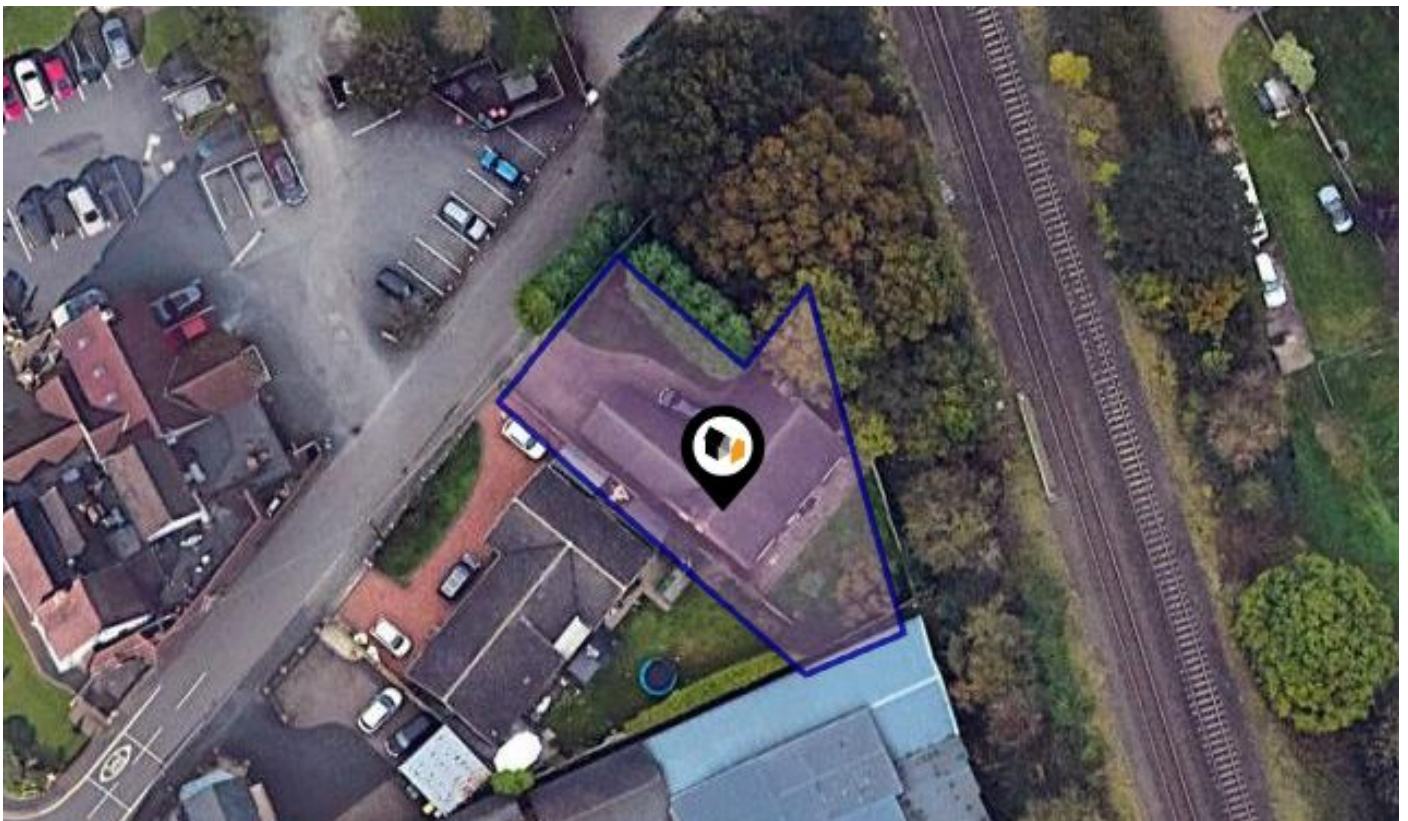




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 01st July 2026



**MATROCDYNE, STANKLYN LANE, SUMMERFIELD,
KIDDERMINSTER, DY11 7RY**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>








Property

Type:	Detached	Last Sold Date:	10/09/2007
Bedrooms:	4	Last Sold Price:	£220,000
Floor Area:	1,313 ft ² / 122 m ²	Last Sold £/ft²:	£167
Plot Area:	0.15 acres	Tenure:	Freehold
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,373		
Title Number:	HW137076		
UPRN:	100121276407		
Restrictive Covenants:	Yes		

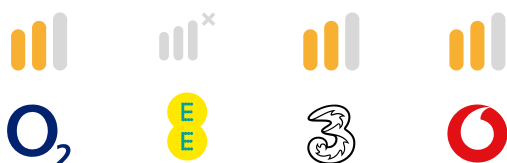
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Matrocdyne, Stanklyn Lane, Summerfield, DY11 7RY

Energy rating

D

Valid until 16.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	122 m ²

Market Sold in Street

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Timberlayne, Stanklyn Lane, Kidderminster, DY11 7RY			Detached House
Last Sold Date:	13/05/2022	13/12/2013	
Last Sold Price:	£425,000	£305,000	

Matrocdyne, Stanklyn Lane, Kidderminster, DY11 7RY			Detached House
Last Sold Date:	10/09/2007		
Last Sold Price:	£220,000		

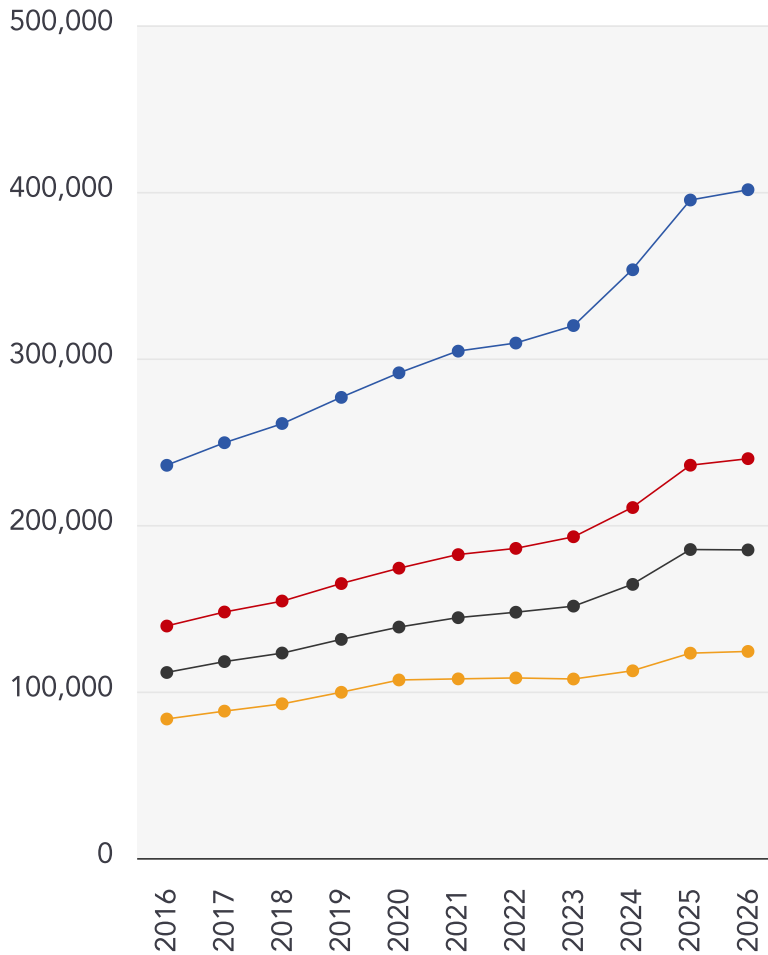
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in DY11



