KPF: Key Property Facts
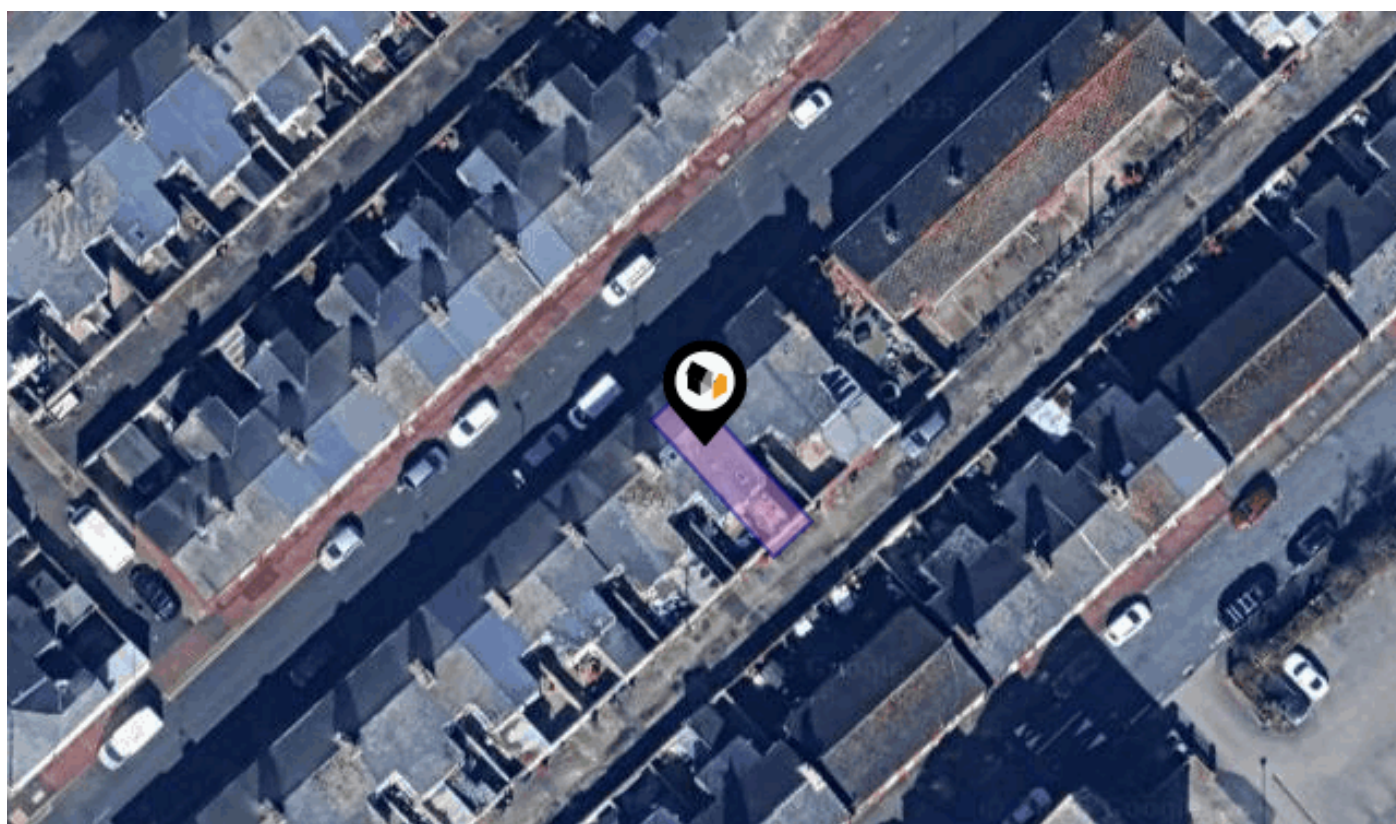
An Analysis of This Property & The Local Area

Monday 12th May 2025

28, VERNON STREET, BARROW-IN-FURNESS, LA14 5SU
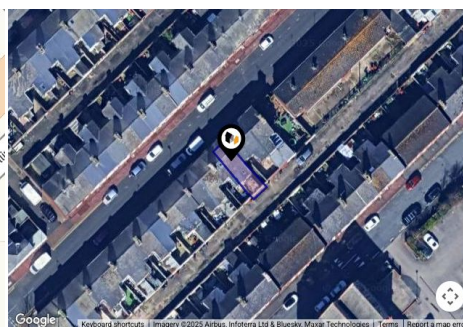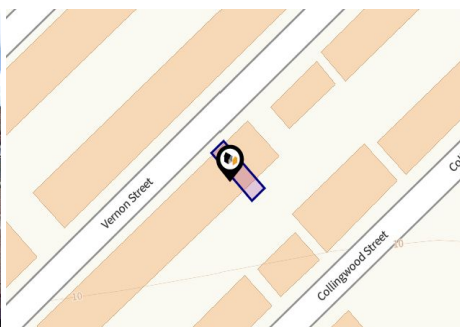
Price Estimate : £68,000

RICS
Regulated by RICS

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Property

Type:	Terraced	**Last Sold Date:**	07/07/2006
Bedrooms:	2	**Last Sold Price:**	£55,000
Floor Area:	893 ft^2 / 83 m^2	**Last Sold £/ft^2:**	£78
Plot Area:	0.01 acres	**Price Estimate:**	£68,000
Year Built :	1900-1929	**Tenure:**	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,593		
Title Number:	CU48045		
UPRN:	36009264		

Local Area

Local Authority:	Westmorland and furness
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s   **80** mb/s   **10000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

28 Vernon Street, LA14 5SU

Energy rating

D

Valid until 27.02.2035

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			86 | B
69-80	**C**			
55-68	**D**		64 | D	
39-54	**E**			
21-38	**F**			
1-20	**G**			

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	83 m^2

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
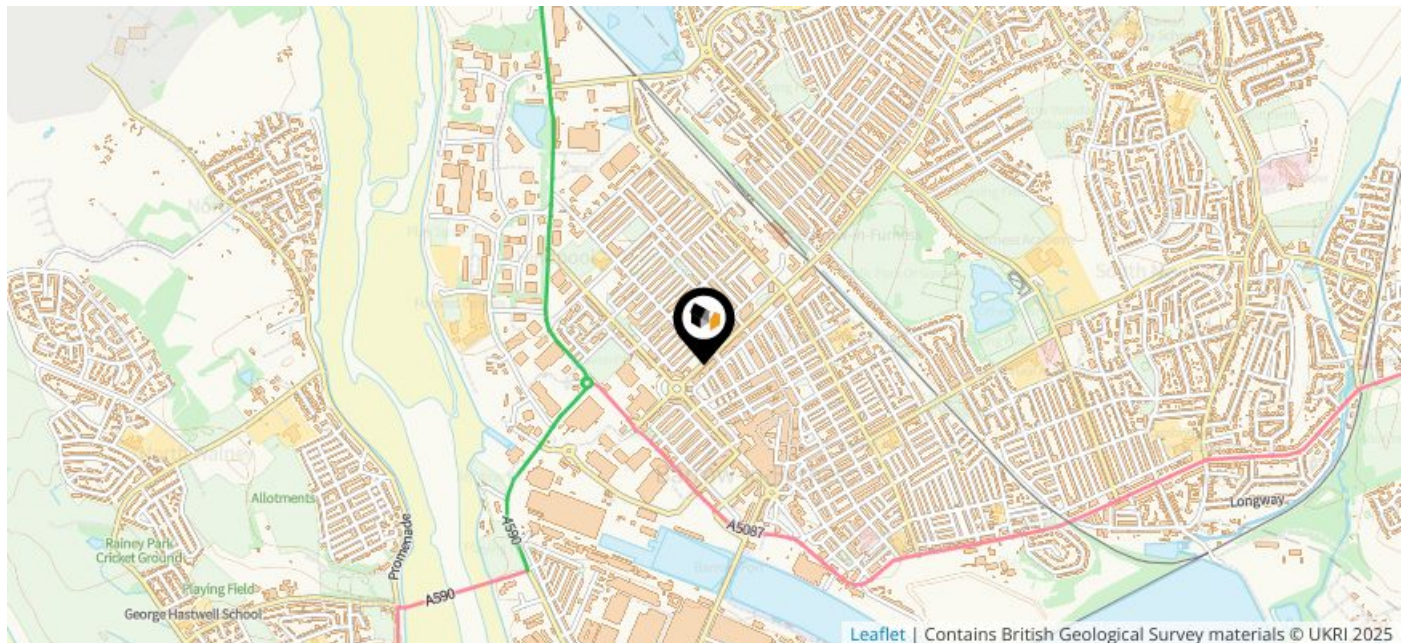
Mine Entry

✕ 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.

