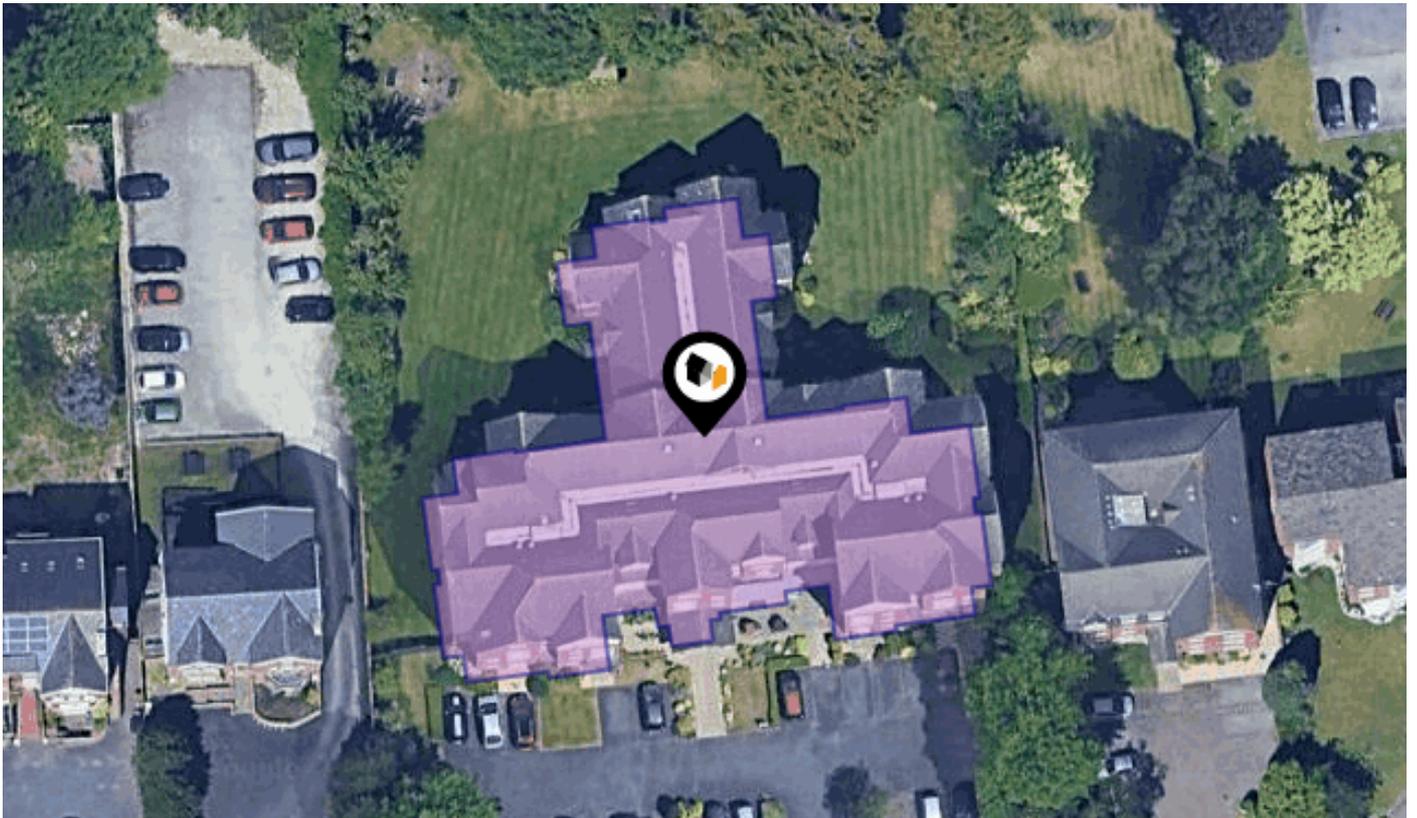




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 16th April 2025



26, CAMBRIDGE ROAD, SOUTHPORT, PR9 9SG

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	08/03/2004
Bedrooms:	2	Last Sold Price:	£73,000
Floor Area:	559 ft ² / 52 m ²	Last Sold £/ft²:	£116
Plot Area:	0.24 acres	Tenure:	Leasehold
Year Built :	1998	Start Date:	03/11/1998
Council Tax :	Band B	End Date:	01/08/2123
Annual Estimate:	£1,914	Lease Term:	125 years from 1 August 1998
Title Number:	MS408724	Term Remaining:	98 years
UPRN:	41123788		

Local Area

Local Authority:	Sefton
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	304 mb/s

Mobile Coverage: (based on calls indoors)



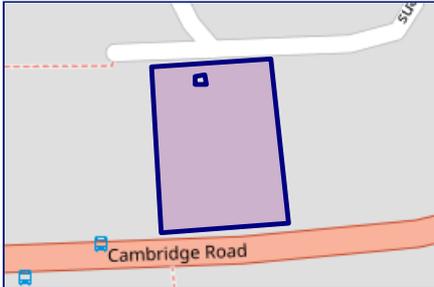
Satellite/Fibre TV Availability:



Property Multiple Title Plans

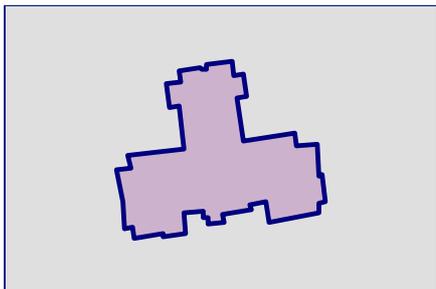
LANDWOOD
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Freehold Title Plan



MS387181

Leasehold Title Plan



MS408724

Start Date: 03/11/1998
End Date: 01/08/2123
Lease Term: 125 years from 1 August 1998
Term Remaining: 98 years

Property EPC - Certificate

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26 Madingley Court Cambridge Road SOUTHPORT PR9
9SG

Energy rating

B

Valid until 19.03.2035

Certificate number
74008508092274273753

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Electric immersion, off-peak
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	52 m ²

This map displays nearby coal mine entrances and their classifications.



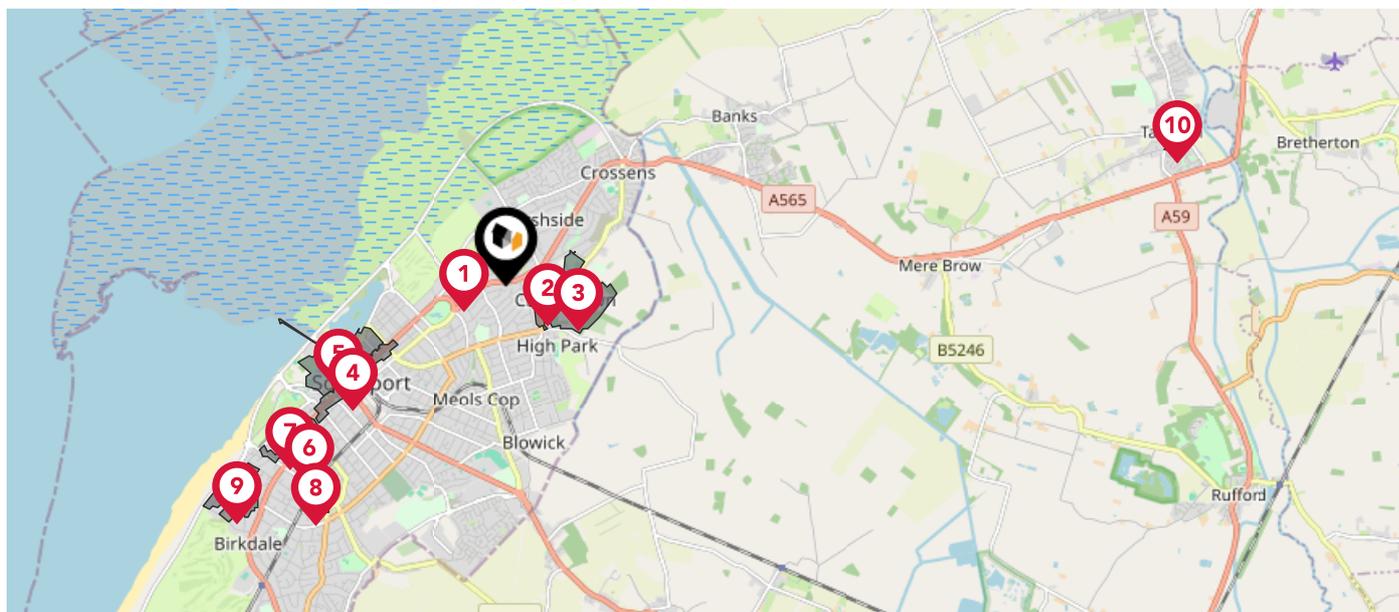
Mine Entry

- ✕ 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.



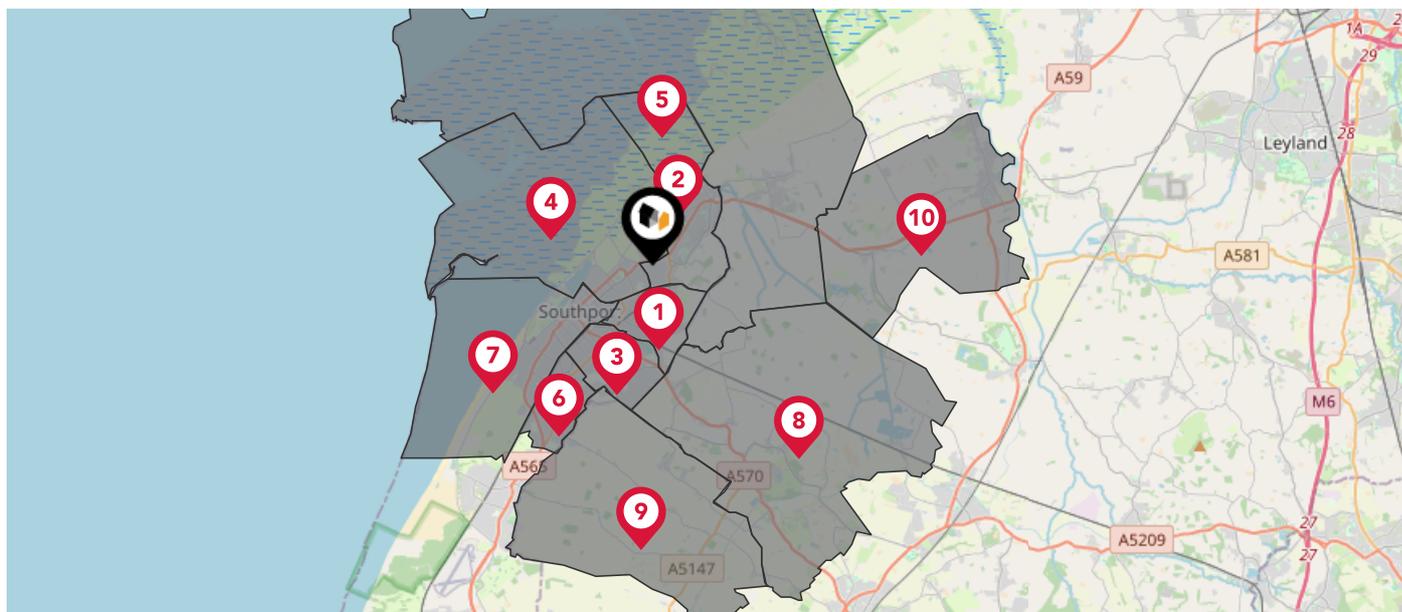
Nearby Conservation Areas

- 1 Hesketh Road
- 2 Churchtown
- 3 North Meols
- 4 Lord Street
- 5 Promenade
- 6 Gloucester Road
- 7 Birkdale Park
- 8 Birkdale Village
- 9 West Birkdale
- 10 Plox Brow

Maps

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



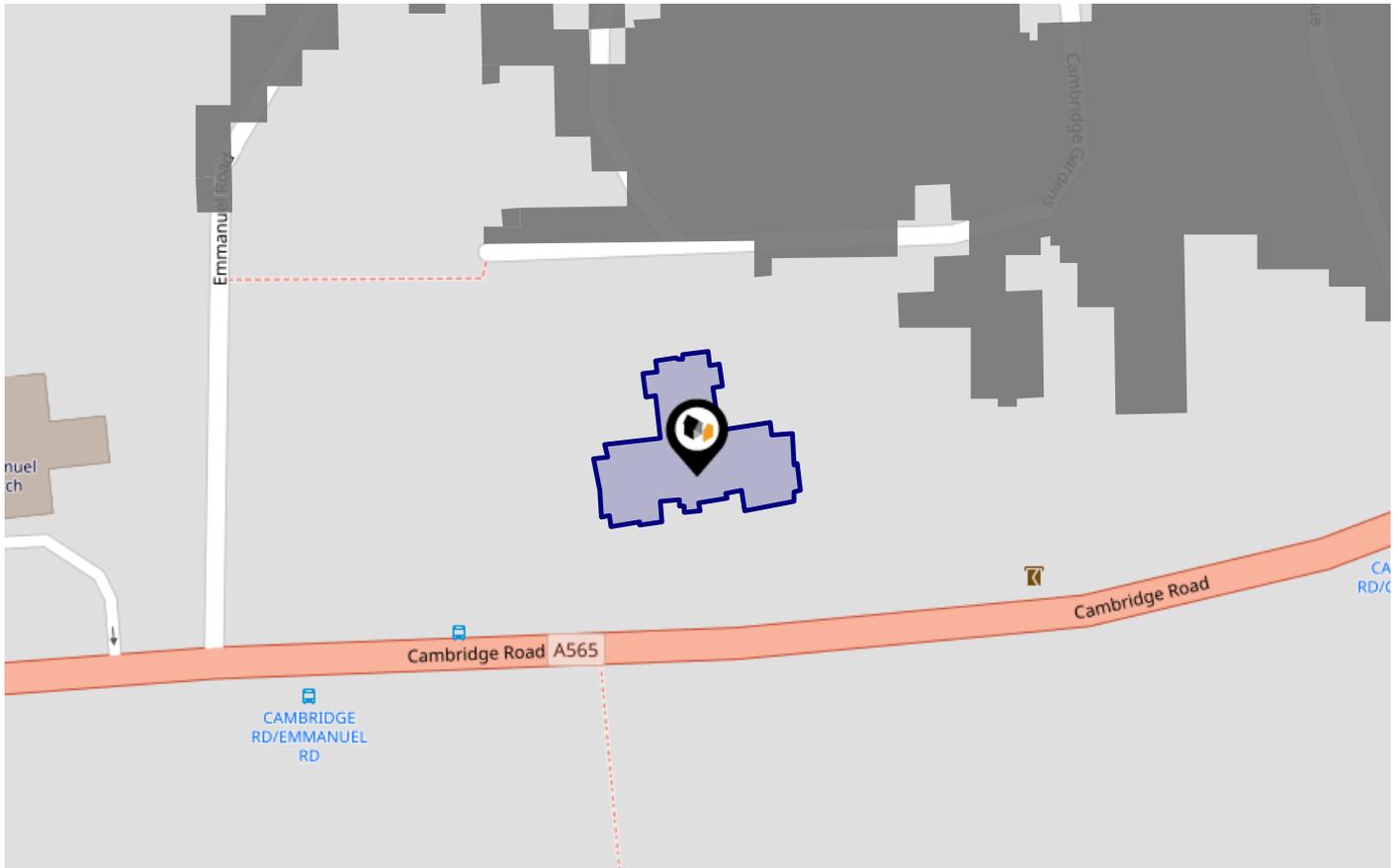
Nearby Council Wards

-  Norwood Ward
-  Meols Ward
-  Kew Ward
-  Cambridge Ward
-  North Meols Ward
-  Birkdale Ward
-  Duke's Ward
-  Scarisbrick Ward
-  Halsall Ward
-  Tarleton Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very 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.

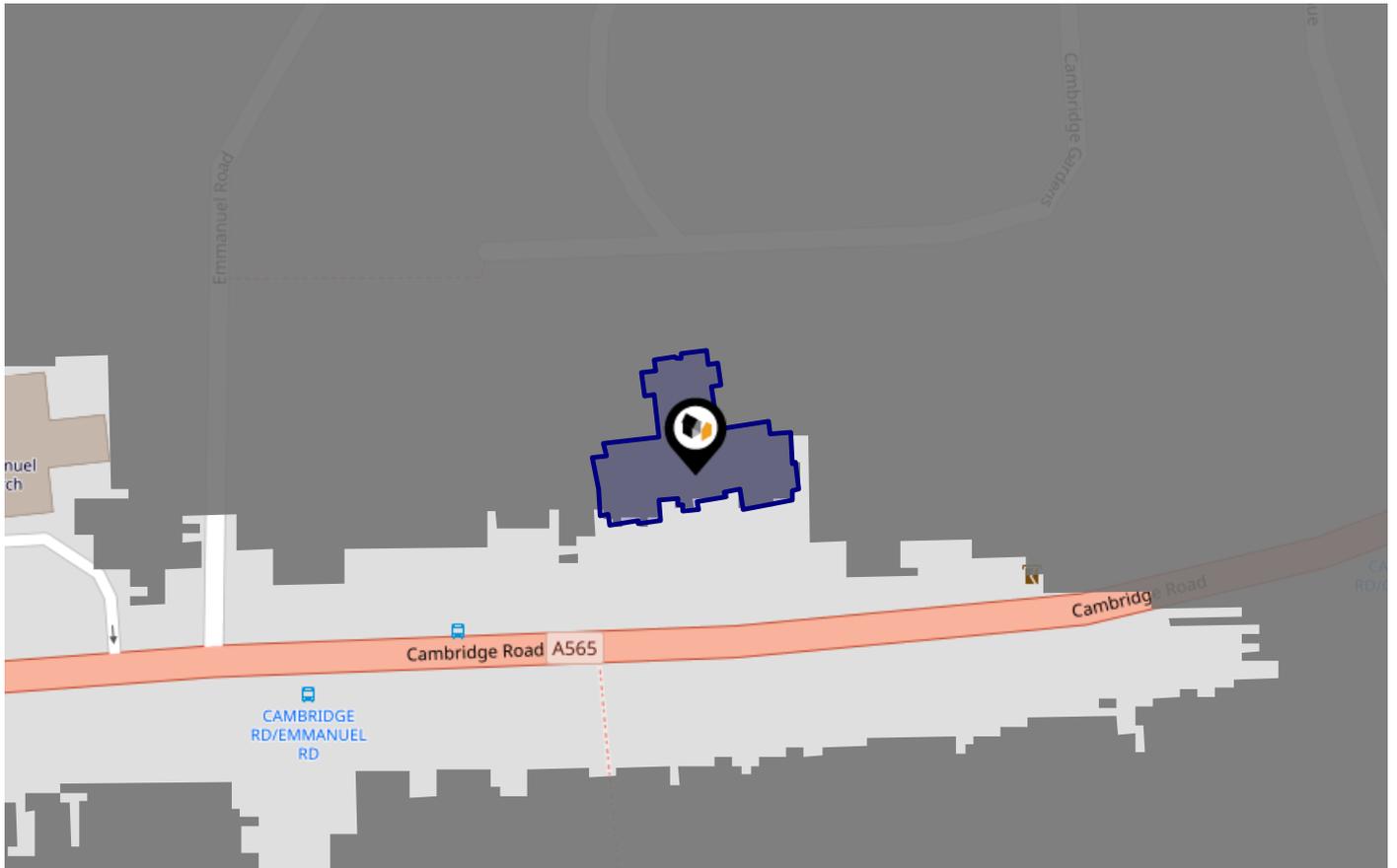
Chance of flooding to the following depths at this property:



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: **Very 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.
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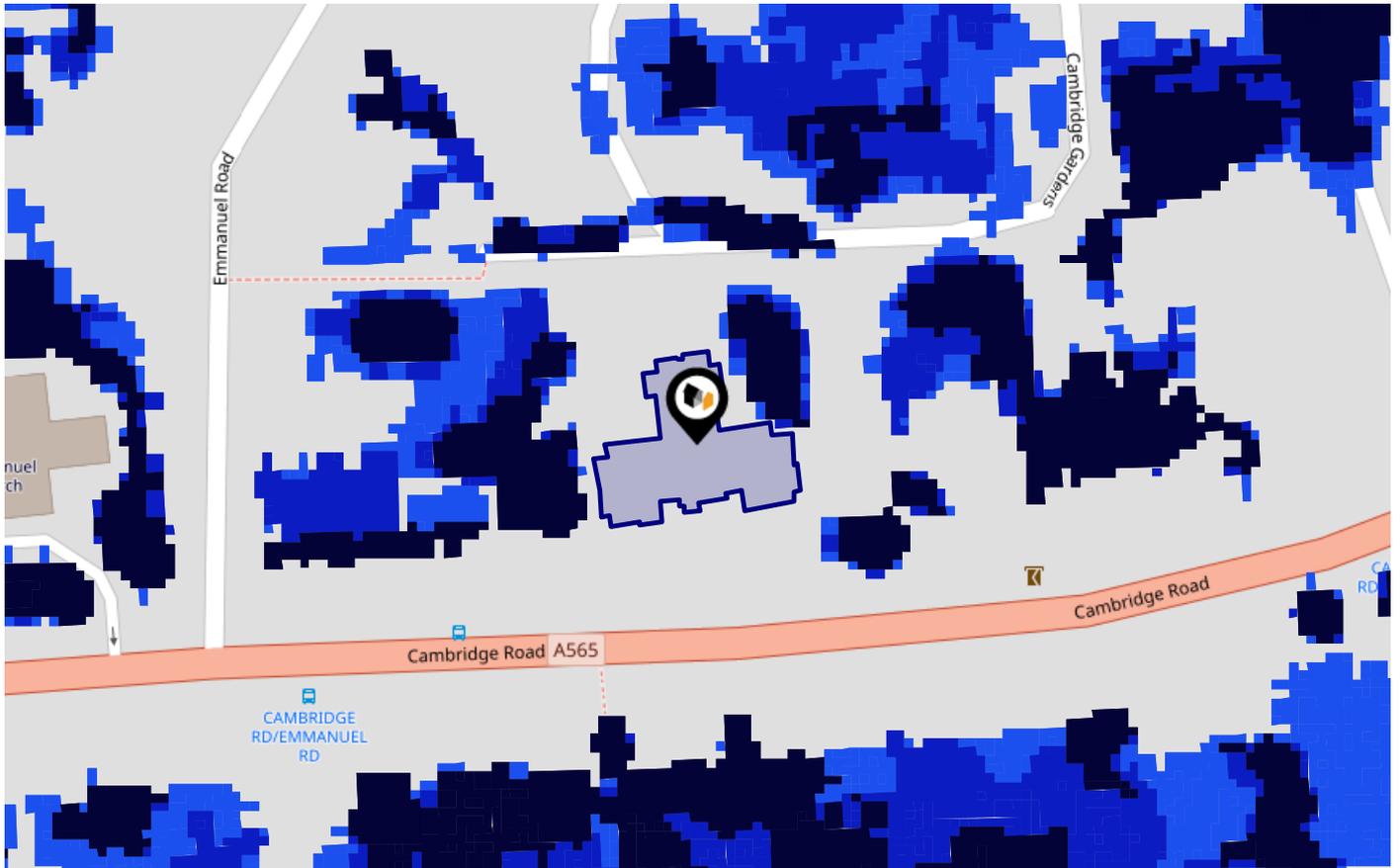
Chance of flooding to the following depths at this property:



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: Very 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.
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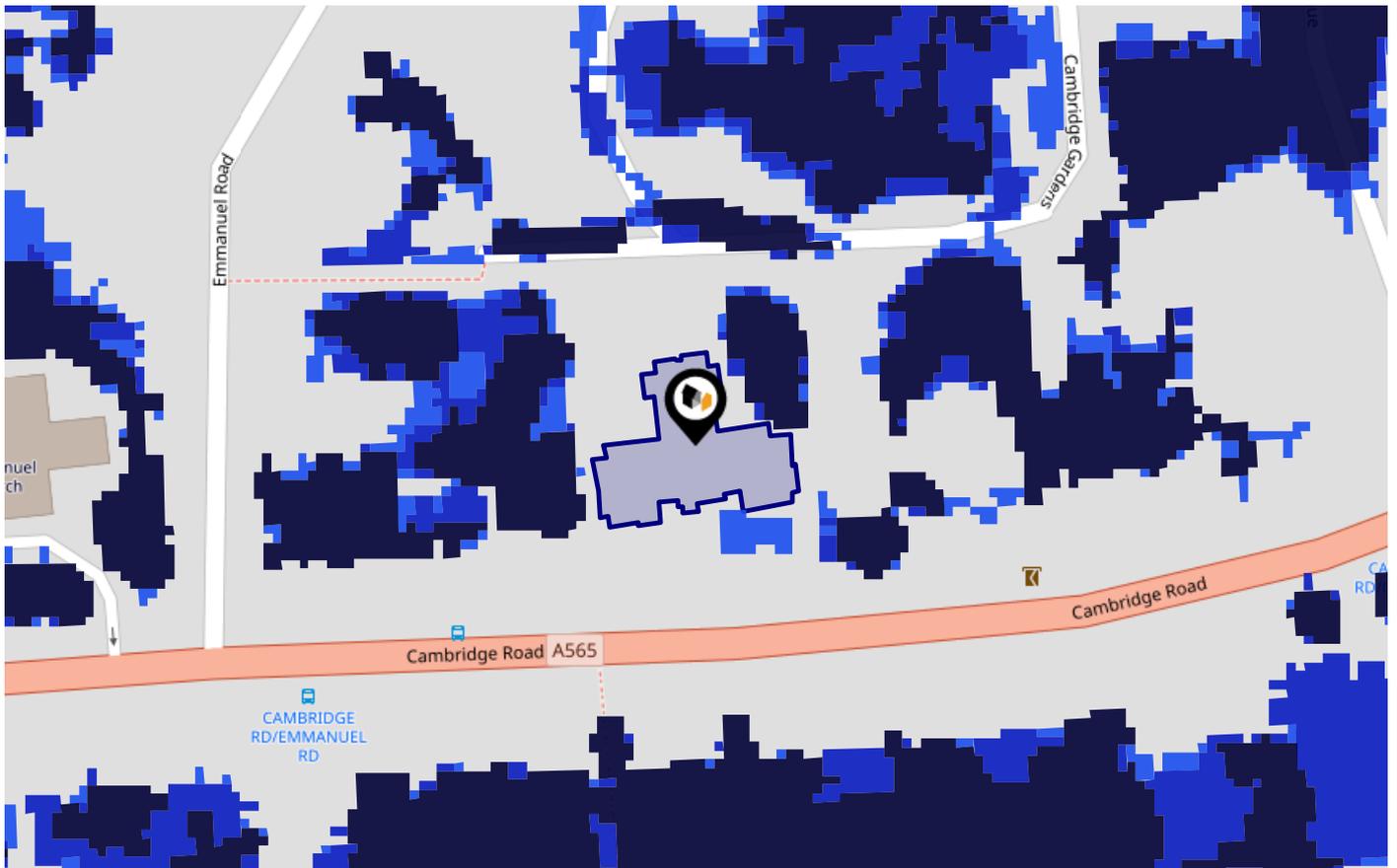
Chance of flooding to the following depths at this property:



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: Very low

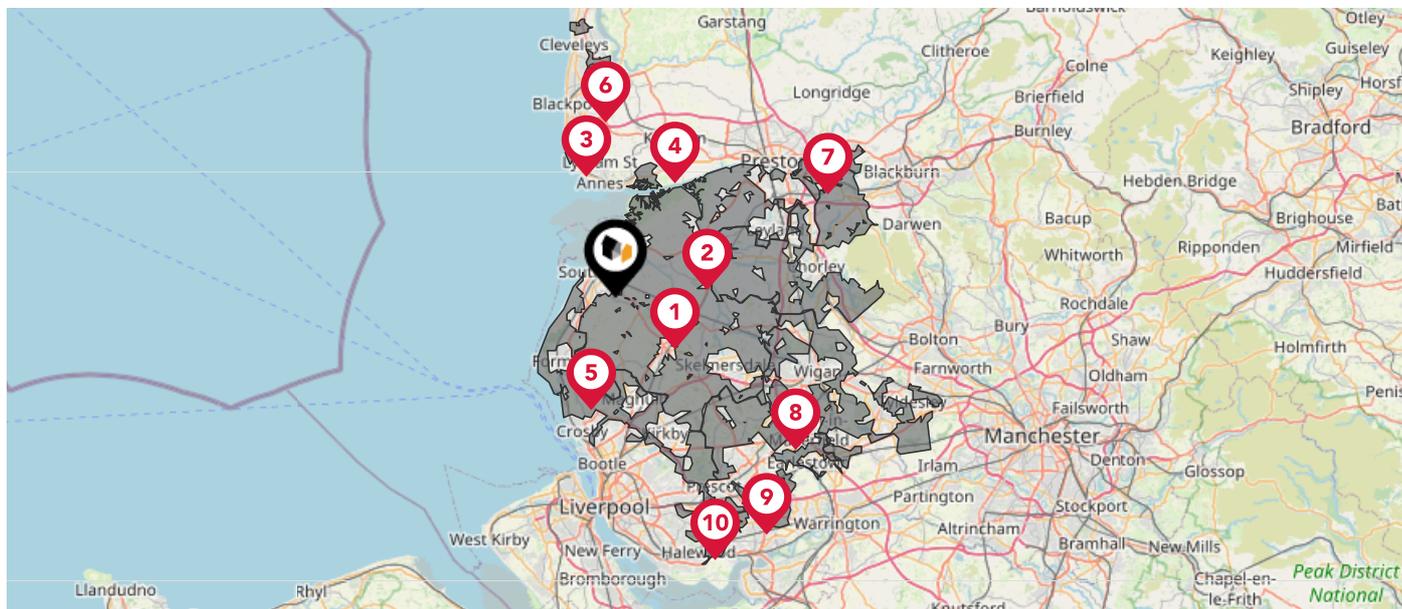
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



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



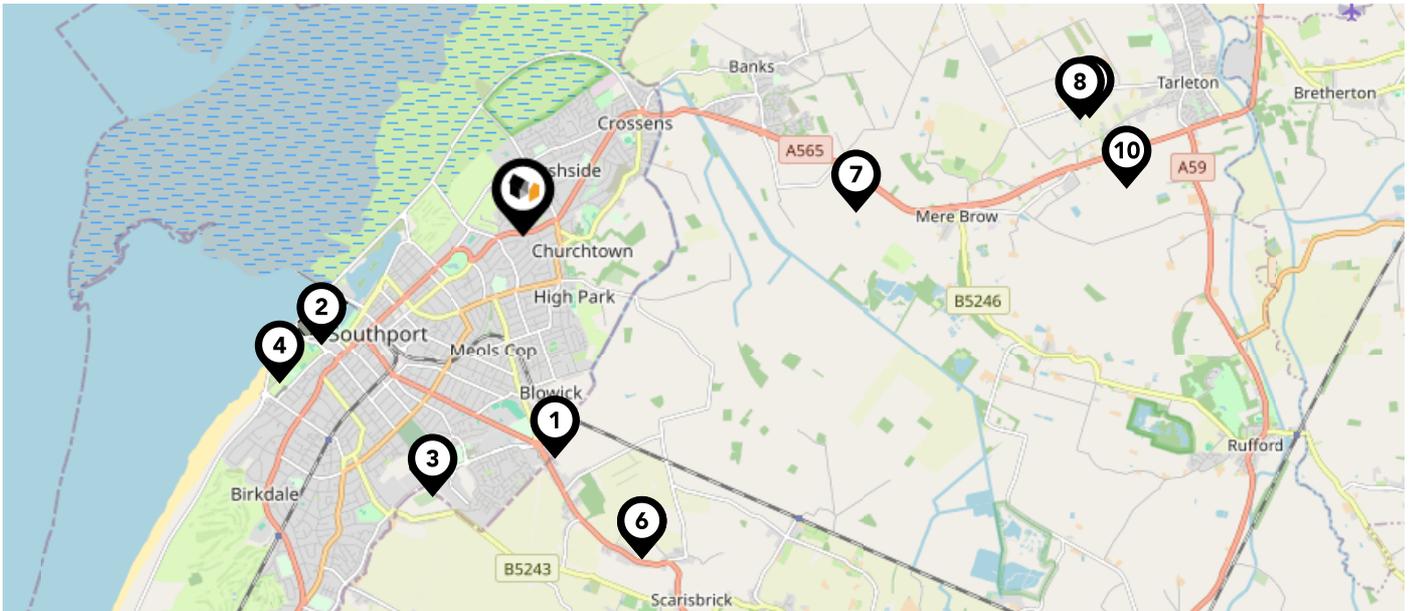
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - West Lancashire
- 2 Merseyside and Greater Manchester Green Belt - Chorley
- 3 Blackpool Green Belt - Blackpool
- 4 Blackpool Green Belt - Fylde
- 5 Merseyside and Greater Manchester Green Belt - Sefton
- 6 Blackpool Green Belt - Wyre
- 7 Merseyside and Greater Manchester Green Belt - South Ribble
- 8 Merseyside and Greater Manchester Green Belt - Wigan
- 9 Merseyside and Greater Manchester Green Belt - St. Helens
- 10 Merseyside and Greater Manchester Green Belt - Knowsley

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

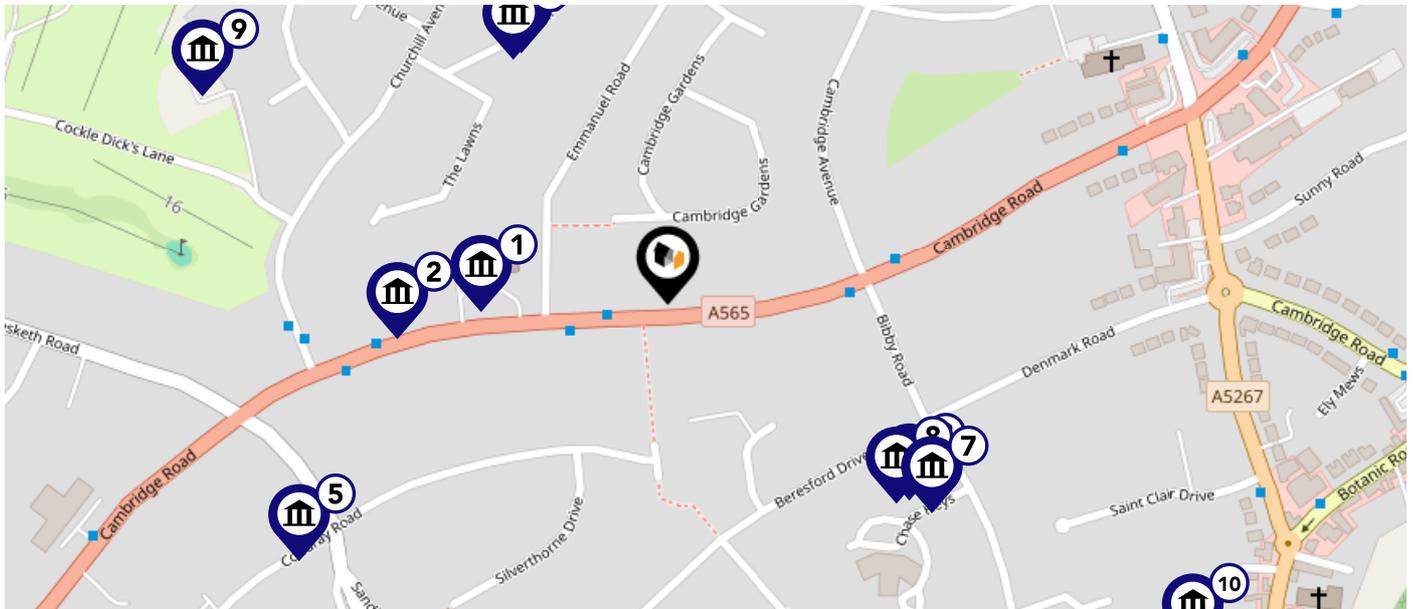
1	Foul Lane Landfill Site-Foul Lane, Sefton, Lancashire	Historic Landfill
2	Princes Park-Southport, Lancashire	Historic Landfill
3	Town Lane-Town Lane, Southport, Lancashire	Historic Landfill
4	The Esplanade-The Esplanade, Southport, Lancashire	Historic Landfill
5	New Hall Farm-Hares Lane, Scarisbrick, Lancashire	Historic Landfill
6	New Hall Farm-Hares Lane, Scarisbrick, Lancashire	Historic Landfill
7	Gravel Lane-Off Gravel Lane, Banks, Near Ormskirk, Lancashire	Historic Landfill
8	Gorse Lane-New Lane, Tarleton, West Lancashire	Historic Landfill
9	Sword Meanygate-Gorse Lane, Tarleton, West Lancashire	Historic Landfill
10	Dunscar Nurseries-Land Adjacent to 113 Southport New Road, Tarleton, West Lancashire	Historic Landfill

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



1379565 - Church Of Emmanuel

Grade II

0.1 miles



1379564 - Melton Grange

Grade II

0.1 miles



1379499 - Nos. 5, 6 And 7 Chase Heys Including No. 88 Beresford Drive

Grade II

0.2 miles



1379799 - 19, Threlfalls Lane

Grade II

0.2 miles



1379575 - Thorntree Cottage

Grade II

0.2 miles



1379800 - 21 And 23, Threlfalls Lane

Grade II

0.2 miles



1379498 - Numbers 2, 3 And 4 Chase Heys

Grade II

0.2 miles



1379497 - 86 And 86a, Beresford Drive

Grade II

0.2 miles



1379573 - Cockle Dicks Nurseries

Grade II

0.3 miles



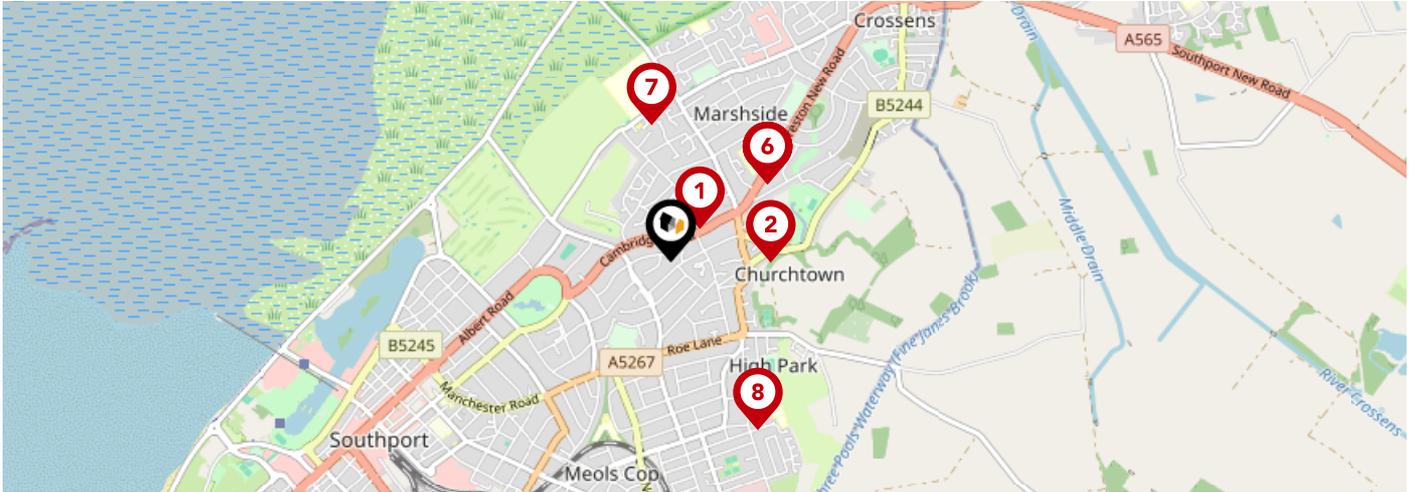
1379572 - 9, Churchgate

Grade II

0.3 miles

Area Schools

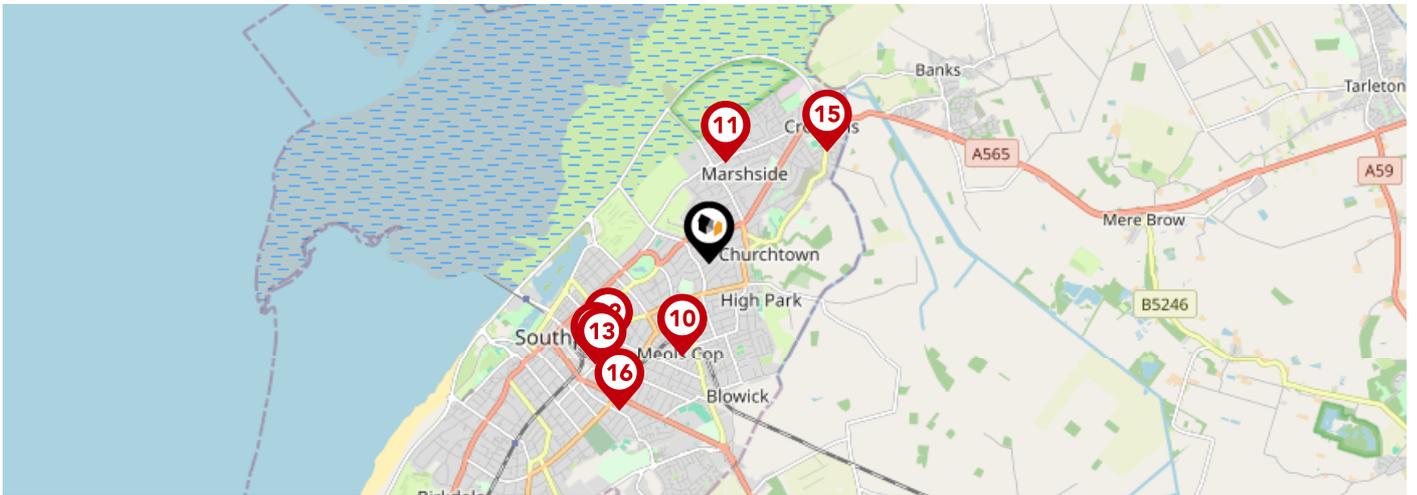
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		Nursery	Primary	Secondary	College	Private
1	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 343 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Churchtown Primary School Ofsted Rating: Good Pupils: 696 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Crossens Nursery School Ofsted Rating: Good Pupils: 79 Distance:0.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Larkfield Primary School Ofsted Rating: Good Pupils: 277 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Peterhouse School Ofsted Rating: Requires improvement Pupils: 66 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Presfield High School and Specialist College Ofsted Rating: Good Pupils: 123 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stanley High School Ofsted Rating: Good Pupils: 841 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bishop David Sheppard Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

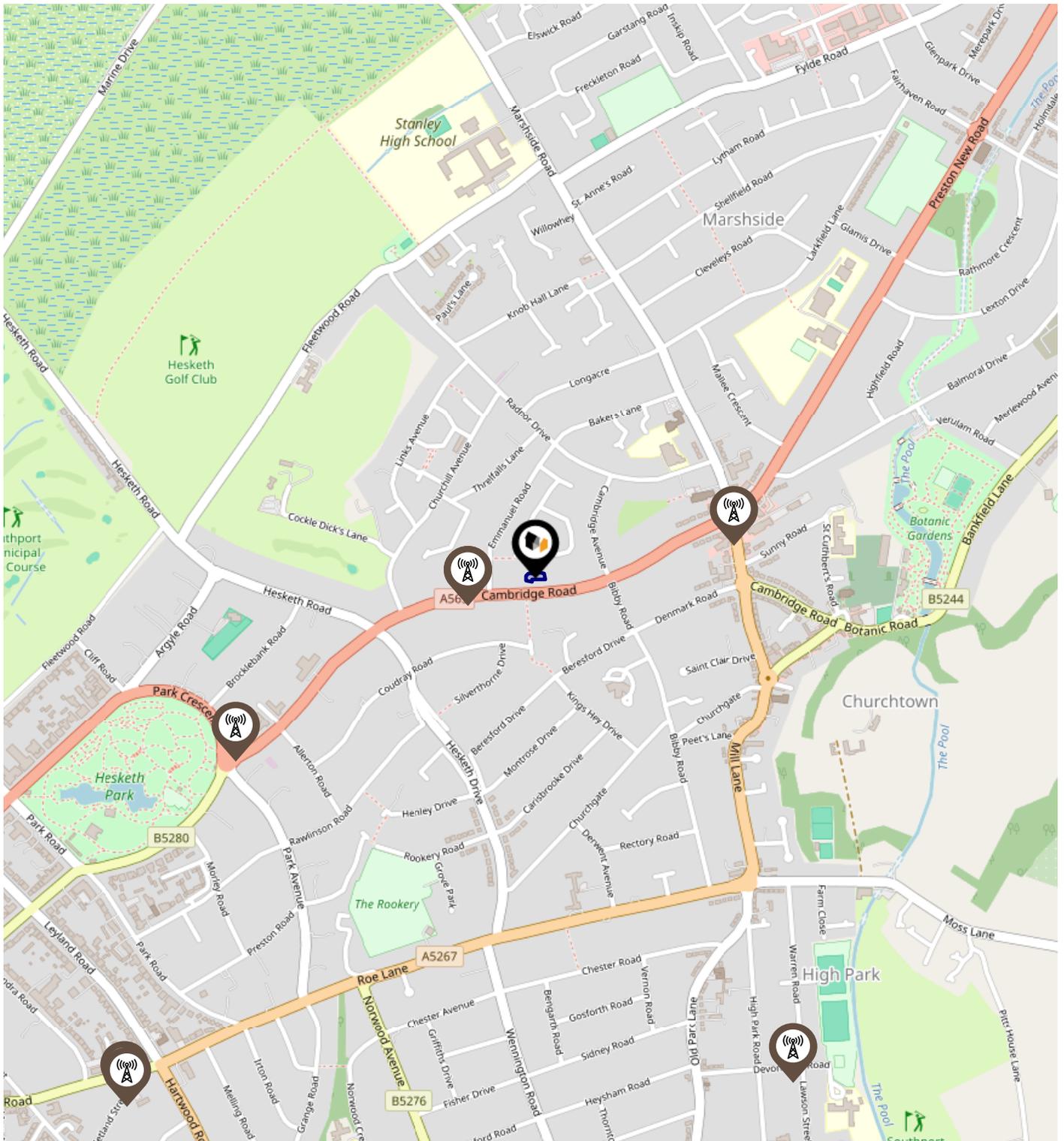
LANDWOOD GROUP



		Nursery	Primary	Secondary	College	Private
	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 204 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norwood Primary School Ofsted Rating: Good Pupils: 628 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marshside Primary School Ofsted Rating: Good Pupils: 186 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity Church of England Primary School, Southport Ofsted Rating: Good Pupils: 205 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arden College Ofsted Rating: Good Pupils:0 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southport Education Group Ofsted Rating: Requires improvement Pupils:0 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Primary School Ofsted Rating: Good Pupils: 175 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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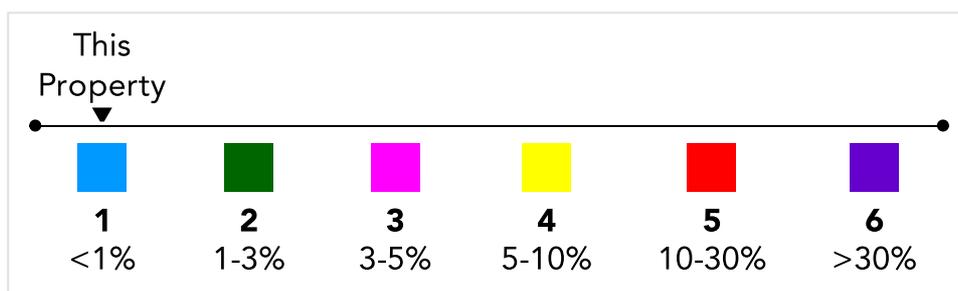
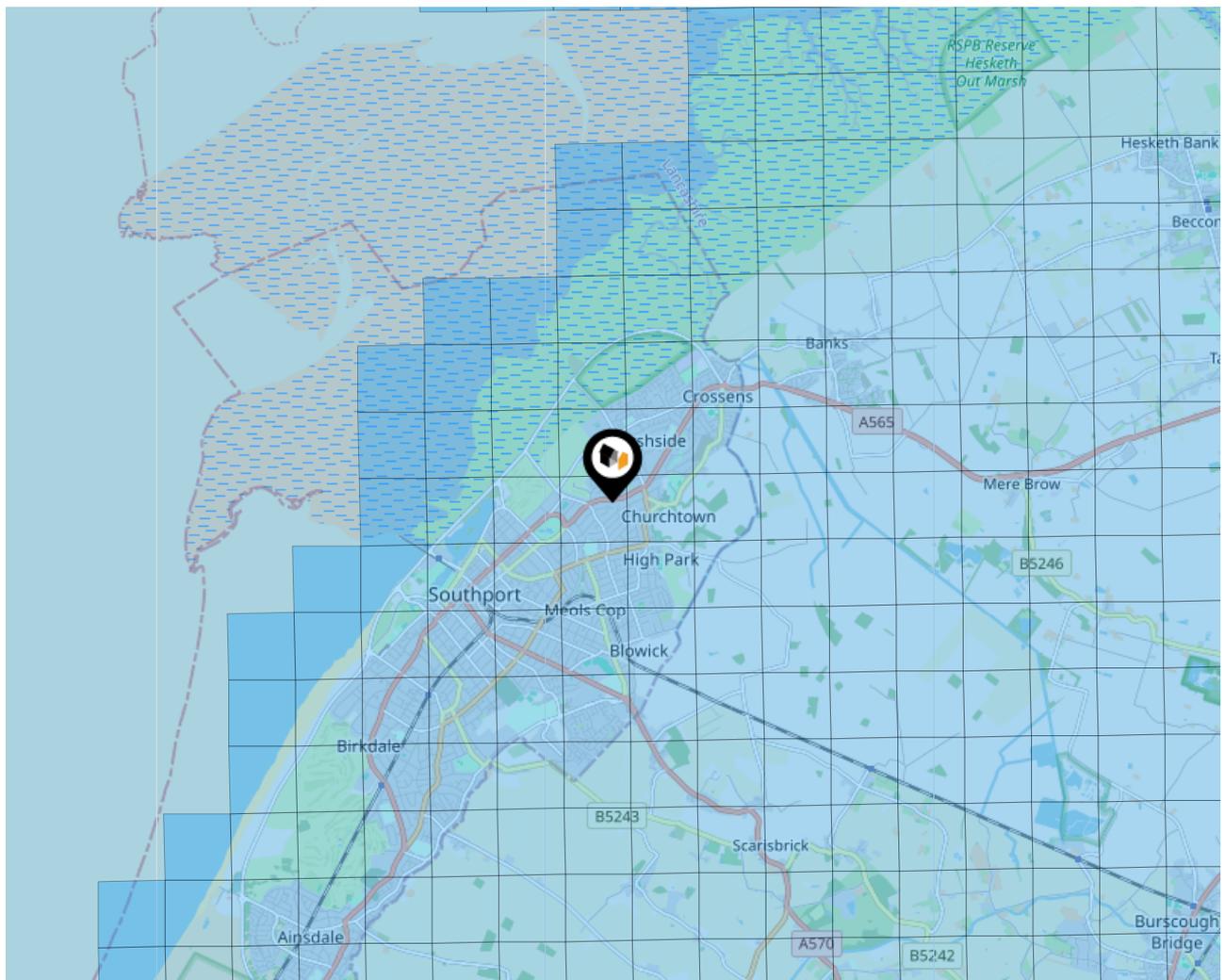


Key:

-  Power Pylons
-  Communication Masts

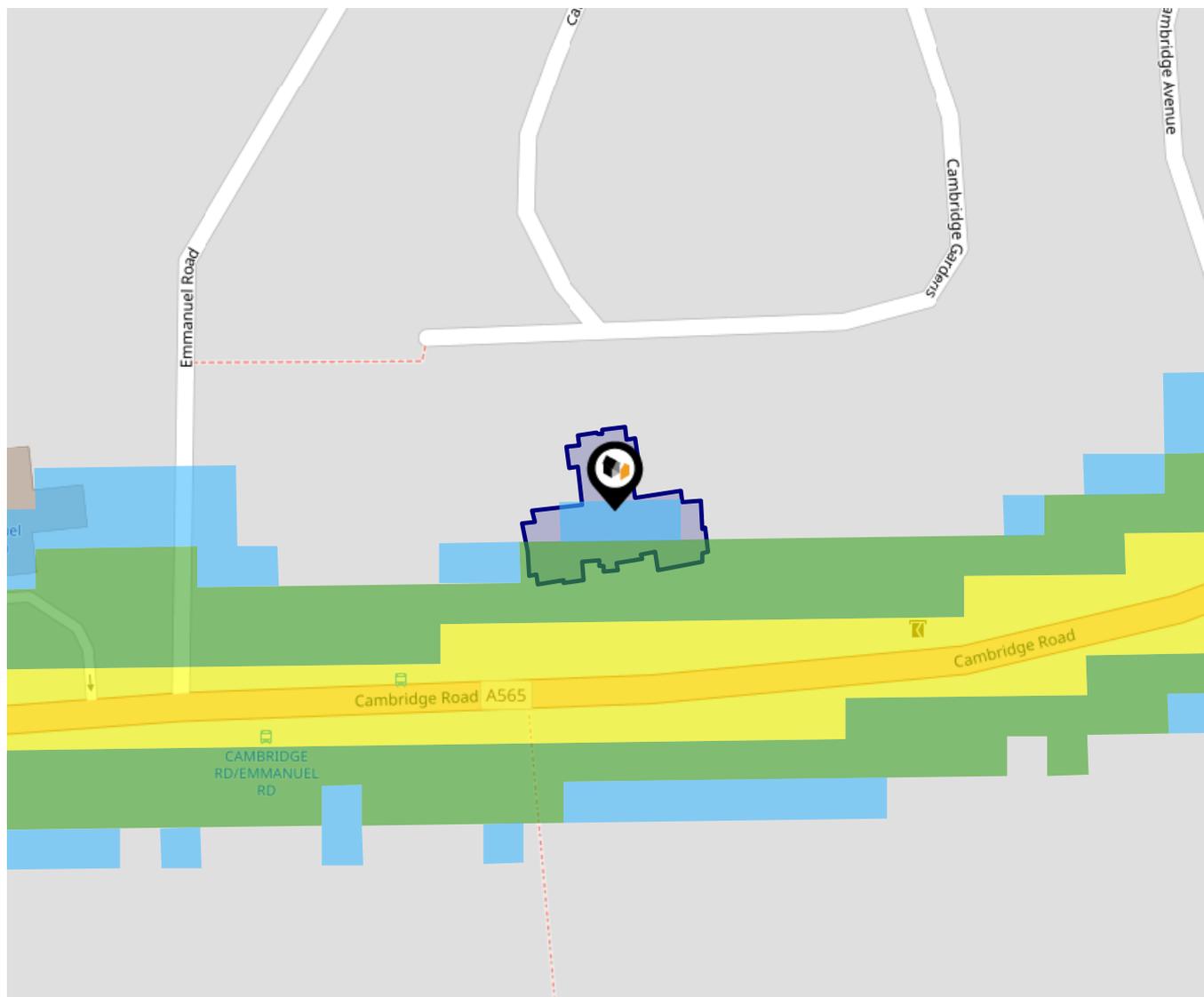
What is Radon?

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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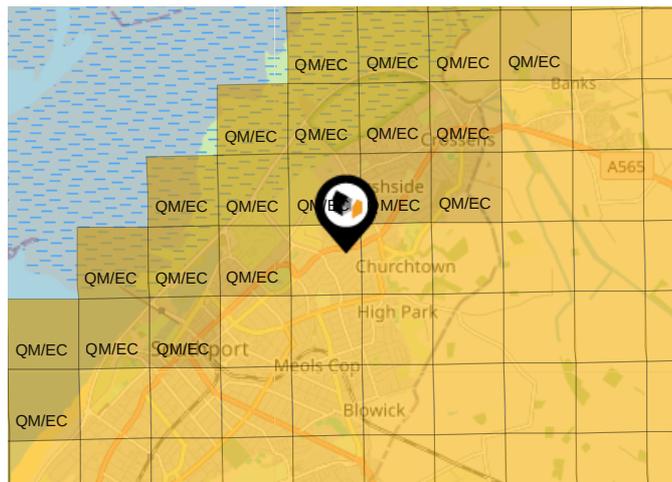
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	PEAT
Parent Material Grain:	PEAT	Soil Depth:	DEEP
Soil Group:	ALL		



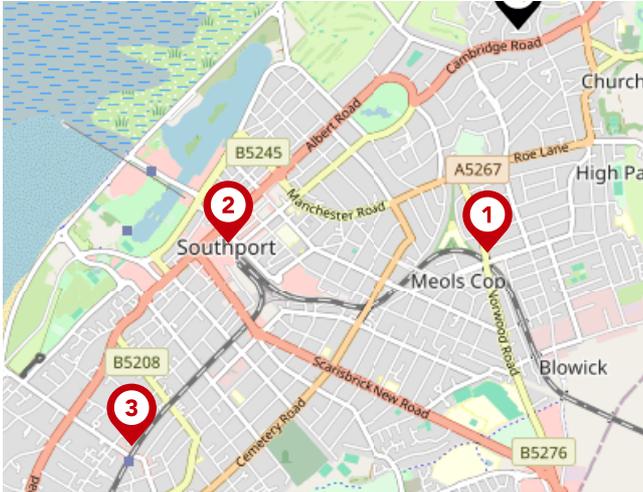
Primary Classifications (Most Common Clay Types)

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

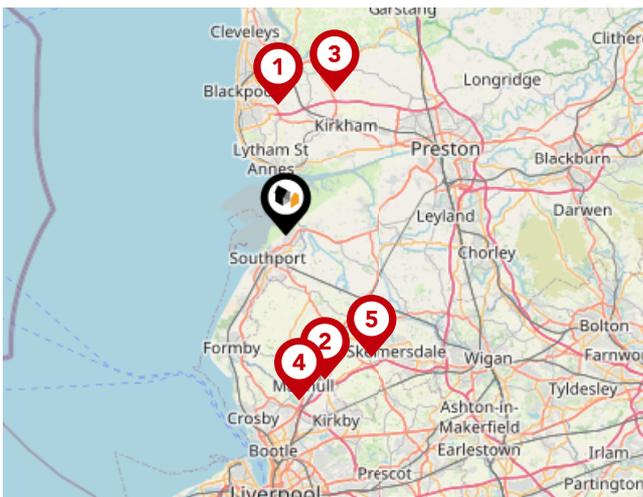
Transport (National)

LANDWOOD GROUP



National Rail Stations

Pin	Name	Distance
1	Meols Cop Rail Station	0.99 miles
2	Southport Rail Station	1.58 miles
3	Birkdale Rail Station	2.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	9.22 miles
2	M58 J1	10.5 miles
3	M55 J3	10.67 miles
4	M57 J7	11.59 miles
5	M58 J3	10.48 miles



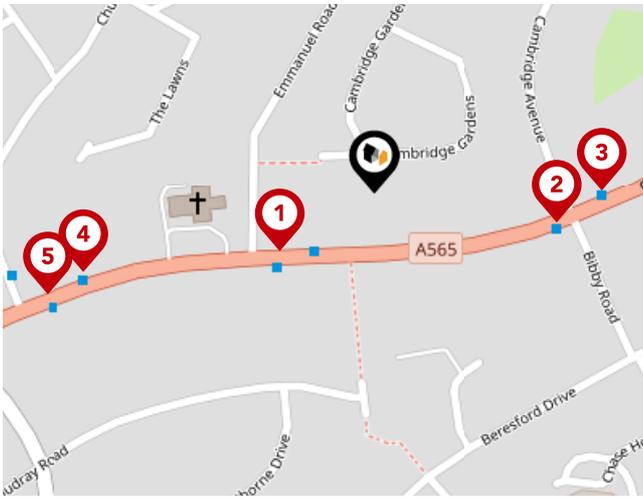
Airports/Helipads

Pin	Name	Distance
1	Highfield	8.58 miles
2	Speke	22.87 miles
3	Manchester Airport	35.42 miles
4	Leeds Bradford Airport	55.58 miles

Area

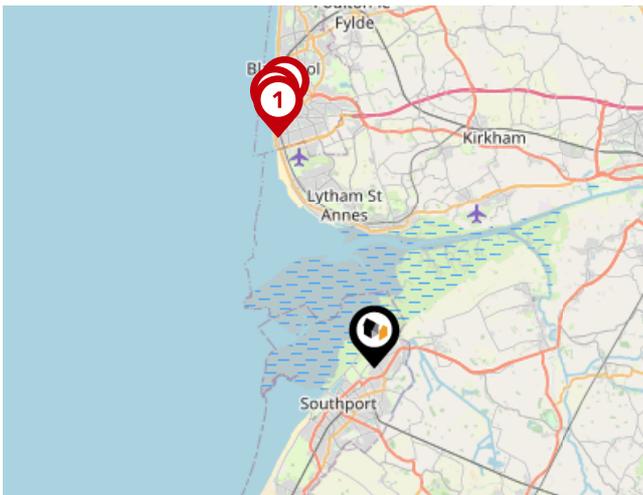
Transport (Local)

LANDWOOD GROUP



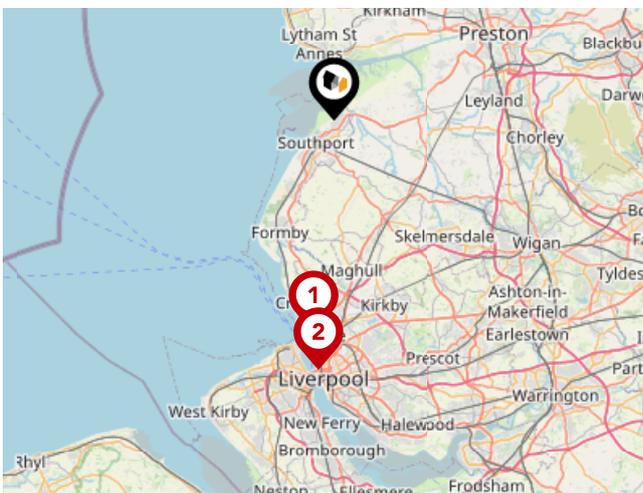
Bus Stops/Stations

Pin	Name	Distance
1	Emmanuel Road	0.06 miles
2	Bibby Road	0.1 miles
3	Cambridge Avenue	0.12 miles
4	Cockle Dicks Lane	0.16 miles
5	Cockle Dicks Lane	0.19 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	8.79 miles
2	Burlington Road West (Blackpool Tramway)	9.31 miles
3	Harrow Place (Blackpool Tramway)	9.11 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	15.09 miles
2	Liverpool Isle of Man & Dublin Terminal	17.64 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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<https://landwoodgroup.com/>

