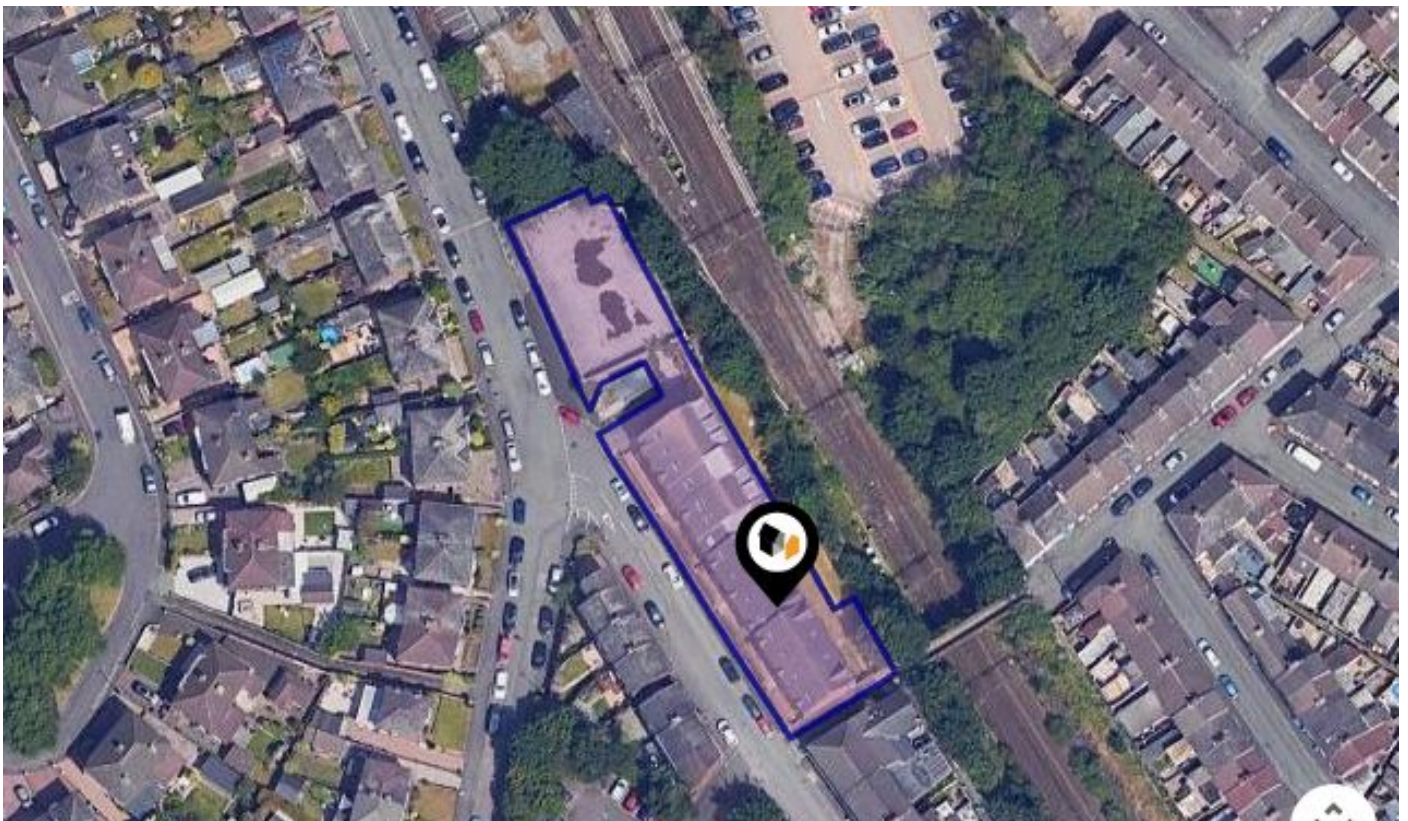




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 22nd May 2025



**APARTMENT 21, DELAMERE PLACE, BALFOUR STREET,
RUNCORN, WA7 4NE**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	02/08/2006
Bedrooms:	2	Last Sold Price:	£110,075
Floor Area:	602 ft ² / 56 m ²	Last Sold £/ft²:	£182
Plot Area:	0.42 acres	Tenure:	Leasehold
Year Built :	2006	Start Date:	01/08/2006
Council Tax :	Band B	End Date:	01/01/3004
Annual Estimate:	£1,749	Lease Term:	999 years from 1 January 2005
Title Number:	CH554717	Term Remaining:	979 years
UPRN:	10012254072		

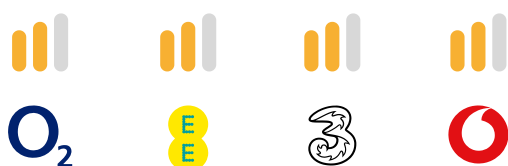
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	78 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



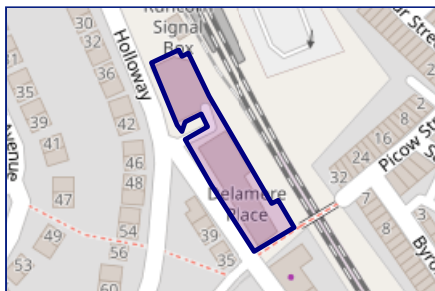
Satellite/Fibre TV Availability:



Property Multiple Title Plans

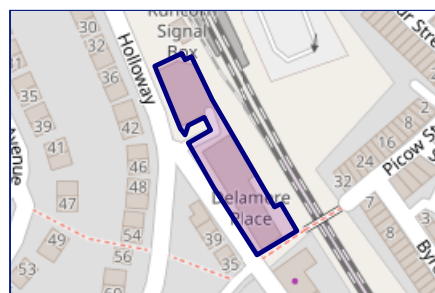
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Freehold Title Plan



CH246546

Leasehold Title Plan



CH554717

Start Date: 01/08/2006
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 979 years

Property
EPC - Certificate

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Apartment 21 Delamere Place, Balfour Street, WA7 4NE

Energy rating

C

Valid until 27.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

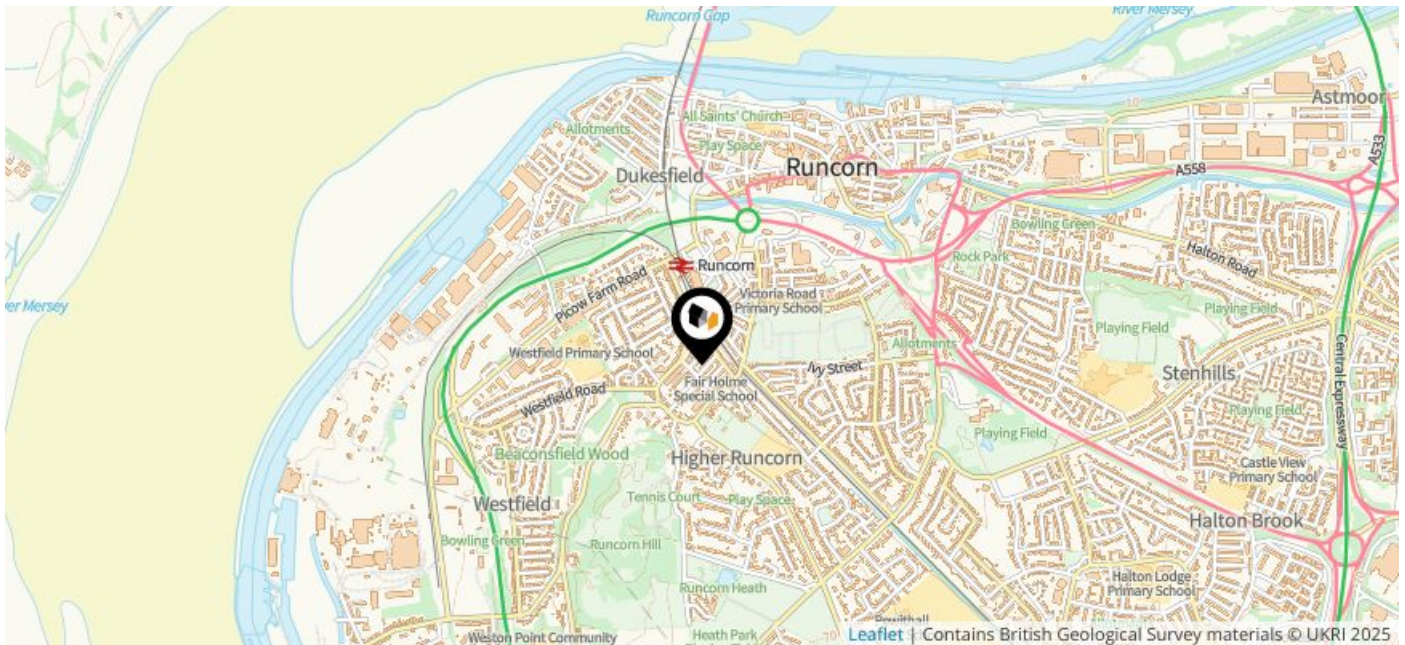
EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	56 m ²

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.

