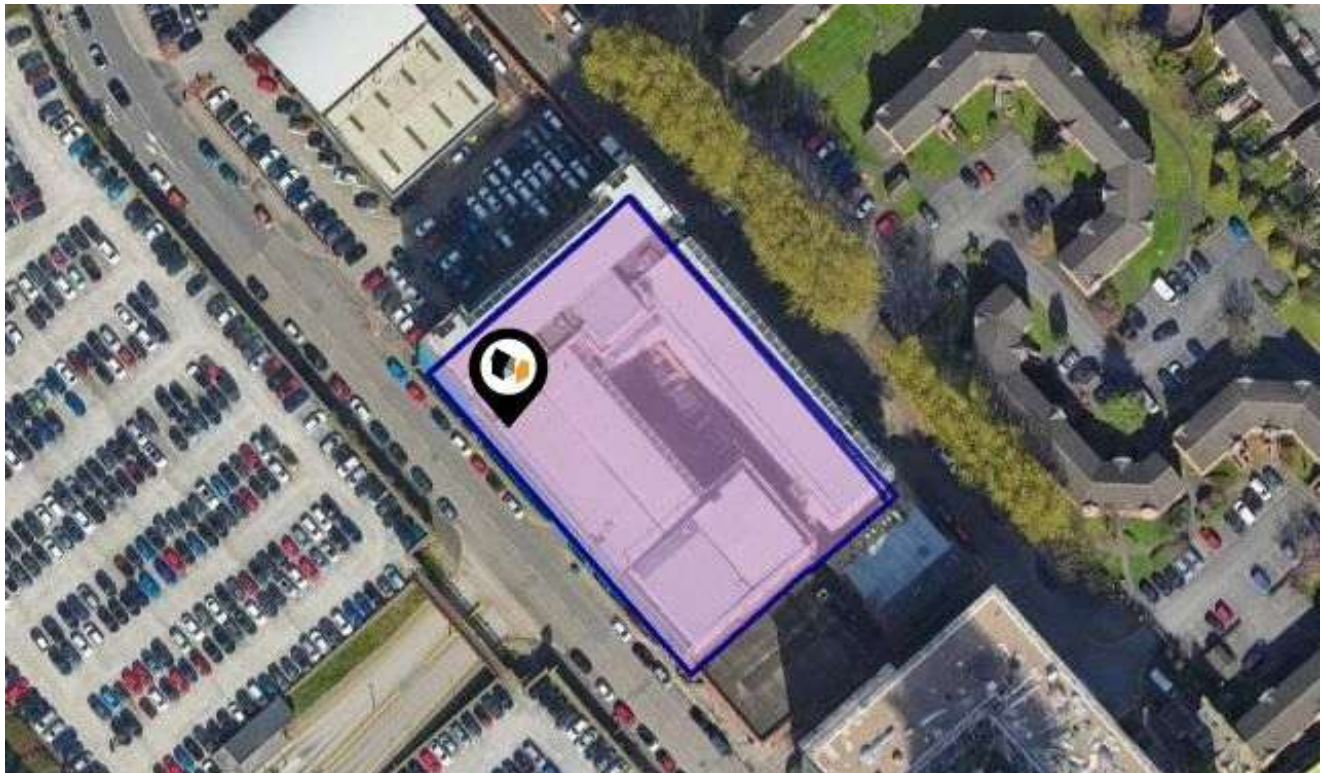




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 06th January 2026



FLAT 102, 44, PALL MALL, LIVERPOOL, L3 6EN

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	31/10/2003
Bedrooms:	2	Last Sold Price:	£171,995
Floor Area:	645 ft ² / 60 m ²	Last Sold £/ft²:	£266
Plot Area:	1.58 acres	Tenure:	Leasehold
Year Built :	2003	Start Date:	30/10/2003
Council Tax :	Band C	End Date:	28/06/2151
Annual Estimate:	£2,264	Lease Term:	150 years (less 10 days) from 28 June 2001
Title Number:	MS481934	Term Remaining:	125 years
UPRN:	38216895		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

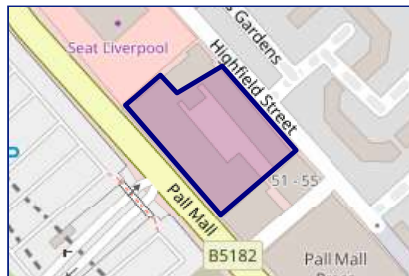


Property Multiple Title Plans

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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.

Freehold Title Plan



MS65873

Leasehold Title Plans



MS481934

Start Date: 07/07/2002
End Date: 28/06/2151
Lease Term: 150 years (less 5 days)
from 28 June 2001
Term Remaining: 125 years



MS459762

Start Date: 30/10/2003
End Date: 28/06/2151
Lease Term: 150 years (less 10 days)
from 28 June 2001
Term Remaining: 125 years

Property EPC - Certificate

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Flat 102, 44 Pall Mall, L3 6EN		Energy rating B	
Valid until 28.11.2034		Certificate number 99de605ff857204da77a95c2699b97ec9aa	
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

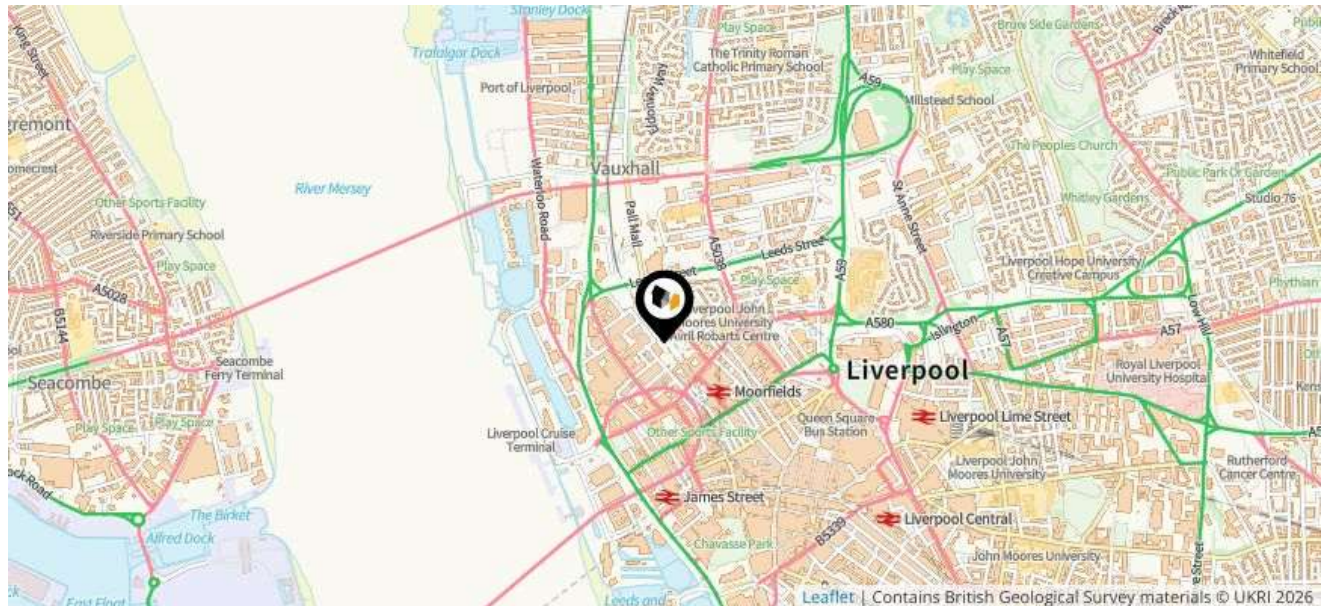
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	04
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, 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:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

Maps

Coal Mining

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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.

