



# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Tuesday 12th May 2026**



**83, CLOWES STREET, MANCHESTER, M12 5FY**

## Landwood Group

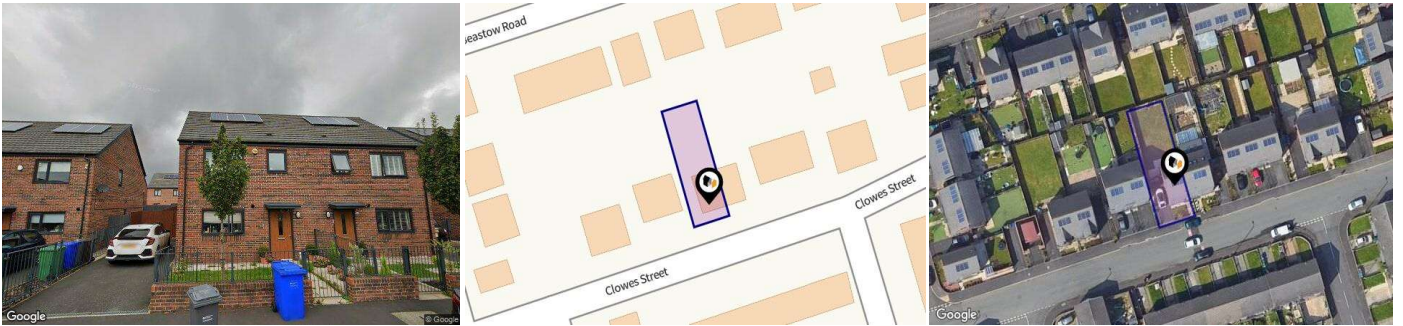
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>








## Property

|                               |   |                                    |            |
|-------------------------------|---|------------------------------------|------------|
| <b>Type:</b>                  | Semi-Detached                           | <b>Last Sold Date:</b>             | 30/09/2016 |
| <b>Bedrooms:</b>              | 3                                       | <b>Last Sold Price:</b>            | £171,995   |
| <b>Floor Area:</b>            | 925 ft <sup>2</sup> / 86 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £185       |
| <b>Plot Area:</b>             | 0.06 acres                              | <b>Tenure:</b>                     | Leasehold  |
| <b>Year Built :</b>           | 2016                                    |                                    |            |
| <b>Council Tax :</b>          | Band B                                  |                                    |            |
| <b>Annual Estimate:</b>       | £1,798                                  |                                    |            |
| <b>Title Number:</b>          | MAN279758                               |                                    |            |
| <b>UPRN:</b>                  | 10093073782                             |                                    |            |
| <b>Restrictive Covenants:</b> | No                                      |                                    |            |

## Local Area

|                           |            |
|---------------------------|------------|
| <b>Local Authority:</b>   | Manchester |
| <b>Conservation Area:</b> | No         |
| <b>Flood Risk:</b>        |            |
| ● Rivers & Seas           | Very low   |
| ● Surface Water           | Very low   |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|   |   |   |
|---|---|---|
| <b>23</b><br>mb/s   | <b>66</b><br>mb/s   | <b>10000</b><br>mb/s  |
|  |  |  |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

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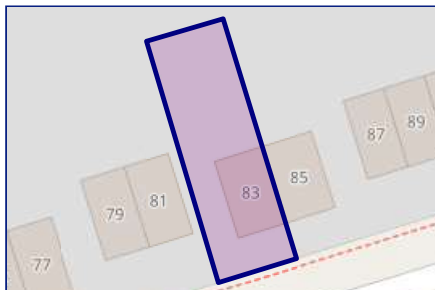
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



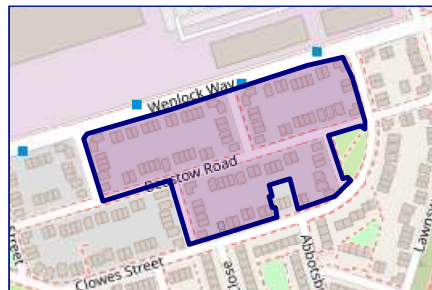
**GM680097**

## Leasehold Title Plans



**MAN279758**

Start Date: 01/04/2015  
End Date: 02/04/2215  
Lease Term: 200 years from  
02/04/2015  
Term Remaining: 189 years



**MAN247929**

Start Date: 29/09/2016  
End Date: 02/04/2215  
Lease Term: 200 years (less 10 days)  
from 2 April 2015  
Term Remaining: 189 years

# Property EPC - Certificate

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83, Clowes Street, M12 5FY

Energy rating

**B**

Valid until 11.09.2026

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      | 88   <b>B</b> | 89   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

## EPC - Additional Data

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### Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Semi-Detached   |
| <b>Transaction Type:</b>            | New dwelling  |
| <b>Energy Tariff:</b>               | Standard tariff   |
| <b>Main Fuel:</b>                   | Mains gas - this is for backwards compatibility only and should not be used |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Walls:</b>                       | Average thermal transmittance 0.25 W/m-Â°K                                  |
| <b>Walls Energy:</b>                | Very Good   |
| <b>Roof:</b>                        | Average thermal transmittance 0.10 W/m-Â°K                                  |
| <b>Roof Energy:</b>                 | Very Good   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas   |
| <b>Main Heating Controls:</b>       | Time and temperature zone control   |
| <b>Hot Water System:</b>            | From main system  |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets                                    |
| <b>Floors:</b>                      | Average thermal transmittance 0.15 W/m-Â°K                                  |
| <b>Total Floor Area:</b>            | 86 m <sup>2</sup>   |

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



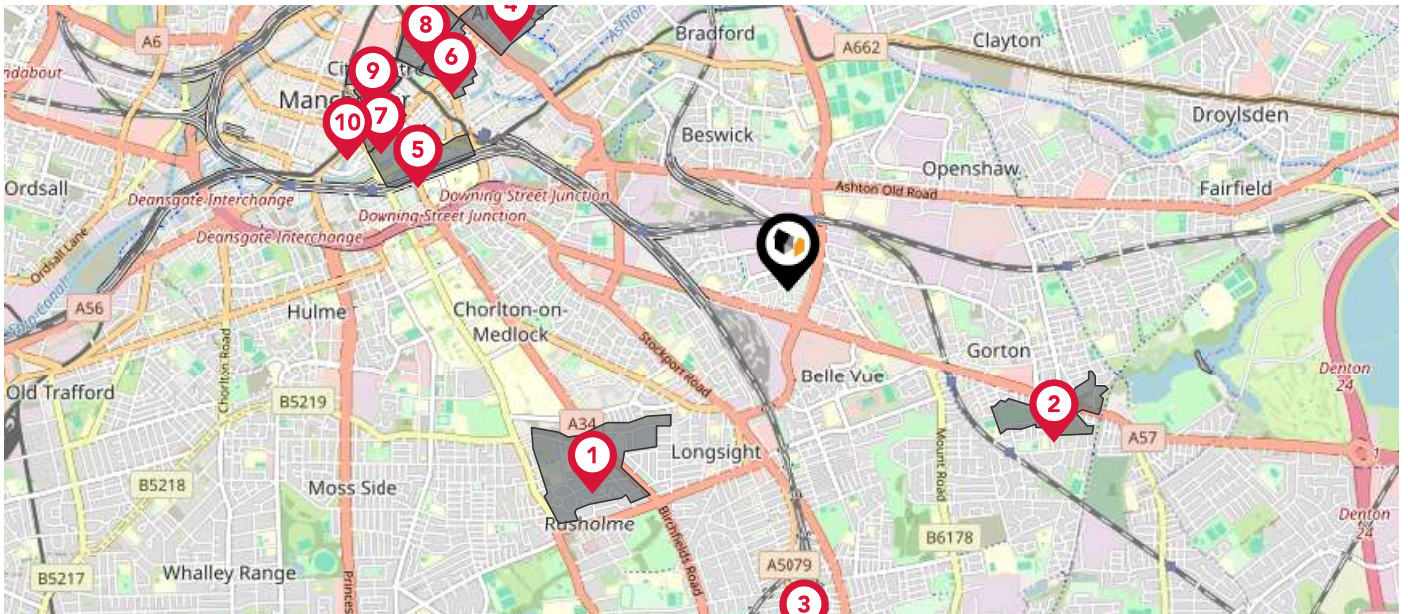
### Mine Entry

- ✕ 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.



