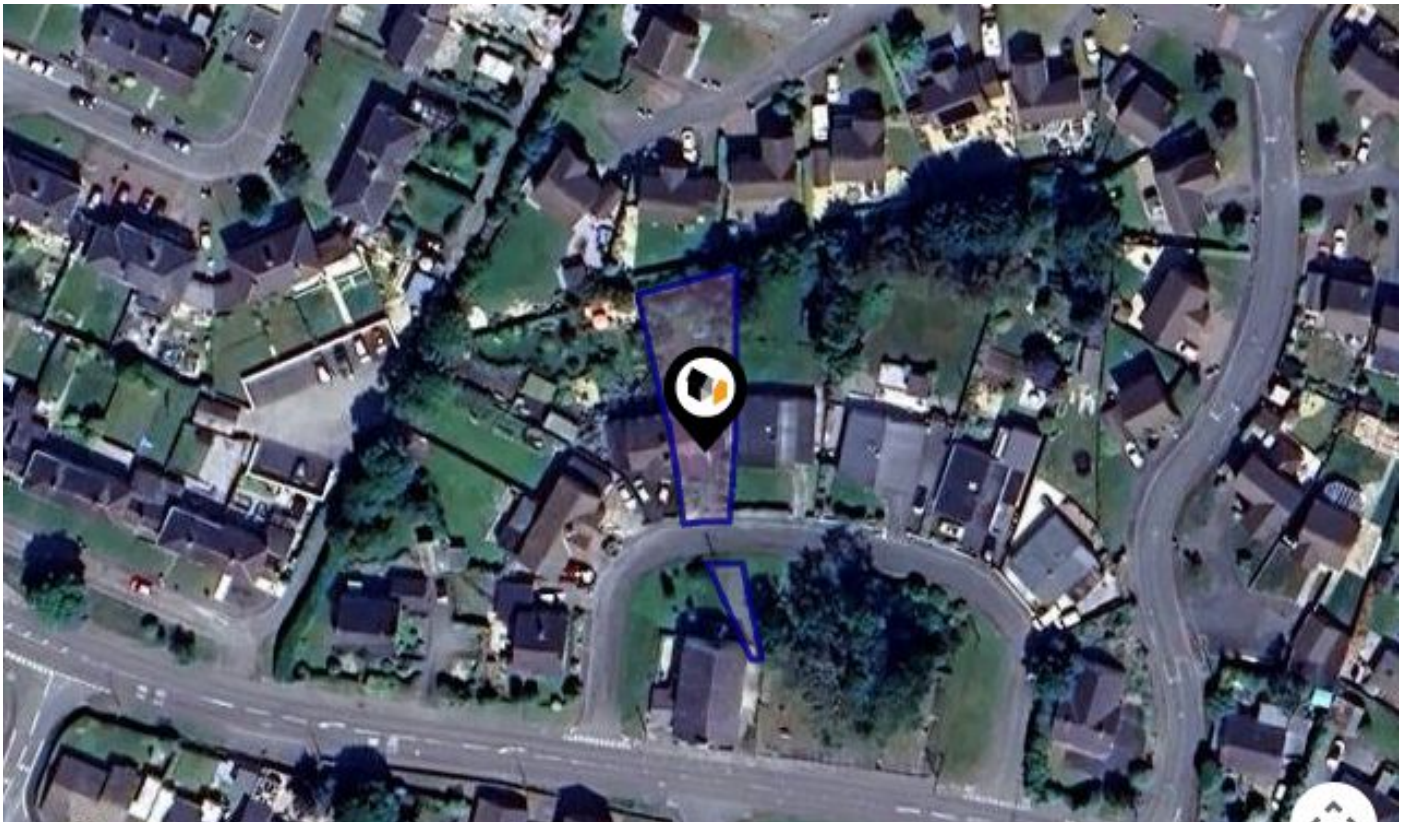




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 27th March 2025



TREE TOPS, FFORDD CILDWRN, LLANGFNI, LL77 7NN

Landwood Group

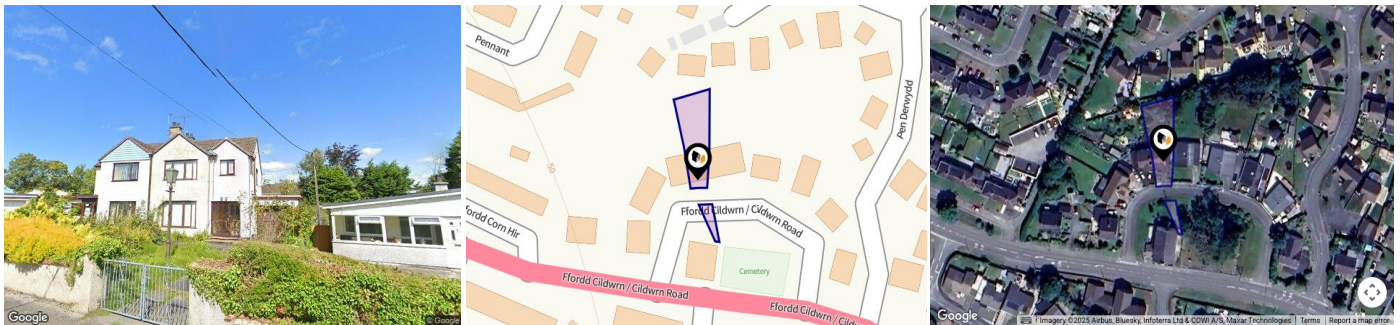
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,011 ft ² / 94 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band D		
Annual Estimate:	£1,982		
Title Number:	CYM876999		
UPRN:	200002644872		

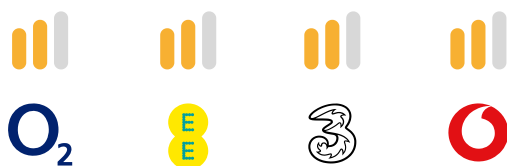
Local Area

Local Authority:	Isle of anglesey
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> ● Rivers & Seas ● Surface Water 	<p>England Only</p> <p>England Only</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	54 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Tree Tops, Ffordd Cildwrn, LL77 7NN

