



# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Wednesday 29th April 2026**



**64, ROLLESBY GARDENS, ST. HELENS, WA9 5WG**

## Landwood Group

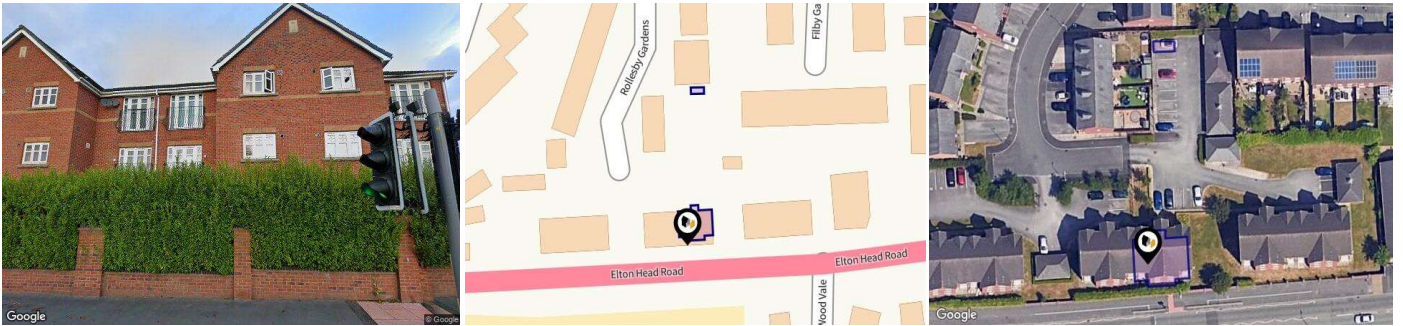
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	613 ft <sup>2</sup> / 57 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	2004
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,869
<b>Title Number:</b>	MS501200
<b>UPRN:</b>	39083081
<b>Restrictive Covenants:</b>	Yes

<b>Last Sold Date:</b>	18/12/2007
<b>Last Sold Price:</b>	£112,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£208
<b>Tenure:</b>	Leasehold

## Local Area

<b>Local Authority:</b>	St helens
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>9</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



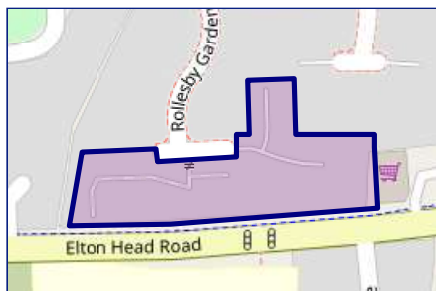
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

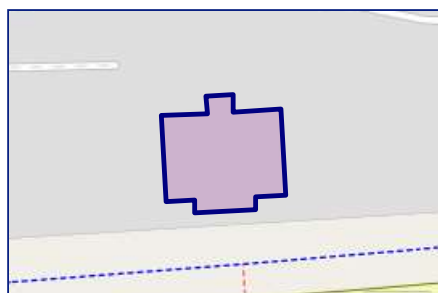
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## Freehold Title Plan



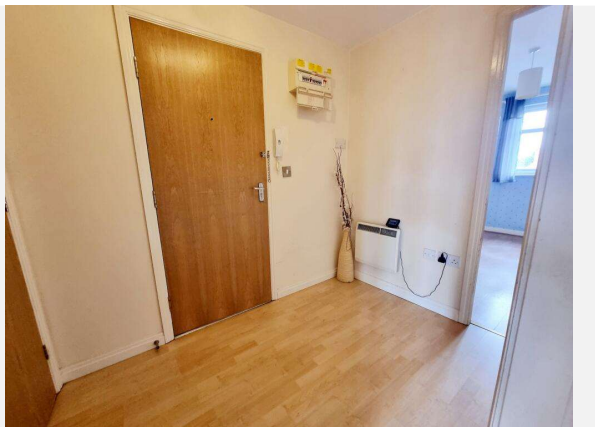
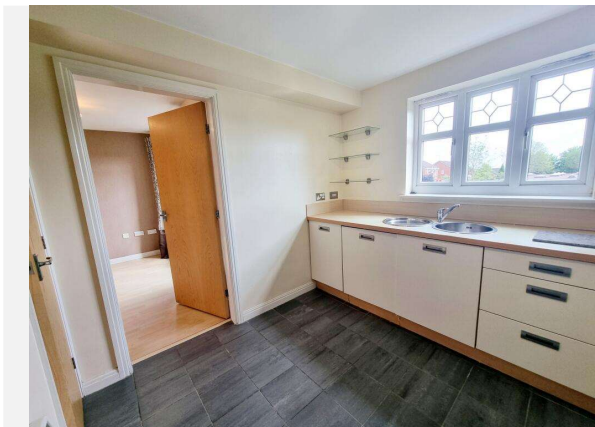
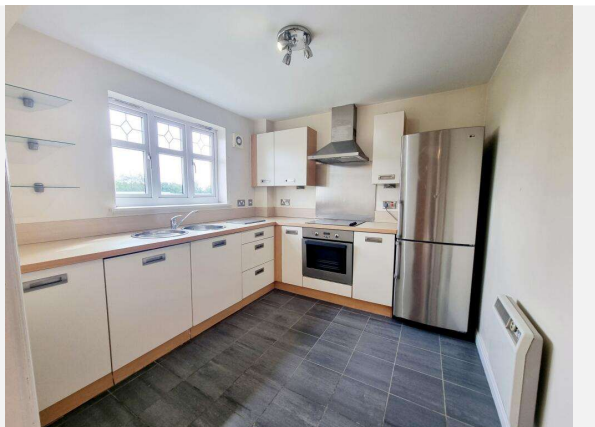
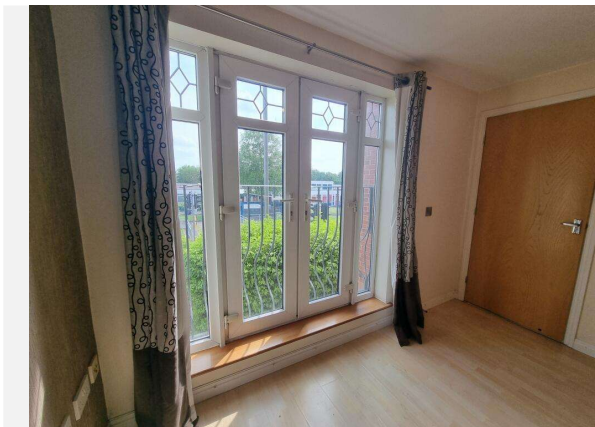
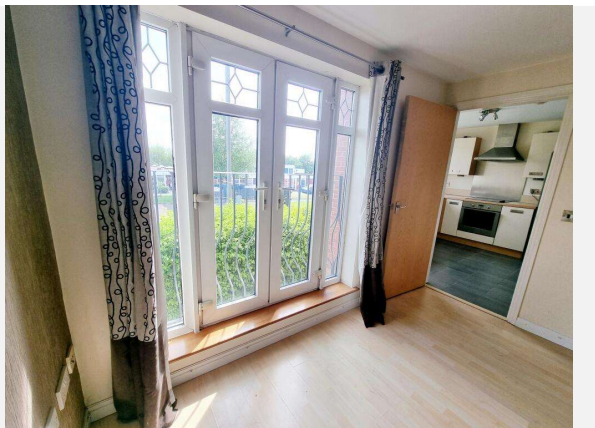
**MS534640**

## Leasehold Title Plan



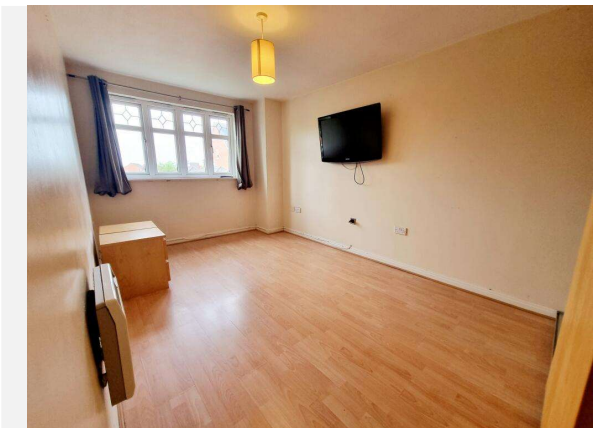
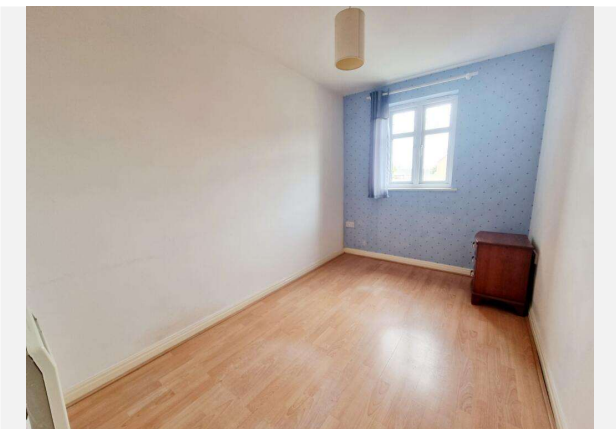
**MS501200**

