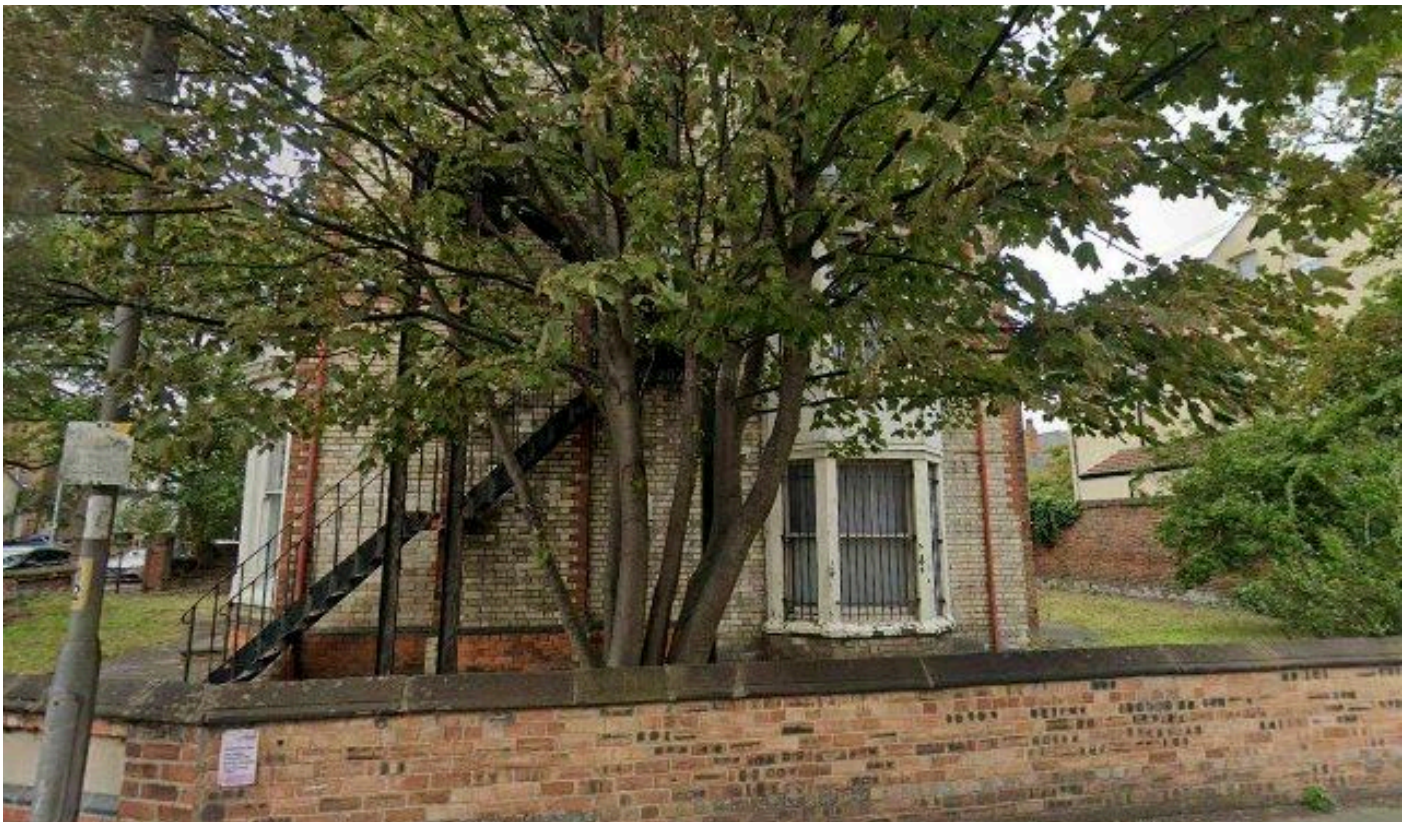
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See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 09th November 2026



25, CROSBY ROAD SOUTH, LIVERPOOL, L22 1RG

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

https://landwoodgroup.com/

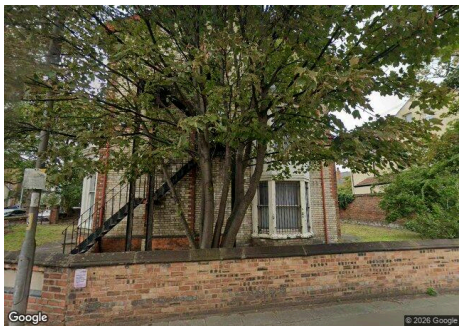
RICS

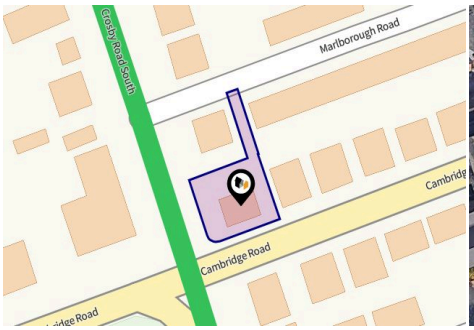
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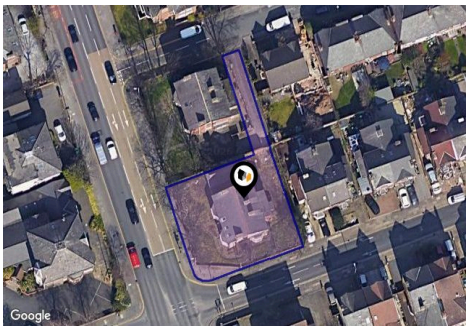
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Property
Overview

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Property

Type:	Office / Work Studio	**Tenure:**	Freehold
Plot Area:	0.19 acres		
Title Number:	MS566927		
UPRN:	41022396		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Sefton

Conservation Area: Christ Church

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s

10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT, sky, Virgin media

Market
Sold in Street

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Flat 3, Waterloo House, 7, Crosby Road South, Liverpool, L22 1RG	Flat-maisonette House	
Last Sold Date:	22/05/2026	05/04/2007
Last Sold Price:	£135,000	£110,000

Flat 4, Waterloo House, 7, Crosby Road South, Liverpool, L22 1RG	Flat-maisonette House
Last Sold Date:	02/03/2026
Last Sold Price:	£158,000

Flat 2, Waterloo House, 7, Crosby Road South, Liverpool, L22 1RG	Flat-maisonette House
Last Sold Date:	17/10/2025
Last Sold Price:	£185,000

Flat 1, Waterloo House, 7, Crosby Road South, Liverpool, L22 1RG	Flat-maisonette House			
Last Sold Date:	30/04/2025	21/08/2015	14/11/2014	03/04/2007
Last Sold Price:	£173,000	£115,000	£80,000	£150,000

17, Crosby Road South, Liverpool, L22 1RG	Detached House
Last Sold Date:	12/07/2023
Last Sold Price:	£340,000

Flat 4, 23, Crosby Road South, Liverpool, L22 1RG	Flat-maisonette House	
Last Sold Date:	06/03/2023	14/05/2010
Last Sold Price:	£30,000	£50,000

19, Crosby Road South, Liverpool, L22 1RG	Detached House	
Last Sold Date:	27/01/2023	19/03/1999
Last Sold Price:	£350,000	£89,000

Rogers Court, 5d, Crosby Road South, Liverpool, L22 1RG	Flat-maisonette House	
Last Sold Date:	05/08/2022	01/12/2017
Last Sold Price:	£140,000	£120,000

Flat 5, Waterloo House, 7, Crosby Road South, Liverpool, L22 1RG
Last Sold Date: 11/10/2021
Last Sold Price: £120,000

13, Crosby Road South, Liverpool, L22 1RG	other House		
Last Sold Date:	31/01/2020	19/12/2012	03/03/2000
Last Sold Price:	£1,070,000	£126,000	£65,000

Rogers Court, 5a, Crosby Road South, Liverpool, L22 1RG	Flat-maisonette House
Last Sold Date:	30/01/2018
Last Sold Price:	£160,000

Rogers Court, 5e, Crosby Road South, Liverpool, L22 1RG	Flat-maisonette House
Last Sold Date:	06/12/2017
Last Sold Price:	£122,000

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

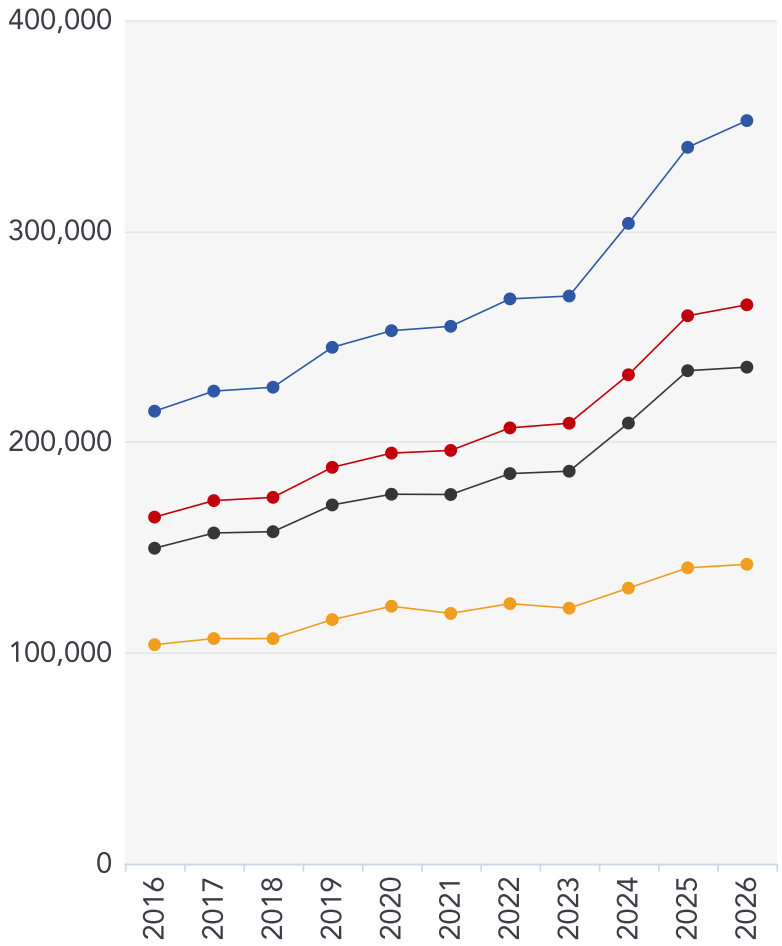
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Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in L22



Detached

+64.21%

Semi-Detached

+61.24%

Terraced

+57.39%

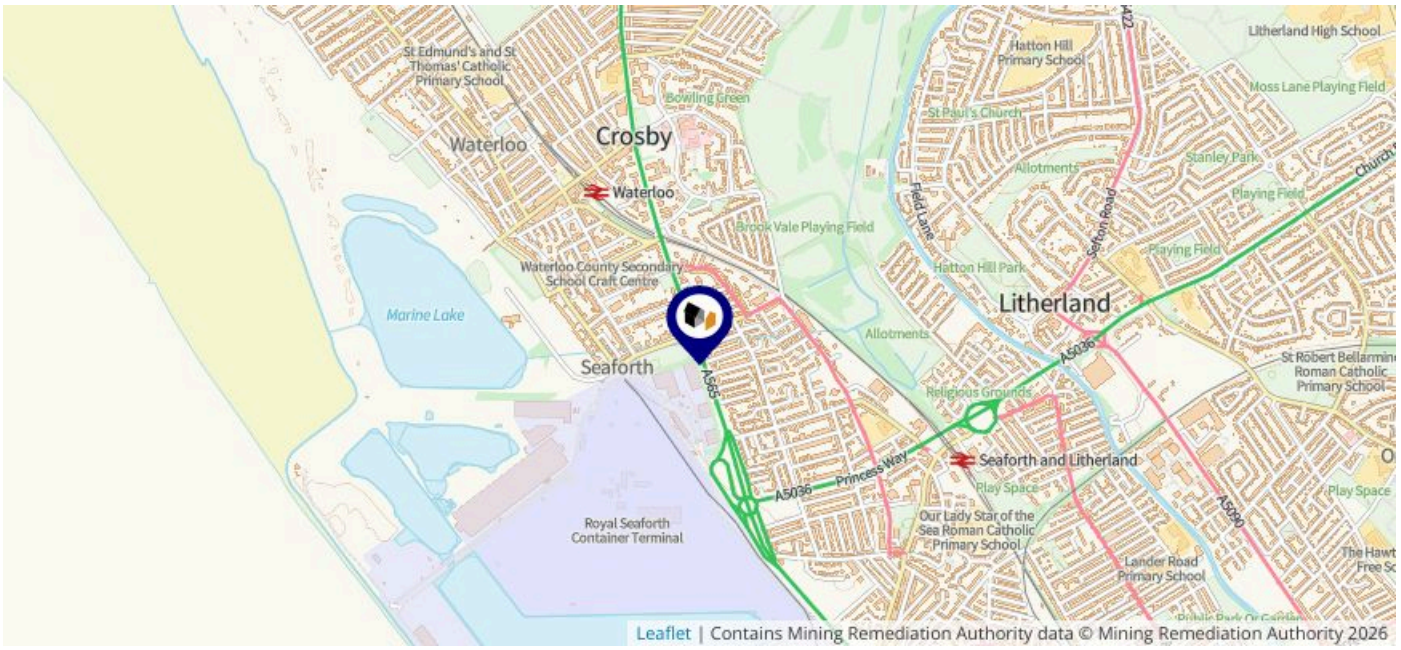
Flat

+36.68%

Maps
Coal Mining

LANDWOOD GROUP

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

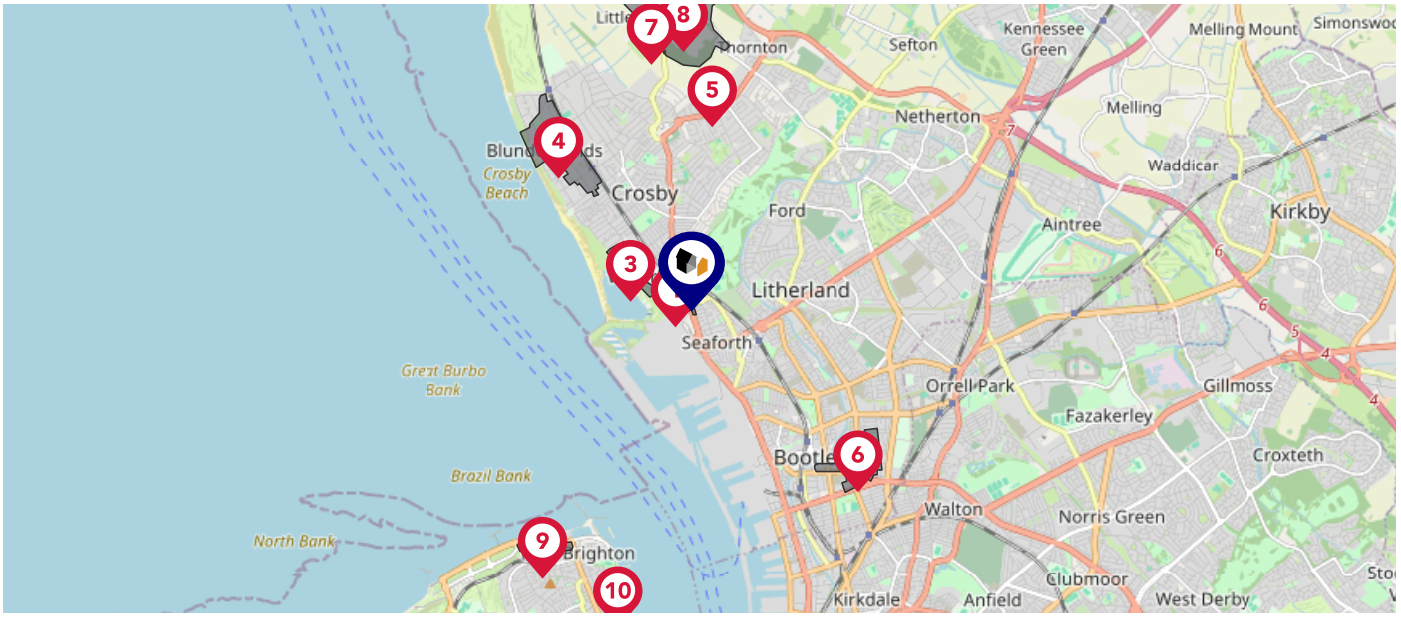
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



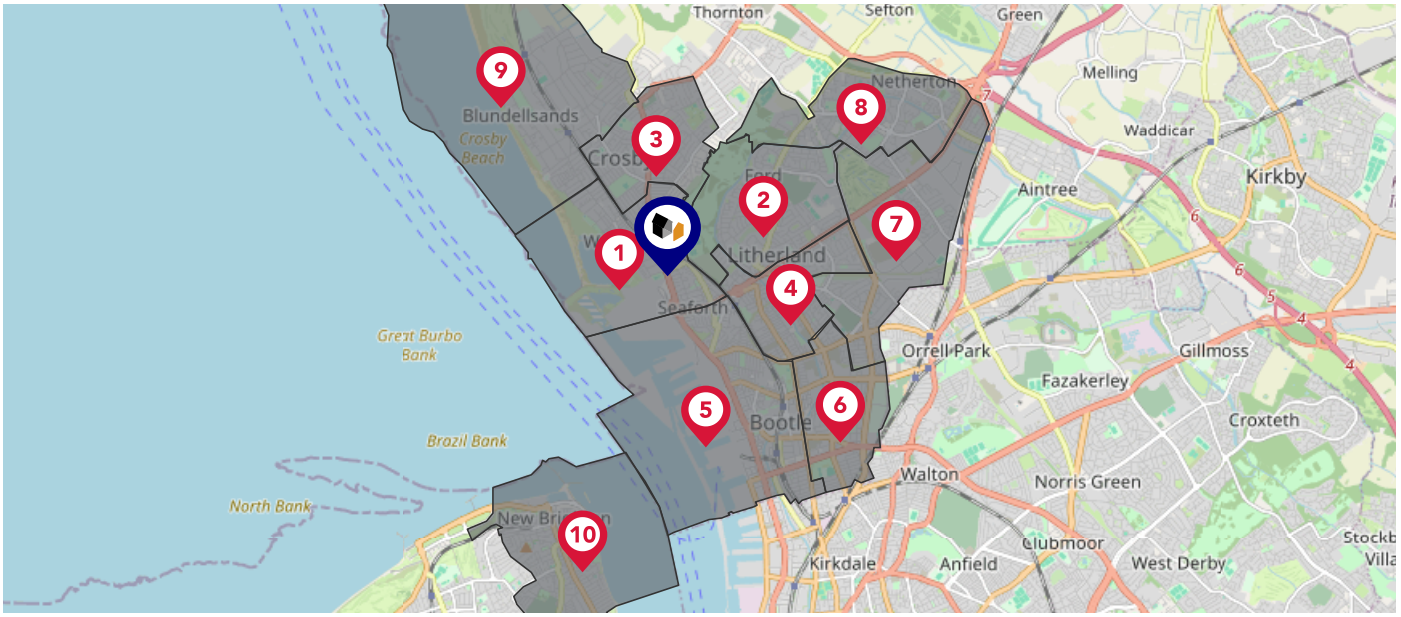
Nearby Conservation Areas

1	Christ Church
2	Waterloo Park
3	Waterloo
4	Blundellsands Park
5	Moor Park
6	Derby Park
7	Little Crosby
8	Crosby Hall
9	Wellington Road
10	The Magazines

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

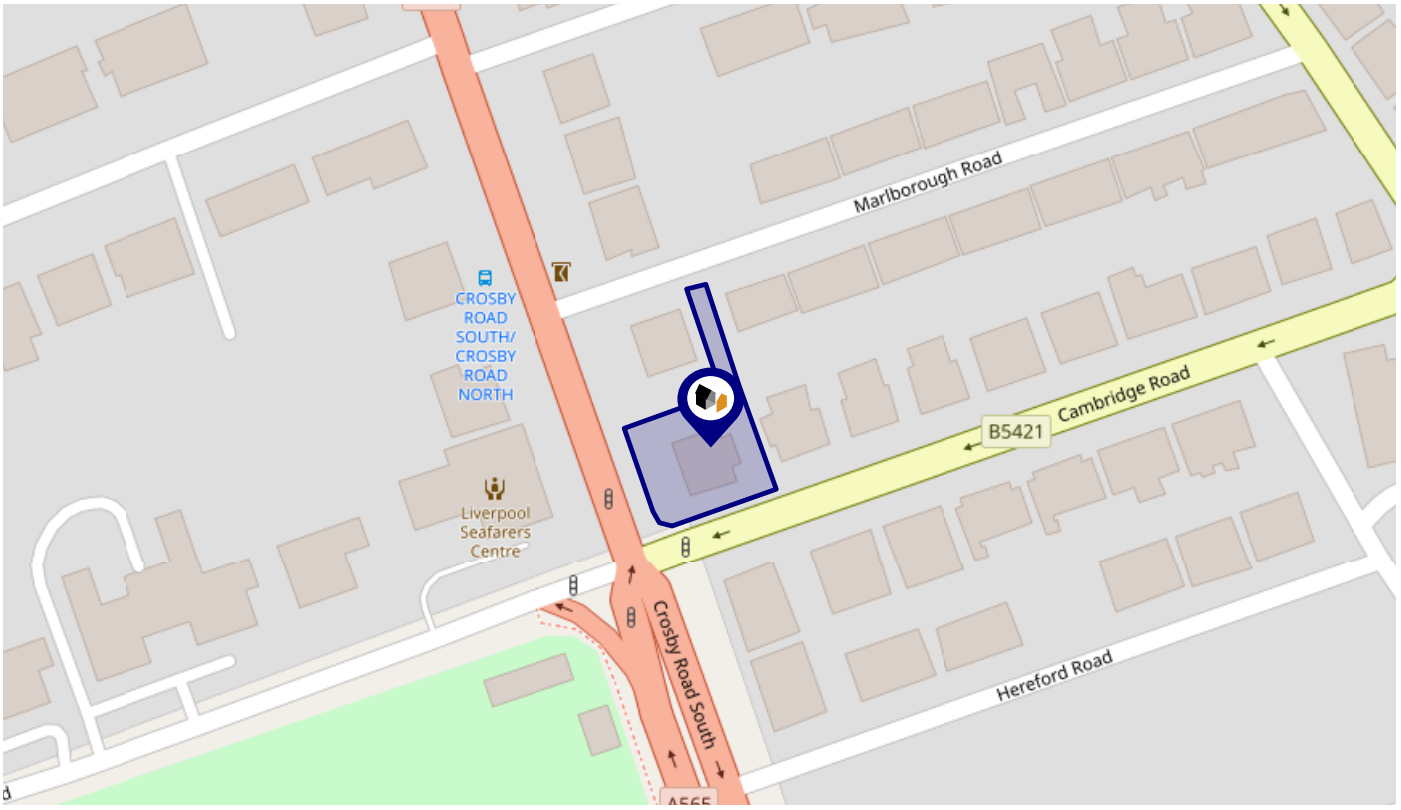


Nearby Council Wards

1	Church Ward
2	Ford Ward
3	Victoria Ward
4	Litherland Ward
5	Linacre Ward
6	Derby Ward
7	Netherton and Orrell Ward
8	St. Oswald Ward
9	Blundellsands Ward
10	New Brighton Ward

Maps
Rail Noise

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:

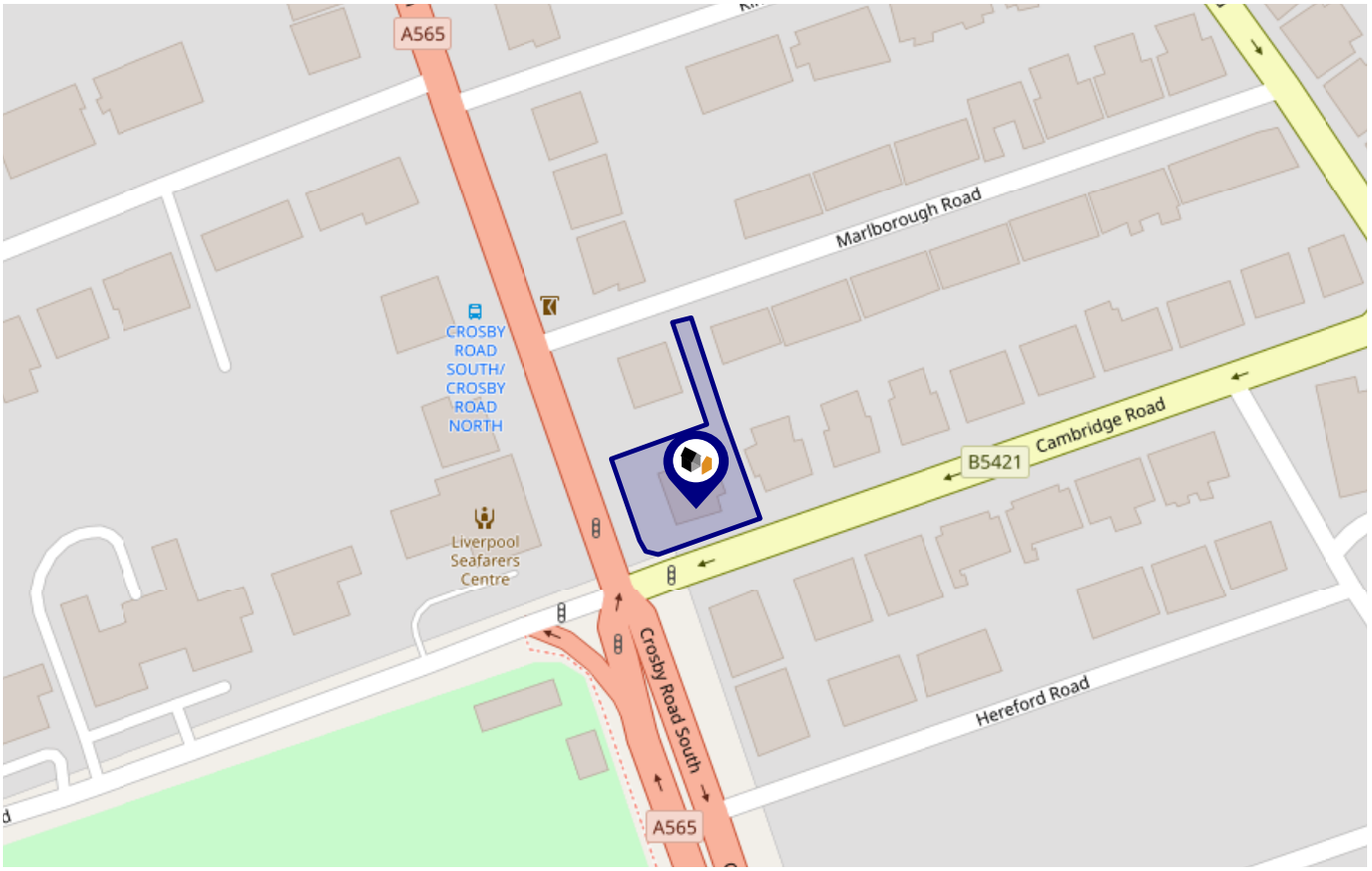
5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

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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.

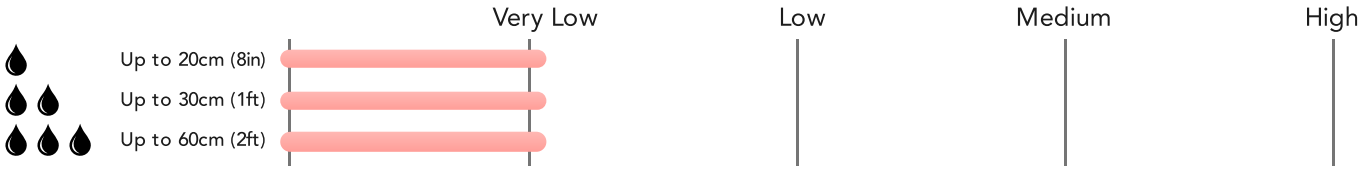


Risk Rating: Very low

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:

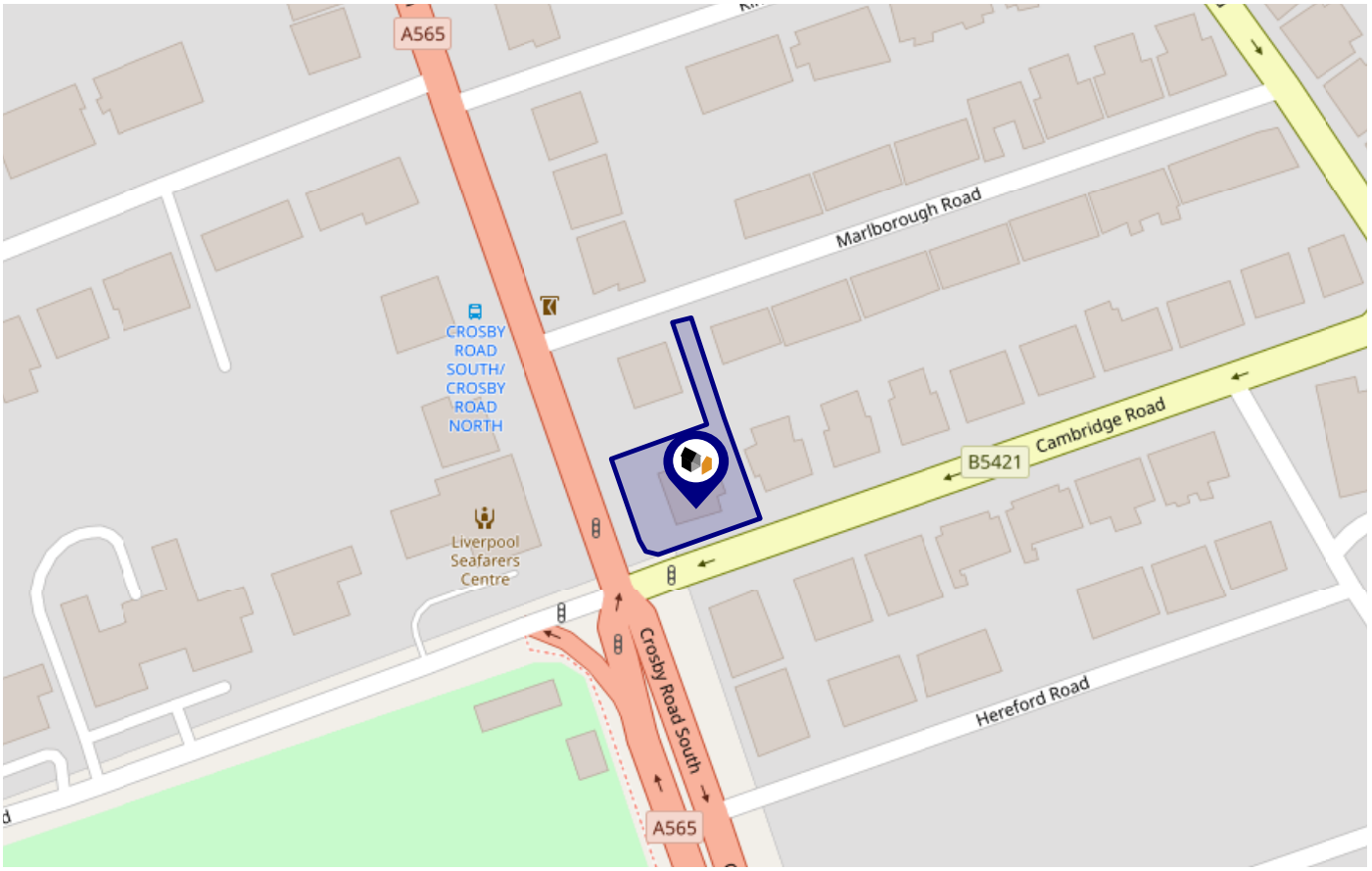


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Flood Risk
Rivers & Seas - Climate Change

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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.



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.

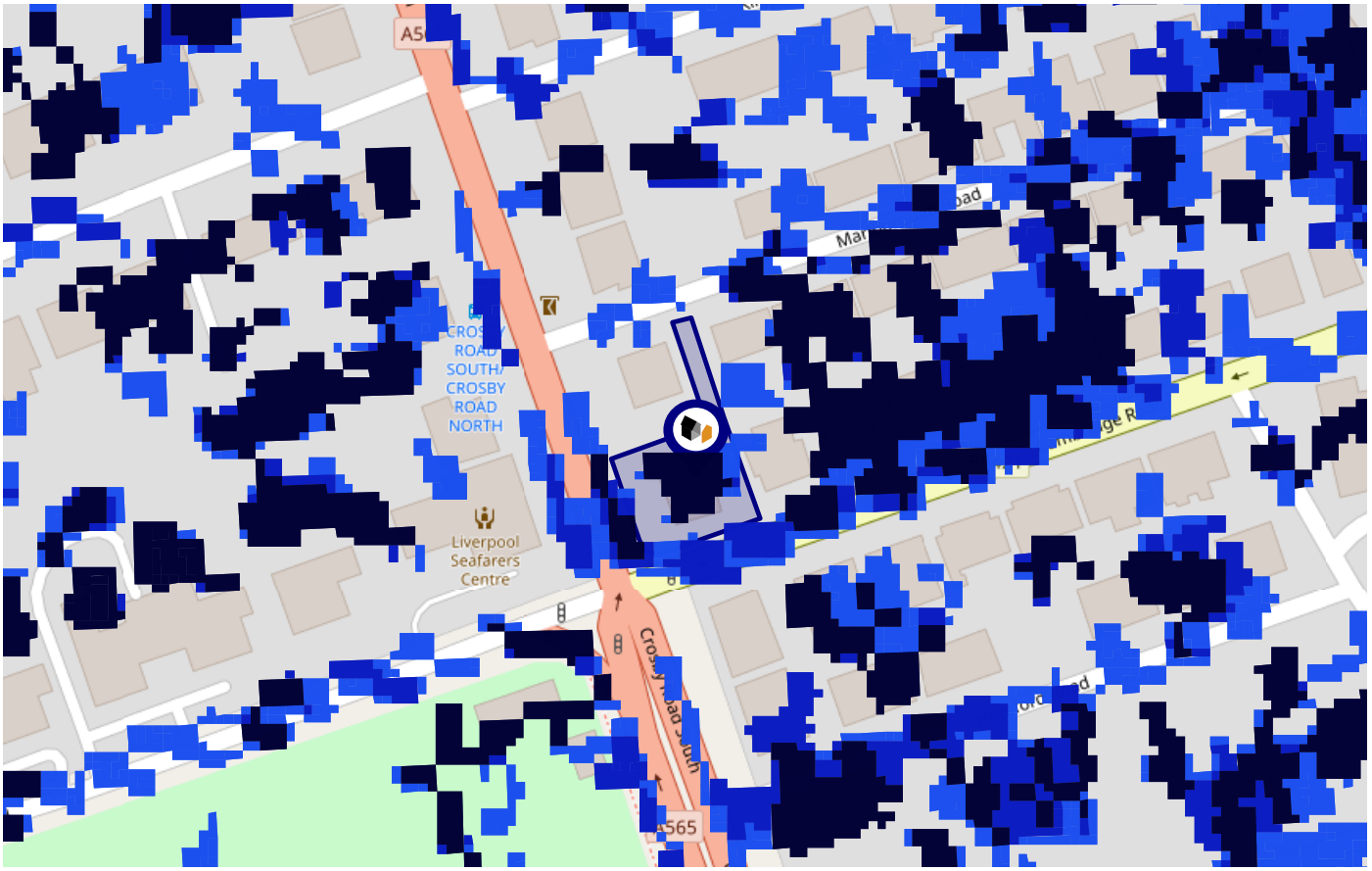
Chance of flooding to the following depths at this property:



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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.

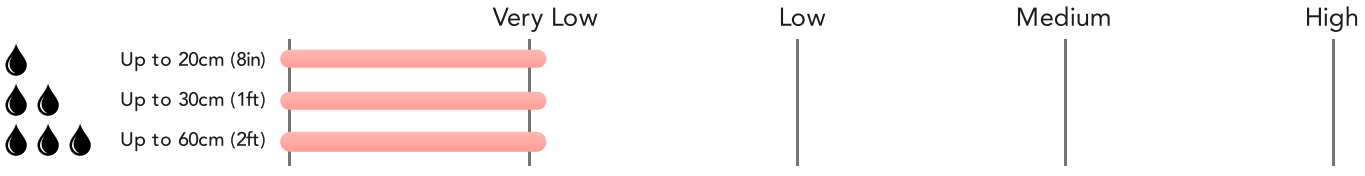


Risk Rating: High

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:

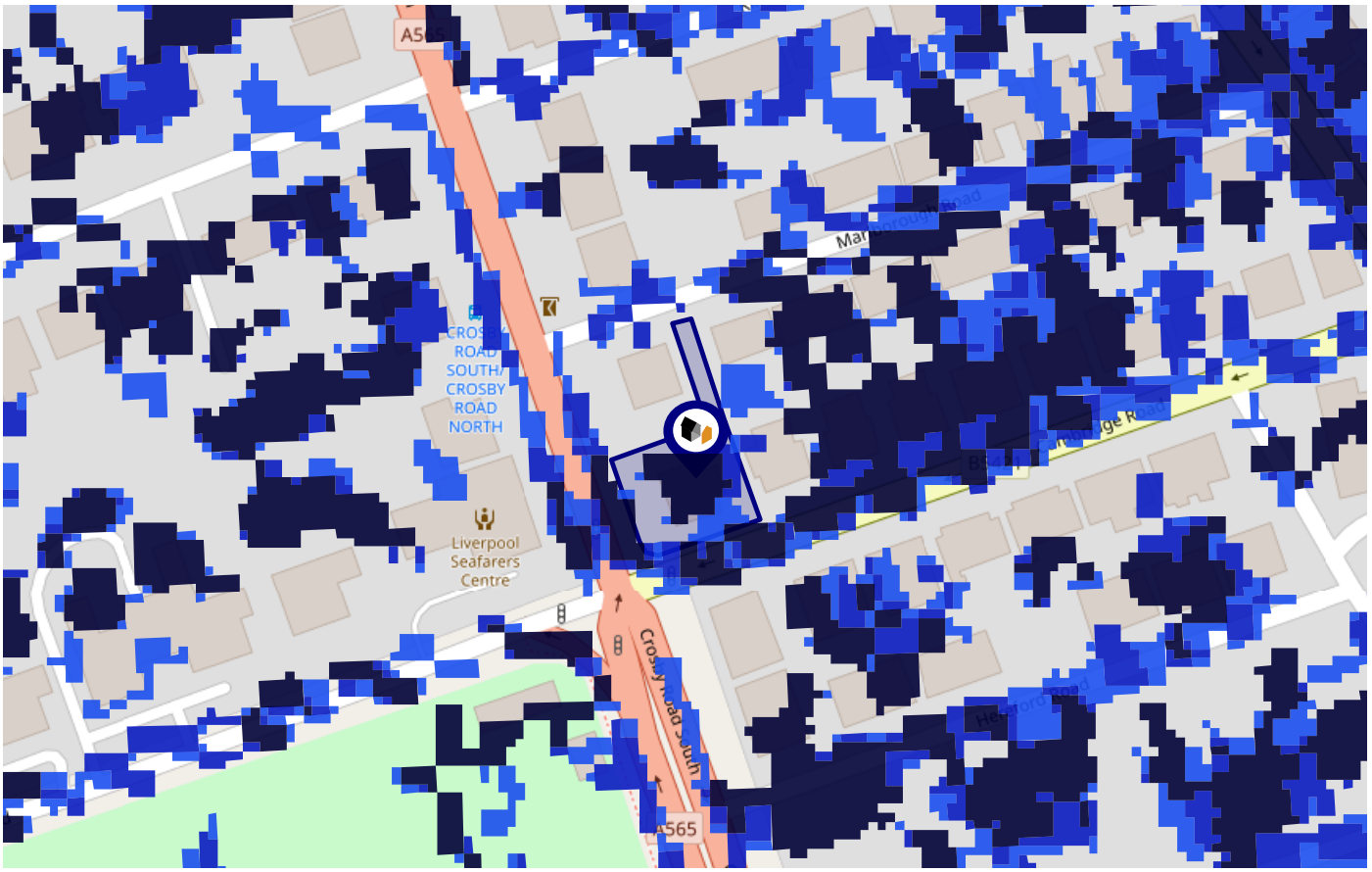


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Flood Risk
Surface Water - Climate Change

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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: High

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:

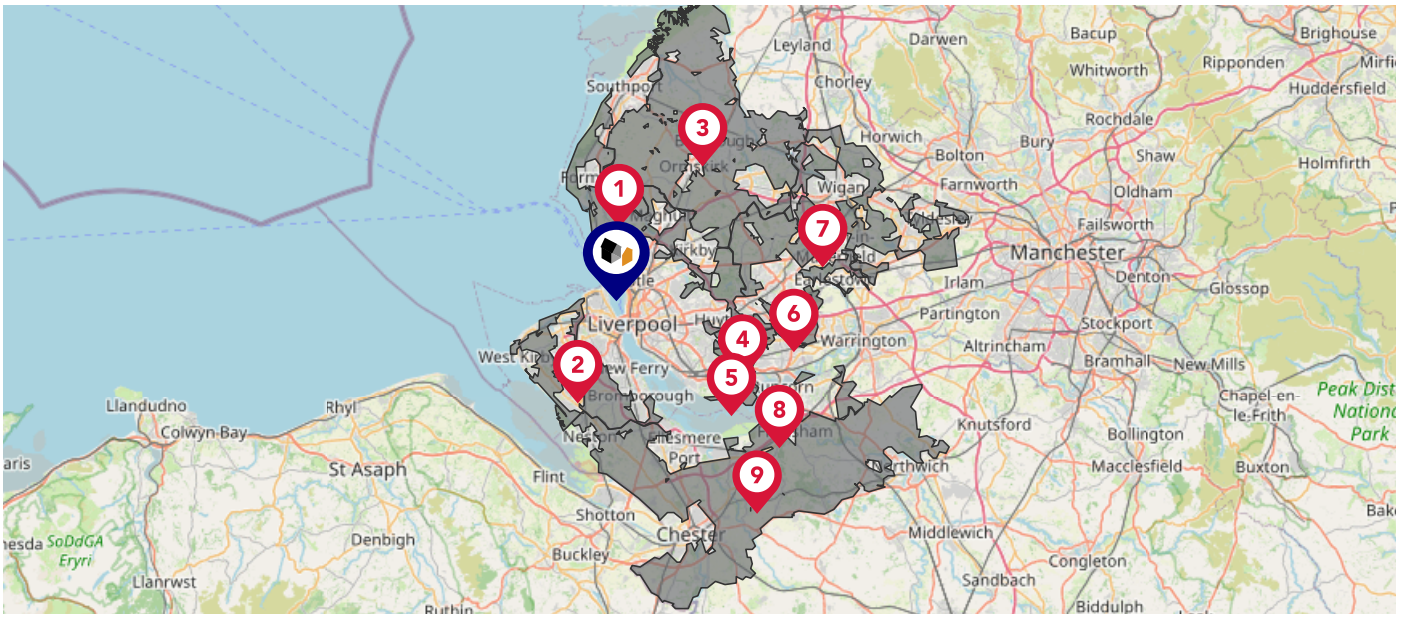


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Maps
Green Belt

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

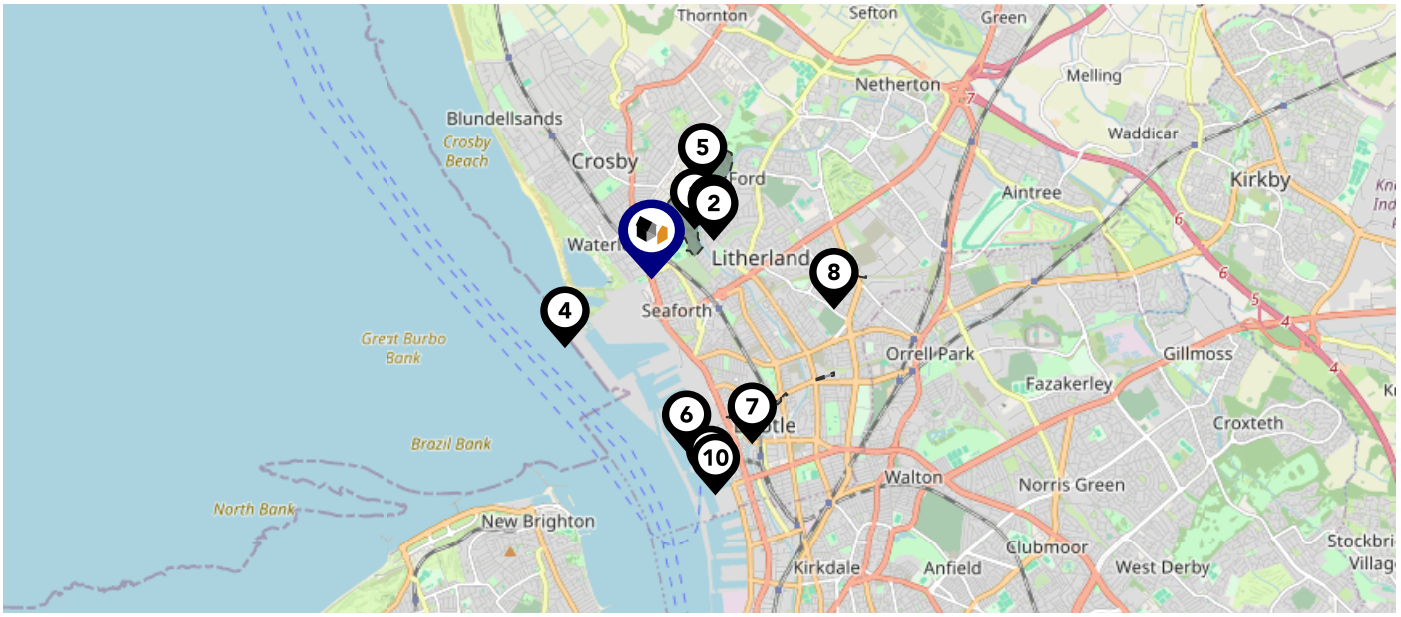


Nearby Green Belt Land

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

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

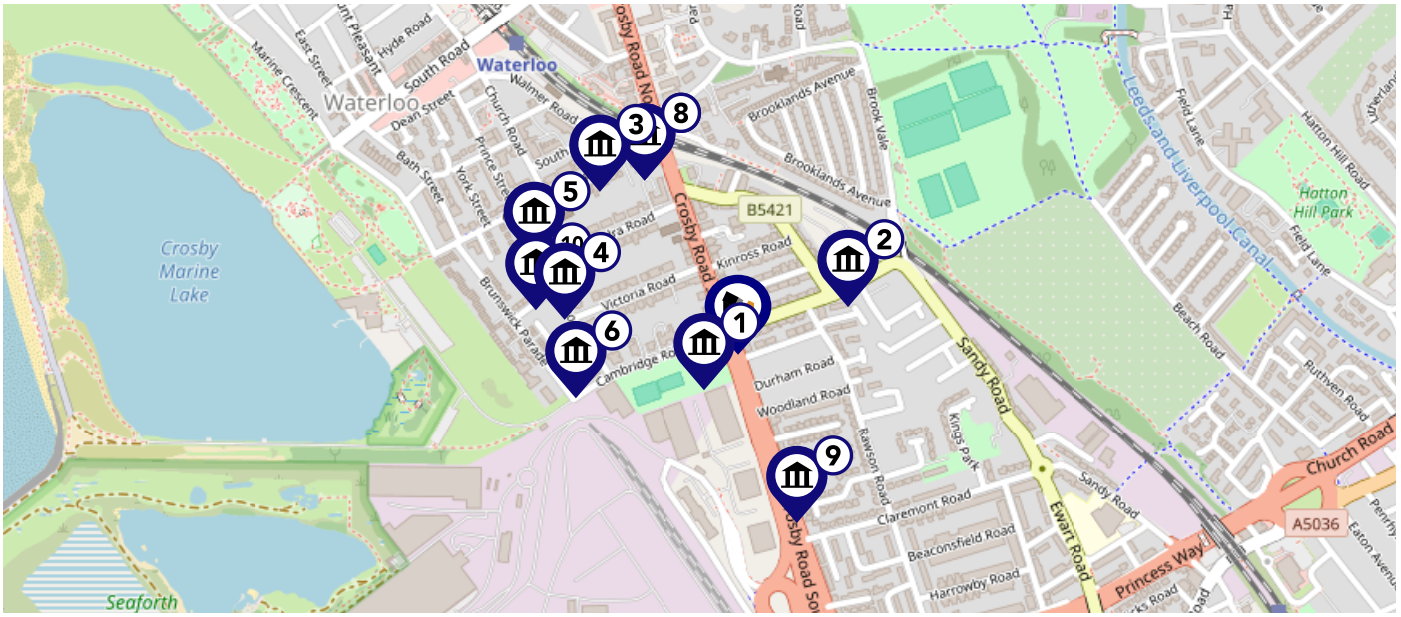
1	Whabbs Tip-Rimrose Brook, Sefton, Merseyside	Historic Landfill
2	Field Lane-Sefton, Merseyside	Historic Landfill
3	EA/EPR/EP3498CD/V002	Active Landfill
4	Royal Seaforth Dock-Part Area B, Sefton, Merseyside, Bootle	Historic Landfill
5	Land Adjoining Rimrose Brook-Nazeby Avenue, Great Crosby, Merseyside	Historic Landfill
6	Hornby Dock-Regent Road, Bootle, Merseyside	Historic Landfill
7	Former Railway cutting between Rimrose Road and Fernhill Road-Langton Branch, Bootle, Merseyside	Historic Landfill
8	R J Mason Inert Landfill-Harris Drive,Liverpool,Merseyside	Historic Landfill
9	Alexandra Branch Dock No.1-Mersey Docks and Harbour Company, Liverpool, Merseyside	Historic Landfill
10	Langton Branch Dock Line-Cutting Rear Of Walton Prison To Ormskirk Railway Line, Merseyside	Historic Landfill

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Maps
Listed Buildings

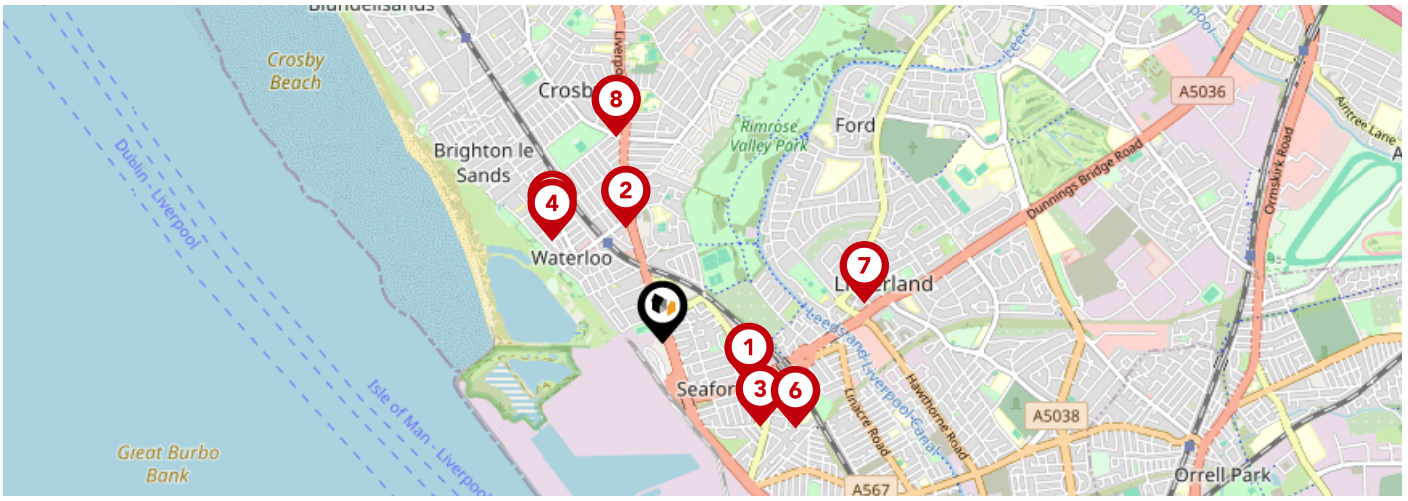
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



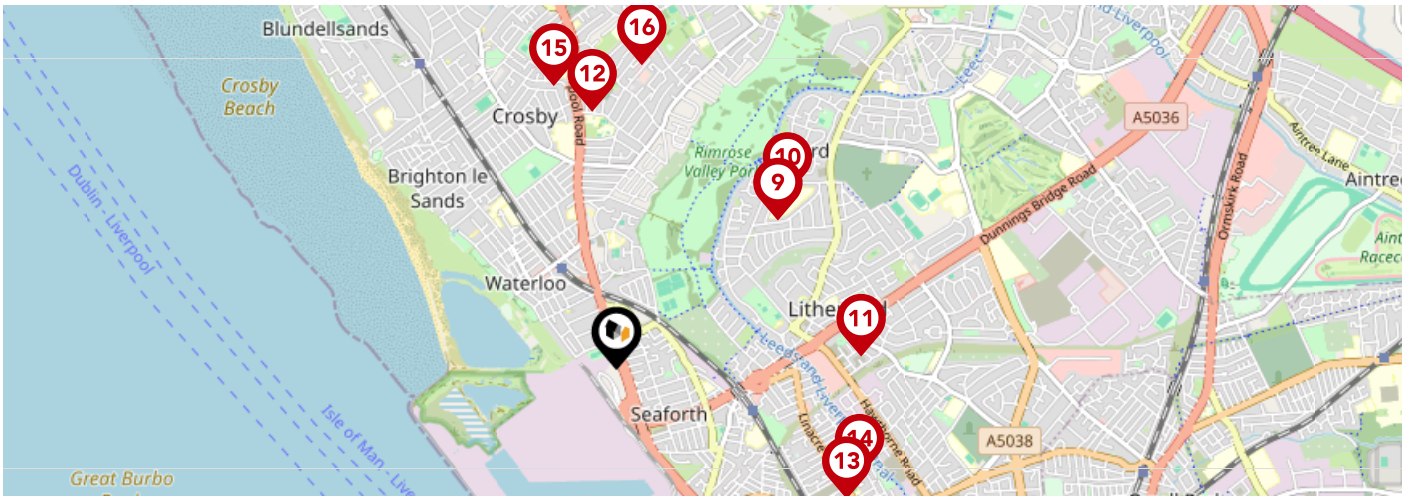
Listed Buildings in the local district	Grade	Distance
1 1257626 - Potters Barn	Grade II	0.0 miles
2 1257651 - Adult Education Centre	Grade II	0.1 miles
3 1257631 - 37, Great Georges Road	Grade II	0.2 miles
4 1257311 - Old Christ Church	Grade II	0.2 miles
5 1257612 - Former Christ Church School	Grade II	0.2 miles
6 1257310 - Ennis Cottage	Grade II	0.2 miles
7 1257636 - Three Lamp Standards Surrounding War Memorial	Grade II	0.2 miles
8 1257659 - War Memorial	Grade II	0.2 miles
9 1257647 - Riverslie	Grade II	0.2 miles
10 1257317 - Boundary Wall And Gateways To Old Christ Church Churchyard	Grade II	0.2 miles

Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Rimrose Hope CofE Primary School** Ofsted Rating: Outstanding | Pupils: 349 | Distance:0.42	☐	☑	☐	☐	☐
2 **Waterloo Primary School** Ofsted Rating: Good | Pupils: 434 | Distance:0.53	☐	☑	☐	☐	☐
3 **Educ8 Liverpool** Ofsted Rating: Requires improvement | Pupils: 25 | Distance:0.56	☐	☐	☑	☐	☐
4 **St Edmund's and St Thomas' Catholic Primary School** Ofsted Rating: Good | Pupils: 308 | Distance:0.67	☐	☑	☐	☐	☐
5 **St John's Church of England Primary School** Ofsted Rating: Good | Pupils: 193 | Distance:0.69	☐	☑	☐	☐	☐
6 **Our Lady Star of the Sea Catholic Primary School** Ofsted Rating: Good | Pupils: 212 | Distance:0.69	☐	☑	☐	☐	☐
7 **English Martyrs' Catholic Primary School** Ofsted Rating: Good | Pupils: 453 | Distance:0.9	☐	☑	☐	☐	☐
8 **Merchant Taylors' Boys' School** Ofsted Rating: Not Rated | Pupils: 457 | Distance:0.93	☐	☐	☑	☐	☐

Area
Schools

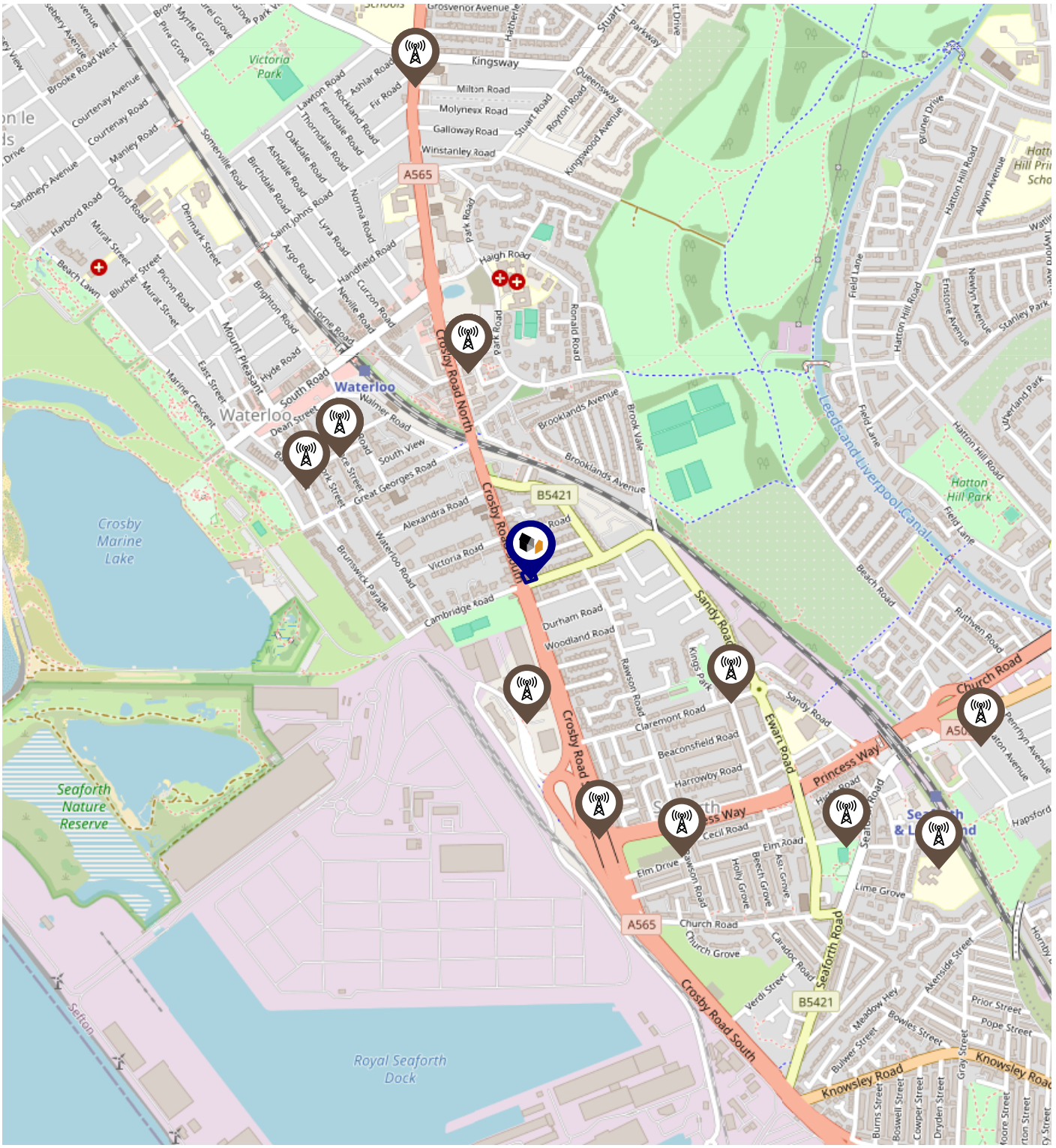


		Nursery	Primary	Secondary	College	Private
9	**Hatton Hill Primary School** Ofsted Rating: Good | Pupils: 347 | Distance:0.97	☐	☑	☐	☐	☐
10	**Our Lady Queen of Peace Catholic Primary School** Ofsted Rating: Good | Pupils: 148 | Distance:1.07	☐	☑	☐	☐	☐
11	**St Philip's Church of England Controlled Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:1.08	☐	☑	☐	☐	☐
12	**Sacred Heart Catholic Academy** Ofsted Rating: Not Rated | Pupils: 821 | Distance:1.14	☐	☐	☑	☐	☐
13	**Lander Road Primary School** Ofsted Rating: Good | Pupils: 253 | Distance:1.17	☐	☑	☐	☐	☐
14	**St Elizabeth's Catholic Primary School** Ofsted Rating: Good | Pupils: 437 | Distance:1.17	☐	☑	☐	☐	☐
15	**St. Mary's College** Ofsted Rating: Not Rated | Pupils: 845 | Distance:1.28	☐	☐	☑	☐	☐
16	**Great Crosby Catholic Primary School** Ofsted Rating: Good | Pupils: 778 | Distance:1.35	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

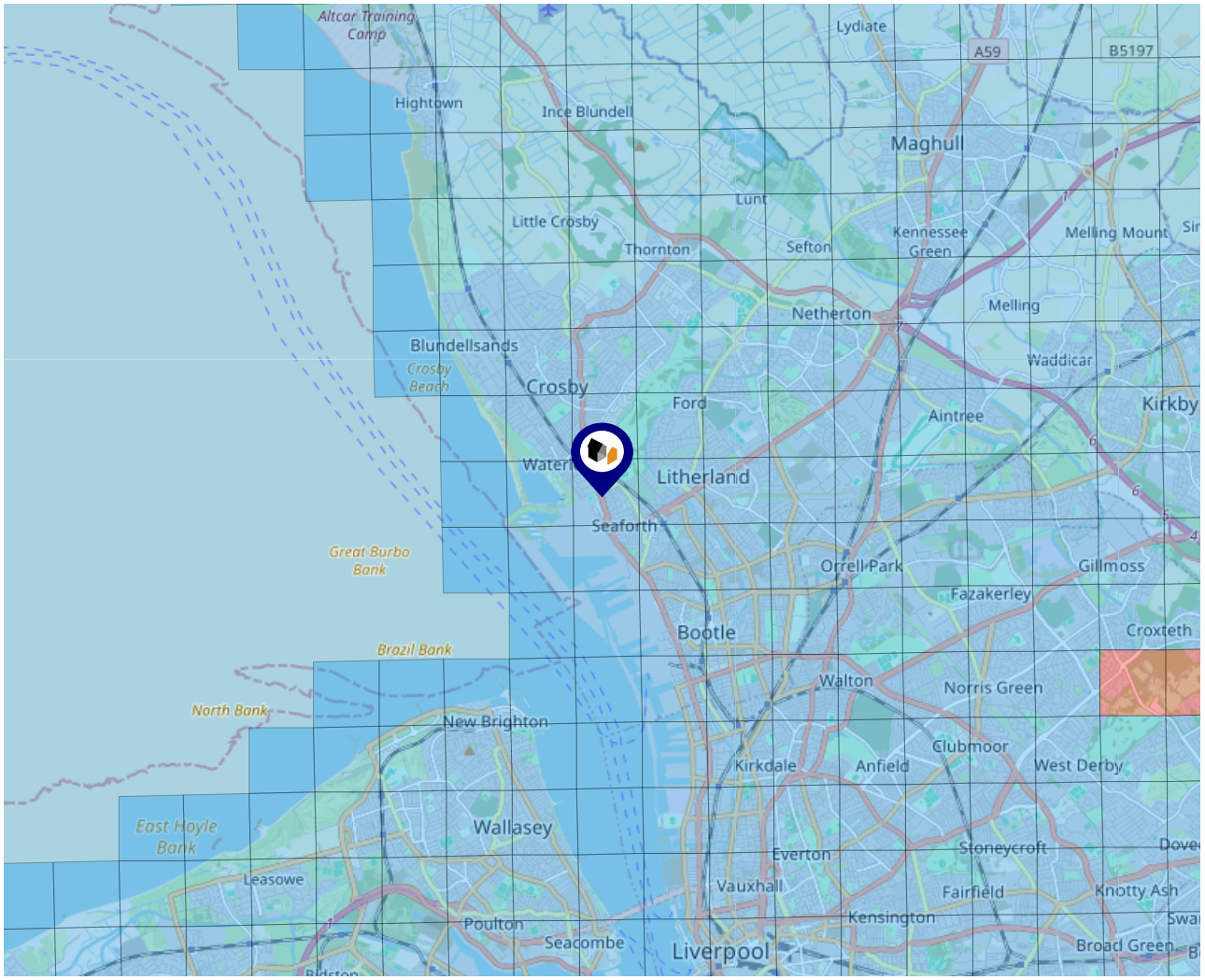
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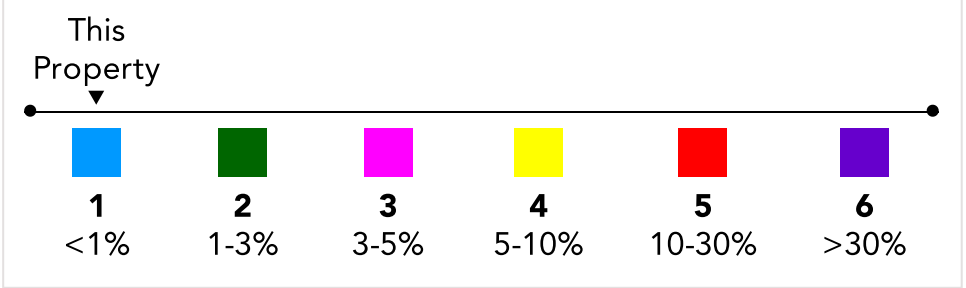
Environment
Radon Gas

LANDWOOD GROUP

What is Radon?

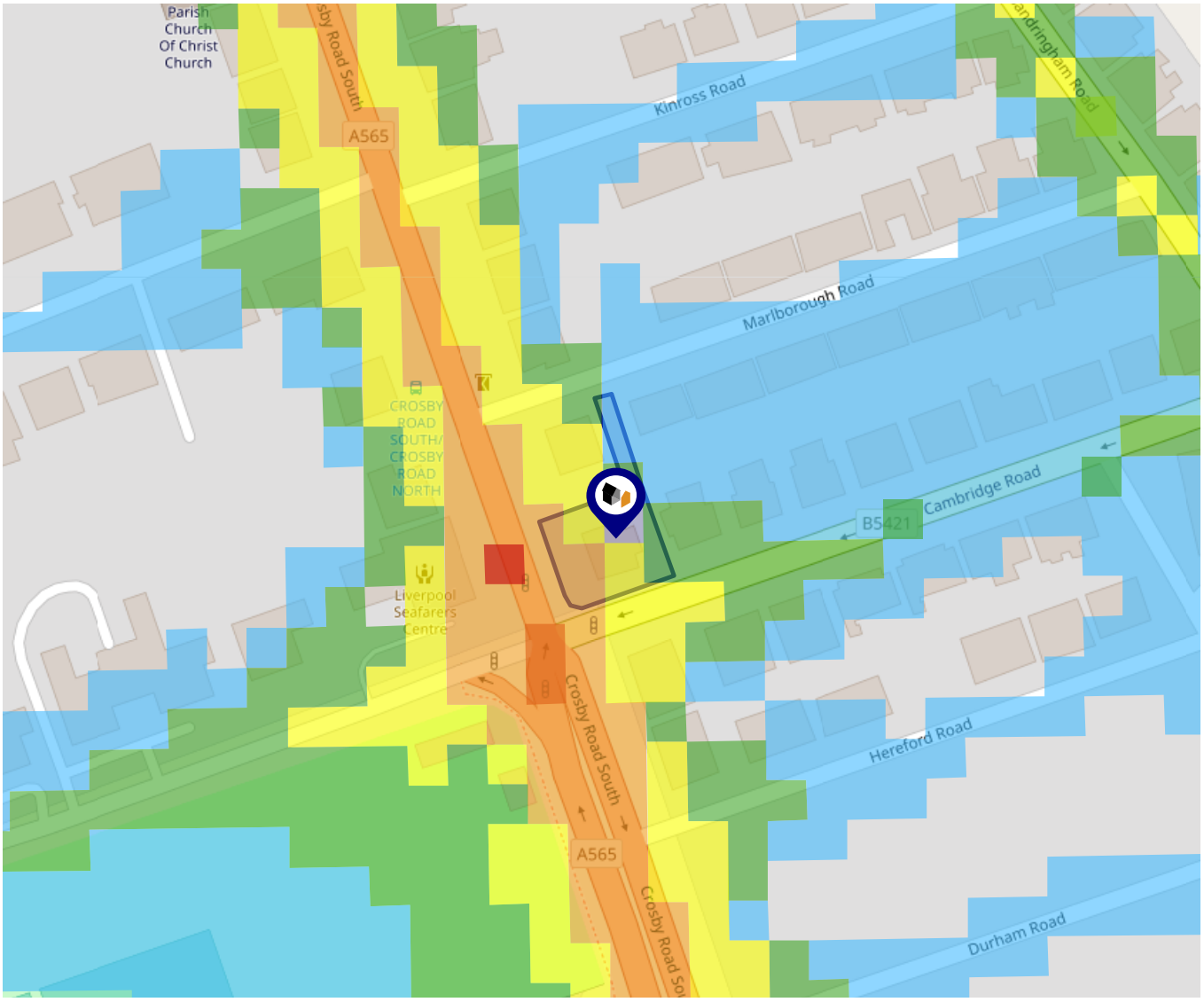
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



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

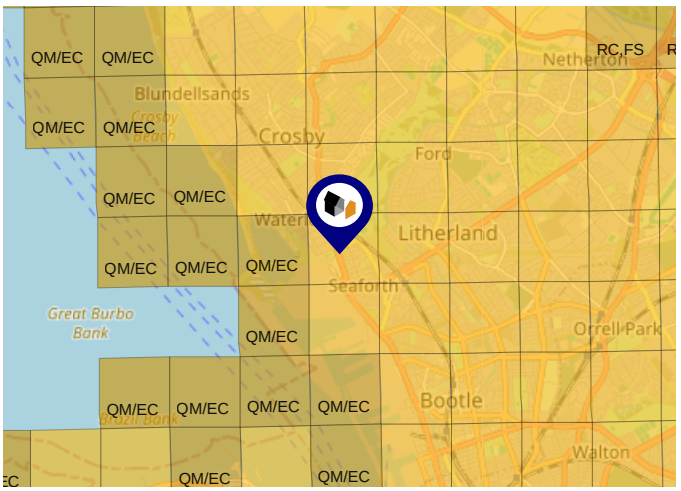
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Environment
Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SAND TO LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT TO MEDIUM		



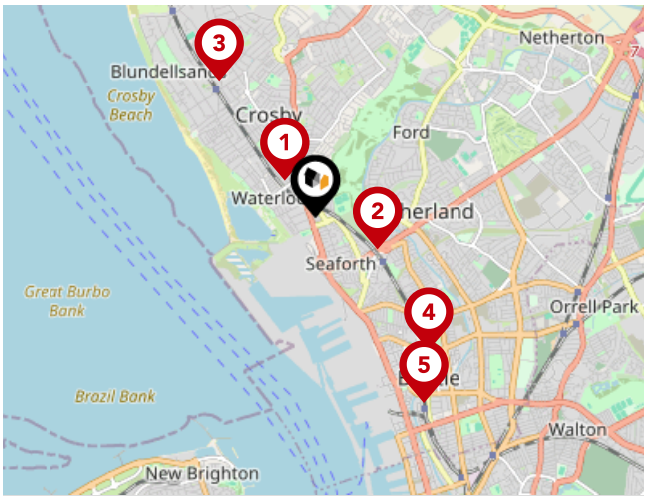
Primary Classifications (Most Common Clay Types)

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

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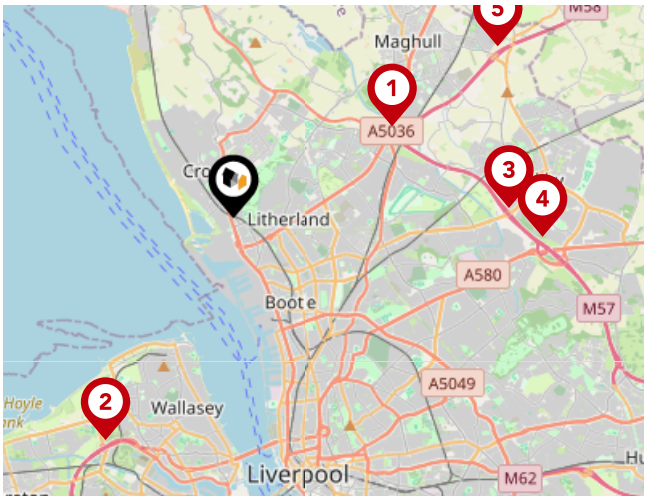
Area

Transport (National)



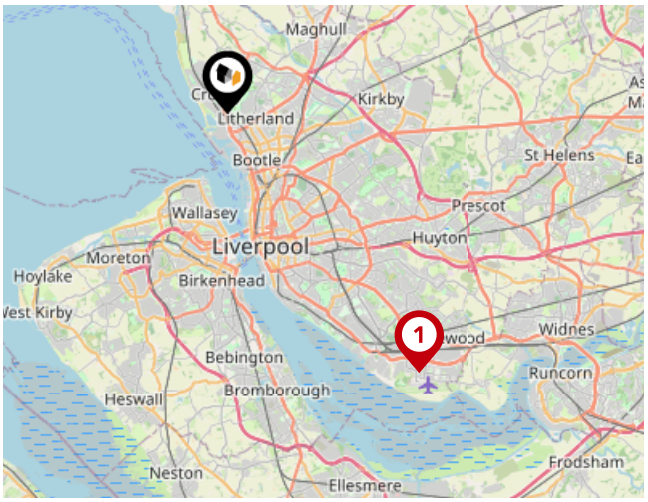
National Rail Stations

Pin	Name	Distance
1	Waterloo (Merseyside) Rail Station	0.41 miles
2	Seaforth & Litherland Rail Station	0.62 miles
3	Blundellsands & Crosby Rail Station	1.46 miles
4	Bootle New Strand Rail Station	1.54 miles
5	Bootle Oriel Road Rail Station	1.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J7	3.23 miles
2	M53 J1	4.51 miles
3	M57 J6	4.87 miles
4	M57 J5	5.46 miles
5	M58 J1	5.56 miles



Airports/Helipads

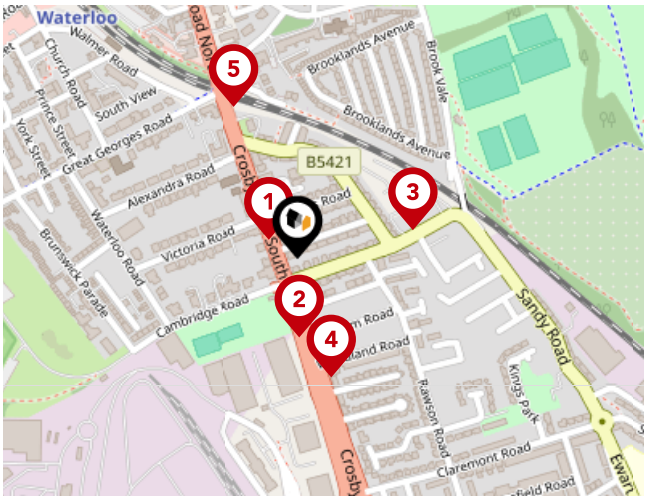
Pin	Name	Distance
1	Liverpool John Lennon Airport	11.37 miles

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Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Marlborough Road	0.03 miles
2	Durham Road	0.08 miles
3	Dewlands Road	0.13 miles
4	Parker Avenue	0.13 miles
5	Sandringham Road	0.18 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	1.92 miles
2	Seacombe Ferry Terminal	4.18 miles
3	Liverpool Isle of Man & Dublin Terminal	4.5 miles
4	Liverpool Pier Head Ferry Terminal	4.59 miles
5	Birkenhead Ferry Terminal	4.68 miles

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.

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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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Environment Agency

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