Energy rating

E

Valid until 01.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Property

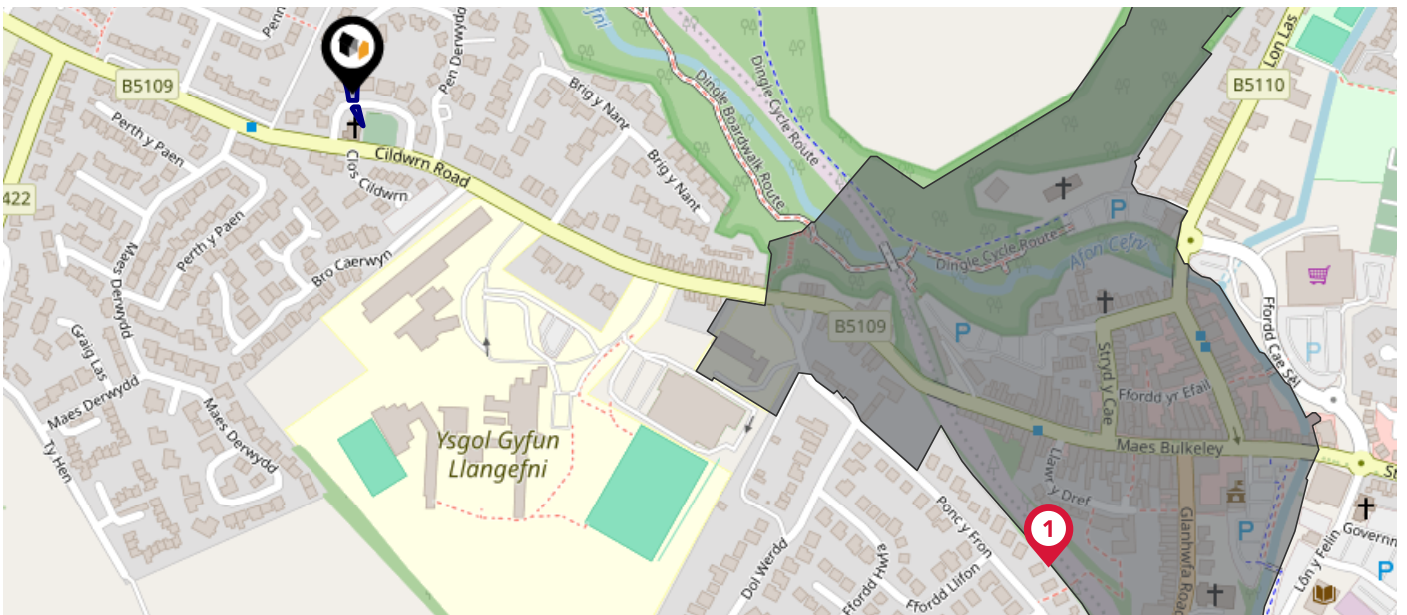
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	94 m ²

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



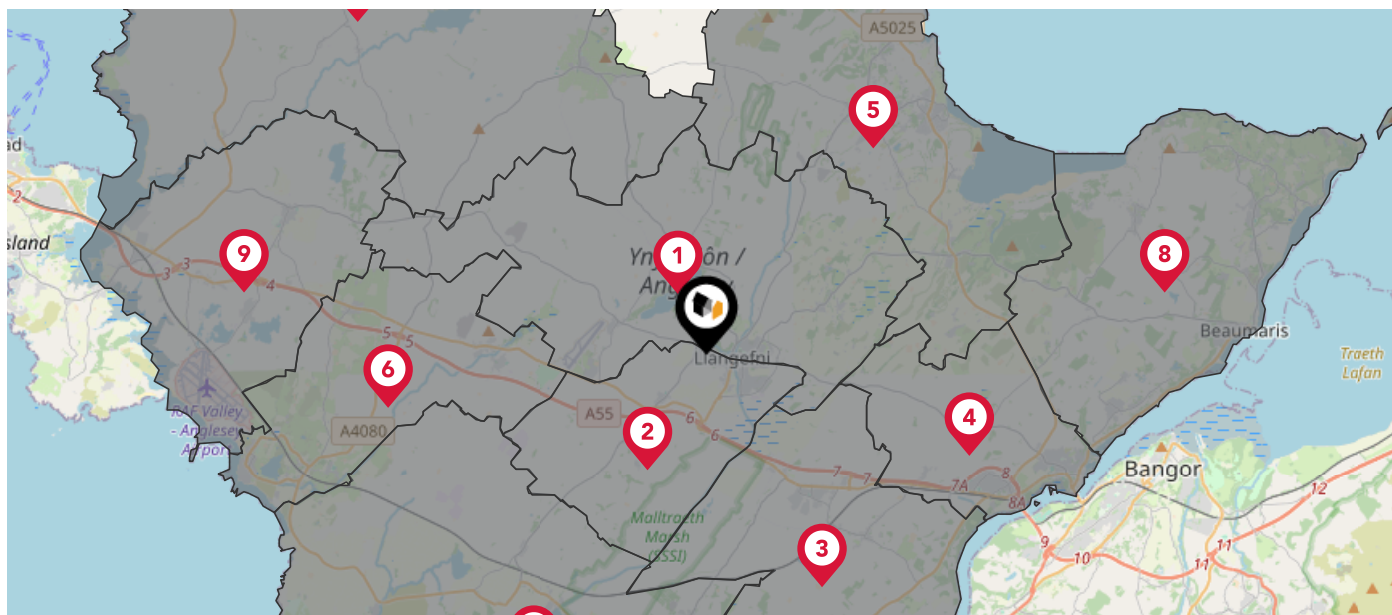
Llangefni - Llangefni

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

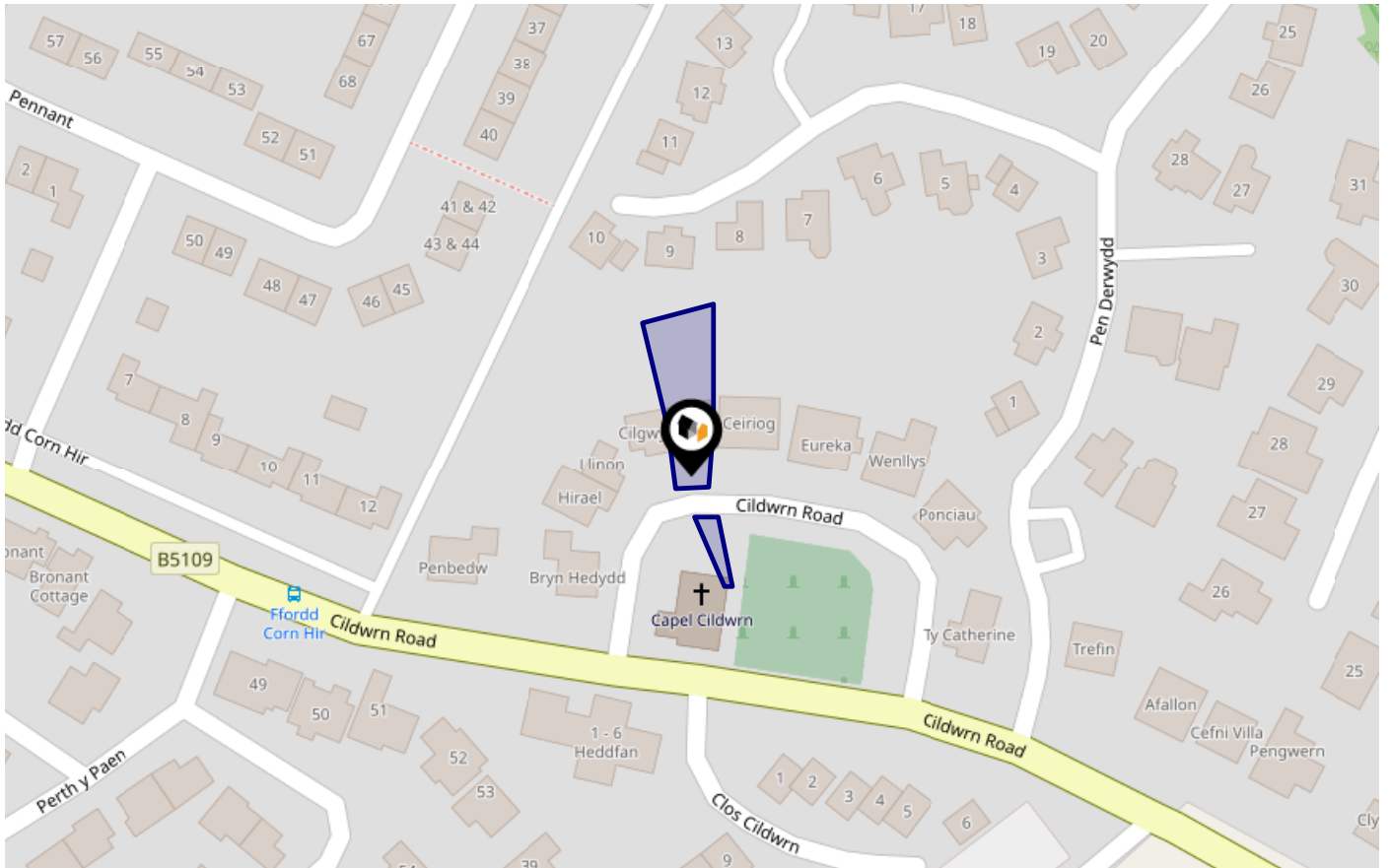
-  Canolbarth Mon ED
-  Cefni ED
-  Bodowyr ED
-  Aethwy ED
-  Lligwy ED
-  Crigyll ED
-  Bro Aberffraw ED
-  Seiriol ED
-  Bro'r Llynnoedd ED
-  Talybolion ED

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

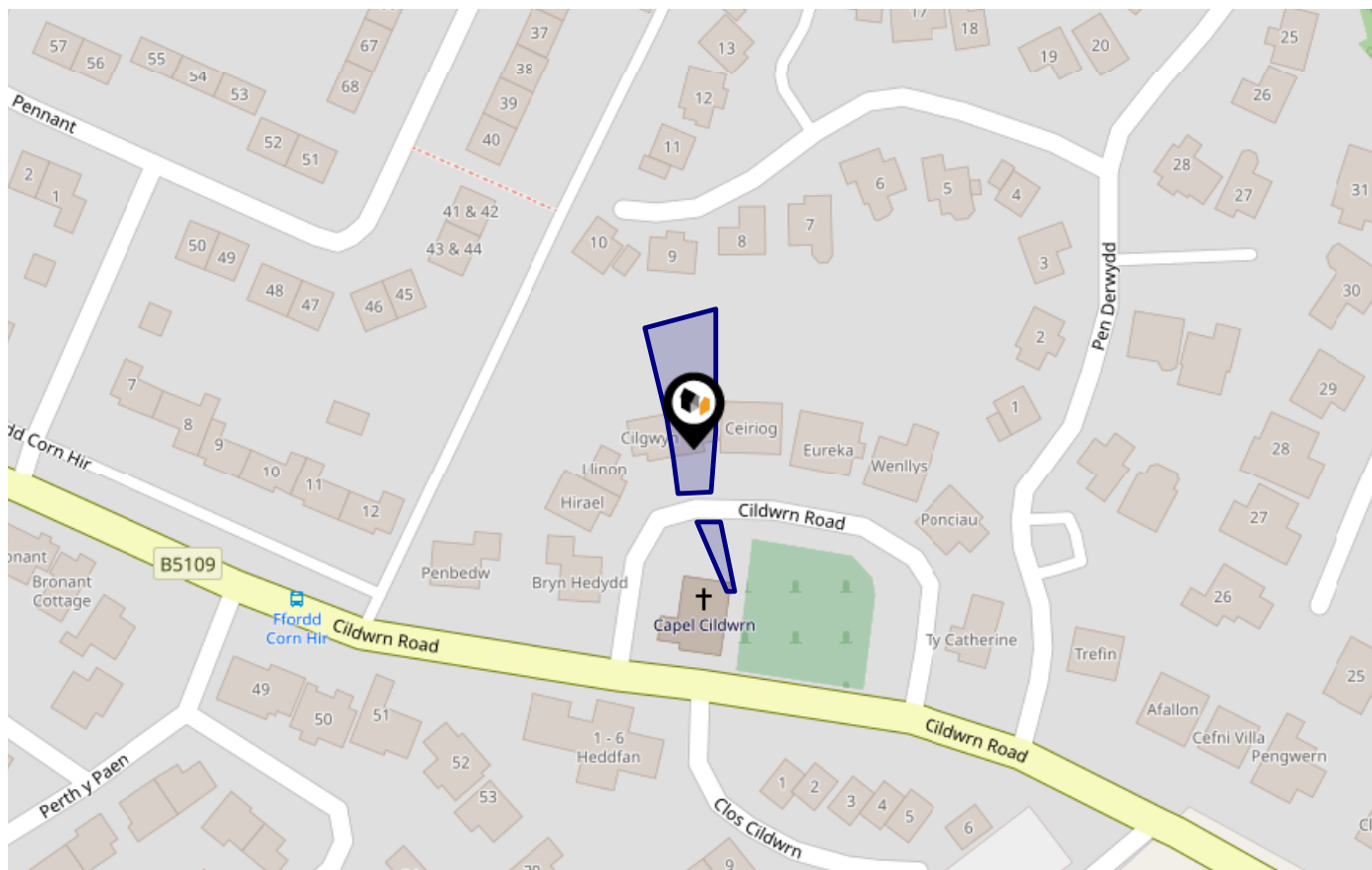
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

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

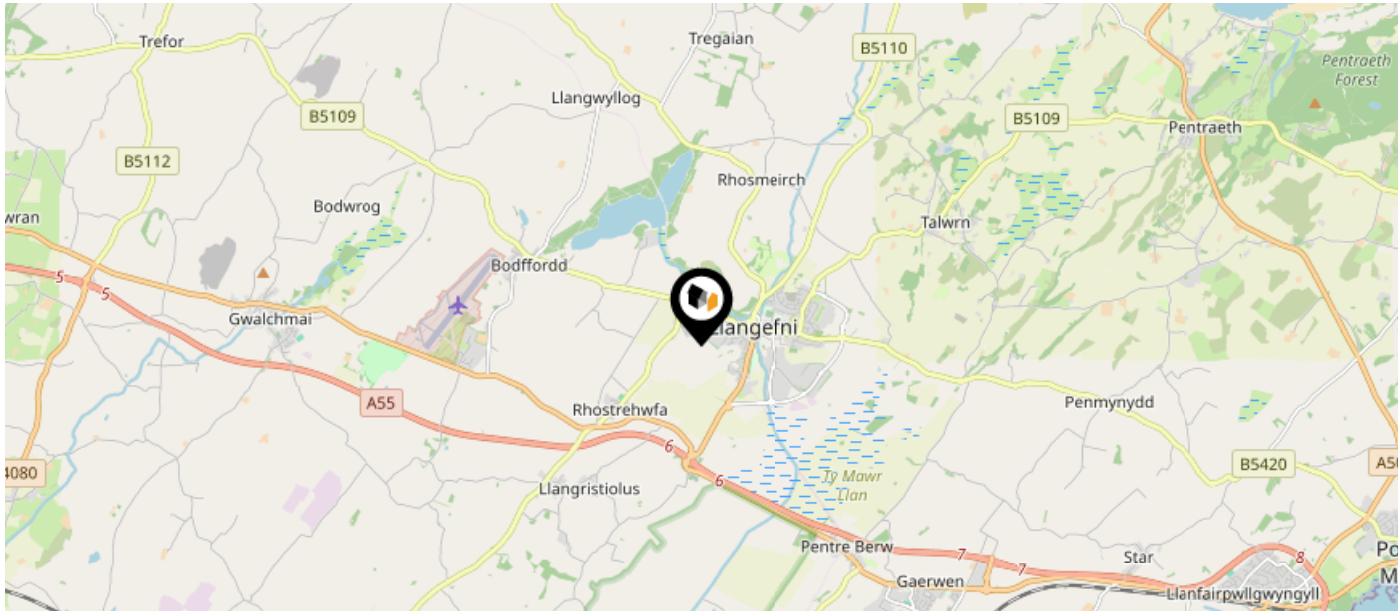
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

Green Belt

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



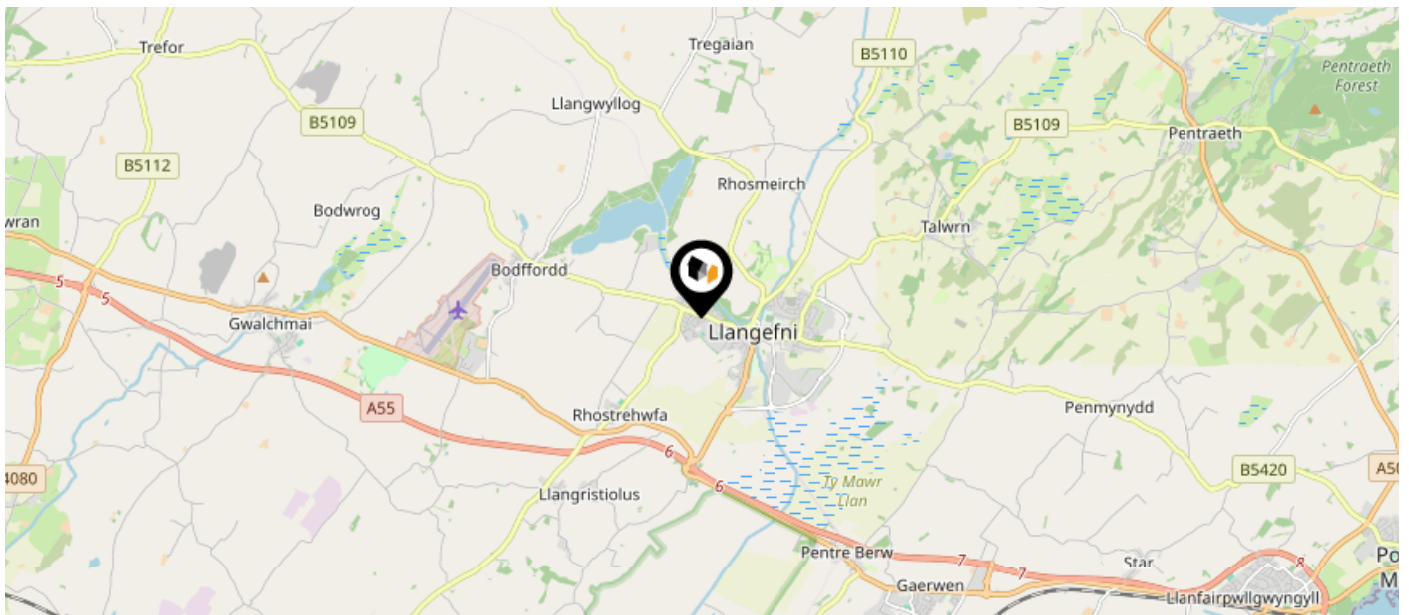
Nearby Green Belt Land

No data available.

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

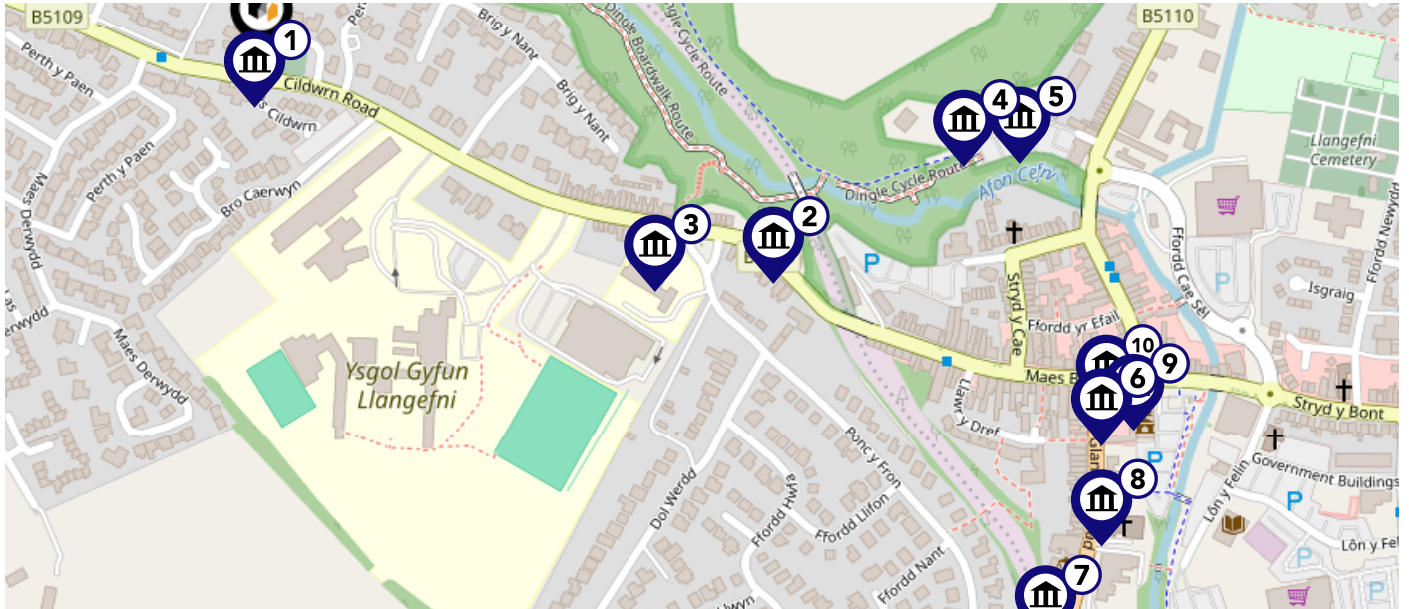
No data available.