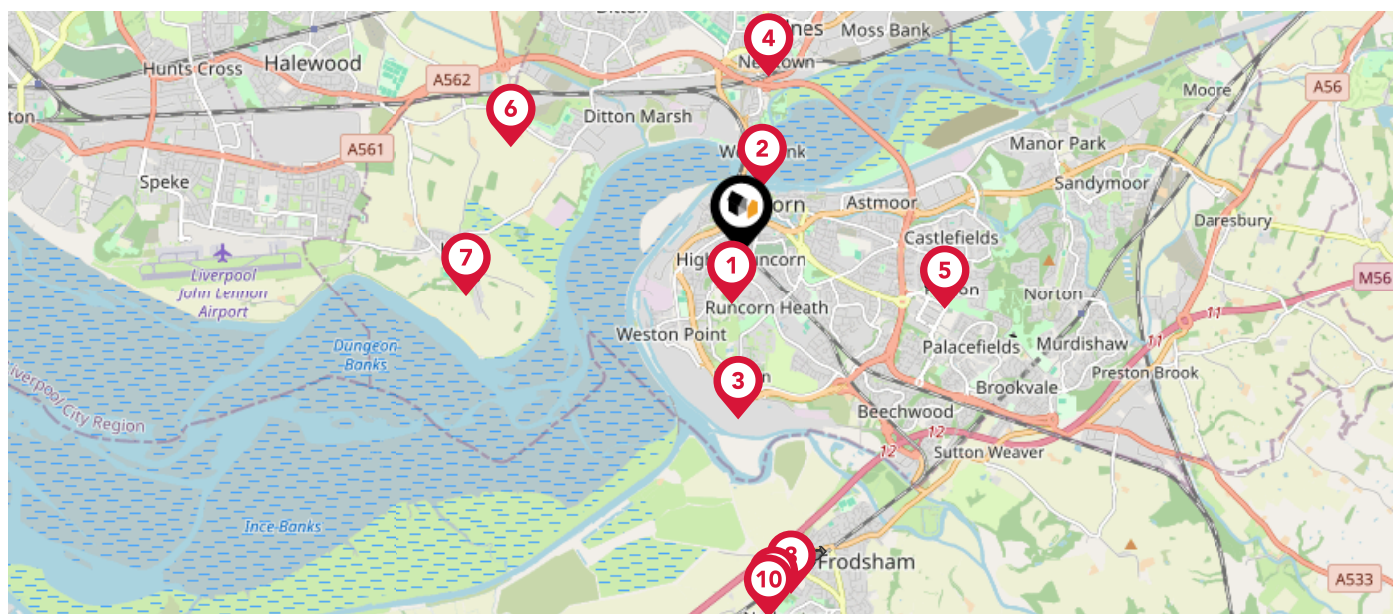
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

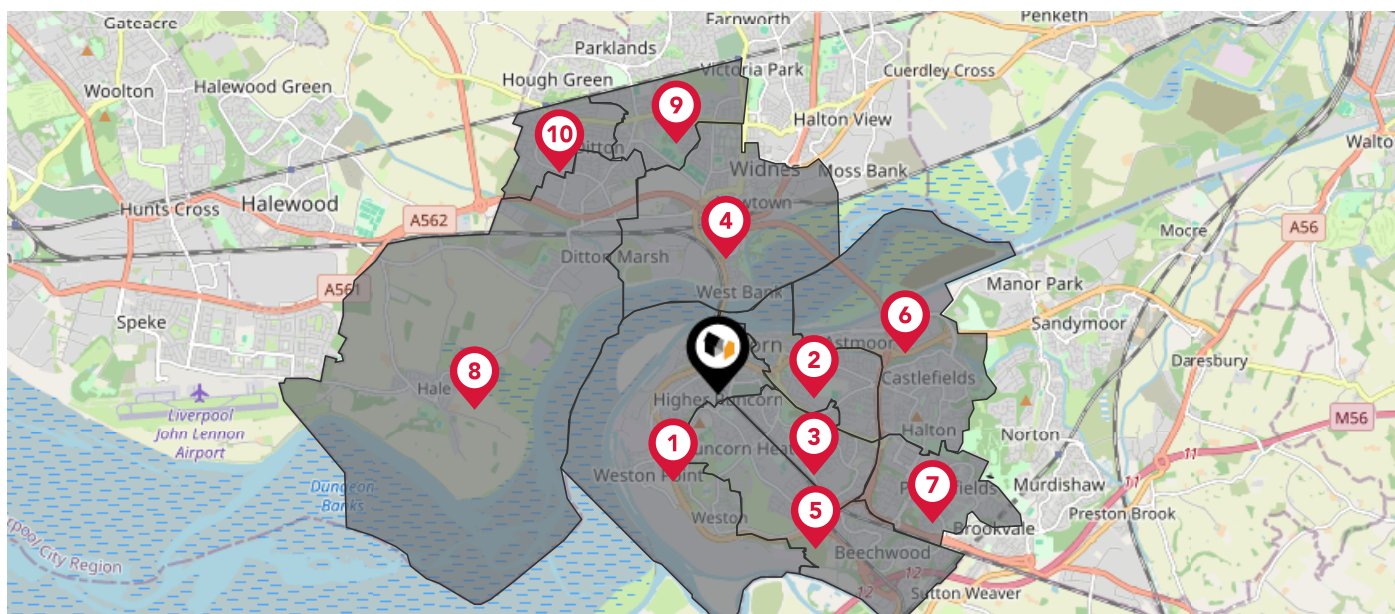
- 1 Higher Runcorn
- 2 West Bank Promenade
- 3 Weston Village
- 4 Victoria Square
- 5 Halton Village
- 6 Halebank
- 7 Hale Village
- 8 Frodsham (Town) Conservation Area
- 9 Frodsham (Town) Conservation Area
- 10 Frodsham (Town) Conservation Area

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



Mersey & Weston Ward



Bridgewater Ward



Grange Ward



Central & West Bank Ward



Beechwood & Heath Ward



Halton Castle Ward



Halton Lea Ward



Ditton, Hale Village & Halebank Ward

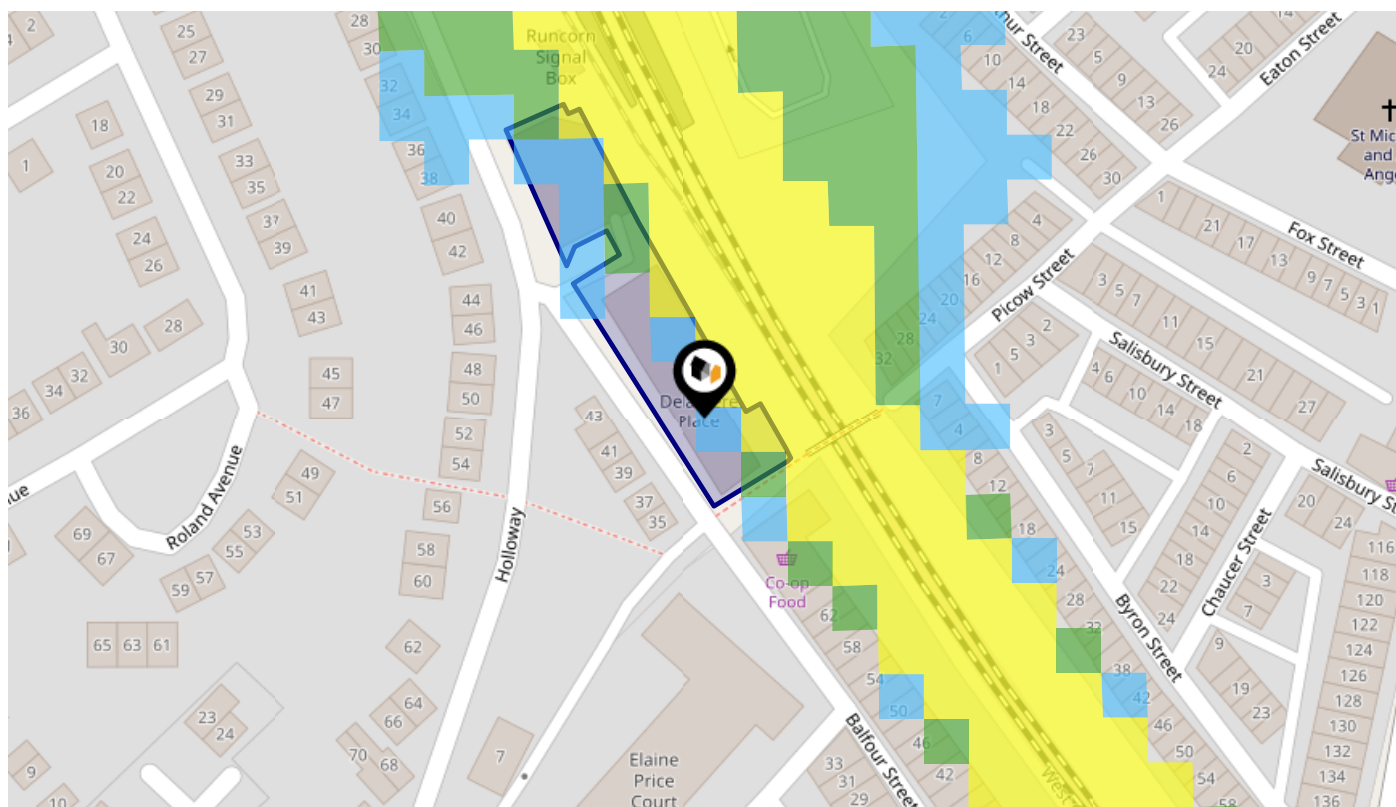


Highfield Ward



Bankfield 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:

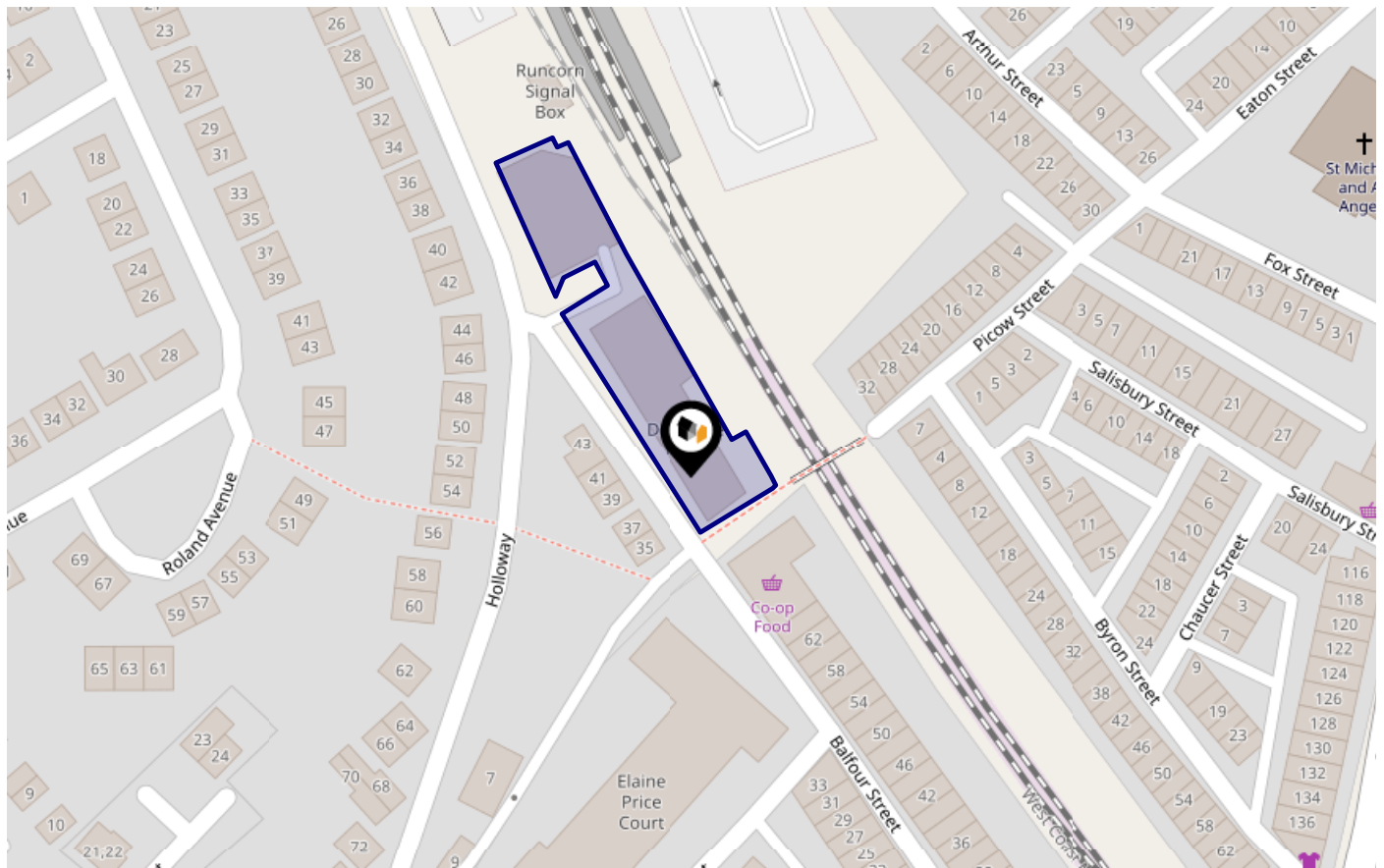
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

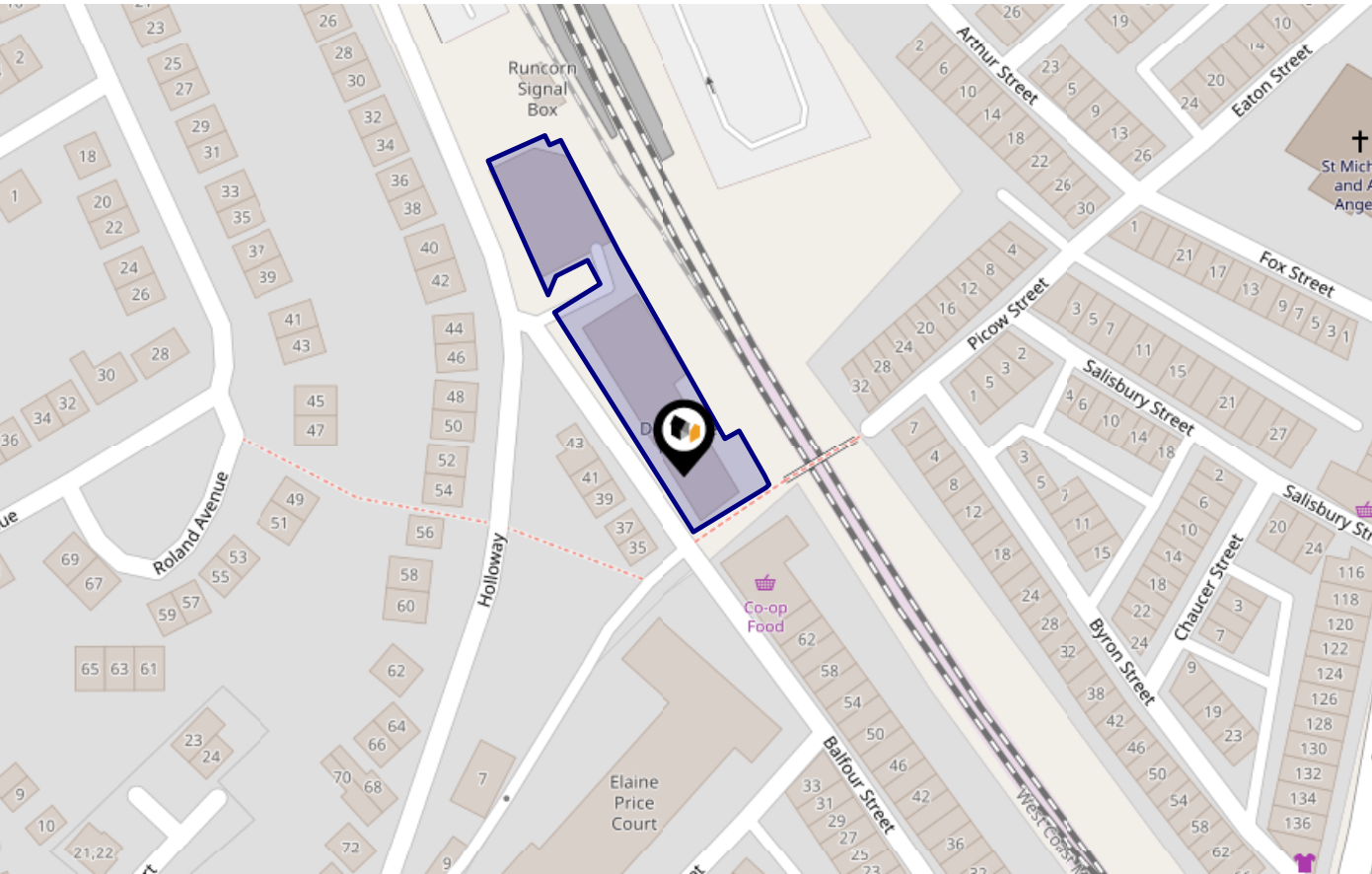
Chance of flooding to the following depths at this property:



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.

