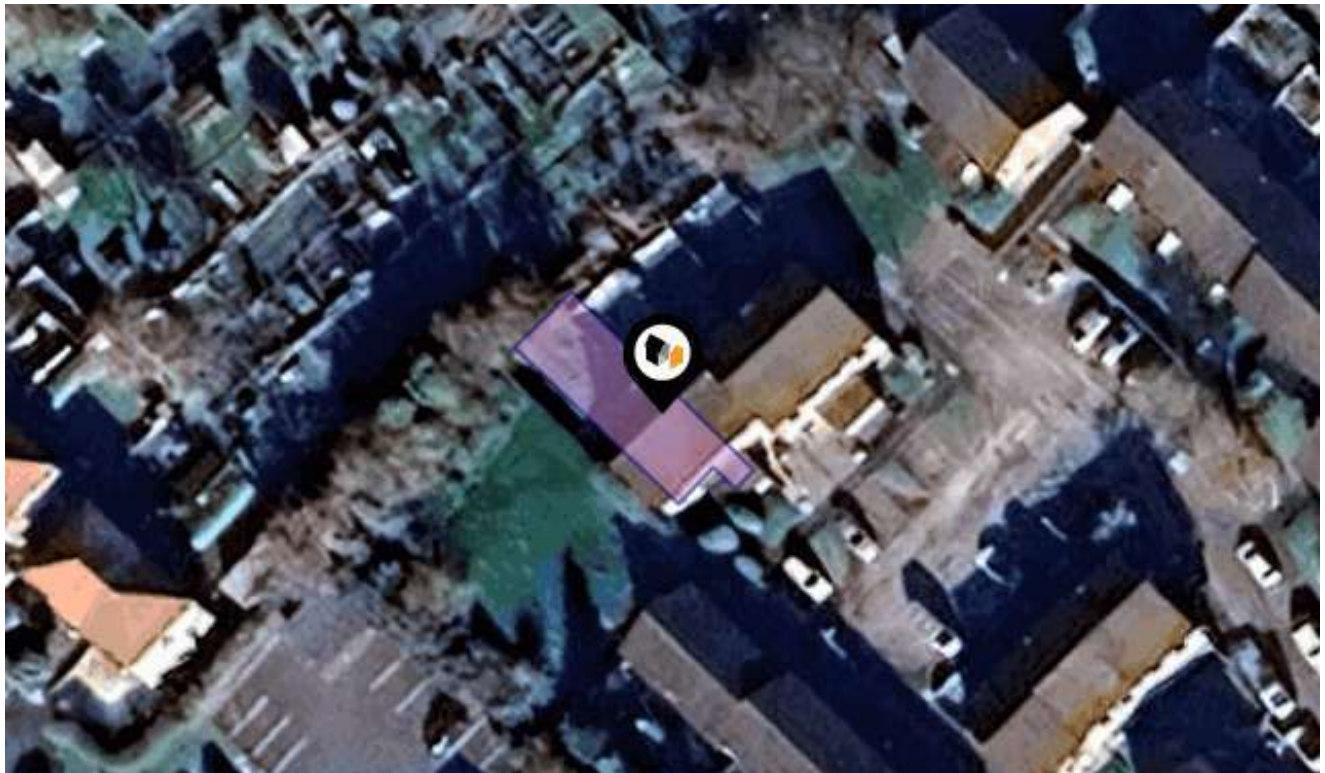




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Friday 19<sup>th</sup> December 2025**



**42, SNECKYEAT GROVE, HENSINGHAM, WHITEHAVEN,  
CA28 8PQ**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

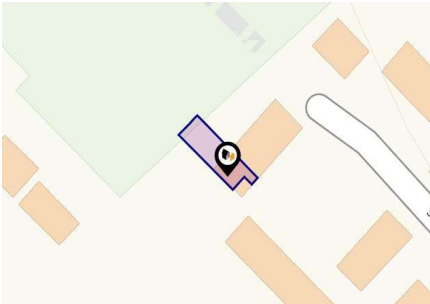
[louise.bugeja@landwoodgroup.com](mailto:louise.bugeja@landwoodgroup.com)

<https://landwoodgroup.com/>



# Property Overview

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## Property

Type:	Terraced	Last Sold Date:	03/11/2017
Bedrooms:	0	Last Sold Price:	£85,000
Floor Area:	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£86
Plot Area:	0.03 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,596		
Title Number:	CU76212		
UPRN:	100110321197		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5	64	1000
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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42 Sneckyeat Grove, Hensingham, CA28 8PQ

Energy rating

C

Valid until 15.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	93 m <sup>2</sup>

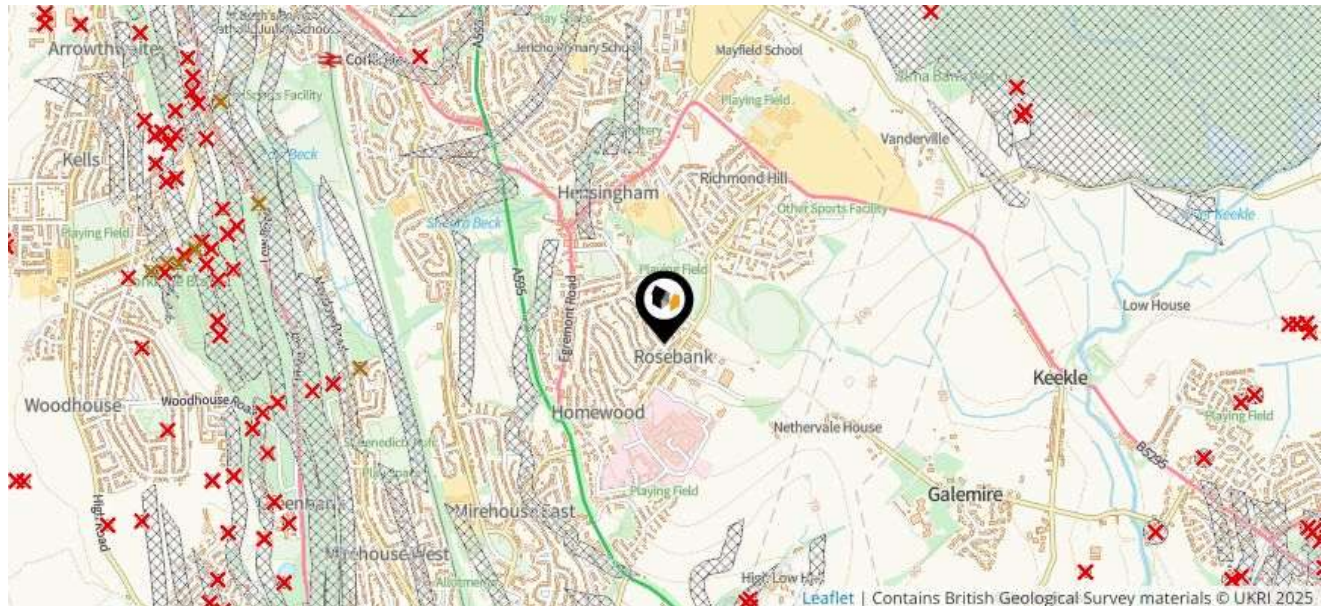


# Maps

## Coal Mining

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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.

