



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Monday 19<sup>th</sup> January 2026**



**APARTMENT 74, MERIDIAN BAY, TRAWLER ROAD,  
MARITIME QUARTER, SWANSEA, SA1 1PL**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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

<https://landwoodgroup.com/>



# Property Overview

LANDWOOD GROUP



## Property



**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 1,022 ft<sup>2</sup> / 95 m<sup>2</sup>  
**Plot Area:** 2.27 acres  
**Year Built :** After 2007  
**Council Tax :** Band F  
**Annual Estimate:** £3,095  
**Title Number:** CYM400162  
**UPRN:** 10010057471

**Last Sold Date:** 26/02/2016  
**Last Sold Price:** £232,000  
**Last Sold £/ft<sup>2</sup>:** £227  
**Tenure:** Leasehold  
**Start Date:** 21/12/2008  
**End Date:** 25/12/2157  
**Lease Term:** 150 years (less 3 days) from 25 December 2007  
**Term Remaining:** 132 years

## Local Area

**Local Authority:** Swansea  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers Very low  
● Seas Low  
● Surface Water Very low

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

<b>26</b>	<b>80</b>	<b>1800</b>
mb/s	mb/s	mb/s
		

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



**Satellite/Fibre TV Availability:**



# Property Multiple Title Plans

LANDWOOD  
GROUP

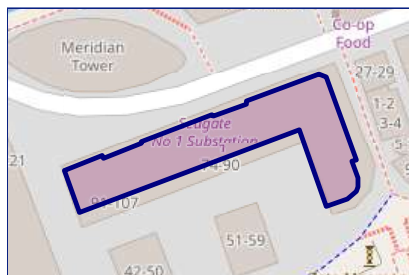
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



**CYM242920**

## Leasehold Title Plans



**CYM437590**

Start Date: 29/04/2008  
End Date: 24/12/2182  
Lease Term: from 25 December 2007 for a term of 150 years to and including 24 December 2157  
Term Remaining: 157 years

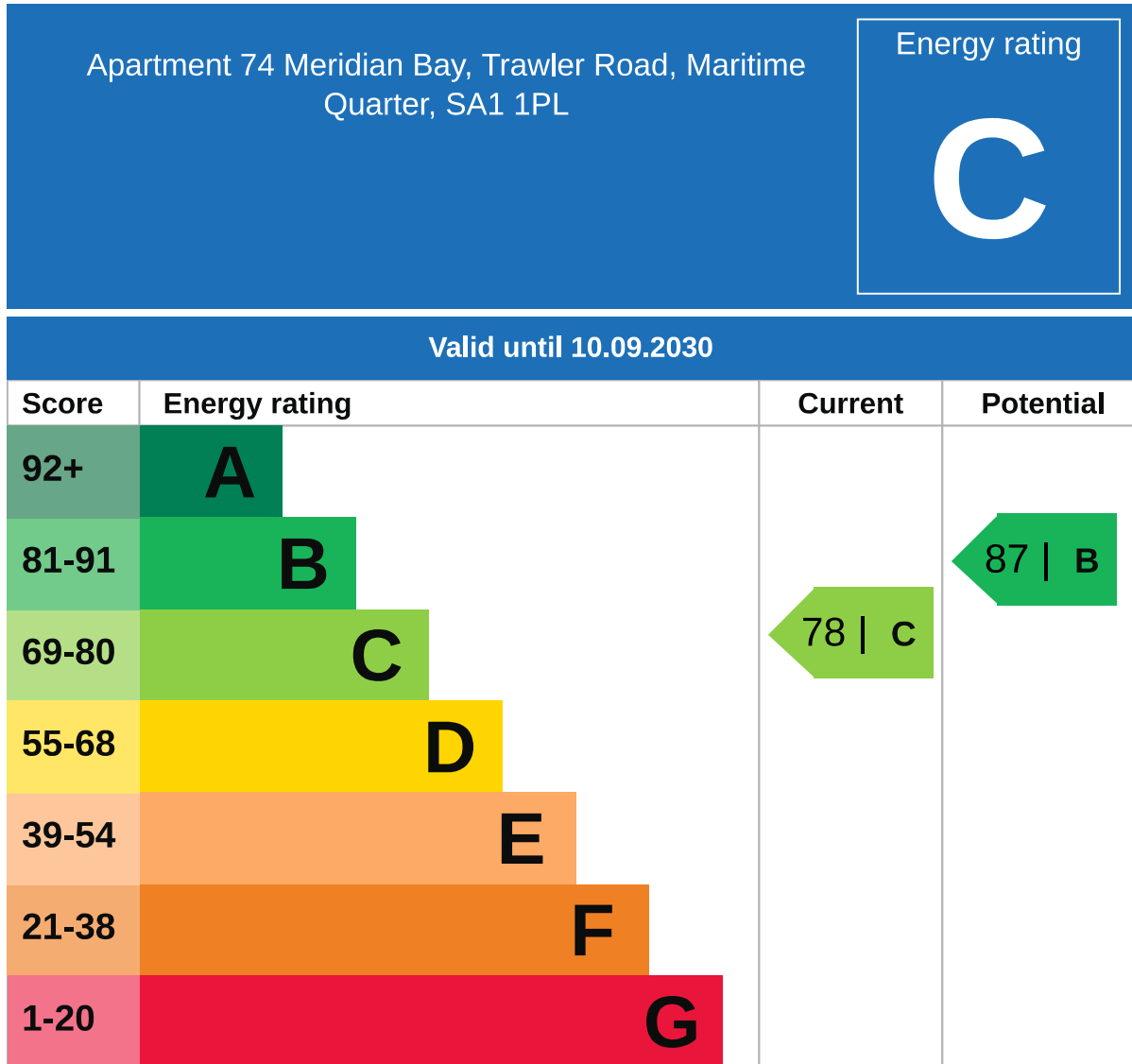


**CYM400162**

Start Date: 21/12/2008  
End Date: 25/12/2157  
Lease Term: 150 years (less 3 days) from 25 December 2007  
Term Remaining: 132 years

