LANDWOOD GROUP

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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 27th October 2026

APARTMENT 107, TOWN HALL, BEXLEY SQUARE, SALFORD, M3 6GP

Landwood Group

77 Deansgate Manchester M3 2BW
0161 710 2010
Emma.judge@landwoodgroup.com
https://landwoodgroup.com/

RICS

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Property
Overview

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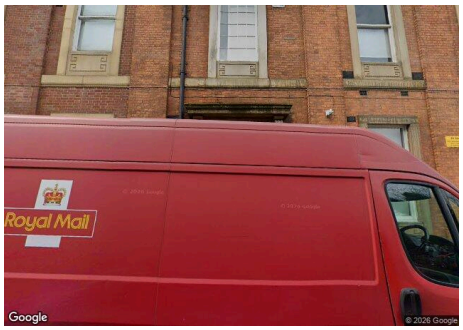

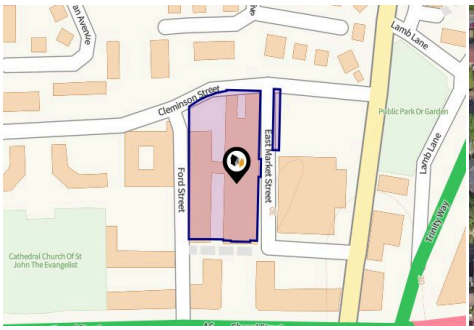

Property

Type:	Flat / Maisonette	**Tenure:**	Freehold
Bedrooms:	2		
Plot Area:	1.15 acres		
Council Tax :	Band A		
Annual Estimate:	£1,730		
Title Number:	MAN224413		
UPRN:	10091478126		
Restrictive Covenants:	No		

Local Area

Local Authority:	Salford
Conservation Area:	Adelphi and Bexley Square
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2 ✓ EE ✓ 3 ✓ Vodafone ✓

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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Market
Sold in Street

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Apartment 114, Town Hall, Bexley Square, Salford, M3 6GP			Flat-maisonette House
Last Sold Date:	08/06/2023	02/08/2019	
Last Sold Price:	£53,000	£102,000	

Apartment 103, Town Hall, Bexley Square, Salford, M3 6GP			other House
Last Sold Date:	15/10/2021	18/07/2014	
Last Sold Price:	£115,000	£99,950	

Apartment 115, Town Hall, Bexley Square, Salford, M3 6GP		Flat-maisonette House
Last Sold Date:	27/08/2019	
Last Sold Price:	£95,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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Market

House Price Statistics

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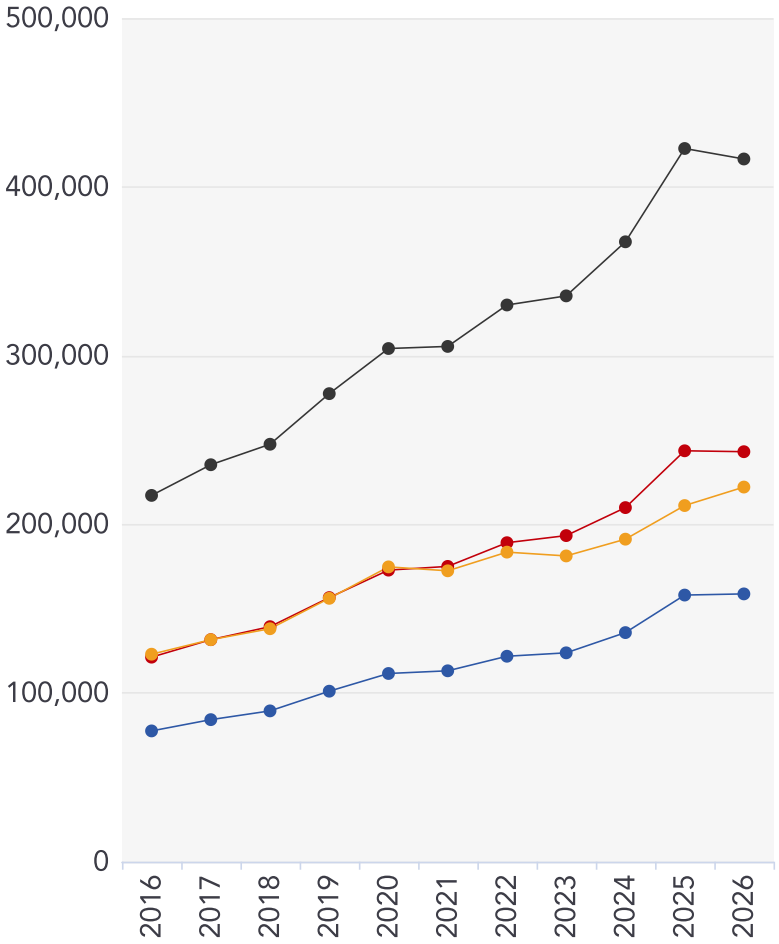
10 Year History of Average House Prices by Property Type in M3



Terraced

+91.84%

Semi-Detached

+100.44%

Flat

+80.55%

Detached

+104.75%

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Maps
Coal Mining

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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.

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Maps
Conservation Areas

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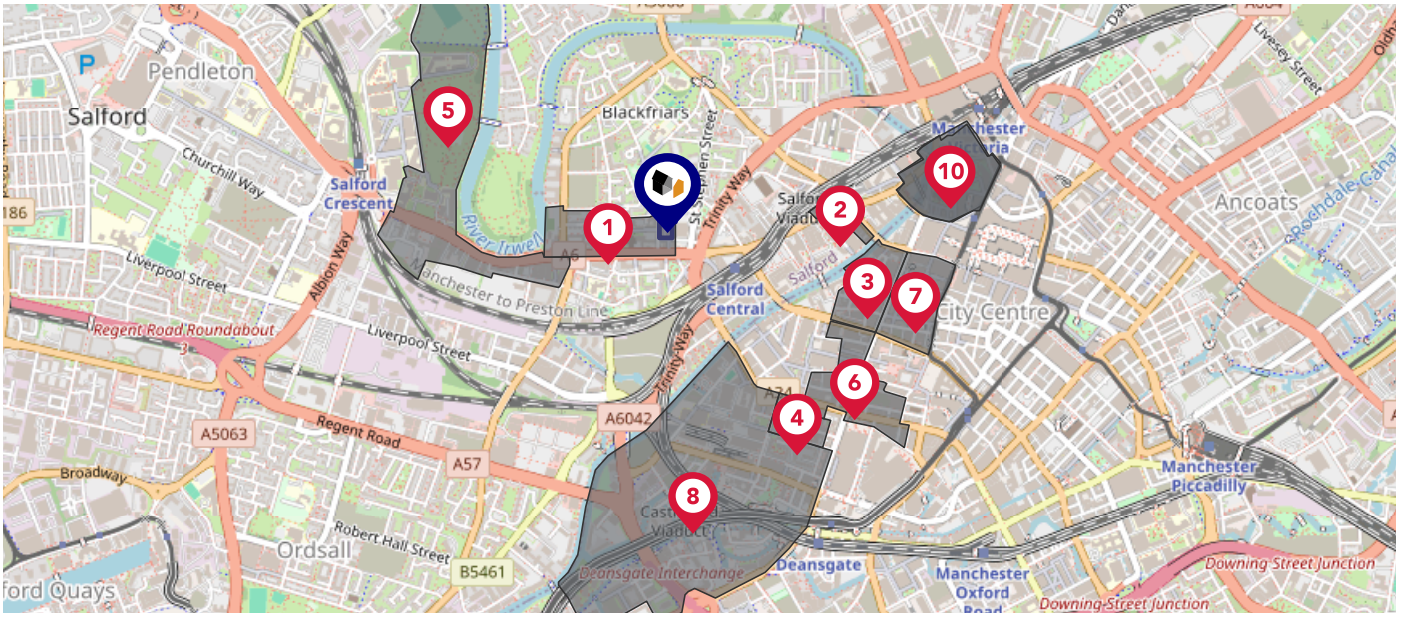
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

Maps
Council Wards

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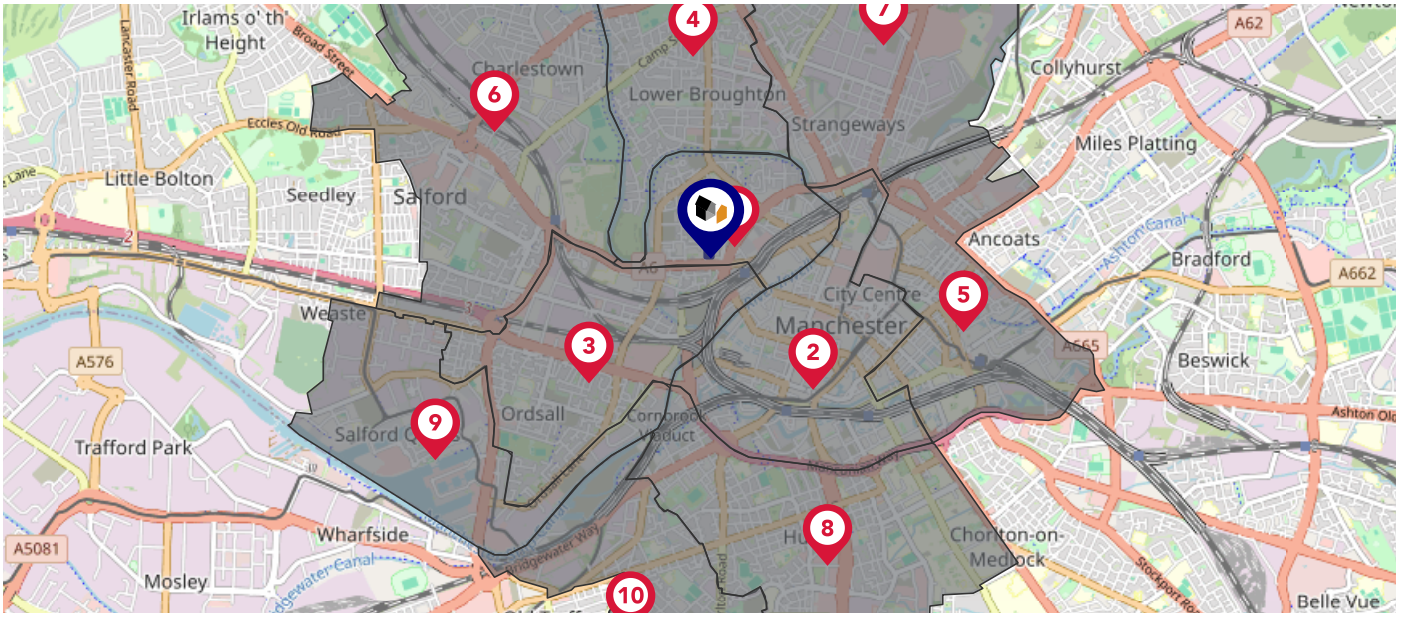
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

Maps
Rail Noise

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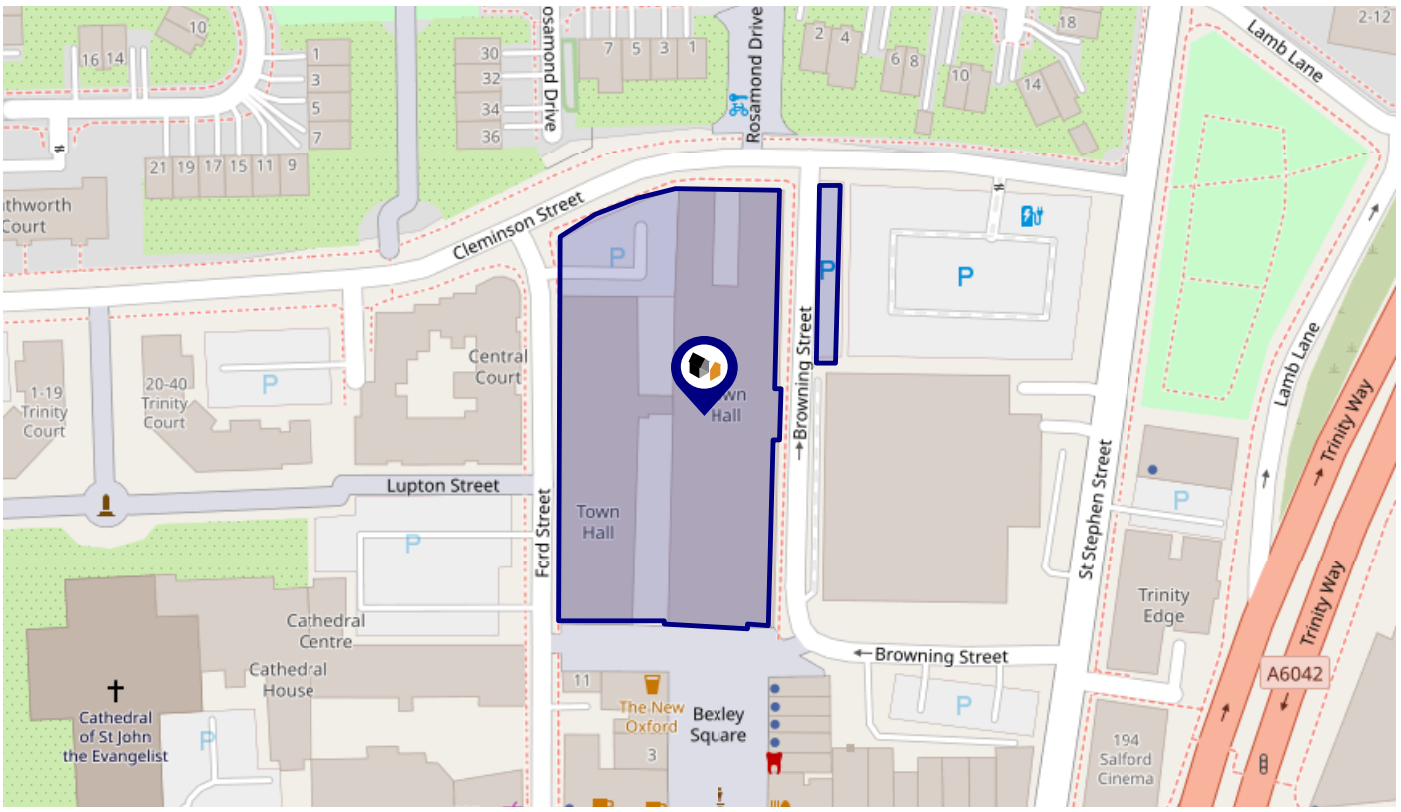
This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



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

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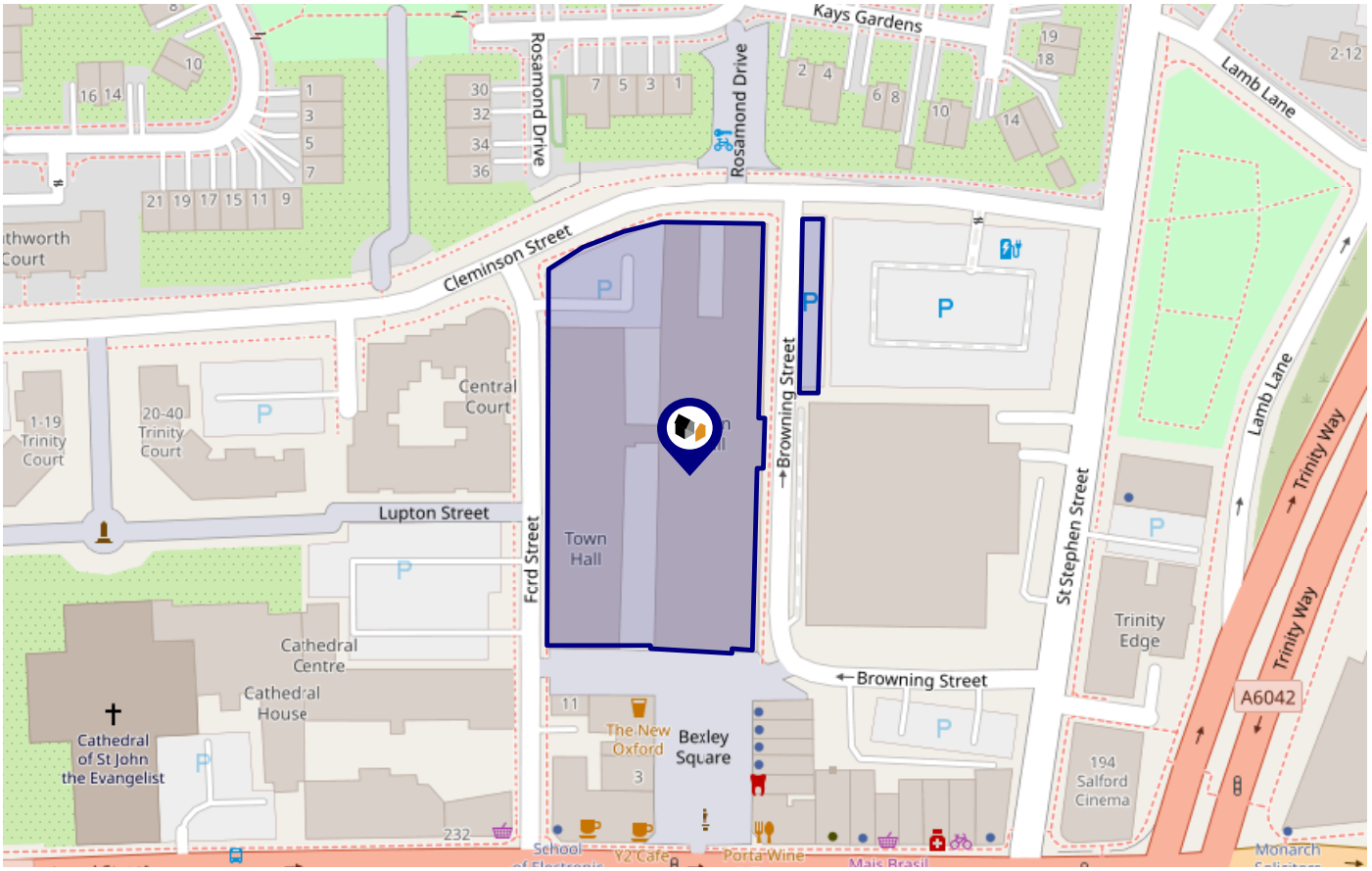
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

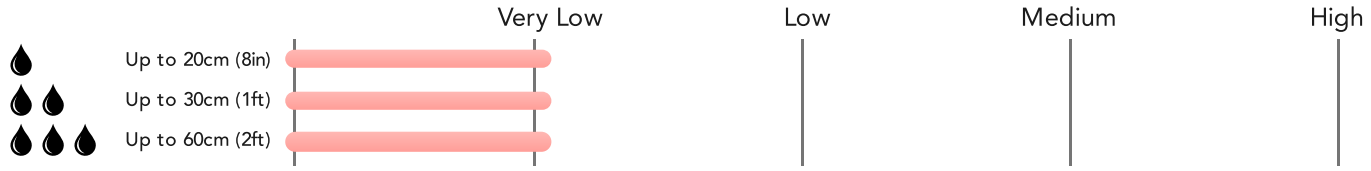


Risk Rating: Very low

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:



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Flood Risk
Rivers & Seas - Climate Change

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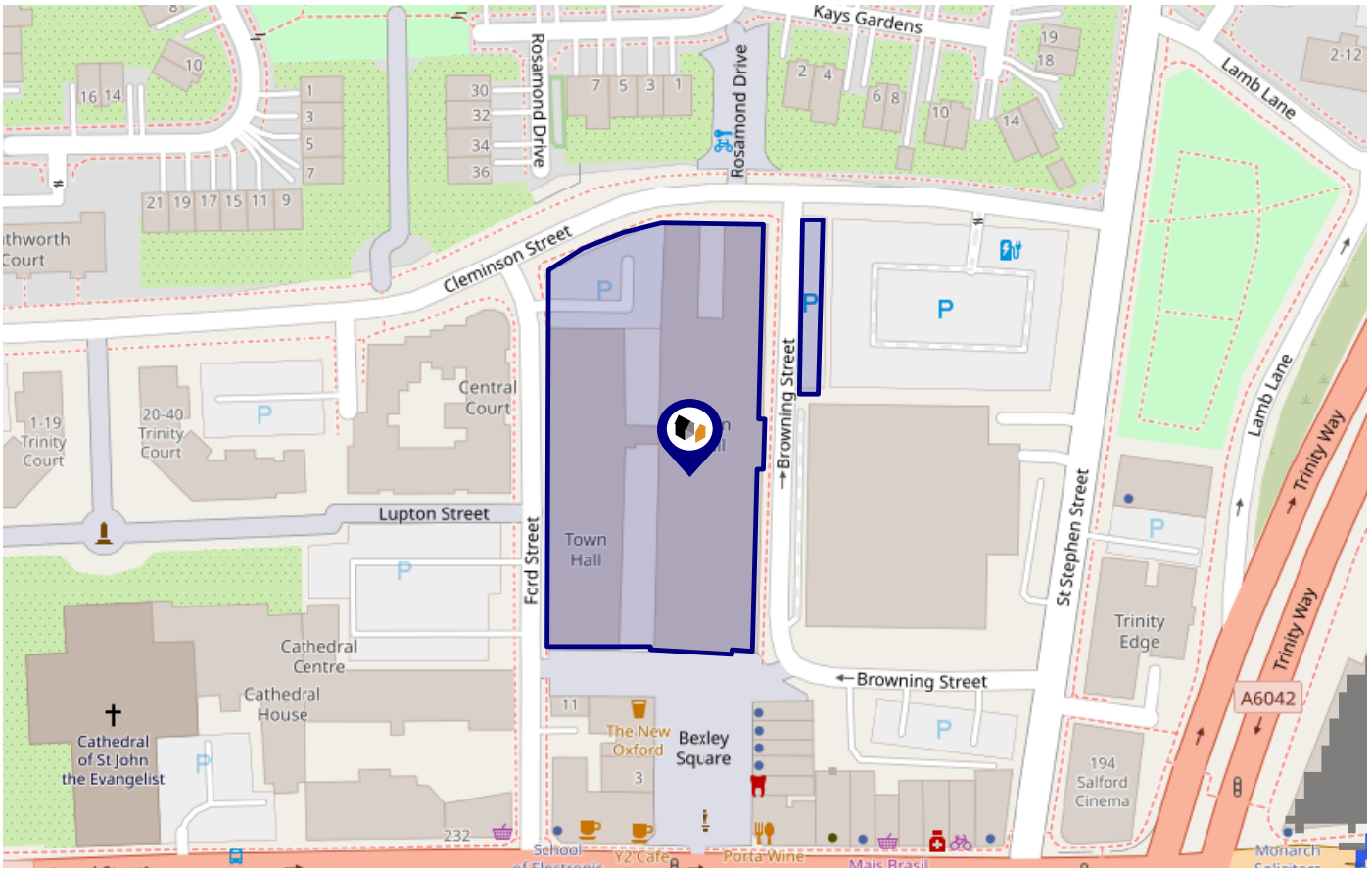
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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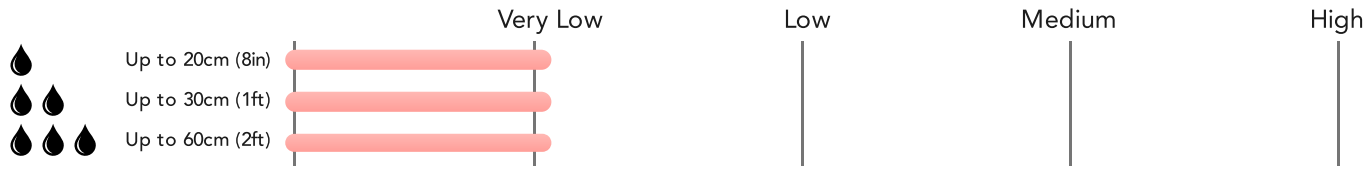

KPF - Key Property Facts

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Flood Risk
Surface Water - Flood Risk

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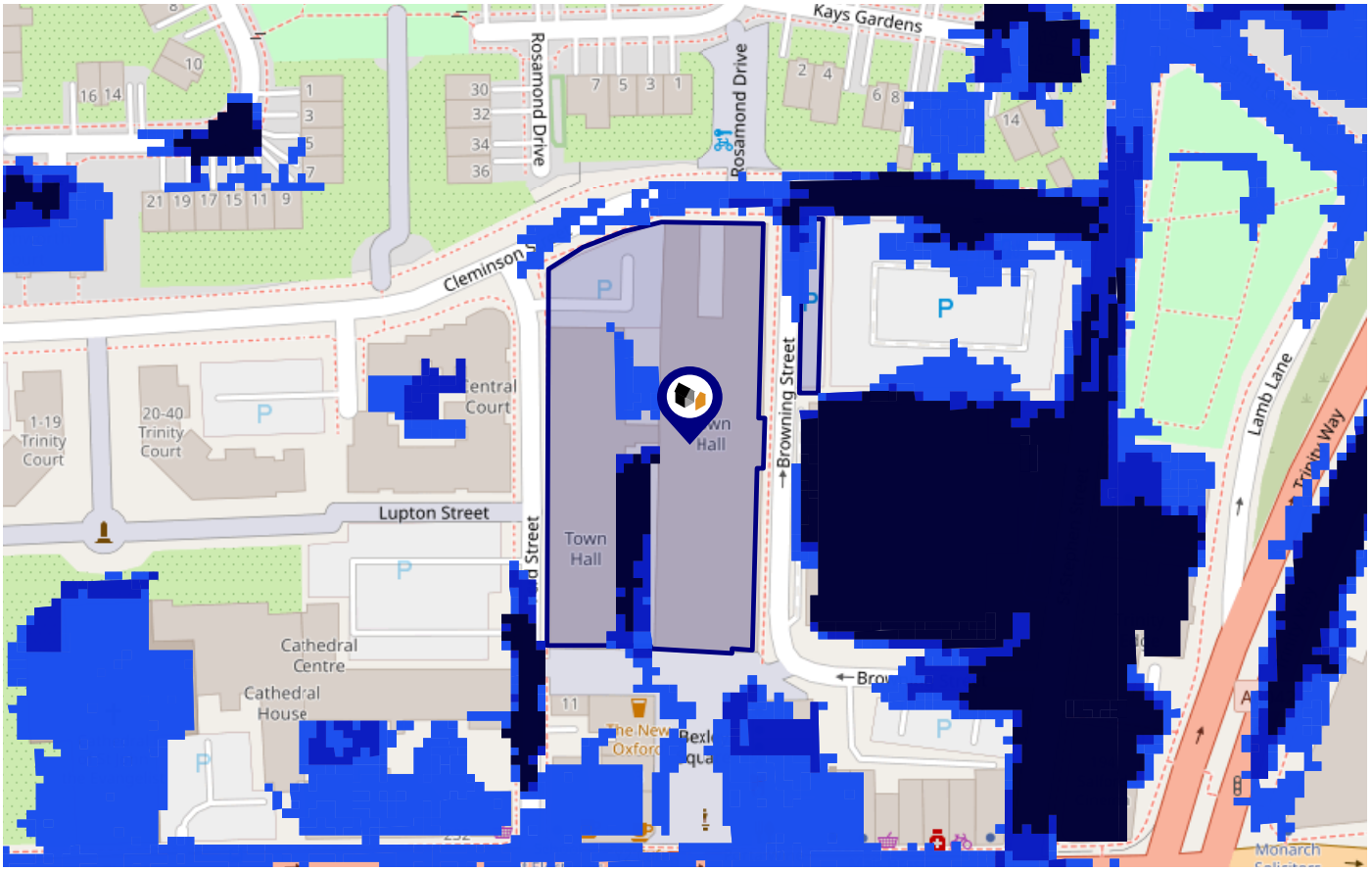
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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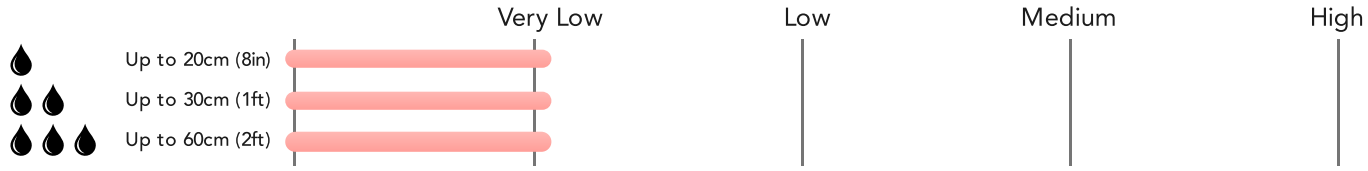

