KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 08th January 2026

4, SUNNYFIELD ROAD, PRESTWICH, MANCHESTER, M25 2RD

Landwood Group
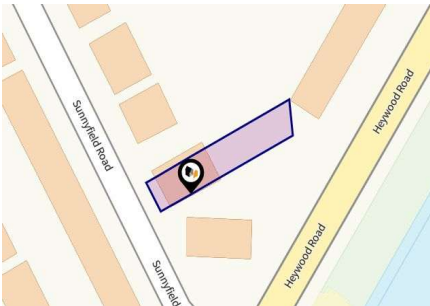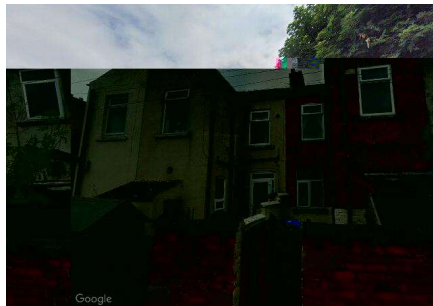
77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

https://landwoodgroup.com/

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Property

Type:	Semi-Detached	**Last Sold Date:**	08/03/1996
Bedrooms:	3	**Last Sold Price:**	£69,000
Floor Area:	1,550 ft^2 / 144 m^2	**Last Sold £/ft^2:**	£44
Plot Area:	0.08 acres	**Tenure:**	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	LA128083		
UPRN:	100011009121		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**80** mb/s	**2000** mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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4 Sunnyfield Road, Prestwich, M25 2RD

Energy rating

D

Valid until 20.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 | C
55-68	D	64 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	144 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
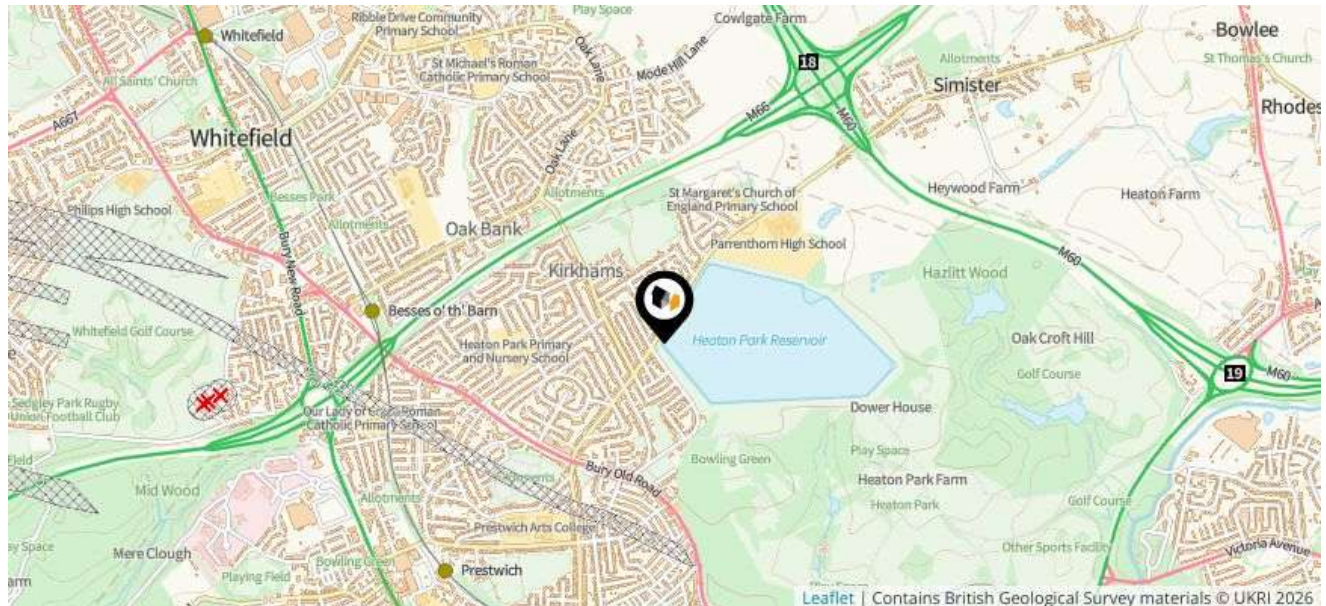
Mine Entry

✕ 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.

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Maps
Conservation Areas

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.
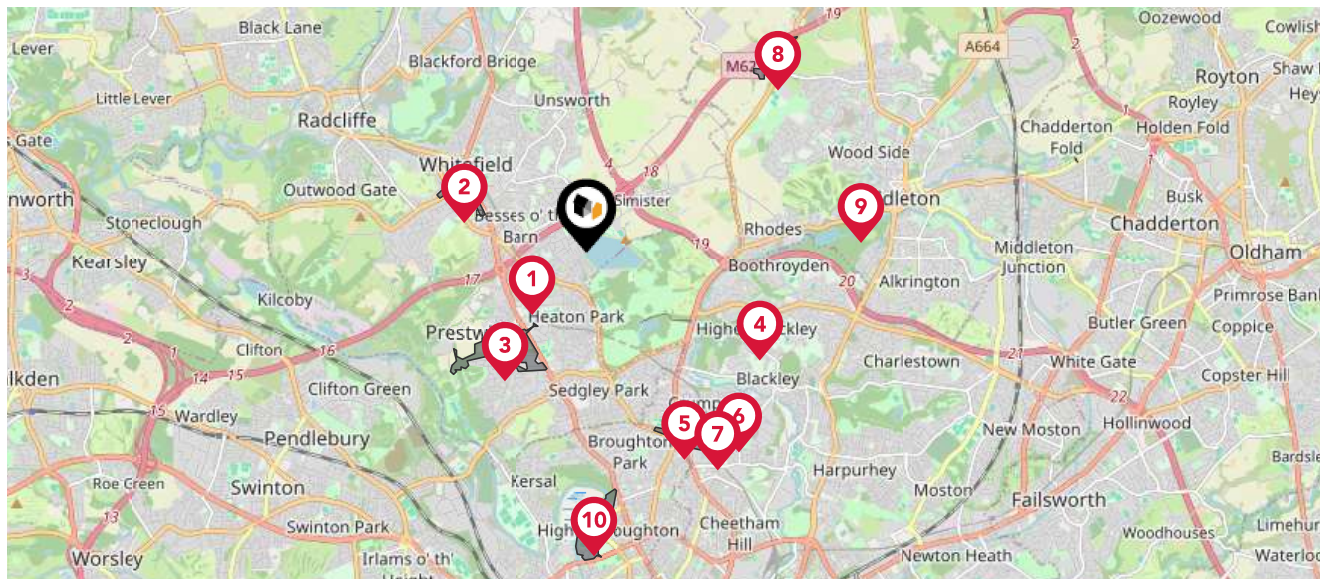
Nearby Conservation Areas

