



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 01st July 2026



62A, STORRINGTON AVENUE, LIVERPOOL, L11 9AS

Landwood Group

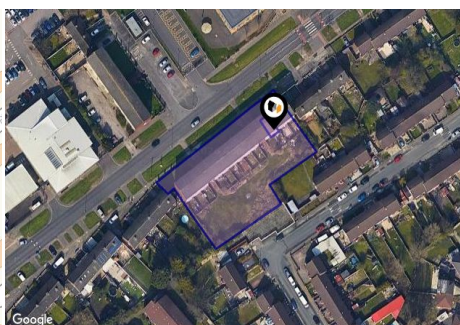
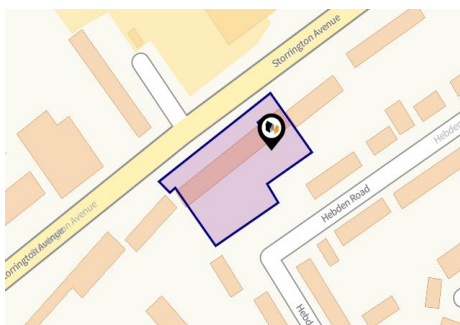
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.67 acres
Year Built :	2008
Council Tax :	Band A
Annual Estimate:	£1,782
Title Number:	MS552537
UPRN:	38146552
Restrictive Covenants:	No

Last Sold Date:	21/05/2008
Last Sold Price:	£75,000
Last Sold £/ft ² :	£107
Tenure:	Leasehold

Local Area

Local Authority:	Liverpool
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4	80	10000
mb/s	mb/s	mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



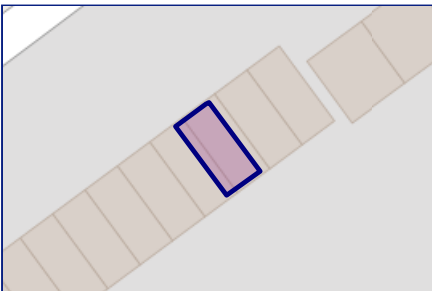
Property

Multiple Title Plans

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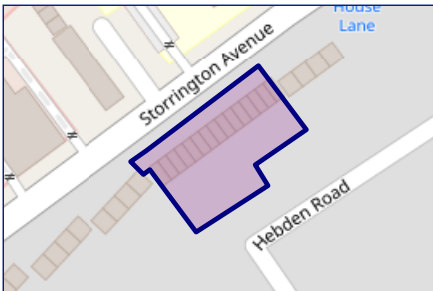
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



MS552537

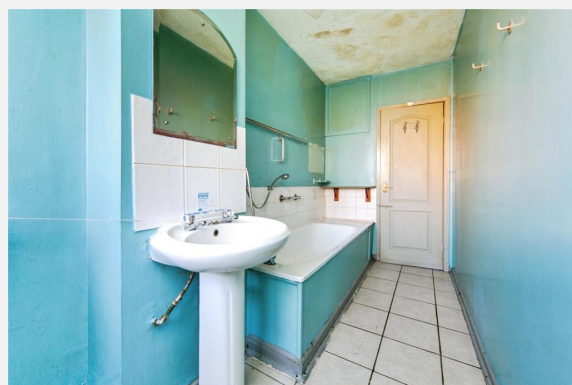
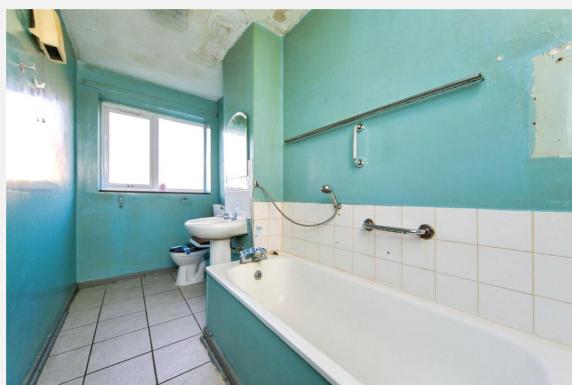
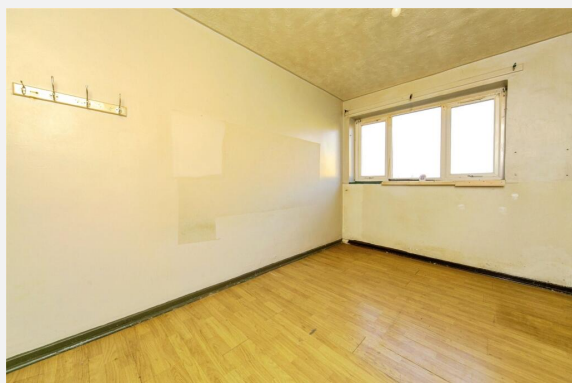
Start Date: 01/04/1997
End Date: 02/04/2996
Lease Term: 999 years from 2 April 1997
Term Remaining: 970 years



MS387318

Start Date: 24/03/2008
End Date: 28/01/2133
Lease Term: 125 years from 28 January 2008
Term Remaining: 106 years





62A, STORRINGTON AVENUE, LIVERPOOL, L11 9AS



Property
EPC - Certificate

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62a Storrington Avenue, L11 9AS

Energy rating

C

Valid until 29.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Maisonette
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with internal insulation
Walls Energy:	Very Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	67 m ²

Market Sold in Street

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52, Storrington Avenue, Liverpool, L11 9AS				Flat-maisonette House
Last Sold Date:	10/12/2024	30/07/2008	25/03/2008	
Last Sold Price:	£33,000	£72,000	£72,000	
48a, Storrington Avenue, Liverpool, L11 9AS				Flat-maisonette House
Last Sold Date:	26/07/2024	25/03/2008		
Last Sold Price:	£41,000	£75,000		
50, Storrington Avenue, Liverpool, L11 9AS				Flat-maisonette House
Last Sold Date:	15/11/2023	09/08/2023	25/03/2008	
Last Sold Price:	£32,000	£28,100	£72,000	
60, Storrington Avenue, Liverpool, L11 9AS				Flat-maisonette House
Last Sold Date:	28/03/2023	25/03/2008		
Last Sold Price:	£39,500	£72,000		
58, Storrington Avenue, Liverpool, L11 9AS				Terraced House
Last Sold Date:	16/11/2022	27/06/2008	25/03/2008	
Last Sold Price:	£67,000	£72,000	£72,000	
38, Storrington Avenue, Liverpool, L11 9AS				Terraced House
Last Sold Date:	17/05/2019	08/02/2019		
Last Sold Price:	£149,000	£74,000		
36, Storrington Avenue, Liverpool, L11 9AS				Terraced House
Last Sold Date:	04/12/2014			
Last Sold Price:	£74,000			
60a, Storrington Avenue, Liverpool, L11 9AS				Flat-maisonette House
Last Sold Date:	01/03/2013	25/03/2008		
Last Sold Price:	£26,200	£75,000		
42a, Storrington Avenue, Liverpool, L11 9AS				Flat-maisonette House
Last Sold Date:	22/08/2008	25/03/2008		
Last Sold Price:	£72,000	£72,000		
54a, Storrington Avenue, Liverpool, L11 9AS				Flat-maisonette House
Last Sold Date:	30/07/2008	25/03/2008		
Last Sold Price:	£72,000	£72,000		
62, Storrington Avenue, Liverpool, L11 9AS				Flat-maisonette House
Last Sold Date:	30/07/2008	25/03/2008		
Last Sold Price:	£72,000	£72,000		
64a, Storrington Avenue, Liverpool, L11 9AS				Flat-maisonette House
Last Sold Date:	30/07/2008	25/03/2008		
Last Sold Price:	£72,000	£72,000		

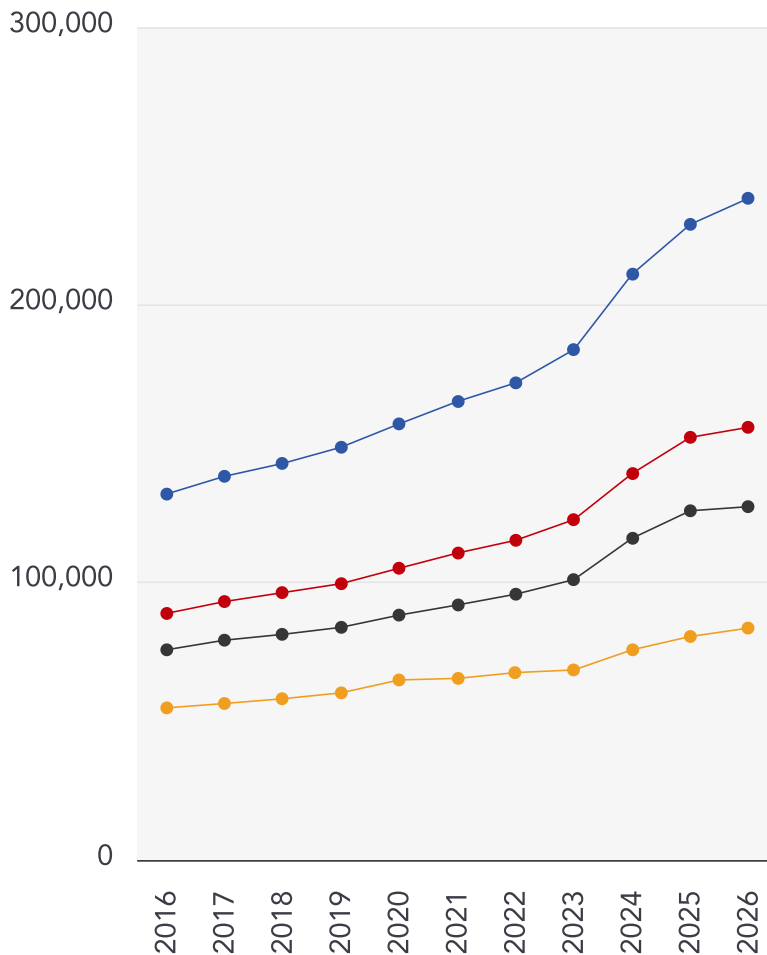
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in L11



