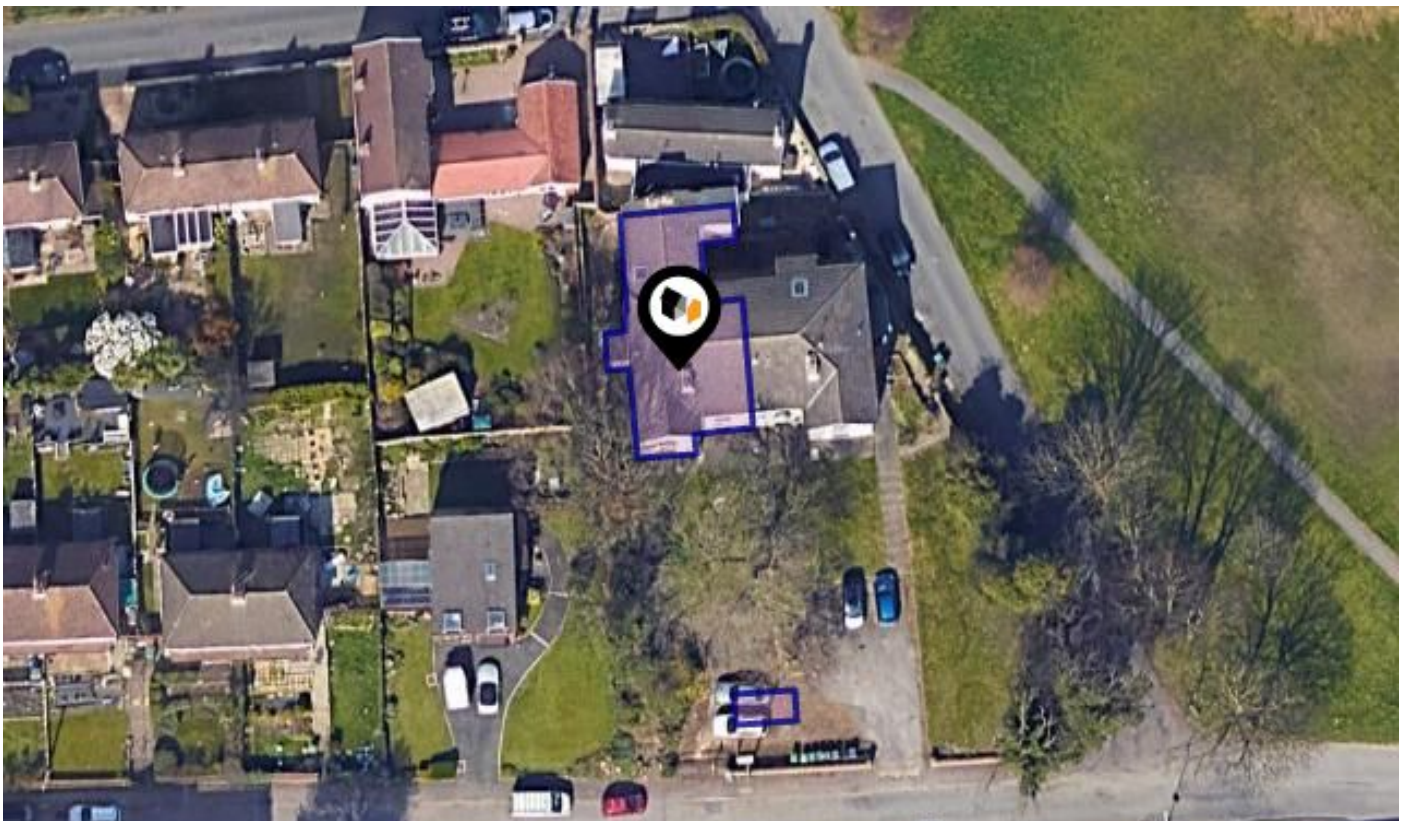




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 29th June 2026



**FLAT 5, DELL HOUSE, 87, THE DELL, BIRKENHEAD, CH42
1PW**

Landwood Group

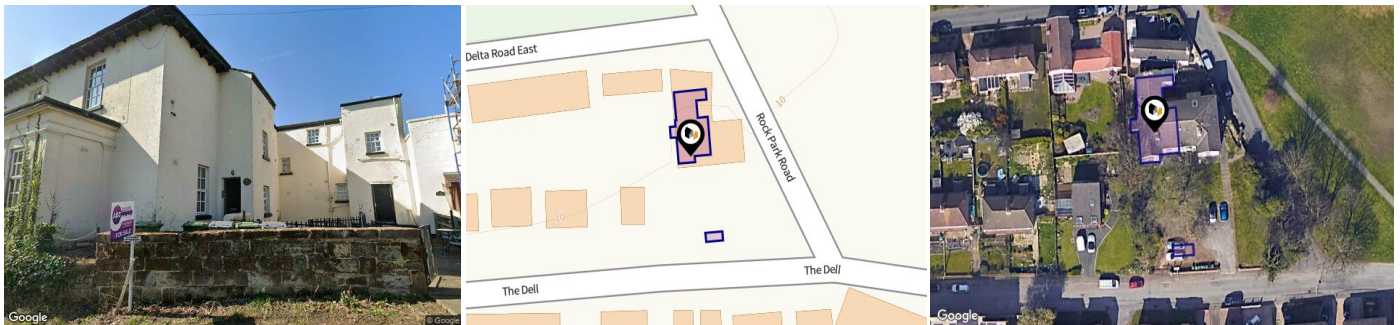
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	21/12/2006
Bedrooms:	1	Last Sold Price:	£80,000
Floor Area:	462 ft ² / 43 m ²	Last Sold £/ft²:	£165
Plot Area:	0.04 acres	Tenure:	Leasehold
Year Built :	2006		
Council Tax :	Band A		
Annual Estimate:	£1,667		
Title Number:	MS536639		
UPRN:	42156123		
Restrictive Covenants:	Yes		

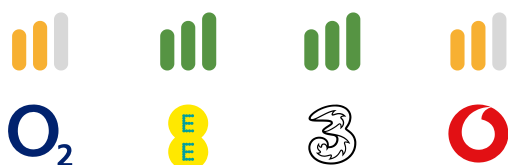
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	42 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



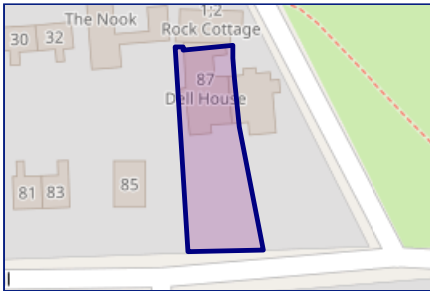
Satellite/Fibre TV Availability:



Property Multiple Title Plans

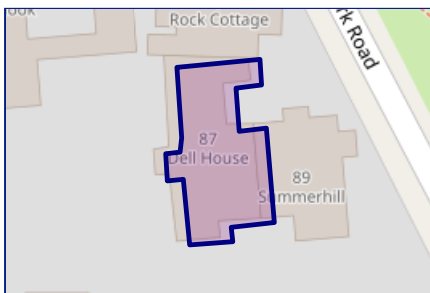
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Freehold Title Plan



CH90721

Leasehold Title Plan

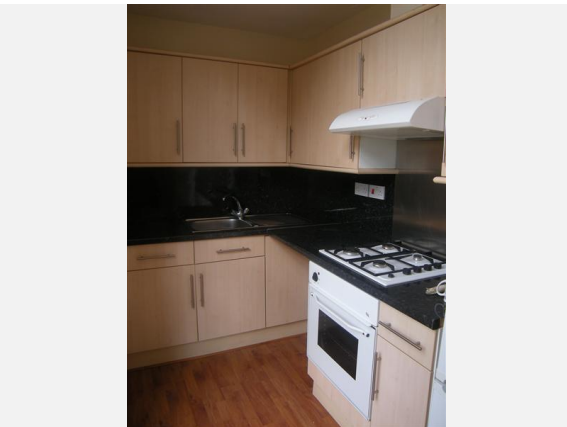
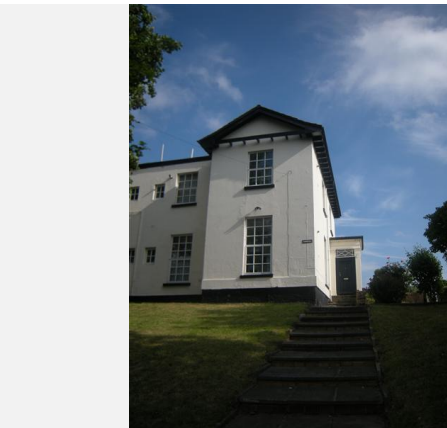


MS536639

Start Date: 20/12/2006
End Date: 09/10/2205
Lease Term: 199 years from 9 October 2006
Term Remaining: 179 years

Gallery Photos

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Property EPC - Certificate

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Flat 5 Dell House 87 The Dell BIRKENHEAD CH42 1PW

Energy rating

C

Valid until 11.06.2036

Certificate number
03202762566025961271

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	74 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:	Top-floor flat
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	43 m ²

Market Sold in Street

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Flat 2, Dell House, 87, The Dell, Birkenhead, CH42 1PW	Flat-maisonette House
Last Sold Date: 21/12/2006	
Last Sold Price: £80,000	
Flat 3, Dell House, 87, The Dell, Birkenhead, CH42 1PW	Flat-maisonette House
Last Sold Date: 21/12/2006	
Last Sold Price: £95,000	
Flat 1, Dell House, 87, The Dell, Birkenhead, CH42 1PW	Flat-maisonette House
Last Sold Date: 21/12/2006	
Last Sold Price: £80,000	
Flat 5, Dell House, 87, The Dell, Birkenhead, CH42 1PW	Flat-maisonette House
Last Sold Date: 21/12/2006	
Last Sold Price: £80,000	
Flat 4, Dell House, 87, The Dell, Birkenhead, CH42 1PW	Flat-maisonette House
Last Sold Date: 21/12/2006	
Last Sold Price: £80,000	
Flat 6, Dell House, 87, The Dell, Birkenhead, CH42 1PW	Flat-maisonette House
Last Sold Date: 21/12/2006	
Last Sold Price: £80,000	

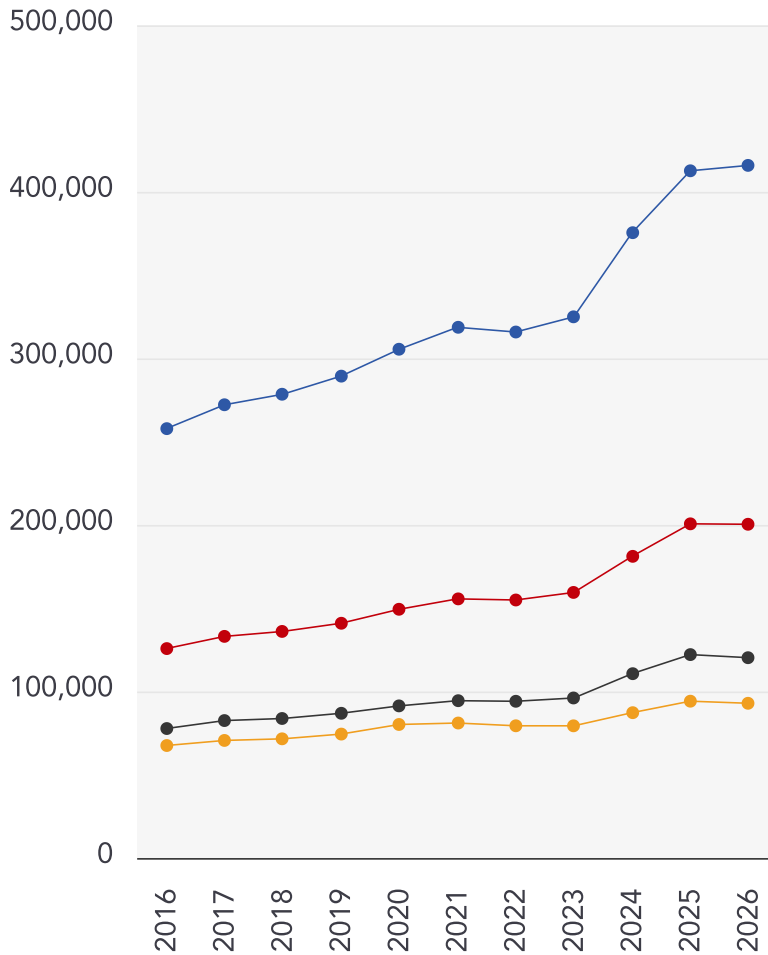
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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



Detached

+61.3%

Semi-Detached

+59.34%

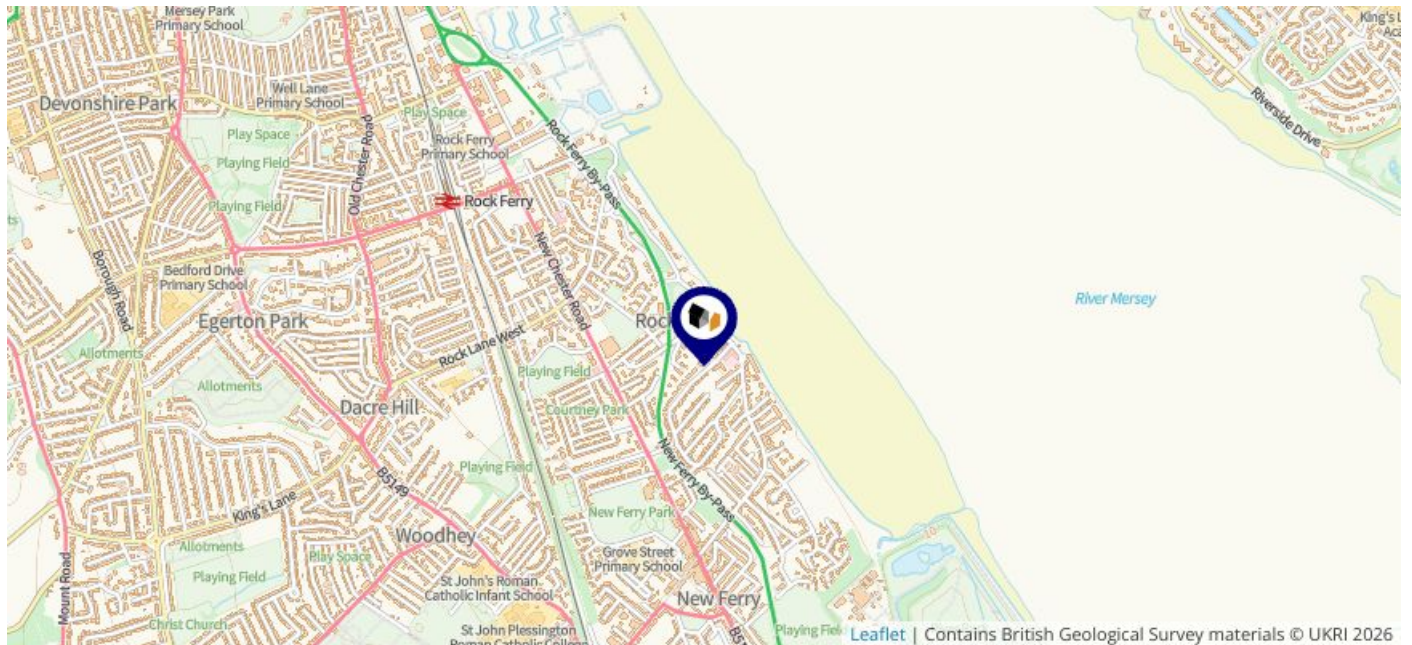
Terraced

+54.69%

Flat

+37.53%

This map displays nearby coal mine entrances and their classifications.



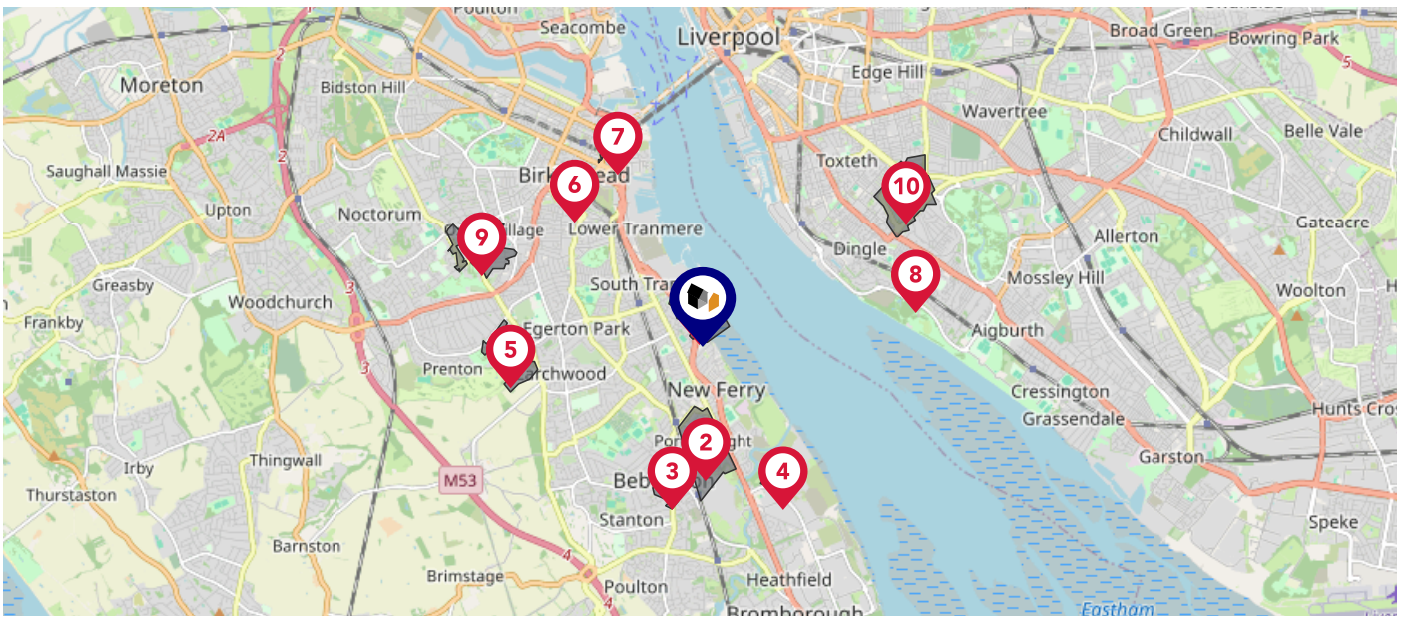
Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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



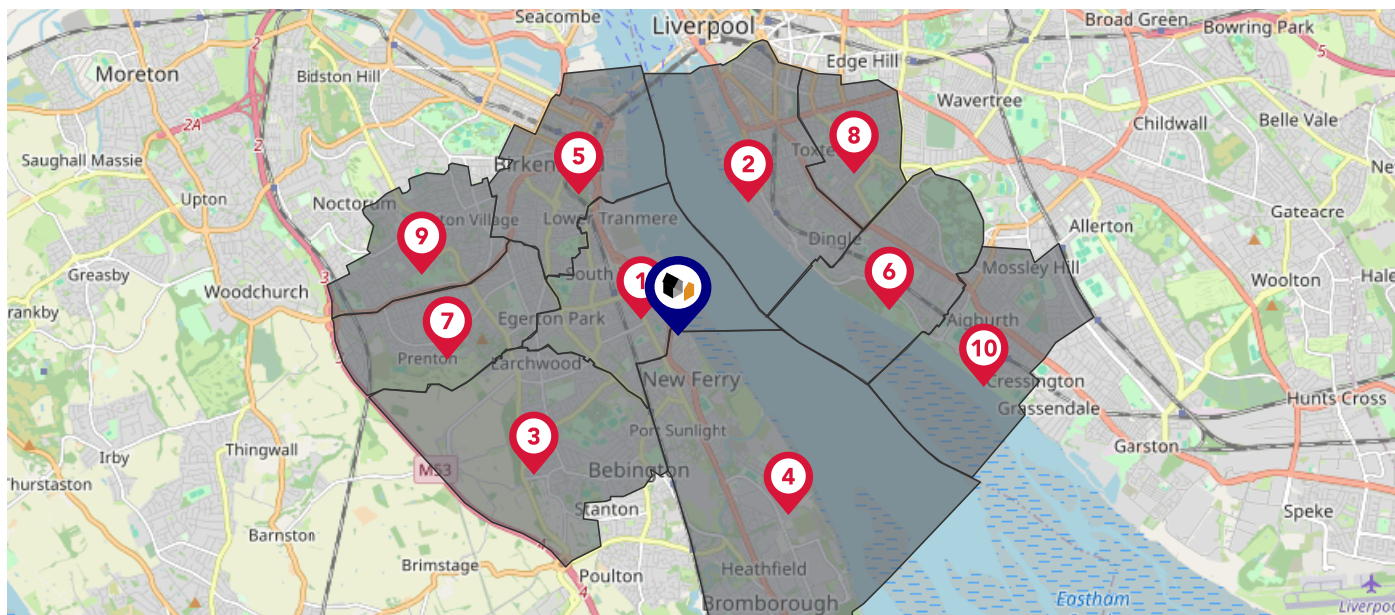
Nearby Conservation Areas

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











Maps

Council Wards

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



Nearby Council Wards

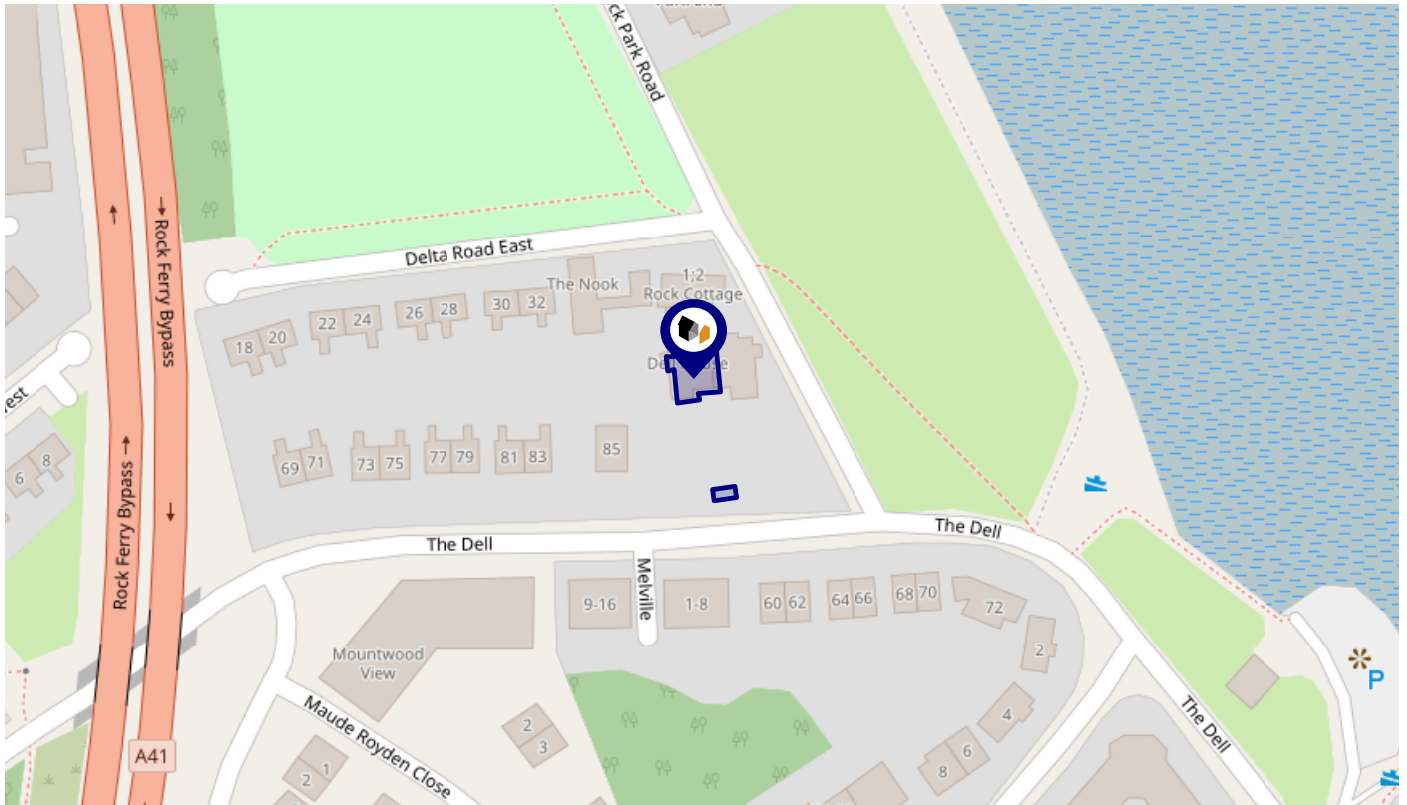
-  1 Rock Ferry Ward
-  2 Riverside Ward
-  3 Bebington Ward
-  4 Bromborough Ward
-  5 Birkenhead and Tranmere Ward
-  6 St. Michael's Ward
-  7 Prenton Ward
-  8 Princes Park Ward
-  9 Oxton Ward
-  10 Mossley Hill Ward

Maps

Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

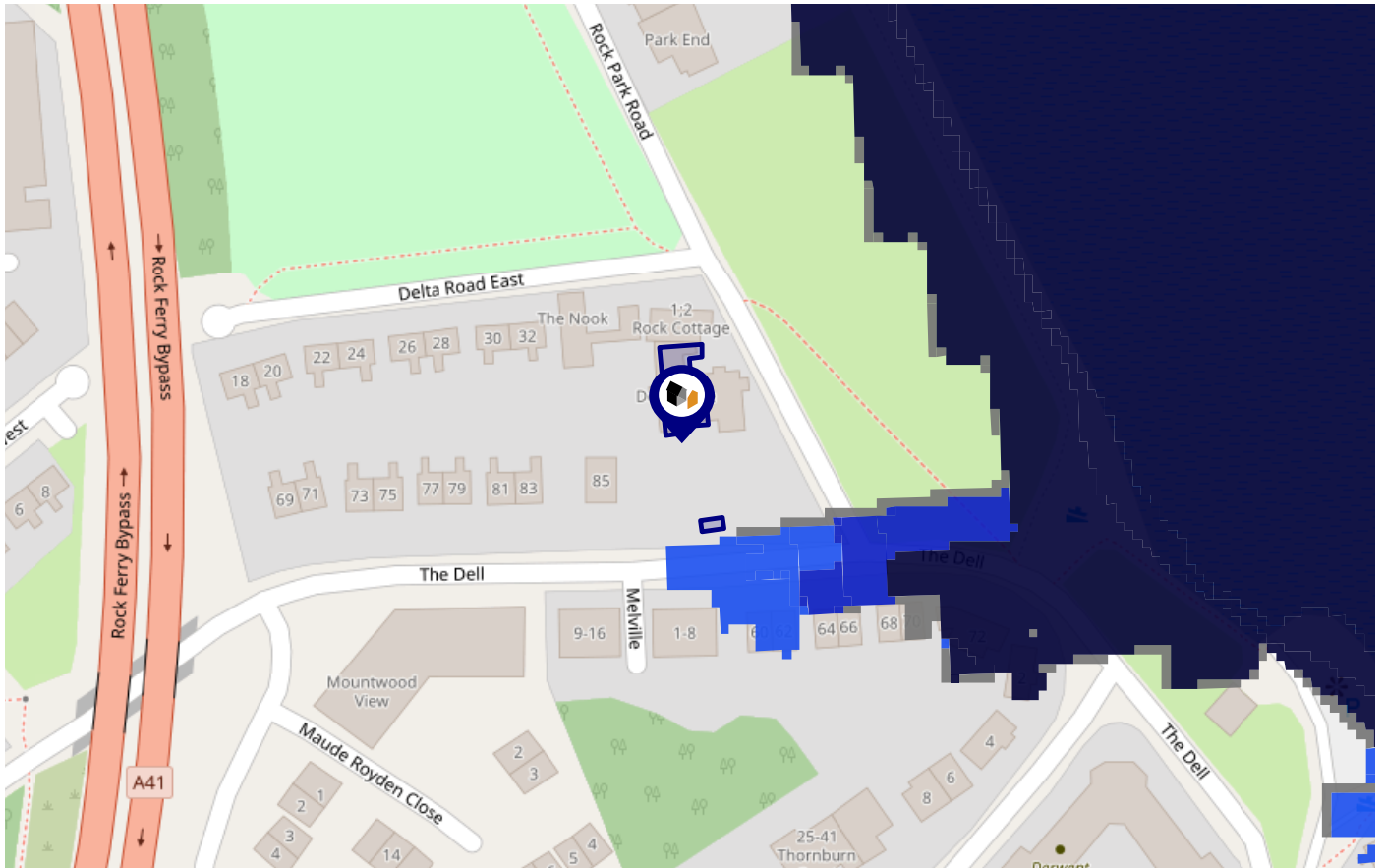
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
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.

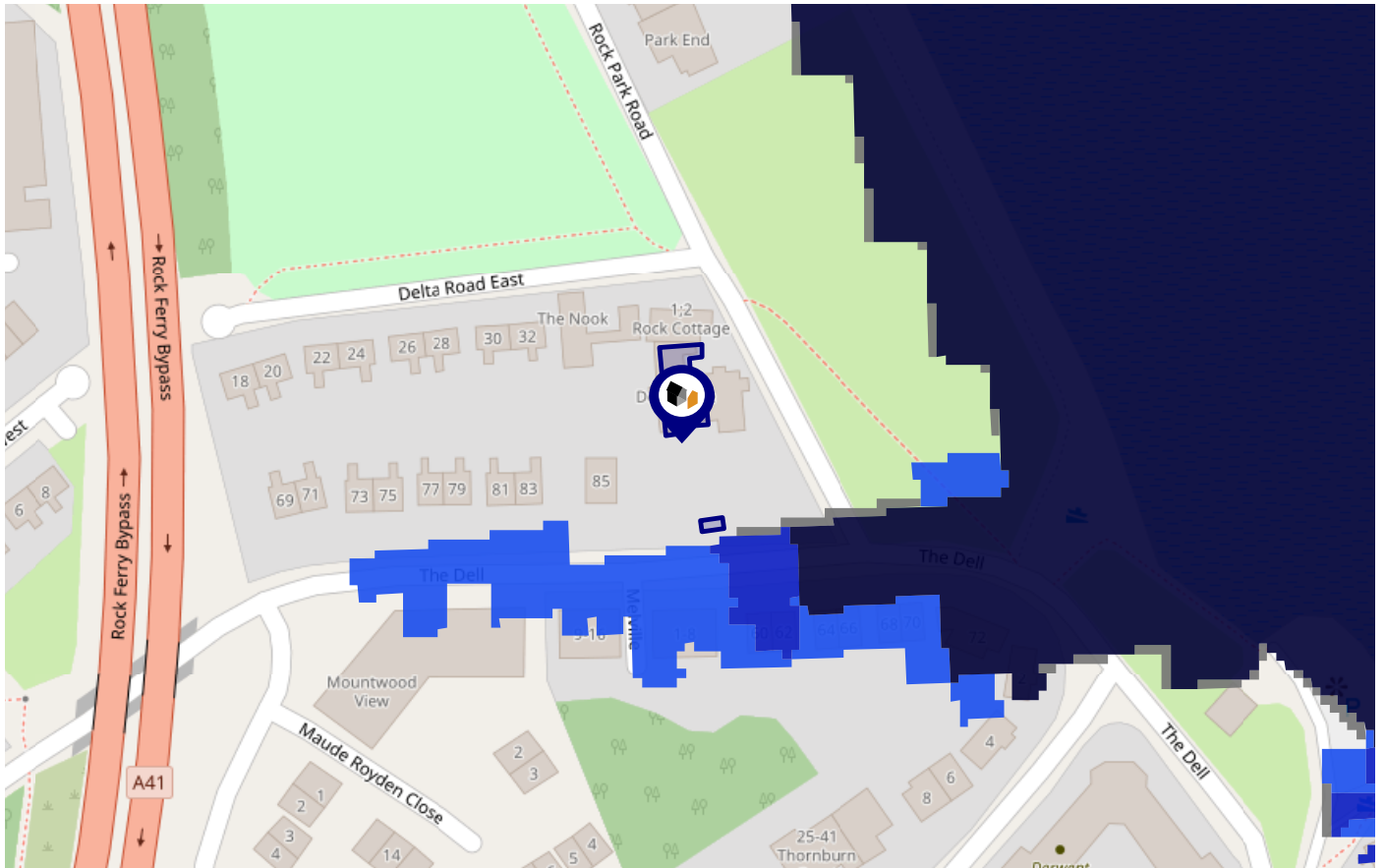
Chance of flooding to the following depths at this property:



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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

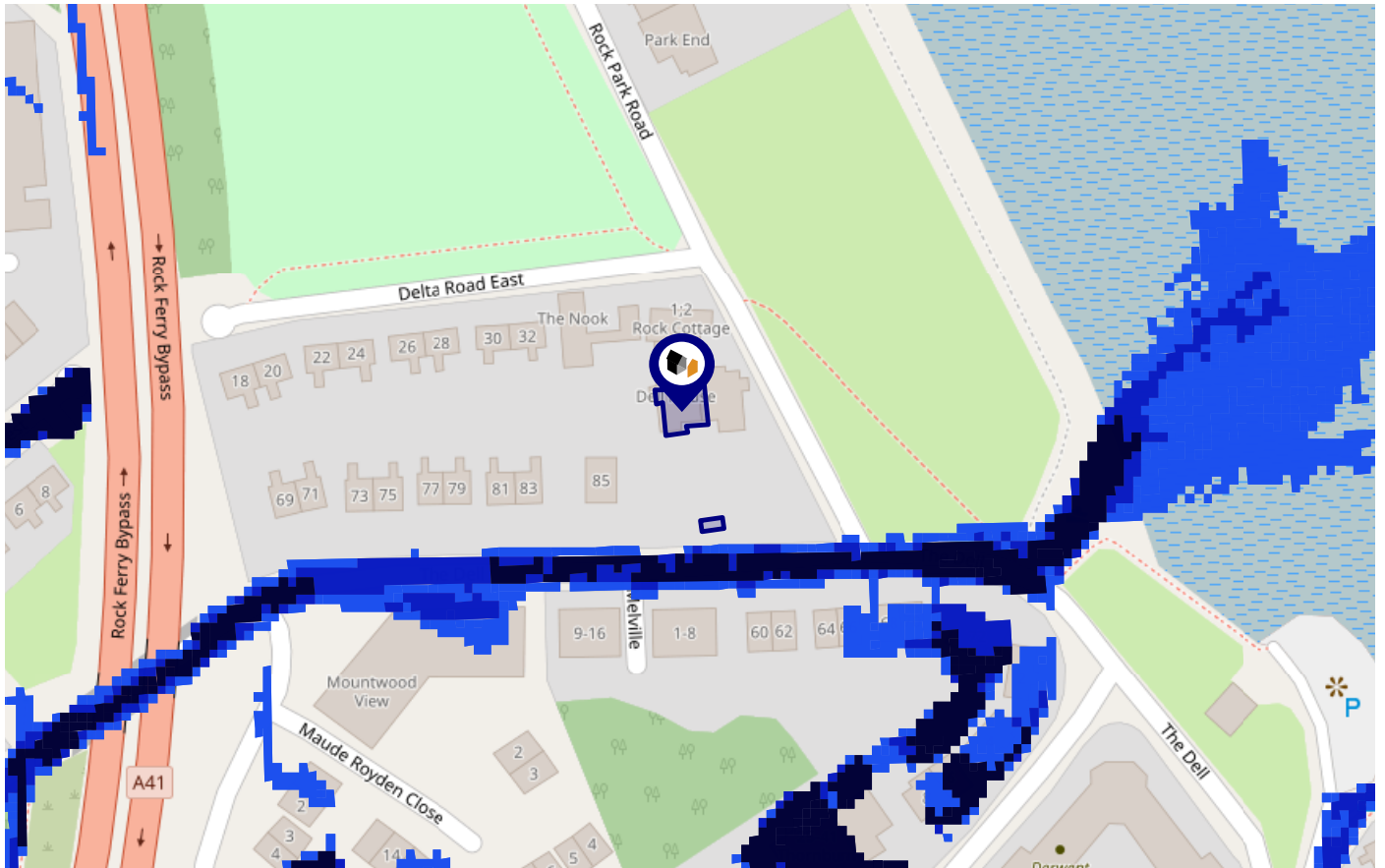
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

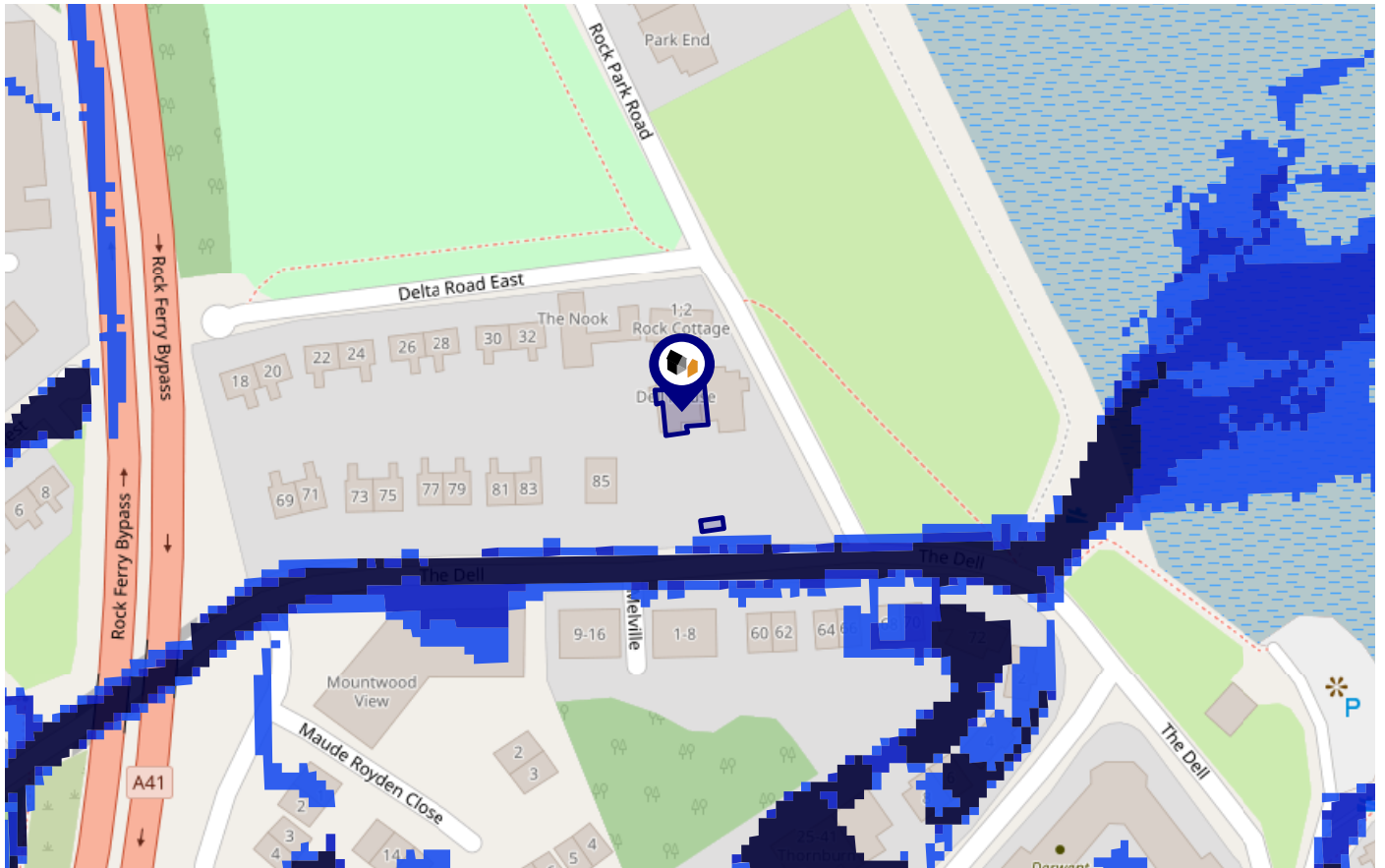
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

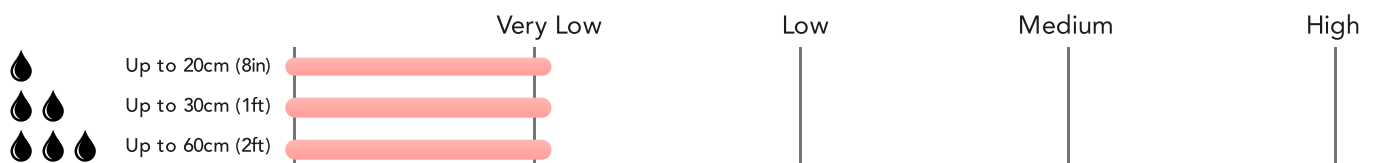


Risk Rating: Very low

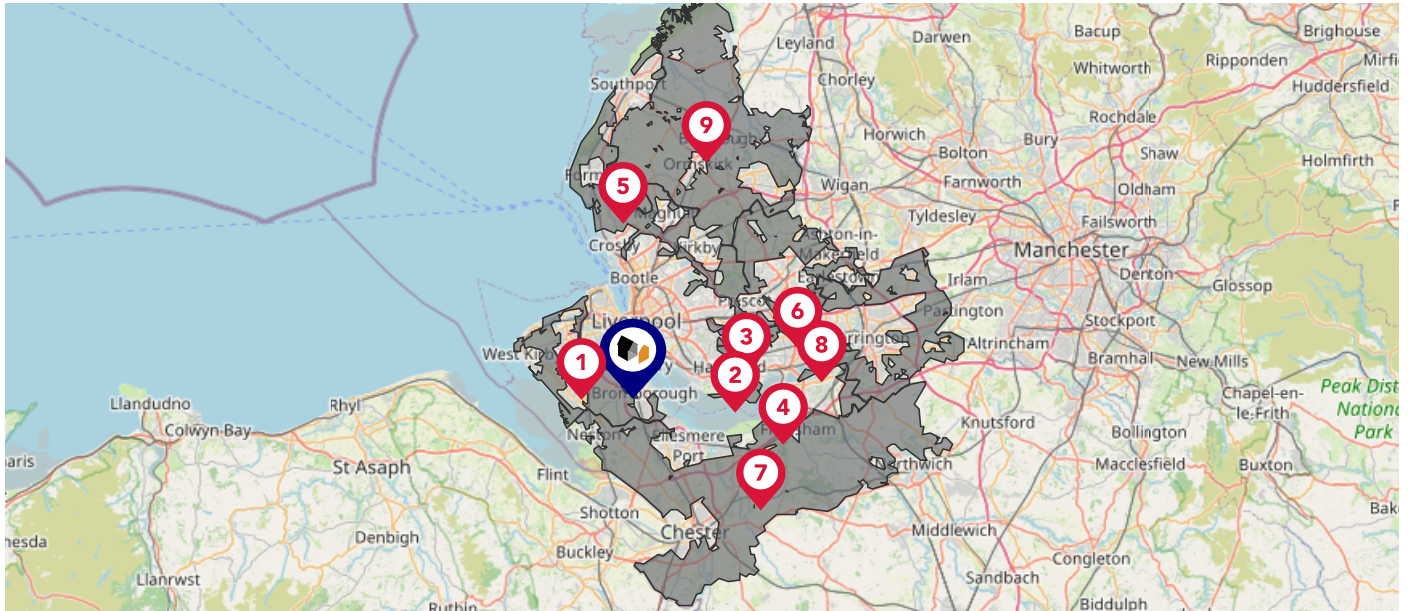
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

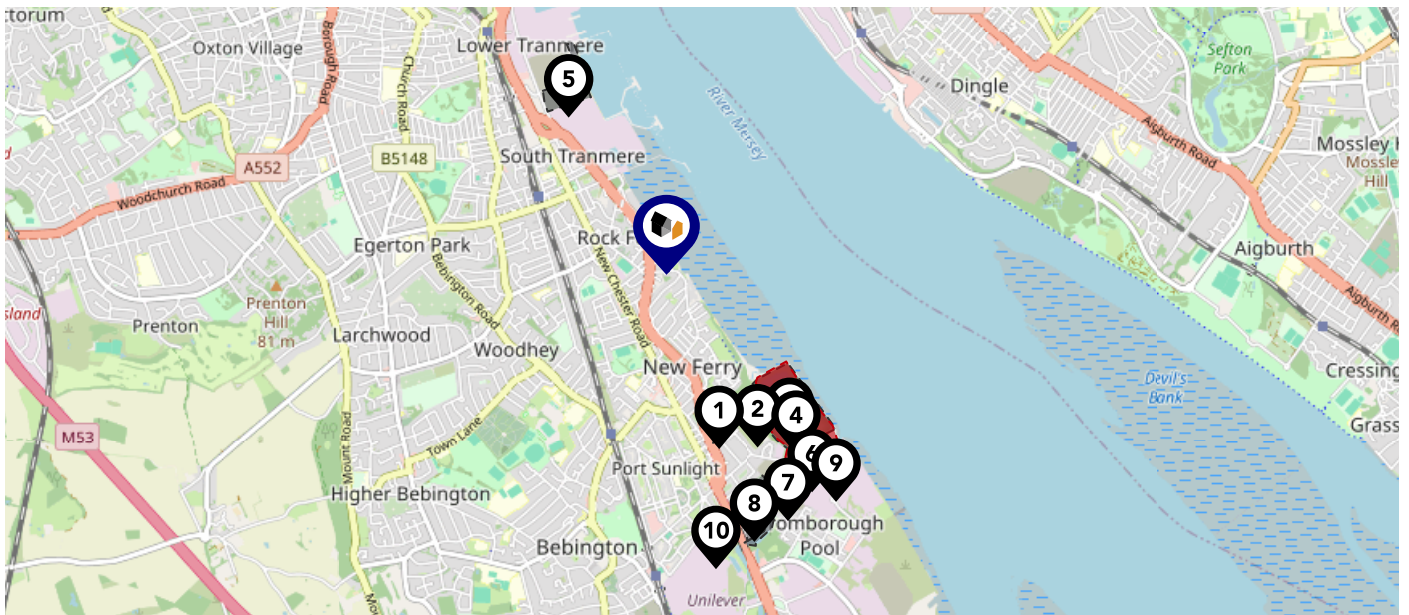
- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Liverpool
- 3 Merseyside and Greater Manchester Green Belt - Knowsley
- 4 Merseyside and Greater Manchester Green Belt - Halton
- 5 Merseyside and Greater Manchester Green Belt - Sefton
- 6 Merseyside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

Maps

Landfill Sites

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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.



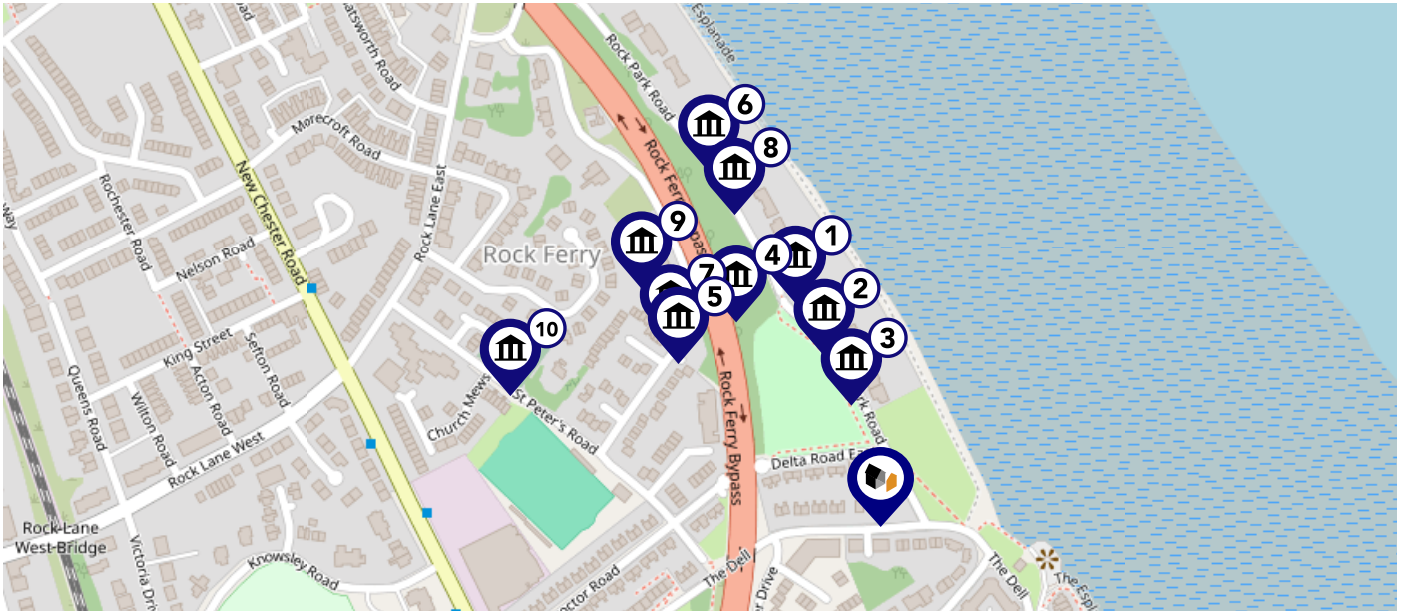
Nearby Landfill Sites

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



1201762 - Number 19 With Gatepiers To Street

Grade II

0.1 miles



1201766 - Toftcombs

Grade II

0.1 miles



1218839 - Oaklea

Grade II

0.1 miles



1218814 - Numbers 20 And 21 With Gatepiers To Number 21

Grade II

0.1 miles



1282517 - Number 31 With Gatepiers To Street

Grade II

0.1 miles



1201761 - 12 13, Rock Park

Grade II

0.2 miles



1218821 - 32 33, Rock Park

Grade II

0.2 miles



1291789 - Numbers 14 And 15 With Gatepiers To Front Garden

Grade II

0.2 miles



1218828 - 34 35, Rock Park

Grade II

0.2 miles



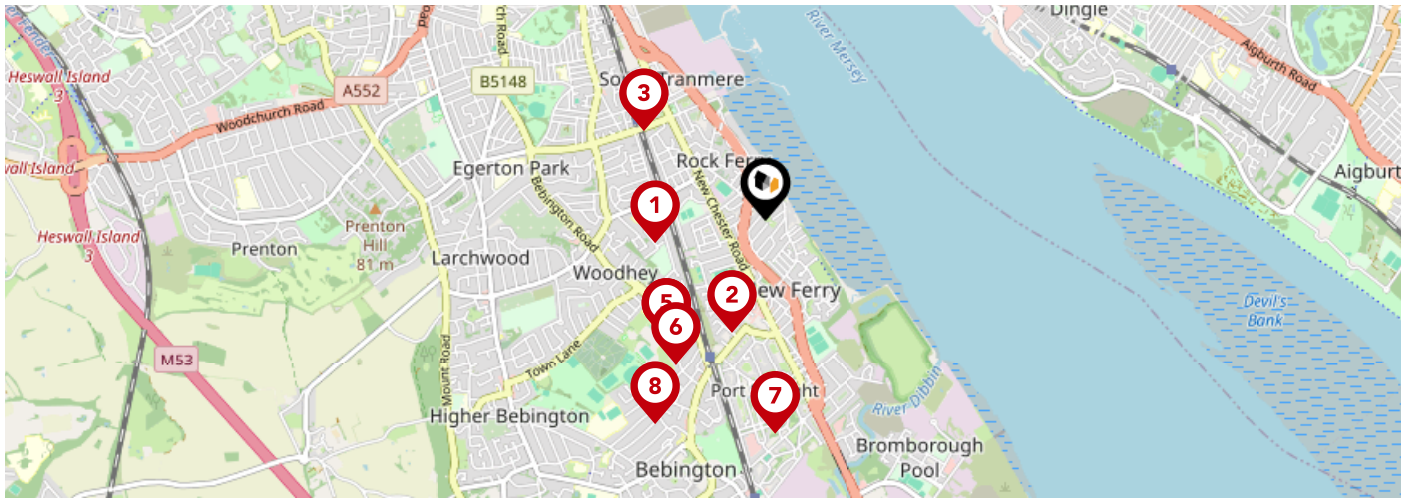
1218851 - Church Of St Peter

Grade II

0.2 miles

Area Schools

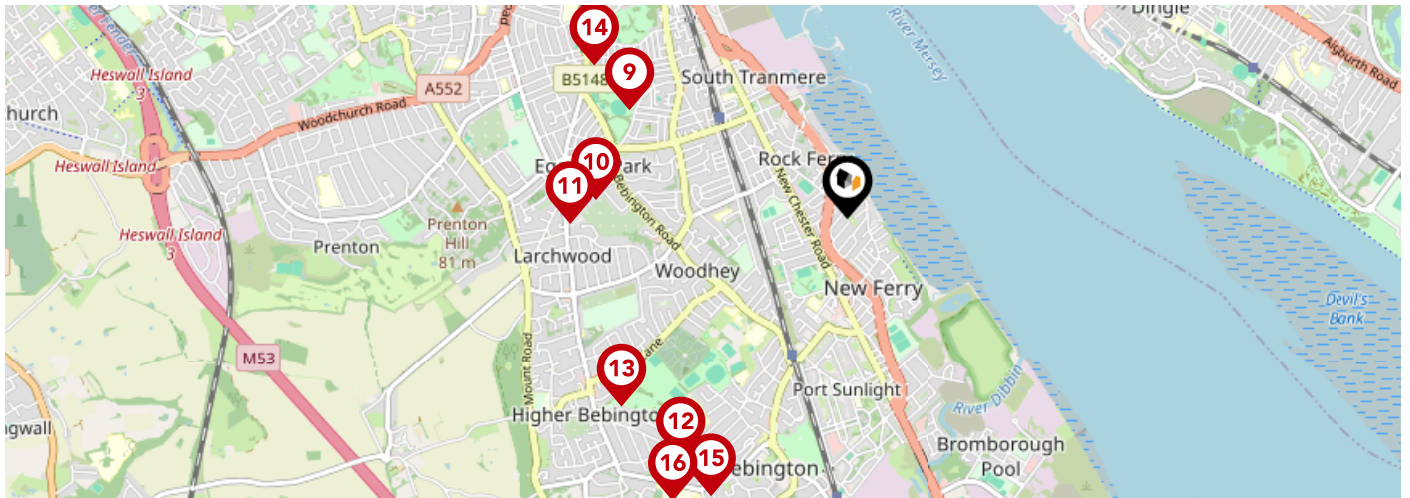
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		Nursery	Primary	Secondary	College	Private
1	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 257 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

Area Schools

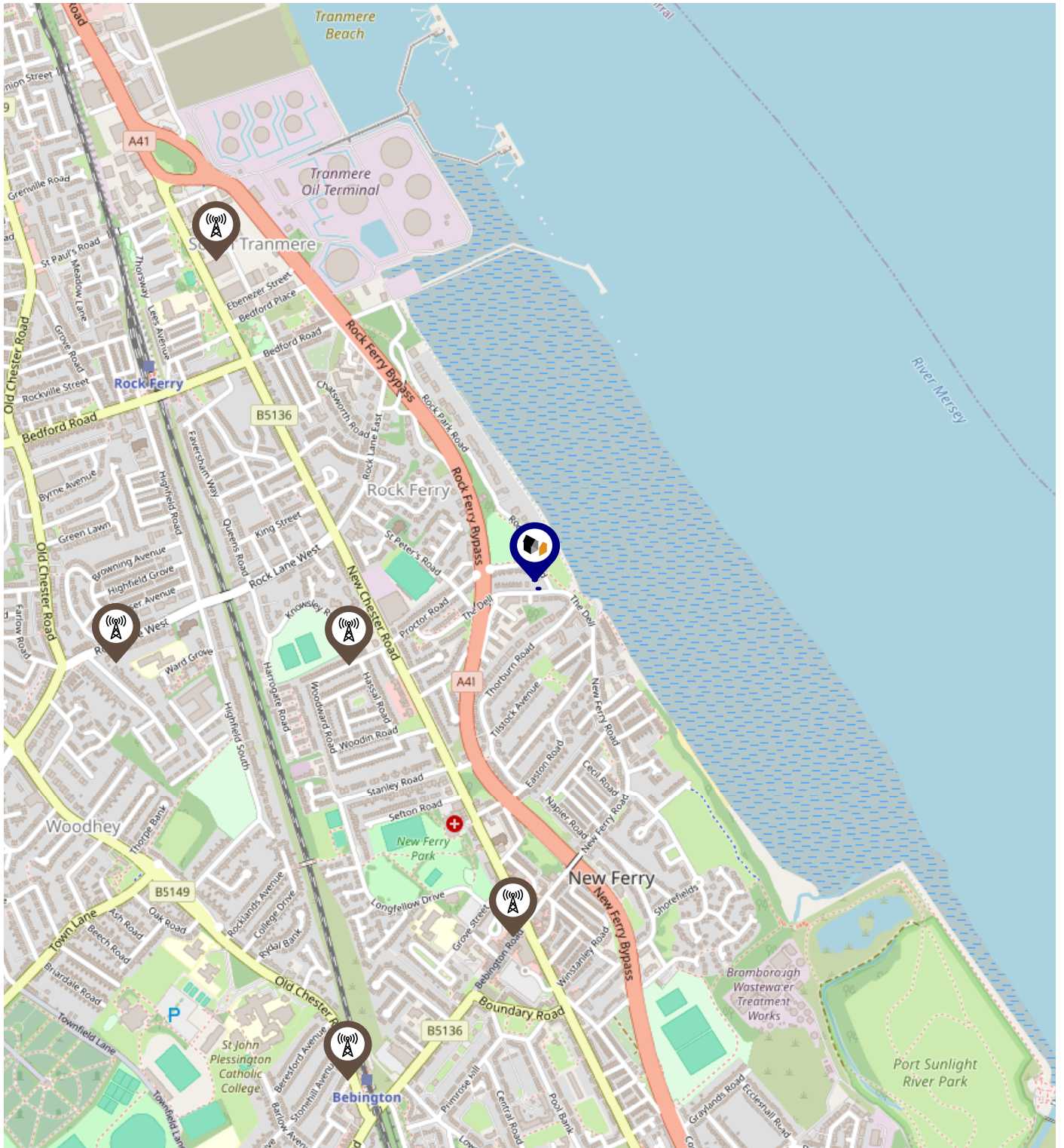
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		Nursery	Primary	Secondary	College	Private
	Well Lane Primary School Ofsted Rating: Special Measures Pupils: 207 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

Local Area Masts & Pylons

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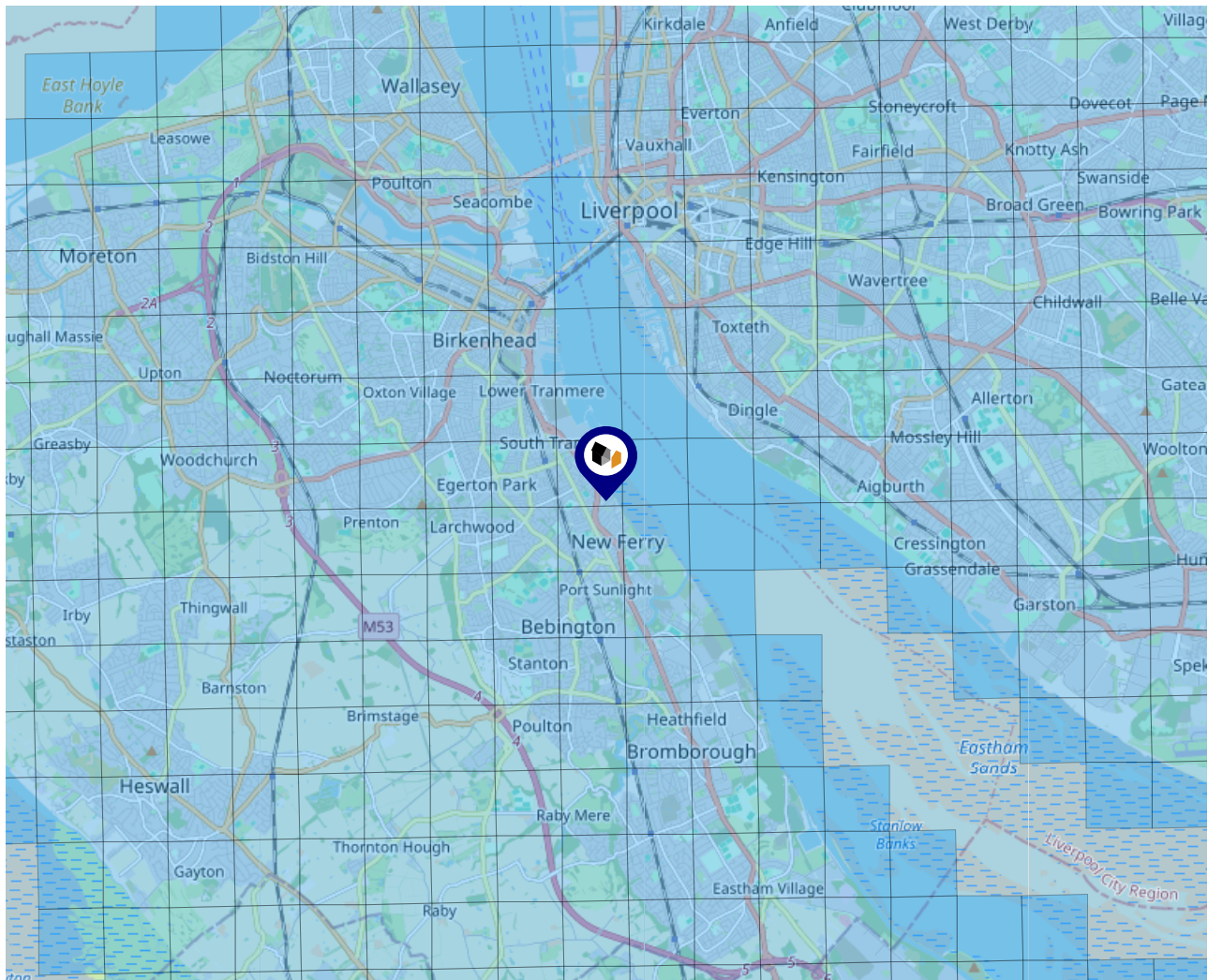


Key:

-  Power Pylons
-  Communication Masts

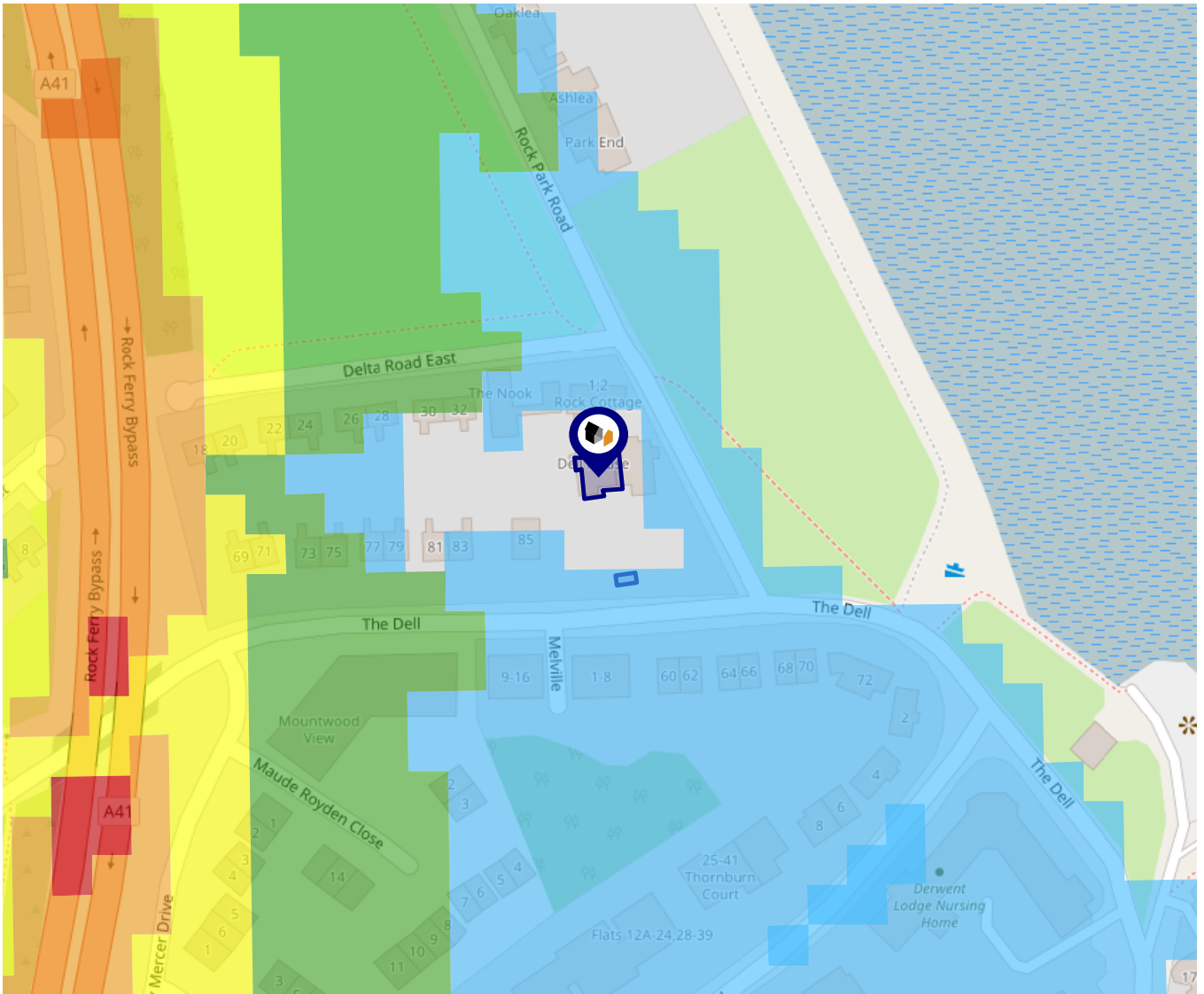
What is Radon?

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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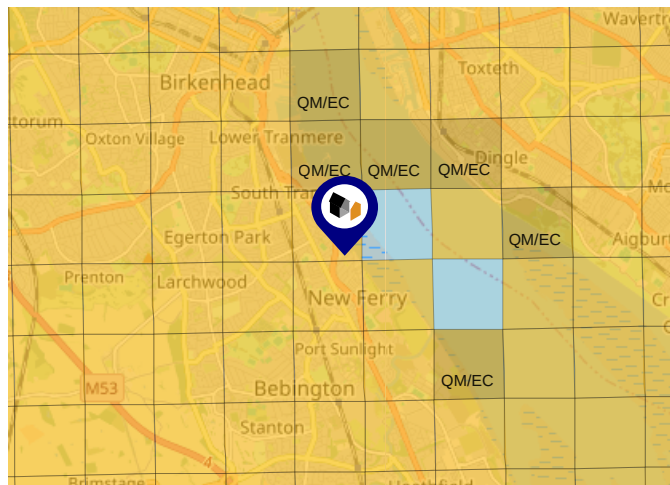


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM TO LIGHT(SILTY)		



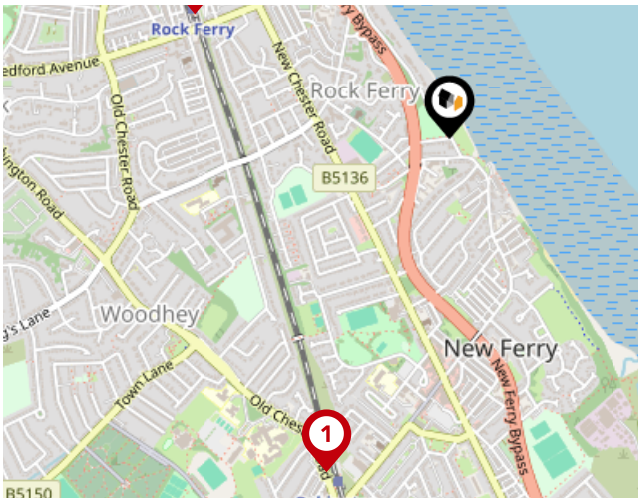
Primary Classifications (Most Common Clay Types)

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

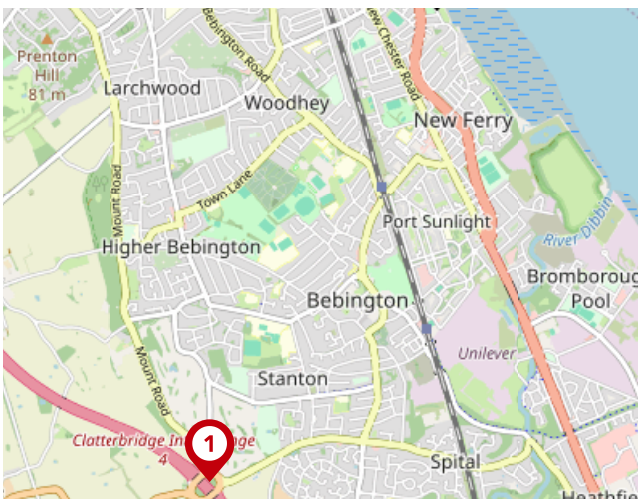
Transport (National)

LANDWOOD GROUP



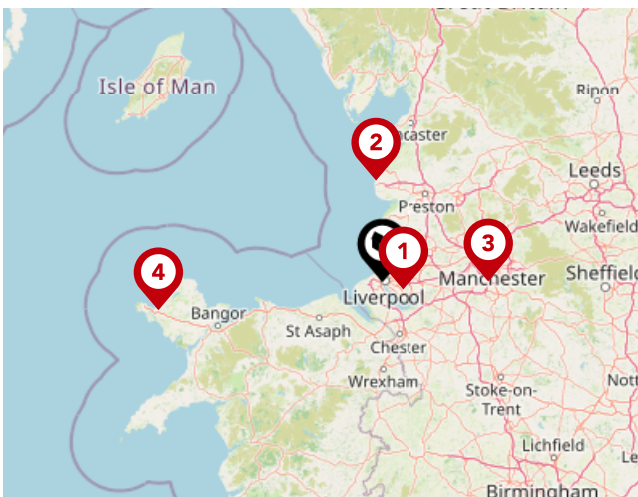
National Rail Stations

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



Trunk Roads/Motorways

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



Airports/Helipads

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

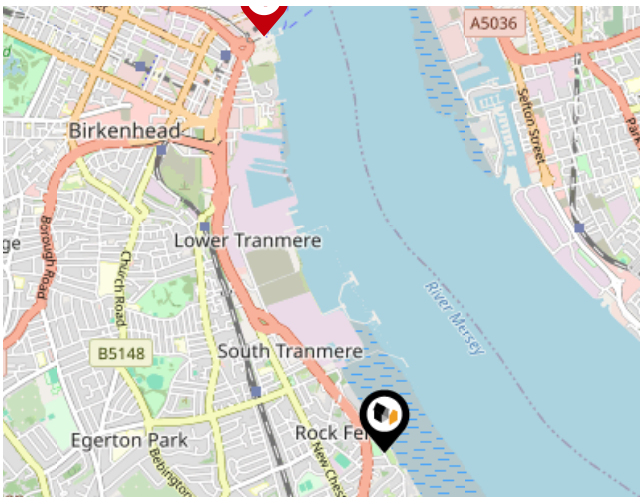
Area

Transport (Local)



Bus Stops/Stations

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



Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	1.92 miles

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Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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