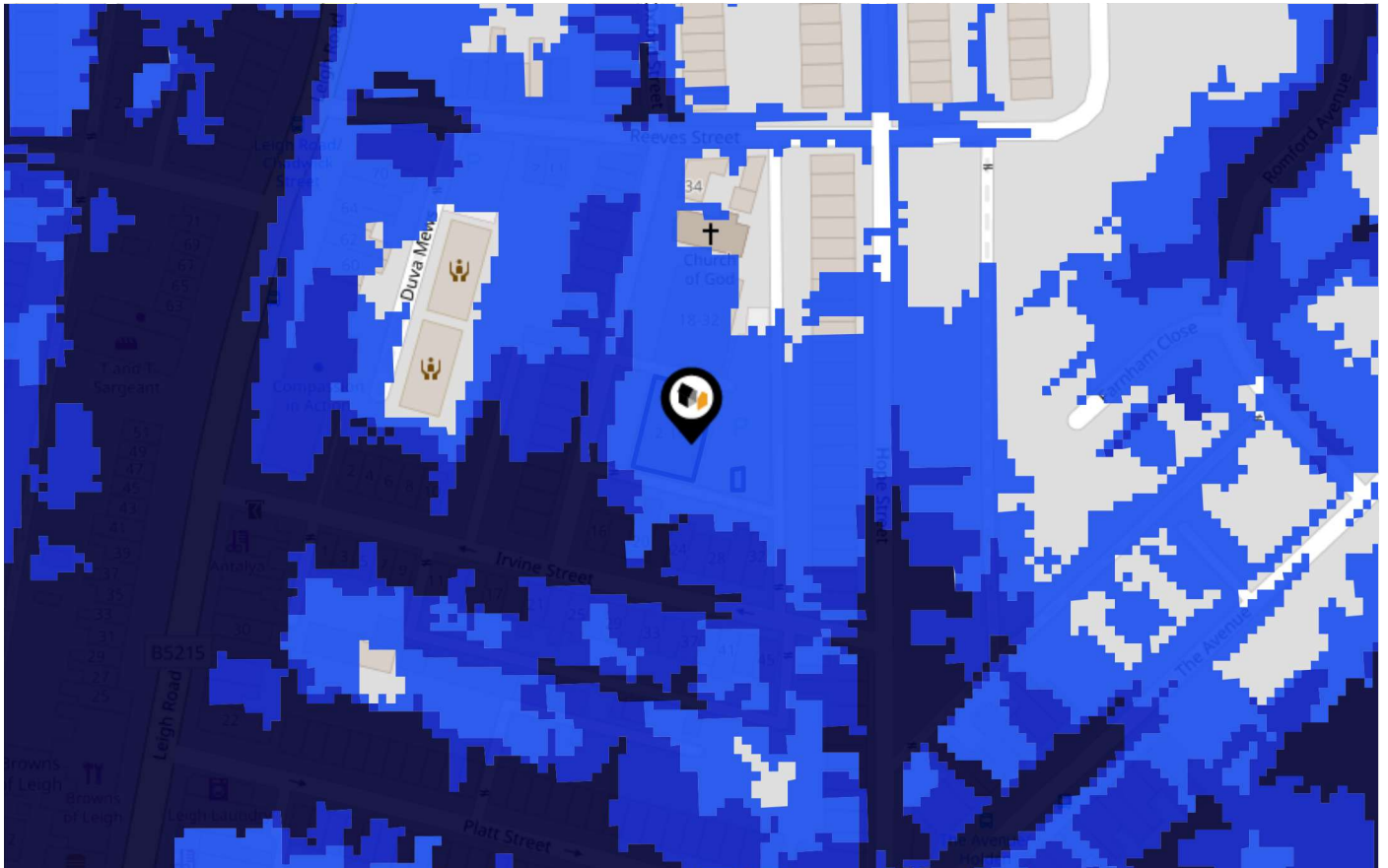
Chance of flooding to the following depths at this property:



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: Low

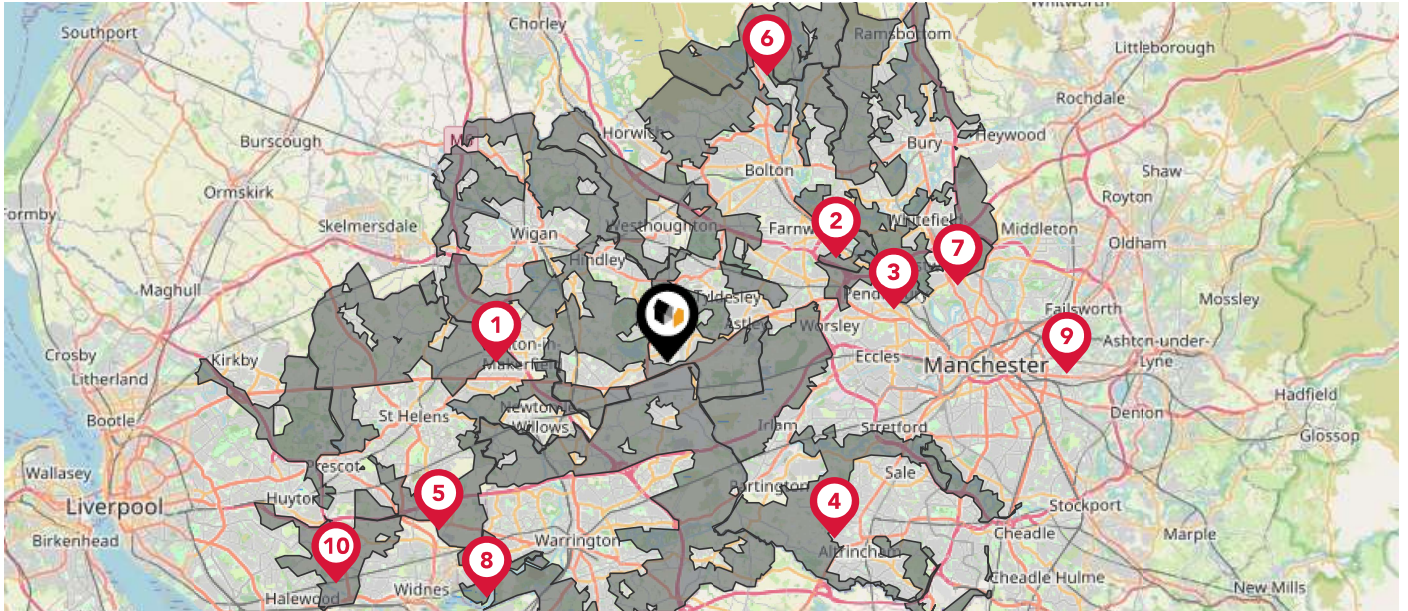
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



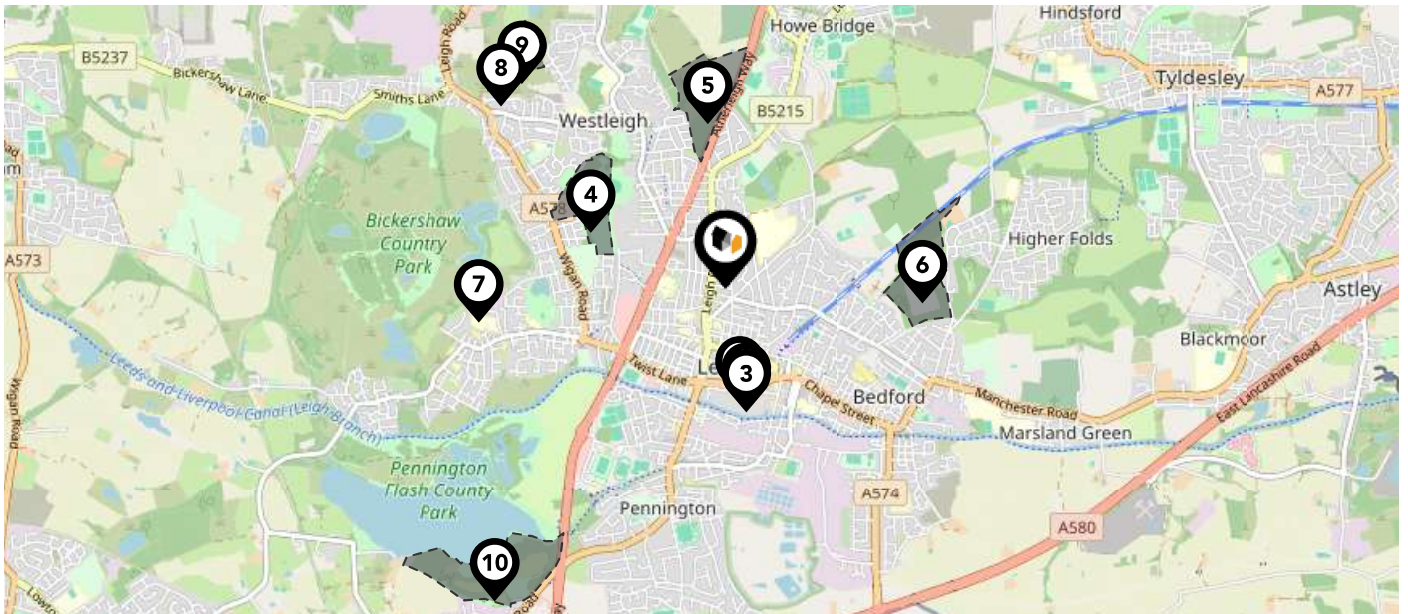
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Wigan
- 2 Merseyside and Greater Manchester Green Belt - Bolton
- 3 Merseyside and Greater Manchester Green Belt - Salford
- 4 Merseyside and Greater Manchester Green Belt - Trafford
- 5 Merseyside and Greater Manchester Green Belt - St. Helens
- 6 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 7 Merseyside and Greater Manchester Green Belt - Bury
- 8 Merseyside and Greater Manchester Green Belt - Warrington
- 9 Merseyside and Greater Manchester Green Belt - Manchester
- 10 Merseyside and Greater Manchester Green Belt - Knowsley

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.



