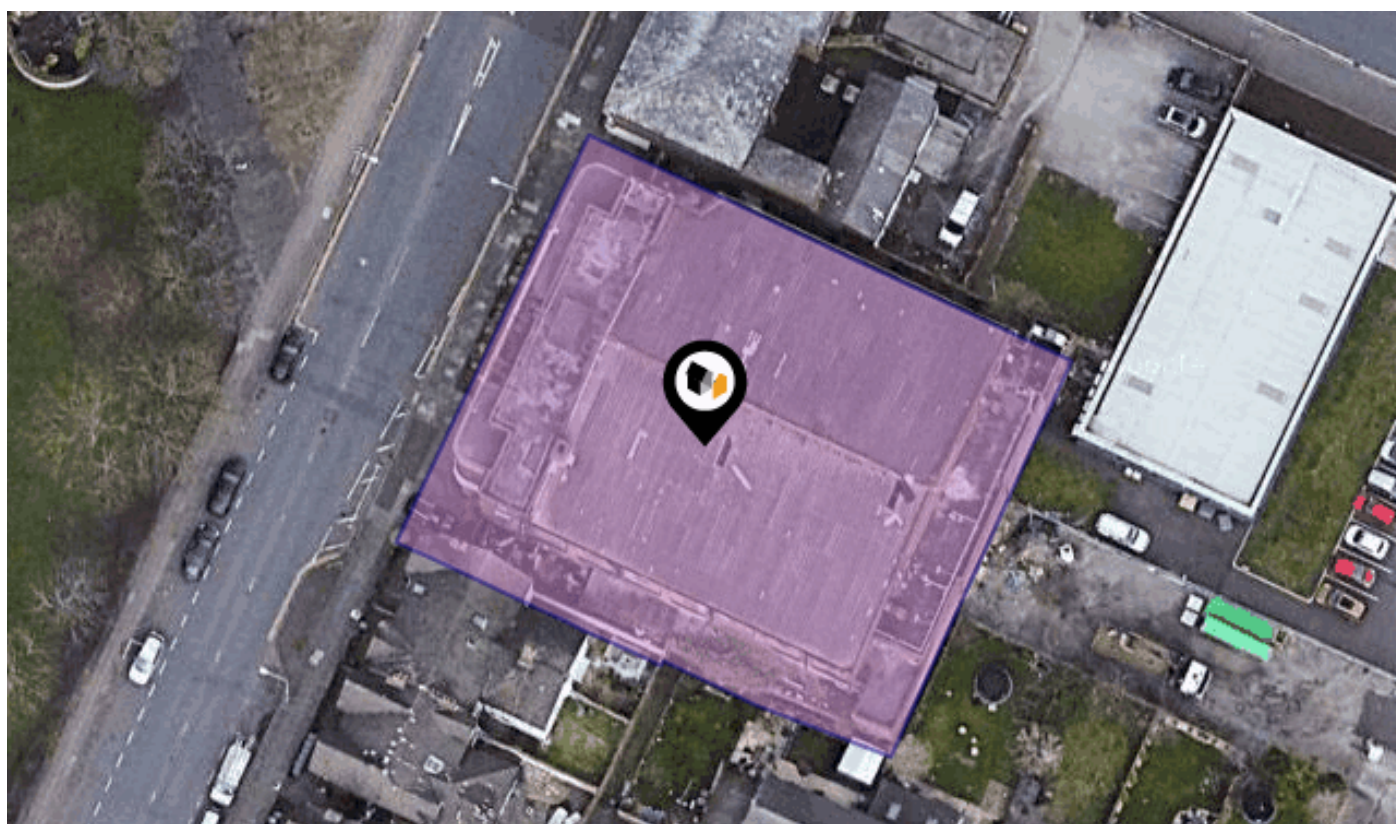




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05<sup>th</sup> June 2025



**1A, PARK ROAD EAST, BIRKENHEAD, CH41 4BB**

## Landwood Group

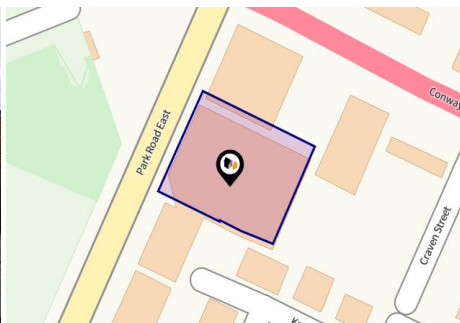
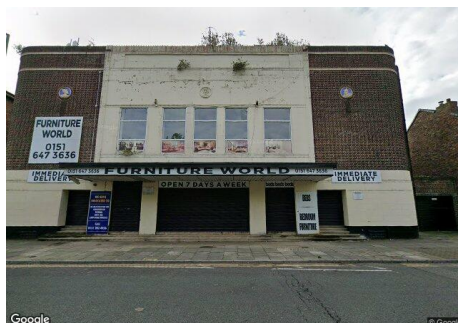
77 Deansgate Manchester M3 2BW

0161 710 2010

Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

**Type:** Shop / Showroom  
**Plot Area:** 0.39 acres  
**Council Tax :** Band Deleted  
**Title Number:** CH72796  
**UPRN:** 42166333

**Last Sold Date:** 28/06/2022  
**Last Sold Price:** £350,000  
**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**13** **48** **1800**  
mb/s mb/s mb/s



**Mobile Coverage:**  
(based on calls indoors)



O<sub>2</sub>



EE



3



O<sub>2</sub>

**Satellite/Fibre TV Availability:**



BT

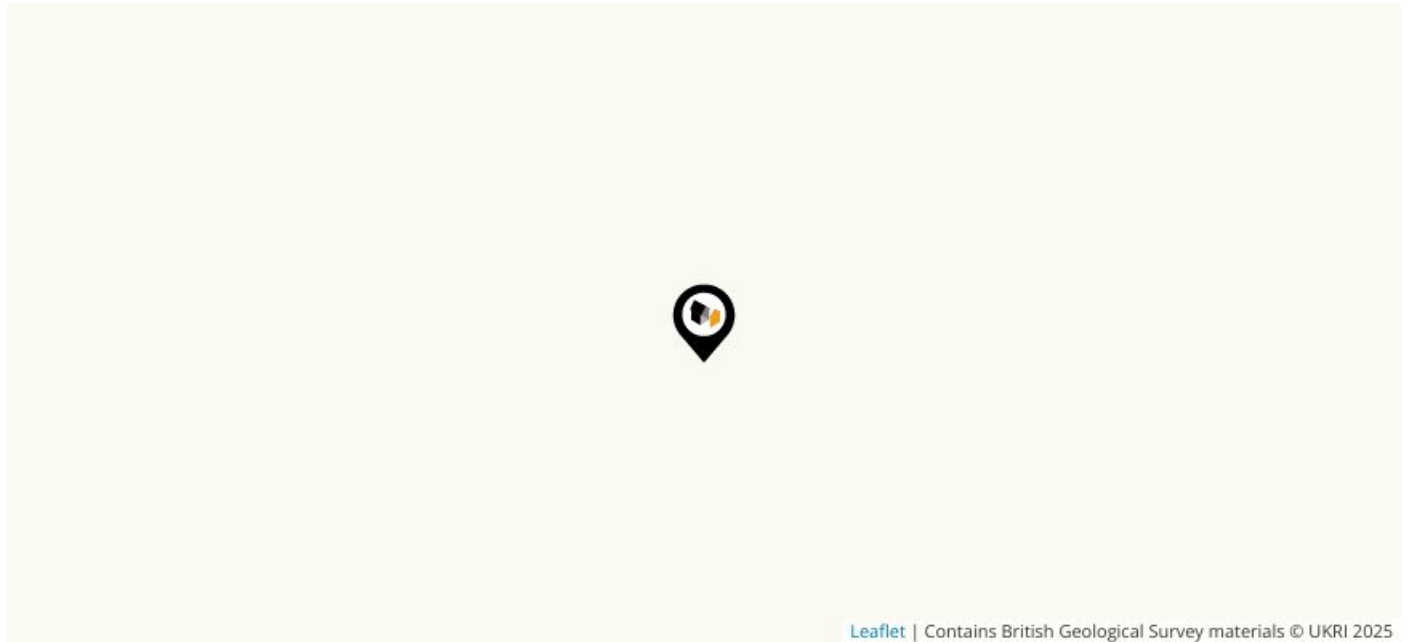


sky



Virgin media

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.

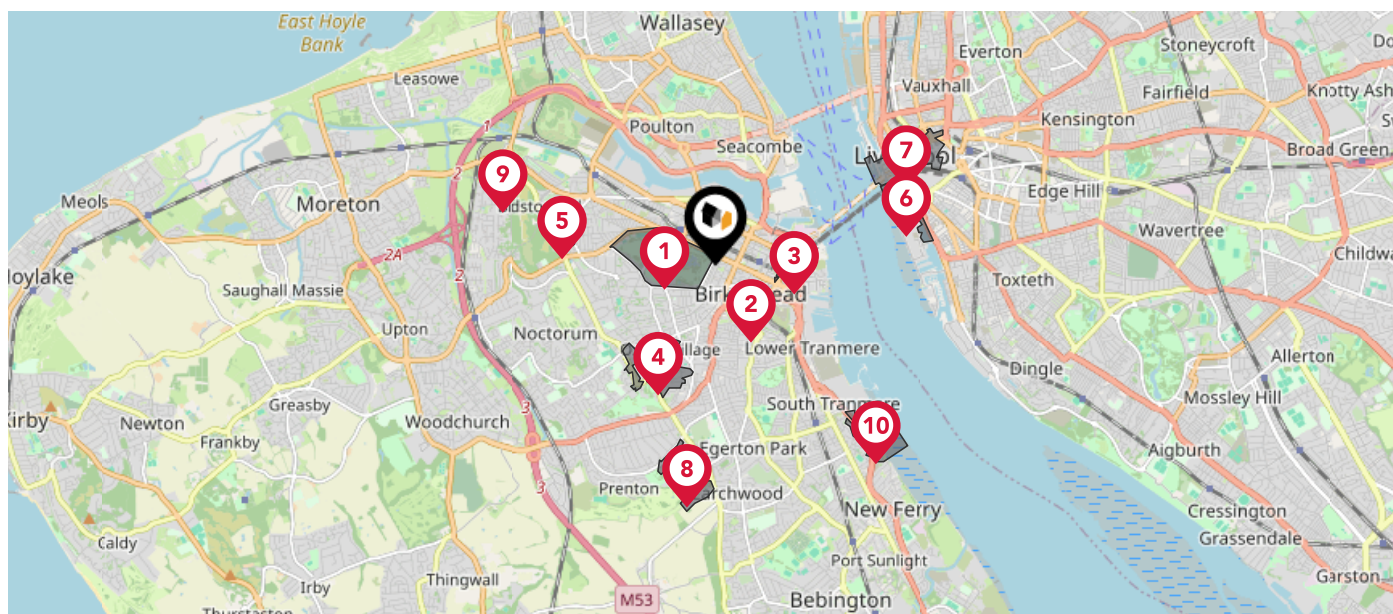
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas

LANDWOOD  
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 Birkenhead Park
- 2 Clifton Park
- 3 Hamilton Square
- 4 Oxton Village
- 5 Flaybrick Hill Cemetery
- 6 Albert Dock
- 7 Castle Street
- 8 Mountwood
- 9 Bidston Village
- 10 Rock Park

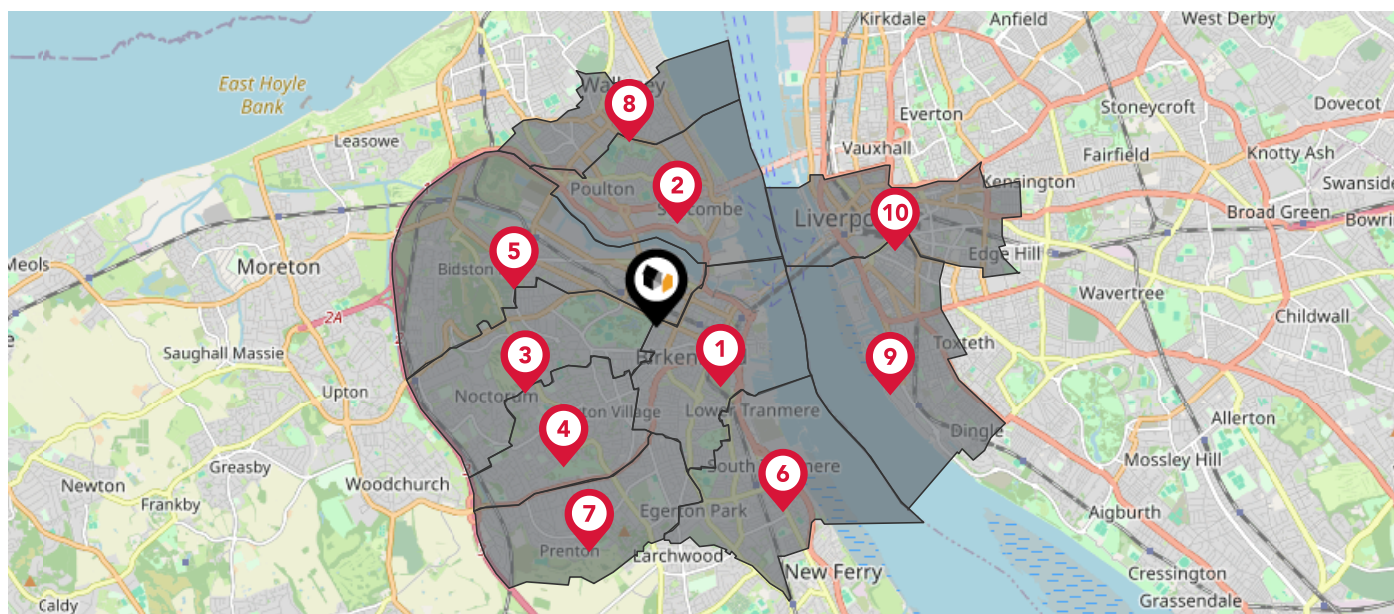


# Maps

## Council Wards

LANDWOOD  
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



Birkenhead and Tranmere Ward



Seacombe Ward



Claughton Ward



Oxton Ward



Bidston and St. James Ward



Rock Ferry Ward



Prenton Ward



Liscard Ward



Riverside Ward



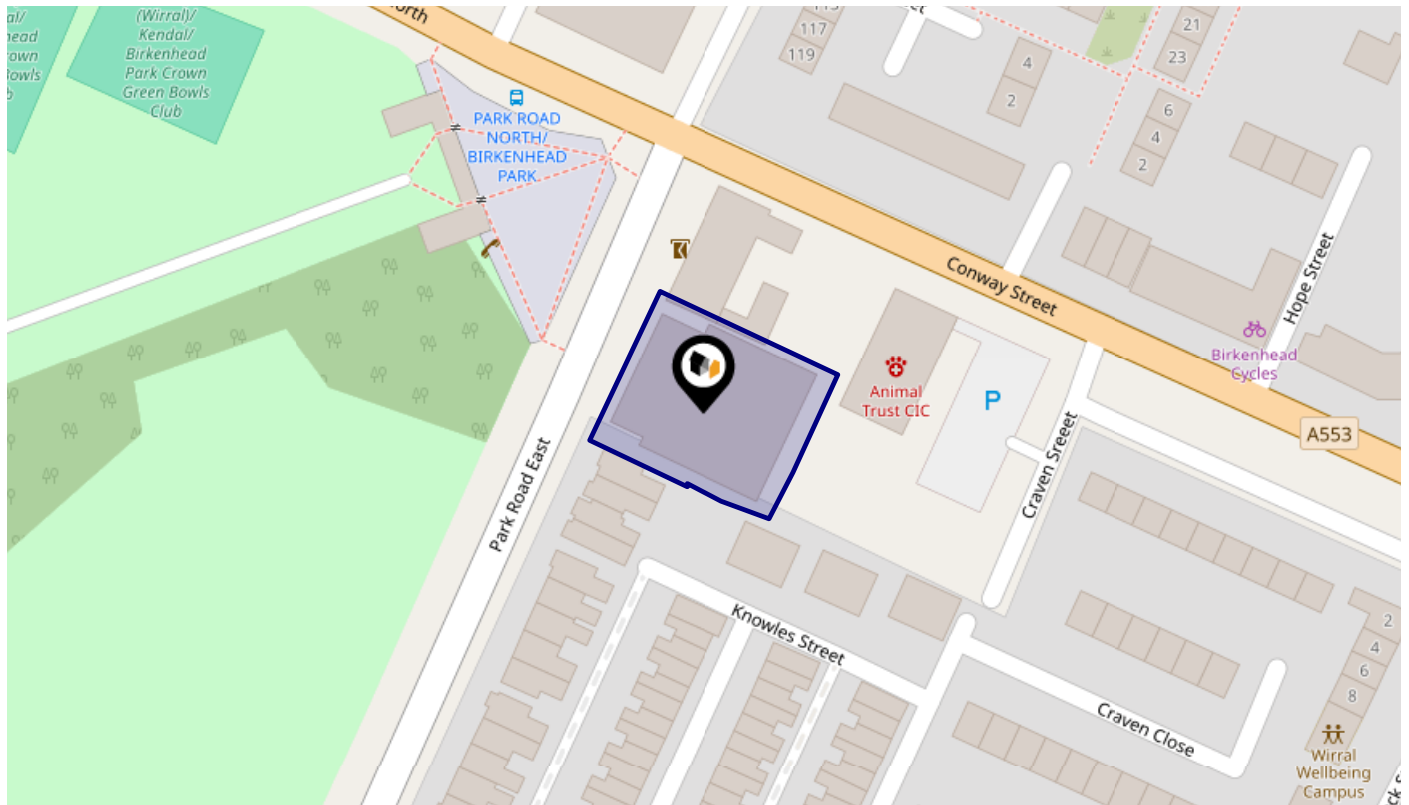
Central Ward

# Maps

## Rail Noise

LANDWOOD  
GROUP

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:

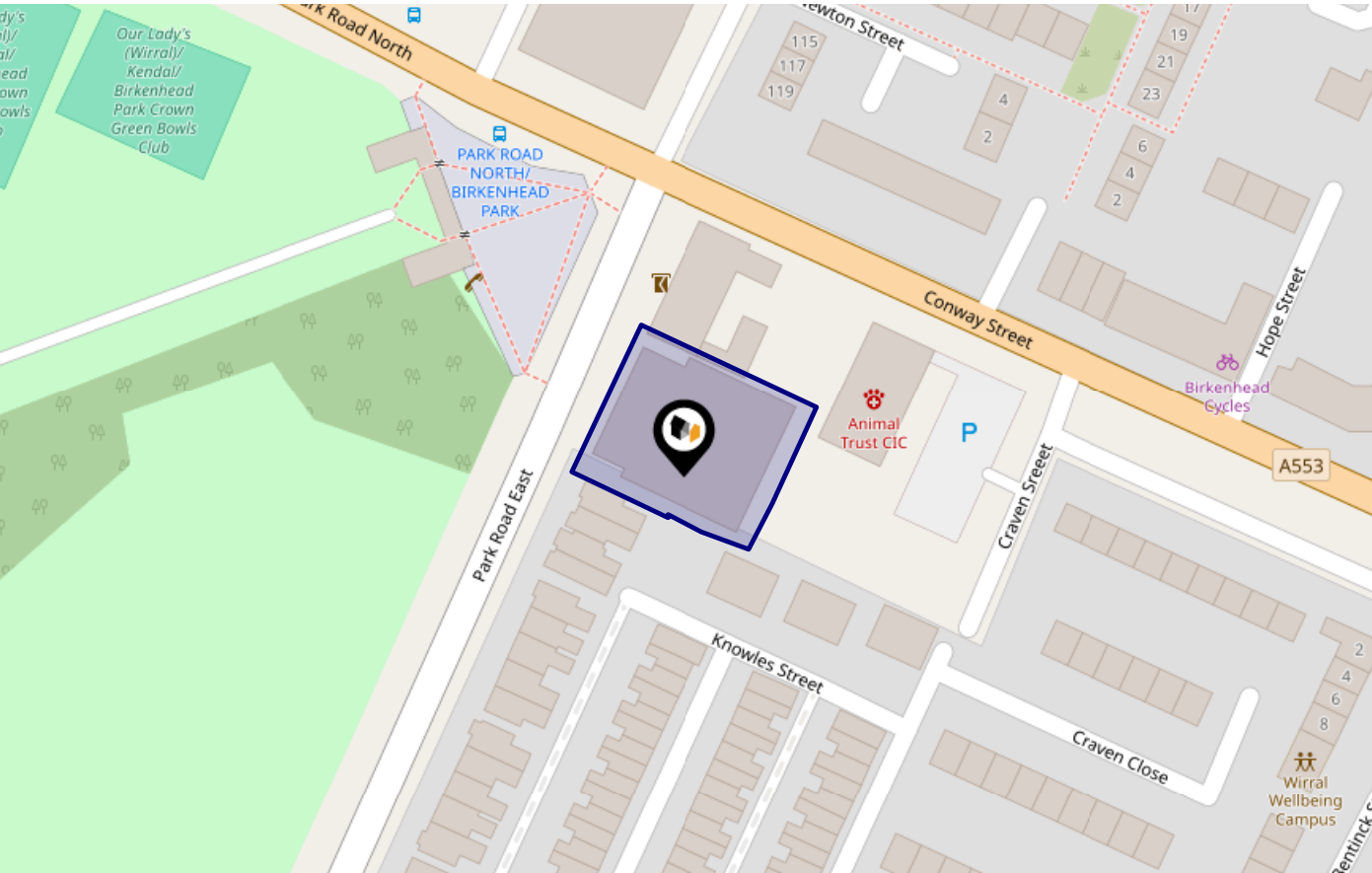
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## 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.

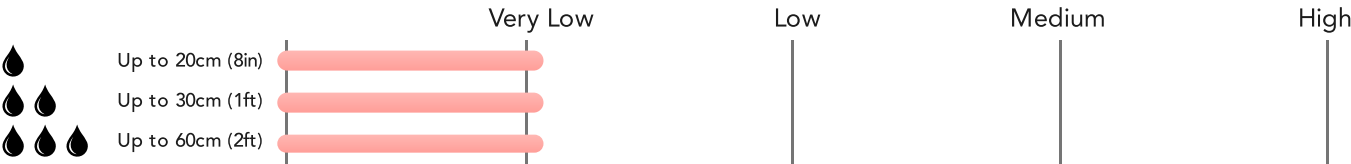


**Risk Rating: Very low**

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:

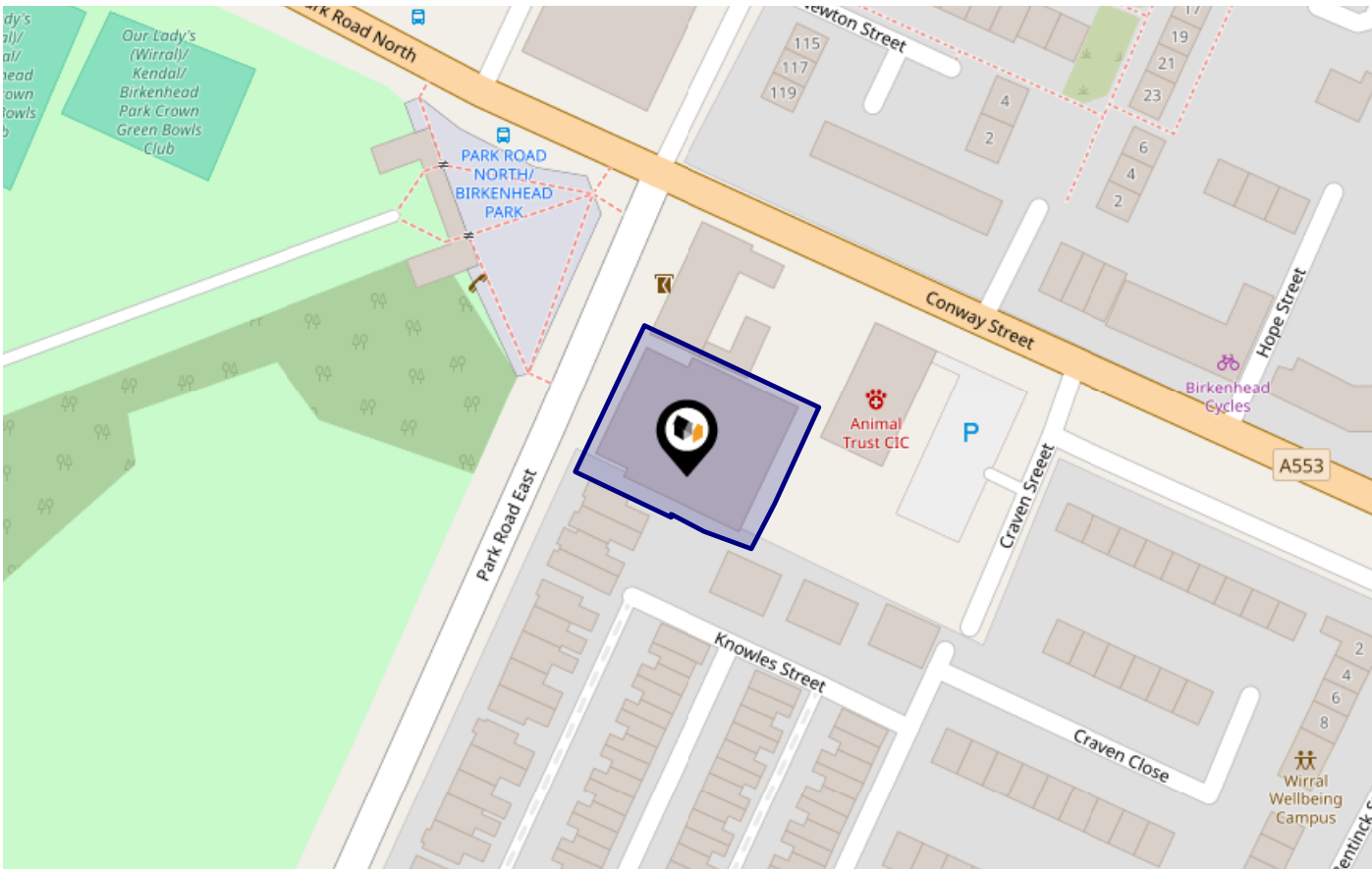


# Flood Risk

## 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.

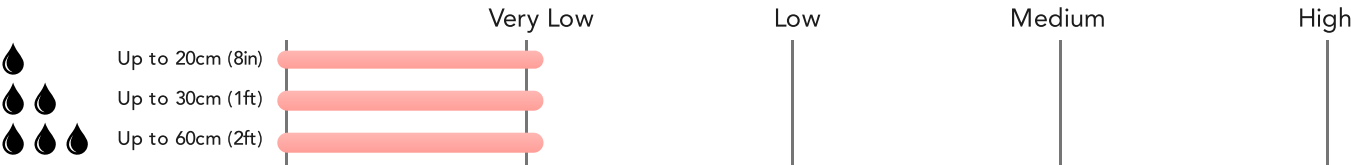


Risk Rating: Very low

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

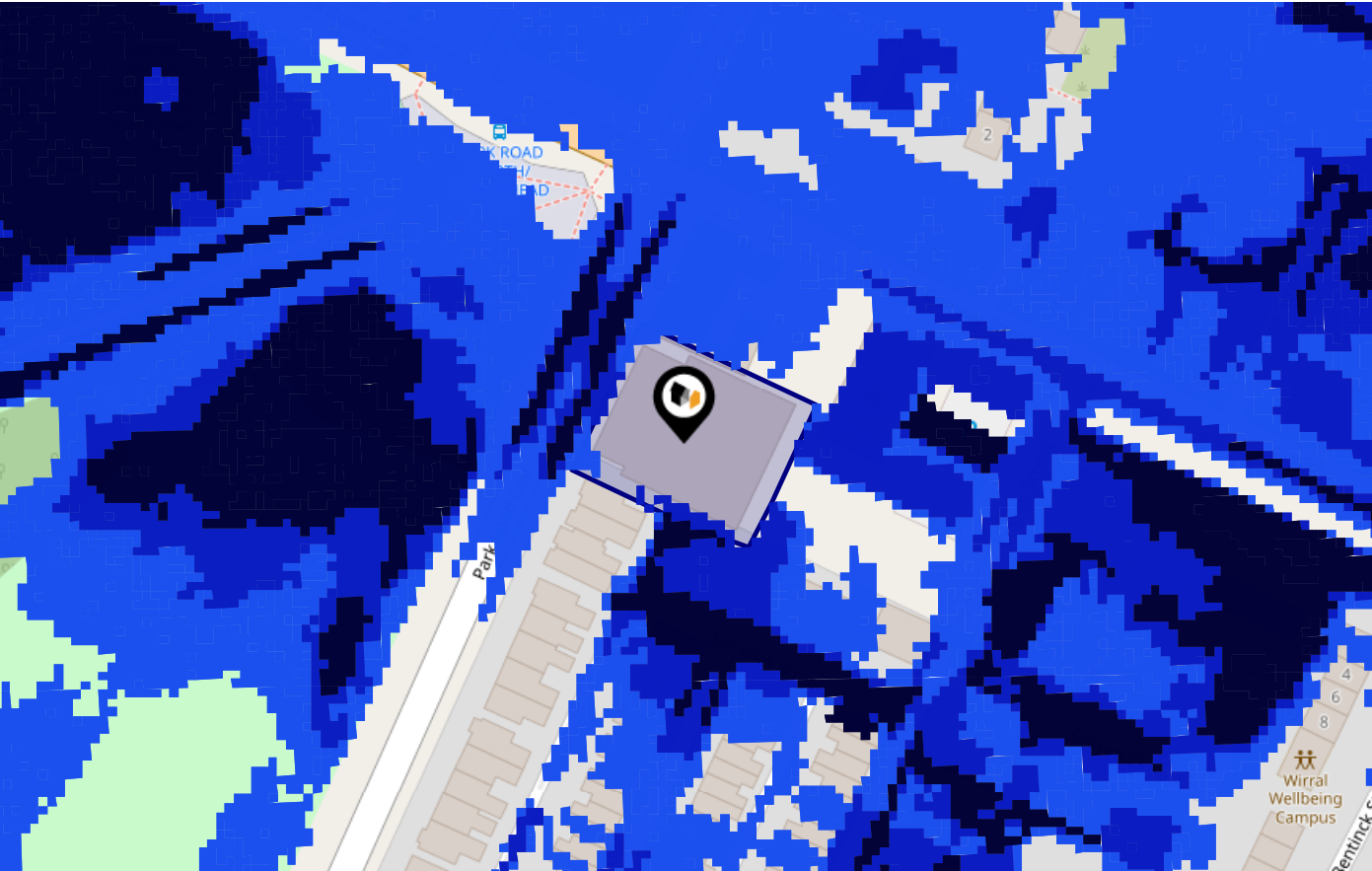


# Flood Risk

## Surface Water - Flood Risk

LANDWOOD  
GROUP

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

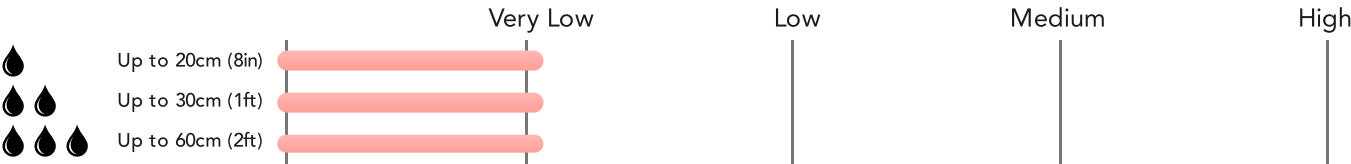


Risk Rating: Very low

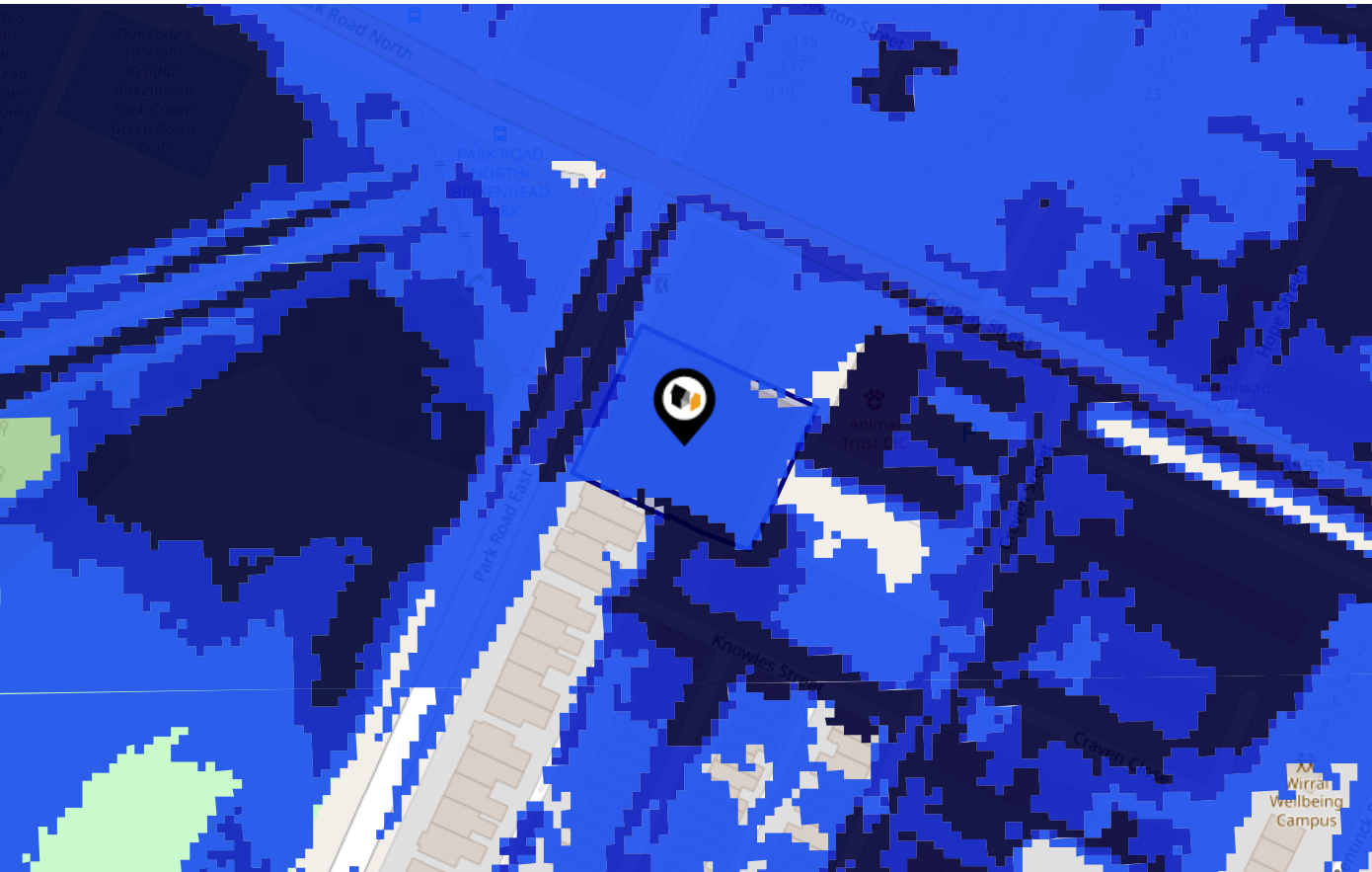
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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: 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:

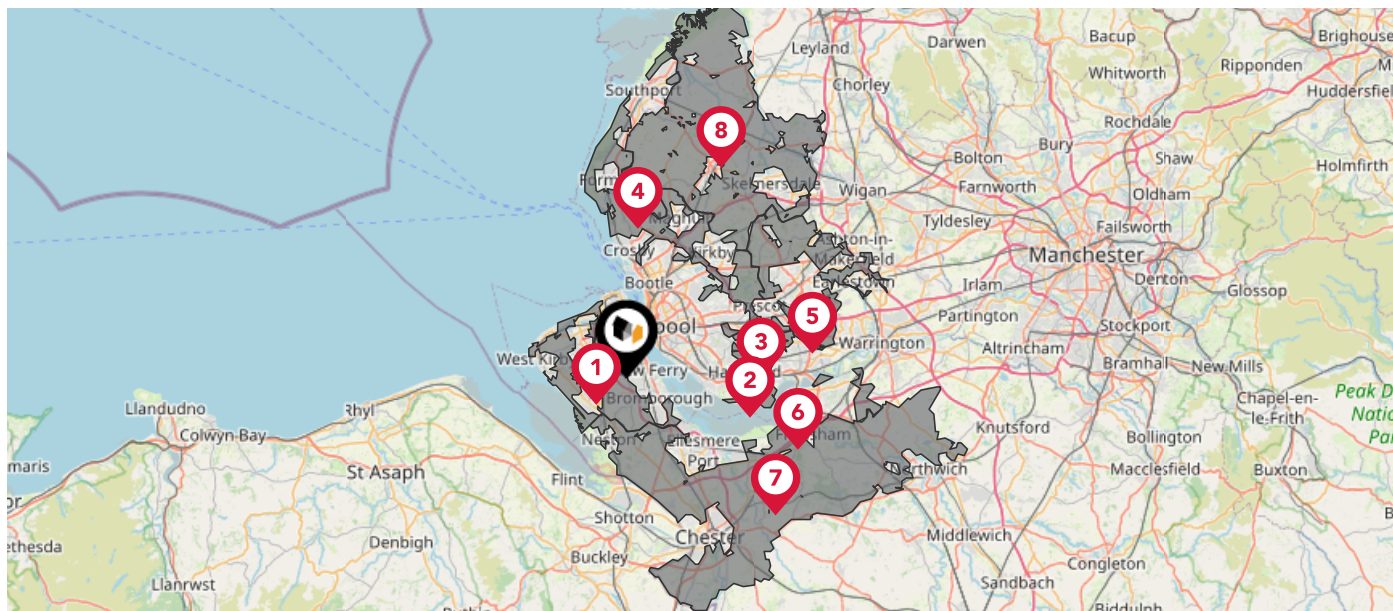


# Maps

## Green Belt

LANDWOOD  
GROUP

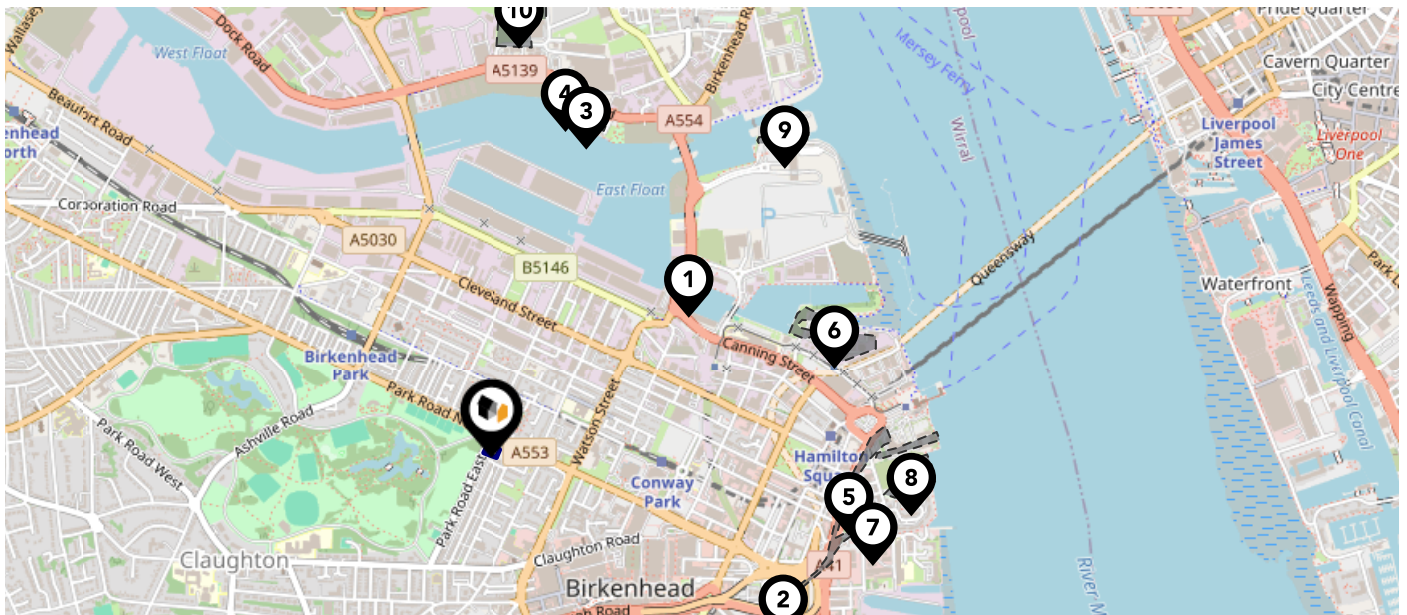
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Liverpool
- 3 Merseyside and Greater Manchester Green Belt - Knowsley
- 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 - Cheshire West and Chester
- 8 Merseyside and Greater Manchester Green Belt - West Lancashire

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	West End of Egerton Dock-Egerton Dock, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
2	Borough Road East-Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
3	Corn / Grain Warehouse Dock / East float GWH Dock / Liverpool Grain Storage-Wallasey, Merseyside	Historic Landfill	<input type="checkbox"/>
4	Liverpool Grain Storage and T. Grain Warehouse-East Float, Dock Road, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
5	Monks Ferry Railway Cutting / S C Jones Rail Tunnels / Woodside Tunnel-Church Street, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
6	Morpeth Lock and Branch Dock-Shore Road, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
7	Monks Ferry Cutting / Monks Ferry branch / Monks Ferry Brow-Merseyside	Historic Landfill	<input type="checkbox"/>
8	Monks Ferry Brow / Rose Brae Docks-Church Street, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
9	Alfred Dock River Entrance-Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
10	Oakdale Road-Oakdale Road, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>

