



KPF: Key Property Facts

An Analysis of This Property & The Local Area
Thursday 26th March 2026



**FLAT 2, WELLWOOD HOUSE, WELLWOOD GLADE, RYDE,
PO33 4HA**

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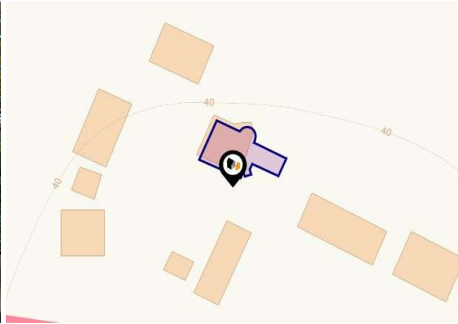
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 559 ft² / 52 m²
Plot Area: 0.04 acres
Council Tax : Band A
Annual Estimate: £1,662
Title Number: IW16858
UPRN: 100062043808
Restrictive Covenants: Yes

Last Sold Date: 18/12/2018
Last Sold Price: £162,500
Last Sold £/ft²: £290
Tenure: Leasehold

Local Area

Local Authority: Isle of wight
Conservation Area: No
Flood Risk:
 ● Rivers & Seas Very low
 ● Surface Water Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

6 **73** **-**
 mb/s mb/s mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

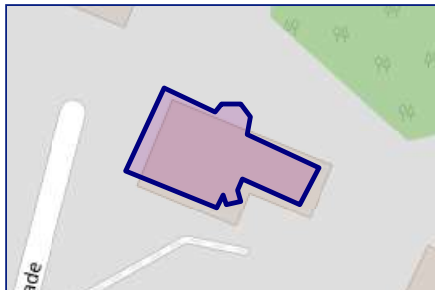
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Freehold Title Plan



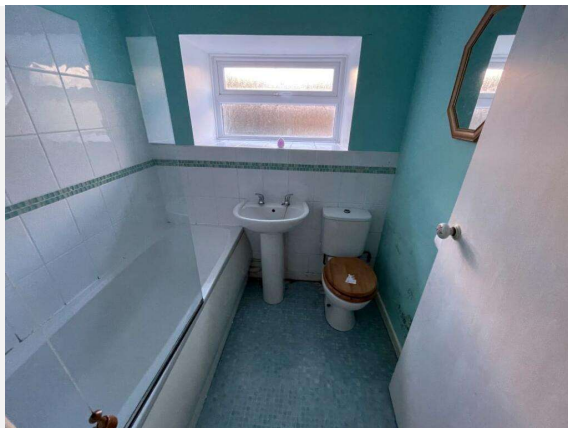
IW44020

Leasehold Title Plan



IW16858

Start Date: 13/02/1985
End Date: 24/06/2982
Lease Term: 999 years from 24 June 1983
Term Remaining: 956 years



Property EPC - Certificate

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Flat 2, Wellwood House, Wellwood Glade, RYDE, PO33
4HA

Energy rating

C

Valid until 21.03.2036

Certificate number
2005-3060-1207-7136-1204

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

Property

EPC - Additional Data

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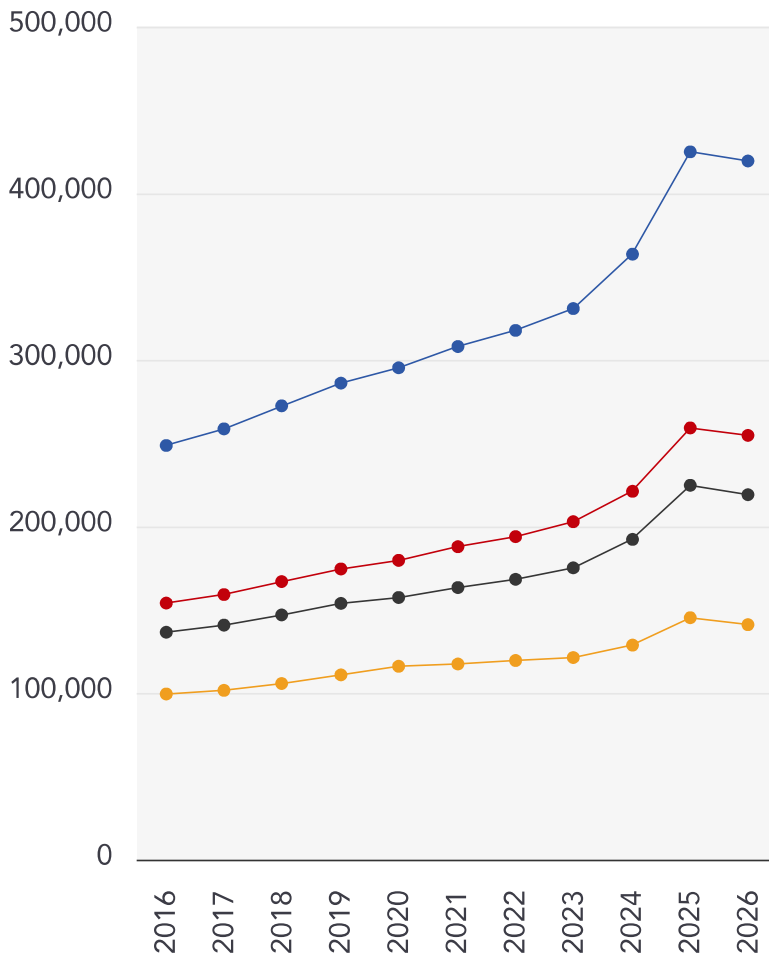
Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	52 m ²

