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Property Intelligence Report

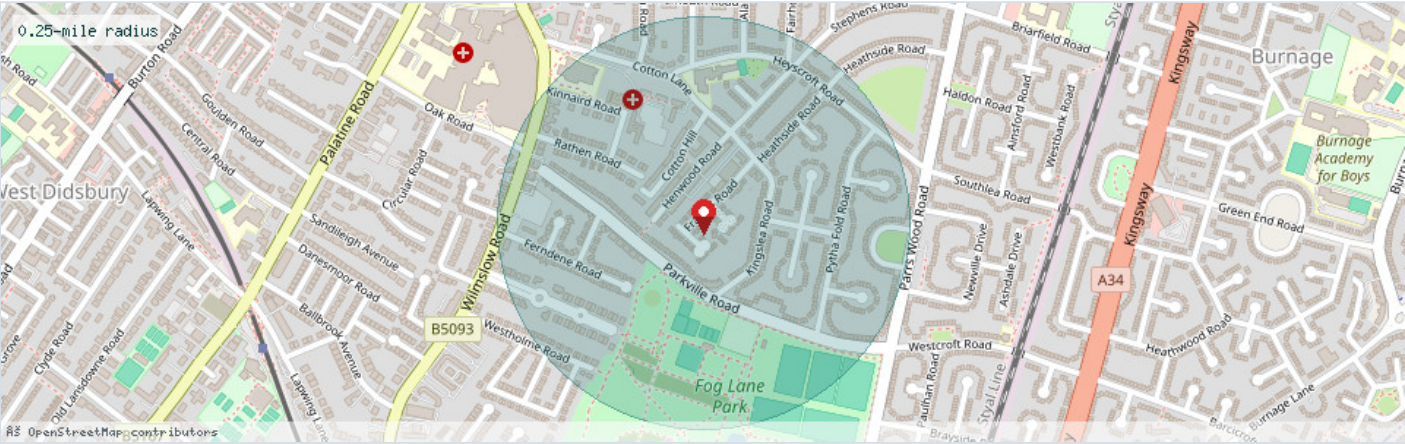
Sold prices, EPC, heritage, flood, ground risk, crime, schools, transport, shops, ownership, broadband, mobile, council tax and running costs — in one printable pack.



Scan for the static online report
<https://homebuyerreport.co.uk/reports/view/0097f802-c102-4f41-bcf8-465e26110703>
Same figures as this PDF — frozen at generation. Ideal for brochures and For Sale boards.

SUBJECT ADDRESS	31 Francis Road, M20 4XP
POSTCODE	M20 4XP
PROPERTY TYPE	Semi-detached house
REPORT ID	019fd58e-9d6e-7113-8521-860cb31db13b
GENERATED	06 September 2026 at 11:44
LOCAL AUTHORITY	Manchester

Property location map



Subject property pin with indicative 0.25-mile radius. © OpenStreetMap contributors.

LAST SOLD PRICE £377,500 18 Jun 2026	COUNCIL TAX BAND C Manchester	EPC RATING C Potential B	FLOOD RISK Medium Worst of river/sea & surface
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Section 1 — HM Land Registry Sales & Valuation Analytics

Registered residential transactions from HM Land Registry Price Paid Data (England & Wales, from 1995).

Historical sales — target property

TRANSACTIONS	AVERAGE	FIRST RECORDED	LATEST SALE
5	£201,490	25 Sep 1998	£377,500

DATE	TYPE	TENURE	PRICE	ADDRESS
25 Sep 1998	Semi-detached	Leasehold	£57,000	31 FRANCIS ROAD
30 Oct 2001	Semi-detached	Leasehold	£99,950	31 FRANCIS ROAD
21 Jun 2013	Semi-detached	Leasehold	£183,000	31 FRANCIS ROAD
17 Aug 2020	Semi-detached	Leasehold	£290,000	31 FRANCIS ROAD
18 Jun 2026	Semi-detached	Leasehold	£377,500	31 FRANCIS ROAD

0.25-mile radius comparables (50 closest)

