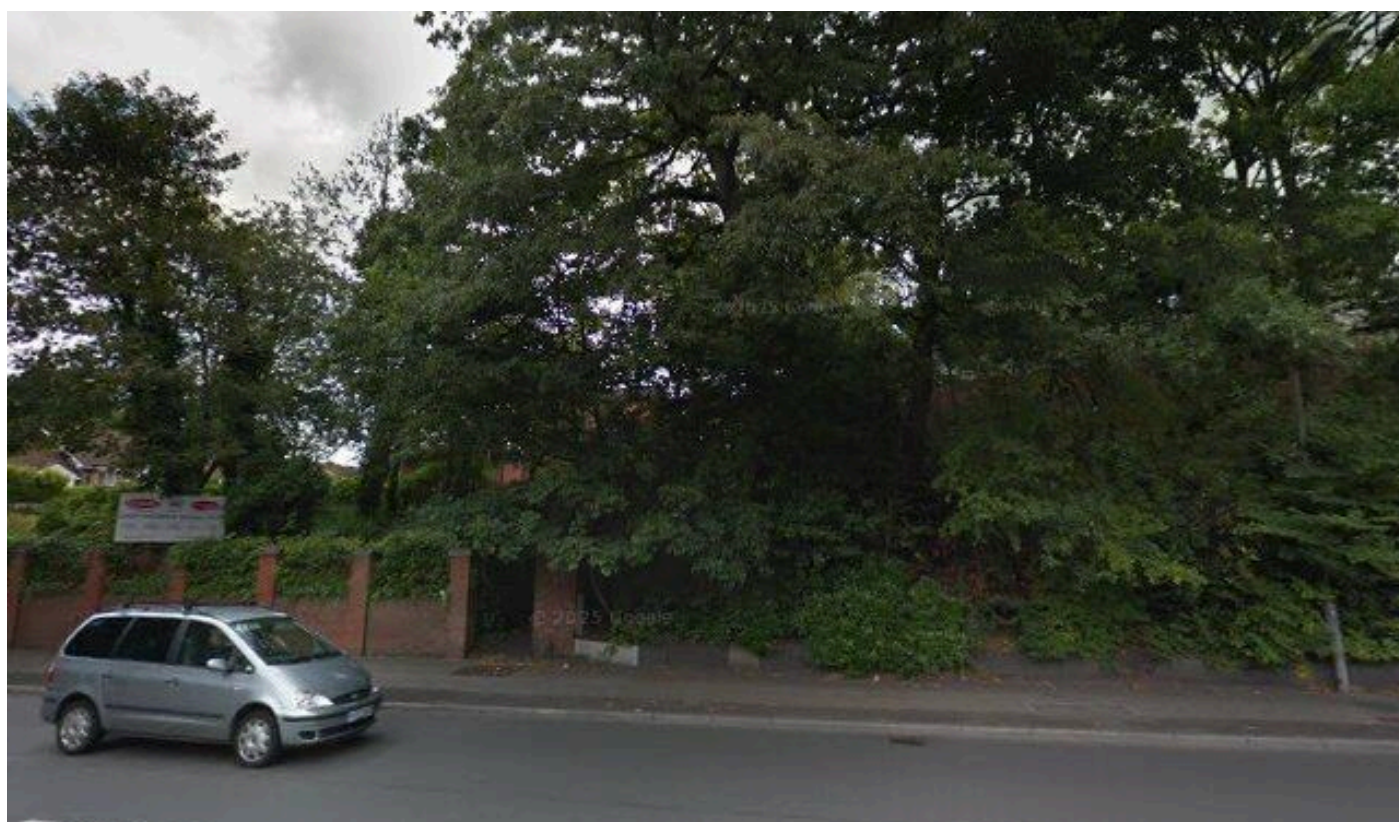




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 22nd October 2026



**8 THORNDYKE APARTMENTS, BURY NEW ROAD,
PRESTWICH, MANCHESTER, M25 0PZ**

Landwood Group

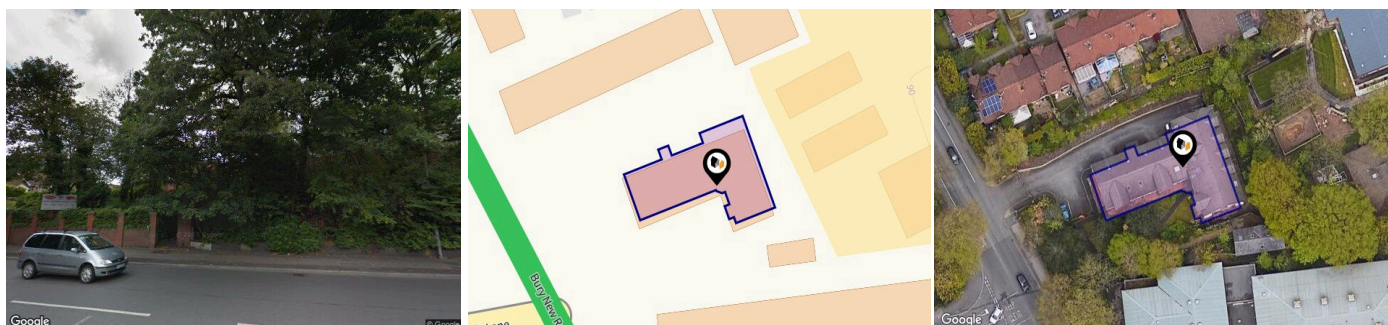
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,054 ft ² / 98 m ²
Plot Area:	0.12 acres
Year Built :	2008
Council Tax :	Band D
Annual Estimate:	£2,555
Title Number:	MAN129597
UPRN:	4210002456
Restrictive Covenants:	Yes

Last Sold Date:	15/10/2008
Last Sold Price:	£264,000
Last Sold £/ft ² :	£250
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



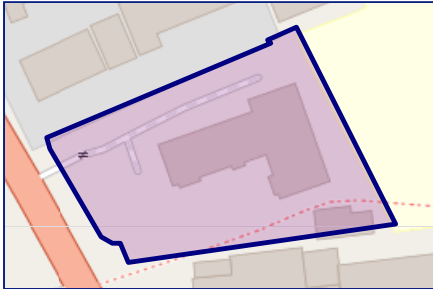
Satellite/Fibre TV Availability:



Property Multiple Title Plans

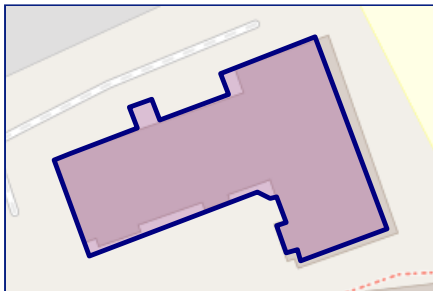
LANDWOOD
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Freehold Title Plan



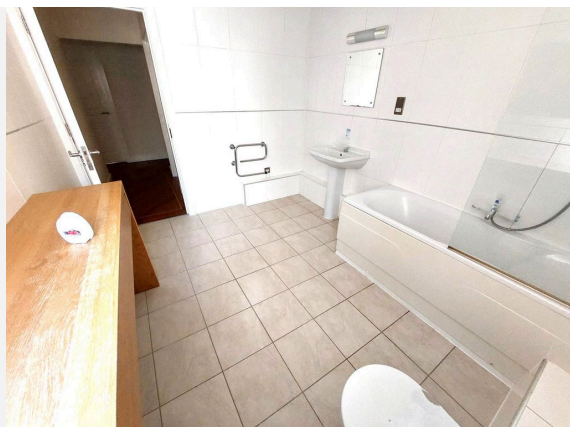
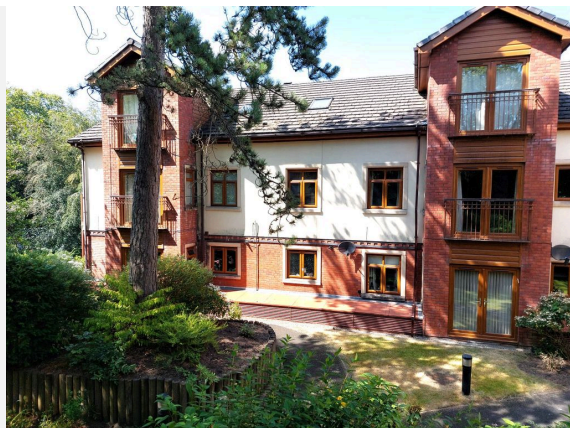
GM47434

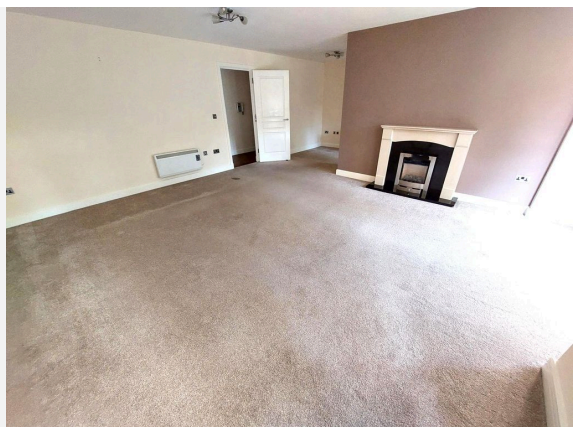
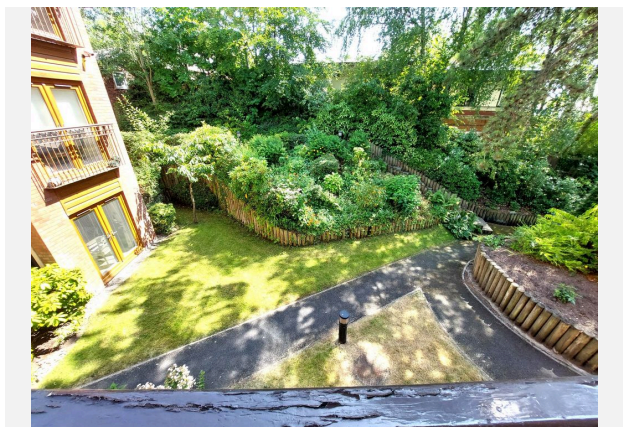
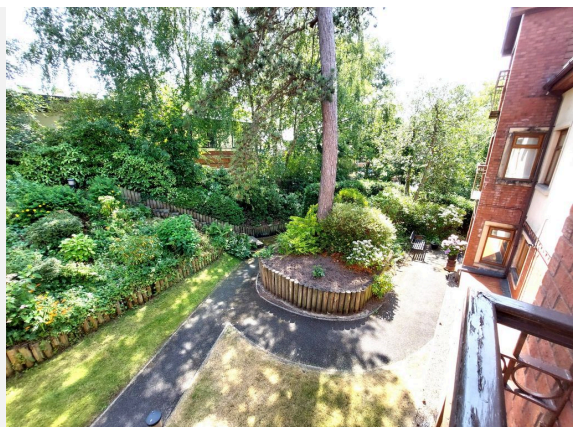
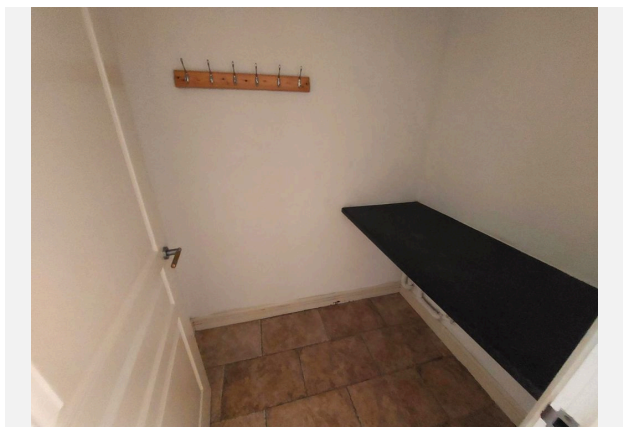
Leasehold Title Plan

