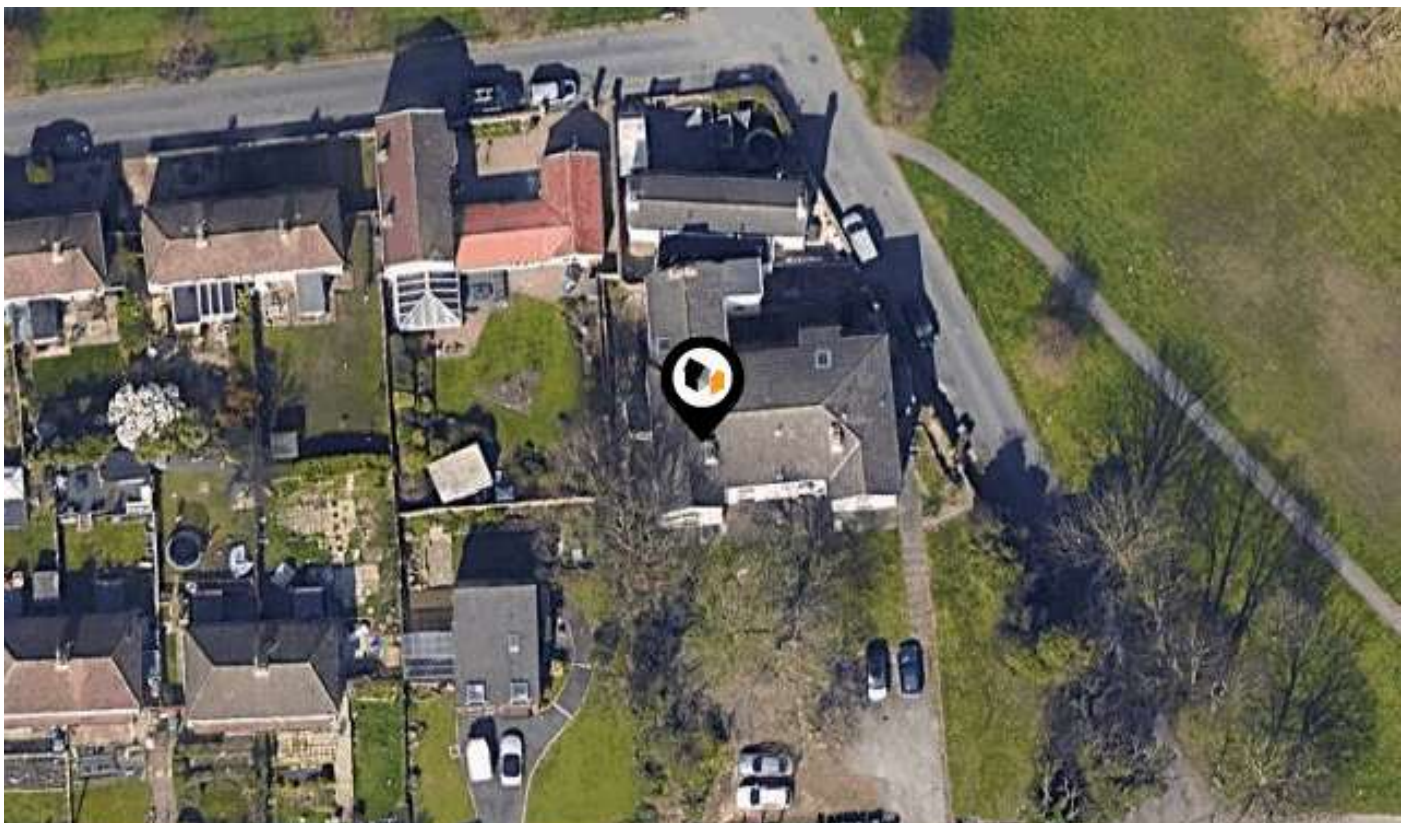




# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Wednesday 25th February 2026**



**DELL HOUSE, 87, THE DELL, ROCK FERRY, CH42 1PW**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

**Type:** Property Shell  
**Bedrooms:** 1  
**UPRN:** 42164272

## Local Area

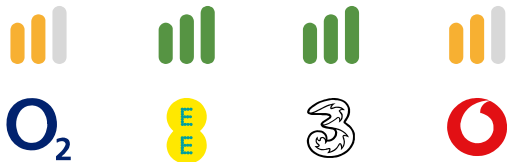
**Local Authority:** Wirral  
**Conservation Area:** Rock Park  
**Flood Risk:**  
 ● Rivers & Seas: Very low  
 ● Surface Water: Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**15** mb/s      **42** mb/s      **1800** mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

