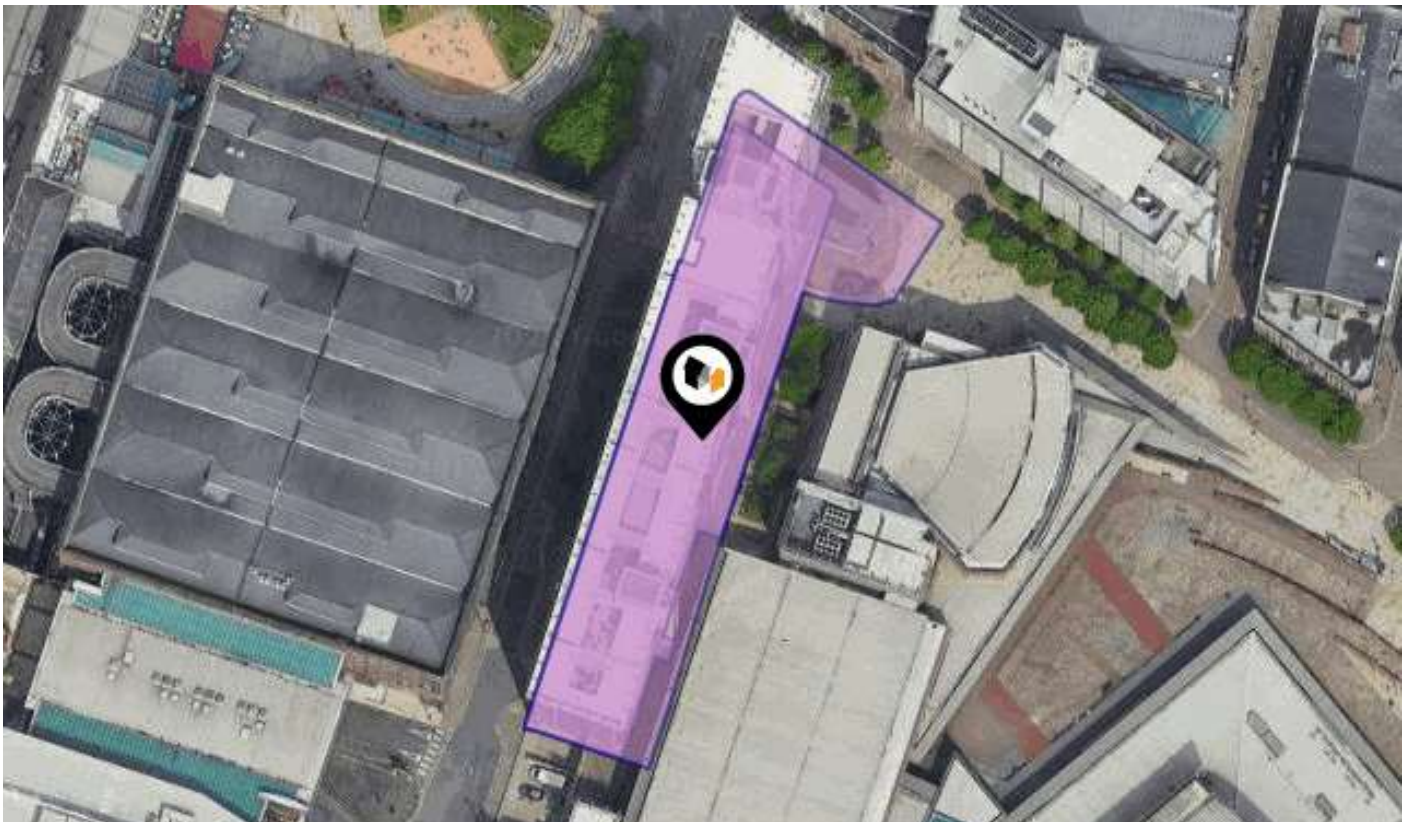




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 26th April 2024



FLAT A 2-8, 1, WATSON STREET, MANCHESTER, M3 4EE

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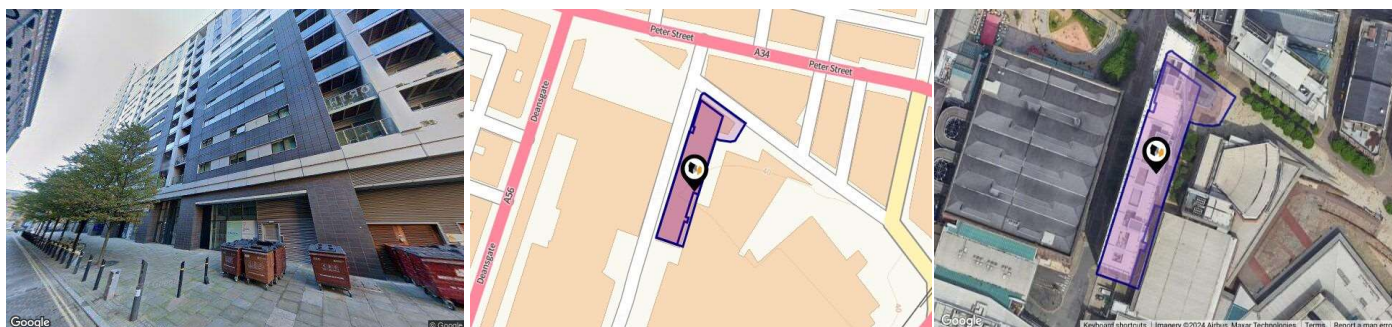
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	03/11/2006
Bedrooms:	1	Last Sold Price:	£142,500
Floor Area:	495 ft ² / 46 m ²	Last Sold £/ft²:	£287
Plot Area:	1.1 acres	Tenure:	Leasehold
Year Built :	2006	Start Date:	10/01/2008
Council Tax :	Band C	End Date:	31/12/2153
Annual Estimate:	£1,838	Lease Term:	150 years (plus 1 day) from and including 31 December 2003
Title Number:	MAN67319	Term Remaining:	129 years
UPRN:	10070864170		

Local Area

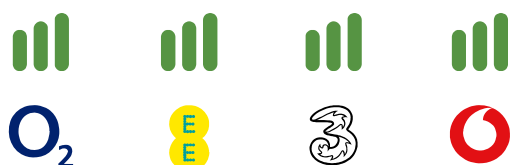
Local Authority:	Manchester
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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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



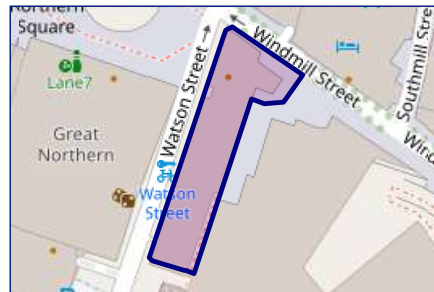
GM835523

Leasehold Title Plans



MAN67319

Start Date: 10/01/2008
End Date: 31/12/2153
Lease Term: 150 years (plus 1 day)
from and including 31
December 2003
Term Remaining: 129 years



MAN109953

Start Date: 02/11/2006
End Date: 31/12/2153
Lease Term: 150 years (less 1
day) from 31
December 2003
Term Remaining: 129 years

Property EPC - Certificate

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Flat A 2-8, 1, Watson Street, M3 4EE

Energy rating

B

Valid until 12.05.2029

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

Property

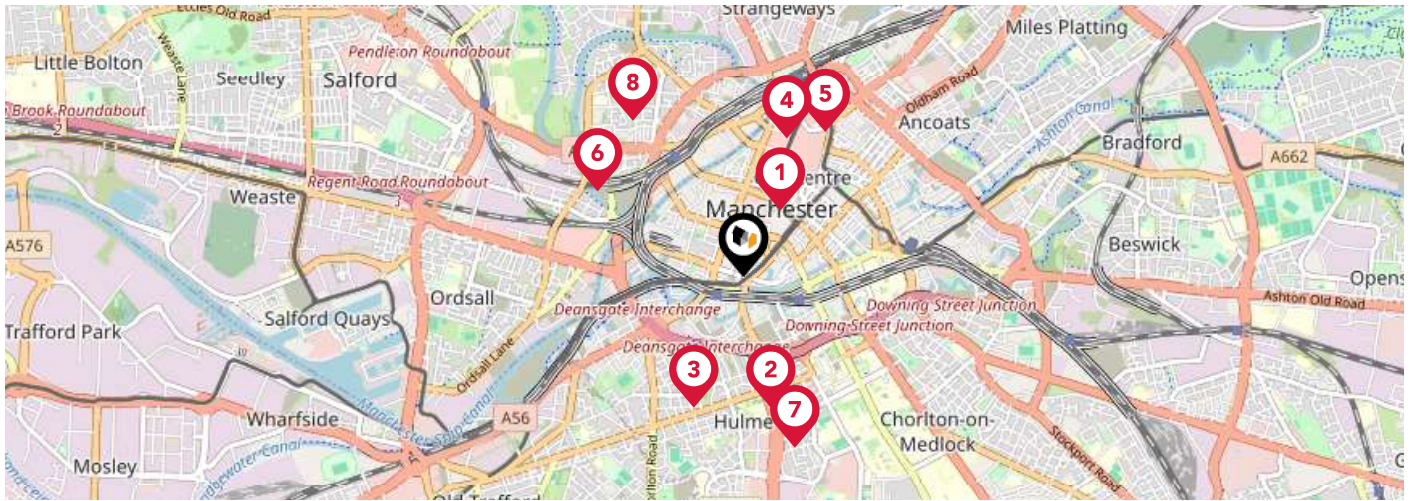
EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, 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 instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	46 m ²

