

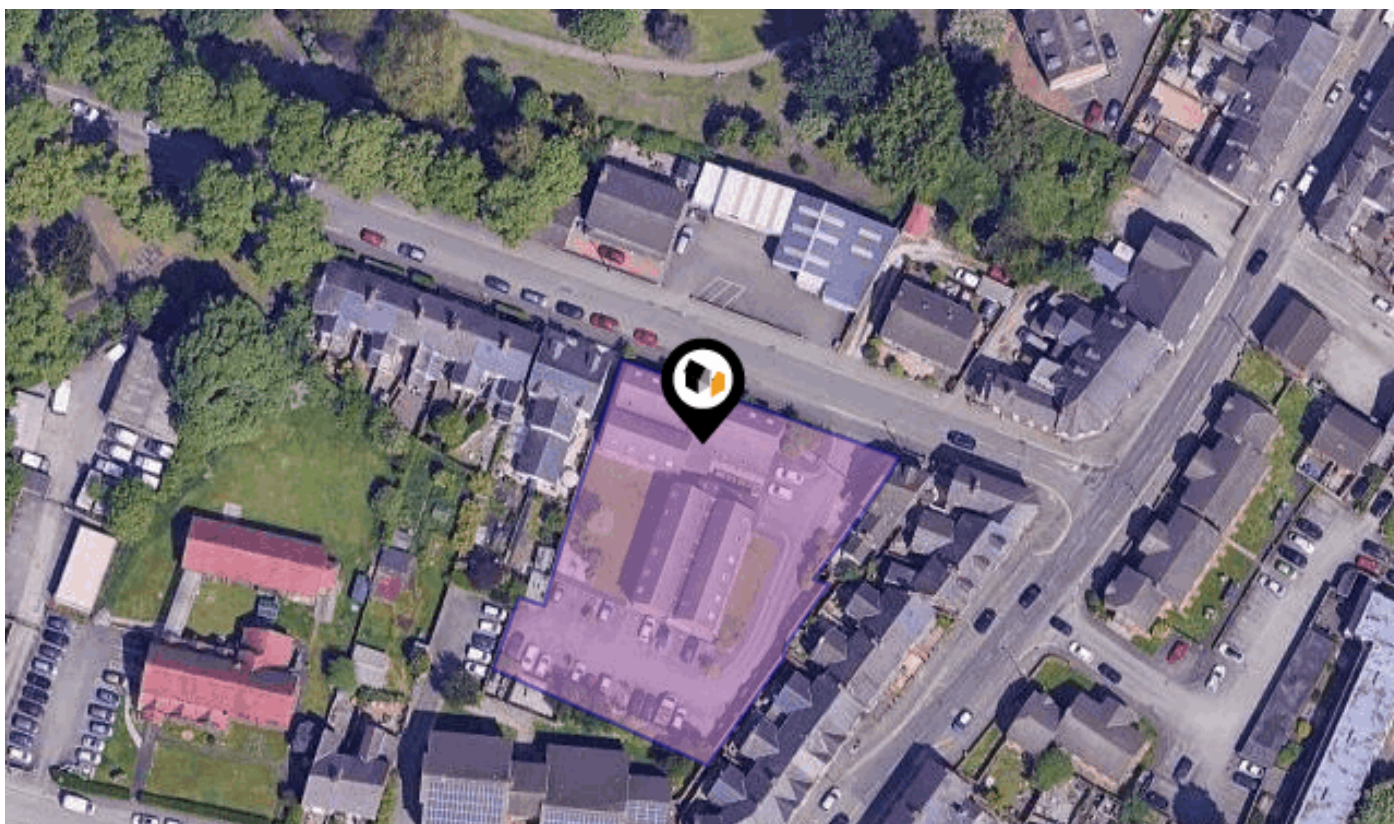


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 03rd June 2025



RUTHIN ROAD, WREXHAM, LL13

Wingetts | Wrexham

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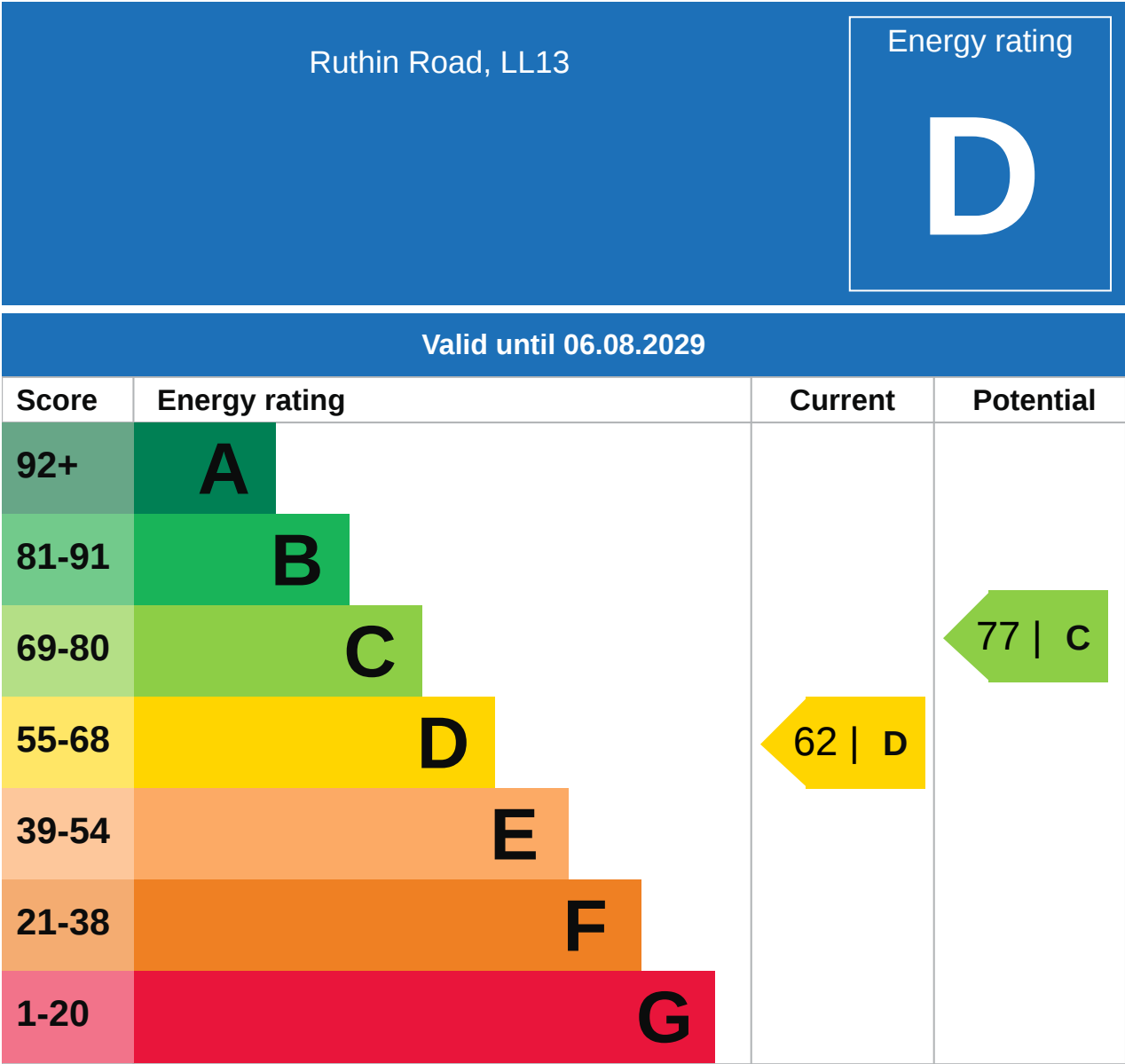
Property

| | | | |
|------------------|---|---------|----------|
| Type: | Flat / Maisonette | Tenure: | Freehold |
| Bedrooms: | 1 | | |
| Floor Area: | 365 ft ² / 34 m ² | | |
| Plot Area: | 0.6 acres | | |
| Year Built : | 1991-1995 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,462 | | |
| Title Number: | WA728826 | | |

Local Area

| | | | | |
|--------------------|----------|---|--|---|
| Local Authority: | Wrexham | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | | | |
| Flood Risk: | | | | |
| • Rivers | Very low | 16 mb/s | 40 mb/s | 1800 mb/s |
| • Seas | Very low |  |  |  |
| • Surface Water | Very low | | | |