Detached

+70.17%

Semi-Detached

+72.14%

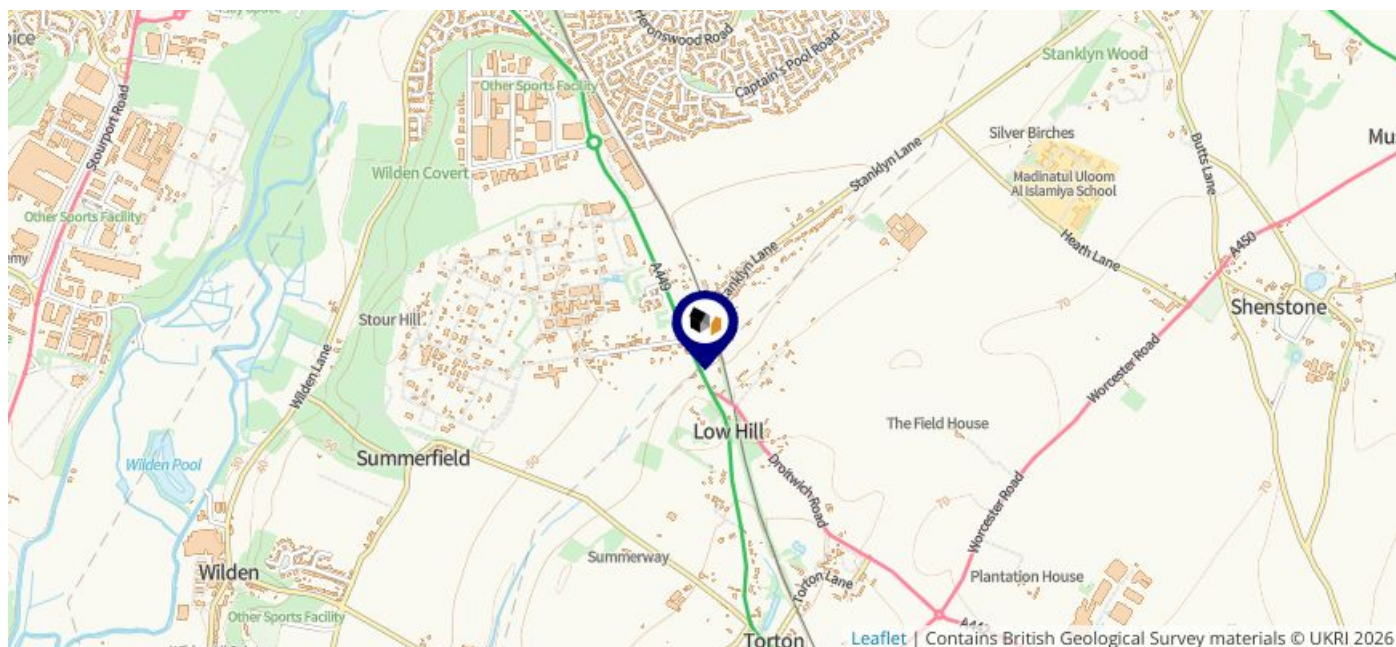
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



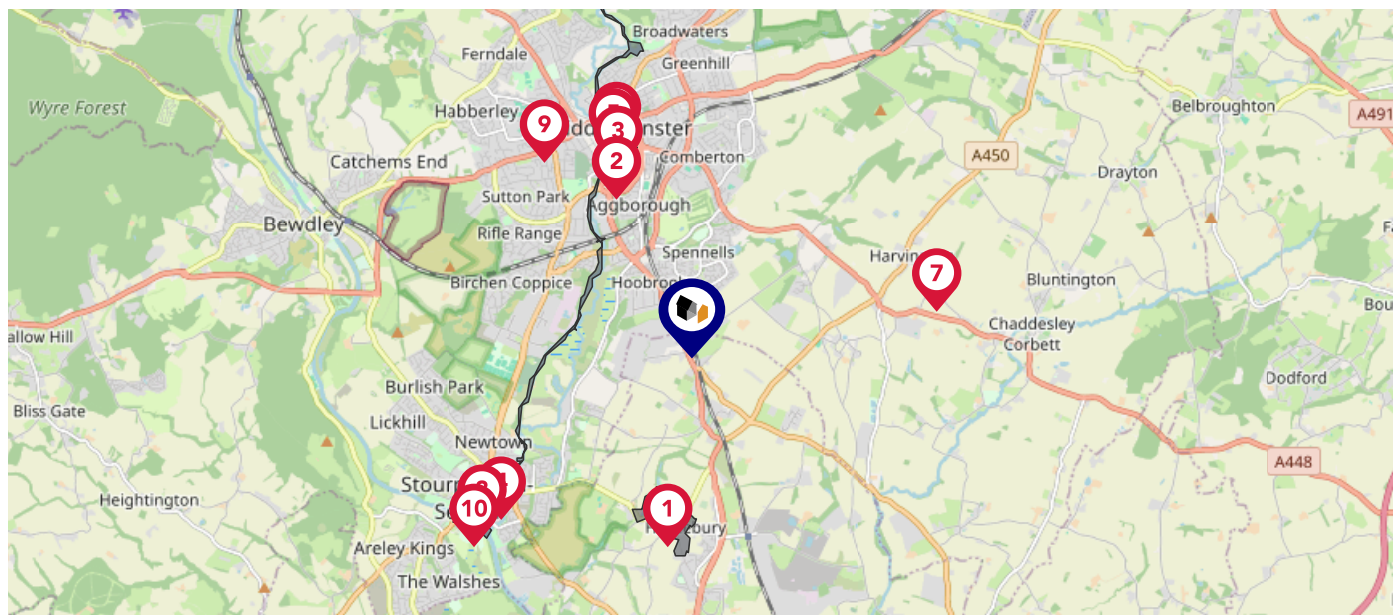
Mine Entry

- ✕ 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.



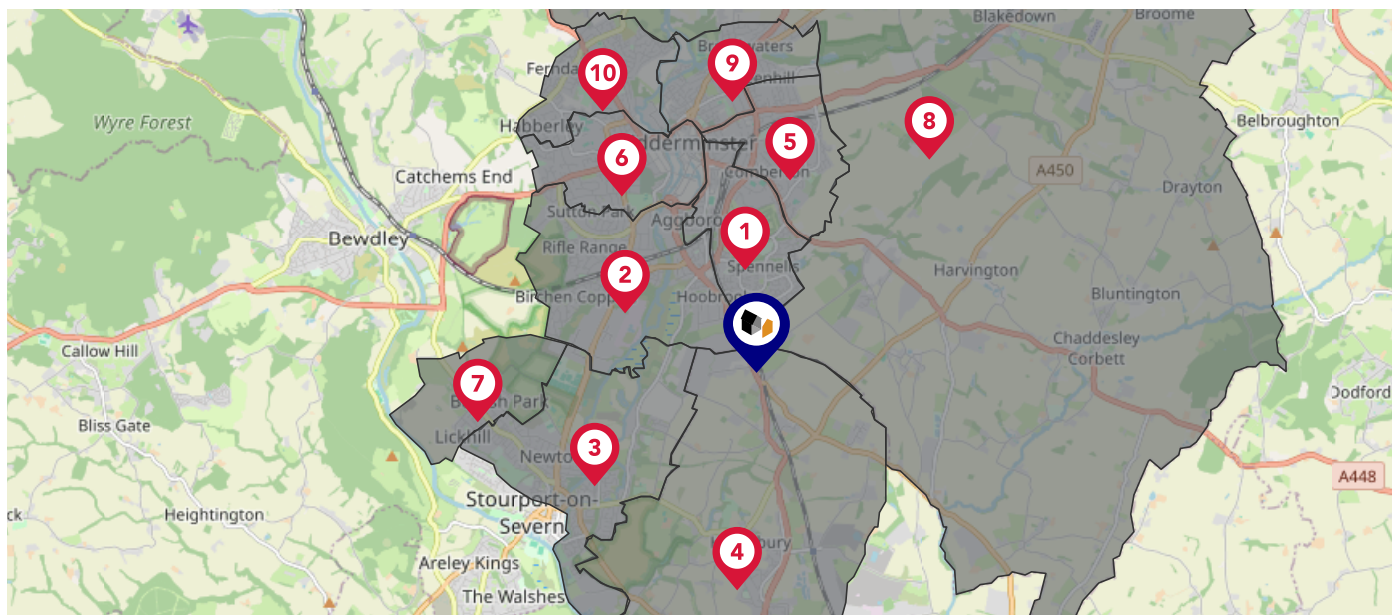
Nearby Conservation Areas

- 1 Hartlebury
- 2 Green Street
- 3 Vicar Street and Exchange Street
- 4 Gilgal
- 5 Church Street
- 6 Staffordshire and Worcestershire Canal
- 7 Harvington
- 8 Stourport-on-Severn No. 2
- 9 Blakebrook
- 10 Stourport-on-Severn No. 1











