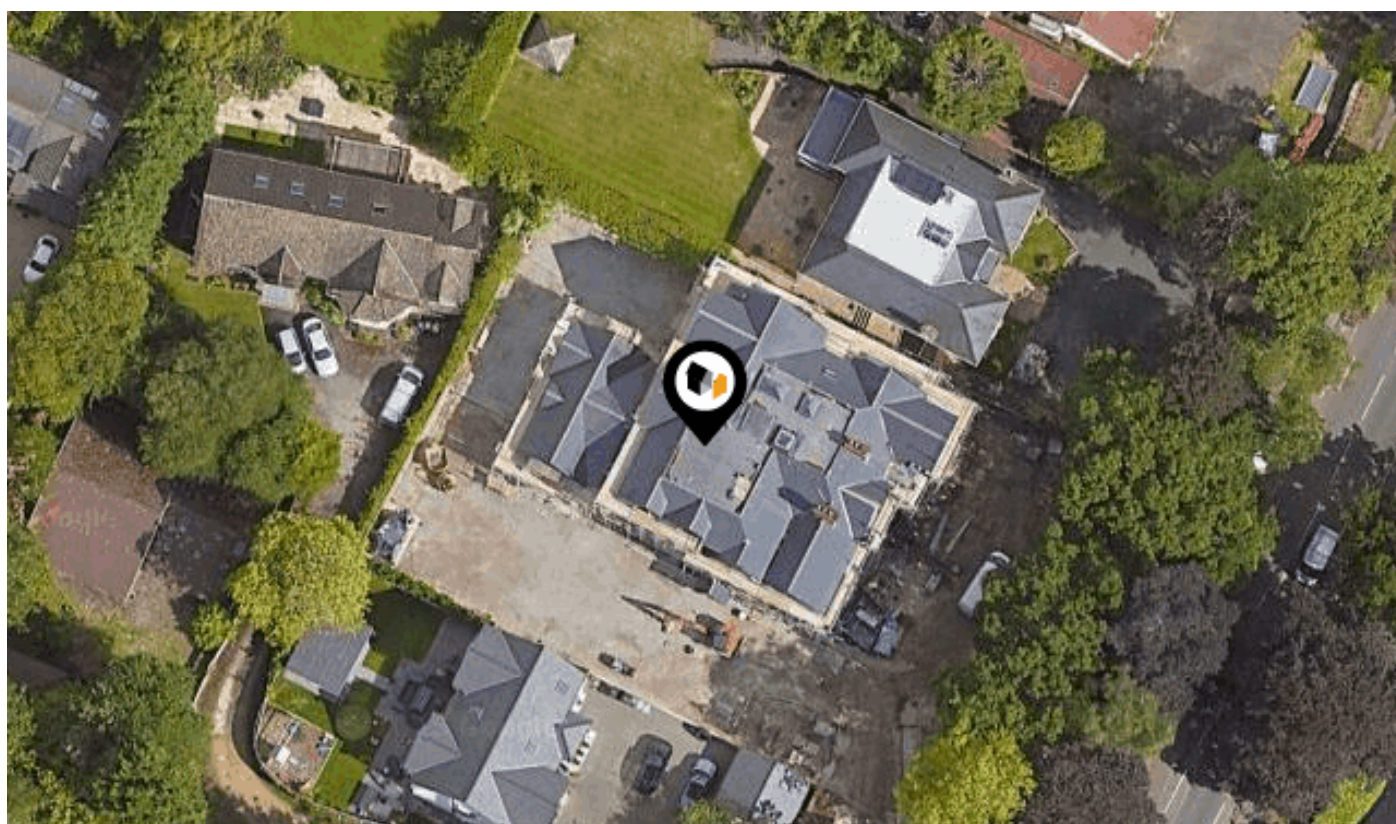




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 05th February 2025



**APARTMENT 2, 101, MANCHESTER ROAD, WILMSLOW,
SK9 2JH**

Landwood Group

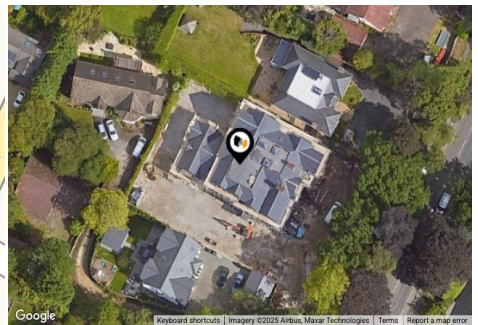
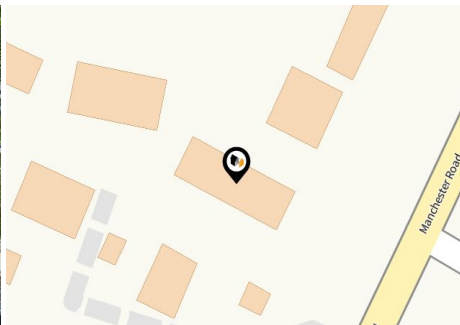
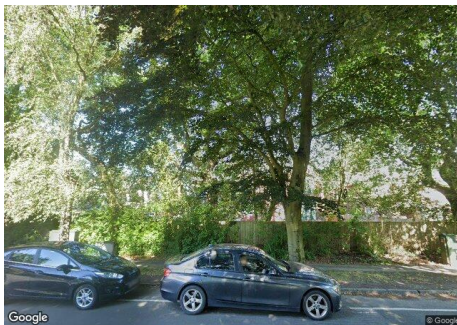
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	1,571 ft ² / 146 m ²
UPRN:	10096209544

Local Area

Local Authority:	Cheshire east
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16
mb/s