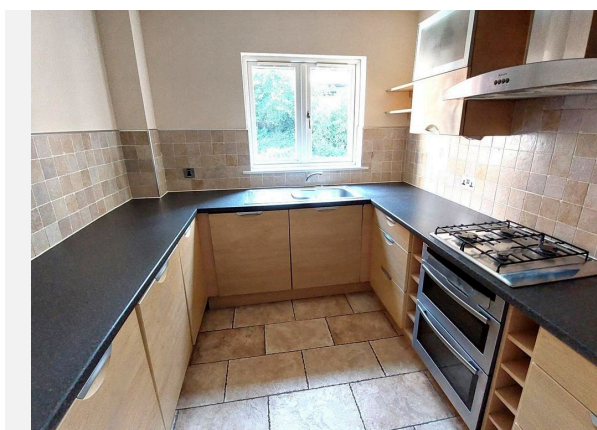
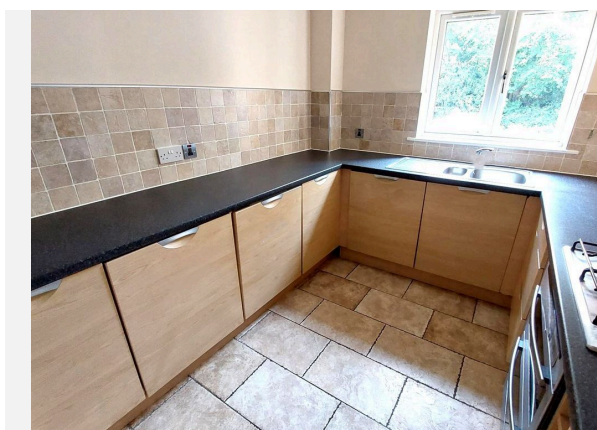


MAN129597

Start Date: 14/10/2008
End Date: 01/11/2131
Lease Term: 125 years from 1 November 2006
Term Remaining: 105 years







Property EPC - Certificate

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8 Thorndyke Apartments, Bury New Road, Prestwich,
M25 0PZ

Energy rating

C

Valid until 17.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical, extract only
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	98 m ²

Market Sold in Street

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6, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	28/10/2016			
Last Sold Price:	£260,000			
1, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	28/01/2016	22/02/2012	17/12/2007	
Last Sold Price:	£215,000	£238,174	£250,000	
10, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	27/04/2012			
Last Sold Price:	£290,000			
2, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	24/04/2012			
Last Sold Price:	£325,000			
5, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	05/04/2012			
Last Sold Price:	£192,000			
7, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	05/04/2012			
Last Sold Price:	£192,000			
4, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	05/11/2010	04/12/2007		
Last Sold Price:	£220,000	£243,000		
3, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	18/06/2010			
Last Sold Price:	£200,000			
9, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	11/05/2010			
Last Sold Price:	£300,000			
8, Thorndyke Apartments, Bury New Road, Manchester, M25 0PZ				Flat-maisonette House
Last Sold Date:	15/10/2008			
Last Sold Price:	£264,000			

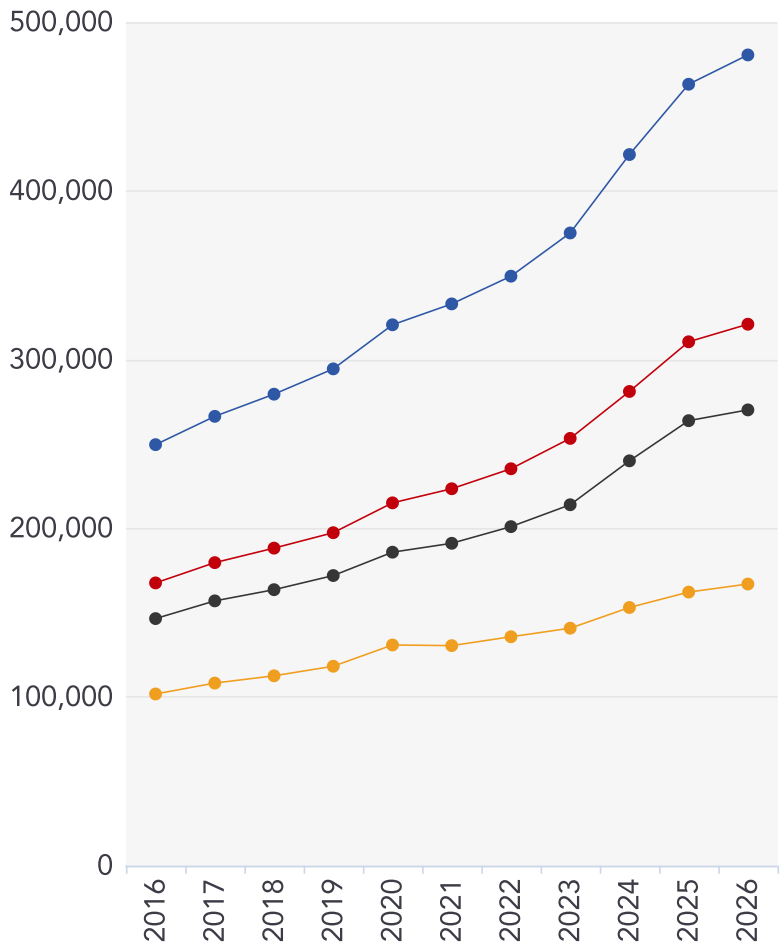
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in M25



Detached

+92.55%

Semi-Detached

+91.48%

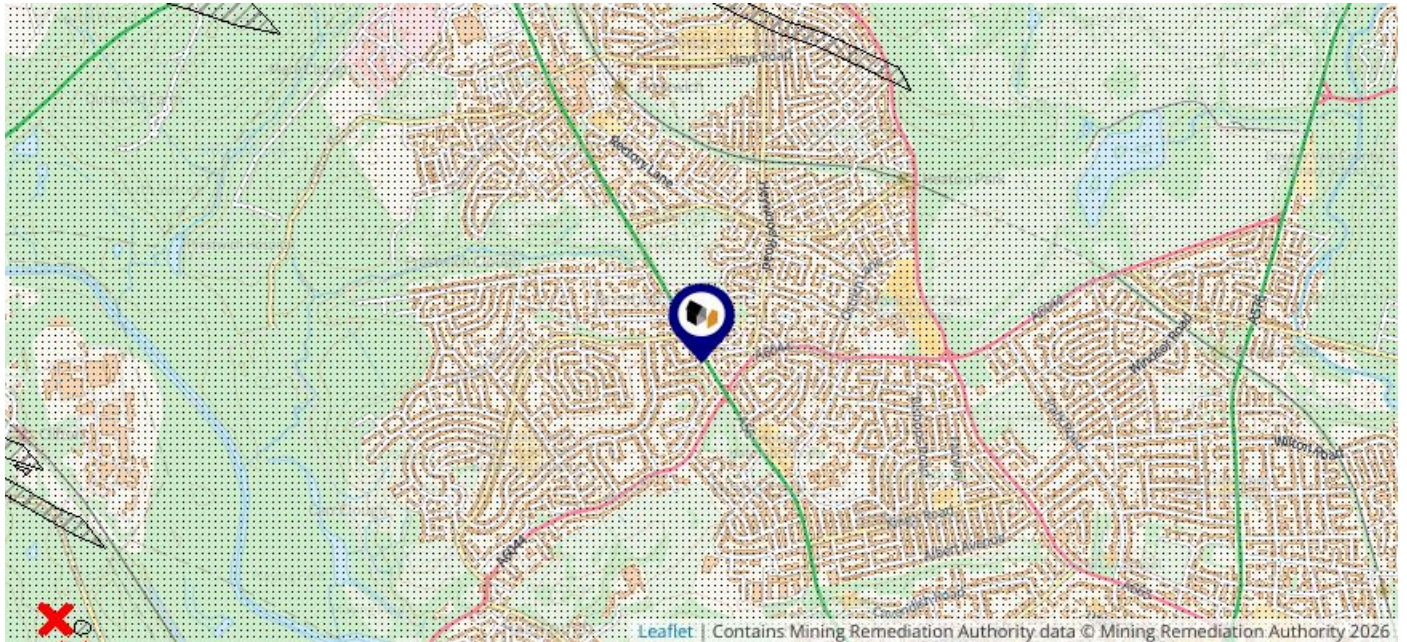
Terraced

+84.44%

Flat

+64.03%

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.

