



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 20th August 2025



3, YARD, 89, STRICKLANDGATE, KENDAL, LA9 4RA

Landwood Group

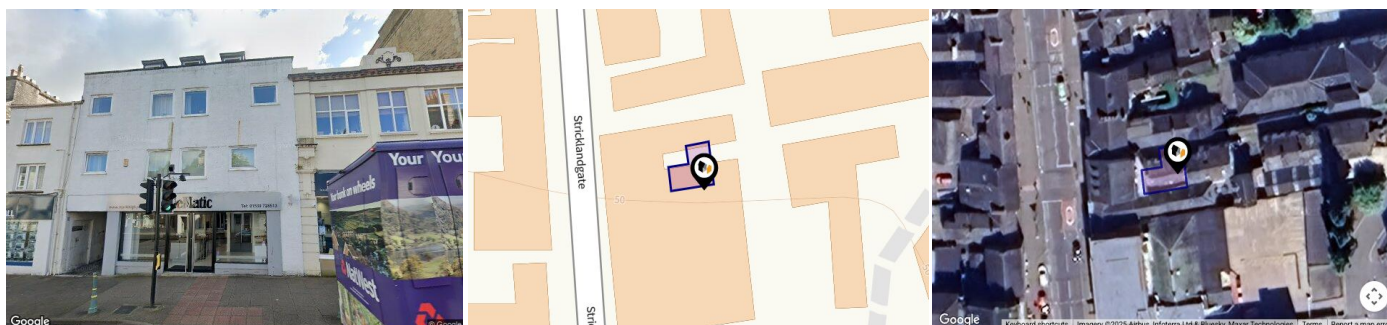
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Bedrooms:	1
Floor Area:	635 ft ² / 59 m ²
Plot Area:	0.02 acres
Year Built :	2005
Council Tax :	Band B
Annual Estimate:	£1,858
Title Number:	CU217864
UPRN:	100110760314

Last Sold Date:	09/04/2014
Last Sold Price:	£142,500
Last Sold £/ft ² :	£224
Tenure:	Freehold

Local Area

Local Authority:	Westmorland and furness
Conservation Area:	Kendal
Flood Risk:	
- Rivers & Seas - Surface Water	Very low Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

20 mb/s	265 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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Energy rating

D

Valid until 07.08.2029

Certificate number
8331-6128-6420-3236-9906

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	59 m ²

This map displays nearby coal mine entrances and their classifications.



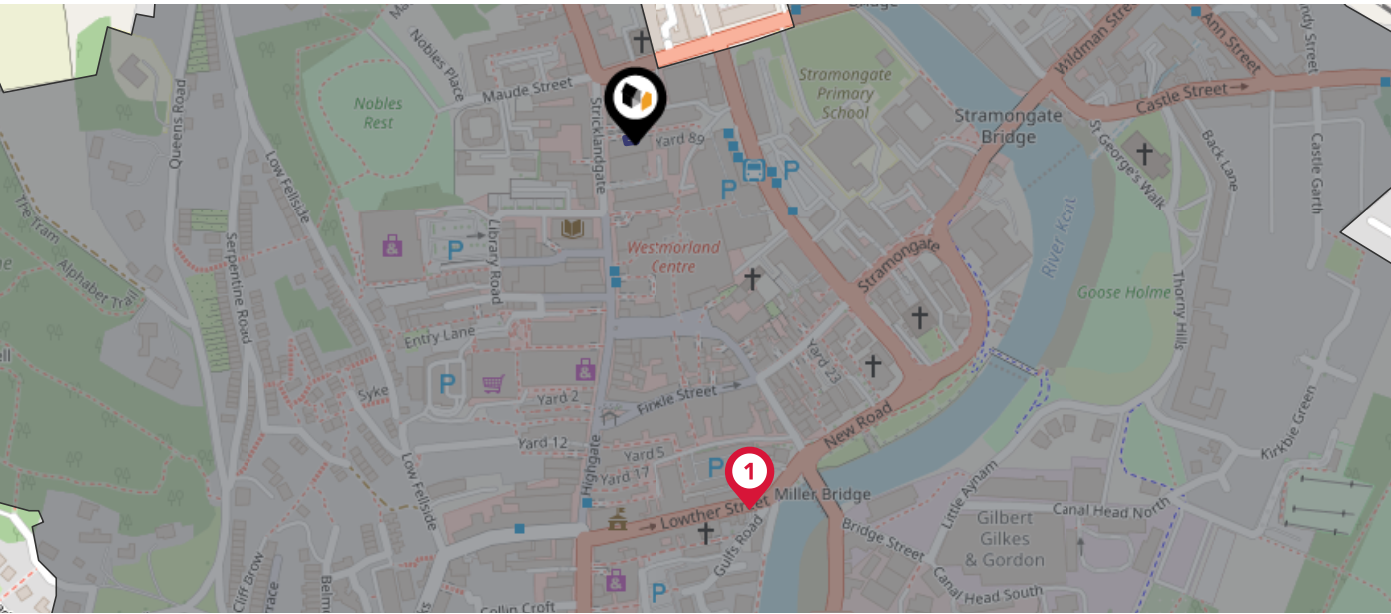
Mine Entry

- ✕ 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.