# Property EPC - Certificate

LANDWOOD  
GROUP





# Property

## EPC - Additional Data

LANDWOOD  
GROUP

### Additional EPC Data

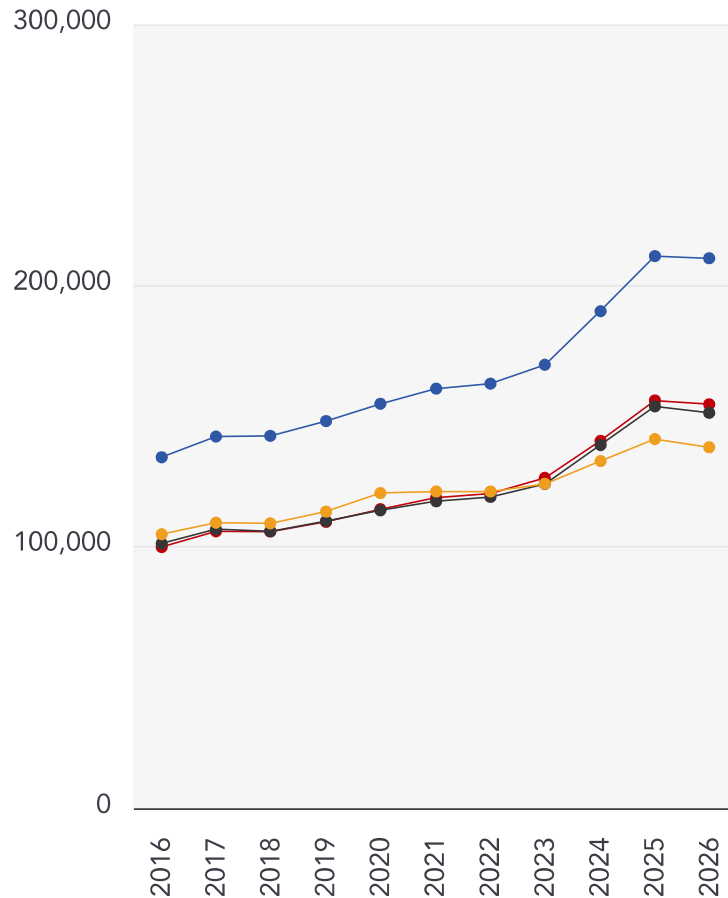
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	95 m <sup>2</sup>

# Market

## House Price Statistics

LANDWOOD  
GROUP

10 Year History of Average House Prices by Property Type in SA1



Detached

**+56.66%**

Semi-Detached

**+54.64%**

Terraced

**+49.35%**

Flat

**+31.72%**

# 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.

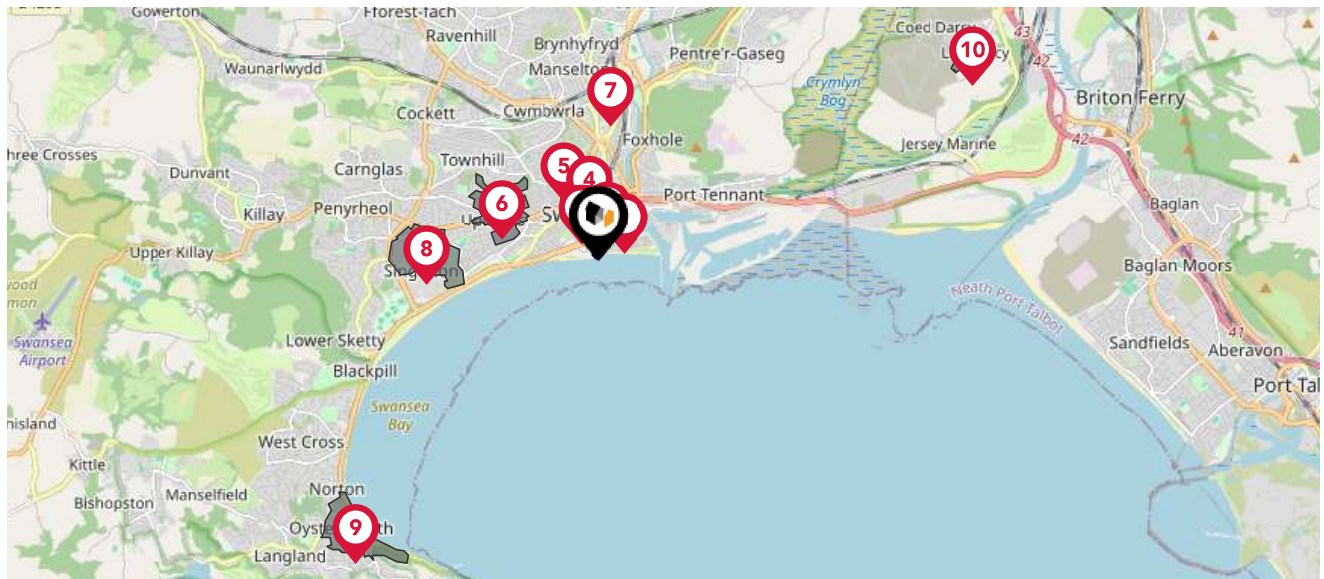
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