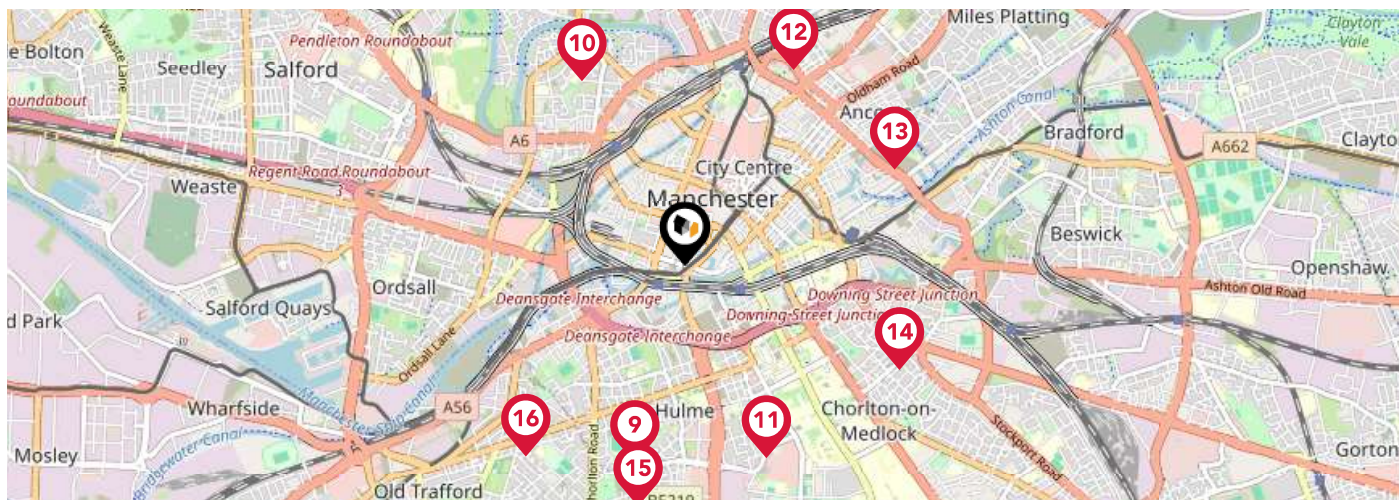
Area Schools



	Nursery	Primary	Secondary	College	Private
1 Abbey College Manchester Ofsted Rating: Not Rated Pupils: 217 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 225 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Wilfrid's RC Primary School Ofsted Rating: Good Pupils: 218 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Chetham's School of Music Ofsted Rating: Not Rated Pupils: 320 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Cooperative College Ofsted Rating: Not Rated Pupils:0 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Philip's CofE Primary School Ofsted Rating: Good Pupils: 208 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Martenscroft Nursery School & Children's Centre Ofsted Rating: Outstanding Pupils: 98 Distance:0.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Cathedral School of St Peter and St John RC Primary Ofsted Rating: Good Pupils: 213 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

