KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 07ᵗʰ March 2025

FLAT 108, WATERLOO WAREHOUSE, WATERLOO ROAD, LIVERPOOL, L3 0BQ
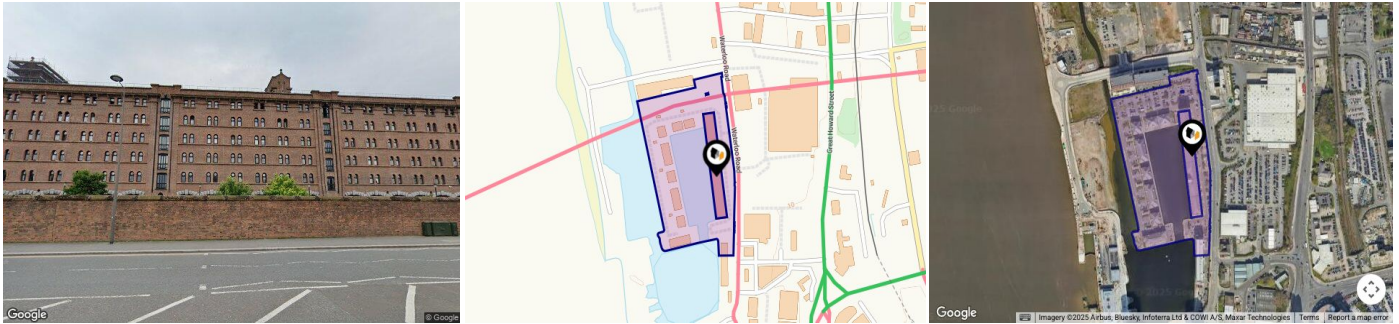
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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https://landwoodgroup.com/

Property

Type:	Flat / Maisonette	**Last Sold Date:**	01/11/2005
Bedrooms:	2	**Last Sold Price:**	£199,950
Floor Area:	1,291 ft^2 / 120 m^2	**Last Sold £/ft^2:**	£154
Plot Area:	13.05 acres	**Tenure:**	Leasehold
Year Built :	1996-2002	**Start Date:**	26/01/2006
Title Number:	MS520592	**End Date:**	27/01/2256
UPRN:	38207026	**Lease Term:**	250 years from 27 January 2006
		Term Remaining:	231 years

Local Area

Local Authority:	Liverpool
Conservation Area:	Stanley Dock
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.
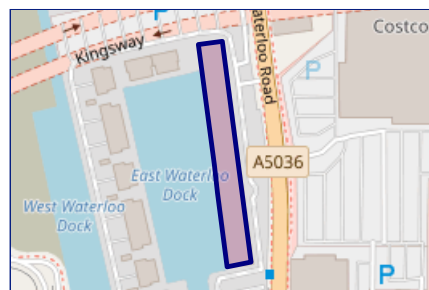
Freehold Title Plan
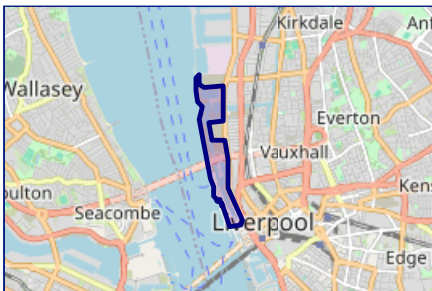
MS677371

Leasehold Title Plans

MS520592

Start Date:	29/06/1992
End Date:	01/01/2114
Lease Term:	125 years from 1 January 1989
Term Remaining:	88 years

MS335759

Start Date:	26/01/2006
End Date:	27/01/2256
Lease Term:	250 years from 27 January 2006
Term Remaining:	231 years

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108 WATERLOO WAREHOUSE, WATERLOO ROAD, LIVERPOOL, L3 0BQ

Energy rating

D

Valid until 02.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 | C
55-68	D	64 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