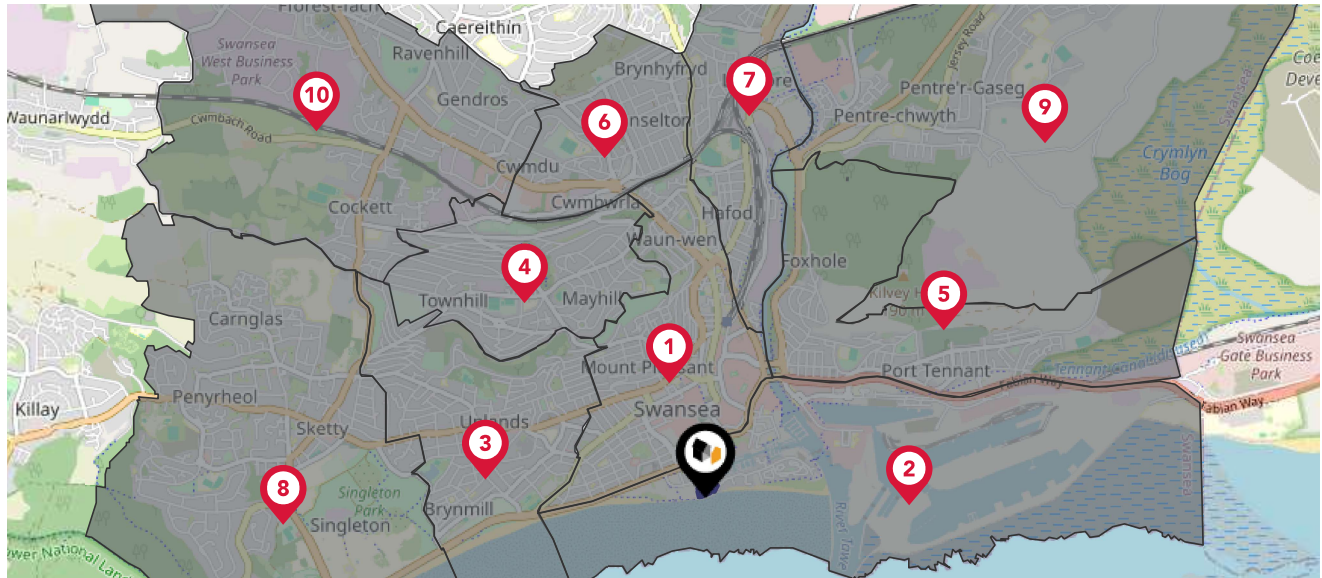
- 1 Maritime Quarter
- 2 Oxford Street / Nelson Street / Union Street
- 3 Wind Street
- 4 Alexandra Road
- 5 Mount Pleasant
- 6 Ffynone
- 7 Vivianstown
- 8 Sketty
- 9 Mumbles
- 10 Llandarcy Village