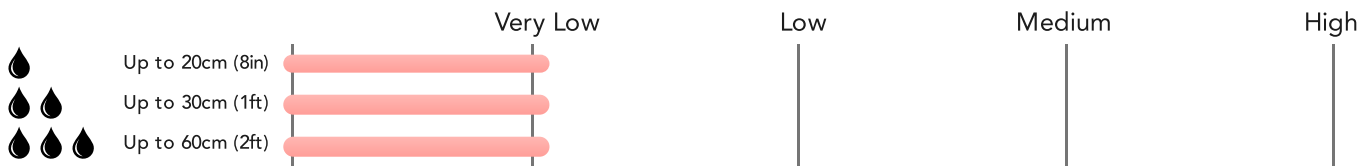


Risk Rating: Very low

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:

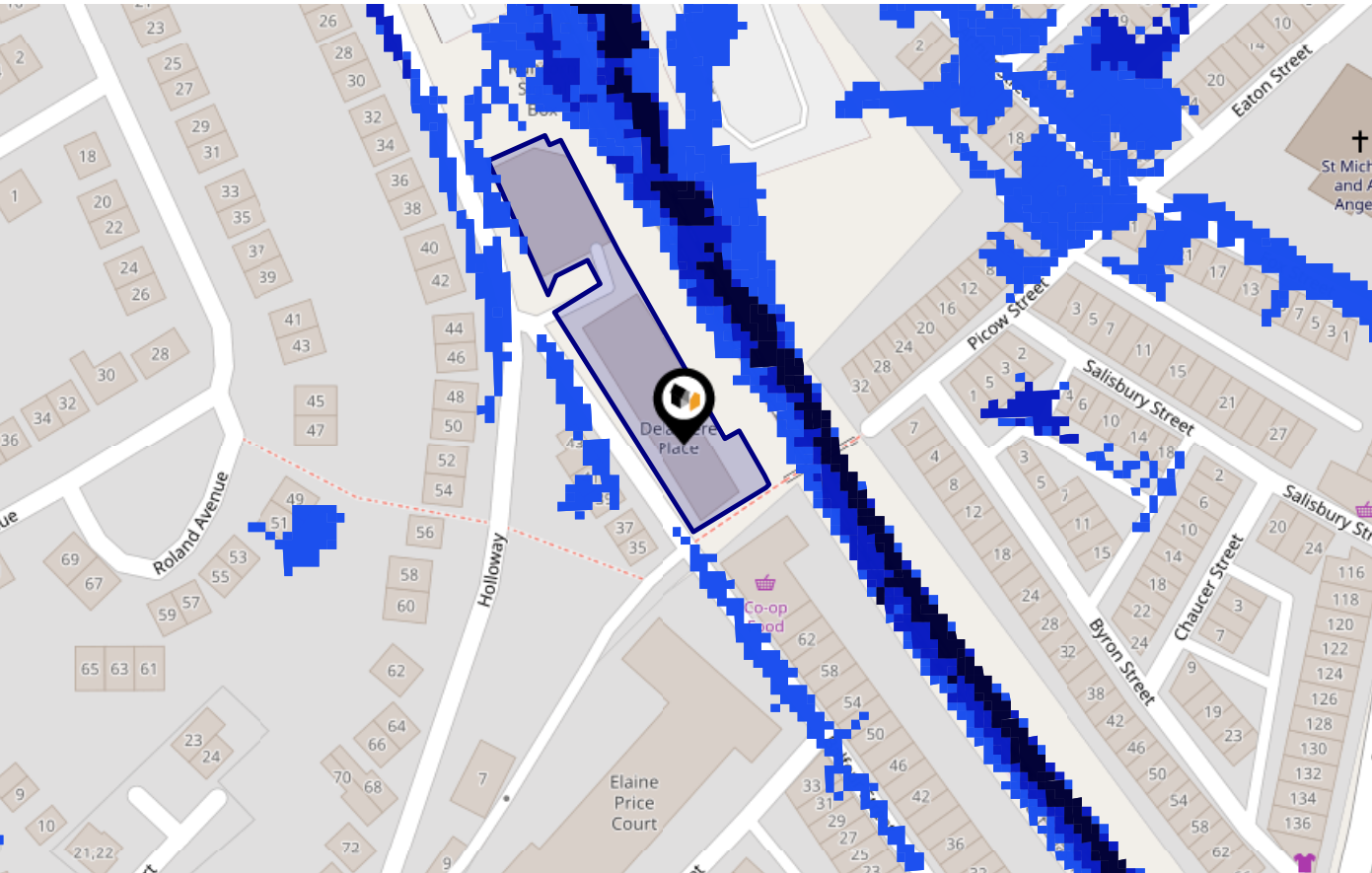


Flood Risk

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.

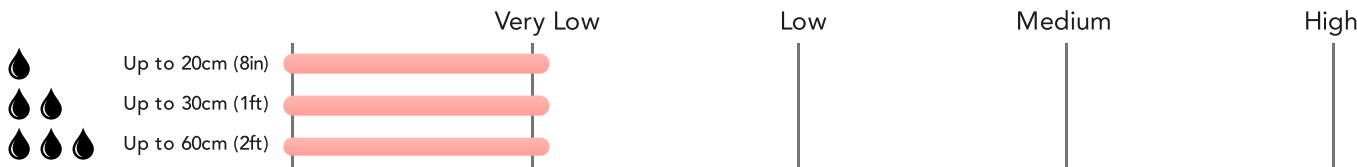


Risk Rating: Very low

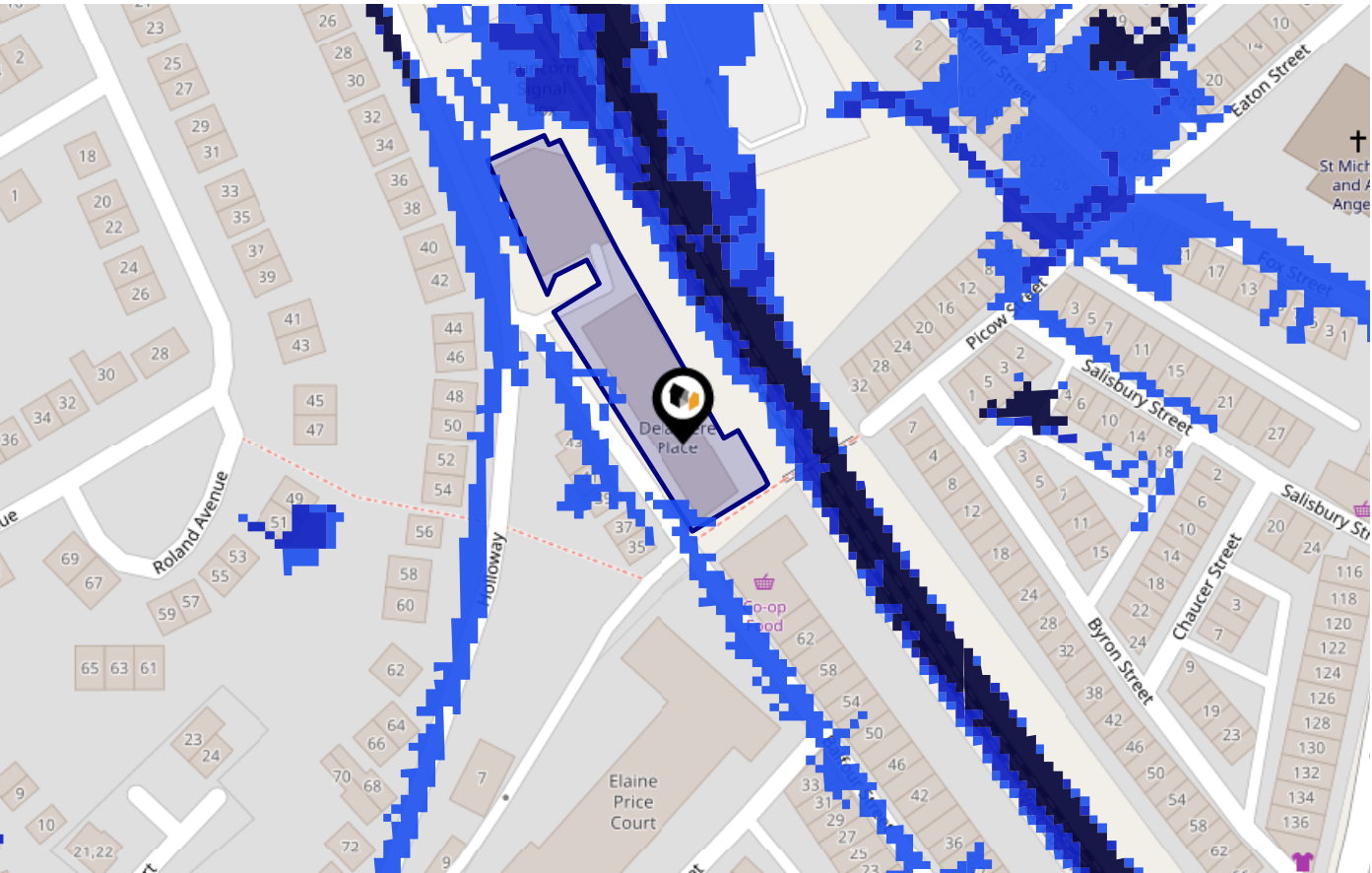
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

