



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 14th October 2026



78, VICTORIA STREET, RADCLIFFE, MANCHESTER, M26 3AY

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

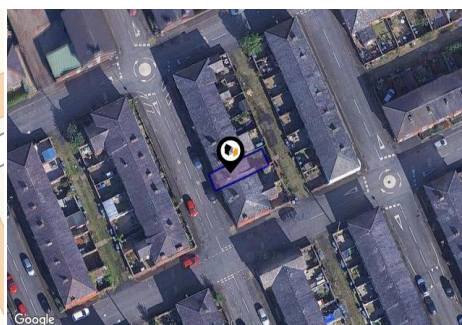
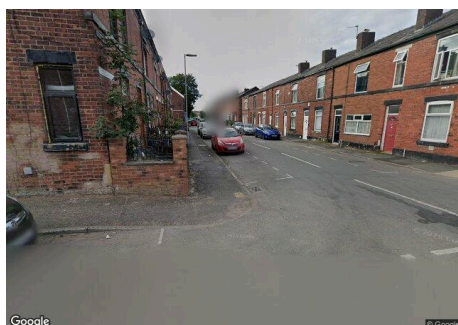
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced
Bedrooms:	2
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,703
Title Number:	LA374009
UPRN:	100011010722
Restrictive Covenants:	No

Last Sold Date:	05/03/2013
Last Sold Price:	£39,000
Last Sold £/ft ² :	£54
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

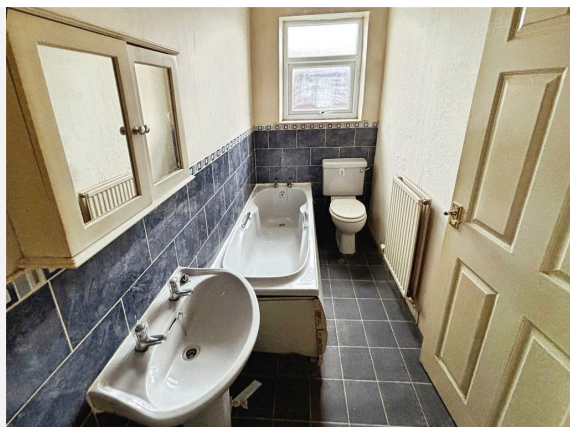
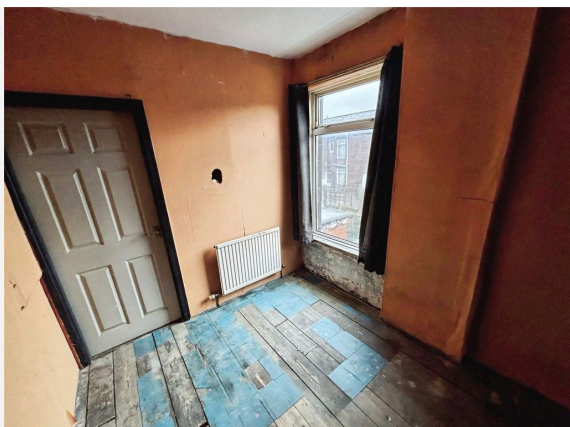
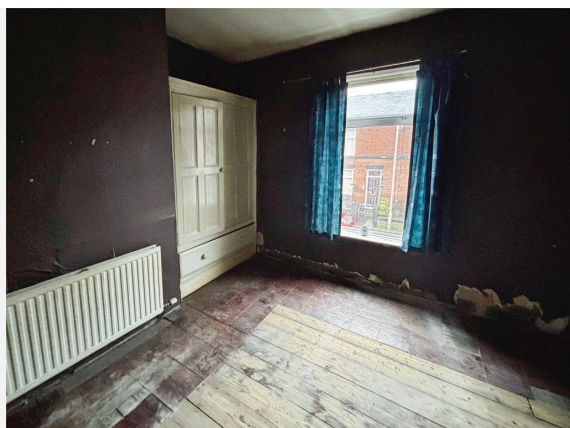
18 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)

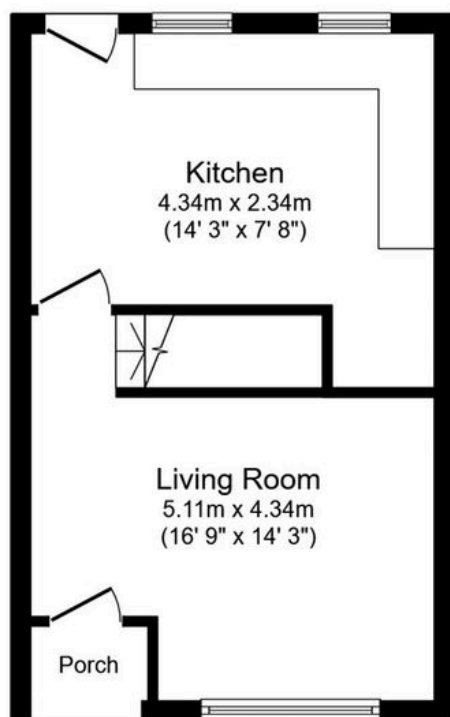


Satellite/Fibre TV Availability:



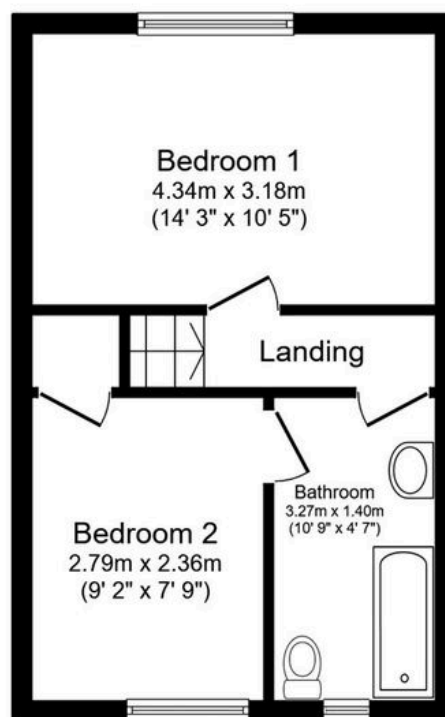


78, VICTORIA STREET, RADCLIFFE, MANCHESTER, M26 3AY



Ground Floor

Floor area 31.2 sq.m. (336 sq.ft.)



First Floor

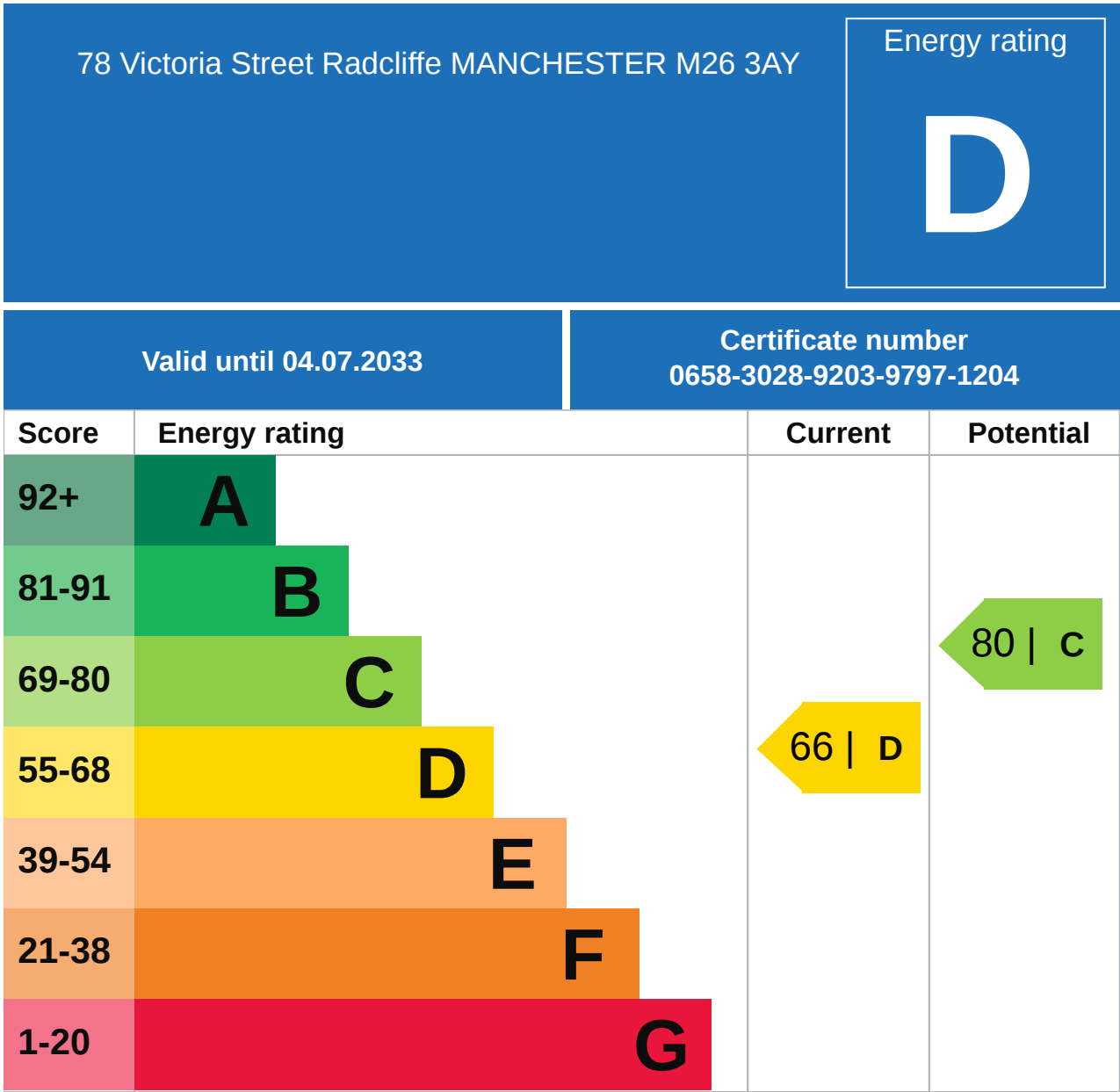
Floor area 31.2 sq.m. (336 sq.ft.)

