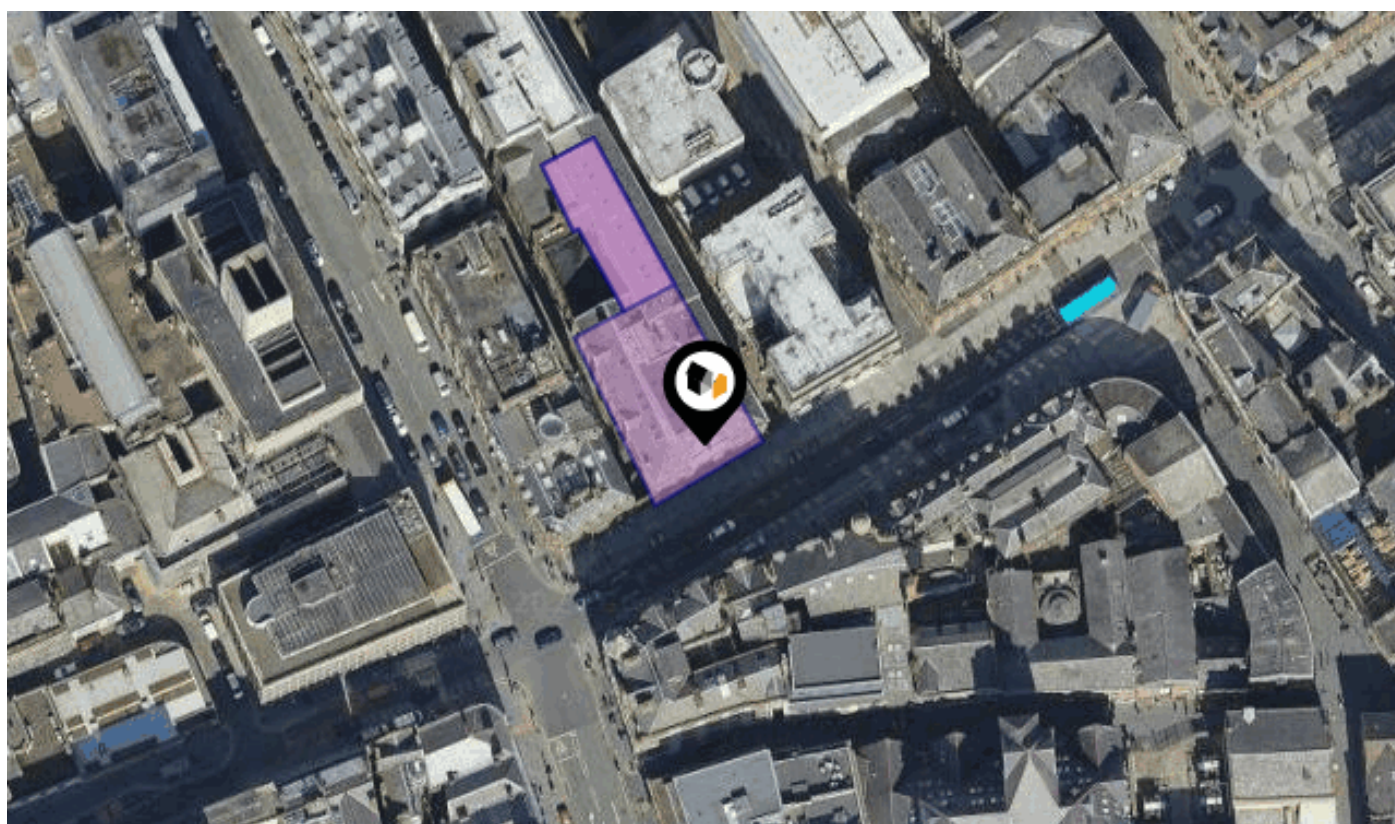




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 01st December 2025



FLAT 7, 7, VICTORIA STREET, LIVERPOOL, L2 5QA

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Flat / Maisonette	Last Sold Date:	14/12/2004
Bedrooms:	1	Last Sold Price:	£198,824
Floor Area:	731 ft ² / 68 m ²	Last Sold £/ft ² :	£384
Plot Area:	0.27 acres	Tenure:	Leasehold
Year Built :	2004	Start Date:	13/12/2004
Council Tax :	Band B	End Date:	01/01/2129
Annual Estimate:	£1,981	Lease Term:	125 years (less 3 days) from 1 January 2004
Title Number:	MS496368	Term Remaining:	103 years
UPRN:	38217067		

Local Area

Local Authority:	Liverpool
Conservation Area:	Castle Street
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18
mb/s



1000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

LANDWOOD
GROUP

Flat 7, 7 Victoria Street, L2 5QA

Energy rating

D

Valid until 16.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	59 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

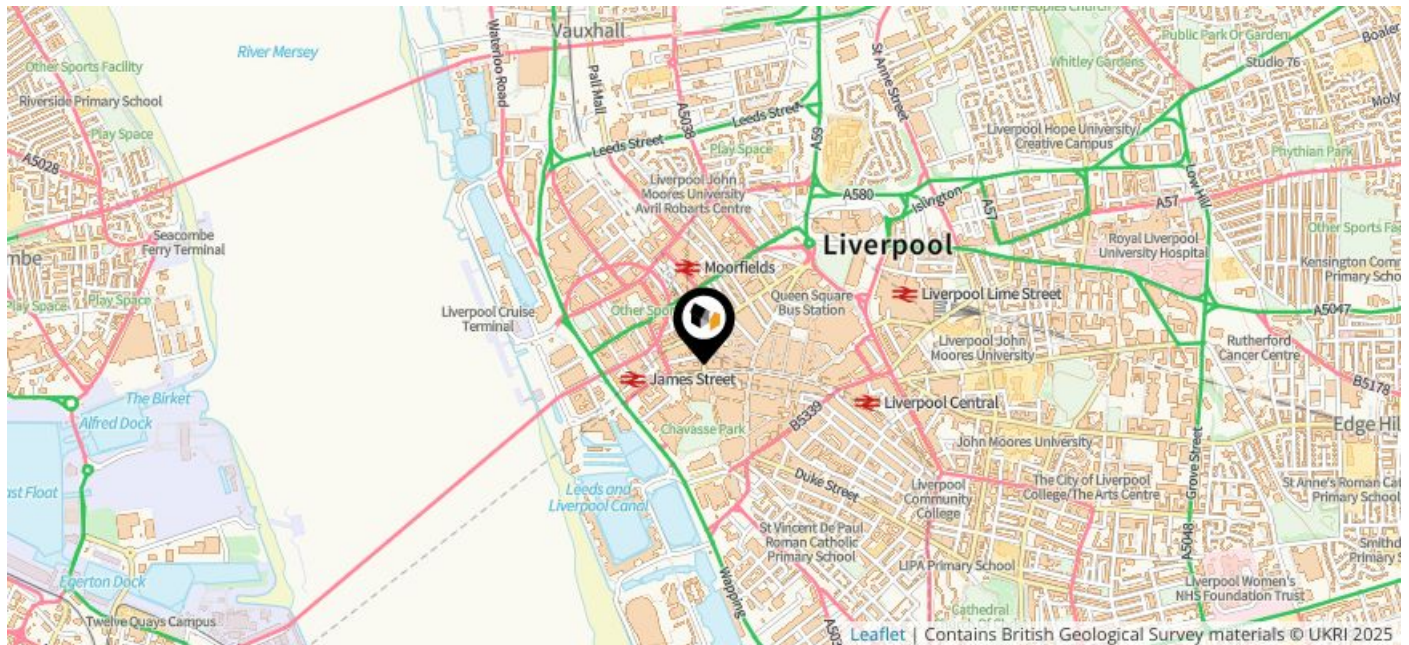
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	03
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	68 m ²

Maps

Coal Mining

LANDWOOD
GROUP

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.