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



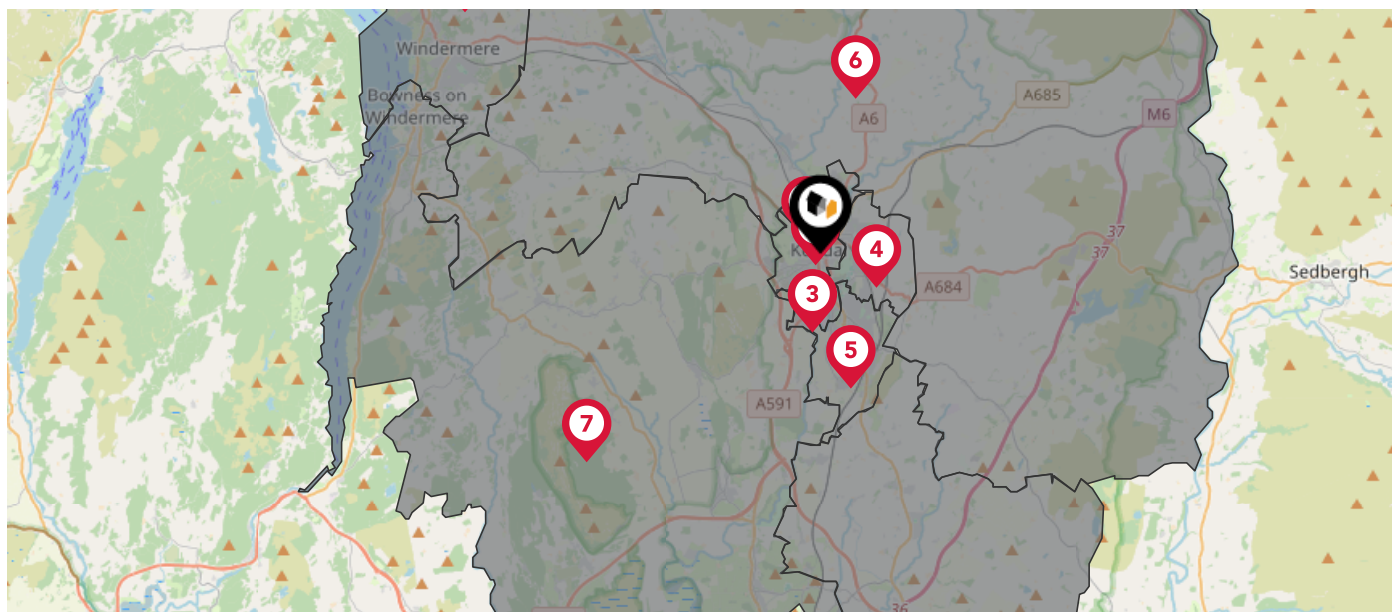
Kendal

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



Kendal Town Ward



Kendal North Ward



Kendal West Ward



Kendal East Ward



Kendal South & Natland Ward



Kendal Rural Ward



Bowness & Levens Ward

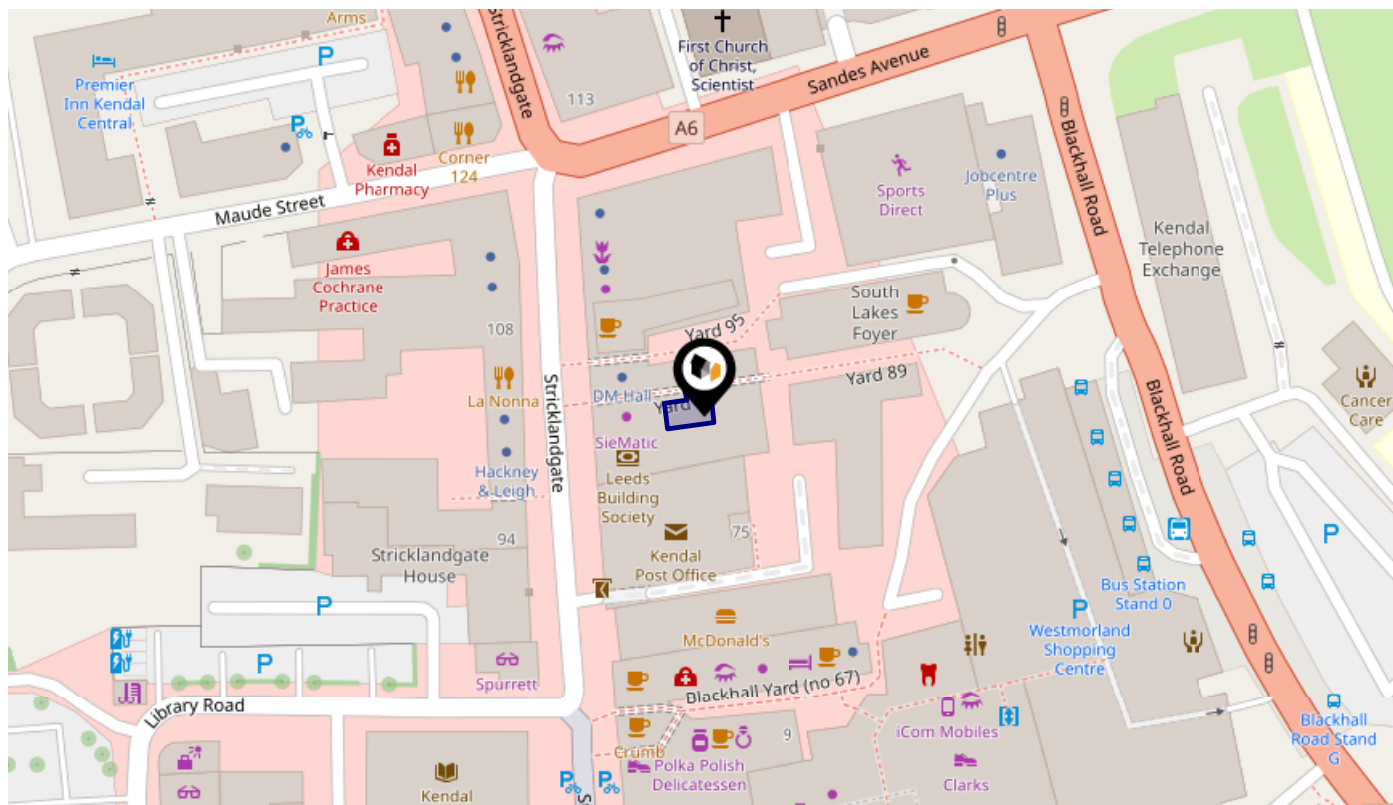


Burton & Crooklands Ward



Windermere 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:

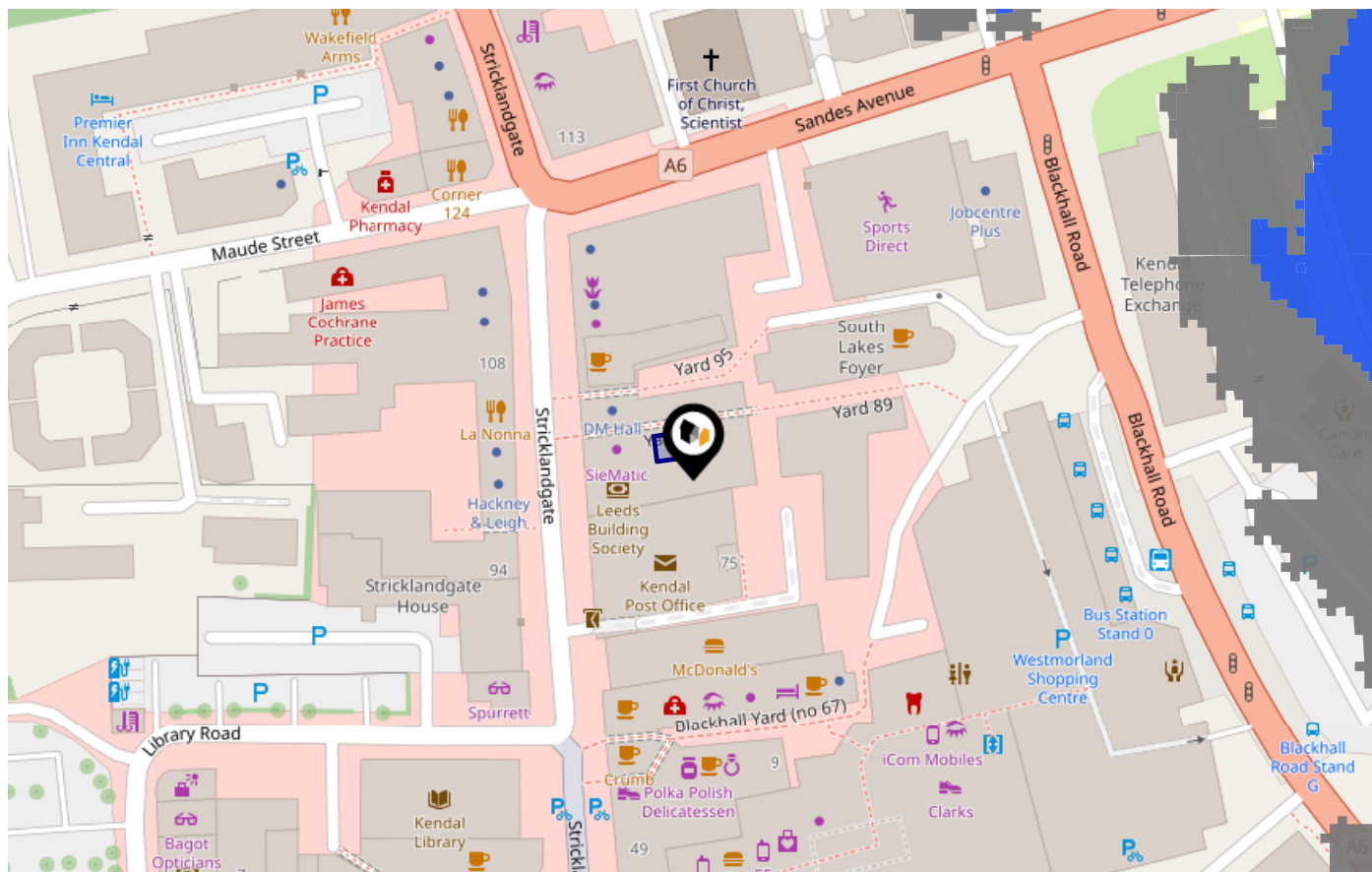
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