Total floor area: 62.4 sq.m. (672 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 94% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	66 m ²

Market Sold in Street

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6, Victoria Street, Manchester, M26 3AY						Terraced House
Last Sold Date:	20/06/2025	31/01/2020	01/08/2003	05/03/2002	05/05/1999	28/04/1995
Last Sold Price:	£145,000	£96,000	£48,000	£23,500	£23,500	£31,950
60, Victoria Street, Manchester, M26 3AY						Terraced House
Last Sold Date:	07/01/2025	16/12/2016	05/12/2008			
Last Sold Price:	£75,000	£40,000	£62,500			
86, Victoria Street, Manchester, M26 3AY						other House
Last Sold Date:	26/11/2024					
Last Sold Price:	£150,000					
8, Victoria Street, Manchester, M26 3AY						Terraced House
Last Sold Date:	22/08/2023	20/12/2018				
Last Sold Price:	£120,000	£50,000				
74, Victoria Street, Manchester, M26 3AY						Terraced House
Last Sold Date:	17/05/2022	25/03/2013	13/04/2004	26/04/2002		
Last Sold Price:	£117,500	£70,000	£65,500	£39,995		
14, Victoria Street, Manchester, M26 3AY						Terraced House
Last Sold Date:	08/01/2021	31/07/2009	27/11/2002	02/12/1996		
Last Sold Price:	£97,000	£51,500	£37,500	£17,000		
26, Victoria Street, Manchester, M26 3AY						Terraced House
Last Sold Date:	27/11/2020	12/09/2019				
Last Sold Price:	£106,000	£55,500				
40, Victoria Street, Manchester, M26 3AY						
Last Sold Date:	23/11/2017	16/05/2001	03/04/2001	20/04/2000	27/08/1999	05/03/1997
Last Sold Price:	£67,000	£31,500	£20,500	£30,000	£14,250	£28,000
12, Victoria Street, Manchester, M26 3AY						Terraced House
Last Sold Date:	09/11/2017	16/06/2003				
Last Sold Price:	£81,500	£40,000				
38, Victoria Street, Manchester, M26 3AY						Terraced House
Last Sold Date:	16/06/2017	28/02/2006	27/01/2004			
Last Sold Price:	£66,000	£69,000	£43,000			
16, Victoria Street, Manchester, M26 3AY						
Last Sold Date:	30/11/2015	22/06/2007				
Last Sold Price:	£62,000	£87,000				
52, Victoria Street, Manchester, M26 3AY						Terraced House
Last Sold Date:	26/08/2015	29/08/1997				
Last Sold Price:	£59,000	£24,950				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995
KPF - Key Property Facts

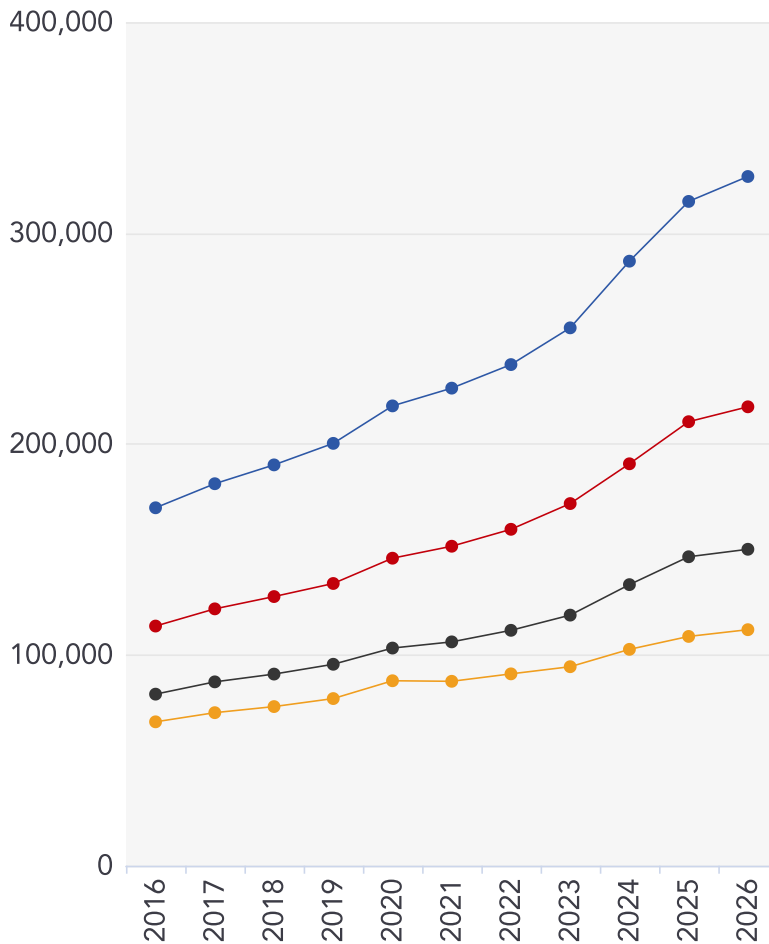


Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in M26



Detached

+92.55%

Semi-Detached

+91.48%

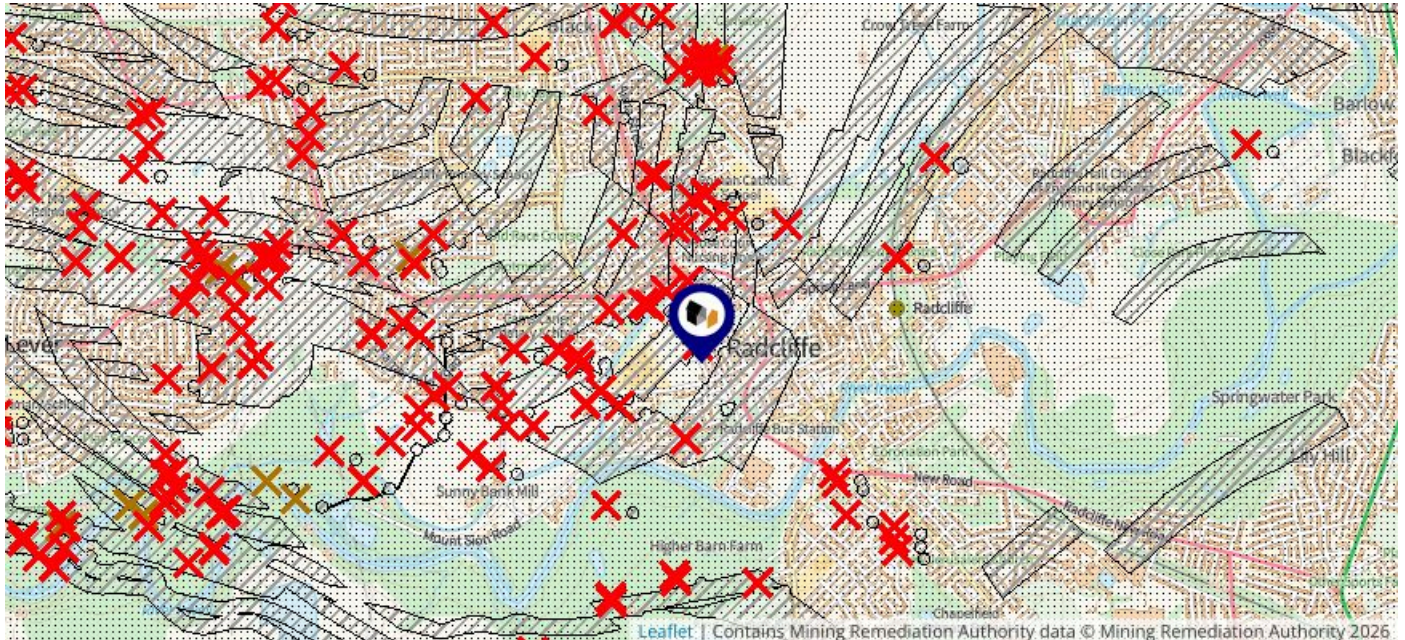
Terraced

+84.44%

Flat

+64.03%

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.

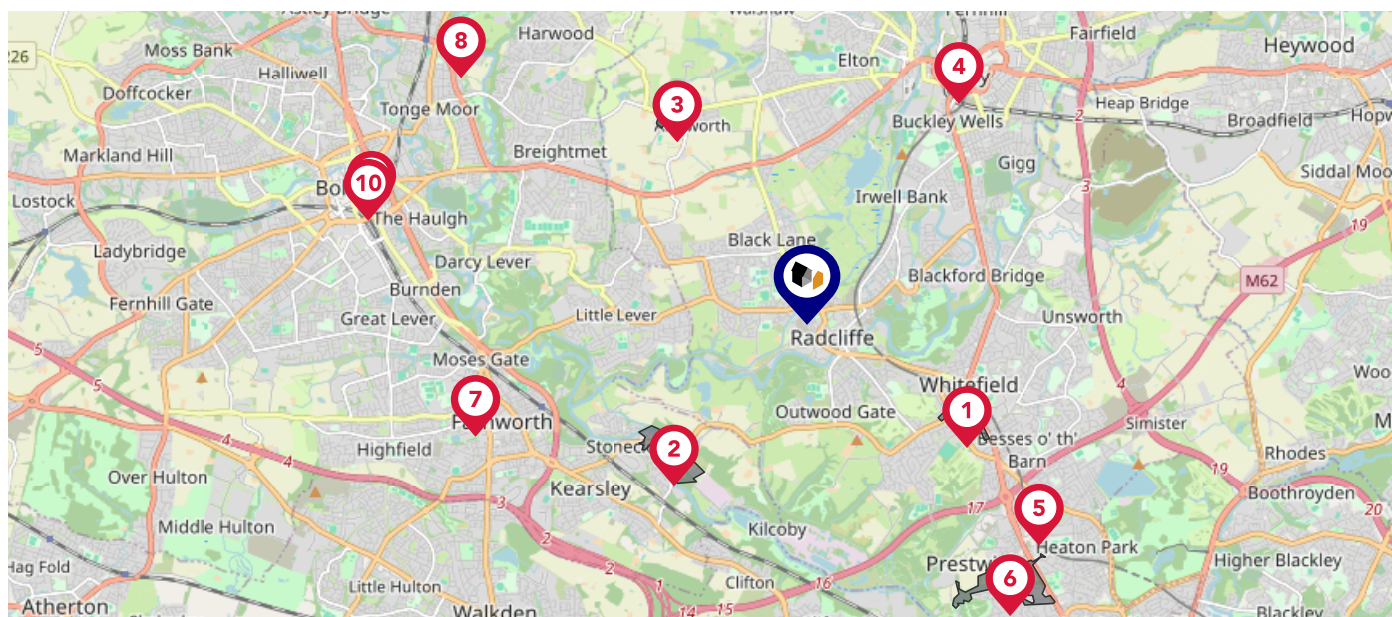
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

