



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Monday 26<sup>th</sup> January 2026**



**APARTMENT 30, EAST FLOAT QUAY, DOCK ROAD,  
BIRKENHEAD, CH41 1DN**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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<https://landwoodgroup.com/>



# Property Overview

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## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 1,011 ft<sup>2</sup> / 94 m<sup>2</sup>  
**Plot Area:** 3.71 acres  
**Year Built :** 2003-2006  
**Council Tax :** Band C  
**Annual Estimate:** £2,117  
**Title Number:** MS641257  
**UPRN:** 42187558

**Tenure:** Leasehold  
**Start Date:** 15/02/2017  
**End Date:** 17/12/2157  
**Lease Term:** From 16 February 2017 until 17 December 2157  
**Term Remaining:** 131 years

## Local Area

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

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

**5** **80** **-**  
mb/s mb/s mb/s



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



**Satellite/Fibre TV Availability:**



# Property Multiple Title Plans

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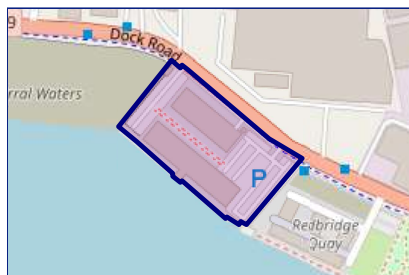
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



**MS507795**

## Leasehold Title Plans



**MS641257**

Start Date: 18/10/2007  
End Date: 01/05/2156  
Lease Term: 150 years from 1  
May 2006  
Term Remaining: 130 years

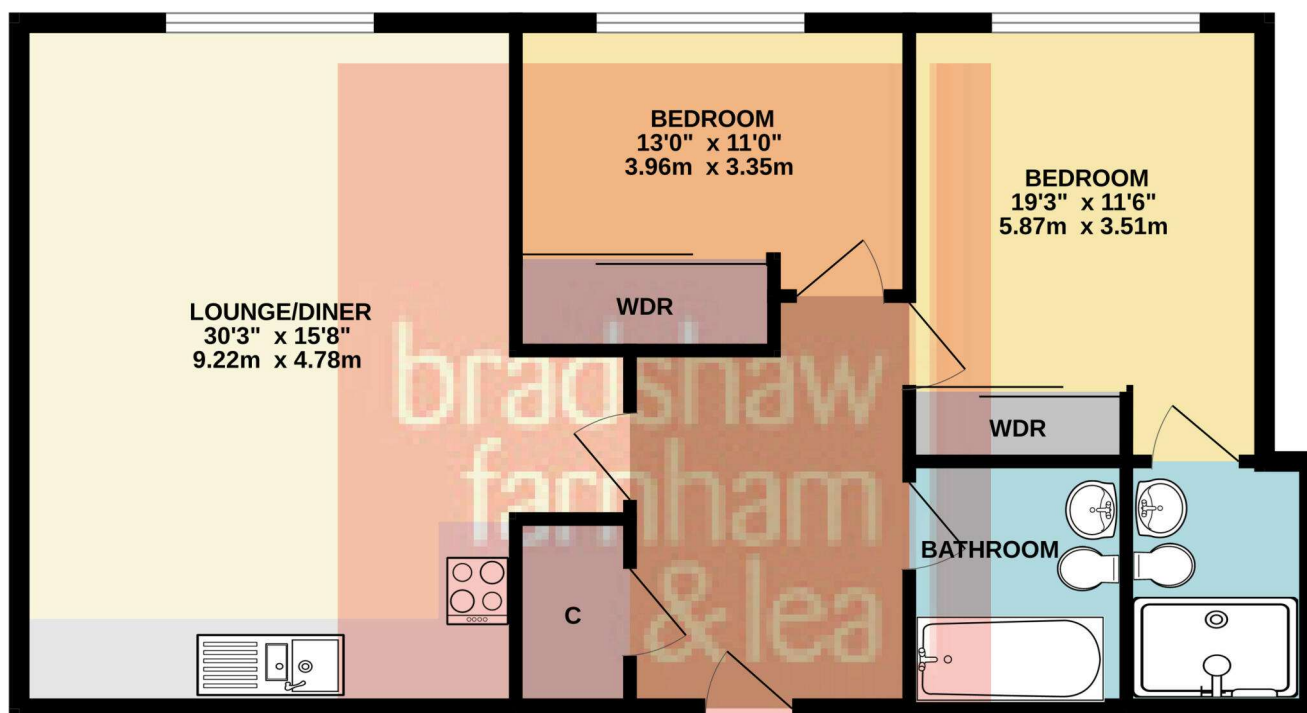


**MS545681**

Start Date: 15/02/2017  
End Date: 17/12/2157  
Lease Term: From 16 February 2017  
until 17 December 2157  
Term Remaining: 131 years

**APARTMENT 30, EAST FLOAT QUAY, DOCK ROAD,  
BIRKENHEAD, CH41 1DN**

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Property EPC - Certificate

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Apartment 30 East Float Quay, Dock Road, CH41 1DN

Energy rating

C

Valid until 19.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	85   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

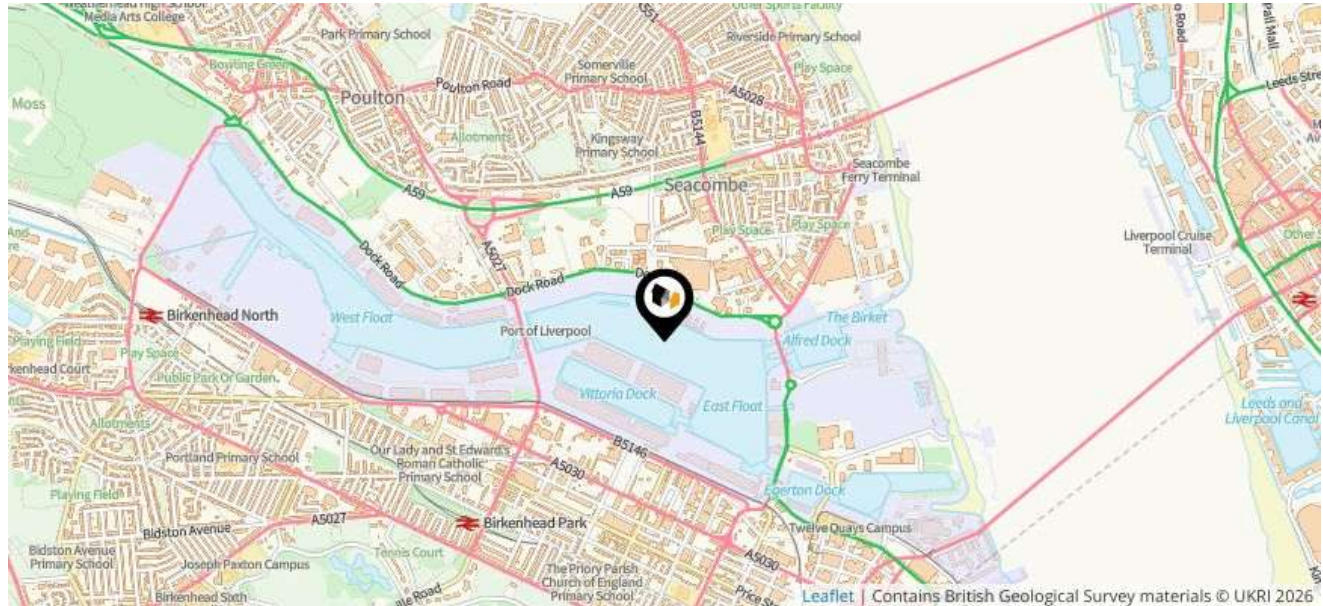
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, 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>	Appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	94 m <sup>2</sup>

# Maps

## Coal Mining

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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.

