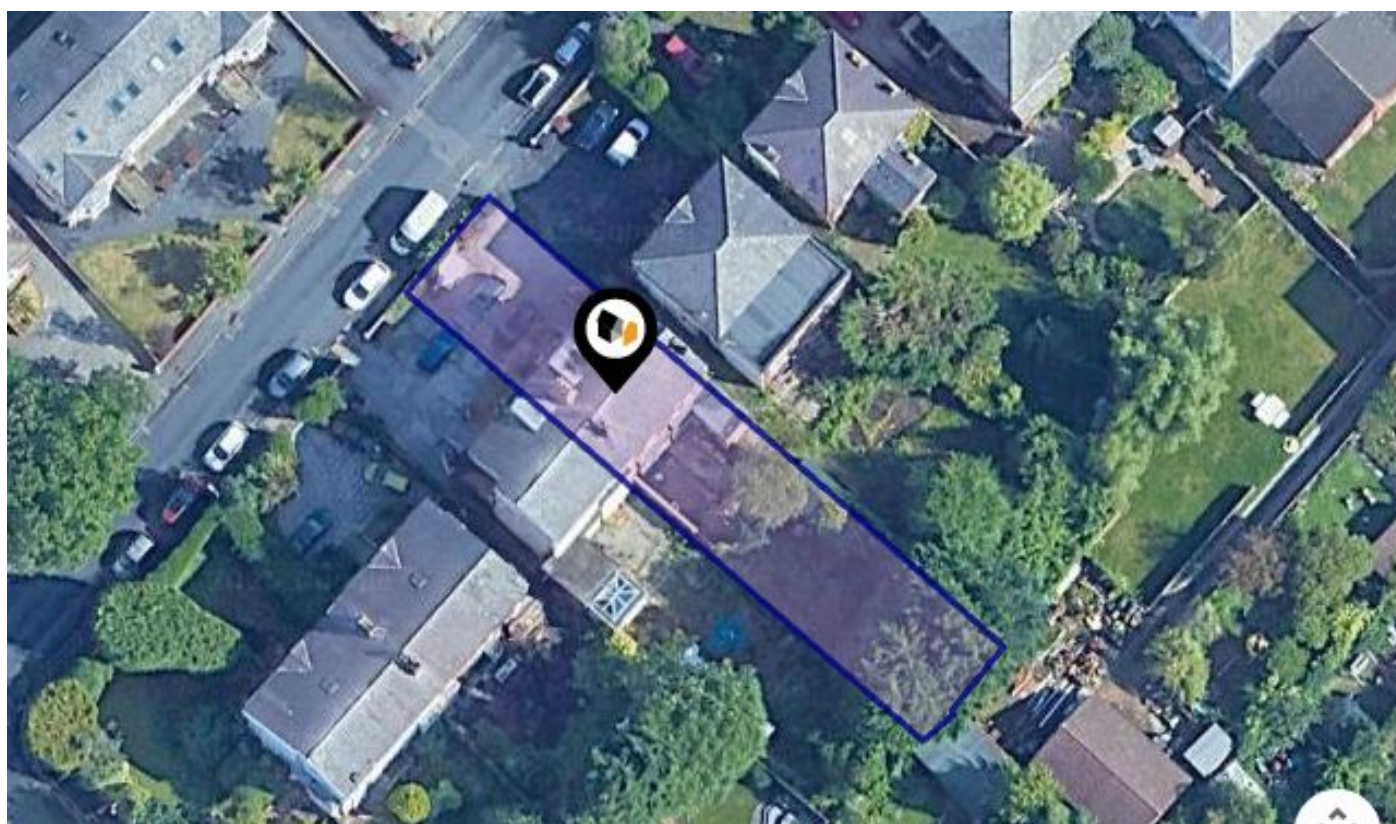




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 05th November 2025



FLAT 2, 35, PART STREET, SOUTHPORT, PR8 1HY

Landwood Group

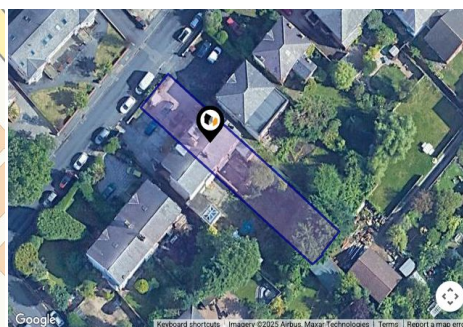
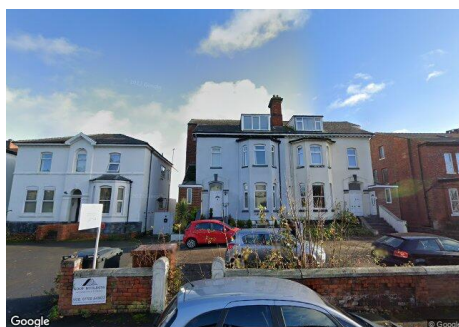
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	HMO Bedsit / Other Non Self Contained Accommodation
Bedrooms:	2
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.14 acres
Council Tax :	Band A
Annual Estimate:	£1,641
Title Number:	MS233642
UPRN:	41071794

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)

15 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

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Flat 2, 35 Part Street, PR8 1HY

Energy rating

C

Valid until 16.12.2034

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

Property

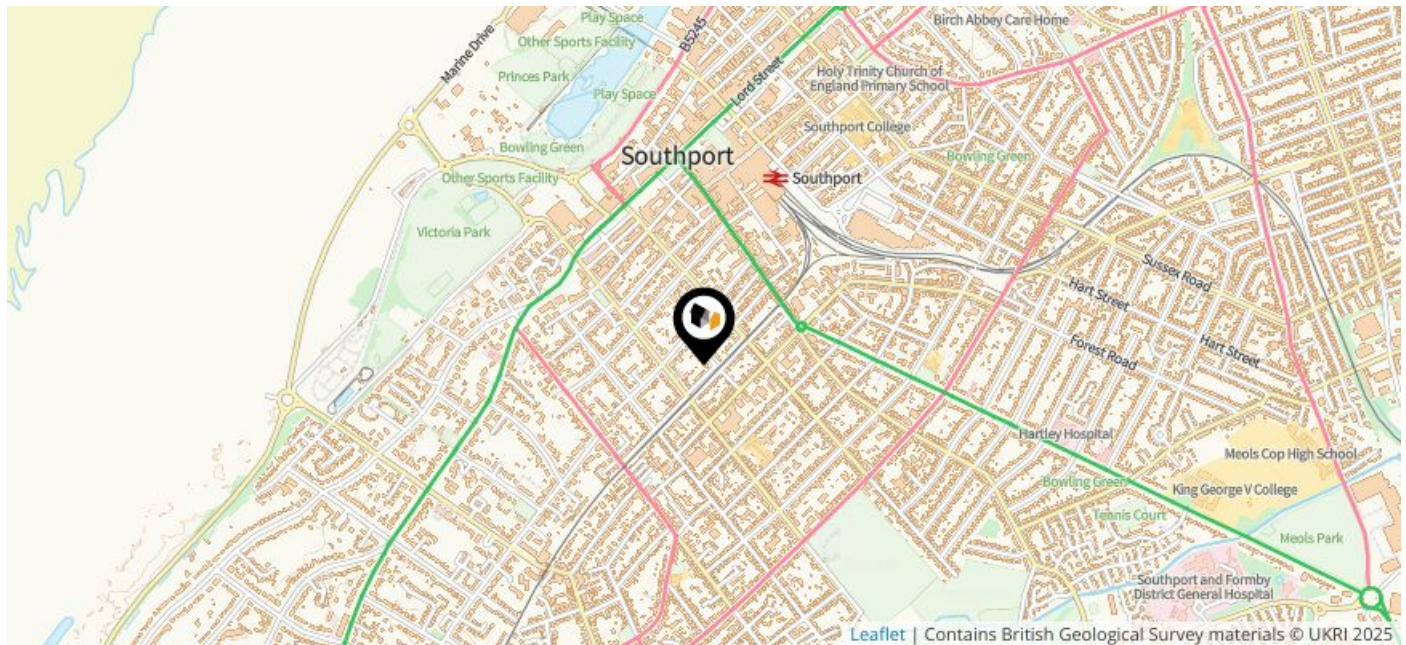
EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	84 m ²

This map displays nearby coal mine entrances and their classifications.



