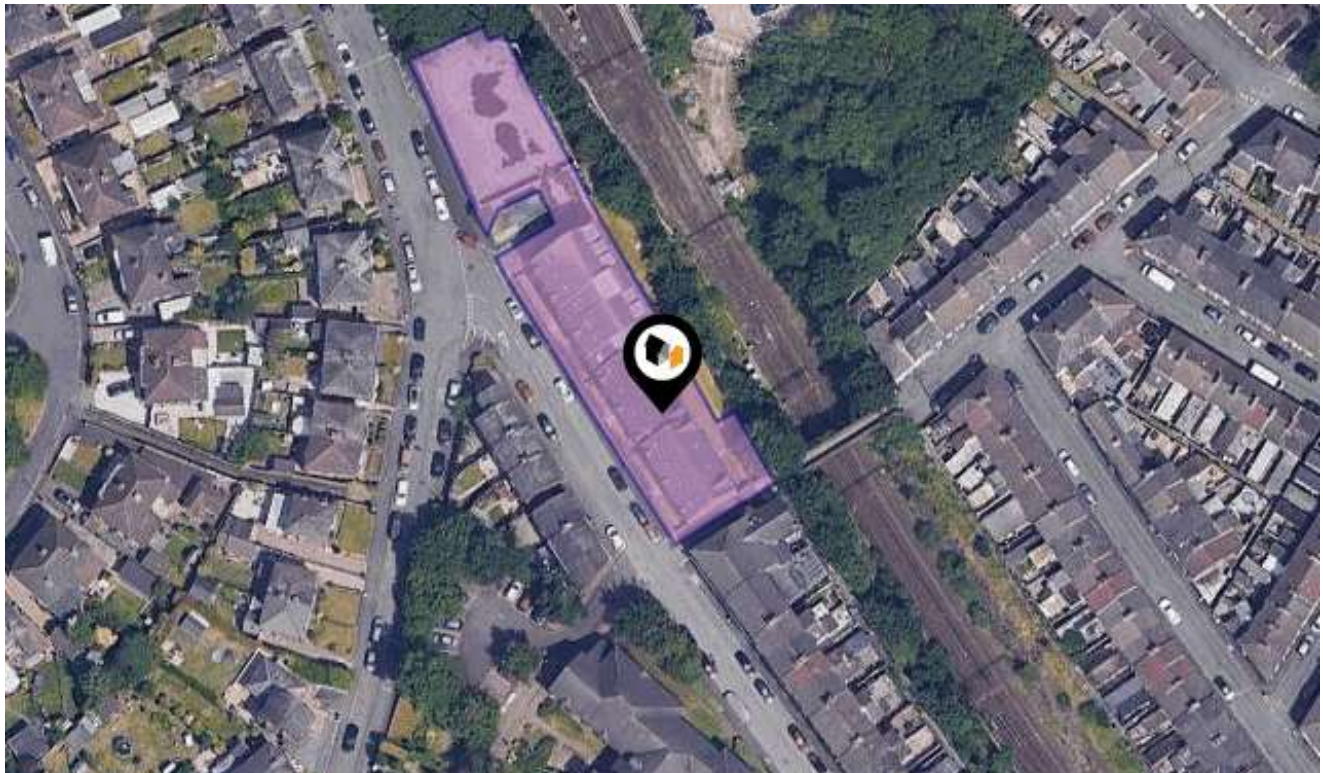# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 09th January 2026

APARTMENT 15, DELAMERE PLACE, BALFOUR STREET, RUNCORN, WA7 4NE

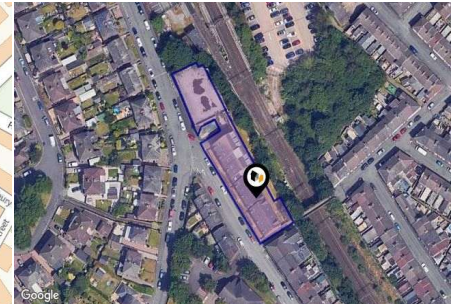**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	31/07/2006
Floor Area:	602 ft^2 / 56 m^2	**End Date:**	01/01/3004
Plot Area:	0.42 acres	**Lease Term:**	999 years from 1 January 2005
Year Built :	2003-2006	**Term Remaining:**	978 years
Council Tax :	Band B		
Annual Estimate:	£1,749		
Title Number:	CH557533		
UPRN:	10012254066		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**78** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Freehold Title Plan
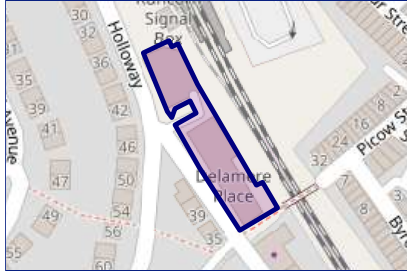
CH246546

Leasehold Title Plan
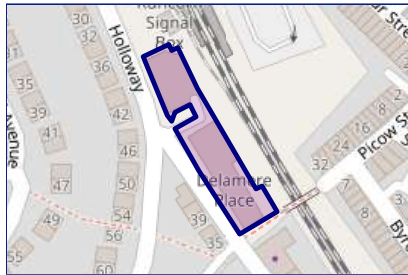
CH557533

Start Date:	31/07/2006
End Date:	01/01/3004
Lease Term:	999 years from 1 January 2005
Term Remaining:	978 years