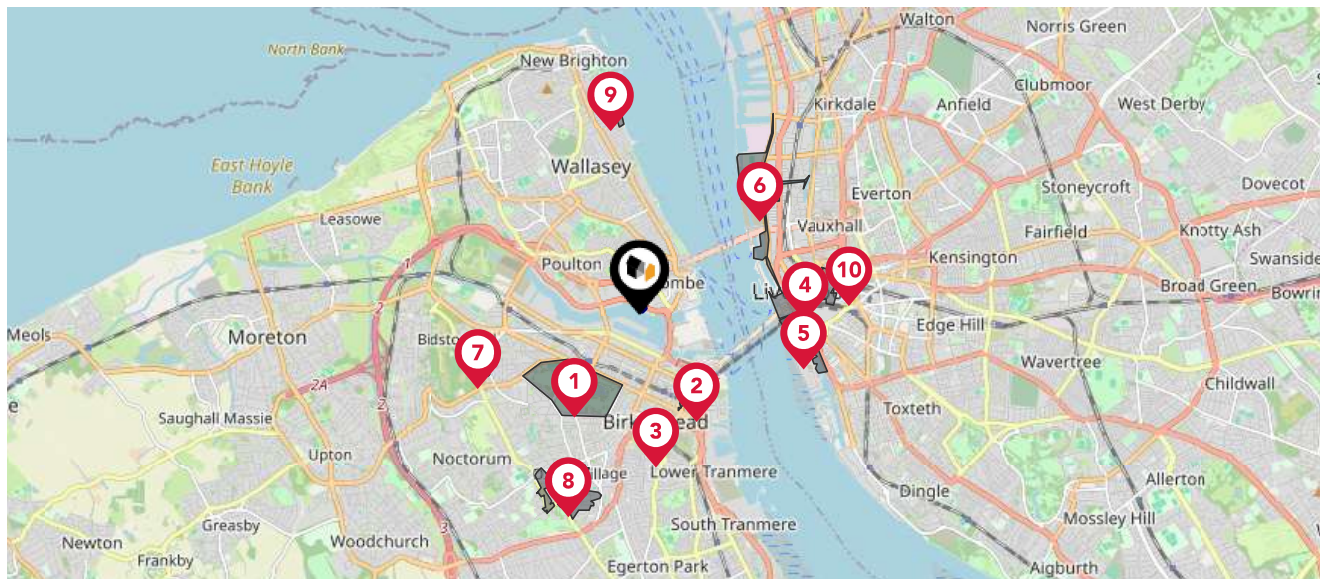
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas

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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 Birkenhead Park
- 2 Hamilton Square
- 3 Clifton Park
- 4 Castle Street
- 5 Albert Dock
- 6 Stanley Dock
- 7 Flaybrick Hill Cemetery
- 8 Oxton Village
- 9 The Magazines
- 10 William Brown Street

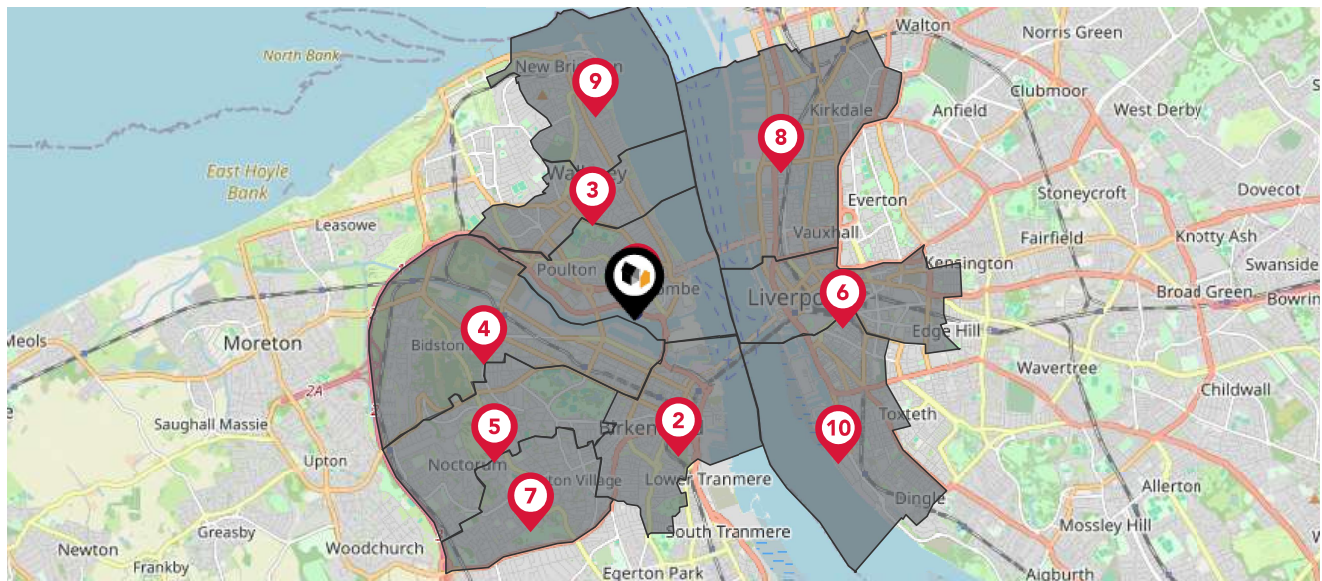


# Maps

## Council Wards

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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