# 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



Castle ED



Waterfront ED



Uplands ED



Townhill ED



St. Thomas ED



Cwmbwrla ED



Landore ED



Sketty ED



Bon-y-maen ED



Cockett ED

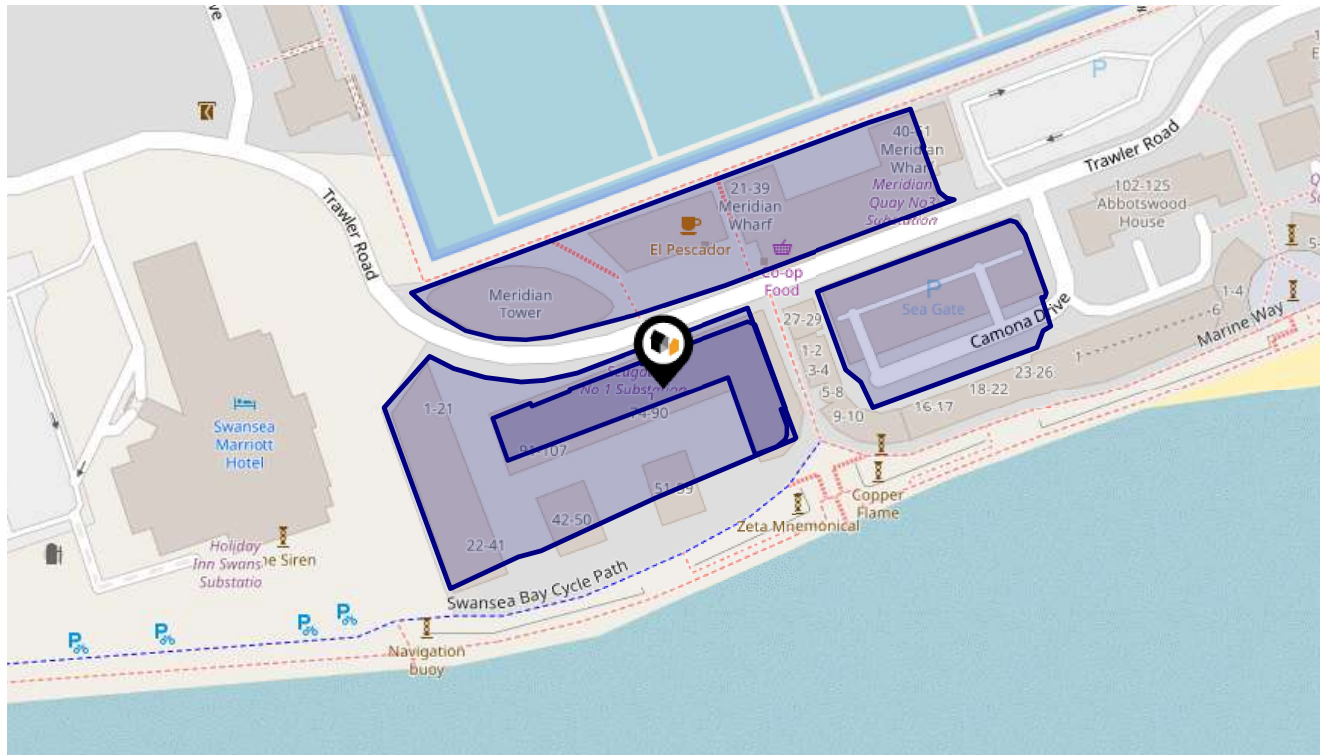


# Maps

## 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:

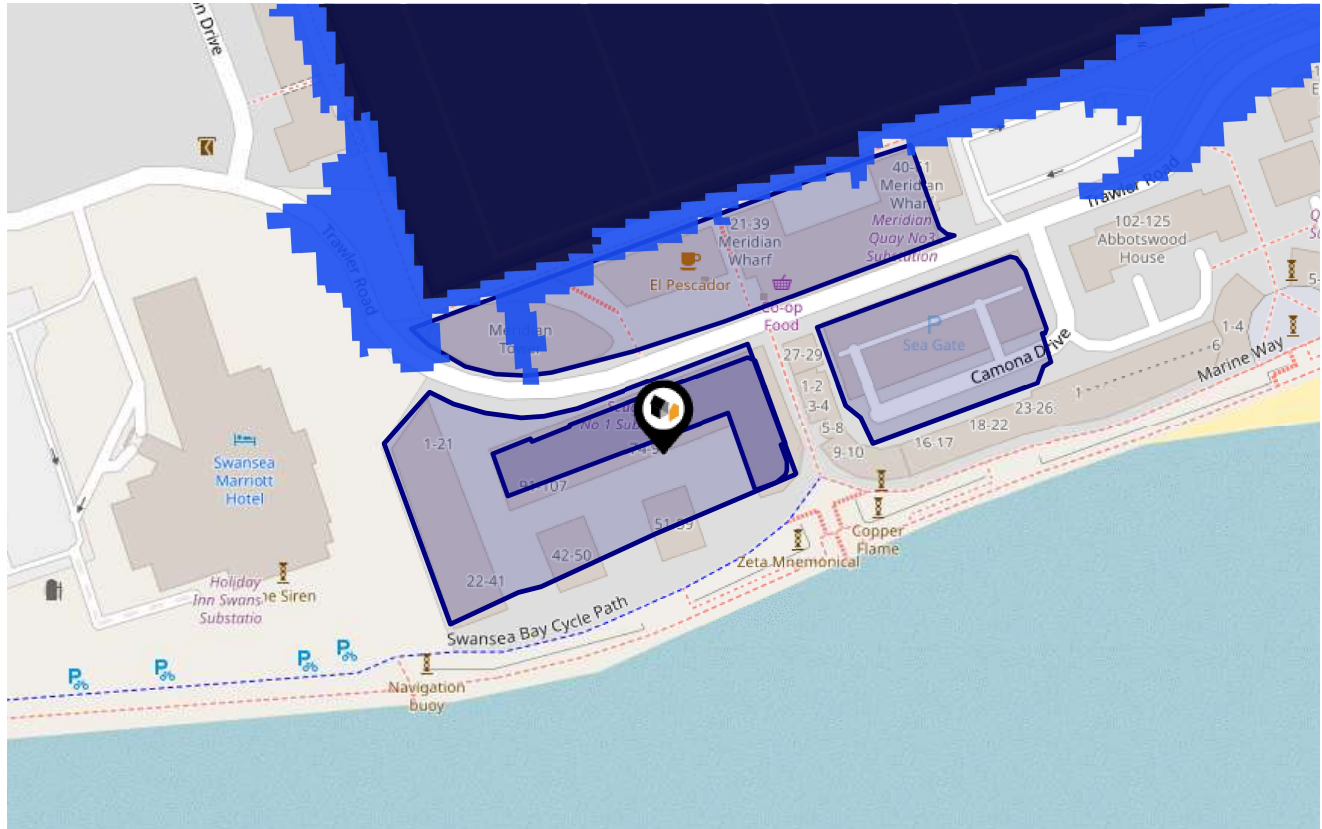
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk

## Rivers Flood Risk

LANDWOOD  
GROUP

This map shows the chance of flooding from rivers, 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 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) 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.

# Flood Risk

## Seas Flood Risk

LANDWOOD  
GROUP

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



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 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) 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.

# 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 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) 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.

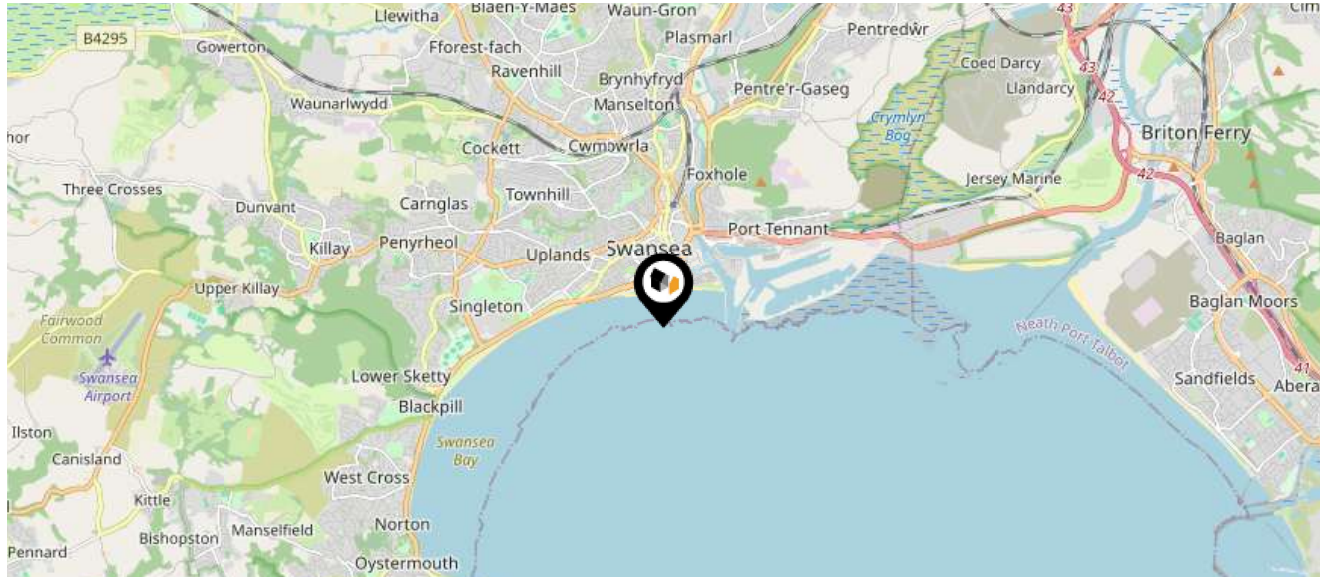


# Maps

## Green Belt

LANDWOOD  
GROUP

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



Nearby Green Belt Land

No data available.

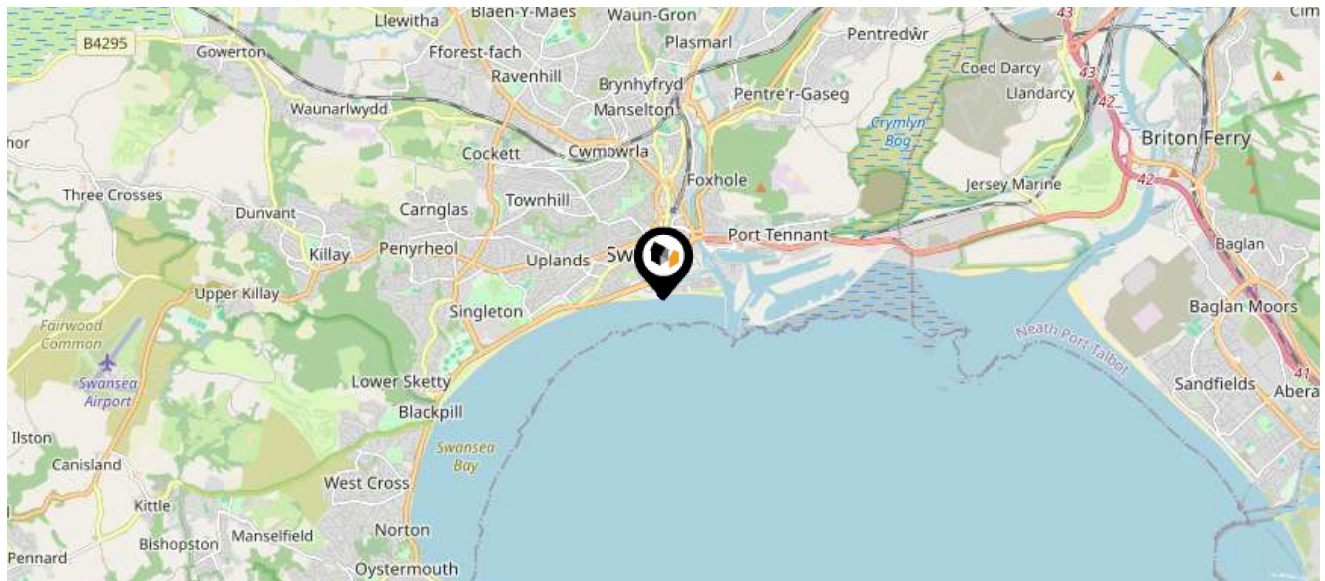


# Maps

## 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

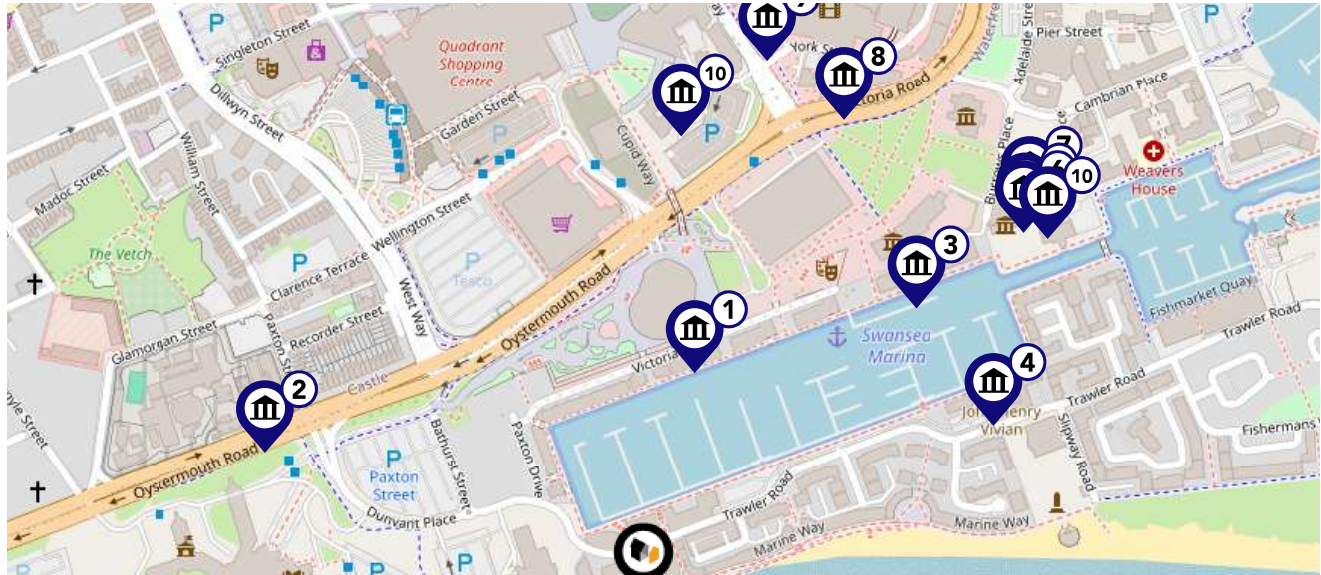
No data available.












# 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
 11652 - Former Gwr Revetment Walls Along N Side Of South Dock	Grade II	0.1 miles
 11606 - H.m.prison, Gatehouse Building	Grade II	0.2 miles
 11598 - Maritime & Industrial Museum	Grade II	0.2 miles
 11644 - Plinth & Statue Of Jh Vivian	Grade II	0.2 miles
 11580 - 5 Gloucester Place	Grade II	0.3 miles
 11581 - 6 Gloucester Place	Grade II	0.3 miles
 11578 - 3 Gloucester Place	Grade II	0.3 miles
 11674 - York Place Baptist Chapel	Grade II	0.3 miles
 11611 - 2 Princes Way	Grade II	0.3 miles
 11582 - St. Nicholas Seamen's Church (swansea Arts Workshop)	Grade II	0.3 miles
 11615 - St. David's Priory R.c. Church	Grade II	0.3 miles

# Area Schools

LANDWOOD  
GROUP

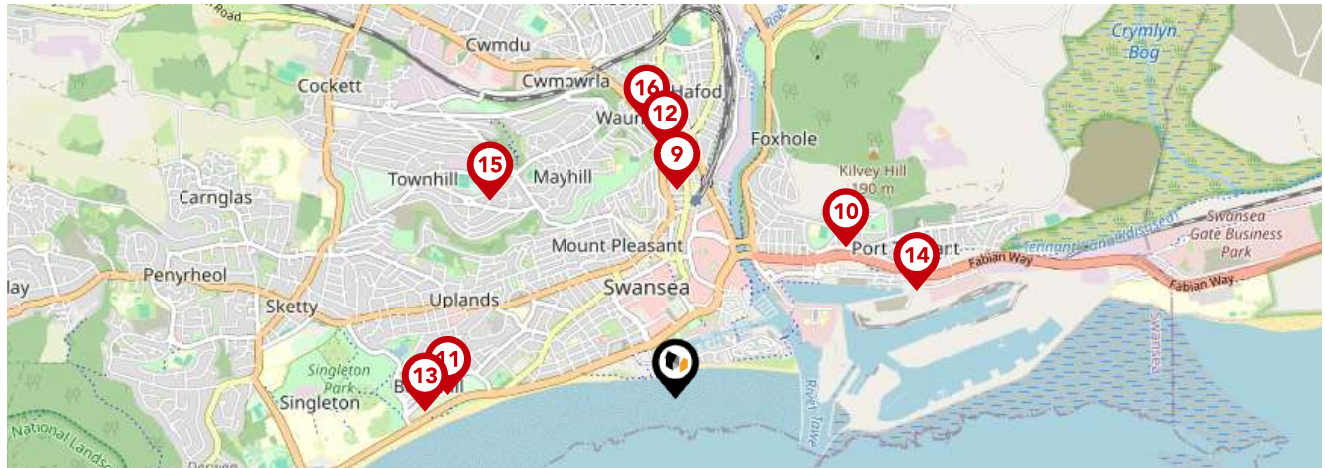










		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Helen's Primary School</b> Ofsted Rating: Excellent   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Swansea Sixth Form College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Christchurch (C.I.W.) Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Terrace Road Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ffynone House School Trust</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Thoma's Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sea View Community Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Thomas Community Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

LANDWOOD  
GROUP

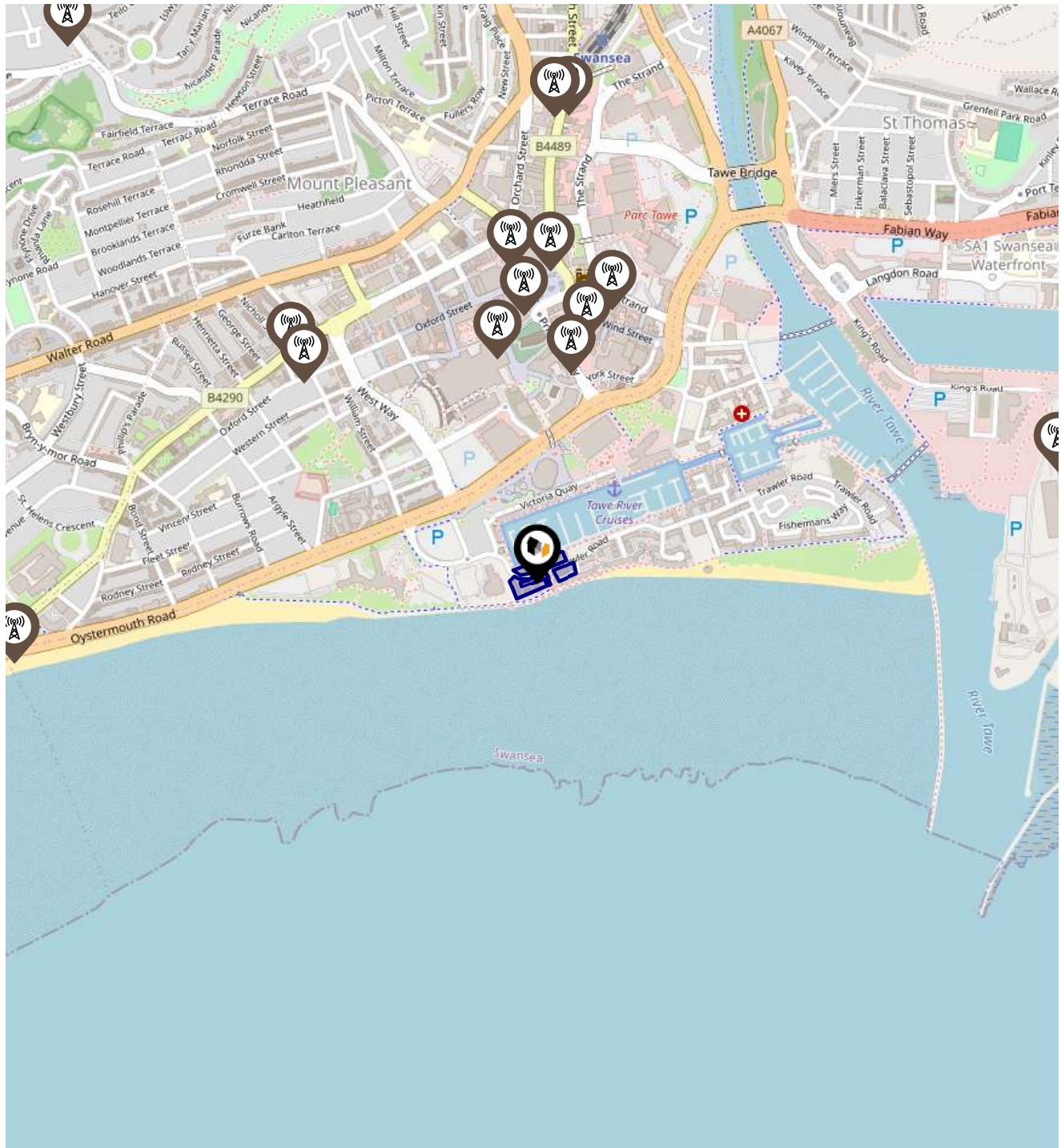


		Nursery	Primary	Secondary	College	Private
	<b>Ysgol Crug Glas</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Margaret Street Nursery</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Y.G.G. Bryn-Y-Mor</b> Ofsted Rating: Good   Pupils:0   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Cathedral Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brynmill Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Danygraig Primary School</b> Ofsted Rating: Adequate   Pupils:0   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Townhill Community Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waun Wen Primary School</b> Ofsted Rating: Adequate   Pupils:0   Distance:1.35	<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