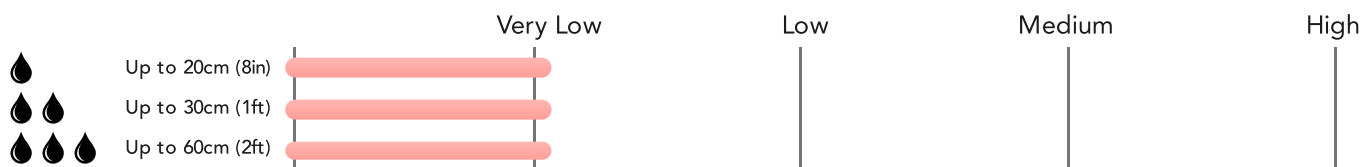


Risk Rating: Very low

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:

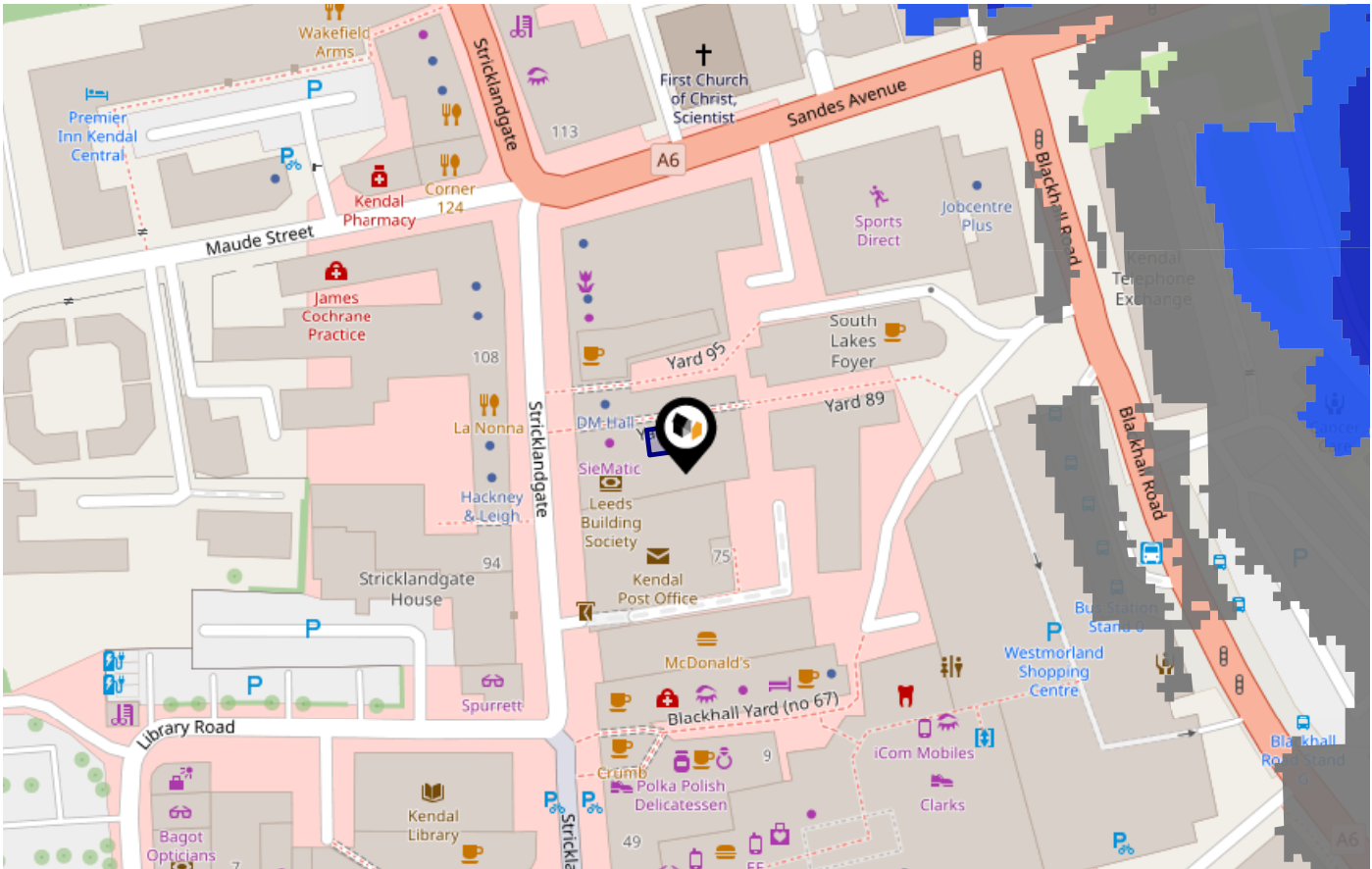


Flood Risk

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.

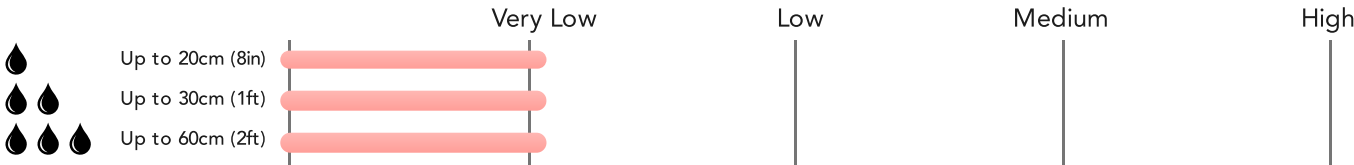


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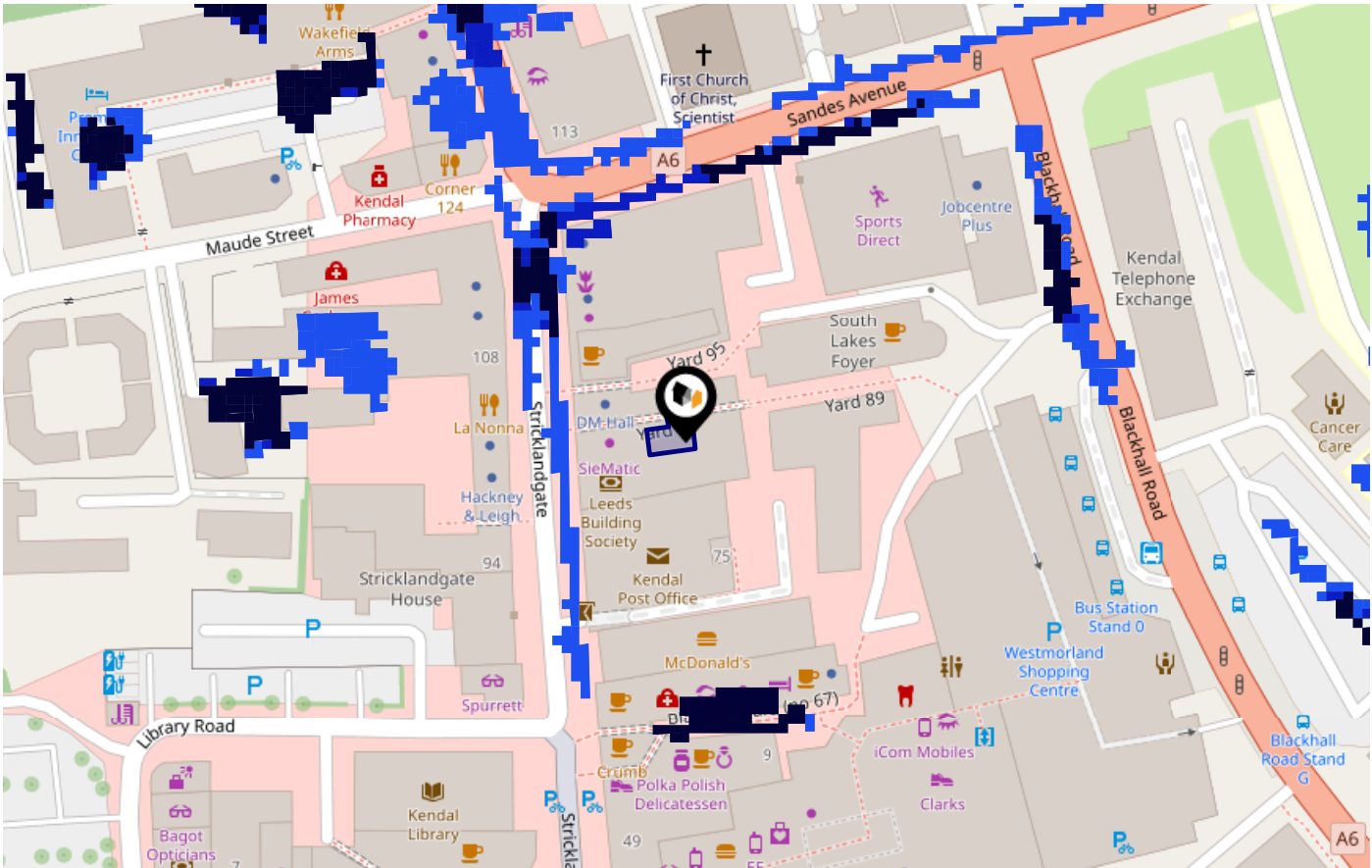
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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

