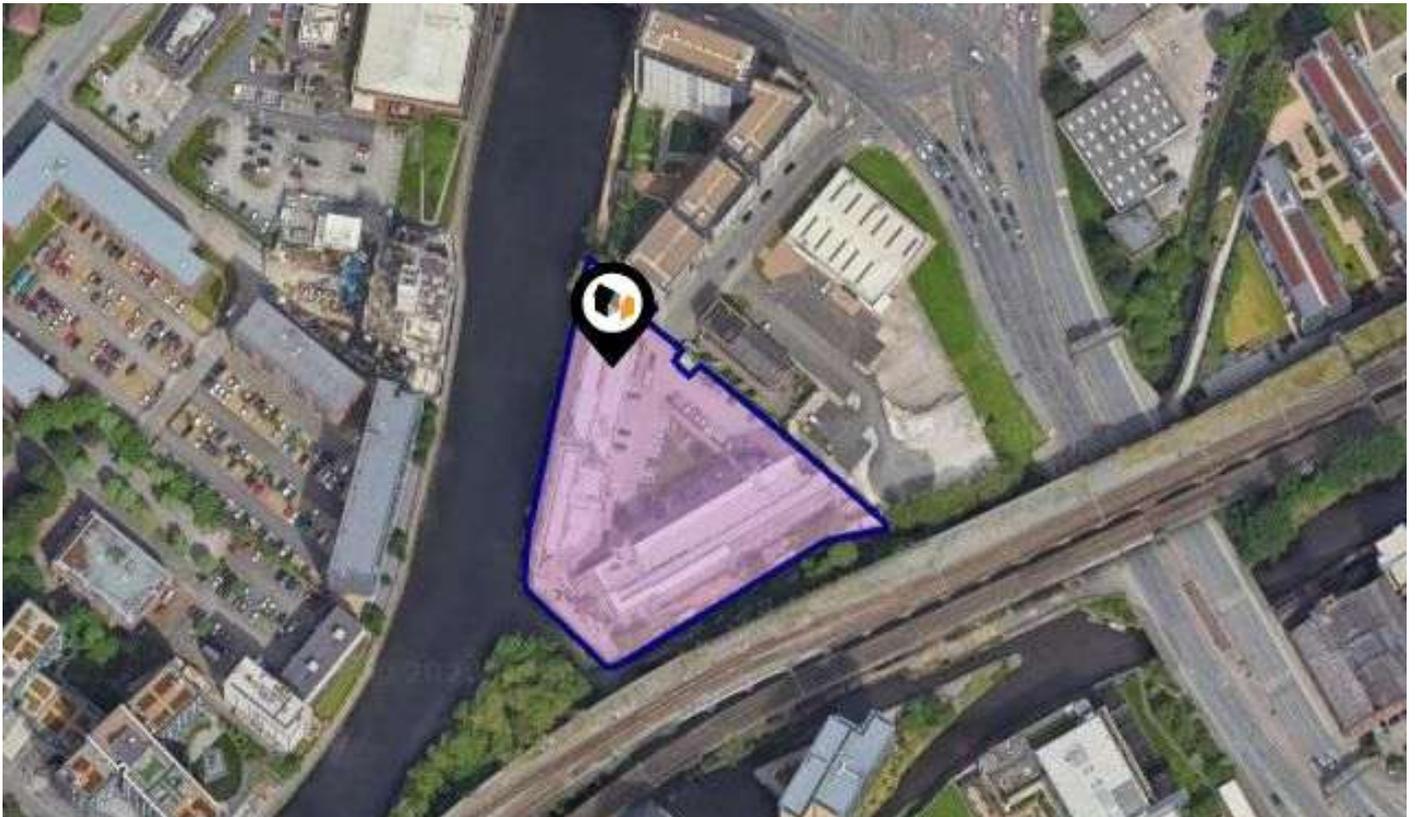




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 09th March 2026



**APARTMENT 5, 191, WATER STREET, MANCHESTER, M3
4JA**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	09/10/2006
Bedrooms:	1	Last Sold Price:	£149,000
Floor Area:	527 ft ² / 49 m ²	Last Sold £/ft²:	£271
Plot Area:	3.82 acres	Tenure:	Leasehold
Year Built :	2006		
Council Tax :	Band C		
Annual Estimate:	£1,940		
Title Number:	MAN108187		
UPRN:	10012201198		

Local Area

Local Authority:	Manchester	Estimated Broadband Speeds	
Conservation Area:	Castlefield	(Standard - Superfast - Ultrafast)	
Flood Risk:		7	1000
● Rivers & Seas	Low	mb/s	mb/s
● Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

LANDWOOD
GROUP

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



LA383594

Leasehold Title Plans



MAN108187

Start Date: 19/12/2007
End Date: 01/01/3005
Lease Term: 999 years from 1
January 2006
Term Remaining: 979 years



MAN72586

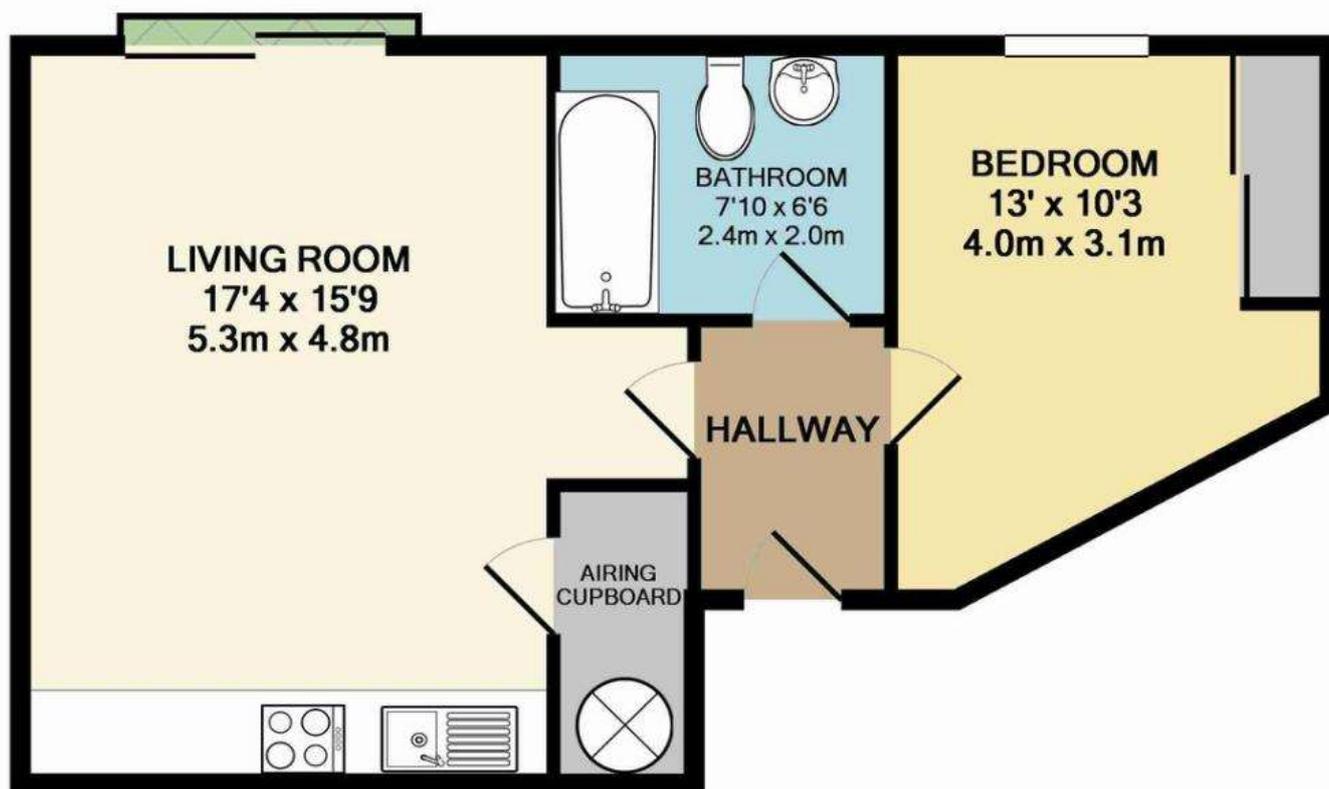
Start Date: 08/10/2006
End Date: 01/01/2131
Lease Term: 125 years from 1
January 2006
Term Remaining: 104 years

Gallery Photos

LANDWOOD
GROUP



APARTMENT 5, 191, WATER STREET, MANCHESTER, M3 4JA



TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015

Property EPC - Certificate

LANDWOOD
GROUP

Apartment 5, 191 Water Street, M3 4JA

Energy rating

C

Valid until 10.12.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	System built, with external insulation
Walls Energy:	Very 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:	Average
Lighting:	Good lighting efficiency
Floors:	Solid, insulated (assumed)
Total Floor Area:	49 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.



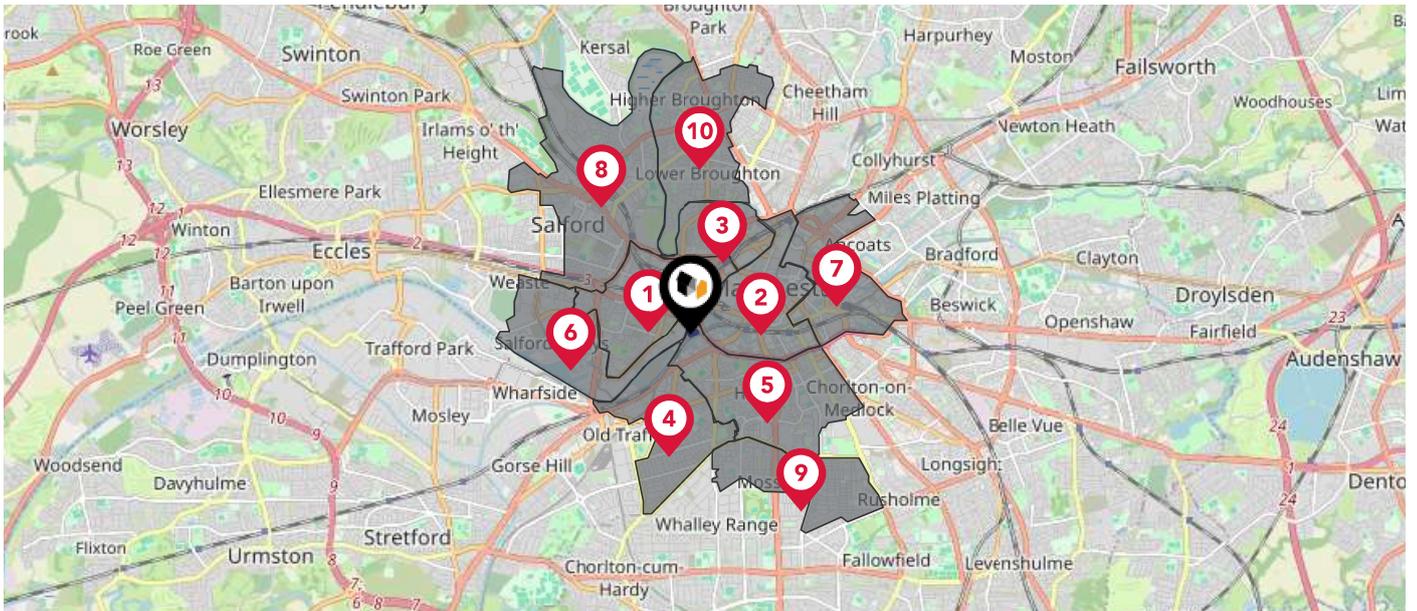
Nearby Conservation Areas

- 1 Castlefield
- 2 St John Street
- 3 Empress
- 4 Adelphi and Bexley Square
- 5 Deansgate and Peter Street
- 6 St Peter's Square
- 7 Albert Square
- 8 Parsonage Gardens
- 9 St Ann's Square
- 10 Flat Iron

Maps

Council Wards

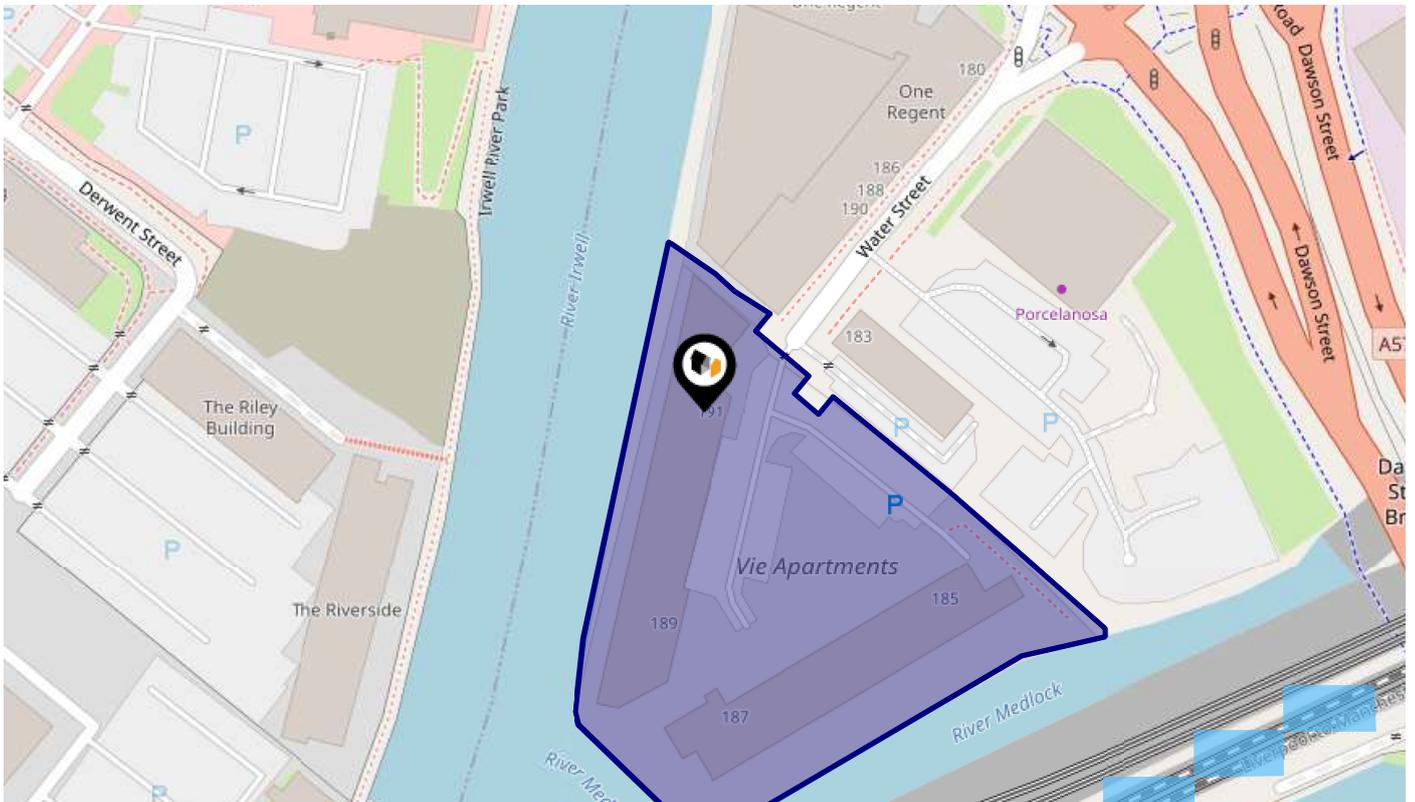
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Ordsall Ward
- 2 Deansgate Ward
- 3 Blackfriars & Trinity Ward
- 4 Clifford Ward
- 5 Hulme Ward
- 6 Quays Ward
- 7 Piccadilly Ward
- 8 Pendleton & Charlestown Ward
- 9 Moss Side Ward
- 10 Broughton 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.

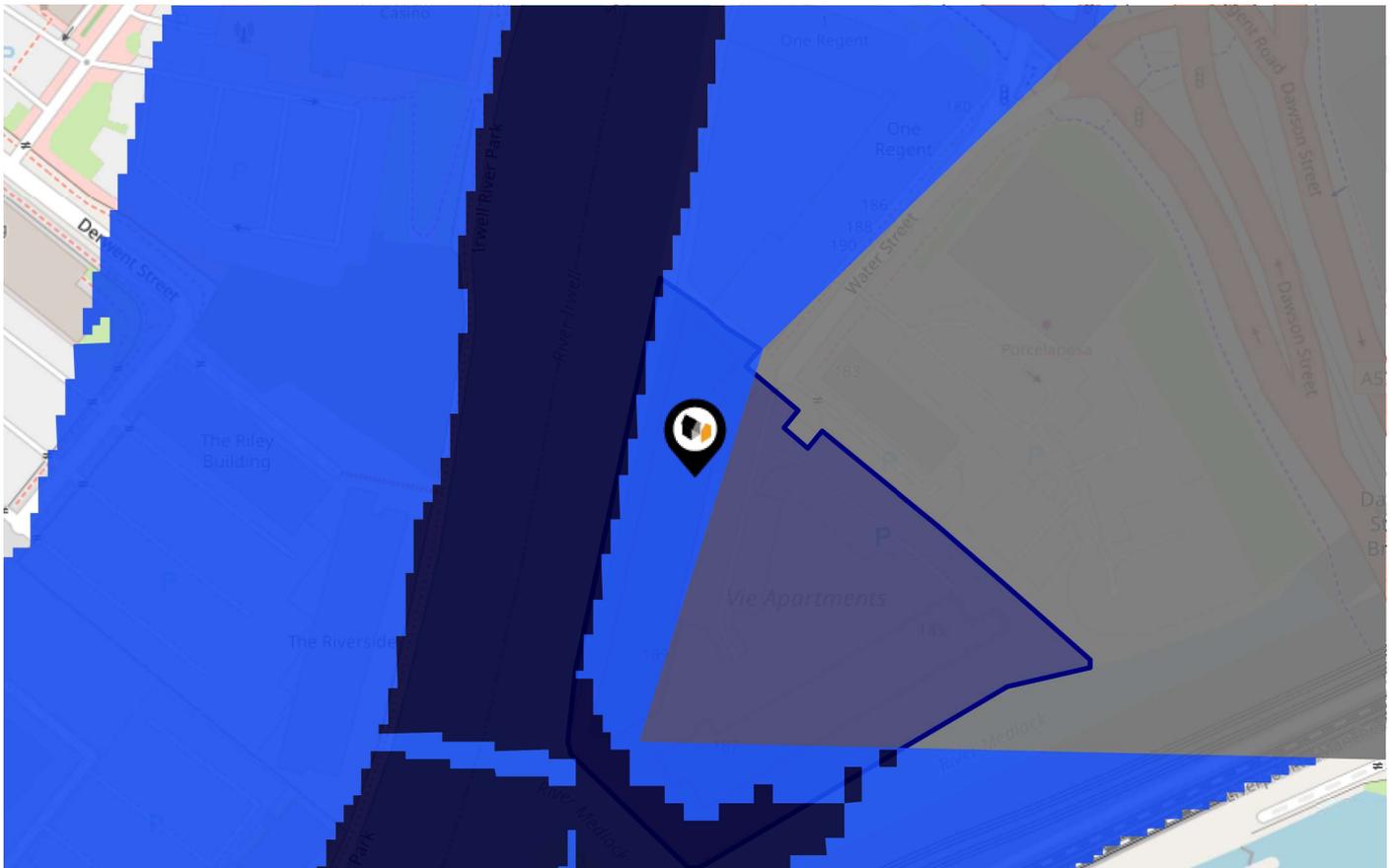
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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 - 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.

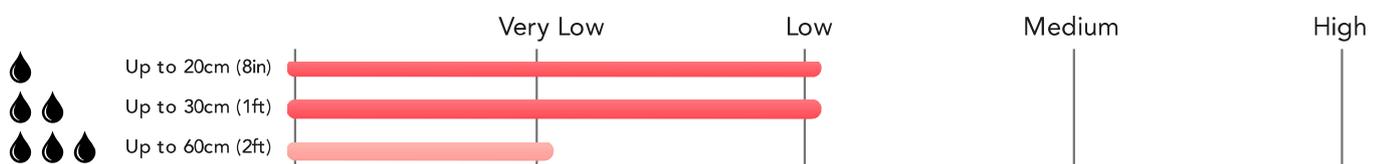


Risk Rating: Low

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.