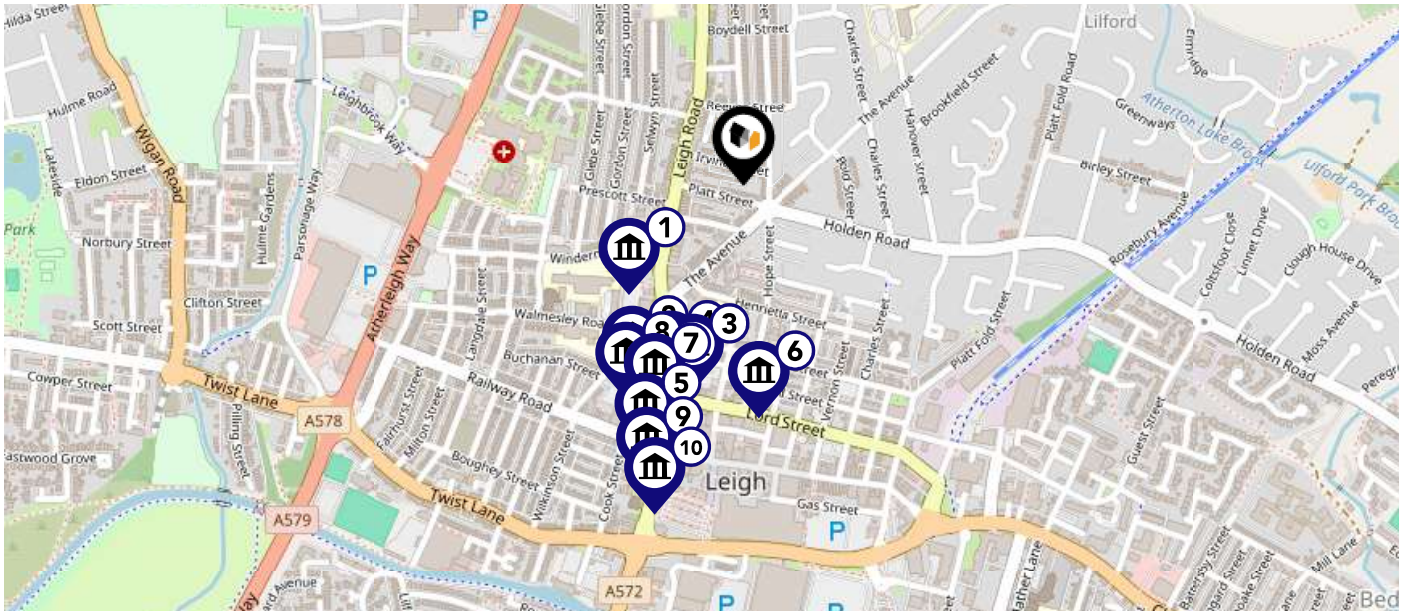
Nearby Landfill Sites

1	Gas Street-Leigh, Wigan	Historic Landfill
2	Leigh Gas Holders-Gas Street, Leigh, Wigan	Historic Landfill
3	Leigh Gas Holders-Gas Street, Leigh, Wigan	Historic Landfill
4	Jacksons Brickworks-Wigan Road, Wigan, Leigh	Historic Landfill
5	Pickley Green-Atherton, Greater Manchester	Historic Landfill
6	Walmersley Farm-Green Lane, Leigh, Greater Manchester	Historic Landfill
7	Firsdale Industrial Estate-Leighs Street, Firs Lane	Historic Landfill
8	Park Farm Brickworks-Off Leigh Road, Hindley Green, Wigan, Greater Manchester	Historic Landfill
9	Park Farm Brickworks-Nel Pan Lane, Off Leigh Road, Hindley Green	Historic Landfill
10	Pennington-Lowton, Warrington, Cheshire	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



1253081 - Leigh Fire Station

Grade II

0.2 miles



1356221 - Church Of St Mary

Grade II

0.2 miles



1246069 - Stables At The Boars Head Public House

Grade II

0.2 miles



1163139 - Boar's Head Public House

Grade II

0.2 miles



1163007 - Leigh Town Hall

Grade II

0.3 miles



1068457 - War Memorial Near Junction With Silk Street

Grade II

0.3 miles



1356219 - Obelisk

Grade II

0.3 miles



1163169 - Boundary Walls, Gates And Gate Piers To South, West And East Of Church Of St. Mary