Seacombe Ward



Birkenhead and Tranmere Ward



Liscard Ward



Bidston and St. James Ward



Claughton Ward



Central Ward



Oxton Ward



Kirkdale Ward



New Brighton Ward



Riverside Ward

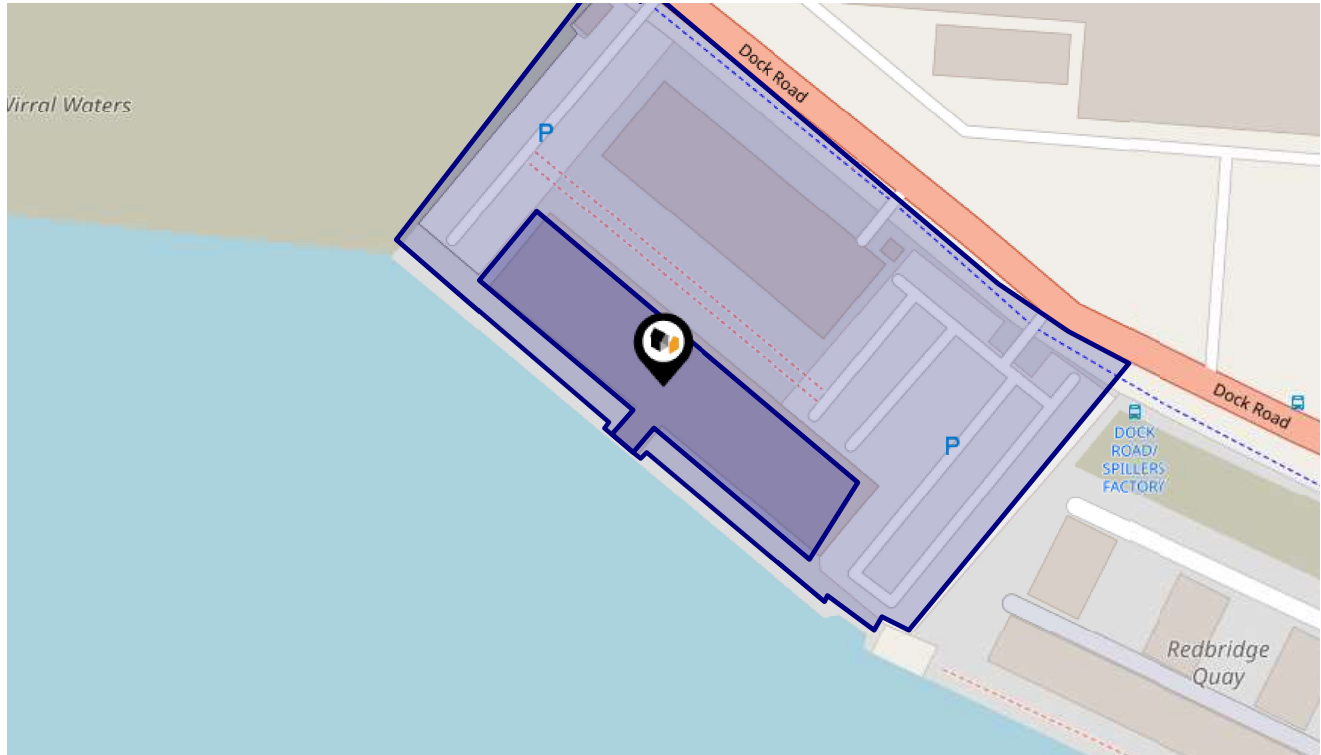


# Maps

## Rail Noise

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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:

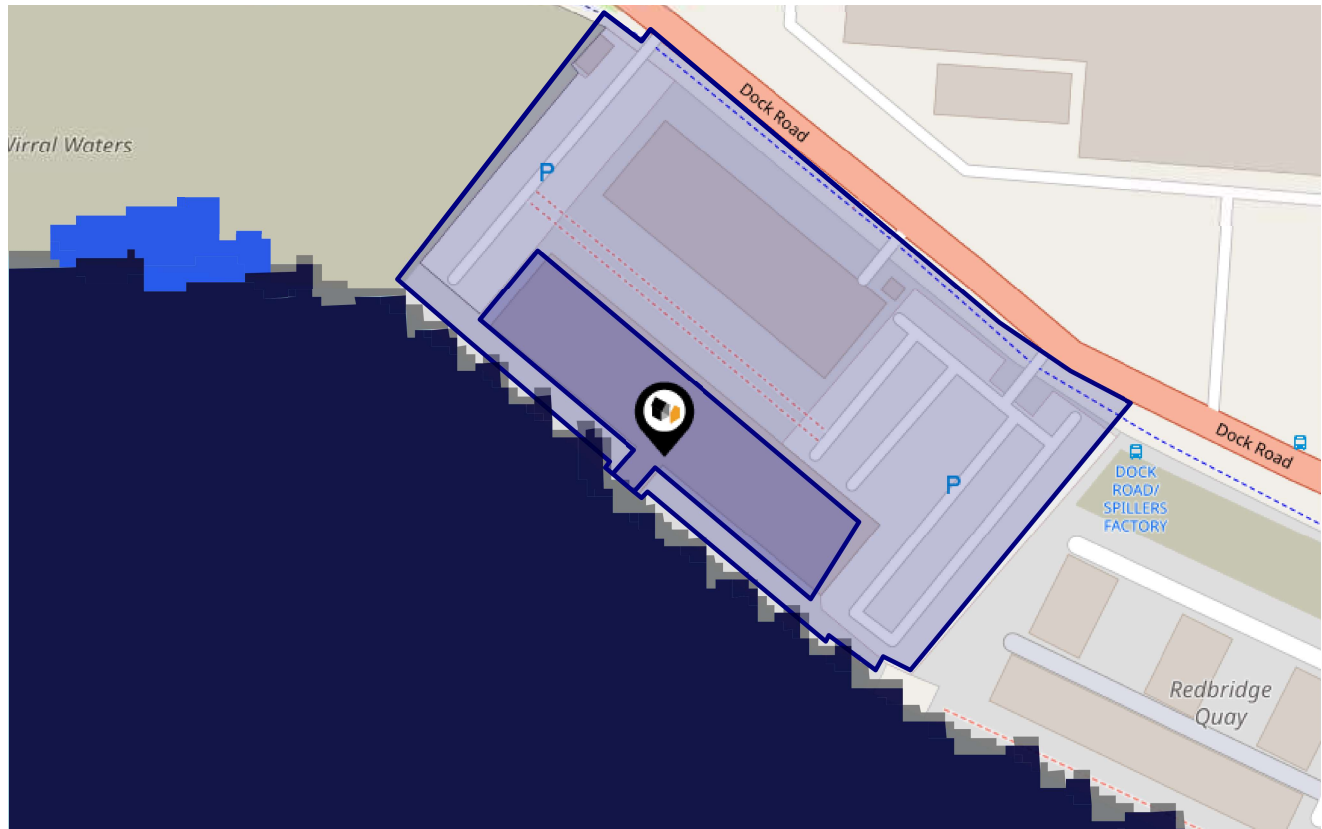
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk

## Rivers & Seas - Flood Risk

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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:

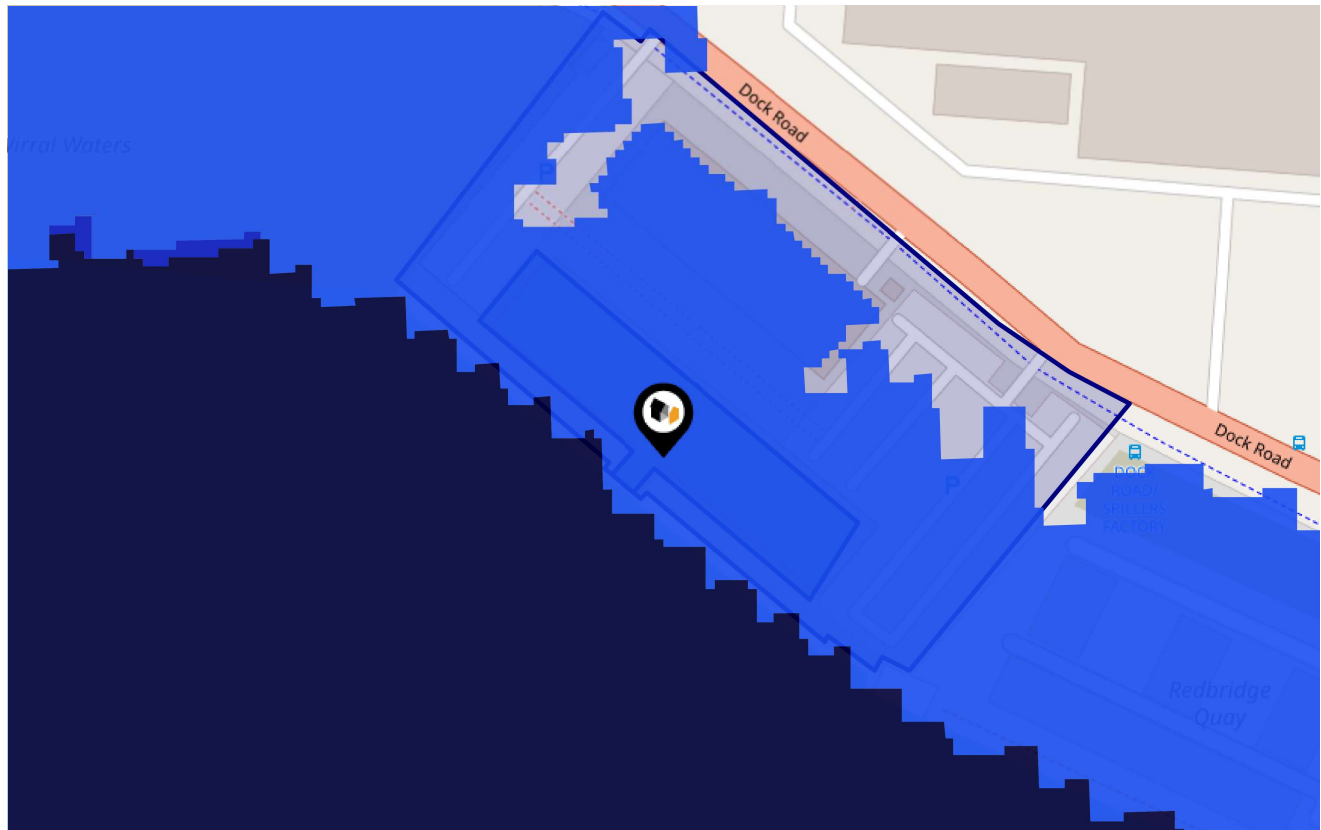


# Flood Risk

## Rivers & Seas - Climate Change

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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: 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.
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Chance of flooding to the following depths at this property:



KPF - Key Property Facts

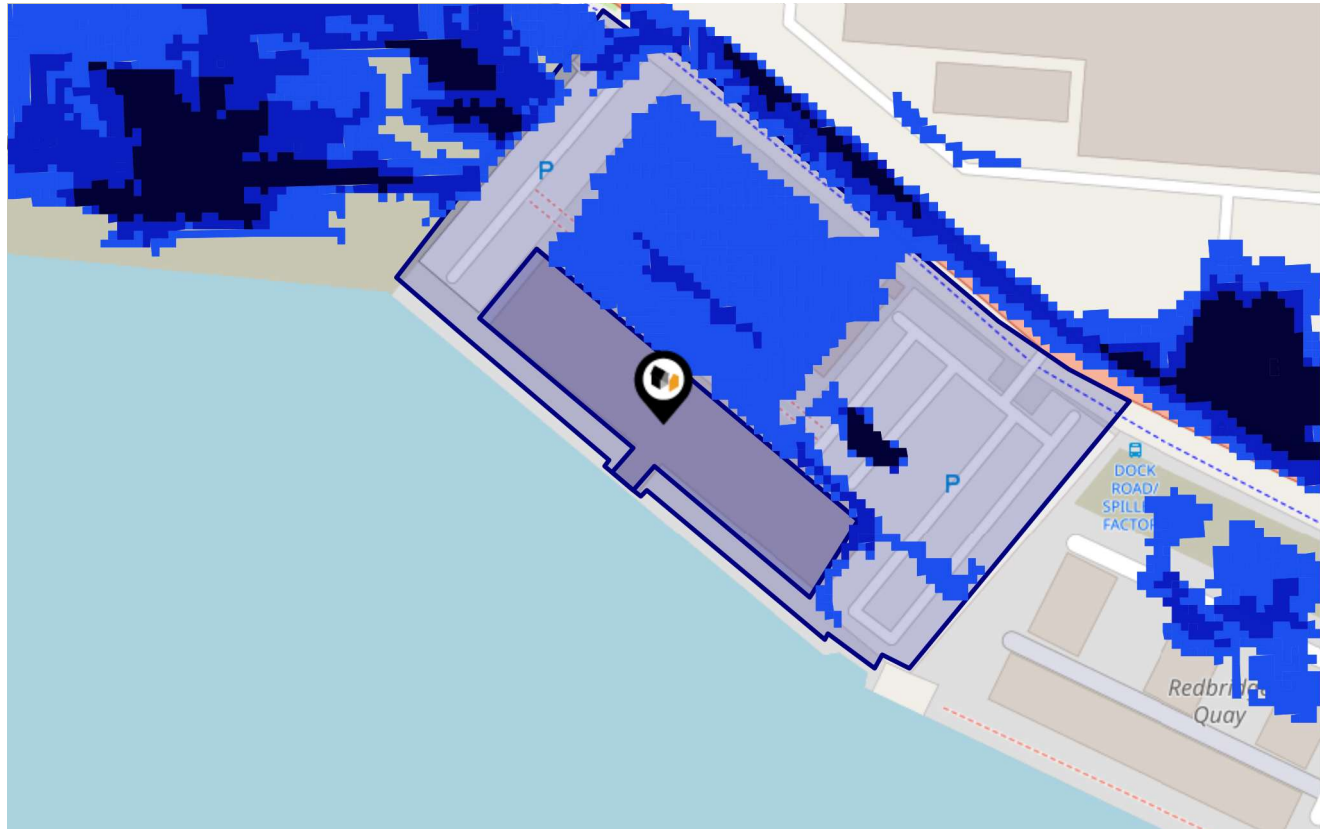
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# Flood Risk

## Surface Water - Flood Risk

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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:

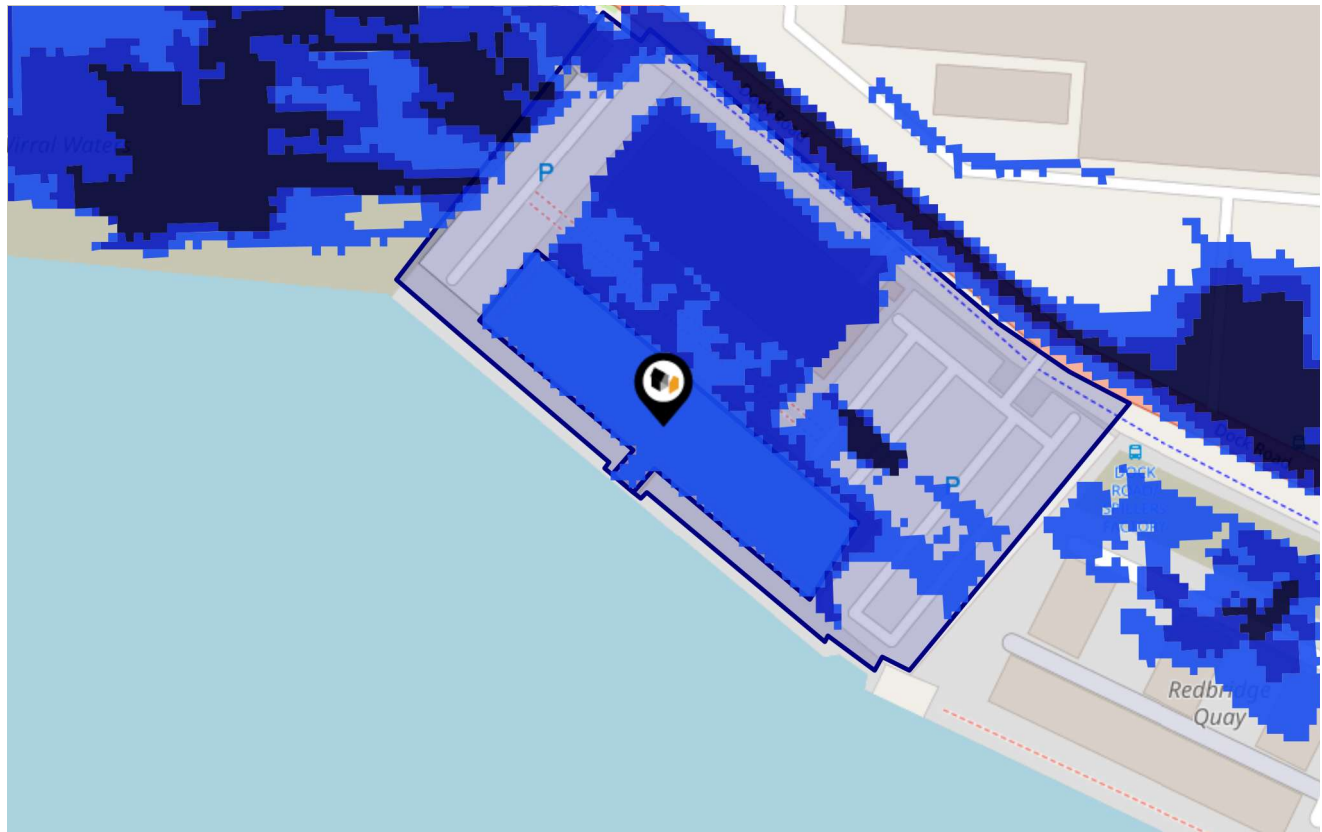


# Flood Risk

## Surface Water - Climate Change

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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.
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Chance of flooding to the following depths at this property:



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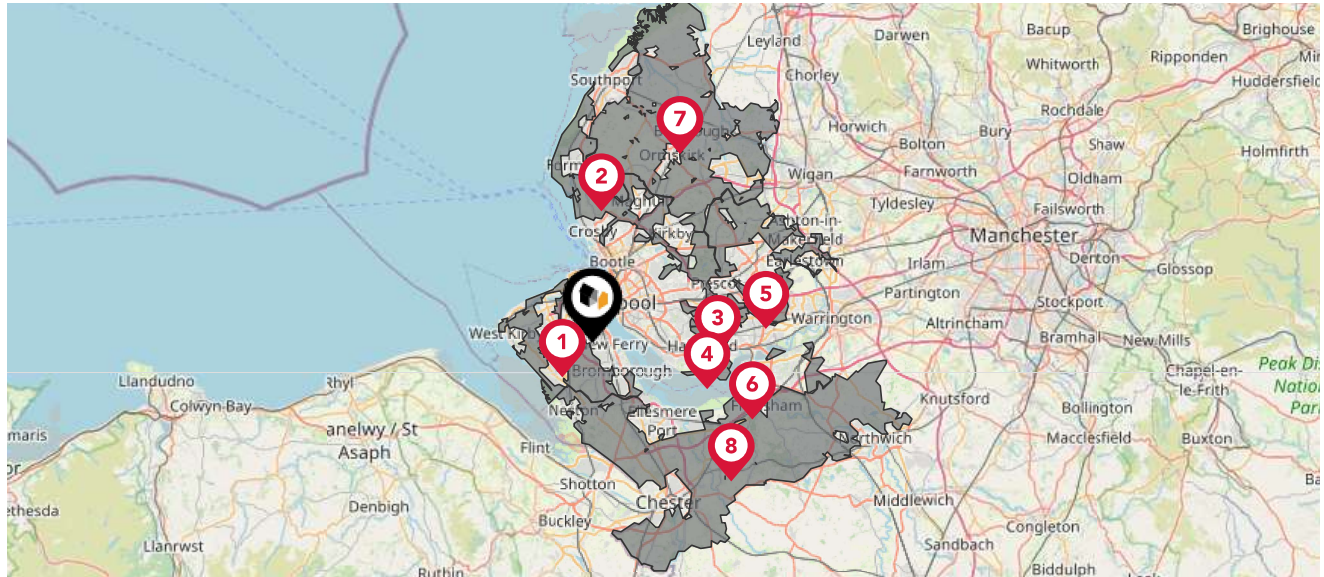


# Maps

## Green Belt

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



### Nearby Green Belt Land

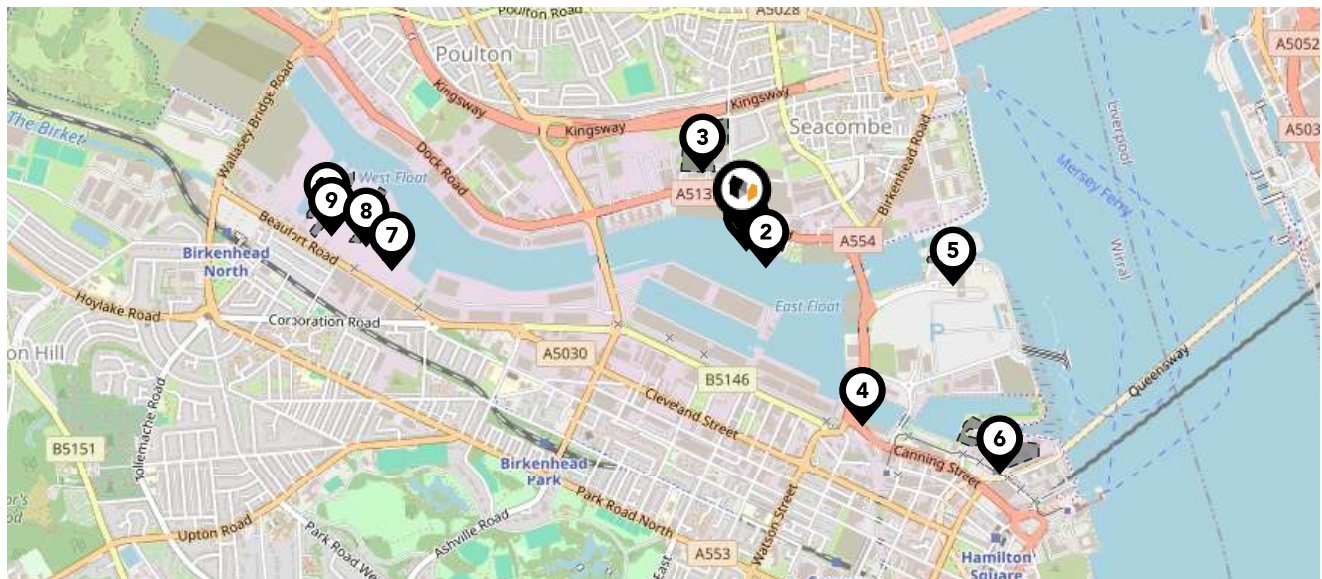
- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Sefton
- 3 Merseyside and Greater Manchester Green Belt - Knowsley
- 4 Merseyside and Greater Manchester Green Belt - Liverpool
- 5 Merseyside and Greater Manchester Green Belt - St. Helens
-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

# Maps

## Landfill Sites

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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	Liverpool Grain Storage and T. Grain Warehouse-East Float, Dock Road, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
2	Corn / Grain Warehouse Dock / East float GWH Dock / Liverpool Grain Storage-Wallasey, Merseyside	Historic Landfill	<input type="checkbox"/>
3	Oakdale Road-Oakdale Road, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
4	West End of Egerton Dock-Egerton Dock, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
5	Alfred Dock River Entrance-Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
6	Morpeth Lock and Branch Dock-Shore Road, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
7	Ranks Baisin-West Float, Ranks Creek, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
8	Canada Creek / Canada Basin / Canada Works / Canada Yard / Beaufort Road-West Float, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
9	Graving Dock No.1-West Float, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
10	Graving Dock No.2-West Float, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>











# Maps

## Listed Buildings

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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...

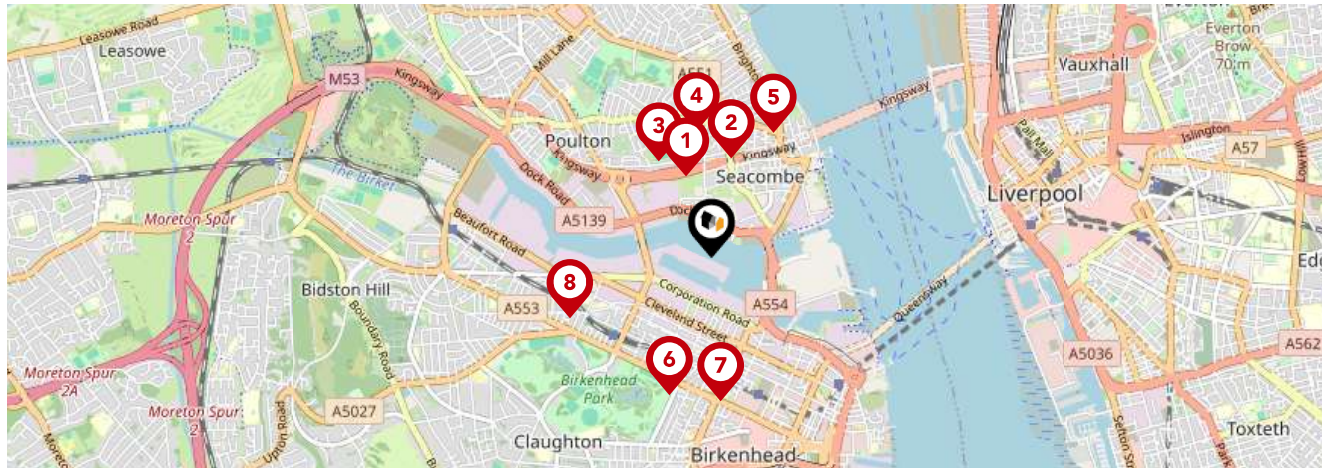


Listed Buildings in the local district	Grade	Distance
 1258144 - Grain Warehouse To South Of Grain Warehouse Dock	Grade II	0.0 miles
 1242755 - Grain Warehouse To North Of Grain Warehouse Dock	Grade II	0.0 miles
 1475550 - Dock Gateman's Hut	Grade II	0.3 miles
 1258186 - Hydraulic Generating Station	Grade II	0.3 miles
 1259874 - Accumulator Tower On South Side Of River Entrance To Alfred Pier Dock	Grade II	0.5 miles
 1201576 - Egerton Dock	Grade II	0.5 miles
 1393180 - Church Of St Paul	Grade II	0.5 miles
 1258191 - Church Of Our Lady Star Of The Sea	Grade II	0.5 miles
 1258535 - Seacombe Ferry Terminal	Grade II	0.6 miles
 1258168 - Pumping Station To East Of Wallasey Dock	Grade II	0.6 miles



# Area Schools

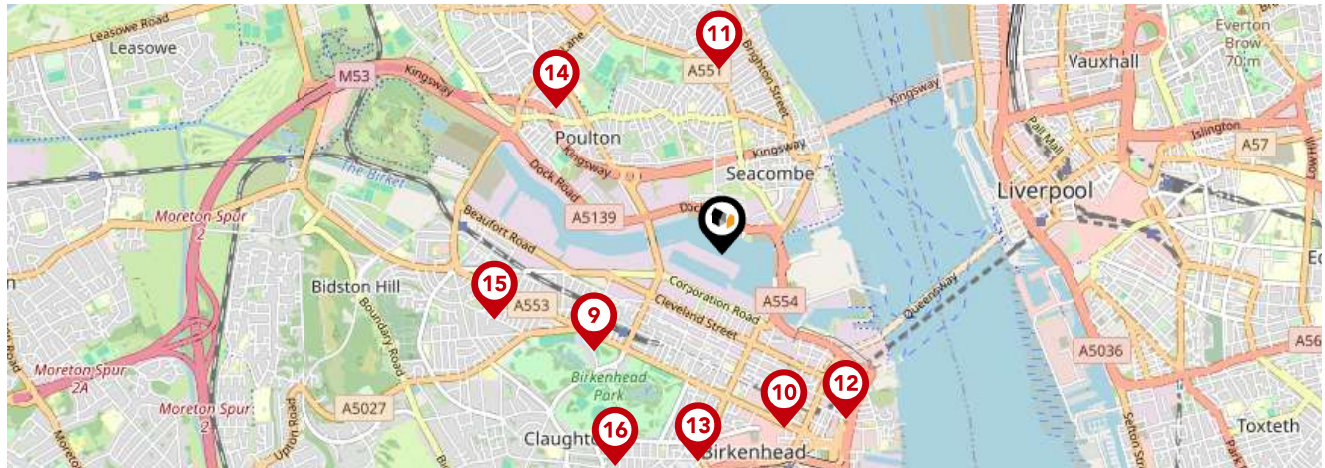
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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Kingsway Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Joseph's Catholic Primary School, Wallasey</b> Ofsted Rating: Good   Pupils: 204   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Somerville Nursery School</b> Ofsted Rating: Good   Pupils: 78   Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Somerville Primary School</b> Ofsted Rating: Good   Pupils: 434   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Riverside Primary School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Priory Parish CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 181   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cathcart Street Primary School</b> Ofsted Rating: Requires improvement   Pupils: 218   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Our Lady and St Edward's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 483   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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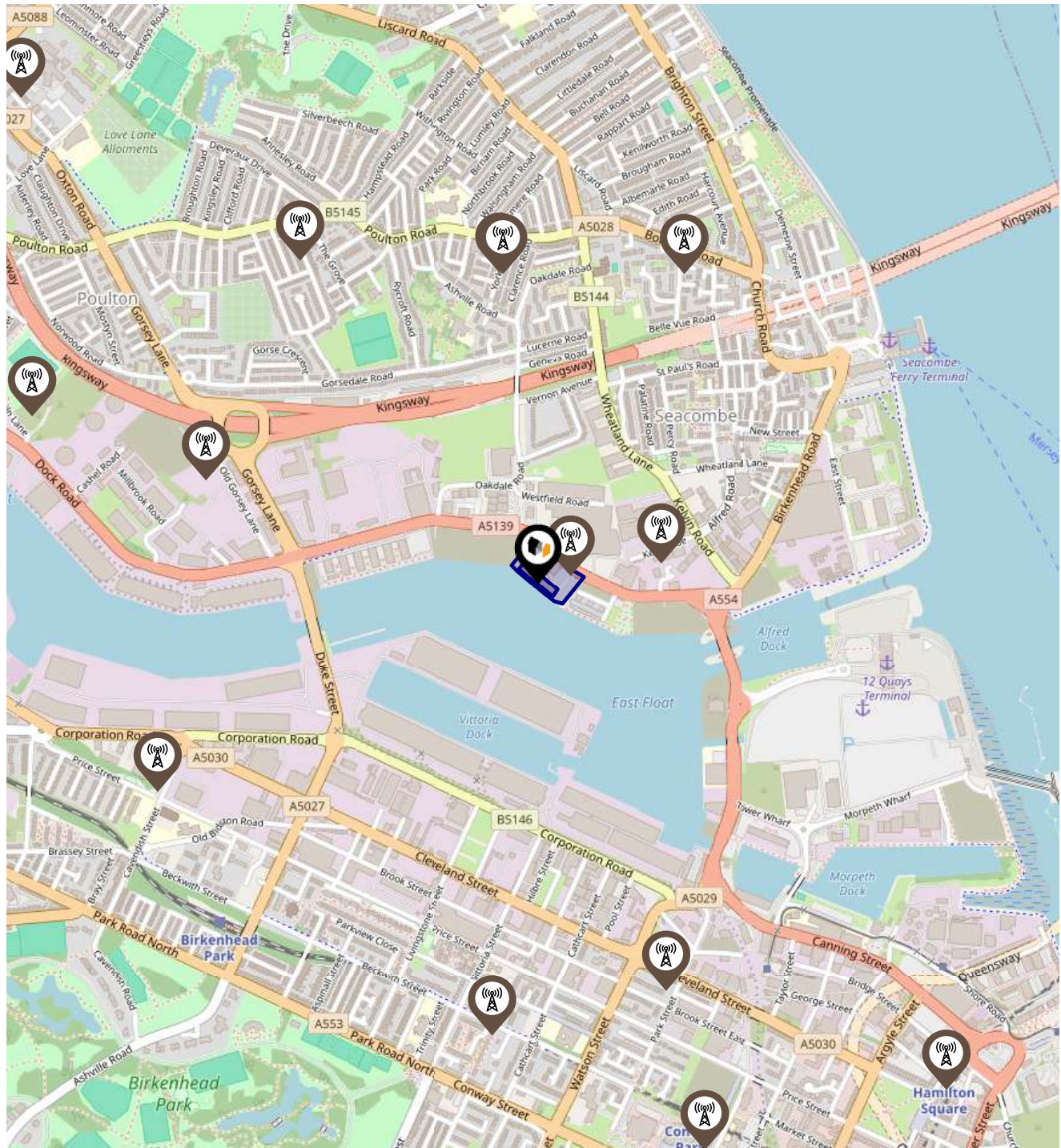
		Nursery	Primary	Secondary	College	Private
	<b>Kilgarth School</b> Ofsted Rating: Outstanding   Pupils: 59   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wirral Metropolitan College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Egremont Primary School</b> Ofsted Rating: Good   Pupils: 274   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Progress Schools - Hamilton Square</b> Ofsted Rating: Inadequate   Pupils: 34   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Progress Schools - Wirral</b> Ofsted Rating: Good   Pupils: 27   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Park Primary School</b> Ofsted Rating: Good   Pupils: 433   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Co-op Academy Portland</b> Ofsted Rating: Requires improvement   Pupils: 189   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Birkenhead Park School</b> Ofsted Rating: Requires improvement   Pupils: 746   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

