



KPF: Key Property Facts

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



**306, LINCOLN GATE, 39, RED BANK, MANCHESTER, M4
4AB**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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<https://landwoodgroup.com/>



Property Overview

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Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 376 ft² / 35 m²
Plot Area: 0.23 acres
Year Built : 2003
Council Tax : Band A
Title Number: GM936362
UPRN: 10023046706
Restrictive Covenants: No

Last Sold Date: 13/06/2003
Last Sold Price: £54,600
Last Sold £/ft²: £145
Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

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



Mobile Coverage:
(based on calls indoors)



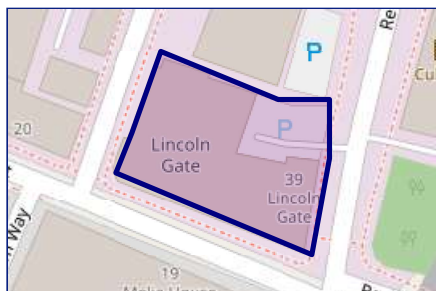
Satellite/Fibre TV Availability:



Property Multiple Title Plans

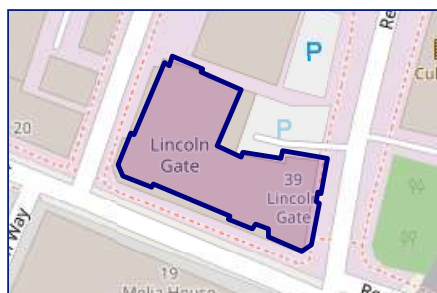
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Freehold Title Plan



LA41766

Leasehold Title Plan

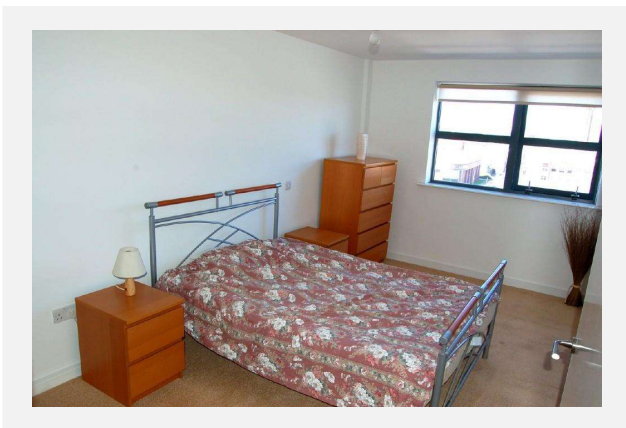
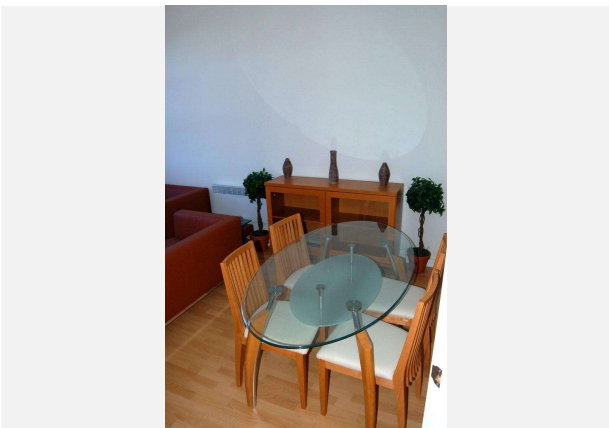


GM936362

Start Date: 12/06/2003
End Date: 13/06/3002
Lease Term: 999 years (less 10 days) from 13 June 2003
Term Remaining: 976 years

Gallery Photos

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Property EPC - Certificate

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306 Lincoln Gate, 39 Red Bank, M4 4AB

Energy rating

B

Valid until 25.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	03
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	35 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



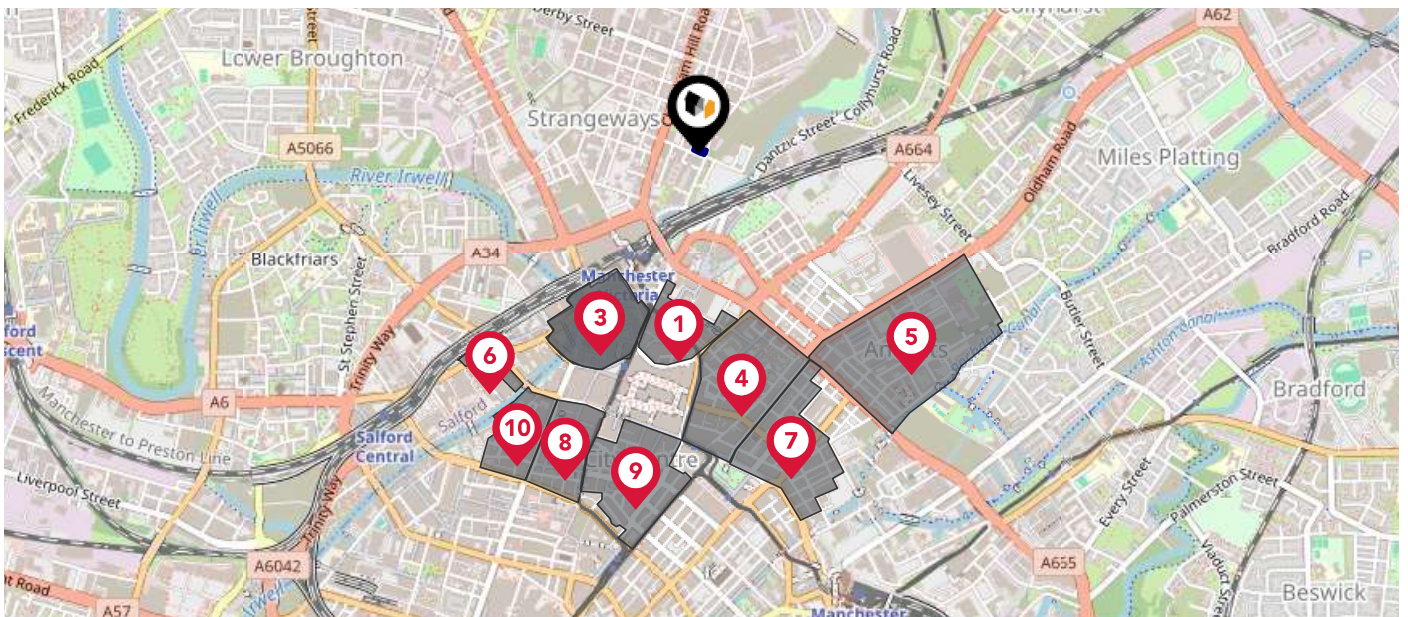
Mine Entry

- ✕ 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.

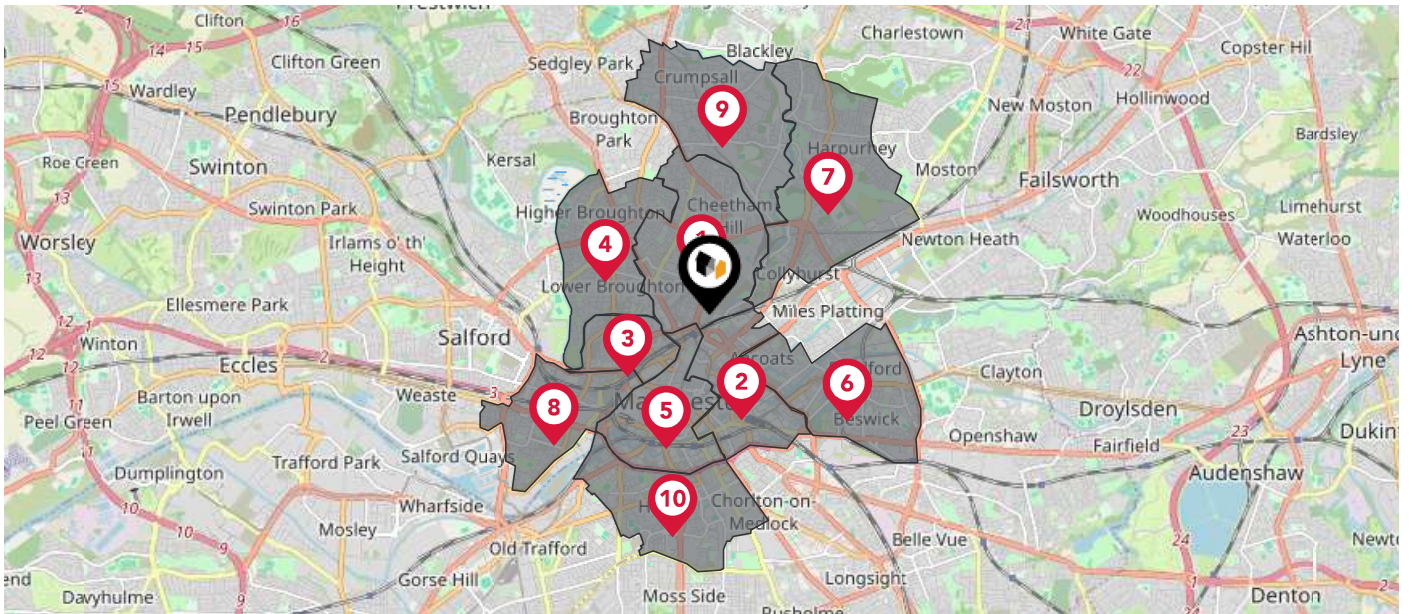
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 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

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



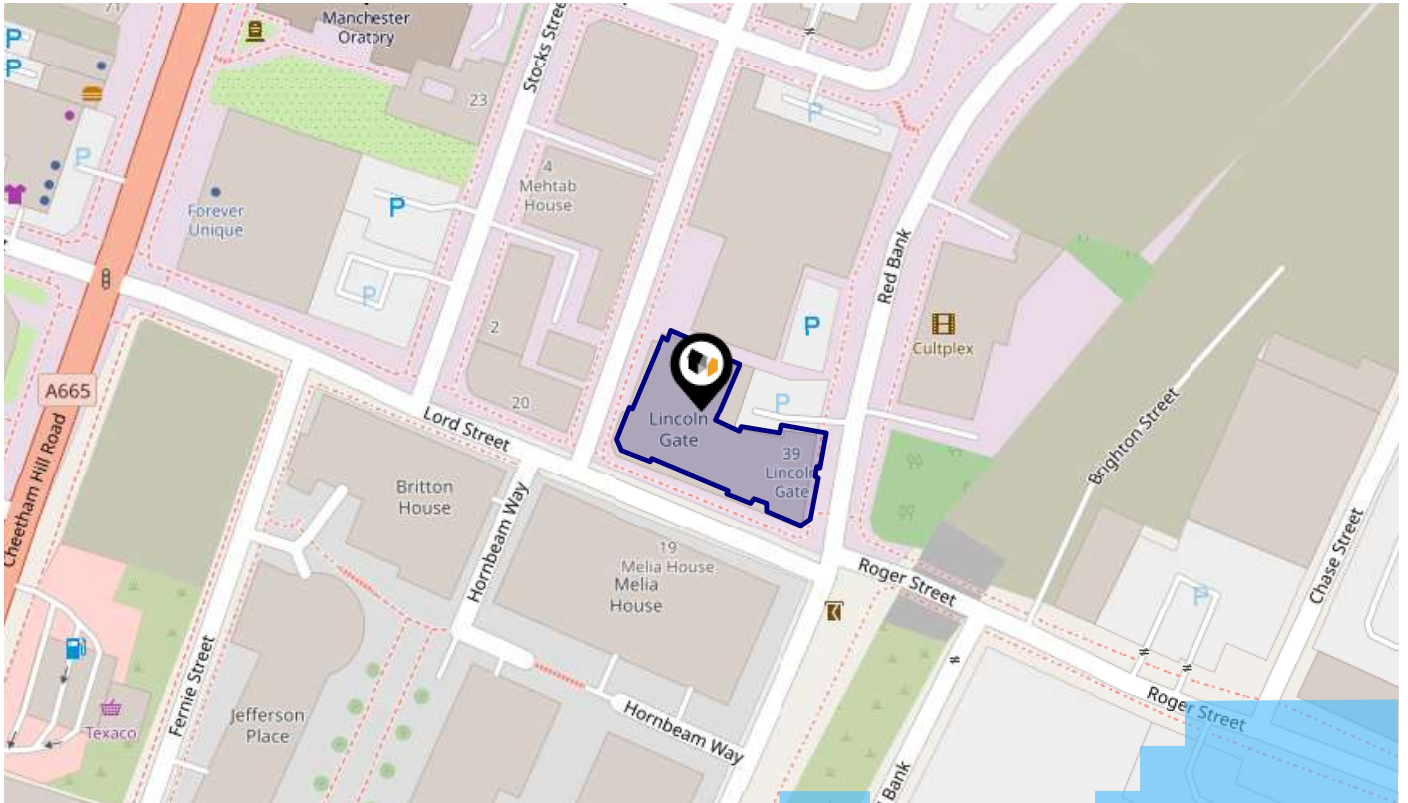
Nearby Council Wards

- 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

Maps

Rail Noise

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.