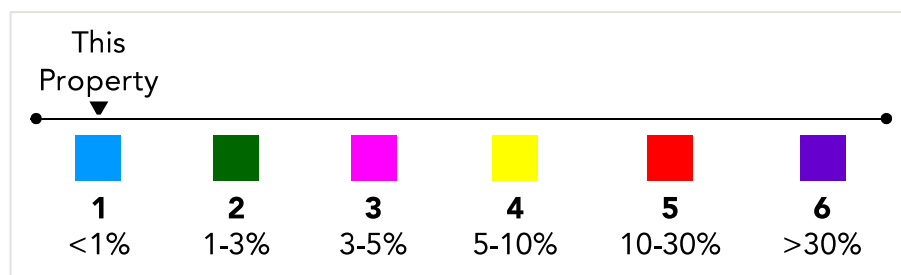
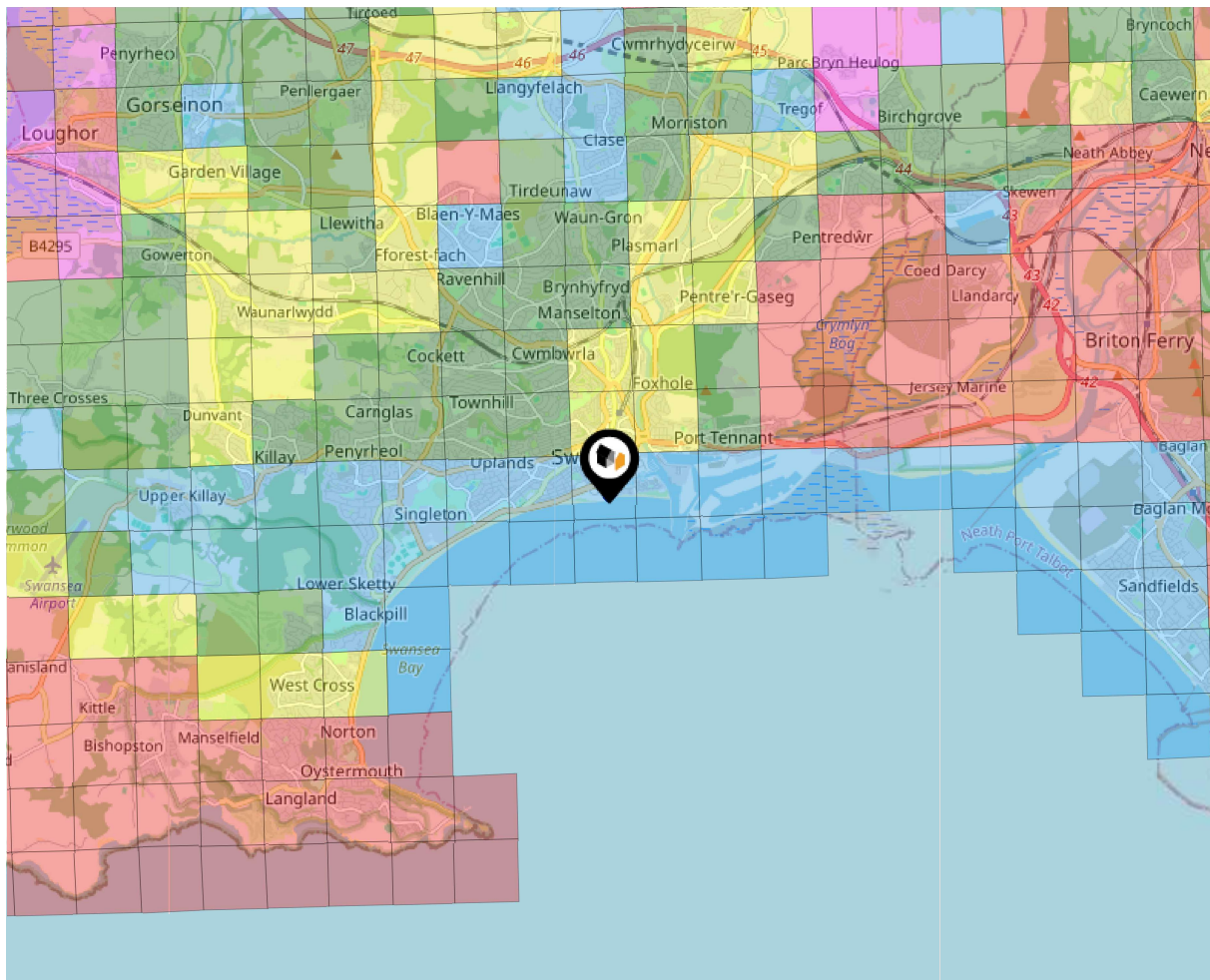
# Environment

## Radon Gas

LANDWOOD  
GROUP

### What is Radon?

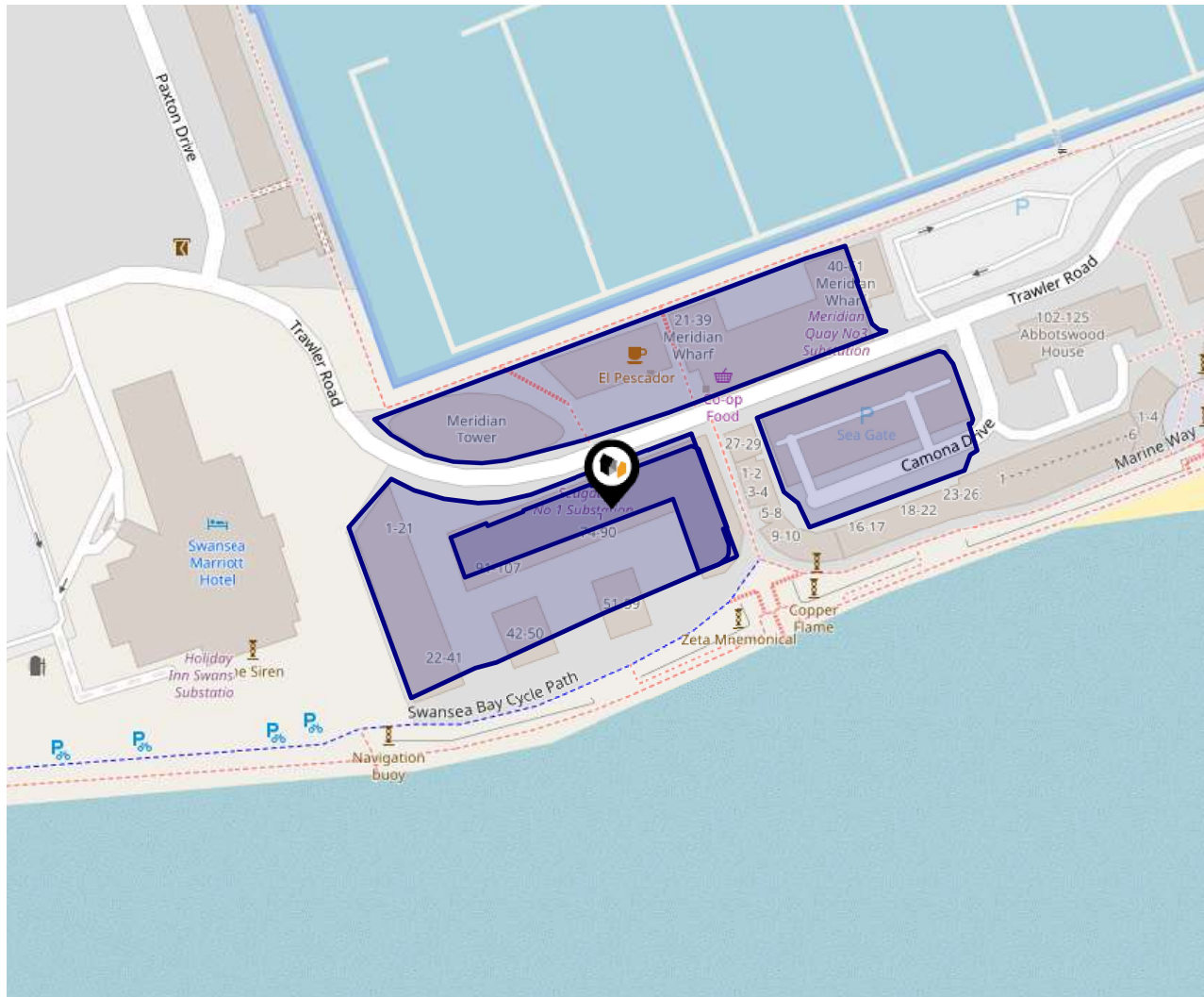
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