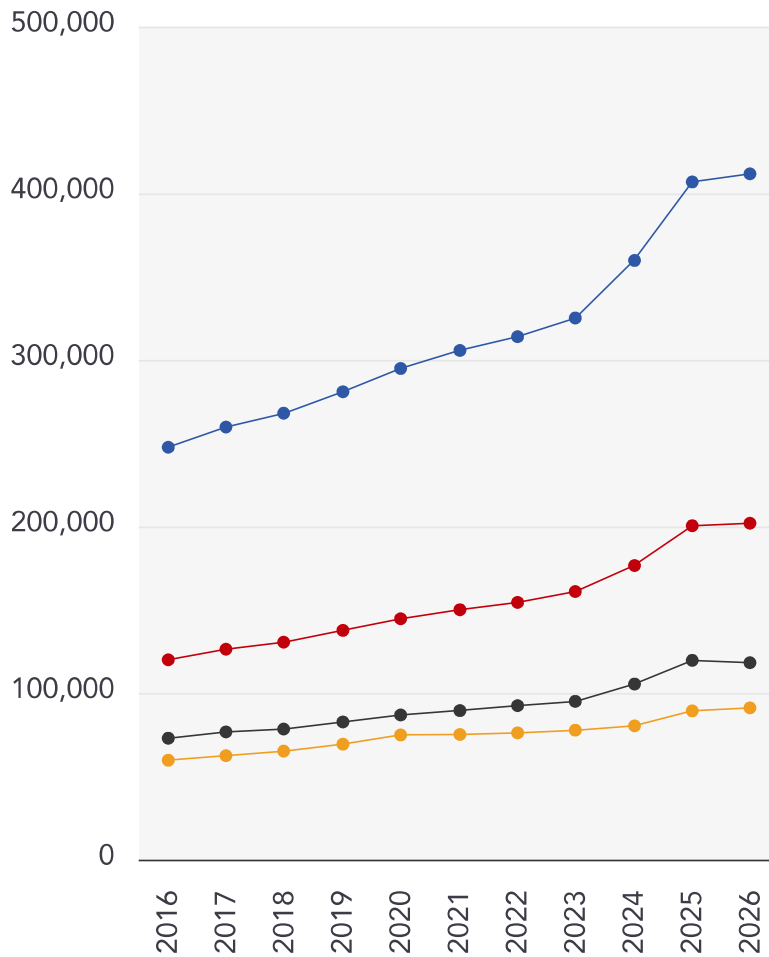


# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in CH42



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

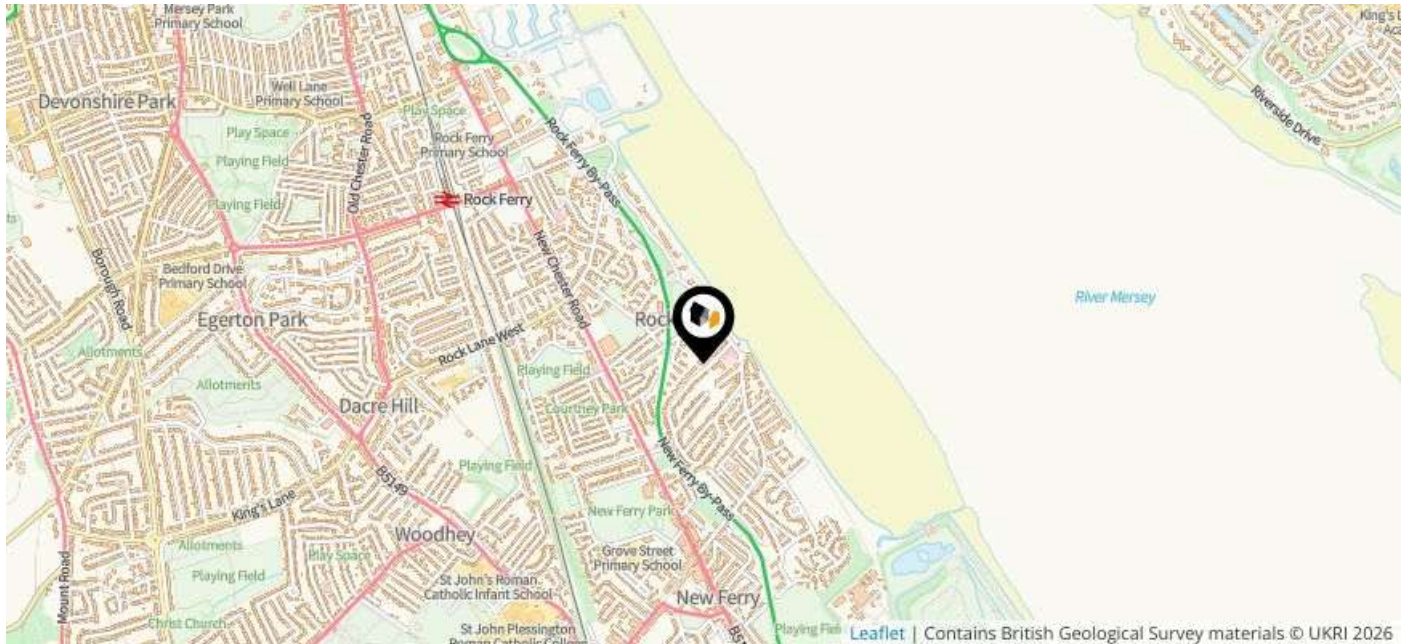
Flat

**+52.7%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



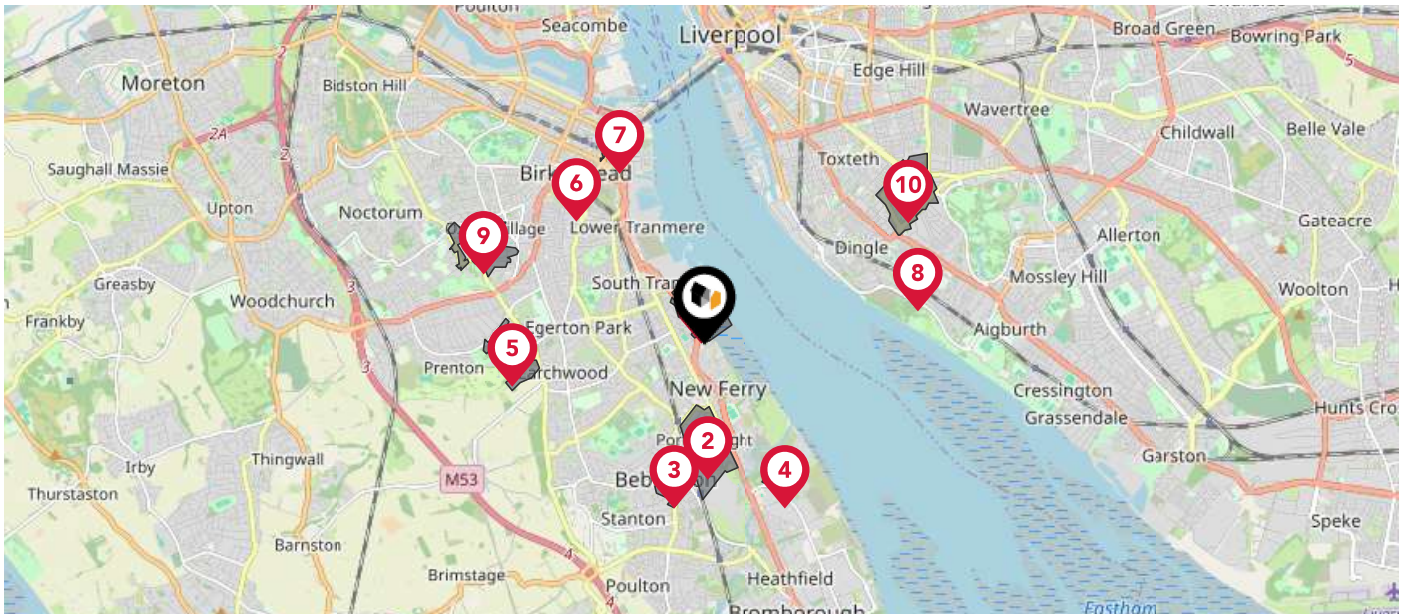
### Mine Entry

- ✕ 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

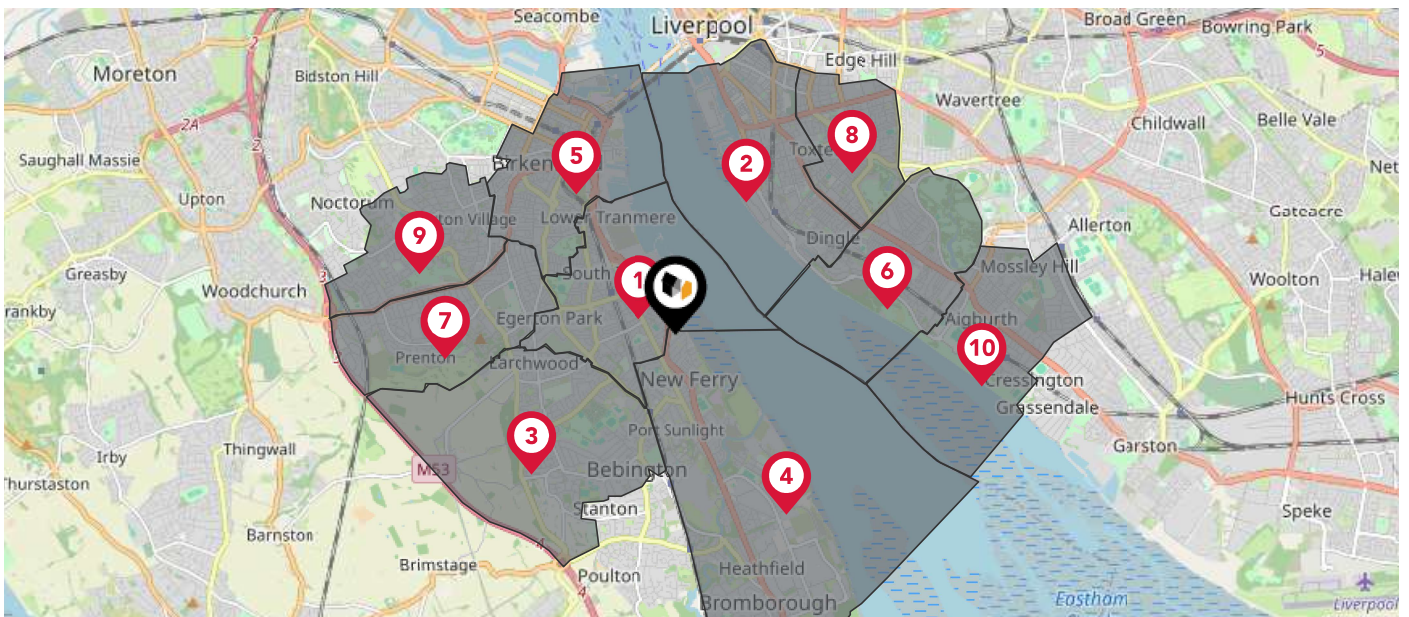
- 1 Rock Park
- 2 Port Sunlight
- 3 Lower Bebington
- 4 Bromborough Pool
- 5 Mountwood
- 6 Clifton Park
- 7 Hamilton Square
- 8 St Michaels Hamlet
- 9 Oxton Village
- 10 Princes Park

