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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 06th November 2026



1, HALSALL BUILDINGS, SOUTHPORT, PR9 9BW

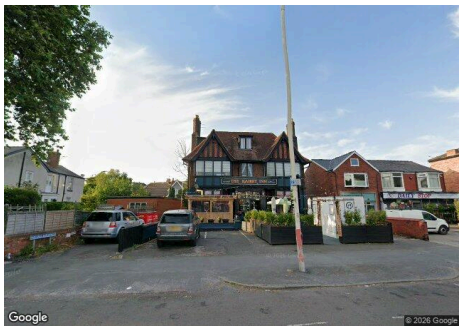
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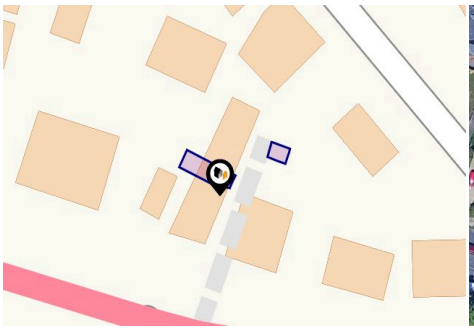
77 Deansgate Manchester M3 2BW
0161 710 2010
Emma.judge@landwoodgroup.com
https://landwoodgroup.com/

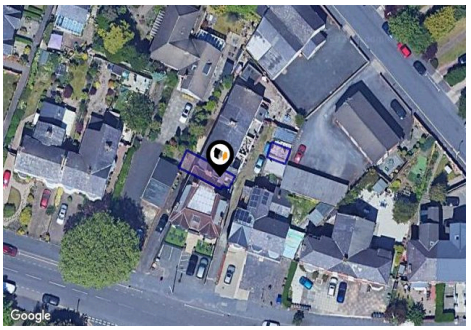
RICS

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Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.01 acres		
Council Tax :	Band A		
Annual Estimate:	£1,722		
Title Number:	MS297793		
UPRN:	41108829		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Sefton

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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Market
Sold in Street

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3, Halsall Buildings, Southport, PR9 9BW				Terraced House
Last Sold Date:	10/06/2022			
Last Sold Price:	£125,000			

5, Halsall Buildings, Southport, PR9 9BW				Terraced House
Last Sold Date:	20/07/2021	13/07/2011		
Last Sold Price:	£146,000	£99,950		

4, Halsall Buildings, Southport, PR9 9BW				Terraced House
Last Sold Date:	05/12/2019	29/01/2016	12/12/2014	
Last Sold Price:	£119,500	£105,000	£80,000	

2, Halsall Buildings, Southport, PR9 9BW				Terraced House
Last Sold Date:	07/05/2003			
Last Sold Price:	£45,000			

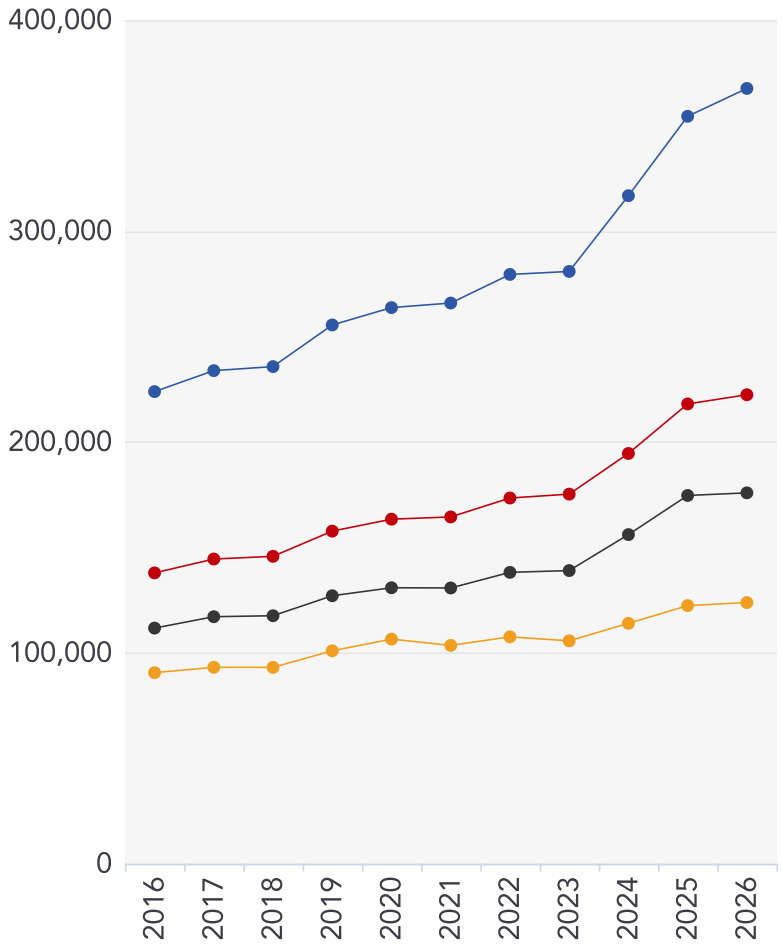
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in PR9



Detached

+64.21%

Semi-Detached

+61.24%

Terraced

+57.39%

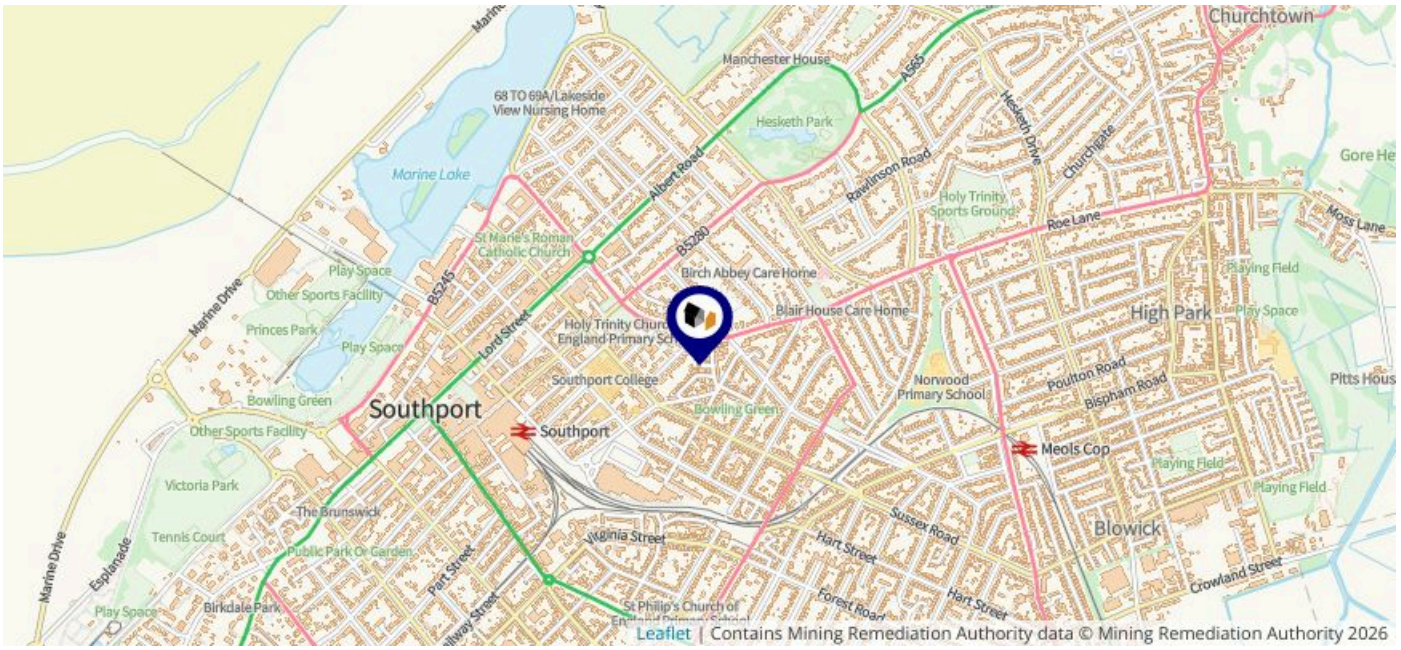
Flat

+36.68%

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

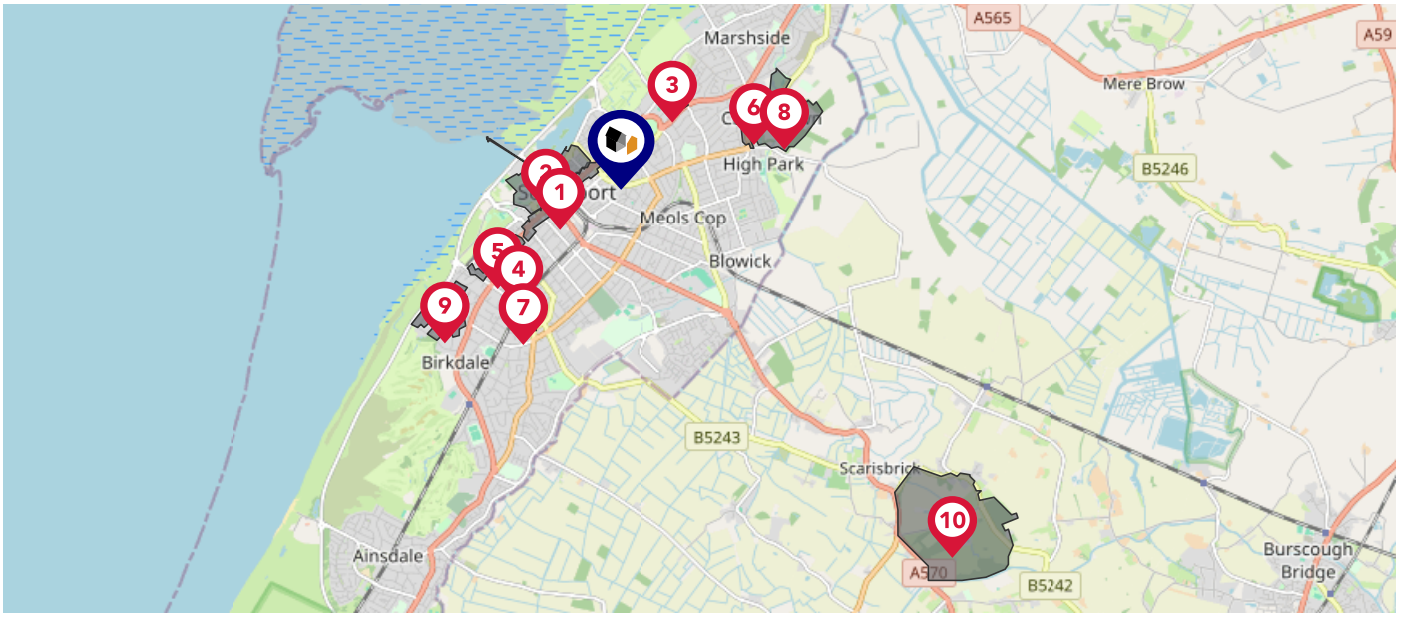
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps
Conservation Areas

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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.

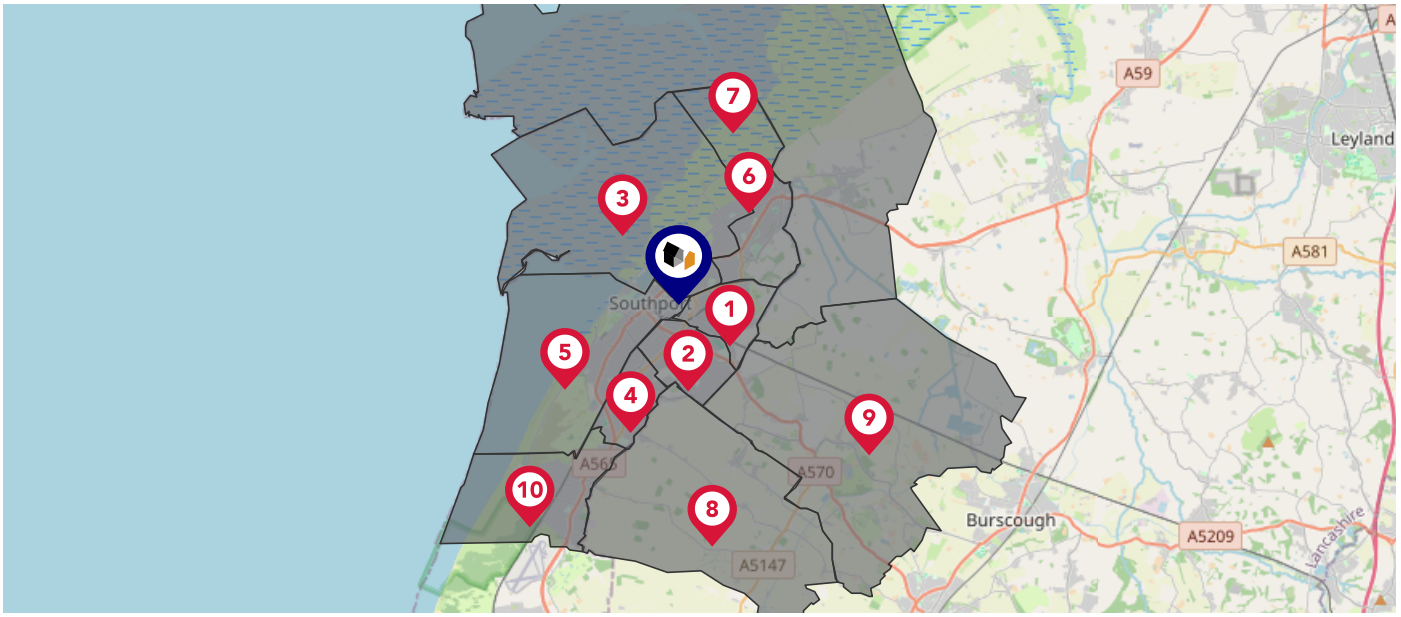


Nearby Conservation Areas

1	Lord Street
2	Promenade
3	Hesketh Road
4	Gloucester Road
5	Birkdale Park
6	Churchtown
7	Birkdale Village
8	North Meols
9	West Birkdale
10	Scarisbrick Hall / Park

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

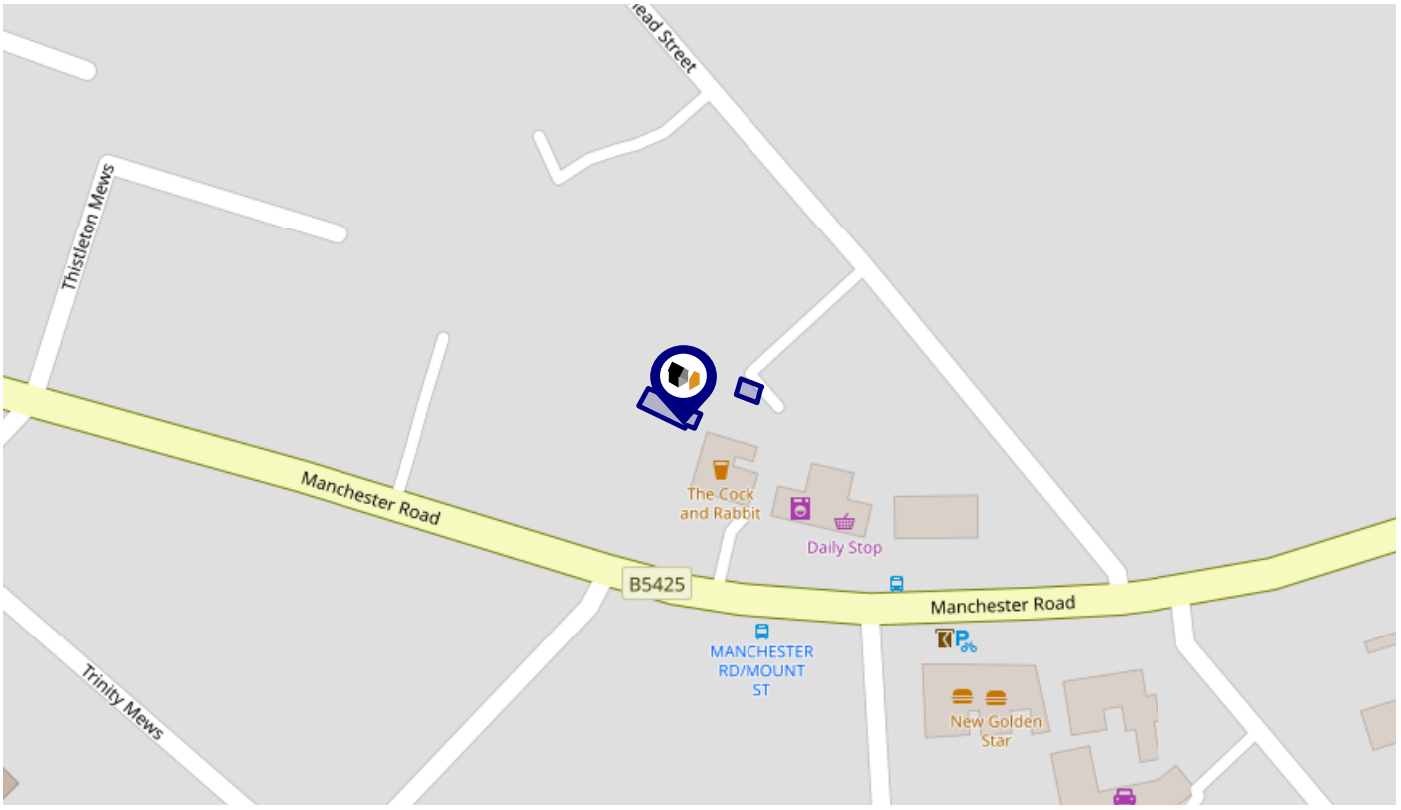


Nearby Council Wards

1	Norwood Ward
2	Kew Ward
3	Cambridge Ward
4	Birkdale Ward
5	Duke's Ward
6	Meols Ward
7	North Meols Ward
8	Halsall Ward
9	Scarisbrick Ward
10	Ainsdale Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

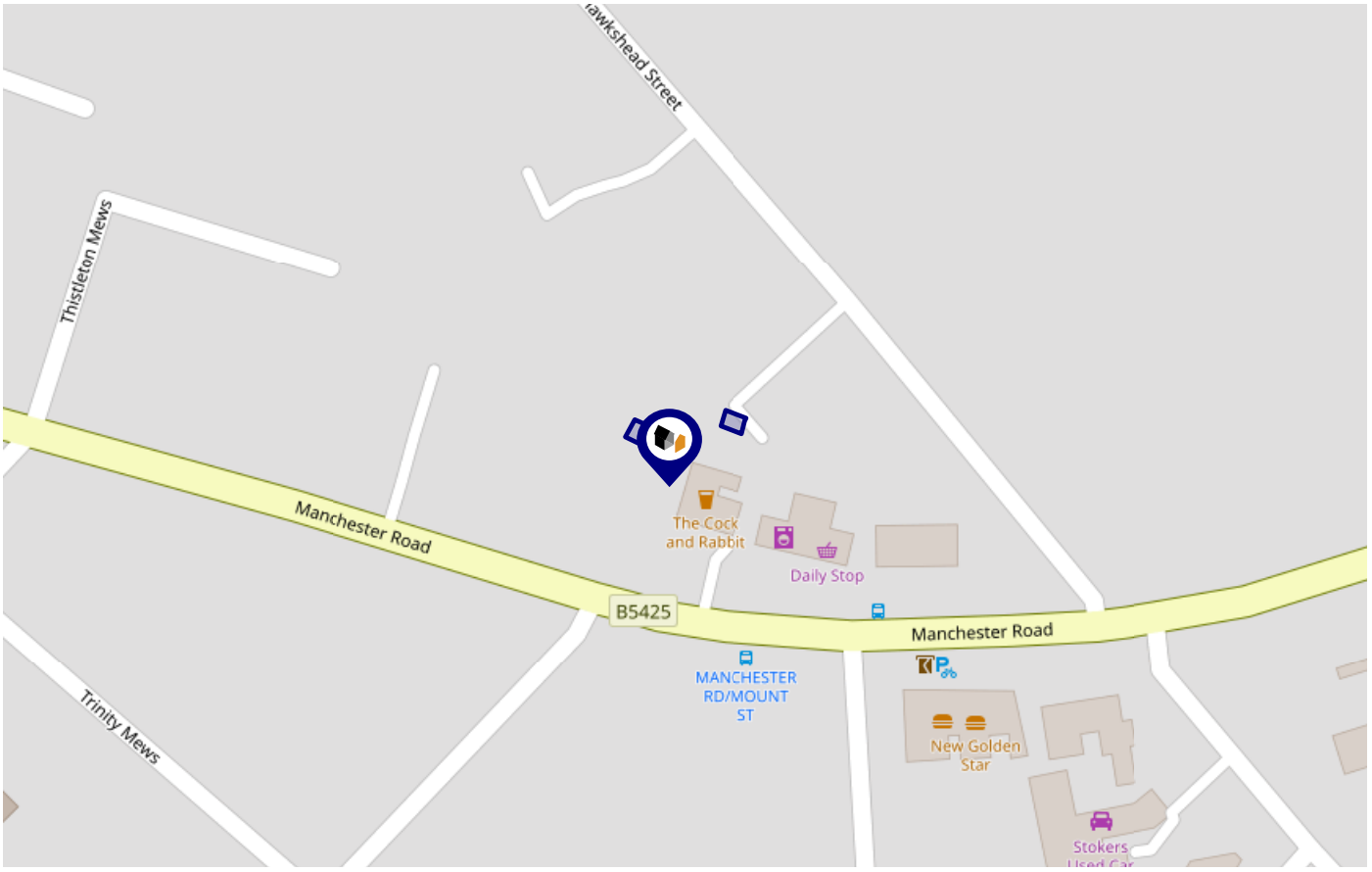
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

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.

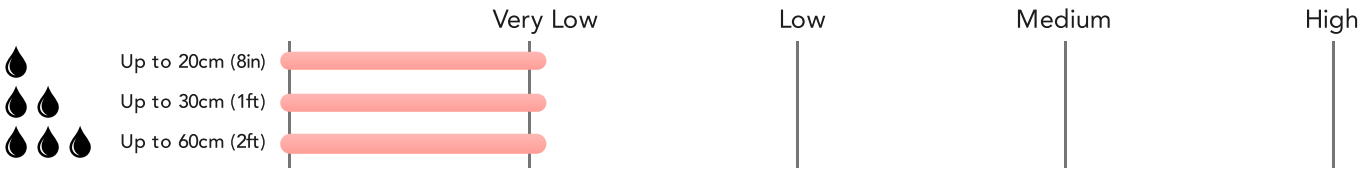


Risk Rating: Very low

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 (0.1%) 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:

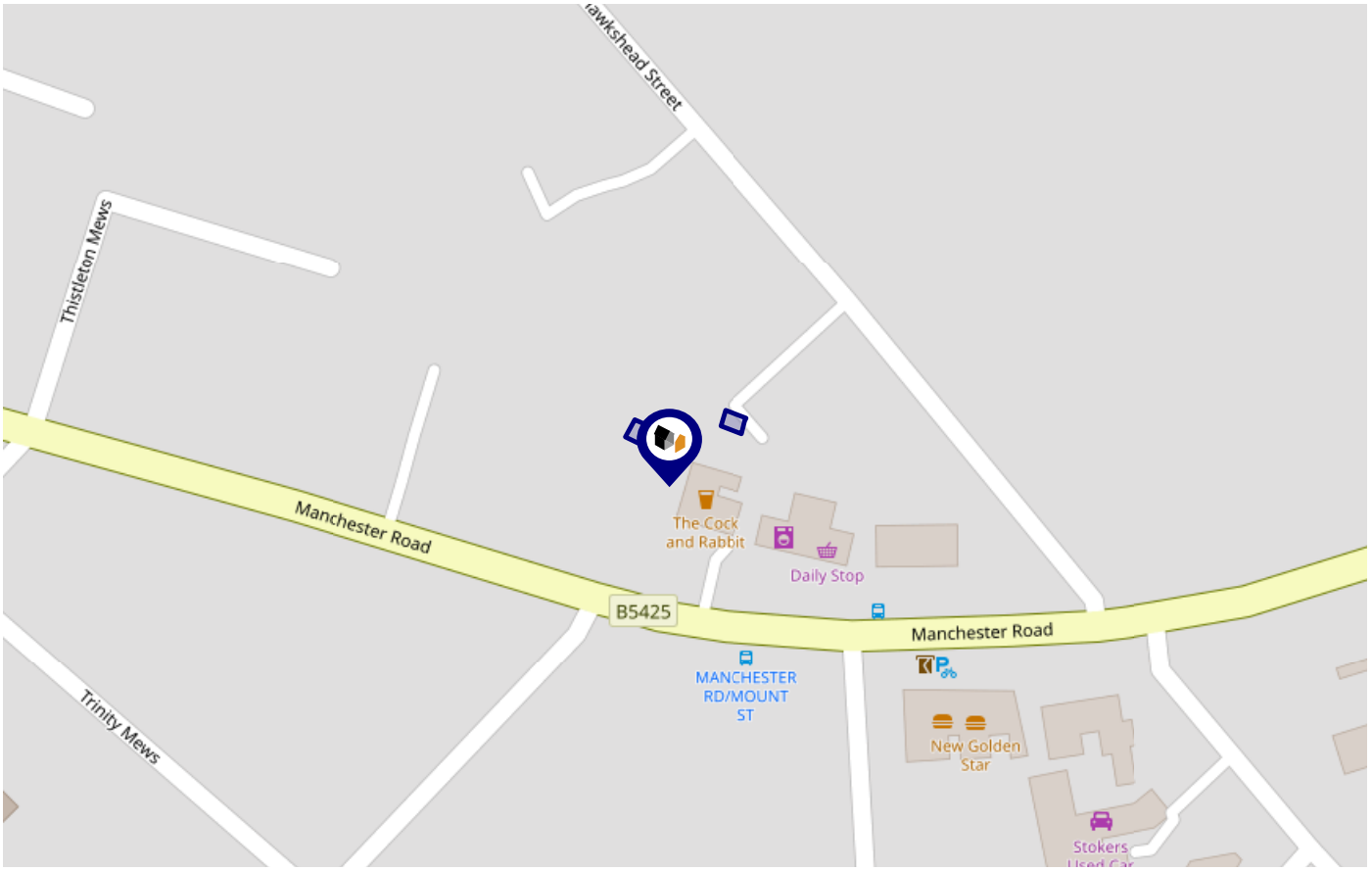


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Flood Risk
Rivers & Seas - Climate Change

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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.
- **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:

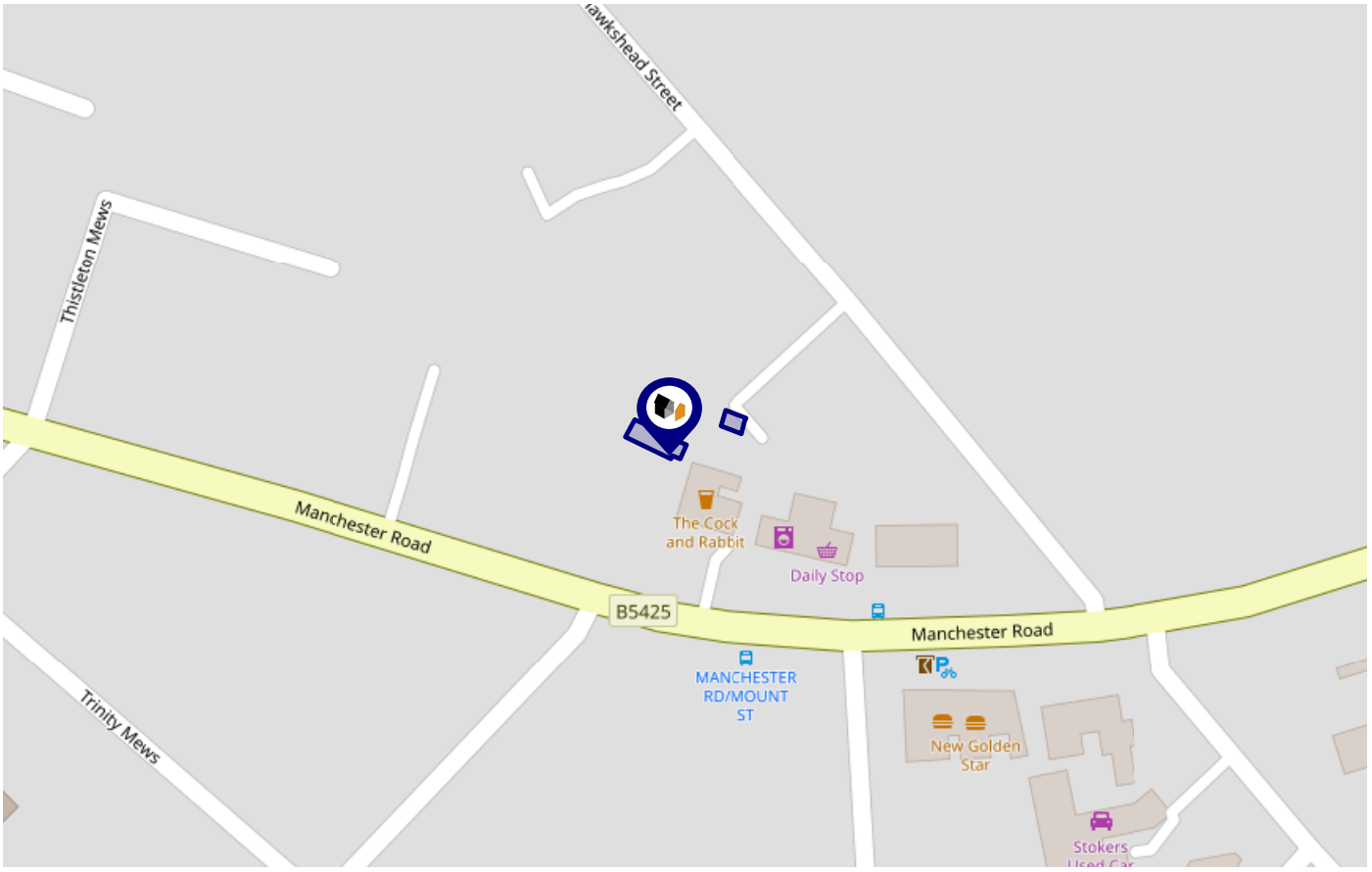


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Flood Risk
Surface Water - Flood Risk

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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.

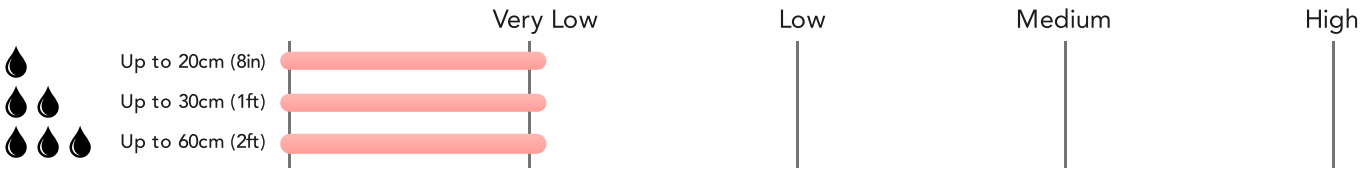


Risk Rating: Low

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:

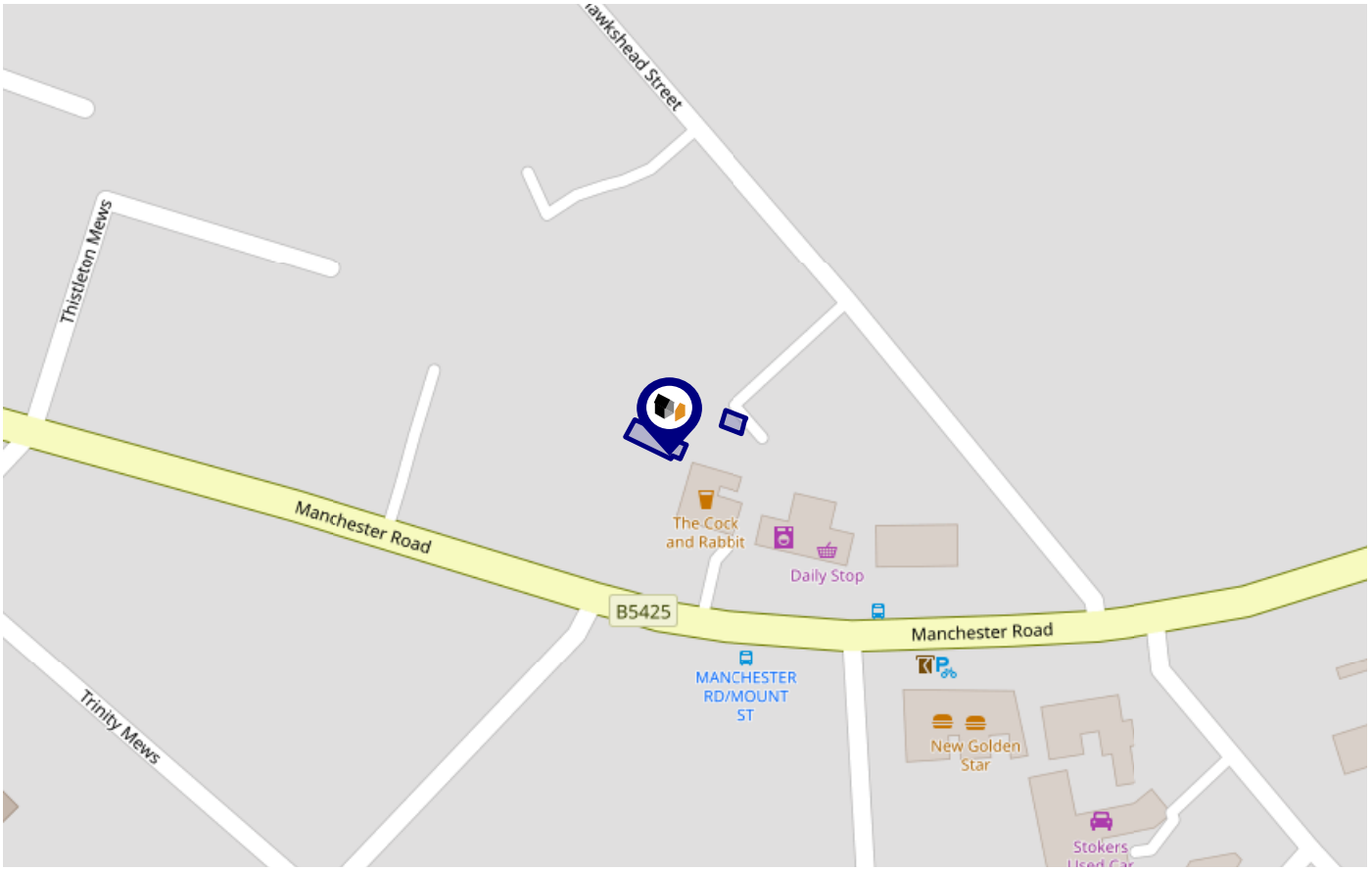


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Flood Risk
Surface Water - Climate Change

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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.

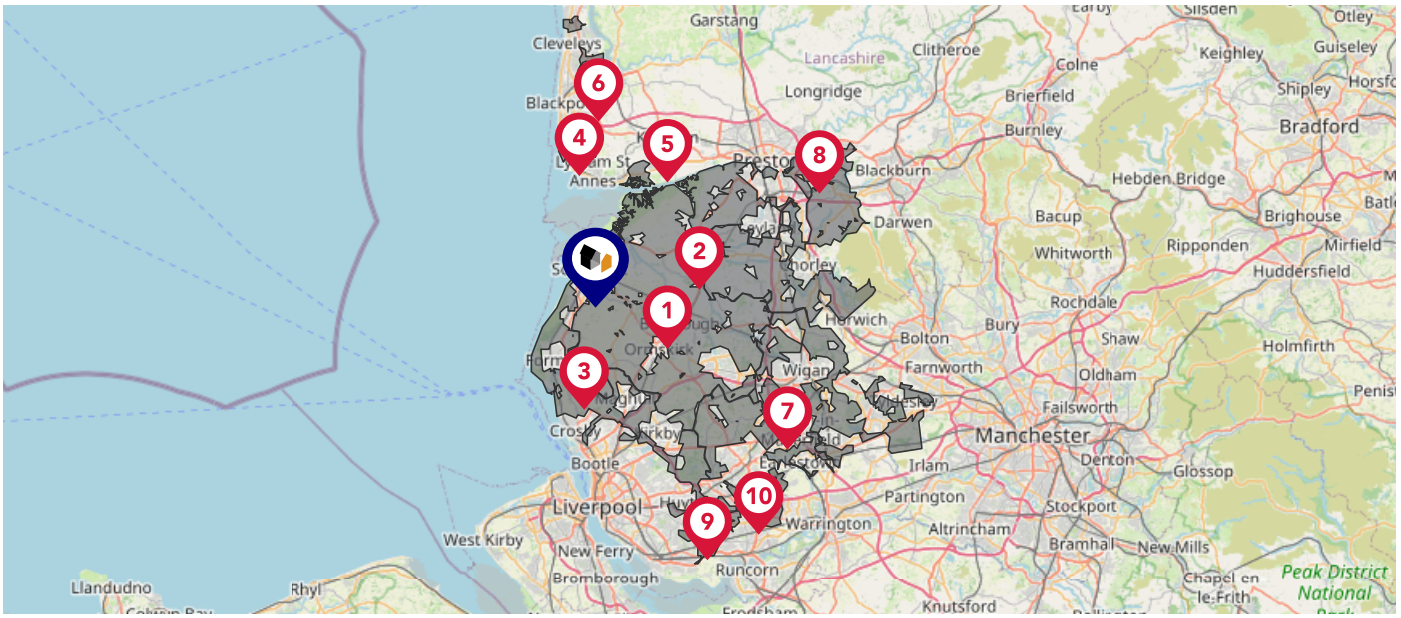
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



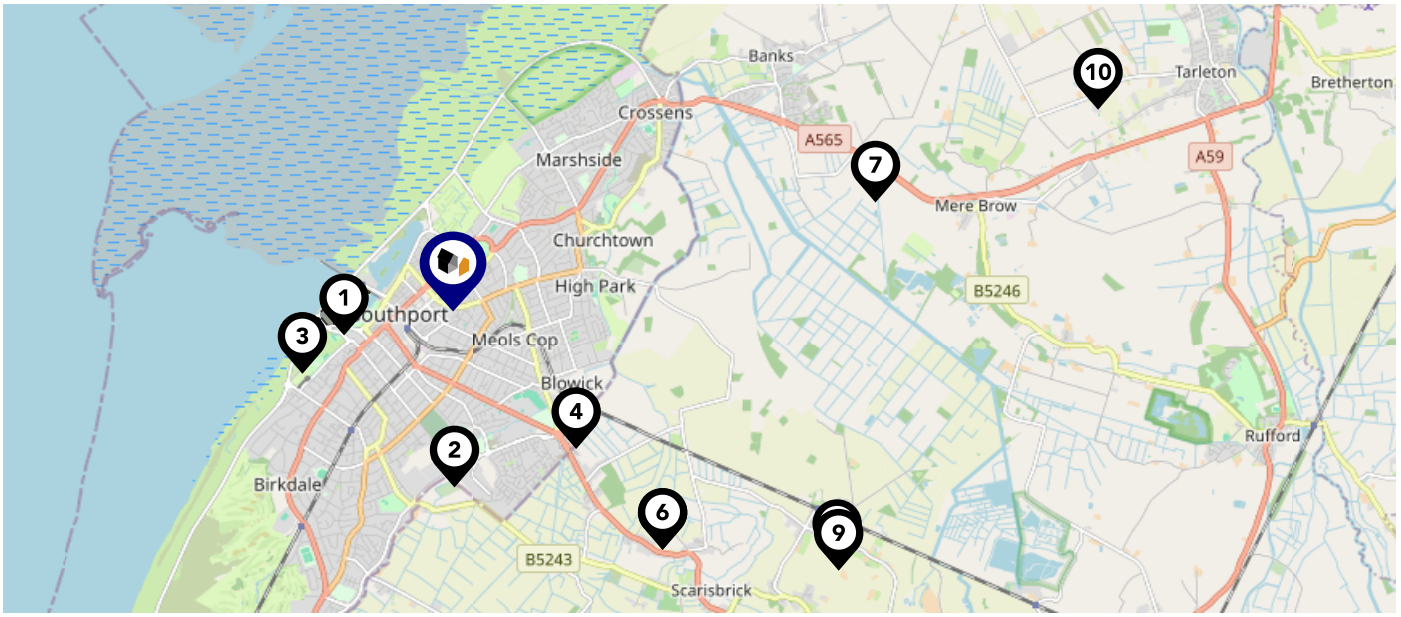
Nearby Green Belt Land

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

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.



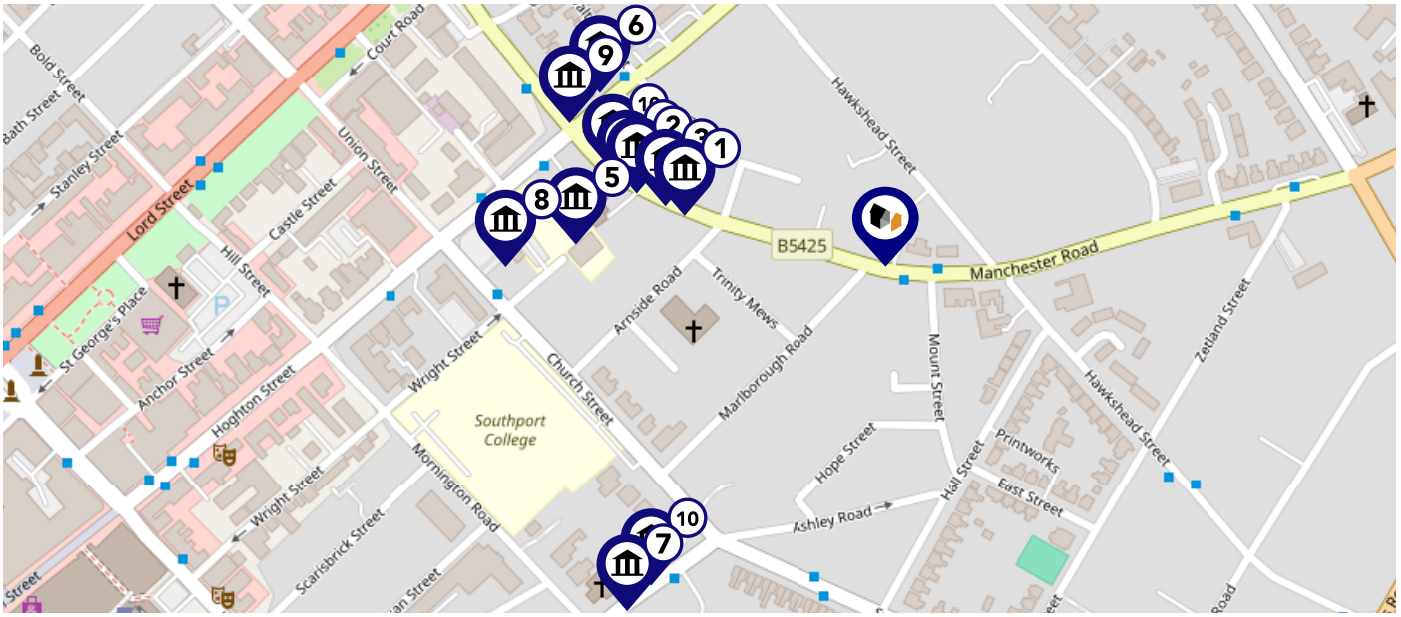
Nearby Landfill Sites

1	Princes Park-Southport, Lancashire	Historic Landfill
2	Town Lane-Town Lane, Southport, Lancashire	Historic Landfill
3	The Esplanade-The Esplanade, Southport, Lancashire	Historic Landfill
4	Foul Lane Landfill Site-Foul Lane, Sefton, 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	Drummersdale Lane-Drummersdale Lane, Scarisbrick, Lancashire	Historic Landfill
9	Copelands Farm-Drummersdale Lane, Scarisbrick, Lancashire	Historic Landfill
10	Gorse Lane-New Lane, Tarleton, West Lancashire	Historic Landfill

Maps
Listed Buildings

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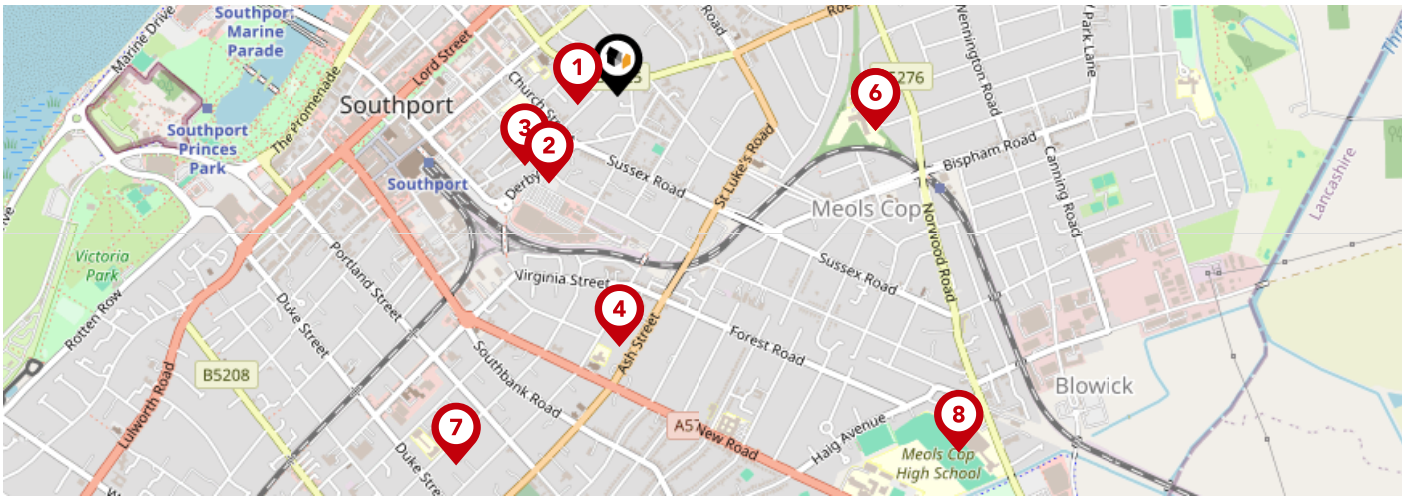
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1379696 - 31 And 33, Manchester Road	Grade II	0.1 miles
2 1379694 - Mount Cambria	Grade II	0.1 miles
3 1379695 - Heaton Mount	Grade II	0.1 miles
4 1379693 - Trinity Cottage	Grade II	0.1 miles
5 1379697 - Church Of Holy Trinity	Grade II	0.2 miles
6 1379690 - Stable And Coach House To Rear Of Number 9 Stable And Coach House To Rear Of Number 9 Manchester Road	Grade II	0.2 miles
7 1379576 - Arden College	Grade II	0.2 miles
8 1379590 - Hoghton House	Grade II	0.2 miles
9 1379689 - 9, Manchester Road	Grade II	0.2 miles
10 1379692 - 15 And 17, Manchester Road	Grade II	0.2 miles
10 1379577 - Former Methodist Church Of St Mark	Grade II	0.2 miles

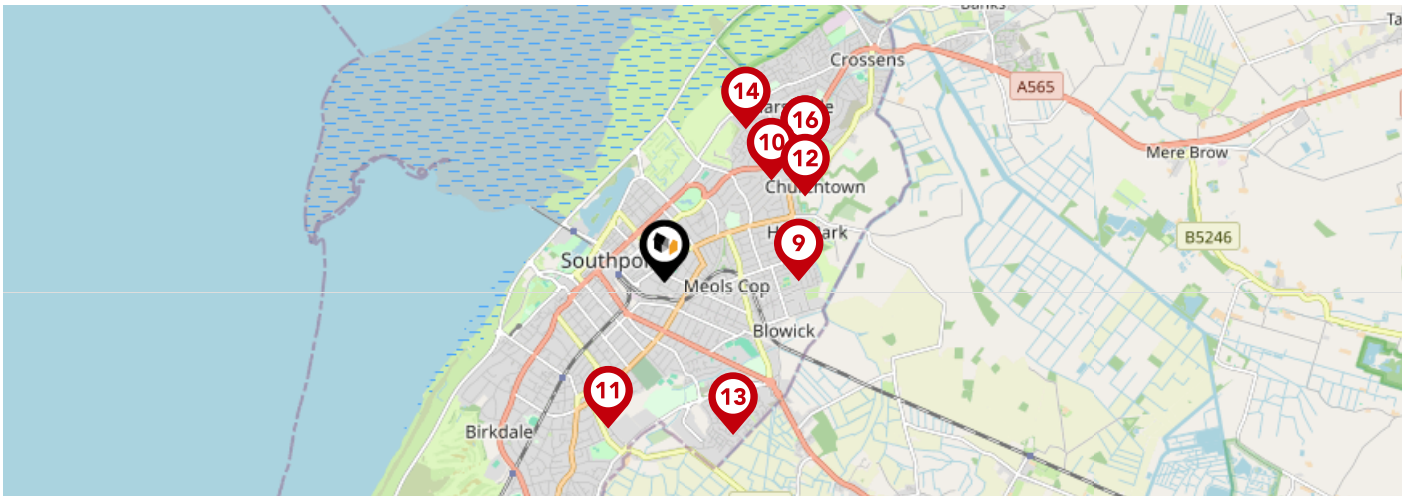
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Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Holy Trinity Church of England Primary School, Southport** Ofsted Rating: Good | Pupils: 205 | Distance:0.09	☐	☑	☐	☐	☐
2 **Arden College** Ofsted Rating: Good | Pupils:0 | Distance:0.24	☐	☐	☑	☐	☐
3 **Southport Education Group** Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.25	☐	☐	☑	☐	☐
4 **St Philip's Church of England Primary School** Ofsted Rating: Good | Pupils: 208 | Distance:0.55	☐	☑	☐	☐	☐
5 **Holy Family Catholic Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:0.57	☐	☑	☐	☐	☐
6 **Norwood Primary School** Ofsted Rating: Good | Pupils: 628 | Distance:0.57	☐	☑	☐	☐	☐
7 **Linaker Primary School** Ofsted Rating: Requires improvement | Pupils: 427 | Distance:0.88	☐	☑	☐	☐	☐
8 **Meols Cop High School** Ofsted Rating: Good | Pupils: 897 | Distance:1.08	☐	☐	☑	☐	☐

Area
Schools

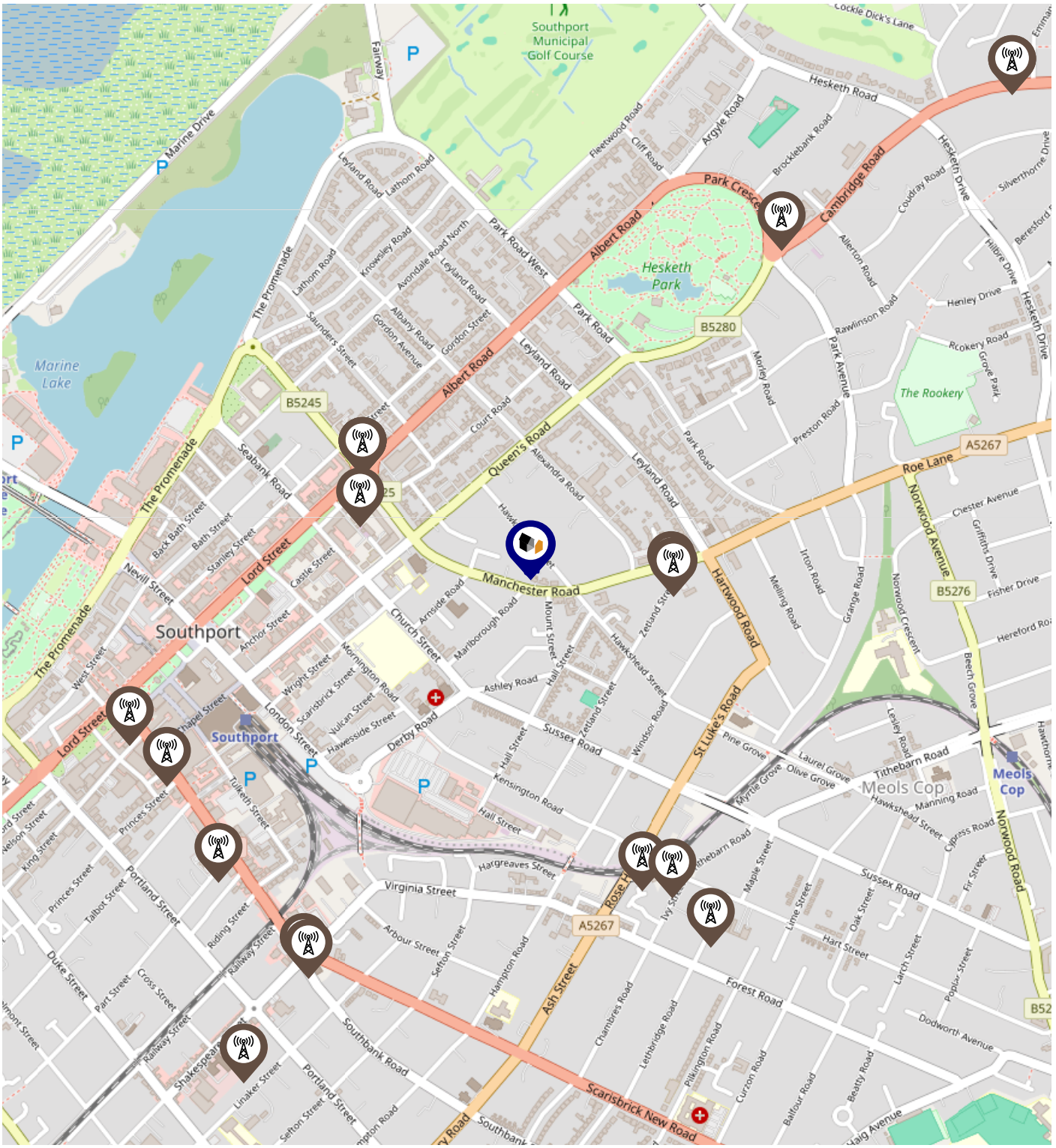


	Nursery	Primary	Secondary	College	Private
9 Bishop David Sheppard Church of England Primary School Ofsted Rating: Good | Pupils: 203 | Distance:1.18	☐	☑	☐	☐	☐
10 St Patrick's Catholic Primary School Ofsted Rating: Good | Pupils: 343 | Distance:1.3	☐	☑	☐	☐	☐
11 Birkdale Primary School Ofsted Rating: Good | Pupils: 442 | Distance:1.38	☐	☑	☐	☐	☐
12 Churchtown Primary School Ofsted Rating: Good | Pupils: 696 | Distance:1.45	☐	☑	☐	☐	☐
13 Kew Woods Primary School Ofsted Rating: Good | Pupils: 438 | Distance:1.47	☐	☑	☐	☐	☐
14 Stanley High School Ofsted Rating: Good | Pupils: 841 | Distance:1.53	☐	☐	☑	☐	☐
15 Crossens Nursery School Ofsted Rating: Good | Pupils: 79 | Distance:1.65	☑	☐	☐	☐	☐
16 Larkfield Primary School Ofsted Rating: Good | Pupils: 277 | Distance:1.65	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

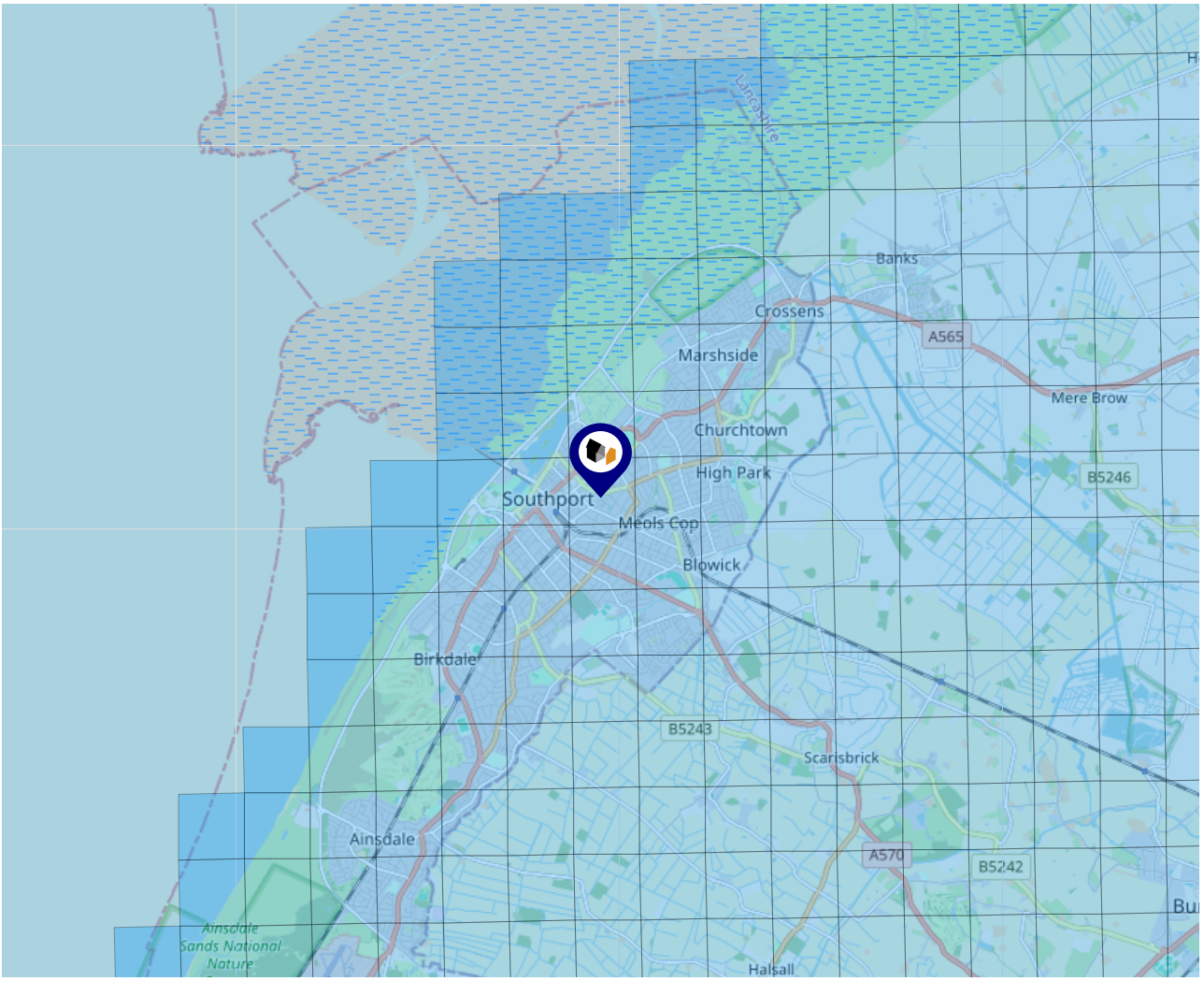
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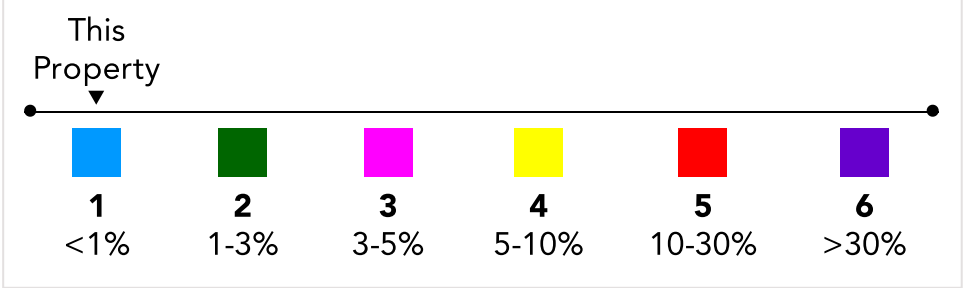
Environment
Radon Gas

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What is Radon?

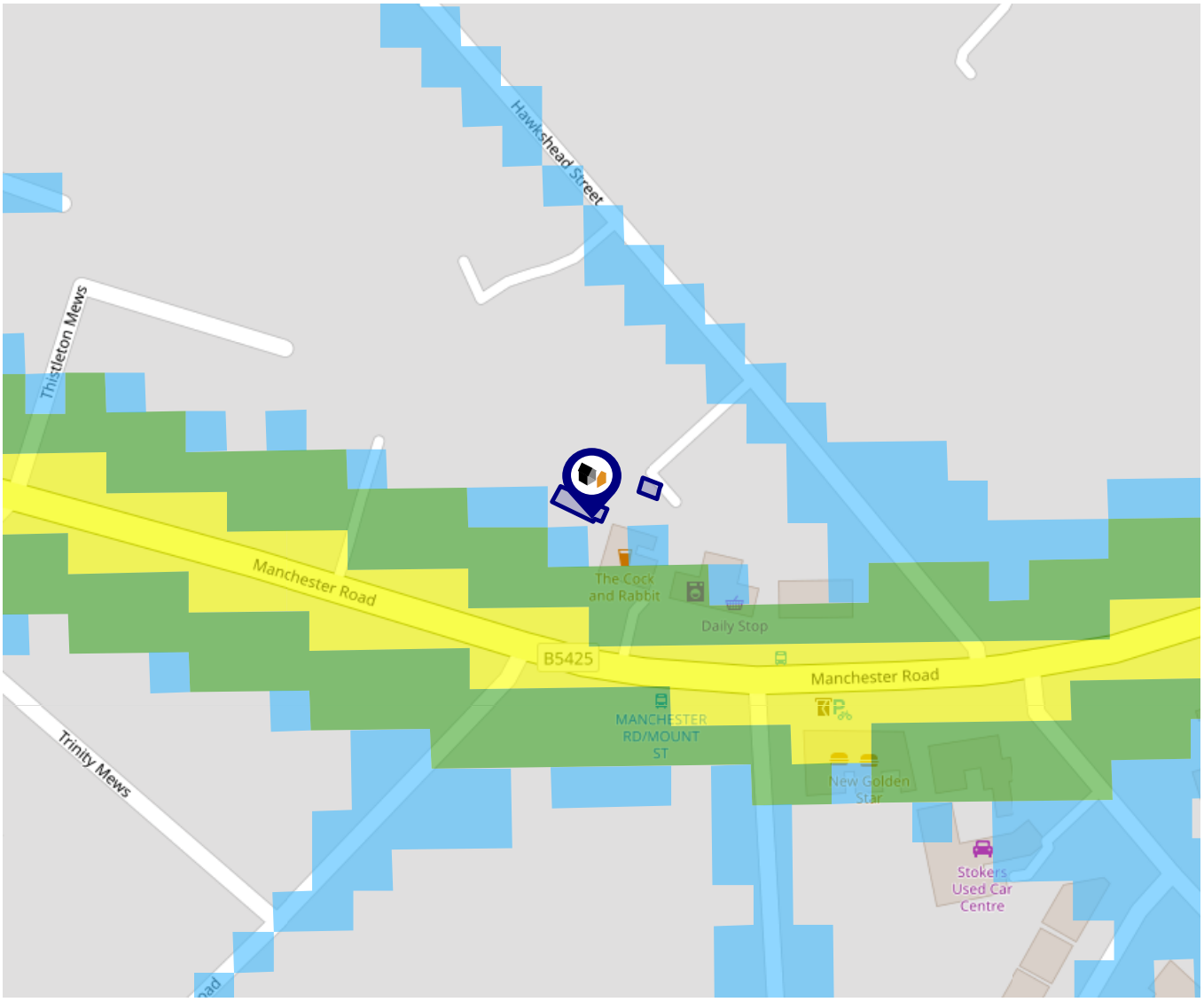
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

