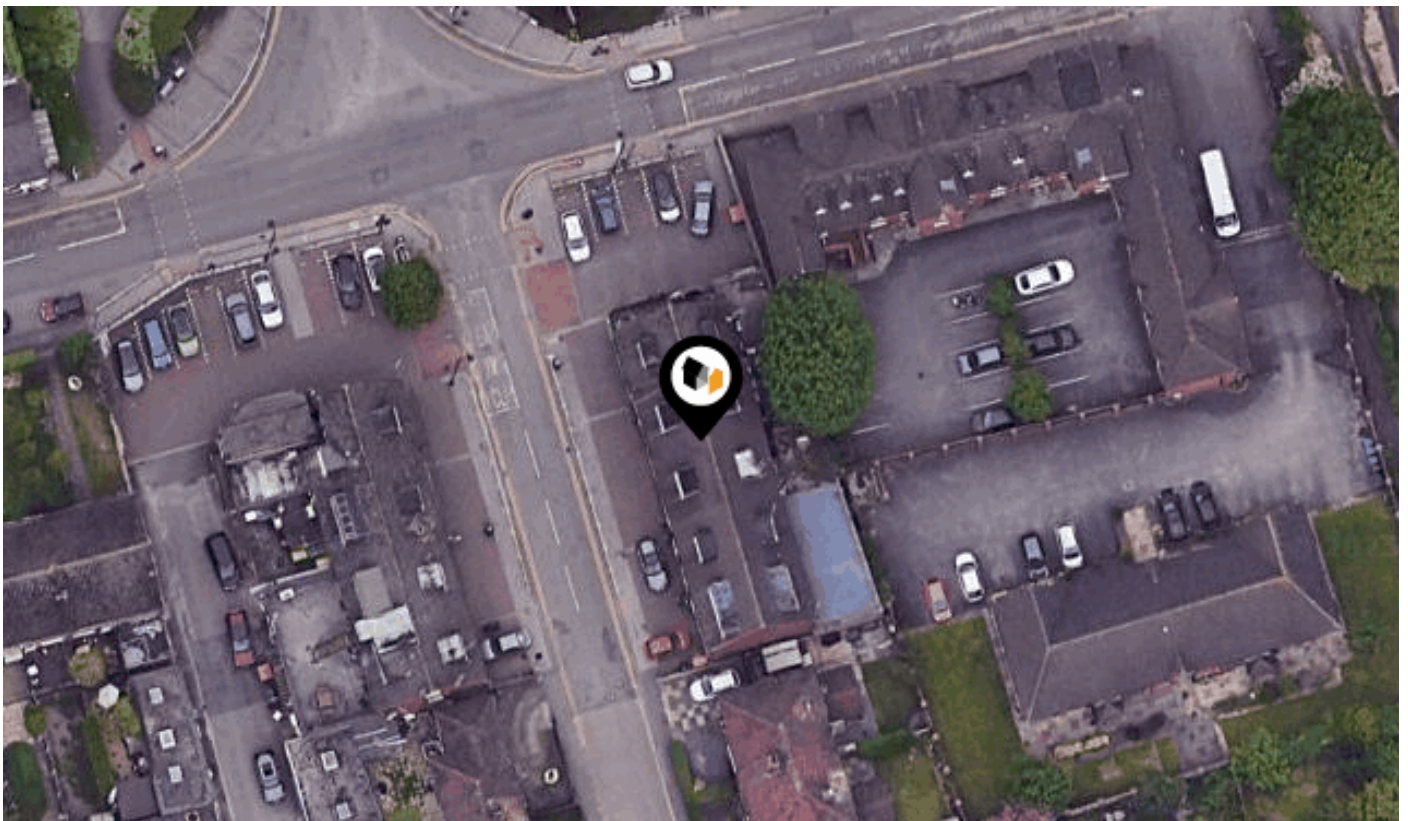




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 12th March 2025



FLAT, 1A-3, VICTORIA ROAD, SALTNEY, CH4 8ST

Landwood Group

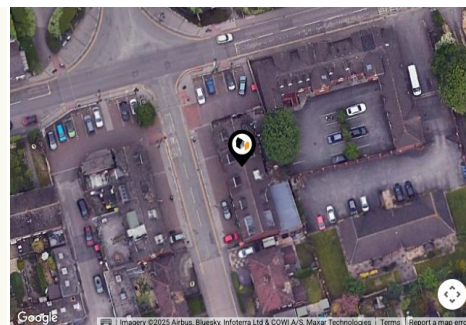
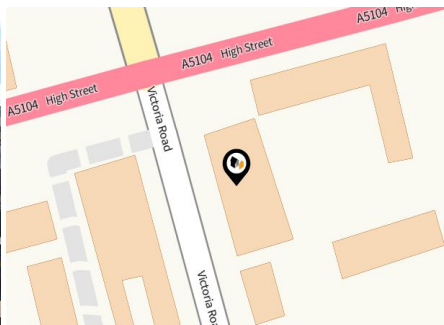
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette
Bedrooms:	2
UPRN:	10090462639

Local Area

Local Authority:	Flintshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	England Only
• Surface Water	England Only

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5
mb/s



1000
mb/s



Mobile Coverage: (based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



sky



This map displays nearby coal mine entrances and their classifications.