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Conservation Areas

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.
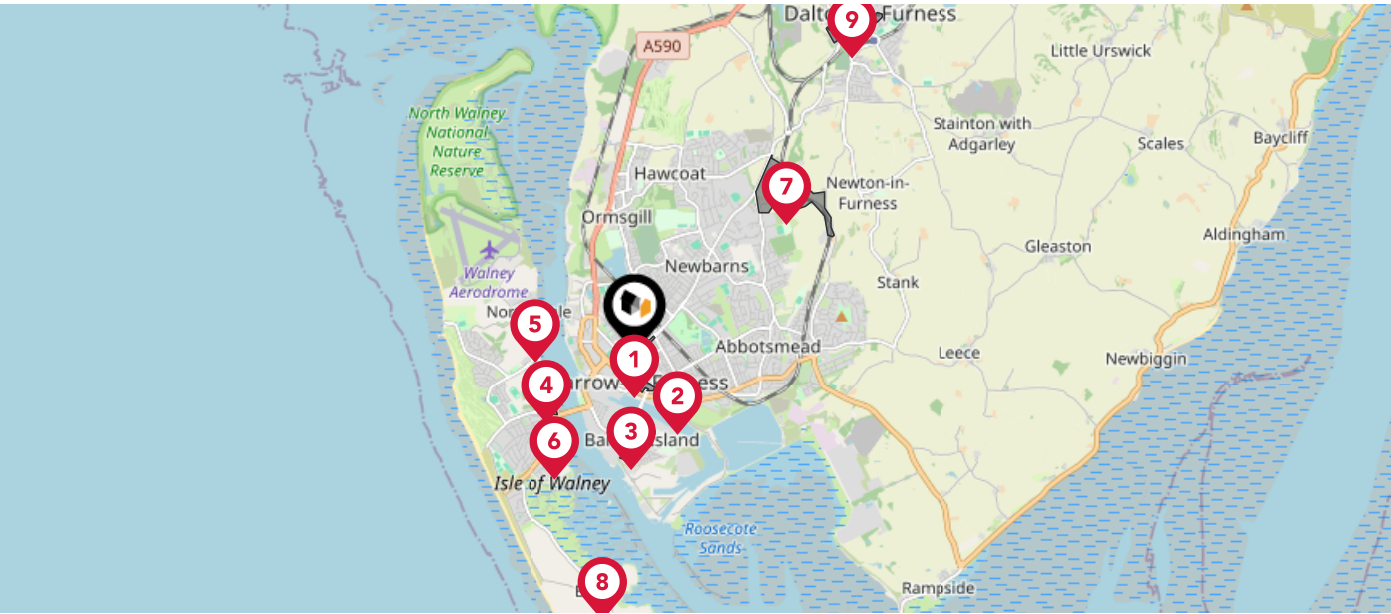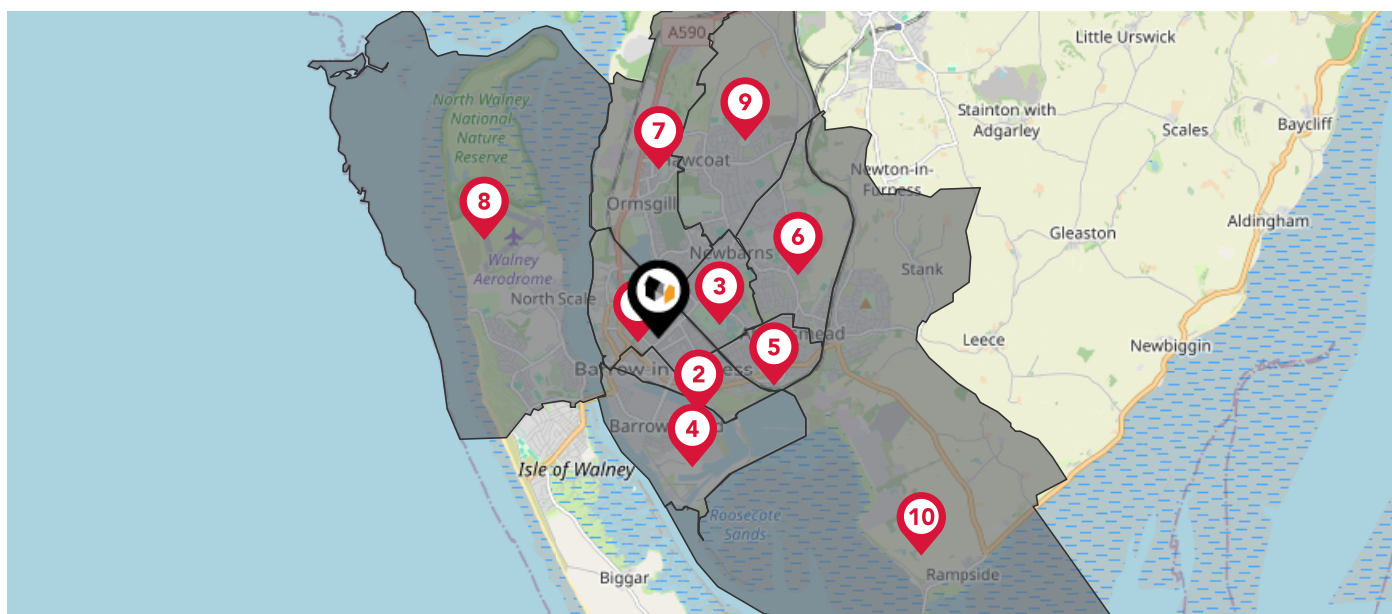

Nearby Conservation Areas	
1	Central Barrow-In-Furness
2	St Georges Square
3	Barrow Island
4	North Vickerstown
5	North Scale
6	South Vickerstown
7	Furness Abbey
8	Biggar Village
9	Dalton (Barrow-In-Furness)

Council Wards

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	
1	Hindpool Ward
2	Central Ward
3	Parkside Ward
4	Barrow Island Ward
5	Risedale Ward
6	Newbarns Ward
7	Ormsgill Ward
8	Walney North Ward
9	Hawcoat Ward
10	Roosecote Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
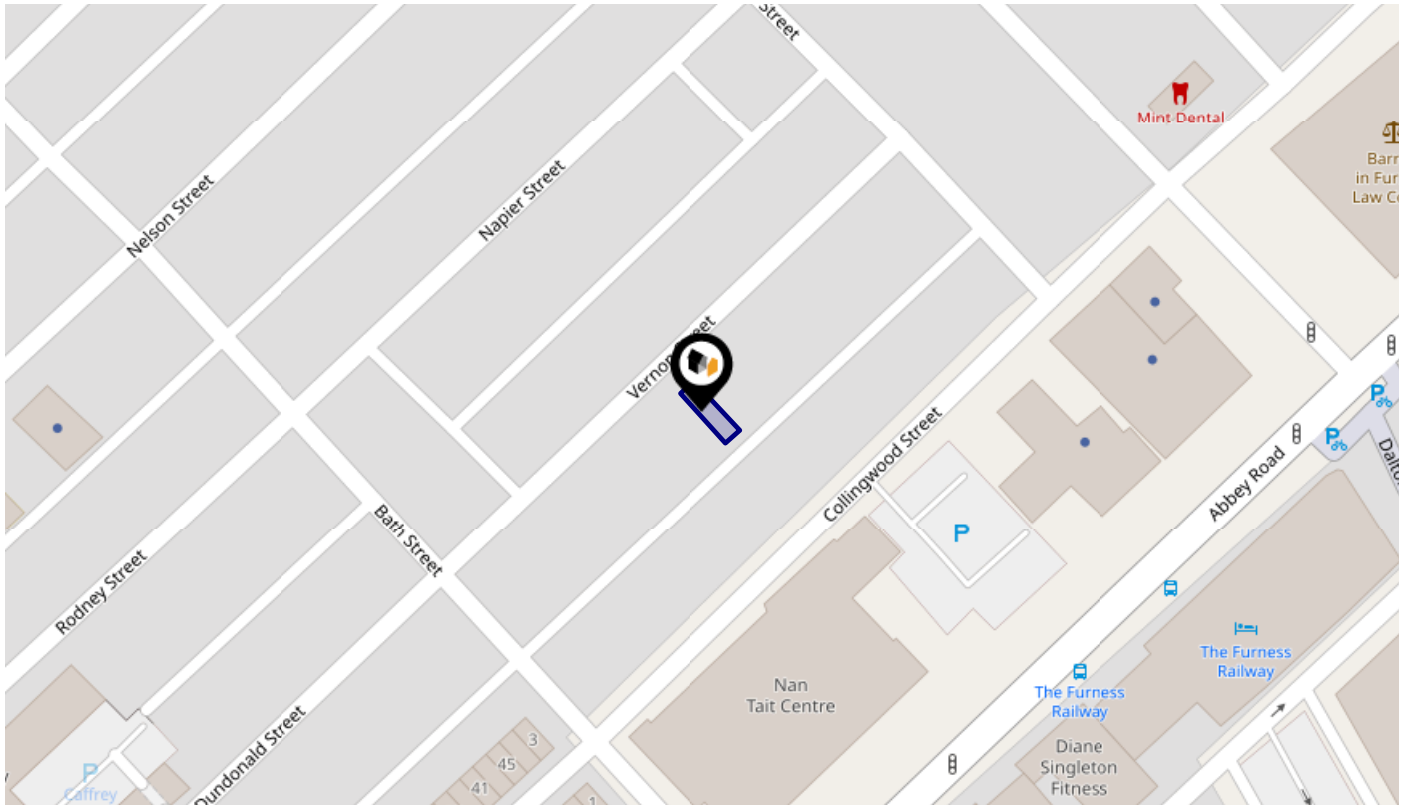
Rail Noise Data

