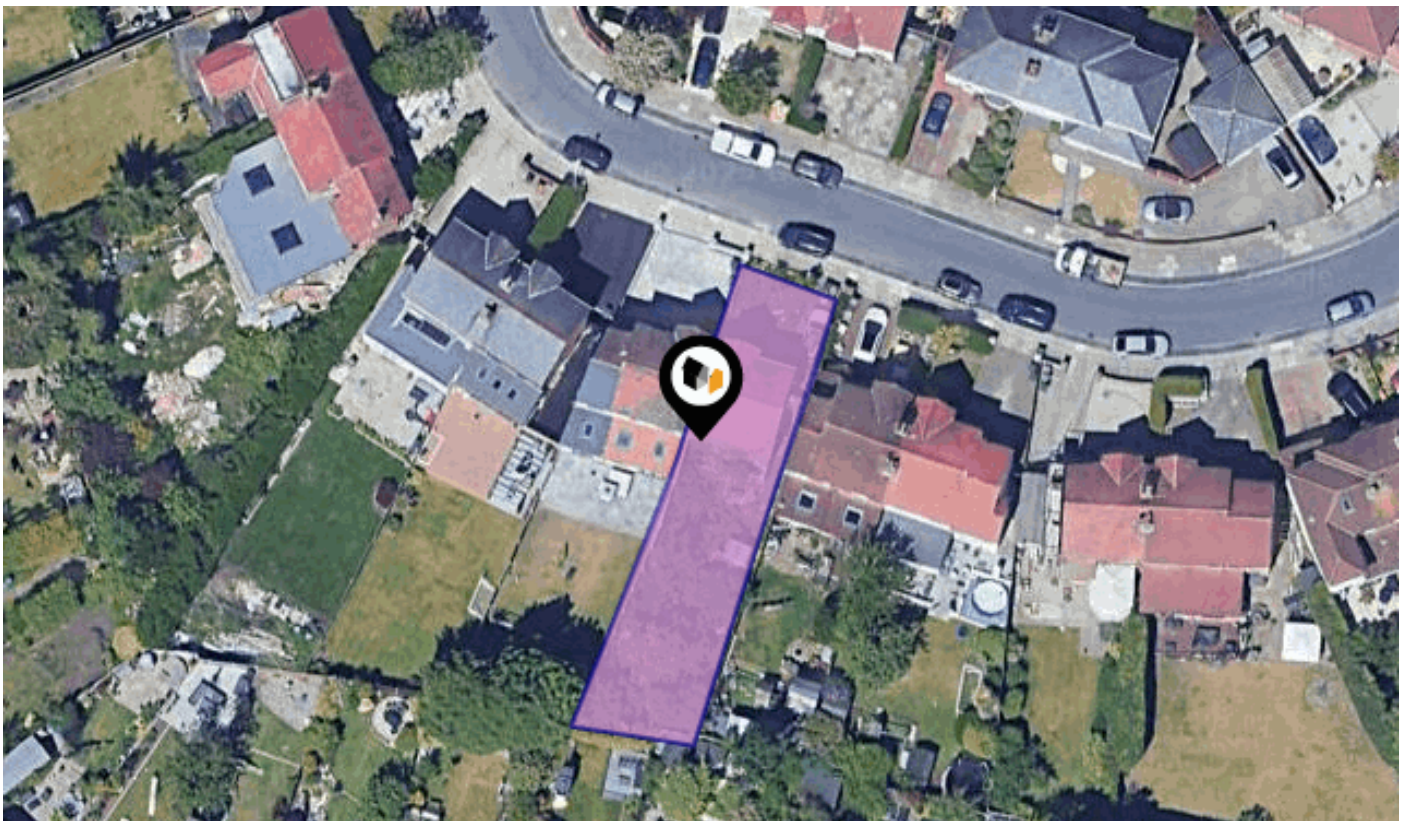




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 03rd October 2025



55, ASHTON ROAD, SOUTHPORT, PR8 4QF

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

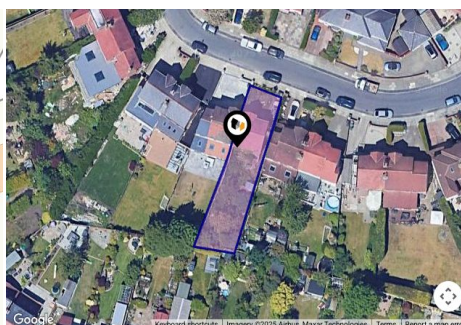
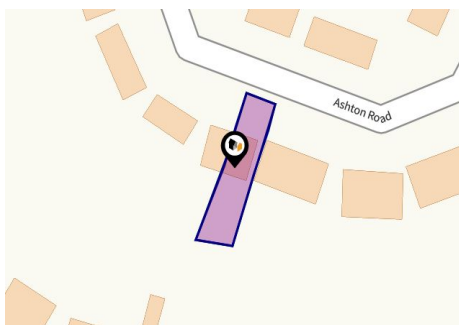
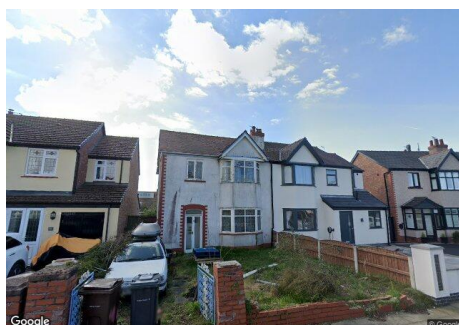
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.16 acres
Council Tax :	Band C
Annual Estimate:	£2,187
Title Number:	MS694708
UPRN:	41003694

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s	83 mb/s	- mb/s
		

Mobile Coverage:
(based on calls indoors)



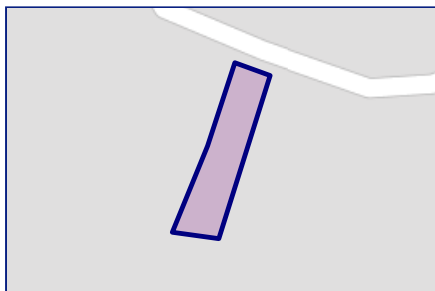
Satellite/Fibre TV Availability:



Property Multiple Title Plans

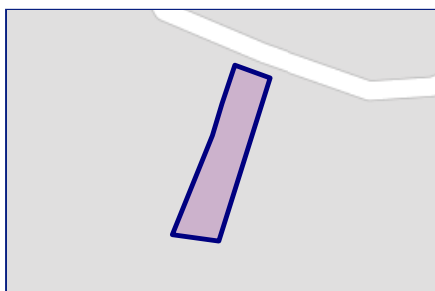
LANDWOOD
GROUP

Multiple Freehold Title Plans Detected



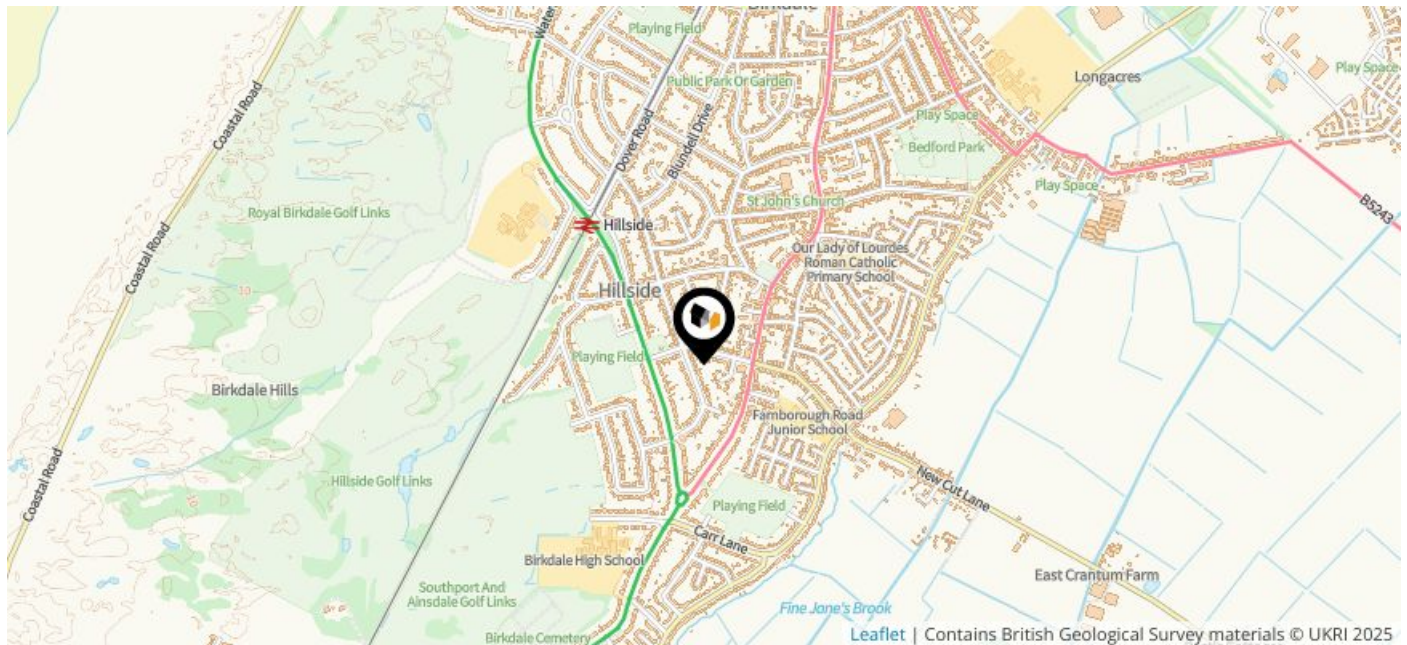
MS694708

Multiple Freehold Title Plans Detected



MS216883

This map displays nearby coal mine entrances and their classifications.



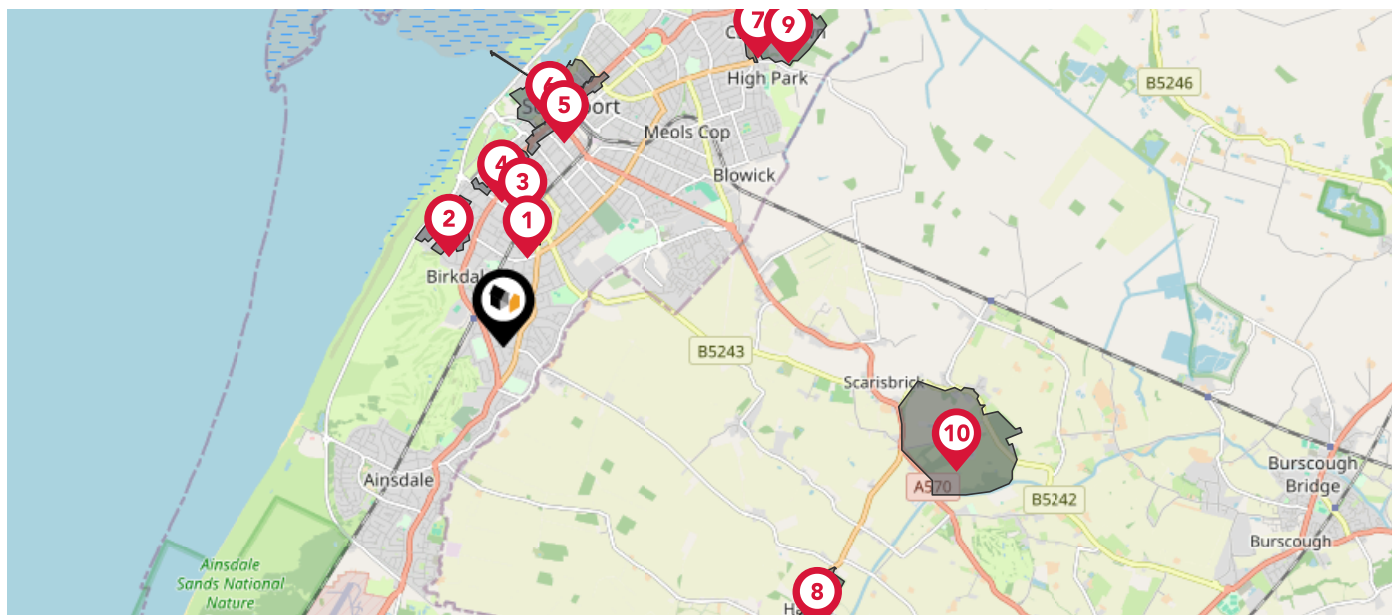
Mine Entry

- ✕ 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

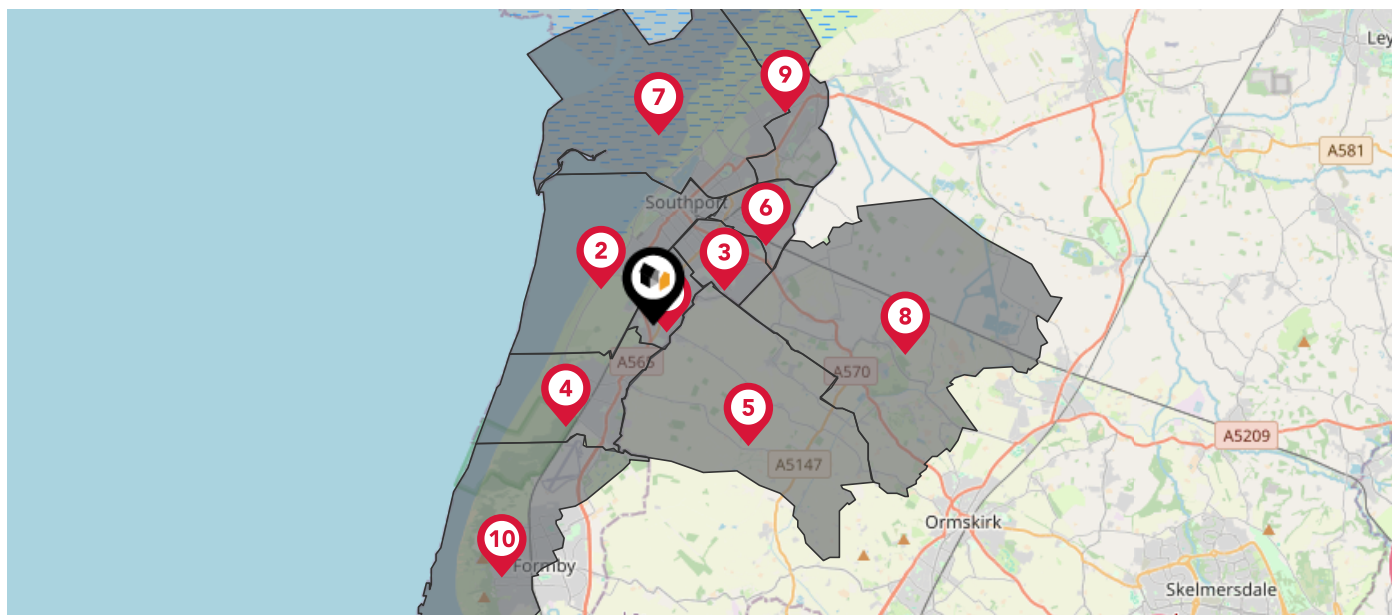
- 1 Birkdale Village
- 2 West Birkdale
- 3 Gloucester Road
- 4 Birkdale Park
- 5 Lord Street
- 6 Promenade
- 7 Churchtown
- 8 Halsall
- 9 North Meols
- 10 Scarisbrick Hall / Park

Maps

Council Wards

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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

1

Birkdale Ward

2

Duke's Ward

3

Kew Ward

4

Ainsdale Ward

5

Halsall Ward

6

Norwood Ward

7

Cambridge Ward

8

Scarisbrick Ward

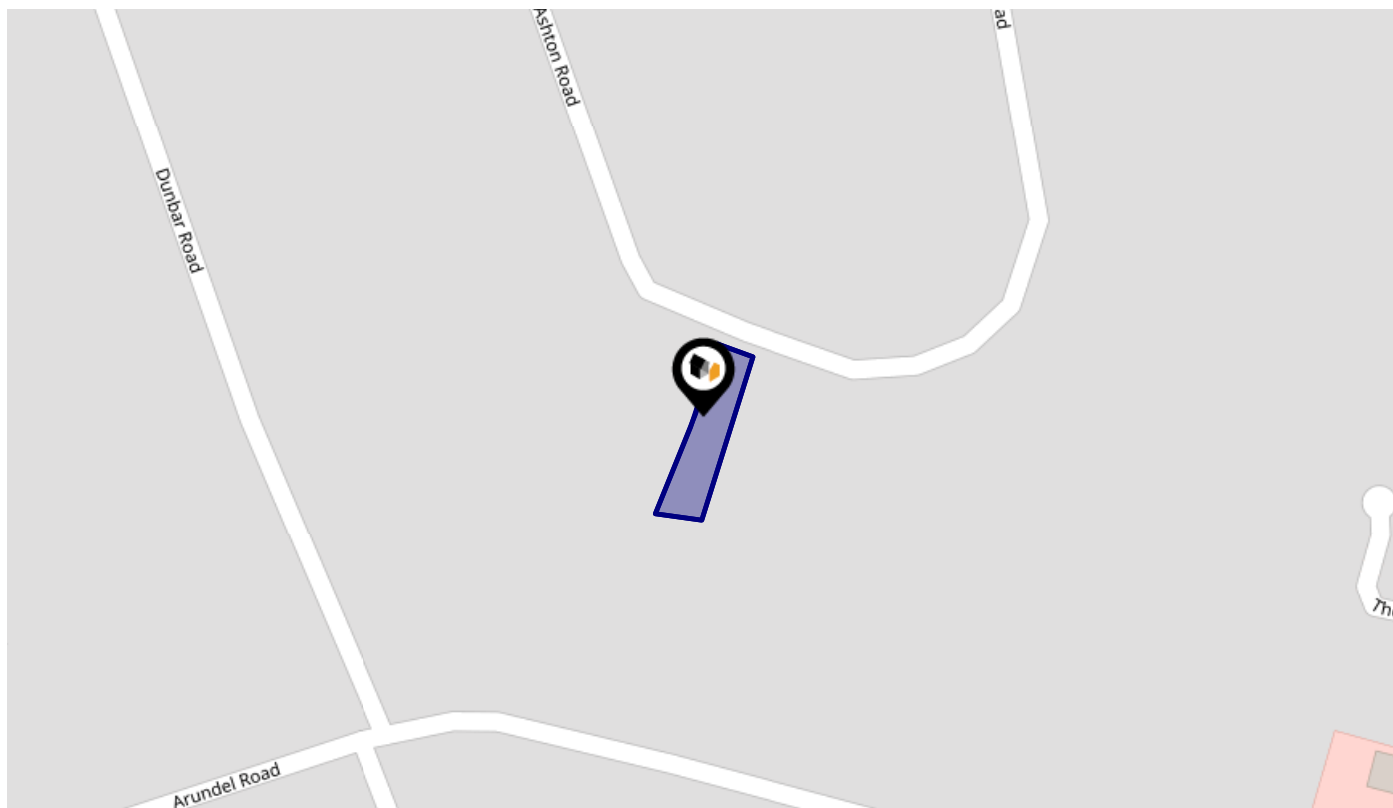
9

Meols Ward

10

Harington 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:

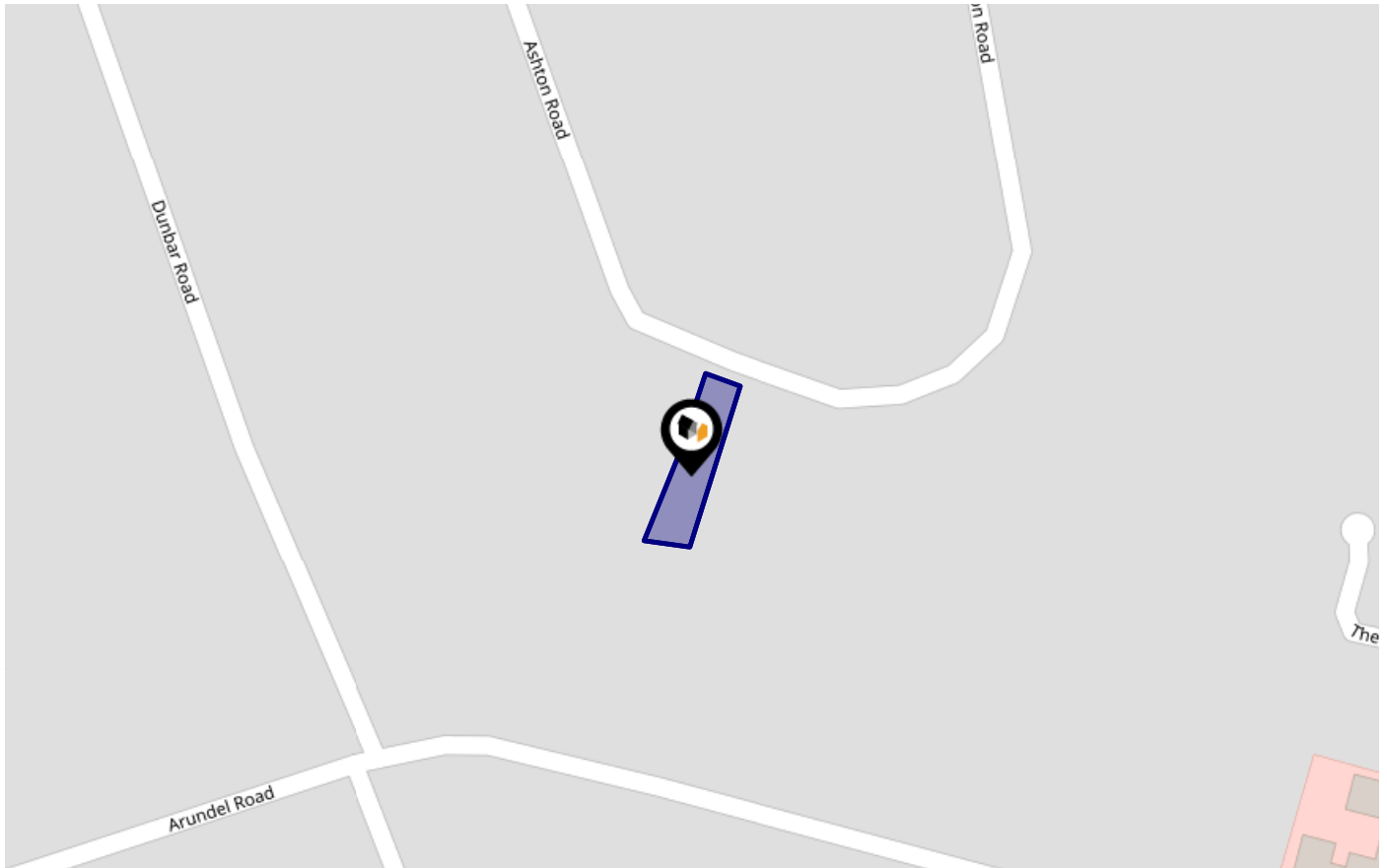
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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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 (0.1%) 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:

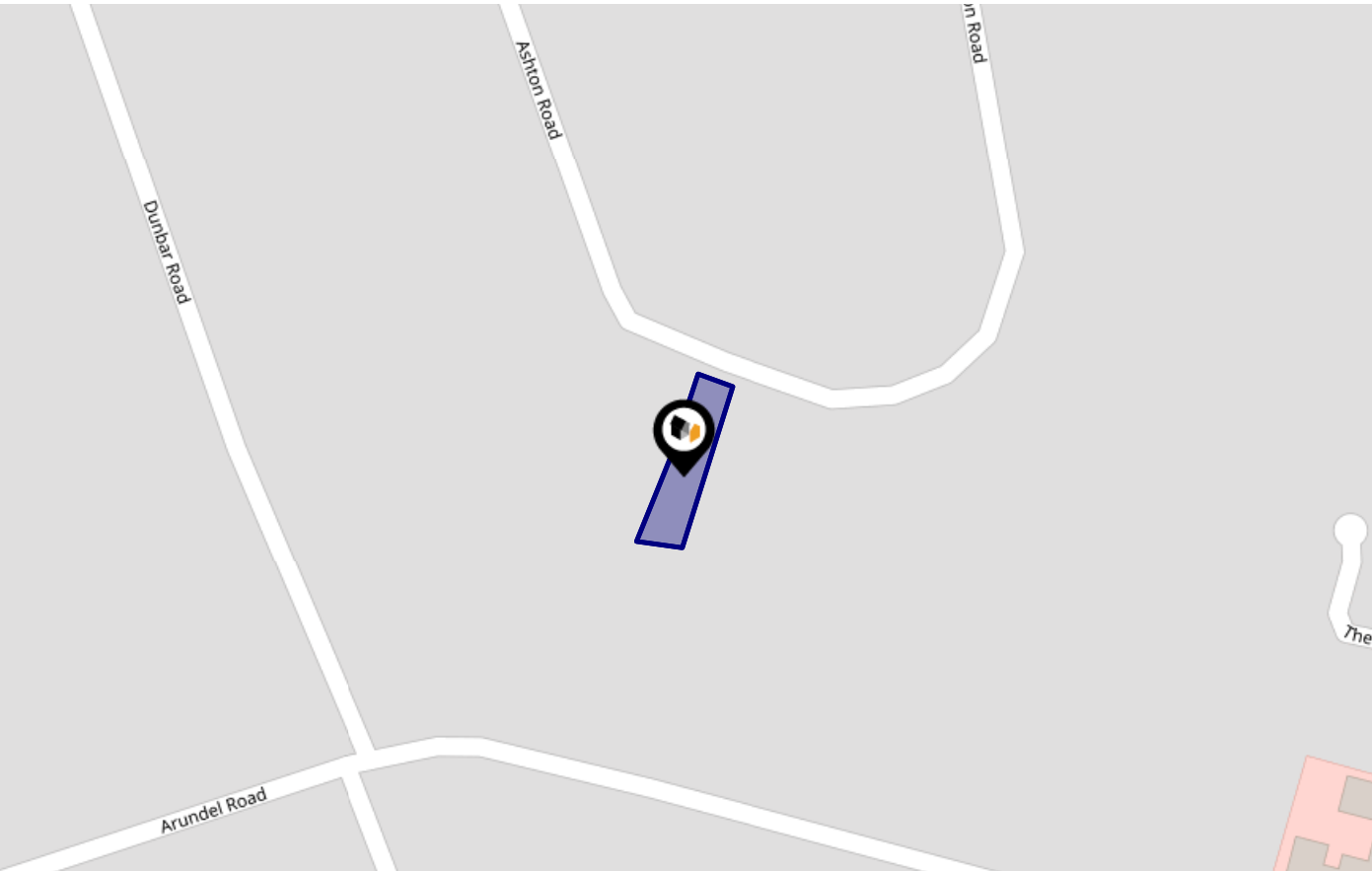


Flood Risk

Rivers & Seas - Climate Change

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.

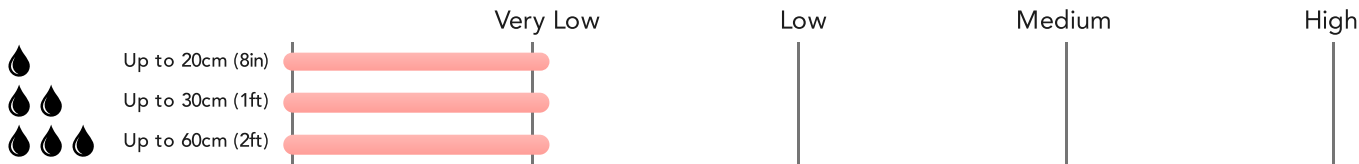


Risk Rating: Very low

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

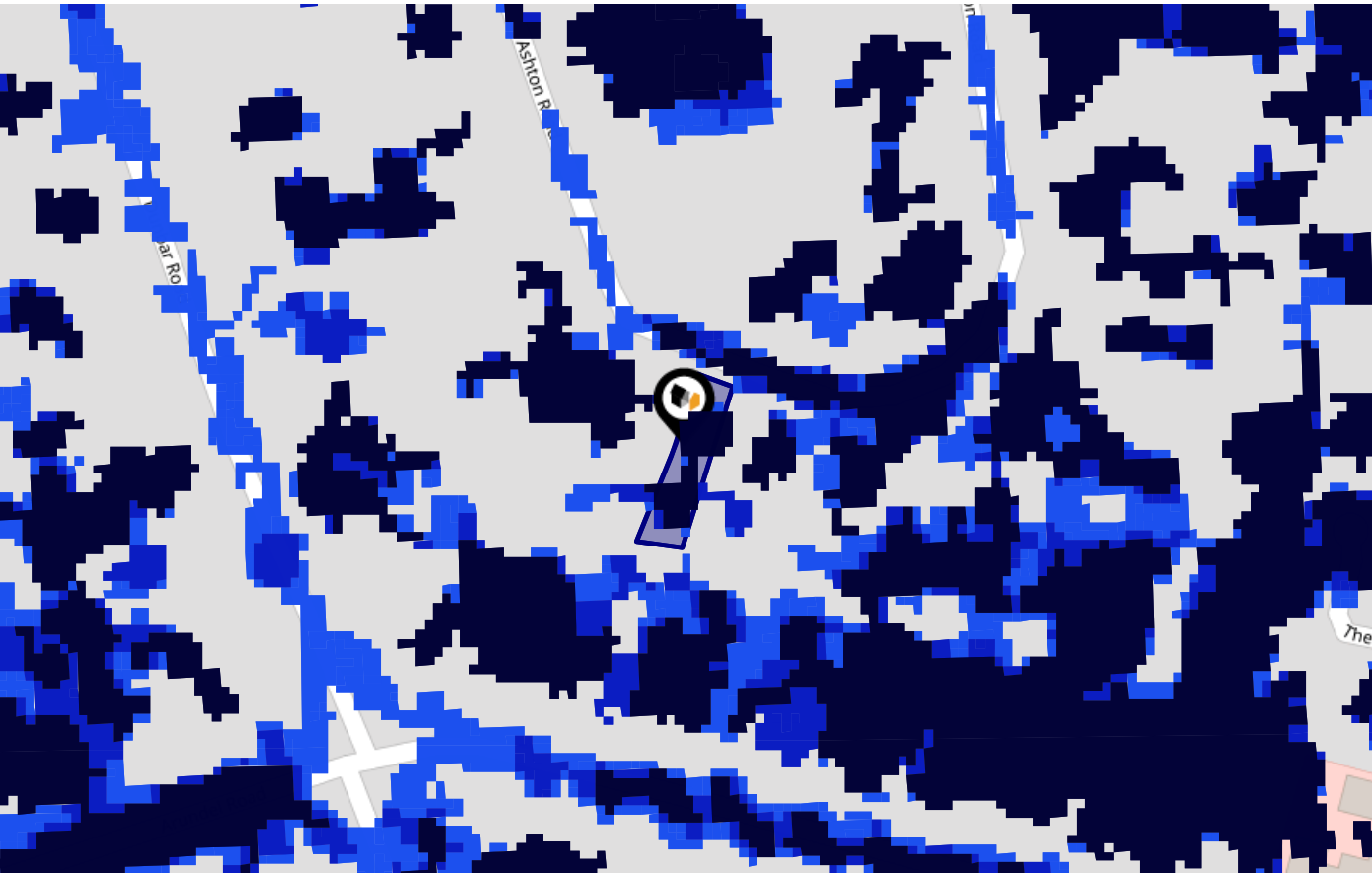
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Flood Risk

Surface Water - Flood Risk

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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.

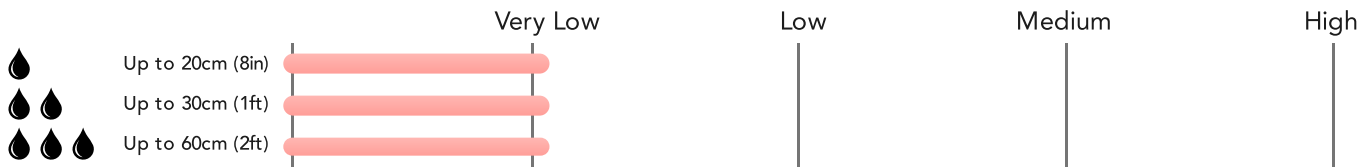


Risk Rating: High

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:

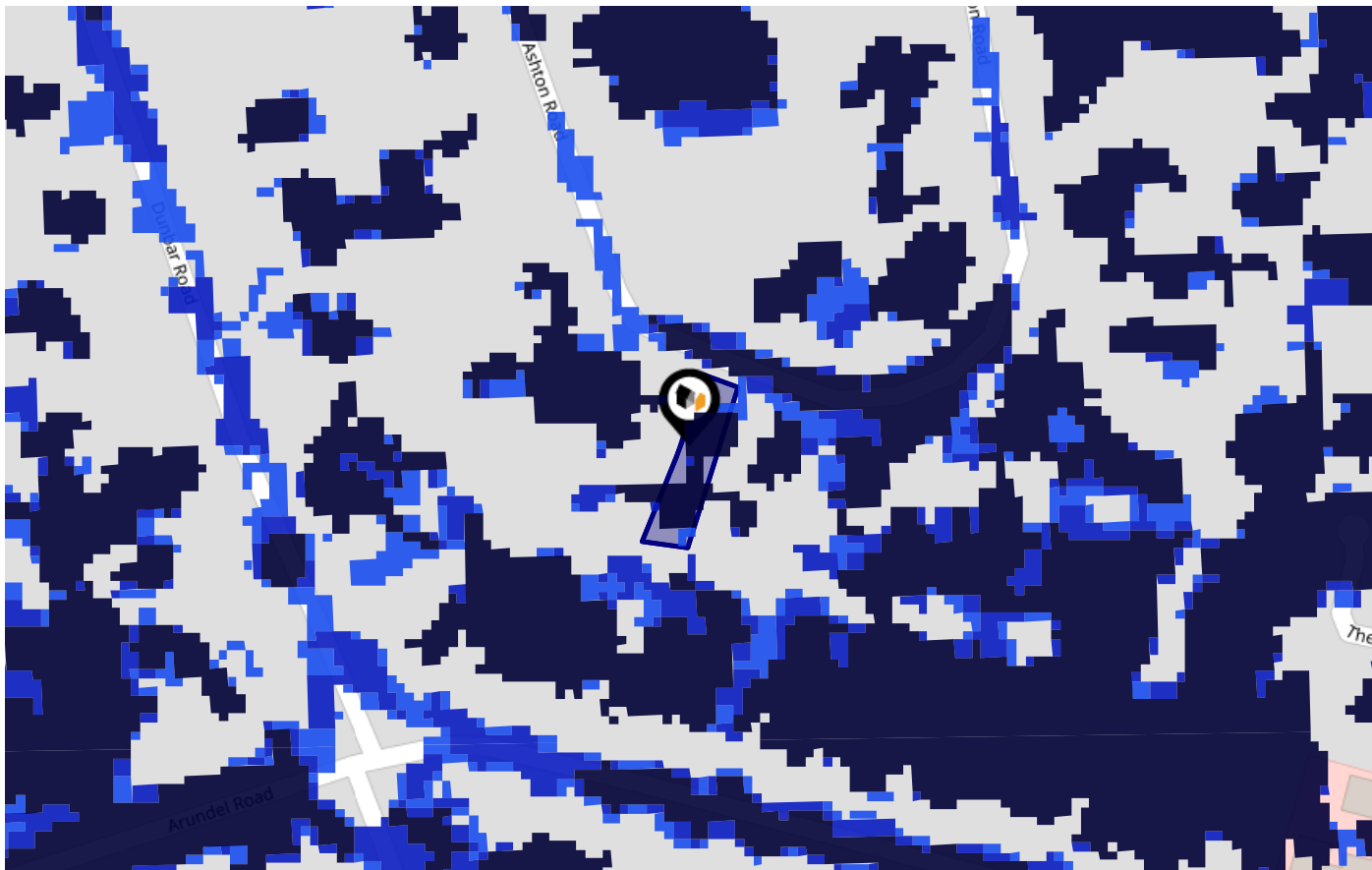


Flood Risk

Surface Water - Climate Change

LANDWOOD
GROUP

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.

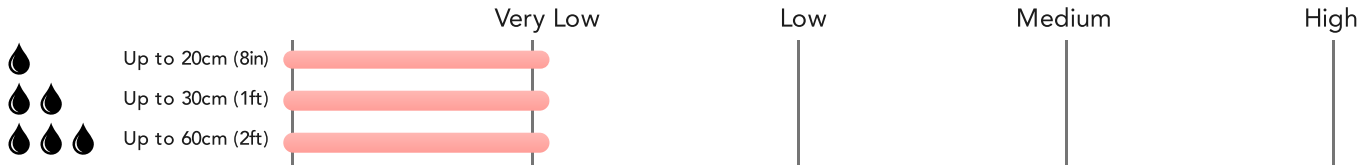


Risk Rating: High

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.

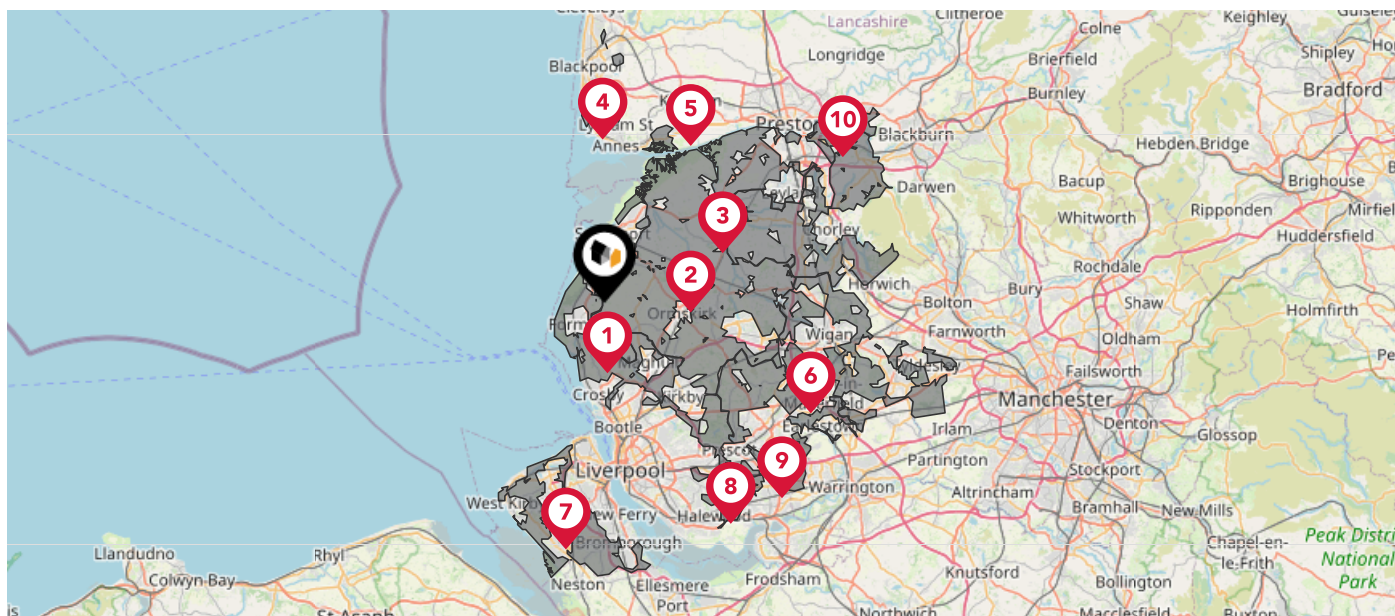
Chance of flooding to the following depths at this property:



KPF - Key Property Facts

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



Nearby Green Belt Land

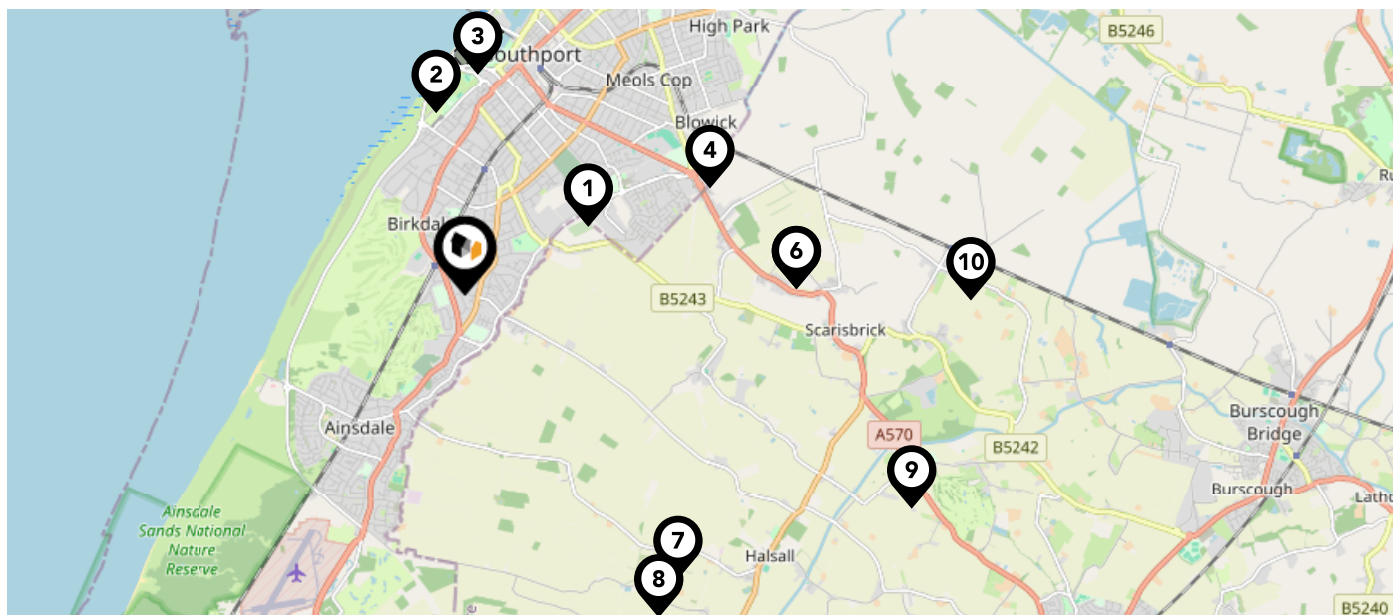
- 1 Merseyside and Greater Manchester Green Belt - Sefton
- 2 Merseyside and Greater Manchester Green Belt - West Lancashire
- 3 Merseyside and Greater Manchester Green Belt - Chorley
- 4 Blackpool Green Belt - Blackpool
- 5 Blackpool Green Belt - Fylde
- 6 Merseyside and Greater Manchester Green Belt - Wigan
- 7 Merseyside and Greater Manchester Green Belt - Wirral
- 8 Merseyside and Greater Manchester Green Belt - Knowsley
- 9 Merseyside and Greater Manchester Green Belt - St. Helens
- 10 Merseyside and Greater Manchester Green Belt - South Ribble

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

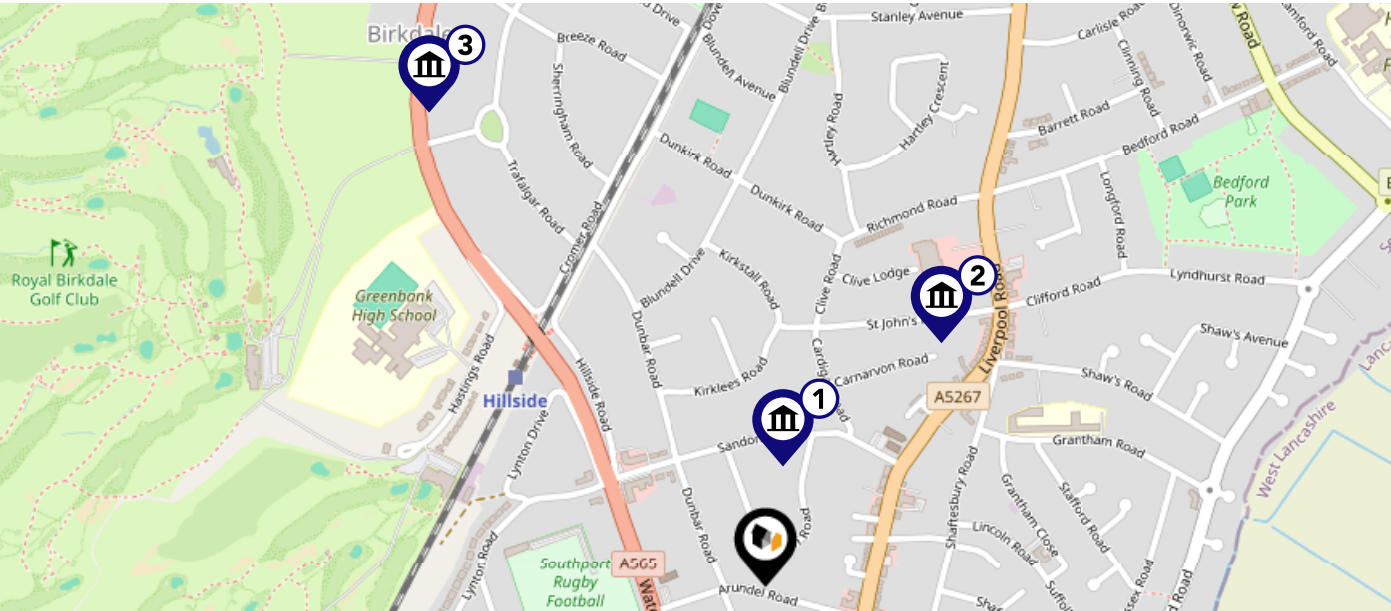
1	Town Lane-Town Lane, Southport, Lancashire	Historic Landfill	
2	The Esplanade-The Esplanade, Southport, Lancashire	Historic Landfill	
3	Princes Park-Southport, Lancashire	Historic Landfill	
4	Foul Lane Landfill Site-Foul Lane, Sefton, Lancashire	Historic Landfill	
5	New Hall Farm-Hares Lane, Scarisbrick, Lancashire	Historic Landfill	
6	New Hall Farm-Hares Lane, Scarisbrick, Lancashire	Historic Landfill	
7	Carr Moss Lane-Carr Moss Lane, Halsall, Near Ormskirk, Lancashire	Historic Landfill	
8	Plex Moss-Halsall, West Lancashire	Historic Landfill	
9	Scarisbrick Quarry-Pinfold Lane, Pinfold, Scarisbrick, West Lancashire	Historic Landfill	
10	Drummersdale Lane-Drummersdale Lane, Scarisbrick, Lancashire	Historic Landfill	

Maps

Listed Buildings

LANDWOOD
GROUP

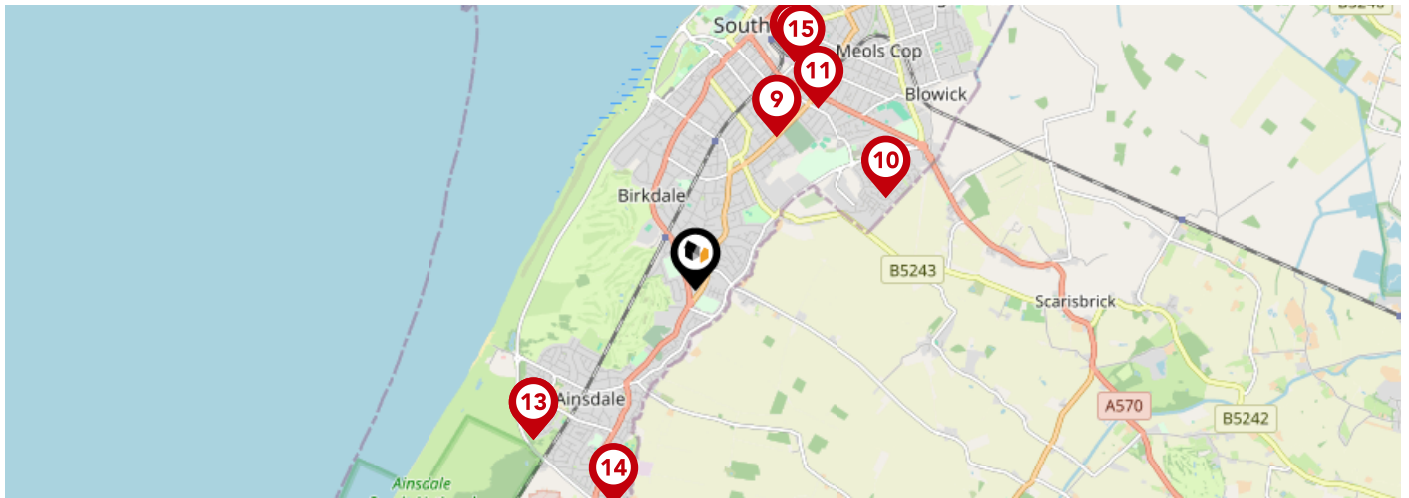
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1379774 - 12 And 14, Sandon Road	Grade II	0.1 miles
	1379771 - Church Of St John	Grade II	0.3 miles
	1379802 - The Round House	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Farnborough Road Infant School Ofsted Rating: Good Pupils: 434 Distance:0.22	☐	☒	☐	☐	☐
2	Farnborough Road Junior School Ofsted Rating: Good Pupils: 470 Distance:0.22	☐	☒	☐	☐	☐
3	Our Lady of Lourdes Catholic Primary School Ofsted Rating: Good Pupils: 469 Distance:0.29	☐	☒	☐	☐	☐
4	Greenbank High School Ofsted Rating: Good Pupils: 1046 Distance:0.45	☐	☐	☒	☐	☐
5	Birkdale High School Ofsted Rating: Good Pupils: 936 Distance:0.47	☐	☐	☒	☐	☐
6	Christ The King Catholic High School and Sixth Form Centre Ofsted Rating: Good Pupils: 830 Distance:0.82	☐	☐	☒	☐	☐
7	Birkdale Primary School Ofsted Rating: Good Pupils: 442 Distance:1.04	☐	☒	☐	☐	☐
8	Ainsdale St John's Church of England Primary School Ofsted Rating: Outstanding Pupils: 203 Distance:1.44	☐	☒	☐	☐	☐