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

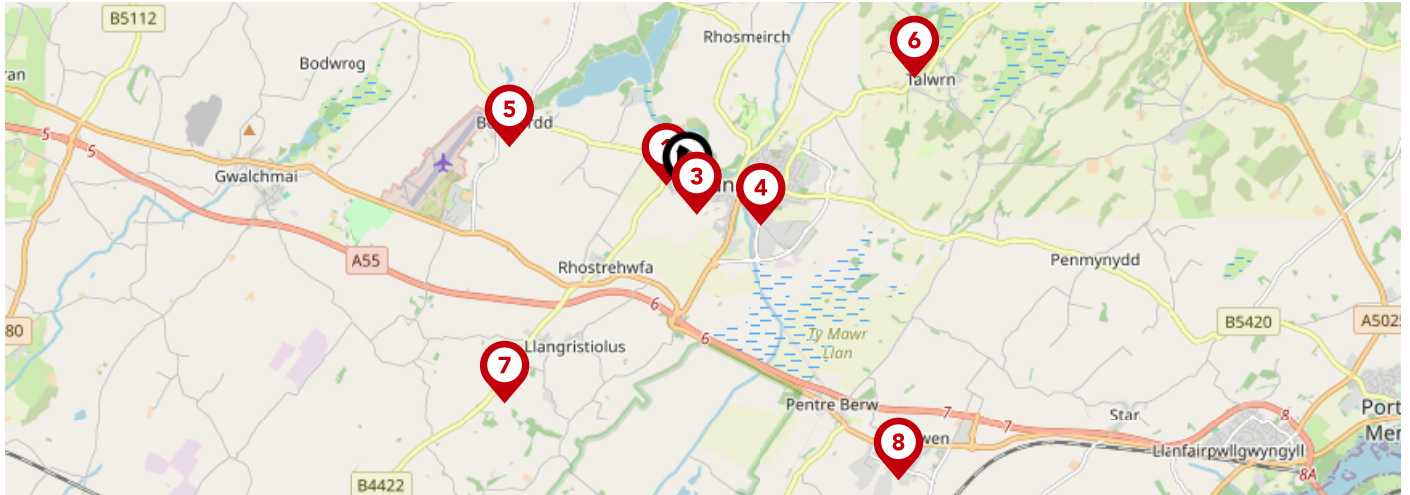
Grade

Distance

	5749 - Capel Ebeneser And Chapel House (formerly Capel Cildwrn)	Grade II	0.0 miles
	20550 - Former National School And Schoolhouse	Grade II	0.3 miles
	87801 - Llangefni County School War Memorial	Grade II	0.3 miles
	5410 - Church Of St. Cyngar	Grade II	0.4 miles
	20548 - Gates And Arch To Church Of St. Cyngar	Grade II	0.4 miles
	5755 - The Bull Hotel, Including Stable Courtyard To Rear.	Grade II	0.5 miles
	5754 - Smyrna Congregational Chapel And Hall	Grade II	0.5 miles
	18807 - Doldir	Grade II	0.5 miles
	5739 - Town Clock	Grade II	0.5 miles
	20549 - The Market Hotel	Grade II	0.5 miles

Area Schools

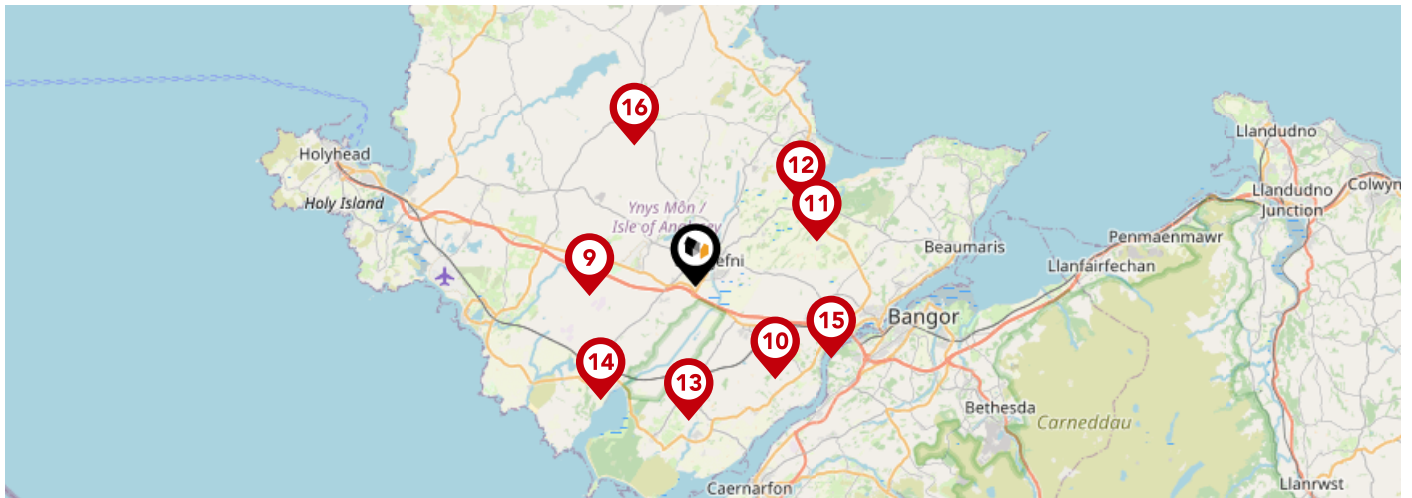
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		Nursery	Primary	Secondary	College	Private
1	Ysgol Corn Hir Ofsted Rating: Good Pupils:0 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ysgol Gyfun Llangefni Ofsted Rating: Adequate Pupils:0 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Canolfan Addysg Y Bont Ofsted Rating: Good Pupils:0 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ysgol Y Graig Ofsted Rating: Not Rated Pupils:0 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ysgol Gymuned Bodffordd Ofsted Rating: Adequate Pupils:0 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ysgol Gynradd Talwrn Ofsted Rating: Good Pupils:0 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ysgol Henblas Ofsted Rating: Not Rated Pupils:0 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ysgol Gynradd Esceifiog Ofsted Rating: Good Pupils:0 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