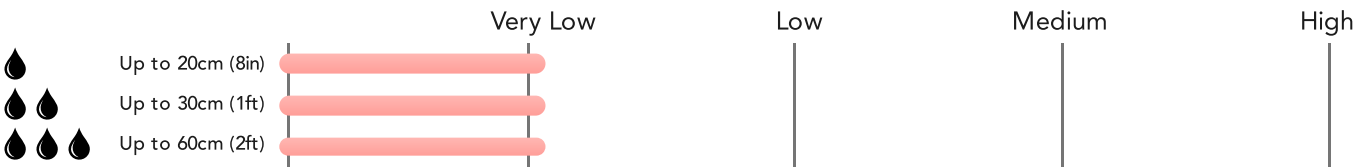


Risk Rating: Very low

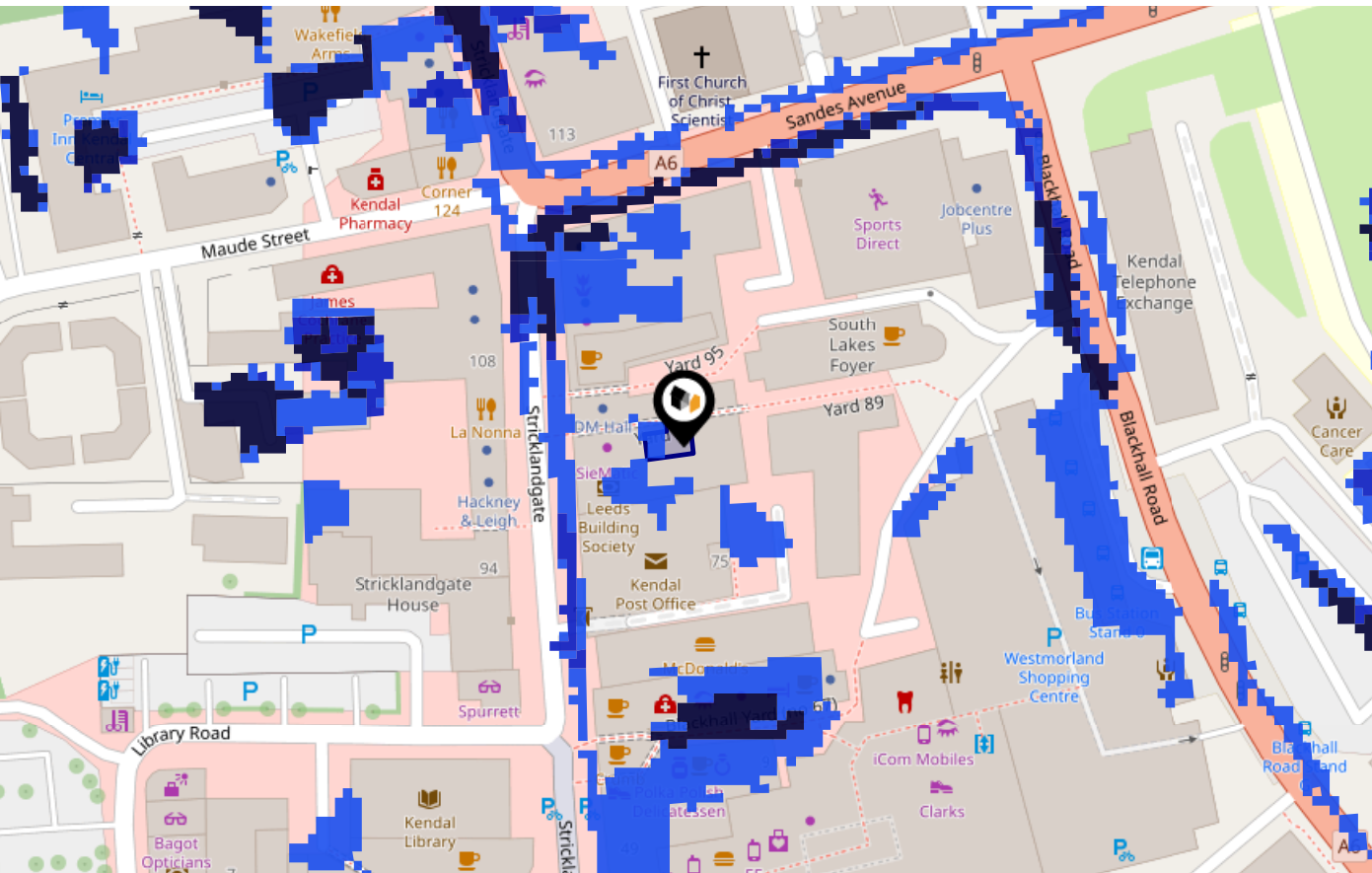
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

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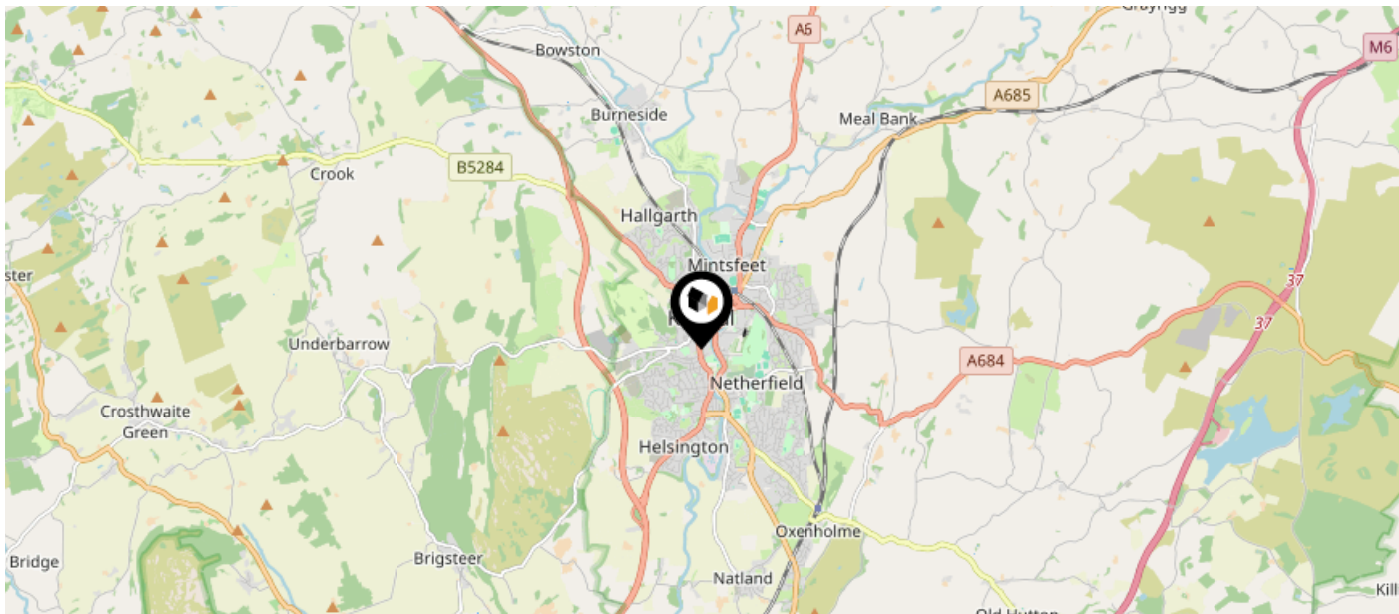


