

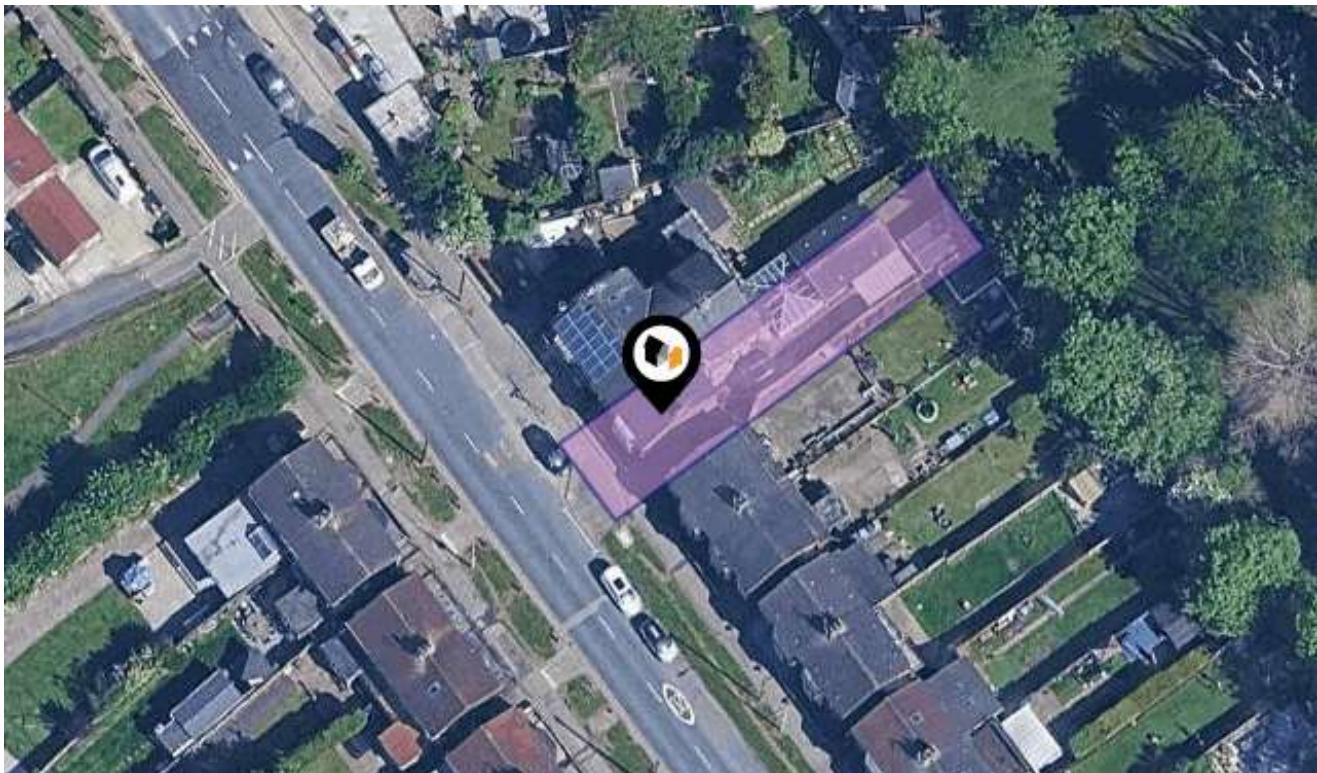


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 19th January 2026



252, SUMMERTON ROAD, HULL, HU8 8LL

Landwood Group

77 Deansgate Manchester M3 2BW

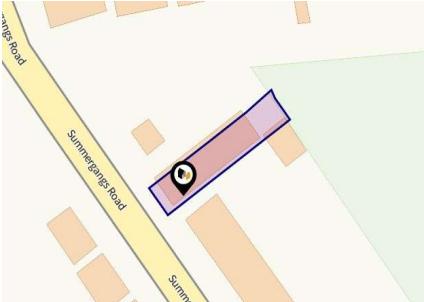
0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>

Property Overview

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Property

Type:	Semi-Detached	Last Sold Date:	27/09/2006
Bedrooms:	4	Last Sold Price:	£122,000
Plot Area:	0.08 acres	Last Sold £/ft ² :	£76
Year Built :	1950-1966	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£1,940		
Title Number:	HS48447		
UPRN:	21091663		

Local Area

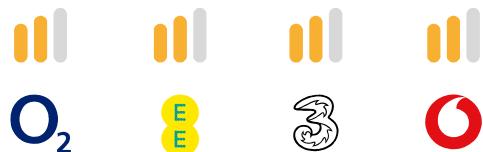
Local Authority:	City of Kingston upon Hull
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

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Planning records for: **252, Summergangs Road, Hull, HU8 8LL**

Reference - 02/00271/FULL

Decision: Application Permitted

Date: 20th January 2005

Description:

(1) Continued use of former shop as dwelling house (2) Retention of new ground floor front window

Reference - 09/00171/FULL

Decision: Application Permitted

Date: 11th February 2009

Description:

Erection of conservatory to rear (4.6m long x 5.1m wide x 3.45m high; 15'1" x 16'8" x 11'3").

Maps

Coal Mining

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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.

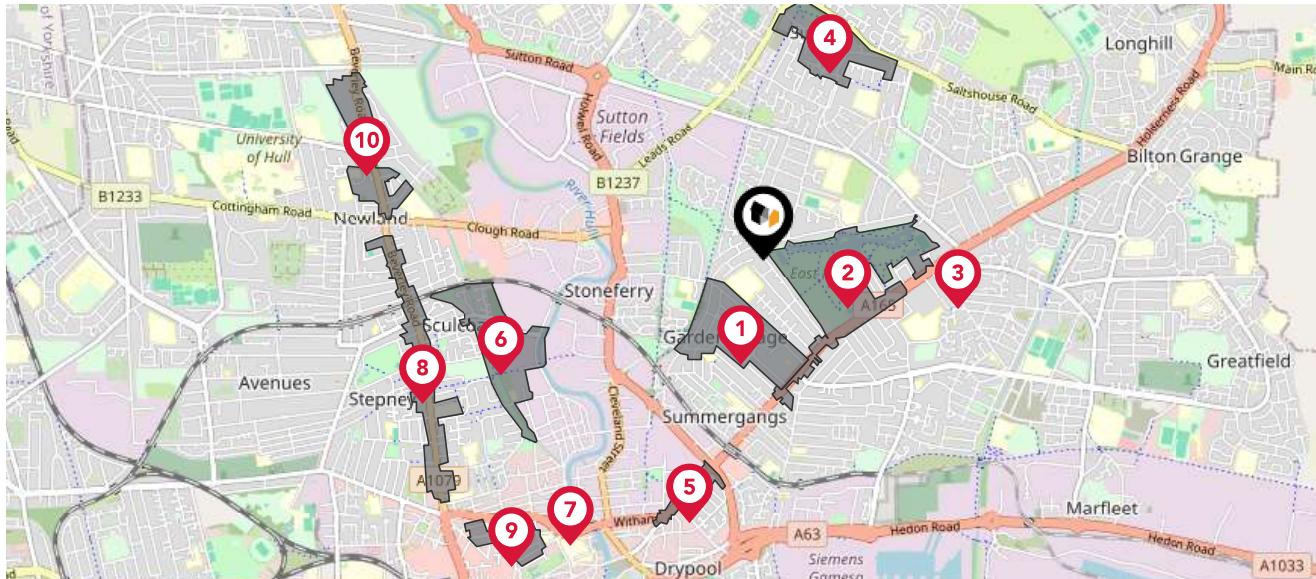
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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 Garden Village

