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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 01st May 2025



DEAN ROAD, WREXHAM, LL13

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Property

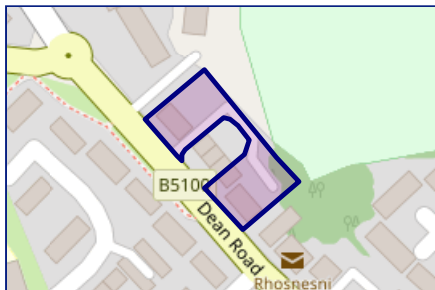
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Lease Term:	125 years
Floor Area:	398 ft ² / 37 m ²	Term Remaining:	-
Plot Area:	0.03 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,706		
Title Number:	CYM334500		

Local Area

Local Authority:	Wrexham	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	England Only	8	80	1800
• Surface Water	England Only	mb/s	mb/s	mb/s
				

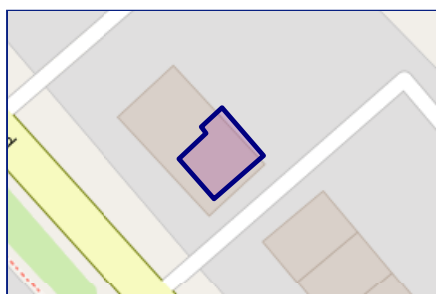
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			
			

Freehold Title Plan



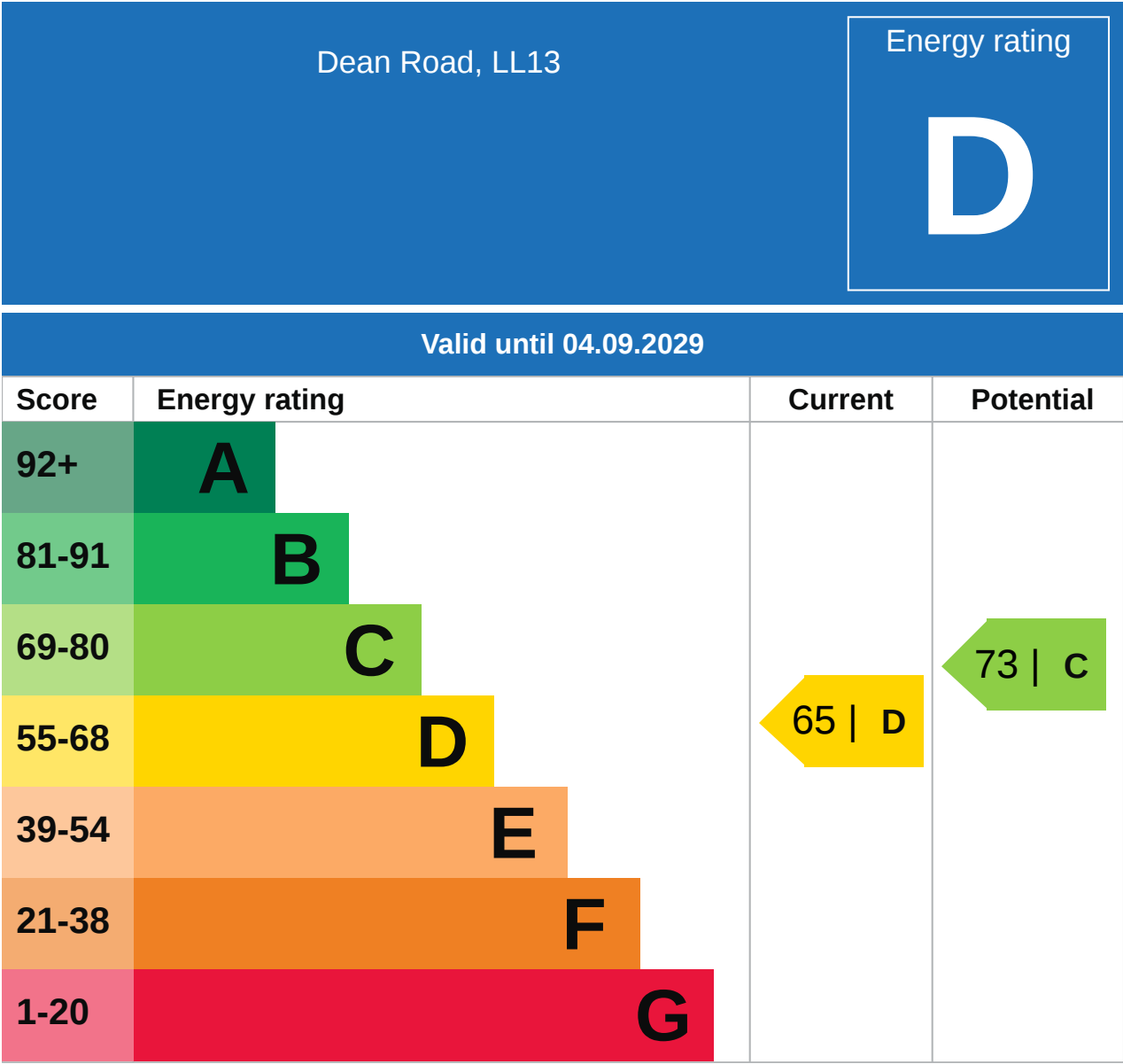
CYM435255

Leasehold Title Plan



CYM334500

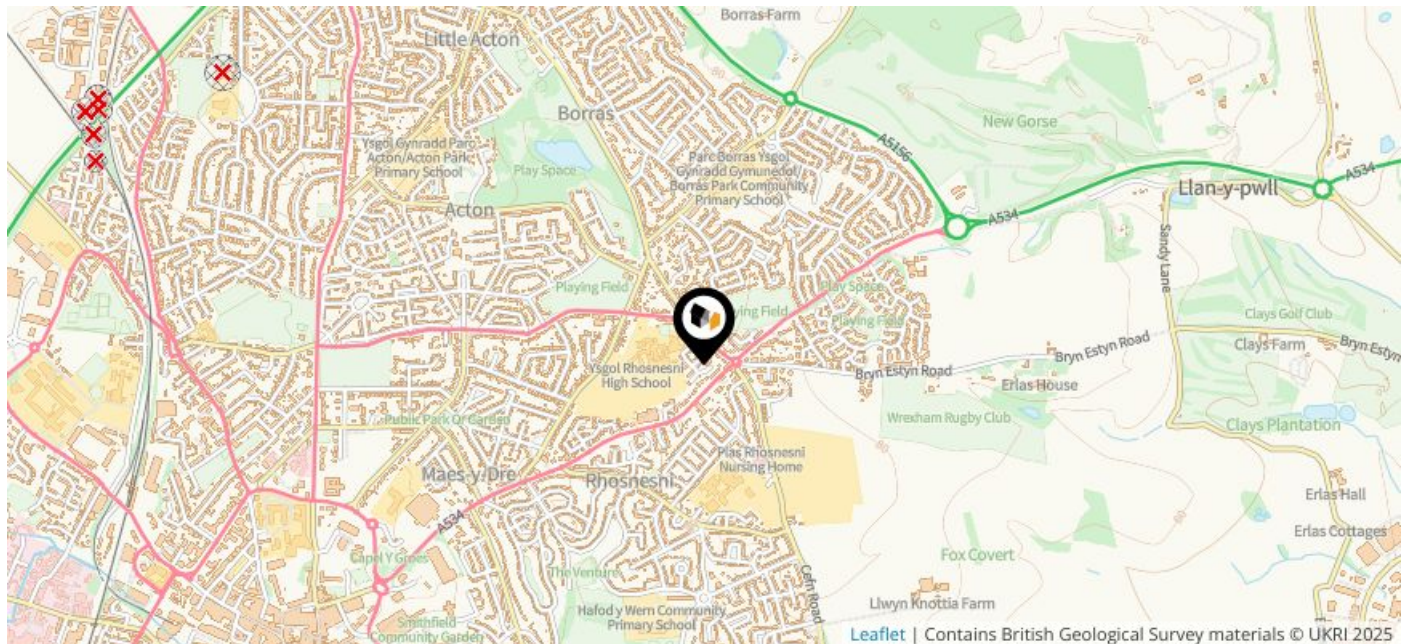
Start Date: -
End Date: -
Lease Term: 125 years
Term Remaining: -



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
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, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	37 m ²

This map displays nearby coal mine entrances and their classifications.



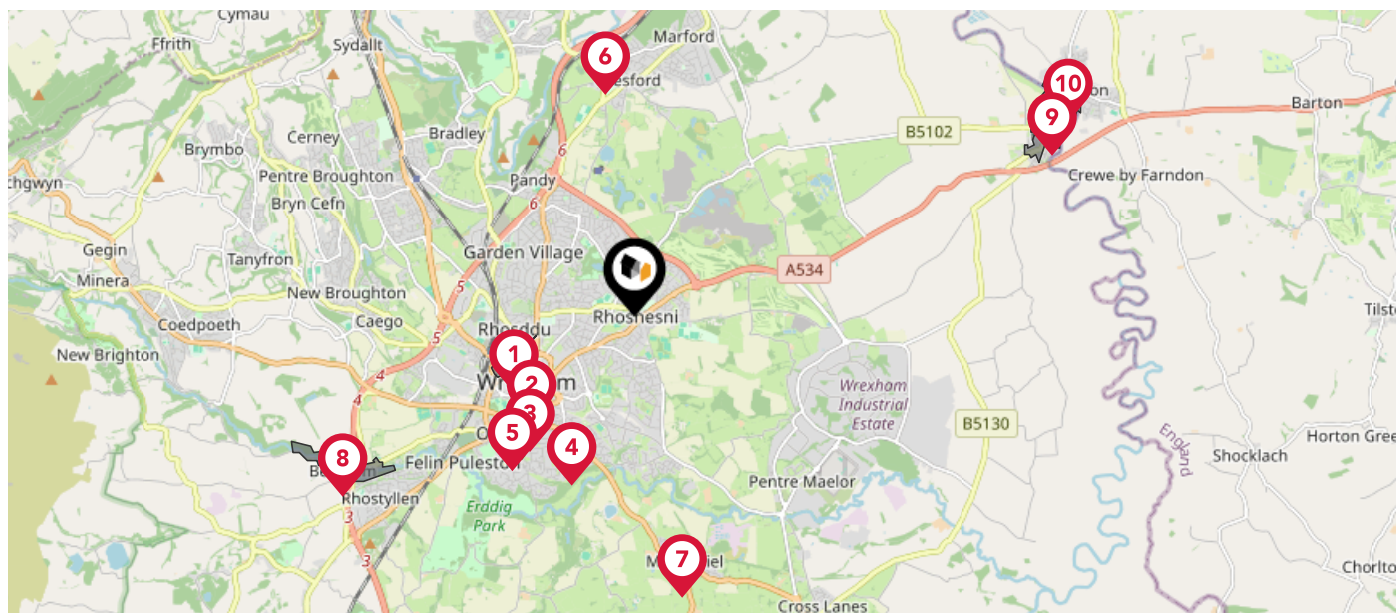
Mine Entry

- ✕ 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



Grosvenor Road, Wrexham.



