

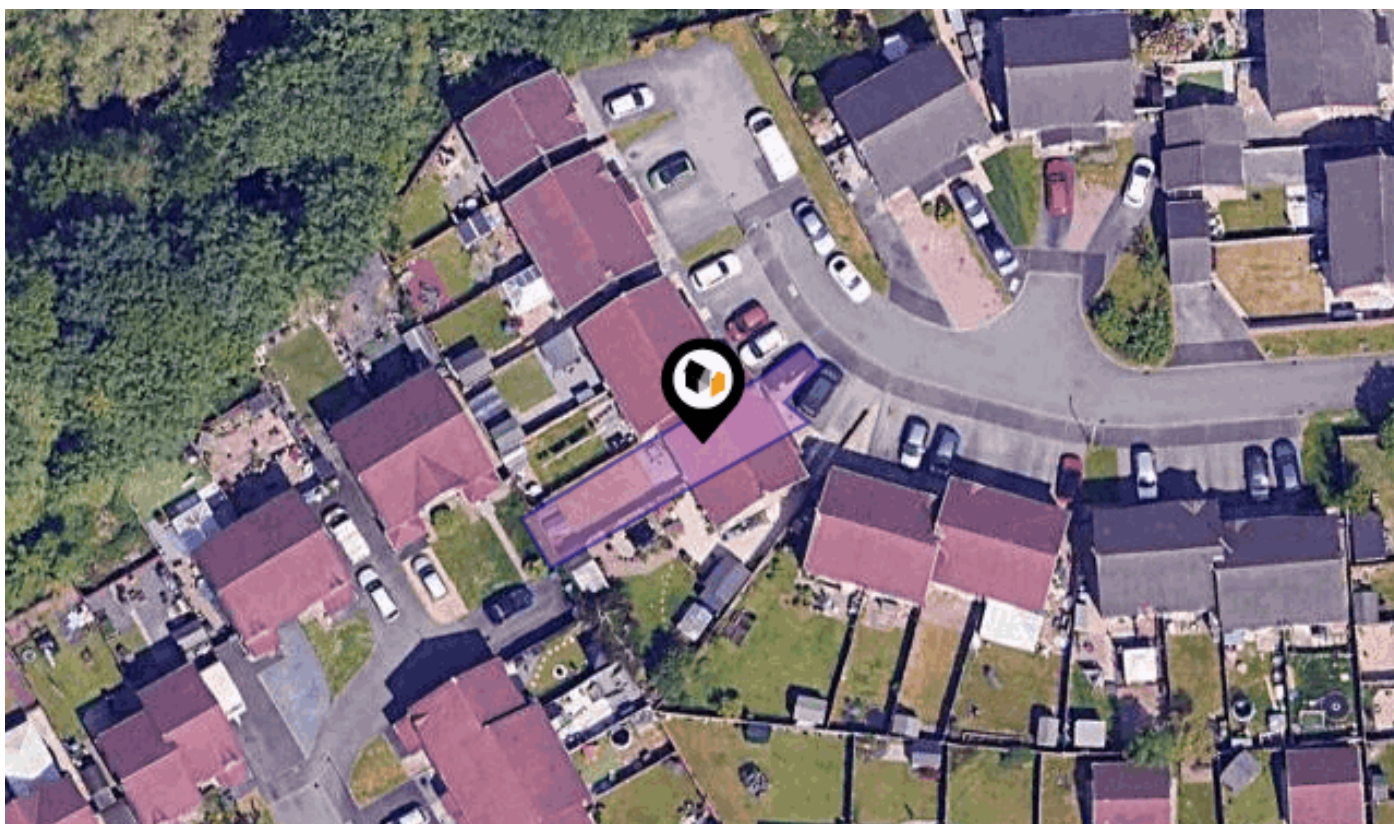


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 26th March 2025



SOLVA CLOSE, WREXHAM, LL13

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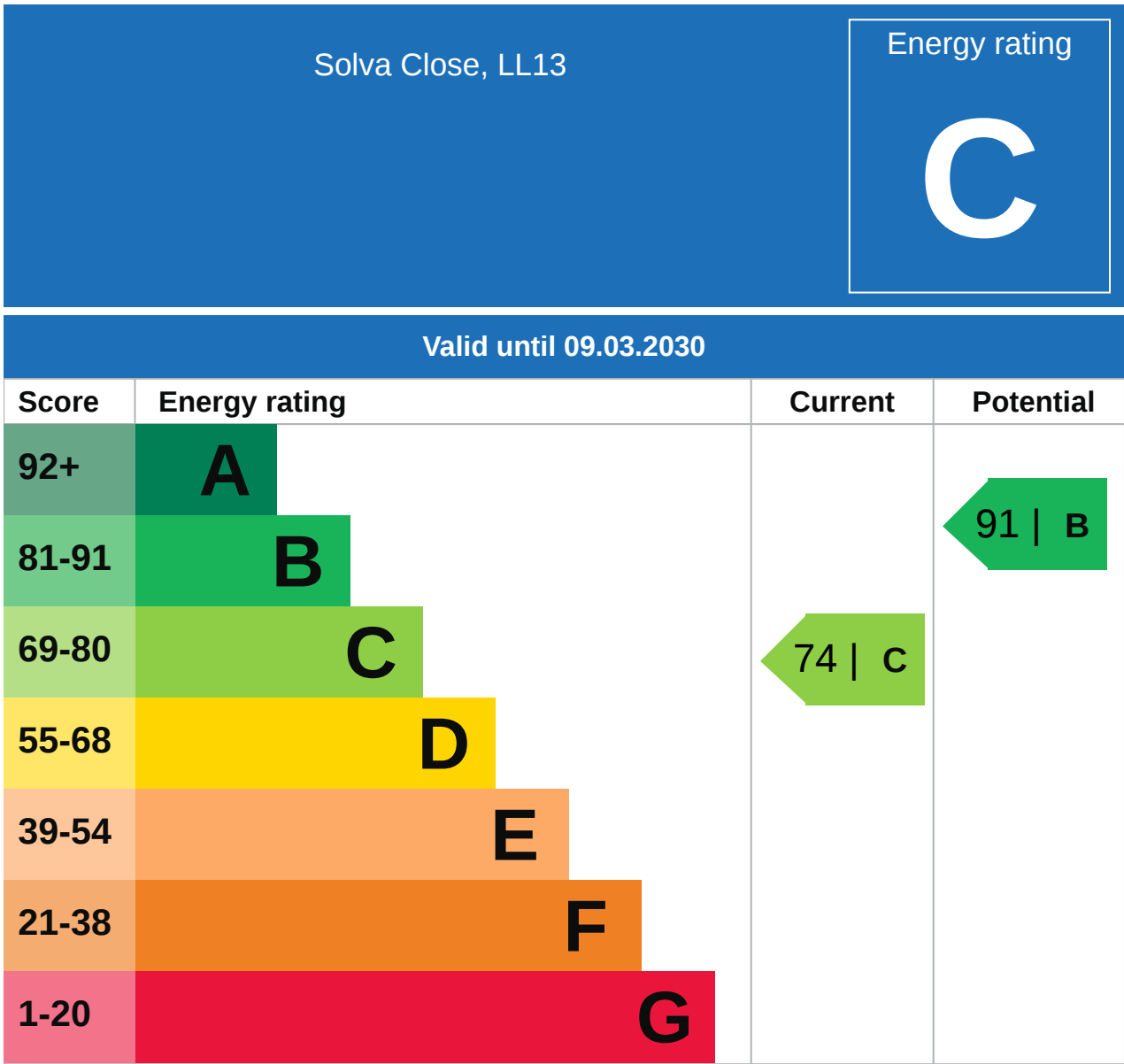
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.03 acres		
Year Built :	2004		
Council Tax :	Band C		
Annual Estimate:	£1,790		
Title Number:	CYM448002		