Maps

Council Wards

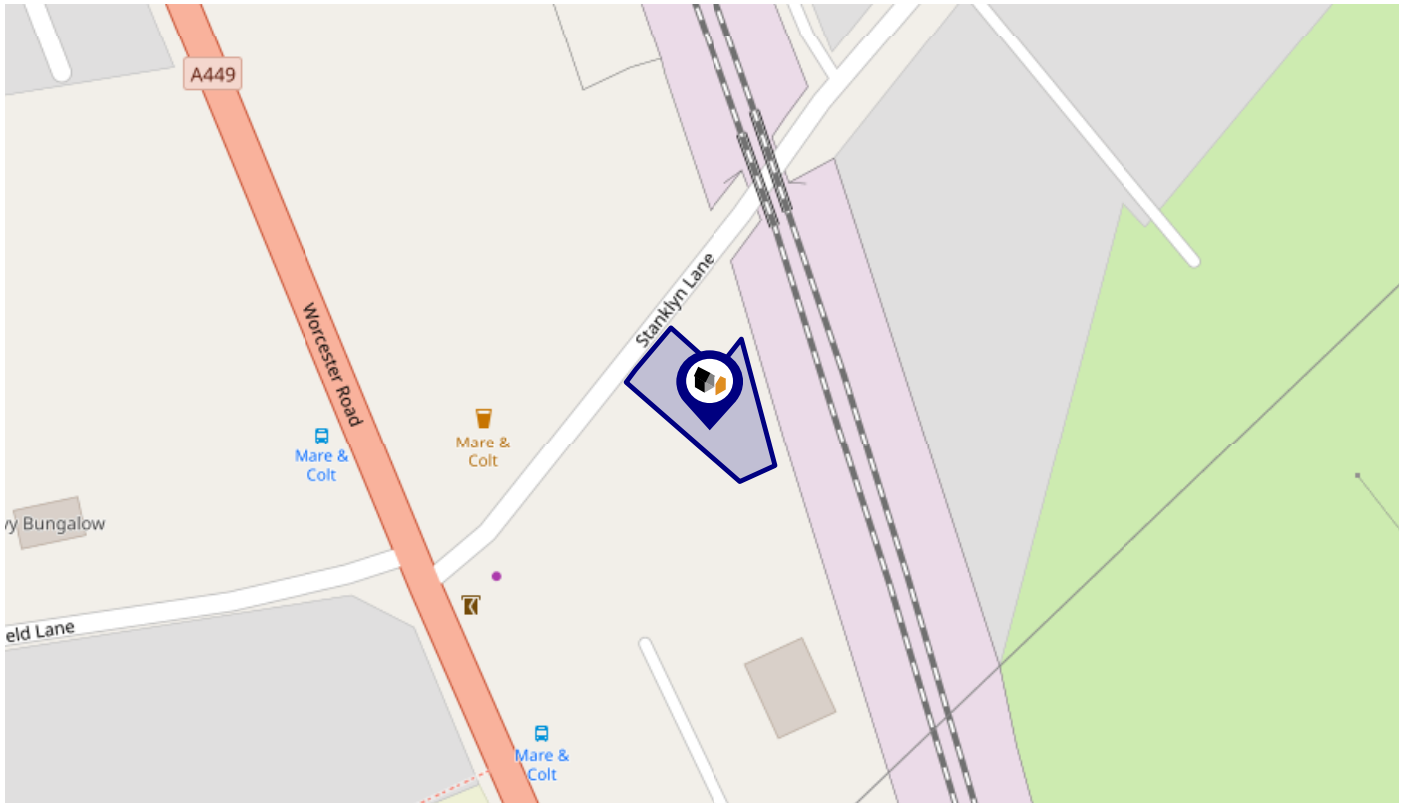
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Aggborough & Spennells Ward
-  Foley Park & Hoobrook Ward
-  Mitton Ward
-  Hartlebury Ward
-  Offmore & Comberton Ward
-  Blakebrook & Habberley South Ward
-  Lickhill Ward
-  Wyre Forest Rural Ward
-  Broadwaters Ward
-  Franche & Habberley North 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.

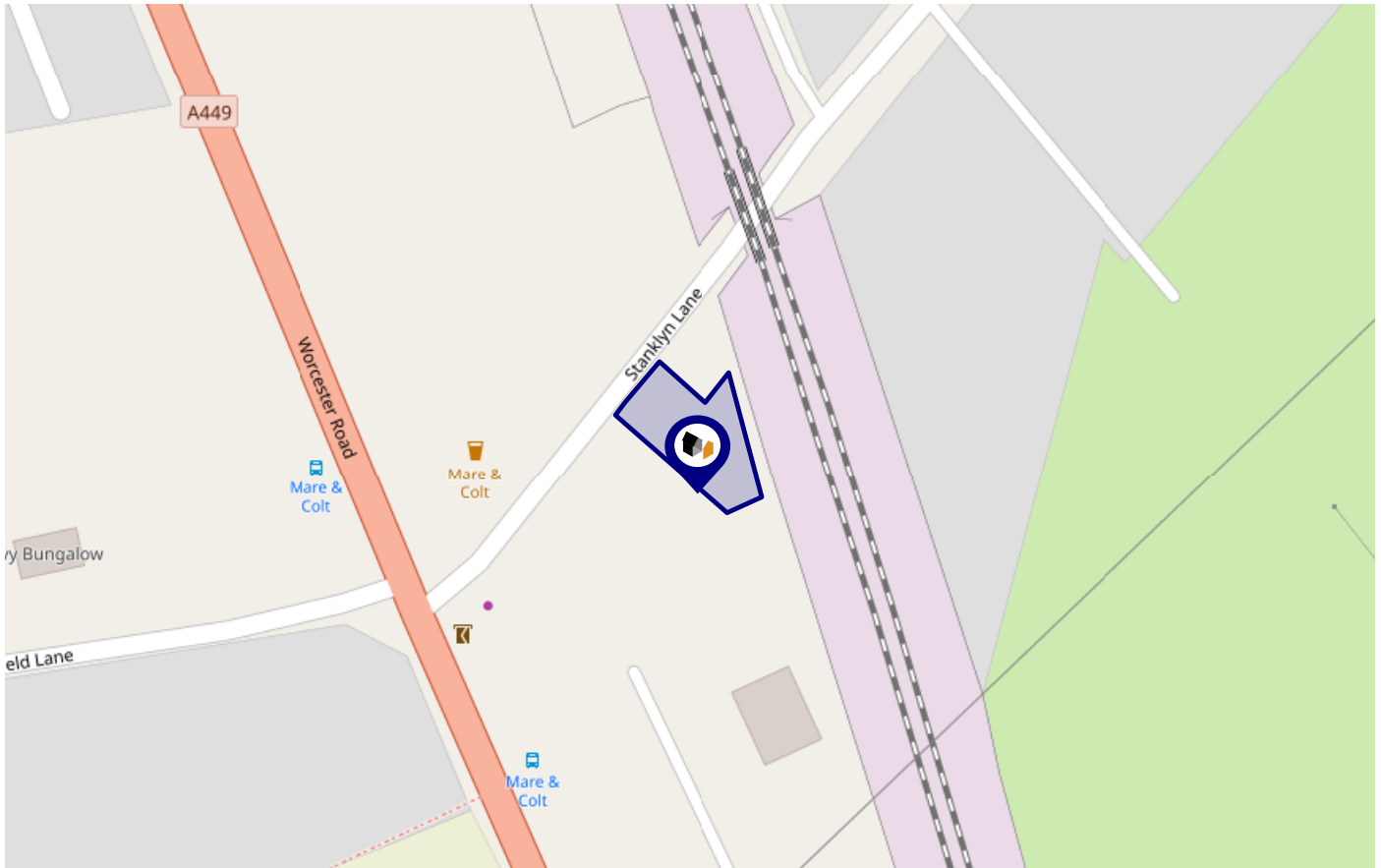
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