Start Date: 25/11/2004  
End Date: 01/01/3003  
Lease Term: 999 years from 1 January 2004  
Term Remaining: 977 years



# Gallery Photos

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# Property EPC - Certificate

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64 Rollesby Gardens, WA9 5WG

Energy rating

**C**

Valid until 08.05.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>	76   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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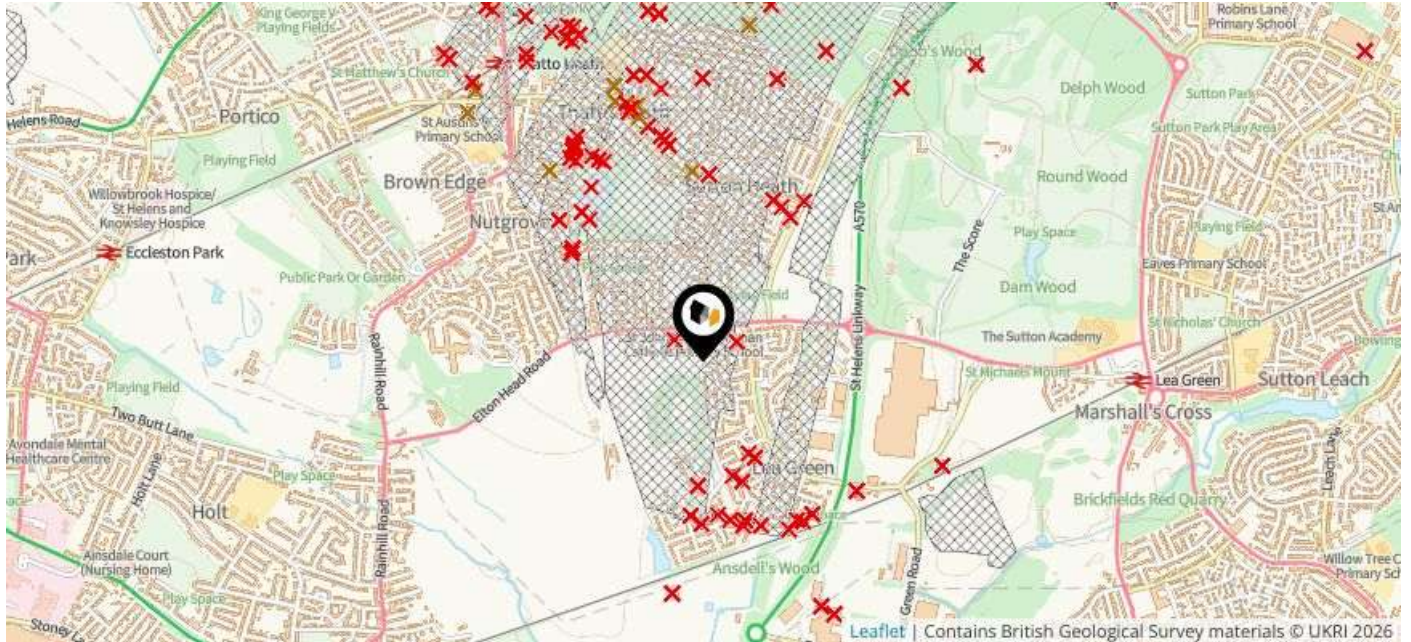
### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	57 m <sup>2</sup>

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



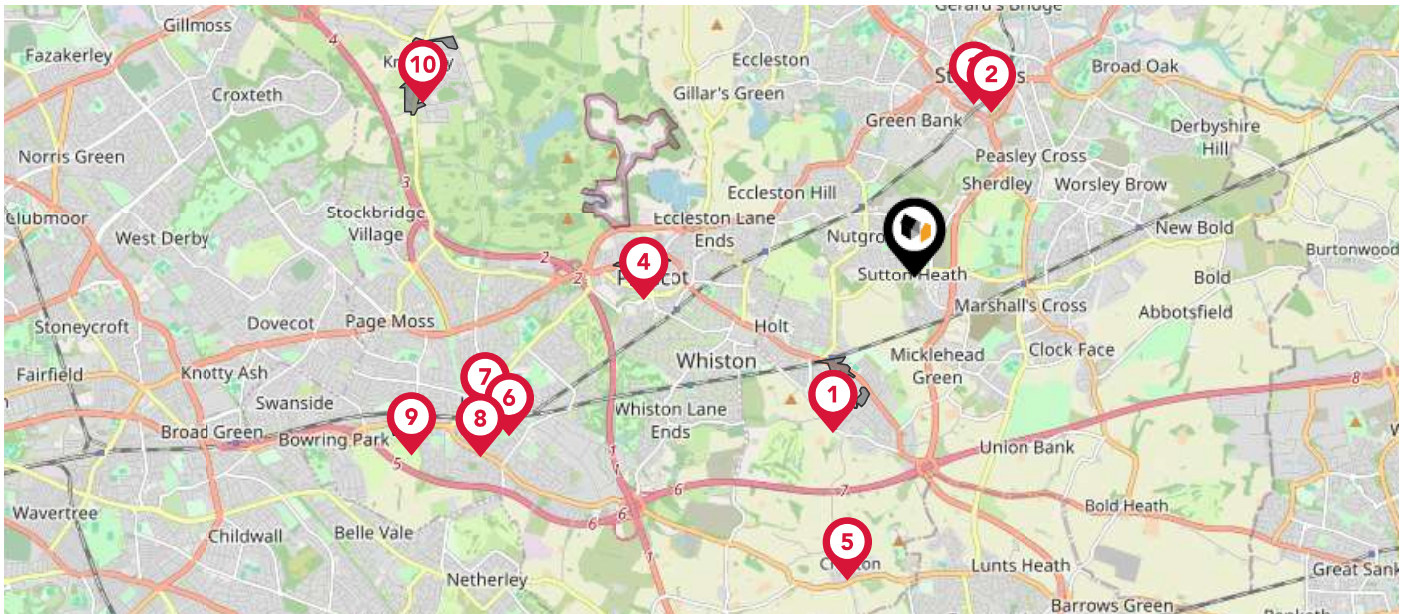
### Mine Entry

- ✕ 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.