Detached

+80.83%

Semi-Detached

+75.48%

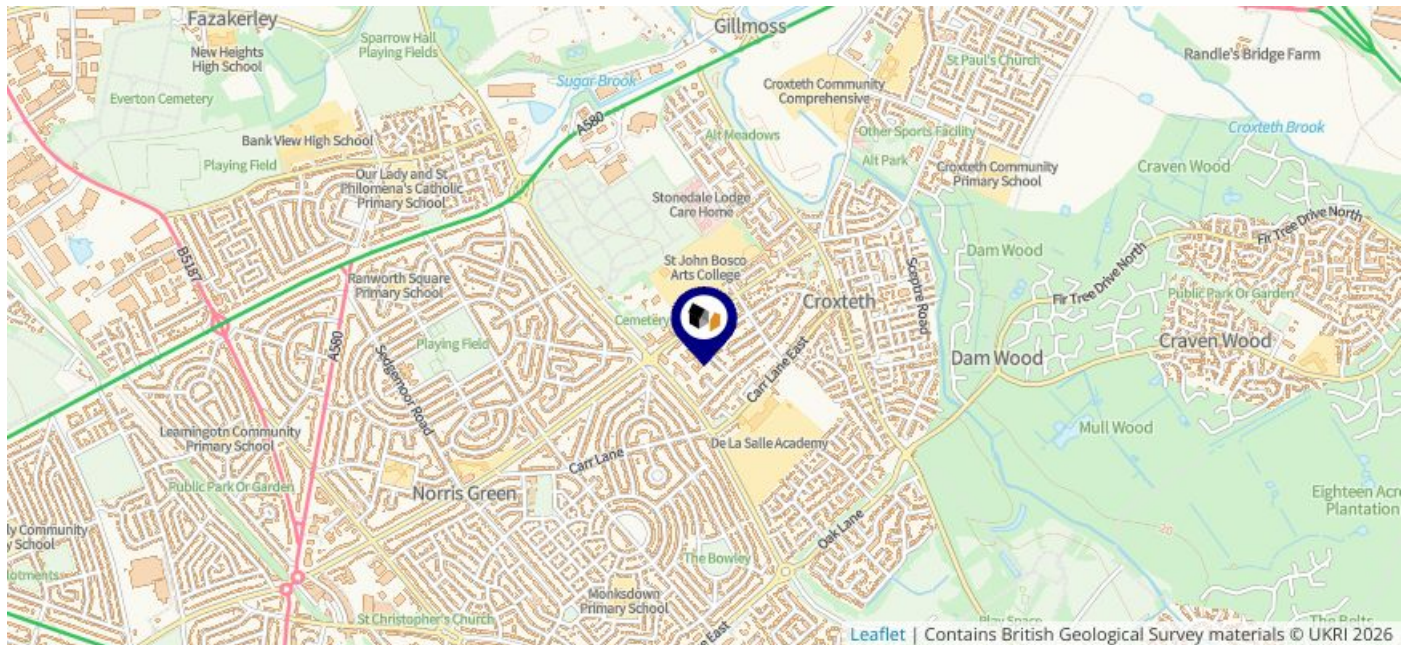
Terraced

+68.09%

Flat

+52.46%

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.

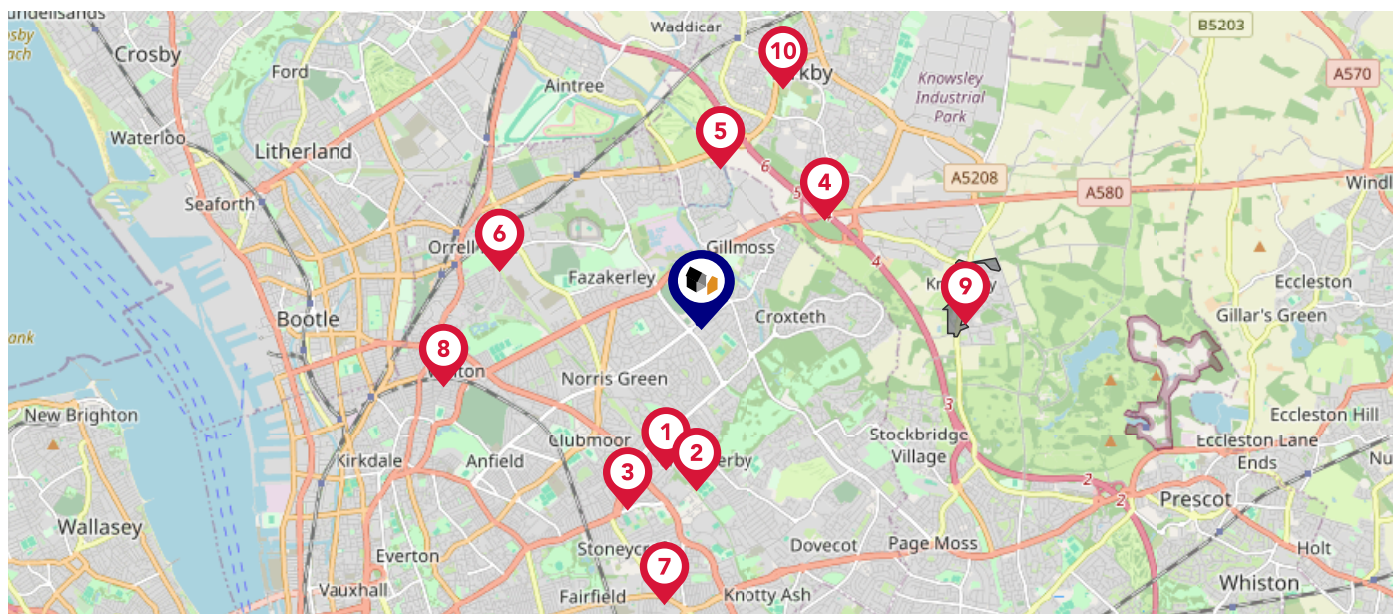
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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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 Ogden Close
- 2 West Derby Village
- 3 Muirhead Avenue
- 4 Ribblers Lane
- 5 Ingoe Lane
- 6 Hartley Village
- 7 Derwent Square
- 8 Walton on the Hill
- 9 Knowsley Village
- 10 Old Hall Lane



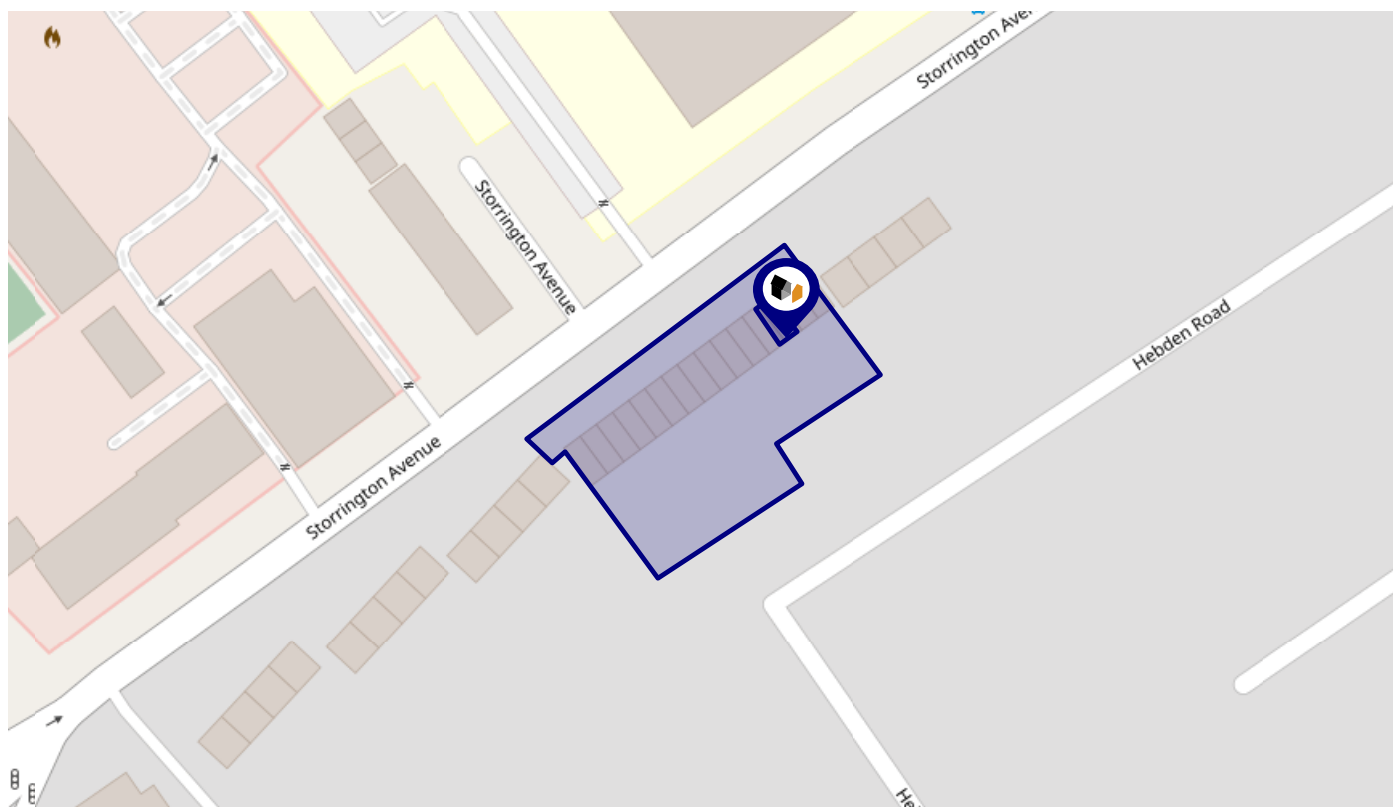
7

9

10

Powered by  **sprift**
Know any property instantly

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:

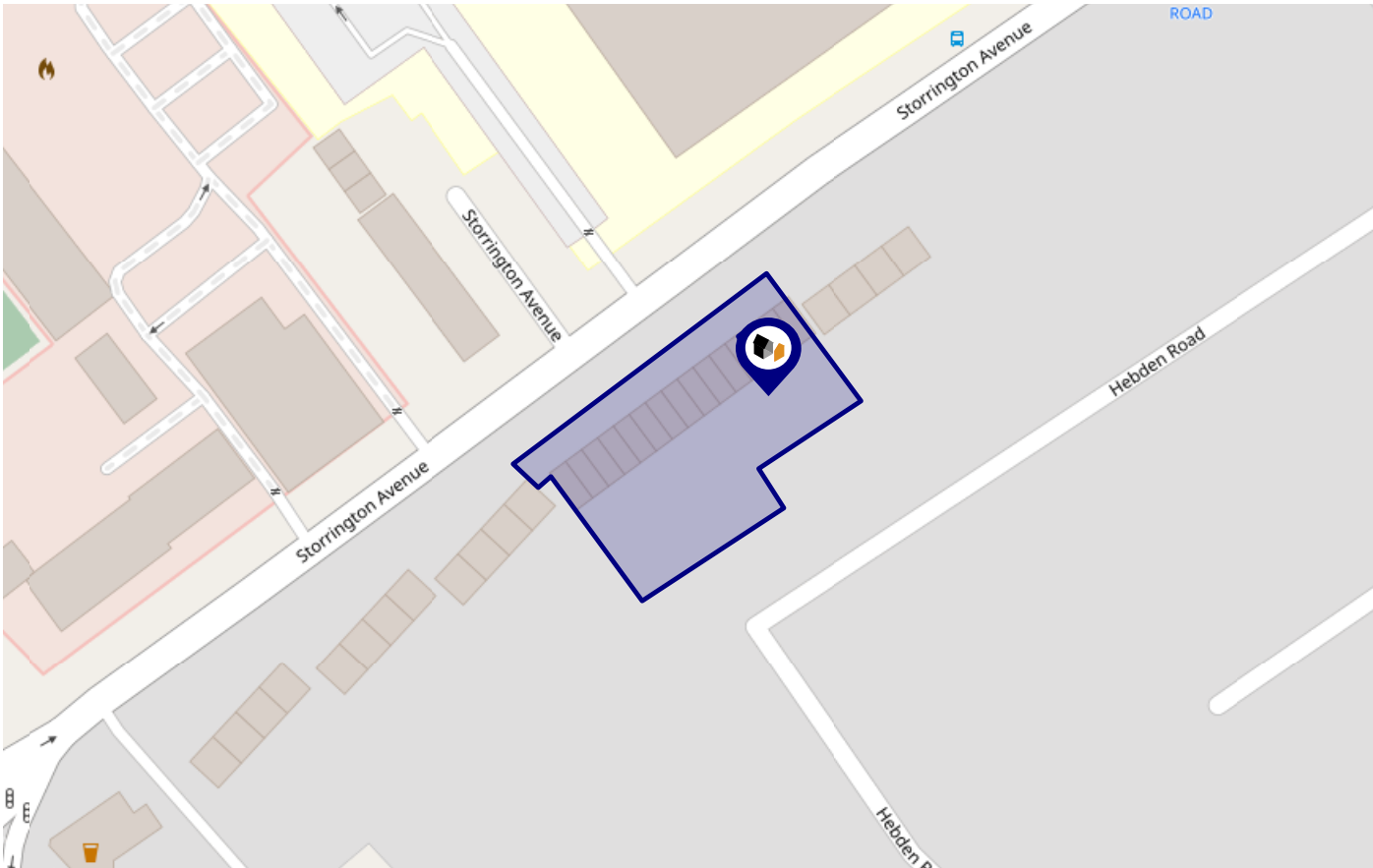
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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

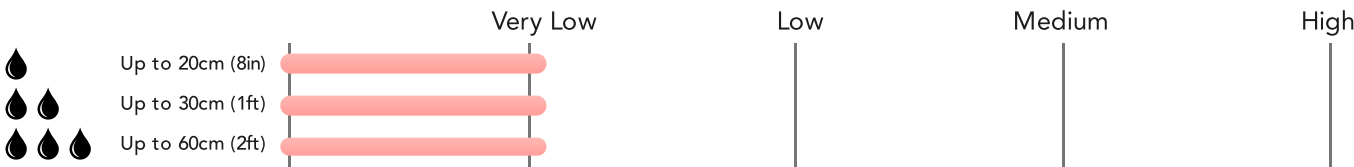


Risk Rating: Very low

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 (3.3%) 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

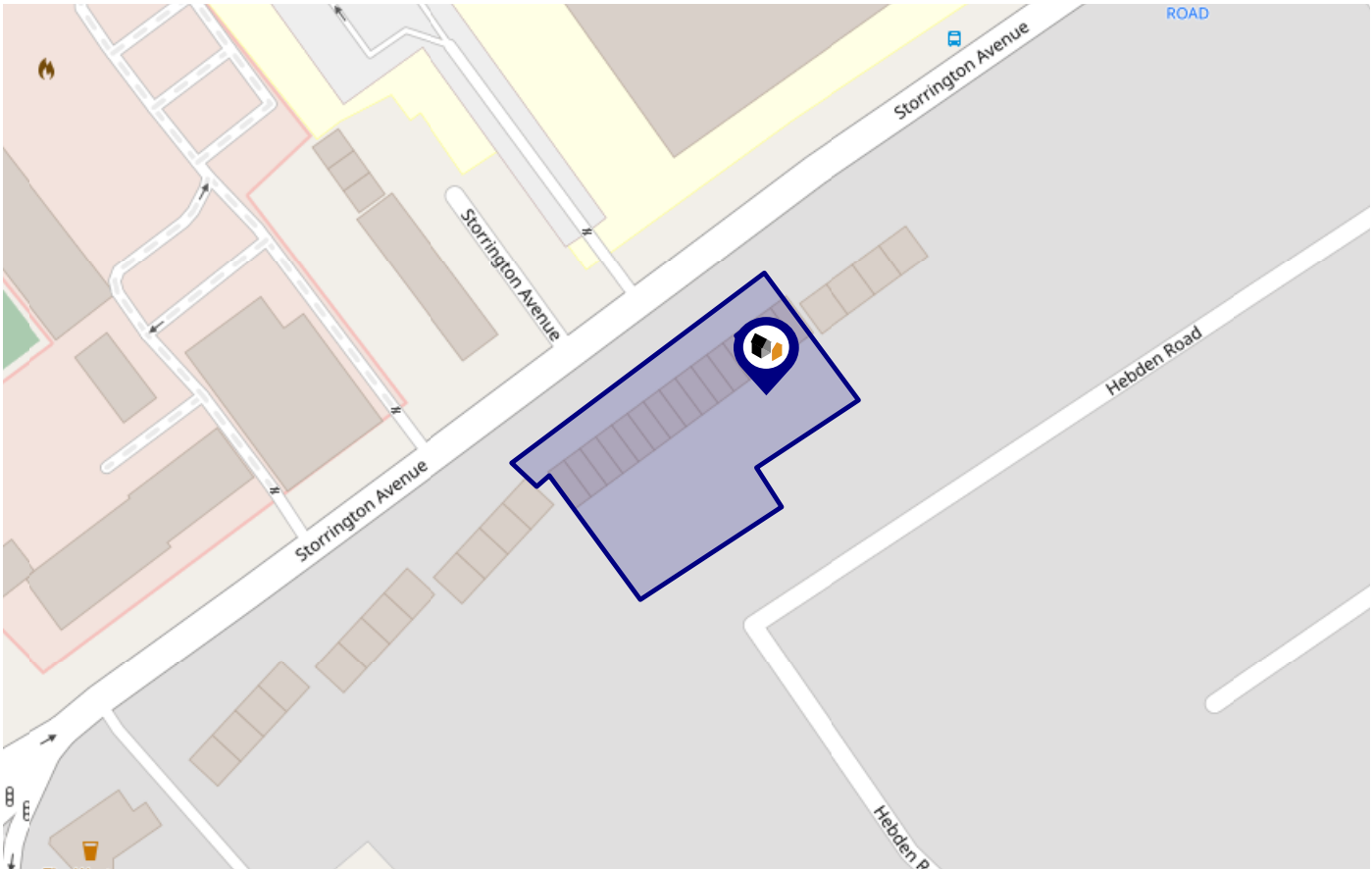


Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

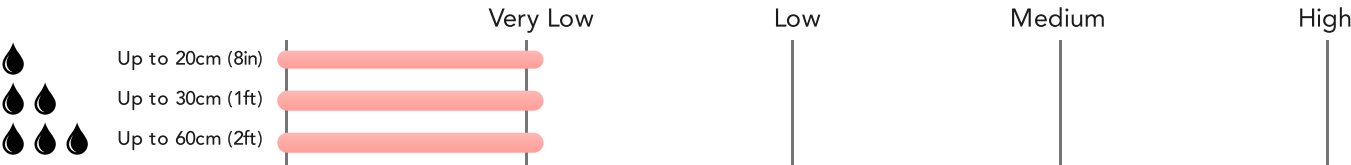


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Chance of flooding to the following depths at this property:



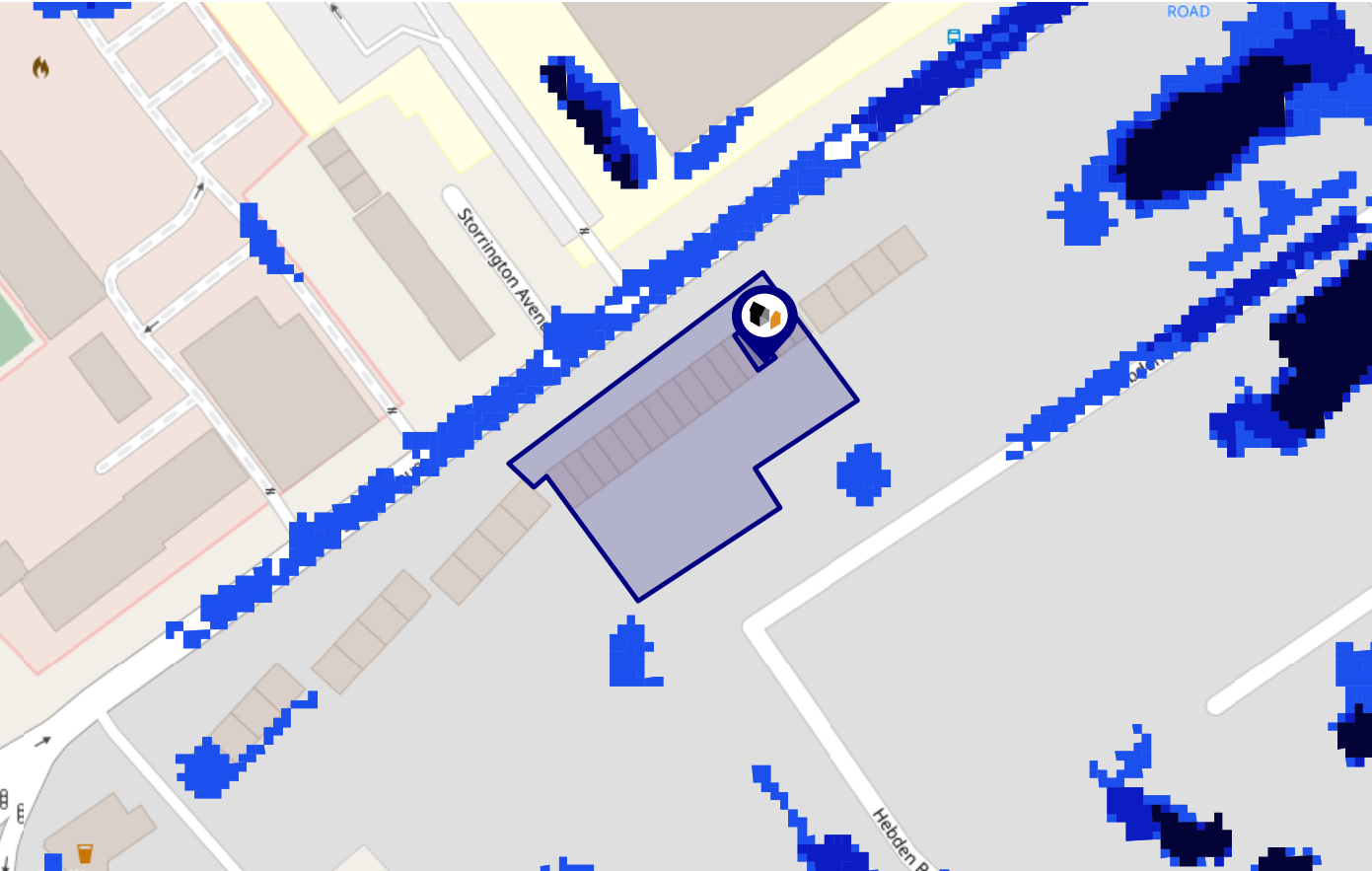
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

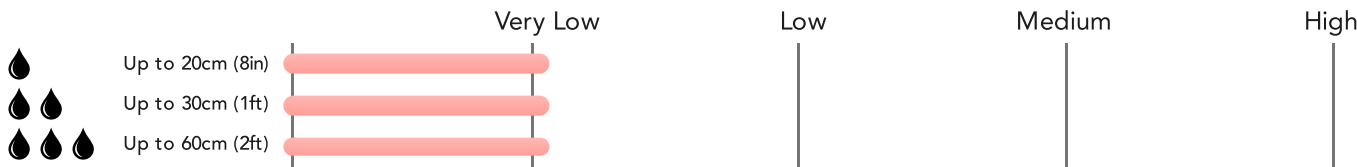


Risk Rating: Very low

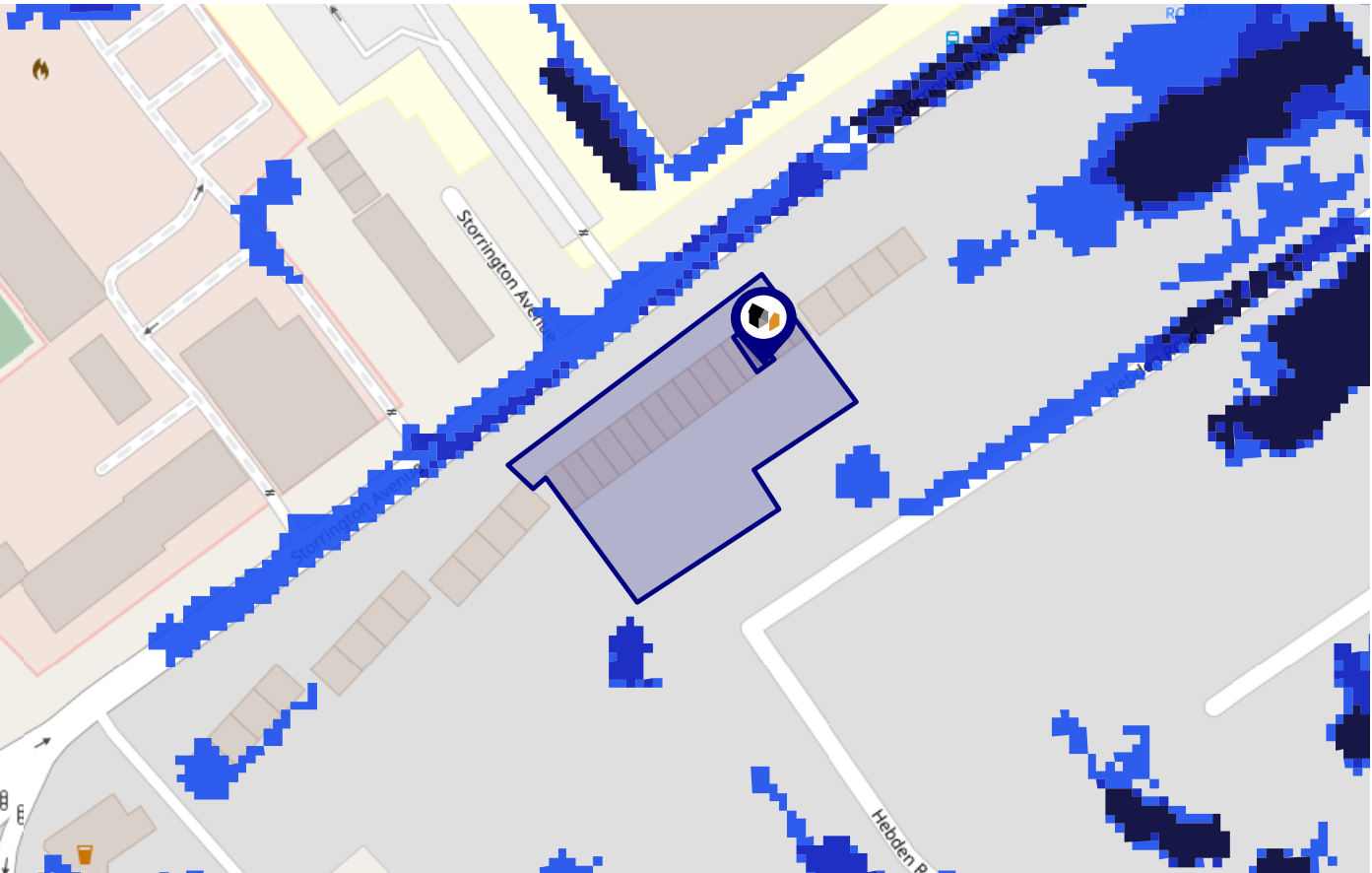
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

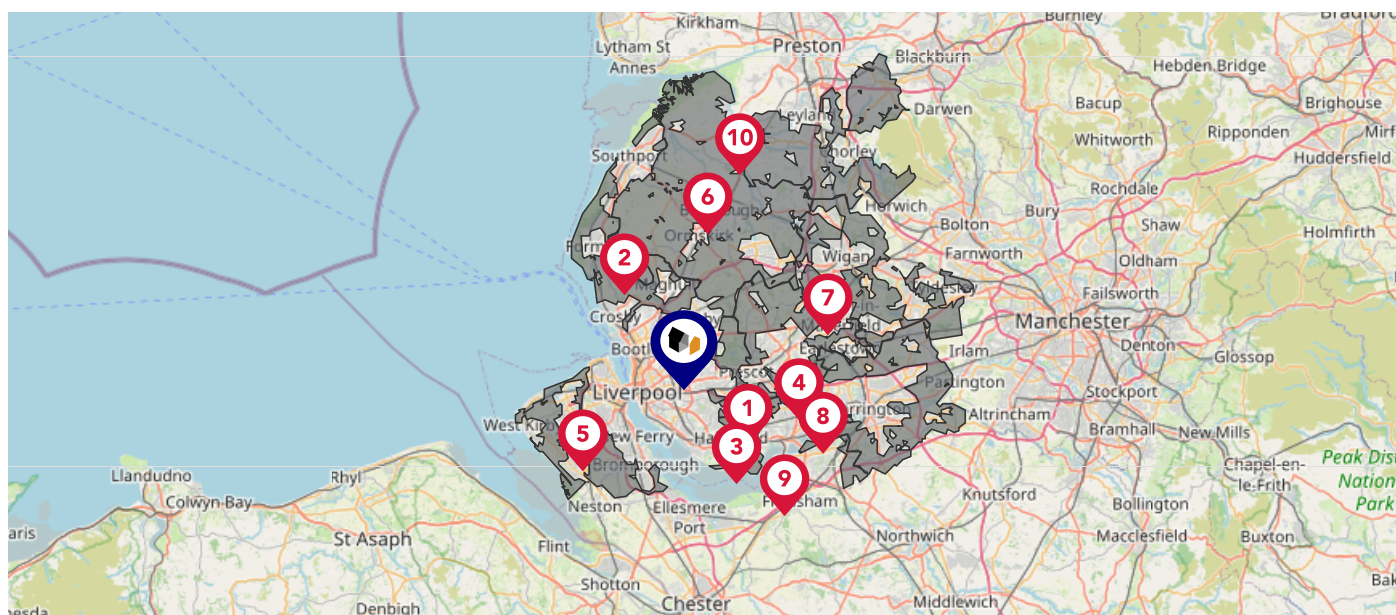
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

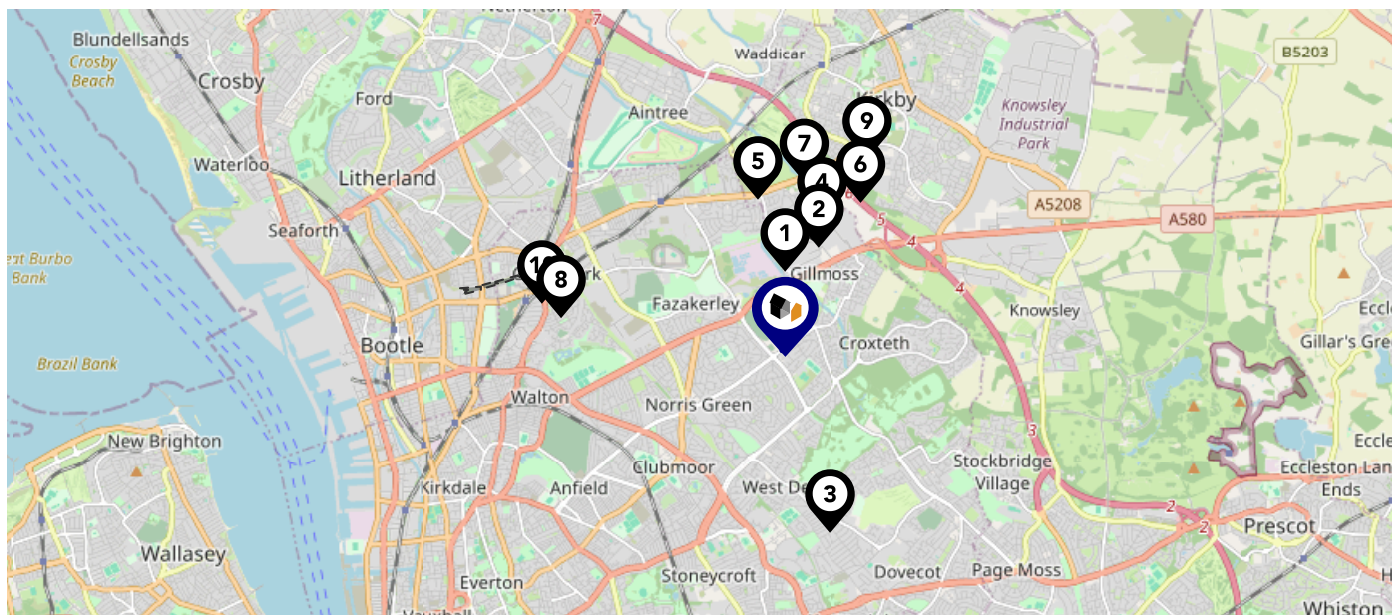
- 1 Merseyside and Greater Manchester Green Belt - Knowsley
- 2 Merseyside and Greater Manchester Green Belt - Sefton
- 3 Merseyside and Greater Manchester Green Belt - Liverpool
- 4 Merseyside and Greater Manchester Green Belt - St. Helens
- 5 Merseyside and Greater Manchester Green Belt - Wirral
- 6 Merseyside and Greater Manchester Green Belt - West Lancashire
- 7 Merseyside and Greater Manchester Green Belt - Wigan
- 8 Merseyside and Greater Manchester Green Belt - Warrington
- 9 Merseyside and Greater Manchester Green Belt - Halton
- 10 Merseyside and Greater Manchester Green Belt - Chorley

Maps

Landfill Sites

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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

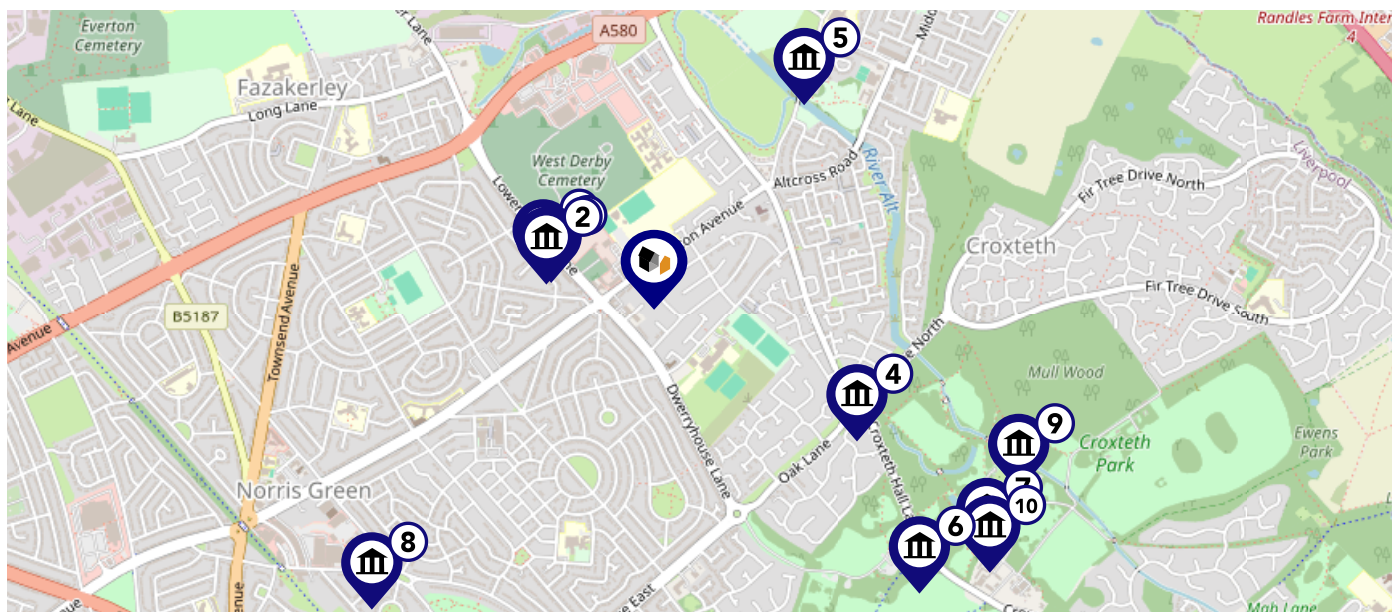
1	Gillmoss A-Off Field Lane, Gillmoss, Liverpool, Merseyside	Historic Landfill	☐
2	Gillmoss B-Back of Gillmoss Lane, Gillmoss, Liverpool, Merseyside	Historic Landfill	☐
3	Crown Road-West Derby, Merseyside	Historic Landfill	☐
4	Burton's Bridge-Kirkby	Historic Landfill	☐
5	Liverpool Municipal Golf Course-Valley Road, Kirkby, Knowsley	Historic Landfill	☐
6	Brookfield School-Bewley Drive, Kirby, Merseyside	Historic Landfill	☐
7	Ingoe Lane-Knowsley, Merseyside	Historic Landfill	☐
8	Evered Avenue-Evered Avenue, Liverpool, Merseyside	Historic Landfill	☐
9	Landfill at Bewley Road/ Valley Road/ Cherryfield Drive-Cherryfield Drive, Kirkby, Merseyside	Historic Landfill	☐
10	Fernhill Road, Fernhill cutting, Langton Branch-Orrell Park, Bootle, Merseyside	Historic Landfill	☐

Maps

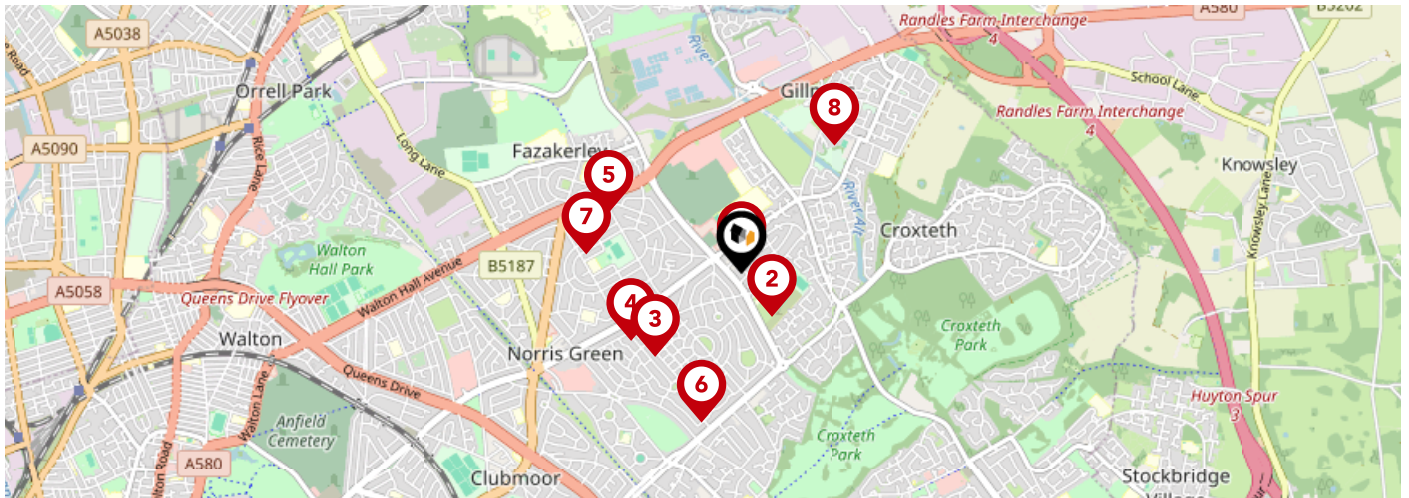
Listed Buildings

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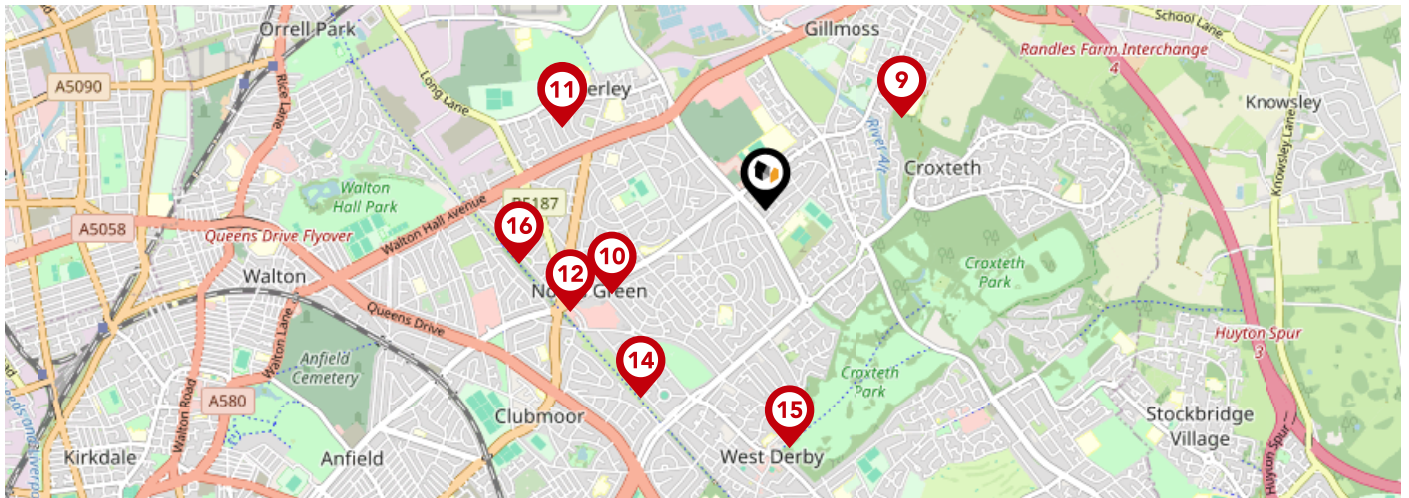
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1070629 - Lodge To West Derby Cemetery	Grade II	0.2 miles
 1293283 - Entrance To West Derby Cemetery	Grade II	0.2 miles
 1070628 - Northfield And Office To West Derby Cemetery	Grade II	0.2 miles
 1206270 - Aintree Lodge To Croxteth Hall	Grade II	0.5 miles
 1052266 - Gillmoss Lodge	Grade II	0.6 miles
 1280288 - Bridge Over Path To Croxteth Hall	Grade II	0.9 miles
 1280299 - Croxteth Hall	Grade II	0.9 miles
 1070626 - Church Of St Christopher	Grade II	0.9 miles
 1068308 - Bantam House	Grade II	0.9 miles
 1068305 - Entrance To North Side Of Stable Yard	Grade II	1.0 miles



		Nursery	Primary	Secondary	College	Private
1	St John Bosco Arts College Ofsted Rating: Good Pupils: 1063 Distance:0.04	☐	☐	☒	☐	☐
2	Dixons Croxteth Academy Ofsted Rating: Not Rated Pupils: 390 Distance:0.24	☐	☐	☒	☐	☐
3	Ellergreen Nursery School and Childcare Centre Ofsted Rating: Outstanding Pupils: 160 Distance:0.53	☒	☐	☐	☐	☐
4	St Teresa of Lisieux Catholic Primary Academy Ofsted Rating: Good Pupils:0 Distance:0.57	☐	☒	☐	☐	☐
5	Our Lady and St Philomena's Catholic Primary School Ofsted Rating: Good Pupils: 219 Distance:0.64	☐	☒	☐	☐	☐
6	Monksdown Primary School Ofsted Rating: Good Pupils: 646 Distance:0.68	☐	☒	☐	☐	☐
7	Ranworth Square Primary School Ofsted Rating: Good Pupils: 229 Distance:0.69	☐	☒	☐	☐	☐
8	Our Lady and St Swithin's Catholic Primary School Ofsted Rating: Good Pupils: 243 Distance:0.7	☐	☒	☐	☐	☐

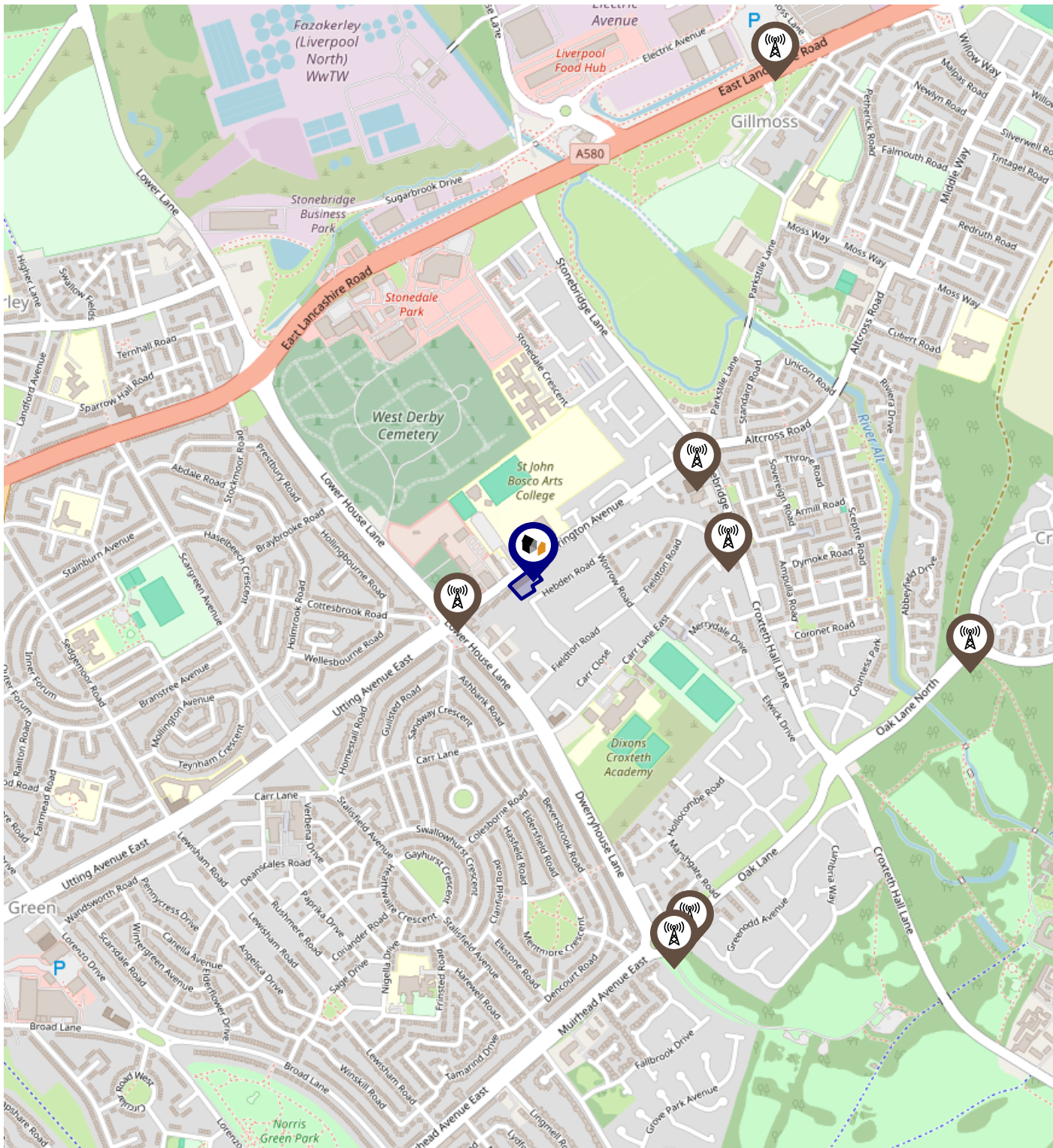


		Nursery	Primary	Secondary	College	Private
	Croxteth Community Primary School Ofsted Rating: Good Pupils: 323 Distance:0.73	☐	☒	☐	☐	☐
	Wellesbourne Community Primary School Ofsted Rating: Good Pupils: 405 Distance:0.77	☐	☒	☐	☐	☐
	Redbridge High School Ofsted Rating: Outstanding Pupils: 146 Distance:0.96	☐	☐	☒	☐	☐
	Peregrinate Ltd. Ofsted Rating: Inadequate Pupils: 34 Distance:0.97	☐	☐	☒	☐	☐
	Bank View High School Ofsted Rating: Outstanding Pupils: 342 Distance:0.97	☐	☐	☒	☐	☐
	Broad Square Community Primary School Ofsted Rating: Good Pupils: 429 Distance:0.99	☐	☒	☐	☐	☐
	St Mary's Church of England Primary School, West Derby Ofsted Rating: Good Pupils: 212 Distance:1.05	☐	☒	☐	☐	☐
	Leamington Community Primary School Ofsted Rating: Good Pupils: 467 Distance:1.11	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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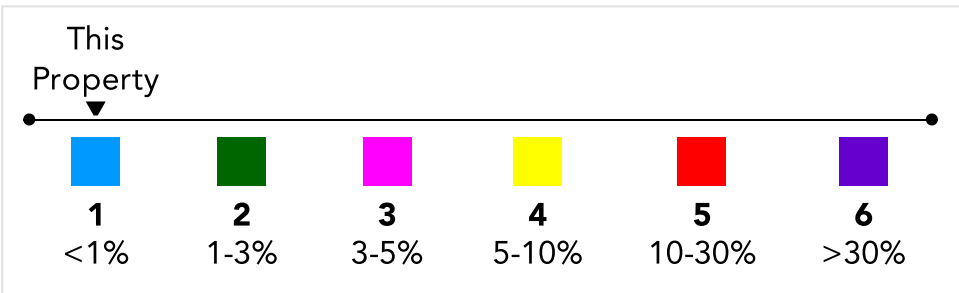
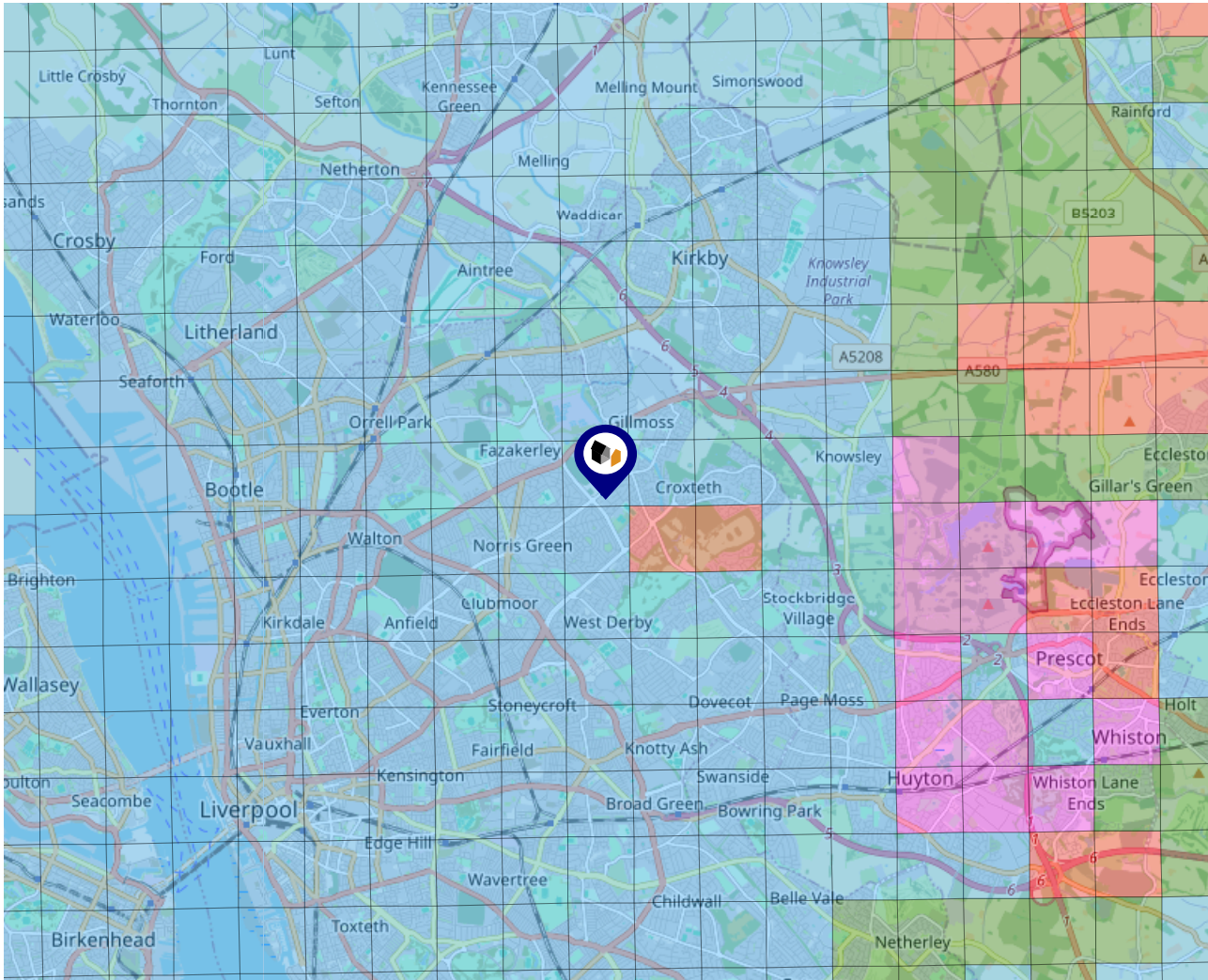


Key:

-  Power Pylons
-  Communication Masts

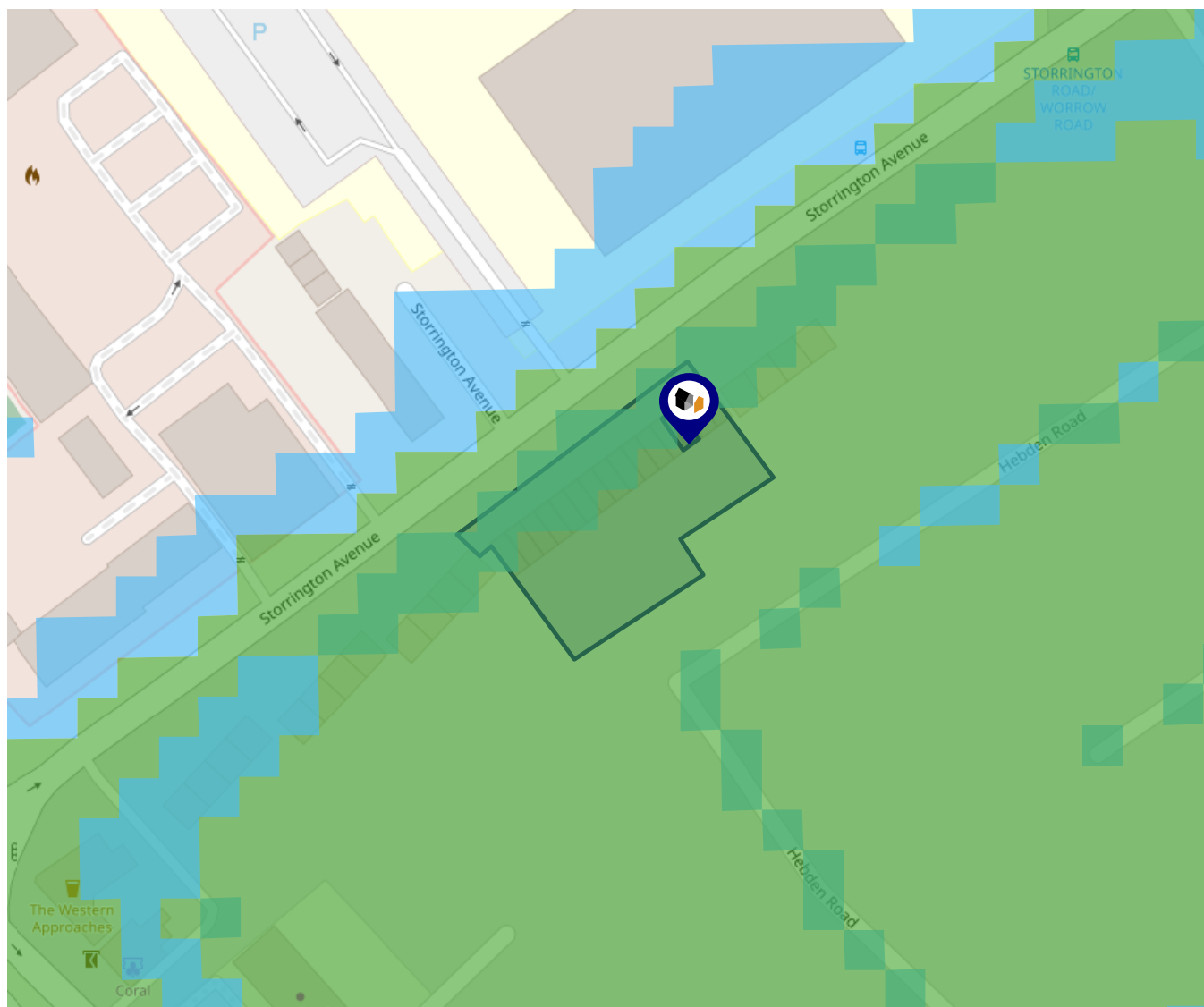
What is Radon?

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).



Local Area Road Noise

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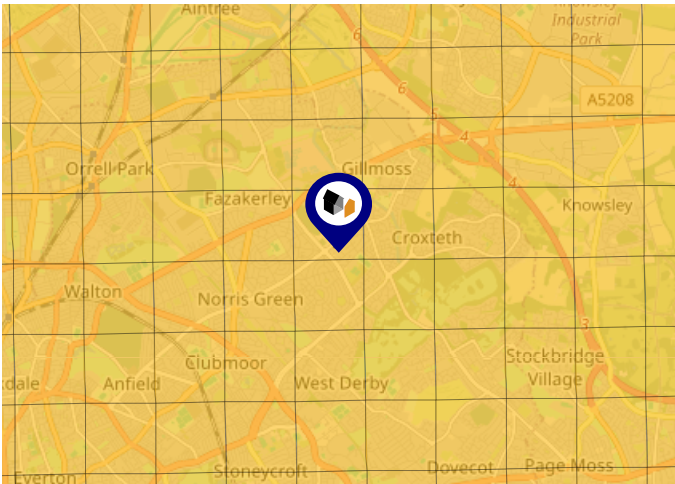


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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



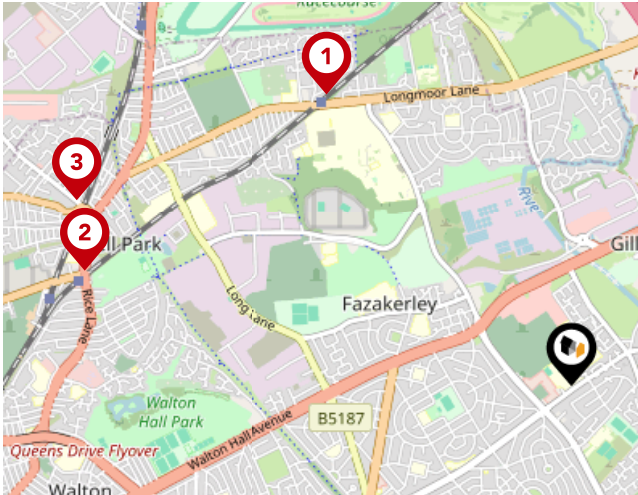
Primary Classifications (Most Common Clay Types)

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

Area

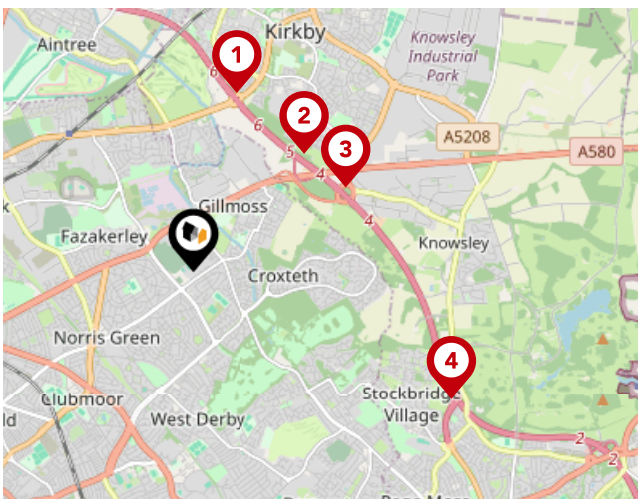
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Fazakerley Rail Station	1.68 miles
2	Rice Lane Rail Station	2.2 miles
3	Orrell Park Rail Station	2.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J6	1.62 miles
2	M57 J5	1.43 miles
3	M57 J4	1.53 miles
4	M57 J3	2.53 miles
5	M62 J5	3.39 miles



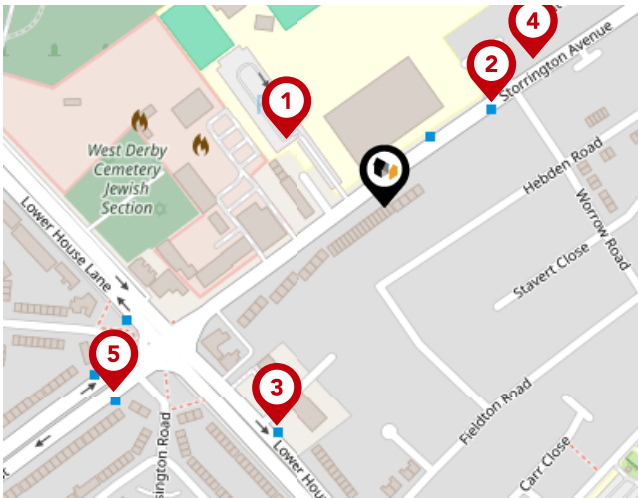
Airports/Helipads

Pin	Name	Distance
1	Speke	8.11 miles
2	Highfield	23.3 miles
3	Manchester Airport	26.63 miles
4	Leeds Bradford Airport	58.85 miles

Area

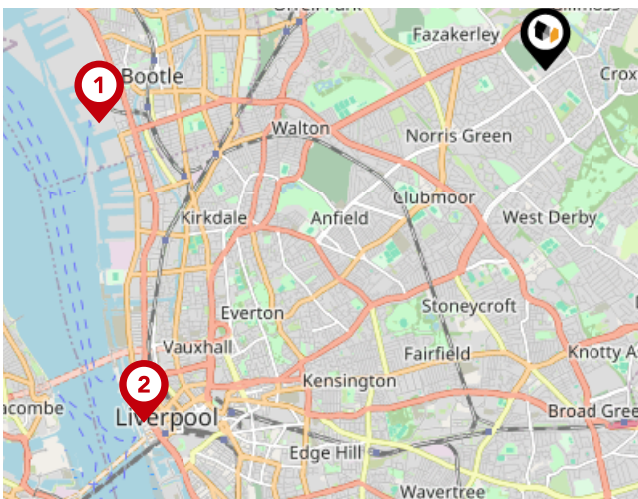
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	St John Bosco	0.07 miles
2	Worror Road	0.08 miles
3	Storrington Avenue	0.13 miles
4	Worror Road	0.12 miles
5	Carsington Road	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	3.98 miles
2	Liverpool Pier Head Ferry Terminal	4.73 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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