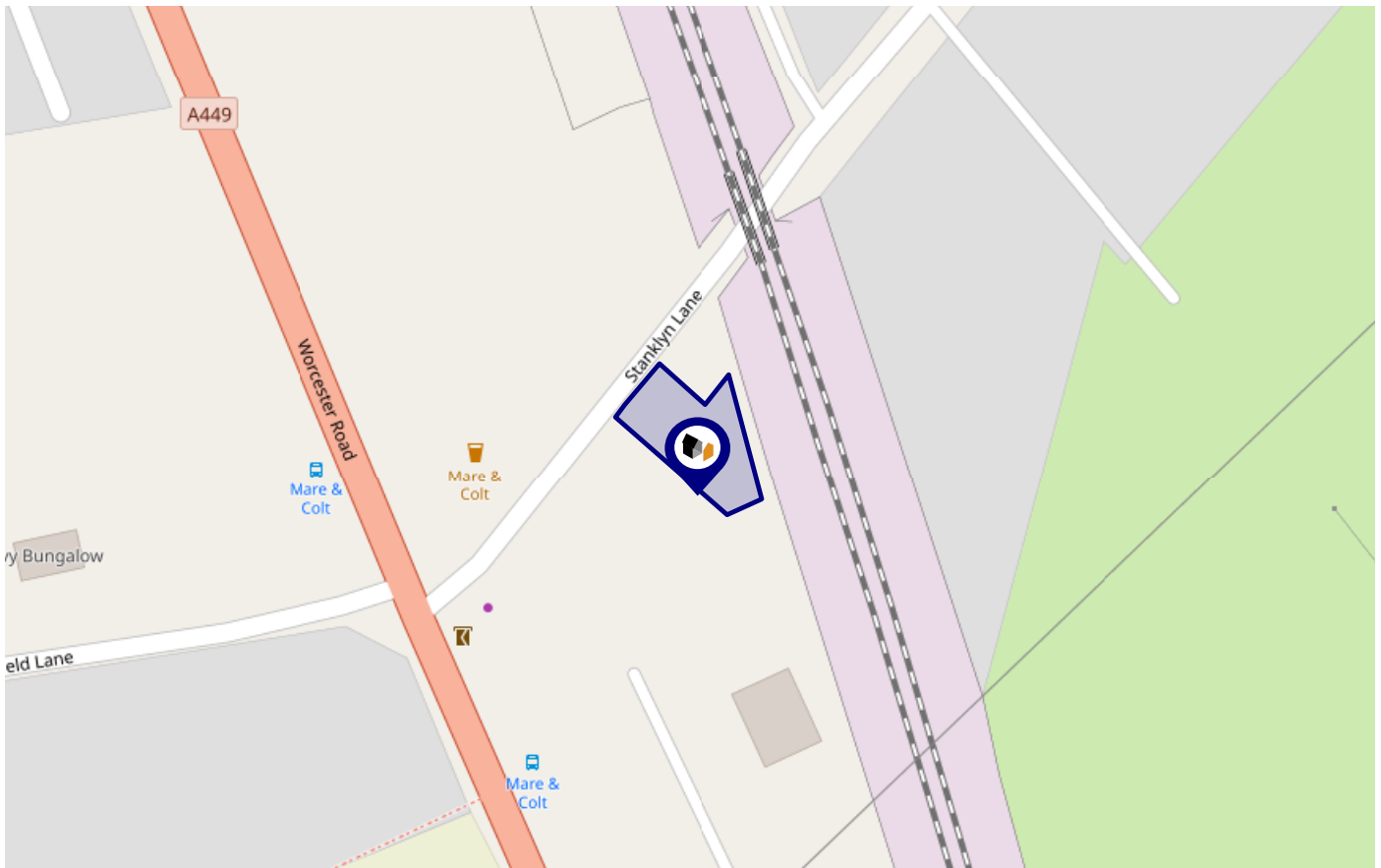
Chance of flooding to the following depths at this property:



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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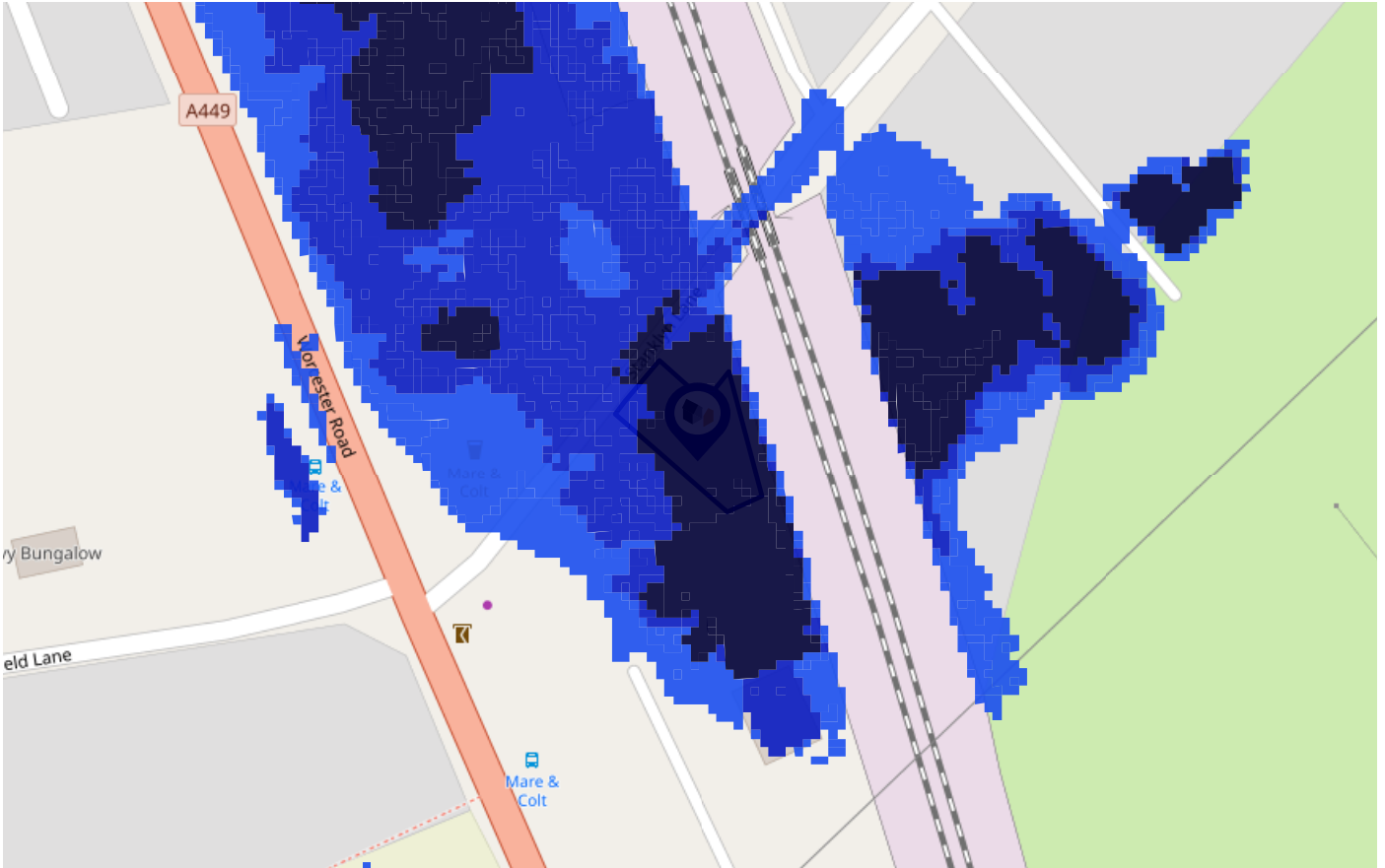
Chance of flooding to the following depths at this property:



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: High

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

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

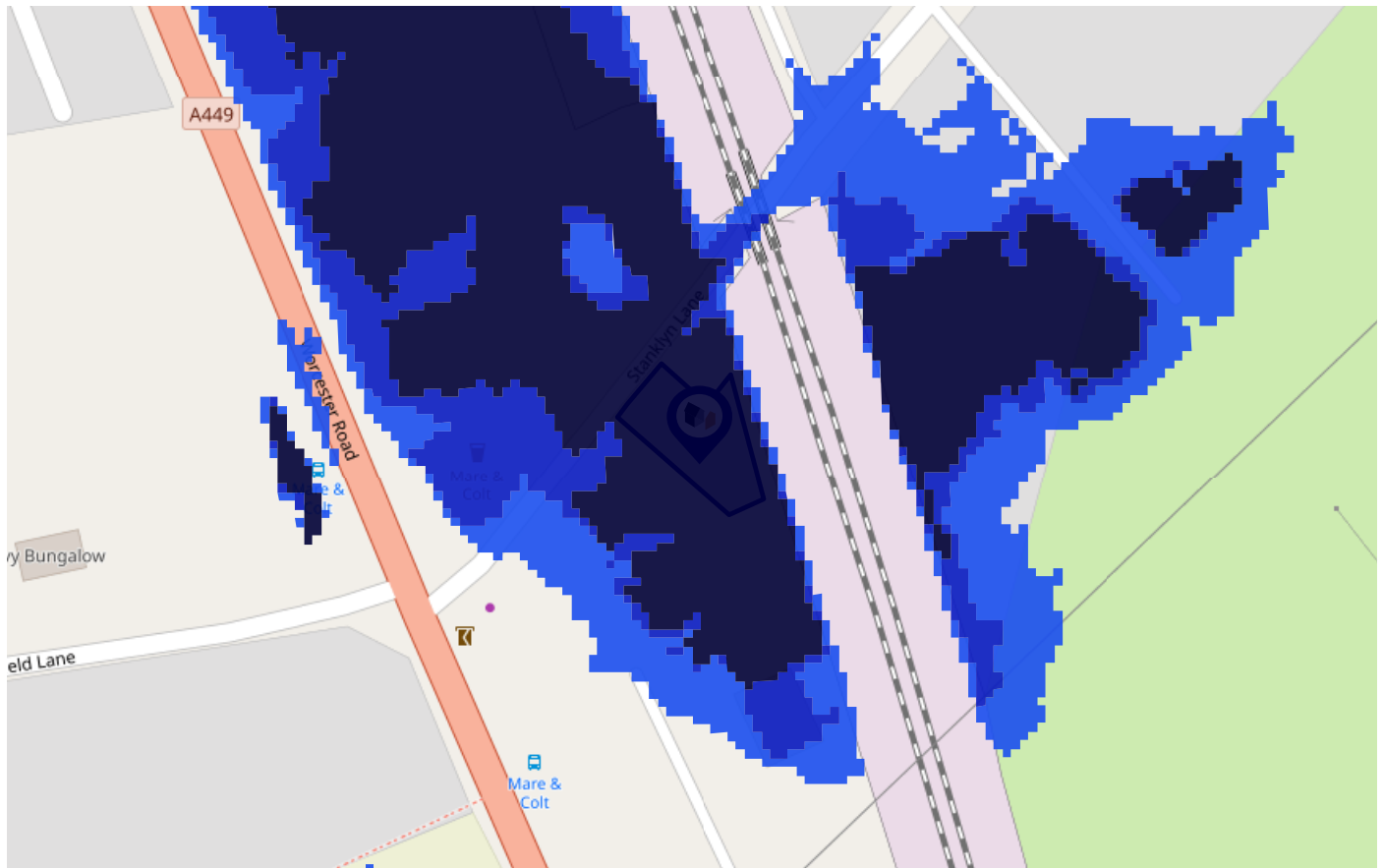
Chance of flooding to the following depths at this property:



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: High

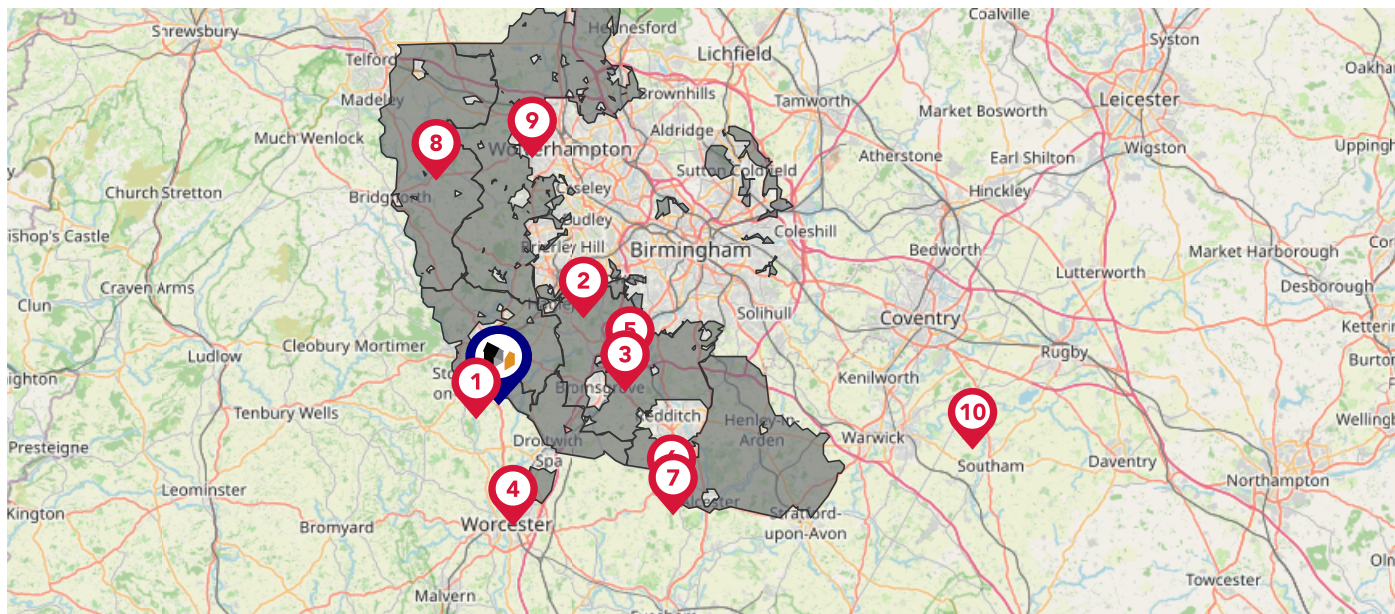
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

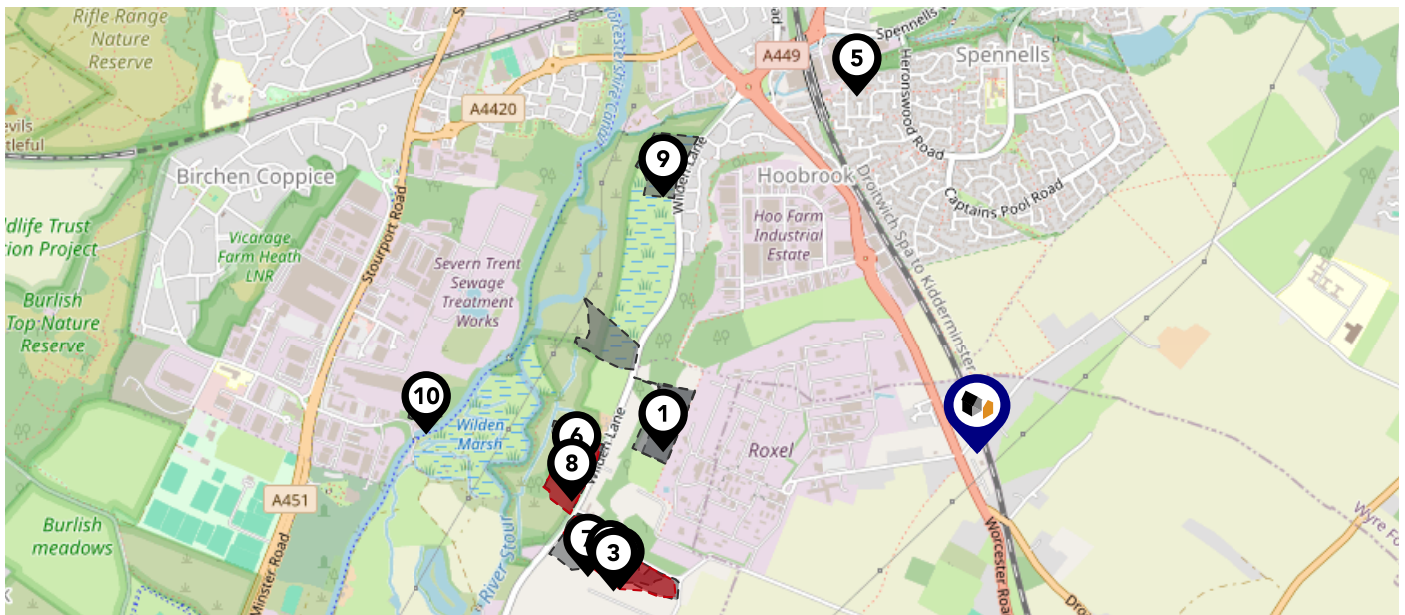
- 1 Birmingham Green Belt - Wyre Forest
- 2 Birmingham Green Belt - Dudley
- 3 Birmingham Green Belt - Bromsgrove
- 4 Birmingham Green Belt - Worcester
- 5 Birmingham Green Belt - Birmingham
- 6 Birmingham Green Belt - Redditch
- 7 Birmingham Green Belt - Wychavon
- 8 Birmingham Green Belt - Shropshire
- 9 Birmingham Green Belt - South Staffordshire
- 10 Birmingham Green Belt - Stratford-on-Avon