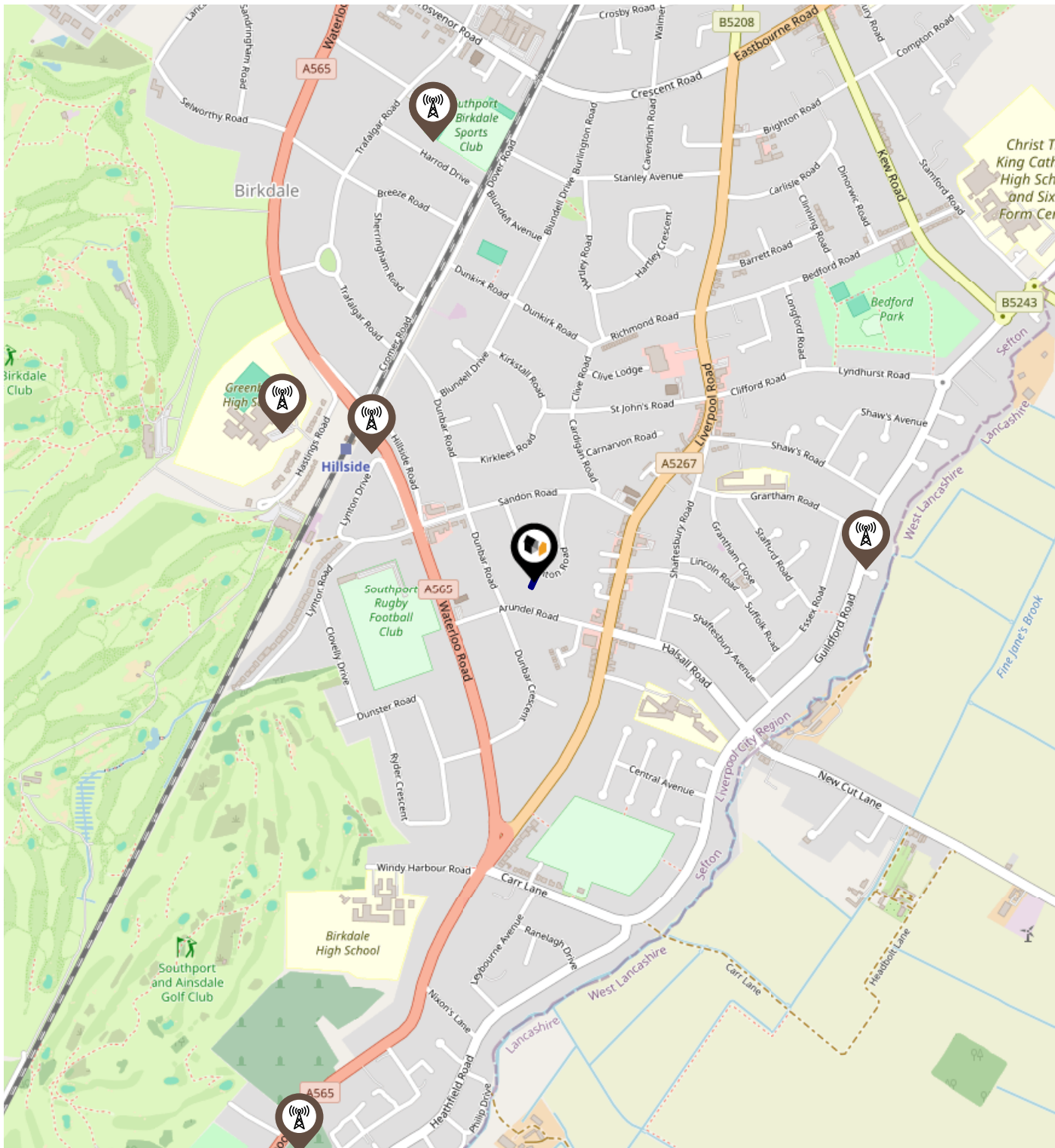


		Nursery	Primary	Secondary	College	Private
9	Linaker Primary School Ofsted Rating: Requires improvement Pupils: 427 Distance:1.52	☐	☒	☐	☐	☐
10	Kew Woods Primary School Ofsted Rating: Good Pupils: 438 Distance:1.86	☐	☒	☐	☐	☐
11	St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.93	☐	☒	☐	☐	☐
12	Shoreside Primary School Ofsted Rating: Good Pupils: 213 Distance:1.94	☐	☒	☐	☐	☐
13	Merefield School Ofsted Rating: Outstanding Pupils: 103 Distance:1.94	☐	☐	☒	☐	☐
14	Kings Meadow Primary School and Early Years Education Centre Ofsted Rating: Good Pupils: 210 Distance:2.02	☐	☒	☐	☐	☐
15	Arden College Ofsted Rating: Good Pupils:0 Distance:2.17	☐	☐	☒	☐	☐
16	Southport Education Group Ofsted Rating: Requires improvement Pupils:0 Distance:2.18	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

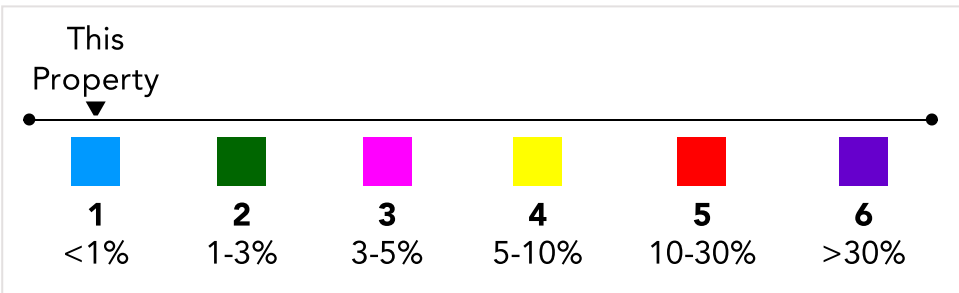
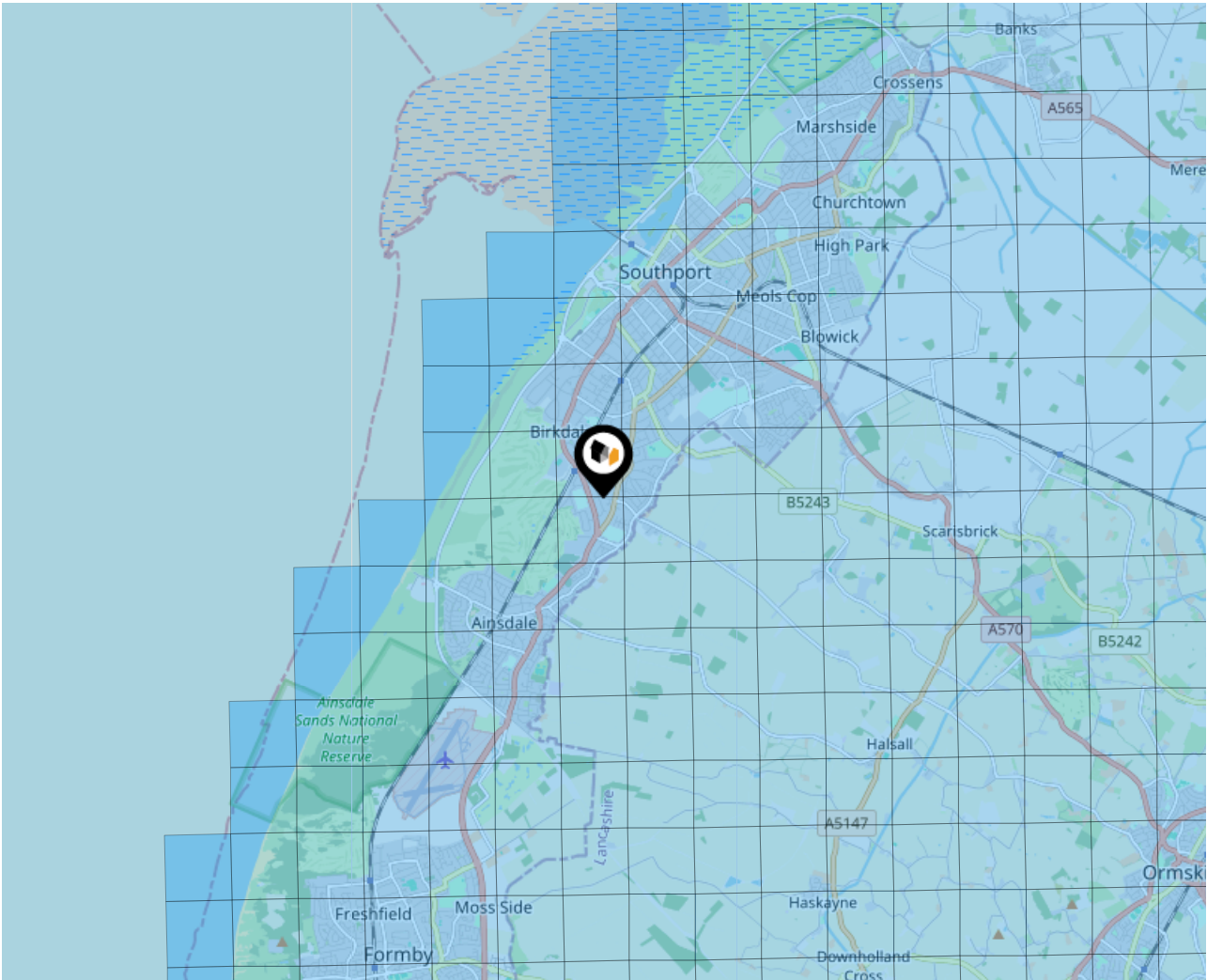


Key:

-  Power Pylons
-  Communication Masts

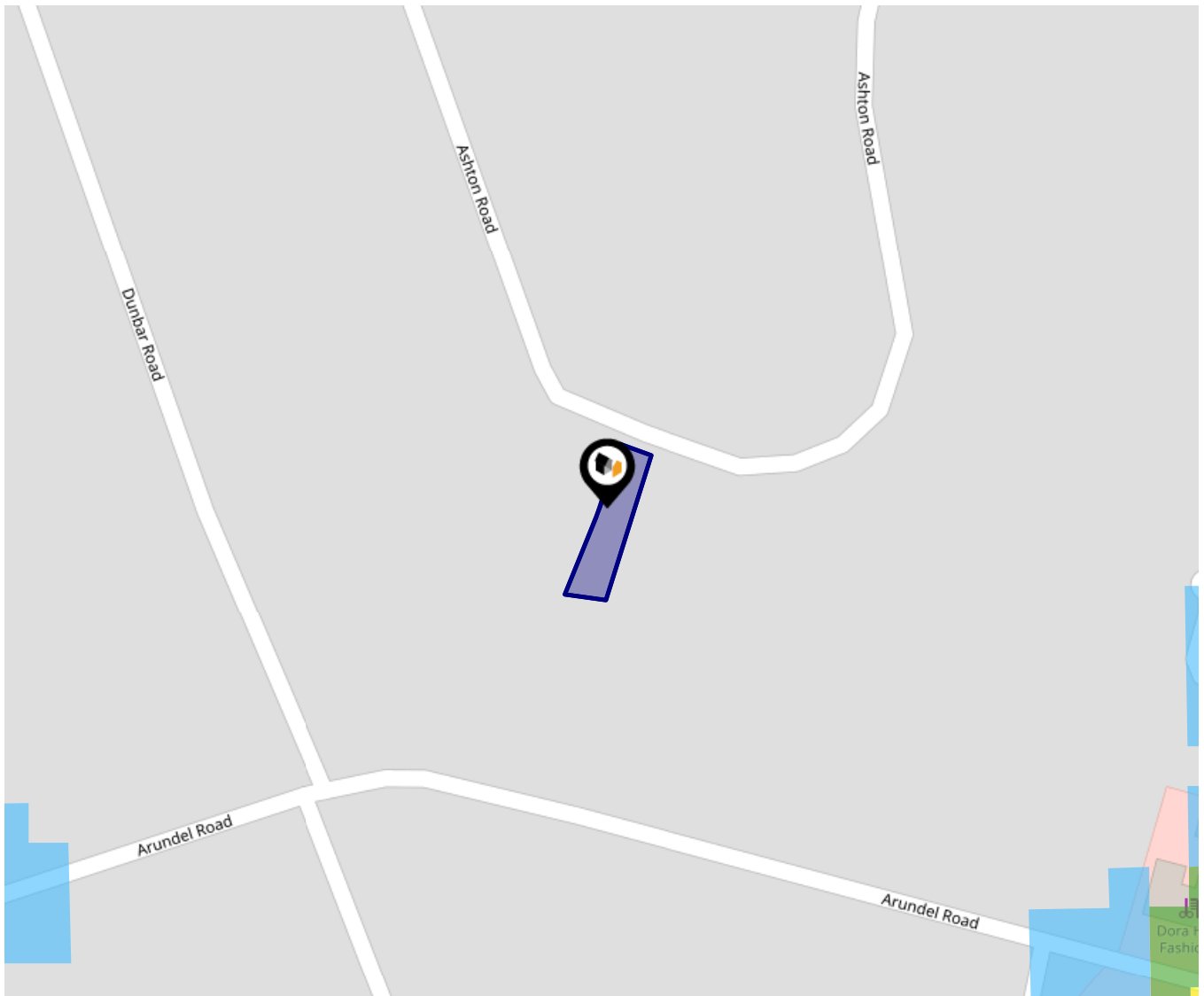
What is Radon?

