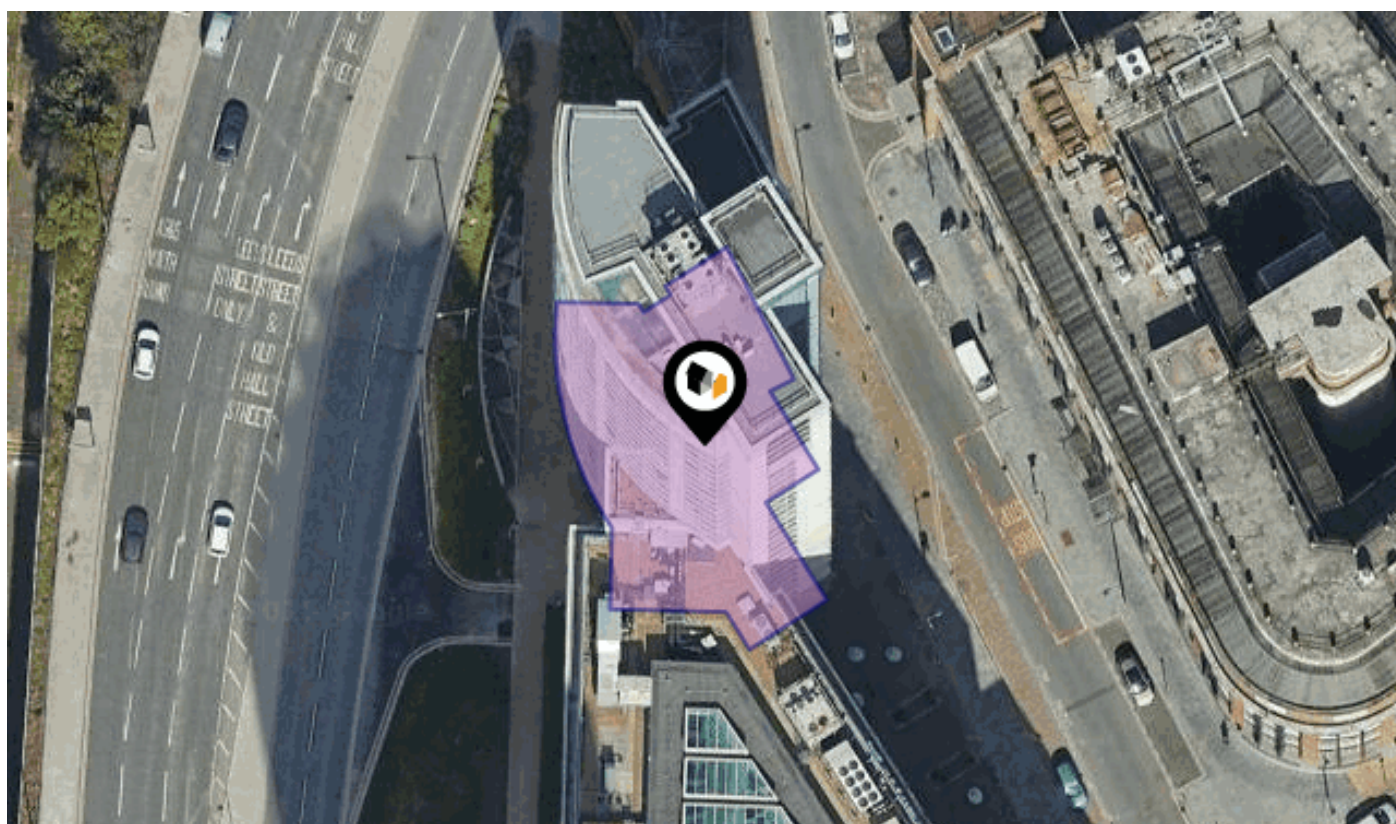




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 16th May 2025



APARTMENT 1205, BEETHAM TOWER, 111, OLD HALL STREET, LIVERPOOL, L3 9BE

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

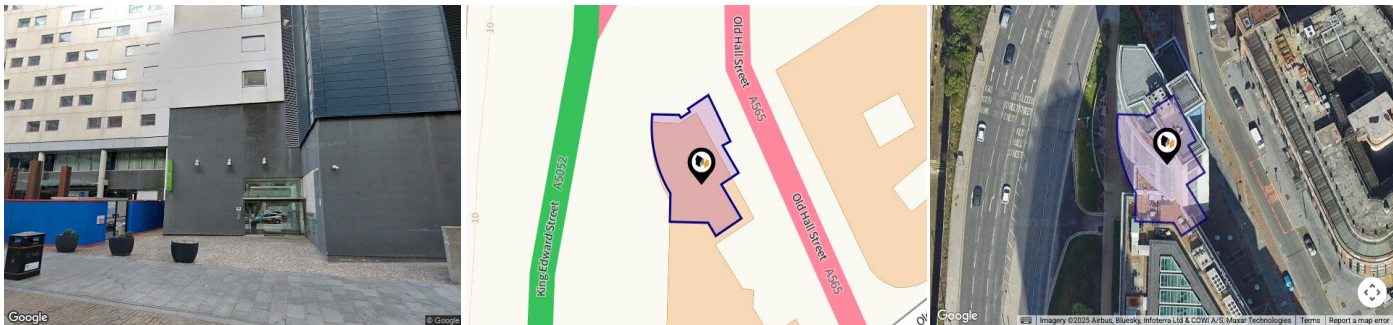
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	13/06/2004
Floor Area:	516 ft ² / 48 m ²	End Date:	30/01/3003
Plot Area:	0.11 acres	Lease Term:	999 years (less 10 days) from 30 January 2004
Year Built :	1996-2002	Term	978 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£2,264		
Title Number:	MS494769		
UPRN:	38218721		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22 **1000**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property

Multiple Title Plans

LANDWOOD
GROUP

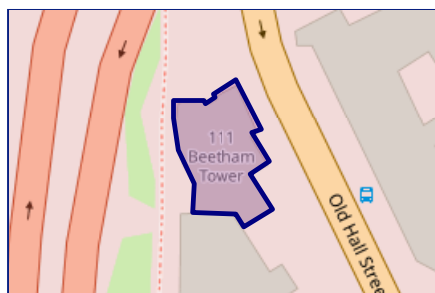
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



MS365958

Leasehold Title Plans



MS494769

Start Date:	29/01/2004
End Date:	30/01/3003
Lease Term:	999 years from 30 January 2004
Term Remaining:	978 years



MS485497

Start Date:	13/06/2004
End Date:	30/01/3003
Lease Term:	999 years (less 10 days) from 30 January 2004
Term Remaining:	978 years

Property
EPC - Certificate

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Apartment 1205, Beetham Tower, 111 Old Hall Street, L3
9BE

Energy rating

B

Valid until 27.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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

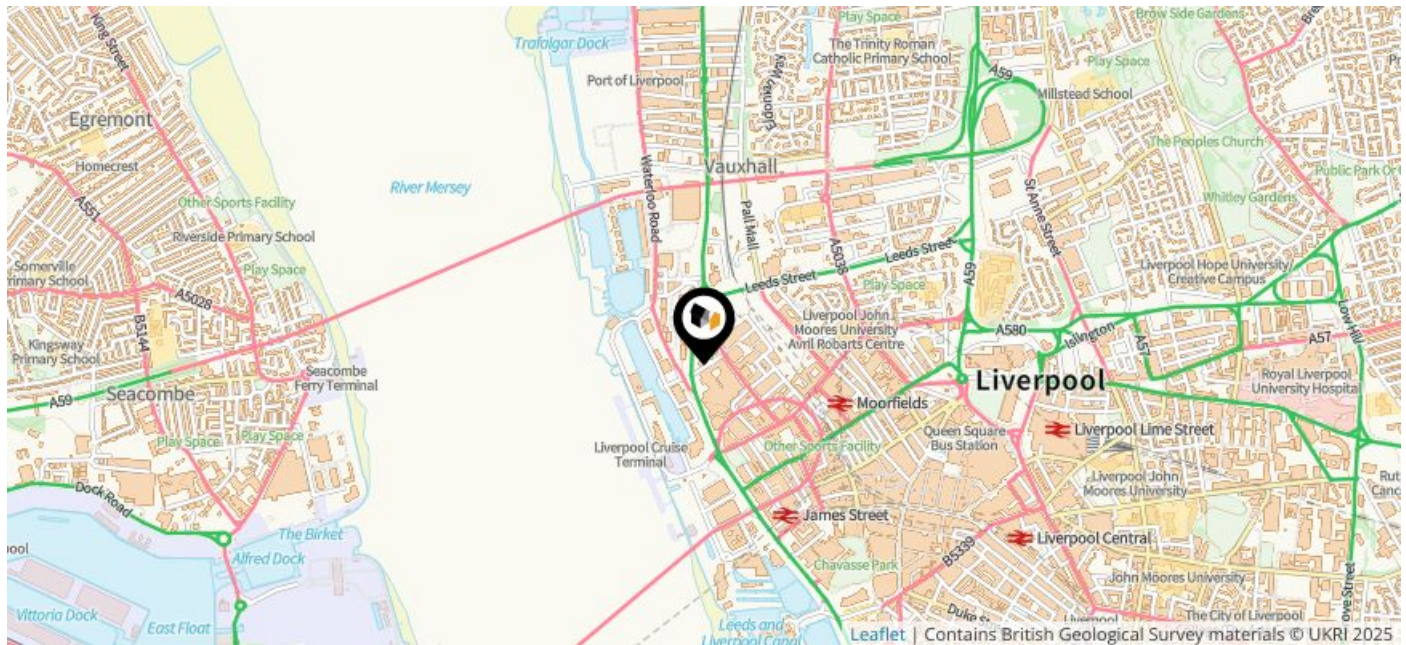
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	12
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	48 m ²

Maps

Coal Mining

LANDWOOD
GROUP

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.

