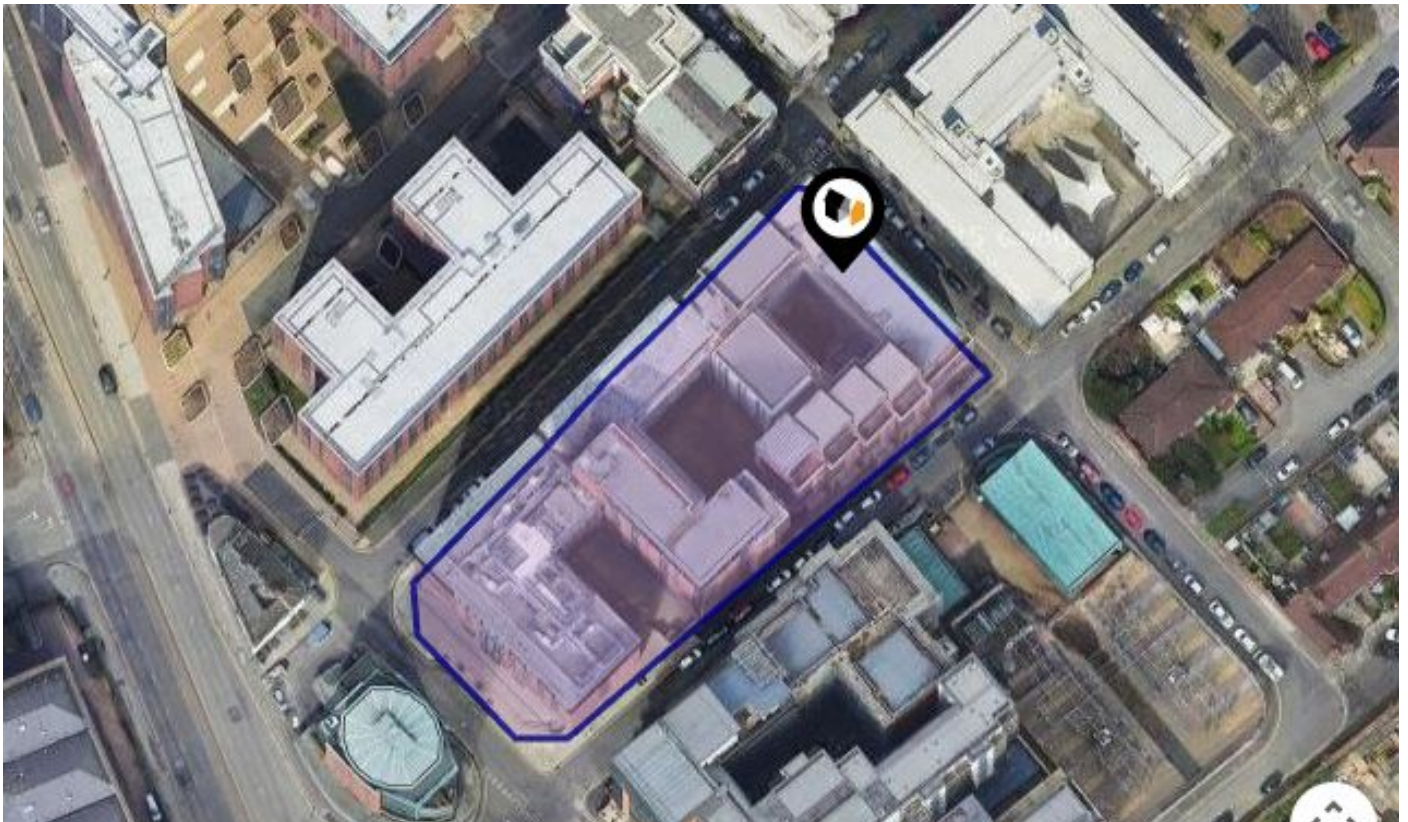




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 05th June 2025



44, SHAWS ALLEY, LIVERPOOL, L1 8DE

Landwood Group

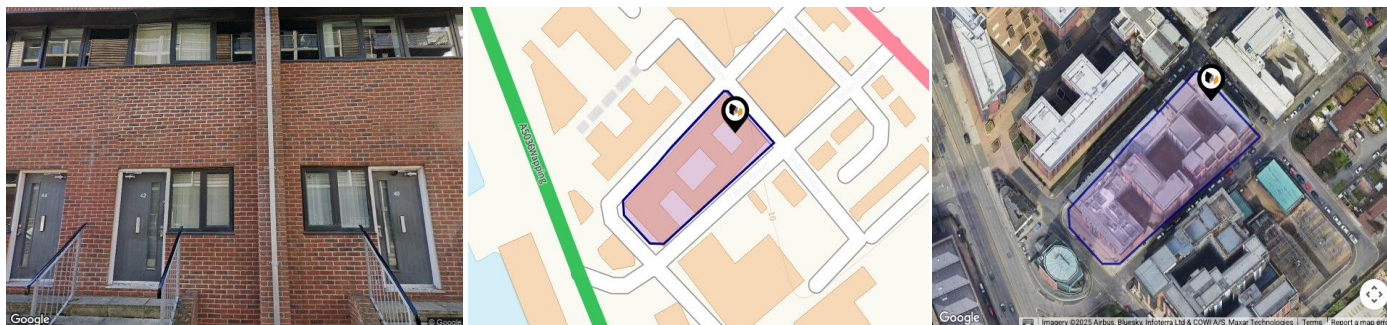
77 Deansgate Manchester M3 2BW

0161 710 2010

Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	06/03/2013
Bedrooms:	2	Last Sold Price:	£148,950
Floor Area:	592 ft ² / 55 m ²	Last Sold £/ft ² :	£251
Plot Area:	0.93 acres	Tenure:	Leasehold
Year Built :	2013	Start Date:	03/12/2007
Council Tax :	Band C	End Date:	04/12/2157
Annual Estimate:	£2,264	Lease Term:	150 years from 4 December 2007
Title Number:	MS552051	Term Remaining:	132 years
UPRN:	38285637		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 **1800**
mb/s mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

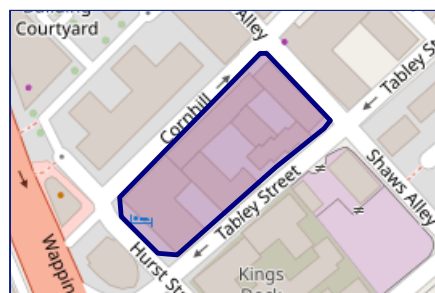
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Freehold Title Plan



MS554765

Leasehold Title Plan

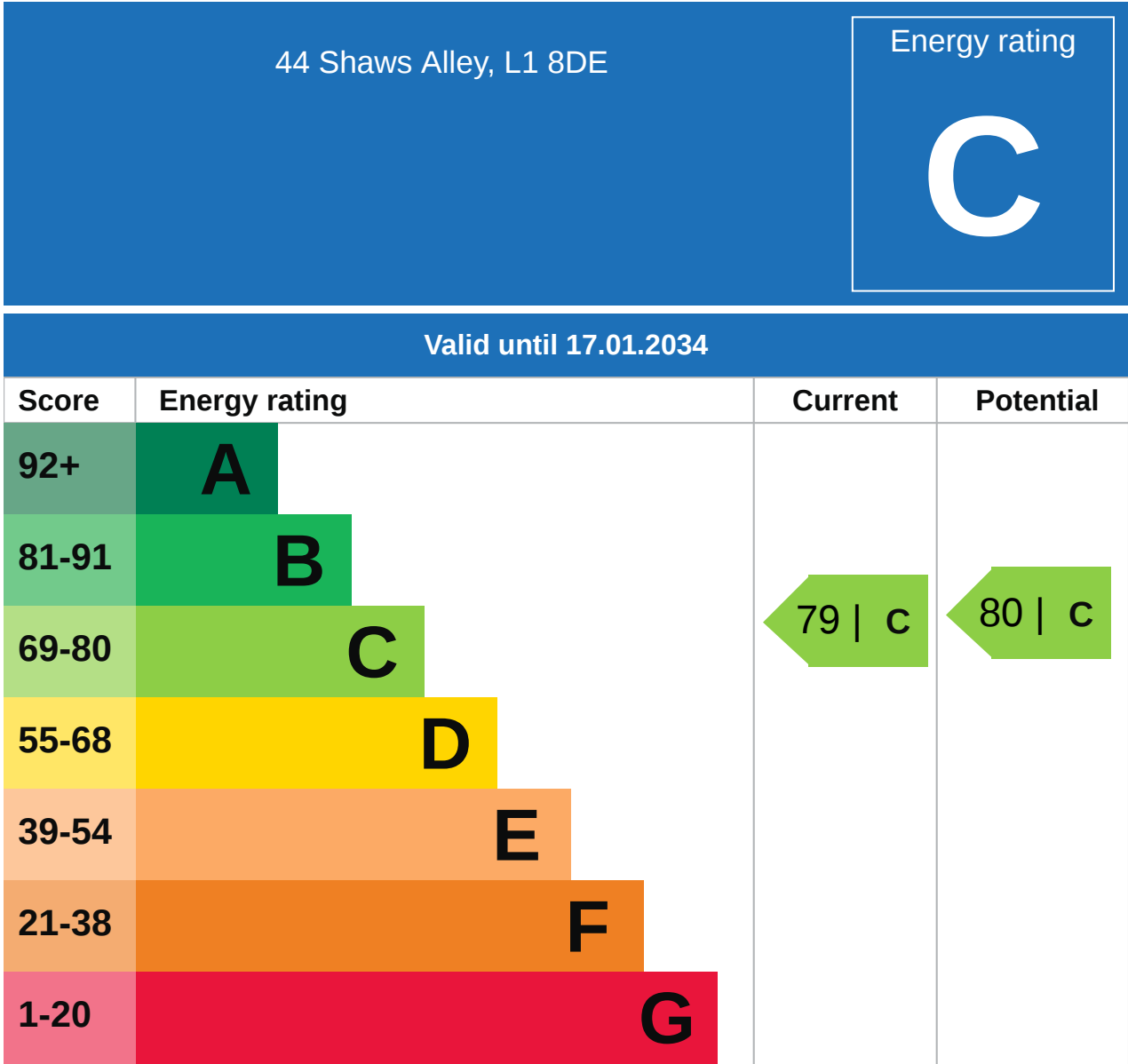


MS552051

Start Date: 03/12/2007
End Date: 04/12/2157
Lease Term: 150 years from 4 December 2007
Term Remaining: 132 years