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:
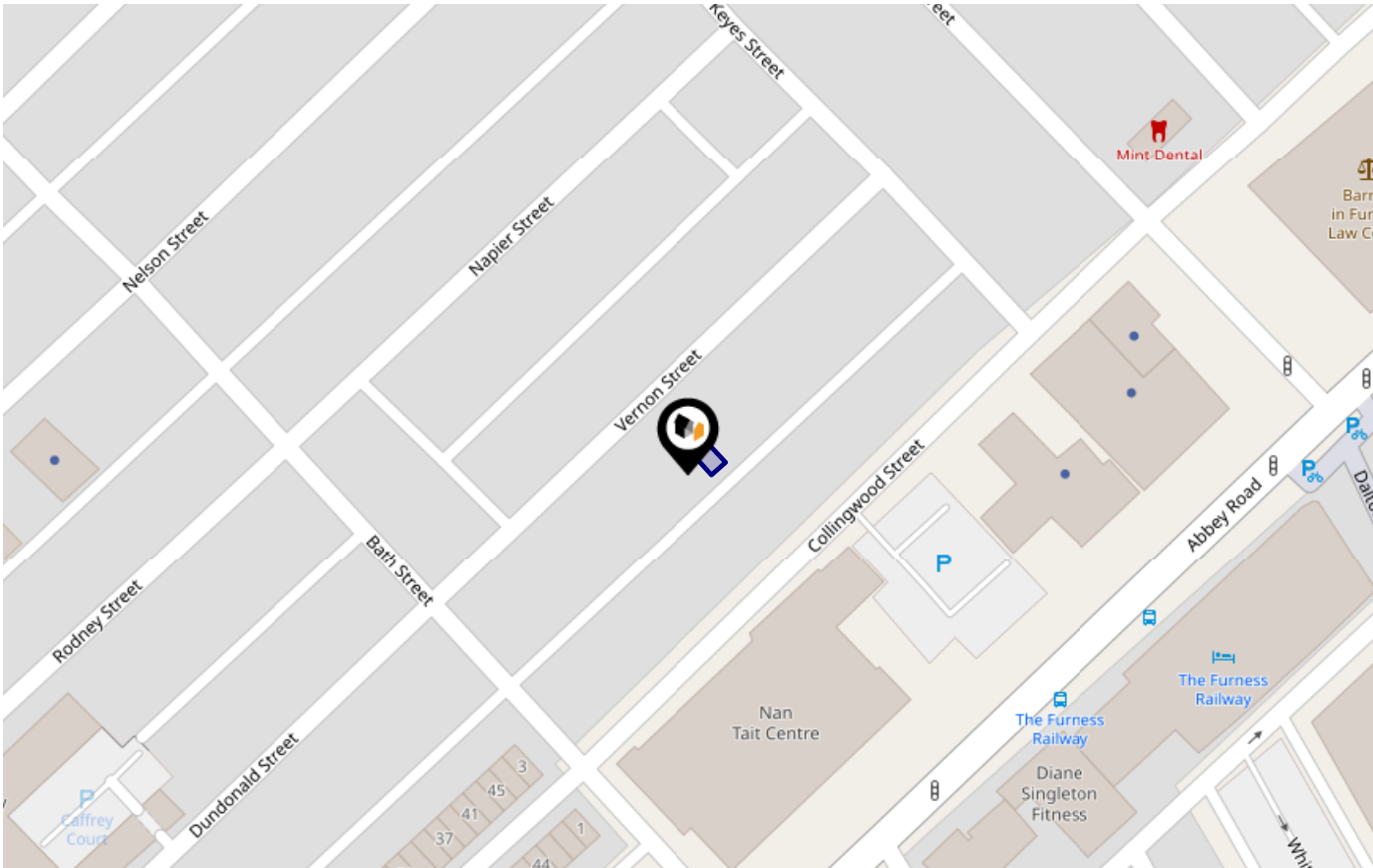
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Rivers & Seas - Flood Risk

LANDWOOD GROUP

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
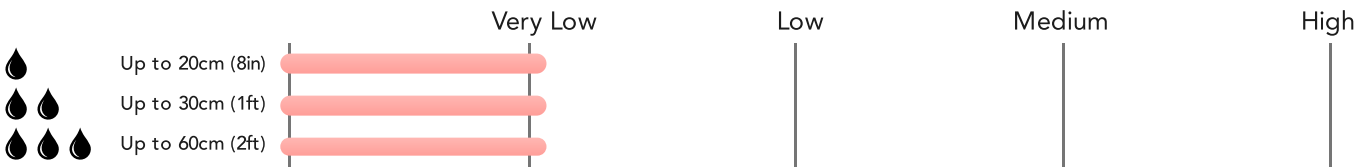

Risk Rating: Very low

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 (0.25%)** in any one year.

- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

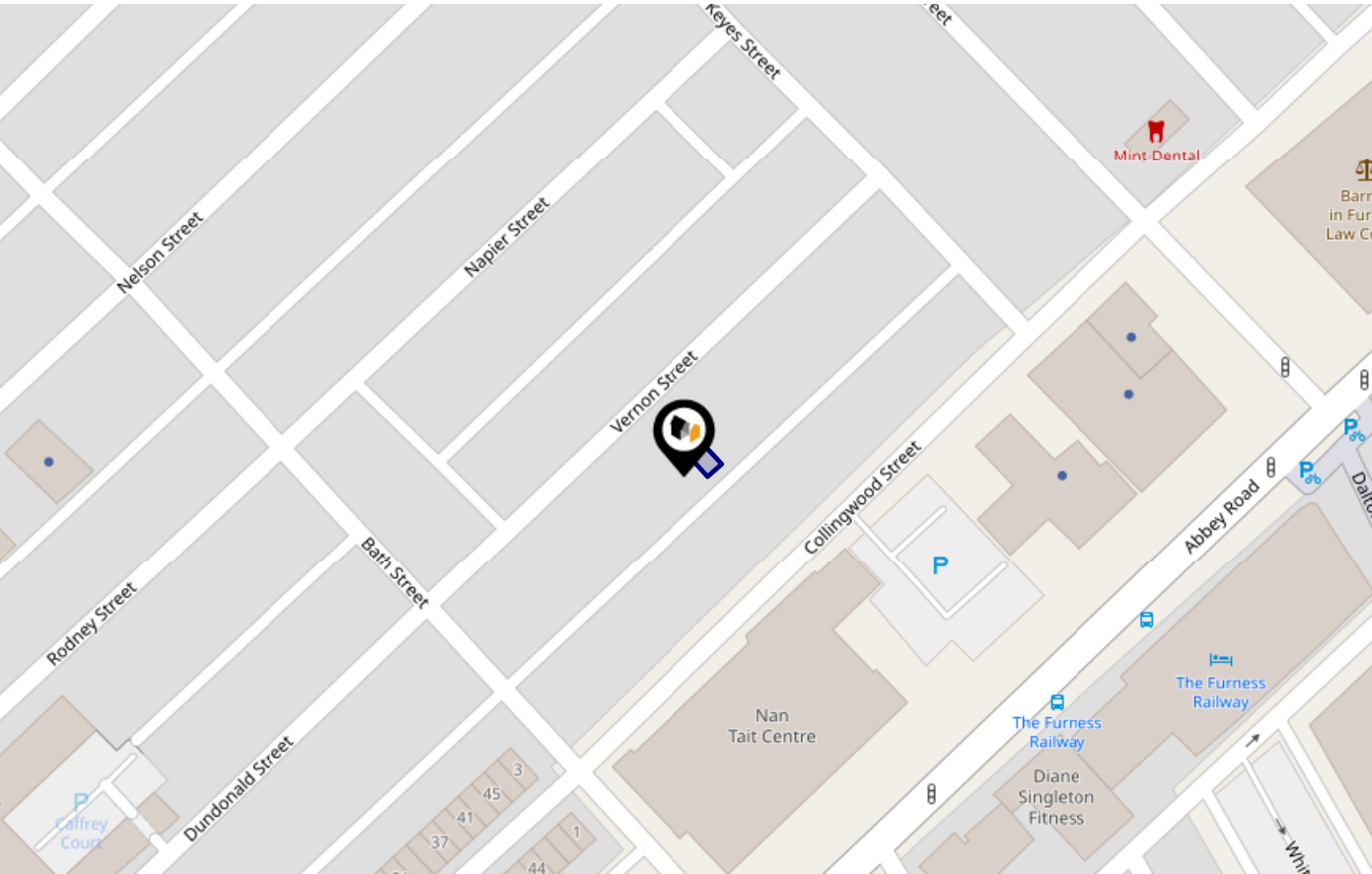Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Flood Risk
Rivers & Seas - Climate Change

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.
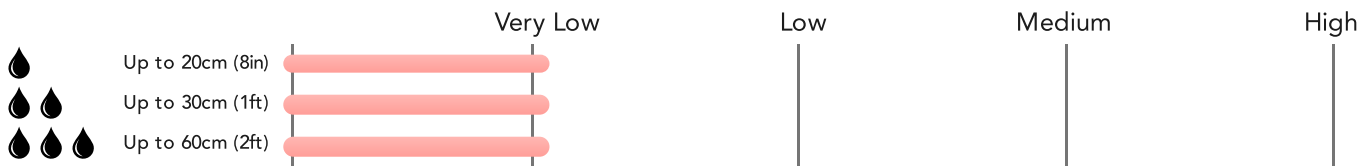

