

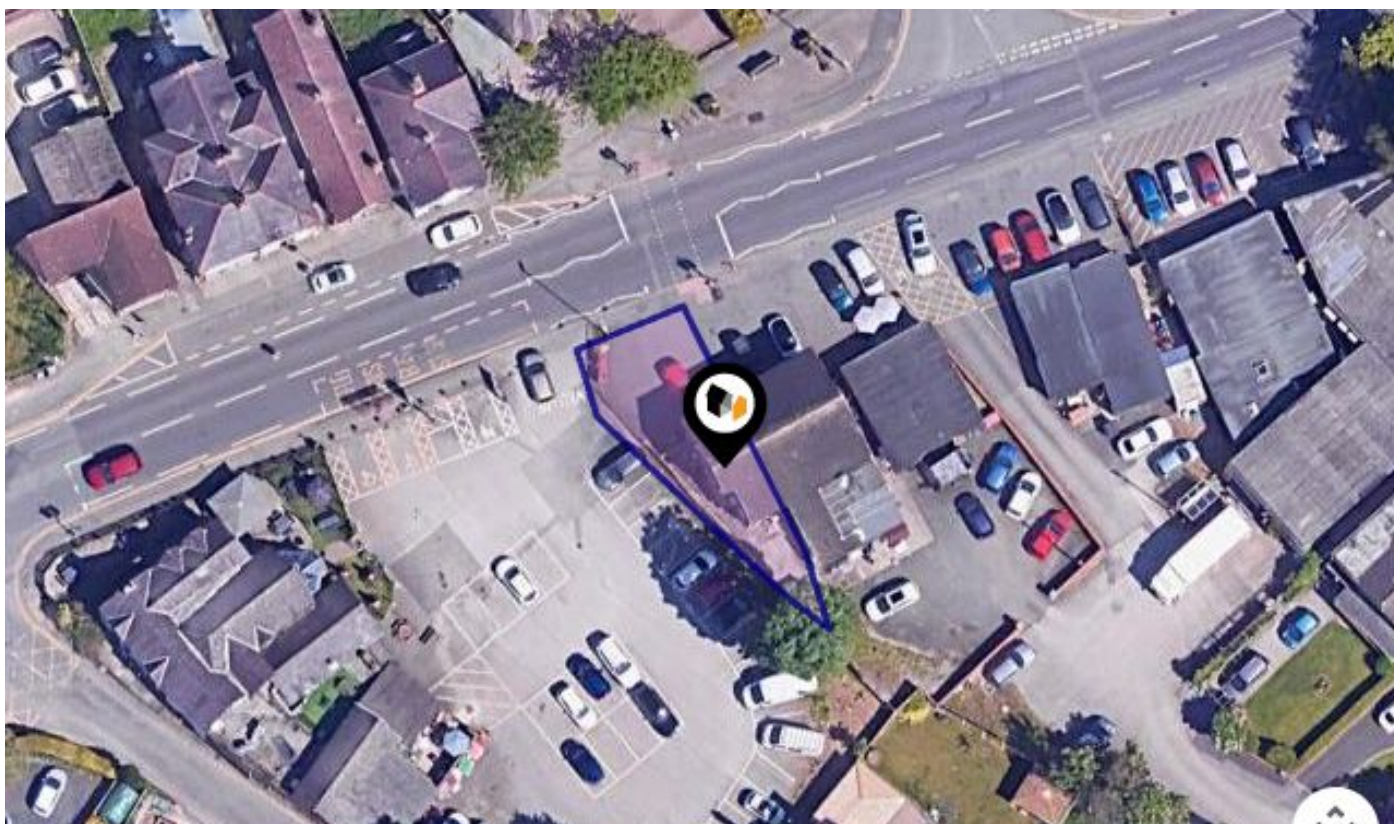


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 22nd May 2025



CHESTER ROAD, GRESFORD, WREXHAM, LL12

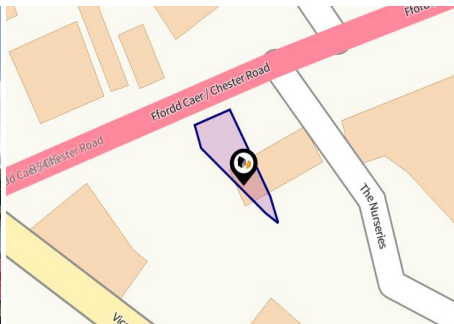
Wingetts | Wrexham

01978 353553

annette@wingetts.co.uk

www.wingetts.co.uk/





Property




Type:	Shop / Showroom
Bedrooms:	2
Floor Area:	376 ft ² / 35 m ²
Plot Area:	0.05 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,706
Title Number:	WA451186

Tenure: Freehold

Local Area

Local Authority:	Wrexham
Conservation Area:	No
Flood Risk:	
• Rivers	Very low
• Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

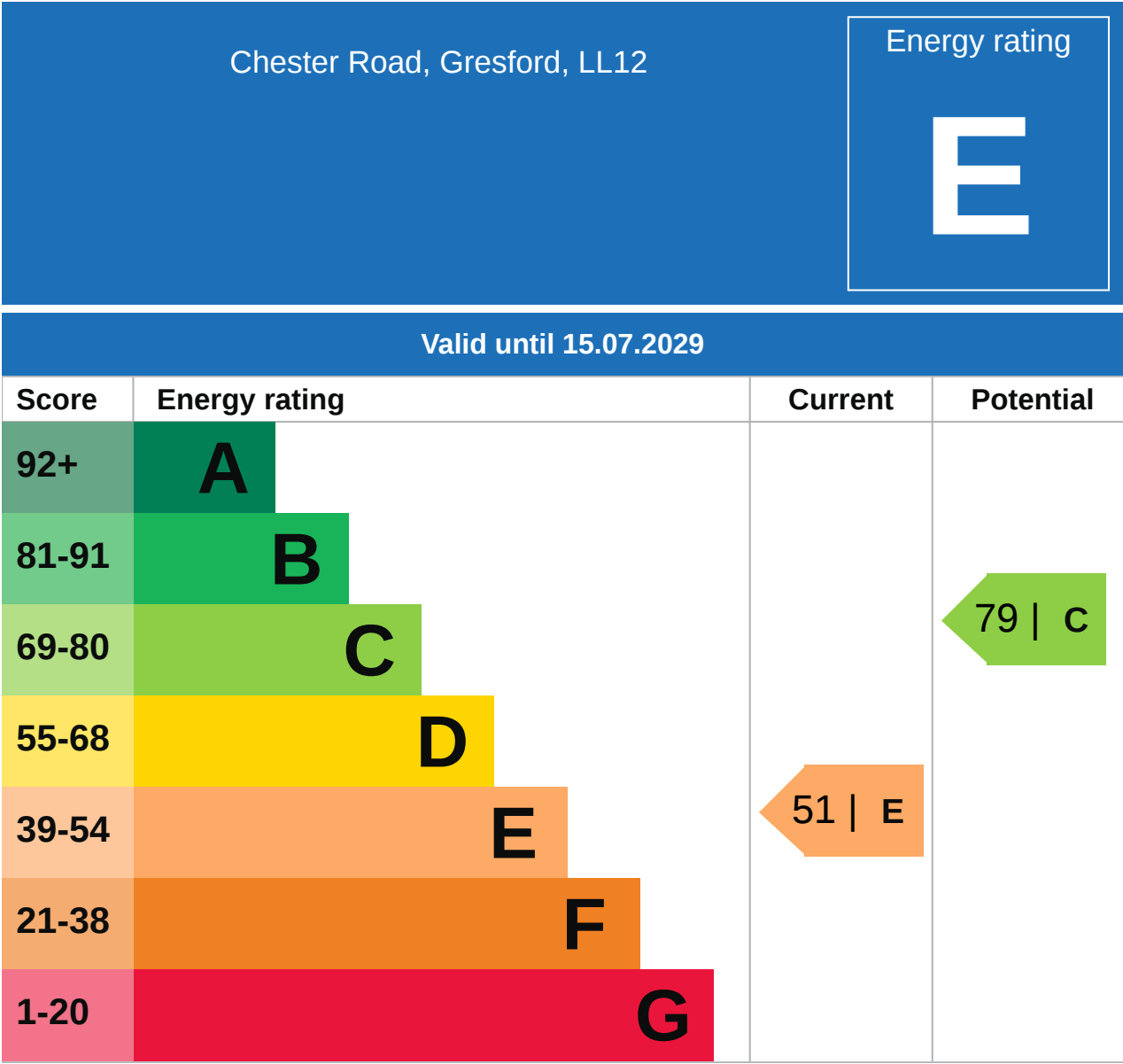
17 mb/s	76 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