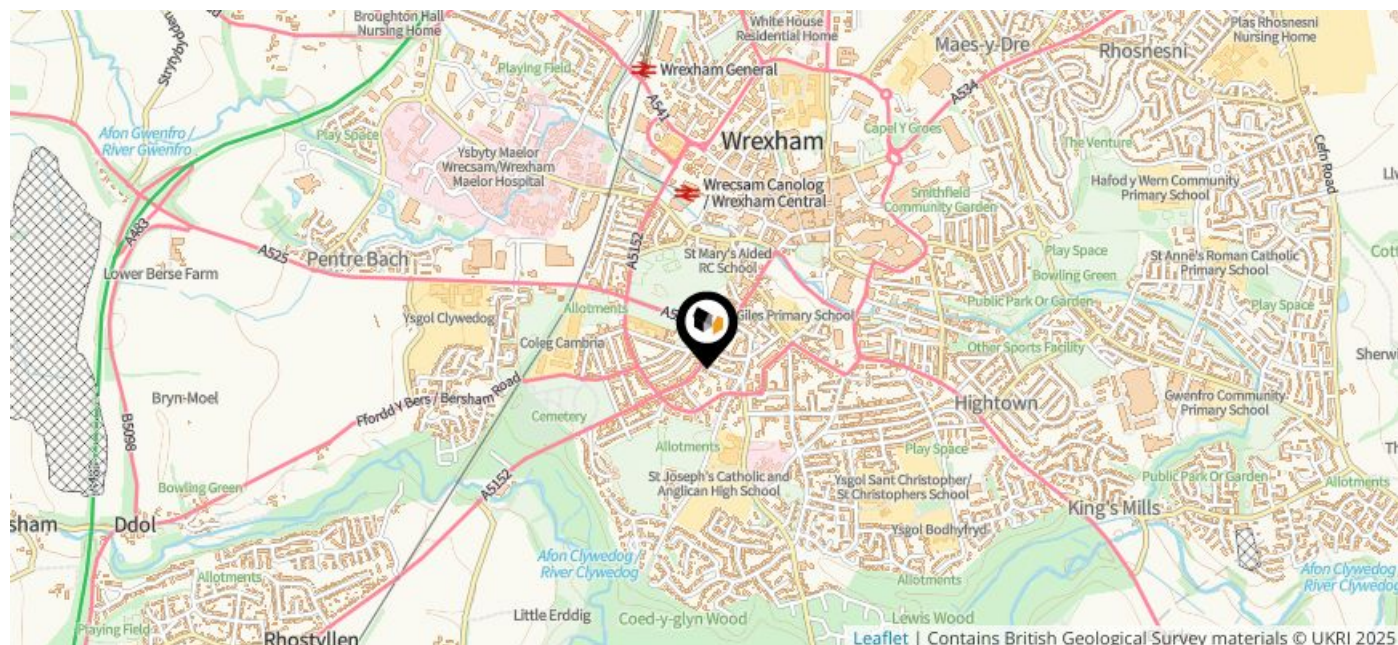
| Mobile Coverage: | | | | Satellite/Fibre TV Availability: | | |
|---|---|---|---|---|---|---|
| (based on calls indoors) | | | | | | |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Unknown |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| 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, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | (another dwelling above) |
| Main Heating: | Electric storage heaters |
| Main Heating Controls: | Manual charge control |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Very Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 34 m ² |

This map displays nearby coal mine entrances and their classifications.



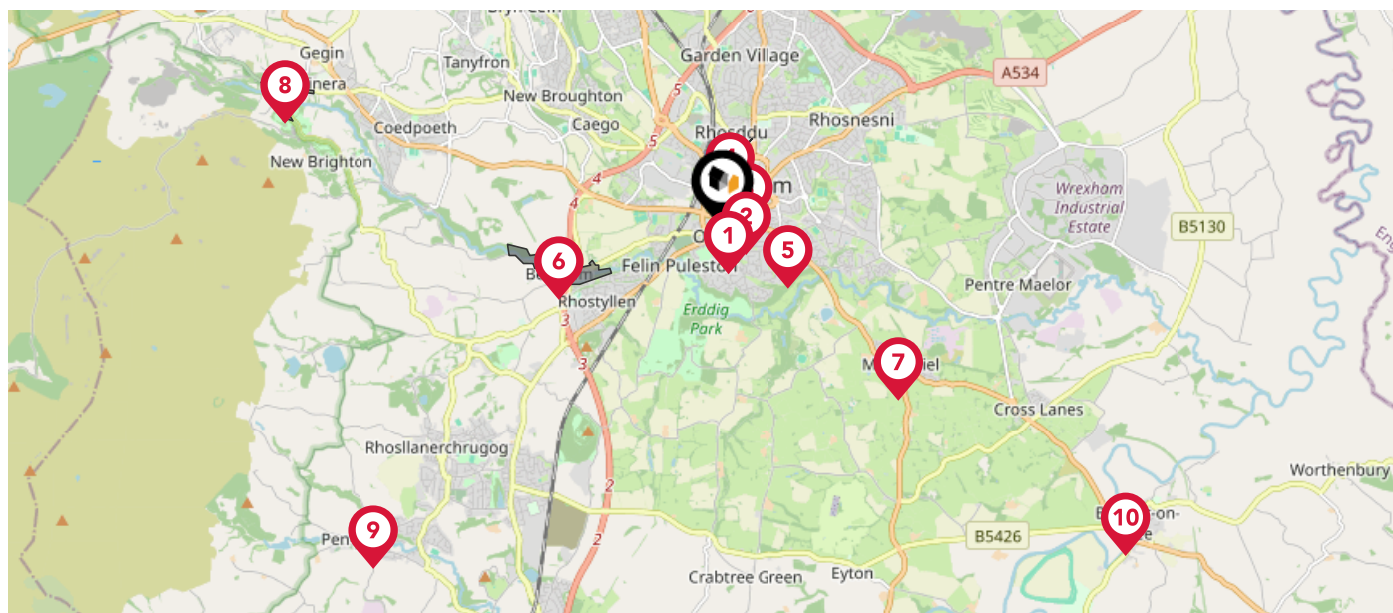
Mine Entry

- ✕ 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



Fairy Road



Salisbury Park



Wrexham Town



Grosvenor Road, Wrexham.