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
31 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£377,500	18 Jun 2026
22 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£346,000	11 Jun 2026
41 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£330,000	24 Sep 2024
45 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£340,214	26 Jul 2024
51 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£355,000	29 Apr 2024
UNIT 3 FRANCIS ROAD M20 4XP	0.00	Other	Freehold	£617,500	11 Aug 2023
PELLOWE HOUSE FRANCIS ROAD M20 4XP	0.00	Other	Freehold	£332,500	11 Aug 2023
15 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Freehold	£240,000	23 Jun 2023
45 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£317,000	28 Oct 2022
51 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£350,250	09 Feb 2022
39 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£255,000	01 Nov 2021
35 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£275,000	23 Aug 2021
33 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£297,000	28 May 2021
26 FRANCIS ROAD M20 4XP	0.00	Detached	Freehold	£310,000	14 May 2021
34 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£248,750	26 Mar 2021
38 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£245,000	11 Dec 2020
10 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£247,500	04 Dec 2020
12 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£250,000	02 Nov 2020
31 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£290,000	17 Aug 2020
25 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Freehold	£260,000	29 Nov 2019
45 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£238,500	15 Aug 2019
13 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Freehold	£193,000	29 Jul 2019
14 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£245,000	15 Mar 2019
41 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£230,000	30 Nov 2018
39 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£224,000	22 Feb 2018
12 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£237,650	19 Dec 2017
22 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£228,000	22 Sep 2017
25 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£218,000	04 Oct 2016
33 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£219,000	15 Jan 2016
22 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£198,000	30 Oct 2015

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
51 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£235,000	26 Oct 2015
34 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£190,000	12 Jan 2015
12 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£189,950	07 Aug 2014
38 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£189,950	28 Feb 2014
4 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£180,000	18 Oct 2013
31 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£183,000	21 Jun 2013
14 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£170,000	25 Oct 2012
33 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£180,000	21 May 2012
35 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£166,500	23 Aug 2011
38 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£165,000	29 Oct 2010
28 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£183,500	17 Sep 2010
39 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£161,000	30 Apr 2010
37 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£188,000	18 Apr 2008
16 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£185,000	07 Mar 2008
45 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£178,500	10 Aug 2007
10 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£182,500	01 Aug 2007
12 FRANCIS ROAD M20 4XP	0.00	Detached	Leasehold	£182,500	23 Feb 2007
18 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£161,000	17 Oct 2006
25 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£179,950	08 Sep 2006
16 FRANCIS ROAD M20 4XP	0.00	Semi-detached	Leasehold	£162,000	02 May 2006

Maximum 50 closest properties, sorted by distance (miles) ascending.

Area market summary

MEDIAN SOLD PRICE	DETACHED AVG	SEMI-DETACHED AVG	TERRACED AVG	FLAT AVG
£170,000	£300,408	£215,496	£166,808	£160,379

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Section 2 — EPC Energy Efficiency Breakdown

Certificate 9095-0207-9005-2711-7104 · Lodged 05 Nov 2025 · 87 m²

View Official GOV.UK EPC Certificate

Opens the MHCLG Energy Performance Certificate register for this property

Energy rating scale (A-G)

Official EPC bands as shown on GOV.UK certificates. Arrow badges mark this property’s current and potential ratings.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	—	—
81-91	B	—	82 B
69-80	C	70 C	—
55-68	D	—	—
39-54	E	—	—
21-38	F	—	—
1-20	G	—	—

CURRENT ENERGY RATING		POTENTIAL ENERGY RATING	
C · SAP 70		B · SAP 82	
ENERGY USE NOW	POTENTIAL USE	PRIMARY HEATING	EST. ANNUAL ENERGY COST
164 kWh/m²/yr	133 kWh/m²/yr	Boiler and radiators, mains gas	£1,118

Walls: Cavity wall, as built, insulated (assumed) · Roof: Pitched, 100 mm loft insulation

Recommended energy improvements

#	IMPROVEMENT	INDICATIVE COST	TYPICAL ANNUAL SAVING
1	Recommended improvement (C)	£20 - £40	£64
2	Solar water heating	£8,000 - £10,000	£271

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Section 3 — Heritage & Listed Buildings

Historic England National Heritage List entries within about 500 metres of the property pin.

LISTED BUILDINGS NEARBY	GRADE I	GRADE II*	GRADE II
0	0	0	0

No Historic England listed buildings were returned within the search radius .

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Section 4 — Council Tax, Local Authority & Running Costs

VOA council tax band

LOCAL AUTHORITY	Manchester
COUNCIL TAX BAND	Band C
MATCHED ADDRESS	4 FRANCIS ROAD, MANCHESTER, M20 4XP

Annual & monthly cost comparison

FULL ANNUAL & MONTHLY COST £2,055 / yr or £171 / mo Standard charge · Band C · 2026	25% SINGLE OCCUPANCY DISCOUNTED RATE £1,541 / yr or £128 / mo 25% SINGLE OCCUPANCY DISCOUNT Saves £514 / year vs full rate
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Estimated total monthly running costs

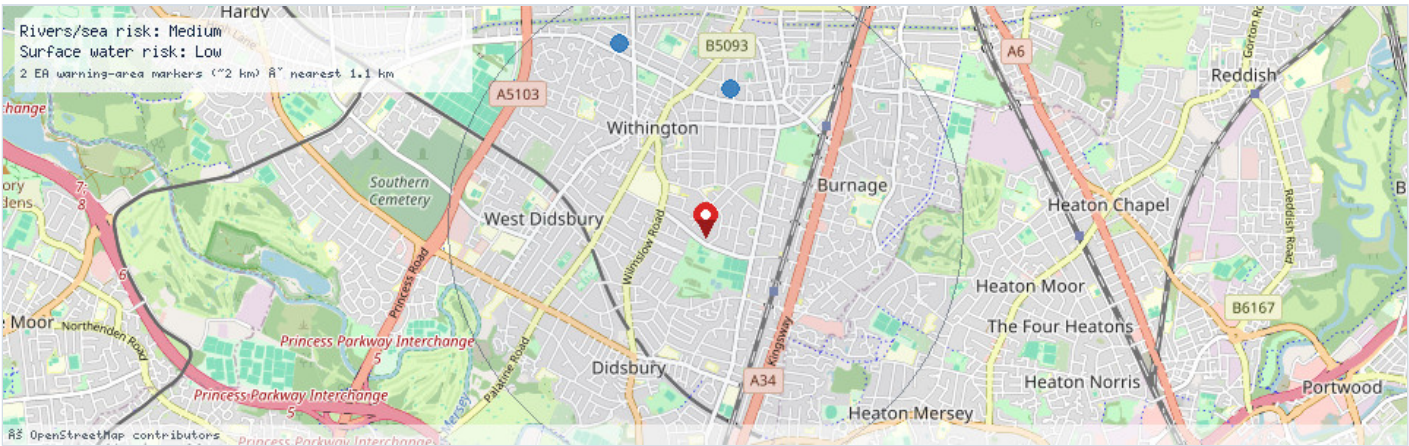
Council tax drops by 25% for single occupants. Utility and insurance figures reflect base household consumption estimates and are not reduced for single occupancy.

COST ITEM	STANDARD	SINGLE OCCUPANT	NOTES
Council tax	£171	£128	VOA band × local Band D
Energy bills (gas + electricity)		£93	From EPC cost fields
Water & sewage		£40	National average estimate
Building / home insurance		£25	Band-adjusted estimate
Estimated monthly total	£329	£287	Indicative only

Confirm your official council tax bill with the local authority. Parish precepts may differ from Band D averages.

Section 5 — Environmental Risk

Flood risk map



Property pin with ~2 km search radius. Blue dots = Environment Agency flood warning area locations nearby (centroids, not flood extents). Risk levels in the legend are derived from those areas and live alerts — not a substitute for the official GOV.UK long-term flood risk map. © OpenStreetMap contributors.

