

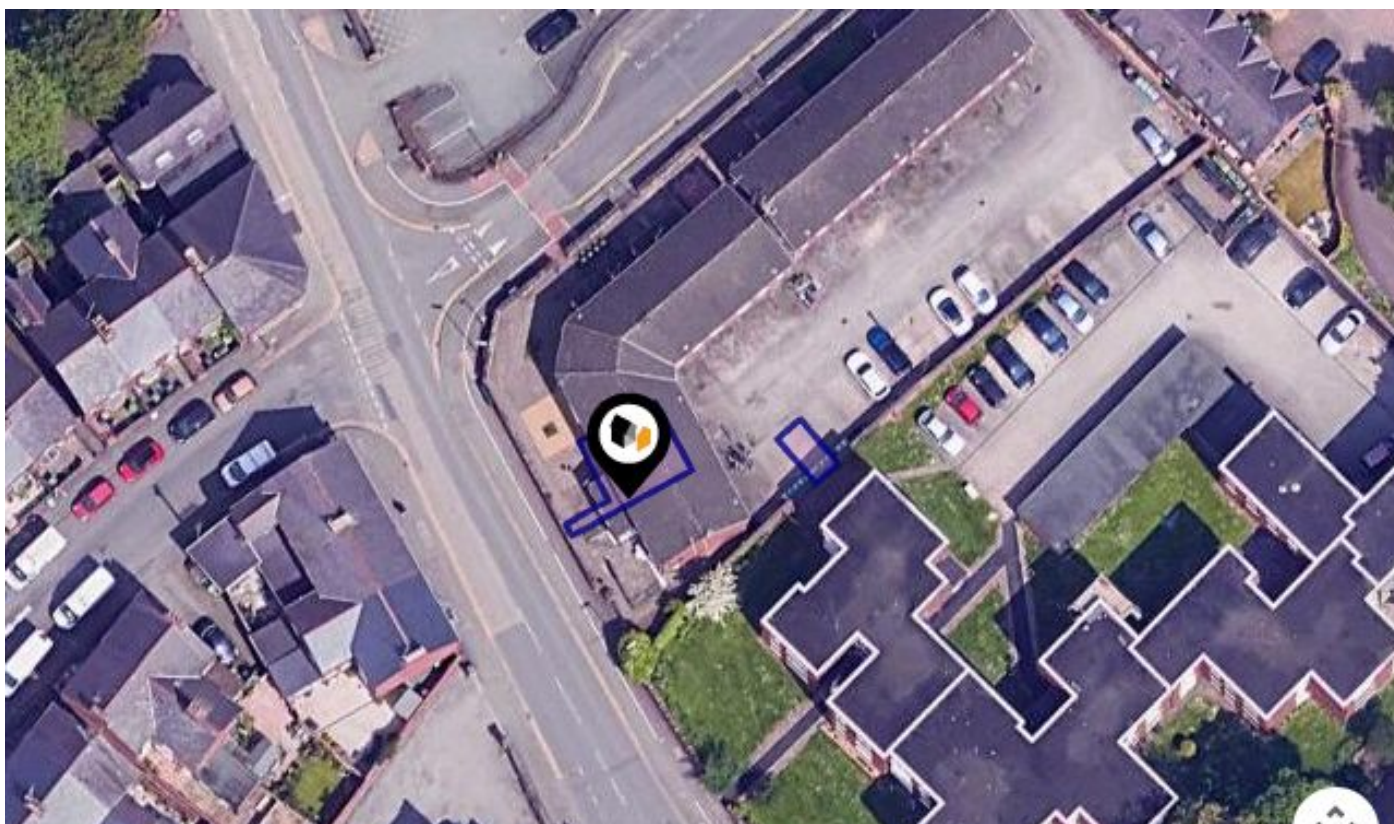


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 17th March 2025



HOLM OAK, 20, RHOSDDU ROAD, WREXHAM, LL11

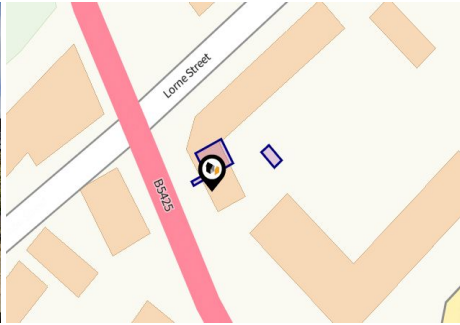
Wingetts | Wrexham

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	21/07/1983
Floor Area:	484 ft ² / 45 m ²	End Date:	12/05/2082
Plot Area:	0.01 acres	Lease Term:	99 years from 12 May 1983
Year Built :	1983-1990	Term Remaining:	57 years
Council Tax :	Band B		
Annual Estimate:	£1,566		
Title Number:	WA456634		

Local Area

Local Authority:	Wrexham	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		20	80	1000
• Rivers & Seas	England Only	mb/s	mb/s	mb/s
• Surface Water	England Only			

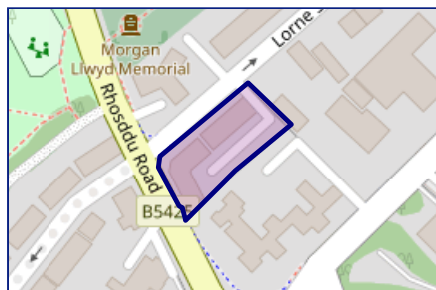
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

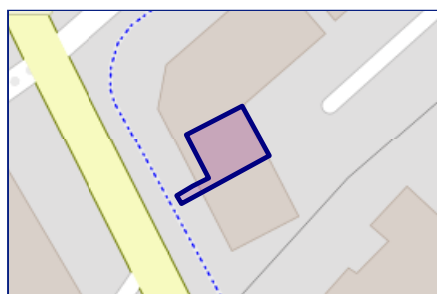


Freehold Title Plan



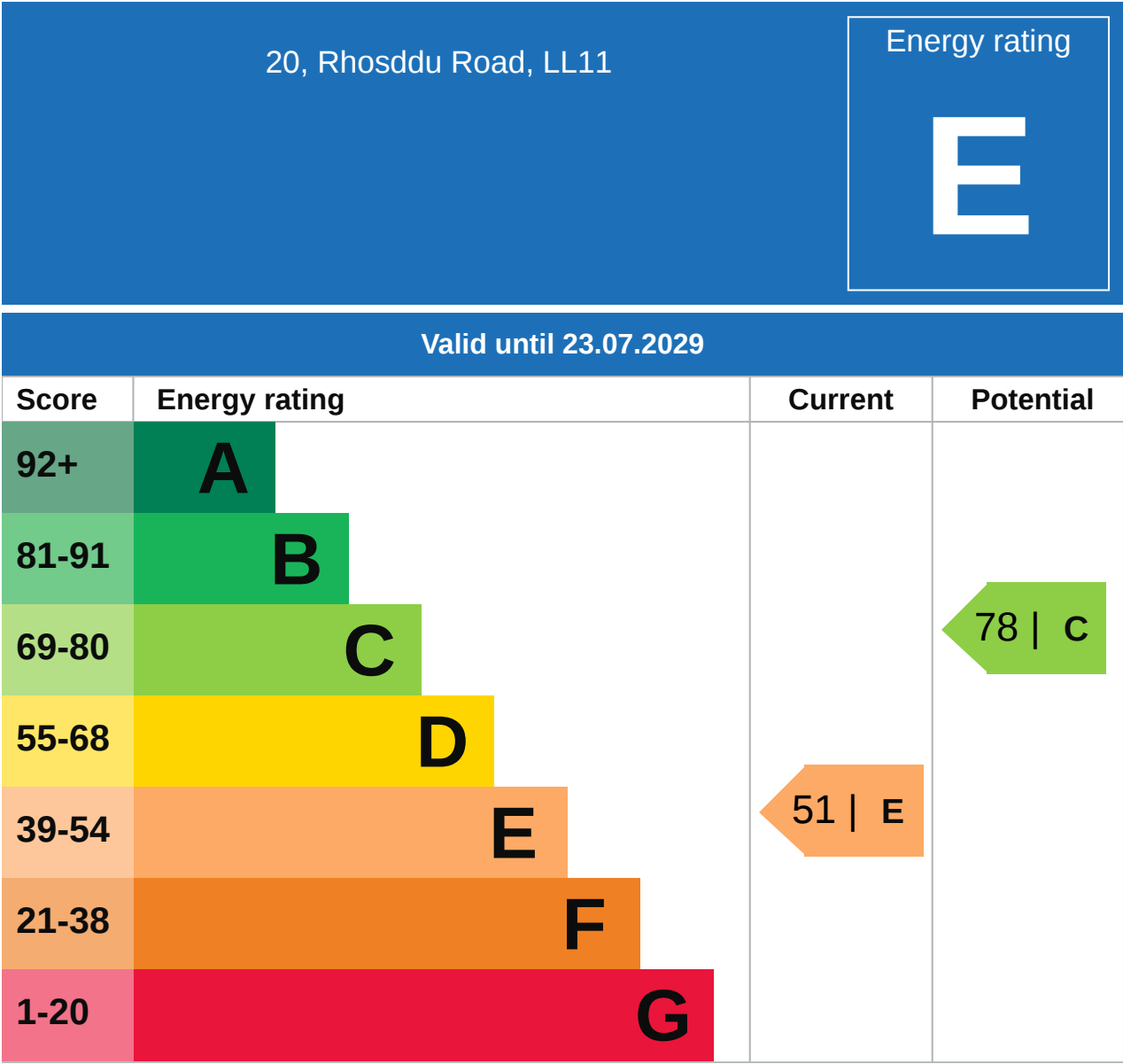
CYM624620

Leasehold Title Plan



WA456634

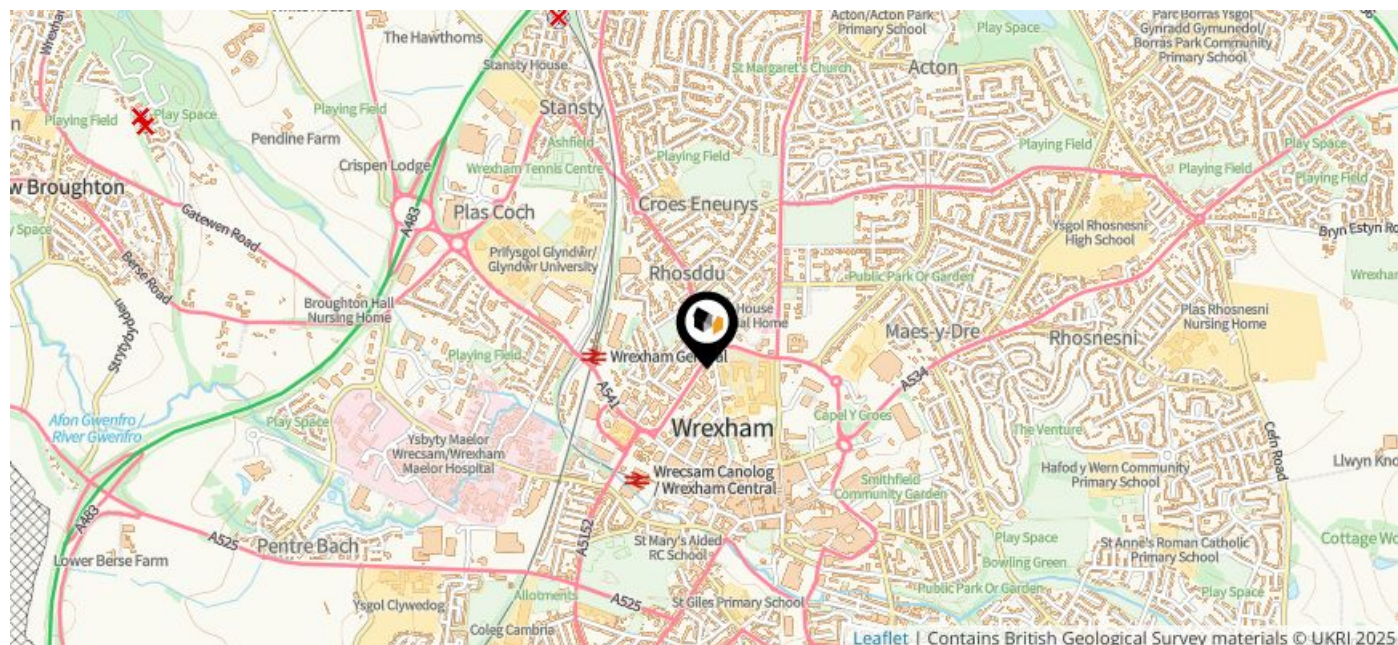
Start Date: 21/07/1983
End Date: 12/05/2082
Lease Term: 99 years from 12 May 1983
Term Remaining: 57 years



Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, mains gas
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	45 m ²

This map displays nearby coal mine entrances and their classifications.



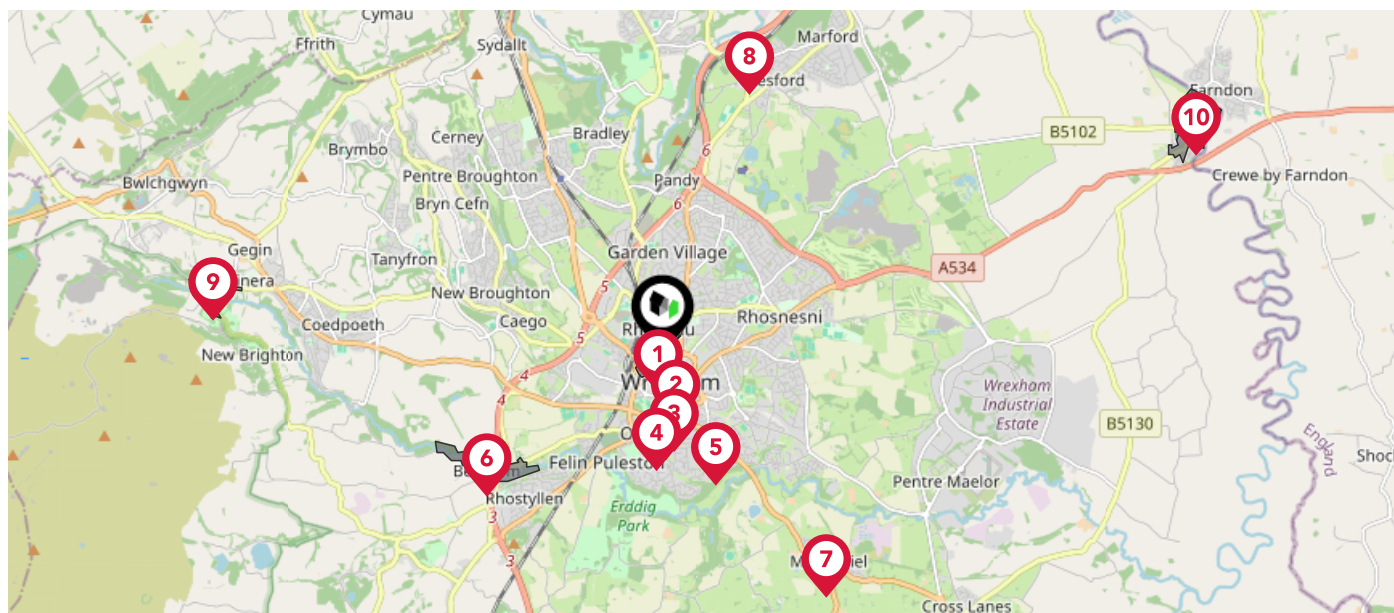
Mine Entry

- ✕ 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



Fairy Road



Hightown Barracks



Bersham



Marchwiel



Gresford

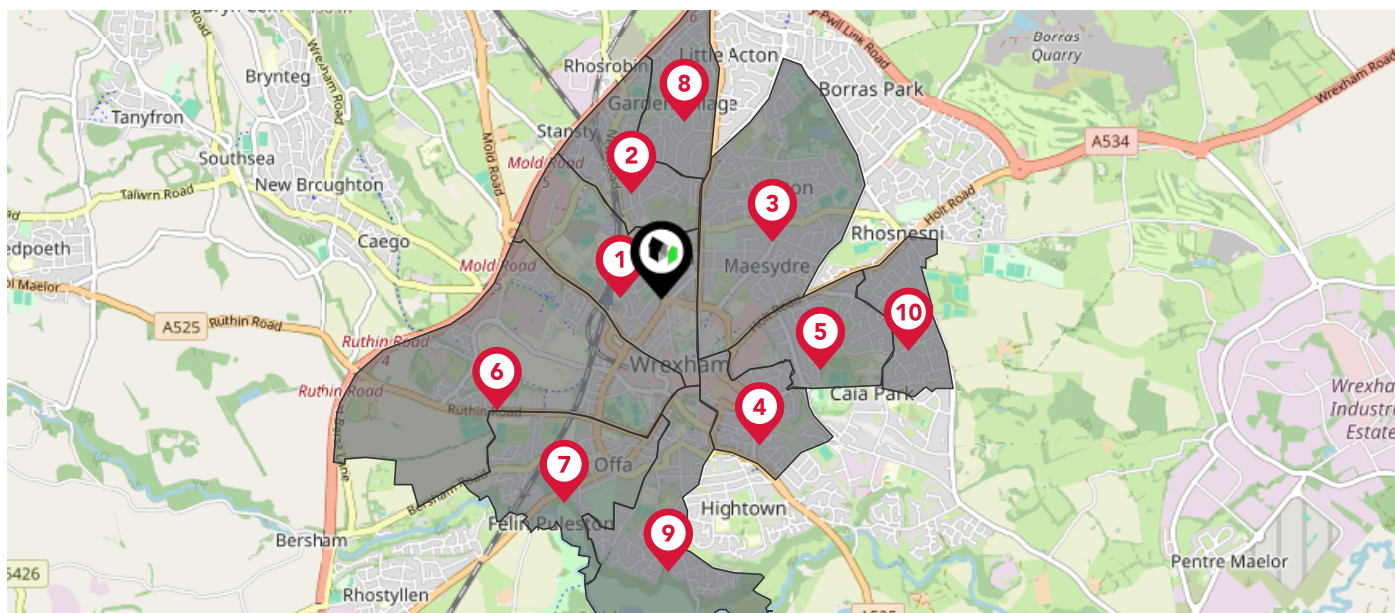


Minera



Holt

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

Grosvenor ED

2

Stansty ED

3

Acton and Maesydre ED

4

Smithfield ED

5

Wynnstay ED

6

Brynyffynnon ED

7

Offa ED

8

Garden Village ED

9

Erddig ED

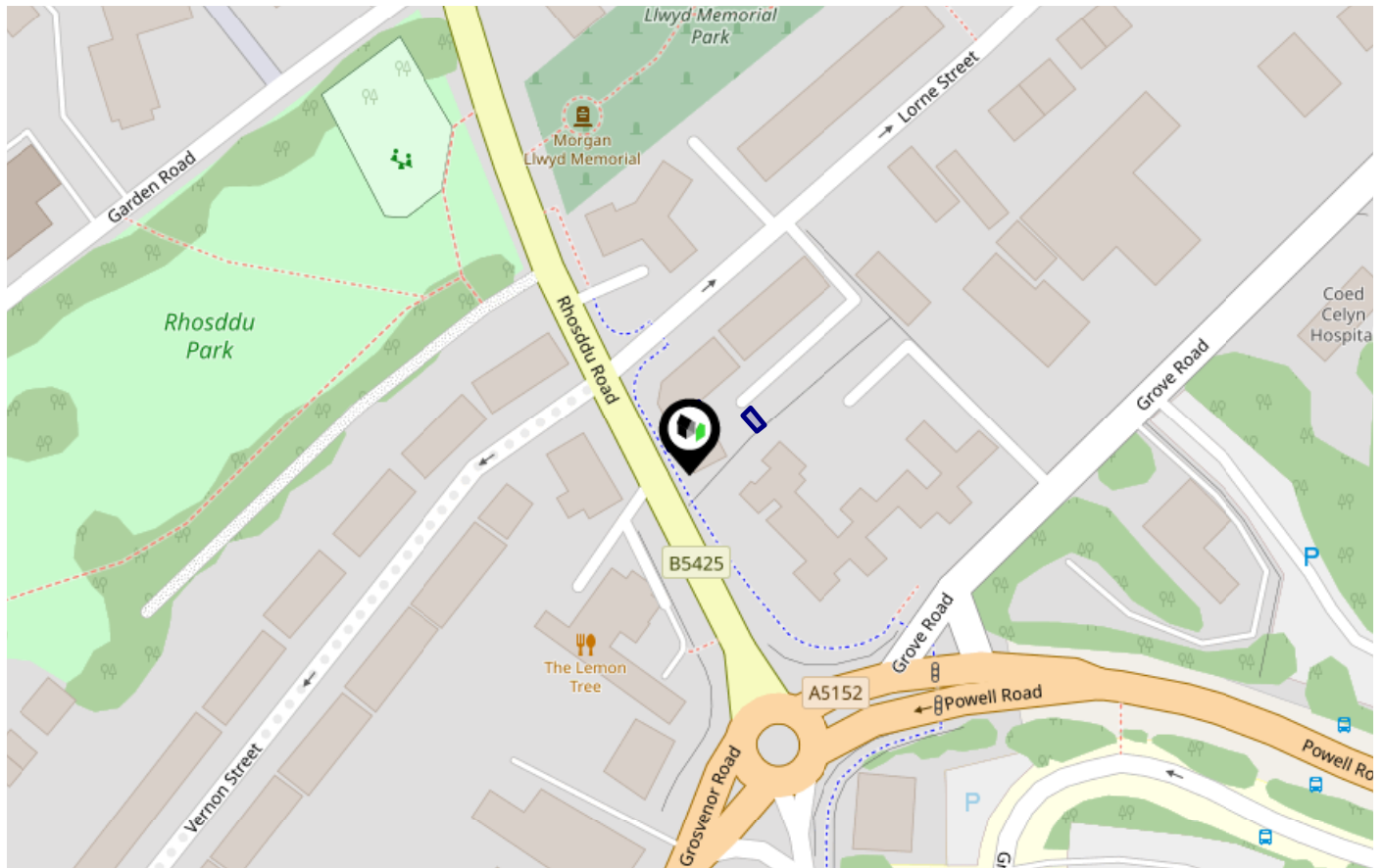
10

Cartrefle ED

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.

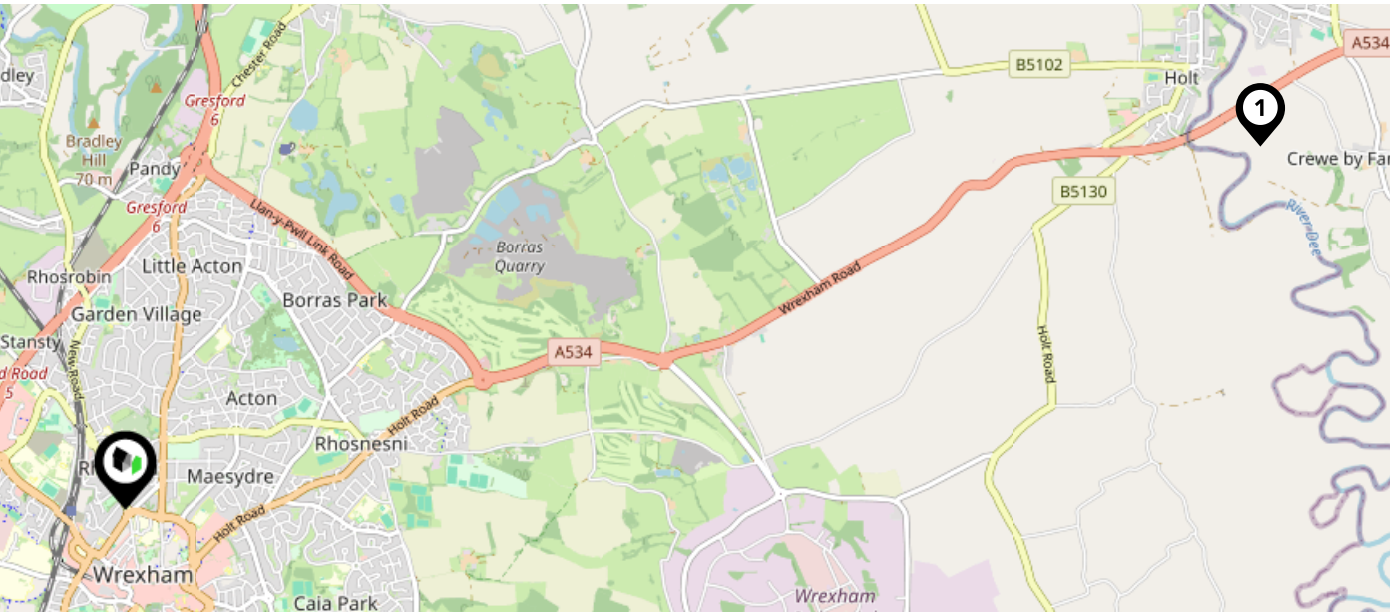
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

This map shows the area around Rhosddu Road. Key features include Rhosddu Park to the west, Llywd Memorial Park to the north, and the Morgan Llywd Memorial. Streets shown include Garden Road, Lorne Street, Grove Road, Powell Road, and Grosvenor Road. A red dashed line indicates a route from the park area towards the center of the map. A blue icon with a white circle is located on Rhosddu Road near the B5425 road sign.

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.

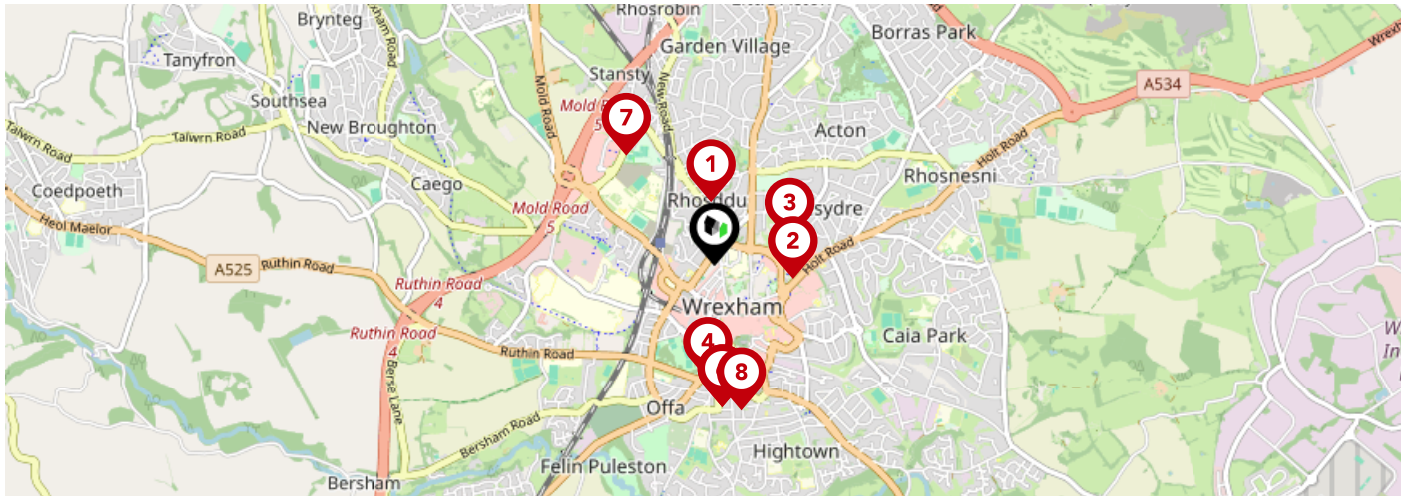
-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

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.

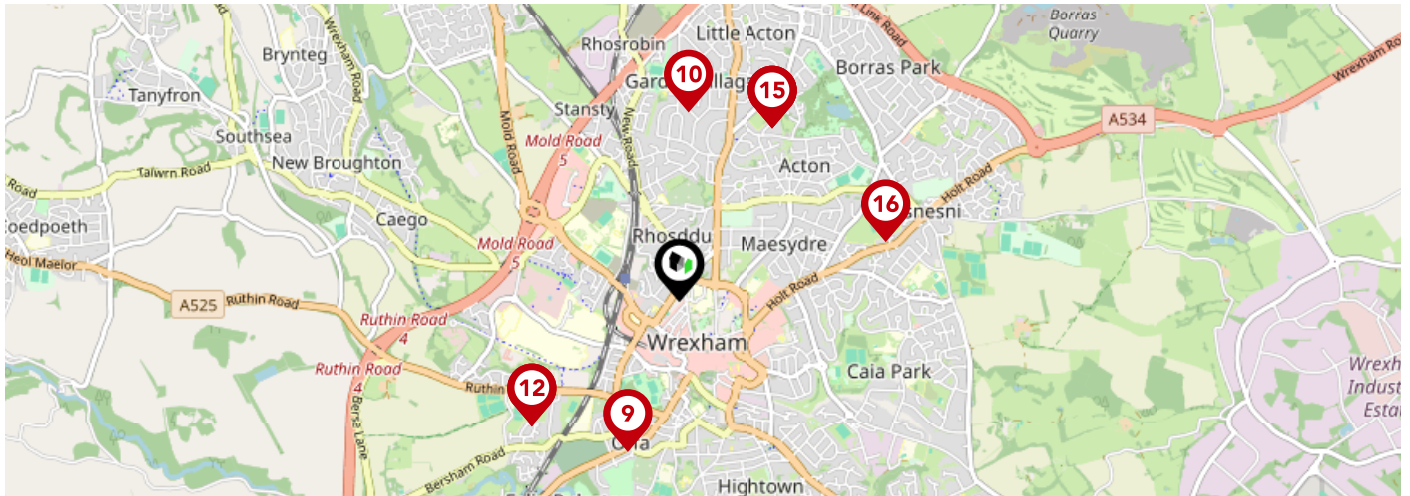










Nearby Landfill Sites

1	Holt-Farndon Bypass-Appleby Drain, Cheshire	Historic Landfill
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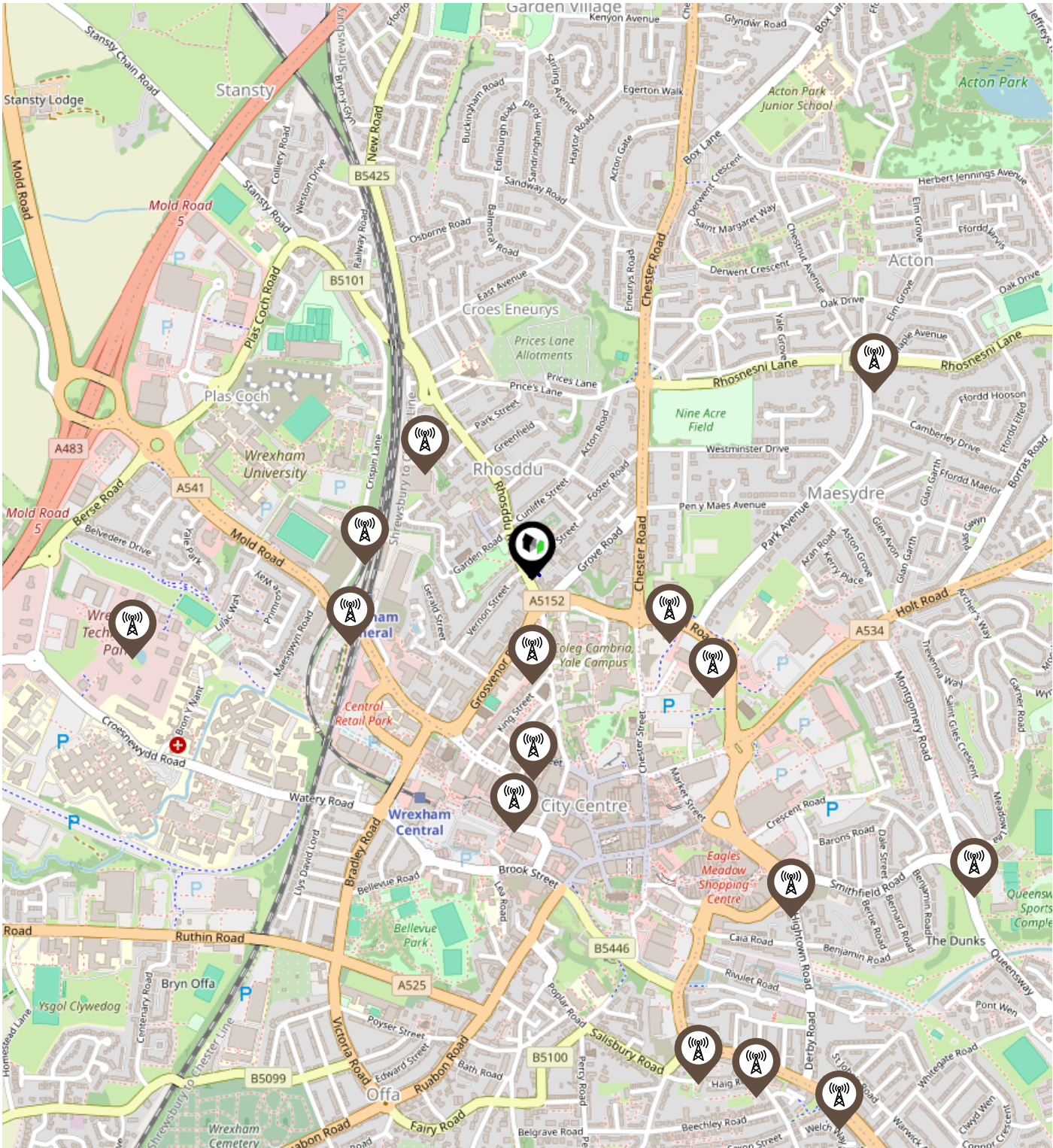
		Nursery	Primary	Secondary	College	Private
1	Rhosddu Primary School Ofsted Rating: Good Pupils:0 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alexandra C.P. School Ofsted Rating: Good Pupils:0 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Groves High School Ofsted Rating: Not Rated Pupils:0 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's R.C. Primary School Ofsted Rating: Excellent Pupils:0 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Gile's Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Gile's Junior Controlled School Ofsted Rating: Not Rated Pupils:0 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ysgol Plas Coch Ofsted Rating: Good Pupils:0 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Giles VC Church in Wales Primary School Ofsted Rating: Good Pupils:0 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Victoria Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wat's Dyke C.P. School Ofsted Rating: Good Pupils:0 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Bryn Offa Ofsted Rating: Not Rated Pupils:0 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Clywedog Ofsted Rating: Unsatisfactory Pupils:0 Distance:0.86	<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:0.88	<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:0.88	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St David's High School Ofsted Rating: Not Rated Pupils:0 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

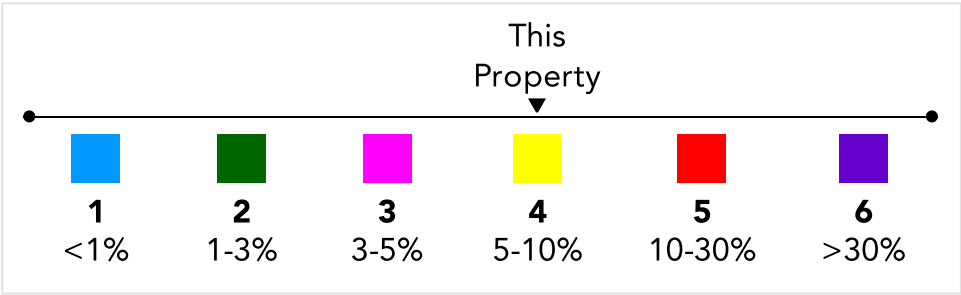
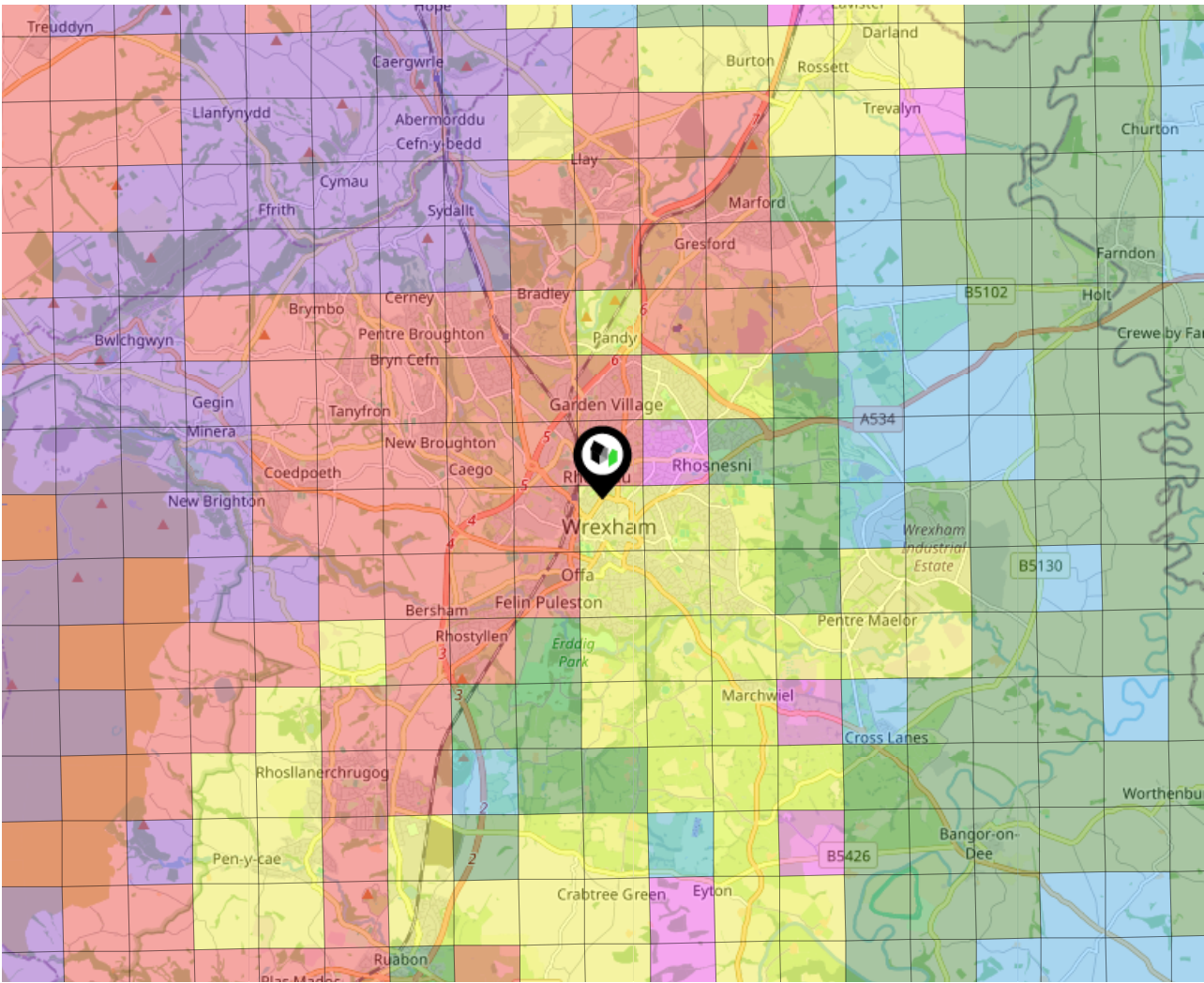


Key:

-  Power Pylons
-  Communication Masts

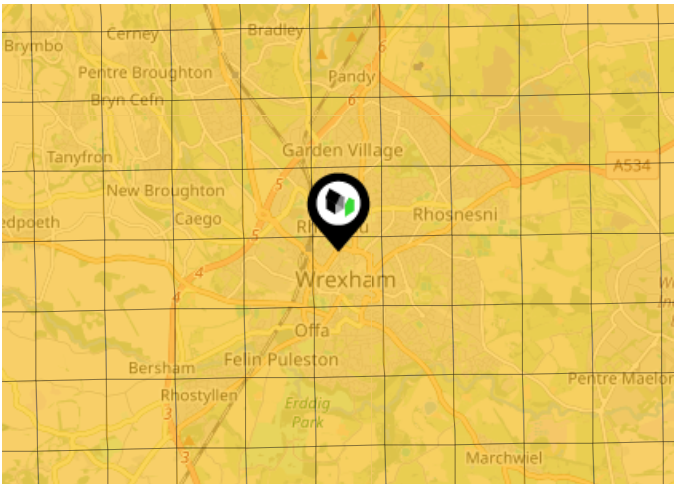
What is Radon?

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).



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)		

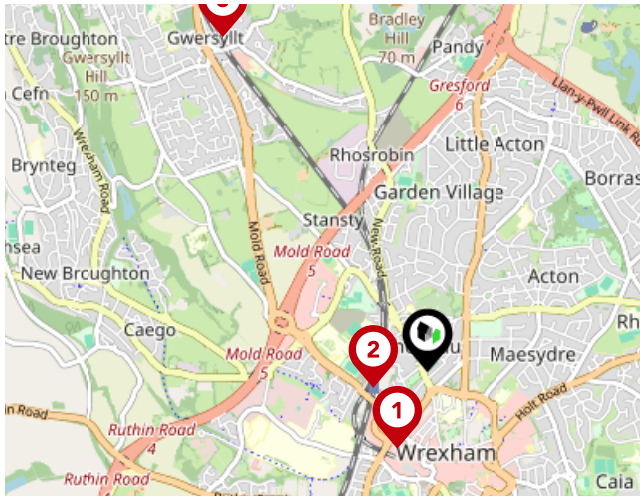


Primary Classifications (Most Common Clay Types)

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

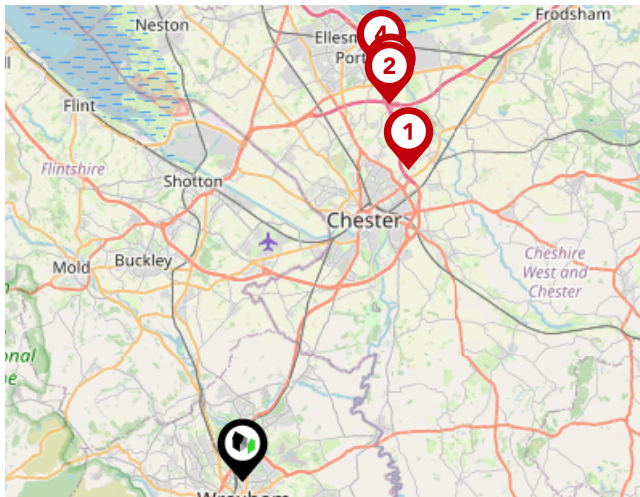
Area

Transport (National)



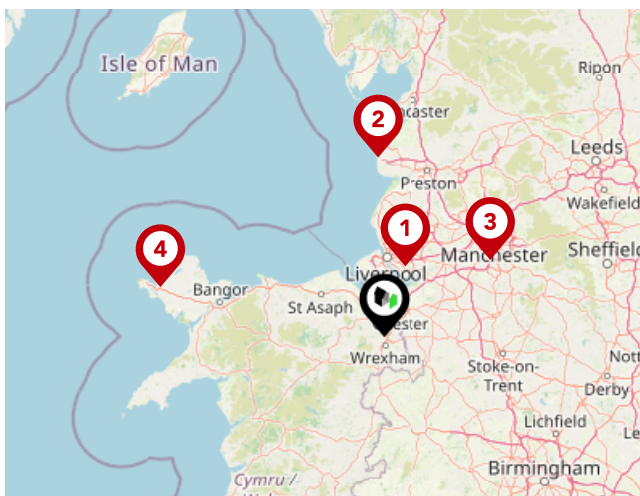
National Rail Stations

Pin	Name	Distance
1	Wrexham Central Rail Station	0.37 miles
2	Wrexham General Rail Station	0.25 miles
3	Gwersyllt Rail Station	1.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	12.59 miles
2	M53 J11	14.47 miles
3	M56 J15	14.75 miles
4	M53 J10	15.41 miles
5	M53 J7	17.29 miles



Airports/Helipads

Pin	Name	Distance
1	Speke	20.66 miles
2	Highfield	50.32 miles
3	Manchester Airport	36.88 miles
4	Penrhyn	65.35 miles

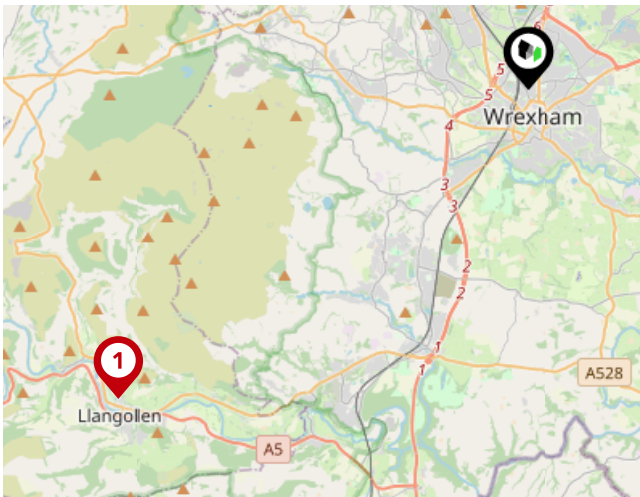
Area

Transport (Local)



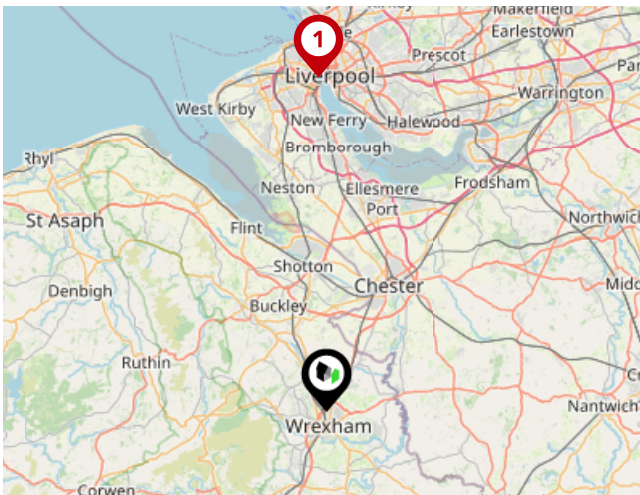
Bus Stops/Stations

Pin	Name	Distance
1	Carlton Grange	0.02 miles
2	Rhosddu Post Office	0.06 miles
3	Yale College Flyover	0.1 miles
4	Yale College	0.14 miles
5	The Gardens	0.13 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	9.15 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	23.79 miles



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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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