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in PO33



Detached

+68.69%

Semi-Detached

+65.36%

Terraced

+60.49%

Flat

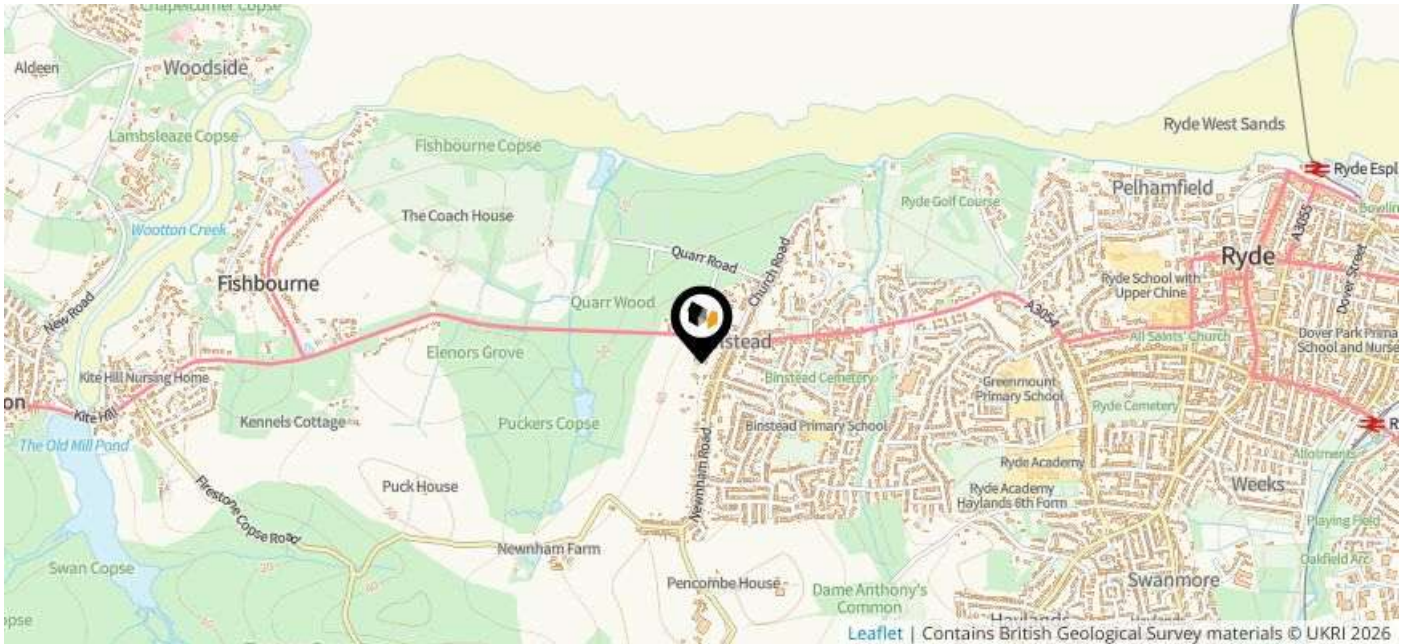
+41.82%

Maps

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



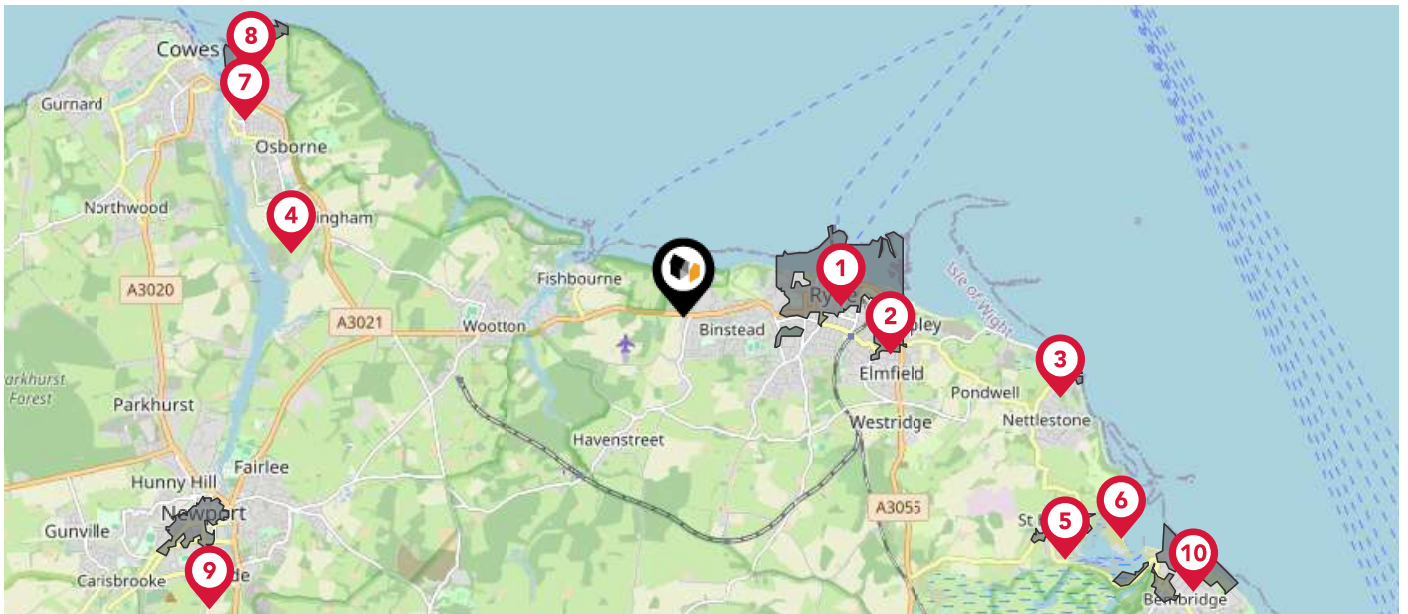
Mine Entry

- ✕ 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.

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

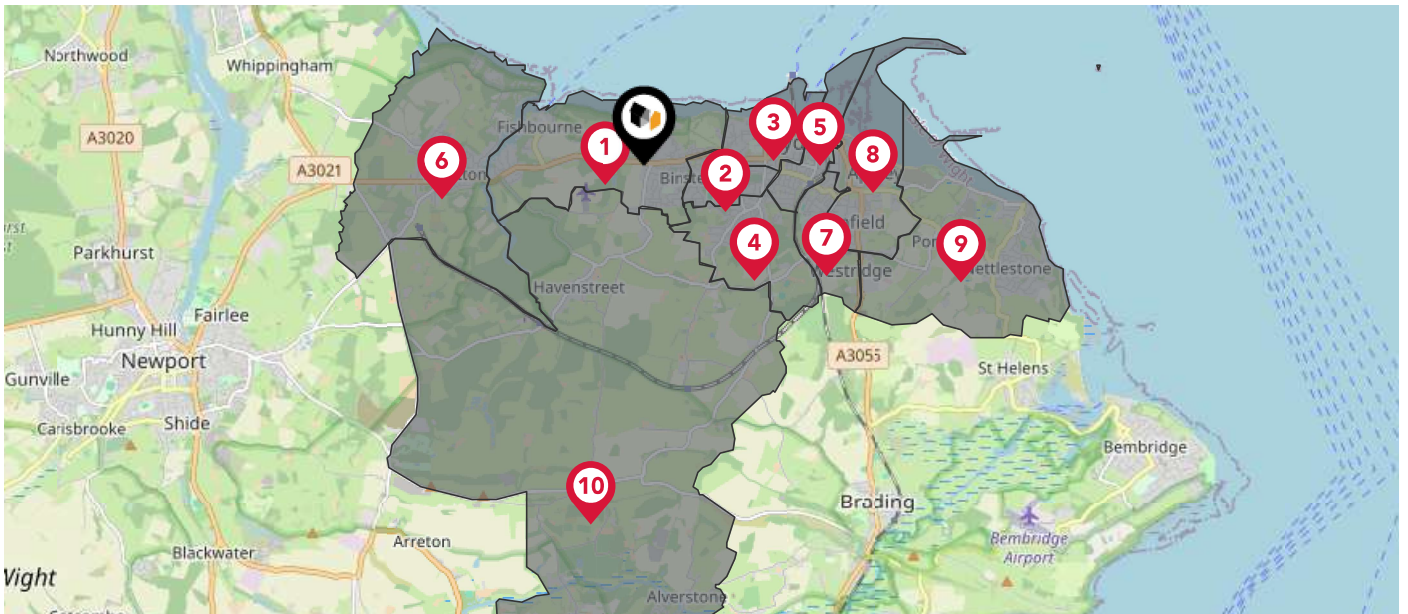
- 1 Ryde
- 2 Ryde St Johns
- 3 Seaview
- 4 Whippingham
- 5 St Helens (Isle of Wight)
- 6 St Helens (The Duver)
- 7 East Cowes (Centre)
- 8 East Cowes (Esplanade)
- 9 Newport (Isle of Wight)
- 10 Bembridge