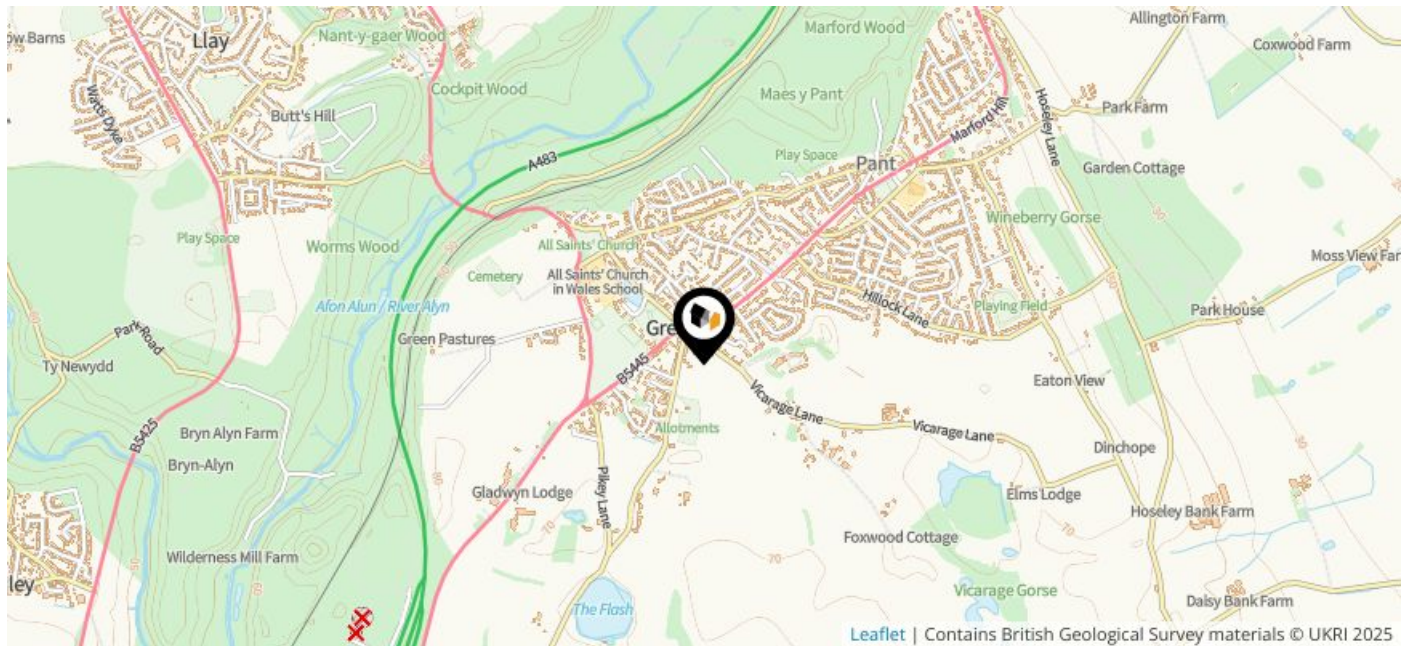




Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
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, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	35 m ²

This map displays nearby coal mine entrances and their classifications.



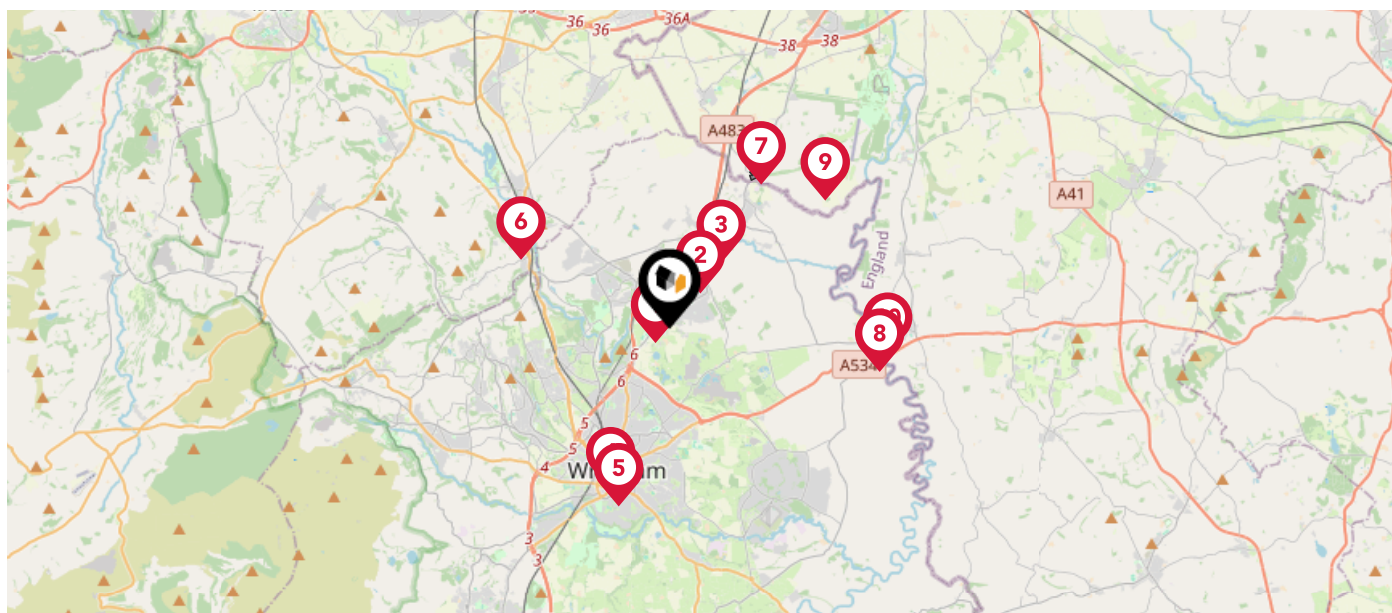
Mine Entry

- ✕ 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



Gresford



Marford



Rossett Conservation Area



Grosvenor Road, Wrexham.



