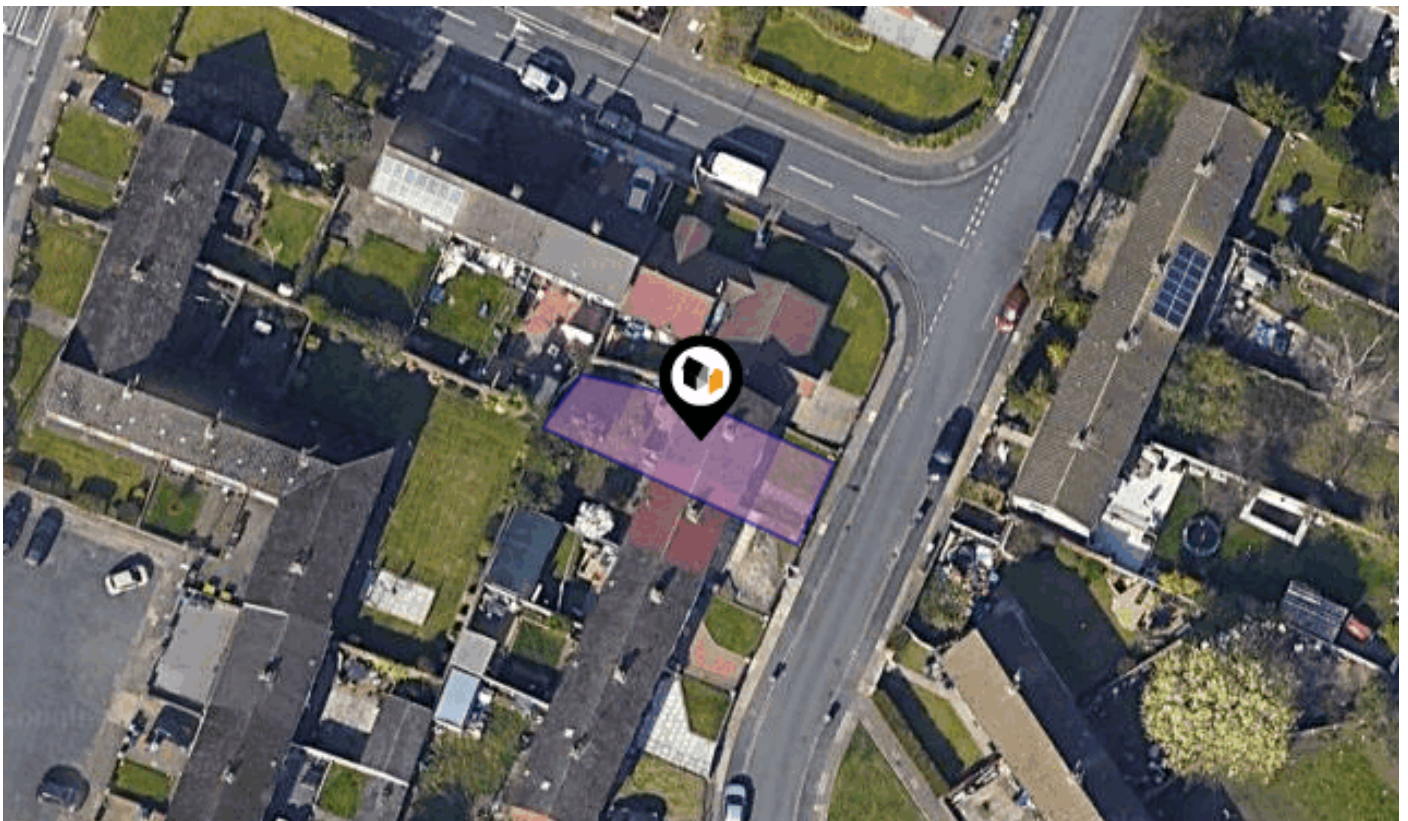




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 23rd October 2025



86, HONEY HALL ROAD, LIVERPOOL, L26 1TQ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

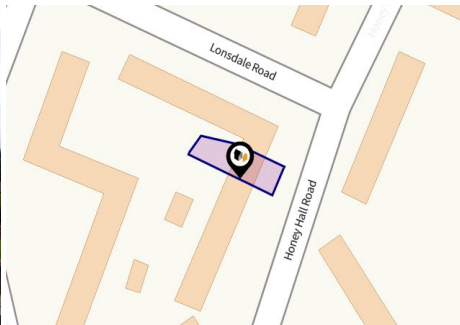
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.04 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,581		
Title Number:	MS190421		
UPRN:	40021089		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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86 Honey Hall Road LIVERPOOL L26 1TQ		Energy rating	
		G	
Valid until 06.10.2035		Certificate number 93202773750022058585	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	

Property

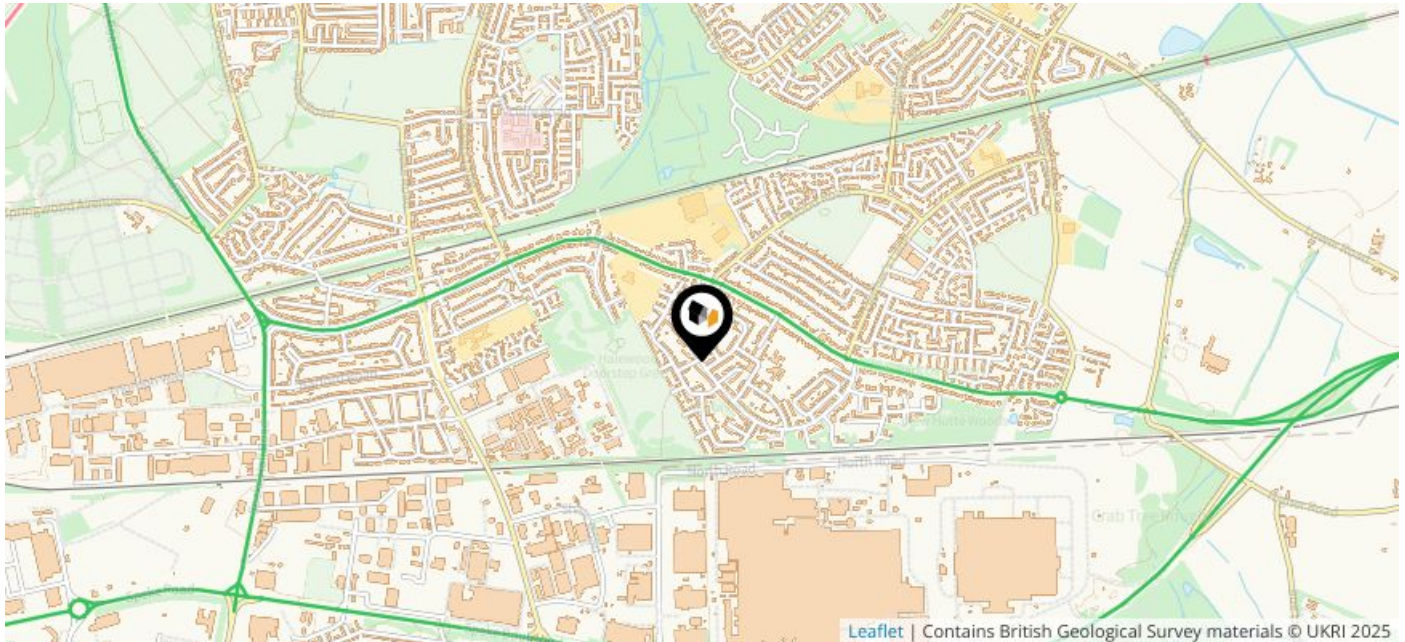
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 12 mm loft insulation
Roof Energy:	Pitched, 12 mm loft insulation
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Gas multipoint
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 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.