# 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

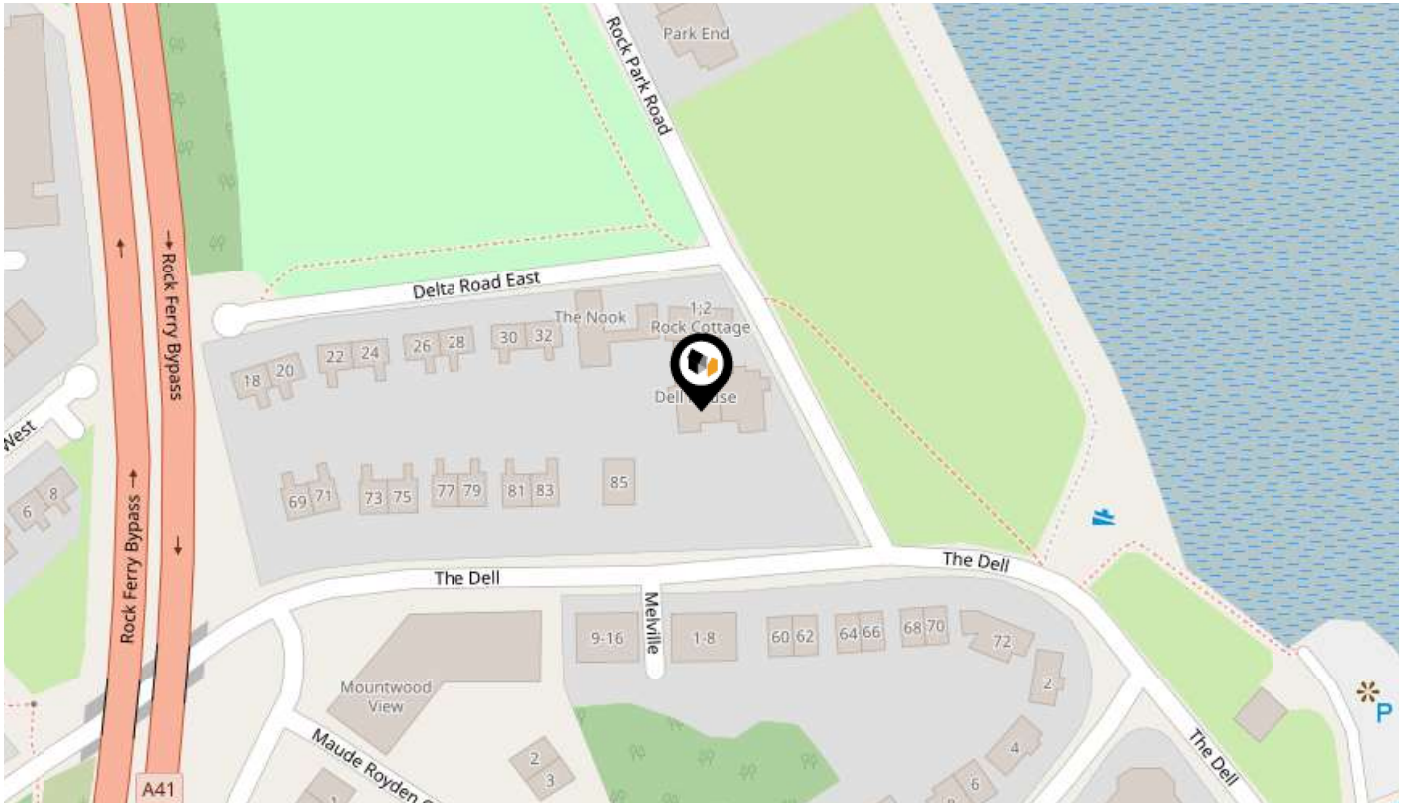
- 1 Rock Ferry Ward
- 2 Riverside Ward
- 3 Bebington Ward
- 4 Bromborough Ward
- 5 Birkenhead and Tranmere Ward
- 6 St. Michael's Ward
- 7 Prenton Ward
- 8 Princes Park Ward
- 9 Oxton Ward
- 10 Mossley Hill Ward

# 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.

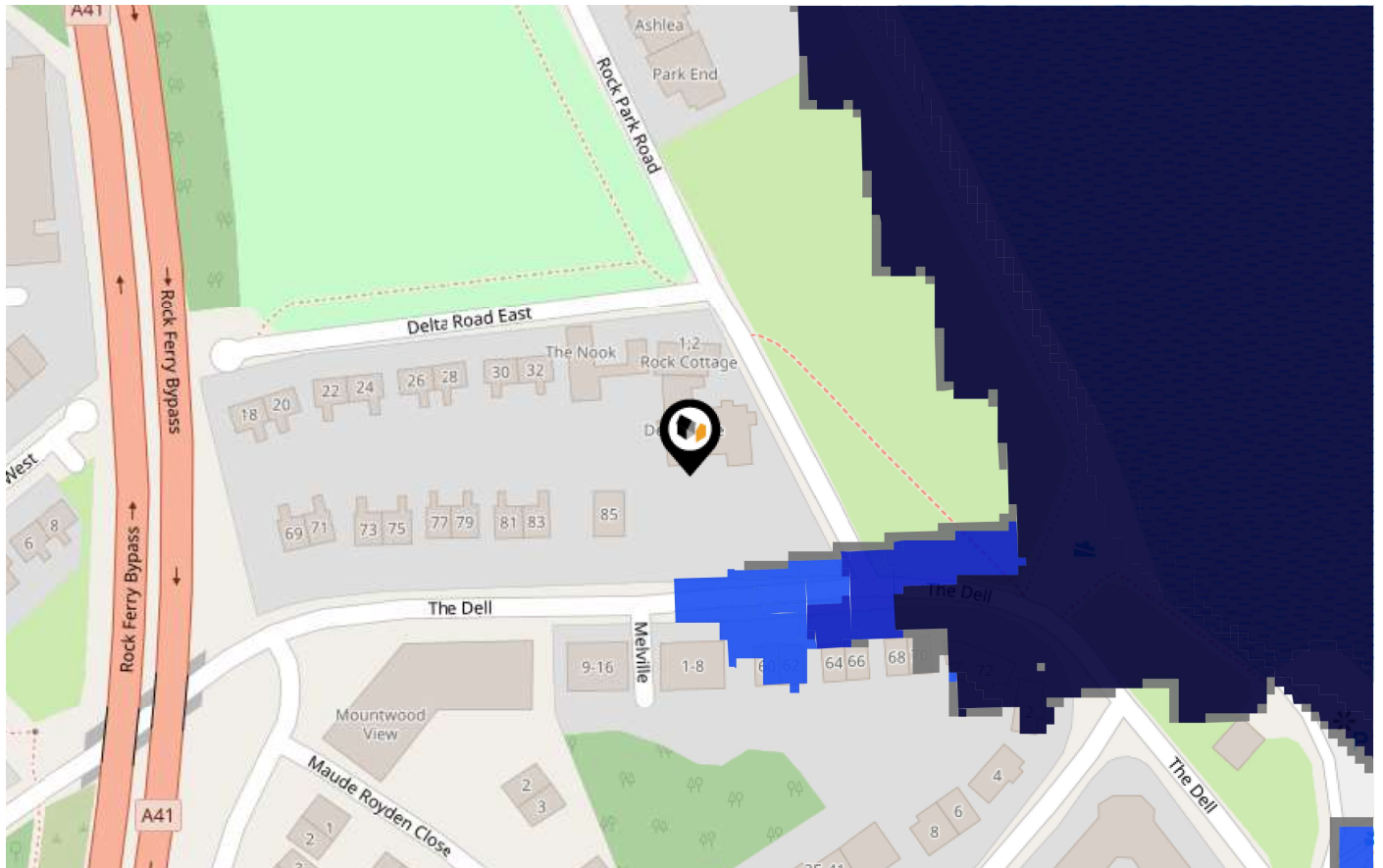
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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: 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.