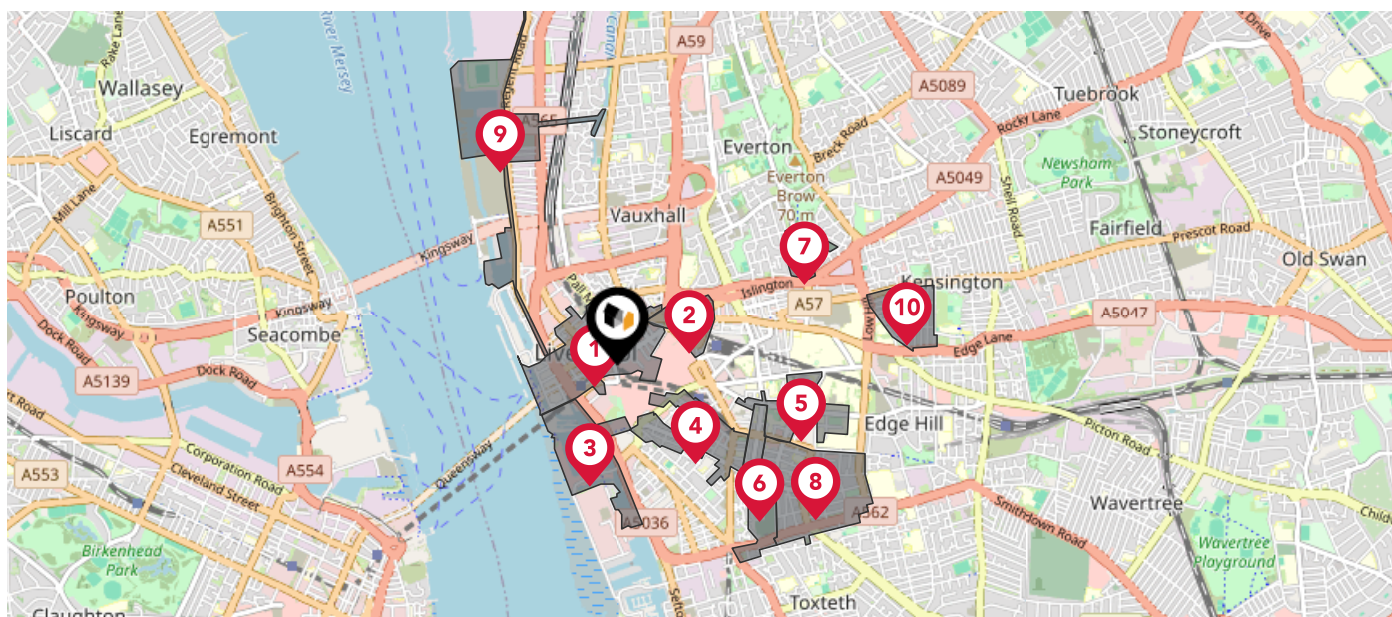
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

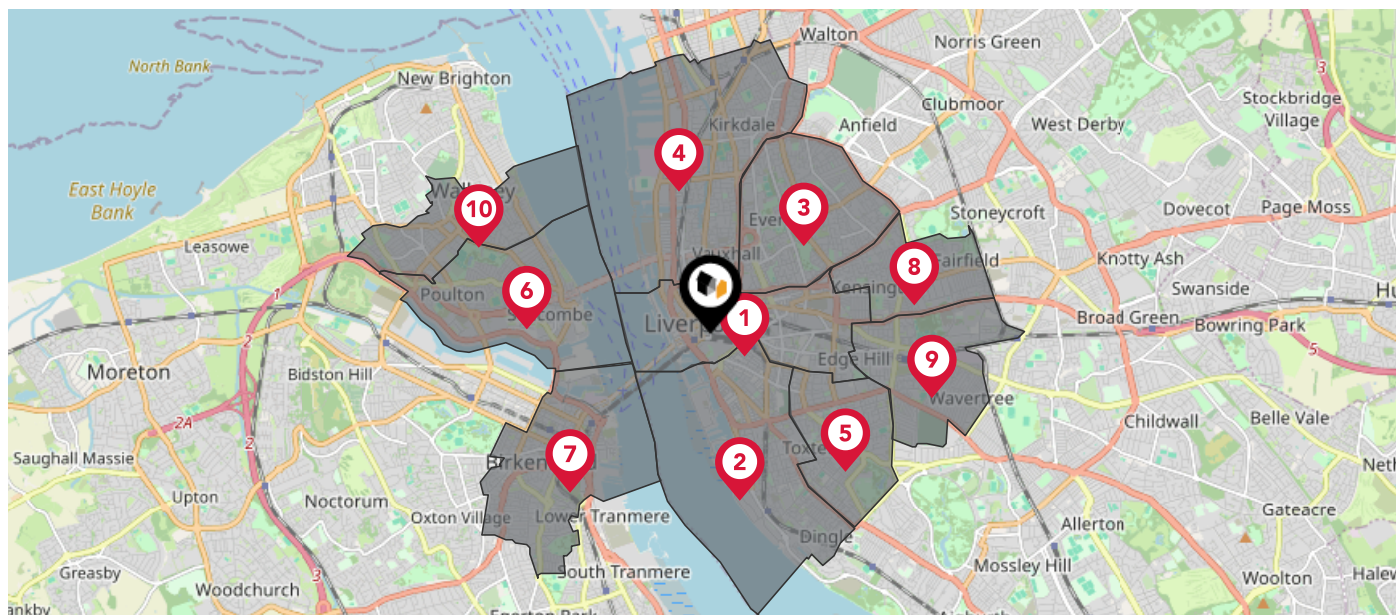
- 1 Castle Street
- 2 William Brown Street
- 3 Albert Dock
- 4 Duke Street
- 5 Mount Pleasant
- 6 Rodney Street
- 7 Shaw Street
- 8 Canning Street
- 9 Stanley Dock
- 10 Kensington Fields

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



Central Ward



Riverside Ward



Everton Ward



Kirkdale Ward



Princes Park Ward



Seacombe Ward



Birkenhead and Tranmere Ward



Kensington and Fairfield Ward

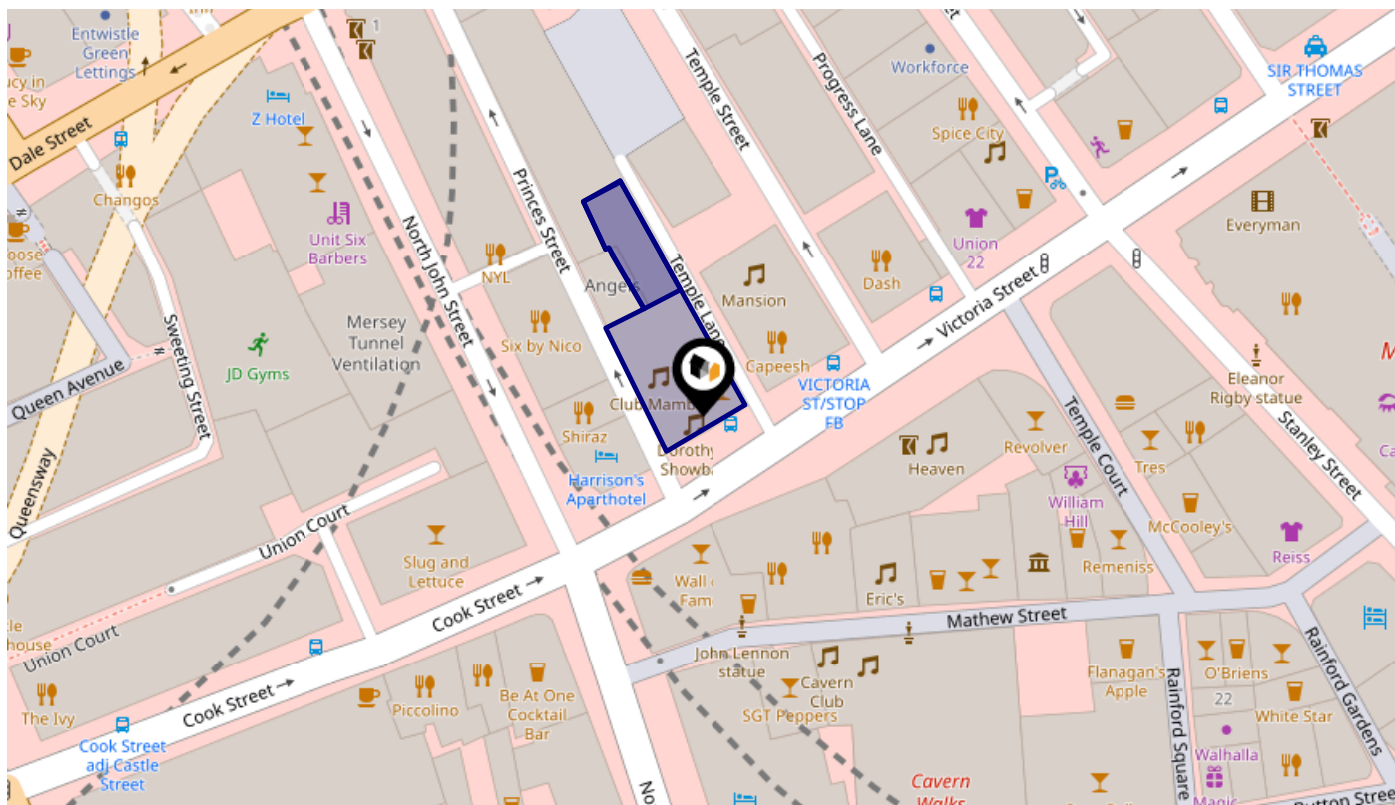


Picton Ward



Liscard 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:

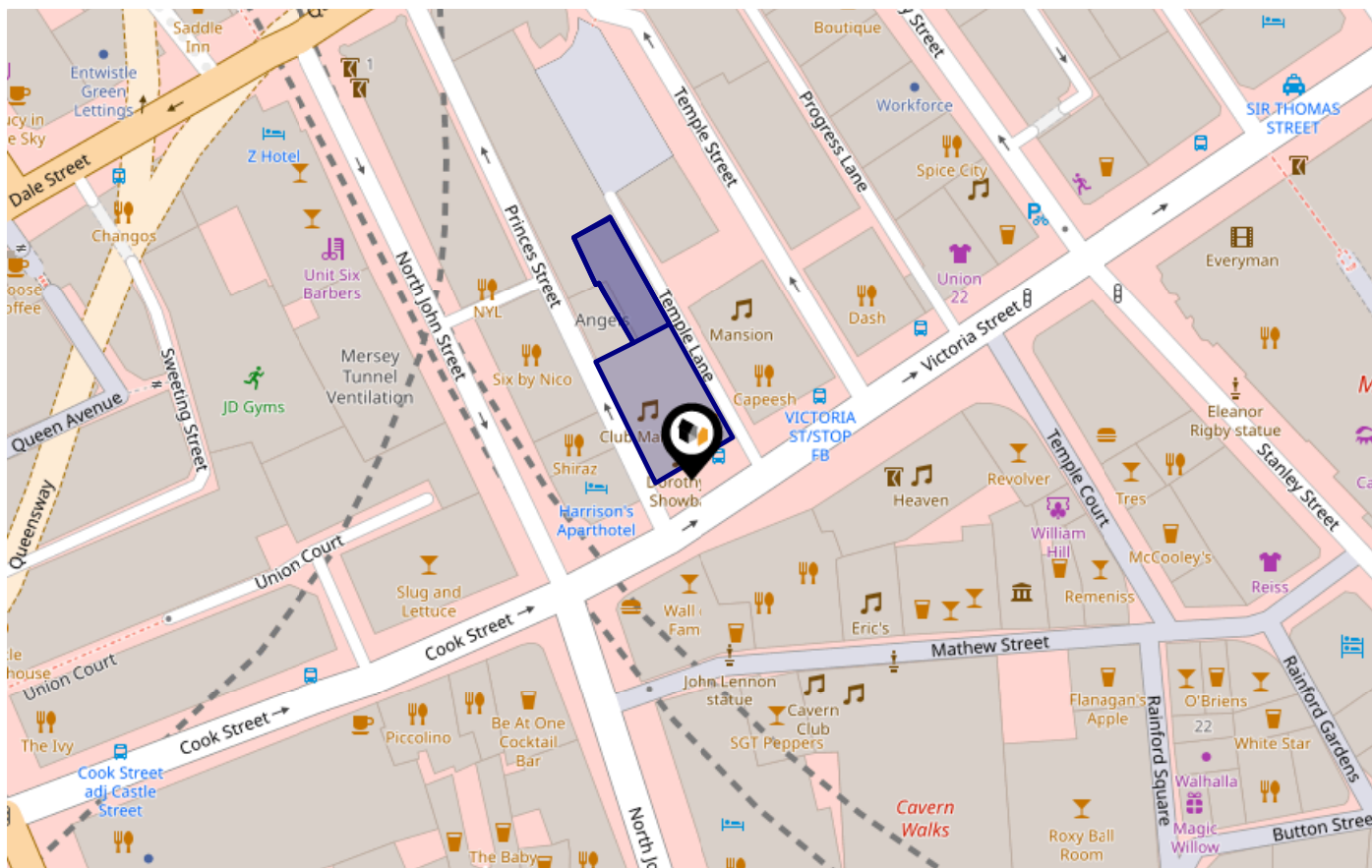
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD GROUP

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

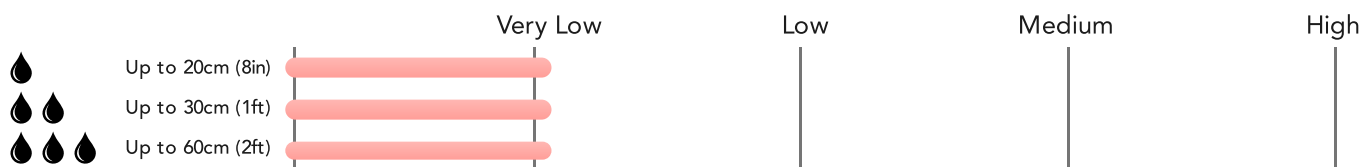


Risk Rating: Very low

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:

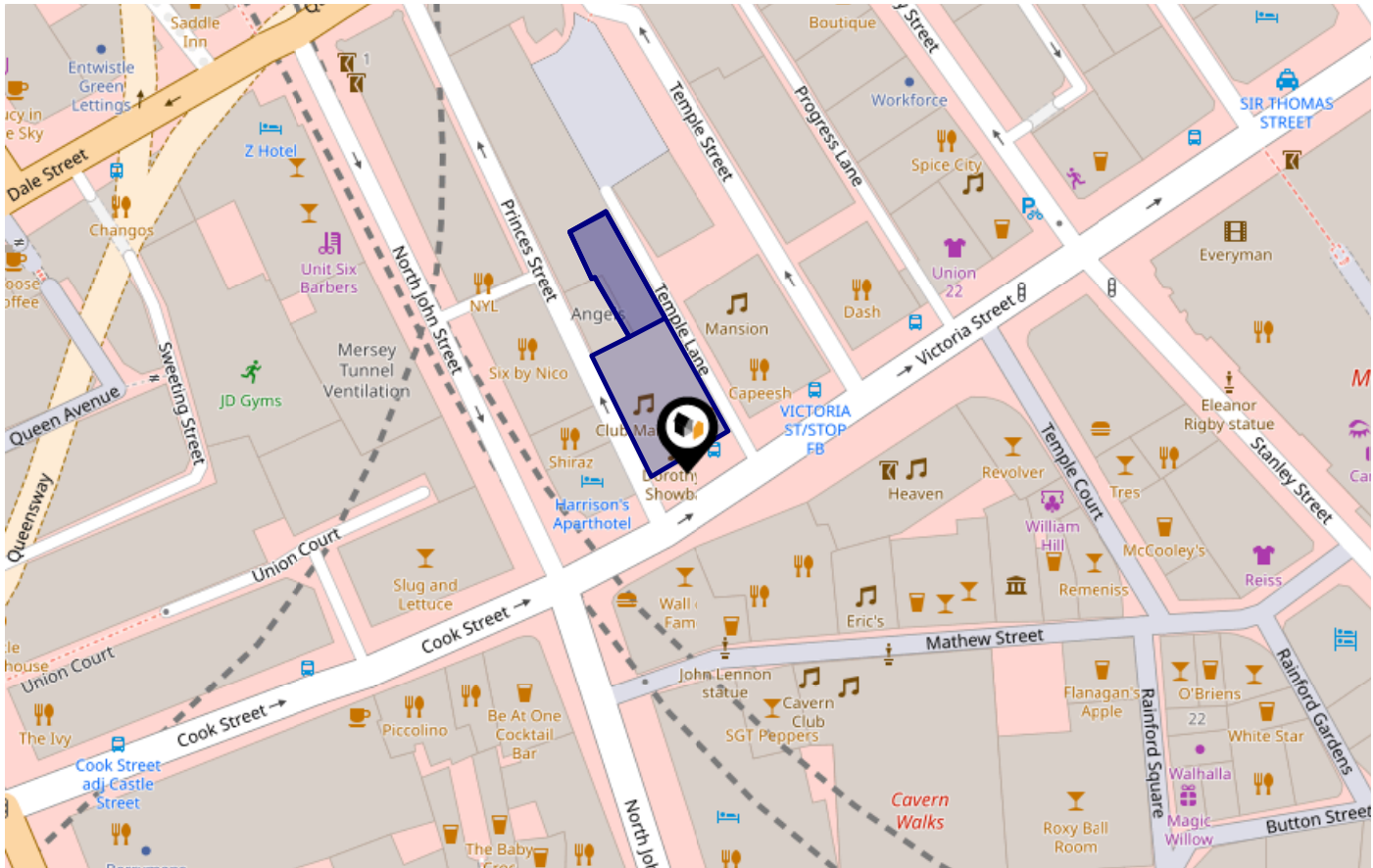


Flood Risk

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.

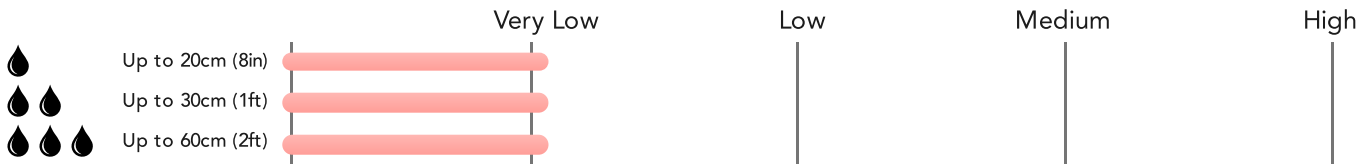


Risk Rating: Very low

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:



KPF - Key Property Facts

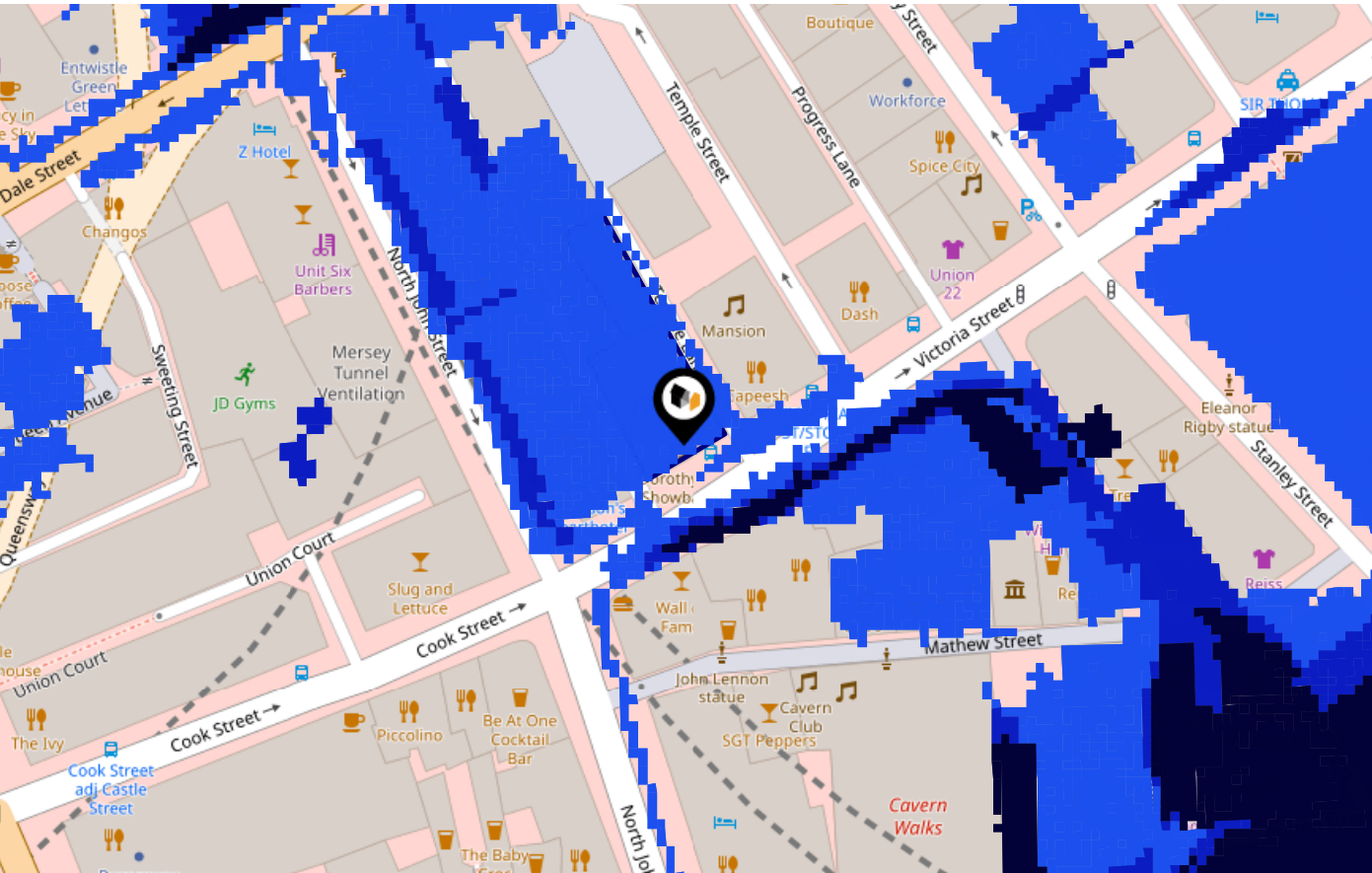
Powered by
aprift
Know any property instantly

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.

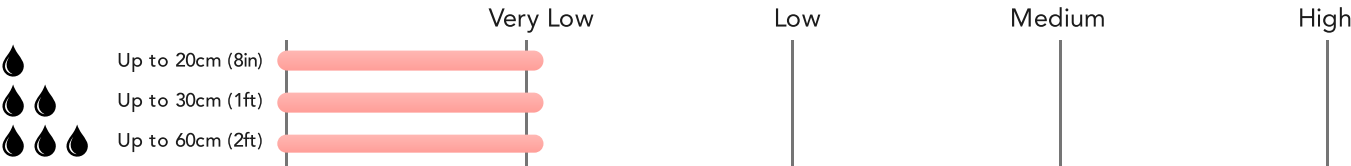


Risk Rating: Low

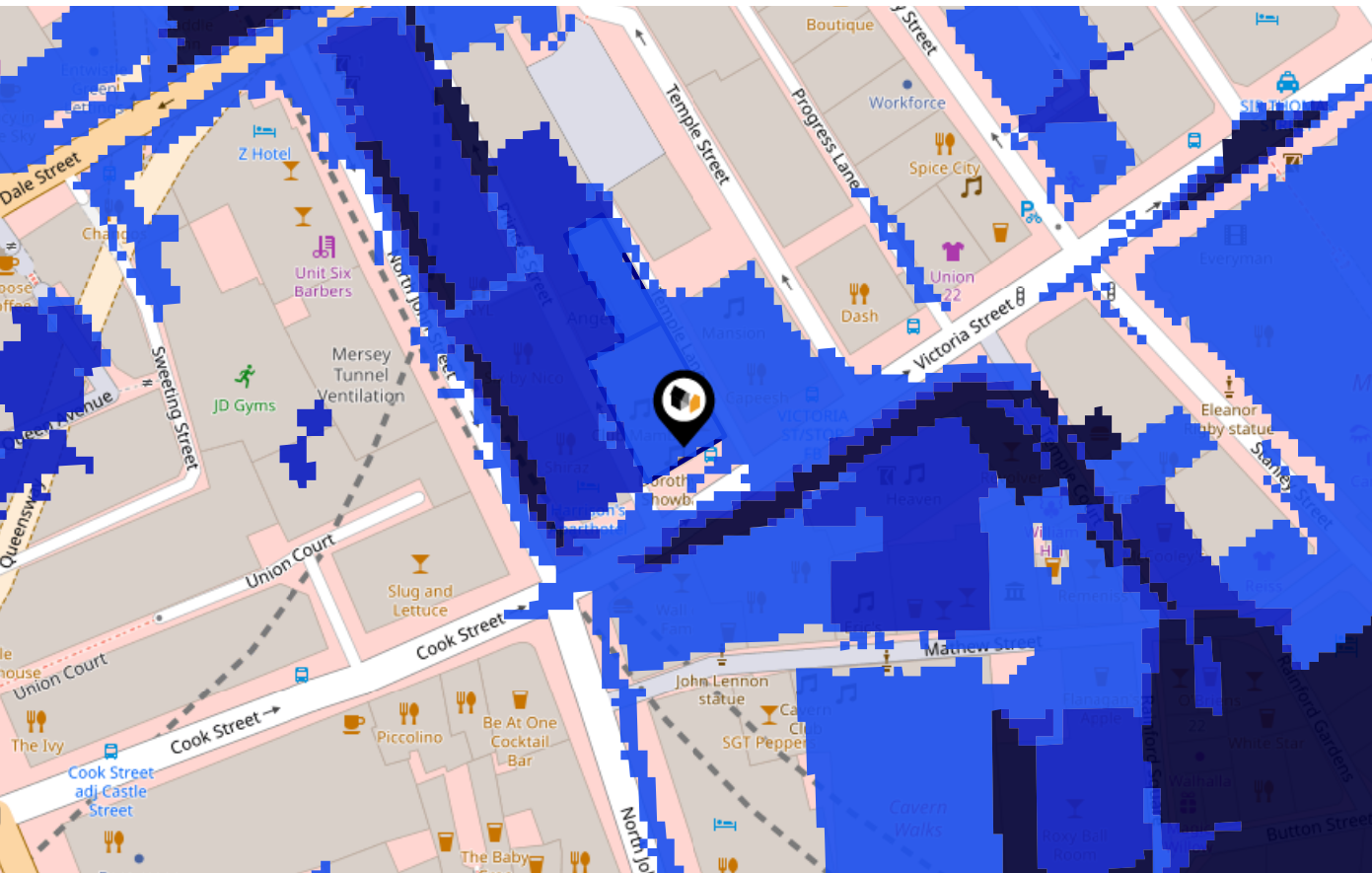
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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: Low

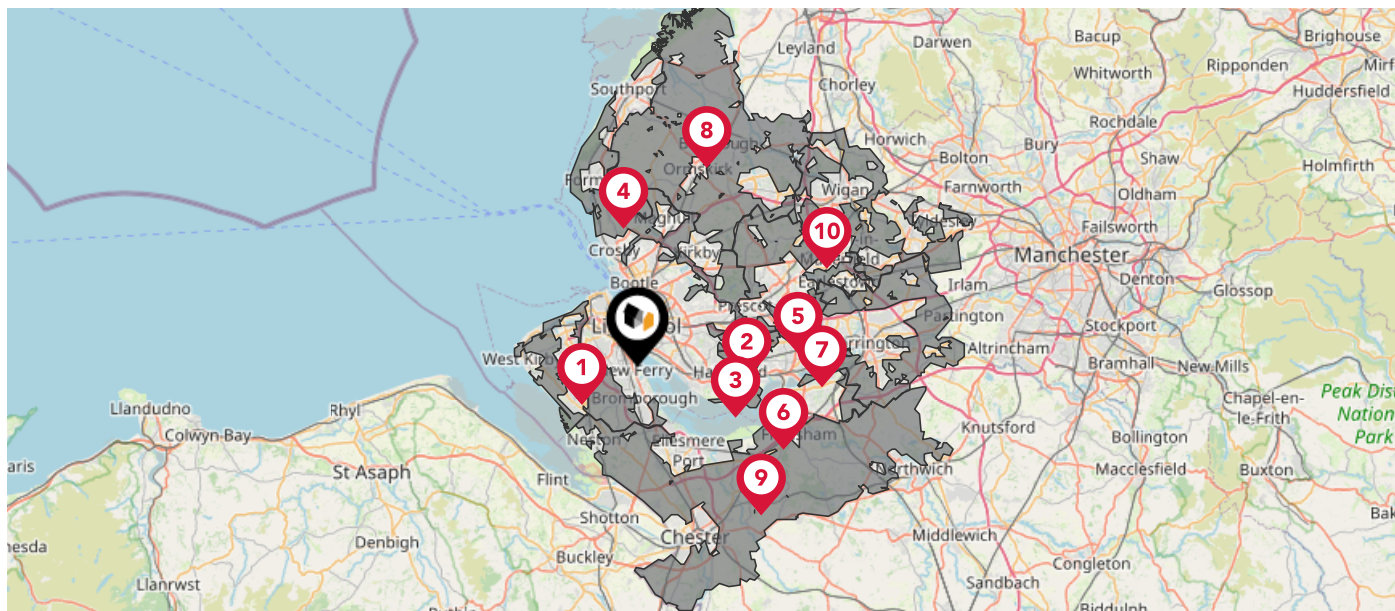
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

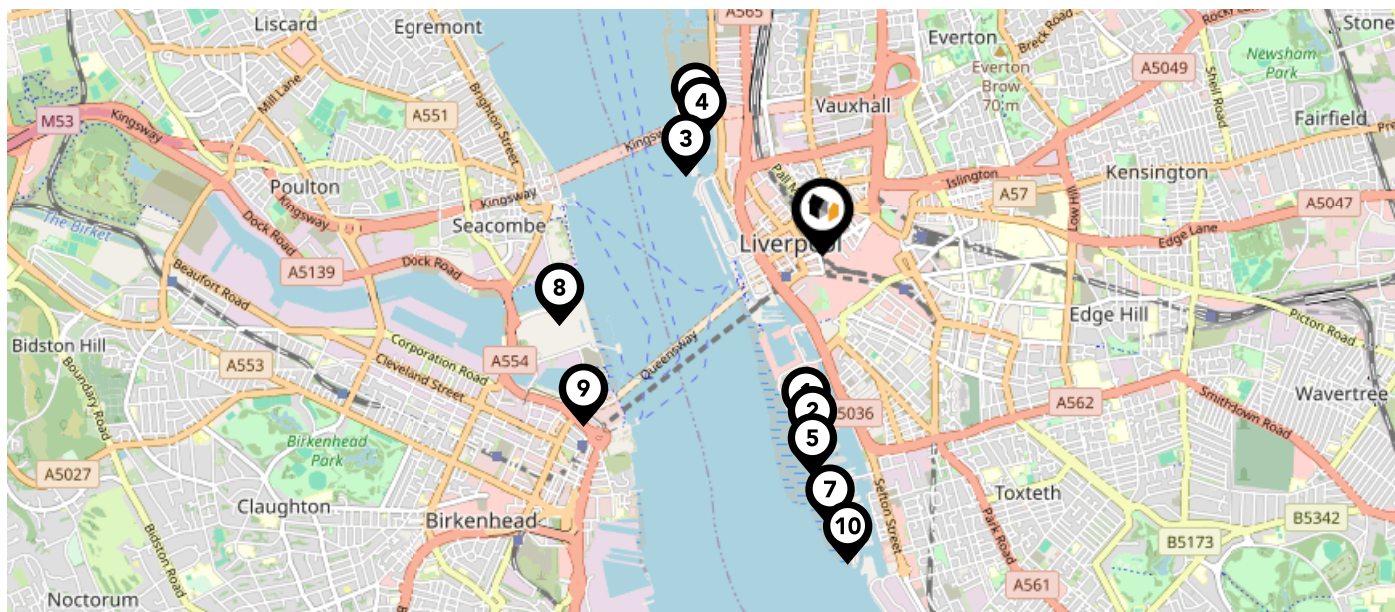
- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Knowsley
- 3 Merseyside and Greater Manchester Green Belt - Liverpool
- 4 Merseyside and Greater Manchester Green Belt - Sefton
- 5 Merseyside and Greater Manchester Green Belt - St. Helens
-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

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

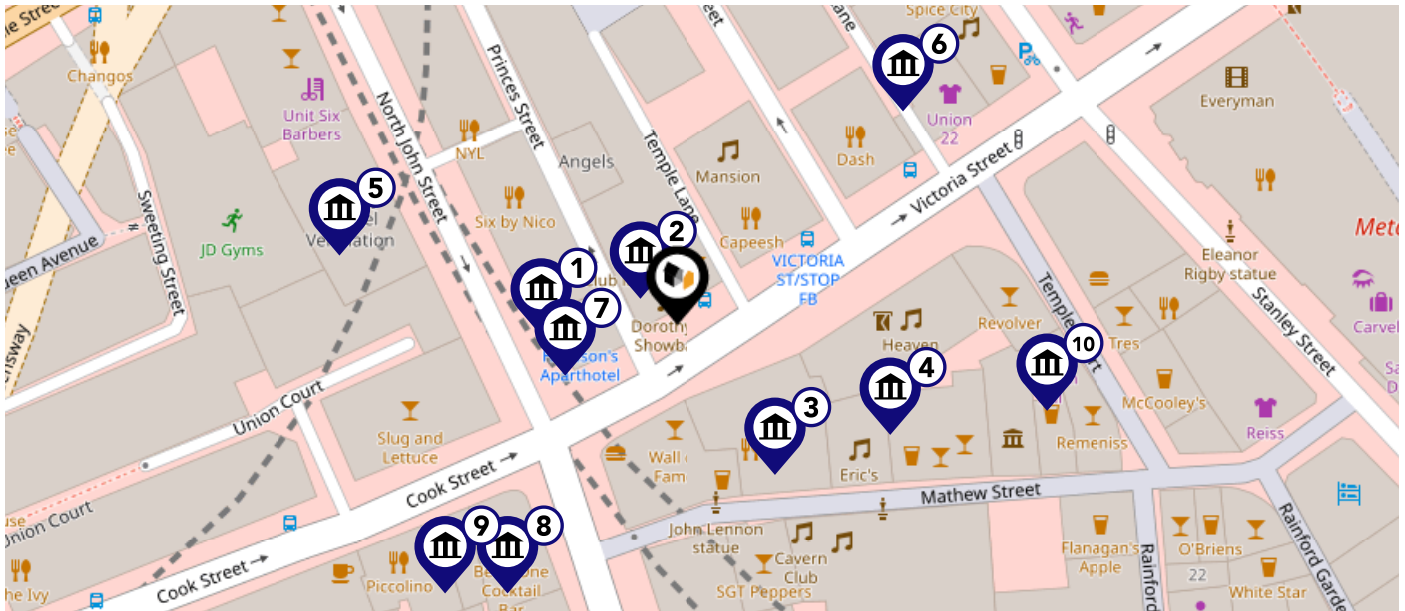
1	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill
2	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill
3	Waterloo Dock River Entrance-Merseyside, Liverpool	Historic Landfill
4	Victoria Branch Dock-Merseyside	Historic Landfill
5	Kings Dock Number 1 and 2-Queens Branch Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill
6	Trafalgar Branch Dock-Liverpool, Merseyside	Historic Landfill
7	Kings, Queens and Toxteth Docks / Coburg Dock (part)-Liverpool, Merseyside	Historic Landfill
8	Alfred Dock River Entrance-Wirral, Merseyside	Historic Landfill
9	Morpeth Lock and Branch Dock-Shore Road, Birkenhead, Merseyside	Historic Landfill
10	Brunswick Half Tide Dock-Liverpool, Merseyside	Historic Landfill