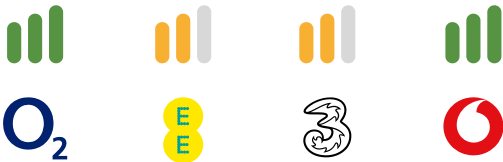
167
mb/s



1000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

LANDWOOD
GROUP

Apartment 2, 101 Manchester Road, SK9 2JH

Energy rating

B

Valid until 08.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

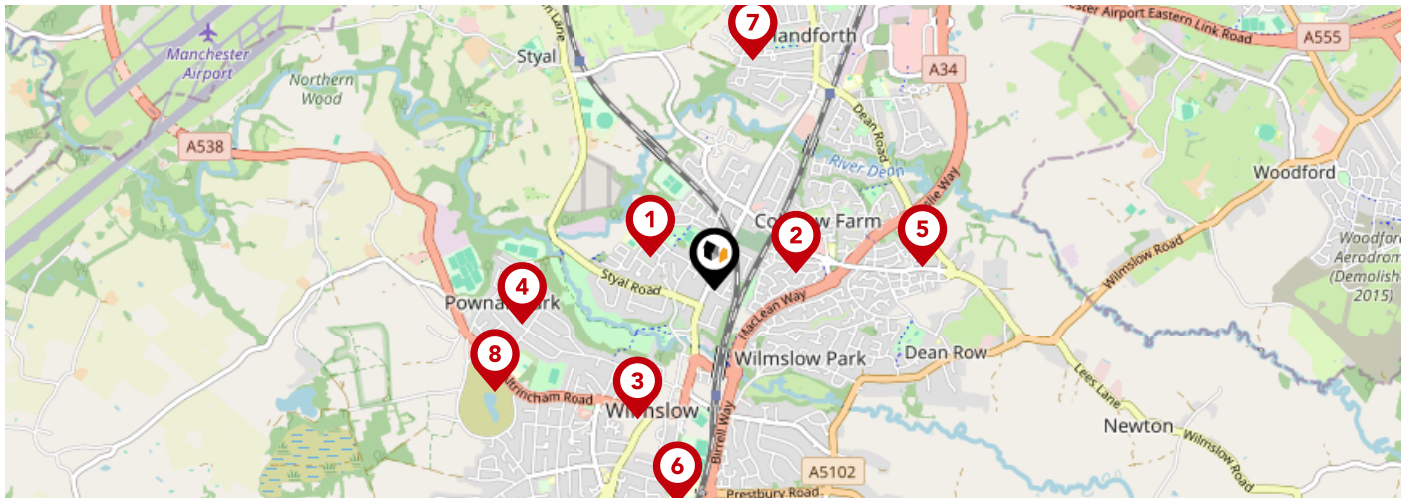
Property

EPC - Additional Data

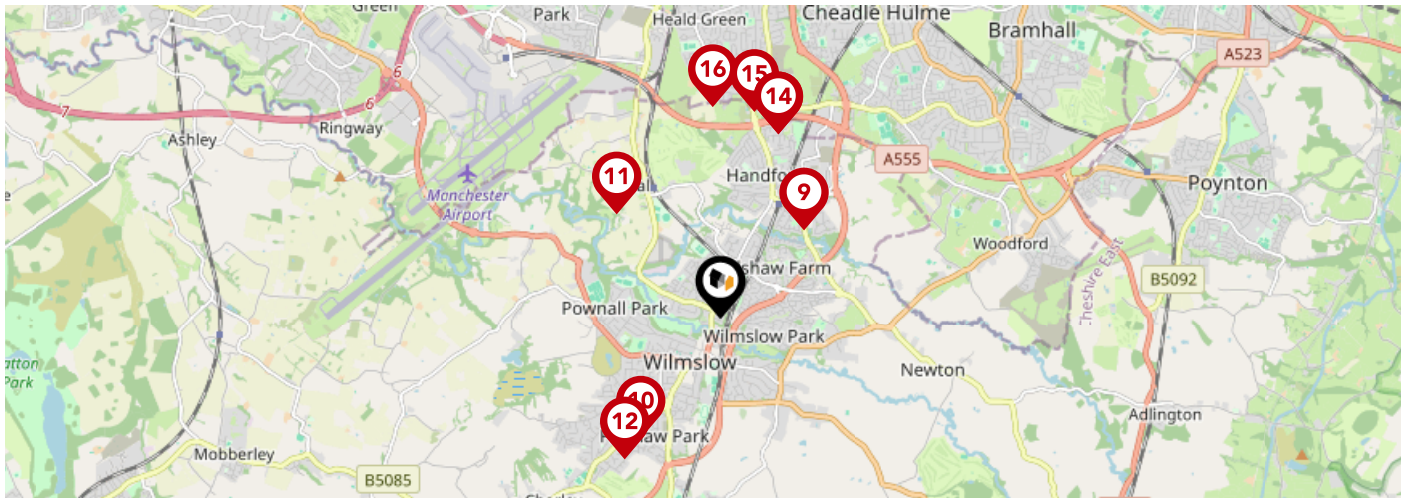
LANDWOOD
GROUP









Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	1
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m-Â°K
Total Floor Area:	146 m ²



		Nursery	Primary	Secondary	College	Private
1	Lacey Green Primary Academy Ofsted Rating: Good Pupils: 427 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Aurora Summerfields School Ofsted Rating: Good Pupils: 24 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilmslow Preparatory School Ofsted Rating: Not Rated Pupils: 130 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pownall Hall School Ofsted Rating: Not Rated Pupils: 320 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Wilmslow Academy Ofsted Rating: Good Pupils: 365 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wilmslow High School Ofsted Rating: Good Pupils: 2196 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Handforth Grange Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Gorse Bank Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

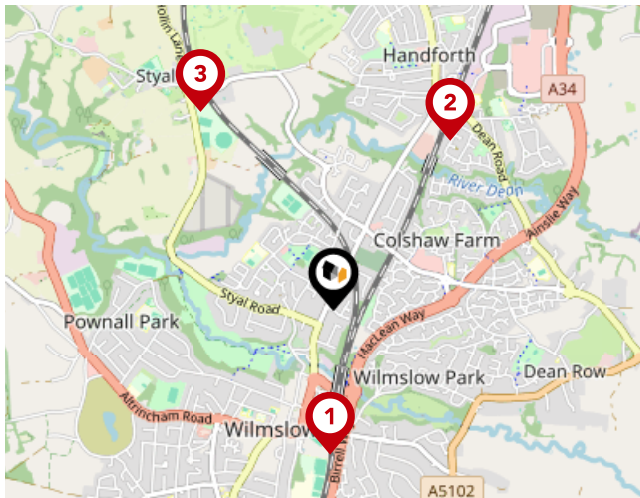


		Nursery	Primary	Secondary	College	Private
	St Benedict's Catholic Primary School Ofsted Rating: Good Pupils: 208 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Fulshaw C of E Primary School Ofsted Rating: Good Pupils: 112 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Styal Primary School Ofsted Rating: Good Pupils: 106 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashdene Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal College Manchester (Seashell Trust) Ofsted Rating: Good Pupils:0 Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal School, Manchester Ofsted Rating: Outstanding Pupils: 64 Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outwood Primary School Ofsted Rating: Good Pupils: 208 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bolshaw Primary School Ofsted Rating: Good Pupils: 210 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

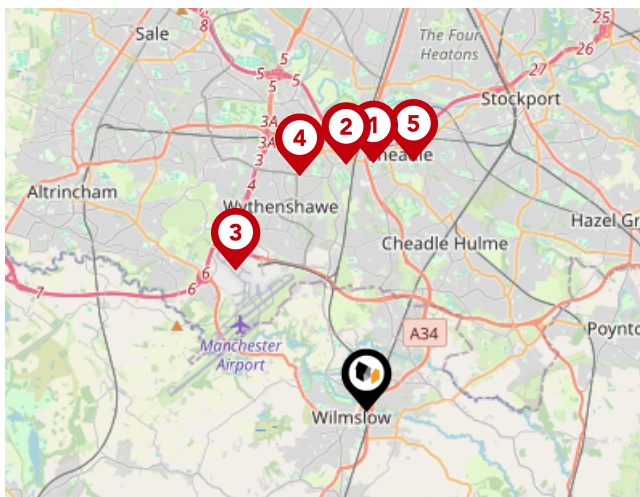
Transport (National)