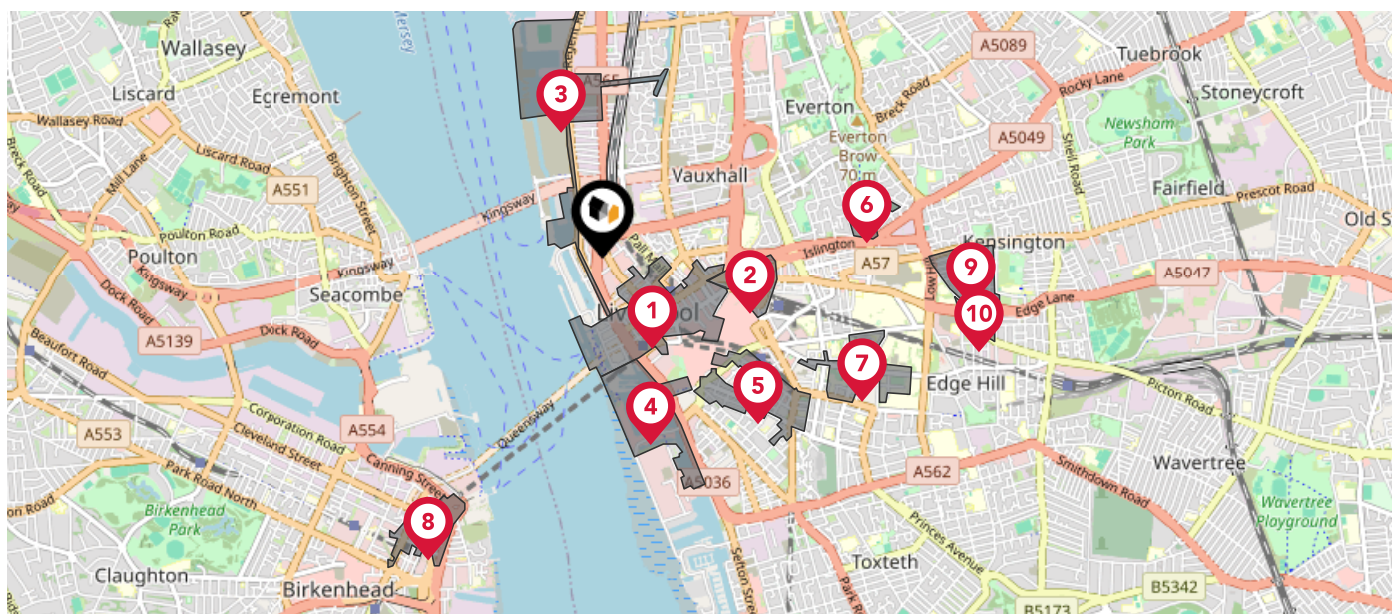
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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GROUP

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

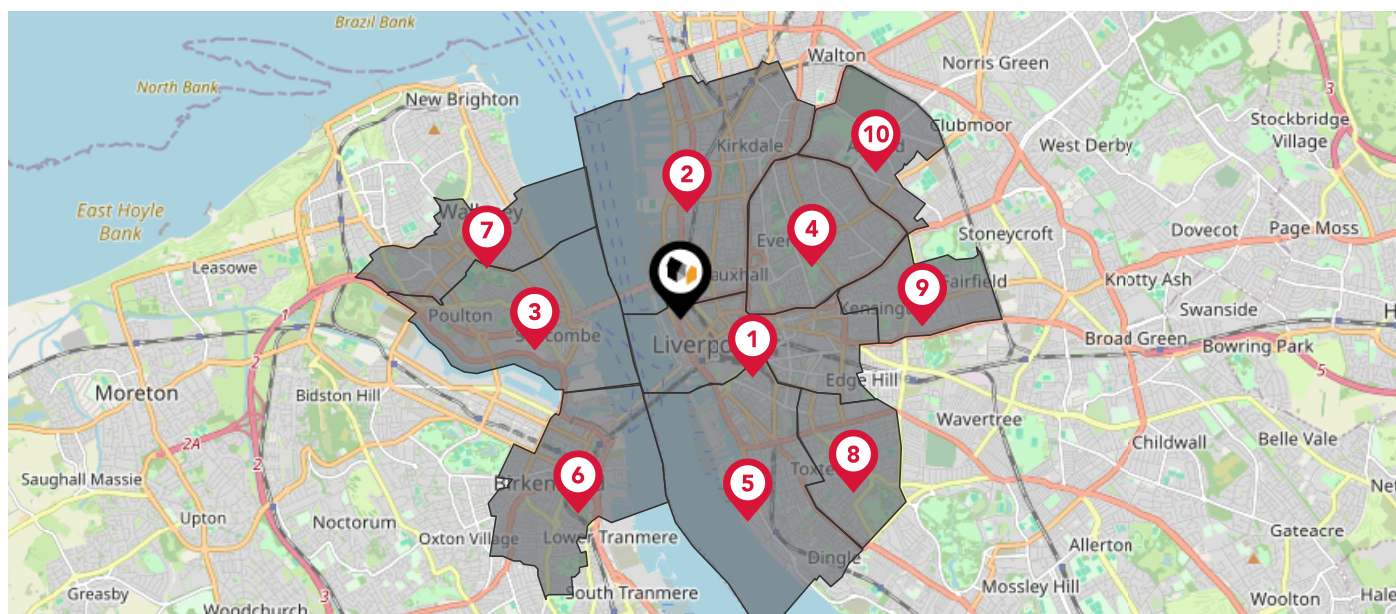
- 1 Castle Street
- 2 William Brown Street
- 3 Stanley Dock
- 4 Albert Dock
- 5 Duke Street
- 6 Shaw Street
- 7 Mount Pleasant (Liverpool)
- 8 Hamilton Square
- 9 Kensington Fields
- 10 Edge Hill