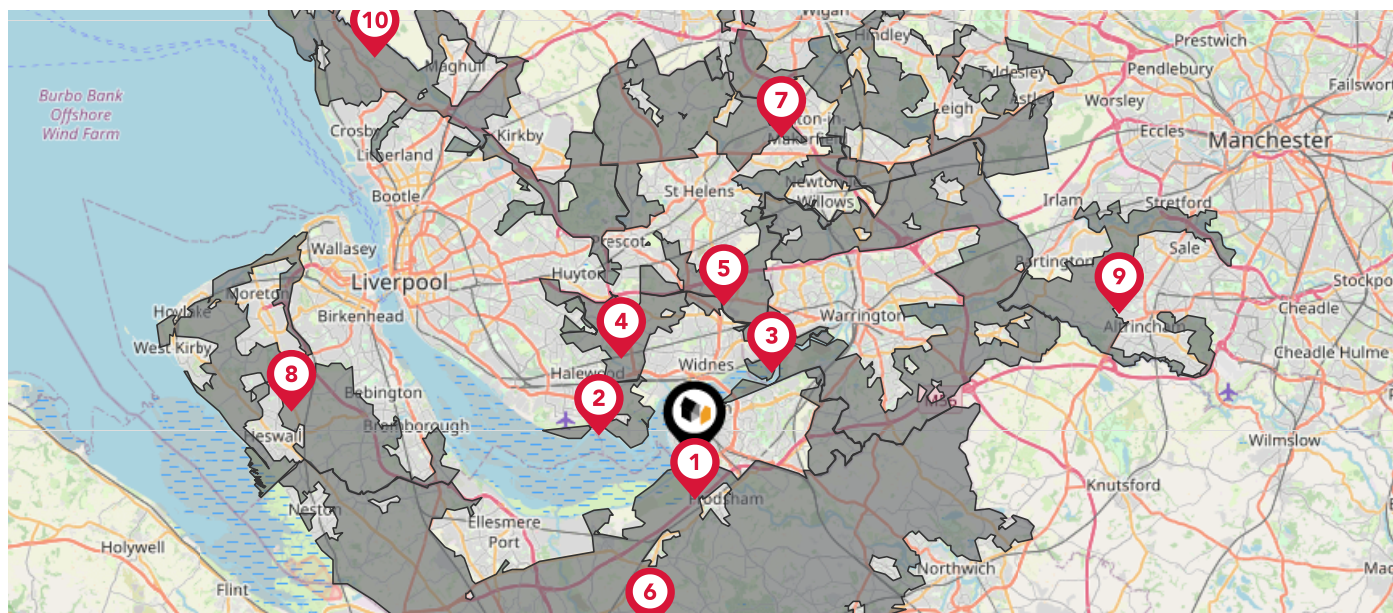
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

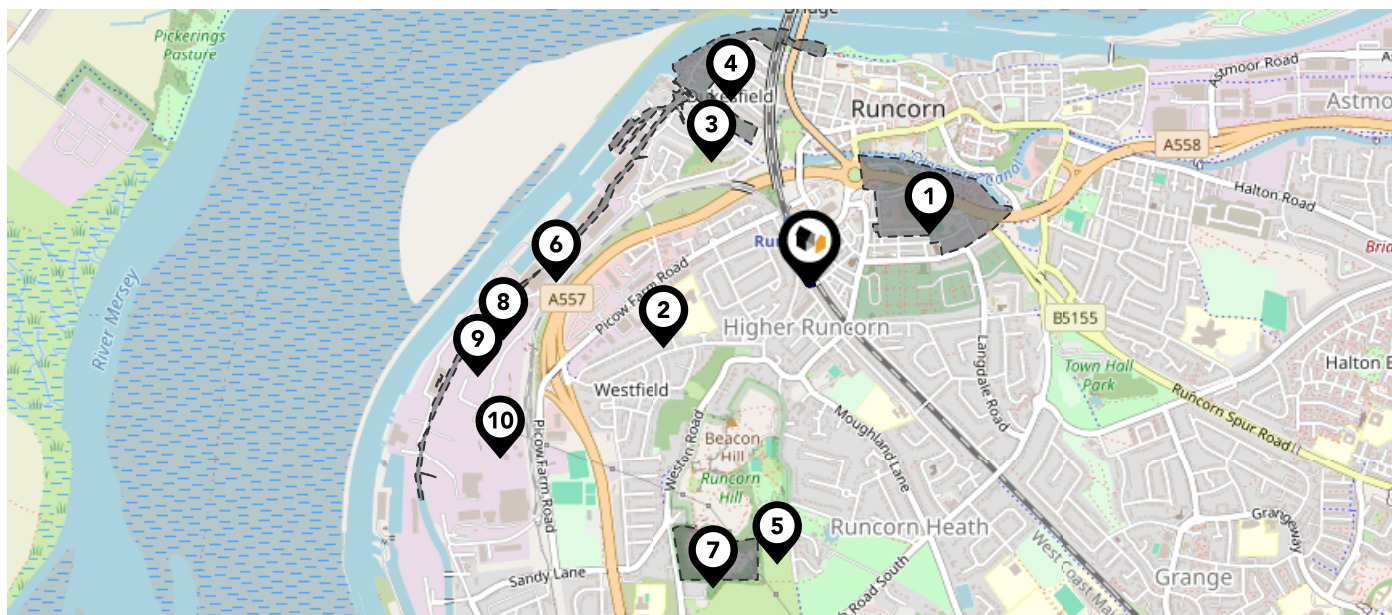
- 1 Merseyside and Greater Manchester Green Belt - Halton
- 2 Merseyside and Greater Manchester Green Belt - Liverpool
- 3 Merseyside and Greater Manchester Green Belt - Warrington
- 4 Merseyside and Greater Manchester Green Belt - Knowsley
- 5 Merseyside and Greater Manchester Green Belt - St. Helens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

Maps

Landfill Sites

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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

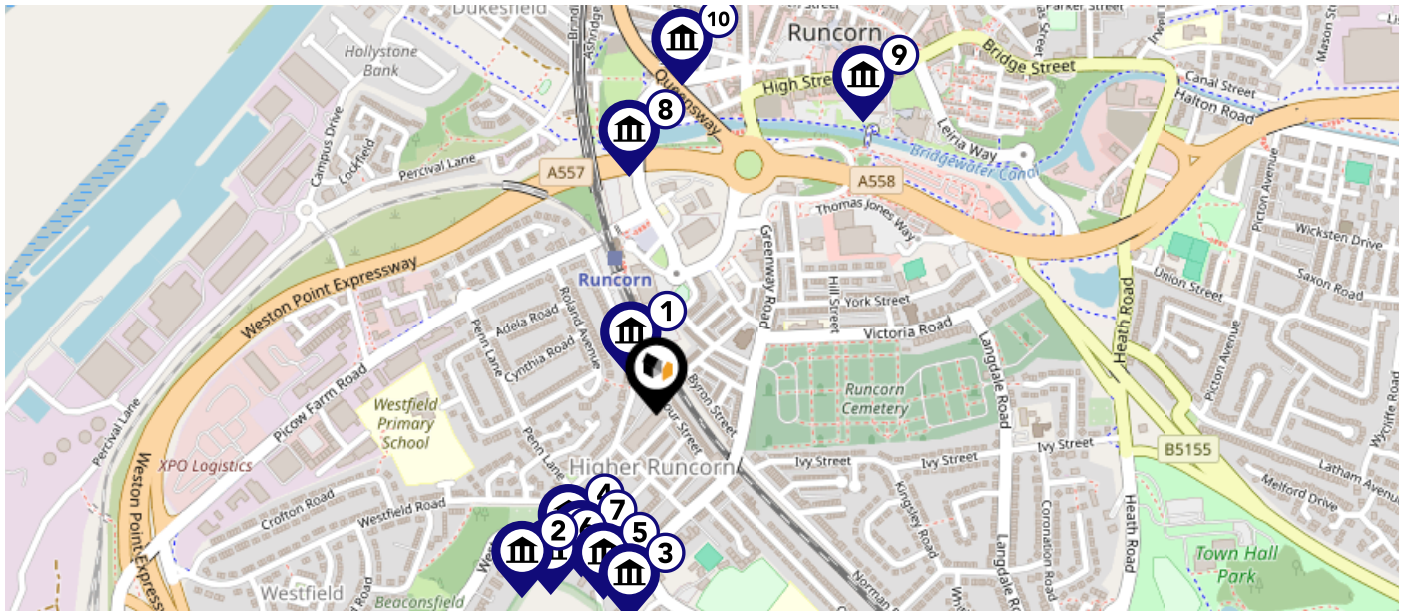
1	Victoria Road-Higher Runcorn	Historic Landfill	<input type="checkbox"/>
2	Crofton Road-Westfield, Runcorn	Historic Landfill	<input type="checkbox"/>
3	Percival Lane-Runcorn	Historic Landfill	<input type="checkbox"/>
4	Old Bridgewater Locks-Algernon Street, Runcorn	Historic Landfill	<input type="checkbox"/>
5	Highlands Road-Runcorn, Cheshire	Historic Landfill	<input type="checkbox"/>
6	Runcorn and Weston Canal-Percival Lane, Runcorn	Historic Landfill	<input type="checkbox"/>
7	Weston Road-Runcorn, Cheshire	Historic Landfill	<input type="checkbox"/>
8	Runcorn Docks-Percival Lane, Runcorn, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Runcorn Docks-Picow Farm Road, Runcorn	Historic Landfill	<input type="checkbox"/>
10	Runcorn Docks-Picow Farm Road, Runcorn	Historic Landfill	<input type="checkbox"/>