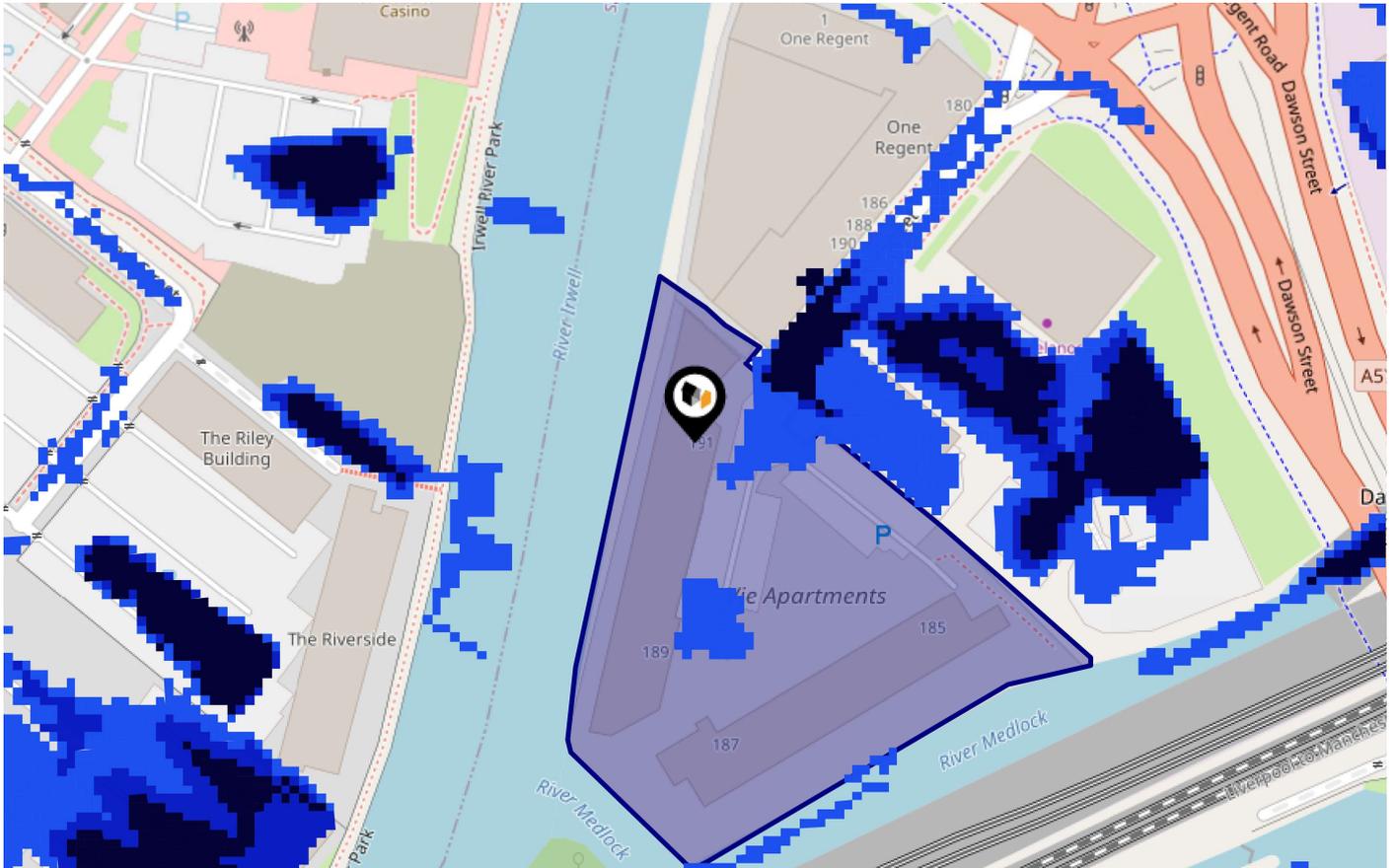
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

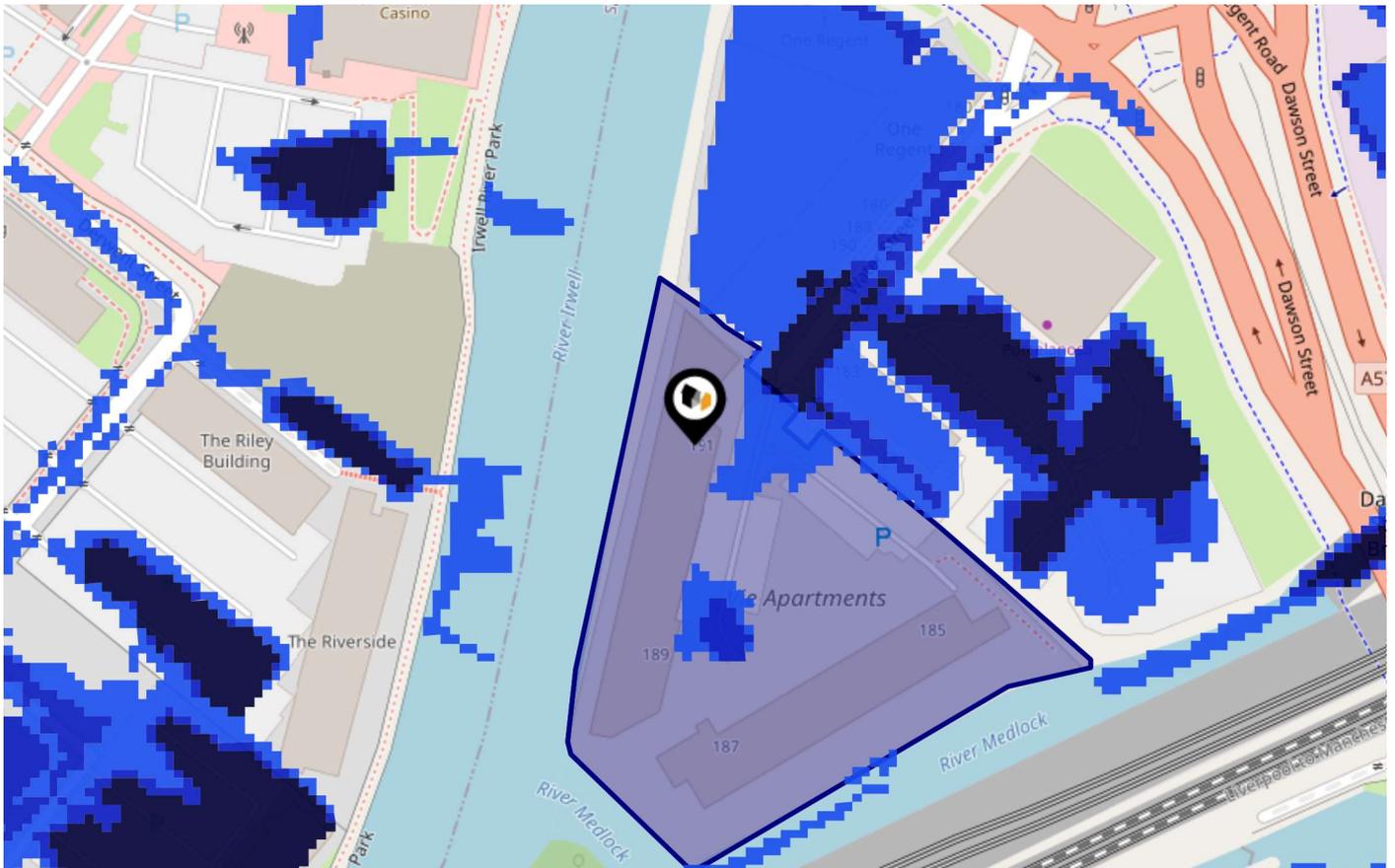
Chance of flooding to the following depths at this property:



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

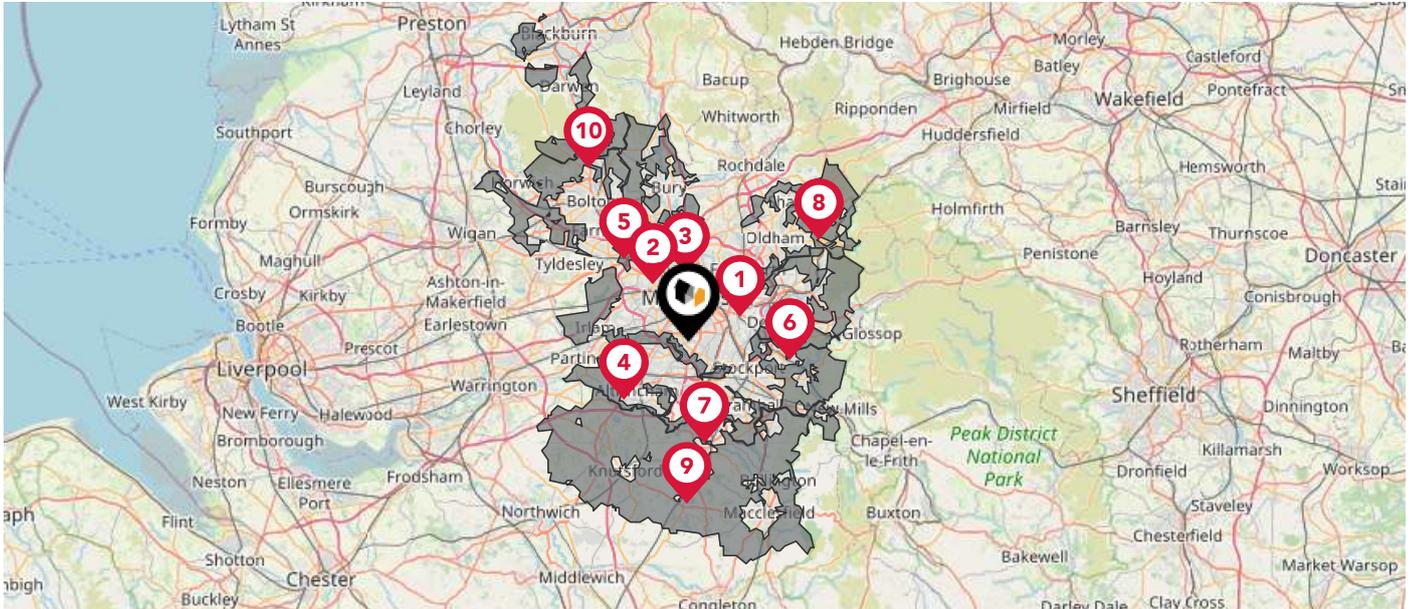
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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 - Salford
- 3 Merseyside and Greater Manchester Green Belt - Bury
- 4 Merseyside and Greater Manchester Green Belt - Trafford
- 5 Merseyside and Greater Manchester Green Belt - Bolton
- 6 Merseyside and Greater Manchester Green Belt - Tameside
- 7 Merseyside and Greater Manchester Green Belt - Stockport
- 8 Merseyside and Greater Manchester Green Belt - Oldham
- 9 Merseyside and Greater Manchester Green Belt - Cheshire East
- 10 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

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.



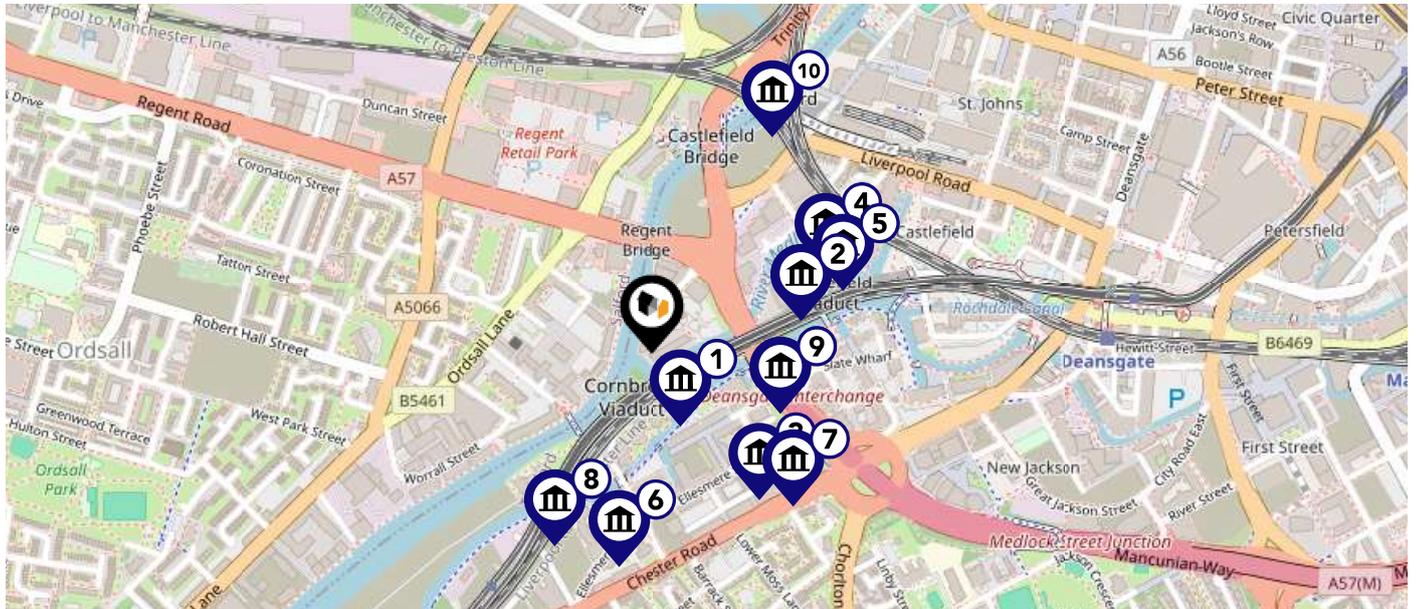
Nearby Landfill Sites

1	Wilburn Street-Salford, Greater Manchester	Historic Landfill
2	Pomona Dock No 1-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
3	Former Ordsall Lane Sidings-Oldfield Road, Salford, Greater Manchester	Historic Landfill
4	Pomona Dock No 2-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
5	Ordsall Lane-Ordsall, Salford	Historic Landfill
6	Liverpool Street - West Egerton Street-Salford, Greater Manchester	Historic Landfill
7	Pomona Dock No 4-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
8	Land to the West of Windsor Street-Salford, Greater Manchester	Historic Landfill
9	Humphrey Road-Old Trafford, Greater Manchester	Historic Landfill
10	Moss Side Shopping Centre-Hulme, Manchester	Historic Landfill