# Local Area

## Road Noise

LANDWOOD  
GROUP



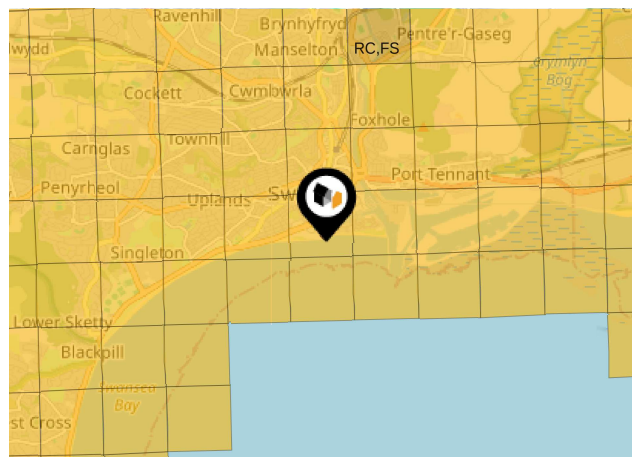
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

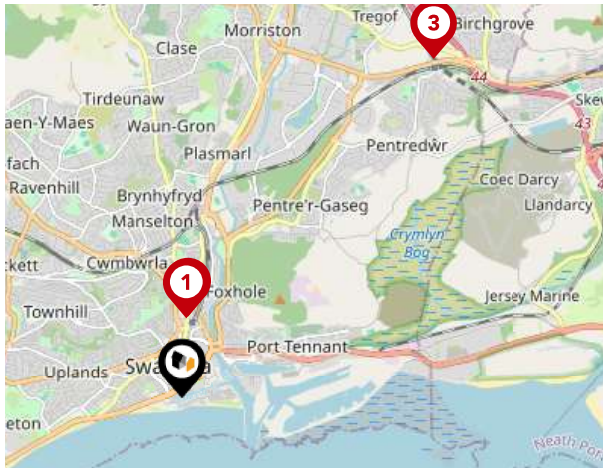
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



### Primary Classifications (Most Common Clay Types)

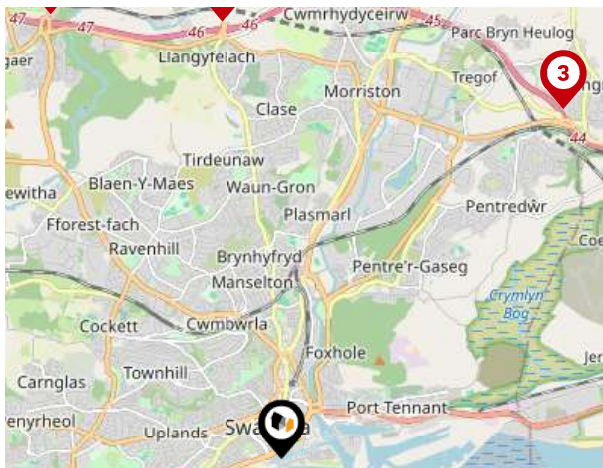
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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





## National Rail Stations

Pin	Name	Distance
1	Swansea Rail Station	0.79 miles
2	Swansea Rail Station	0.79 miles
3	Llansamlet Rail Station	4.12 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J46	4.32 miles
2	M4 J45	4.62 miles
3	M4 J44	4.39 miles
4	M4 J47	4.89 miles
5	M4 J43	4.68 miles



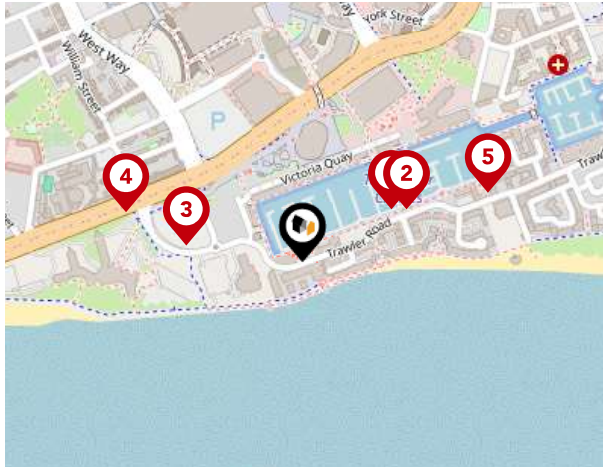
## Airports/Helipads

Pin	Name	Distance
1	Fairwood Common	5.45 miles
2	Cardiff Airport	29.96 miles
3	Felton	55.32 miles
4	Bristol Airport	55.32 miles

# Area

## Transport (Local)

LANDWOOD  
GROUP



### Bus Stops/Stations

Pin	Name	Distance
1	Highmoor	0.13 miles
2	Highmoor	0.14 miles
3	Marriott Hotel	0.14 miles
4	Civic Centre 1	0.22 miles
5	Ferrara Square	0.24 miles



### Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	0.7 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.



#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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

<https://landwoodgroup.com/>