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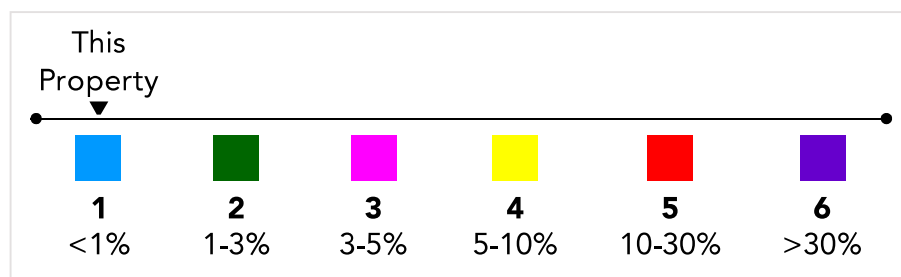
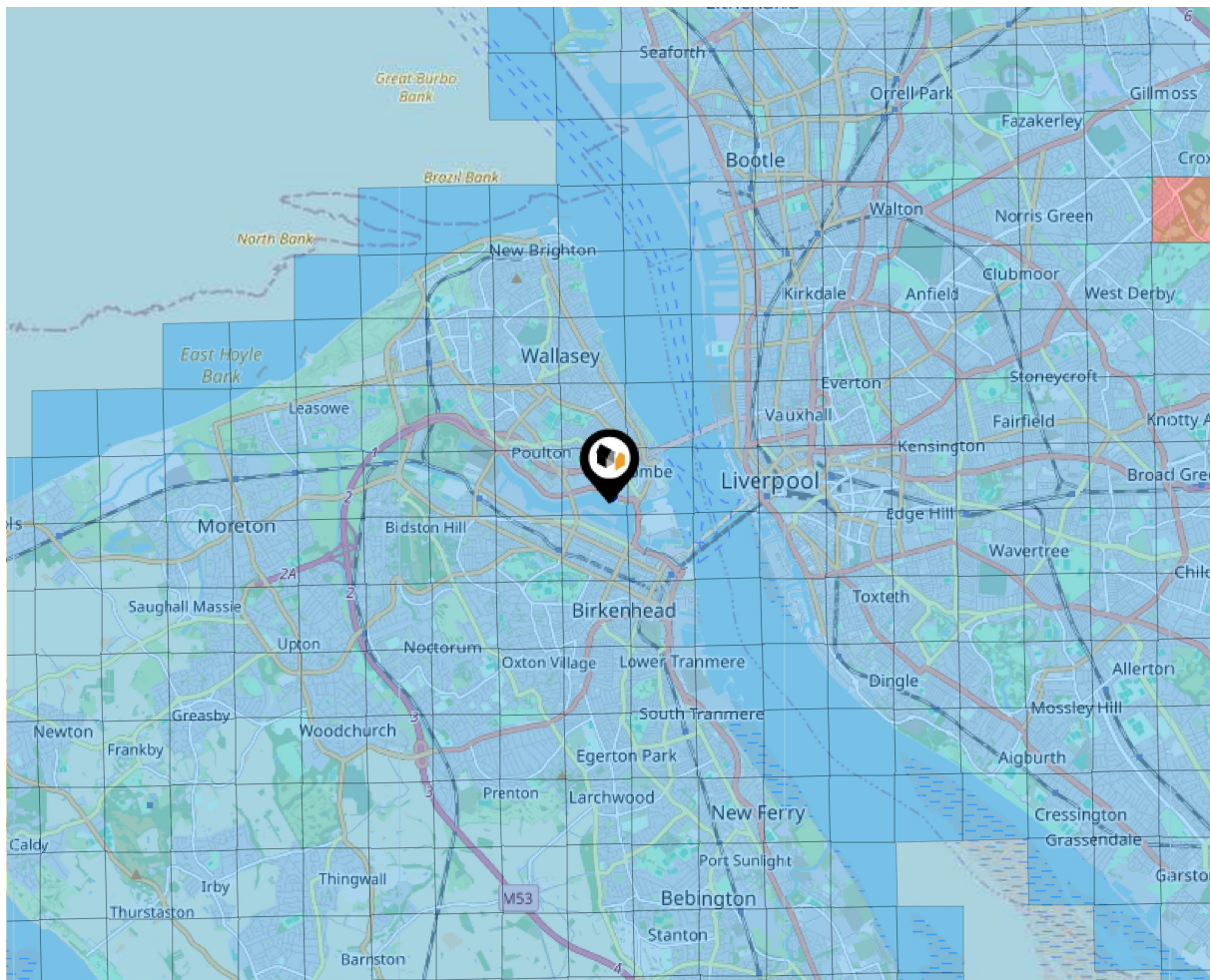
### Key:

-  Power Pylons
-  Communication Masts



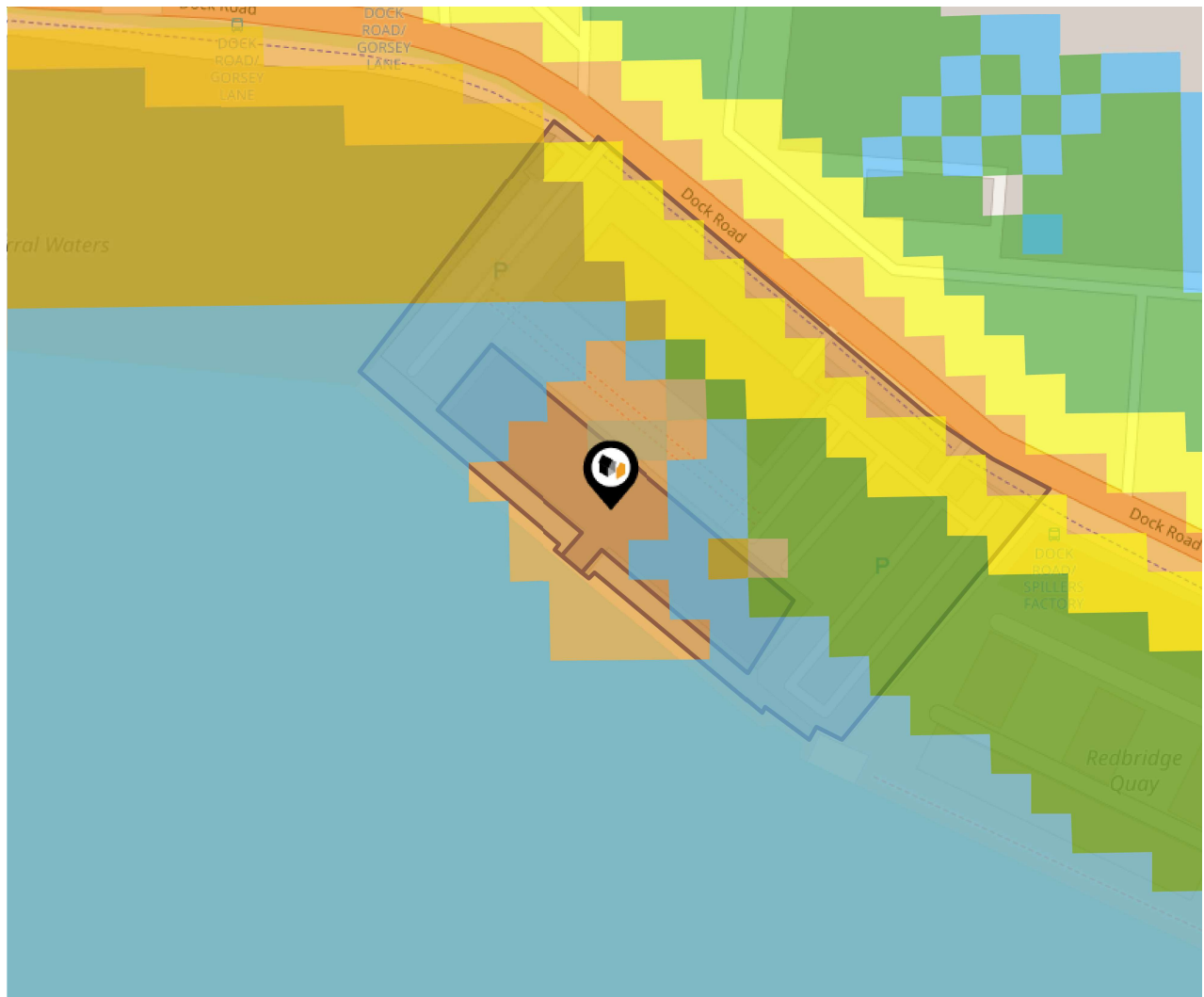
### What is Radon?

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

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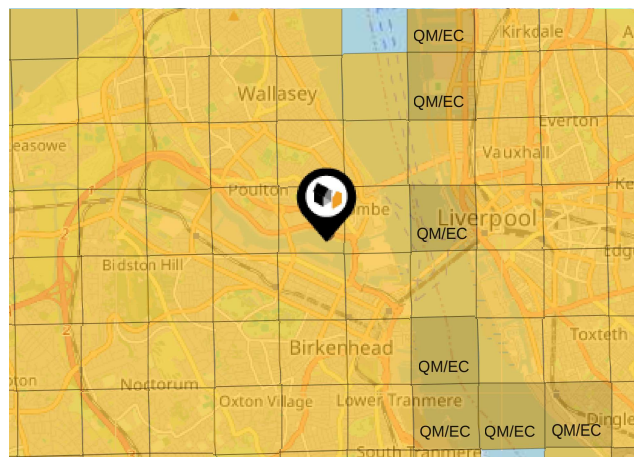
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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



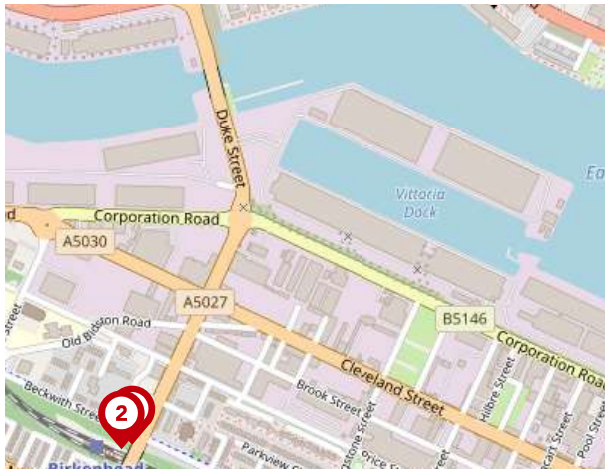
### Primary Classifications (Most Common Clay Types)

<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

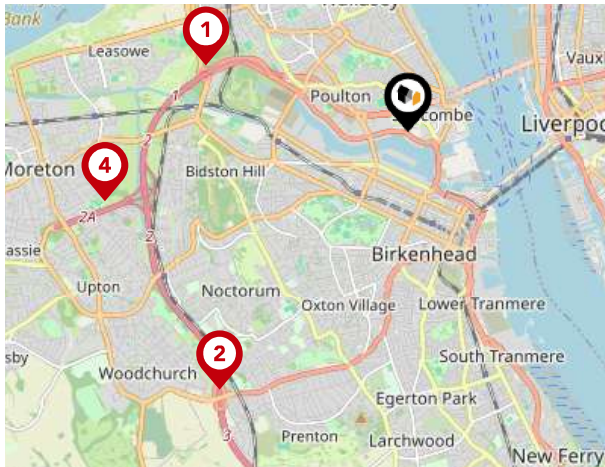
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Birkenhead Park Rail Station	0.66 miles
2	Birkenhead Park Rail Station	0.68 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J1	1.99 miles
2	M53 J3	3 miles
3	M53 J4	4.62 miles
4	M53 J2	2.92 miles



### Airports/Helipads

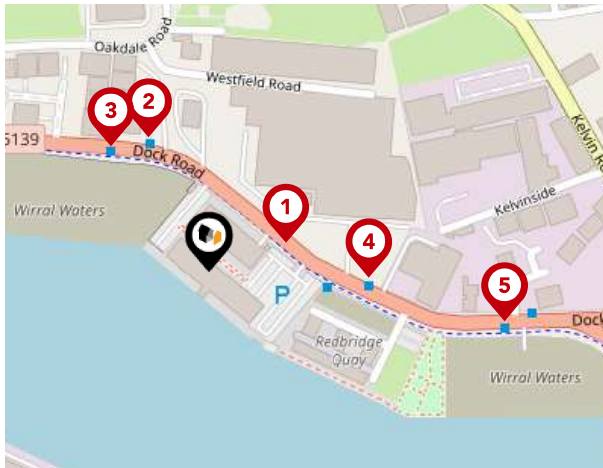
Pin	Name	Distance
1	Speke	8.53 miles
2	Highfield	25.82 miles
3	Manchester Airport	31.01 miles
4	Penrhyn	63.05 miles



# Area

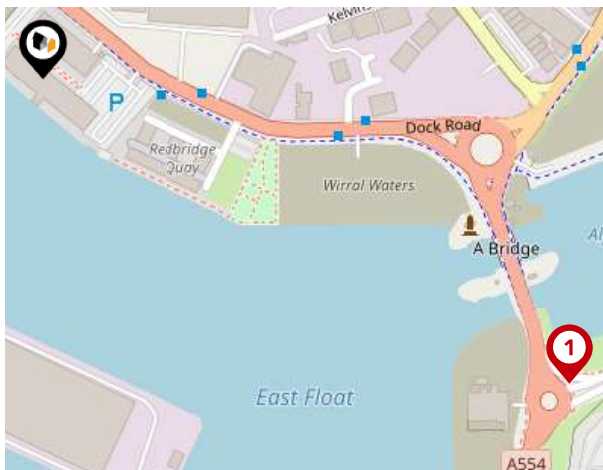
## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	East Float Quay	0.05 miles
2	Oakdale Road	0.09 miles
3	Oakdale Road	0.09 miles
4	East Float Quay	0.09 miles
5	Kelvin Park	0.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Birkenhead Ferry Terminal	0.36 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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