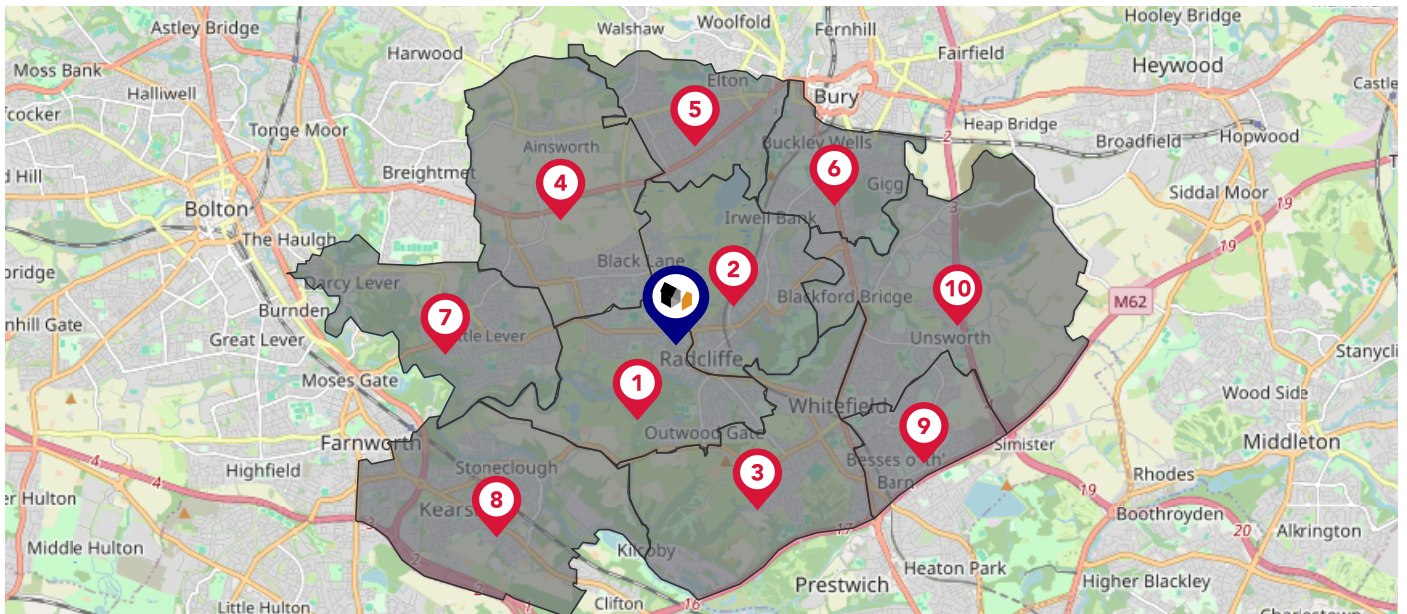
- 1 All Saints, Whitefield
- 2 Ringley Fold
- 3 Ainsworth Village
- 4 Bury Town Centre
- 5 Poppythorn
- 6 St Mary's
- 7 Greenside
- 8 Firwood Fold
- 9 Churchgate
- 10 Silverwell Street and Wood Street

Maps

Council Wards

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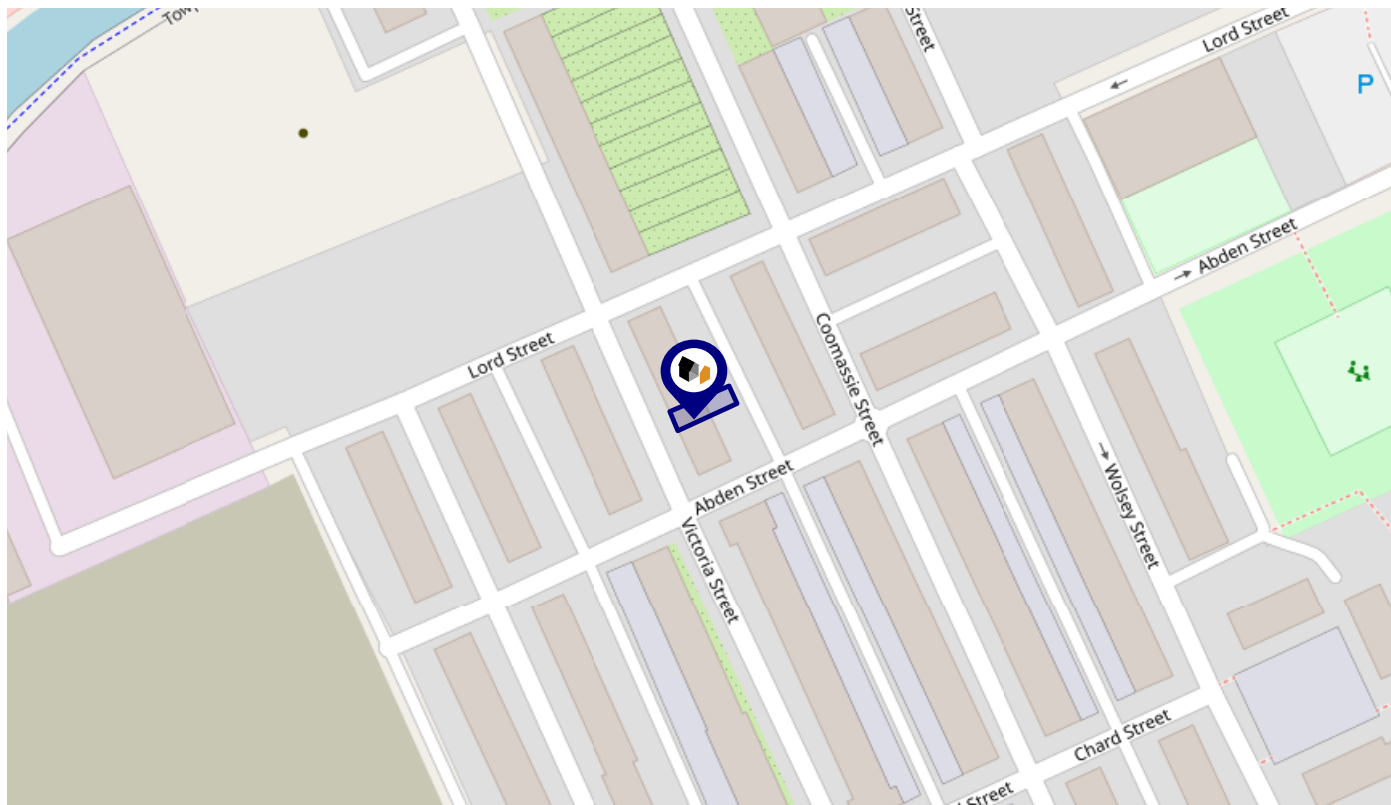
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Radcliffe West Ward
-  Radcliffe East Ward
-  Pilkington Park Ward
-  Radcliffe North & Ainsworth Ward
-  Bury West Ward
-  Redvales Ward
-  Little Lever and Darcy Lever Ward
-  Kearsley Ward
-  Besses Ward
-  Unsworth 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:

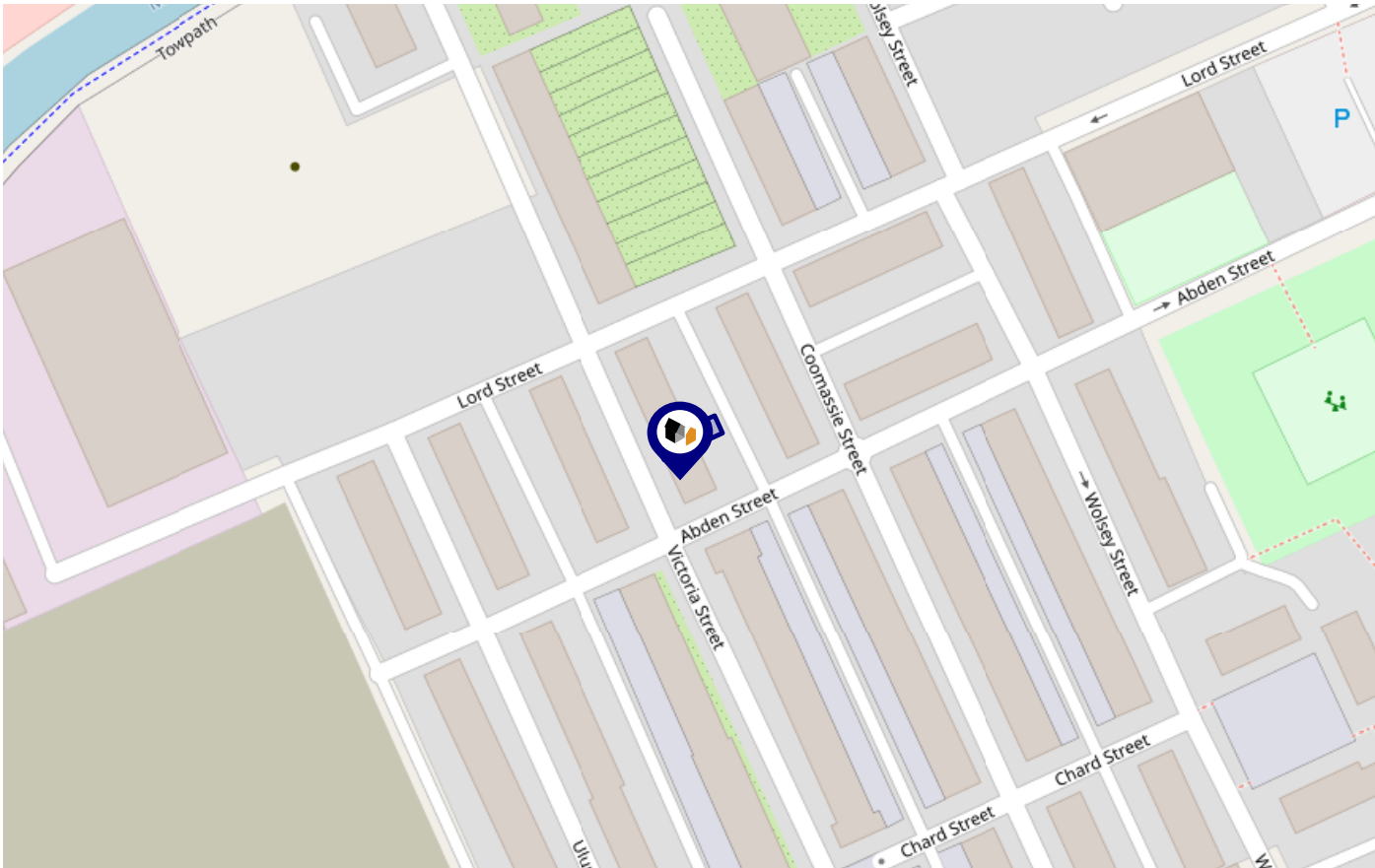
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