Wrexham Town



Caergwrle



Pulford Conservation Area



Holt

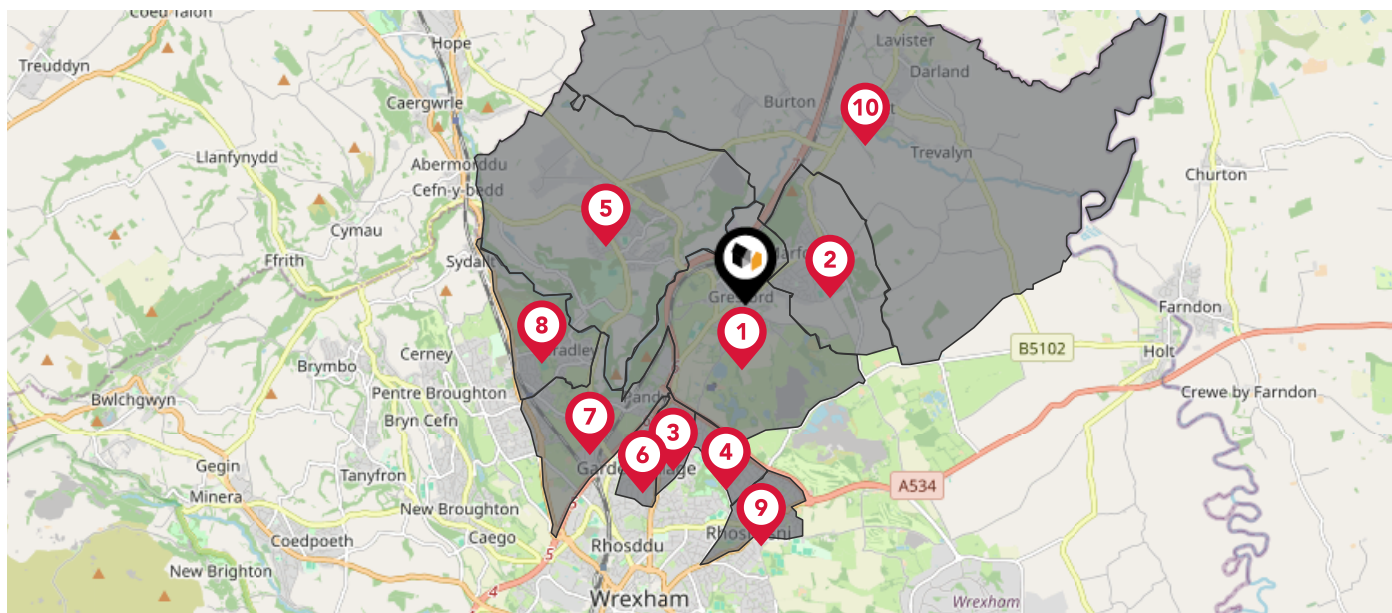


Poulton Conservation Area



Farndon Conservation Area

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

Gresford East and West ED

2

Marford and Hoseley ED

3

Little Acton ED

4

Borras Park ED

5

Llay ED

6

Garden Village ED

7

Gwersyllt South ED

8

Gwersyllt East ED

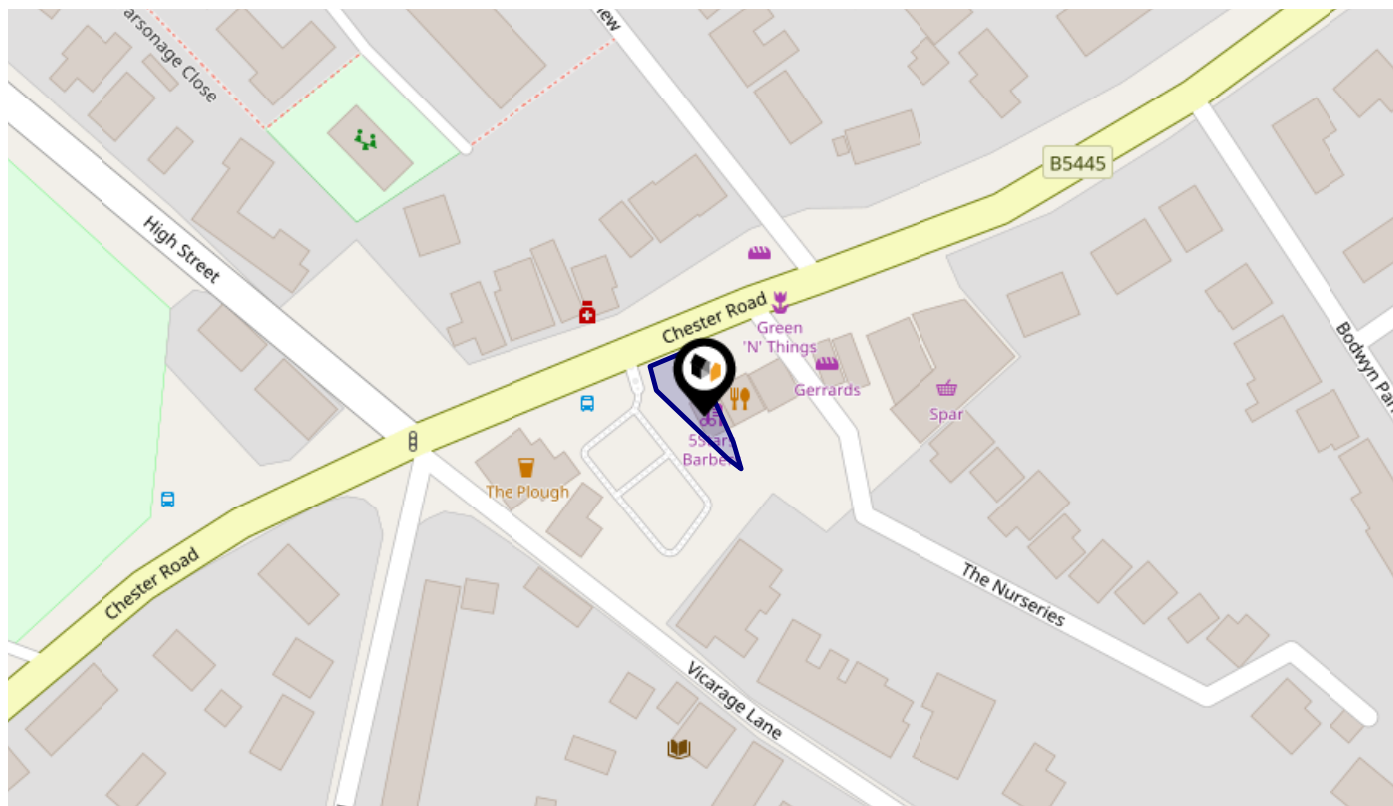
9

Rhosnesni ED

10

Rossett ED

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.

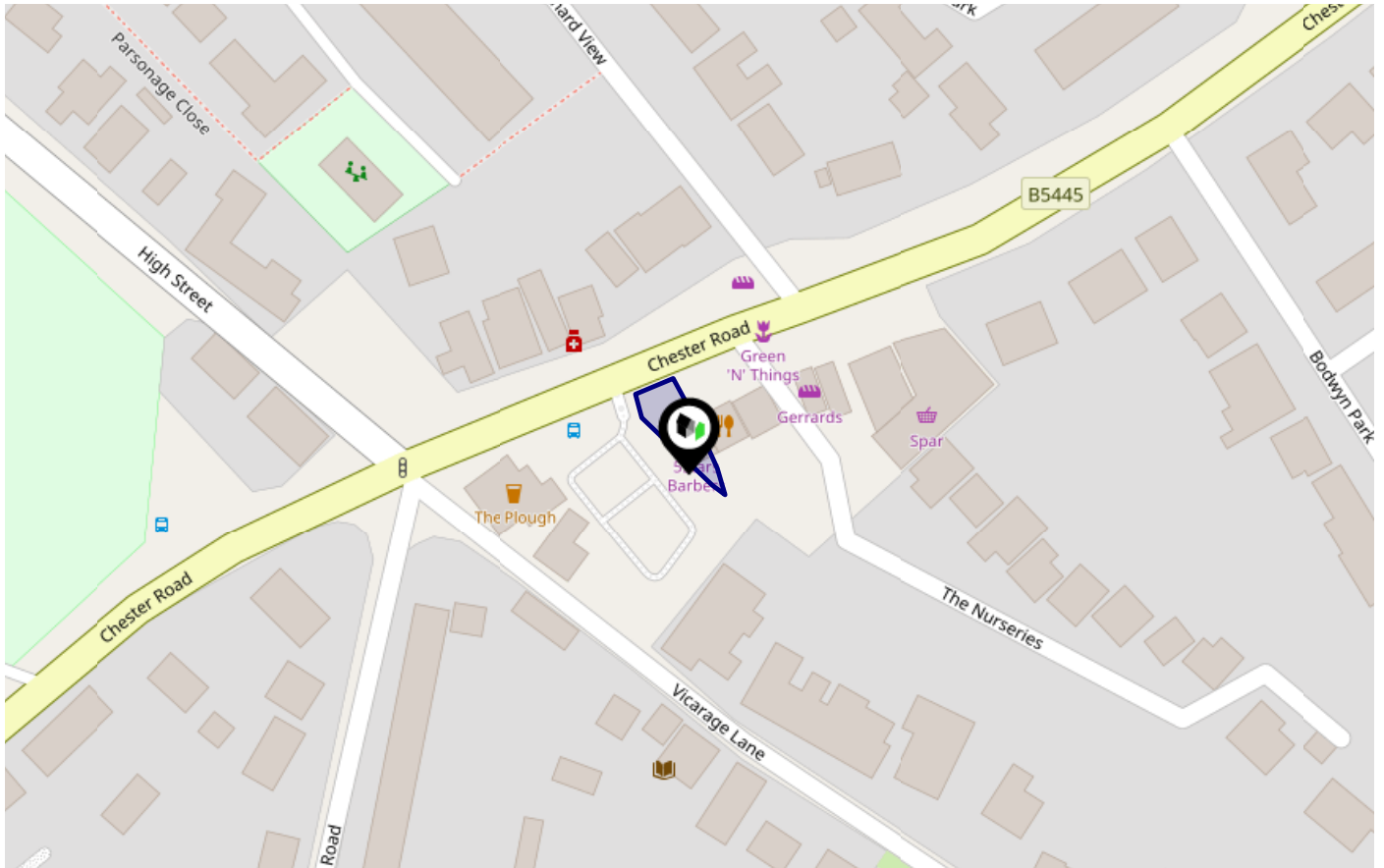
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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