Maps

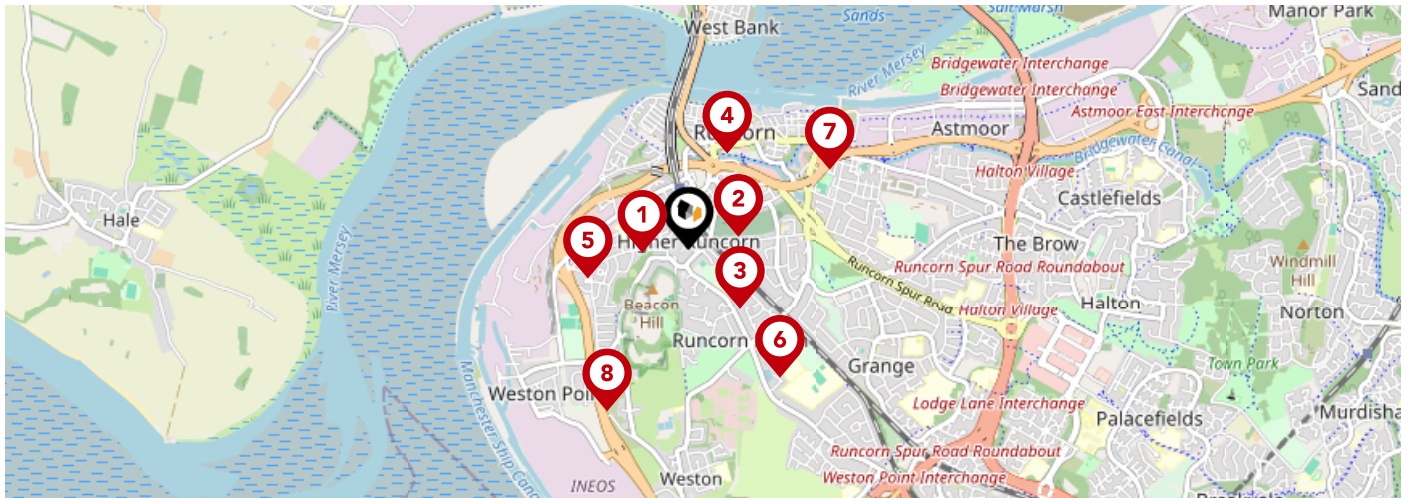
Listed Buildings

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GROUP

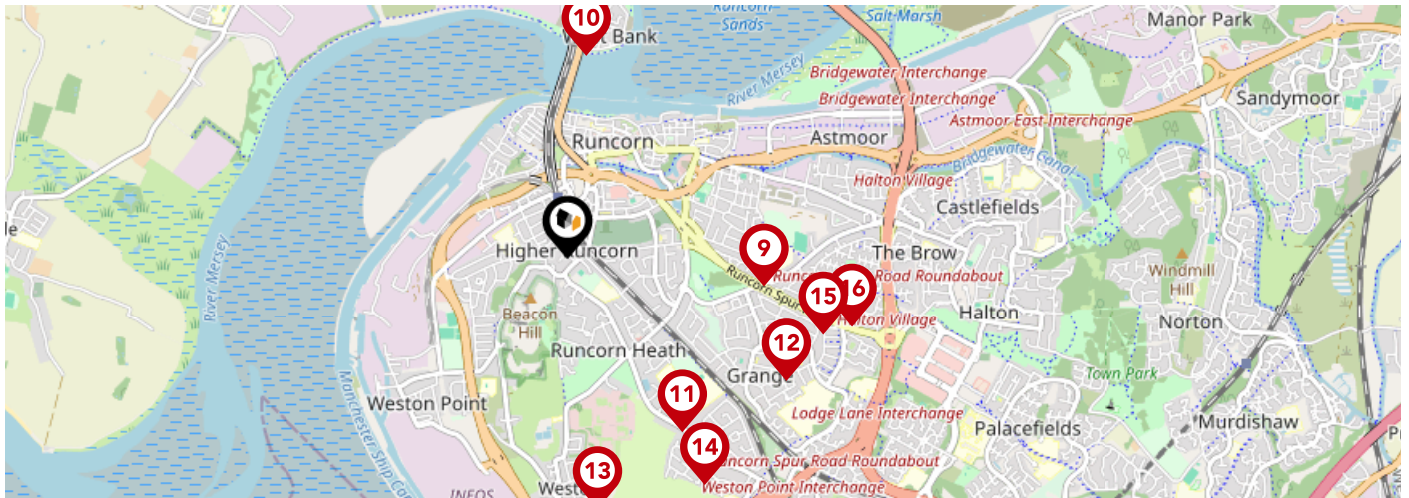
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1412067 - Runcorn Signal Box	Grade II	0.1 miles
	1326281 - Rockfield	Grade II	0.2 miles
	1437933 - Runcorn War Memorial	Grade II	0.2 miles
	1104841 - 53, Holloway	Grade II	0.2 miles
	1105640 - Brookfield Farmhouse	Grade II	0.2 miles
	1130443 - The Nook	Grade II	0.2 miles
	1130442 - The Elms	Grade II	0.2 miles
	1105680 - Waterloo Bridge	Grade II	0.3 miles
	1278038 - Terrace Walls Piers And Railings To St Paul's Health Centre	Grade II	0.4 miles
	1392040 - Carnegie Library	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Westfield Primary School Ofsted Rating: Good Pupils: 107 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Victoria Road Primary School Ofsted Rating: Good Pupils: 202 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Clement's Catholic Primary School Ofsted Rating: Good Pupils: 199 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Runcorn All Saints CofE Primary School Ofsted Rating: Requires improvement Pupils: 105 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Weston Point College Ofsted Rating: Requires improvement Pupils: 29 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pewithall School Ofsted Rating: Outstanding Pupils: 213 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Edward's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 114 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Weston Point Primary Academy Ofsted Rating: Not Rated Pupils: 103 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

