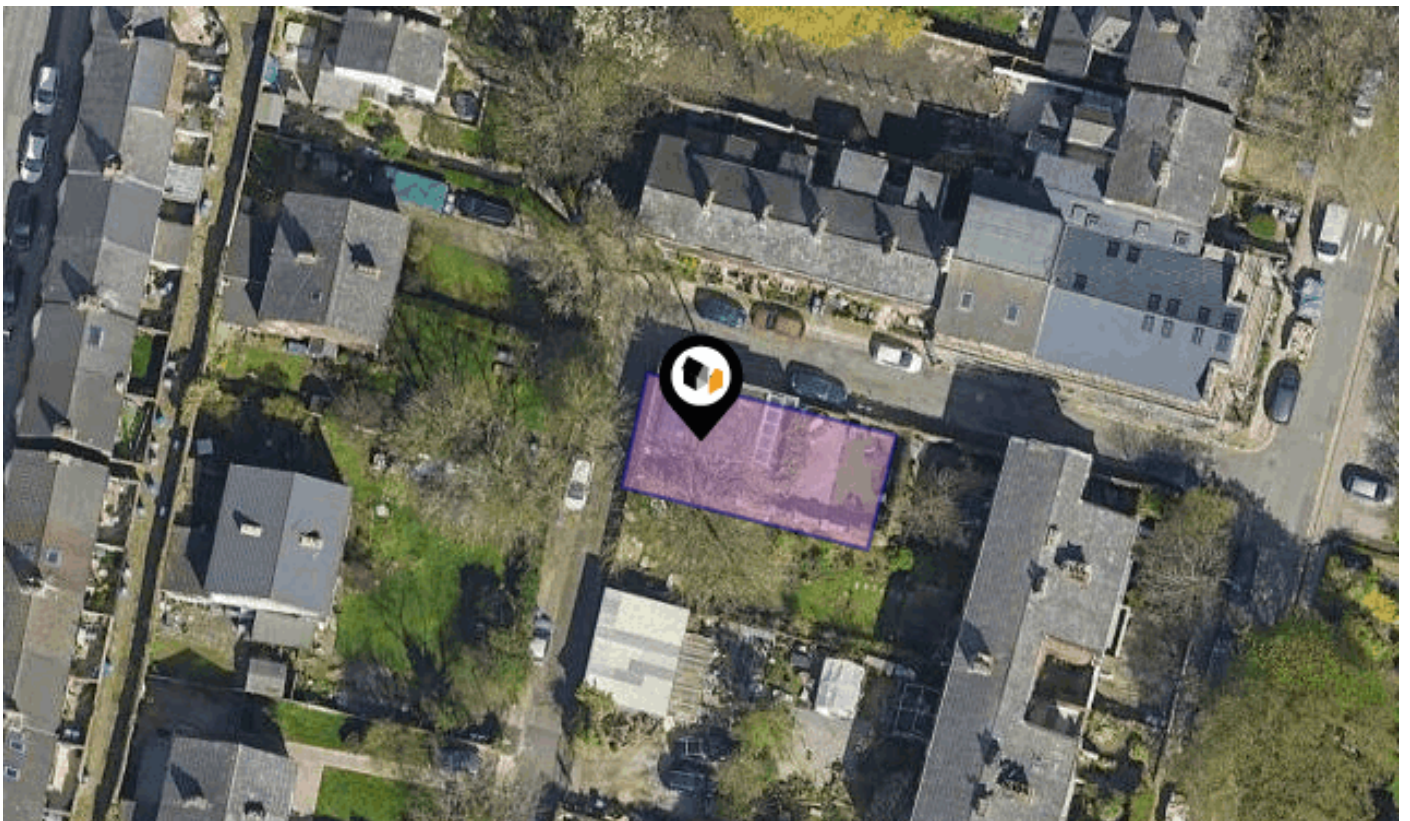




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 17th June 2026



THE OLD BOXING CLUB, WESLEY PLACE, LIVERPOOL, L15 8JB

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

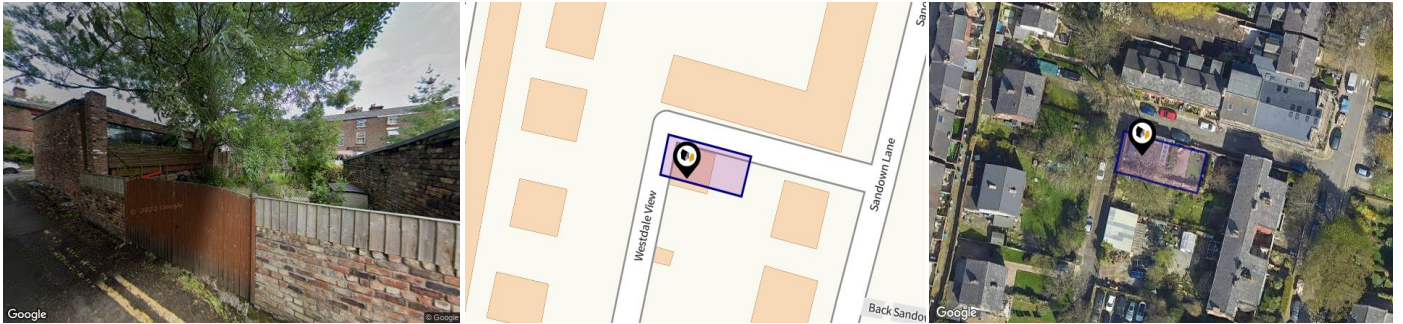
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	Detached	Last Sold Date:	23/12/2019
Bedrooms:	3	Last Sold Price:	£289,995
Plot Area:	0.05 acres	Tenure:	Freehold
Council Tax :	Band B		
Annual Estimate:	£2,079		
Title Number:	MS185731		
UPRN:	38318138		
Restrictive Covenants:	No		

Local Area

Local Authority:	Liverpool
Conservation Area:	Wavertree Village
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	76 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



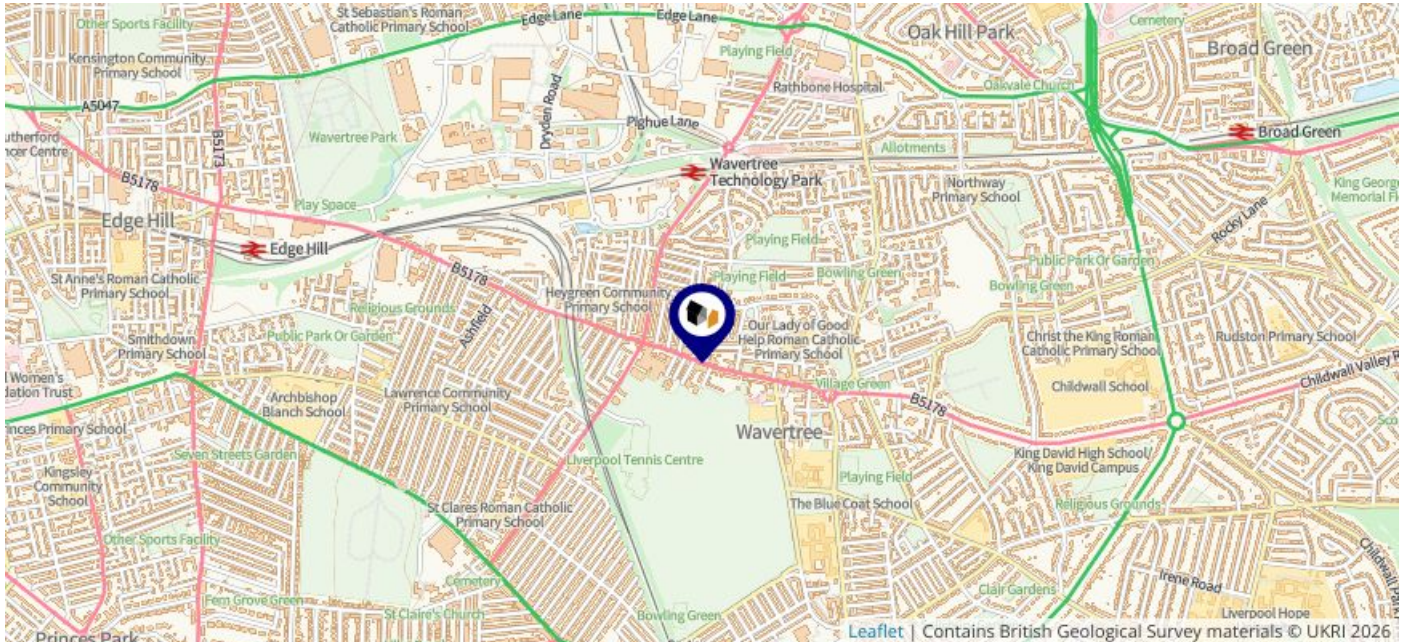
Satellite/Fibre TV Availability:



Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



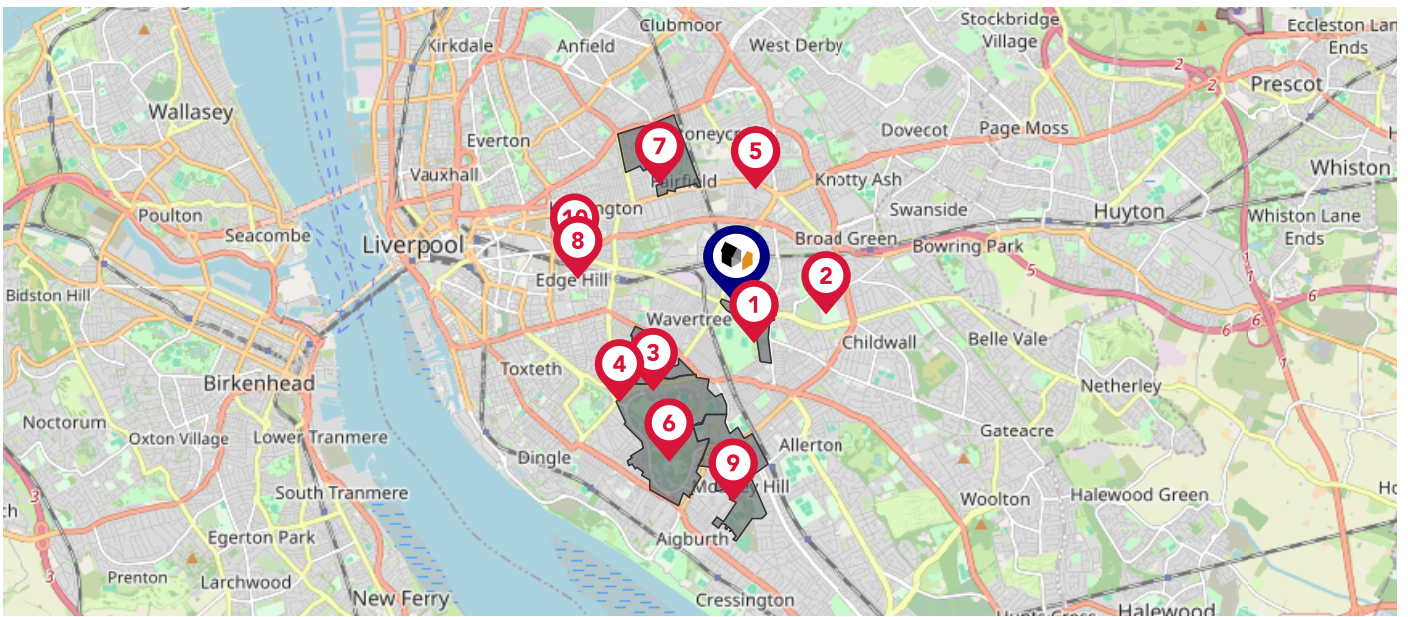
Mine Entry

- ✗ 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.



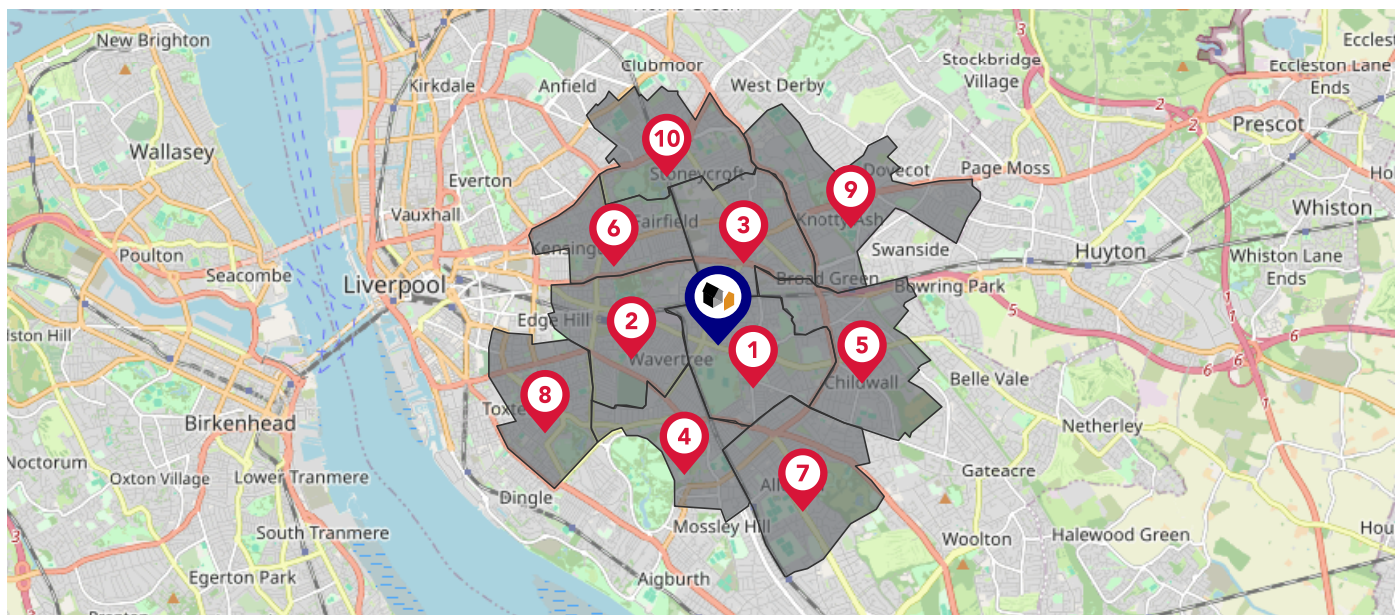
Nearby Conservation Areas

- 1 Wavertree Village
- 2 Wavertree Garden Suburb
- 3 Toxteth Park & Avenues
- 4 Grove Park
- 5 Derwent Square
- 6 Sefton Park
- 7 Newsham Park
- 8 Edge Hill
- 9 Mossley Hill
- 10 Kensington Fields

Maps

Council Wards

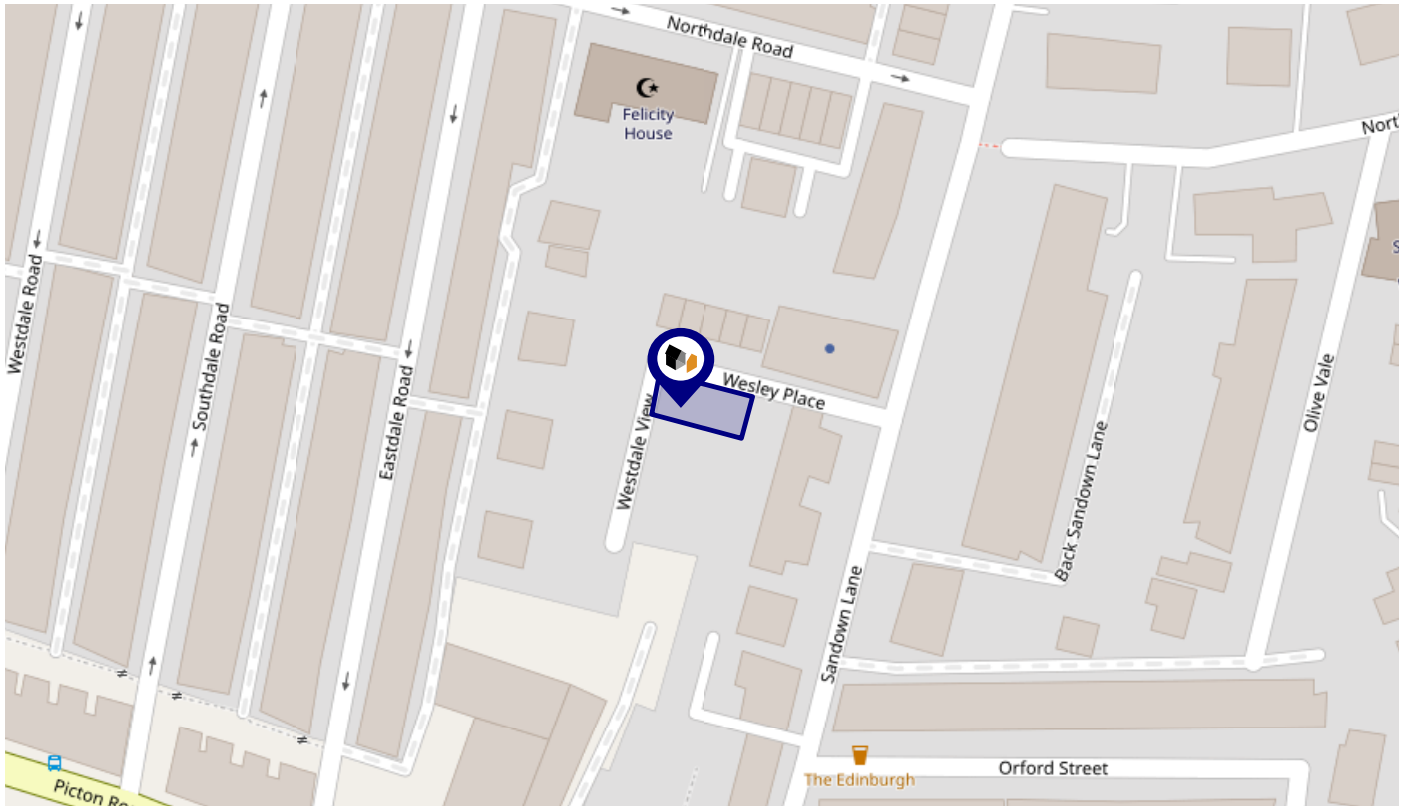
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Wavertree Ward
- 2 Picton Ward
- 3 Old Swan Ward
- 4 Greenbank Ward
- 5 Childwall Ward
- 6 Kensington and Fairfield Ward
- 7 Church Ward
- 8 Princes Park Ward
- 9 Knotty Ash Ward
- 10 Tuebrook and Stoneycroft 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.