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Flood Risk
Surface Water - Climate Change

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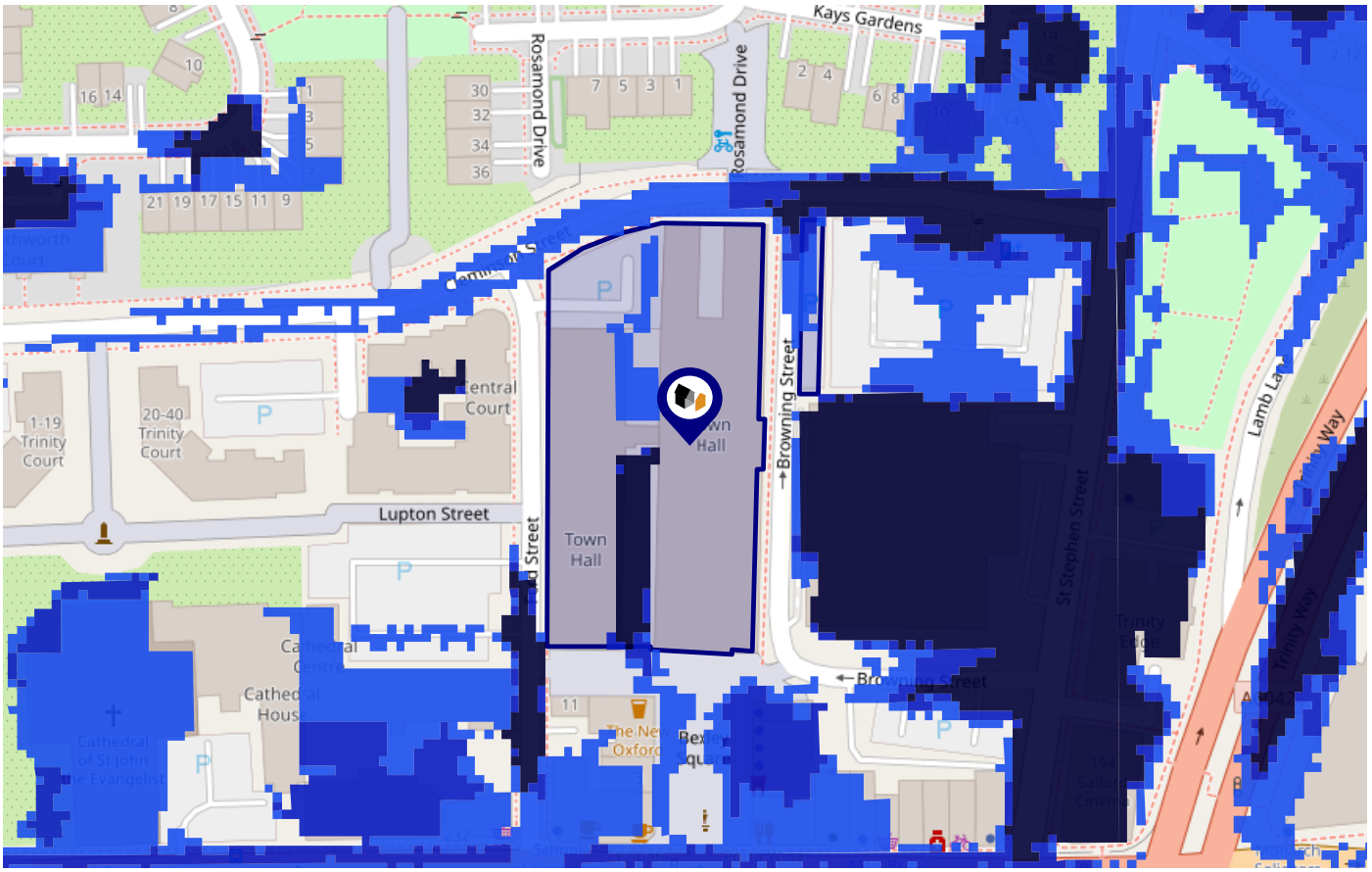
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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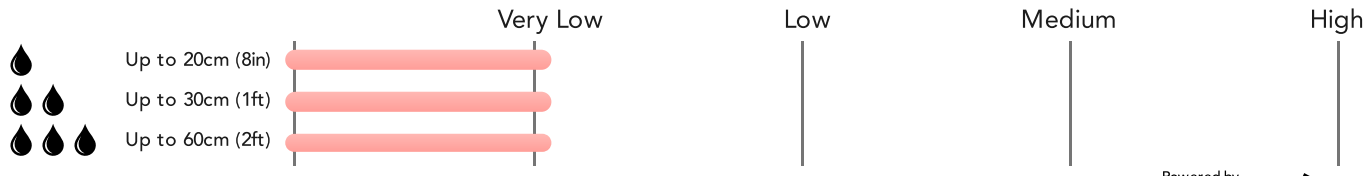

KPF - Key Property Facts

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Maps
Green Belt

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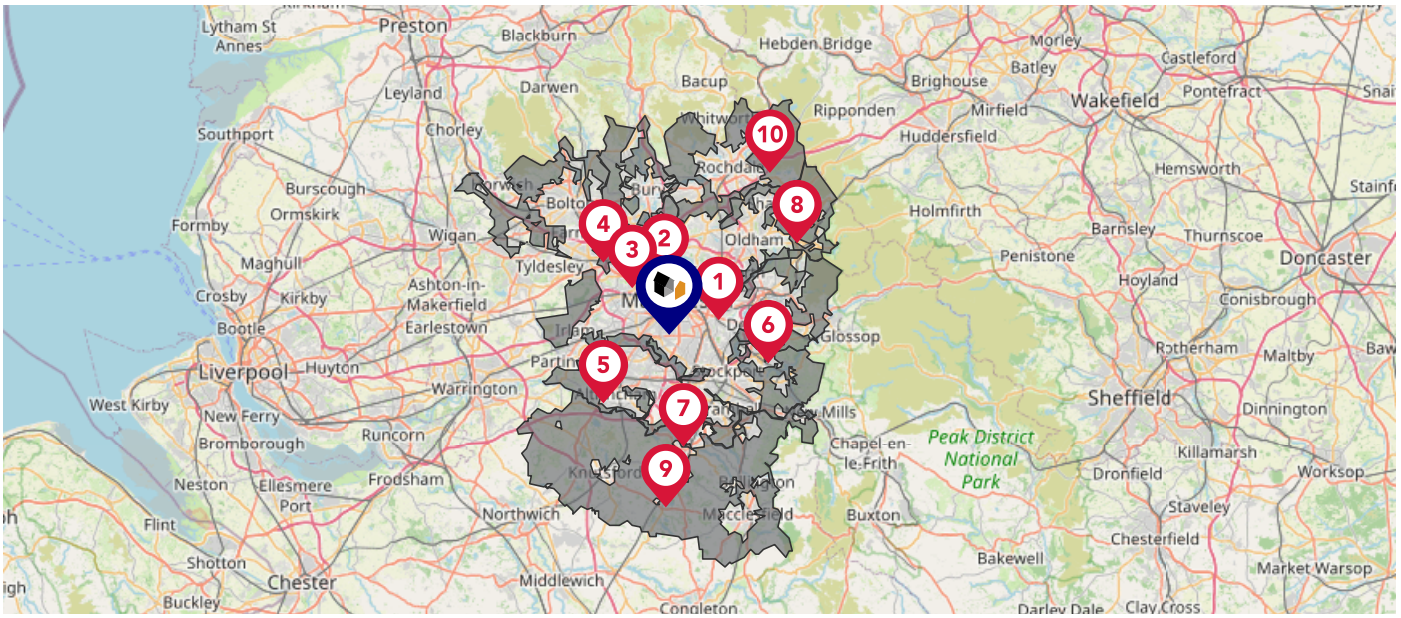
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - Manchester
2	Merseyside and Greater Manchester Green Belt - Bury
3	Merseyside and Greater Manchester Green Belt - Salford
4	Merseyside and Greater Manchester Green Belt - Bolton
5	Merseyside and Greater Manchester Green Belt - Trafford
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 - Rochdale