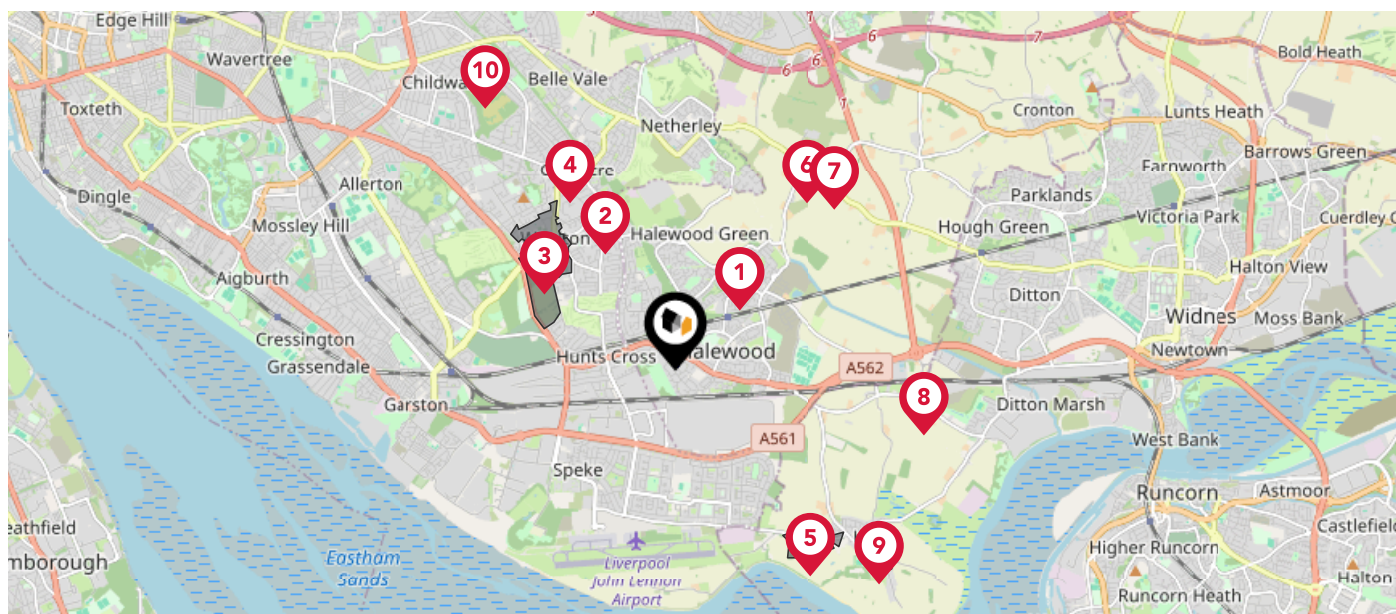
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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

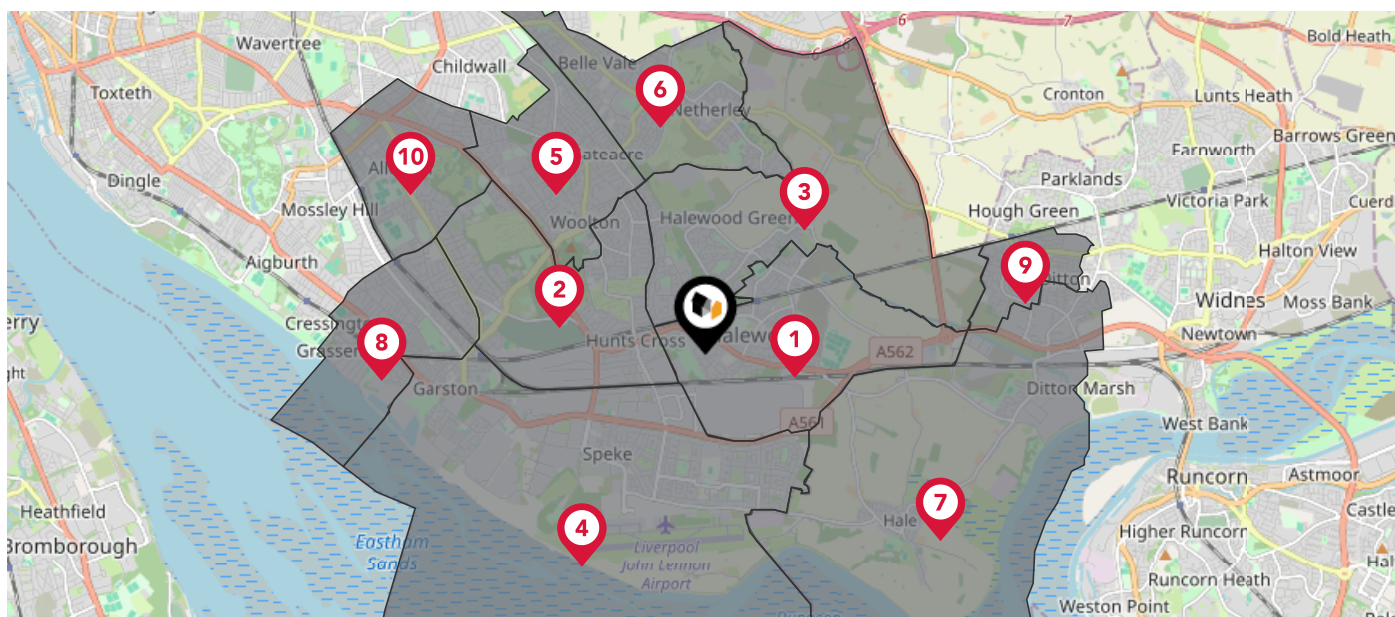
- 1 Halewood Village
- 2 Hunts Cross Avenue
- 3 Woolton Village
- 4 Gateacre Village
- 5 Hale Road
- 6 Tarbock Village
- 7 Tarbock Green
- 8 Halebank
- 9 Hale Village
- 10 Childwall Abbey

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



Halewood South Ward



Allerton and Hunts Cross Ward



Halewood North Ward



Speke-Garston Ward



Woolton Ward



Belle Vale Ward



Ditton, Hale Village & Halebank Ward



Cressington Ward

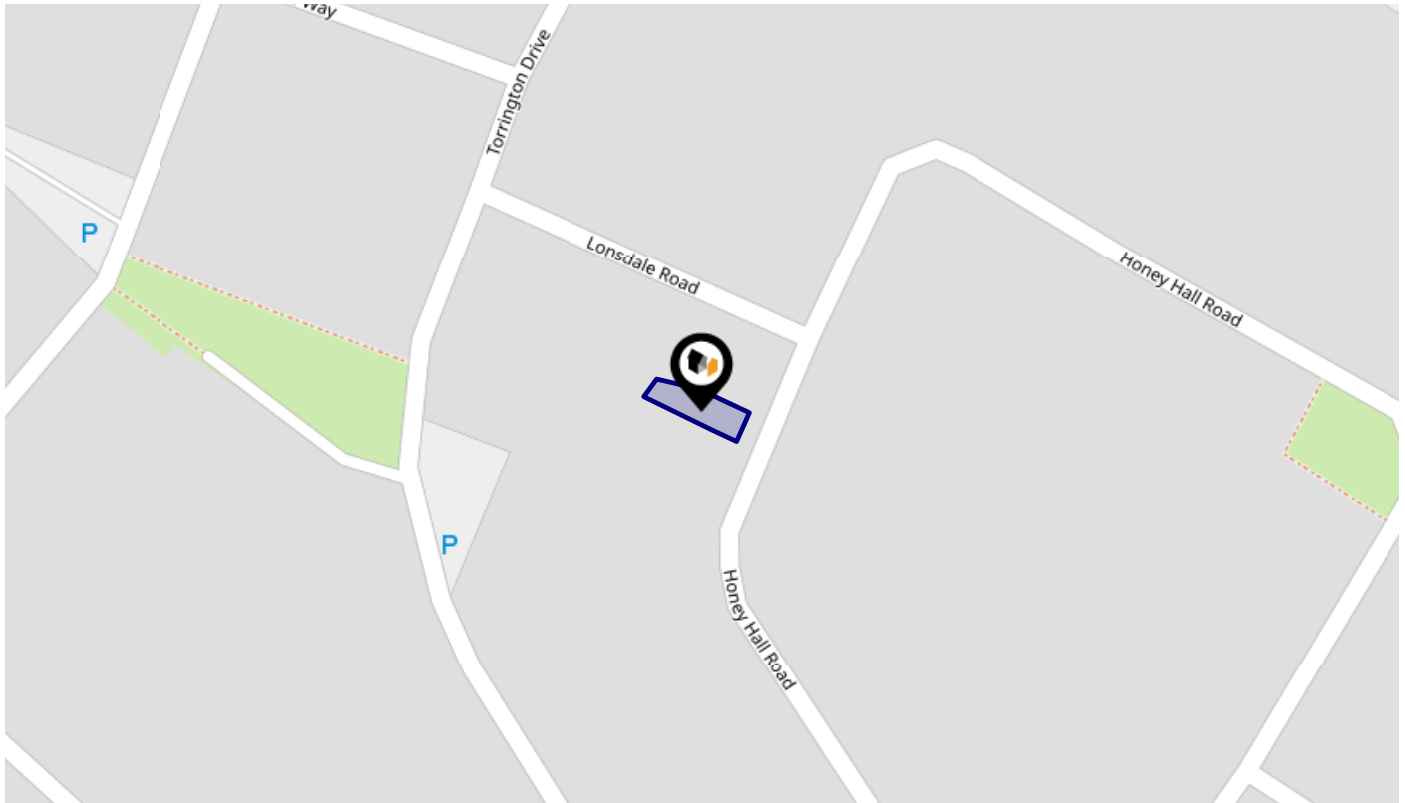


Bankfield Ward



Church 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:

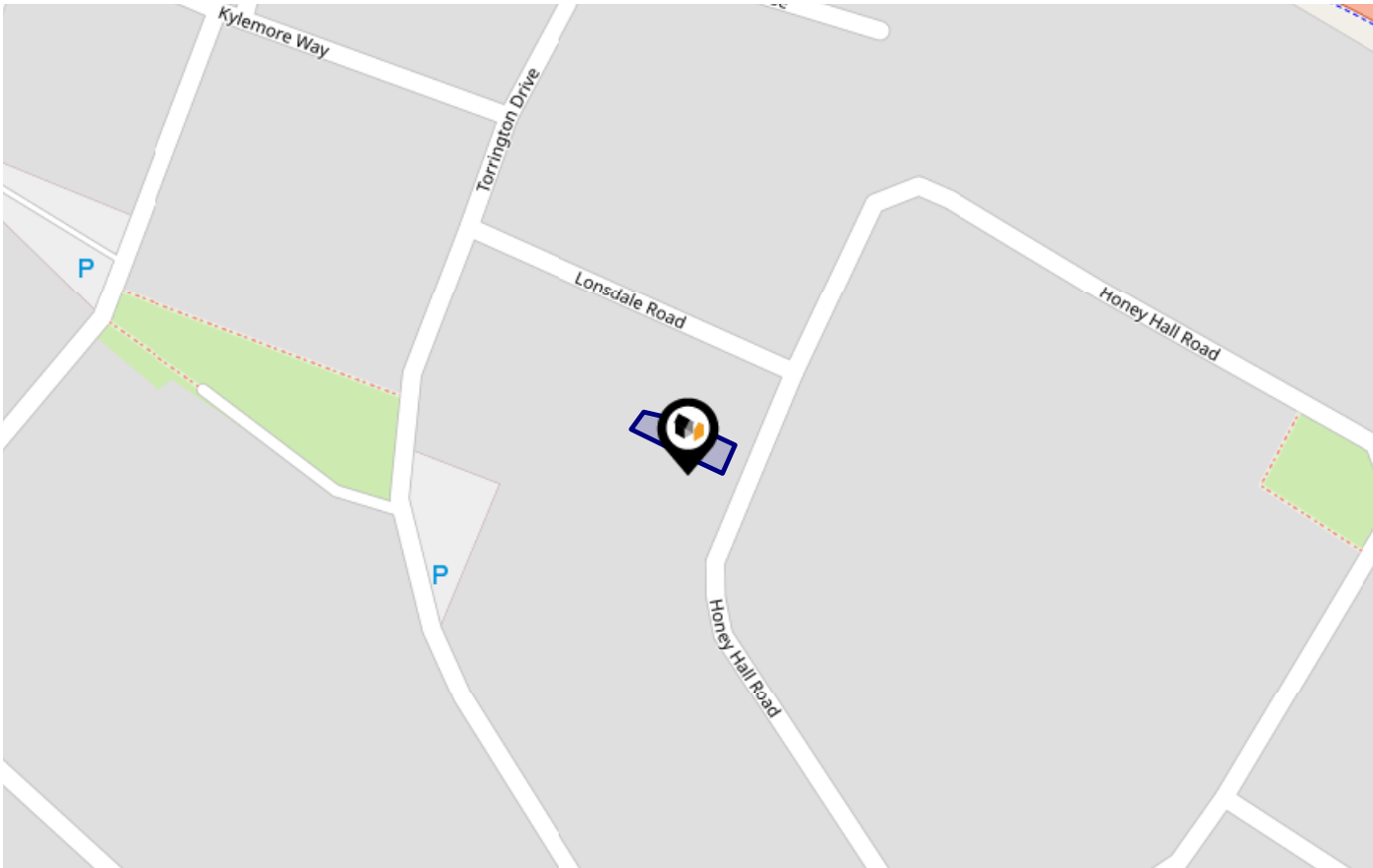
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

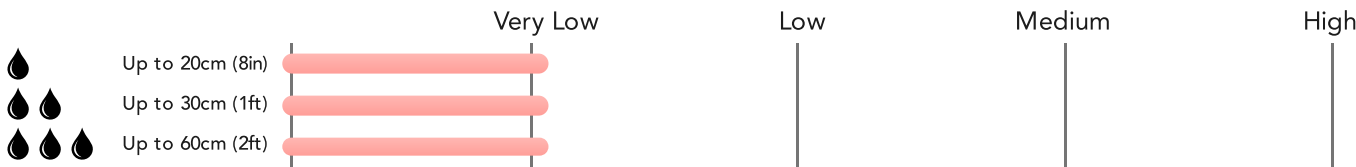


Risk Rating: Very low

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:

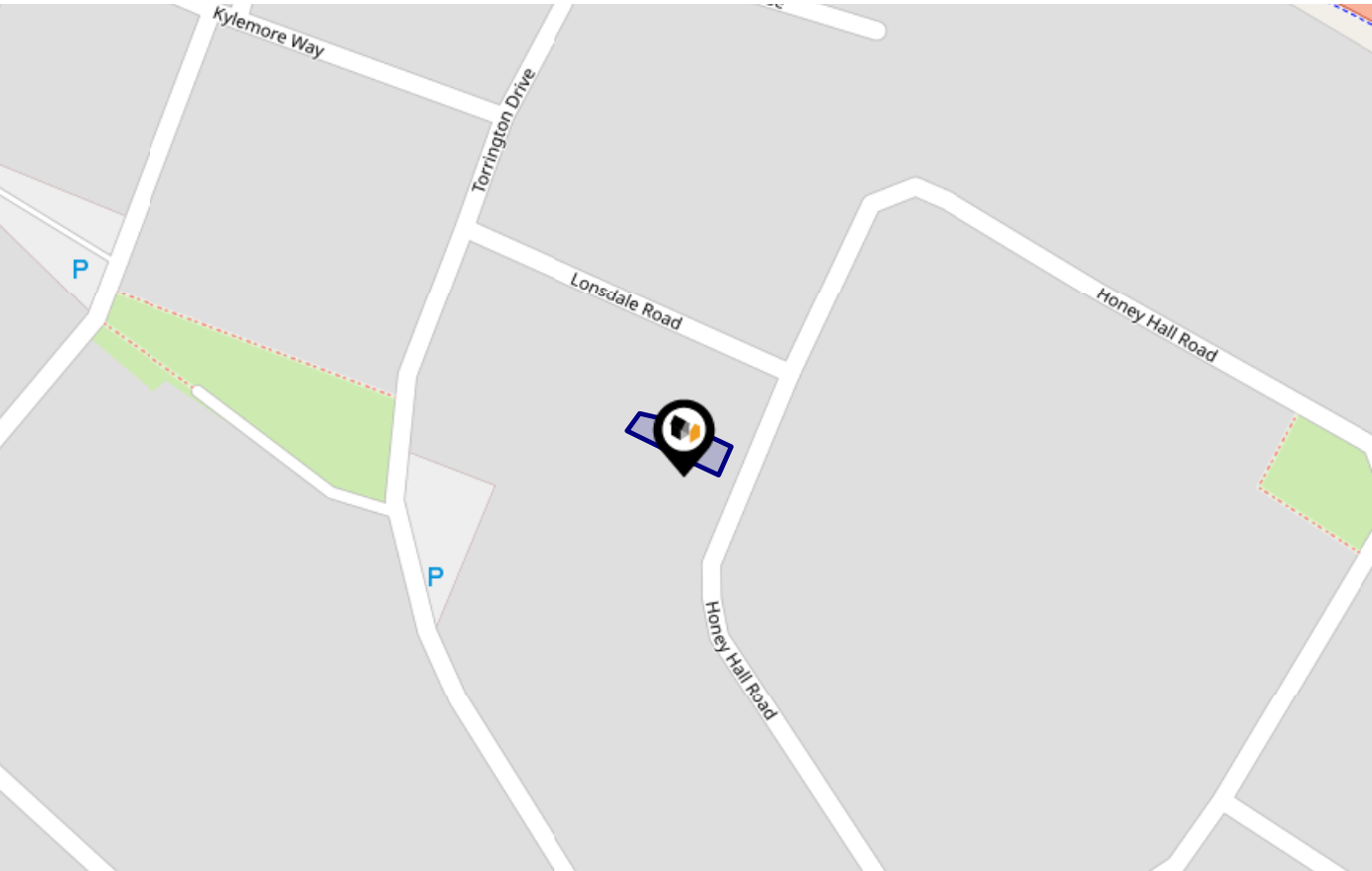


Flood Risk

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.