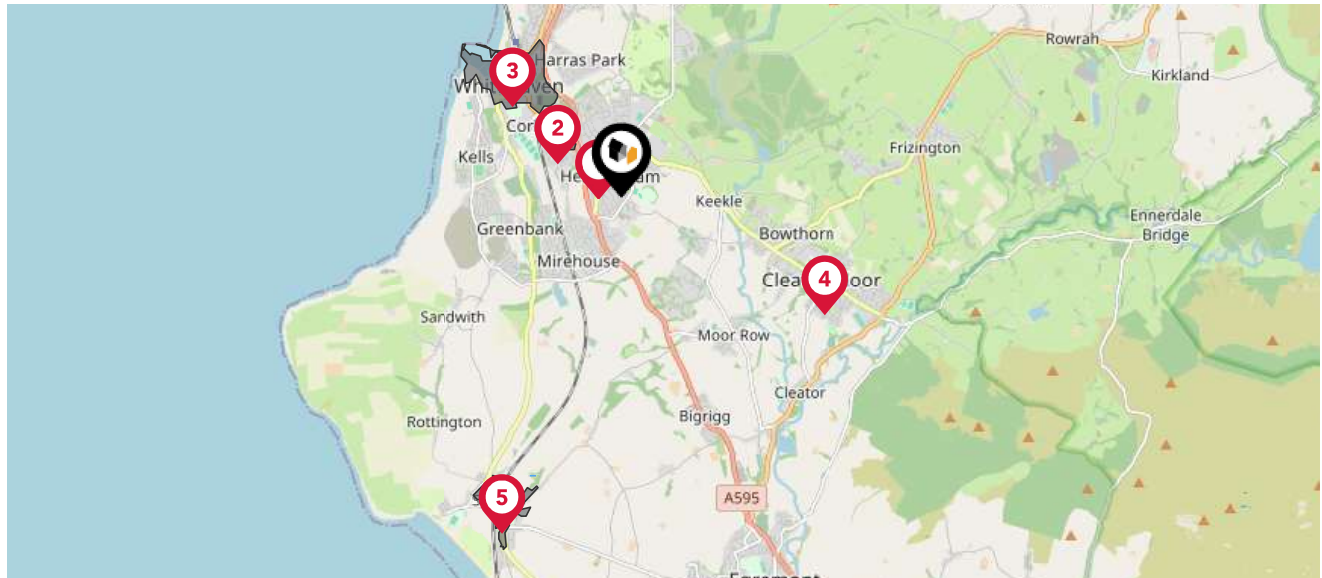
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas

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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

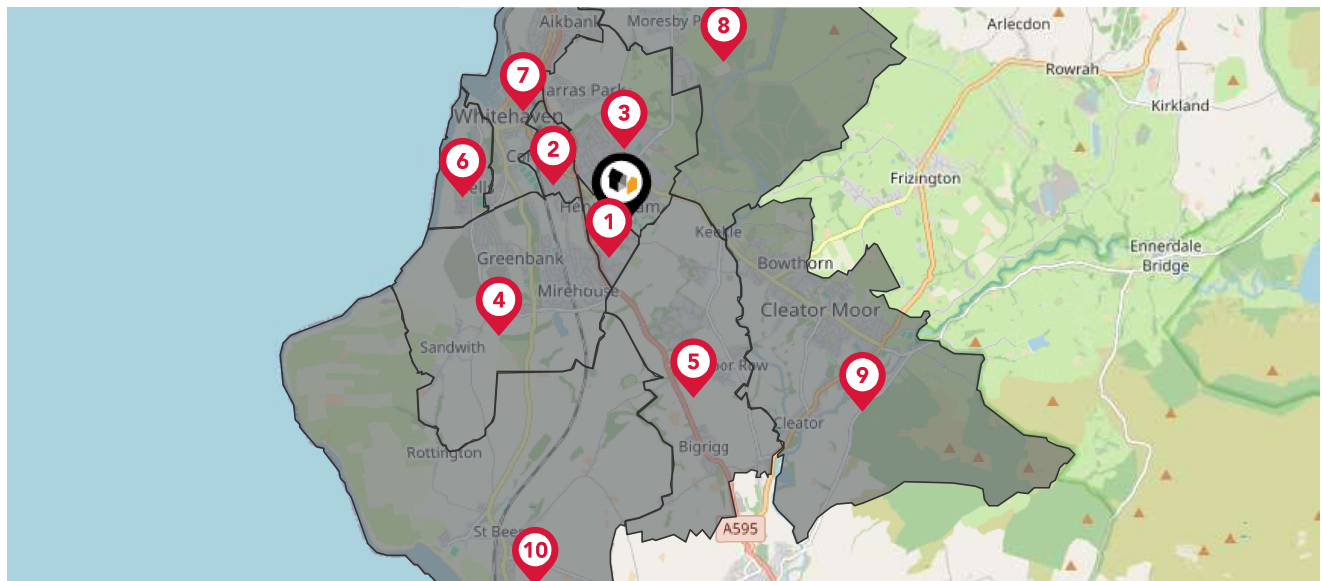
- 1 Whitehaven Hensingham
- 2 Whitehaven Corkickle
- 3 Whitehaven Town Centre
- 4 Cleator Moor
- 5 St Bees

# Maps

## Council Wards

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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