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	Sand and Gravel Pits-Off Wilen Lane, Stourport, Worcestershire	Historic Landfill <input type="checkbox"/>
2	Land adjacent to Hillary Road-Wilden, Stourport On Severn, Worcestershire	Historic Landfill <input type="checkbox"/>
3	EA/EPR/DB3230DN/V004	Active Landfill <input checked="" type="checkbox"/>
4	Summerway Landfill-Hillary Road,Stourport On Severn,Havenleigh,Worcestershire	Historic Landfill <input type="checkbox"/>
5	Morris Carpets Company Hoobrook-Hoobrook, Kidderminster, Worcestershire	Historic Landfill <input type="checkbox"/>
6	Wyermill Farm-Wilden Lane, Stourport On Severn, Worcestershire	Historic Landfill <input type="checkbox"/>
7	Land off Wilden Lane-Wilden, Stourport-on-Severn, Worcestershire	Historic Landfill <input type="checkbox"/>
8	EA/EPR/SP3699CV/A001	Active Landfill <input checked="" type="checkbox"/>
9	Wilden Lane-Wilden, Stourport-on-Severn, Worcestershire	Historic Landfill <input type="checkbox"/>
10	Lye Forge Landfill-Stourport Road,Kidderminster,Worcestershire	Historic Landfill <input type="checkbox"/>

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



1215543 - Glenwood

Grade II

0.6 miles



1215712 - Yew Tree Cottage

Grade II

0.6 miles



1215707 - Parkmore Farmhouse

Grade II

0.6 miles



1215710 - Torton Farmhouse

Grade II

0.7 miles



1167939 - The Blakeways

Grade II

1.3 miles



1348329 - Rose Cottage

Grade II

1.4 miles



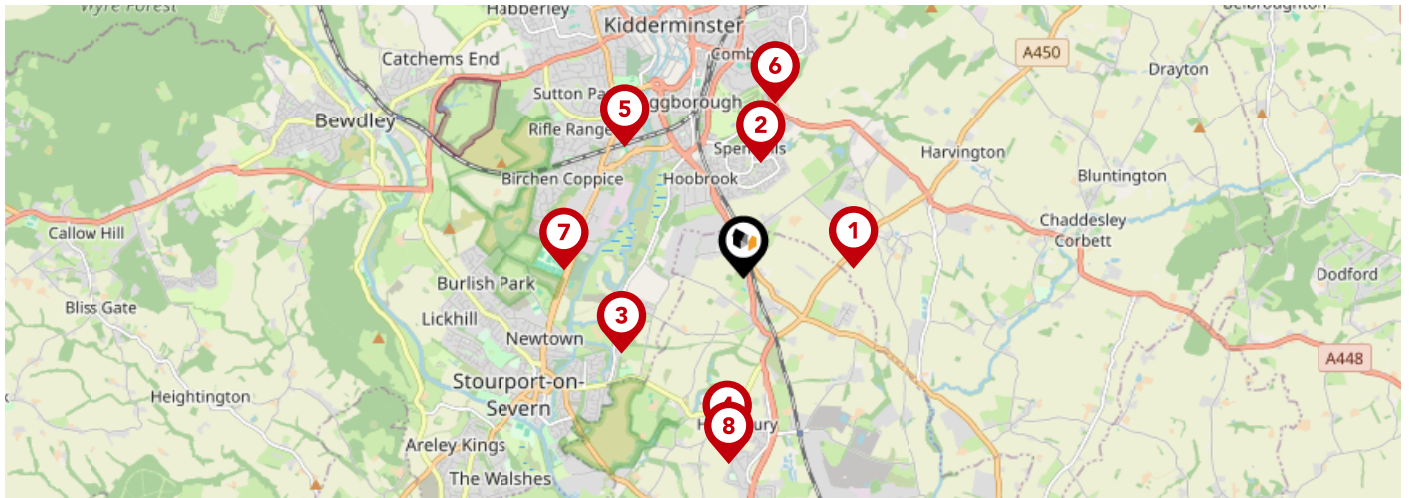
1100663 - Bank Farmhouse

Grade II

1.5 miles

Area Schools

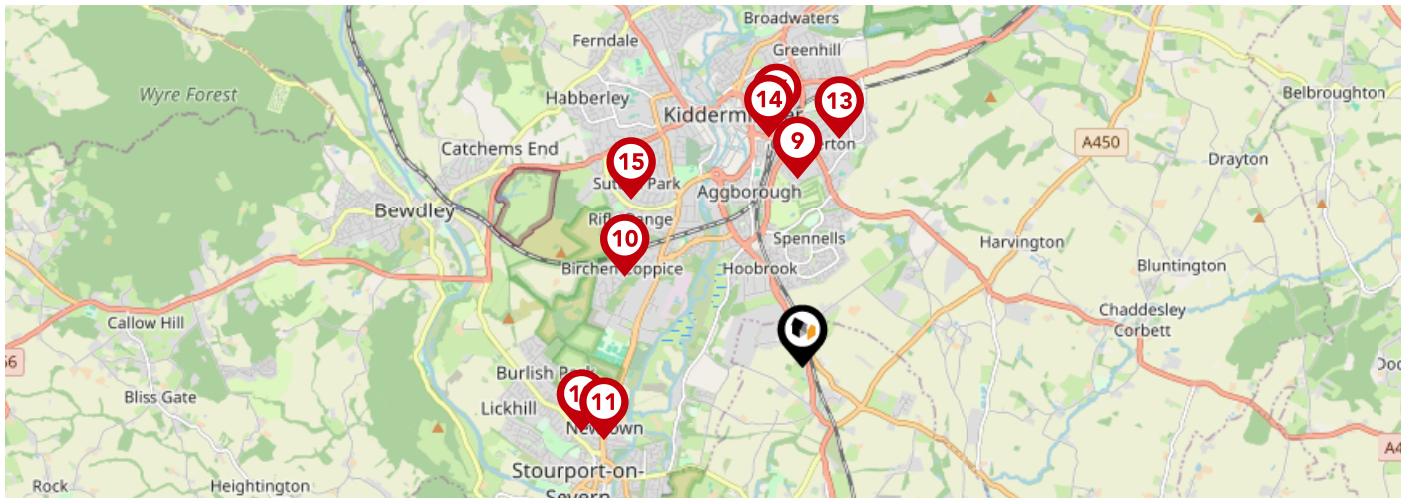
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		Nursery	Primary	Secondary	College	Private
1	Madinatul Uloom Al Islamiya School Ofsted Rating: Inadequate Pupils: 218 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Héronswood Primary School Ofsted Rating: Outstanding Pupils: 456 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilden All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 214 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hartlebury CofE Primary School Ofsted Rating: Good Pupils: 176 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Foley Park Primary Academy Ofsted Rating: Good Pupils: 231 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Comberton Primary School Ofsted Rating: Good Pupils: 404 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Continu Plus Academy Ofsted Rating: Outstanding Pupils: 30 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cambian New Elizabethan School Ofsted Rating: Requires improvement Pupils: 45 Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

