

84 Waverley Crescent, Droylsden

M43 7WL

UPRN: 100011610224 **EPC:** bf4c73d0c2a7... **Constituency:** Ashton-under-Lyne

Property Overview



A 5-bedroom semi-detached house in M43 7WL, built England and Wales: 1930-1949, EPC rating D, 101.0 m², annual running costs of ~£2,110.

HILDA'S NOTE

This spacious 101.0 m² semi-detached house dates from the 1930s-1949 period and carries an estimated value of £193,620. A critical detail requiring attention is the Registered Charge dated August 2023 held by Bank of Scotland PLC, indicating a recent mortgage that must be verified for discharge upon sale.

Property Identity

Property type **House**

Built form **Semi-Detached**

Construction age **England and Wales: 1930-1949**

Tenure **Owner-occupied**

Floor area **101.0 m²**

Habitable rooms **5**

Council tax band **Band B**

Title number **GM136641**

Charges **Registered Charge dated 14 August 2023 - Bank of Scotland PLC**

Energy & Running Costs

D

A

B

C

D — Current Rating

E

F

G

101.0m²

FLOOR AREA

5

HABITABLE ROOMS

4.1t

CO₂ PER YEAR

230

KWH/M²/YR

Potential: C with recommended improvements

ESTIMATED YEARLY COSTS

Heating

Potential: £1,662/yr

£1,736

Hot water

Potential: £147/yr

£225

Lighting

Potential: £149/yr

£149

Total annual cost

£2,110

Potential: £1,958/yr with improvements

RECOMMENDED IMPROVEMENTS

Floor insulation (suspended floor)

Estimated cost: £800 - £1,200

Solar water heating

Estimated cost: £4,000 - £6,000

Solar photovoltaic panels, 2.5 kWp

Estimated cost: £3,500 - £5,500

Potential rating after improvements

C

HILDA'S NOTE

The EPC rating of D sits below the desired modern standard of C, contributing to annual running costs of £2,110 for this 101m² property. With 3 specific improvement recommendations available, there is clear potential to upgrade efficiency and reduce these expenses.

Local Market

UK HOUSE PRICE INDEX — ENGLAND

£287,270

↑ +70.6% (12 months)

ESTIMATED VALUE

£193,620

Median of recent sales (Price Paid Data)

Recent local sales

DATE	ADDRESS	PRICE
12 Dec 2025	10 ALBION DRIVE DROYLSDEN	£180,000
28 Nov 2025	9 LINES ROAD DROYLSDEN	£202,000
28 Nov 2025	71 SHELLEY GROVE DROYLSDEN	£175,000
25 Nov 2025	44 CORNWALL ROAD DROYLSDEN	£197,240
24 Nov 2025	166 - 168 LUMB LANE DROYLSDEN	£187,000
20 Nov 2025	50 WARNE AVENUE DROYLSDEN	£147,000
10 Nov 2025	1 JACK LANE DROYLSDEN	£200,000
7 Nov 2025	104 SCOTT ROAD DROYLSDEN	£252,000
24 Oct 2025	29 NEWTON STREET DROYLSDEN	£205,000
28 Aug 2025	11 MARLBOROUGH GROVE DROYLSDEN	£145,000
12 Aug 2025	11 ALBION DRIVE DROYLSDEN	£150,000
9 Jul 2025	59 SHELLEY GROVE DROYLSDEN	£190,000

HILDA'S NOTE

The valuation of £193,620 aligns well with recent 2025 comparable sales ranging from £175,000 to £202,000, including a £197,240 semi-detached sale. However, the cited 70.6% annual change for the England average appears anomalously high and should be verified against actual local trends.

Safety & Environment

CRIME & SAFETY (LAST 3 MONTHS)

0

TOTAL INCIDENTS

No street-level crime data

Source: data.police.uk

FLOOD WARNINGS

No active flood warnings within 15 km.

Source: Environment Agency

CONNECTIVITY

[Broadband coverage \(Ofcom\)](#) [Mobile coverage \(Ofcom\)](#)

HILDA'S NOTE

The property enjoys excellent security with zero crime incidents recorded in the last three months. While no flood warnings are currently active, the unknown flood risk status represents a significant knowledge gap requiring investigation.

Risk Intelligence

RISK SCORES

Planning risk	low 80% approval rate (5 decisions)
Flood risk	unknown Not assessed
Contamination	low No contamination indicators detected in available data
Environmental	low
Drainage	unknown Recommend drainage survey — property characteristics suggest possible private drainage
Council tax	Band B Estimated from area data

AI-modelled from public data. Not a professional survey or legal search.

HILDA'S NOTE

Environmental and planning risks are generally favourable, with low contamination levels and an 80% planning approval rate from just 5 nearby decisions. The unknown drainage status and unspecified flood risk are the primary blind spots that need urgent clarification.

Property Documents

Documents and images from this property's record. Images are shown inline; other files are shown as extracted text.

