



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 10th September 2026



7 DUNCANSBY HOUSE, FERRY COURT, CARDIFF, CF11 0AT

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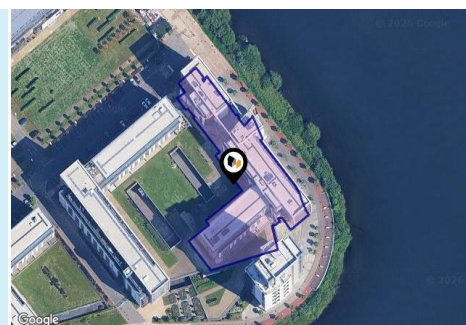
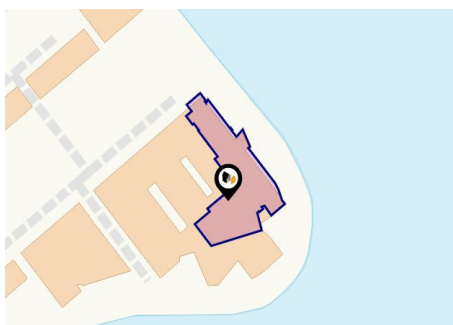
77 Deansgate Manchester M3 2BW

0161 710 2010

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<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	645 ft ² / 60 m ²
Plot Area:	0.69 acres
Year Built :	2003-2006
Council Tax :	Band E
Annual Estimate:	£2,461
Title Number:	CYM390678
UPRN:	10013748916
Restrictive Covenants:	No

Last Sold Date:	14/01/2008
Last Sold Price:	£210,000
Last Sold £/ft ² :	£302
Tenure:	Leasehold

Local Area

Local Authority:	Cardiff
Conservation Area:	No
Flood Risk:	
- Rivers - Seas - Surface Water	Very low Low Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2	80	1800
mb/s	mb/s	mb/s

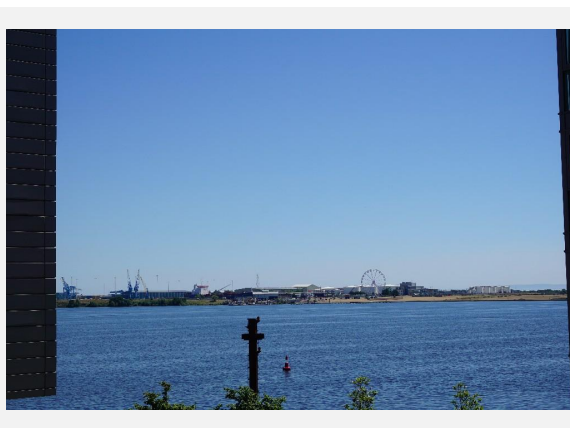
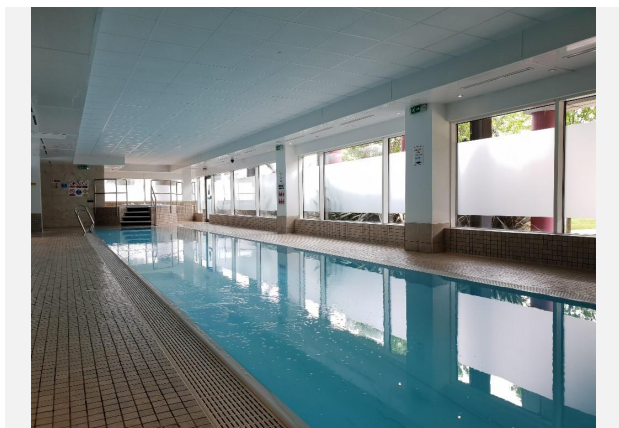
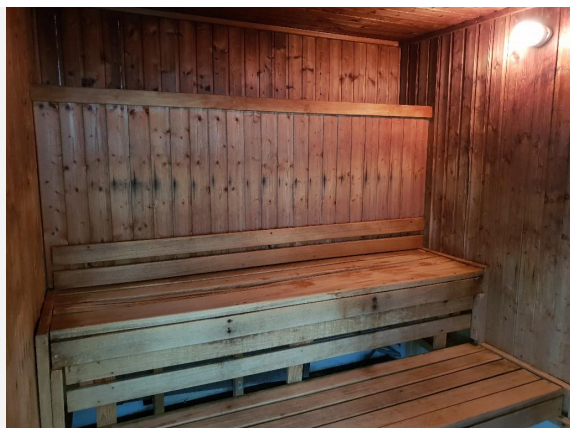
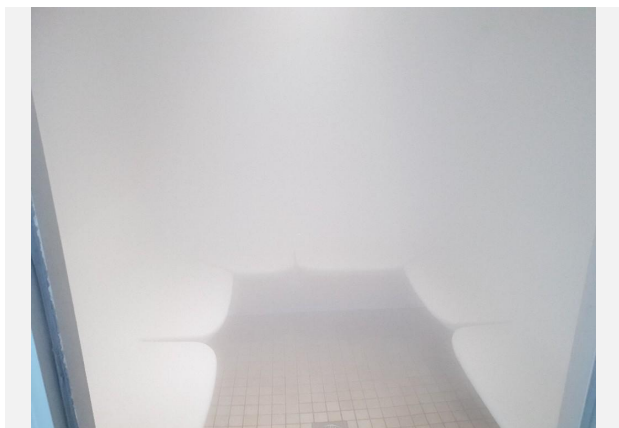
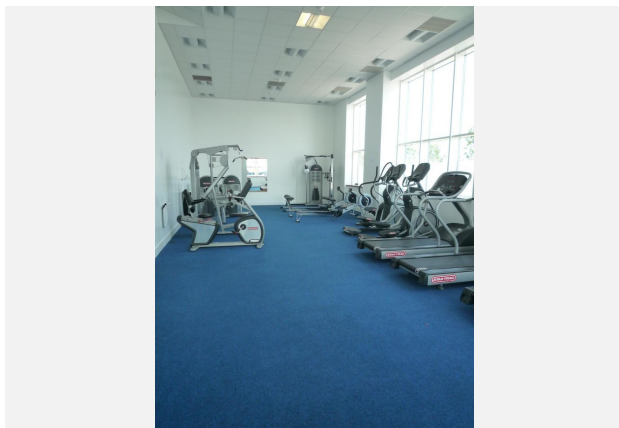
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