Property
EPC - Certificate

Apartment 15 Delamere Place, Balfour Street, WA7 4NE

Energy rating

C

Valid until 27.07.2030

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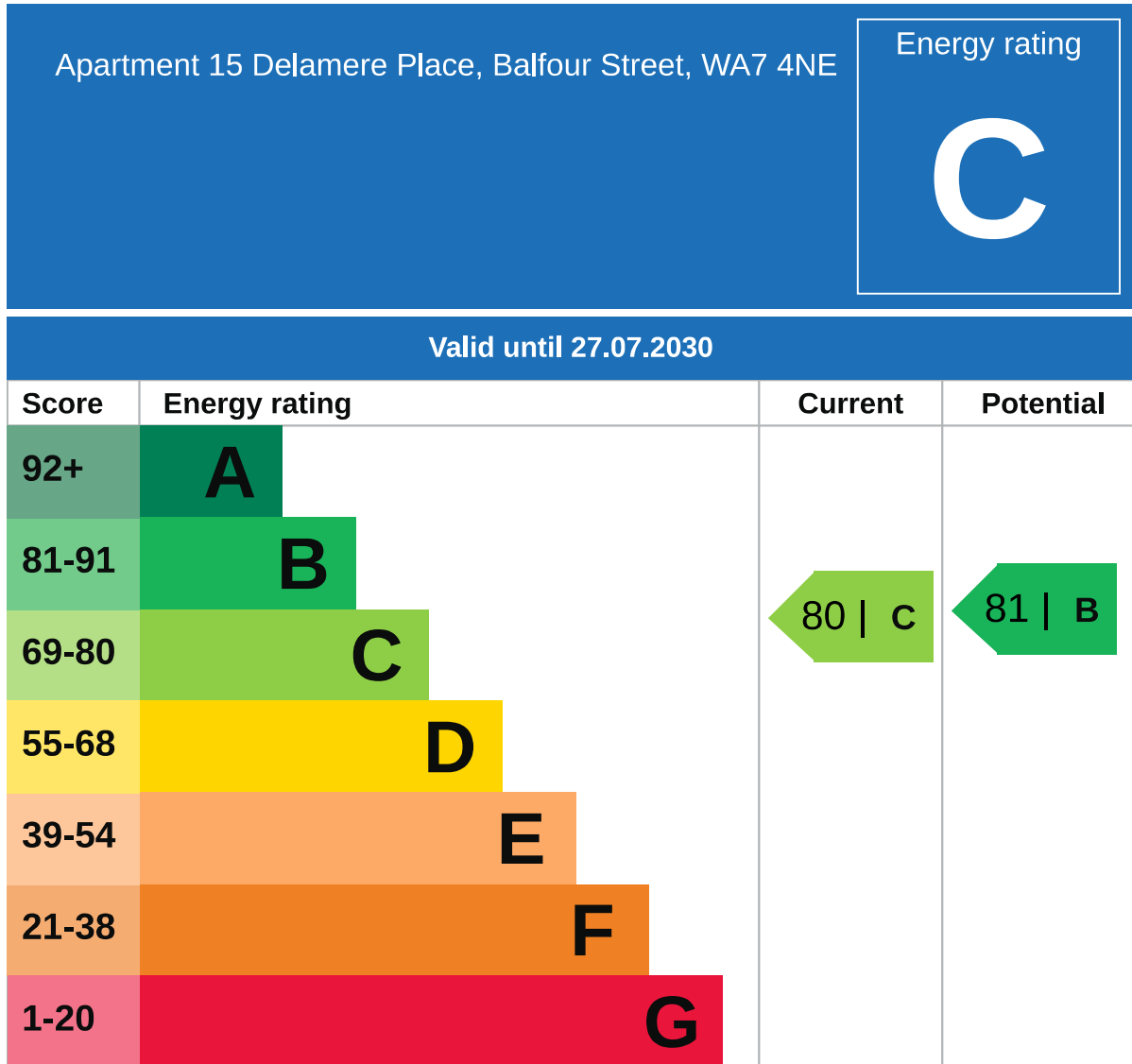
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
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 radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	56 m^2

This map displays nearby coal mine entrances and their classifications.
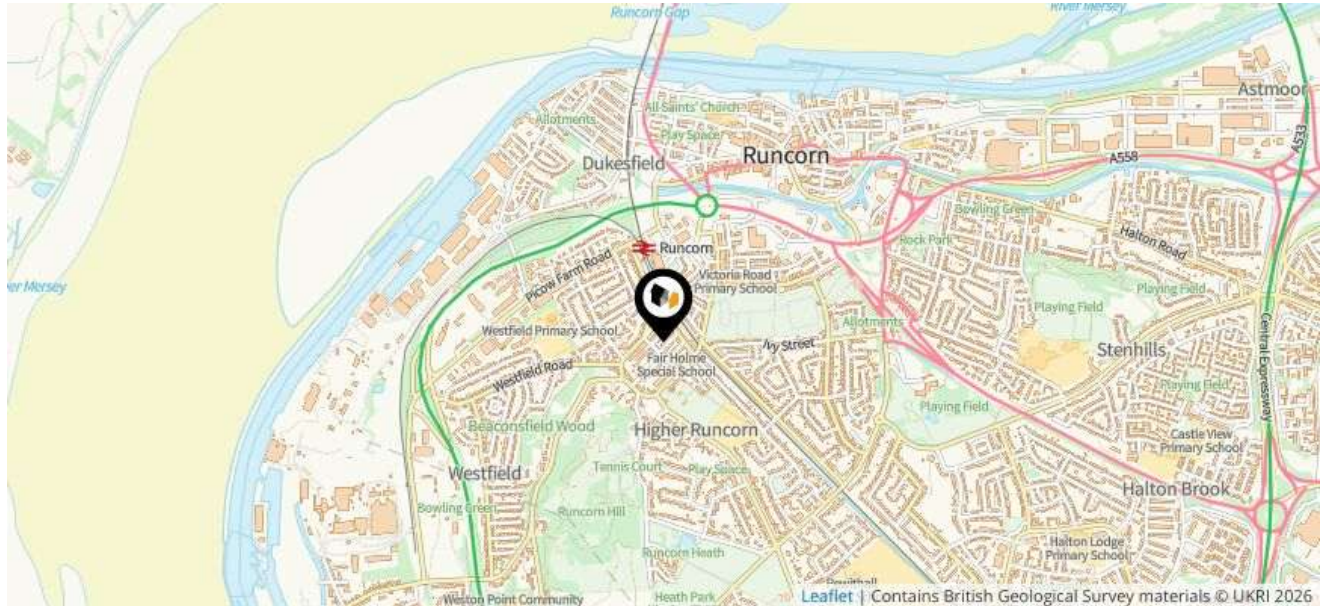
Mine Entry

✕ 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.
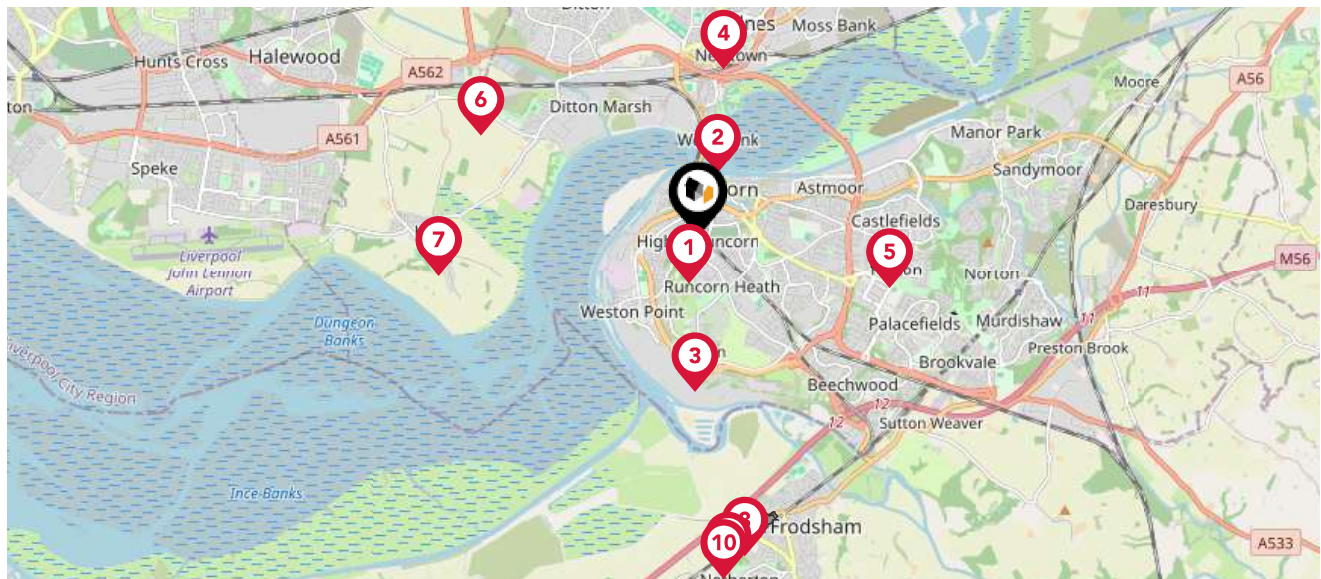