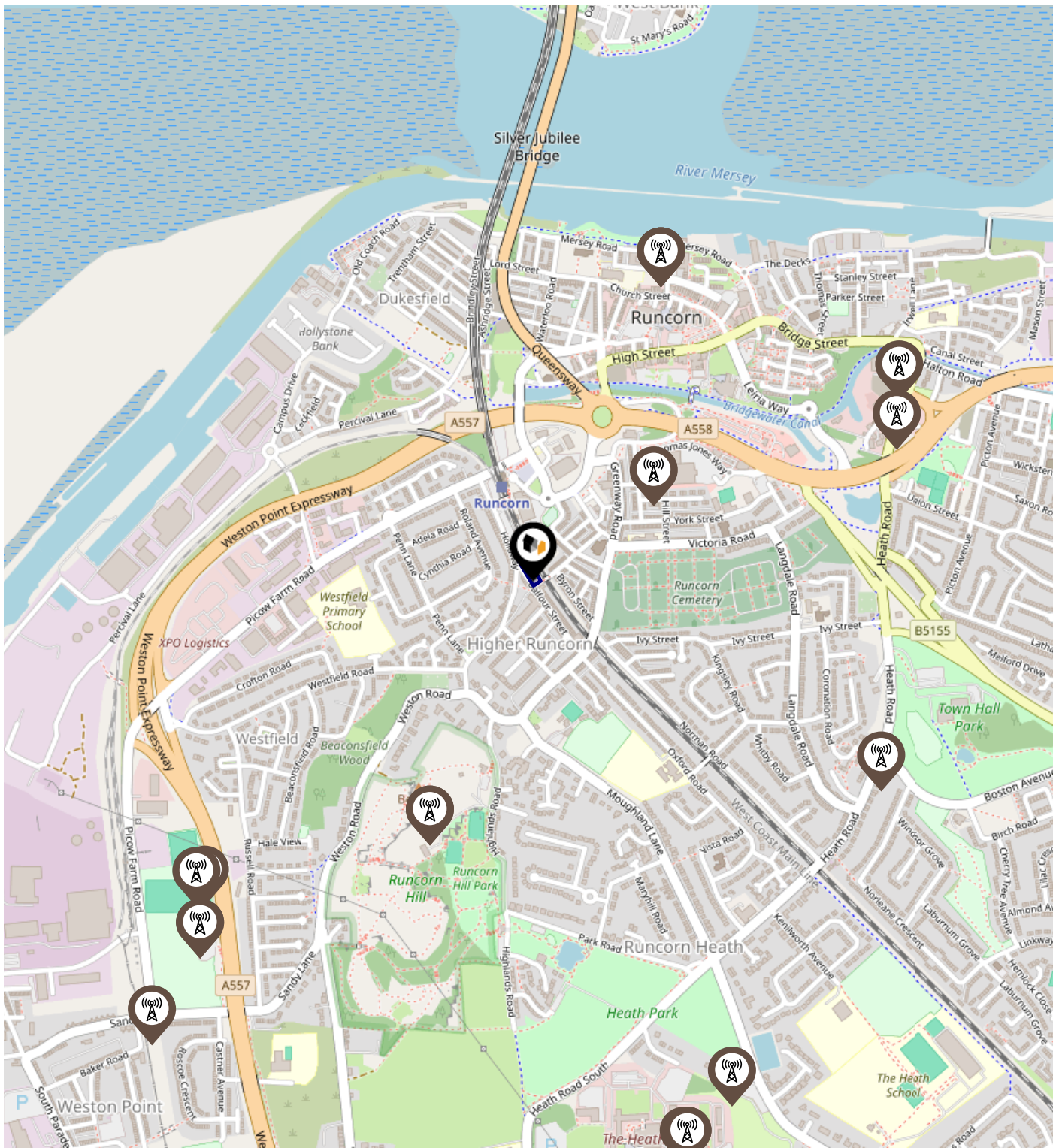


		Nursery	Primary	Secondary	College	Private
9	The Grange School Ofsted Rating: Good Pupils: 1190 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Widnes Academy Ofsted Rating: Good Pupils: 146 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Heath School Ofsted Rating: Requires improvement Pupils: 1184 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Halton Lodge Primary School Ofsted Rating: Requires improvement Pupils: 204 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Weston Primary School Ofsted Rating: Good Pupils: 201 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hope Corner School Ofsted Rating: Good Pupils: 4 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	The Holy Spirit Catholic Primary School Ofsted Rating: Requires improvement Pupils: 98 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Castle View Primary School Ofsted Rating: Good Pupils: 178 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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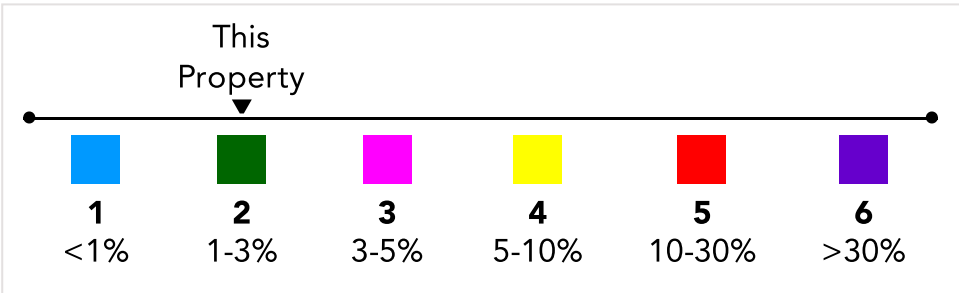
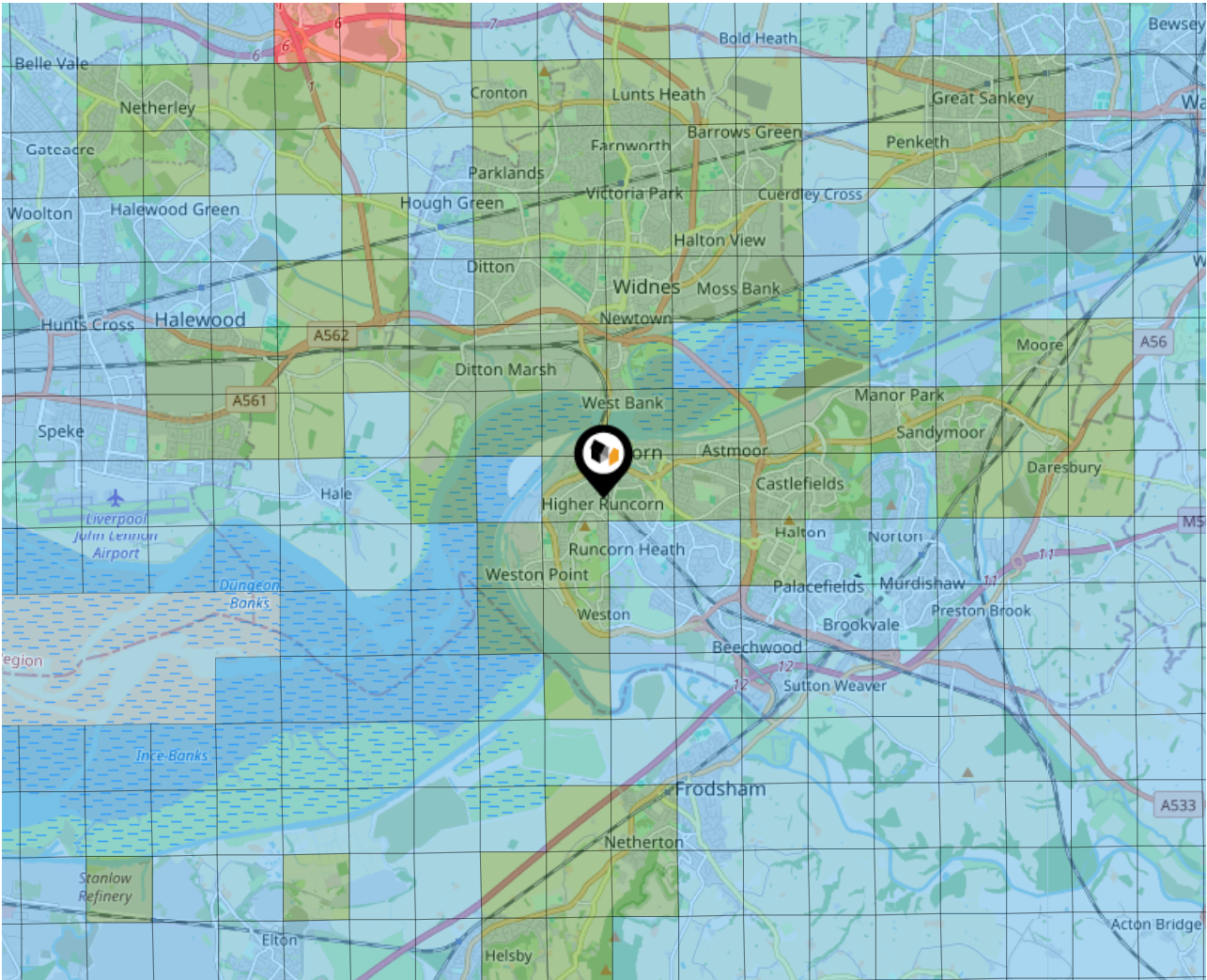


Key:

-  Power Pylons
-  Communication Masts

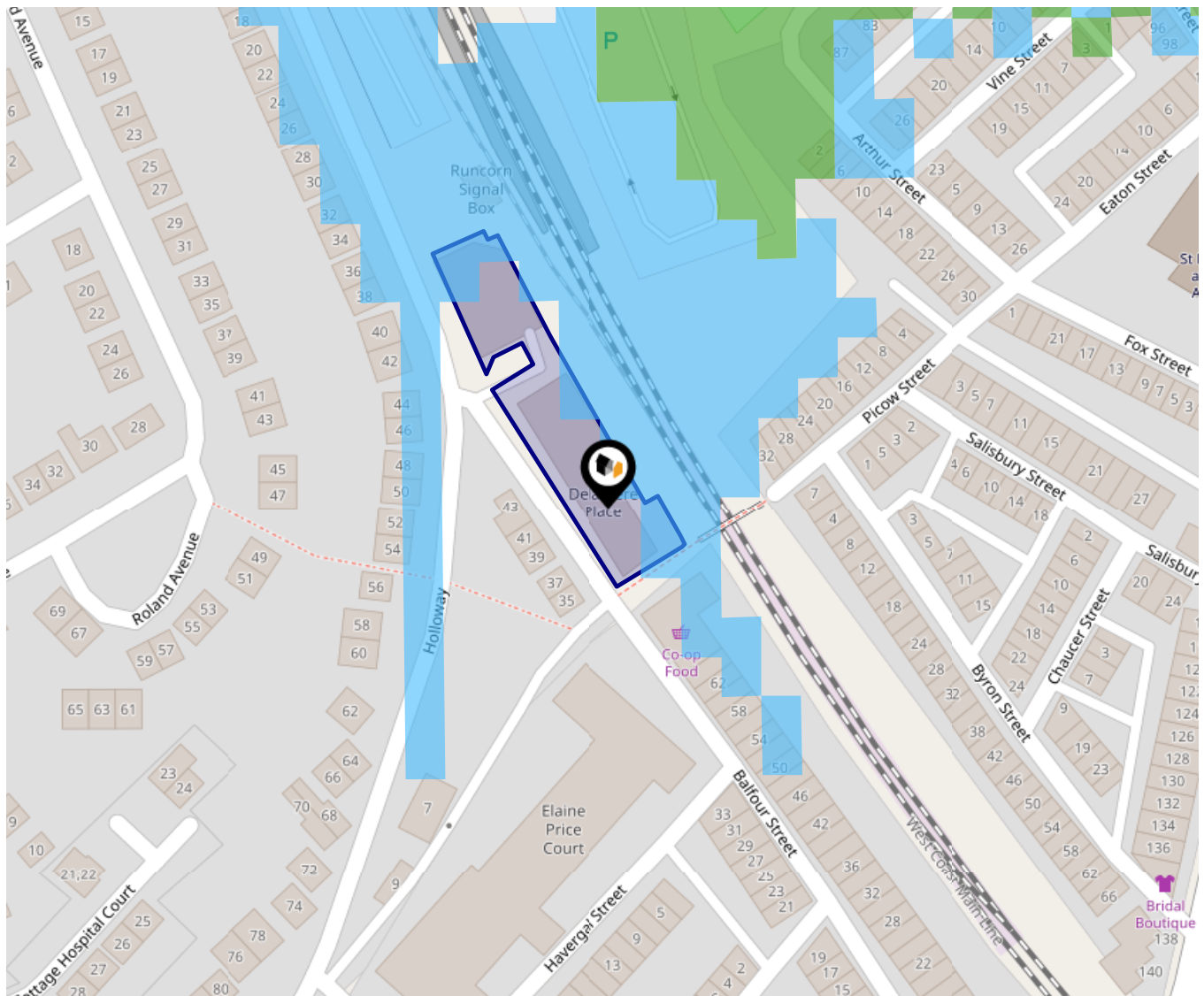
What is Radon?