Maps

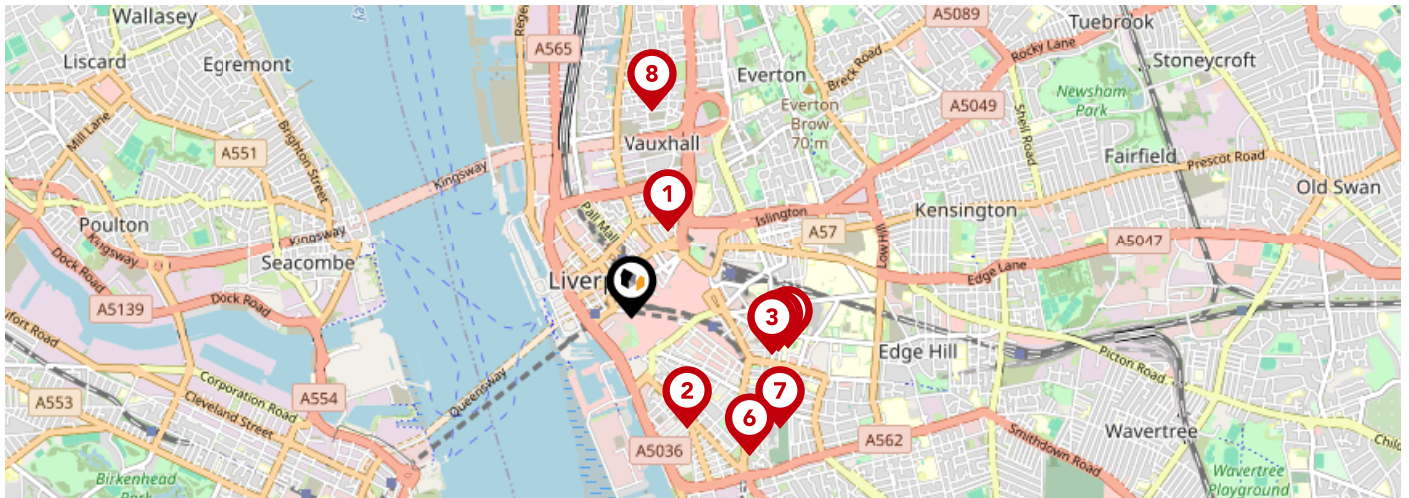
Listed Buildings

LANDWOOD
GROUP

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



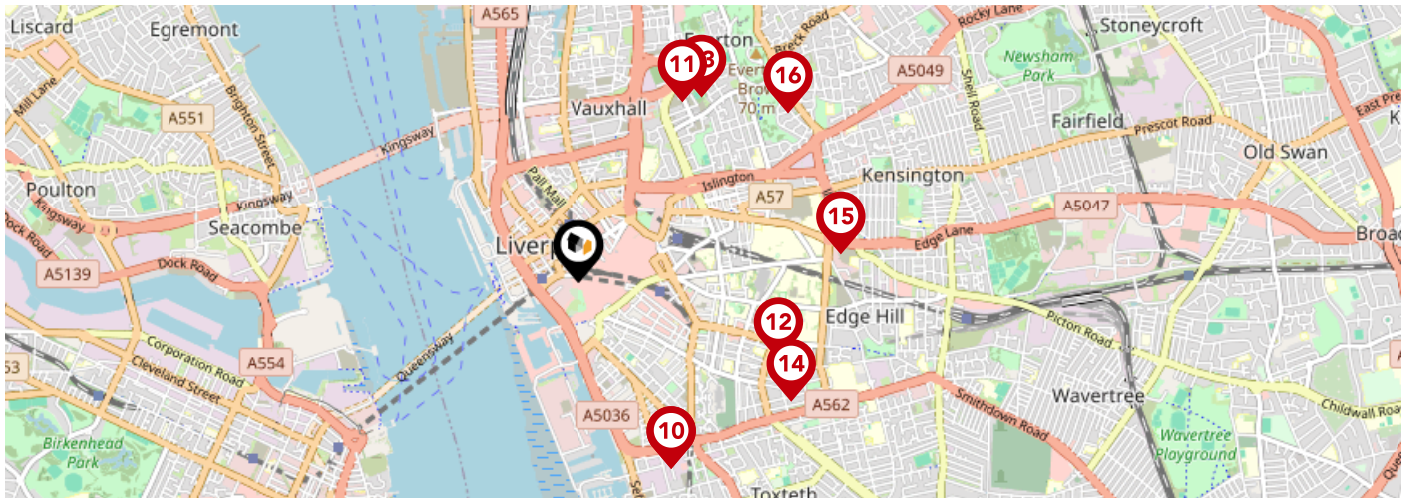
Listed Buildings in the local district		Grade	Distance
	1070583 - Melbourne Buildings	Grade II	0.0 miles
	1063294 - Fowler's Buildings	Grade II	0.0 miles
	1062566 - Produce Exchange Buildings	Grade II	0.0 miles
	1392539 - Fruit Exchange	Grade II	0.0 miles
	1070585 - Ventilation Station To The Mersey Road Tunnel	Grade II	0.0 miles
	1292010 - 21, Victoria Street	Grade II	0.0 miles
	1218379 - Regina House	Grade II	0.0 miles
	1070586 - 18-22, North John Street And 18, Cook Street	Grade II	0.0 miles
	1068298 - 16, Cook Street	Grade II	0.0 miles
	1359865 - 6, Temple Court	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:0.41	☐	☒	☐	☐	☐
2	St Vincent de Paul Catholic Primary School Ofsted Rating: Good Pupils: 225 Distance:0.55	☐	☒	☐	☐	☐
3	The City of Liverpool College Ofsted Rating: Good Pupils:0 Distance:0.64	☐	☐	☒	☐	☐
4	Pleasant Street Primary School Ofsted Rating: Good Pupils: 231 Distance:0.67	☐	☒	☐	☐	☐
5	St Nicholas Catholic Academy Ofsted Rating: Good Pupils: 186 Distance:0.71	☐	☒	☐	☐	☐
6	Lipa Primary and High School Ofsted Rating: Requires improvement Pupils: 544 Distance:0.8	☐	☒	☒	☐	☐
7	LIPA Sixth Form College Ofsted Rating: Outstanding Pupils: 386 Distance:0.82	☐	☐	☒	☐	☐
8	The Trinity Catholic Academy Ofsted Rating: Not Rated Pupils: 319 Distance:0.92	☐	☒	☐	☐	☐