Maps

Council Wards

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GROUP

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

Central Ward

2

Kirkdale Ward

3

Seacombe Ward

4

Everton Ward

5

Riverside Ward

6

Birkenhead and Tranmere Ward

7

Liscard Ward

8

Princes Park Ward

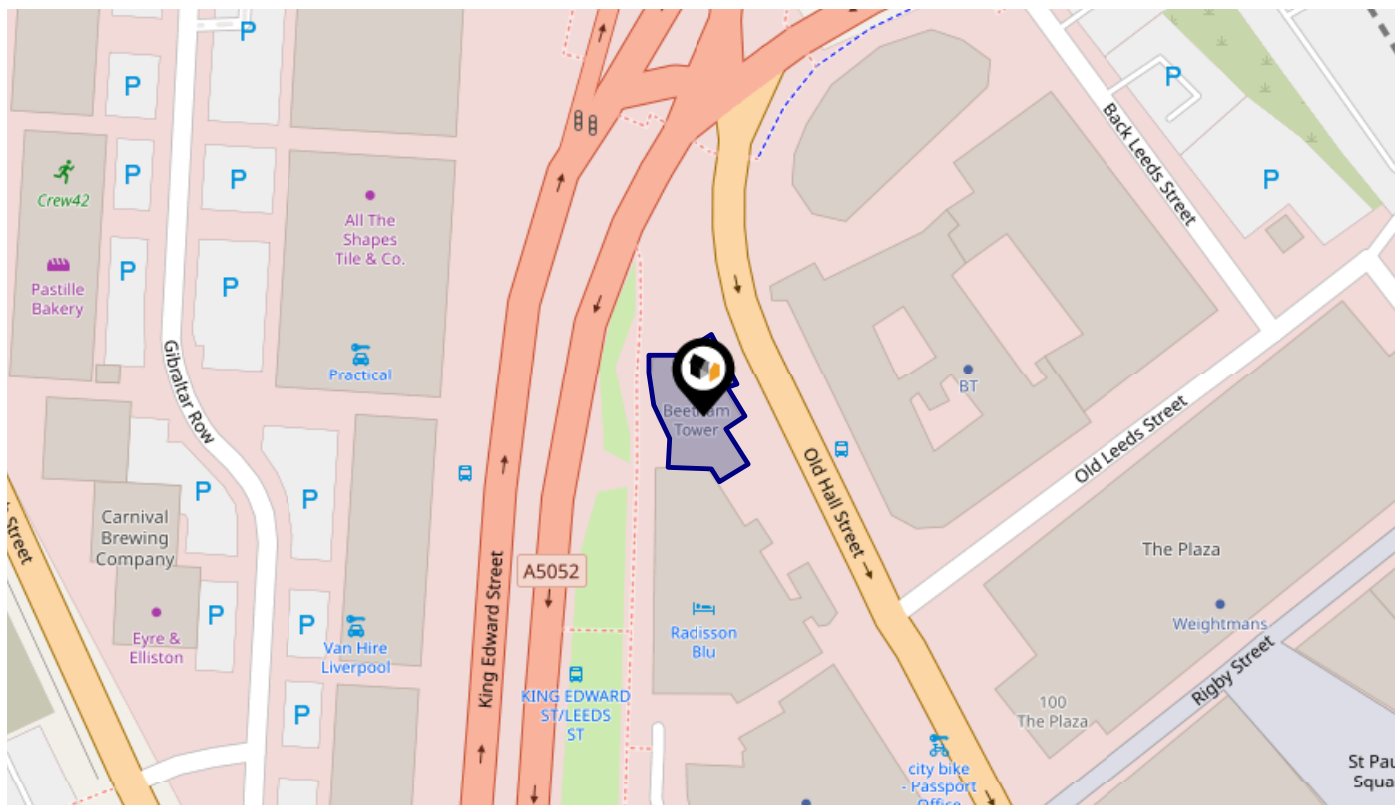
9

Kensington and Fairfield Ward

10

Anfield 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:

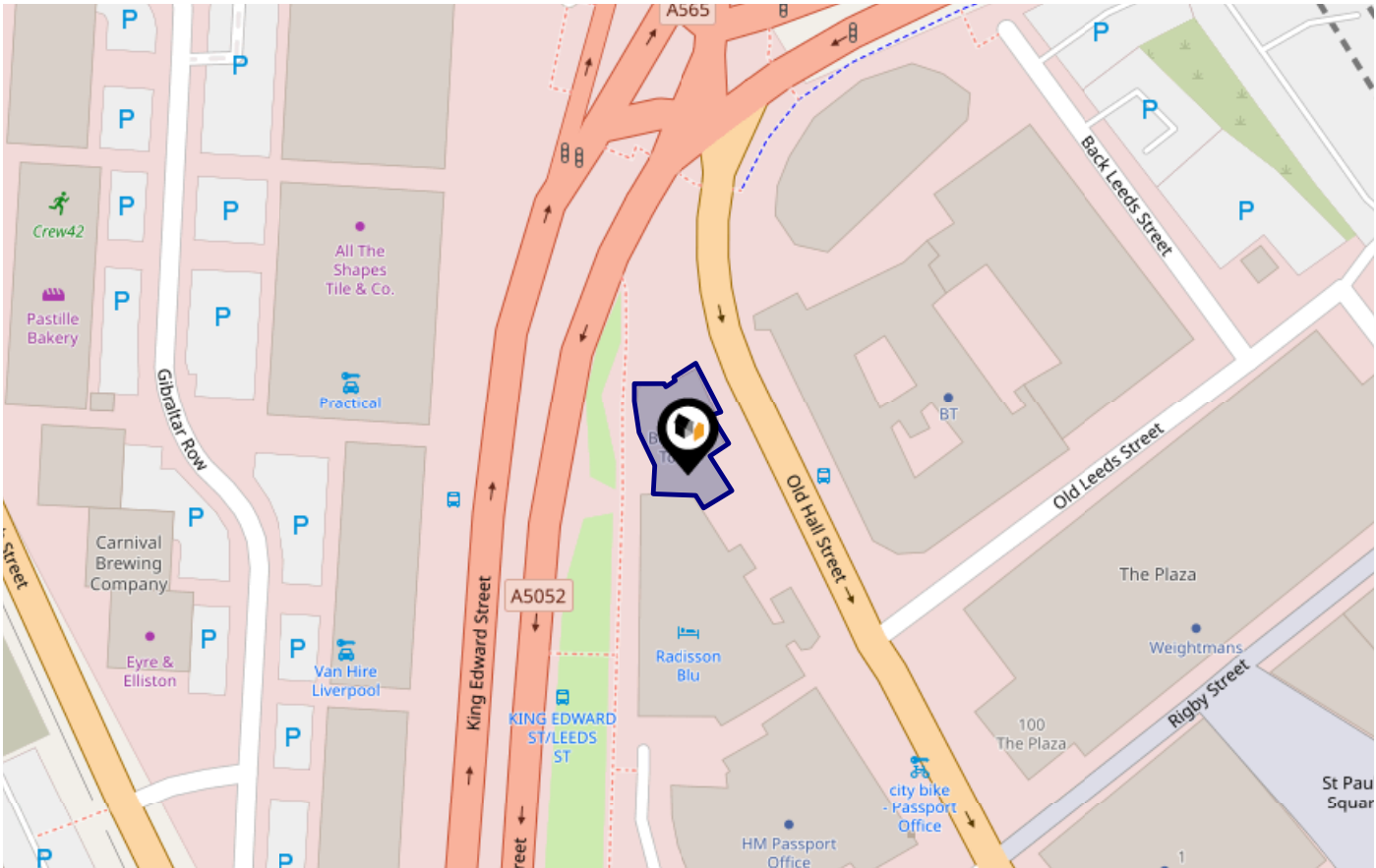
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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GROUP

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

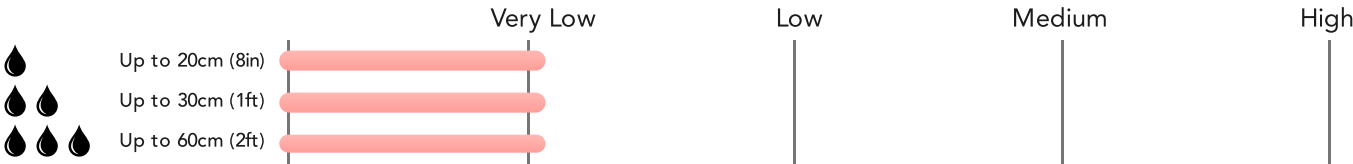


Risk Rating: Very low

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:

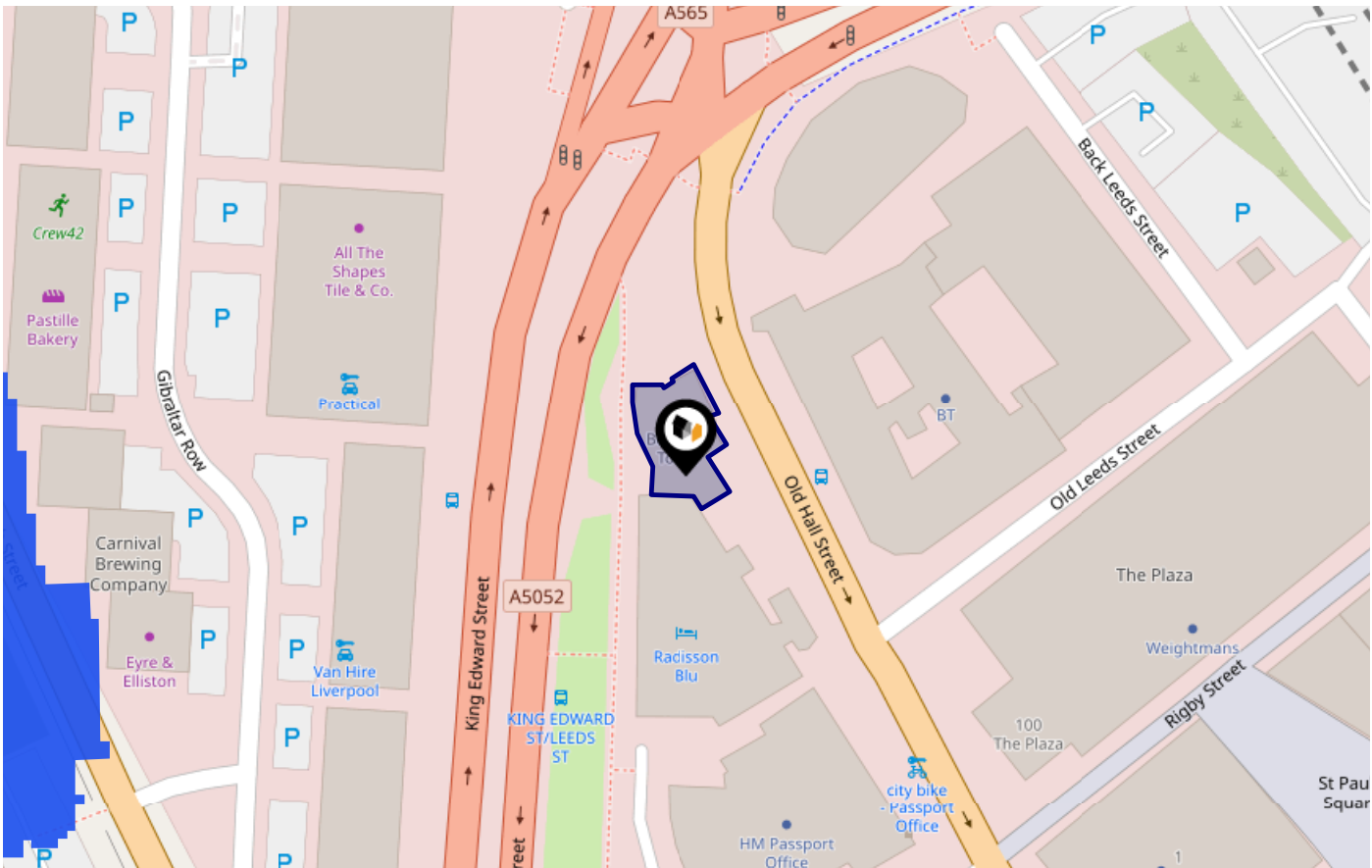


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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.