Wrexham Town



Salisbury Park



Hightown Barracks



Fairy Road



Gresford



Marchwiel



Bersham

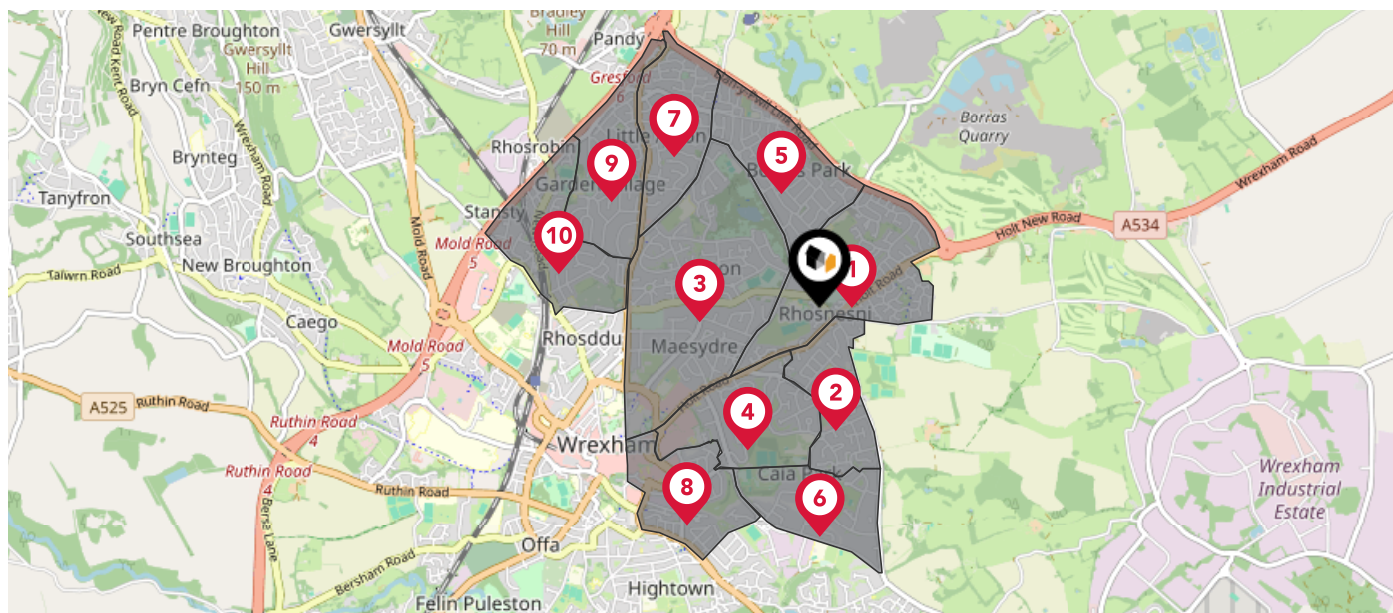


Holt



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

Rhosnesni ED

2

Cartrefle ED

3

Acton and Maesydre ED

4

Wynnstay ED

5

Borras Park ED

6

Queensway ED

7

Little Acton ED

8

Smithfield ED

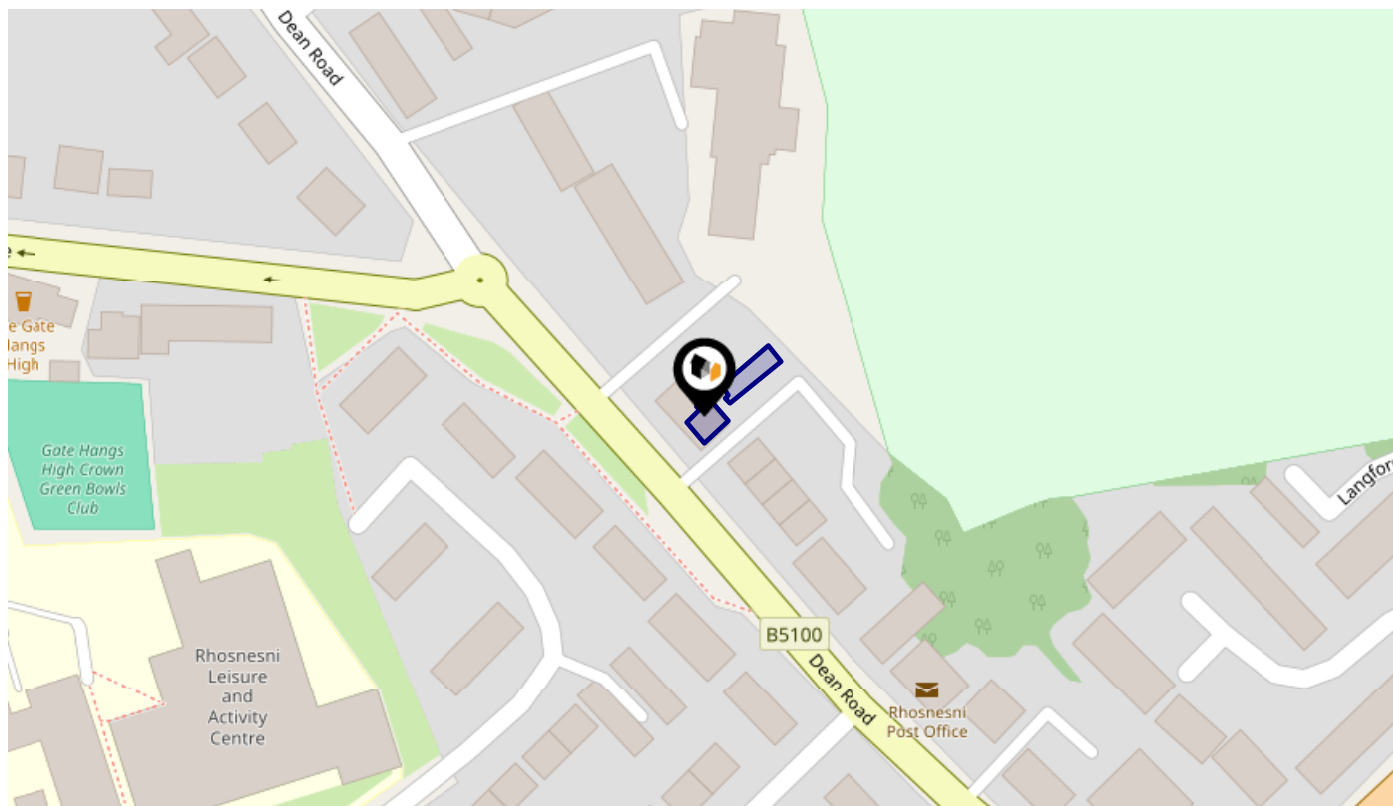
9

Garden Village ED

10

Stansty 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.

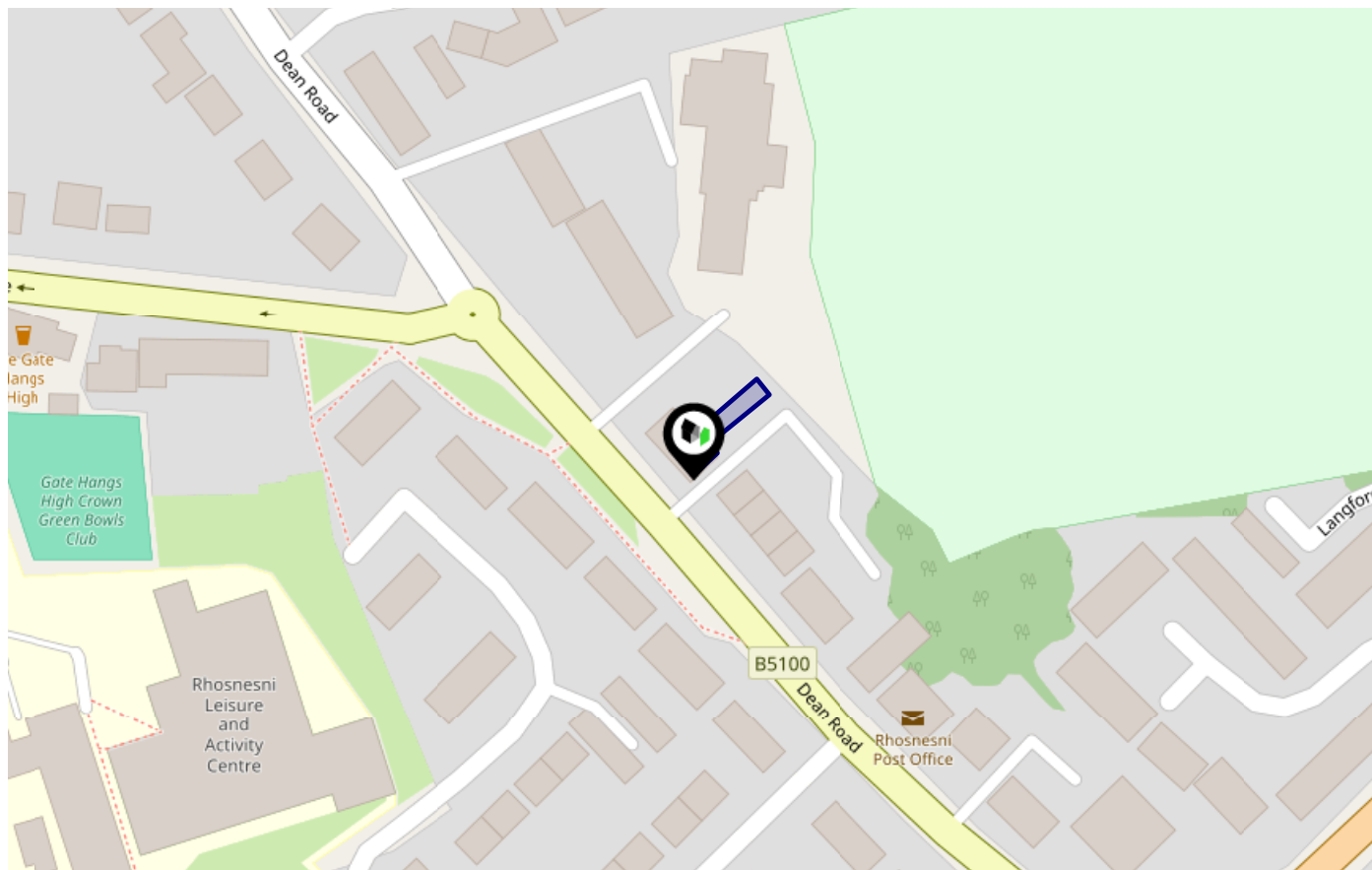
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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 & 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