Grade II

0.3 miles



1253323 - National Westminster Bank Including Attached Offices

Grade II

0.3 miles



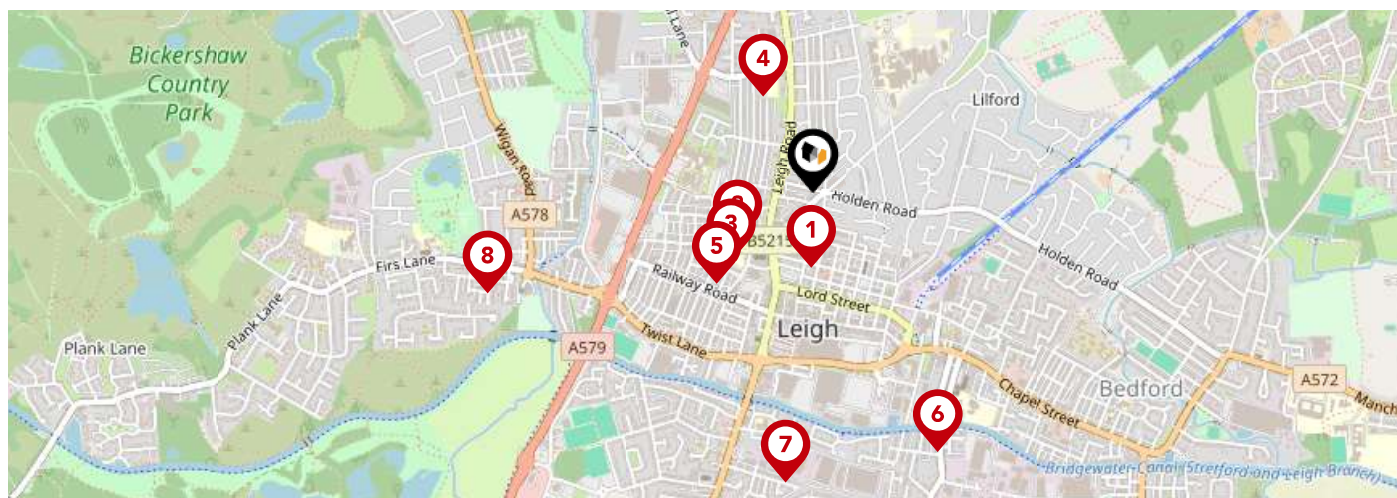
1261842 - The George And Dragon

Grade II

0.4 miles

Area Schools

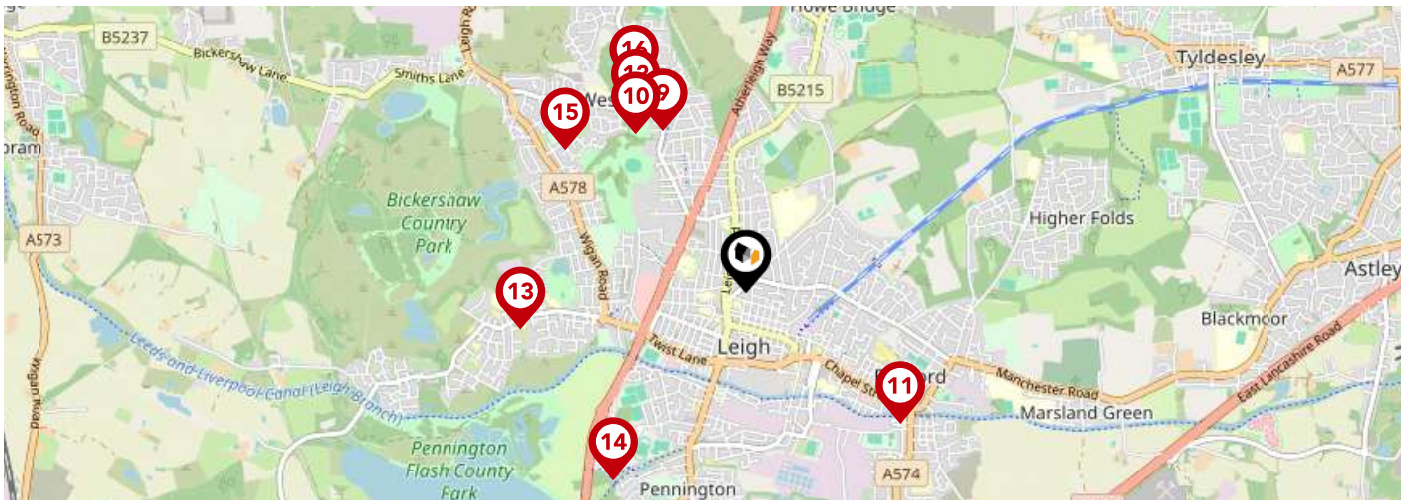
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	Nursery	Primary	Secondary	College	Private
<p>1 Leigh CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 335 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Sacred Heart Catholic Primary School Leigh</p> <p>Ofsted Rating: Requires improvement Pupils: 316 Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Leigh Central Primary School</p> <p>Ofsted Rating: Good Pupils: 211 Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Leigh