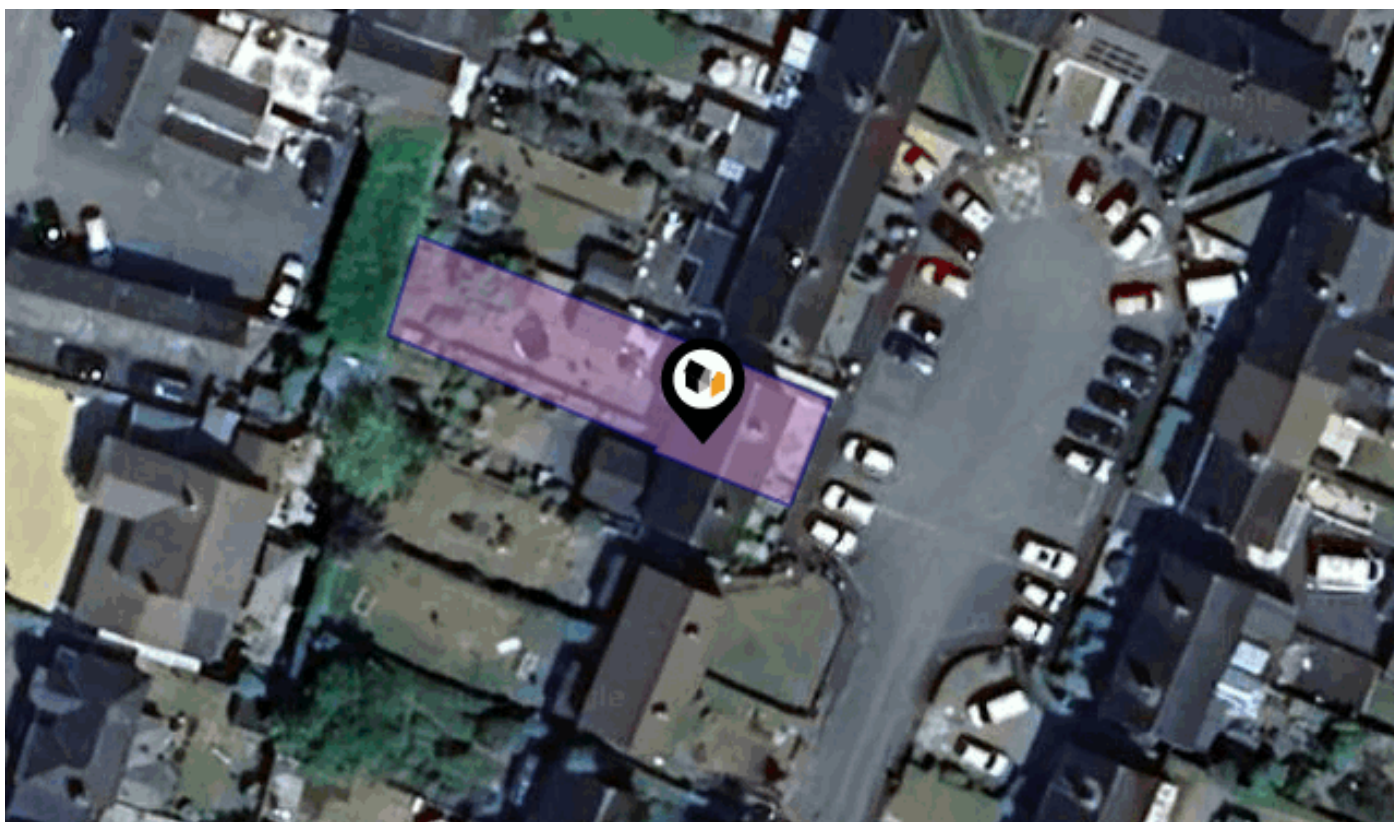


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 10th March 2025



DEE PARK, HOLT, WREXHAM, LL13

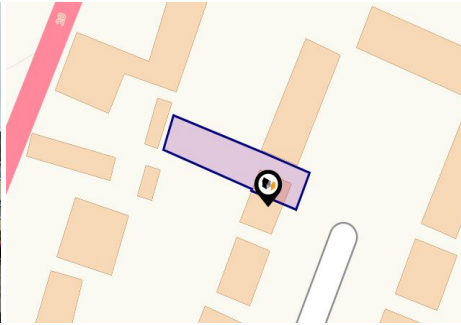
Rental Estimate : £950

Wingetts | Wrexham

01978 353553

annette@wingetts.co.uk


www.wingetts.co.uk/



Property

Type:	Semi-Detached	Price Estimate:	£245,000
Bedrooms:	3	Rental Estimate:	£950
Floor Area:	1,033 ft ² / 96 m ²	Yield:	4.65 %
Plot Area:	0.08 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,014		
Title Number:	WA308832		