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

	1208196 - Hulme Lock Branch Canal	Grade II	0.1 miles
	1246959 - Bridgewater Canal Basin At Potato Wharf	Grade II	0.2 miles
	1197789 - Churchyard Walls, Gate Piers And Gates At Church Of St George	Grade II	0.2 miles
	1283003 - Pair Of Culvert Arches Over River Medlock And Associated Overflow Channel	Grade II	0.2 miles
	1247068 - The Giants Basin	Grade II	0.2 miles
	1200817 - Former Albert Mill On West Corner Of Junction With Ellesmere Street	Grade II	0.2 miles
	1208640 - Church Of St George	Grade II	0.2 miles
	1283078 - Railway Bridge Over Canal, The East Of Two At Sj 824 972	Grade II	0.2 miles
	1200858 - Former Canal Flour Mills	Grade II	0.2 miles
	1254829 - Railway Viaduct Over River Irwell Leading To Lower Byrom Street Warehouse	Grade II	0.3 miles

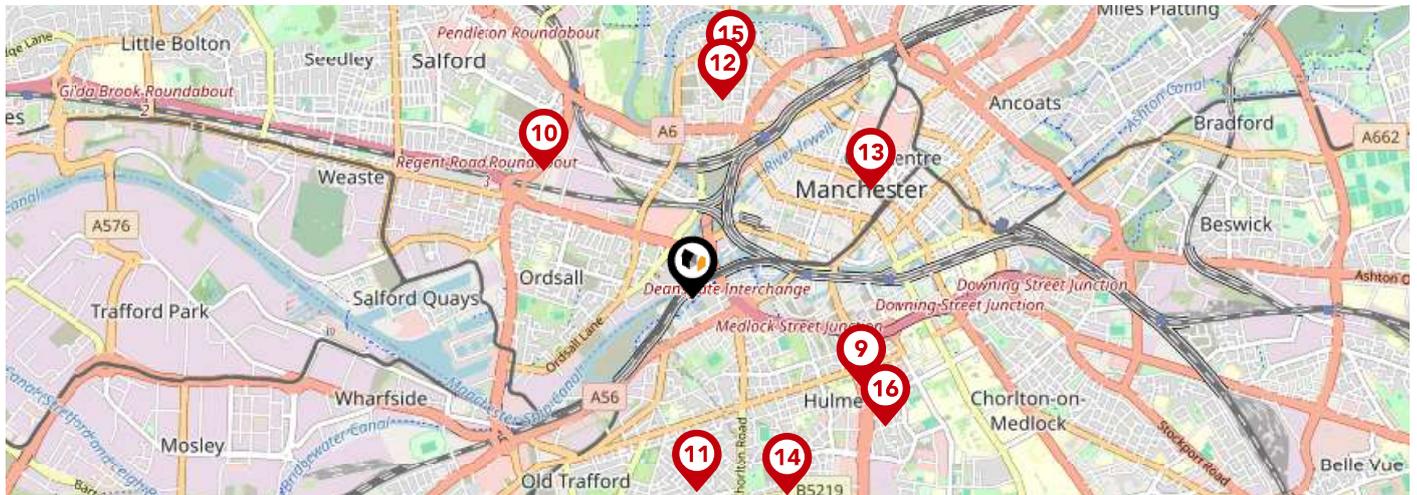
Area Schools

LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
1	St Wilfrid's RC Primary School Ofsted Rating: Good Pupils: 224 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Philip's CofE Primary School Ofsted Rating: Good Pupils: 235 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Primrose Hill Primary School and Children's Centre Ofsted Rating: Good Pupils: 477 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Old Trafford Community Academy Ofsted Rating: Requires improvement Pupils: 393 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Joseph's RC Primary School Ofsted Rating: Good Pupils: 220 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Alphonsus RC Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rolls Crescent Primary School Ofsted Rating: Good Pupils: 413 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oasis Academy MediaCityUK Ofsted Rating: Good Pupils: 1020 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

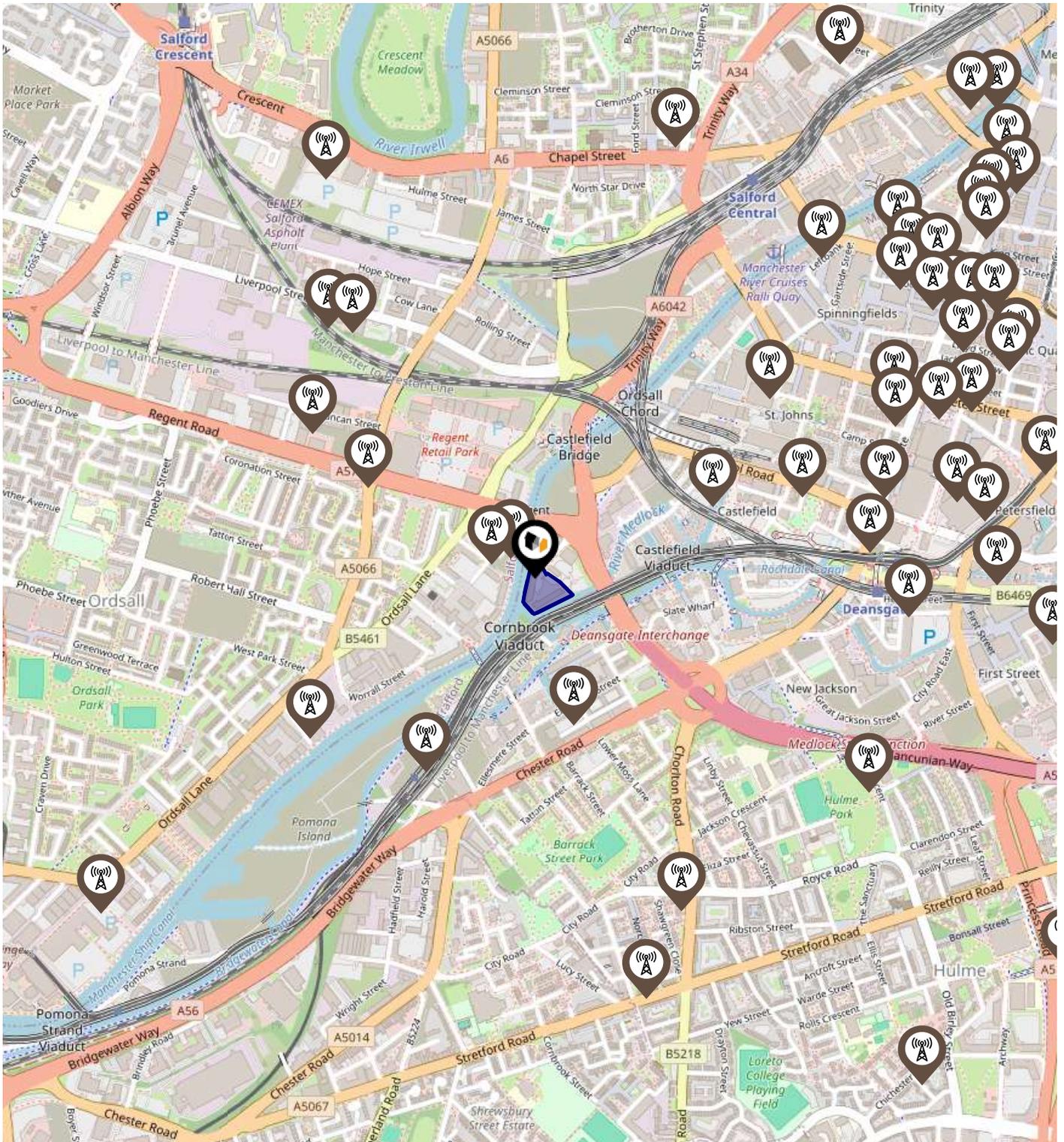
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Paul's CofE Primary School Ofsted Rating: Good Pupils: 235 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Afifah School Ofsted Rating: Good Pupils: 295 Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Cathedral School of St Peter and St John RC Primary Ofsted Rating: Good Pupils: 218 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Abbey College Manchester Ofsted Rating: Not Rated Pupils: 201 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Loreto College Ofsted Rating: Outstanding Pupils:0 Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Friars Primary School Ofsted Rating: Good Pupils: 420 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Martenscroft Nursery School & Children's Centre Ofsted Rating: Outstanding Pupils: 65 Distance:1.02</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