Area Schools

**LANDWOOD
GROUP**

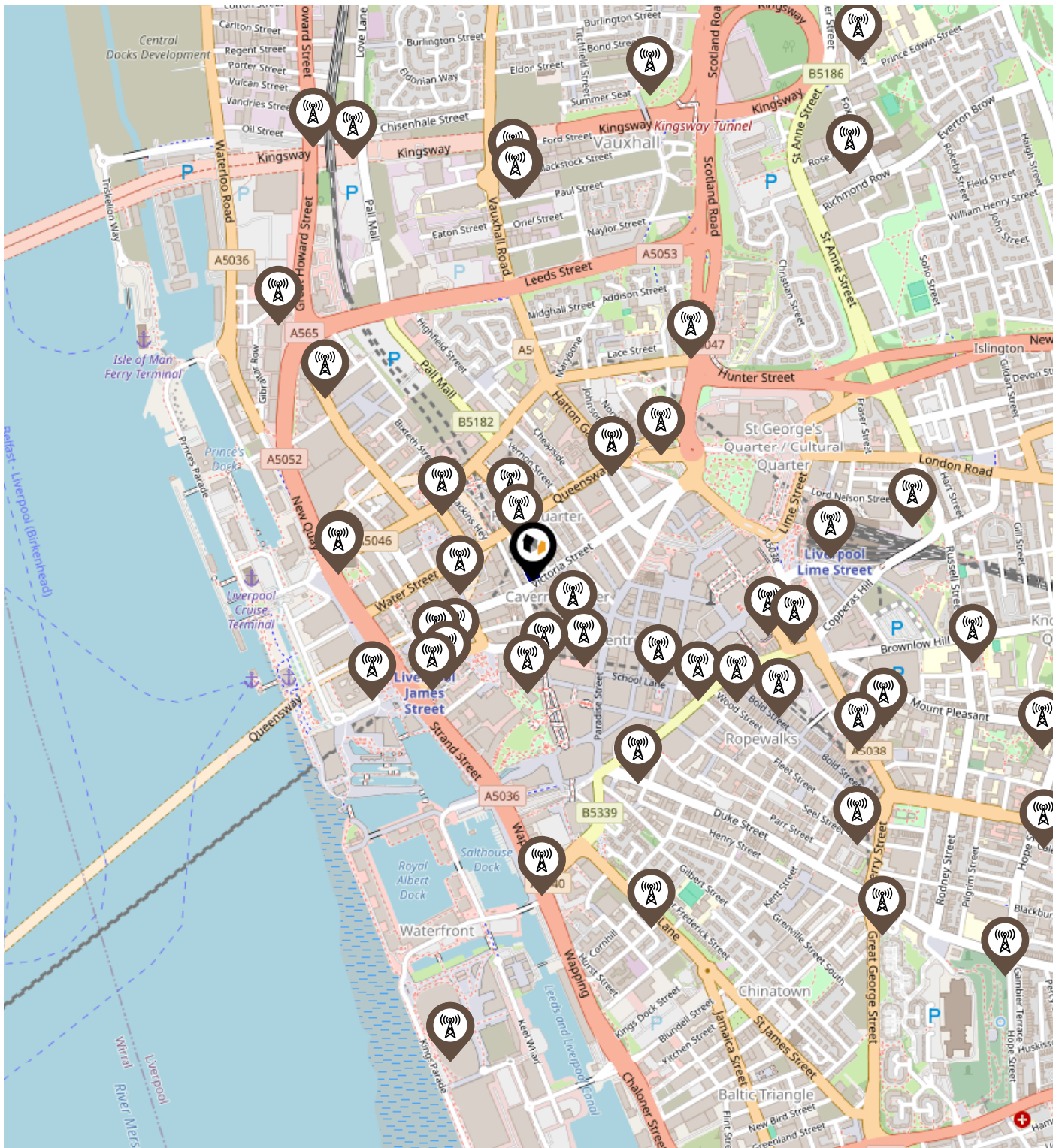


		Nursery	Primary	Secondary	College	Private
9	Liverpool Life Sciences UTC Ofsted Rating: Good Pupils: 563 Distance:0.92	☐	☐	☒	☐	☐
10	The Studio School Liverpool Ofsted Rating: Good Pupils: 291 Distance:0.92	☐	☐	☒	☐	☐
11	Millstead School Ofsted Rating: Outstanding Pupils: 183 Distance:0.93	☐	☒	☐	☐	☐
12	University of Liverpool Mathematics School Ofsted Rating: Not Rated Pupils: 95 Distance:0.95	☐	☐	☒	☐	☐
13	Faith Primary Academy Ofsted Rating: Good Pupils: 200 Distance:0.98	☐	☒	☐	☐	☐
14	Abercromby Nursery School Ofsted Rating: Outstanding Pupils: 84 Distance:1.08	☒	☐	☐	☐	☐
15	Sacred Heart Catholic Primary School and Nursery Ofsted Rating: Good Pupils: 244 Distance:1.17	☐	☒	☐	☐	☐
16	Everton Nursery School and Family Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.19	☒	☐	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

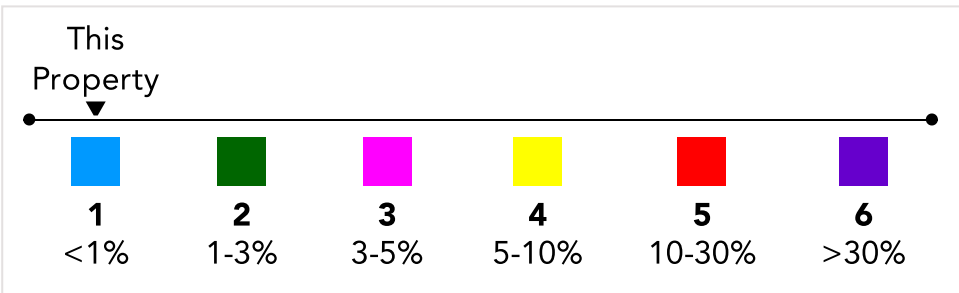
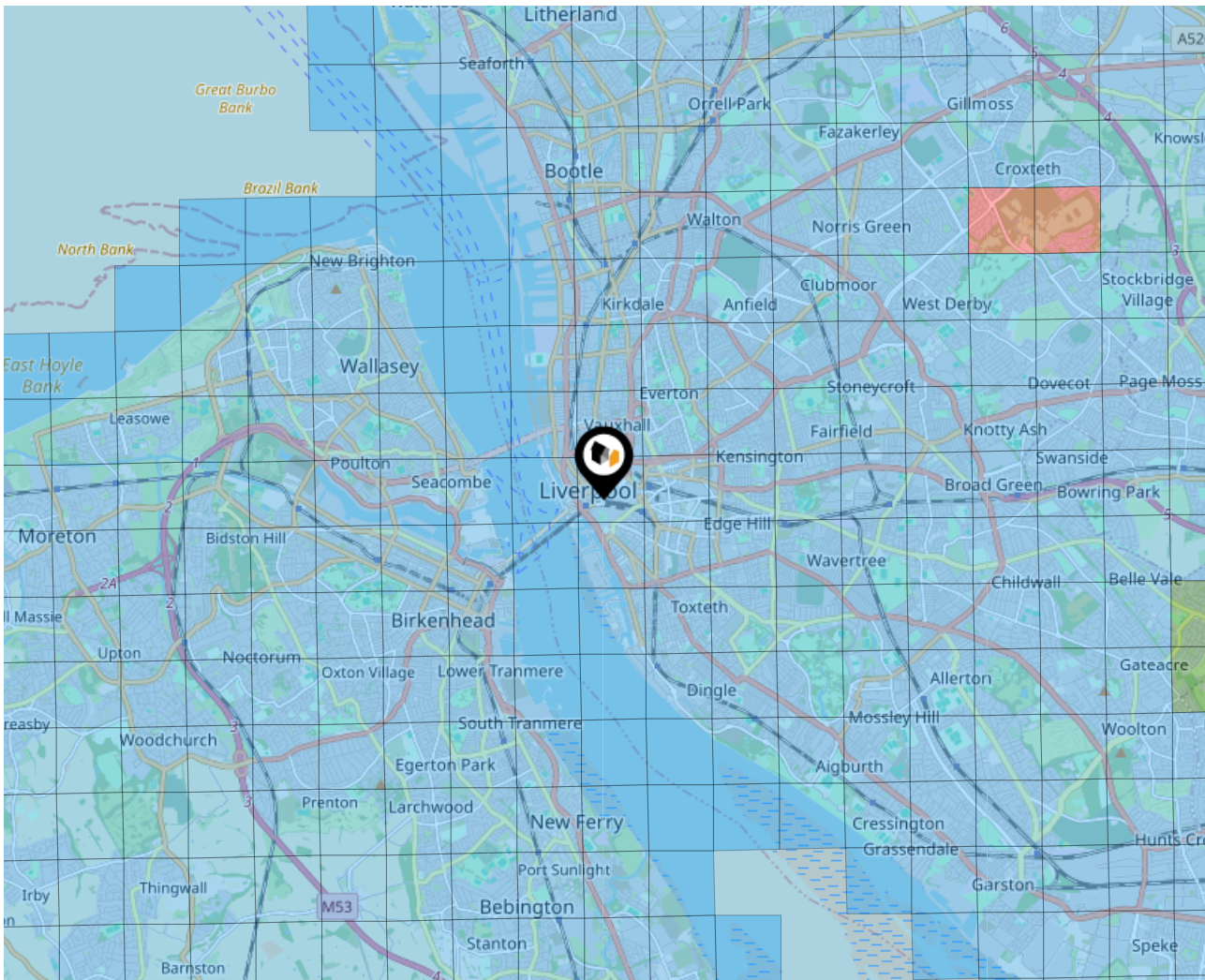


Key:

-  Power Pylons
-  Communication Masts

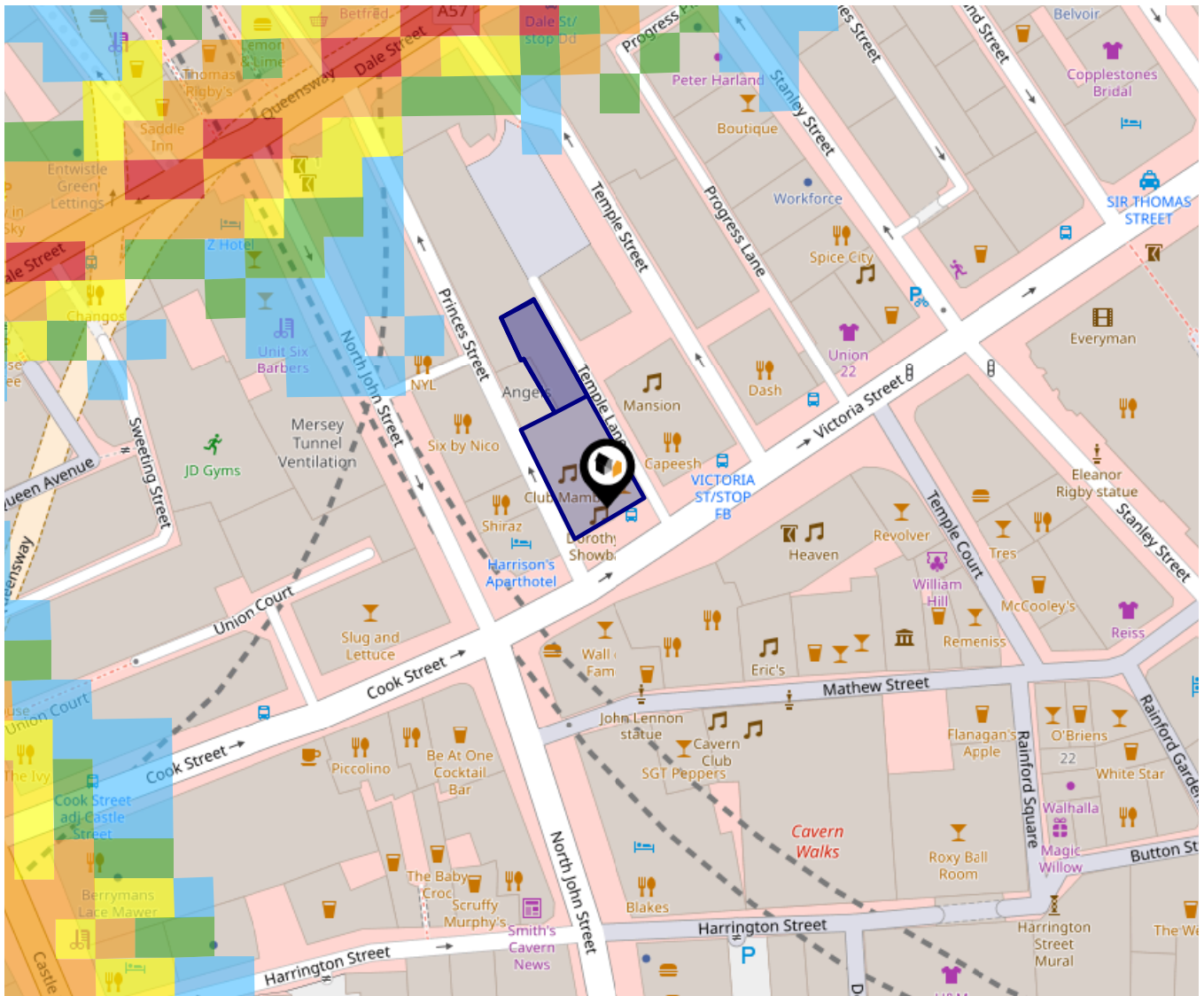
What is Radon?

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



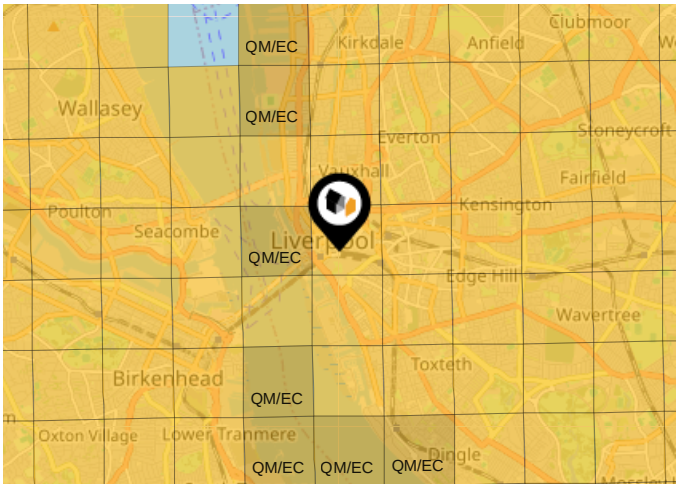
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



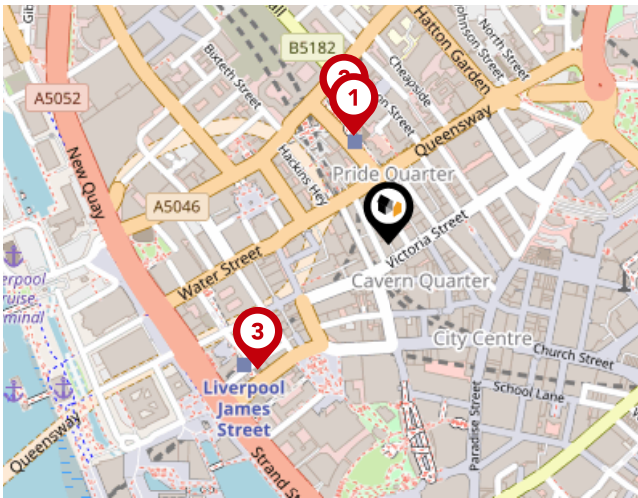
Primary Classifications (Most Common Clay Types)

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

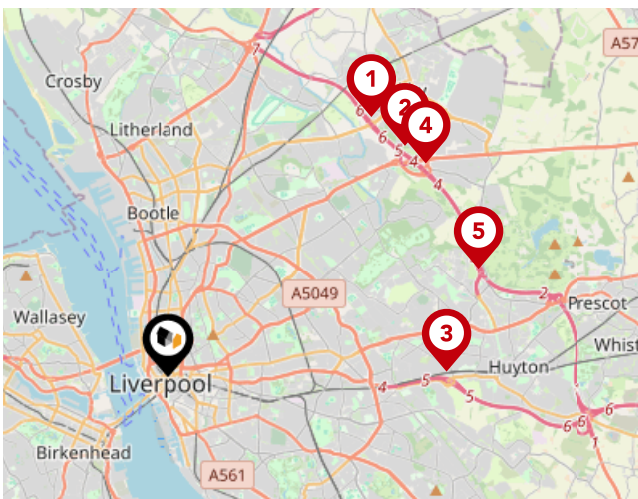
Transport (National)

LANDWOOD
GROUP



National Rail Stations

Pin	Name	Distance
1	Moorfields Rail Station	0.13 miles
2	Moorfields Rail Station	0.15 miles
3	Liverpool James Street Rail Station	0.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J6	5.83 miles
2	M57 J5	5.83 miles
3	M62 J5	4.93 miles
4	M57 J4	5.9 miles
5	M57 J3	5.81 miles



Airports/Helipads

Pin	Name	Distance
1	Speke	7.28 miles
2	Highfield	25.77 miles
3	Manchester Airport	29.37 miles
4	Leeds Bradford Airport	63.15 miles

Area

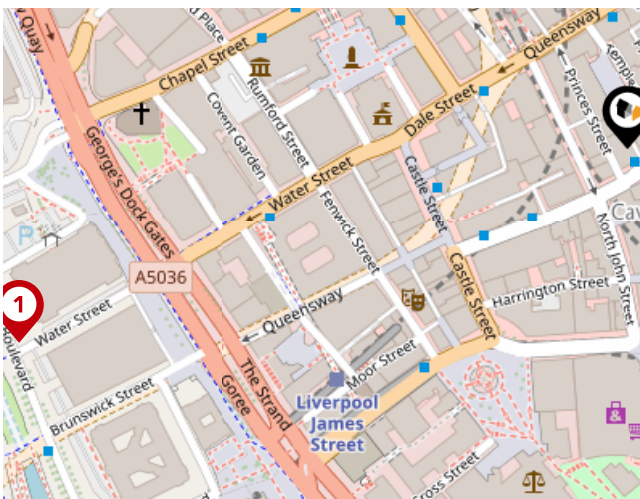
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	North John Street	0.04 miles
2	Moorfields	0.08 miles
3	Union Court	0.07 miles
4	Castle Street	0.11 miles
5	North John Street	0.09 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	0.35 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

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>