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

LANDWOOD
GROUP



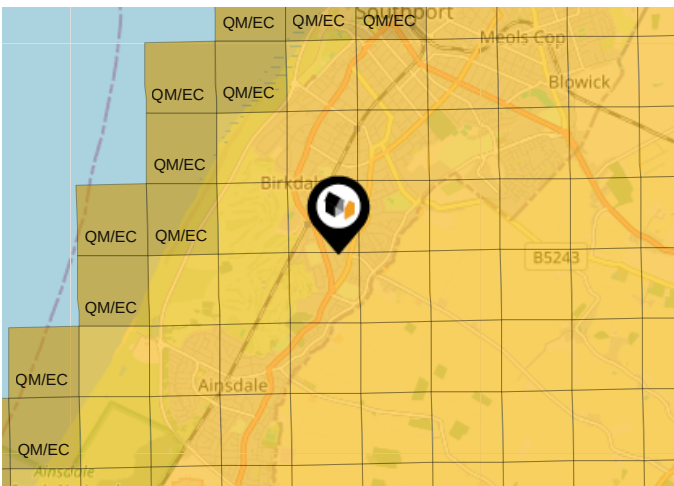
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Carbon Content:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		



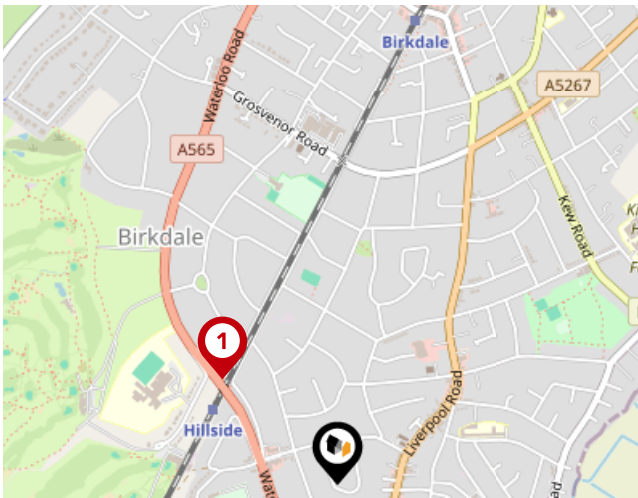
Primary Classifications (Most Common Clay Types)

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

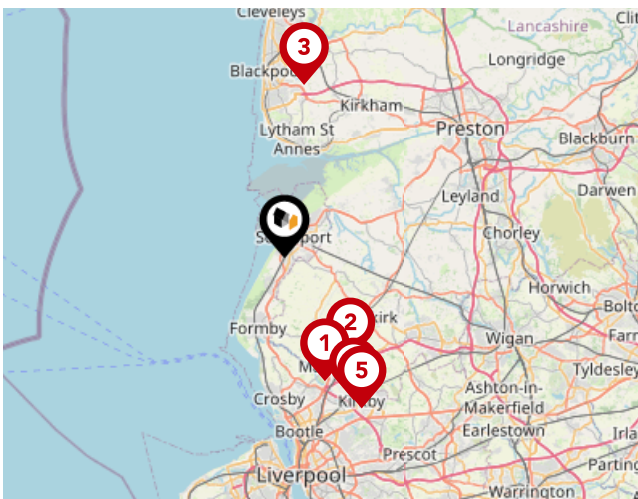
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Hillside Rail Station	0.34 miles
2	Birkdale Rail Station	1.08 miles
3	Birkdale Rail Station	1.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J7	9.09 miles
2	M58 J1	8.59 miles
3	M55 J4	12.19 miles
4	M57 J6	11.18 miles
5	M57 J5	11.92 miles



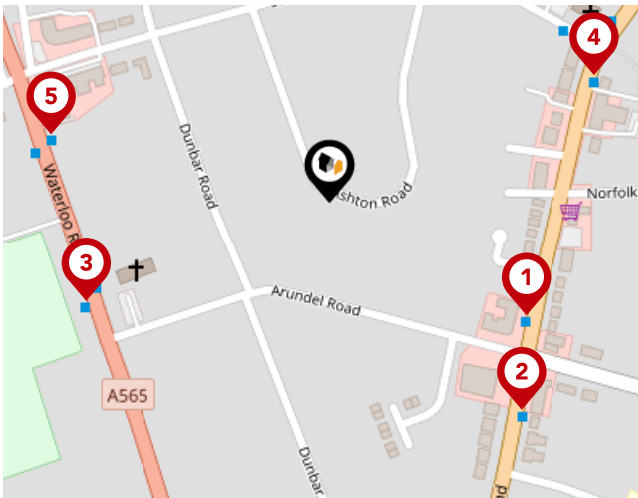
Airports/Helipads

Pin	Name	Distance
1	Highfield	11.05 miles
2	Speke	20.58 miles
3	Manchester Airport	35.03 miles
4	Leeds Bradford Airport	58.2 miles

Area

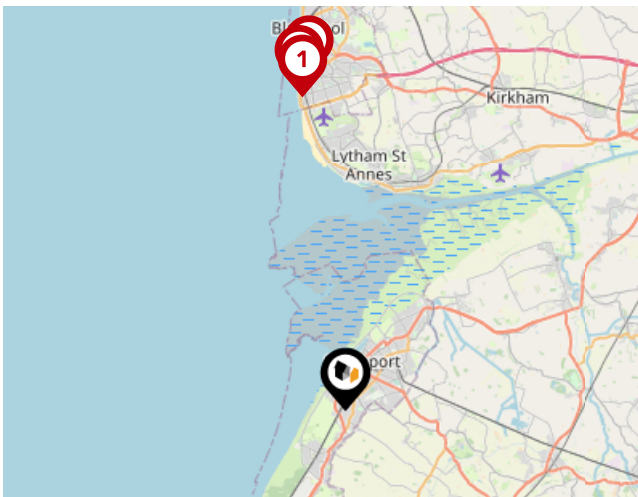
Transport (Local)

LANDWOOD
GROUP



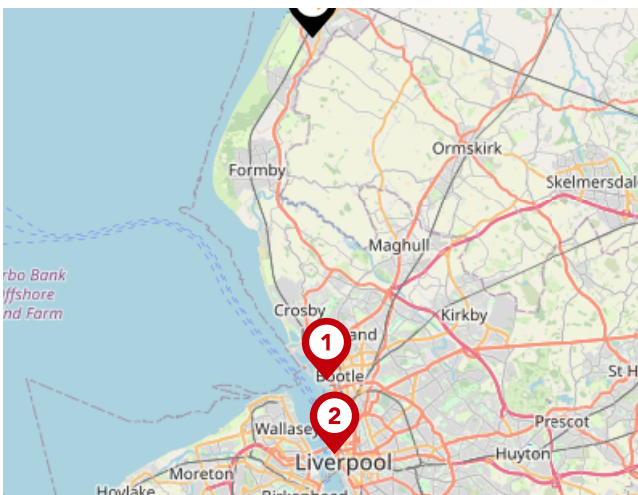
Bus Stops/Stations

Pin	Name	Distance
1	Arundel Road	0.12 miles
2	Halsall Road	0.15 miles
3	Arundel Road	0.14 miles
4	Sandon Road	0.16 miles
5	Sandon Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	11.11 miles
2	Harrow Place (Blackpool Tramway)	11.43 miles
3	Burlington Road West (Blackpool Tramway)	11.73 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	12.14 miles
2	Liverpool Isle of Man & Dublin Terminal	14.73 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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