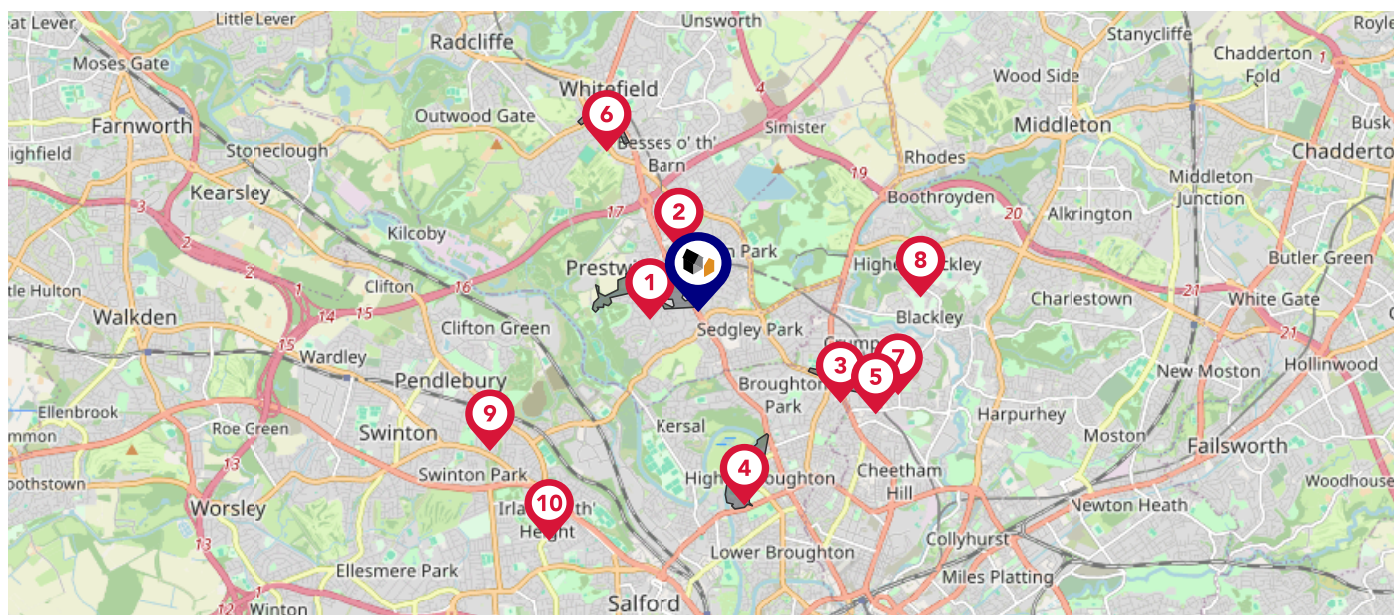
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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

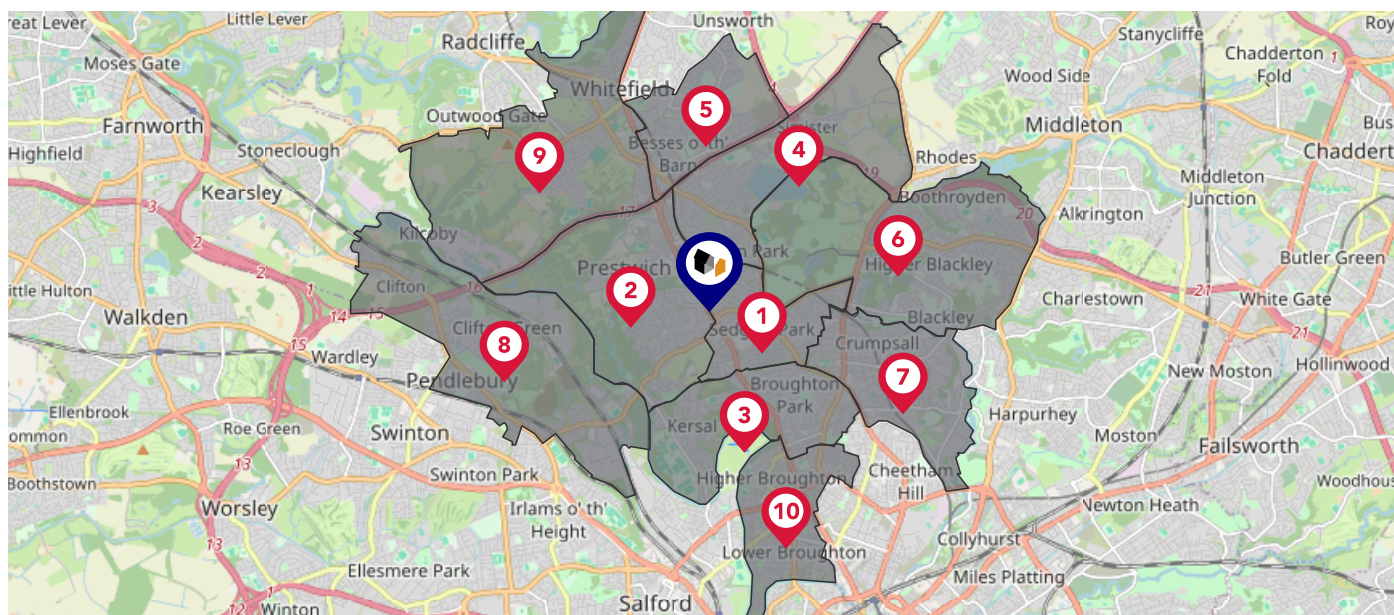
- 1 St Mary's
- 2 Poppythorn
- 3 Crumpsall Lane, Crumpsall
- 4 Cliff
- 5 Hermitage Road, Crumpsall
- 6 All Saints, Whitefield
- 7 Crumpsall Green, Crumpsall
- 8 Crab Lane, Higher Blackley
- 9 St Augustine's
- 10 Irlams o' th' Height

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



Sedgley Ward



St Mary's Ward



Kersal & Broughton Park Ward



Holyrood Ward



Besses Ward



Higher Blackley Ward



Crumpsall Ward



Pendlebury & Clifton Ward

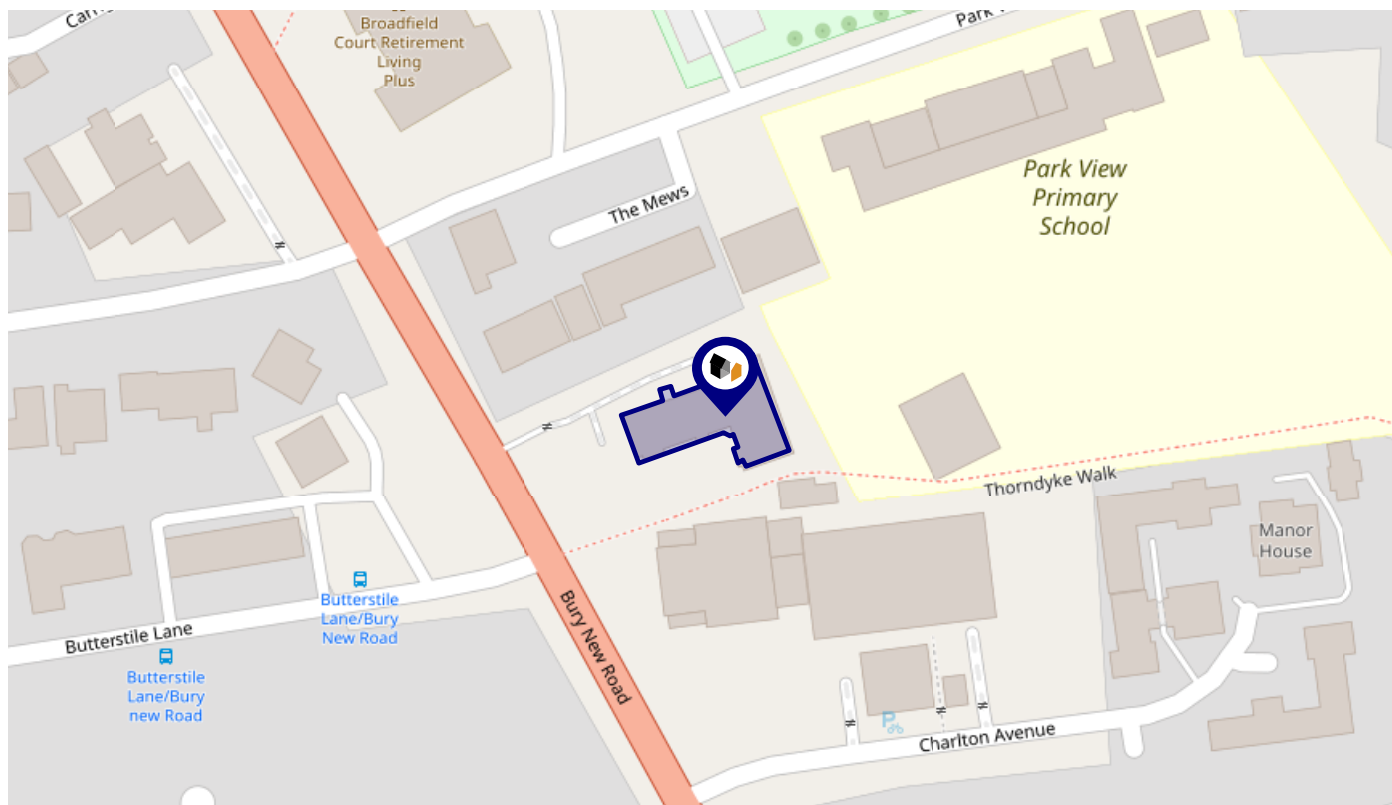


Pilkington Park Ward



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:

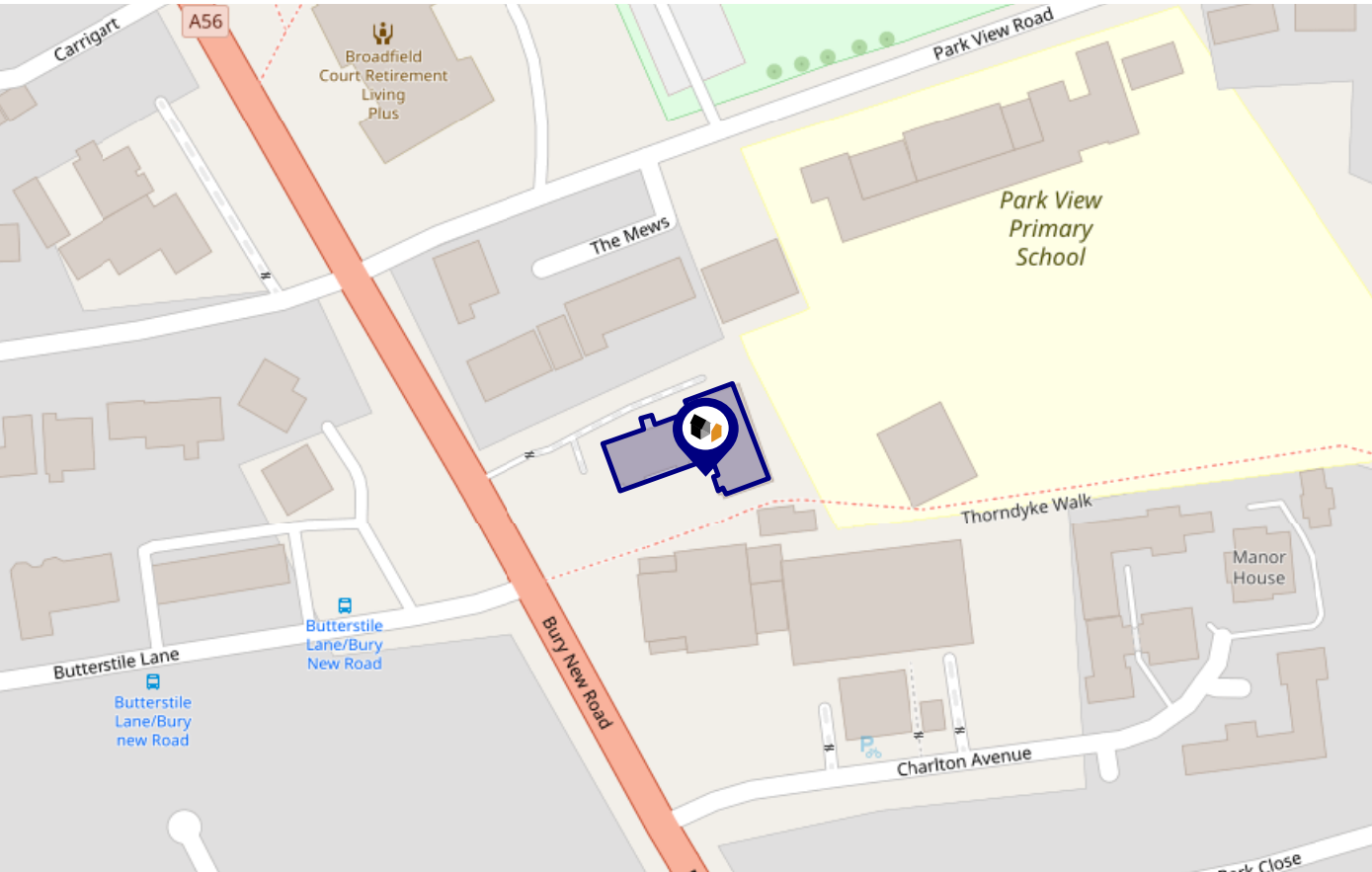
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - 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:

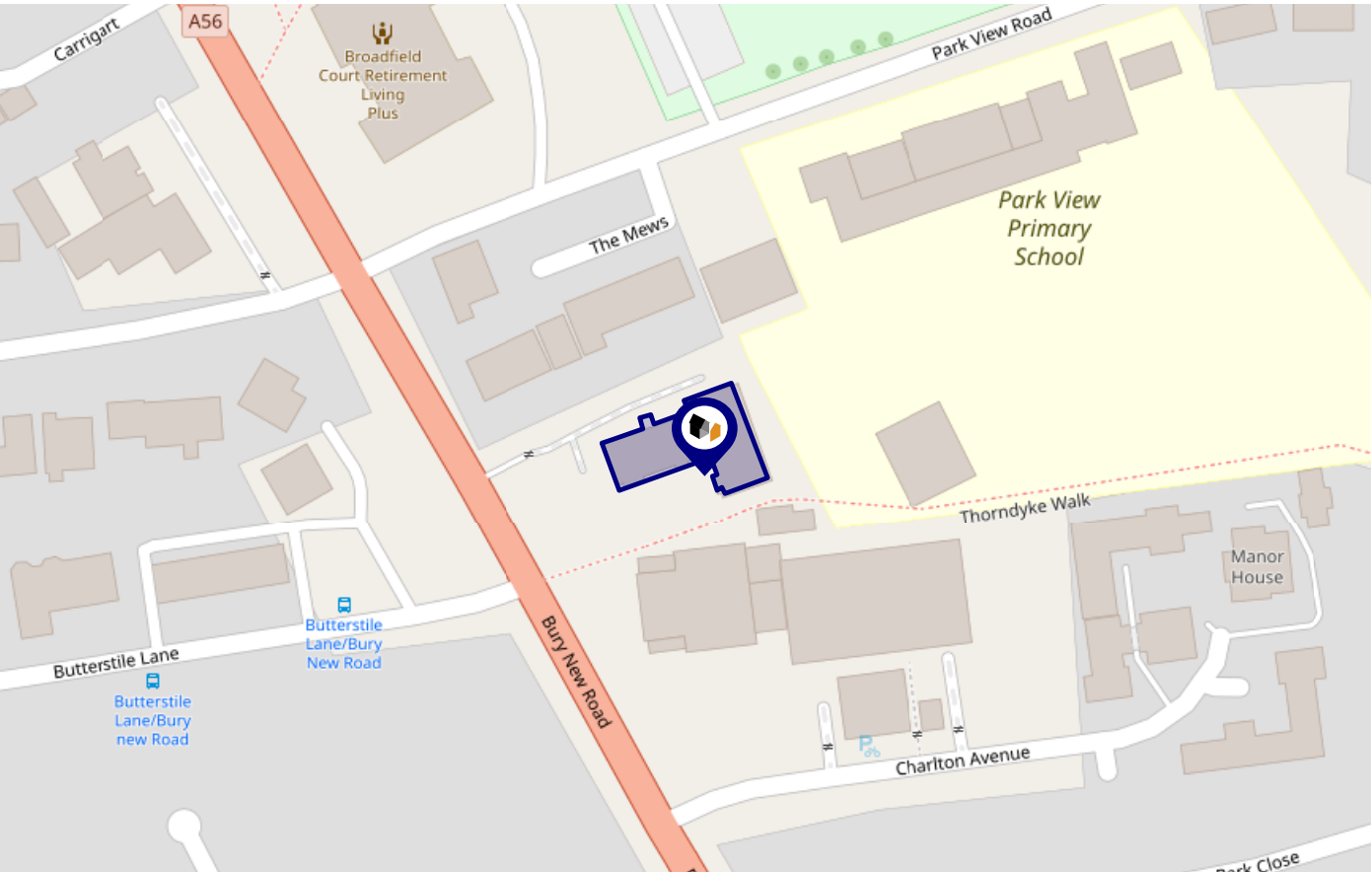


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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:



KPF - Key Property Facts

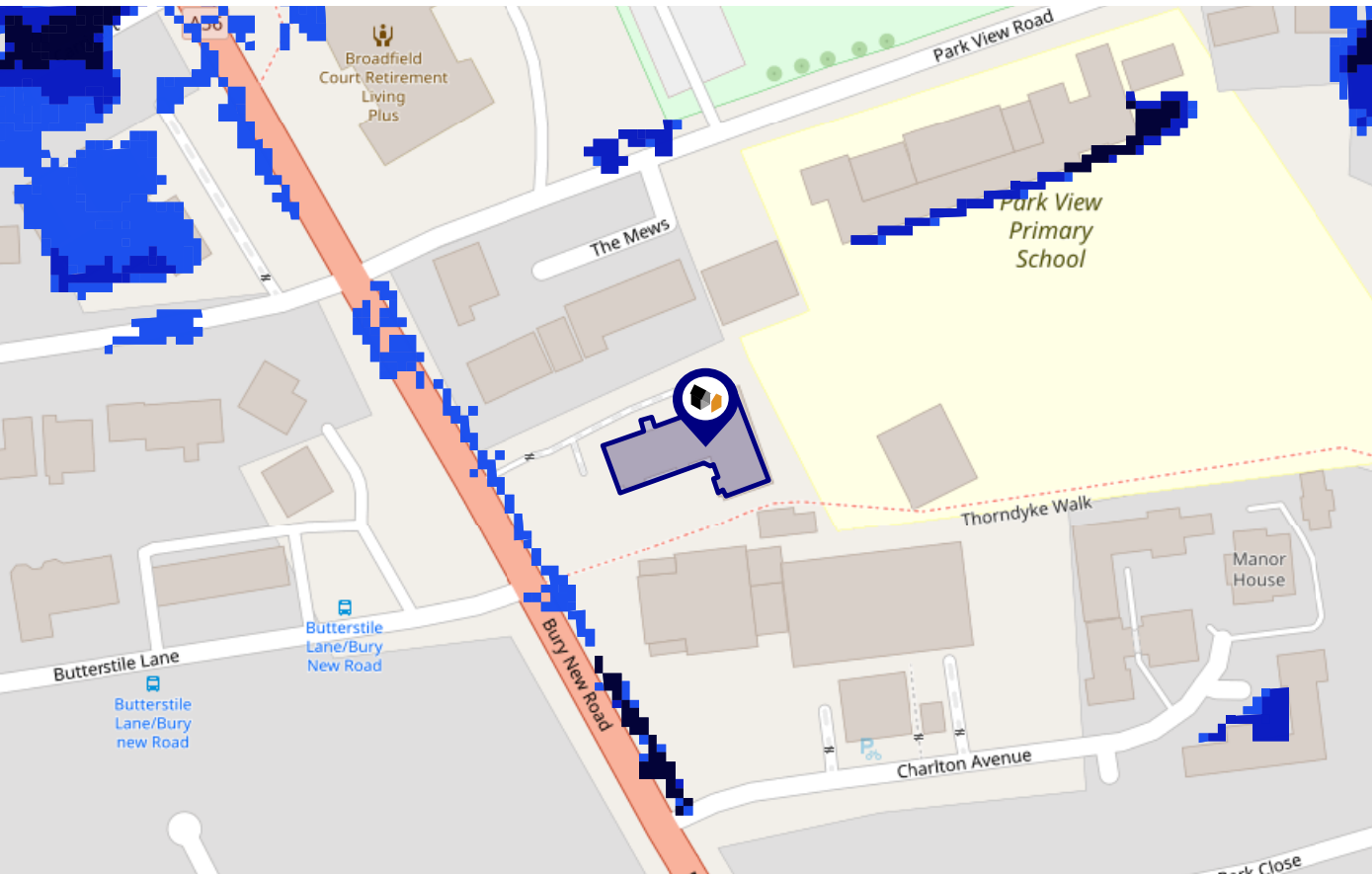
Powered by
aprift
Know any property instantly

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.