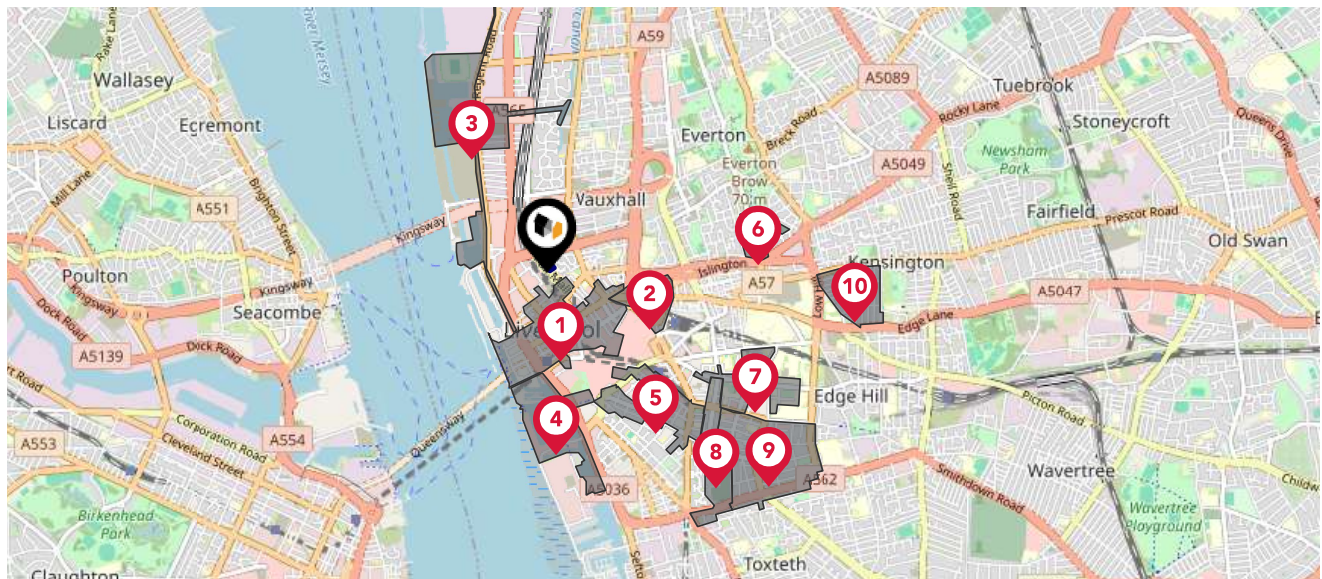
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Castle Street



William Brown Street



Stanley Dock



Albert Dock



Duke Street



Shaw Street



Mount Pleasant



Rodney Street



Canning Street



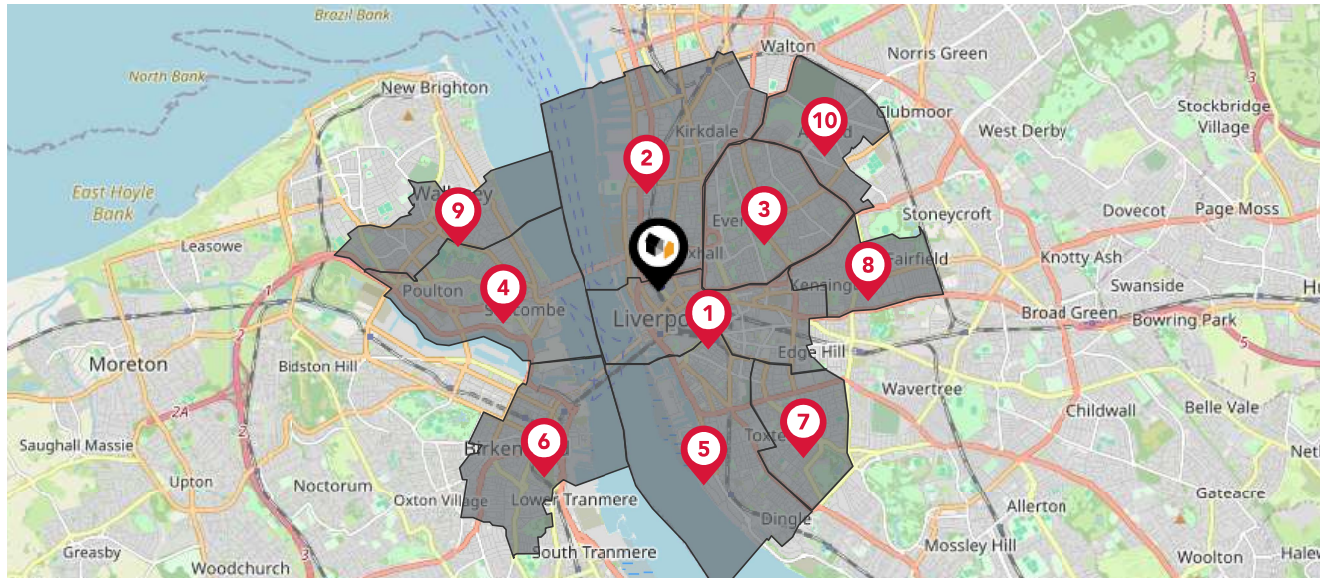
Kensington Fields

Maps

Council Wards

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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



Central Ward



Kirkdale Ward



Everton Ward



Seacombe Ward



Riverside Ward



Birkenhead and Tranmere Ward



Princes Park Ward



Kensington and Fairfield Ward



Liscard Ward



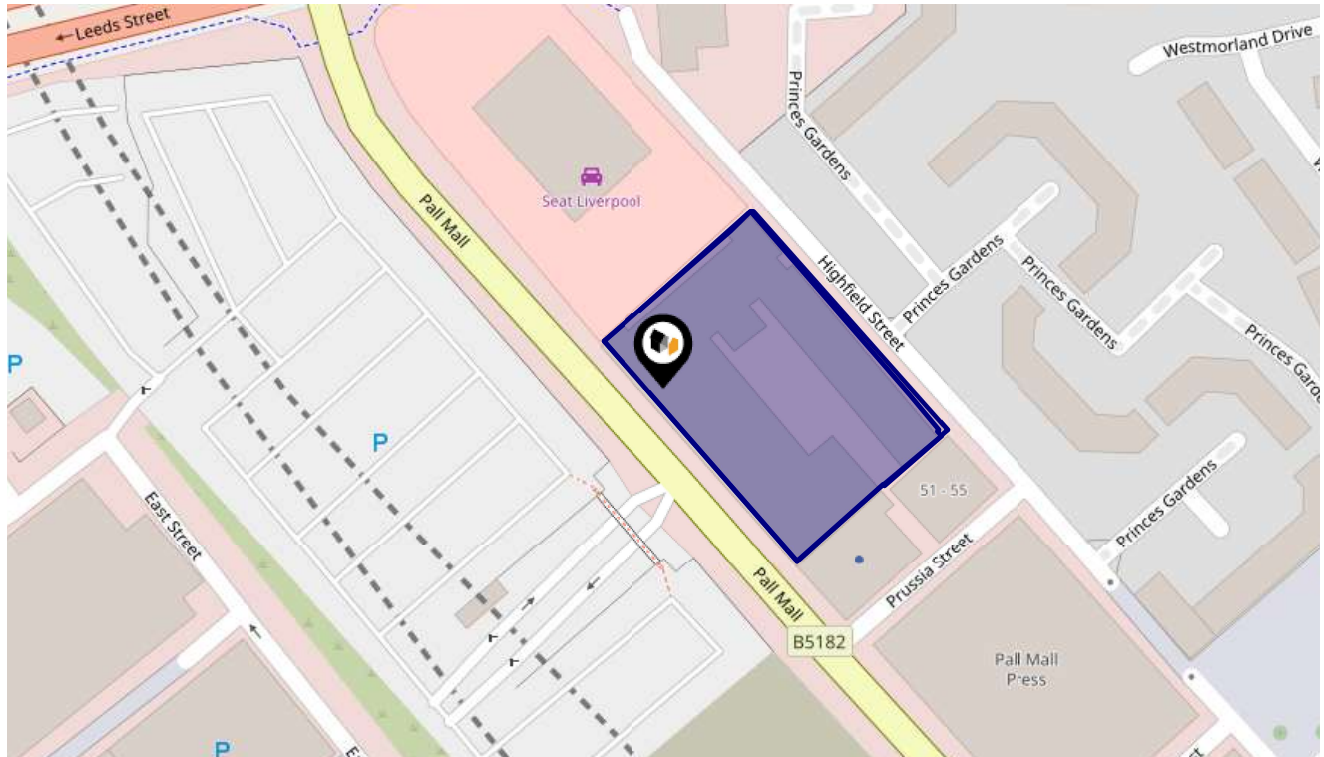
Anfield Ward

Maps

Rail Noise

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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:

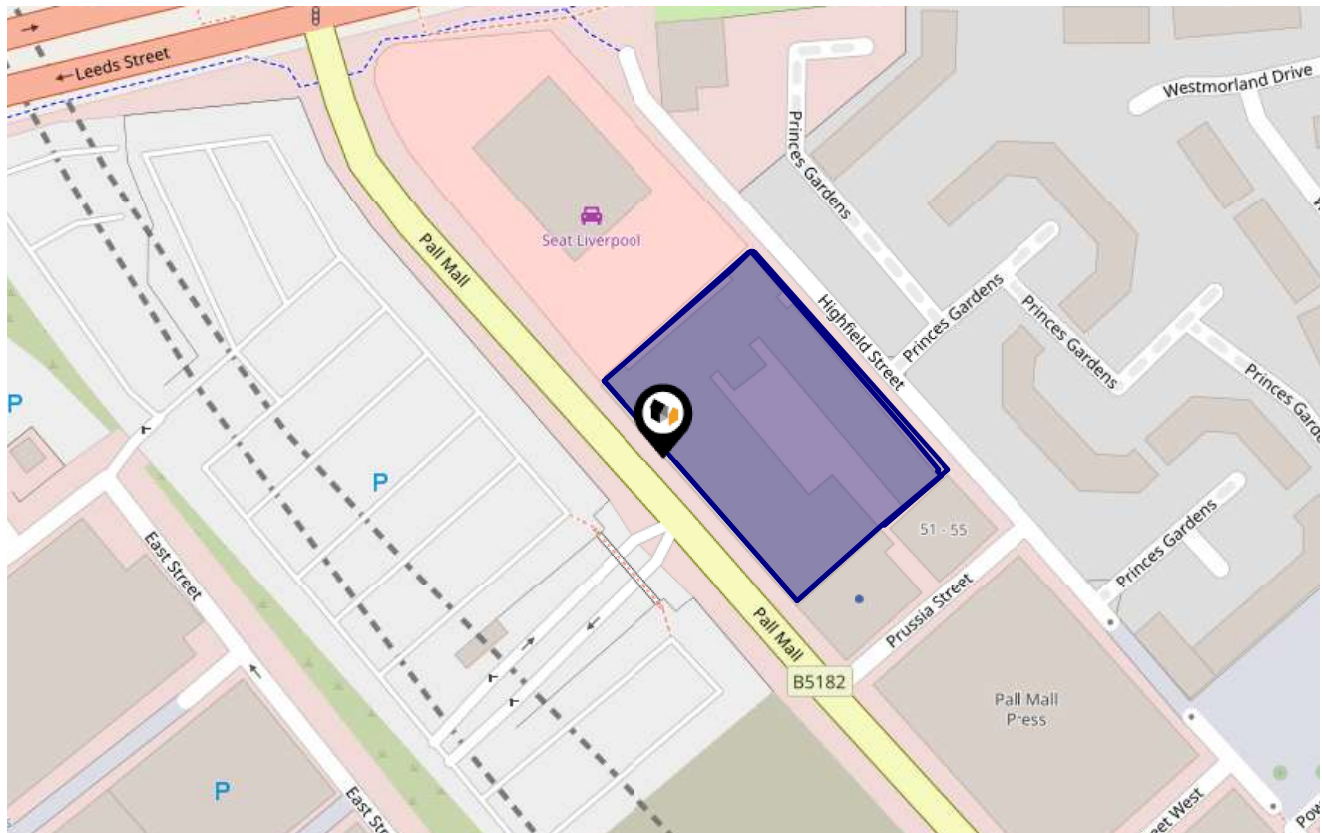
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

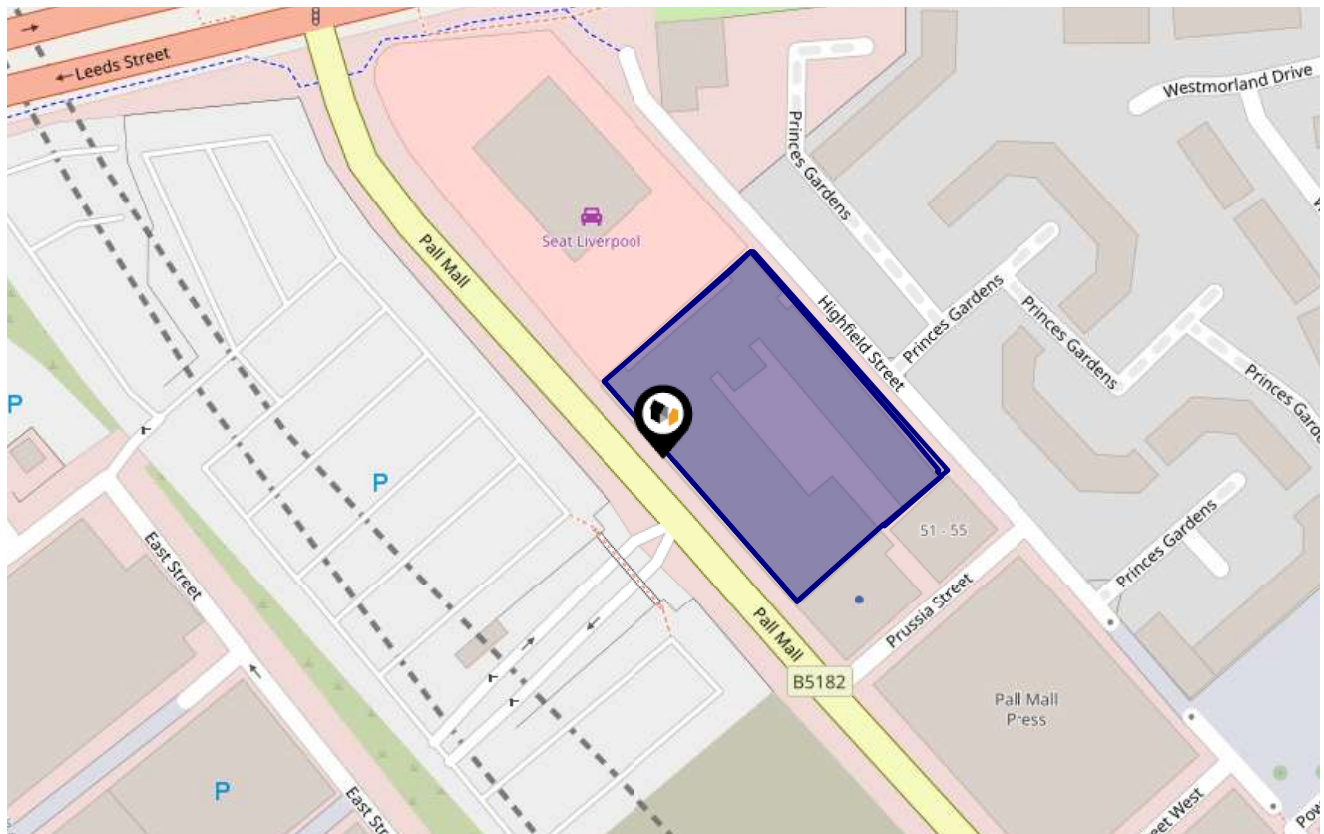


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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.



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:



KPF - Key Property Facts

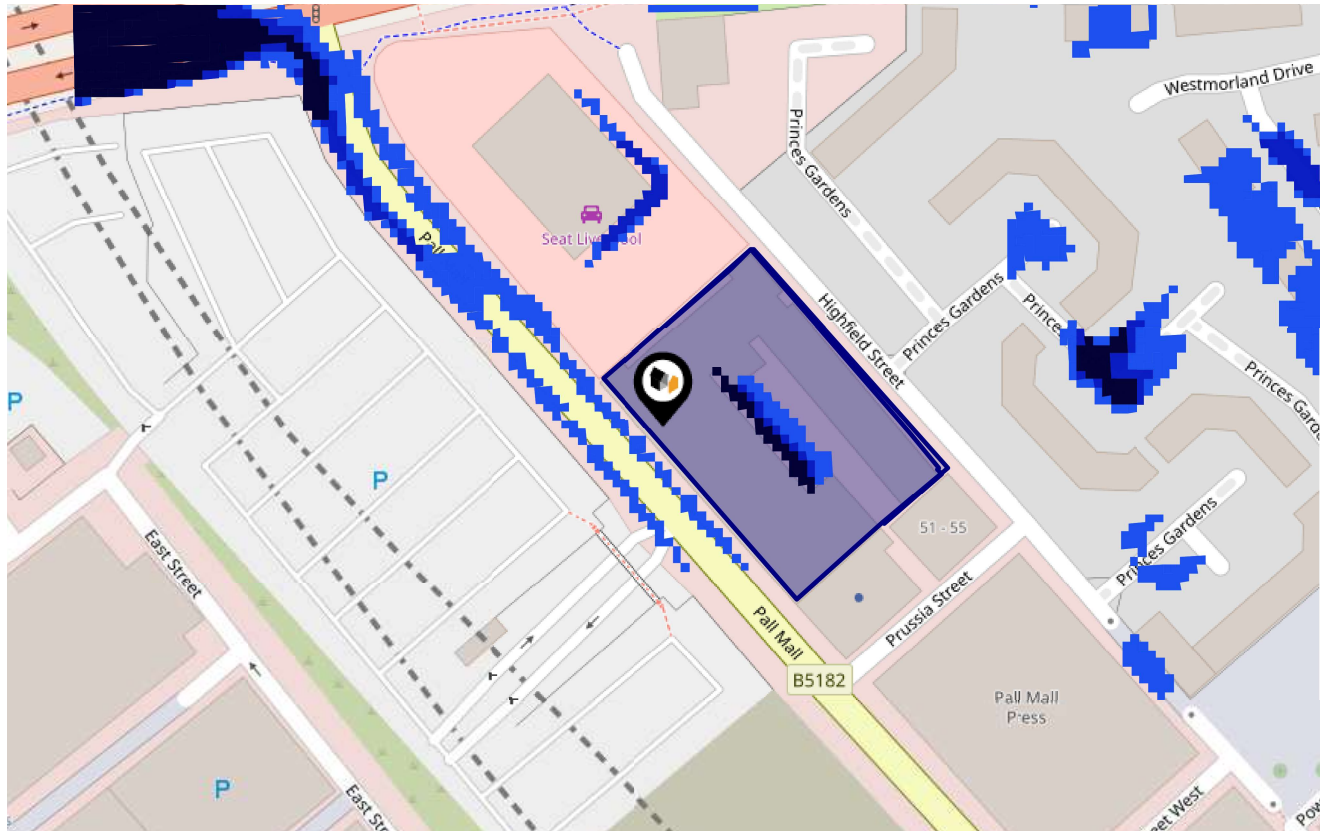
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Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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:

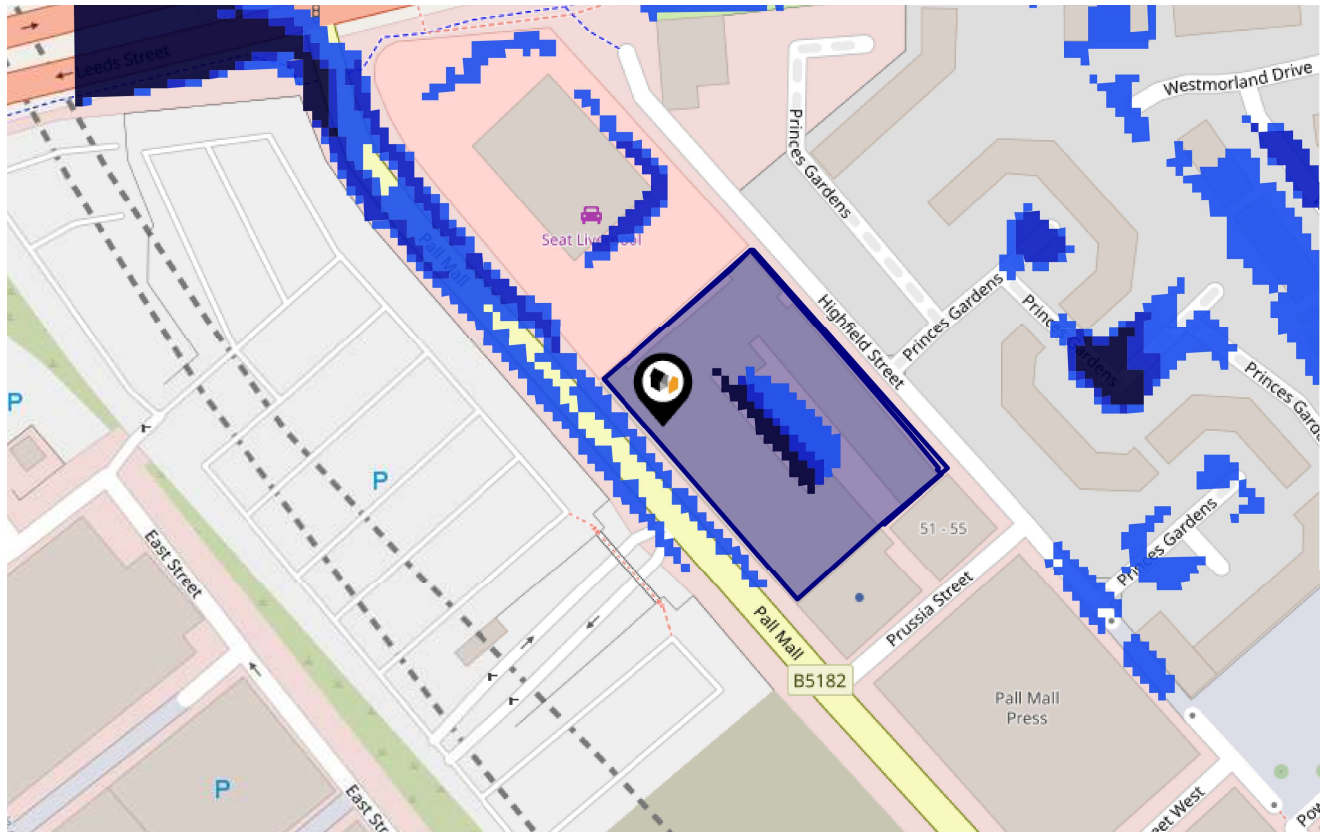


Flood Risk

Surface Water - Climate Change

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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.

- 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:



KPF - Key Property Facts

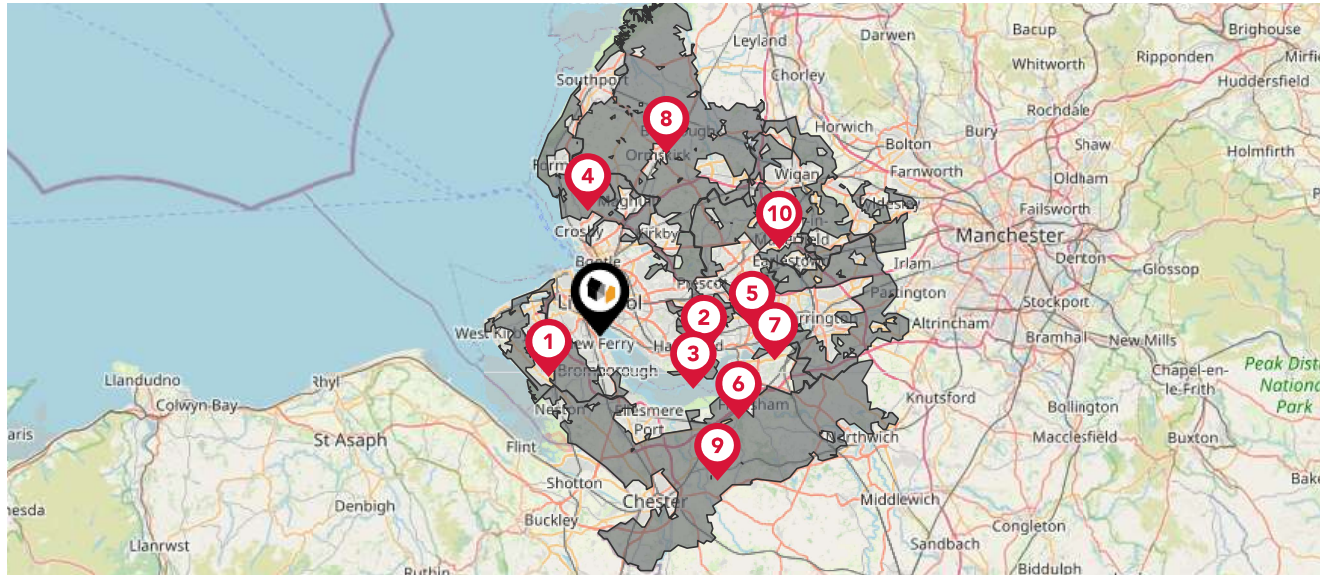
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Maps

Green Belt

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



Nearby Green Belt Land

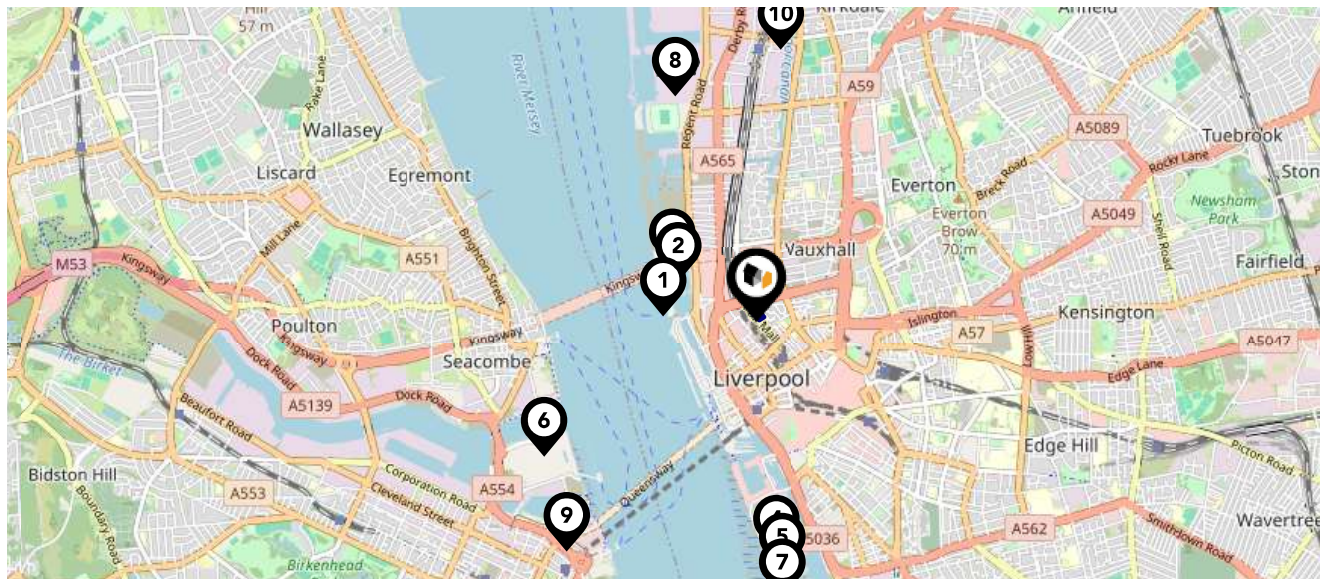
- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Knowsley
- 3 Merseyside and Greater Manchester Green Belt - Liverpool
- 4 Merseyside and Greater Manchester Green Belt - Sefton
- 5 Merseyside and Greater Manchester Green Belt - St. Helens
-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

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

	Waterloo Dock River Entrance-Merseyside, Liverpool	Historic Landfill
	Victoria Branch Dock-Merseyside	Historic Landfill
	Trafalgar Branch Dock-Liverpool, Merseyside	Historic Landfill
	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill
	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill
	Alfred Dock River Entrance-Wirral, Merseyside	Historic Landfill
	Kings Dock Number 1 and 2-Queens Branch Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill
	Sandon Dock-Sefton, Merseyside	Historic Landfill
	Morpeth Lock and Branch Dock-Shore Road, Birkenhead, Merseyside	Historic Landfill
	Railway Goods Yard-Sandhills Lane, Liverpool 8, 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
	1363092 - Cotton Exchange Building	Grade II	0.1 miles
	1206657 - Orleans House	Grade II	0.1 miles
	1031614 - 7, Union Street	Grade II	0.2 miles
	1208627 - Harley Buildings	Grade II	0.2 miles
	1070592 - 91 And 93, Old Hall Street	Grade II	0.2 miles
	1252929 - Bereys' Buildings	Grade II	0.2 miles
	1252926 - Windsor Building	Grade II	0.2 miles
	1262021 - 59-61, Tithebarn Street	Grade II	0.2 miles
	1363074 - Lion Tavern	Grade II	0.2 miles
	1208630 - The Albany	Grade II	0.2 miles

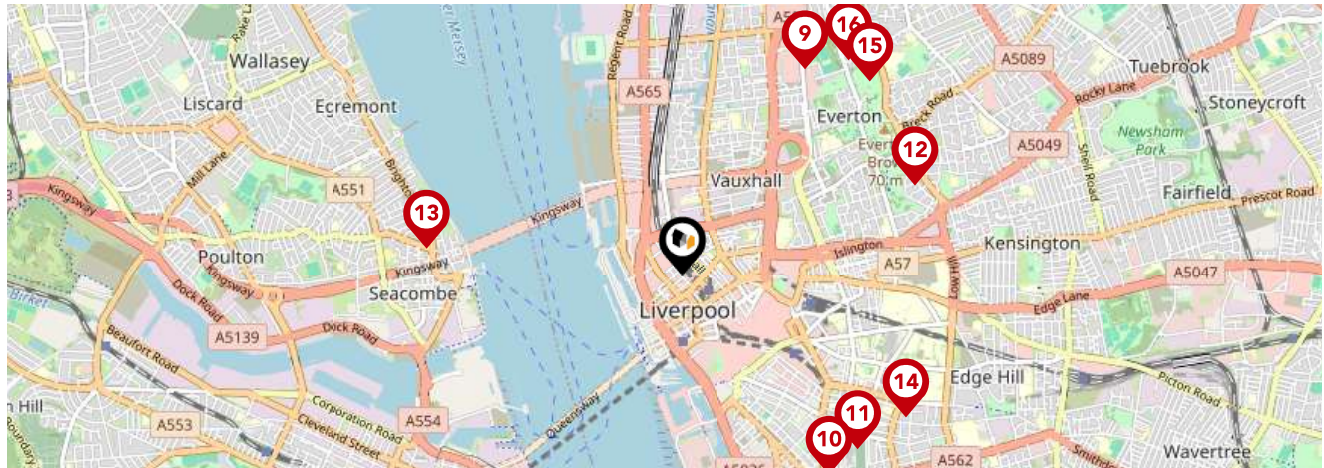
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KPF - Key Property Facts

Area Schools

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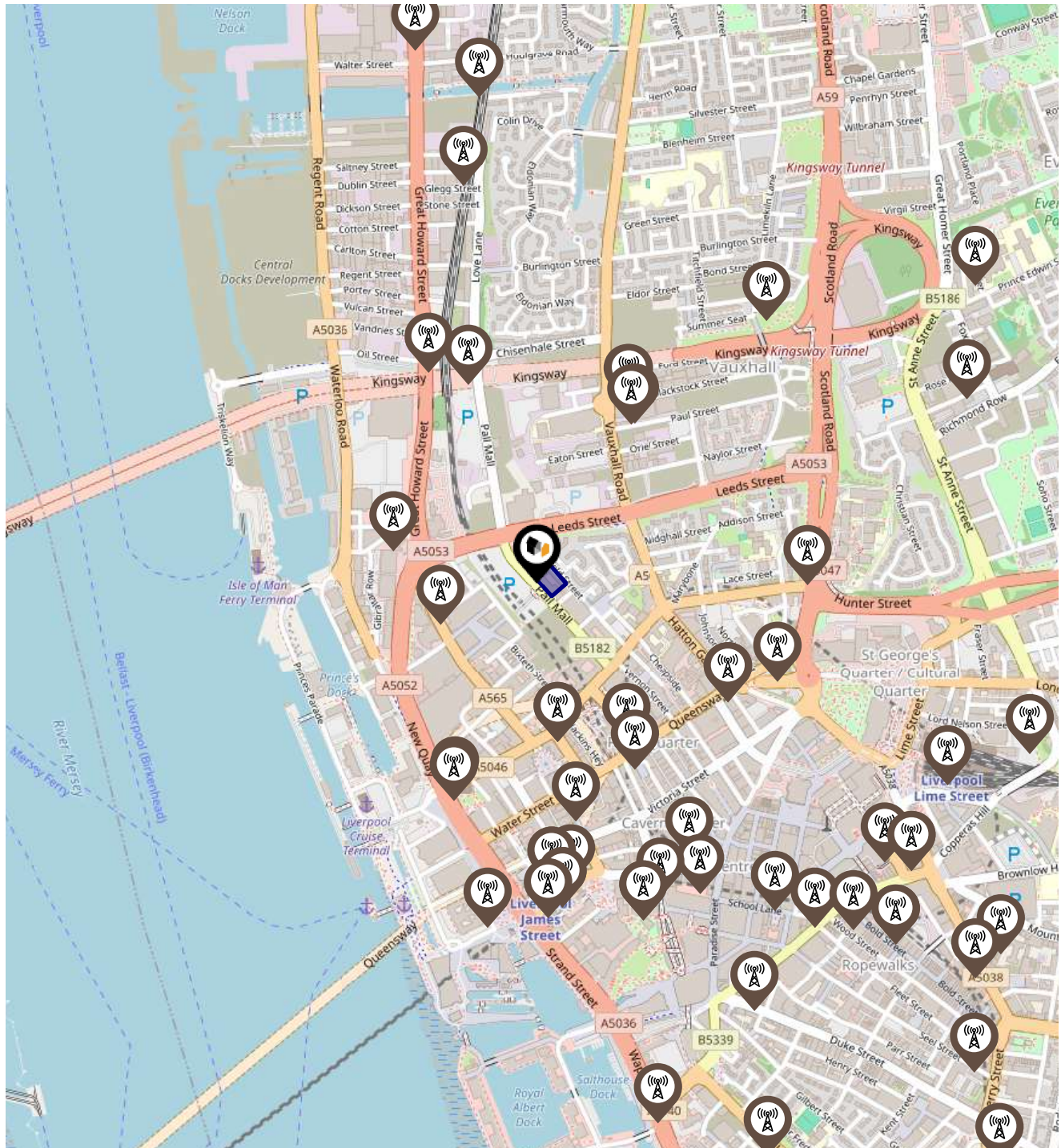


		Nursery	Primary	Secondary	College	Private
	Notre Dame Catholic Academy Ofsted Rating: Requires improvement Pupils:0 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipa Primary and High School Ofsted Rating: Requires improvement Pupils: 544 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	LIPA Sixth Form College Ofsted Rating: Outstanding Pupils: 386 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Everton Nursery School and Family Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Riverside Primary School Ofsted Rating: Good Pupils: 265 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Liverpool Mathematics School Ofsted Rating: Not Rated Pupils: 95 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Beacon Church of England Primary School Ofsted Rating: Outstanding Pupils: 497 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Immaculate Catholic Primary School Ofsted Rating: Good Pupils: 391 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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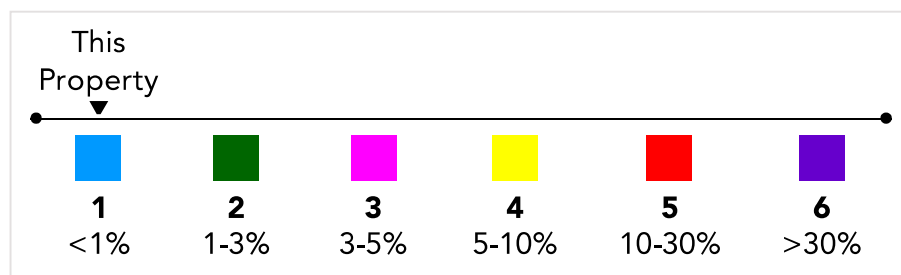
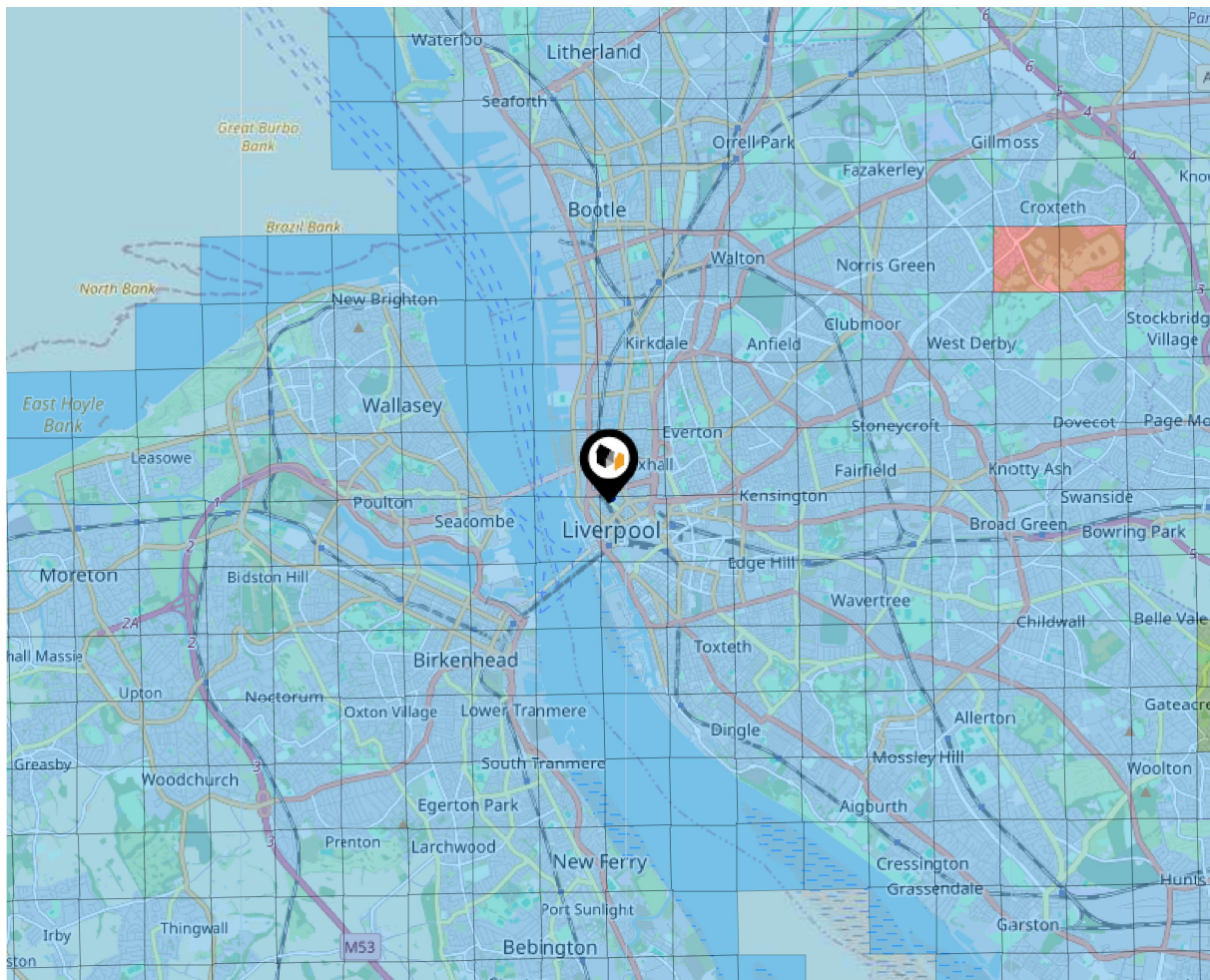


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

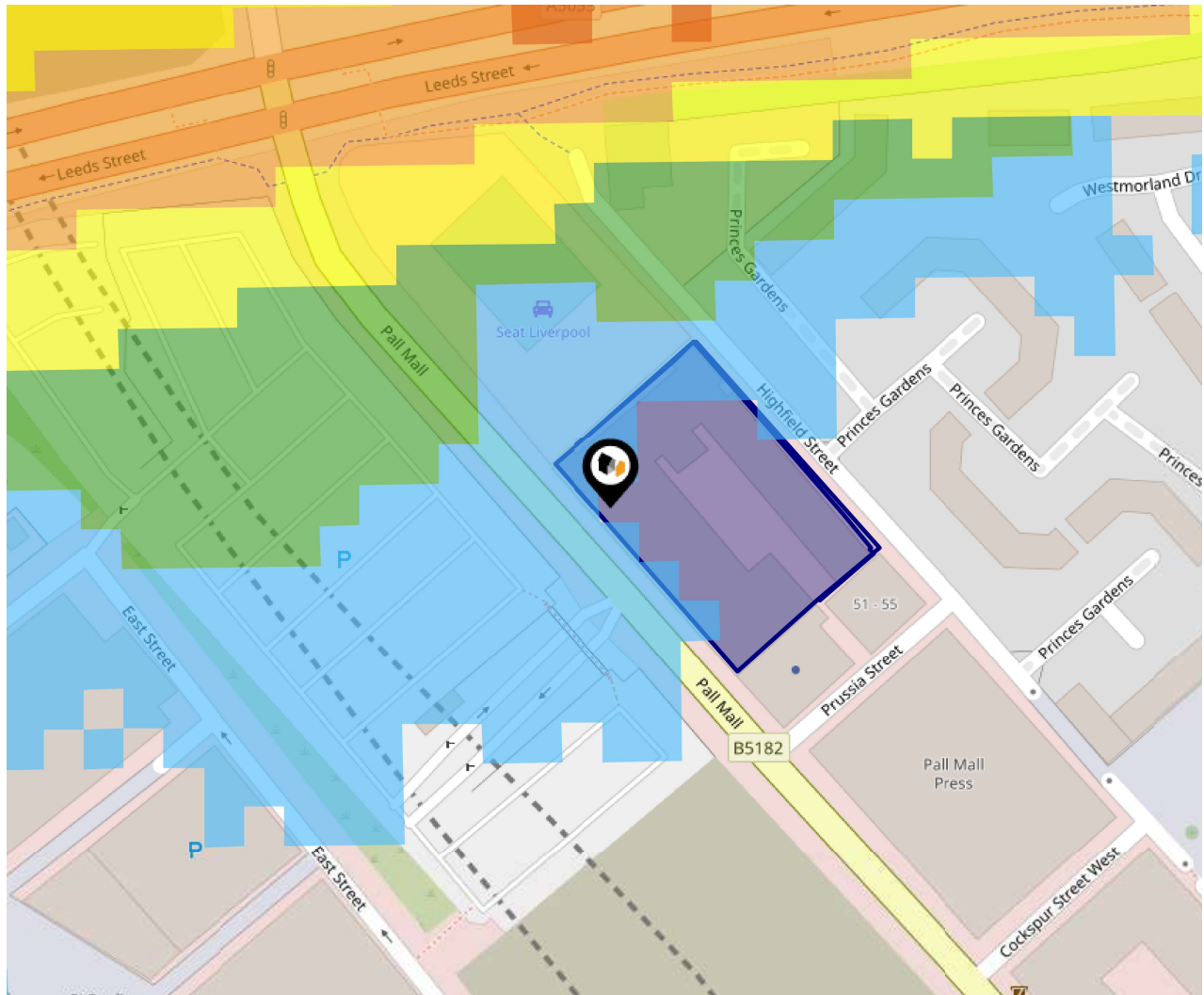
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

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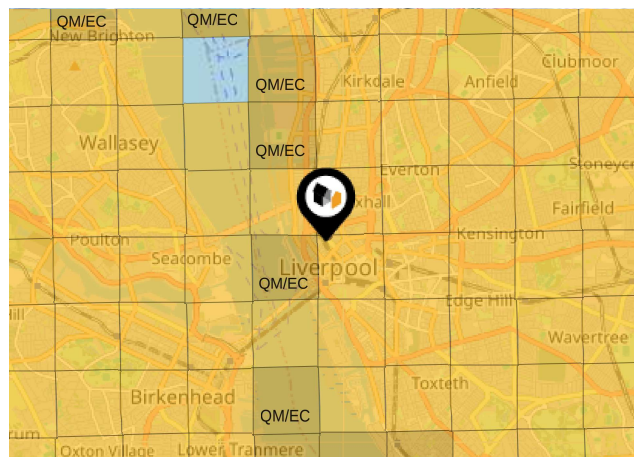
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



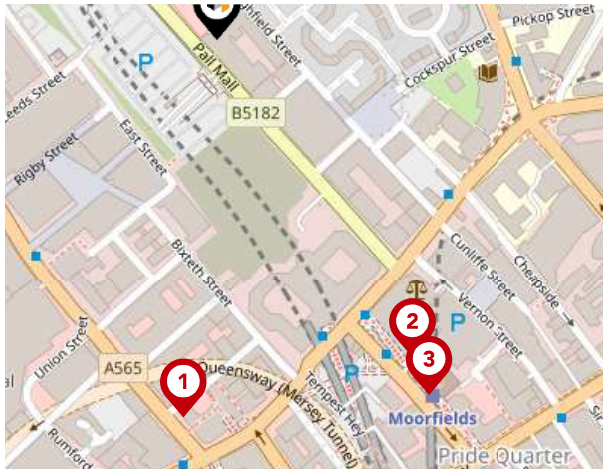
Primary Classifications (Most Common Clay Types)

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	Moorfields Rail Station	0.22 miles
2	Moorfields Rail Station	0.22 miles
3	Moorfields Rail Station	0.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J6	5.68 miles
2	M57 J5	5.73 miles
3	M62 J5	5.1 miles
4	M57 J4	5.83 miles
5	M57 J3	5.87 miles



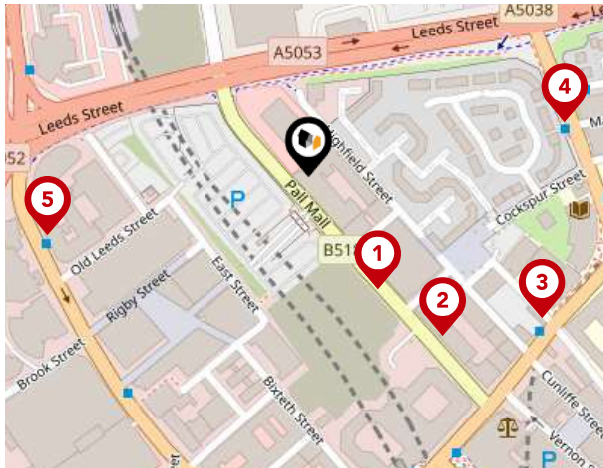
Airports/Helipads

Pin	Name	Distance
1	Speke	7.62 miles
2	Highfield	25.43 miles
3	Manchester Airport	29.56 miles
4	Leeds Bradford Airport	63.13 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Cockspur Street West	0.08 miles
2	Cockspur Street West	0.12 miles
3	Smithfield Street	0.16 miles
4	Cockspur Street	0.15 miles
5	Old Leeds Street	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Isle of Man & Dublin Terminal	0.46 miles

Landwood Group

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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