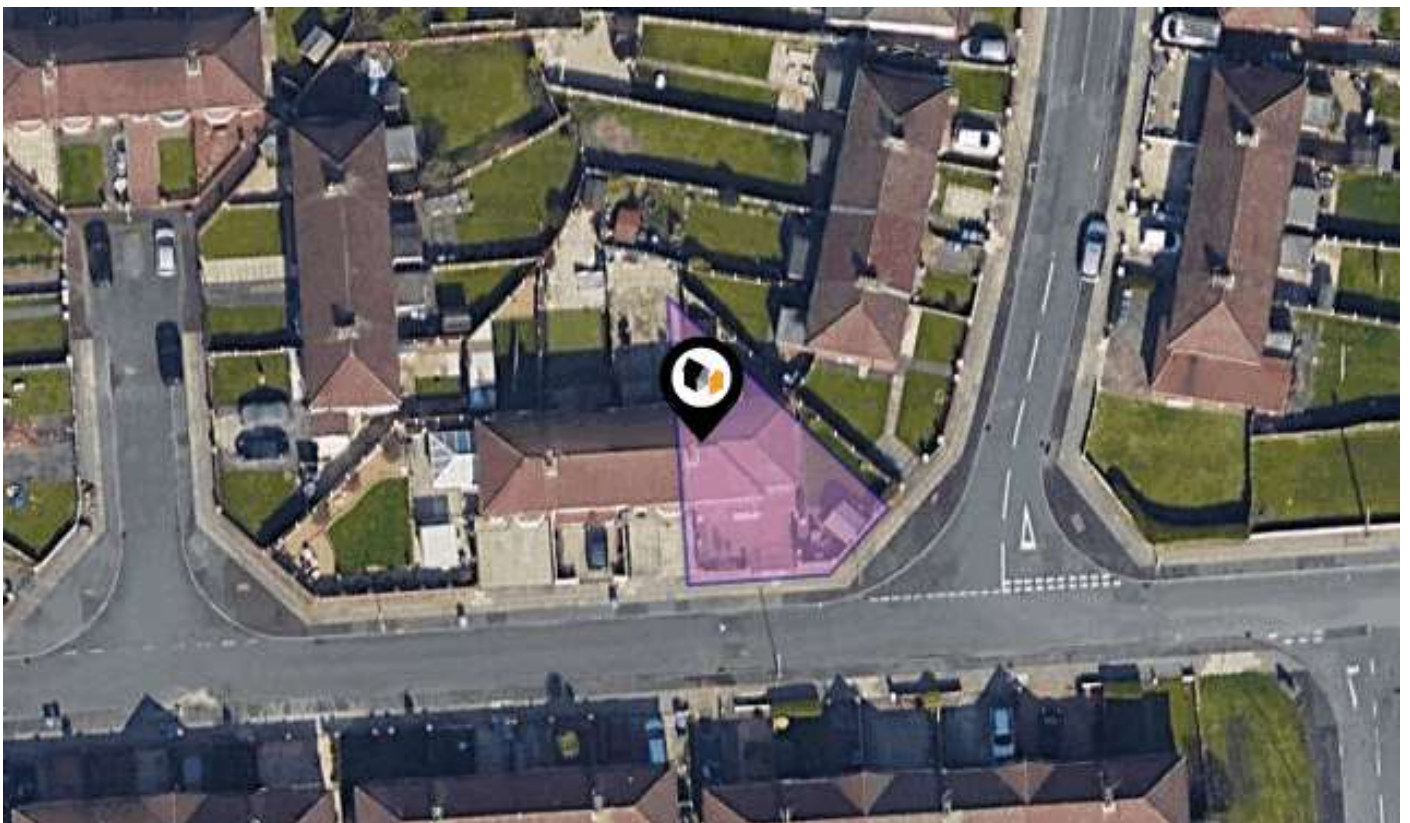




# KPF: Key Property Facts

An Analysis of This Property & The Local Area  
**Friday 01st May 2026**



**41, HAWKSMOOR ROAD, LIVERPOOL, L10 7LY**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



# Property Overview

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## Property




**Type:** Semi-Detached  
**Bedrooms:** 4  
**Plot Area:** 0.06 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,782  
**Title Number:** MS108690  
**UPRN:** 38073737  
**Restrictive Covenants:** No

**Last Sold Date:** 13/04/2006  
**Last Sold Price:** £104,950  
**Tenure:** Leasehold

## Local Area

**Local Authority:** Liverpool  
**Conservation Area:** No  
**Flood Risk:**  
● Rivers & Seas Very low  
● Surface Water Very low

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

**3** mb/s      **65** mb/s      **10000** mb/s  
            

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

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GROUP

Planning records for: *41, Hawksmoor Road, Liverpool, L10 7LY*

| Reference - Liverpool/12H/3129                                 |
|--|
| <b>Decision:</b> Decided                                       |
| <b>Date:</b> 06th December 2012                                |
| <b>Description:</b><br>To erect first floor extension to side. |

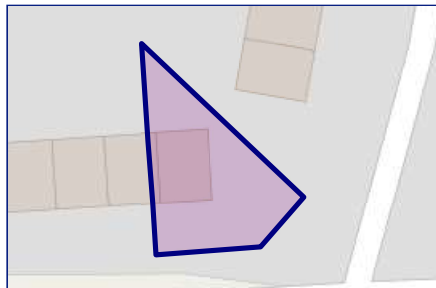
  

| Reference - 12H/3129   |
|--|
| <b>Decision:</b> -   |
| <b>Date:</b> 05th December 2012                                |
| <b>Description:</b><br>To erect first floor extension to side. |

# Property Multiple Title Plans

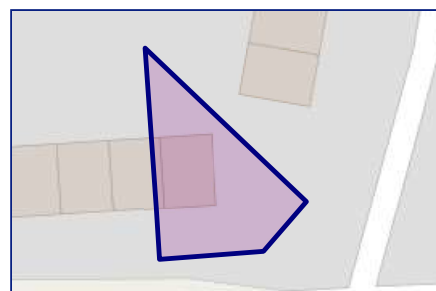
LANDWOOD  
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## Freehold Title Plan



**MS455033**

## Leasehold Title Plan



**MS108690**

Start Date: 25/11/1979  
End Date: 26/11/2978  
Lease Term: 999 years from 26 November 1979  
Term Remaining: 953 years



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.



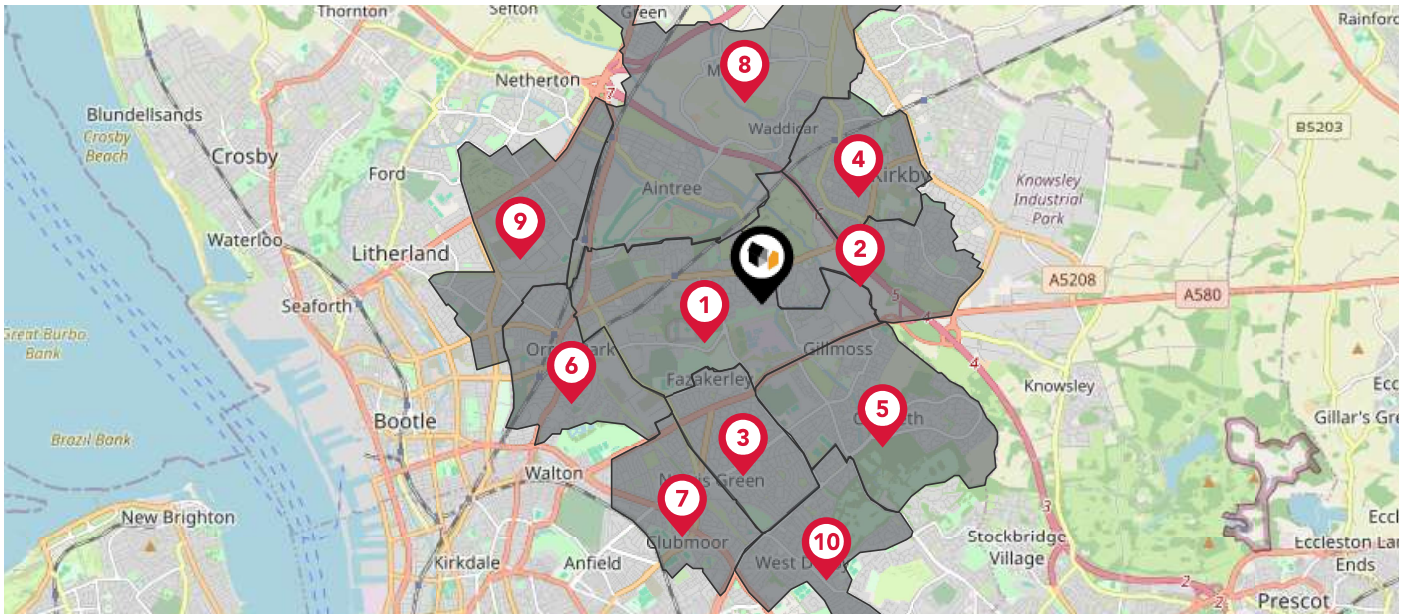
### Nearby Conservation Areas

- 1 Ingoe Lane
- 2 Ribblers Lane
- 3 Hartley Village
- 4 South Park Road
- 5 Old Hall Lane
- 6 North Park Road
- 7 Ogden Close
- 8 West Derby Village
- 9 Walton on the Hill
- 10 Muirhead Avenue

# 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

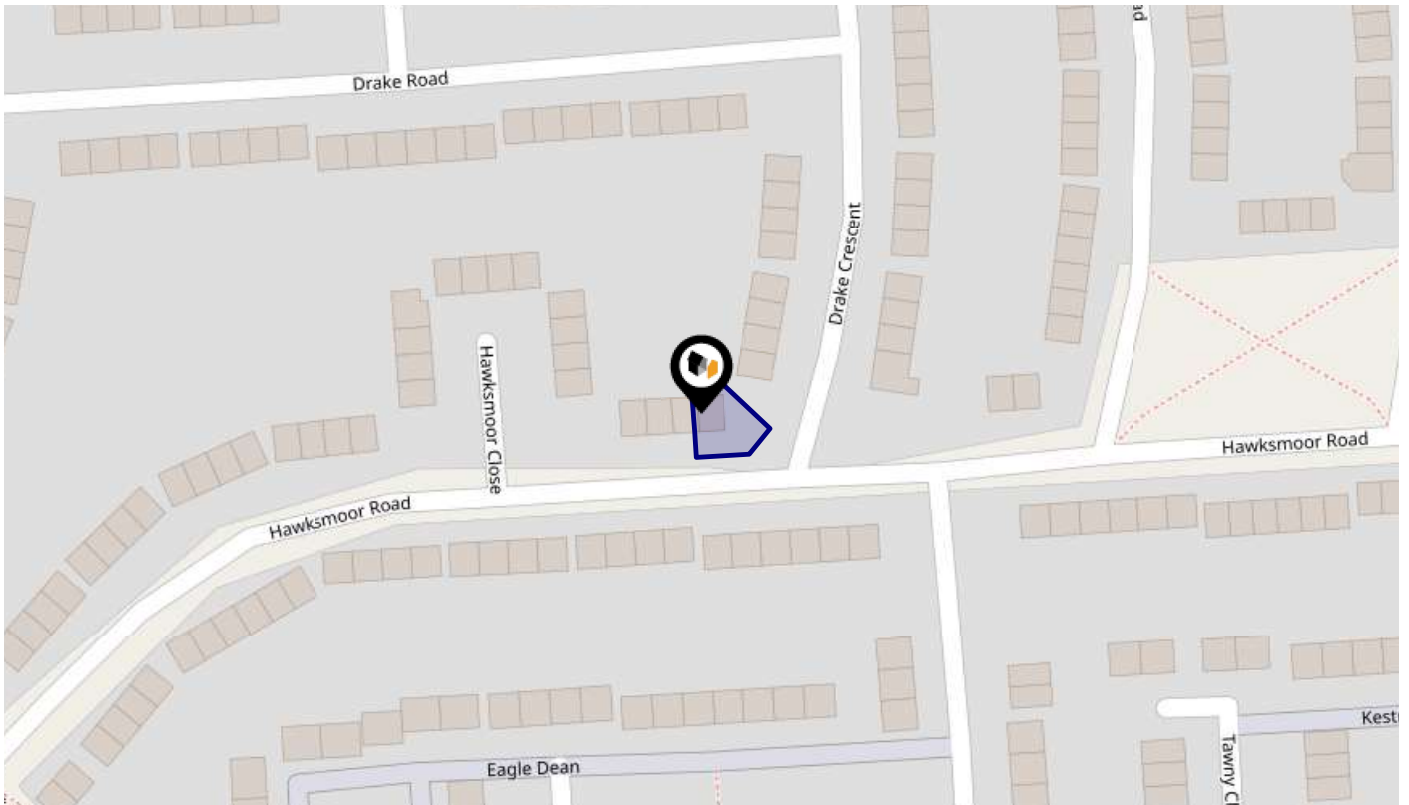
- 1 Fazakerley Ward
- 2 Cherryfield Ward
- 3 Norris Green Ward
- 4 Whitefield Ward
- 5 Croxteth Ward
- 6 Warbreck Ward
- 7 Clubmoor Ward
- 8 Molyneux Ward
- 9 Netherton and Orrell Ward
- 10 West Derby Ward

# 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:

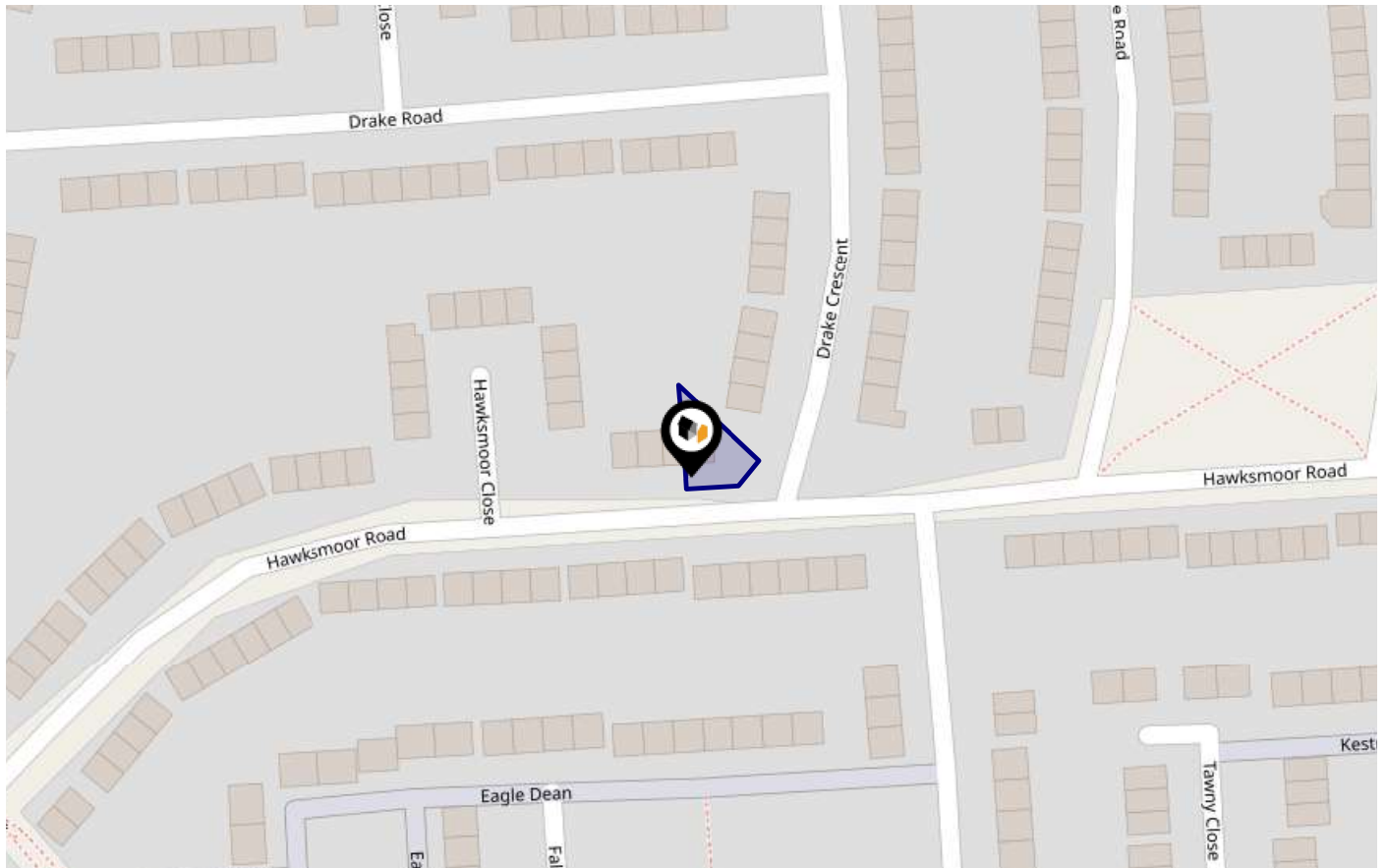
|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■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

# Flood Risk

## Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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

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

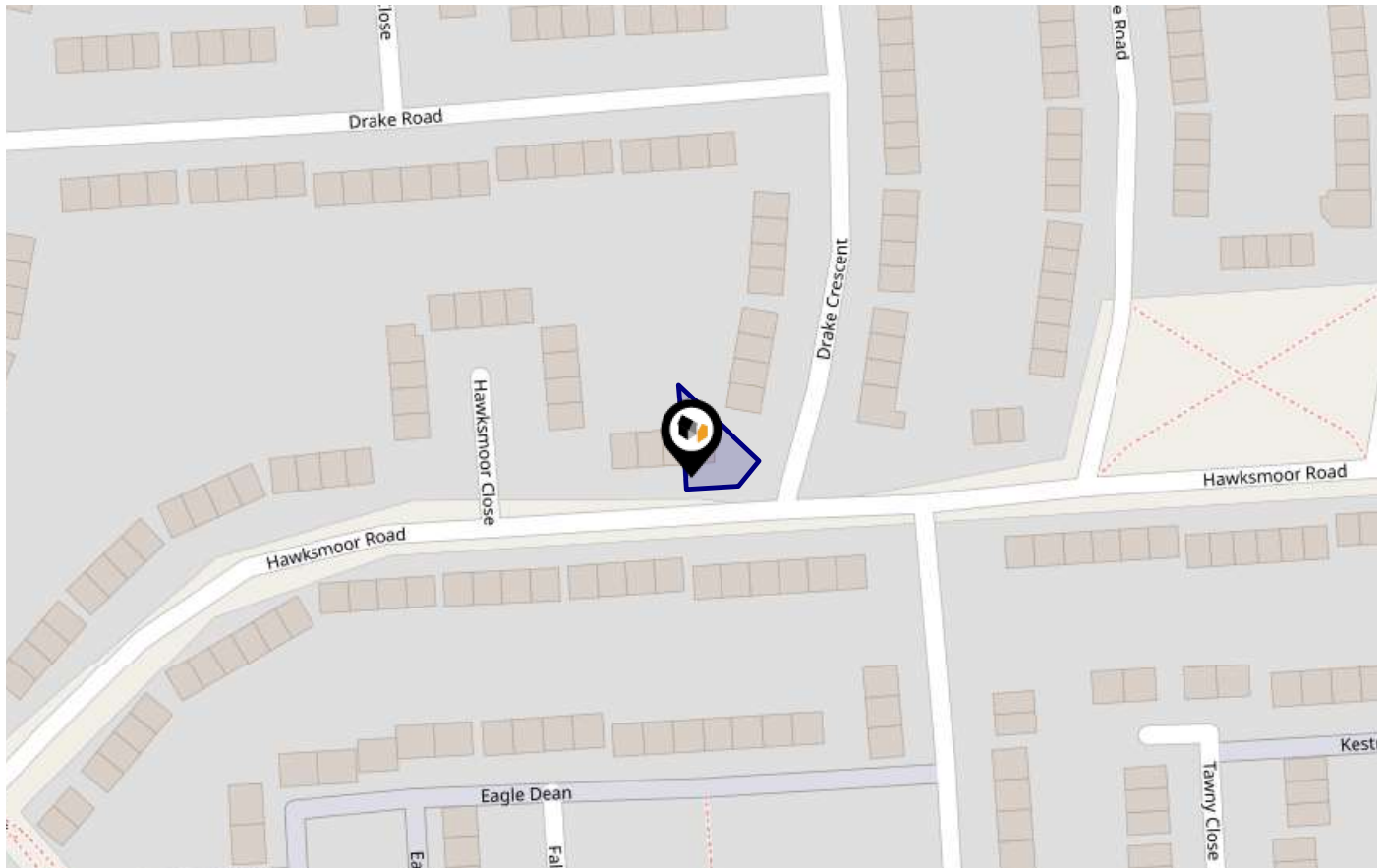
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

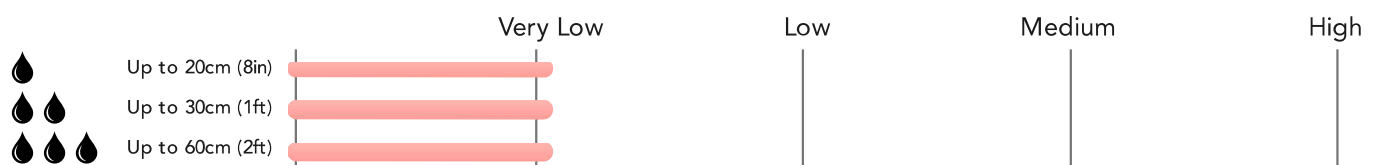


Risk Rating: **Very low**

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **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.

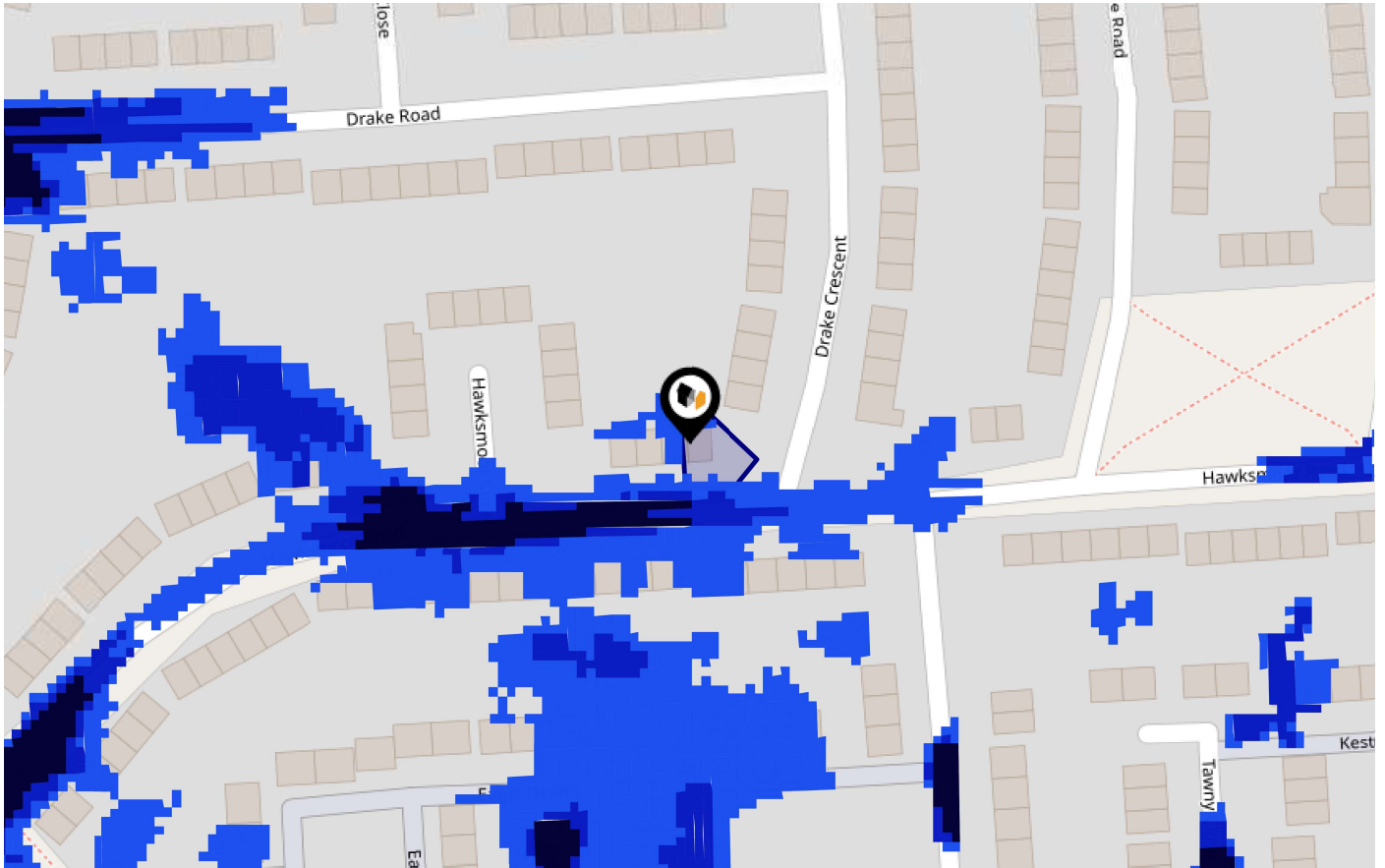
Chance of flooding to the following depths at this property:



# 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.

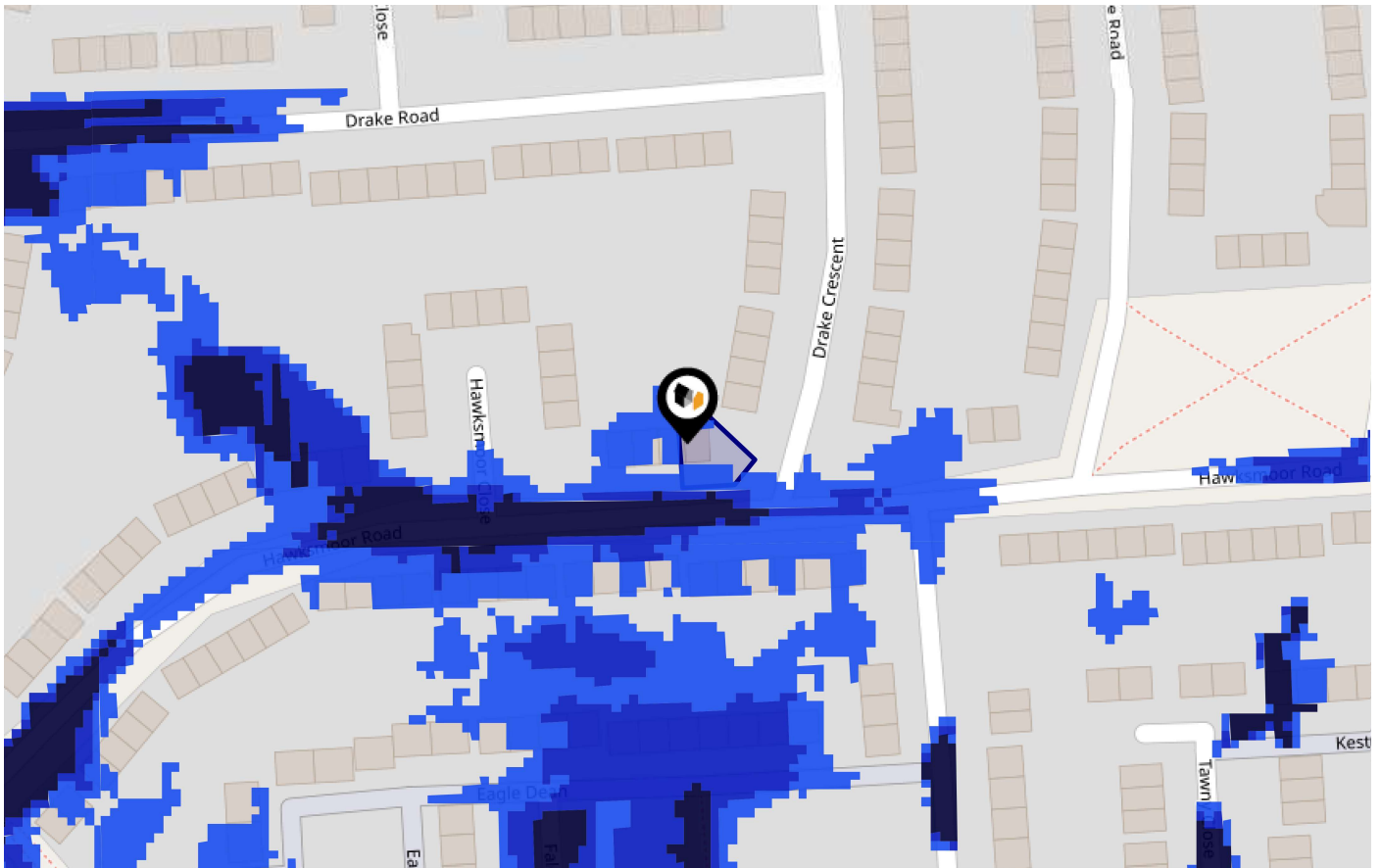
Chance of flooding to the following depths at this property:



# 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

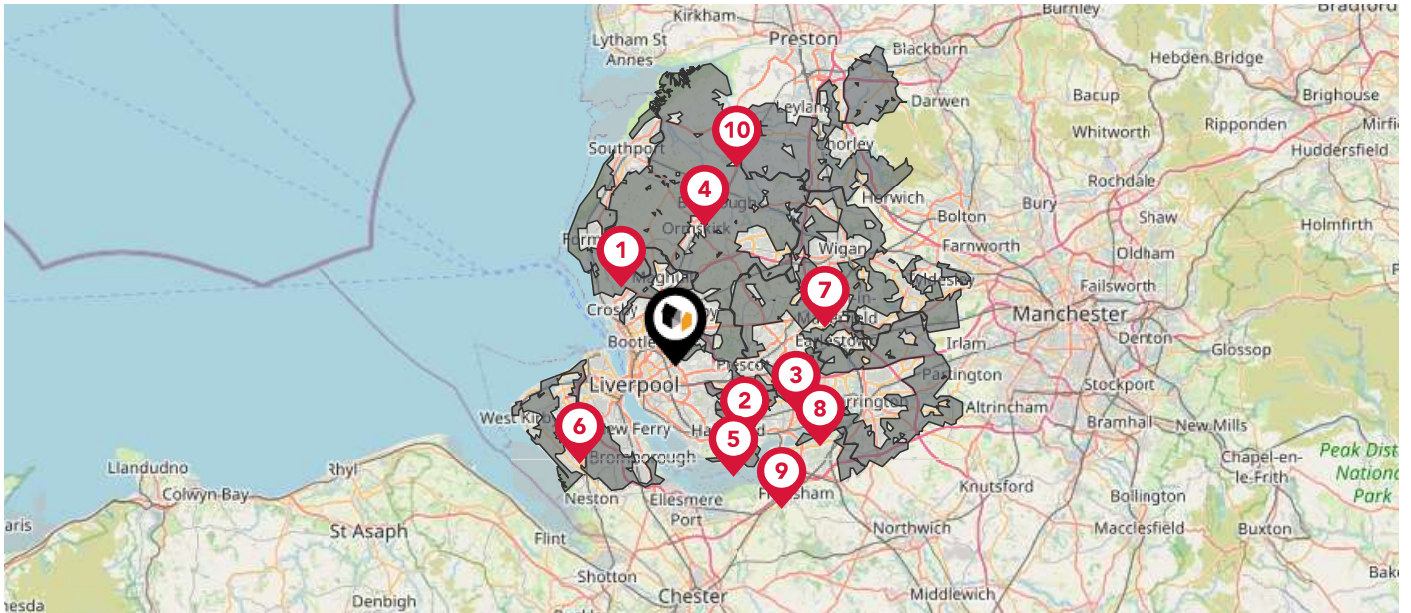
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



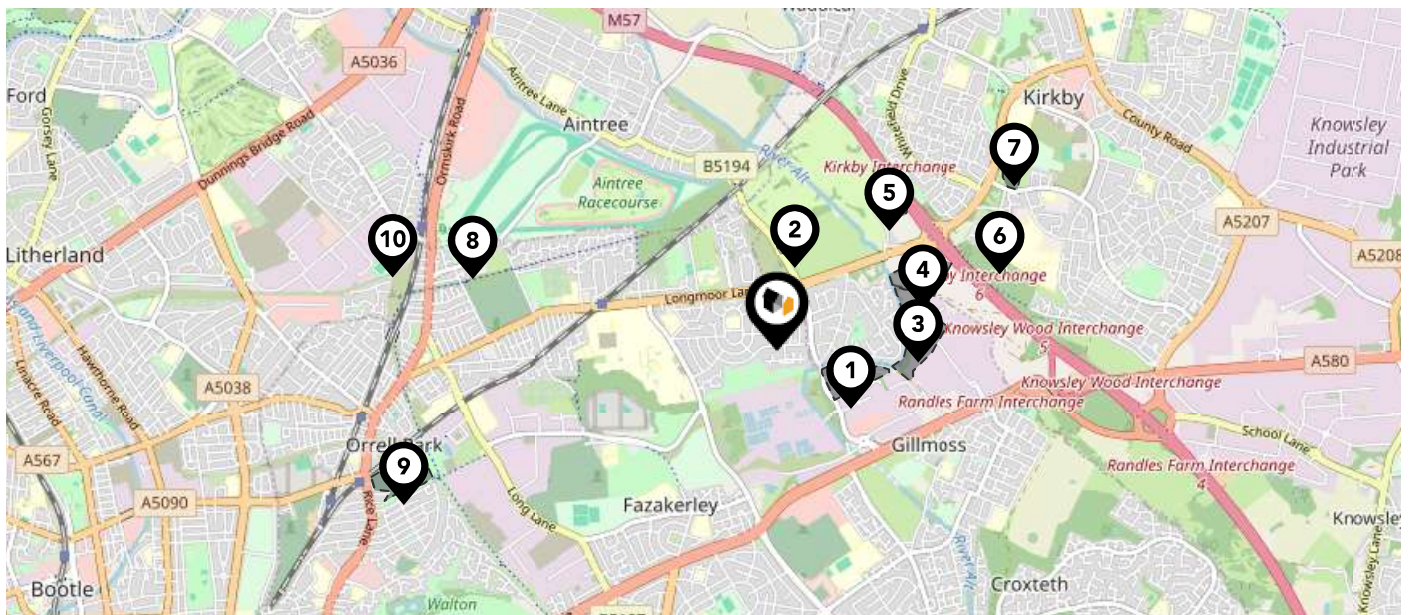
### Nearby Green Belt Land

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

# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|           |   |  |
|-----------|---|--|
| <b>1</b>  | Gillmoss A-Off Field Lane, Gillmoss, Liverpool, Merseyside                                    | Historic Landfill <input type="checkbox"/> |
| <b>2</b>  | Liverpool Municipal Golf Course-Valley Road, Kirkby, Knowsley                                 | Historic Landfill <input type="checkbox"/> |
| <b>3</b>  | Gillmoss B-Back of Gillmoss Lane, Gillmoss, Liverpool, Merseyside                             | Historic Landfill <input type="checkbox"/> |
| <b>4</b>  | Burton's Bridge-Kirkby  | Historic Landfill <input type="checkbox"/> |
| <b>5</b>  | Ingoe Lane-Knowsley, Merseyside   | Historic Landfill <input type="checkbox"/> |
| <b>6</b>  | Brookfield School-Bewley Drive, Kirby, Merseyside   | Historic Landfill <input type="checkbox"/> |
| <b>7</b>  | Landfill at Bewley Road/ Valley Road/ Cherryfield Drive-Cherryfield Drive, Kirkby, Merseyside | Historic Landfill <input type="checkbox"/> |
| <b>8</b>  | Fir Grove-Off Melling Road, Aintree, Merseyside   | Historic Landfill <input type="checkbox"/> |
| <b>9</b>  | Evered Avenue-Evered Avenue, Liverpool, Merseyside  | Historic Landfill <input type="checkbox"/> |
| <b>10</b> | Havelock Works Landfill-Park Lane, Bootle, Merseyside   | Historic Landfill <input type="checkbox"/> |

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



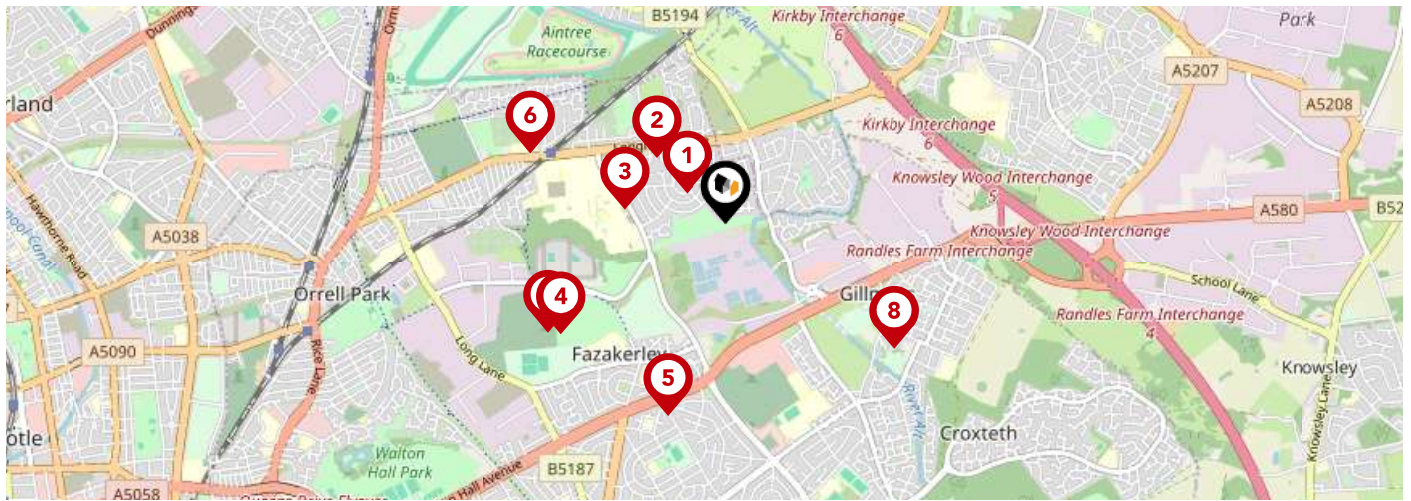
### Listed Buildings in the local district

Grade Distance

|  |                                       |          |           |
|--|---------------------------------------|----------|-----------|
|  | 1346254 - 4, New Hall, Longmoor Lane  | Grade II | 0.3 miles |
|  | 1208146 - 5, New Hall, Longmoor Lane  | Grade II | 0.3 miles |
|  | 1293269 - 6, New Hall, Longmoor Lane  | Grade II | 0.3 miles |
|  | 1084214 - 3, New Hall, Longmoor Lane  | Grade II | 0.3 miles |
|  | 1208170 - 2, New Hall, Longmoor Lane  | Grade II | 0.3 miles |
|  | 1084213 - 1, New Hall, Longmoor Lane  | Grade II | 0.3 miles |
|  | 1208187 - 14, New Hall, Longmoor Lane | Grade II | 0.4 miles |
|  | 1293273 - 10, New Hall, Longmoor Lane | Grade II | 0.4 miles |
|  | 1208149 - 9, New Hall, Longmoor Lane  | Grade II | 0.4 miles |
|  | 1084216 - 11, New Hall, Longmoor Lane | Grade II | 0.4 miles |

# Area Schools

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|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1</b> <b>Fazakerley Primary School</b><br/>Ofsted Rating: Good   Pupils: 418   Distance:0.21</p>                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> <b>Dixons Fazakerley Academy</b><br/>Ofsted Rating: Not Rated   Pupils: 858   Distance:0.42</p>                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> <b>Holy Name Catholic Primary School</b><br/>Ofsted Rating: Good   Pupils: 341   Distance:0.45</p>                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> <b>Birtenshaw School Merseyside</b><br/>Ofsted Rating: Good   Pupils: 72   Distance:0.88</p>                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> <b>Our Lady and St Philomena's Catholic Primary School</b><br/>Ofsted Rating: Good   Pupils: 219   Distance:0.88</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> <b>Barlows Primary School</b><br/>Ofsted Rating: Good   Pupils: 441   Distance:0.91</p>                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> <b>New Heights High School</b><br/>Ofsted Rating: Good   Pupils: 91   Distance:0.92</p>                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> <b>Our Lady and St Swithin's Catholic Primary School</b><br/>Ofsted Rating: Good   Pupils: 243   Distance:0.93</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

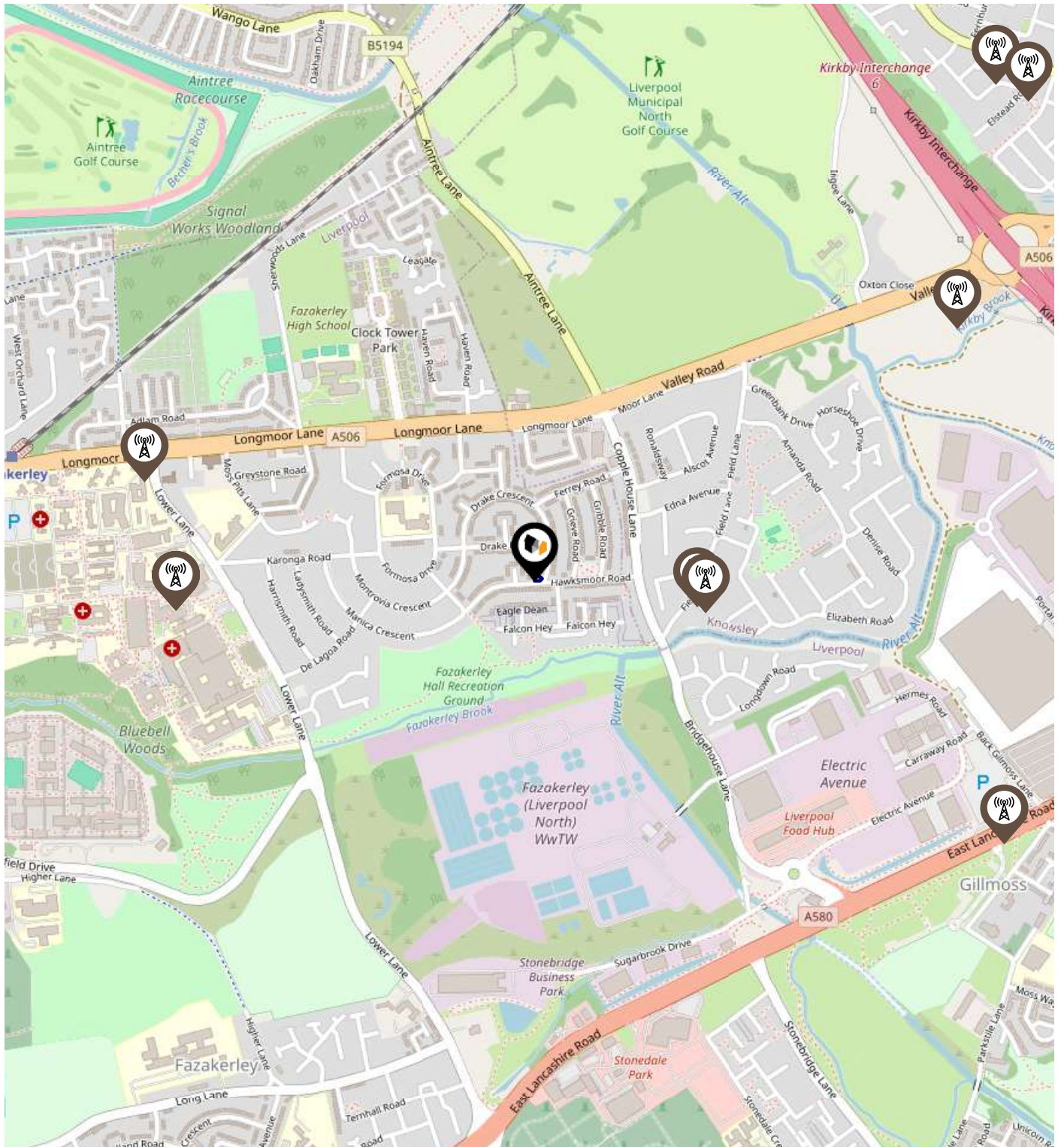
LANDWOOD GROUP





|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Bank View High School</b><br/>Ofsted Rating: Outstanding   Pupils: 342   Distance:0.93</p>             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Redbridge High School</b><br/>Ofsted Rating: Outstanding   Pupils: 146   Distance:0.94</p>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>Ranworth Square Primary School</b><br/>Ofsted Rating: Good   Pupils: 229   Distance:1.1</p>           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>St John Bosco Arts College</b><br/>Ofsted Rating: Good   Pupils: 1063   Distance:1.13</p>             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Kirkby High School</b><br/>Ofsted Rating: Good   Pupils: 1028   Distance:1.16</p>                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Croxteth Community Primary School</b><br/>Ofsted Rating: Good   Pupils: 323   Distance:1.18</p>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Westvale Primary School</b><br/>Ofsted Rating: Requires improvement   Pupils: 214   Distance:1.23</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Bluebell Park School</b><br/>Ofsted Rating: Good   Pupils: 224   Distance:1.3</p>                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons

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## Key:

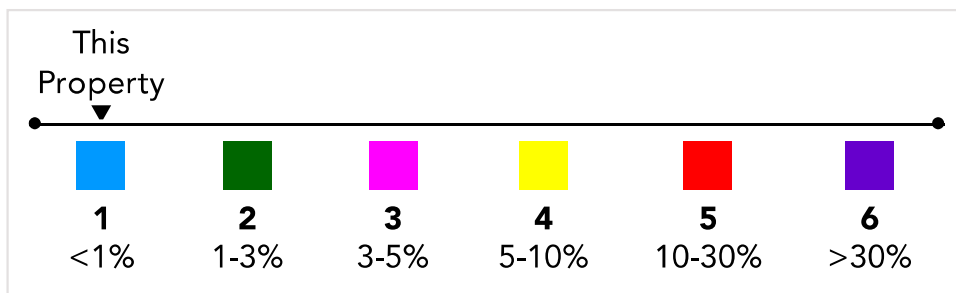
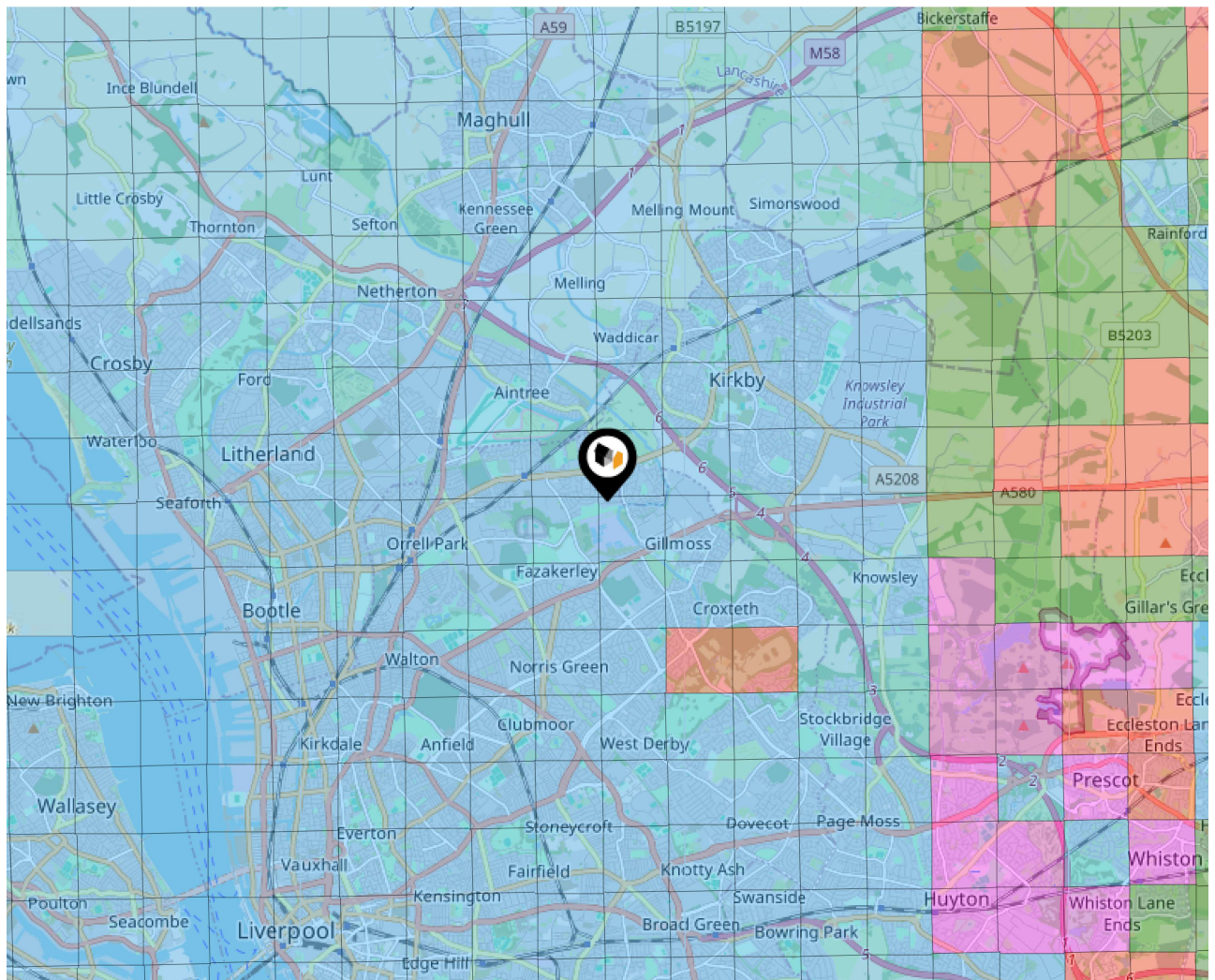
-  Power Pylons
-  Communication Masts

# Environment

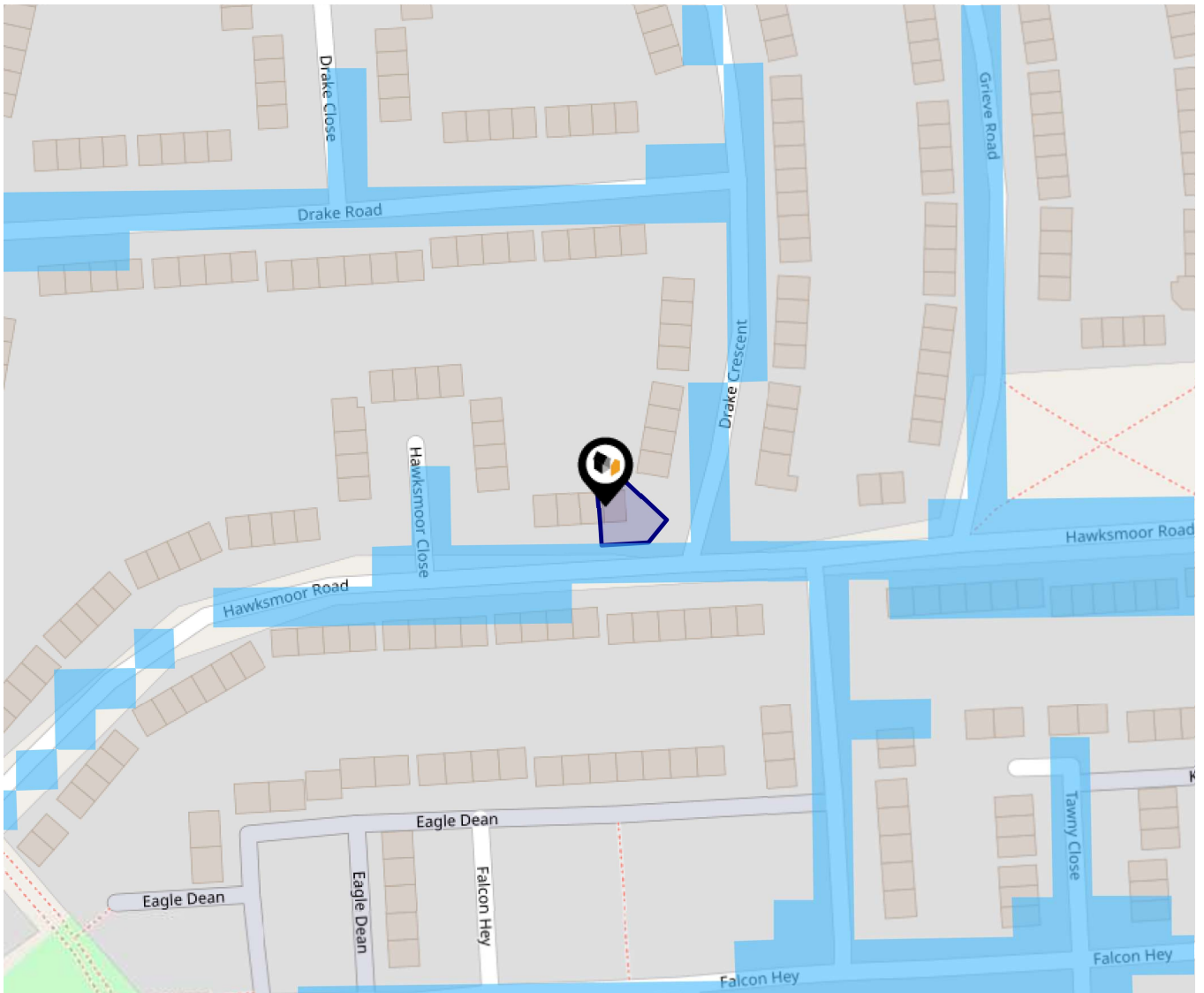
## Radon Gas

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

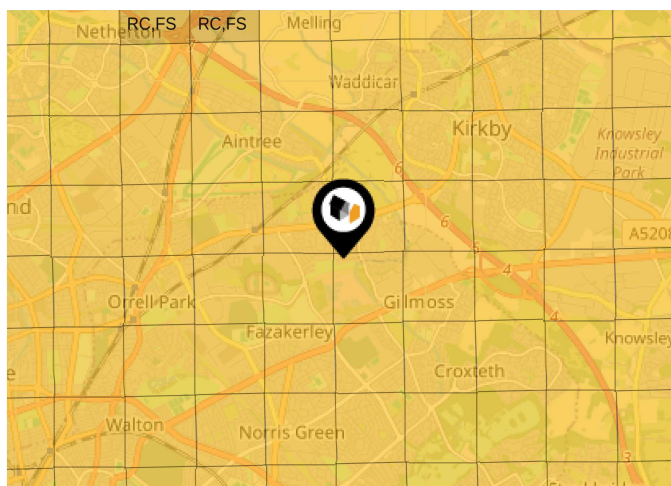


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

|                               |              |                      |      |
|-------------------------------|--------------|----------------------|------|
| <b>Carbon Content:</b>        | NONE         | <b>Soil Texture:</b> | SAND |
| <b>Parent Material Grain:</b> | ARENACEOUS   | <b>Soil Depth:</b>   | DEEP |
| <b>Soil Group:</b>            | LIGHT(SANDY) |                      |      |



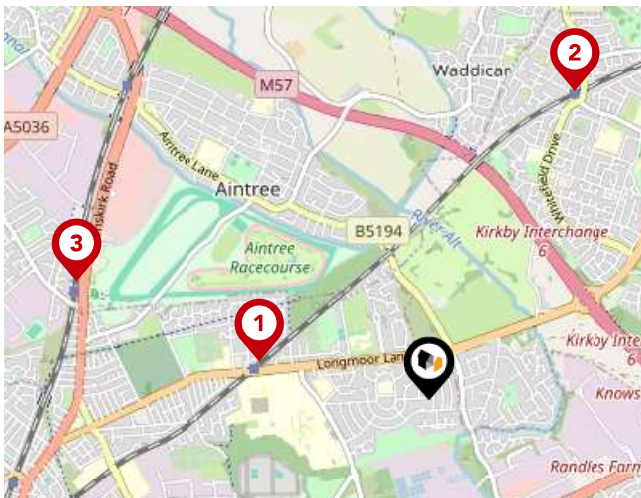
### Primary Classifications (Most Common Clay Types)

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

# Area

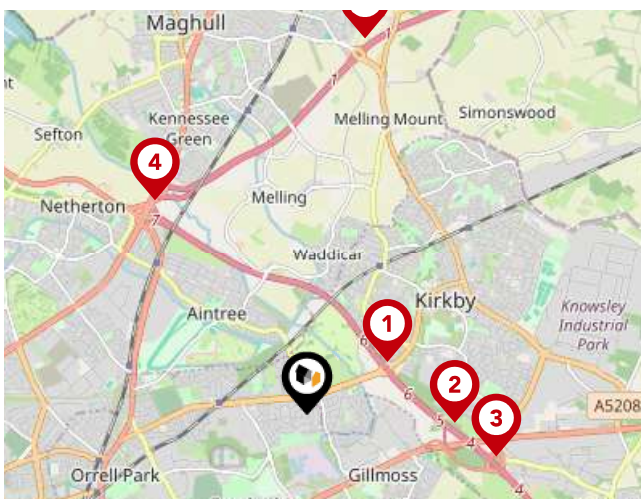
## Transport (National)

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### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Fazakerley Rail Station | 0.76 miles |
| 2   | Kirkby Rail Station     | 1.51 miles |
| 3   | Aintree Rail Station    | 1.64 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance   |
|-----|--------|------------|
| 1   | M57 J6 | 0.85 miles |
| 2   | M57 J5 | 1.31 miles |
| 3   | M57 J4 | 1.71 miles |
| 4   | M57 J7 | 2.32 miles |
| 5   | M58 J1 | 3.35 miles |

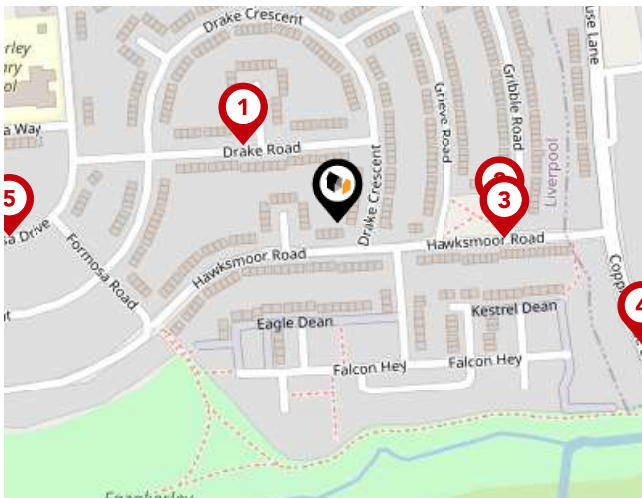


### Airports/HELIPADS

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Speke                  | 9.28 miles  |
| 2   | Highfield              | 22.14 miles |
| 3   | Manchester Airport     | 27.21 miles |
| 4   | Leeds Bradford Airport | 58.59 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Drake Crescent | 0.07 miles |
| 2   | Gribble Road   | 0.09 miles |
| 3   | Gribble Road   | 0.09 miles |
| 4   | Field Lane     | 0.18 miles |
| 5   | Formosa Drive  | 0.18 miles |



### Ferry Terminals

| Pin | Name                                    | Distance   |
|-----|---|------------|
| 1   | Liverpool Belfast Ferry Terminal Bootle | 3.95 miles |
| 2   | Liverpool Pier Head Ferry Terminal      | 5.32 miles |

# Landwood Group

## Data Quality

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



### Contains public sector information licensed under the Open Government License v3.0

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#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