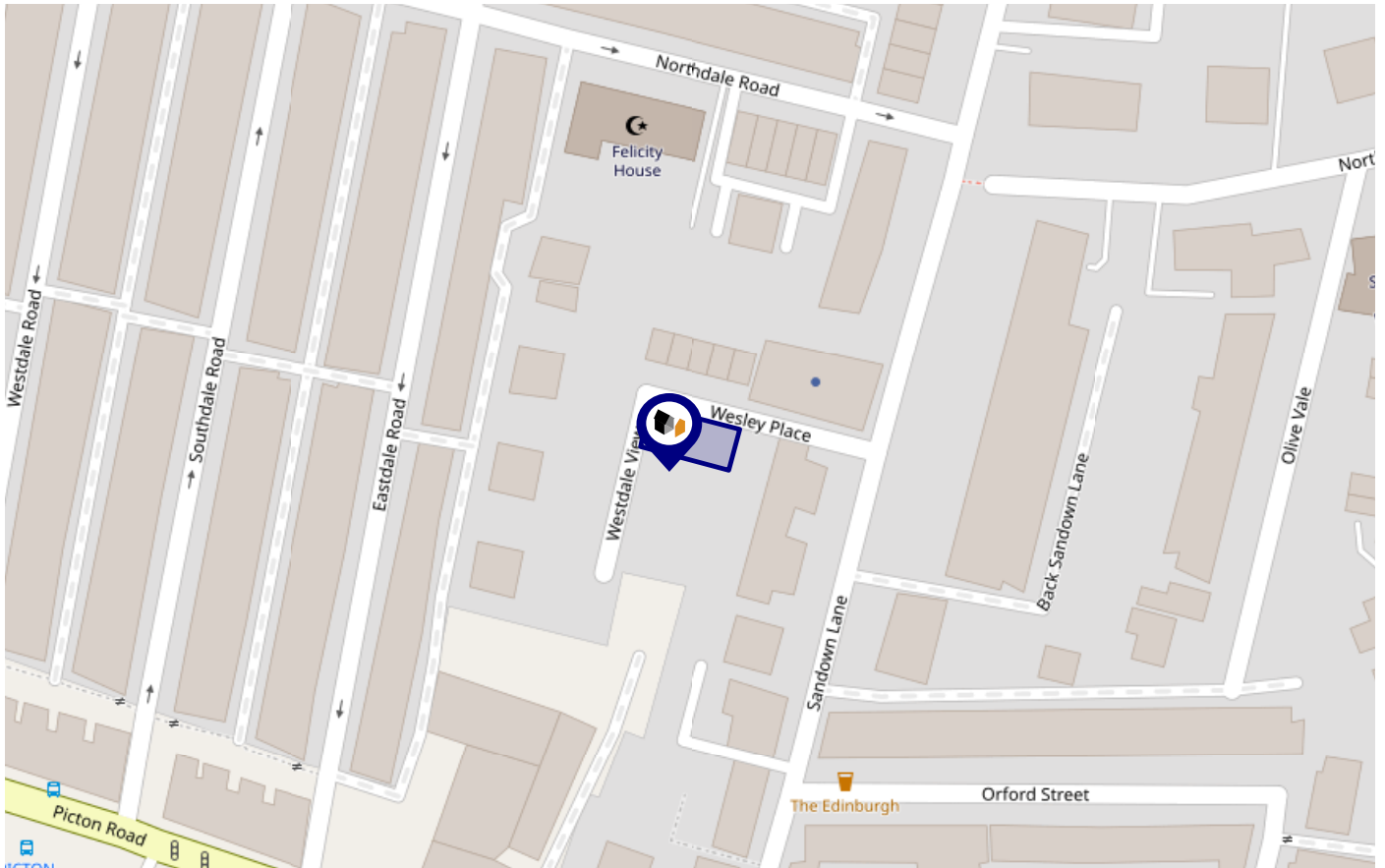
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

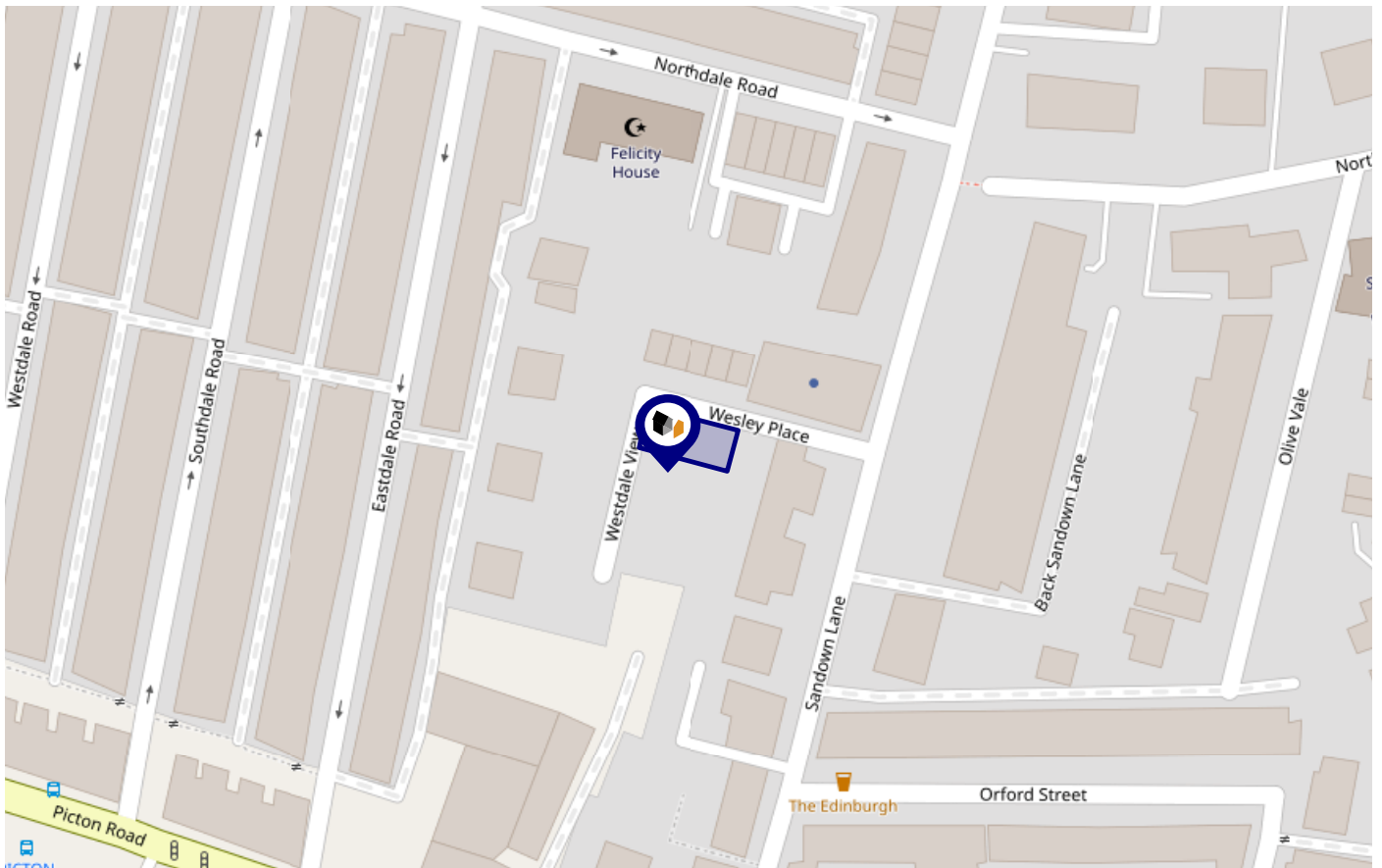
Chance of flooding to the following depths at this property:



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.
- **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.