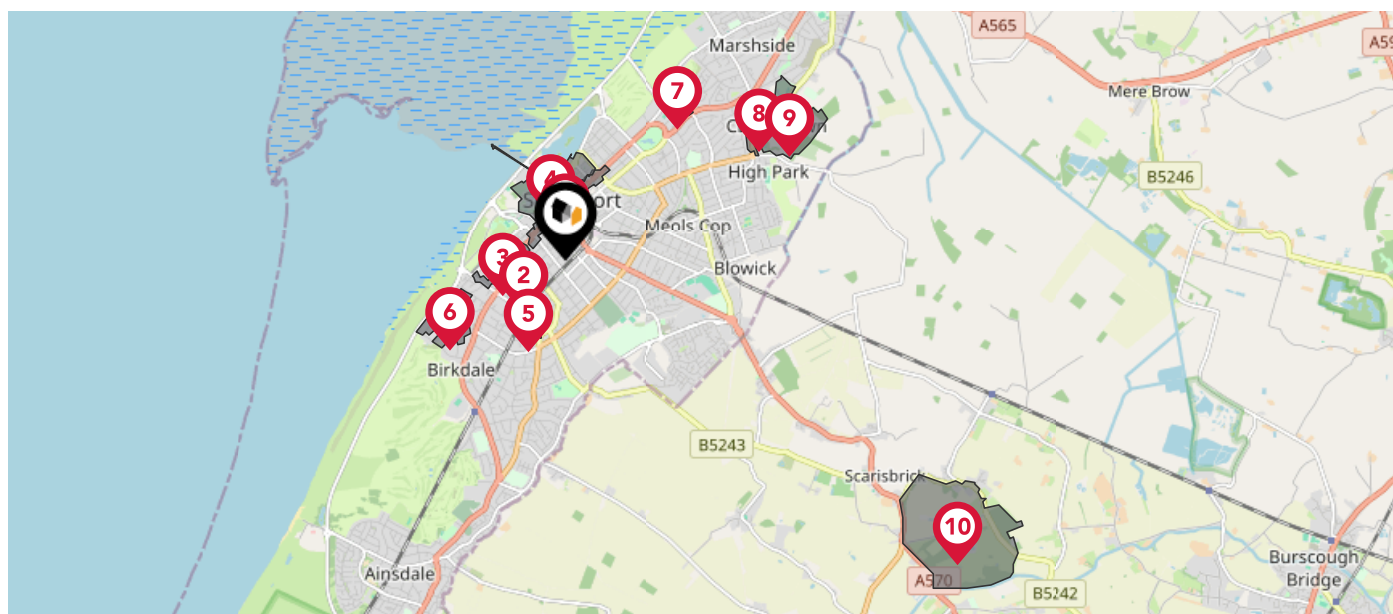
Mine Entry

- ✕ 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

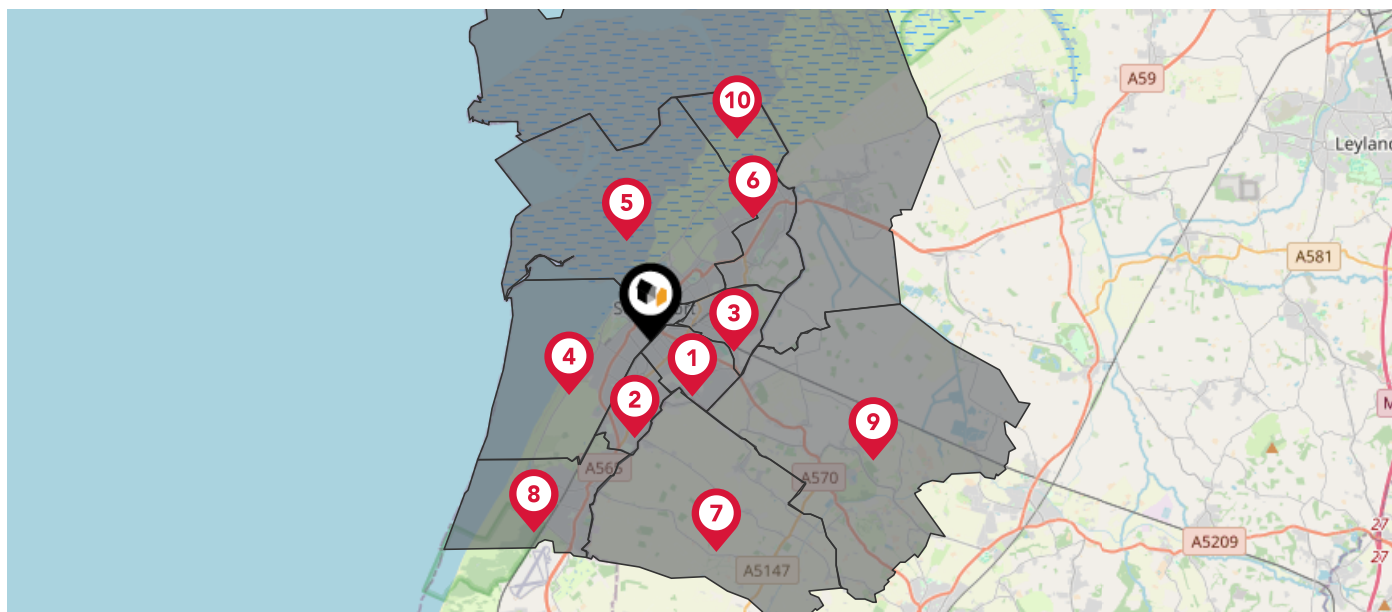
- 1 Lord Street
- 2 Gloucester Road
- 3 Birkdale Park
- 4 Promenade
- 5 Birkdale Village
- 6 West Birkdale
- 7 Hesketh Road
- 8 Churchtown
- 9 North Meols
- 10 Scarisbrick Hall / Park

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



Kew Ward



Birkdale Ward



Norwood Ward



Duke's Ward



Cambridge Ward



Meols Ward



Halsall Ward



Ainsdale Ward

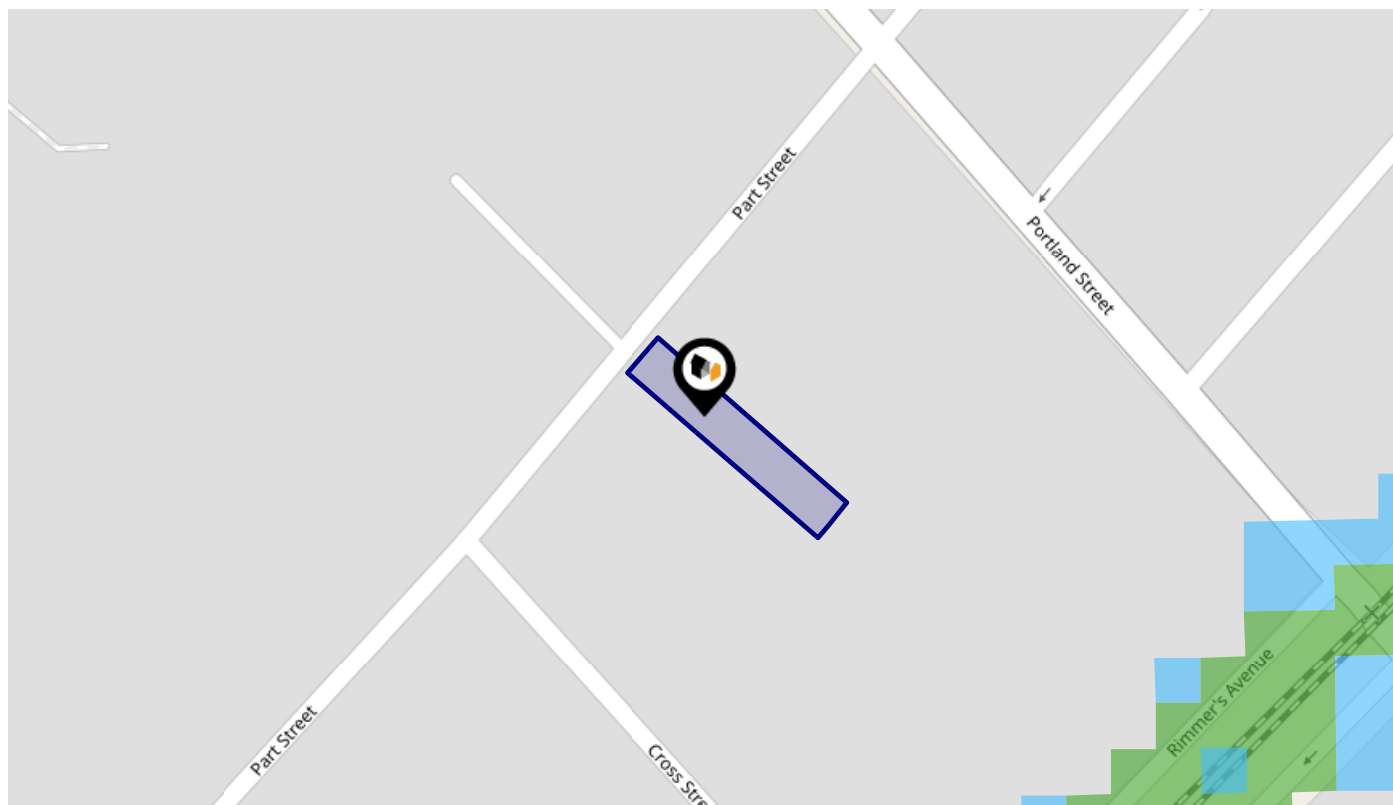


Scarisbrick Ward



North Meols 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:

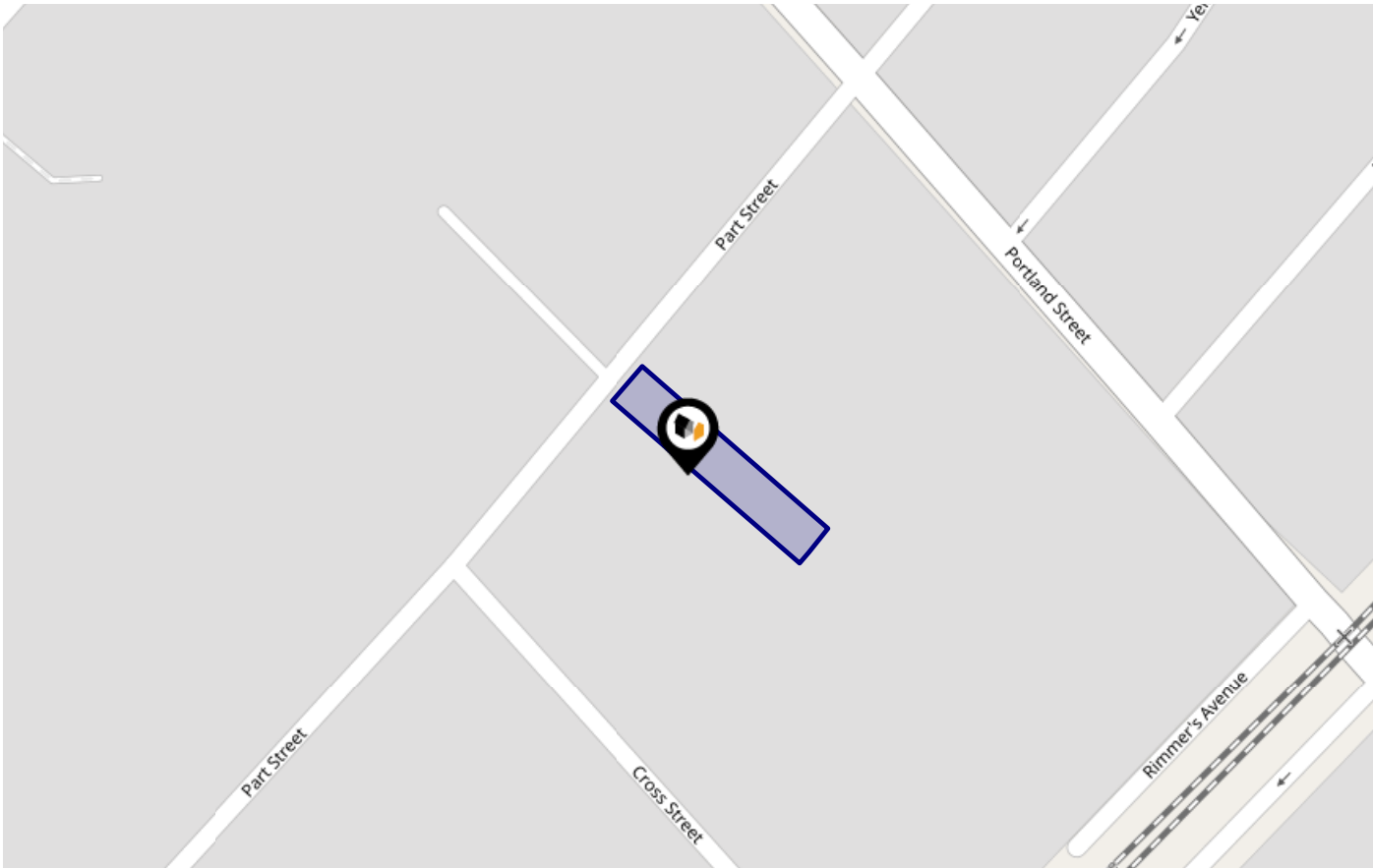
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

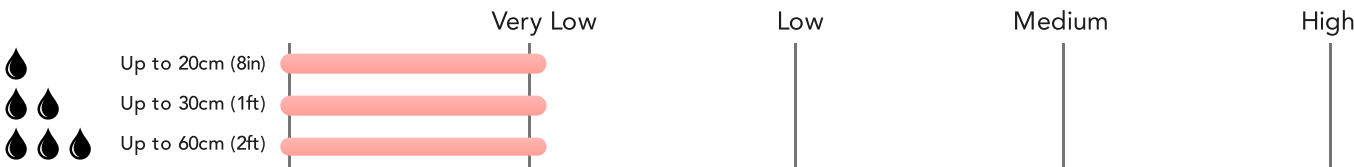


Risk Rating: Very low

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:

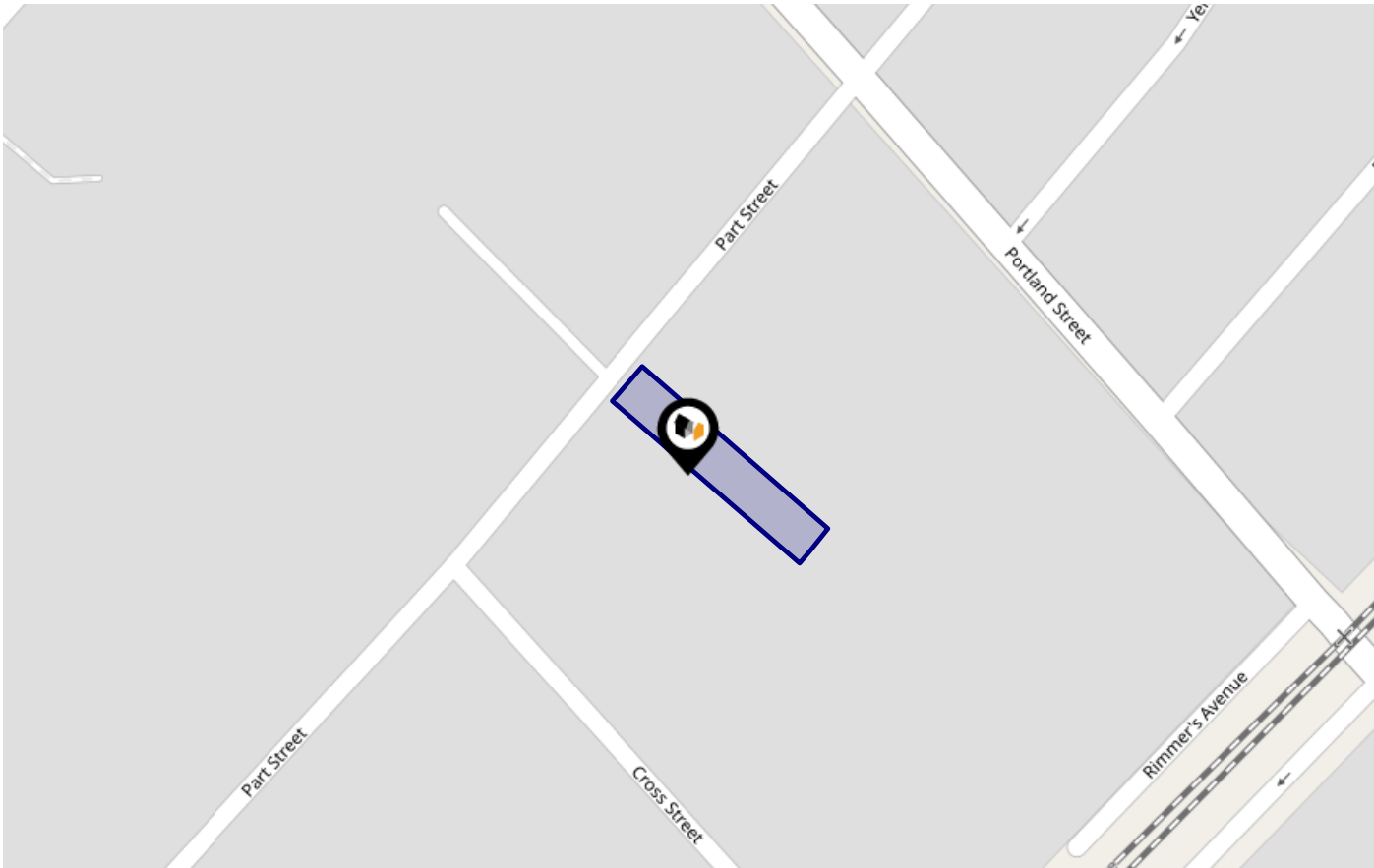


Flood Risk

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.
- 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

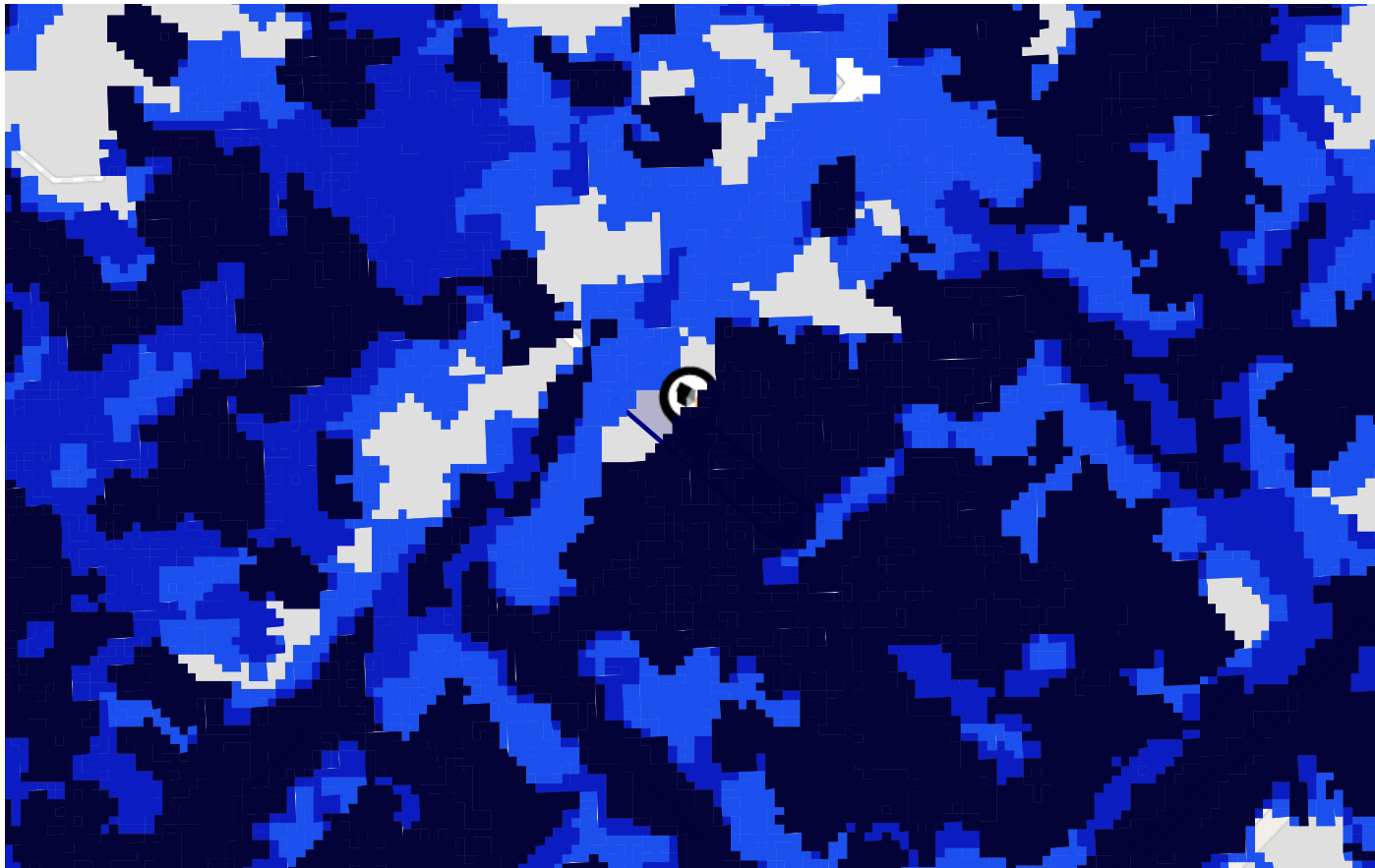
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Flood Risk

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.

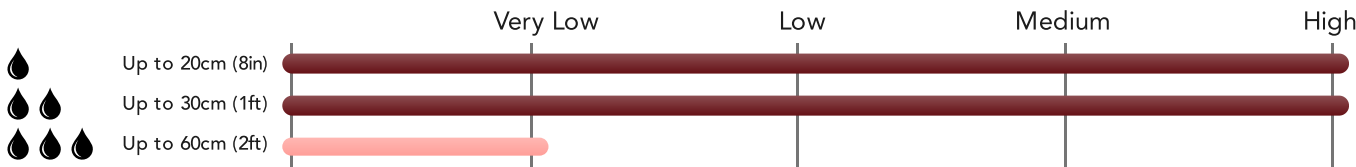


Risk Rating: High

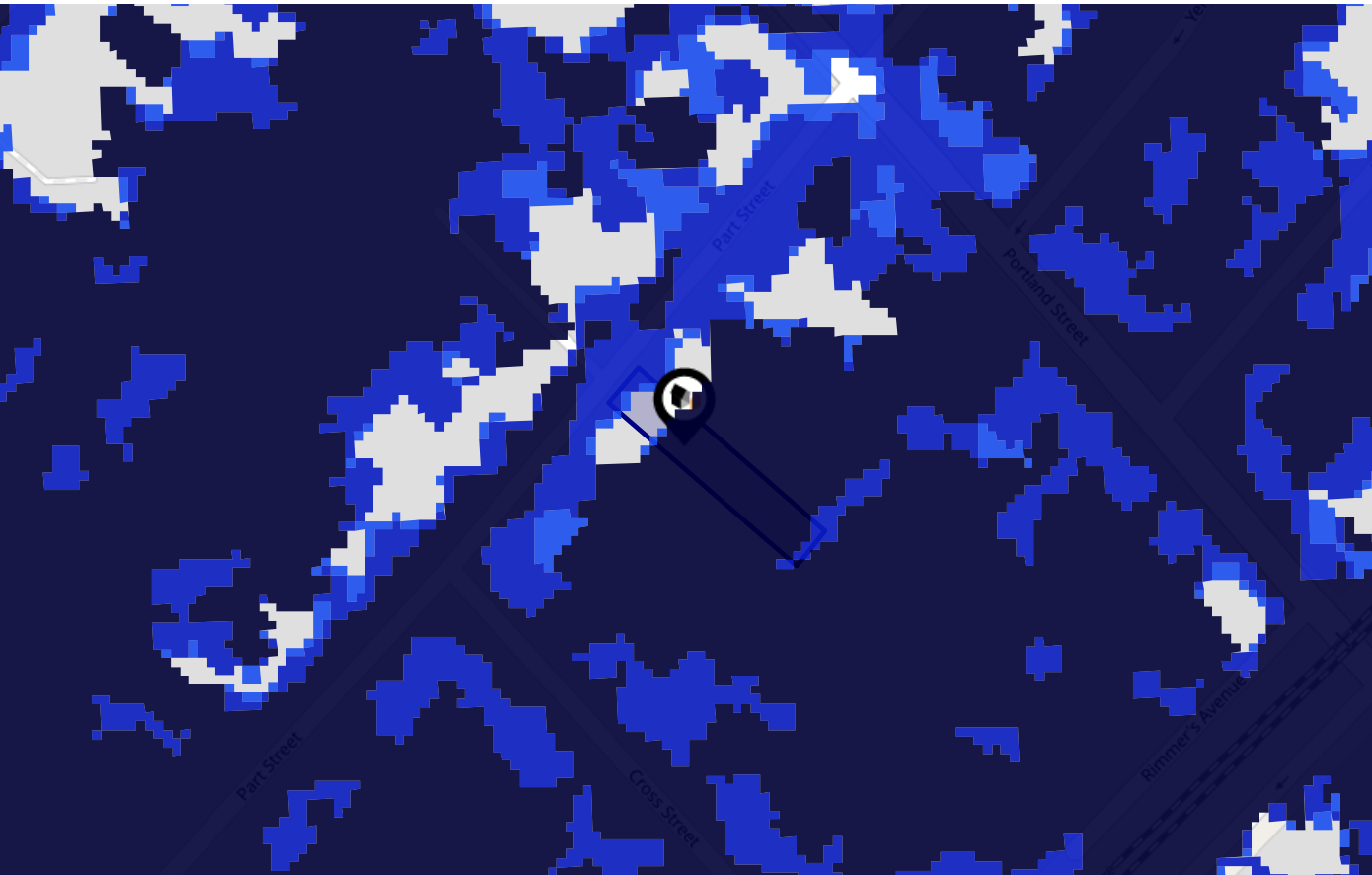
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