Local Area

Local Authority:	Wrexham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	England Only	8 mb/s	71 mb/s	1800 mb/s
• Surface Water	England Only			

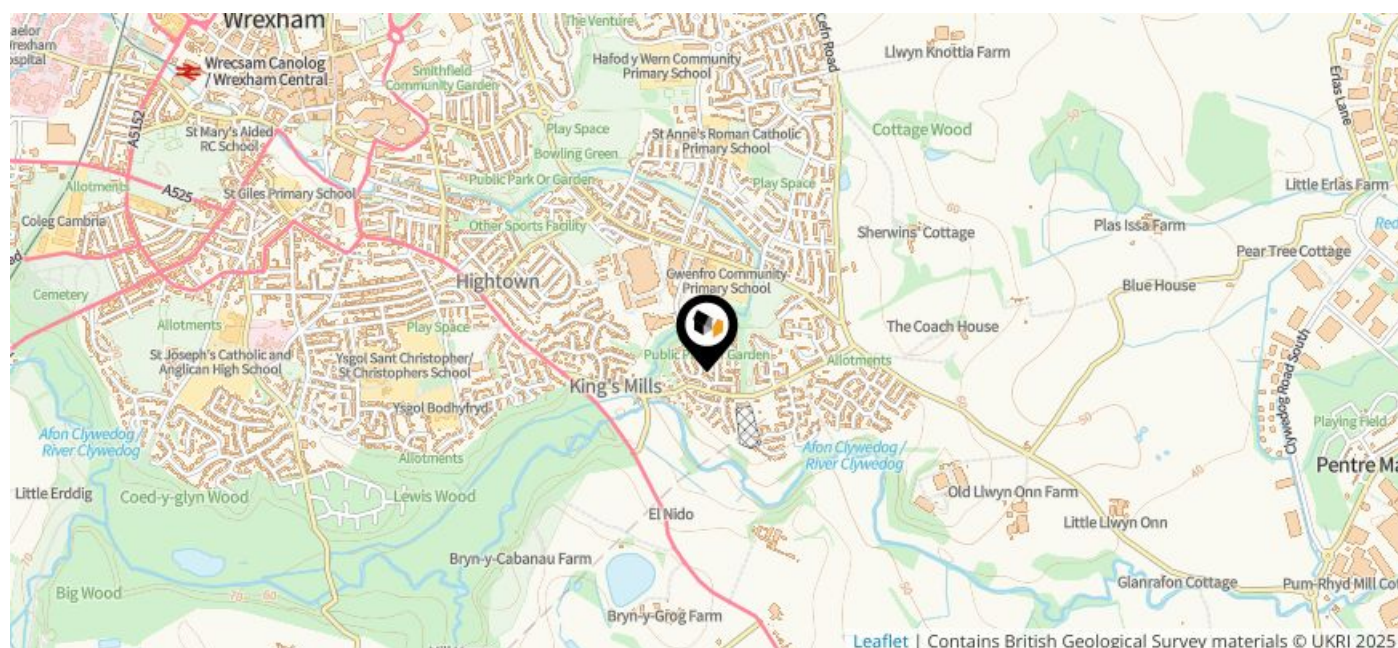
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
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:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 50% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	54 m ²

This map displays nearby coal mine entrances and their classifications.



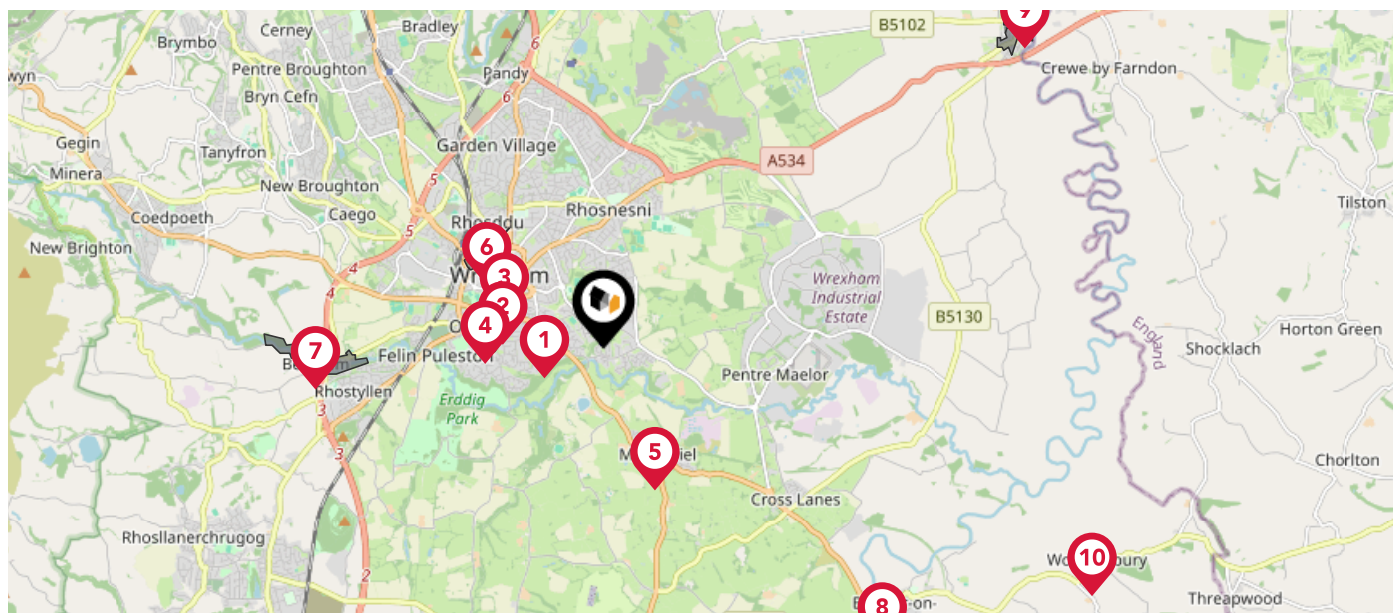
Mine Entry

- ✕ 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



Hightown Barracks



Salisbury Park



Wrexham Town



Fairy Road



Marchwiel



Grosvenor Road, Wrexham.



