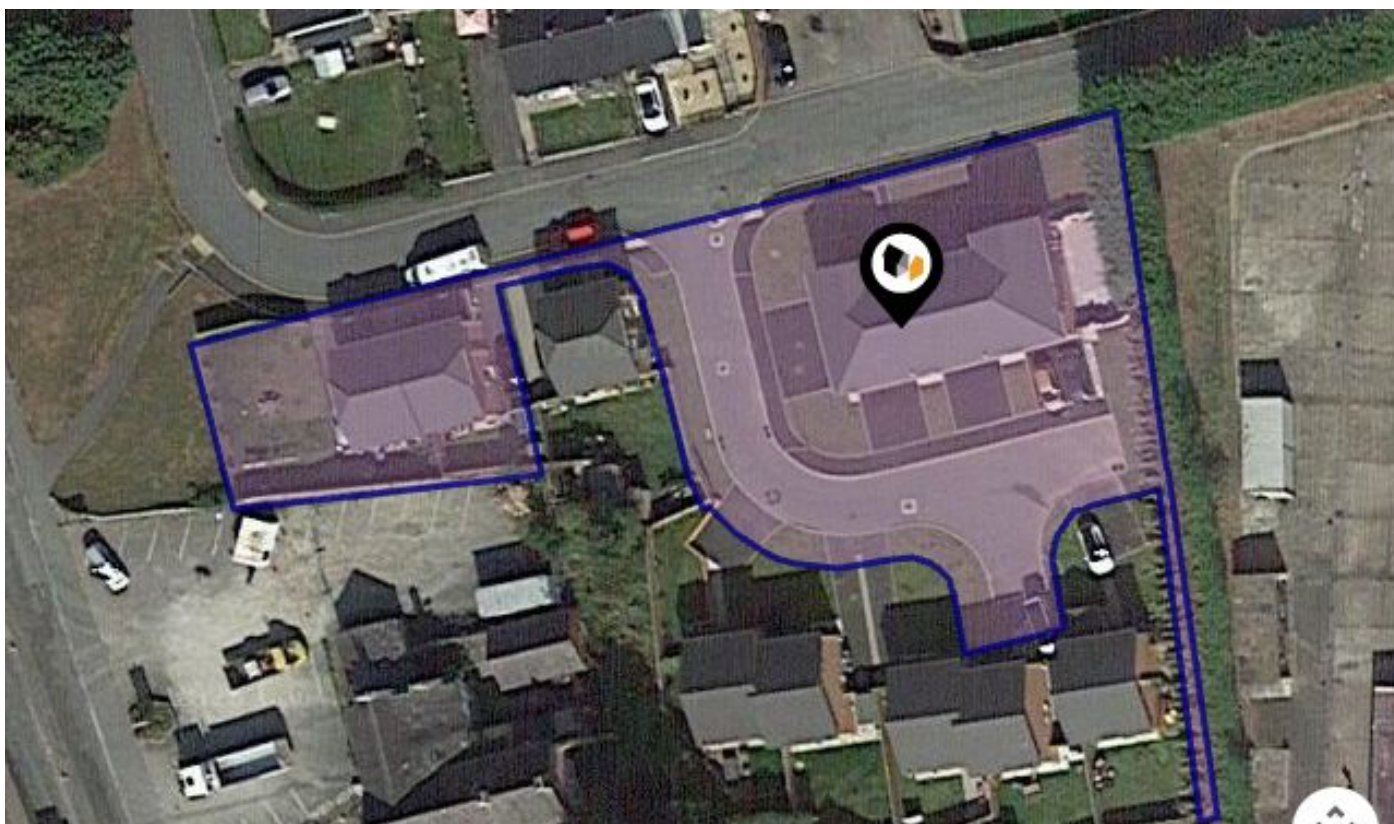# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 24th June 2025

COED Y LAN, JOHNSTOWN, WREXHAM, LL14
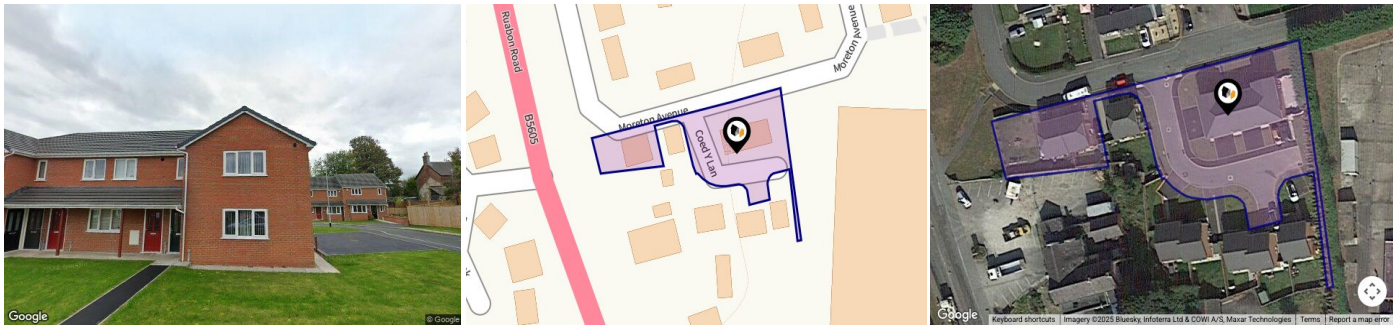
Wingetts | Wrexham

01978 353553

annette@wingetts.co.uk

www.wingetts.co.uk/

Property

Type:	Flat / Maisonette	**Tenure:**	Freehold
Bedrooms:	1		
Floor Area:	635 ft^2 / 59 m^2		
Plot Area:	0.43 acres		
Year Built :	2021		
Council Tax :	Band A		
Annual Estimate:	£1,462		
Title Number:	CYM147454		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s   **55** mb/s   **10000** mb/s

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Property
EPC - Certificate

JOHNSTOWN, WREXHAM, LL14

Energy rating
B

Valid until 16.03.2031

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**	82 | B	82 | B
69-80	**C**		
55-68	**D**		
39-54	**E**		
21-38	**F**		
1-20	**G**		
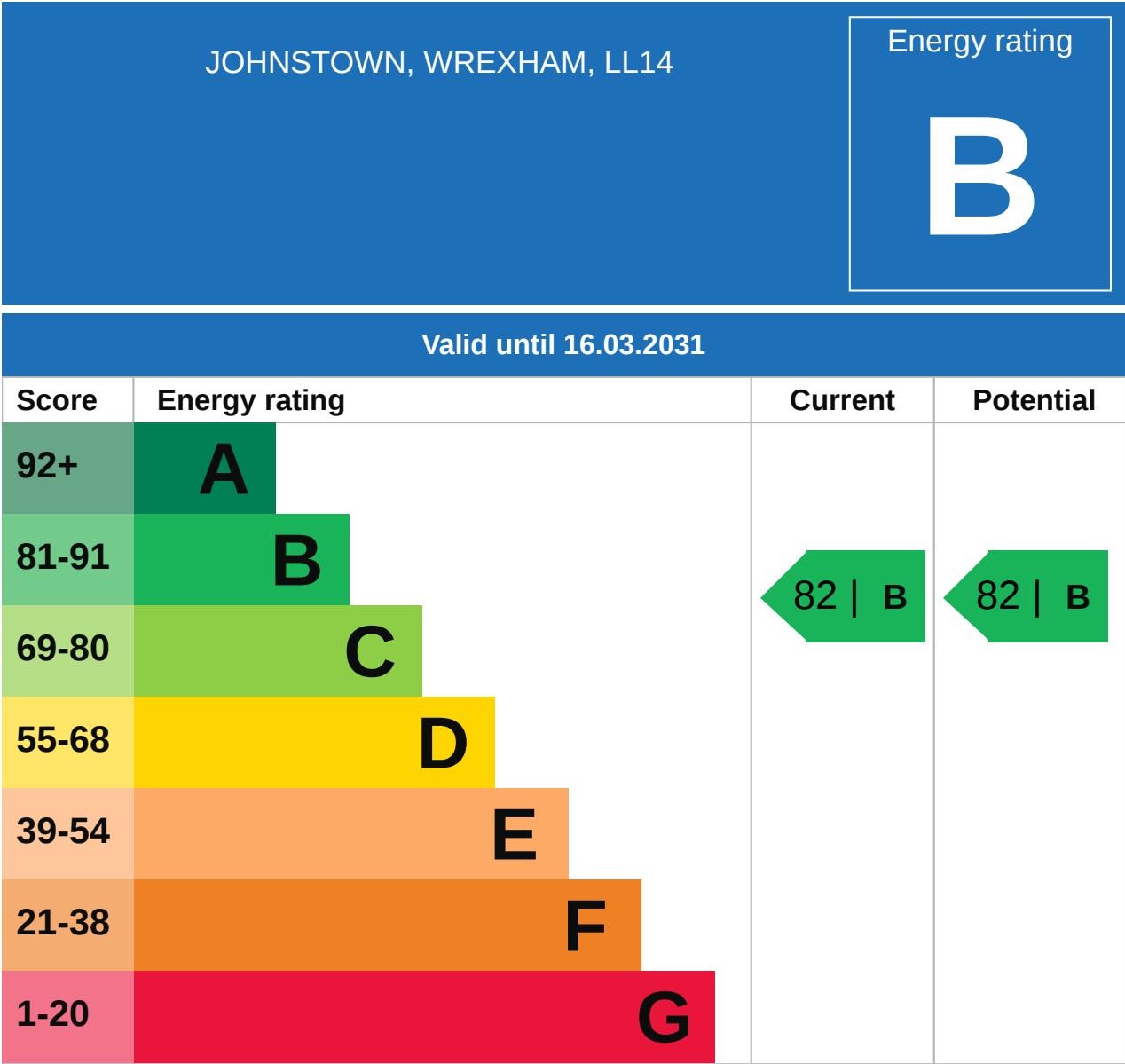
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	3
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.08 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	59 m^2

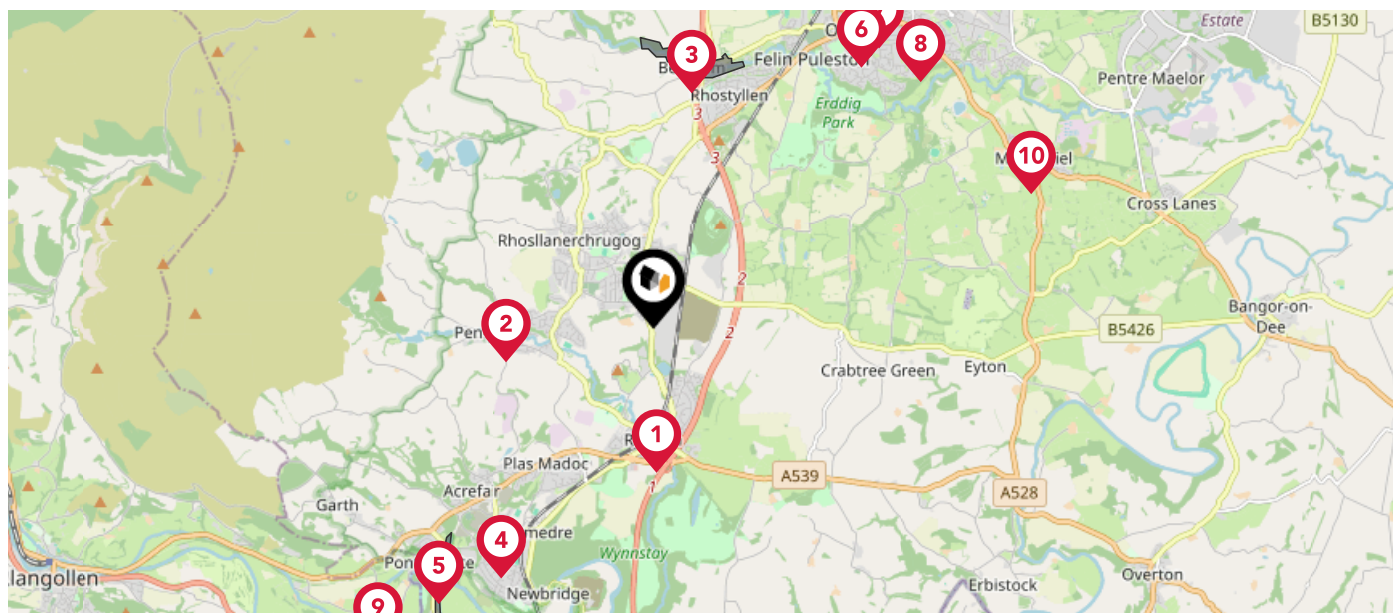This map displays nearby coal mine entrances and their classifications.
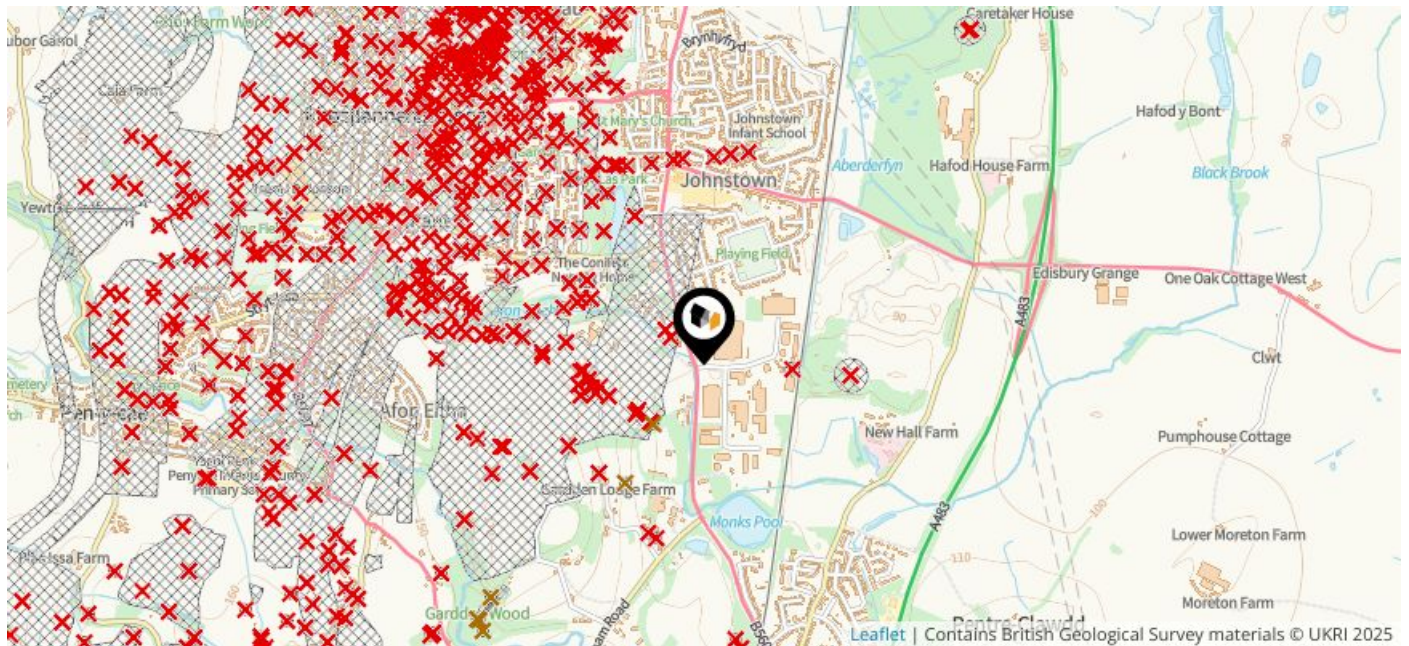
Mine Entry

- ✕ 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.

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Conservation Areas

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	
1	Ruabon
2	Penycae
3	Bersham
4	Cefn Mawr
5	Pontcysyllte Aqueduct
6	Fairy Road
7	Salisbury Park
8	Hightown Barracks
9	Plas Yn Y Pentre
10	Marchwiel

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
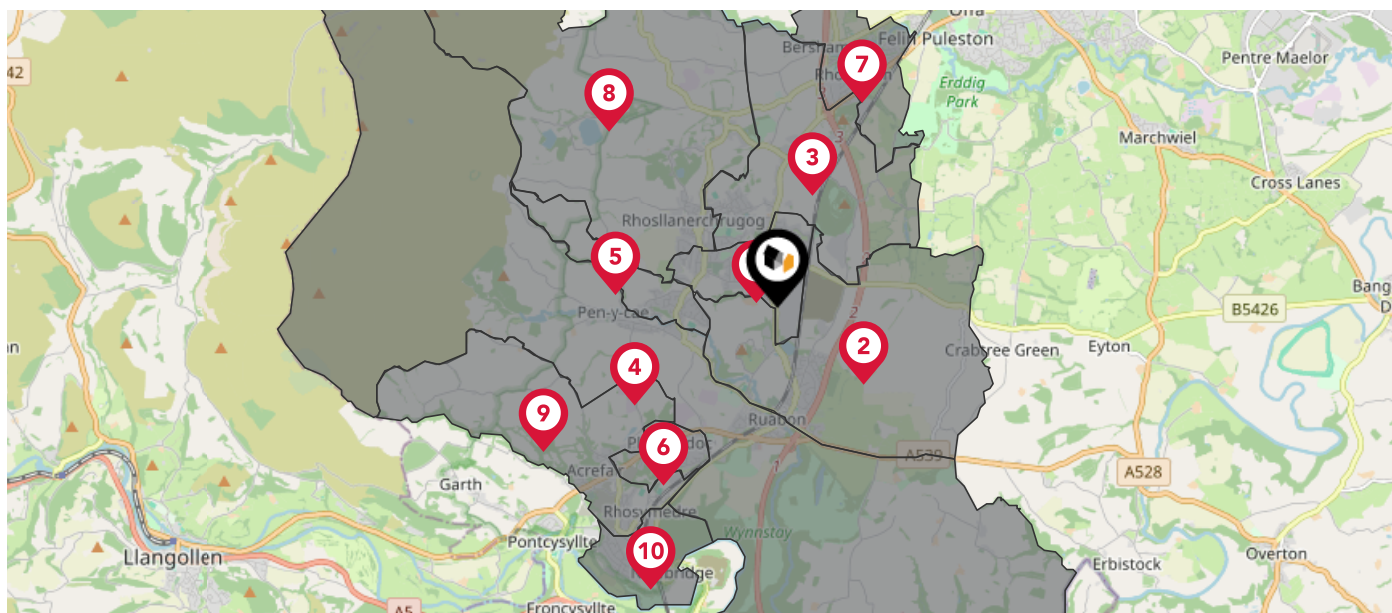
Nearby Council Wards

1	Pant and Johnstown ED
2	Ruabon ED
3	Ponciau ED
4	Penycae and Ruabon South ED
5	Penycae ED
6	Acrefair North ED
7	Esclusham ED
8	Rhos ED
9	Cefn West ED
10	Cefn East ED

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
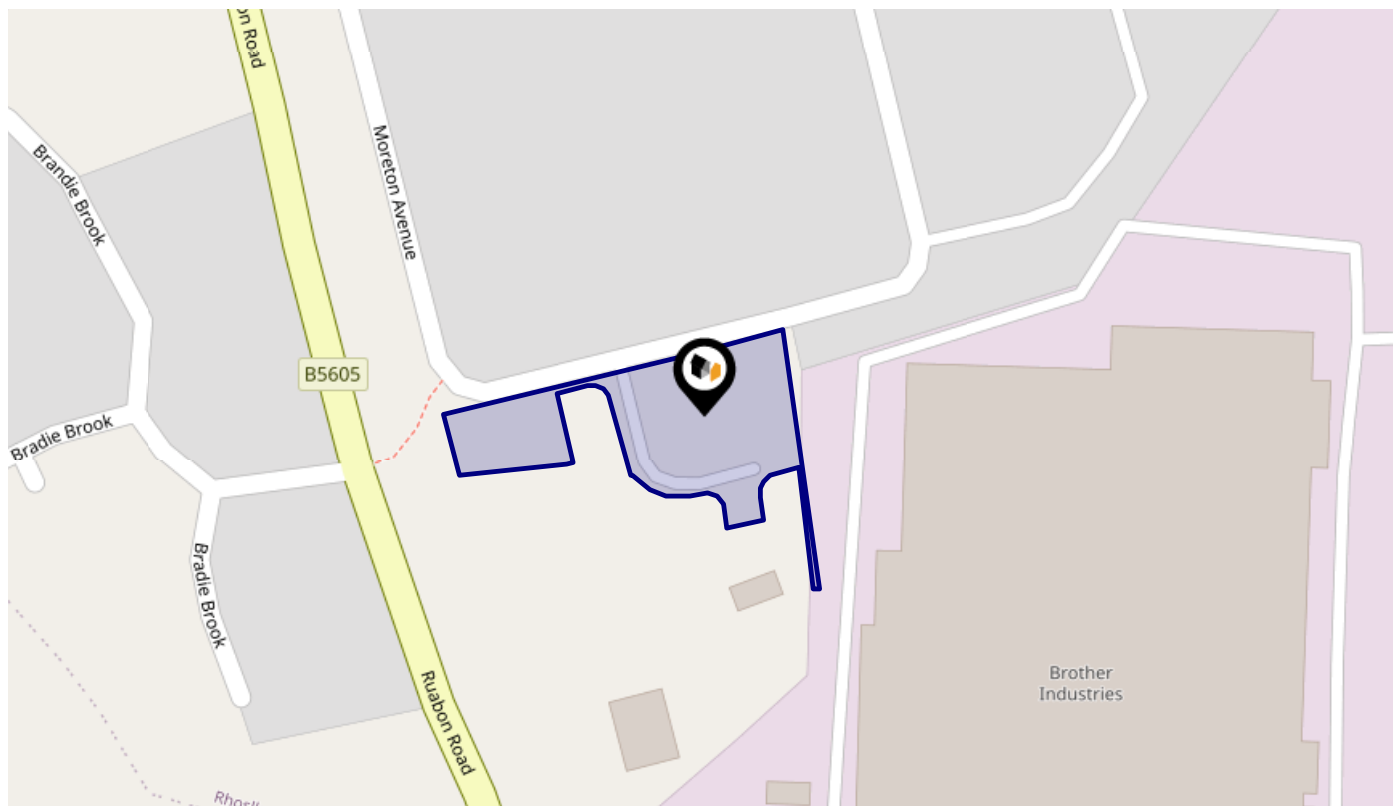
Rail Noise Data

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:
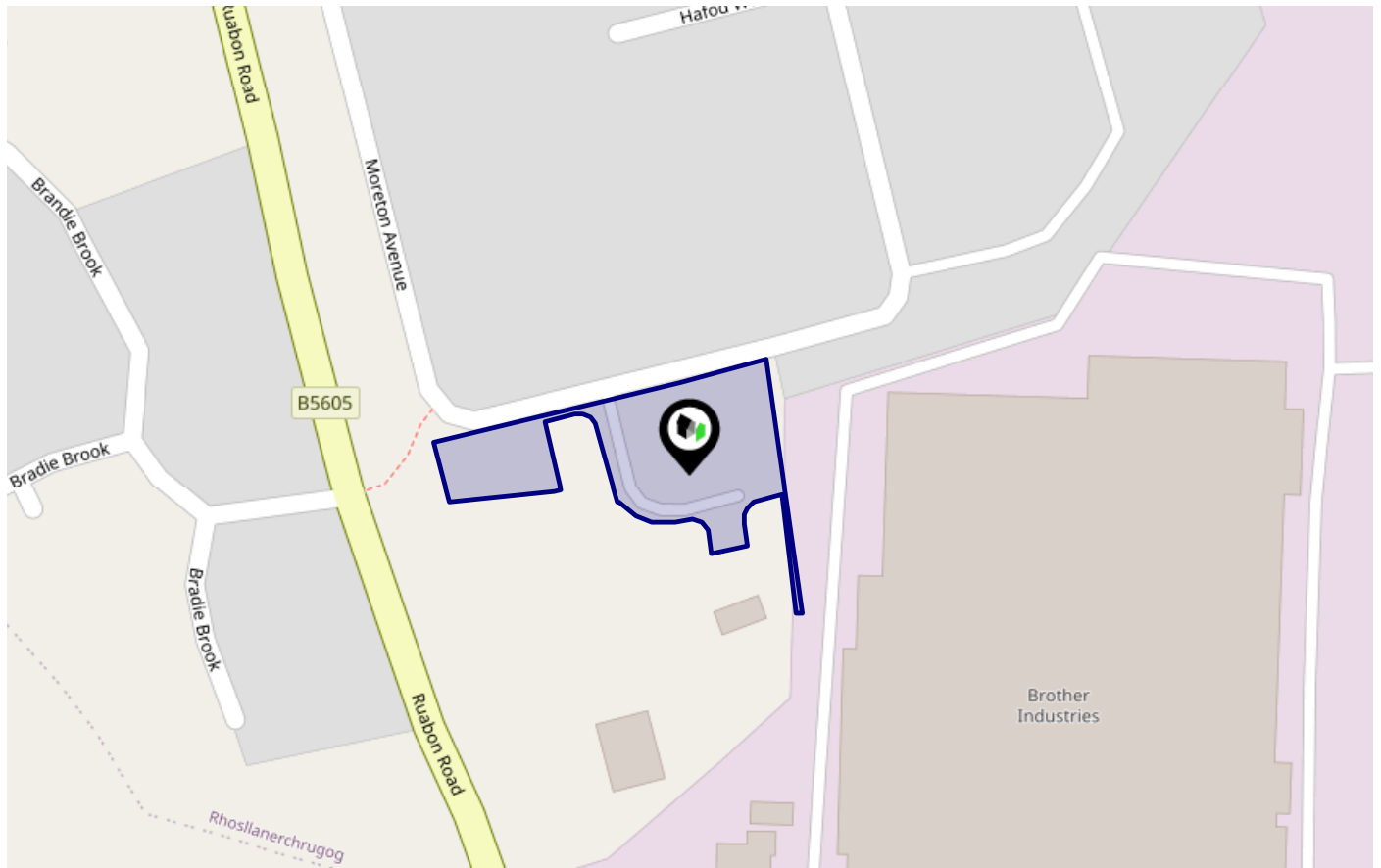
5	75.0+ dB	■
4	70.0-74.9 dB	■
3	65.0-69.9 dB	■
2	60.0-64.9 dB	■
1	55.0-59.9 dB	■

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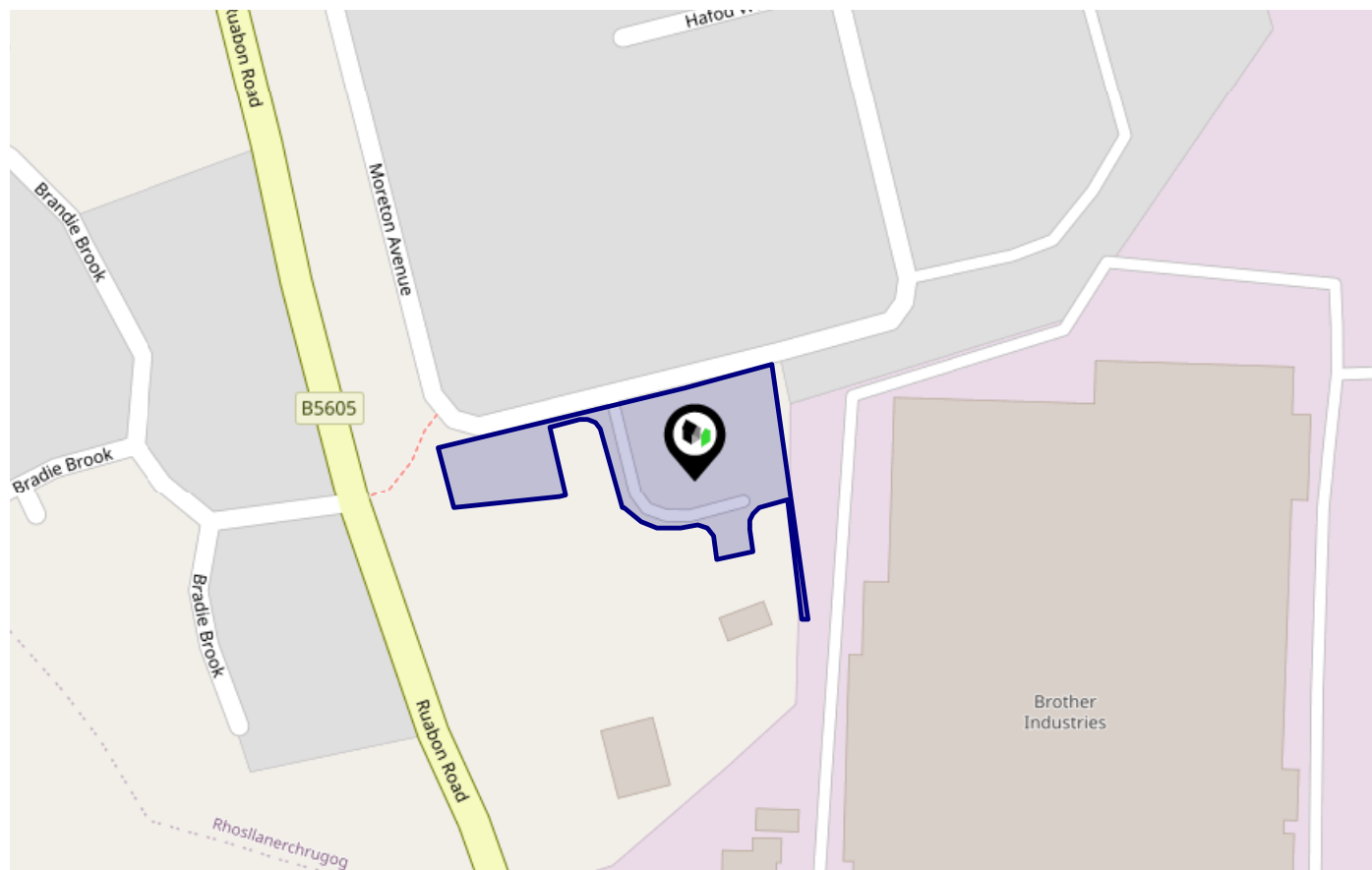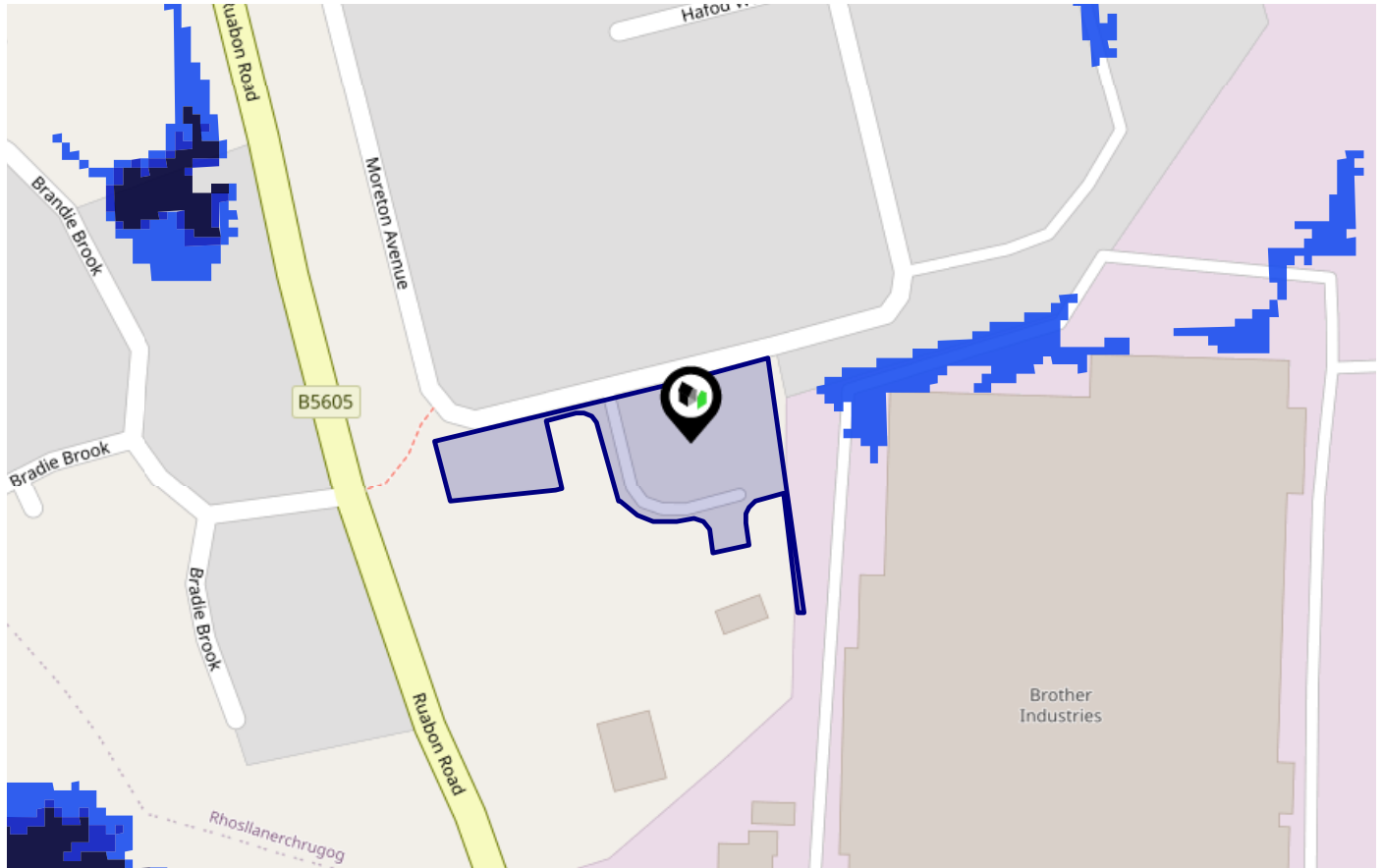

Risk Rating: Very low

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.

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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 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.

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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.

■ **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.

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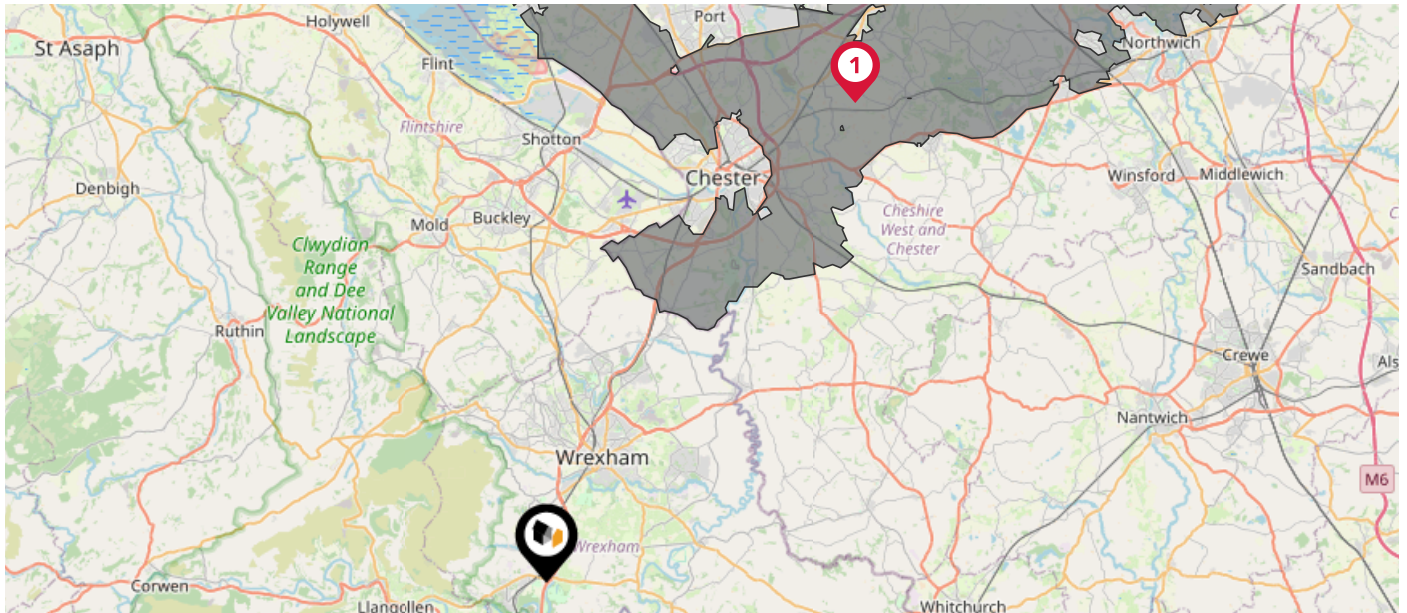
Nearby Green Belt Land

1   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.

No data available.

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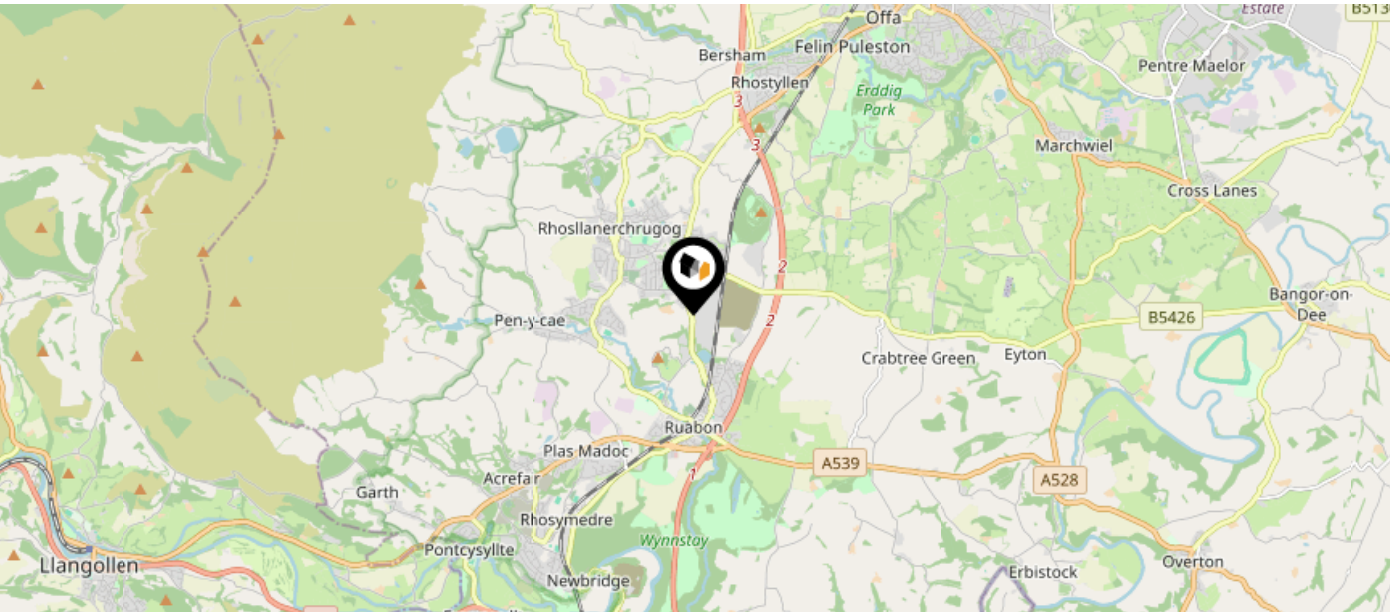
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
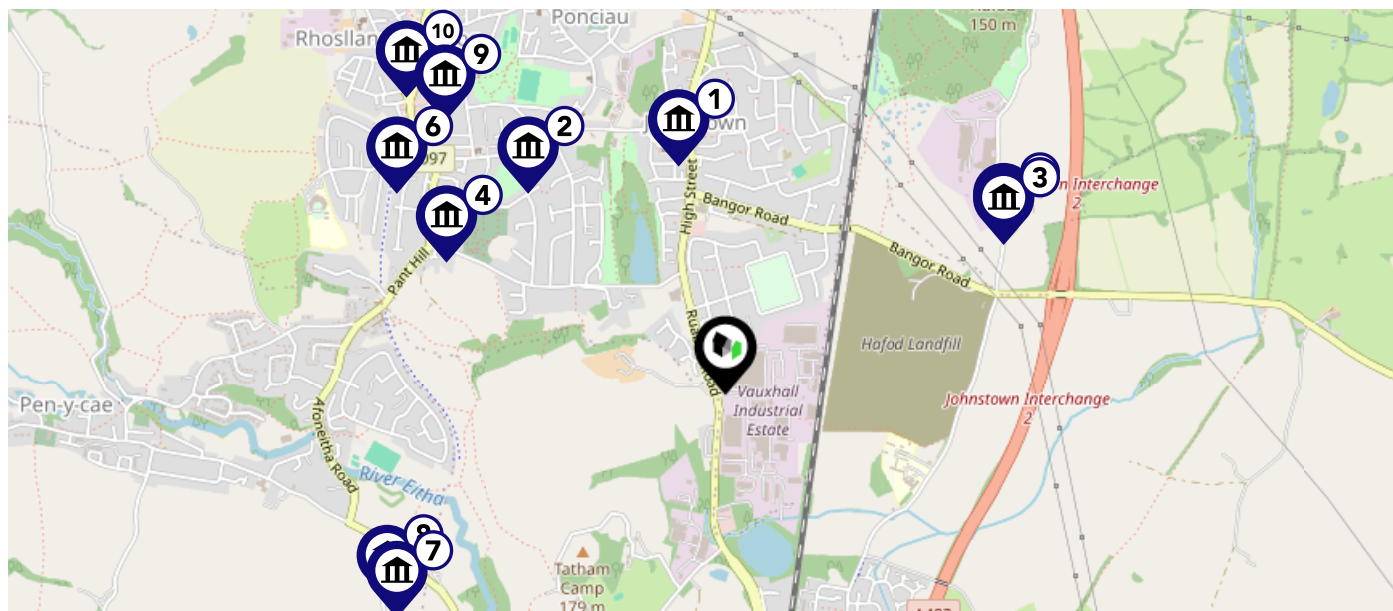
Listed Buildings in the local district	Grade	Distance
1 17094 - War Memorial	Grade II	0.5 miles
2 17092 - War Memorial	Grade II	0.6 miles
3 1588 - Hafod House	Grade II	0.7 miles
4 17089 - Church Of Saint John Evangelist	Grade II	0.7 miles
5 1589 - Hafod House Farmhouse	Grade II	0.7 miles
6 16845 - Capel Mawr (jerusalem Welsh Presbyterian Chapel) With Attached School Room	Grade II	0.8 miles
7 16847 - Former Apple Store At Wynn Hall	Grade II	0.9 miles
8 1620 - Wynn Hall	Grade II	0.9 miles
9 1721 - Miners' Institute	Grade II	0.9 miles
10 17091 - Penuel Baptist Chapel	Grade II	1.0 miles
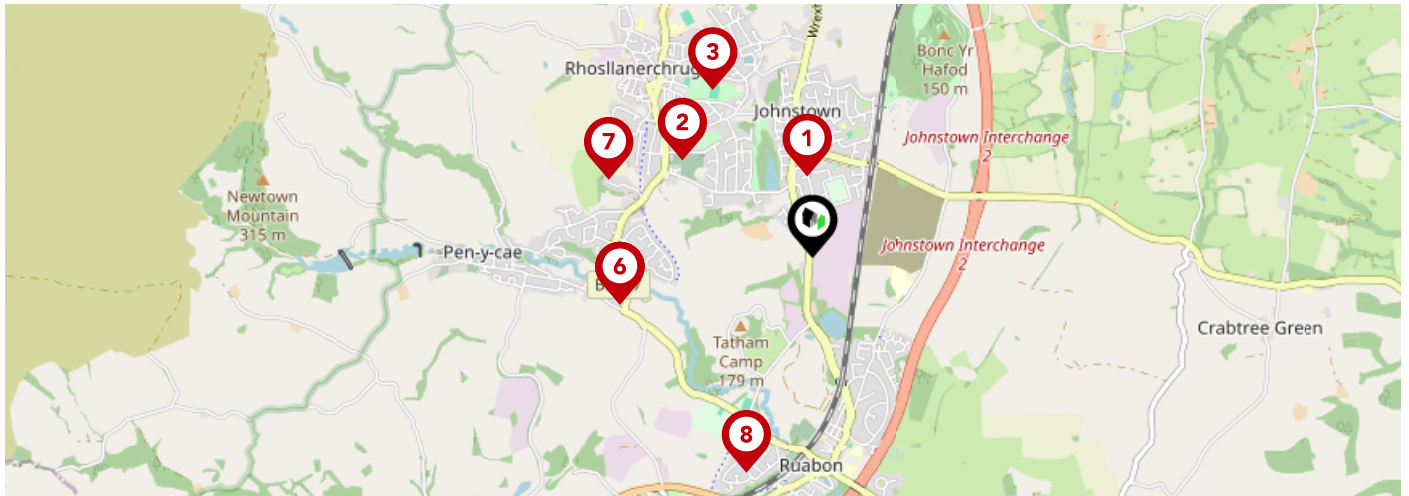
	Nursery	Primary	Secondary	College	Private
1 Ysgol Yr Hafod Ofsted Rating: Not Rated | Pupils:0 | Distance:0.36	☐	☑	☐	☐	☐
2 Ysgol-Y-Wern Ofsted Rating: Not Rated | Pupils:0 | Distance:0.73	☐	☑	☐	☐	☐
3 Ysgol Y Ponciau Ofsted Rating: Not Rated | Pupils:0 | Distance:0.87	☐	☑	☐	☐	☐
4 Penycae Infants School Ofsted Rating: Not Rated | Pupils:0 | Distance:0.88	☑	☐	☐	☐	☐
5 Penycae Community Primary School Ofsted Rating: Good | Pupils:0 | Distance:0.88	☐	☑	☐	☐	☐
6 Penycae Junior C.P. School Ofsted Rating: Not Rated | Pupils:0 | Distance:0.88	☐	☑	☐	☐	☐
7 Ysgol Hooson Ofsted Rating: Good | Pupils:0 | Distance:0.97	☐	☑	☐	☐	☐
8 Ysgol Rhiwabon Ofsted Rating: Adequate | Pupils:0 | Distance:1	☐	☐	☑	☐	☐
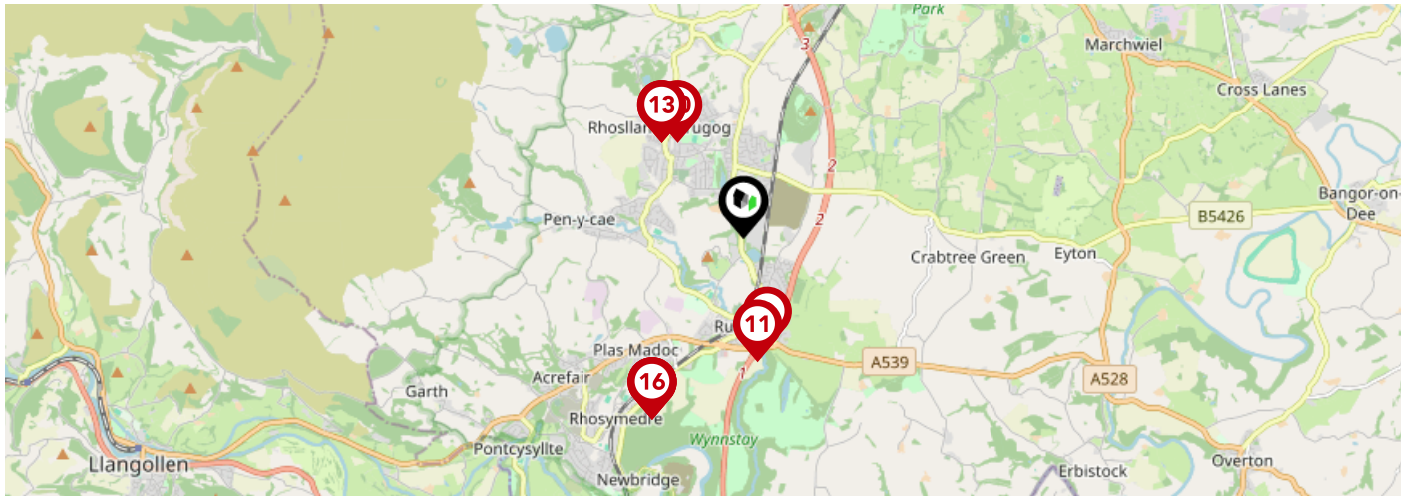
		Nursery	Primary	Secondary	College	Private
9	**Ysgol Maesyllan** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.01	☐	☑	☐	☐	☐
10	**Ysgol-Y-Grango** Ofsted Rating: Adequate | Pupils:0 | Distance:1.04	☐	☐	☑	☐	☐
11	**St Mary's Primary (Ruabon) School** Ofsted Rating: Good | Pupils:0 | Distance:1.12	☐	☑	☐	☐	☐
12	**Ysgol Maes Y Mynydd** Ofsted Rating: Adequate | Pupils:0 | Distance:1.12	☐	☑	☐	☐	☐
13	**Ysgol Y Rhos** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.12	☐	☑	☐	☐	☐
14	**Rhosymedre Infants C.P. School** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.82	☐	☑	☐	☐	☐
15	**Rhosymedre Community Primary School** Ofsted Rating: Good | Pupils:0 | Distance:1.82	☐	☑	☐	☐	☐
16	**Rhosymedre Junior C.P** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.82	☐	☑	☐	☐	☐
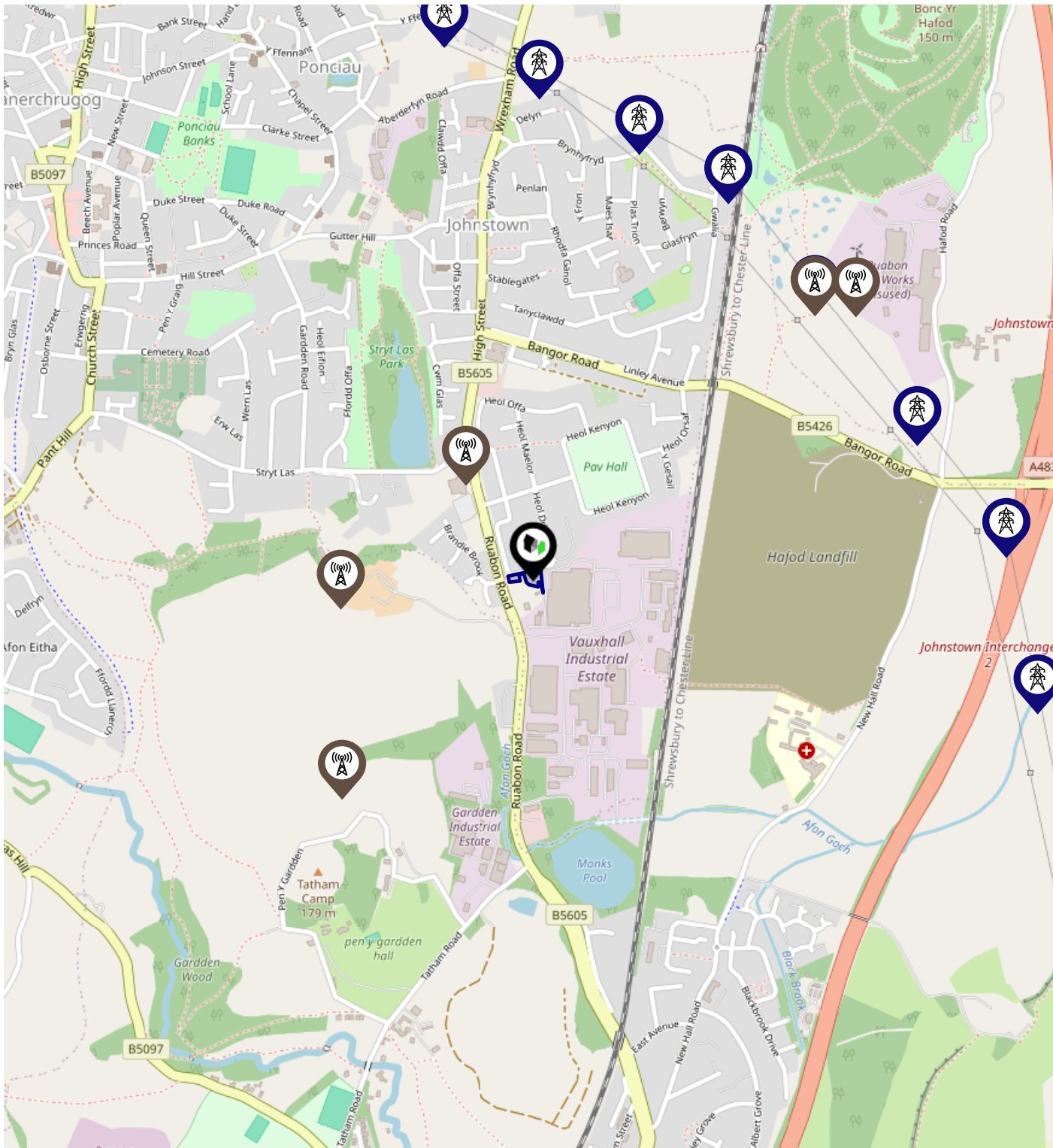
Key:

 Power Pylons

 Communication Masts

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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
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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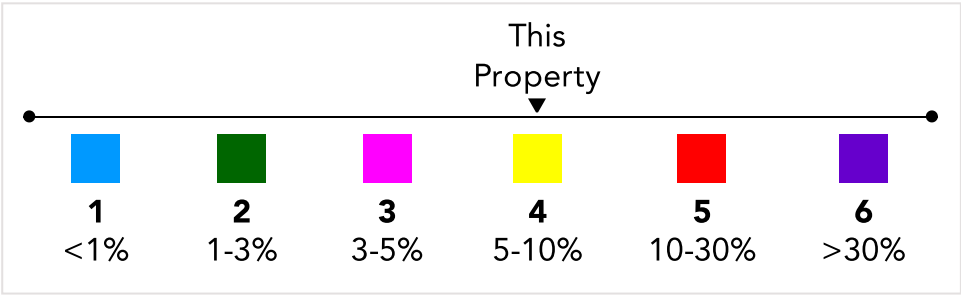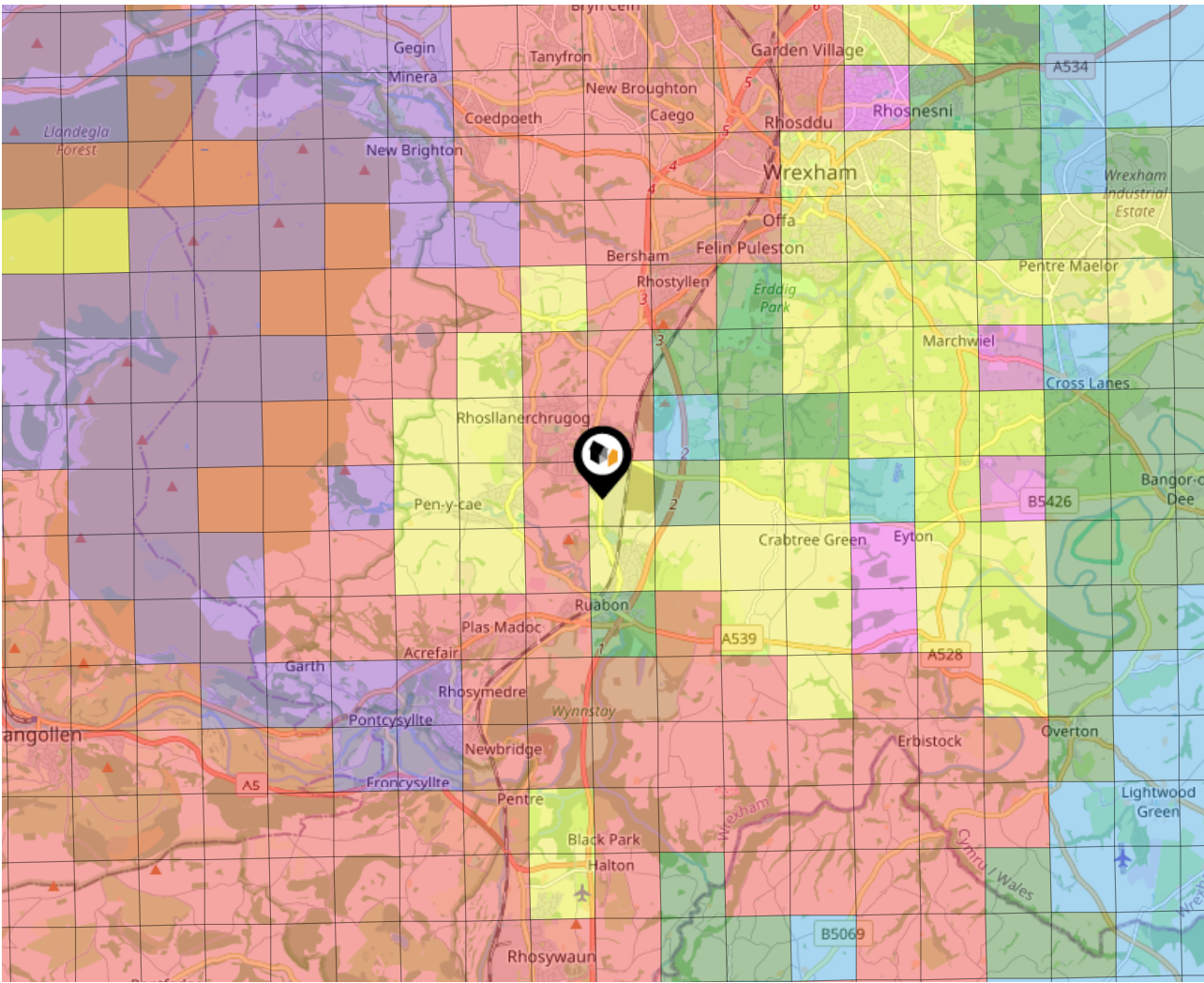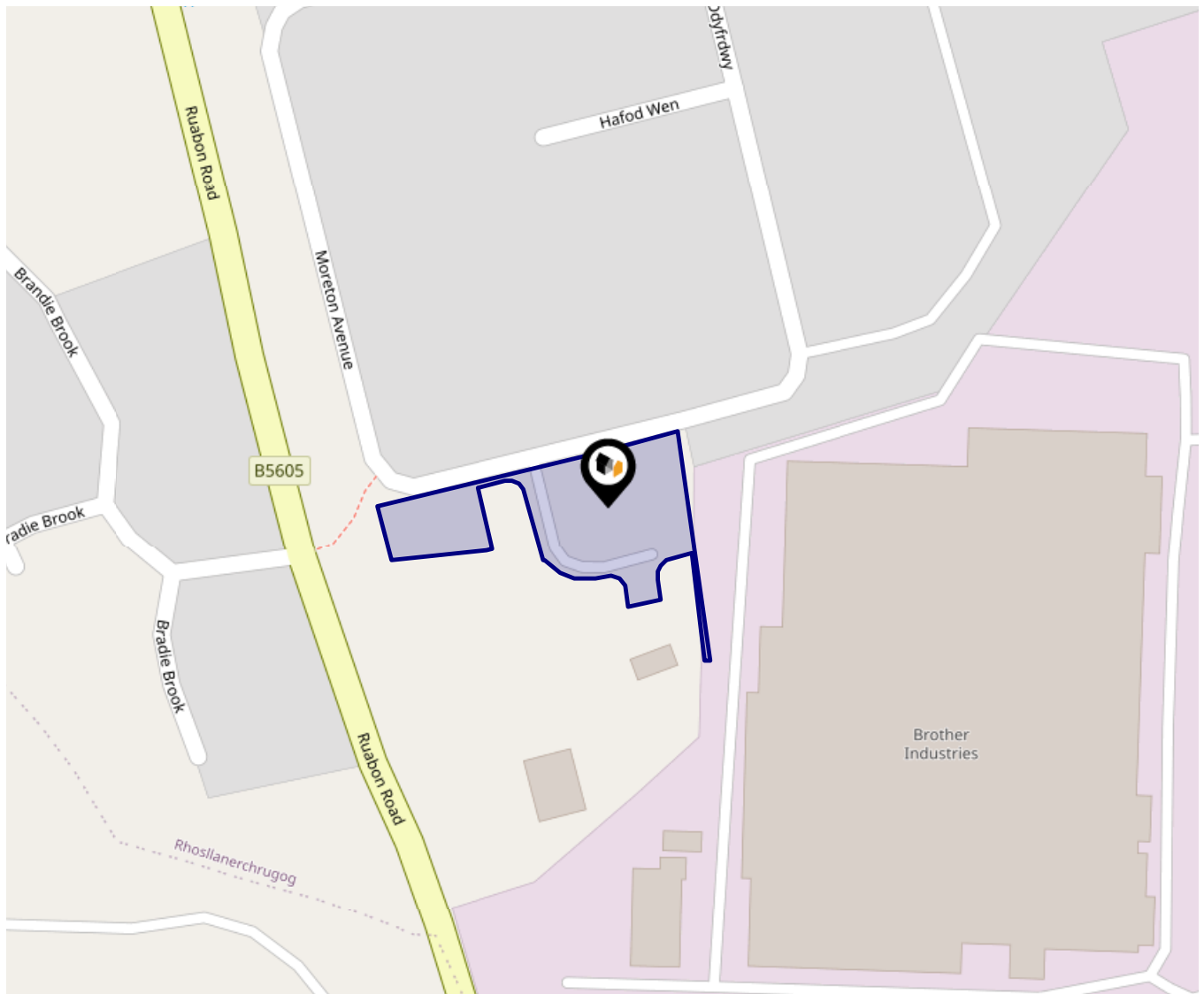
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Environment
Soils & Clay

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

Carbon Content:	LOW	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
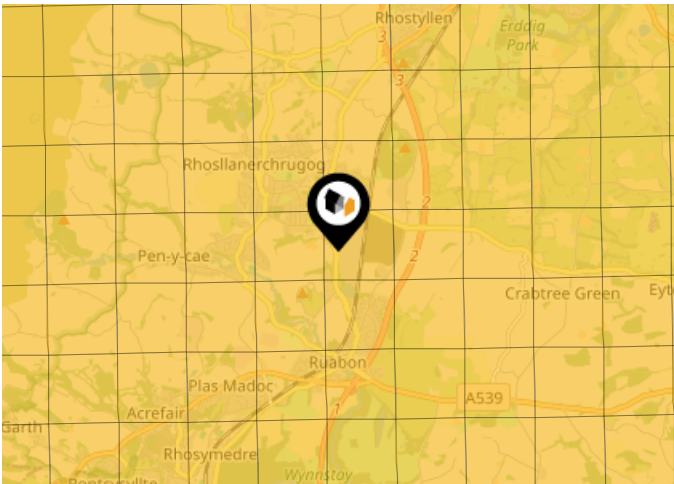
### Primary Classifications (Most Common Clay Types)

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
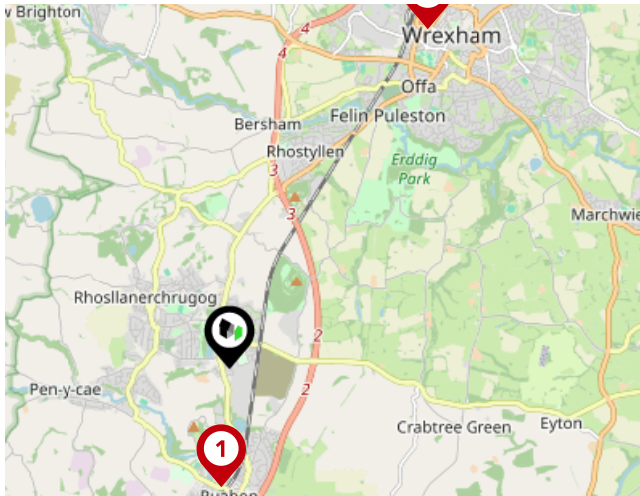
National Rail Stations

Pin	Name	Distance
1	Ruabon Rail Station	1.06 miles
2	Wrexham Central Rail Station	3.5 miles
3	Wrexham General Rail Station	3.68 miles
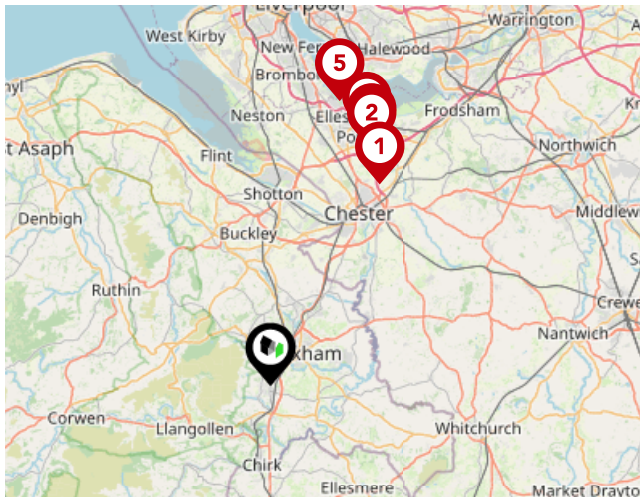
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	16.46 miles
2	M53 J11	18.3 miles
3	M56 J15	18.58 miles
4	M53 J10	19.22 miles
5	M53 J7	20.97 miles
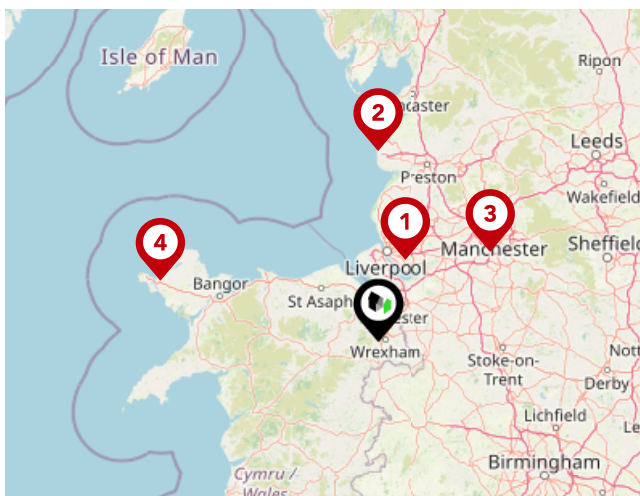
Airports/Helipads

Pin	Name	Distance
1	Speke	24.44 miles
2	Highfield	53.64 miles
3	Manchester Airport	40.44 miles
4	Penrhyn	64.36 miles

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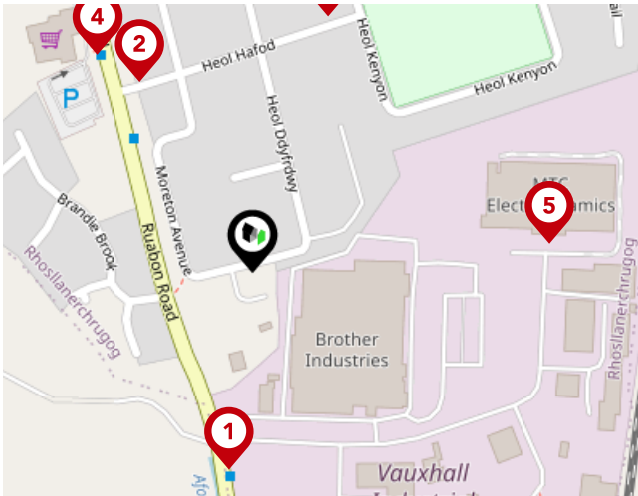
Bus Stops/Stations

Pin	Name	Distance
1	Vauxhall Ind Estate	0.11 miles
2	Heol Offa	0.12 miles
3	Morton Recreation Ground	0.15 miles
4	Co-op Johnstown	0.15 miles
5	Vauxhall Estate	0.17 miles
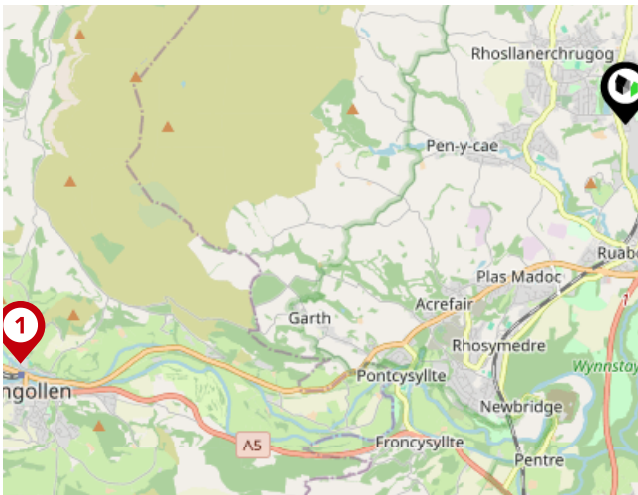
Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	5.82 miles
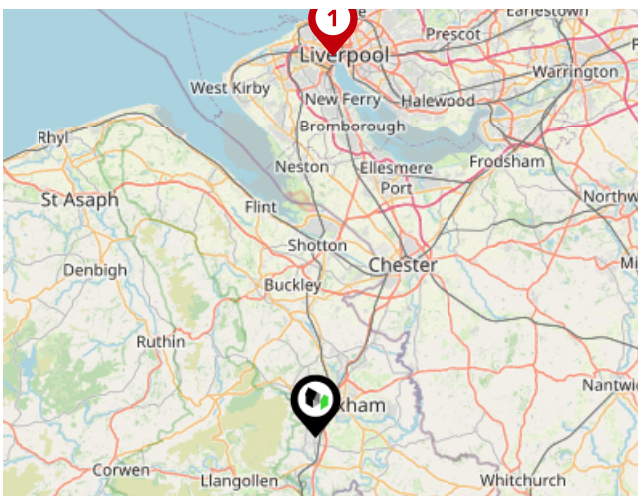
Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	27.17 miles

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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
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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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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annette@wingetts.co.uk
www.wingetts.co.uk/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail