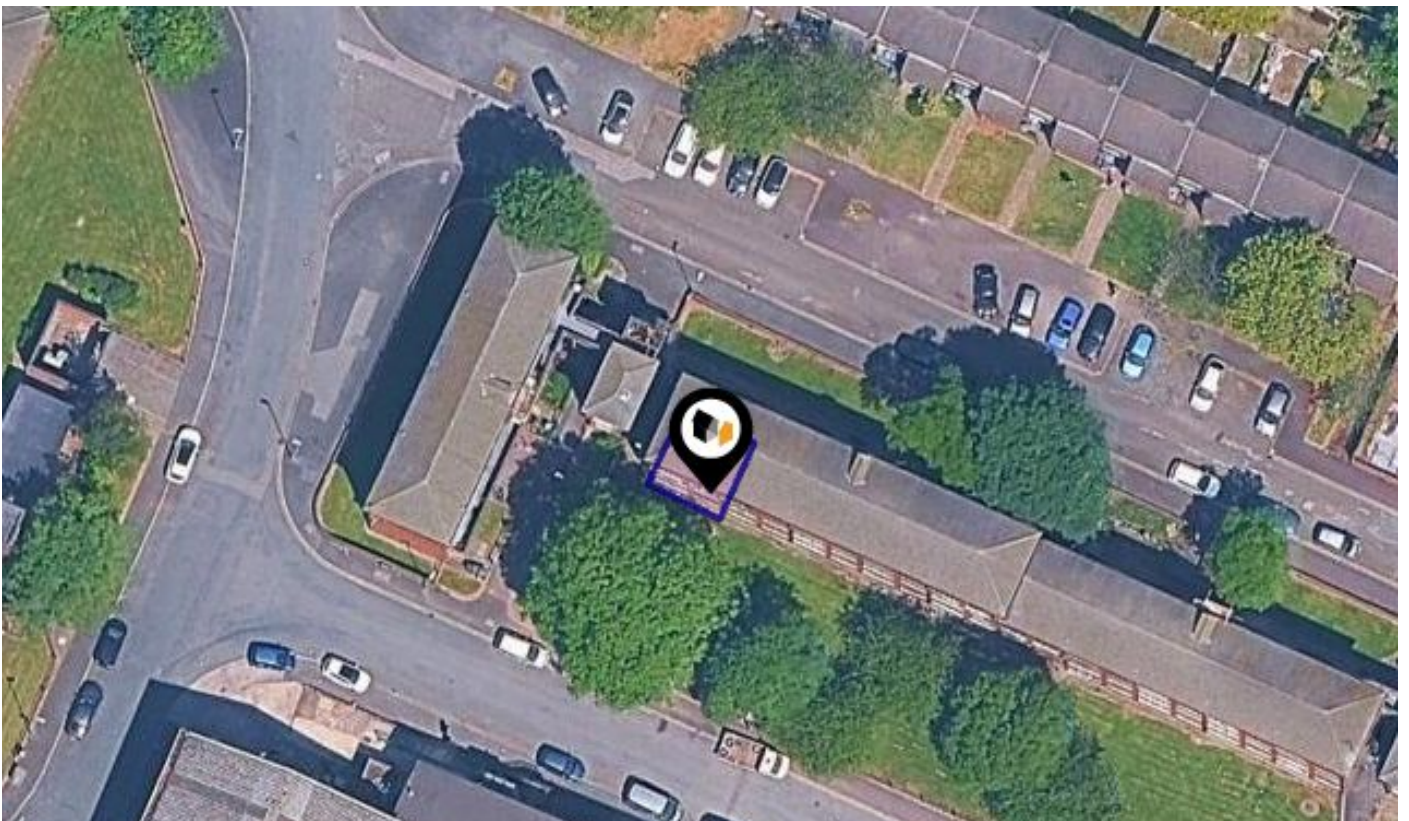




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 18th June 2026



**FLAT 225, BRADLEY HOUSE, ELDON STREET ESTATE,
OLDHAM, OL8 1UP**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

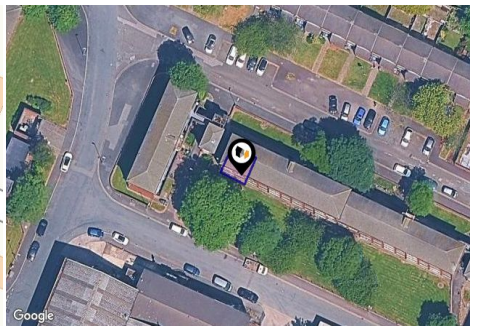
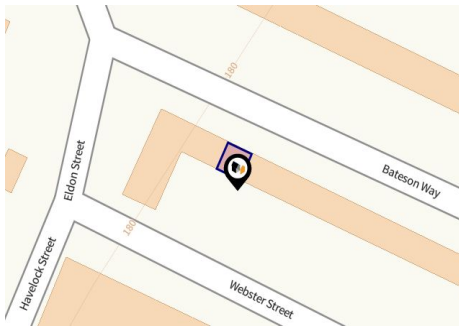
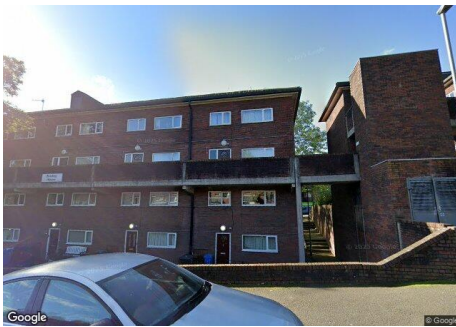
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Plot Area:	0.01 acres		
Council Tax :	Band A		
Annual Estimate:	£1,735		
Title Number:	MAN134500		
UPRN:	422000081906		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



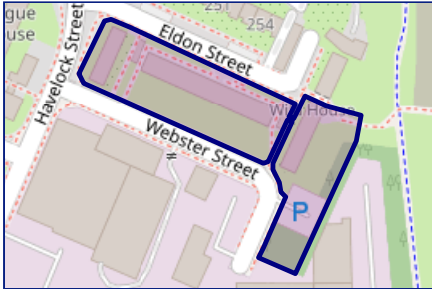
Satellite/Fibre TV Availability:



Property Multiple Title Plans

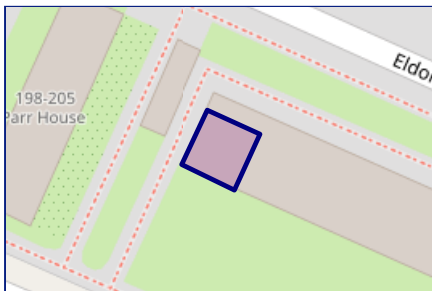
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Freehold Title Plan



MAN177279

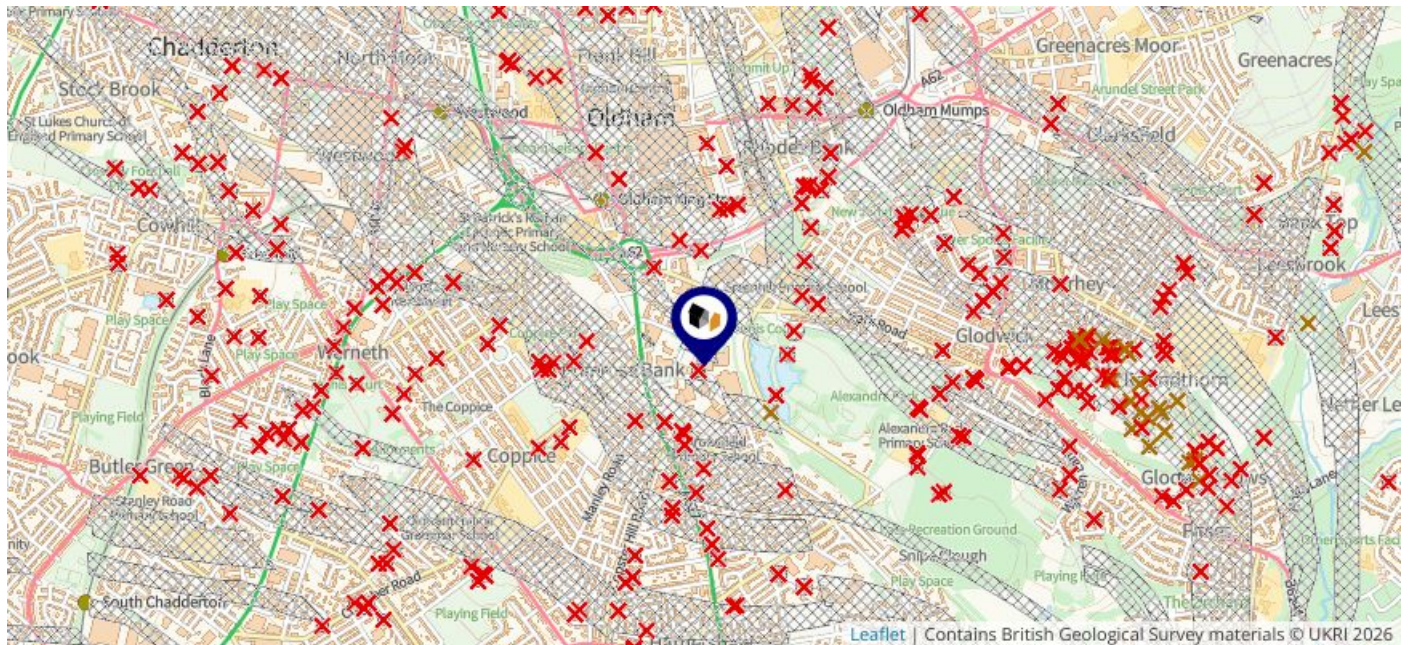
Leasehold Title Plan



MAN134500

Start Date: 07/12/2008
End Date: 08/12/2133
Lease Term: 125 years from 8 December 2008
Term Remaining: 107 years

This map displays nearby coal mine entrances and their classifications.