Sneckyeat Ward



Corkickle Ward



Hillcrest Ward



Whitehaven South Ward



Moor Row & Bigrigg Ward



Kells Ward



Whitehaven Central Ward



Moresby Ward



Cleator Moor Ward



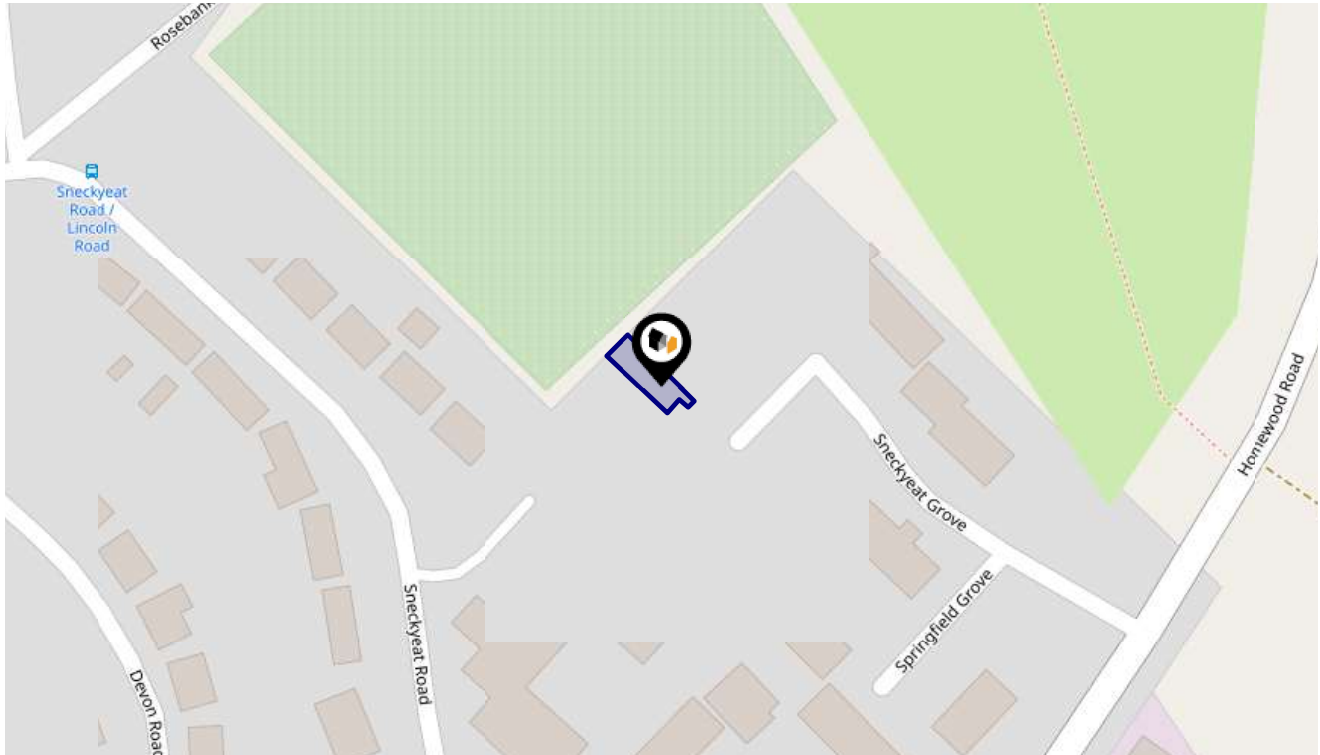
St. Bees Ward

# 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	

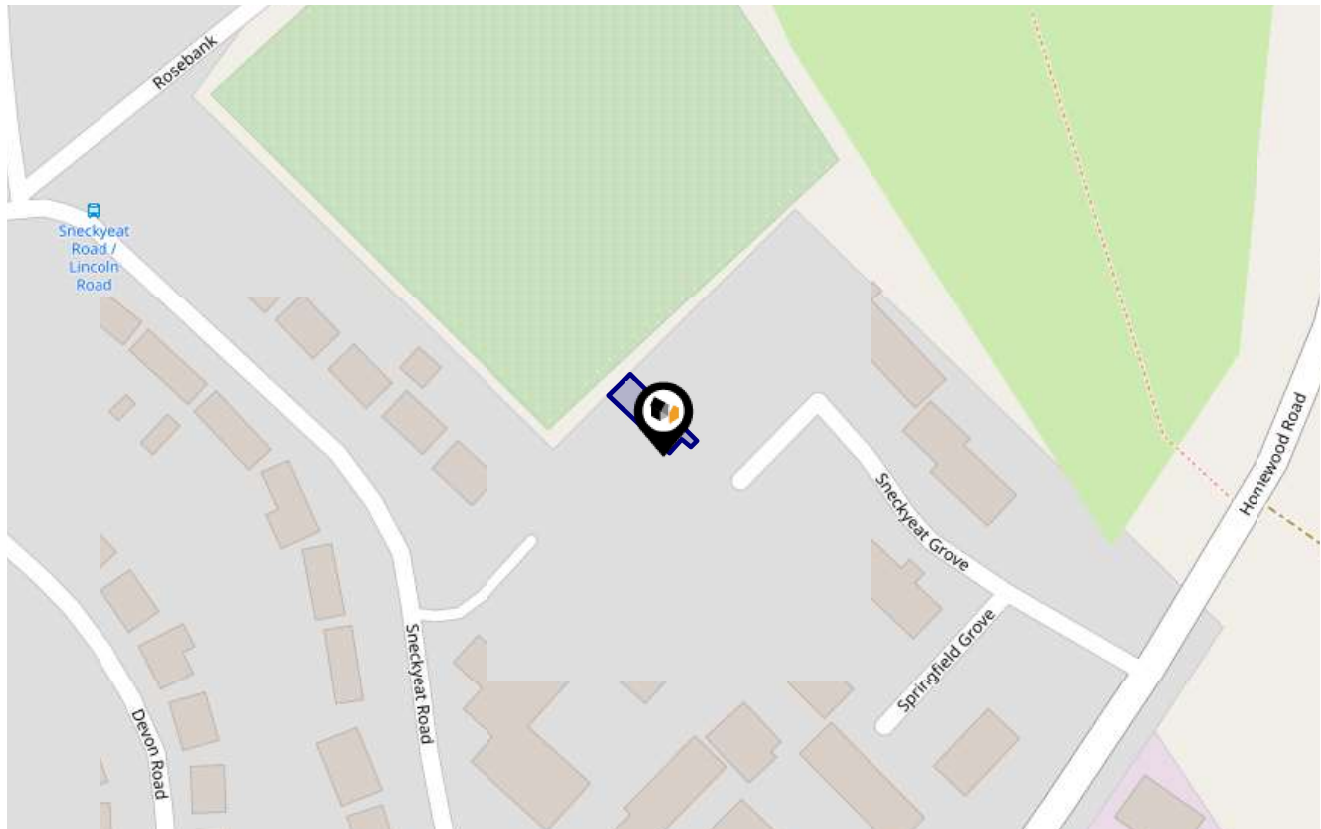


# Flood Risk

## 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:

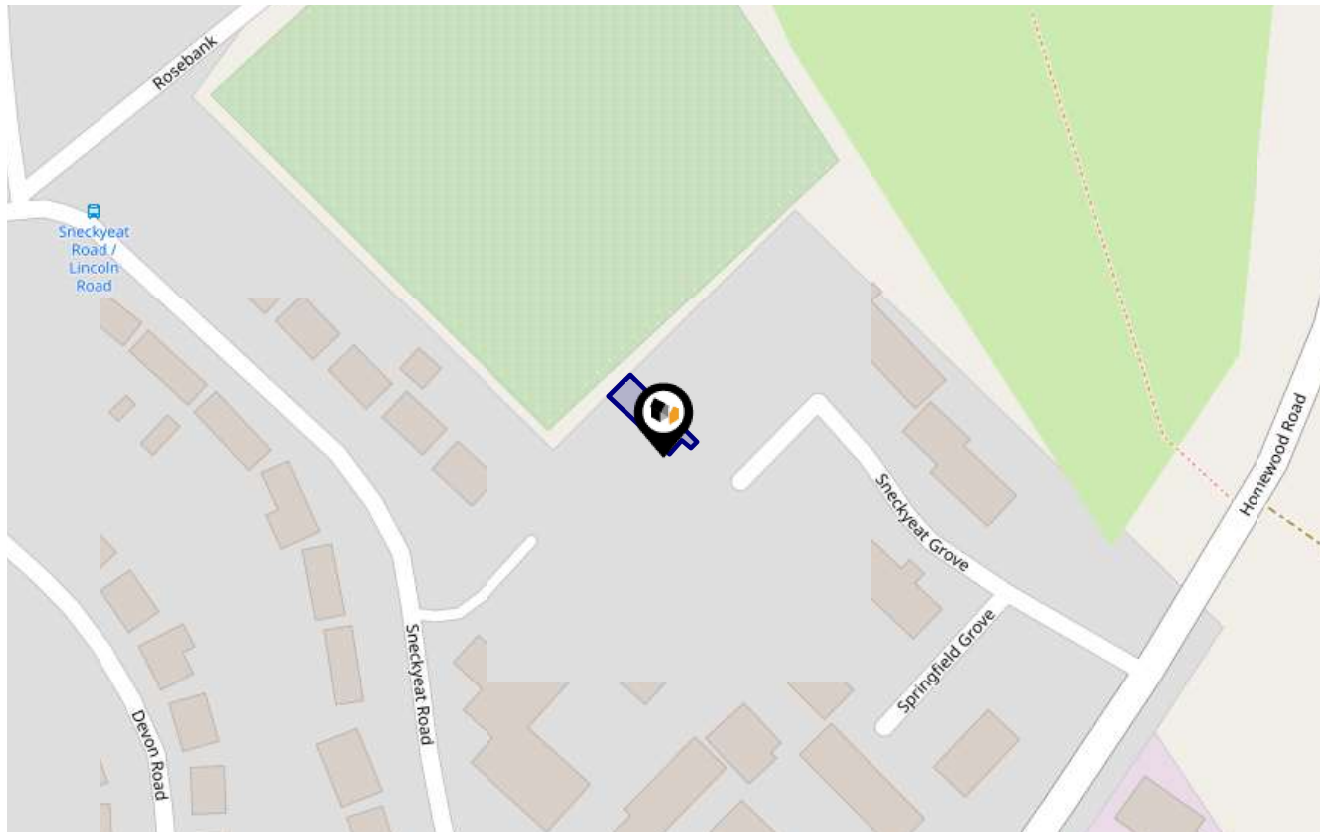


# Flood Risk

## 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:

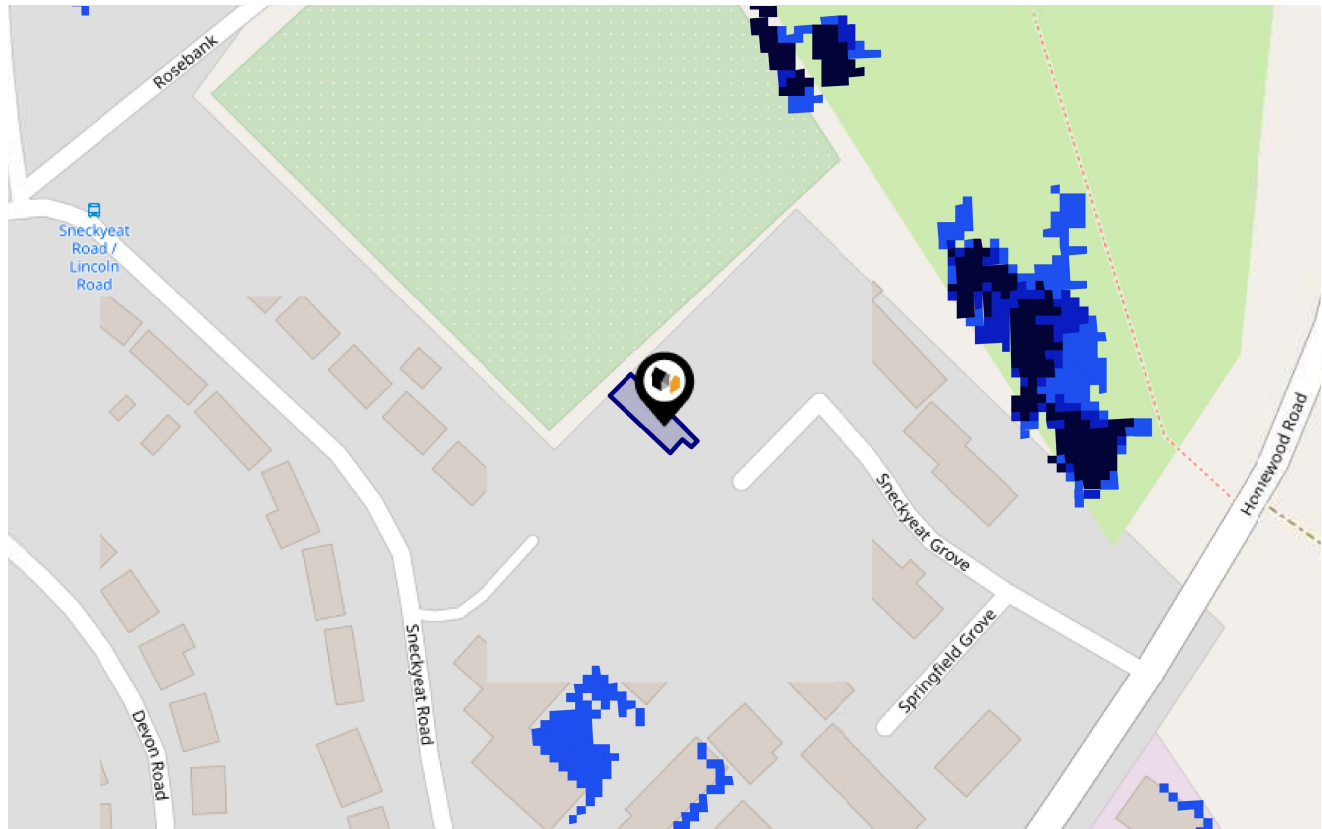


# Flood Risk

## 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:

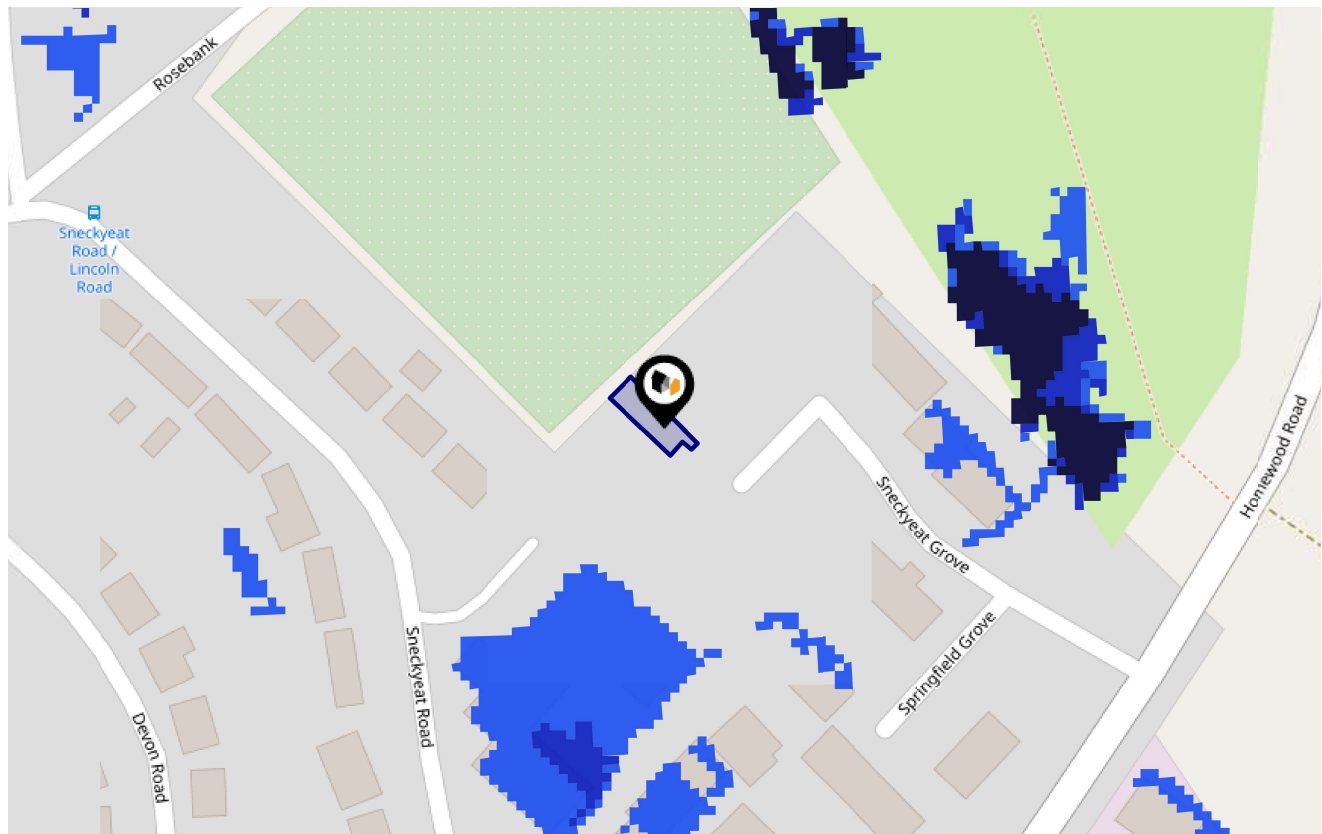


# Flood Risk

## 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:

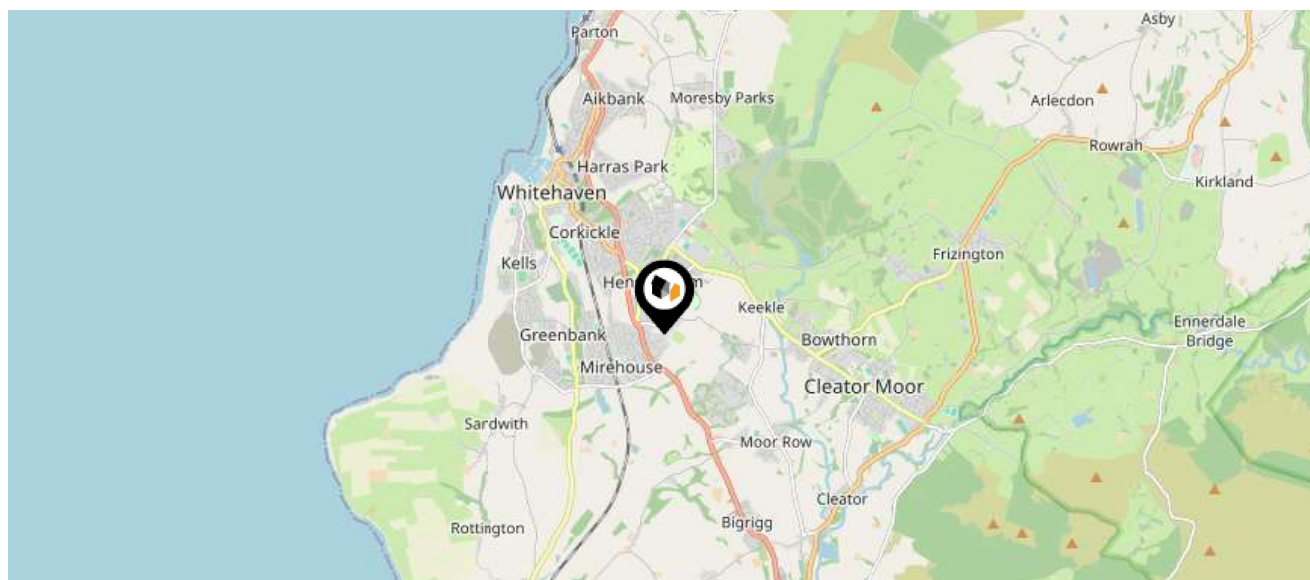