Risk Rating: Very low

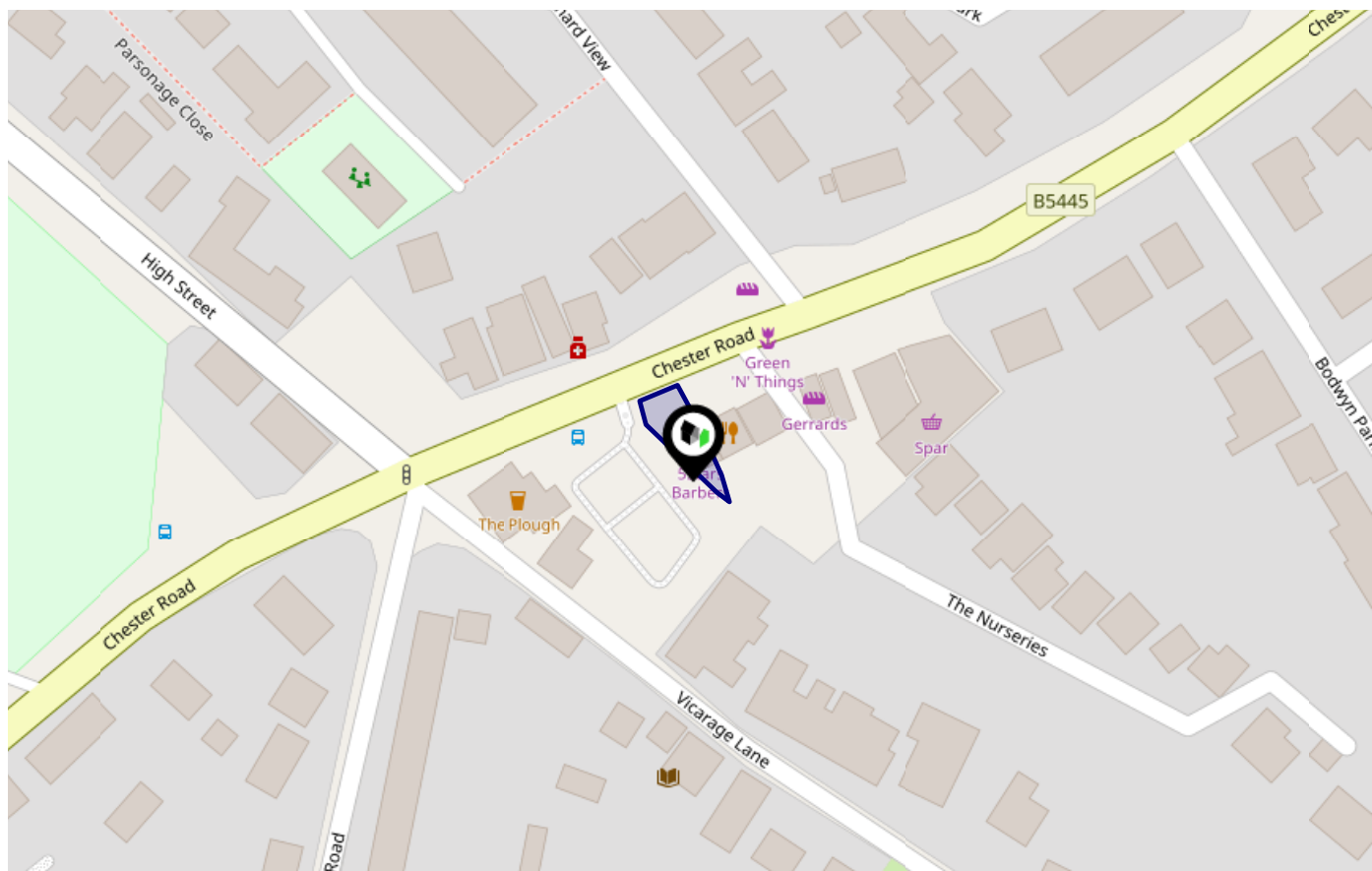
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

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



Risk Rating: Very low

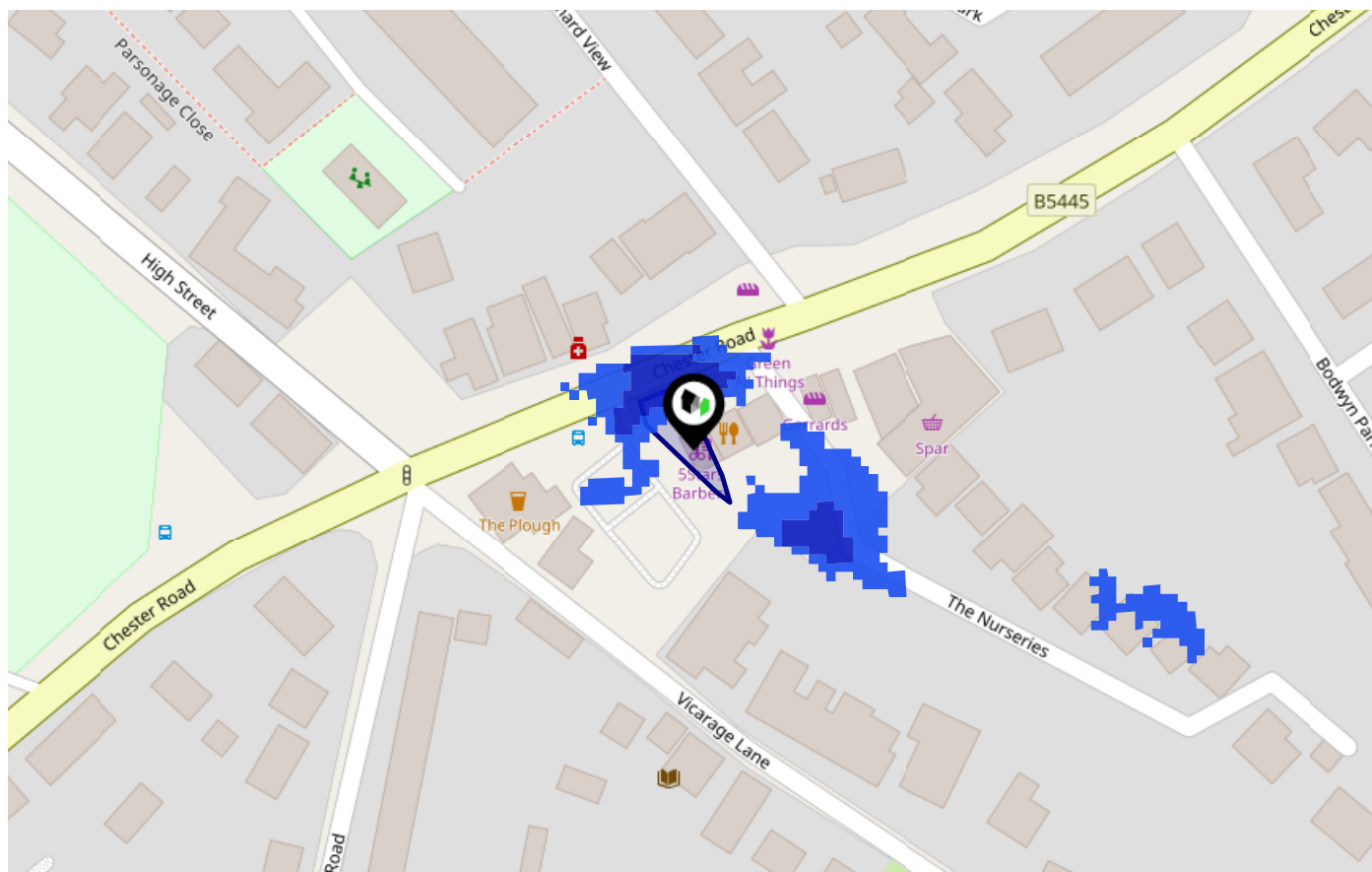
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 200 (0.5%) 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

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

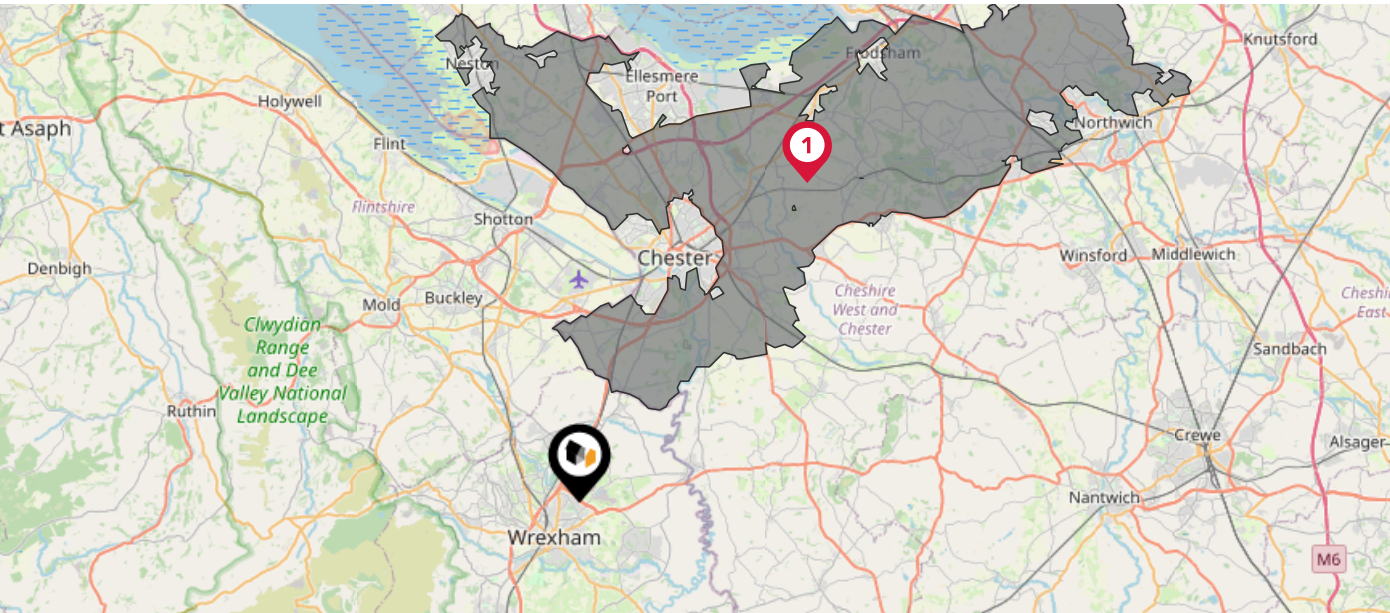


Risk Rating: Low

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 200 (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.

