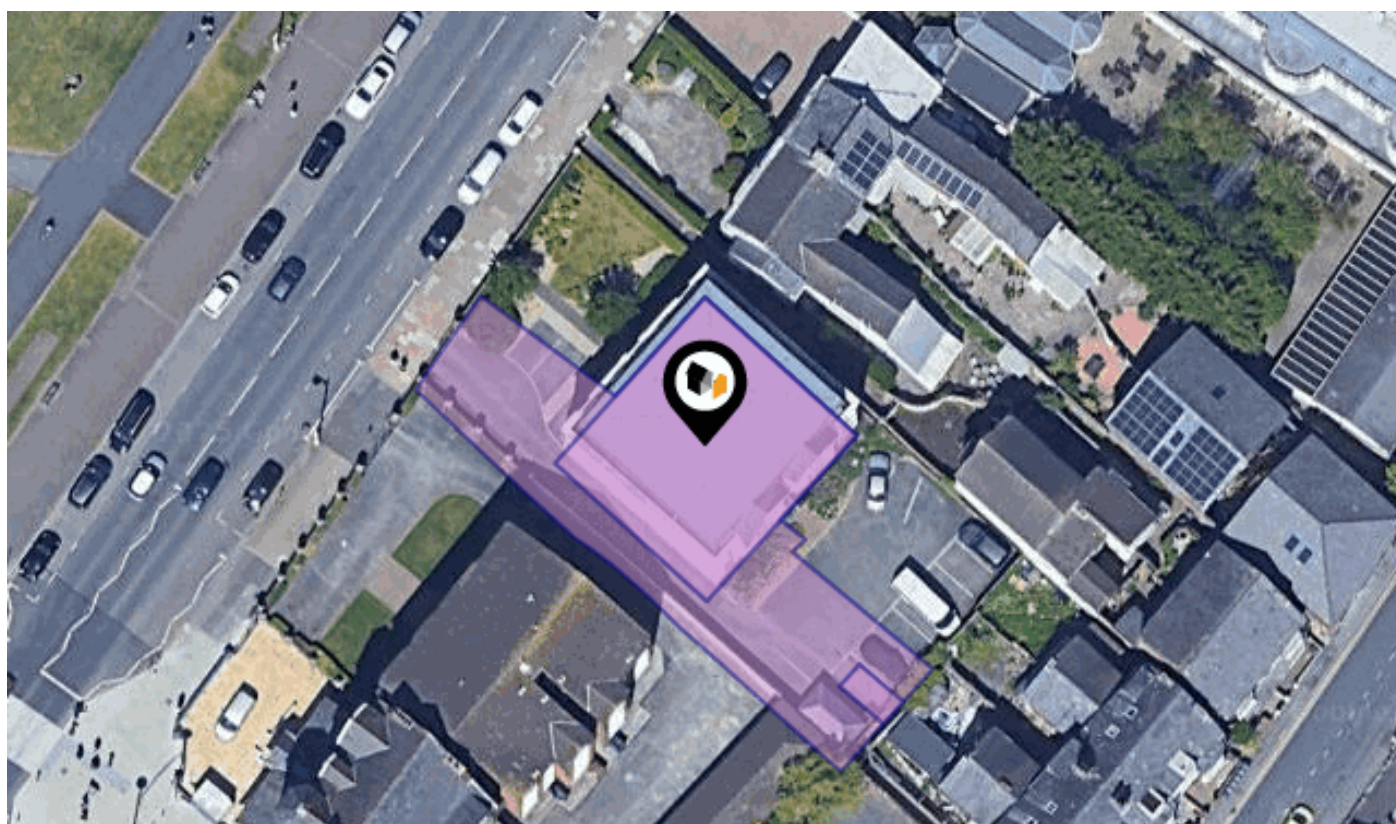




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



**APARTMENT 6, RADLEY COURT, 24, PROMENADE,
SOUTHPORT, PR8 1QU**

Landwood Group

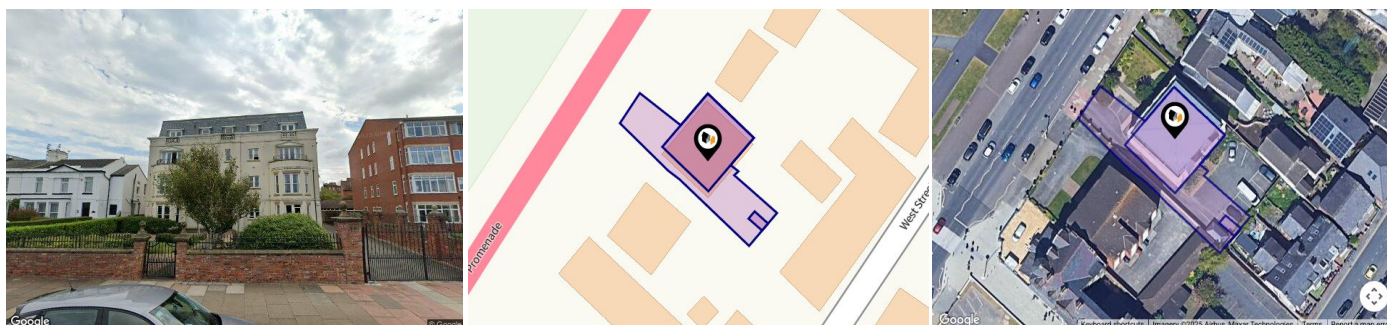
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	15/06/2007
Bedrooms:	2	Last Sold Price:	£337,000
Floor Area:	1,151 ft ² / 107 m ²	Last Sold £/ft²:	£292
Plot Area:	0.24 acres	Tenure:	Leasehold
Year Built :	2007	Start Date:	14/06/2007
Council Tax :	Band E	End Date:	01/11/2903
Annual Estimate:	£3,008	Lease Term:	998 years from 1 November 1905
Title Number:	MS274529	Term Remaining:	878 years
UPRN:	41208562		

Local Area

Local Authority:	Sefton
Conservation Area:	Promenade
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

—
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

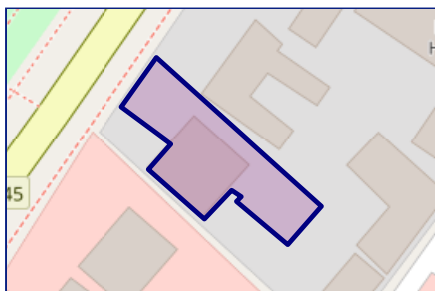


Property Multiple Title Plans

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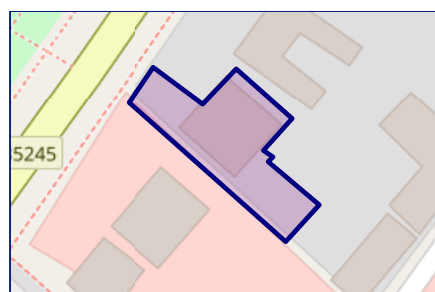
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



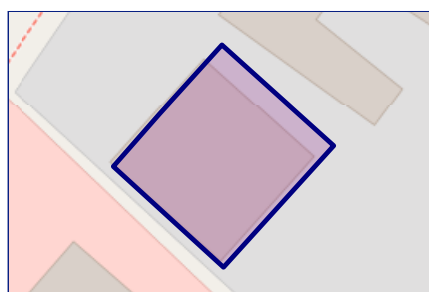
MS146338

Leasehold Title Plans



MS274529

Start Date:	19/12/1905
End Date:	01/11/2904
Lease Term:	999 years from 1 November 1905
Term Remaining:	879 years



MS541444

Start Date:	14/06/2007
End Date:	01/11/2903
Lease Term:	998 years from 1 November 1905
Term Remaining:	878 years

Property EPC - Certificate

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Apartment 6, Radley Court, 24 Promenade, PR8 1QU