Risk Rating: Very low

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:

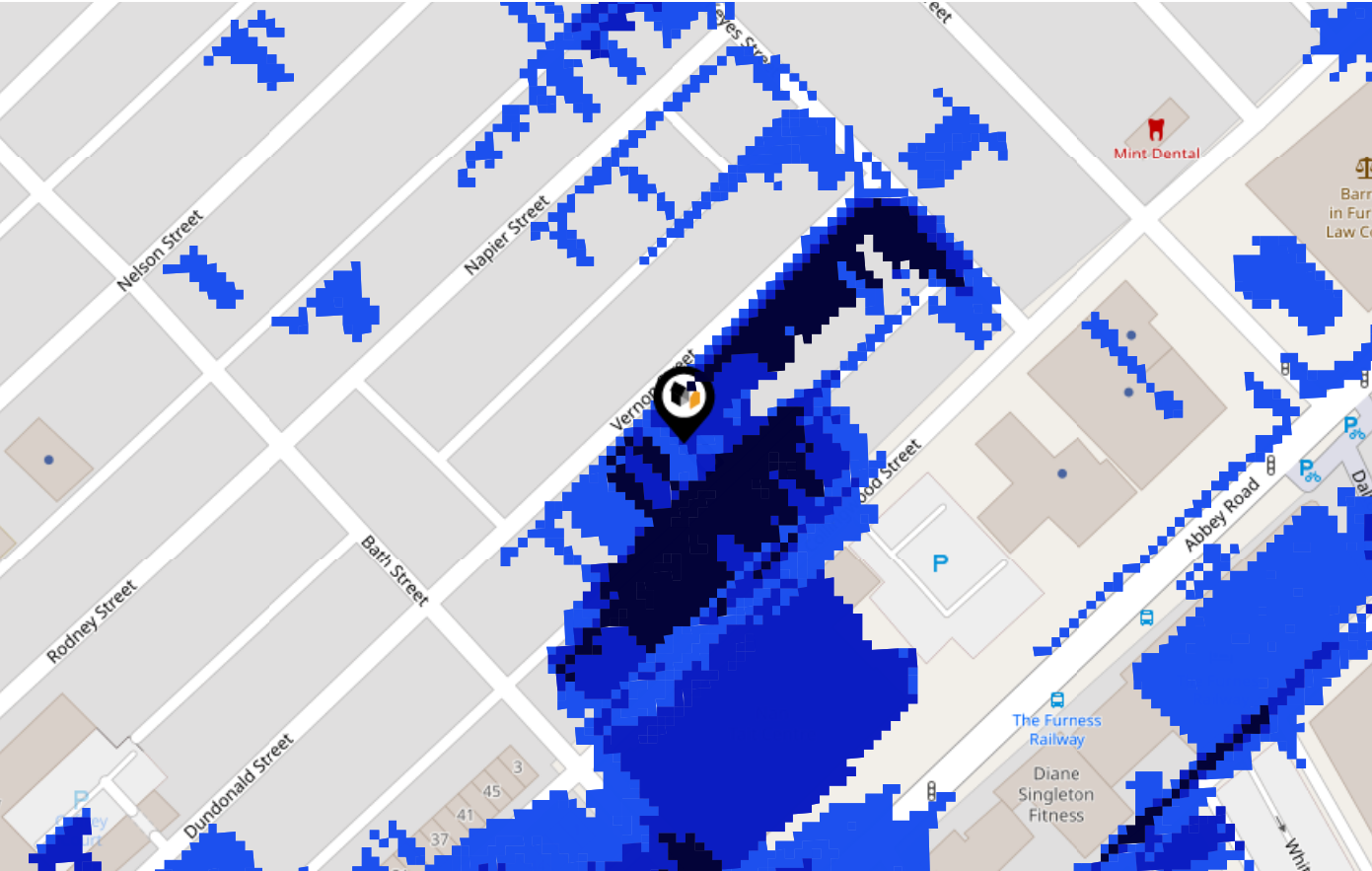|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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: Medium

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 (0.25%)** in any one year.

▇ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Flood Risk
Surface Water - Climate Change

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.
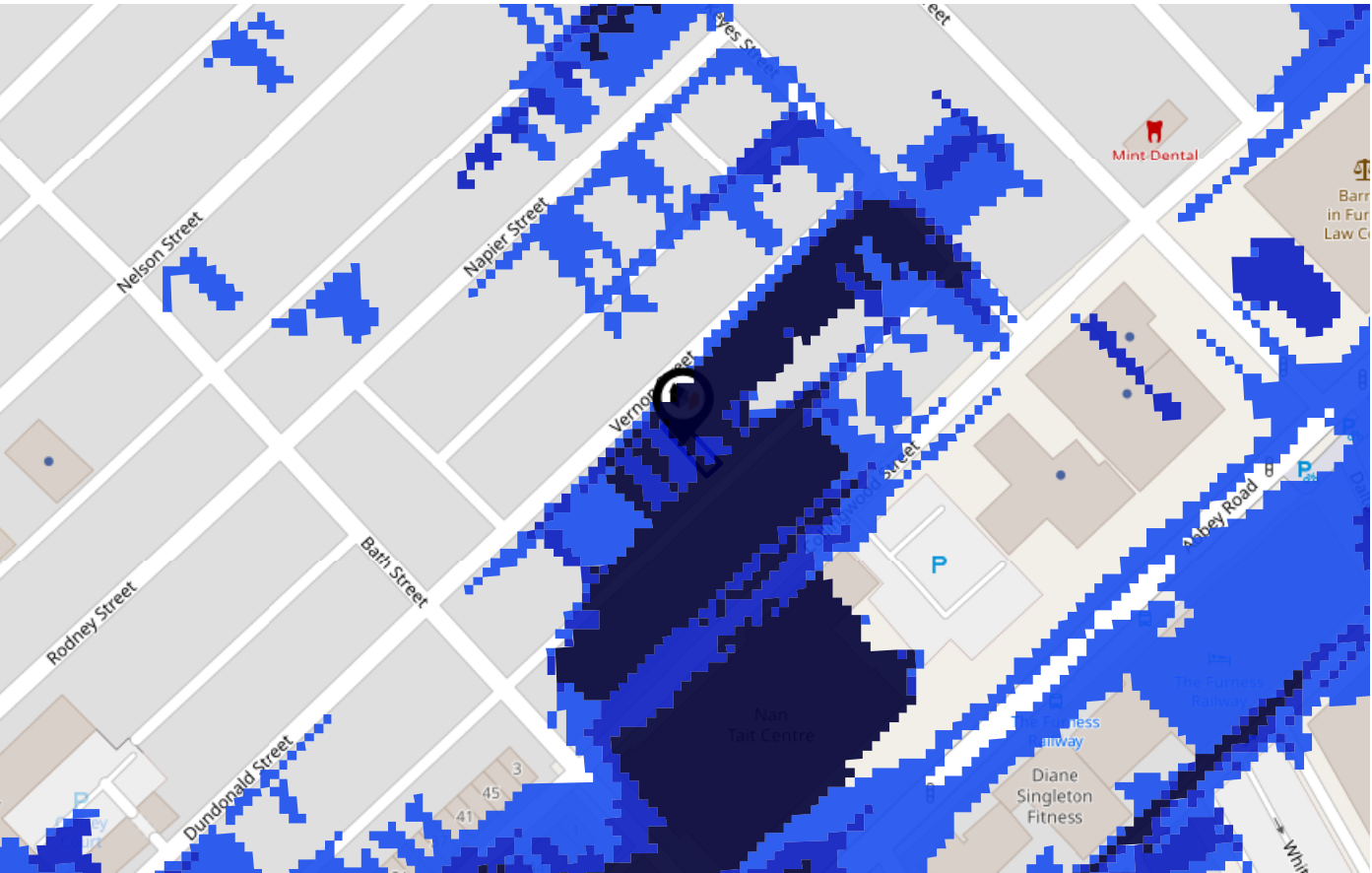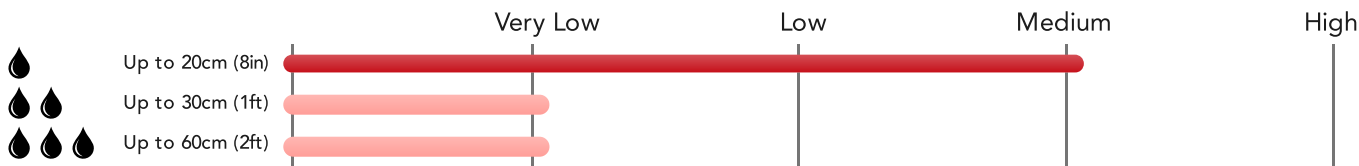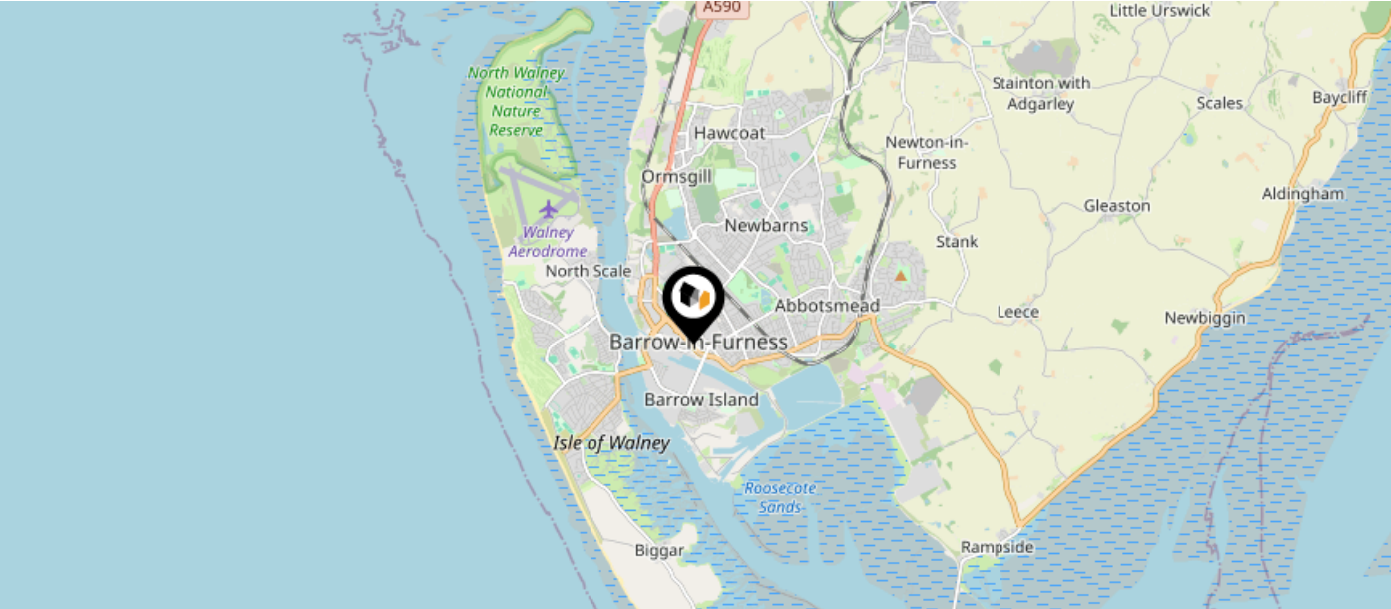