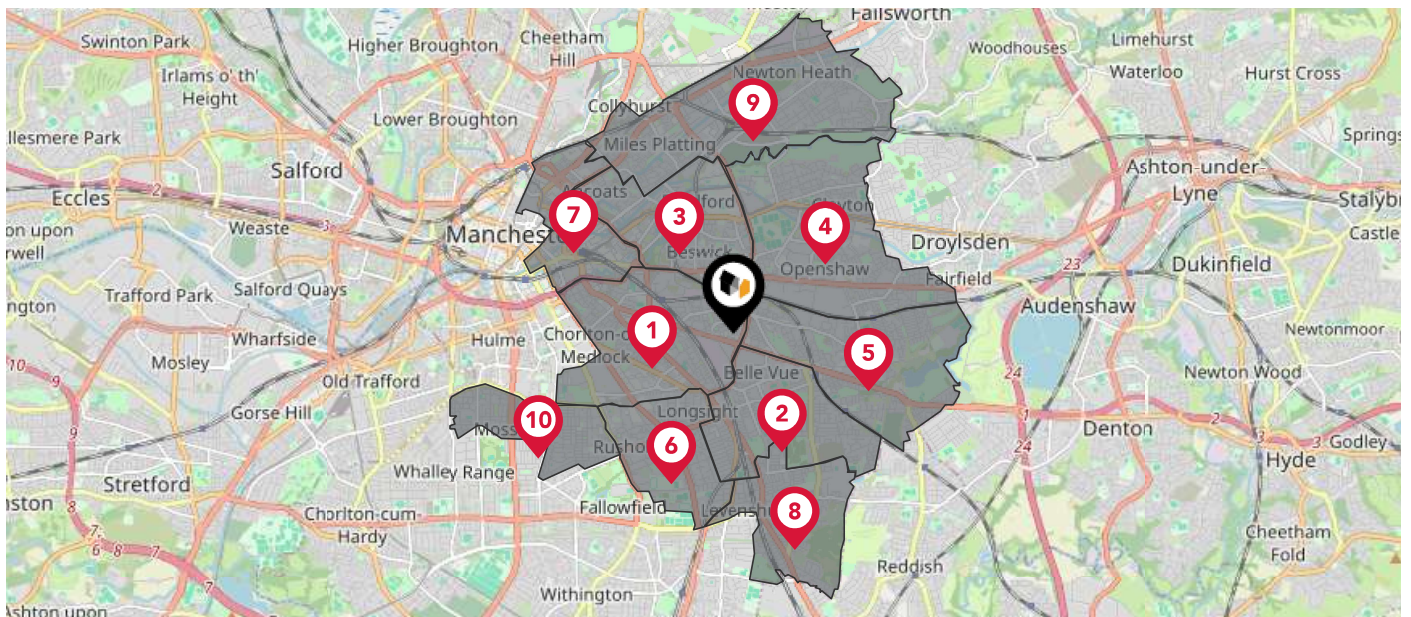
### Nearby Conservation Areas

- 1 Victoria Park
- 2 Gore Brook Valley, Gorton
- 3 Rushford Park, Levenshulme
- 4 Ancoats
- 5 Whitworth Street and Princess Street
- 6 Stevenson Square
- 7 George Street
- 8 Smithfield
- 9 Upper King Street
- 10 St Peter's Square

# Maps

## Council Wards

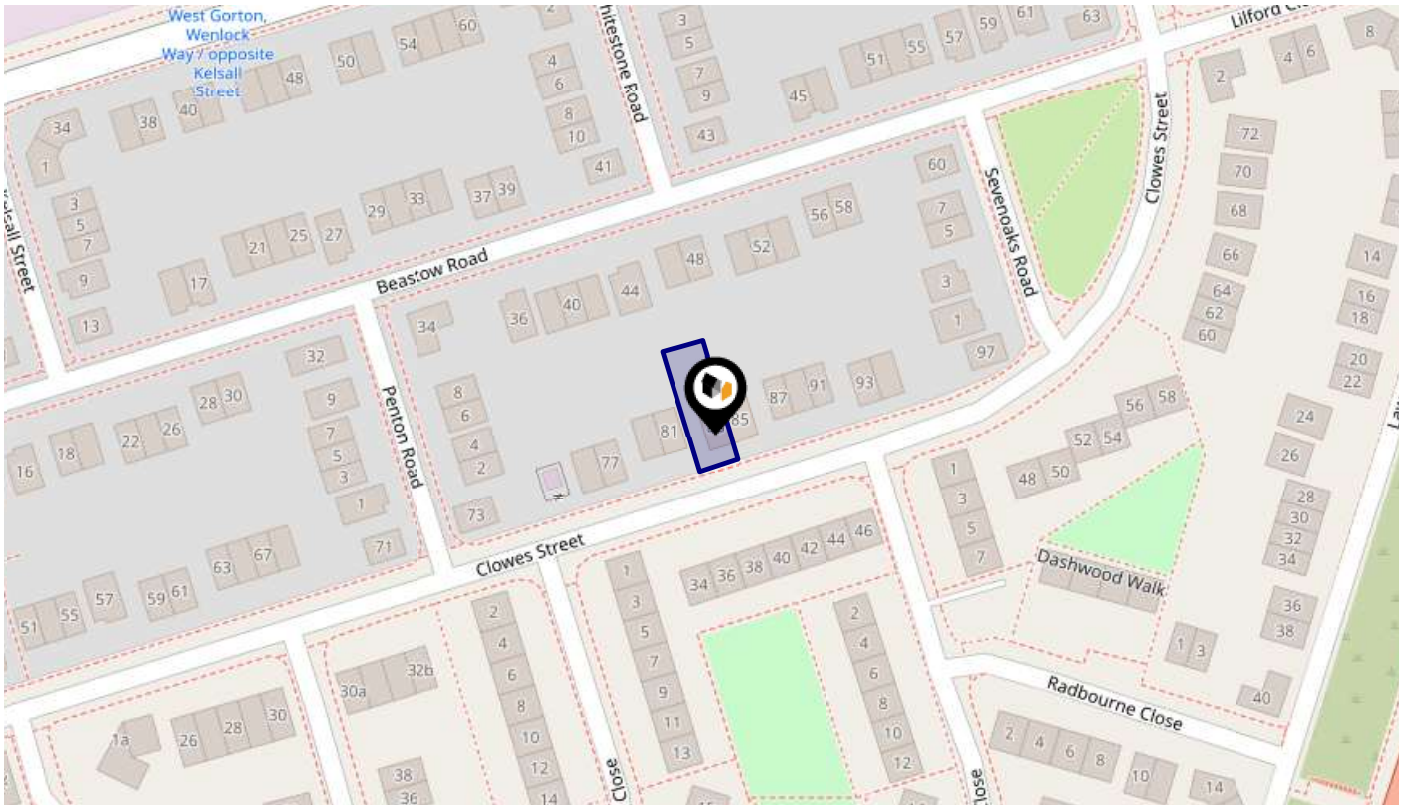
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Ardwick Ward
- 2 Longsight Ward
- 3 Ancoats & Beswick Ward
- 4 Clayton & Openshaw Ward
- 5 Gorton & Abbey Hey Ward
- 6 Rusholme Ward
- 7 Piccadilly Ward
- 8 Levenshulme Ward
- 9 Miles Platting & Newton Heath Ward
- 10 Moss Side 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.

