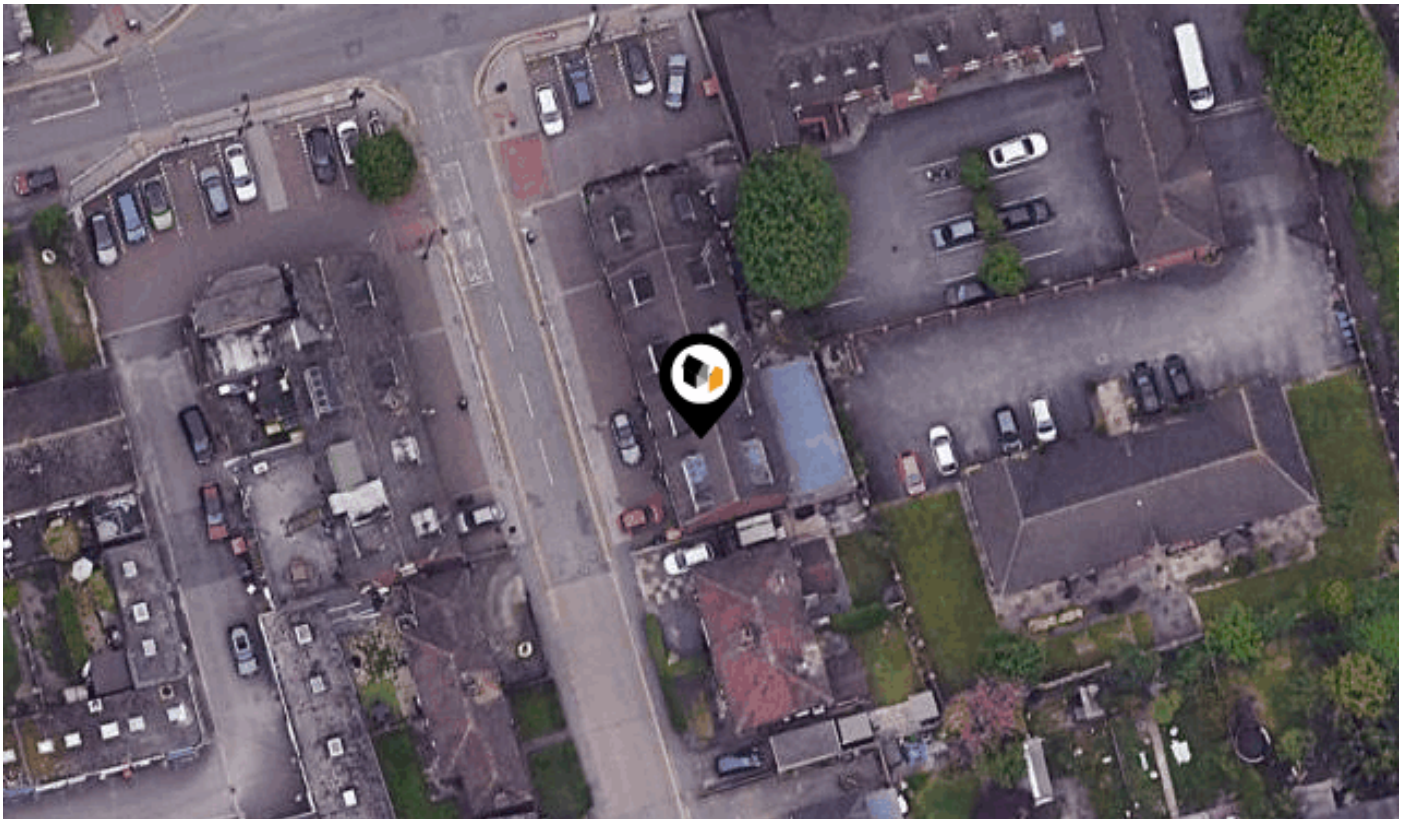# **KPF:** Key Property Facts

An Analysis of This Property & The Local Area

Friday 04th April 2025

FLAT 3, 3A, VICTORIA ROAD, SALTNEY, CH4 8ST
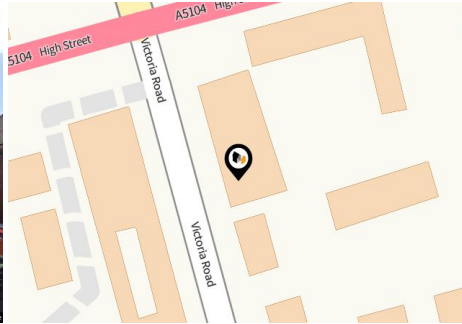
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Flat / Maisonette	**Last Sold Date:**	29/02/2008
Bedrooms:	2	**Last Sold Price:**	£75,020
Floor Area:	312 ft^2 / 29 m^2	**Last Sold £/ft^2:**	£240
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,498		
UPRN:	100100219017		

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   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Flat 3, 3A Victoria Road, Saltney, CH4 8ST

Energy rating

D

Valid until 12.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 | C
55-68	D	67 | D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	29 m^2

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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

