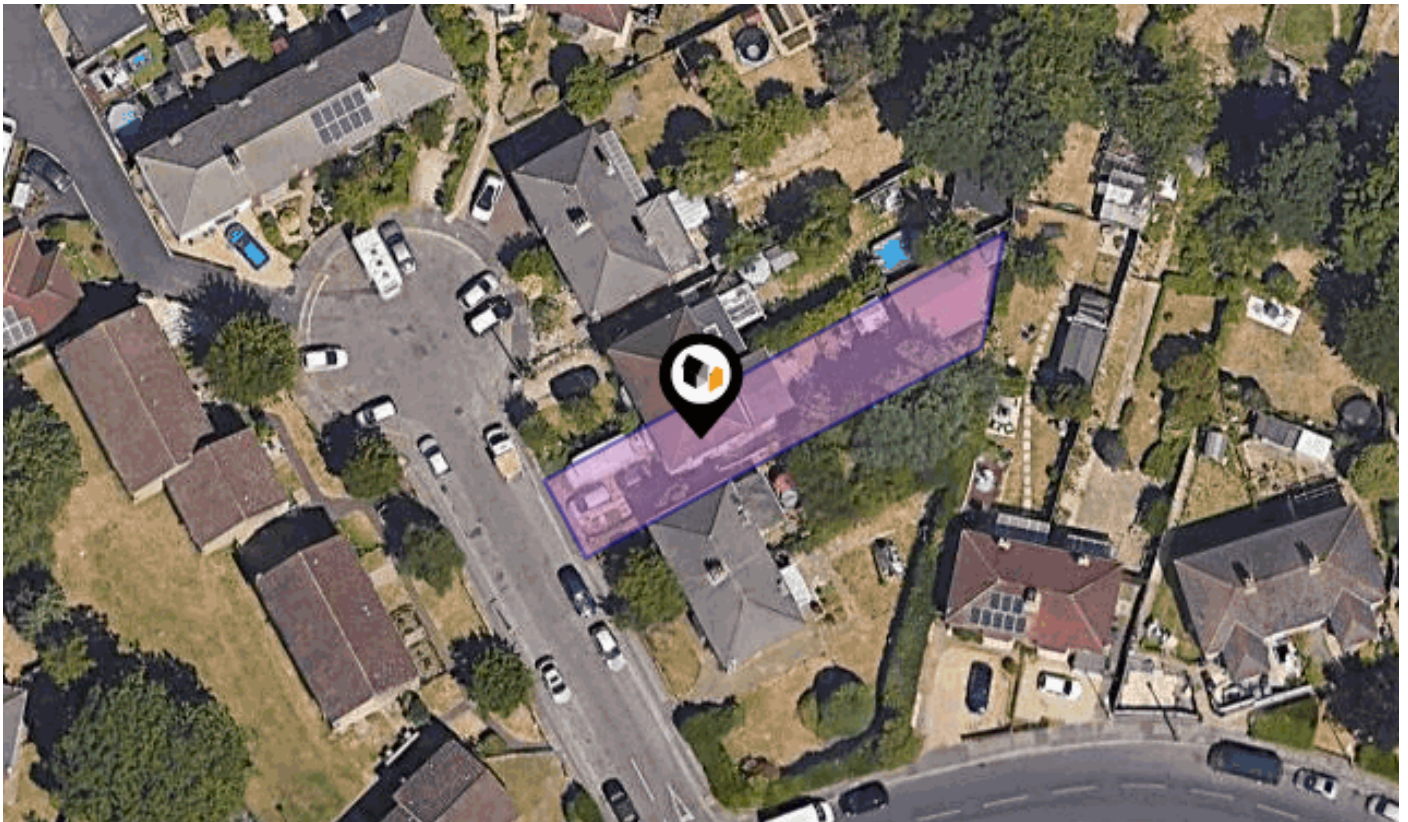




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 19th June 2025



5, CLIFFORD ROAD, BOURNEMOUTH, BH9 1SN

Landwood Group

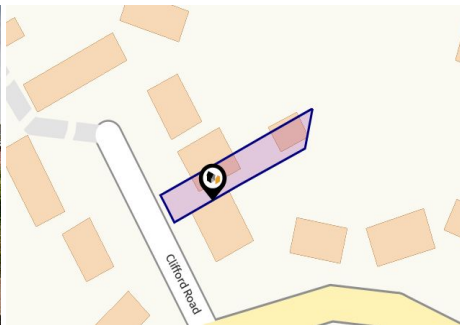
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft ² / 79 m ²
Plot Area:	0.08 acres
Council Tax :	Band C
Annual Estimate:	£2,013
Title Number:	DT303401
UPRN:	100040726999

Last Sold Date:	25/11/2002
Last Sold Price:	£83,000
Last Sold £/ft ² :	£97
Tenure:	Freehold

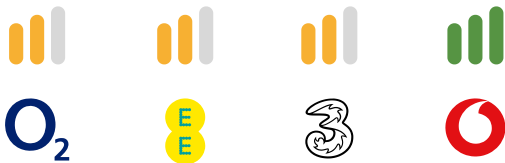
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	70	1800
mb/s	mb/s	mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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5 Clifford Road, BH9 1SN

Energy rating

D

Valid until 16.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 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.

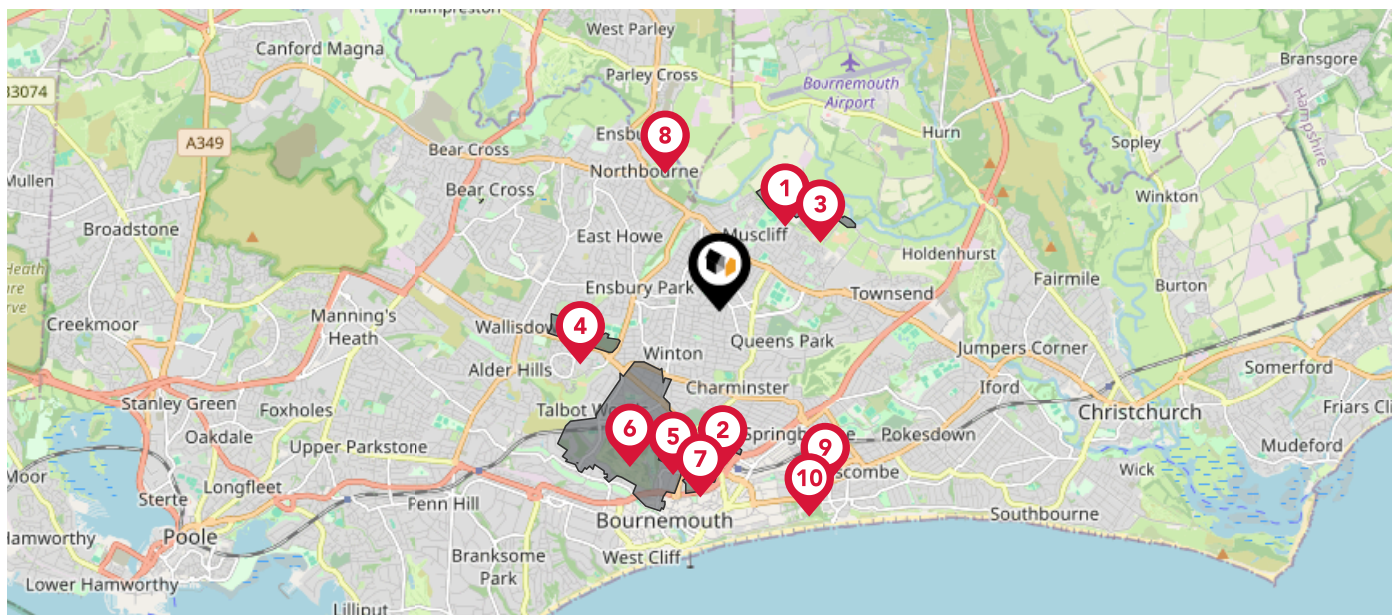
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