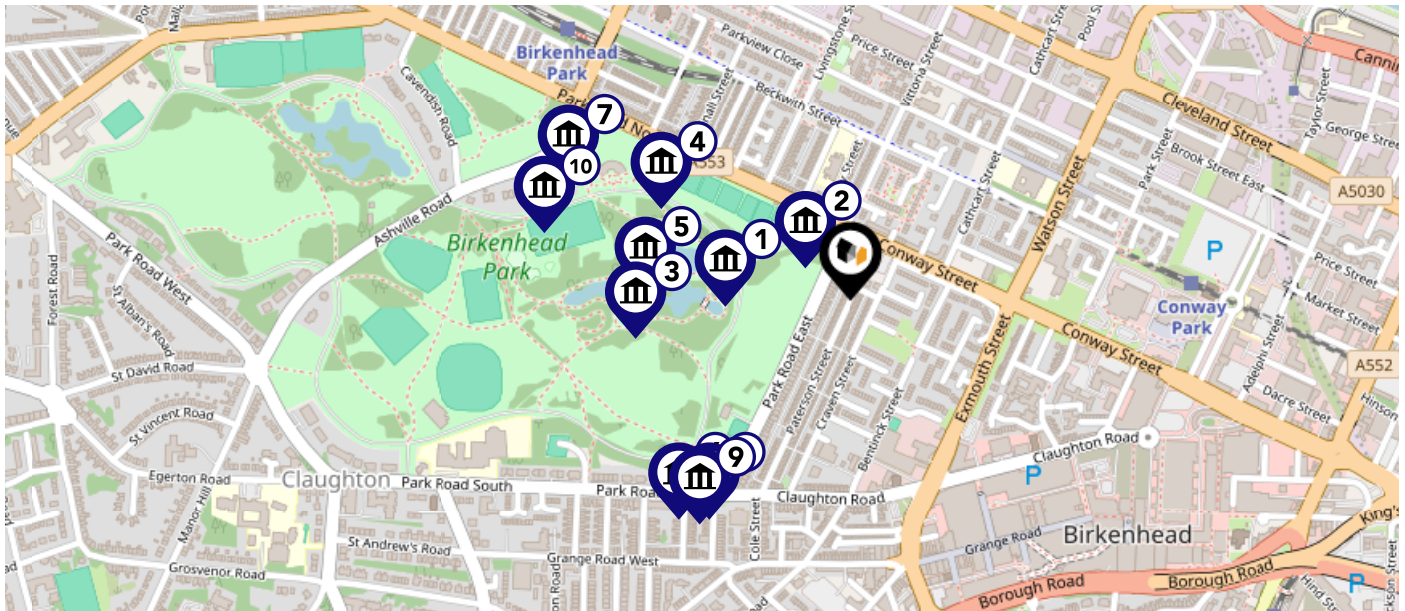












# Maps

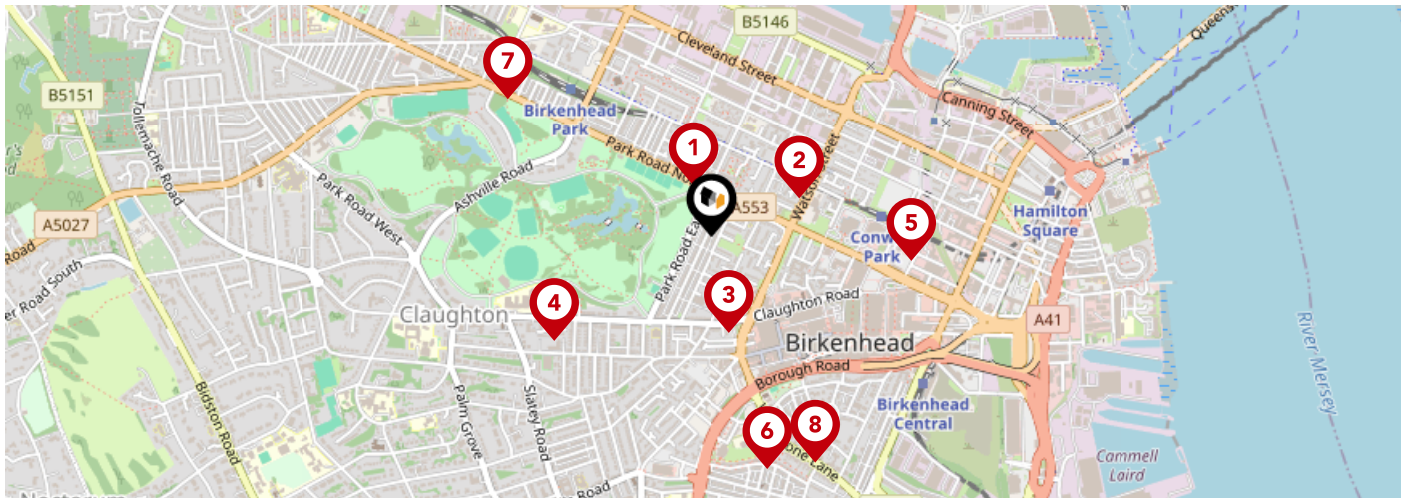
## Listed Buildings

LANDWOOD  
GROUP

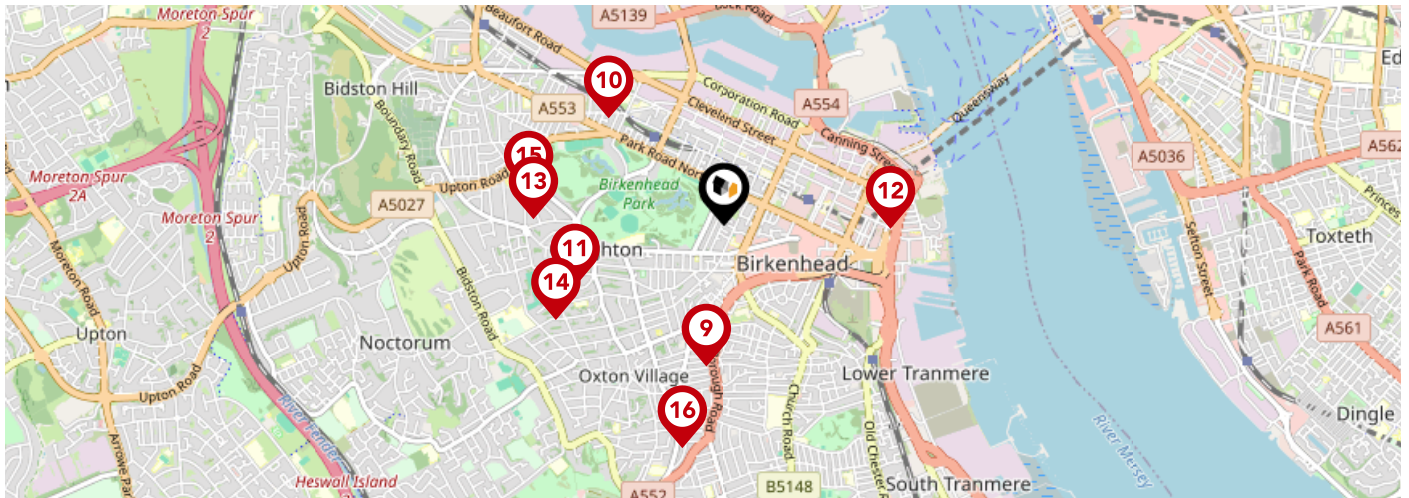
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1210161 - Memorial Drinking Fountain Opposite Main Entrance To Birkenhead Park	Grade II	0.1 miles
 1291891 - Grand Entrance Gateway With North And South Lodges	Grade II	0.1 miles
 1201594 - Swiss Bridge	Grade II	0.2 miles
 1201564 - Royden House Including Gatepiers And Railings	Grade II	0.2 miles
 1292291 - Pavilion And Boat House On Bank Of East Lake	Grade II	0.2 miles
 1291865 - 2, Park Road South	Grade II	0.3 miles
 1292325 - Former Vicarage With Gatepiers And Attached Railings	Grade II	0.3 miles
 1201751 - Gate Piers To Birkenhead Park	Grade II	0.3 miles
 1201752 - Gothic Lodge, Gate Piers And Railings	Grade II	0.3 miles
 1210048 - 11 13, Ashville Road	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Priory Parish CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 181   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cathcart Street Primary School</b> Ofsted Rating: Requires improvement   Pupils: 218   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Progress Schools - Wirral</b> Ofsted Rating: Good   Pupils: 27   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Birkenhead Park School</b> Ofsted Rating: Requires improvement   Pupils: 746   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Wirral Metropolitan College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Werburgh's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 257   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kilgarth School</b> Ofsted Rating: Outstanding   Pupils: 59   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Woodlands Primary School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



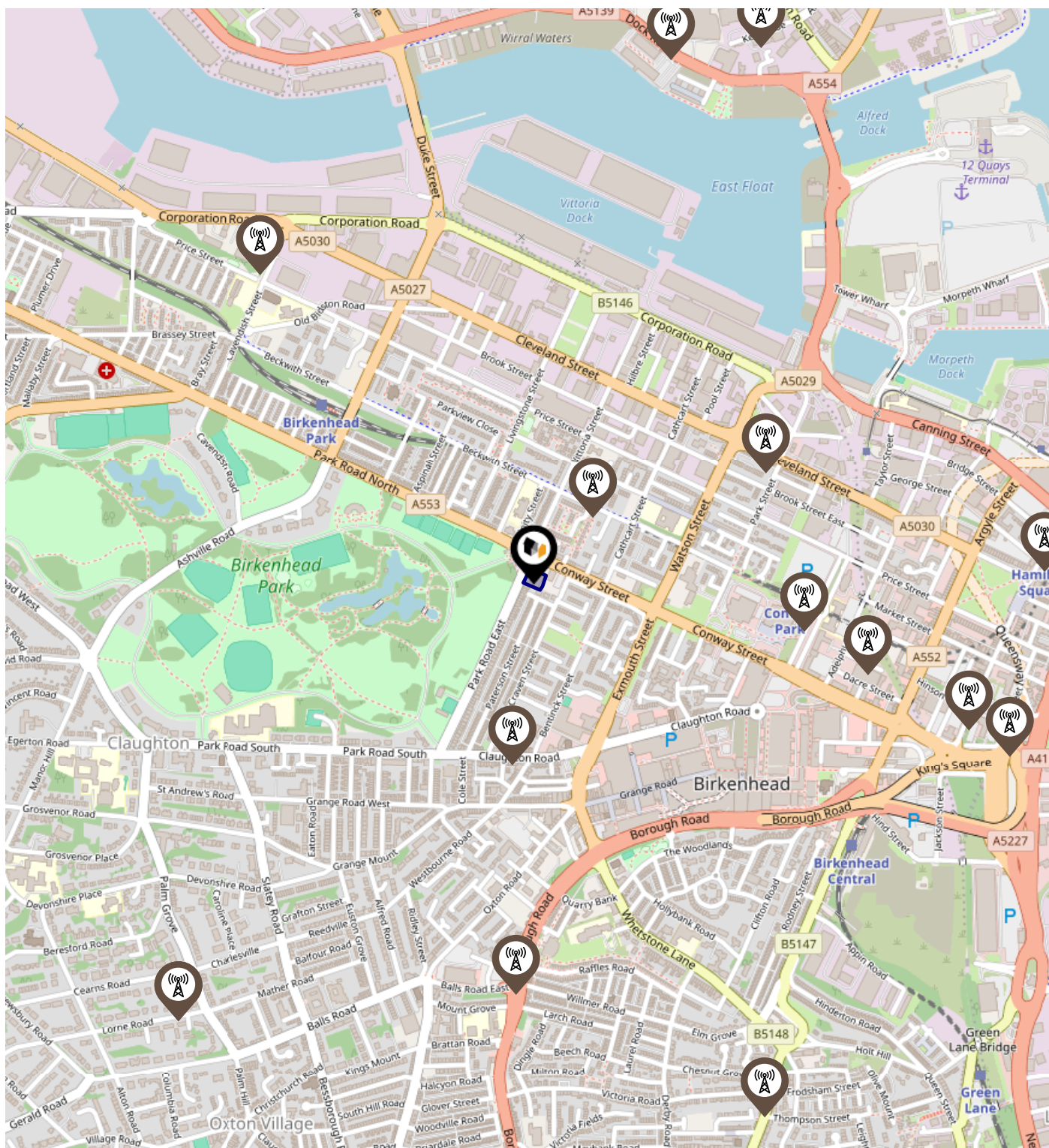
		Nursery	Primary	Secondary	College	Private
	<b>Birkenhead Christ Church CofE Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady and St Edward's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 483   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anselm's College</b> Ofsted Rating: Good   Pupils: 987   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Progress Schools - Hamilton Square</b> Ofsted Rating: Inadequate   Pupils: 34   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Birkenhead Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Birkenhead High School Academy</b> Ofsted Rating: Good   Pupils: 1202   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wirral Hospitals' School</b> Ofsted Rating: Outstanding   Pupils: 4   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodchurch Road Academy</b> Ofsted Rating: Requires improvement   Pupils: 247   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