1	Poppythorn
2	All Saints, Whitefield
3	St Mary's
4	Crab Lane, Higher Blackley
5	Crumpsall Lane, Crumpsall
6	Crumpsall Green, Crumpsall
7	Hermitage Road, Crumpsall
8	Birch Village
9	Manchester Old Road
10	Cliff

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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
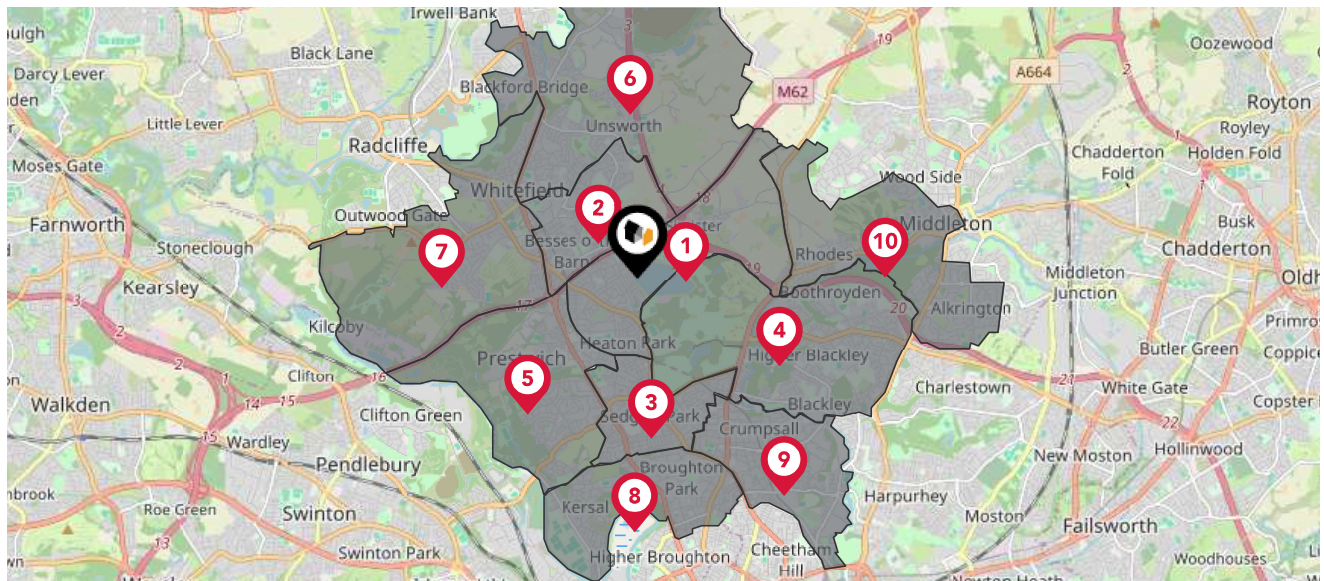
Nearby Council Wards

1	Holyrood Ward
2	Besses Ward
3	Sedgley Ward
4	Higher Blackley Ward
5	St Mary's Ward
6	Unsworth Ward
7	Pilkington Park Ward
8	Kersal & Broughton Park Ward
9	Crumpsall Ward
10	South Middleton Ward

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
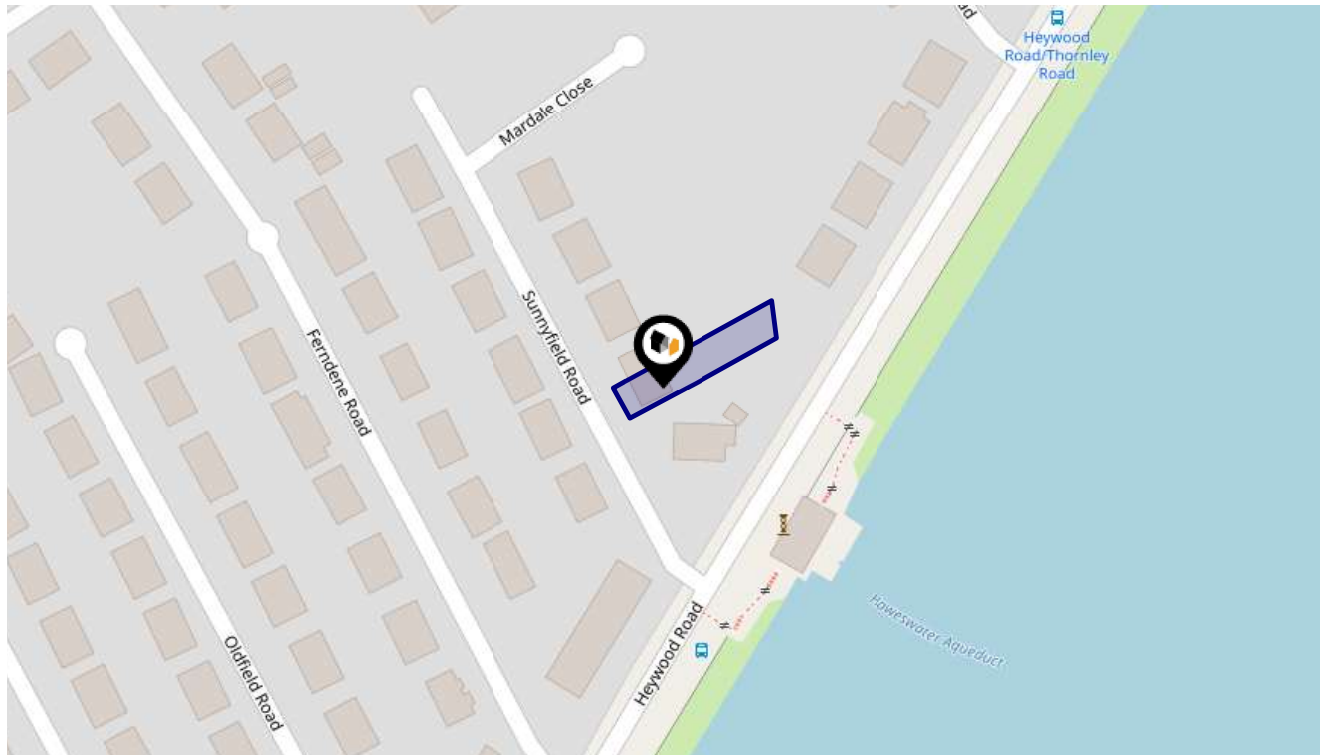
Rail Noise Data

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	🟦

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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:

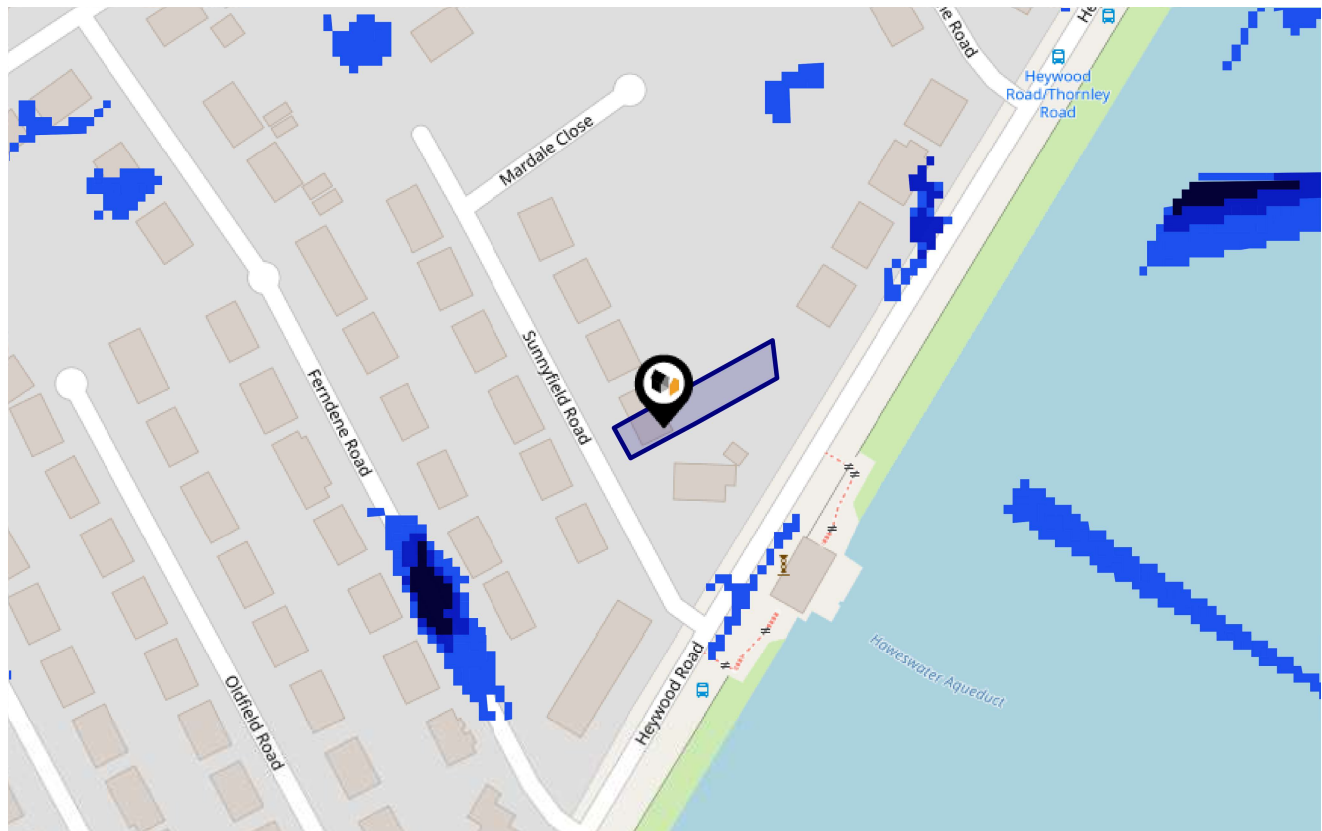|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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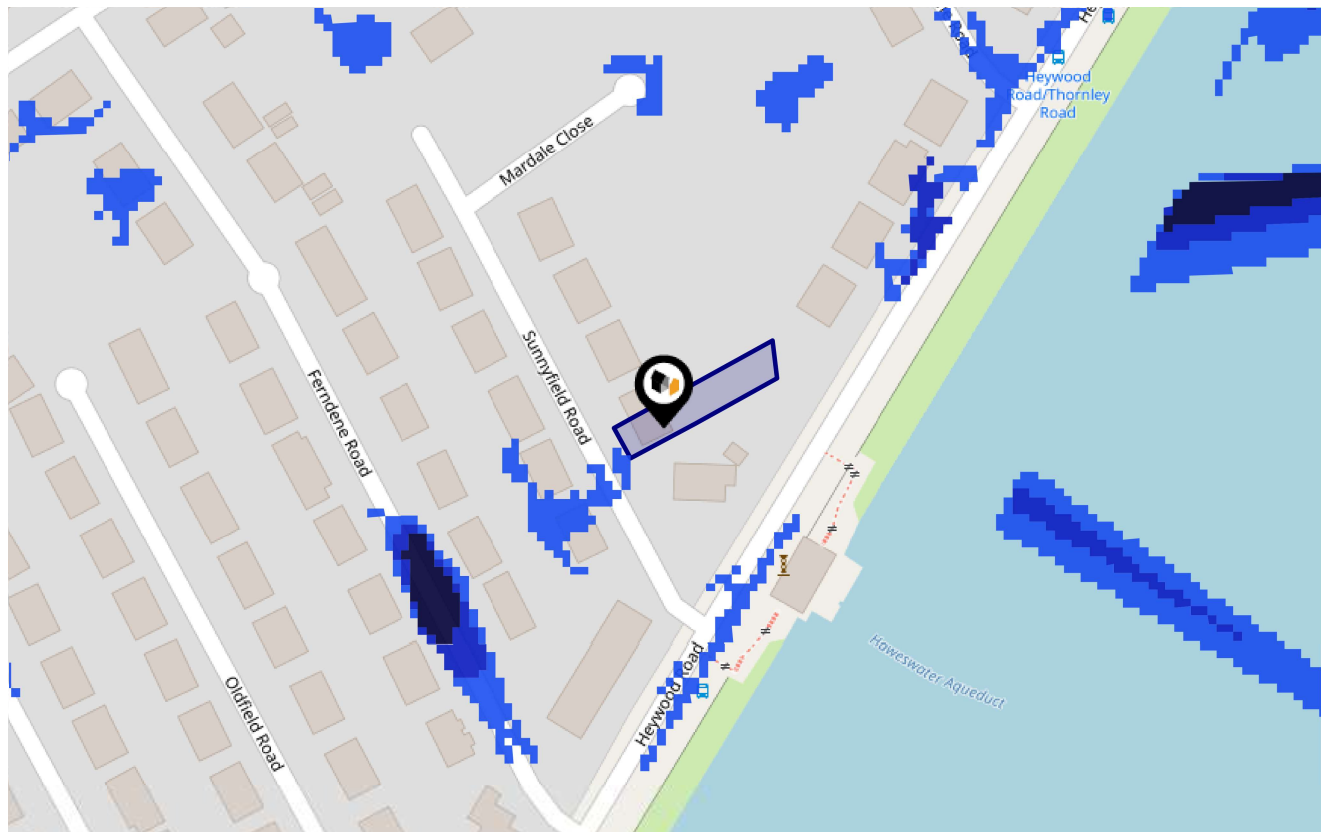Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