Property
EPC - Certificate

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Property

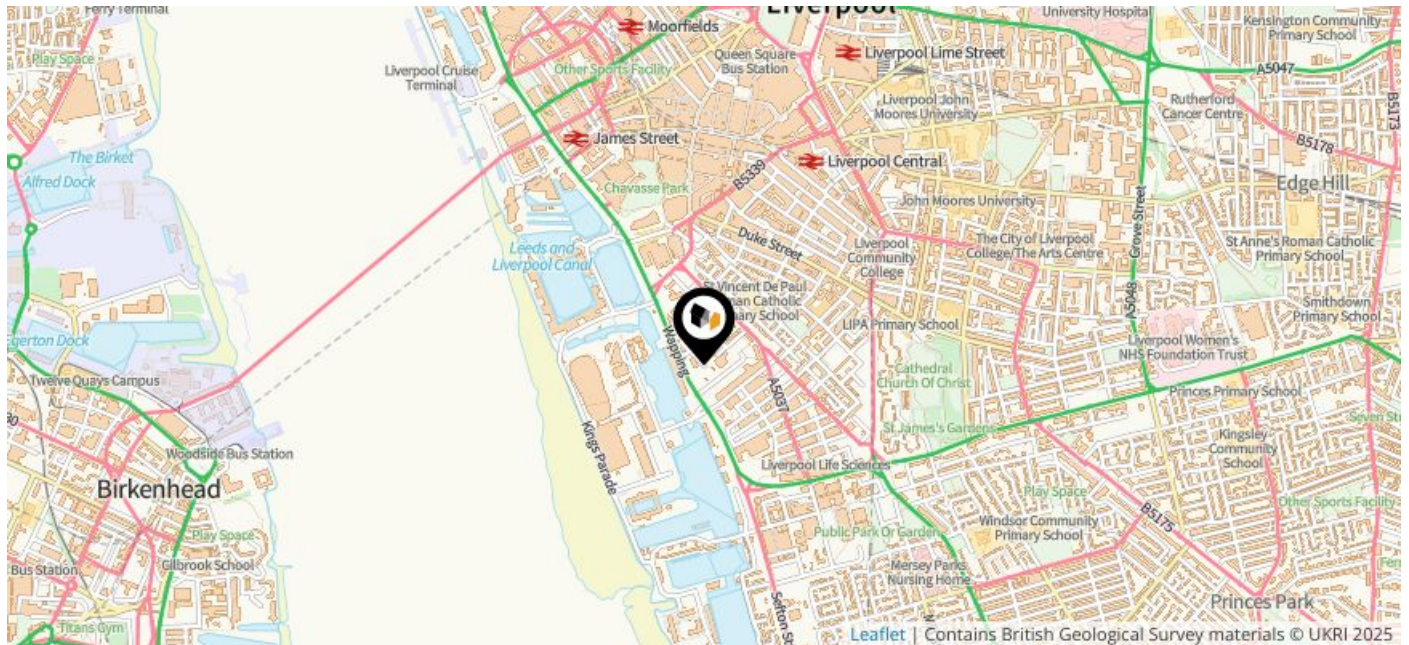
EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
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:	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:	No low energy lighting
Floors:	Solid, insulated (assumed)
Total Floor Area:	55 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.

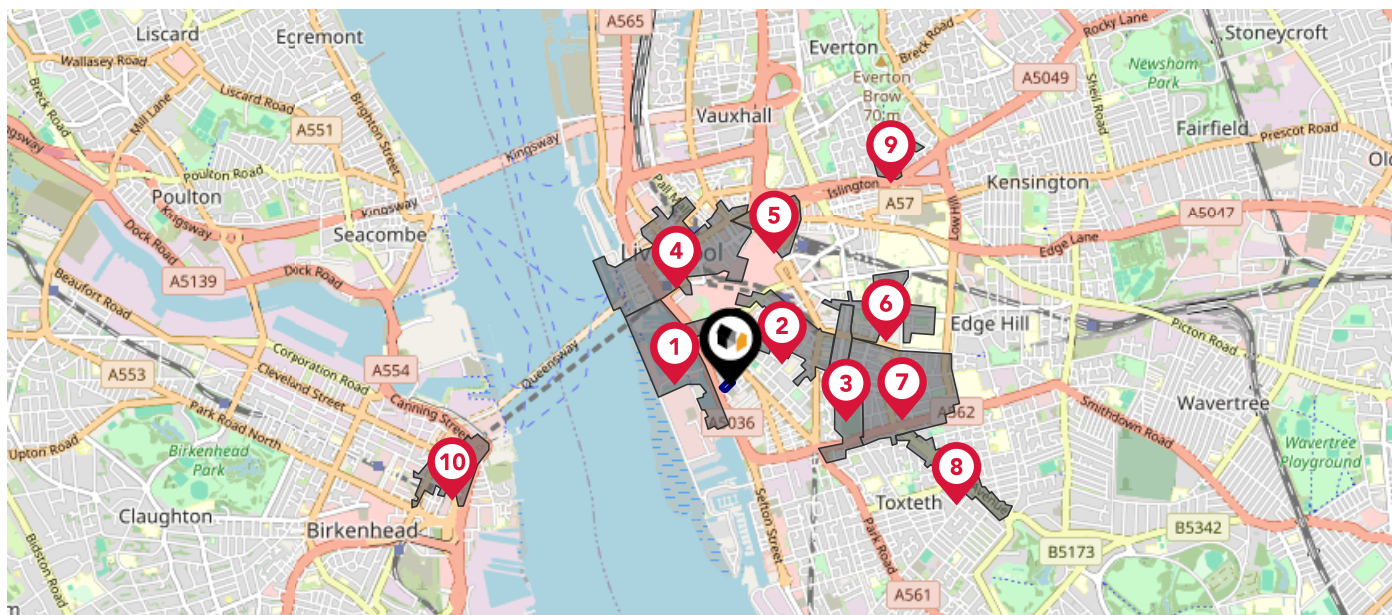
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Albert Dock



Duke Street



Rodney Street



Castle Street



William Brown Street



Mount Pleasant (Liverpool)