LANDWOOD  
GROUP



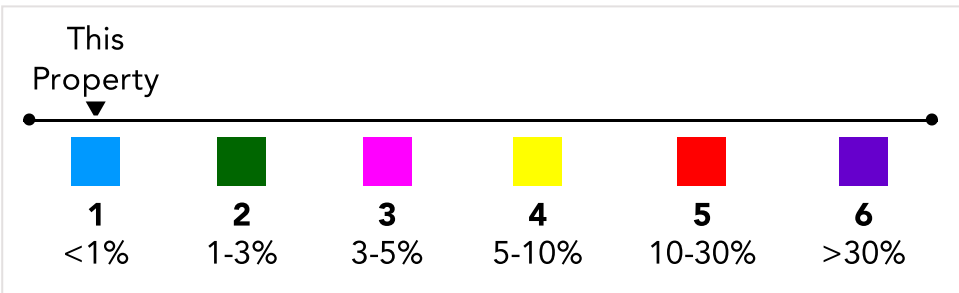
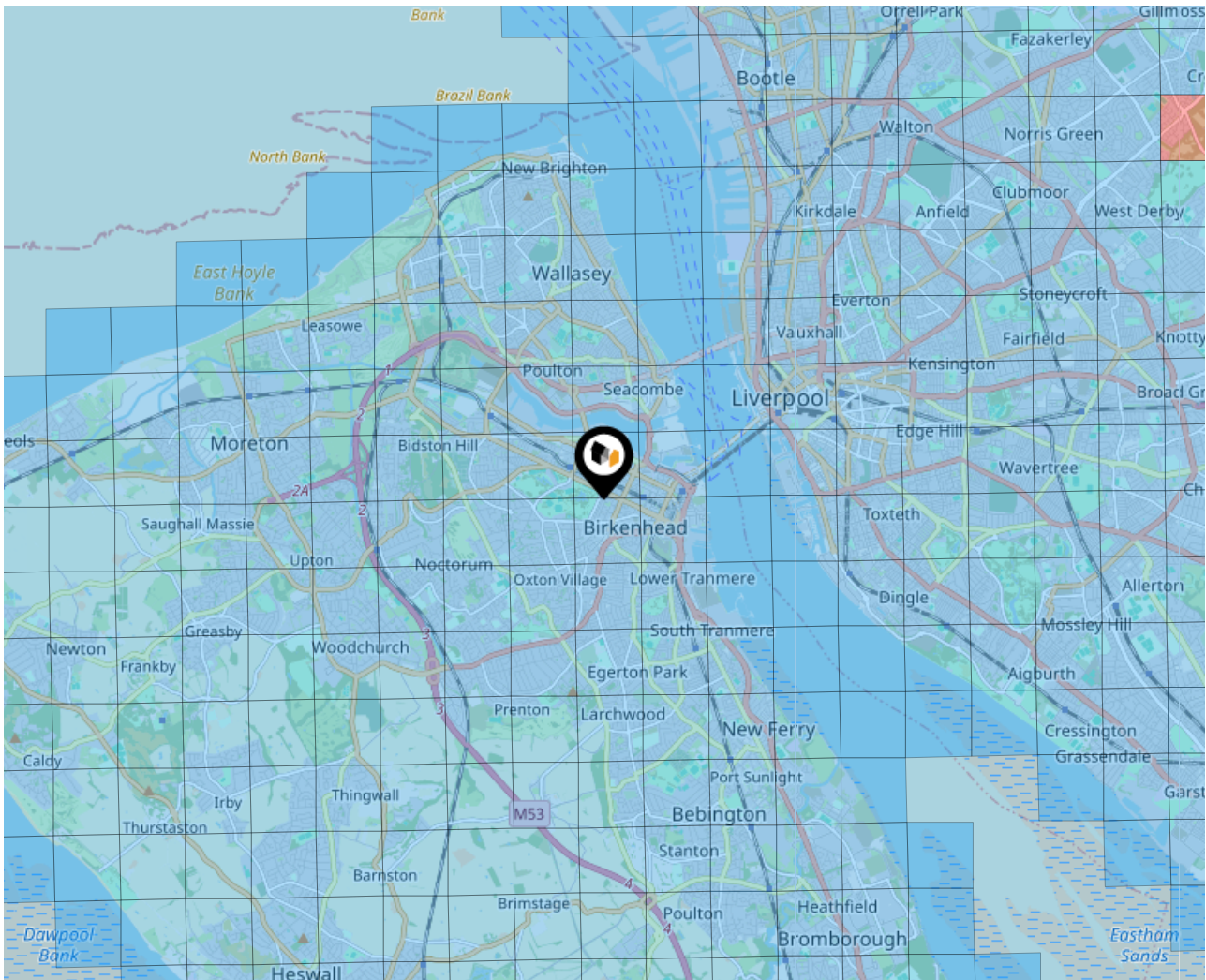
### Key:

-  Power Pylons
-  Communication Masts



### What is Radon?

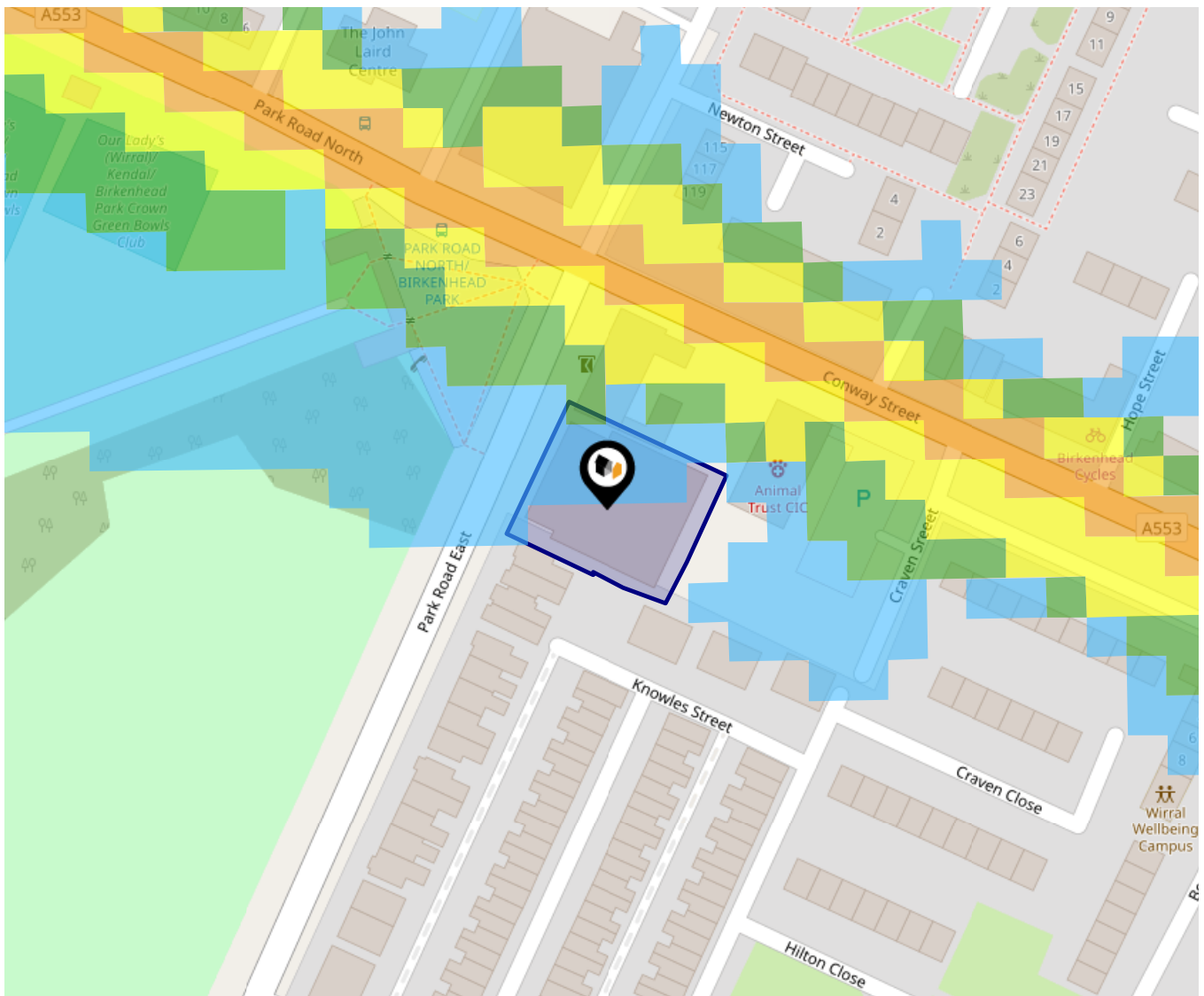
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area

