

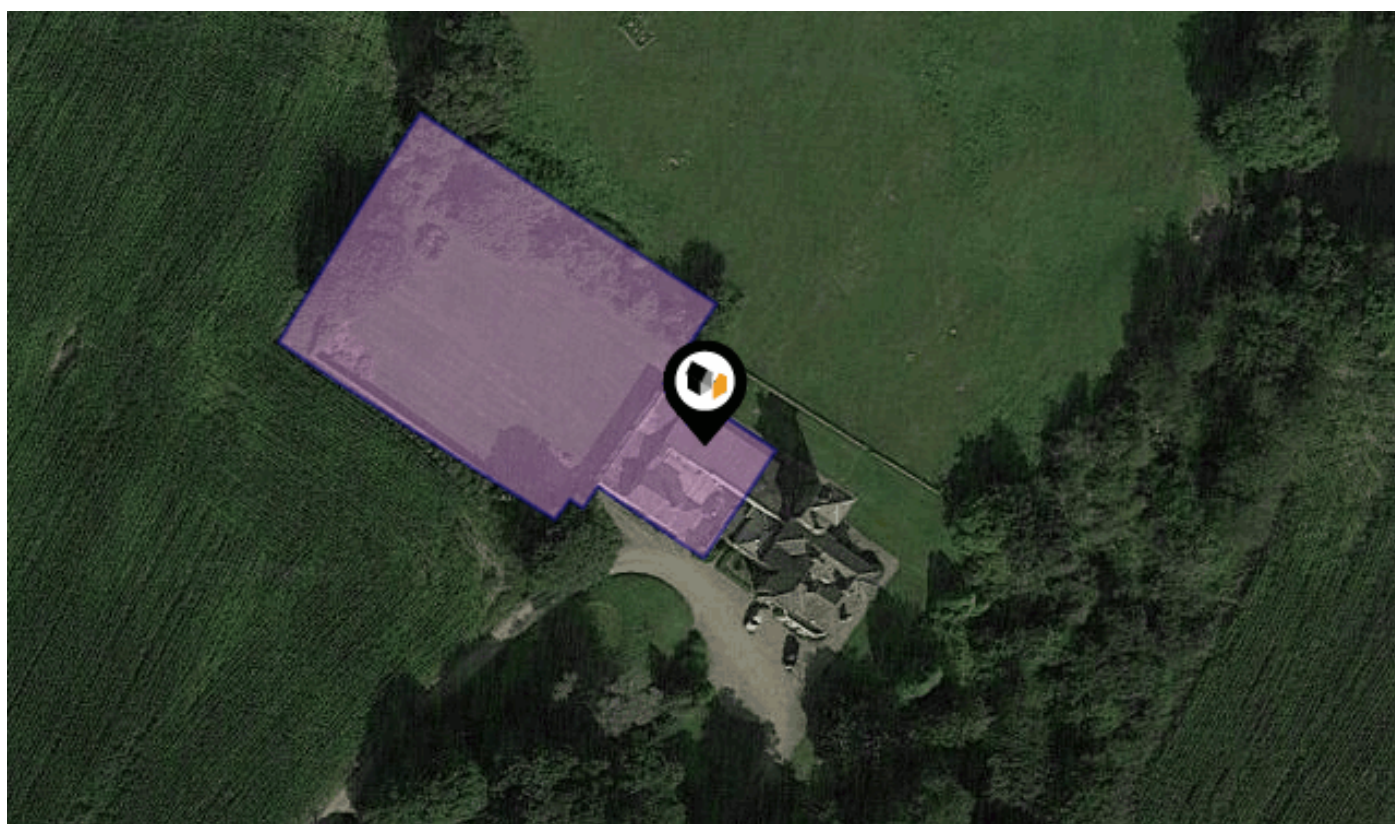


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Monday 09<sup>th</sup> June 2025**



**BURTON TOWER, HIGHER LANE, BURTON, ROSSETT,  
WREXHAM, LL12**

**Wingetts | Wrexham**

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[www.wingetts.co.uk/](http://www.wingetts.co.uk/)



















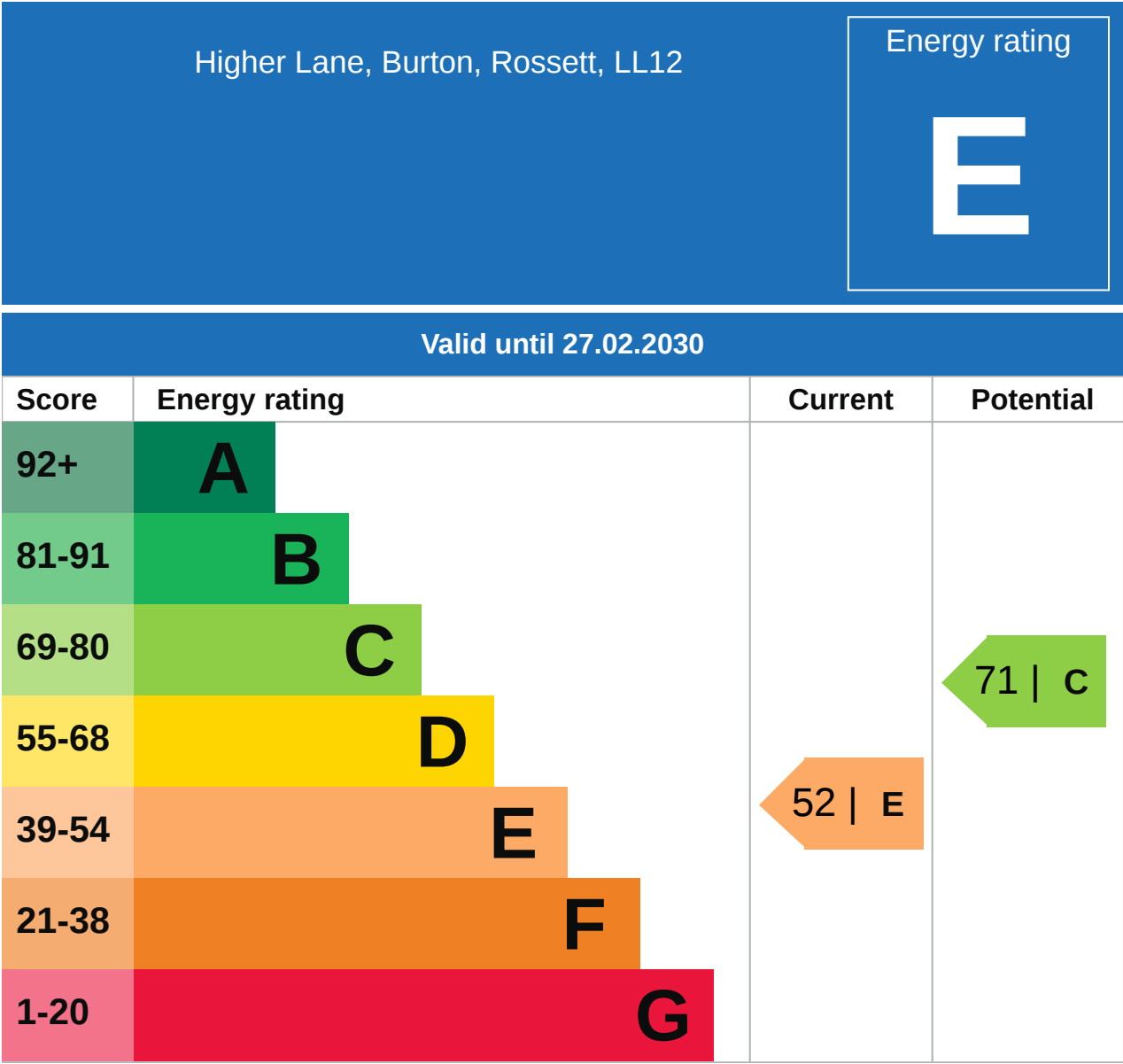


## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
Plot Area:	0.74 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,949		
Title Number:	CYM226880		

## Local Area

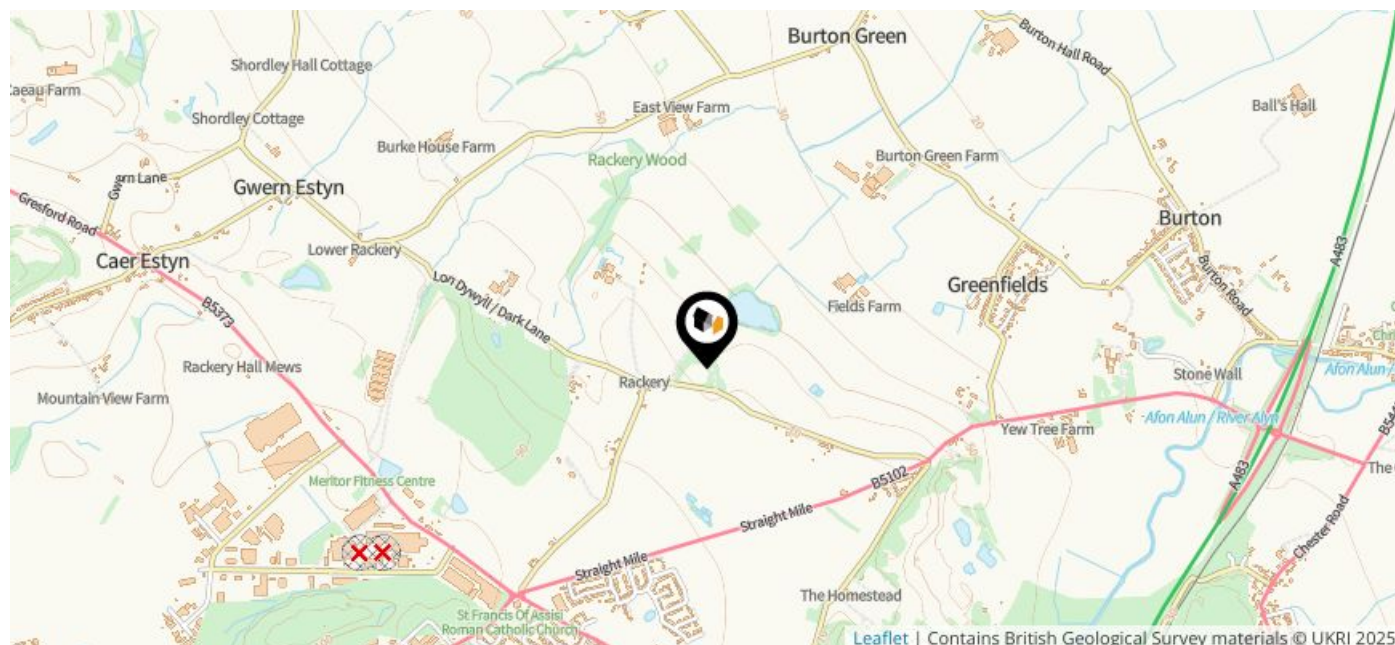
<b>Local Authority:</b>	Wrexham	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No			
<b>Flood Risk:</b>				
<div><div></div> Rivers</div>	Very low	4	-	
<div><div></div> Seas</div>	Very low	mb/s	mb/s	
<div><div></div> Surface Water</div>	Very low			
<b>Mobile Coverage:</b> (based on calls indoors)		<b>Satellite/Fibre TV Availability:</b>		
				
				
				
				
				
				



## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	55 m <sup>2</sup>

This map displays nearby coal mine entrances and their classifications.



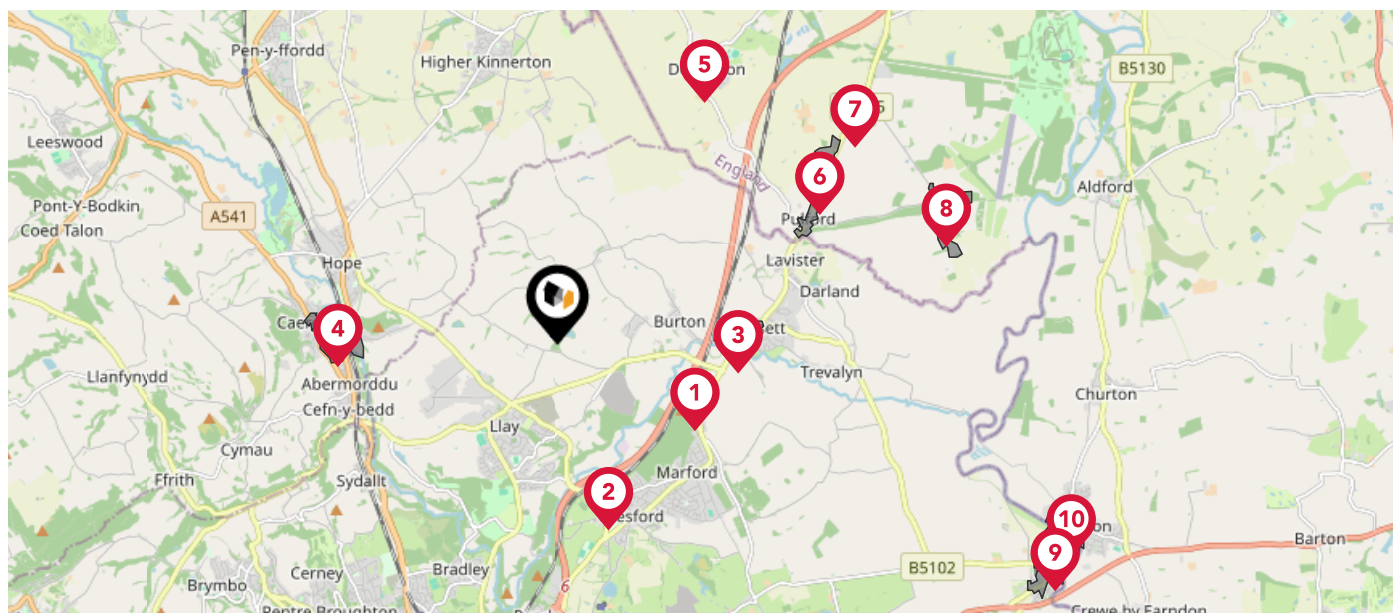
### Mine Entry

- ✕ 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



Marford



Gresford



Rossett Conservation Area



Caergwrle



Dodleston Conservation Area



Pulford Conservation Area



Cuckoo's Nest Conservation Area



Poulton Conservation Area

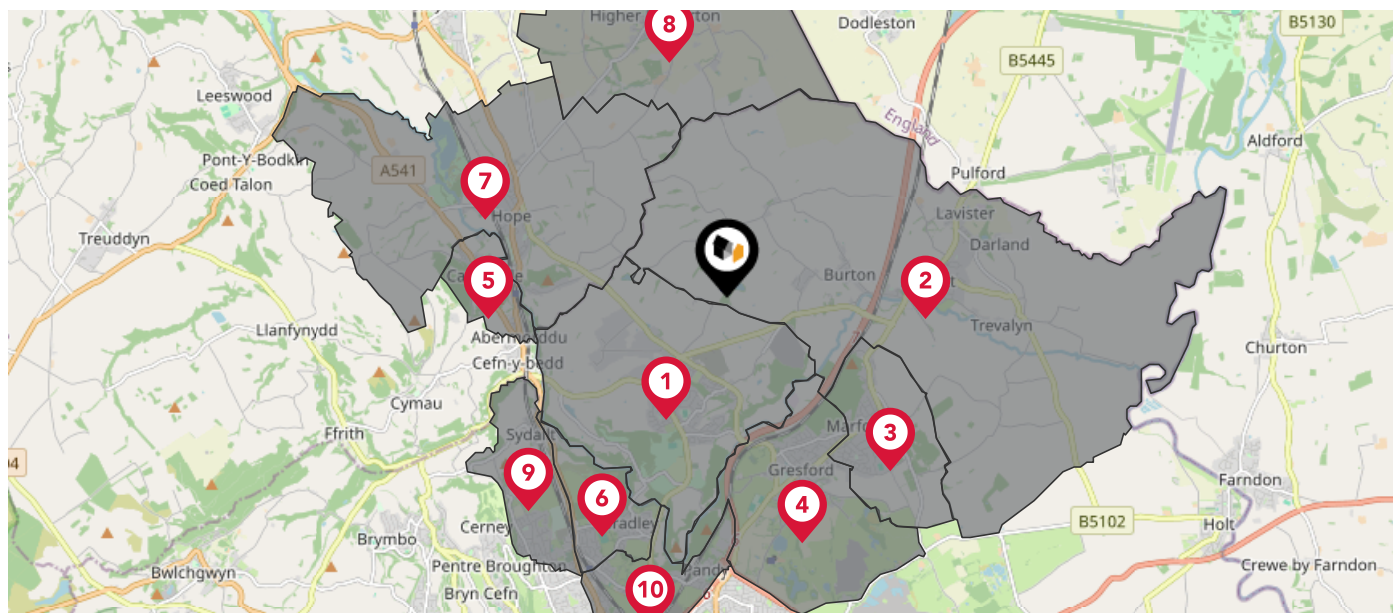


Holt



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



Llay ED



Rossett ED



Marford and Hoseley ED



Gresford East and West ED



Caergwrle ED



Gwersyllt East ED



Hope ED



Higher Kinnerton ED

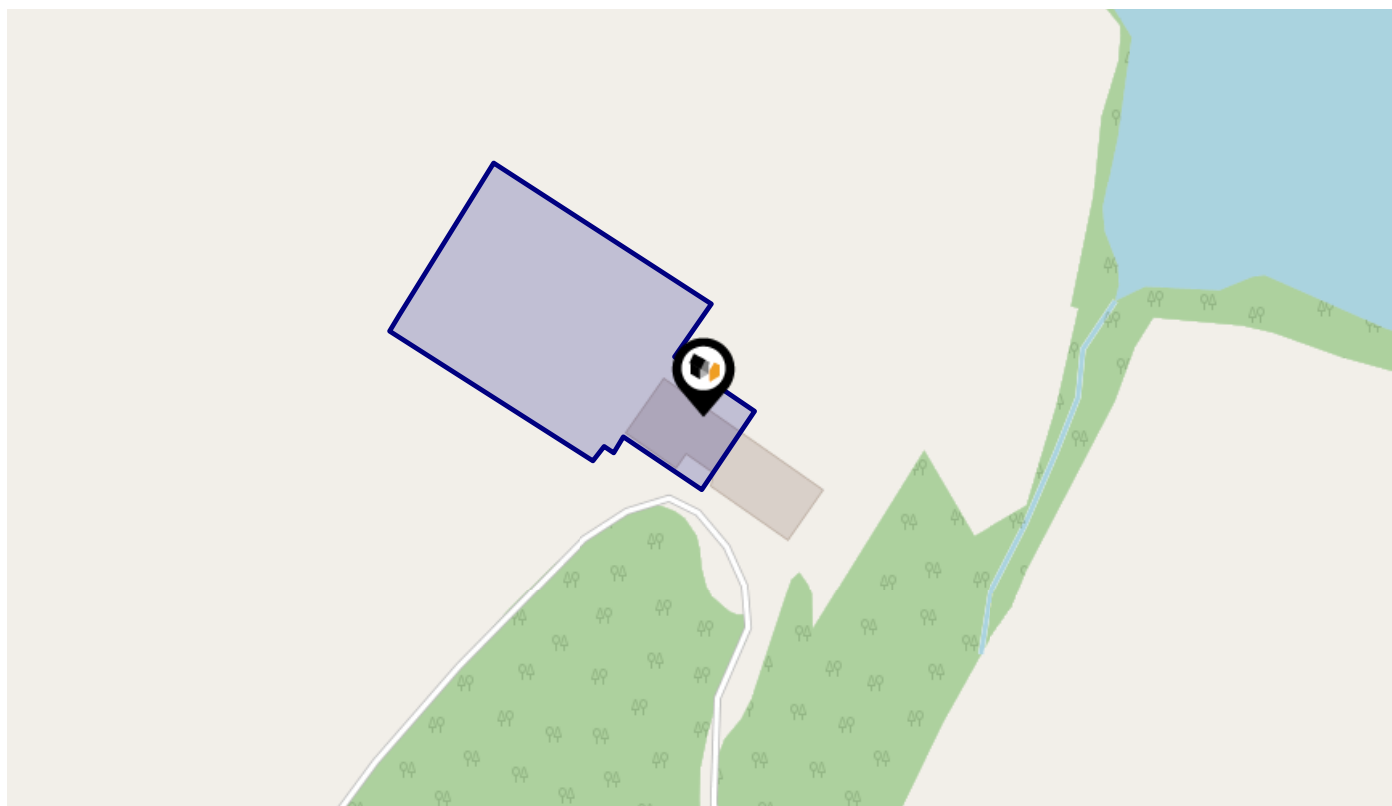


Gwersyllt North ED



Gwersyllt South 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.

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



**Risk Rating:** Very low

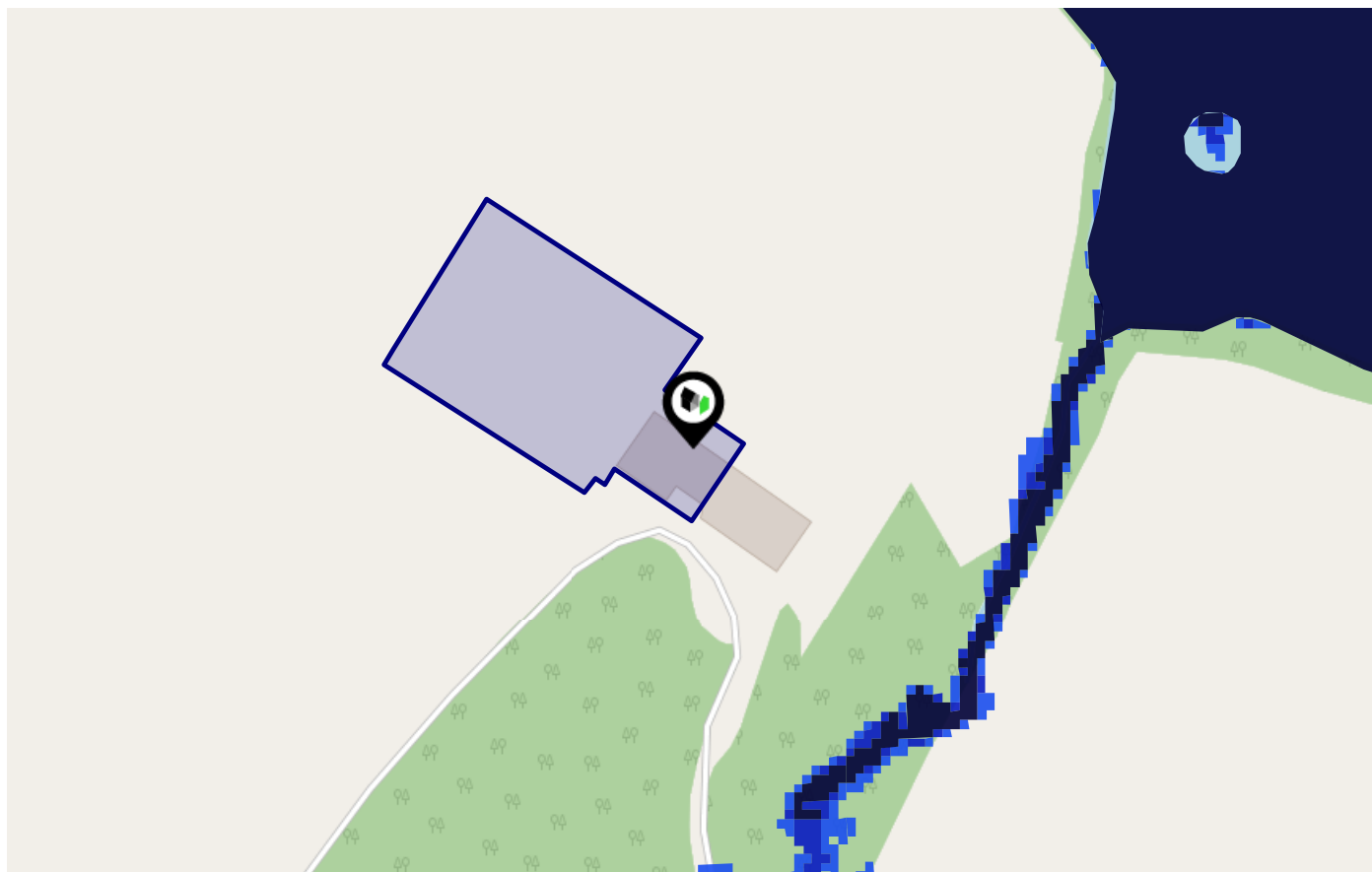
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

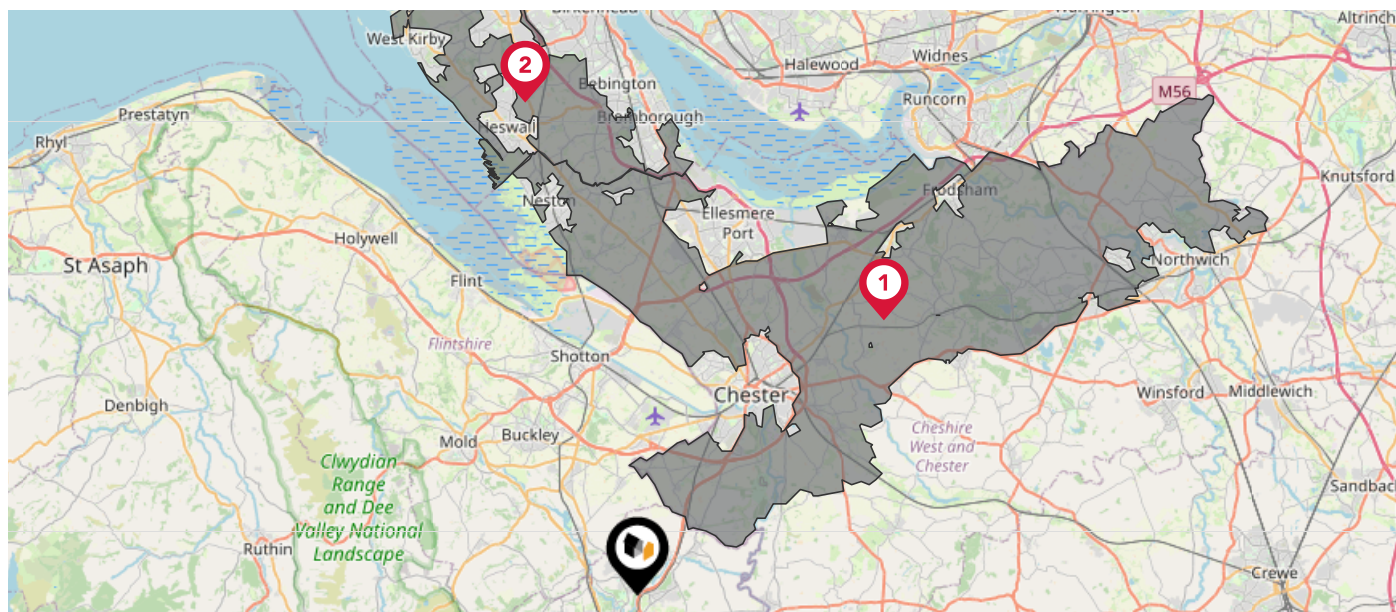


**Risk Rating:** Very low

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.

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

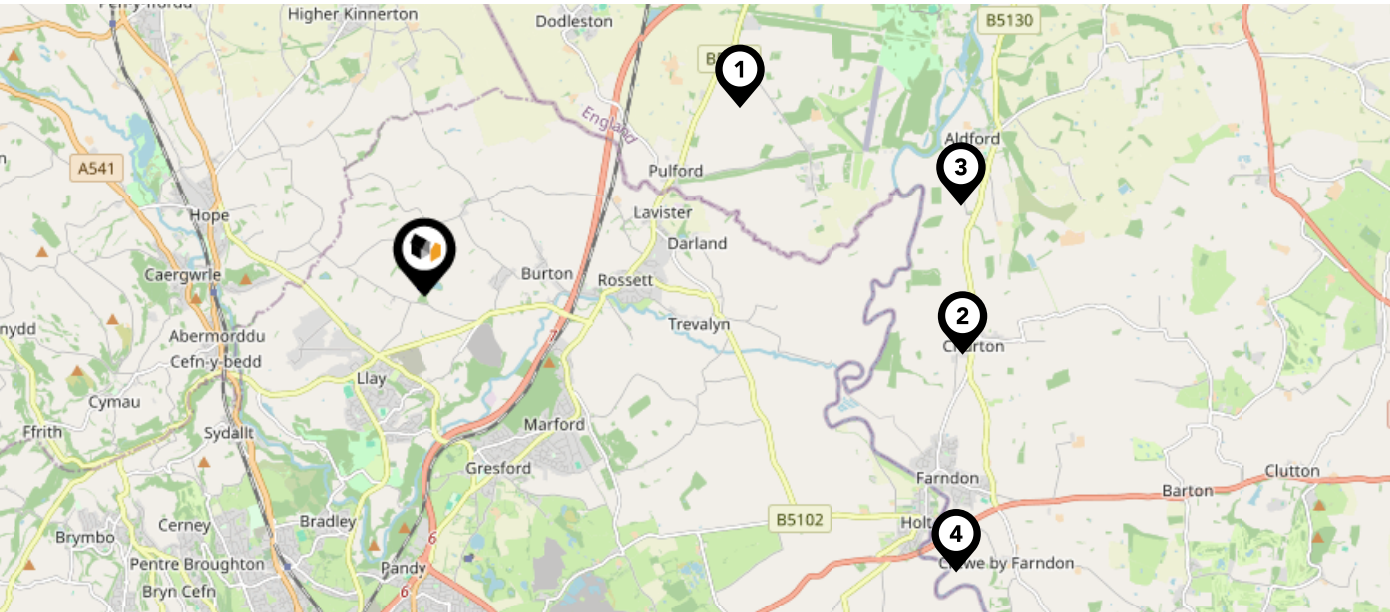


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester



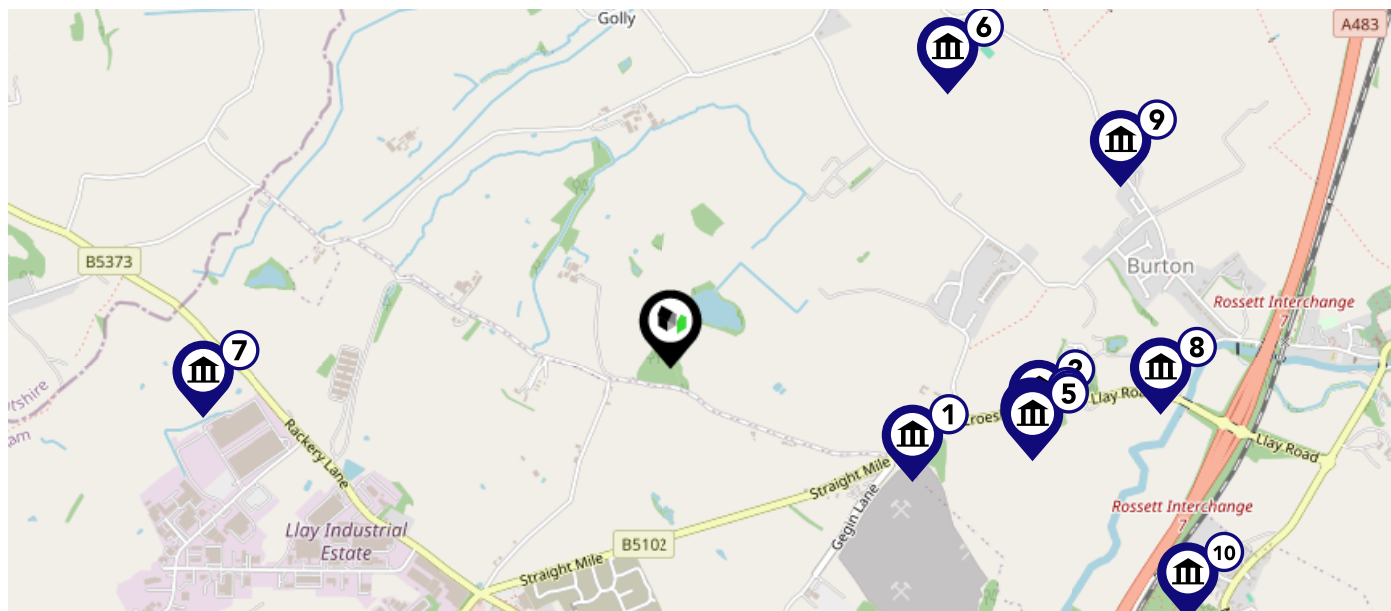
Merseyside and Greater Manchester Green Belt - Wirral











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.

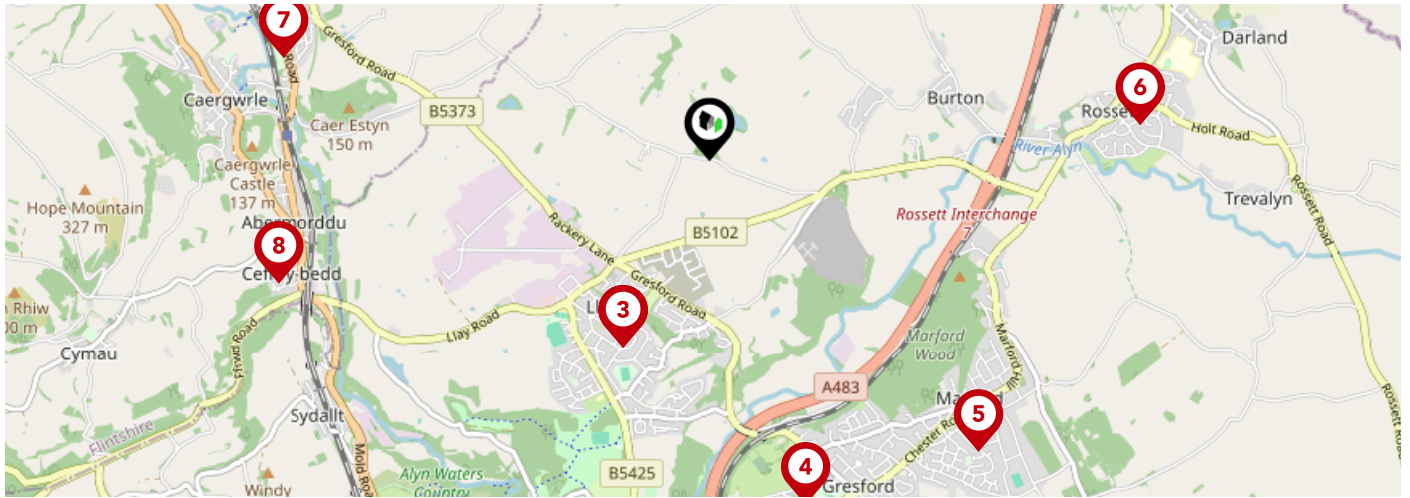


Nearby Landfill Sites		
1	Cuckoo's Nest-Wrexham Road, Pulford, Cheshire	Historic Landfill 
2	Stannage Farm - Churton Quarry-Churton, Cheshire	Historic Landfill 
3	Aldford Quarry-School Lane, Aldford, Chester, Cheshire	Historic Landfill 
4	Holt-Farndon Bypass-Appleby Drain, Cheshire	Historic Landfill 

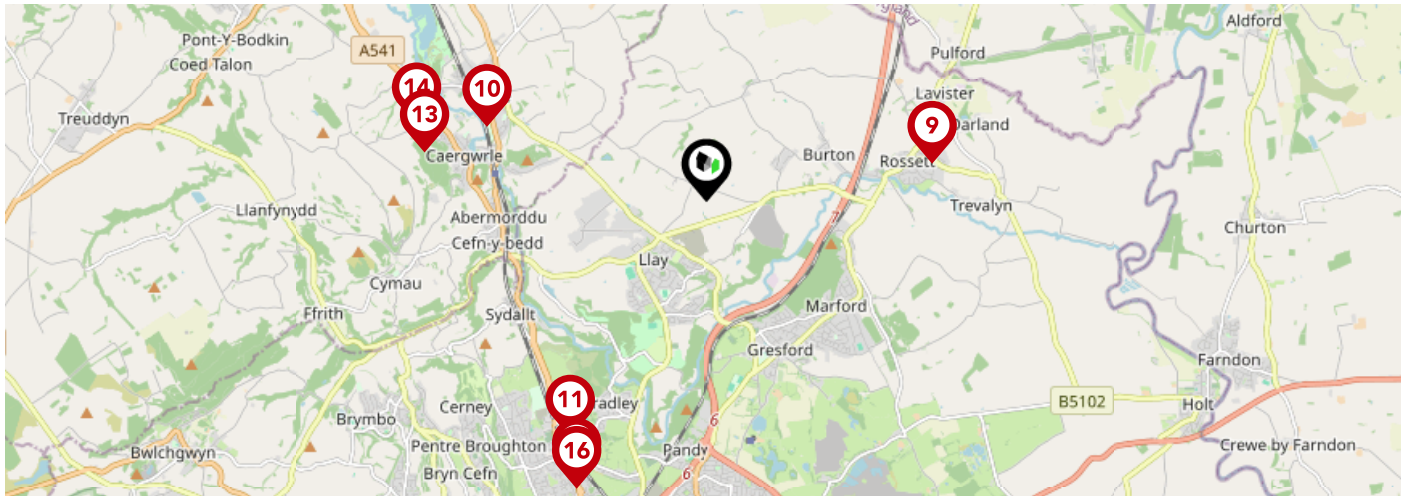
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	17461 - Mount Alyn Lodge (including Gate Piers At Drive Entrance)	Grade II	0.6 miles
	17460 - The Stone House	Grade II	0.8 miles
	17452 - 2 Yew Tree Cottages	Grade II	0.8 miles
	1732 - 1 Yew Tree Cottages	Grade II	0.8 miles
	1733 - Outbuilding Range Immediately E Of Yew Tree Farm	Grade II	0.8 miles
	1573 - Burton Hall	Grade II	0.9 miles
	1613 - Rackery Hall ( Including Attached Forecourt Walls)	Grade II	1.0 miles
	17459 - Meifod	Grade II	1.1 miles
	17458 - Ivy Cottage (formerly Known As Ravensbourne Cottages)	Grade II	1.1 miles
	17689 - Courtyard Walls And Three Gazebos To Rear Of Roft Castle House	Grade II	1.3 miles



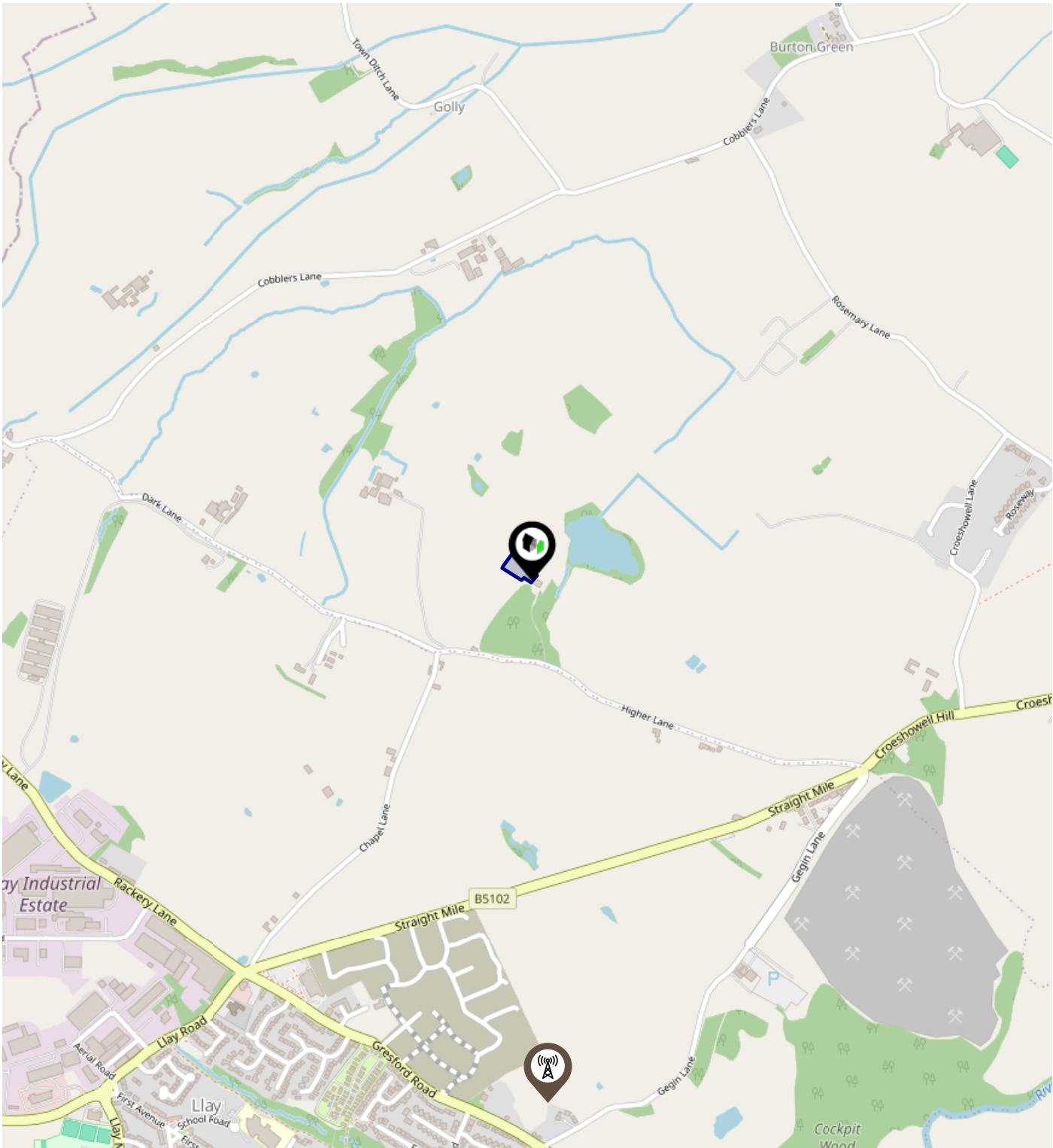
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Park Junior School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Park C.P. Infants School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Park Community Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>All Saints Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Rofft C.P. School</b> Ofsted Rating: Good   Pupils:0   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Peter's CIW Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ysgol Estyn C.P.</b> Ofsted Rating: Good   Pupils:0   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Abermorddu C.P. School</b> Ofsted Rating: Unsatisfactory   Pupils:0   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Darland High School</b> Ofsted Rating: Adequate   Pupils:0   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castell Alun High School</b> Ofsted Rating: Good   Pupils:0   Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Bro Alun</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Derwen</b> Ofsted Rating: Good   Pupils:0   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Tan Y Gaer</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bryn Tirion Hall School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Y Gaer</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gwersyllt Junior C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

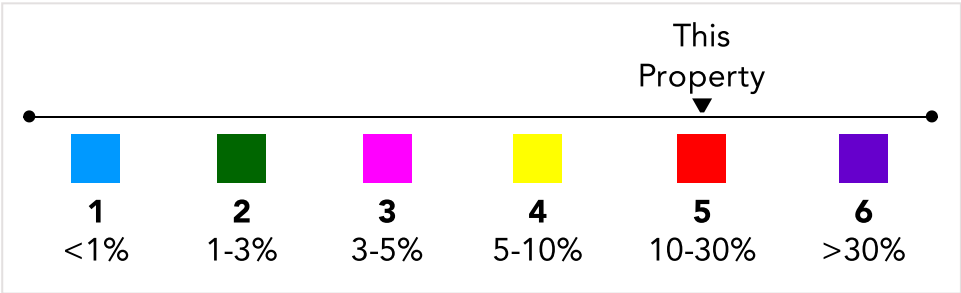
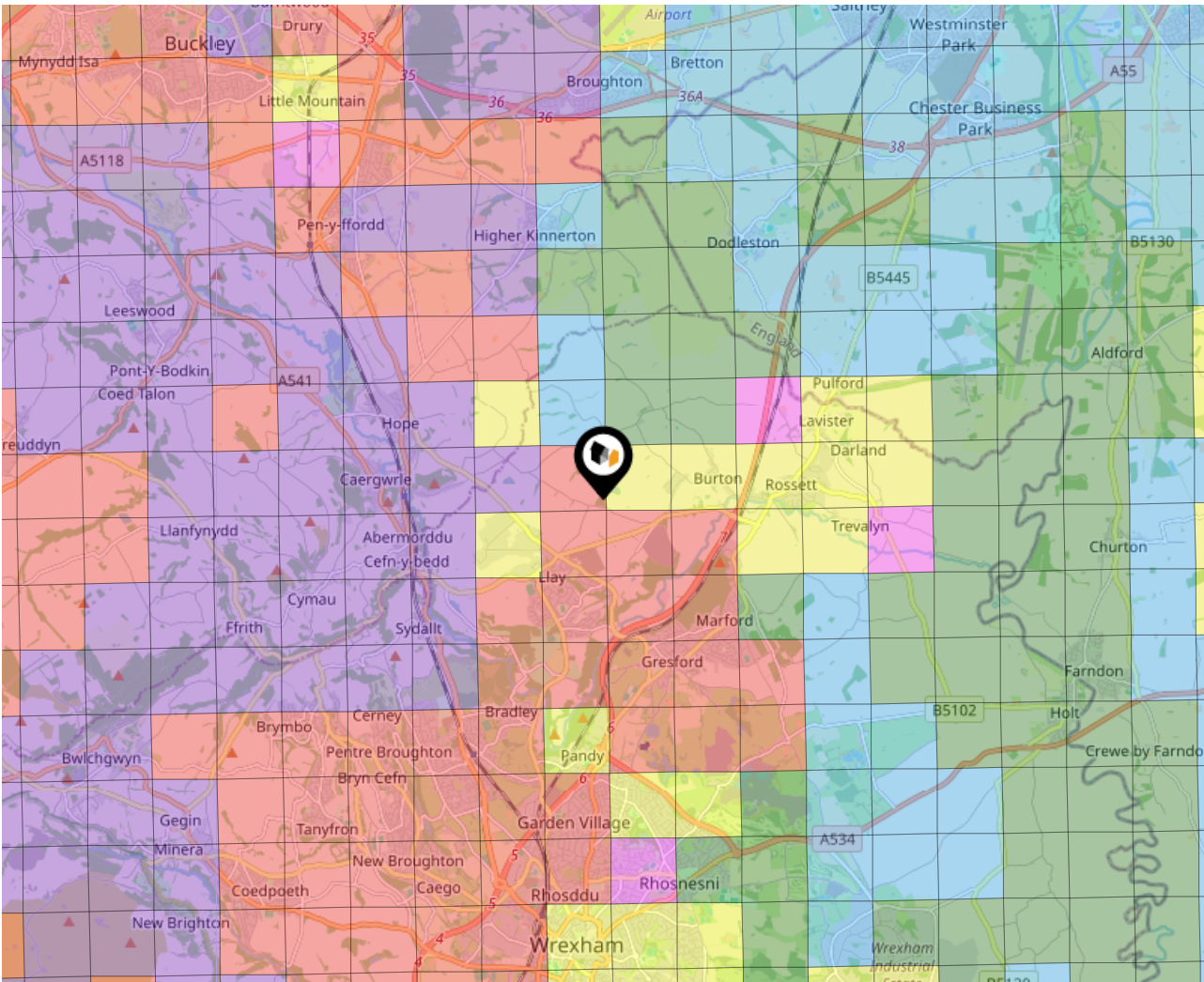


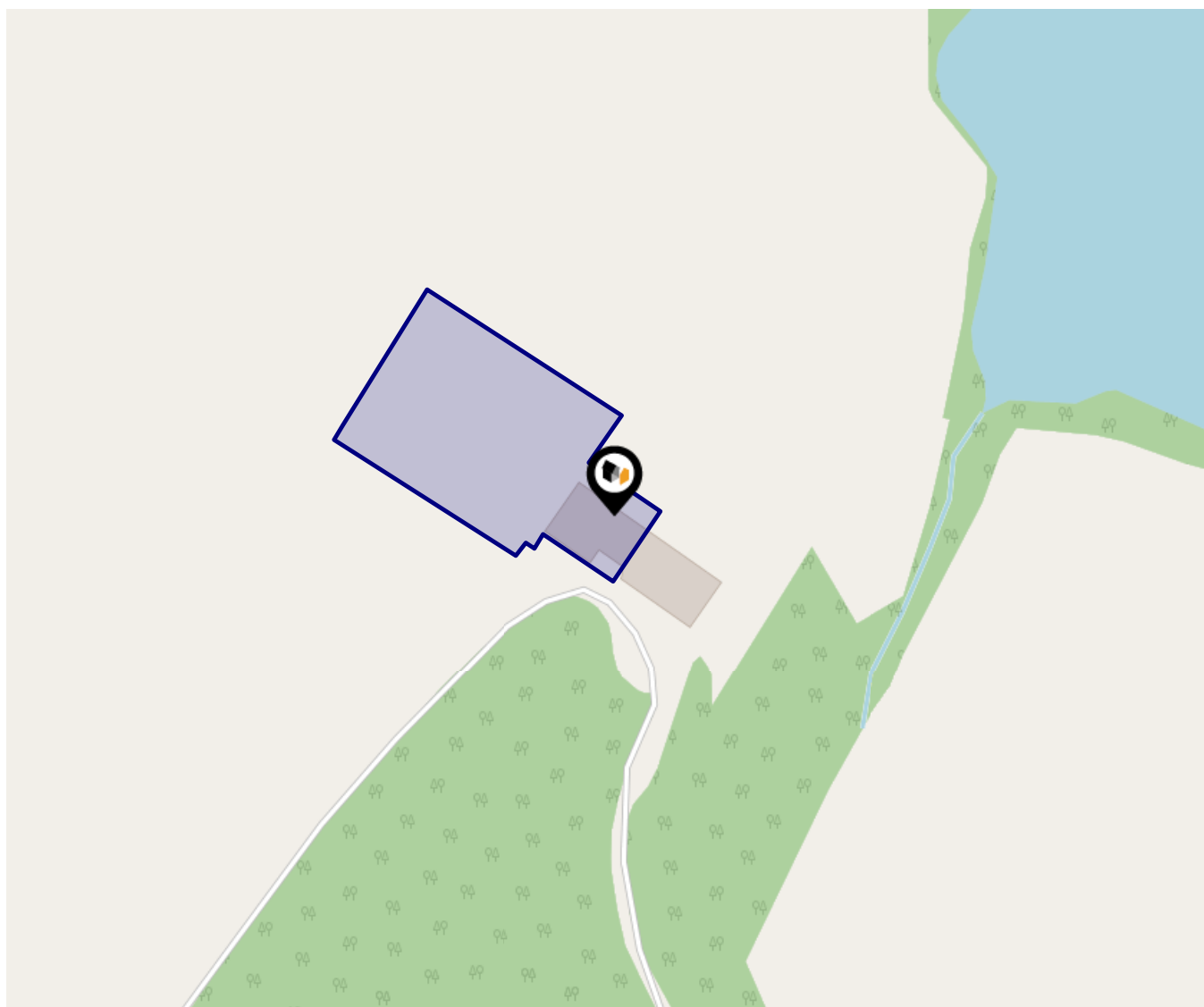
**Key:**

-  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).





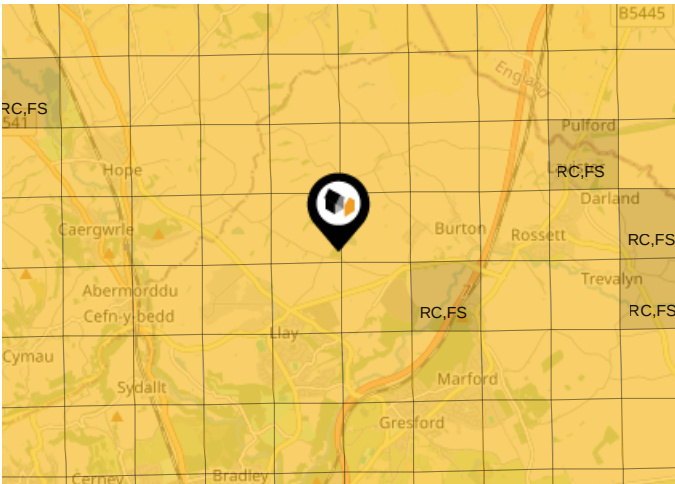
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

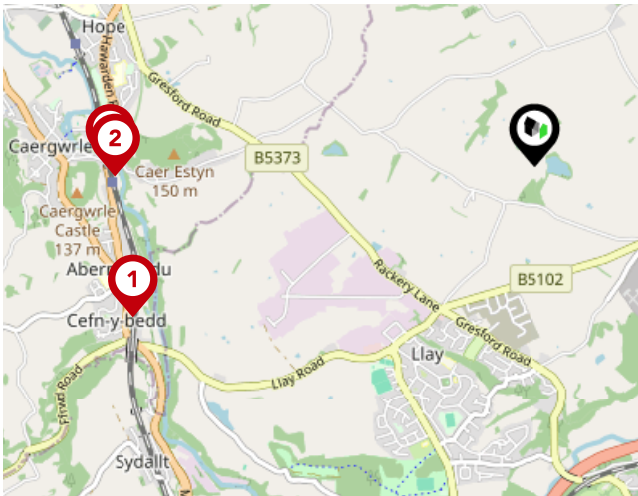
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



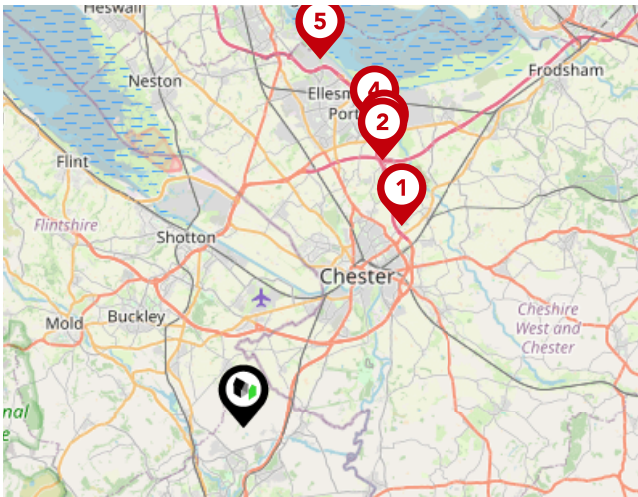
Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



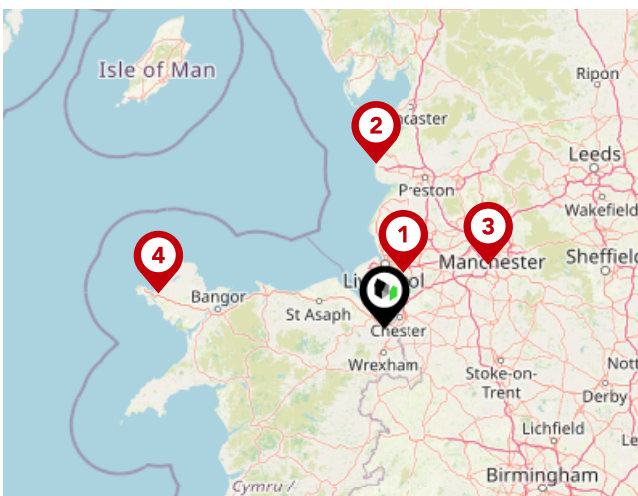
## National Rail Stations

Pin	Name	Distance
1	Cefn-y-Bedd Rail Station	1.91 miles
2	Caergwrle Rail Station	1.87 miles
3	Caergwrle Rail Station	1.89 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	9.08 miles
2	M53 J11	10.72 miles
3	M56 J15	11 miles
4	M53 J10	11.6 miles
5	M53 J7	13.33 miles

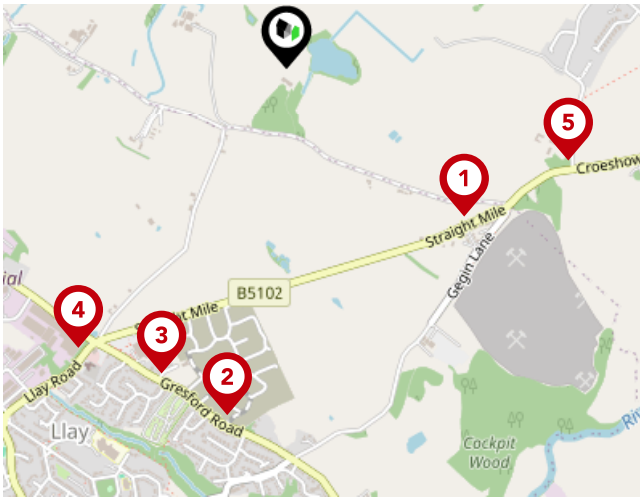


## Airports/Helipads

Pin	Name	Distance
1	Speke	16.79 miles
2	Highfield	46.37 miles
3	Manchester Airport	34.38 miles
4	Penrhyn	64.88 miles

# Area

## Transport (Local)



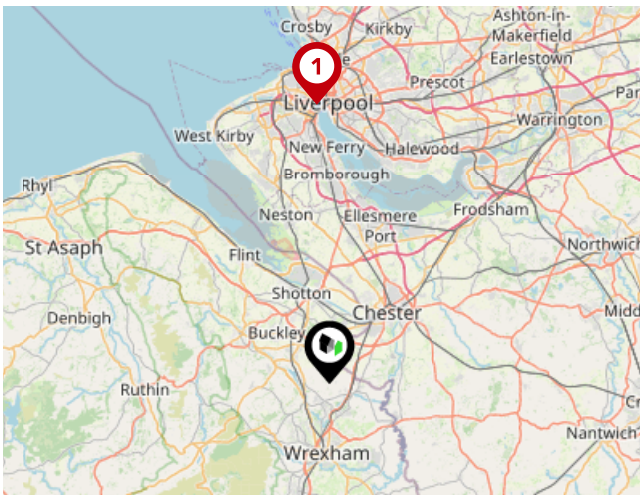
### Bus Stops/Stations

Pin	Name	Distance
1	Mount Pleasant Inn	0.52 miles
2	Meadow Rise	0.78 miles
3	Oldfield Park	0.73 miles
4	Crown Inn	0.77 miles
5	Croes Howell Lane	0.66 miles



### Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	12.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	19.84 miles



### Wingetts | Wrexham

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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

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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.

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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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[www.wingetts.co.uk/](http://www.wingetts.co.uk/)