2 Holderness Road (east)

3 Broadway

4 Sutton Village

5 Holderness Road (west)

6 Sculcoates

7 Charterhouse

8 Beverley Road

9 Georgian New Town

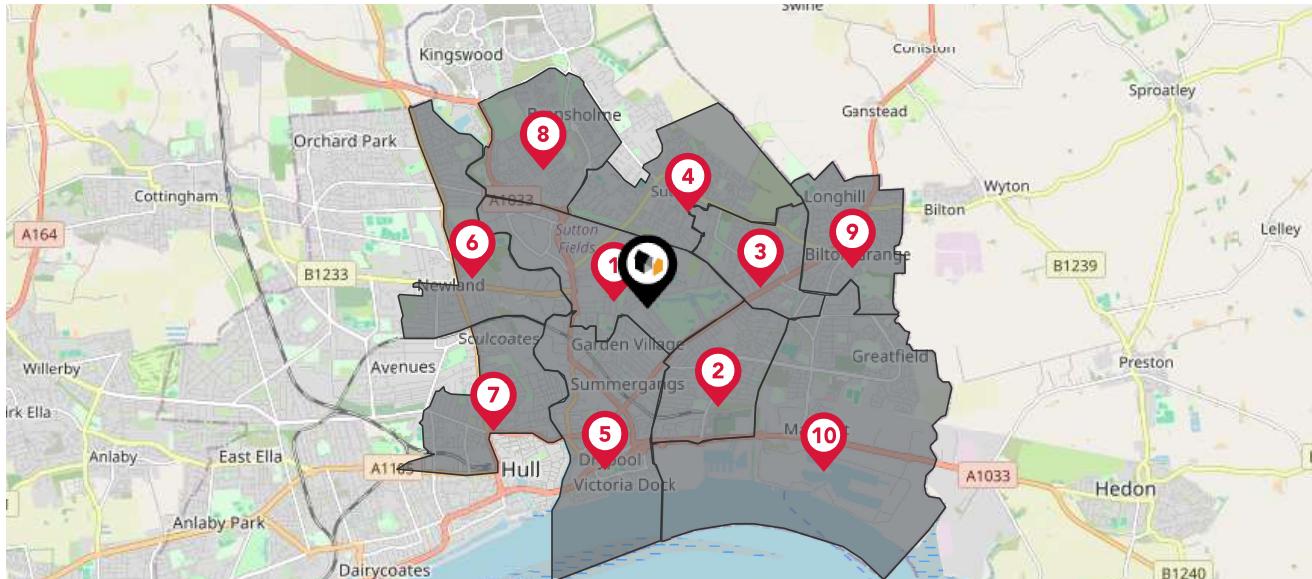
10 Beverley High Road

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

1 Holderness Ward

2 Southcoates Ward

3 Ings Ward

4 Sutton Ward

5 Drypool Ward

6 Beverley & Newland Ward

7 Central Ward

8 West Carr Ward

9 Longhill & Bilton Grange Ward

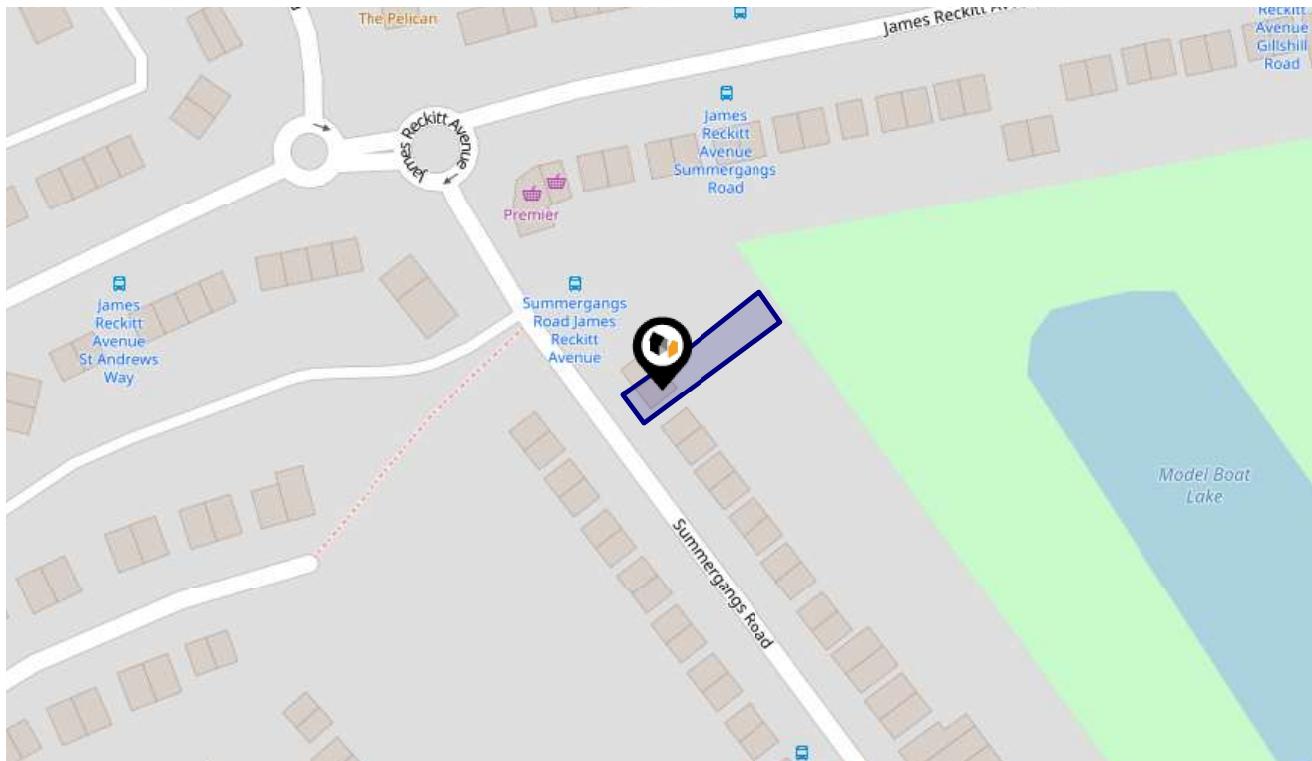
10 Marfleet Ward

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:

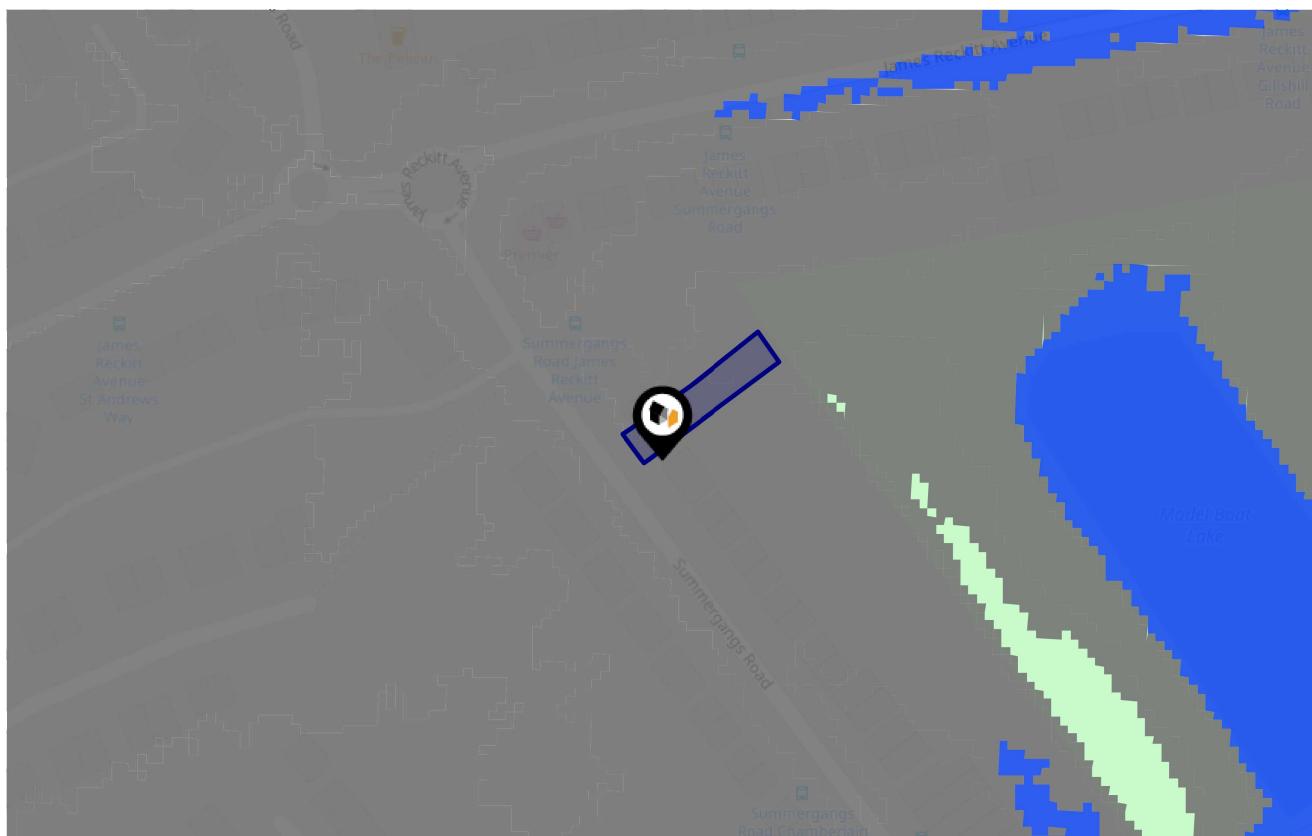
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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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.

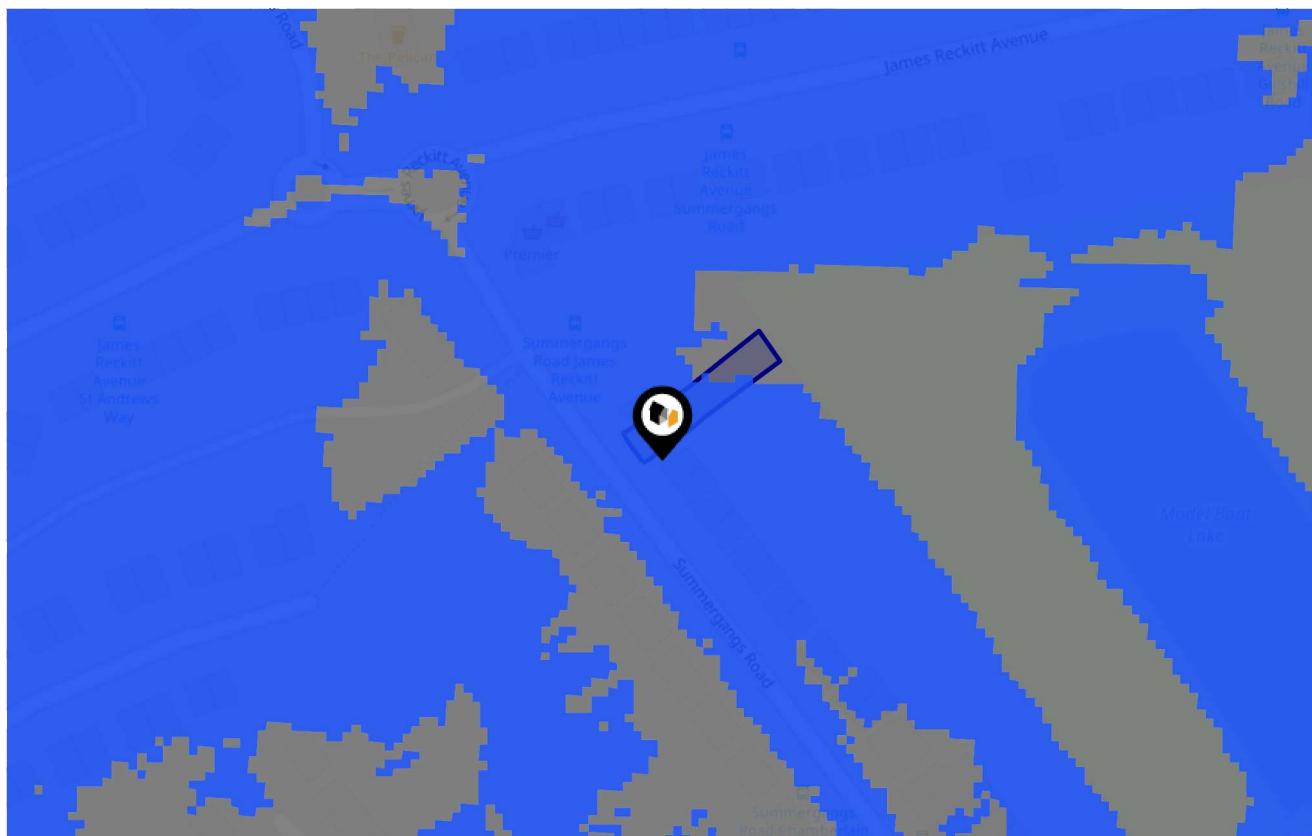
Chance of flooding to the following depths at this property:



Flood Risk **Rivers & Seas - Climate Change**

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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.

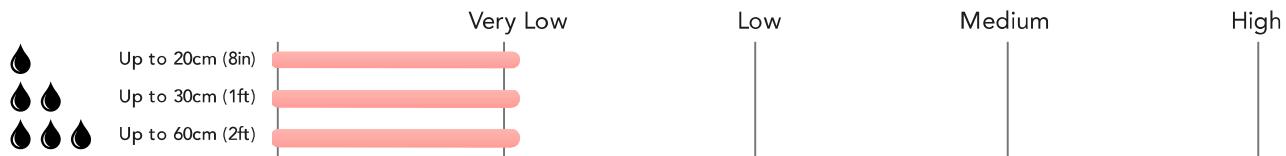


Risk Rating: Low

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:

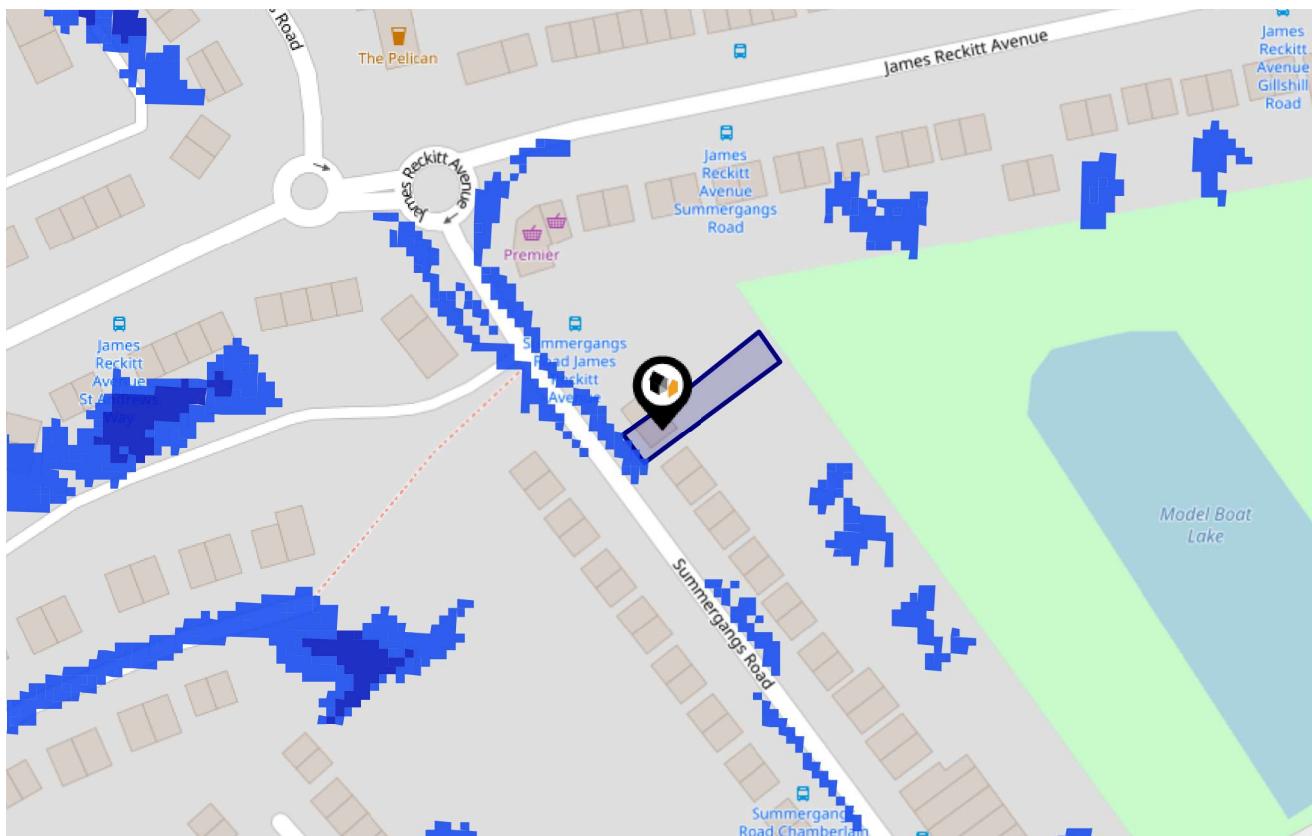


Flood Risk

Surface Water - Flood Risk

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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.

- █ **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.