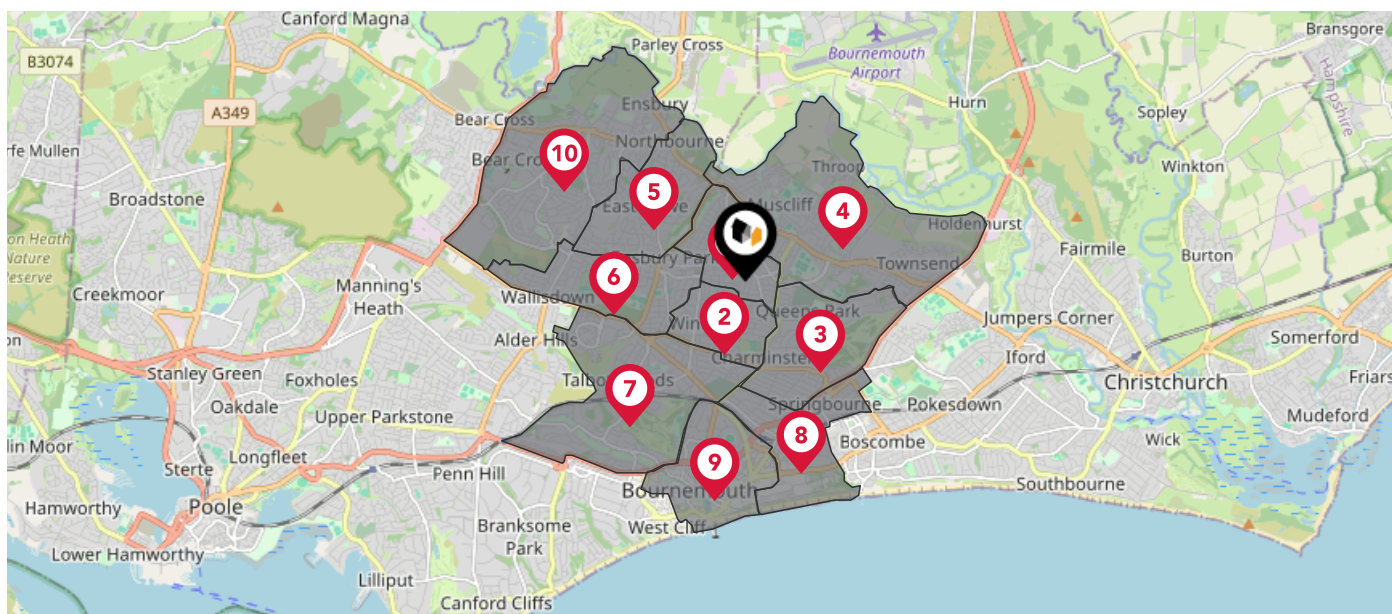
- 1 Muscliffe Lane
- 2 Portchester Road
- 3 Throop and Muccleshell Villages
- 4 Talbot Village
- 5 Saints
- 6 Meyrick Park and Talbot Woods
- 7 Dean Park
- 8 West Parley
- 9 Churchill Gardens
- 10 Knole Road

Maps

Council Wards

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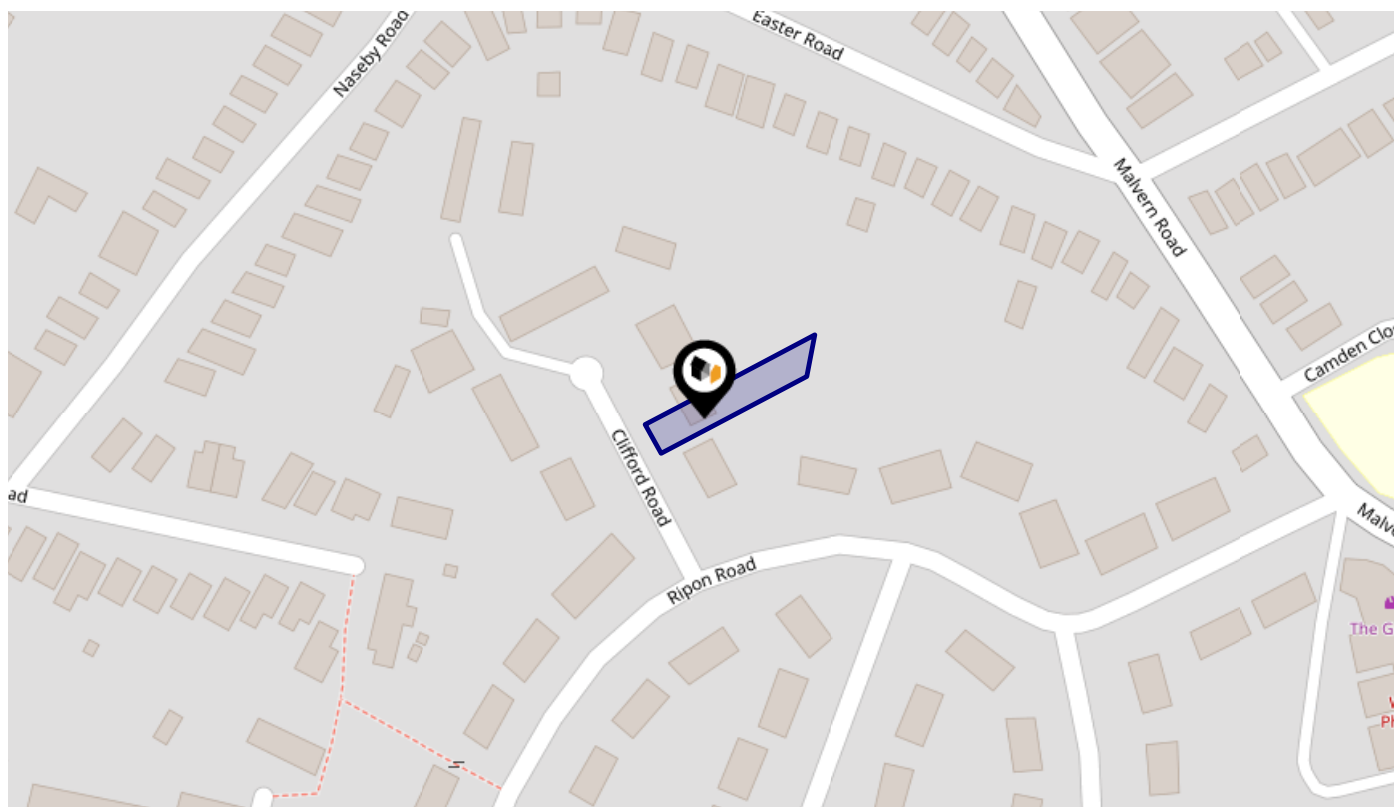
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Moordown Ward
- 2 Winton East Ward
- 3 Queen's Park Ward
- 4 Muscliff & Strouden Park Ward
- 5 Redhill & Northbourne Ward
- 6 Wallisdown & Winton West Ward
- 7 Talbot & Branksome Woods Ward
- 8 East Cliff & Springbourne Ward
- 9 Bournemouth Central Ward
- 10 Kinson 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:

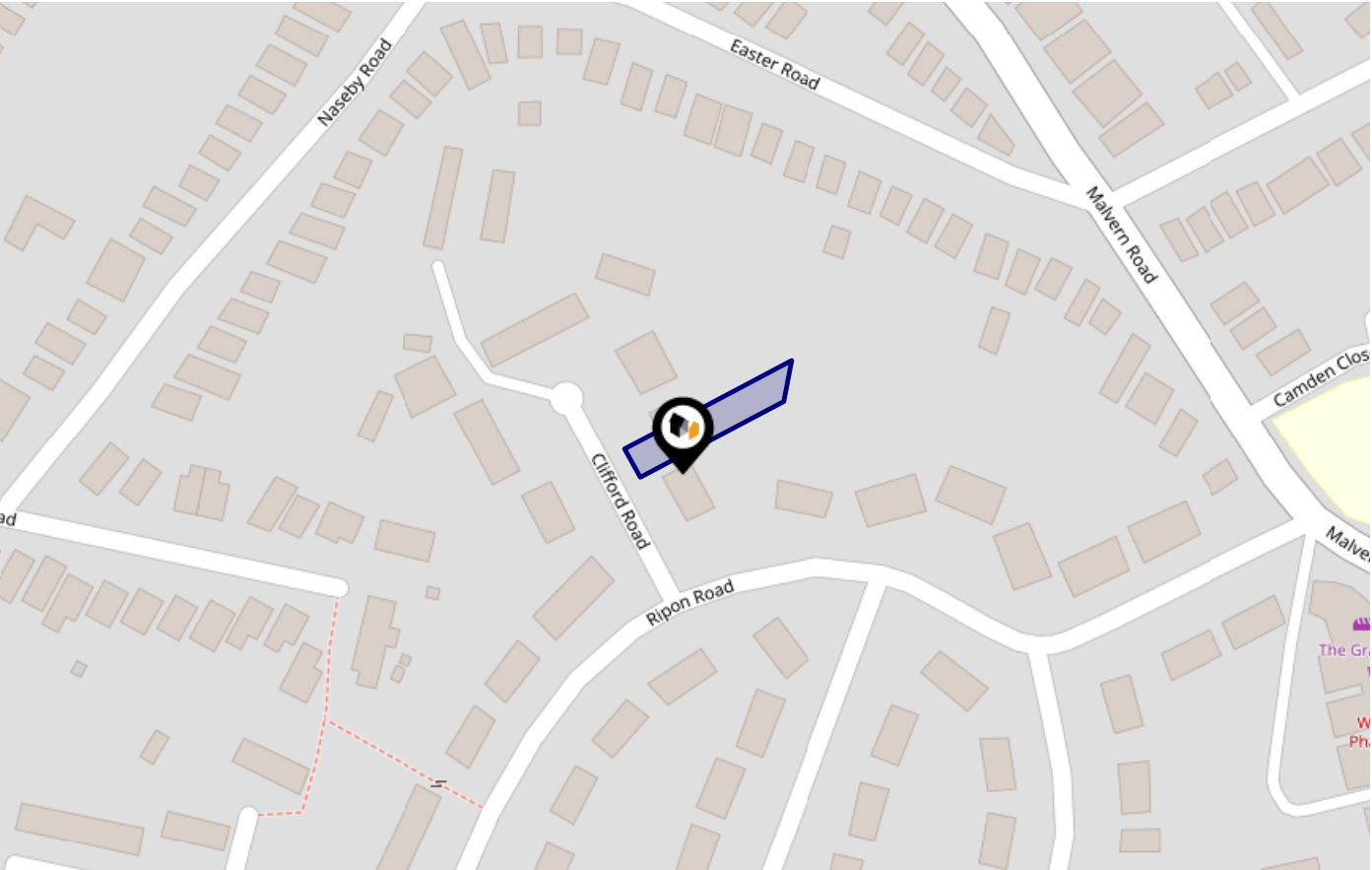
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

