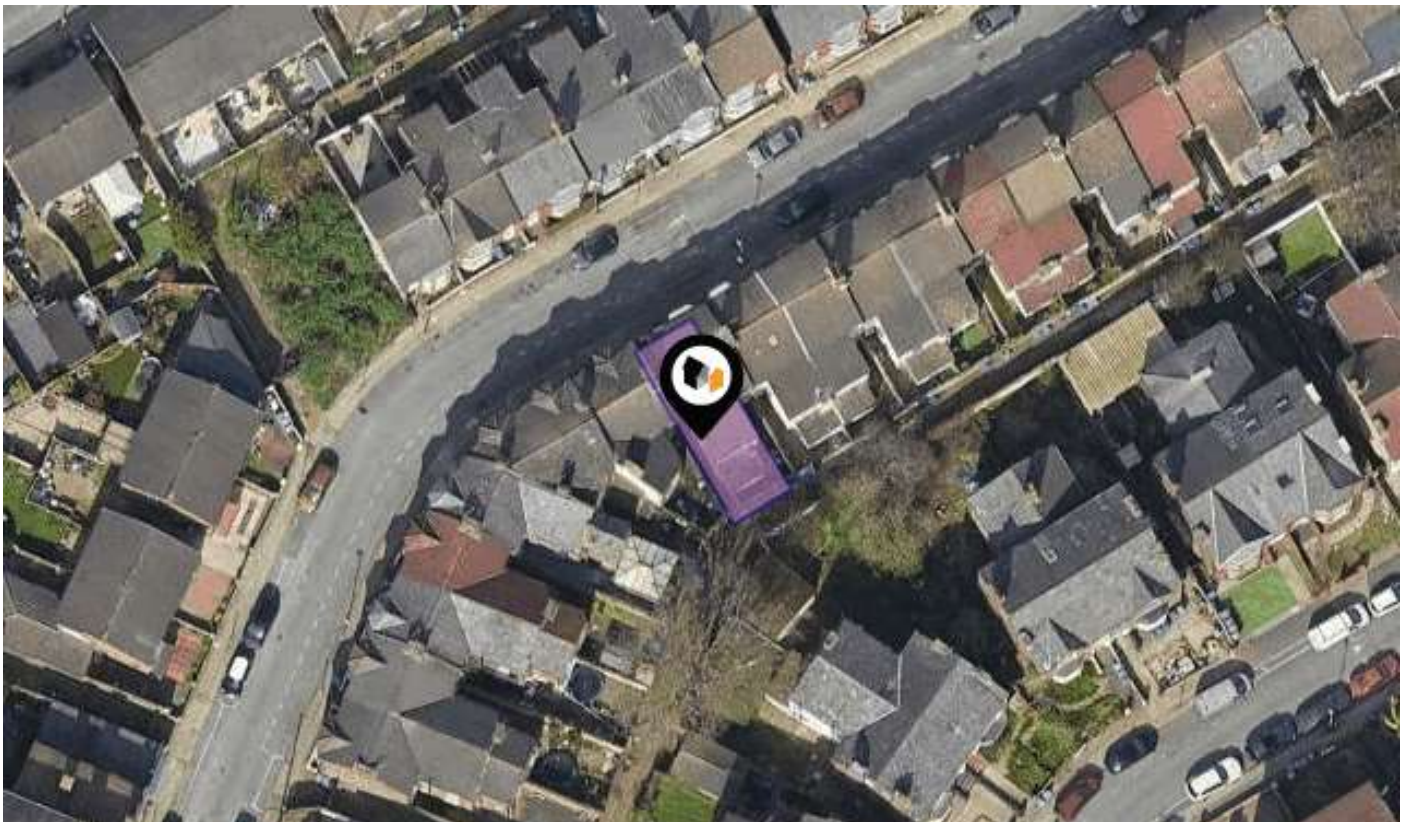




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 16<sup>th</sup> April 2024



**16, OBAN ROAD, LIVERPOOL, L4 2SA**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	02/02/2016
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£45,000
<b>Floor Area:</b>	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£40
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,614		
<b>Title Number:</b>	MS7991		
<b>UPRN:</b>	38112829		