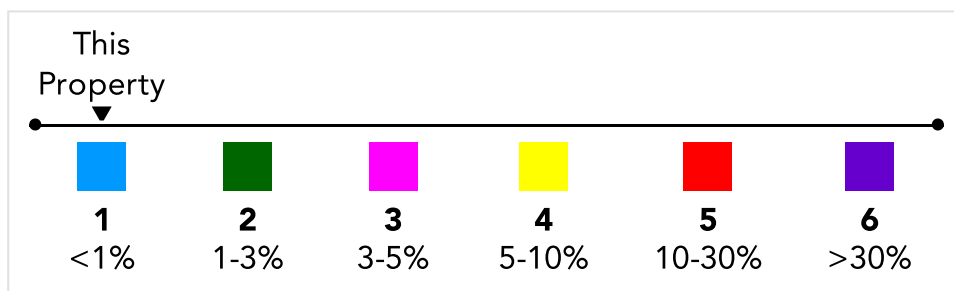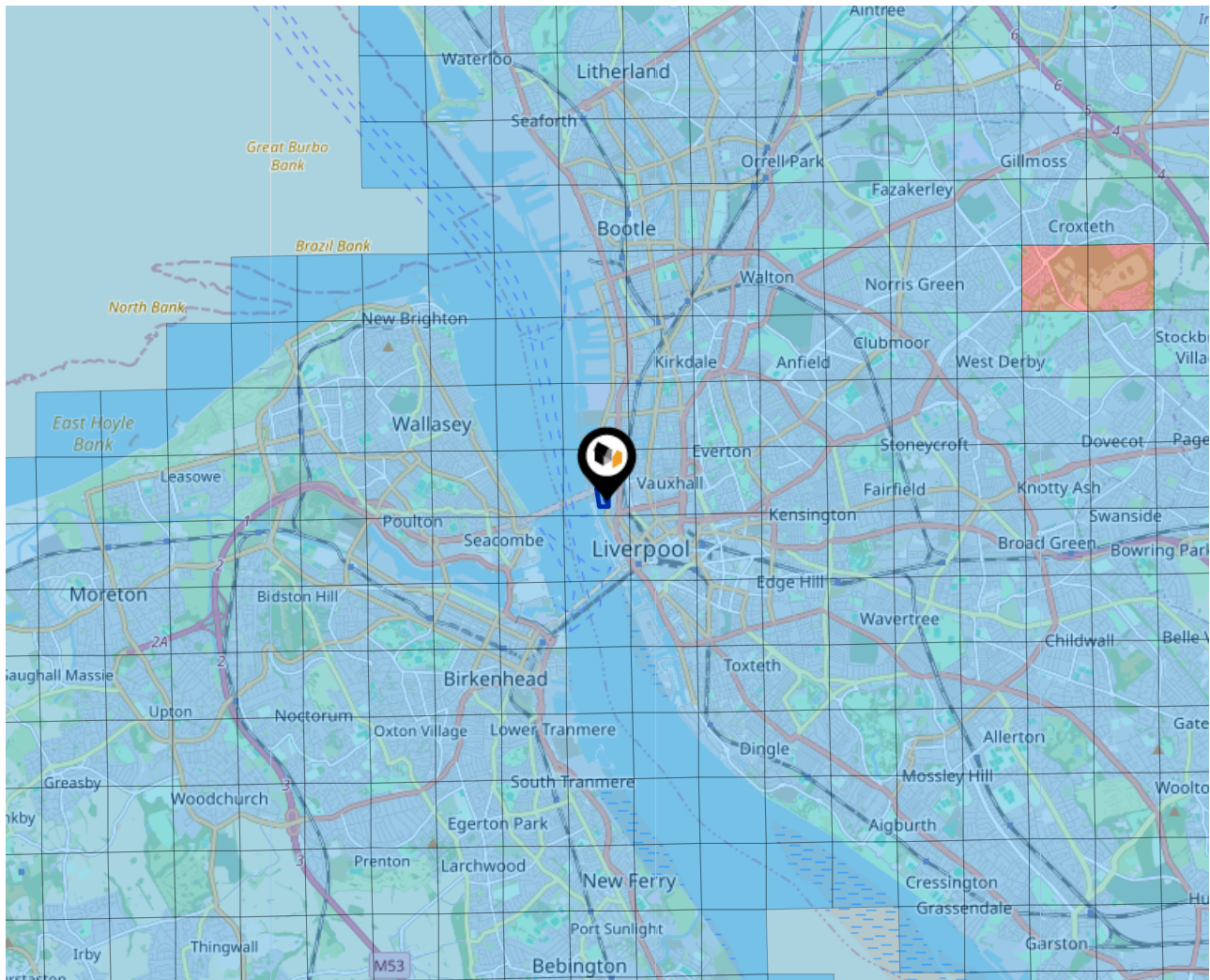|	
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	05
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 70% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	120 m^2

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 ▼					
🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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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 LIGHT(SILTY) TO HEAVY		
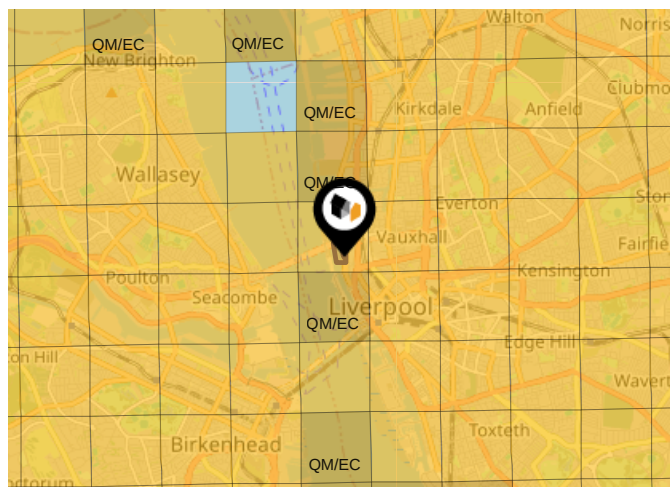
Primary Classifications (Most Common Clay Types)

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

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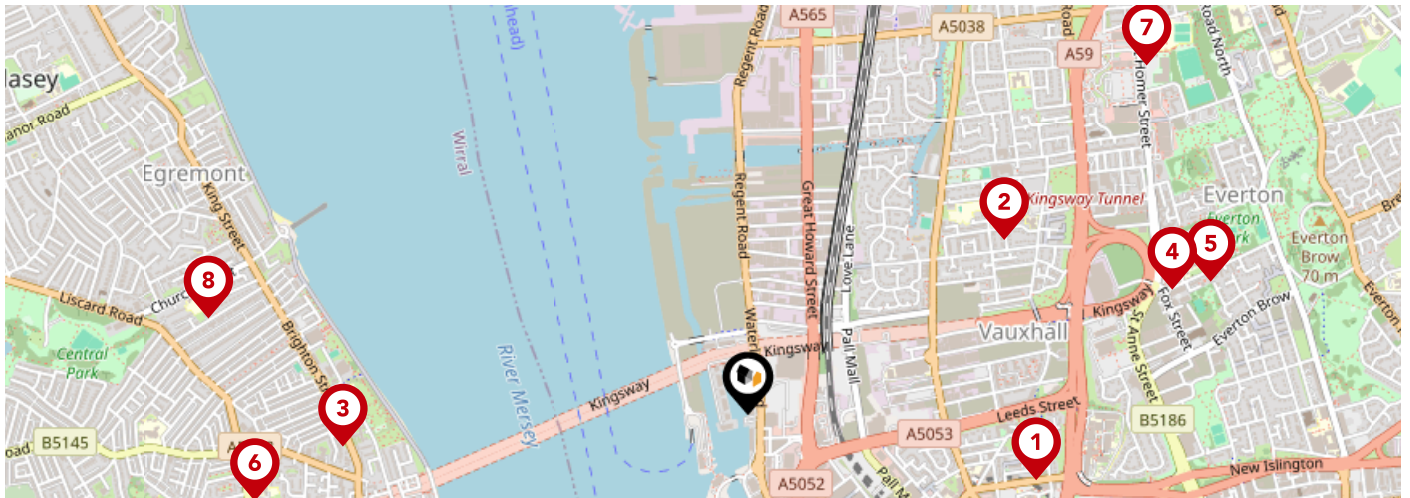
		Nursery	Primary	Secondary	College	Private
1	**Holy Cross Catholic Primary School** Ofsted Rating: Good | Pupils: 222 | Distance:0.65	☐	☑	☐	☐	☐
2	**The Trinity Catholic Academy** Ofsted Rating: Not Rated | Pupils: 319 | Distance:0.68	☐	☑	☐	☐	☐
3	**Riverside Primary School** Ofsted Rating: Good | Pupils: 265 | Distance:0.9	☐	☑	☐	☐	☐
4	**Millstead School** Ofsted Rating: Outstanding | Pupils: 183 | Distance:0.98	☐	☑	☐	☐	☐
5	**Faith Primary Academy** Ofsted Rating: Good | Pupils: 200 | Distance:1.06	☐	☑	☐	☐	☐
6	**St Joseph's Catholic Primary School, Wallasey** Ofsted Rating: Good | Pupils: 204 | Distance:1.11	☐	☑	☐	☐	☐
7	**Notre Dame Catholic Academy** Ofsted Rating: Requires improvement | Pupils:0 | Distance:1.17	☐	☐	☑	☐	☐
8	**Egremont Primary School** Ofsted Rating: Good | Pupils: 274 | Distance:1.21	☐	☑	☐	☐	☐

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		Nursery	Primary	Secondary	College	Private
9	**St Vincent de Paul Catholic Primary School** Ofsted Rating: Good	Pupils: 225	Distance: 1.24	☐	☑	☐	☐	☐
10	**Somerville Primary School** Ofsted Rating: Good	Pupils: 434	Distance: 1.26	☐	☑	☐	☐	☐
11	**The City of Liverpool College** Ofsted Rating: Good	Pupils: 0	Distance: 1.29	☐	☐	☑	☐	☐
12	**Pleasant Street Primary School** Ofsted Rating: Good	Pupils: 231	Distance: 1.31	☐	☑	☐	☐	☐
13	**Kingsway Primary School** Ofsted Rating: Requires improvement	Pupils: 177	Distance: 1.33	☐	☑	☐	☐	☐
14	**St Nicholas Catholic Academy** Ofsted Rating: Good	Pupils: 186	Distance: 1.34	☐	☑	☐	☐	☐
15	**Our Lady Immaculate Catholic Primary School** Ofsted Rating: Good	Pupils: 391	Distance: 1.35	☐	☑	☐	☐	☐
16	**The Beacon Church of England Primary School** Ofsted Rating: Outstanding	Pupils: 497	Distance: 1.39	☐	☑	☐	☐	☐

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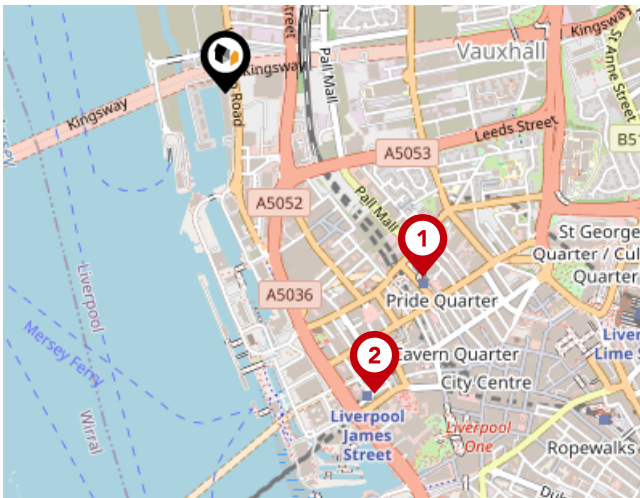
National Rail Stations

Pin	Name	Distance
1	Moorfields Rail Station	0.59 miles
2	Liverpool James Street Rail Station	0.74 miles
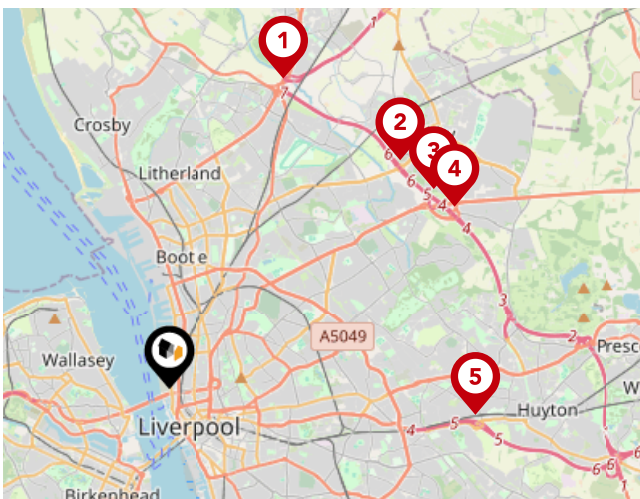
Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J7	5.84 miles
2	M57 J6	5.75 miles
3	M57 J5	5.85 miles
4	M57 J4	5.97 miles
5	M62 J5	5.42 miles

Airports/Helipads

Pin	Name	Distance
1	Speke	7.98 miles
2	Highfield	25.21 miles
3	Manchester Airport	30.19 miles
4	Leeds Bradford Airport	63.29 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Galton Street	0.07 miles
2	Greenock Street	0.13 miles
3	Roberts Street	0.15 miles
4	Isle of Man Ferry Terminal	0.13 miles
5	Paisley Street	0.15 miles
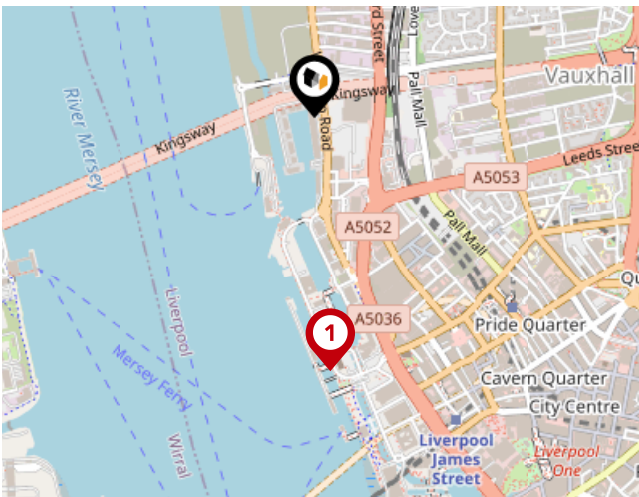
Ferry Terminals

Pin	Name	Distance
1	Liverpool Isle of Man & Dublin Terminal	0.56 miles

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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: Medium

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.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

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: Medium

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.

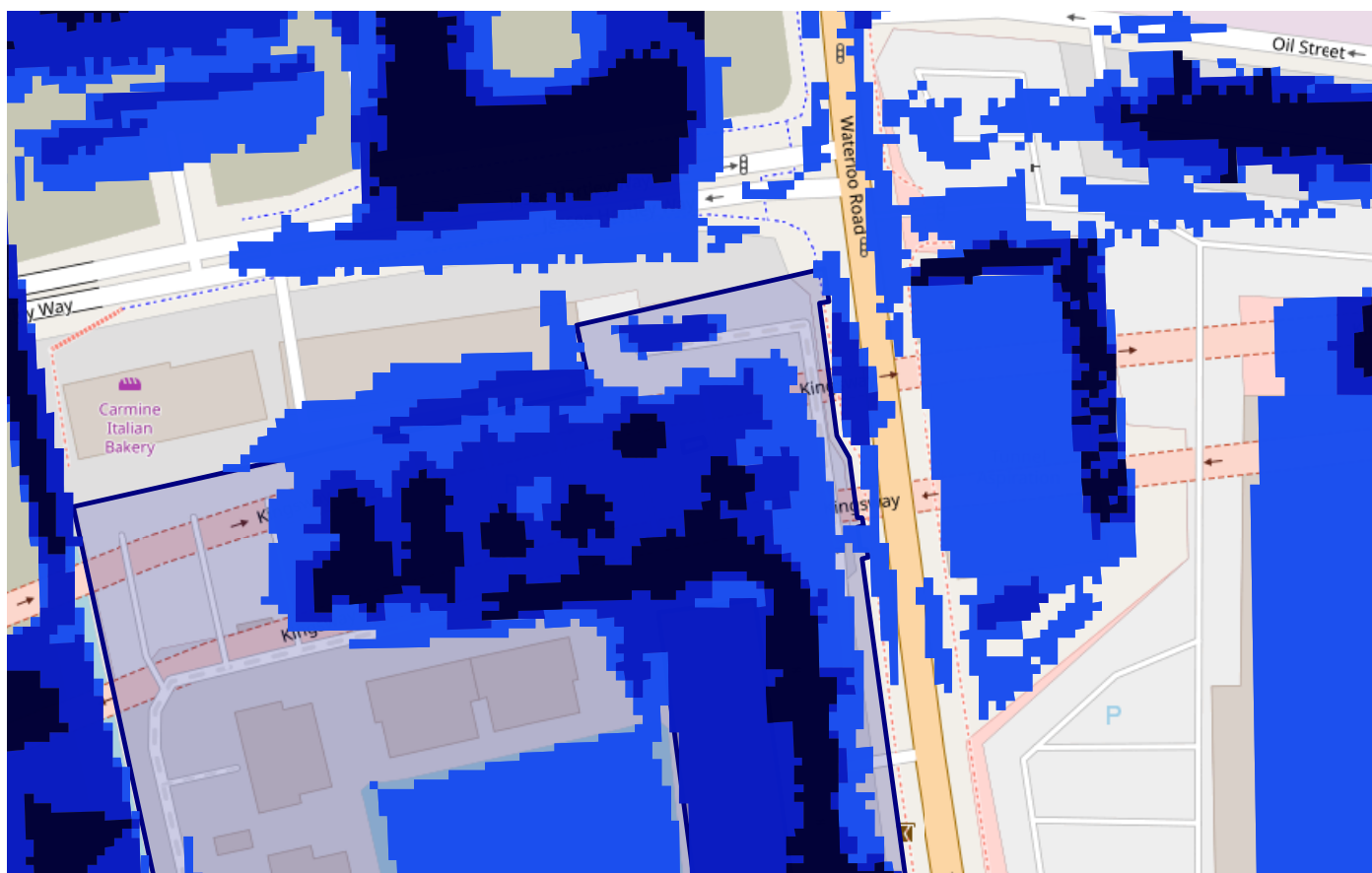Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

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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: 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 (0.25%)** in any one year.

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

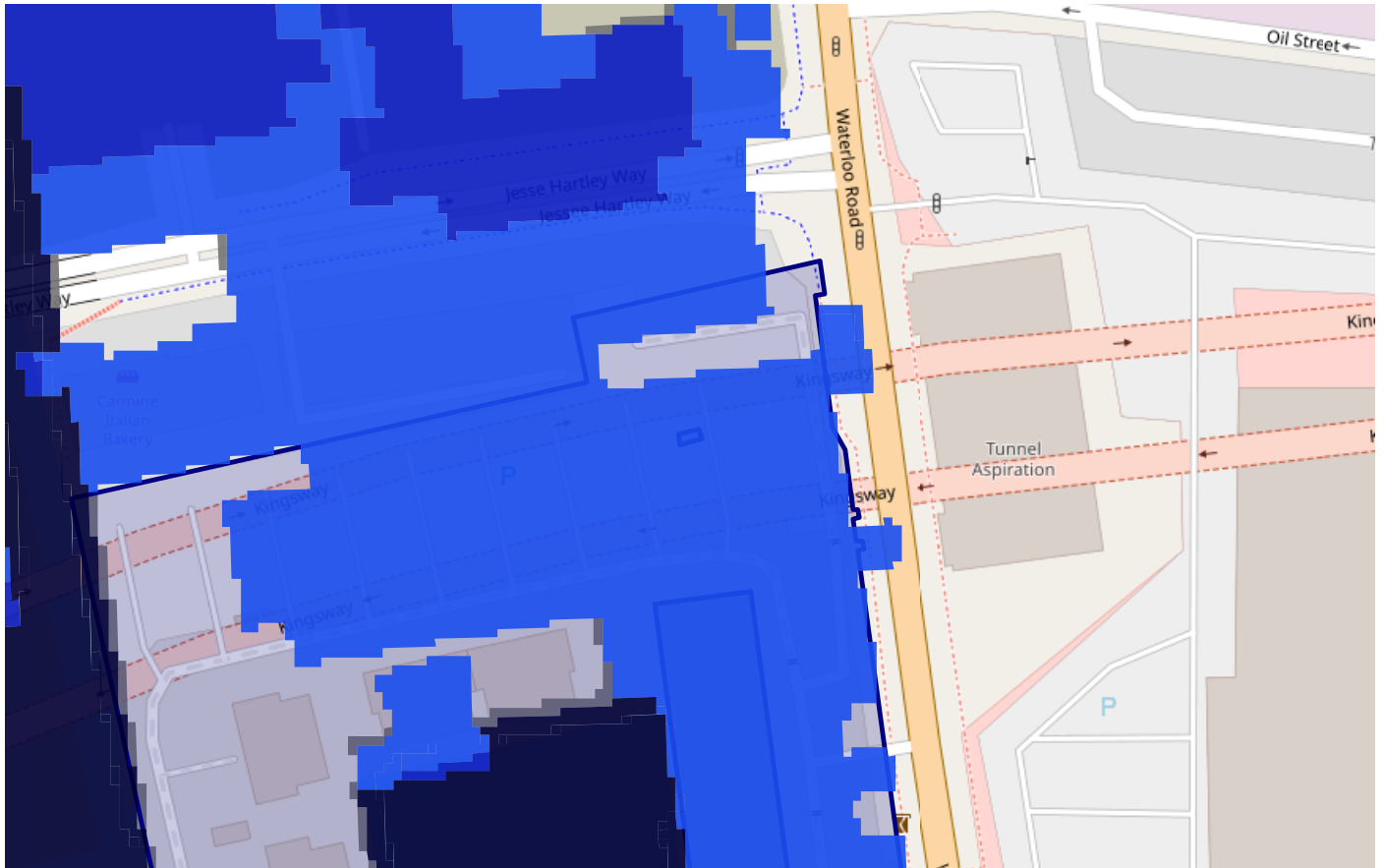Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Rivers & Seas - Climate Change

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.

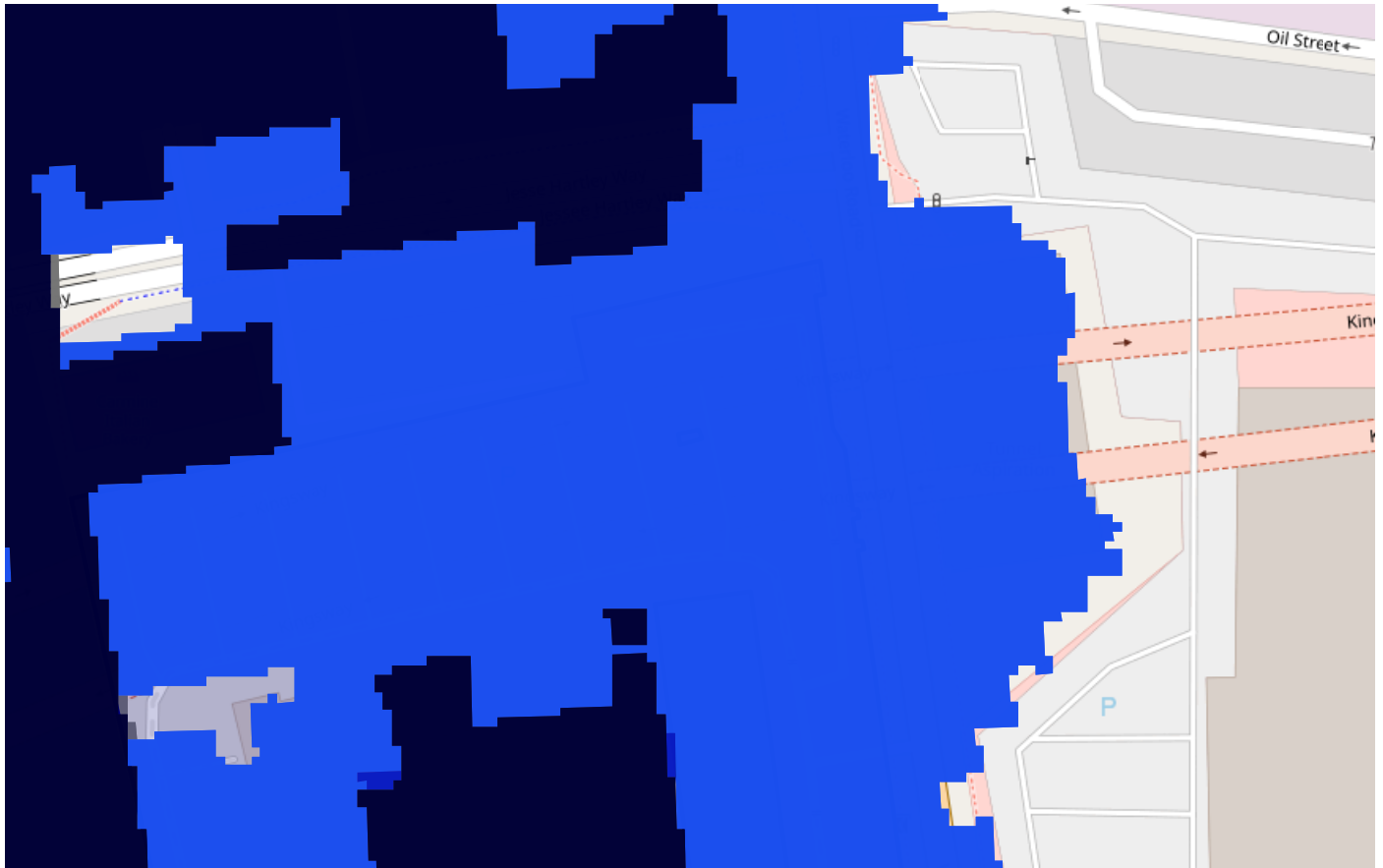**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.
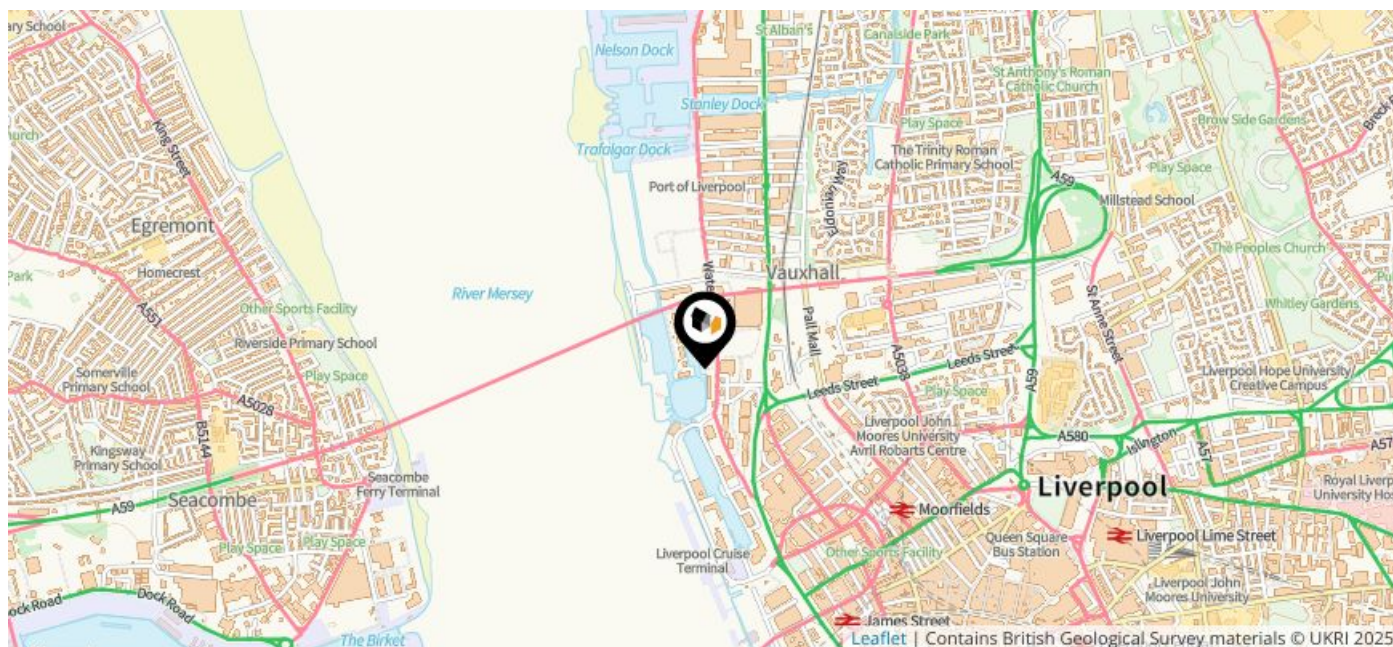
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Maps
Coal Mining

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.

Conservation Areas

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.
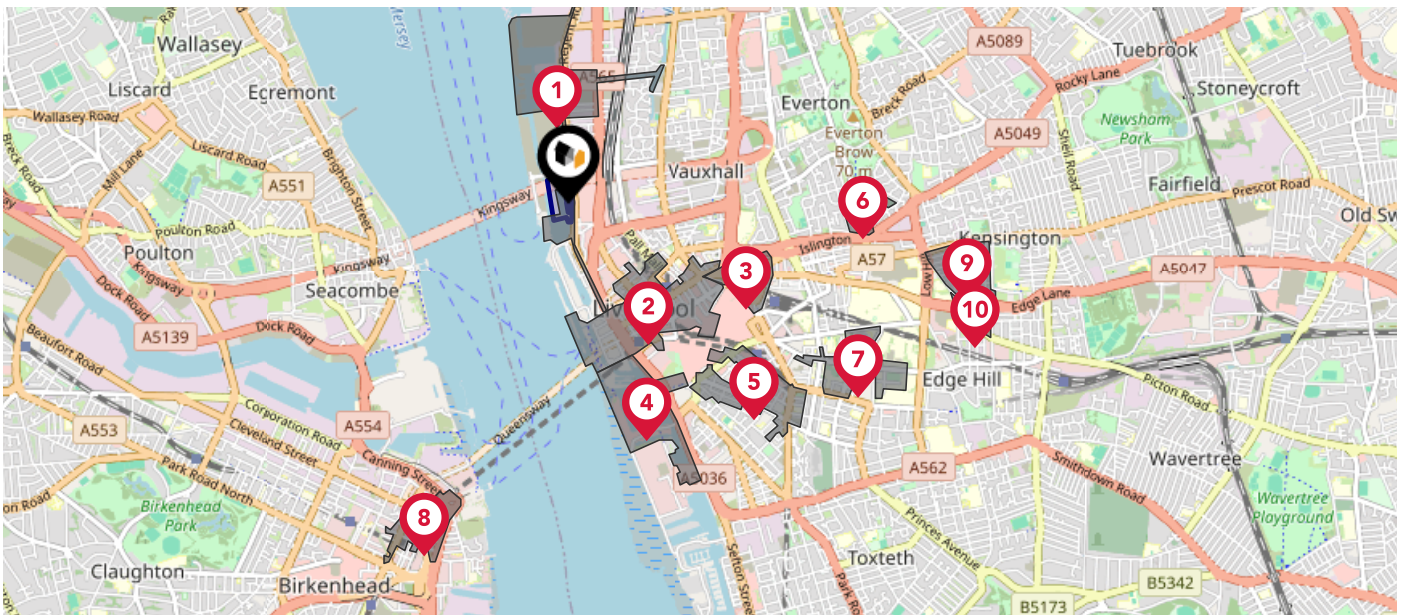
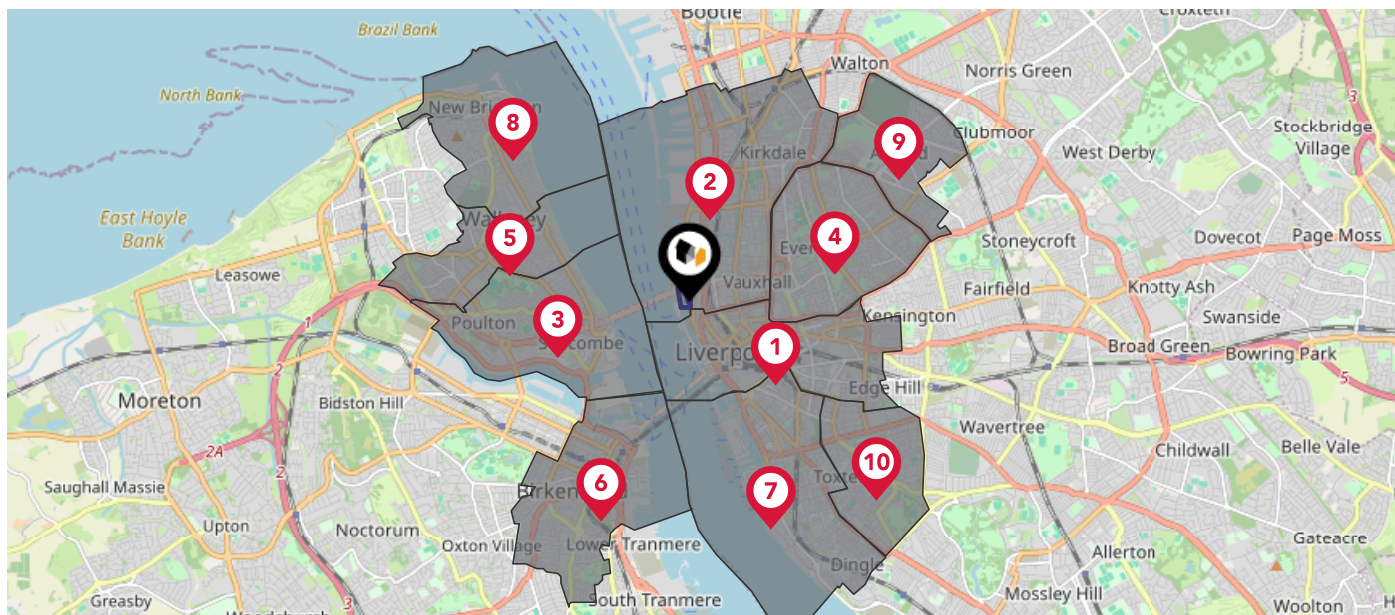| Nearby Conservation Areas	
1	Stanley Dock
2	Castle Street
3	William Brown Street
4	Albert Dock
5	Duke Street
6	Shaw Street
7	Mount Pleasant (Liverpool)
8	Hamilton Square
9	Kensington Fields
10	Edge Hill

Council Wards

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	Central Ward
2	Kirkdale Ward
3	Seacombe Ward
4	Everton Ward
5	Liscard Ward
6	Birkenhead and Tranmere Ward
7	Riverside Ward
8	New Brighton Ward
9	Anfield Ward
10	Princes Park Ward

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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.
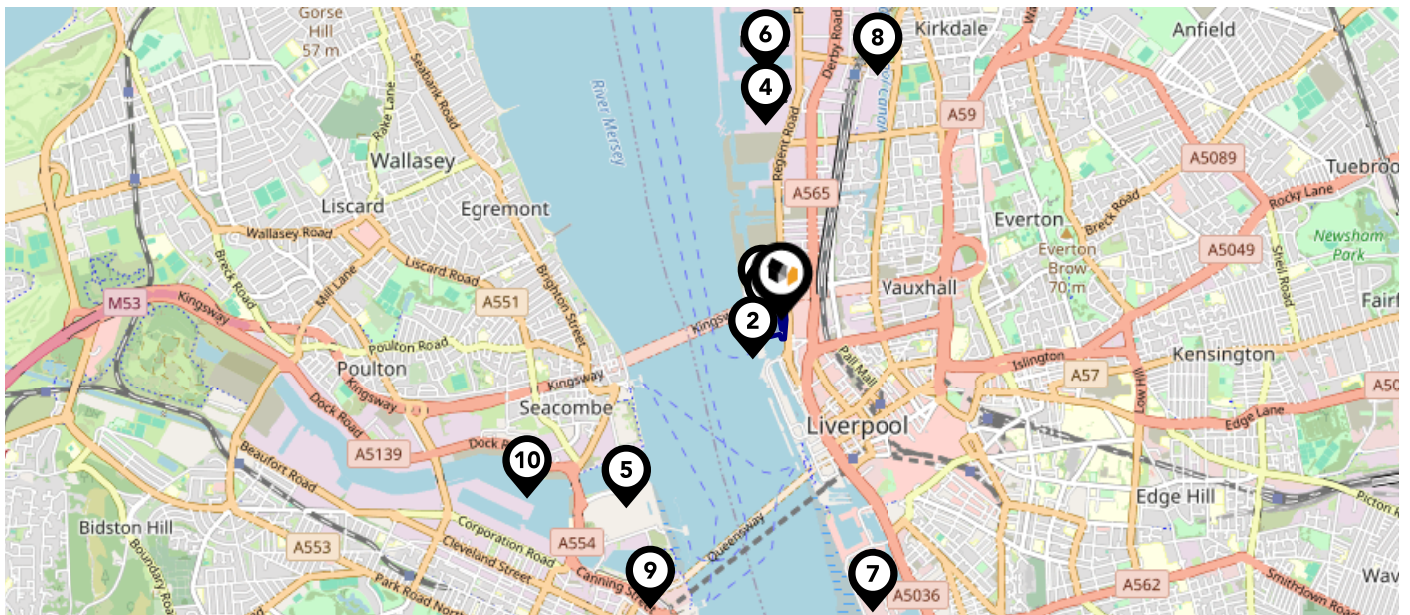
Nearby Landfill Sites

1	Victoria Branch Dock-Merseyside	Historic Landfill
2	Waterloo Dock River Entrance-Merseyside, Liverpool	Historic Landfill
3	Trafalgar Branch Dock-Liverpool, Merseyside	Historic Landfill
4	Sandon Dock-Sefton, Merseyside	Historic Landfill
5	Alfred Dock River Entrance-Wirral, Merseyside	Historic Landfill
6	Huskissan No.2 Branch Dock-Liverpool, Merseyside	Historic Landfill
7	Kings Dock Number 1 and 2-Queens Dock Number 2, Queens Graving Dock, Toxteth Dock, Liverpool, Merseyside	Historic Landfill
8	Railway Goods Yard-Sandhills Lane, Liverpool 8, Merseyside	Historic Landfill
9	Morpeth Lock and Branch Dock-Shore Road, Birkenhead, Merseyside	Historic Landfill
10	Corn / Grain Warehouse Dock / East float GWH Dock / Liverpool Grain Storage-Wallasey, Merseyside	Historic Landfill

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

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