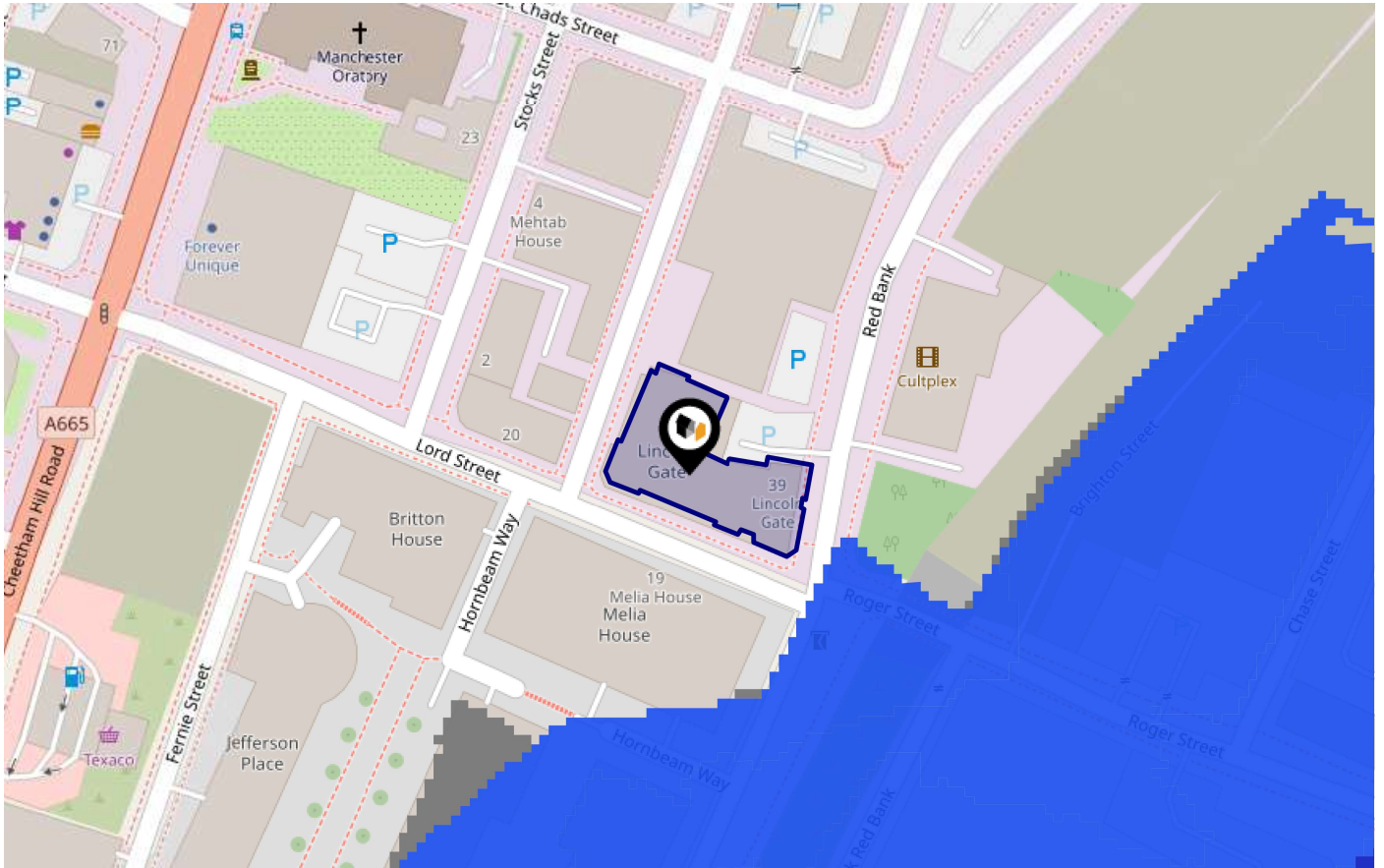
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

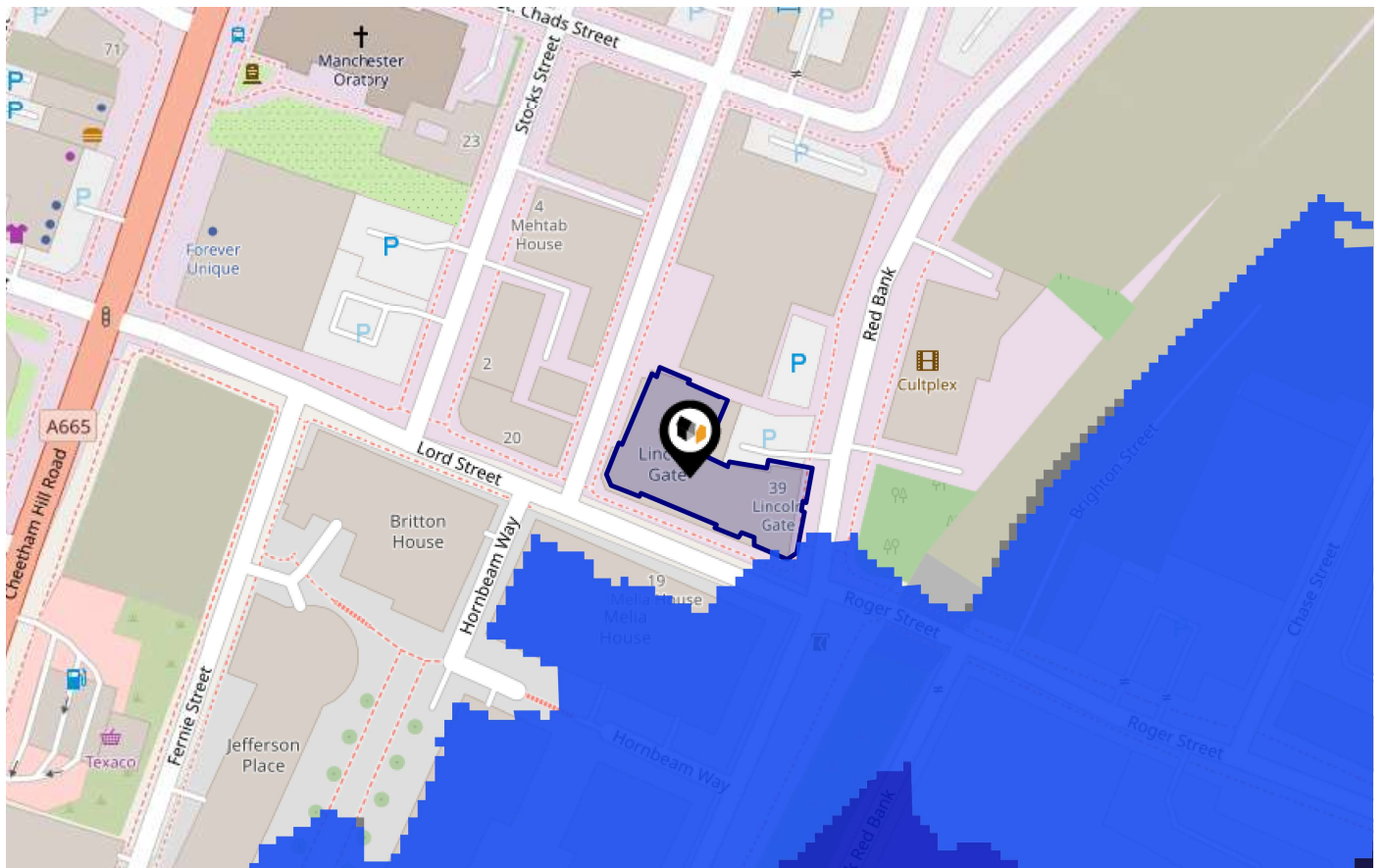
Chance of flooding to the following depths at this property:



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.