Environment Agency flood risk

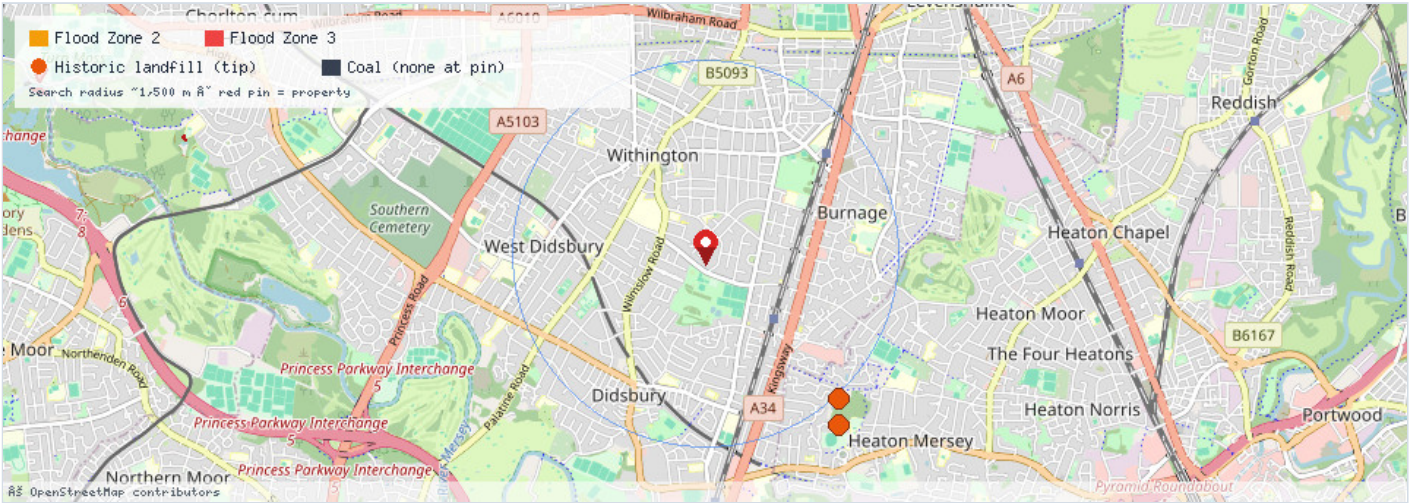
RIVERS & SEA	SURFACE WATER	LIVE ALERTS / AREAS
Medium Rivers and sea: flood alert or flood warning area within ~2 km.	Low Surface water: no nearby flood warning areas or live alerts identified.	0 / 2 alerts / nearby zones

Indicative risk derived from EA flood warning areas and live alerts near the postcode. Confirm on GOV.UK Check long term flood risk for planning decisions.

Ground, mining & environment

Planning flood zones, historic landfill sites and coal mining referral areas near the property pin (~1,500 m).

Planning flood zones come from the Environment Agency Flood Map for Planning and are separate from the flood-warning picture earlier in this section.



Amber = Flood Zone 2 · Red = Flood Zone 3 (Environment Agency Flood Map for Planning extents). Orange dots = historic landfill sites (tips). Grey wash = coal mining reporting / high-risk referral area when the pin sits inside one. Blue ring = search radius (~1,500 m). Red pin = property. ©

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PLANNING FLOOD ZONE Zone 1 Low risk	COAL MINING REFERRAL No Not in a reporting area	HISTORIC LANDFILLS NEARBY 2 within search radius
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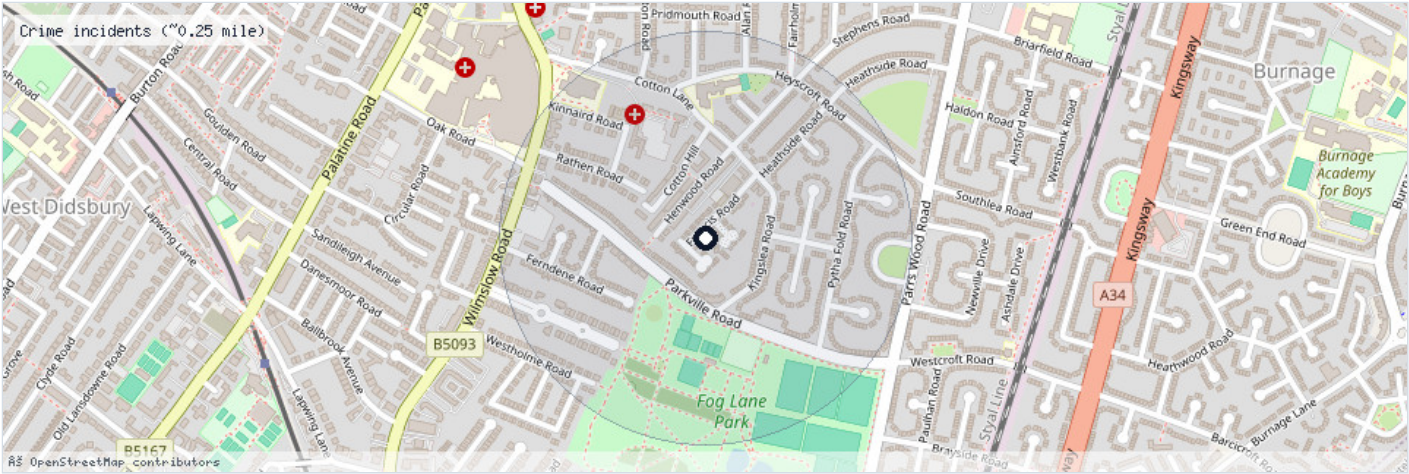
SITE	DISTANCE	FIRST INPUT	LAST INPUT
Rear of Renolds Works	1.5 km	1937	—
Heaton Mersey Common	1.7 km	—	—