Energy rating

B

Valid until 29.06.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

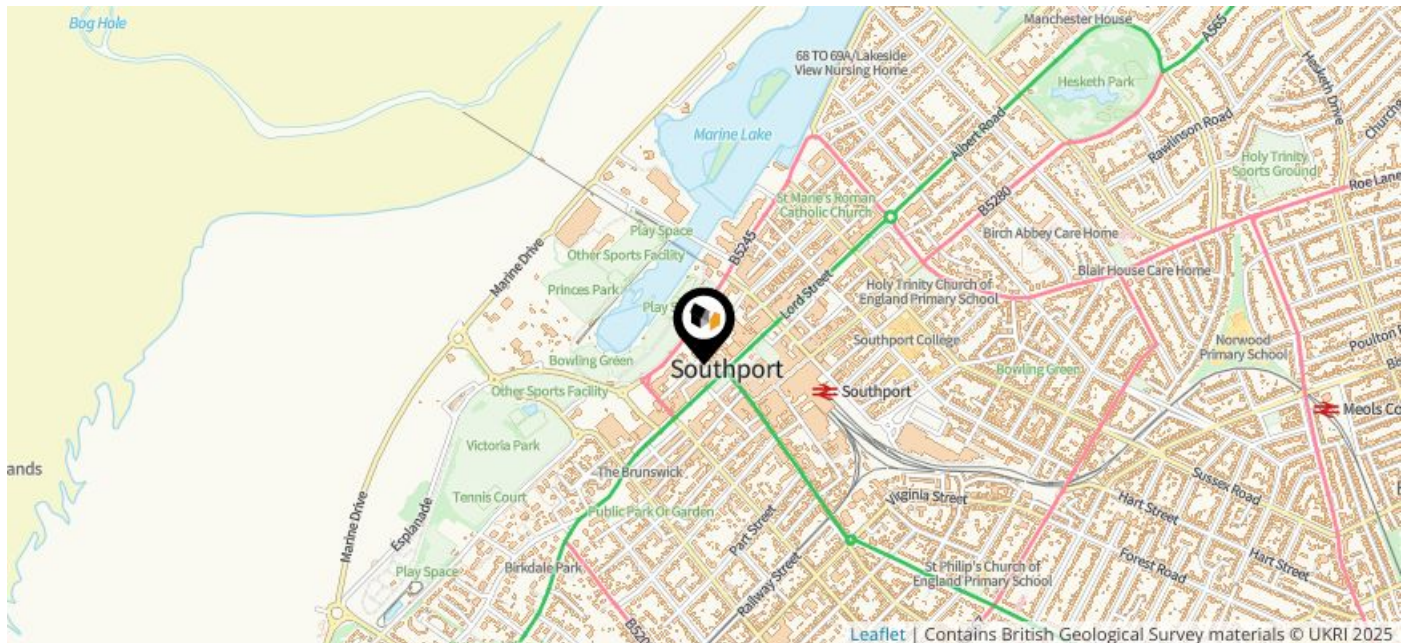
EPC - Additional Data

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GROUP

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:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and underfloor heating, 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 71% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	107 m ²

This map displays nearby coal mine entrances and their classifications.