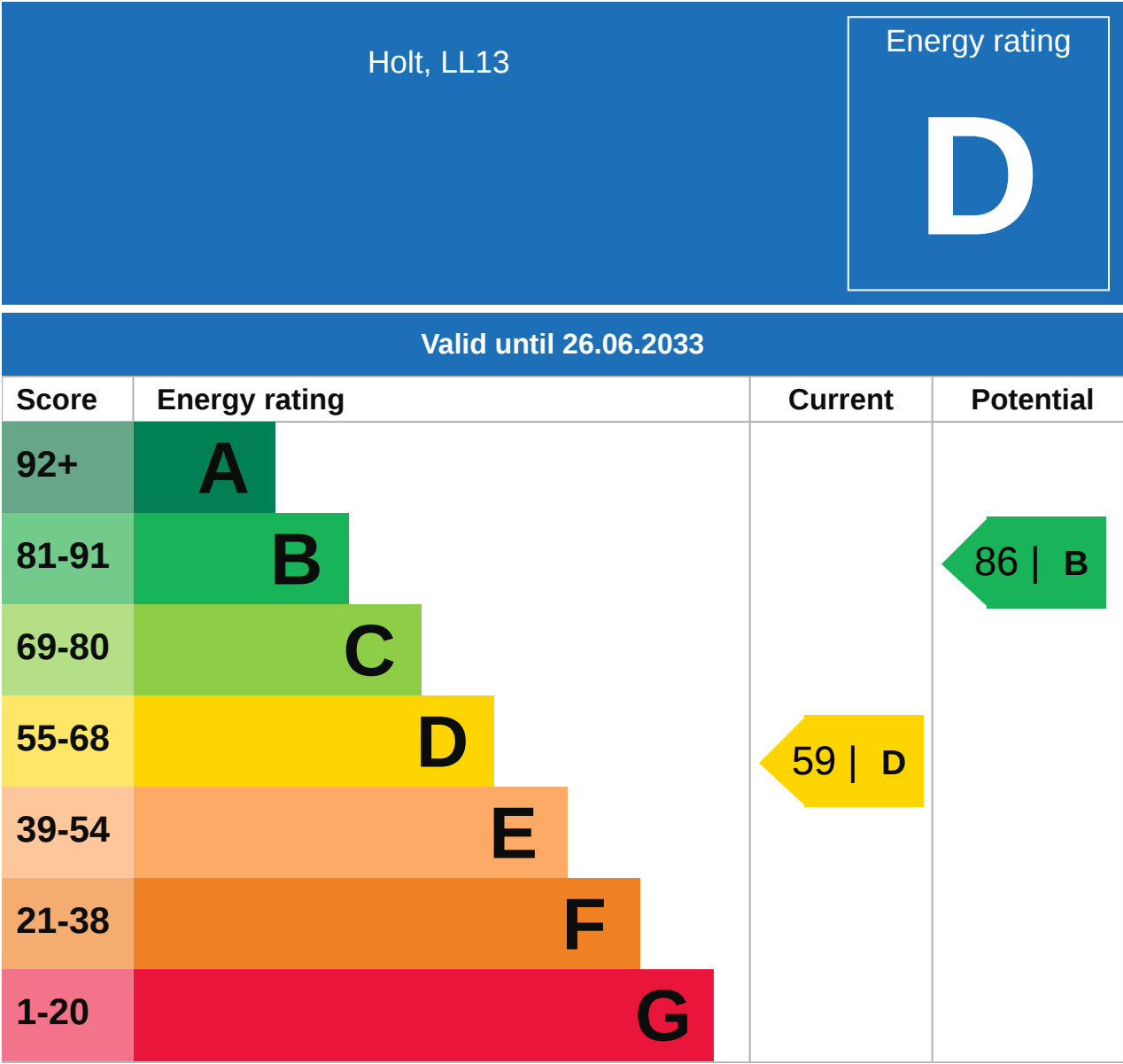
Local Area

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

Mobile Coverage:
(based on calls indoors)

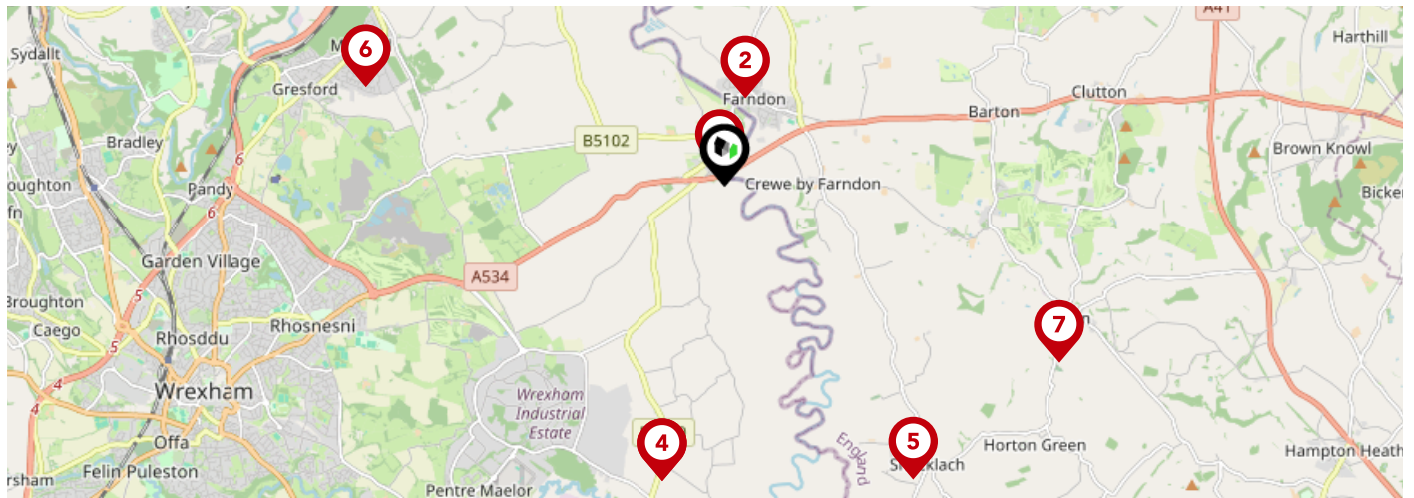
Satellite/Fibre TV Availability:



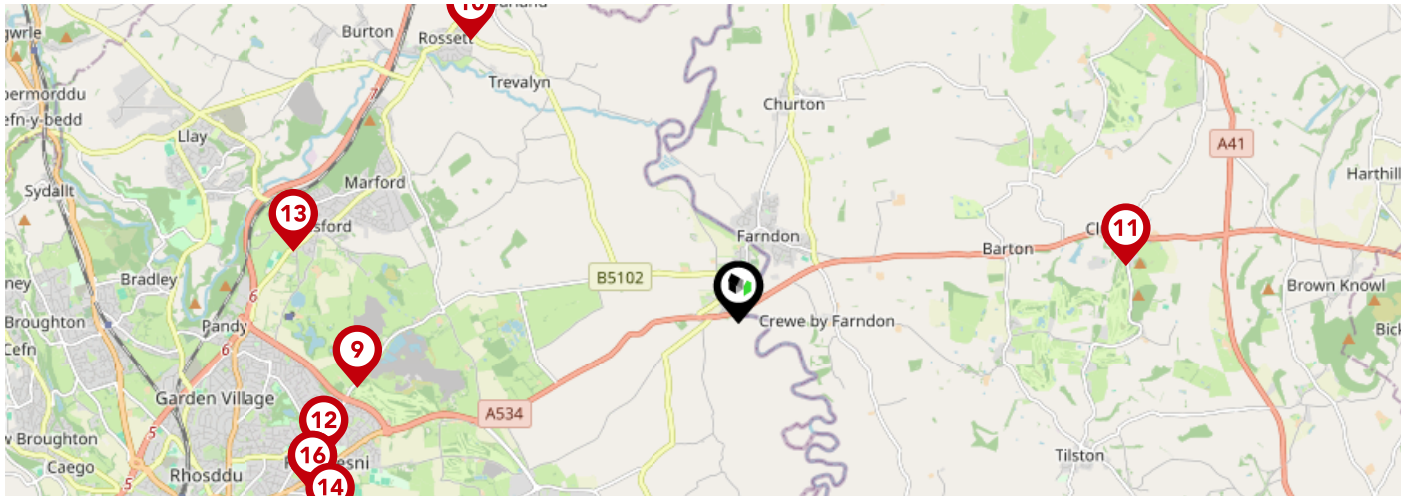


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m ²



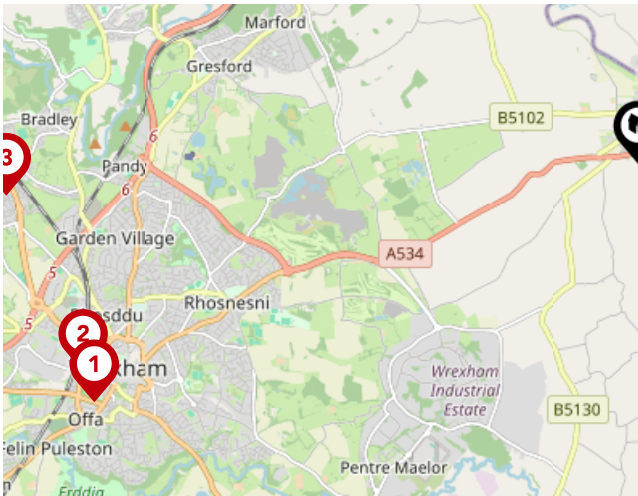
		Nursery	Primary	Secondary	College	Private
1	Holt's Community Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Farndon Primary School Ofsted Rating: Good Pupils: 305 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Pauls Voluntary Aided Primary School Ofsted Rating: Good Pupils:0 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Paul's Controlled (CIW) Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shocklach Oviatt CofE Primary School Ofsted Rating: Good Pupils: 92 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Rofft C.P. School Ofsted Rating: Good Pupils:0 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tilston Parochial CofE Primary School Ofsted Rating: Good Pupils: 113 Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Peter's CIW Voluntary Controlled Primary School Ofsted Rating: Good Pupils:0 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Barker's Lane C.P. School Ofsted Rating: Good Pupils:0 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Darland High School Ofsted Rating: Adequate Pupils:0 Distance:3.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Clutton Church of England Primary School Ofsted Rating: Good Pupils: 50 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Borras Park Community Primary School Ofsted Rating: Good Pupils:0 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	All Saints Primary School Ofsted Rating: Good Pupils:0 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Ysgol Morgan Llwyd Ofsted Rating: Good Pupils:0 Distance:4.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St David's High School Ofsted Rating: Not Rated Pupils:0 Distance:4.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ysgol Rhosnesni Ofsted Rating: Adequate Pupils:0 Distance:4.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