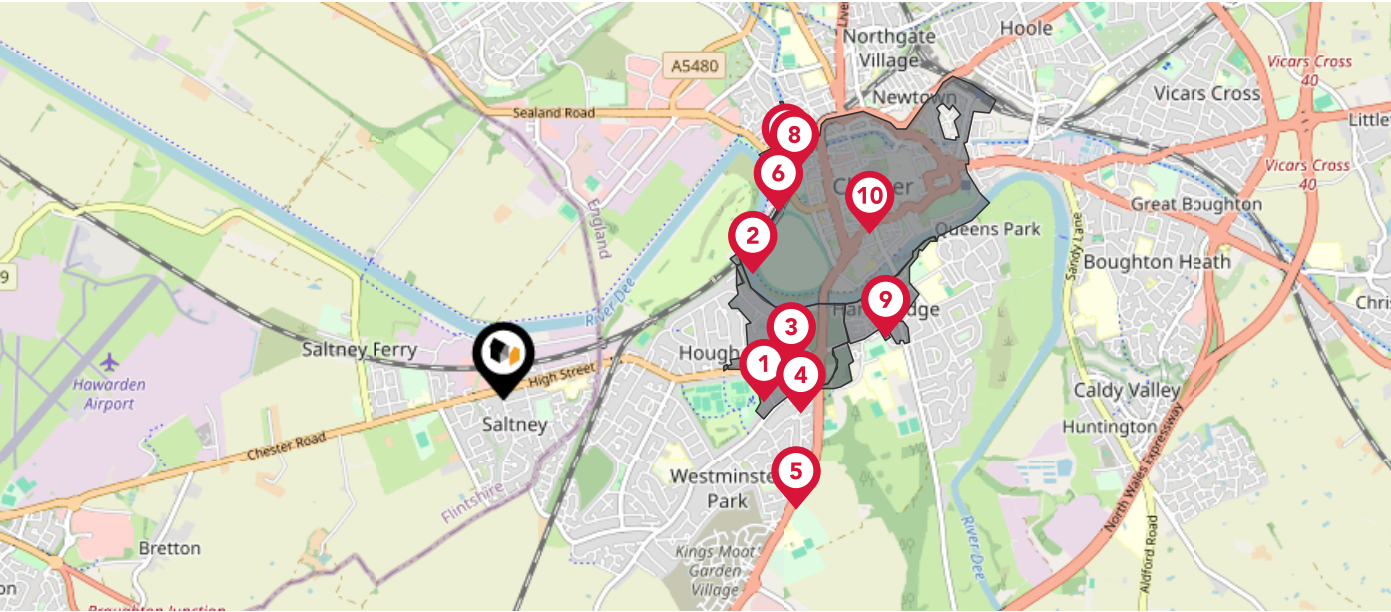
Mine Entry

- ✕ 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.



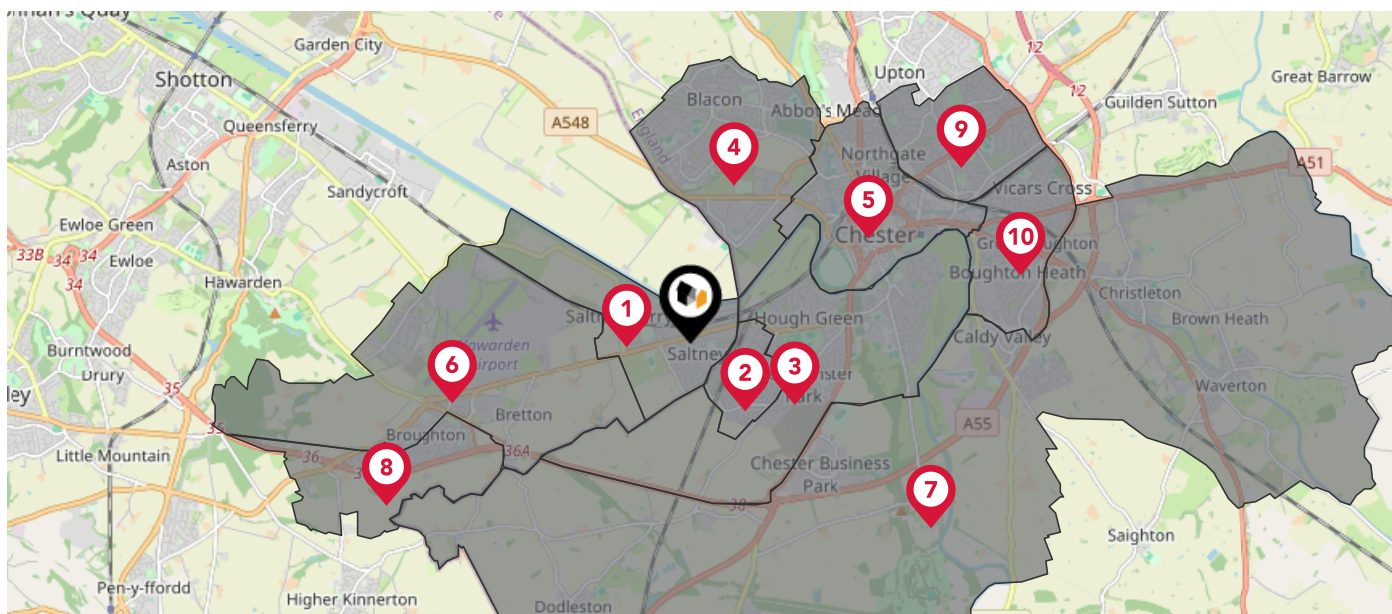
Nearby Conservation Areas	
1	Curzon Park (Chester) Conservation Area
2	City Centre (Chester) Conservation Area
3	Curzon Park (Chester) Conservation Area
4	Curzon Park (Chester) Conservation Area
5	Ash Grove Conservation Area
6	City Centre (Chester) Conservation Area
7	City Centre (Chester) Conservation Area
8	City Centre (Chester) Conservation Area
9	Handbridge (Chester) Conservation Area
10	City Centre (Chester) Conservation Area

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

Saltney Ferry ED

2

Lache Ward

3

Handbridge Park Ward

4

Blacon Ward

5

Chester City & the Garden Quarter Ward

6

Broughton North East ED

7

Christleton & Huntington Ward

8

Broughton South ED

9

Newton & Hoole Ward

10

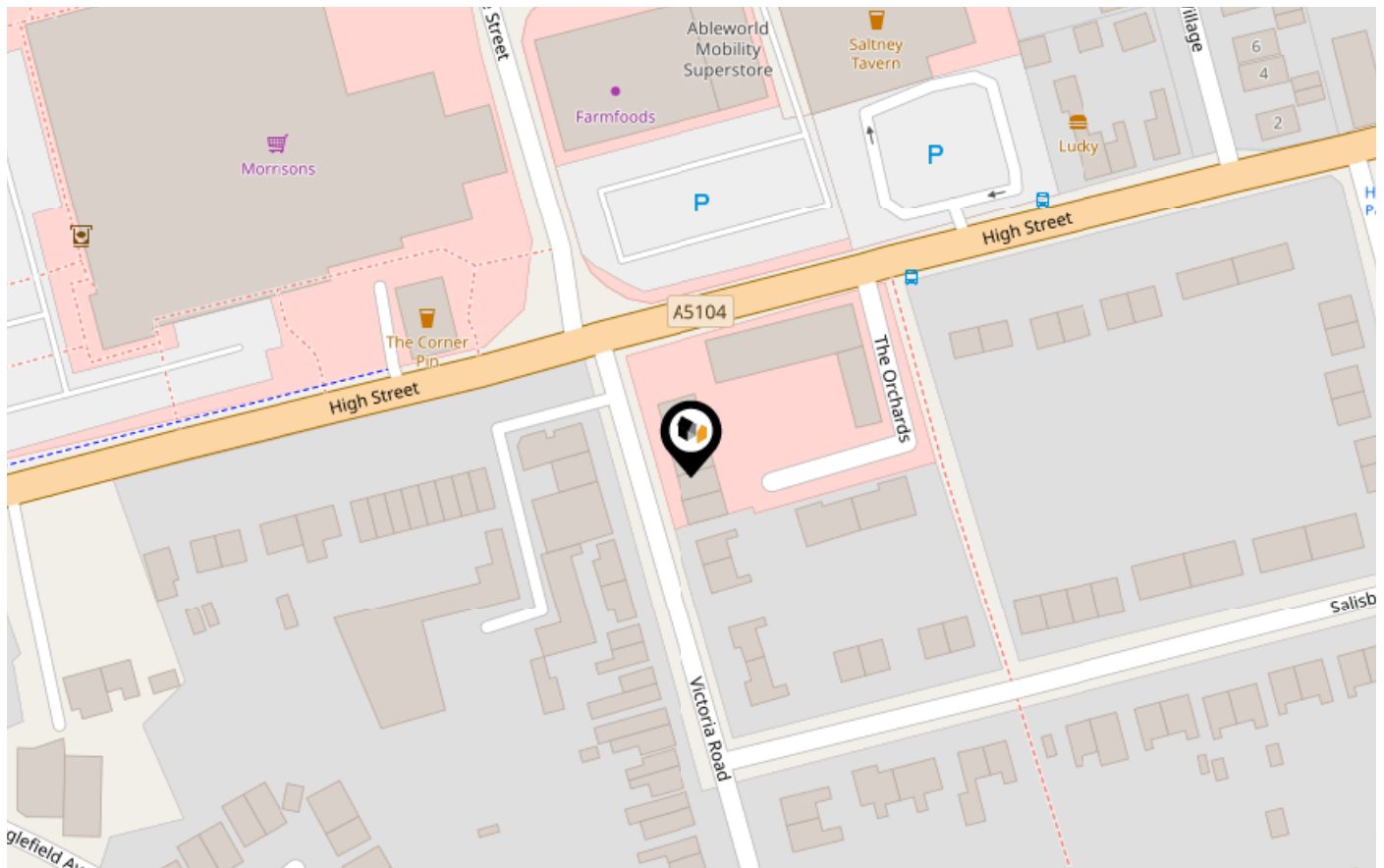
Great Boughton Ward

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: England Only

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.

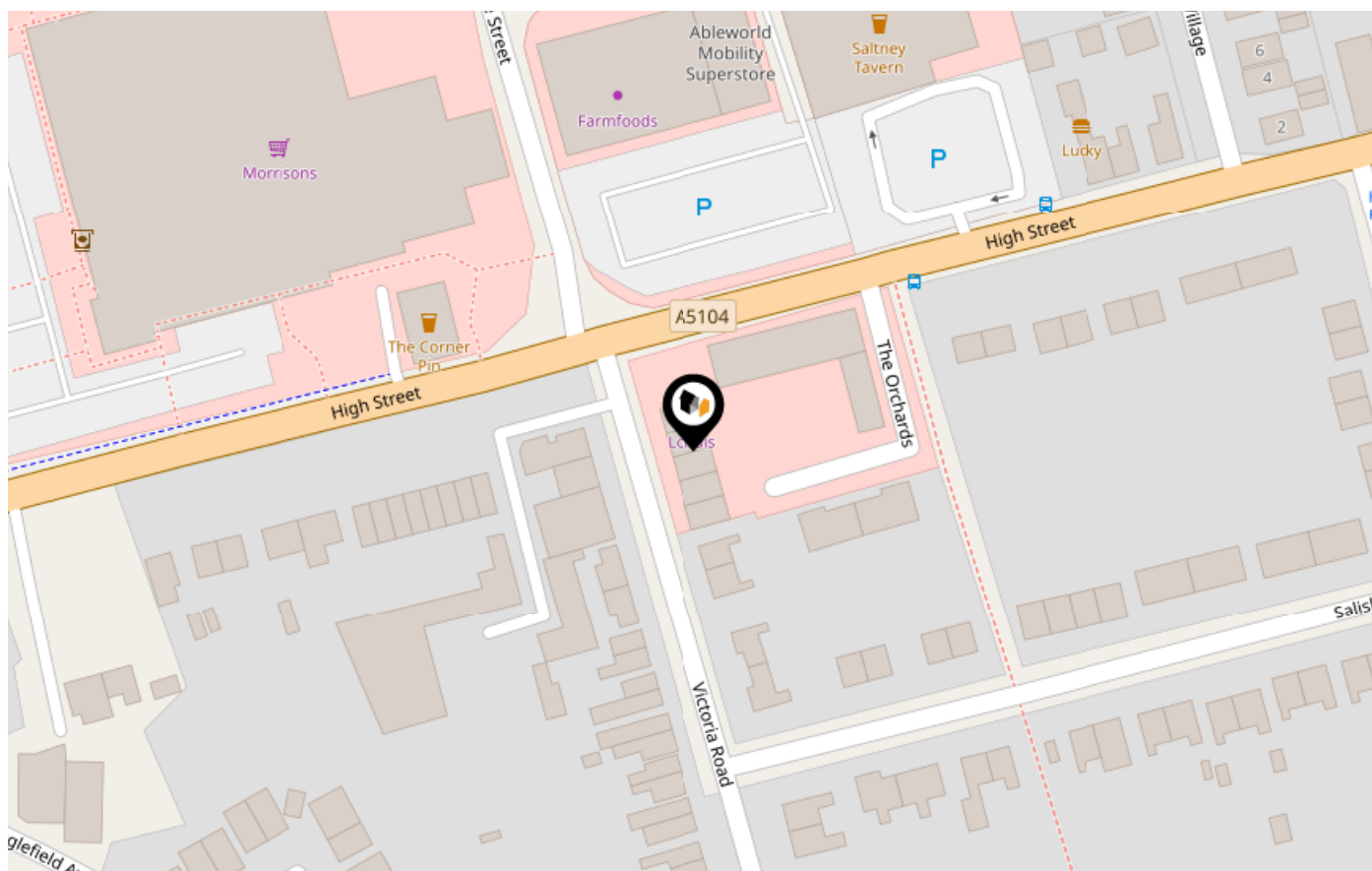
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) 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: England Only

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Maps

Landfill Sites

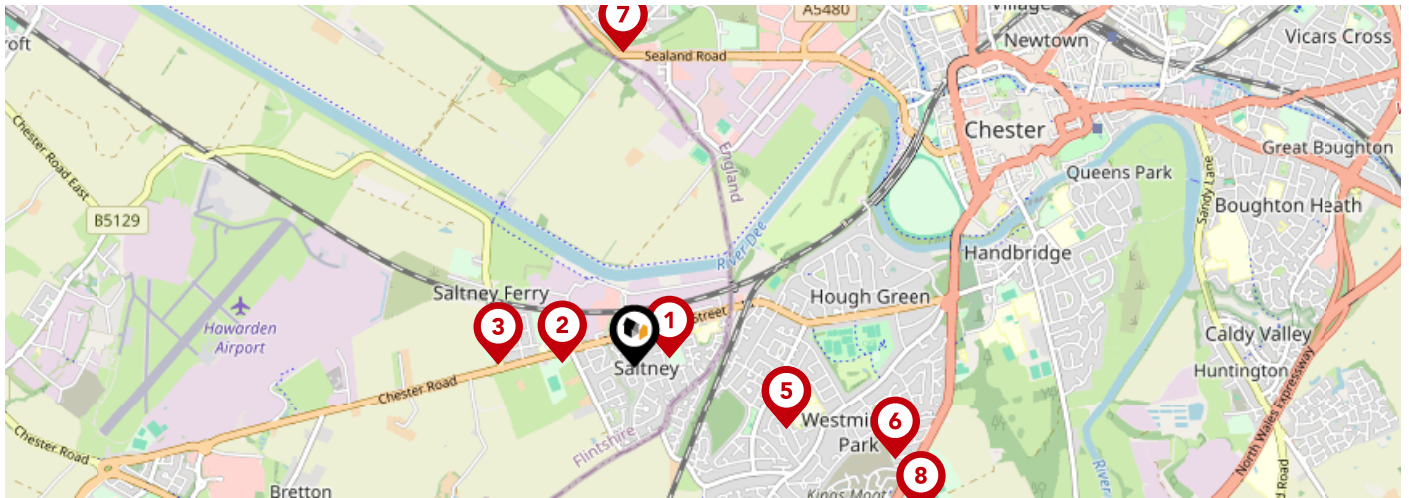
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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

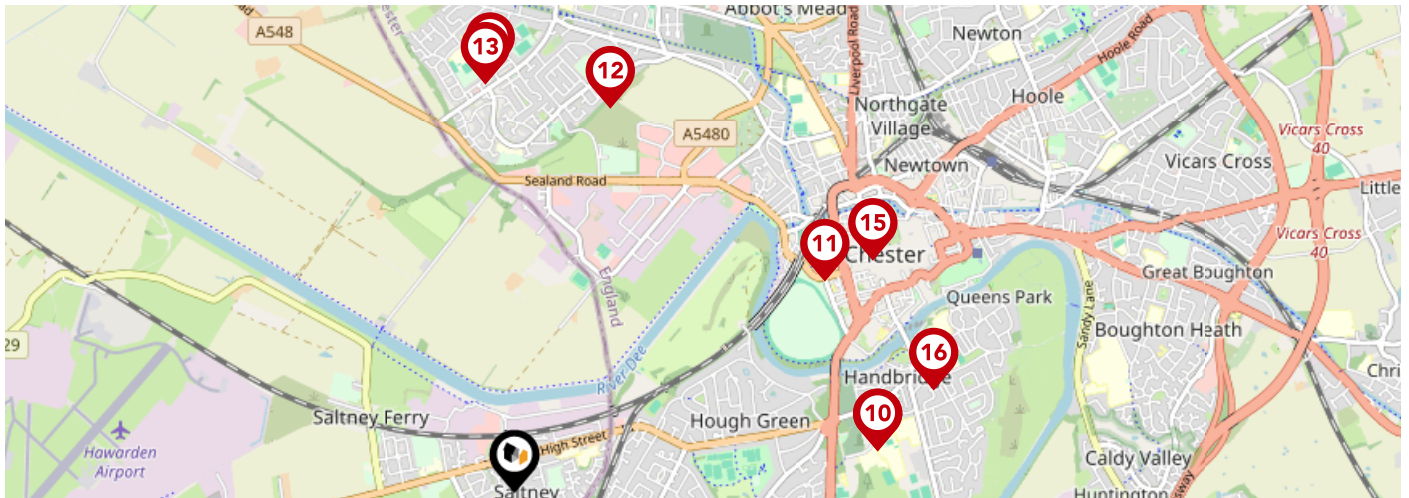


Nearby Landfill Sites

1	Brymau No.4-Old Spencers Scrap Yard, River Lane, Saltney, Flintshire	Historic Landfill	
2	Border House Farm-Bumpers Lane, Chester, Cheshire	Historic Landfill	
3	Ferry Lane-Sealand	Historic Landfill	
4	Littlers Playing Fields-Chester College, Cheyney Road, Chester, Cheshire	Historic Landfill	
5	Brick Bank Site-Gorstella, Doddleston, Cheshire	Historic Landfill	
6	EA/EPR/HP3294FN/V004	Active Landfill	
7	Land off Marton Road-Broughton	Historic Landfill	
8	Deva Tip-West Cheshire Hosp, Upper Chester, Cheshire	Historic Landfill	
9	Parson's Lane-Upton-by-Chester, Chester, Cheshire	Historic Landfill	
10	Chemistry Locks-Land Adjacent To Shropshire Union Canal, Cheshire	Historic Landfill	



		Nursery	Primary	Secondary	College	Private
1	St Anthony's R.C. Primary School Ofsted Rating: Good Pupils:0 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St David's High School Ofsted Rating: Adequate Pupils:0 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Saltney Ferry C.P. School Ofsted Rating: Unsatisfactory Pupils:0 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Clare's Catholic Primary School Ofsted Rating: Good Pupils: 175 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lache Primary School Ofsted Rating: Good Pupils: 189 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Belgrave Primary School Ofsted Rating: Good Pupils: 210 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Dee Point Primary School Ofsted Rating: Requires improvement Pupils: 491 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The King's School Ofsted Rating: Not Rated Pupils: 1155 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Overleigh St Mary's CofE Primary School Ofsted Rating: Good Pupils: 459 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Catholic High School, Chester Ofsted Rating: Good Pupils: 806 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Queen's School Ofsted Rating: Not Rated Pupils: 415 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Highfield Community Primary School Ofsted Rating: Good Pupils: 221 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Blacon High School, A Specialist Sports College Ofsted Rating: Requires improvement Pupils: 723 Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	J H Godwin Primary School Ofsted Rating: Good Pupils: 174 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Abbey School for Exceptional Children Ofsted Rating: Good Pupils: 94 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Queen's Park High School Ofsted Rating: Good Pupils: 764 Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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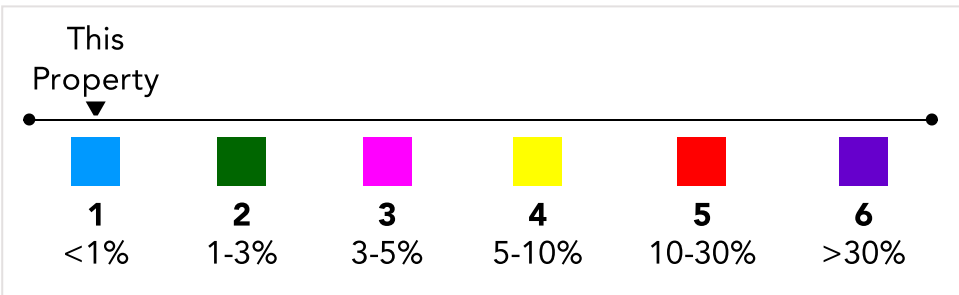
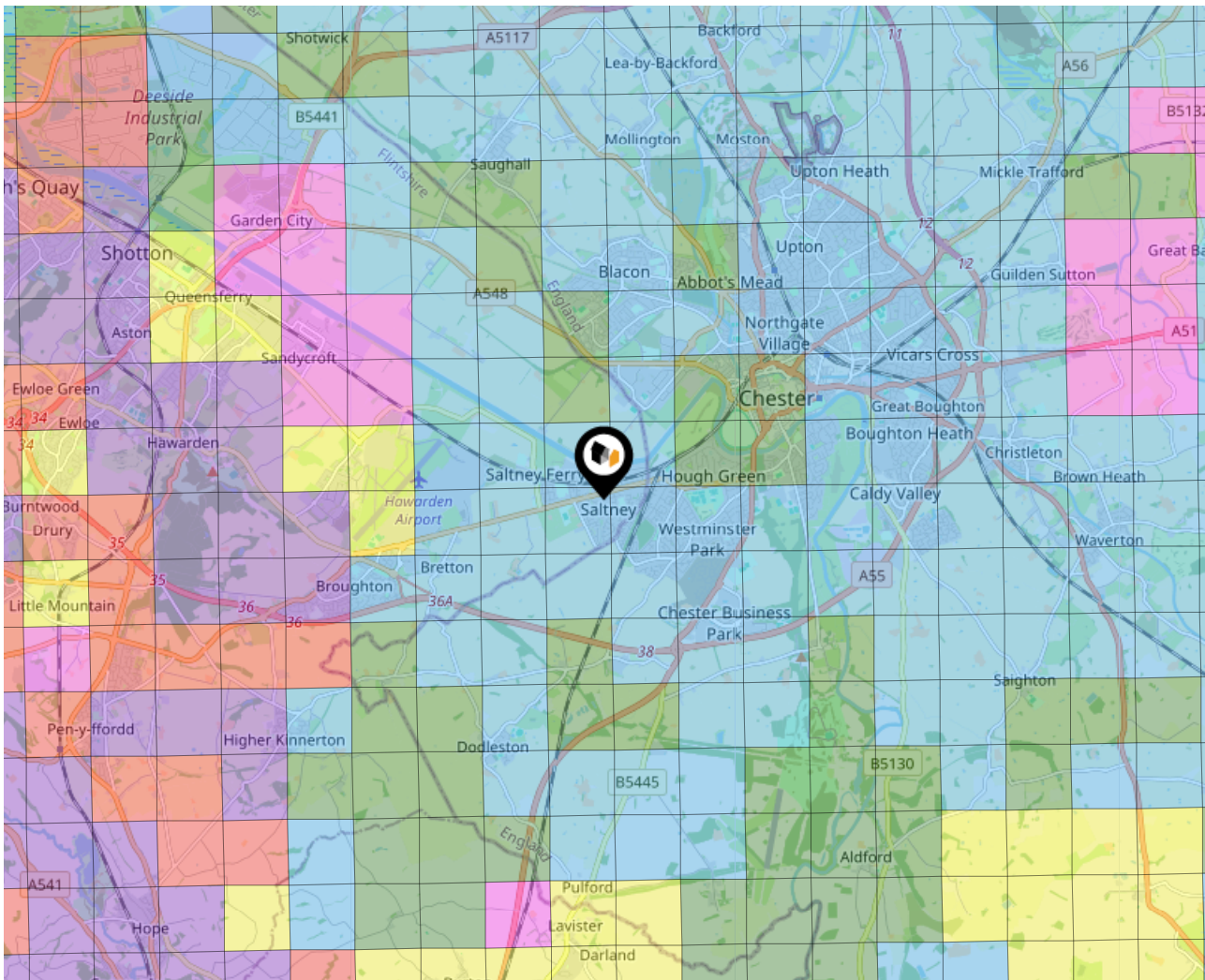


Key:

-  Power Pylons
-  Communication Masts

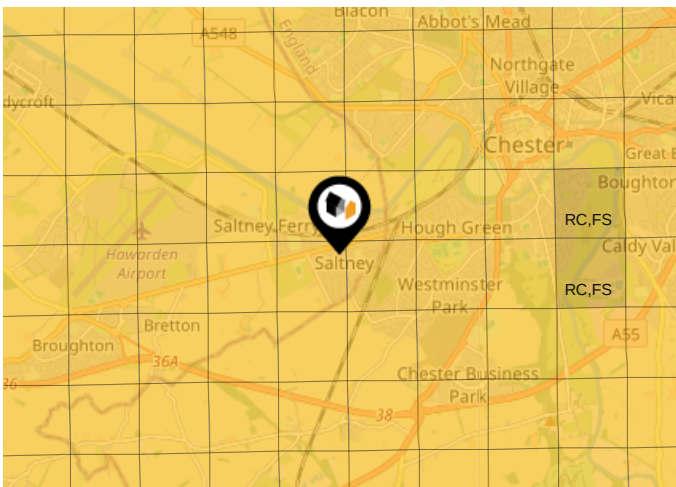
What is Radon?

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).



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		



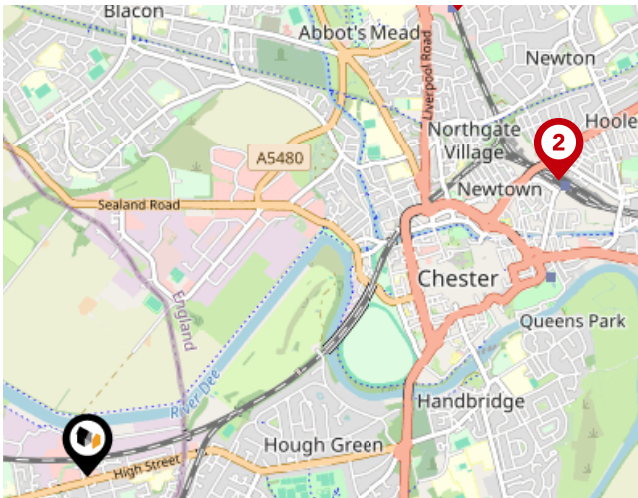
Primary Classifications (Most Common Clay Types)