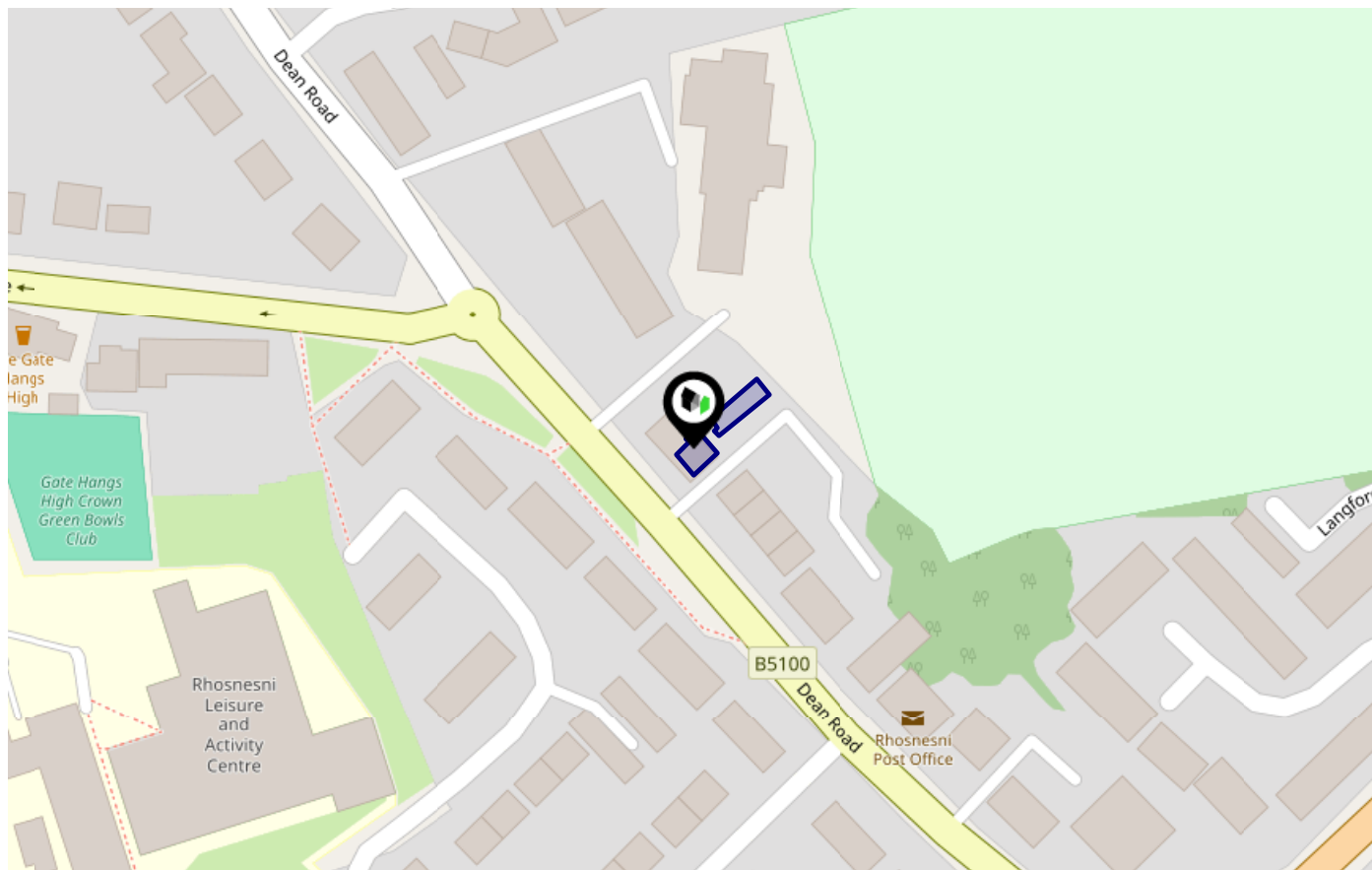
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