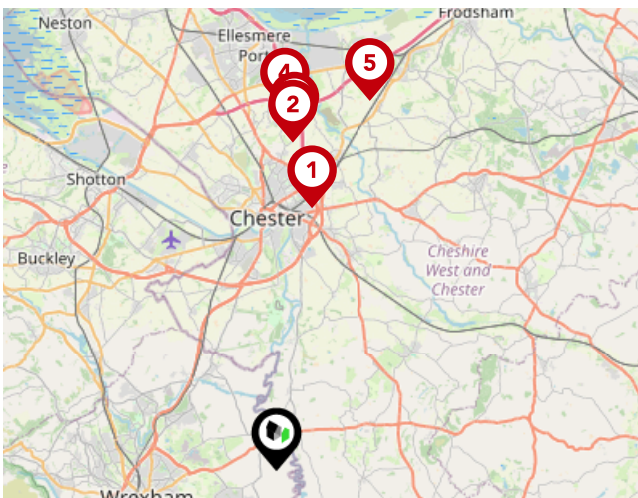
Area

Transport (National)



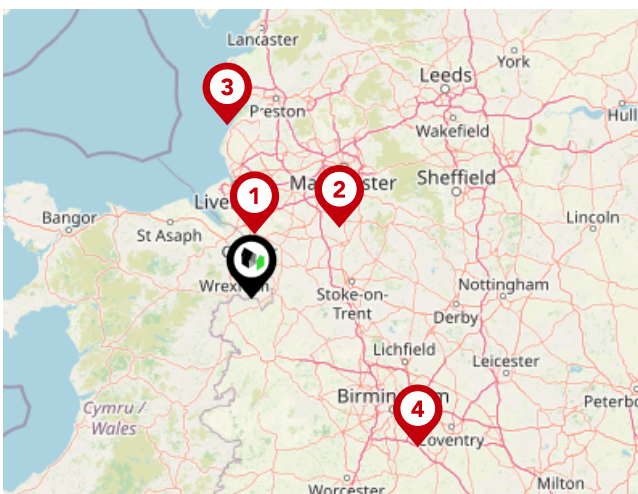
National Rail Stations

Pin	Name	Distance
1	Wrexham Central Rail Station	5.3 miles
2	Wrexham General Rail Station	5.3 miles
3	Gwersyllt Rail Station	5.64 miles



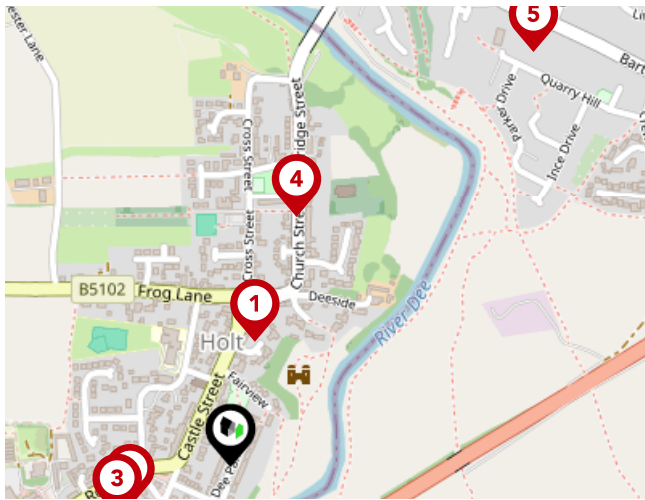
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	9.4 miles
2	M53 J11	11.7 miles
3	M56 J15	11.98 miles
4	M53 J10	12.81 miles
5	M56 J14	13.52 miles



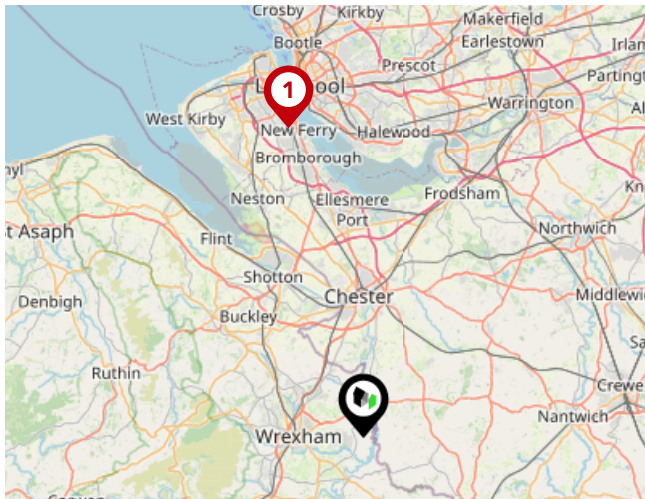
Airports/Helipads

Pin	Name	Distance
1	Speke	18.07 miles
2	Manchester Airport	32.03 miles
3	Highfield	48.93 miles
4	Birmingham Airport	64.67 miles