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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GROUP



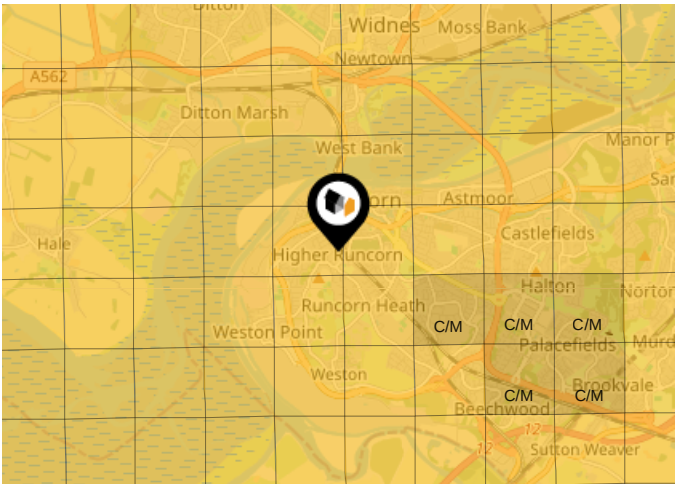
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	CLAY TO SILT
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



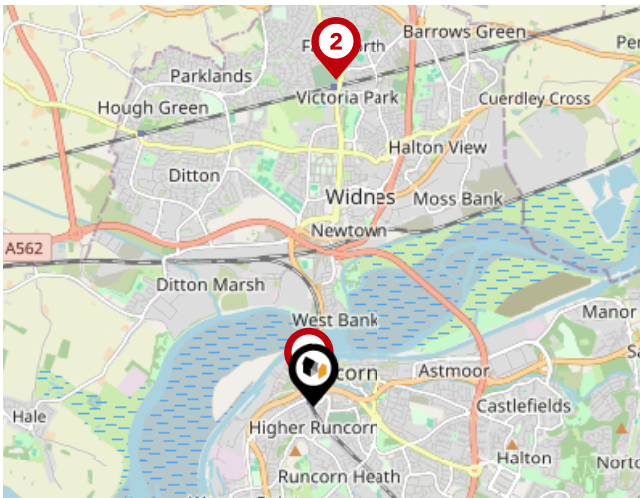
Primary Classifications (Most Common Clay Types)

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

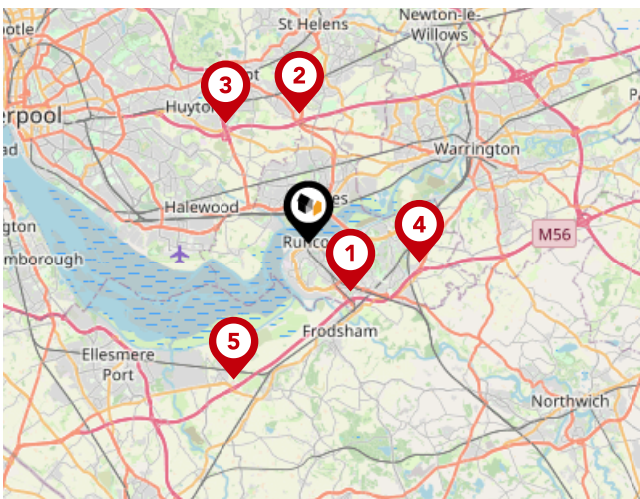
Transport (National)

LANDWOOD
GROUP



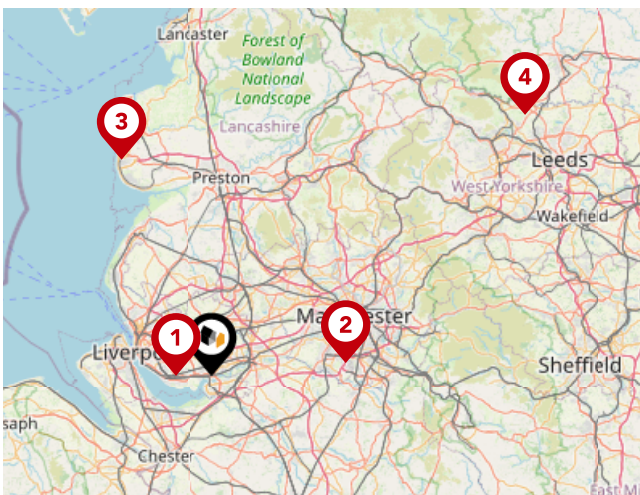
National Rail Stations

Pin	Name	Distance
1	Runcorn Rail Station	0.15 miles
2	Widnes Rail Station	2.9 miles
3	Frodsham Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M56 J12	2.25 miles
2	M62 J7	4.62 miles
3	M62 J6	5.16 miles
4	M56 J11	3.96 miles
5	M56 J14	5.54 miles



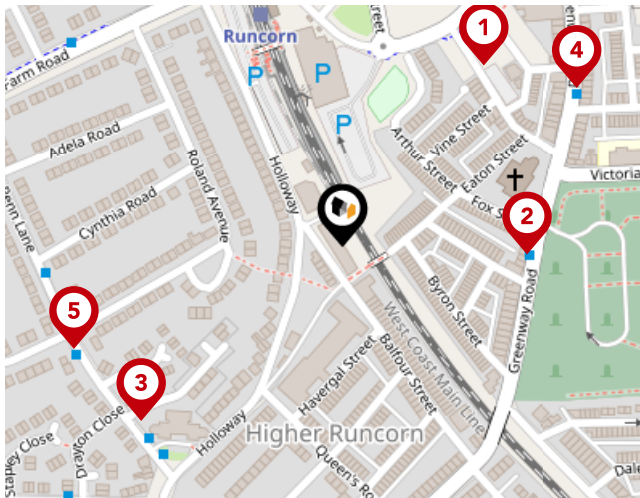
Airports/Helipads

Pin	Name	Distance
1	Speke	4.83 miles
2	Manchester Airport	19.29 miles
3	Highfield	32.98 miles
4	Leeds Bradford Airport	57.56 miles

Area

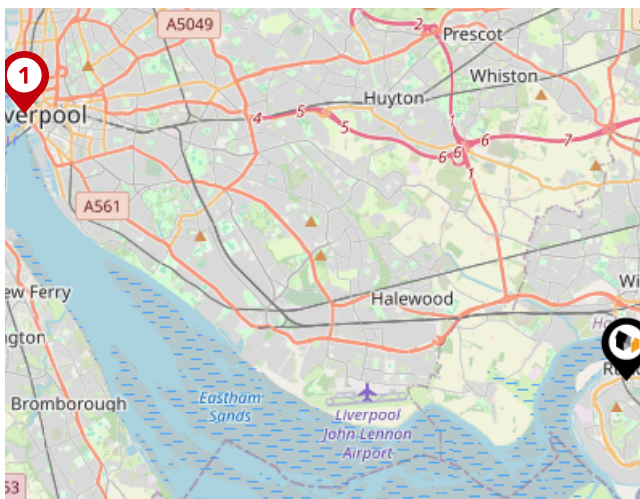
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Shaw Street	0.13 miles
2	Barton	0.1 miles
3	Holloway	0.15 miles
4	York Street	0.16 miles
5	Roland Avenue	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	11.67 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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