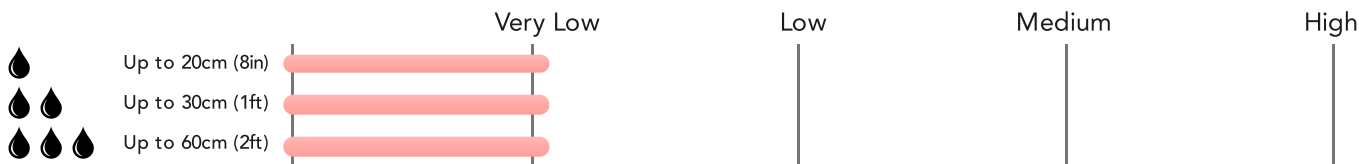


Risk Rating: Very low

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- 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:

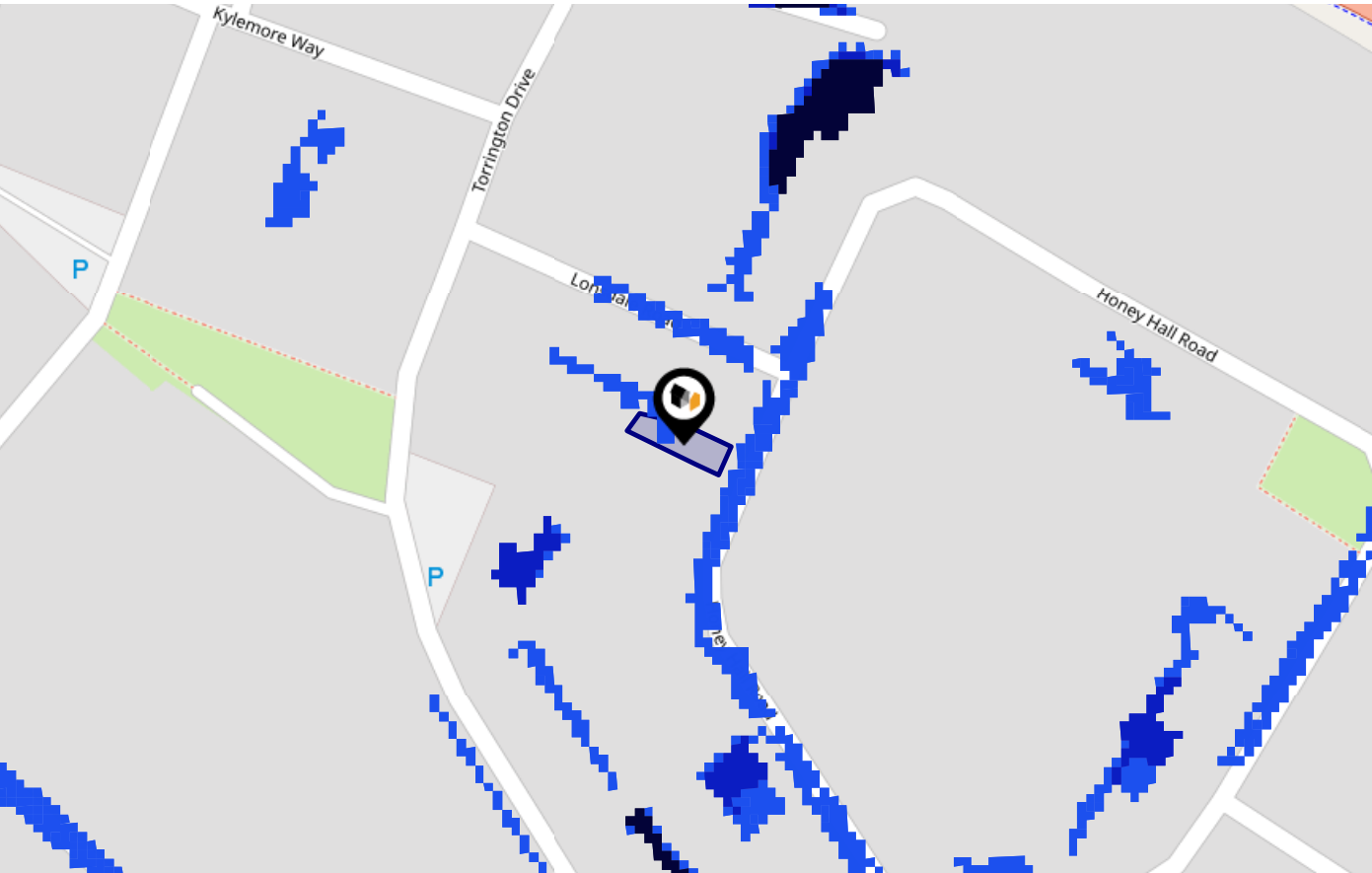


Flood Risk

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.

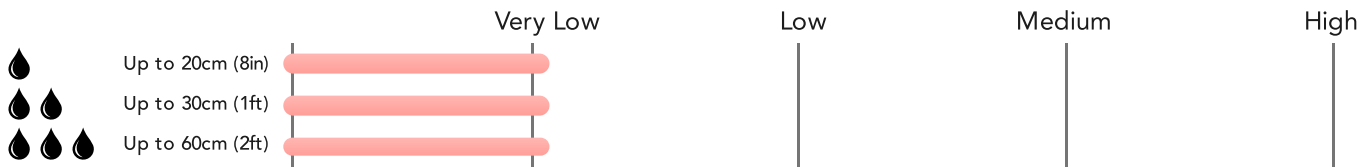


Risk Rating: Very low

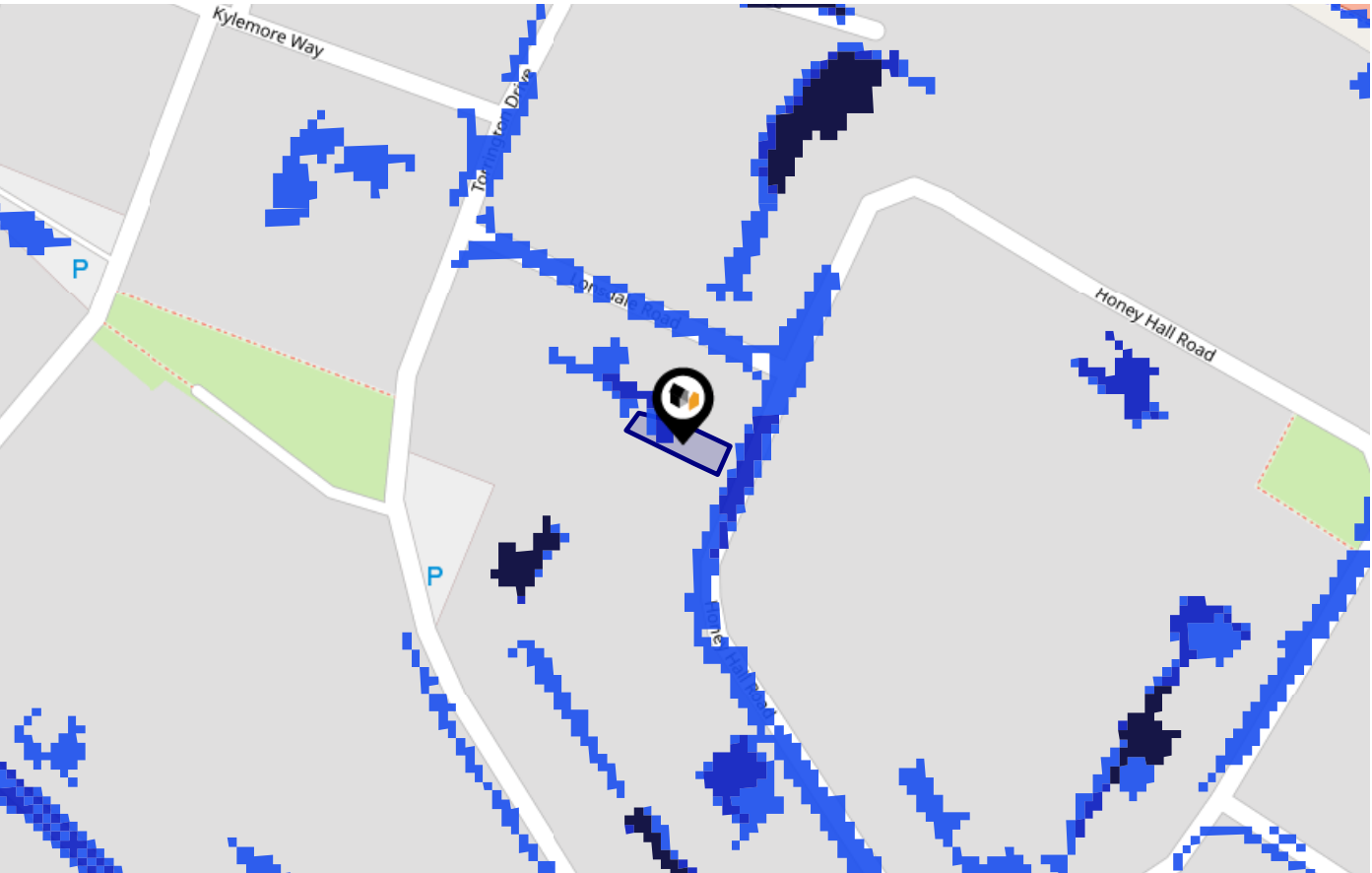
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