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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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

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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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
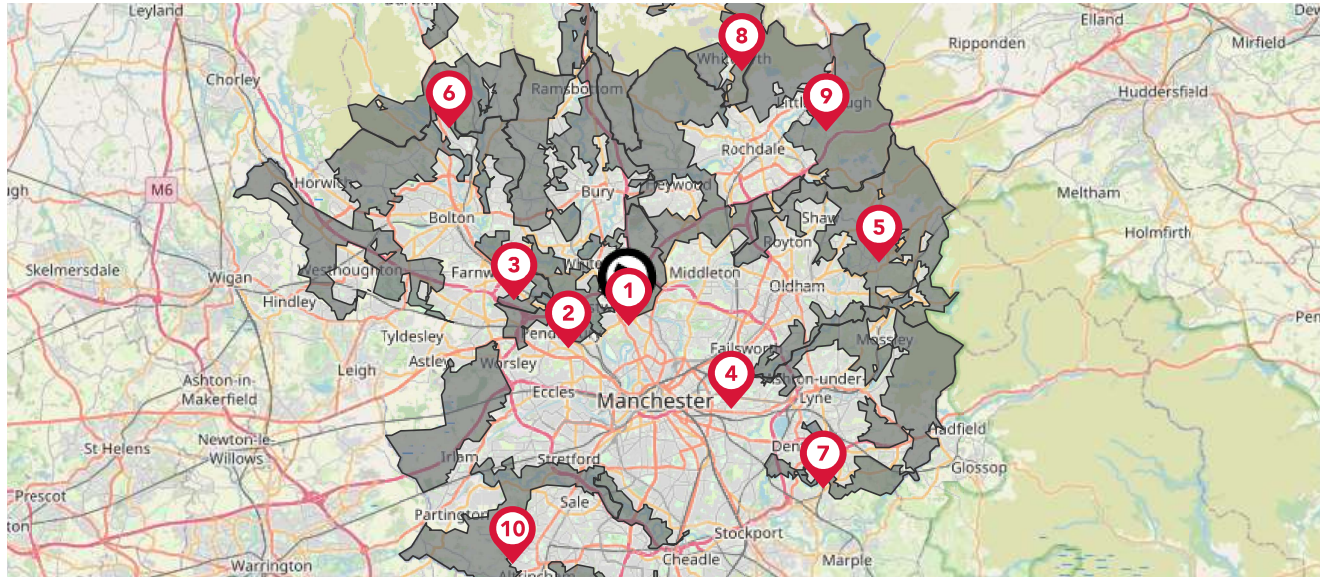
Nearby Green Belt Land	
1	Merseyside and Greater Manchester Green Belt - Bury
2	Merseyside and Greater Manchester Green Belt - Salford
3	Merseyside and Greater Manchester Green Belt - Bolton
4	Merseyside and Greater Manchester Green Belt - Manchester
5	Merseyside and Greater Manchester Green Belt - Oldham
6	Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
7	Merseyside and Greater Manchester Green Belt - Tameside
8	Merseyside and Greater Manchester Green Belt - Rossendale
9	Merseyside and Greater Manchester Green Belt - Rochdale
10	Merseyside and Greater Manchester Green Belt - Trafford

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.
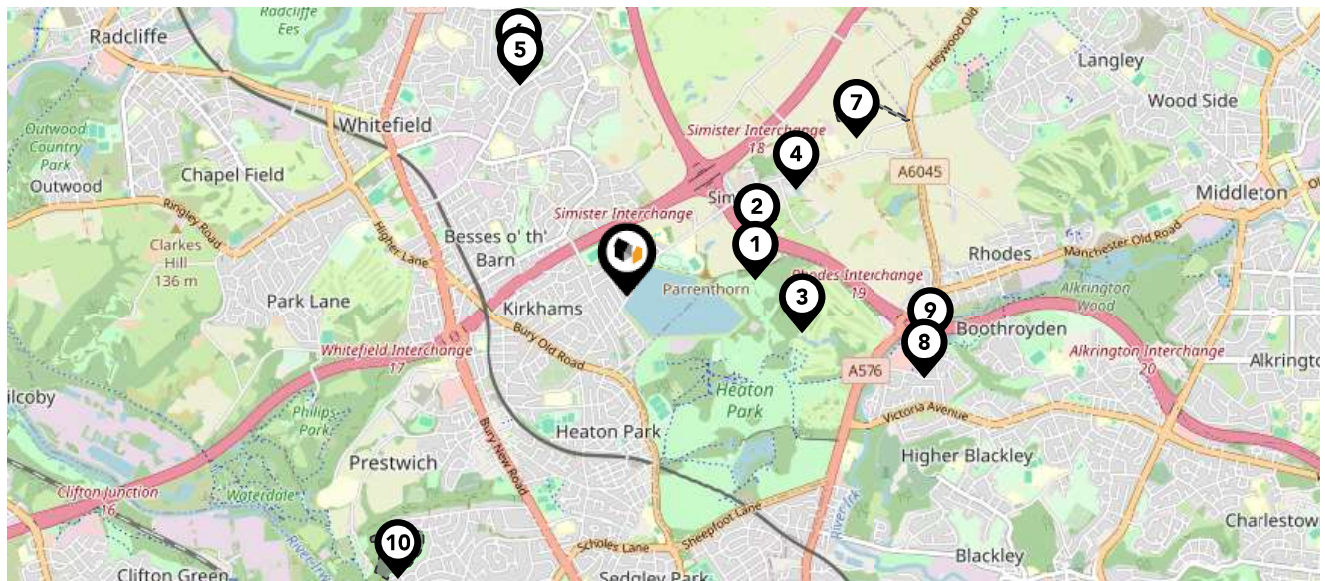
Nearby Landfill Sites

|		
1	Land to the west of the M66 motorway-Bridle Road, Simister, Bury, Greater Manchester	Historic Landfill
2	Land to the South of Whitehouse Farm-Farm Lane, Simister, Bury, Greater Manchester	Historic Landfill
3	Land at Heaton Park-Heywood Road, Simister, Bury, Greater Manchester	Historic Landfill
4	Land at Egypt Lane-Simister, Bury, Greater Manchester	Historic Landfill
5	Victoria Mill-Parr Lane, Unsworth, Bury, Greater Manchester	Historic Landfill
6	Victoria Mill-Parr Lane, Unsworth, Bury, Greater Manchester	Historic Landfill
7	Bowlee Sand QuarryBluebell Lane-Bluebell Lane, Bowlee, Bury	Historic Landfill
8	Land Off Heaton Park Road-Higher Blackley, Manchester, Greater Manchester	Historic Landfill
9	Land at Kelvin Avenue-Rochdale, Greater Manchester	Historic Landfill
10	Drinkwater Park-Buckely Lane, Prestwich	Historic Landfill

