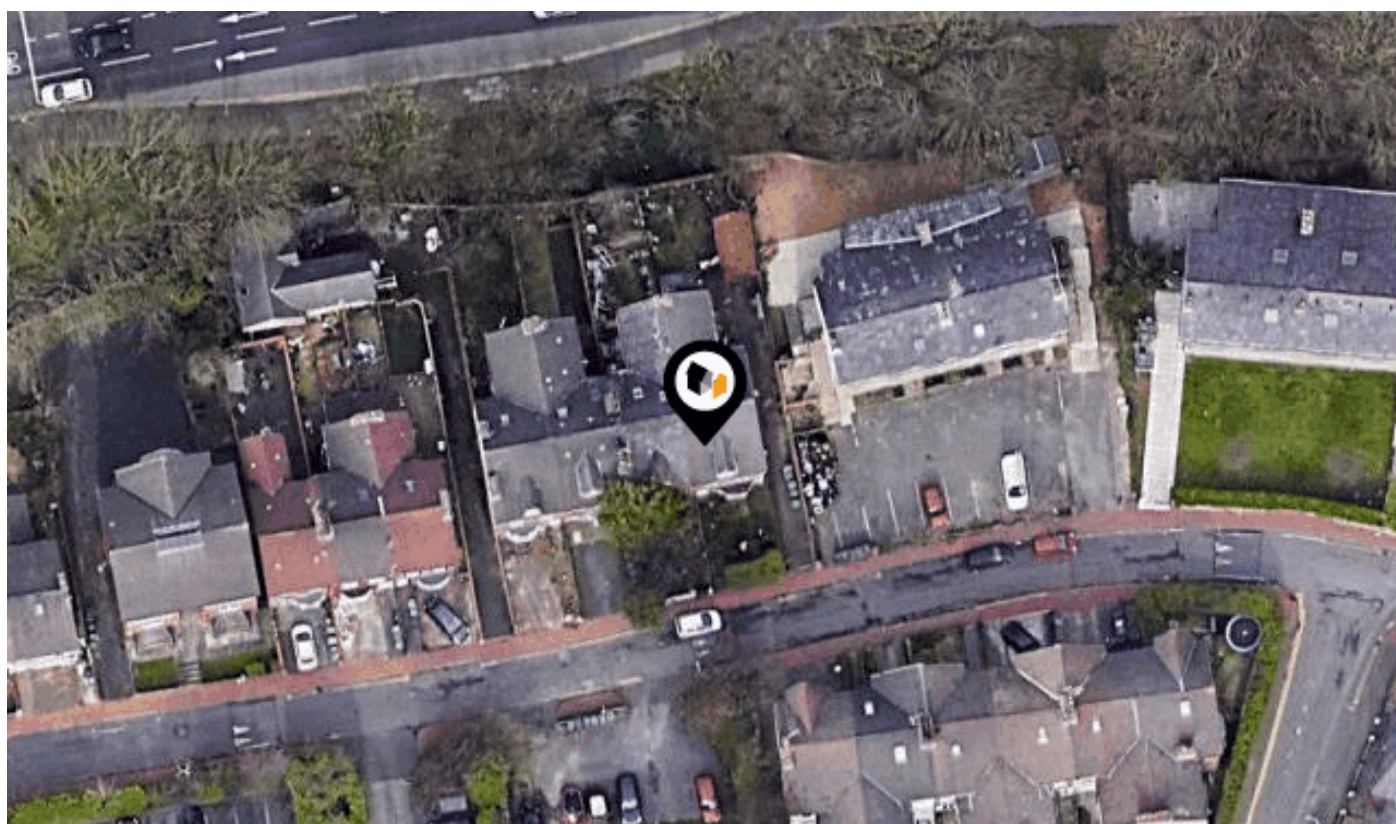




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th November 2025



51, THE WOODLANDS, TRANMERE, CH41 2SJ

Landwood Group

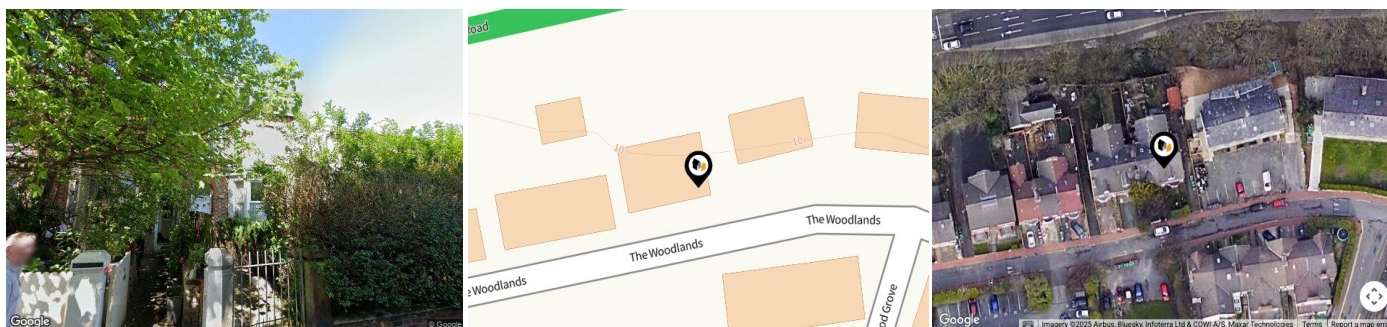
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type: Property Shell
UPRN: 42180863

Last Sold Date: 29/09/2005
Last Sold Price: £20,000

Local Area

Local Authority: Wirral
Conservation Area: Clifton Park

Flood Risk:

- Rivers & Seas Very low
- Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



BT



sky



Virgin media

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.

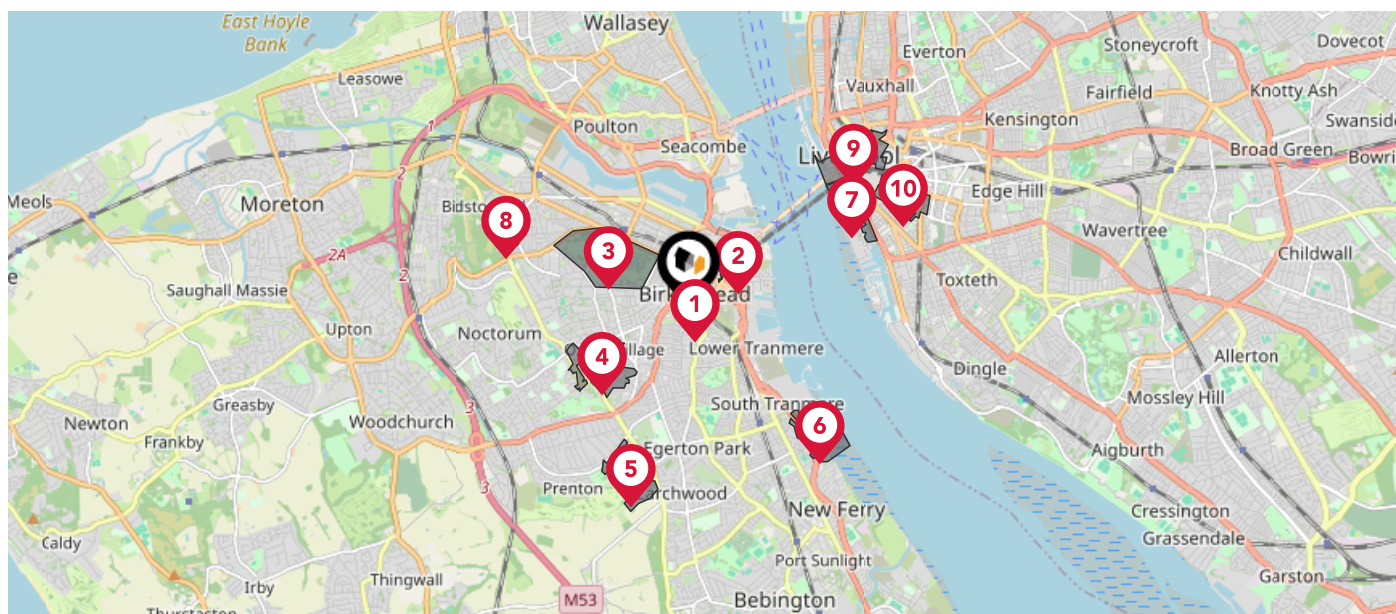
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

LANDWOOD
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

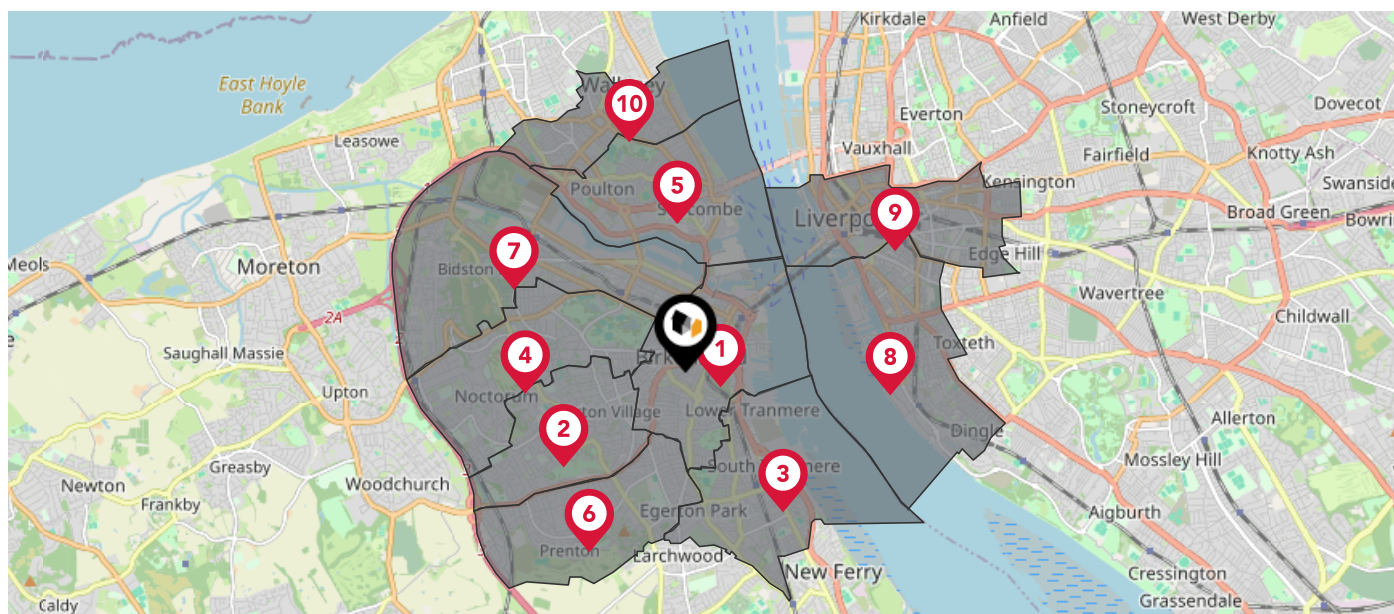
- 1 Clifton Park
- 2 Hamilton Square
- 3 Birkenhead Park
- 4 Oxton Village
- 5 Mountwood
- 6 Rock Park
- 7 Albert Dock
- 8 Flaybrick Hill Cemetery
- 9 Castle Street
- 10 Duke Street

Maps

Council Wards

LANDWOOD
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



Birkenhead and Tranmere Ward



Oxton Ward



Rock Ferry Ward



Claughton Ward



Seacombe Ward



Prenton Ward



Bidston and St. James Ward



Riverside Ward



Central Ward



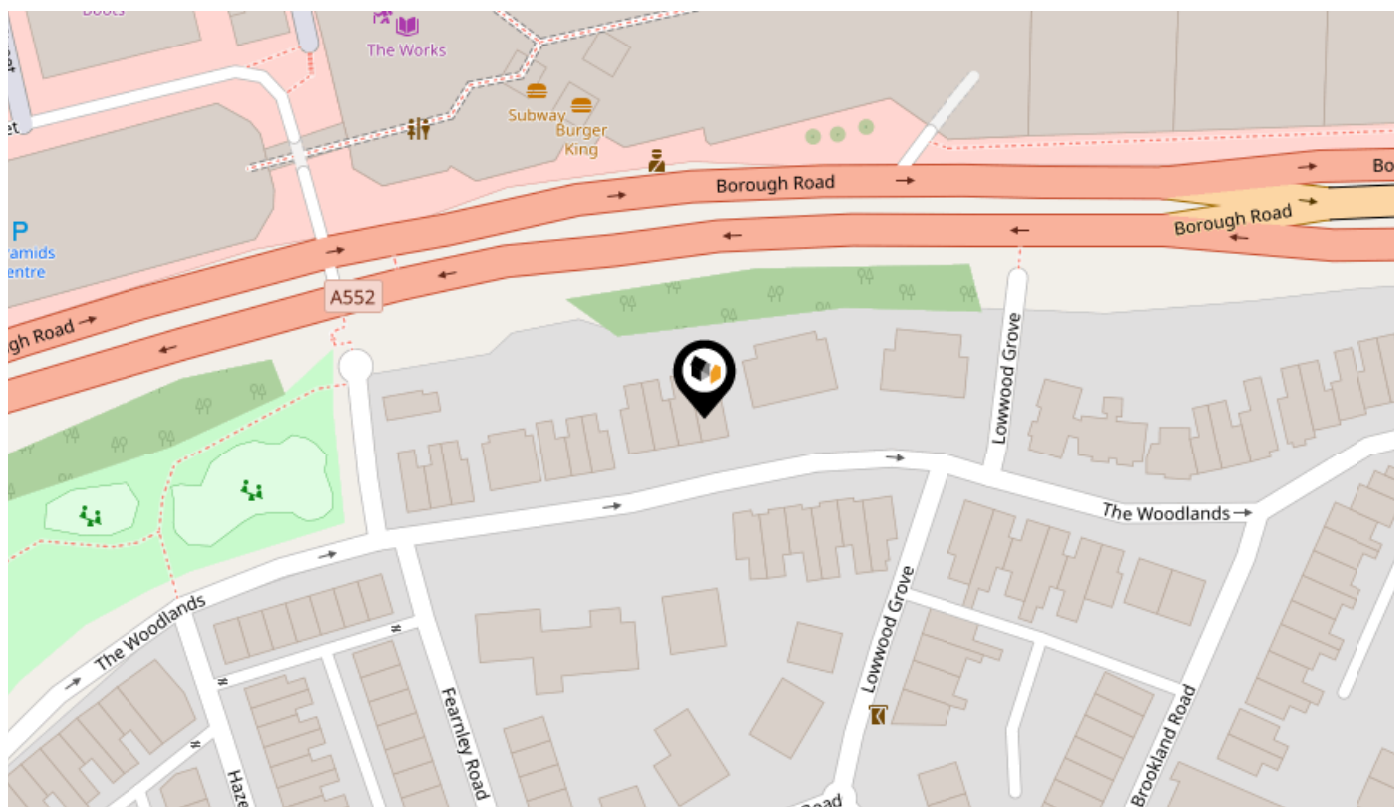
Liscard Ward

Maps

Rail Noise

LANDWOOD
GROUP

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:

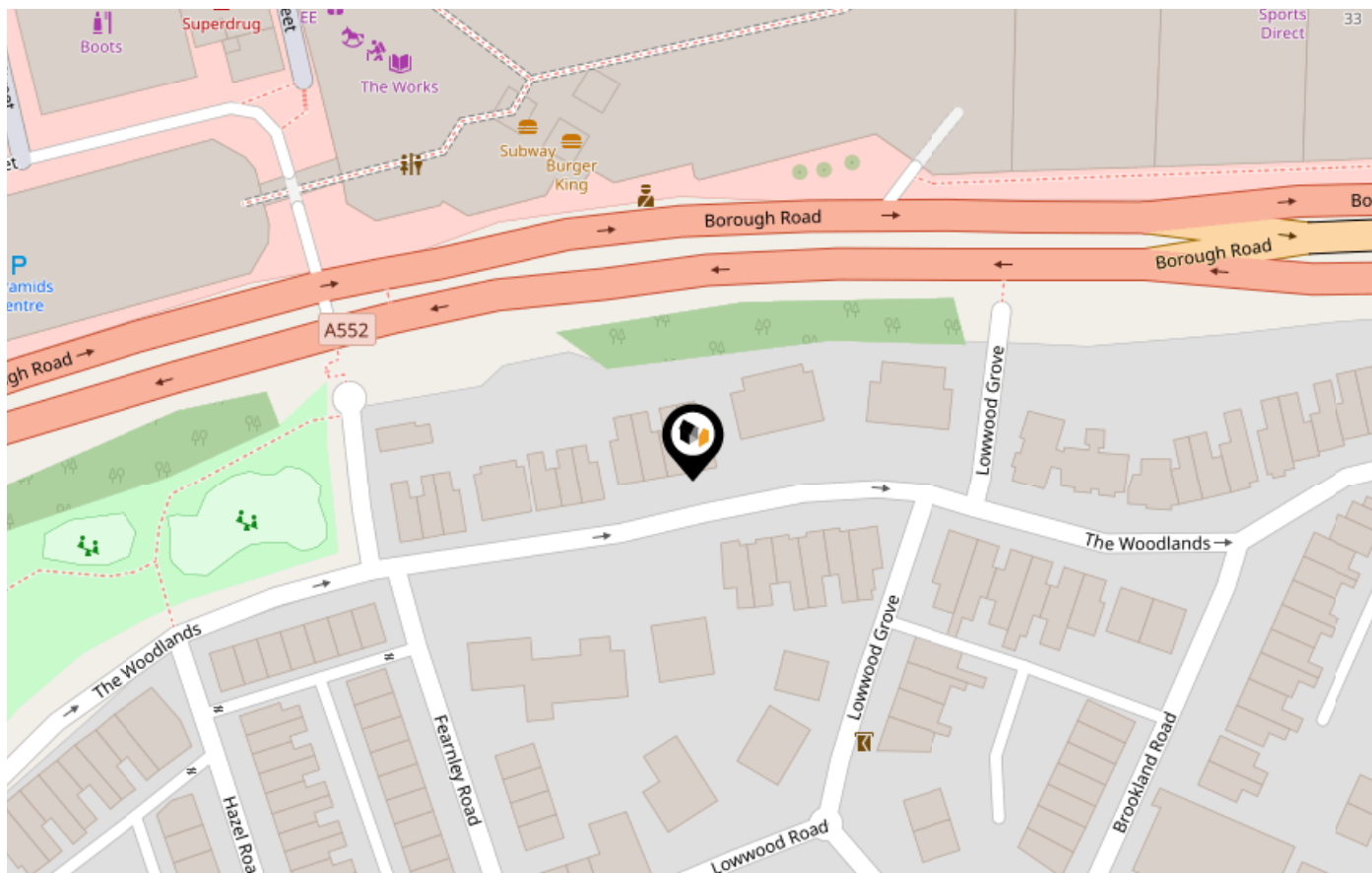
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

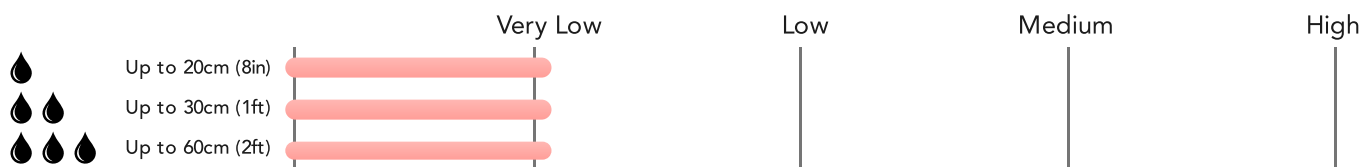


Risk Rating: Very low

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:

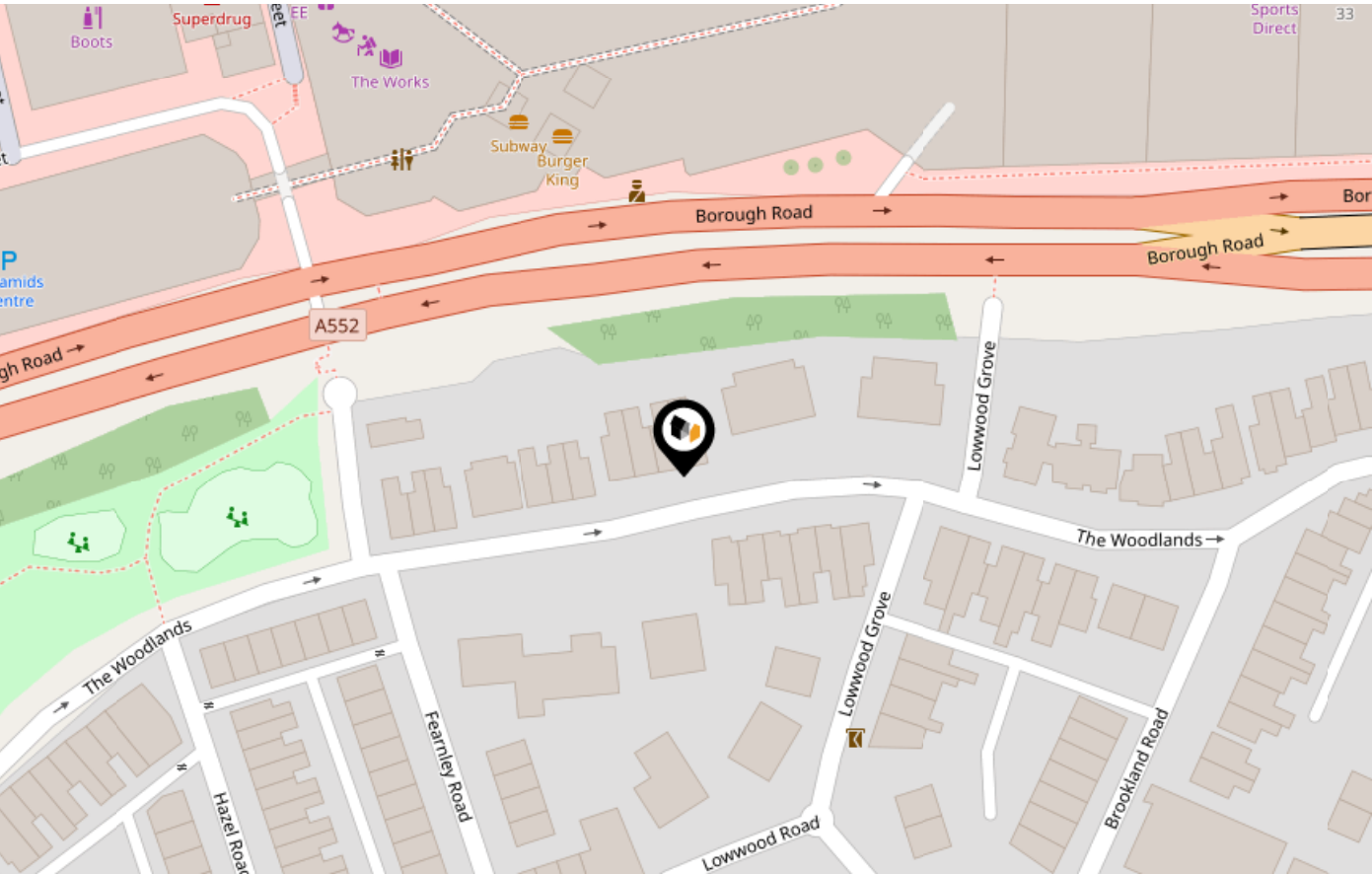


Flood Risk

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.