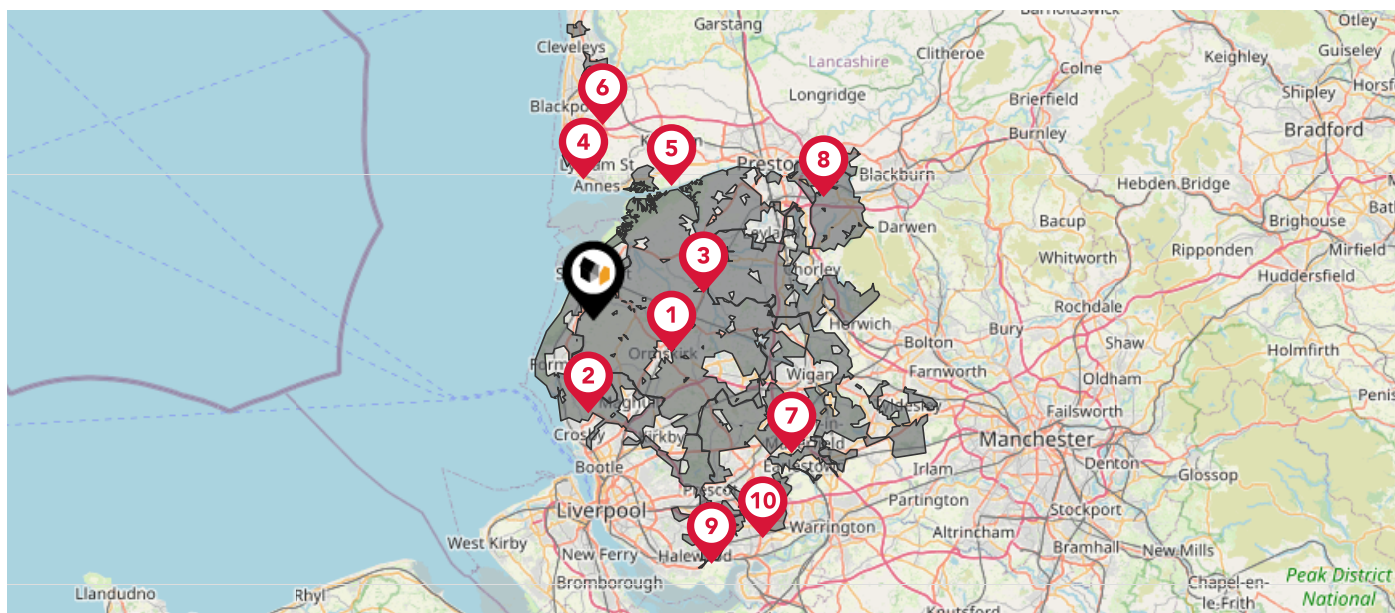
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

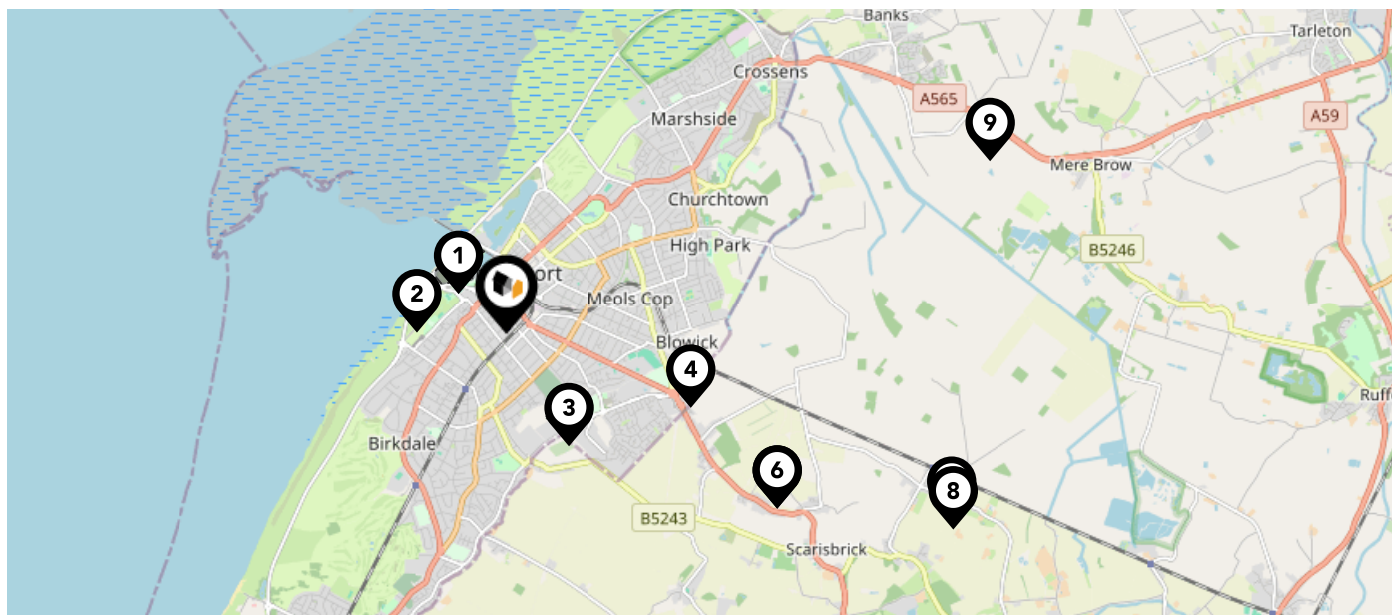
-  Merseyside and Greater Manchester Green Belt - West Lancashire
-  Merseyside and Greater Manchester Green Belt - Sefton
-  Merseyside and Greater Manchester Green Belt - Chorley
-  Blackpool Green Belt - Blackpool
-  Blackpool Green Belt - Fylde
-  Blackpool Green Belt - Wyre
-  Merseyside and Greater Manchester Green Belt - Wigan
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Knowsley
-  Merseyside and Greater Manchester Green Belt - St. Helens

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

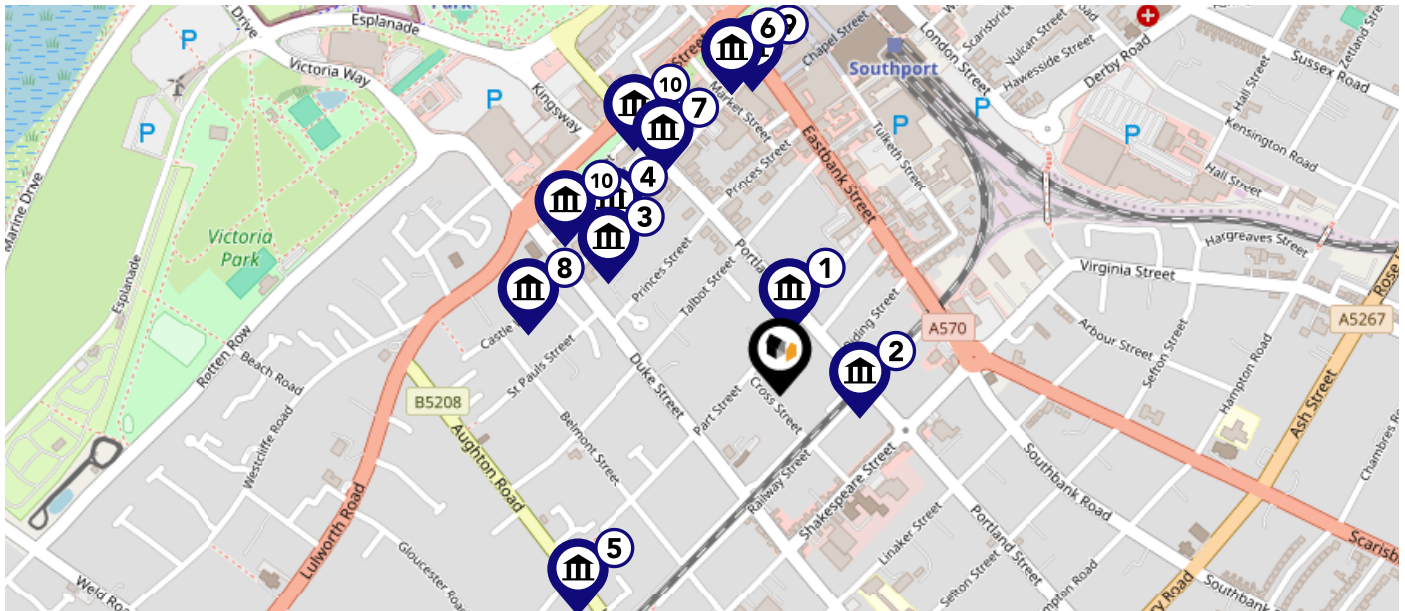
1	Princes Park-Southport, Lancashire	Historic Landfill	
2	The Esplanade-The Esplanade, Southport, Lancashire	Historic Landfill	
3	Town Lane-Town Lane, Southport, Lancashire	Historic Landfill	
4	Foul Lane Landfill Site-Foul Lane, Sefton, Lancashire	Historic Landfill	
5	New Hall Farm-Hares Lane, Scarisbrick, Lancashire	Historic Landfill	
6	New Hall Farm-Hares Lane, Scarisbrick, Lancashire	Historic Landfill	
7	Drummersdale Lane-Drummersdale Lane, Scarisbrick, Lancashire	Historic Landfill	
8	Copelands Farm-Drummersdale Lane, Scarisbrick, Lancashire	Historic Landfill	
9	Gravel Lane-Off Gravel Lane, Banks, Near Ormskirk, Lancashire	Historic Landfill	