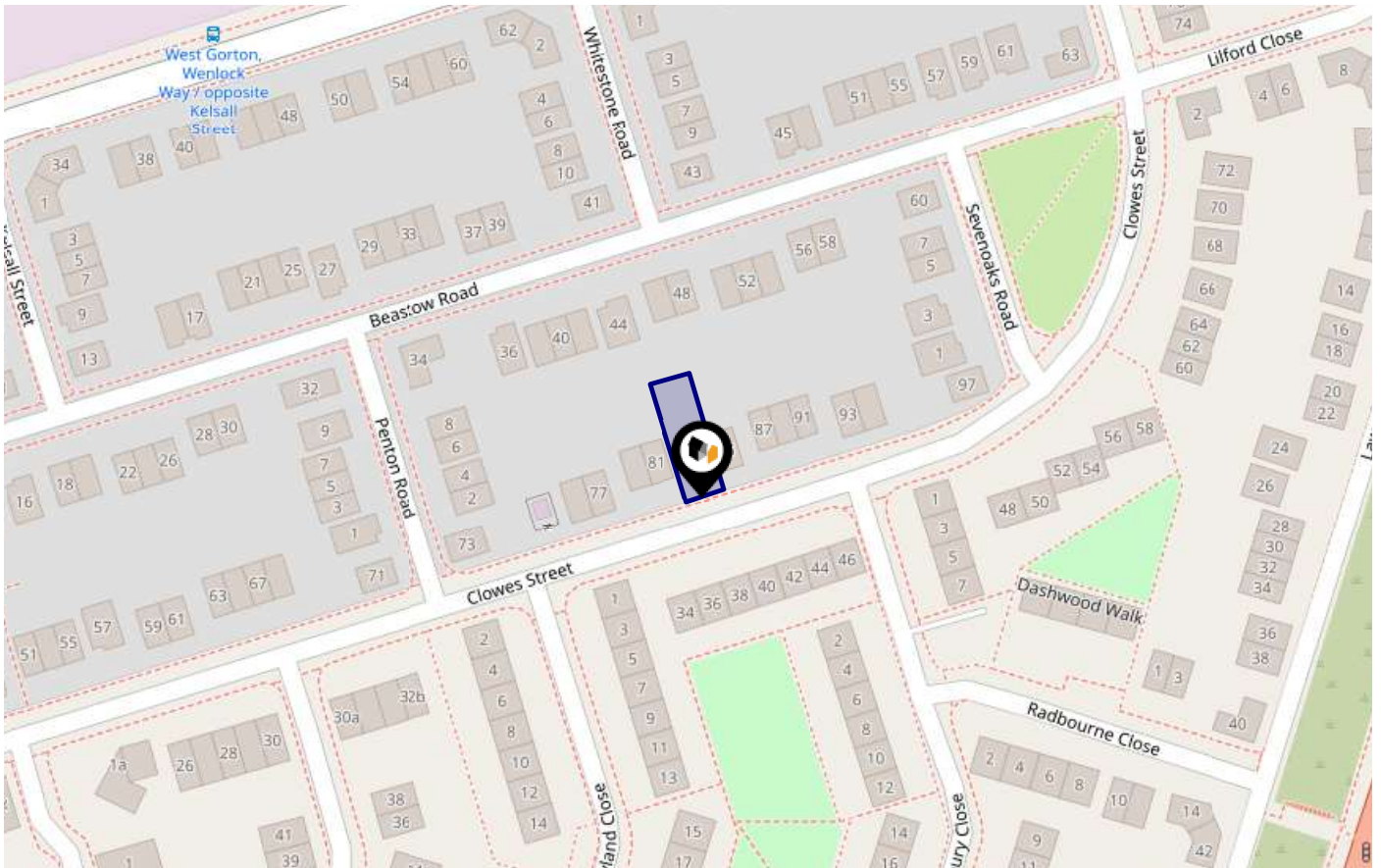
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

# 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.

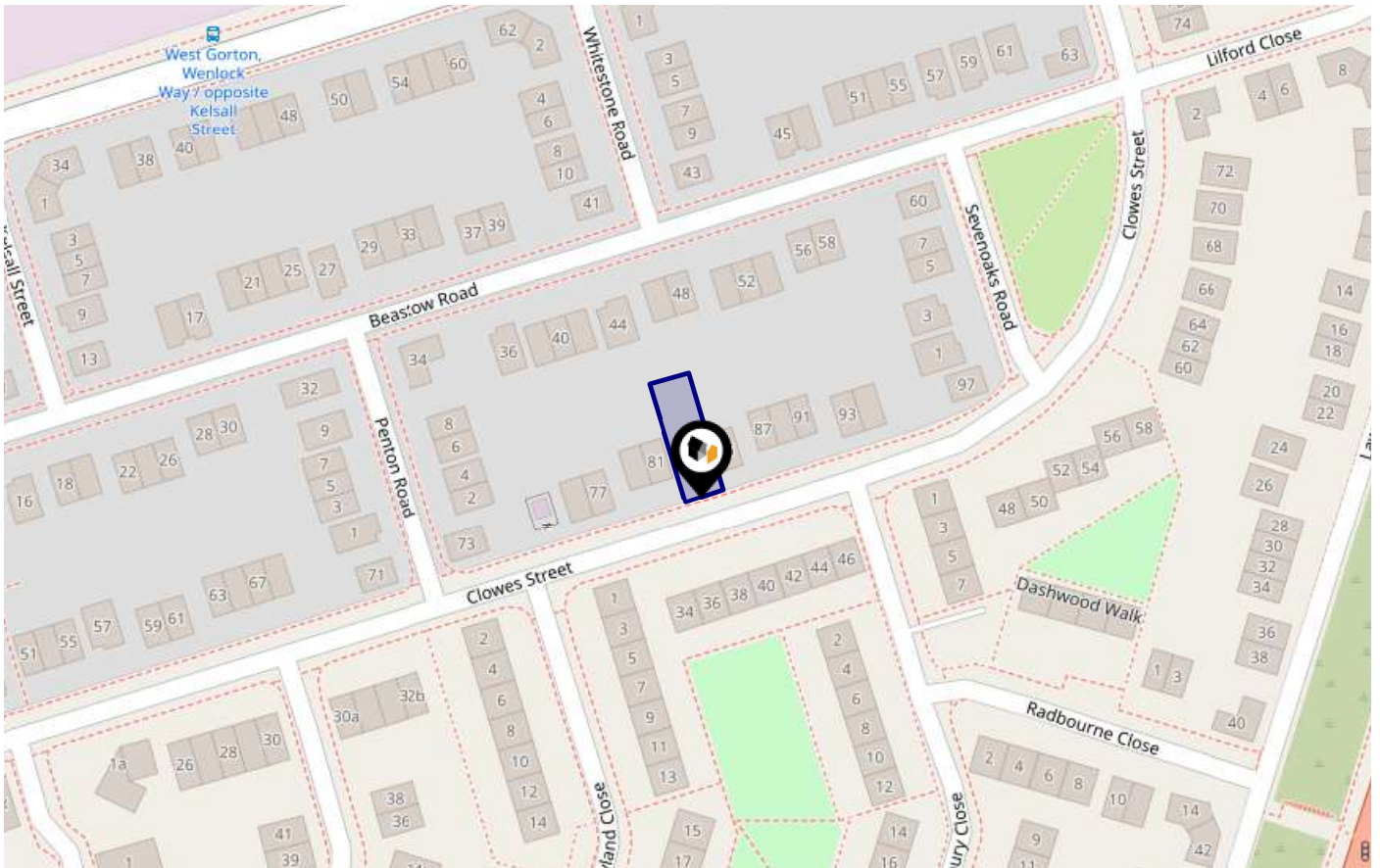
Chance of flooding to the following depths at this property:



# 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.

- 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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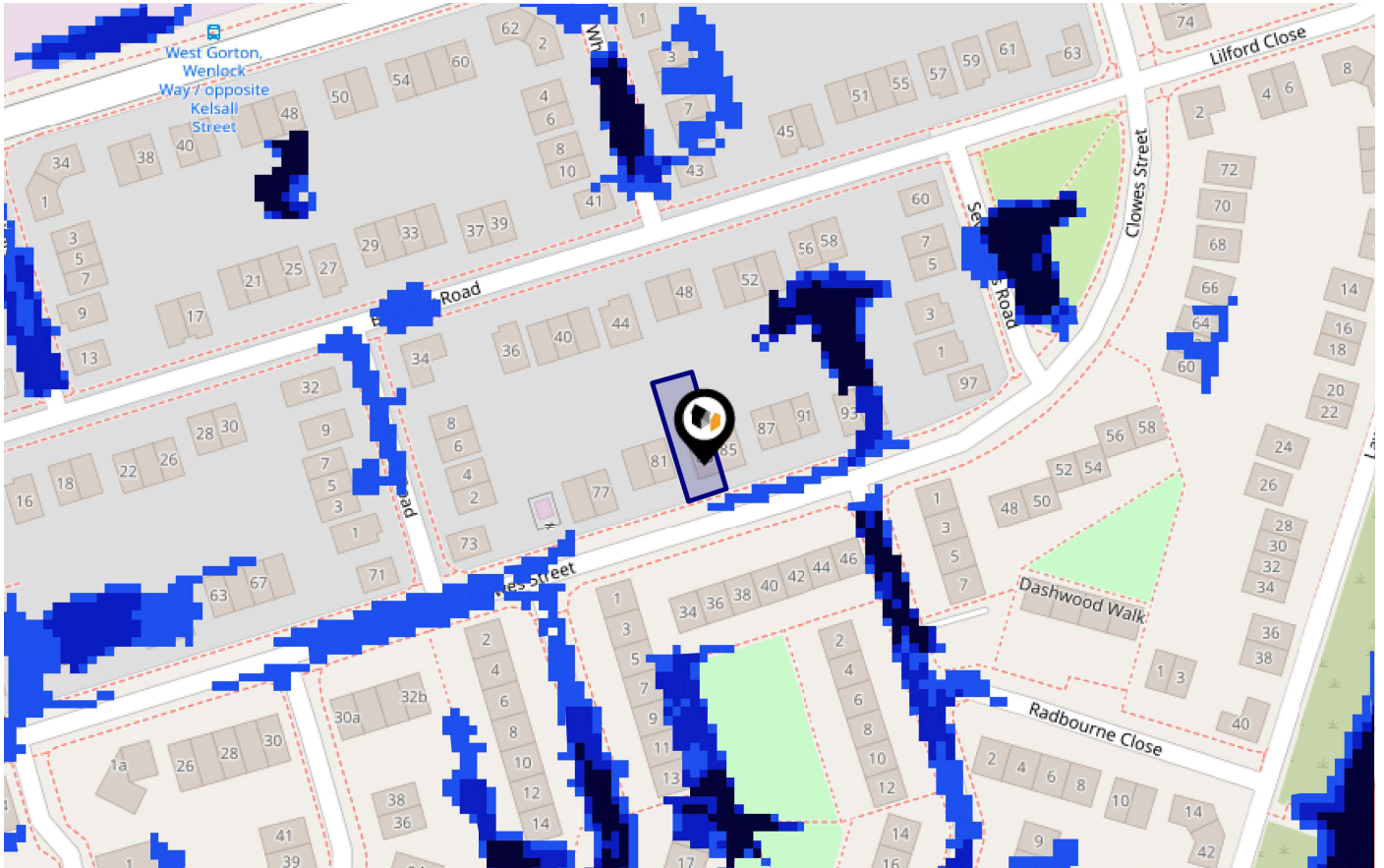
Chance of flooding to the following depths at this property:



# 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: 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.

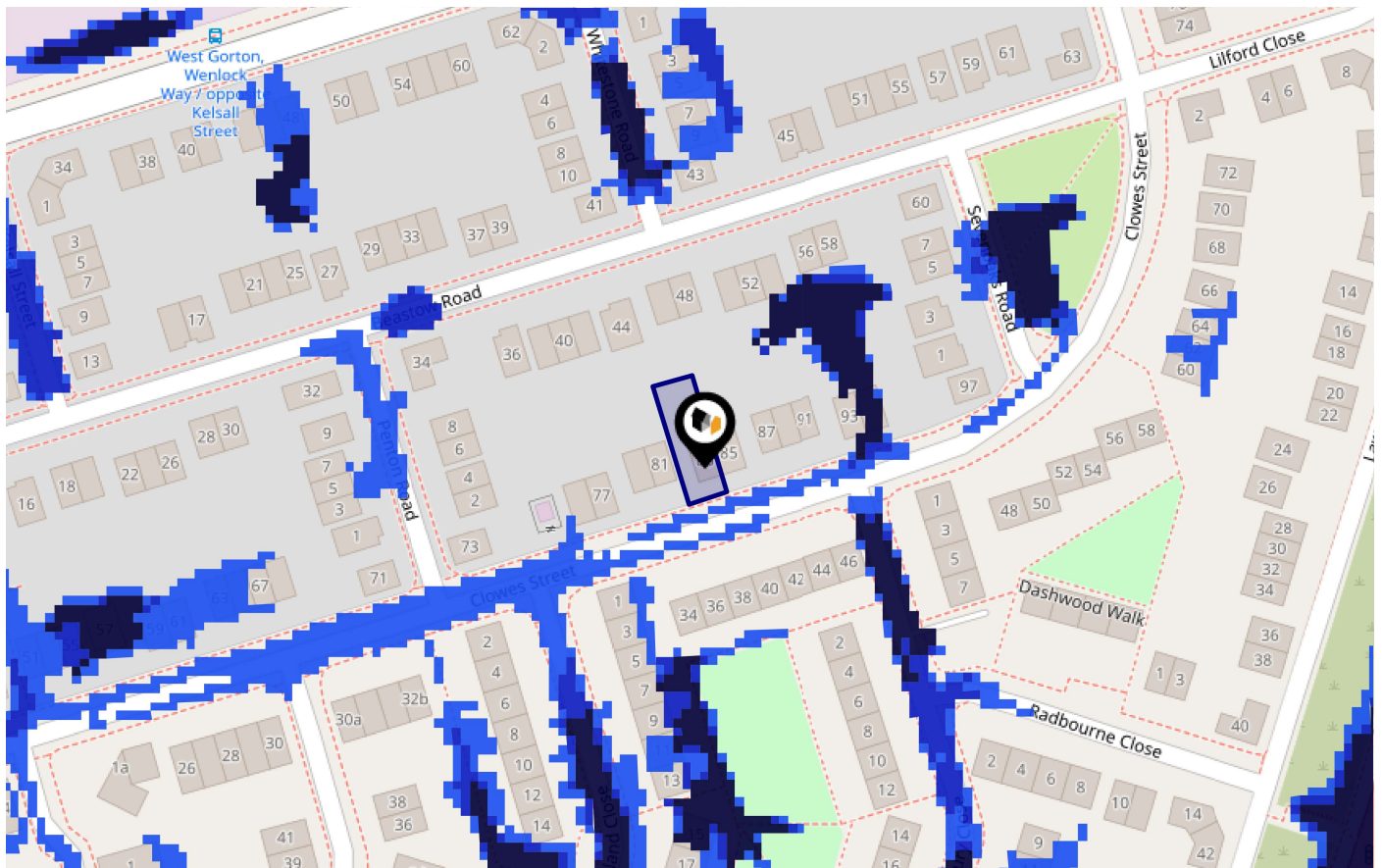
Chance of flooding to the following depths at this property:



# Flood Risk

## 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: 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.

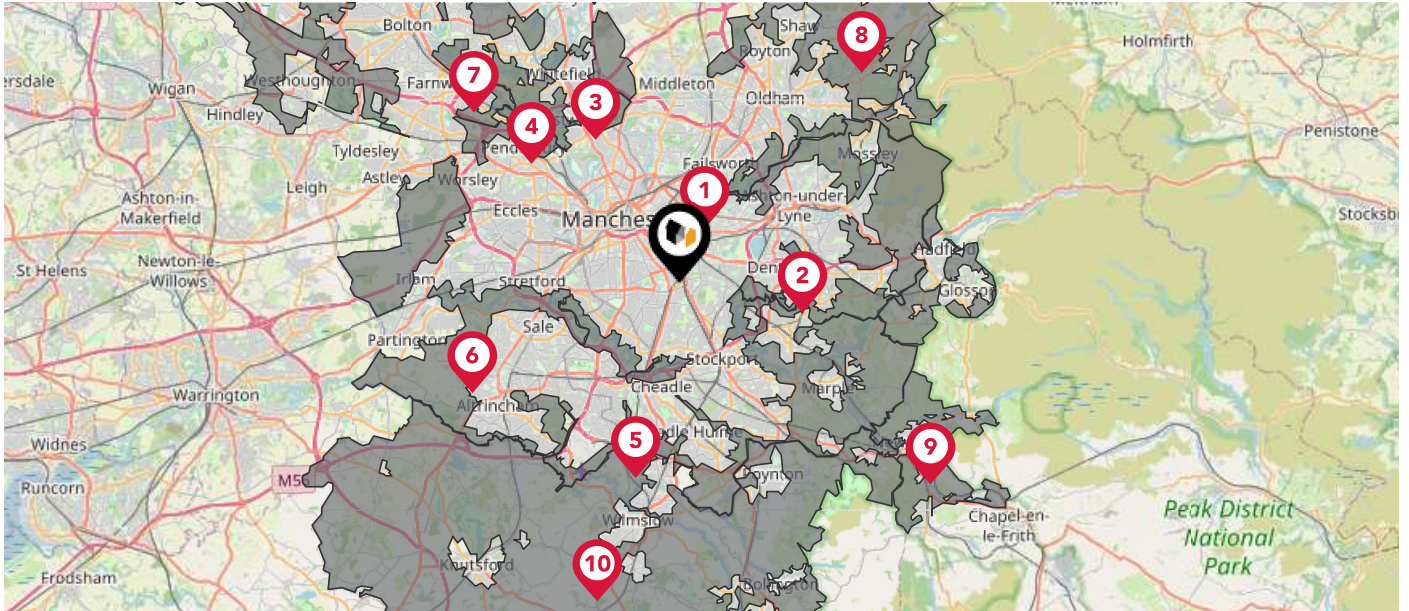
Chance of flooding to the following depths at this property:



# 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 - Manchester
- 2 Merseyside and Greater Manchester Green Belt - Tameside
- 3 Merseyside and Greater Manchester Green Belt - Bury
- 4 Merseyside and Greater Manchester Green Belt - Salford
- 5 Merseyside and Greater Manchester Green Belt - Stockport
- 6 Merseyside and Greater Manchester Green Belt - Trafford
- 7 Merseyside and Greater Manchester Green Belt - Bolton
- 8 Merseyside and Greater Manchester Green Belt - Oldham
- 9 Merseyside and Greater Manchester Green Belt - High Peak
- 10 Merseyside and Greater Manchester Green Belt - Cheshire East

# 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

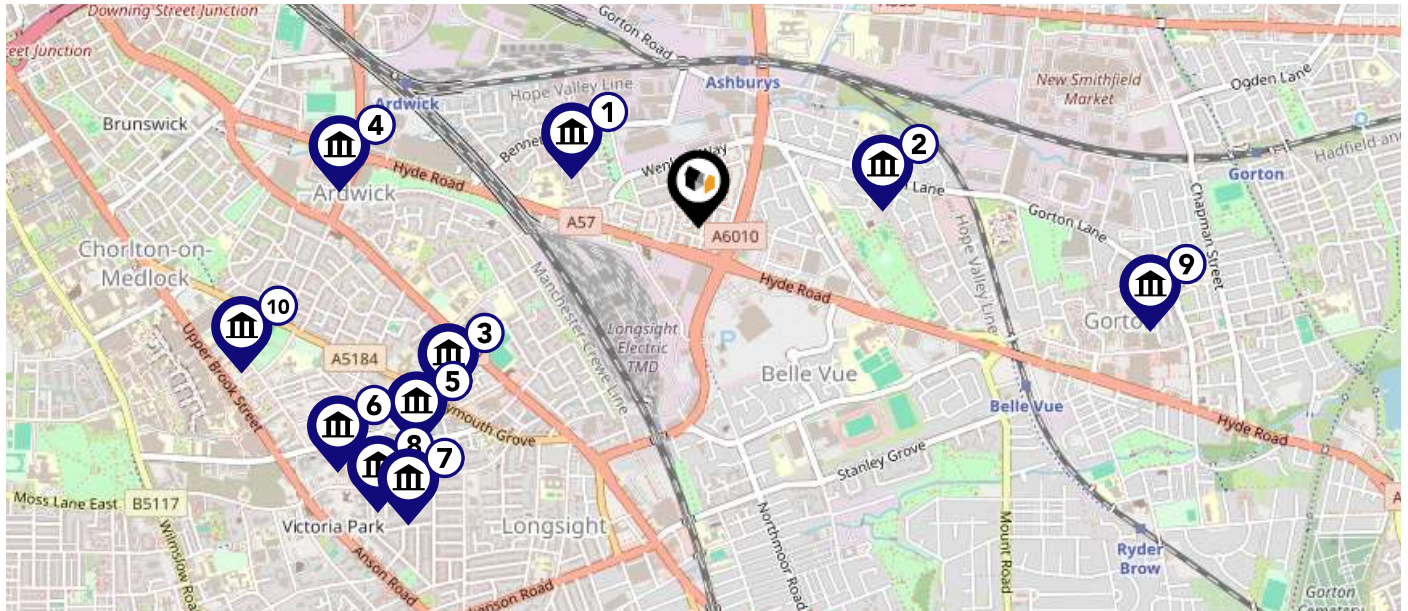
|           |   |                   |                          |
|-----------|---|-------------------|--------------------------|
| <b>1</b>  | Preston Street-Gorton, Greater Manchester   | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | Mount Road Plant Site-Annie Leigh Playing Fields, Greater Manchester                                    | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Pink Bank Lane-East Road, Longsight, Greater Manchester   | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Palmerston Street Landfill-Great Ancoats Street, River Medlock, Ardwick, Manchester, Greater Manchester | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Stockport Branch Canal-Greater Manchester   | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | Clayton Industrial Estate-Greater Manchester  | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | Matthews Lane-Longsight, Greater Manchester   | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | Bradford Road - Cambrian Street Depot-Greater Manchester  | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Crabtree Forge-Crabtree Lane, Forge Lane, Clayton, Manchester   | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | New Viaduct Street-Greater Manchester   | Historic Landfill | <input type="checkbox"/> |