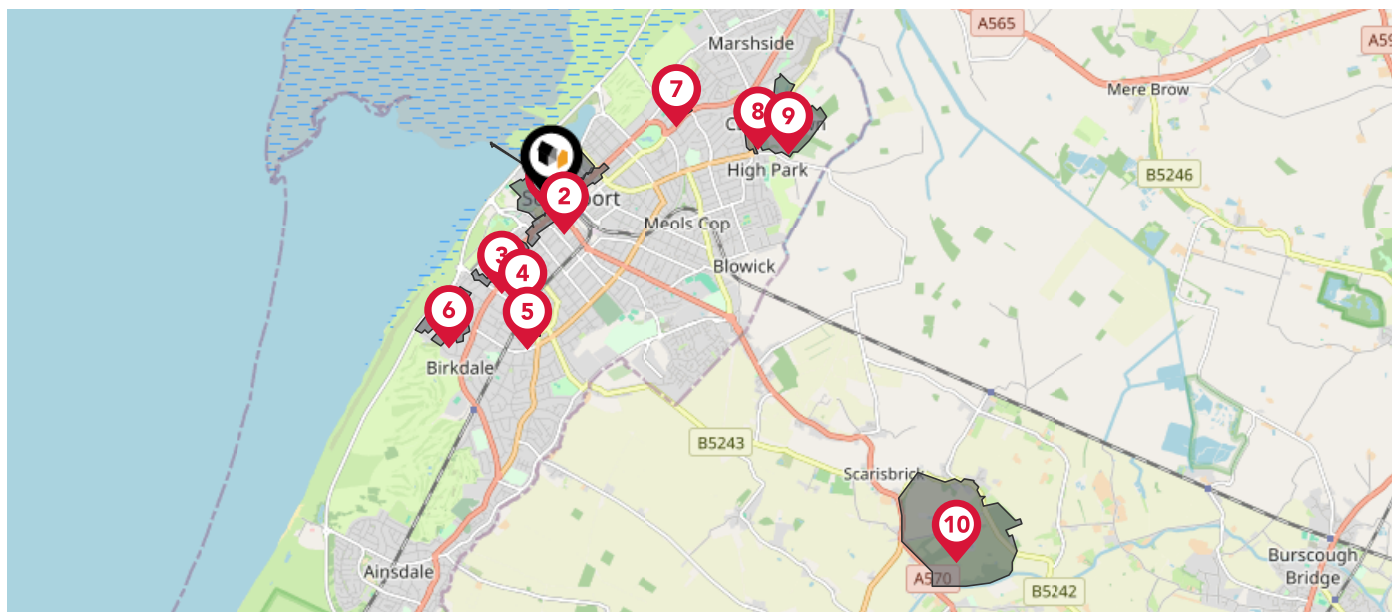
Mine Entry

- ✕ 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

Promenade

2

Lord Street

3

Birkdale Park

4

Gloucester Road

5

Birkdale Village

6

West Birkdale

7

Hesketh Road

8

Churchtown

9

North Meols

10

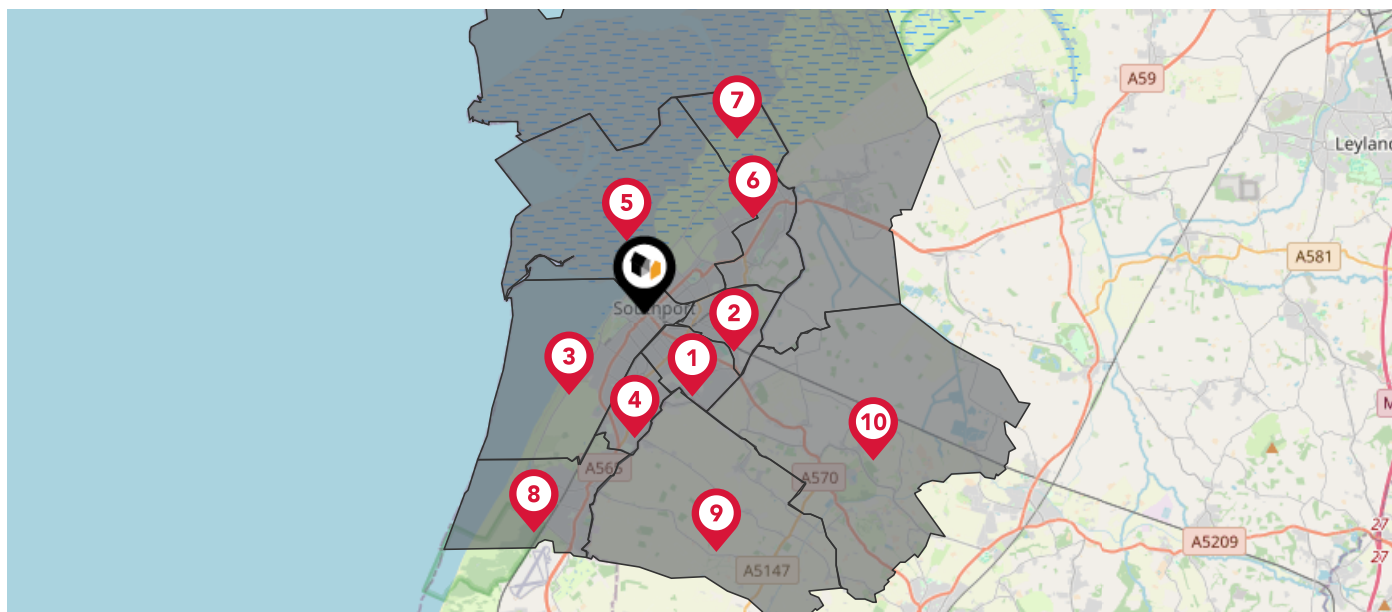
Scarisbrick Hall / Park

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



Norwood Ward



Duke's Ward



Birkdale Ward



Cambridge Ward



Meols Ward



North Meols Ward



Ainsdale Ward

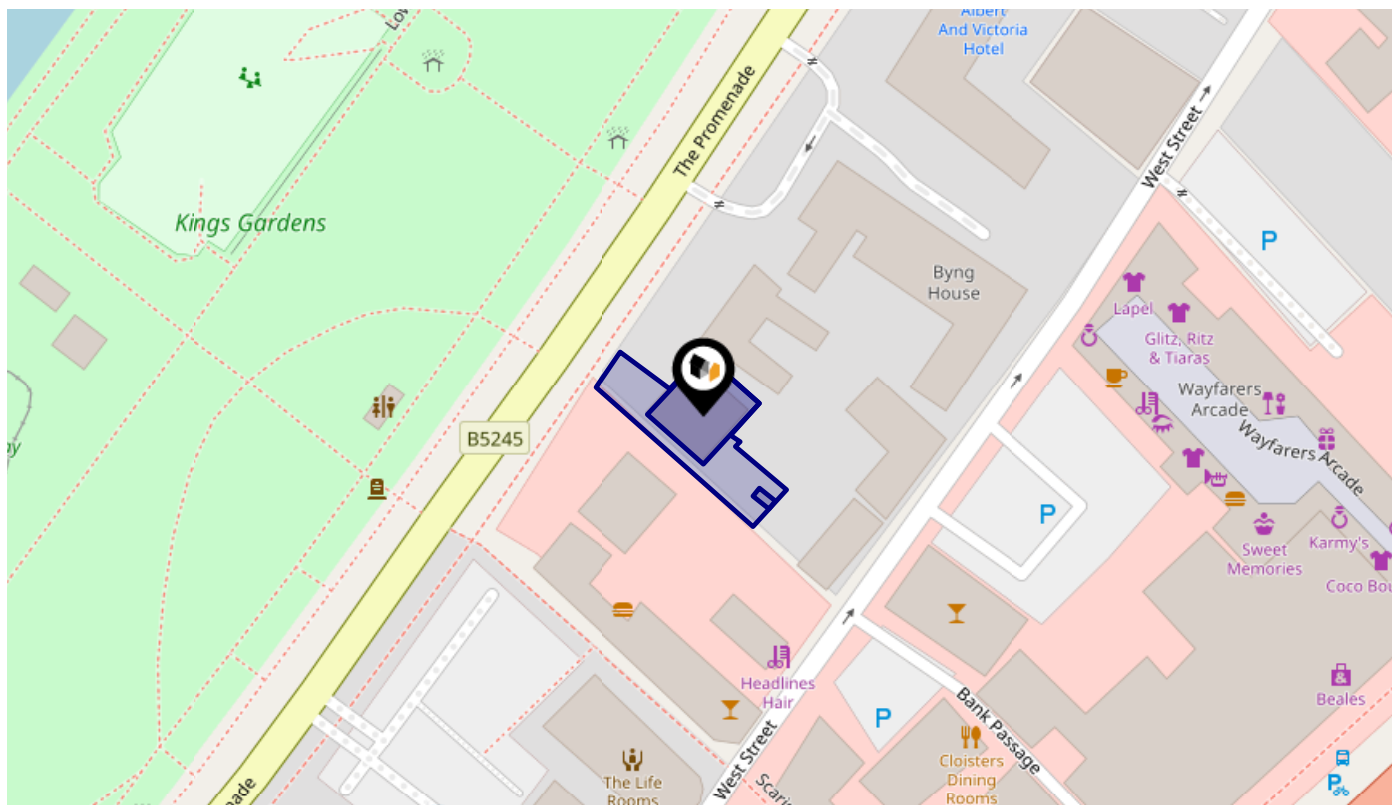


Halsall Ward



Scarisbrick 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:

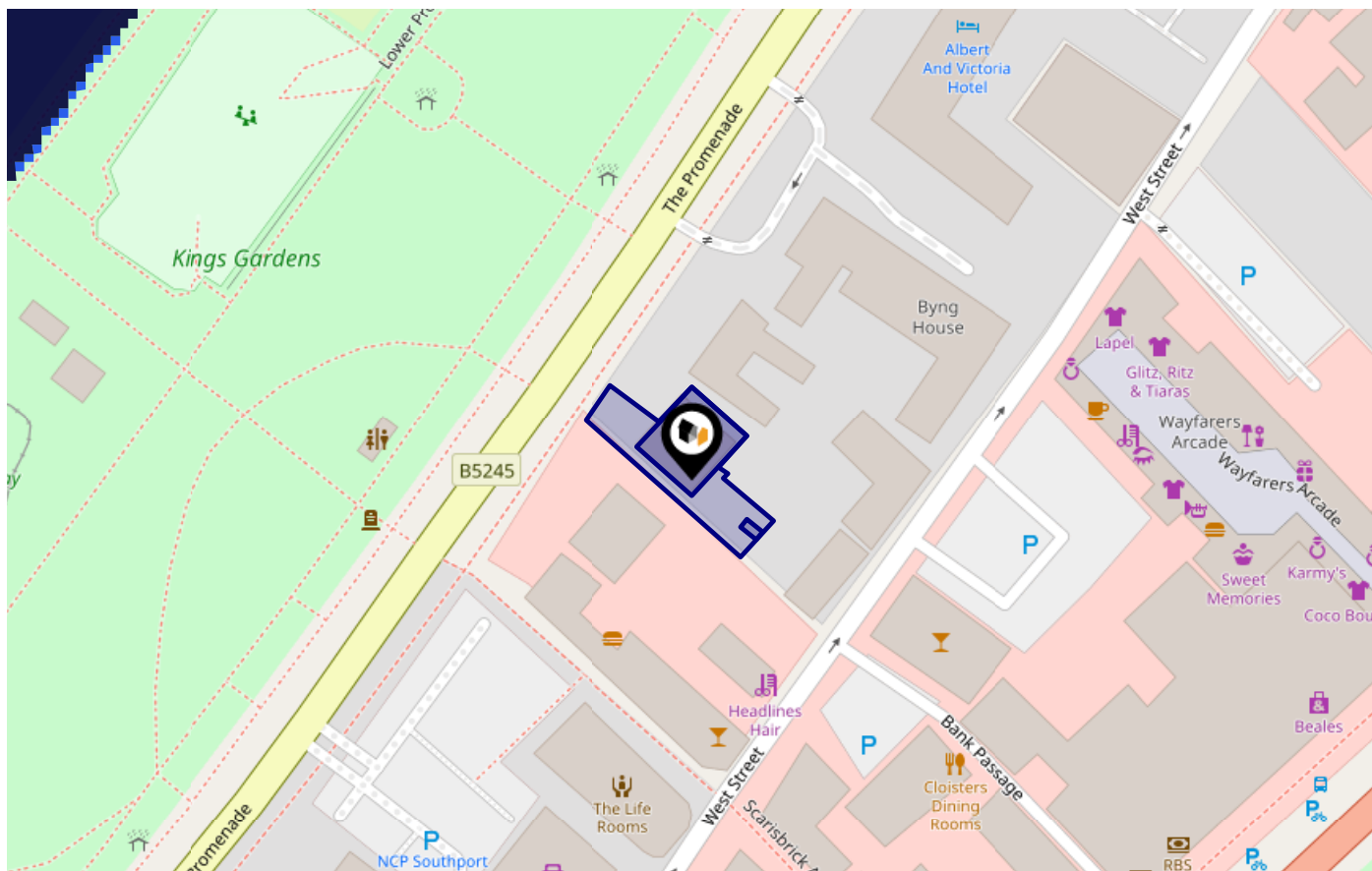
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

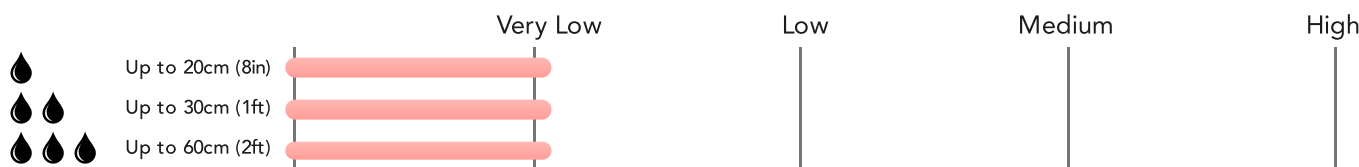


Risk Rating: Very low

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.