Bus Stops/Stations

Pin	Name	Distance
1	Holt Cross	0.14 miles
2	Smithfield Street	0.12 miles
3	Smithfield Street	0.14 miles
4	Quakers Way	0.29 miles
5	Church Lane	0.57 miles



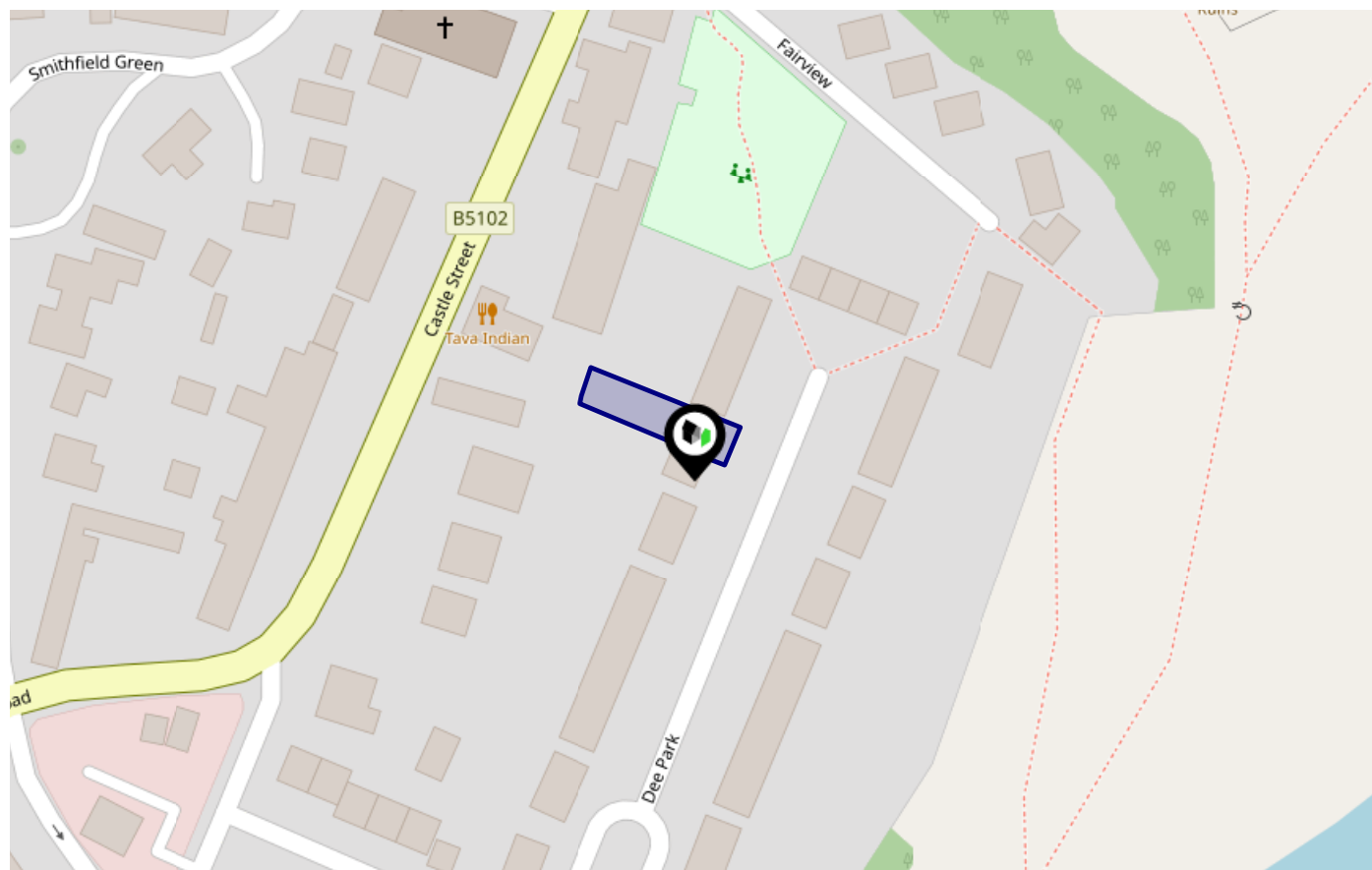
Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	22.62 miles