LANDWOOD
GROUP








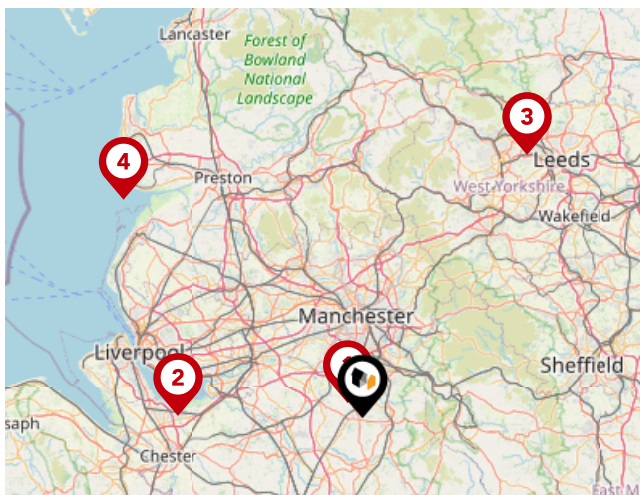
National Rail Stations

Pin	Name	Distance
	Wilmslow Rail Station	0.64 miles
	Handforth Rail Station	0.91 miles
	Styal Rail Station	1.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M60 J3	4.39 miles
	M60 J4	4.37 miles
	M56 J5	3.4 miles
	M56 J2	4.35 miles
	M60 J2	4.5 miles



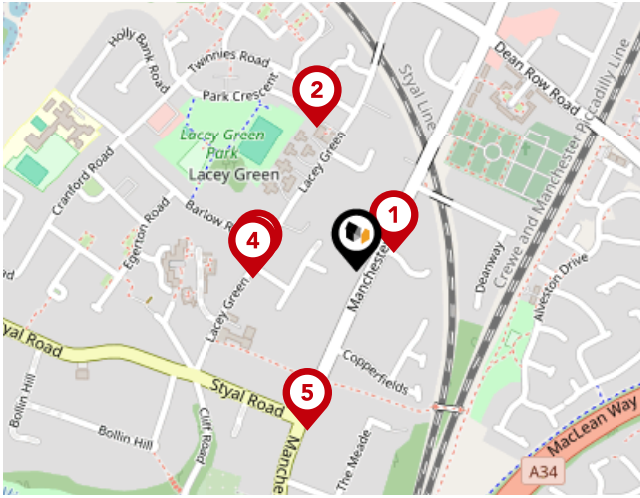
Airports/Helipads

Pin	Name	Distance
	Manchester Airport	2.68 miles
	Speke	25.98 miles
	Leeds Bradford Airport	43.58 miles
	Highfield	45.37 miles

Area

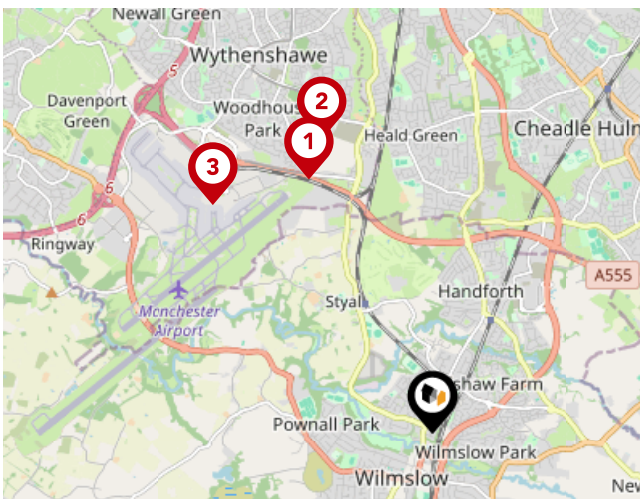
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Bridgefield Avenue	0.05 miles
2	Lacey Green	0.17 miles
3	Lacey Green	0.11 miles
4	Lacey Green	0.12 miles
5	Styal Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Shadowmoss (Manchester Metrolink)	2.51 miles
2	Peel Hall (Manchester Metrolink)	2.79 miles
3	Manchester Airport (Manchester Metrolink)	2.8 miles

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.

Powered by



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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