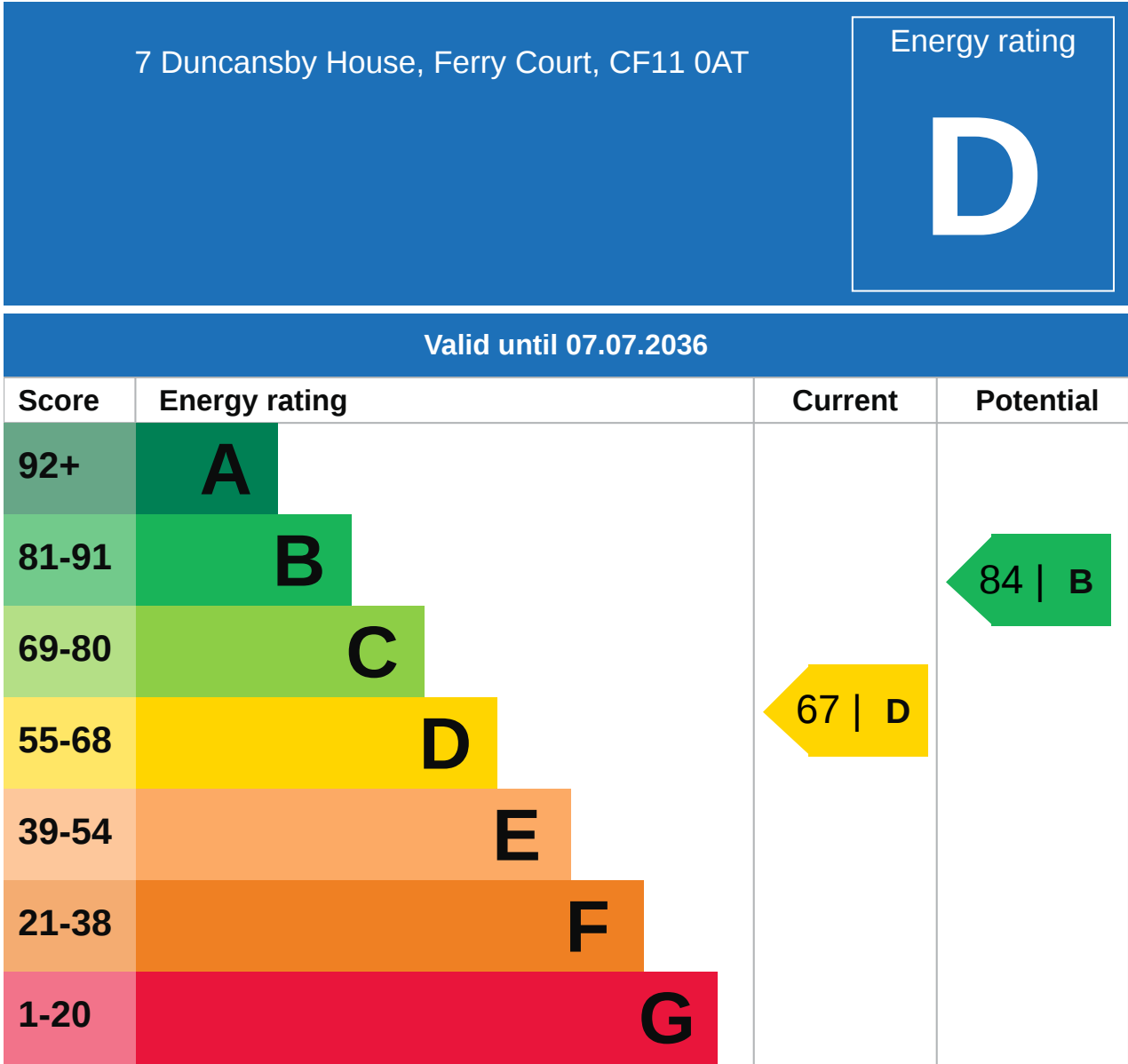






Property
EPC - Certificate

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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Excellent lighting efficiency
Floors:	(another dwelling below)
Total Floor Area:	60 m ²

Market Sold in Street

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3, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	26/11/2025	31/07/2014	20/04/2009	
Last Sold Price:	£223,000	£185,000	£136,750	
37, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	06/06/2025	17/10/2008		
Last Sold Price:	£195,000	£145,000		
23, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	07/02/2025	25/04/2023		
Last Sold Price:	£125,000	£99,000		
29, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	08/11/2024	09/01/2008		
Last Sold Price:	£75,000	£130,000		
5, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	15/10/2024	09/01/2008		
Last Sold Price:	£81,000	£125,000		
32, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	22/09/2023	14/01/2008		
Last Sold Price:	£163,000	£234,000		
11, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	12/05/2023			
Last Sold Price:	£100,000			
55, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	11/05/2023	09/01/2008		
Last Sold Price:	£109,500	£162,000		
46, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	05/05/2023			
Last Sold Price:	£99,000			
19, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	03/05/2023	14/01/2008		
Last Sold Price:	£131,000	£212,000		
36, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	23/01/2023	10/02/2020		
Last Sold Price:	£120,000	£110,000		
57, Duncansby House, Ferry Court, Cardiff, CF11 0AT				Flat-maisonette House
Last Sold Date:	21/12/2022	14/01/2008		
Last Sold Price:	£140,000	£210,000		

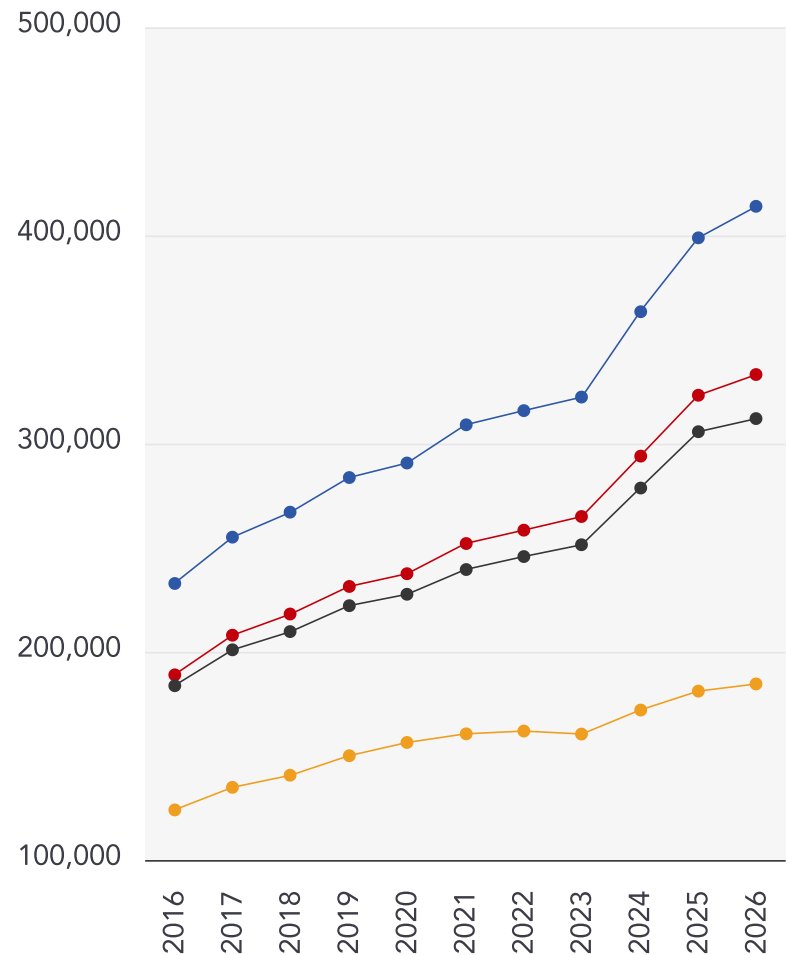
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in CF11



Detached

+77.81%

Semi-Detached

+76.35%

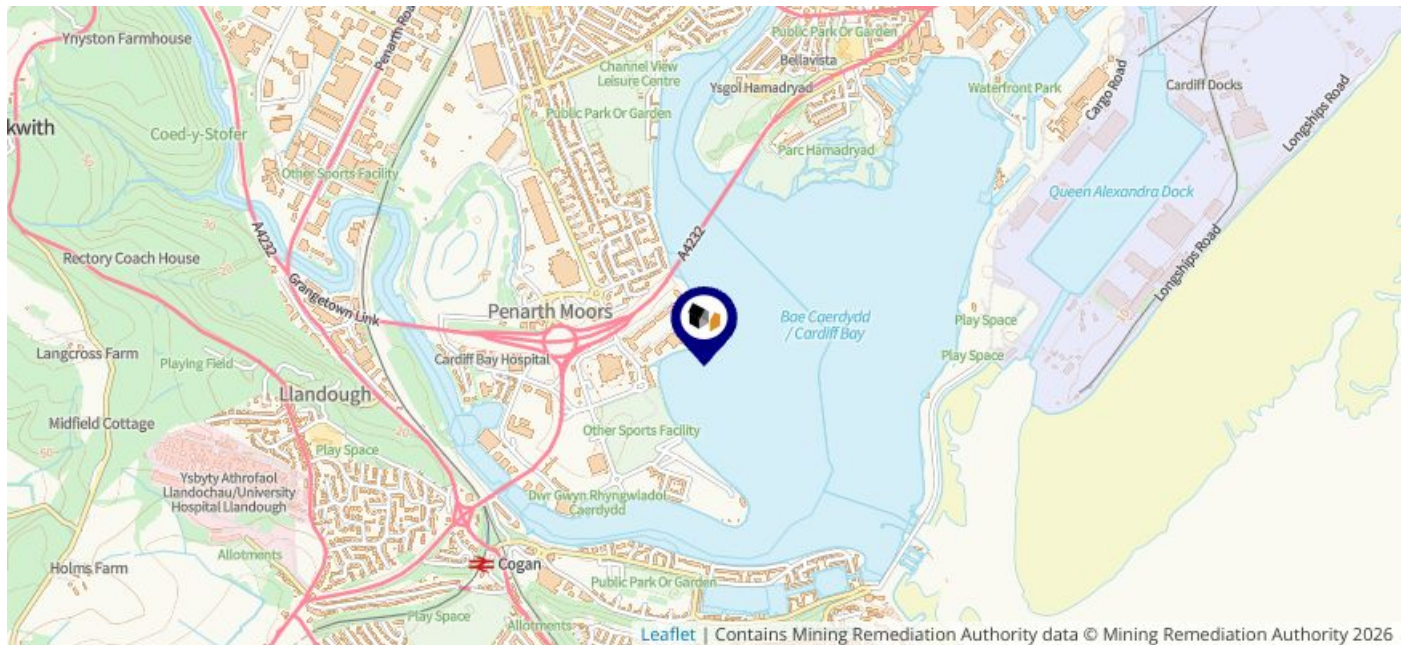
Terraced

+69.83%

Flat

+48.79%

This map displays nearby coal mine entrances and their classifications.