Risk Rating: High

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Maps
Green Belt

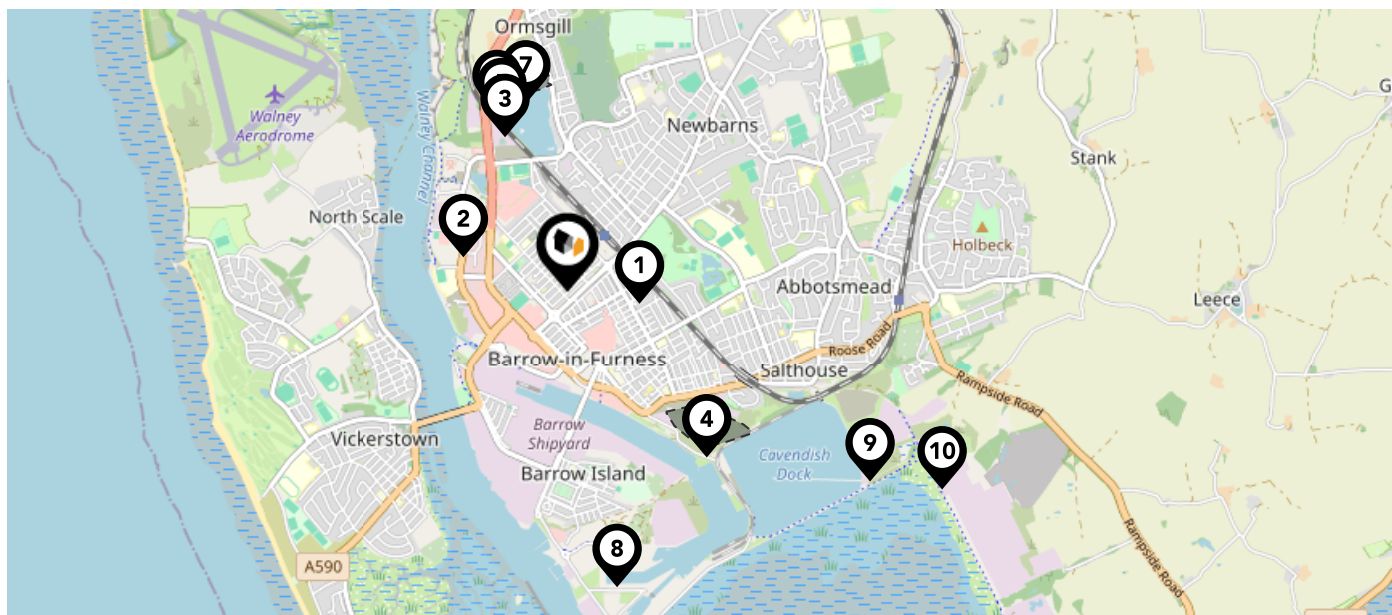This map displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land

No data available.

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	Whitehead Street-Barrow in Furness, Cumbria	Historic Landfill
2	Barrow Steel Works-Walney Road, Barrow In Furness, Cumbria	Historic Landfill
3	EA/EPR/GP3493ZF/A001	Active Landfill
4	Land adjacent to Cavendish Dock and Buccleuch Dock-Barrow In Furness, Cumbria	Historic Landfill
5	Clay Pit-Barrow-in-Furness, Cumbria	Historic Landfill
6	Lower Ormsgill-Lower Ormsgill Clay Pit, Walney Road, Barrow In Furness, Cumbria	Historic Landfill
7	Upper Ormsgill Reservoir-Schneider Road, Barrow In Furness, Cumbria	Historic Landfill
8	Timber Pond-Ramsden Dock, Barrow	Historic Landfill
9	Salthouse Pool-Cavendish Dock, Barrow In Furness, Cumbria	Historic Landfill
10	Roosecote Power Station-Roosecote Marsh, Barrow In Furness, Cumbria	Historic Landfill

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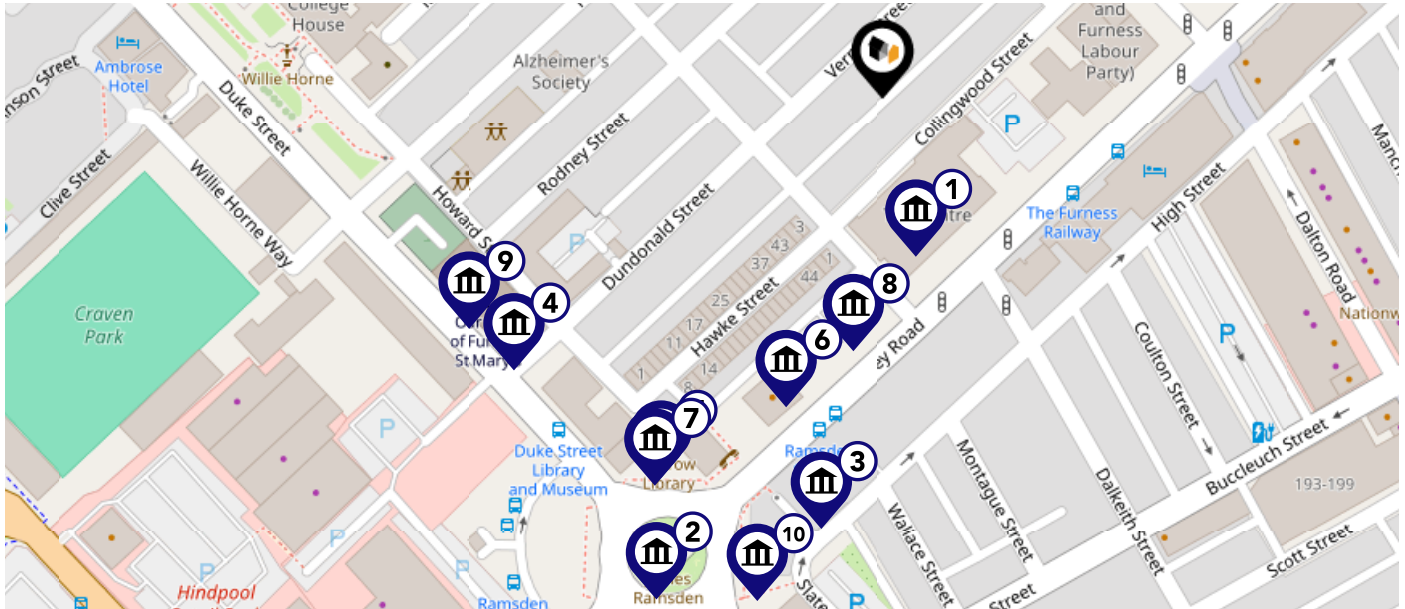