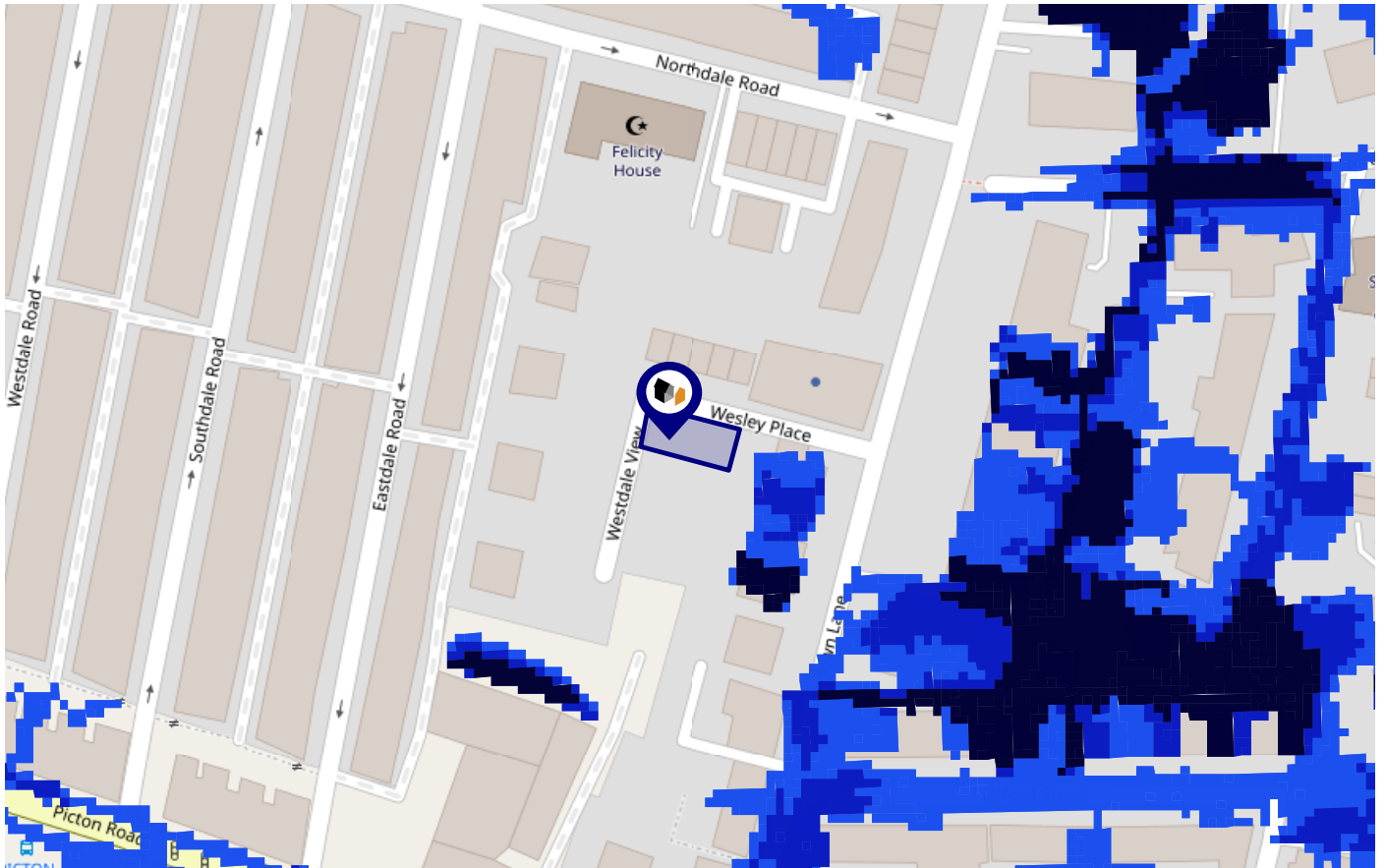
Chance of flooding to the following depths at this property:



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.

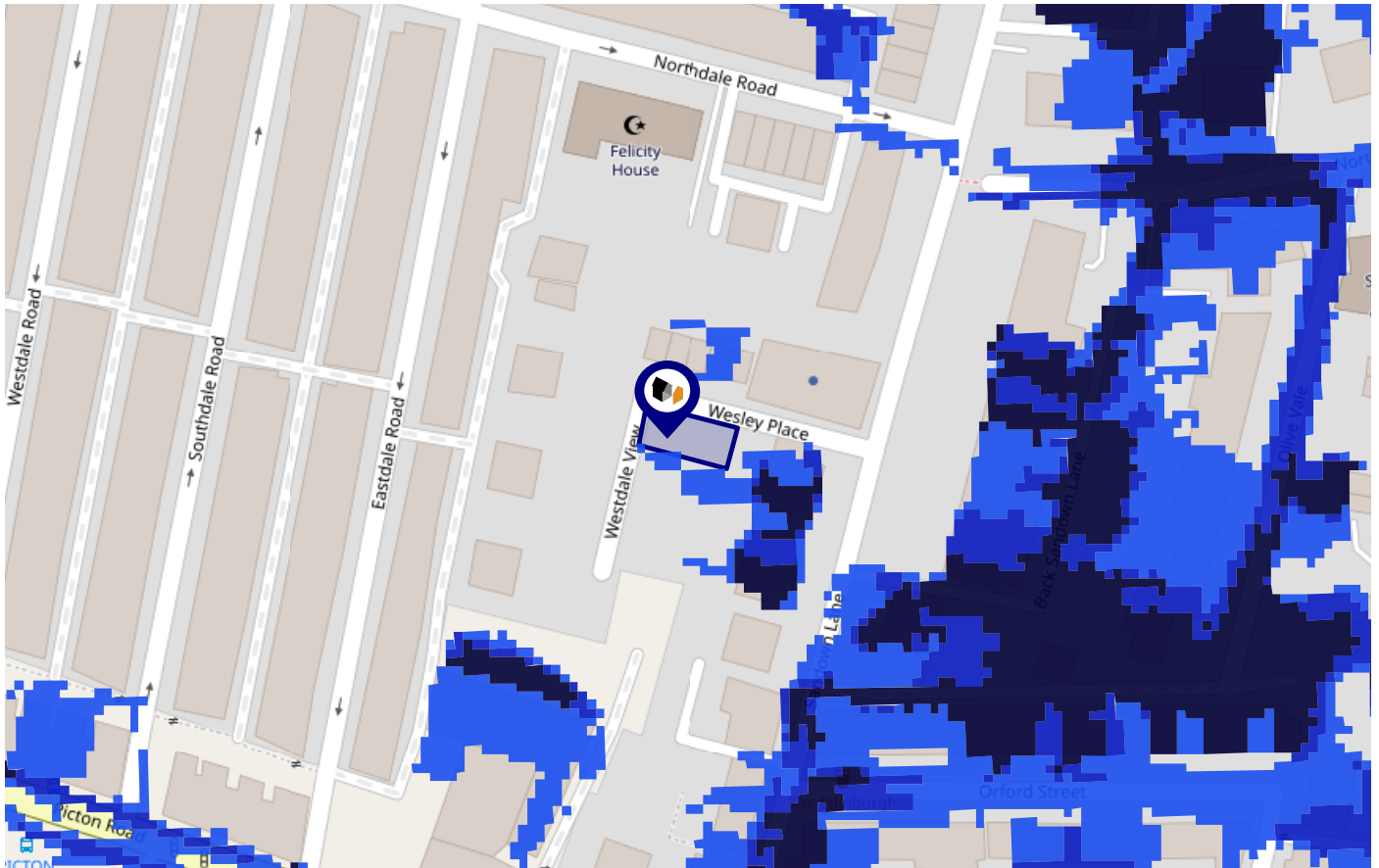
Chance of flooding to the following depths at this property:



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

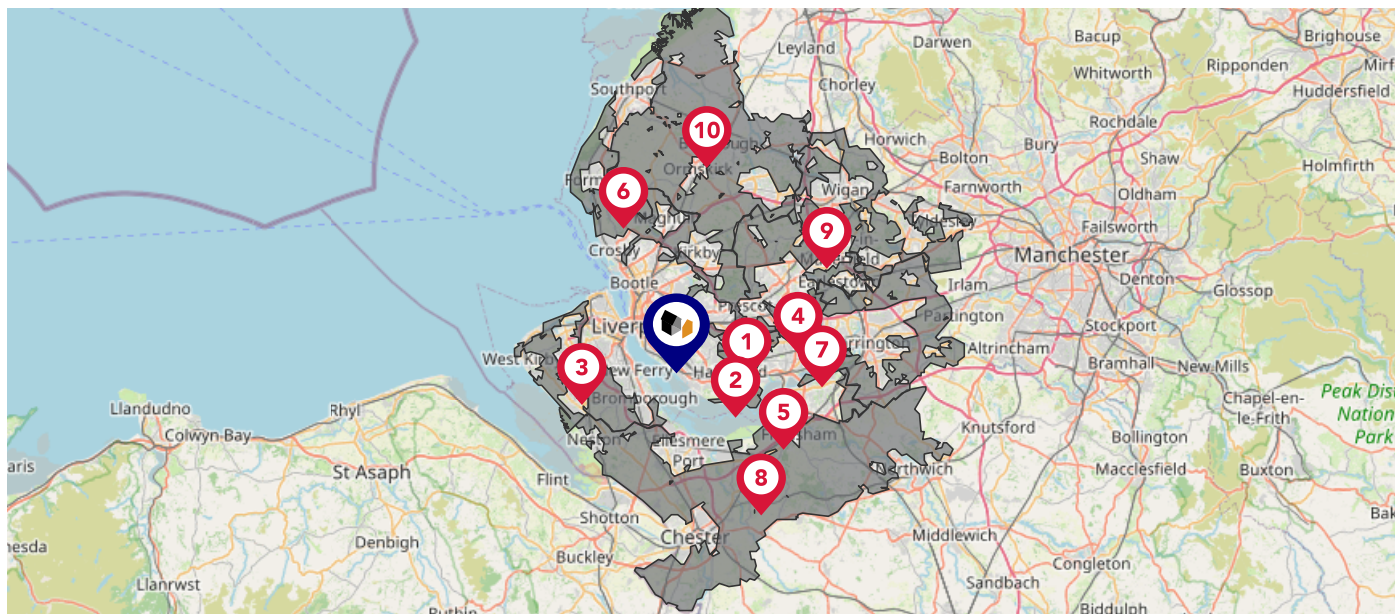
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



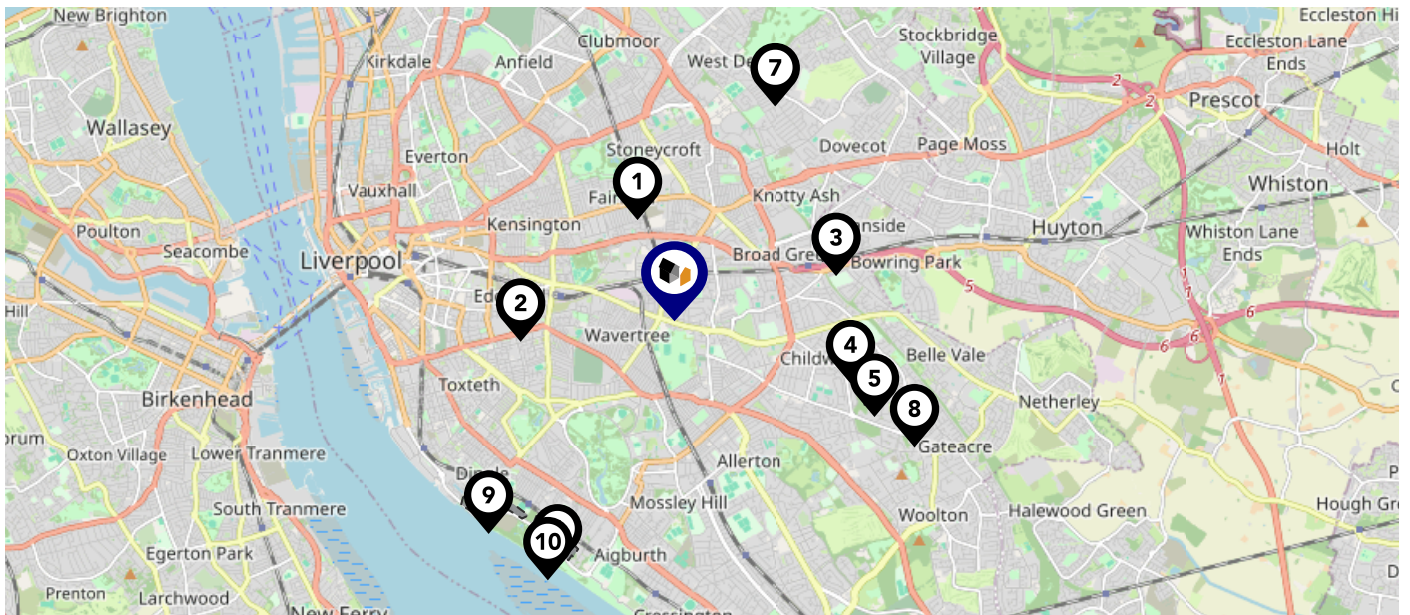
Nearby Green Belt Land

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

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

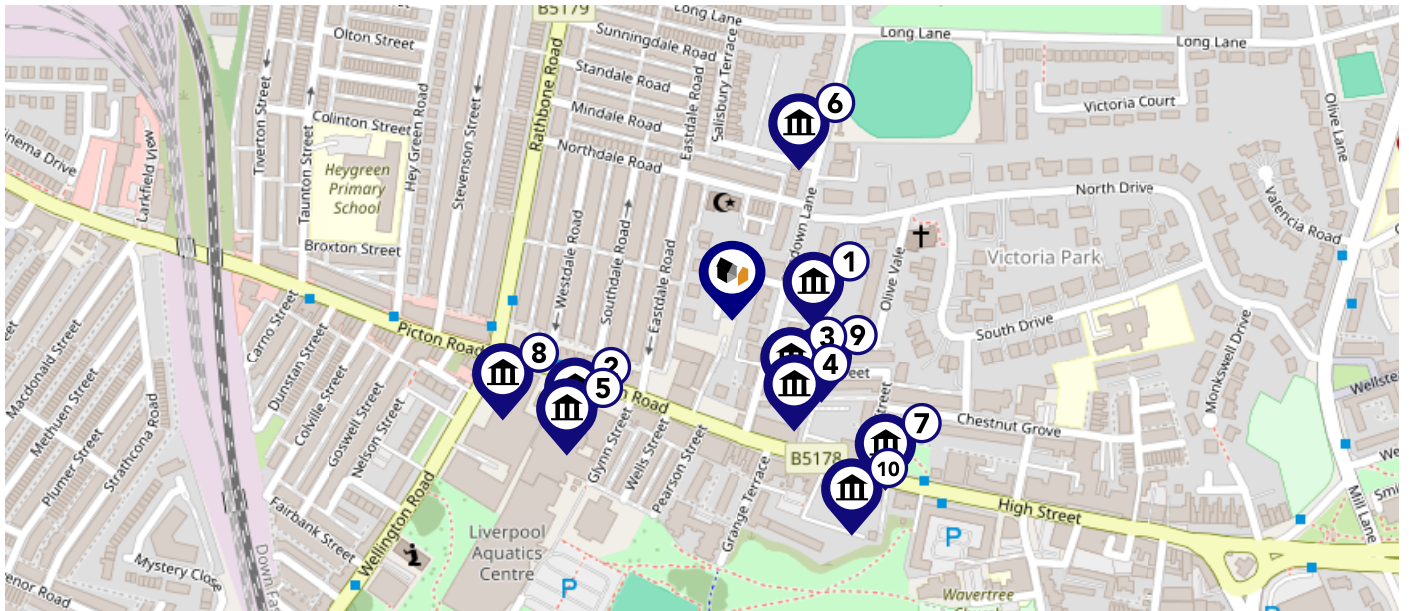
	Newsham Park-Stanley Sidings, Off Prescott Road, Liverpool, Lancashire	Historic Landfill <input type="checkbox"/>
	Corner Of Smithdown Lane-Overbury Street, Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
	Thingwall Hall-Broadgreen, Knowsley, Merseyside	Historic Landfill <input type="checkbox"/>
	Childwall Abbey Playing Field-Merseyside	Historic Landfill <input type="checkbox"/>
	Childwall College / Childwell Abbey Road / Childwall Lane-Childwall Lane, Merseyside	Historic Landfill <input type="checkbox"/>
	Fullwood Park-Otterspool, Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
	Crown Road-West Derby, Merseyside	Historic Landfill <input type="checkbox"/>
	Gateacre Comprehensive School-Cuckoo Lane, Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
	Old Dingle Oil Terminal-Dingle Lane, Dingle to Otterspool, Liverpool, Merseyside	Historic Landfill <input type="checkbox"/>
	Otterspool Landfill Site / Jericho South Shore-Jericho Lane, Aigburth, Liverpool, Merseyside	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