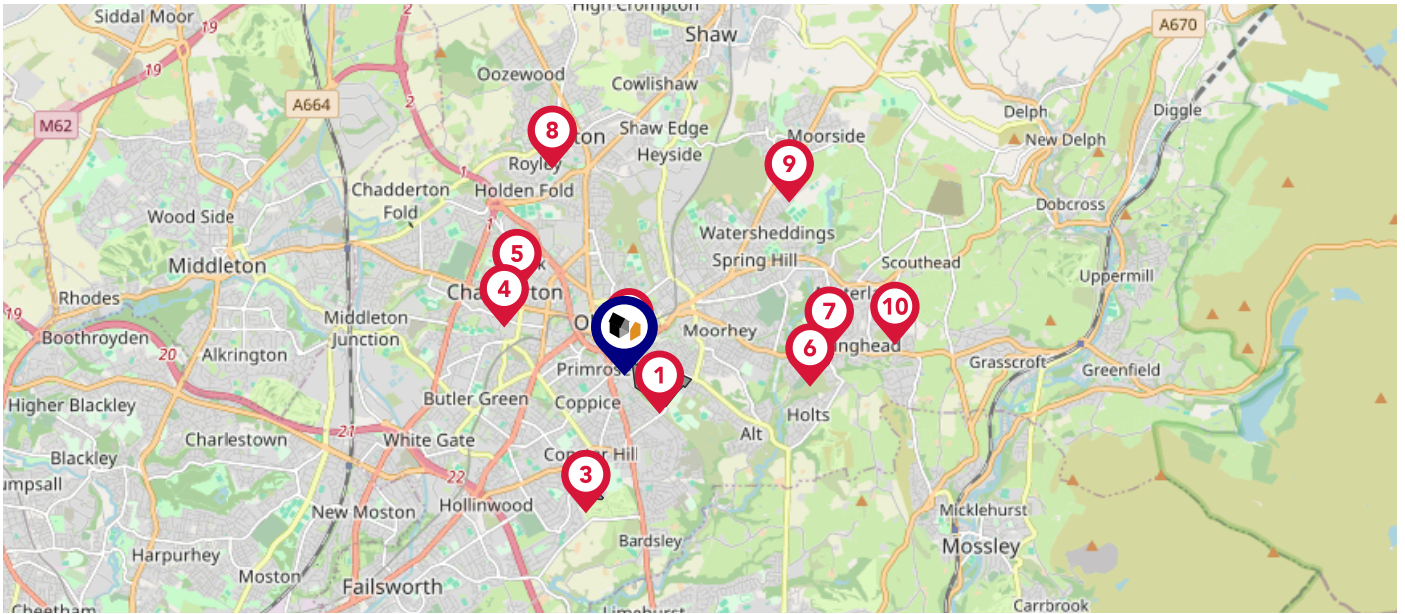
Mine Entry

- ✕ 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.



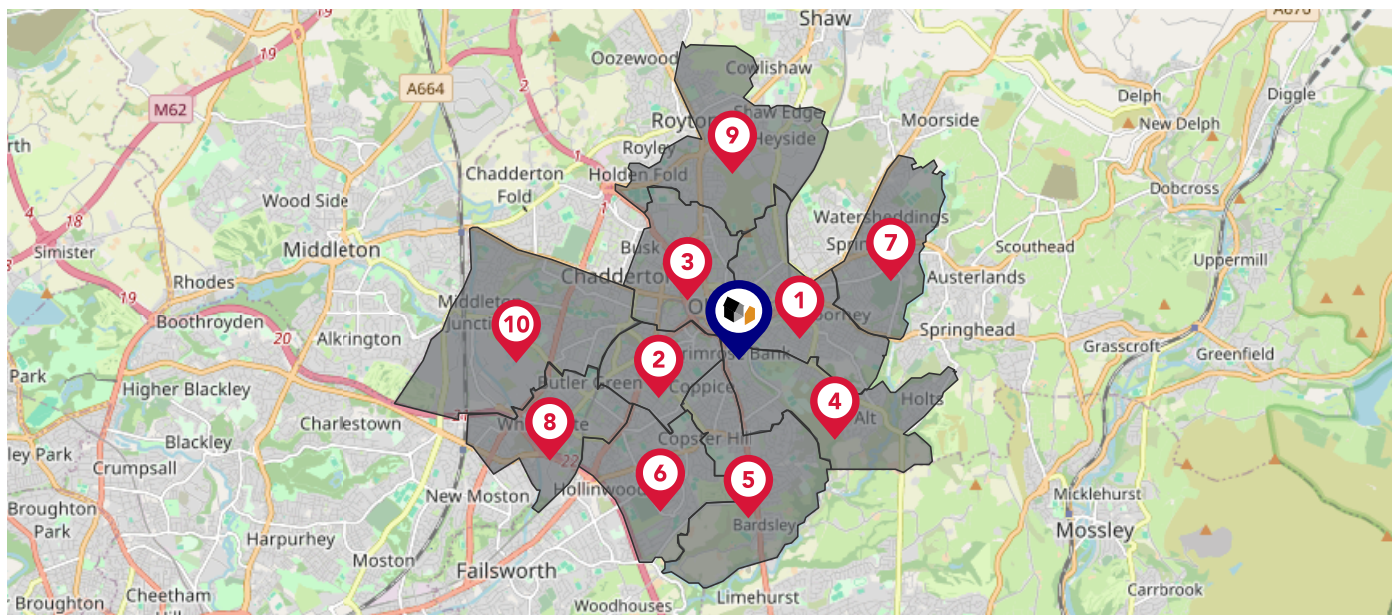
Nearby Conservation Areas

-  1 Alexandra Park
-  2 Oldham Town Centre
-  3 Garden Suburb
-  4 The Old Town Hall, Chadderton
-  5 Victoria Street, Chadderton
-  6 Lees
-  7 Hey
-  8 Saint Paul's, Royton
-  9 Alexandra Terrace, Moorside
-  10 Stone Breaks

Maps

Council Wards

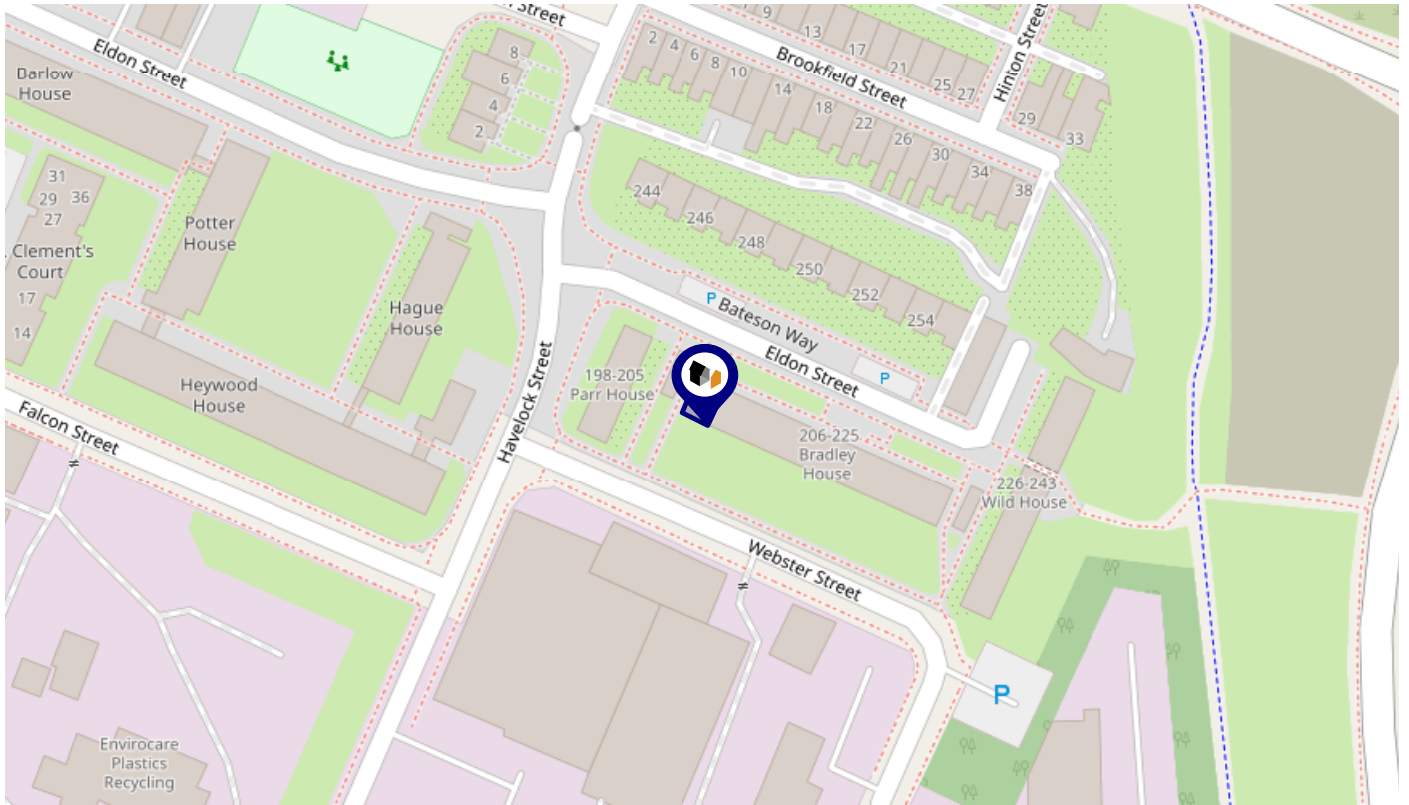
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 St. Mary's Ward
- 2 Werneth Ward
- 3 Coldhurst Ward
- 4 Alexandra Ward
- 5 Medlock Vale Ward
- 6 Hollinwood Ward
- 7 Waterhead Ward
- 8 Chadderton South Ward
- 9 Royton South Ward
- 10 Chadderton Central 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.