Maps

Listed Buildings

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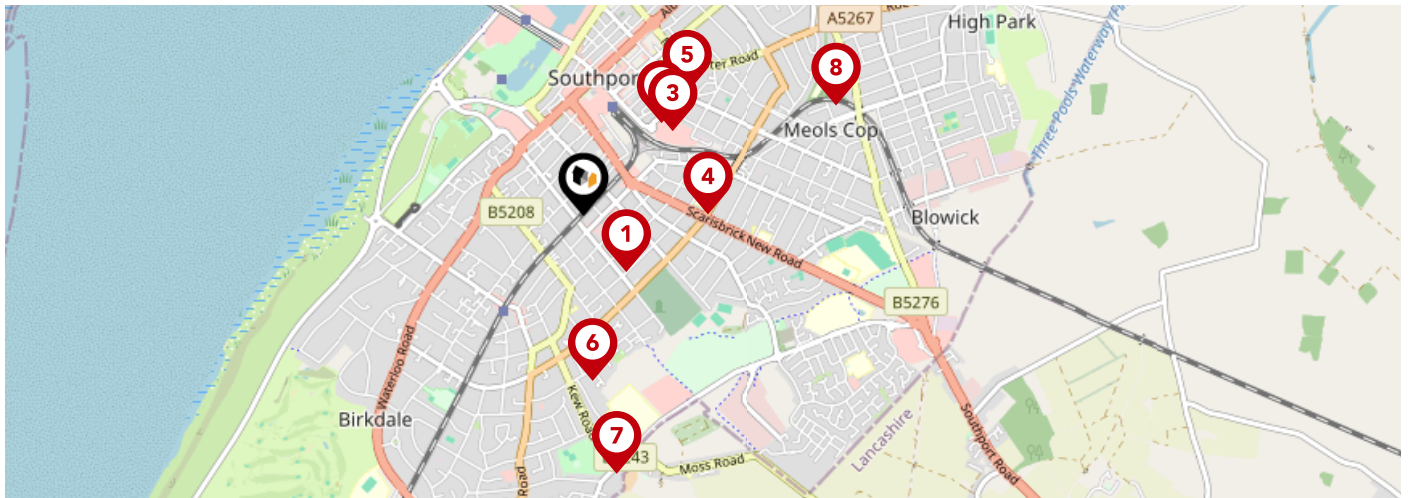
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



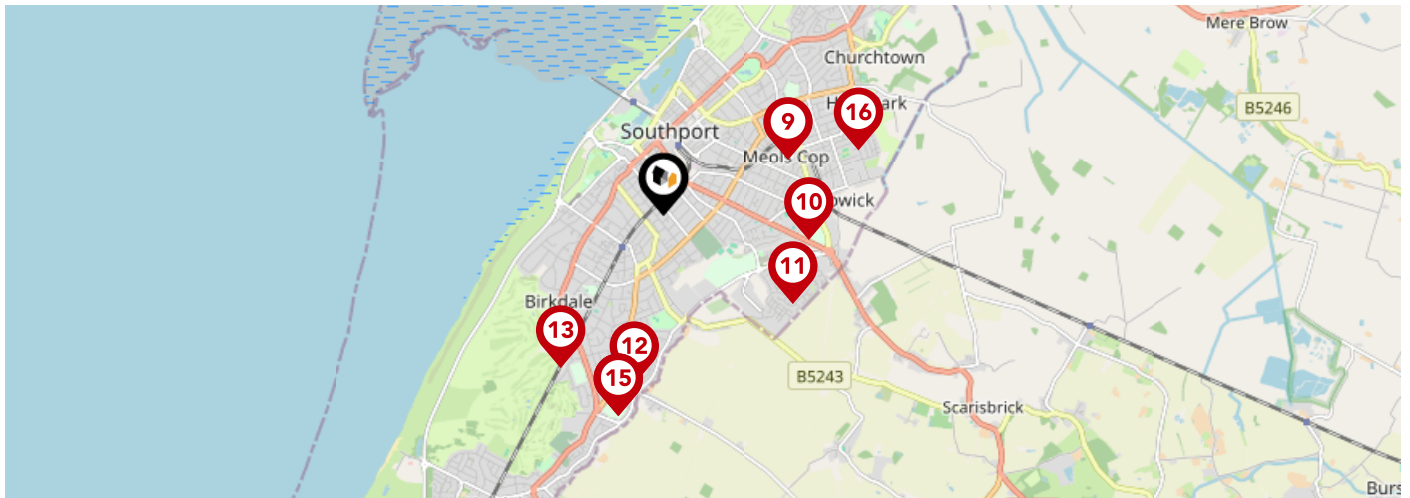
Listed Buildings in the local district	Grade	Distance
 1379717 - Portland Hall	Grade II	0.1 miles
 1379721 - 57a, Portland Street	Grade II	0.1 miles
 1379592 - Number 83 And Cheshire Lines Inn	Grade II	0.2 miles
 1379593 - 92, 94 And 96, King Street	Grade II	0.2 miles
 1379476 - Roach Villas	Grade II	0.3 miles
 1379607 - Westminster Buildings Westminster Mansions With Attached Verandah	Grade II	0.3 miles
 1379672 - Prince Of Wales Hotel Including Area Railings	Grade II	0.3 miles
 1379679 - The Willows	Grade II	0.3 miles
 1379675 - Southport Library	Grade II	0.3 miles
 1379606 - Wellington Terrace	Grade II	0.3 miles
 1379673 - Boundary Wall, Gate Piers And Garden Wall To Prince Of Wales Hotel	Grade II	0.3 miles

KPF - Key Property Facts

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		Nursery	Primary	Secondary	College	Private
1	Linaker Primary School Ofsted Rating: Requires improvement Pupils: 427 Distance:0.31	☐	☒	☐	☐	☐
2	Southport Education Group Ofsted Rating: Requires improvement Pupils:0 Distance:0.53	☐	☐	☒	☐	☐
3	Arden College Ofsted Rating: Good Pupils:0 Distance:0.54	☐	☐	☒	☐	☐
4	St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.55	☐	☒	☐	☐	☐
5	Holy Trinity Church of England Primary School, Southport Ofsted Rating: Good Pupils: 205 Distance:0.71	☐	☒	☐	☐	☐
6	Birkdale Primary School Ofsted Rating: Good Pupils: 442 Distance:0.73	☐	☒	☐	☐	☐
7	Christ The King Catholic High School and Sixth Form Centre Ofsted Rating: Good Pupils: 830 Distance:1.14	☐	☐	☒	☐	☐
8	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:1.21	☐	☒	☐	☐	☐