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Maps
Landfill Sites

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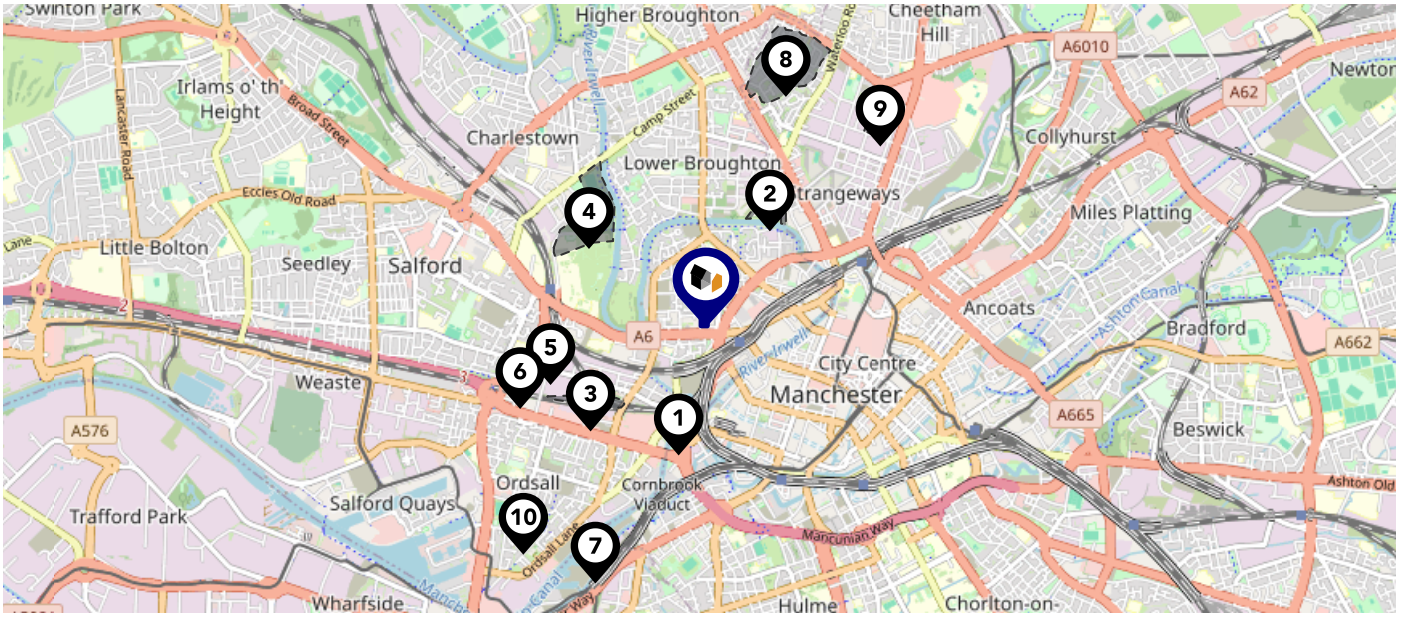
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wilburn Street-Salford, Greater Manchester	Historic Landfill
2	Overbridge Road-Salford, Greater Manchester	Historic Landfill
3	Former Ordsall Lane Sidings-Oldfield Road, Salford, Greater Manchester	Historic Landfill
4	David Lewis Recreation Ground-Greater Manchester	Historic Landfill
5	Liverpool Street - West Egerton Street-Salford, Greater Manchester	Historic Landfill
6	Land to the West of Windsor Street-Salford, Greater Manchester	Historic Landfill
7	Pomona Dock No 1-Pomona Dock Estate, Off Trafford Road, Stretford	Historic Landfill
8	Land at Fairy Lane-Cheetham Hill, Manchester, Greater Manchester	Historic Landfill
9	Elizabeth Street-Cheetham, Greater Manchester	Historic Landfill
10	Ordsall Lane-Ordsall, Salford	Historic Landfill

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Maps
Listed Buildings

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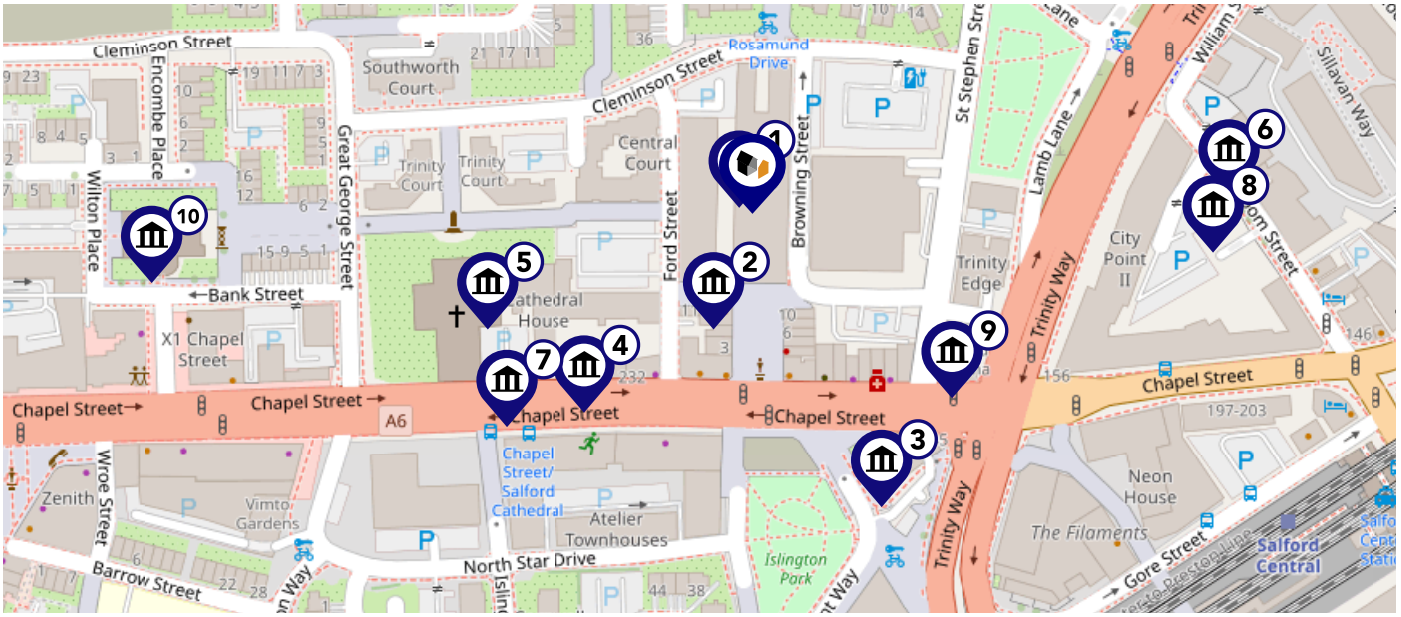
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1386076 - Town Hall	Grade II	0.0 miles
2 1386077 - Wall, Archways And Gates To Courtyard Of Town Hall	Grade II	0.0 miles
3 1386120 - Former Williams Deacon Bank	Grade II	0.1 miles
4 1386121 - Salford Education Offices	Grade II	0.1 miles
5 1386115 - Cathedral Of St John And Attached Cathedral House	Grade II	0.1 miles
6 1386086 - Arlington House	Grade II	0.1 miles
7 1386116 - Railings, Walls, Gate Piers And Gates To Cathedral Of St John	Grade II	0.1 miles
8 1386087 - Kings Arms Public House	Grade II	0.1 miles
9 1386118 - Independent Chapel	Grade II	0.1 miles
10 1386165 - Church Of St Philip	Grade II	0.2 miles

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Area
Schools

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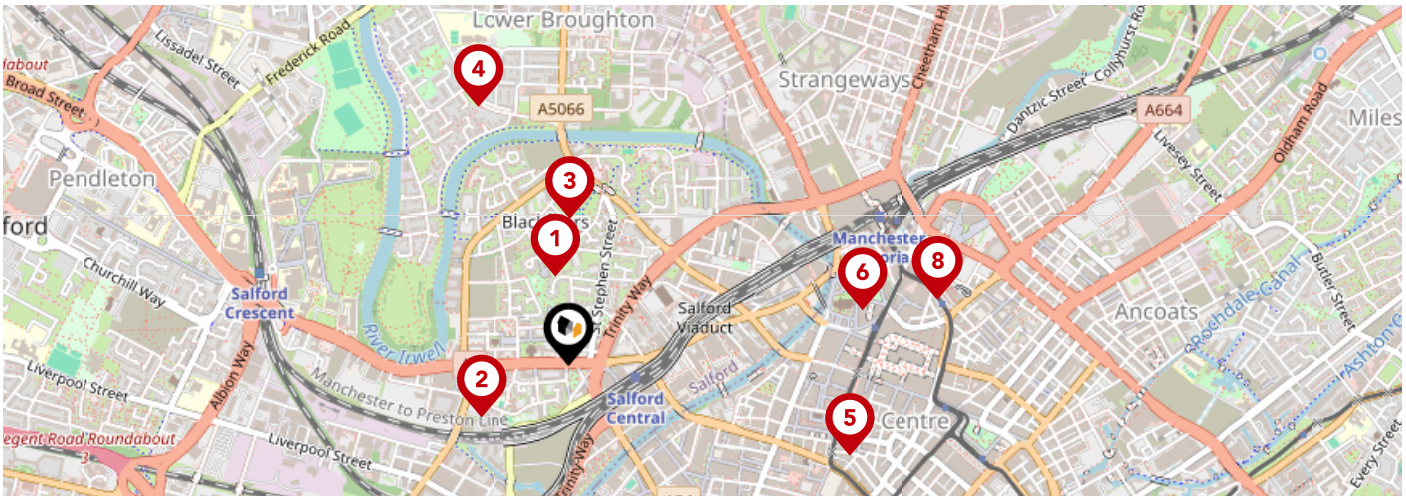

	Nursery	Primary	Secondary	College	Private
1 **The Cathedral School of St Peter and St John RC Primary** Ofsted Rating: Good | Pupils: 218 | Distance:0.2		✓			
2 **St Philip's CofE Primary School** Ofsted Rating: Good | Pupils: 235 | Distance:0.22		✓			
3 **The Friars Primary School** Ofsted Rating: Good | Pupils: 420 | Distance:0.33		✓			
4 **River View Community Primary School** Ofsted Rating: Good | Pupils: 526 | Distance:0.61		✓			
5 **Abbey College Manchester** Ofsted Rating: Not Rated | Pupils: 201 | Distance:0.65			✓		
6 **Chetham's School of Music** Ofsted Rating: Not Rated | Pupils: 332 | Distance:0.66			✓		
7 **Digital Advantage** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.83			✓		
8 **The Cooperative College** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.83			✓		

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Area
Schools

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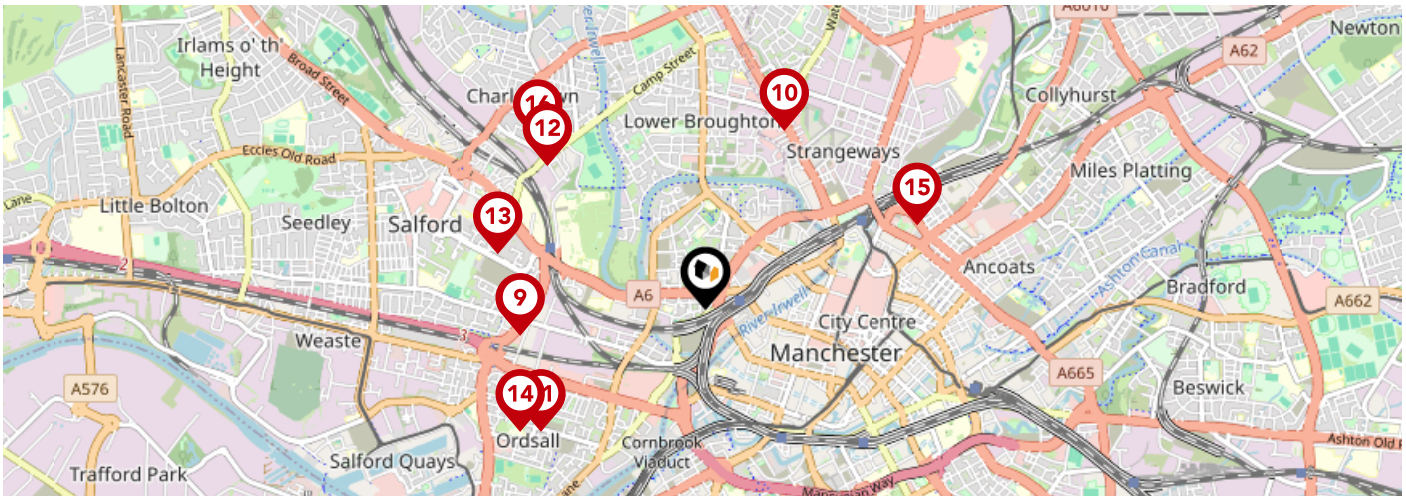

	Nursery	Primary	Secondary	College	Private
9 St Paul's CofE Primary School Ofsted Rating: Good | Pupils: 235 | Distance:0.83		✓			
10 Cheetwood Primary School Ofsted Rating: Good | Pupils: 211 | Distance:0.86		✓			
11 Primrose Hill Primary School and Children's Centre Ofsted Rating: Good | Pupils: 477 | Distance:0.91		✓			
12 Ahavas Torah Boys Academy Ofsted Rating: Inadequate | Pupils: 70 | Distance:0.95			✓		
13 The New Broadwalk PRU Ofsted Rating: Requires improvement | Pupils: 40 | Distance:0.95			✓		
14 St Joseph's RC Primary School Ofsted Rating: Good | Pupils: 220 | Distance:0.98		✓			
15 King of Kings Ofsted Rating: Requires improvement | Pupils: 26 | Distance:1.01			✓		
16 The Albion Academy Ofsted Rating: Good | Pupils: 893 | Distance:1.04			✓		

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Local Area
Masts & Pylons

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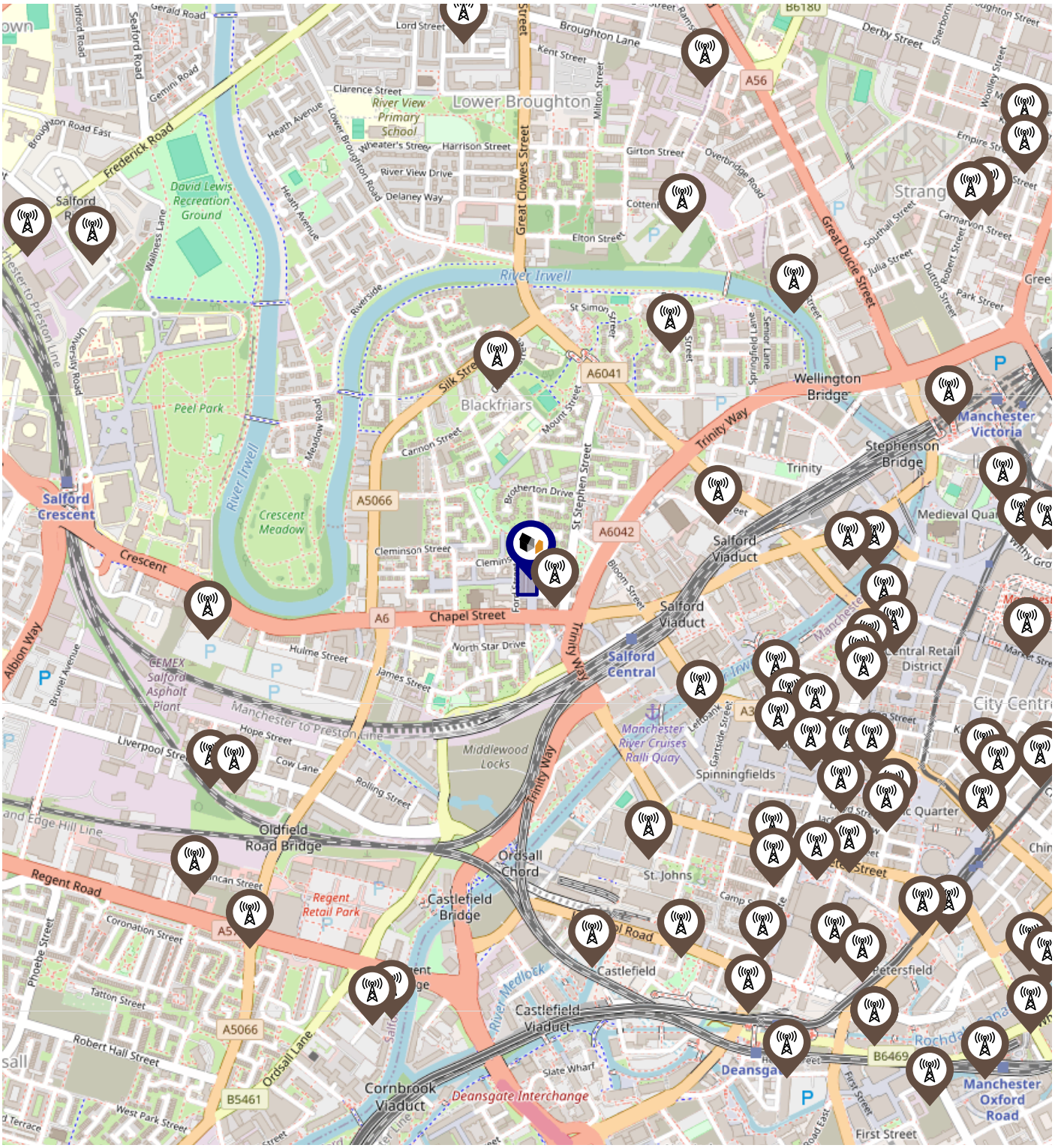