# Maps

## Green Belt

LANDWOOD  
GROUP

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



Nearby Green Belt Land

No data available.

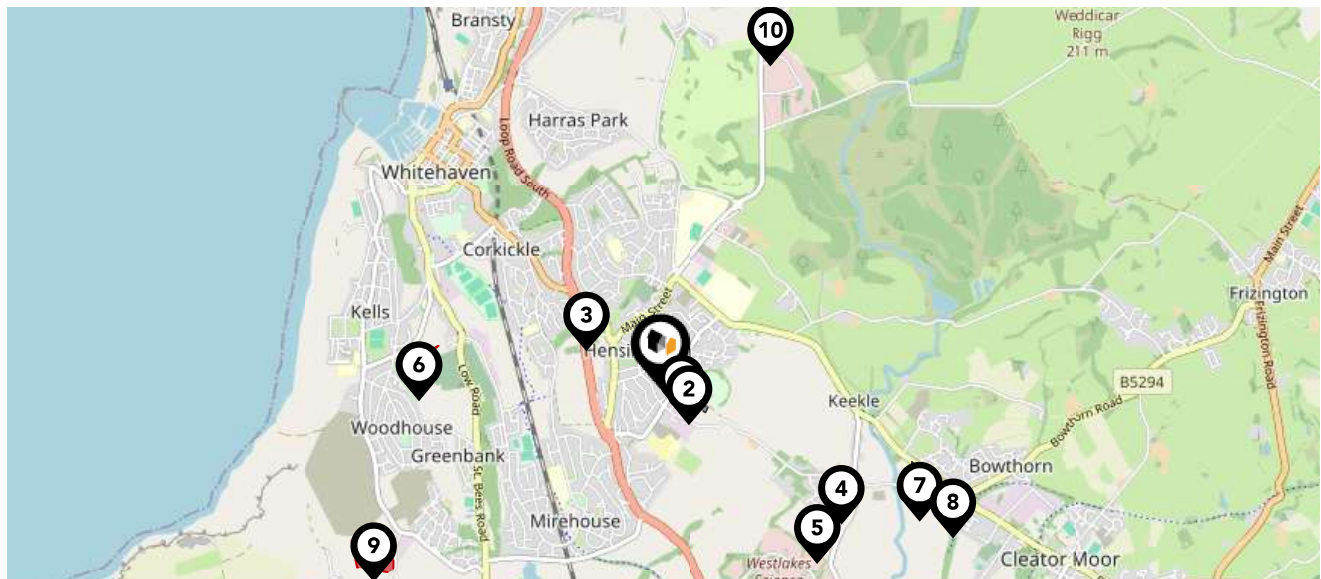


# Maps

## 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	Overend Tip-Hensingham, Whitehaven, Cumbria	Historic Landfill
2	Overend Quarry-Overend Road, Overend, Hensingham, Whitehaven, Cumbria	Historic Landfill
3	Land off Hensingham Road-Adjacent to Snebra Ghyll, Hensingham, Whitehaven, Cumbria	Historic Landfill
4	Galemire Farm-Keekle, Cleator Moor, Cumbria	Historic Landfill
5	EA/EPR/EP3893ZW/V004	Active Landfill
6	EA/EPR/TP3593ZS/A001	Active Landfill
7	Railway Cuttings-Whinney Hill, Cleator Moor, Cumbria	Historic Landfill
8	St Begas-Whitehaven Road, Cleator Moor	Historic Landfill