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

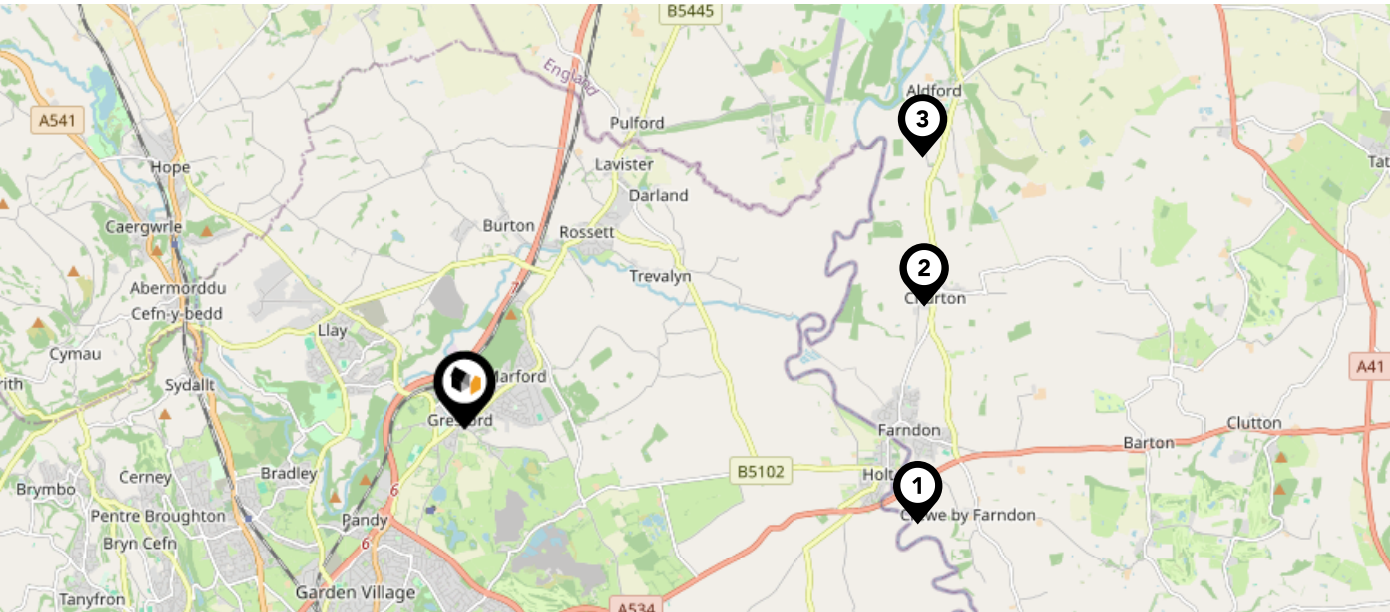


Nearby Green Belt Land



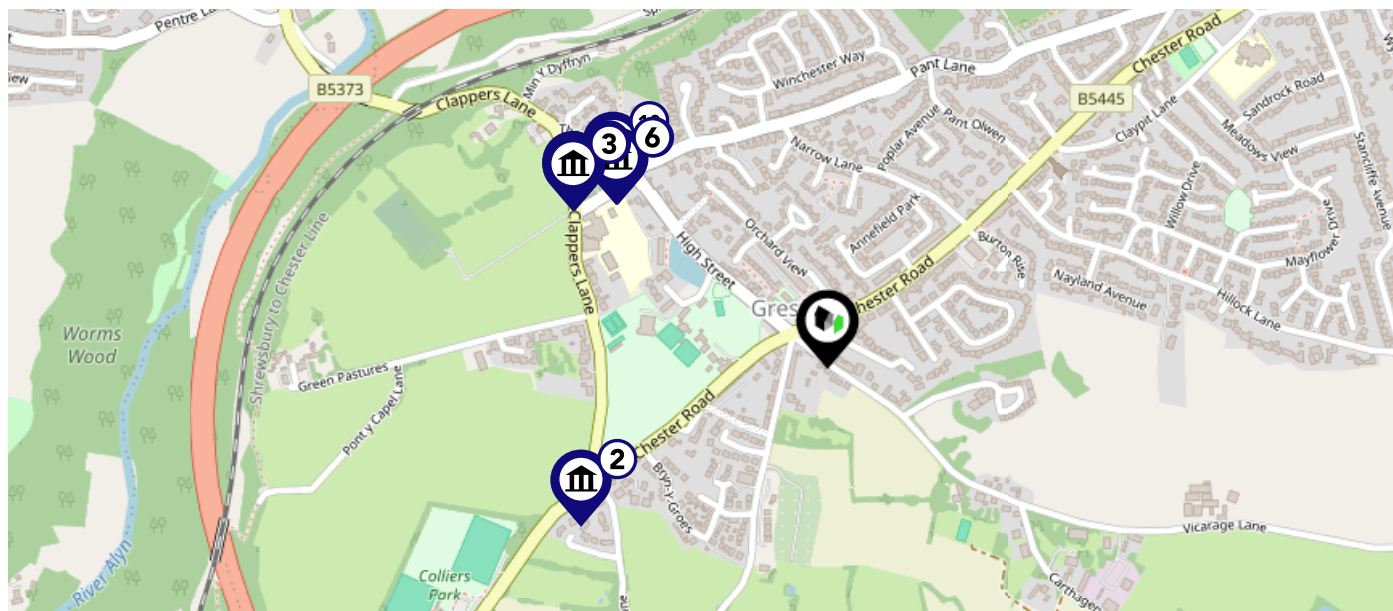
Merseyside and Greater Manchester Green Belt - Cheshire West and Chester











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.

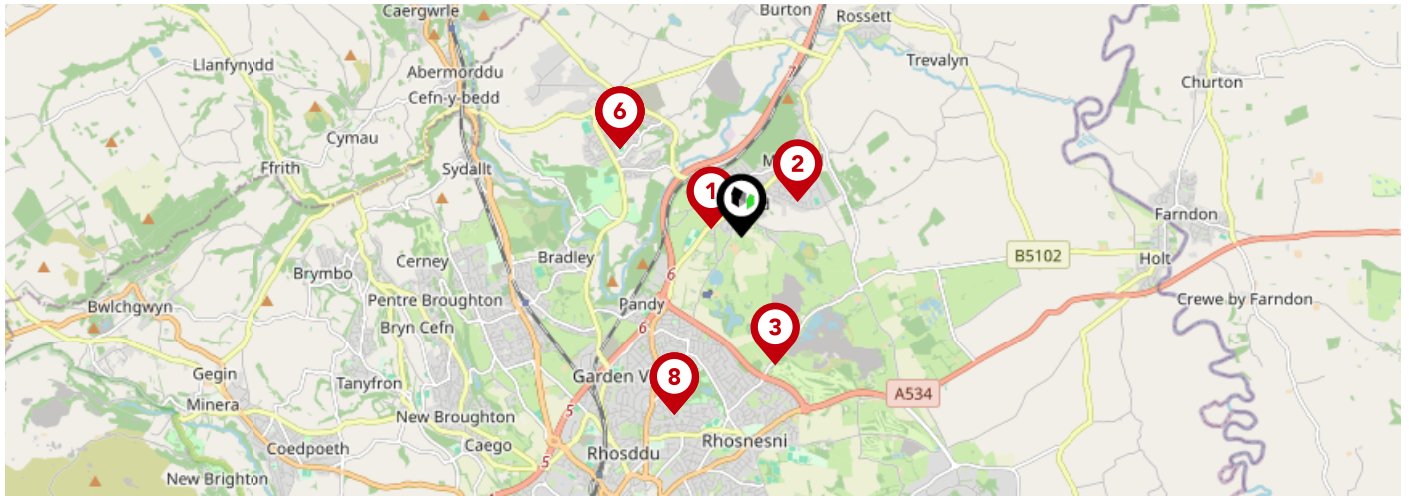


Nearby Landfill Sites		
1	Holt-Farndon Bypass-Appleby Drain, Cheshire	Historic Landfill
2	Stannage Farm - Churton Quarry-Churton, Cheshire	Historic Landfill
3	Aldford Quarry-School Lane, Aldford, Chester, Cheshire	Historic Landfill