Bersham



Bangor-is-y-Coed

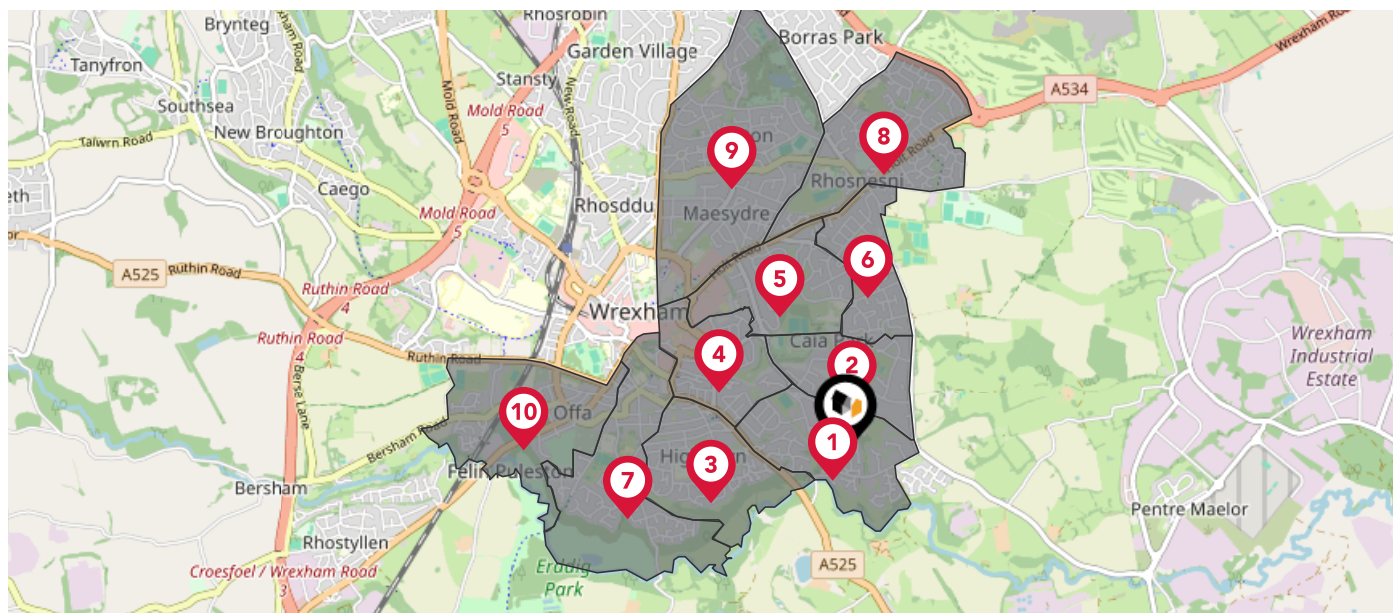


Holt



Worthenbury

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



Whitegate ED



Queensway ED



Hermitage ED



Smithfield ED



Wynnstay ED



Cartrefle ED



Erddig ED



Rhosnesni ED



Acton and Maesydre ED

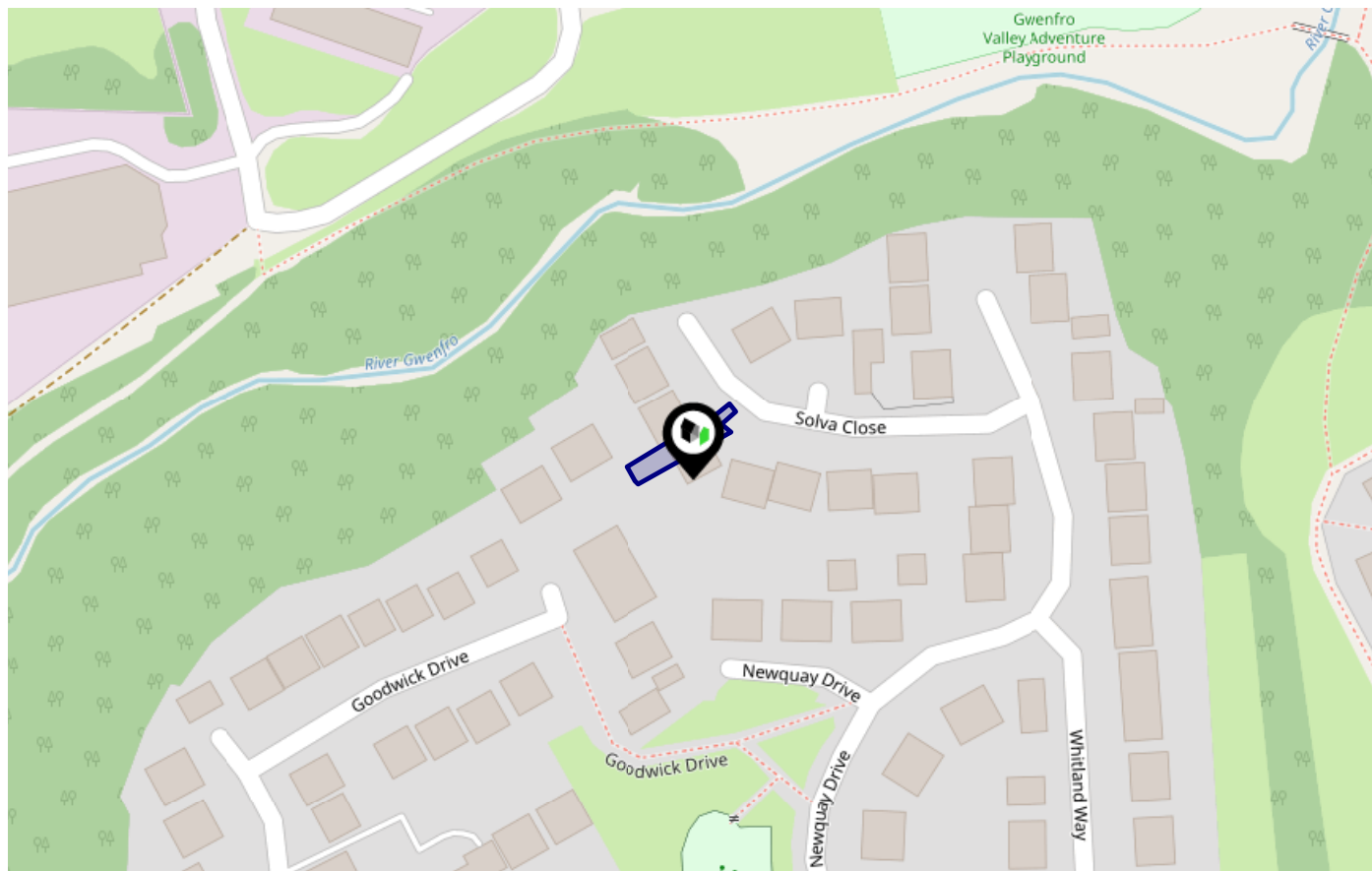


Offa ED

Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: England Only

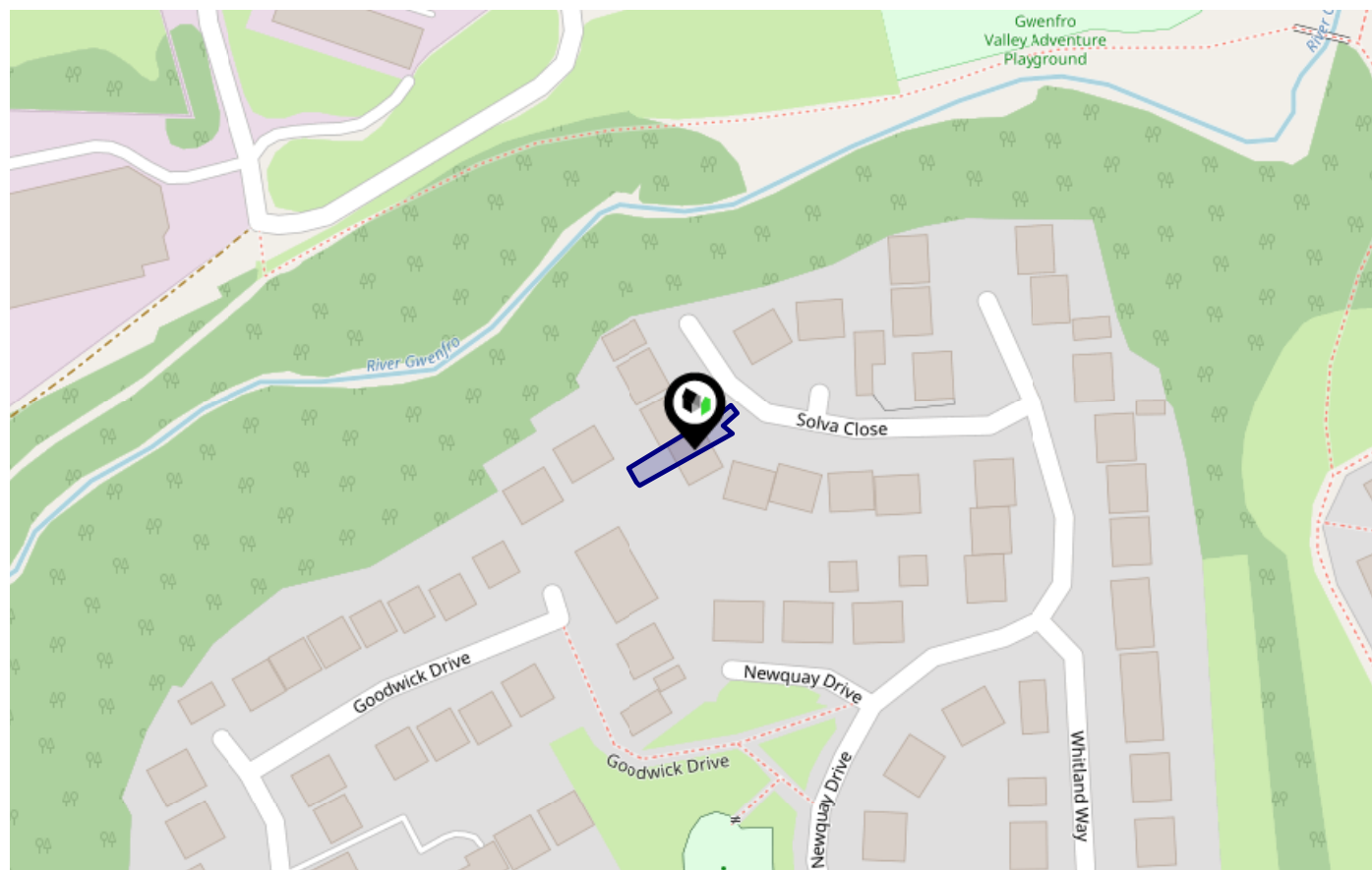
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

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.

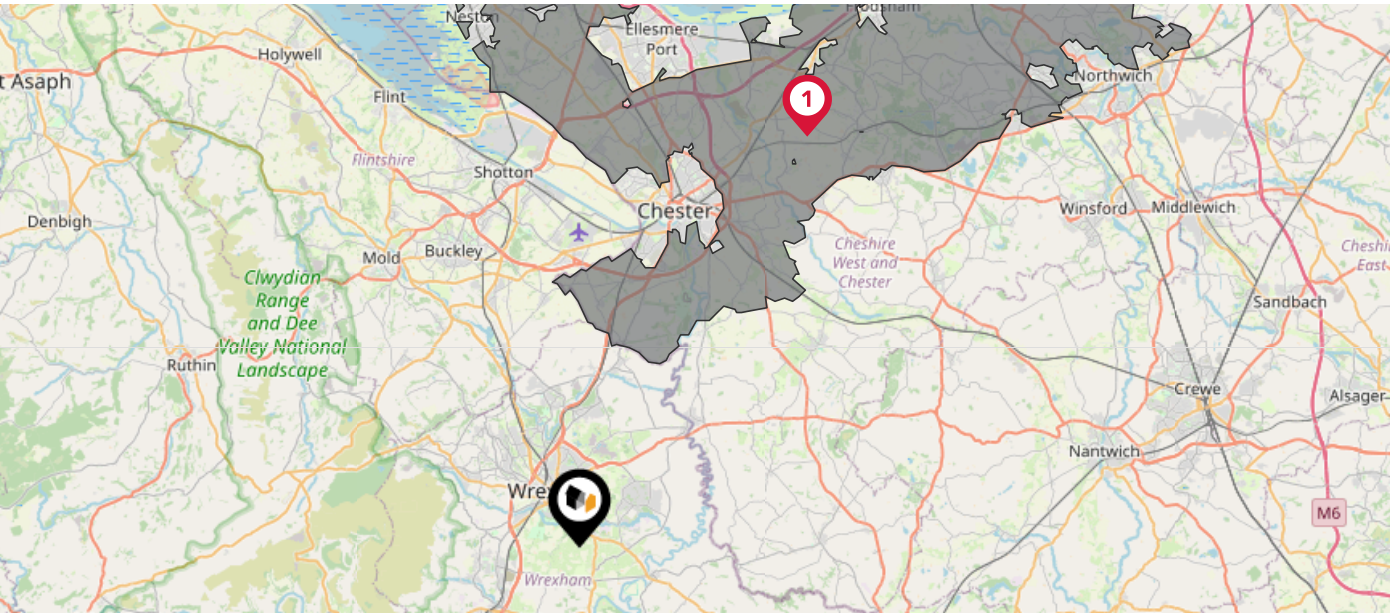


Risk Rating: England Only

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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

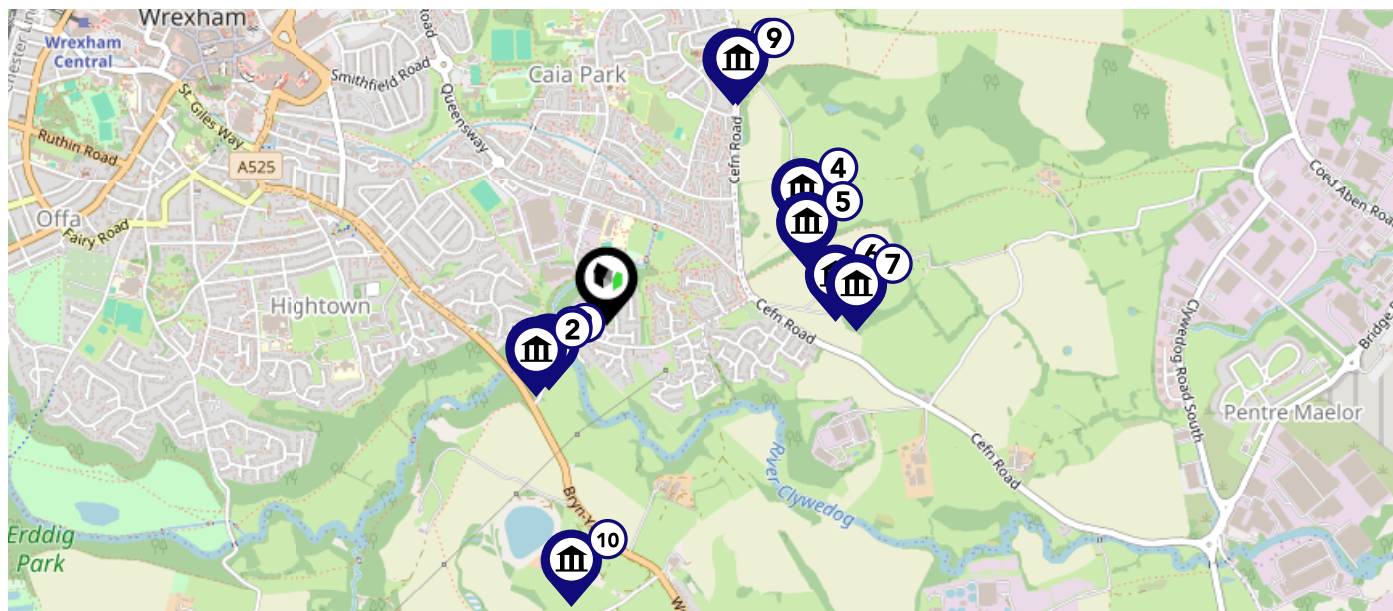
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.












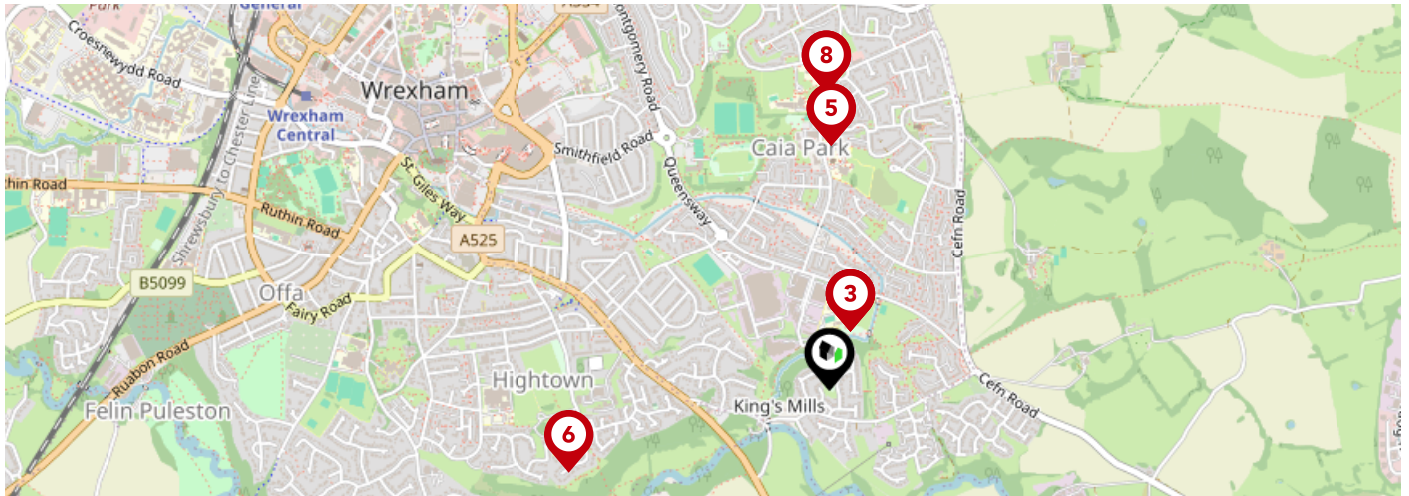
Nearby Landfill Sites

1	Holt-Farndon Bypass-Appleby Drain, Cheshire	Historic Landfill
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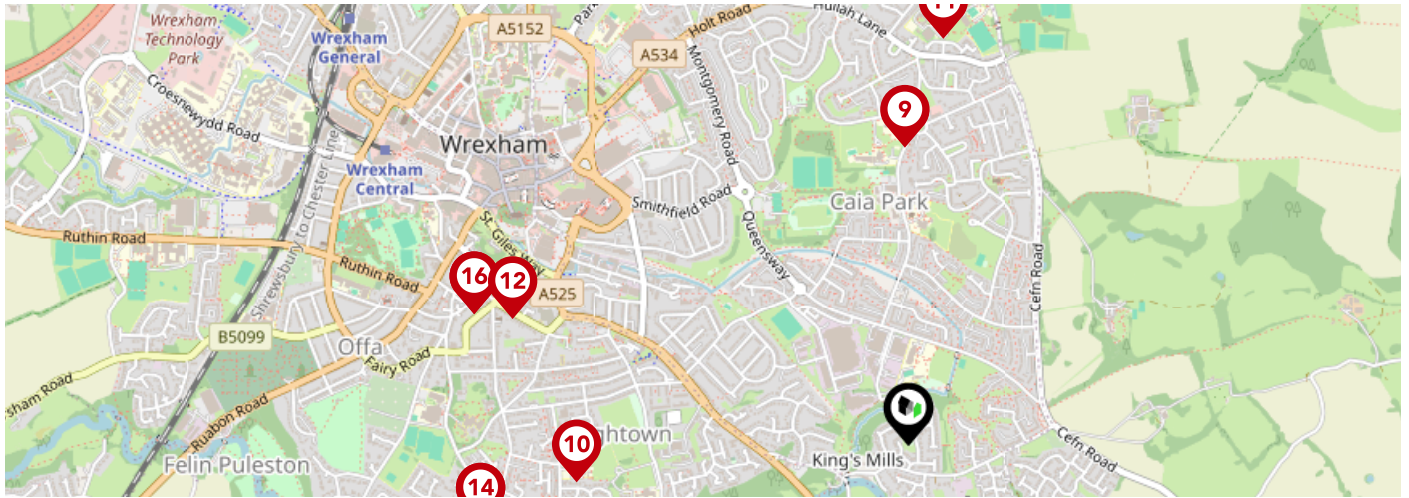
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1757 - Kingsmills Bridge Over River Clywedog	Grade II	0.2 miles
 16475 - Kingsmills Bridge Over River Gwenfro	Grade II	0.2 miles
 1755 - The Red Lion Public House	Grade II	0.2 miles
 1551 - Cefn Park (including Attached Stableyard Range To N)	Grade II	0.5 miles
 17272 - Pavilion Including Attached Skittle Alley At Cefn Park	Grade II	0.5 miles
 17275 - Ice-house To Nw Of Llwyn Onn Hall Hotel	Grade II	0.5 miles
 1553 - Llwyn Onn Hall Hotel	Grade II	0.6 miles
 17274 - Gates And Gate-piers At Cefn Park Lodge	Grade II	0.6 miles
 17273 - Cefn Park Lodge	Grade II	0.6 miles
 1727 - Bryn-y-grog Hall	Grade II	0.6 miles



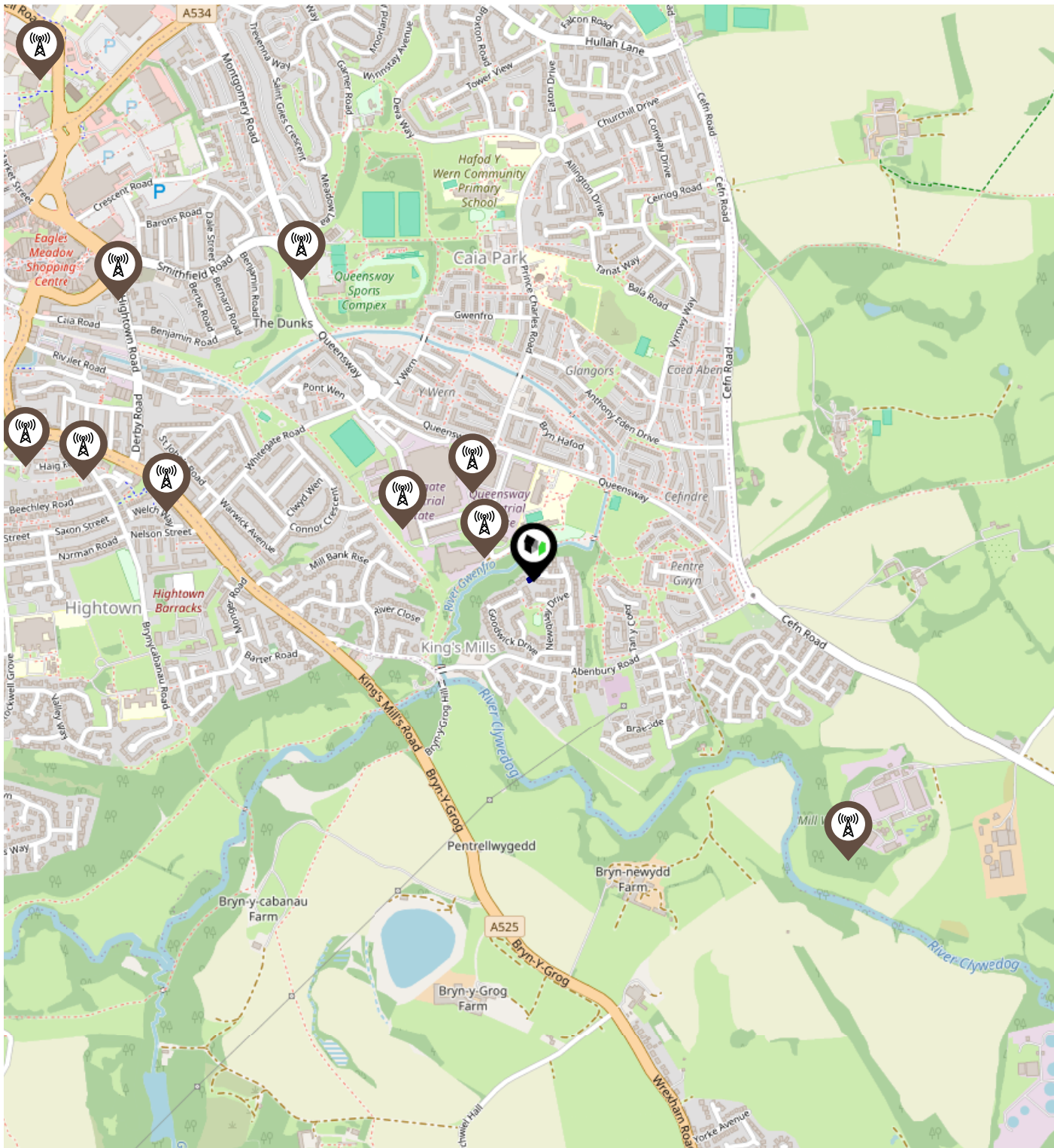
		Nursery	Primary	Secondary	College	Private
1	Gwenfro Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Gwenfro Community Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gwenfro Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wrexham Early Years Centre Ofsted Rating: Excellent Pupils:0 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Anne's R.C. Primary School Ofsted Rating: Good Pupils:0 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ysgol Bodhyfryd Ofsted Rating: Good Pupils:0 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hafod Y Wern Junior School Ofsted Rating: Not Rated Pupils:0 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hafod Y Wern Infants C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Hafod - y - Wern Community Primary School Ofsted Rating: Good Pupils:0 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher's School Ofsted Rating: Excellent Pupils:0 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Morgan Llwyd Ofsted Rating: Good Pupils:0 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles VC Church in Wales Primary School Ofsted Rating: Good Pupils:0 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic High School Ofsted Rating: Not Rated Pupils:0 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic and Anglican Secondary School Ofsted Rating: Good Pupils:0 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Infants School Ofsted Rating: Not Rated Pupils:0 Distance:1.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Giles' Junior Controlled School Ofsted Rating: Not Rated Pupils:0 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

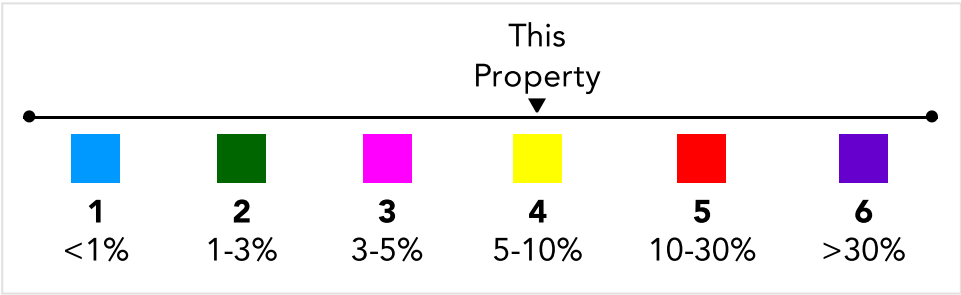
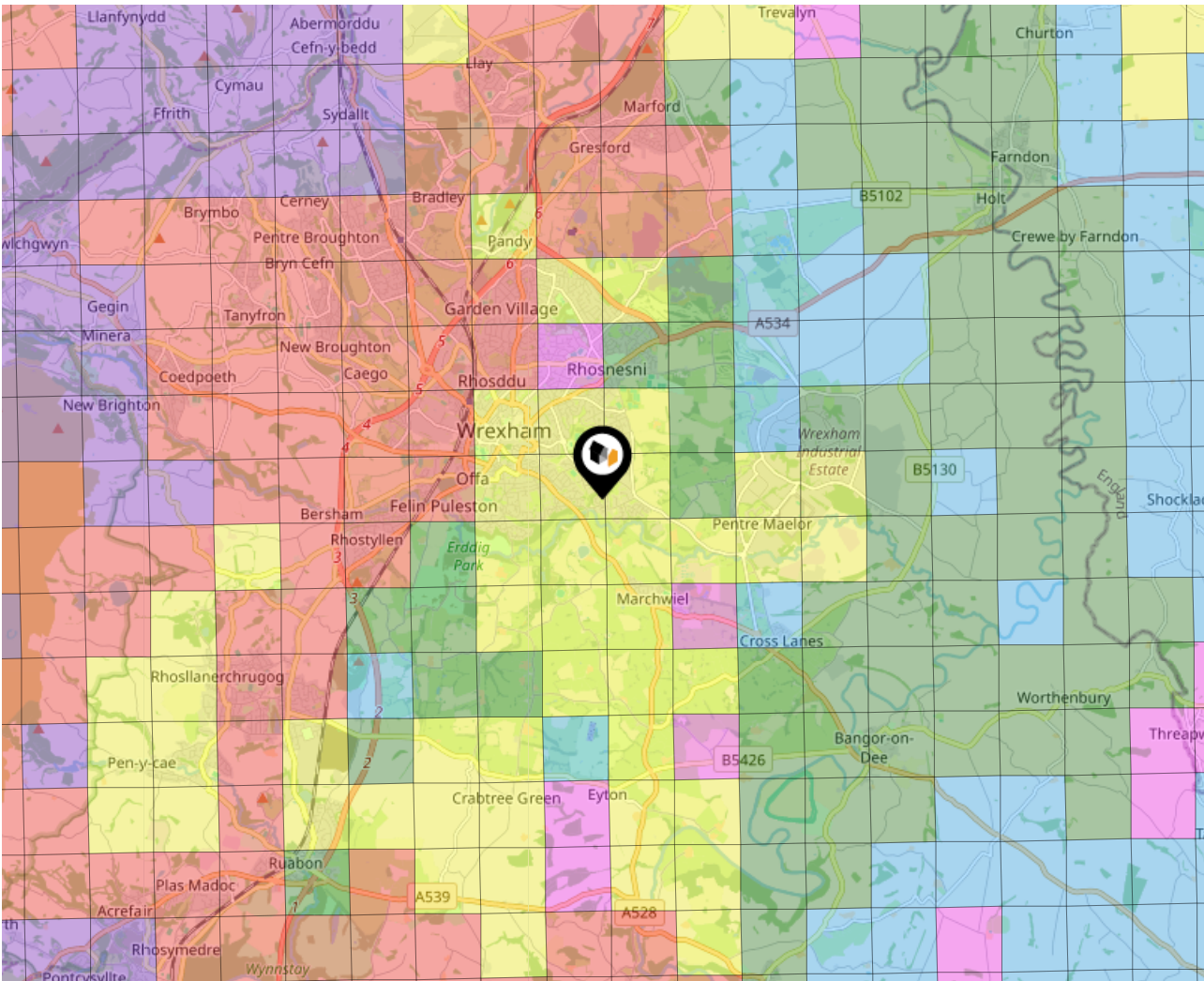


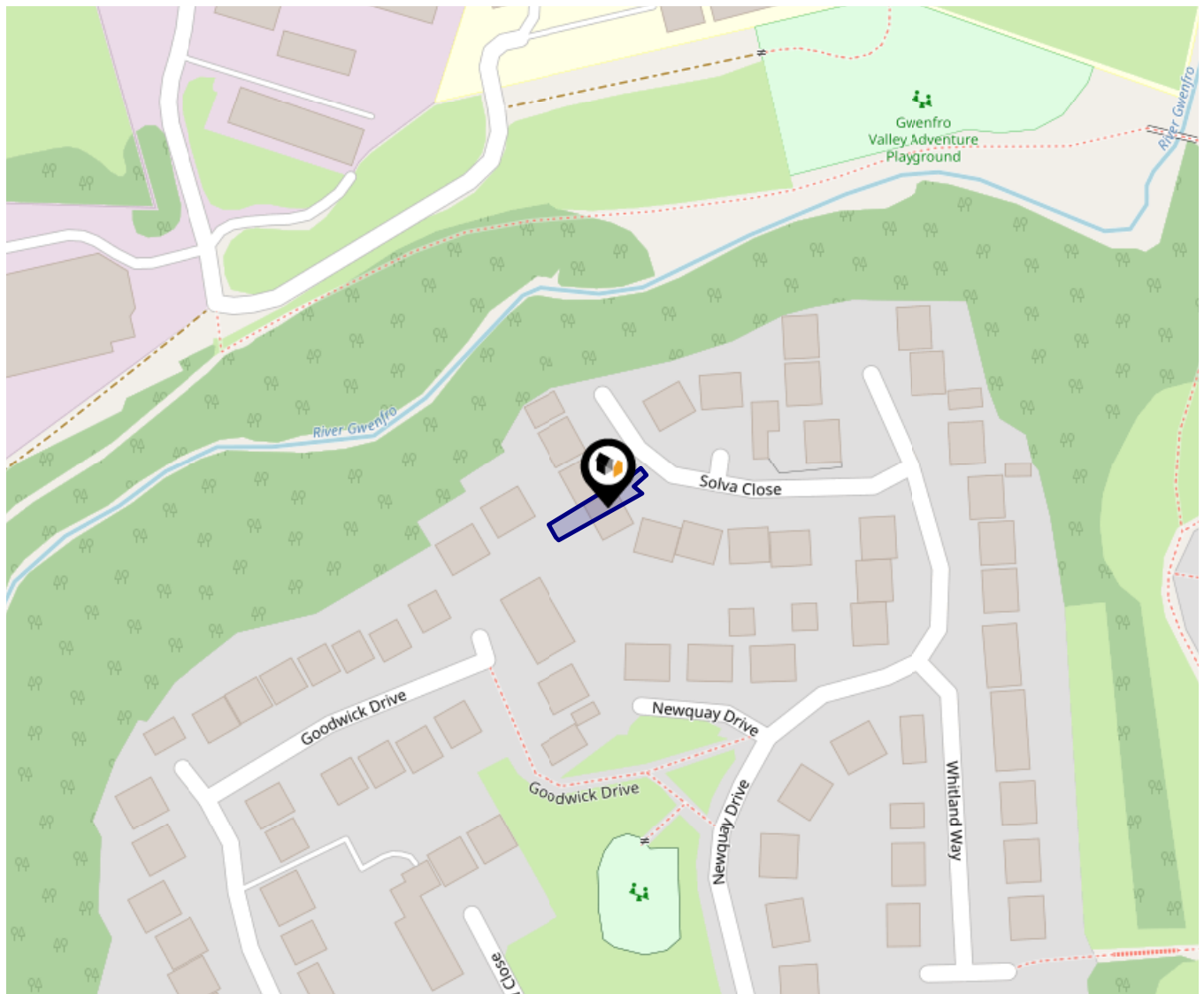
Key:

-  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).





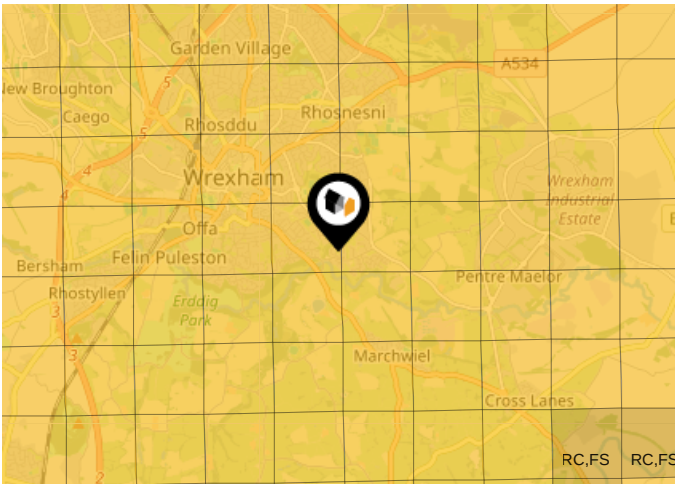
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