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
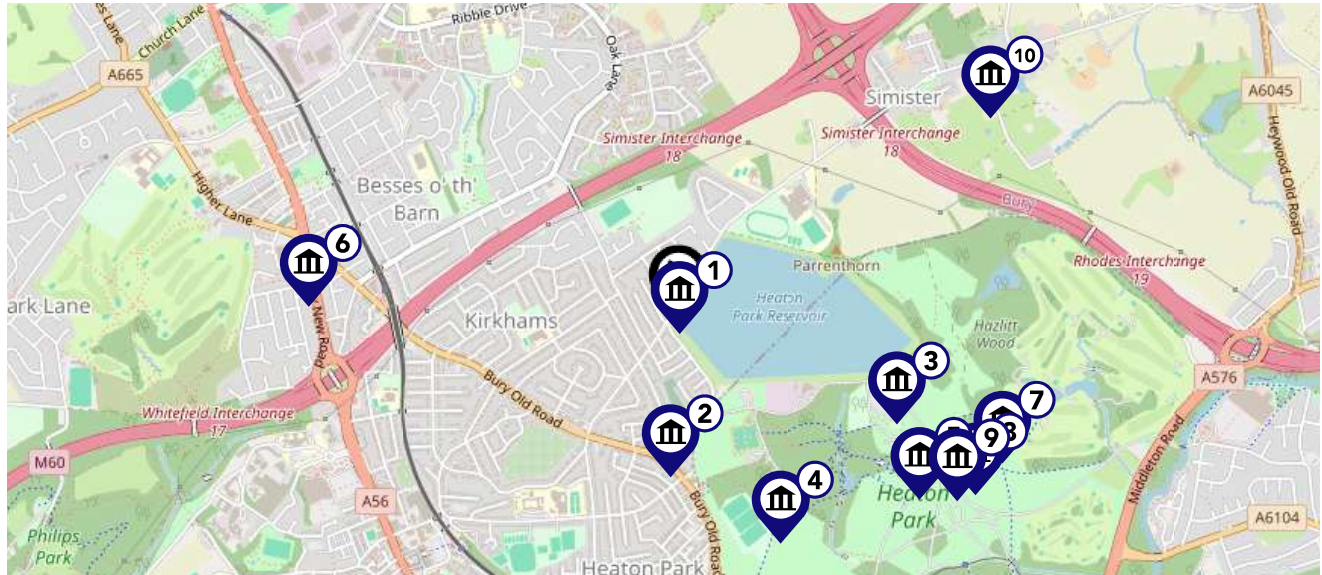
Listed Buildings in the local district	Grade	Distance
1 1376745 - Heaton Park Reservoir Pumping Station	Grade II	0.0 miles
2 1350343 - Church Of St Margaret Holy Rood	Grade II	0.4 miles
3 1200810 - Dower House Cottage To North Of Heaton Hall	Grade II	0.6 miles
4 1291858 - Rose Cottage	Grade II	0.6 miles
5 1282993 - Former Stables To North West Of Heaton Hall	Grade II	0.7 miles
6 1309378 - Besses United Reformed Church Including All Associated Buildings On Island Site	Grade II	0.8 miles
7 1200813 - Temple To North East Of Heaton Hall	Grade II	0.8 miles
8 1282995 - Sundial In Front Of Orangery Of Heaton Hall	Grade II	0.8 miles
9 1200809 - Heaton Hall	Grade I	0.8 miles
10 1350346 - Church Of St George	Grade II	0.9 miles

Area
Schools
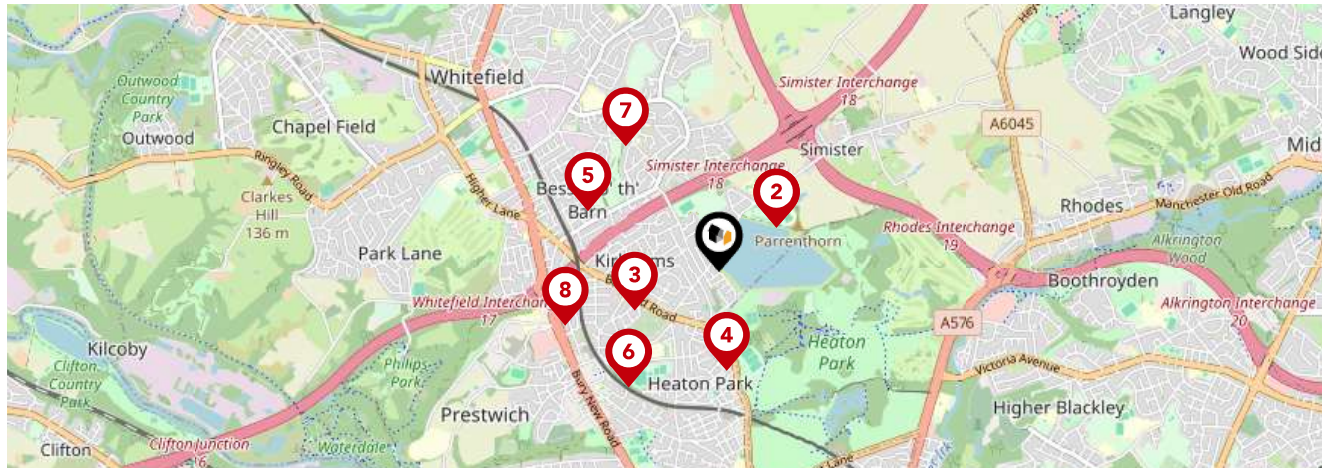
		Nursery	Primary	Secondary	College	Private
1	**St Margaret's Church of England Primary School** Ofsted Rating: Good | Pupils: 235 | Distance:0.34	☐	☑	☐	☐	☐
2	**Parrenthorn High School** Ofsted Rating: Good | Pupils: 1029 | Distance:0.34	☐	☐	☑	☐	☐
3	**Heaton Park Primary School** Ofsted Rating: Good | Pupils:0 | Distance:0.43	☐	☑	☐	☐	☐
4	**Prestwich Preparatory School** Ofsted Rating: Inadequate | Pupils: 45 | Distance:0.47	☐	☑	☐	☐	☐
5	**Whitefield Community Primary School** Ofsted Rating: Good | Pupils:0 | Distance:0.67	☐	☑	☐	☐	☐
6	**The Heys School** Ofsted Rating: Not Rated | Pupils: 573 | Distance:0.69	☐	☐	☑	☐	☐
7	**St Michael's Roman Catholic Primary School, a Voluntary Academy** Ofsted Rating: Not Rated | Pupils: 197 | Distance:0.73	☐	☑	☐	☐	☐
8	**Our Lady of Grace RC Primary School** Ofsted Rating: Good | Pupils: 306 | Distance:0.76	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 St Mary's Church of England Aided Primary School, Prestwich Ofsted Rating: Outstanding | Pupils: 232 | Distance:0.82	☐	☑	☐	☐	☐
10 Ribble Drive Community Primary School Ofsted Rating: Good | Pupils:0 | Distance:0.85	☐	☑	☐	☐	☐
11 St Hilda's Church of England Primary School Ofsted Rating: Good | Pupils: 192 | Distance:0.88	☐	☑	☐	☐	☐
12 Mersey Drive Community Primary School Ofsted Rating: Good | Pupils: 194 | Distance:0.95	☐	☑	☐	☐	☐
13 Cloughside College Ofsted Rating: Good | Pupils: 13 | Distance:0.98	☐	☐	☑	☐	☐
14 Higher Lane Primary School Ofsted Rating: Good | Pupils: 467 | Distance:1.01	☐	☑	☐	☐	☐
15 St Monica's RC High School, a Voluntary Academy Ofsted Rating: Requires improvement | Pupils: 1086 | Distance:1.08	☐	☐	☑	☐	☐
16 Park View Primary School Ofsted Rating: Good | Pupils: 444 | Distance:1.13	☐	☑	☐	☐	☐