9	EA/EPR/GB3733AX/V002	Active Landfill
10	Moresby Railway Junction-Moresby Parks, Whitehaven	Historic Landfill






# Maps

## Listed Buildings

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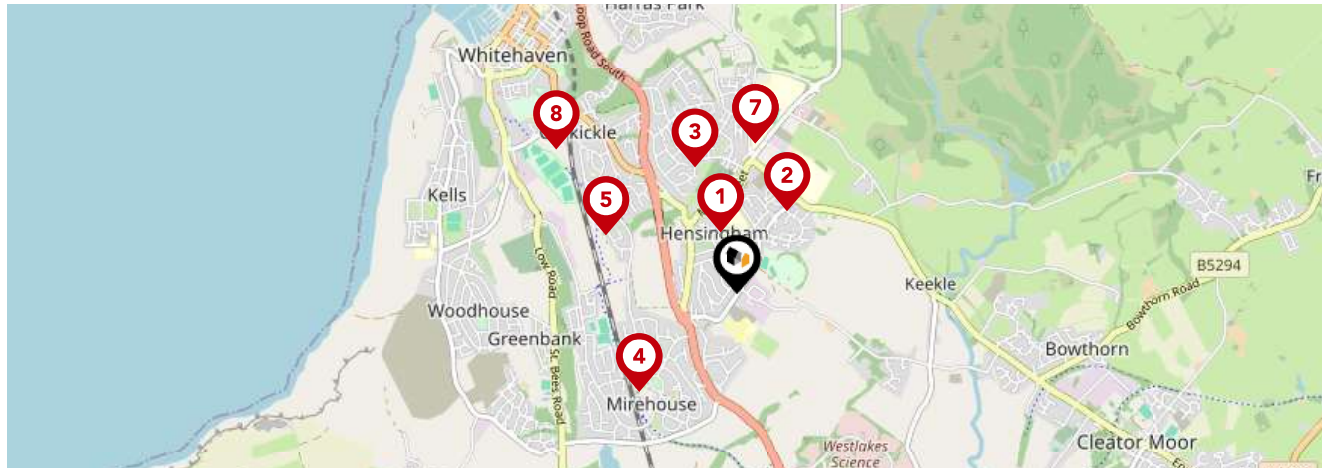
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1473370 - Hensingham War Memorial	Grade II	0.2 miles
 1086768 - 96-99, Main Street	Grade II	0.3 miles
 1335961 - 4-8, Garden Villas	Grade II	0.3 miles
 1335990 - 81-87, Main Street	Grade II	0.3 miles
 1086767 - 88, Main Street	Grade II	0.3 miles
 1086766 - Coach House Adjoining No 37	Grade II	0.3 miles
 1207873 - 38-48, Main Street	Grade II	0.3 miles
 1279513 - 89,90,92,93,94,95, Main Street	Grade II	0.3 miles
 1336006 - 7, West View	Grade II	0.3 miles
 1086781 - Chapel House	Grade II	0.4 miles