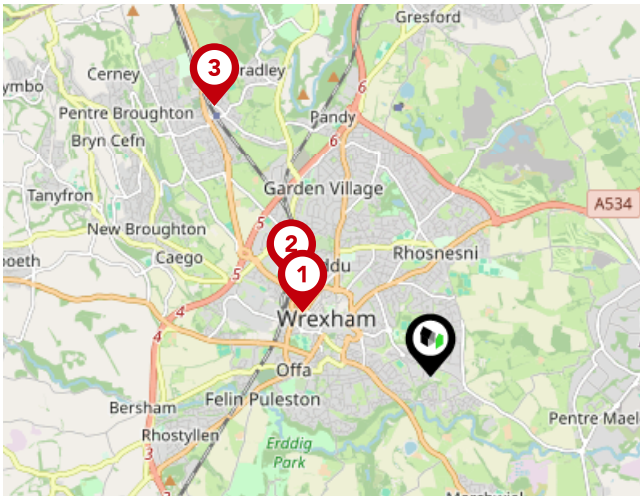
Ground Composition for this Address (Surrounding square kilometer zone around property)

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






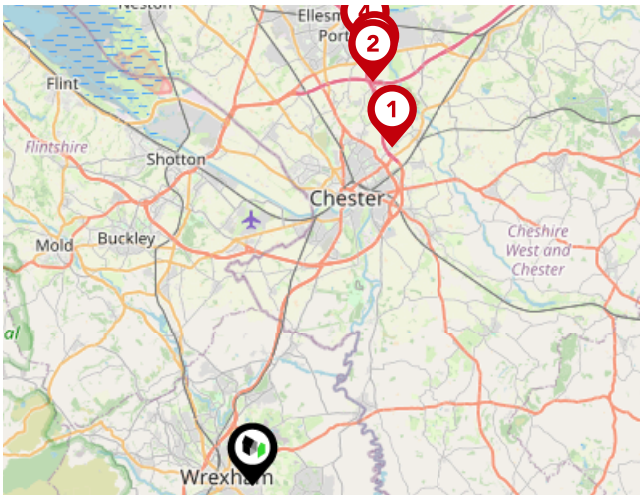
Primary Classifications (Most Common Clay Types)

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








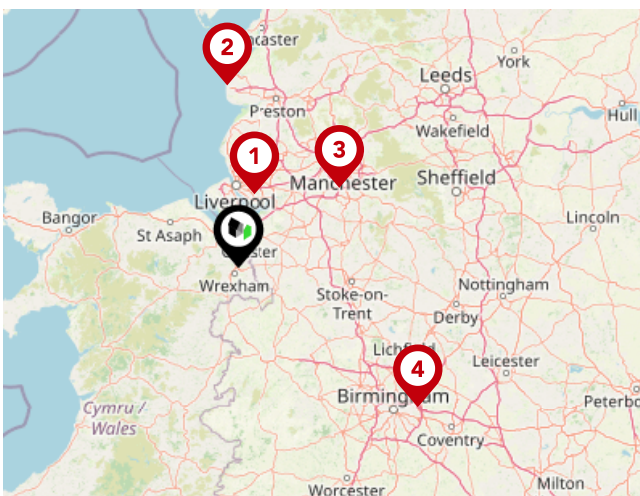
National Rail Stations

Pin	Name	Distance
	Wrexham Central Rail Station	1.28 miles
	Wrexham General Rail Station	1.5 miles
	Gwersyllt Rail Station	3.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M53 J12	13 miles
	M53 J11	15.01 miles
	M56 J15	15.3 miles
	M53 J10	16.01 miles
	M53 J9	17.52 miles

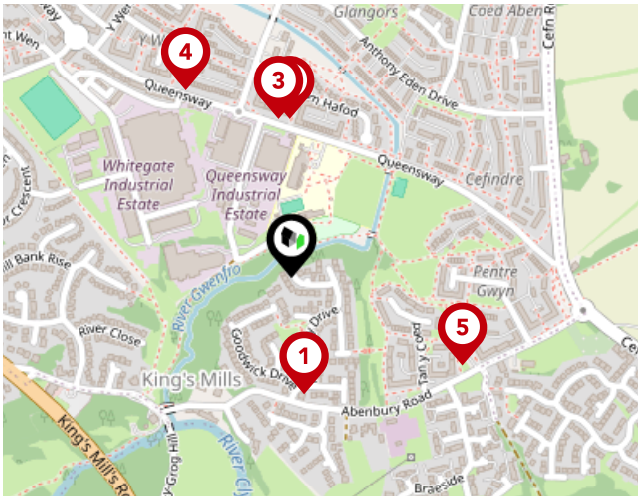


Airports/Helipads

Pin	Name	Distance
	Speke	21.3 miles
	Highfield	51.28 miles
	Manchester Airport	36.63 miles
	Birmingham Airport	65.83 miles

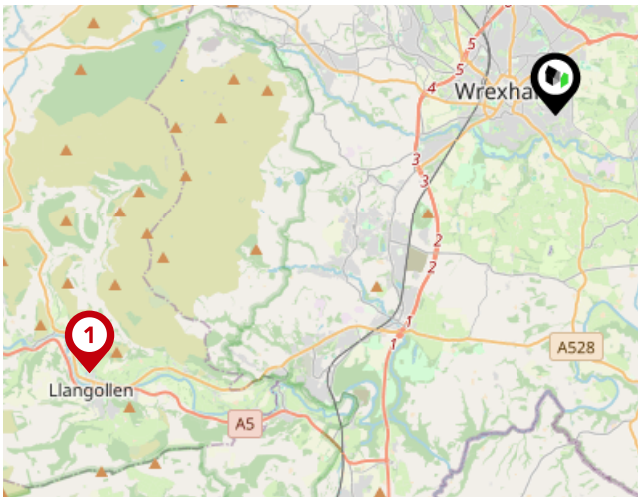
Area

Transport (Local)



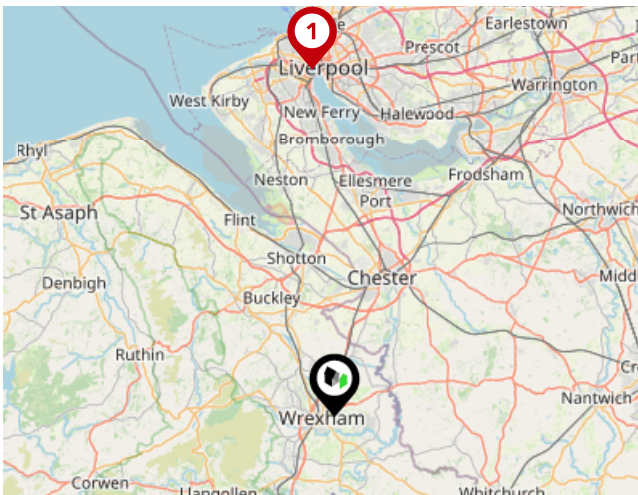
Bus Stops/Stations

Pin	Name	Distance
1	Abenbury Road	0.13 miles
2	Bryn Hafod	0.18 miles
3	Bryn Hafod	0.18 miles
4	Queensway Industrial Est	0.24 miles
5	Millbrook Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	9.49 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	24.75 miles



Wingetts | Wrexham

Wingetts Ltd is an independent locally owned Estate Agents and Auctioneers with town centre offices in both Wrexham and Llangollen that has been established for over 60 years specialising in a range of professional services.

Owned by RICS qualified Valuer and Director Leigh Hayward MRICS and Business Operations Director Emma Hayward and supported by our experienced team, we have an extensive local knowledge of the property market and pride ourselves on being able to offer an excellent standard of service.

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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