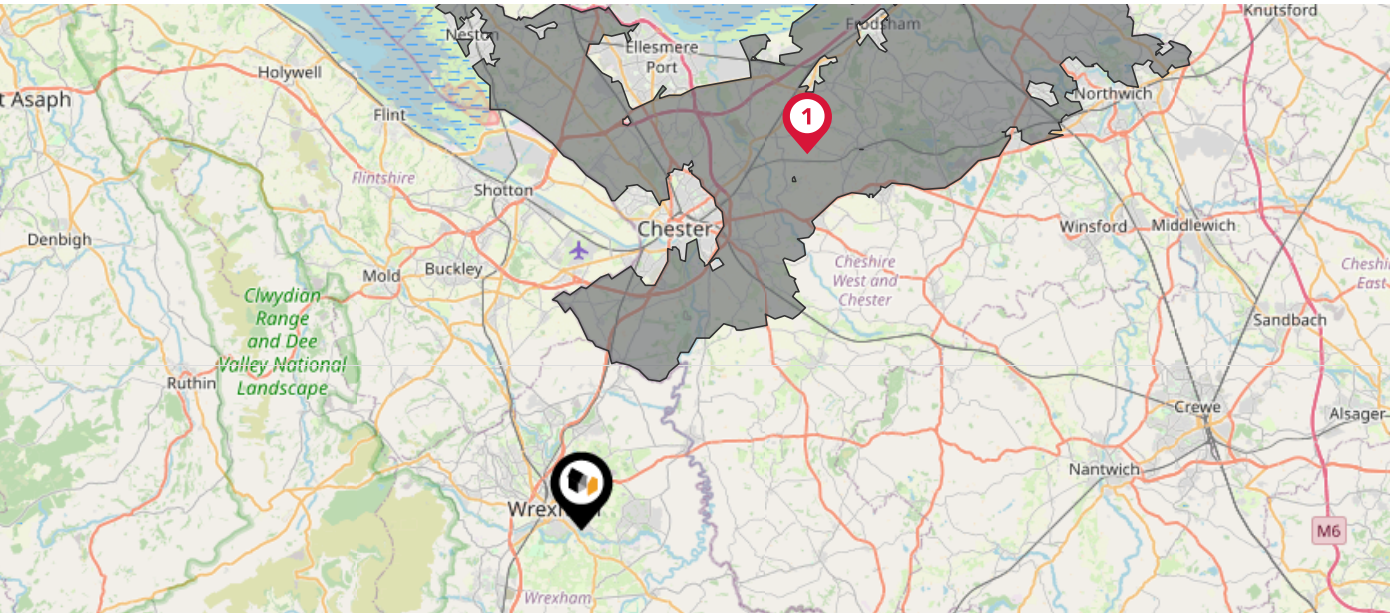


Risk Rating: England Only

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

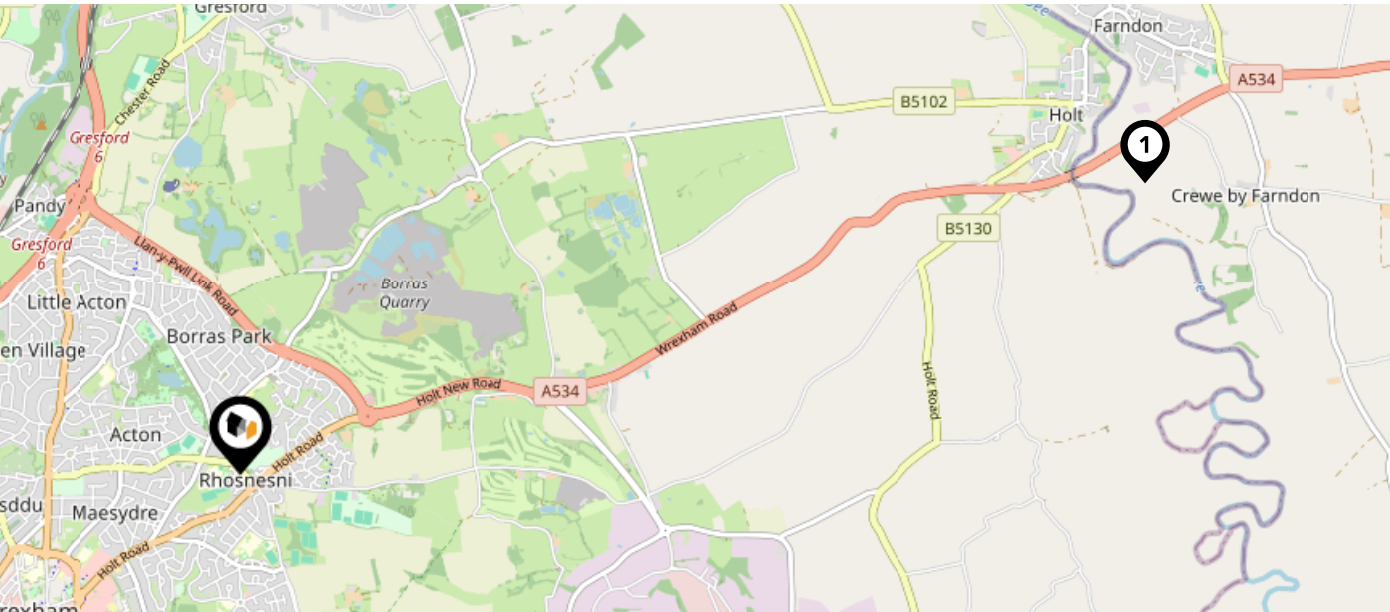


Nearby Green Belt Land



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.



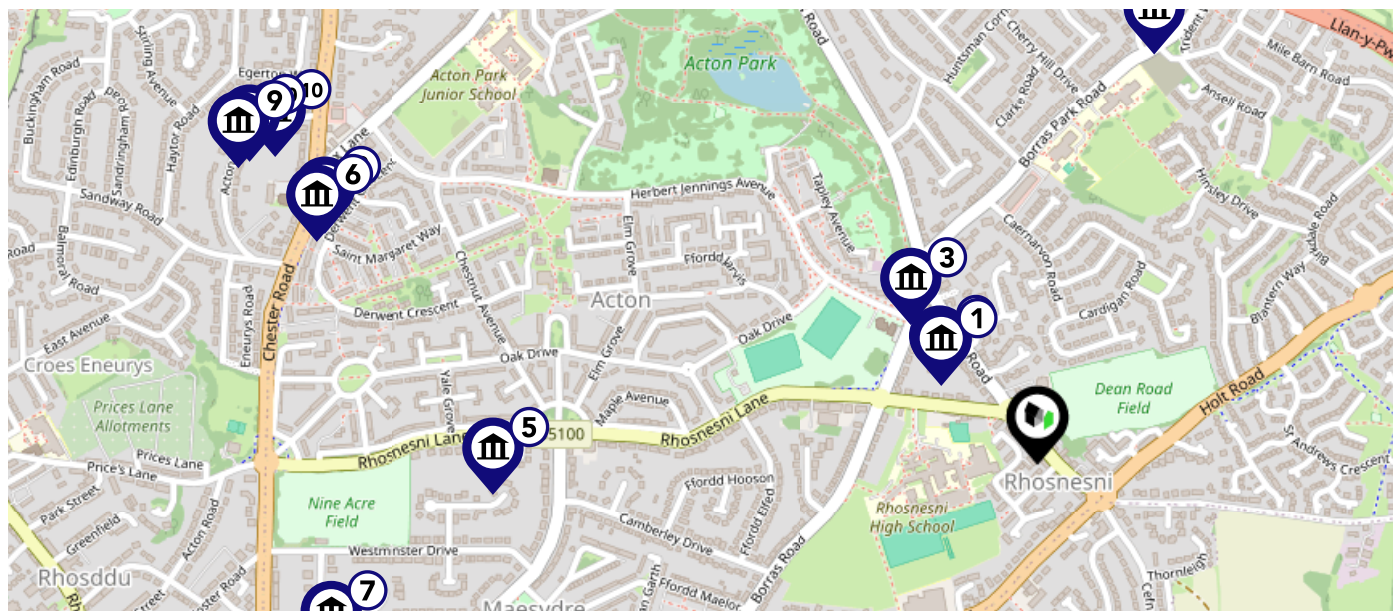
Nearby Landfill Sites












1	Holt-Farndon Bypass-Appleby Drain, Cheshire	Historic Landfill
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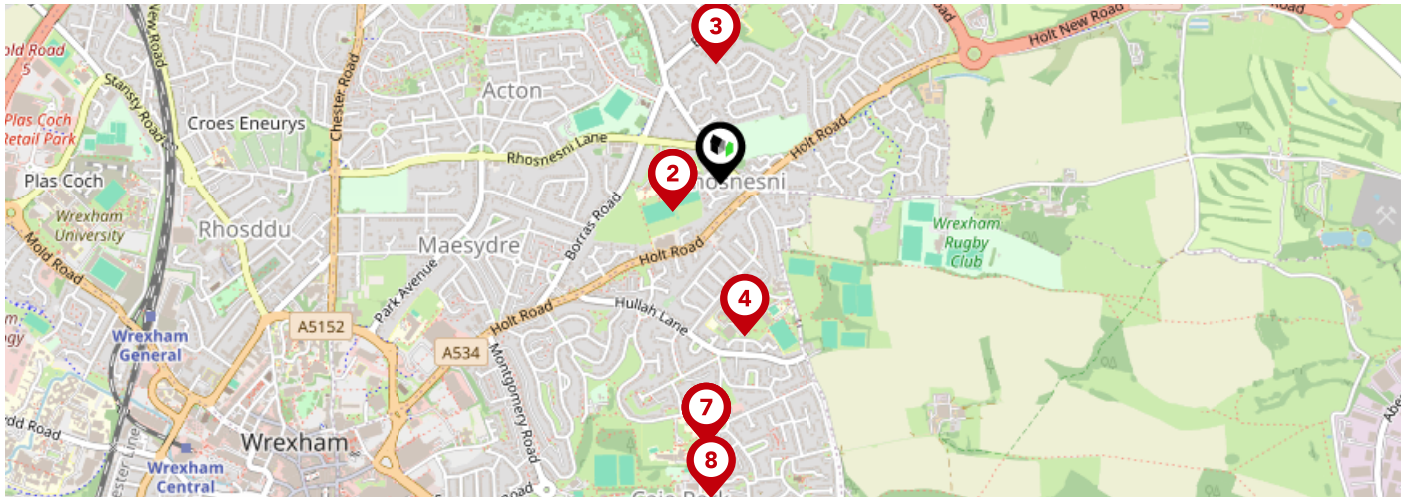
Maps