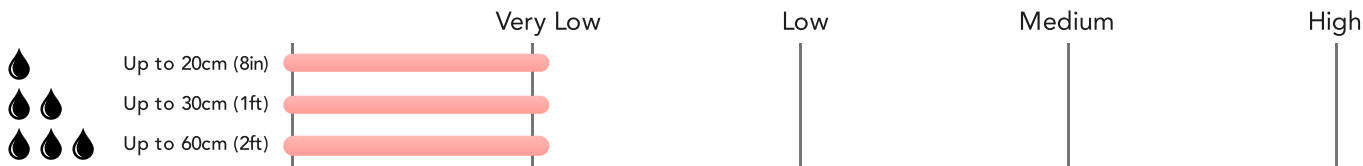


Risk Rating: Very low

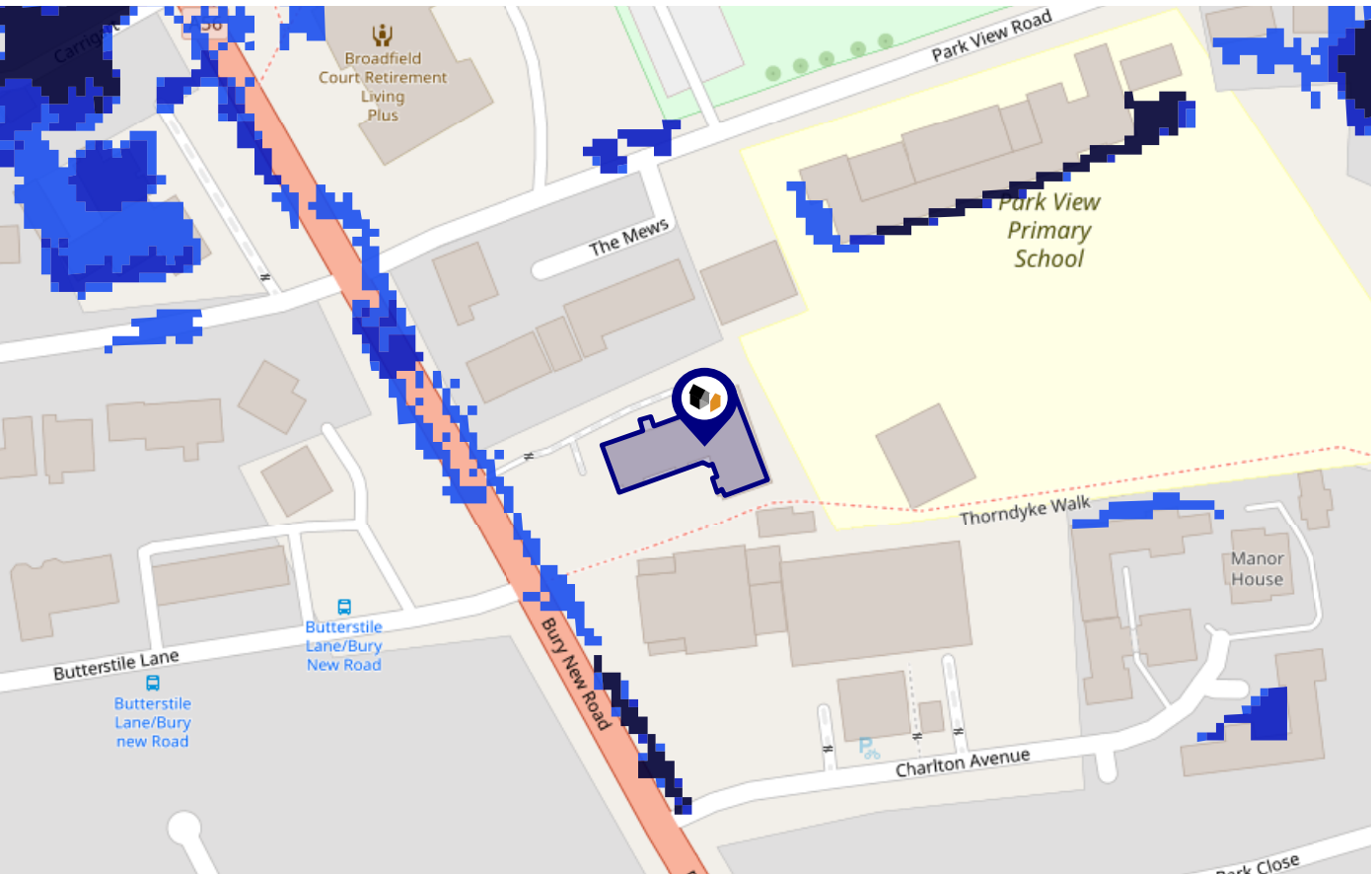
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

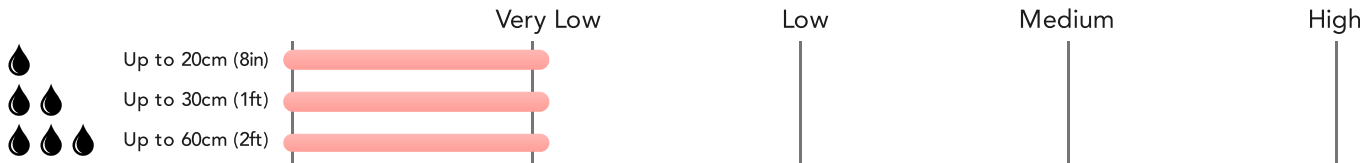


Risk Rating: Very low

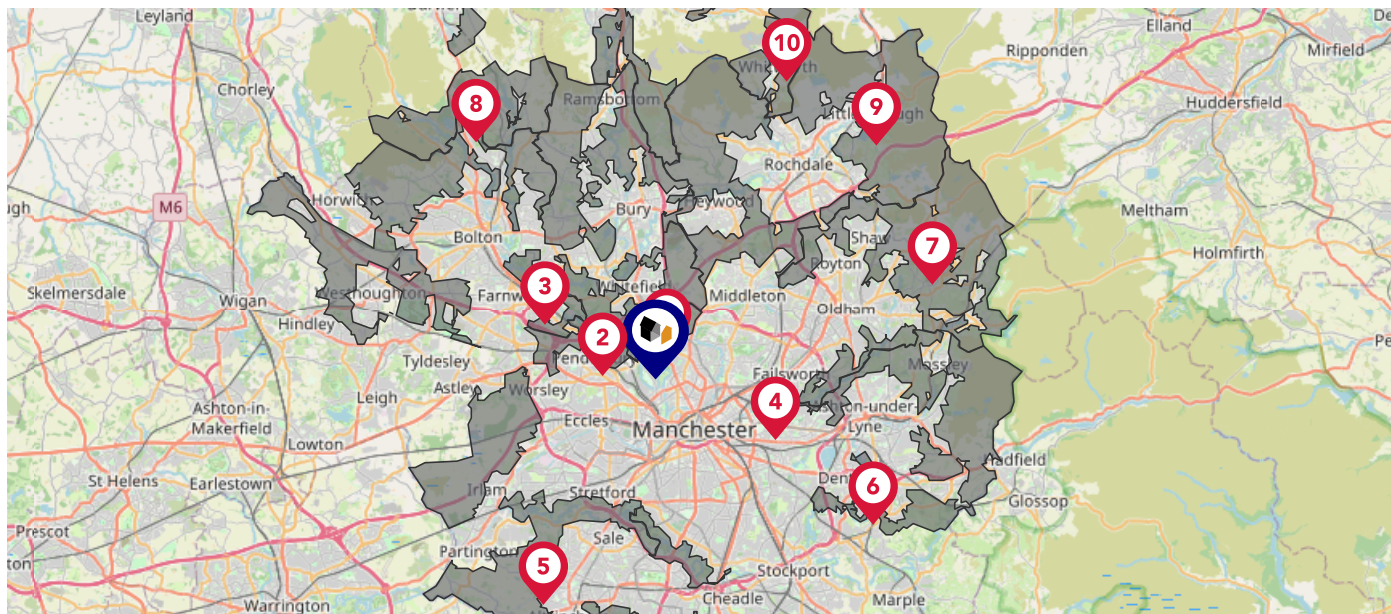
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

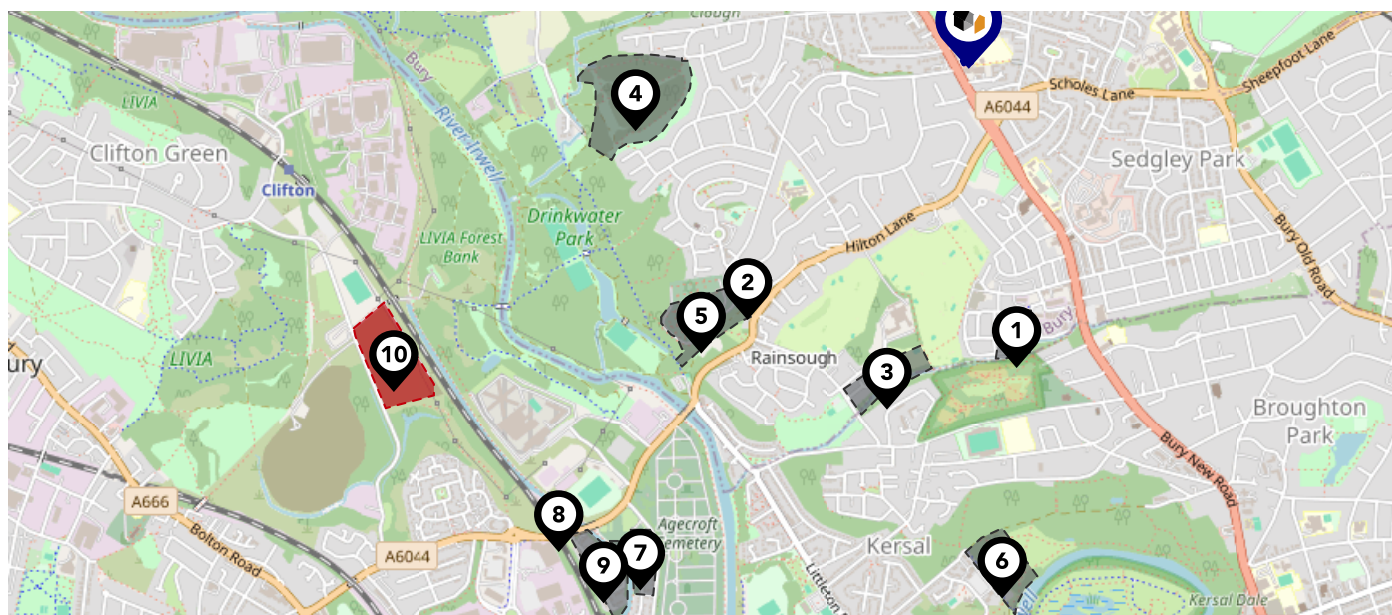
- 1 Merseyside and Greater Manchester Green Belt - Bury
- 2 Merseyside and Greater Manchester Green Belt - Salford
- 3 Merseyside and Greater Manchester Green Belt - Bolton
- 4 Merseyside and Greater Manchester Green Belt - Manchester
- 5 Merseyside and Greater Manchester Green Belt - Trafford
- 6 Merseyside and Greater Manchester Green Belt - Tameside
- 7 Merseyside and Greater Manchester Green Belt - Oldham
- 8 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 9 Merseyside and Greater Manchester Green Belt - Rochdale
- 10 Merseyside and Greater Manchester Green Belt - Rossendale