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.
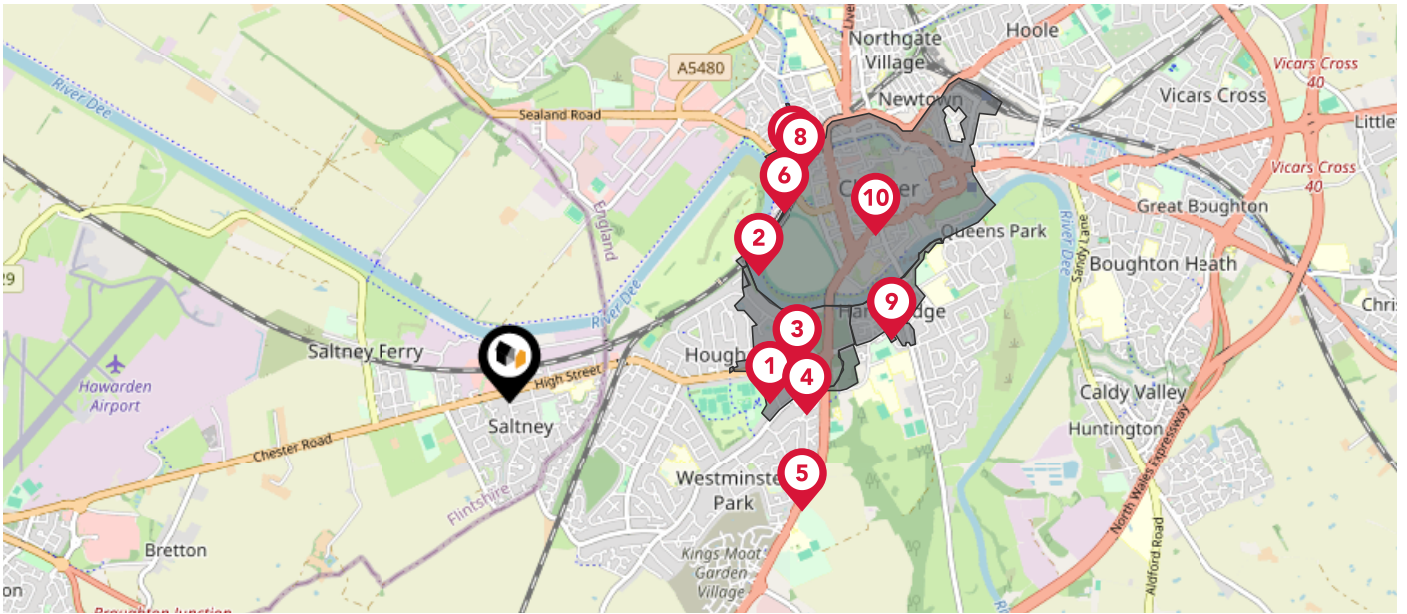

Nearby Conservation Areas	
1	Curzon Park (Chester) Conservation Area
2	City Centre (Chester) Conservation Area
3	Curzon Park (Chester) Conservation Area
4	Curzon Park (Chester) Conservation Area
5	Ash Grove Conservation Area
6	City Centre (Chester) Conservation Area
7	City Centre (Chester) Conservation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

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
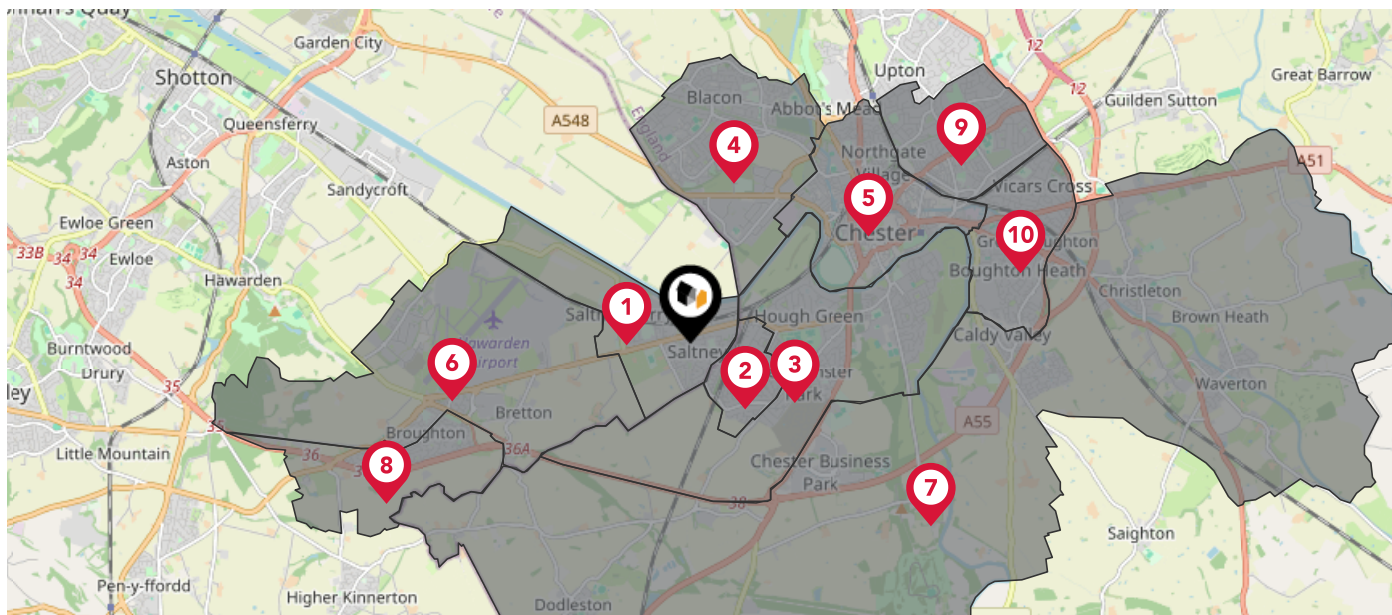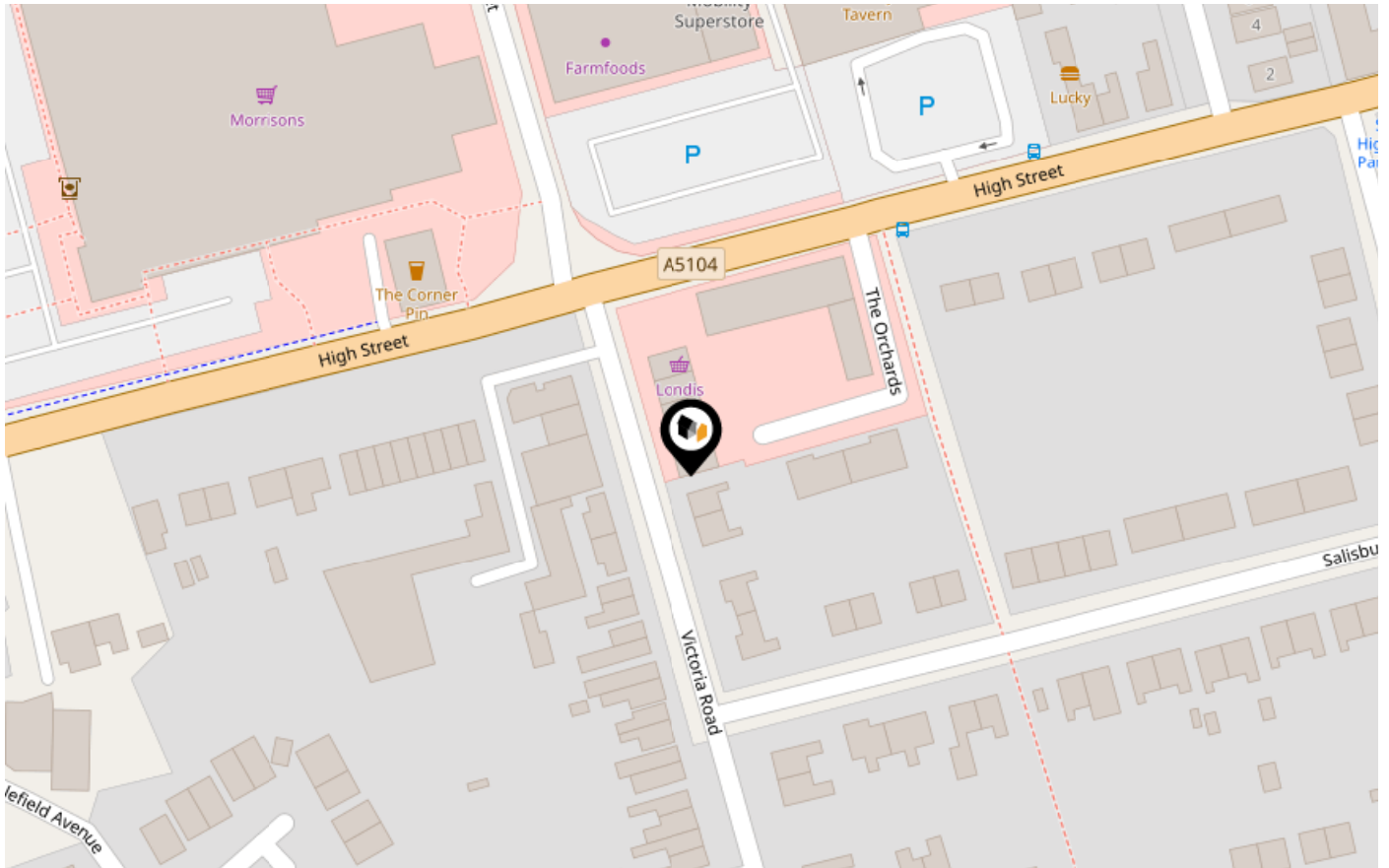

Nearby Council Wards	
1	Saltney Ferry ED
2	Lache Ward
3	Handbridge Park Ward
4	Blacon Ward
5	Chester City & the Garden Quarter Ward
6	Broughton North East ED
7	Christleton & Huntington Ward
8	Broughton South ED
9	Newton & Hoole Ward
10	Great Boughton Ward

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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.

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.

Green Belt

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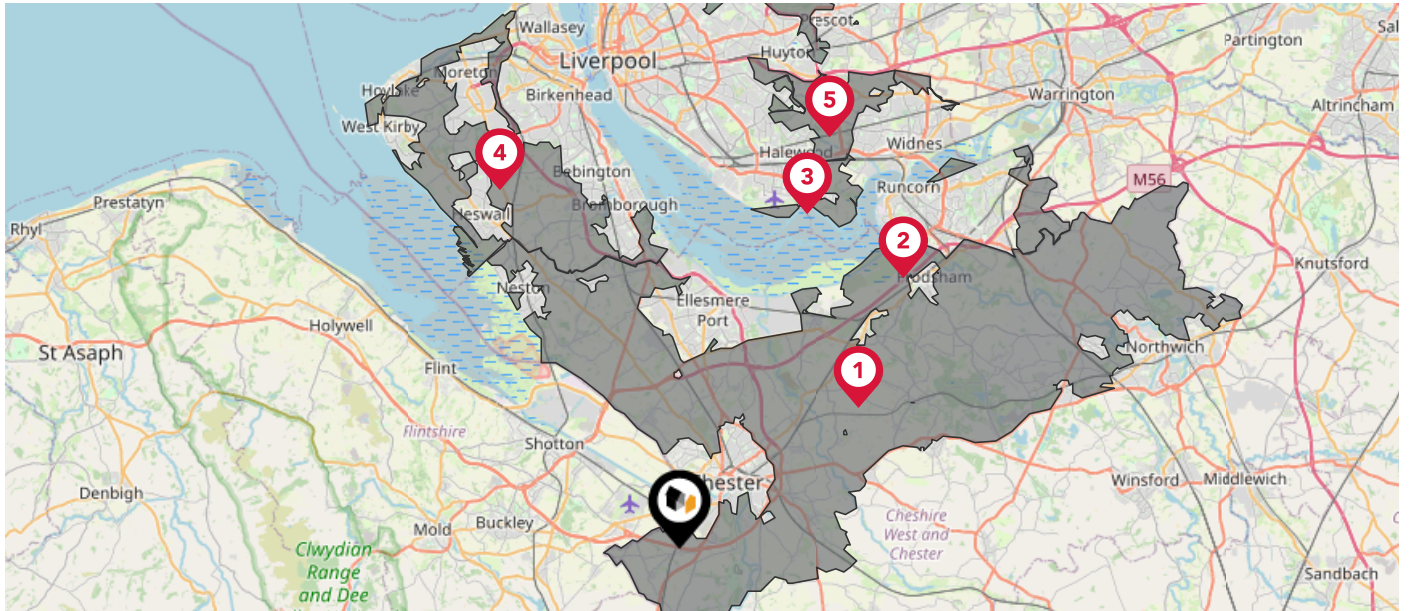
Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
2	Merseyside and Greater Manchester Green Belt - Halton
3	Merseyside and Greater Manchester Green Belt - Liverpool
4	Merseyside and Greater Manchester Green Belt - Wirral
5	Merseyside and Greater Manchester Green Belt - Knowsley