1073444 - 12-34, Sandown Lane

Grade II

0.0 miles



1208853 - Piers To Front Of Number 244 (wavertree District Library)

Grade II

0.1 miles



1293028 - 7-15, Orford Street

Grade II

0.1 miles



1070597 - 8-14, Orford Street

Grade II

0.1 miles



1072998 - Wavertree District Library

Grade II

0.1 miles



1292352 - 47 And 49, Sandown Lane

Grade II

0.1 miles



1343622 - Rose Cottage

Grade II

0.1 miles



1365837 - 238, Picton Road

Grade II

0.1 miles



1070596 - 17-25, Orford Street

Grade II

0.1 miles



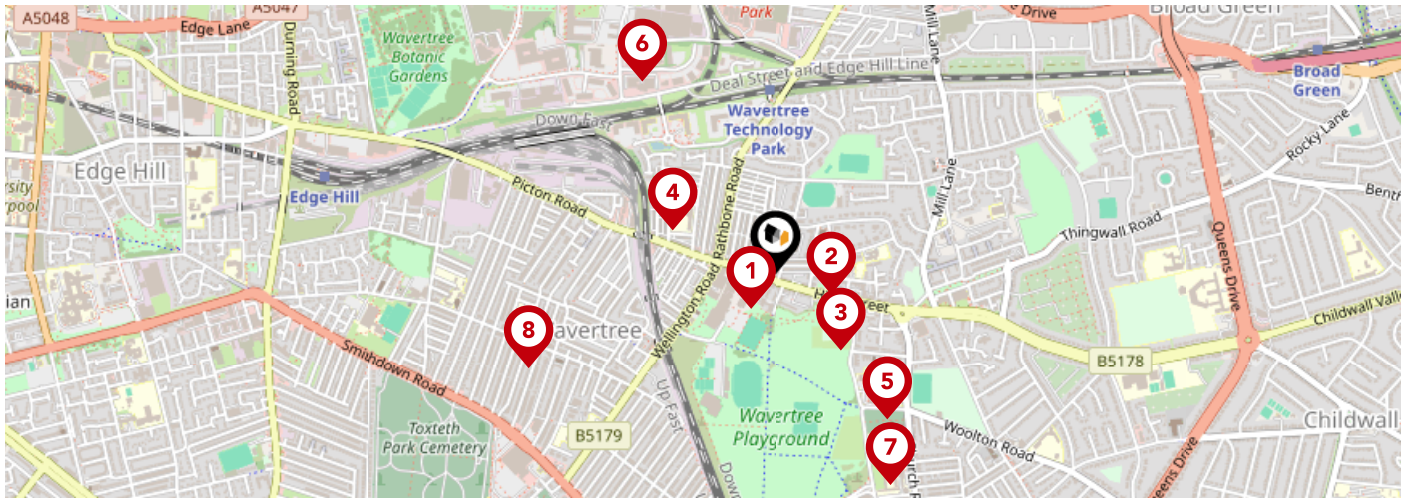
1075220 - 28, High Street

Grade II

0.1 miles

Area Schools

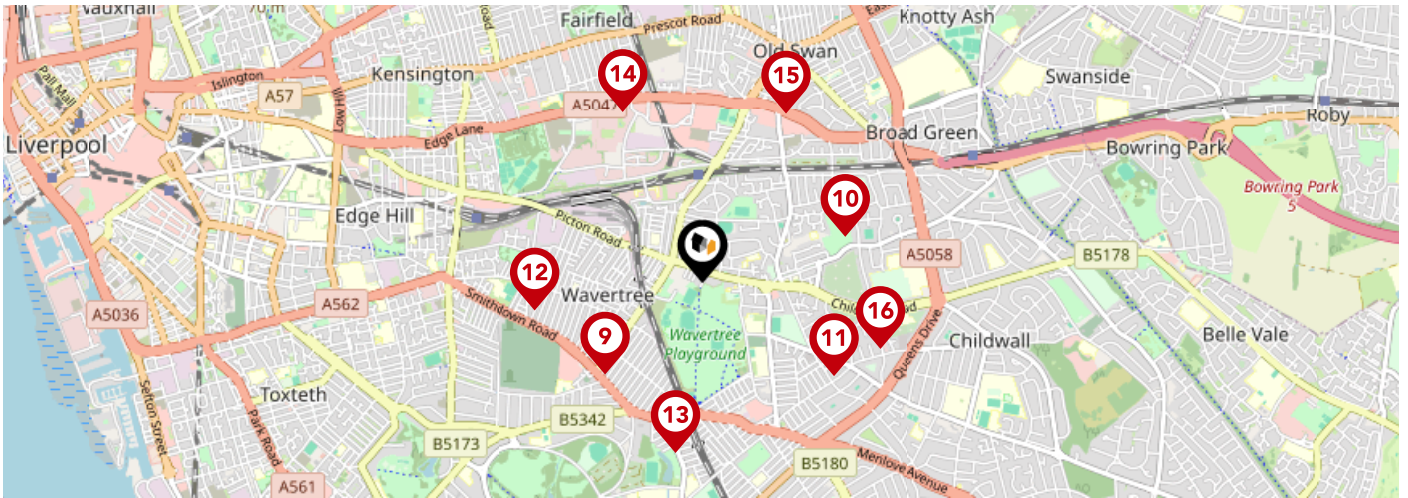
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	Nursery	Primary	Secondary	College	Private
<p>1 Assess Education</p> <p>Ofsted Rating: Inadequate Pupils: 26 Distance:0.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Our Lady of Good Help Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 132 Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Wavertree Church of England School</p> <p>Ofsted Rating: Good Pupils: 158 Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Heygreen Primary School</p> <p>Ofsted Rating: Good Pupils: 248 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Royal School for the Blind (Liverpool)</p> <p>Ofsted Rating: Outstanding Pupils: 88 Distance:0.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Nazene Danielle School of Performing Arts</p> <p>Ofsted Rating: Good Pupils: 27 Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Blue Coat School</p> <p>Ofsted Rating: Good Pupils: 1252 Distance:0.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Lawrence Community Primary School</p> <p>Ofsted Rating: Good Pupils: 461 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

