



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 15th May 2025



APARTMENT 5, 31, CORNHILL, LIVERPOOL, L1 8DL

Landwood Group

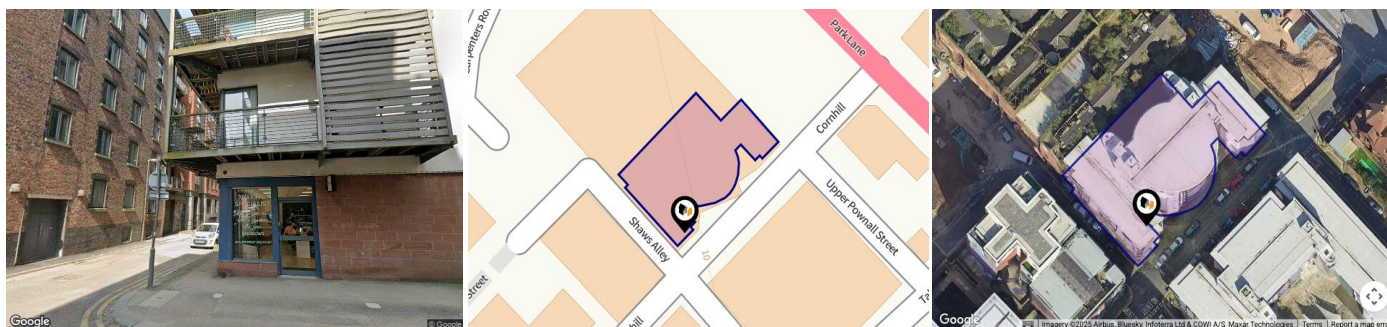
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	24/08/2007
Bedrooms:	2	Last Sold Price:	£145,000
Floor Area:	699 ft ² / 65 m ²	Last Sold £/ft²:	£207
Plot Area:	0.26 acres	Tenure:	Leasehold
Year Built :	2007	Start Date:	23/08/2007
Council Tax :	Band C	End Date:	03/02/2129
Annual Estimate:	£2,264	Lease Term:	125 years (less 3 days) from 3 February 2004
Title Number:	MS570058	Term Remaining:	103 years
UPRN:	38226185		

Local Area

Local Authority:	Liverpool
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

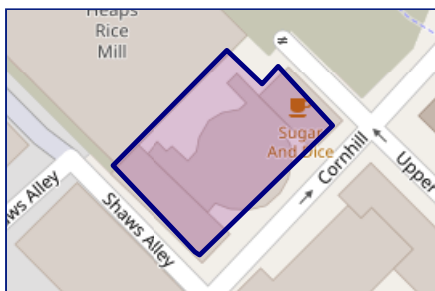
Satellite/Fibre TV Availability:



Property Multiple Title Plans

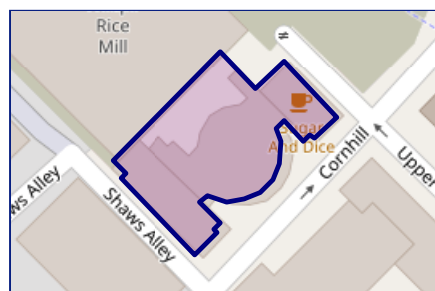
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Freehold Title Plan



MS428332

Leasehold Title Plan



MS570058

Start Date: 23/08/2007
End Date: 03/02/2129
Lease Term: 125 years (less 3 days) from 3 February 2004
Term Remaining: 103 years

Property
EPC - Certificate

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Apartment 5, 31, Cornhill, L1 8DL

Energy rating

C

Valid until 17.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

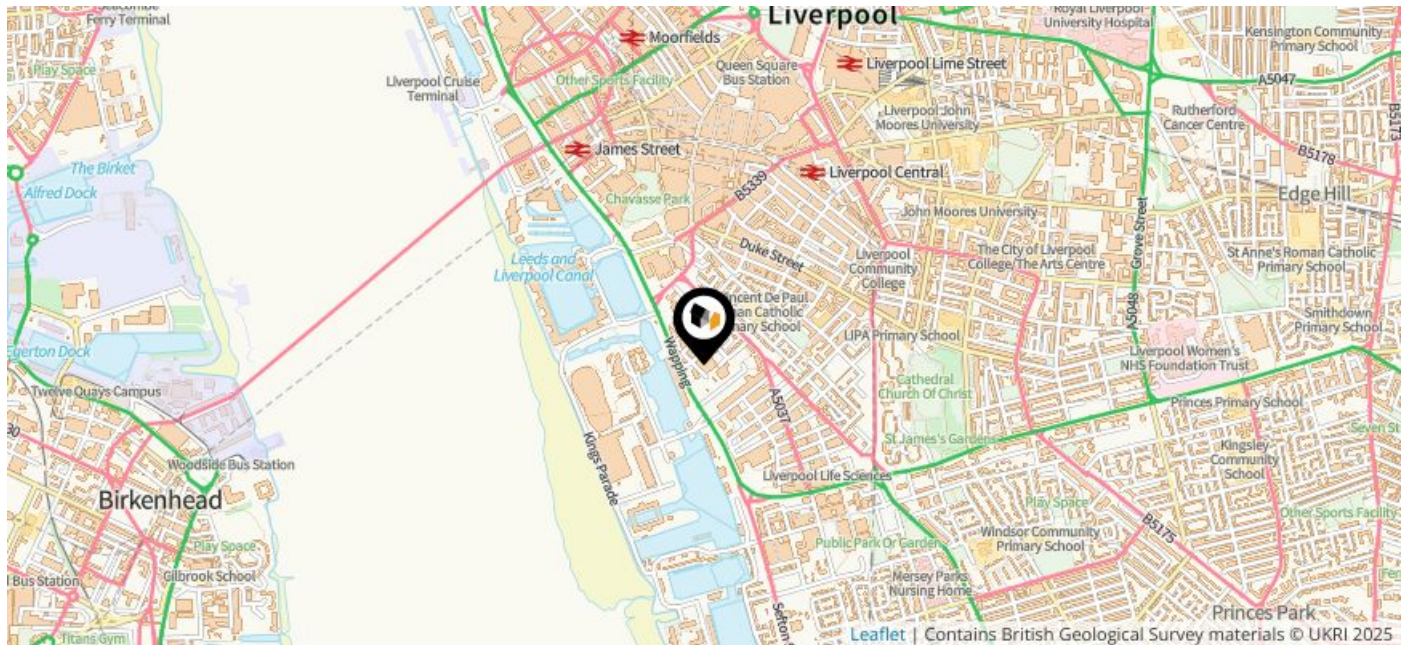
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and underfloor heating, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	To external air, insulated (assumed)
Total Floor Area:	65 m ²

Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



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.

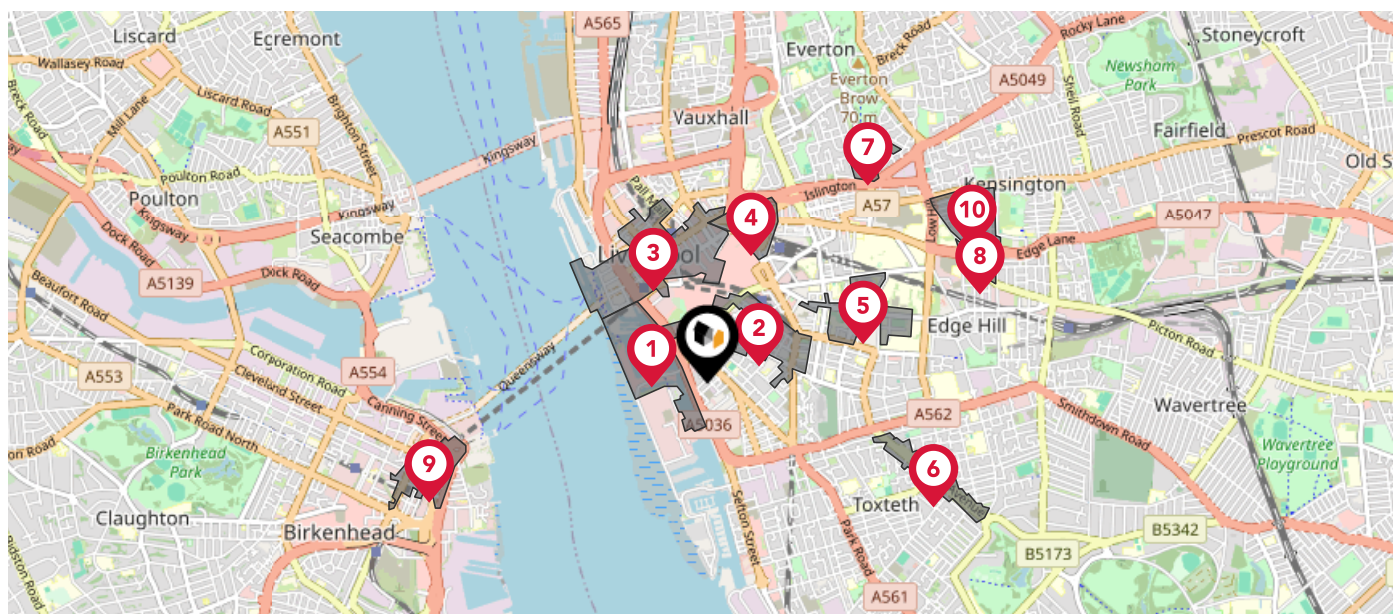
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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