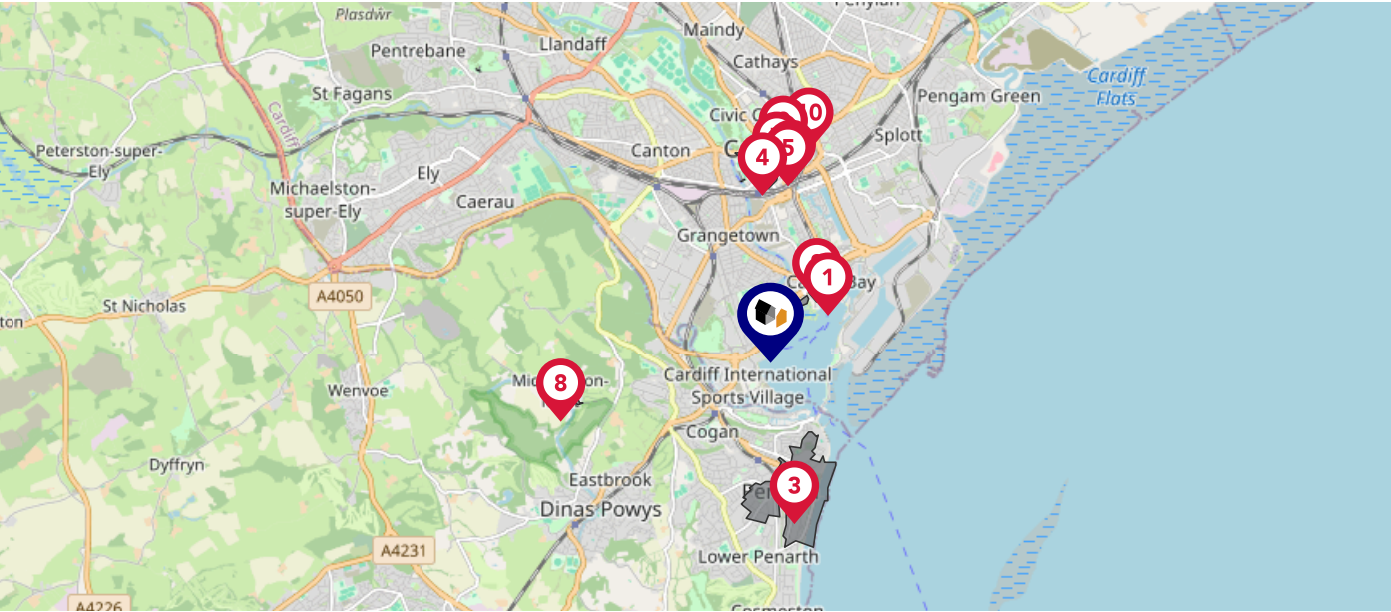
Mine Entry

- ✕ 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.



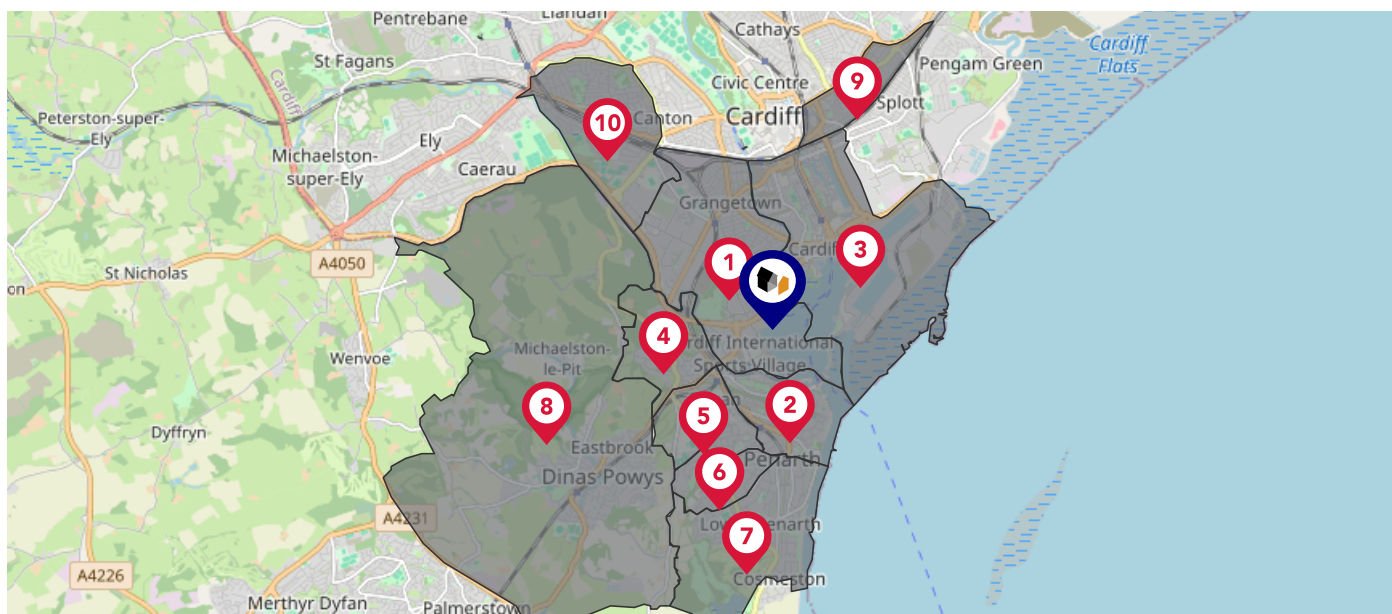
Nearby Conservation Areas	
1	Pierhead
2	Mount Stuart Square
3	Penarth
4	St. Mary Street
5	Charles Street
6	Churchill Way
7	Queen Street
8	Michaelston-le-Pit
9	Windsor Place
10	Tredegarville

Maps

Council Wards

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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