Maps











Council Wards

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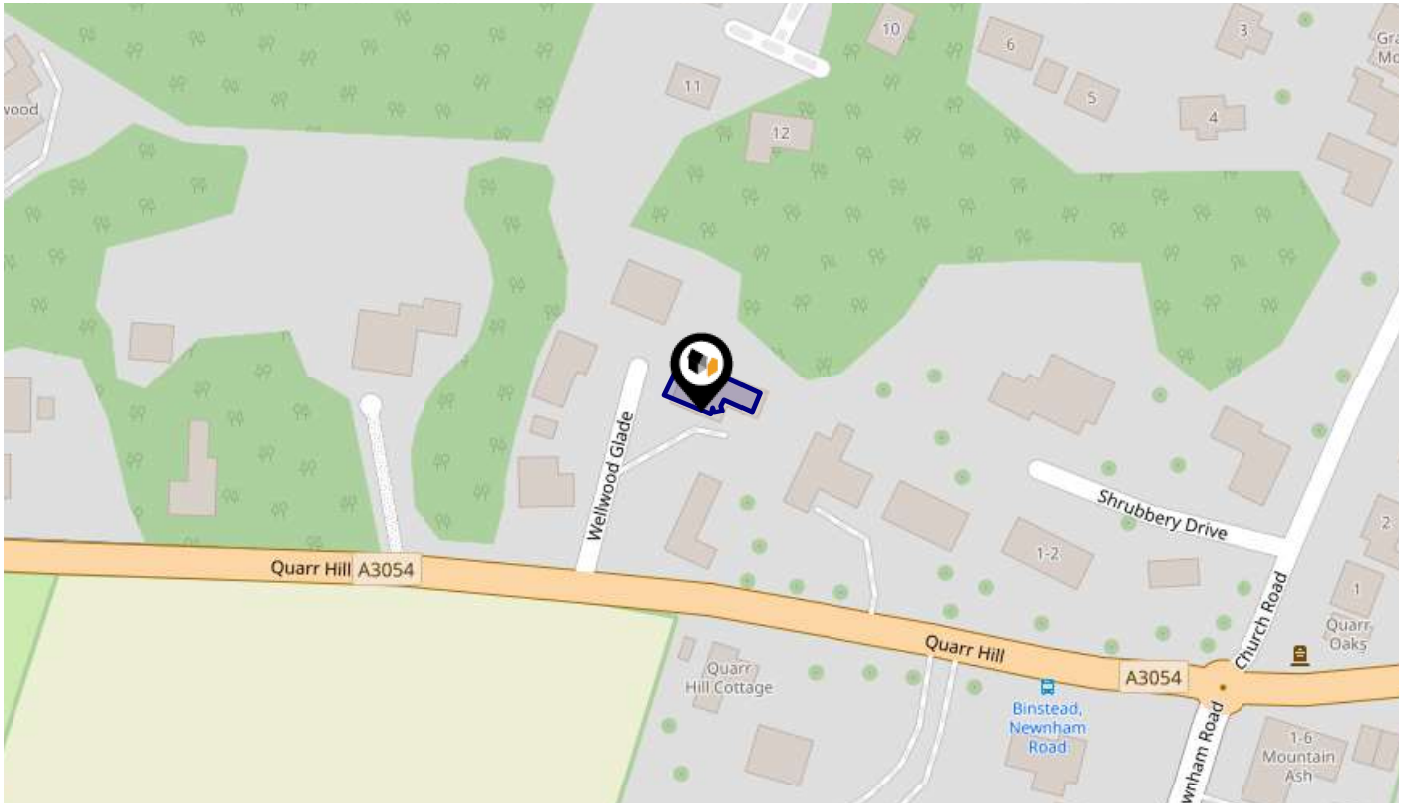
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Binstead & Fishbourne ED
-  Ryde West ED
-  Ryde North West ED
-  Haylands & Swanmore ED
-  Ryde Monktonmead ED
-  Wootton Bridge ED
-  Ryde South East ED
-  Ryde Appley & Elmfield ED
-  Nettlestone & Seaview ED
-  Newchurch, Havenstreet & Ashey ED

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:

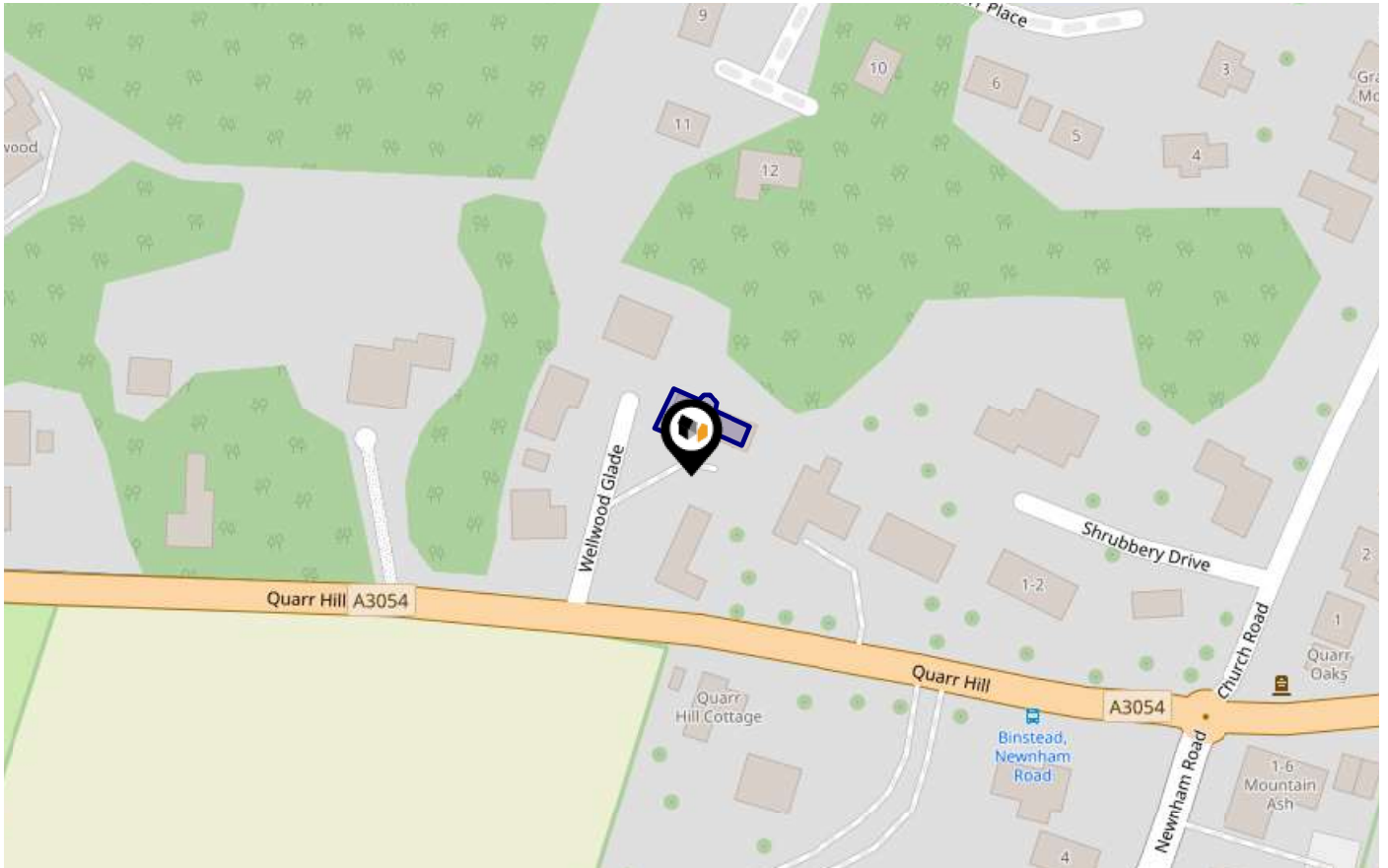
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

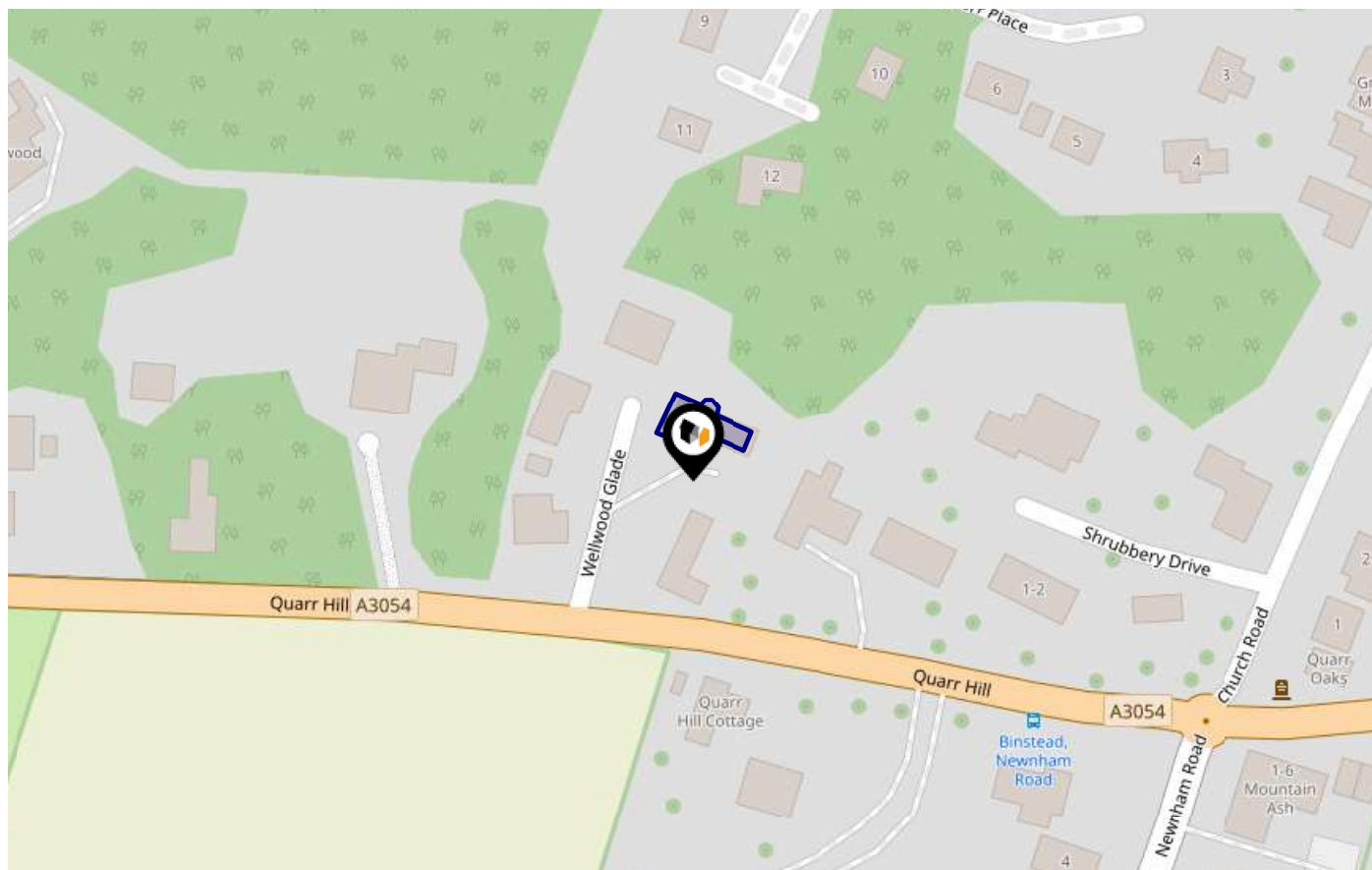
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

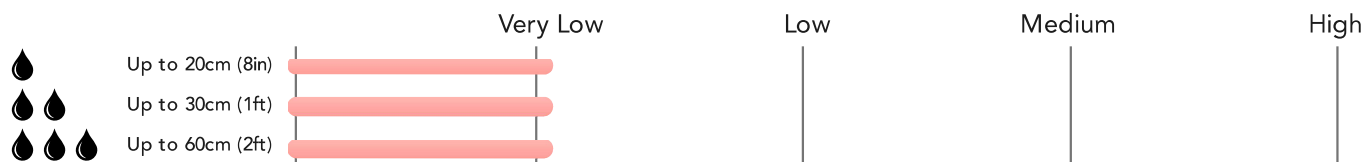


Risk Rating: Very low

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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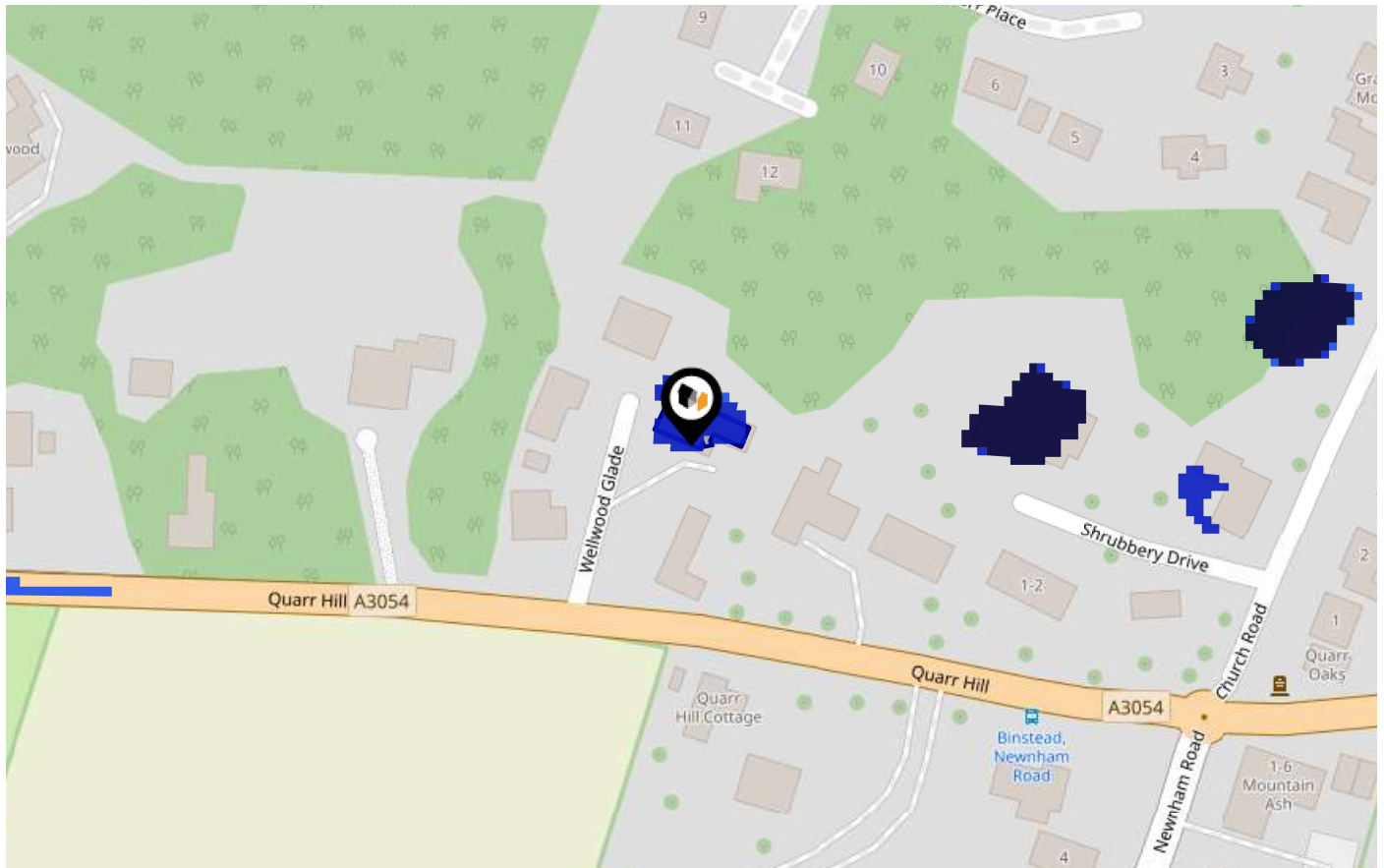
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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: Medium

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.

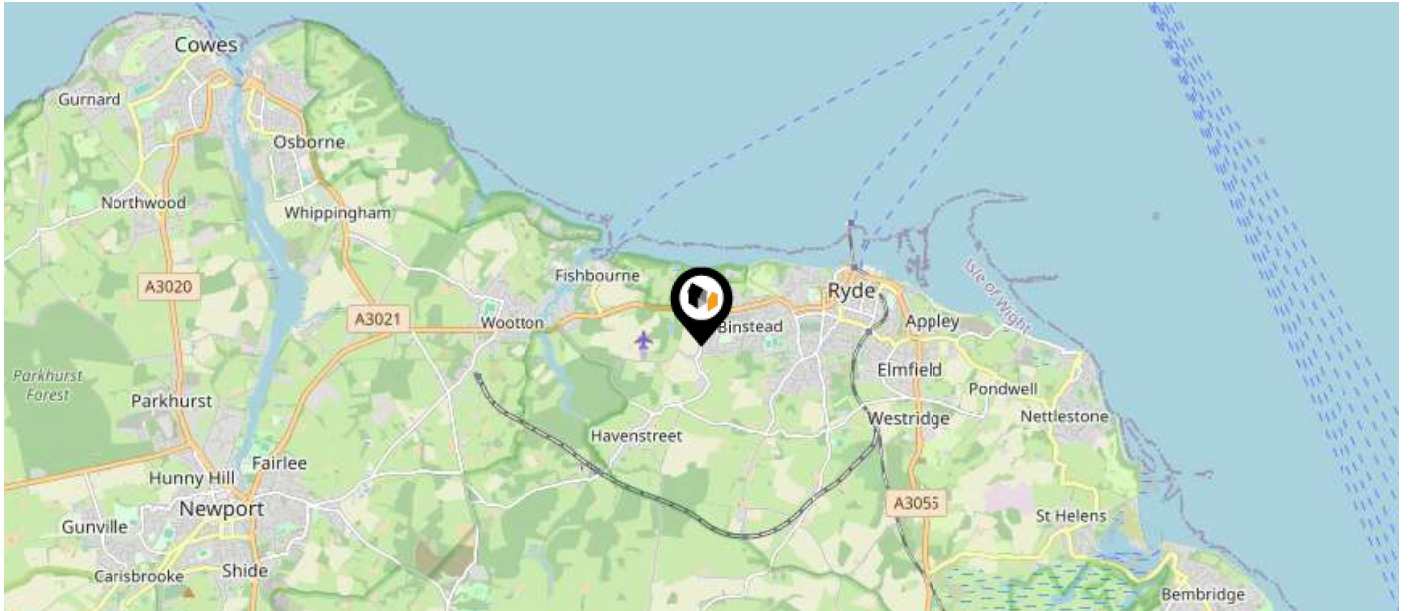
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



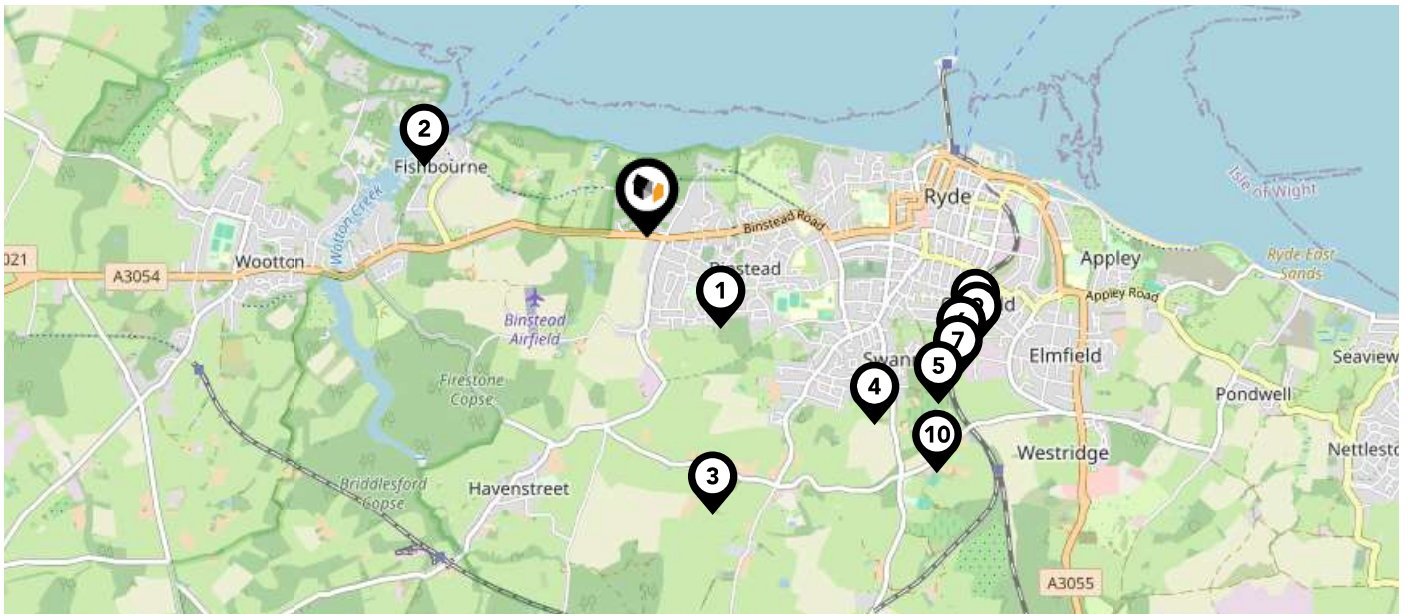
Nearby Green Belt Land

No data available.

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	Binstead Lodge Road-Hill Rise Avenue	Historic Landfill
2	Fishbourne Quay-Fishbourne	Historic Landfill
3	Old Brickworks-Stroud Wood, Upton	Historic Landfill
4	Atkinson Drive-Ryde, Isle of Wight	Historic Landfill
5	Field at Swanmore-Ryde, Isle of Wight	Historic Landfill
6	Oakfield Recreation Ground-Ryde, Isle of Wight	Historic Landfill
7	Slade Road-Ryde, Isle of Wight	Historic Landfill
8	Refuse tip off Meaders Road-Ryde, Isle of Wight	Historic Landfill
9	High Street Tip-44 High Street, Oakfield	Historic Landfill
10	The Piggeries-Smallbrook Lane, Ryde, Isle of Wight	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



1467060 - Binstead War Memorial

Grade II

0.1 miles



1234997 - Precinct Walls Of Old Quarr Abbey

Grade II

0.3 miles



1274828 - The Hollies

Grade II

0.3 miles



1234508 - Norman Doorway At East End Of Churchyard Wall

Grade II

0.4 miles



1276090 - Church Of The Holy Cross

Grade II

0.4 miles



1234996 - Remains Of Old Quarr Abbey At Quarr Abbey Farm

Grade II

0.4 miles



1234478 - The Keys

Grade II

0.4 miles



1222073 - The Old Rectory

Grade II

0.4 miles



1276091 - The Keys

Grade II

0.4 miles



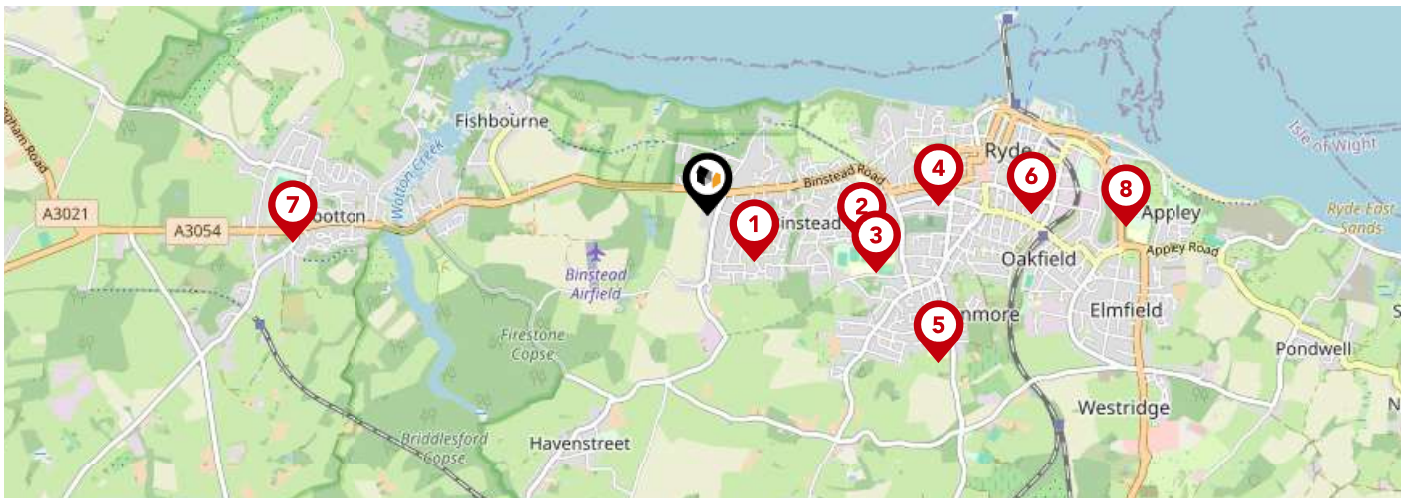
1235008 - Quarr Abbey

Grade I

0.6 miles

Area Schools

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	Nursery	Primary	Secondary	College	Private
1 Binstead Primary School Ofsted Rating: Good Pupils: 206 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Greenmount Primary School Ofsted Rating: Requires improvement Pupils: 340 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Ryde Academy Ofsted Rating: Good Pupils: 1480 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Ryde School with Upper Chine Ofsted Rating: Not Rated Pupils: 779 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Haylands Primary School Ofsted Rating: Good Pupils: 363 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Dover Park Primary School Ofsted Rating: Good Pupils: 201 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Wootton Community Primary School Ofsted Rating: Good Pupils: 209 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Mary's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 185 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

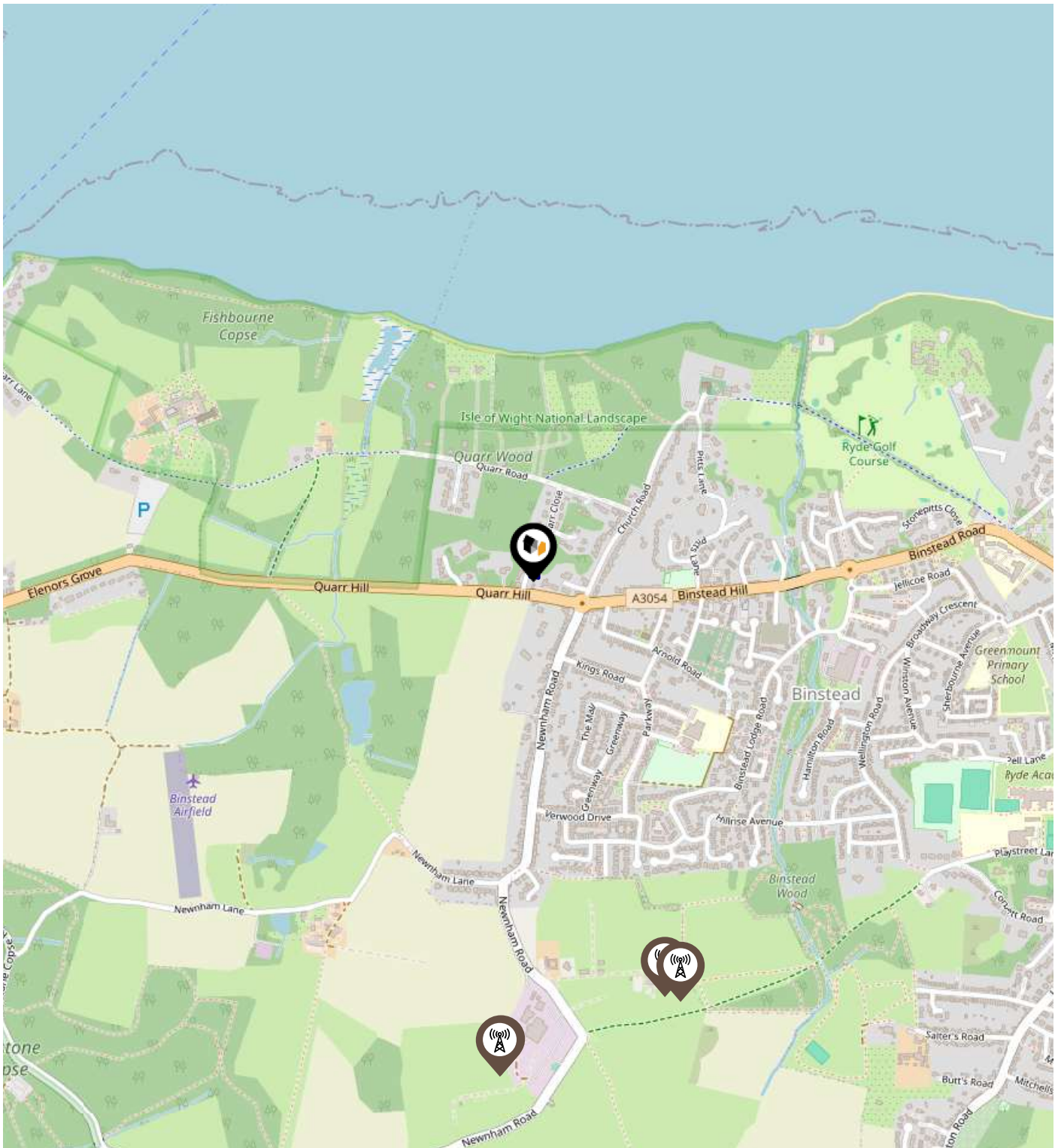


	Nursery	Primary	Secondary	College	Private
<p>9 Oakfield Church of England Aided Primary School, Ryde</p> <p>Ofsted Rating: Requires improvement Pupils: 235 Distance:2.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Nettlestone Primary School</p> <p>Ofsted Rating: Good Pupils: 226 Distance:3.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Priory School</p> <p>Ofsted Rating: Not Rated Pupils: 182 Distance:3.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Brading Church of England Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 180 Distance:3.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Queensgate Foundation Primary</p> <p>Ofsted Rating: Good Pupils: 393 Distance:3.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Helens Primary School</p> <p>Ofsted Rating: Good Pupils: 94 Distance:4.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Medina College</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:4.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Summerfields Primary School</p> <p>Ofsted Rating: Good Pupils: 194 Distance:4.11</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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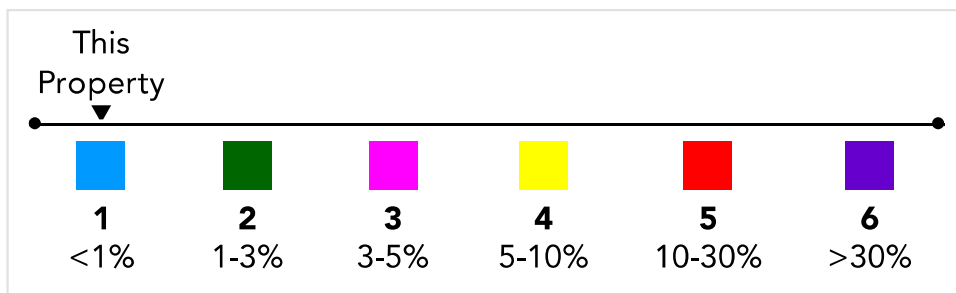
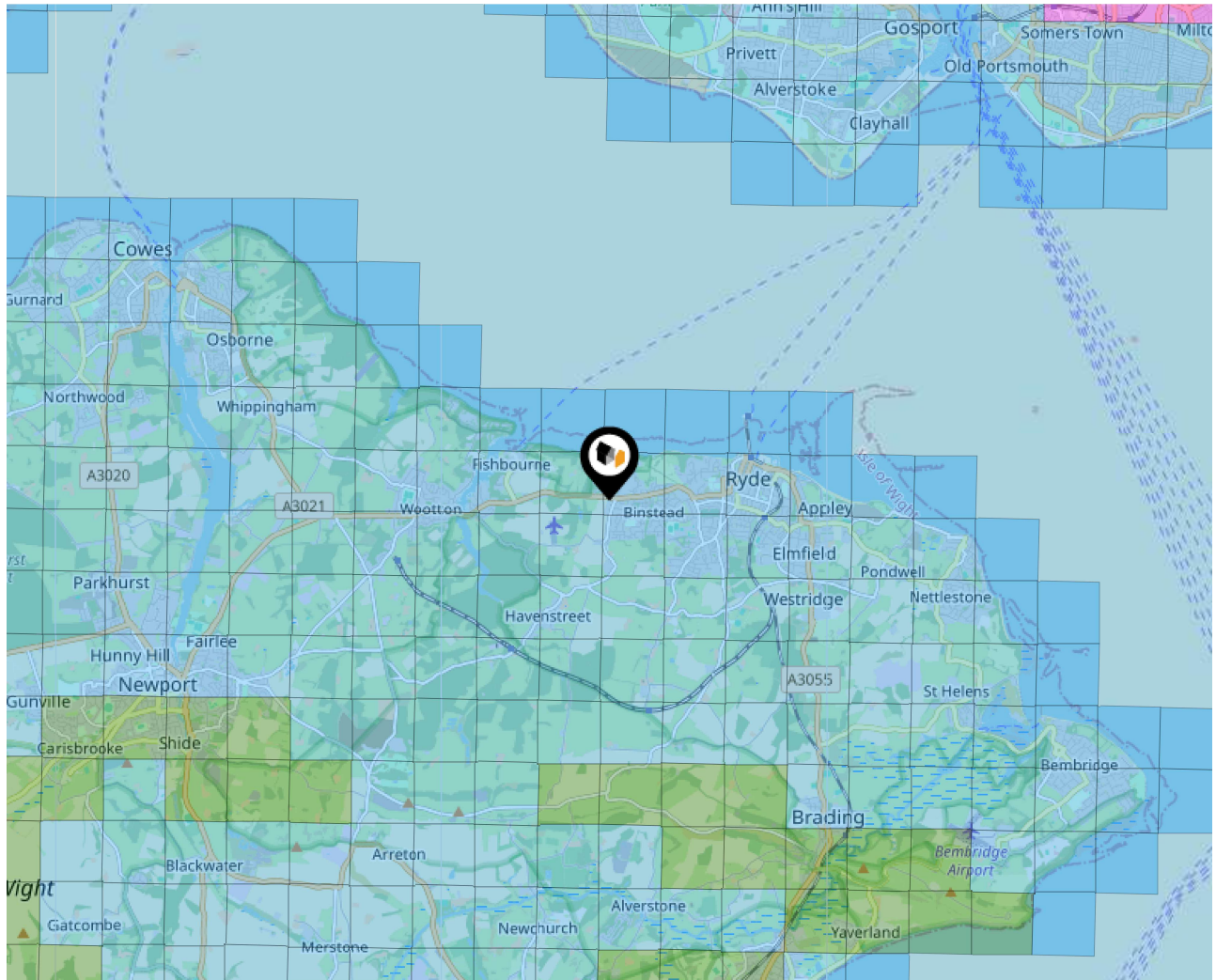


Key:

-  Power Pylons
-  Communication Masts

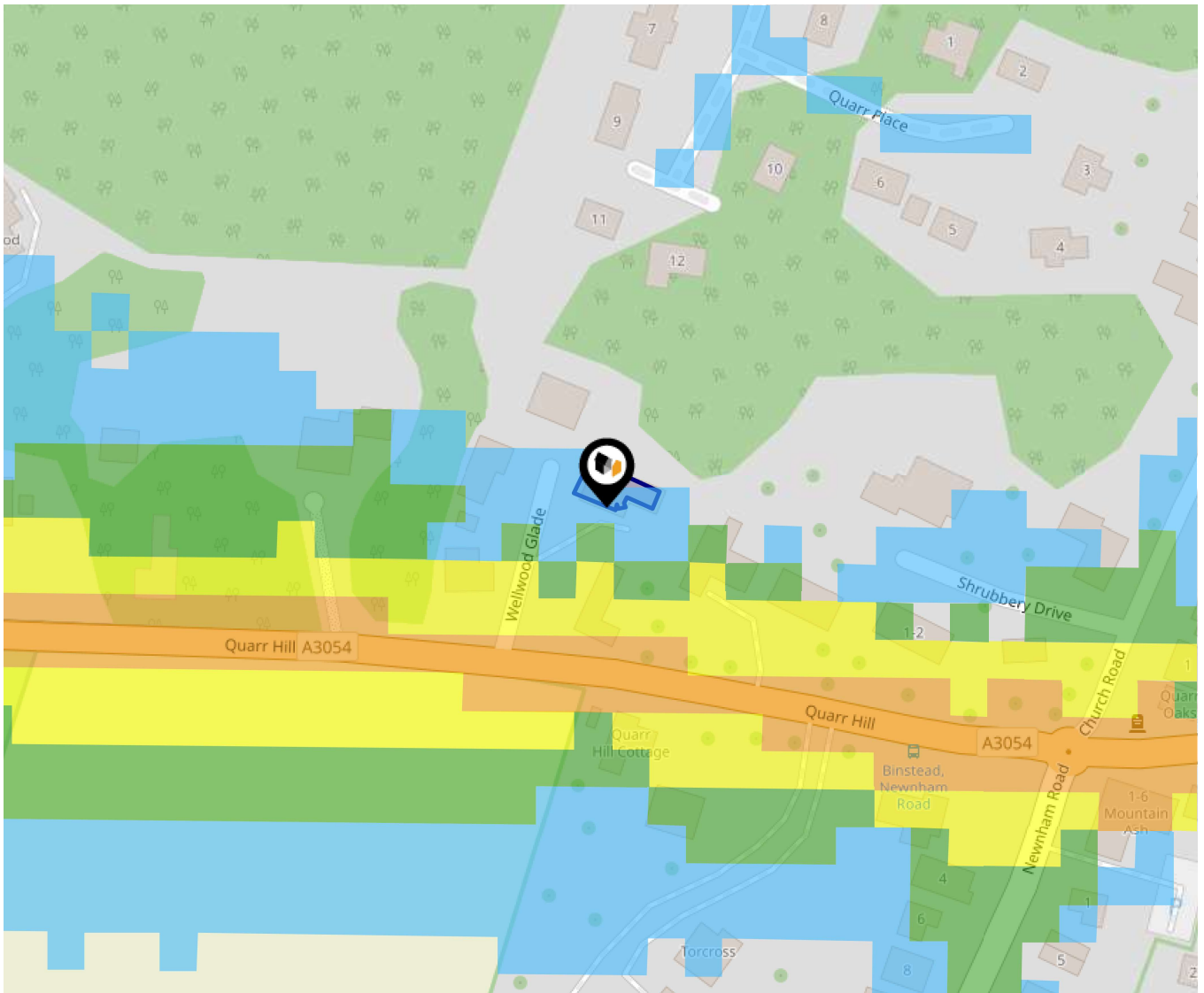
What is Radon?

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/m³).



Local Area Road Noise

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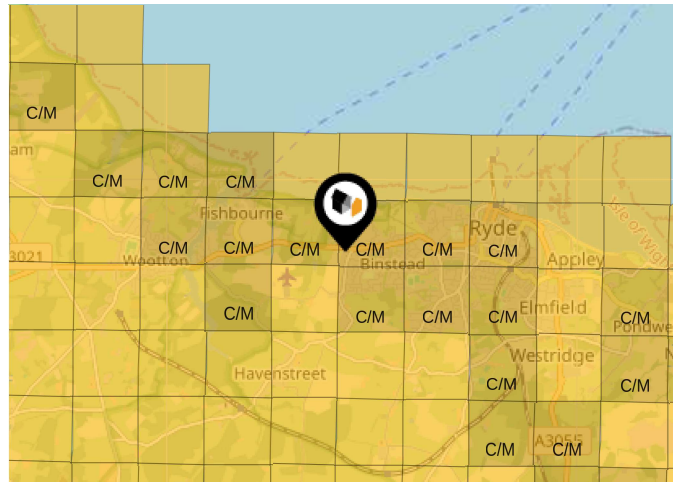


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

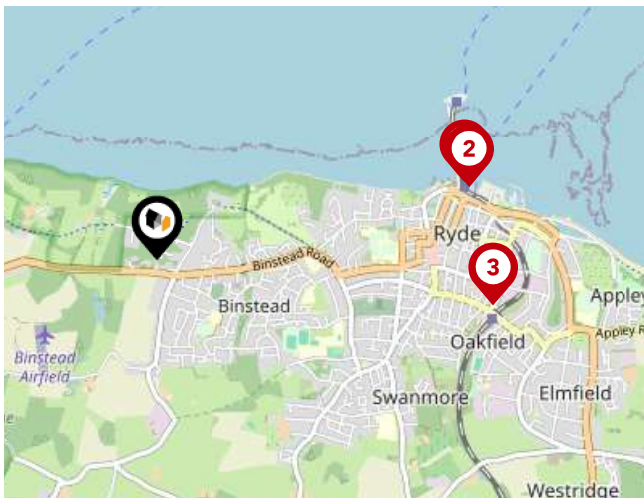


Primary Classifications (Most Common Clay Types)

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)



National Rail Stations

Pin	Name	Distance
1	Ryde Esplanade Rail Station	1.48 miles
2	Ryde Esplanade Rail Station	1.5 miles
3	Ryde St Johns Road Rail Station	1.59 miles



Airports/Helipads

Pin	Name	Distance
1	Southampton Airport	17.04 miles
2	North Stoneham	17.04 miles
3	Bournemouth International Airport	28.25 miles
4	Shoreham-by-Sea	40.11 miles

Area

Transport (Local)



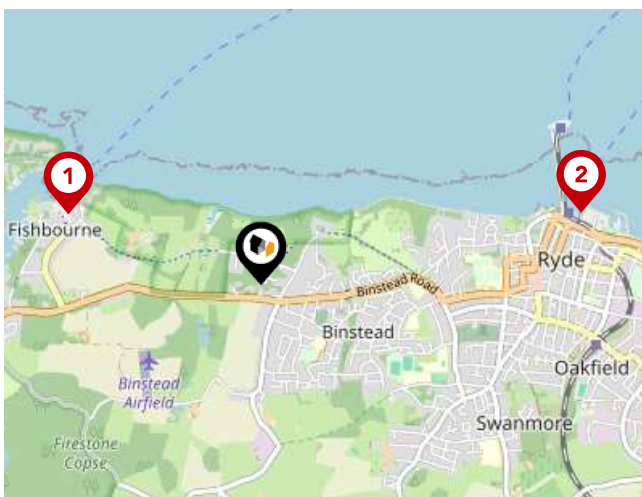
Bus Stops/Stations

Pin	Name	Distance
1	Newnham Road	0.07 miles
2	Newnham Road	0.11 miles
3	Kings Road	0.16 miles
4	Sandpath	0.25 miles
5	Binstead Arms	0.23 miles



Local Connections

Pin	Name	Distance
1	Havenstreet (Isle of Wight Steam Railway)	1.84 miles
2	Havenstreet (Isle of Wight Steam Railway)	1.88 miles



Ferry Terminals

Pin	Name	Distance
1	Fishbourne IOW Ferry Terminal	0.97 miles
2	Ryde Hoverport	1.53 miles

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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.



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