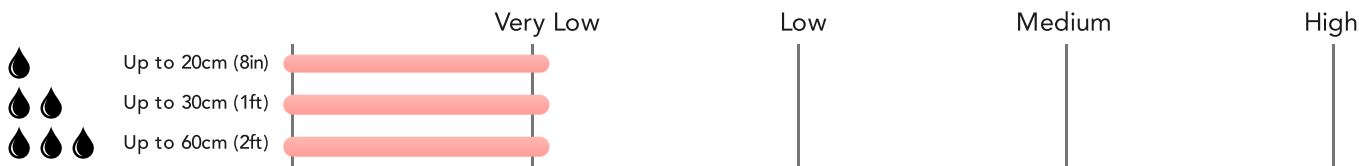


Risk Rating: Very low

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:

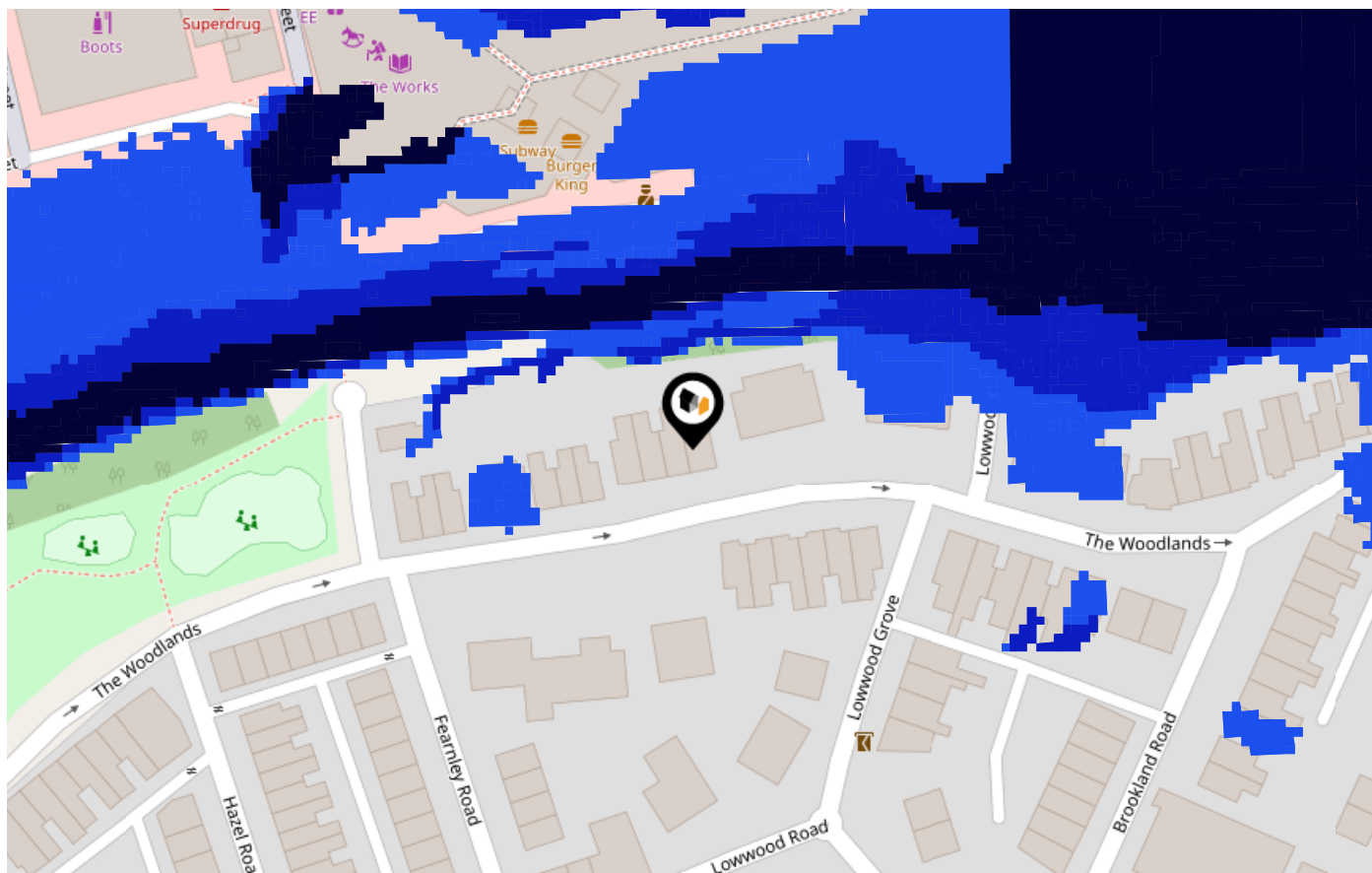


Flood Risk

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.

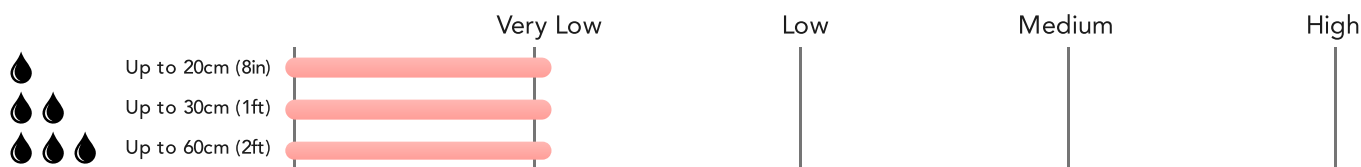


Risk Rating: Very low

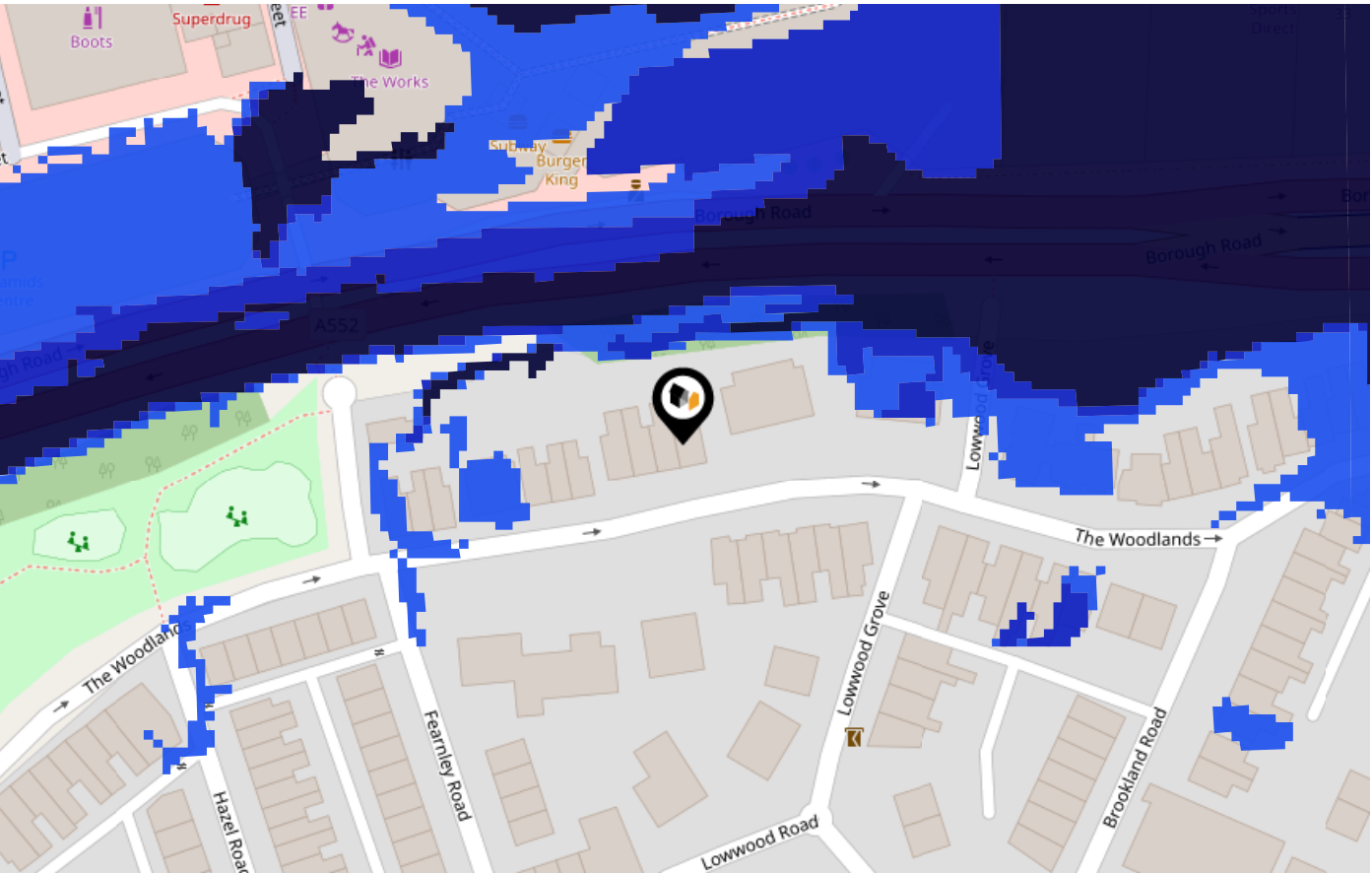
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

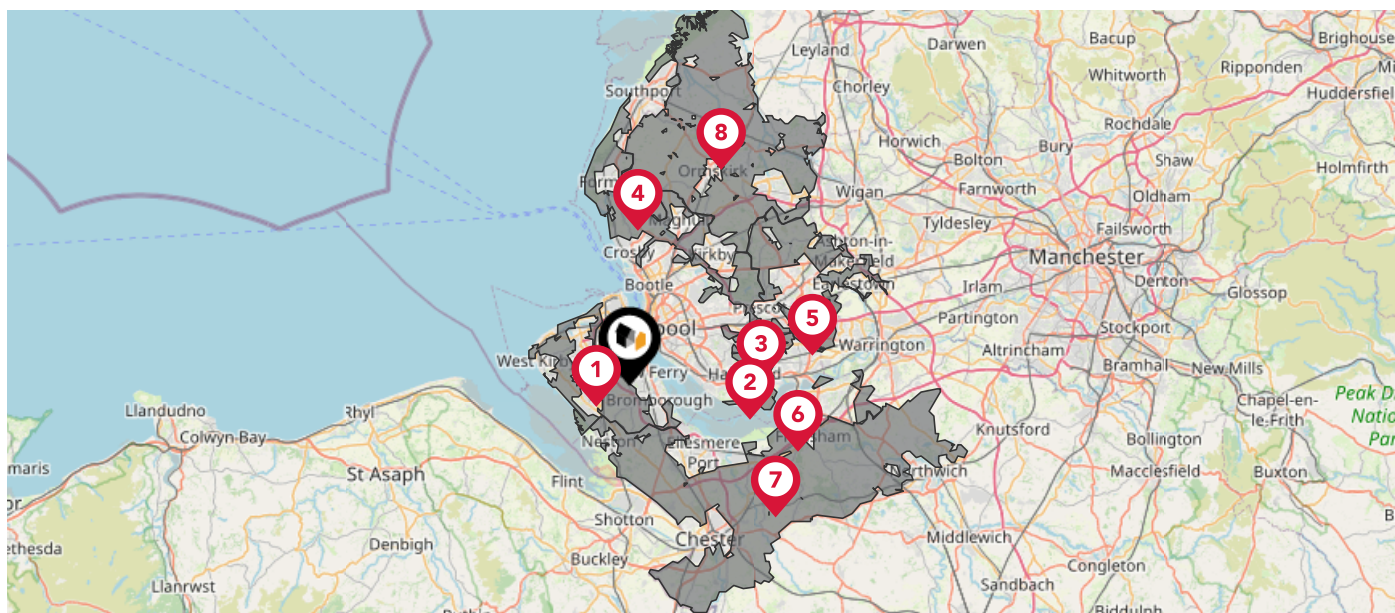
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

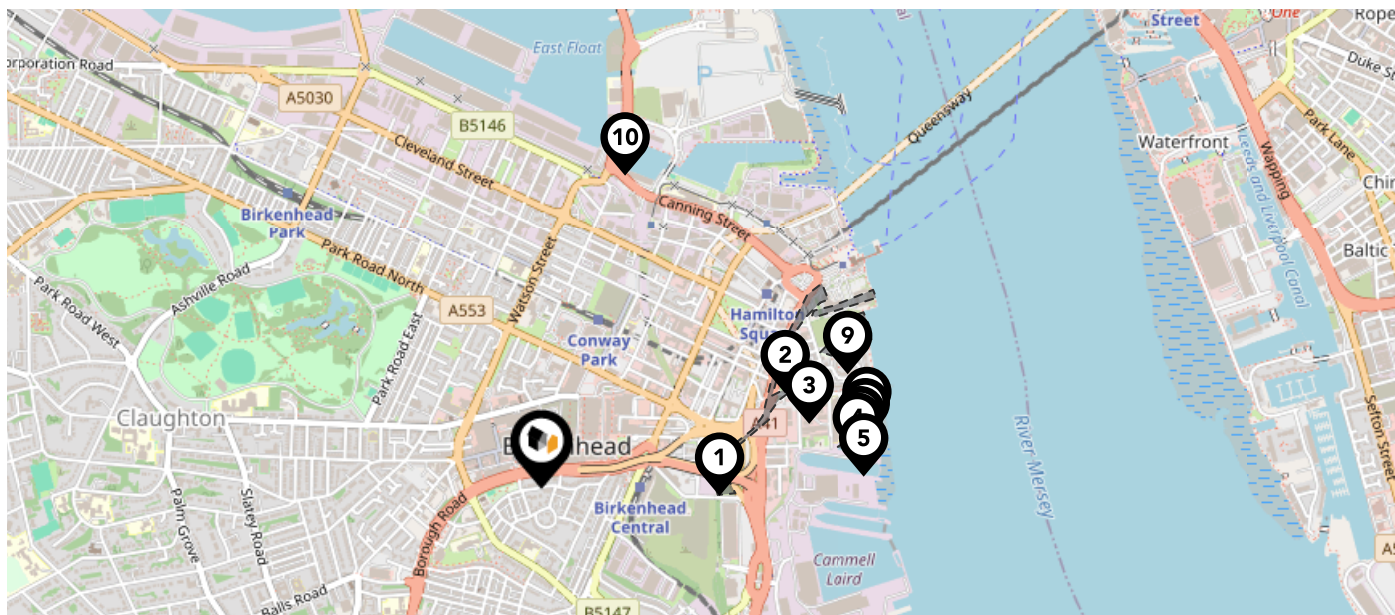
- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Liverpool
- 3 Merseyside and Greater Manchester Green Belt - Knowsley
- 4 Merseyside and Greater Manchester Green Belt - Sefton
- 5 Merseyside and Greater Manchester Green Belt - St. Helens
- 6 Merseyside and Greater Manchester Green Belt - Halton
- 7 Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
- 8 Merseyside and Greater Manchester Green Belt - West Lancashire

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

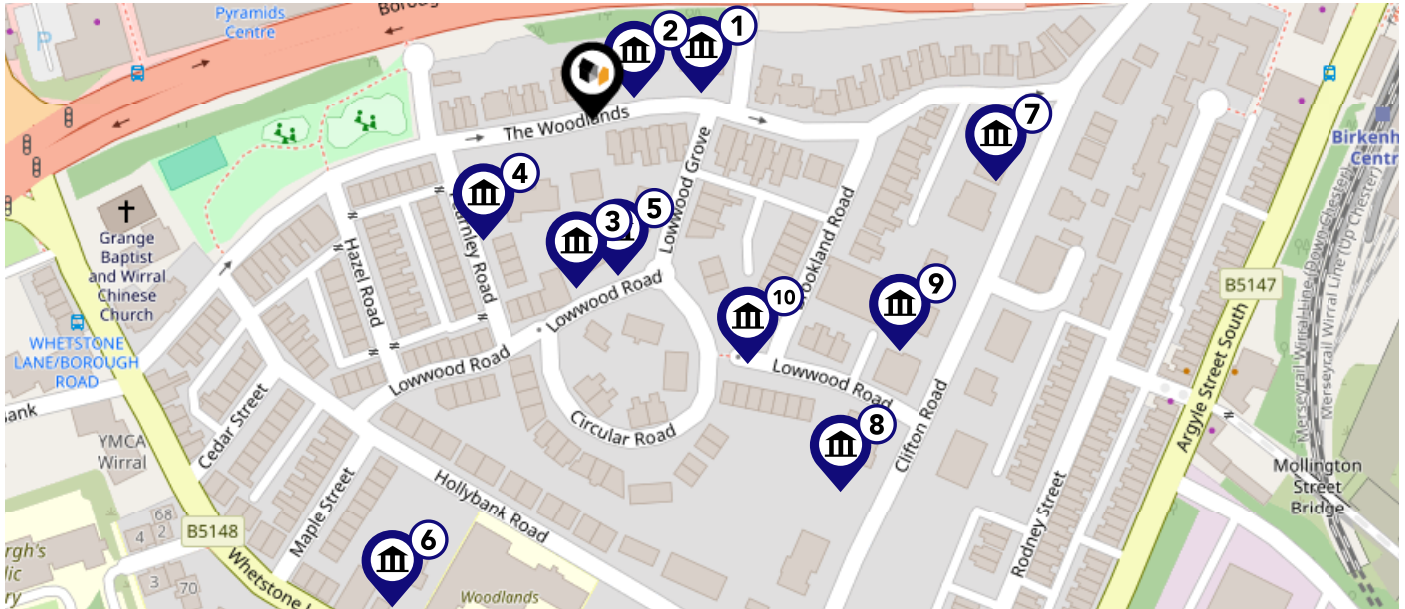
1	Borough Road East-Birkenhead, Merseyside	Historic Landfill	☐
2	Monks Ferry Railway Cutting / S C Jones Rail Tunnels / Woodside Tunnel-Church Street, Birkenhead, Merseyside	Historic Landfill	☐
3	Monks Ferry Cutting / Monks Ferry branch / Monks Ferry Brow-Merseyside	Historic Landfill	☐
4	Monks Ferry Docks-Wirral, Merseyside	Historic Landfill	☐
5	Monks Ferry Docks-Wirral, Merseyside	Historic Landfill	☐
6	Monks Ferry Docks / Rose Brae 3, 4, 5 and 6 Docks-Merseyside	Historic Landfill	☐
7	Monks Ferry Docks / Rose Brae 3, 4, 5 and 6 Docks-Church Street, Birkenhead, Merseyside	Historic Landfill	☐
8	Monks Ferry Docks / Rose Brae 3, 4, 5 and 6 Docks-Church Street, Birkenhead, Merseyside	Historic Landfill	☐
9	Monks Ferry Brow / Rose Brae Docks-Church Street, Birkenhead, Merseyside	Historic Landfill	☐
10	West End of Egerton Dock-Egerton Dock, Birkenhead, Merseyside	Historic Landfill	☐

Maps

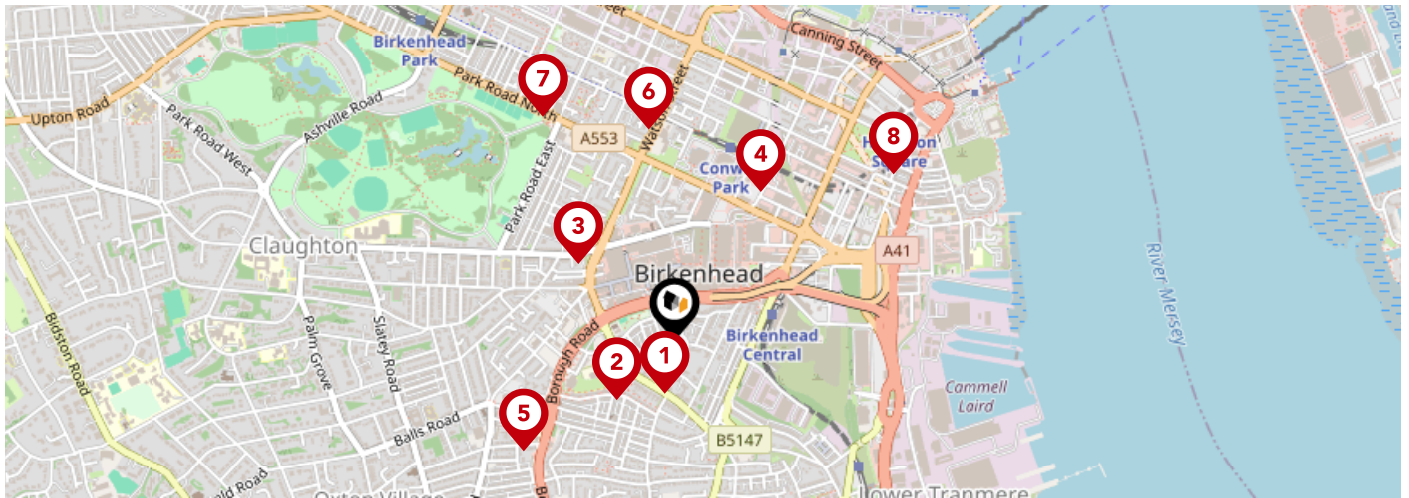
Listed Buildings

LANDWOOD
GROUP

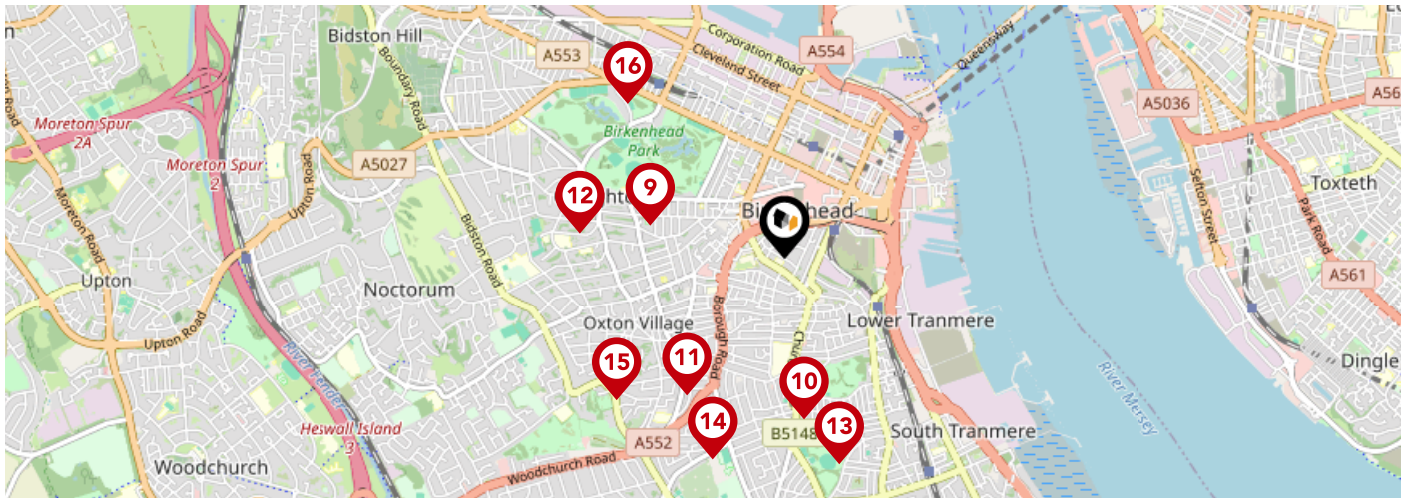
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1291688 - 57 59, The Woodlands	Grade II	0.0 miles
 1201738 - 53 55, The Woodlands	Grade II	0.0 miles
 1292035 - 12, Lowwood Road	Grade II	0.0 miles
 1291684 - Fearnley	Grade II	0.0 miles
 1292033 - 8, Lowwood Grove	Grade II	0.0 miles
 1218097 - Beechcroft	Grade II	0.1 miles
 1201603 - 10 Clifton Road And 72 The Woodlands	Grade II	0.1 miles
 1282590 - 30 32, Clifton Road	Grade II	0.1 miles
 1201604 - 24, Clifton Road	Grade II	0.1 miles
 1282604 - 8, Lowwood Road	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Woodlands Primary School Ofsted Rating: Good Pupils: 351 Distance:0.12	☐	☒	☐	☐	☐
2	St Werburgh's Catholic Primary School Ofsted Rating: Good Pupils: 257 Distance:0.18	☐	☒	☐	☐	☐
3	Progress Schools - Wirral Ofsted Rating: Good Pupils: 27 Distance:0.27	☐	☐	☒	☐	☐
4	Wirral Metropolitan College Ofsted Rating: Requires improvement Pupils:0 Distance:0.38	☐	☐	☒	☐	☐
5	Birkenhead Christ Church CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:0.41	☐	☒	☐	☐	☐
6	Cathcart Street Primary School Ofsted Rating: Requires improvement Pupils: 218 Distance:0.47	☐	☒	☐	☐	☐
7	The Priory Parish CofE Primary School Ofsted Rating: Requires improvement Pupils: 181 Distance:0.58	☐	☒	☐	☐	☐
8	Progress Schools - Hamilton Square Ofsted Rating: Inadequate Pupils: 34 Distance:0.61	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Birkenhead Park School Ofsted Rating: Requires improvement Pupils: 746 Distance:0.61	☐	☐	☒	☐	☐
	Mersey Park Primary School Ofsted Rating: Outstanding Pupils: 449 Distance:0.71	☐	☒	☐	☐	☐
	Woodchurch Road Academy Ofsted Rating: Requires improvement Pupils: 247 Distance:0.74	☐	☒	☐	☐	☐
	St Anselm's College Ofsted Rating: Good Pupils: 987 Distance:0.92	☐	☐	☒	☐	☐
	Well Lane Primary School Ofsted Rating: Special Measures Pupils: 207 Distance:0.94	☐	☒	☐	☐	☐
	Devonshire Park Primary School Ofsted Rating: Good Pupils: 426 Distance:0.94	☐	☒	☐	☐	☐
	Prenton Preparatory School Ofsted Rating: Not Rated Pupils: 112 Distance:0.97	☐	☒	☐	☐	☐
	Kilgarth School Ofsted Rating: Outstanding Pupils: 59 Distance:0.98	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

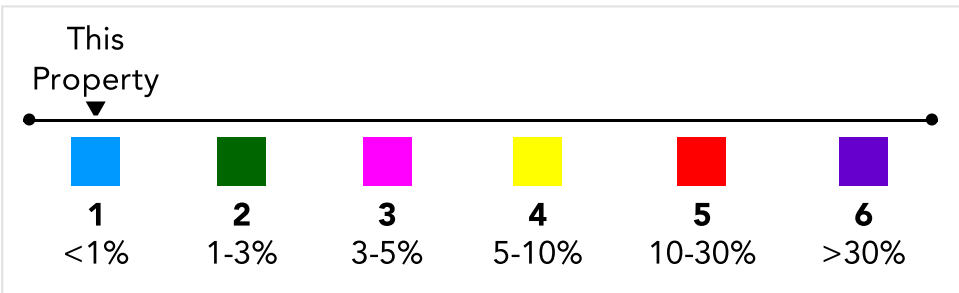
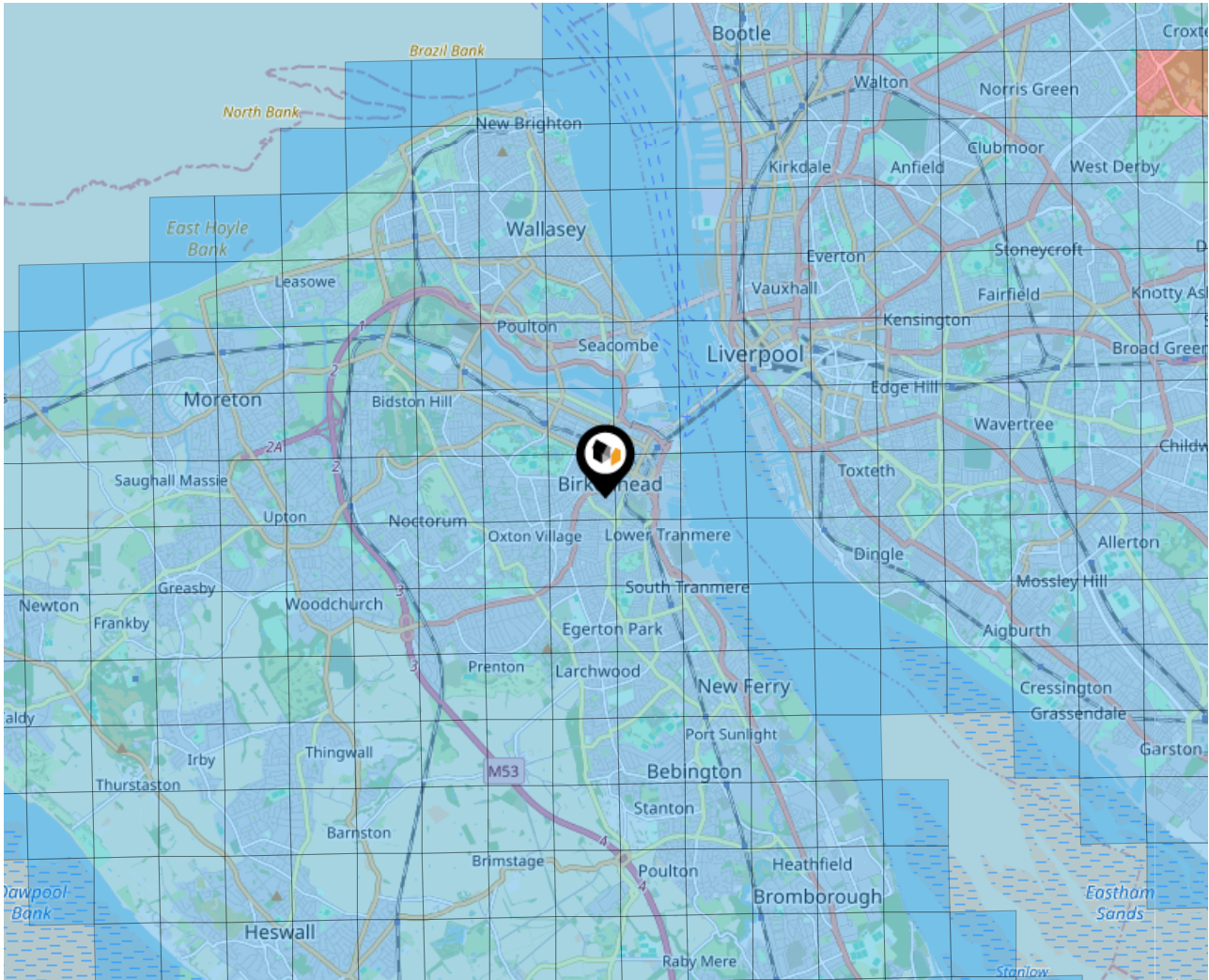


Key:

-  Power Pylons
-  Communication Masts

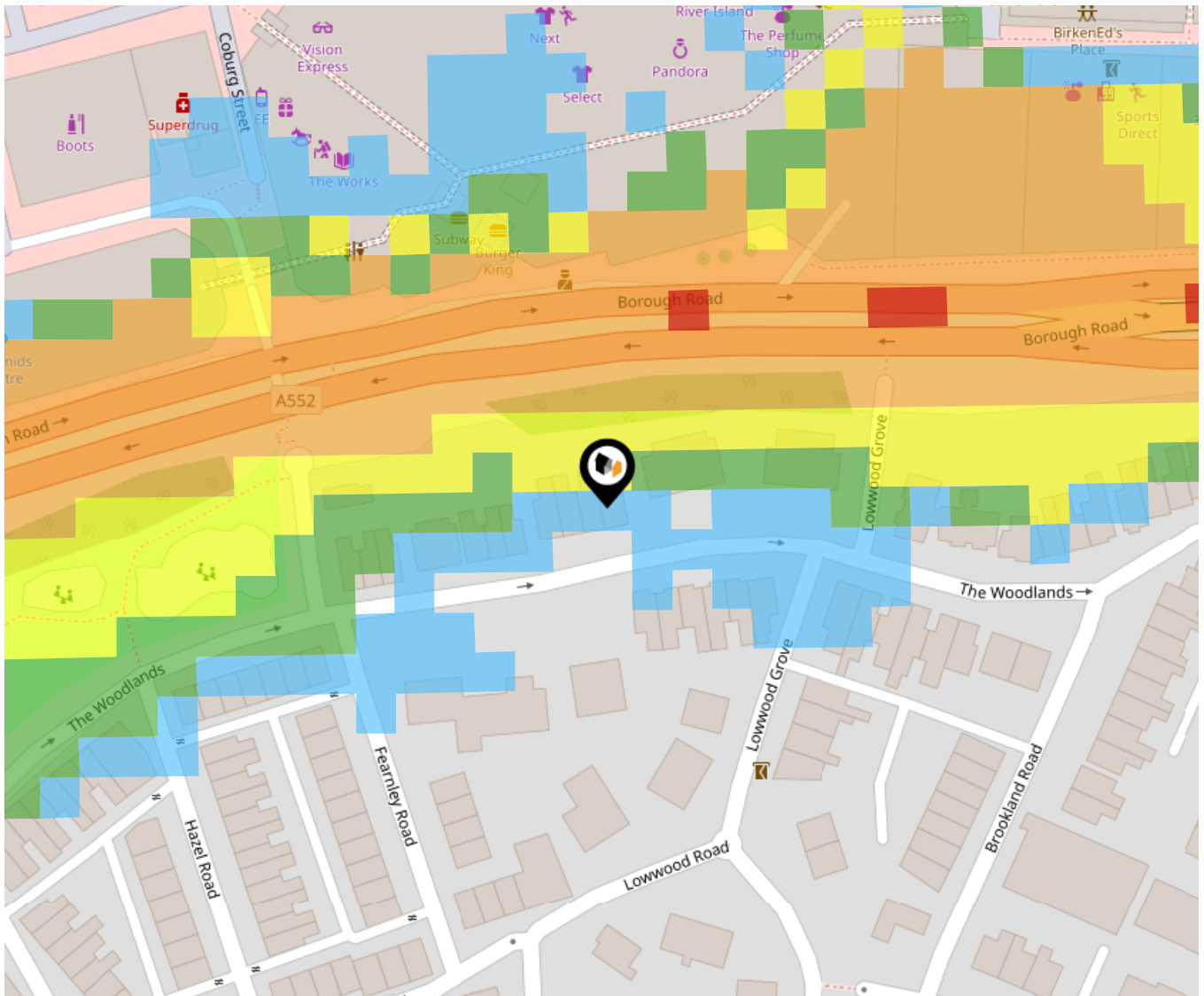
What is Radon?

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



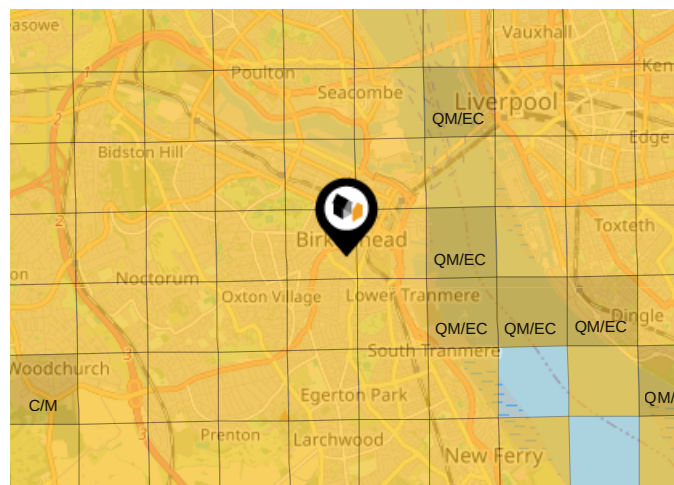
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



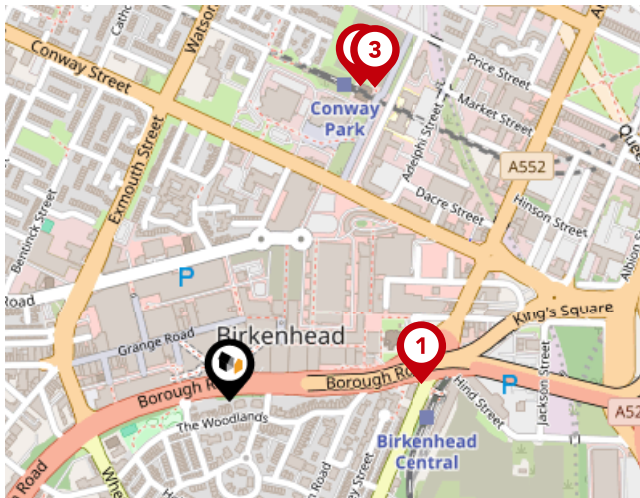
Primary Classifications (Most Common Clay Types)

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

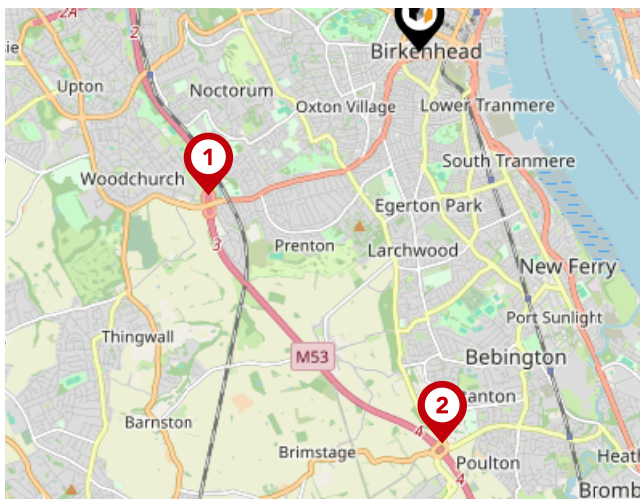
Transport (National)

LANDWOOD
GROUP



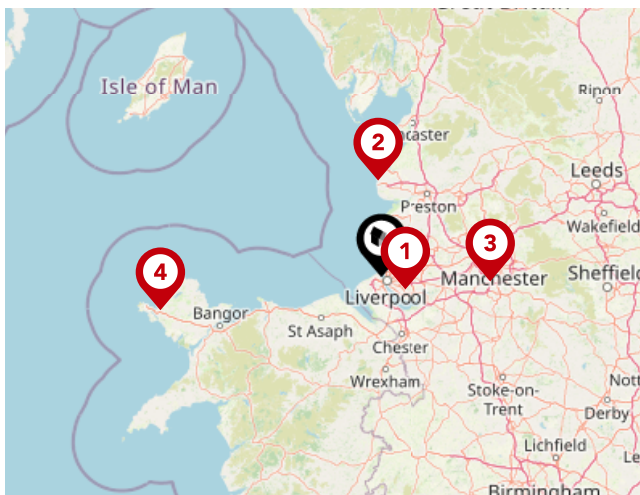
National Rail Stations

Pin	Name	Distance
1	Birkenhead Central Rail Station	0.21 miles
2	Conway Park Rail Station	0.38 miles
3	Conway Park Rail Station	0.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J3	2.26 miles
2	M53 J4	3.48 miles
3	M53 J1	2.66 miles
4	M53 J2	2.99 miles
5	M53 J5	6.39 miles



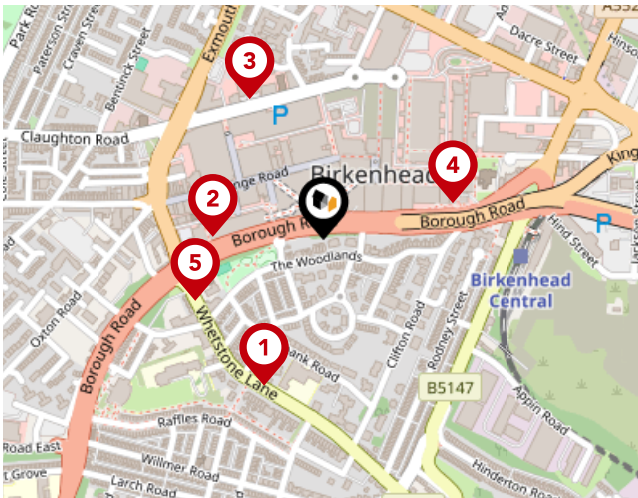
Airports/Helipads

Pin	Name	Distance
1	Speke	7.88 miles
2	Highfield	26.96 miles
3	Manchester Airport	30.85 miles
4	Penrhyn	62.98 miles

Area

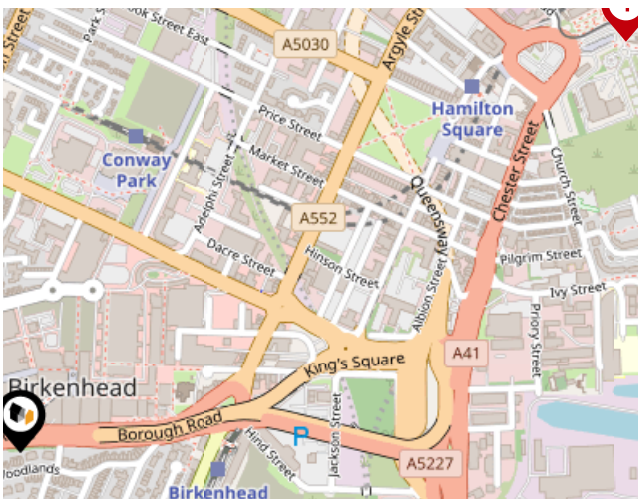
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Maple Street	0.17 miles
2	Whetstone Lane	0.12 miles
3	Catherine Street	0.17 miles
4	Clifton Crescent	0.15 miles
5	Quarry Bank	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	0.81 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