Grangetown ED



St. Augustine's ED



Butetown ED



Llandough ED



Cornerswell ED



Stanwell ED



Plymouth ED



Dinas Powys ED

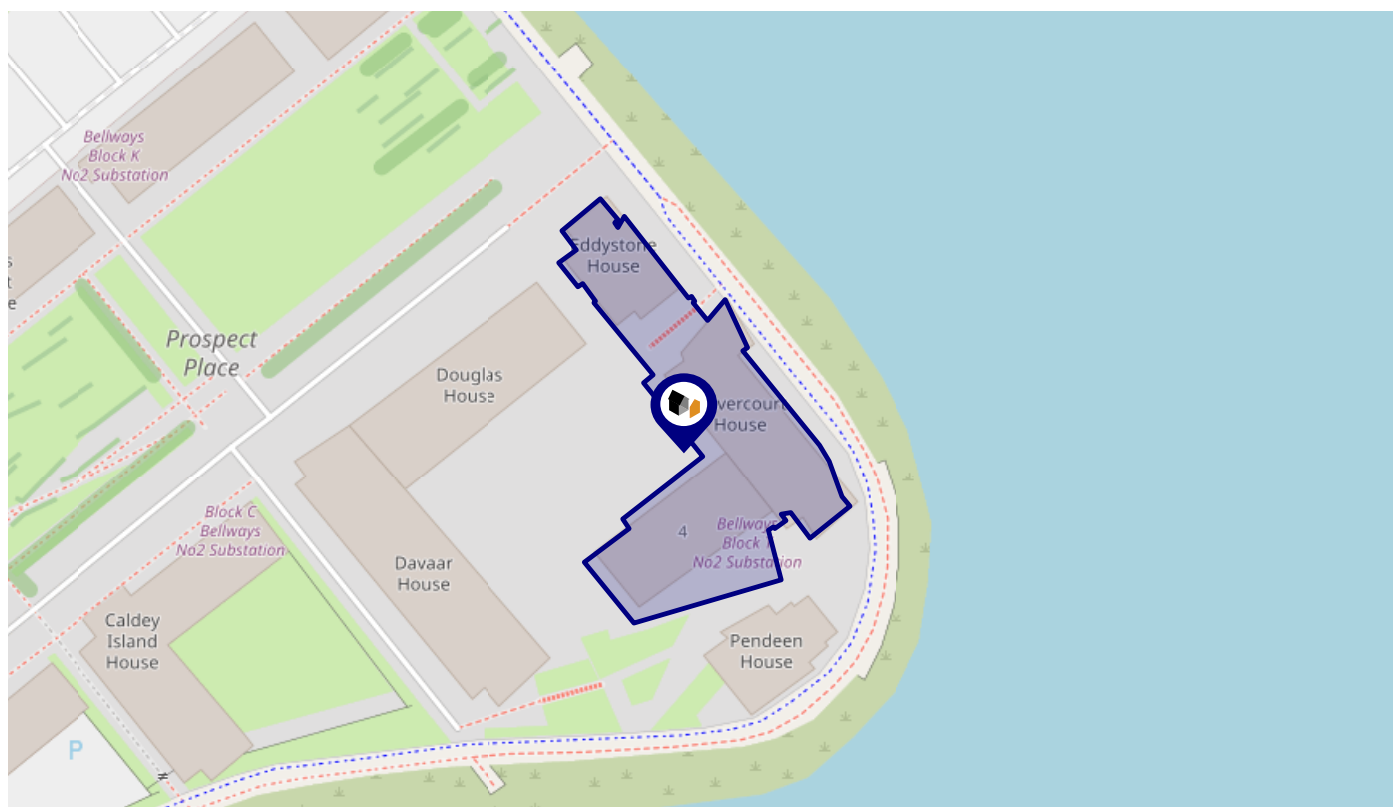


Adamsdown ED



Canton ED

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 Flood Risk

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This map shows the chance of flooding from rivers, 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.

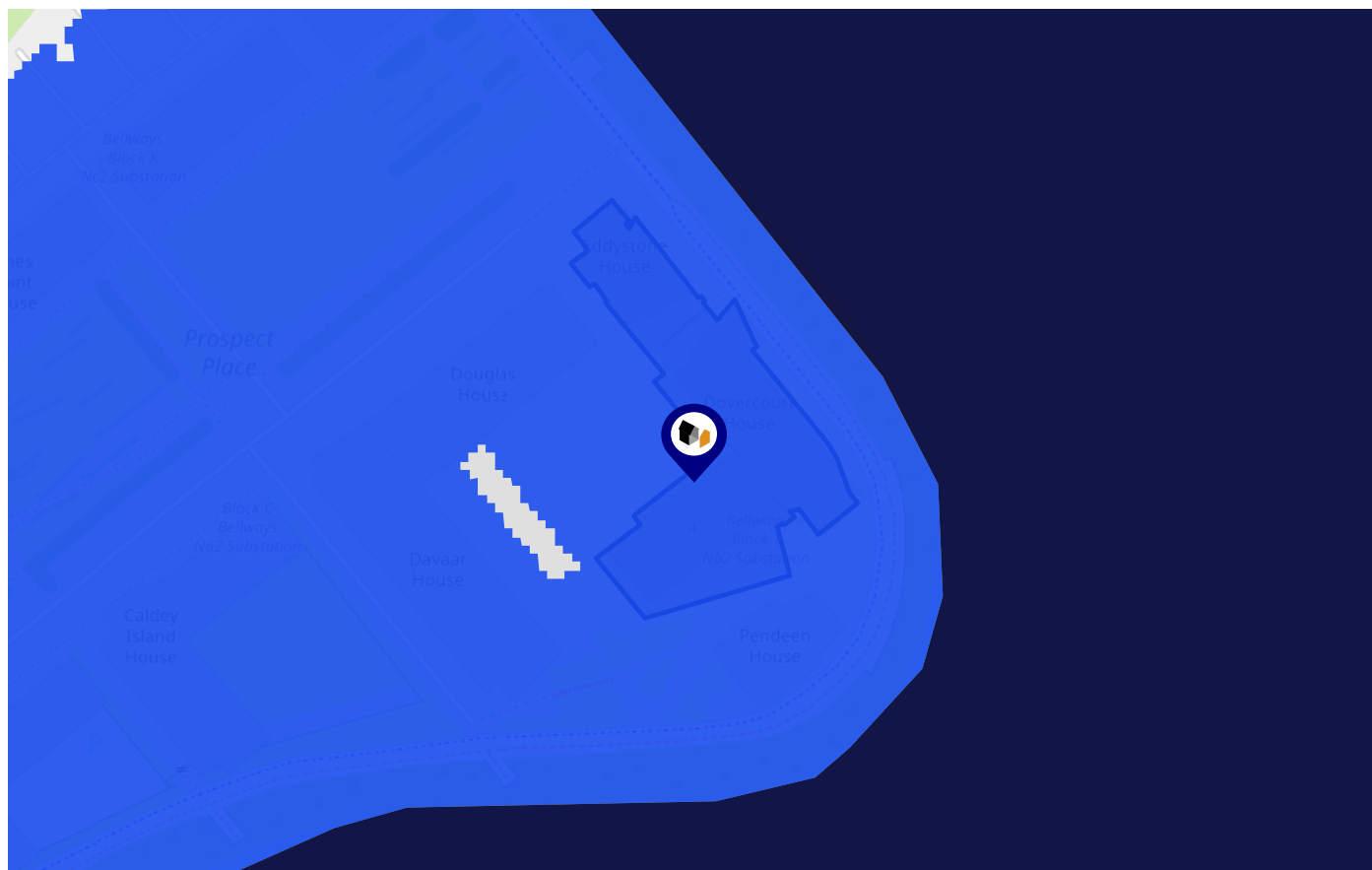
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Flood Risk

Seas Flood Risk

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



Risk Rating: 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 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) 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.

Flood Risk

Surface Water - Flood Risk

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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.