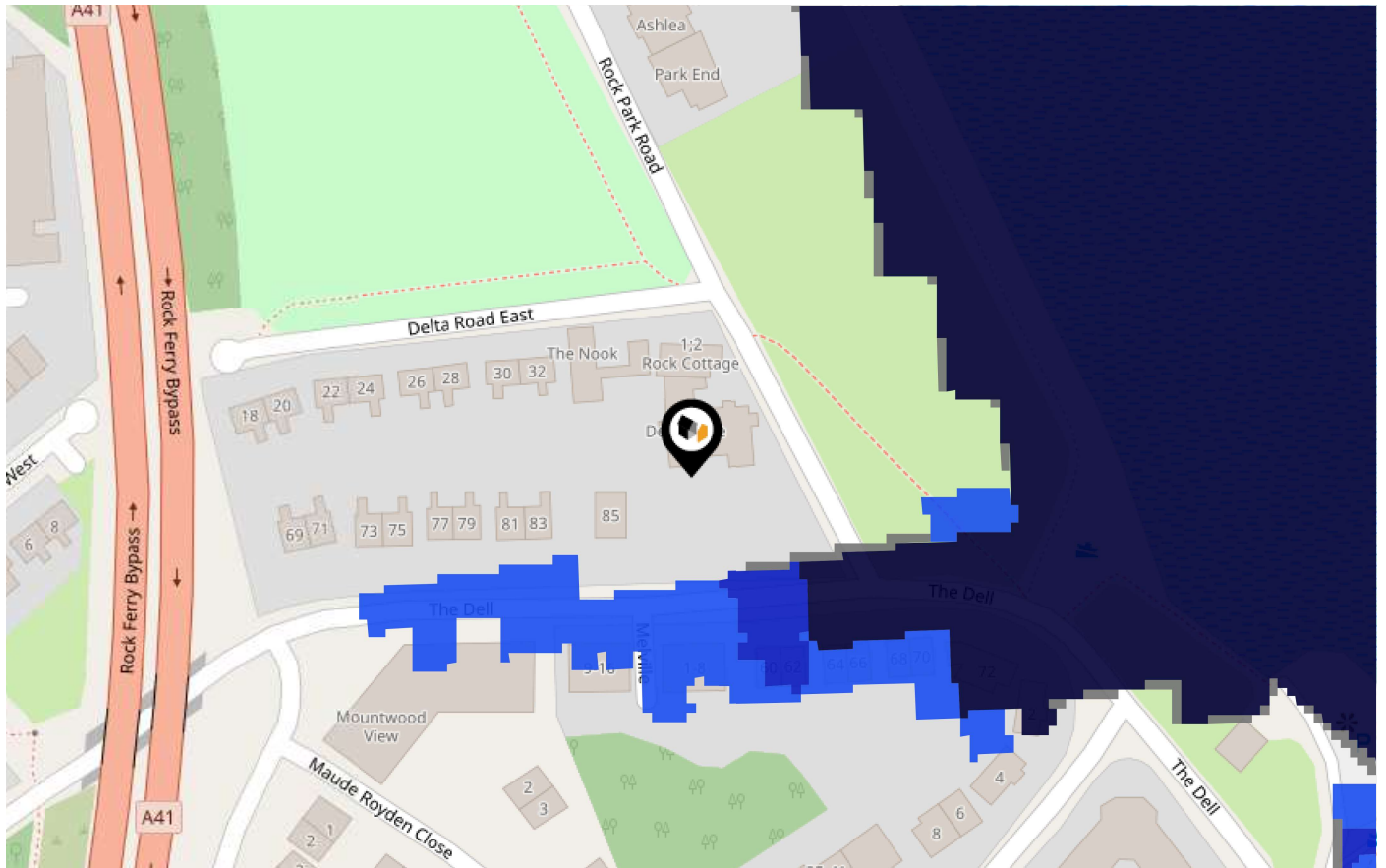
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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

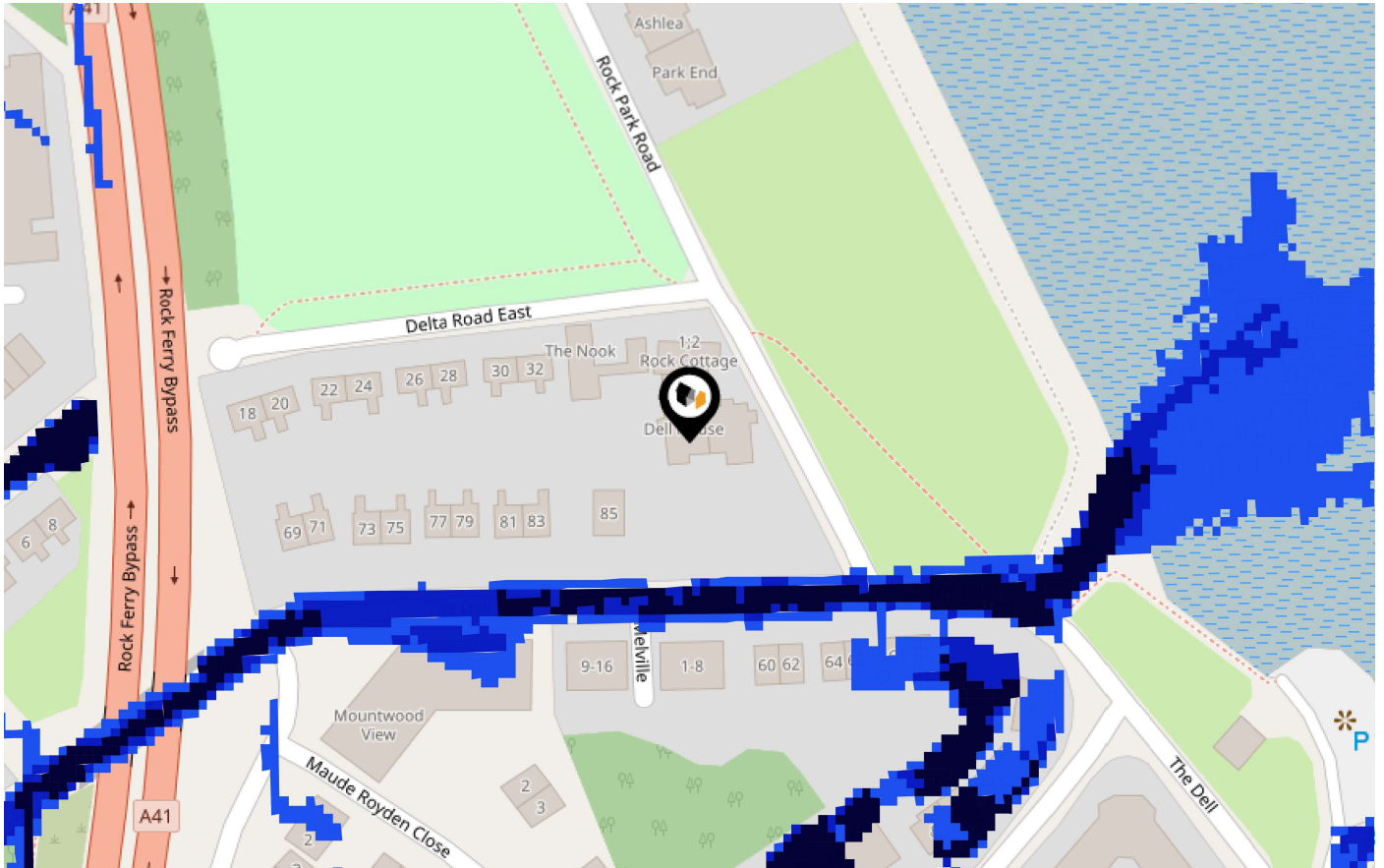
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - 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.

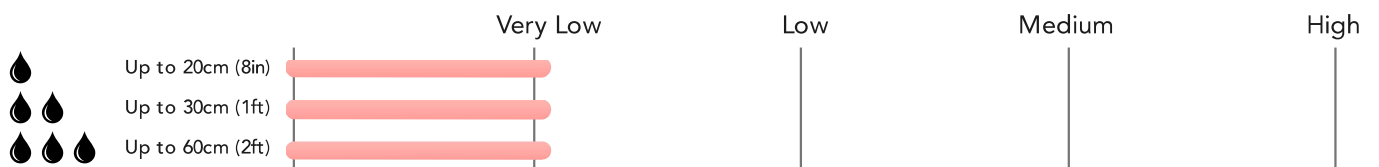


Risk Rating: Very low

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 (3.3%) 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.