Contains Environment Agency and Mining Remediation Authority (Coal Authority) data licensed under the Open Government Licence v3.0. Flood-warning levels above remain separate from planning flood zones.

Section 6 — Neighbourhood Crime (12 months, ~0.25 mile)

Police.uk street-level crimes — coloured dots match the category breakdown below.

Crime map (latest month)



Dark pin = subject property. Coloured dots = street-level incidents in the latest Police.uk month within ~0.25 mile. © OpenStreetMap contributors. Latest data month: 2026-07.

Contains public sector information from data.police.uk. OGL v3.0.

Section 7 — Local Amenities

Nearby schools, public transport and grocery stores for everyday life around the property.

Schools & Ofsted (~2.0 km)

SCHOOL	PHASE	OFSTED	DISTANCE
St Cuthbert's RC Primary School and Nursery, A Voluntary Academy	Primary	Not published	299 m
St Paul's CofE Primary School	Primary	School remains Good	690 m
Ladybarn Primary School	Primary	Good	779 m
West Didsbury CE Primary School	Primary	School remains Good	876 m
Burnage Academy for Boys	Secondary	School remains Outstanding	1.2 km
The Barlow RC High School	Secondary	School remains Good	1.3 km
Didsbury High School	Secondary	Outstanding	1.8 km
Priestnall School	Secondary	Requires improvement	1.8 km

Closest schools shown; more may exist within the radius.

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Transport & driving times (~5.0 km)

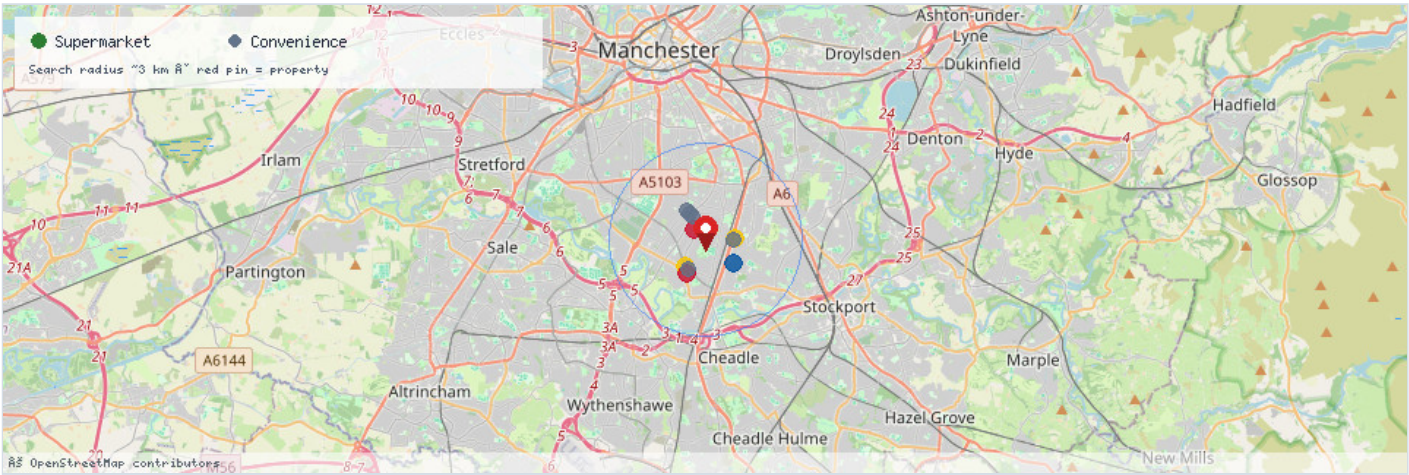
Walk and drive times are network estimates from straight-line distance (not routed journeys).