Key:

- Power Pylons
- Communication Masts

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Environment
Radon Gas

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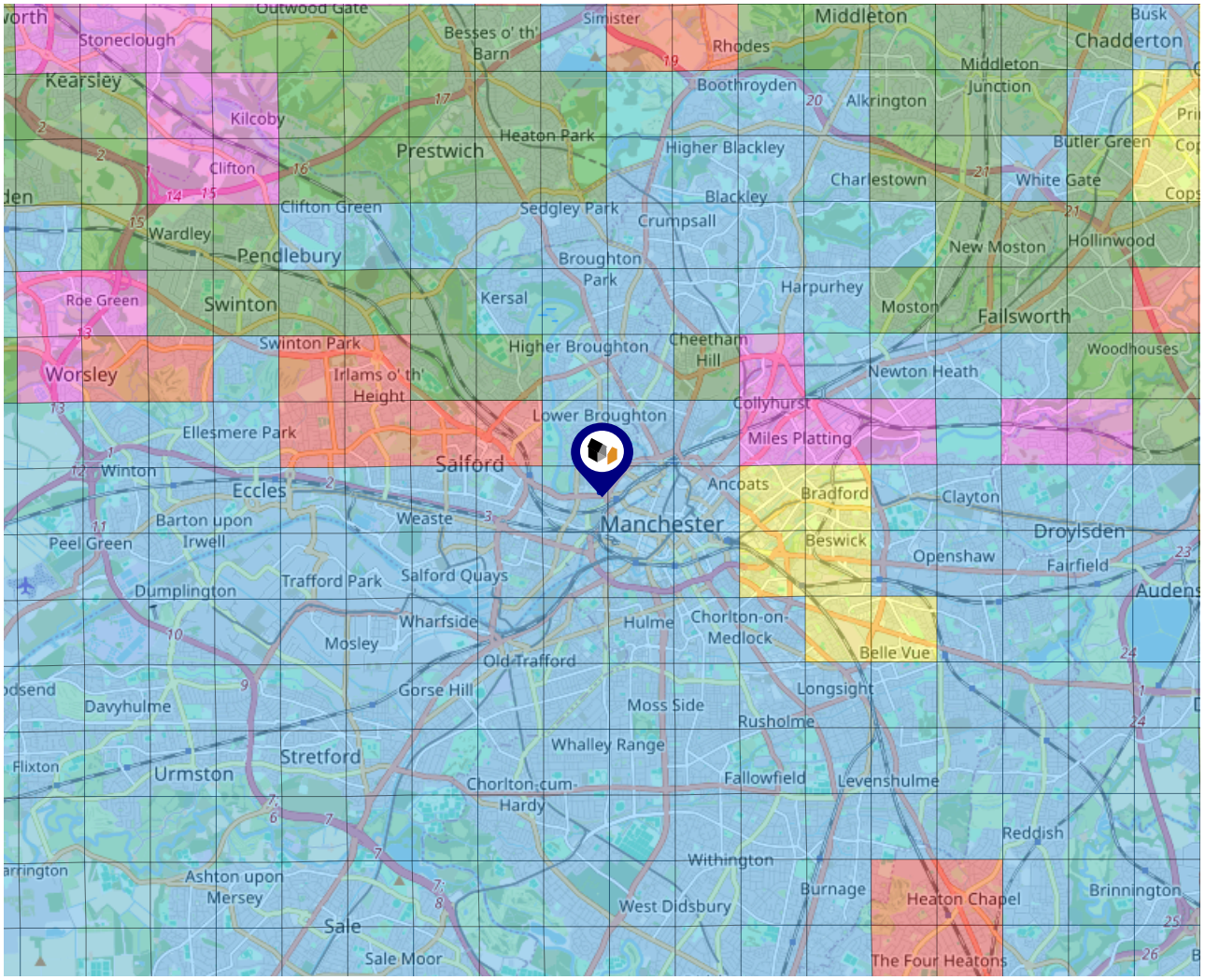
What is Radon?

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%	4-10%	10-30%	>30%

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Local Area
Road Noise

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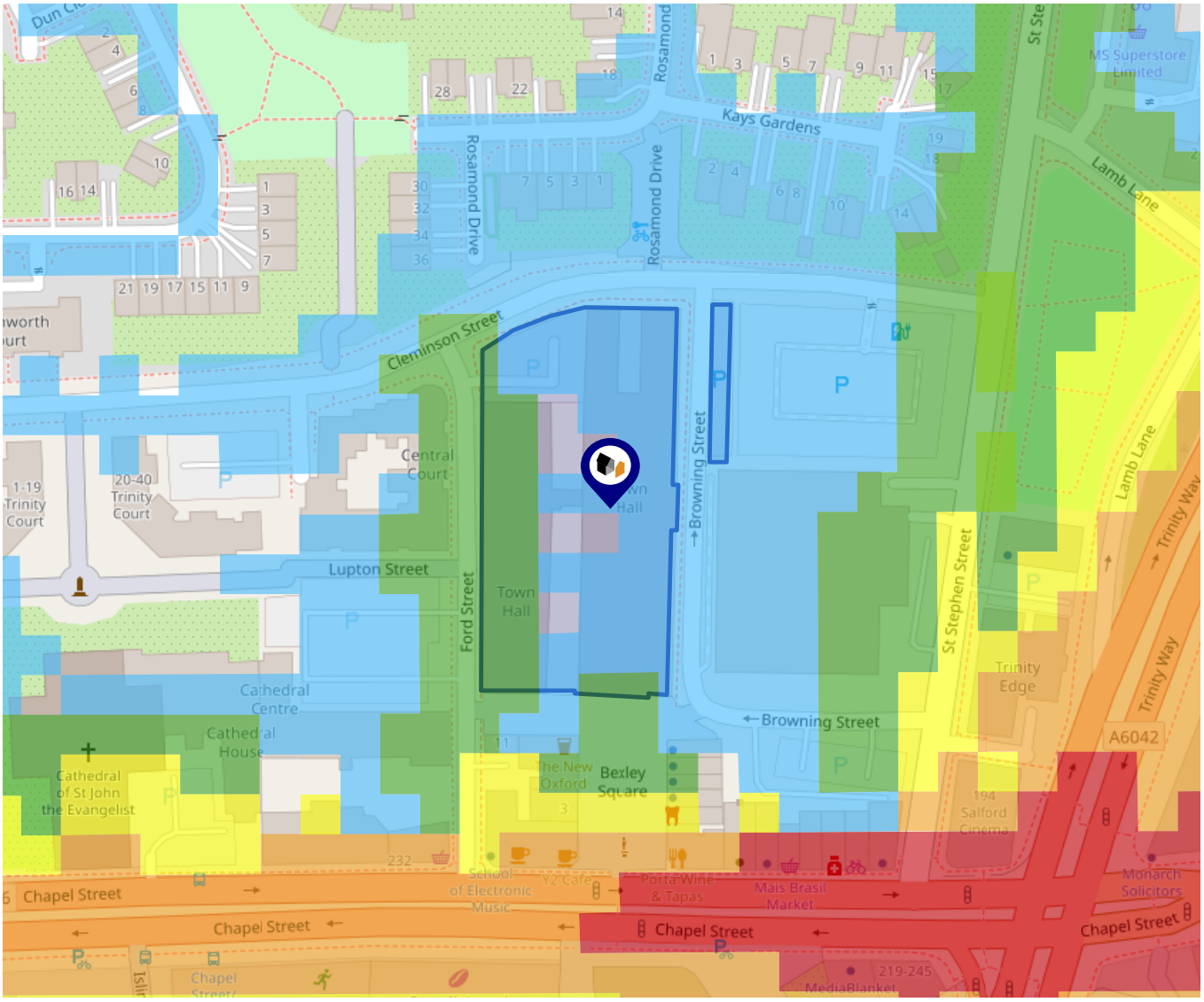