Listed Buildings in the local district	Grade	Distance
1292626 - College Of Further Education Annexe Including Front Railings And Piers	Grade II	0.0 miles
1210082 - Statue Of Sir James Ramsden	Grade II	0.1 miles
1283009 - Conservative Club	Grade II	0.1 miles
1197856 - Presbytery To Church Of St Mary Of Furness With Wall Connecting To Church	Grade II	0.1 miles
1292600 - Pair Of K6 Telephone Kiosks Adjacent To Public Library	Grade II	0.1 miles
1197914 - Working Men's Club And Institute	Grade II	0.1 miles
1197858 - Public Library, Museum And Forecourt Wall And Railings Facing Ramsden Square	Grade II	0.1 miles
1292603 - Ramsden Hall	Grade II	0.1 miles
1283023 - Church Of St Mary Of Furness	Grade II	0.1 miles
1283024 - National Westminster Bank	Grade II	0.1 miles

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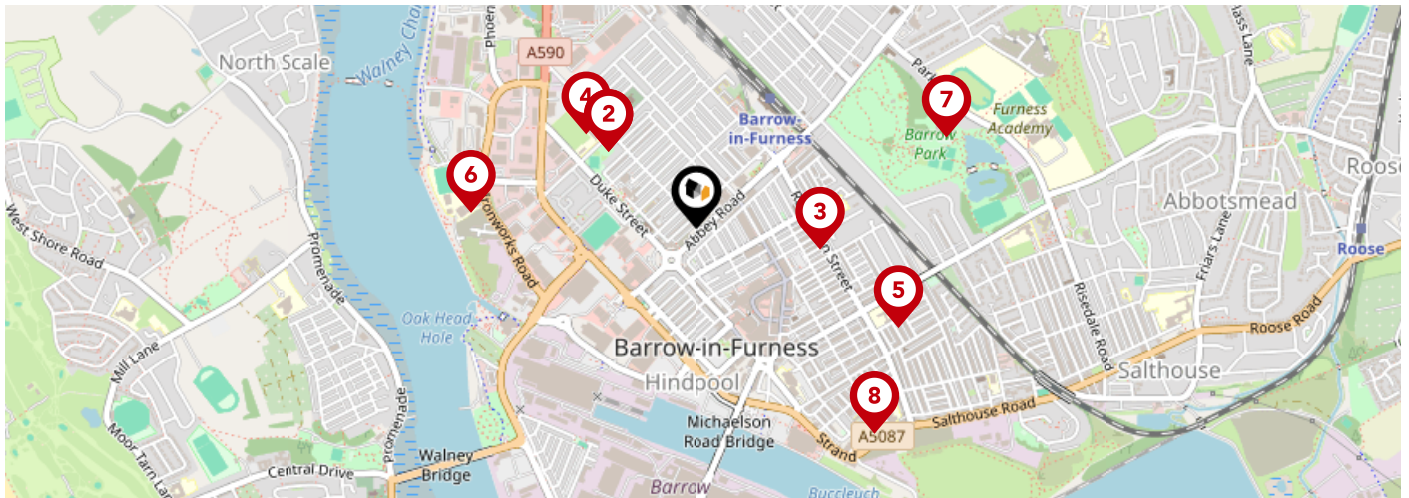
		Nursery	Primary	Secondary	College	Private
1	**Brisbane Park Infant School** Ofsted Rating: Good | Pupils: 106 | Distance:0.26	☐	☑	☐	☐	☐
2	**St James' CofE Junior School** Ofsted Rating: Good | Pupils: 131 | Distance:0.26	☐	☑	☐	☐	☐
3	**Ramsden Infant School** Ofsted Rating: Good | Pupils: 108 | Distance:0.27	☐	☑	☐	☐	☐
4	**Hindpool Nursery School** Ofsted Rating: Requires improvement | Pupils: 65 | Distance:0.32	☑	☐	☐	☐	☐
5	**Greengate Junior School** Ofsted Rating: Good | Pupils: 169 | Distance:0.49	☐	☑	☐	☐	☐
6	**Furness College** Ofsted Rating: Good | Pupils:0 | Distance:0.49	☐	☐	☑	☐	☐
7	**Furness Academy** Ofsted Rating: Good | Pupils: 1209 | Distance:0.58	☐	☐	☑	☐	☐
8	**St George's CofE School** Ofsted Rating: Good | Pupils: 251 | Distance:0.59	☐	☑	☐	☐	☐

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Schools

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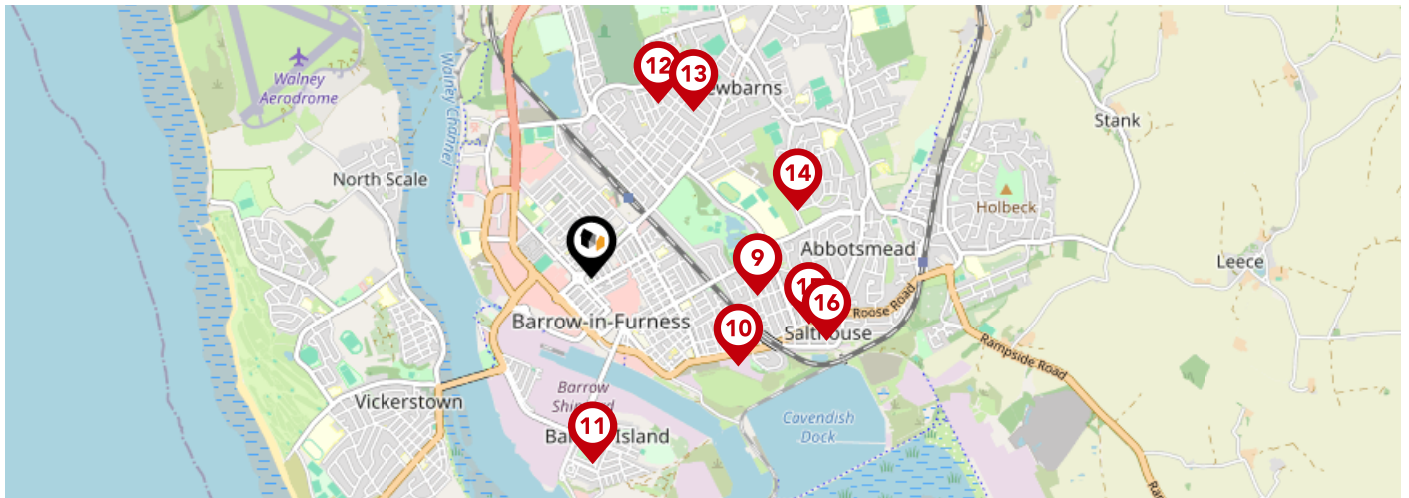
	Nursery	Primary	Secondary	College	Private
9 **Parkside Academy** Ofsted Rating: Good | Pupils: 297 | Distance:0.73	☐	☑	☐	☐	☐
10 **Sacred Heart Catholic Primary School, Barrow** Ofsted Rating: Good | Pupils: 222 | Distance:0.75	☐	☑	☐	☐	☐
11 **Barrow Island Community Primary School** Ofsted Rating: Good | Pupils: 152 | Distance:0.81	☐	☑	☐	☐	☐
12 **Victoria Academy** Ofsted Rating: Outstanding | Pupils: 184 | Distance:0.81	☐	☑	☐	☐	☐
13 **Victoria Infant and Nursery School** Ofsted Rating: Good | Pupils: 223 | Distance:0.85	☐	☑	☐	☐	☐
14 **Newbridge House PRU** Ofsted Rating: Good | Pupils: 45 | Distance:0.94	☐	☐	☑	☐	☐
15 **Moorfield Learning Centre** Ofsted Rating: Good | Pupils: 12 | Distance:0.96	☐	☐	☑	☐	☐
16 **Cambridge Primary School** Ofsted Rating: Good | Pupils: 222 | Distance:1.06	☐	☑	☐	☐	☐
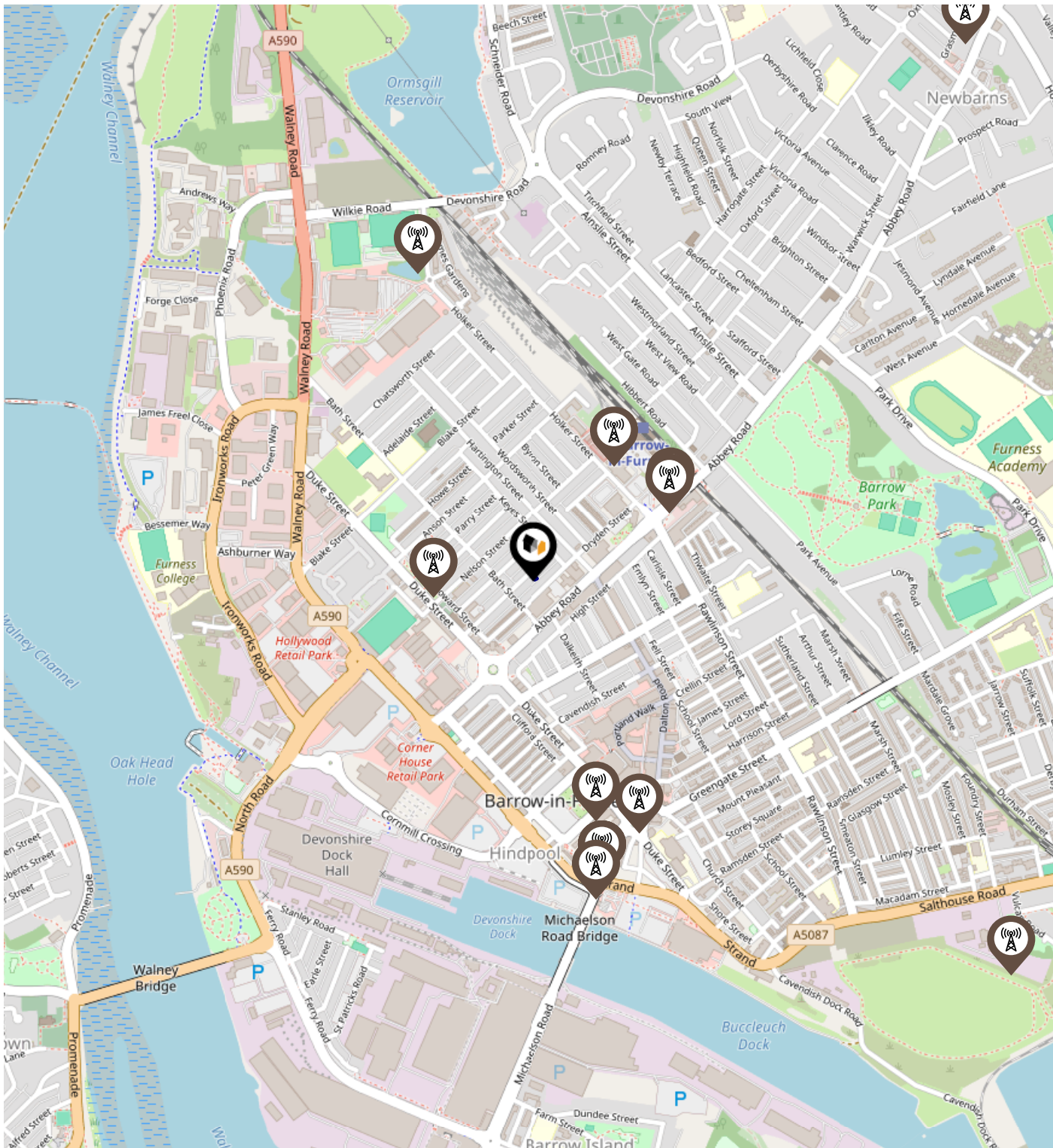
Key:

Power Pylons

Communication Masts

Environment
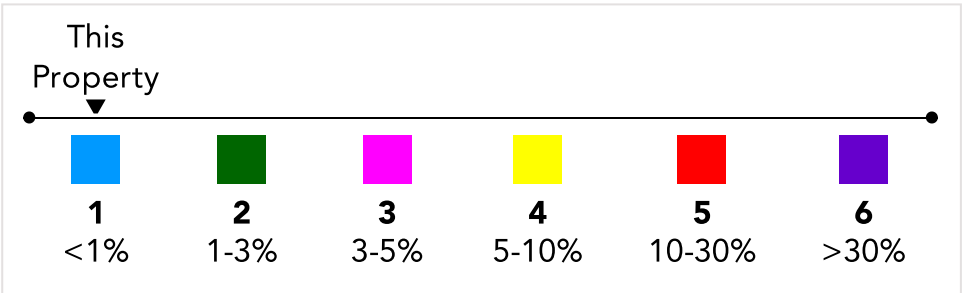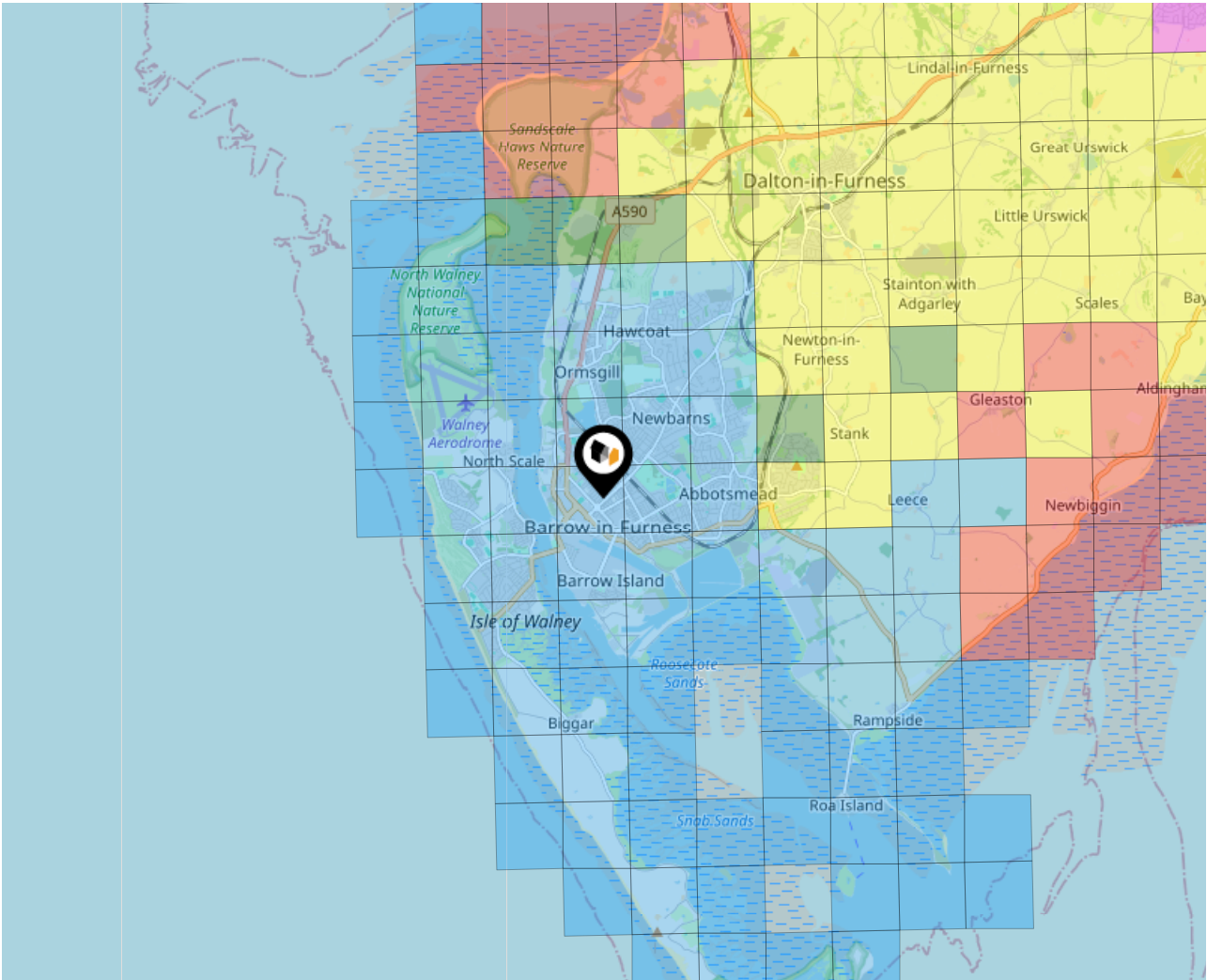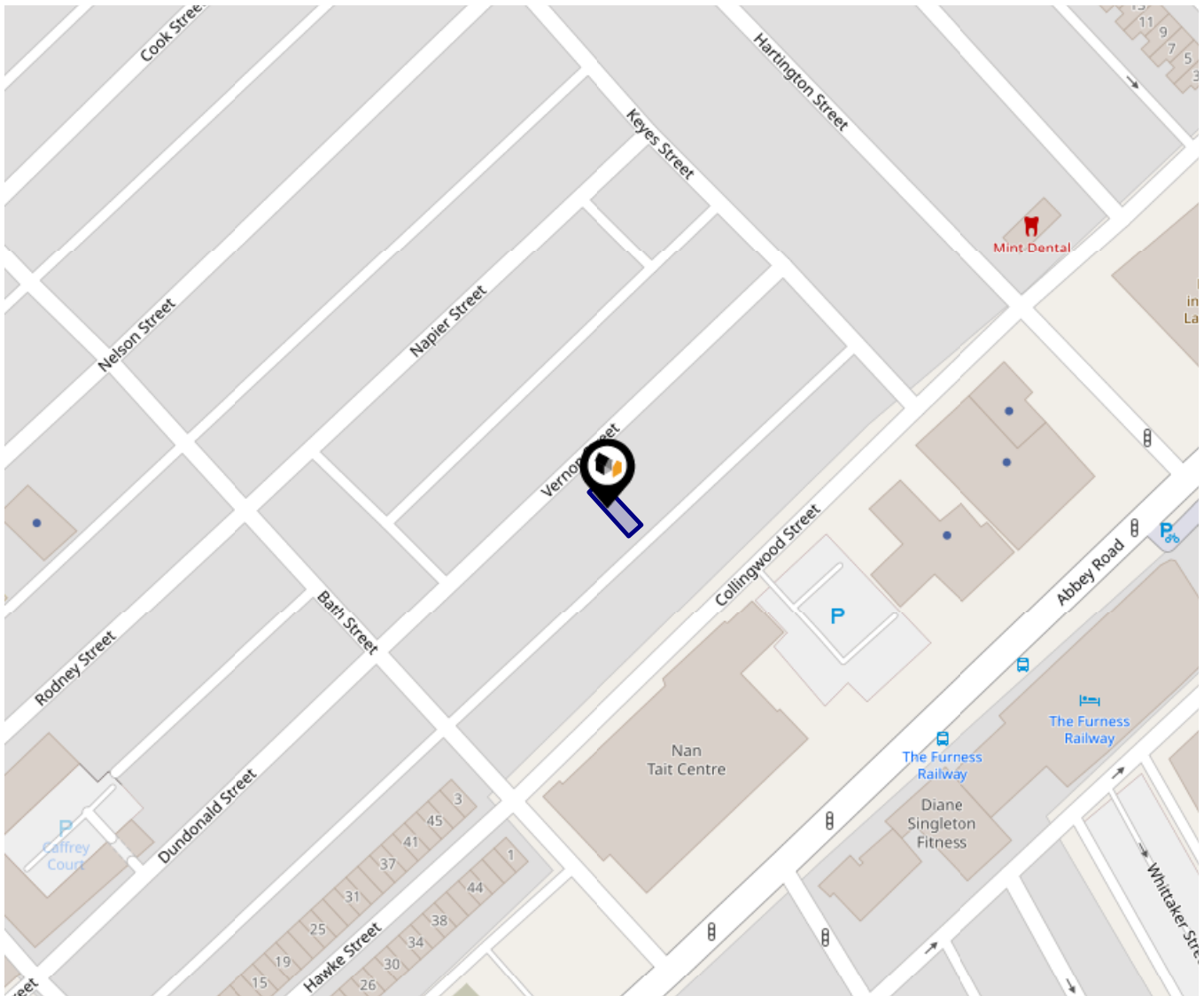## Radon Gas