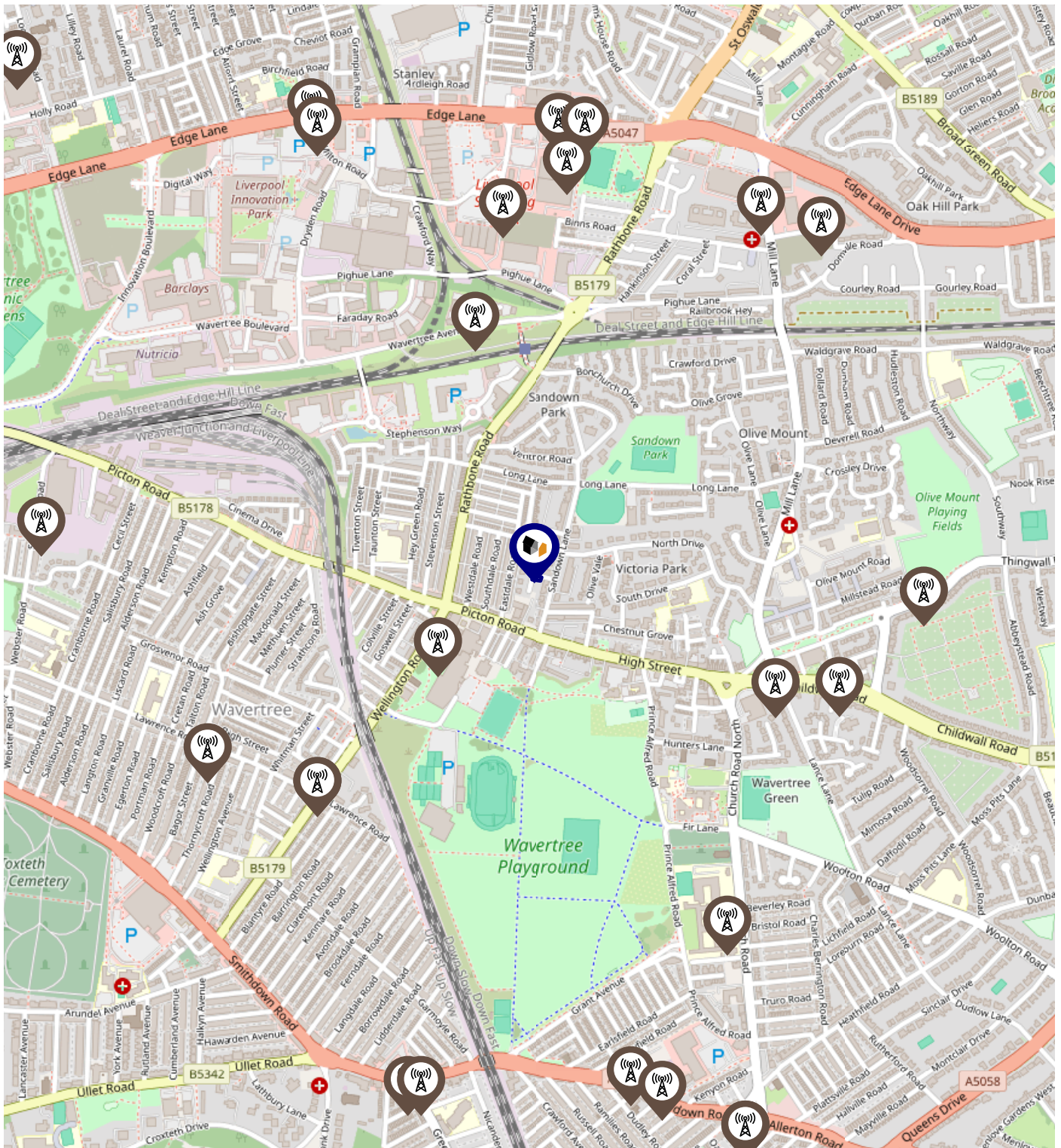
LANDWOOD GROUP





		Nursery	Primary	Secondary	College	Private
	St Clare's Catholic Primary School Ofsted Rating: Good Pupils: 199 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northway Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 401 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mossfits Lane Primary School Ofsted Rating: Good Pupils: 412 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Hugh's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 207 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenbank Primary School Ofsted Rating: Good Pupils: 454 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Phoenix Primary School Ofsted Rating: Good Pupils: 241 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Oswald's Catholic Primary School Ofsted Rating: Good Pupils: 629 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King David Primary School Ofsted Rating: Good Pupils: 430 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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GROUP



Key:

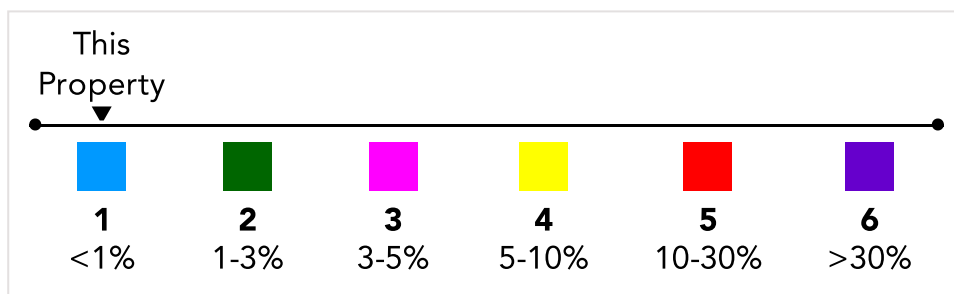
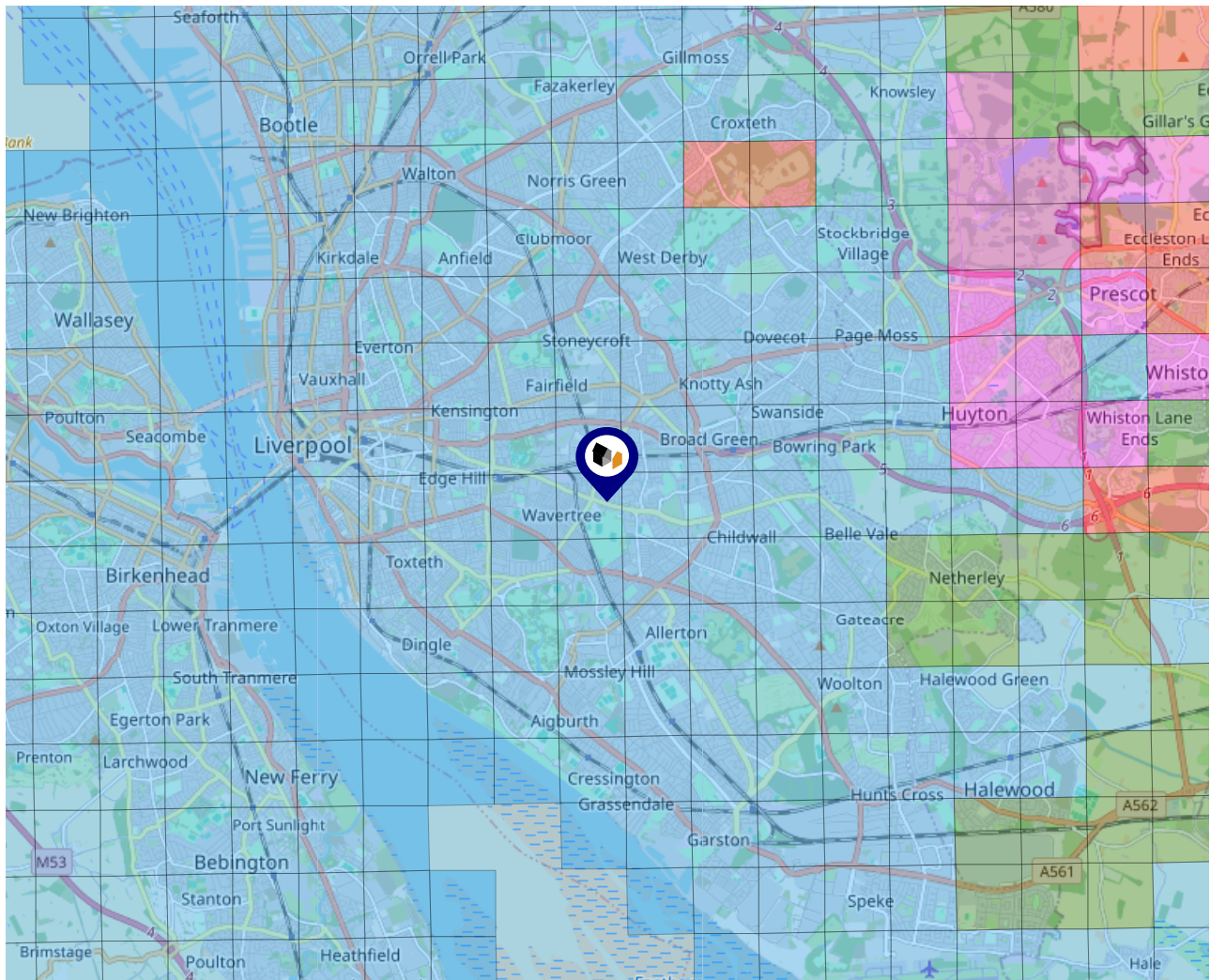
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

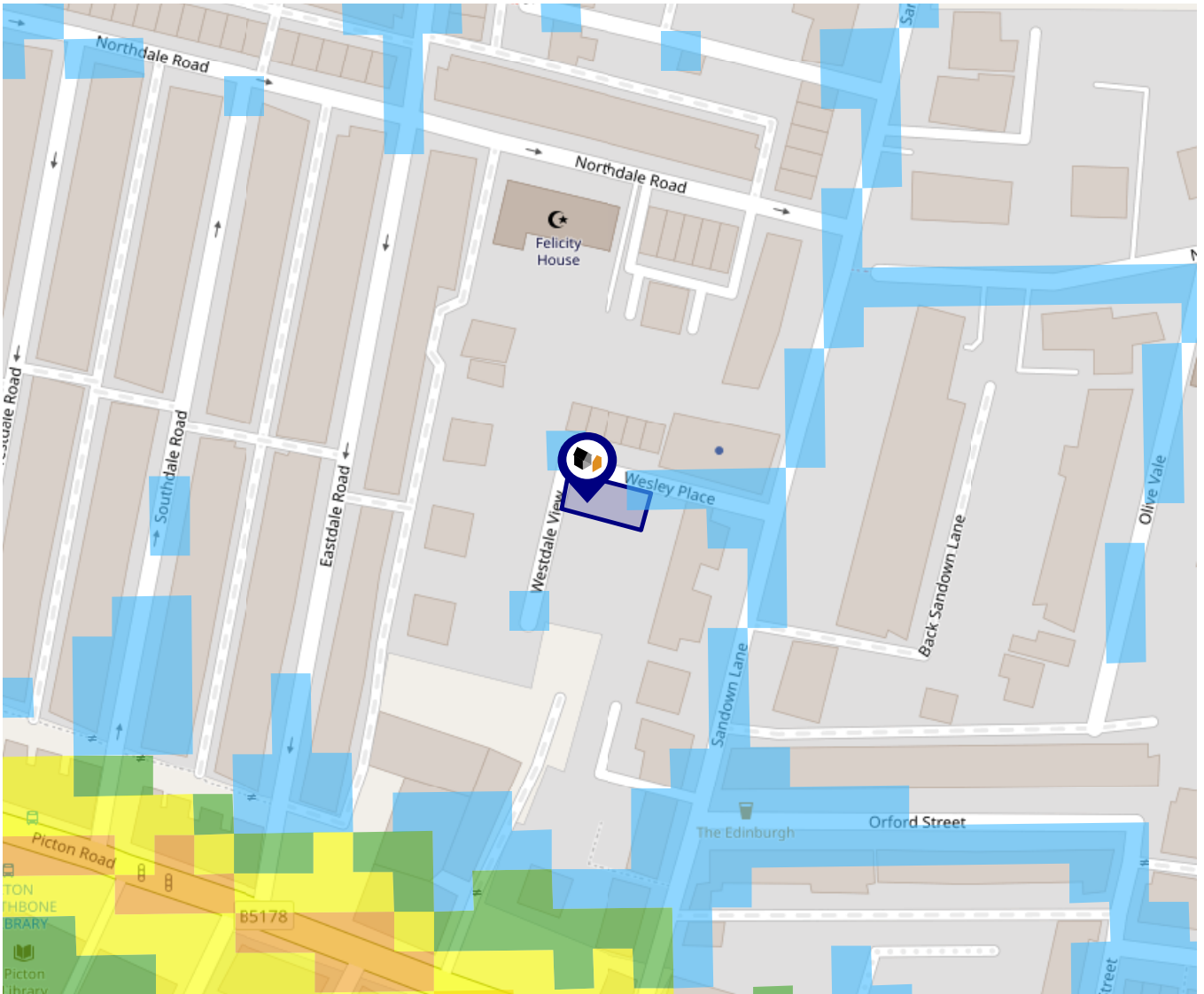
What is Radon?