The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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Environment
Soils & Clay

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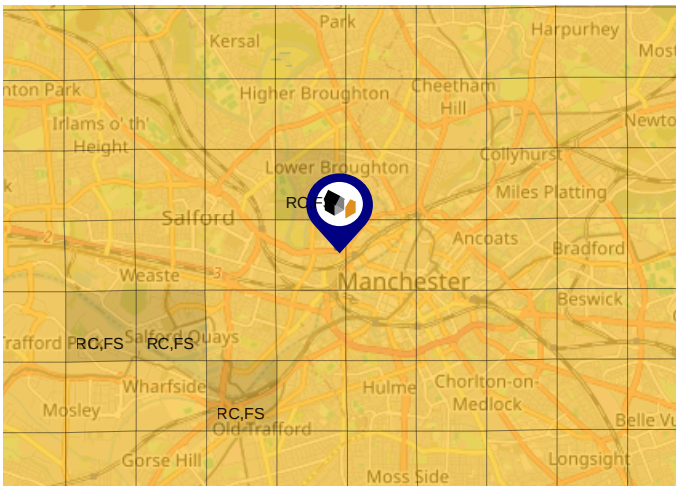
Ground Composition for this Address (Surrounding square kilometer zone around property)

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

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Area
Transport (National)

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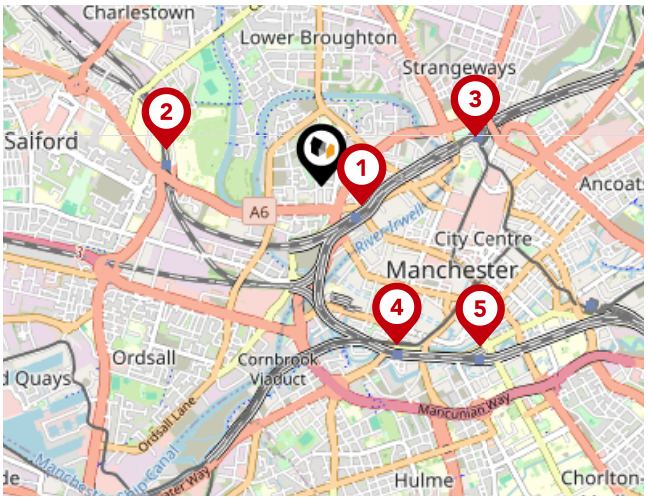
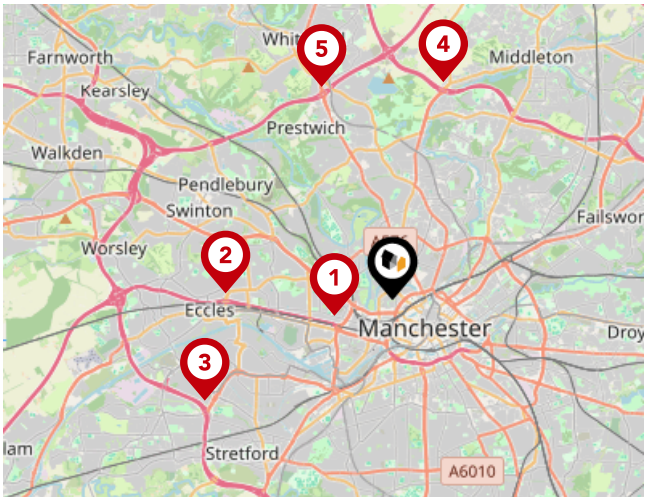


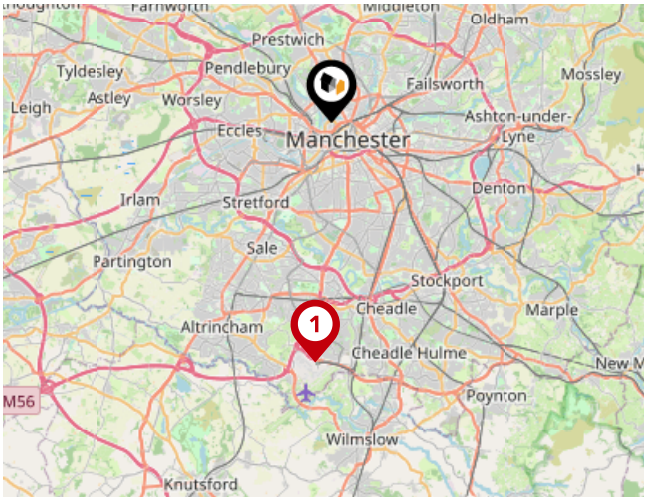
National Rail Stations

Pin	Name	Distance
1	Salford Central Rail Station	0.19 miles
2	Salford Crescent Rail Station	0.7 miles
3	Manchester Victoria Rail Station	0.71 miles
4	Deansgate Rail Station	0.77 miles
5	Manchester Oxford Road Rail Station	0.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M602 J3	1.04 miles
2	M602 J2	2.92 miles
3	M60 J9	3.75 miles
4	M60 J19	3.95 miles
5	M60 J17	3.96 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	8.52 miles

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Area
Transport (Local)

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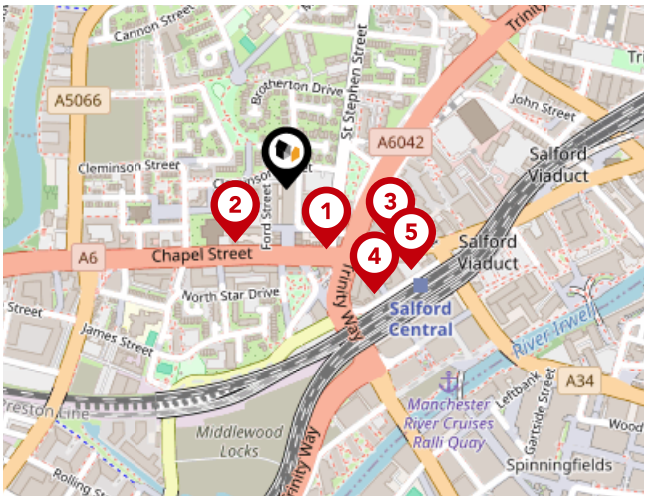
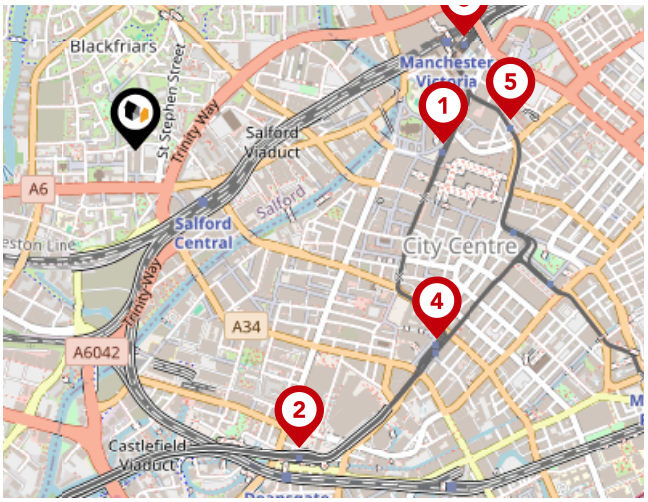


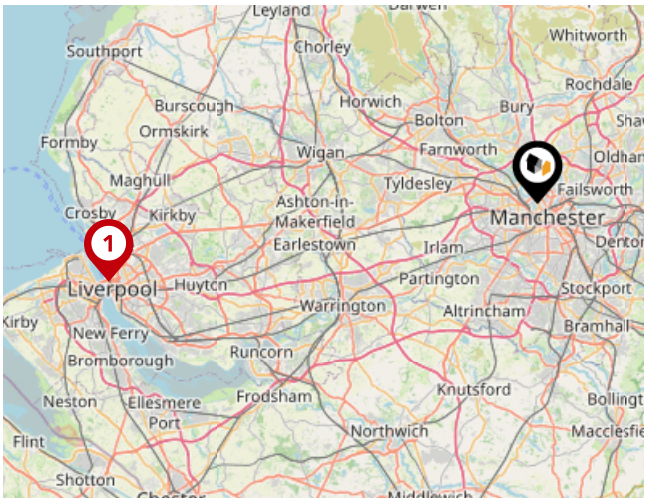
Bus Stops/Stations

Pin	Name	Distance
1	Chapel Street (Ebd to define route)	0.07 miles
2	Salford Cathedral	0.08 miles
3	Trinity Way	0.12 miles
4	Salford Central Station	0.15 miles
5	Salford Central Station	0.16 miles



Local Connections

Pin	Name	Distance
1	Exchange Square (Manchester Metrolink)	0.67 miles
2	Deansgate-Castlefield (Manchester Metrolink)	0.74 miles
3	Victoria (Manchester Metrolink)	0.76 miles
4	St Peter's Square (Manchester Metrolink)	0.78 miles
5	Shudehill (Manchester Metrolink)	0.82 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	30.83 miles

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Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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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