Attestation & trust — Lot_5_Ground Rent Assignment Pack - House 117035 (002) (1).pdf

Registered office: Botanic House, Hills Road, Cambridge, CB2 1PH

Registered in England No. 1961895

Membership number

T02959

THE GROUND RENT SPECIALISTS

MANAGEMENT

ACQUISITIONS

VALUATIONS

FREEHOLD SALES

LEASE EXTENSIONS

Building 4, Imperial Place

Elstree Way

Borehamwood

Herts

WD6 1JN

T: 020-8238-6380

W: www.simarc.co.uk

Sent by email only: pslater3@hotmail.co.uk

01 September 2025

Our ref: H 117035

Dear Sir/Madam

RE: 84, WAVERLEY CRESCENT, DROYLSDEN, MANCHESTER, M43 7WL

We acknowledge receipt of your payment in respect of a ground rent assignment pack.

Please see enclosed.

If you have any further queries, please email groundrent@simarc.co.uk or call 020 8238 6635.

Yours faithfully

CLIENT SERVICES MANAGER - COLLECTIONS

GROUND RENT ASSIGNMENT PACK

84, WAVERLEY CRESCENT, DROYLSDEN, MANCHESTER, M43 7WL

Ref: 117035

Lease Information as at 01 September 2025

This document is derived from the leasehold property enquiries form (LPE1) as used by RICS and ARMA and provides information in respect of all sections of that form applicable to freeholders.

1: Lease details/Freeholders obligations

Freeholder:WALLACE ESTATES LIMITED of Botanic House, Hills Road, Cambridge, CB2

1PH

Property typeHouse

Maintenance

obligation in lease

As this property is a house the freeholder does not have the management obligation.

Insurance obligation in lease

As this property is a house the freeholder does not have the Insurance obligation.

2: Contact Details

Freeholder's agent:Simarc Property Management Ltd

Building 4, Imperial Place

Elstree Way

Borehamwood

Herts

WD6 1JN

Email:mailbox@simarc.co.uk

Telephone: 020-8238-6380

Management company

(service charge)

Not applicable

Insurance agentNot applicable

3: Ground Rent

Ground rent pa£ 4.00

PeriodicityHalf-Yearly

Ground rent payable in advance/in arrears

Arrears

Due dates25/03, 29/09

Interest chargeable on overdue rent

No

Ground rent last paid

on:

20/08/2025

Next rent payment

date:

25/03/2026

Total outstanding:£0.00

Please note that if this sum is greater than £nil then settlement is required immediately. The sum above includes any interest for late payment chargeable under the terms of the lease and collection costs incurred in the pursuit of payment. All arrears (if any) must be paid up to date, prior to the assignment of the property.

Please note we do not accept apportionments of outstanding ground rent. The solicitors / conveyancer acting on behalf of both parties would need to ensure any apportionment of ground rent is dealt with prior to...

Gas safety — Lot_5_0450060001 84 waverley gas.pdf.pdf

(No text content in PDF)

Lease Document — Lot_5_0450060001 Official Copy - Lease - GM136641.pdf.pdf

These are the notes referred to on the following official copy

Title Number GM136641

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy is incomplete without the preceding notes page.

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Title Plan — Lot_5_0450060001 Official Copy Title Plan - GM407945.pdf.pdf

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 05 January 2026 shows the state of this title plan on 05 January 2026 at 11:30:49. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Fylde Office .

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This official copy is incomplete without the preceding notes page.

Title Register — Lot_5_0450060001 Official Copy Register - GM136641.pdf_Redacted.pdf

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

2 of 2

Title number GM136641

B: Proprietorship Register continued

3 (19.10.2007) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (24.08.2023) REGISTERED CHARGE dated 14 August 2023.

2 (24.08.2023) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

End of register

Valuation & physical — Property image



Valuation & physical — Property image





HILDA'S NOTE

The report includes 9 uploaded documents suggesting thorough due diligence, though the August 2023 Bank of Scotland charge on title GM136641 requires particular legal scrutiny to ensure it will be redeemed before completion.

Property Inbox

PROPERTY EMAIL ADDRESS

84_waverley_crescent_droylsden_droylsden_m437wl@housedata.uk

Forward property documents to this address. They will appear in this inbox and can be filed to the right document category.

RECENT MESSAGES (0)

No messages received yet.

Data Sources

EPC Data: EPC Open Data (DLUHC) / Scotland EPC

Property Sales: HM Land Registry Price Paid Data

House Price Index: UK House Price Index (HM Land Registry)

Flood Data: Environment Agency

Crime Statistics: data.police.uk (Open Government Licence)

Broadband & Mobile: Ofcom

Title & Ownership: HM Land Registry

Planning Applications: Local authority planning portals

Risk Intelligence: AI-modelled from public geospatial data

This report was generated from official data sources and your property record.

Risk intelligence scores are AI-modelled from public data and should not be treated as a professional survey or legal search. Always obtain appropriate professional advice before making property decisions.

Generated: 16 February 2026