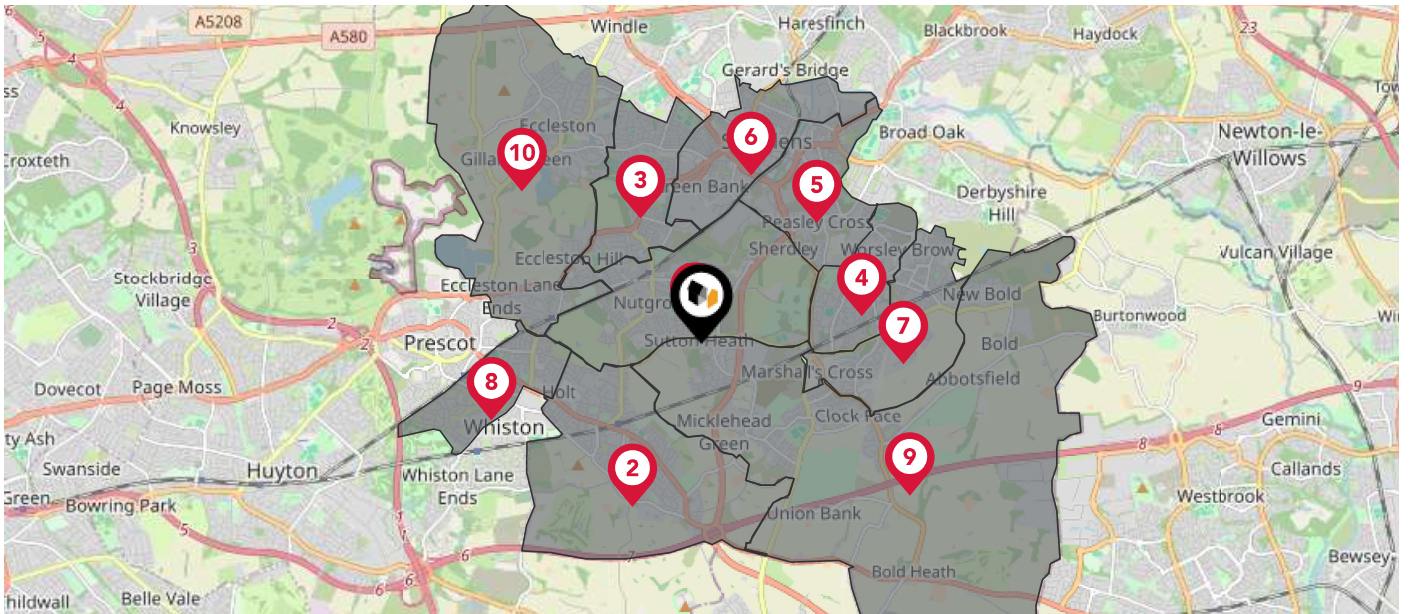
### Nearby Conservation Areas

- 1 Rainhill
- 2 George Street
- 3 Victoria Square
- 4 Prescott Town Centre
- 5 Town End, Cronton
- 6 Victoria Road and Huyton Church Road
- 7 St Michaels Church
- 8 The Orchard
- 9 Roby
- 10 Knowsley Village

# Maps

## Council Wards

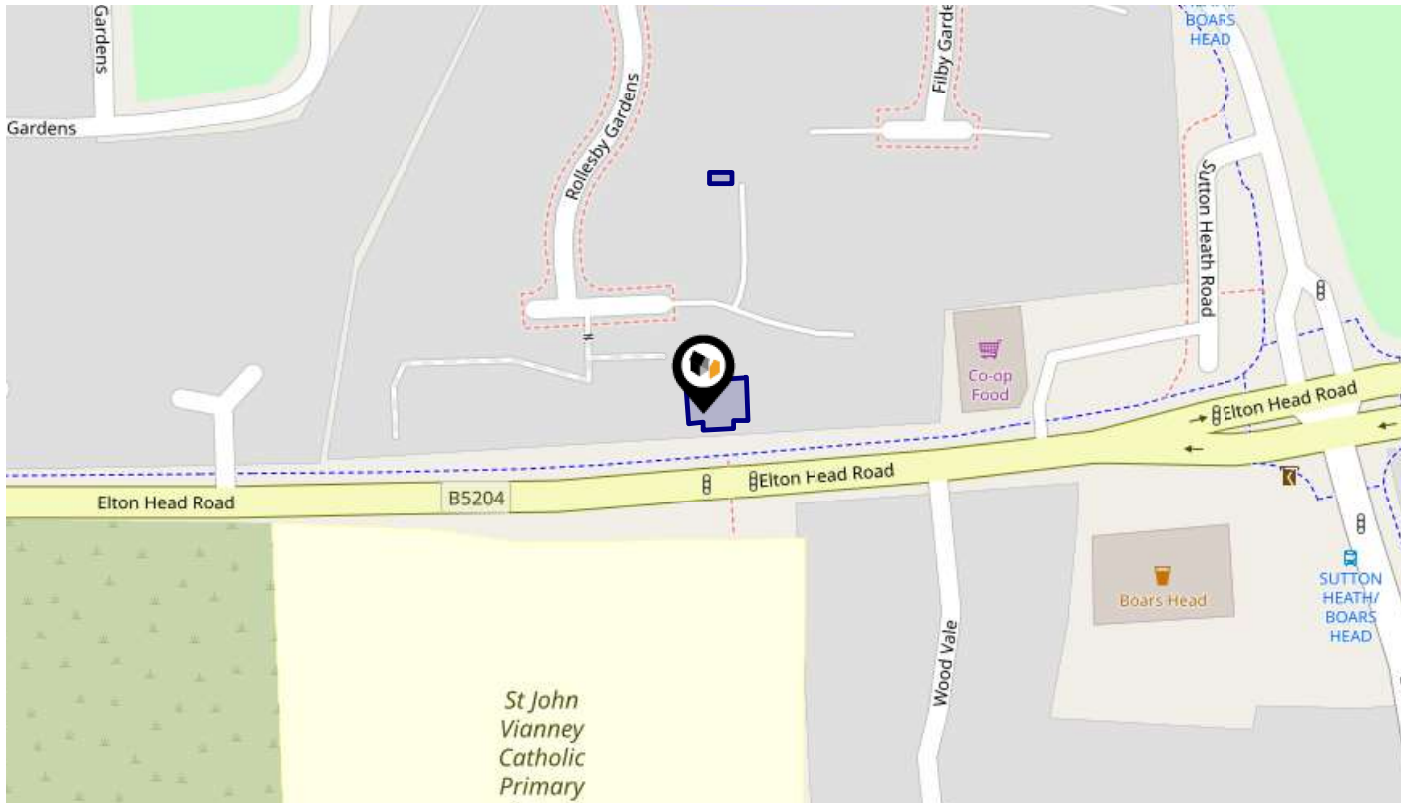
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Thatto Heath Ward
- 2 Rainhill Ward
- 3 West Park Ward
- 4 Sutton North West Ward
- 5 Peasley Cross & Fingerpost Ward
- 6 St. Helens Town Centre Ward
- 7 Sutton South East Ward
- 8 Prescott South Ward
- 9 Bold & Lea Green Ward
- 10 Ecclestone Ward

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:

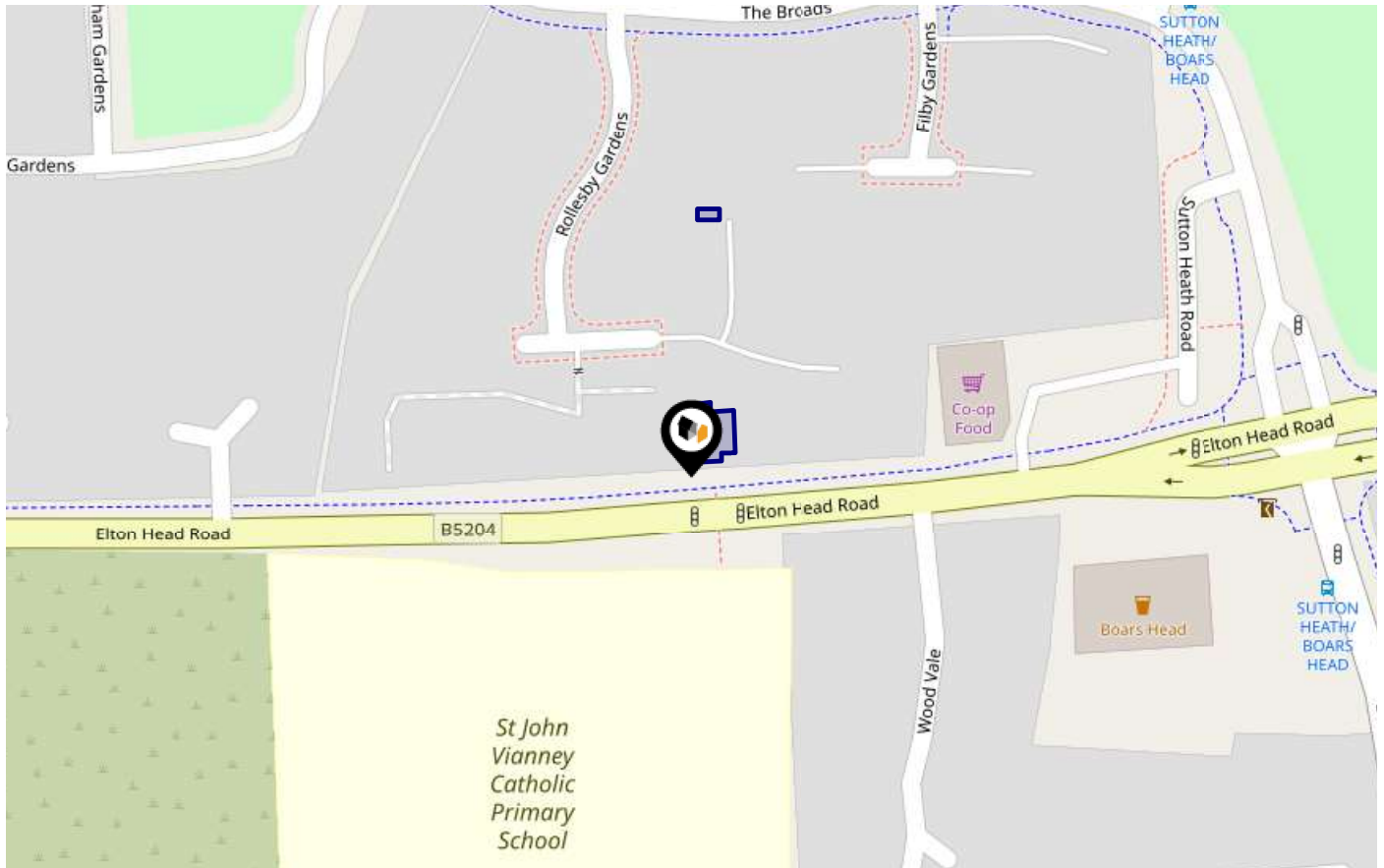
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk

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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.

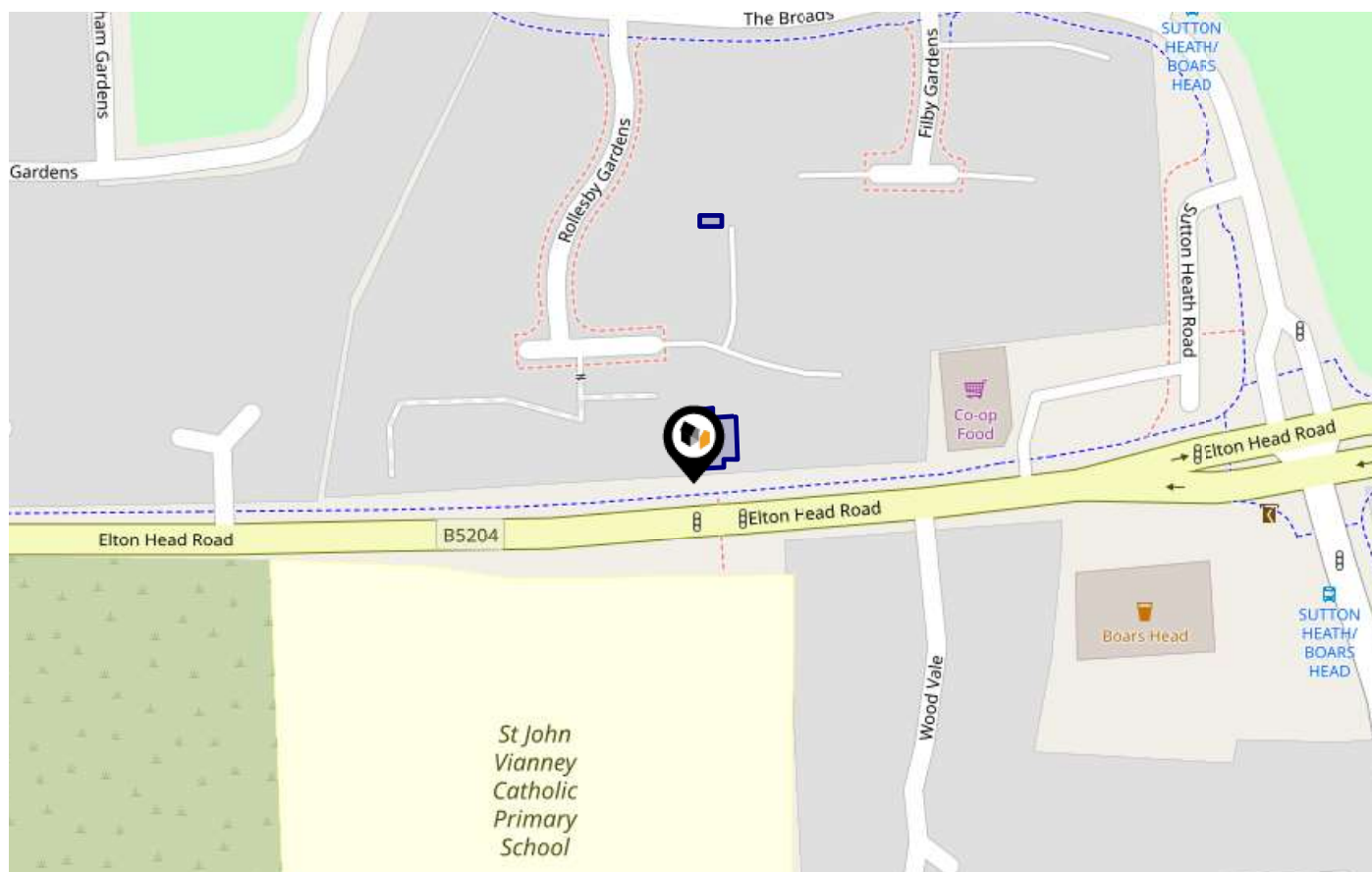
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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.

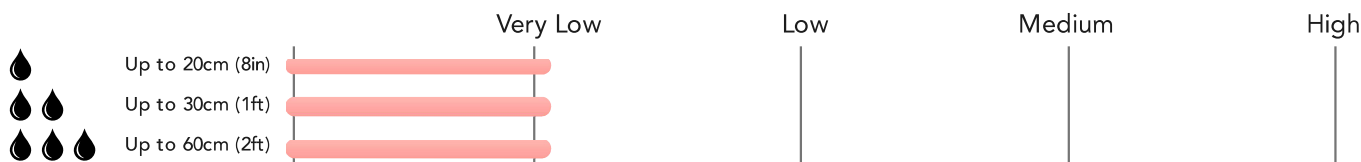


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

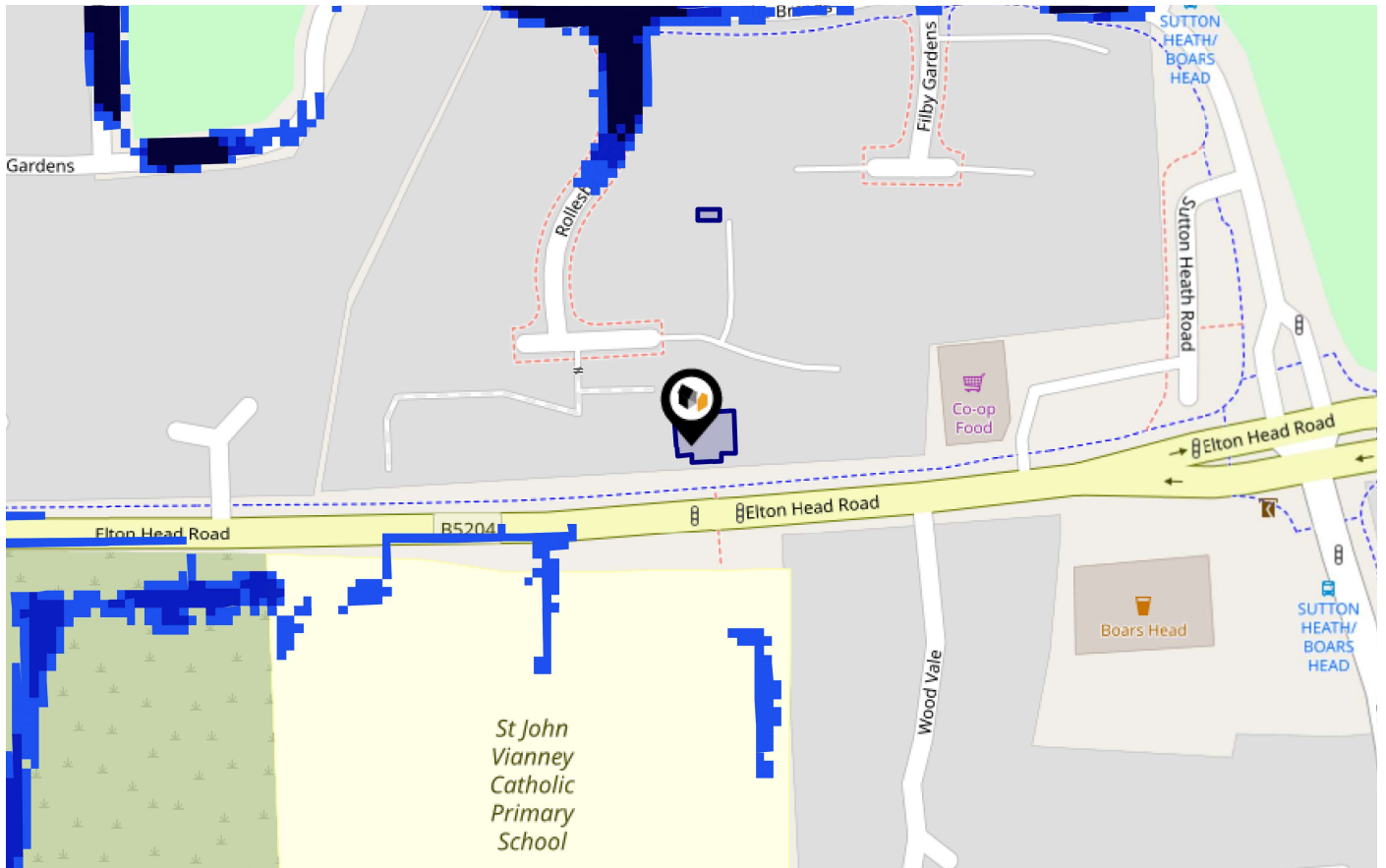


# Flood Risk

## 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.
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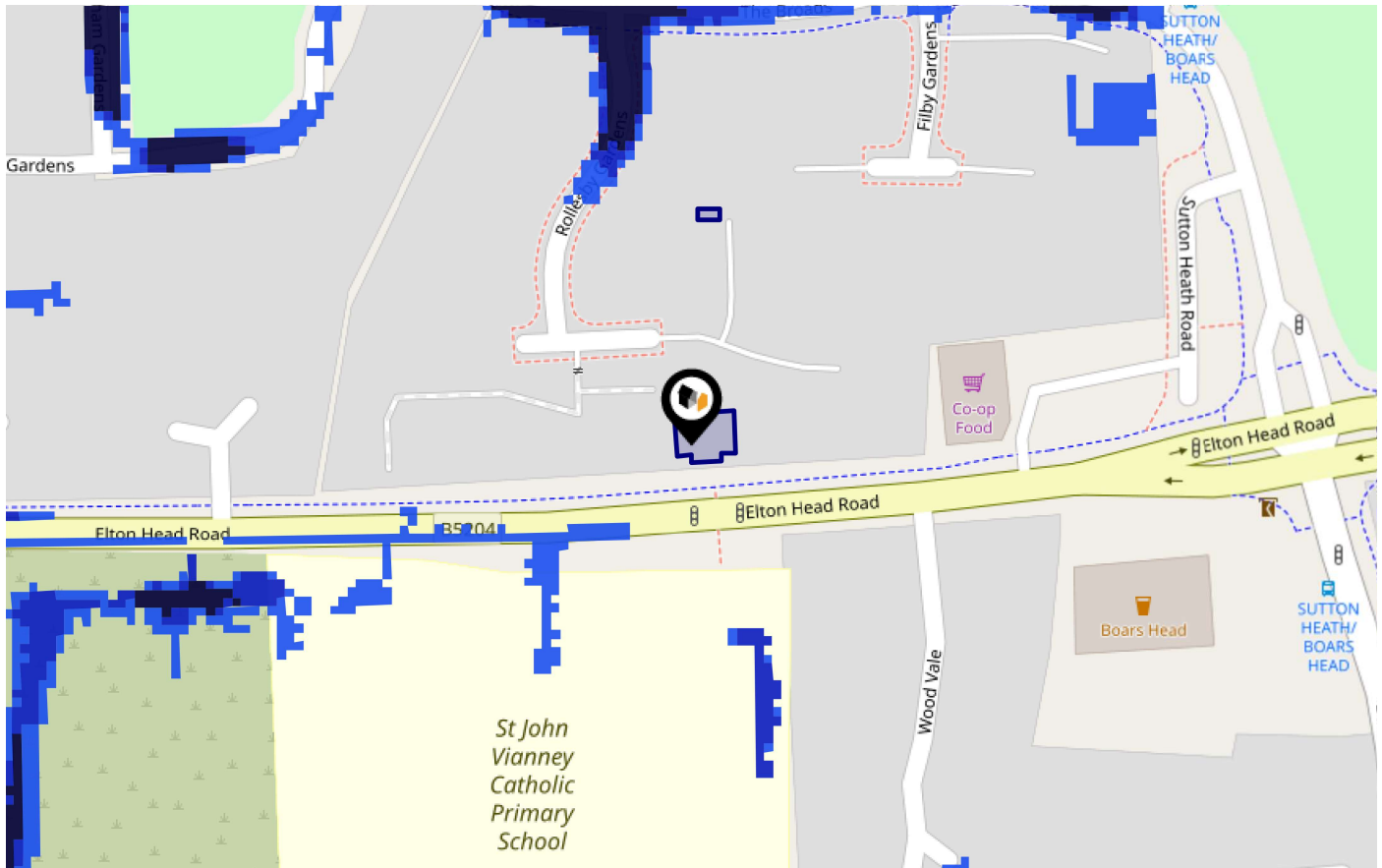
Chance of flooding to the following depths at this property:



# 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

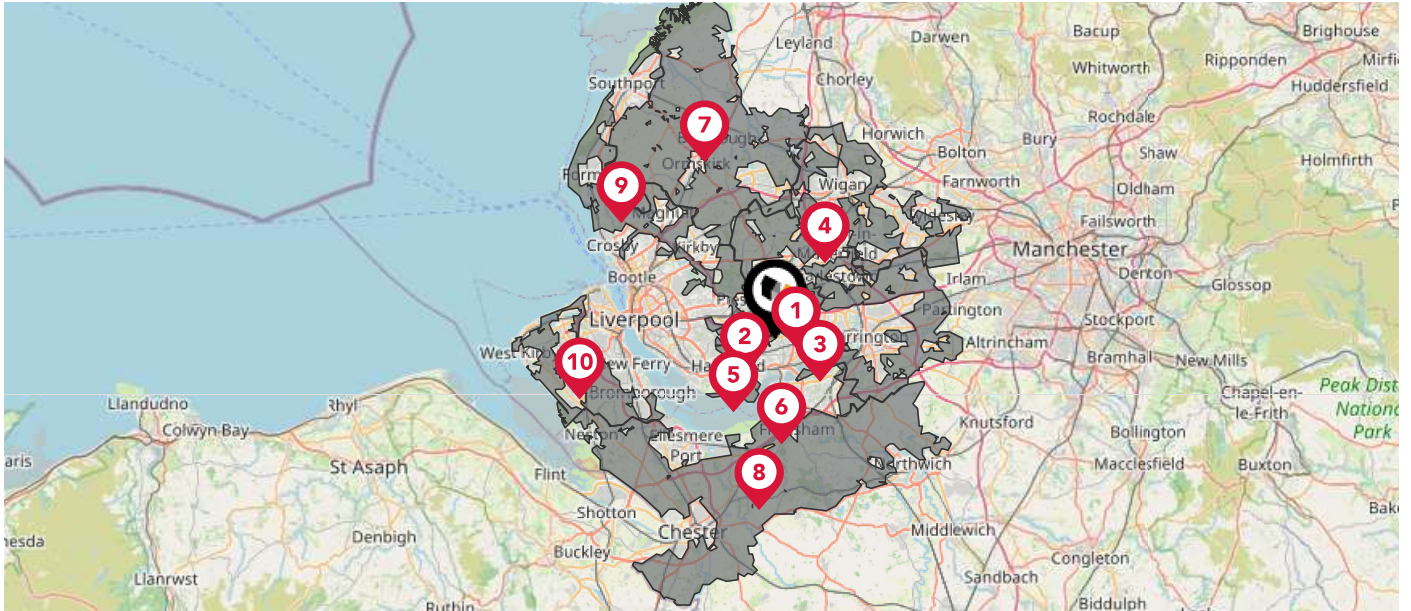
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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:



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



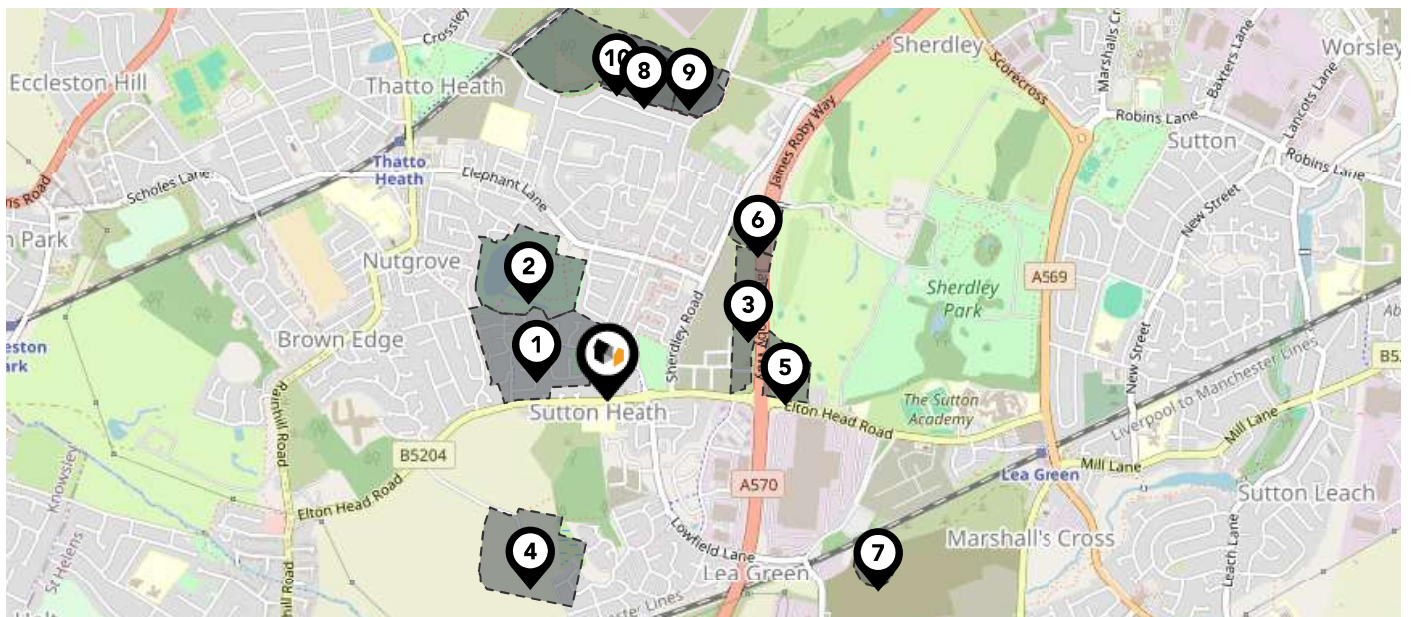
### Nearby Green Belt Land

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

# 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>	Clay Colliery-Elton Head Road, St. Helens, Merseyside	Historic Landfill
<b>2</b>	Sutton Heath Quarry-Eltonhead Road / Elephant Lane, St. Helens, Merseyside	Historic Landfill
<b>3</b>	Birse Construction M62 Link Road-Sherdley Park, Eltonhead Road, St. Helens, Merseyside	Historic Landfill
<b>4</b>	Sutton Heath Quarry-Elton Head Road	Historic Landfill
<b>5</b>	Birse Construction M62 Link Road-Elton Head Road, St. Helens, Merseyside	Historic Landfill
<b>6</b>	Birse Construction M62 Link Road-Sherdley Road, St. Helens, Merseyside	Historic Landfill
<b>7</b>	Roughdales Sidings-St Helens, Merseyside	Historic Landfill
<b>8</b>	Elm Road-St. Helens, Merseyside	Historic Landfill
<b>9</b>	Roughdales Quarry Landfill Site-Sutton Heath, St. Helens, Merseyside	Historic Landfill
<b>10</b>	Greengate Quarry-Rawes Head Road, St Helens, Merseyside	Historic Landfill

# Maps




## Listed Buildings

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

	1393700 - Bourne's Tunnel At Sj5033491804	Grade II	0.5 miles
	1199265 - Nutgrove Hall	Grade II	0.5 miles
	1343272 - Sherdley Hall Farmhouse	Grade II	0.6 miles
	1261890 - Adjacent Ruins At Scholes House	Grade II	1.0 miles
	1253238 - Scholes House	Grade II	1.0 miles
	1075916 - Bridge Over Railway	Grade II	1.0 miles
	1253239 - Effigy Pedestal In Garden Of Scholes House	Grade II	1.0 miles
	1199239 - Church Of St Nicholas	Grade II	1.1 miles
	1075917 - Bridge Over Railway	Grade II	1.2 miles
	1393047 - Greenshouse Farmhouse	Grade II	1.2 miles

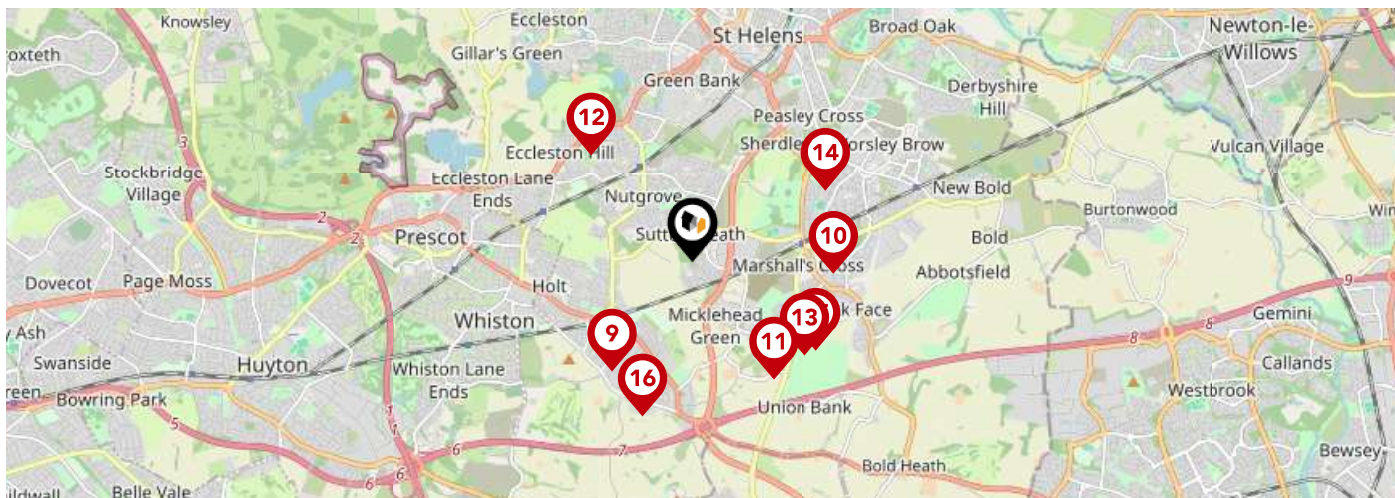
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Thatto Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 618   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Austin's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Nutgrove Methodist Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>The Sutton Academy</b> Ofsted Rating: Good   Pupils: 1457   Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Rainhill Community Nursery</b> Ofsted Rating: Outstanding   Pupils: 63   Distance:0.96</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Eaves Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Longton Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

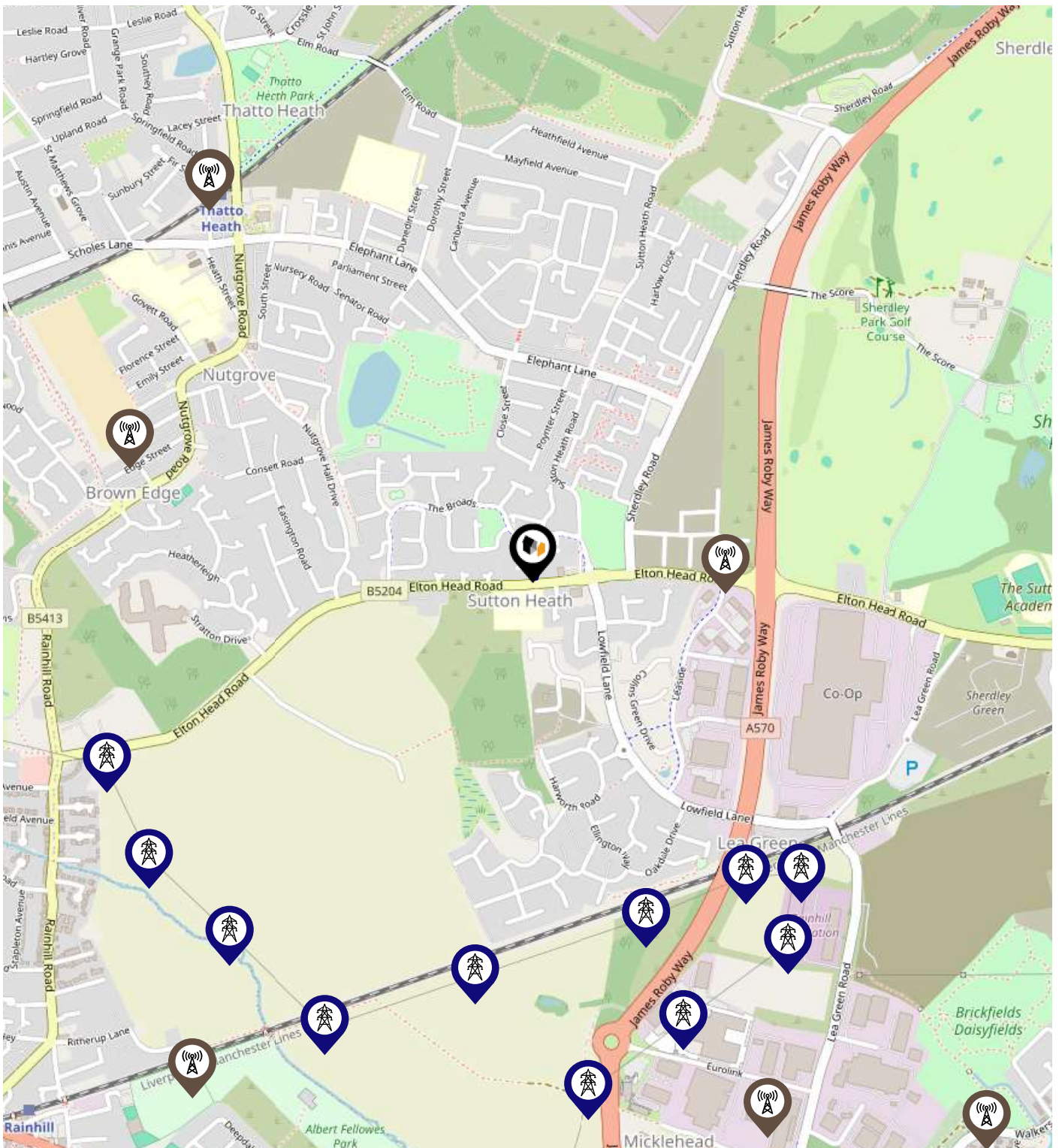
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	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>St Ann's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 411   Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Sherdley Primary School</b> Ofsted Rating: Good   Pupils: 440   Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Sutton Manor Community Primary School</b> Ofsted Rating: Good   Pupils: 214   Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Carmel College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Ash Meadow School</b> Ofsted Rating: Good   Pupils: 31   Distance:1.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Robins Lane Community Primary School</b> Ofsted Rating: Good   Pupils: 234   Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Theresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Oakdene Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

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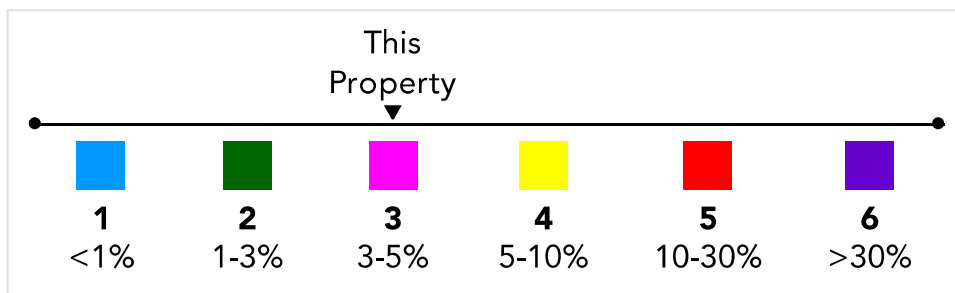
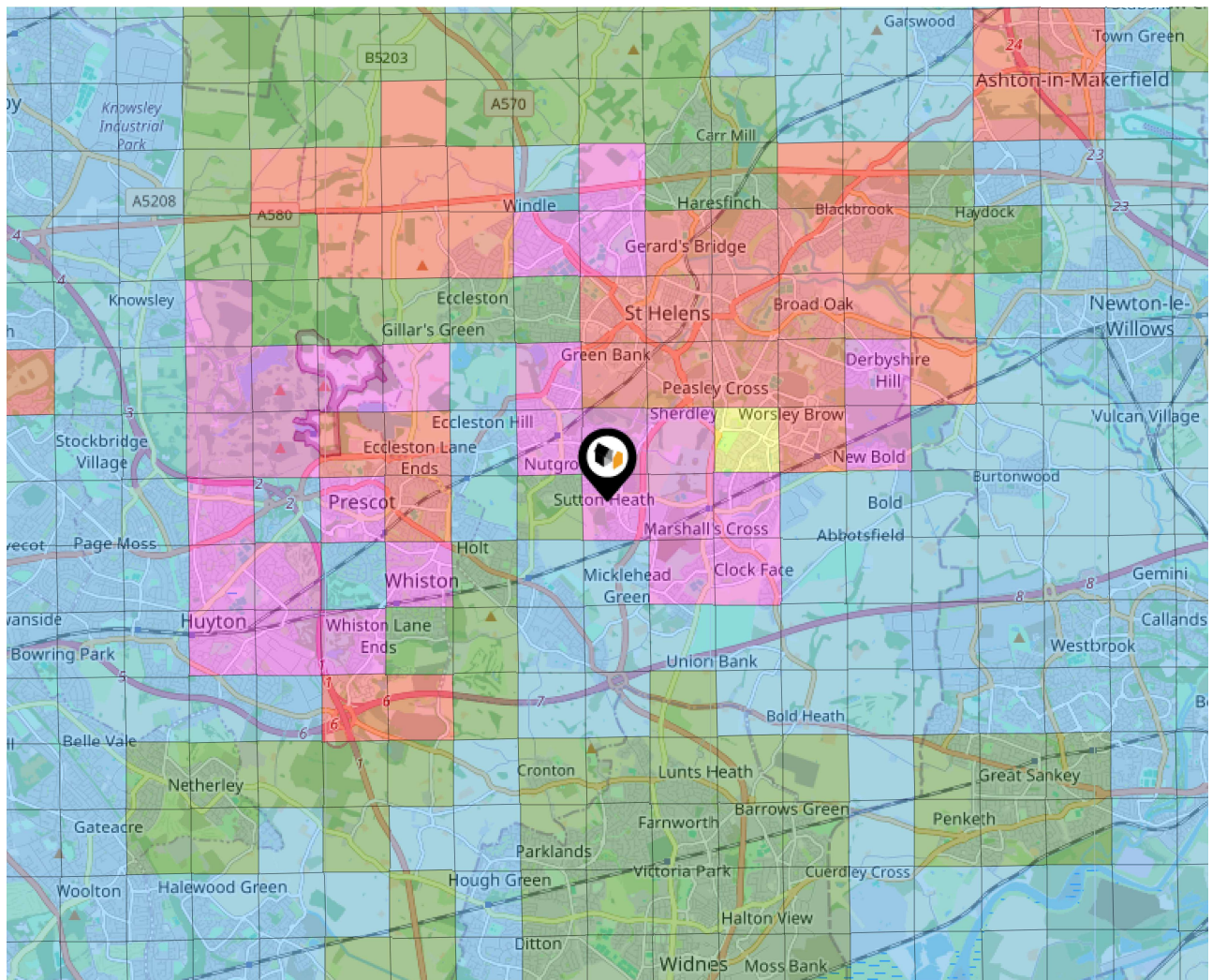


## Key:

-  Power Pylons
-  Communication Masts

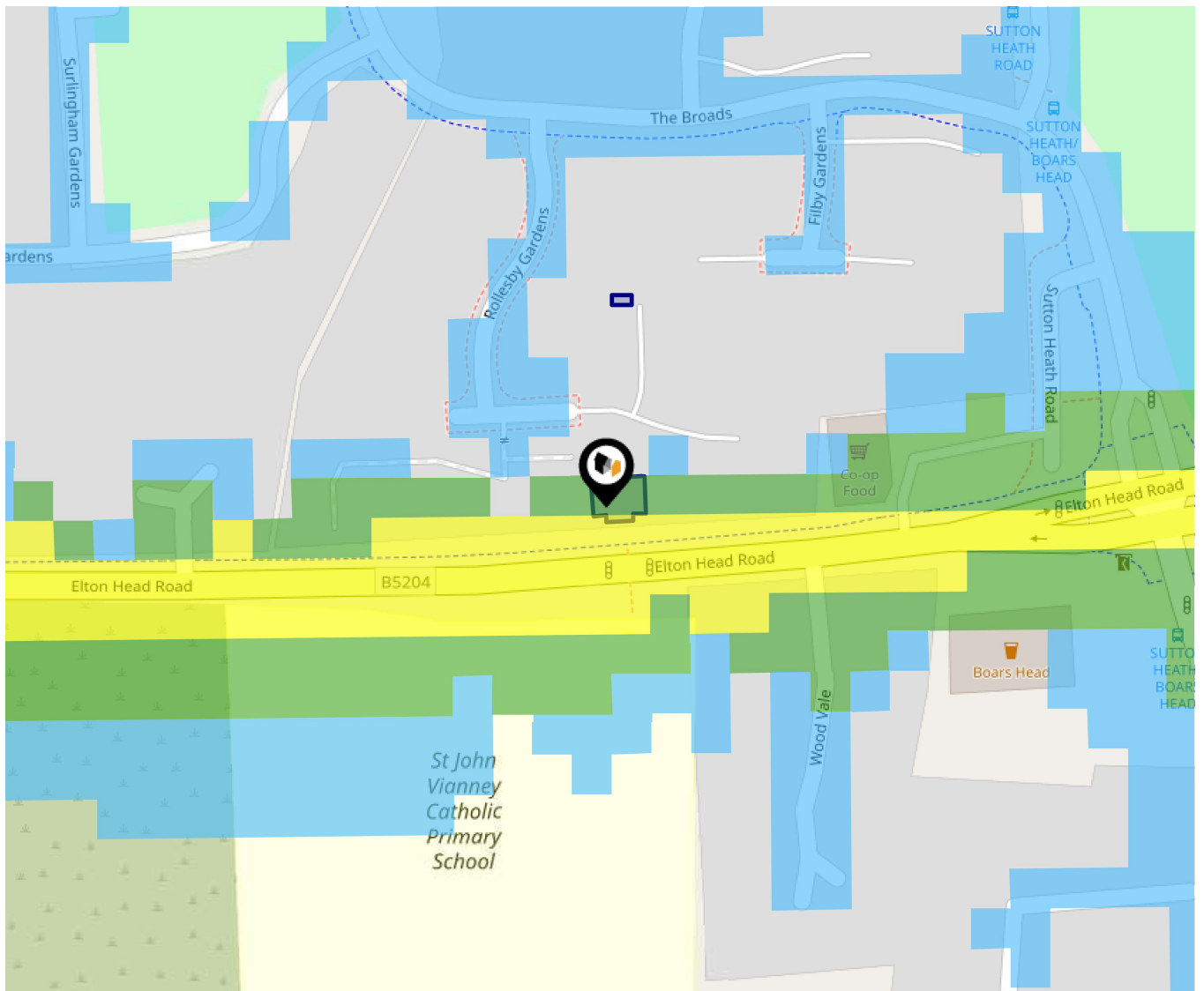
### What is Radon?

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



# Local Area Road Noise

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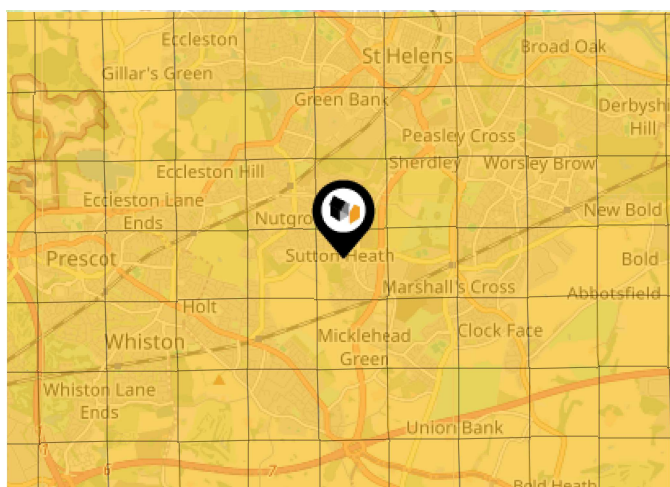


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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



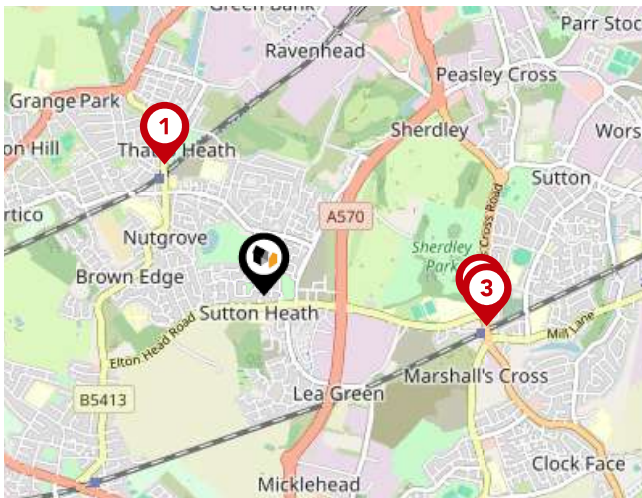
### Primary Classifications (Most Common Clay Types)

<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

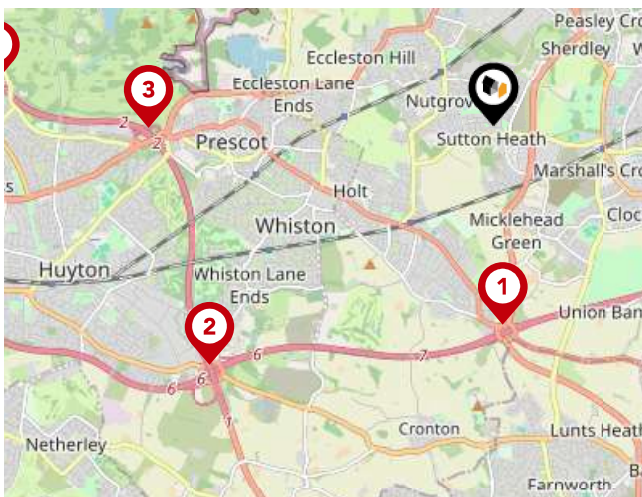
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Thatto Heath Rail Station	0.73 miles
2	Lea Green Rail Station	0.96 miles
3	Lea Green Rail Station	0.99 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J7	1.75 miles
2	M62 J6	3.28 miles
3	M57 J2	3.04 miles
4	M62 J8	4.26 miles
5	M57 J3	4.42 miles

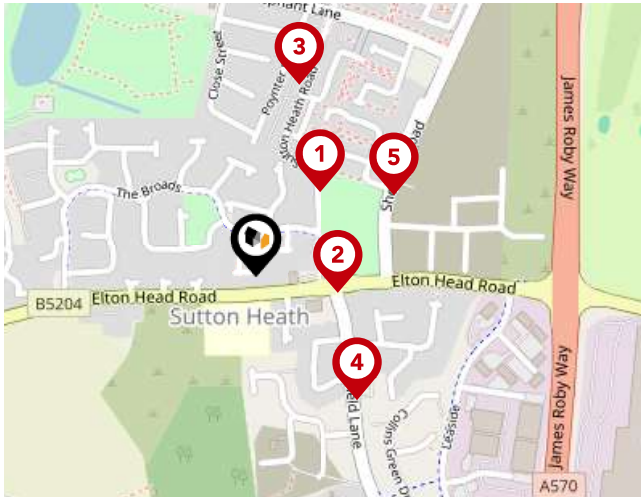


### Airports/HELIPADS

Pin	Name	Distance
1	Speke	7.68 miles
2	Highfield	27.01 miles
3	Manchester Airport	19.79 miles
4	Leeds Bradford Airport	54.02 miles

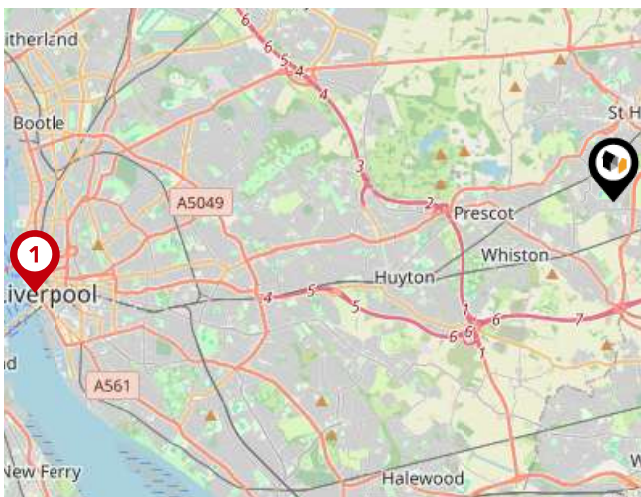
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Broads	0.12 miles
2	Elton Head Road	0.09 miles
3	Basildon Close	0.22 miles
4	Marleybone Avenue	0.18 miles
5	Welwyn Close	0.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	10.36 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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