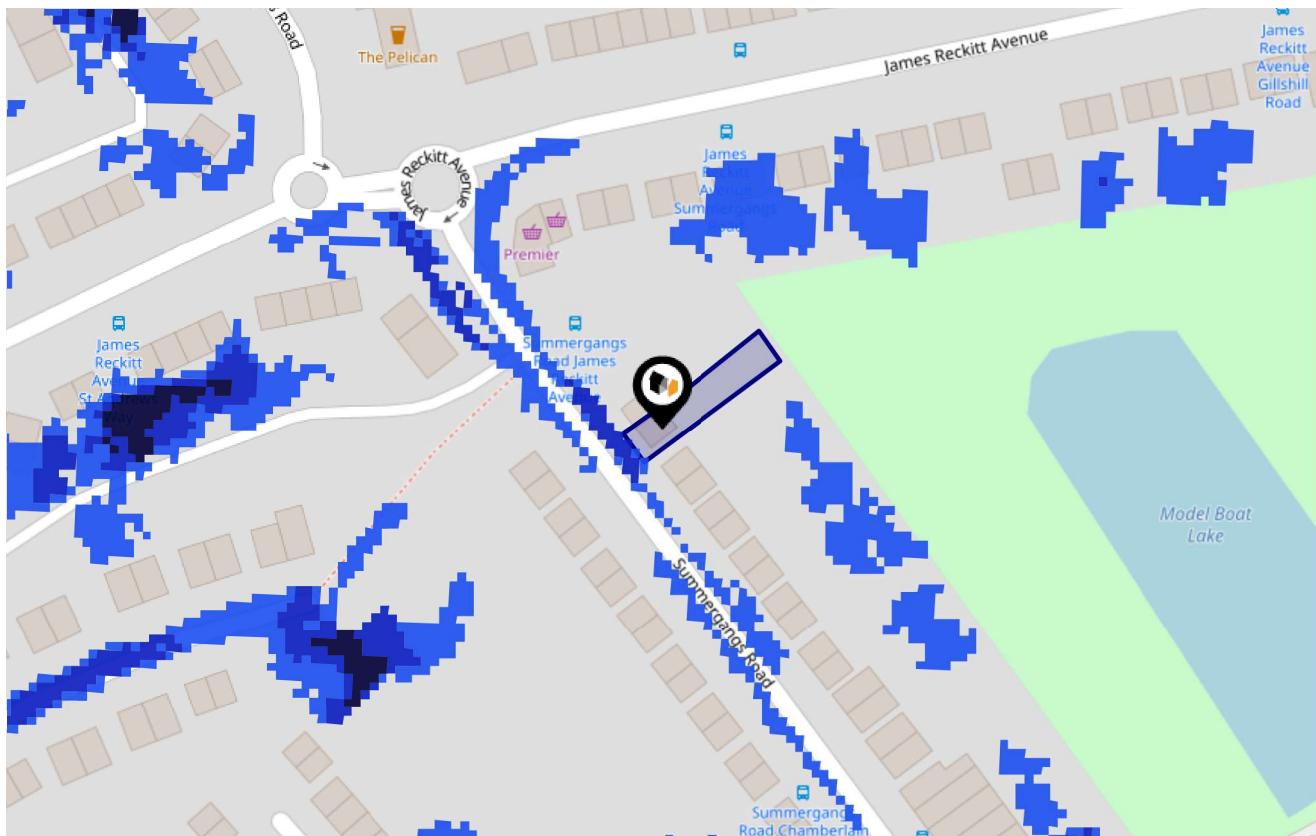
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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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:

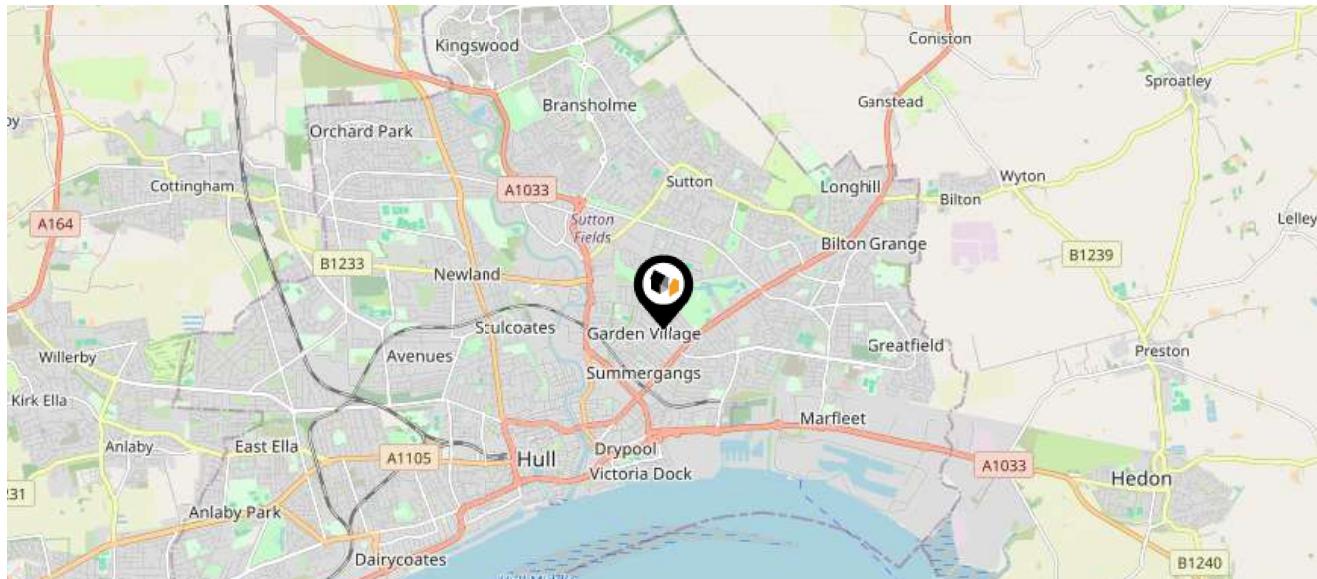


Maps

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.