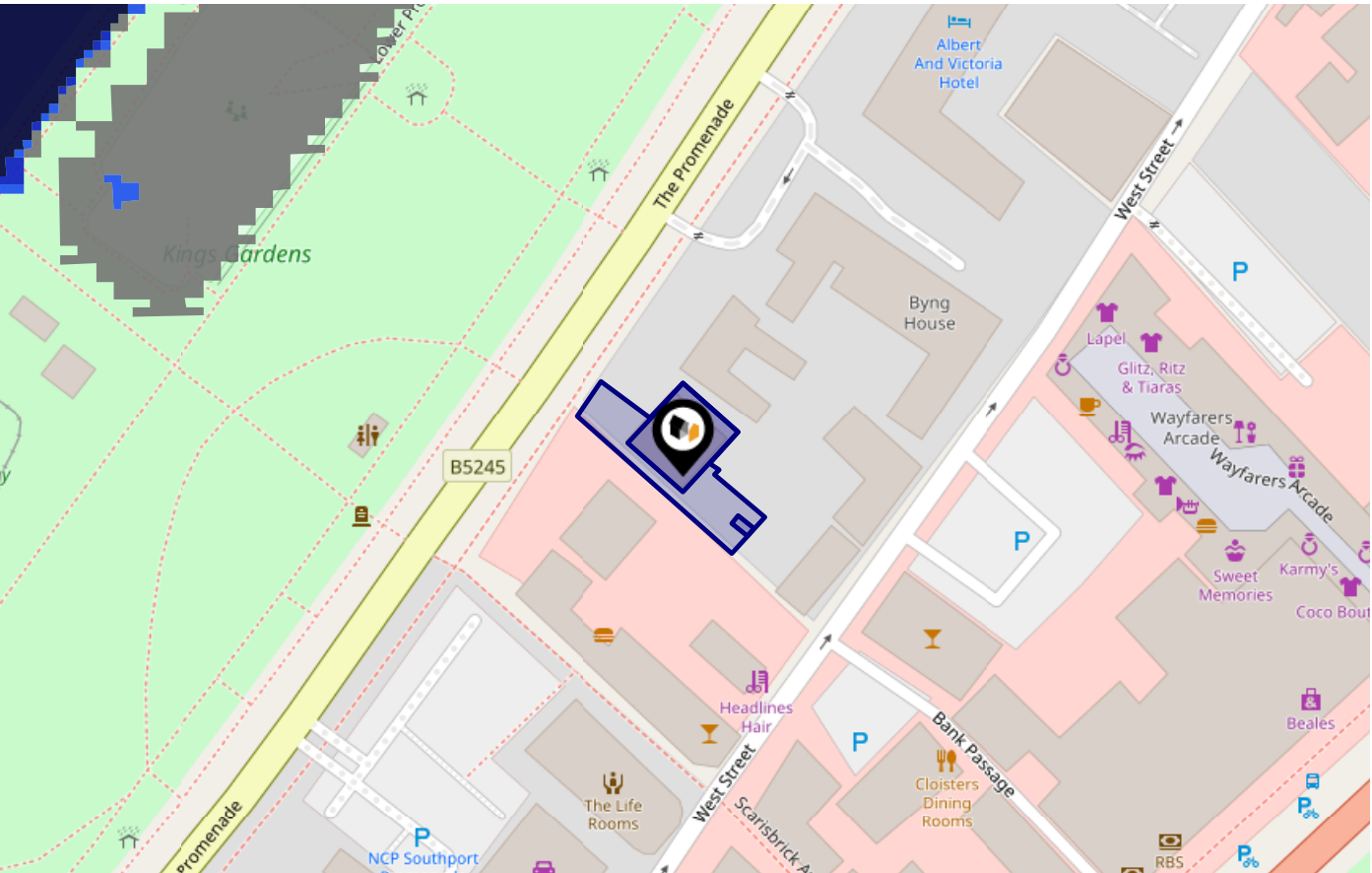
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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:

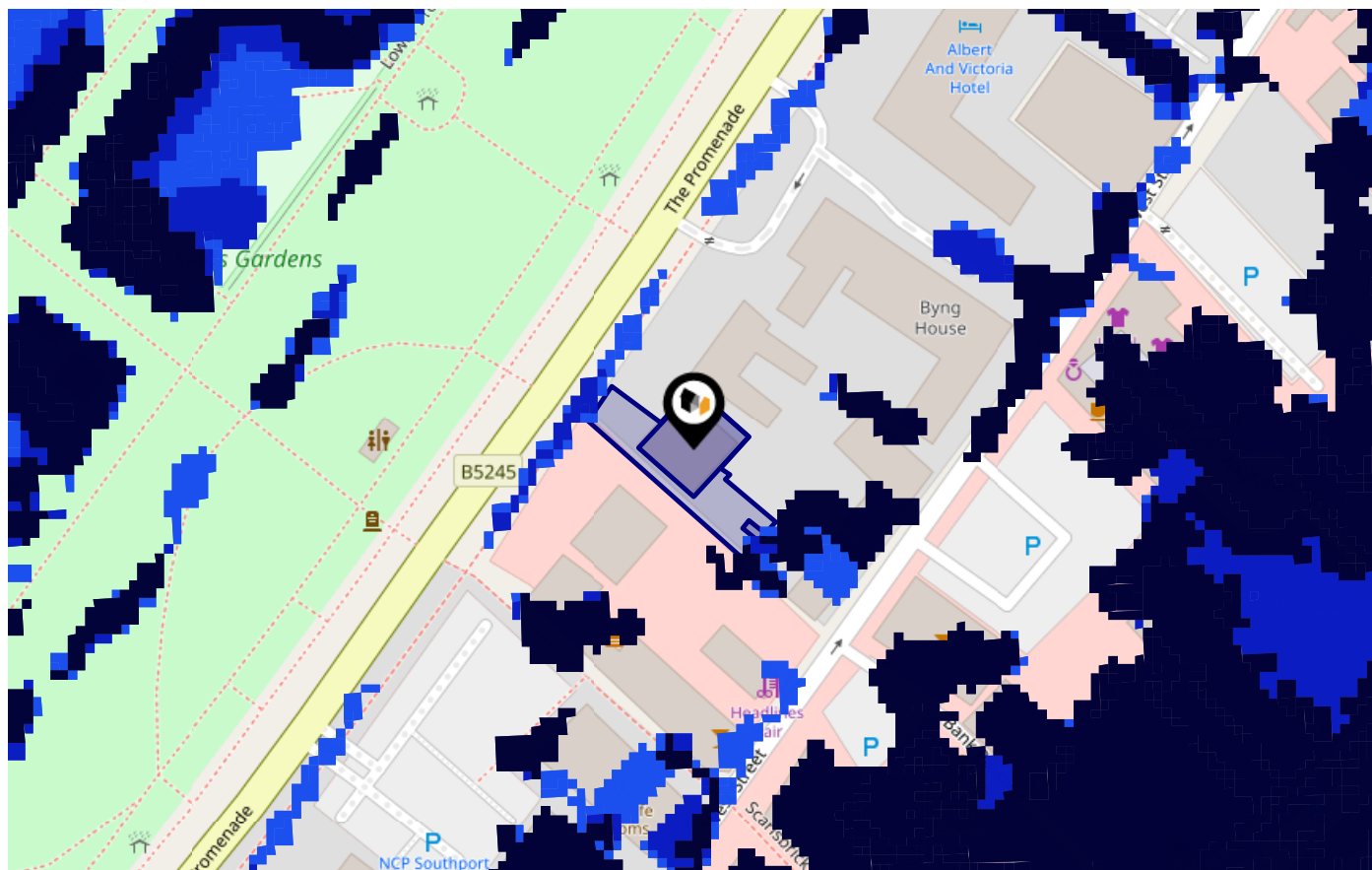


Flood Risk

Surface Water - Flood Risk

LANDWOOD
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.

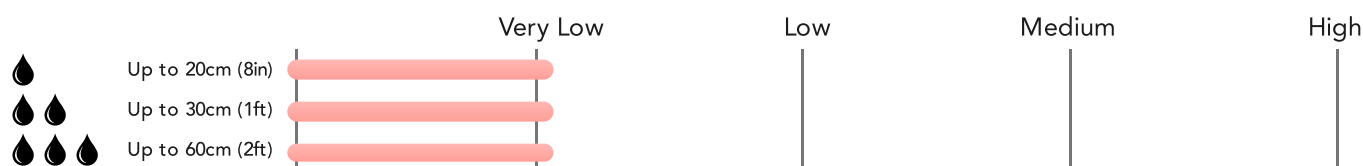


Risk Rating: Very low

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:

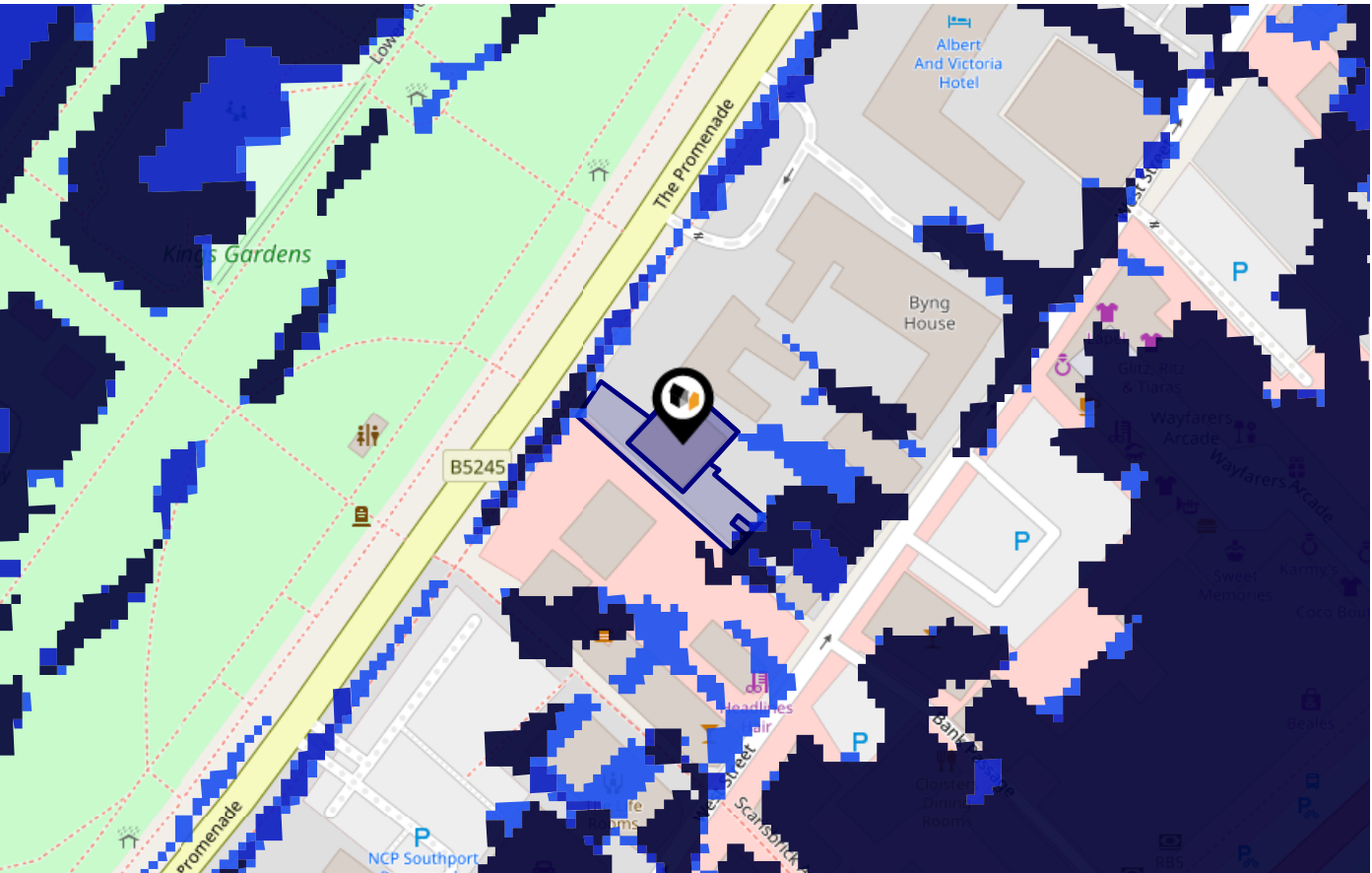


Flood Risk

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.

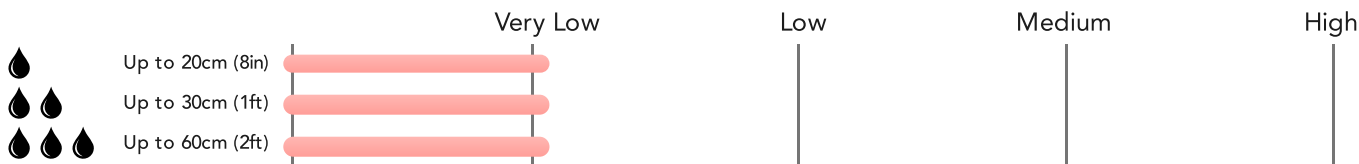


Risk Rating: Very low

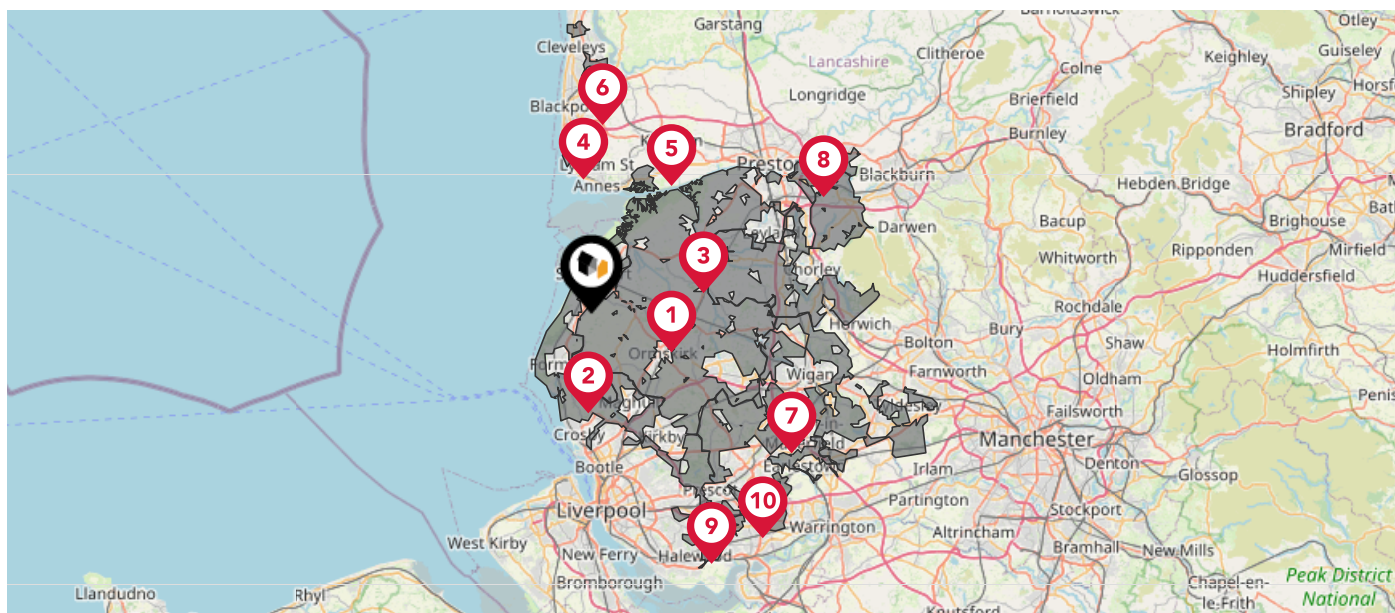
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

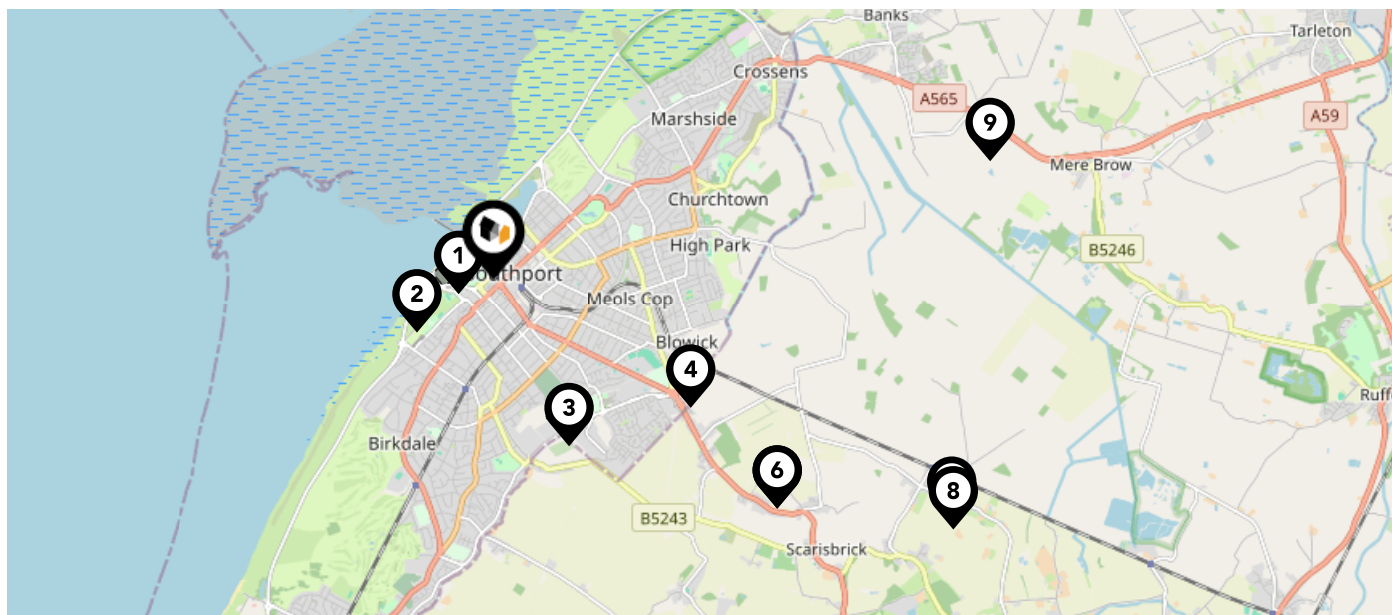
- 1 Merseyside and Greater Manchester Green Belt - West Lancashire
- 2 Merseyside and Greater Manchester Green Belt - Sefton
- 3 Merseyside and Greater Manchester Green Belt - Chorley
- 4 Blackpool Green Belt - Blackpool
- 5 Blackpool Green Belt - Fylde
- 6 Blackpool Green Belt - Wyre
- 7 Merseyside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