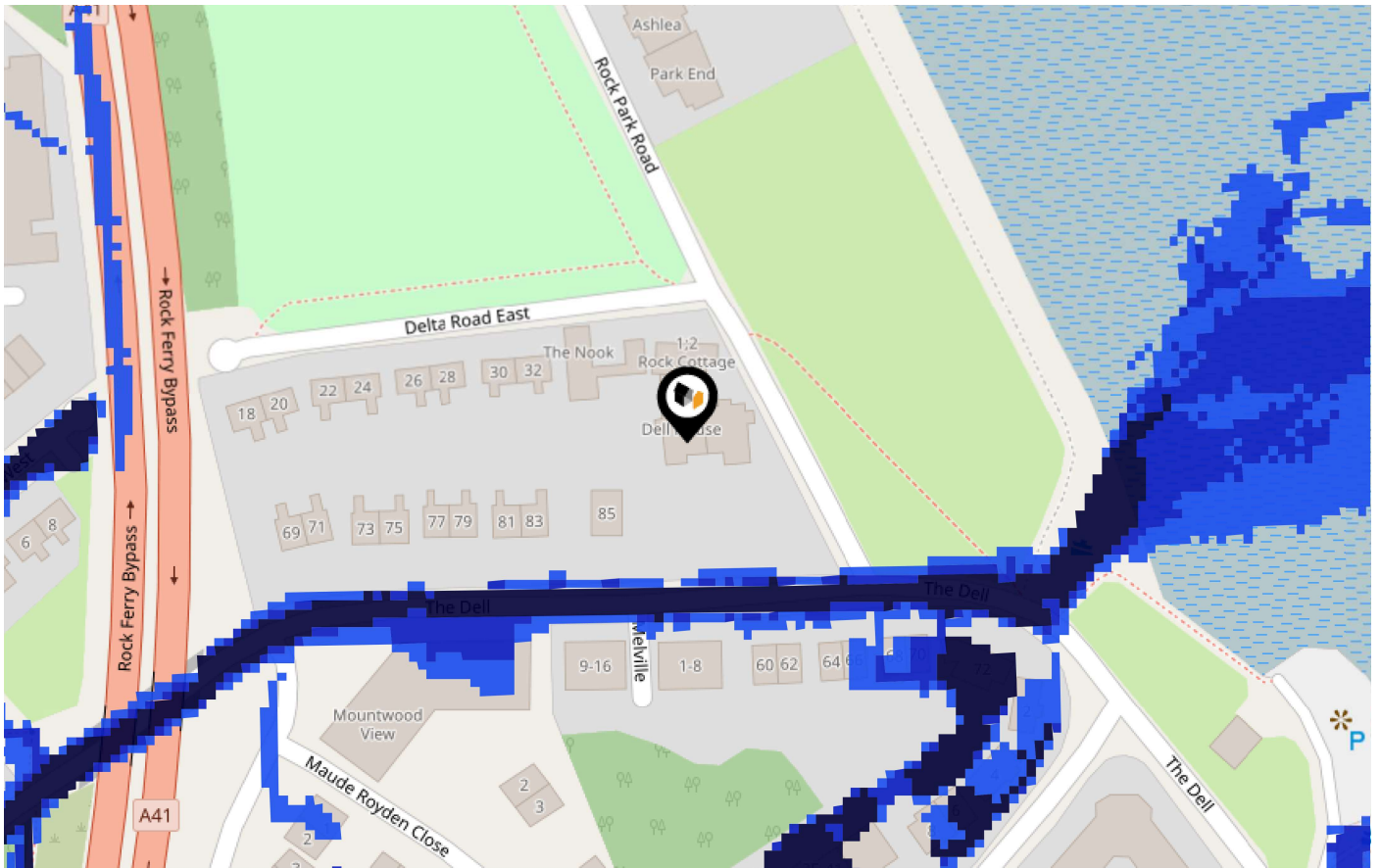
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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

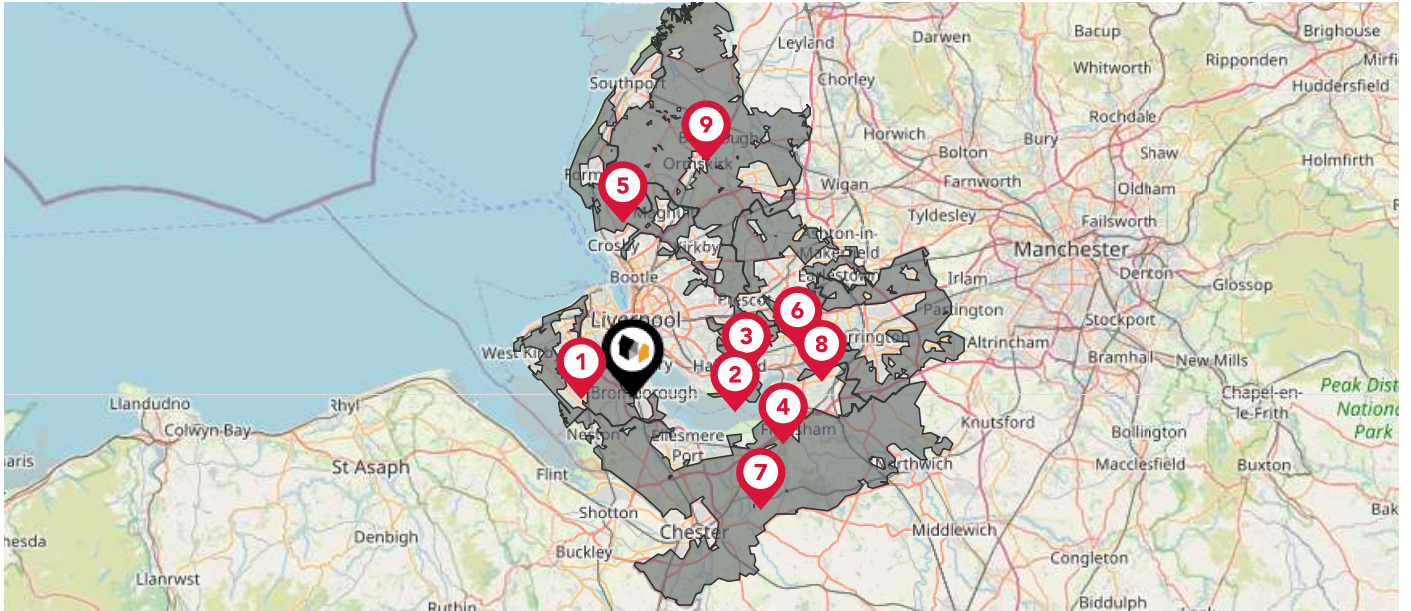
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

# Maps

## Landfill Sites

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

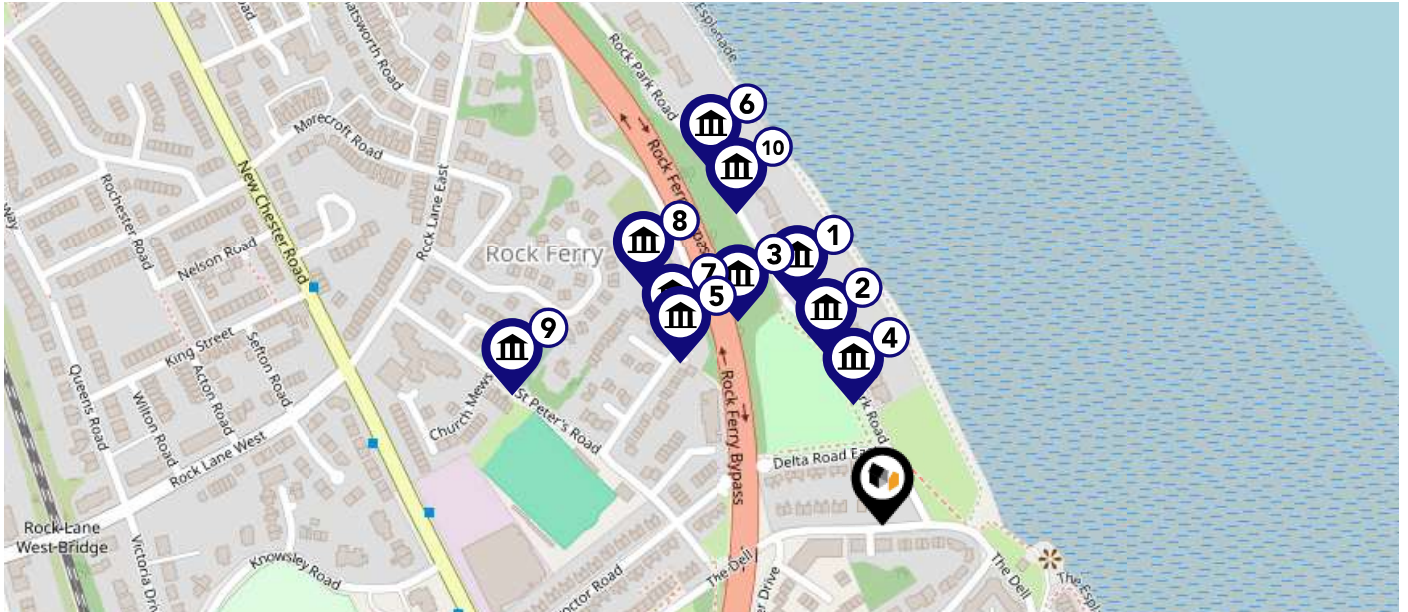
<b>1</b>	Shorefields-New Ferry, Wirral, Merseyside	Historic Landfill
<b>2</b>	EA/EPR/XP3791CG/V003	Active Landfill
<b>3</b>	North Reclamation Area-Bromborough Dock, Wirral, Merseyside	Historic Landfill
<b>4</b>	EA/EPR/GB3103GY/T001	Active Landfill
<b>5</b>	Cammell Laird-Ship Builders and Engineers Limited, Birkenhead, Merseyside	Historic Landfill
<b>6</b>	Bromborough Dock and North Reclamation Area-Wirral, Merseyside	Historic Landfill
<b>7</b>	Dibbinsdale Brook / Bromborough Pool-Wirral, Merseyside	Historic Landfill
<b>8</b>	On Par Golf Club-Rear of 34-84 Shore Drive, New Ferry, Merseyside	Historic Landfill
<b>9</b>	EA/EPR/GB3103FD/T001	Active Landfill
<b>10</b>	Port Sunlight Factory (Bromborough Pool etc.)-Bromborough pool, Wirral	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



1201762 - Number 19 With Gatepiers To Street

Grade II

0.1 miles



1201766 - Toftcombs

Grade II

0.1 miles



1218814 - Numbers 20 And 21 With Gatepiers To Number 21

Grade II

0.1 miles



1218839 - Oaklea

Grade II

0.1 miles



1282517 - Number 31 With Gatepiers To Street

Grade II

0.1 miles



1201761 - 12 13, Rock Park

Grade II

0.2 miles



1218821 - 32 33, Rock Park

Grade II

0.2 miles



1218828 - 34 35, Rock Park

Grade II

0.2 miles



1218851 - Church Of St Peter

Grade II

0.2 miles



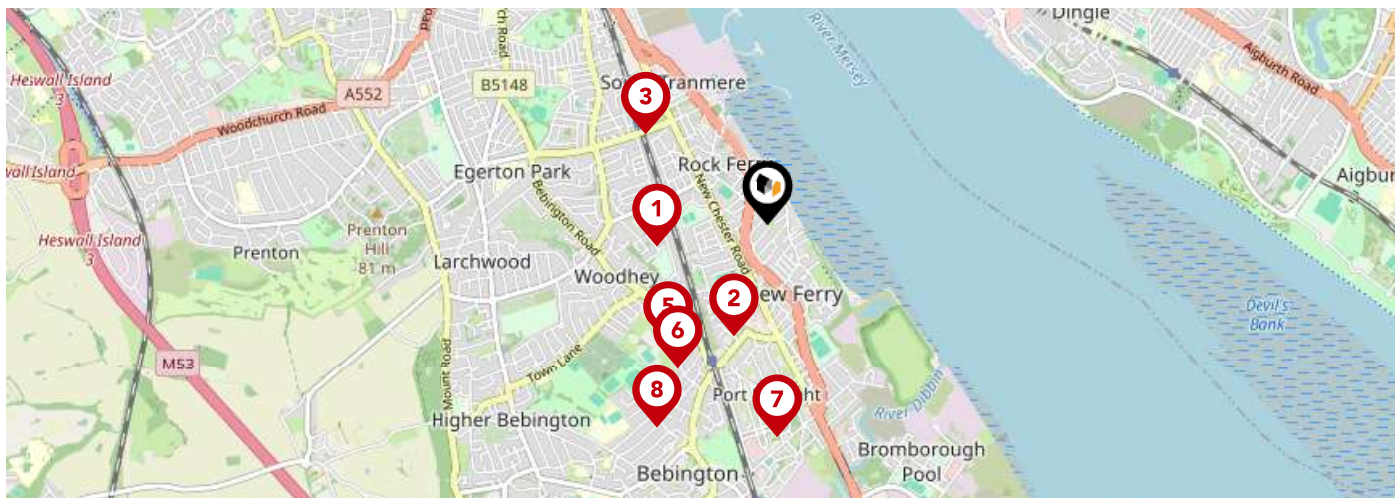
1291789 - Numbers 14 And 15 With Gatepiers To Front Garden

Grade II

0.2 miles

# Area Schools

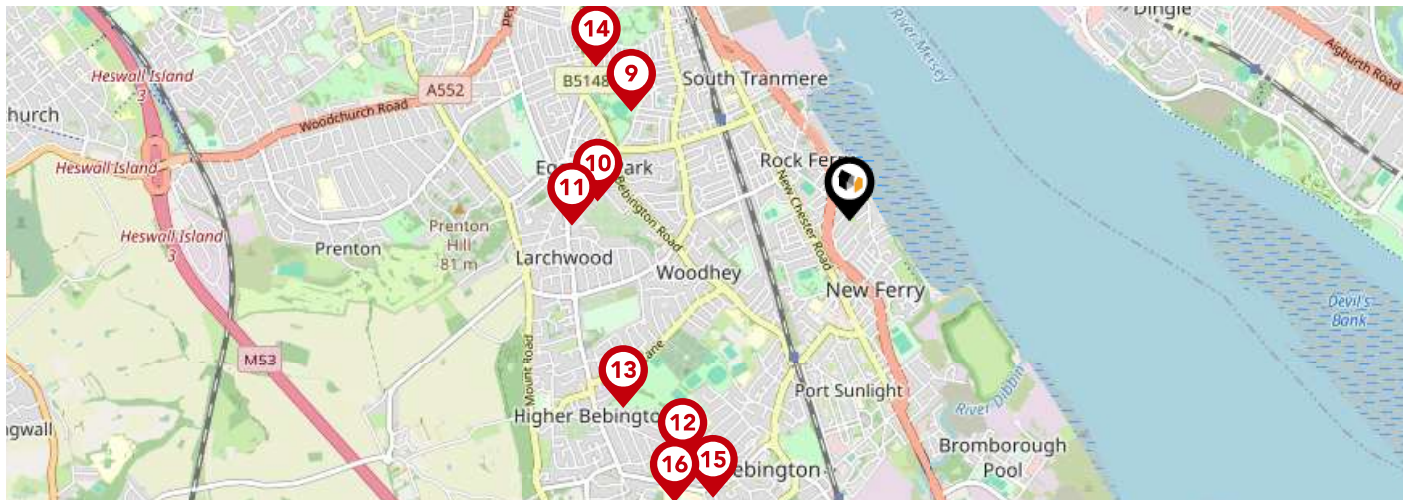
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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 257   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Grove Street Primary School</b> Ofsted Rating: Good   Pupils: 316   Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Rock Ferry Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St John's Catholic Infant School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St John's Catholic Junior School</b> Ofsted Rating: Good   Pupils: 248   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St John Plessington Catholic College</b> Ofsted Rating: Good   Pupils: 1574   Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Church Drive Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Andrew's CofE Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 202   Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

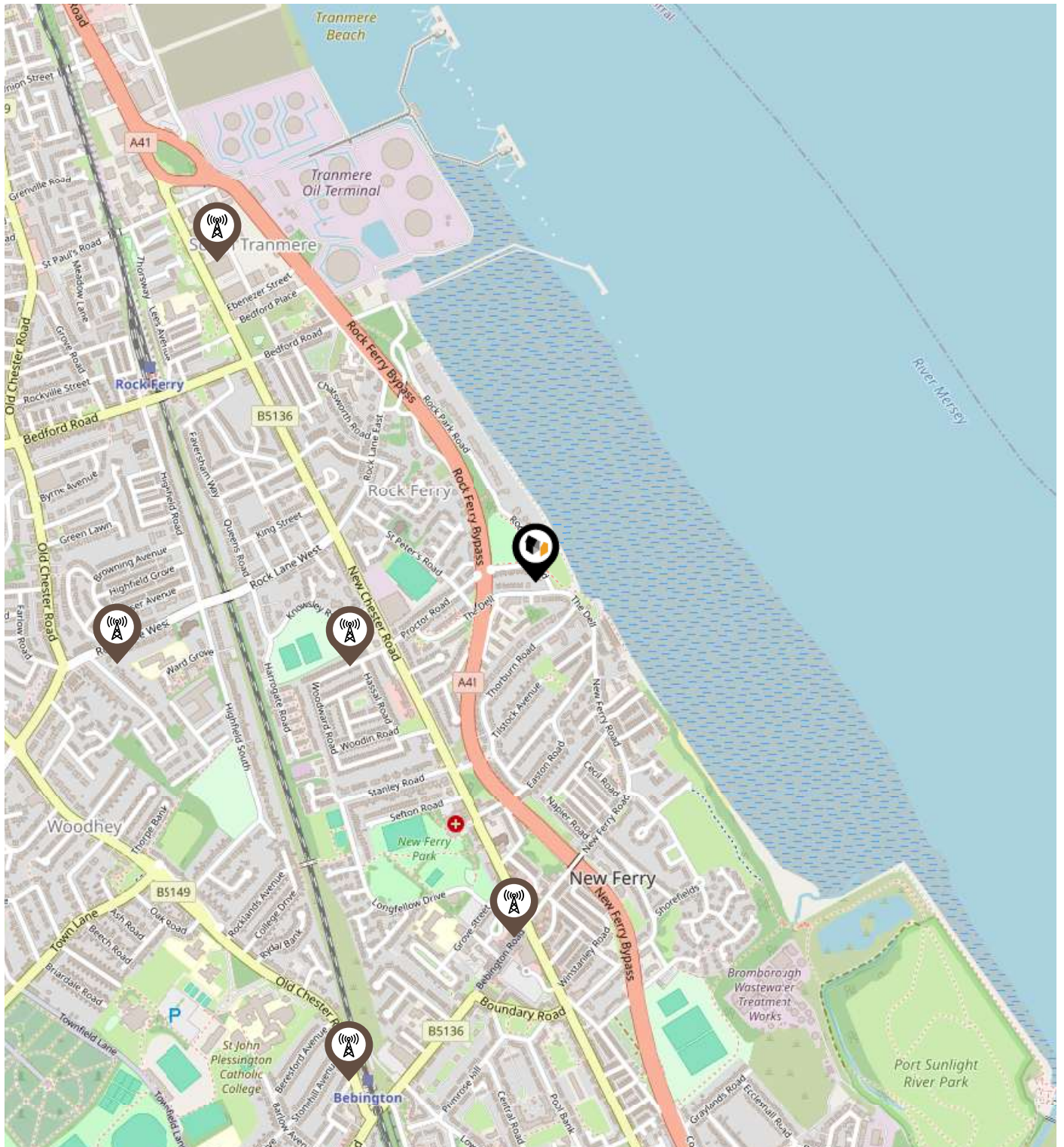
LANDWOOD GROUP





	Nursery	Primary	Secondary	College	Private
 <b>Well Lane Primary School</b> Ofsted Rating: Special Measures   Pupils: 207   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bedford Drive Primary School</b> Ofsted Rating: Good   Pupils: 435   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Prenton High School for Girls</b> Ofsted Rating: Good   Pupils: 781   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Co-op Academy Bebington</b> Ofsted Rating: Good   Pupils: 1122   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Town Lane Infant School</b> Ofsted Rating: Outstanding   Pupils: 338   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mersey Park Primary School</b> Ofsted Rating: Outstanding   Pupils: 449   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brackenwood Infant School</b> Ofsted Rating: Outstanding   Pupils: 160   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brackenwood Junior School</b> Ofsted Rating: Good   Pupils: 223   Distance:1.47	<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:

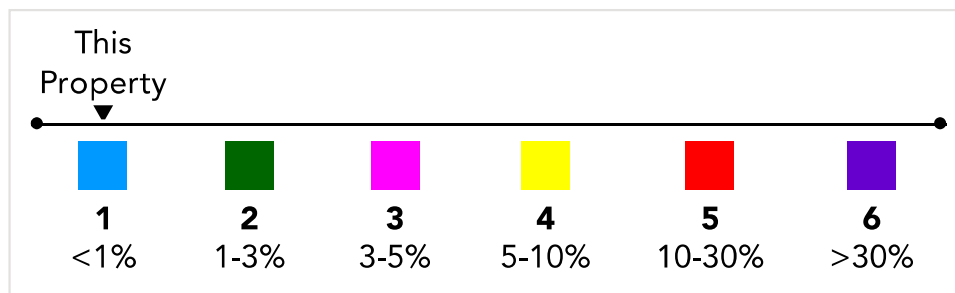
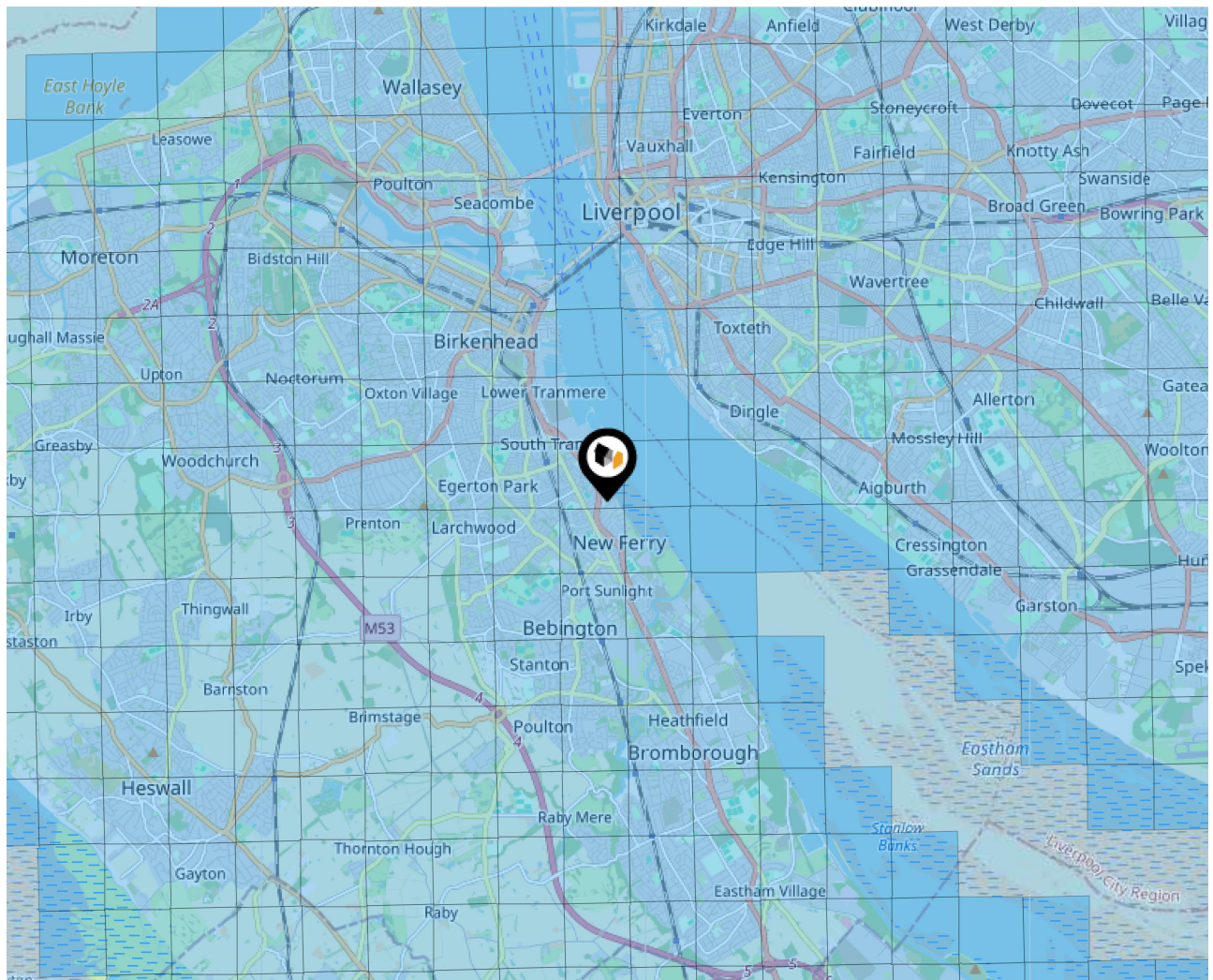
-  Power Pylons
-  Communication Masts

# Environment

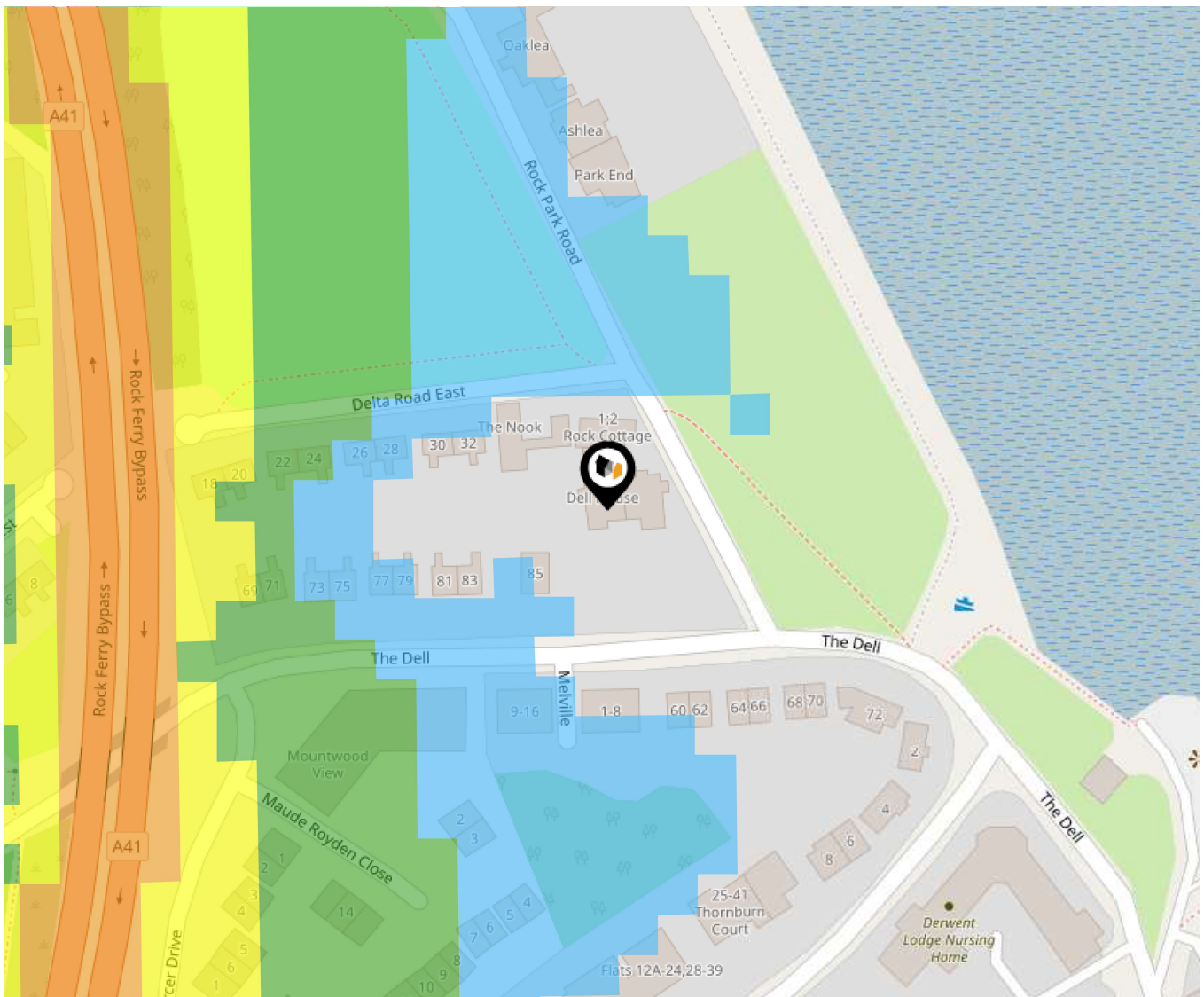
## Radon Gas

### 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/m<sup>3</sup>).



# Local Area Road Noise



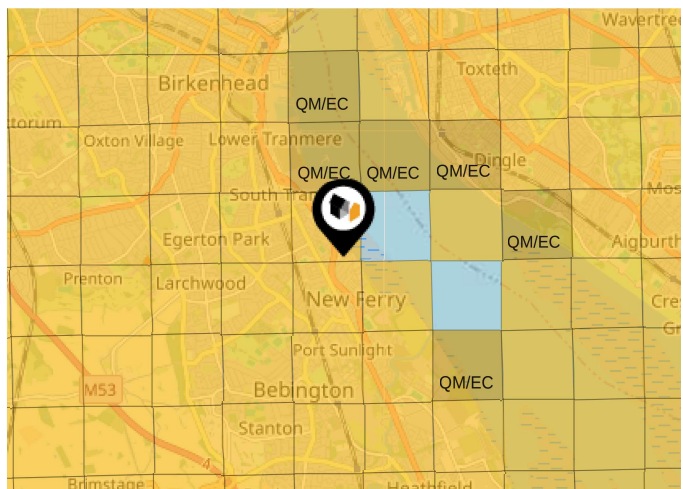
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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>	NONE	<b>Soil Texture:</b>	CLAYEY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY TO MEDIUM TO LIGHT(SILTY)		



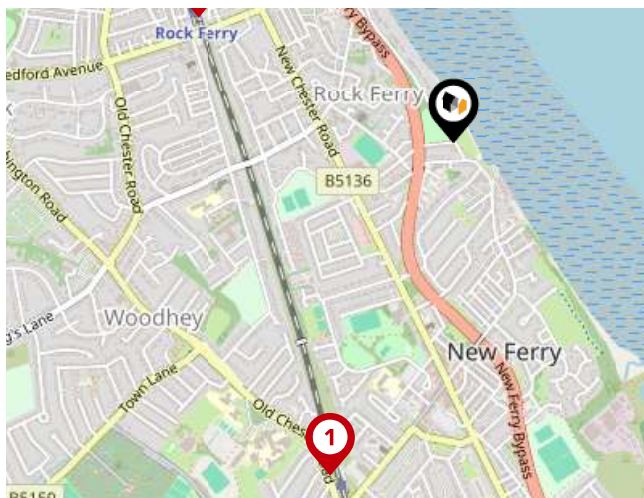
### Primary Classifications (Most Common Clay Types)

<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

# Area

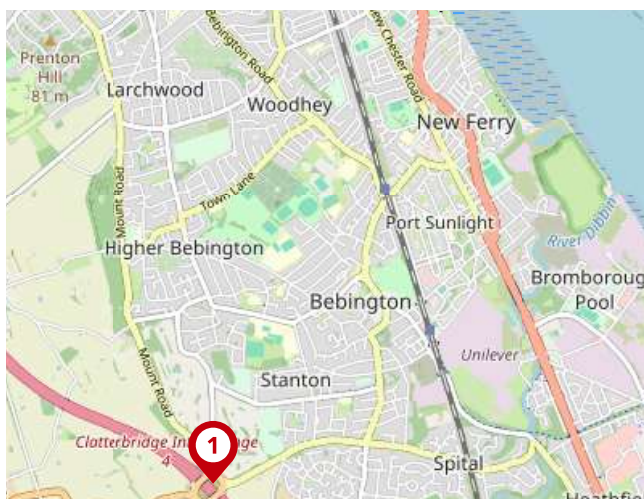
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Bebington Rail Station	0.79 miles
2	Rock Ferry Rail Station	0.63 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J4	2.32 miles
2	M53 J5	4.67 miles
3	M53 J3	3.06 miles
4	M53 J1	4.48 miles
5	M53 J2	4.55 miles



### Airports/Helipads

Pin	Name	Distance
1	Speke	6.23 miles
2	Highfield	28.4 miles
3	Manchester Airport	29.62 miles
4	Penrhyn	64 miles

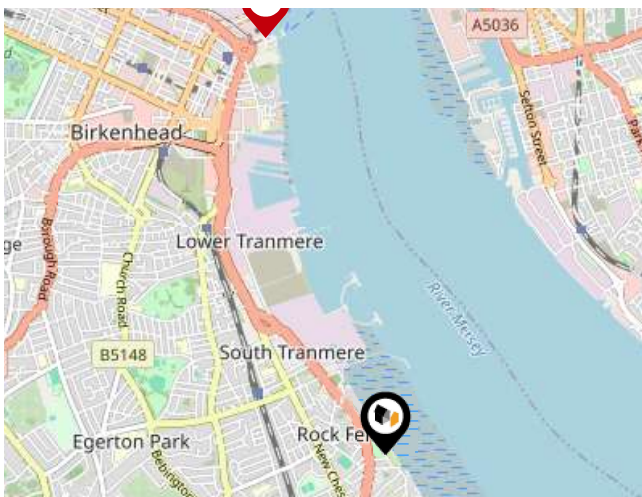
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Dell	0.06 miles
2	Onslow Road	0.14 miles
3	Procter Road	0.15 miles
4	St Peters Road	0.2 miles
5	Platt Grove	0.23 miles



### Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	1.92 miles

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### 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.

# 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.



### Contains public sector information licensed under the Open Government License v3.0

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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.



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