## Local Area

<b>Local Authority:</b>	Liverpool
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>195</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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16, Oban Road, L4 2SA

Energy rating

**D**

Valid until 29.08.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	55   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 60% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	103 m <sup>2</sup>

# Area Schools

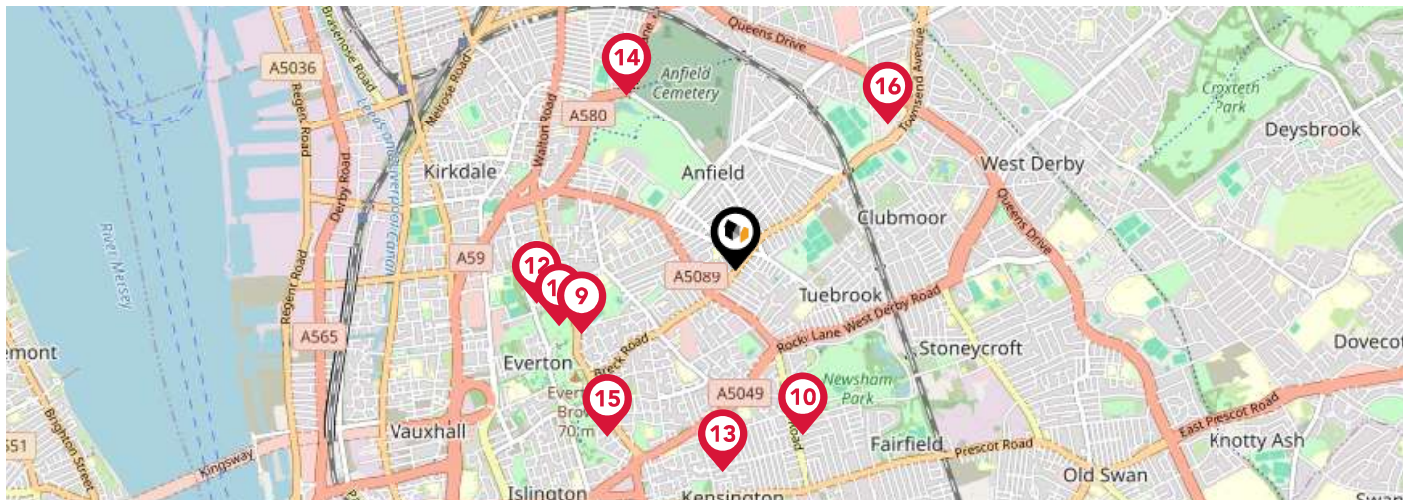
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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Anfield Road Primary School</b> Ofsted Rating: Good   Pupils: 649   Distance:0.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>All Saints' Catholic Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 460   Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Pinehurst Primary School Anfield</b> Ofsted Rating: Good   Pupils: 418   Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St. Margaret's Anfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 434   Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Four Oaks Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 320   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Four Oaks Community Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Whitefield Primary School</b> Ofsted Rating: Outstanding   Pupils: 295   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>St Michael's Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 420   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

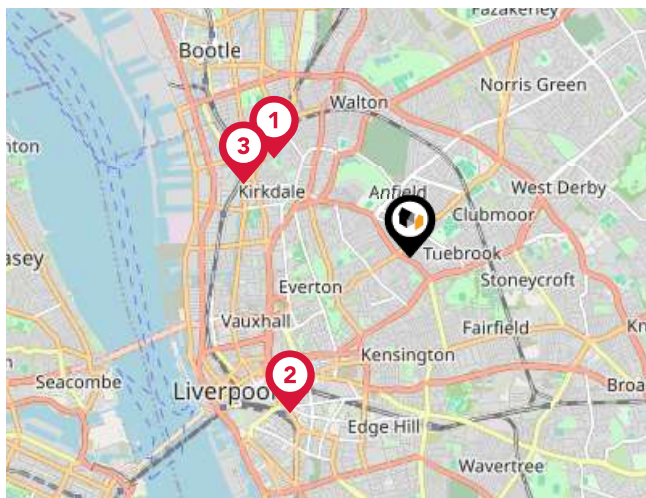
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	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>North Liverpool Academy</b> Ofsted Rating: Good   Pupils: 1337   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>The Academy of St Francis of Assisi</b> Ofsted Rating: Good   Pupils: 852   Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>The Beacon Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 414   Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Our Lady Immaculate Catholic Primary School</b> Ofsted Rating: Good   Pupils: 359   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>New Park Primary School</b> Ofsted Rating: Outstanding   Pupils: 483   Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Gwladys Street Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 388   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Everton Nursery School and Family Centre</b> Ofsted Rating: Outstanding   Pupils: 159   Distance:0.93</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Matthew's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 409   Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