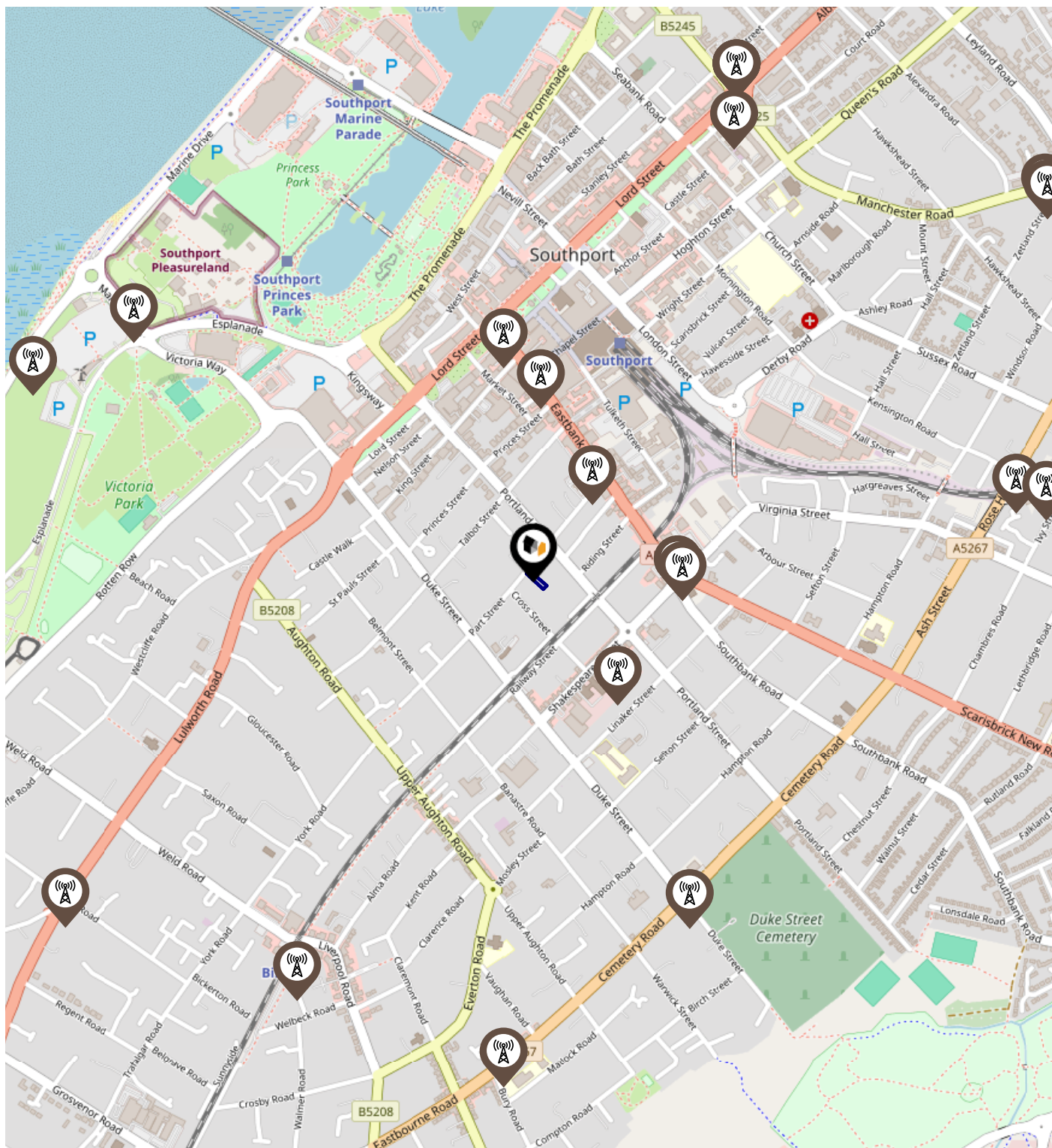


		Nursery	Primary	Secondary	College	Private
	Norwood Primary School Ofsted Rating: Good Pupils: 628 Distance:1.21	☐	☒	☐	☐	☐
	Meols Cop High School Ofsted Rating: Good Pupils: 897 Distance:1.31	☐	☐	☒	☐	☐
	Kew Woods Primary School Ofsted Rating: Good Pupils: 438 Distance:1.39	☐	☒	☐	☐	☐
	Our Lady of Lourdes Catholic Primary School Ofsted Rating: Good Pupils: 469 Distance:1.51	☐	☒	☐	☐	☐
	Greenbank High School Ofsted Rating: Good Pupils: 1046 Distance:1.61	☐	☐	☒	☐	☐
	Farnborough Road Infant School Ofsted Rating: Good Pupils: 434 Distance:1.81	☐	☒	☐	☐	☐
	Farnborough Road Junior School Ofsted Rating: Good Pupils: 470 Distance:1.81	☐	☒	☐	☐	☐
	Bishop David Sheppard Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:1.82	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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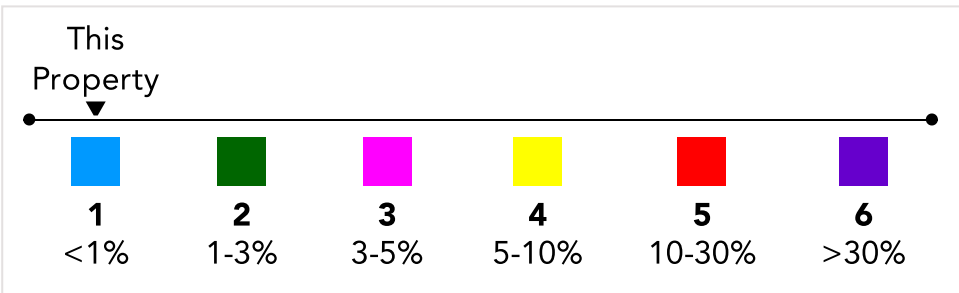
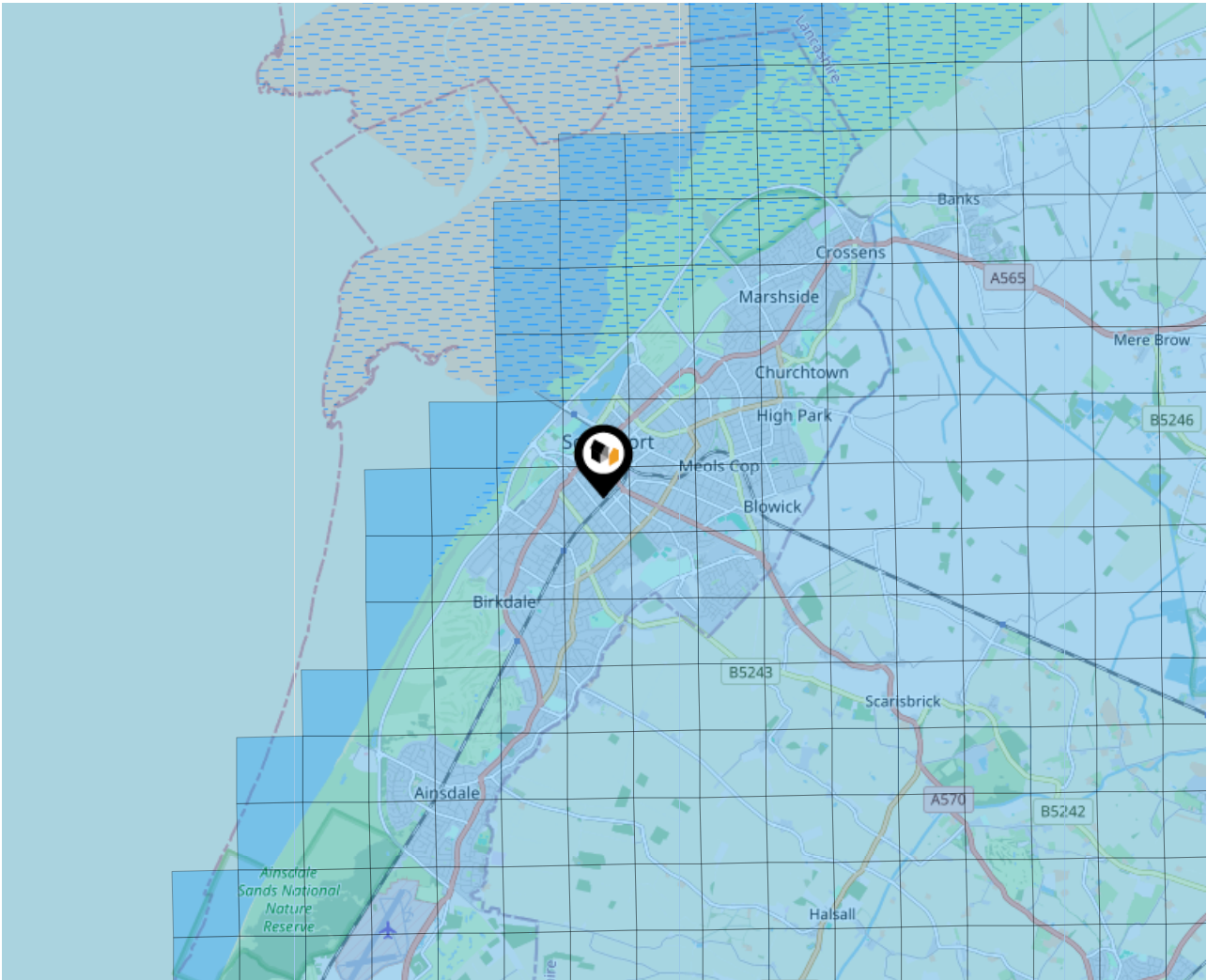


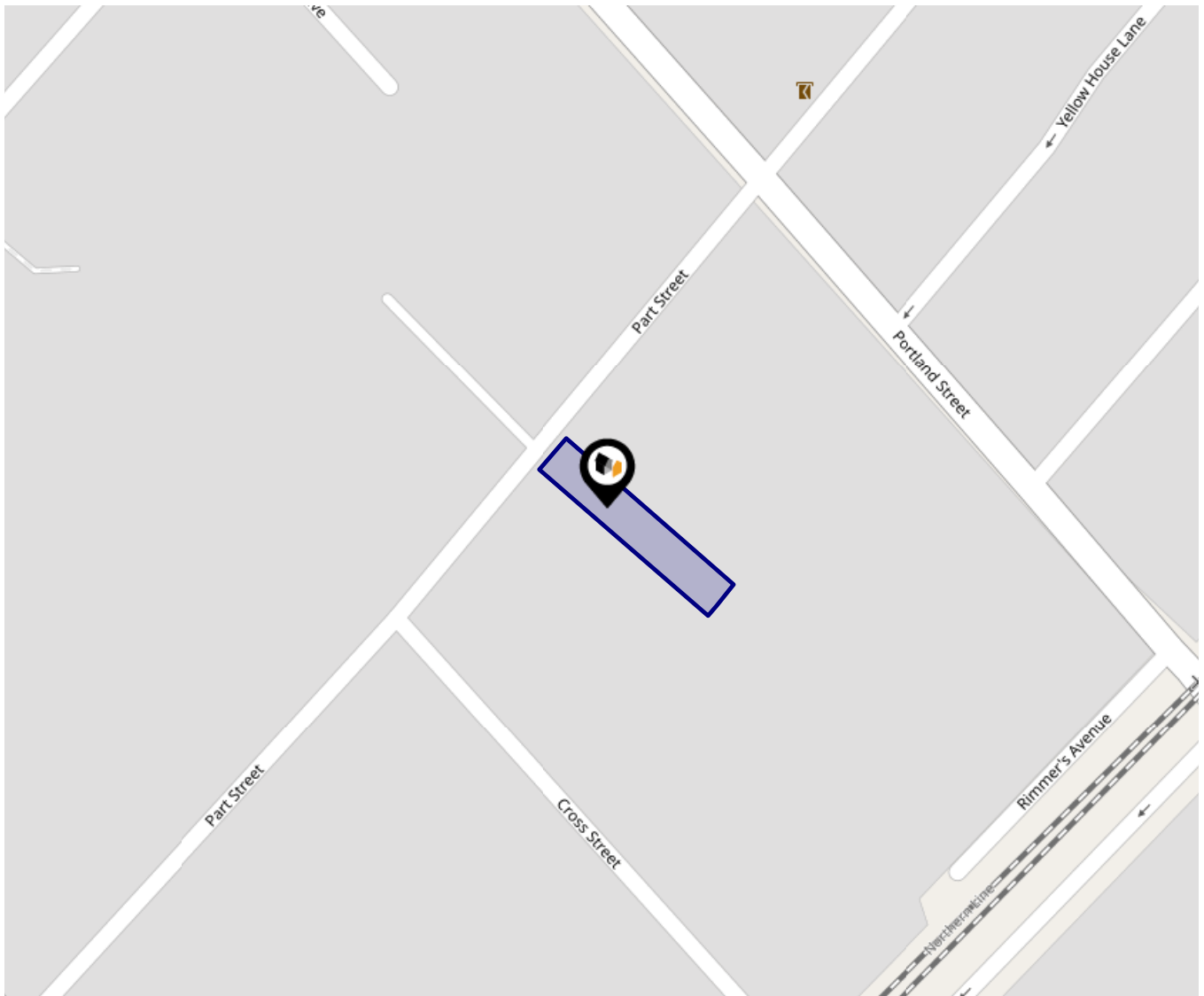
Key:

-  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).





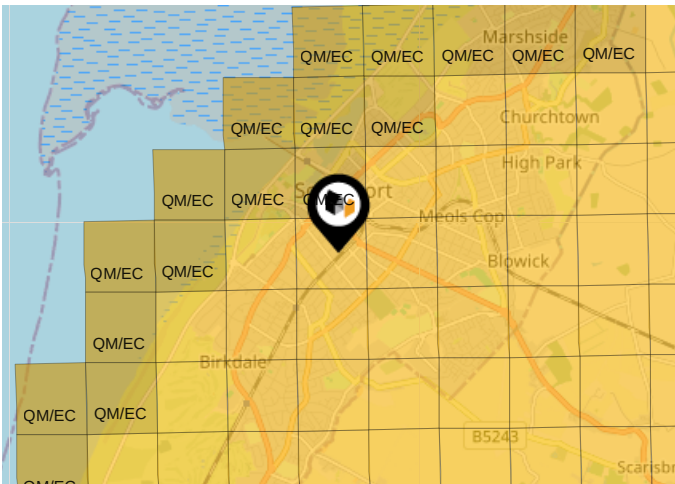
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



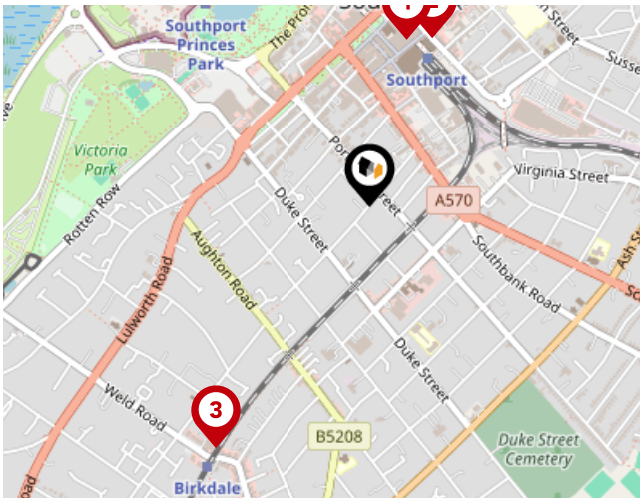
Primary Classifications (Most Common Clay Types)

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

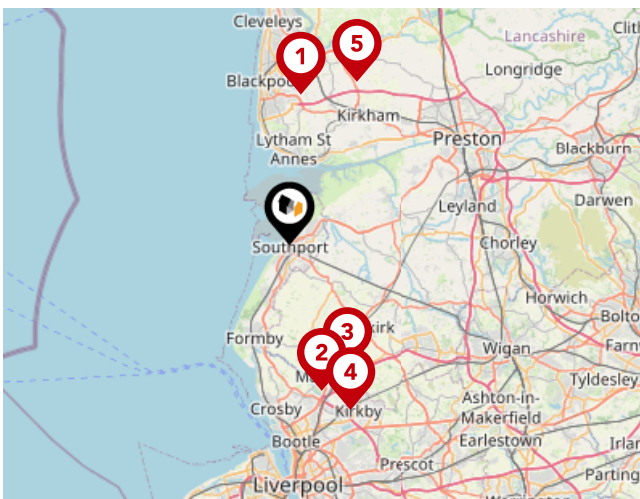
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Southport Rail Station	0.38 miles
2	Southport Rail Station	0.4 miles
3	Birkdale Rail Station	0.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	10.55 miles
2	M57 J7	10.5 miles
3	M58 J1	9.74 miles
4	M57 J6	12.45 miles
5	M55 J3	12.37 miles



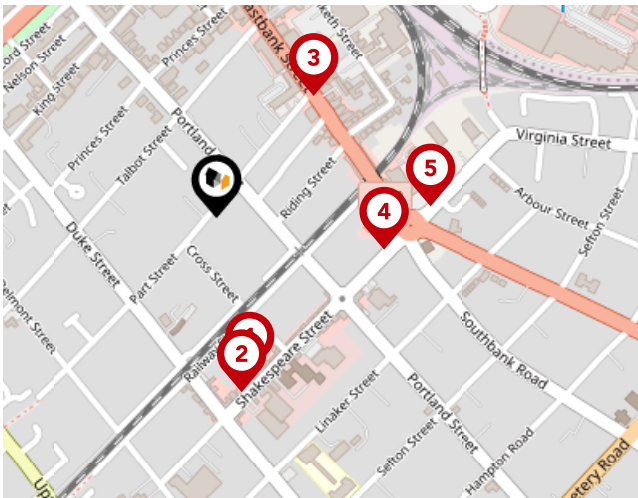
Airports/Helipads

Pin	Name	Distance
1	Highfield	9.53 miles
2	Speke	21.94 miles
3	Manchester Airport	35.4 miles
4	Leeds Bradford Airport	57.23 miles

Area

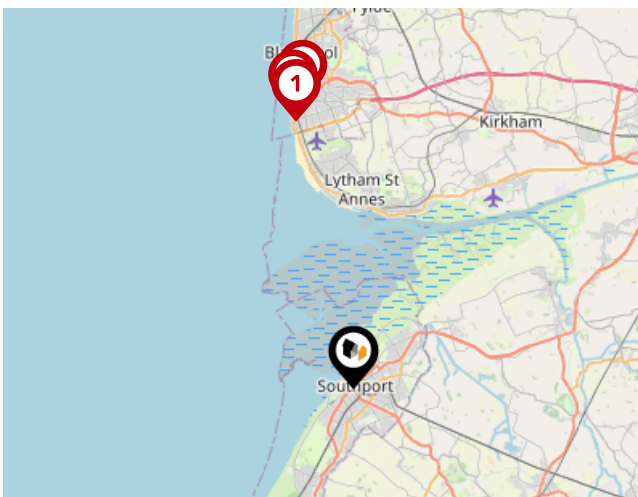
Transport (Local)

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GROUP



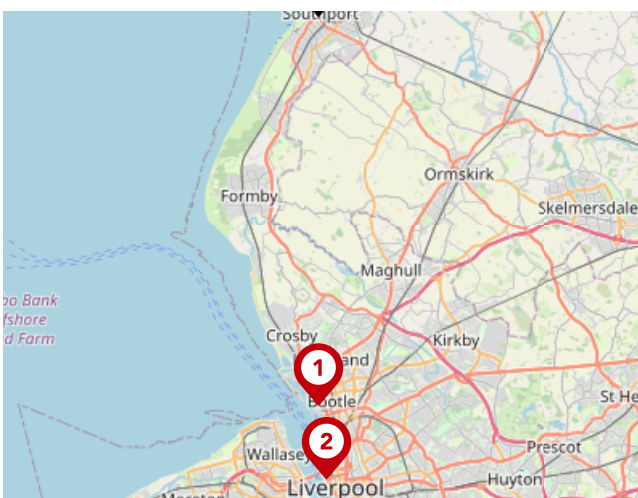
Bus Stops/Stations

Pin	Name	Distance
1	Duke Street	0.18 miles
2	Duke Street	0.19 miles
3	Yellowhouse Lane	0.17 miles
4	Southbank Road	0.19 miles
5	Scarisbrick New Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	9.63 miles
2	Harrow Place (Blackpool Tramway)	9.96 miles
3	Burlington Road West (Blackpool Tramway)	10.22 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	13.72 miles
2	Liverpool Isle of Man & Dublin Terminal	16.3 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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