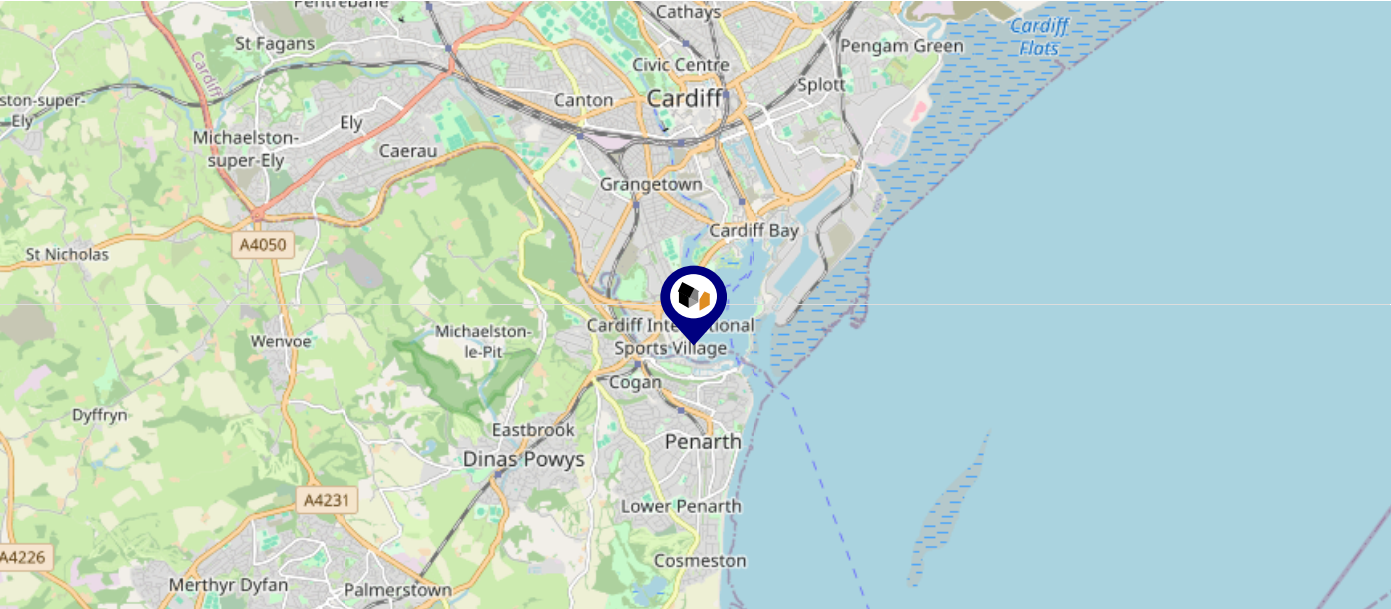
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Maps

Green Belt

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



Nearby Green Belt Land

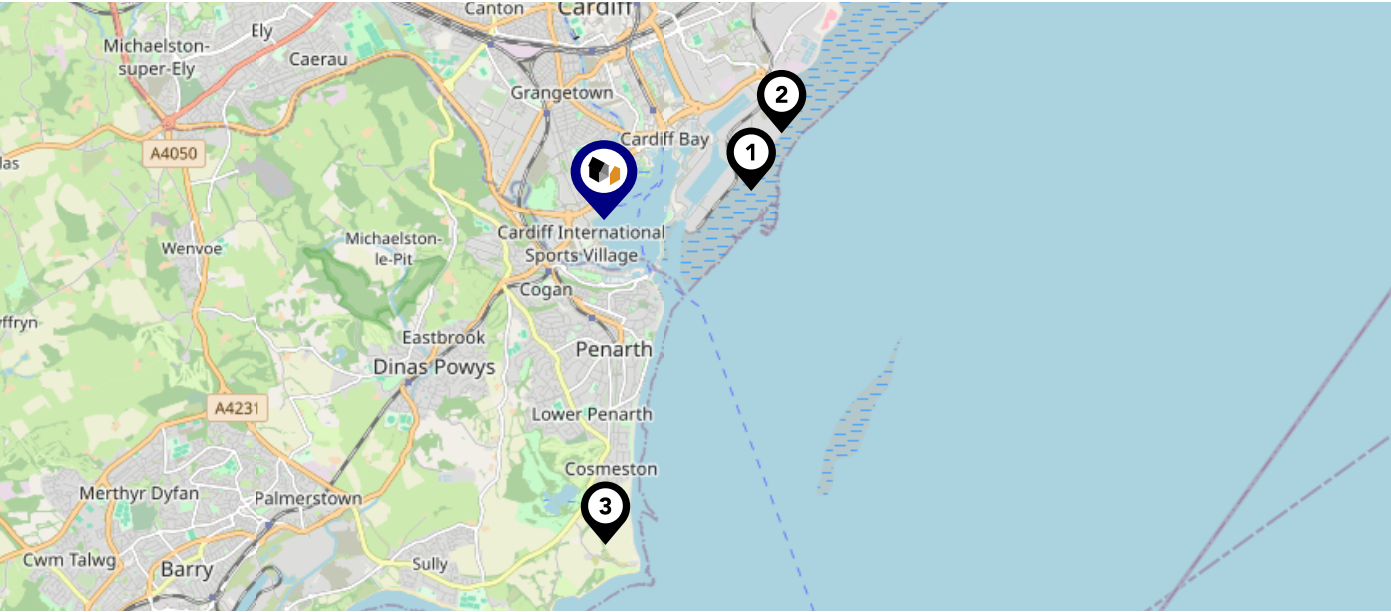
No data available.

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	South Side Queen Alexandra Dock-Longships Road, Queen Alexandra Dock	Historic Landfill 
2	Forty Acre Site-Rover Way, Cardiff, South Glamorganshire	Historic Landfill 
3	Cosmeston No.1 - Old Tip-Cosmeston	Historic Landfill 

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...

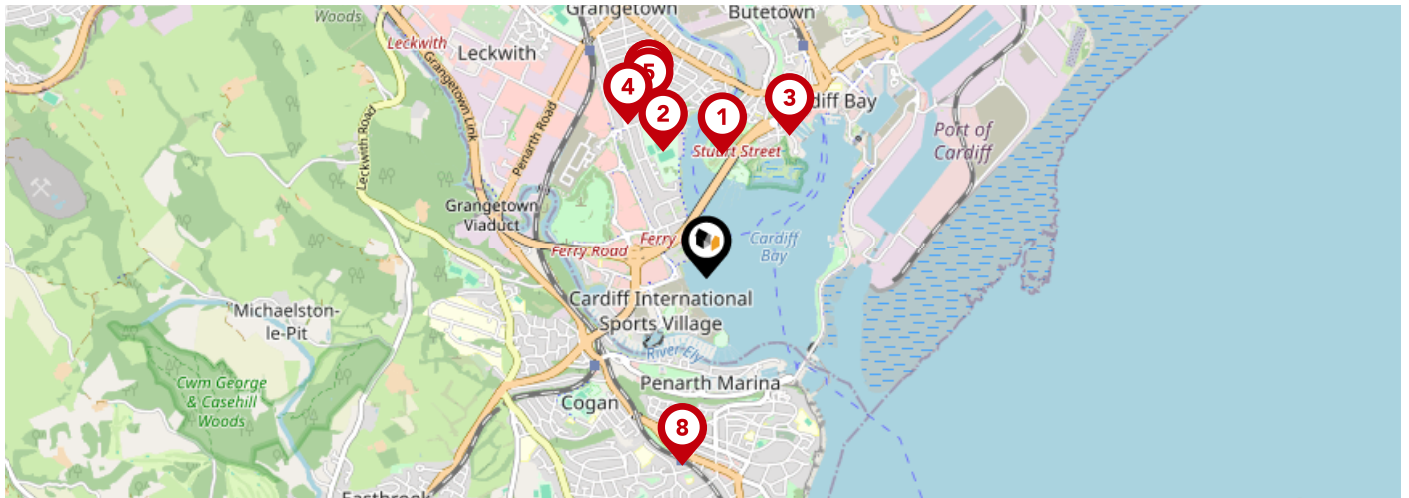


Listed Buildings in the local district		Grade	Distance
	14040 - 15 Windsor Esplanade	Grade II	0.5 miles
	14043 - 18 Windsor Esplanade	Grade II	0.5 miles
	14039 - 14 Windsor Esplanade	Grade II	0.5 miles
	14041 - 16 Windsor Esplanade	Grade II	0.5 miles
	14042 - 17 Windsor Esplanade	Grade II	0.5 miles
	14044 - 19 Windsor Esplanade	Grade II	0.5 miles
	14030 - 5 Windsor Esplanade	Grade II	0.6 miles
	14036 - 11 Windsor Esplanade	Grade II	0.6 miles
	14031 - 6 Windsor Esplanade	Grade II	0.6 miles
	14034 - 9 Windsor Esplanade	Grade II	0.6 miles
	14032 - 7 Windsor Esplanade	Grade II	0.6 miles
	14026 - 1 Windsor Esplanade	Grade II	0.6 miles

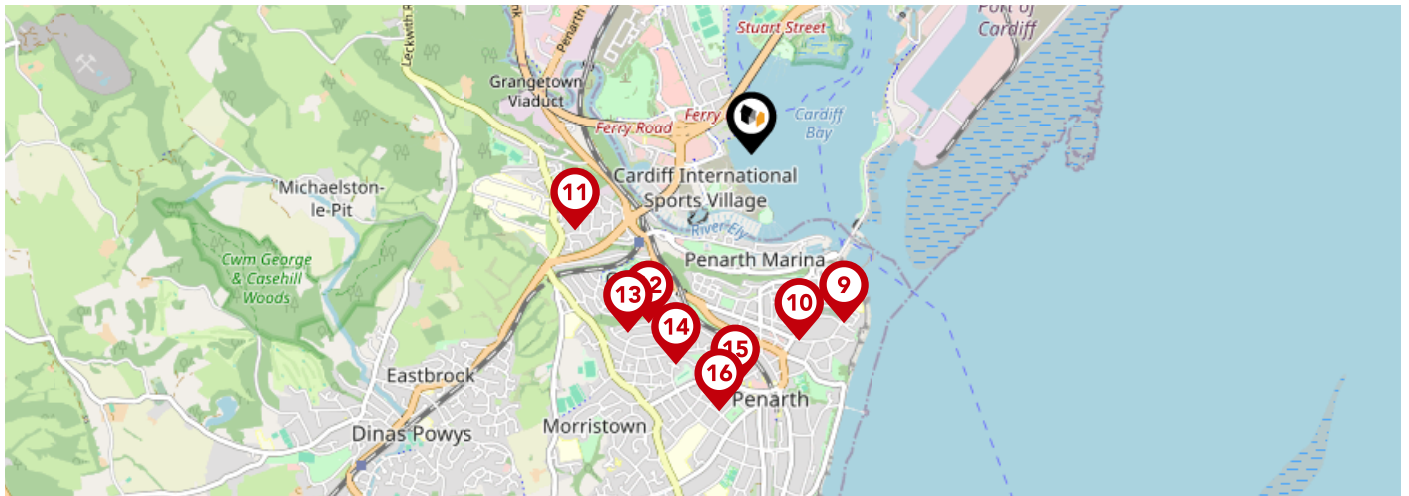
KPF - Key Property Facts

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Ysgol Gynradd Gymraeg Hamadryad Ofsted Rating: Good Pupils:0 Distance:0.58	☐	☒	☐	☐	☐
2	Grange Town Nursery School Ofsted Rating: Not Rated Pupils:0 Distance:0.62	☒	☐	☐	☐	☐
3	Mount Stuart Primary Ofsted Rating: Good Pupils:0 Distance:0.76	☐	☒	☐	☐	☐
4	St Paul's C.I.W. Primary School Ofsted Rating: Good Pupils:0 Distance:0.79	☐	☒	☐	☐	☐
5	Grange Town Junior School Ofsted Rating: Not Rated Pupils:0 Distance:0.82	☐	☒	☐	☐	☐
6	Grange Town Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.86	☒	☐	☐	☐	☐
7	Grange Town Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.86	☐	☒	☐	☐	☐
8	Penarth C.I.W. Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.87	☐	☒	☐	☐	☐

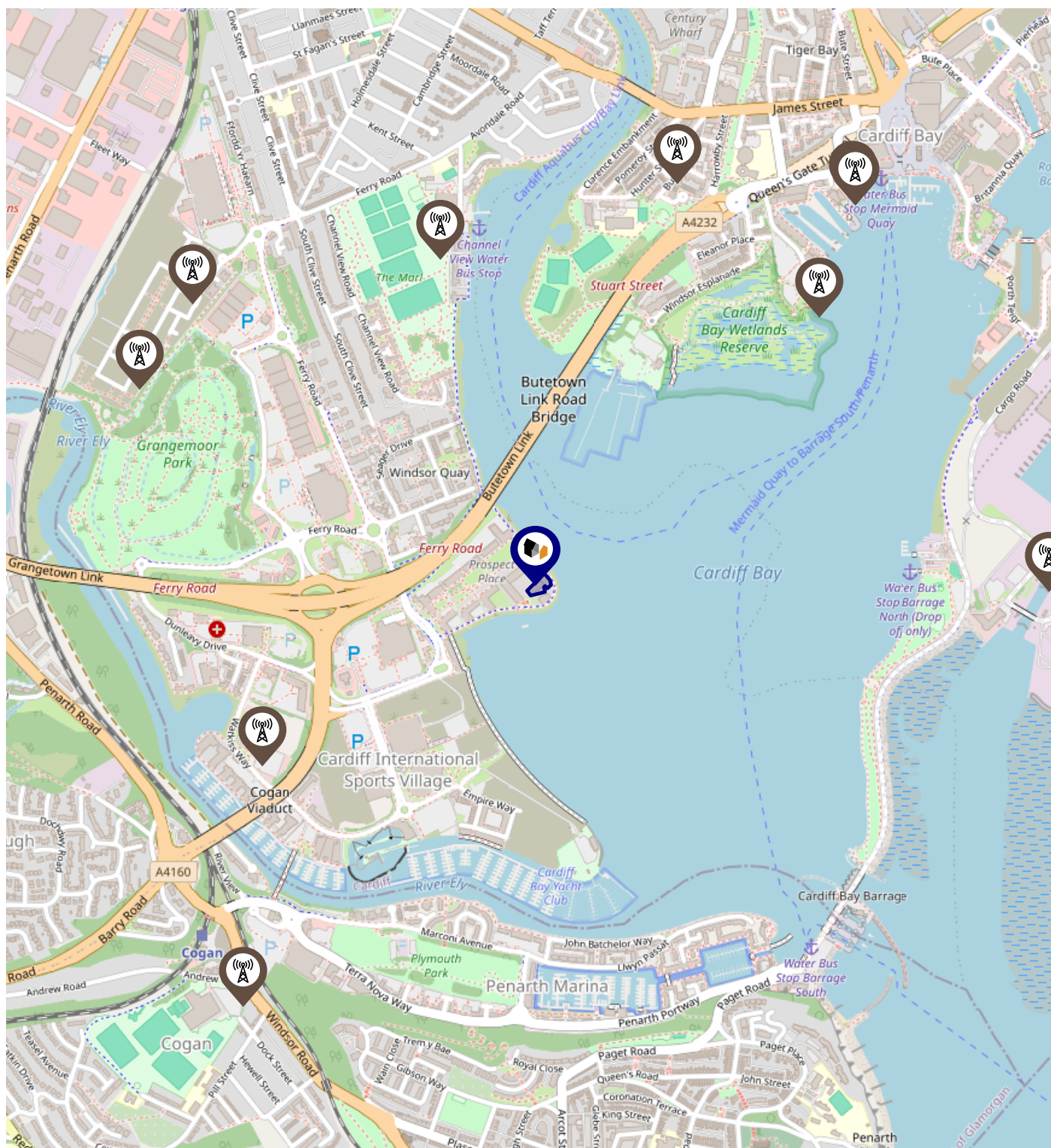


		Nursery	Primary	Secondary	College	Private
9	Headlands School Ofsted Rating: Not Rated Pupils:0 Distance:0.88	☐	☒	☒	☐	☐
10	Albert C.P. School Ofsted Rating: Good Pupils:0 Distance:0.88	☐	☒	☐	☐	☐
11	Llandough Primary Ofsted Rating: Good Pupils:0 Distance:0.89	☐	☒	☐	☐	☐
12	Cogan Primary School Ofsted Rating: Good Pupils:0 Distance:0.91	☐	☒	☐	☐	☐
13	Cogan Nursery School Ofsted Rating: Excellent Pupils:0 Distance:1	☐	☒	☐	☐	☐
14	Fairfield Primary School Ofsted Rating: Good Pupils:0 Distance:1.03	☐	☒	☐	☐	☐
15	Bute Cottage Nursery School Ofsted Rating: Good Pupils:0 Distance:1.07	☐	☒	☐	☐	☐
16	Victoria Primary School Ofsted Rating: Good Pupils:0 Distance:1.19	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