TYPE	STOP / STATION	DISTANCE	WALK	DRIVE
Rail	Burnage Rail Station · Burnage	789 m	13 min	5 min
Rail	Mauldeth Road Rail Station · Burnage	1.2 km	19 min	6 min
Rail	East Didsbury Rail Station · East Didsbury	1.9 km	32 min	8 min
Metro / tube	West Didsbury (Manchester Metrolink) · West Didsbury	882 m	15 min	5 min
Metro / tube	West Didsbury (Manchester Metrolink) · West Didsbury	886 m	15 min	5 min
Metro / tube	West Didsbury (Manchester Metrolink) · West Didsbury	888 m	15 min	5 min
Bus	Oak Road · Withington	374 m	7 min	3 min
Bus	Oak Road · Withington	375 m	7 min	3 min
Bus	The Christie · The Christie	410 m	7 min	4 min
Bus	Parkville Road · Burnage	414 m	7 min	4 min
Bus	Horwood Crescent · Burnage	418 m	7 min	4 min

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Supermarket & retail (~3.0 km)

Walk and drive times are network estimates from straight-line distance (not routed journeys).



Green dots = supermarkets · grey dots = convenience stores within the search radius. Larger dots are supermarkets. Red pin = property. © OpenStreetMap contributors.

TYPE	FASCIA / STORE	POSTCODE	DISTANCE	WALK	DRIVE
Supermarket	Marks and Spencer Hospital · M&S Christie's Hospital	M20 4BX	497 m	9 min	4 min
Supermarket	Aldi · Aldi Burnage Manchester	M19 1LJ	891 m	15 min	5 min
Supermarket	Aldi · Aldi Didsbury Manchester	M20 2DN	1.1 km	18 min	5 min
Supermarket	Tesco · Tesco Burnage Superstore	M19 1TF	1.1 km	19 min	5 min
Supermarket	Marks and Spencer Simply Food · M&S Didsbury SF	M20 6WF	1.2 km	20 min	6 min
Convenience	Sainsburys Local · Sainsburys Manchester Withington Local	M20 3BG	849 m	14 min	5 min
Convenience	Budgens · Budgens Kingsway	M19 1NQ	852 m	14 min	5 min
Convenience	The Co-operative Food · Co-op Withington - Copson Street	M20 3HE	950 m	16 min	5 min
Convenience	Tesco Express · Tesco Didsbury Wilmslow Rd Express	M20 6QZ	1.1 km	18 min	5 min
Convenience	Morrisons Daily · Morrisons Daily Withington	M20 3FL	1.1 km	18 min	5 min

Contains Geolytix Retail Points data licensed under CC BY 4.0 & OpenStreetMap data under ODbL.

Section 8 — Title & Company Ownership

Title ownership from HM Land Registry OCOD / CCOD open data for this postcode. Not a full title register search — instruct a conveyancer for definitive ownership.

Overseas company ownership (OCOD)

No overseas company ownership titles were found for this postcode in the latest OCOD extract.

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UK company ownership (CCOD)