Maps

Green Belt

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



Nearby Green Belt Land

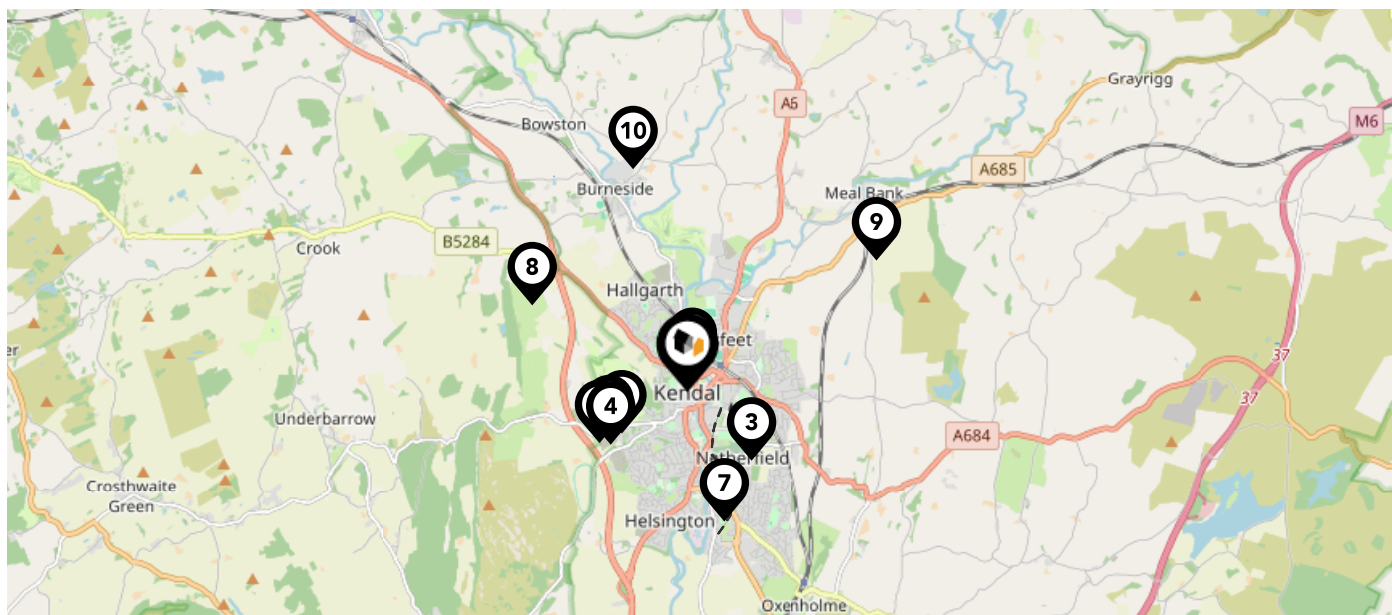
No data available.

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	Dockray Hall Mill-Horncop Concrete Limited., Dockray Hall Mill, Kendal, Cumbria	Historic Landfill
2	Kendal Fell Quarry-Underbarrow Road, Kendal, Cumbria	Historic Landfill
3	Castle Hill Treatment Works-Castle Hill, Pennington, Ulverton, Cumbria	Historic Landfill
4	EA/EPR/VP3093ZA/V003	Active Landfill
5	EA/EPR/GP3793ZW/V003	Active Landfill
6	Kendal Fell Quarry Phase 2-Underbarrow Lane,,Kendal,Cumbria	Historic Landfill
7	Lancaster Canal-Lound Road, Kendal	Historic Landfill
8	Plumgarths Quarry-Kendal, Cumbria	Historic Landfill
9	Paddy Lane-Meal Bank, Kendal, Cumbria	Historic Landfill
10	EA/EPR/GP3893ZR/V006	Active Landfill

Maps

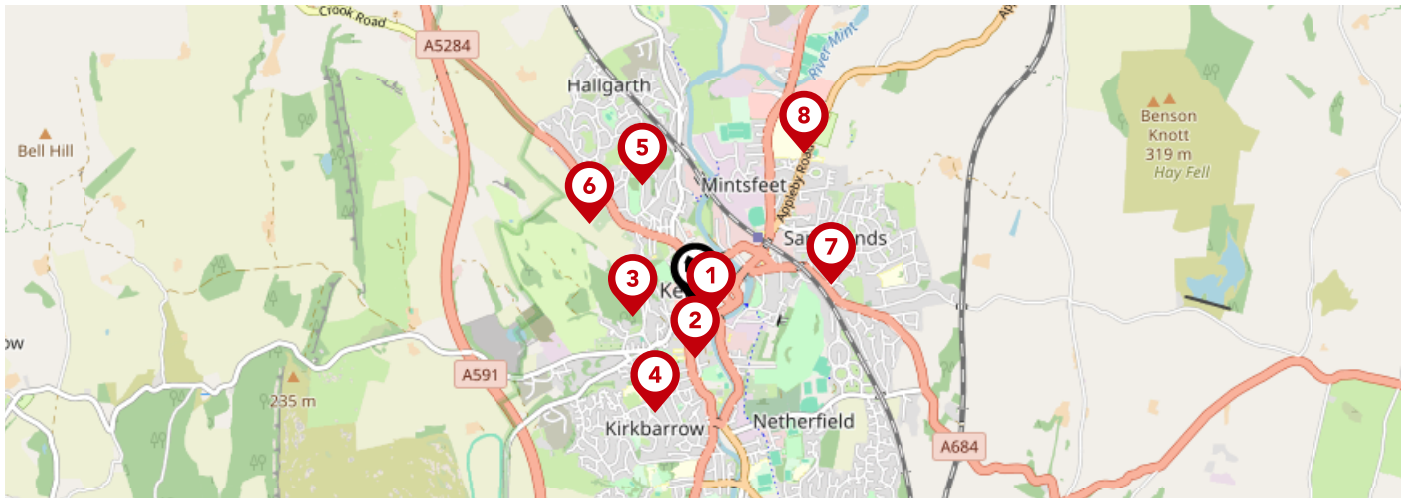
Listed Buildings

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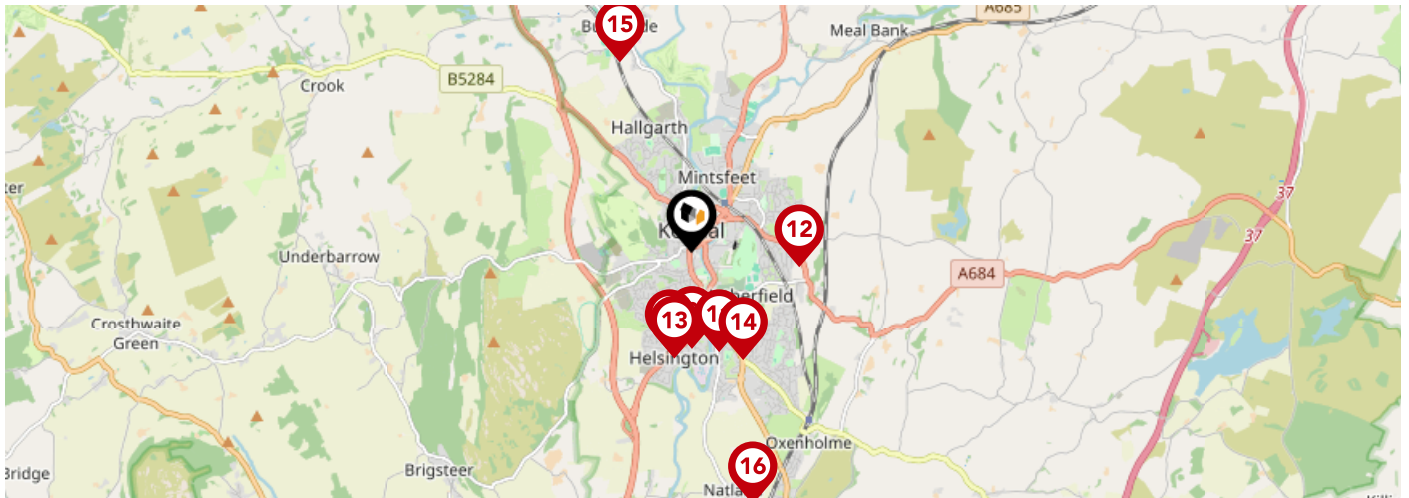
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1145675 - No. 69 And Entrance To Yard 67	Grade II	0.0 miles
 1145634 - 98, Stricklandgate	Grade II	0.0 miles
 1157894 - Stricklandgate House	Grade II	0.0 miles
 1145677 - 90, Stricklandgate	Grade II	0.0 miles
 1145635 - No.108 And Passage Entry To No.110	Grade II	0.0 miles
 1157853 - No. 95, Stricklandgate	Grade II	0.0 miles
 1145660 - Nos 54 And 56, Branthwaite Brow, Market Place	Grade II	0.1 miles
 1318974 - 23 And 25, Market Place	Grade II	0.1 miles
 1319025 - 156, 158, 160, 162, 164, Stricklandgate	Grade II	0.1 miles
 1311831 - Nos. 42 (nag's Head) And 46 And Entrance To Yard 44	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Stramongate Primary School Ofsted Rating: Good Pupils: 278 Distance:0.07	☐	☒	☐	☐	☐
2	South Lakes Academy Ofsted Rating: Good Pupils: 10 Distance:0.22	☐	☐	☒	☐	☐
3	Kendal Nursery School Ofsted Rating: Outstanding Pupils: 87 Distance:0.27	☒	☐	☐	☐	☐
4	Ghyllside Primary School Ofsted Rating: Good Pupils: 451 Distance:0.5	☐	☒	☐	☐	☐
5	St Thomas's CofE Primary School Ofsted Rating: Good Pupils: 222 Distance:0.57	☐	☒	☐	☐	☐
6	Cambian Whinfell School Ofsted Rating: Outstanding Pupils: 11 Distance:0.58	☐	☐	☒	☐	☐
7	Sandgate School Ofsted Rating: Good Pupils: 116 Distance:0.59	☐	☐	☒	☐	☐
8	The Queen Katherine School Ofsted Rating: Good Pupils: 936 Distance:0.81	☐	☐	☒	☐	☐

