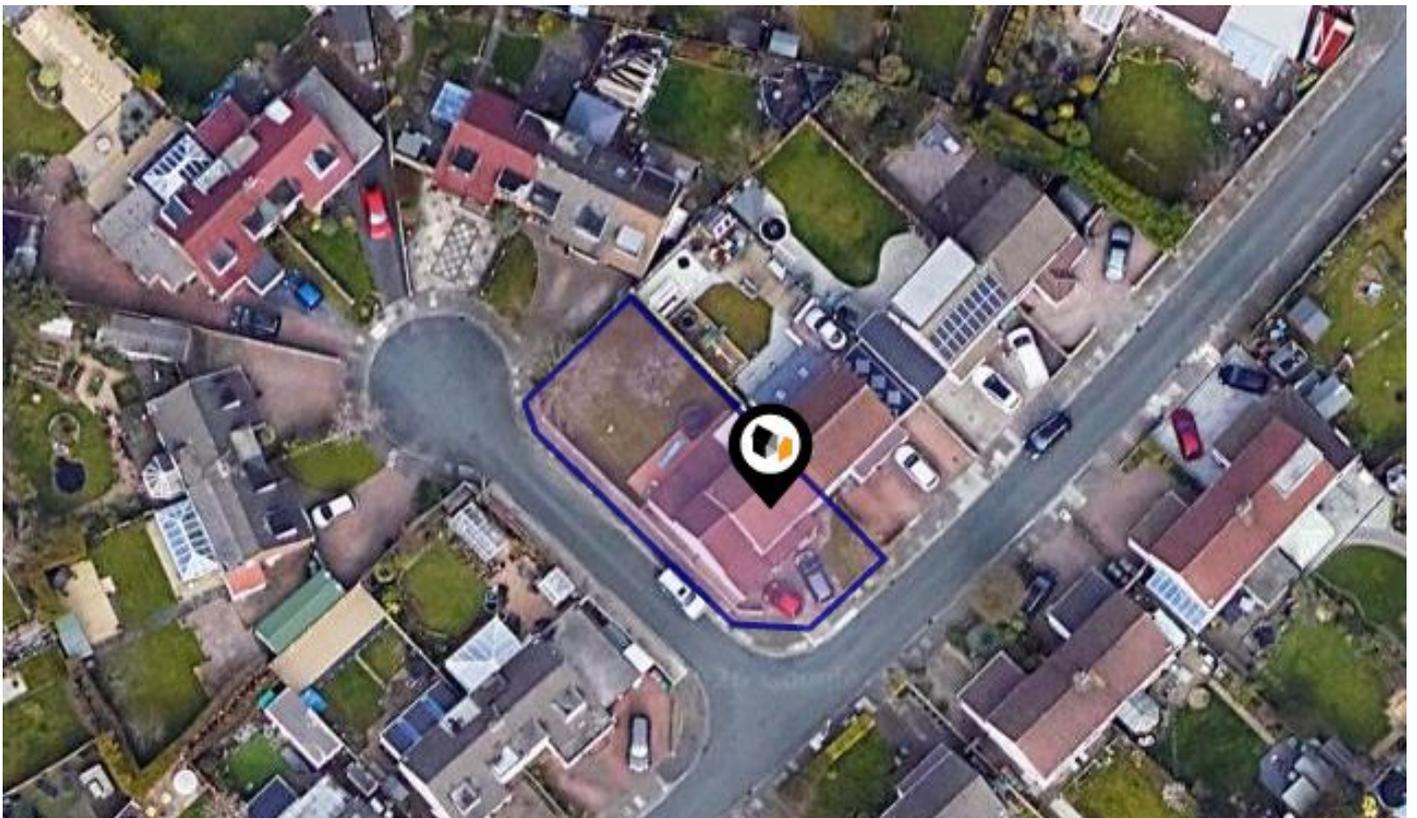




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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 17th March 2026



ARBORN DRIVE, UPTON, WIRRAL, CH49

Martin & Co | Moreton

0151 6453392

a.welsman@martinco.com

<https://www.martinco.com/estate-agents-and-letting-agents/branch/wirral-moreton/>





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,117		
Title Number:	MS169673		

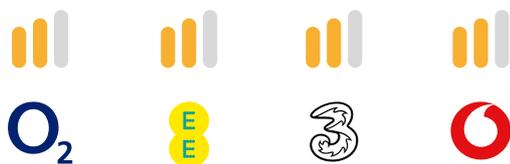
Local Area

Local Authority:	Wirral
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Arborn Drive, Upton, CH49

Energy rating

D

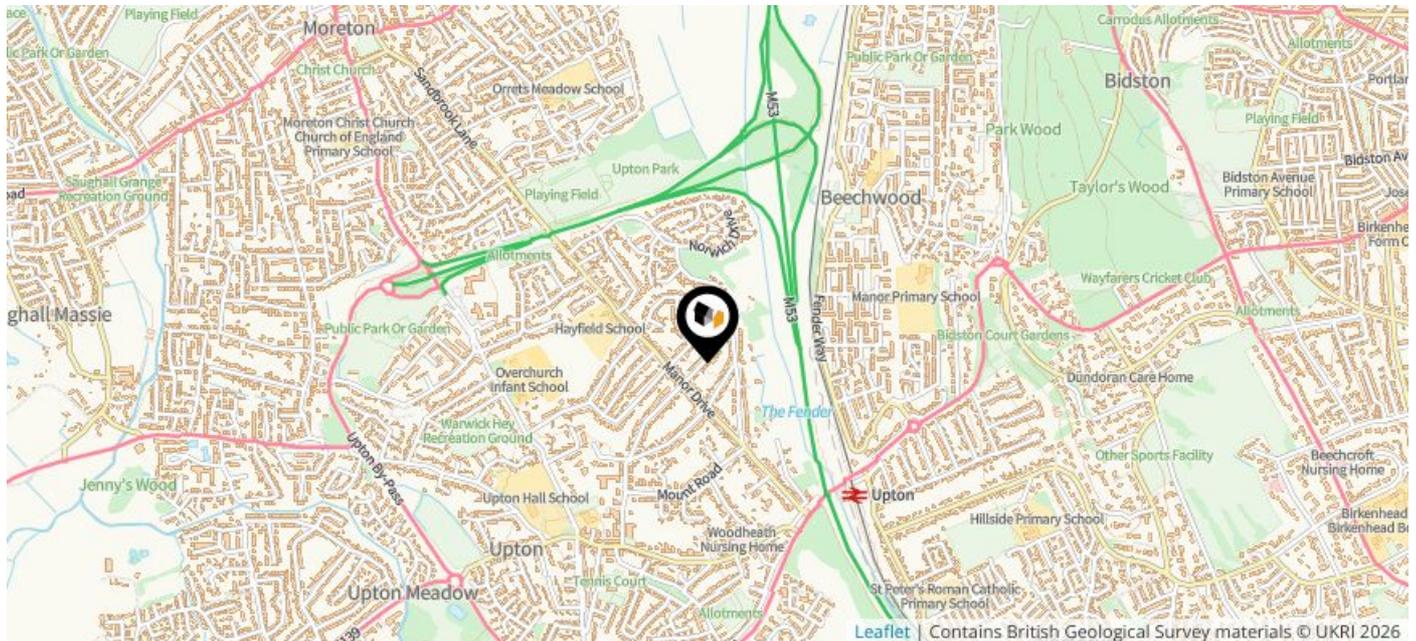
Valid until 18.09.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, with external insulation
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 45% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	127 m ²

This map displays nearby coal mine entrances and their classifications.



