



# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Wednesday 27th May 2026**



**121, CORNWALL DRIVE, BURY, BL9 9EX**

## Landwood Group

77 Deansgate Manchester M3 2BW

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<https://landwoodgroup.com/>








## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	07/05/2021
<b>Bedrooms:</b>	5	<b>Last Sold Price:</b>	£200,000
<b>Floor Area:</b>	538 ft <sup>2</sup> / 50 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£371
<b>Plot Area:</b>	0.08 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,987		
<b>Title Number:</b>	LA316512		
<b>UPRN:</b>	100010955347		
<b>Restrictive Covenants:</b>	No		

## Local Area

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

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

<b>13</b> mb/s	<b>193</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

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Planning records for: *121, Cornwall Drive, Bury, BL9 9EX*

### Reference - 62735

**Decision:** Decided

**Date:** 25th April 2018

**Description:**

Single storey extension at side/rear and loft conversion with dormers at front and rear

### Reference - 63304

**Decision:** Decided

**Date:** 21st September 2018

**Description:**

Single storey extension at side/rear and loft conversion with dormers at front and rear

### Reference - 64291

**Decision:** Decided

**Date:** 07th June 2019

**Description:**

Porch at front (revised scheme)

# Property EPC - Certificate

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121, Cornwall Drive, BL9 9EX

Energy rating

C

Valid until 16.10.2026

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

# Property

## EPC - Additional Data

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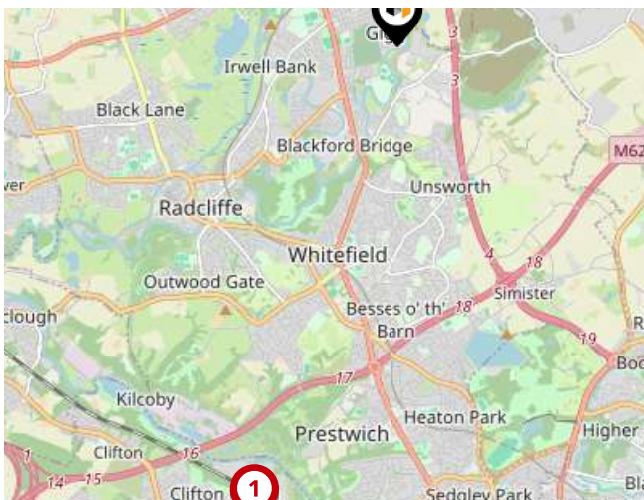
### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	To unheated space, no insulation (assumed)
<b>Total Floor Area:</b>	50 m <sup>2</sup>

# Area

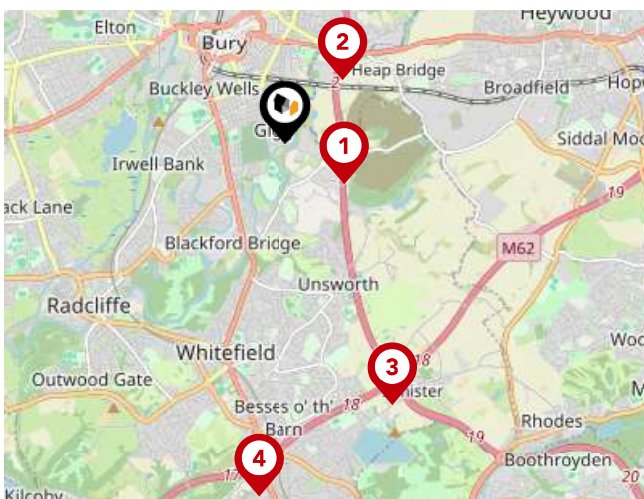
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Clifton (Manchester) Rail Station	4.42 miles
2	Swinton (Manchester) Rail Station	5.24 miles
3	Kearsley Rail Station	4.64 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M66 J3	0.63 miles
2	M66 J2	0.76 miles
3	M60 J18	2.48 miles
4	M60 J17	3.11 miles
5	M66 J1	3.32 miles

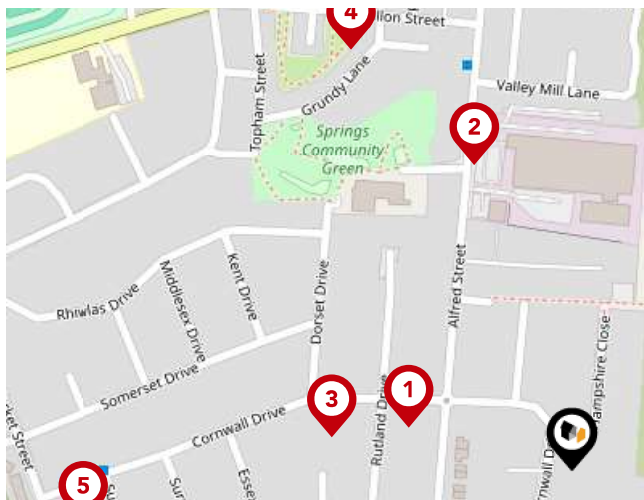


### Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	14.94 miles
2	Speke	29.03 miles
3	Leeds Bradford Airport	32.26 miles
4	Highfield	33.82 miles

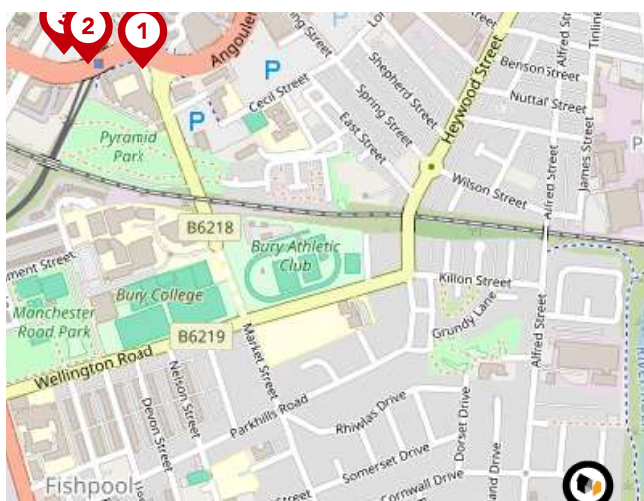
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Rutland Drive	0.09 miles
2	Killon Street	0.18 miles
3	Rutland Drive	0.13 miles
4	Prestbury Close	0.26 miles
5	Sussex Drive	0.27 miles



### Local Connections

Pin	Name	Distance
1	Bury Interchange (Manchester Metrolink)	0.7 miles
2	Bury Interchange (Manchester Metrolink)	0.75 miles
3	Bury Interchange (Manchester Metrolink)	0.77 miles

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## 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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