Listed Buildings

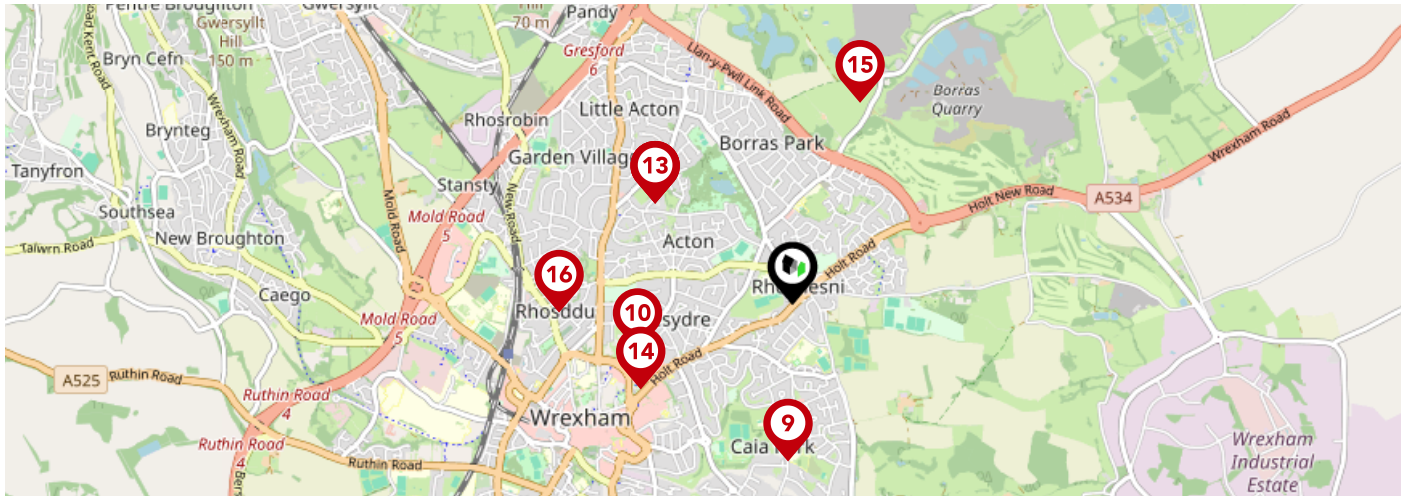
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1751 - 93 Dean Road	Grade II	0.1 miles
	16471 - 95 Dean Road	Grade II	0.1 miles
	1752 - The Lodge	Grade II	0.2 miles
	1747 - Cherry Hill	Grade II	0.5 miles
	1754 - St Giles House	Grade II	0.6 miles
	1748 - Entrance Screen To Former Drive Of Acton Drive	Grade II	0.8 miles
	1753 - The Cottage	Grade II	0.8 miles
	1749 - Acton Park Lodge	Grade II	0.8 miles
	1857 - 63 Acton Gate	Grade II	0.9 miles
	1858 - 65 Acton Gate	Grade II	0.9 miles
	16513 - 71 Acton Gate	Grade II	0.9 miles



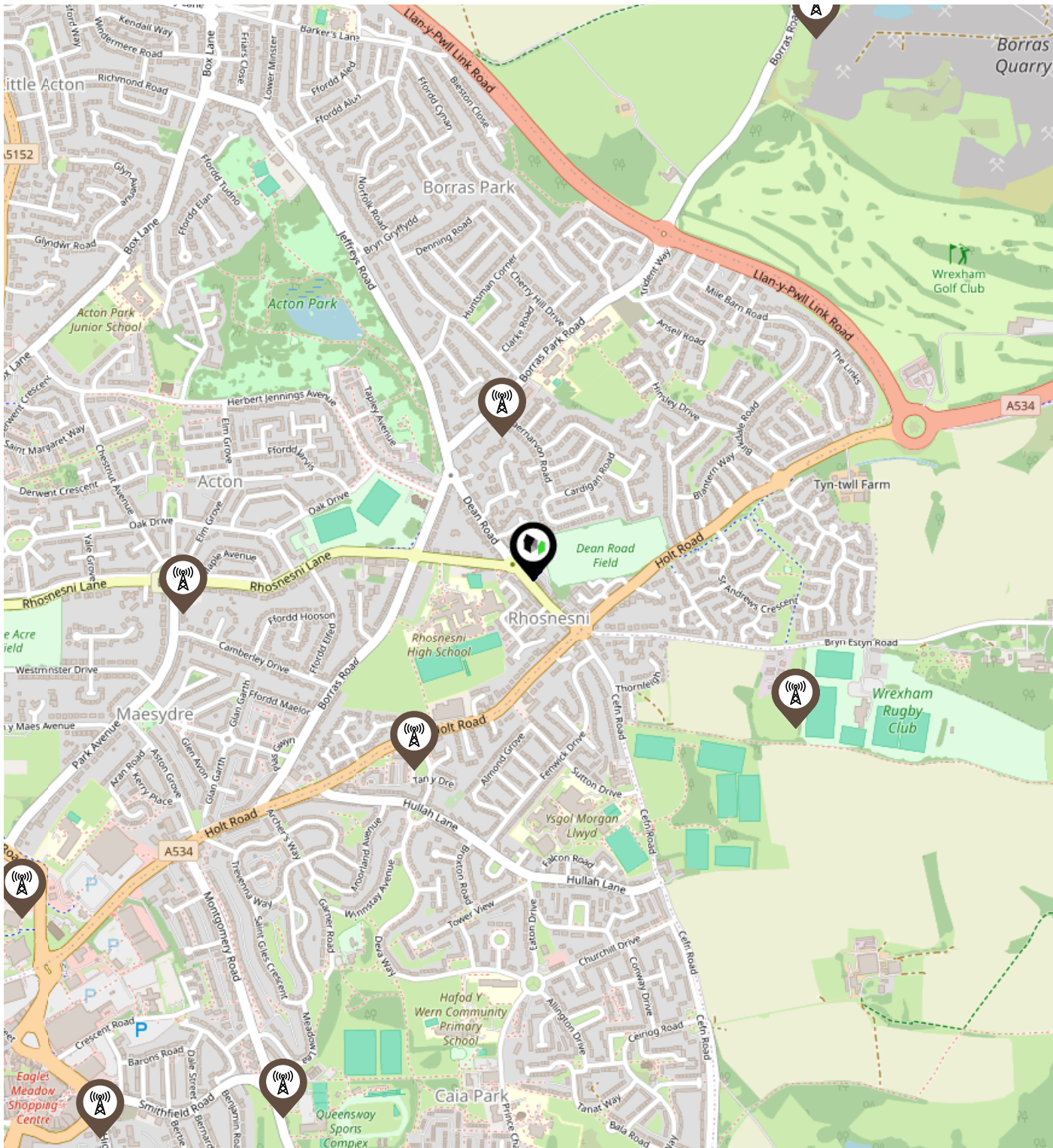
		Nursery	Primary	Secondary	College	Private
1	St David's High School Ofsted Rating: Not Rated Pupils:0 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ysgol Rhosnesni Ofsted Rating: Adequate Pupils:0 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Borras Park Community Primary School Ofsted Rating: Good Pupils:0 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ysgol Morgan Llwyd Ofsted Rating: Good Pupils:0 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hafod Y Wern Junior School Ofsted Rating: Not Rated Pupils:0 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hafod Y Wern Infants C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hafod - y - Wern Community Primary School Ofsted Rating: Good Pupils:0 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wrexham Early Years Centre Ofsted Rating: Excellent Pupils:0 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Anne's R.C. Primary School Ofsted Rating: Good Pupils:0 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Groves High School Ofsted Rating: Not Rated Pupils:0 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acton Park Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acton Park Junior School Ofsted Rating: Adequate Pupils:0 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acton Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alexandra C.P. School Ofsted Rating: Good Pupils:0 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barker's Lane C.P. School Ofsted Rating: Good Pupils:0 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rhosddu Primary School Ofsted Rating: Good Pupils:0 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