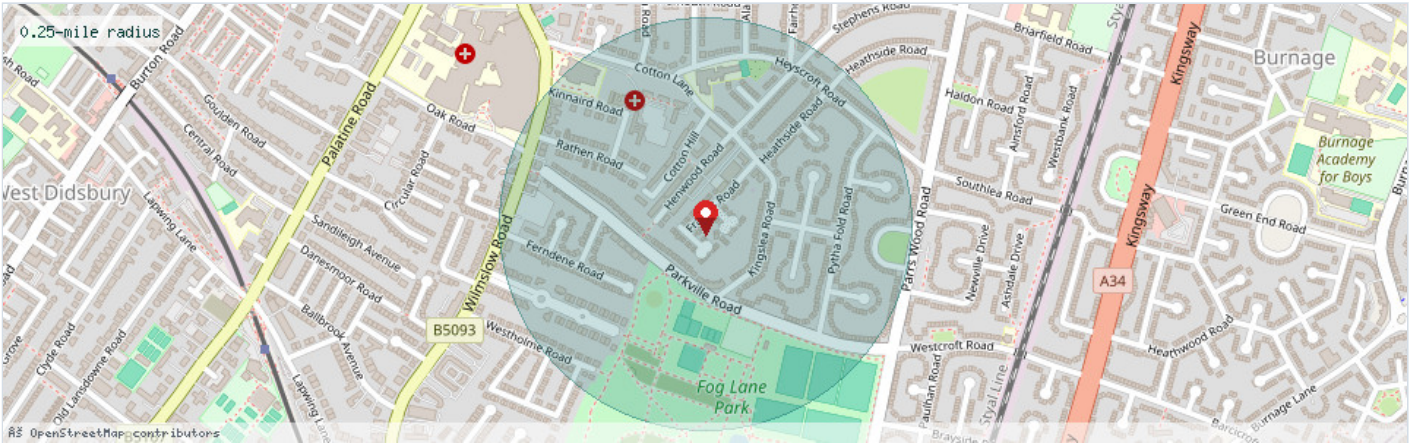
No exact house match — showing UK company-owned titles recorded against this postcode (26 total).

TITLE	TENURE	PROPERTY	PROPRIETOR(S)
GM10279	Freehold	Henwood Court, Unit 2, Southdown Business Centre, Withington M20 4XP	SOUTHWAY HOUSING TRUST (MANCHESTER) LIMITED (Co 30348R)
GM504977	Freehold	Unit 3, Francis Road, Manchester (M20 4XP)	SOUTHWAY HOUSING TRUST (MANCHESTER) LIMITED (Co 30348R)
GM516078	Freehold	15 Francis Road, Manchester (M20 4XP)	MYKZANLI LTD (Co 14086834)
GM527135	Freehold	Kingslea House, Francis Road, Manchester (M20 4XP)	THE COUNCIL OF THE CITY OF MANCHESTER
GM652996	Freehold	30 Francis Road, Manchester (M20 4XP)	CHIME PROPERTIES LIMITED (Co 05746957)
MAN184121	Freehold	8 Francis Road, Manchester (M20 4XP)	GRAY'S INN 10 LIMITED (Co 06419876)
MAN184126	Freehold	10 Francis Road, Manchester (M20 4XP)	GRAY'S INN 10 LIMITED (Co 06419876)
MAN184404	Freehold	14 Francis Road, Manchester (M20 4XP)	GRAY'S INN 10 LIMITED (Co 06419876)

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Section 9 — Broadband & Mobile Connectivity

Ofcom predicted coverage for the postcode — not a live speed test or guarantee of service at the premises.



Coverage is predicted for the postcode area around the property pin. © OpenStreetMap contributors.

Fixed broadband (Ofcom)

MAX DOWNLOAD	MAX UPLOAD	MEDIAN DOWNLOAD	PREMISES IN POSTCODE
10000 Mbps	10000 Mbps	10000 Mbps	43

AVAILABILITY	STATUS	TYPICAL DOWNLOAD	PREMISES %
Superfast (30+ Mbps)	Yes	132 Mbps	100%
Ultrafast (300+ Mbps)	Yes	10000 Mbps	100%
Full fibre	Yes	100% gigabit premises	

Mobile coverage (4G / 5G & 2G)

NETWORK	4G / 5G (INDOOR & OUTDOOR)	2G
EE	Good in-home and outdoor	Variable in-home, good outdoor
Three	Good in-home and outdoor	Not published
O2	Variable in-home, good outdoor	Variable in-home, good outdoor
Vodafone	Good in-home and outdoor	Good in-home and outdoor

4G/5G scores are from Ofcom Mobile Checker (blended). 2G scores are from Ofcom Mobile 2G Coverage. Three has no 2G data in this dataset. Same 0-4 outdoor/in-home scale for both.

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