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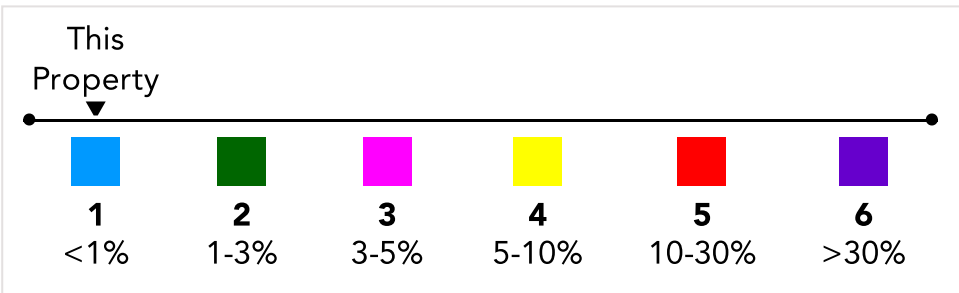
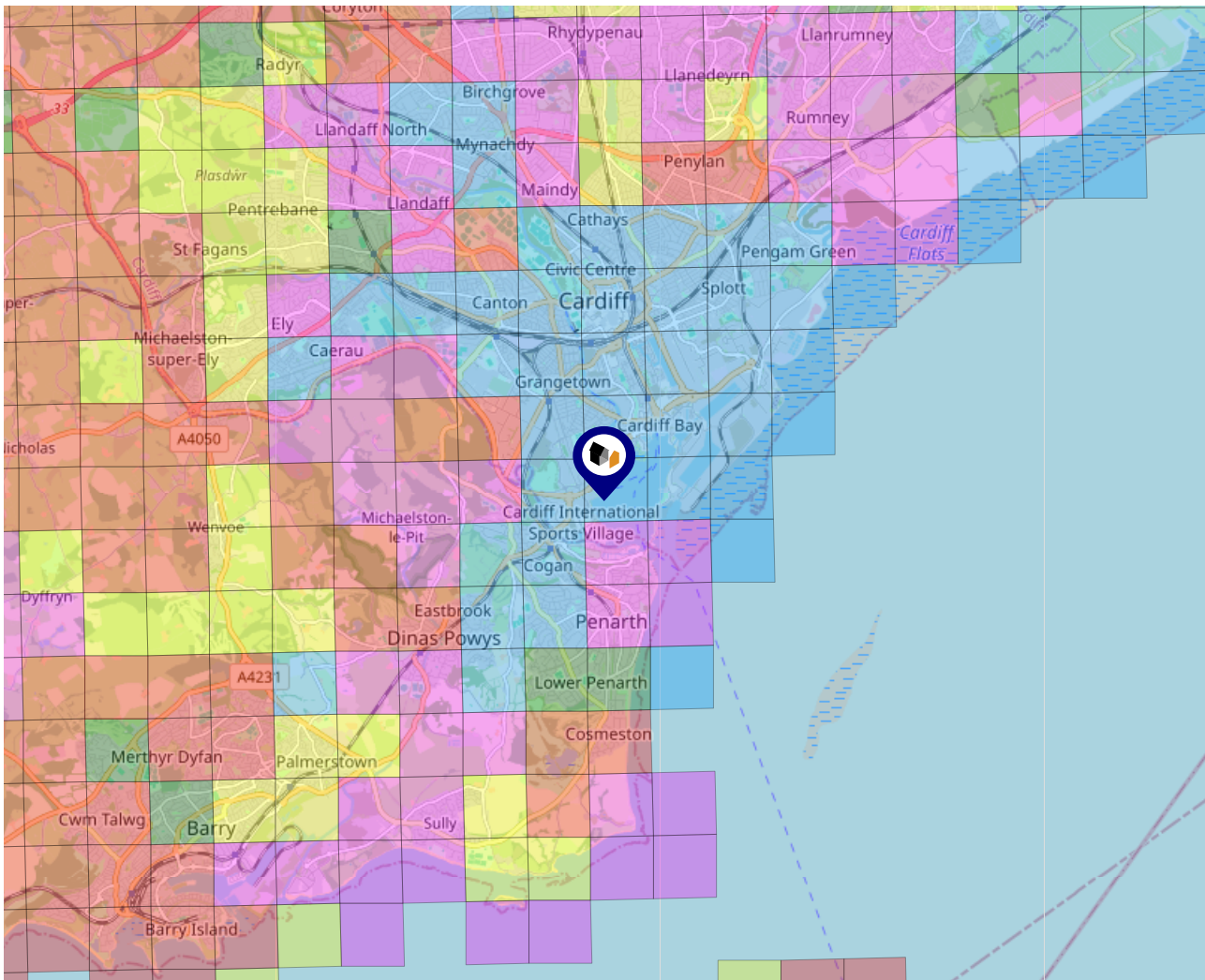


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

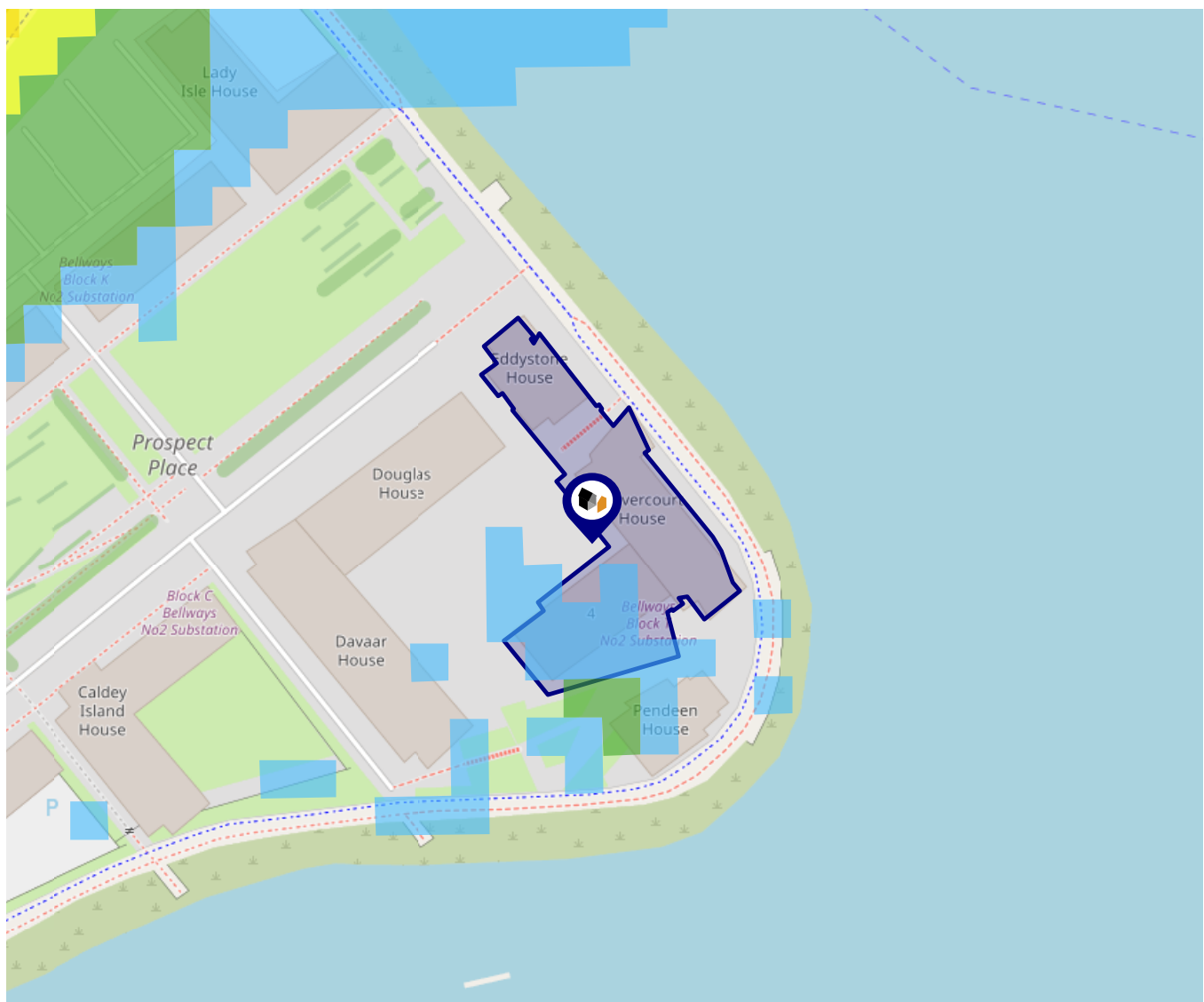
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