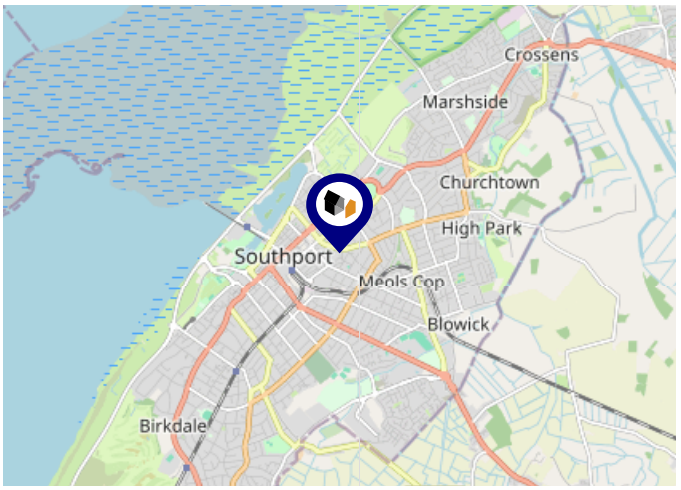
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Environment
Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

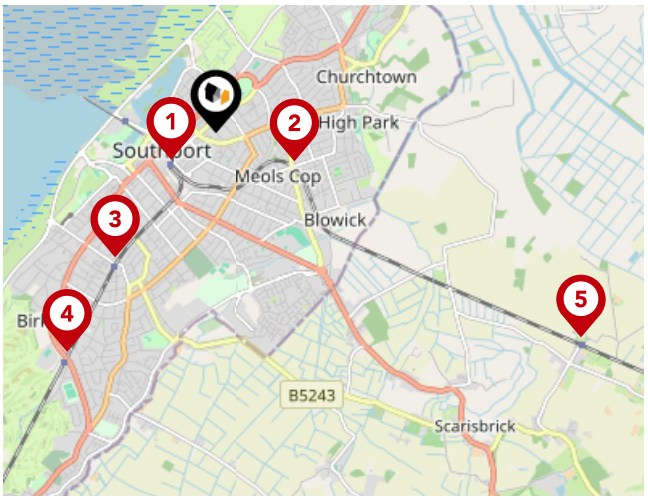
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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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Area

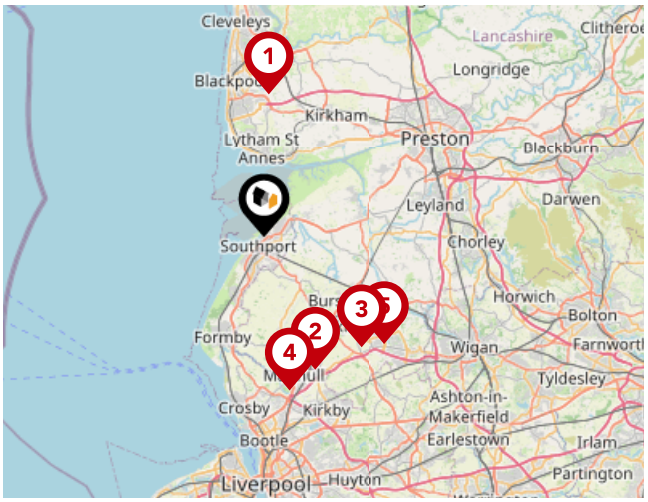
Transport (National)

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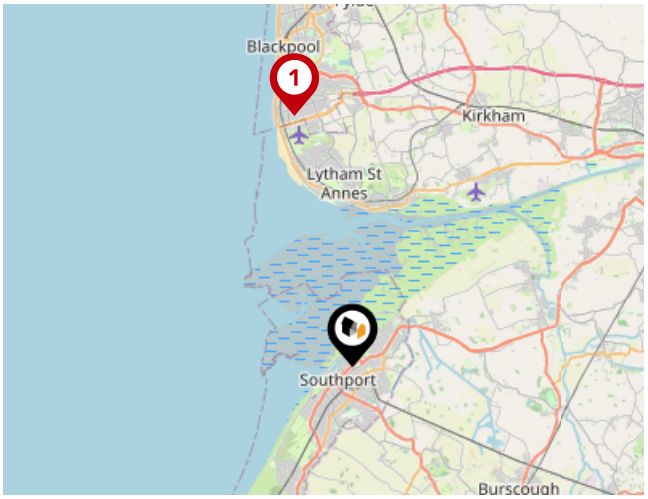
National Rail Stations

Pin	Name	Distance
1	Southport Rail Station	0.46 miles
2	Meols Cop Rail Station	0.73 miles
3	Birkdale Rail Station	1.41 miles
4	Hillside Rail Station	2.33 miles
5	Bescar Lane Rail Station	3.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	9.94 miles
2	M58 J1	10.02 miles
3	M58 J3	10.37 miles
4	M57 J7	10.93 miles
5	M58 J4	11.25 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	9.07 miles

Area

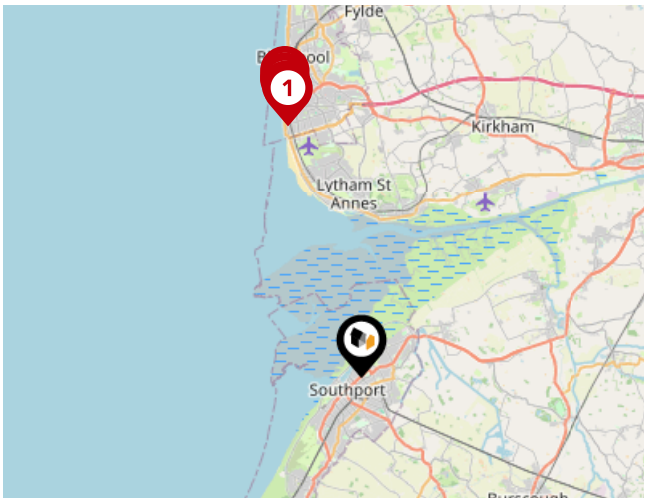
Transport (Local)

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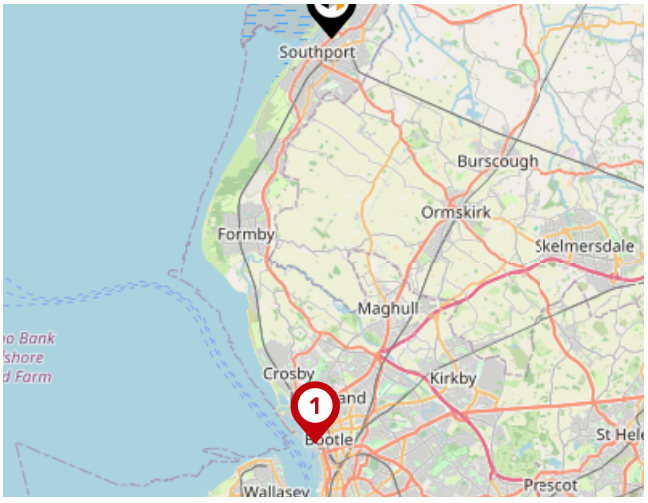
Bus Stops/Stations

Pin	Name	Distance
1	Mount Street	0.03 miles
2	Hawkshead Street	0.03 miles
3	Thistleton Mews	0.1 miles
4	Walton Street	0.16 miles
5	Alexandra Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	9.21 miles
2	Abercorn Place (not in use) (Blackpool Tramway)	9.35 miles
3	Harrow Place (Blackpool Tramway)	9.53 miles
4	Harrowside Solarium (closed) (Blackpool Tramway)	9.61 miles
5	Burlington Road West (Blackpool Tramway)	9.85 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	14.27 miles

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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Know any property instantly

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Ofcom

Royal Mail