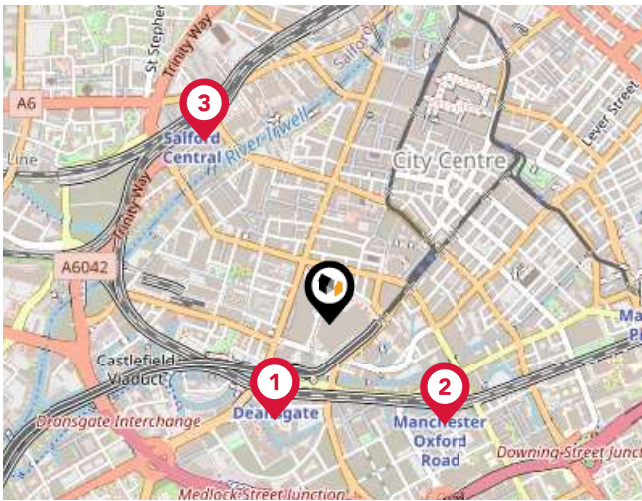
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	Nursery	Primary	Secondary	College	Private
<p>9 Rolls Crescent Primary School Ofsted Rating: Good Pupils: 432 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Friars Primary School Ofsted Rating: Requires Improvement Pupils: 332 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Trinity CofE High School Ofsted Rating: Outstanding Pupils: 1422 Distance:0.93</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 King of Kings Ofsted Rating: Good Pupils: 14 Distance:0.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 New Islington Free School Ofsted Rating: Outstanding Pupils: 312 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Medlock Primary School Ofsted Rating: Requires Improvement Pupils: 476 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Loreto College Ofsted Rating: Outstanding Pupils:0 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Old Trafford Community Academy Ofsted Rating: Good Pupils: 421 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

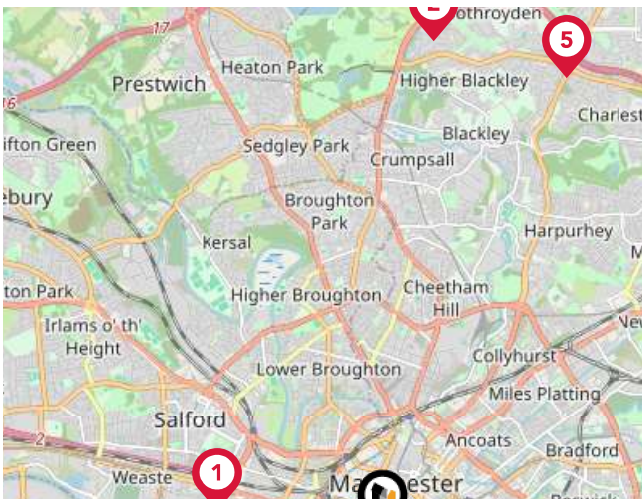
Area

Transport (National)



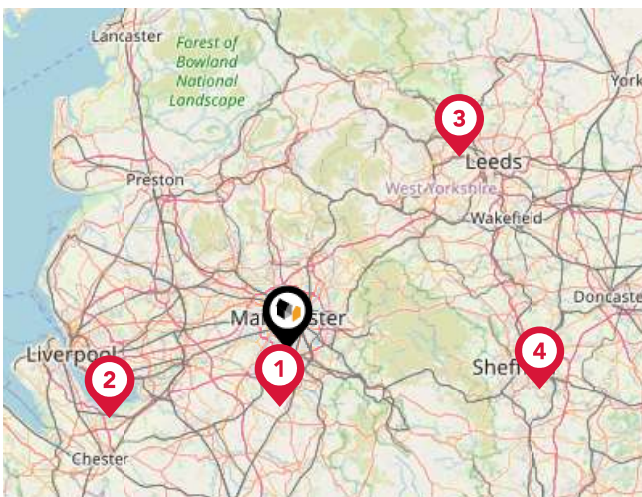
National Rail Stations

Pin	Name	Distance
1	Deansgate Rail Station	0.24 miles
2	Manchester Oxford Road Rail Station	0.34 miles
3	Salford Central Rail Station	0.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M602 J3	1.47 miles
2	M60 J19	4.36 miles
3	M60 J5	4.43 miles
4	M60 J6	3.95 miles
5	M60 J20	4.32 miles

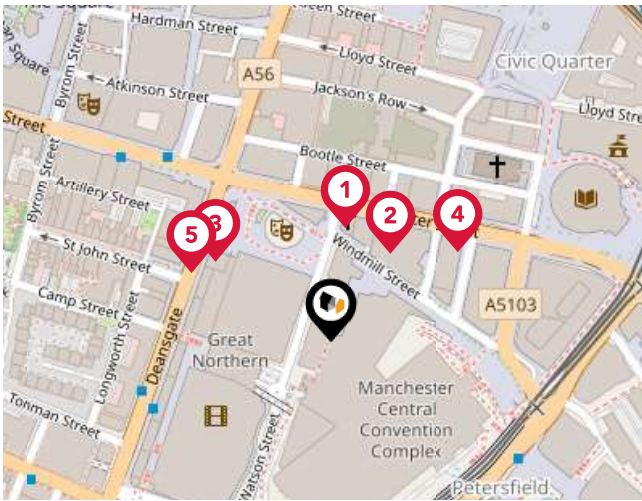


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	8.1 miles
2	Liverpool John Lennon Airport	26.83 miles
3	Leeds Bradford International Airport	36.25 miles
4	Sheffield City Airport	36.11 miles