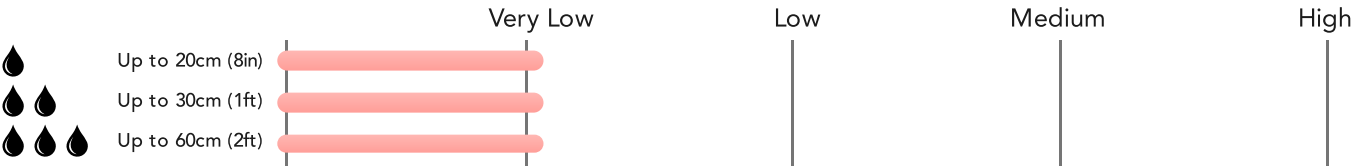


Risk Rating: Very low

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 (0.1%) 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:

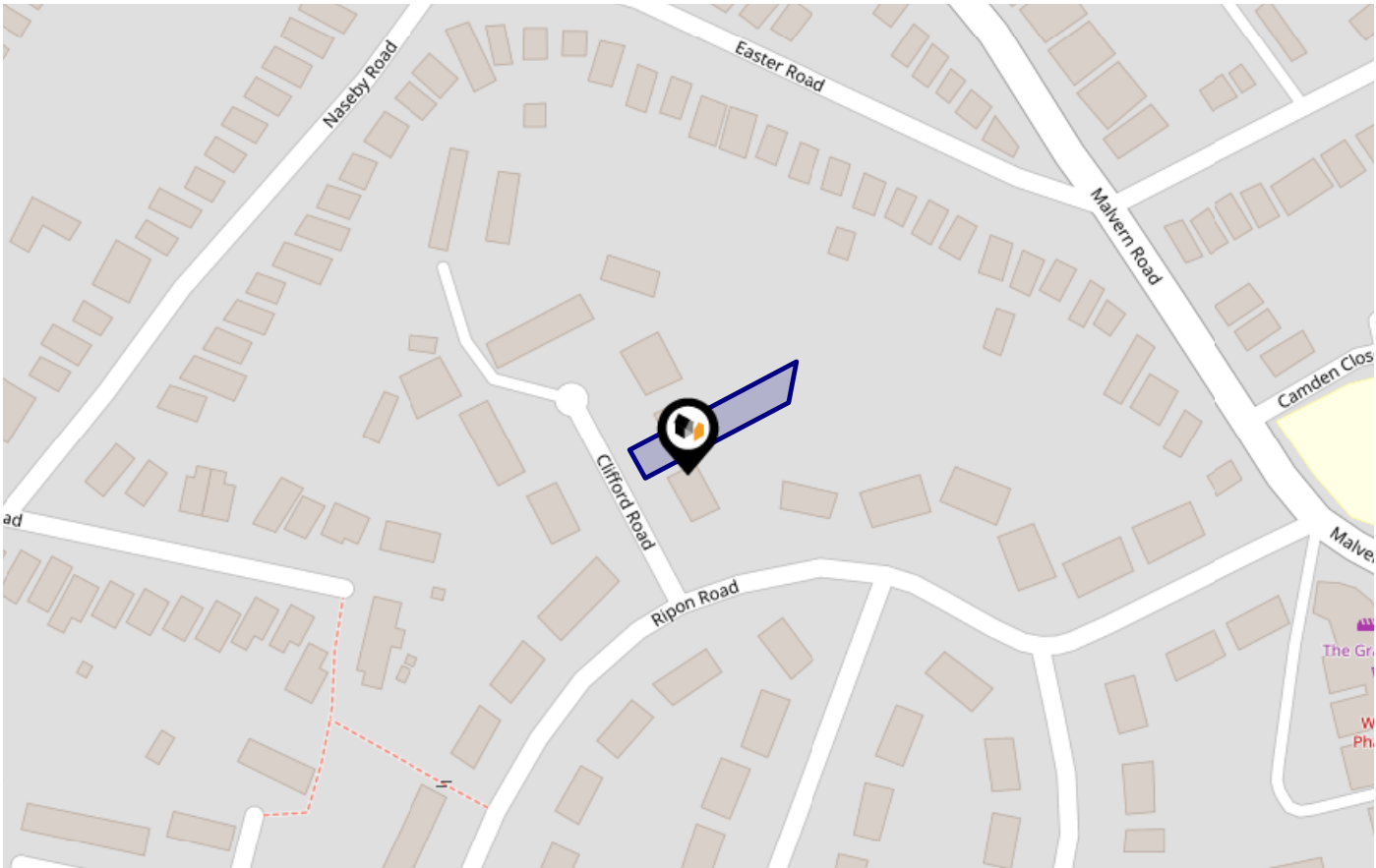


Flood Risk

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.

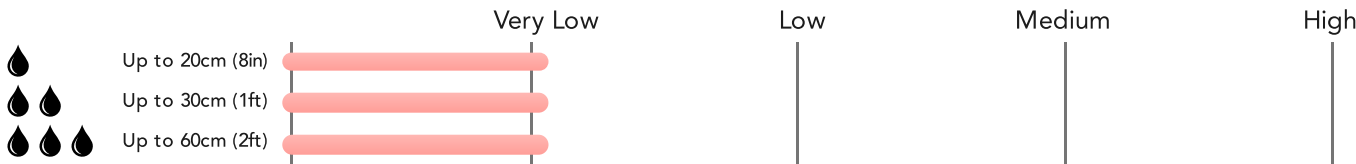


Risk Rating: Very low

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.
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- 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

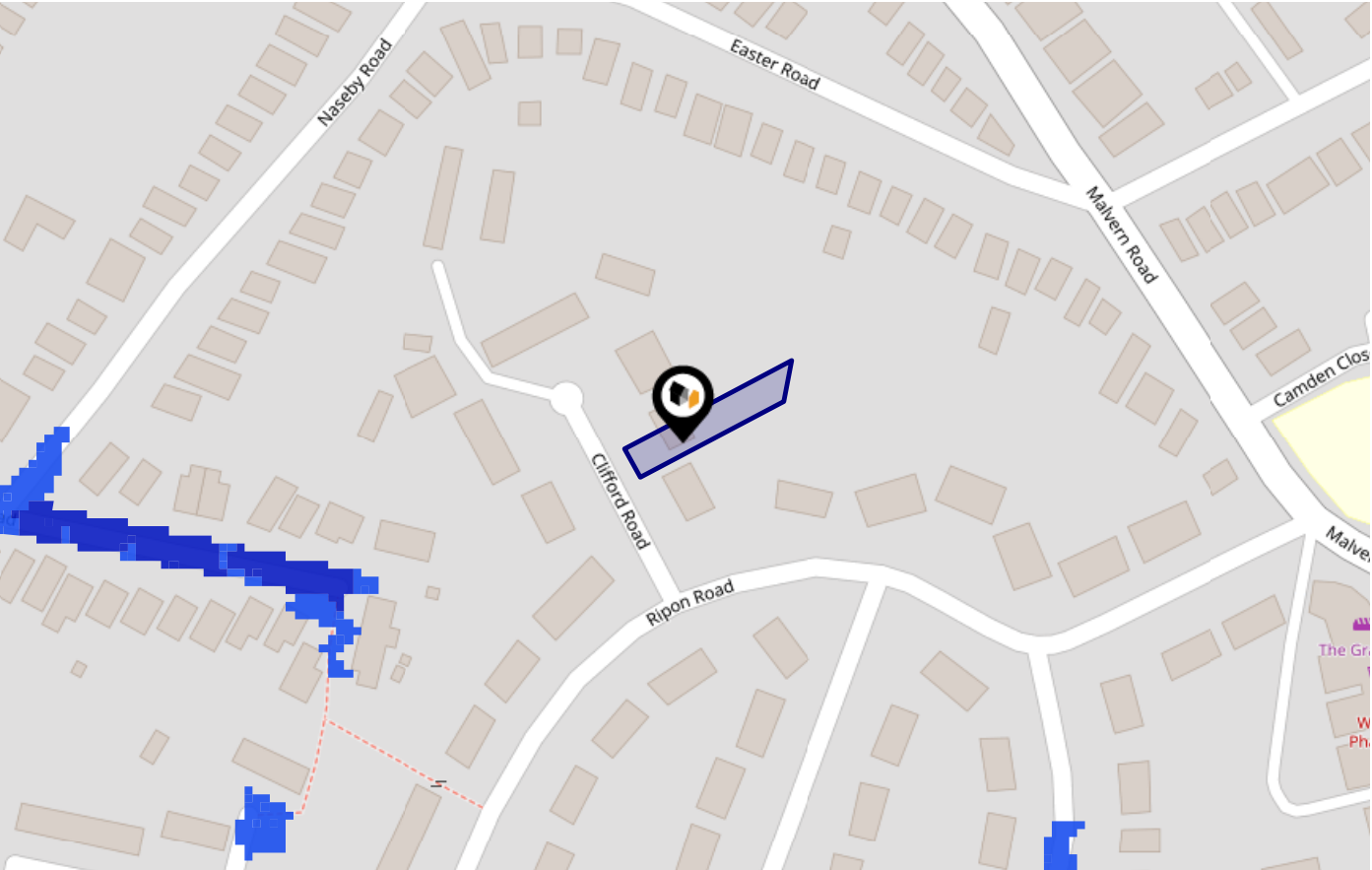
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aprift
Know any property instantly