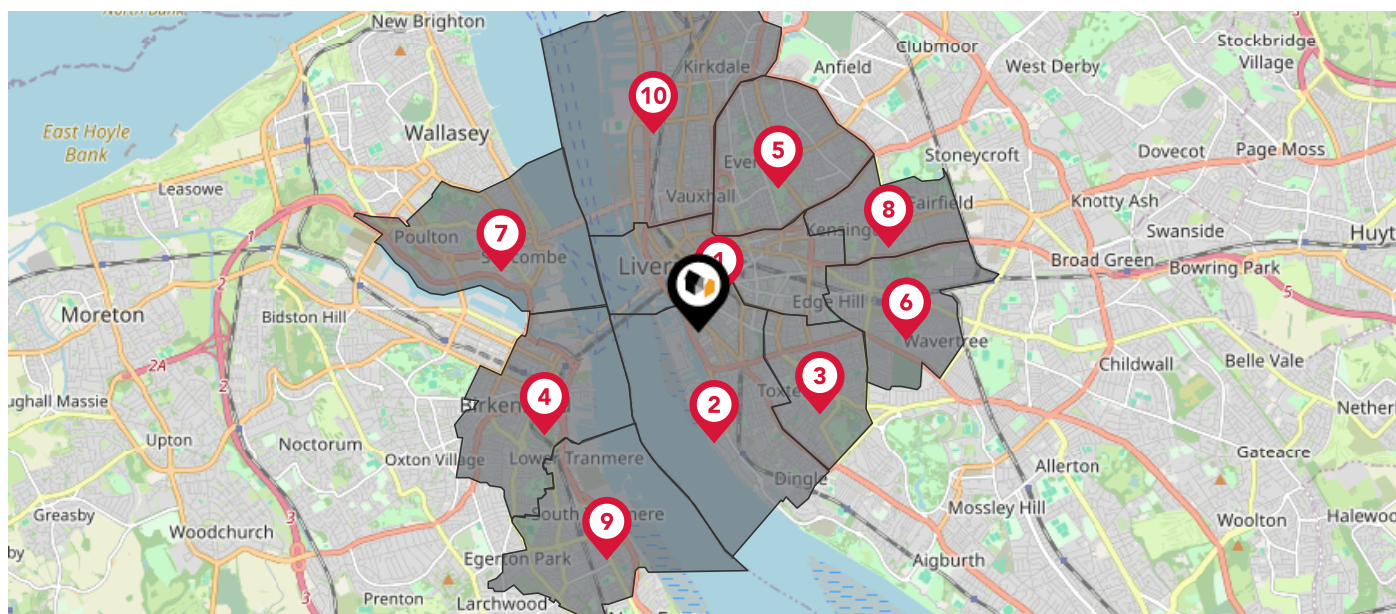
- 1 Albert Dock
- 2 Duke Street
- 3 Castle Street
- 4 William Brown Street
- 5 Mount Pleasant (Liverpool)
- 6 Princes Road
- 7 Shaw Street
- 8 Edge Hill
- 9 Hamilton Square
- 10 Kensington Fields

Maps

Council Wards

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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



Central Ward



Riverside Ward



Princes Park Ward



Birkenhead and Tranmere Ward



Everton Ward



Picton Ward



Seacombe Ward



Kensington and Fairfield Ward

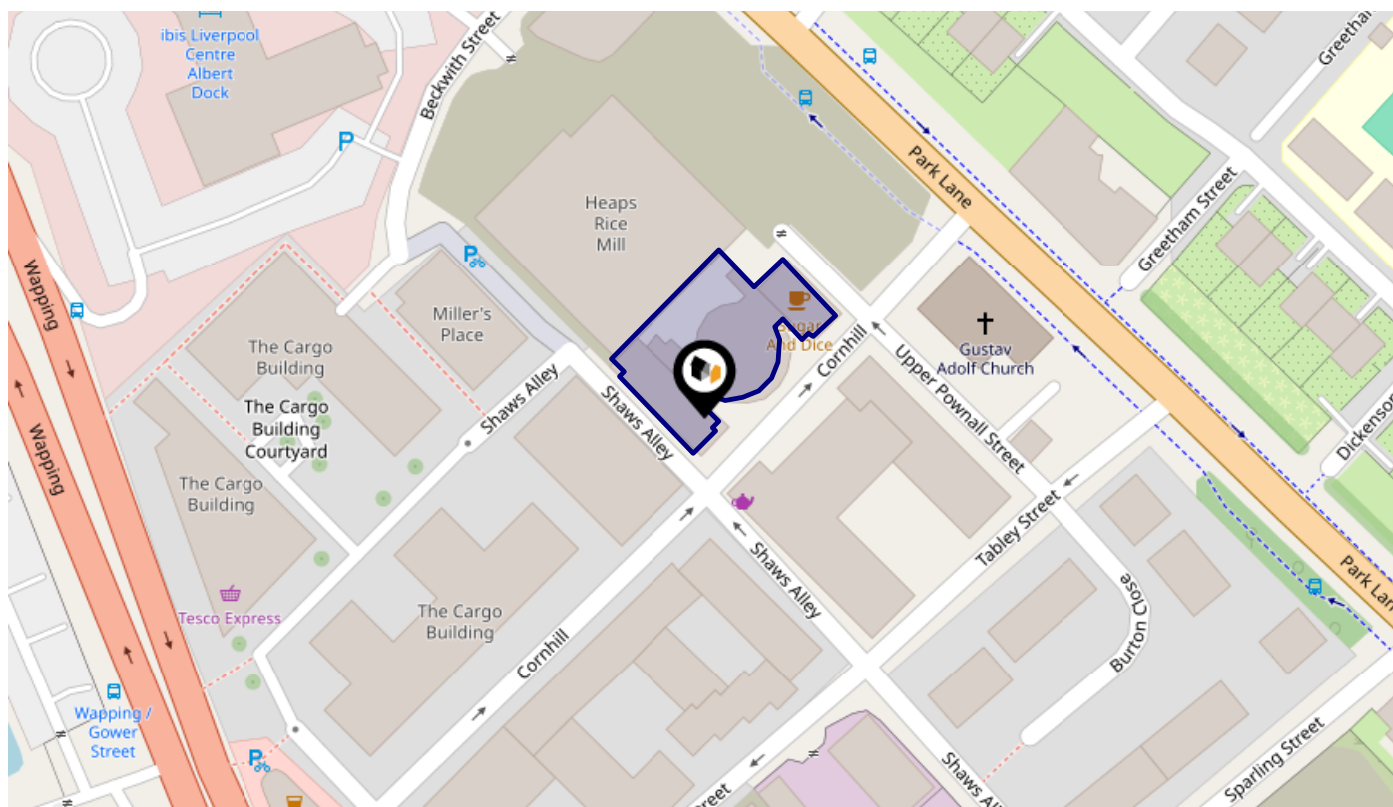


Rock Ferry Ward



Kirkdale 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:

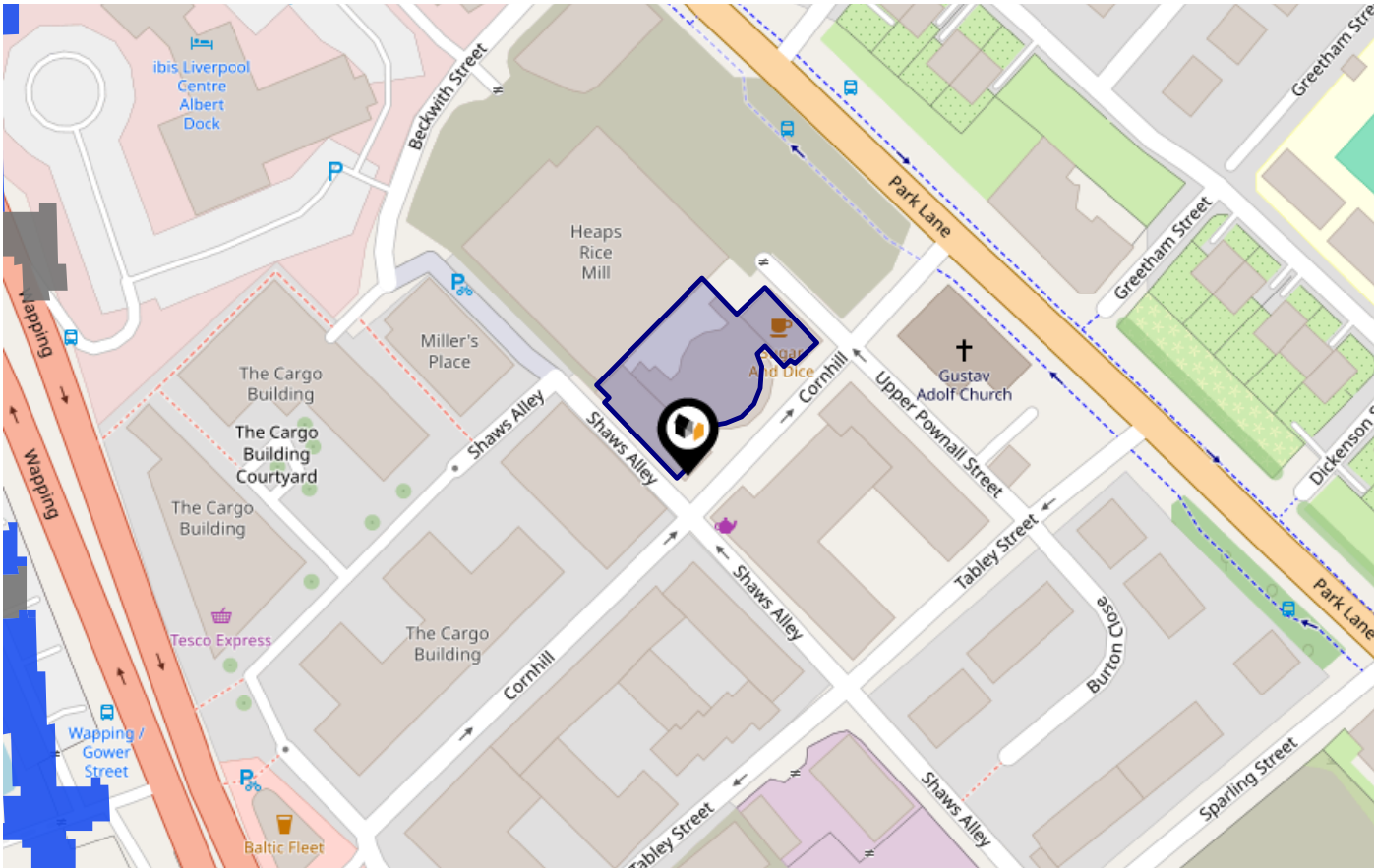
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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

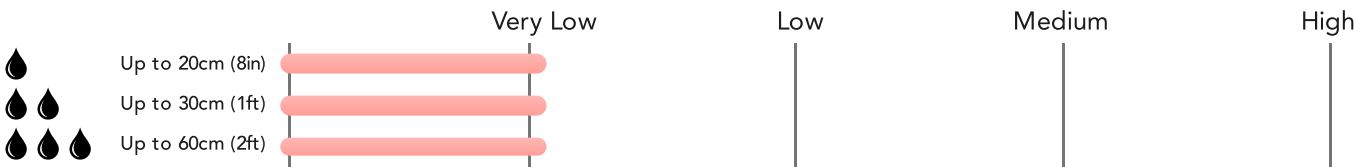


Risk Rating: Very low

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.

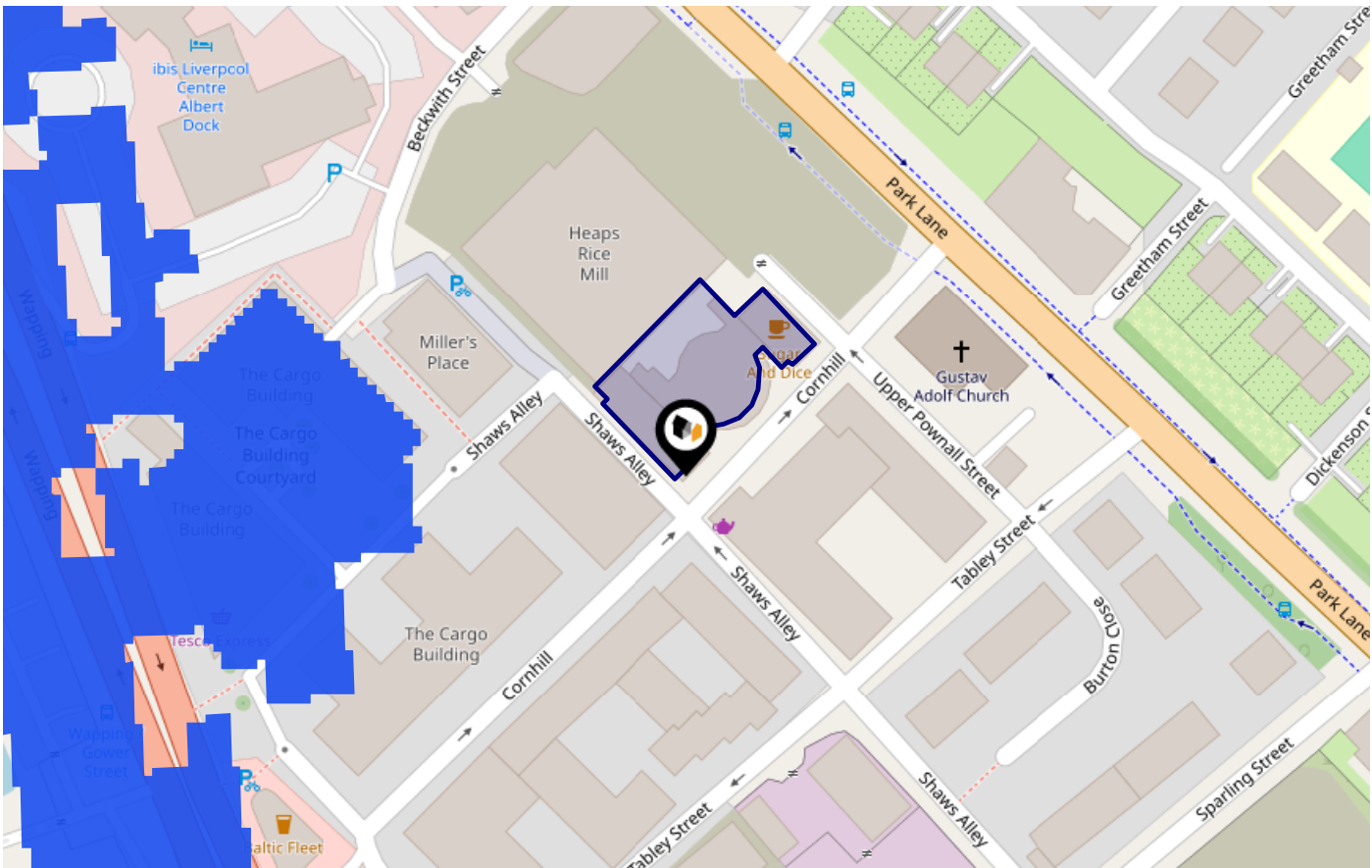
Chance of flooding to the following depths at this property:



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.

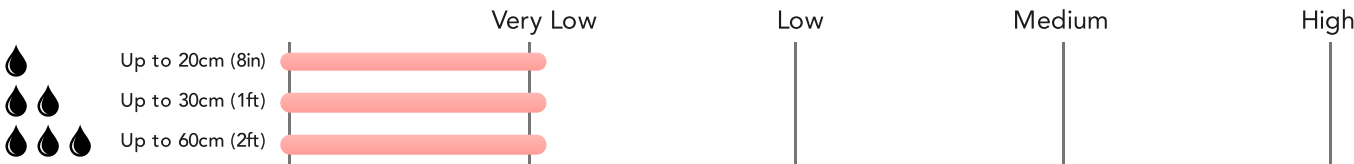


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

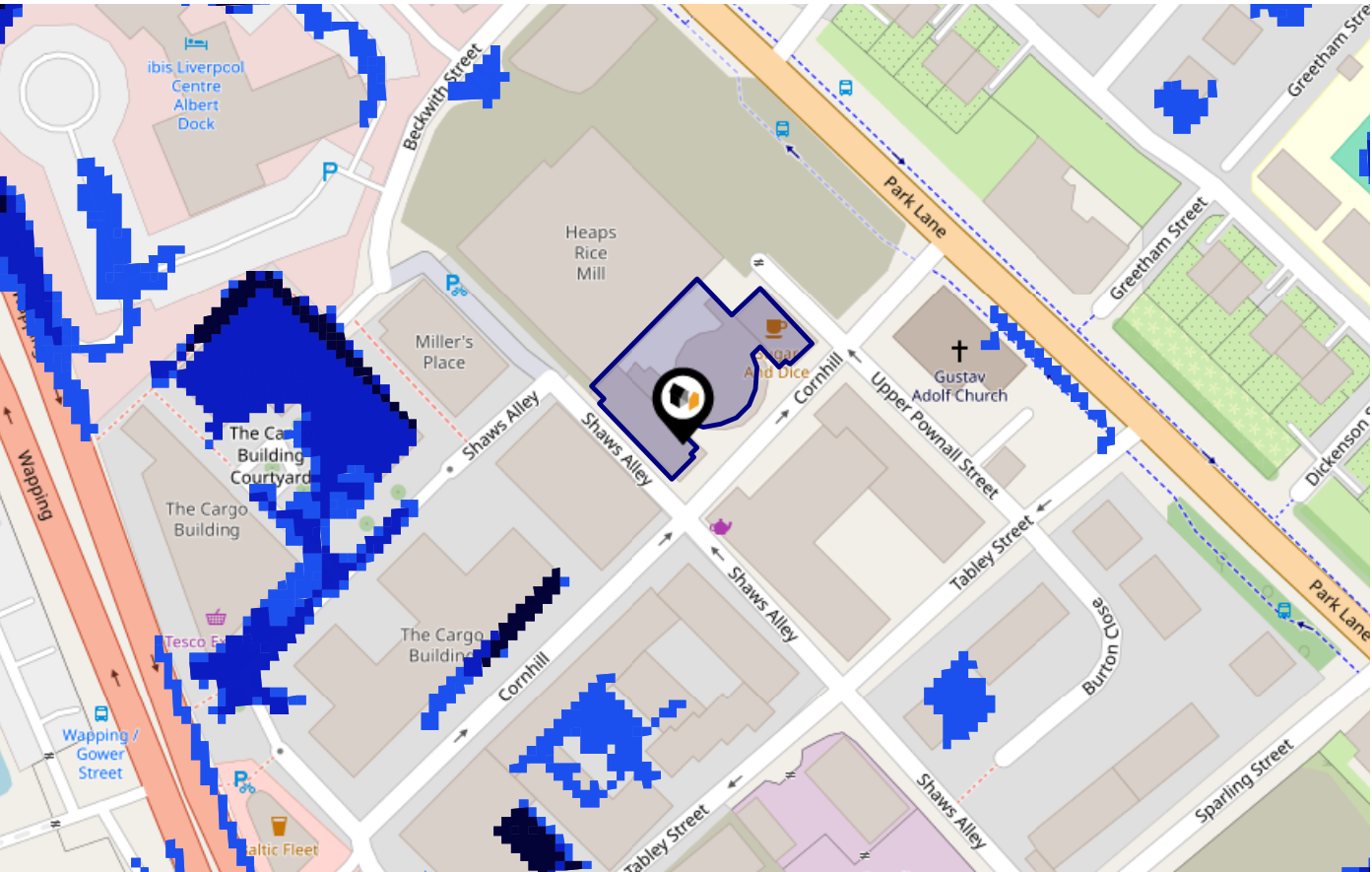


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

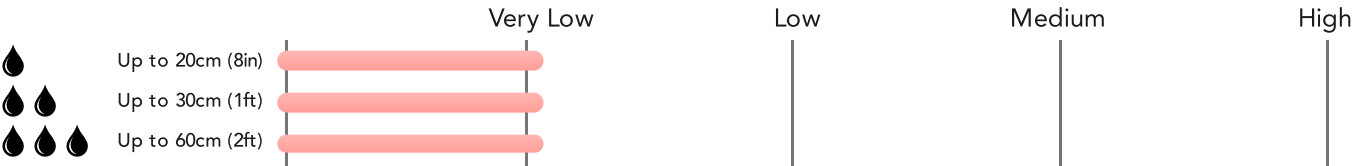


Risk Rating: Very low

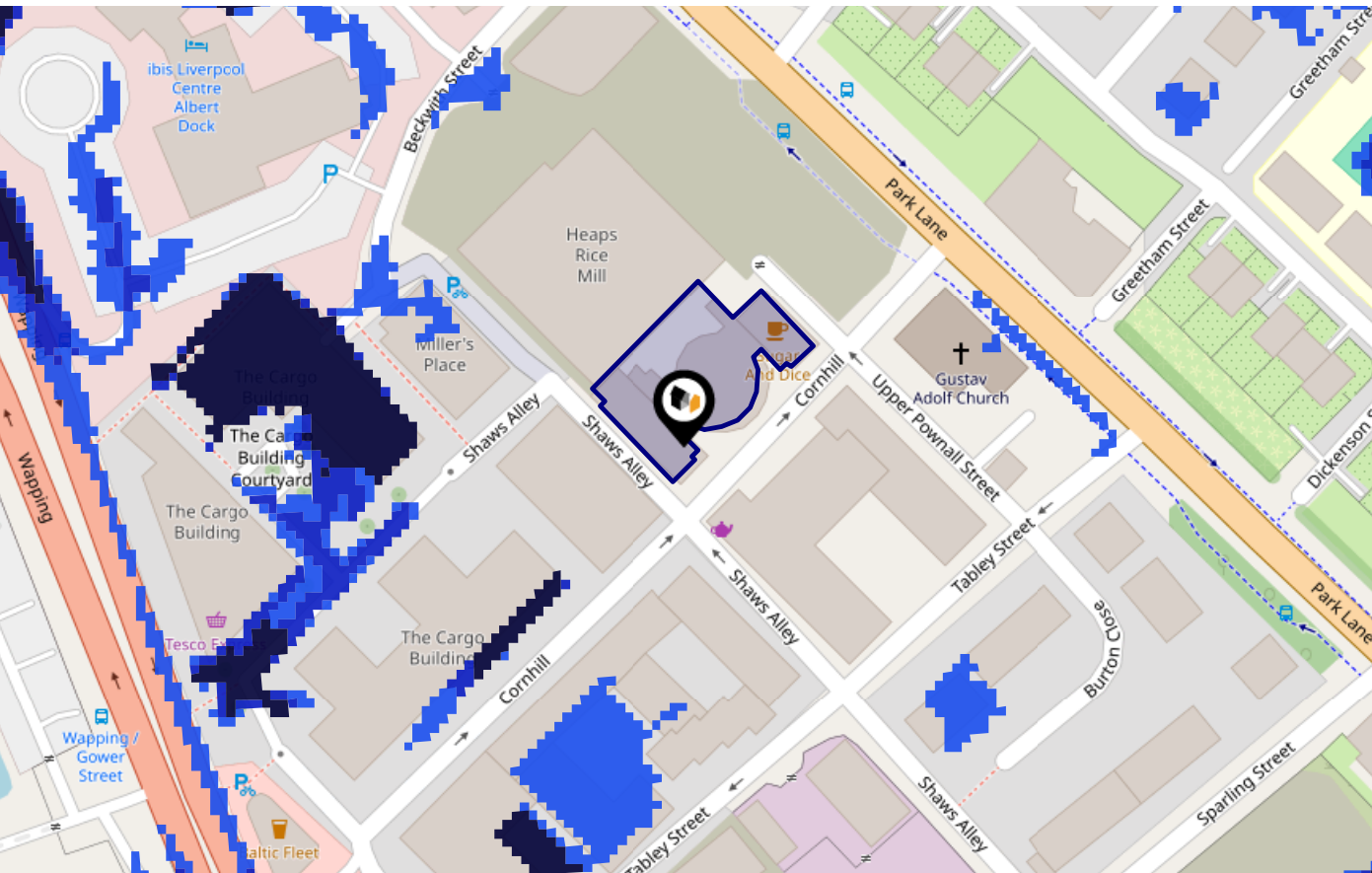
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



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.

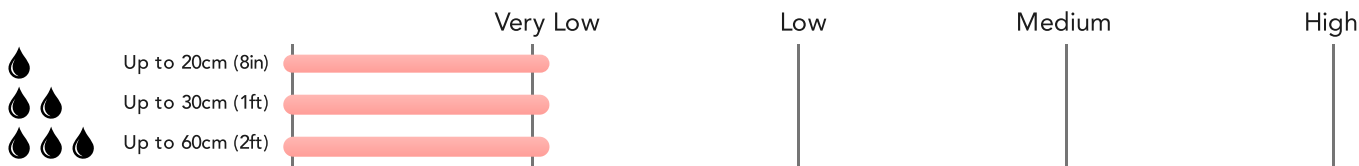


Risk Rating: Very low

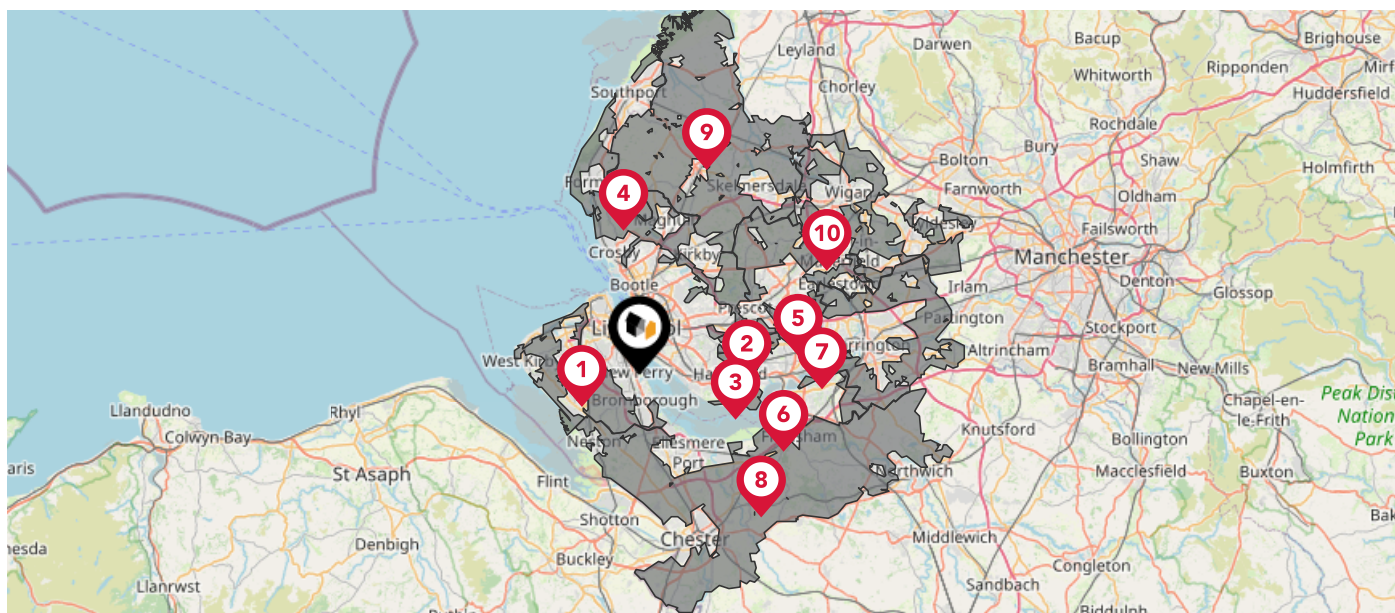
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Chance of flooding to the following depths at this property:



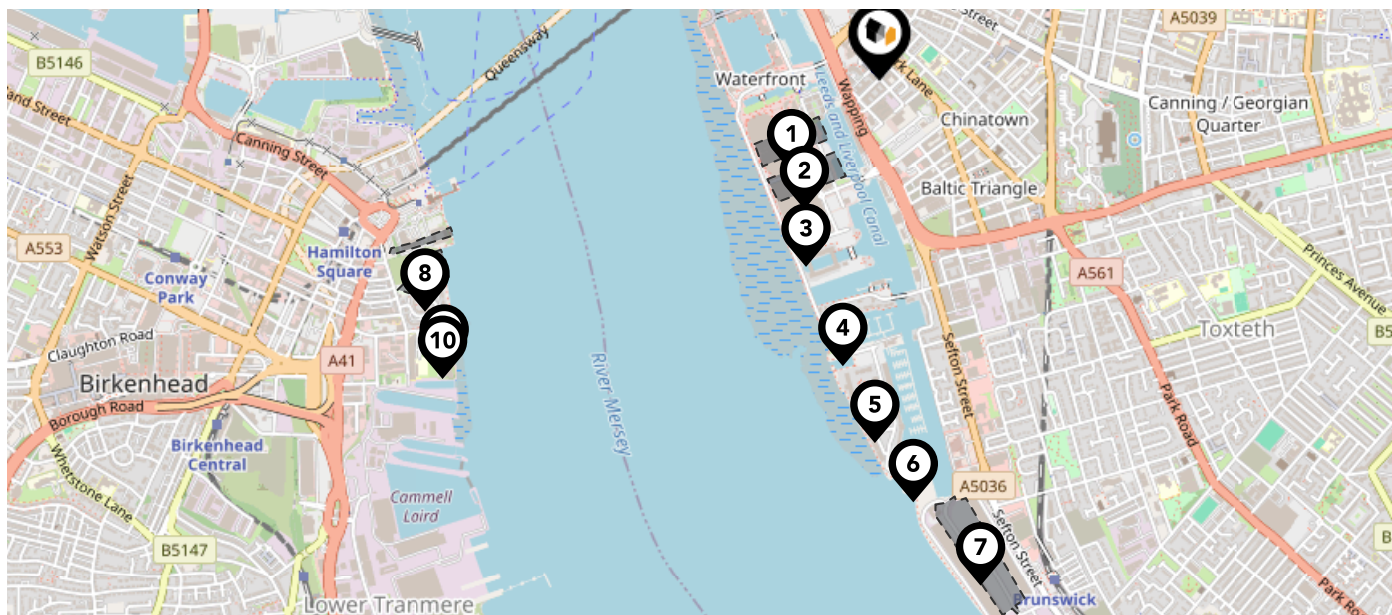
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Knowsley
- 3 Merseyside and Greater Manchester Green Belt - Liverpool
- 4 Merseyside and Greater Manchester Green Belt - Sefton
- 5 Merseyside and Greater Manchester Green Belt - St. Helens
- 6 Merseyside and Greater Manchester Green Belt - Halton
- 7 Merseyside and Greater Manchester Green Belt - Warrington
- 8 Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
- 9 Merseyside and Greater Manchester Green Belt - West Lancashire
- 10 Merseyside and Greater Manchester Green Belt - Wigan

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

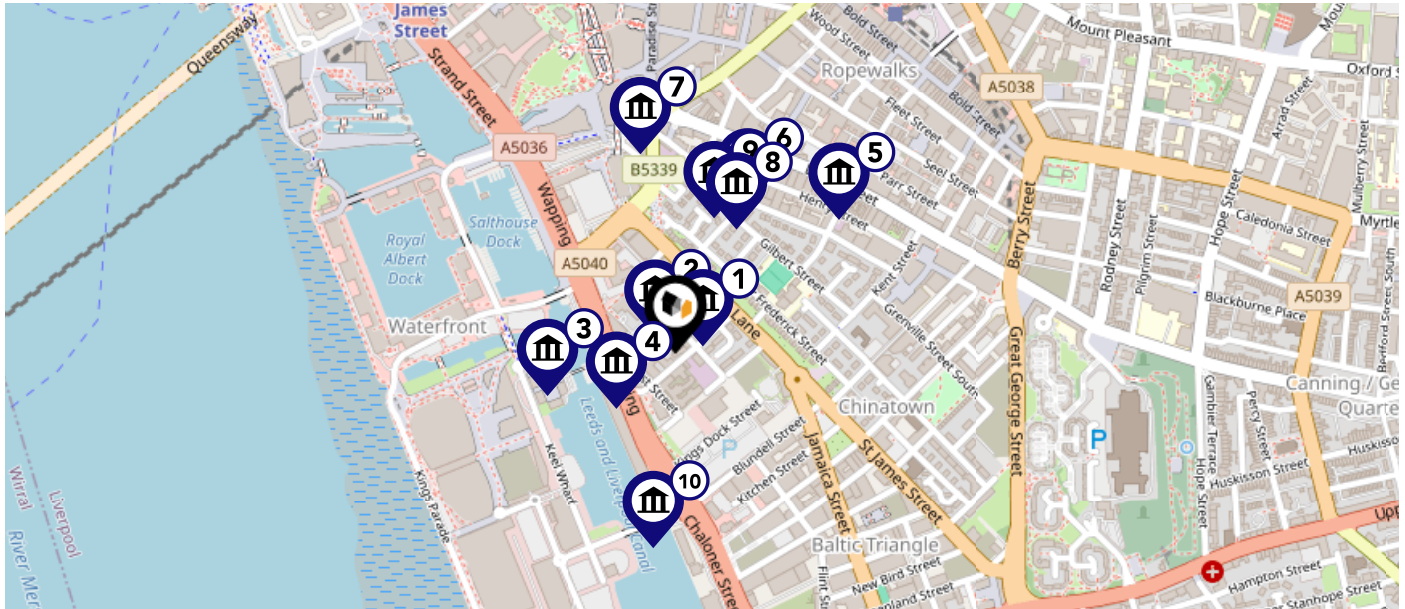
1	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
2	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
3	Kings Dock Number 1 and 2-Queens Branch Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
4	Kings, Queens and Toxteth Docks / Coburg Dock (part)-Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
5	Brunswick Half Tide Dock-Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
6	Brunswick Dock-Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
7	Toxteth Dock-Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
8	Monks Ferry Brow / Rose Brae Docks-Church Street, Birkenhead, Merseyside	Historic Landfill <input type="checkbox"/>
9	Monks Ferry Docks / Rose Brae 3, 4, 5 and 6 Docks-Church Street, Birkenhead, Merseyside	Historic Landfill <input type="checkbox"/>
10	Monks Ferry Docks / Rose Brae 3, 4, 5 and 6 Docks-Church Street, Birkenhead, Merseyside	Historic Landfill <input type="checkbox"/>