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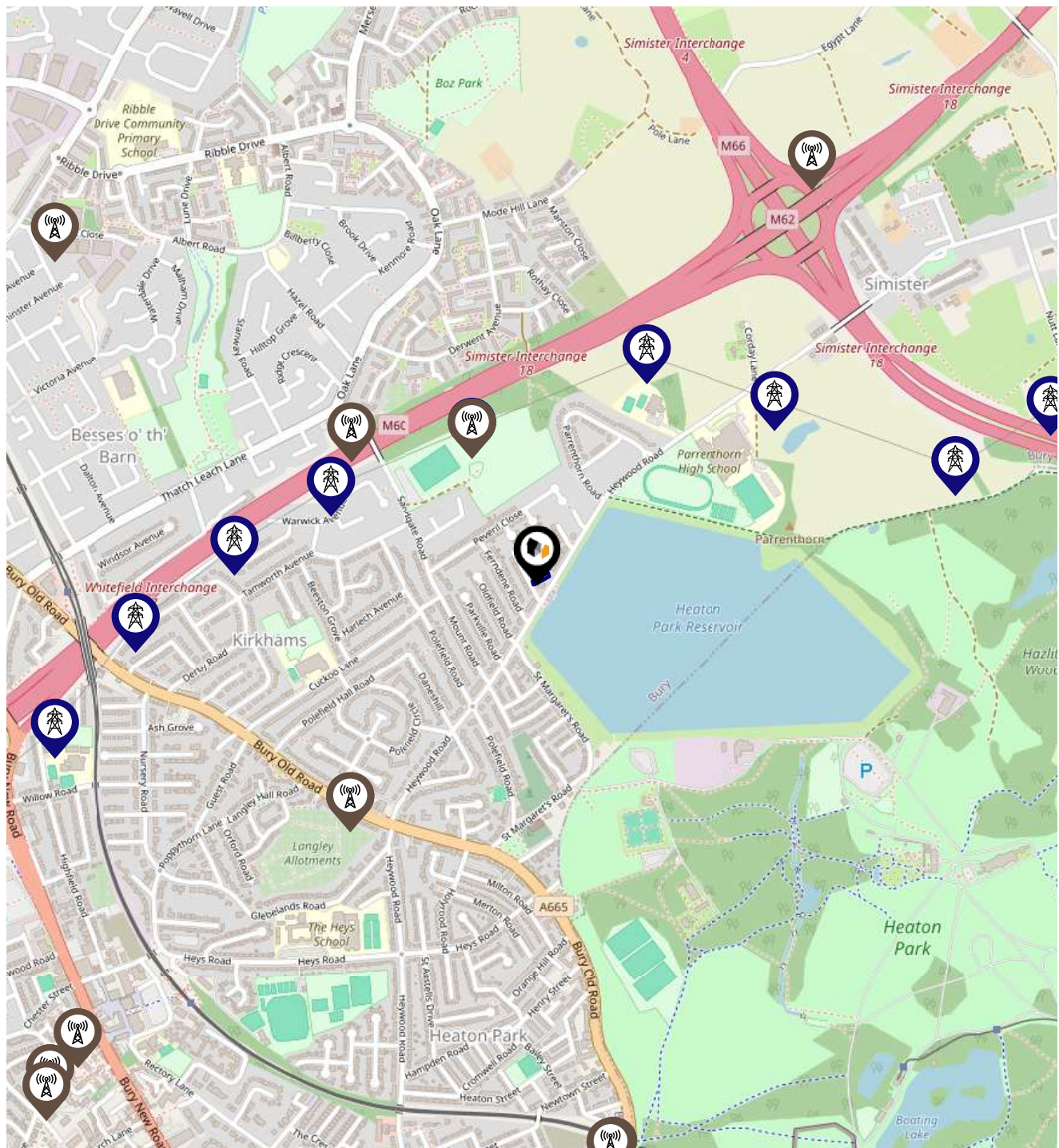
Key:

 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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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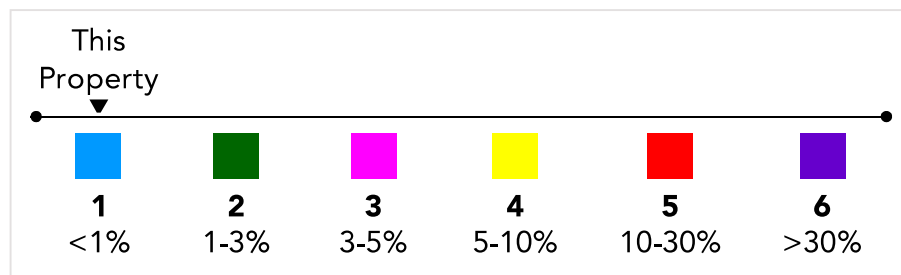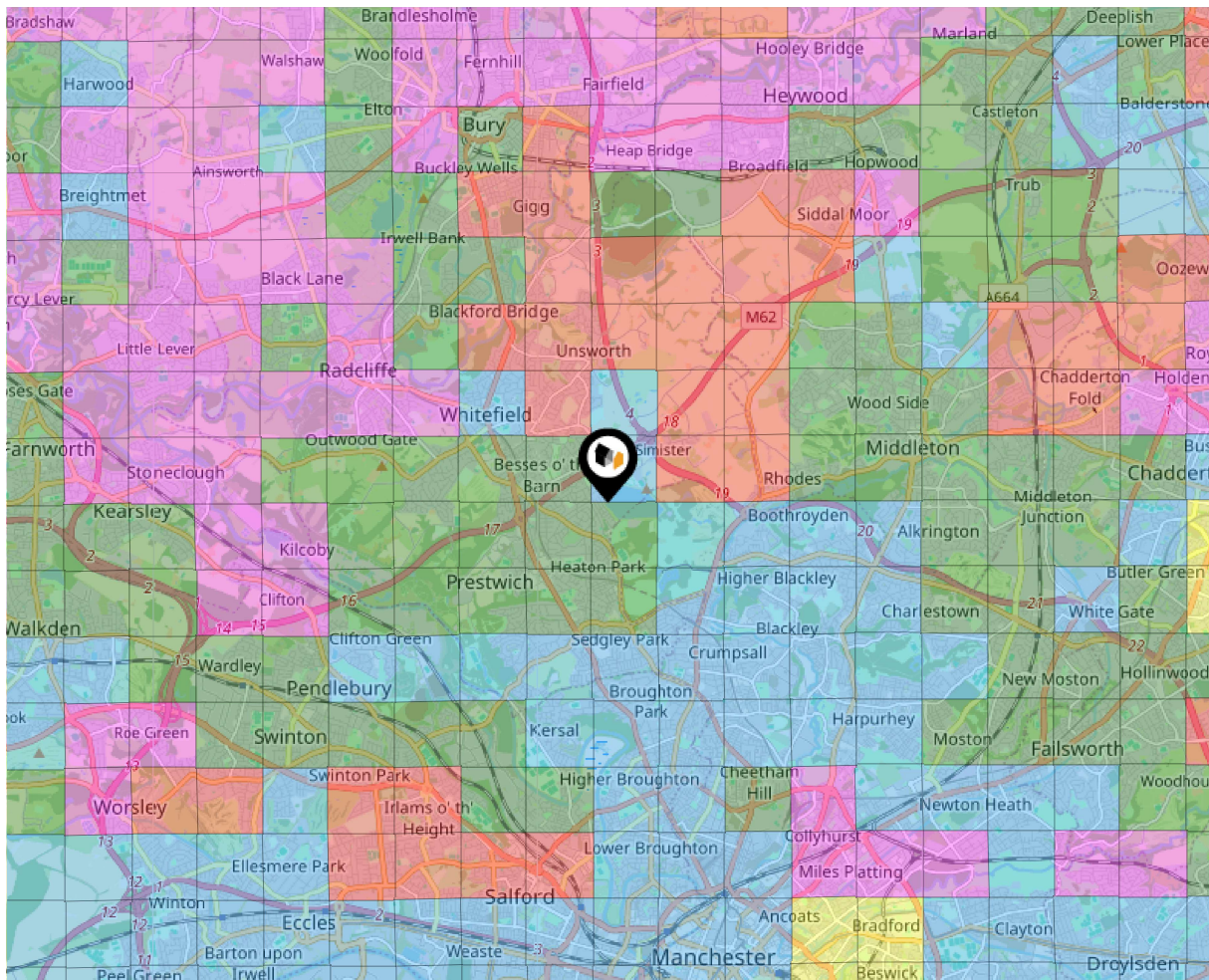
Local Area
Road Noise
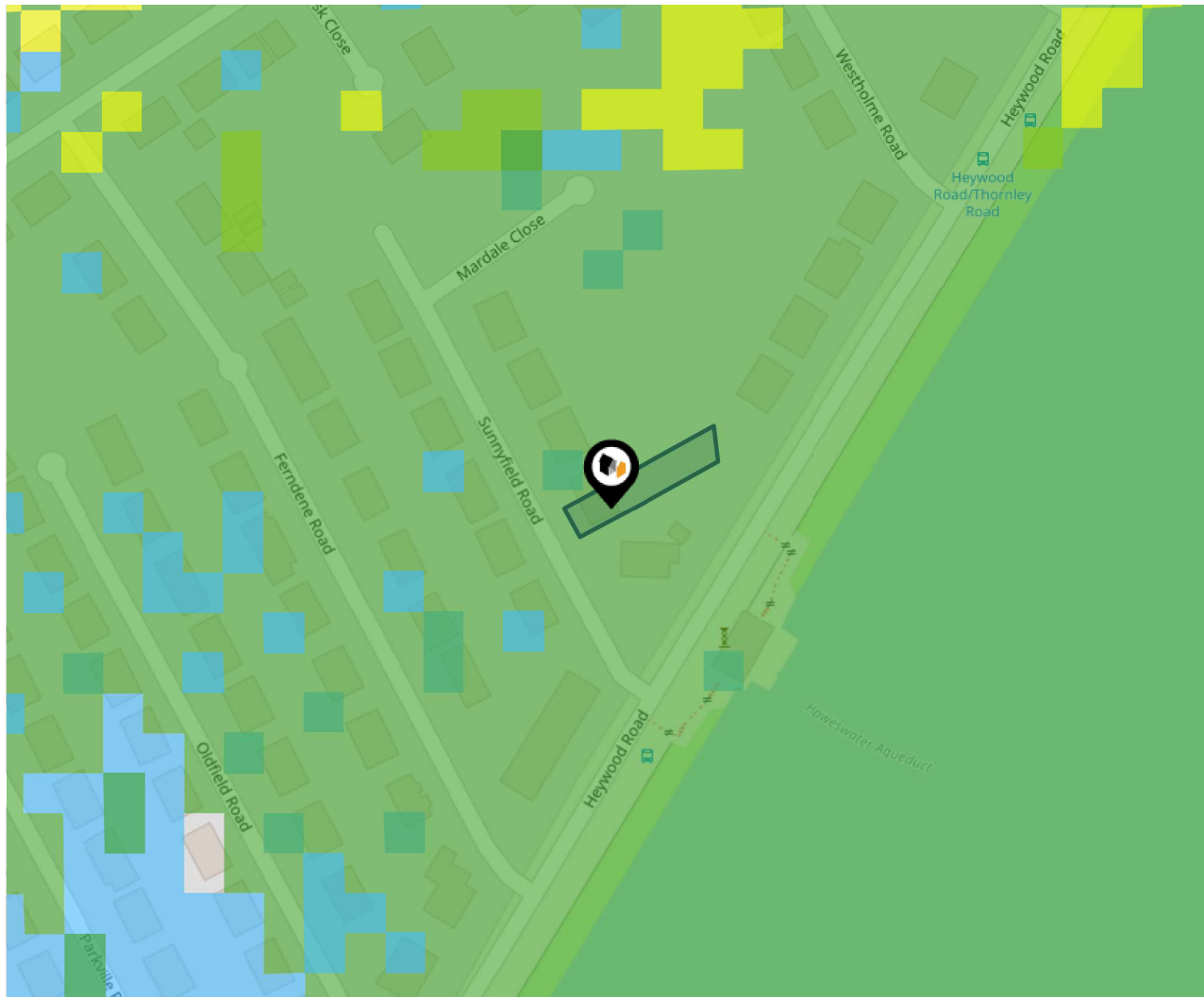
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE

Parent Material Grain:

Soil Group:
ARENACEOUS -
RUDACEOUS
LIGHT(SANDY) TO
MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP
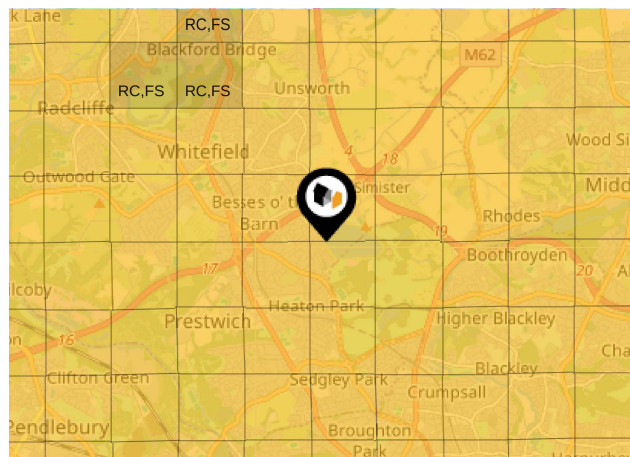
## Primary Classifications (Most Common Clay Types)

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

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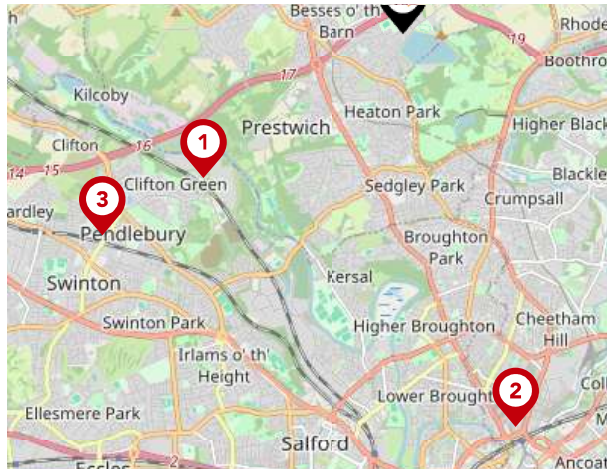
National Rail Stations

Pin	Name	Distance
1	Clifton (Manchester) Rail Station	2.31 miles
2	Manchester Victoria Rail Station	3.84 miles
3	Swinton (Manchester) Rail Station	3.38 miles
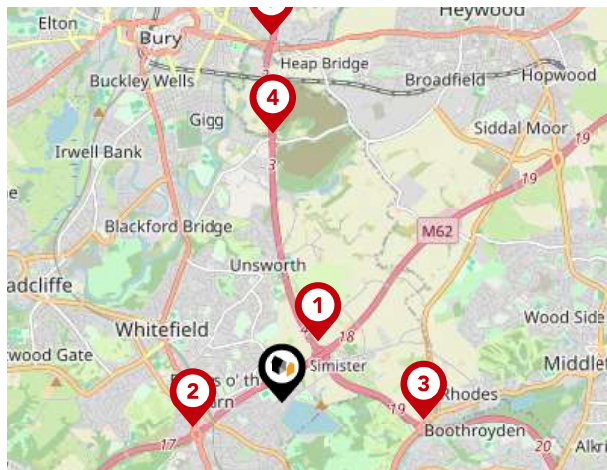
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J18	0.66 miles
2	M60 J17	0.86 miles
3	M60 J19	1.34 miles
4	M66 J3	2.52 miles
5	M66 J2	3.44 miles

Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	12.08 miles
2	Speke	27.97 miles
3	Leeds Bradford Airport	33.66 miles
4	Highfield	35.61 miles

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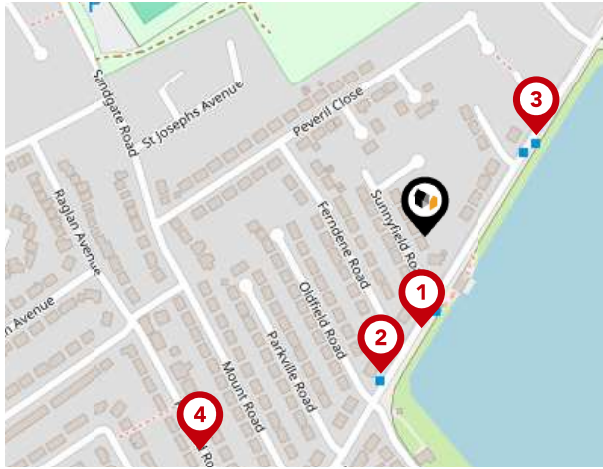
Bus Stops/Stations

Pin	Name	Distance
1	Ferndene Road	0.05 miles
2	Ferndene Road	0.08 miles
3	Thornley Road	0.09 miles
4	Polefield Road	0.18 miles
5	Sandgate Road	0.24 miles
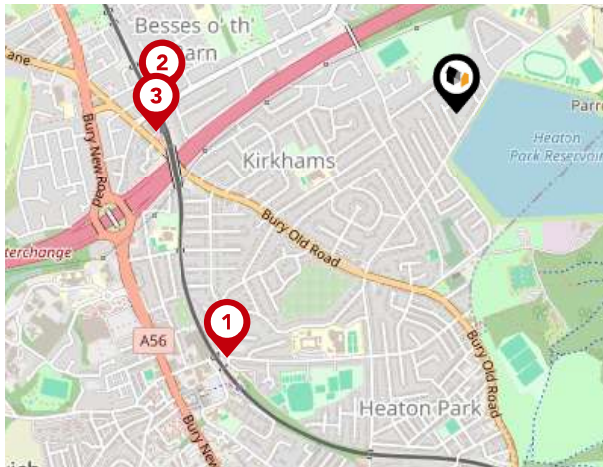
Local Connections

Pin	Name	Distance
1	Prestwich (Manchester Metrolink)	0.78 miles
2	Besses o'th'barn (Manchester Metrolink)	0.69 miles
3	Besses o'th'barn (Manchester Metrolink)	0.7 miles

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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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