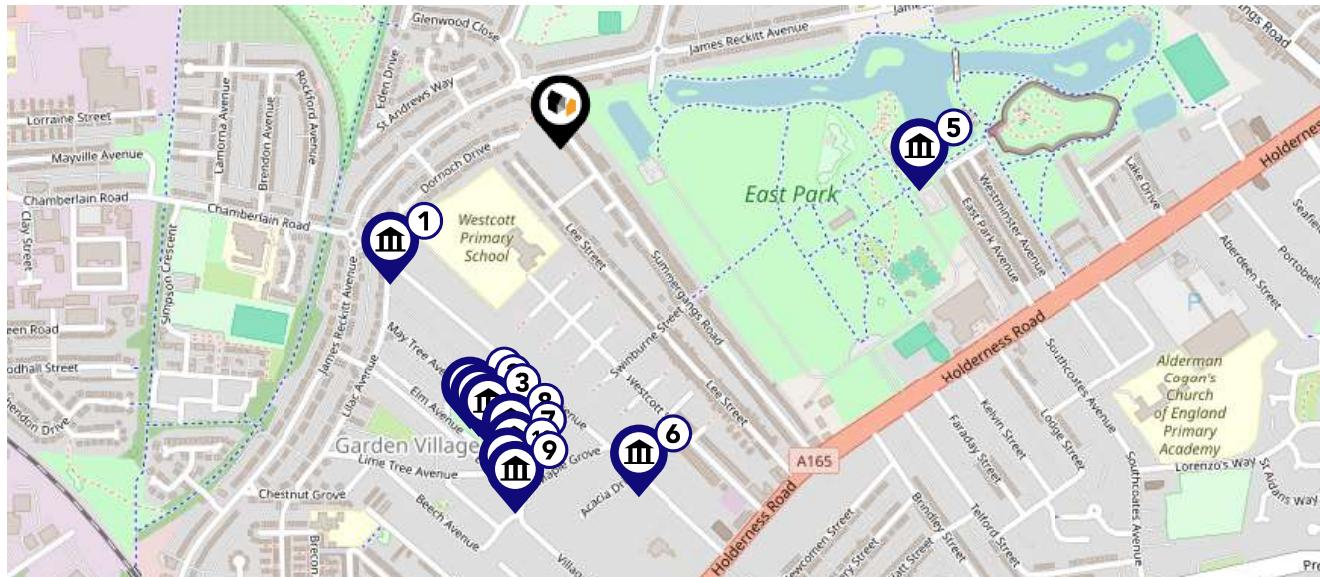
Nearby Landfill Sites

1	Leads Bridge-Hull	Historic Landfill	<input type="checkbox"/>
2	Rotterdam Road-Hull	Historic Landfill	<input type="checkbox"/>
3	Negas Gas Holder No 4-Hull	Historic Landfill	<input type="checkbox"/>
4	Negas Ex Gas Holder-Clough Road, Hull	Historic Landfill	<input type="checkbox"/>
5	Negas Ex Gas Holder-Clough Road, Hull	Historic Landfill	<input type="checkbox"/>
6	Oak Road-Hull	Historic Landfill	<input type="checkbox"/>
7	Sulcoates Power Station-Sulcoates	Historic Landfill	<input type="checkbox"/>
8	Regis Court-Hull	Historic Landfill	<input type="checkbox"/>
9	Winchester Street-Hull	Historic Landfill	<input type="checkbox"/>
10	Victoria Dock-Hull	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
	1297009 - Juliet Reckitt Havens	Grade II	0.2 miles
	1219460 - 3 And 4, The Oval	Grade II	0.3 miles
	1197665 - 5 And 6, The Oval	Grade II	0.3 miles
	1197664 - 1 And 2, The Oval	Grade II	0.3 miles
	1390517 - Water Chute On The Boating Lake In East Park	Grade II	0.4 miles
	1217840 - Frederick Reckitt Havens	Grade II	0.4 miles
	1219518 - 11 And 12, The Oval	Grade II	0.4 miles
	1197666 - 9 And 10, The Oval	Grade II	0.4 miles
	1291448 - 15 And 16, The Oval	Grade II	0.4 miles
	1197667 - 13 And 14, The Oval	Grade II	0.4 miles