Nearby Conservation Areas

1 Higher Runcorn

2 West Bank Promenade

3 Weston Village

4 Victoria Square

5 Halton Village

6 Halebank

7 Hale Village

8 Frodsham (Town) Conservation Area

9 Frodsham (Town) Conservation Area

10 Frodsham (Town) Conservation Area

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
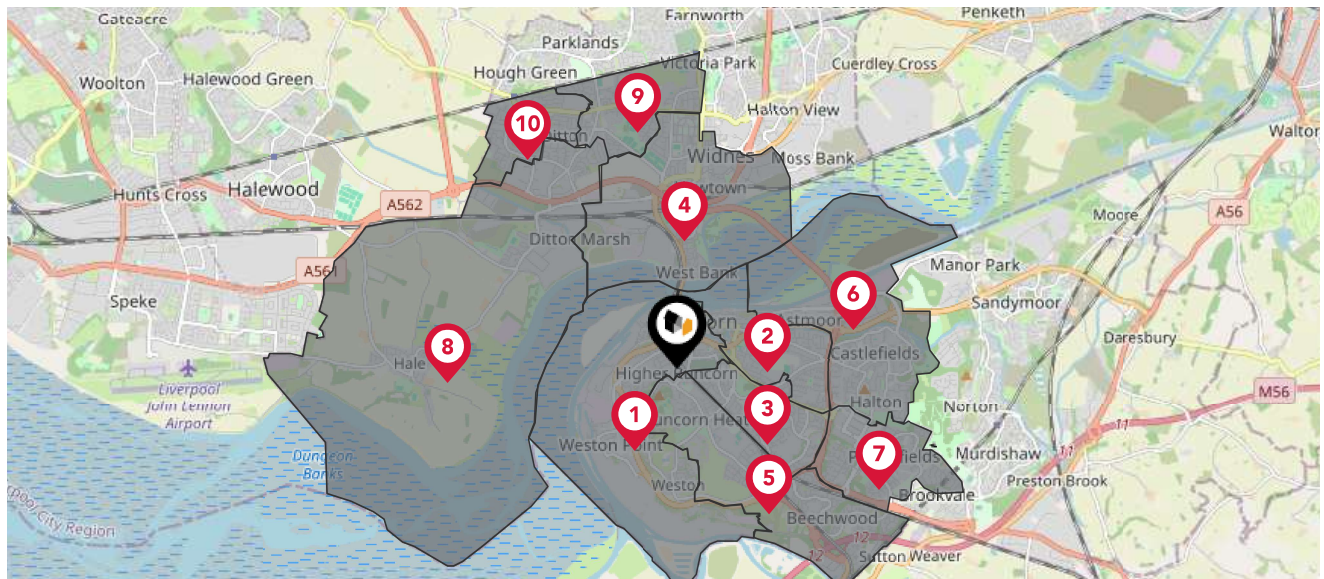

Nearby Council Wards

1	Mersey & Weston Ward	
2	Bridgewater Ward	
3	Grange Ward	
4	Central & West Bank Ward	
5	Beechwood & Heath Ward	
6	Halton Castle Ward	
7	Halton Lea Ward	
8	Ditton, Hale Village & Halebank Ward	
9	Highfield Ward	
10	Bankfield Ward	

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
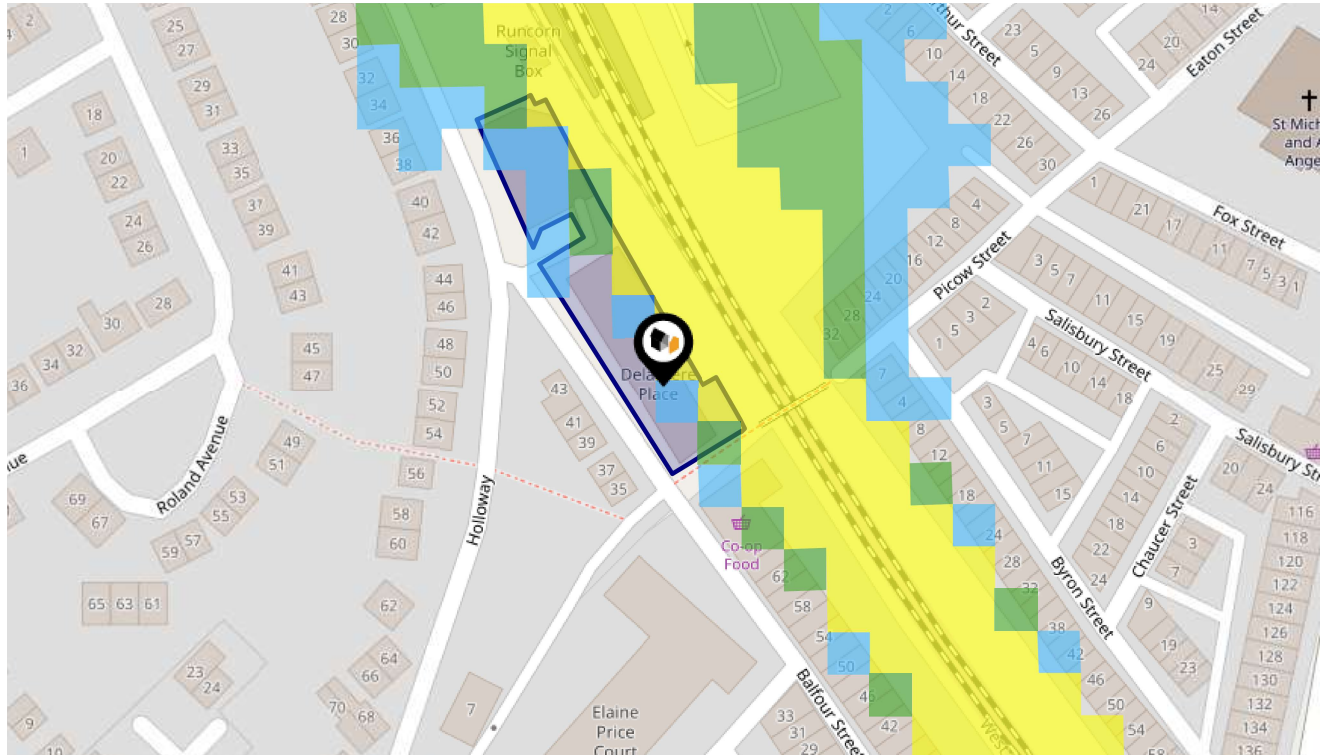
Rail Noise Data

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	■

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:

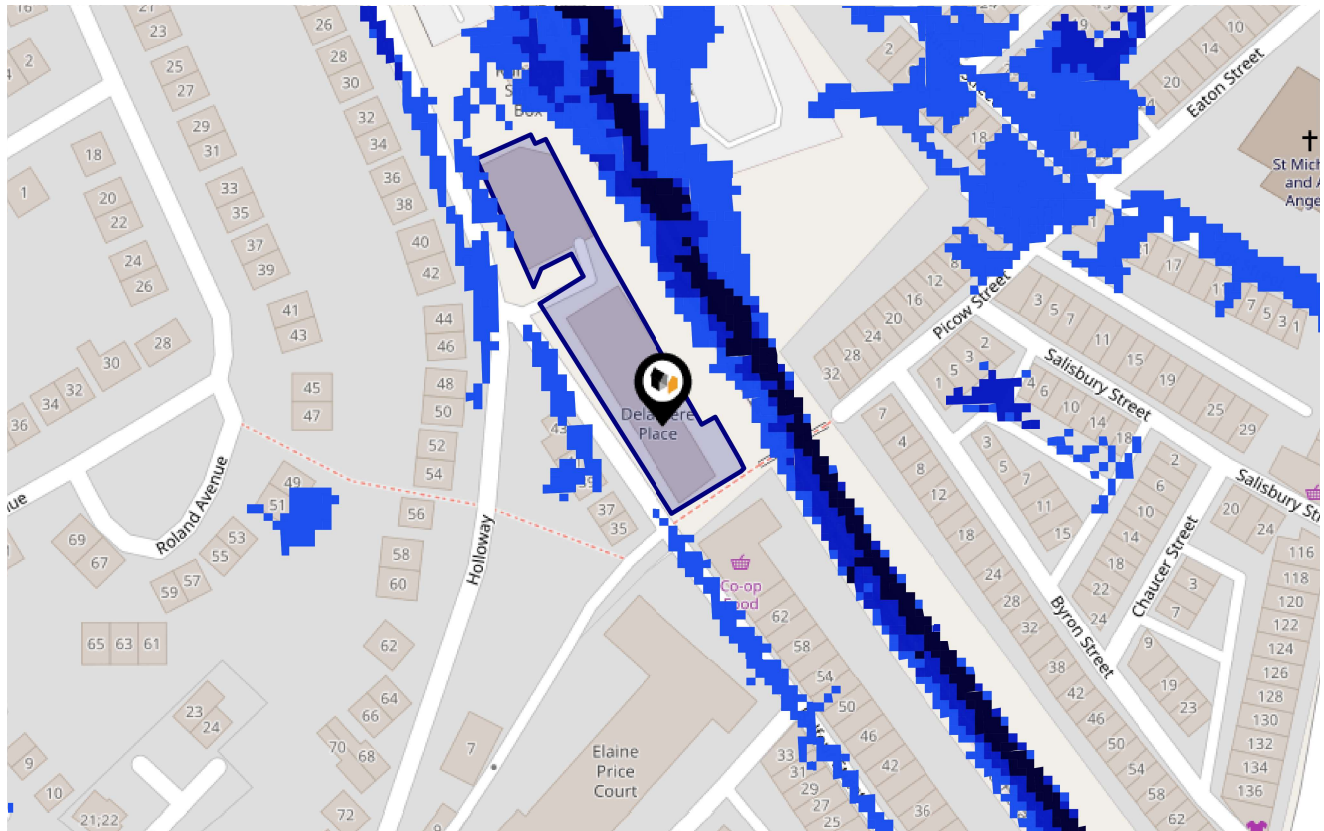|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.

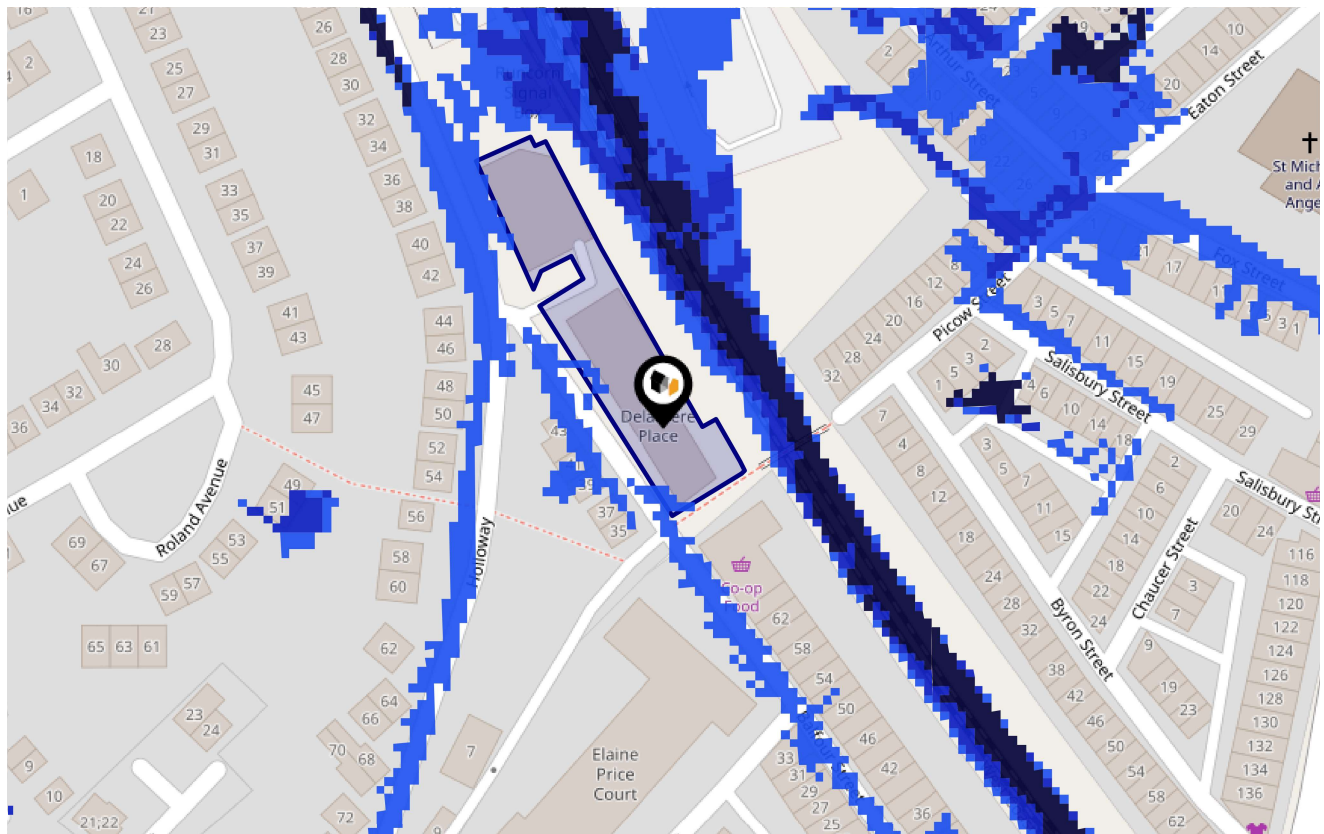Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KPF - Key Property Facts

Flood Risk
Surface Water - Flood Risk

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KPF - Key Property Facts

Green Belt

This map displays nearby areas that have been designated as Green Belt...
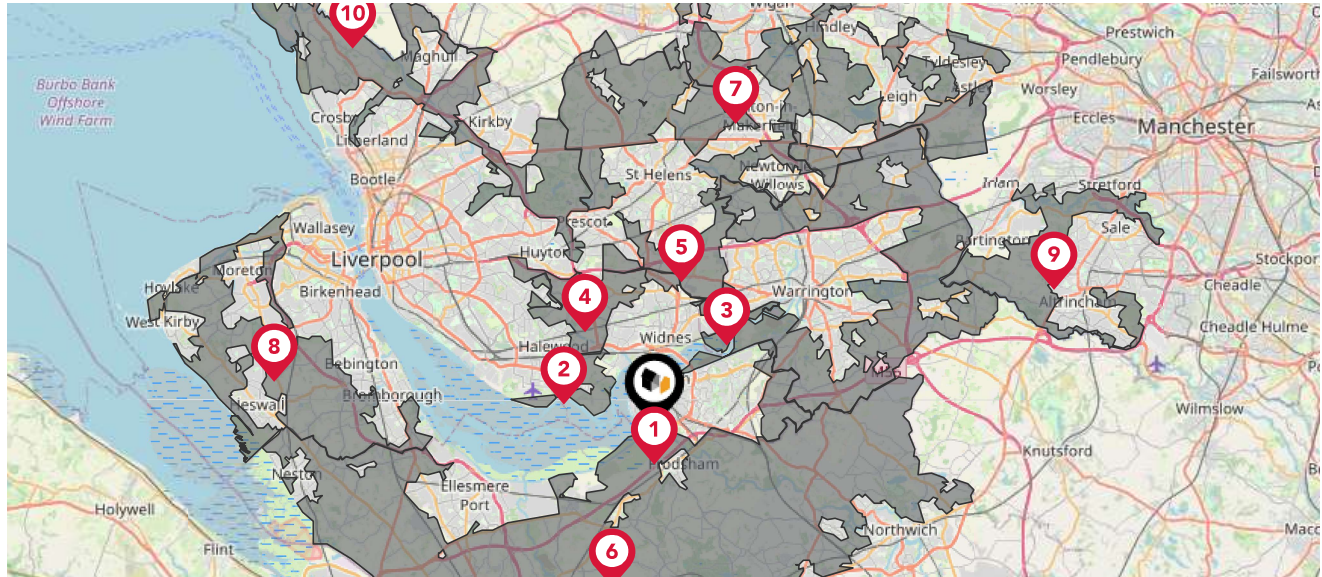
Nearby Green Belt Land	
1	Merseyside and Greater Manchester Green Belt - Halton
2	Merseyside and Greater Manchester Green Belt - Liverpool
3	Merseyside and Greater Manchester Green Belt - Warrington
4	Merseyside and Greater Manchester Green Belt - Knowsley
5	Merseyside and Greater Manchester Green Belt - St. Helens
6	Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
7	Merseyside and Greater Manchester Green Belt - Wigan
8	Merseyside and Greater Manchester Green Belt - Wirral
9	Merseyside and Greater Manchester Green Belt - Trafford
10	Merseyside and Greater Manchester Green Belt - Sefton

Maps
Landfill Sites

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.
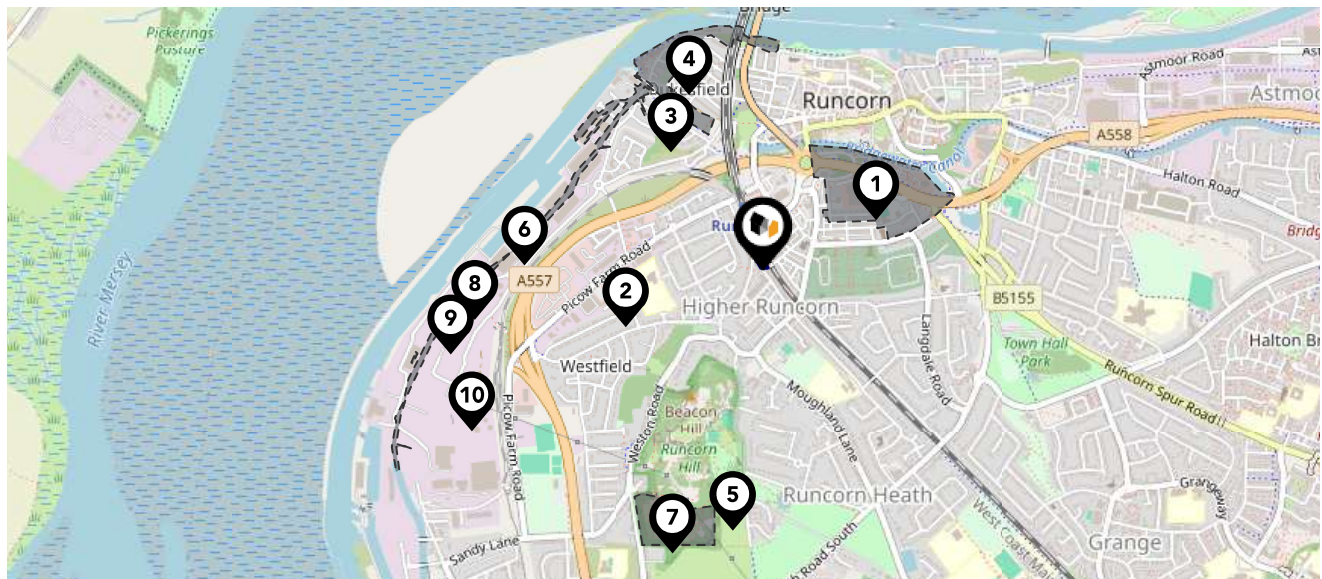
Nearby Landfill Sites

1	Victoria Road-Higher Runcorn	Historic Landfill
2	Crofton Road-Westfield, Runcorn	Historic Landfill
3	Percival Lane-Runcorn	Historic Landfill
4	Old Bridgewater Locks-Algernon Street, Runcorn	Historic Landfill
5	Highlands Road-Runcorn, Cheshire	Historic Landfill
6	Runcorn and Weston Canal-Percival Lane, Runcorn	Historic Landfill
7	Weston Road-Runcorn, Cheshire	Historic Landfill
8	Runcorn Docks-Percival Lane, Runcorn, Cheshire	Historic Landfill
9	Runcorn Docks-Picow Farm Road, Runcorn	Historic Landfill
10	Runcorn Docks-Picow Farm Road, Runcorn	Historic Landfill

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
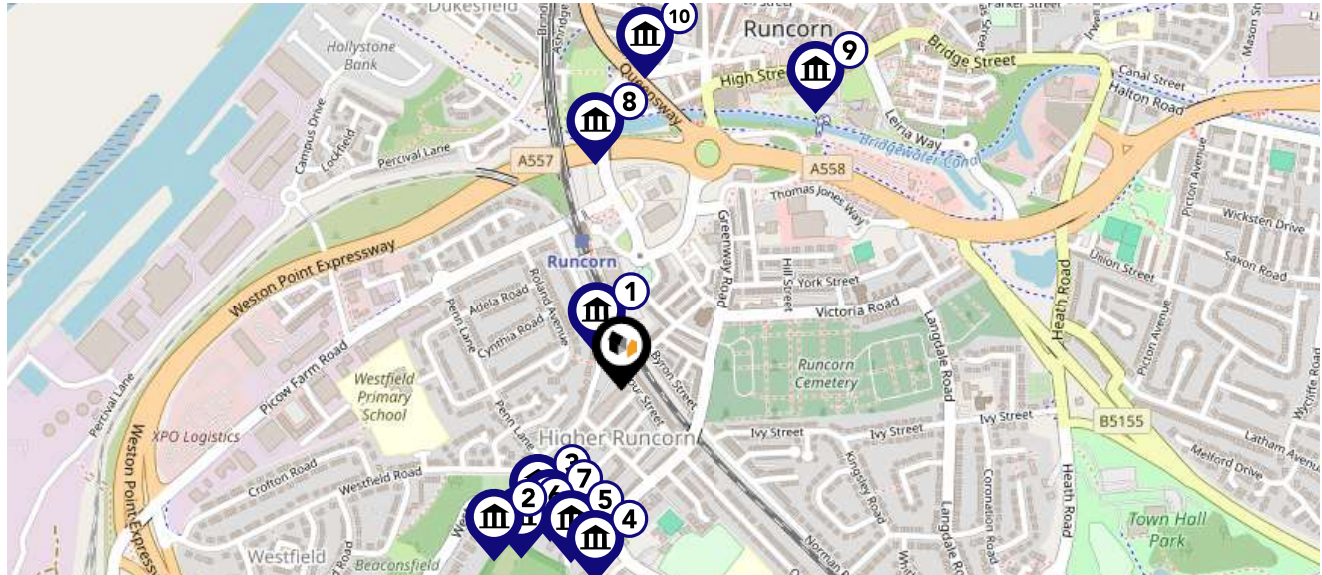
Listed Buildings in the local district	Grade	Distance
1 1412067 - Runcorn Signal Box	Grade II	0.1 miles
2 1326281 - Rockfield	Grade II	0.2 miles
3 1104841 - 53, Holloway	Grade II	0.2 miles
4 1437933 - Runcorn War Memorial	Grade II	0.2 miles
5 1105640 - Brookfield Farmhouse	Grade II	0.2 miles
6 1130443 - The Nook	Grade II	0.2 miles
7 1130442 - The Elms	Grade II	0.2 miles
8 1105680 - Waterloo Bridge	Grade II	0.3 miles
9 1278038 - Terrace Walls Piers And Railings To St Paul's Health Centre	Grade II	0.4 miles
10 1392040 - Carnegie Library	Grade II	0.4 miles