# Area Schools

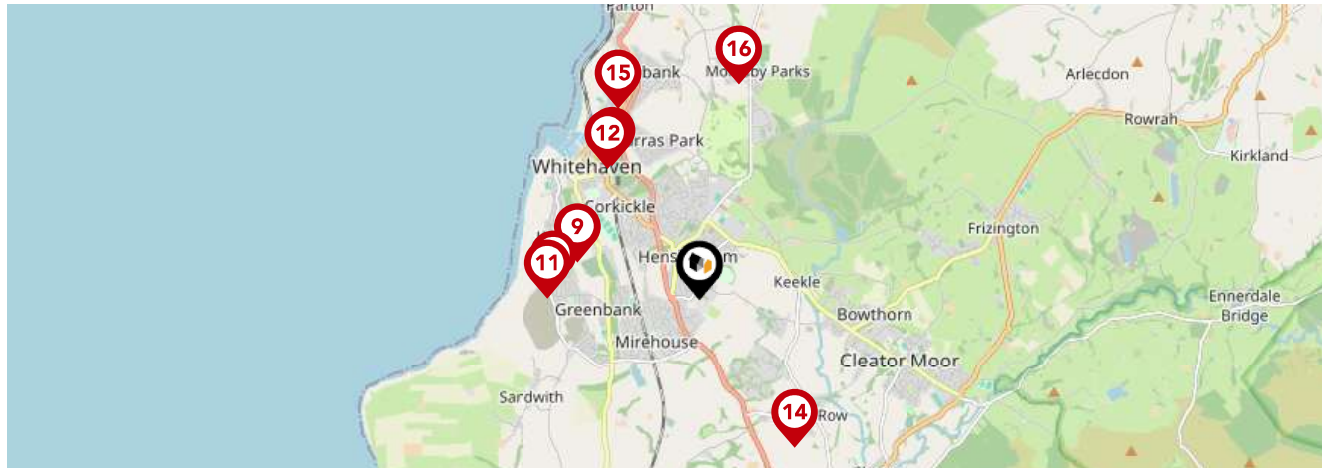
LANDWOOD  
GROUP











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hensingham Primary School</b> Ofsted Rating: Good   Pupils: 140   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Whitehaven Academy</b> Ofsted Rating: Good   Pupils: 760   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Jericho Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Valley Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 279   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Gregory and St Patrick's Catholic Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Mayfield School</b> Ofsted Rating: Outstanding   Pupils: 234   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Benedict's Catholic High School</b> Ofsted Rating: Good   Pupils: 1039   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Begh's Catholic Junior School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

LANDWOOD  
GROUP



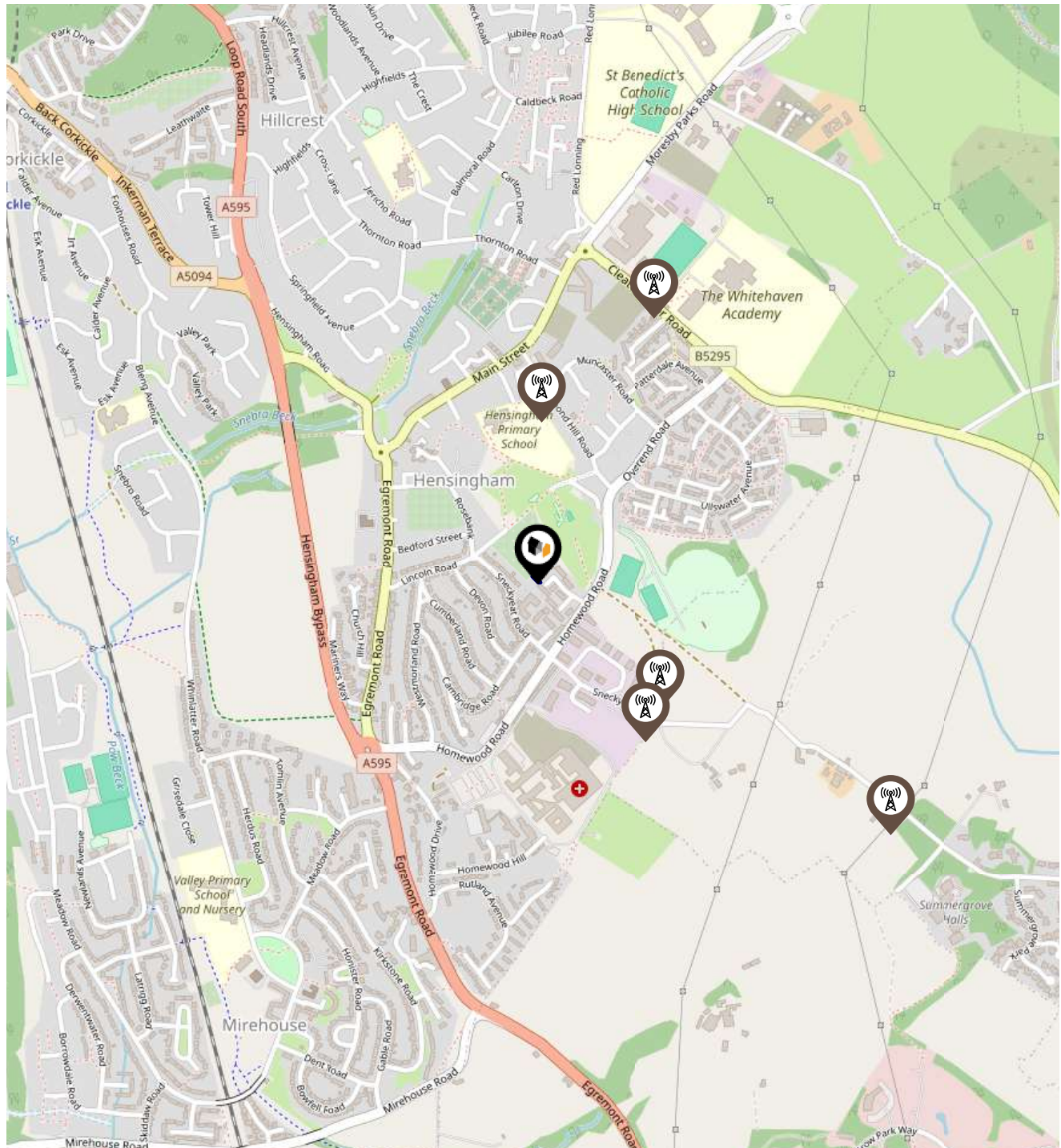
		Nursery	Primary	Secondary	College	Private
	<b>Monkway Junior School</b> Ofsted Rating: Good   Pupils: 106   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kells Infant School</b> Ofsted Rating: Outstanding   Pupils: 116   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 200   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' CofE Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 128   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' CofE Junior School</b> Ofsted Rating: Good   Pupils: 159   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moor Row Community Primary School</b> Ofsted Rating: Good   Pupils: 74   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bransty Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moresby Primary School</b> Ofsted Rating: Good   Pupils: 123   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