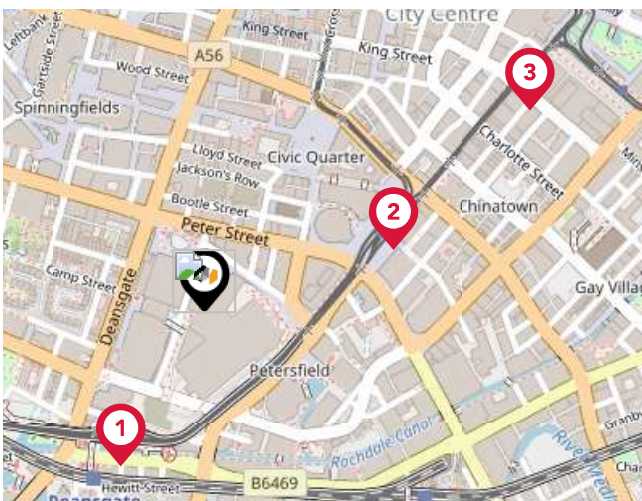
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Albert Hall	0.06 miles
2	Edwardian Hotel	0.06 miles
3	Peter Street	0.08 miles
4	Mount Street	0.09 miles
5	Quay Street	0.09 miles



Local Connections

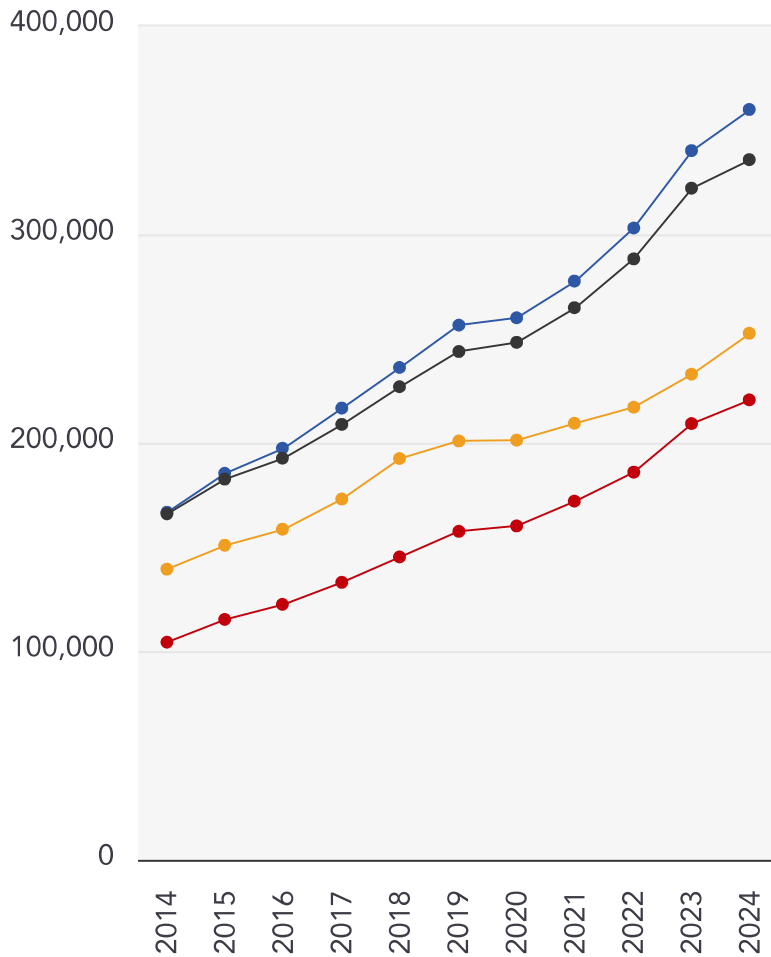
Pin	Name	Distance
1	Deansgate-Castlefield (Manchester Metrolink)	0.19 miles
2	St Peter's Square (Manchester Metrolink)	0.22 miles
3	Mosley Street Metrolink (now closed)	0.42 miles

Market

House Price Statistics

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



Detached

+115.82%

Terraced

+102.34%

Flat

+81.14%

Semi-Detached

+111.28%

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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