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.

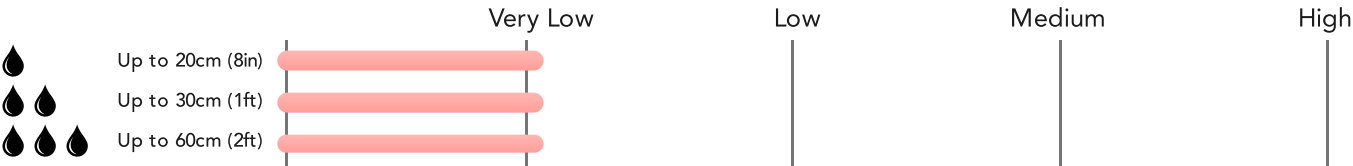


Risk Rating: Very low

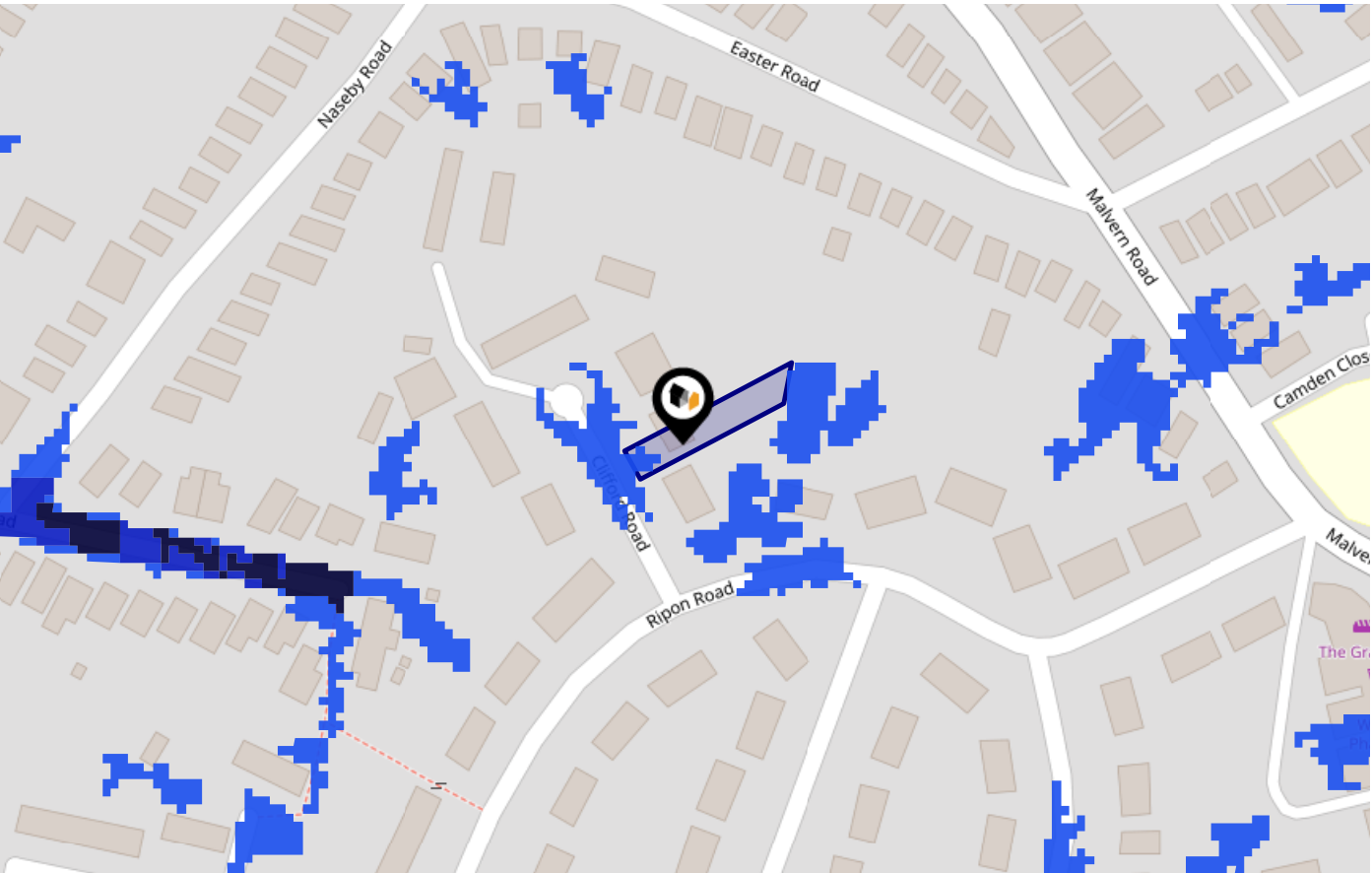
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) 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 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.

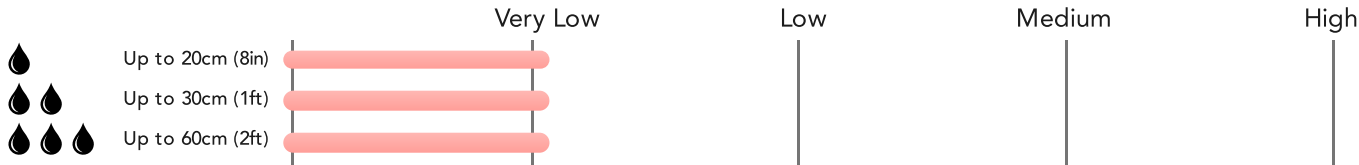


Risk Rating: Very low

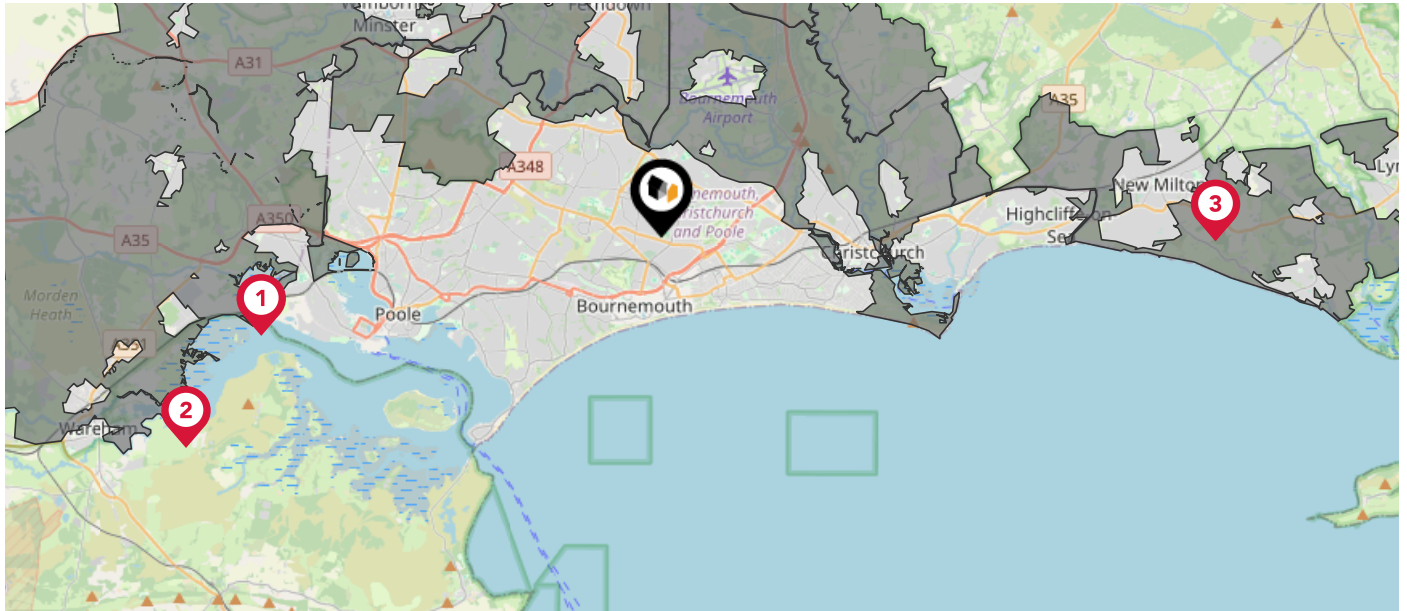
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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

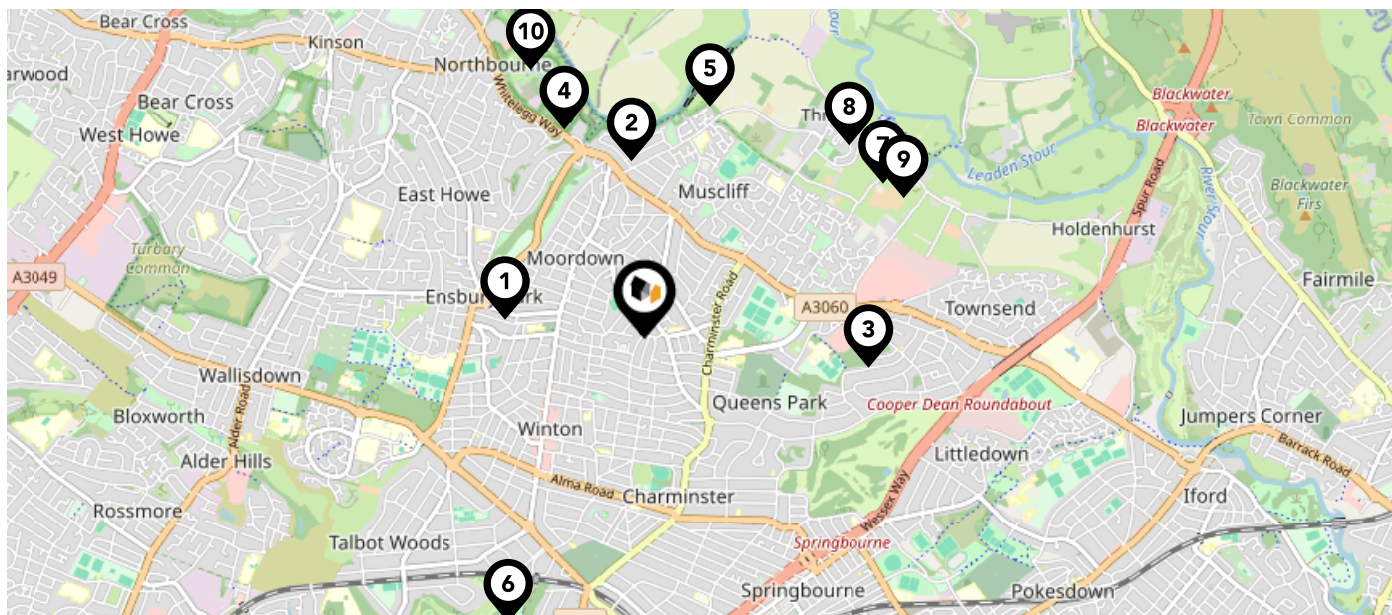
- 1 South West Hampshire Green Belt - Bournemouth, Christchurch and Poole
- 2 South West Hampshire Green Belt - Dorset
- 3 South West Hampshire Green Belt - New Forest

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

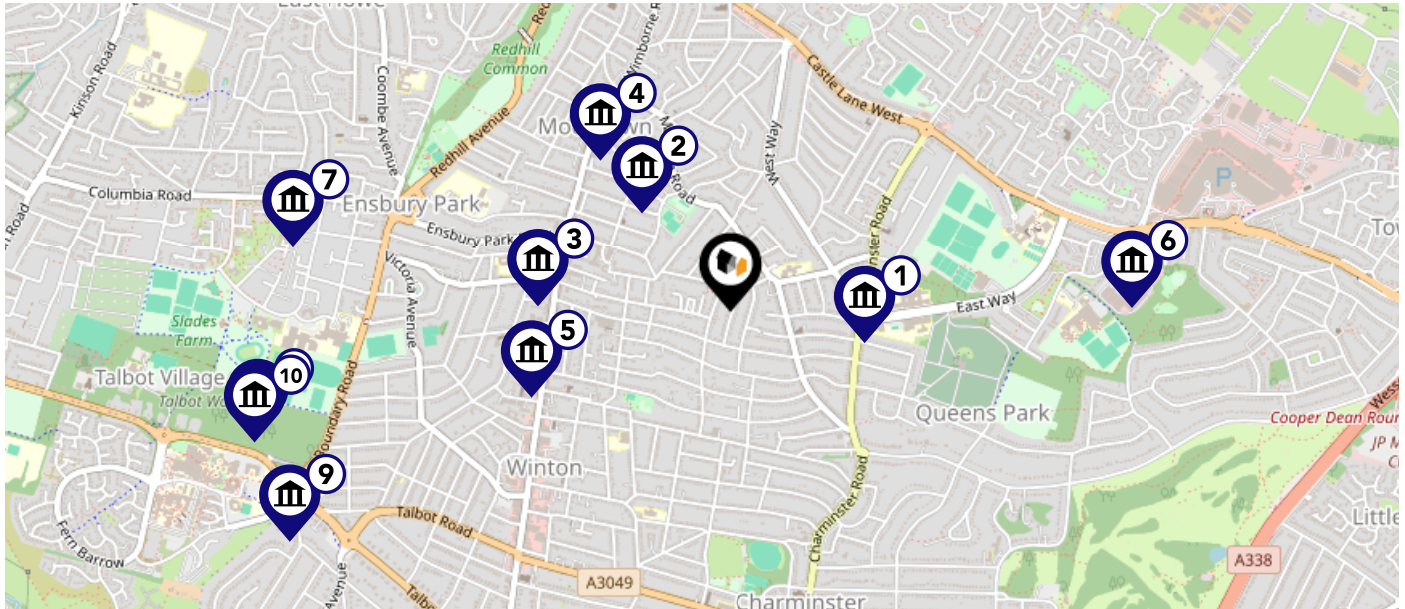
1	Winton Junior Schools Playing Fields-Bournemouth	Historic Landfill	
2	Riverside Area-New Morton Road	Historic Landfill	
3	Bradpole Road Recreation-Bournemouth	Historic Landfill	
4	North of Whitelegg Way-Bournemouth	Historic Landfill	
5	Riverside Area-Muscliffe Purification Works, Bournemouth	Historic Landfill	
6	Sandpit at Meyrick Park Golf Course-Bournemouth	Historic Landfill	
7	Throop Mill Car Park-Throop, Bournemouth	Historic Landfill	
8	Hicks Farm-Throop Lane	Historic Landfill	
9	EA/EPR/NP3297HM/A001	Active Landfill	
10	New Road North of Sewage Works-Bournemouth	Historic Landfill	











Maps

Listed Buildings

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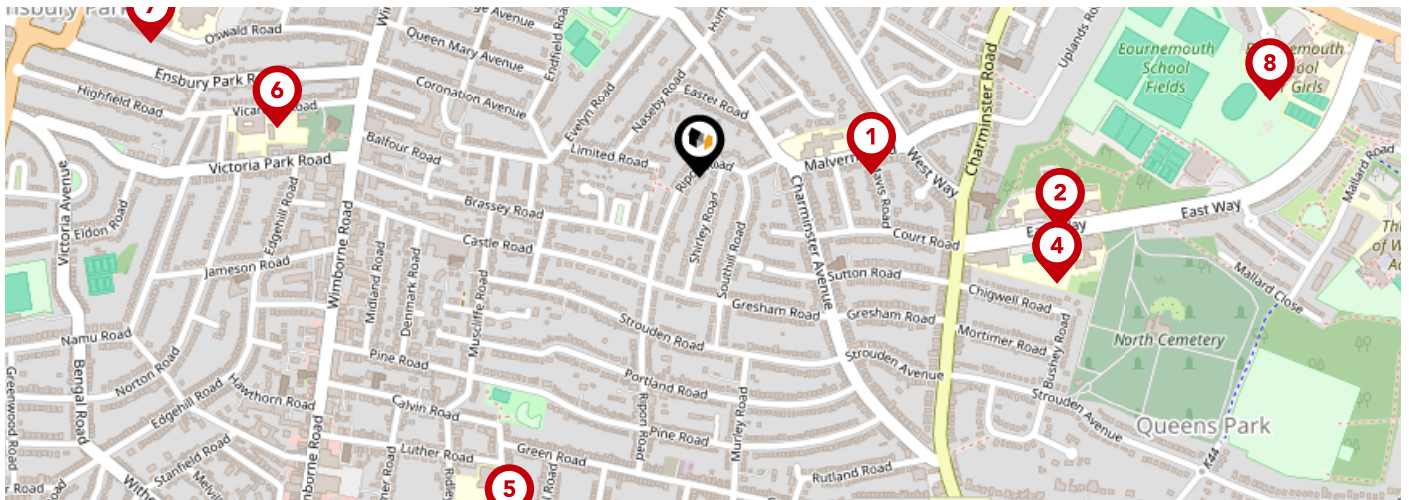
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



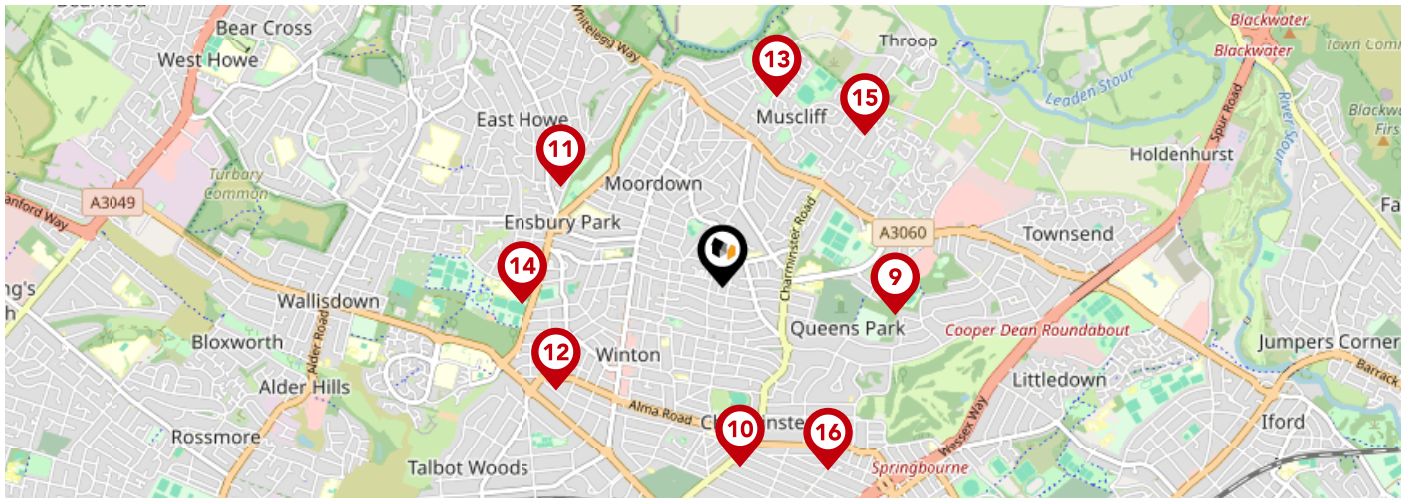
Listed Buildings in the local district		Grade	Distance
	1416874 - Church Of St Francis Of Assisi, West Entrance Steps, Hall And Attached Vicarage	Grade II	0.3 miles
	1324724 - Moorside Cottage	Grade II	0.3 miles
	1108809 - Church Of St John	Grade II	0.4 miles
	1108811 - Old St John's Buildings	Grade II	0.5 miles
	1154082 - Winton Public Library	Grade II	0.5 miles
	1244305 - Yellow Bus Garage	Grade II	1.0 miles
	1110038 - Lollipop Farmhouse	Grade II	1.0 miles
	1153961 - Storehouses And Barn At White Farmhouse	Grade II	1.1 miles
	1324774 - Boundary Pier At Ngr Sz07789359	Grade II	1.1 miles
	1324748 - White Farmhouse	Grade II	1.1 miles









Area Schools

LANDWOOD
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		Nursery	Primary	Secondary	College	Private
1	St. Walburga's Catholic Primary School Ofsted Rating: Good Pupils: 417 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bournemouth School Ofsted Rating: Outstanding Pupils: 1230 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Queen's Park Academy Ofsted Rating: Outstanding Pupils: 481 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Queen's Park Infant Academy Ofsted Rating: Good Pupils: 338 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 431 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moordown St John's Church of England Primary School Ofsted Rating: Good Pupils: 421 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Winton Primary School Ofsted Rating: Good Pupils: 837 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bournemouth School for Girls Ofsted Rating: Outstanding Pupils: 1209 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

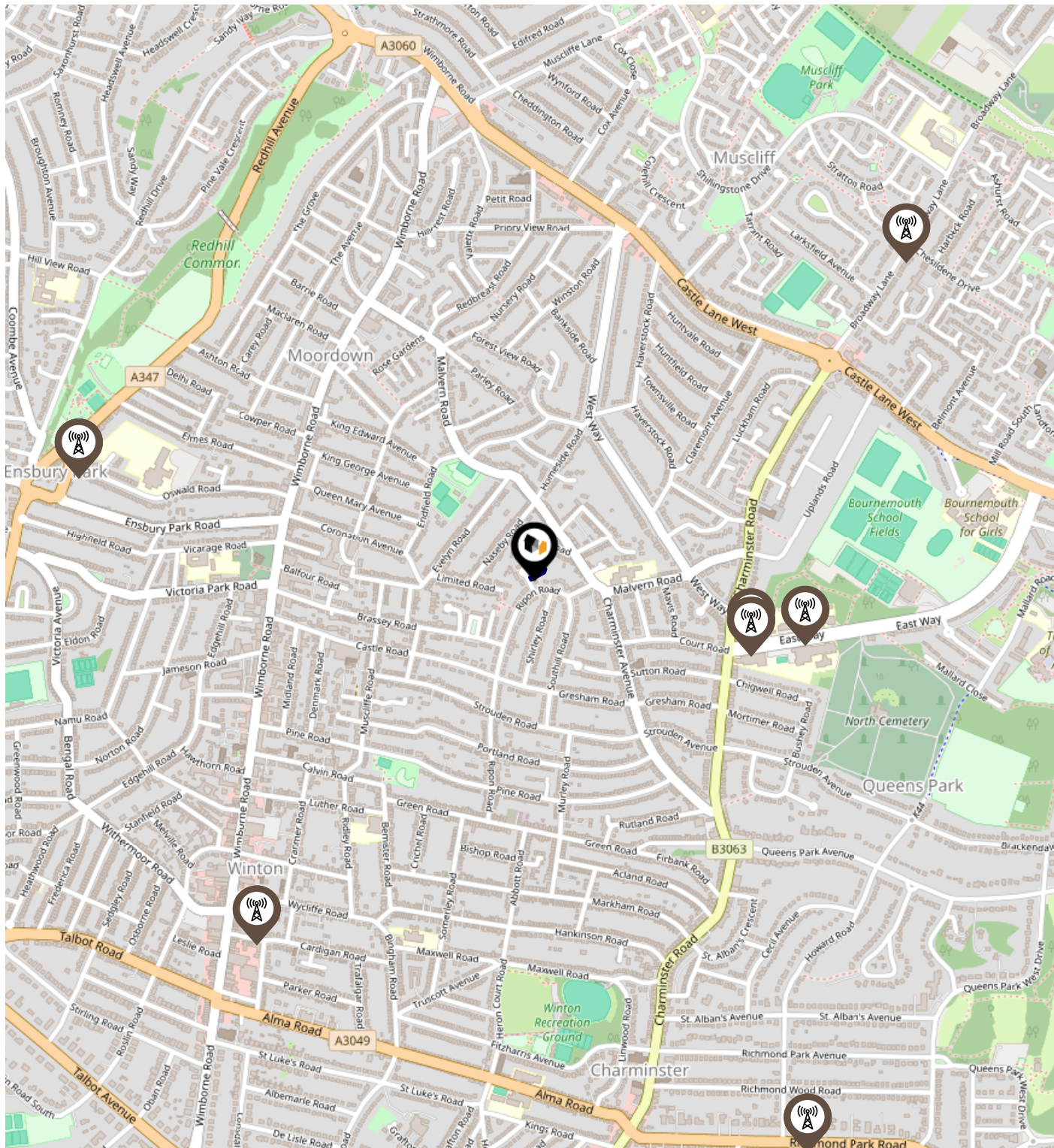


		Nursery	Primary	Secondary	College	Private
	The Bishop of Winchester Academy Ofsted Rating: Good Pupils: 1148 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linwood School Ofsted Rating: Outstanding Pupils: 386 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hill View Primary School Ofsted Rating: Good Pupils: 608 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Talbot House School Ofsted Rating: Not Rated Pupils: 102 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Epiphany School Ofsted Rating: Good Pupils: 422 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glenmoor Academy Ofsted Rating: Outstanding Pupils: 890 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Muscliff Primary School Ofsted Rating: Good Pupils: 579 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambian Wing College Ofsted Rating: Requires improvement Pupils:0 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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GROUP

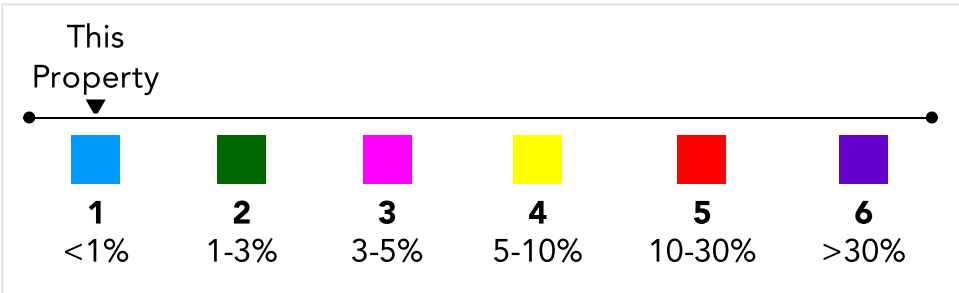
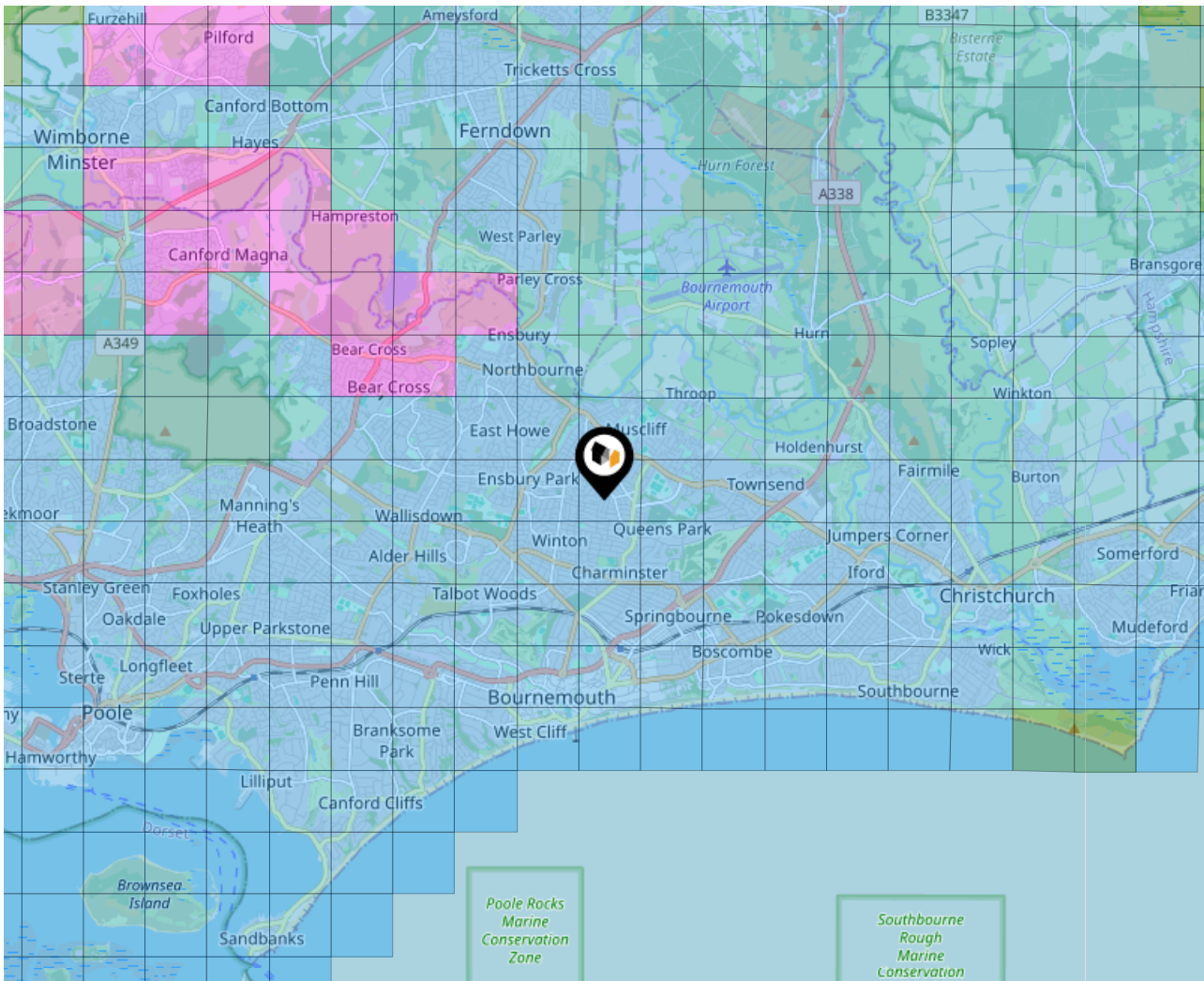


Key:

-  Power Pylons
-  Communication Masts

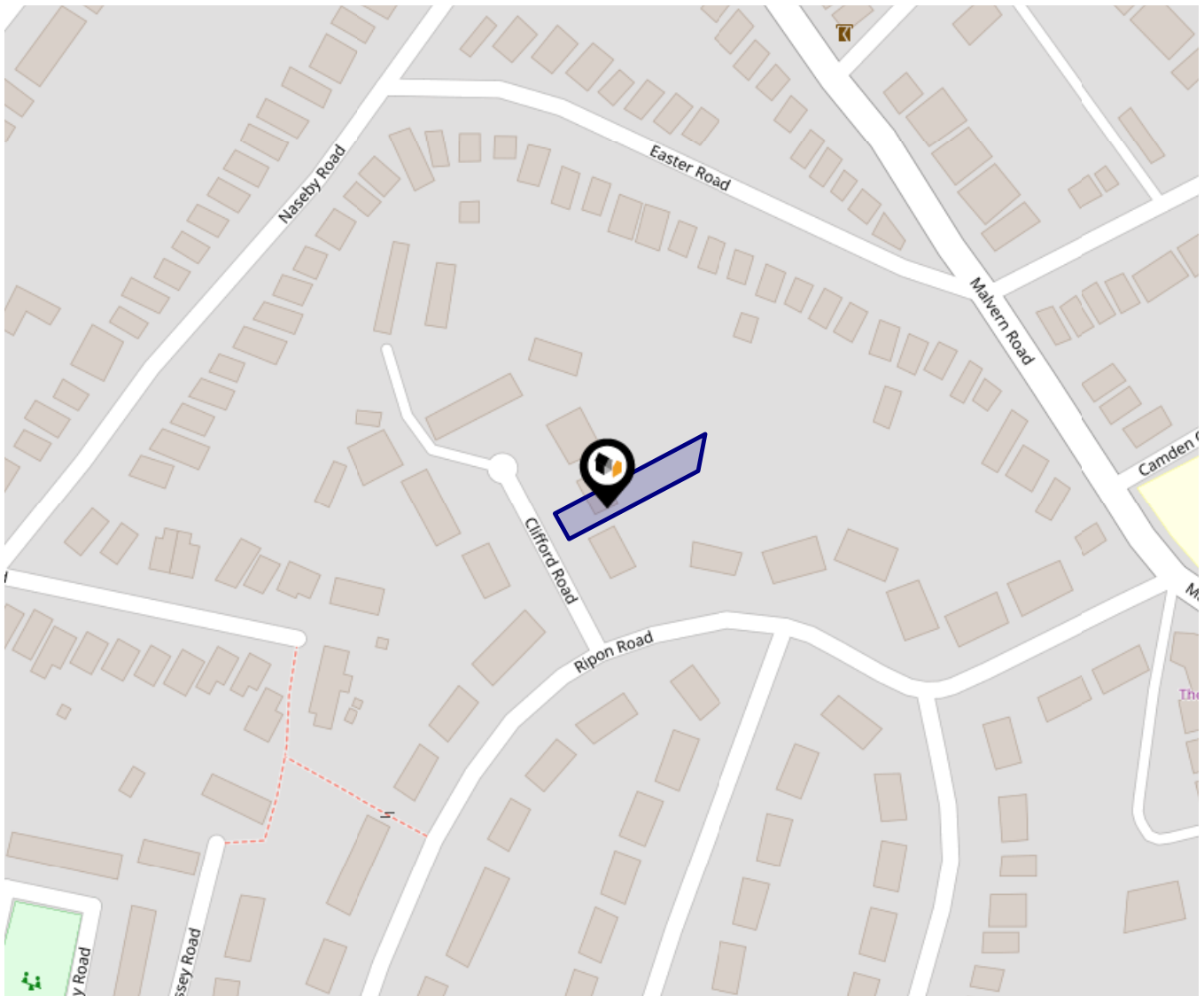
What is Radon?

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

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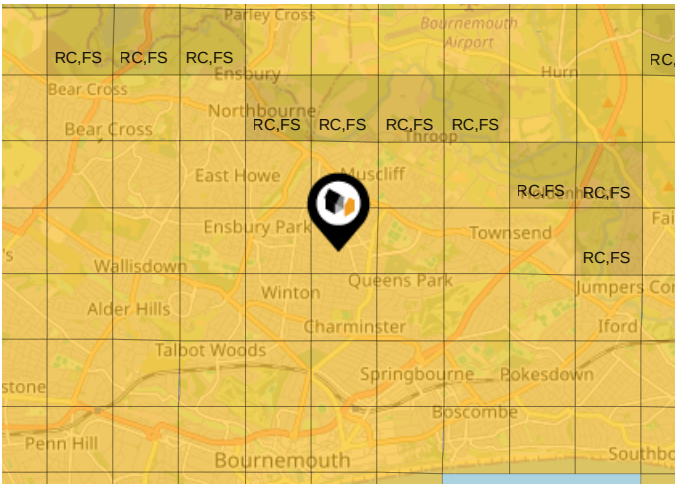
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



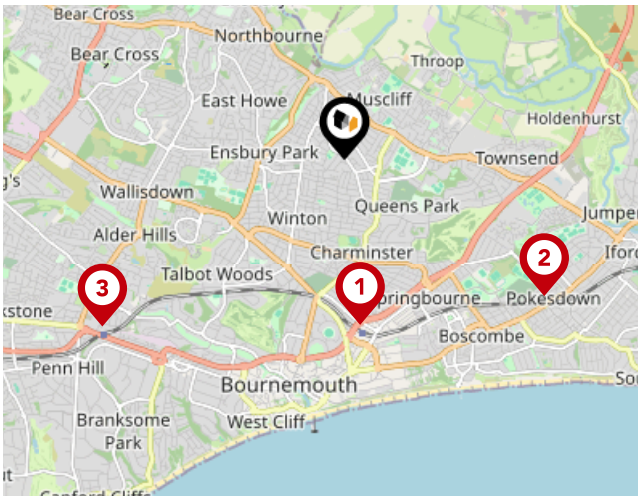
Primary Classifications (Most Common Clay Types)

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

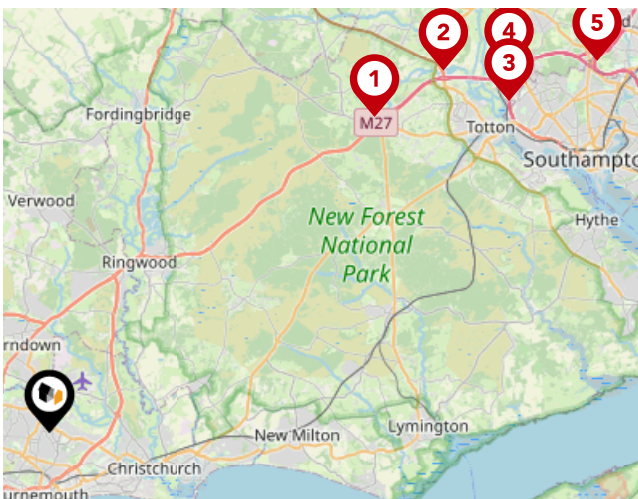
Transport (National)

LANDWOOD
GROUP








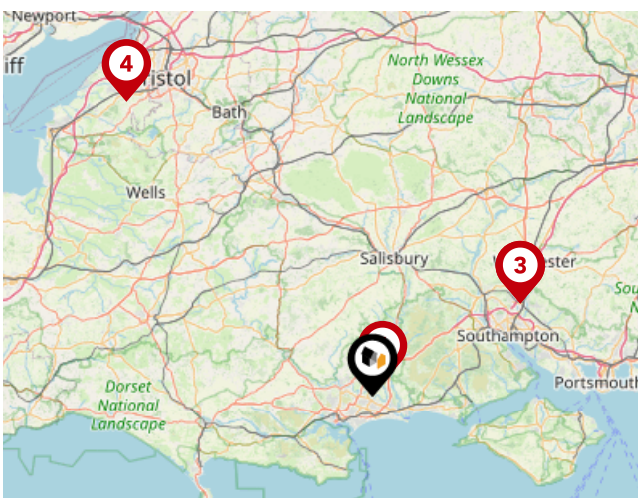
National Rail Stations

Pin	Name	Distance
	Bournemouth Rail Station	1.55 miles
	Pokesdown Rail Station	2.27 miles
	Branksome Rail Station	2.75 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M27 J1	16.98 miles
	M27 J2	20.09 miles
	M271 J1	21.27 miles
	M27 J3	21.94 miles
	M27 J4	24.79 miles



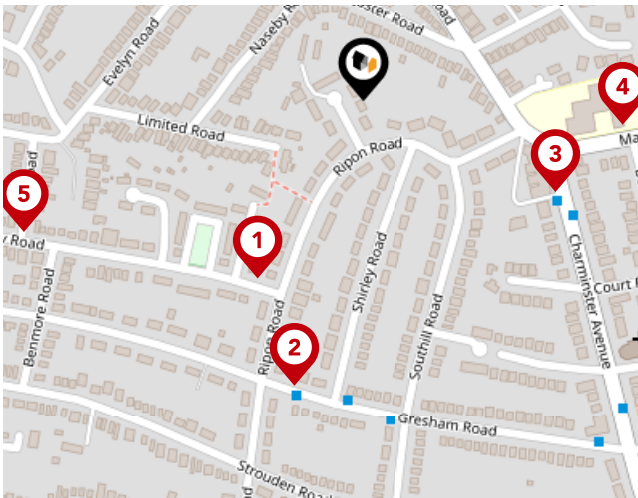
Airports/Helipads

Pin	Name	Distance
	Bournemouth International Airport	2.46 miles
	Southampton Airport	26.17 miles
	North Stoneham	26.17 miles
	Bristol Airport	57.31 miles

Area

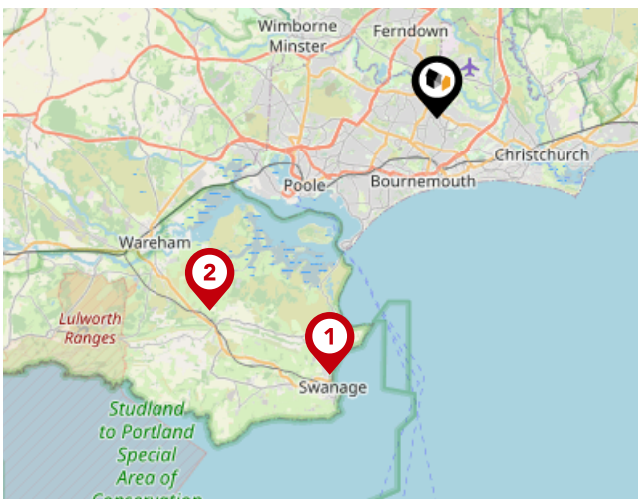
Transport (Local)

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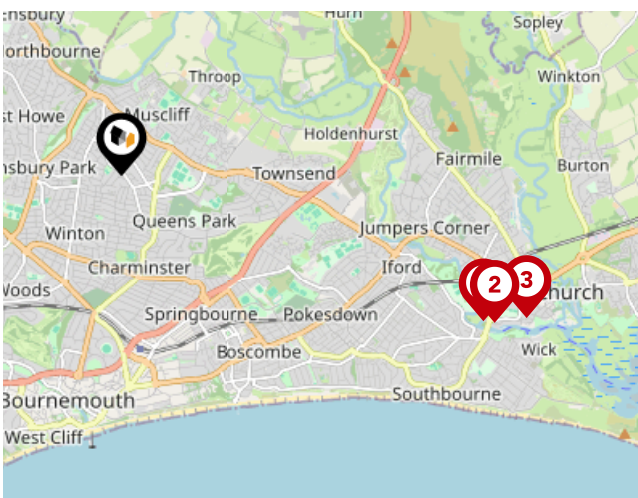
Bus Stops/Stations

Pin	Name	Distance
1	Brassey Close	0.12 miles
2	Shirley Road	0.17 miles
3	Charminster Avenue Parade	0.12 miles
4	St. Walburgas School	0.15 miles
5	Garth Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Swanage (Swanage Railway)	10.46 miles
2	Norden - Park and Ride (Swanage Railway)	11.16 miles



Ferry Terminals

Pin	Name	Distance
1	Tuckton Tea Gardens Ferry Landing	3.67 miles
2	Tea Gardens Ferry Landing	3.77 miles
3	Christchurch Quay Ferry Landing	4.04 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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