Maps

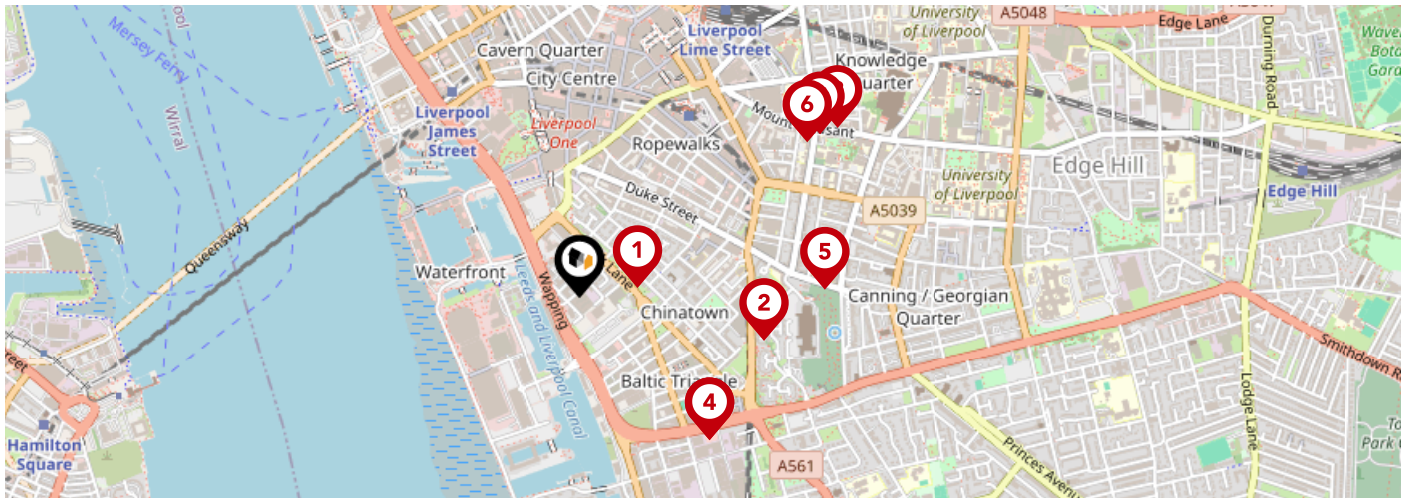
Listed Buildings

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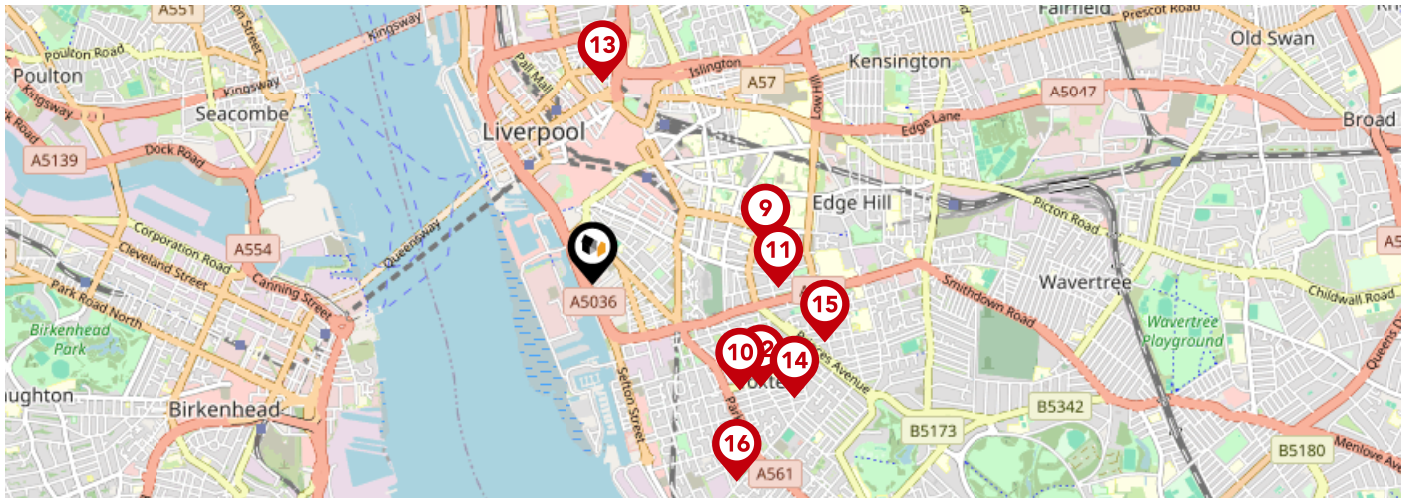
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1292991 - Scandinavian Seamen's Church (gustaf Adolfs Kyrka)	Grade II	0.0 miles
 1421261 - Heap's Rice Mill	Grade II	0.0 miles
 1291963 - Wapping Basin	Grade II	0.1 miles
 1218452 - Baltic Fleet Public House	Grade II	0.1 miles
 1356349 - 105, Duke Street	Grade II	0.2 miles
 1429431 - 50 Duke Street, Including 2 And 4 York Street And 27 Henry Street	Grade II	0.2 miles
 1216116 - Pooley Gates	Grade II	0.2 miles
 1268260 - No. 12, York Street And No. 18, Henry Street	Grade II	0.2 miles
 1252890 - 23, Argyle Street	Grade II	0.2 miles
 1360216 - Gatekeeper's Lodge At Entrance To Wapping Dock	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
1	St Vincent de Paul Catholic Primary School Ofsted Rating: Good Pupils: 225 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lipa Primary and High School Ofsted Rating: Requires improvement Pupils: 544 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Liverpool Life Sciences UTC Ofsted Rating: Good Pupils: 563 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Studio School Liverpool Ofsted Rating: Good Pupils: 291 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	LIPA Sixth Form College Ofsted Rating: Outstanding Pupils: 386 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The City of Liverpool College Ofsted Rating: Good Pupils:0 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pleasant Street Primary School Ofsted Rating: Good Pupils: 231 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Nicholas Catholic Academy Ofsted Rating: Good Pupils: 186 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

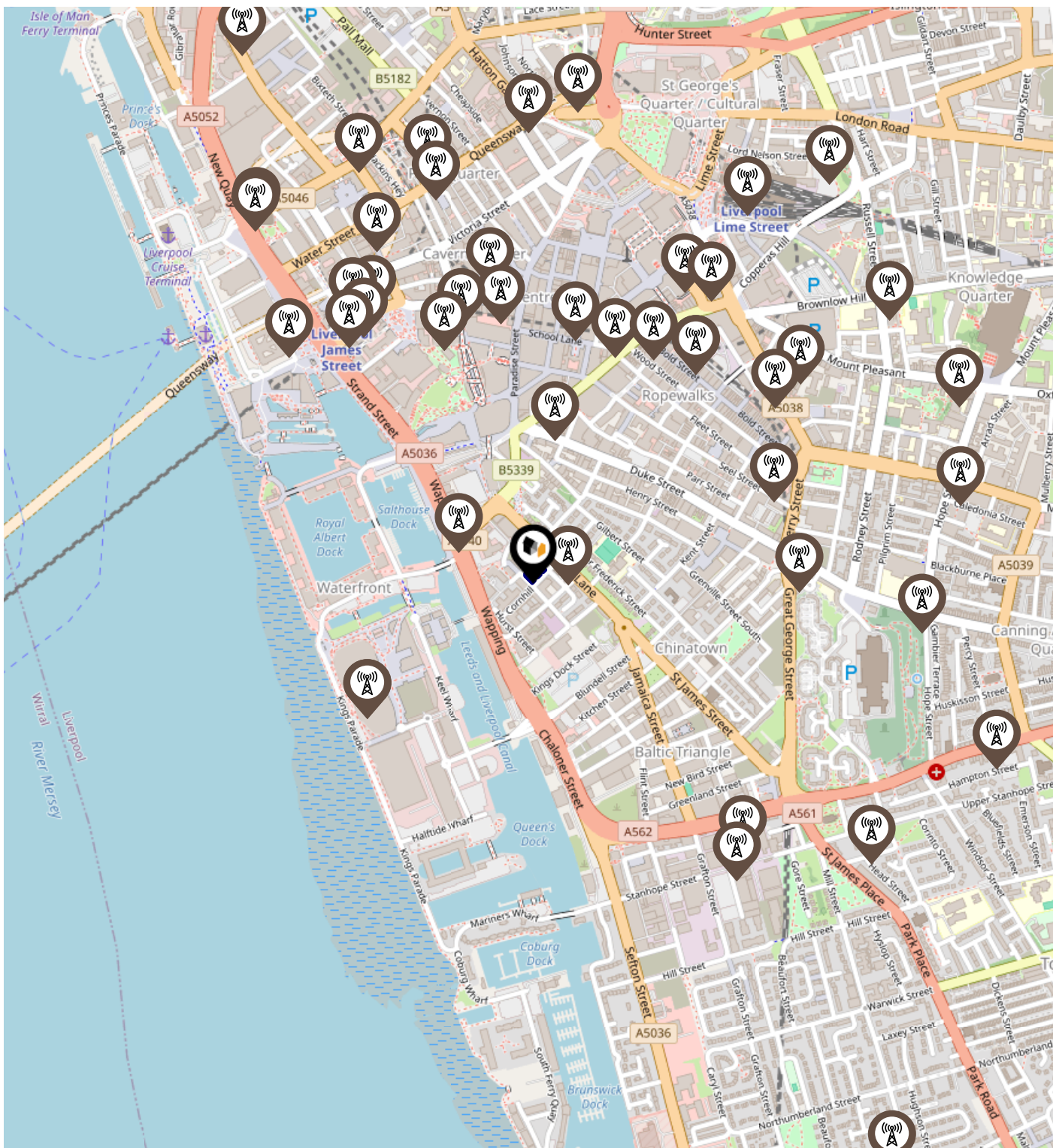


		Nursery	Primary	Secondary	College	Private
9	University of Liverpool Mathematics School Ofsted Rating: Not Rated Pupils: 95 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 231 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Abercromby Nursery School Ofsted Rating: Outstanding Pupils: 84 Distance:0.82	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Windsor Community Primary School Ofsted Rating: Requires improvement Pupils: 231 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Progress Schools - Toxteth Ofsted Rating: Inadequate Pupils: 16 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Princes School Ofsted Rating: Outstanding Pupils: 210 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 194 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

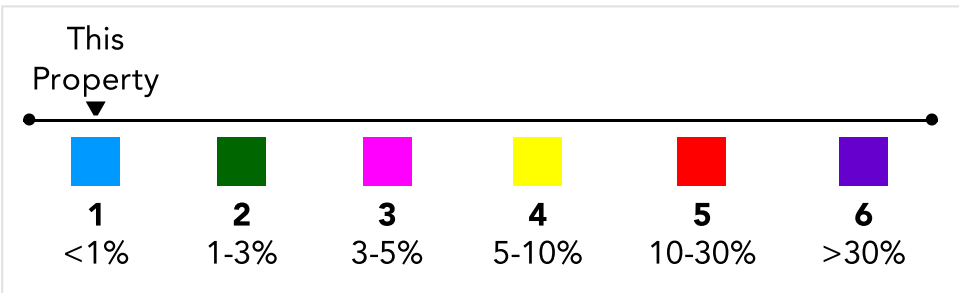
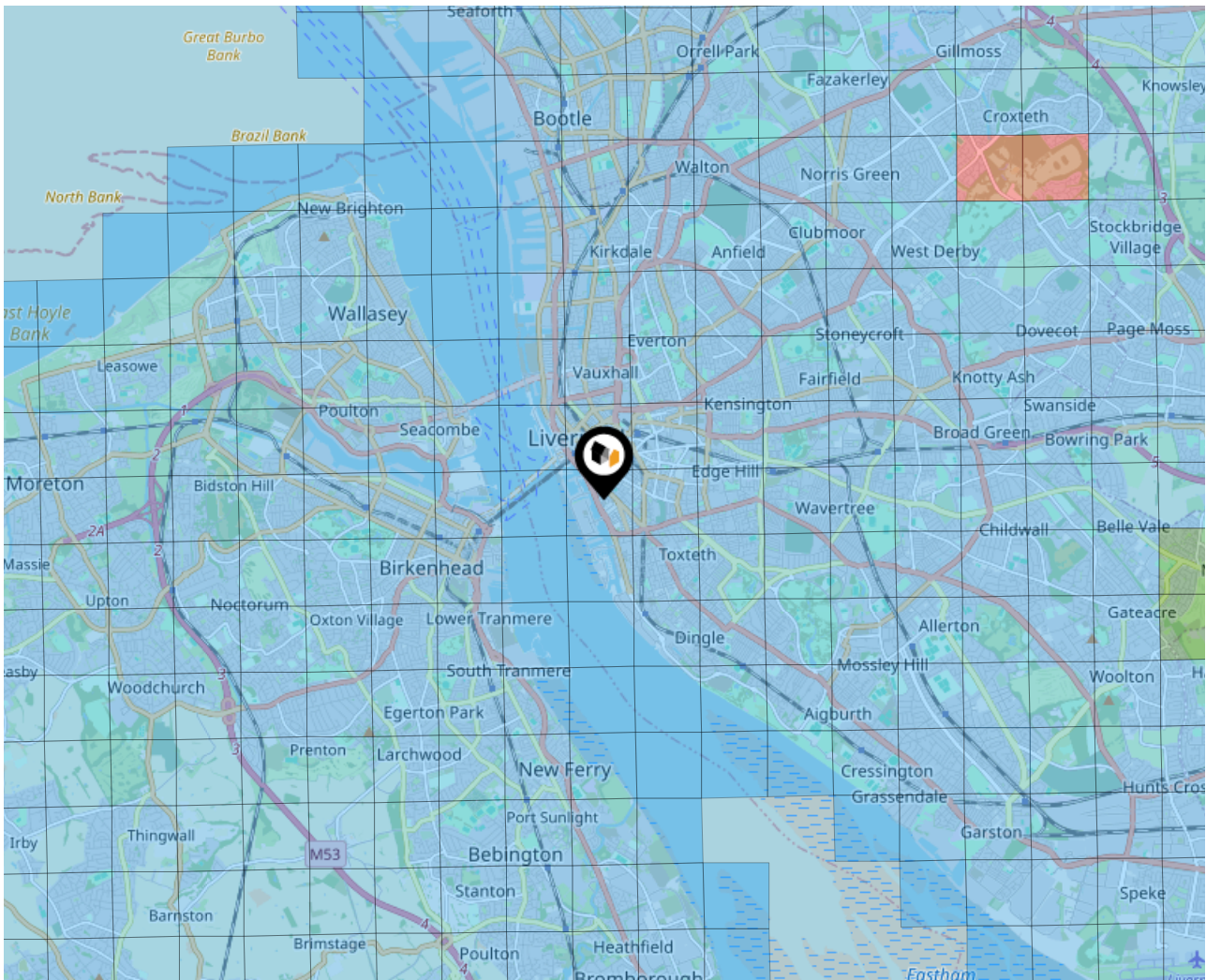
Environment