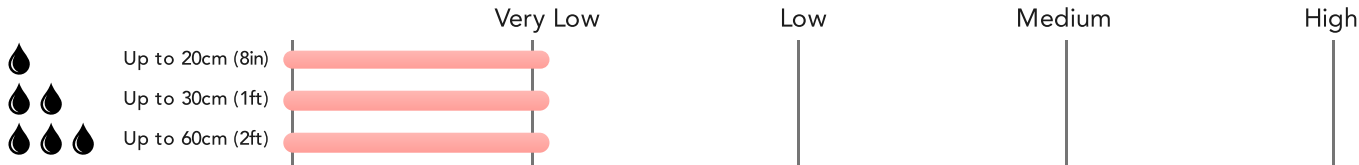


Risk Rating: Very low

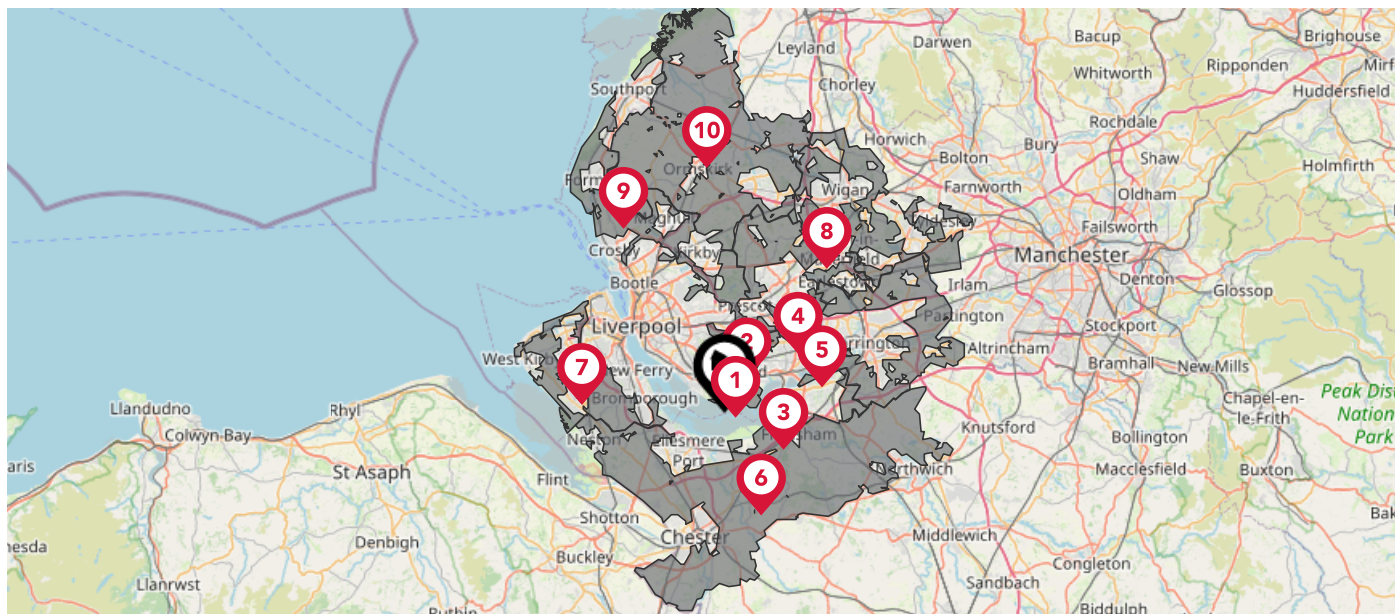
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

Merseyside and Greater Manchester Green Belt - Liverpool

2

Merseyside and Greater Manchester Green Belt - Knowsley

3

Merseyside and Greater Manchester Green Belt - Halton

4

Merseyside and Greater Manchester Green Belt - St. Helens

5

Merseyside and Greater Manchester Green Belt - Warrington

6

Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

7

Merseyside and Greater Manchester Green Belt - Wirral

8

Merseyside and Greater Manchester Green Belt - Wigan

9

Merseyside and Greater Manchester Green Belt - Sefton

10

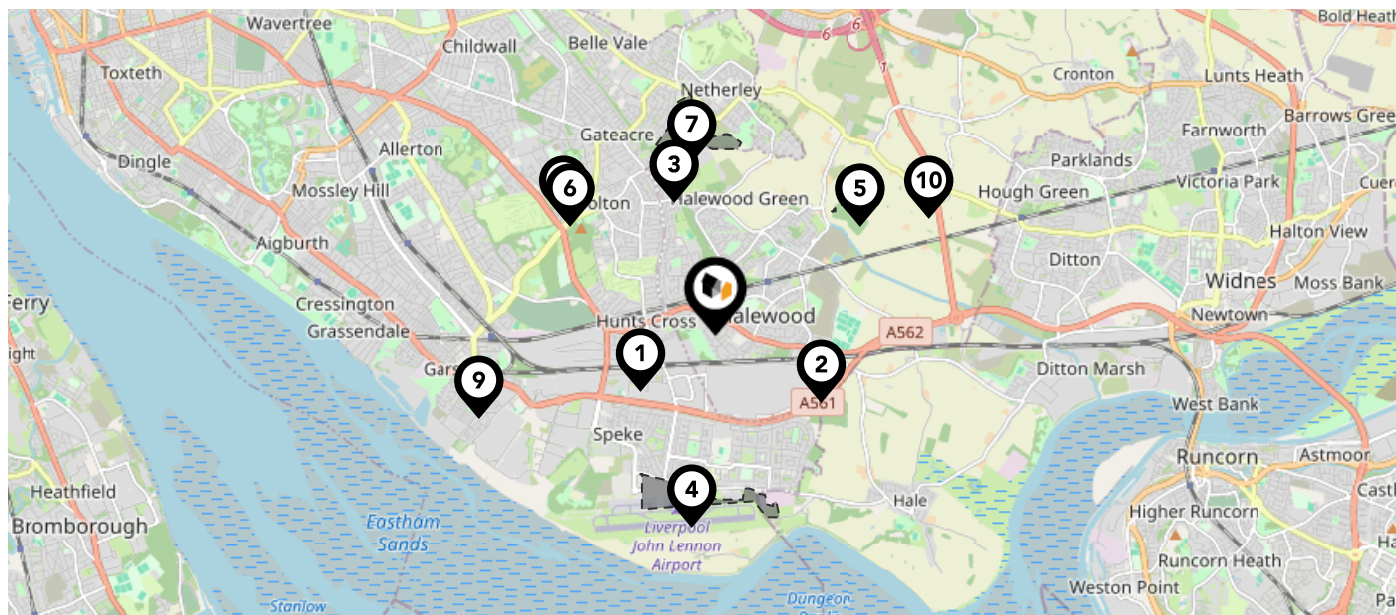
Merseyside and Greater Manchester Green Belt - West Lancashire

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

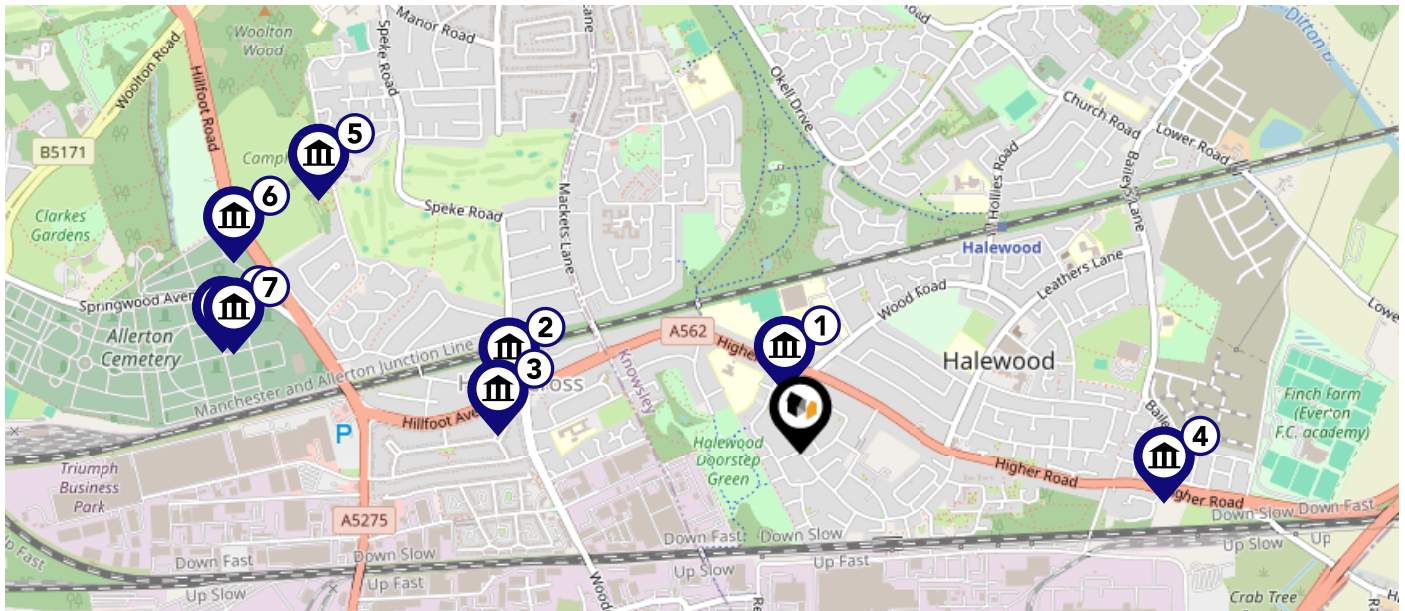
1	Factory Unit - Former Stedall Premises-Edwards Lane, Hunts Cross, Liverpool, Merseyside	Historic Landfill	☐
2	Crab Tree Rough-Knowsley, Merseyside	Historic Landfill	☐
3	Sewage Works-Woolton	Historic Landfill	☐
4	Speke Airport-Speke, Merseyside	Historic Landfill	☐
5	Green's Bridge Farm-Netherley Road, Tarbock, Merseyside	Historic Landfill	☐
6	Woolton Quarry South-Liverpool, Merseyside	Historic Landfill	☐
7	Lee Park Golf Course-Childwall Valley Road, Liverpool, Merseyside	Historic Landfill	☐
8	Woolton Quarry (North)-Woolton, Merseyside	Historic Landfill	☐
9	Banks Road-Merseyside	Historic Landfill	☐
10	The Dell At Delph Quarry-Delph Quarry, Netherley Road, Knowsley, Merseyside	Historic Landfill	☐