St John's CofE Primary</p> <p>Ofsted Rating: Outstanding Pupils: 211 Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Leigh St Mary's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 208 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Joseph's Catholic Primary School Leigh</p> <p>Ofsted Rating: Good Pupils: 212 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Christ Church CofE Primary School, Pennington</p> <p>Ofsted Rating: Good Pupils: 210 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The Holden School</p> <p>Ofsted Rating: Good Pupils: 84 Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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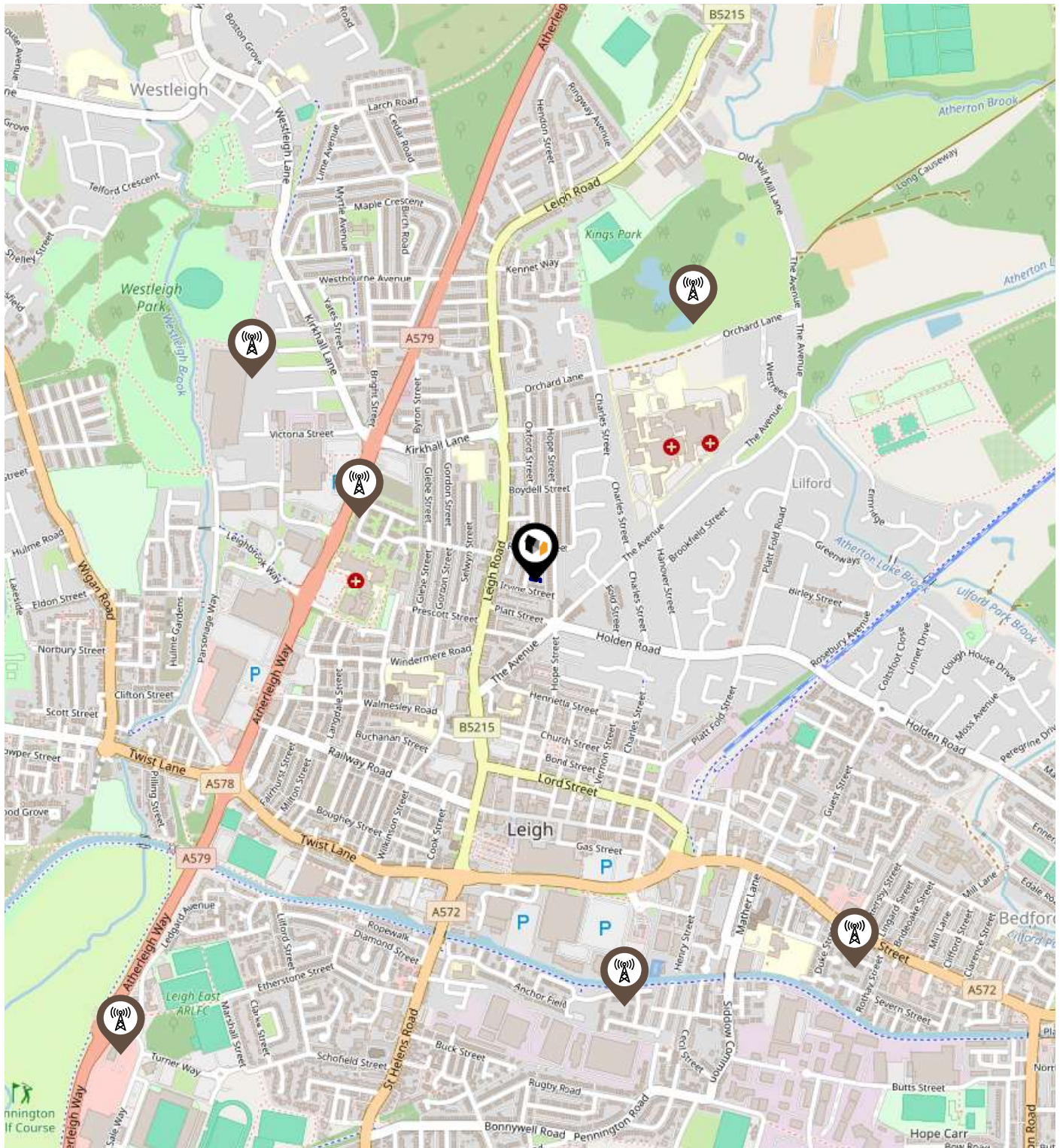