Hightown Barracks



Bersham



Marchwiel



Minera

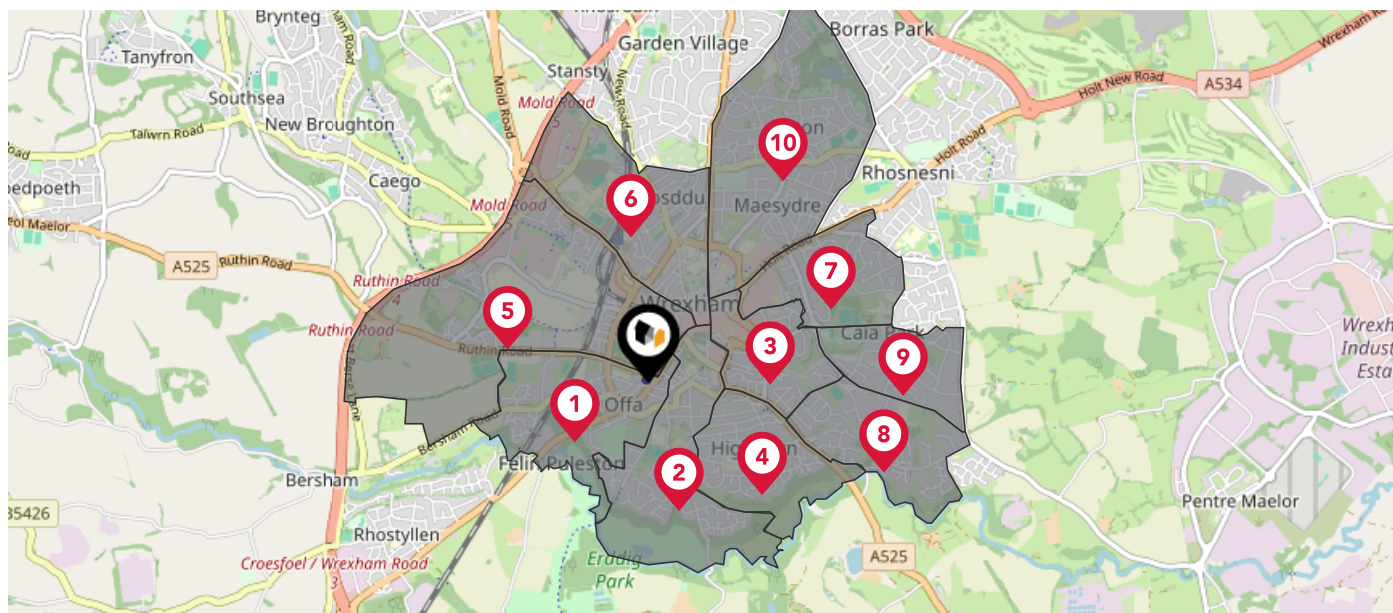


Pen-y-cae



Bangor-is-y-Coed

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



Offa ED



Erddig ED



Smithfield ED



Hermitage ED



Brynyffynnon ED



Grosvenor ED



Wynnstay ED



Whitegate ED

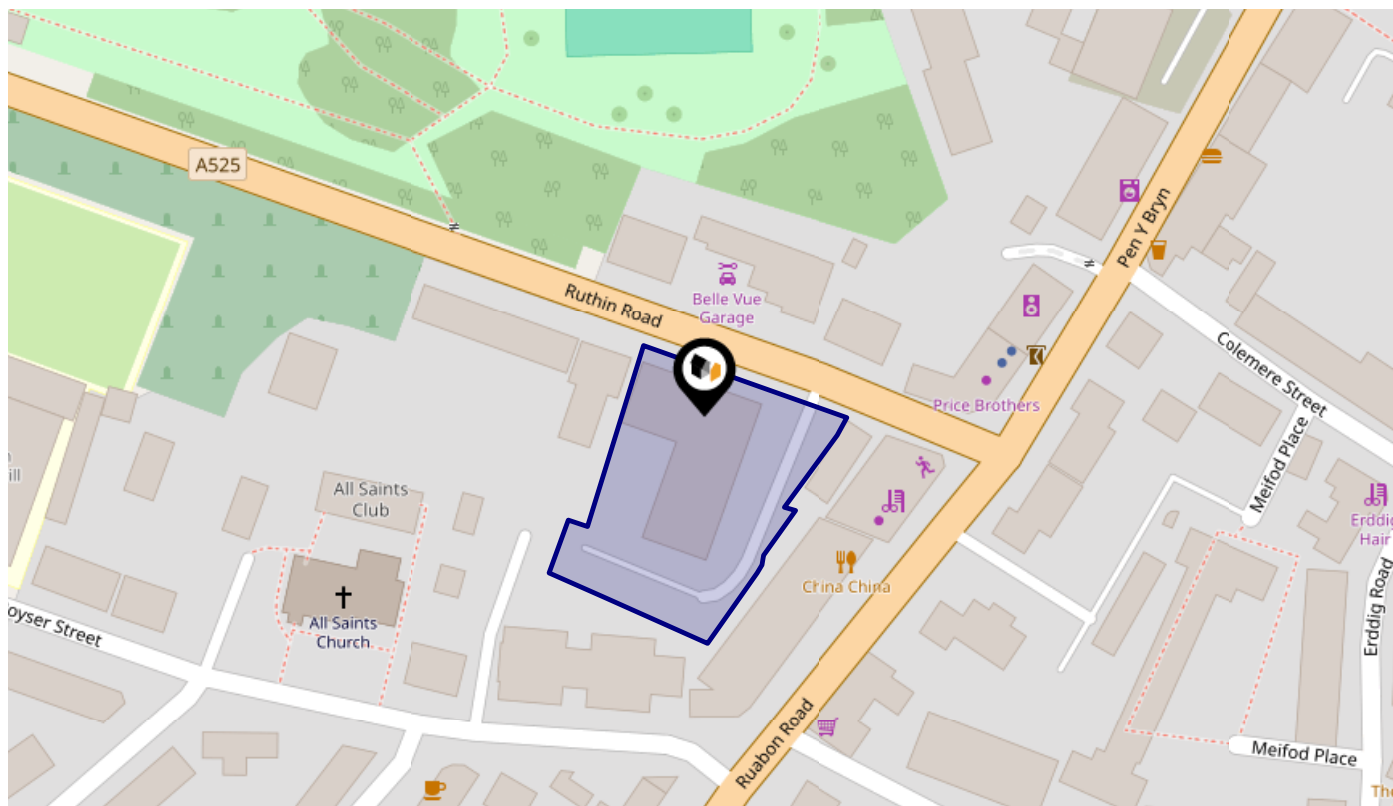


Queensway ED



Acton and Maesydre 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.

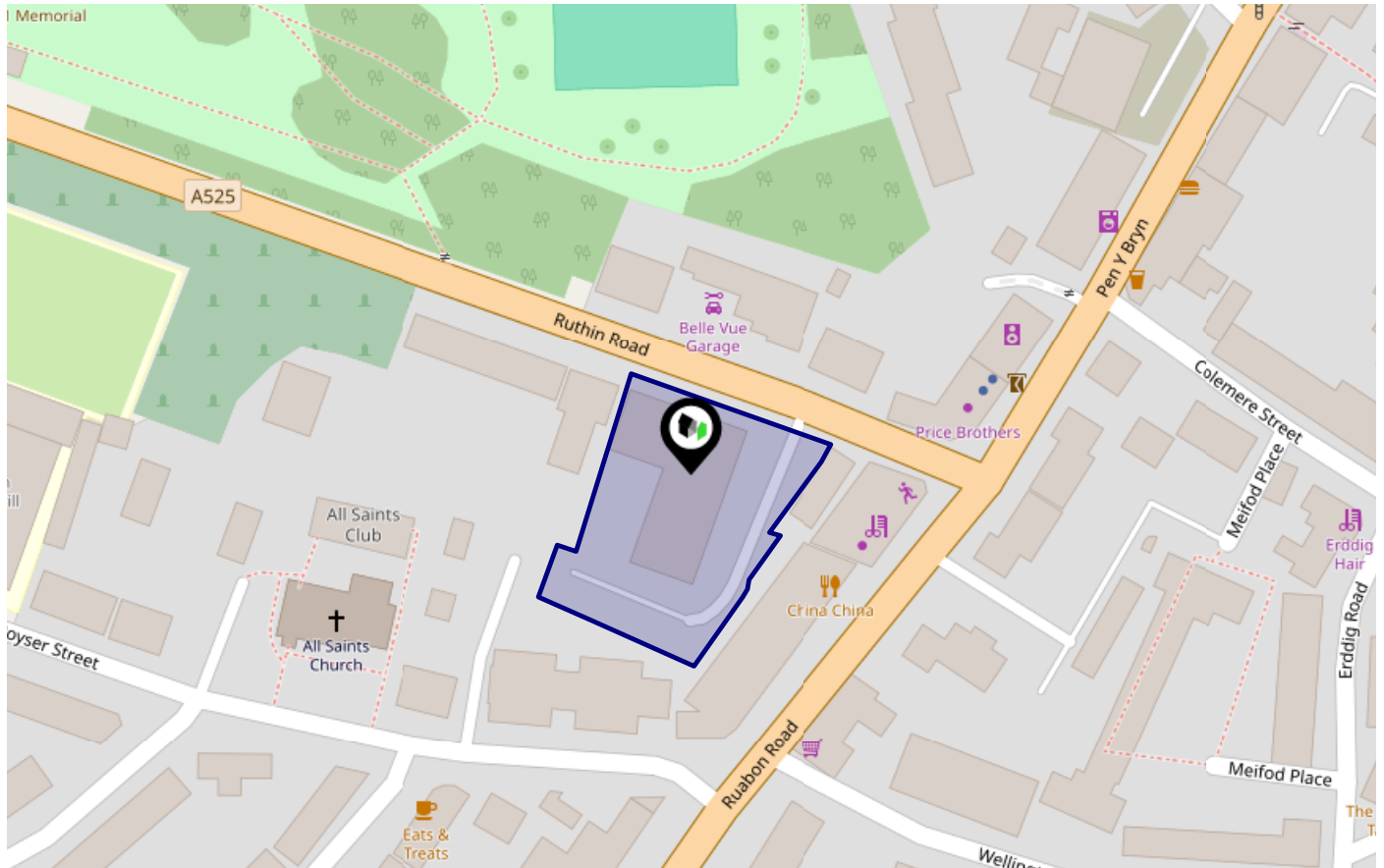
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---------------------------------------|
| 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

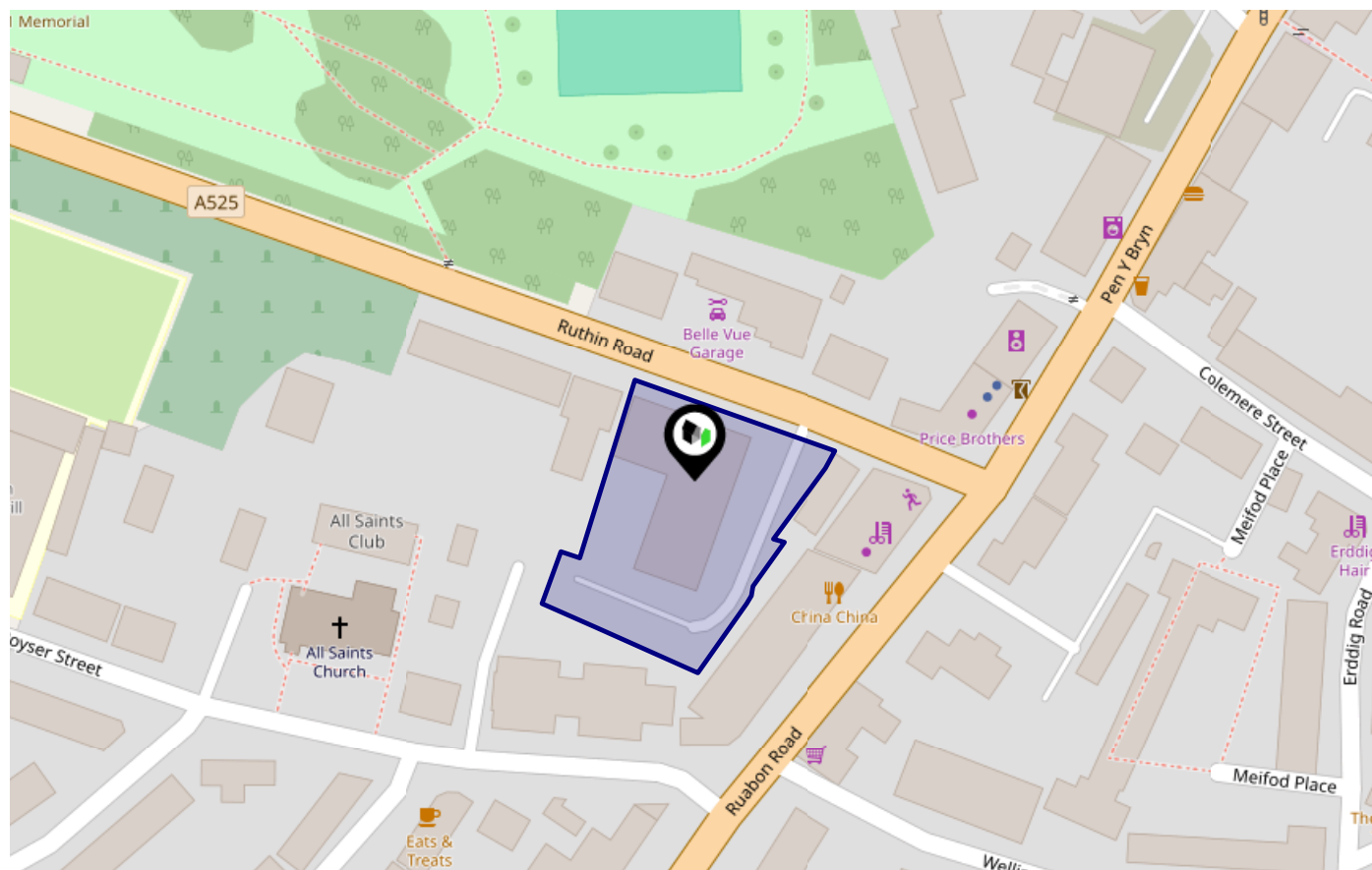
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

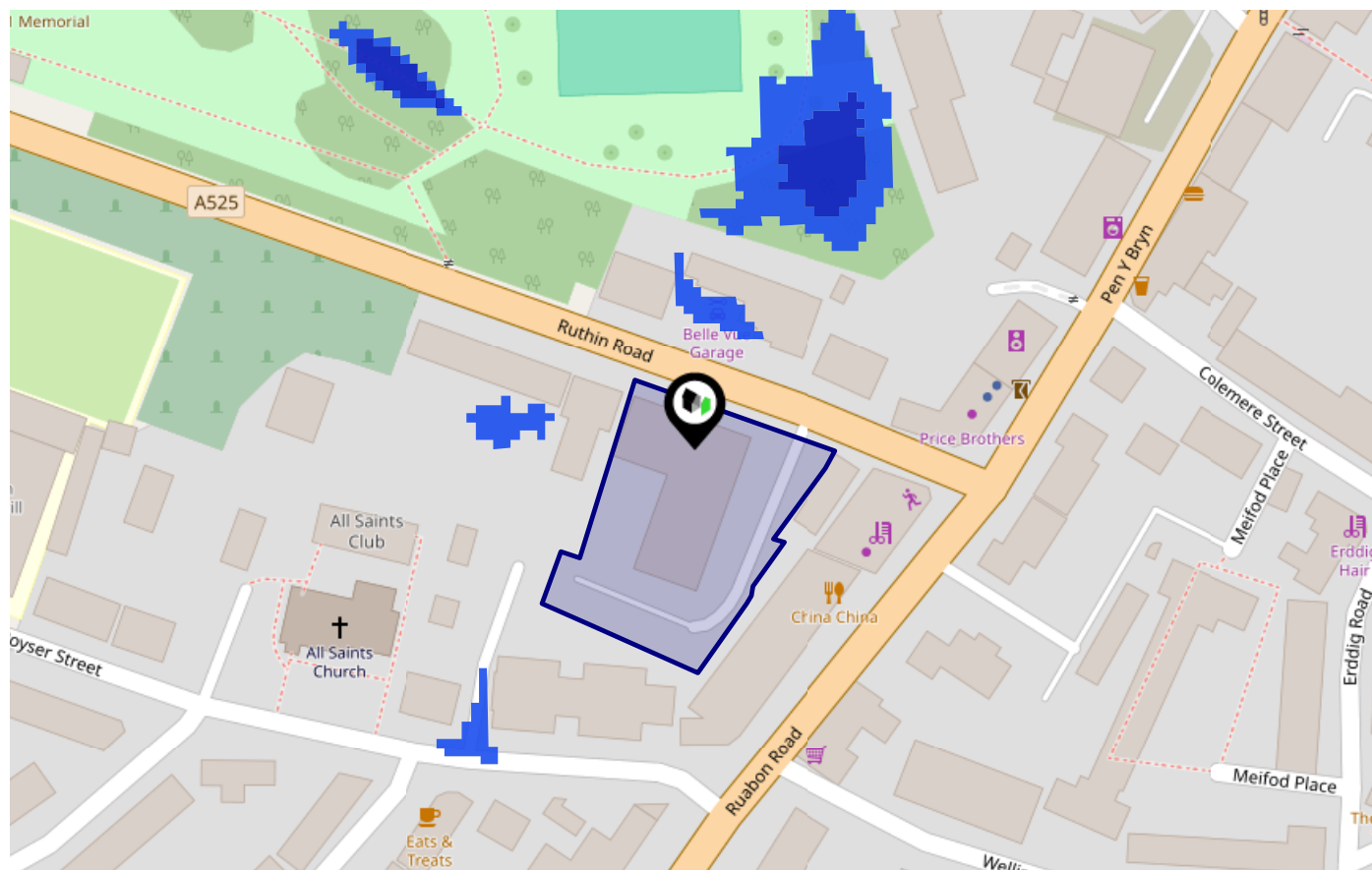
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

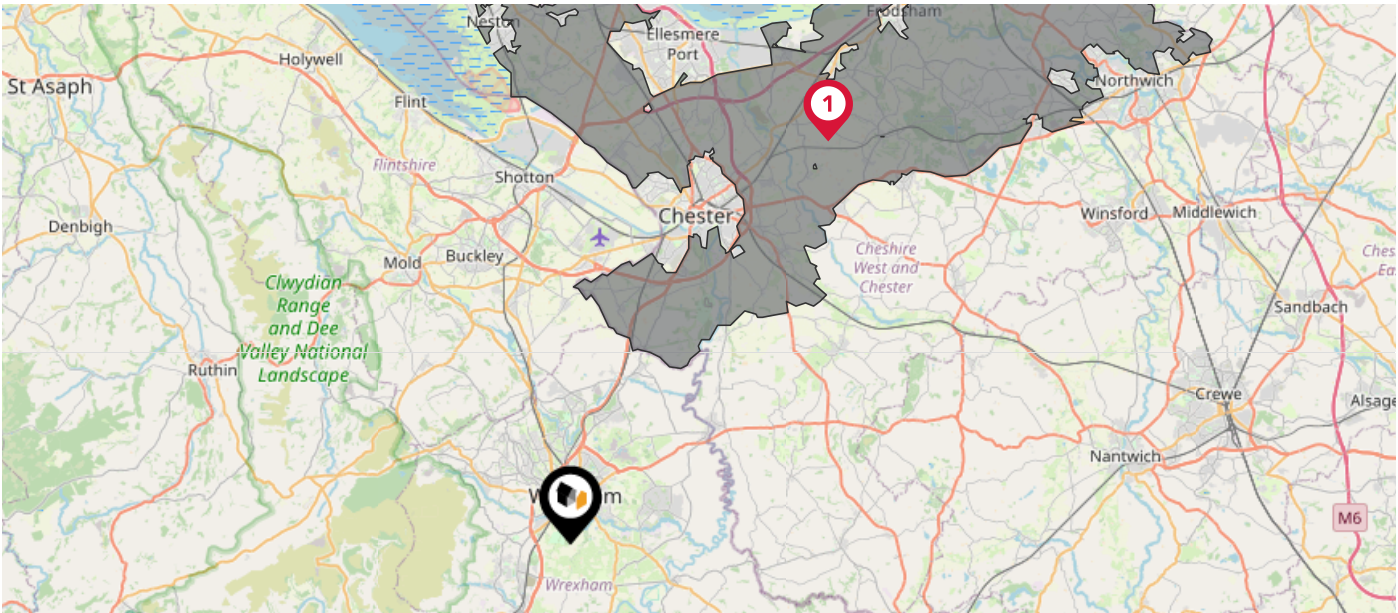


Risk Rating: Very low

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- 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...