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

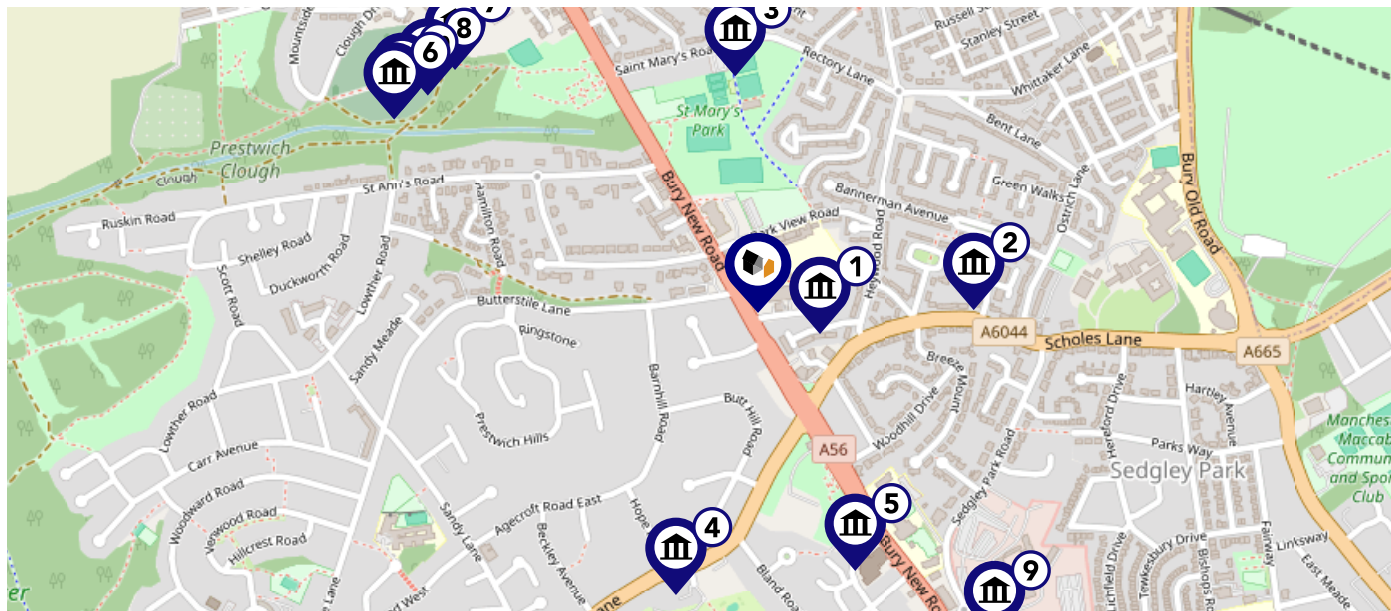
1	Mountheath Industrial Park-Arden Way, Bury-Salford, Greater Manchester	Historic Landfill	☐
2	Land at Butter Stile Lane-Butter Stile Lane, Prestwich, Bury, Greater Manchester	Historic Landfill	☐
3	Heathlands Drive - Kersal Road-Prestwich, Manchester	Historic Landfill	☐
4	Drinkwater Park-Buckely Lane, Prestwich	Historic Landfill	☐
5	Land at Rainsough Brow-Rainsough Brow, Prestwich, Bury, Greater Manchester	Historic Landfill	☐
6	South Radford Street-Castle Hill, Salford	Historic Landfill	☐
7	Jewish Cemetery-Butterstile Lane, Prestwich, Bury	Historic Landfill	☐
8	Land North of Agecroft Road-Swinton, Manchester	Historic Landfill	☐
9	Section 2, Jewish Cemetery-Agecroft Road, Pendlebury, Salford, Greater Manchester	Historic Landfill	☐
10	EA/EPR/YP3792CH/V004	Active Landfill	☒

Maps

Listed Buildings

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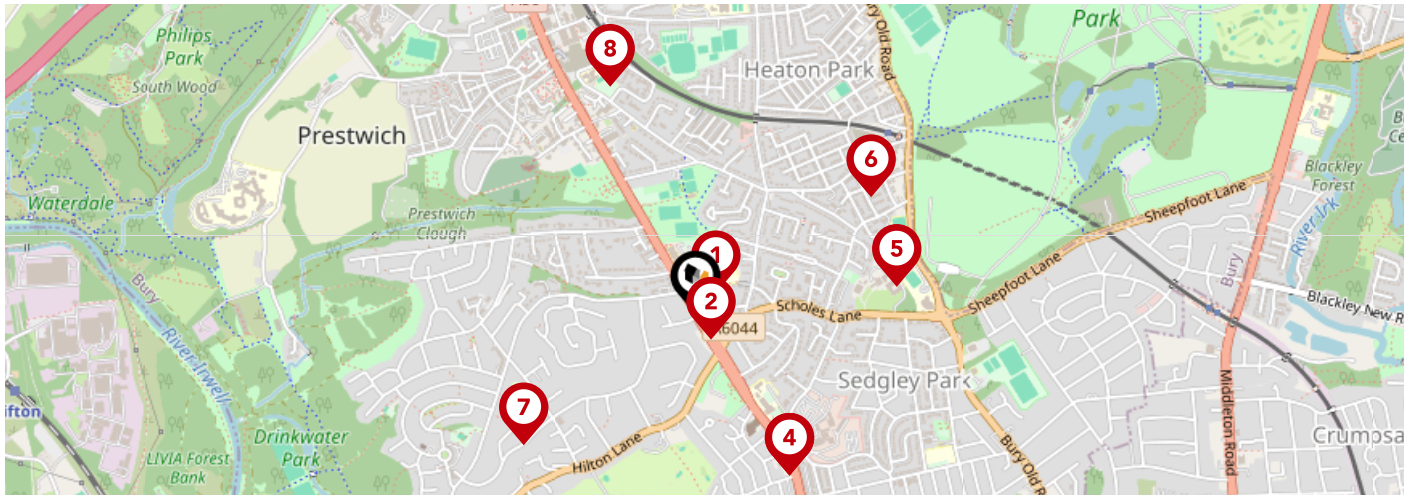
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1356795 - Charlton House, Two Lamp Posts Adjacent To South West And South East Corners	Grade II	0.1 miles
 1067228 - Manor Park Rest Home	Grade II	0.2 miles
 1440259 - Prestwich War Memorial	Grade II	0.3 miles
 1356821 - Rookwood Wrenwood	Grade II	0.3 miles
 1067289 - North Lodge And Gate Post And Railings	Grade II	0.3 miles
 1356815 - Gate Piers And Boundary Walls To Churchyard Of St Mary	Grade II	0.4 miles
 1405179 - The Rectory	Grade II	0.4 miles
 1356817 - Tomb Of Children Of Thomas Collier, Close To South East Corner Of Church Of St Mary	Grade II	0.4 miles
 1067230 - Greater Manchester Police Training School Sedgley House	Grade II	0.4 miles
 1356816 - Memorial To Lawrence Hollinshed To South Of West End Of Church Of St Mary, Close To South Boundary Of Churchyard	Grade II	0.4 miles

Area Schools

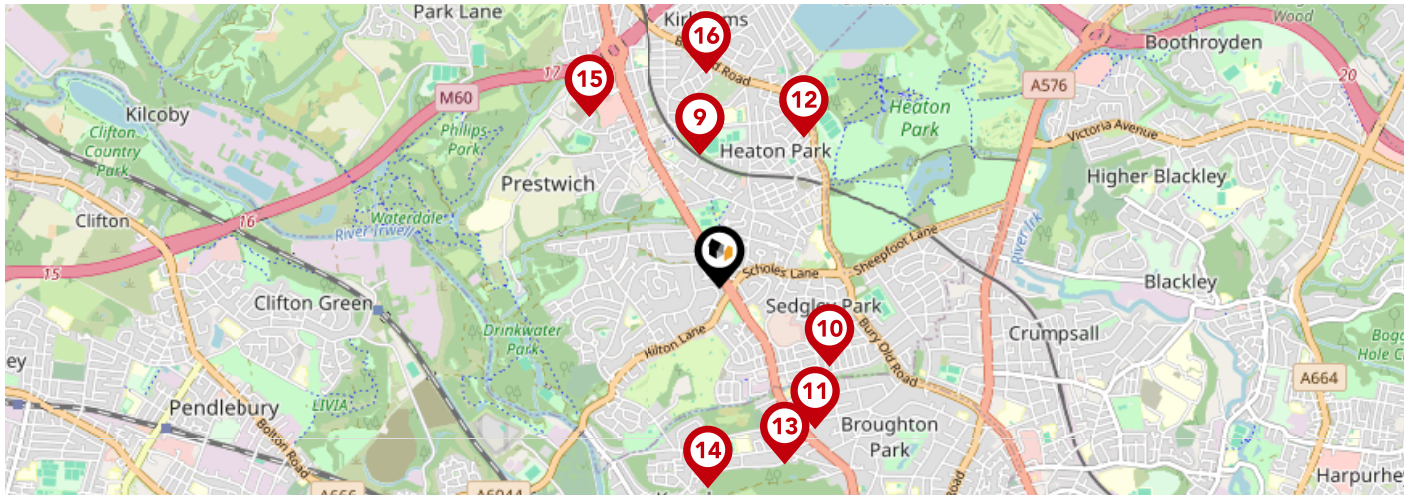
LANDWOOD
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		Nursery	Primary	Secondary	College	Private
1	Park View Primary School Ofsted Rating: Good Pupils: 444 Distance:0.06	☐	☒	☐	☐	☐
2	Manchester Mesivta School Ofsted Rating: Requires improvement Pupils: 247 Distance:0.07	☐	☐	☒	☐	☐
3	Yesoiday Hatorah Boys Academy Ofsted Rating: Good Pupils: 443 Distance:0.42	☐	☒	☐	☐	☐
4	Yesoiday Hatorah Girls Academy Ofsted Rating: Outstanding Pupils: 434 Distance:0.42	☐	☒	☐	☐	☐
5	St Monica's RC High School, a Voluntary Academy Ofsted Rating: Requires improvement Pupils: 1086 Distance:0.45	☐	☐	☒	☐	☐
6	St Hilda's Church of England Primary School Ofsted Rating: Good Pupils: 192 Distance:0.47	☐	☒	☐	☐	☐
7	Butterstile Primary School Ofsted Rating: Good Pupils:0 Distance:0.48	☐	☒	☐	☐	☐
8	St Mary's Church of England Aided Primary School, Prestwich Ofsted Rating: Outstanding Pupils: 232 Distance:0.53	☐	☒	☐	☐	☐