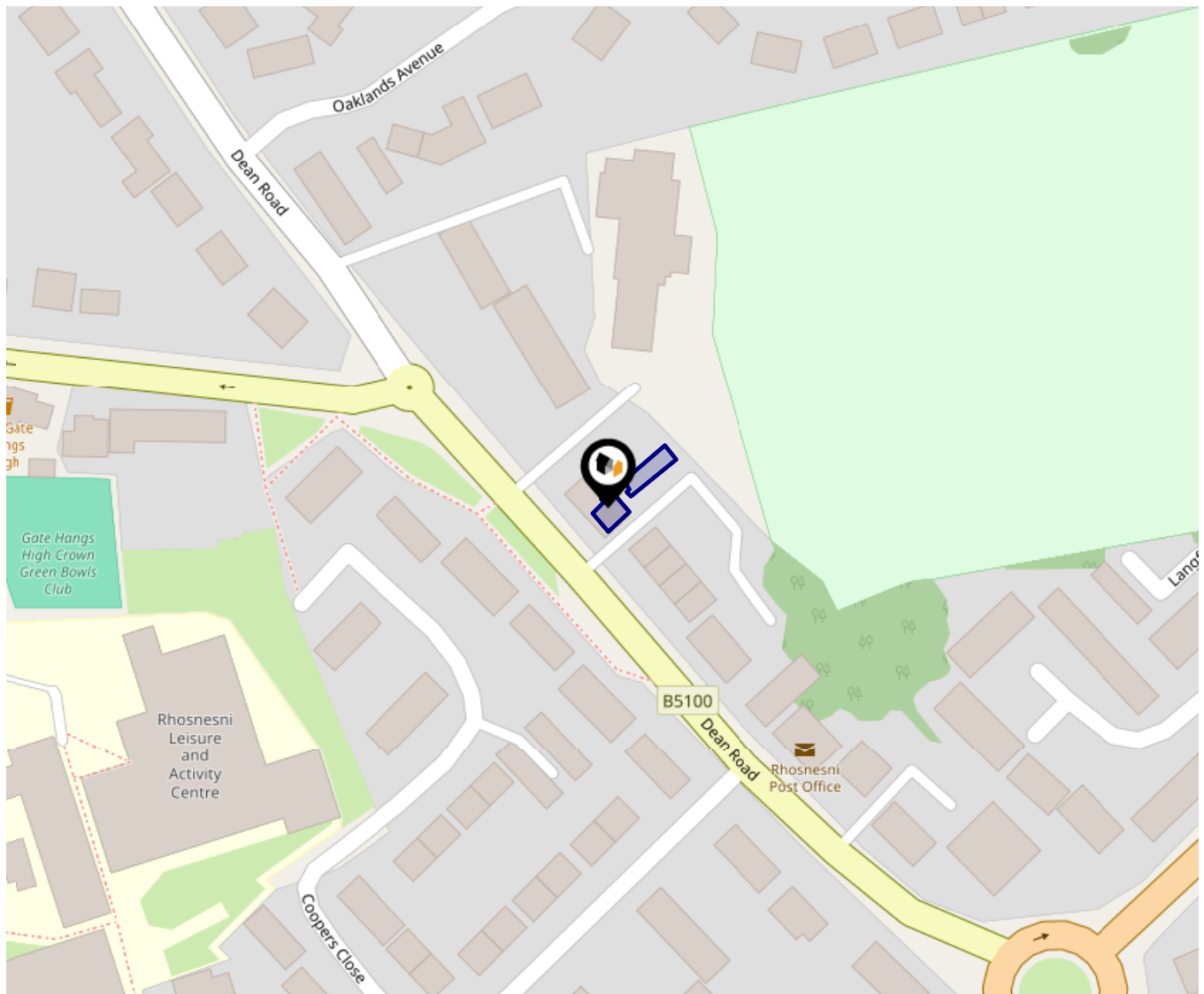
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts





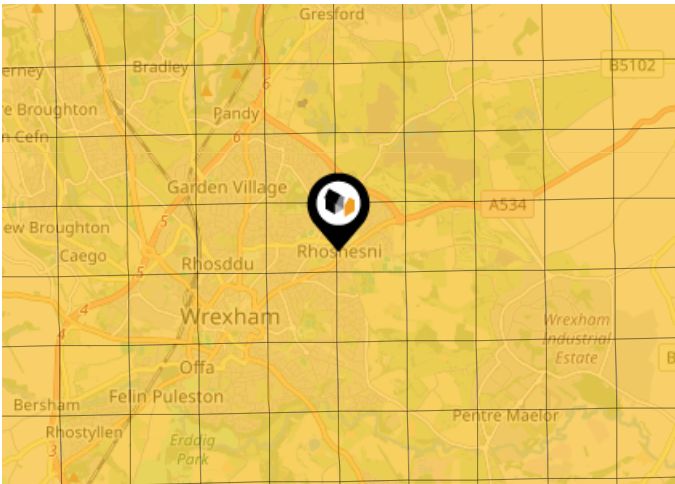
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