Maps

Listed Buildings

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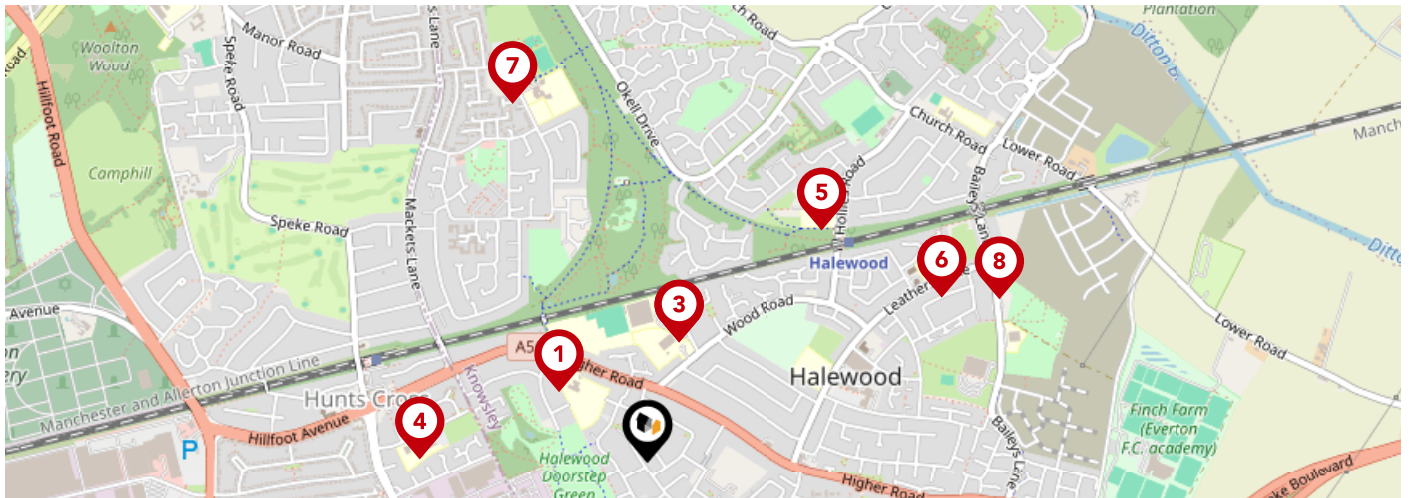
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



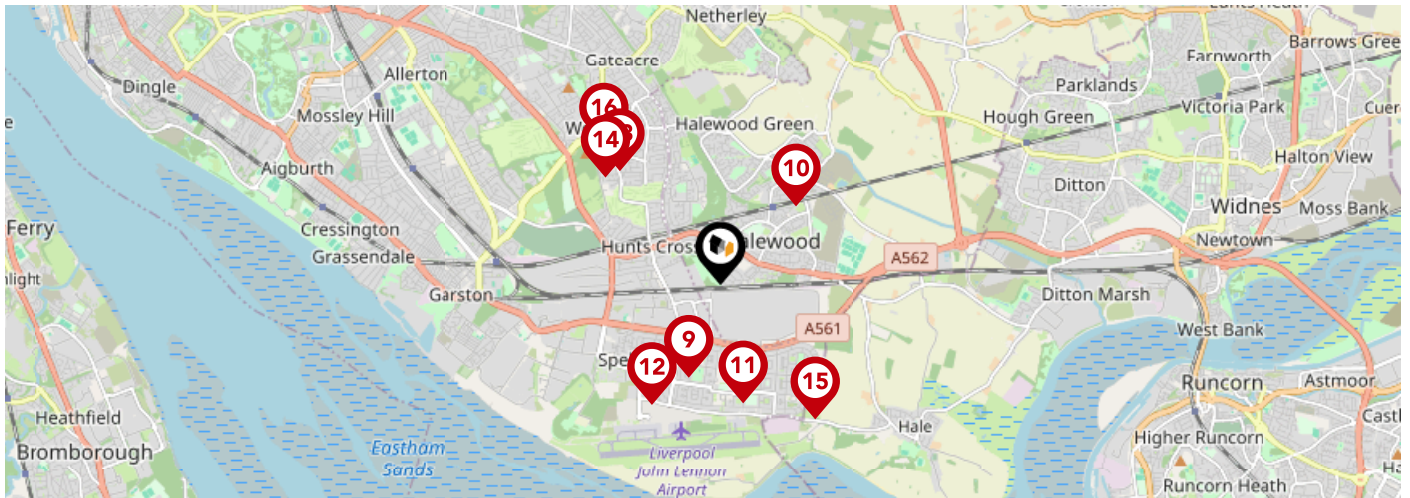
Listed Buildings in the local district		Grade	Distance
	1253543 - Yew Tree House	Grade II	0.1 miles
	1217957 - Hunts Cross Station (incorporating Stationmaster's House)	Grade II	0.6 miles
	1063326 - Hunts Cross	Grade II	0.7 miles
	1436263 - Gravestone Of Blackie The War Horse	Grade II	0.8 miles
	1210077 - Golf Lodge	Grade II	1.2 miles
	1075182 - Camp Hill Lodge	Grade II	1.3 miles
	1259397 - L Shaped Range Of Outbuildings At Oak Farm	Grade II	1.3 miles
	1217968 - Oak Farmhouse	Grade II	1.3 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	St Andrew the Apostle Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:0.25	☐	☒	☐	☐	☐
2	Yew Tree Primary Academy Ofsted Rating: Good Pupils: 242 Distance:0.27	☐	☒	☐	☐	☐
3	Halewood Academy Ofsted Rating: Good Pupils: 1146 Distance:0.27	☐	☐	☒	☐	☐
4	Hunts Cross Primary School Ofsted Rating: Good Pupils: 366 Distance:0.5	☐	☒	☐	☐	☐
5	Plantation Primary School Ofsted Rating: Good Pupils: 480 Distance:0.64	☐	☒	☐	☐	☐
6	St Mark's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.75	☐	☒	☐	☐	☐
7	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 329 Distance:0.85	☐	☒	☐	☐	☐
8	Finch Woods Academy Ofsted Rating: Serious Weaknesses Pupils: 82 Distance:0.86	☐	☐	☒	☐	☐