LANDWOOD  
GROUP



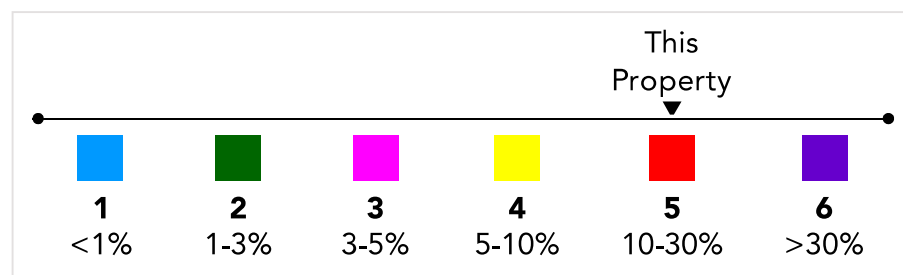
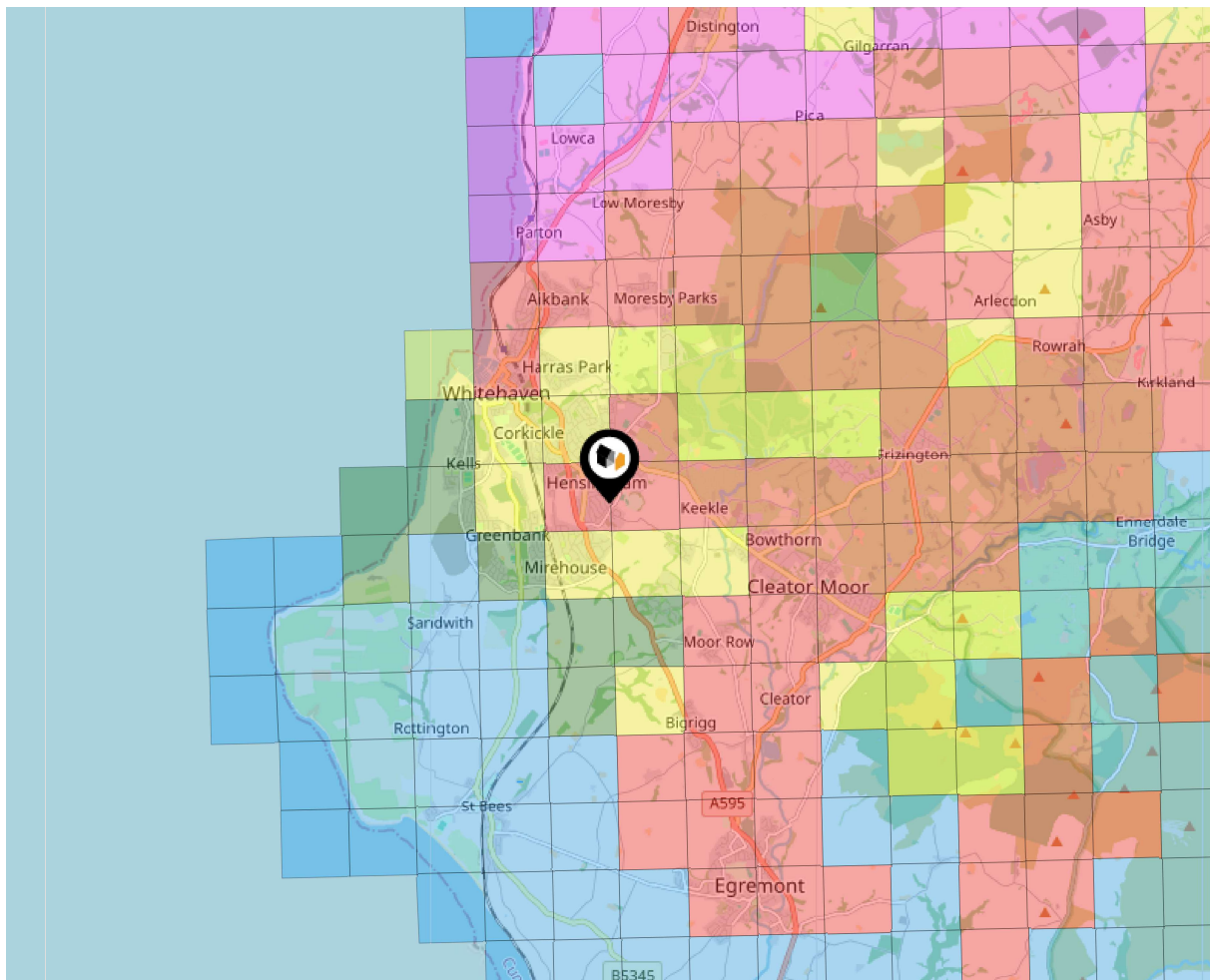
### Key:

-  Power Pylons
-  Communication Masts



### What is Radon?

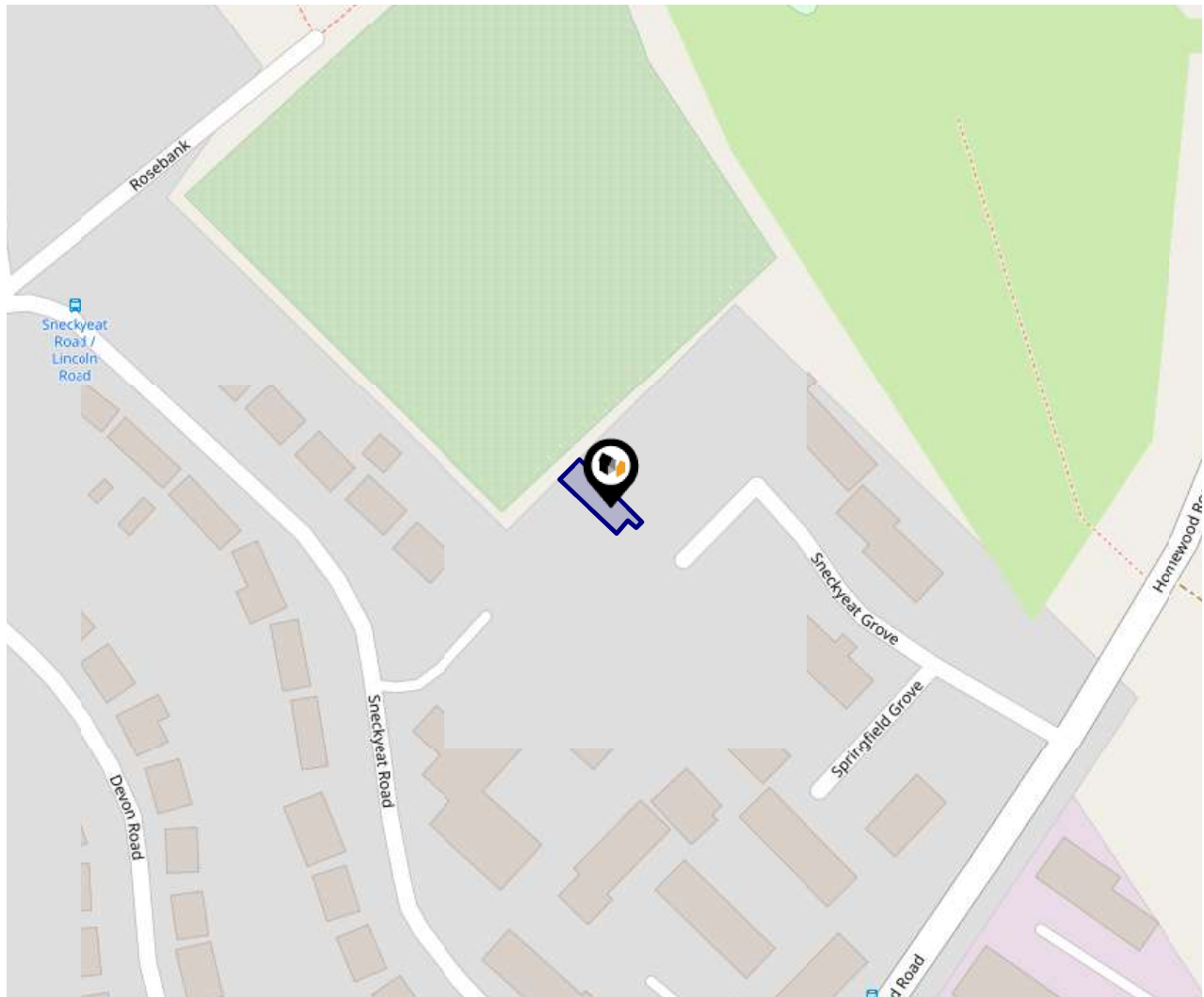
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area