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

LANDWOOD GROUP

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		
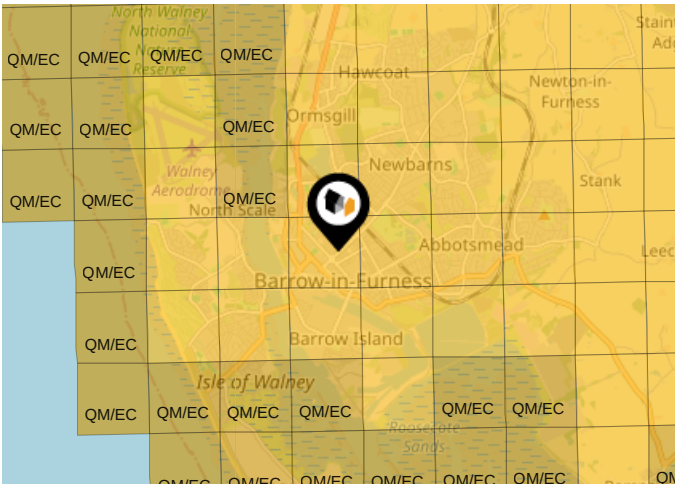
Primary Classifications (Most Common Clay Types)

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

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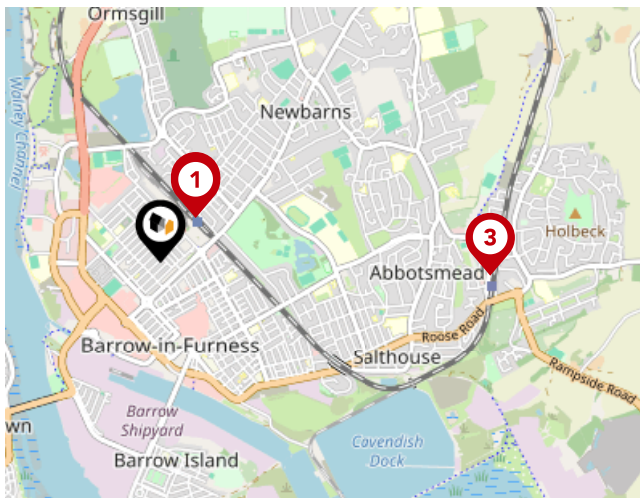
National Rail Stations

Pin	Name	Distance
1	Station Entrance	0.24 miles
2	Barrow-in-Furness Rail Station	0.26 miles
3	Roose Rail Station	1.44 miles
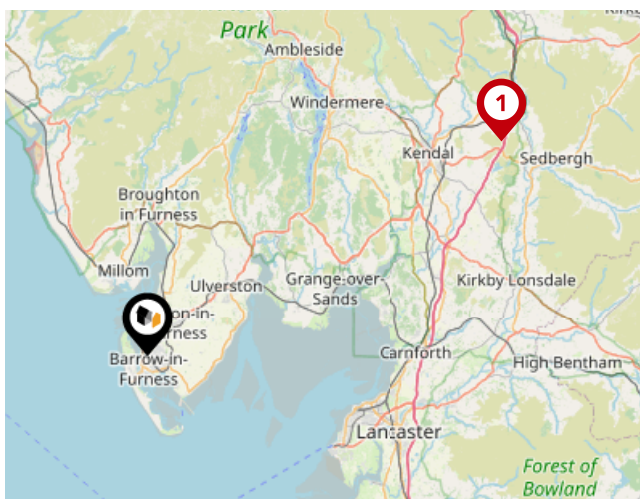
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J37	28.7 miles
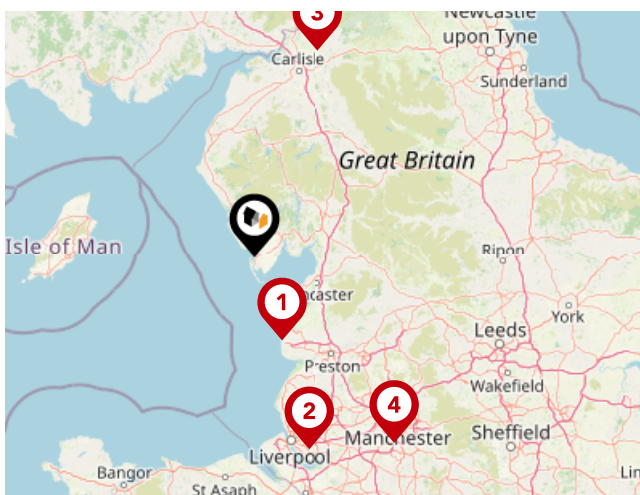
Airports/Helipads

Pin	Name	Distance
1	Highfield	24.6 miles
2	Speke	55.98 miles
3	Irthington	59.68 miles
4	Manchester Airport	65.18 miles

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GROUP
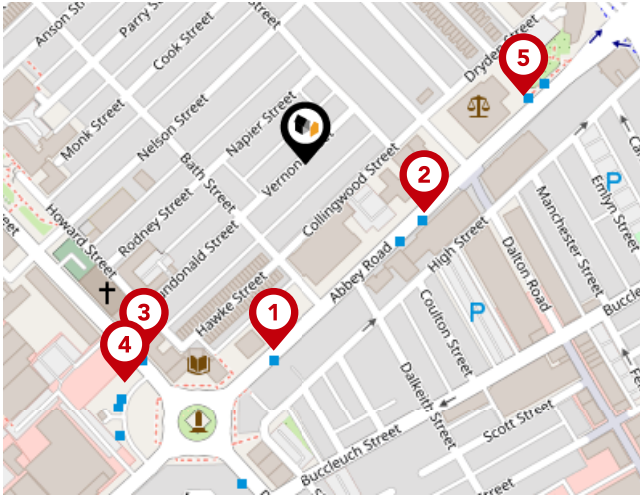
Bus Stops/Stations

Pin	Name	Distance
1	Ramsden Square	0.1 miles
2	The Furness Railway	0.07 miles
3	Library	0.13 miles
4	Ramsden Square	0.15 miles
5	Coronation Gardens	0.12 miles
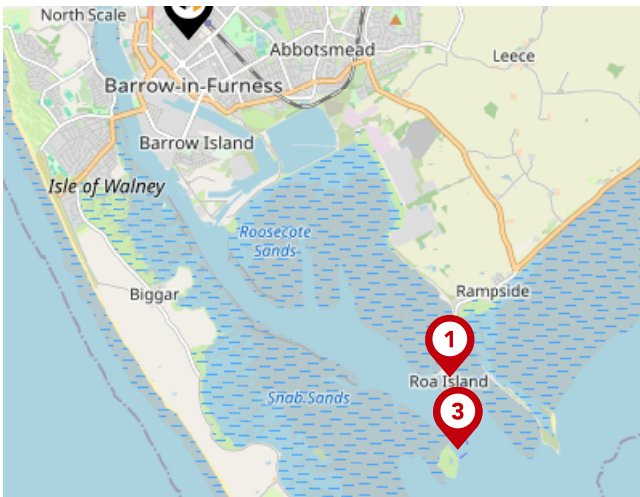
Ferry Terminals

Pin	Name	Distance
1	Roa Island Ferry Landing	3.71 miles
2	Piel Island Ferry Landing	4.27 miles
3	Jetty	4.27 miles

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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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Leah.gibson@landwoodgroup.com
https://landwoodgroup.com/

KPF - Key Property Facts