# 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



1207939 - Anglican Church Of St Benedict

Grade II

0.3 miles



1282967 - Roman Catholic Church Of St Francis And Monastic Building Attached To Church

Grade II

0.4 miles



1247017 - Ukrainian Club

Grade II

0.6 miles



1291812 - Former Nicholls Hospital Including Gymnasium, Governor's House, Stone Setted And Flagged Forecourt, Boundary Walls And Gates, Stone Gate Piers On Ford Street And Devonshire Street, And Two Granite Memorials In The Forecourt

Grade II

0.8 miles



1246949 - Roman Catholic Church Of St Joseph

Grade II

0.8 miles



1200808 - Victoria Baths With Attached Forecourt Walls

Grade II

0.9 miles



1283098 - Summerville

Grade II

0.9 miles



1209522 - Newbury

Grade II

0.9 miles



1254833 - Church Of St James

Grade II

1.0 miles



1254712 - Court Nursing Home

Grade II

1.0 miles

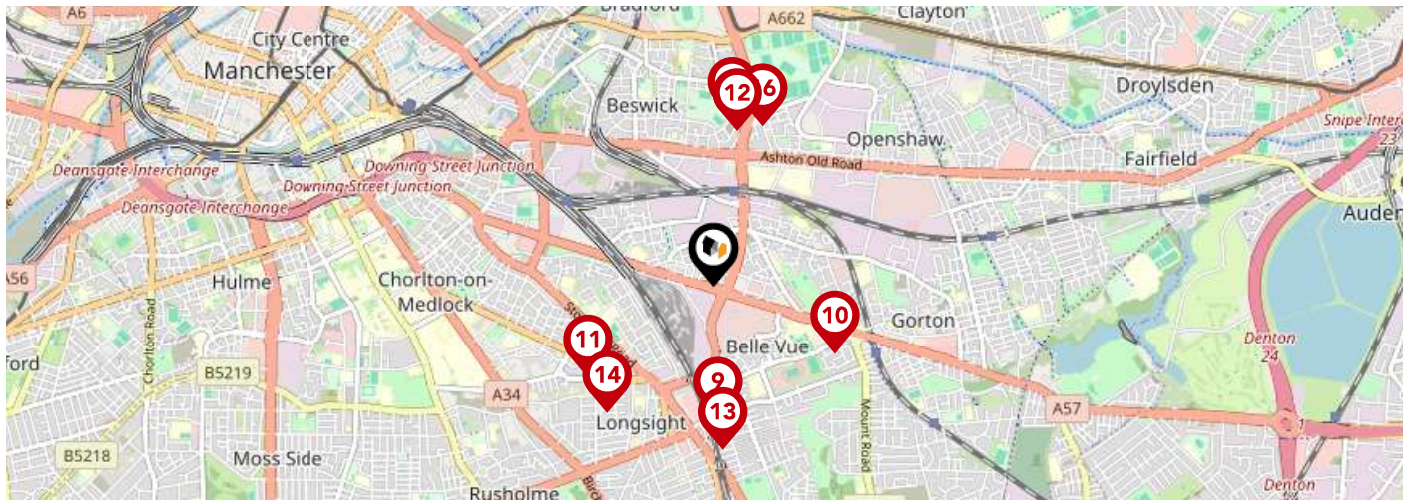
# Area Schools











|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>All Saints Primary School</b><br>Ofsted Rating: Good   Pupils: 234   Distance:0.33                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Armitage CofE Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 499   Distance:0.34                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Bridge College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.41   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Francis RC Primary School, A Voluntary Academy</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>LTE Group</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.5   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Luke's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 453   Distance:0.54                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Peter's RC High School</b><br>Ofsted Rating: Good   Pupils: 1040   Distance:0.58                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Dean Trust Ardwick</b><br>Ofsted Rating: Good   Pupils: 1315   Distance:0.59                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

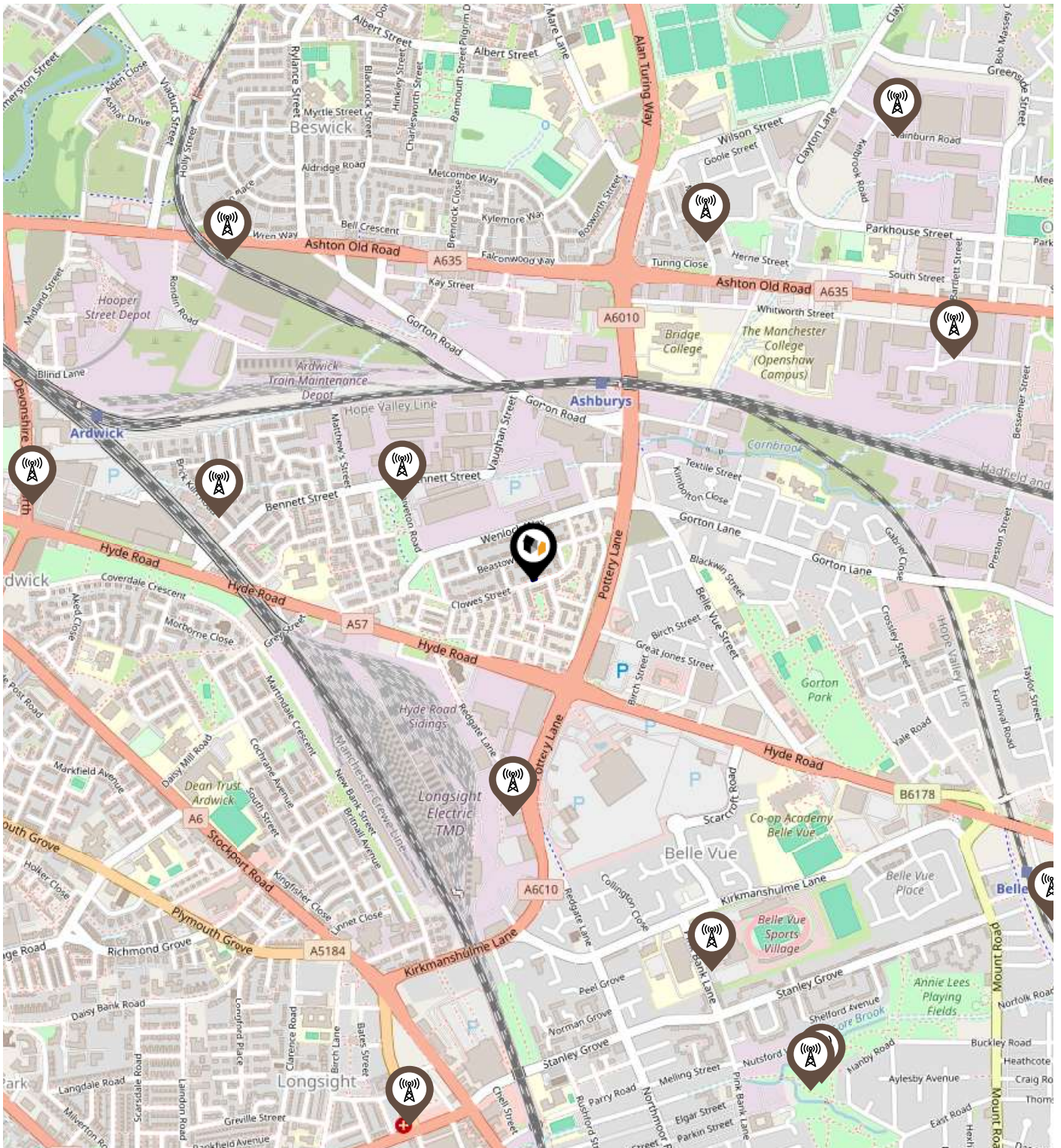
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|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Rodney House School</b><br>Ofsted Rating: Outstanding   Pupils: 73   Distance:0.59                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Progress Schools - Gorton</b><br>Ofsted Rating: Requires improvement   Pupils: 1   Distance:0.61     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Plymouth Grove Primary School</b><br>Ofsted Rating: Good   Pupils: 397   Distance:0.68               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The East Manchester Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 999   Distance:0.69 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Stanley Grove Primary Academy</b><br>Ofsted Rating: Good   Pupils: 684   Distance:0.73               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Joseph's RC Primary School Manchester</b><br>Ofsted Rating: Good   Pupils: 239   Distance:0.73    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Brigid's RC Primary School</b><br>Ofsted Rating: Good   Pupils: 231   Distance:0.74               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Co-op Academy Belle Vue</b><br>Ofsted Rating: Outstanding   Pupils: 473   Distance:0.74              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons

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## Key:

-  Power Pylons
-  Communication Masts

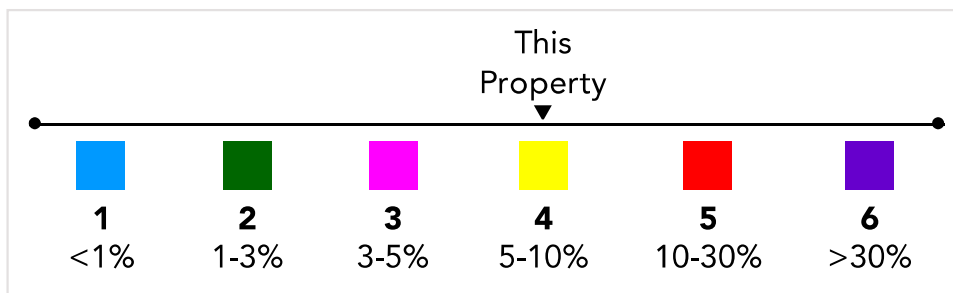
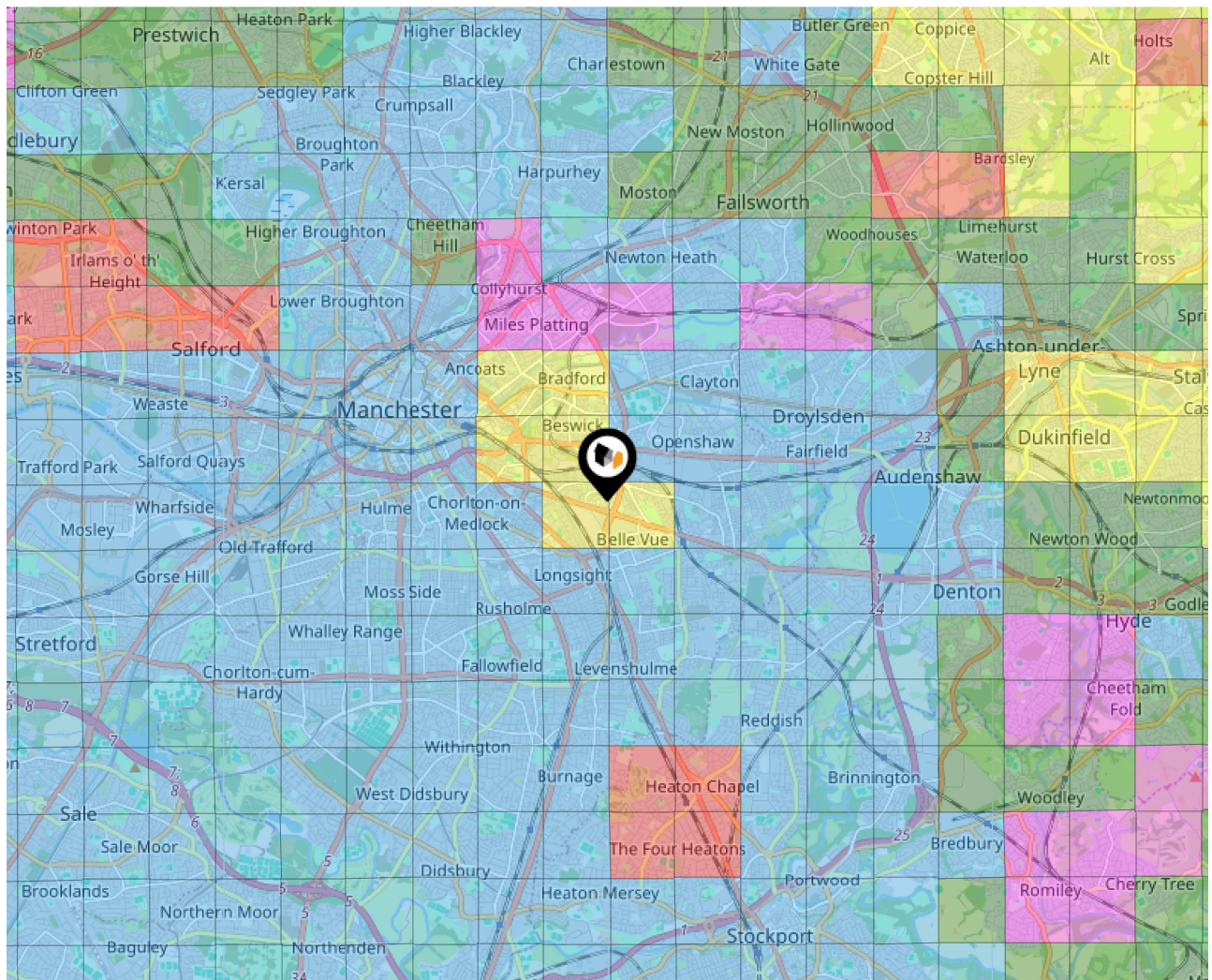
# Environment