	Nursery	Primary	Secondary	College	Private
<p>9 Westleigh St Paul's CofE Primary School Ofsted Rating: Good Pupils: 207 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Twelve Apostles Catholic Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Thomas' CofE Primary School, Leigh Ofsted Rating: Good Pupils: 409 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Leigh Westleigh Methodist Primary School Ofsted Rating: Good Pupils: 227 Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Leigh St Peter's CofE Primary School Ofsted Rating: Requires improvement Pupils: 378 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Expanse Learning (Expanse Group Ltd) Ofsted Rating: Good Pupils:0 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Newton Westpark Primary School Ofsted Rating: Good Pupils: 206 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Westleigh School Ofsted Rating: Good Pupils: 970 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD GROUP



Key:

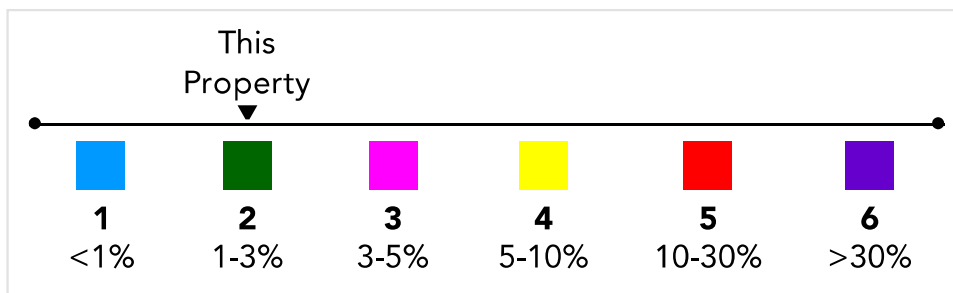
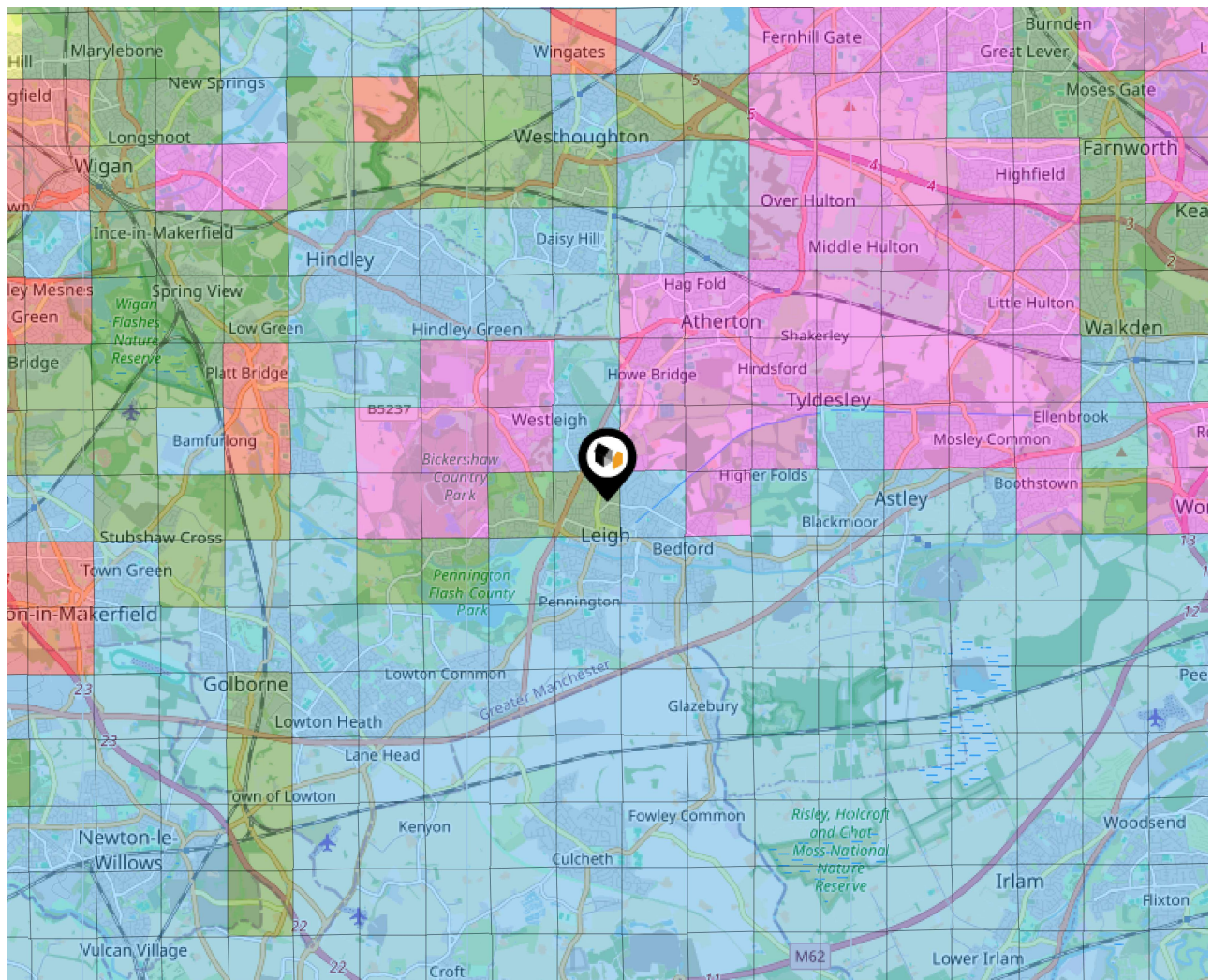
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