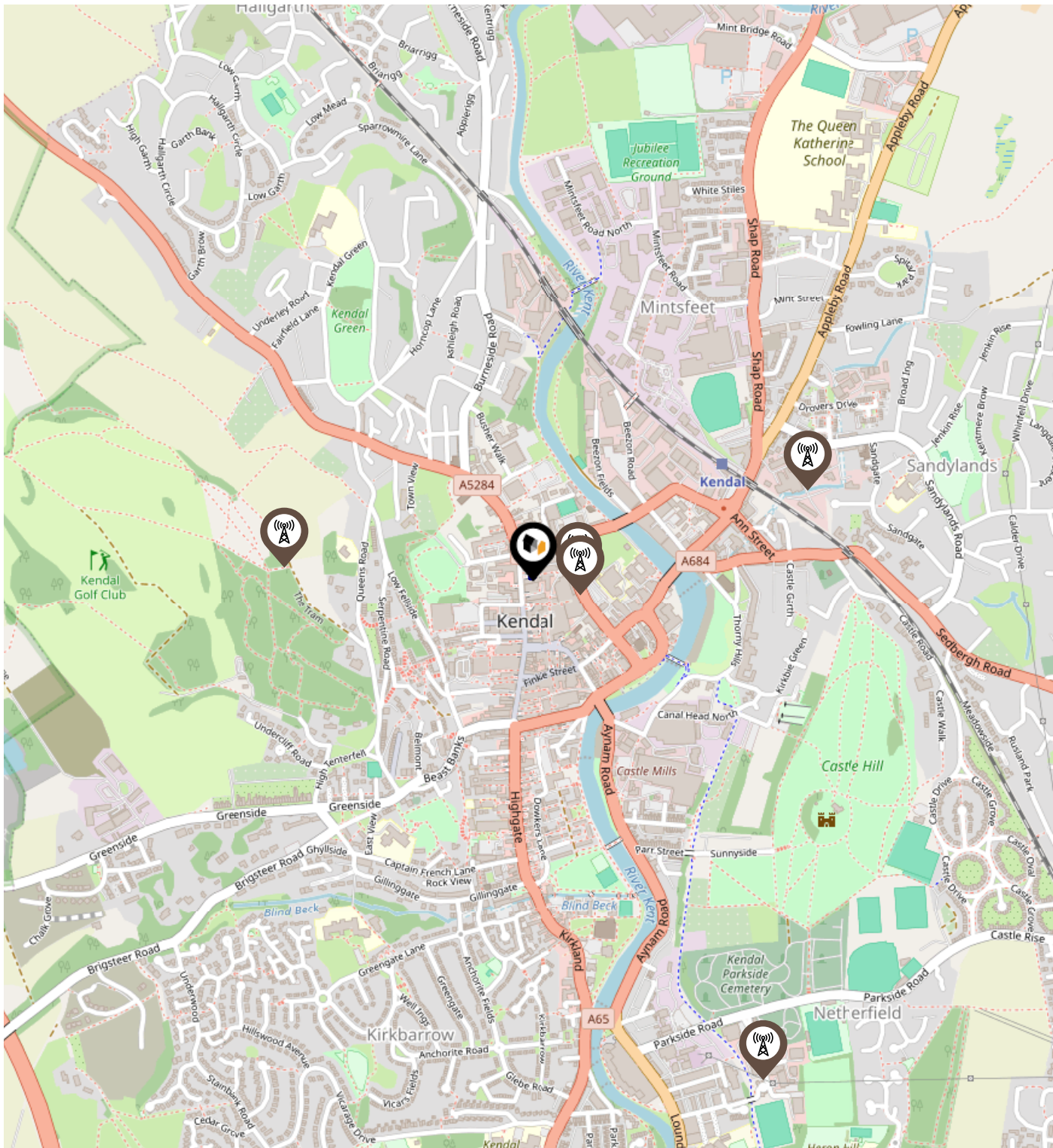


		Nursery	Primary	Secondary	College	Private
9	Kendal College Ofsted Rating: Requires improvement Pupils:0 Distance:0.82	☐	☐	☒	☐	☐
10	Vicarage Park CofE Primary School Ofsted Rating: Good Pupils: 99 Distance:0.87	☐	☒	☐	☐	☐
11	Kirkbie Kendal School Ofsted Rating: Good Pupils: 1055 Distance:0.89	☐	☐	☒	☐	☐
12	Castle Park School Ofsted Rating: Good Pupils: 322 Distance:0.93	☐	☒	☐	☐	☐
13	Dean Gibson Catholic Primary School, Kendal Ofsted Rating: Good Pupils: 164 Distance:0.93	☐	☒	☐	☐	☐
14	Heron Hill Primary School Ofsted Rating: Good Pupils: 448 Distance:1.02	☐	☒	☐	☐	☐
15	St Oswald's CofE Primary School Ofsted Rating: Good Pupils: 97 Distance:1.77	☐	☒	☐	☐	☐
16	St Mark's CofE Primary School Ofsted Rating: Good Pupils: 170 Distance:2.24	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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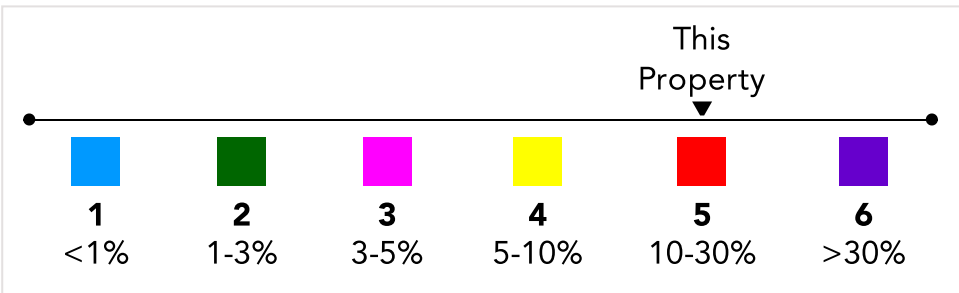
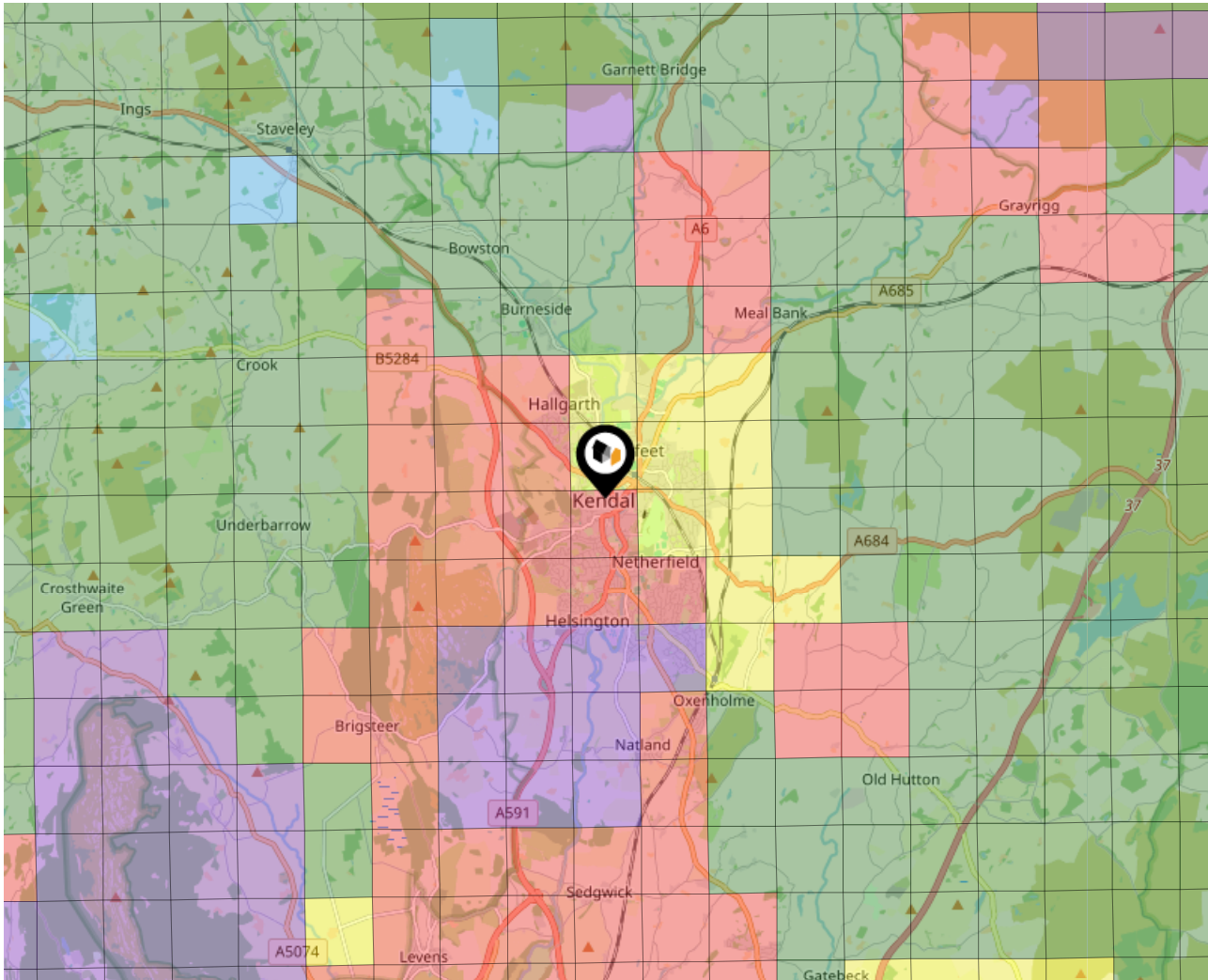


Key:

-  Power Pylons
-  Communication Masts

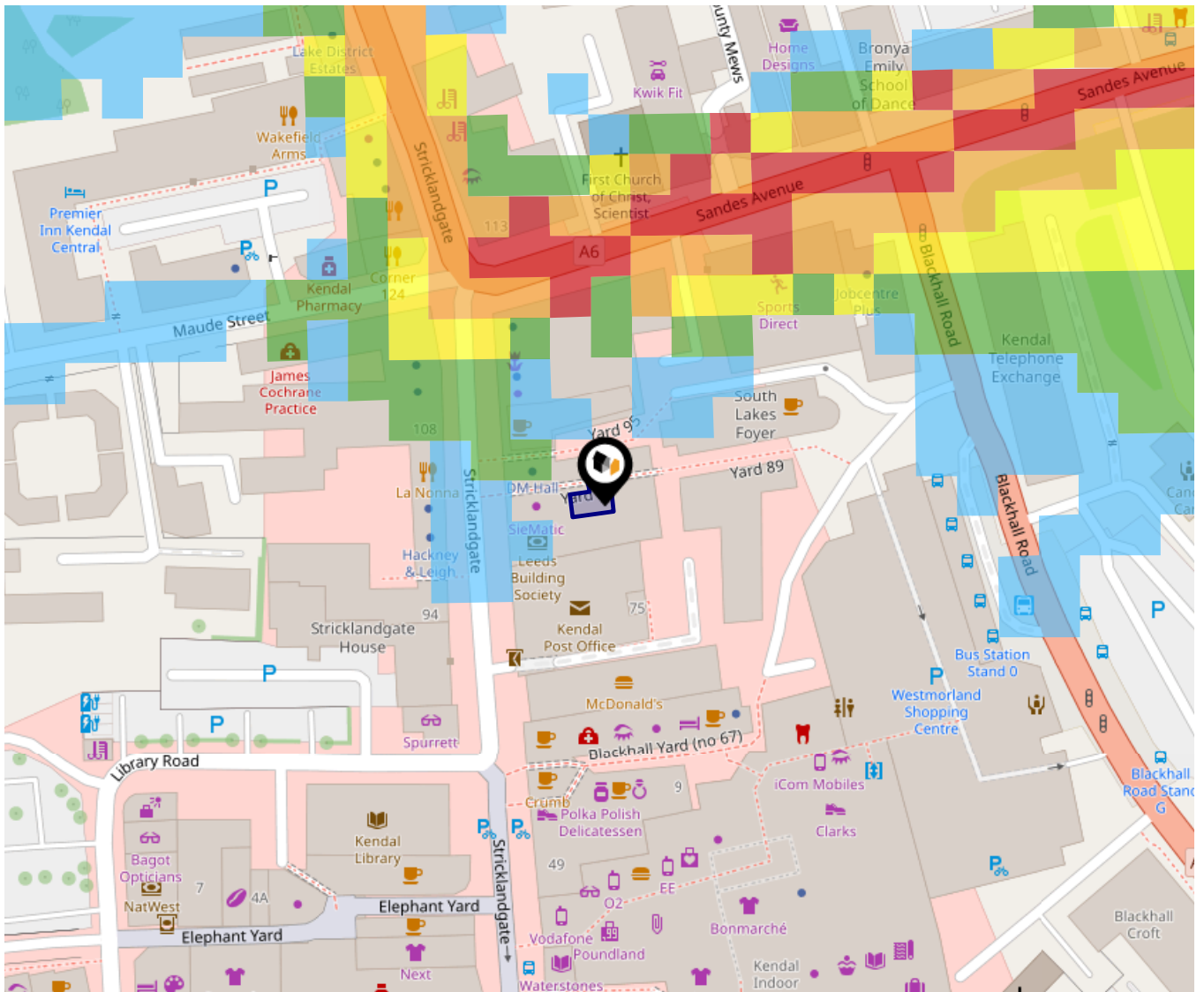
What is Radon?