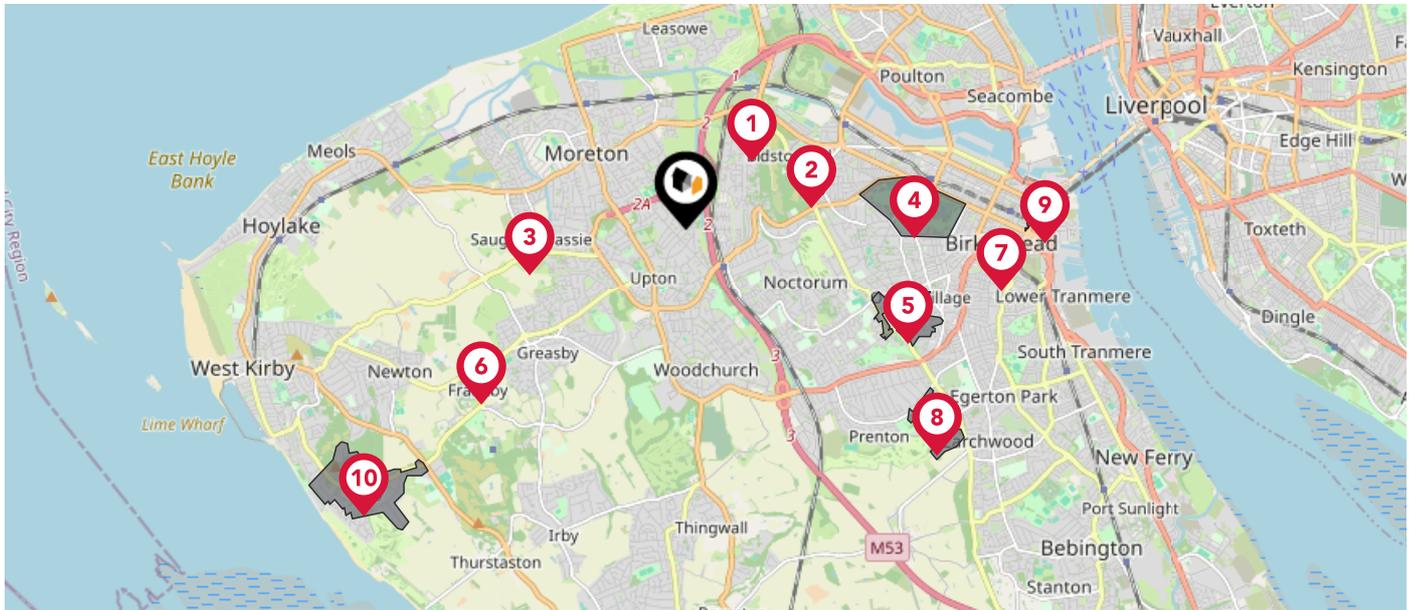
Mine Entry

- ✕ 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.

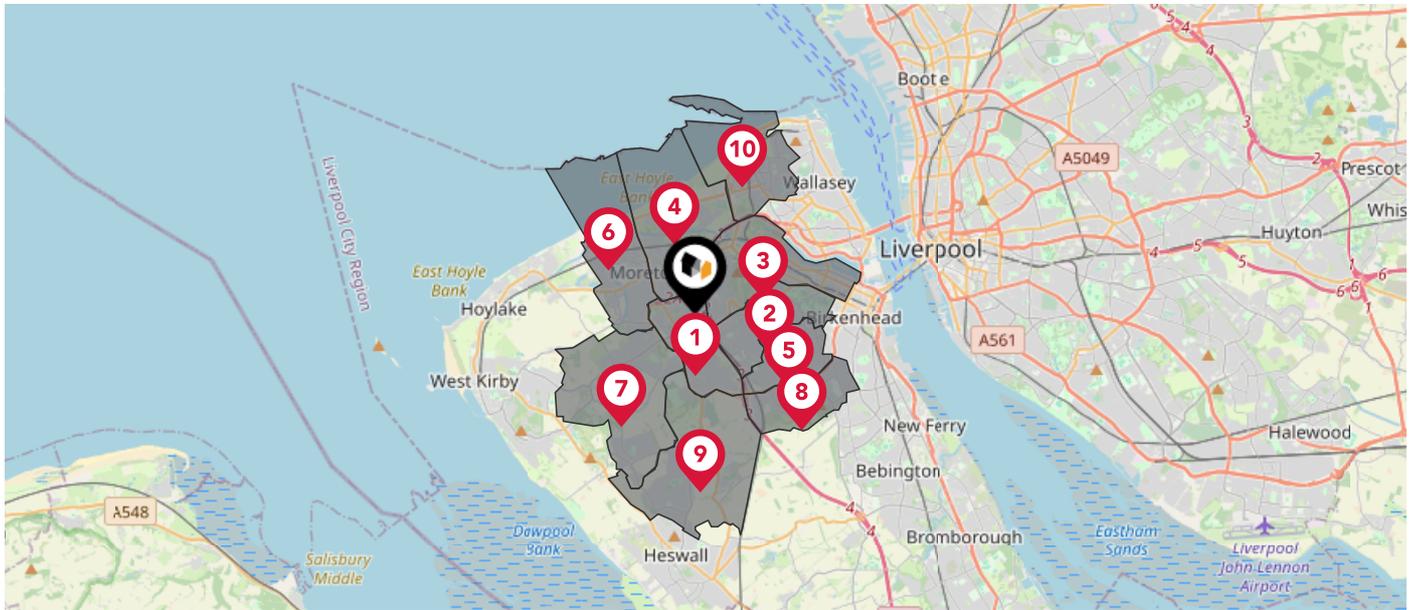
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Bidston Village
- 2 Flaybrick Hill Cemetery
- 3 Saughall Massie
- 4 Birkenhead Park
- 5 Oxton Village
- 6 Frankby Village
- 7 Clifton Park
- 8 Mountwood
- 9 Hamilton Square
- 10 Caldy

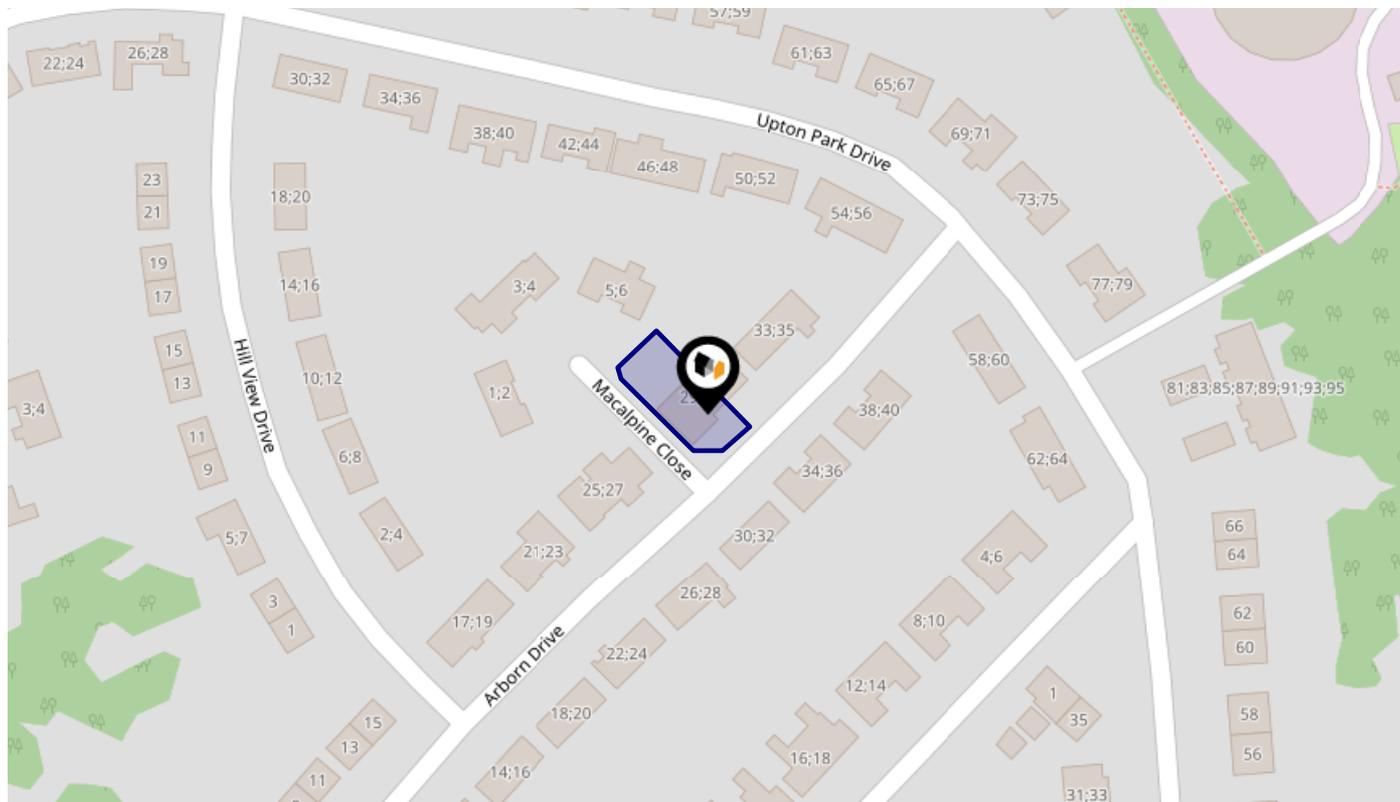
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Upton Ward
-  2 Claughton Ward
-  3 Bidston and St. James Ward
-  4 Leasowe and Moreton East Ward
-  5 Oxton Ward
-  6 Moreton West and Saughall Massie Ward
-  7 Greasby, Frankby and Irby Ward
-  8 Prenton Ward
-  9 Pensby and Thingwall Ward
-  10 Wallasey 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.

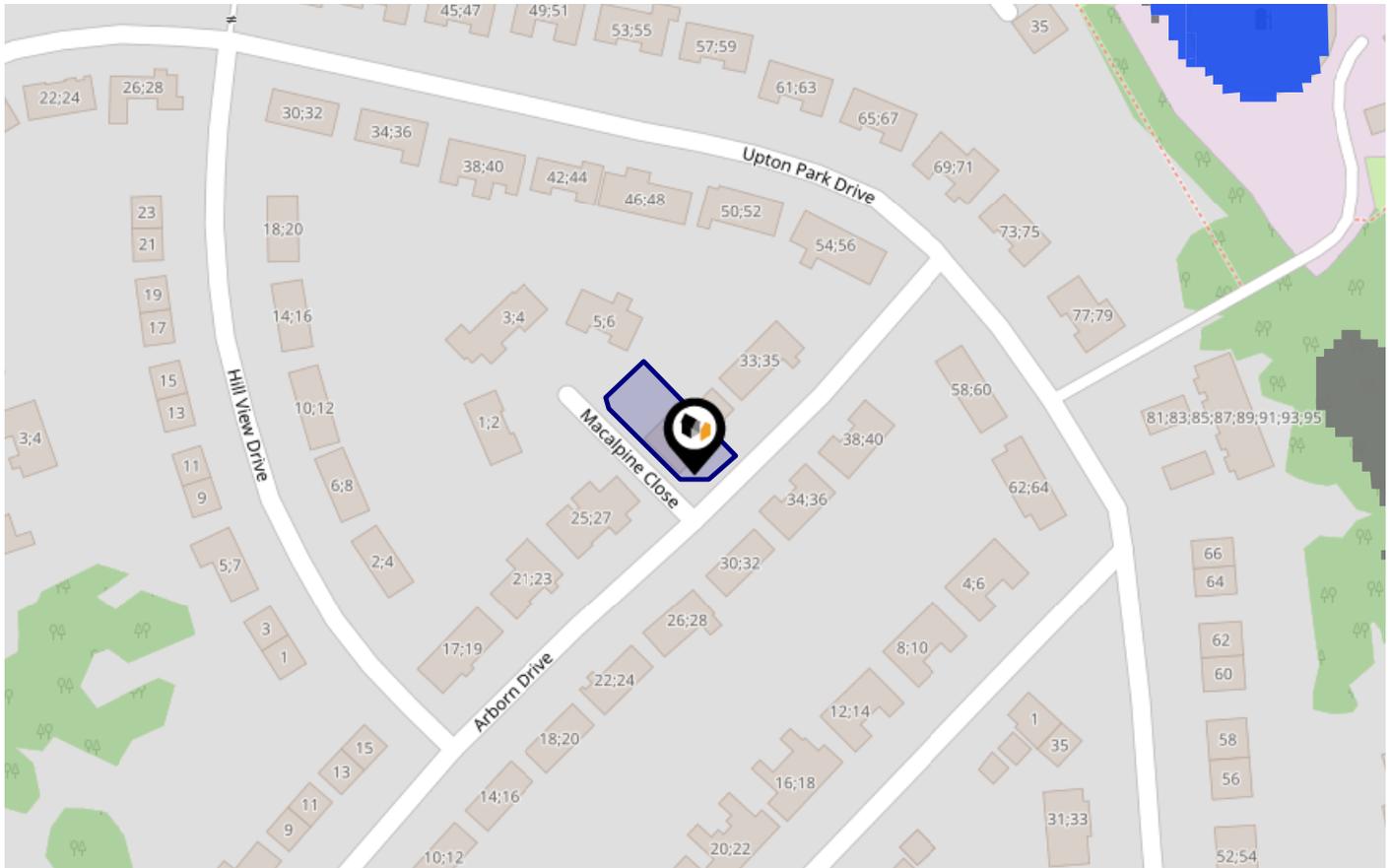
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
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

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.

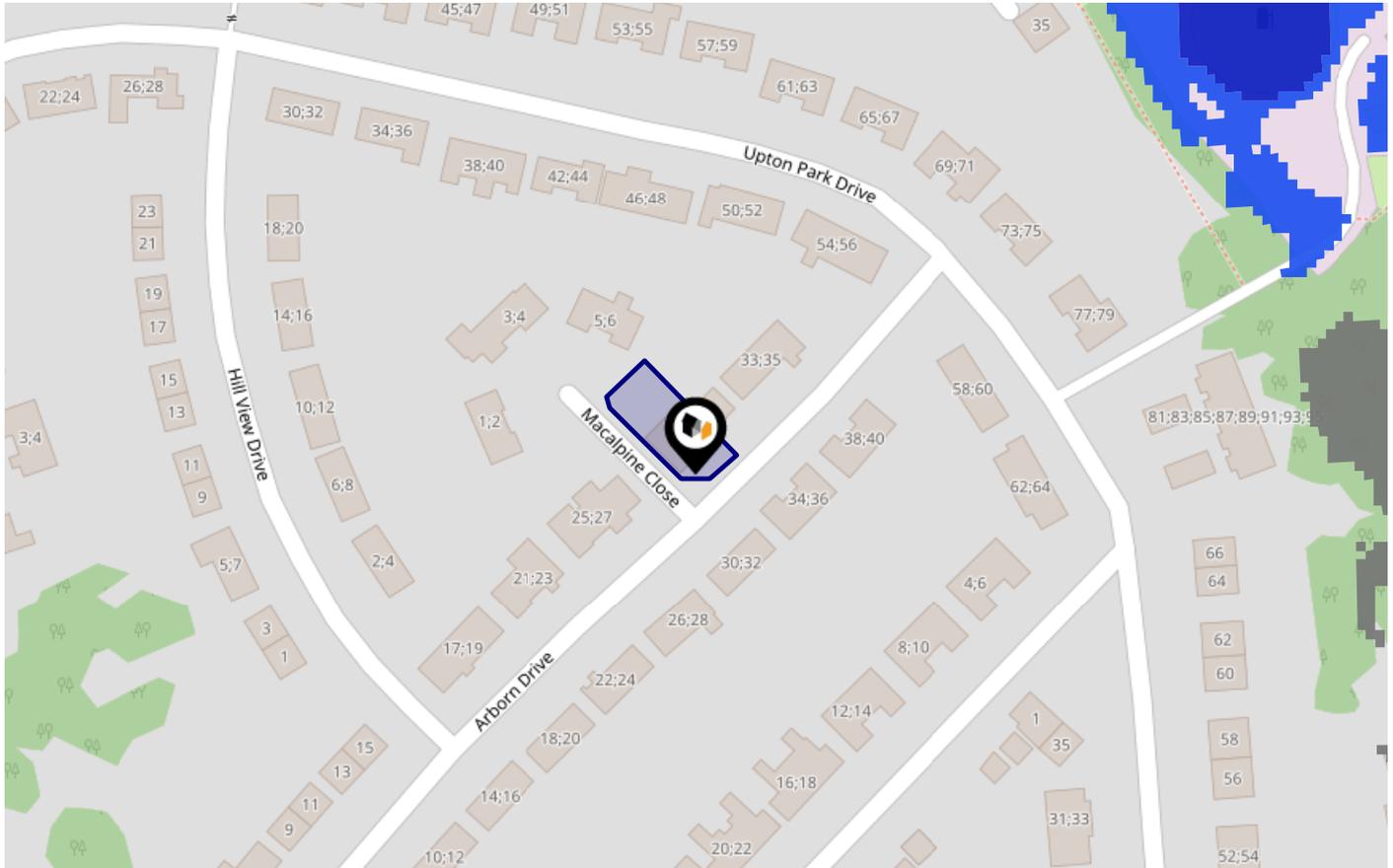
Chance of flooding to the following depths at this property:



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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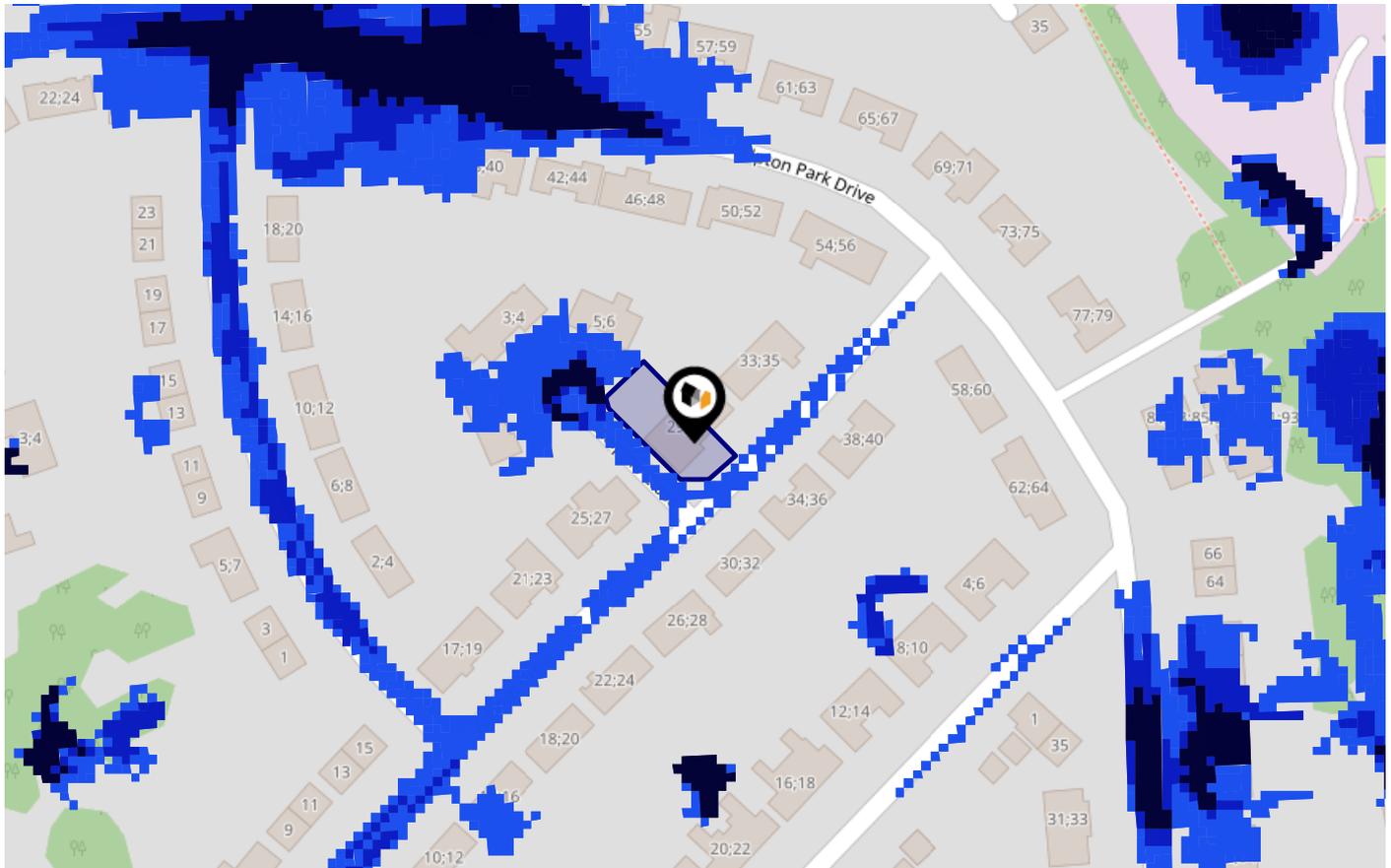
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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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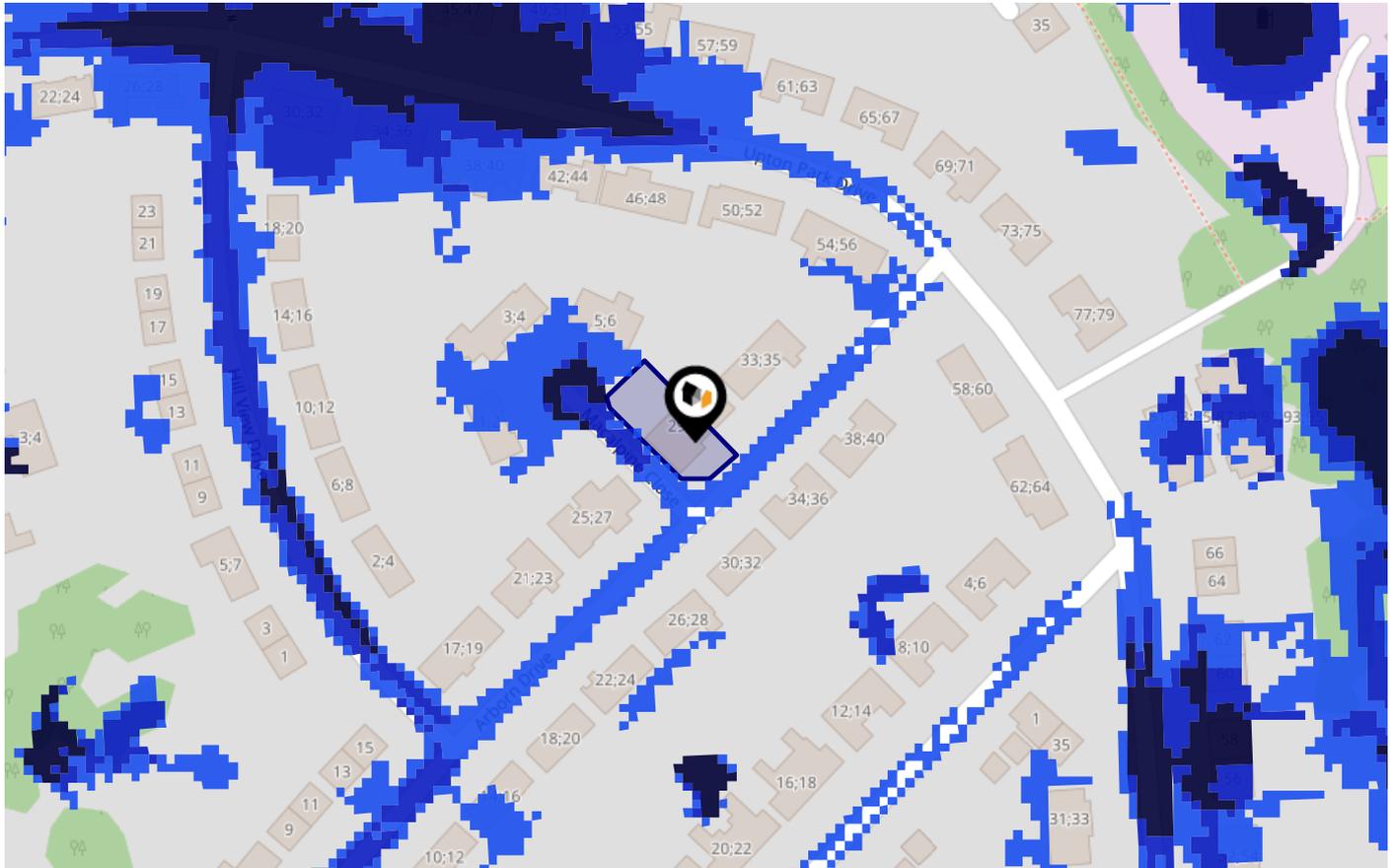
Chance of flooding to the following depths at this property:



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

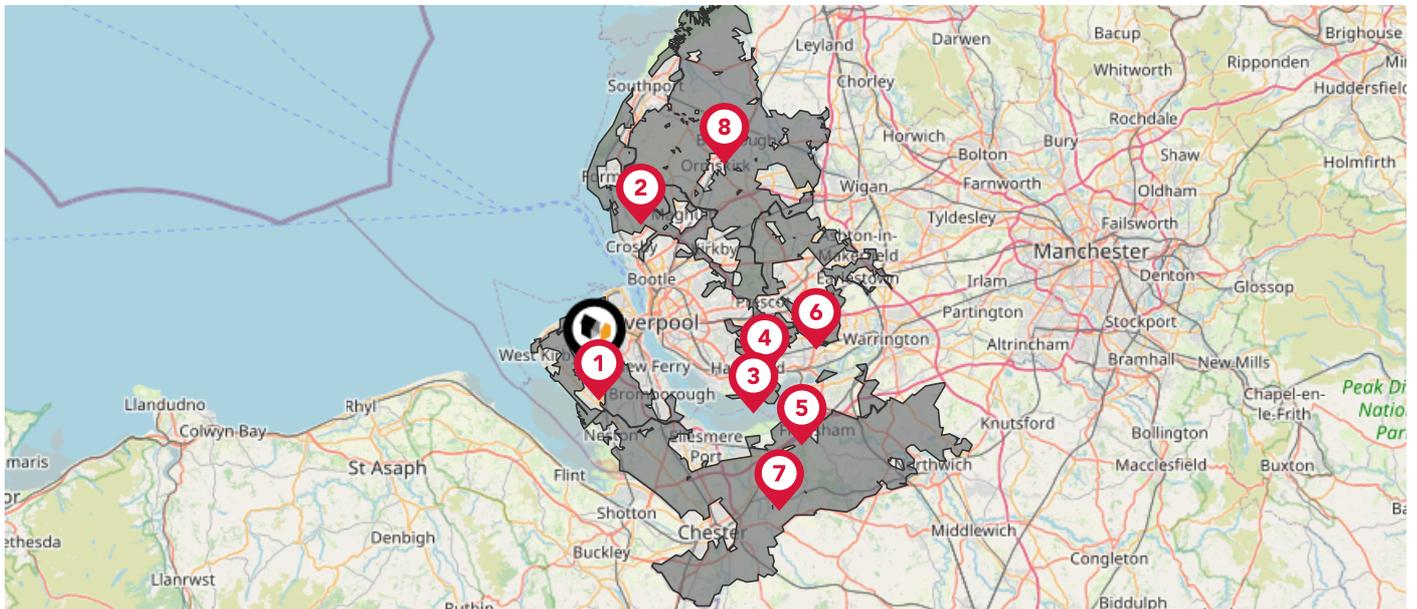
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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:



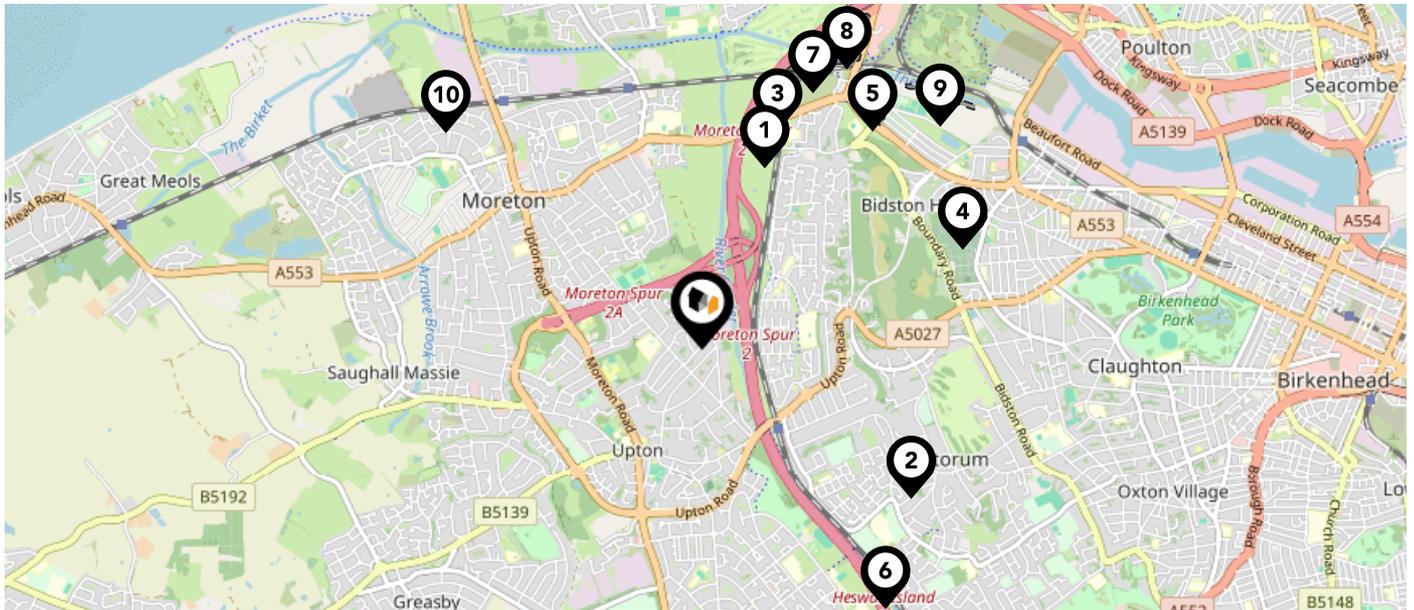
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Sefton
- 3 Merseyside and Greater Manchester Green Belt - Liverpool
- 4 Merseyside and Greater Manchester Green Belt - Knowsley
- 5 Merseyside and Greater Manchester Green Belt - Halton
- 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 - West Lancashire

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.



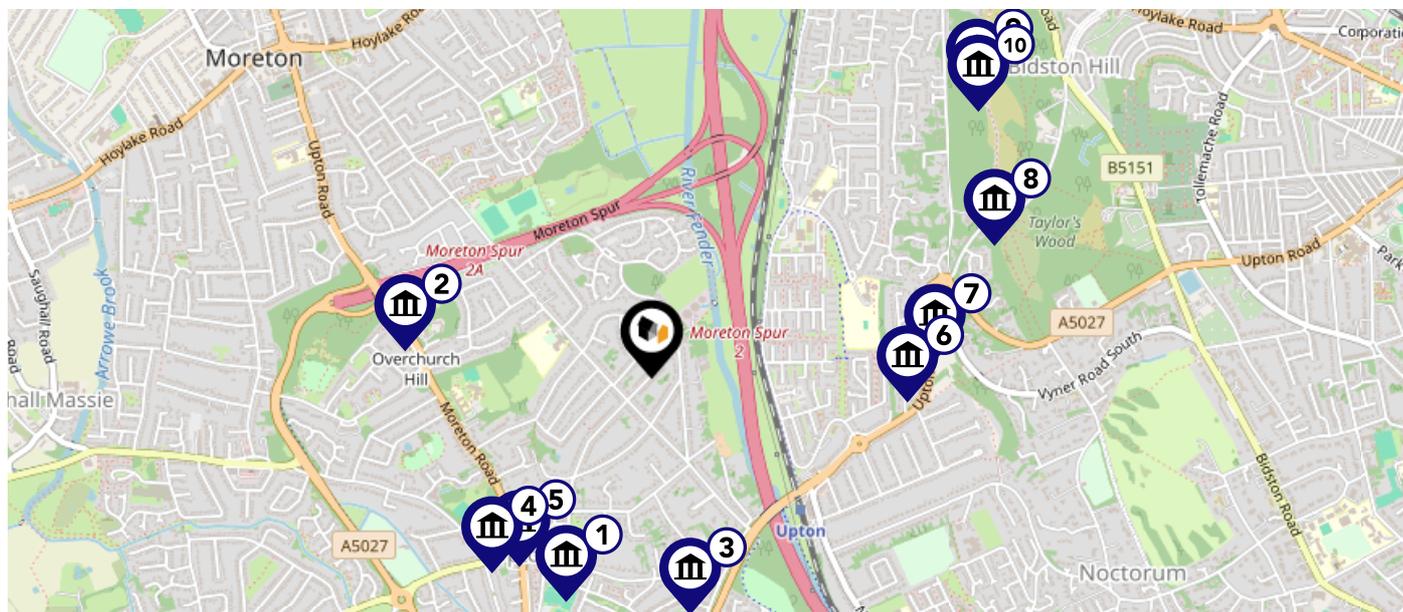
Nearby Landfill Sites

1	Fender Lane To Dee Junction-Bidston Village, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
2	Tynron-West Road, Noctorum, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
3	Land to the North and South of Bidston Station-Bidston, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
4	Flaybrick Quarry-Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
5	Compton Road Tip-Compton Road, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
6	Noctorum Way-Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
7	Land to the North and South of Bidston Station-Bidston, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
8	Bidston Moss-Link Road, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>
9	Bidston Steel Limited-Valley Road, Bidston, Birkenhead, Merseyside	Historic Landfill	<input type="checkbox"/>
10	Moreton Brickworks-Pasture Road, Wirral, Merseyside	Historic Landfill	<input type="checkbox"/>

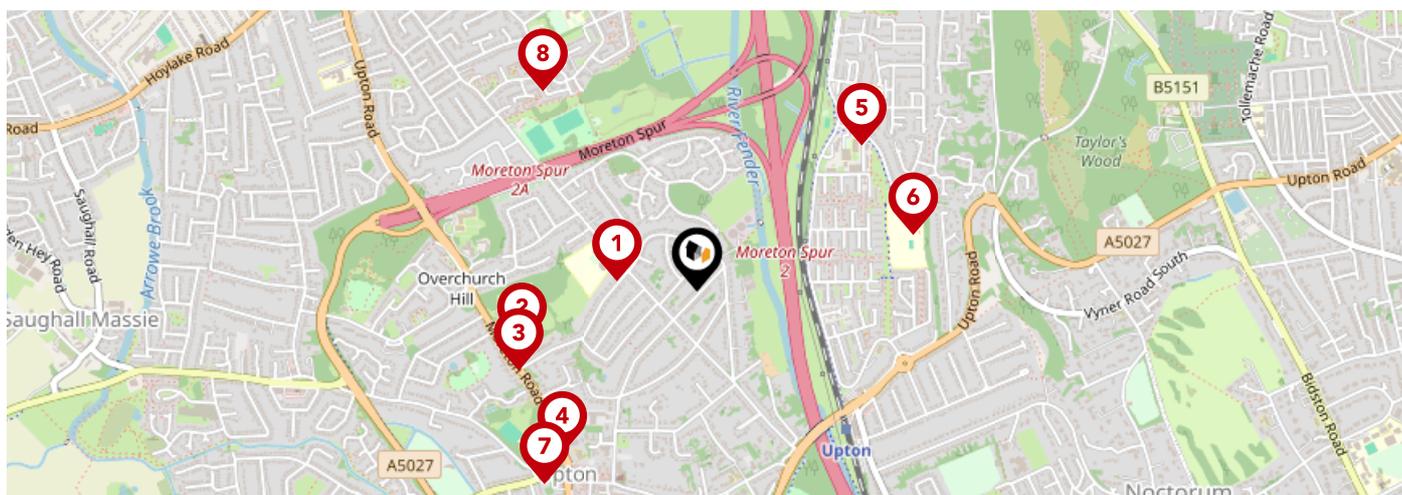
Maps

Listed Buildings

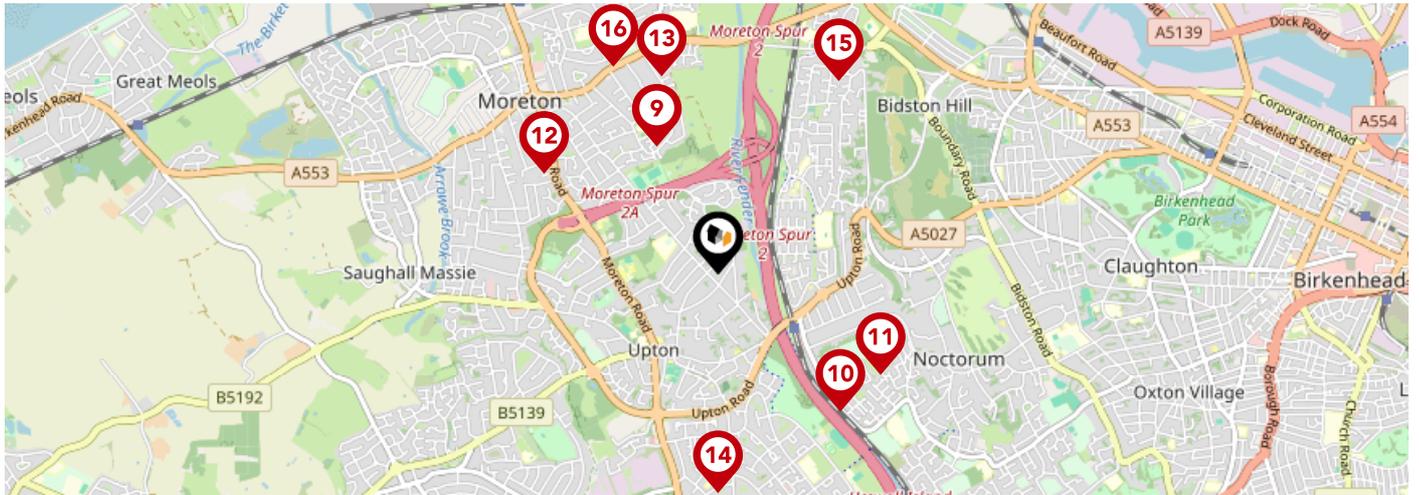
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1292173 - Church Of St Mary	Grade II	0.5 miles
	1218309 - The Manor House	Grade II	0.5 miles
	1440517 - Upton Library	Grade II	0.5 miles
	1282606 - Upton Hall	Grade II	0.5 miles
	1403417 - St Joseph's Church	Grade II	0.5 miles
	1375659 - Entwood	Grade II	0.6 miles
	1219035 - Bidston Court Lodge	Grade II	0.6 miles
	1282506 - Bidston Windmill	Grade II	0.8 miles
	1201617 - Bidston Lighthouse And Lighthouse Cottages	Grade II	1.0 miles
	1201618 - Bidston Observatory	Grade II	1.0 miles

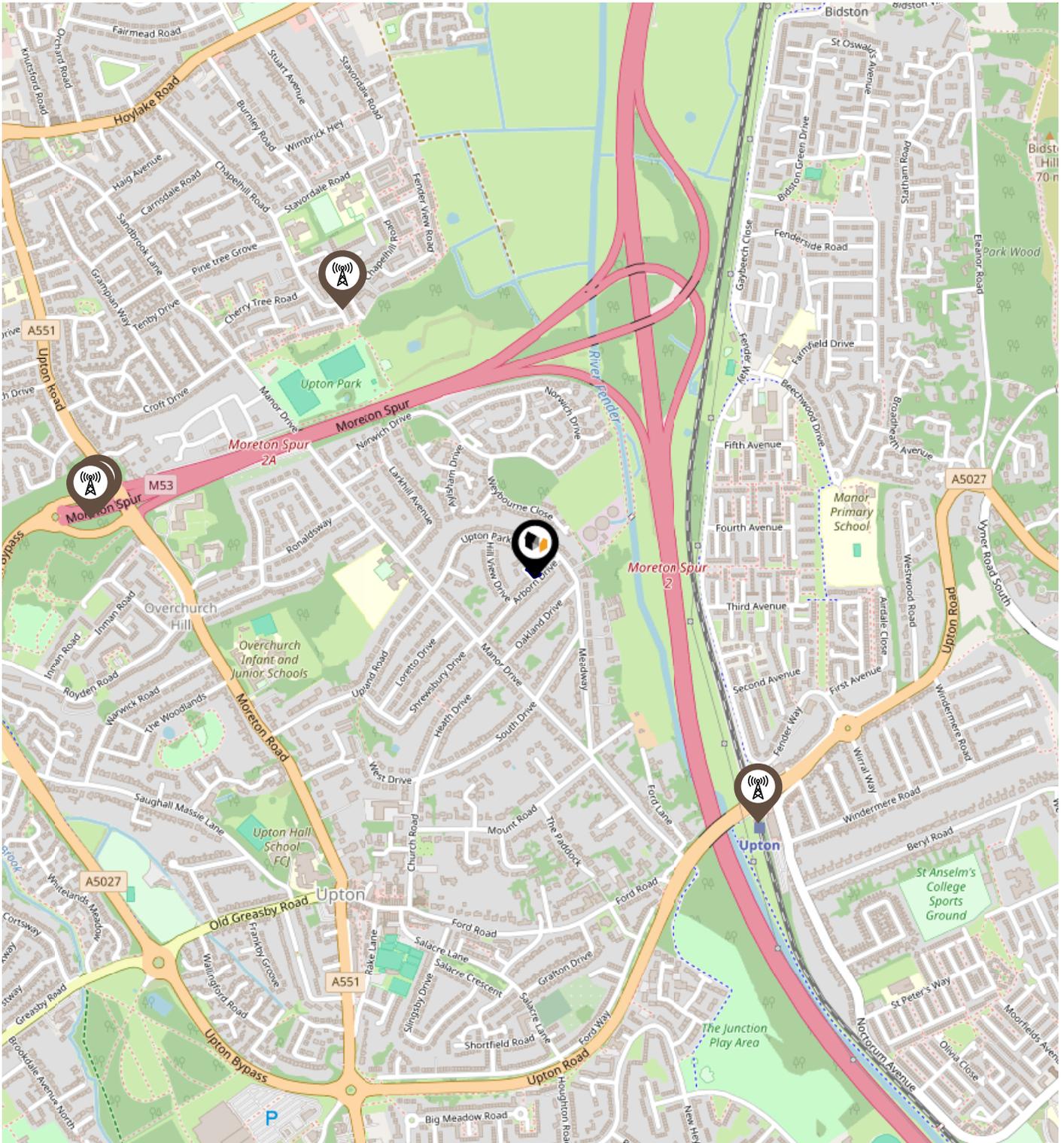


		Nursery	Primary	Secondary	College	Private
	Hayfield School Ofsted Rating: Good Pupils: 161 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Overchurch Junior School Ofsted Rating: Requires improvement Pupils: 350 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Overchurch Infant School Ofsted Rating: Good Pupils: 294 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Upton Ofsted Rating: Good Pupils: 246 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 109 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Primary School Ofsted Rating: Requires improvement Pupils: 136 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Upton Hall School FCJ Ofsted Rating: Outstanding Pupils: 1009 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orrets Meadow School Ofsted Rating: Outstanding Pupils: 84 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Sandbrook Primary School Ofsted Rating: Requires improvement Pupils: 72 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Co-Op Academy Hillside Ofsted Rating: Good Pupils: 166 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moreton Christ Church CofE Primary School Ofsted Rating: Good Pupils: 381 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clare Mount Specialist Sports College Ofsted Rating: Outstanding Pupils: 343 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gilbrook School Ofsted Rating: Outstanding Pupils: 59 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Observatory School Ofsted Rating: Good Pupils: 142 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 305 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

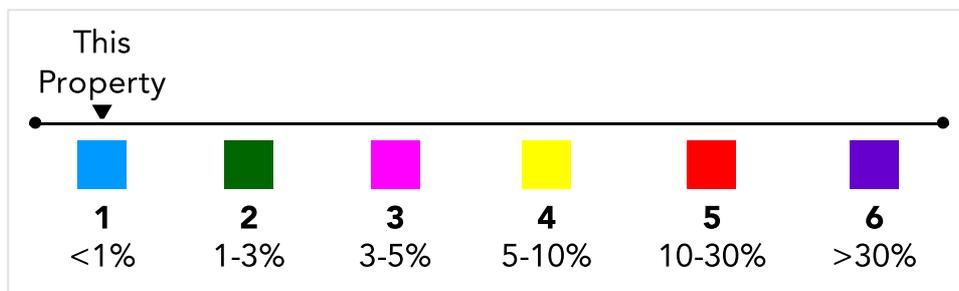
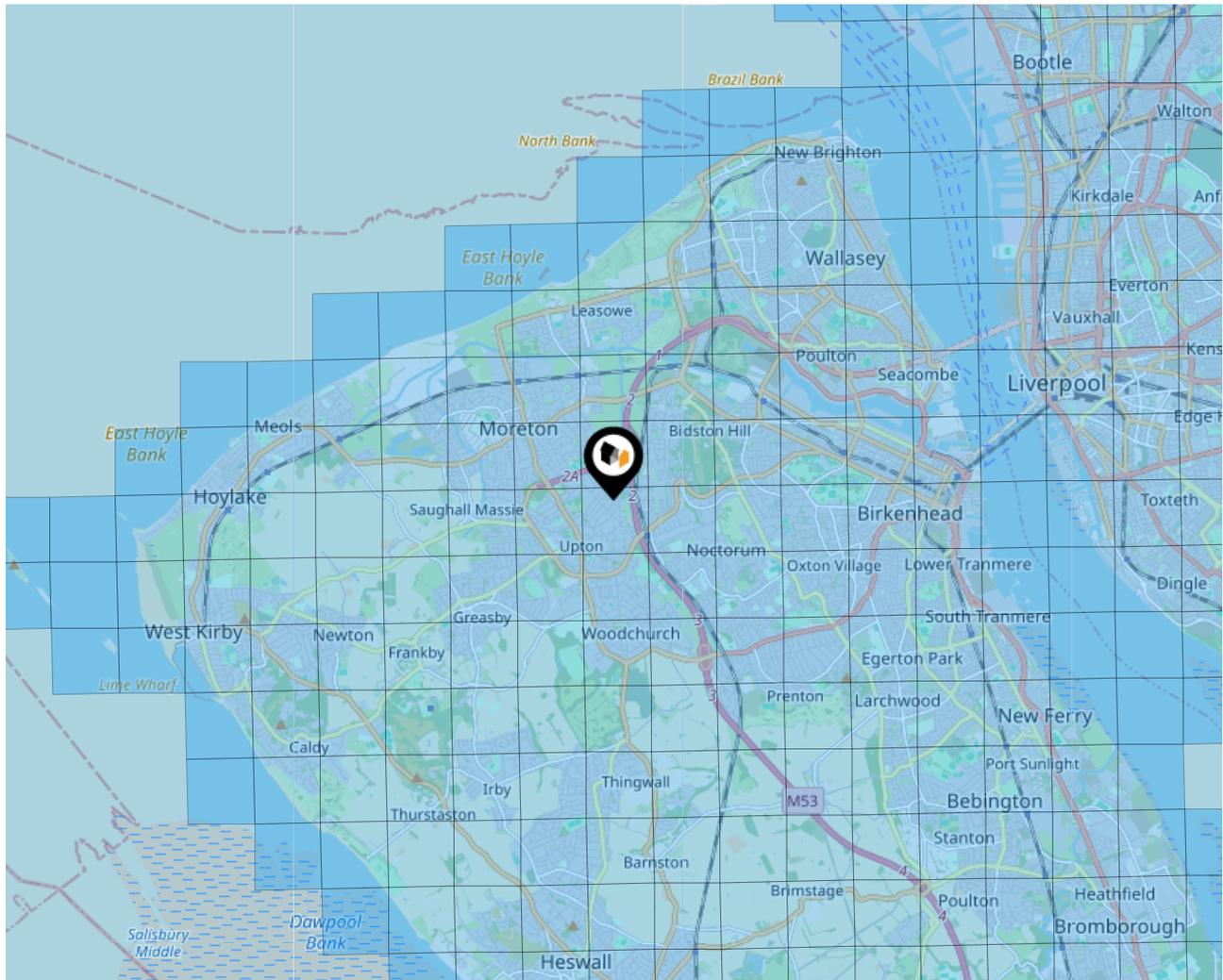


Key:

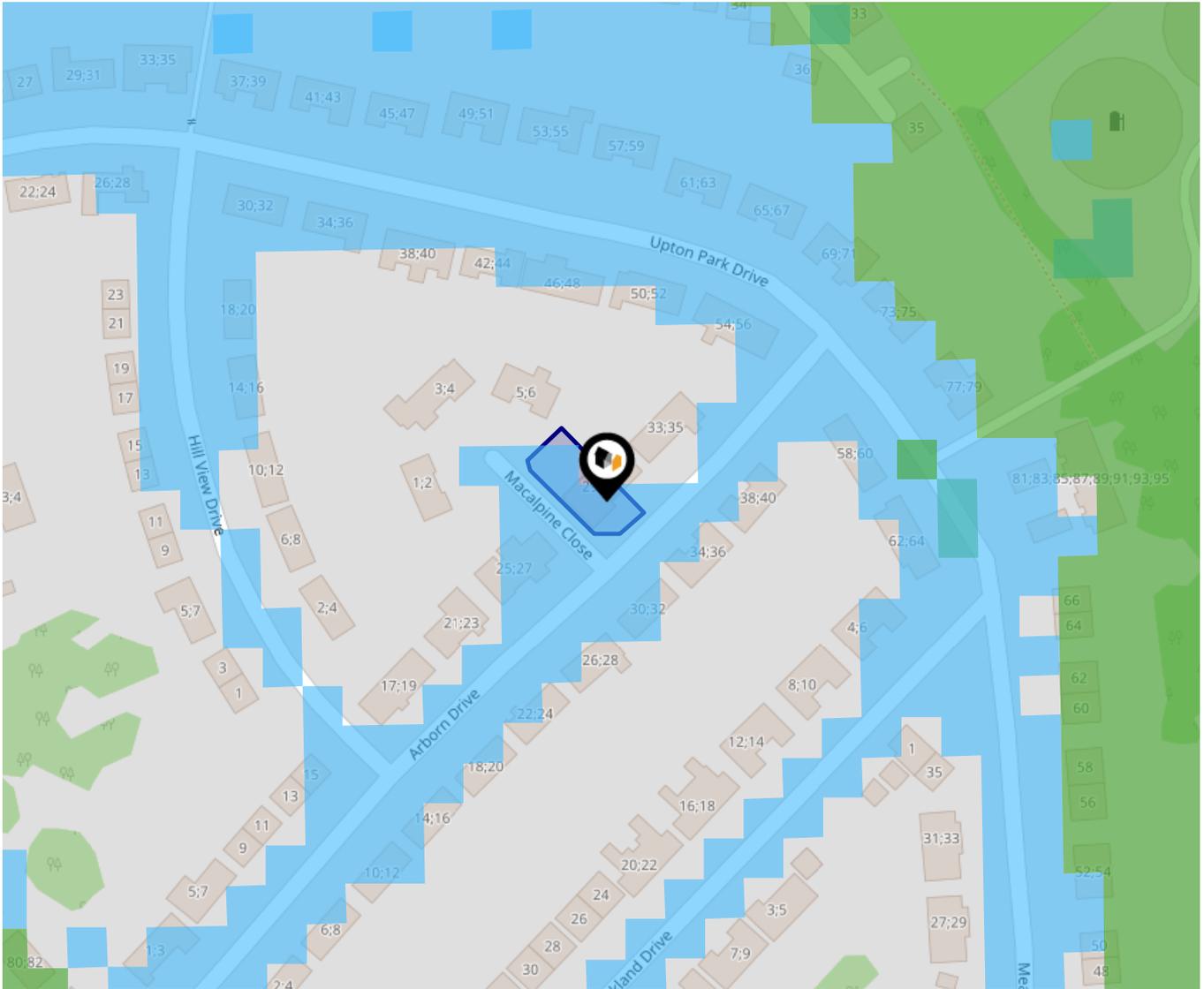
-  Power Pylons
-  Communication Masts

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

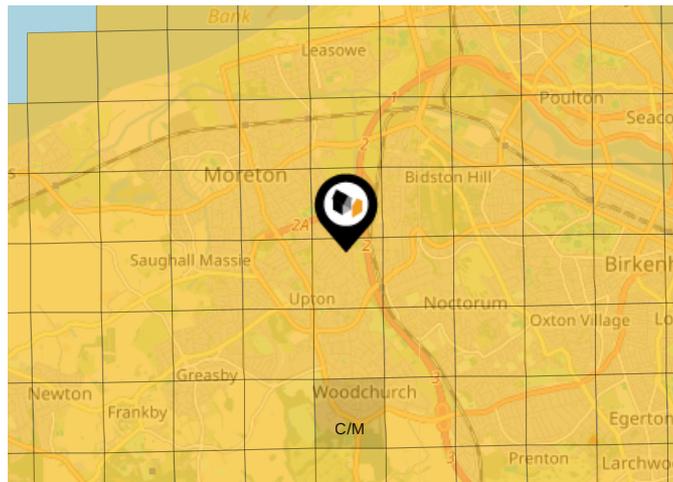


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

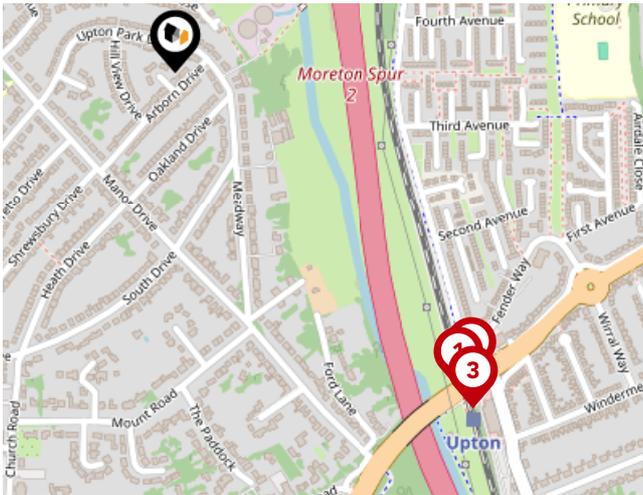


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

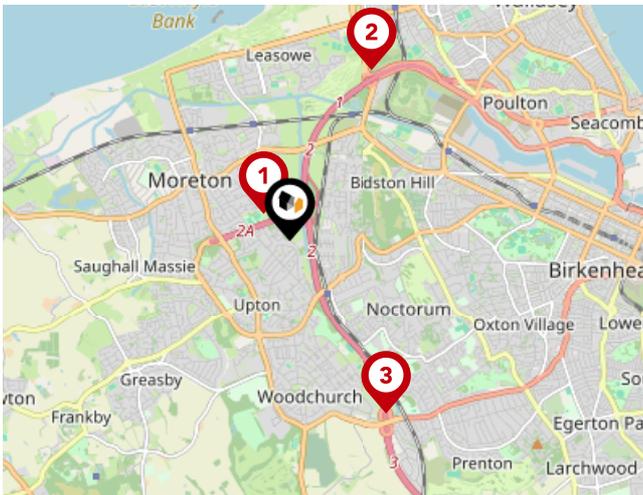
Area

Transport (National)



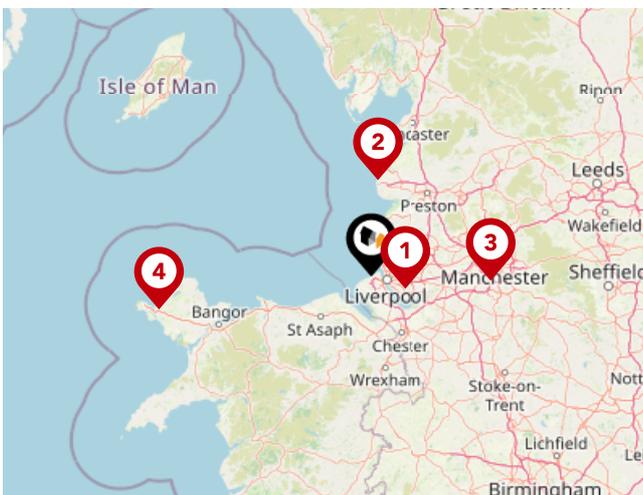
National Rail Stations

Pin	Name	Distance
1	Upton Rail Station	0.47 miles
2	Upton Rail Station	0.47 miles
3	Upton Rail Station	0.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J2	0.33 miles
2	M53 J1	1.68 miles
3	M53 J3	1.75 miles
4	M53 J4	4.72 miles
5	M53 J5	8.09 miles

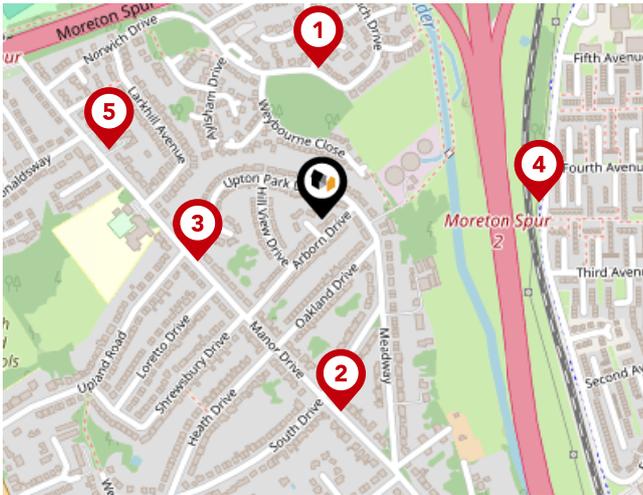


Airports/Helipads

Pin	Name	Distance
1	Speke	10.47 miles
2	Highfield	26.79 miles
3	Manchester Airport	33.57 miles
4	Penrhyn	60.32 miles

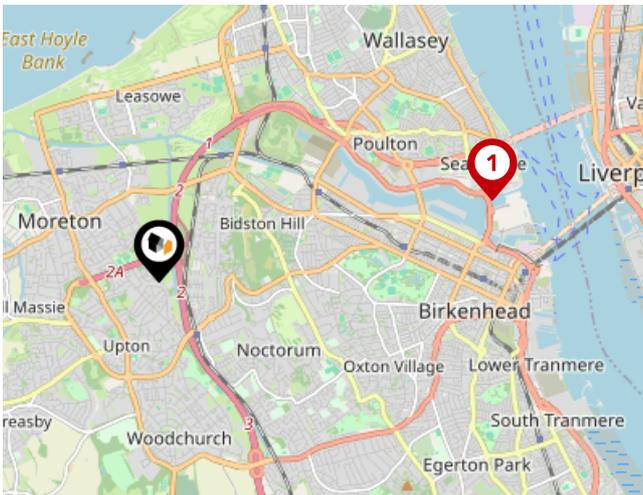
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Thornham Close	0.17 miles
2	South Drive	0.21 miles
3	Loretto Drive	0.14 miles
4	Third Avenue	0.24 miles
5	Caernarvon Close	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Birkenhead Ferry Terminal	3.02 miles



Martin & Co | Moreton

Looking to sell or rent your property? If so, look no further!

Here at Martin & Co Bebington, we are proud to have been providing specialist advice, guidance, and support across the whole of the property market since 2004.

With a central location on Church Street, we have a wealth of experience in the local market. Highly regarded for sales, we also have one of the largest letting portfolios in the area.

Our office not only covers Bebington, but the surrounding areas including Port Sunlight, Bromborough, Birkenhead, Spital, Prenton and Eastham.

Here at Martin & Co Bebington, we pride ourselves on the quality of our service; both expertise and cost.

If you have a property for sale or to rent, why not contact a dedicated member of our team today who will be delighted to help.

Testimonial 1



Cannot fault Martin and Co, completed on my first home today and the team made everything so easy and smooth sailing and I couldn't be happier. Lovely team, very trustworthy and reliable.

Testimonial 2



Great service from start to finish. All staff very helpful and keep us informed right through the process.

Testimonial 3



We would just like to highlight the work of Leslie Earl. Who has been exemplary, professional and totally supportive during our sale. Martin & Co are very fortunate to have such a dedicated staff member who goes above and beyond and represents the business so well. We would definitely recommend and use them again.

Testimonial 4



The bebington branch have been excellent from start to finish friendly and helpful all of them but especially Sheena and Tracy who made what was a stressful time much easier. Would highly recommended them.



[/pages/Martin-Co-Wirral-Bebington/431071113575675](#)



[/MAC_Bebington](#)

Martin & Co | Moreton

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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Martin & Co | Moreton

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a.welsman@martinco.com

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