Area Schools

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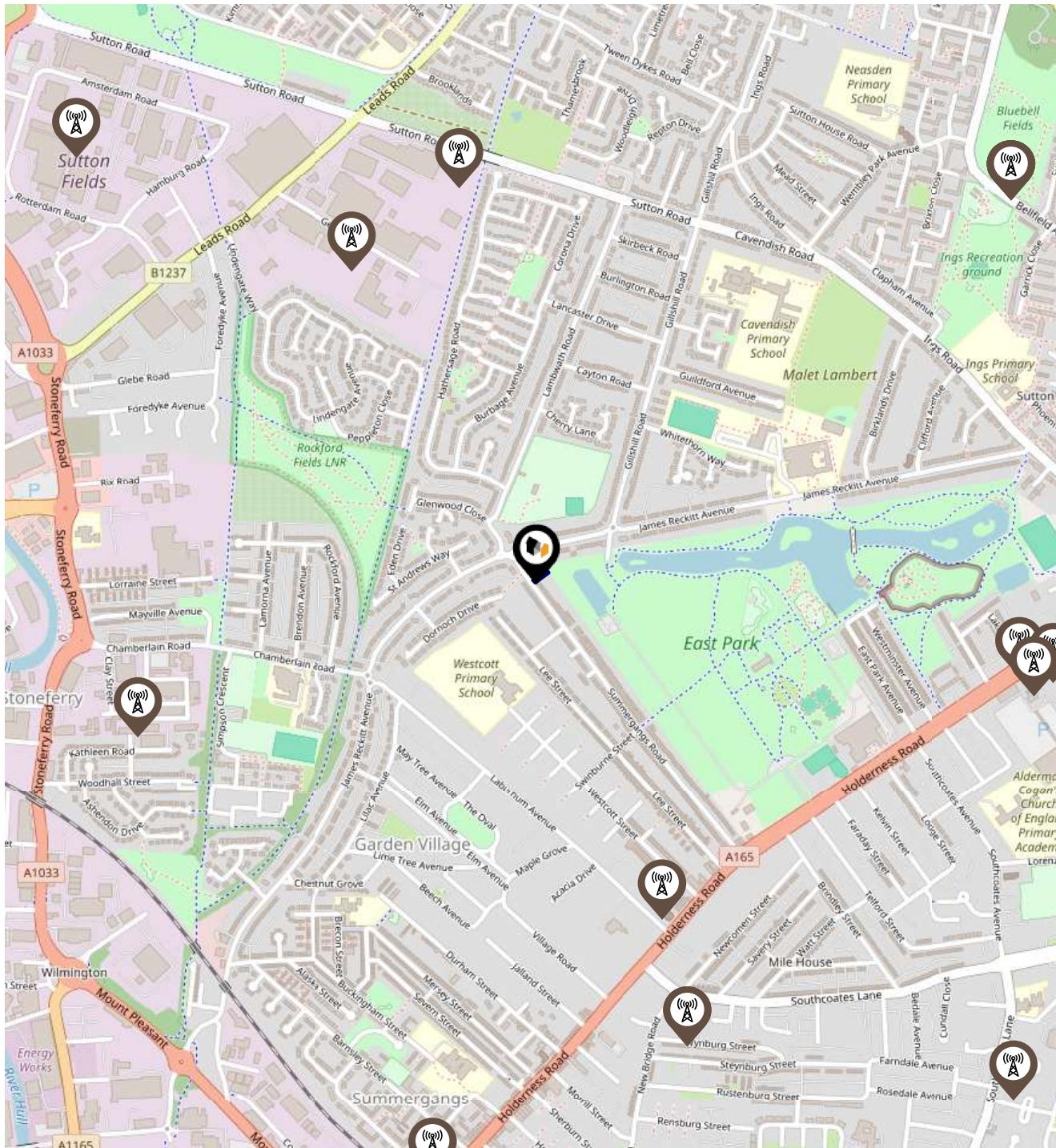
		Nursery	Primary	Secondary	College	Private
1	Westcott Primary School Ofsted Rating: Good Pupils: 299 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Malet Lambert Ofsted Rating: Good Pupils: 1673 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gillhill Primary School Ofsted Rating: Good Pupils: 502 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Primary School Ofsted Rating: Good Pupils: 304 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mersey Primary Academy Ofsted Rating: Good Pupils: 215 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stoneferry Primary School Ofsted Rating: Good Pupils: 175 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ings Primary School Ofsted Rating: Good Pupils: 258 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Buckingham Primary Academy Ofsted Rating: Good Pupils: 252 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Alderman Cogan's Church of England Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Neasden Primary School Ofsted Rating: Good Pupils: 265 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St James' Church of England Academy Ofsted Rating: Good Pupils: 214 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Southcoates Primary Academy Ofsted Rating: Good Pupils: 313 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Estcourt Primary Academy Ofsted Rating: Good Pupils: 339 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Dorchester Primary School Ofsted Rating: Good Pupils: 294 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Craven Primary Academy Ofsted Rating: Outstanding Pupils: 231 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Euler Academy Ofsted Rating: Not Rated Pupils: 56 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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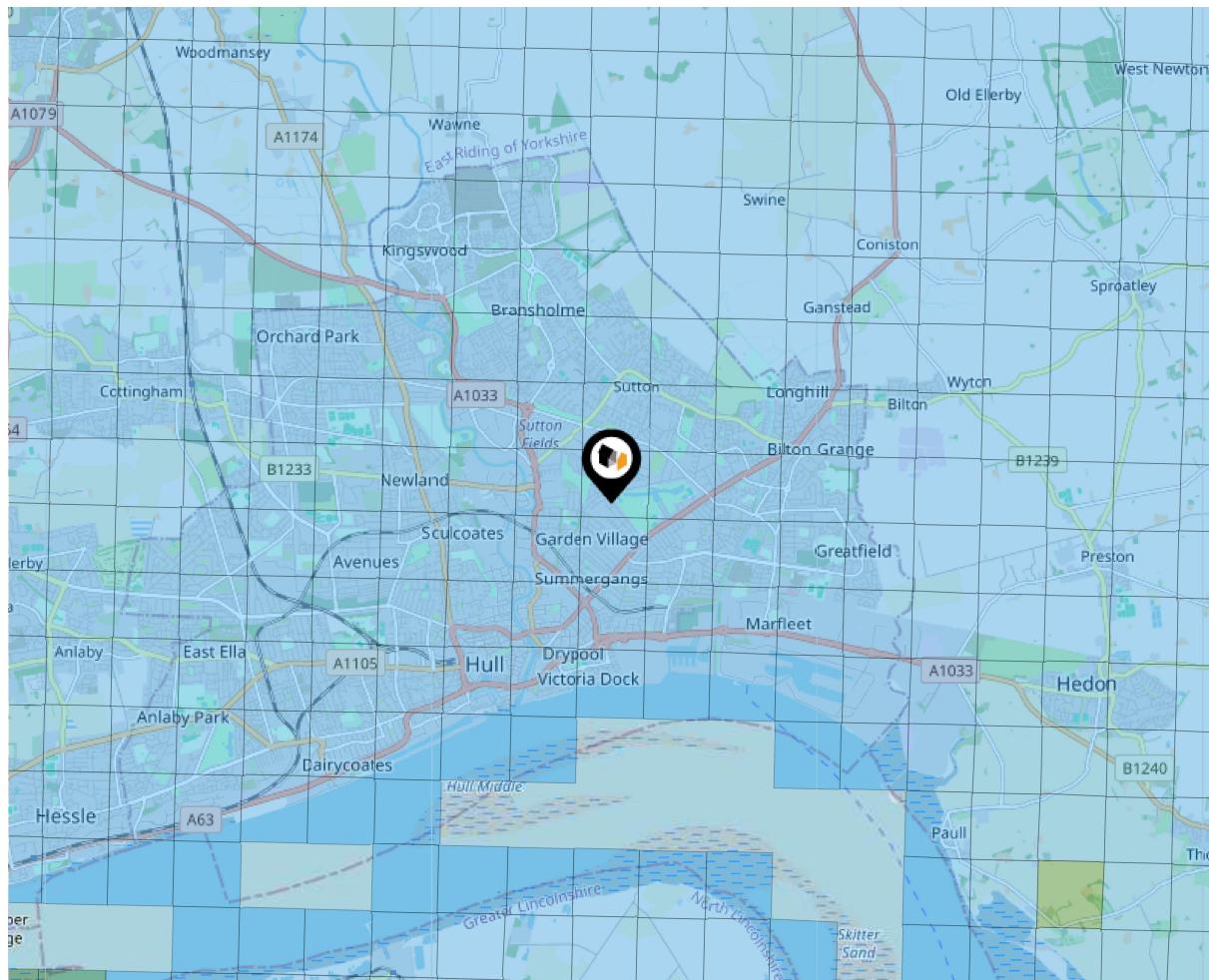


Key:

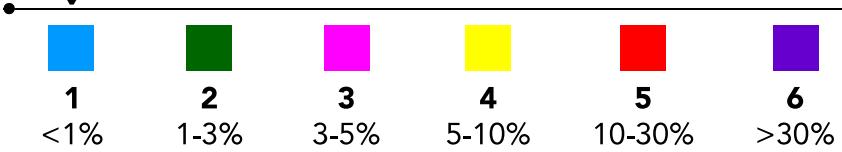
- Power Pylons
- Communication Masts

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).

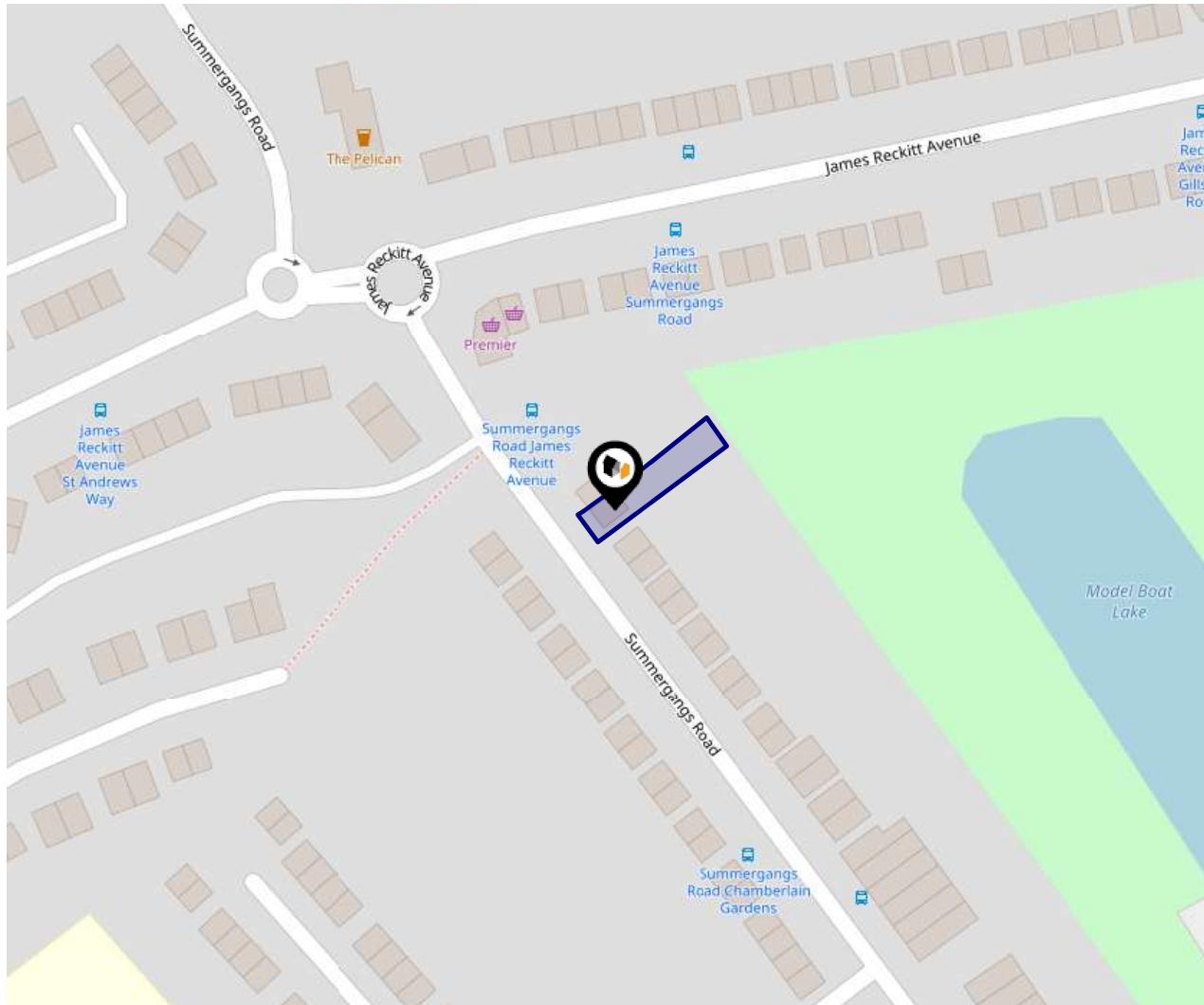


This
Property



Local Area Road Noise

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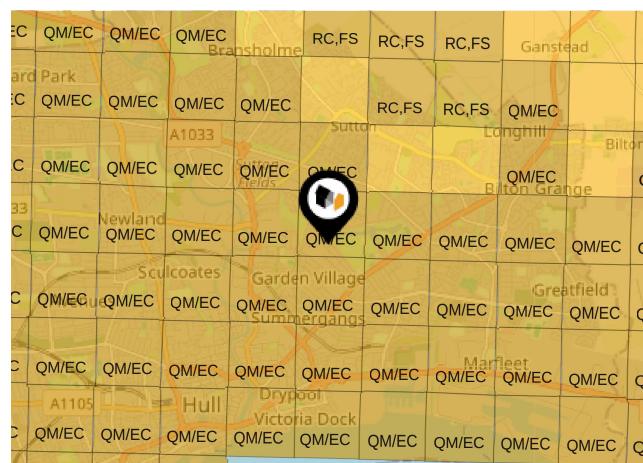
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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 CLAYEY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: MEDIUM(SILTY) TO
LIGHT(SILTY) TO HEAVY

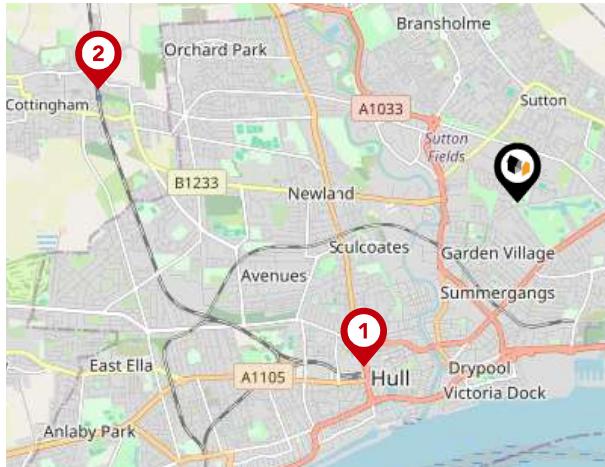


Primary Classifications (Most Common Clay Types)

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)

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National Rail Stations

Pin	Name	Distance
1	Hull Rail Station Main Entrance	2.09 miles
2	Cottingham Rail Station	4.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J38	14.97 miles
2	M62 J37	22.82 miles
3	M62 J36	24.85 miles

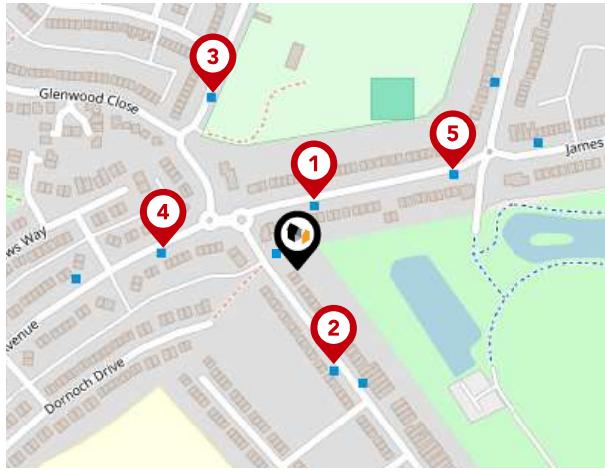


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	12.74 miles
2	Finningley	34.85 miles
3	Teesside Airport	68.72 miles
4	Leeds Bradford Airport	55.56 miles

Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Summergangs Road	0.04 miles
2	Chamberlain Gardens	0.06 miles
3	Glenwood Close	0.11 miles
4	St Andrews Way	0.08 miles
5	Gillshill Road	0.11 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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The Landwood Group logo is a white rectangular box with the company name in black capital letters. It is positioned inside a larger orange trapezoidal shape.

LANDWOOD GROUP

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Land Registry