Canning Street



Princes Road



Shaw Street



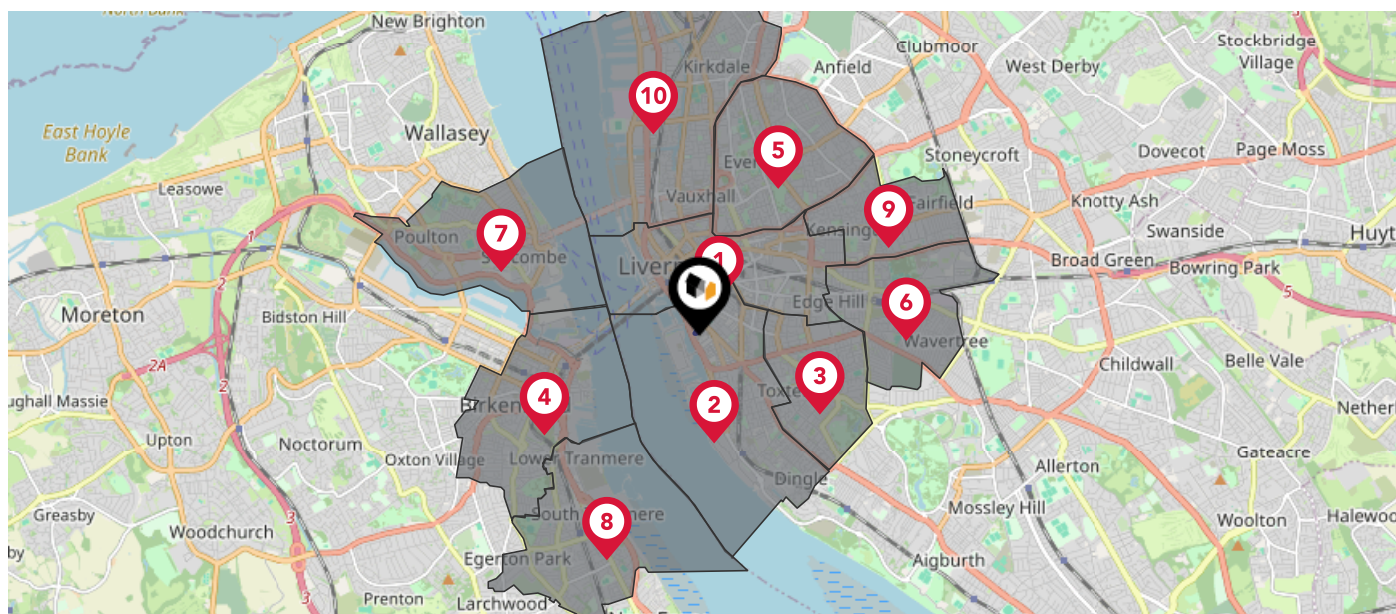
Hamilton Square

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



Rock Ferry Ward

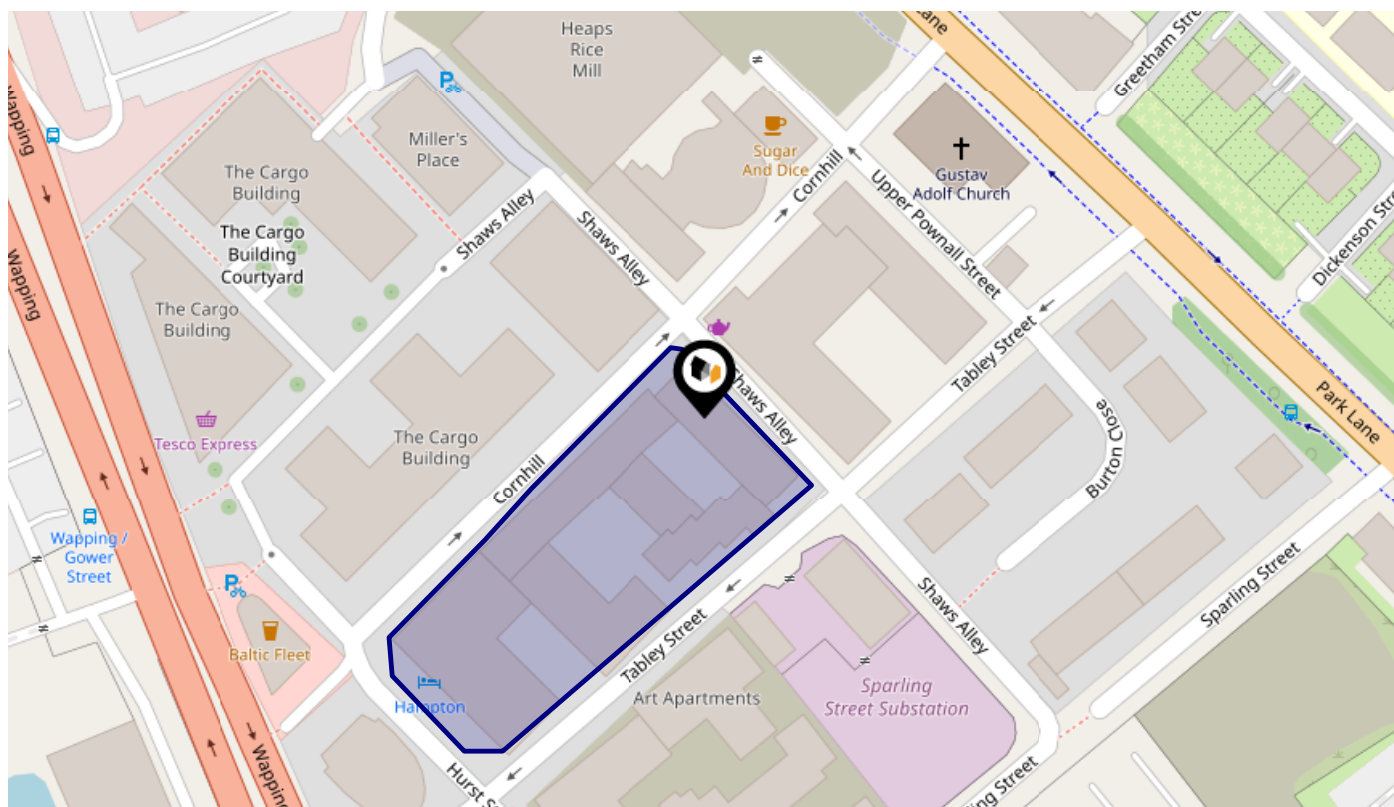


Kensington and Fairfield Ward



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:

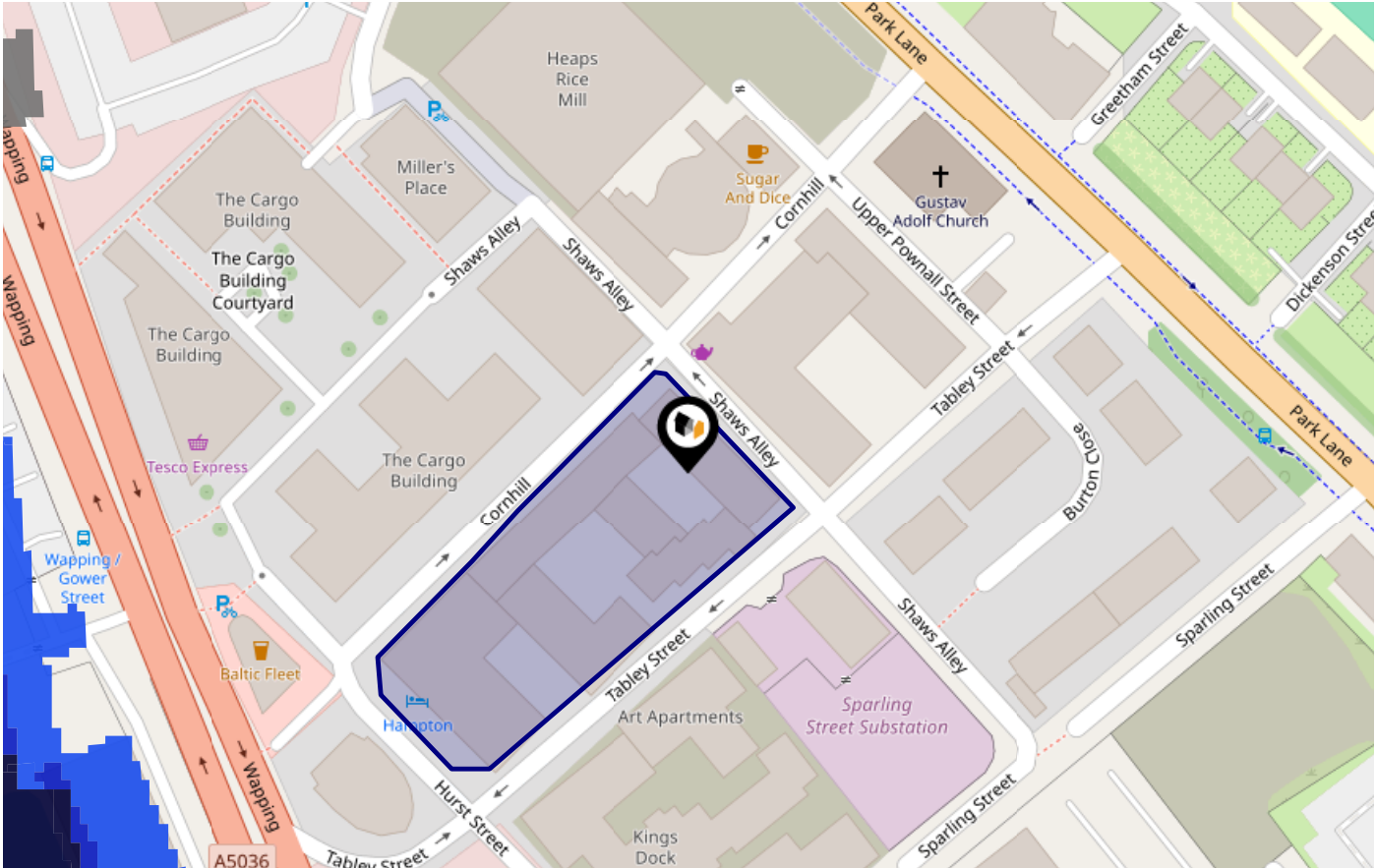
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

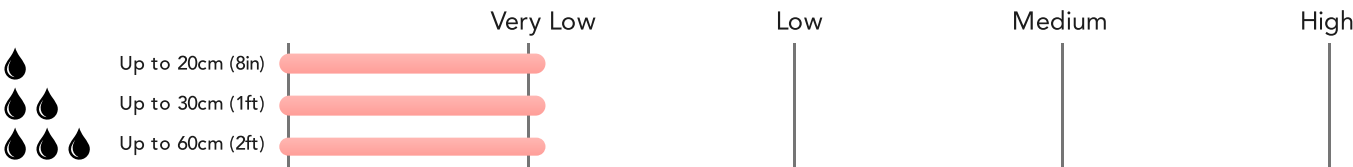


Risk Rating: Very low

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:

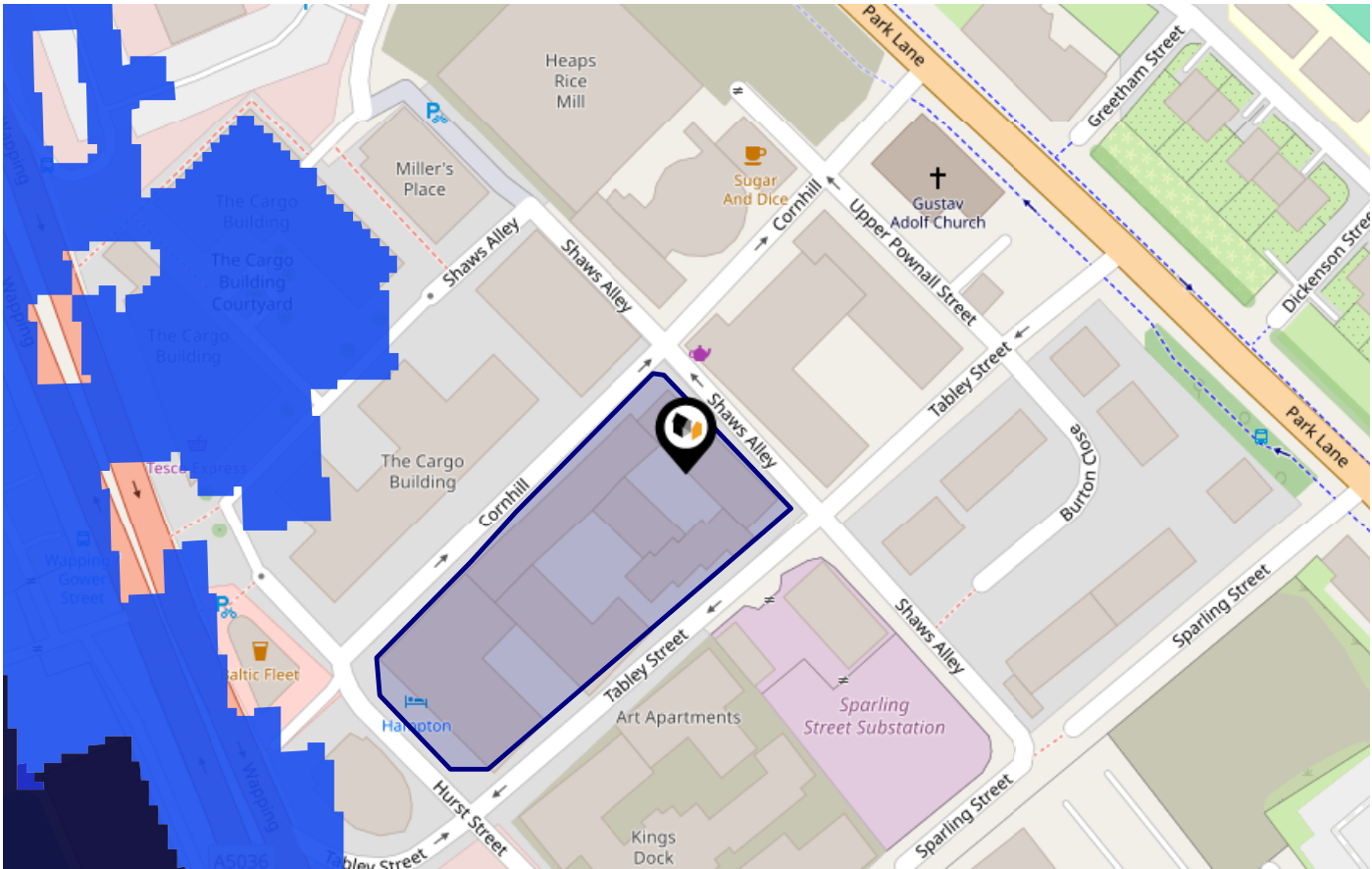


Flood Risk

Rivers & Seas - Climate Change

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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.

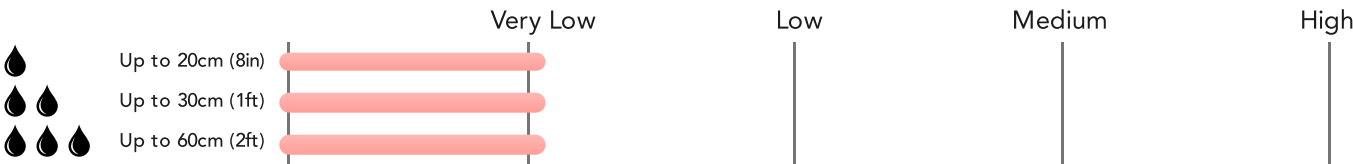


Risk Rating: Very low

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

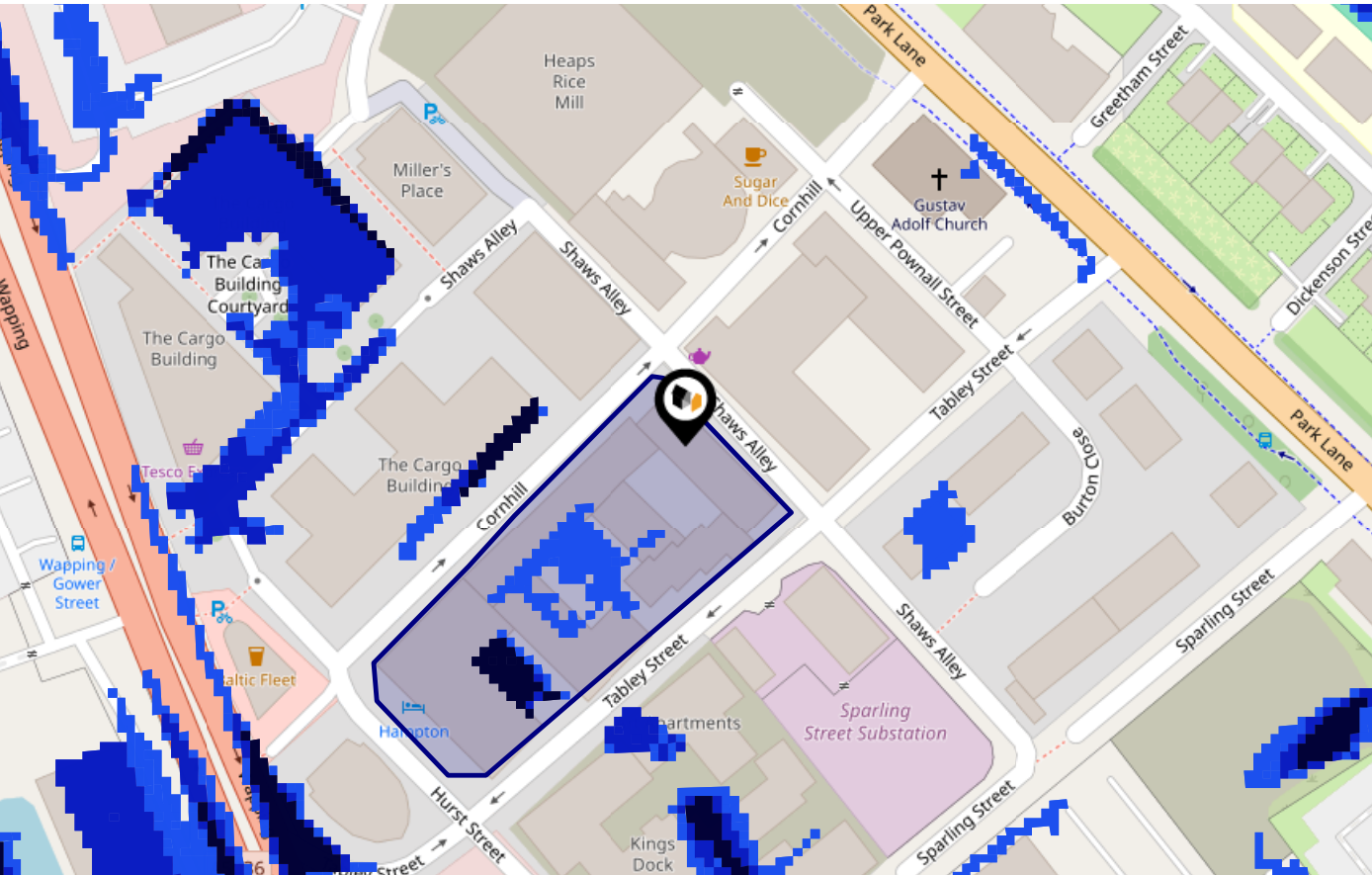
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Flood Risk

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.

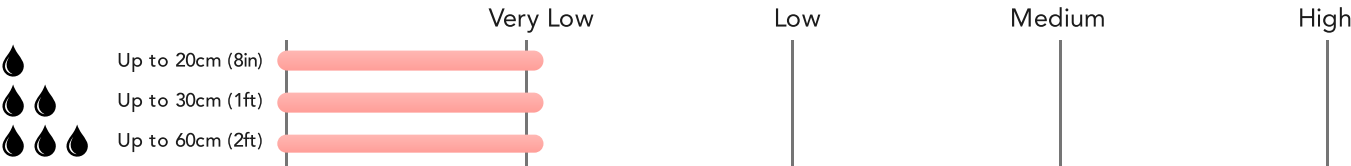


Risk Rating: Very low

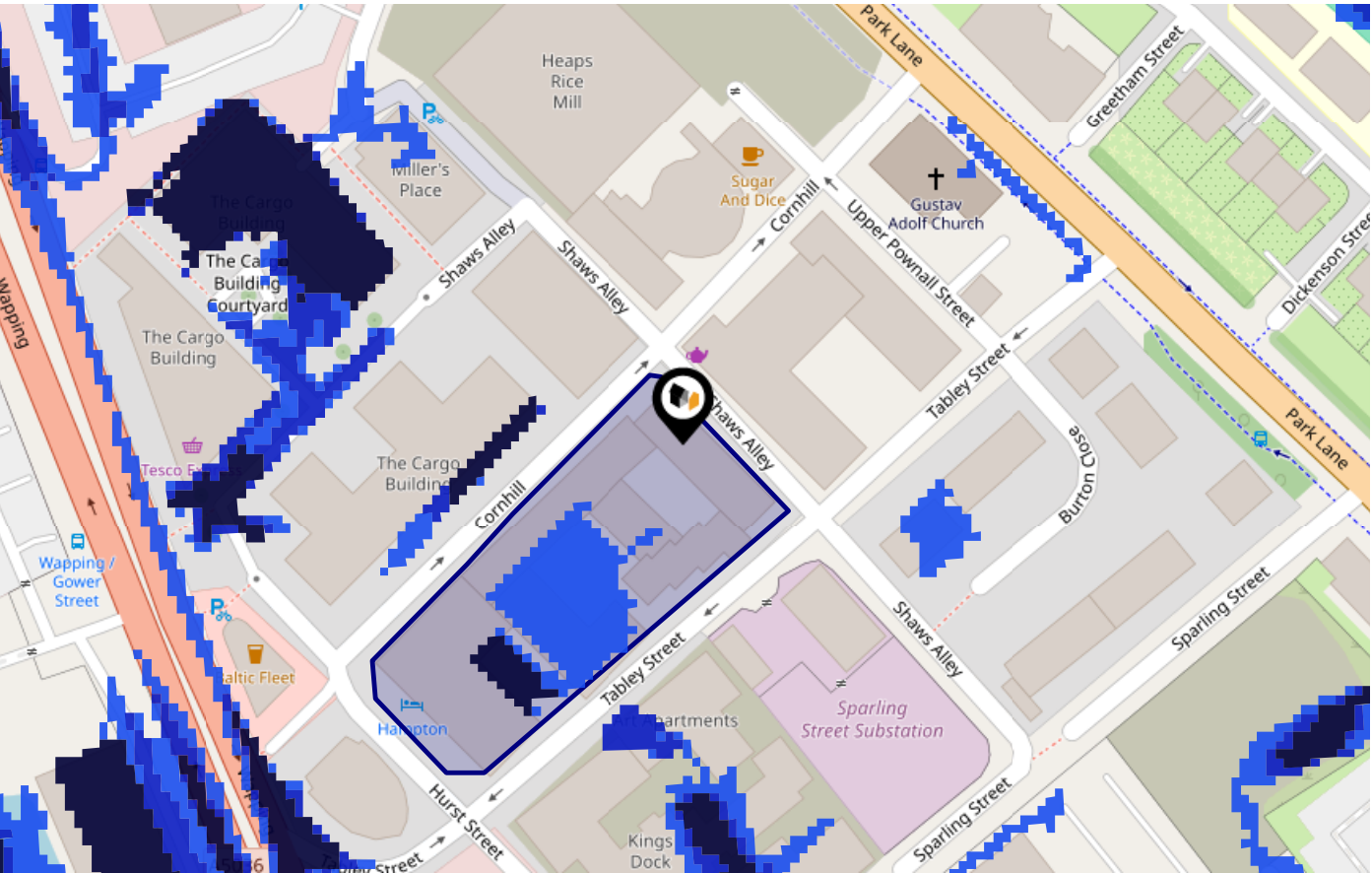
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

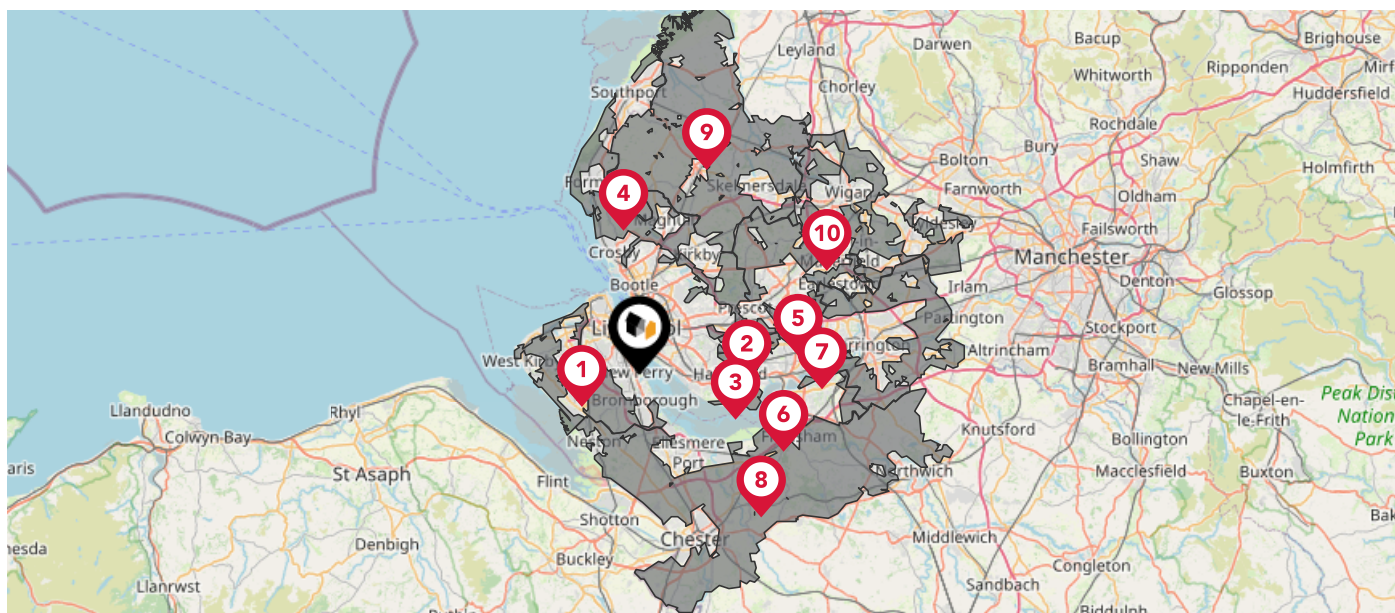
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



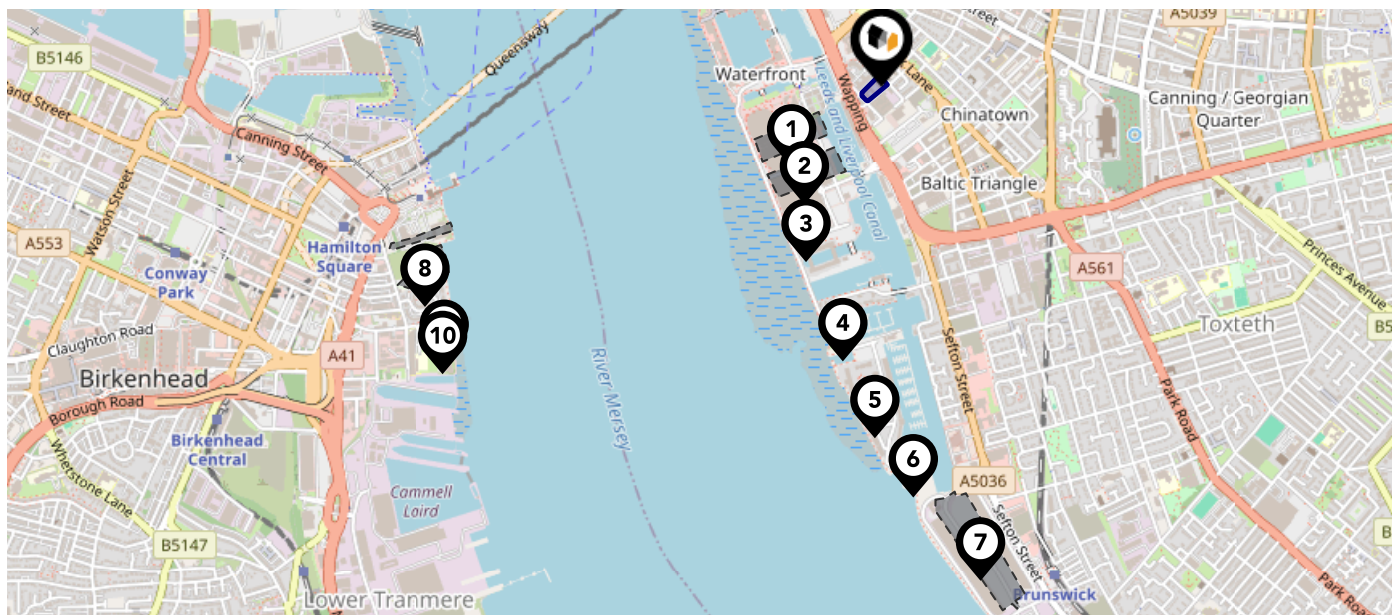
This map displays nearby areas that have been designated as Green Belt...



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 - 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

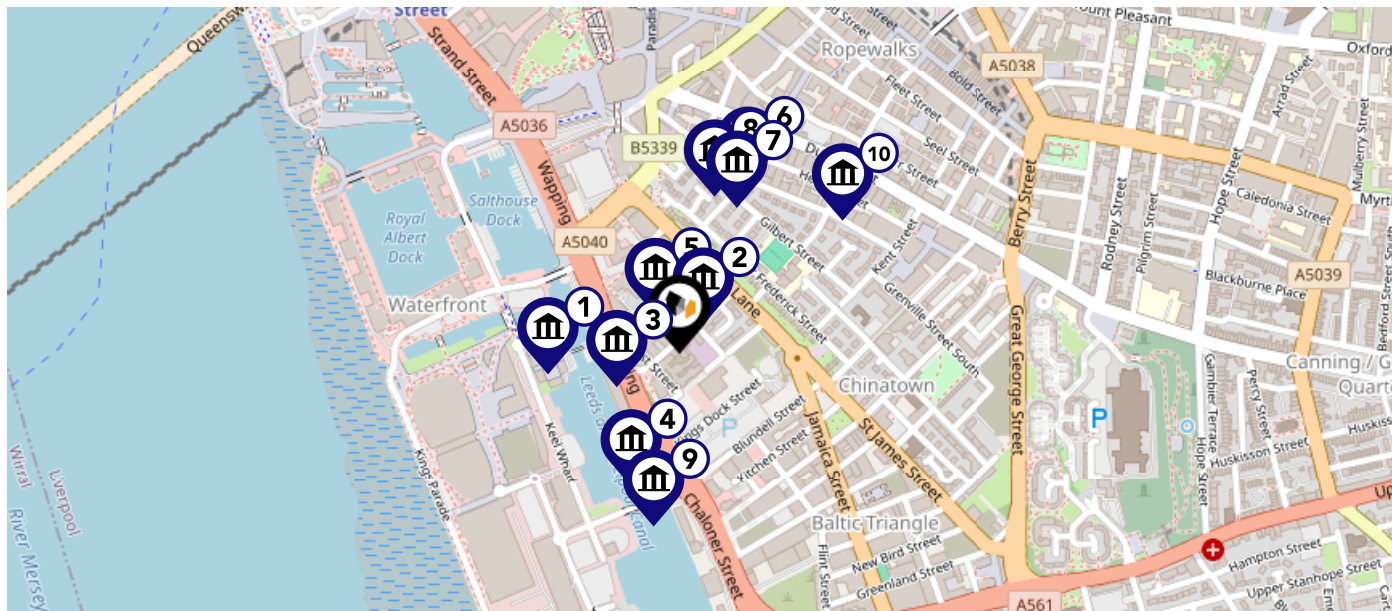
1	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill
2	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill
3	Kings Dock Number 1 and 2-Queens Branch Dock Number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











Maps

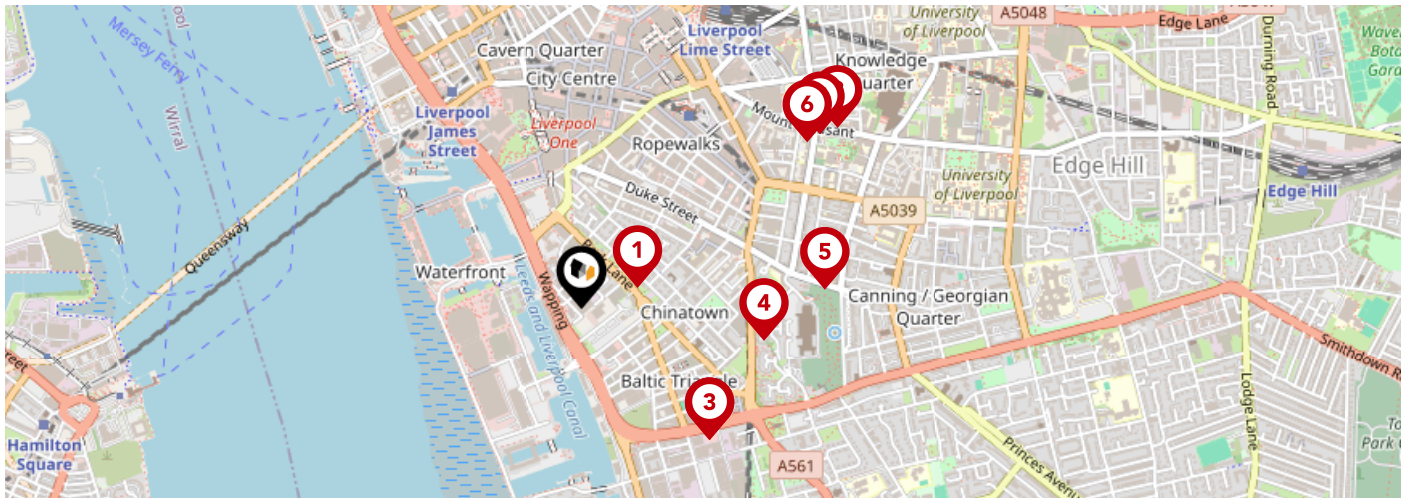
Listed Buildings

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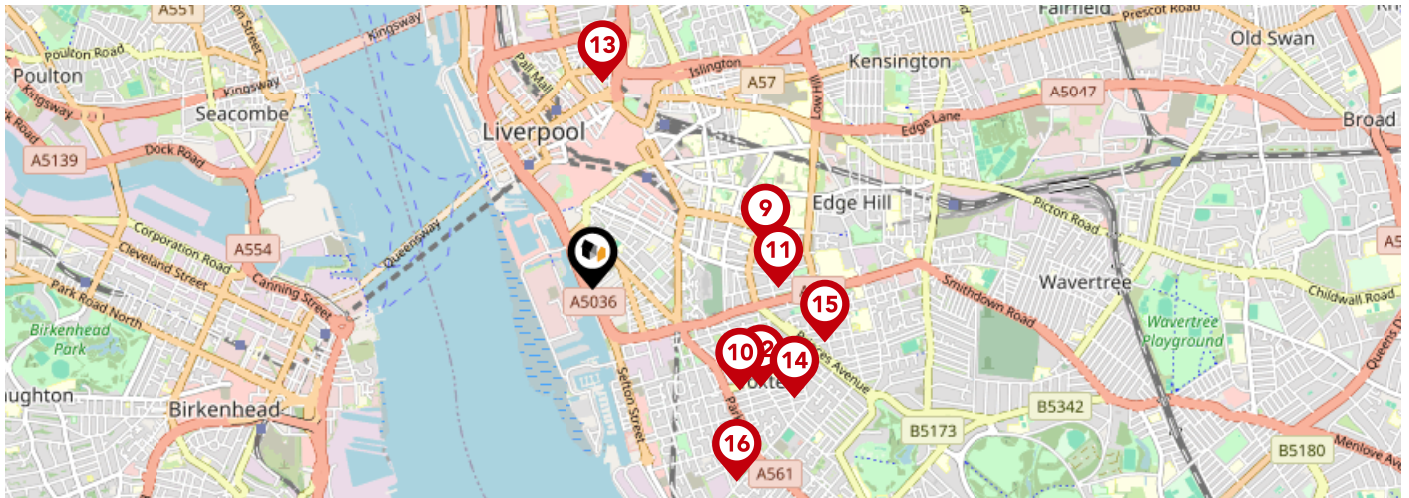
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1291963 - Wapping Basin	Grade II	0.1 miles
	1292991 - Scandinavian Seamen's Church (gustaf Adolfs Kyrka)	Grade II	0.1 miles
	1218452 - Baltic Fleet Public House	Grade II	0.1 miles
	1218449 - Former Warehouse At Wapping Dock	Grade II	0.1 miles
	1421261 - Heap's Rice Mill	Grade II	0.1 miles
	1429431 - 50 Duke Street, Including 2 And 4 York Street And 27 Henry Street	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
	1068257 - The Monroe Public House	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	Liverpool Life Sciences UTC Ofsted Rating: Good Pupils: 563 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Studio School Liverpool Ofsted Rating: Good Pupils: 291 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lipa Primary and High School Ofsted Rating: Requires improvement Pupils: 544 Distance:0.41	<input type="checkbox"/>	<input checked="" 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:0.62	<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:0.65	<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:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

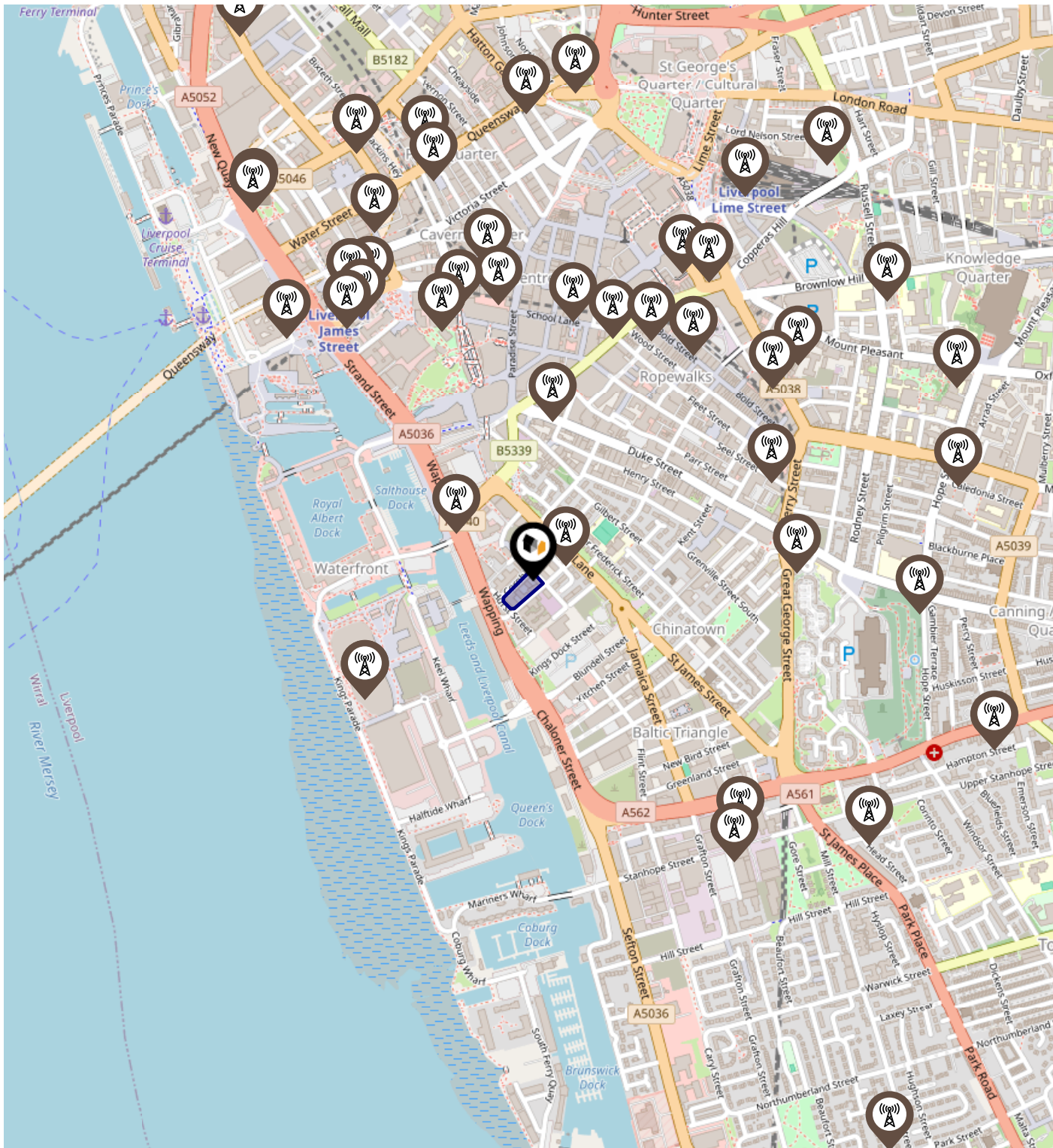



		Nursery	Primary	Secondary	College	Private
9	University of Liverpool Mathematics School Ofsted Rating: Not Rated Pupils: 95 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 231 Distance:0.79	<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:0.86	<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:0.91	<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:1.01	<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:1.05	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

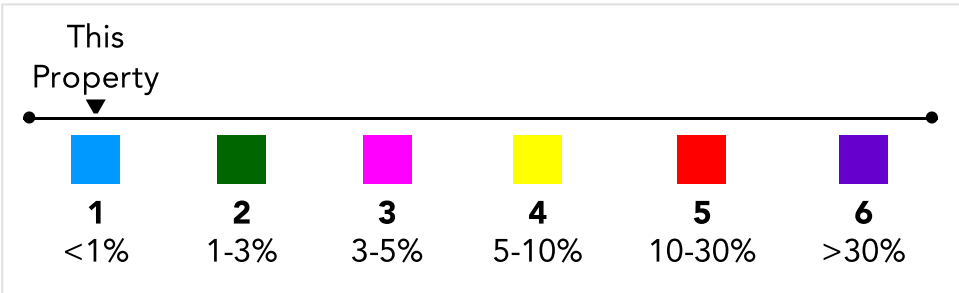
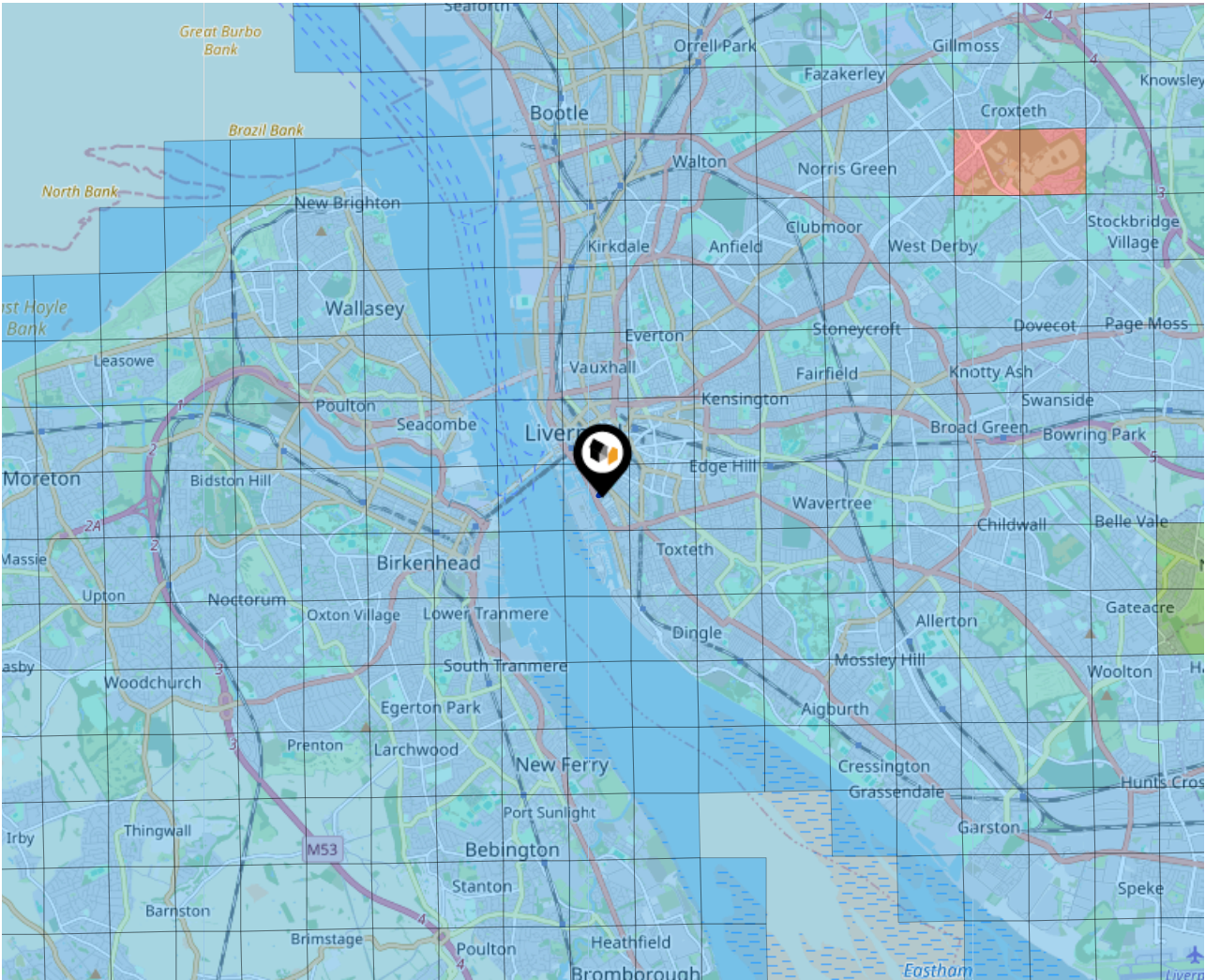
LANDWOOD
GROUP



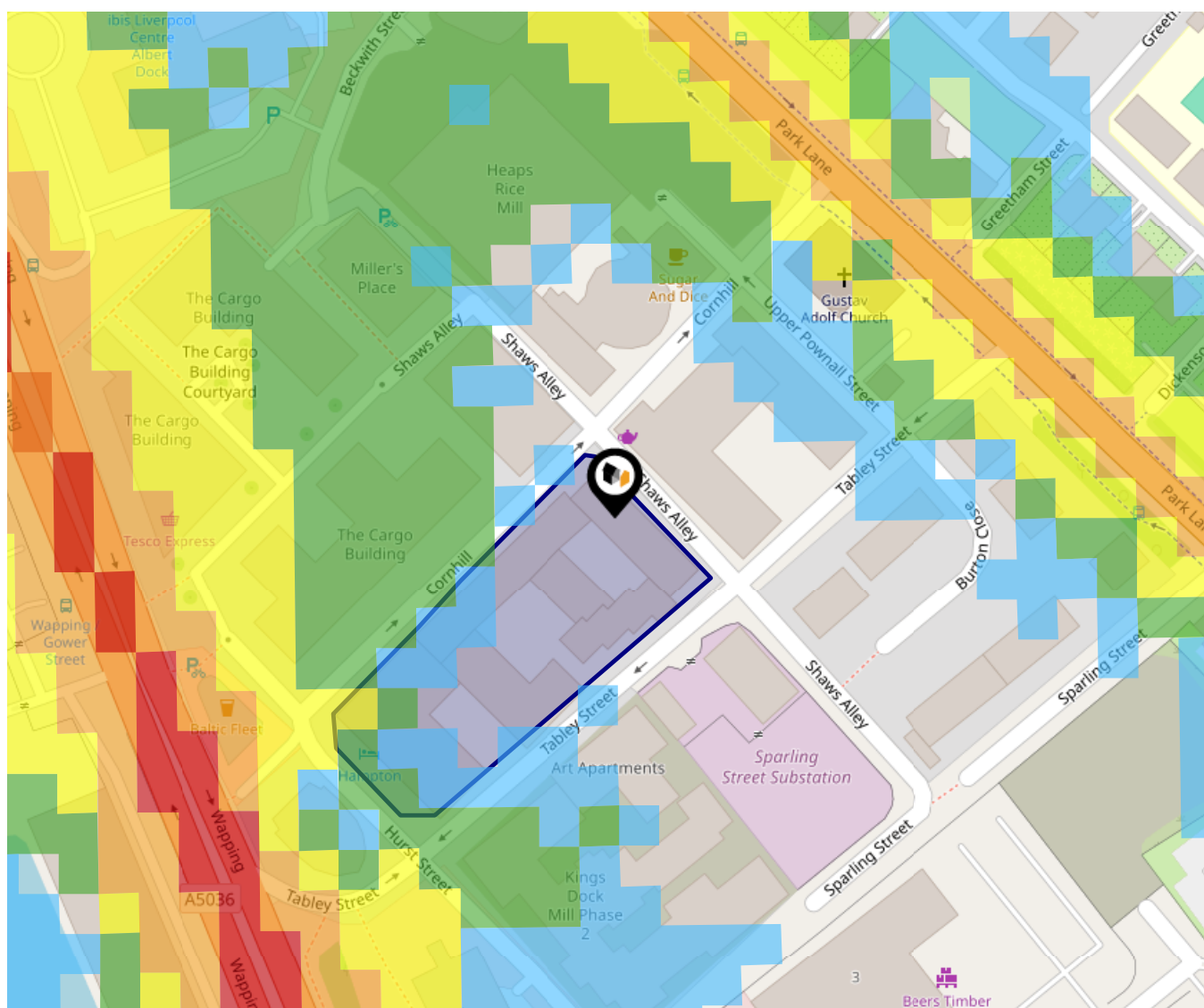
- Key:**
-  Power Pylons
 -  Communication Masts

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/m³).








Local Area Road Noise



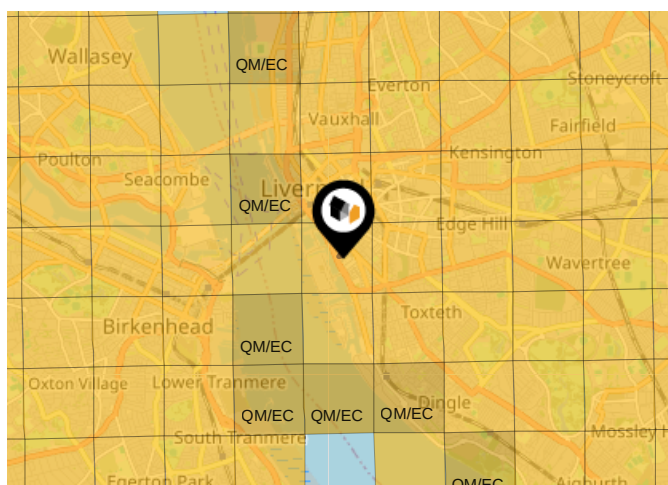
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



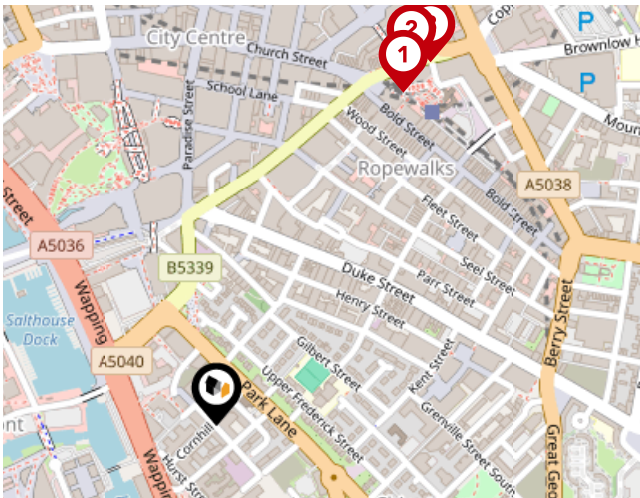
Primary Classifications (Most Common Clay Types)

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

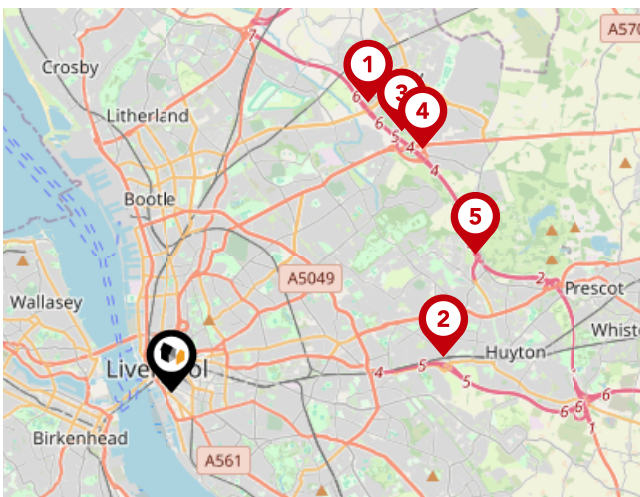
Transport (National)

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National Rail Stations

Pin	Name	Distance
	Liverpool Central Rail Station	0.42 miles
	Liverpool Central Rail Station	0.45 miles
	Liverpool Central Rail Station	0.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M57 J6	6.19 miles
	M62 J5	4.84 miles
	M57 J5	6.13 miles
	M57 J4	6.17 miles
	M57 J3	5.89 miles



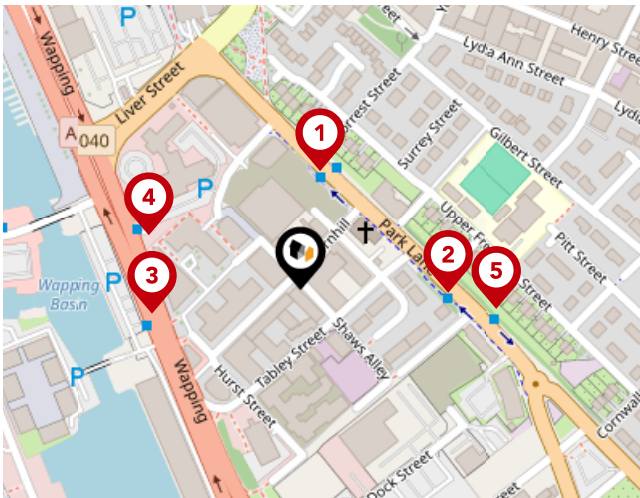
Airports/Helipads

Pin	Name	Distance
	Speke	6.85 miles
	Highfield	26.31 miles
	Manchester Airport	29.2 miles
	Leeds Bradford Airport	63.32 miles

Area

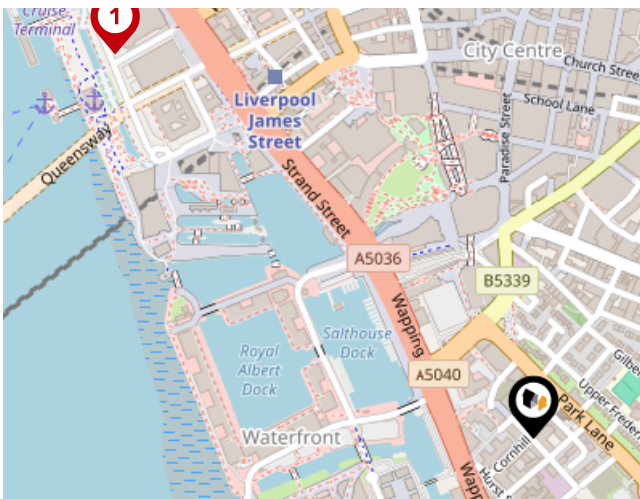
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Forrest Street	0.07 miles
2	Sparling Street	0.08 miles
3	Gower Street	0.08 miles
4	Liver Street	0.09 miles
5	Sparling Street	0.11 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	0.63 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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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.



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