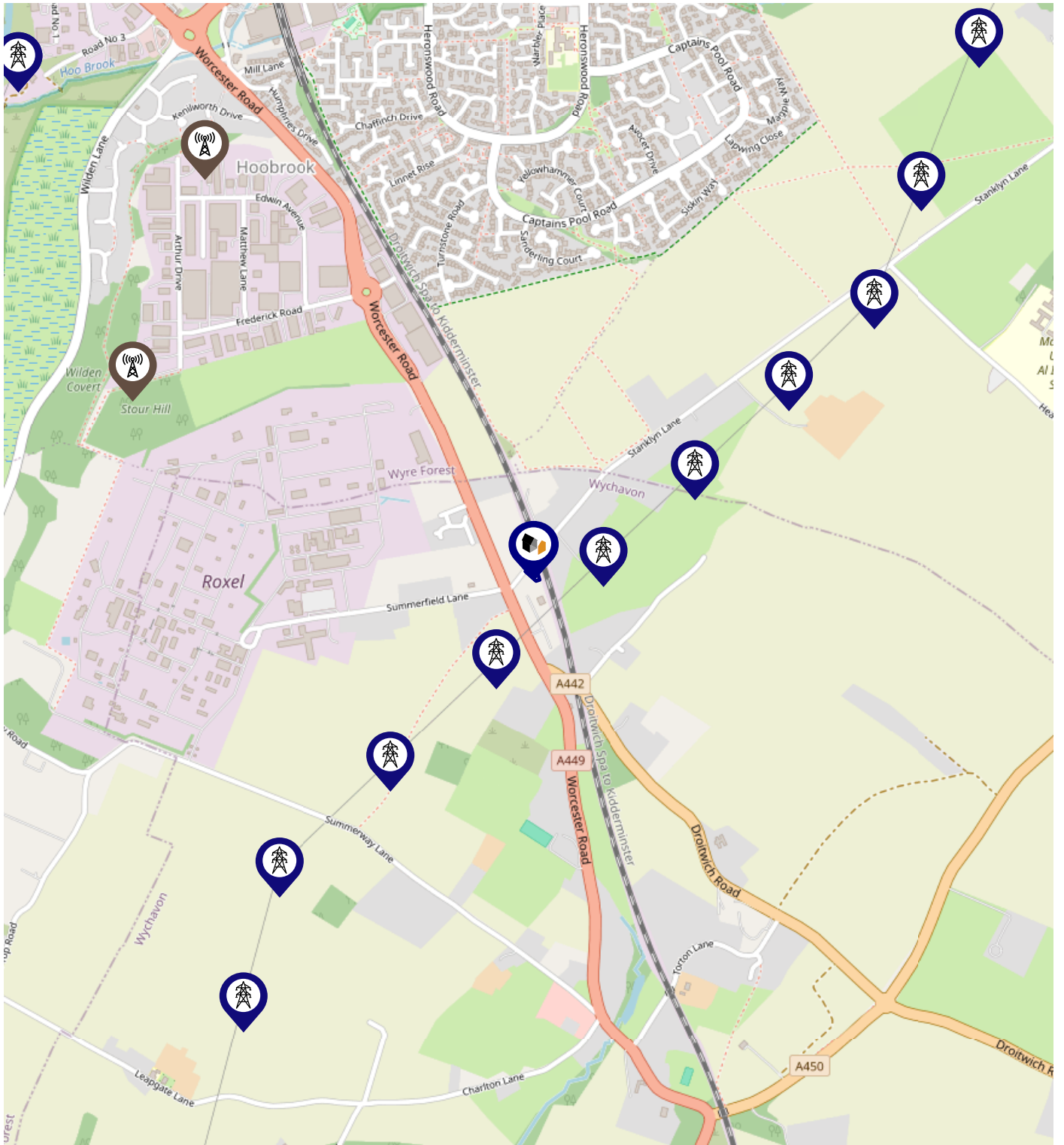
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		Nursery	Primary	Secondary	College	Private
	King Charles I School Ofsted Rating: Good Pupils: 1105 Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birchen Coppice Academy Ofsted Rating: Serious Weaknesses Pupils: 193 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Stourport High School and Sixth Form College Ofsted Rating: Good Pupils: 1132 Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burlish Park Primary School Ofsted Rating: Good Pupils: 446 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Offmore Primary School Ofsted Rating: Good Pupils: 369 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ambrose Catholic Primary Ofsted Rating: Good Pupils: 202 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sutton Park Primary School Ofsted Rating: Outstanding Pupils: 230 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity School Ofsted Rating: Good Pupils: 747 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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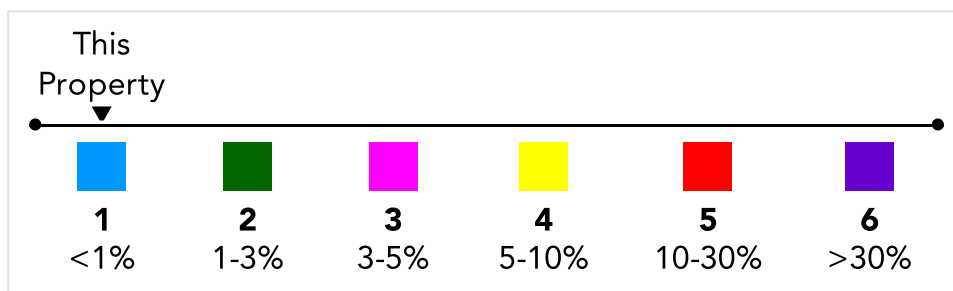
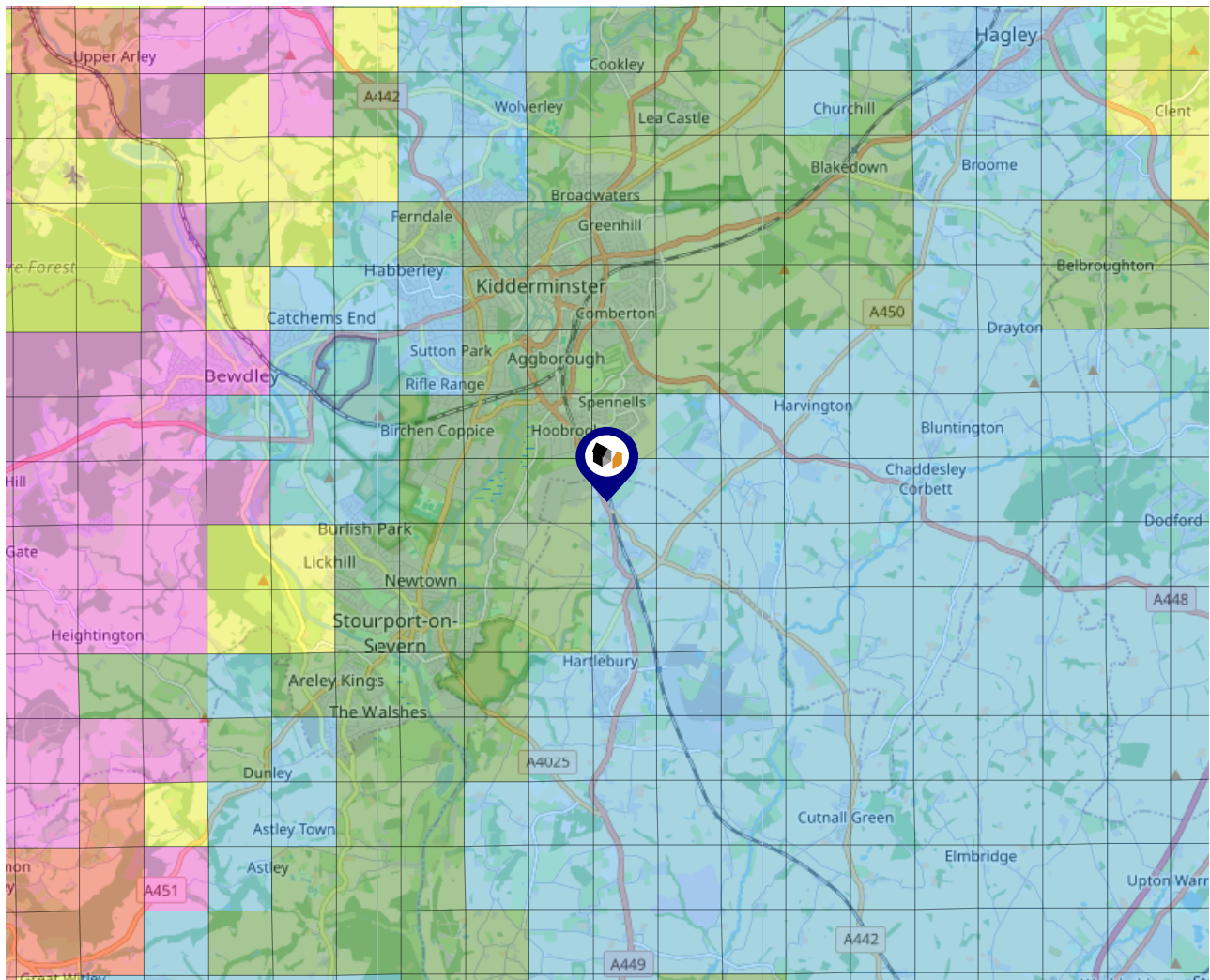


Key:

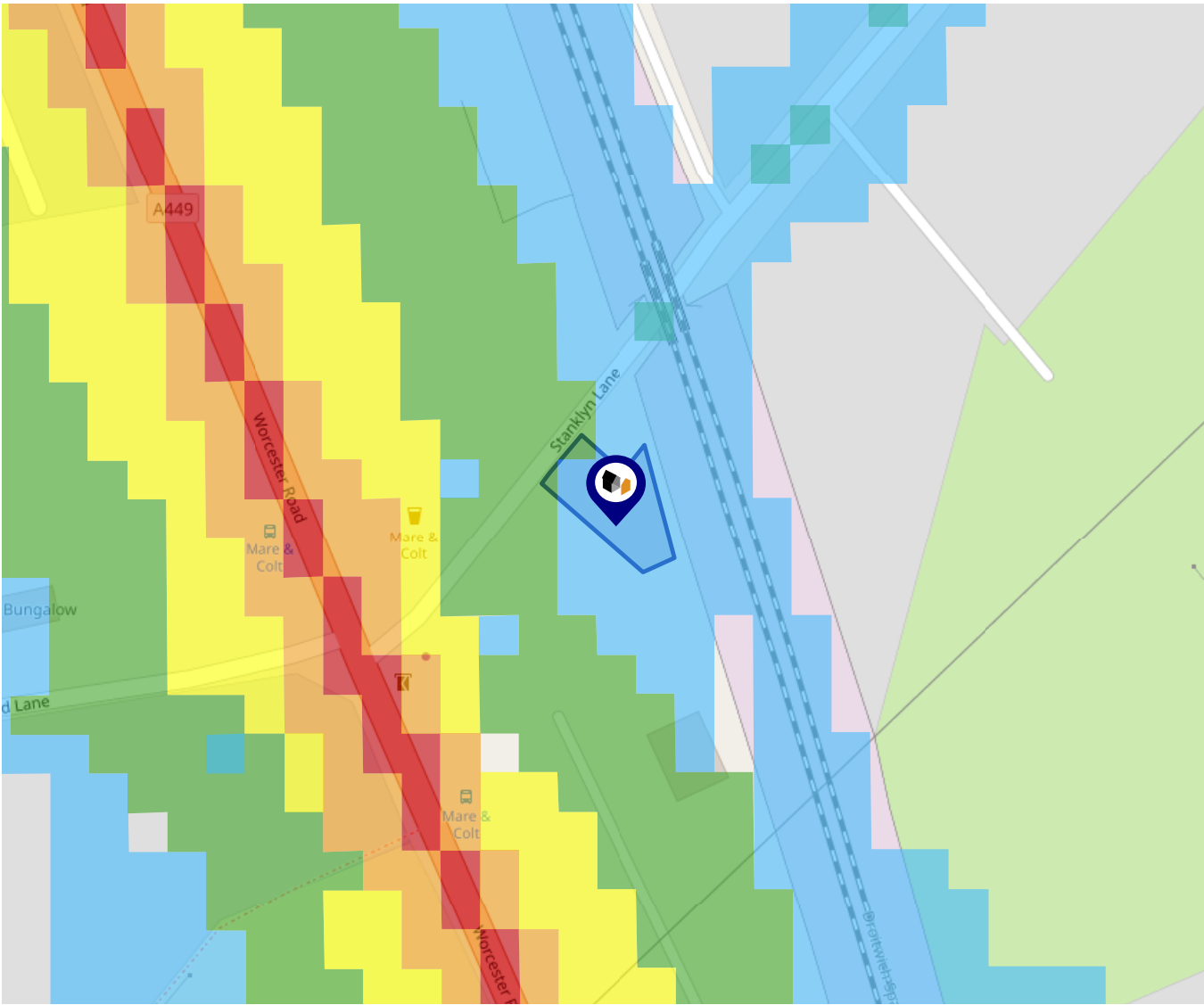
-  Power Pylons
-  Communication Masts

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

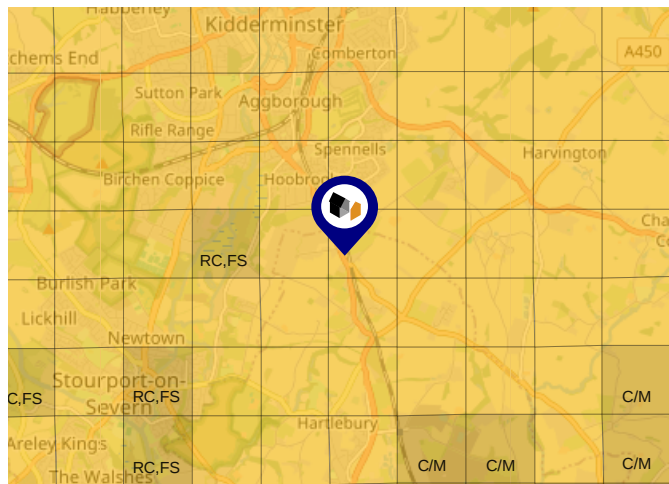


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	SAND
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SANDY)		

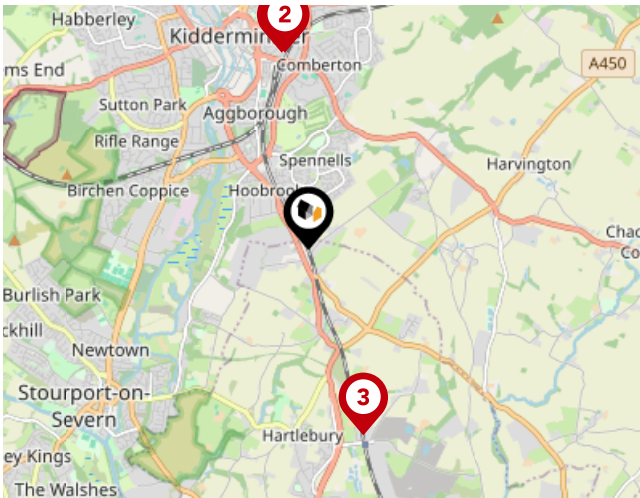


Primary Classifications (Most Common Clay Types)

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

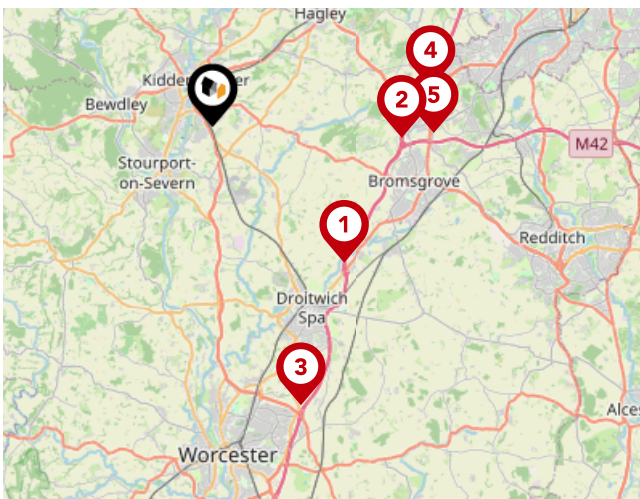
Area

Transport (National)



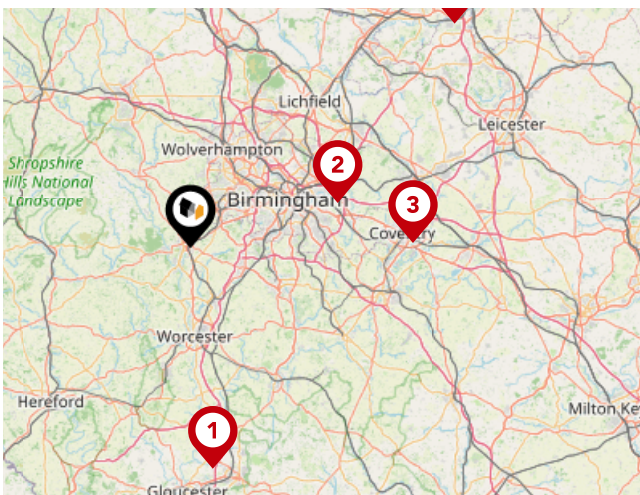
National Rail Stations

Pin	Name	Distance
1	Kidderminster Rail Station	1.79 miles
2	Kidderminster Rail Station	1.8 miles
3	Hartlebury Rail Station	1.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J5	6.87 miles
2	M5 J4A	6.84 miles
3	M5 J6	10.59 miles
4	M5 J4	7.99 miles
5	M42 J1	7.99 miles



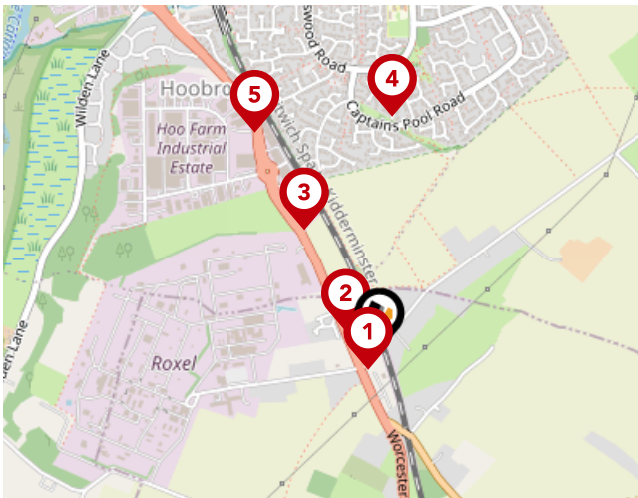
Airports/Helipads

Pin	Name	Distance
1	Staverton	32.39 miles
2	Birmingham Airport	22.15 miles
3	Baginton	32.03 miles
4	East Mids Airport	49.87 miles

Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Mare & Colt	0.05 miles
2	Mare & Colt	0.09 miles
3	Driving Test Station	0.32 miles
4	Sanderling Court	0.53 miles
5	Hoo Farm Industrial Estate	0.57 miles

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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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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