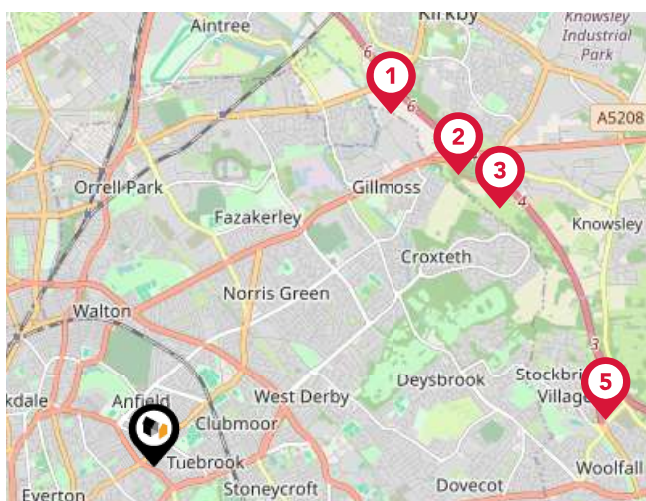
# Area

## Transport (National)



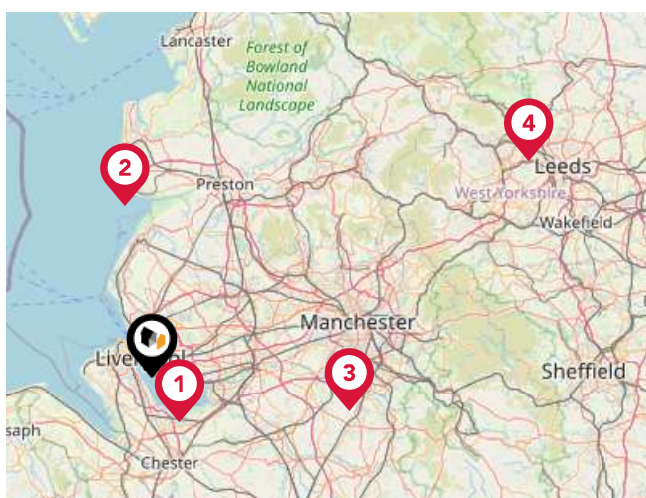
### National Rail Stations

Pin	Name	Distance
1	Kirkdale Rail Station	1.48 miles
2	Liverpool Lime Street Low Level Rail Station	1.74 miles
3	Bank Hall Rail Station	1.6 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J6	3.75 miles
2	M57 J5	3.72 miles
3	M57 J4	3.81 miles
4	M62 J5	3.71 miles
5	M57 J3	4.02 miles

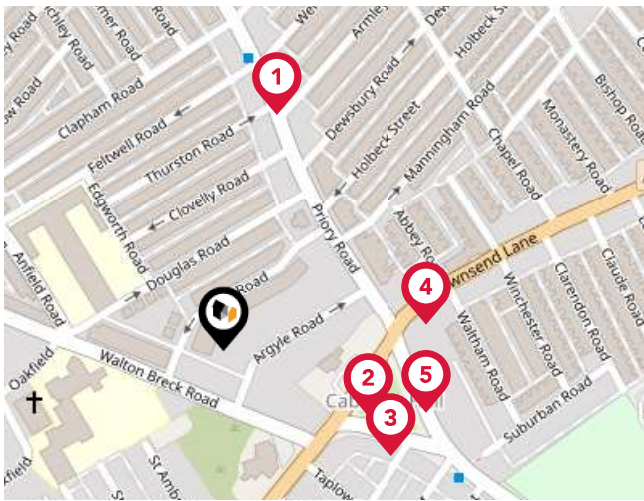


### Airports/HELIPADS

Pin	Name	Distance
1	Liverpool John Lennon Airport	7.42 miles
2	Blackpool International Airport	24.47 miles
3	Manchester Airport	28.4 miles
4	Leeds Bradford International Airport	61.11 miles

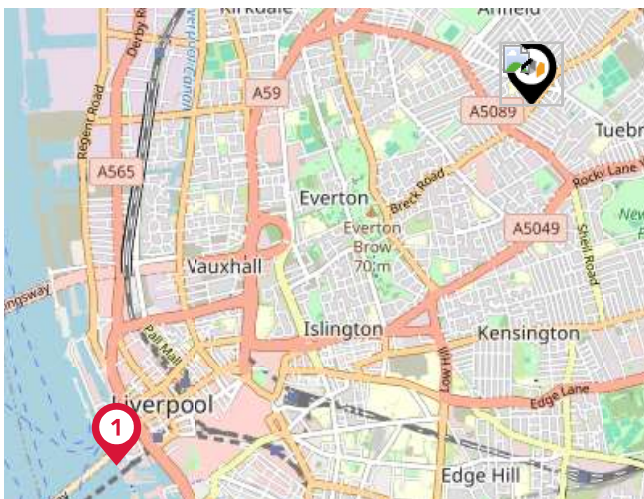
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wenlock Road	0.13 miles
2	Lower Breck Road	0.09 miles
3	Breck Road	0.11 miles
4	Abbey Road	0.11 miles
5	Townsend Lane	0.12 miles



### Ferry Terminals

Pin	Name	Distance
1	Liverpool Pier Head Ferry Terminal	2.43 miles

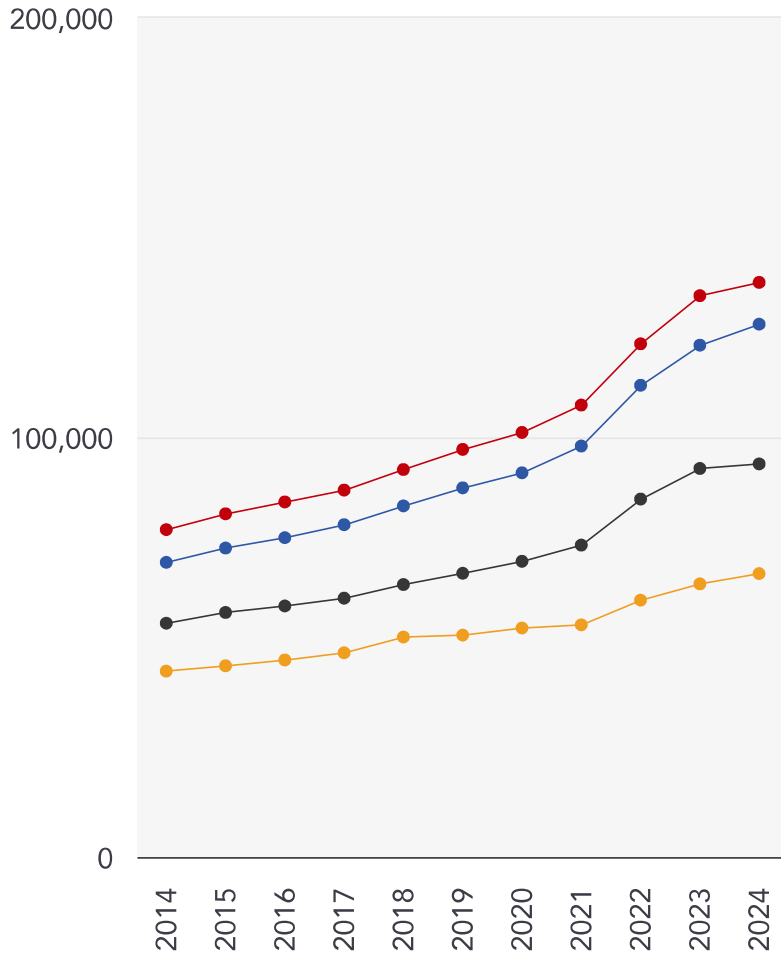


# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in L4



Semi-Detached

**+75.48%**

Detached

**+80.83%**

Terraced

**+68.09%**

Flat

**+52.46%**

# 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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