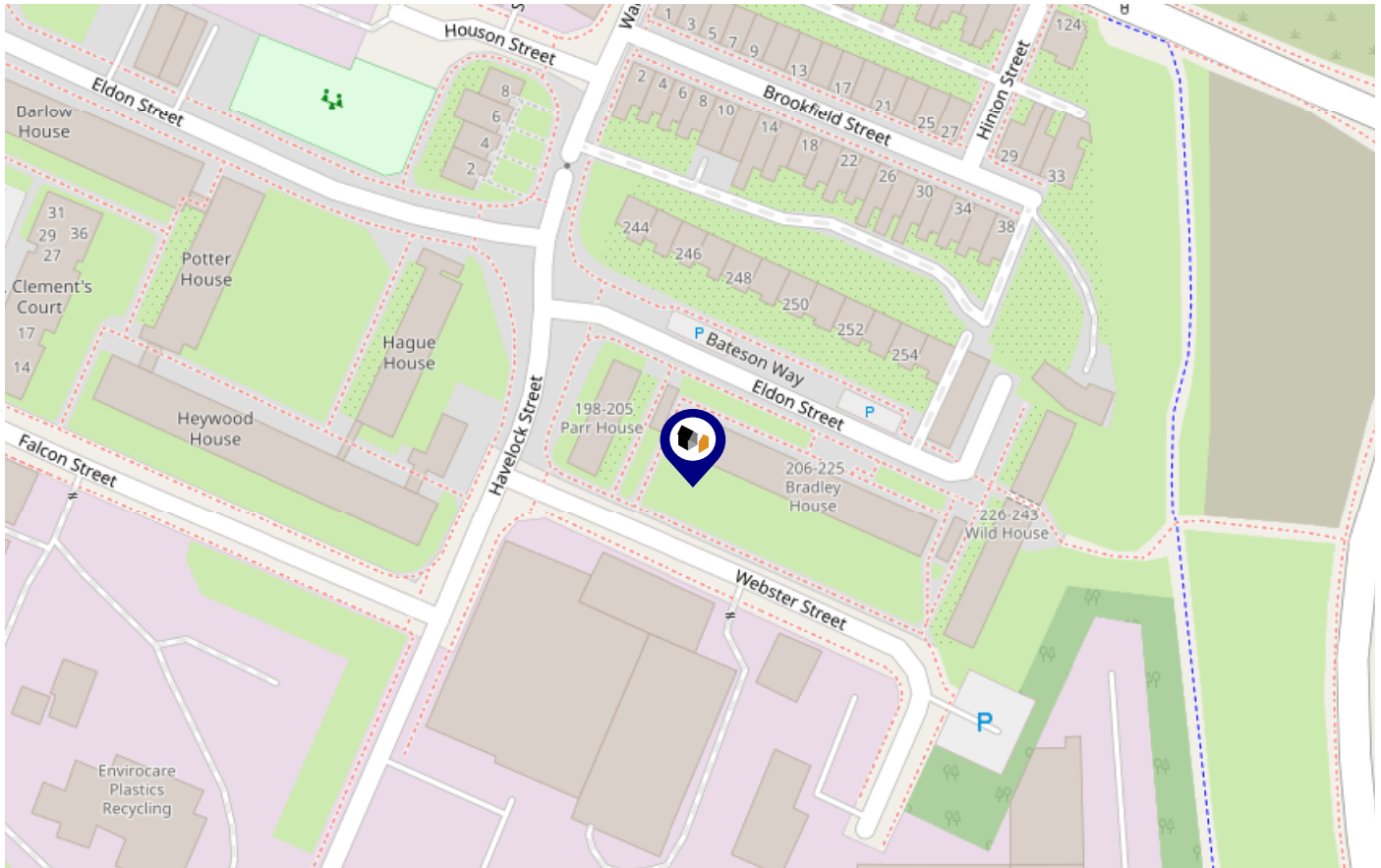
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

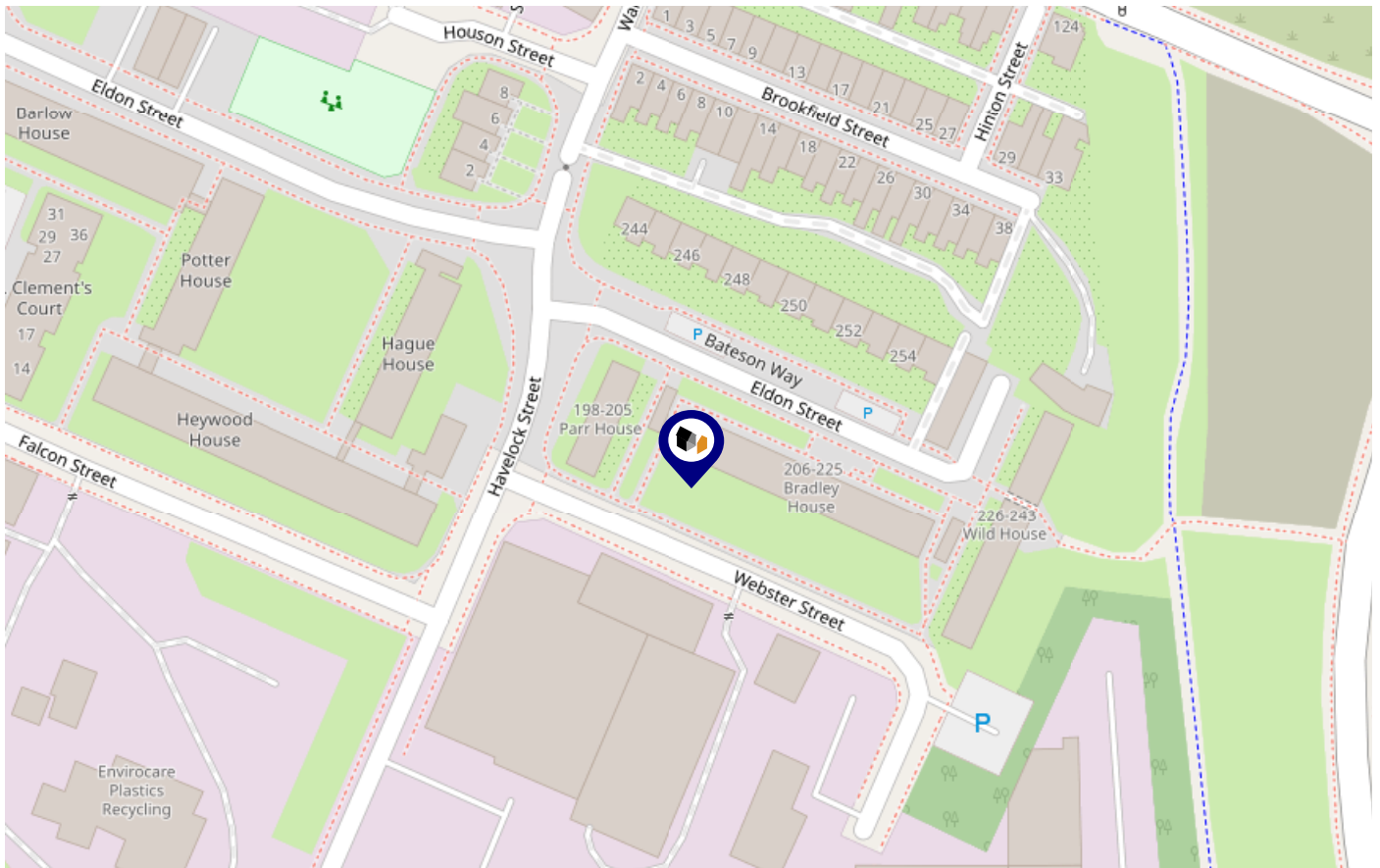
Chance of flooding to the following depths at this property:



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.
- **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.