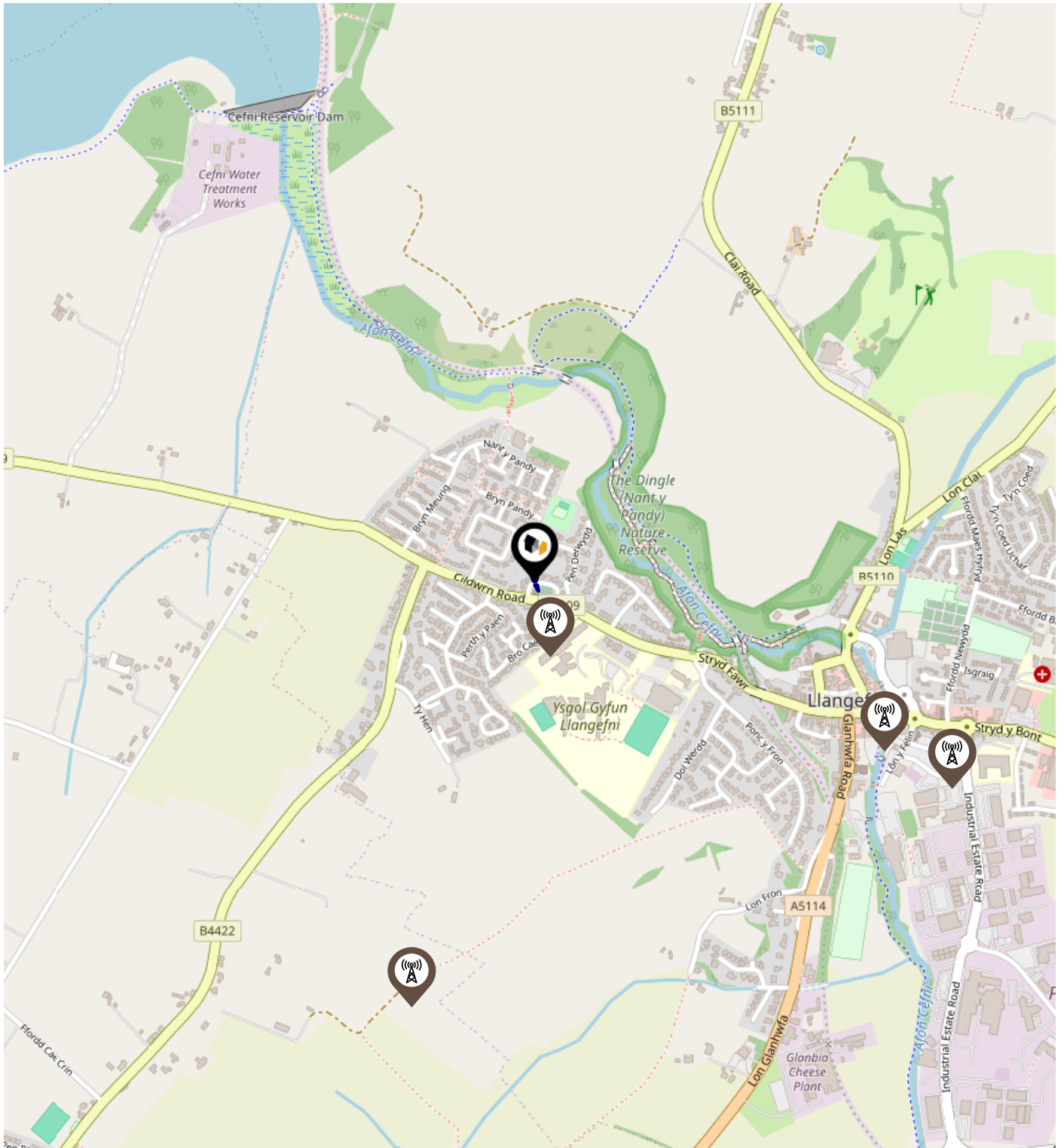
LANDWOOD GROUP





		Nursery	Primary	Secondary	College	Private
	Ysgol Gymuned y Ffridd Ofsted Rating: Good Pupils:0 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gynradd Parc y Bont Ofsted Rating: Not Rated Pupils:0 Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gymuned Pentraeth Ofsted Rating: Good Pupils:0 Distance:4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gynradd Llanbedrgoch Ofsted Rating: Good Pupils:0 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Llangaffo Ofsted Rating: Not Rated Pupils:0 Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gymuned Bodorgan Ofsted Rating: Not Rated Pupils:0 Distance:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gynradd Llanfairpwll Ofsted Rating: Excellent Pupils:0 Distance:5.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gymuned Llannerch-y-medd Ofsted Rating: Good Pupils:0 Distance:5.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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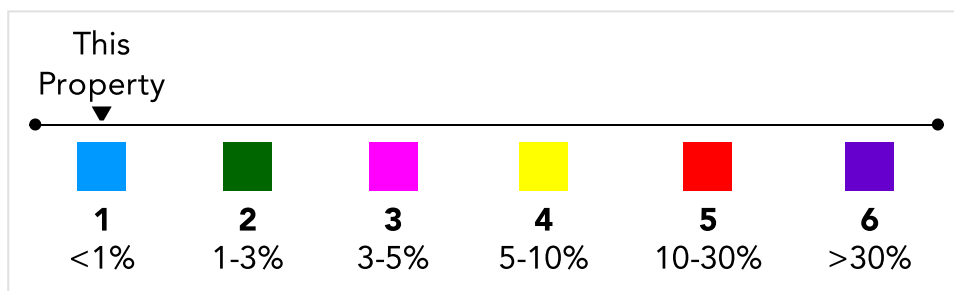
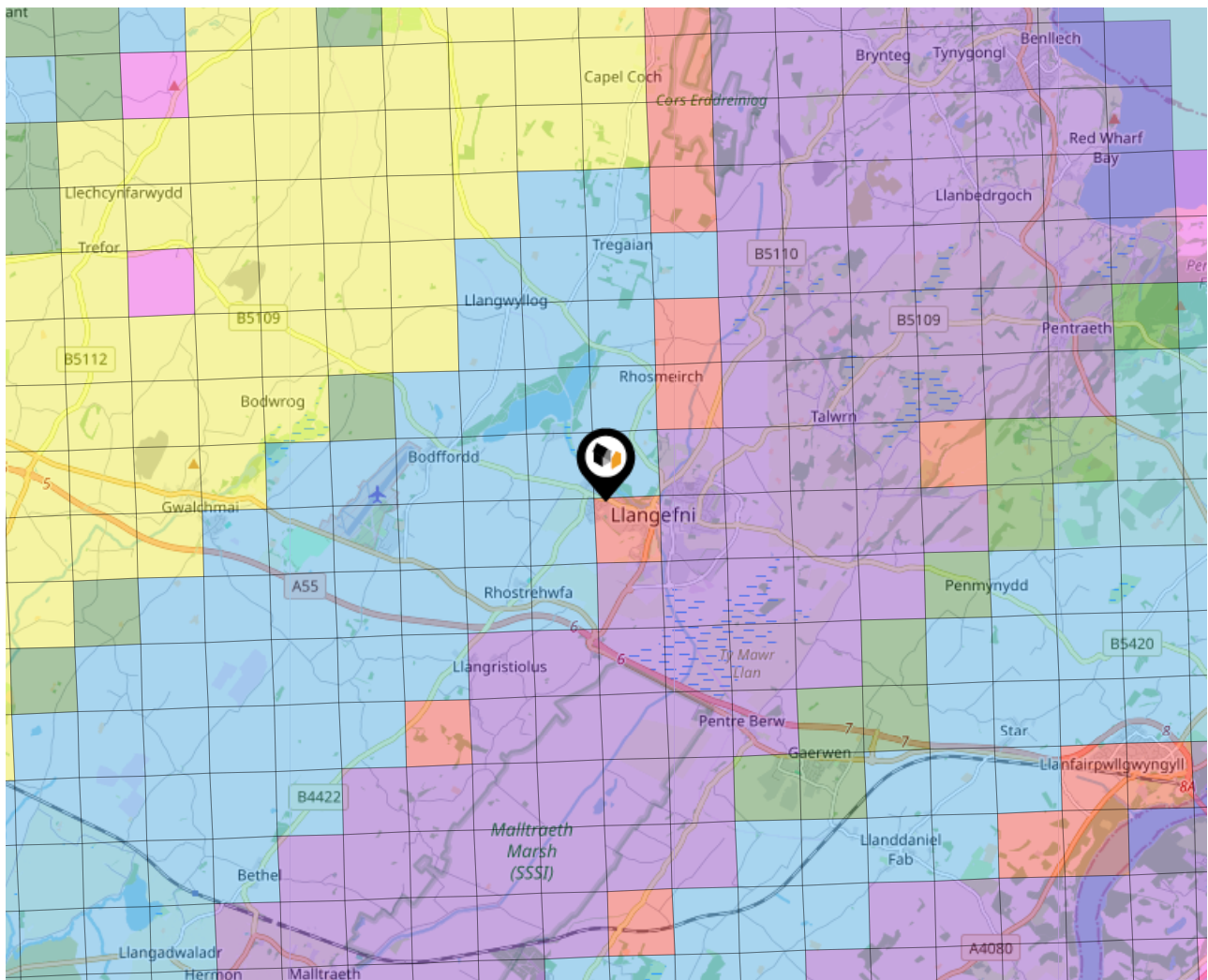


Key:

-  Power Pylons
-  Communication Masts

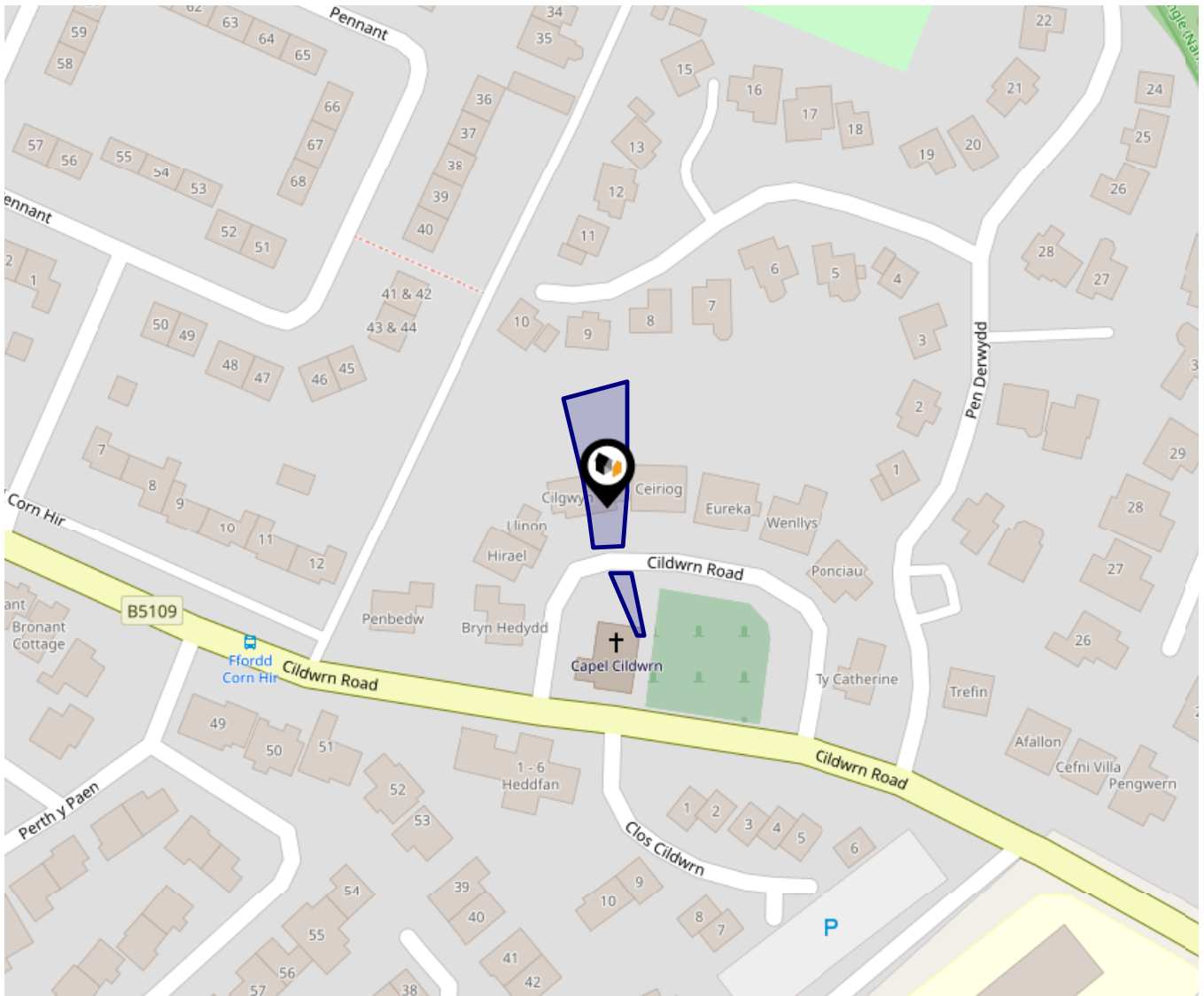
What is Radon?

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).



Local Area Road Noise

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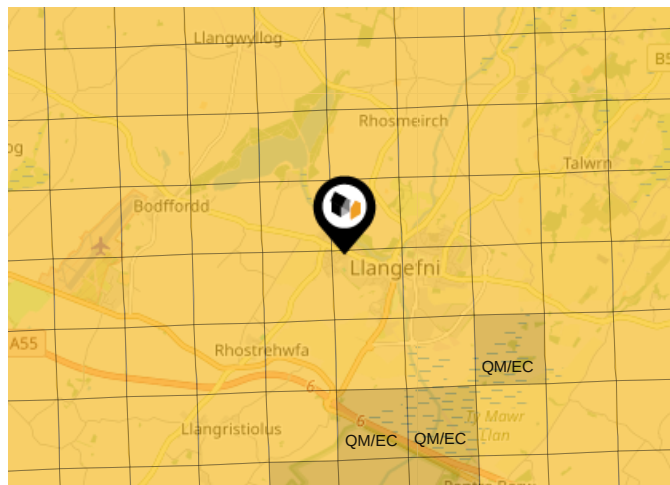
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