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		Nursery	Primary	Secondary	College	Private
1	**Westfield Primary School** Ofsted Rating: Good	Pupils: 107	Distance:0.21	☐	☑	☐	☐	☐
2	**Victoria Road Primary School** Ofsted Rating: Good	Pupils: 202	Distance:0.23	☐	☑	☐	☐	☐
3	**St Clement's Catholic Primary School** Ofsted Rating: Good	Pupils: 199	Distance:0.34	☐	☑	☐	☐	☐
4	**Runcorn All Saints CofE Primary School** Ofsted Rating: Requires improvement	Pupils: 105	Distance:0.45	☐	☑	☐	☐	☐
5	**Weston Point College** Ofsted Rating: Requires improvement	Pupils: 29	Distance:0.46	☐	☐	☑	☐	☐
6	**Pewithall School** Ofsted Rating: Outstanding	Pupils: 213	Distance:0.7	☐	☑	☐	☐	☐
7	**St Edward's Catholic Primary School** Ofsted Rating: Requires improvement	Pupils: 114	Distance:0.71	☐	☑	☐	☐	☐
8	**Weston Point Primary Academy** Ofsted Rating: Not Rated	Pupils: 103	Distance:0.81	☐	☑	☐	☐	☐

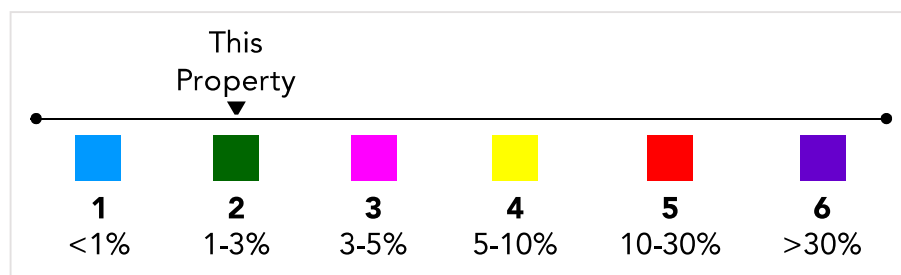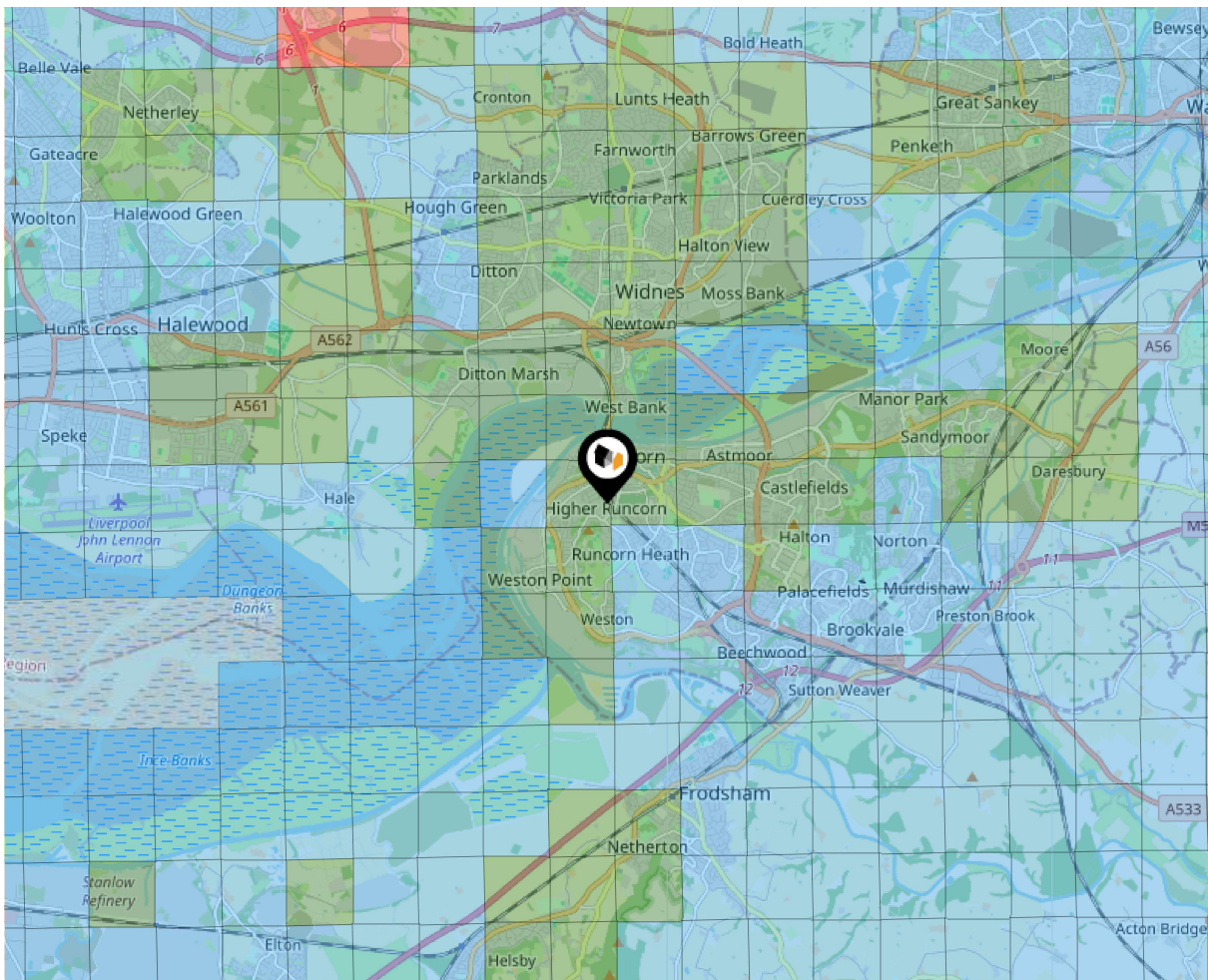|	Nursery	Primary	Secondary	College	Private
9 The Grange School Ofsted Rating: Good | Pupils: 1190 | Distance:0.87	☐	☑	☑	☐	☐
10 Widnes Academy Ofsted Rating: Good | Pupils: 146 | Distance:0.9	☐	☑	☐	☐	☐
11 The Heath School Ofsted Rating: Requires improvement | Pupils: 1184 | Distance:0.92	☐	☐	☑	☐	☐
12 Halton Lodge Primary School Ofsted Rating: Requires improvement | Pupils: 204 | Distance:1.11	☐	☑	☐	☐	☐
13 Weston Primary School Ofsted Rating: Good | Pupils: 201 | Distance:1.12	☐	☑	☐	☐	☐
14 Hope Corner School Ofsted Rating: Good | Pupils: 4 | Distance:1.17	☐	☐	☑	☐	☐
15 The Holy Spirit Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 98 | Distance:1.18	☐	☑	☐	☐	☐
16 Castle View Primary School Ofsted Rating: Good | Pupils: 178 | Distance:1.29	☐	☑	☐	☐	☐
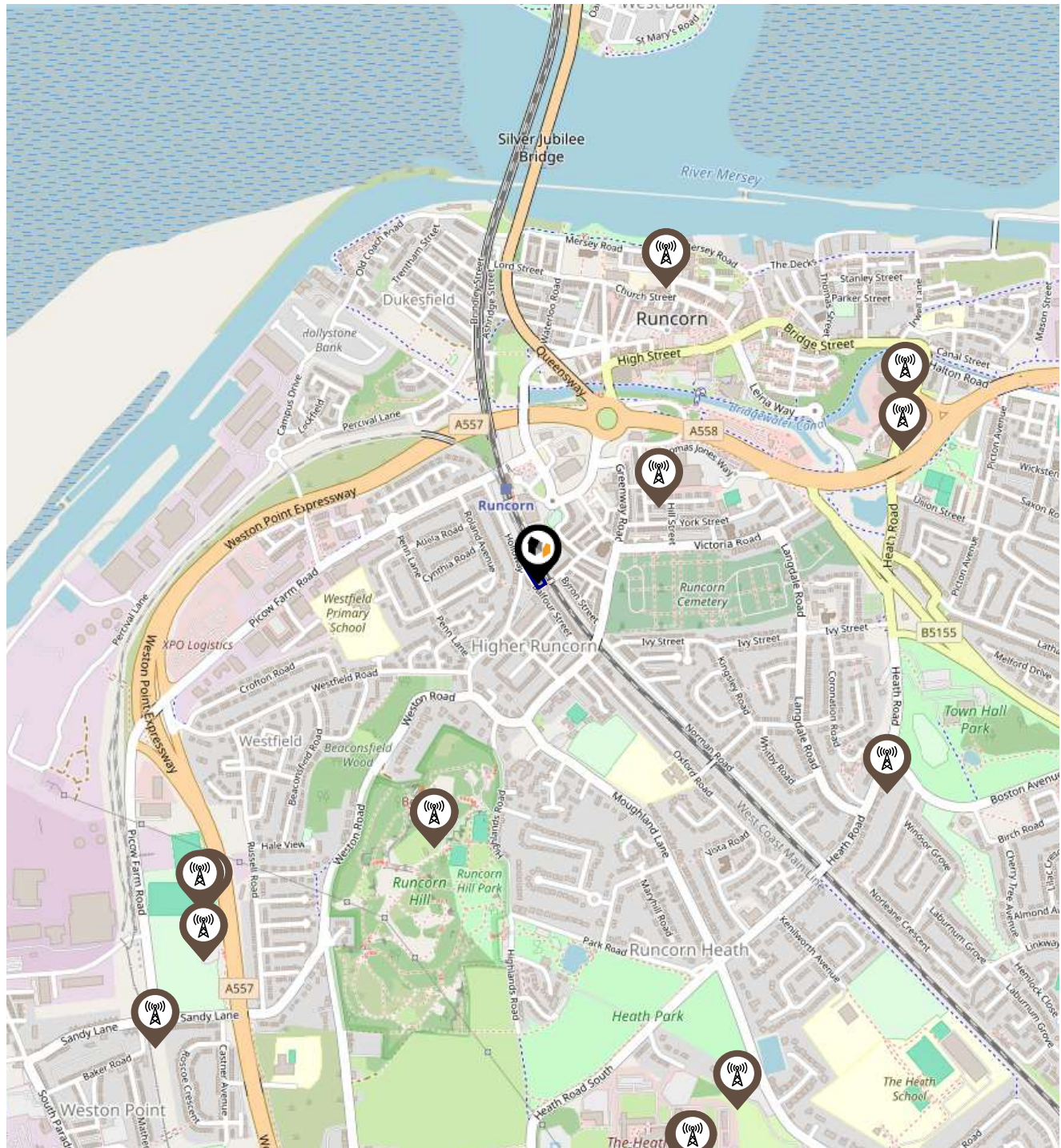
Key:
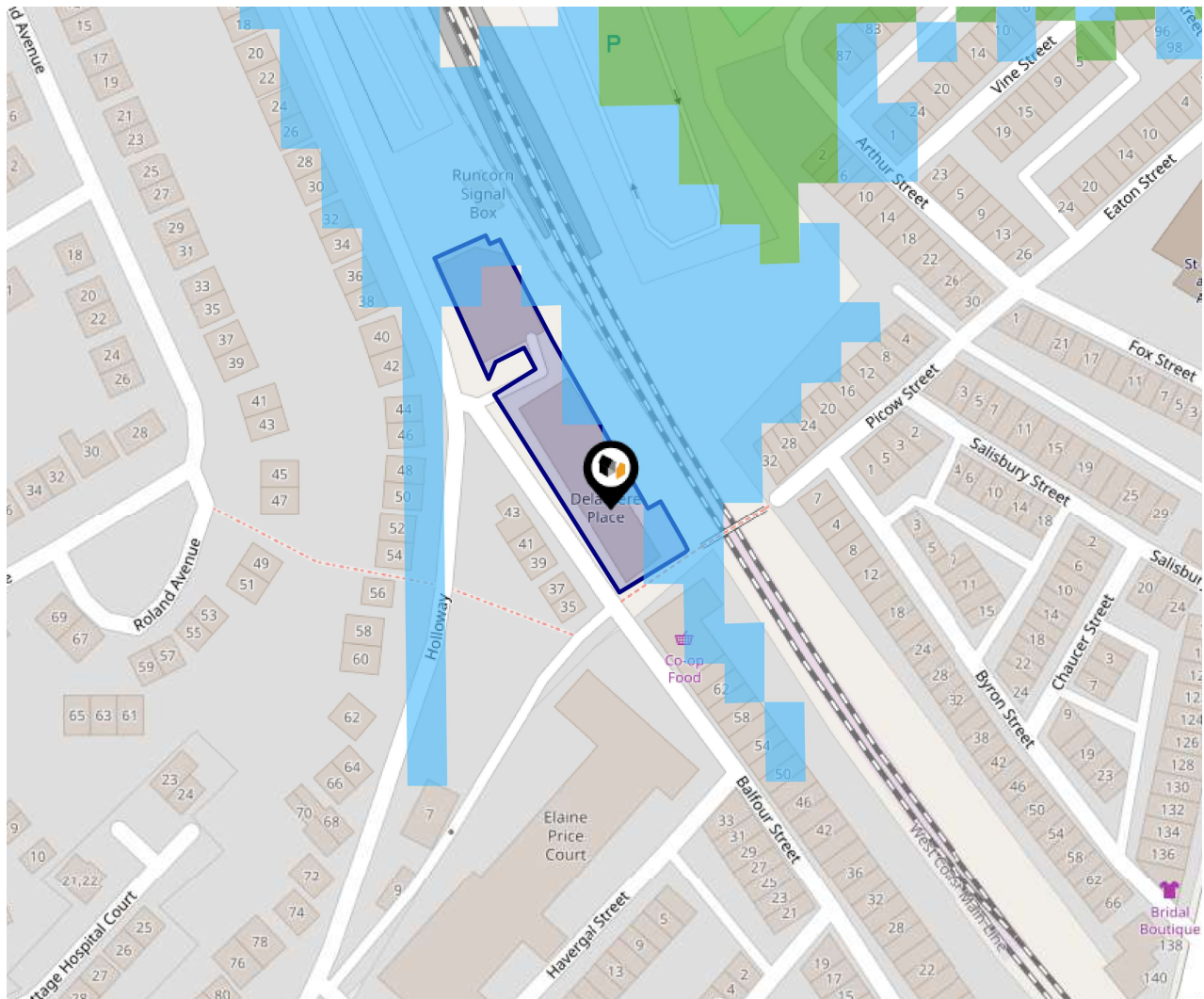
Power Pylons