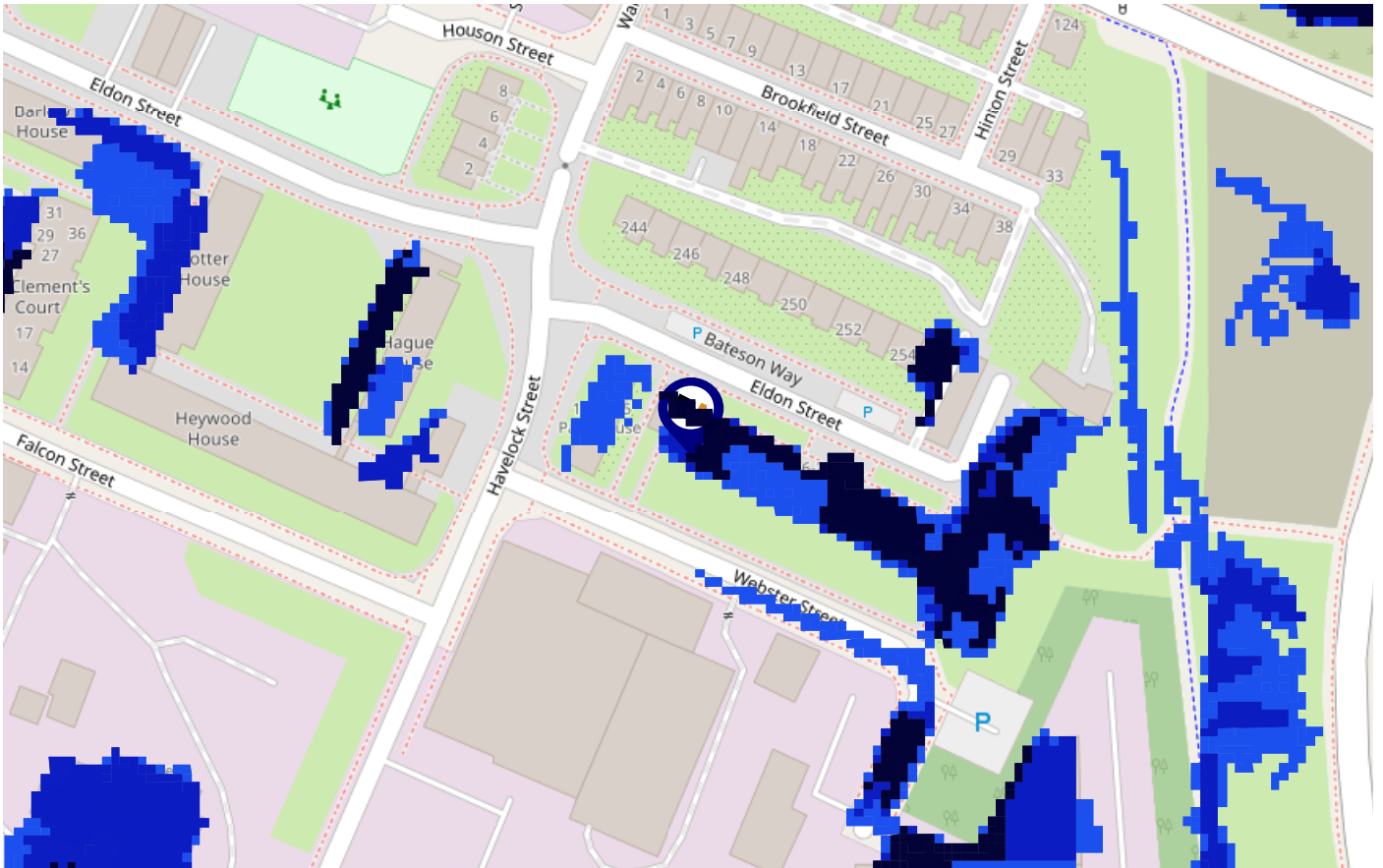
Chance of flooding to the following depths at this property:



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: 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.

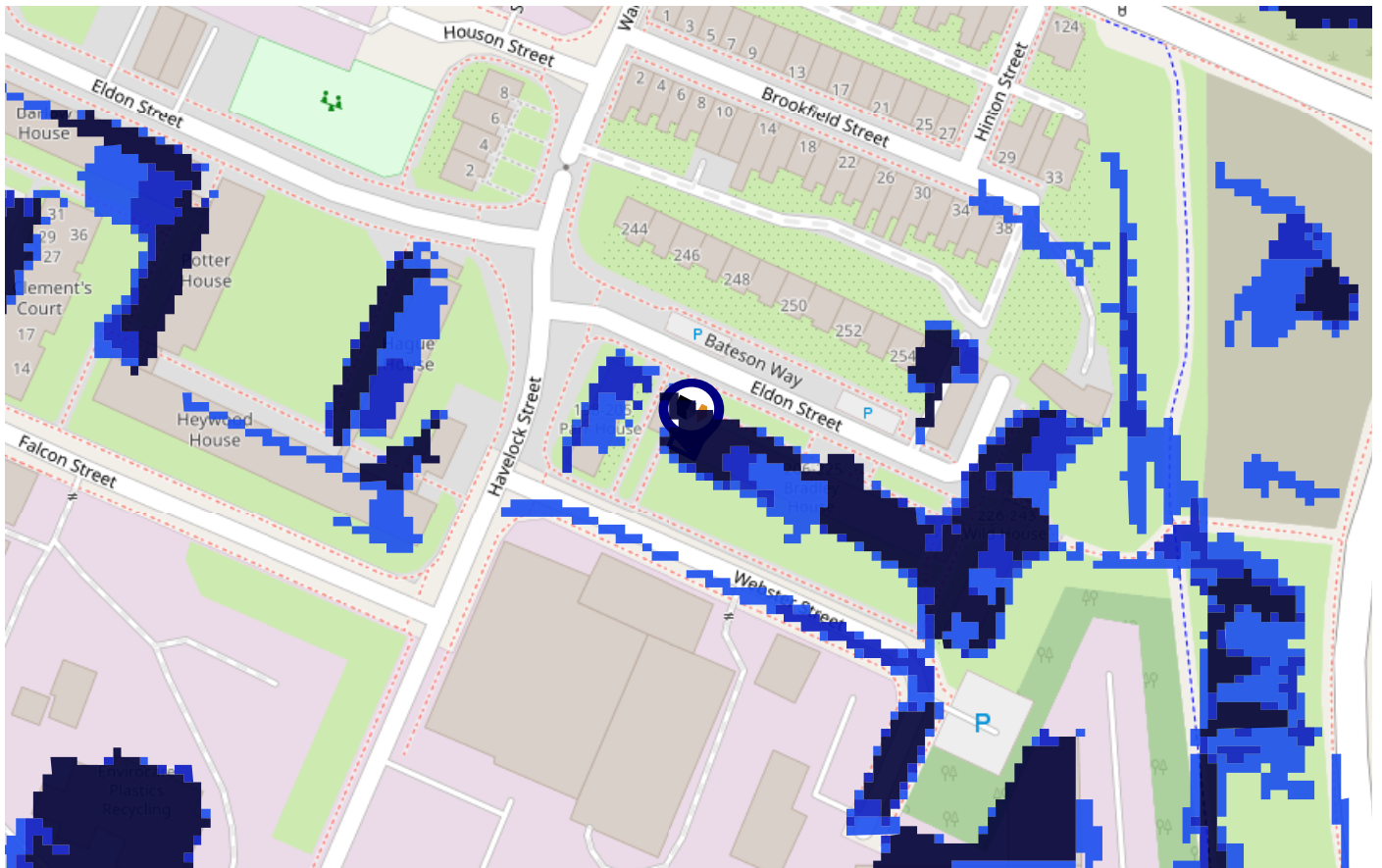
Chance of flooding to the following depths at this property:



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: High

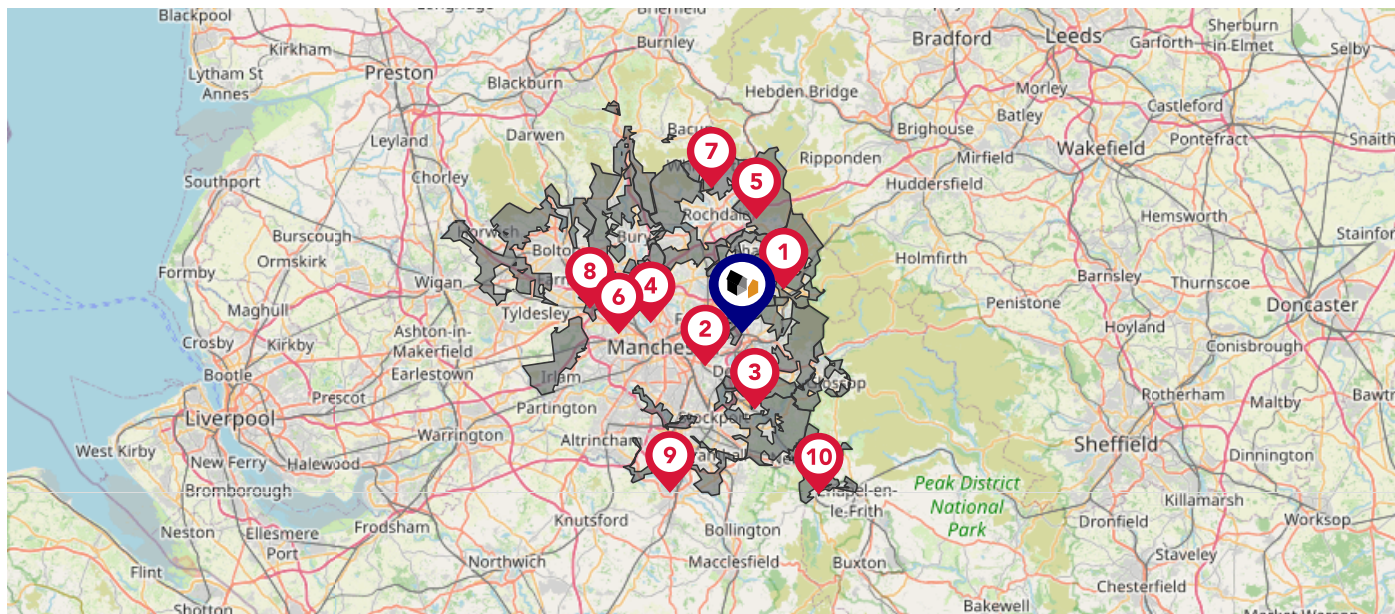
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



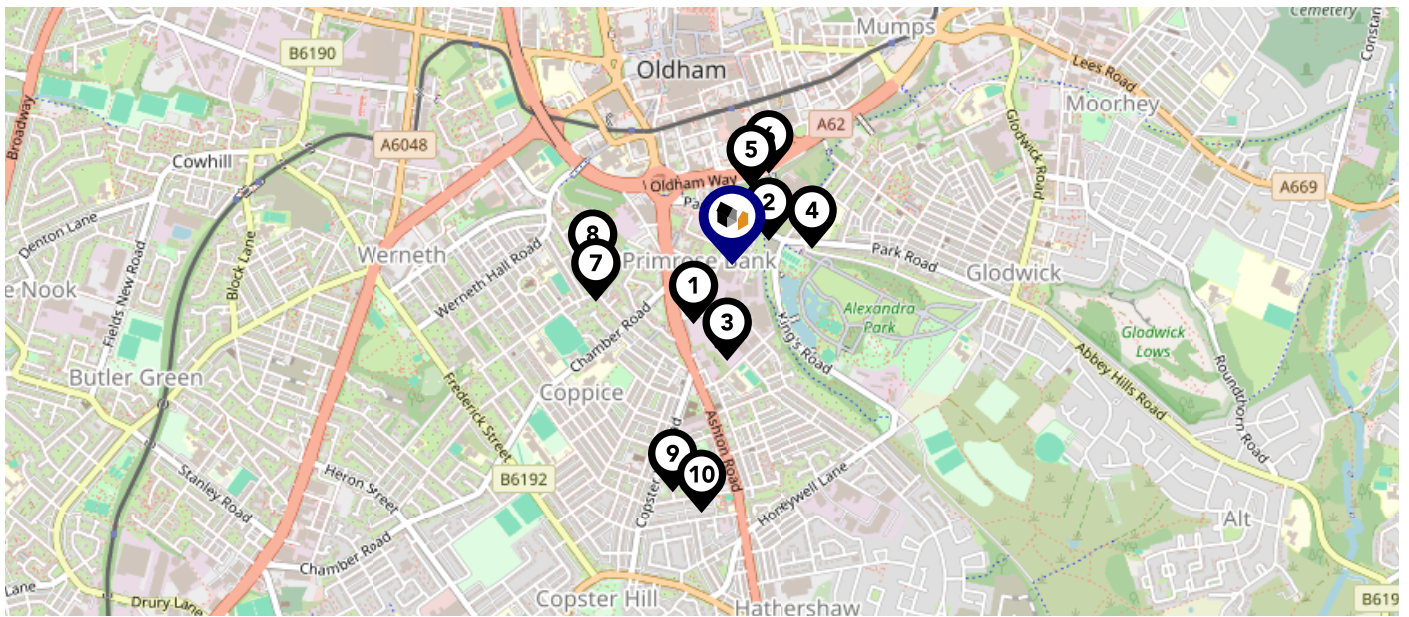
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Oldham
- 2 Merseyside and Greater Manchester Green Belt - Manchester
- 3 Merseyside and Greater Manchester Green Belt - Tameside
- 4 Merseyside and Greater Manchester Green Belt - Bury
- 5 Merseyside and Greater Manchester Green Belt - Rochdale
- 6 Merseyside and Greater Manchester Green Belt - Salford
- 7 Merseyside and Greater Manchester Green Belt - Rossendale
- 8 Merseyside and Greater Manchester Green Belt - Bolton
- 9 Merseyside and Greater Manchester Green Belt - Stockport
- 10 Merseyside and Greater Manchester Green Belt - High Peak

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.



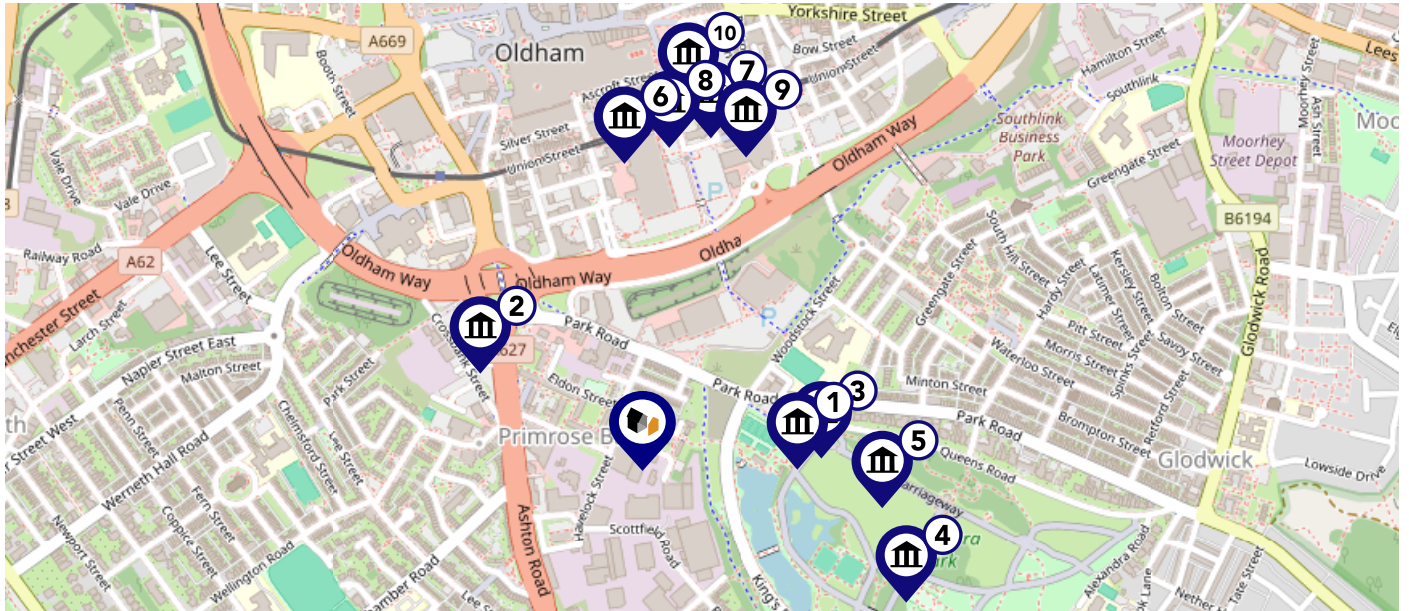
Nearby Landfill Sites

- | | | |
|-----------|--|--|
| 1 | Land at Scotfield-Ashton Road, Primrose Bank, Oldham, Greater Manchester | Historic Landfill <input type="checkbox"/> |
| 2 | Former Railway Goodsyard-Park Road, Oldham, Greater Manchester | Historic Landfill <input type="checkbox"/> |
| 3 | Land at Scotfield Road-Broadway Mills, Scotfield Road, Primrose Bank, Oldham, Greater Manchester | Historic Landfill <input type="checkbox"/> |
| 4 | Central Mill-Woodstock Street, Primrose Bank, Oldham, Greater Manchester | Historic Landfill <input type="checkbox"/> |
| 5 | Land at Oliver Street-Vale Mills, Clegg Street, Oliver Street, Rhodes Bank, Oldham, Greater Manchester | Historic Landfill <input type="checkbox"/> |
| 6 | Vale Mills / Land at Clegg Street-Rhodes Bank, Oldham, Greater Manchester | Historic Landfill <input type="checkbox"/> |
| 7 | Lee Street-Primrose Bank, Greater Manchester | Historic Landfill <input type="checkbox"/> |
| 8 | Land at Hoyle Avenue-Primrose Bank, Oldham, Greater Manchester | Historic Landfill <input type="checkbox"/> |
| 9 | Land at Borough Mill-Neild Street, Hathershaw, Oldham, Greater Manchester | Historic Landfill <input type="checkbox"/> |
| 10 | Land at Schofield Street-Schofield Street, Hathershaw, Oldham, Greater Manchester | Historic Landfill <input type="checkbox"/> |

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



1218193 - Western Lodge To Alexandra Park

Grade II

0.2 miles



1292386 - Offices Of Dronsfield And Company

Grade II

0.2 miles



1218181 - Shakespeare Terrace

Grade II

0.2 miles



1201699 - Fountain

Grade II

0.3 miles



1201701 - Statue Of John Platt Mp

Grade II

0.3 miles



1282574 - Prudential Assurance Buildings

Grade II

0.3 miles



1201651 - Union Club

Grade II

0.4 miles



1201650 - Lyceum And Art School

Grade II

0.4 miles



1282573 - Library And Art Gallery

Grade II

0.4 miles

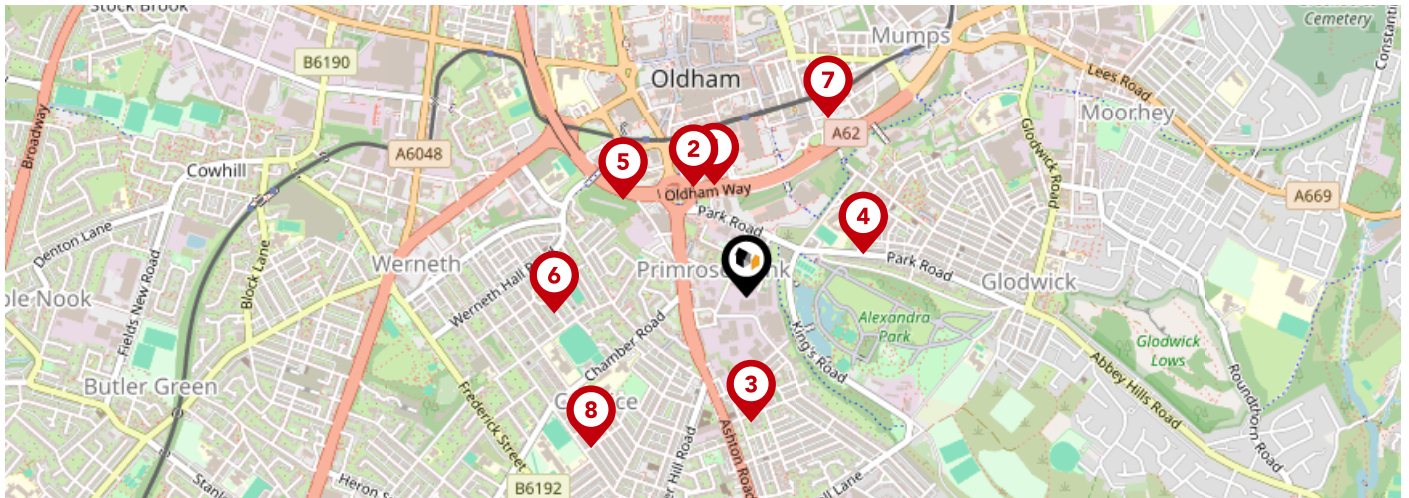


1282549 - Ponsonby And Carlile Office

Grade II

0.4 miles

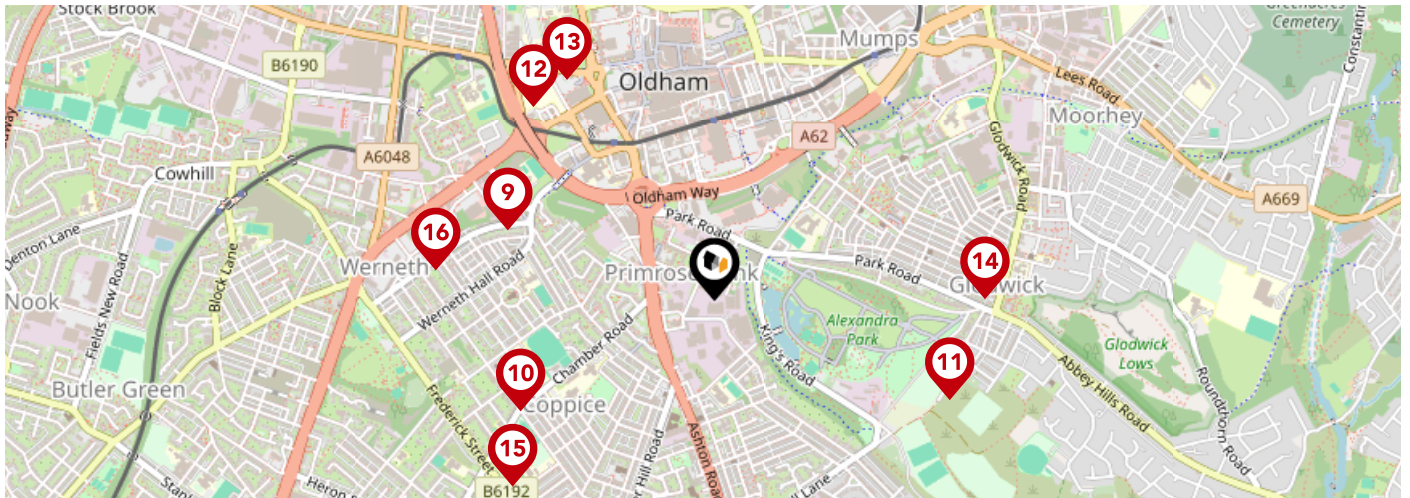
Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Springboard Project Ofsted Rating: Good Pupils: 97 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Future Finders Employability College Ofsted Rating: Requires improvement Pupils:0 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Broadfield Primary School Ofsted Rating: Good Pupils: 393 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Greenhill Academy Ofsted Rating: Good Pupils: 509 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oldham Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas CofE Primary School Ofsted Rating: Good Pupils: 494 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Westwood Boys School Ofsted Rating: Good Pupils: 25 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coppice Primary Academy Ofsted Rating: Good Pupils: 537 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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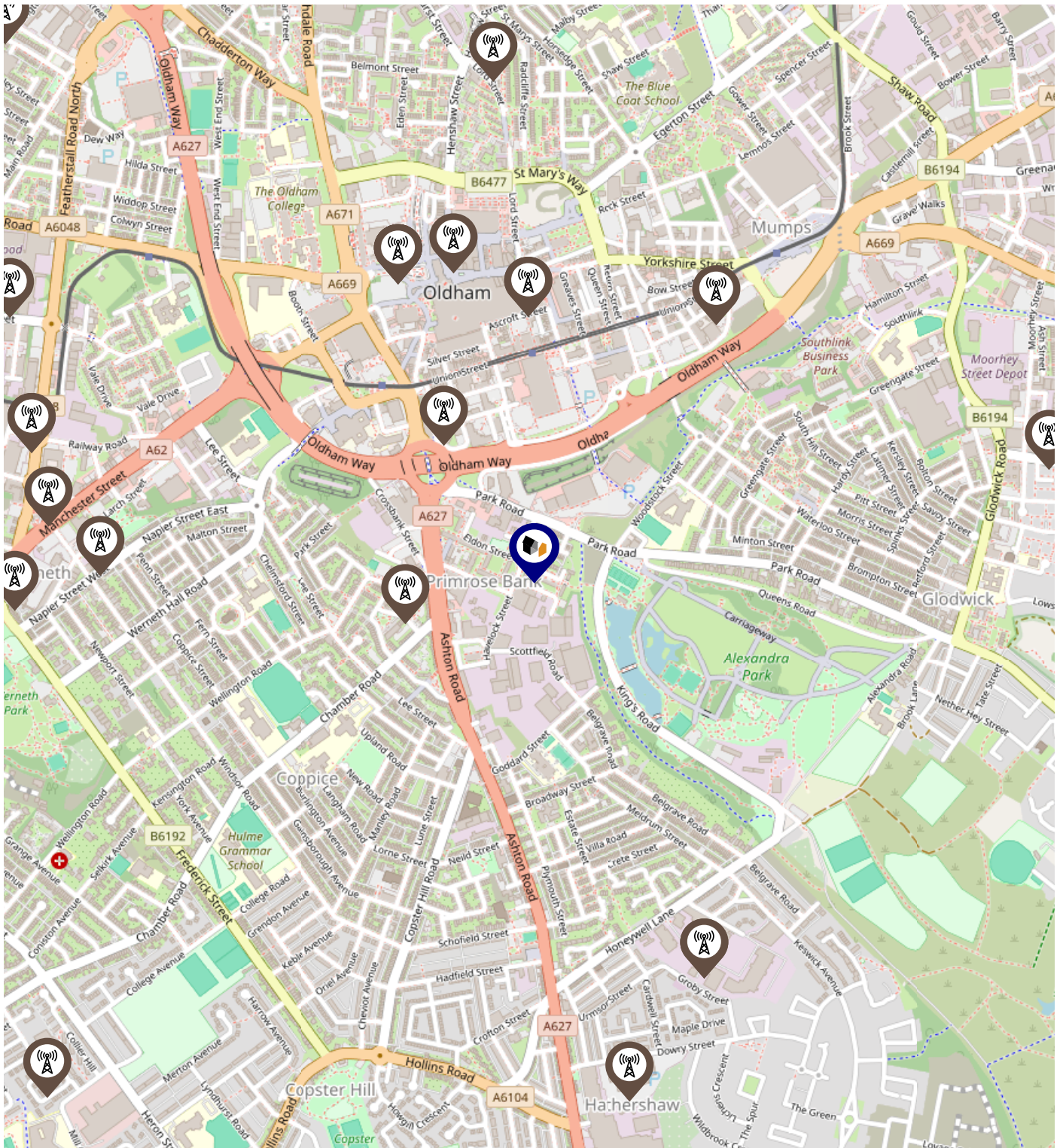


	Nursery	Primary	Secondary	College	Private
<p>9 St Patrick's RC Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Werneth Primary School Ofsted Rating: Good Pupils: 430 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Alexandra Park Junior School Ofsted Rating: Requires improvement Pupils:0 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Brian Clarke Church of England Academy Ofsted Rating: Not Rated Pupils: 480 Distance:0.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Oldham College Ofsted Rating: Good Pupils:0 Distance:0.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Sapience Girls Academy Ofsted Rating: Good Pupils: 68 Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hulme Grammar School Ofsted Rating: Not Rated Pupils: 736 Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Darul Hadis Latifah Northwest Ofsted Rating: Good Pupils: 86 Distance:0.62</p>	<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:

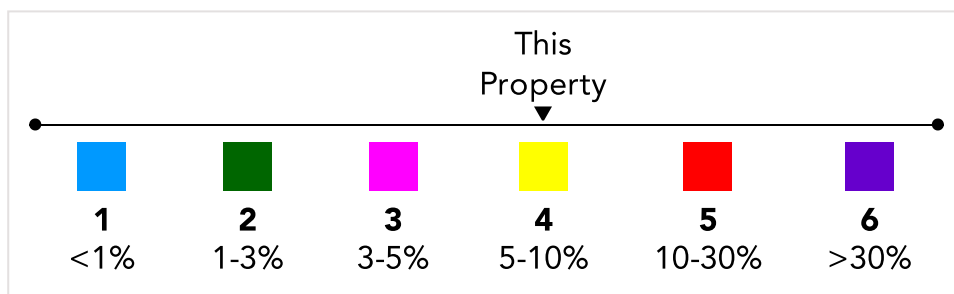
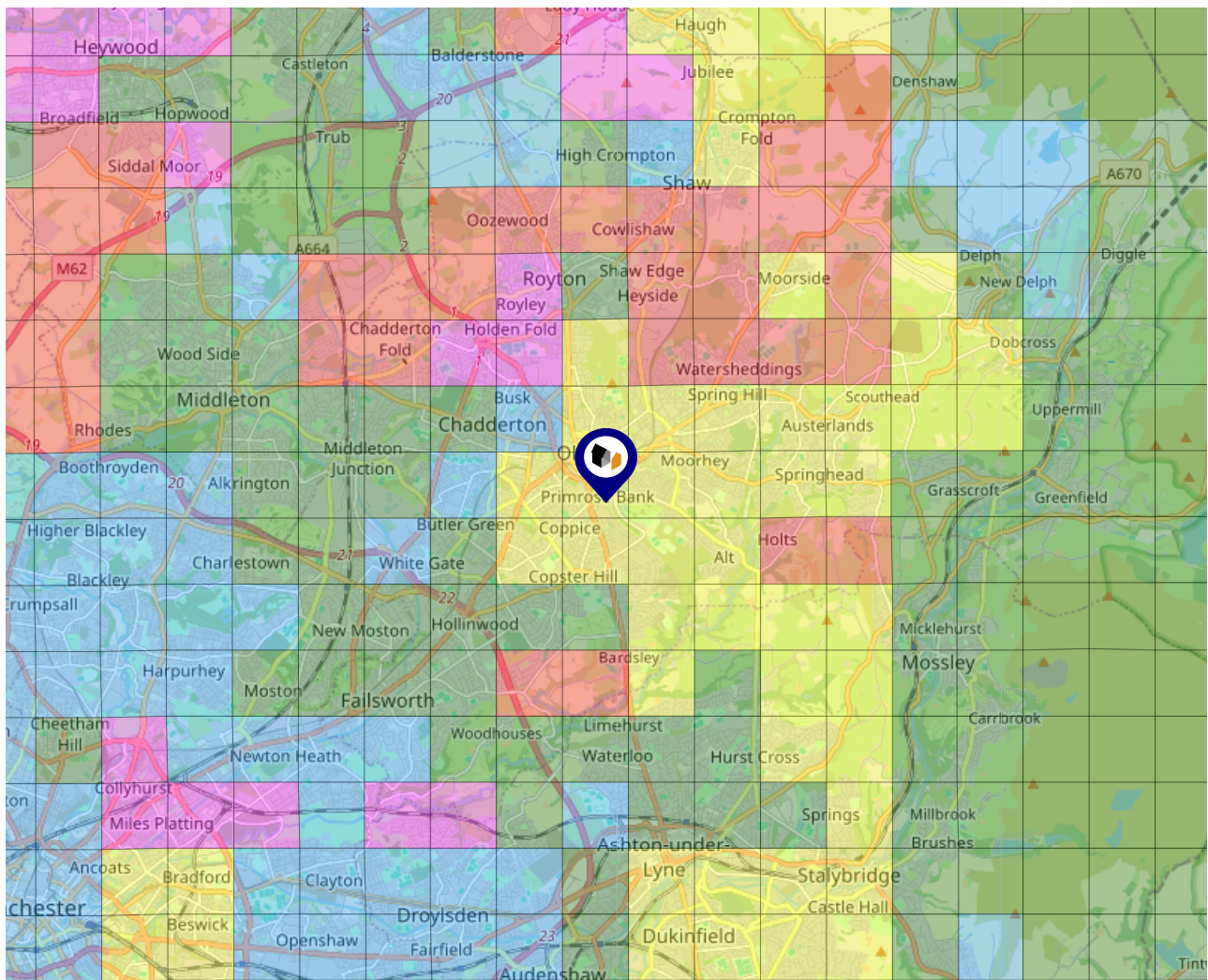
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

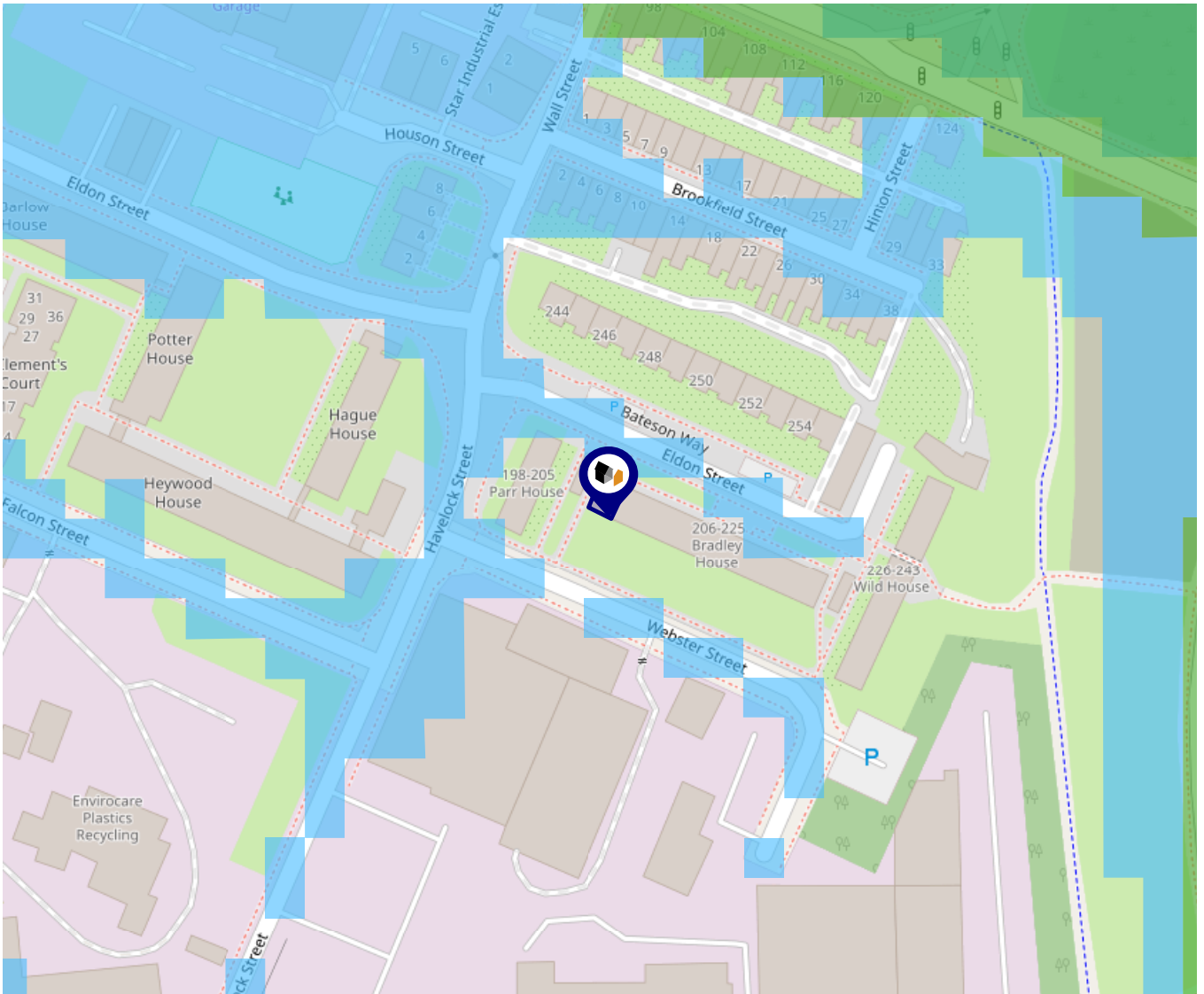
What is Radon?

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/m³).



Local Area Road Noise

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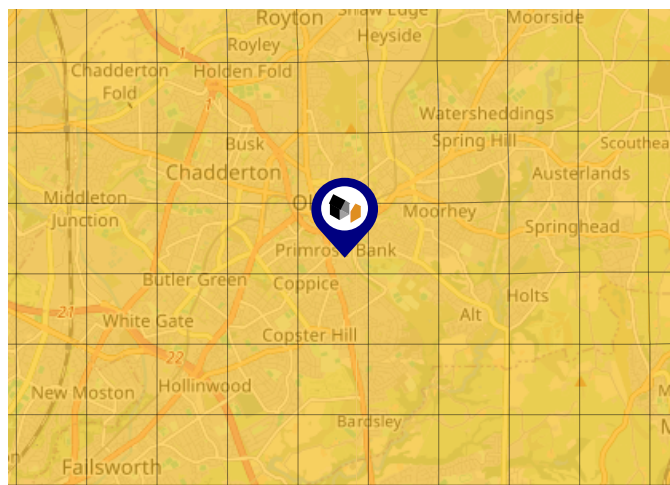


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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



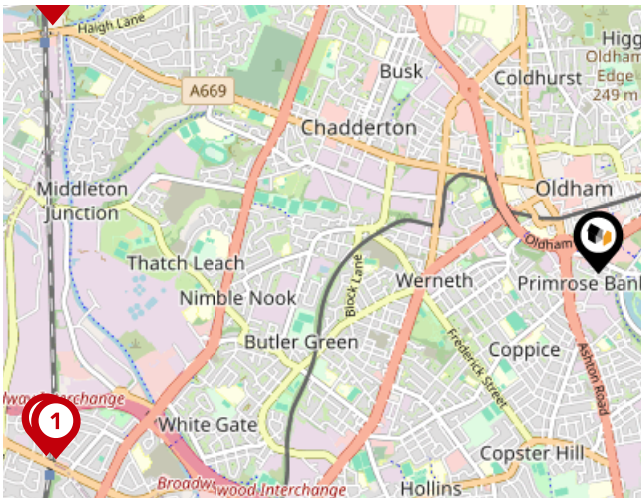
Primary Classifications (Most Common Clay Types)

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

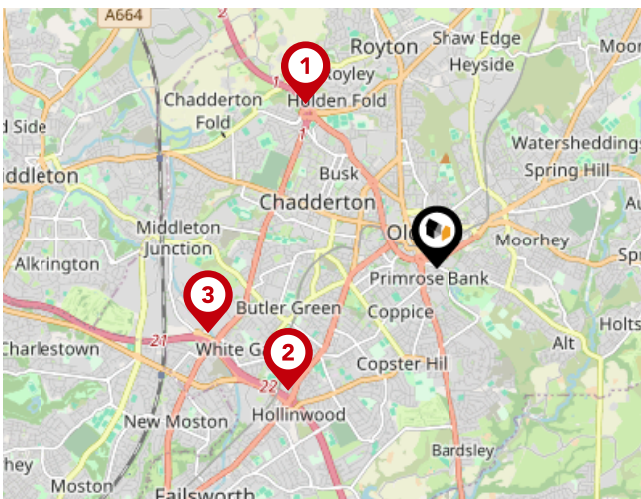
Transport (National)

LANDWOOD GROUP



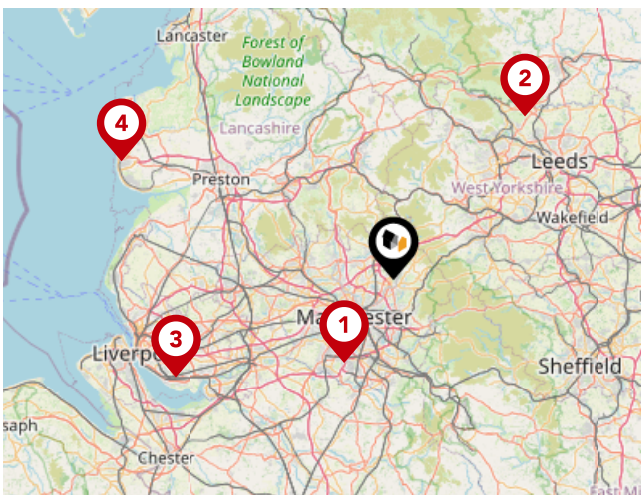
National Rail Stations

Pin	Name	Distance
1	Moston Rail Station	2.53 miles
2	Moston Rail Station	2.57 miles
3	Mills Hill (Manchester) Rail Station	2.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A627(M) J1	1.86 miles
2	M60 J22	1.69 miles
3	M60 J21	2.1 miles
4	M60 J23	4.09 miles
5	M62 J21	4.54 miles

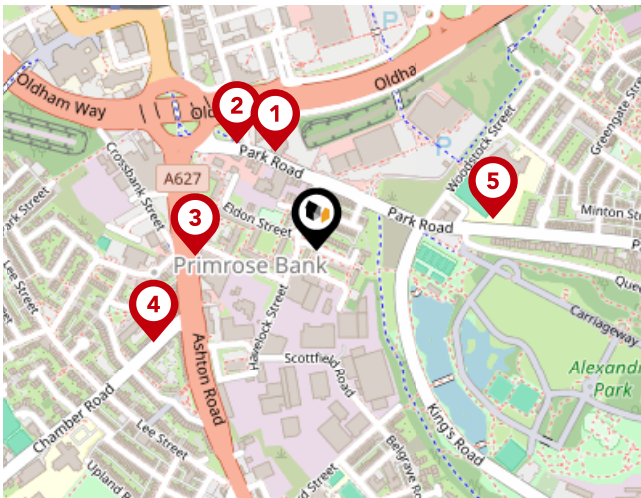


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	13.5 miles
2	Leeds Bradford Airport	29.56 miles
3	Speke	33.54 miles
4	Highfield	41.64 miles

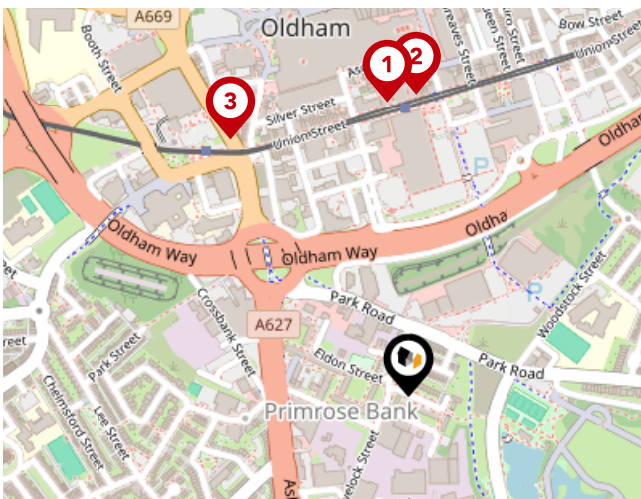
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashton Road	0.12 miles
2	Ashton Road	0.15 miles
3	Primrose Bank	0.13 miles
4	Ashton Road	0.21 miles
5	Woodstock Street	0.2 miles



Local Connections

Pin	Name	Distance
1	Oldham Central (Manchester Metrolink)	0.32 miles
2	Oldham Central (Manchester Metrolink)	0.33 miles
3	Oldham King Street (Manchester Metrolink)	0.34 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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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/>