Area Schools

LANDWOOD
GROUP

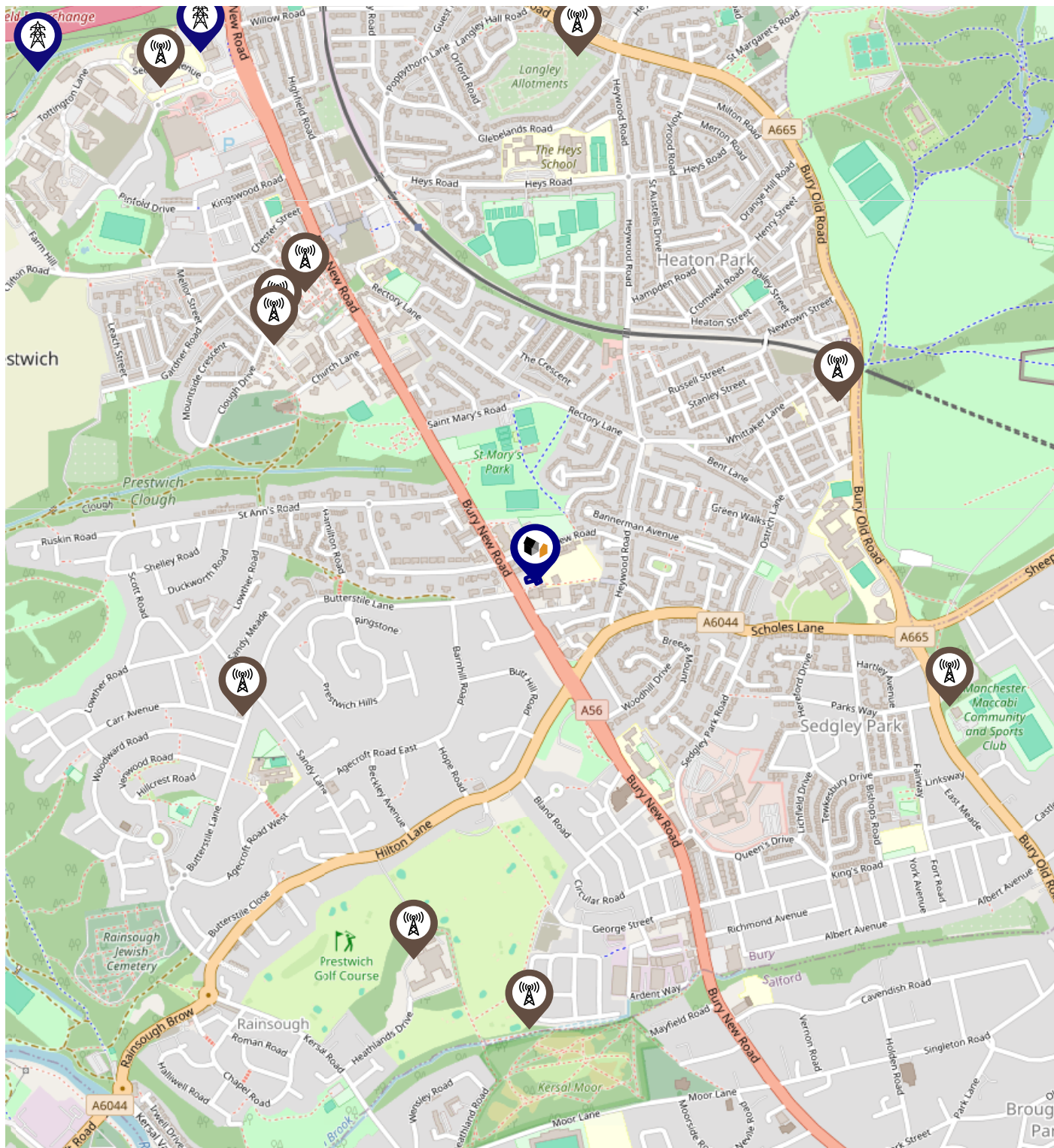


		Nursery	Primary	Secondary	College	Private
	The Heys School Ofsted Rating: Not Rated Pupils: 573 Distance:0.59	☐	☐	☒	☐	☐
	Sedgley Park Community Primary School Ofsted Rating: Good Pupils: 290 Distance:0.6	☐	☒	☐	☐	☐
	St Philip's RC Primary School Ofsted Rating: Outstanding Pupils: 353 Distance:0.75	☐	☒	☐	☐	☐
	Prestwich Preparatory School Ofsted Rating: Inadequate Pupils: 45 Distance:0.76	☐	☒	☐	☐	☐
	Me'or High School Ofsted Rating: Good Pupils: 68 Distance:0.83	☐	☐	☒	☐	☐
	St Paul's CofE Primary School Ofsted Rating: Good Pupils: 202 Distance:0.88	☐	☒	☐	☐	☐
	Cloughside College Ofsted Rating: Good Pupils: 13 Distance:0.95	☐	☐	☒	☐	☐
	Heaton Park Primary School Ofsted Rating: Good Pupils:0 Distance:0.95	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP



Key:

-  Power Pylons
-  Communication Masts

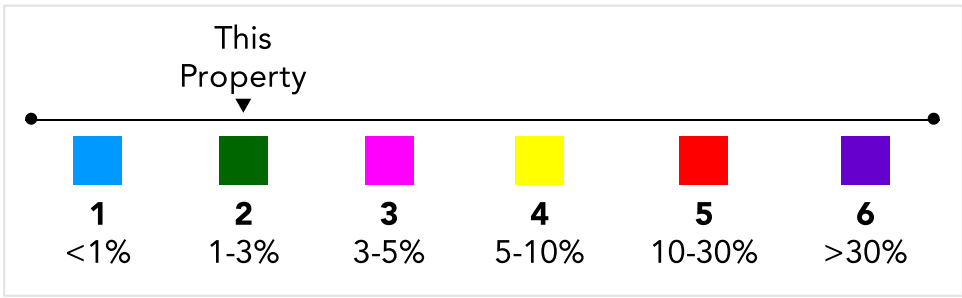
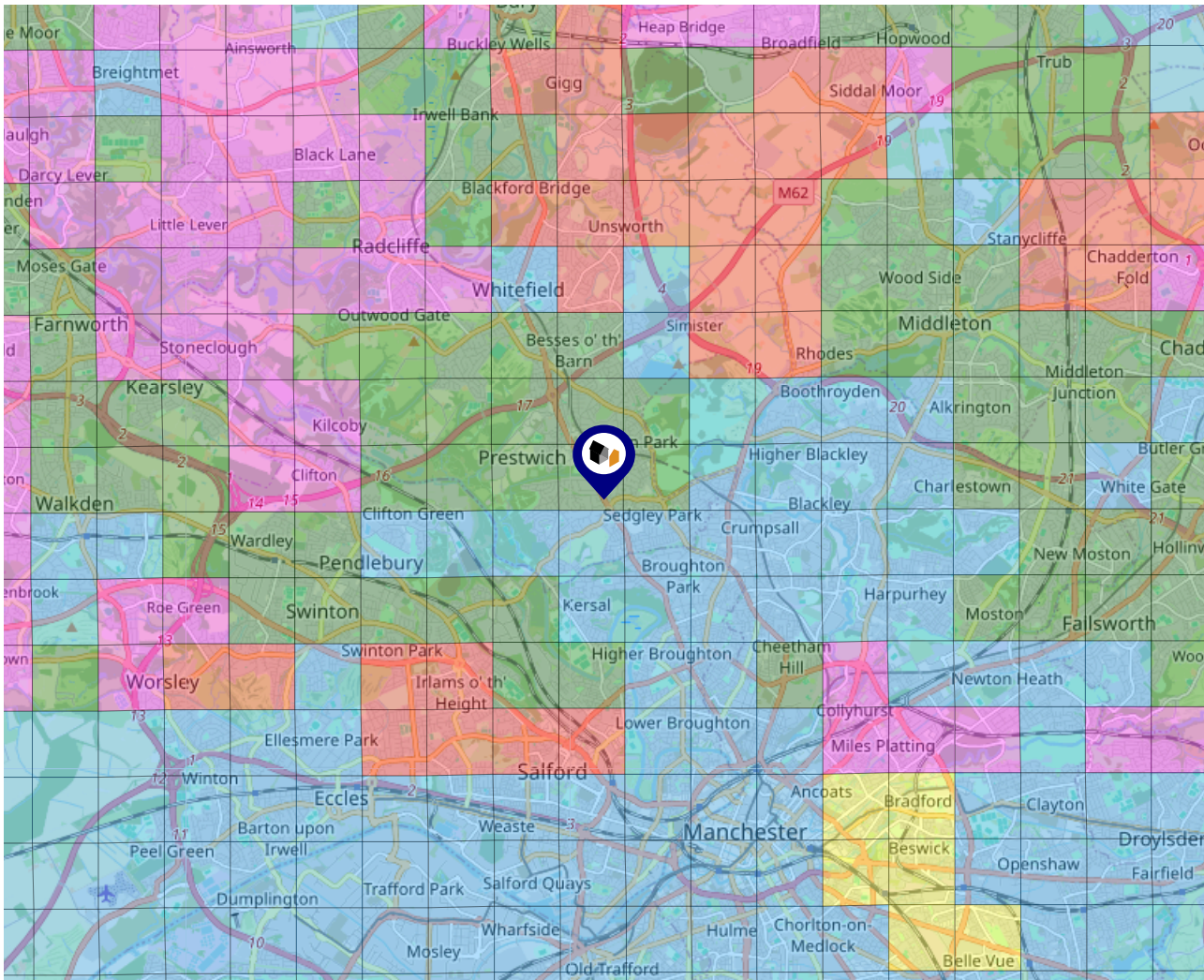
Environment