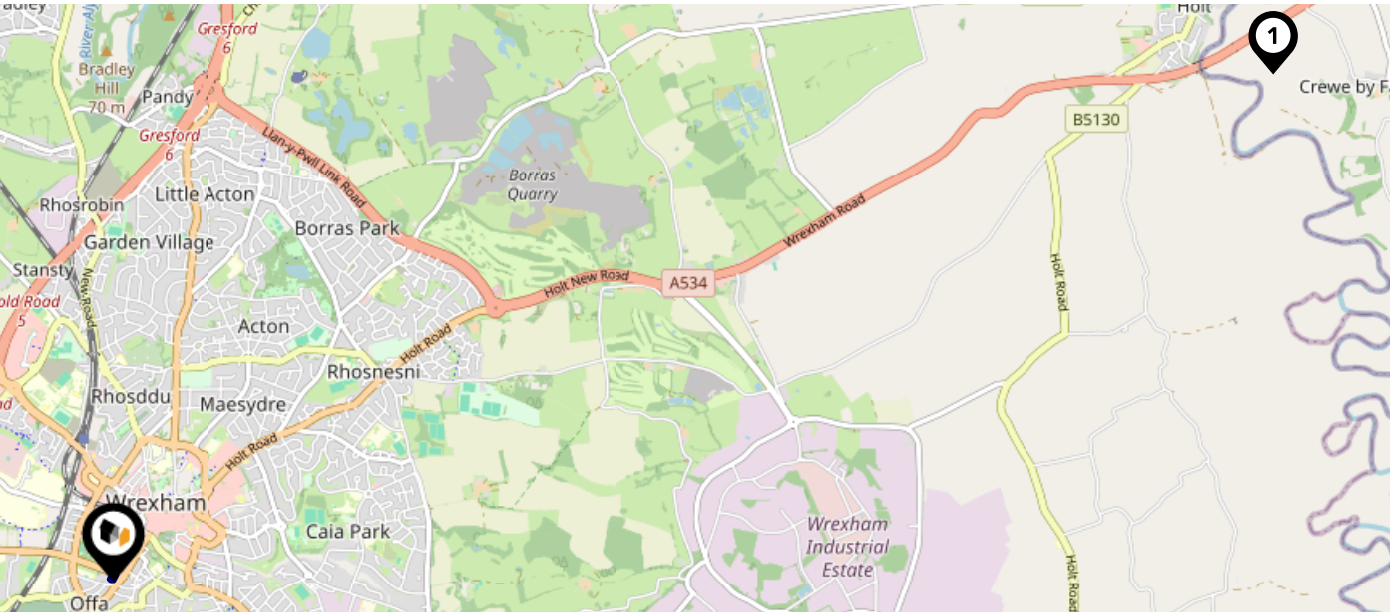


Nearby Green Belt Land



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.