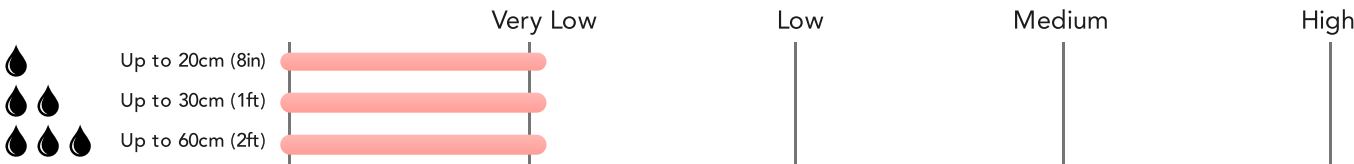


Risk Rating: Very low

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:



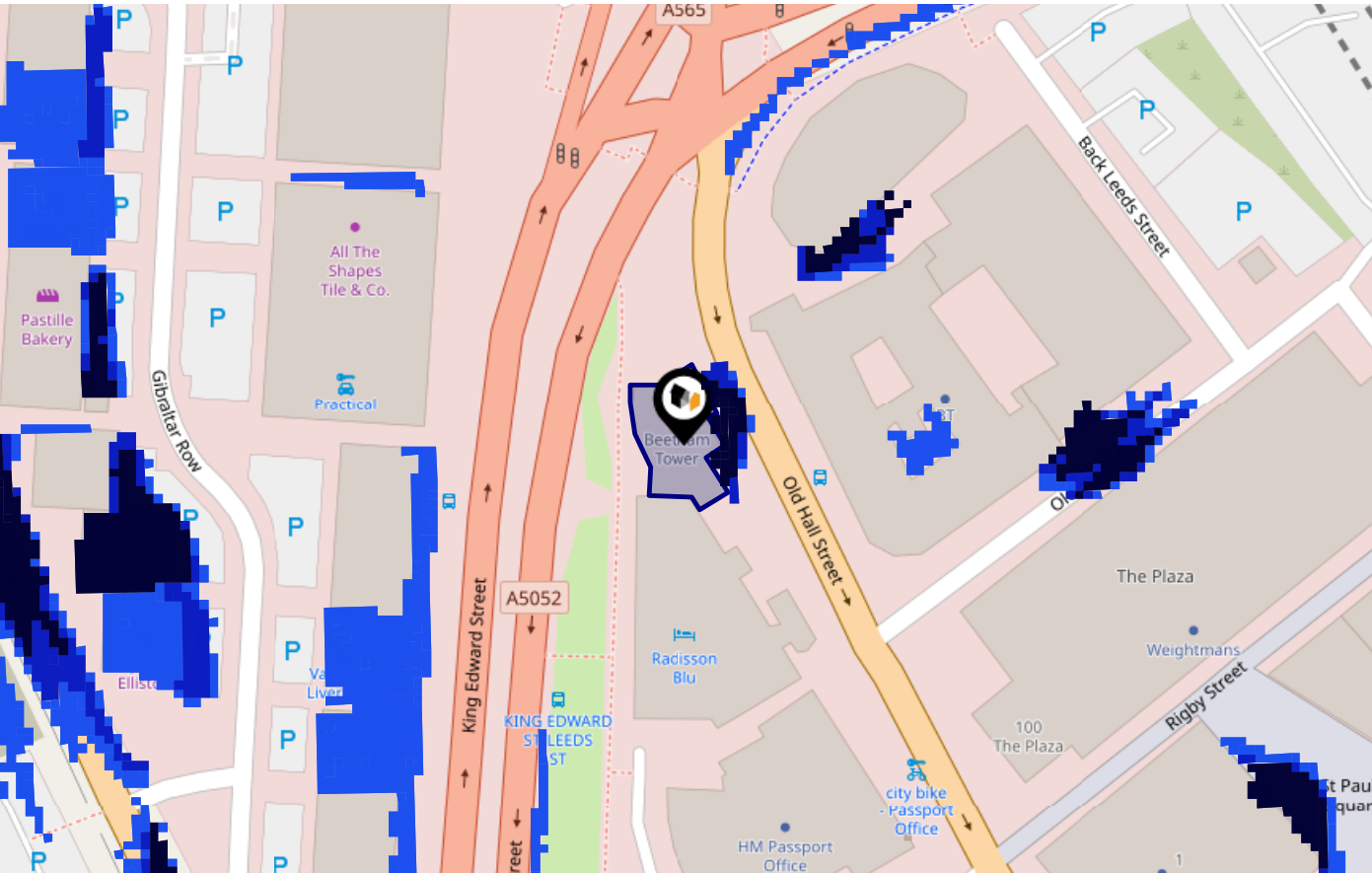
KPF - Key Property Facts

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.

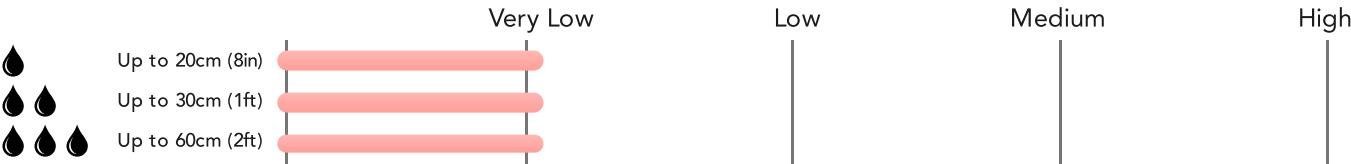


Risk Rating: Very low

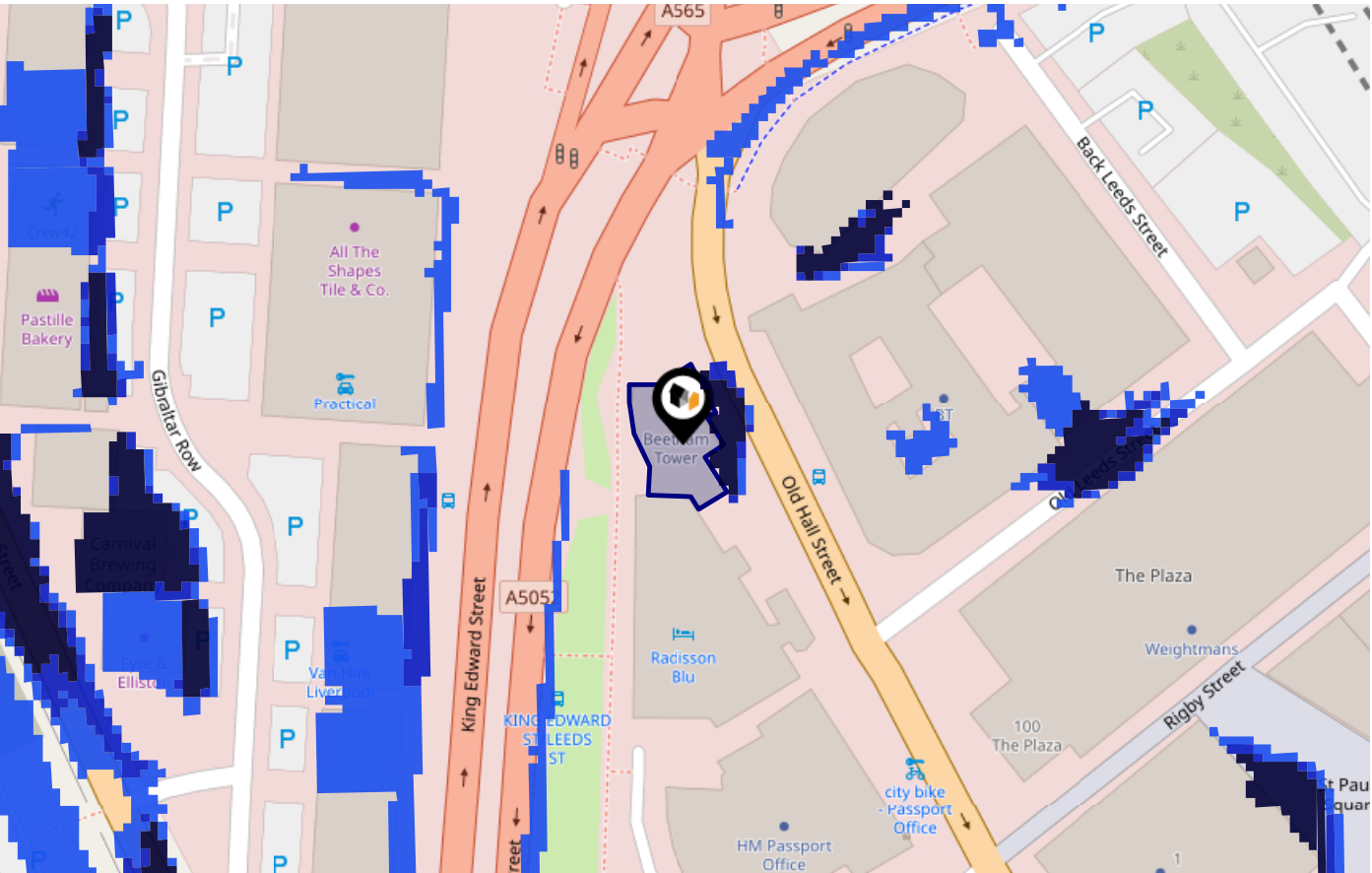
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

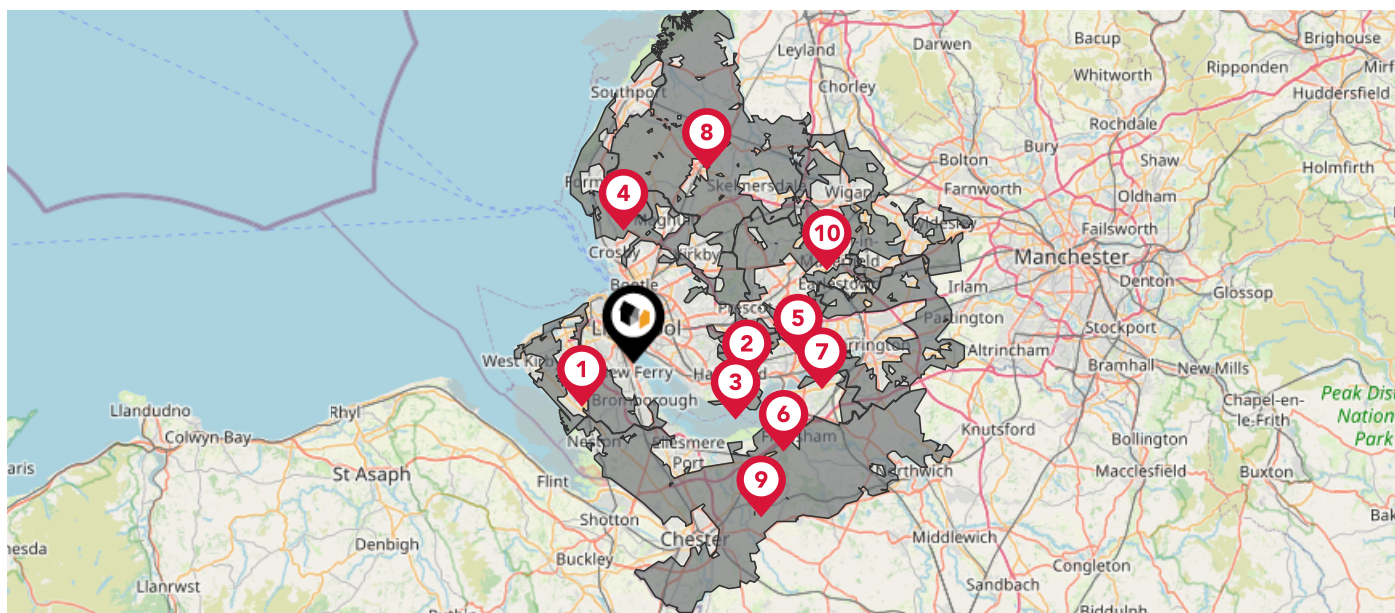
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

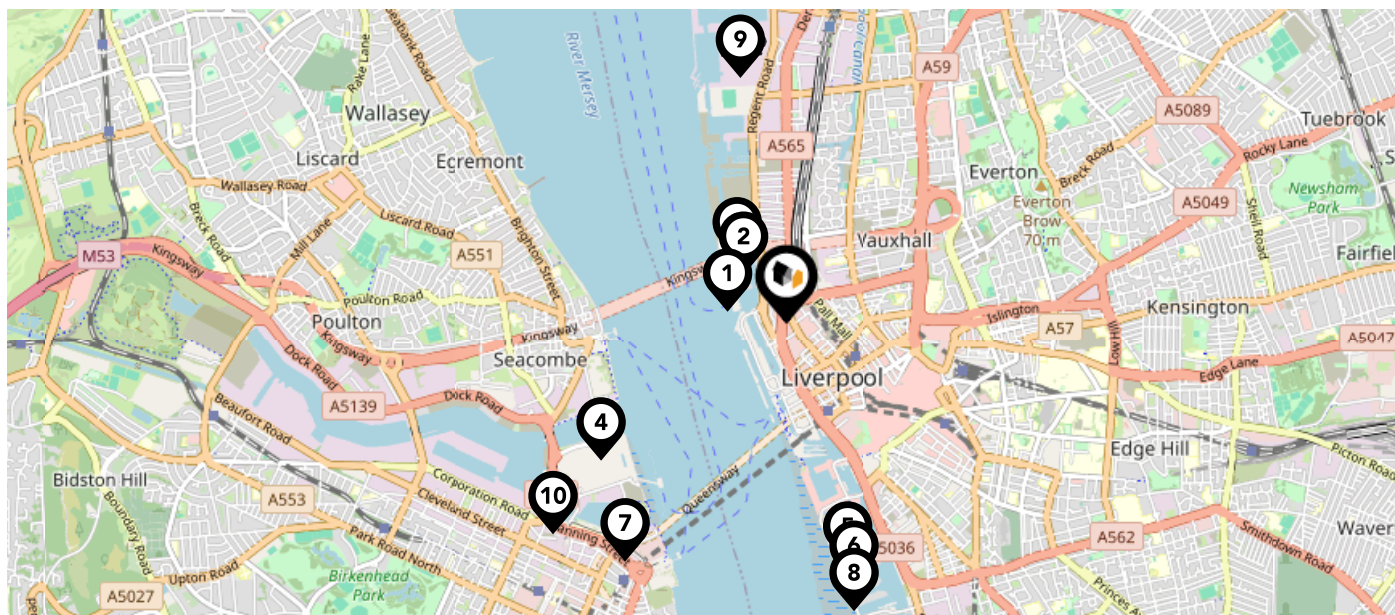
- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Knowsley
- 3 Merseyside and Greater Manchester Green Belt - Liverpool
- 4 Merseyside and Greater Manchester Green Belt - Sefton
- 5 Merseyside and Greater Manchester Green Belt - St. Helens
-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

Maps

Landfill Sites

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GROUP

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

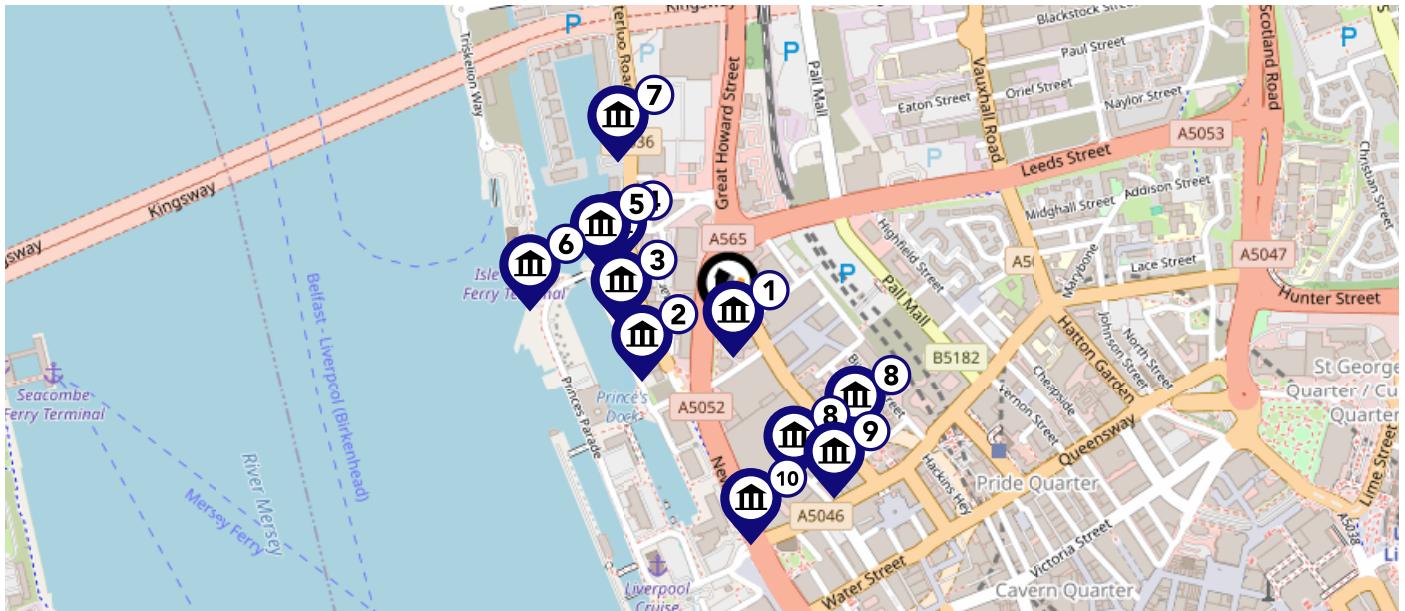
1	Waterloo Dock River Entrance-Merseyside, Liverpool	Historic Landfill	<input type="checkbox"/>
2	Victoria Branch Dock-Merseyside	Historic Landfill	<input type="checkbox"/>
3	Trafalgar Branch Dock-Liverpool, Merseyside	Historic Landfill	<input type="checkbox"/>
4	Alfred Dock River Entrance-Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
5	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill	<input type="checkbox"/>
6	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill	<input type="checkbox"/>
7	Morpeth Lock and Branch Dock-Shore Road, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
8	Kings Dock Number 1 and 2-Queens Branch Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill	<input type="checkbox"/>
9	Sandon Dock-Sefton, Merseyside	Historic Landfill	<input type="checkbox"/>
10	West End of Egerton Dock-Egerton Dock, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>












Maps

Listed Buildings

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GROUP

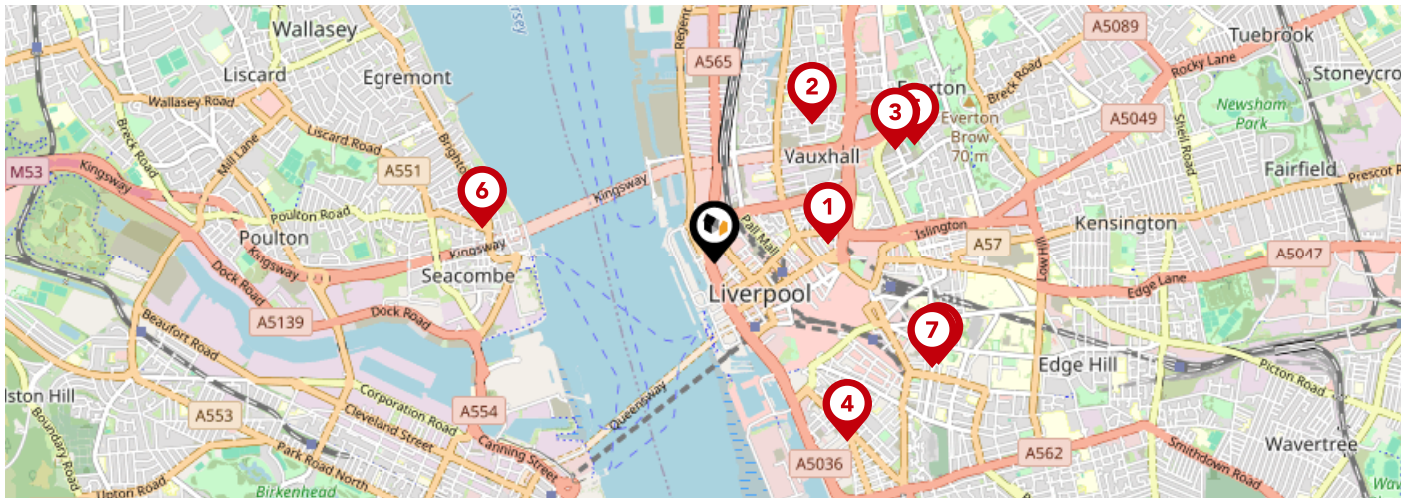
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1070592 - 91 And 93, Old Hall Street	Grade II	0.0 miles
 1068397 - Gates To Princes Dock	Grade II	0.1 miles
 1280755 - Gates To Docks 24 And 27 And 28 And Princes Dock	Grade II	0.1 miles
 1205386 - Gate Opposite Roberts Street	Grade II	0.1 miles
 1252907 - Princes Half Tide Dock	Grade II	0.1 miles
 1208892 - Entrance To Princes Half Tide Dock	Grade II	0.2 miles
 1062577 - Gate To Waterloo Dock	Grade II	0.2 miles
 1363092 - Cotton Exchange Building	Grade II	0.2 miles
 1208627 - Harley Buildings	Grade II	0.2 miles
 1208508 - Mersey Tunnel Entrance	Grade II	0.2 miles
 1031614 - 7, Union Street	Grade II	0.2 miles

Area Schools

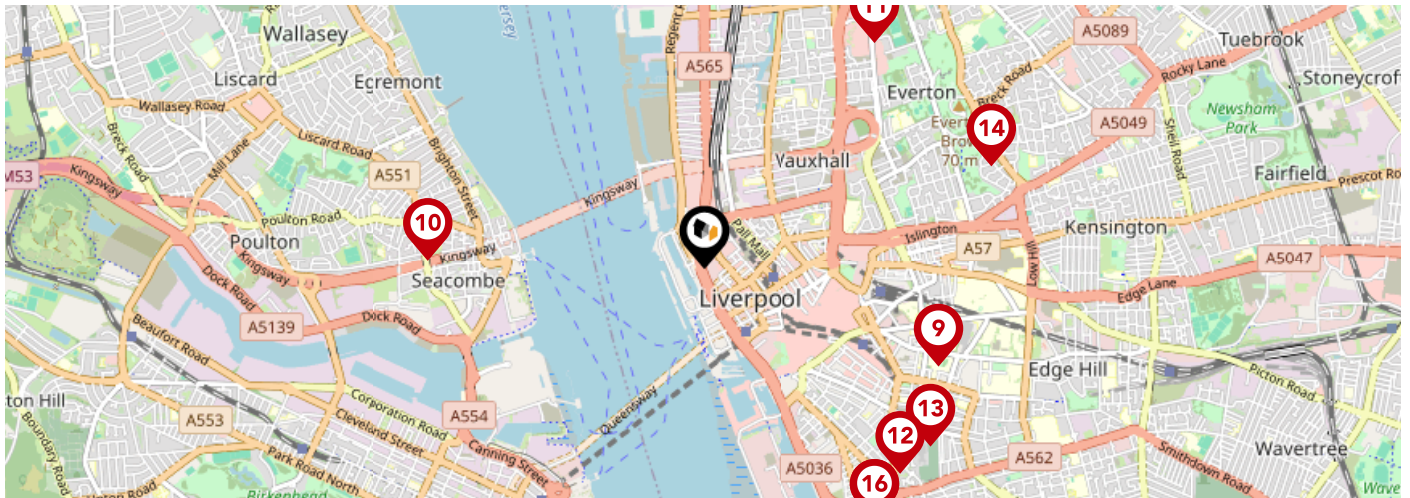
LANDWOOD
GROUP



		Nursery	Primary	Secondary	College	Private
1	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Trinity Catholic Academy Ofsted Rating: Not Rated Pupils: 319 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Millstead School Ofsted Rating: Outstanding Pupils: 183 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Vincent de Paul Catholic Primary School Ofsted Rating: Good Pupils: 225 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Faith Primary Academy Ofsted Rating: Good Pupils: 200 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Riverside Primary School Ofsted Rating: Good Pupils: 265 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The City of Liverpool College Ofsted Rating: Good Pupils:0 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pleasant Street Primary School Ofsted Rating: Good Pupils: 231 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD
GROUP