Maps

Landfill Sites

LANDWOOD
GROUP

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

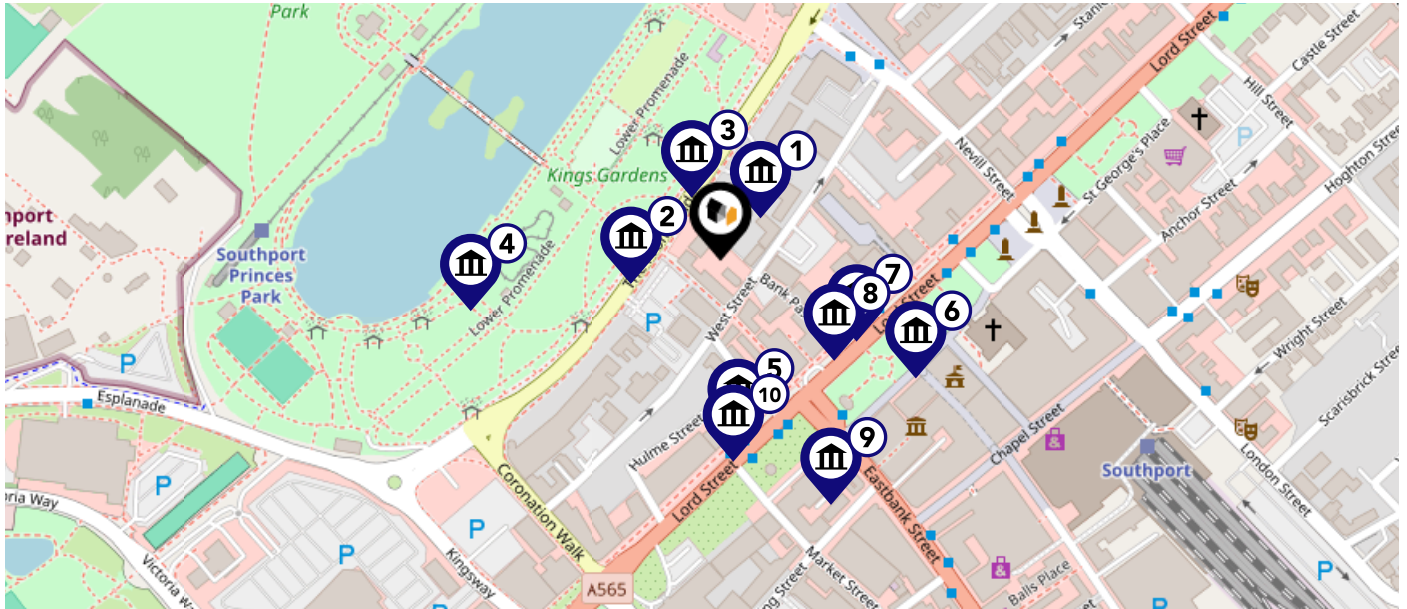
1	Princes Park-Southport, Lancashire	Historic Landfill	
2	The Esplanade-The Esplanade, Southport, Lancashire	Historic Landfill	
3	Town Lane-Town Lane, Southport, Lancashire	Historic Landfill	
4	Foul Lane Landfill Site-Foul Lane, Sefton, Lancashire	Historic Landfill	
5	New Hall Farm-Hares Lane, Scarisbrick, 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

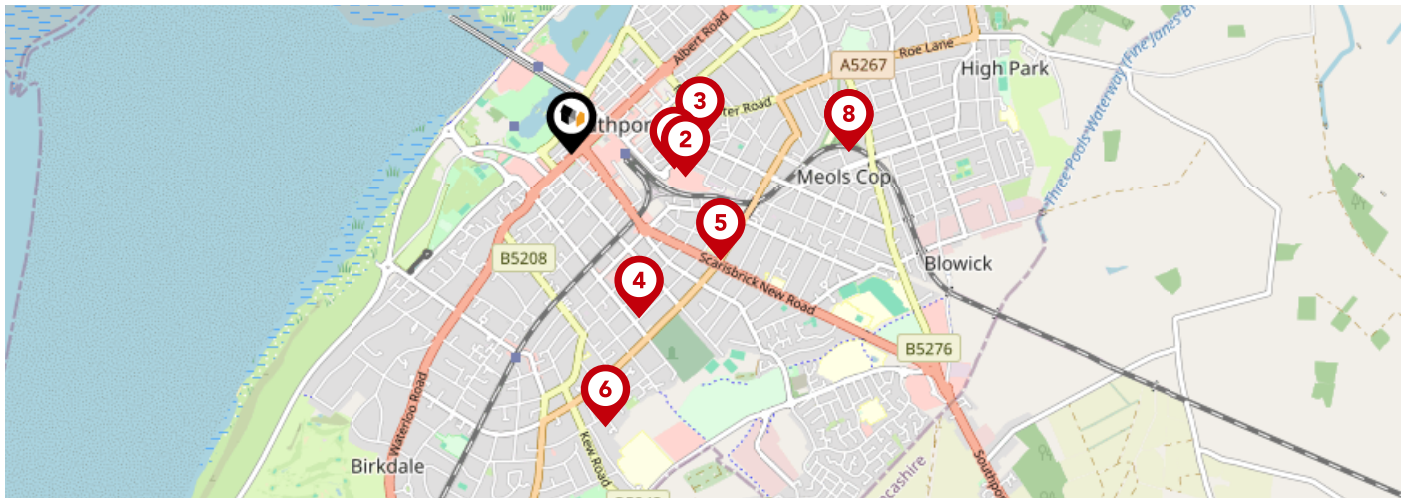
Listed Buildings

LANDWOOD
GROUP

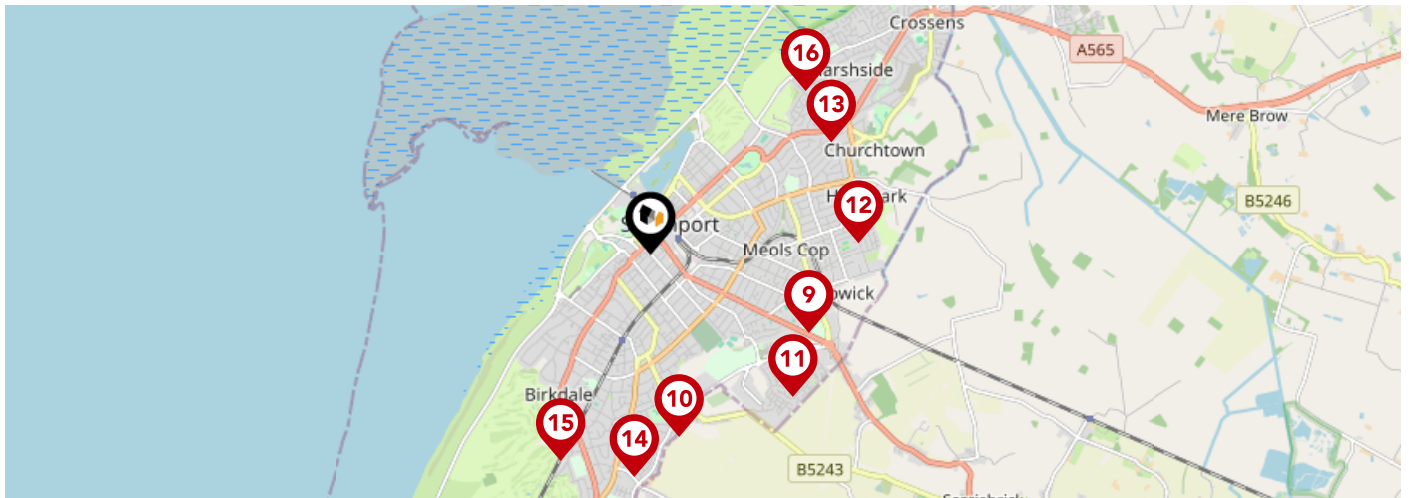
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1379722 - Claremont Convalescent Home	Grade II	0.0 miles
 1379732 - Lifeboat Monument Opposite Scarisbrick Avenue	Grade II	0.0 miles
 1379744 - Shelter Opposite 30 Promenade	Grade II	0.0 miles
 1379736 - Shelter, First In Series Of Five Ranging East-west Round South End Of Marine Lake	Grade II	0.1 miles
 1379624 - Numbers 215, 217 And 219 With Attached Verandah	Grade II	0.1 miles
 1379671 - Pavilion In Municipal Gardens	Grade II	0.1 miles
 1379632 - Numbers 287, 289 And 291 With Attached Verandah	Grade II	0.1 miles
 1379630 - Royal Bank Of Scotland	Grade II	0.1 miles
 1379607 - Westminster Buildings Westminster Mansions With Attached Verandah	Grade II	0.1 miles
 1379623 - Numbers 207-213 With Attached Verandah	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Southport Education Group Ofsted Rating: Requires improvement Pupils:0 Distance:0.45	☐	☐	☒	☐	☐
2	Arden College Ofsted Rating: Good Pupils:0 Distance:0.51	☐	☐	☒	☐	☐
3	Holy Trinity Church of England Primary School, Southport Ofsted Rating: Good Pupils: 205 Distance:0.57	☐	☒	☐	☐	☐
4	Linaker Primary School Ofsted Rating: Requires improvement Pupils: 427 Distance:0.78	☐	☒	☐	☐	☐
5	St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:0.8	☐	☒	☐	☐	☐
6	Birkdale Primary School Ofsted Rating: Good Pupils: 442 Distance:1.2	☐	☒	☐	☐	☐
7	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:1.22	☐	☒	☐	☐	☐
8	Norwood Primary School Ofsted Rating: Good Pupils: 628 Distance:1.22	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Meols Cop High School Ofsted Rating: Good Pupils: 897 Distance: 1.56	☐	☐	☒	☐	☐
	Christ The King Catholic High School and Sixth Form Centre Ofsted Rating: Good Pupils: 830 Distance: 1.62	☐	☐	☒	☐	☐
	Kew Woods Primary School Ofsted Rating: Good Pupils: 438 Distance: 1.77	☐	☒	☐	☐	☐
	Bishop David Sheppard Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance: 1.84	☐	☒	☐	☐	☐
	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 343 Distance: 1.87	☐	☒	☐	☐	☐
	Our Lady of Lourdes Catholic Primary School Ofsted Rating: Good Pupils: 469 Distance: 1.96	☐	☒	☐	☐	☐
	Greenbank High School Ofsted Rating: Good Pupils: 1046 Distance: 1.97	☐	☐	☒	☐	☐
	Stanley High School Ofsted Rating: Good Pupils: 841 Distance: 1.99	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