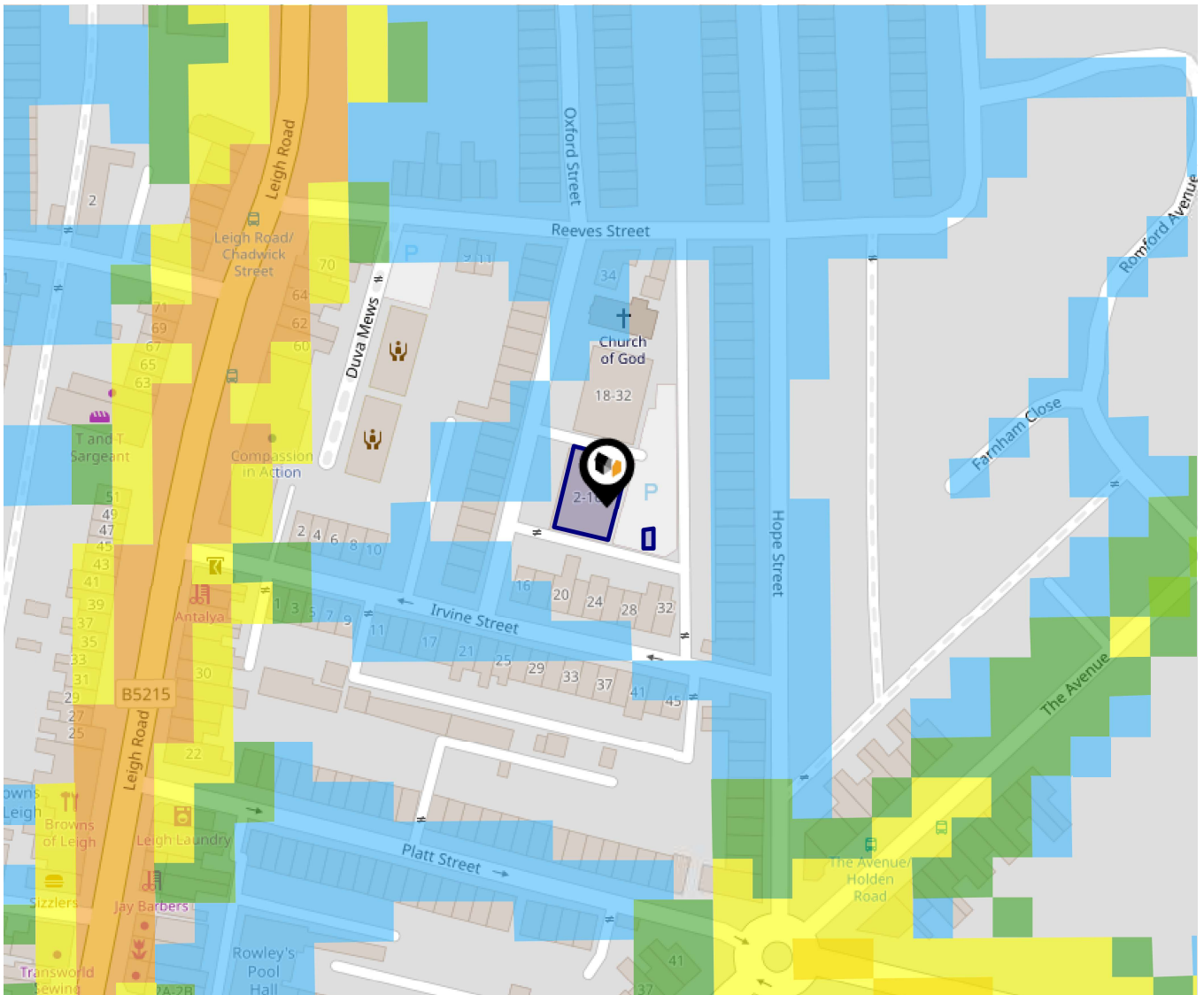
What is Radon?