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
Property
▼

1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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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

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SILT
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	HEAVY		
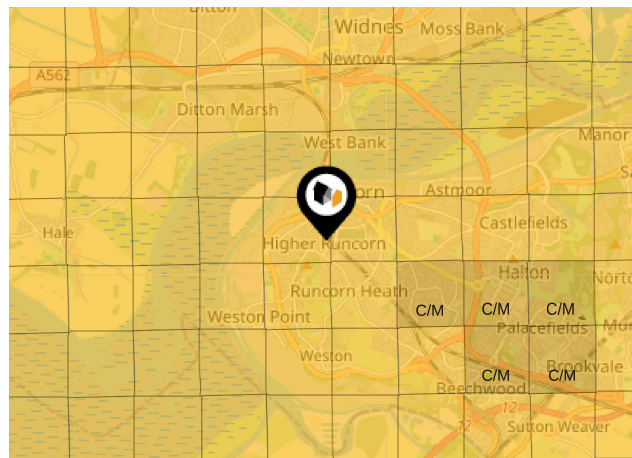
Primary Classifications (Most Common Clay Types)

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

Transport (National)
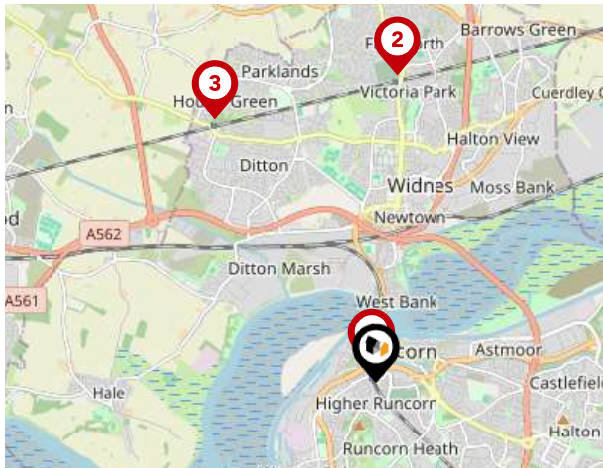
National Rail Stations

Pin	Name	Distance
1	Runcorn Rail Station	0.15 miles
2	Widnes Rail Station	2.9 miles
3	Hough Green Rail Station	2.9 miles
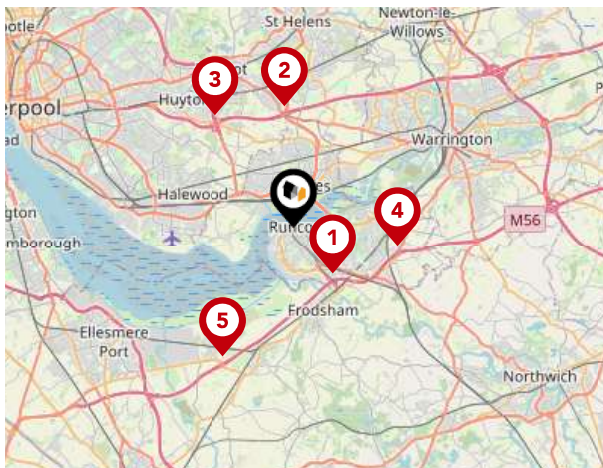
Trunk Roads/Motorways

Pin	Name	Distance
1	M56 J12	2.25 miles
2	M62 J7	4.62 miles
3	M62 J6	5.16 miles
4	M56 J11	3.96 miles
5	M56 J14	5.54 miles

Airports/Helipads

Pin	Name	Distance
1	Speke	4.83 miles
2	Manchester Airport	19.07 miles
3	Highfield	32.98 miles
4	Leeds Bradford Airport	57.56 miles
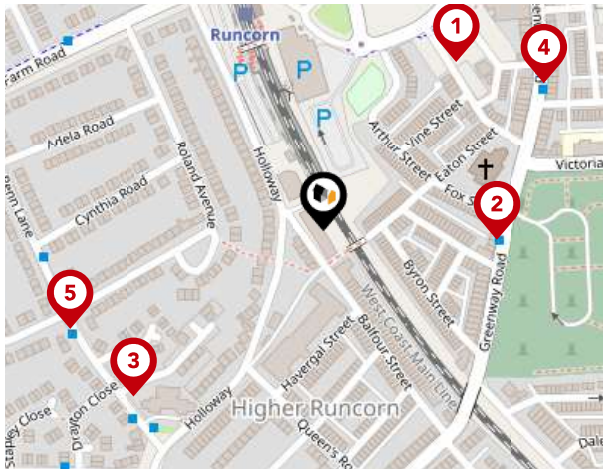
Bus Stops/Stations

Pin	Name	Distance
1	Shaw Street	0.13 miles
2	Bonton	0.1 miles
3	Holloway	0.15 miles
4	York Street	0.16 miles
5	Roland Avenue	0.16 miles
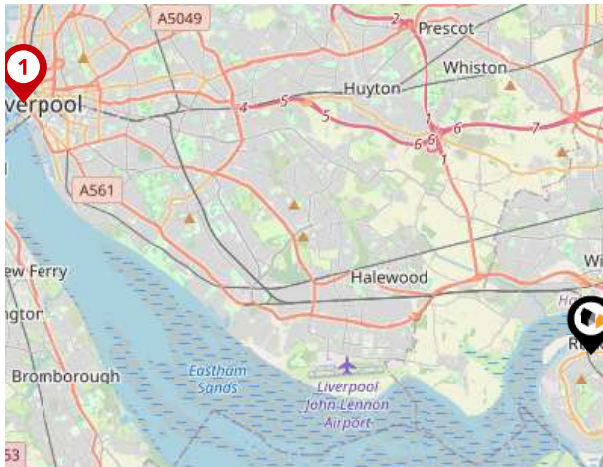
Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	11.66 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.

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LANDWOOD GROUP

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail