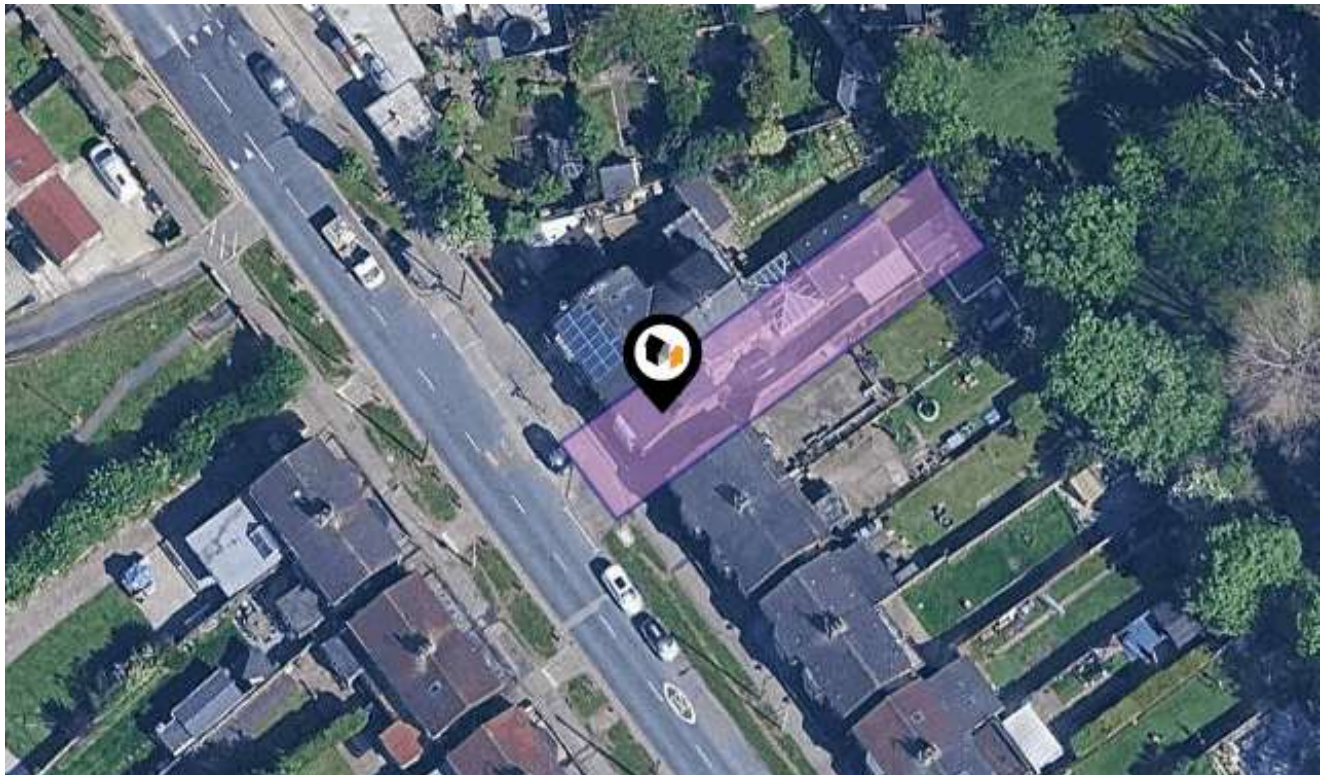




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 19th January 2026



252, SUMMERGANGS ROAD, HULL, HU8 8LL

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

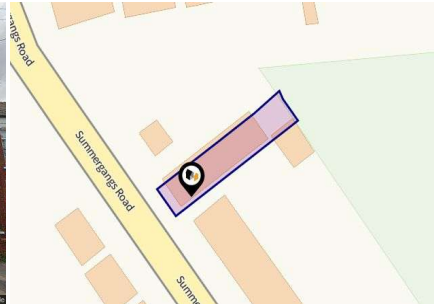
louise.bugeja@landwoodgroup.com

<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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GROUP

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.

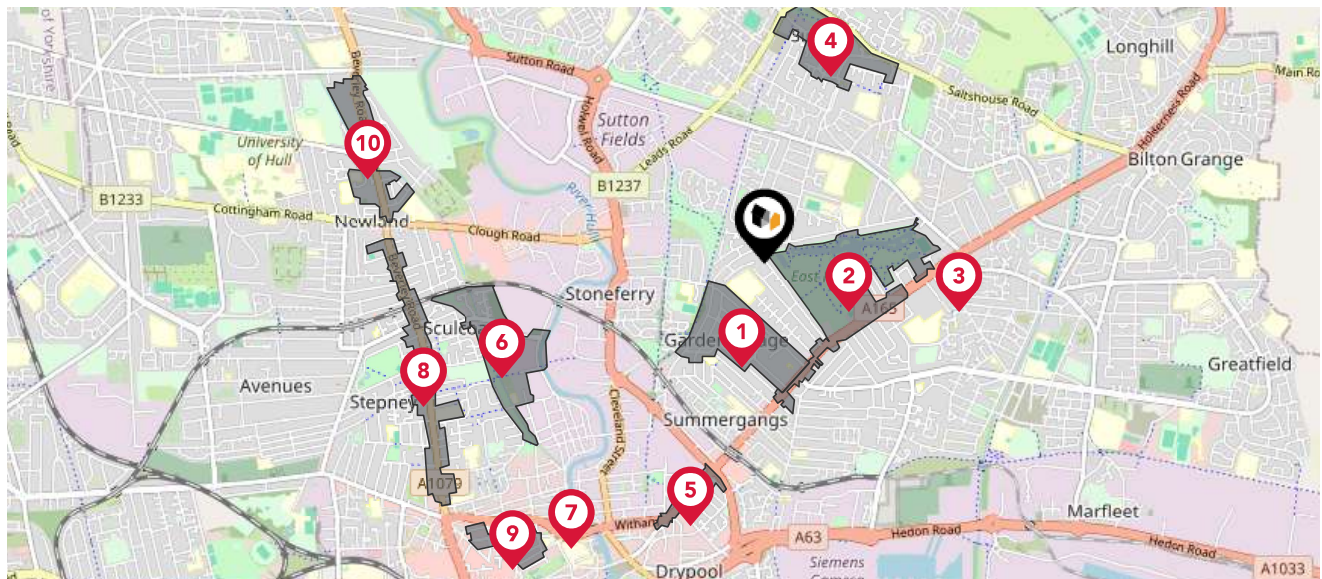
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