## Radon Gas



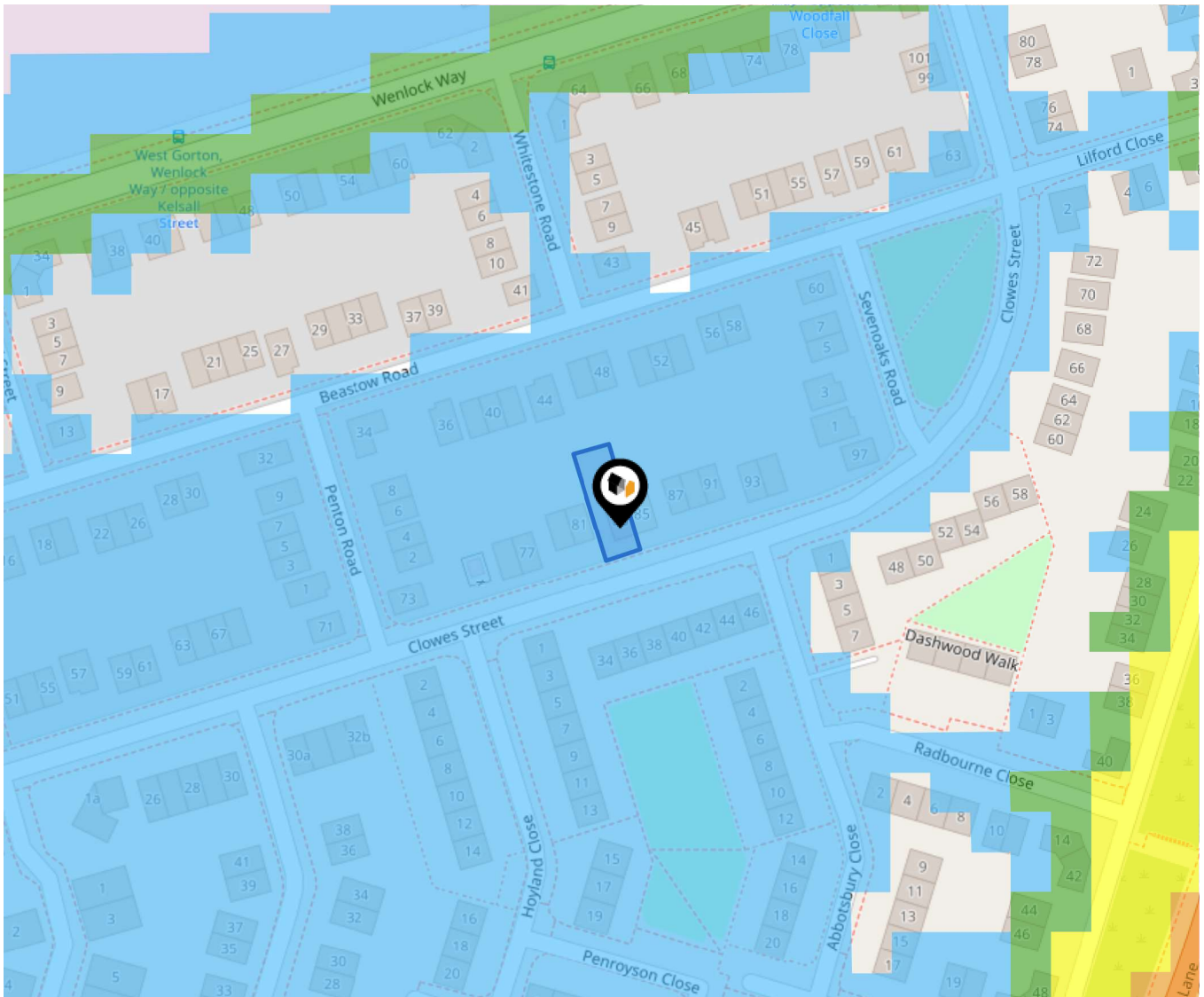
### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

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GROUP

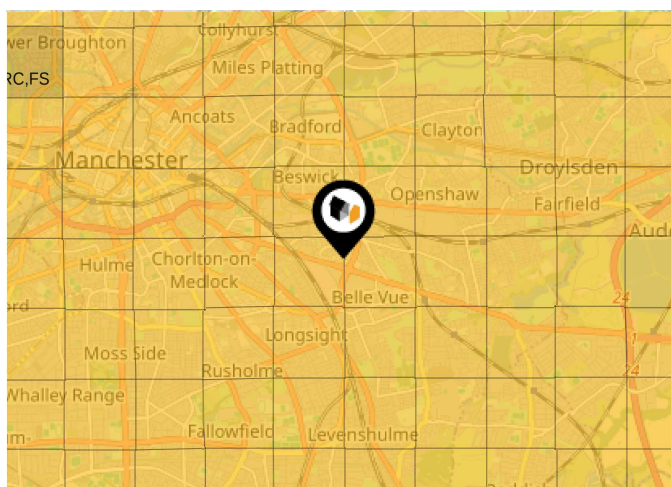


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

|                               |                                    |                      |                     |
|-------------------------------|------------------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)                      | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-<br>RUDACEOUS)     | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                     |



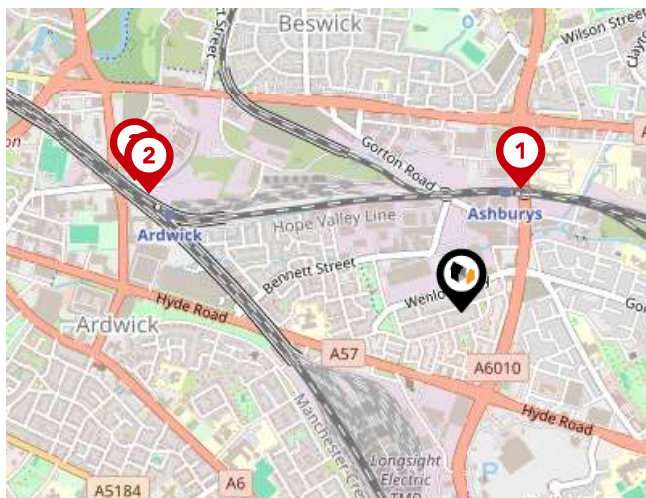
### Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area

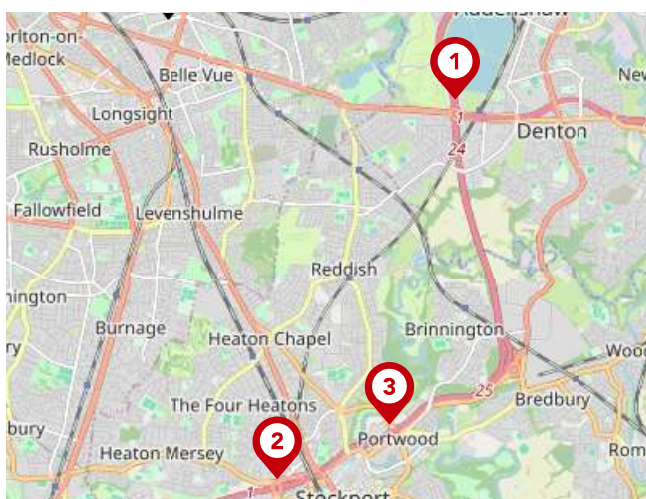
## Transport (National)

LANDWOOD GROUP



### National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Ashburys Rail Station | 0.3 miles  |
| 2   | Ardwick Rail Station  | 0.74 miles |
| 3   | Ardwick Rail Station  | 0.78 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M60 J24 | 2.62 miles |
| 2   | M60 J1  | 4.17 miles |
| 3   | M60 J27 | 4.07 miles |
| 4   | M60 J22 | 4.24 miles |
| 5   | M60 J23 | 3.13 miles |



### Airports/HELIPADS

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Manchester Airport     | 7.7 miles   |
| 2   | Speke                  | 28.57 miles |
| 3   | Leeds Bradford Airport | 35.42 miles |
| 4   | Highfield              | 40.74 miles |

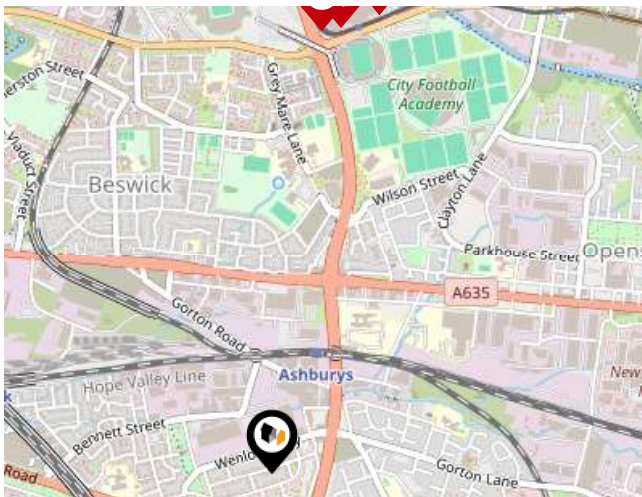
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Woodfall Close | 0.08 miles |
| 2   | Clowes Street  | 0.12 miles |
| 3   | Kelsall Street | 0.1 miles  |
| 4   | Pottery Lane   | 0.16 miles |
| 5   | Kelsall Street | 0.14 miles |



### Local Connections

| Pin | Name                            | Distance   |
|-----|---------------------------------|------------|
| 1   | Velopark (Manchester Metrolink) | 0.98 miles |
| 2   | Velopark (Manchester Metrolink) | 1 miles    |
| 3   | Velopark (Manchester Metrolink) | 1.04 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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