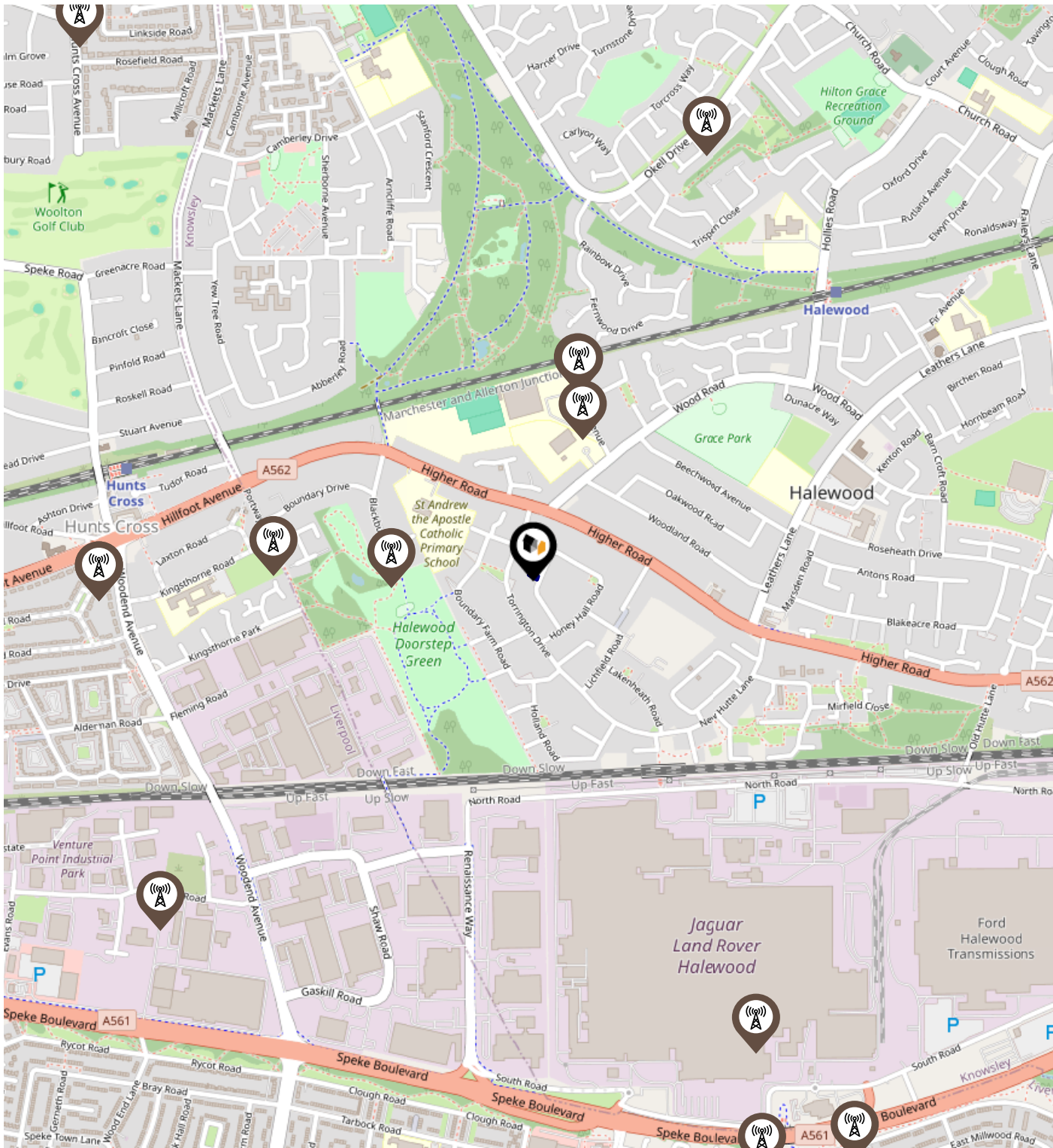


		Nursery	Primary	Secondary	College	Private
	St Christopher's Catholic Primary School Ofsted Rating: Good Pupils: 395 Distance:0.86	☐	☒	☐	☐	☐
	Halewood Church of England Primary Academy Ofsted Rating: Good Pupils: 237 Distance:0.96	☐	☒	☐	☐	☐
	Middlefield Community Primary School Ofsted Rating: Good Pupils: 358 Distance:1.06	☐	☒	☐	☐	☐
	Stockton Wood Community Primary School Ofsted Rating: Requires improvement Pupils: 370 Distance:1.22	☐	☒	☐	☐	☐
	Much Woolton Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:1.36	☐	☒	☐	☐	☐
	St Julie's Catholic High School Ofsted Rating: Good Pupils: 1071 Distance:1.4	☐	☐	☒	☐	☐
	St Ambrose Catholic Academy Ofsted Rating: Requires improvement Pupils: 219 Distance:1.45	☐	☒	☐	☐	☐
	Woolton Primary School Ofsted Rating: Good Pupils: 660 Distance:1.61	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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GROUP

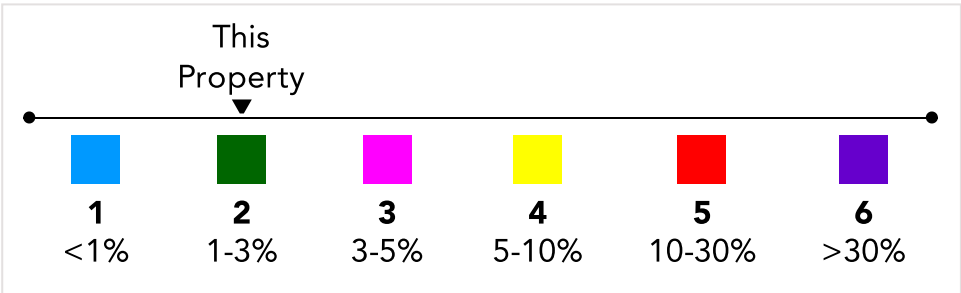
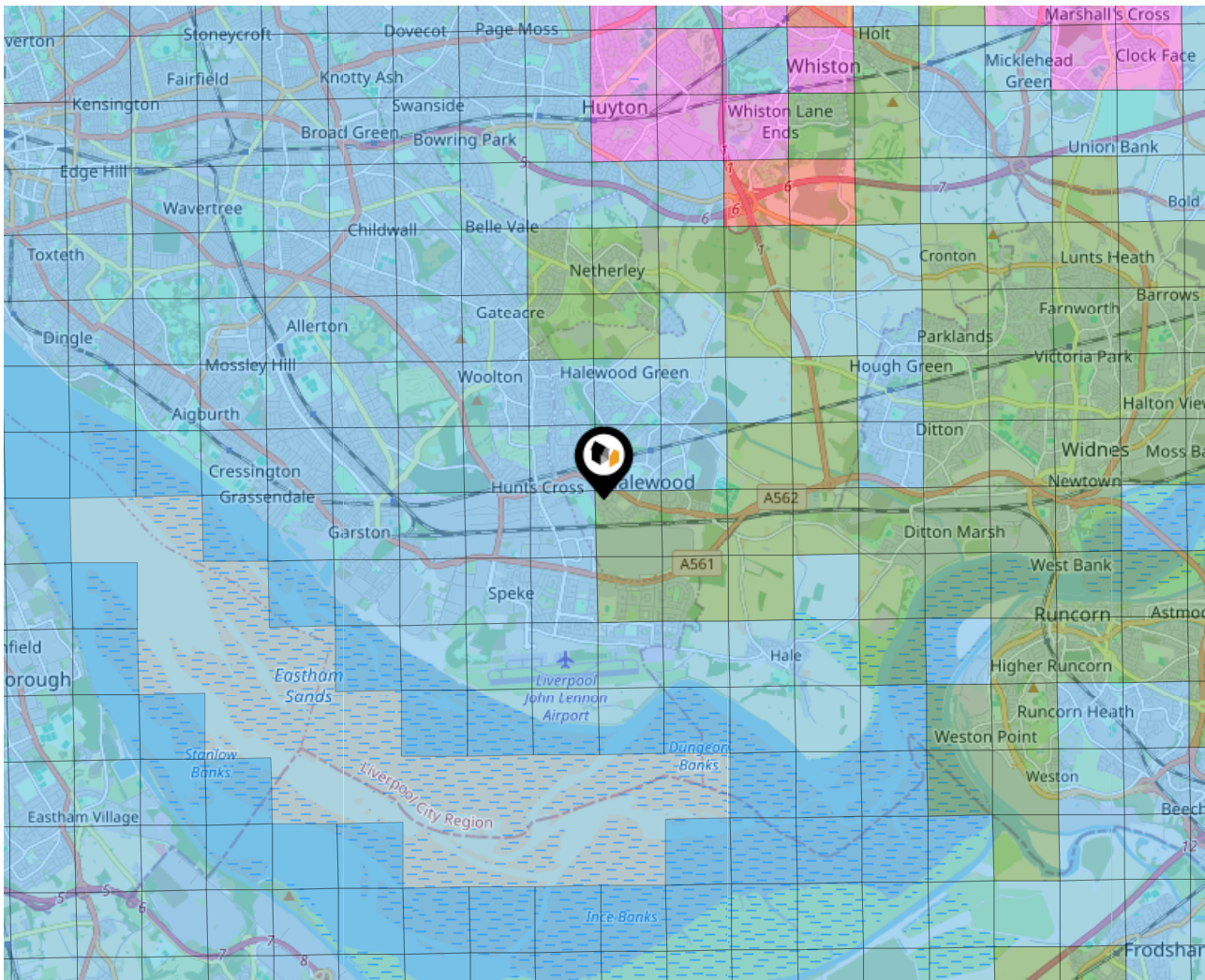