LANDWOOD
GROUP



Key:

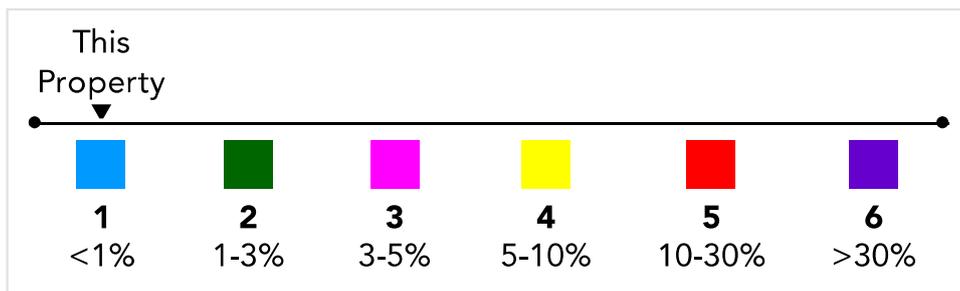
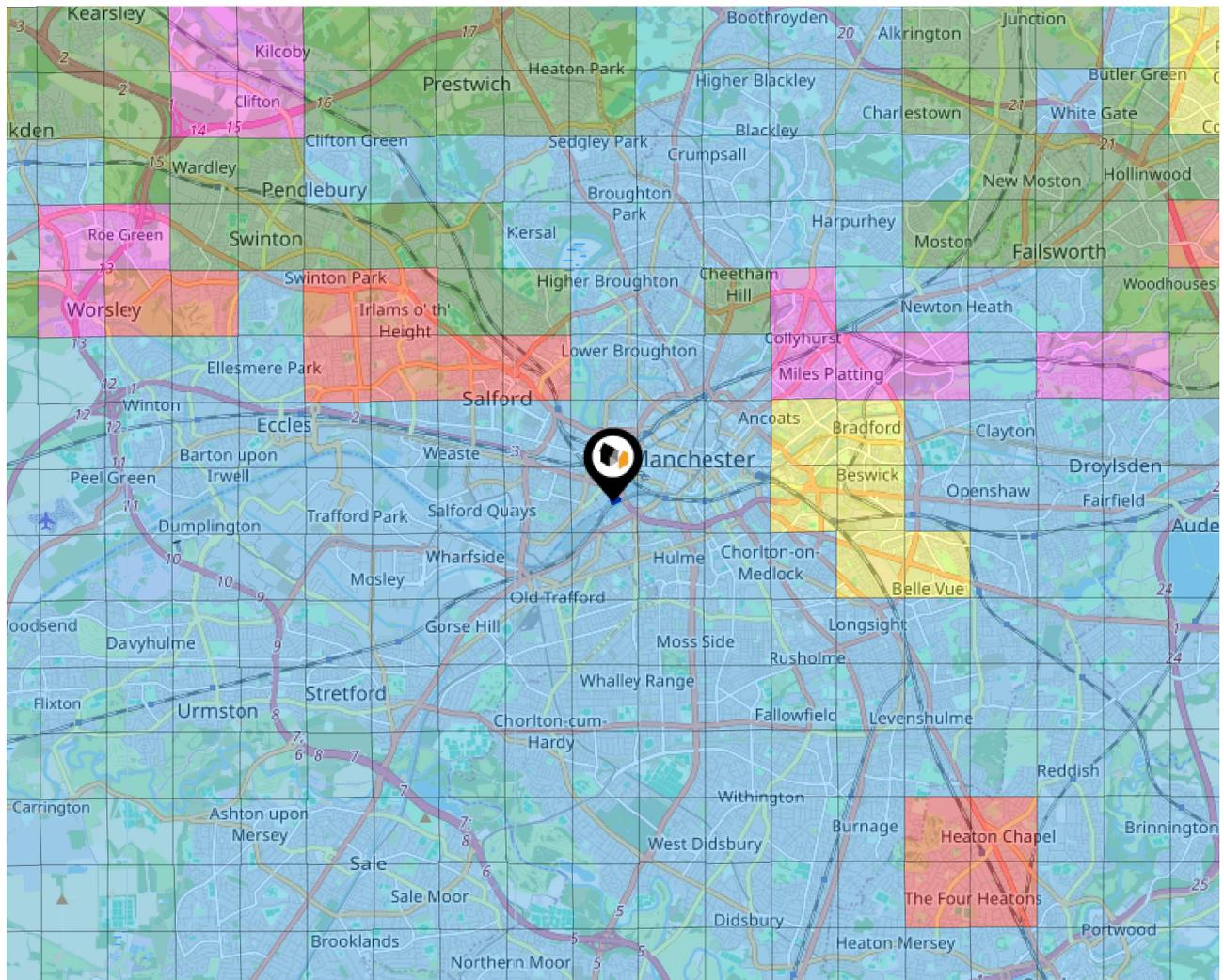
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