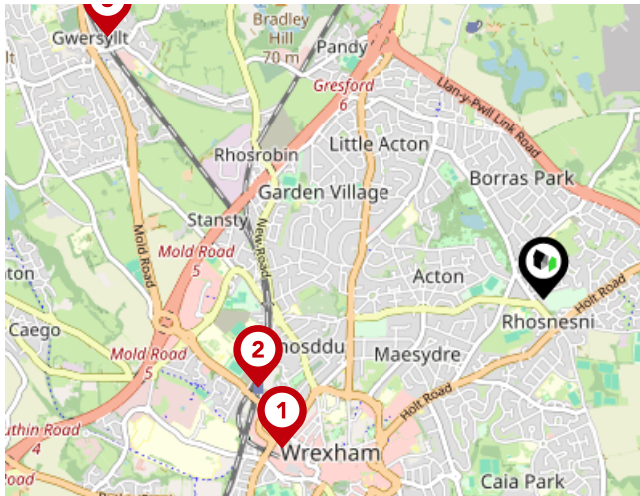
Ground Composition for this Address (Surrounding square kilometer zone around property)

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






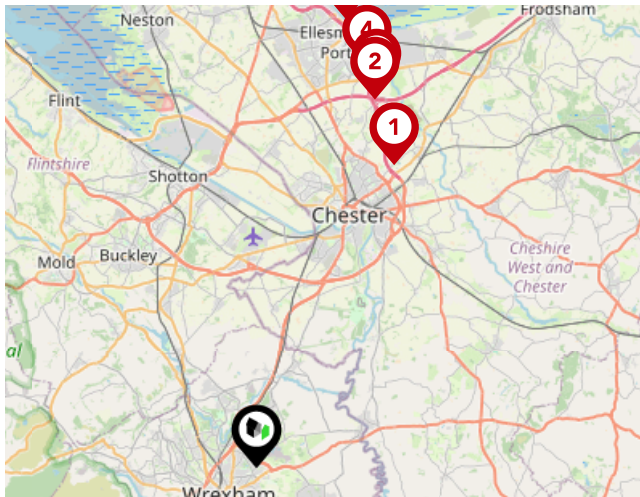
Primary Classifications (Most Common Clay Types)

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








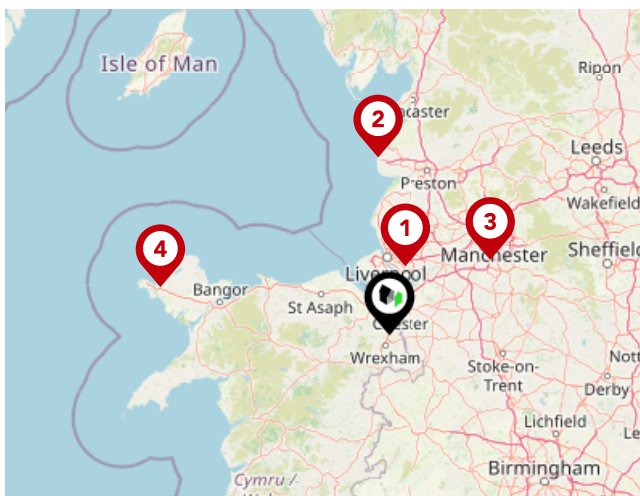
National Rail Stations

Pin	Name	Distance
	Wrexham Central Rail Station	1.34 miles
	Wrexham General Rail Station	1.33 miles
	Gwersyllt Rail Station	2.27 miles



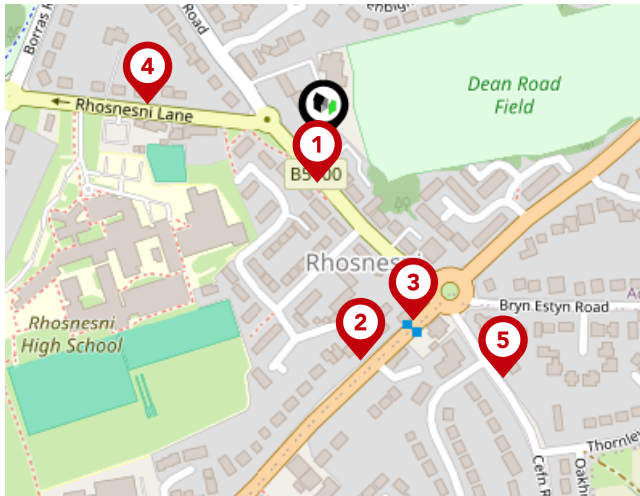
Trunk Roads/Motorways

Pin	Name	Distance
	M53 J12	11.85 miles
	M53 J11	13.82 miles
	M56 J15	14.1 miles
	M53 J10	14.8 miles
	M53 J9	16.29 miles








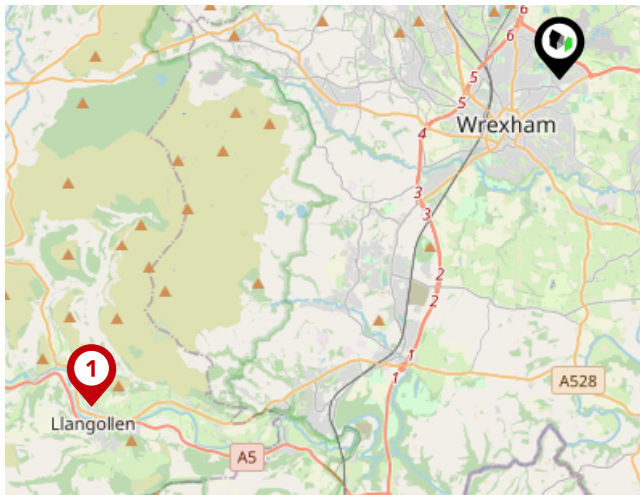
Airports/Helipads

Pin	Name	Distance
	Speke	20.08 miles
	Highfield	50.04 miles
	Manchester Airport	35.86 miles
	Penrhyn	66.27 miles



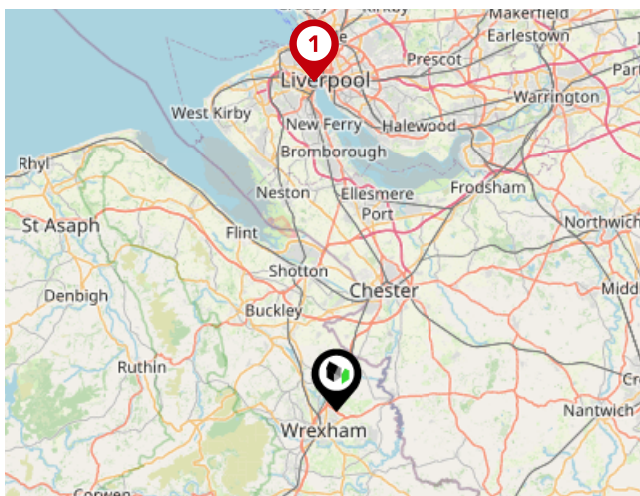
Bus Stops/Stations

Pin	Name	Distance
	Rhosnesni Post Office	0.02 miles
	Greyhound Inn	0.12 miles
	Greyhound Inn	0.11 miles
	Gate Hangs High	0.1 miles
	Fenwick Drive	0.17 miles



Local Connections

Pin	Name	Distance
	Llangollen (Llangollen Railway)	10.17 miles



Ferry Terminals

Pin	Name	Distance
	Woodside Ferry Terminal	23.51 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.

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Data Quality

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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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