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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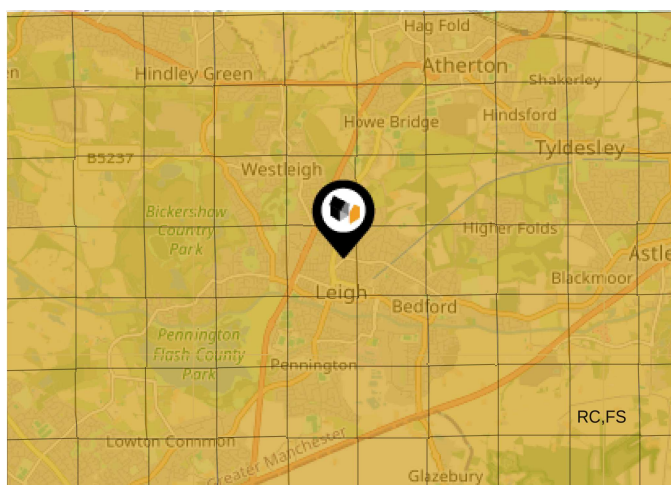


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



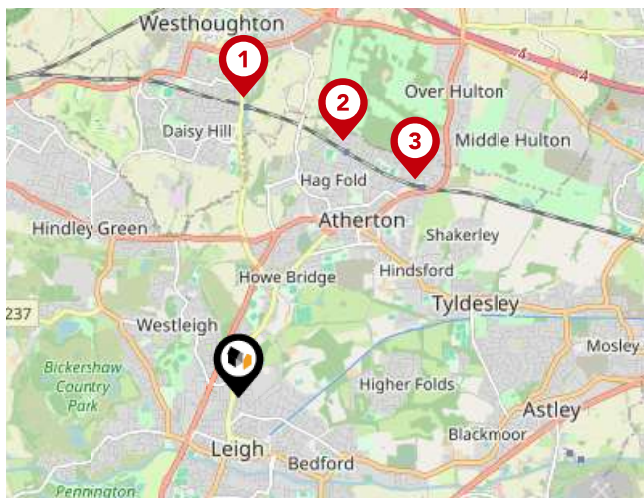
Primary Classifications (Most Common Clay Types)

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	Daisy Hill Rail Station	2.63 miles
2	Hag Fold Rail Station	2.43 miles
3	Atherton Rail Station	2.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J5	3.92 miles
2	M62 J11	4.64 miles
3	M61 J6	5.18 miles
4	M61 J4	4.1 miles
5	M62 J10	5.45 miles

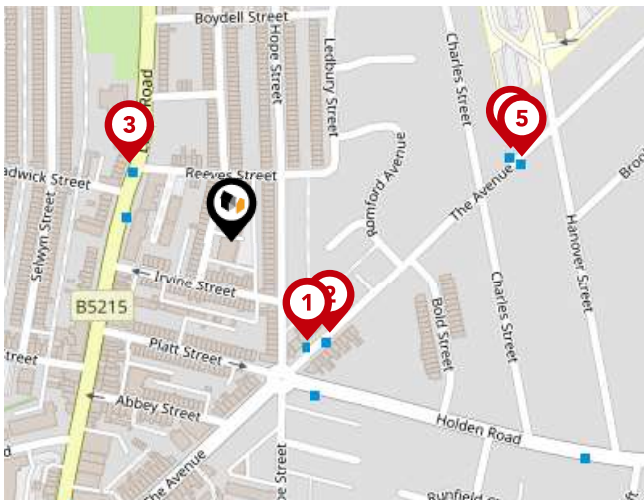


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	13.47 miles
2	Speke	17.96 miles
3	Highfield	28.8 miles
4	Leeds Bradford Airport	43.33 miles

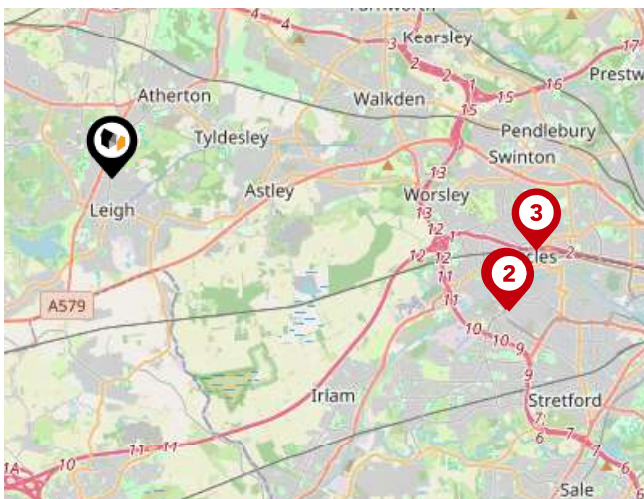
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hope Street	0.07 miles
2	Hope Street	0.07 miles
3	Chadwick Street	0.07 miles
4	Hanover Street	0.16 miles
5	Hanover Street	0.17 miles



Local Connections

Pin	Name	Distance
1	The Trafford Centre (Manchester Metrolink)	7.31 miles
2	The Trafford Centre (Manchester Metrolink)	7.36 miles
3	Eccles (Manchester Metrolink)	7.58 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	20.54 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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