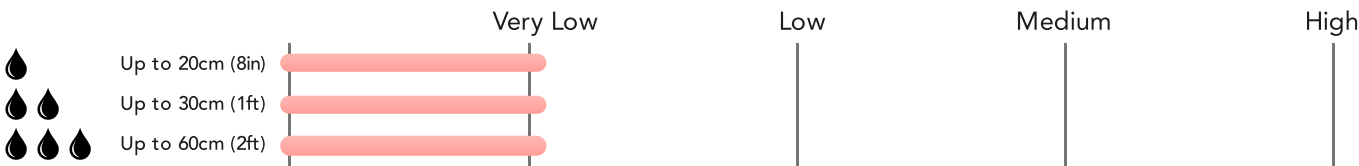


Risk Rating: Very low

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:

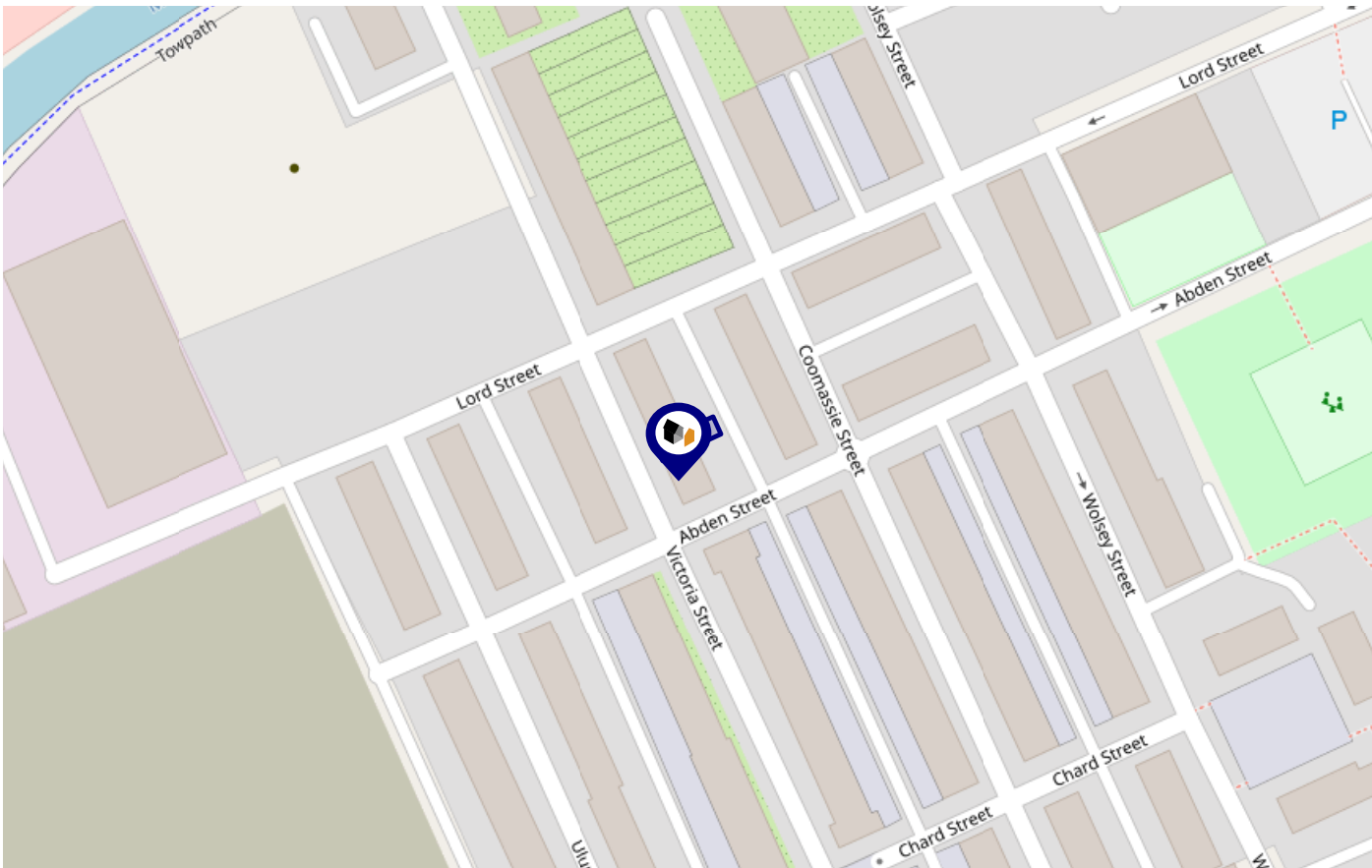


Flood Risk

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.

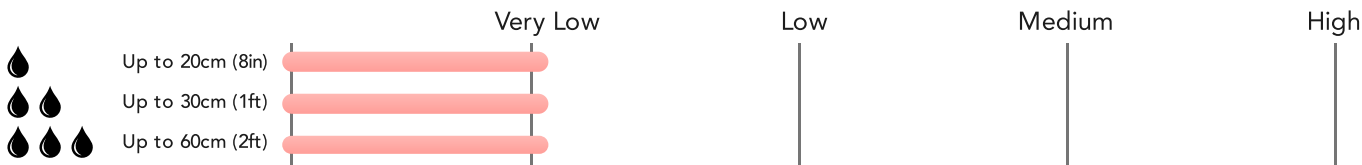


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



KPF - Key Property Facts

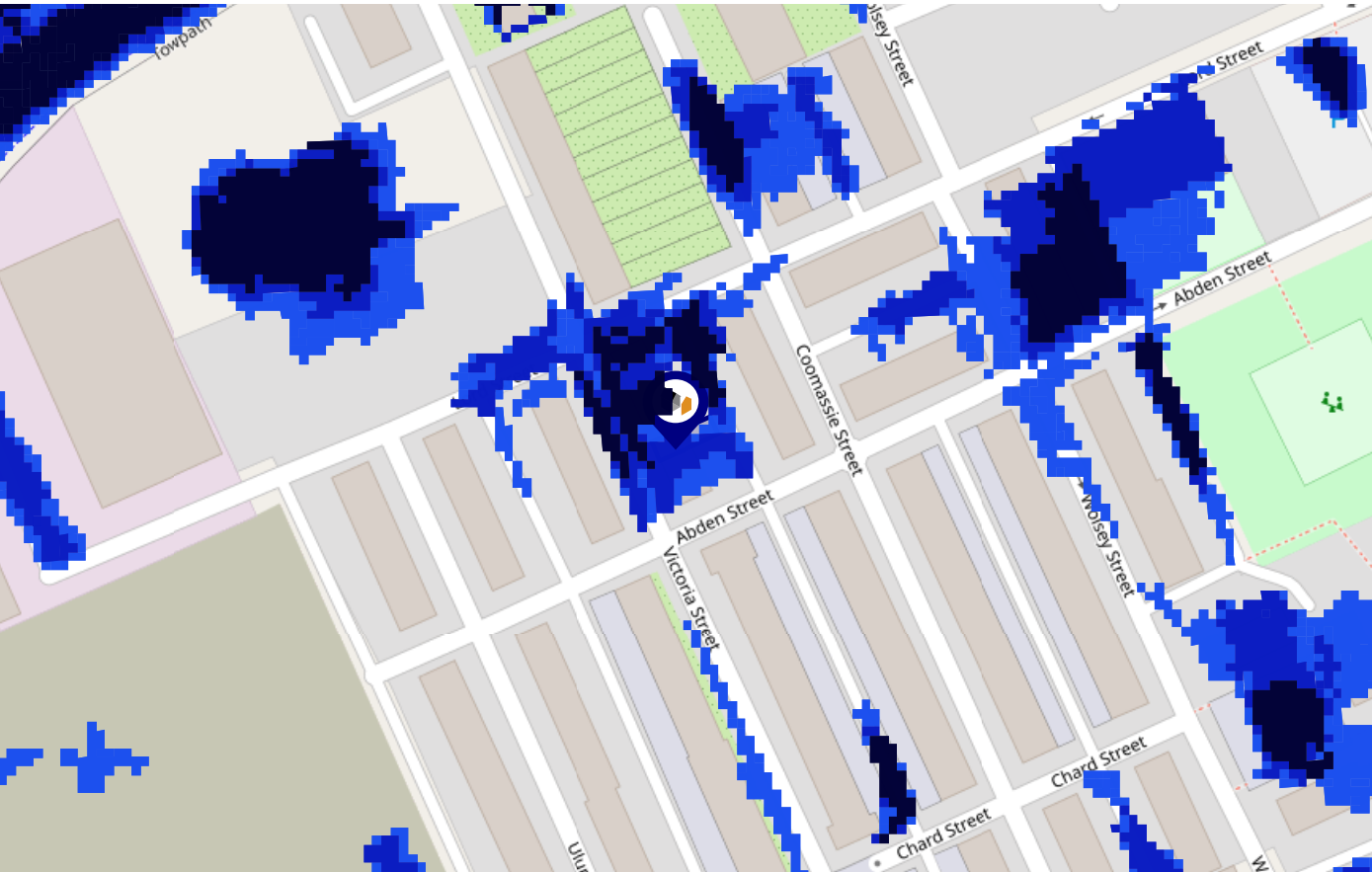
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aprift
Know any property instantly

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.

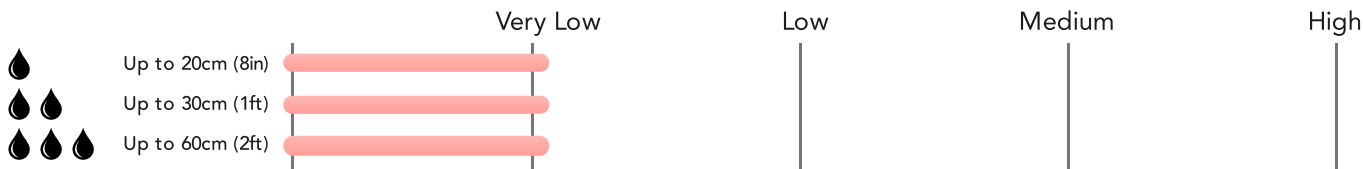


Risk Rating: Medium

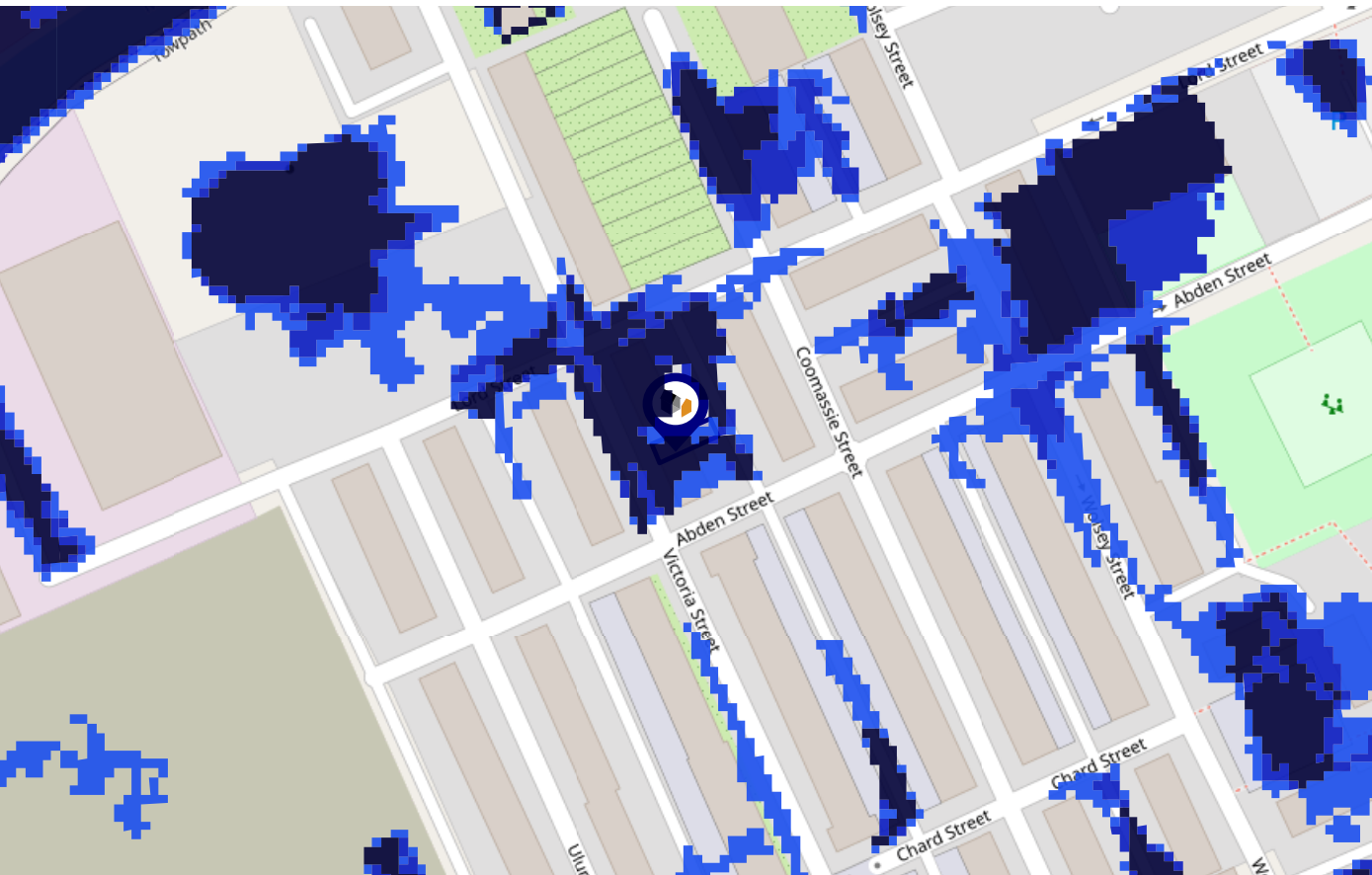
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

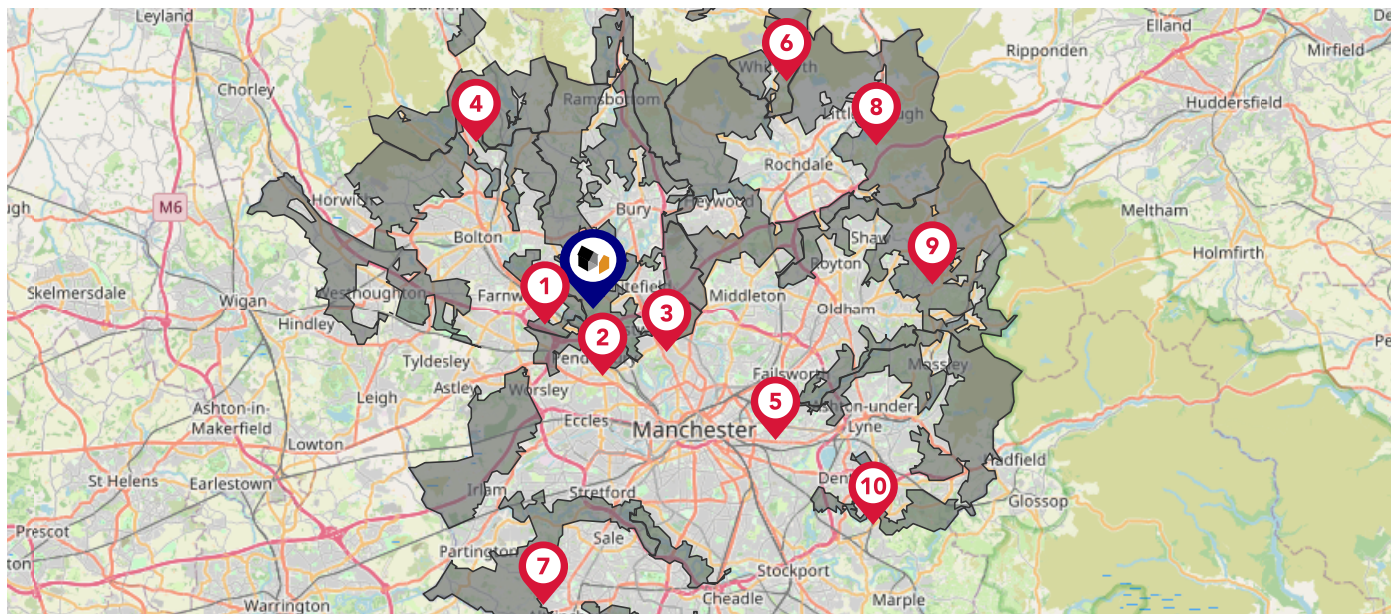
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

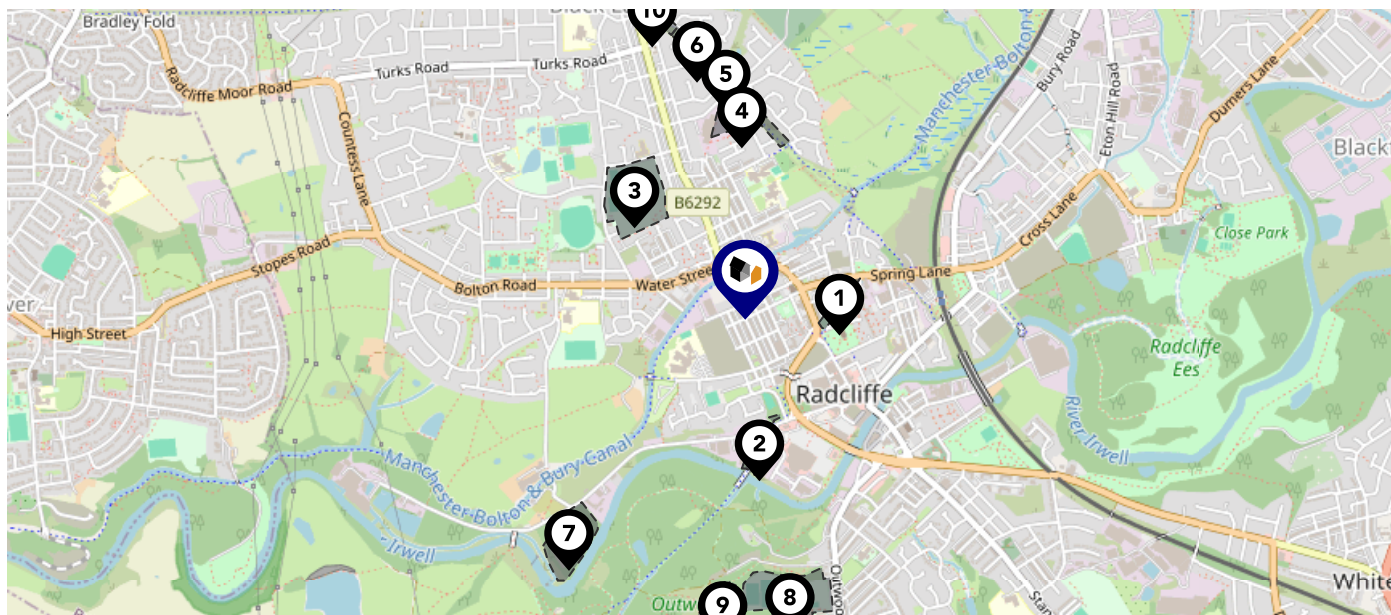
- 1 Merseyside and Greater Manchester Green Belt - Bolton
- 2 Merseyside and Greater Manchester Green Belt - Salford
- 3 Merseyside and Greater Manchester Green Belt - Bury
- 4 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 5 Merseyside and Greater Manchester Green Belt - Manchester
- 6 Merseyside and Greater Manchester Green Belt - Rossendale
- 7 Merseyside and Greater Manchester Green Belt - Trafford
- 8 Merseyside and Greater Manchester Green Belt - Rochdale
- 9 Merseyside and Greater Manchester Green Belt - Oldham
- 10 Merseyside and Greater Manchester Green Belt - Tameside

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

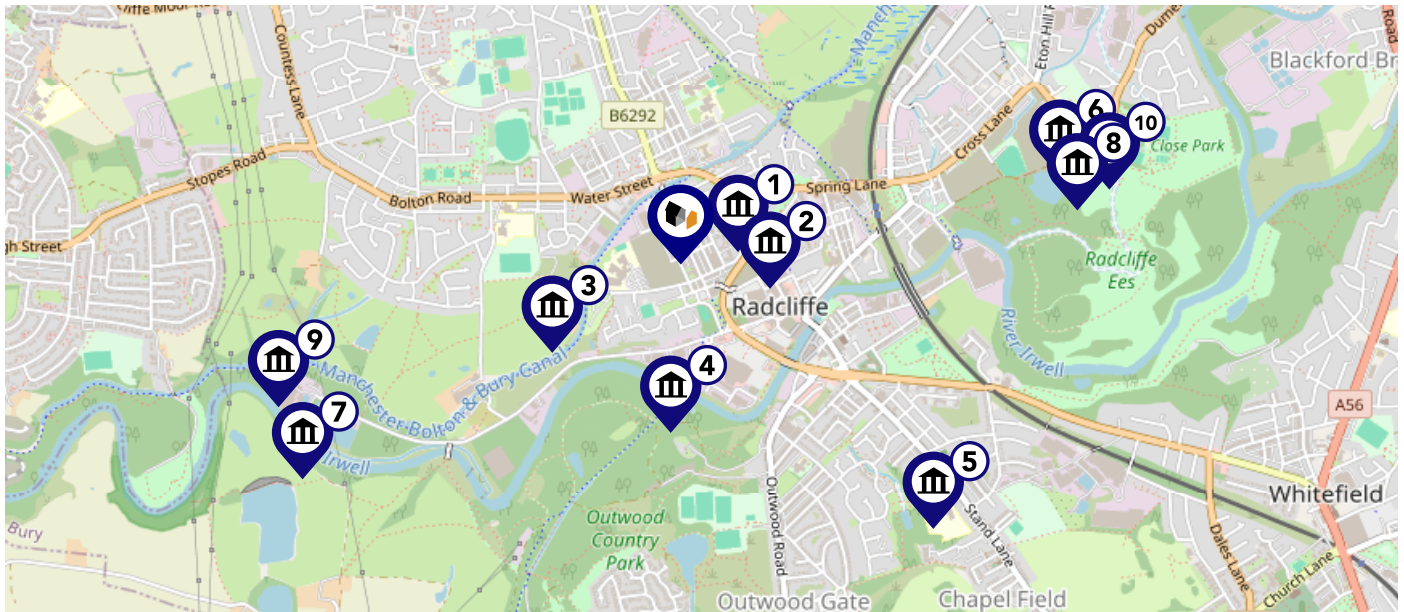
1	Land at Darbyshire Street-Radcliffe, Bury, Greater Manchester	Historic Landfill
2	Land South West Of Sion Street-Sion Street and Bradbury Street, Radcliffe, Bury, Greater Manchester	Historic Landfill
3	Red Bank-Lowe Street, Radcliffe, Bury, Greater Manchester	Historic Landfill
4	Cemetery Road-Radcliffe, Greater Manchester	Historic Landfill
5	Land at Cemetery Road-Radcliffe, Bury, Greater Manchester	Historic Landfill
6	Cemetery Road-Radcliffe, Greater Manchester	Historic Landfill
7	Land at Mount Sion Street-Sion Street, Radcliffe, Bury, Greater Manchester	Historic Landfill
8	King George V Playing Fields-Outwood Road, Radcliffe, Bury, Greater Manchester	Historic Landfill
9	Land at Freightman Hillock Farm-Off Outwood Road, Radcliffe, Bury, Greater Manchester	Historic Landfill
10	Land adjacent to Ainsworth Road - Coventry Road-Ainsworth Road, Radcliffe, Bury, 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...



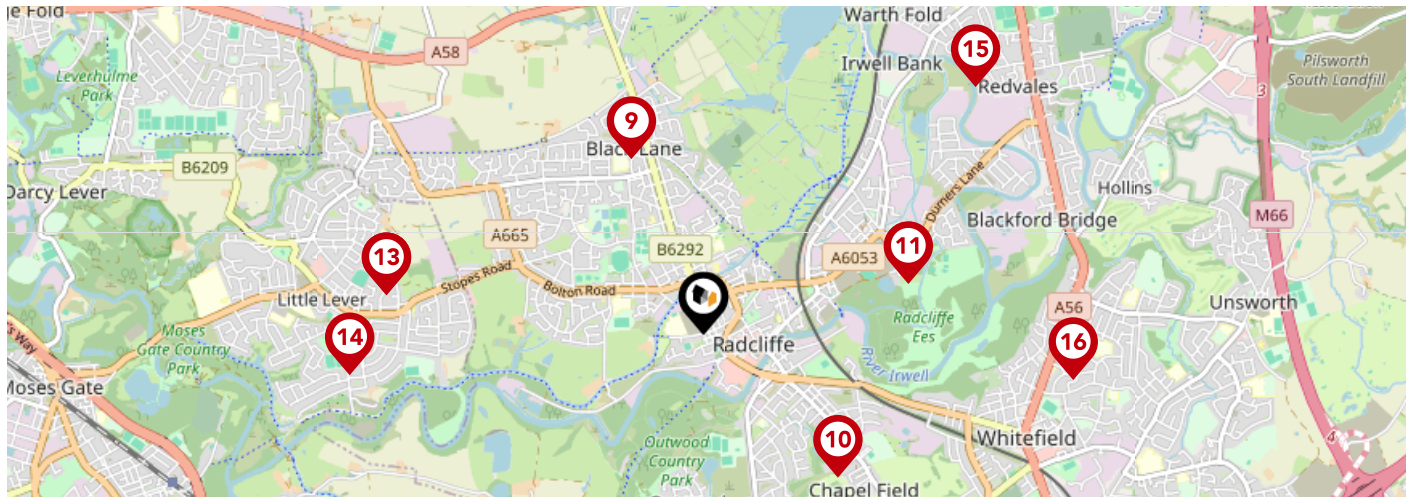
Listed Buildings in the local district	Grade	Distance
 1067192 - Radcliffe War Memorial	Grade II	0.1 miles
 1067282 - Church Of St Thomas And St John	Grade II	0.2 miles
 1067212 - Scotsen Fold Farmhouse	Grade II	0.3 miles
 1356840 - Outwood Viaduct	Grade II	0.4 miles
 1067214 - Stand Lodge	Grade II	0.8 miles
 1067225 - Tythe Barn	Grade II	0.9 miles
 1393833 - Water Powered Beam Pump	Grade II	0.9 miles
 1309271 - Radcliffe Tower	Grade I	0.9 miles
 1242921 - Mount Sion Steam Crane, Adjacent To The Manchester Bolton And Bury Canal	Grade II	0.9 miles
 1163125 - Church Of St Mary And St Bartholomew	Grade I	1.0 miles



		Nursery	Primary	Secondary	College	Private
1	Millwood Primary Special School Ofsted Rating: Outstanding Pupils: 170 Distance:0.17	☐	☒	☐	☐	☐
2	Gorsefield Primary School Ofsted Rating: Good Pupils: 326 Distance:0.2	☐	☒	☐	☐	☐
3	St Mary's Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils:0 Distance:0.32	☐	☒	☐	☐	☐
4	Bury Secondary PRU Spring Lane School Ofsted Rating: Requires improvement Pupils: 117 Distance:0.35	☐	☐	☒	☐	☐
5	Cams Lane Primary School Ofsted Rating: Good Pupils:0 Distance:0.39	☐	☒	☐	☐	☐
6	St John's Church of England Primary School, Radcliffe Ofsted Rating: Good Pupils: 213 Distance:0.57	☐	☒	☐	☐	☐
7	Radcliffe Primary School Ofsted Rating: Good Pupils: 222 Distance:0.64	☐	☒	☐	☐	☐
8	Wesley Methodist Primary School Ofsted Rating: Good Pupils: 301 Distance:0.68	☐	☒	☐	☐	☐

Area Schools

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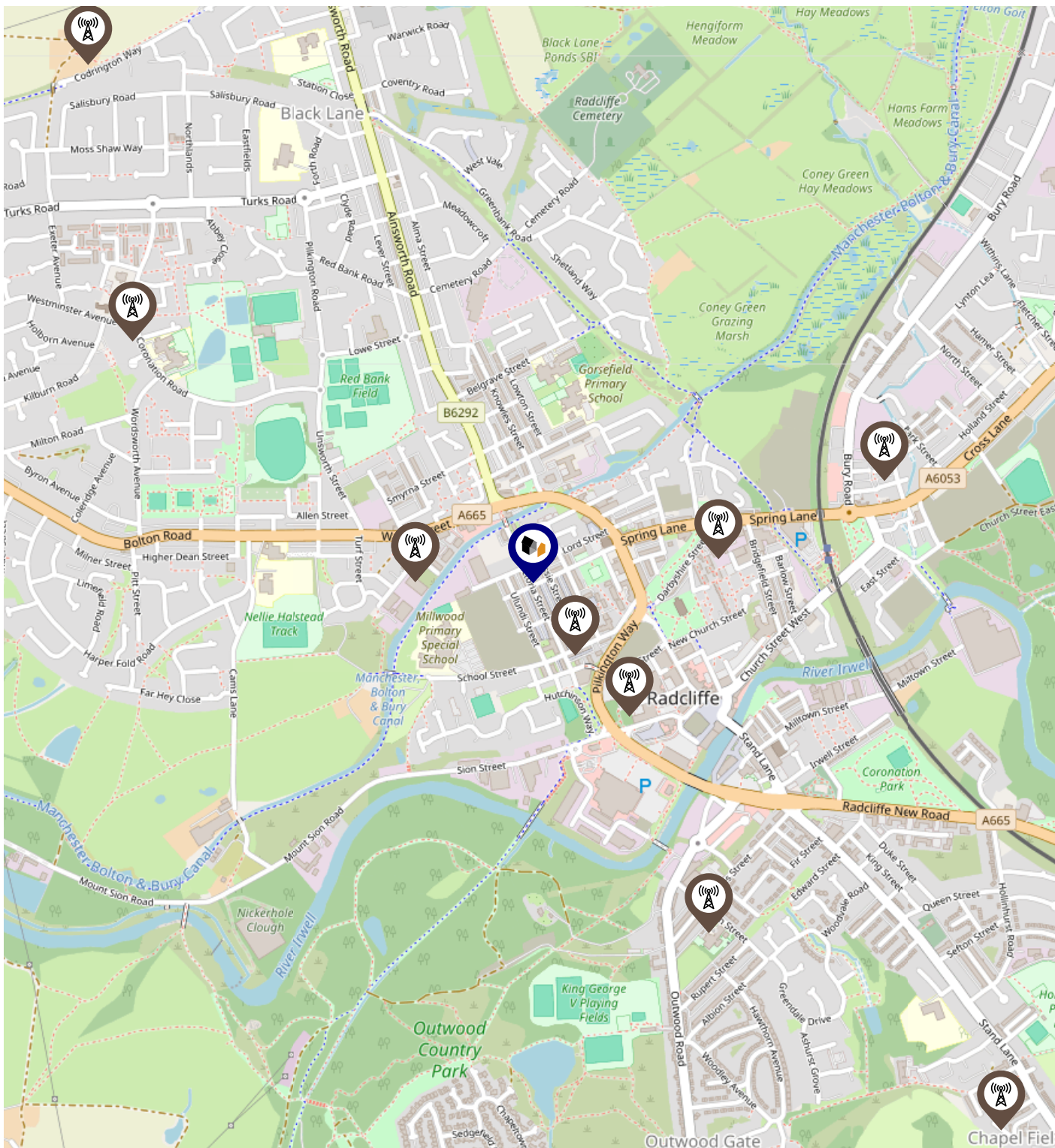


		Nursery	Primary	Secondary	College	Private
	St Andrew's Church of England Primary School, Radcliffe Ofsted Rating: Good Pupils: 234 Distance:0.84	☐	☒	☐	☐	☐
	Chapelfield Primary School Ofsted Rating: Good Pupils: 293 Distance:0.86	☐	☒	☐	☐	☐
	Radcliffe Hall Church of England Methodist Primary School Ofsted Rating: Good Pupils: 294 Distance:0.93	☐	☒	☐	☐	☐
	Masefield Primary School Ofsted Rating: Good Pupils: 263 Distance:1.4	☐	☒	☐	☐	☐
	Ladywood School Ofsted Rating: Outstanding Pupils: 197 Distance:1.4	☐	☒	☐	☐	☐
	Mytham Primary School Ofsted Rating: Good Pupils: 368 Distance:1.57	☐	☒	☐	☐	☐
	St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 253 Distance:1.62	☐	☒	☐	☐	☐
	St Bernadette's Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils:0 Distance:1.64	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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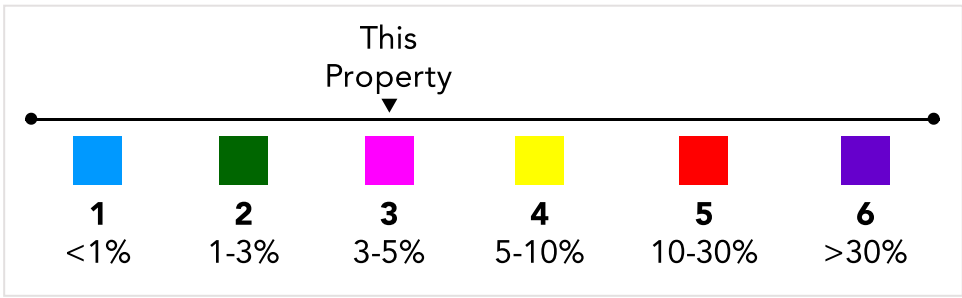
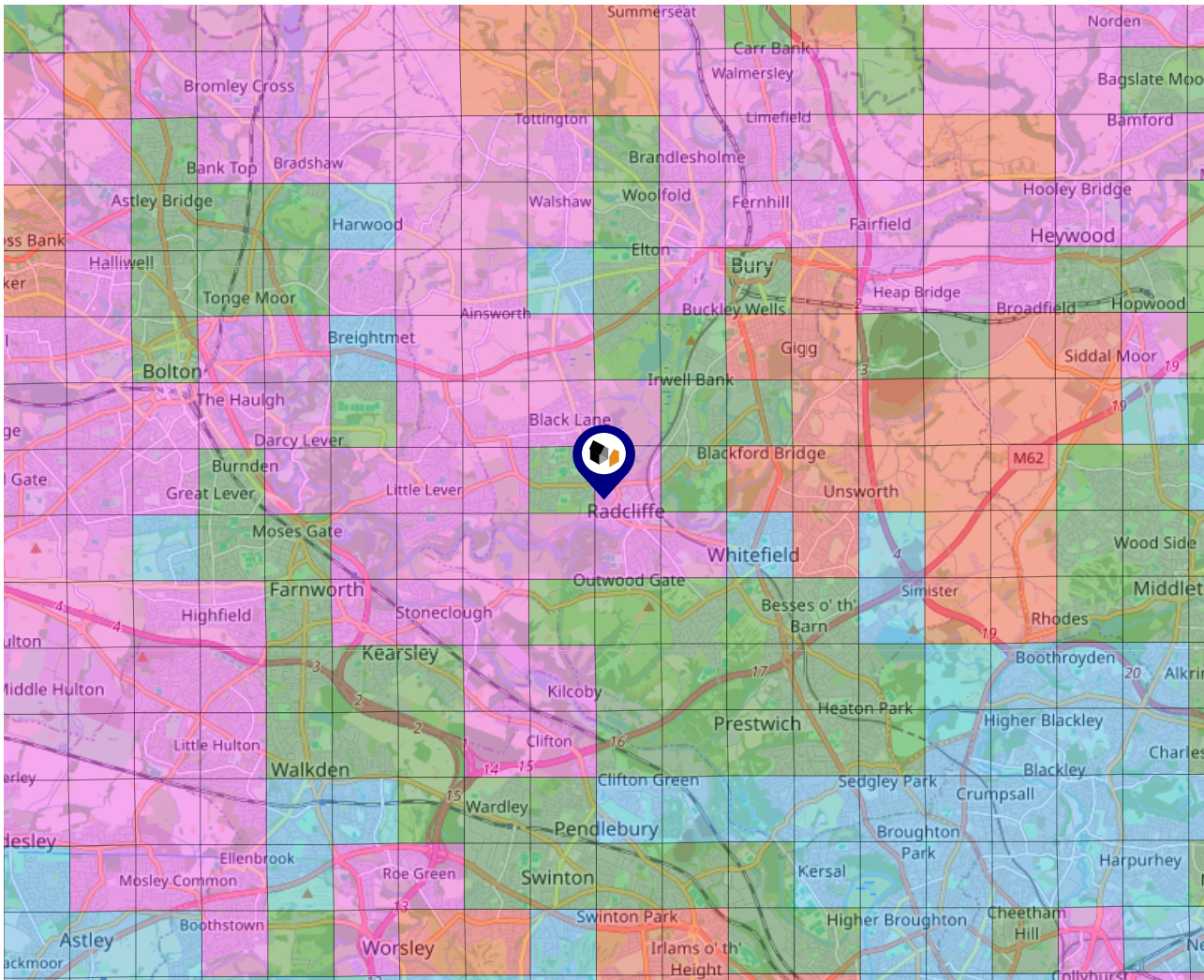


Key:

-  Power Pylons
-  Communication Masts

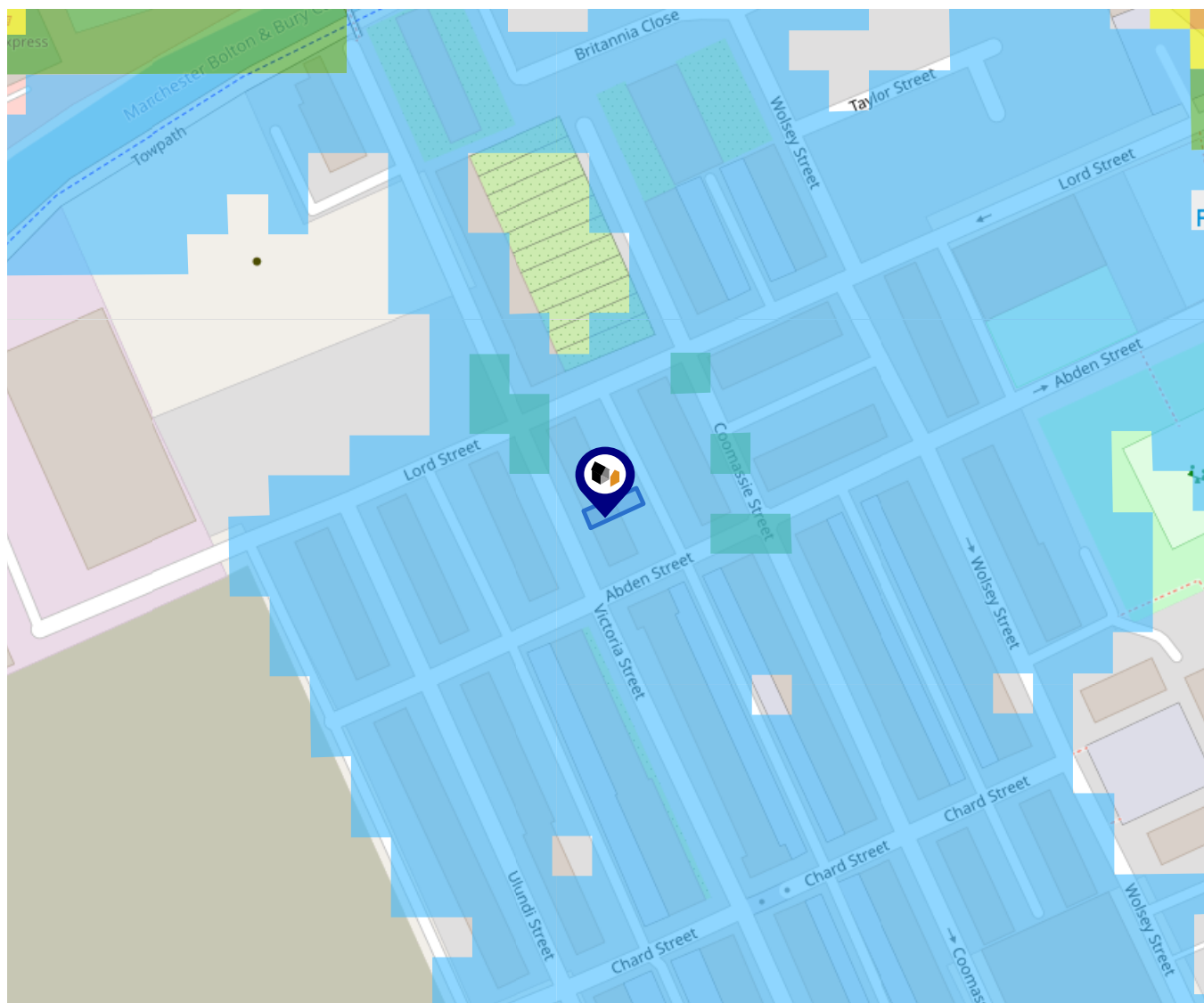
What is Radon?

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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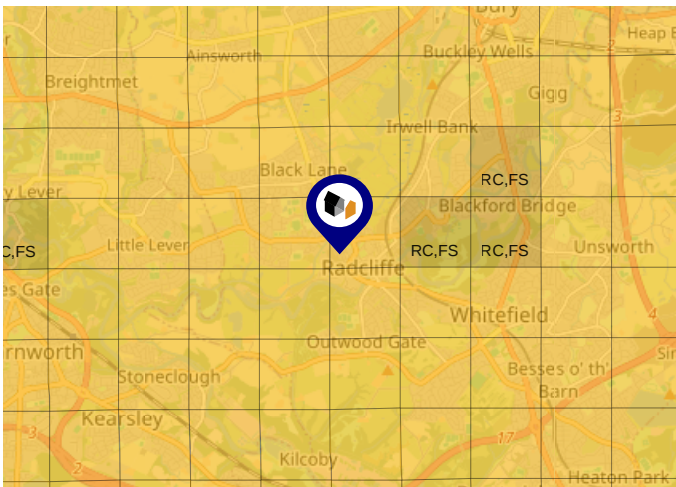


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



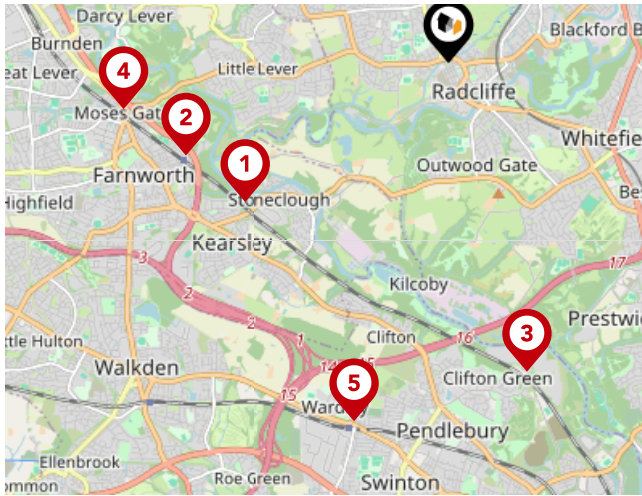
Primary Classifications (Most Common Clay Types)

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

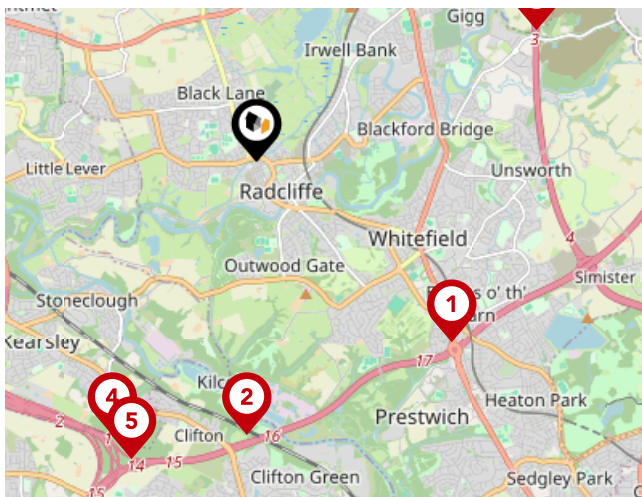
Transport (National)

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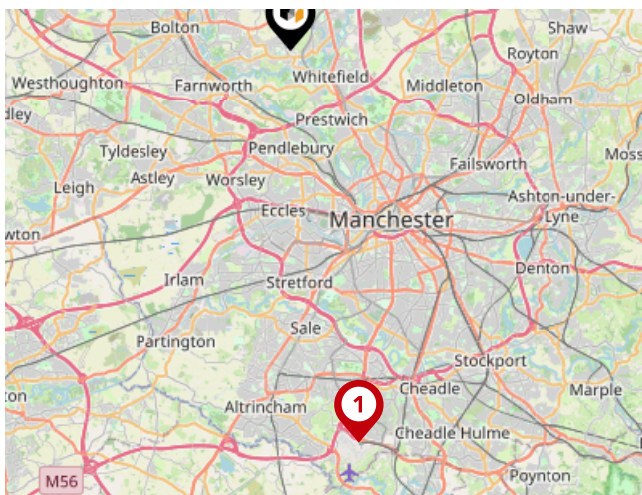
National Rail Stations

Pin	Name	Distance
1	Kearsley Rail Station	2.17 miles
2	Farnworth Rail Station	2.45 miles
3	Clifton (Manchester) Rail Station	2.8 miles
4	Moses Gate Rail Station	2.88 miles
5	Moorside Rail Station	3.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J17	2.35 miles
2	M60 J16	2.41 miles
3	M66 J3	2.71 miles
4	M61 J1	2.72 miles
5	M60 J15	2.84 miles



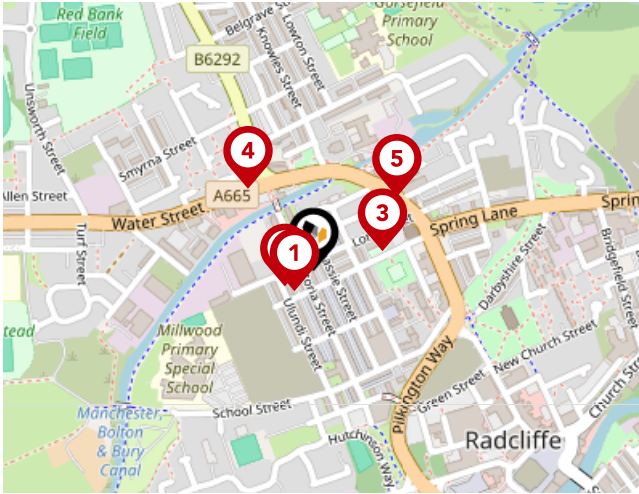
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	14.08 miles

Area

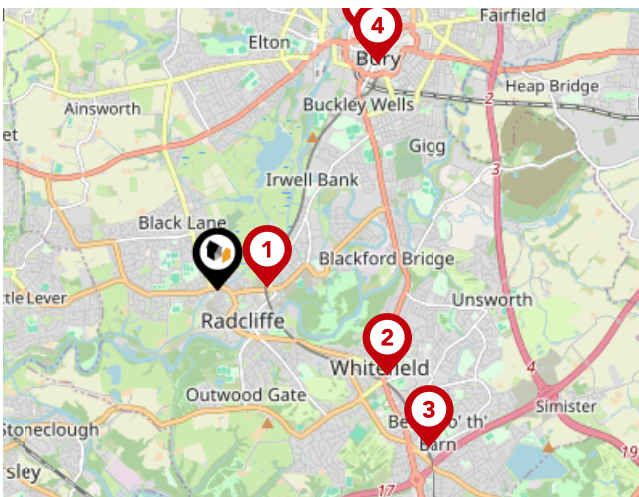
Transport (Local)

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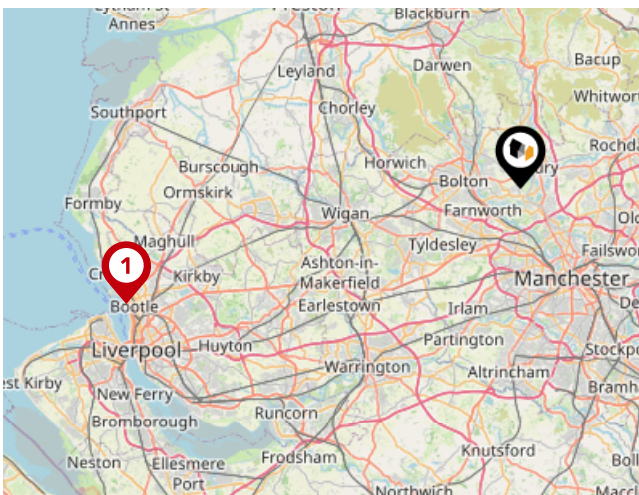
Bus Stops/Stations

Pin	Name	Distance
1	Abden Street	0.03 miles
2	Ulundi Street	0.03 miles
3	Abden Street	0.07 miles
4	Ainsworth Road	0.11 miles
5	Lord Raglan	0.12 miles



Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	0.43 miles
2	Whitefield (Manchester Metrolink)	1.66 miles
3	Besses o'th'barn (Manchester Metrolink)	2.31 miles
4	Bury (Manchester Metrolink)	2.44 miles
5	Bury Bolton Street (East Lancashire Railway)	2.54 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	28.9 miles

The Landwood Group logo, consisting of the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange square with rounded corners.

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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.

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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