Radon Gas

LANDWOOD
GROUP

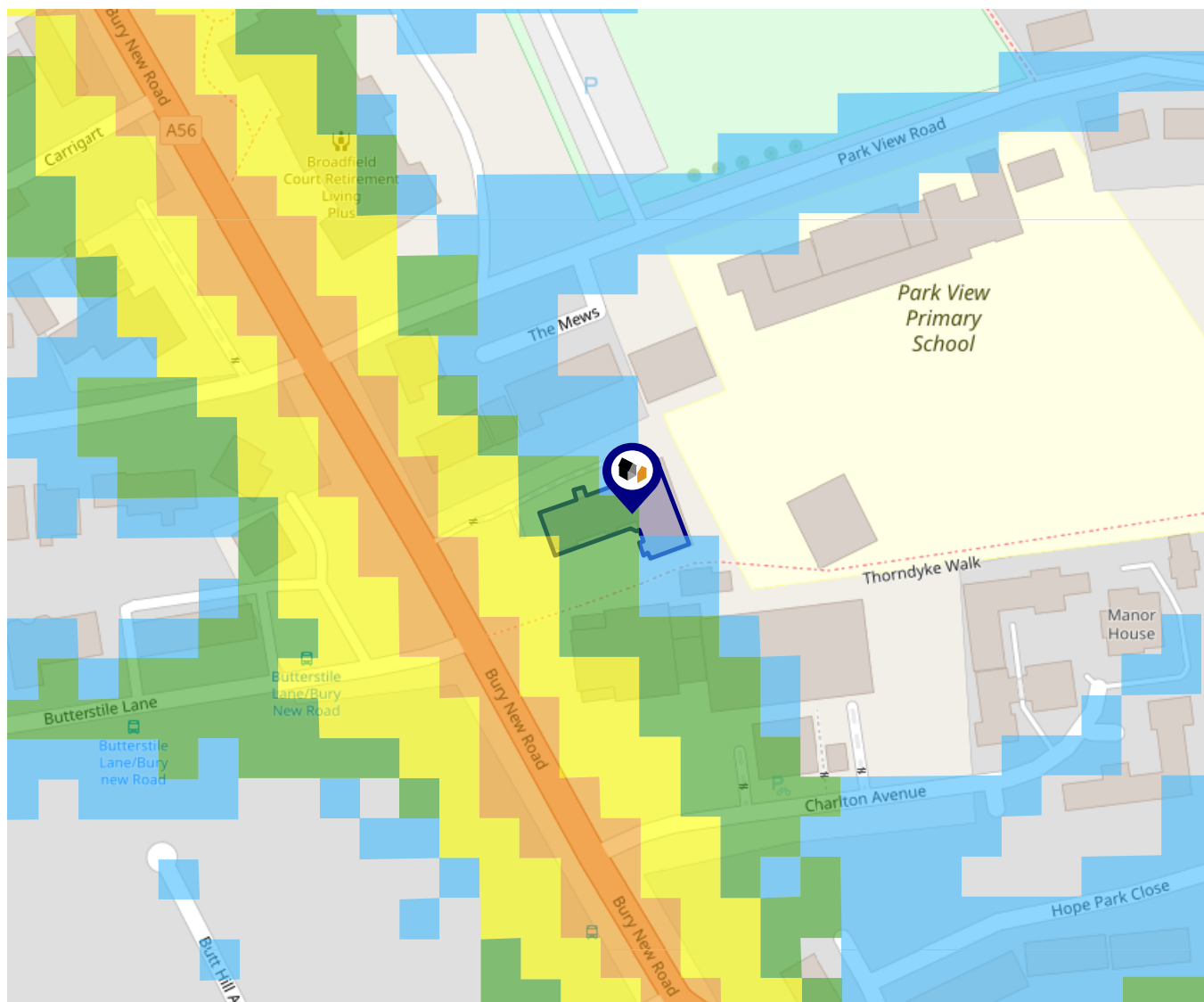
What is Radon?

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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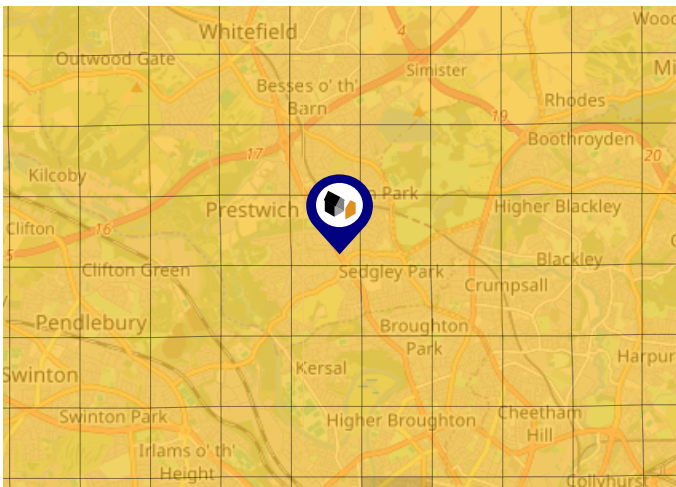


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



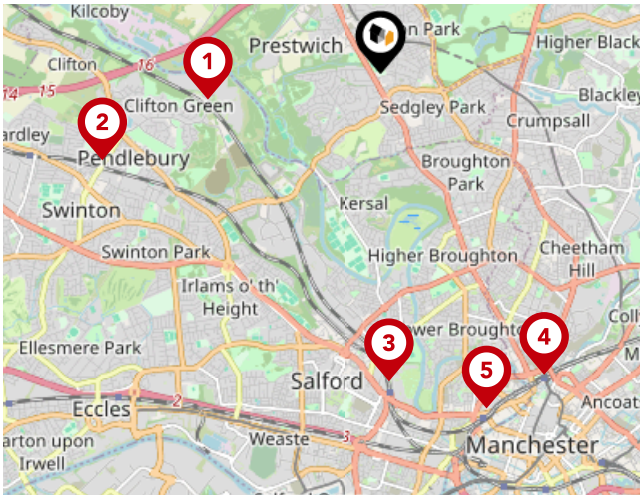
Primary Classifications (Most Common Clay Types)

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

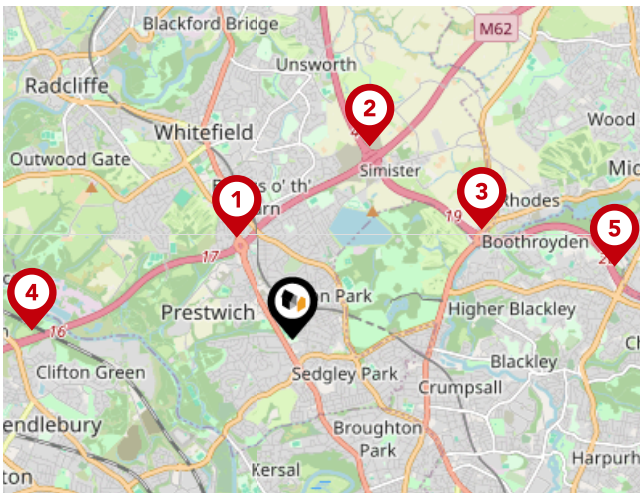
Transport (National)

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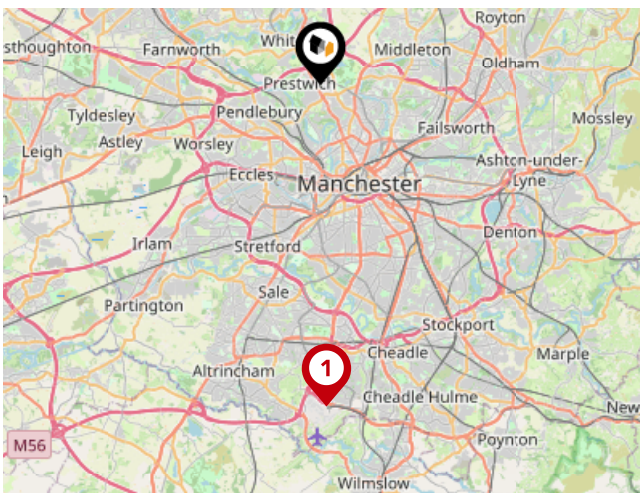
National Rail Stations

Pin	Name	Distance
1	Clifton (Manchester) Rail Station	1.54 miles
2	Swinton (Manchester) Rail Station	2.57 miles
3	Salford Crescent Rail Station	2.7 miles
4	Manchester Victoria Rail Station	3.01 miles
5	Salford Central Rail Station	3.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J17	1.02 miles
2	M60 J18	1.83 miles
3	M60 J19	1.93 miles
4	M60 J16	2.3 miles
5	M60 J20	2.9 miles



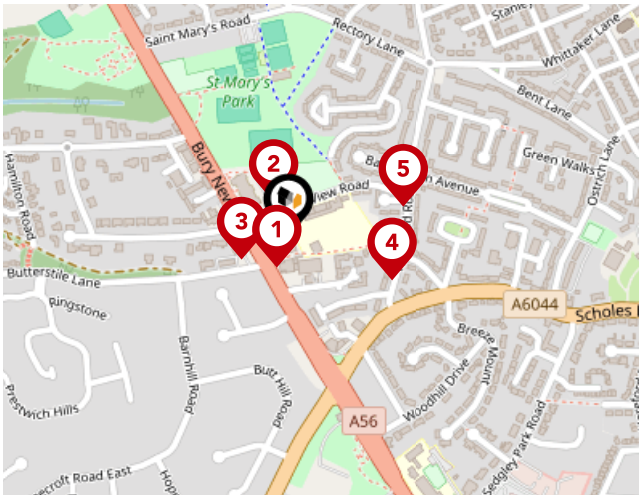
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	11.37 miles

Area

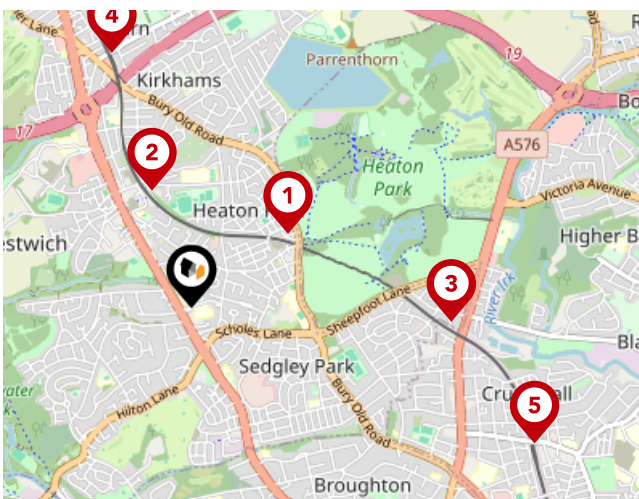
Transport (Local)

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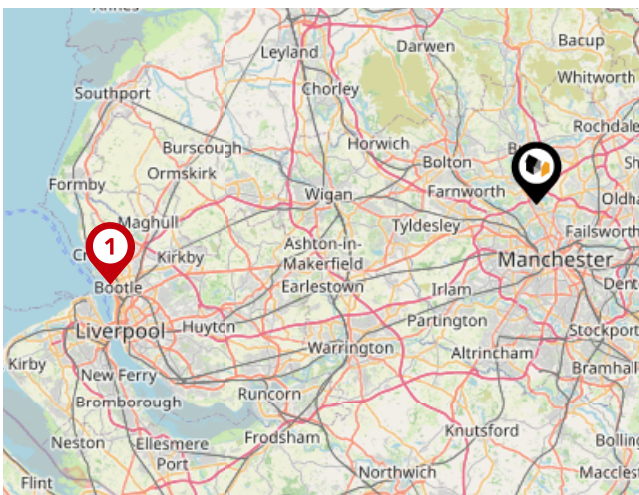
Bus Stops/Stations

Pin	Name	Distance
1	Butterstile Lane	0.03 miles
2	Parkview Road	0.04 miles
3	Bury New Road	0.05 miles
4	Heywood Road (to def rte)	0.12 miles
5	Park View Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Heaton Park (Manchester Metrolink)	0.53 miles
2	Prestwich (Manchester Metrolink)	0.54 miles
3	Bowker Vale (Manchester Metrolink)	1.14 miles
4	Besses o'th'barn (Manchester Metrolink)	1.17 miles
5	Crumpsall (Manchester Metrolink)	1.62 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	30.48 miles

The Landwood Group logo, consisting of the words "LANDWOOD GROUP" in white, uppercase, sans-serif font, centered within an orange square with rounded corners.

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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.

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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