Radon Gas

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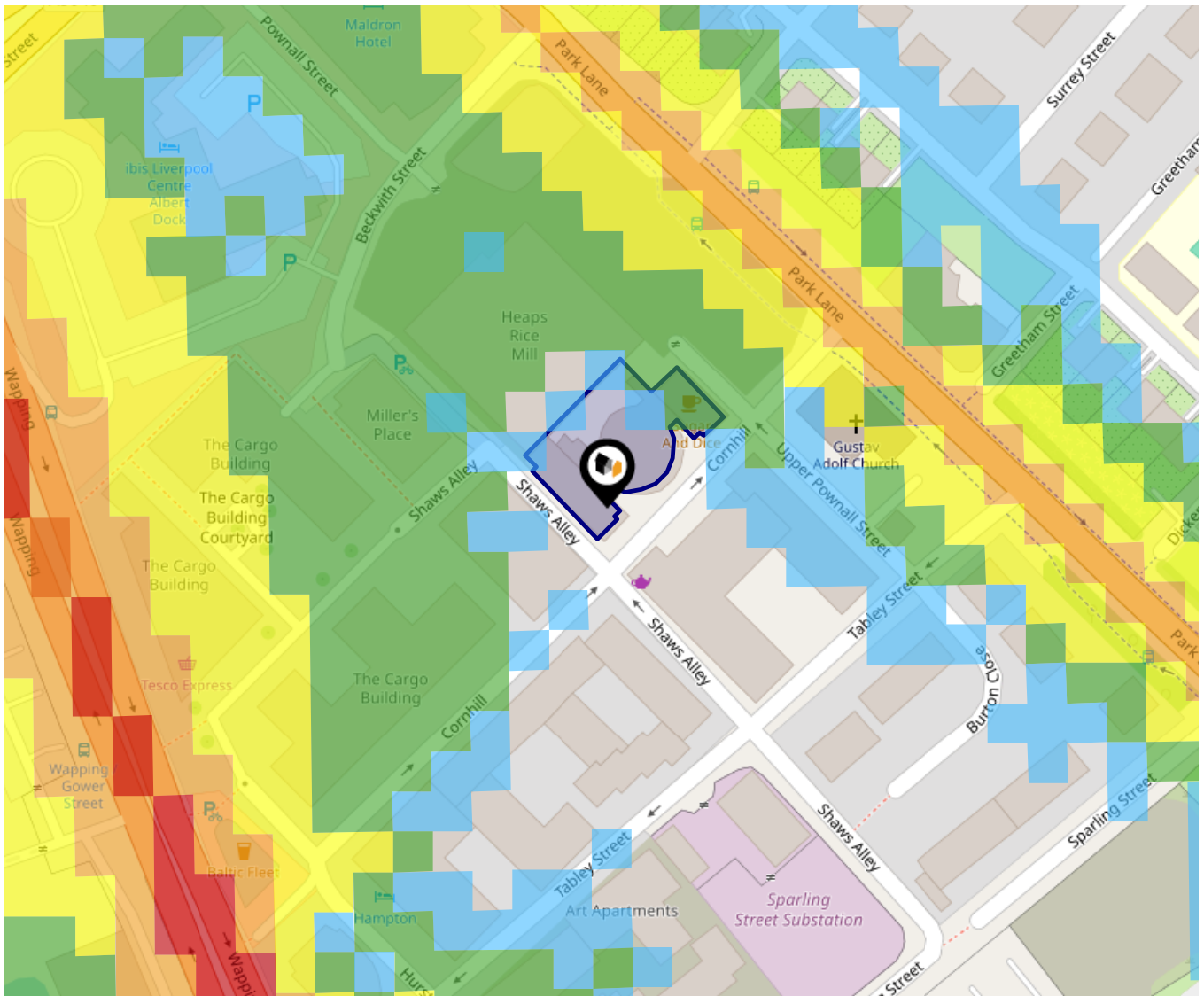
What is Radon?

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).



Local Area Road Noise

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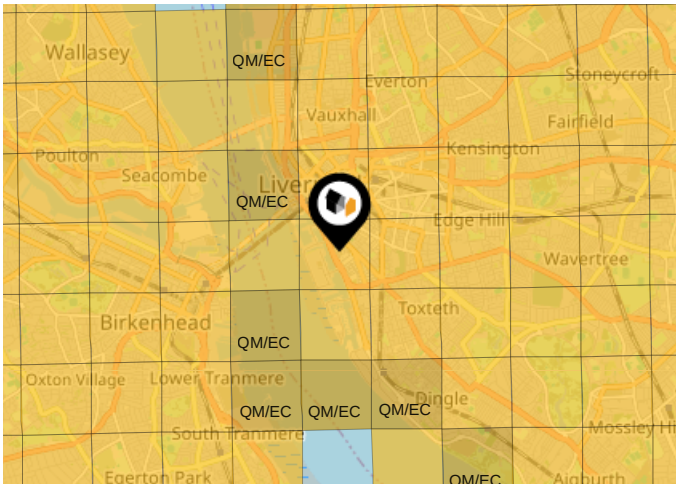
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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 LIGHT(SILTY) TO HEAVY		



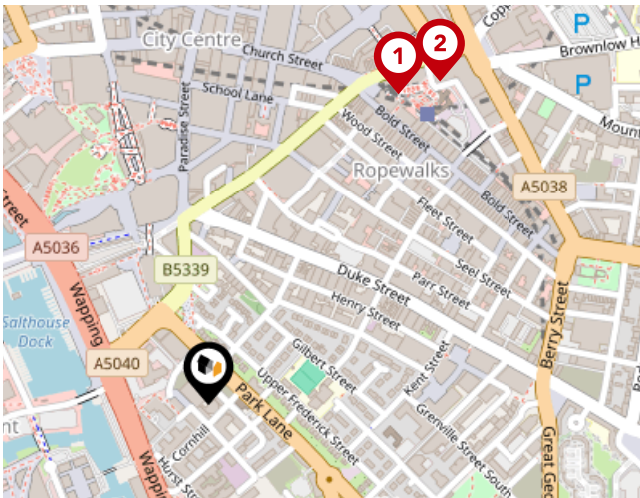
Primary Classifications (Most Common Clay Types)

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

Area

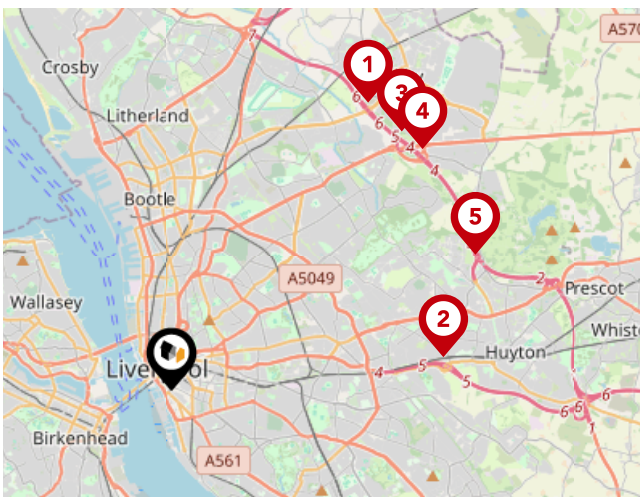
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Liverpool Central Rail Station	0.4 miles
2	Liverpool Central Loop Line	0.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J6	6.17 miles
2	M62 J5	4.84 miles
3	M57 J5	6.11 miles
4	M57 J4	6.15 miles
5	M57 J3	5.88 miles



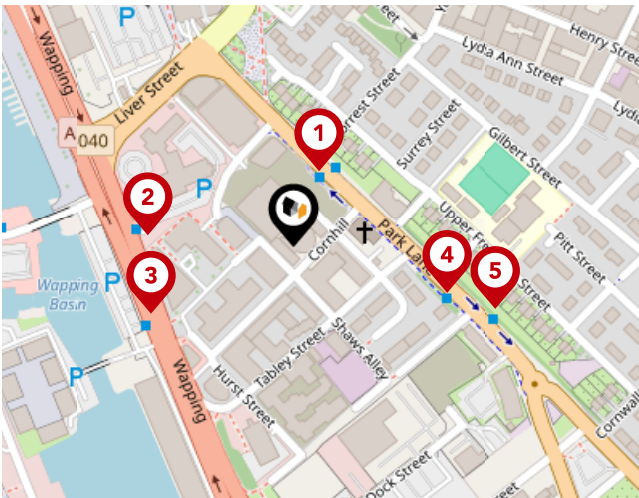
Airports/Helipads

Pin	Name	Distance
1	Speke	6.86 miles
2	Highfield	26.29 miles
3	Manchester Airport	29.5 miles
4	Leeds Bradford Airport	63.31 miles

Area

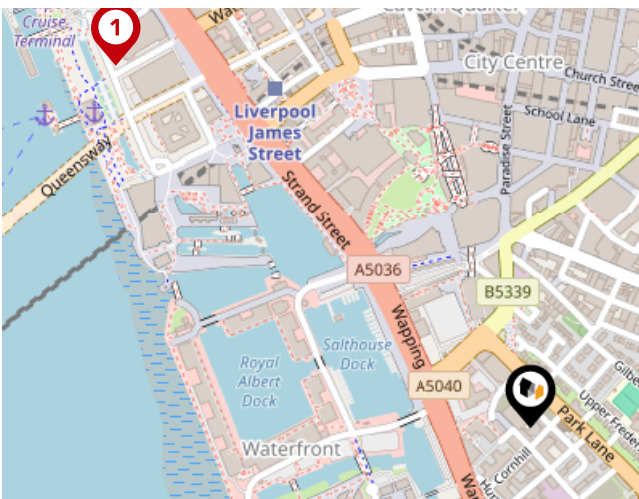
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Forrest Street	0.04 miles
2	Liver Street	0.08 miles
3	Gower Street	0.09 miles
4	Sparling Street	0.09 miles
5	Sparling Street	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	0.61 miles

Data Quality

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