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

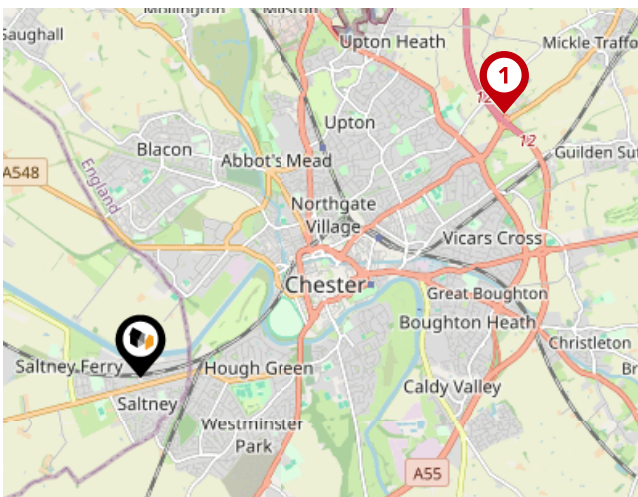
Transport (National)

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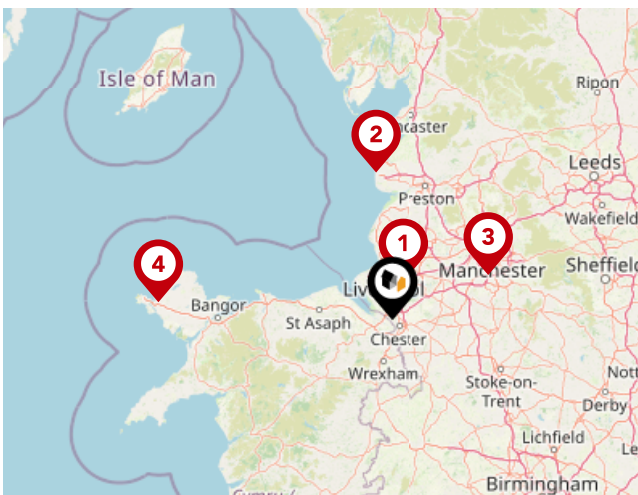
National Rail Stations

Pin	Name	Distance
1	Bache Rail Station	2.64 miles
2	Chester Rail Station	2.46 miles
3	Hawarden Rail Station	4.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	4 miles
2	M53 J11	5.38 miles
3	M56 J15	5.65 miles
4	M53 J10	6.27 miles
5	M53 J9	7.7 miles



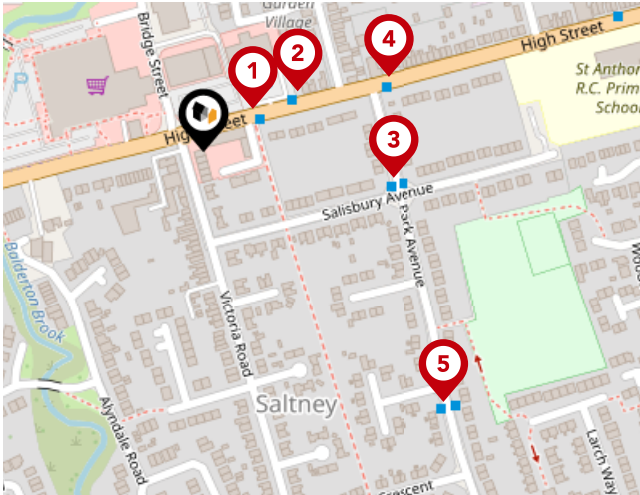
Airports/Helipads

Pin	Name	Distance
1	Speke	11.51 miles
2	Highfield	41.78 miles
3	Manchester Airport	30.05 miles
4	Penrhyn	66.62 miles

Area

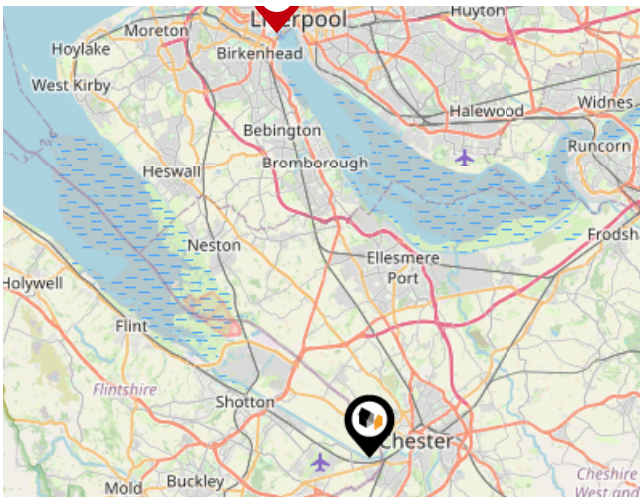
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	St Davids Retail Park	0.04 miles
2	St David's Retail Park	0.06 miles
3	Salisbury Avenue	0.11 miles
4	Park Avenue	0.11 miles
5	Belgrave Avenue	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	15.38 miles

Data Quality

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