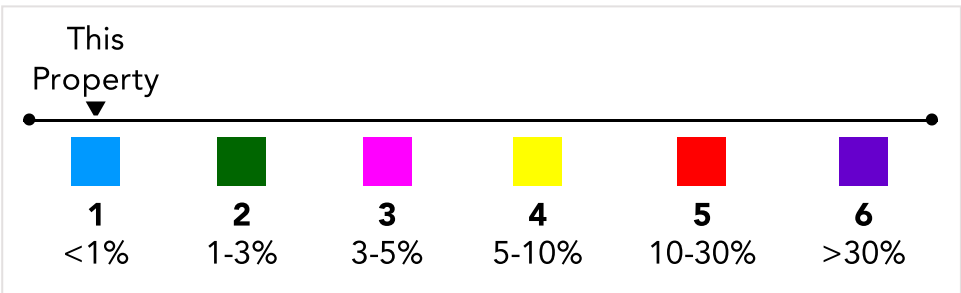
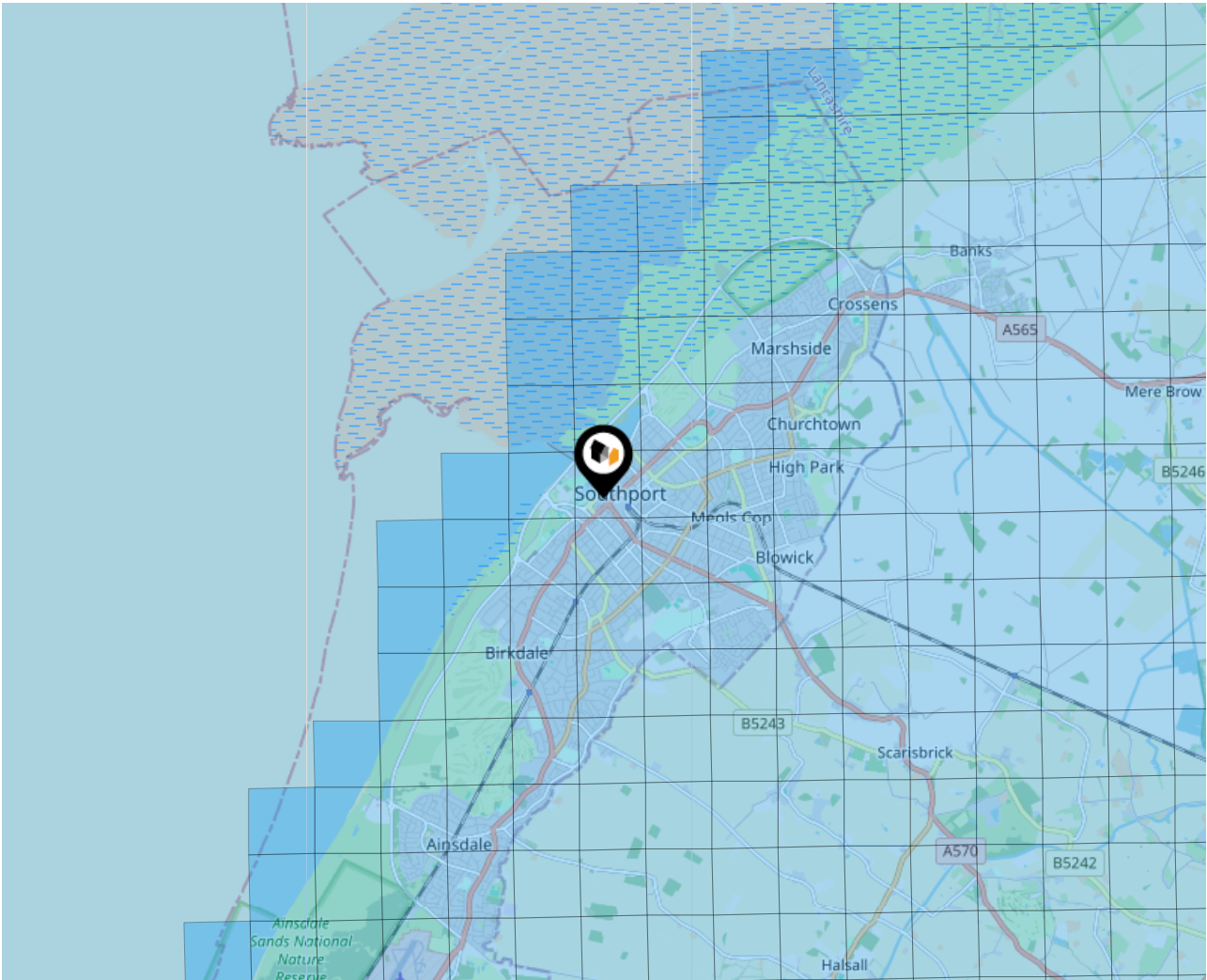