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

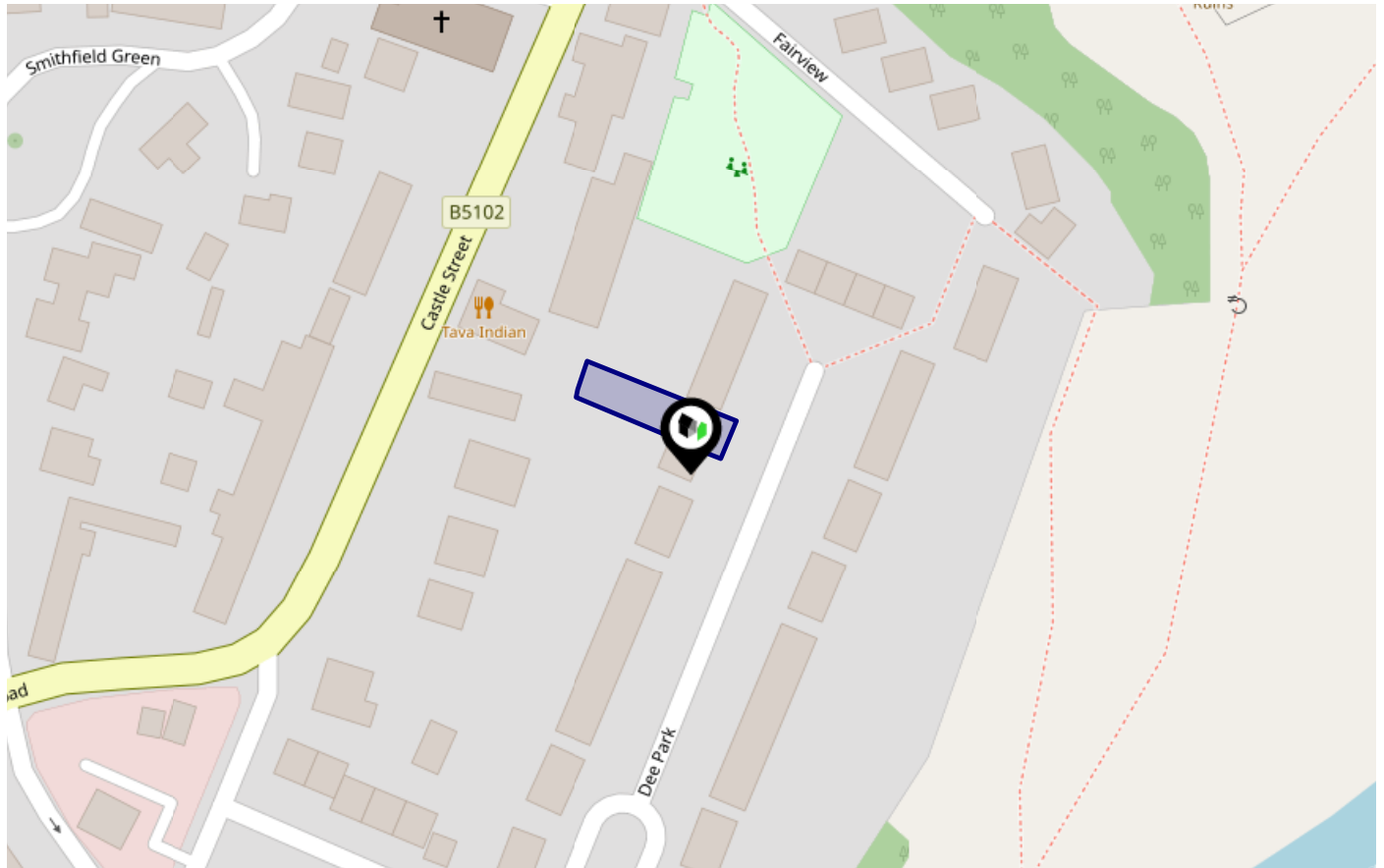
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

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.

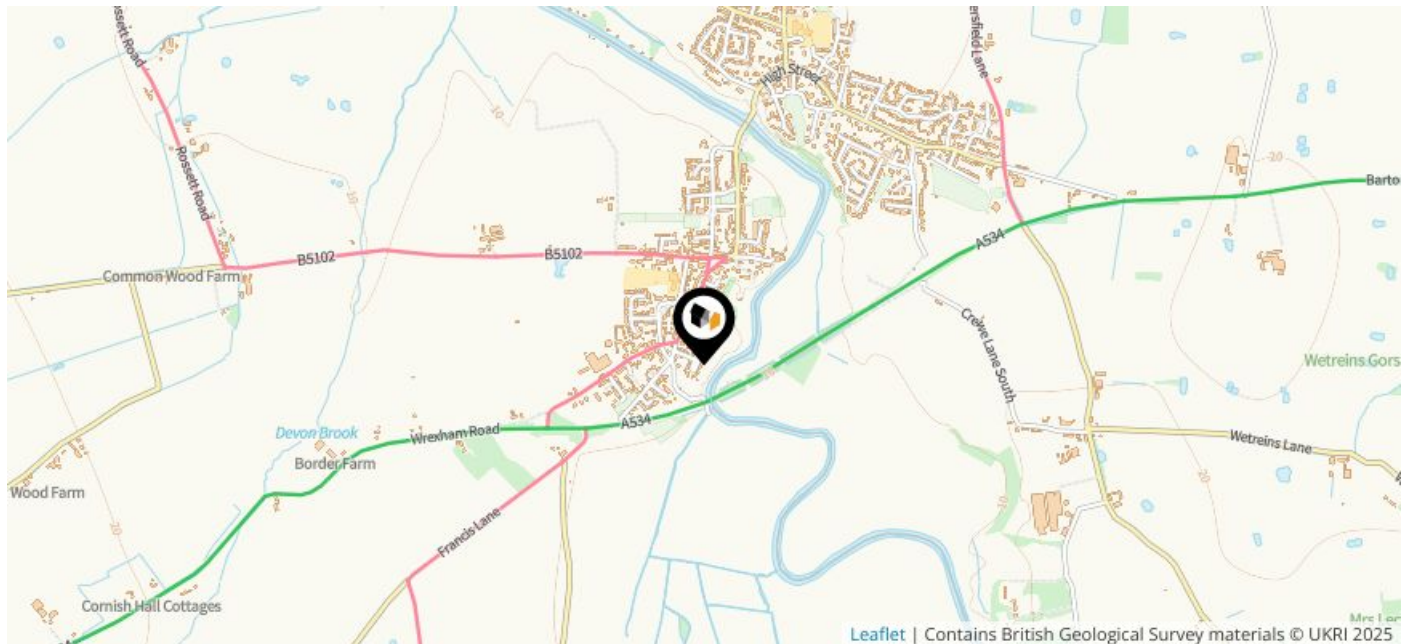


Risk Rating: England Only

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.

This map displays nearby coal mine entrances and their classifications.



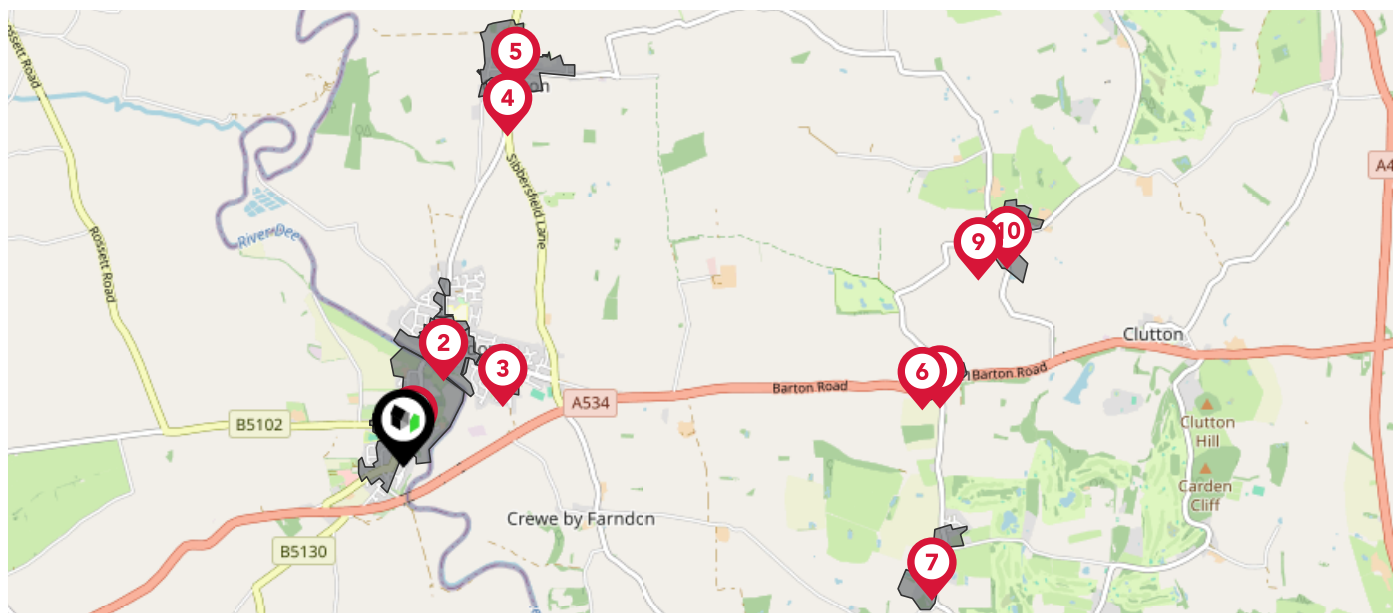
Mine Entry

- ✕ 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



Holt



Farndon Conservation Area



Farndon Conservation Area



Churton Conservation Area



Churton Conservation Area



Barton Conservation Area



Stretton Conservation Area



Barton Conservation Area

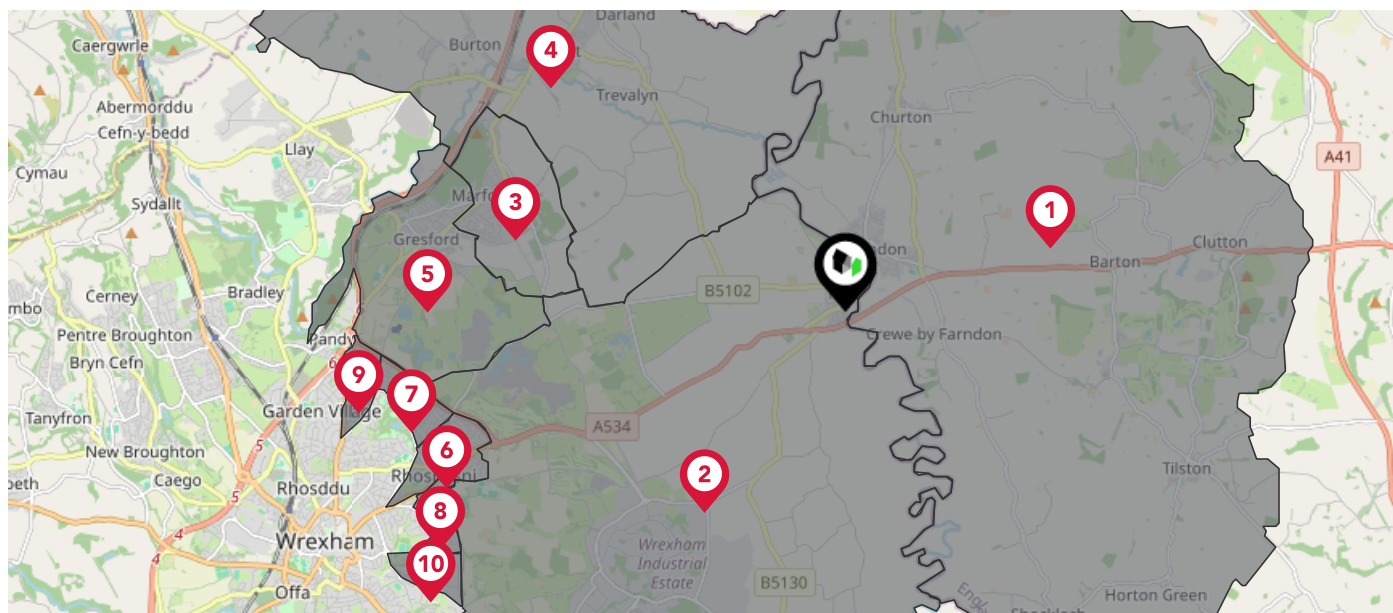


Coddington Conservation Area



Coddington 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

Farndon Ward

2

Holt ED

3

Marford and Hoseley ED

4

Rossett ED

5

Gresford East and West ED

6

Rhosnesni ED

7

Borras Park ED

8

Cartrefle ED

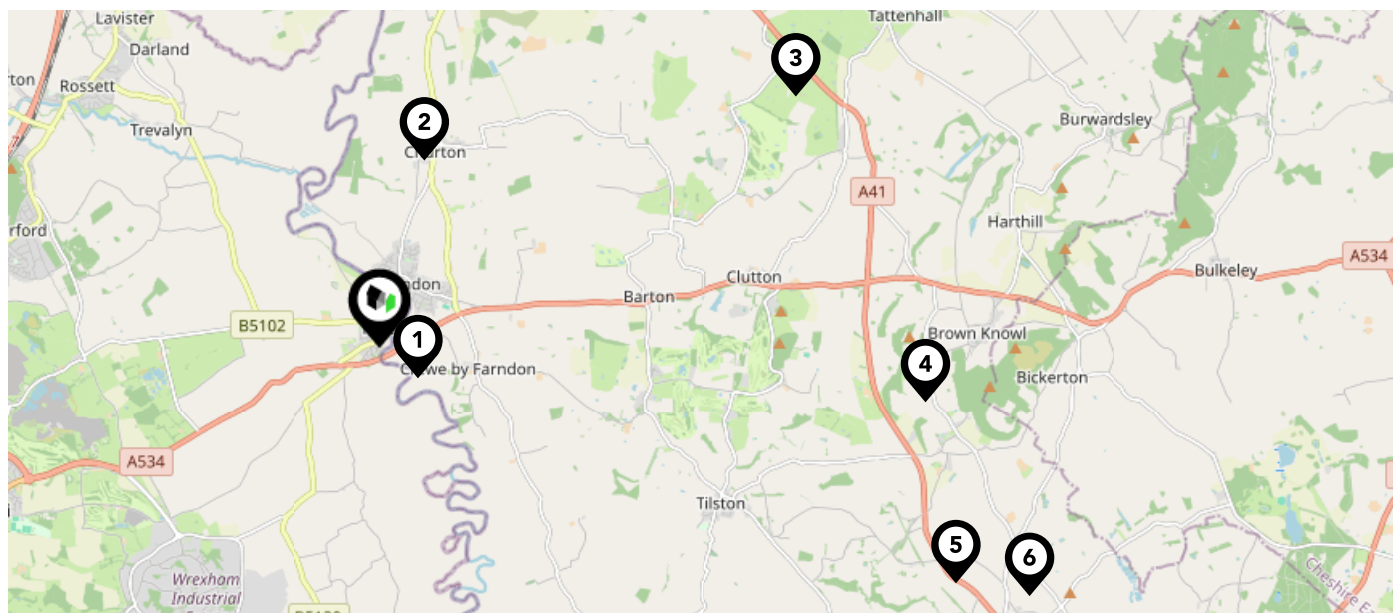
9

Little Acton ED

10

Queensway ED

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	Mill Hill-Handley, Near Chester, Cheshire	Historic Landfill	
4	Broxton Hall Farm-Old Coach Road, Broxton, Cheshire	Historic Landfill	
5	Edge Lane Tip-Edge, Near Malpas, Cheshire	Historic Landfill	
6	Manor Lodge-Larkton, Malpas, Cheshire	Historic Landfill	



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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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