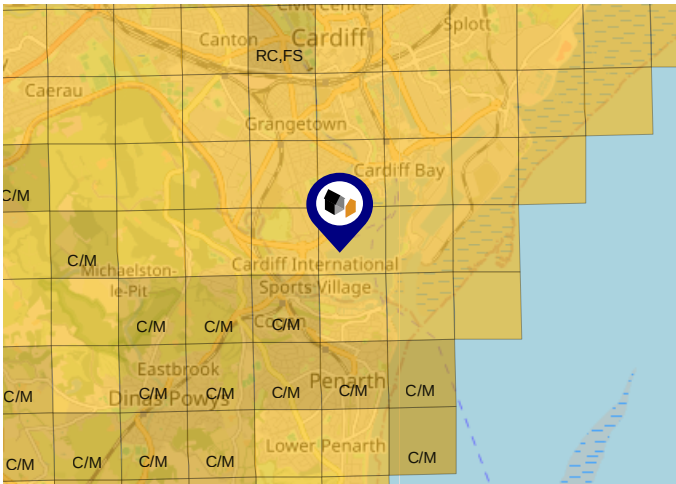
65.0-69.9 dB

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:	CLAY TO SILT
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY		



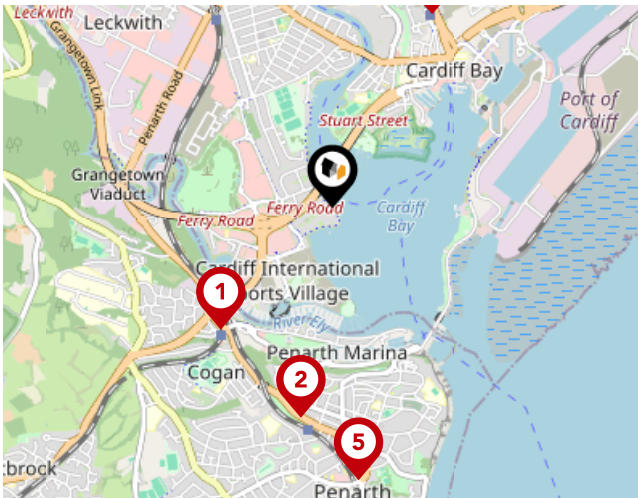
Primary Classifications (Most Common Clay Types)

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

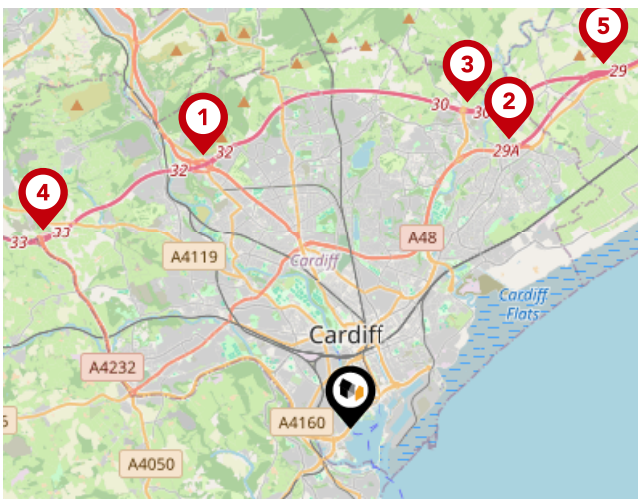
Transport (National)

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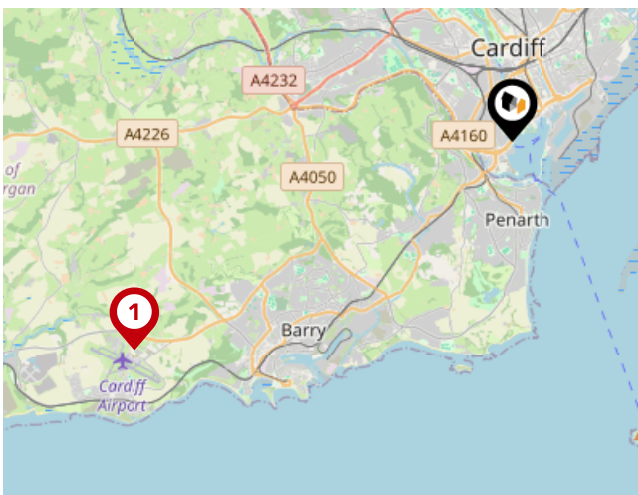
National Rail Stations

Pin	Name	Distance
1	Cogan Rail Station	0.75 miles
2	Dingle Road Rail Station	0.97 miles
3	Cardiff Bay Rail Station	1.01 miles
4	Grangetown (Cardiff) Rail Station	1.08 miles
5	Penarth Rail Station	1.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J32	5.72 miles
2	A48(M) J29	6.08 miles
3	M4 J30	6.4 miles
4	M4 J33	6.73 miles
5	M4 J29	8.17 miles



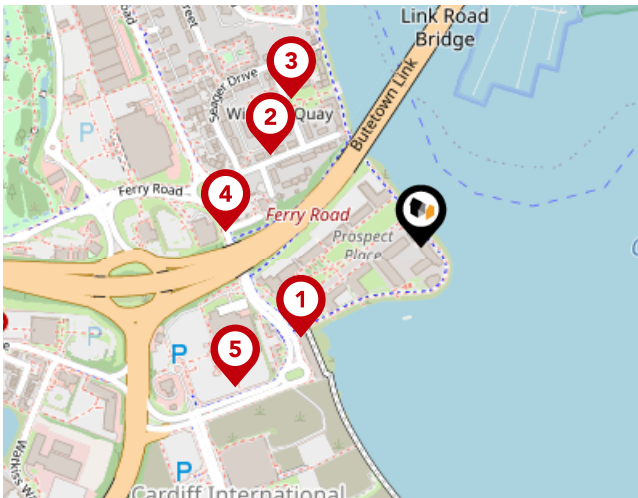
Airports/Helipads

Pin	Name	Distance
1	Cardiff International Airport	7.96 miles

Area

Transport (Local)

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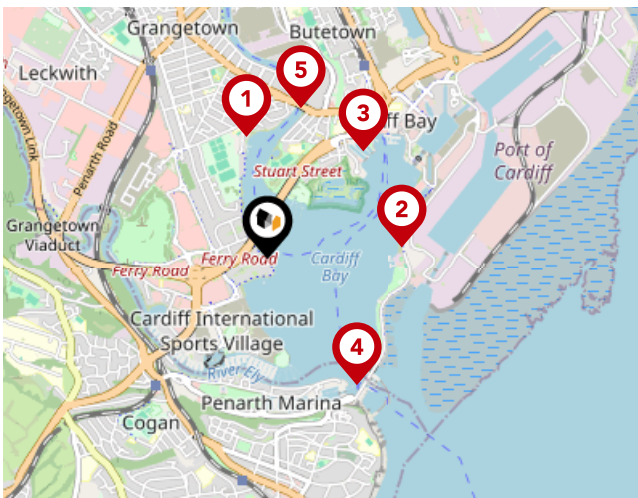


Bus Stops/Stations

Pin	Name	Distance
1	Prospect Place	0.17 miles
2	Campbell Drive	0.2 miles
3	Kestell Drive	0.22 miles
4	O'Leary Drive	0.22 miles
5	International Drive	0.26 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Channel View Waterbus Stop	0.57 miles
2	Barrage North Waterbus Stop	0.62 miles
3	Sovereign Quay Waterbus Stop	0.66 miles
4	Barrage South Waterbus Stop	0.71 miles
5	Clarence Embankment Waterbus Stop	0.71 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

Landwood Group

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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.

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