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

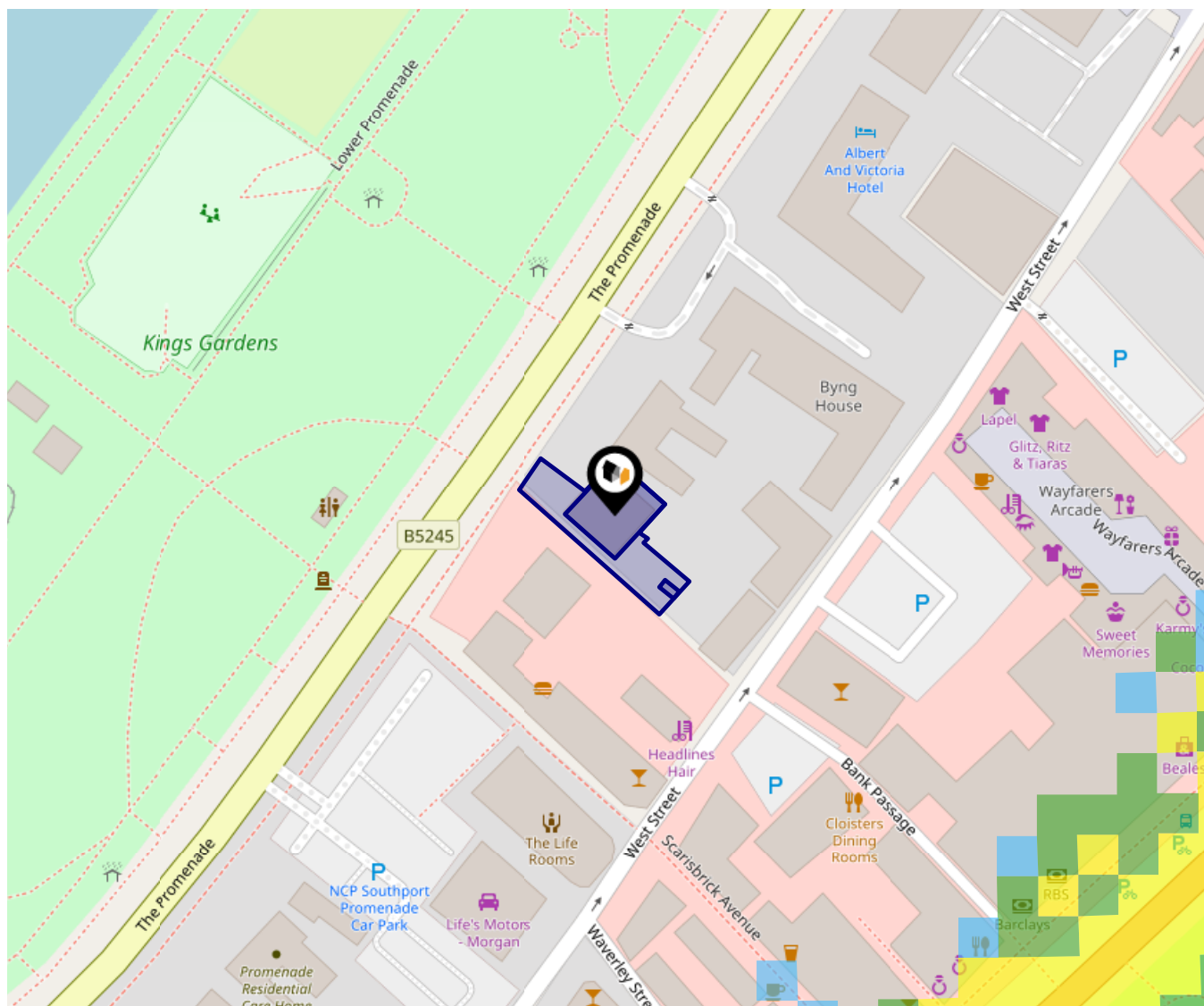
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

LANDWOOD
GROUP



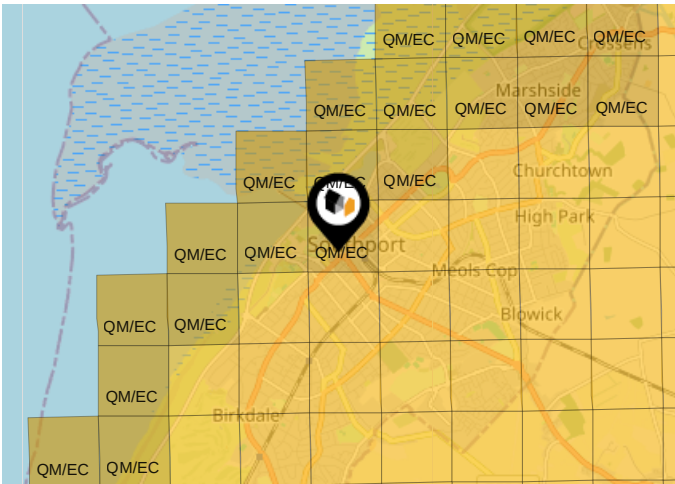
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



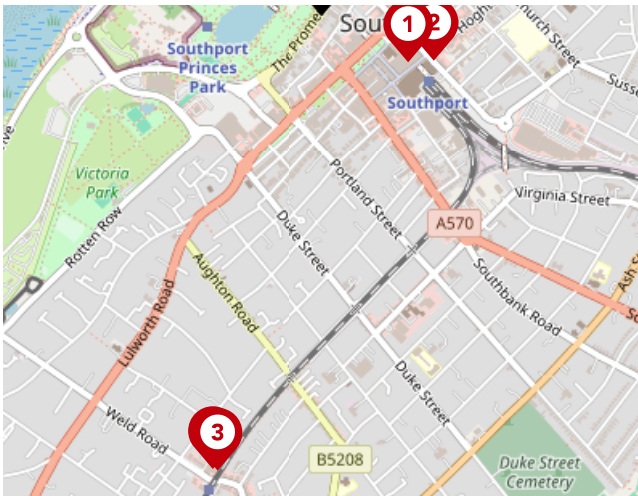
Primary Classifications (Most Common Clay Types)

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

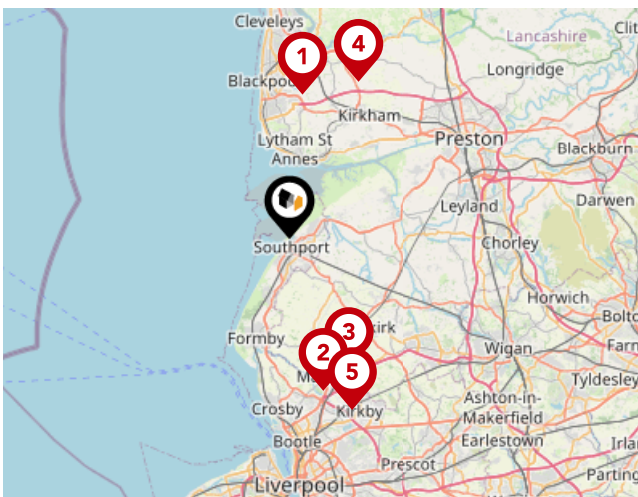
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Southport Rail Station	0.22 miles
2	Southport Rail Station	0.27 miles
3	Birkdale Rail Station	1.02 miles
4	Birkdale Rail Station	1.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	10.09 miles
2	M57 J7	10.98 miles
3	M58 J1	10.21 miles
4	M55 J3	11.98 miles
5	M57 J6	12.93 miles



Airports/Helipads

Pin	Name	Distance
1	Highfield	9.05 miles
2	Speke	22.42 miles
3	Manchester Airport	35.74 miles
4	Leeds Bradford Airport	57.21 miles

Area

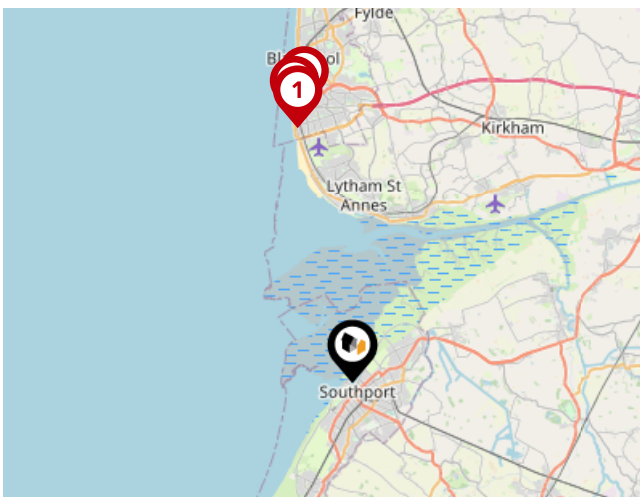
Transport (Local)

LANDWOOD
GROUP



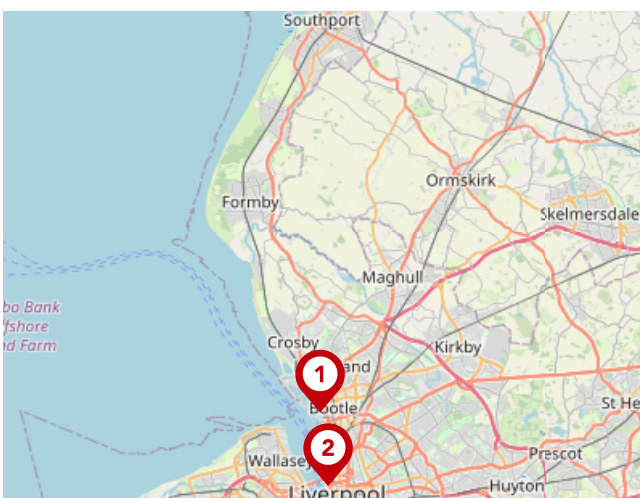
Bus Stops/Stations

Pin	Name	Distance
1	Eastbank Street	0.11 miles
2	Nevill Street	0.1 miles
3	Lord Street	0.13 miles
4	Bath Street	0.13 miles
5	The Monument	0.14 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	9.15 miles
2	Harrow Place (Blackpool Tramway)	9.48 miles
3	Burlington Road West (Blackpool Tramway)	9.74 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	14.19 miles
2	Liverpool Isle of Man & Dublin Terminal	16.77 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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<https://landwoodgroup.com/>