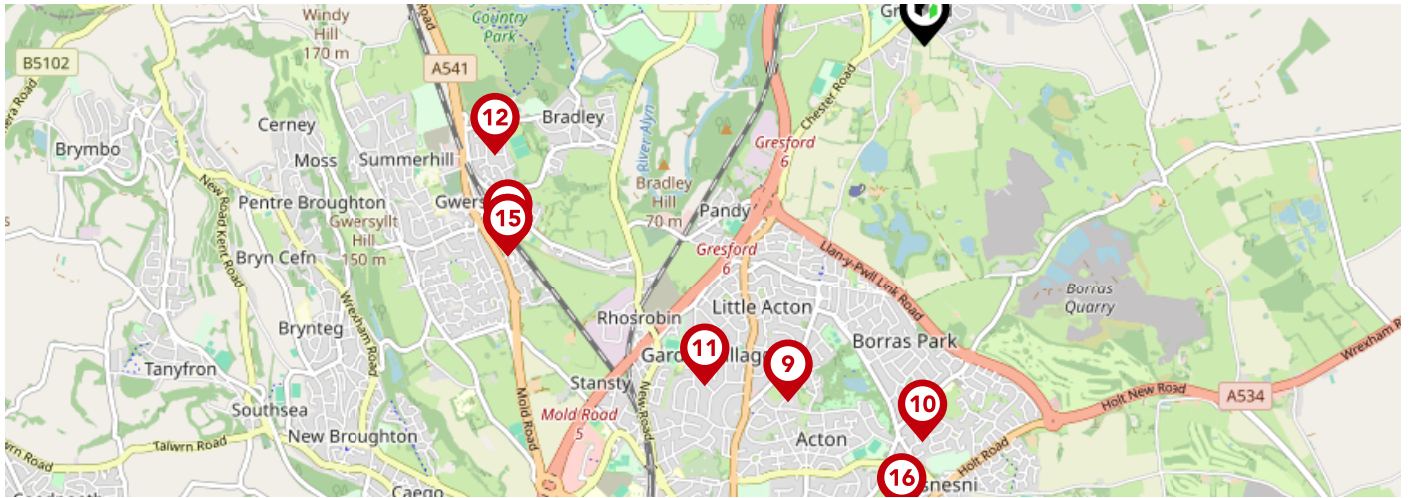
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 17705 - No 6 Of 6 Graves In The Graveyard To W Of All Saints Church	Grade II	0.3 miles
 1592 - Base Of Cross	Grade II	0.3 miles
 17704 - No 5 Of 6 Graves In The Graveyard To W Of All Saints Church	Grade II	0.3 miles
 17696 - No 3 Of 3 Graves In The Graveyard To Se Of All Saints Church	Grade II	0.3 miles
 17669 - No 1 Of 3 Grave In The Graveyard To Se Of All Saints Church	Grade II	0.3 miles
 17695 - No 2 Of 3 Graves In The Graveyard To Se Of All Saints Church	Grade II	0.3 miles
 17702 - No 3 Of 6 Graves In The Graveyard To W Of All Saints Church	Grade II	0.3 miles
 17667 - No 1 Of 6 Graves In The Graveyard To W Of All Saints Church	Grade II	0.3 miles
 17703 - No 4 Of 6 Graves In The Graveyard To W Of All Saints Church	Grade II	0.3 miles
 17671 - 2 Of A Pair Of Graves In The Graveyard To The E Of All Saints Church	Grade II	0.3 miles



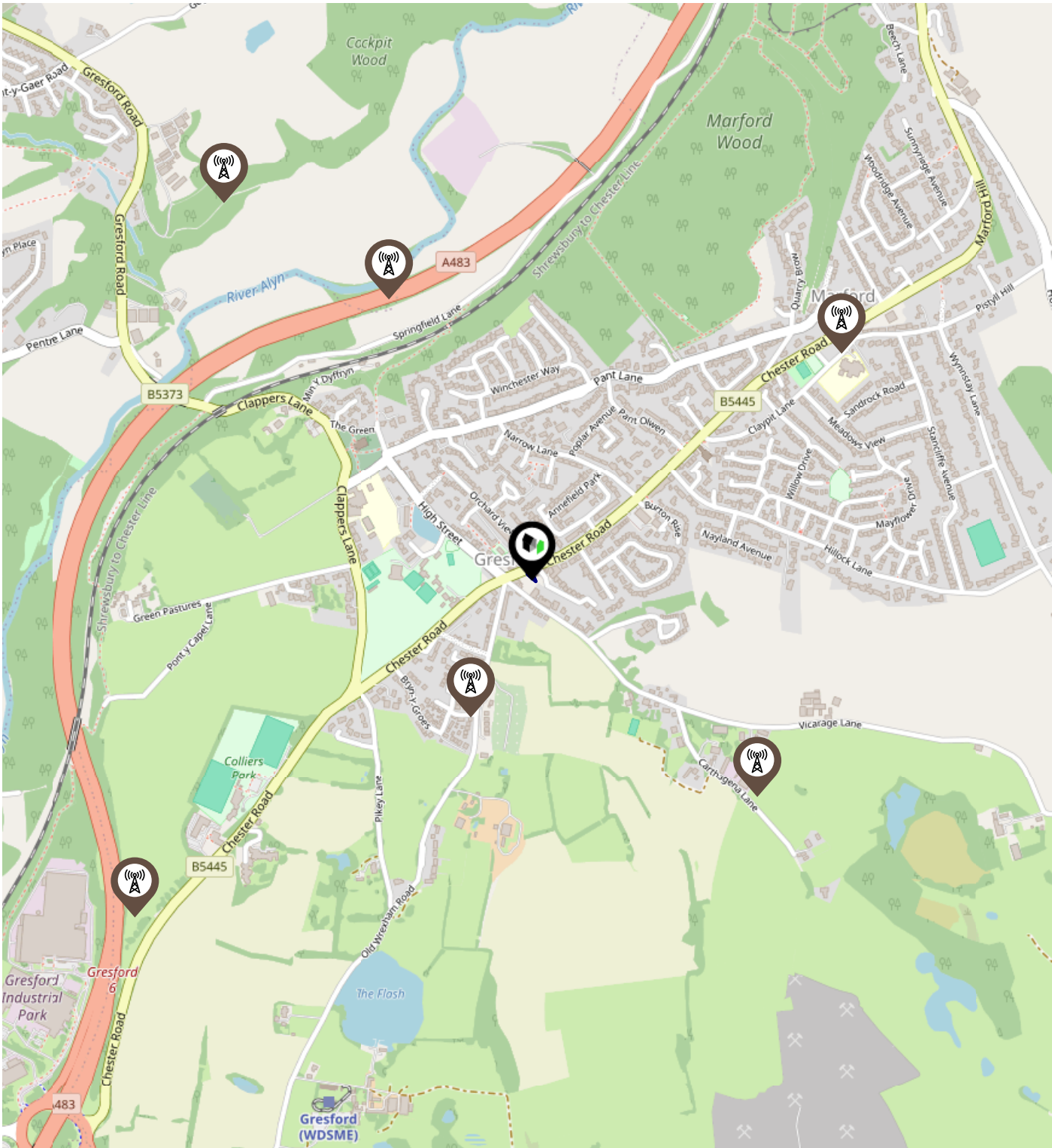
		Nursery	Primary	Secondary	College	Private
1	All Saints Primary School Ofsted Rating: Good Pupils:0 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Rofft C.P. School Ofsted Rating: Good Pupils:0 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barker's Lane C.P. School Ofsted Rating: Good Pupils:0 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Park Junior School Ofsted Rating: Not Rated Pupils:0 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Park C.P. Infants School Ofsted Rating: Not Rated Pupils:0 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Park Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Acton Park Infants School Ofsted Rating: Not Rated Pupils:0 Distance:1.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Acton Park Junior School Ofsted Rating: Adequate Pupils:0 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Acton Primary Ofsted Rating: Not Rated Pupils:0 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borras Park Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wat's Dyke C.P. School Ofsted Rating: Good Pupils:0 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Bro Alun Ofsted Rating: Not Rated Pupils:0 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Y Gaer Ofsted Rating: Not Rated Pupils:0 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gwersyllt Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gwersyllt Community Primary School Ofsted Rating: Good Pupils:0 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St David's High School Ofsted Rating: Not Rated Pupils:0 Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