## Road Noise

LANDWOOD  
GROUP



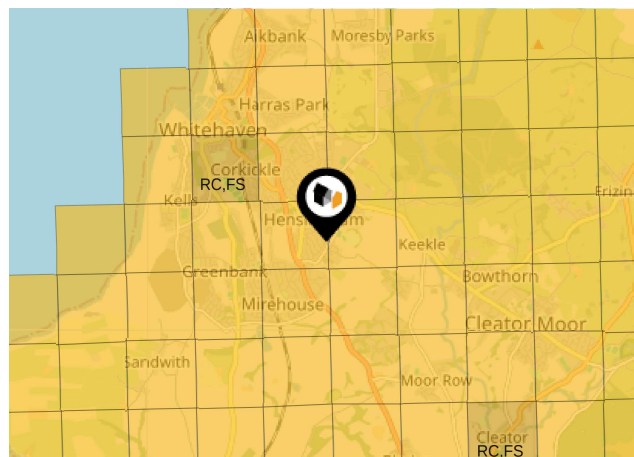
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



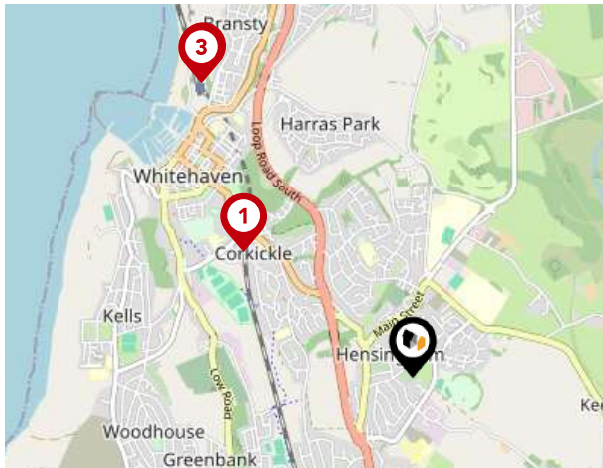
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

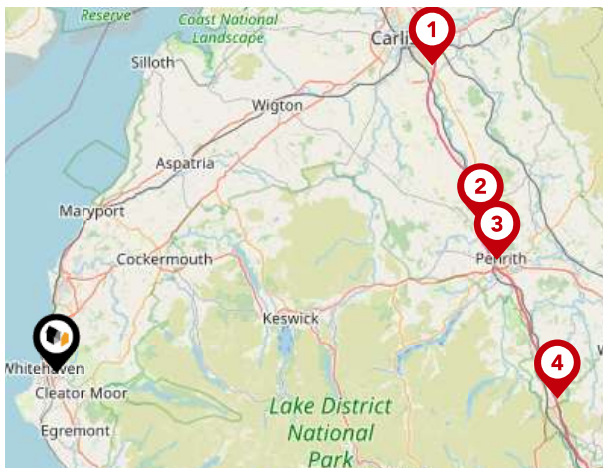
## Transport (National)

LANDWOOD  
GROUP



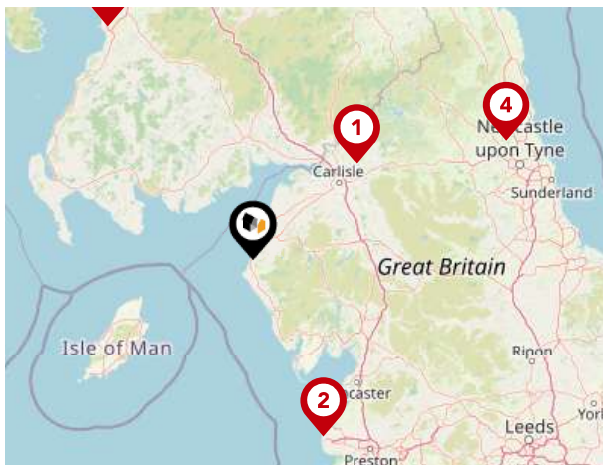
### National Rail Stations

Pin	Name	Distance
1	Station Entrance	0.96 miles
2	Whitehaven Rail Station	1.65 miles
3	Station Entrance	1.65 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J42	35.36 miles
2	M6 J41	32.8 miles
3	M6 J40	33.24 miles
4	M6 J39	36.73 miles



### Airports/Helipads

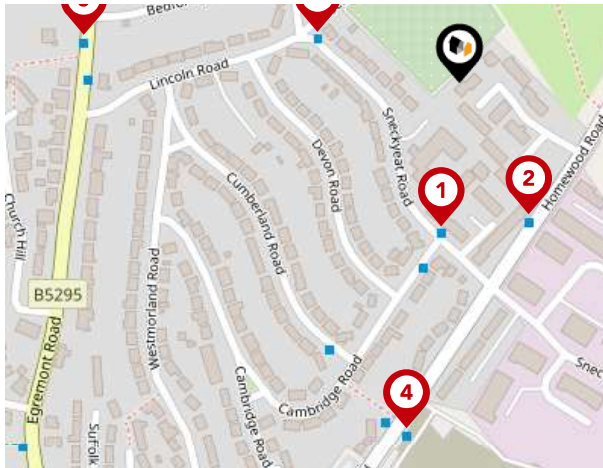
Pin	Name	Distance
1	Irthington	41.47 miles
2	Highfield	56.37 miles
3	Monkton	79.24 miles
4	Airport	81.72 miles








# Area

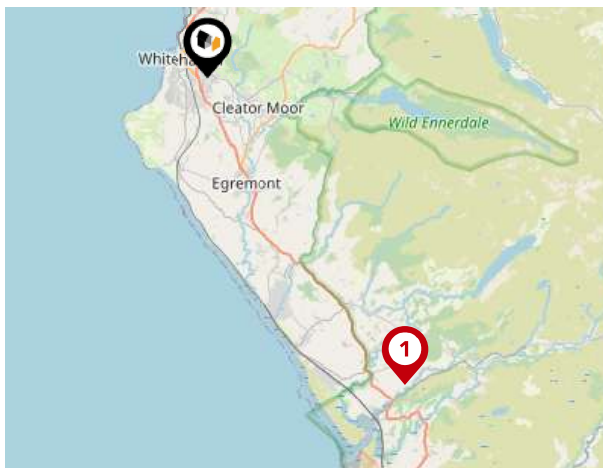
## Transport (Local)

LANDWOOD  
GROUP




### Bus Stops/Stations

Pin	Name	Distance
	Cambridge Road	0.08 miles
	Sneckyeat Road	0.09 miles
	Lincoln Road	0.09 miles
	West Cumberland Hospital	0.2 miles
	Lincoln Road	0.22 miles





### Local Connections

Pin	Name	Distance
	Miteside (Ravenglass and Eskdale Railway)	13.34 miles



### Ferry Terminals

Pin	Name	Distance
	Hawes End Derwentwater Ferry Landing	16.49 miles
	High Brandelhow Ferry Landing	16.39 miles



# Landwood Group

## 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.



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