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

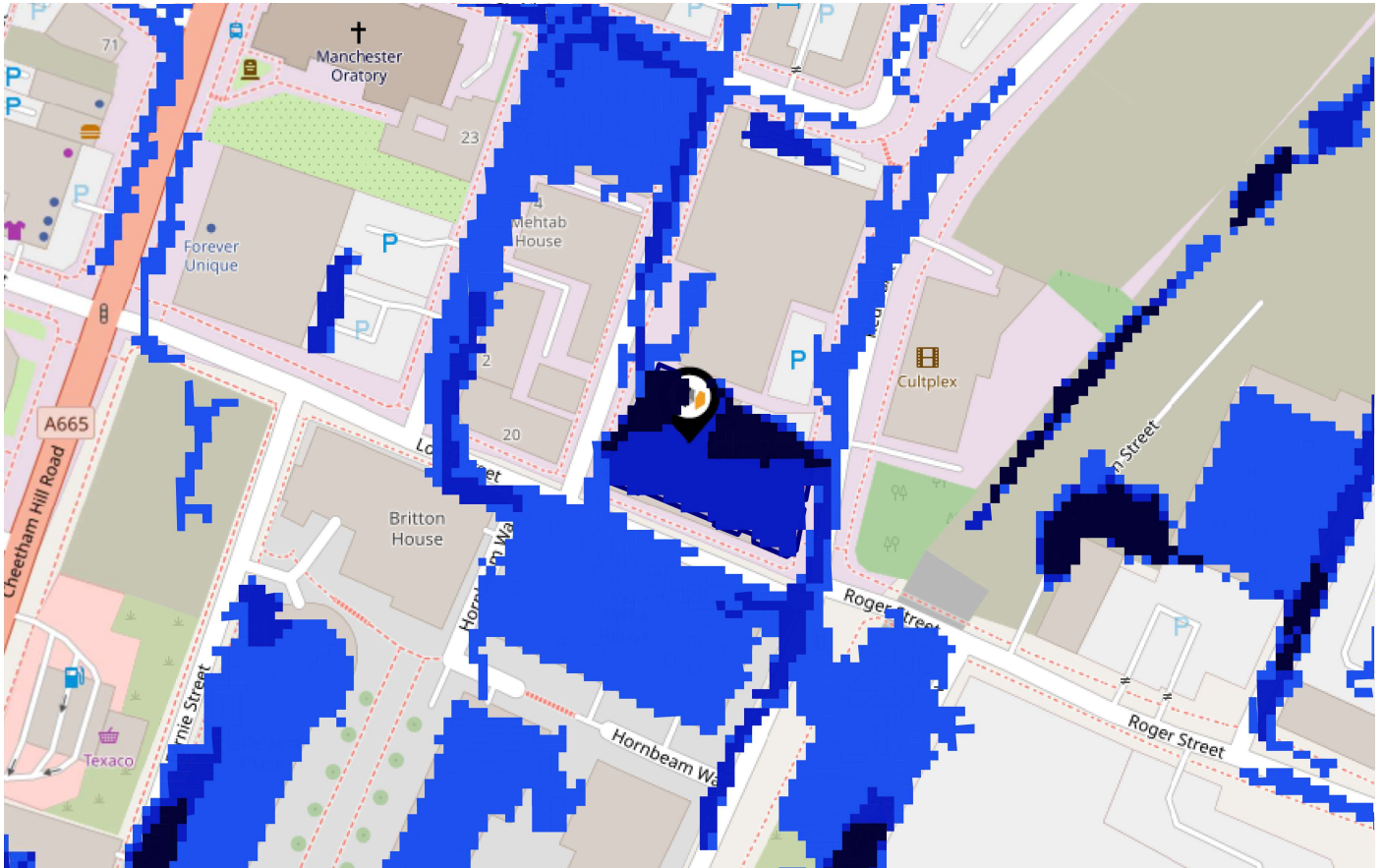
Chance of flooding to the following depths at this property:



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: 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.

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- 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.

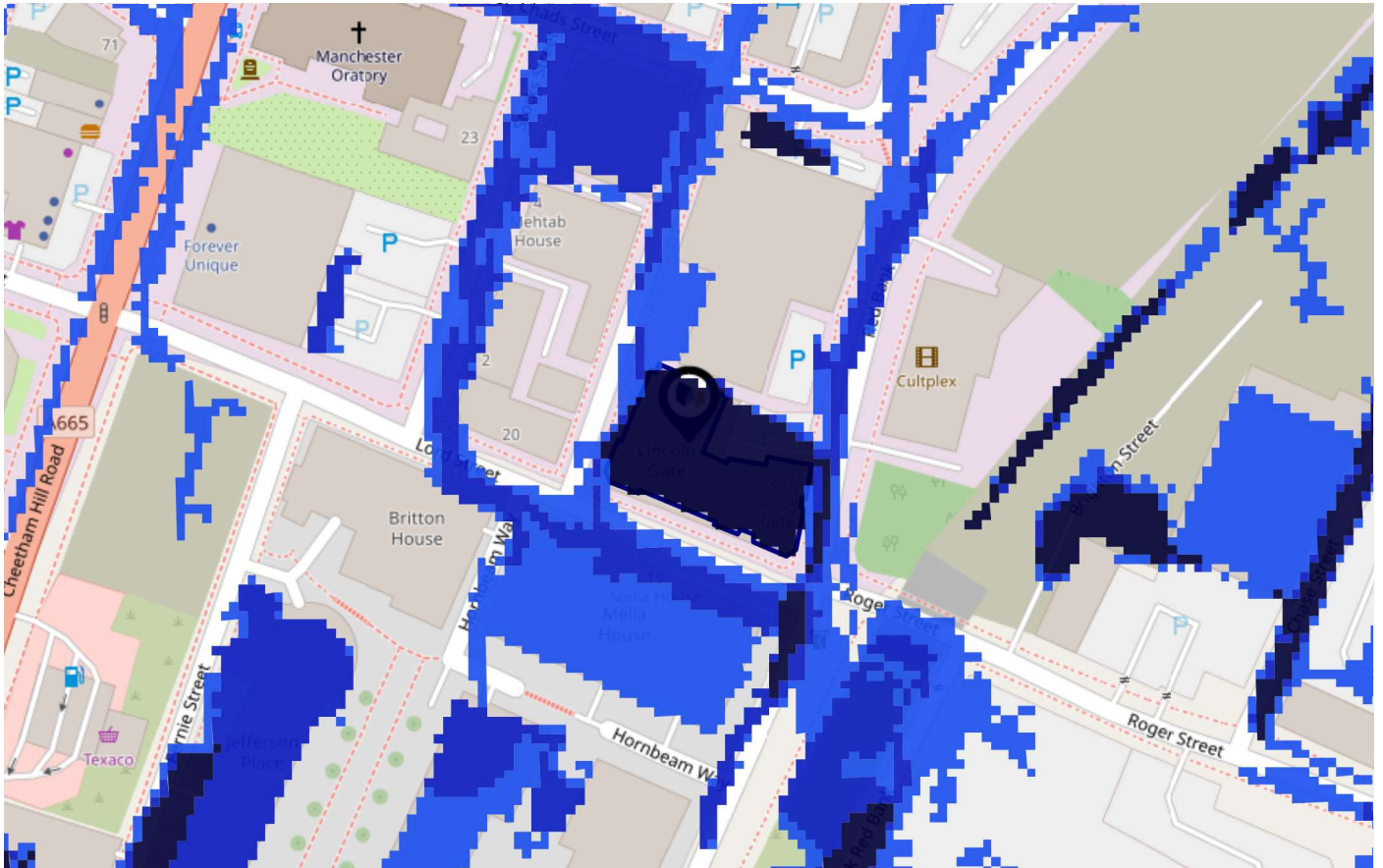
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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: High

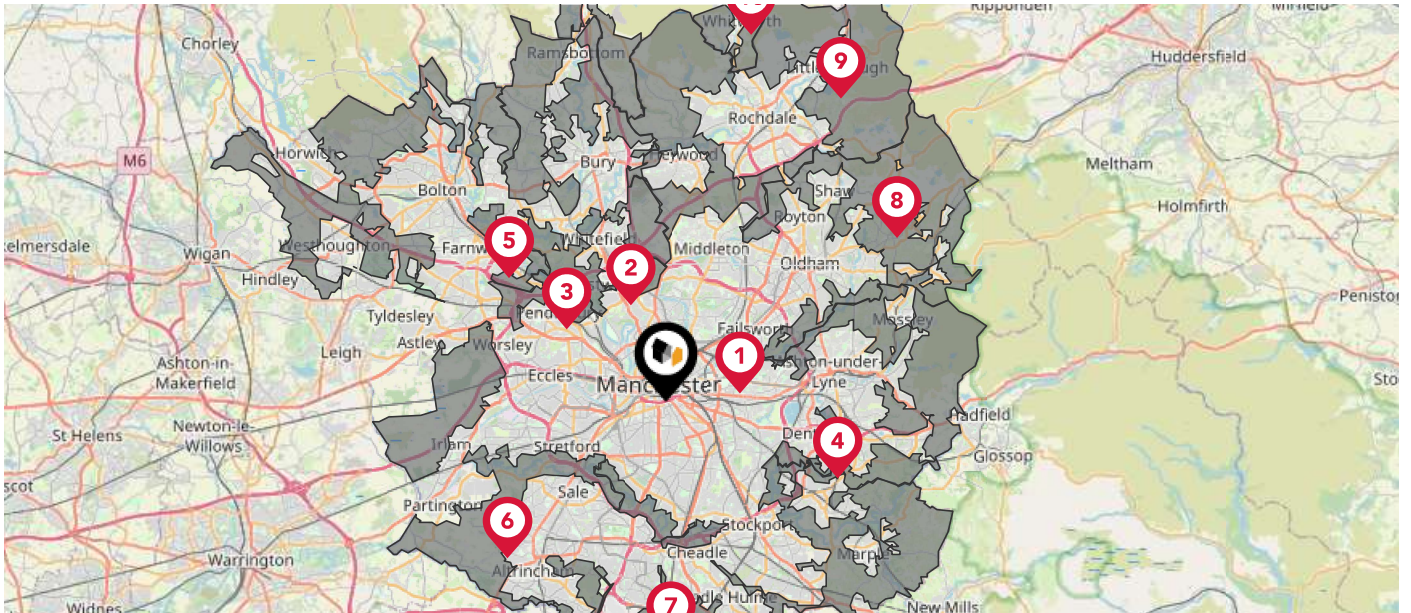
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- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- **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:



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

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.



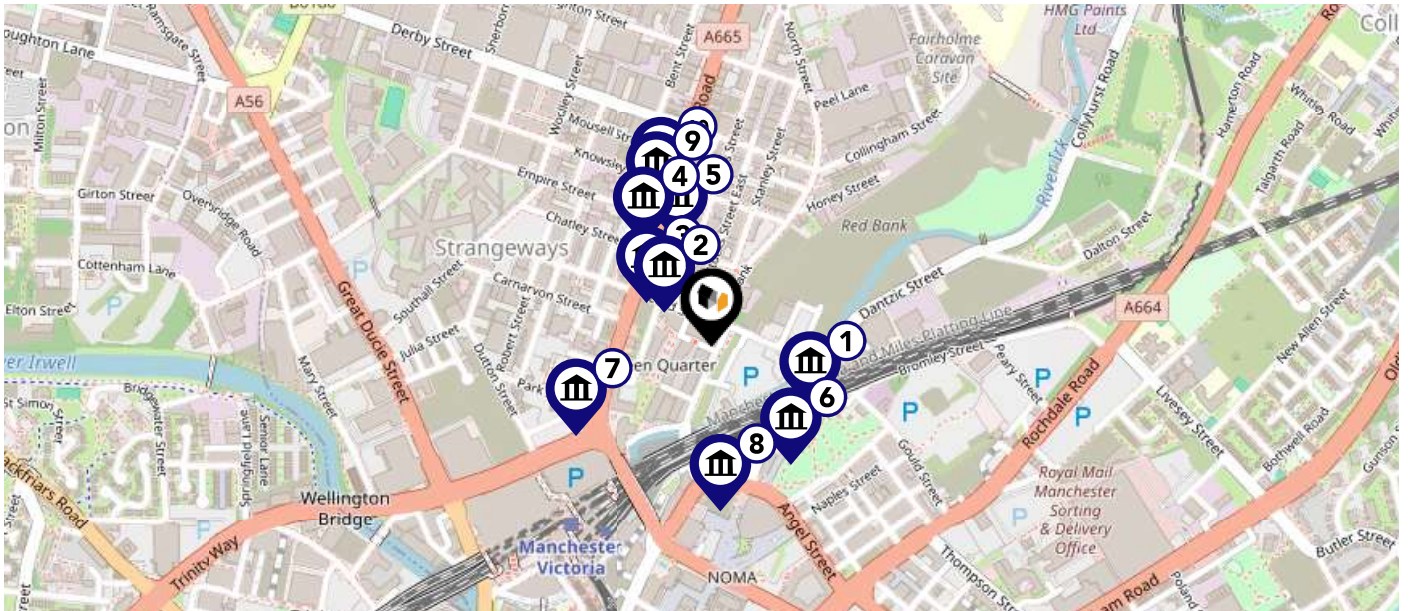
Nearby Landfill Sites

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

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



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



1208440 - Cheetham Town Hall (former)

Grade II

0.2 miles



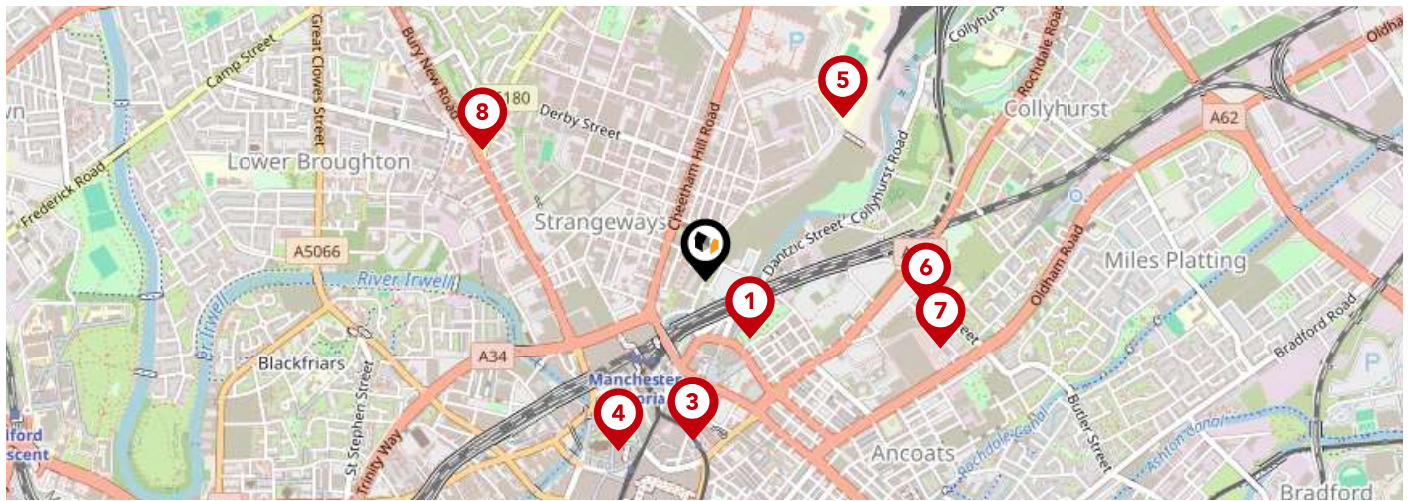
1283065 - Cheetham Town Hall Annexe (former)

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Cooperative College Ofsted Rating: Not Rated Pupils:0 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Digital Advantage Ofsted Rating: Not Rated Pupils:0 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chetham's School of Music Ofsted Rating: Not Rated Pupils: 332 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Eden Boys' Leadership Academy, Manchester Ofsted Rating: Good Pupils: 643 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Abbott Community Primary School Ofsted Rating: Outstanding Pupils: 229 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Patrick's RC Primary School Ofsted Rating: Good Pupils: 200 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cheetwood Primary School Ofsted Rating: Good Pupils: 211 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

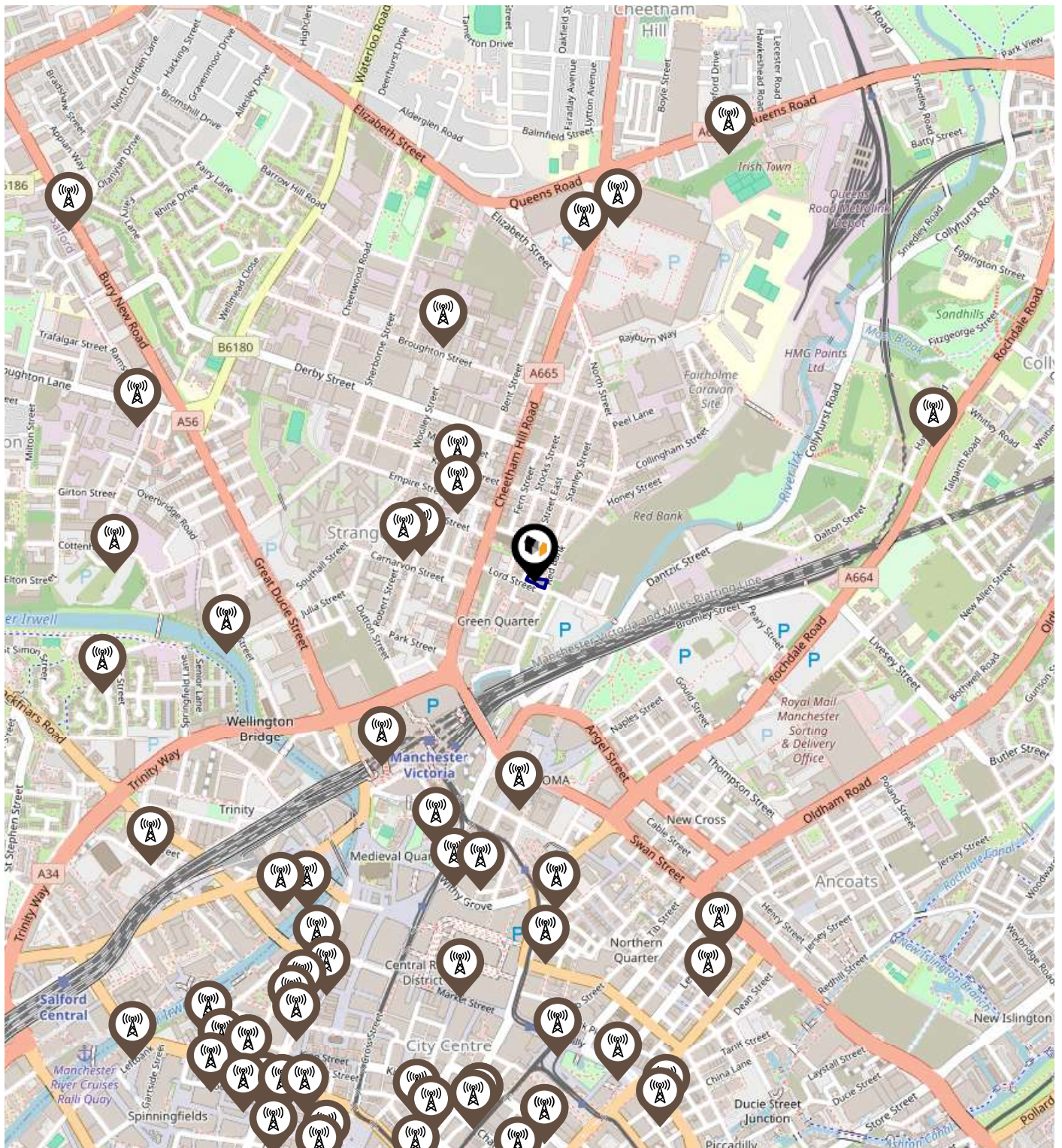
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	Nursery	Primary	Secondary	College	Private
<p>9 Eden Girls' Leadership Academy , Manchester</p> <p>Ofsted Rating: Good Pupils: 637 Distance:0.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

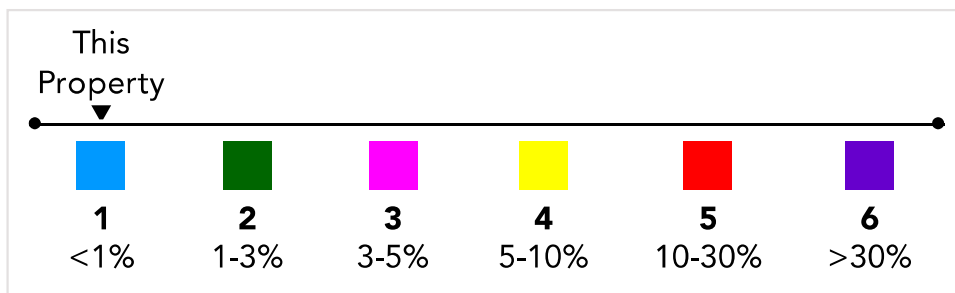
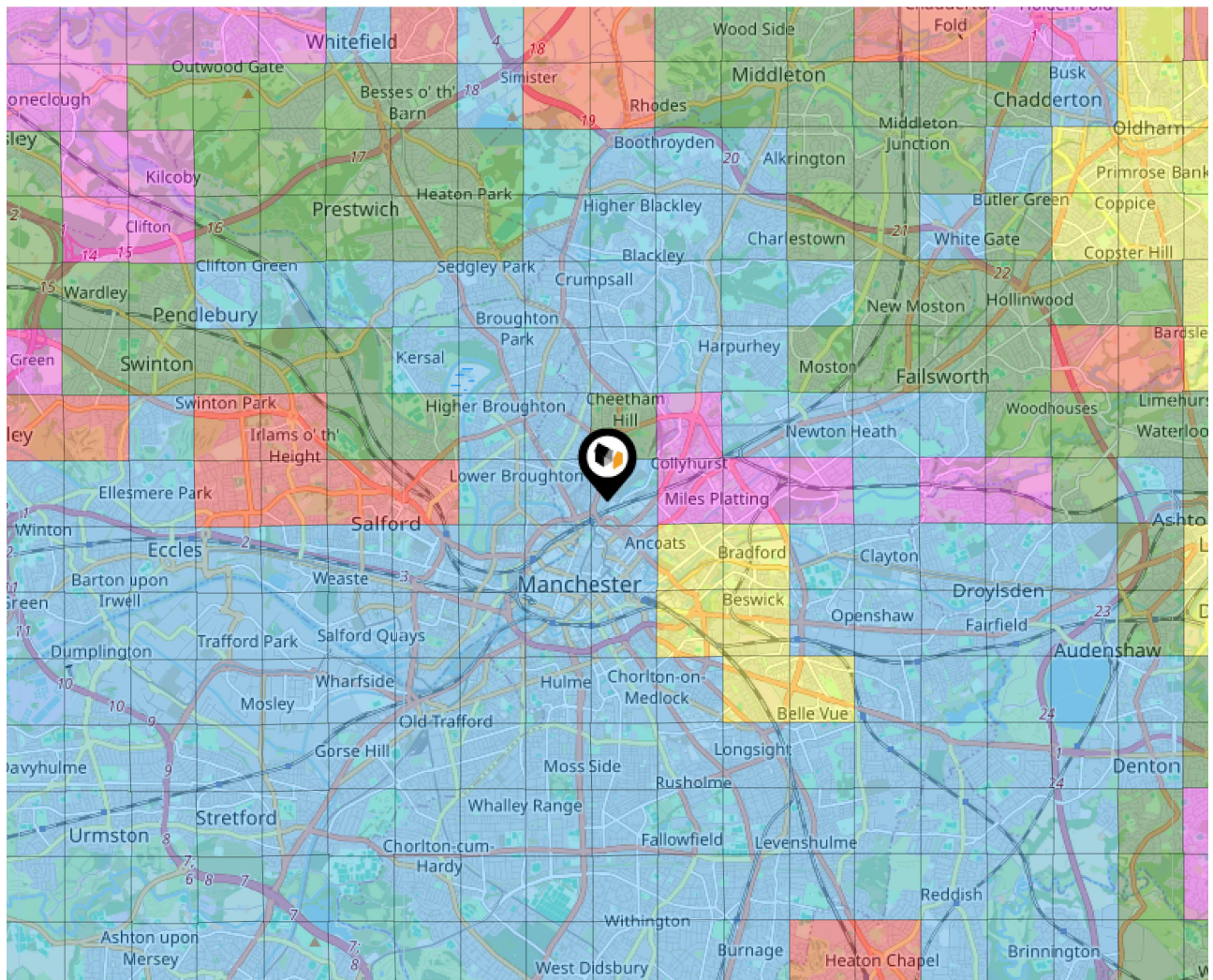
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

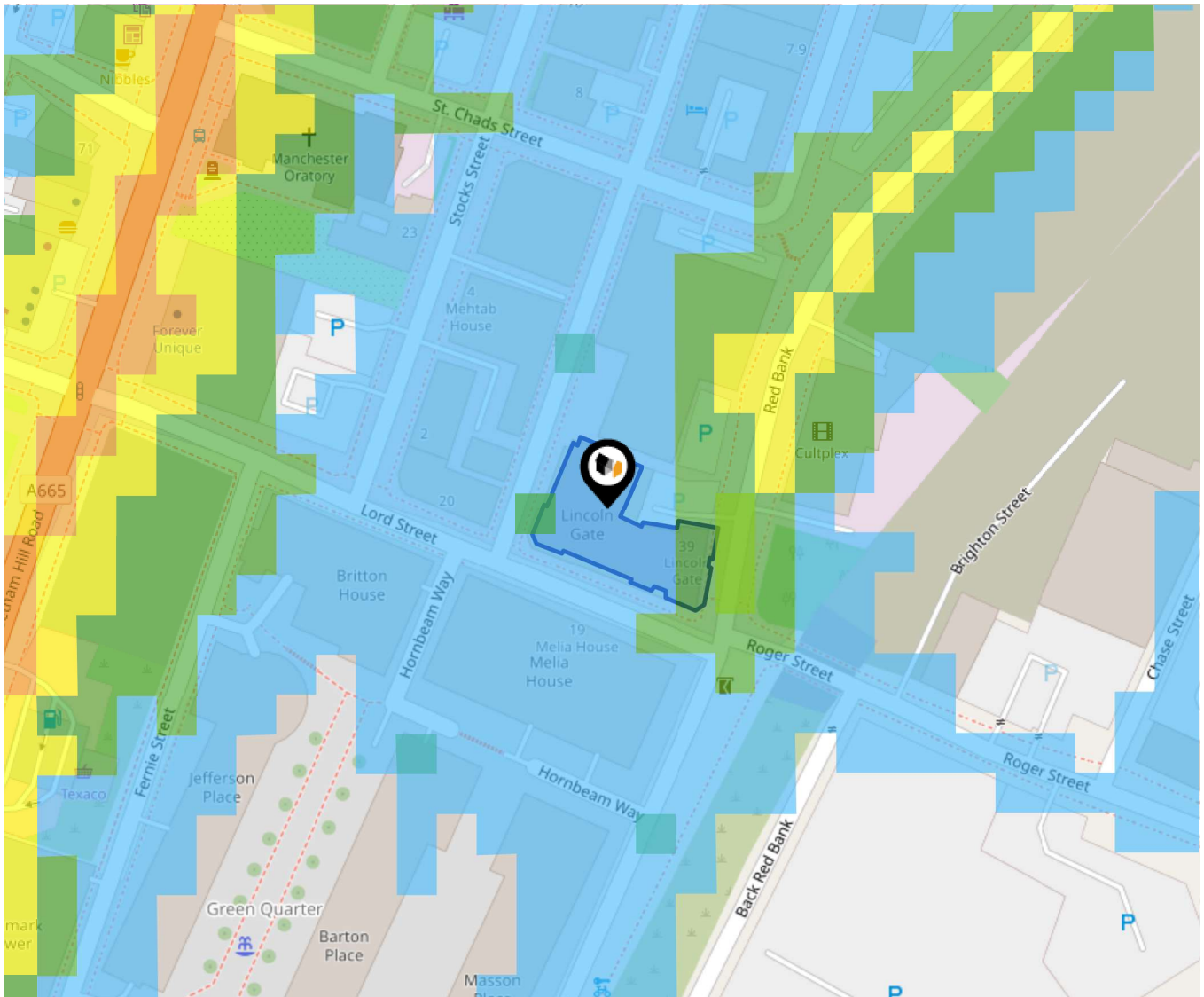
What is Radon?

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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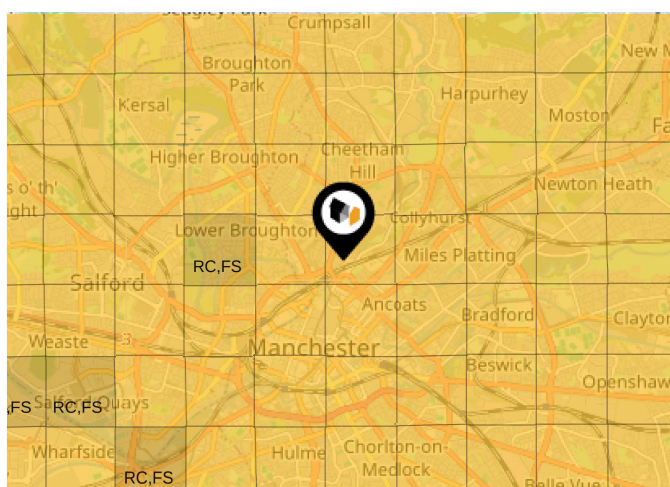


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

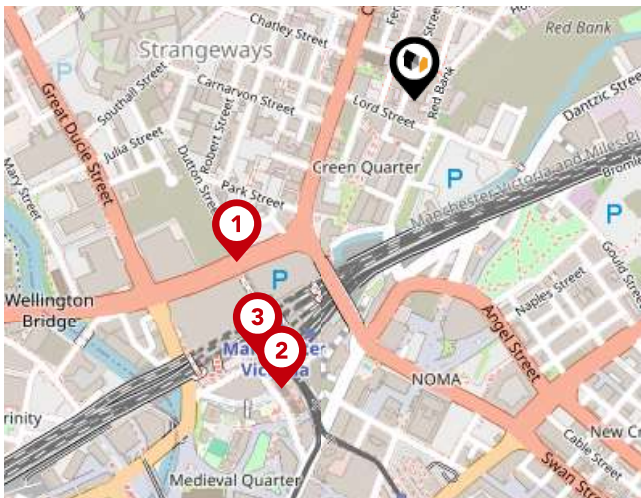


Primary Classifications (Most Common Clay Types)

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

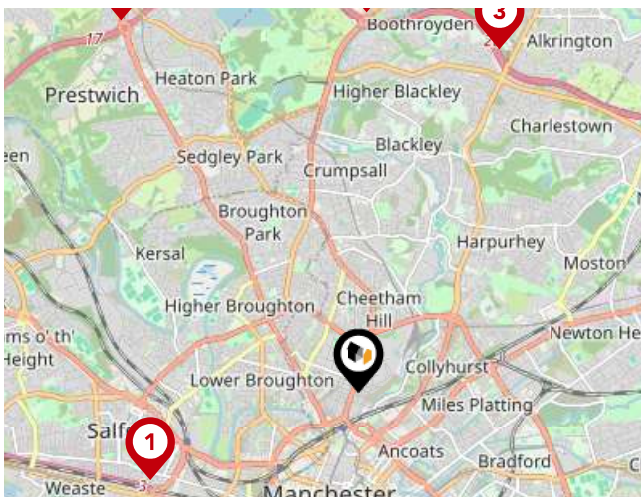
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Manchester Victoria Rail Station	0.27 miles
2	Manchester Victoria Rail Station	0.35 miles
3	Manchester Victoria Rail Station	0.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M602 J3	2 miles
2	M60 J19	3.36 miles
3	M60 J20	3.27 miles
4	M60 J18	4.18 miles
5	M60 J17	3.88 miles

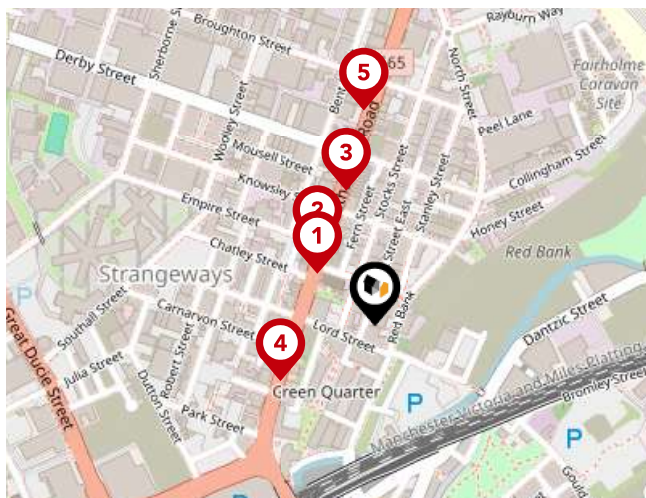


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.72 miles
2	Speke	27.55 miles
3	Leeds Bradford Airport	35.26 miles
4	Highfield	38.44 miles

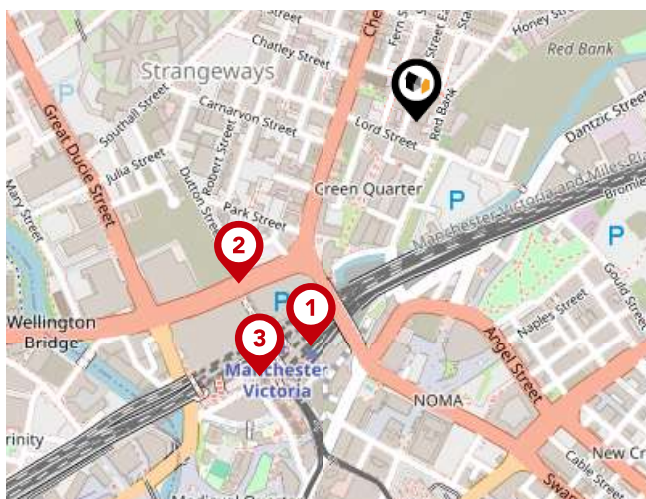
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Chad's Catholic Church	0.08 miles
2	St Chad's Catholic Church	0.11 miles
3	Derby Street	0.15 miles
4	Park Place	0.12 miles
5	Derby Street	0.24 miles



Local Connections

Pin	Name	Distance
1	Victoria (Manchester Metrolink)	0.27 miles
2	Victoria Station (Manchester Metrolink)	0.27 miles
3	Victoria Station (Manchester Metrolink)	0.33 miles

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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.

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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