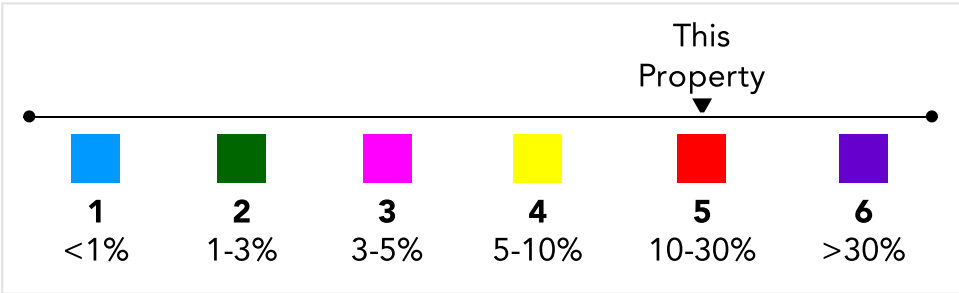
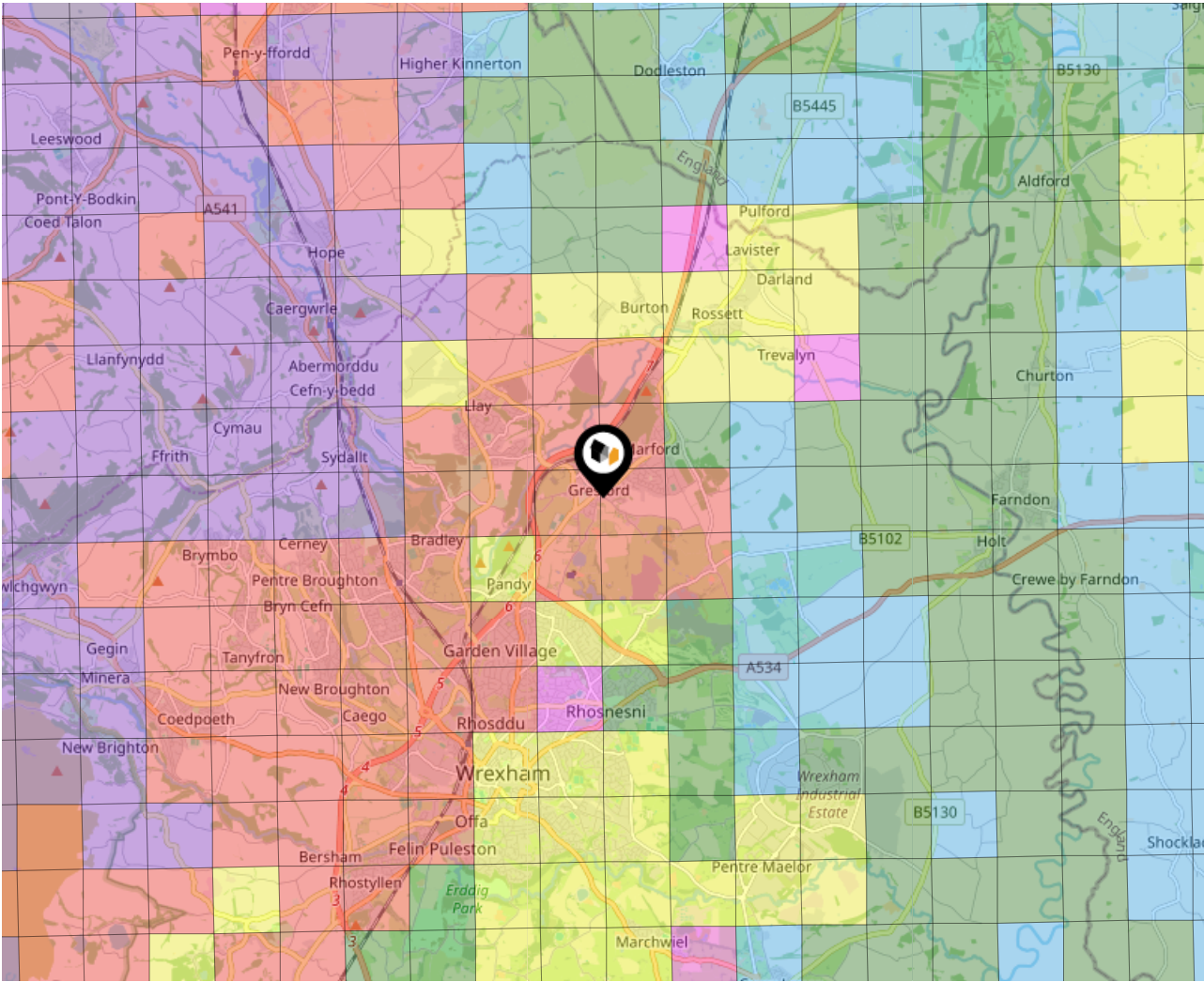


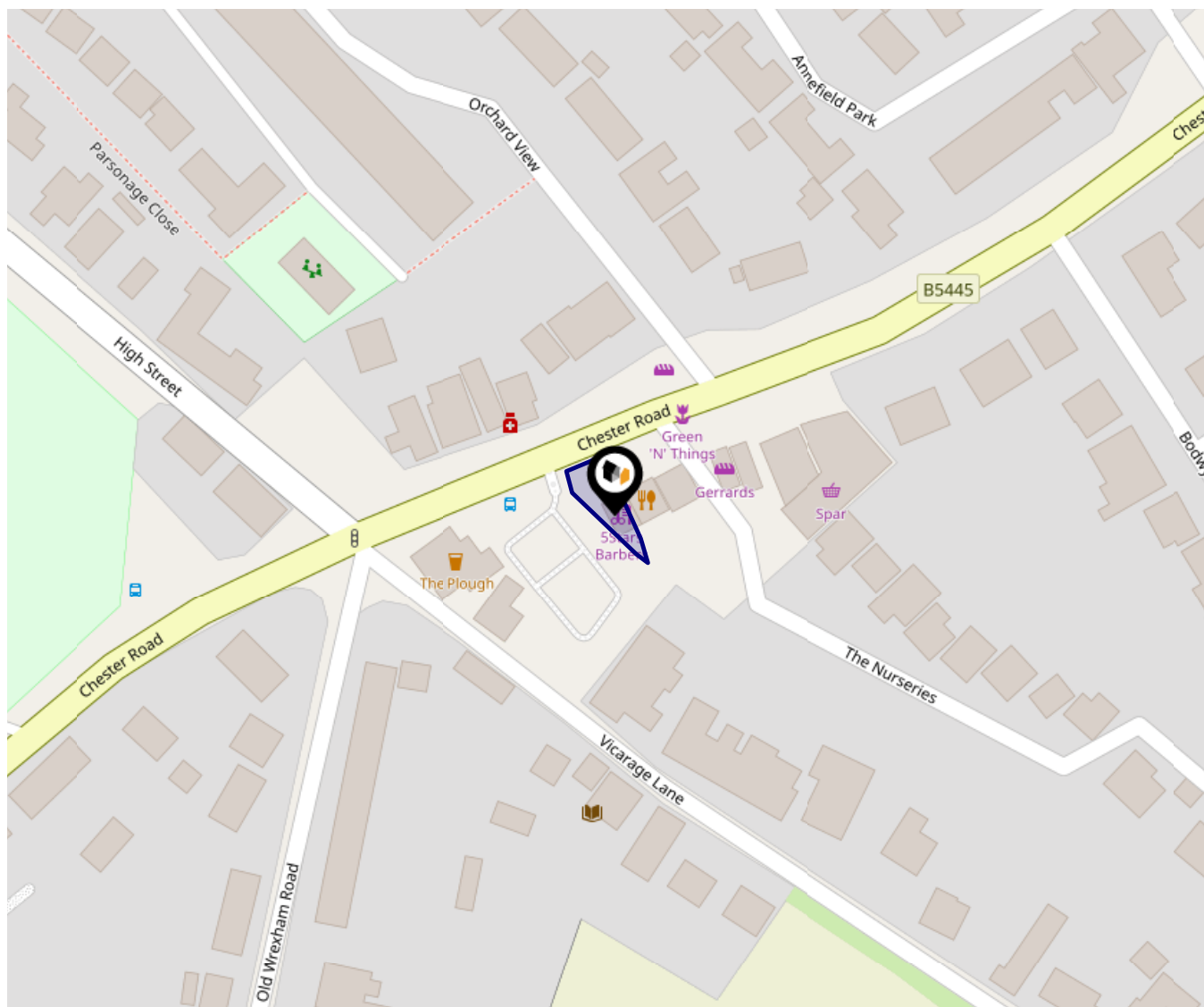
Key:

-  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).





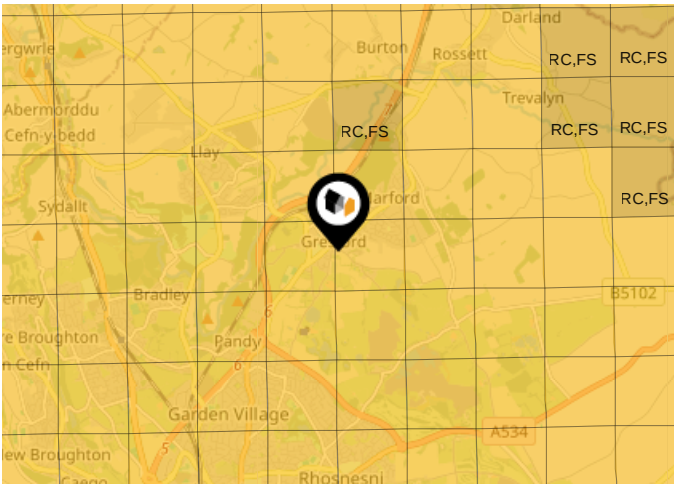
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

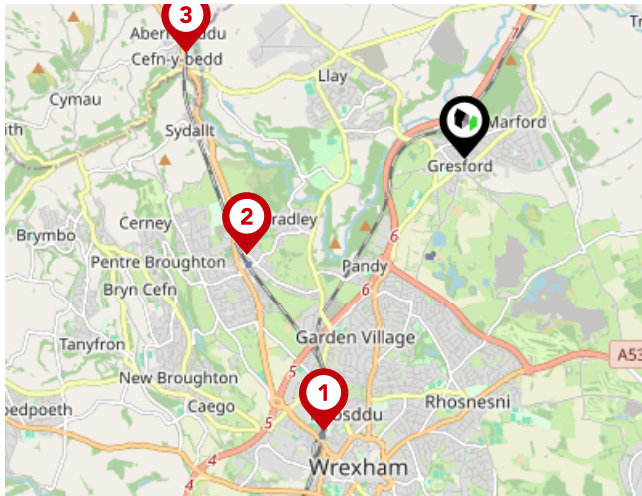


Primary Classifications (Most Common Clay Types)




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

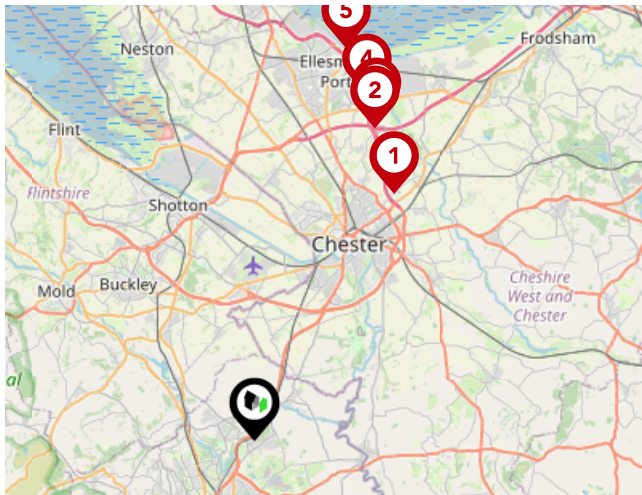
Area

Transport (National)








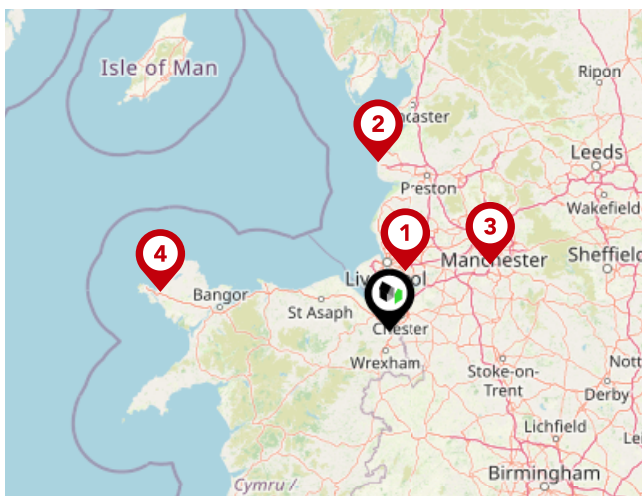
National Rail Stations

Pin	Name	Distance
	Wrexham General Rail Station	2.74 miles
	Gwersyllt Rail Station	2.12 miles
	Cefn-y-Bedd Rail Station	2.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M53 J12	10.04 miles
	M53 J11	11.91 miles
	M56 J15	12.19 miles
	M53 J10	12.86 miles
	M53 J9	14.31 miles

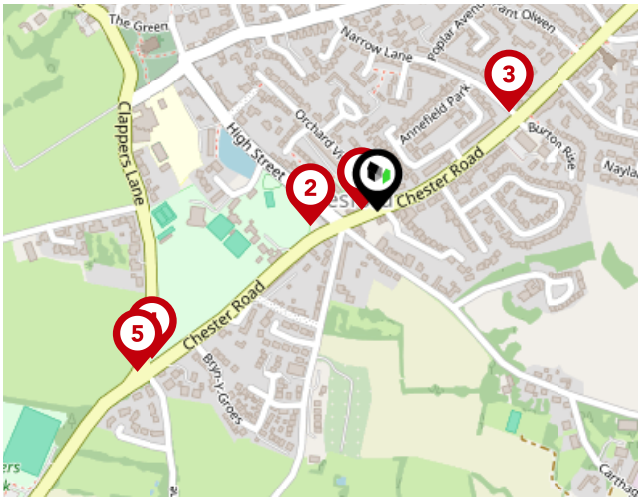


Airports/Helipads

Pin	Name	Distance
	Speke	18.12 miles
	Highfield	48.01 miles
	Manchester Airport	34.69 miles
	Penrhyn	65.85 miles

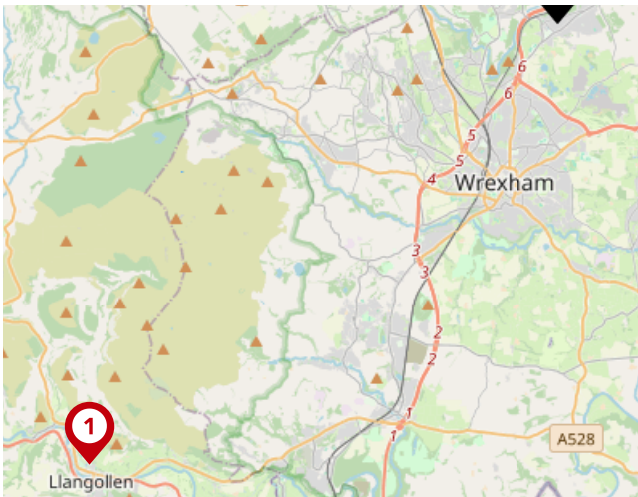
Area

Transport (Local)



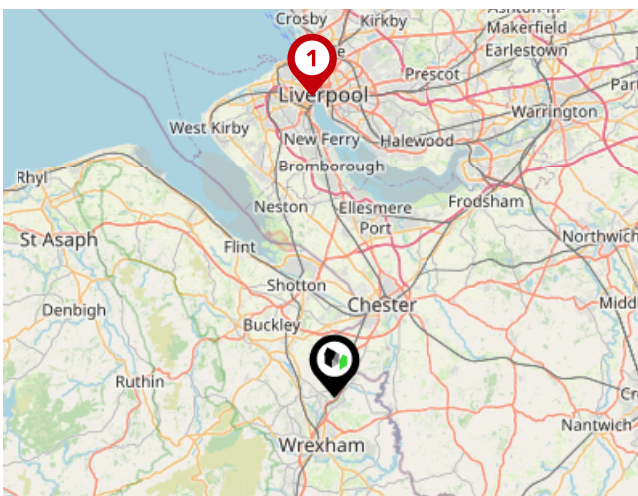
Bus Stops/Stations

Pin	Name	Distance
1	Plough Inn	0.02 miles
2	Plough Inn	0.08 miles
3	Narrow Lane	0.18 miles
4	Cross Trees House	0.3 miles
5	Cross Trees House	0.32 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	11.45 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	21.48 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.

Our diverse range of services include Sales of Residential and Commercial property, Letting and Management of Residential and Commercial property, Land disposals and Acquisitions together with our Antiques, Interiors and Collectables Auction Department.

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Data Quality

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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.

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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:



Wingetts | Wrexham

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www.wingetts.co.uk/