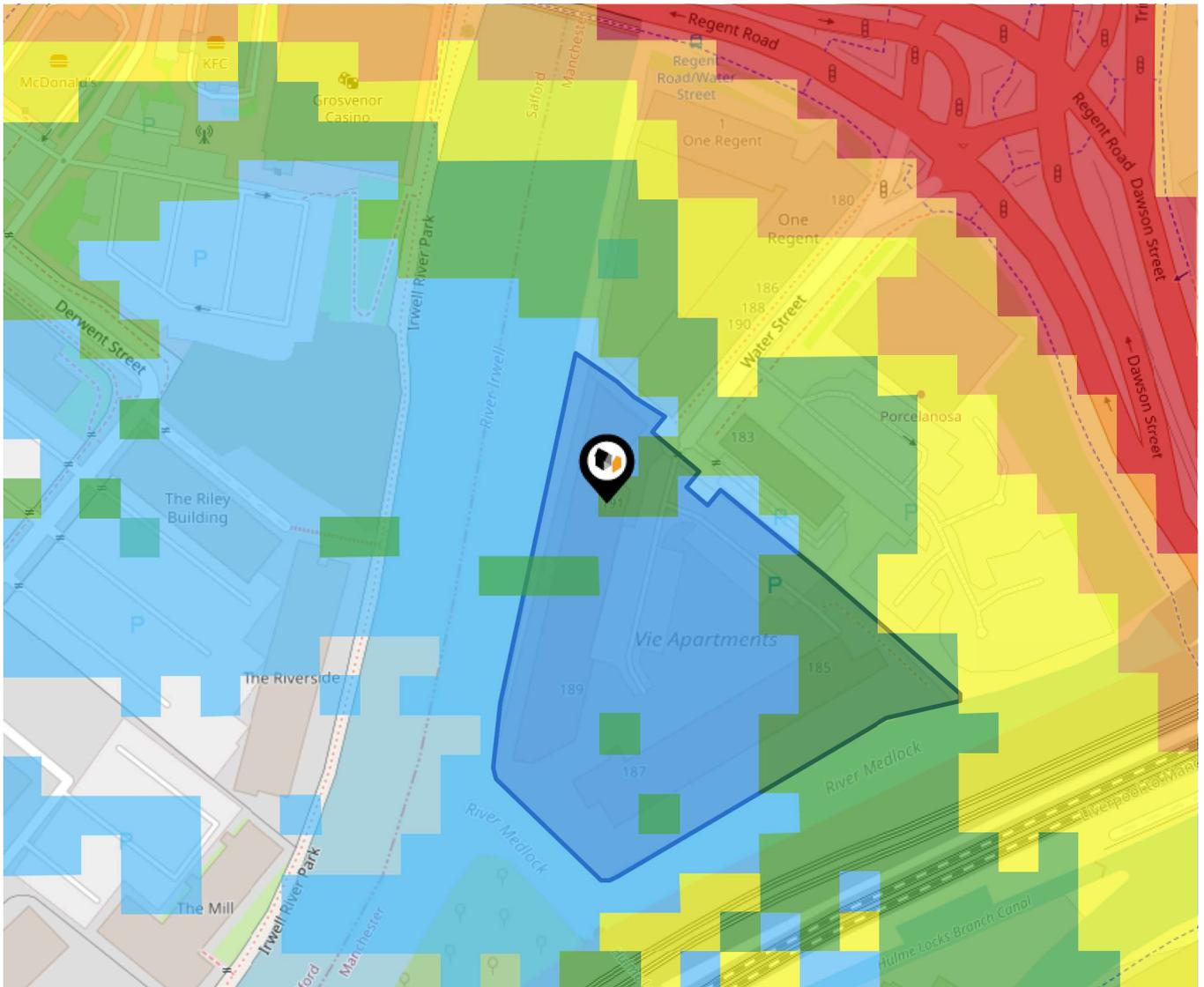
What is Radon?

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

LANDWOOD
GROUP

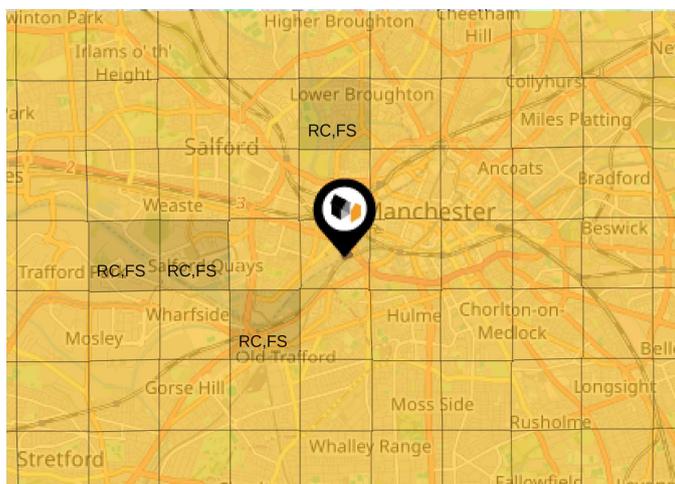


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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	Deansgate Rail Station	0.48 miles
2	Salford Central Rail Station	0.68 miles
3	Salford Central Rail Station	0.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M602 J3	0.92 miles
2	M60 J6	3.51 miles
3	M60 J5	4.19 miles
4	M60 J7	3.37 miles
5	M602 J2	2.87 miles

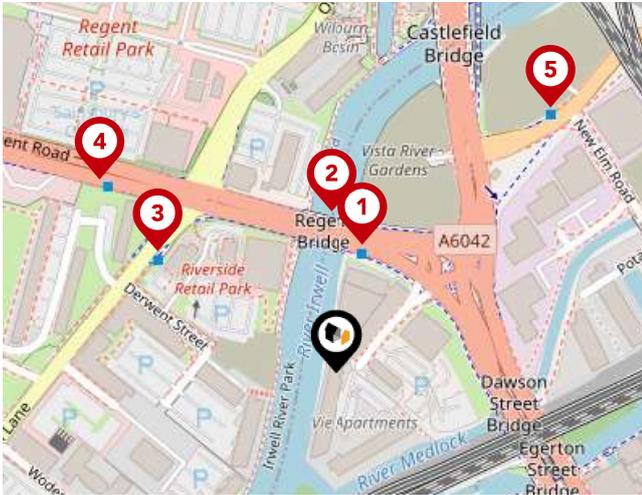


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	7.42 miles
2	Speke	26.18 miles
3	Leeds Bradford Airport	36.81 miles
4	Highfield	38.22 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Water Street	0.07 miles
2	Water Street	0.09 miles
3	Regent Road	0.12 miles
4	Ordsall Lane	0.17 miles
5	New Elm Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Cornbrook (Manchester Metrolink)	0.36 miles
2	Deansgate-Castlefield (Manchester Metrolink)	0.49 miles
3	Deansgate-Castlefield (Manchester Metrolink)	0.53 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