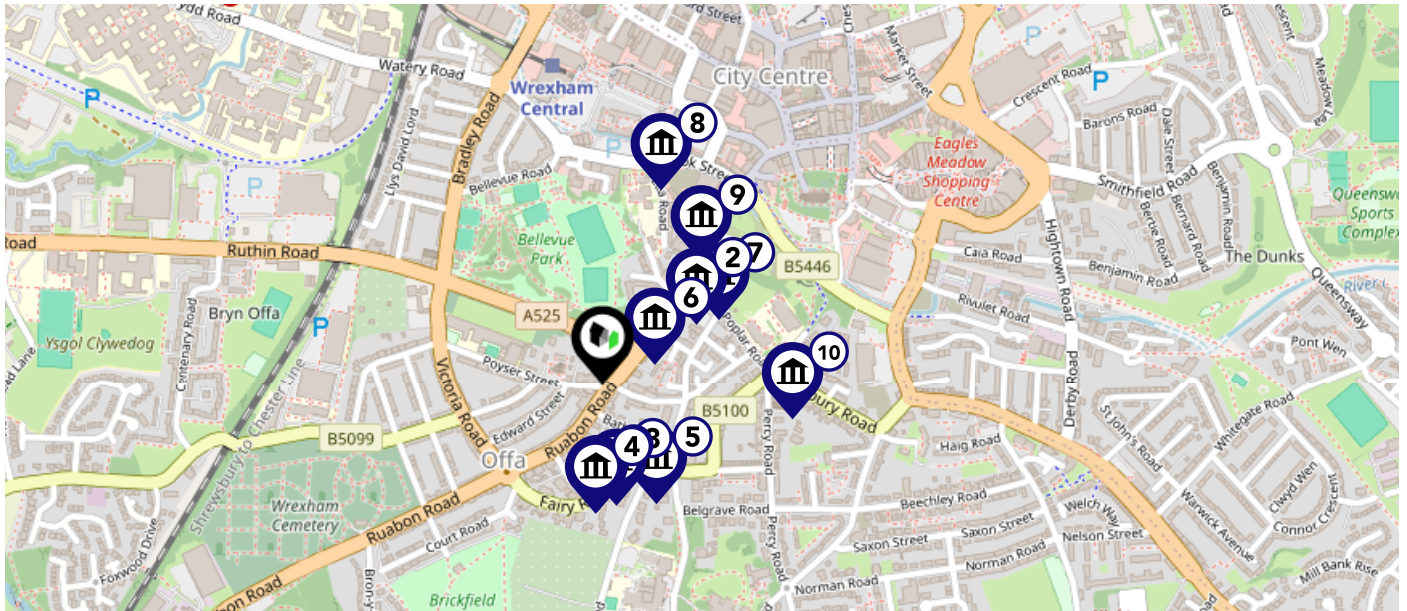
Nearby Landfill Sites











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

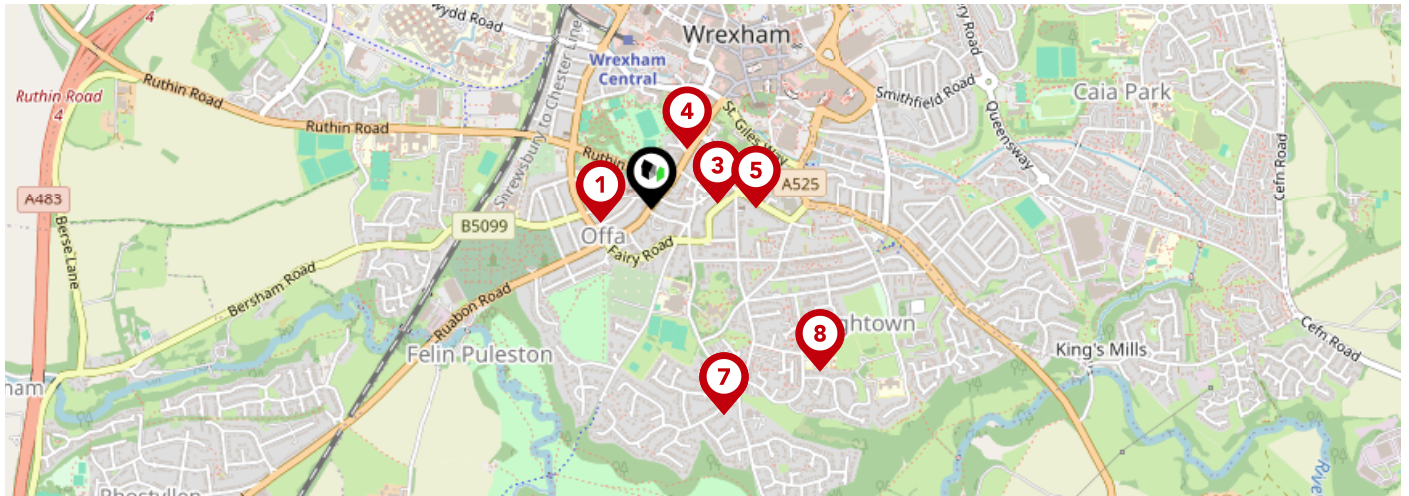
Maps

Listed Buildings

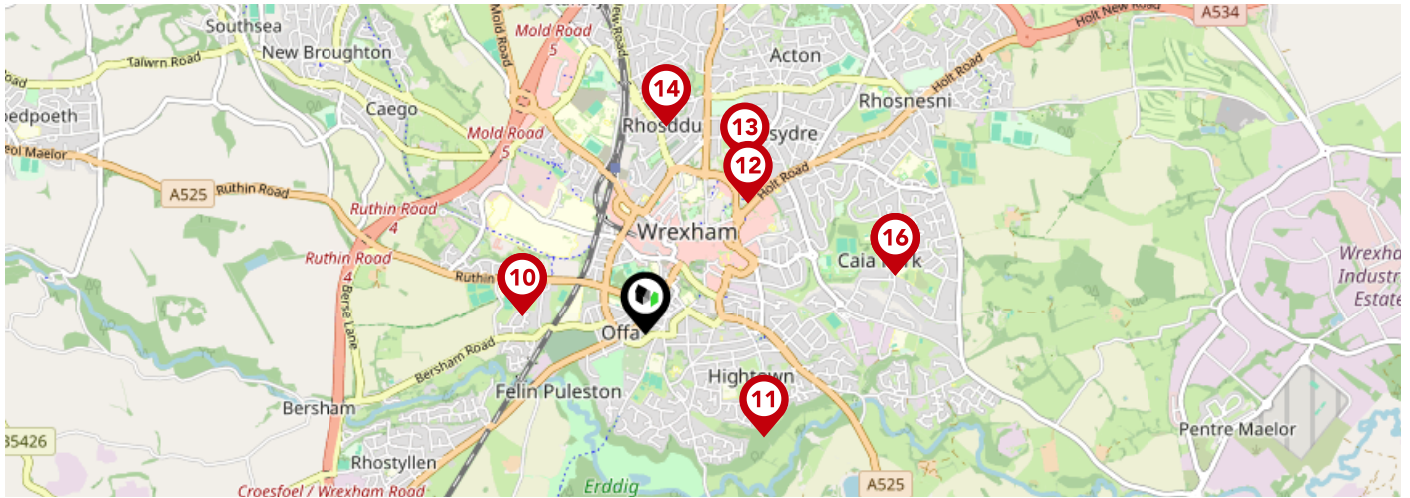
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | | Grade | Distance |
|---|--|----------|-----------|
|  | 16480 - 7 Fairy Road | Grade II | 0.1 miles |
|  | 1768 - 4 Chapel Street | Grade II | 0.1 miles |
|  | 1781 - 9 Fairy Road | Grade II | 0.1 miles |
|  | 1780 - 5 Fairy Road | Grade II | 0.1 miles |
|  | 1782 - Stafford House | Grade II | 0.1 miles |
|  | 1799 - The Bowling Green Public House | Grade II | 0.1 miles |
|  | 1767 - Pen-y-bryn Welsh Baptist Chapel | Grade II | 0.2 miles |
|  | 1821 - The Old Three Tuns Public House | Grade II | 0.2 miles |
|  | 1764 - Burton Buildings | Grade II | 0.2 miles |
|  | 16488 - 5 Salisbury Road | Grade II | 0.2 miles |



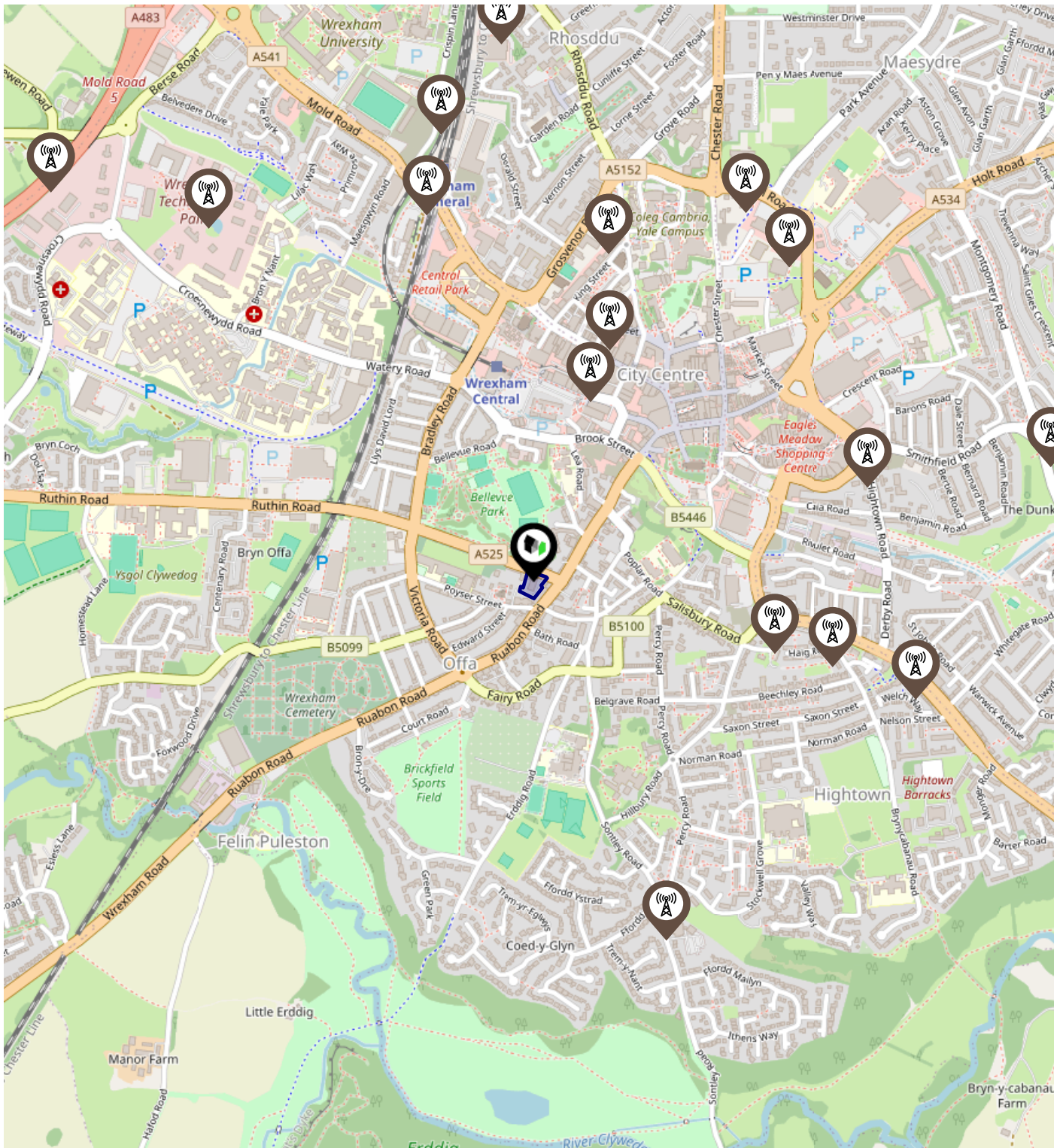
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Victoria Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Gile's Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.15 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Gile's Junior Controlled School Ofsted Rating: Not Rated Pupils:0 Distance:0.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Mary's R.C. Primary School Ofsted Rating: Excellent Pupils:0 Distance:0.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | St Giles VC Church in Wales Primary School Ofsted Rating: Good Pupils:0 Distance:0.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St Joseph's Catholic High School Ofsted Rating: Not Rated Pupils:0 Distance:0.49 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Joseph's Catholic and Anglican Secondary School Ofsted Rating: Good Pupils:0 Distance:0.49 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Christopher's School Ofsted Rating: Excellent Pupils:0 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Ysgol Bryn Offa Ofsted Rating: Not Rated Pupils:0 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ysgol Clywedog Ofsted Rating: Unsatisfactory Pupils:0 Distance:0.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ysgol Bodhyfryd Ofsted Rating: Good Pupils:0 Distance:0.7 | <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:0.74 | <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:0.88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Rhosddu 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"/> |
|  | Wrexham Early Years Centre Ofsted Rating: Excellent Pupils:0 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Anne's R.C. Primary School Ofsted Rating: Good Pupils:0 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

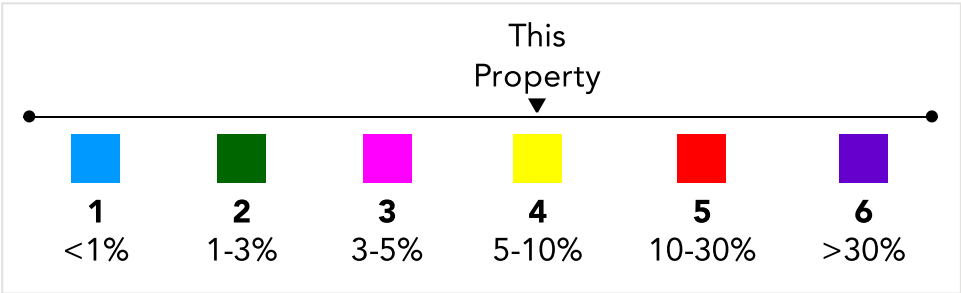
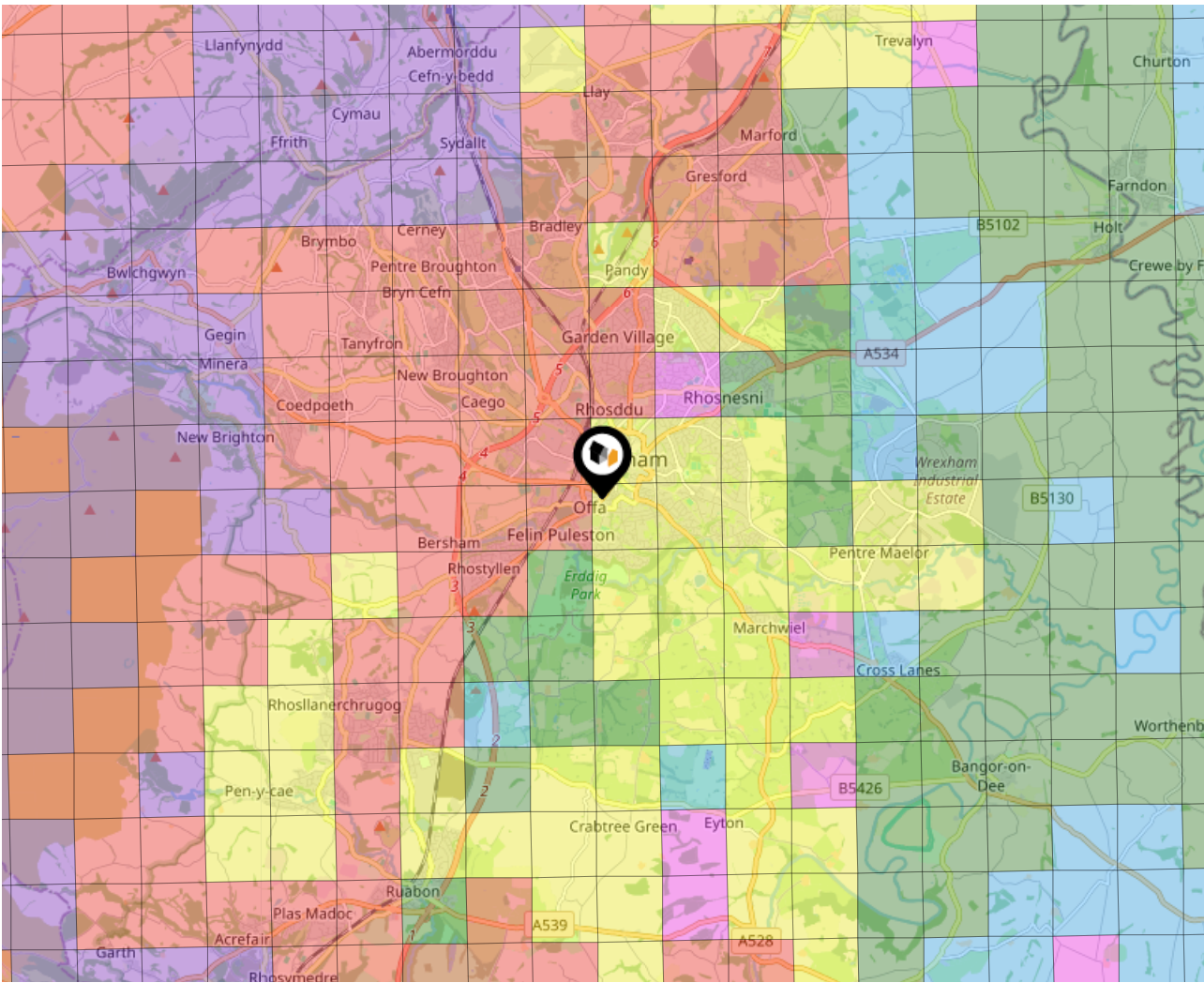


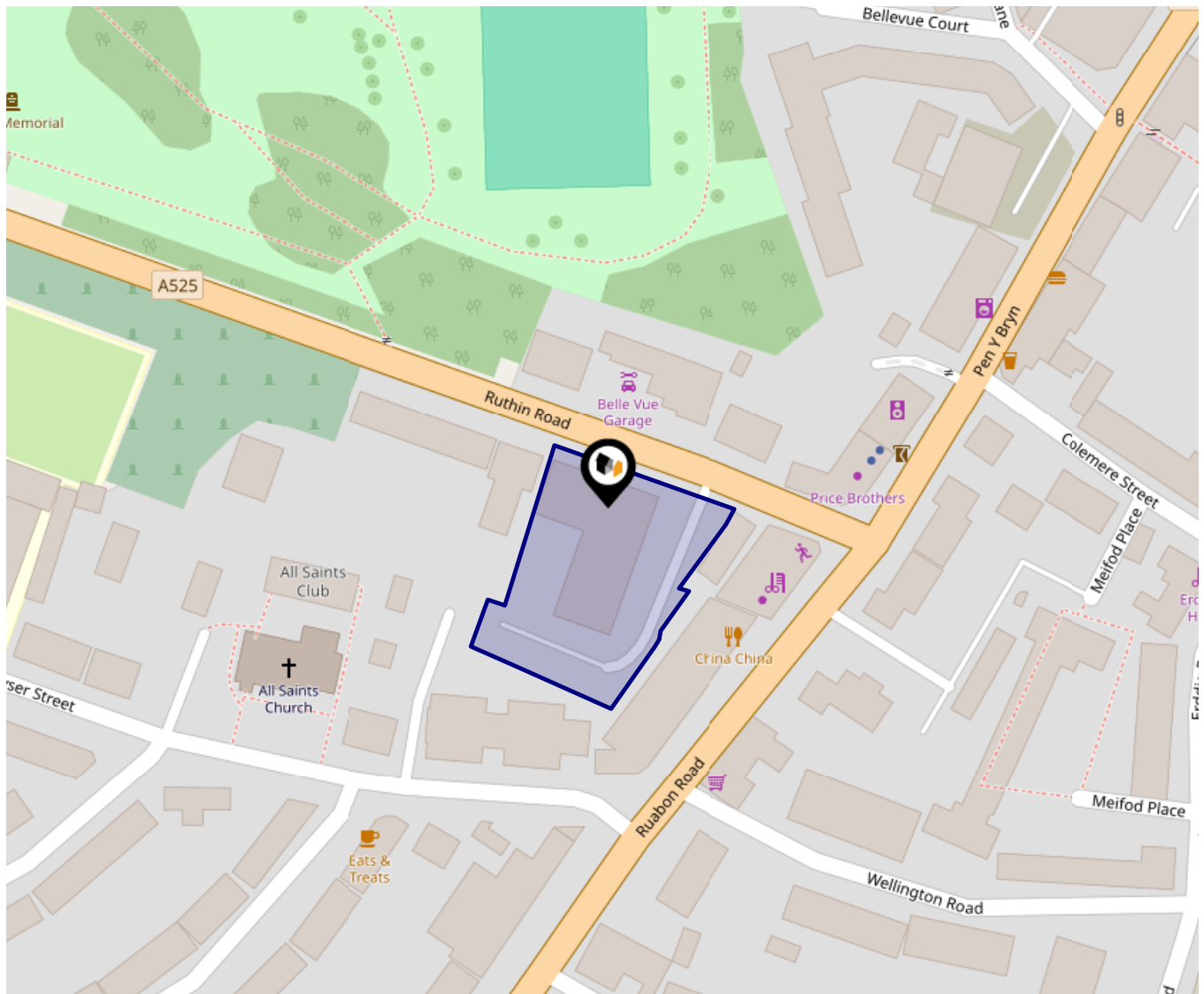
Key:

-  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).





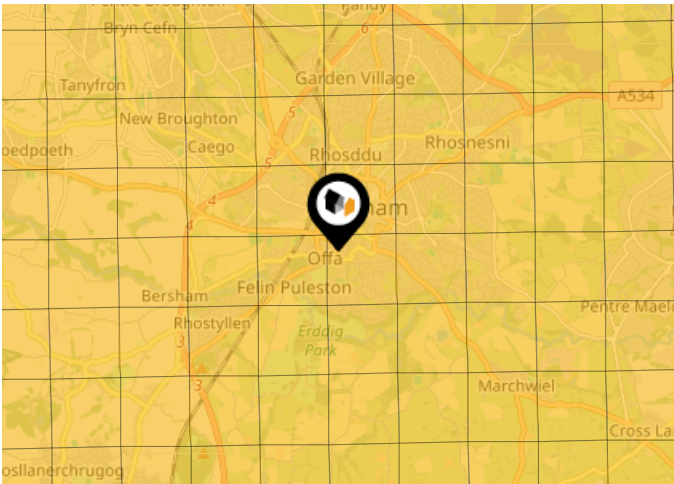
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

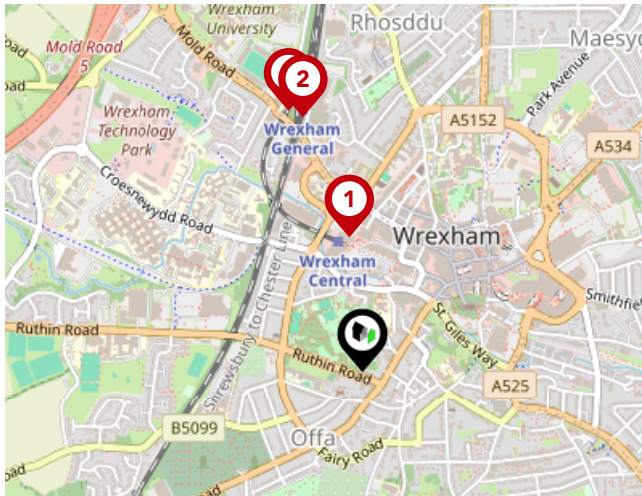


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

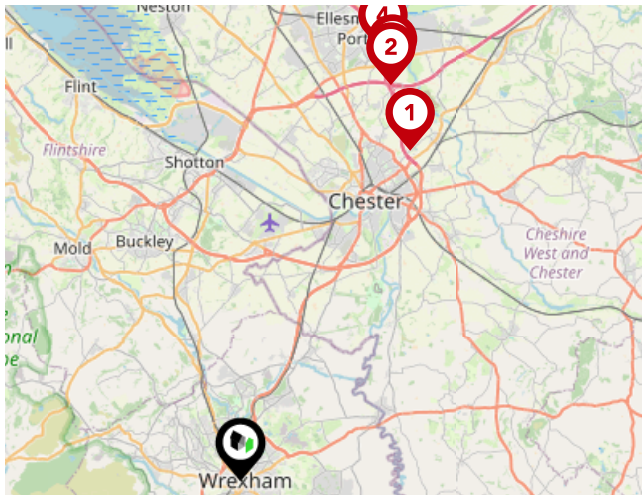
Area

Transport (National)



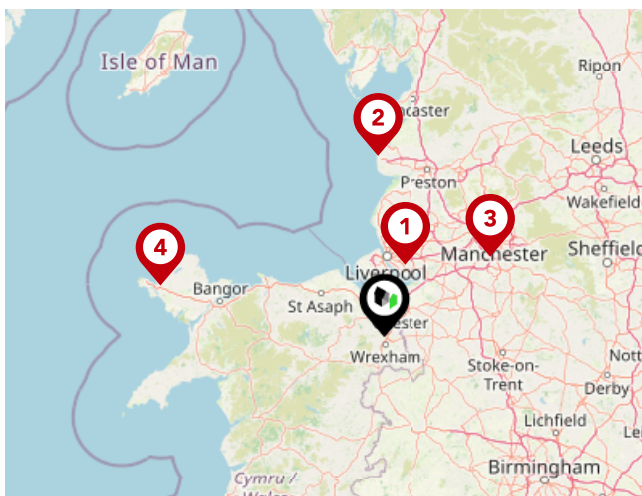
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Wrexham Central Rail Station | 0.3 miles |
| 2 | Wrexham General Rail Station | 0.58 miles |
| 3 | Wrexham General Rail Station | 0.6 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M53 J12 | 13.21 miles |
| 2 | M53 J11 | 15.11 miles |
| 3 | M56 J15 | 15.39 miles |
| 4 | M53 J10 | 16.06 miles |
| 5 | M53 J9 | 17.48 miles |

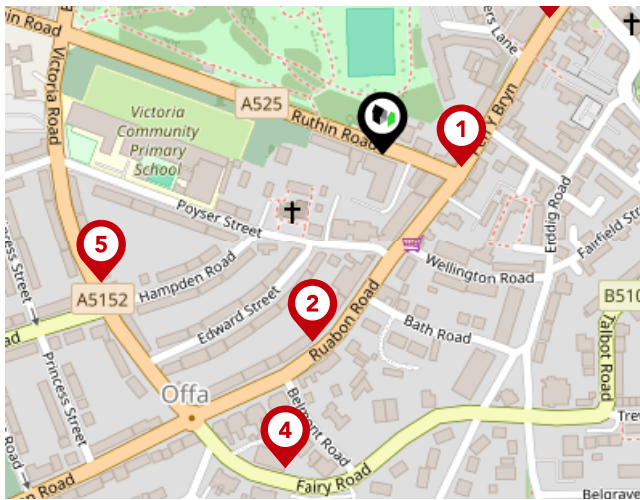


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Speke | 21.31 miles |
| 2 | Highfield | 50.95 miles |
| 3 | Manchester Airport | 37.35 miles |
| 4 | Penrhyn | 65.39 miles |

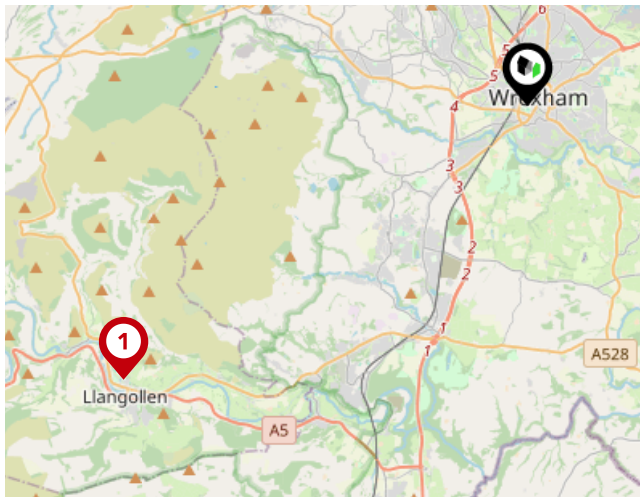
Area

Transport (Local)



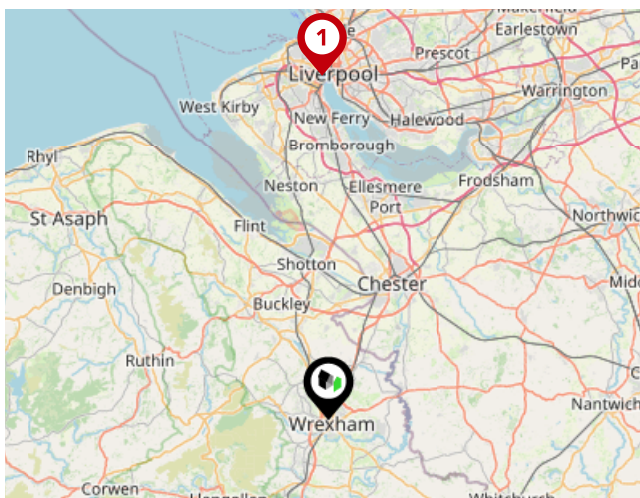
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Ruabon Road | 0.04 miles |
| 2 | Oak Tree Tavern | 0.11 miles |
| 3 | Pen-Y-Bryn | 0.12 miles |
| 4 | Fairy Road | 0.18 miles |
| 5 | Old Victoria Road Post Office | 0.17 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Llangollen (Llangollen Railway) | 8.69 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Woodside Birkenhead Ferry Terminal | 24.43 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.

Wingetts | Wrexham

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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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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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/