## Road Noise

LANDWOOD  
GROUP



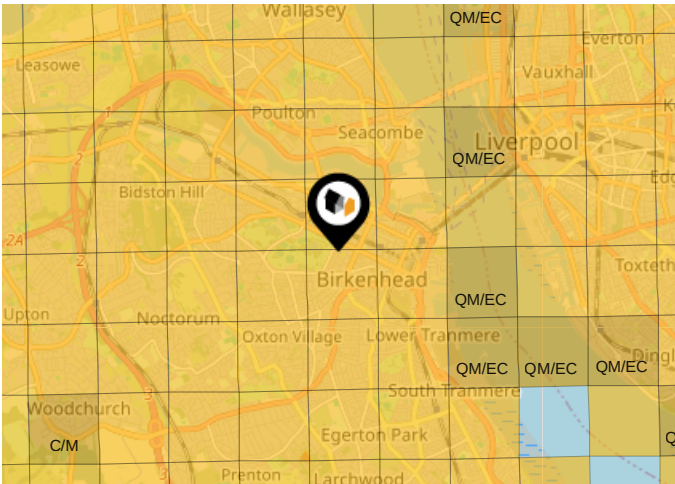
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

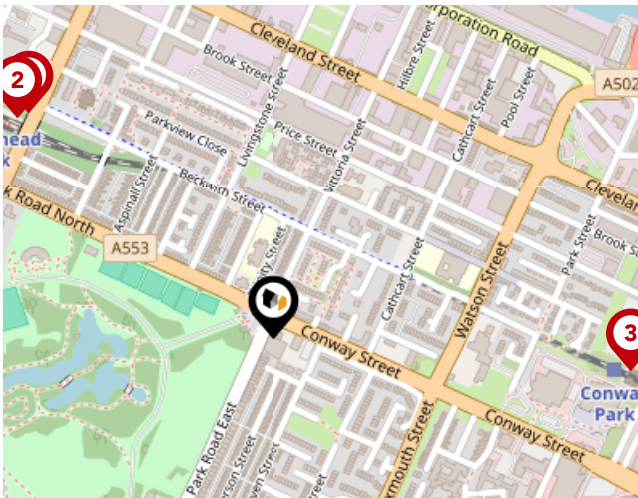
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



# Area

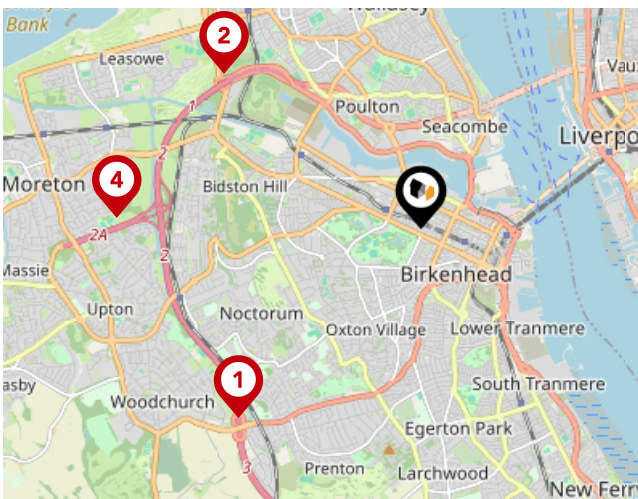
## Transport (National)

LANDWOOD  
GROUP



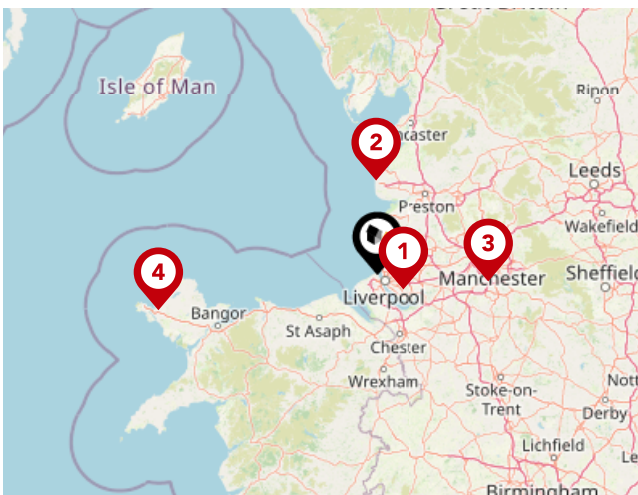
### National Rail Stations

Pin	Name	Distance
1	Birkenhead Park Rail Station	0.37 miles
2	Birkenhead Park Rail Station	0.37 miles
3	Conway Park Rail Station	0.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J3	2.32 miles
2	M53 J1	2.22 miles
3	M53 J4	3.88 miles
4	M53 J2	2.7 miles
5	M53 J5	6.85 miles



### Airports/Helipads

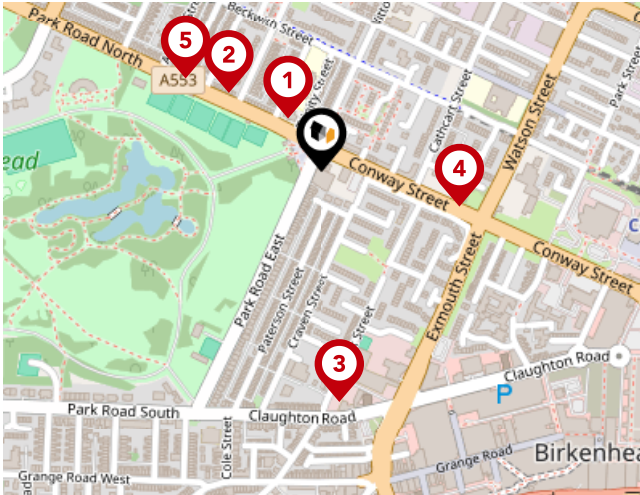
Pin	Name	Distance
1	Speke	8.28 miles
2	Highfield	26.57 miles
3	Manchester Airport	31.11 miles
4	Penrhyn	62.78 miles



# Area

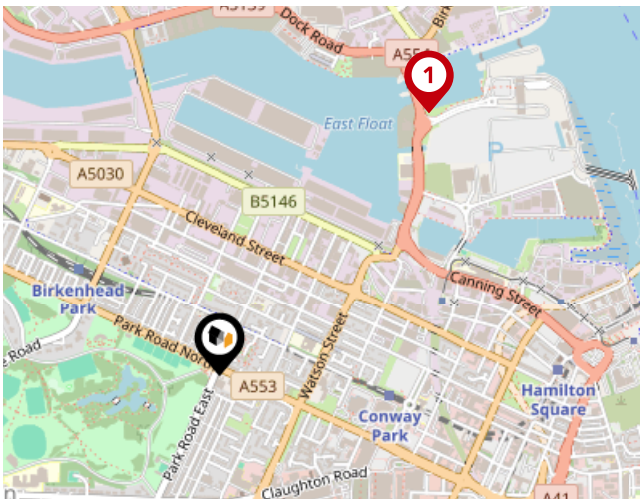
## Transport (Local)

LANDWOOD  
GROUP



### Bus Stops/Stations

Pin	Name	Distance
1	Trinity Street	0.07 miles
2	Livingstone Street	0.13 miles
3	Bentinck Street	0.25 miles
4	Exmouth Street	0.16 miles
5	Newling Street	0.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Birkenhead Ferry Terminal	0.74 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

[Leah.gibson@landwoodgroup.com](mailto:Leah.gibson@landwoodgroup.com)

<https://landwoodgroup.com/>