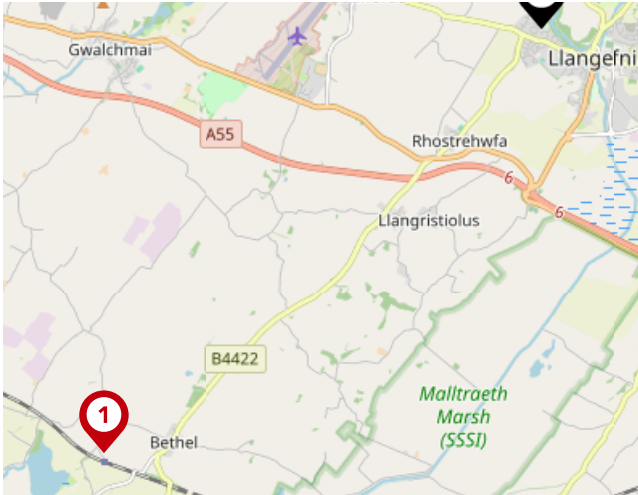
Primary Classifications (Most Common Clay Types)

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

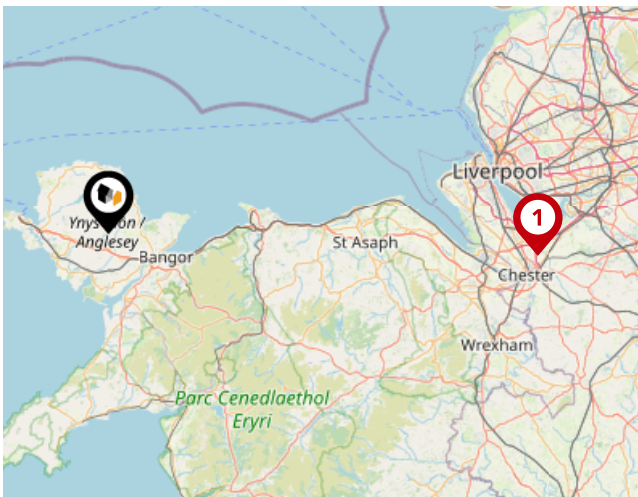
Transport (National)

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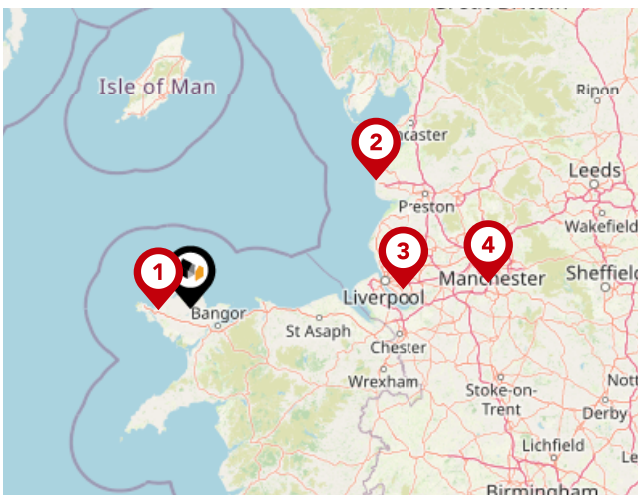
National Rail Stations

Pin	Name	Distance
1	Bodorgan Rail Station	5.4 miles
2	Llanfairpwll Rail Station	5.36 miles
3	Ty Croes Rail Station	6.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	60.95 miles

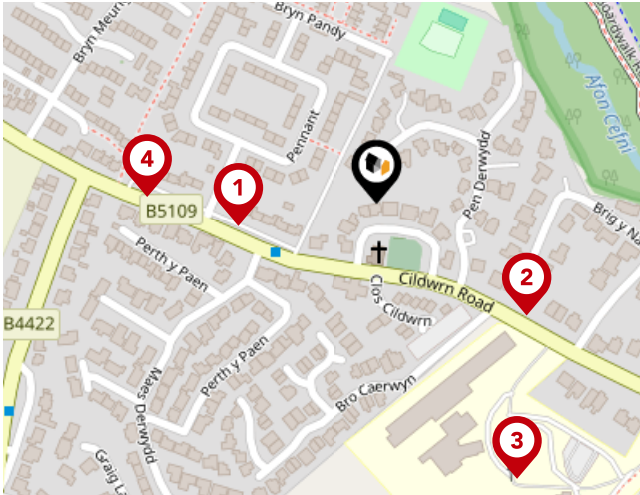


Airports/Helipads

Pin	Name	Distance
1	Penrhyn	8.75 miles
2	Highfield	63.76 miles
3	Speke	60.91 miles
4	Manchester Airport	85 miles

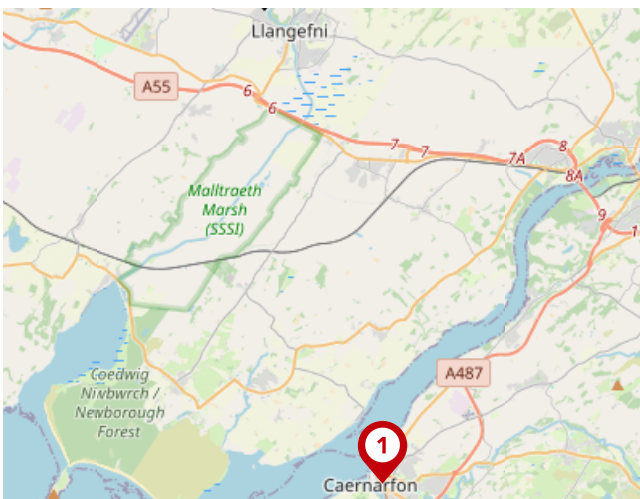
Area

Transport (Local)



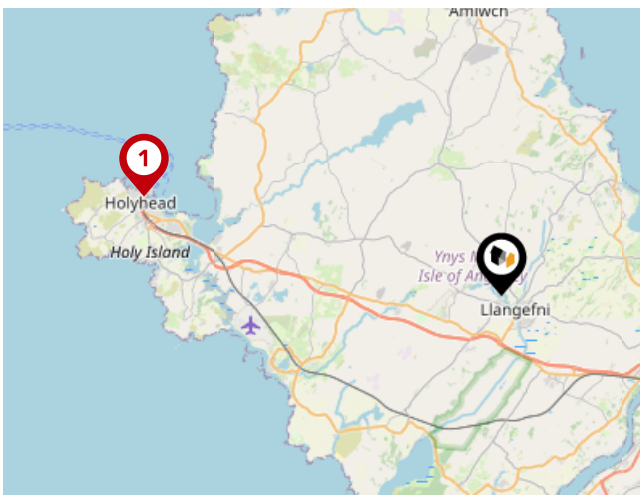
Bus Stops/Stations

Pin	Name	Distance
1	Ffordd Corn Hir	0.08 miles
2	Ysgol Gyfun Llangefni	0.1 miles
3	Ysgol Gyfun Llangefni	0.17 miles
4	Ffordd Corn Hir	0.13 miles
5	Bryn Meurig Estate	0.18 miles



Local Connections

Pin	Name	Distance
1	Caernarfon (Welsh Highland Rly-Caernarfon)	8.65 miles



Ferry Terminals

Pin	Name	Distance
1	Holyhead Ferry Terminal	13.15 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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