LANDWOOD
GROUP

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

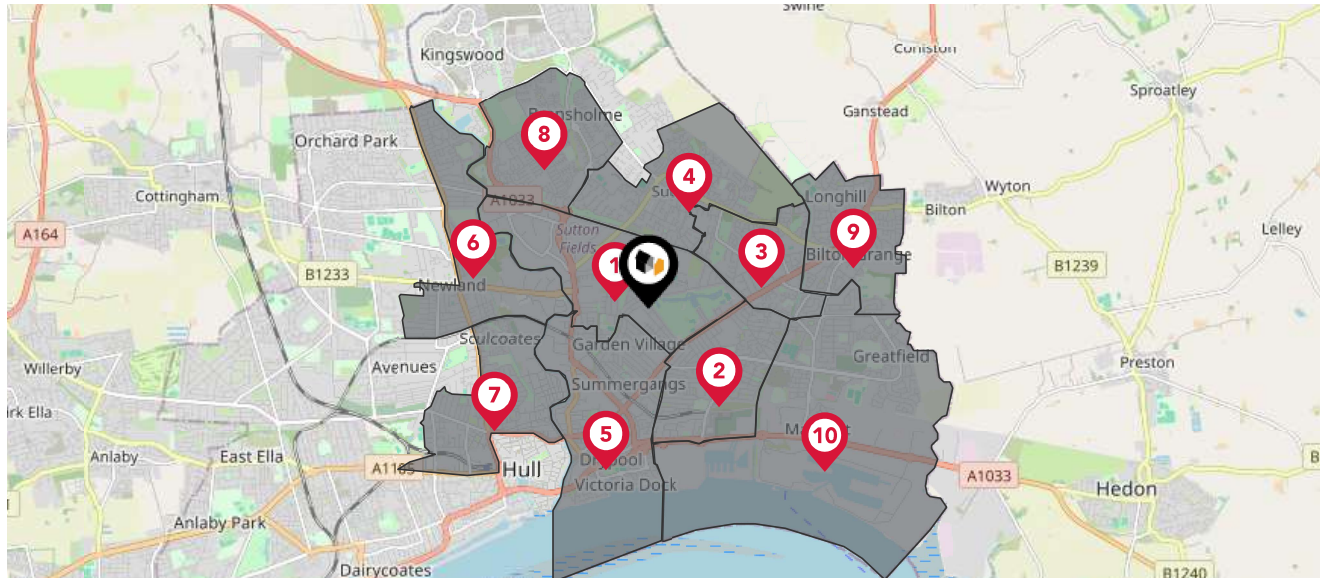
- 1 Garden Village
- 2 Holderness Road (east)
- 3 Broadway
- 4 Sutton Village
- 5 Holderness Road (west)
- 6 Sculcoates
- 7 Charterhouse
- 8 Beverley Road
- 9 Georgian New Town
- 10 Beverley High Road

Maps

Council Wards

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GROUP

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

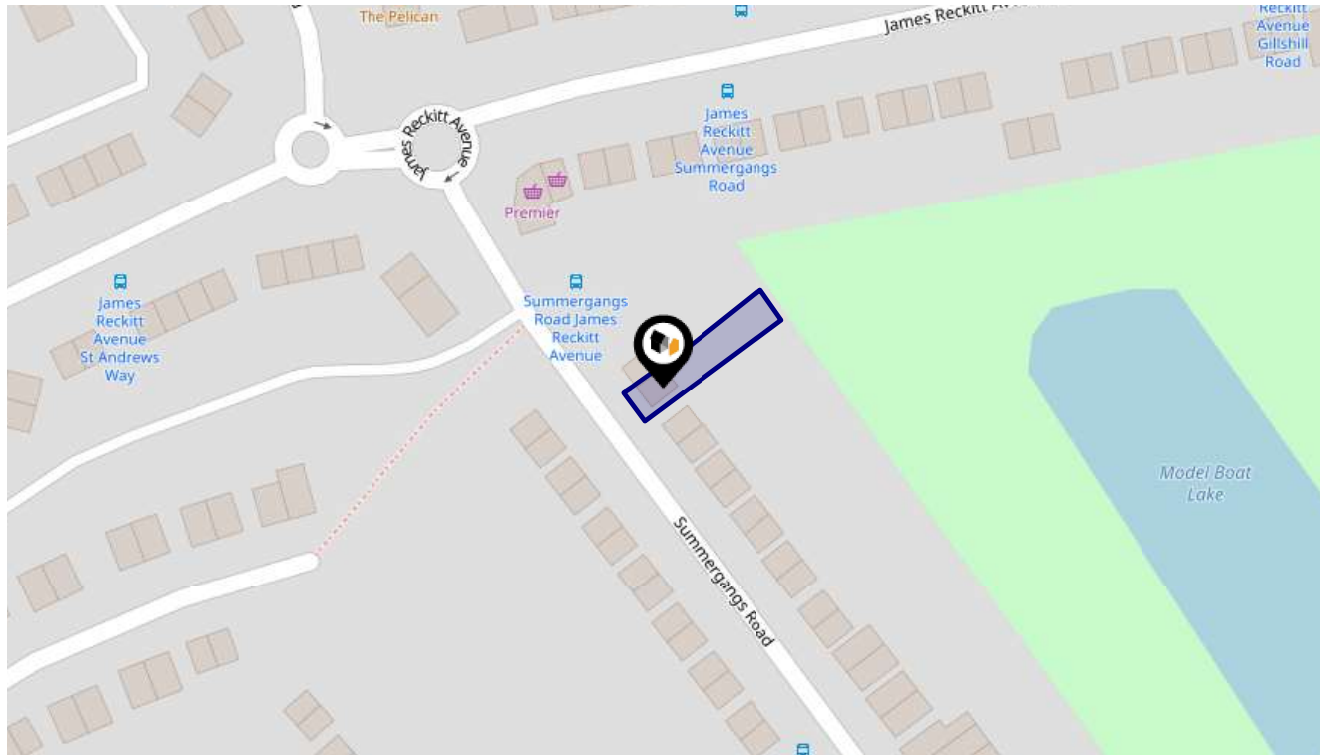
Marfleet Ward

Maps

Rail Noise

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GROUP

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:

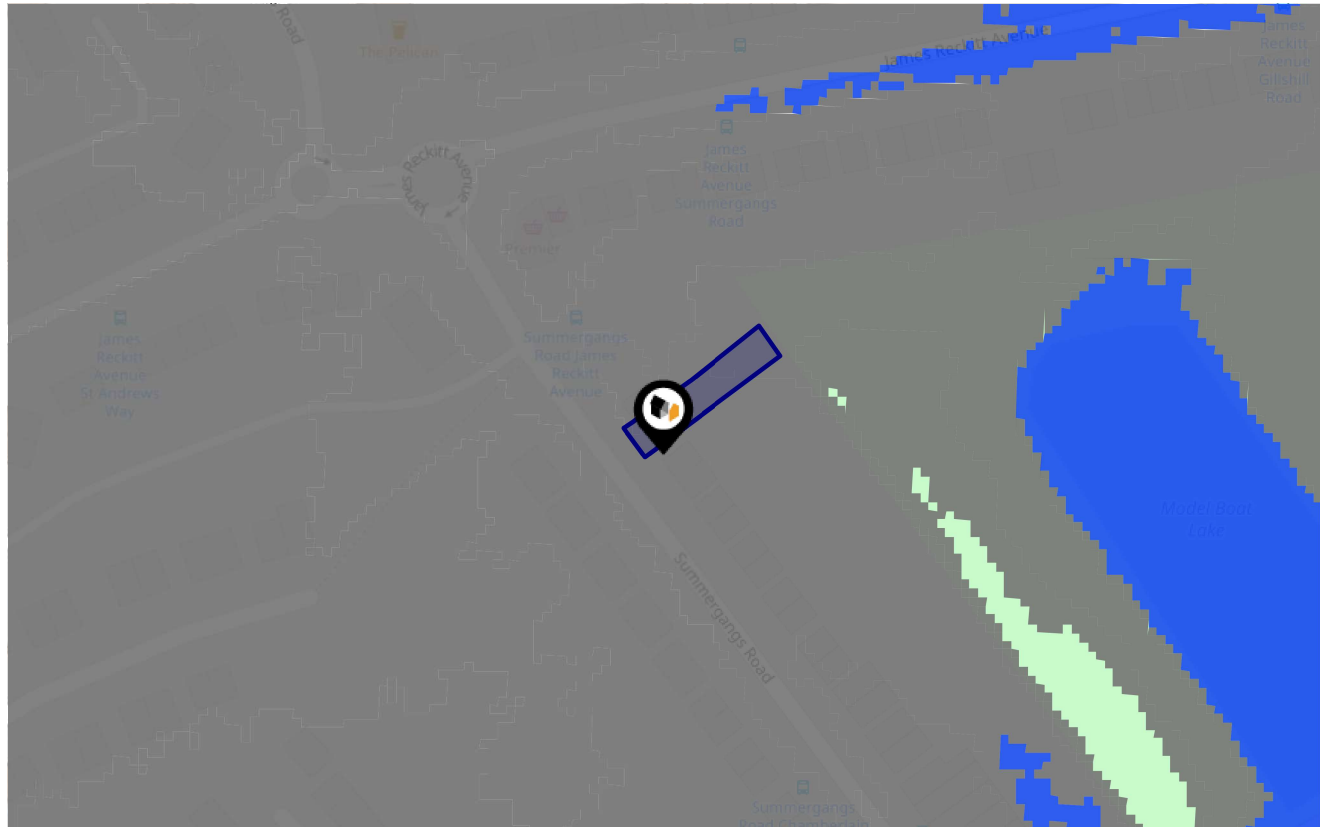
| | | | |
|---|--|--------------|---------------------------------------|
| 5 | | 75.0+ dB | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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:

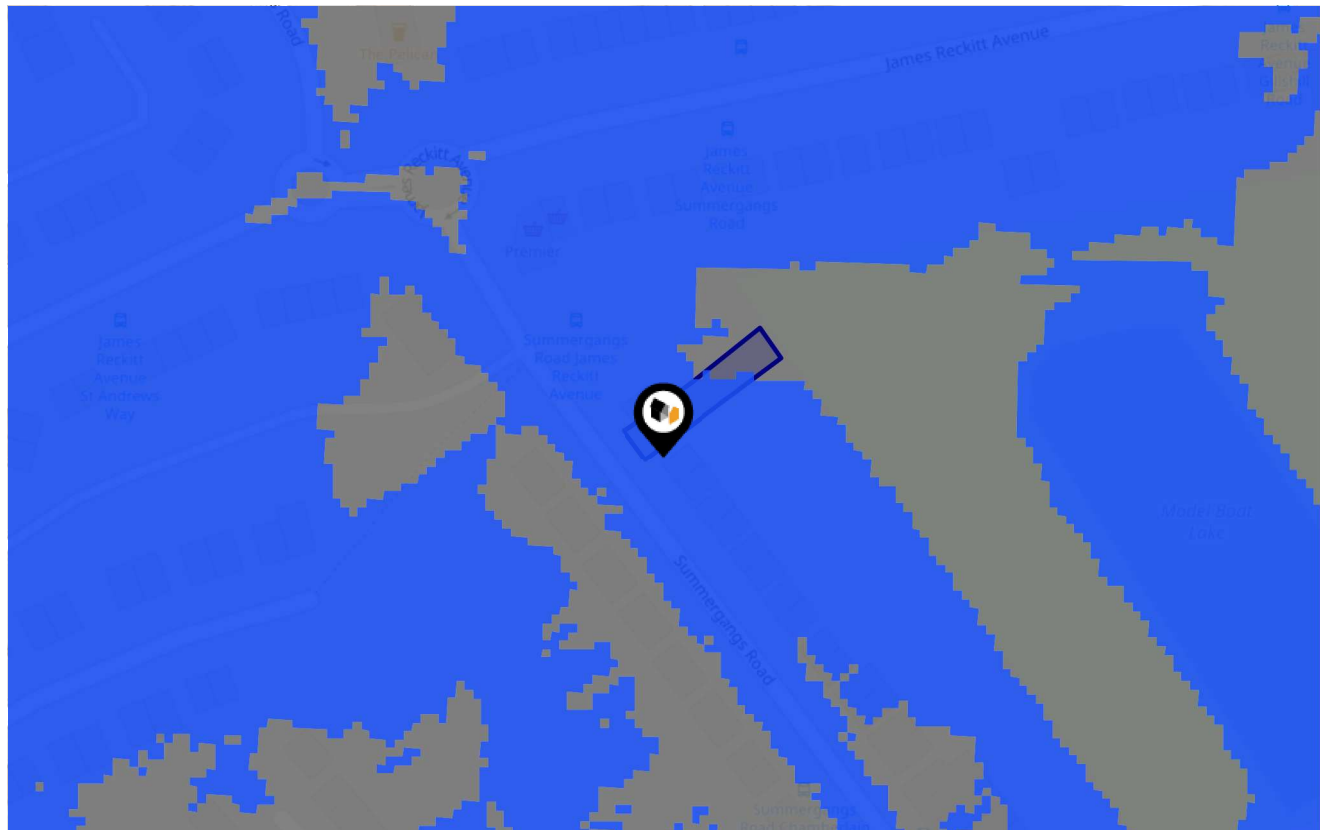


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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:



KPF - Key Property Facts

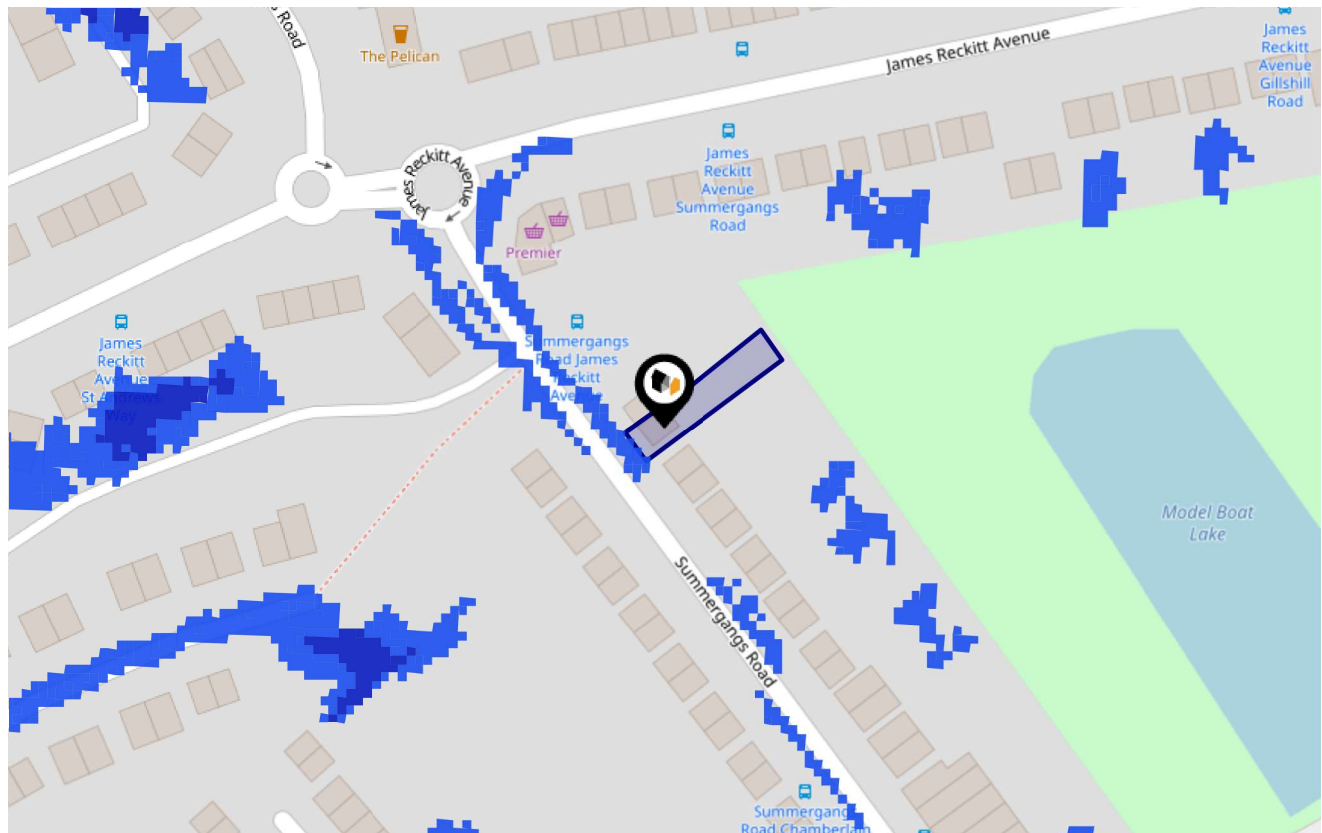
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aprift
Know any property instantly

Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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:

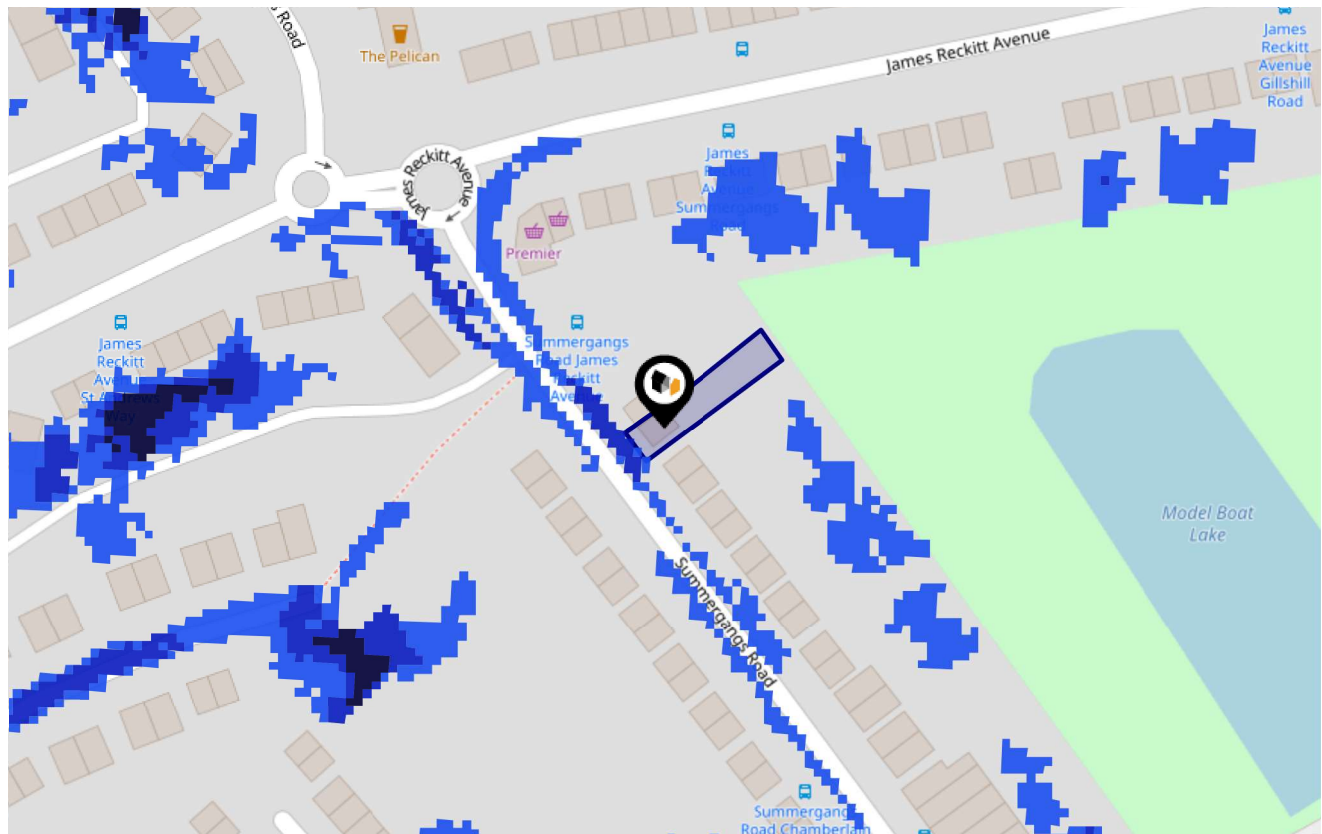


Flood Risk

Surface Water - Climate Change

LANDWOOD
GROUP

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:



KPF - Key Property Facts

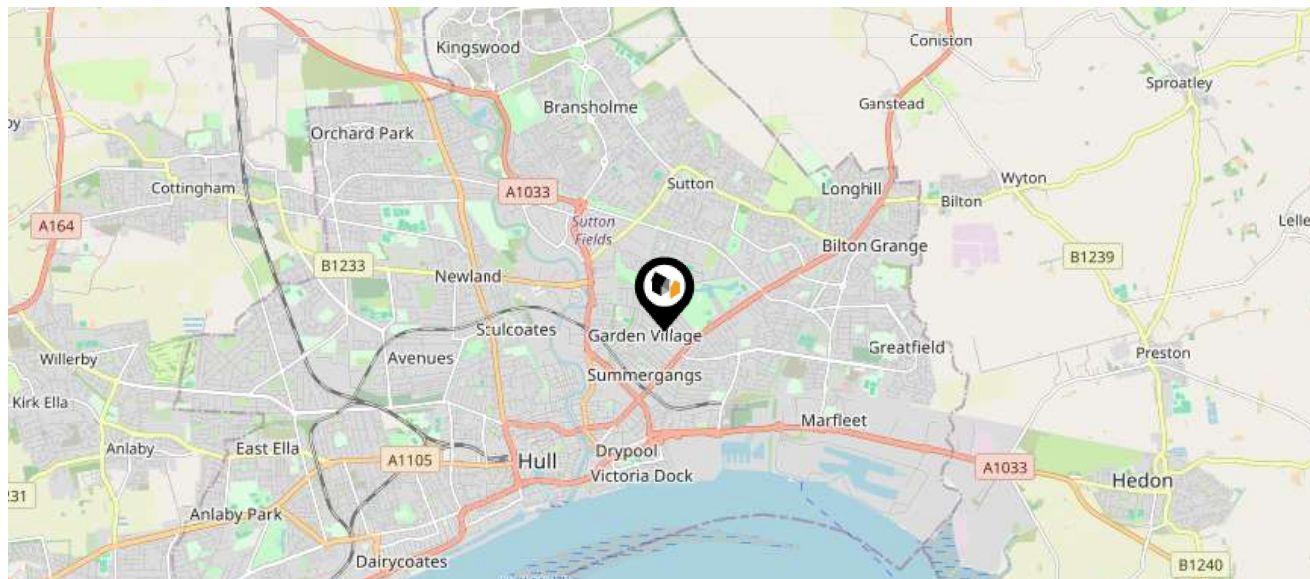
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Maps

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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GROUP

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

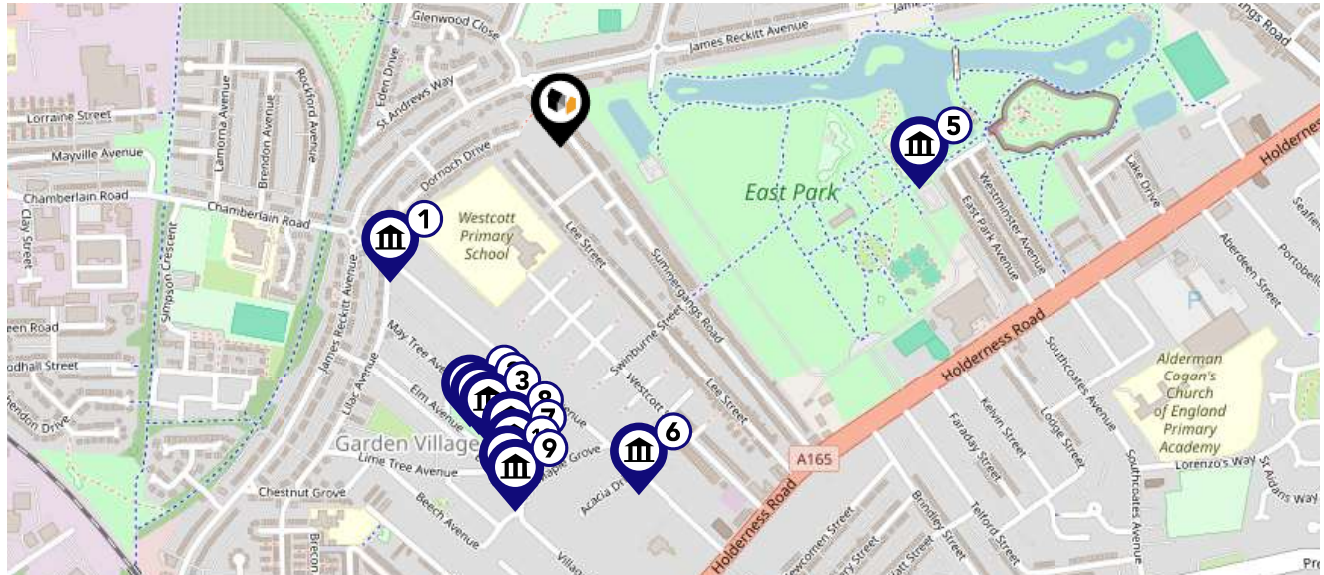
| | | | |
|----|---------------------------------------|-------------------|--------------------------|
| 1 | Leads Bridge-Hull | Historic Landfill | <input type="checkbox"/> |
| 2 | Rotterdam Road-Hull | Historic Landfill | <input type="checkbox"/> |
| 3 | Negas Gas Holder No 4-Hull | Historic Landfill | <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