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

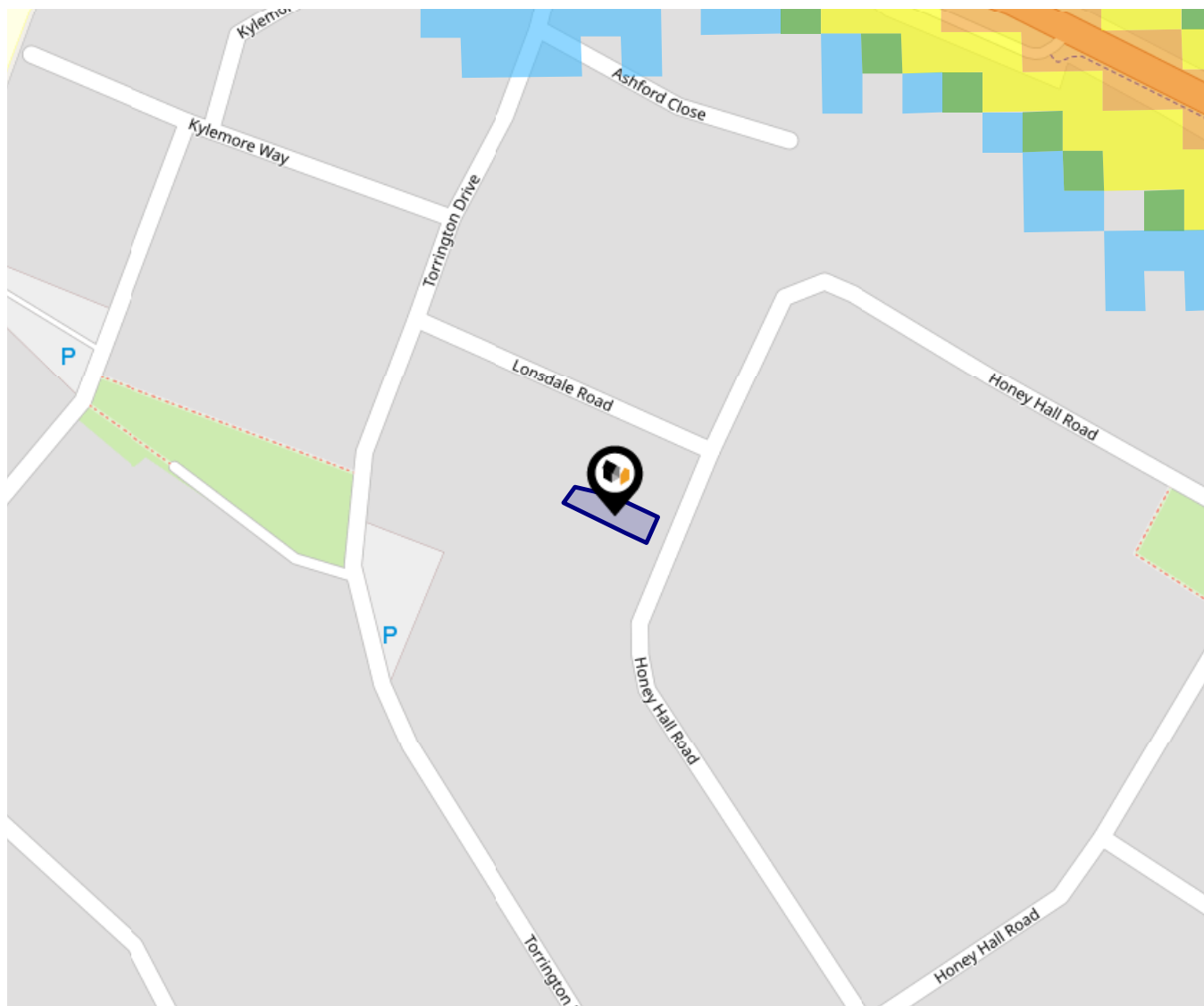
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

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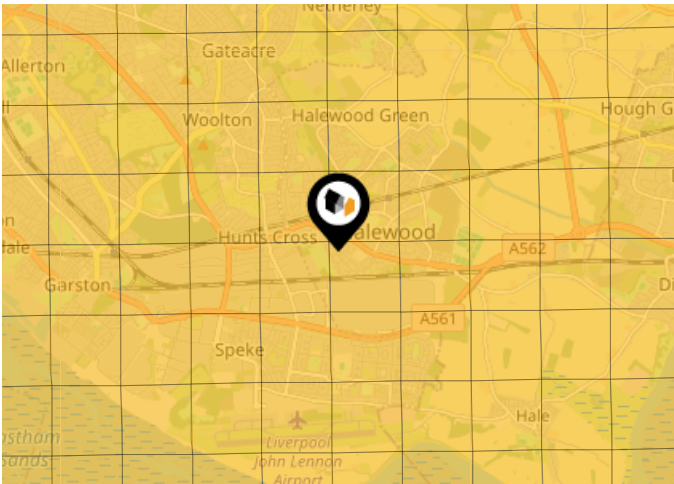
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



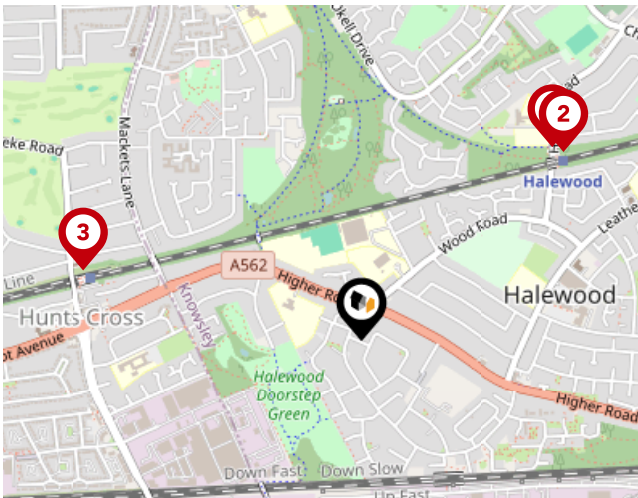
Primary Classifications (Most Common Clay Types)

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

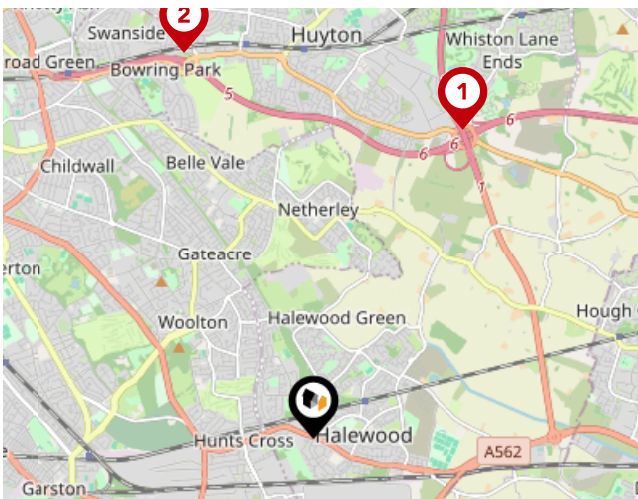
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Halewood Rail Station	0.6 miles
2	Halewood Rail Station	0.61 miles
3	Hunts Cross Rail Station	0.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J6	3.04 miles
2	M62 J5	3.61 miles
3	M57 J2	4.9 miles
4	M57 J3	5.27 miles
5	M62 J7	4.98 miles



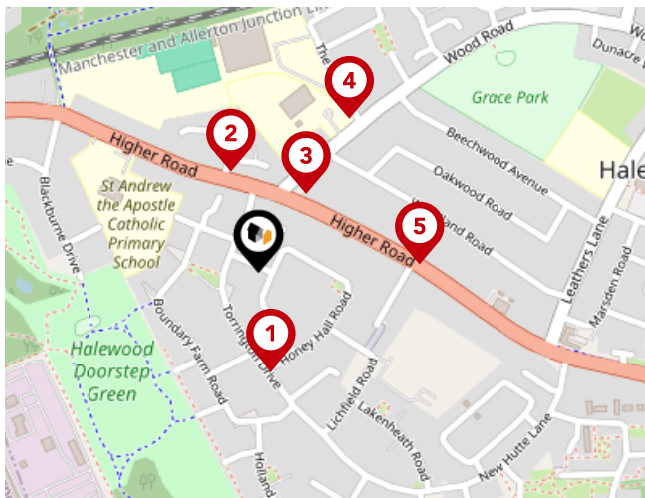
Airports/Helipads

Pin	Name	Distance
1	Speke	1.55 miles
2	Highfield	30.17 miles
3	Manchester Airport	23.19 miles
4	Leeds Bradford Airport	59.95 miles

Area

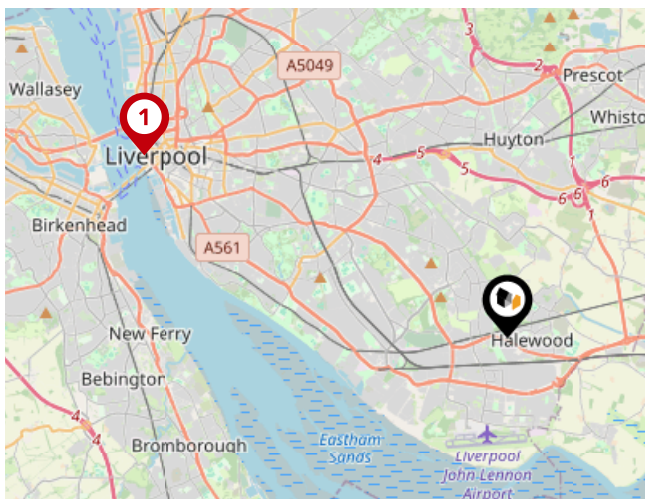
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Torrington Drive	0.11 miles
2	Torrington Drive	0.11 miles
3	Wood Road	0.1 miles
4	Wood Road	0.2 miles
5	Mansell Drive	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	7.19 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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