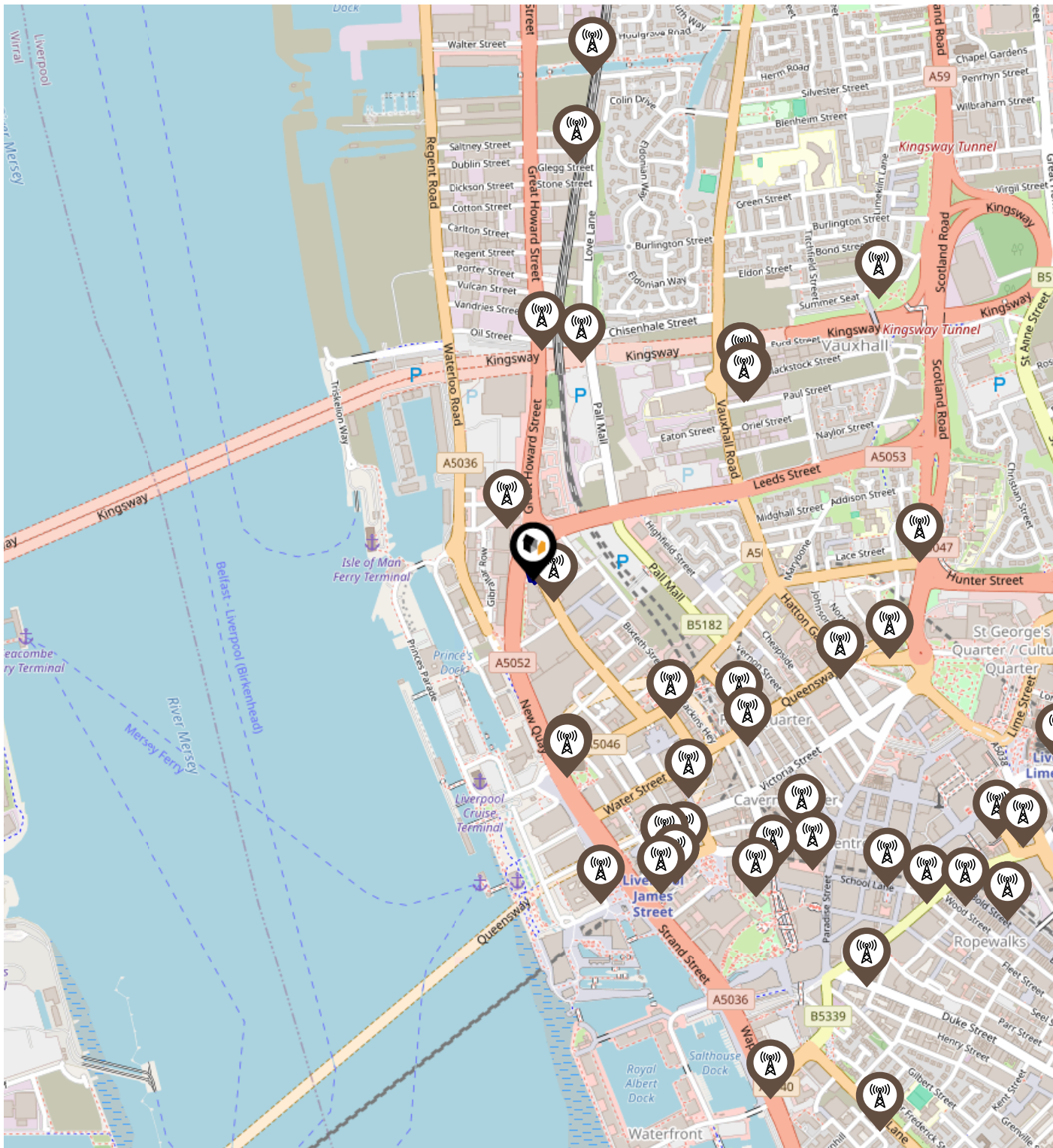


		Nursery	Primary	Secondary	College	Private
9	St Nicholas Catholic Academy Ofsted Rating: Good Pupils: 186 Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Joseph's Catholic Primary School, Wallasey Ofsted Rating: Good Pupils: 204 Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Notre Dame Catholic Academy Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lipa Primary and High School Ofsted Rating: Requires improvement Pupils: 544 Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	LIPA Sixth Form College Ofsted Rating: Outstanding Pupils: 386 Distance: 1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Everton Nursery School and Family Centre Ofsted Rating: Outstanding Pupils: 118 Distance: 1.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Liverpool Life Sciences UTC Ofsted Rating: Good Pupils: 563 Distance: 1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Studio School Liverpool Ofsted Rating: Good Pupils: 291 Distance: 1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD
GROUP

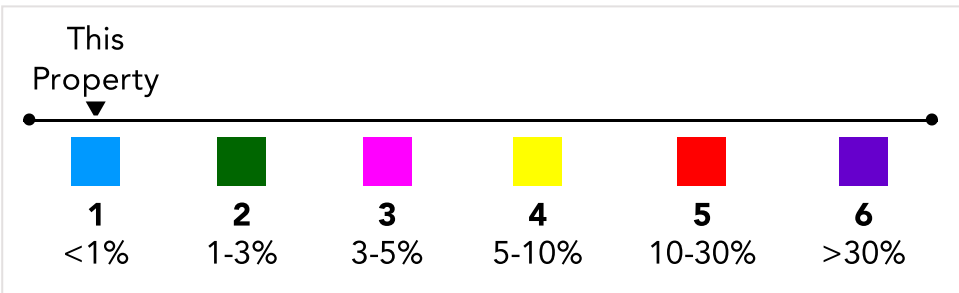
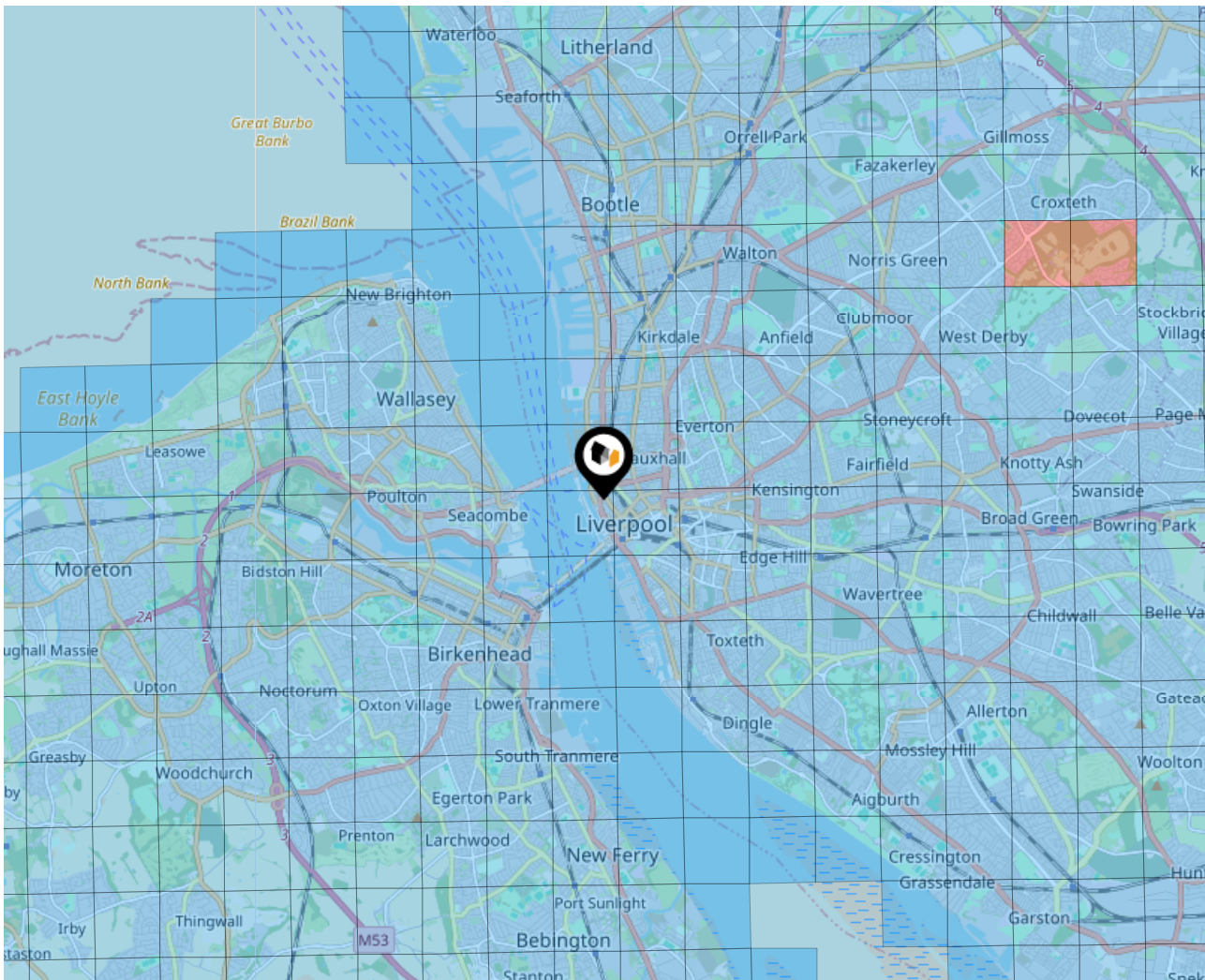


Key:

-  Power Pylons
-  Communication Masts

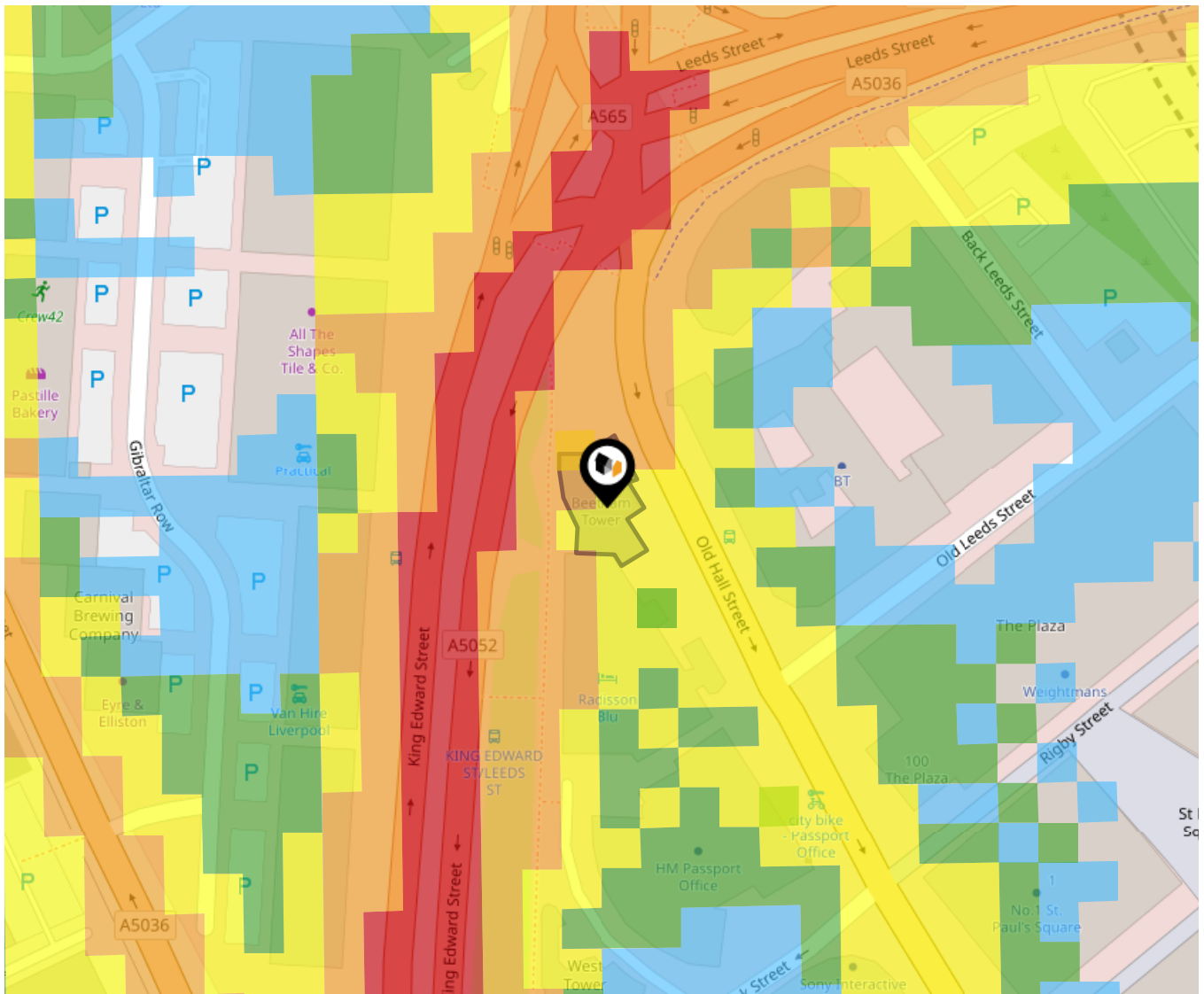
What is Radon?

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

LANDWOOD
GROUP



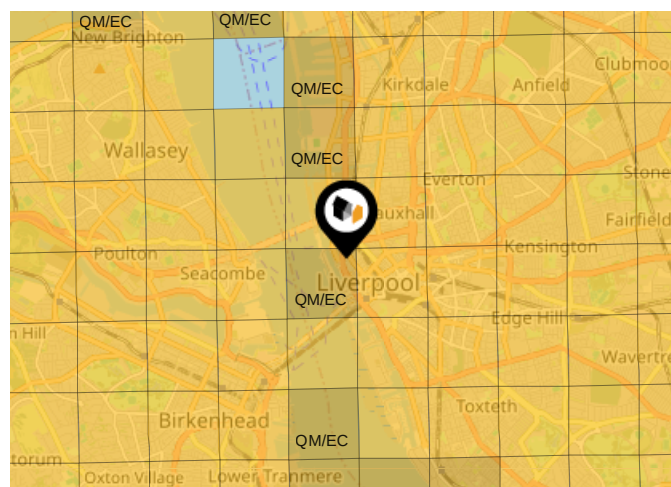
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



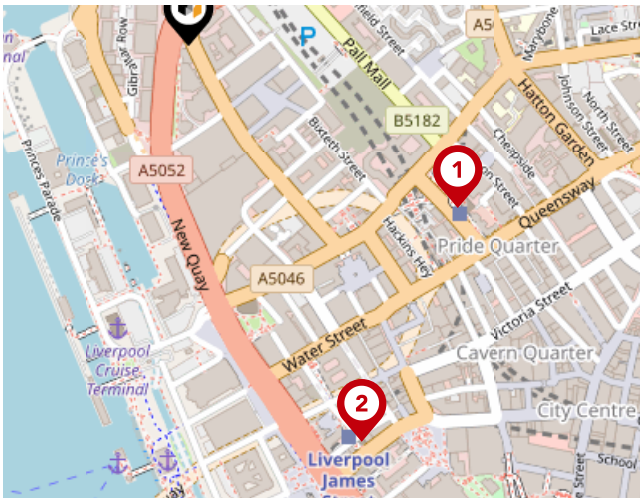
Primary Classifications (Most Common Clay Types)

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

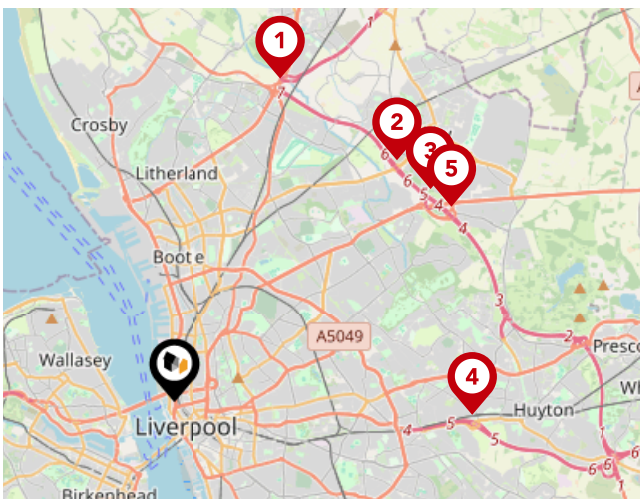
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Moorfields Rail Station	0.35 miles
2	Liverpool James Street Rail Station	0.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J7	6.01 miles
2	M57 J6	5.82 miles
3	M57 J5	5.88 miles
4	M62 J5	5.27 miles
5	M57 J4	5.99 miles



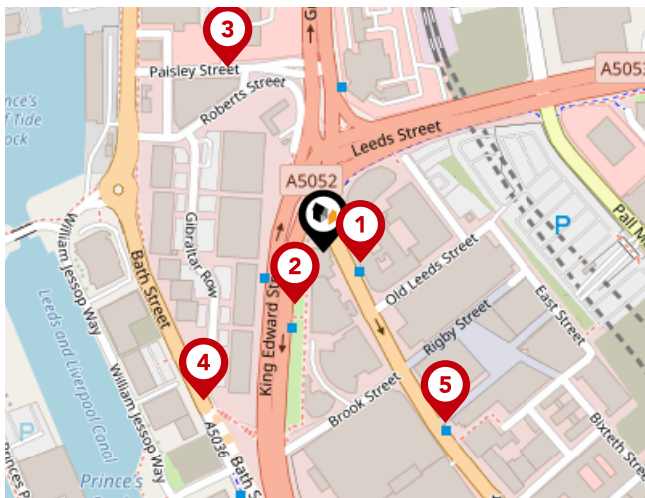
Airports/Helipads

Pin	Name	Distance
1	Speke	7.73 miles
2	Highfield	25.45 miles
3	Manchester Airport	30.03 miles
4	Leeds Bradford Airport	63.29 miles

Area

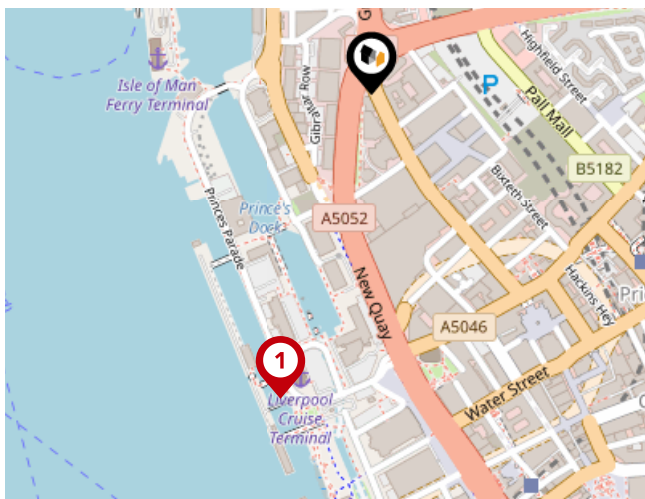
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Old Leeds Street	0.02 miles
2	Brook Street	0.03 miles
3	Roberts Street	0.12 miles
4	Gibraltar row	0.11 miles
5	Edmund Street	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Isle of Man & Dublin Terminal	0.35 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.



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<https://landwoodgroup.com/>