LANDWOOD
GROUP

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

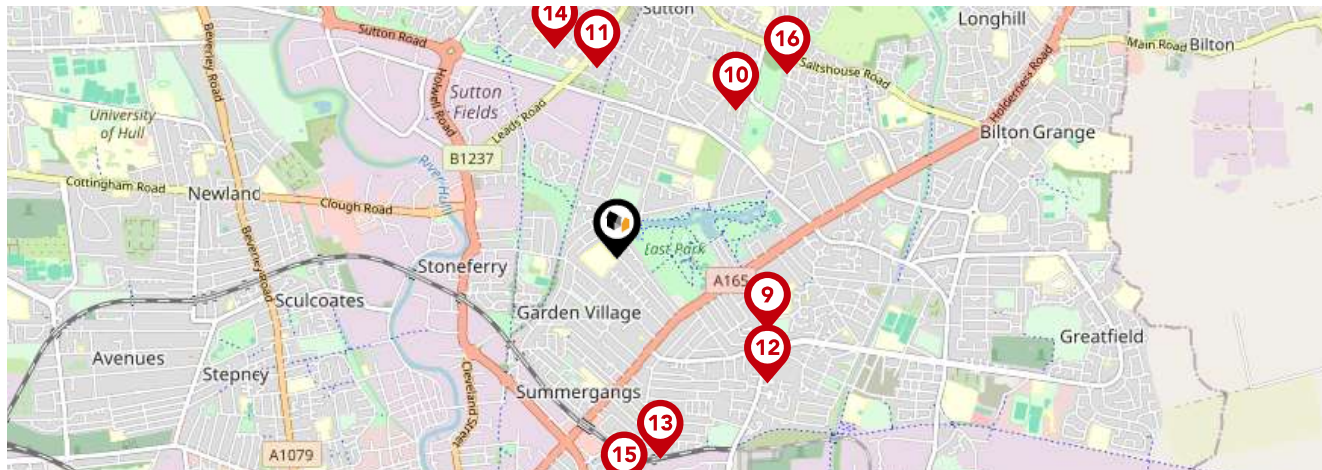
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GROUP











| | | 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 | Gillshill 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"/> |

Area Schools

LANDWOOD
GROUP

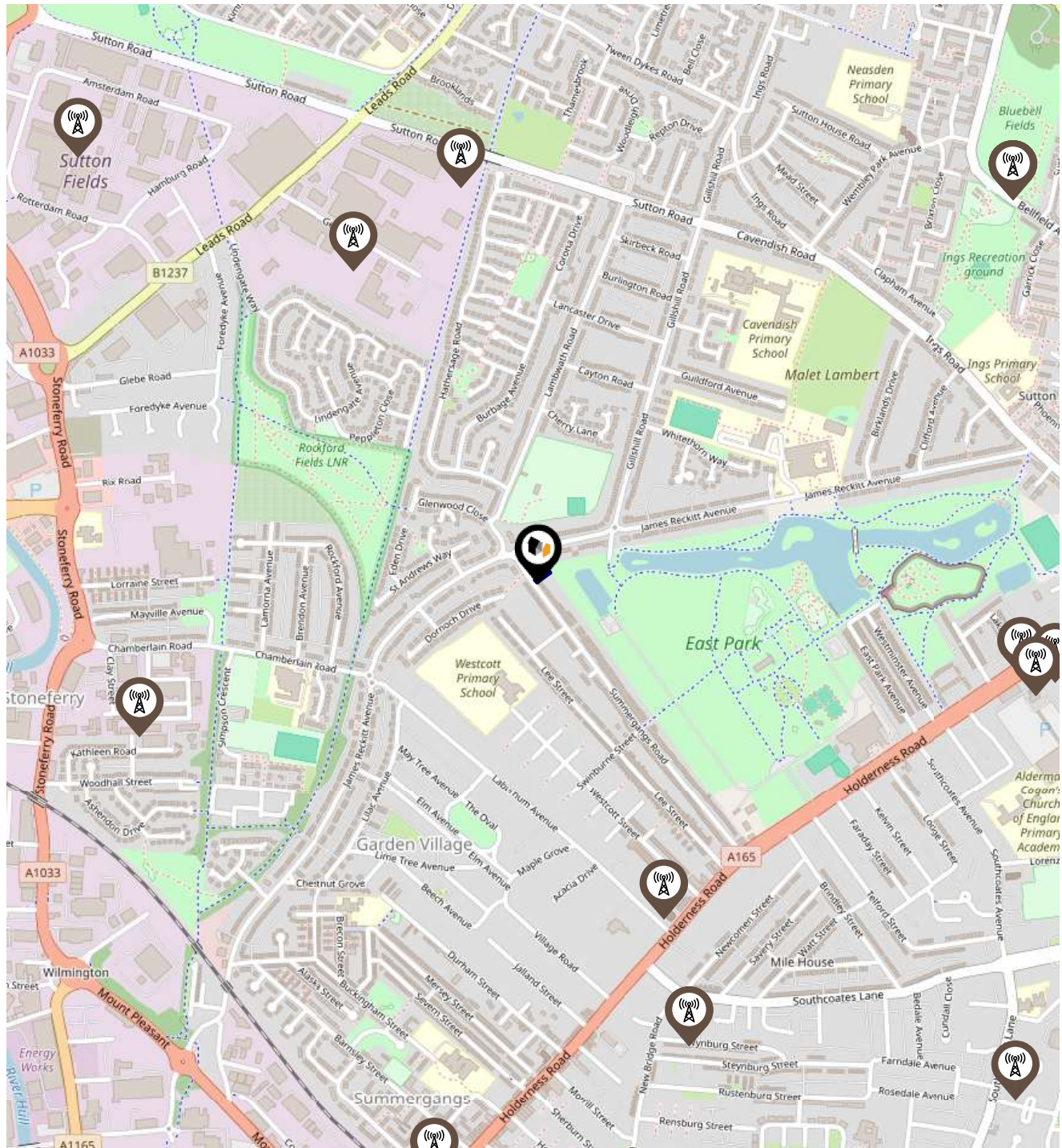


| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  | Alderman Cogan's Church of England Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | 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"/> |
|  | 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"/> |
|  | 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"/> |
|  | 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"/> |
|  | 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"/> |
|  | 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"/> |
|  | 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

LANDWOOD
GROUP

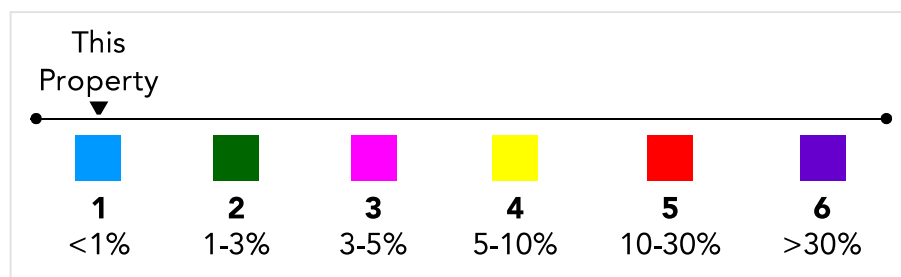
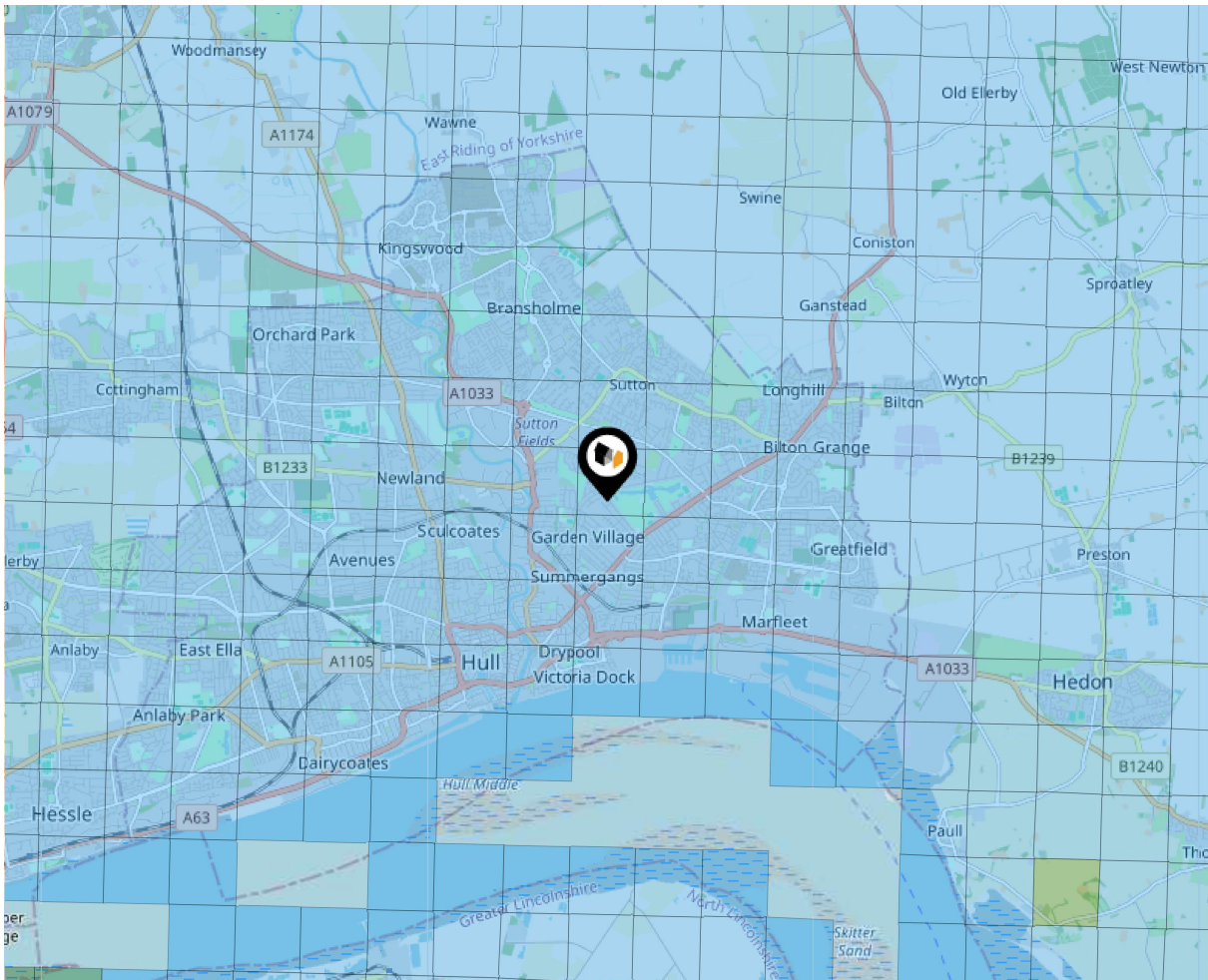


Key:

-  Power Pylons
-  Communication Masts

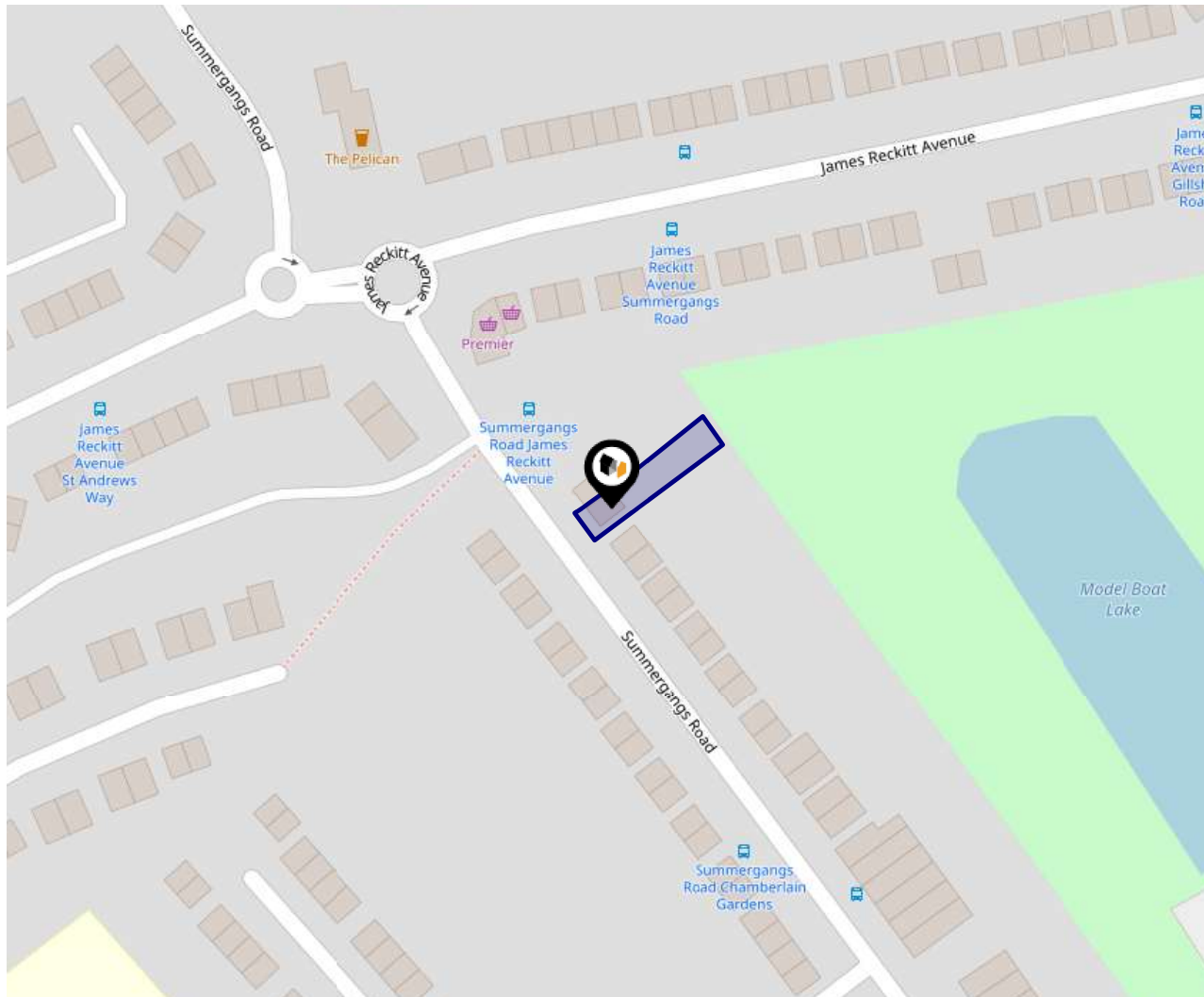
What is Radon?

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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GROUP



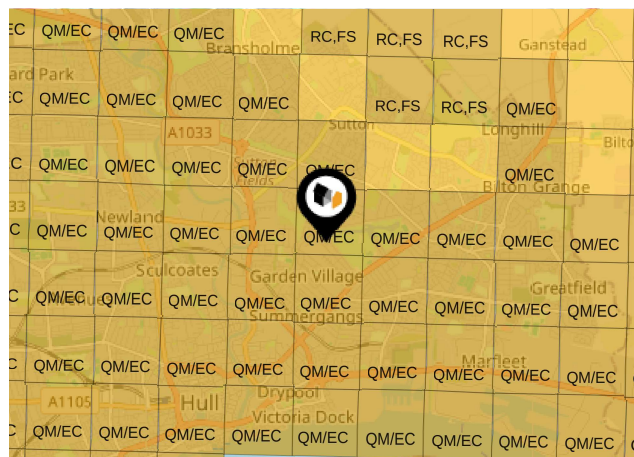
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
Parent Material Grain: ARGILLIC - ARENACEOUS
Soil Group: MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY
Soil Texture: CLAY TO CLAYEY LOAM
Soil Depth: DEEP



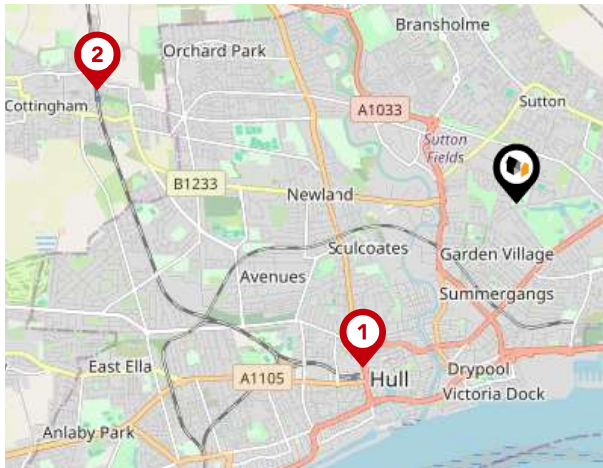
Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

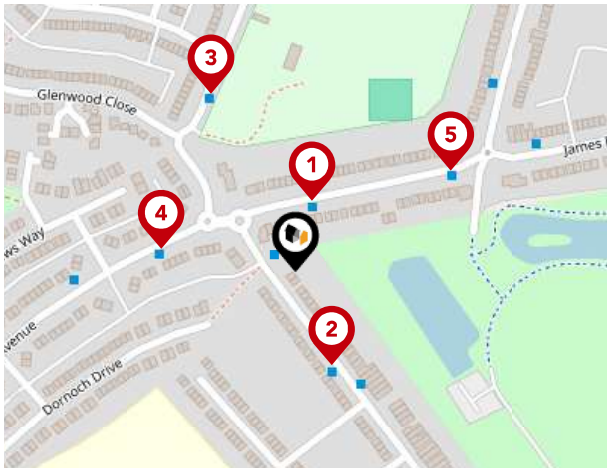


Airports/Helipads

| 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)



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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