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/m³).



Local Area Road Noise

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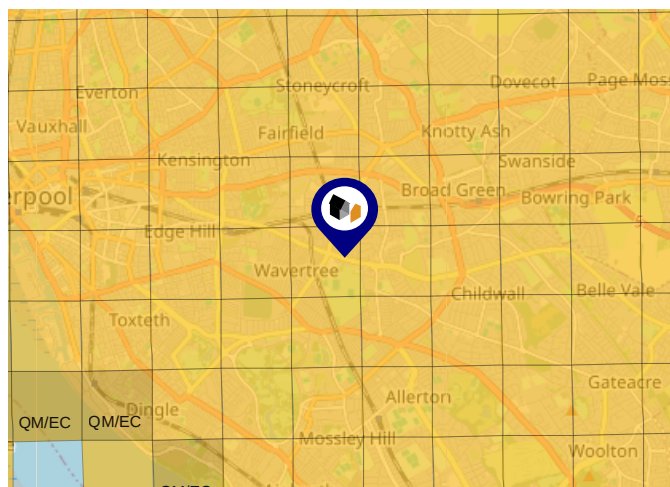


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

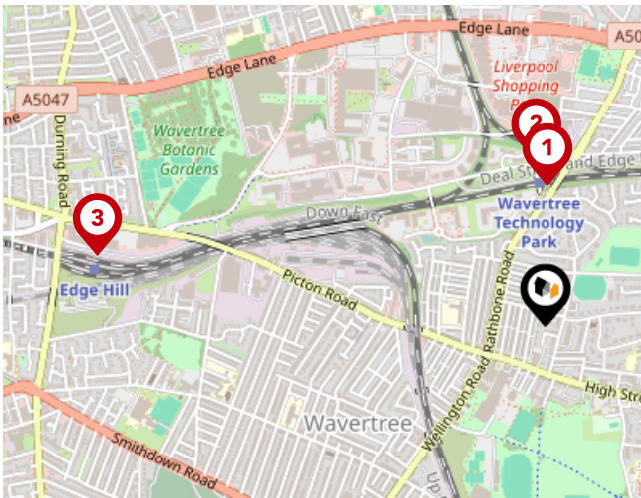
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

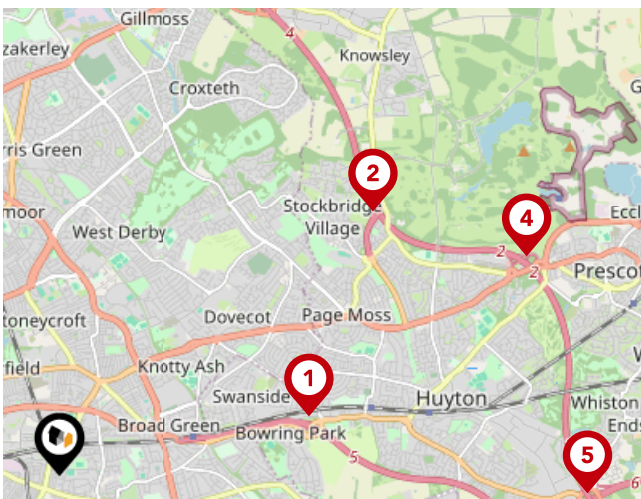
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



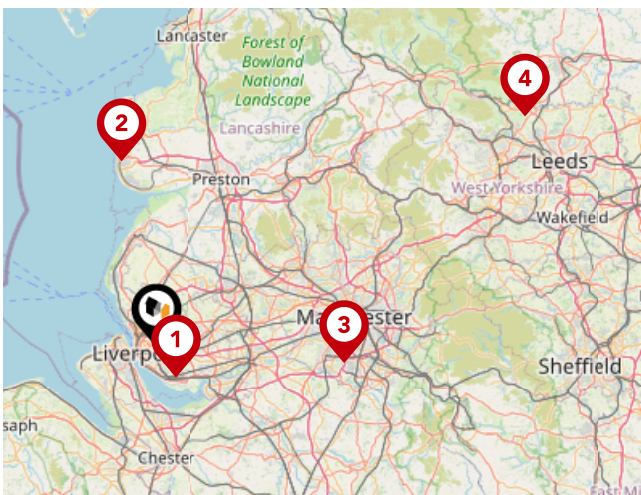
National Rail Stations

Pin	Name	Distance
1	Wavertree Technology Park Rail Station	0.31 miles
2	Wavertree Technology Park Rail Station	0.37 miles
3	Edge Hill Rail Station	1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J5	2.27 miles
2	M57 J3	3.63 miles
3	M57 J4	4.59 miles
4	M57 J2	4.57 miles
5	M62 J6	4.67 miles

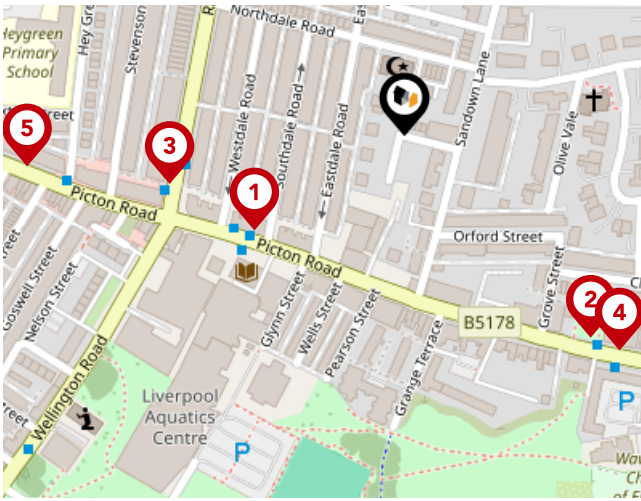


Airports/Helipads

Pin	Name	Distance
1	Speke	5.15 miles
2	Highfield	26.58 miles
3	Manchester Airport	26.63 miles
4	Leeds Bradford Airport	61.08 miles

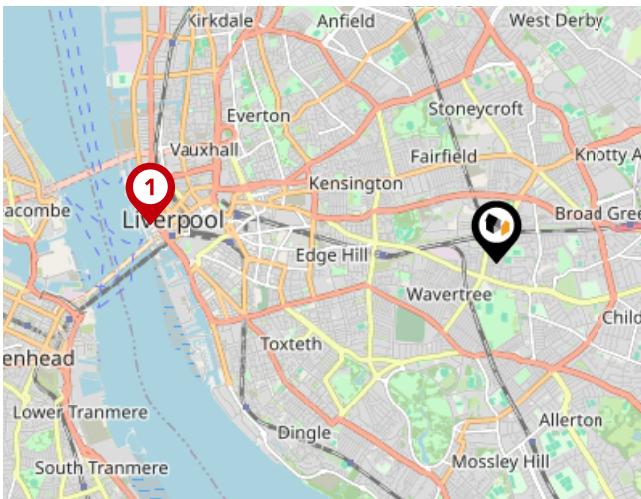
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Southdale Road	0.1 miles
2	Grove Street	0.15 miles
3	Picton Road	0.13 miles
4	Prince Alfred Road	0.17 miles
5	Colville Street	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	3.07 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.



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