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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.
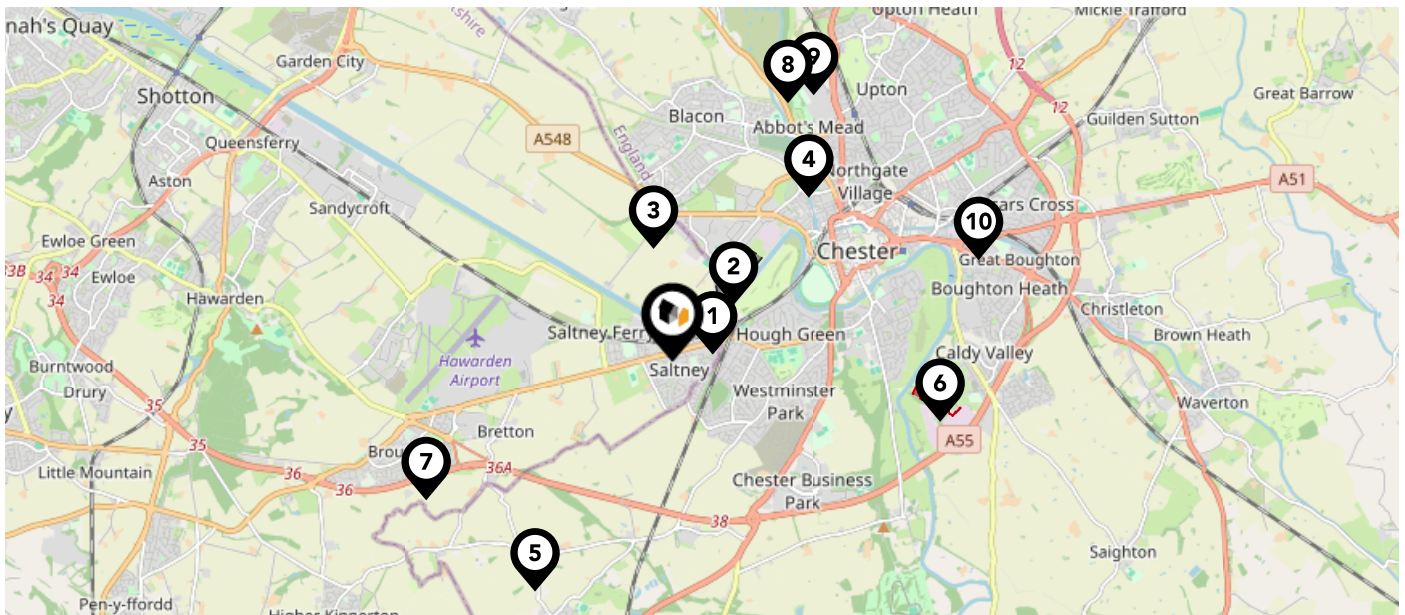
Nearby Landfill Sites