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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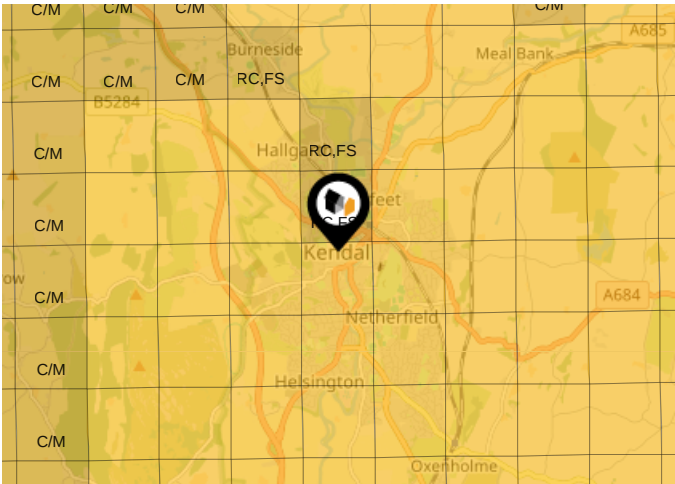
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	SANDY LOAM TO CLAYEY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)		LOAM
Soil Group:	MEDIUM TO HEAVY	Soil Depth:	DEEP



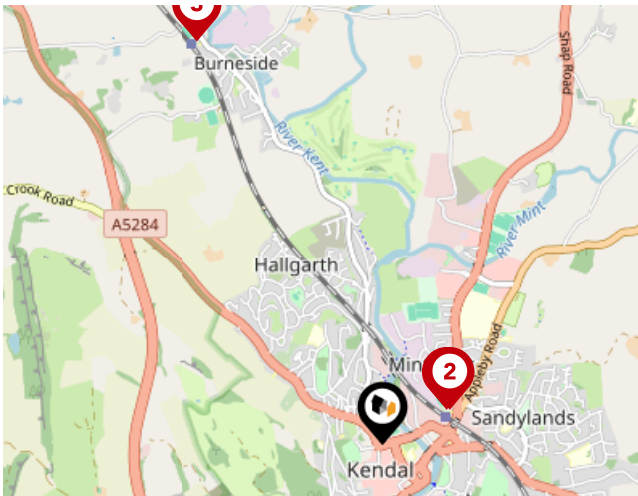
Primary Classifications (Most Common Clay Types)

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

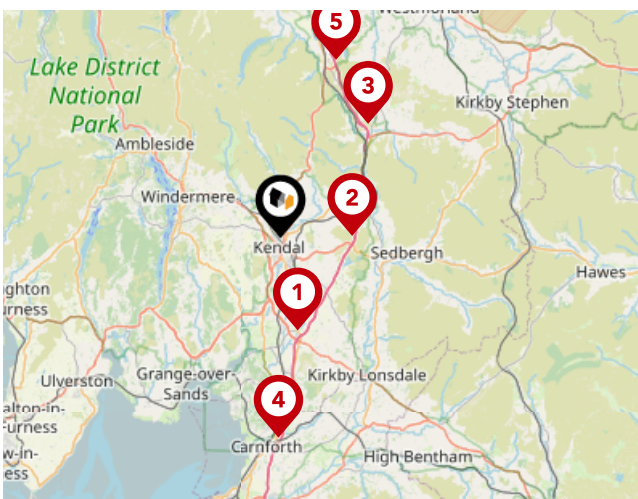
Transport (National)

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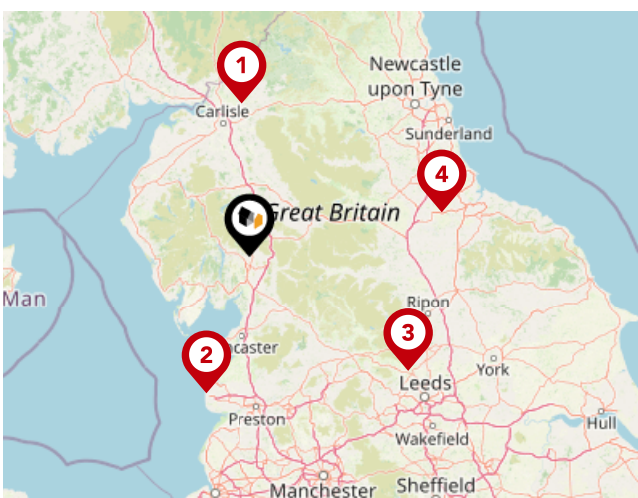
National Rail Stations

Pin	Name	Distance
	Station Entrance	0.32 miles
	Kendal Rail Station	0.33 miles
	Station Entrance	1.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J36	6.59 miles
	M6 J37	5 miles
	M6 J38	9.91 miles
	M6 J35	13.97 miles
	M6 J39	12.9 miles



Airports/Helipads

Pin	Name	Distance
	Irthington	42.45 miles
	Highfield	40.01 miles
	Leeds Bradford Airport	54.41 miles
	Teesside Airport	54.33 miles

Area

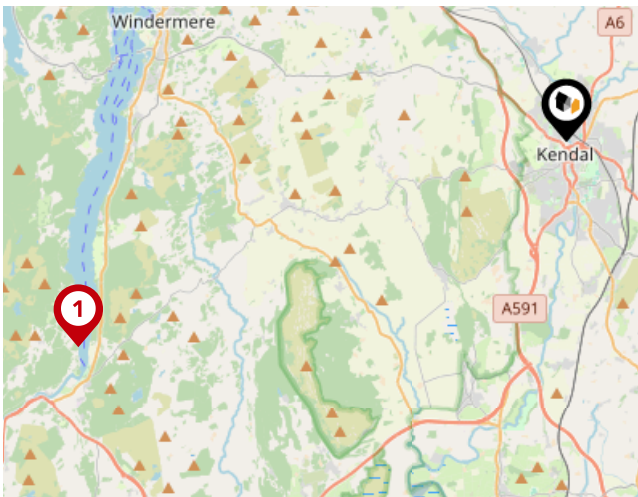
Transport (Local)

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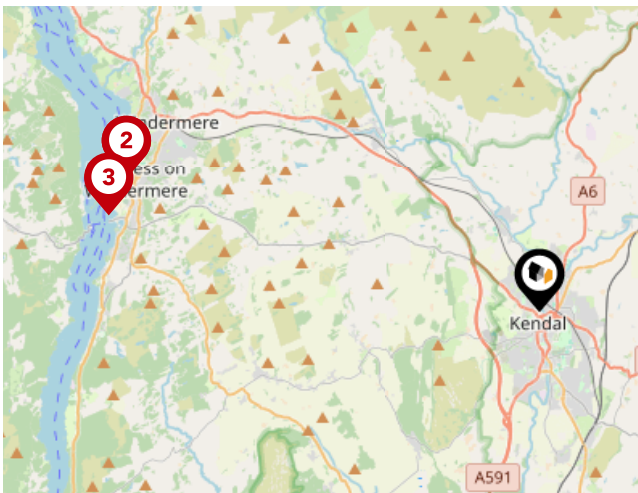
Bus Stops/Stations

Pin	Name	Distance
1	Westmorland Shopping Centre	0.08 miles
2	Bus Station (K)	0.05 miles
3	Blackhall Road	0.08 miles
4	Victoria Bridge	0.13 miles
5	Sand Aire House	0.18 miles



Local Connections

Pin	Name	Distance
1	Lakeside (Lakeside & Haverthwaite Rly)	9.15 miles



Ferry Terminals

Pin	Name	Distance
1	Bowness Pier	7.49 miles
2	Bowness on Windermere Ferry Terminal	7.49 miles
3	Bowness Ferry Nab	7.63 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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