|		
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

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
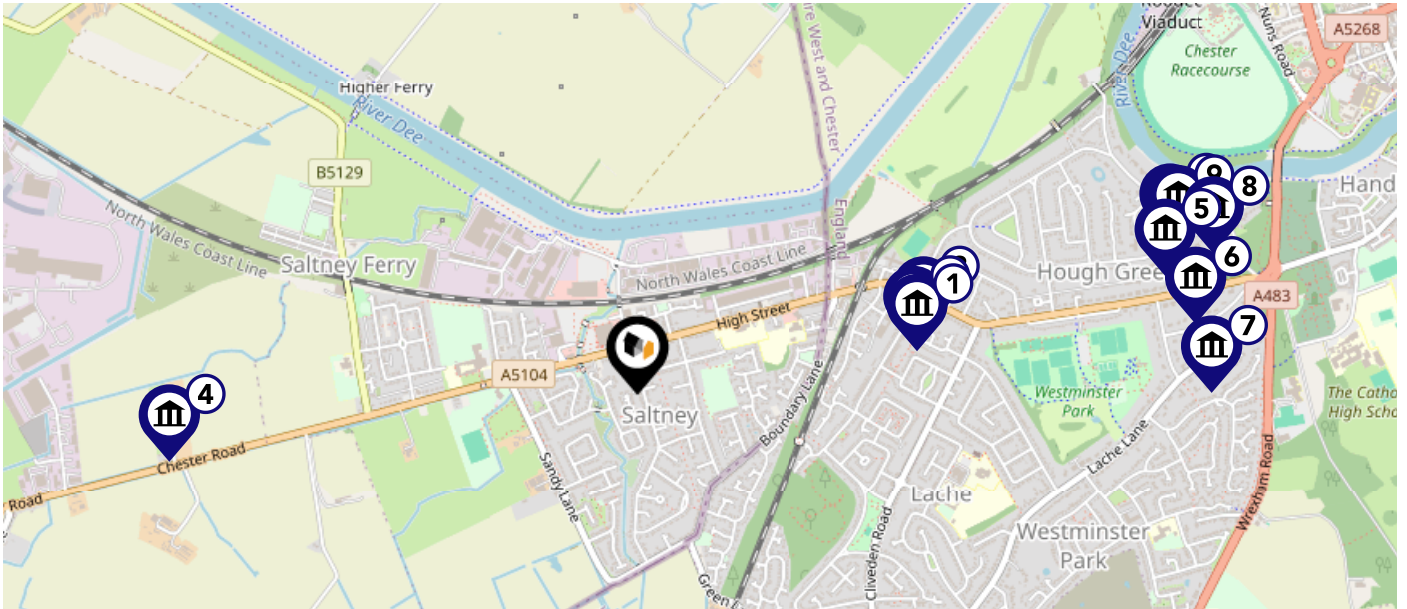
Listed Buildings in the local district	Grade	Distance
1 1375857 - Church Of St Mark	Grade II	0.6 miles
2 1375858 - Lych Gate To St Marks Church	Grade II	0.6 miles
3 1375856 - Church Of Christ	Grade II	0.7 miles
4 85415 - Well House Farm	Grade II	1.0 miles
5 1375757 - 4, Curzon Park South	Grade II	1.2 miles
6 1375855 - 8 And 10, Hough Green	Grade II	1.3 miles
7 1375859 - Milepost To Chester Cross 300 Metres South West Of Overleigh Roundabout	Grade II	1.3 miles
8 1375754 - 2, Curzon Park North	Grade II	1.3 miles
9 1375755 - Cedar House	Grade II	1.3 miles
10 1375756 - Tower House	Grade II	1.3 miles
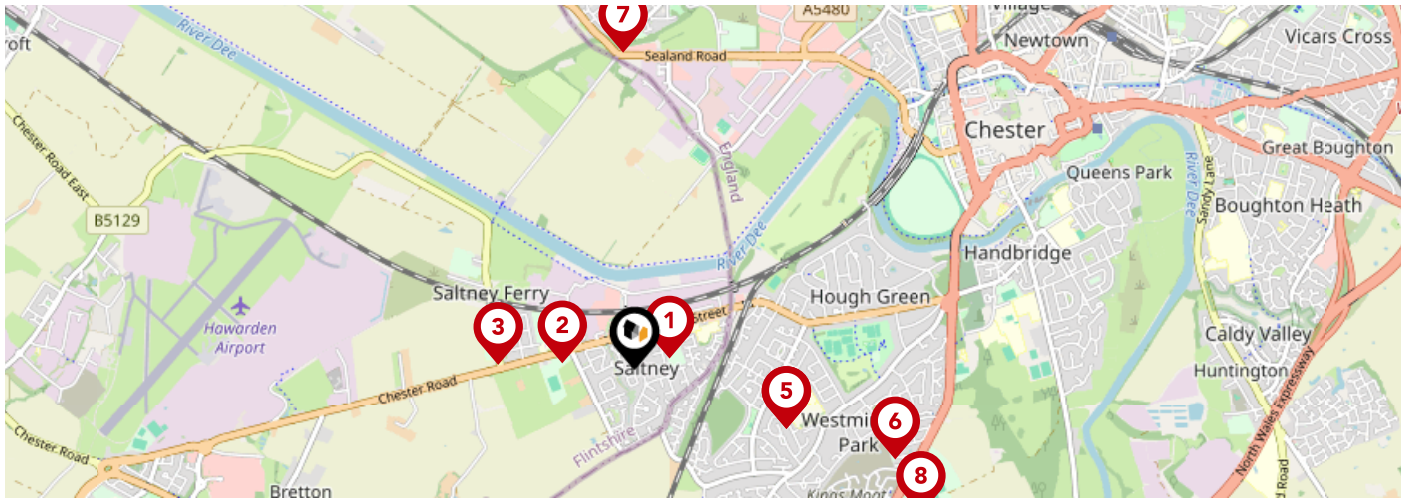
	Nursery	Primary	Secondary	College	Private
1 St Anthony's R.C. Primary School Ofsted Rating: Good | Pupils:0 | Distance:0.16	☐	☑	☐	☐	☐
2 St David's High School Ofsted Rating: Adequate | Pupils:0 | Distance:0.32	☐	☐	☑	☐	☐
3 Saltney Ferry C.P. School Ofsted Rating: Unsatisfactory | Pupils:0 | Distance:0.61	☐	☑	☐	☐	☐
4 St Clare's Catholic Primary School Ofsted Rating: Good | Pupils: 175 | Distance:0.72	☐	☑	☐	☐	☐
5 Lache Primary School Ofsted Rating: Good | Pupils: 189 | Distance:0.72	☐	☑	☐	☐	☐
6 Belgrave Primary School Ofsted Rating: Good | Pupils: 210 | Distance:1.23	☐	☑	☐	☐	☐
7 Dee Point Primary School Ofsted Rating: Requires improvement | Pupils: 491 | Distance:1.4	☐	☑	☐	☐	☐
8 The King's School Ofsted Rating: Not Rated | Pupils: 1155 | Distance:1.42	☐	☐	☑	☐	☐

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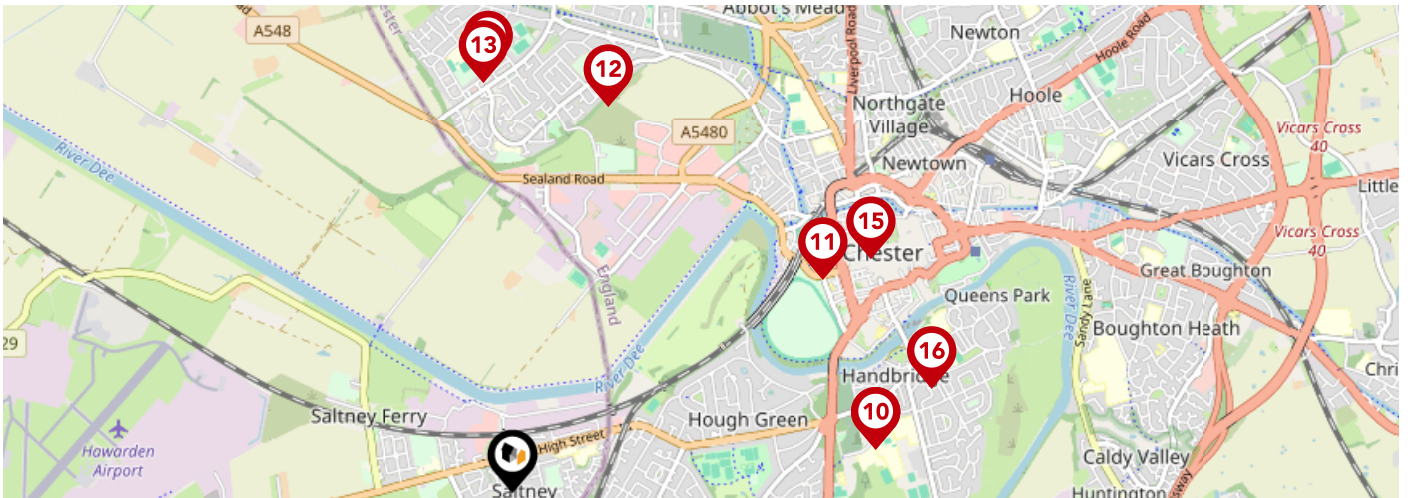
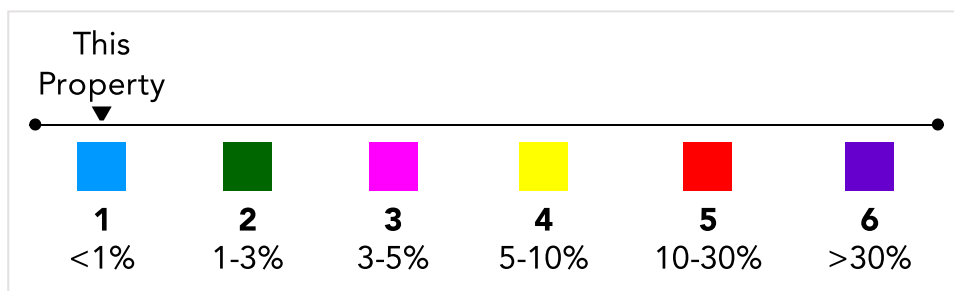|	Nursery	Primary	Secondary	College	Private
9 Overleigh St Mary's CofE Primary School Ofsted Rating: Good	Pupils: 459	Distance:1.62	☐	☑	☐	☐	☐
10 The Catholic High School, Chester Ofsted Rating: Good	Pupils: 806	Distance:1.62	☐	☐	☑	☐	☐
11 The Queen's School Ofsted Rating: Not Rated	Pupils: 415	Distance:1.67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

Key:

Power Pylons

Communication Masts

Environment
Radon Gas

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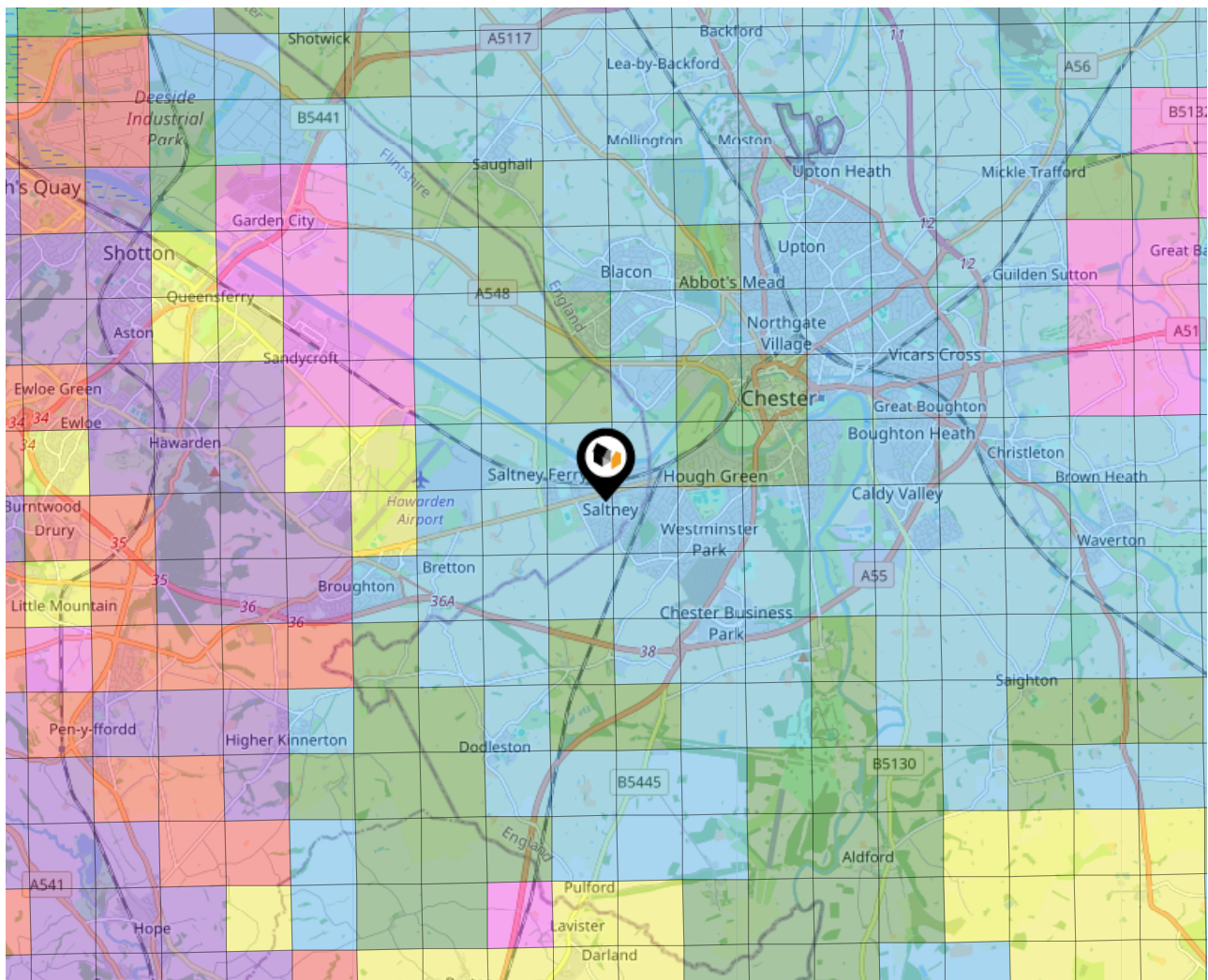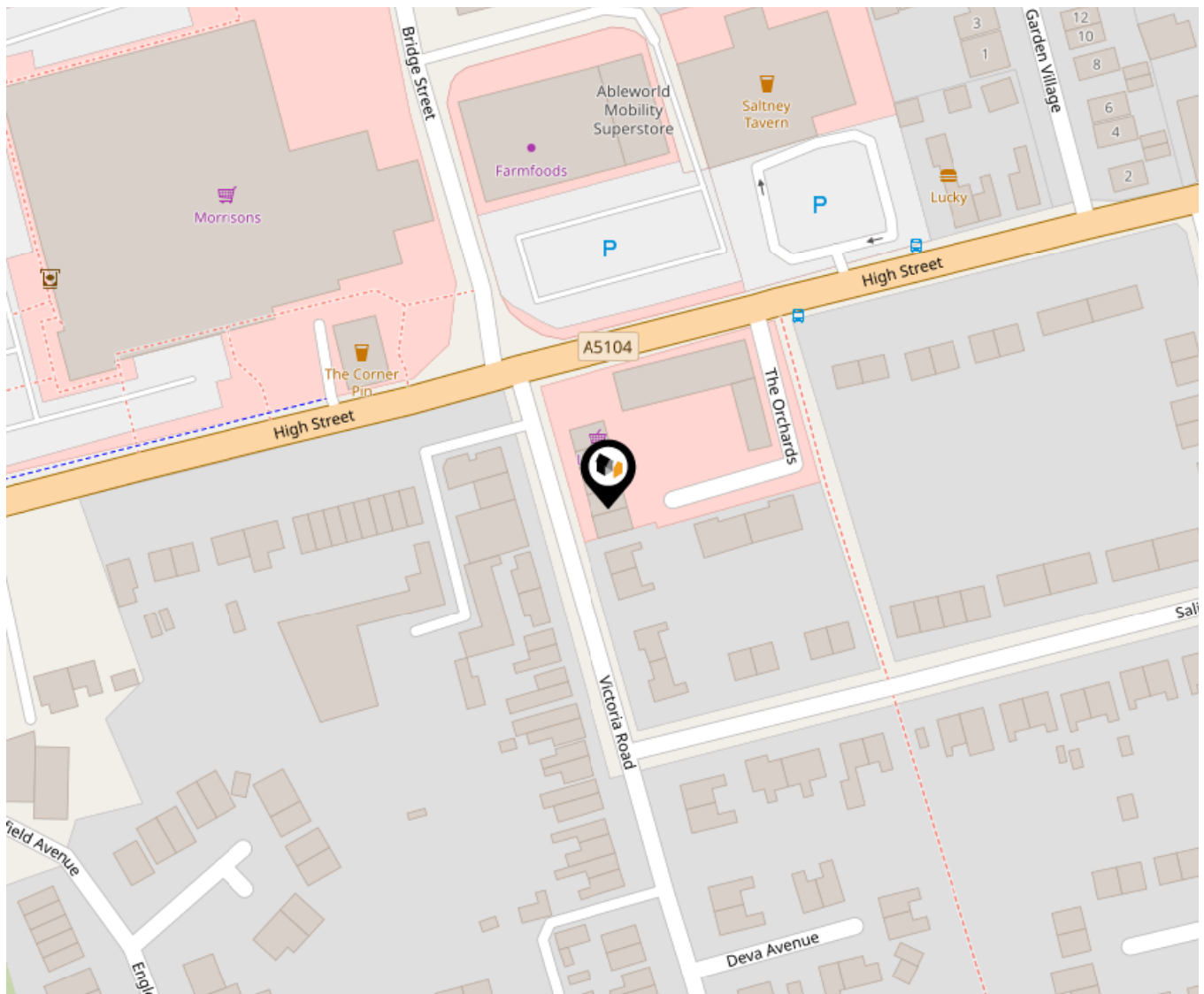
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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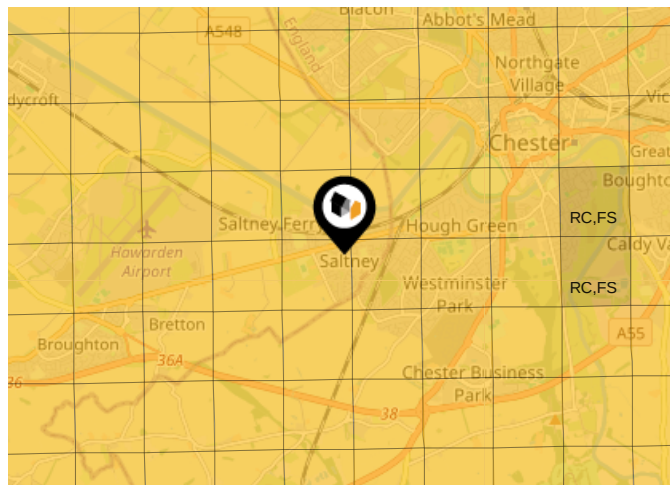
Primary Classifications (Most Common Clay Types)

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

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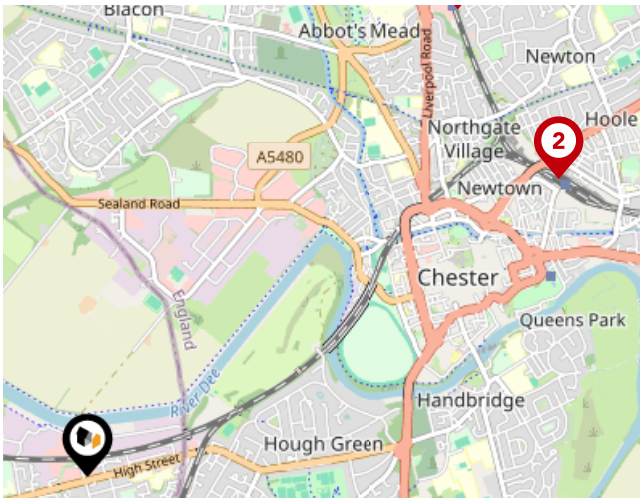
National Rail Stations

Pin	Name	Distance
1	Bache Rail Station	2.64 miles
2	Chester Rail Station	2.47 miles
3	Hawarden Rail Station	4.23 miles
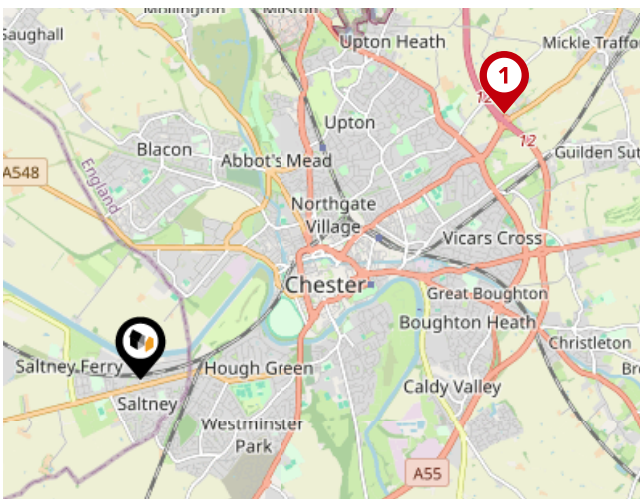
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	4 miles
2	M53 J11	5.39 miles
3	M56 J15	5.66 miles
4	M53 J10	6.27 miles
5	M53 J9	7.71 miles
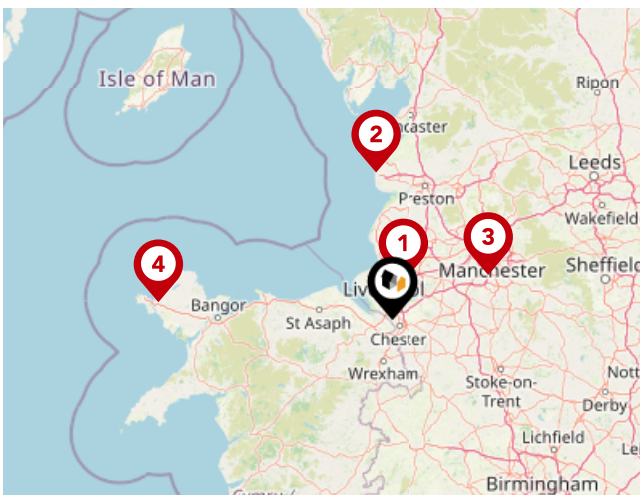
Airports/Helipads

Pin	Name	Distance
1	Speke	11.51 miles
2	Highfield	41.79 miles
3	Manchester Airport	30.06 miles
4	Penrhyn	66.63 miles

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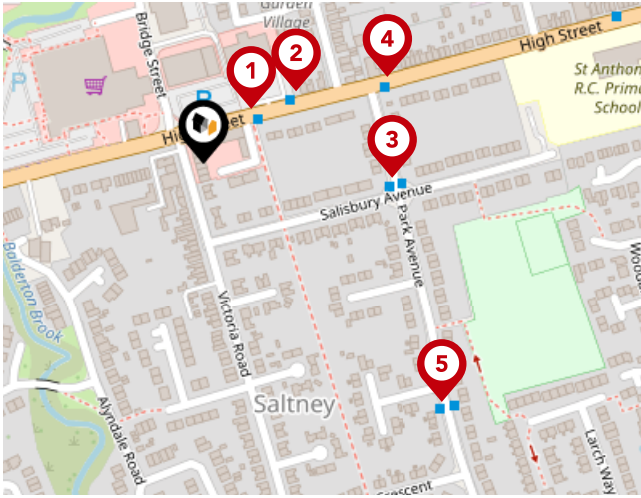
Bus Stops/Stations

Pin	Name	Distance
1	St Davids Retail Park	0.04 miles
2	St David`s Retail Park	0.07 miles
3	Salisbury Avenue	0.11 miles
4	Park Avenue	0.11 miles
5	Belgrave Avenue	0.19 miles
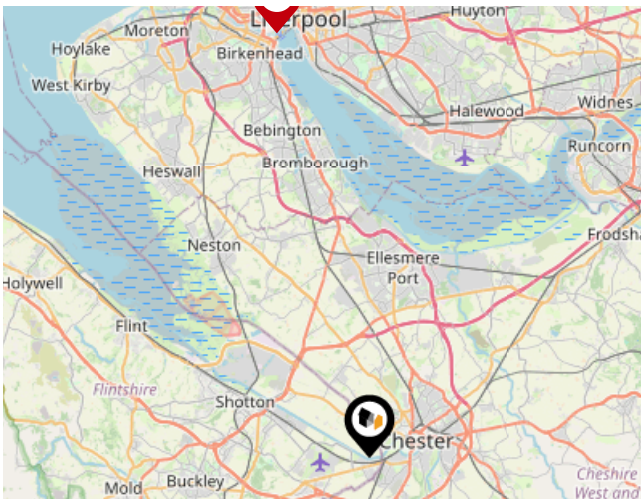
Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	15.39 miles

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KPF - Key Property Facts