

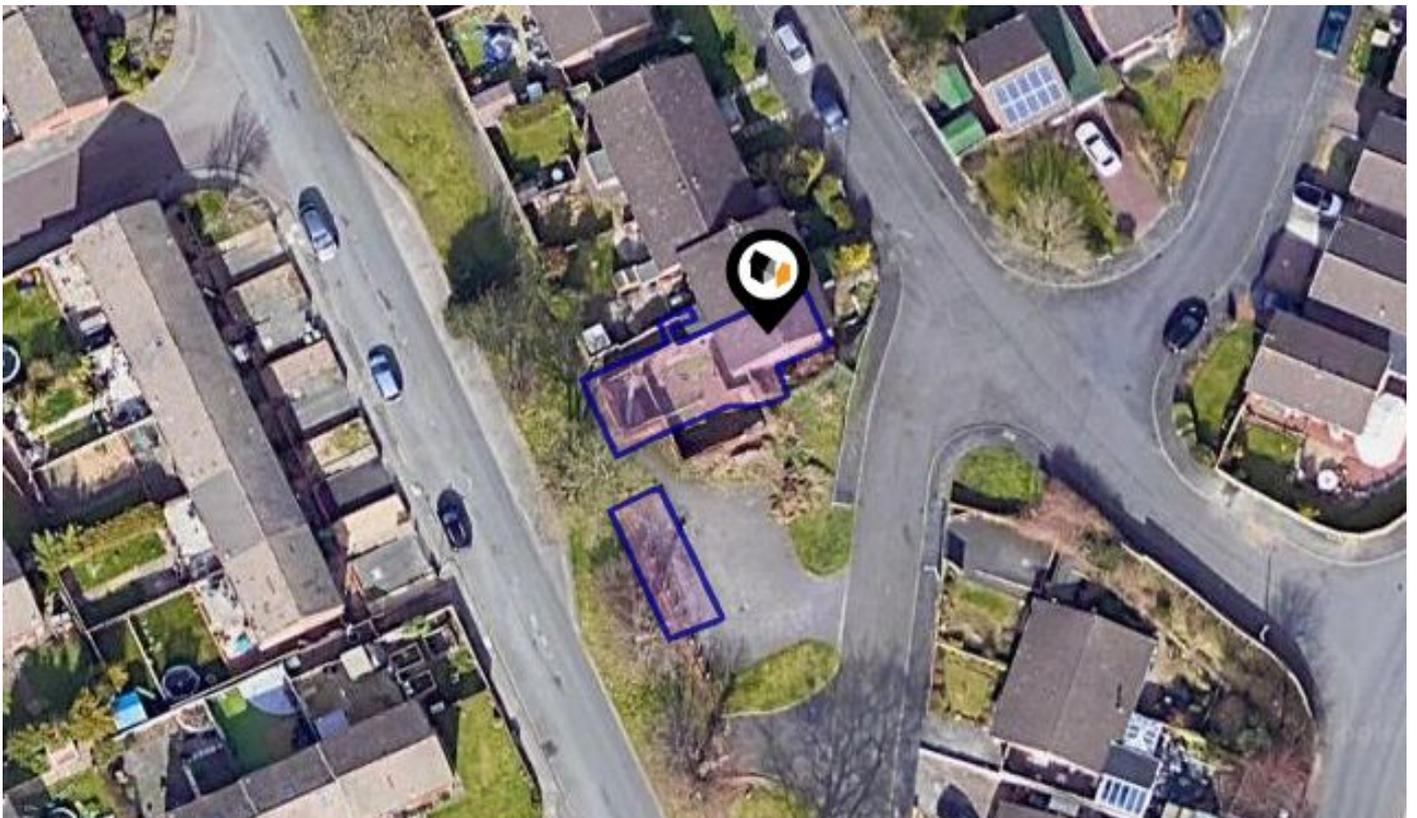


See More Online

# **MAR:** Market Appraisal Report

An Insight Into This Property & the Local Market

**Thursday 19th March 2026**



**11, CROSS HEY AVENUE, PRENTON, CH43 9JA**

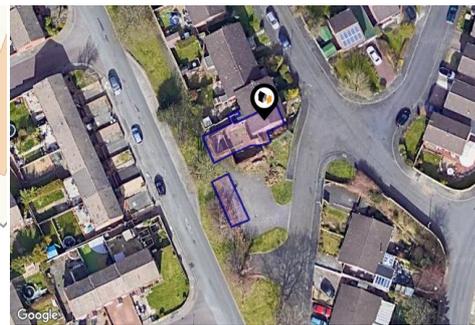
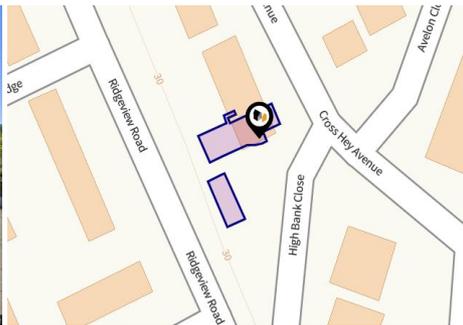
**Martin & Co | Bebington**

0151 6453392

lesley.earl@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/wirral-bebington/](http://www.martinco.com/estate-agents-and-letting-agents/branch/wirral-bebington/)





## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 1  
**Floor Area:** 452 ft<sup>2</sup> / 42 m<sup>2</sup>  
**Plot Area:** 0.04 acres  
**Year Built :** 1967-1975  
**Council Tax :** Band A  
**Annual Estimate:** £1,588  
**Title Number:** MS89376  
**UPRN:** 42131915  
**Restrictive Covenants:** Yes

**Last Sold Date:** 08/08/2006  
**Last Sold Price:** £79,950  
**Last Sold £/ft<sup>2</sup>:** £176  
**Tenure:** Leasehold

## Local Area

**Local Authority:** Wirral  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: Very low  
 • Surface Water: Very low

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

**10** mb/s      **47** mb/s      **1800** mb/s

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

**Satellite/Fibre TV Availability:**

## Freehold Title Plan

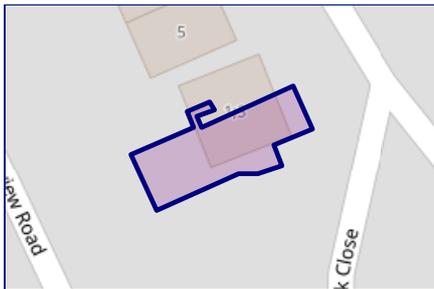
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**MS343600**

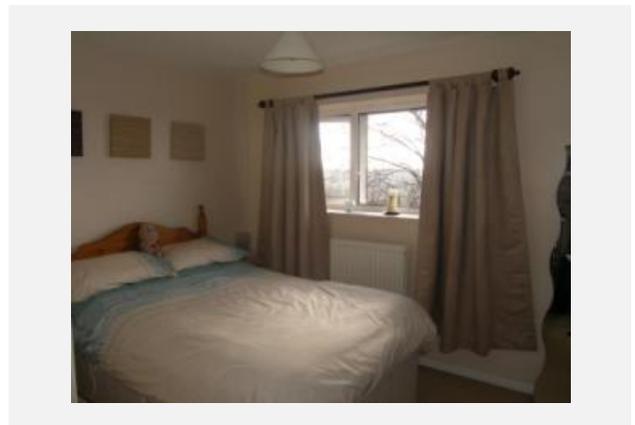
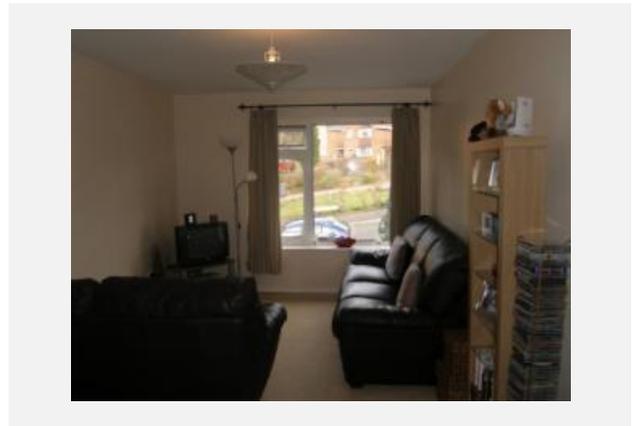
## Leasehold Title Plan

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**MS89376**

Start Date: 27/02/1979  
End Date: 01/01/2976  
Lease Term: 999 years from 1 January 1977  
Term Remaining: 950 years



11, Cross Hey Avenue, CH43 9JA

Energy rating

**D**

Valid until 30.01.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 74   C    |
| 55-68 | <b>D</b>      | 66   D  |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

### Additional EPC Data

---

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | Flat   |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Rental (private)                               |
| <b>Energy Tariff:</b>               | Single   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Floor Level:</b>                 | 1st  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 2  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor   |
| <b>Roof:</b>                        | Pitched, 50 mm loft insulation                 |
| <b>Roof Energy:</b>                 | Poor   |
| <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 17% of fixed outlets    |
| <b>Floors:</b>                      | (another dwelling below)                       |
| <b>Total Floor Area:</b>            | 42 m <sup>2</sup>                              |

|  |            |            |            |                       |
|--|------------|------------|------------|-----------------------|
| <b>45, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 17/03/2025 | 15/06/2004 | 17/03/2000 |                       |
| Last Sold Price:                               | £72,000    | £59,950    | £20,950    |                       |
| <b>31, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 18/12/2024 |            |            |                       |
| Last Sold Price:                               | £115,000   |            |            |                       |
| <b>19, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 21/12/2022 | 27/08/2004 |            |                       |
| Last Sold Price:                               | £66,000    | £49,950    |            |                       |
| <b>51, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 25/11/2022 | 22/09/2000 |            |                       |
| Last Sold Price:                               | £65,000    | £22,500    |            |                       |
| <b>15, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 31/03/2022 | 04/08/2017 | 30/07/2013 |                       |
| Last Sold Price:                               | £65,000    | £55,000    | £40,000    |                       |
| <b>18, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Semi-detached House   |
| Last Sold Date:                                | 25/03/2022 |            |            |                       |
| Last Sold Price:                               | £184,000   |            |            |                       |
| <b>3, Cross Hey Avenue, Prenton, CH43 9JA</b>  |            |            |            | Terraced House        |
| Last Sold Date:                                | 16/12/2021 | 29/06/2021 | 01/08/1997 |                       |
| Last Sold Price:                               | £62,500    | £46,000    | £25,000    |                       |
| <b>27, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 25/06/2021 | 15/09/2015 |            |                       |
| Last Sold Price:                               | £75,000    | £63,500    |            |                       |
| <b>17, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 16/04/2021 | 04/05/2016 | 24/05/1996 |                       |
| Last Sold Price:                               | £55,000    | £55,750    | £24,500    |                       |
| <b>35, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 21/10/2020 |            |            |                       |
| Last Sold Price:                               | £55,100    |            |            |                       |
| <b>53, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 09/10/2020 | 06/12/2007 |            |                       |
| Last Sold Price:                               | £57,000    | £84,950    |            |                       |
| <b>23, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 20/08/2020 | 10/10/2014 | 19/07/2013 | 20/02/1998            |
| Last Sold Price:                               | £74,000    | £64,000    | £61,000    | £26,250               |

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

|  |            |            |            |                       |
|--|------------|------------|------------|-----------------------|
| <b>16, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Semi-detached House   |
| Last Sold Date:                                | 23/11/2018 | 01/12/2006 | 12/04/2001 |                       |
| Last Sold Price:                               | £139,000   | £131,500   | £52,000    |                       |
| <b>10, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Semi-detached House   |
| Last Sold Date:                                | 02/11/2018 |            |            |                       |
| Last Sold Price:                               | £110,000   |            |            |                       |
| <b>25, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 06/03/2018 | 29/06/2001 |            |                       |
| Last Sold Price:                               | £70,000    | £24,000    |            |                       |
| <b>43, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 22/06/2015 |            |            |                       |
| Last Sold Price:                               | £63,400    |            |            |                       |
| <b>5, Cross Hey Avenue, Prenton, CH43 9JA</b>  |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 15/08/2014 | 10/10/2003 |            |                       |
| Last Sold Price:                               | £55,000    | £47,500    |            |                       |
| <b>41, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 19/10/2012 |            |            |                       |
| Last Sold Price:                               | £59,950    |            |            |                       |
| <b>33, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 19/02/2008 |            |            |                       |
| Last Sold Price:                               | £75,000    |            |            |                       |
| <b>11, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                | 08/08/2006 | 28/01/2005 |            |                       |
| Last Sold Price:                               | £79,950    | £69,000    |            |                       |
| <b>2, Cross Hey Avenue, Prenton, CH43 9JA</b>  |            |            |            | Terraced House        |
| Last Sold Date:                                | 23/04/2004 |            |            |                       |
| Last Sold Price:                               | £125,000   |            |            |                       |
| <b>6, Cross Hey Avenue, Prenton, CH43 9JA</b>  |            |            |            | Semi-detached House   |
| Last Sold Date:                                | 21/08/2003 |            |            |                       |
| Last Sold Price:                               | £85,000    |            |            |                       |
| <b>37, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Semi-detached House   |
| Last Sold Date:                                | 18/07/2003 |            |            |                       |
| Last Sold Price:                               | £55,000    |            |            |                       |
| <b>14, Cross Hey Avenue, Prenton, CH43 9JA</b> |            |            |            | Semi-detached House   |
| Last Sold Date:                                | 28/02/2003 | 27/11/2001 |            |                       |
| Last Sold Price:                               | £76,000    | £55,500    |            |                       |

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

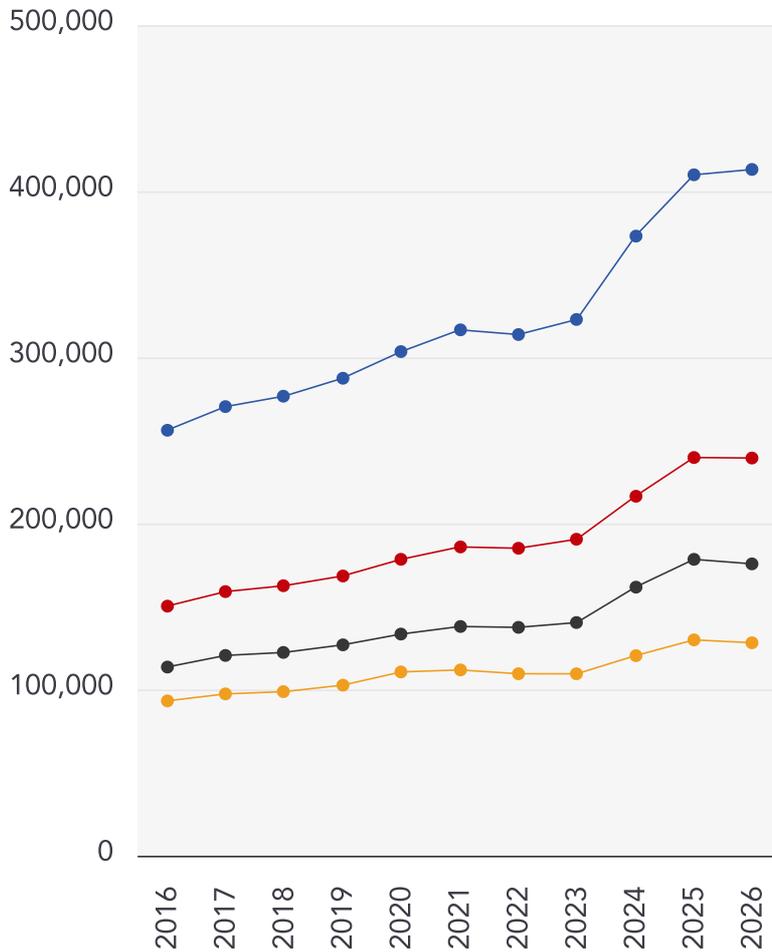
|  |            |                       |
|--|------------|-----------------------|
| <b>12, Cross Hey Avenue, Prenton, CH43 9JA</b> |            | Semi-detached House   |
| Last Sold Date:                                | 06/09/2002 | 07/08/1998            |
| Last Sold Price:                               | £70,000    | £35,000               |
| <b>21, Cross Hey Avenue, Prenton, CH43 9JA</b> |            | Flat-maisonette House |
| Last Sold Date:                                | 12/10/2001 |                       |
| Last Sold Price:                               | £19,000    |                       |
| <b>39, Cross Hey Avenue, Prenton, CH43 9JA</b> |            | Flat-maisonette House |
| Last Sold Date:                                | 07/09/2000 |                       |
| Last Sold Price:                               | £21,500    |                       |
| <b>47, Cross Hey Avenue, Prenton, CH43 9JA</b> |            | Flat-maisonette House |
| Last Sold Date:                                | 28/04/2000 |                       |
| Last Sold Price:                               | £21,000    |                       |
| <b>49, Cross Hey Avenue, Prenton, CH43 9JA</b> |            | Flat-maisonette House |
| Last Sold Date:                                | 01/09/1999 |                       |
| Last Sold Price:                               | £19,000    |                       |
| <b>1, Cross Hey Avenue, Prenton, CH43 9JA</b>  |            | Flat-maisonette House |
| Last Sold Date:                                | 12/10/1995 |                       |
| Last Sold Price:                               | £13,000    |                       |
| <b>7, Cross Hey Avenue, Prenton, CH43 9JA</b>  |            | Flat-maisonette House |
| Last Sold Date:                                | 27/07/1995 |                       |
| Last Sold Price:                               | £17,000    |                       |

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

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in CH43



Detached

**+61.3%**

Semi-Detached

**+59.34%**

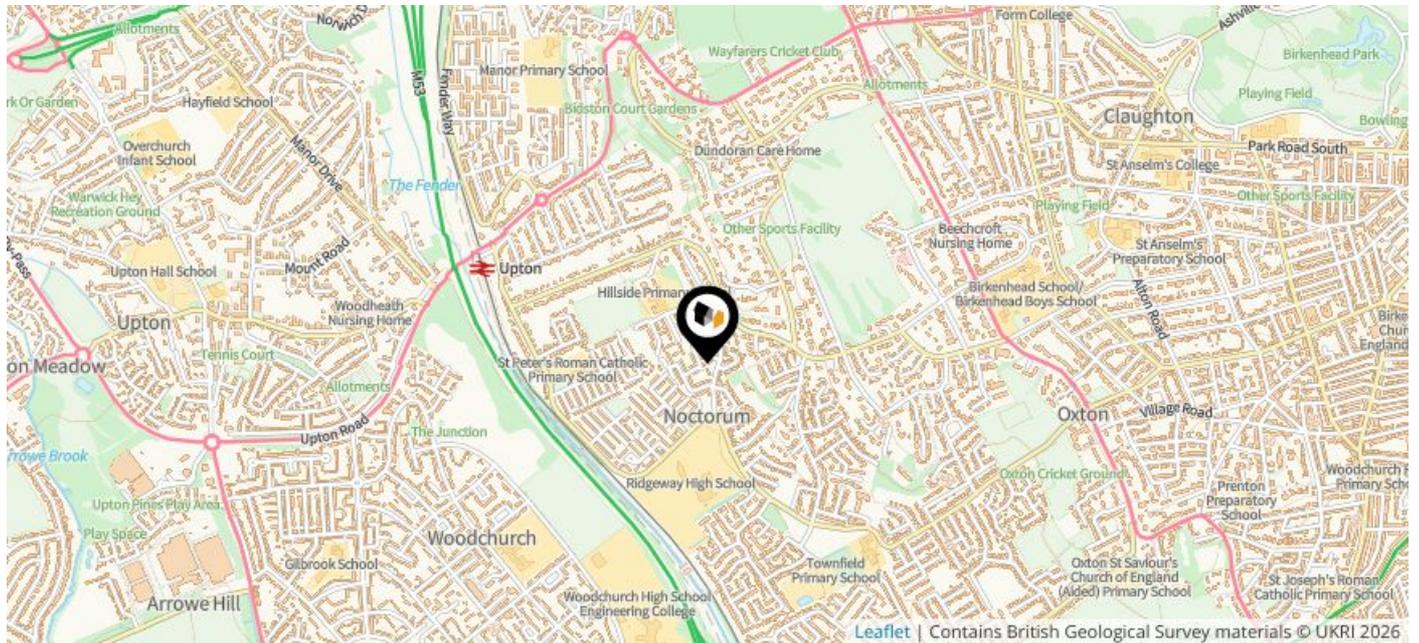
Terraced

**+54.69%**

Flat

**+37.53%**

This map displays nearby coal mine entrances and their classifications.



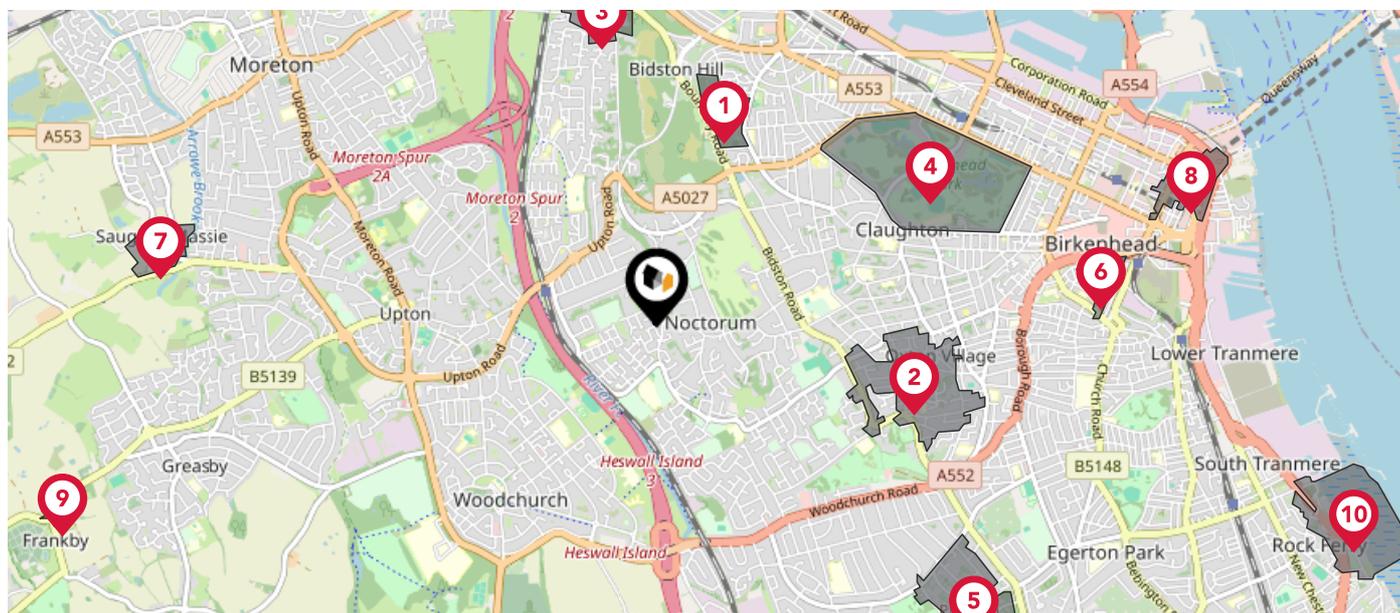
### Mine Entry

- ✕ 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 Flaybrick Hill Cemetery

2 Oxton Village

3 Bidston Village

4 Birkenhead Park

5 Mountwood

6 Clifton Park

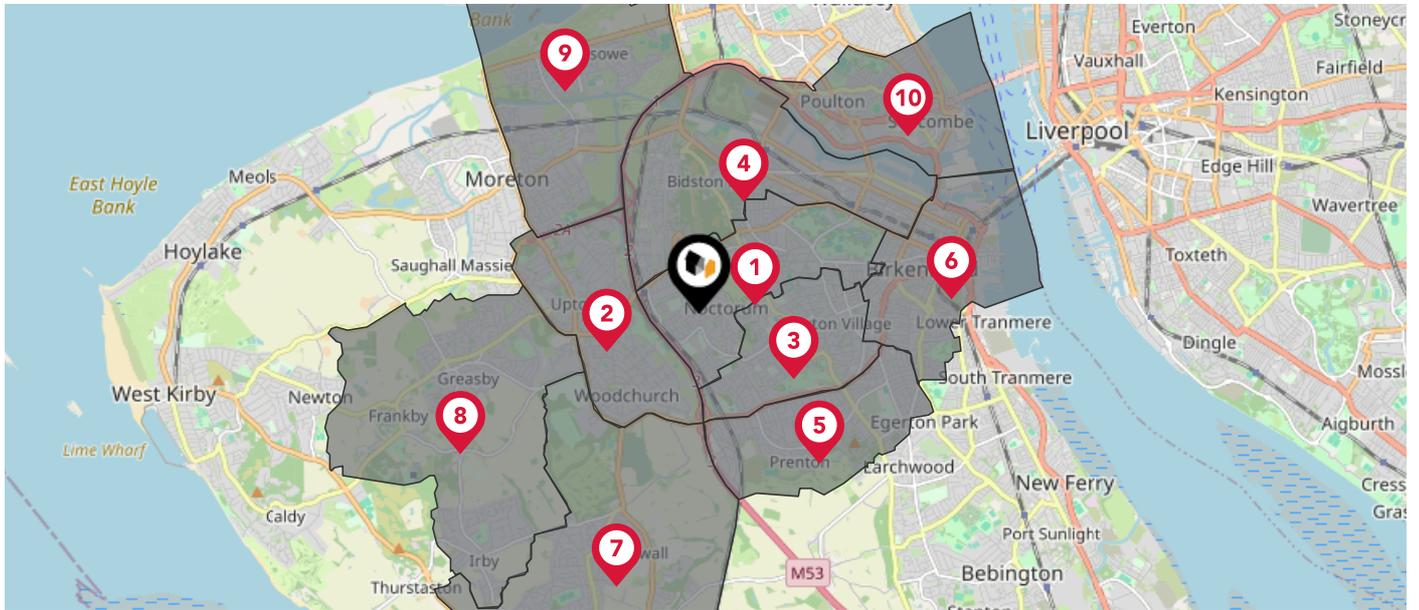
7 Saughall Massie

8 Hamilton Square

9 Frankby Village

10 Rock Park

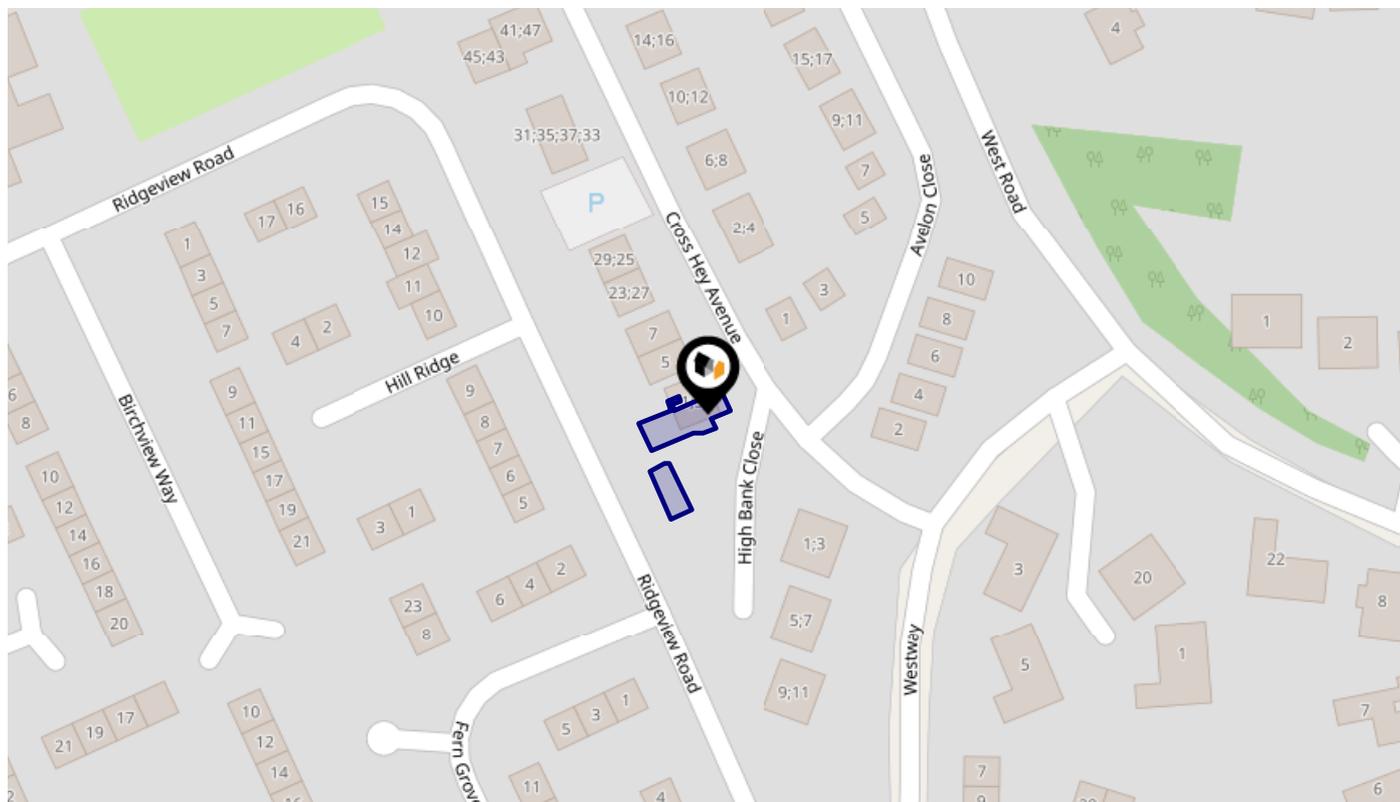
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Cloughton Ward
-  Upton Ward
-  Oxton Ward
-  Bidston and St. James Ward
-  Prenton Ward
-  Birkenhead and Tranmere Ward
-  Pensby and Thingwall Ward
-  Greasby, Frankby and Irby Ward
-  Leasowe and Moreton East Ward
-  Seacombe Ward

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.

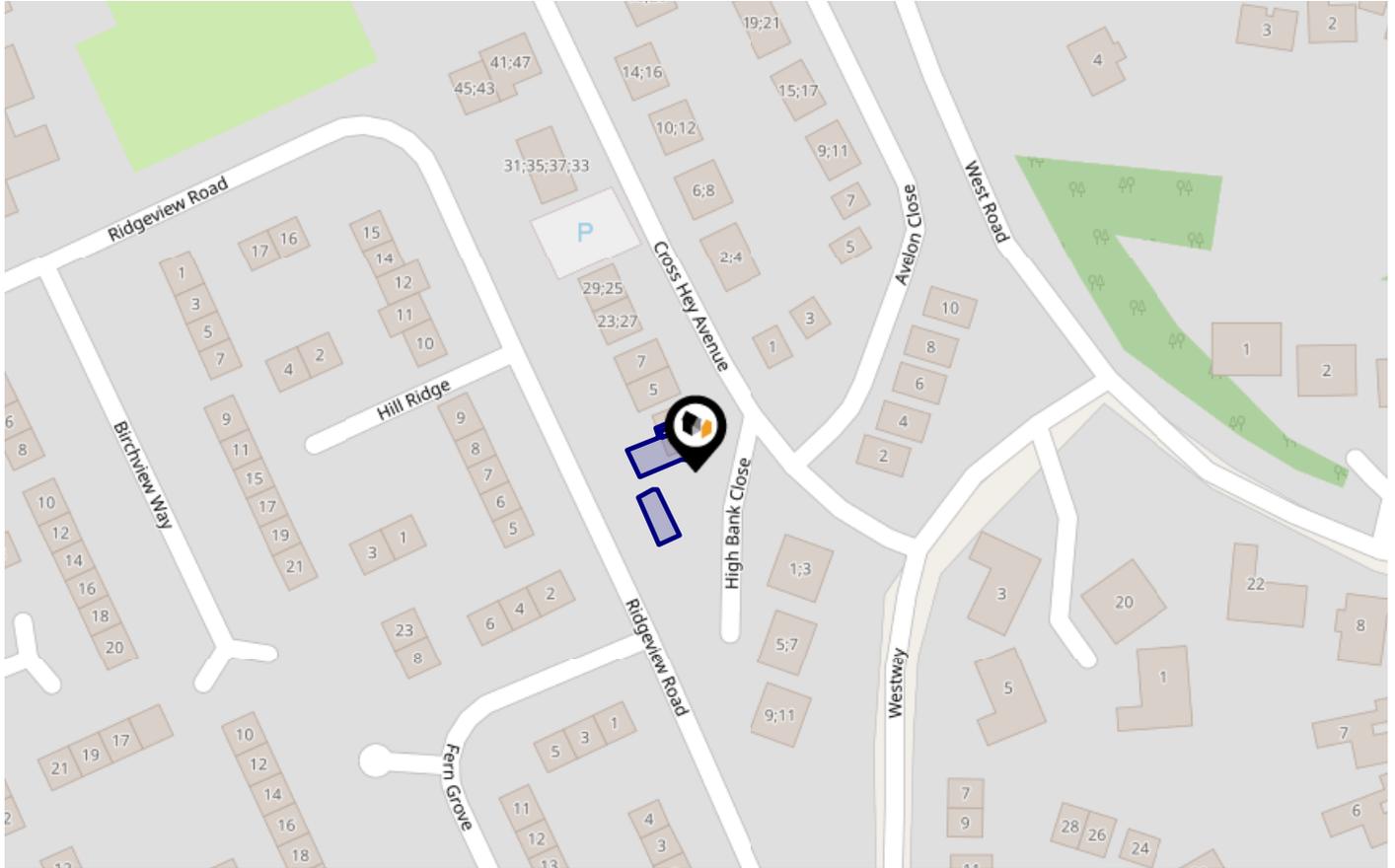
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |  |
|---|--|--------------|--|
| 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

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.

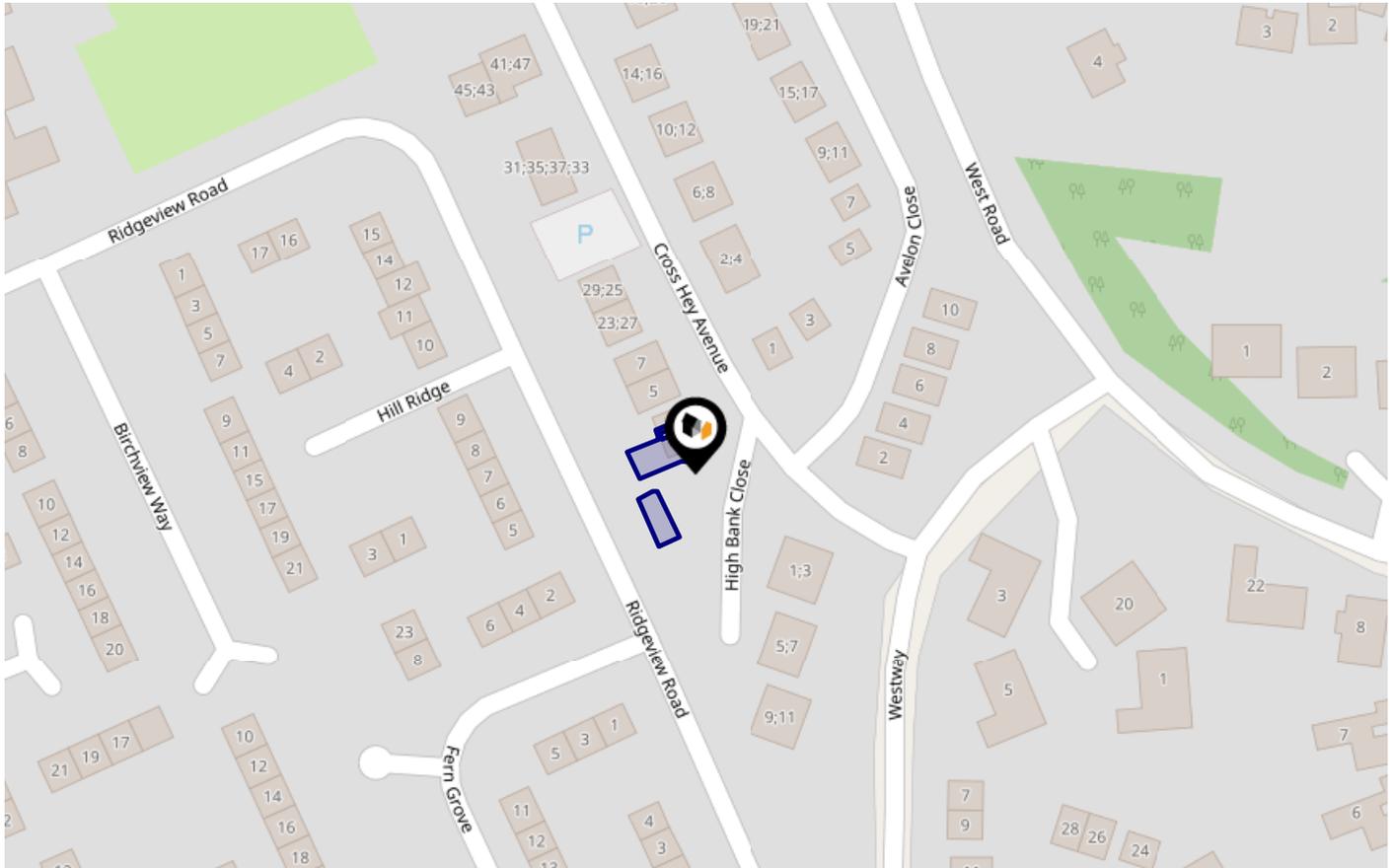
Chance of flooding to the following depths at this property:



# 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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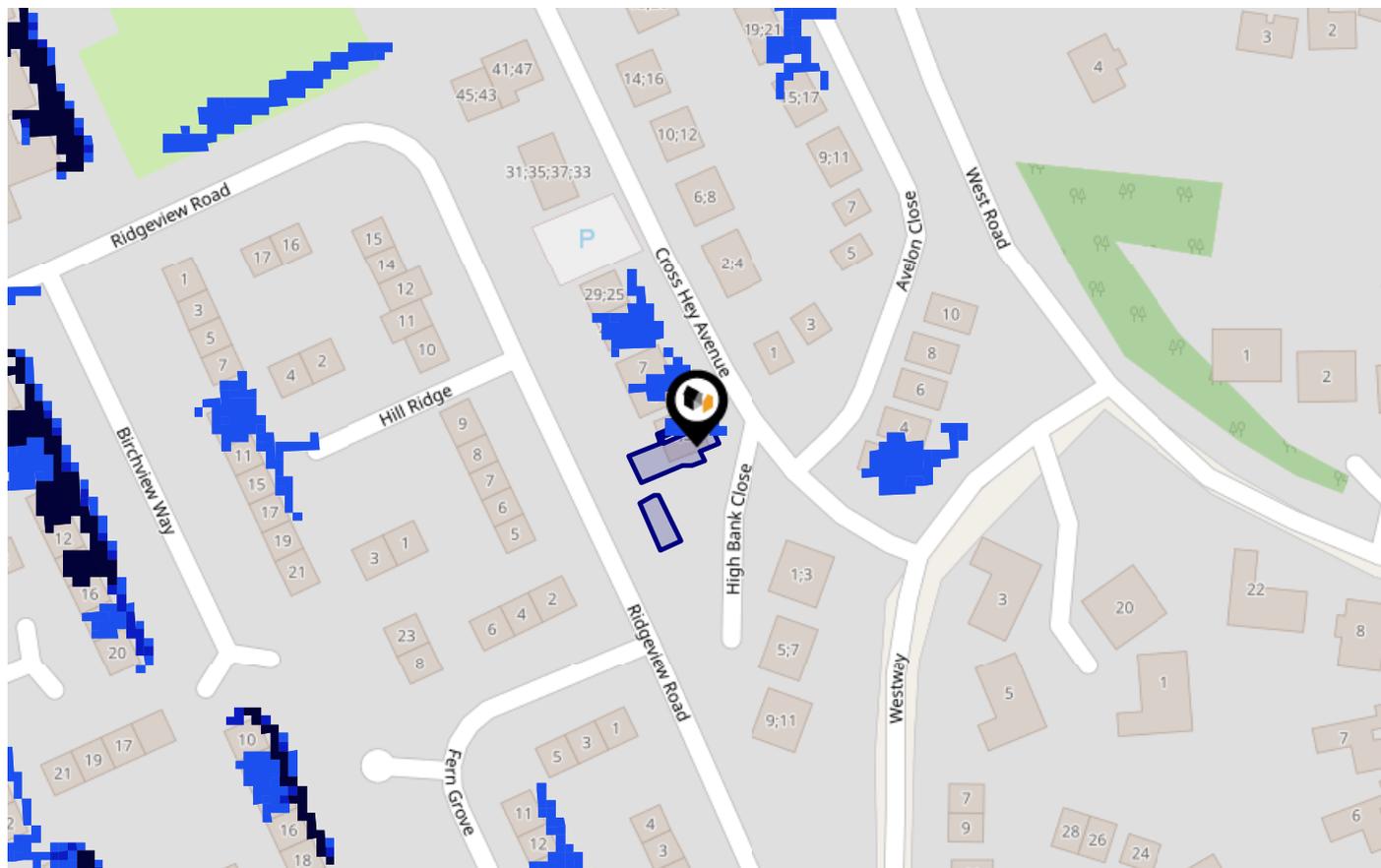
Chance of flooding to the following depths at this property:



# 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.

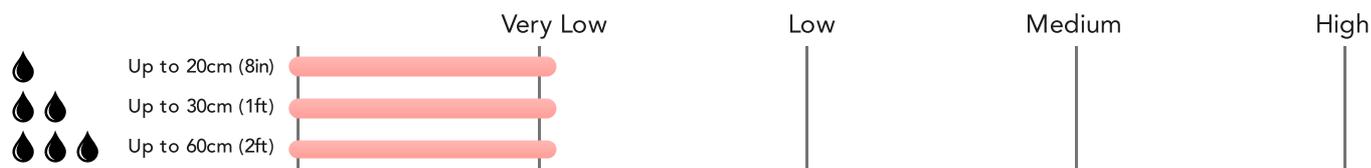


**Risk Rating: Very low**

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.
- 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.

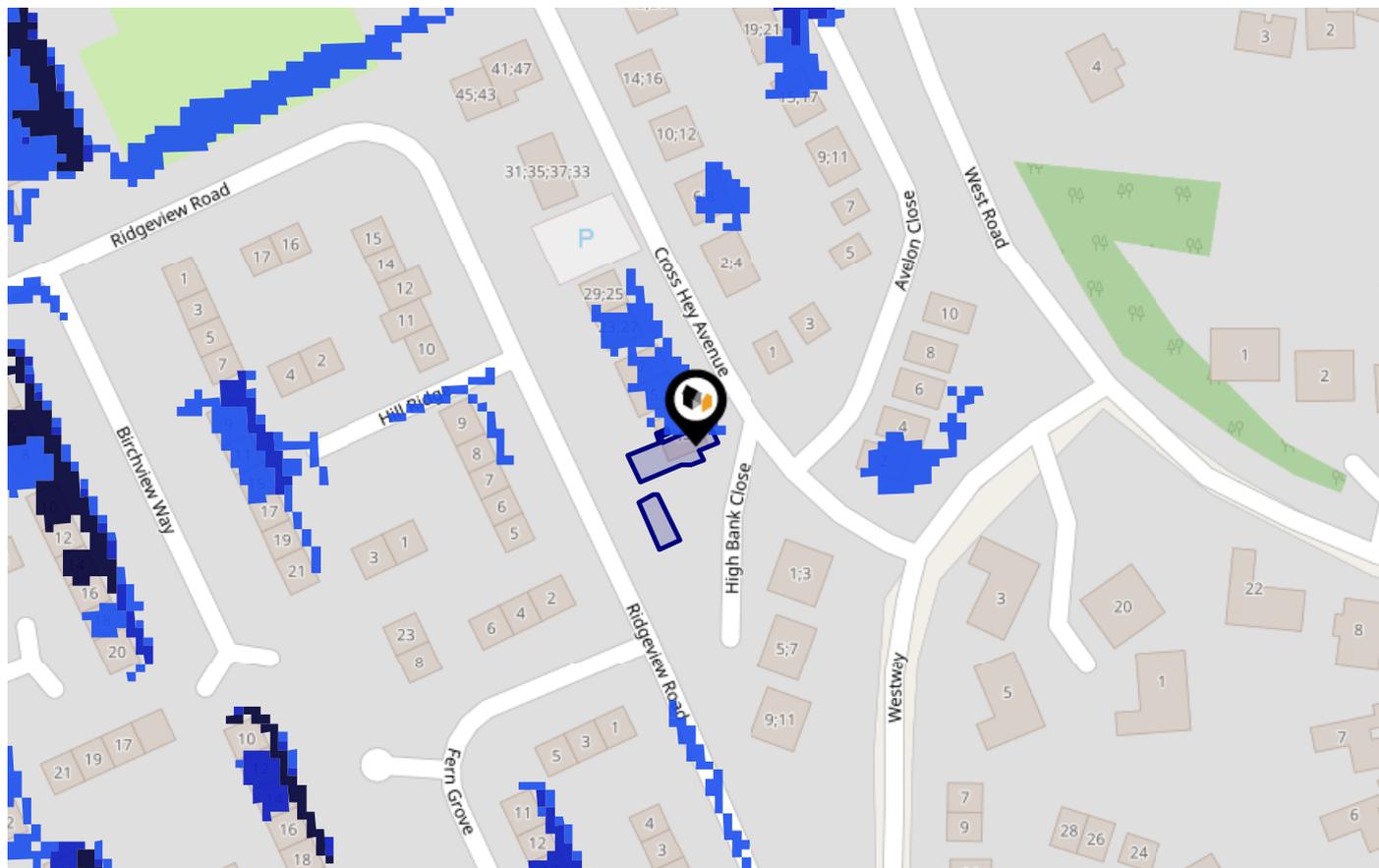
Chance of flooding to the following depths at this property:



# 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.

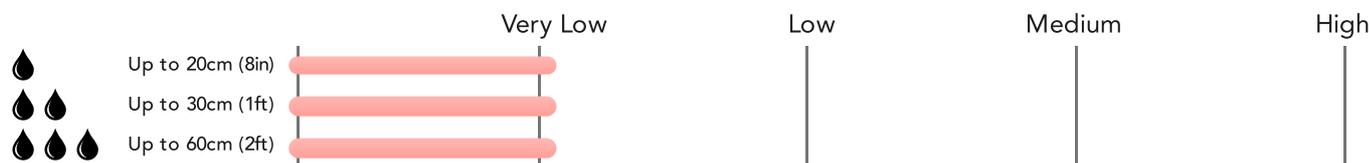


Risk Rating: **Very low**

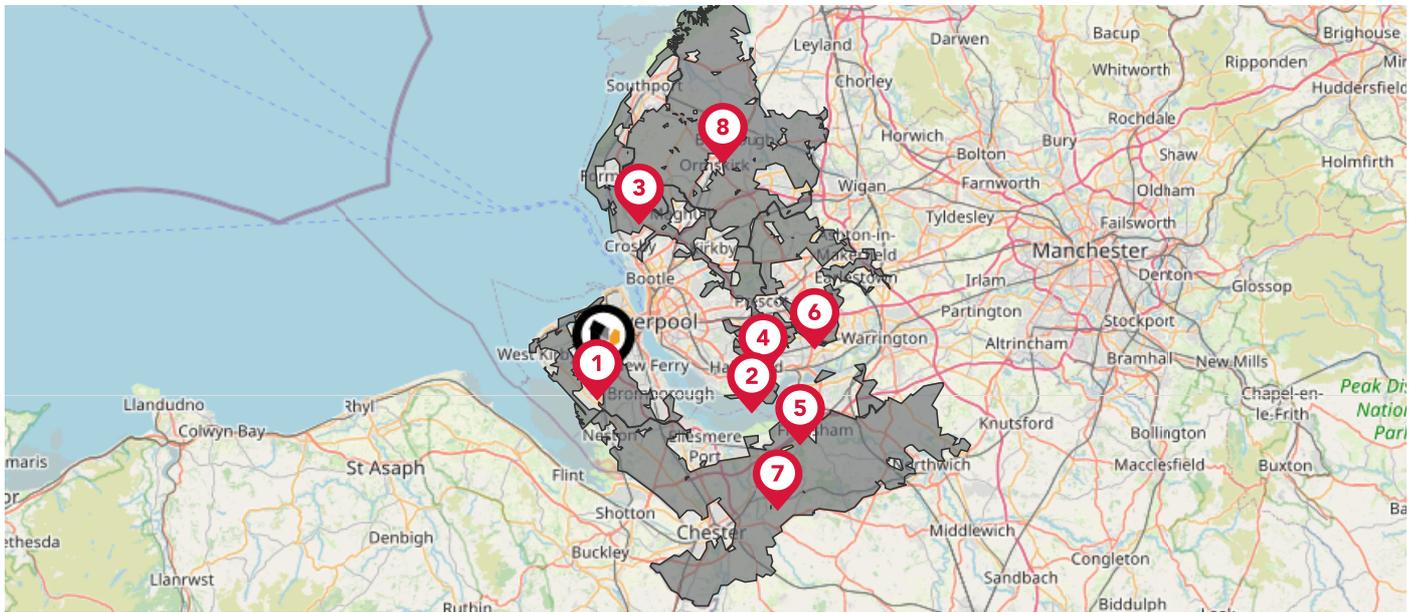
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Wirral
- 2 Merseyside and Greater Manchester Green Belt - Liverpool
- 3 Merseyside and Greater Manchester Green Belt - Sefton
- 4 Merseyside and Greater Manchester Green Belt - Knowsley
- 5 Merseyside and Greater Manchester Green Belt - Halton
- 6 Merseyside and Greater Manchester Green Belt - St. Helens
- 7 Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
- 8 Merseyside and Greater Manchester Green Belt - West Lancashire

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.



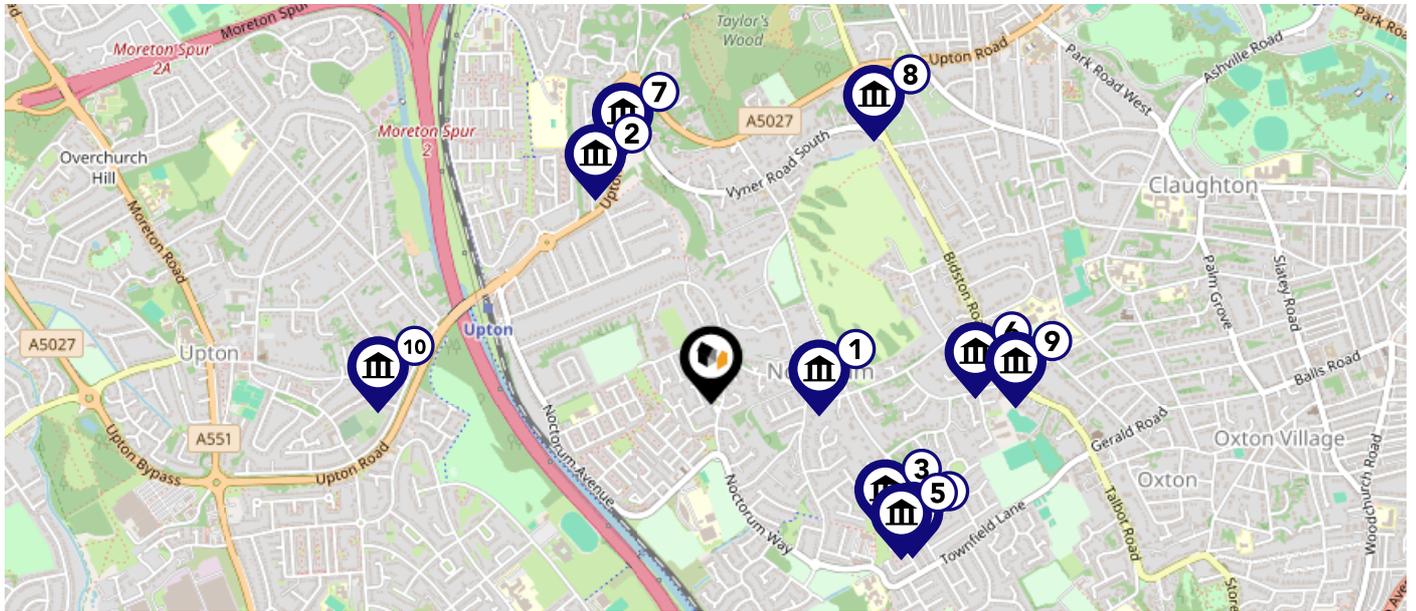
### Nearby Landfill Sites

|           |  |                   |                          |
|-----------|--|-------------------|--------------------------|
| <b>1</b>  | Tynron-West Road, Noctorum, Birkenhead, Merseyside                               | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | Noctorum Way-Birkenhead, Merseyside  | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Flaybrick Quarry-Wirral, Merseyside  | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Fender Lane To Dee Junction-Bidston Village, Wirral, Merseyside                  | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Compton Road Tip-Compton Road, Wirral, Merseyside                                | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | Bidston Steel Limited-Valley Road, Bidston, Birkenhead, Merseyside               | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | Land to the North and South of Bidston Station-Bidston, Wirral, Merseyside       | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | 14 Acres of Land at Lower Farm-Roman Road-Prenton Dell Road, Prenton, Merseyside | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Graving Dock No.1-West Float, Wirral, Merseyside                                 | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | Ranks Baisin-West Float, Ranks Creek, Birkenhead, Merseyside                     | Historic Landfill | <input type="checkbox"/> |

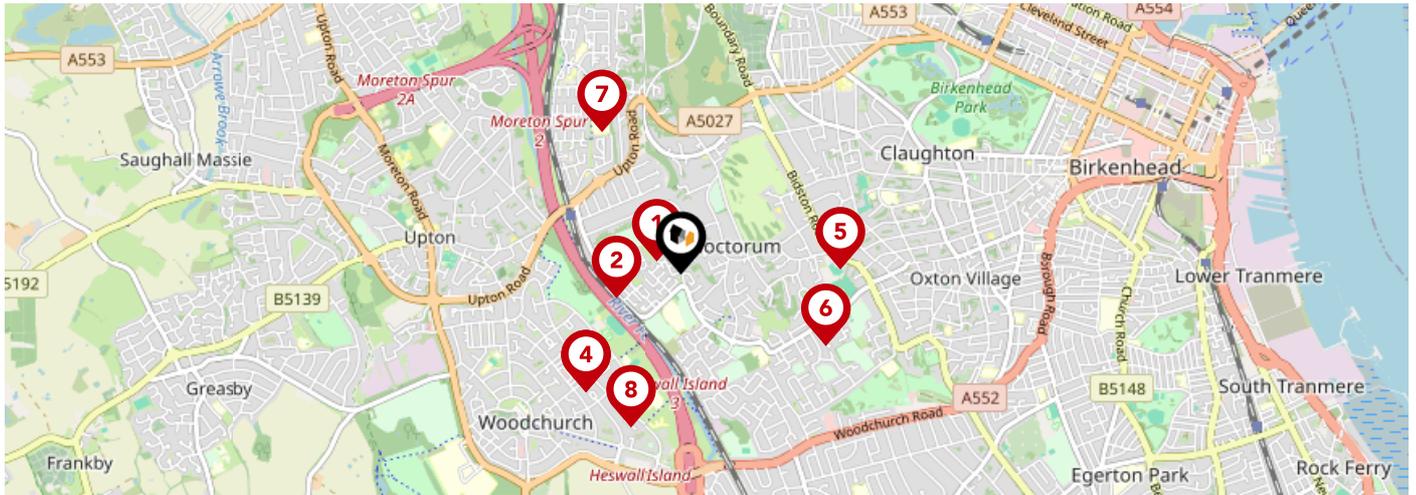
# Maps

## Listed Buildings

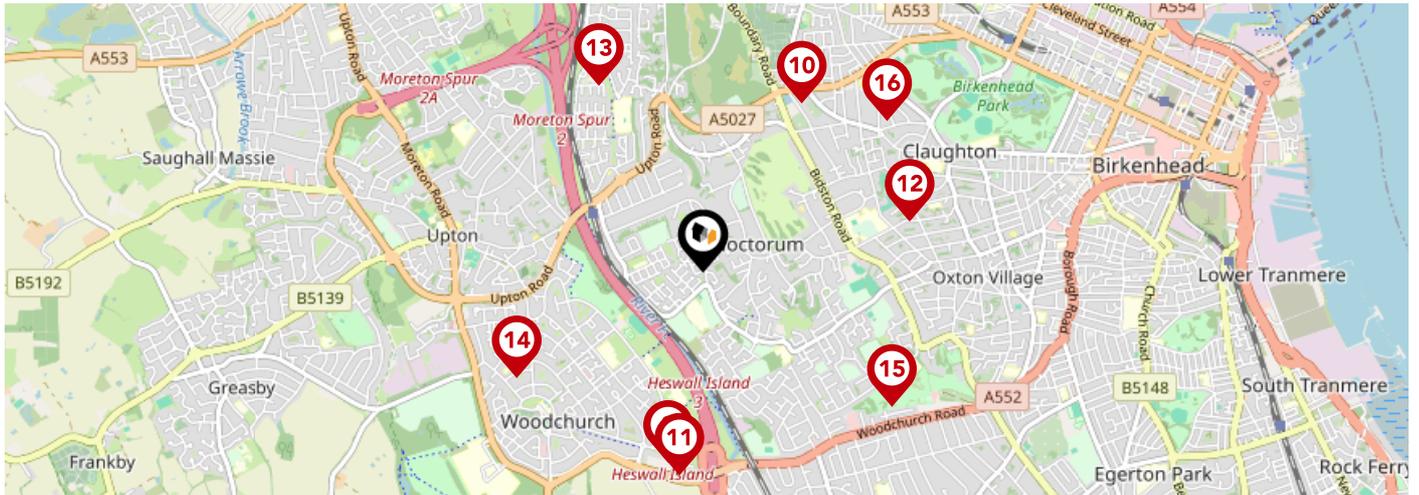
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district |   | Grade    | Distance  |
|--|---|----------|-----------|
|  | 1291876 - Rathmore  | Grade II | 0.3 miles |
|  | 1375659 - Entwood   | Grade II | 0.5 miles |
|  | 1291911 - Lodge To Mere Hall                                | Grade II | 0.5 miles |
|  | 1201560 - Gatepiers And Adjoining Wall To East Of Mere Hall | Grade II | 0.6 miles |
|  | 1291909 - Mere Hall   | Grade II | 0.6 miles |
|  | 1201590 - 37, Bidston Road                                  | Grade II | 0.6 miles |
|  | 1219035 - Bidston Court Lodge                               | Grade II | 0.6 miles |
|  | 1201596 - Water Tower At Flaybrick Reservoir                | Grade II | 0.7 miles |
|  | 1414960 - Roman Catholic Church Of Holy Name Of Jesus       | Grade II | 0.7 miles |
|  | 1440517 - Upton Library                                     | Grade II | 0.7 miles |

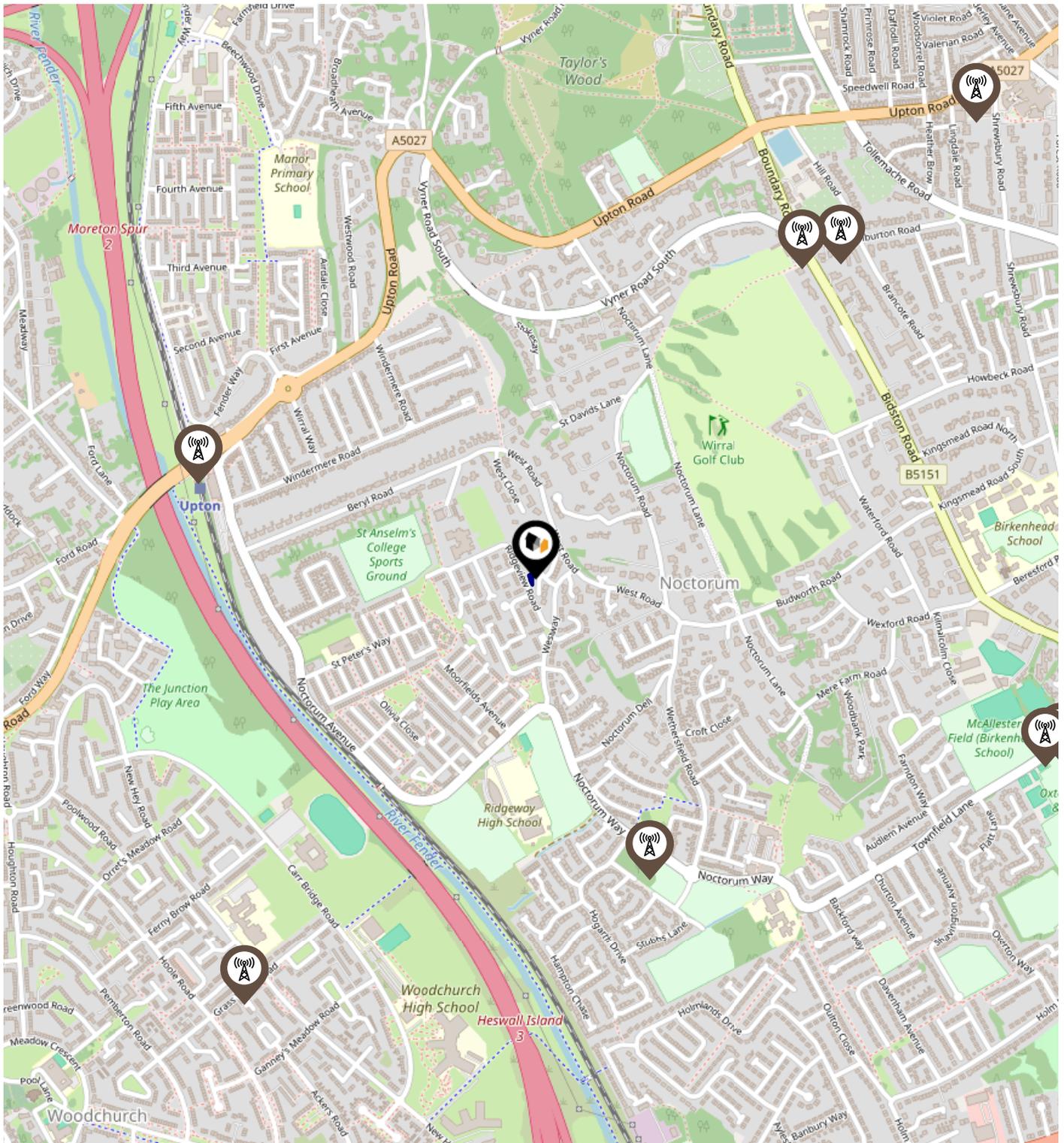


|          |  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Co-Op Academy Hillside</b><br>Ofsted Rating: Good   Pupils: 166   Distance:0.12                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Peter's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 202   Distance:0.3                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Ganneys Meadow Nursery School and Family Centre</b><br>Ofsted Rating: Outstanding   Pupils: 161   Distance:0.67 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Fender Primary School</b><br>Ofsted Rating: Good   Pupils: 234   Distance:0.67                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Birkenhead School</b><br>Ofsted Rating: Not Rated   Pupils: 983   Distance:0.71                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Townfield Primary School</b><br>Ofsted Rating: Good   Pupils: 514   Distance:0.71                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Manor Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 136   Distance:0.72                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Woodchurch High School</b><br>Ofsted Rating: Good   Pupils: 1419   Distance:0.72                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Foxfield School</b><br>Ofsted Rating: Good   Pupils: 195   Distance:0.86                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bidston Avenue Primary School</b><br>Ofsted Rating: Good   Pupils: 449   Distance:0.86                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Michael and All Angels Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Birkenhead High School Academy</b><br>Ofsted Rating: Good   Pupils: 1202   Distance:0.94                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Paul's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 109   Distance:0.94                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Gilbrook School</b><br>Ofsted Rating: Outstanding   Pupils: 59   Distance:0.95                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Oxton St Saviour's CofE Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 214   Distance:1.02      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Birkenhead Sixth Form College</b><br>Ofsted Rating: Outstanding   Pupils:0   Distance:1.05                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons

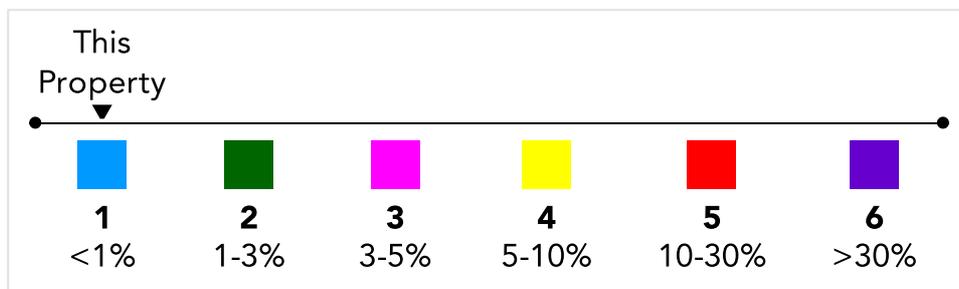
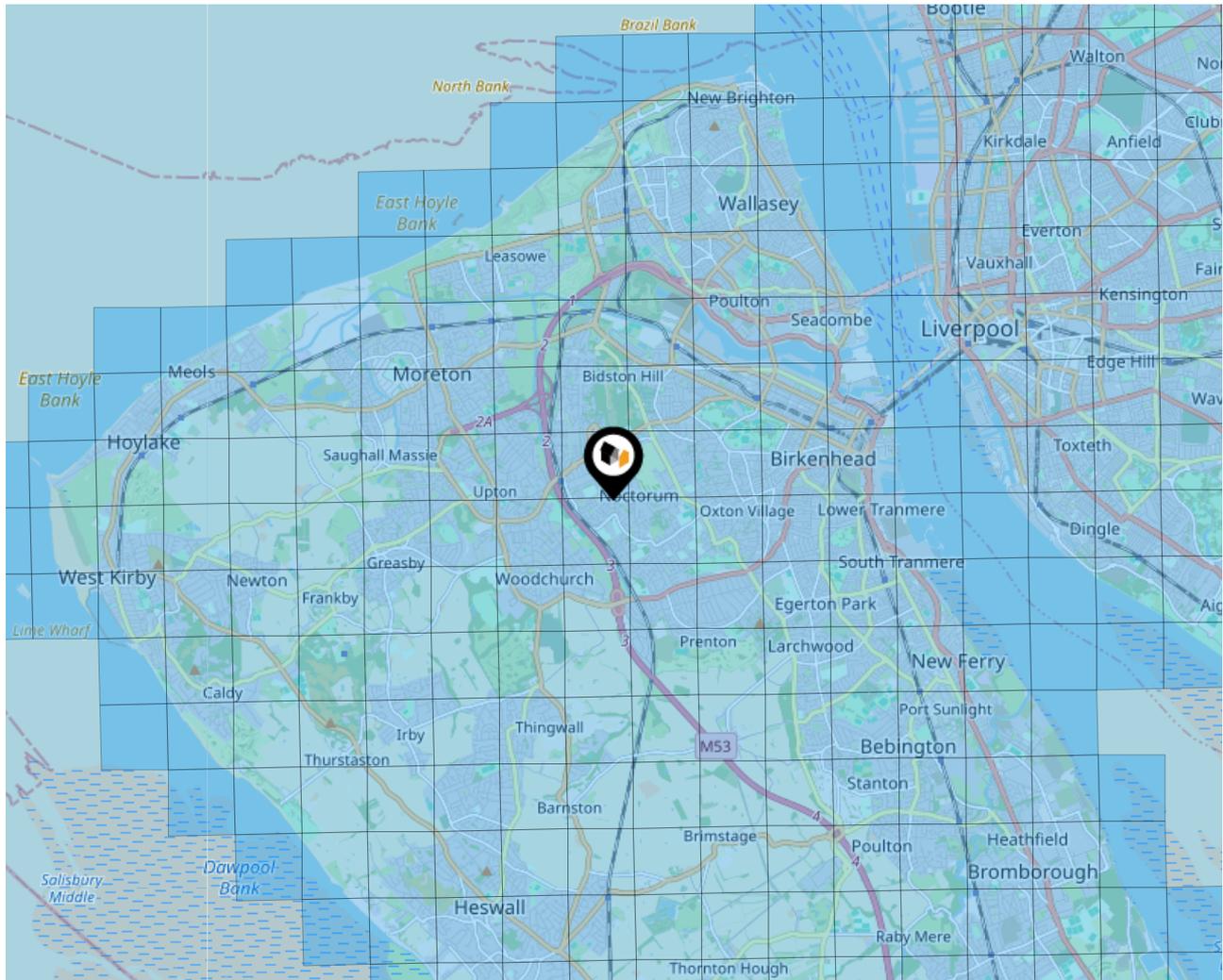


**Key:**

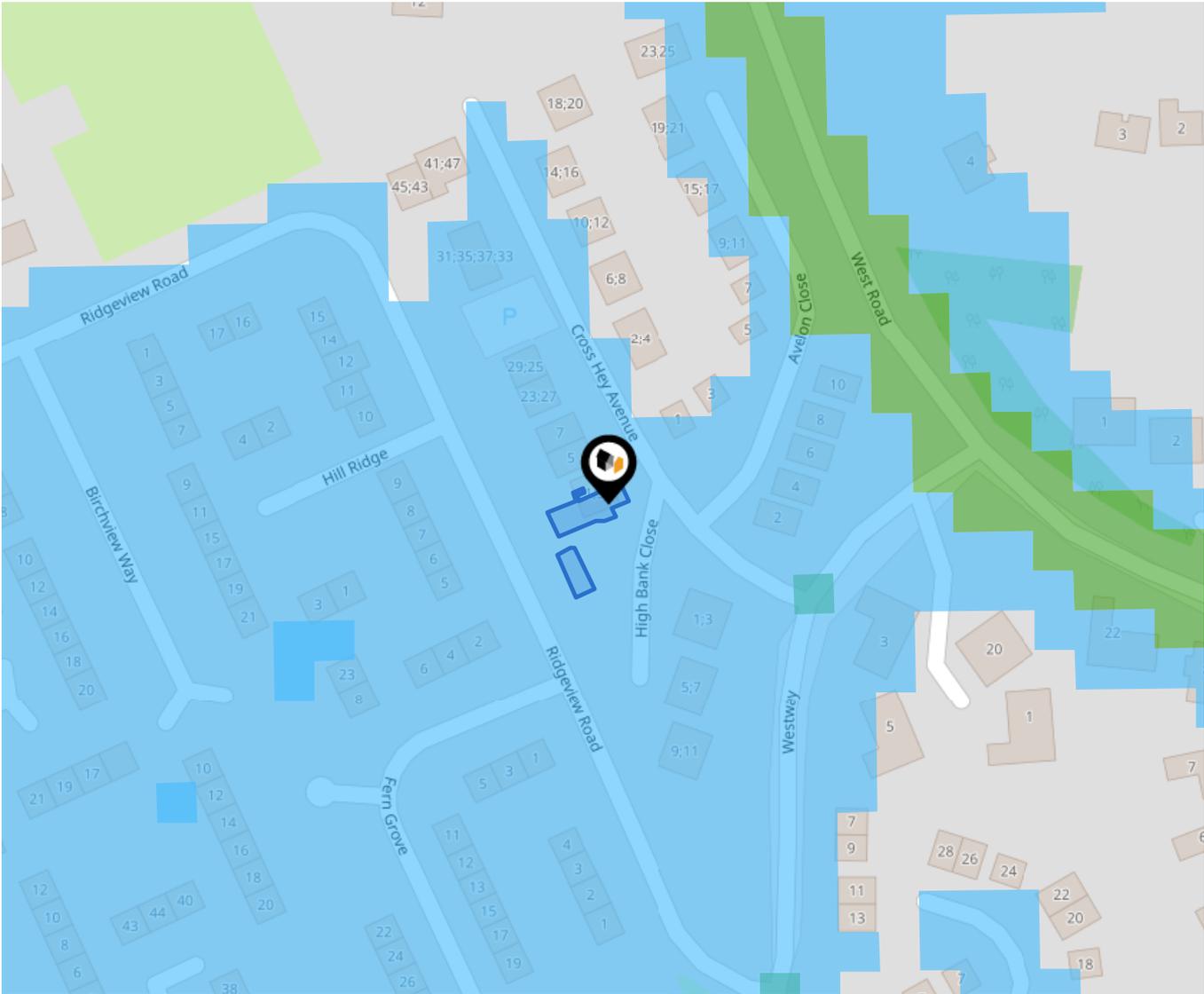
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

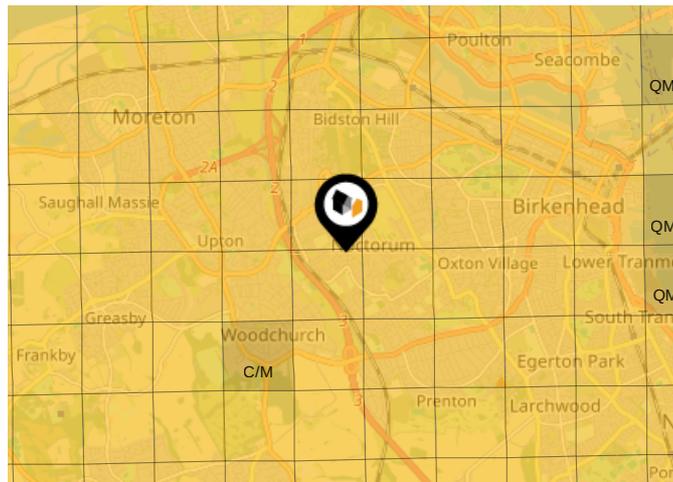


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

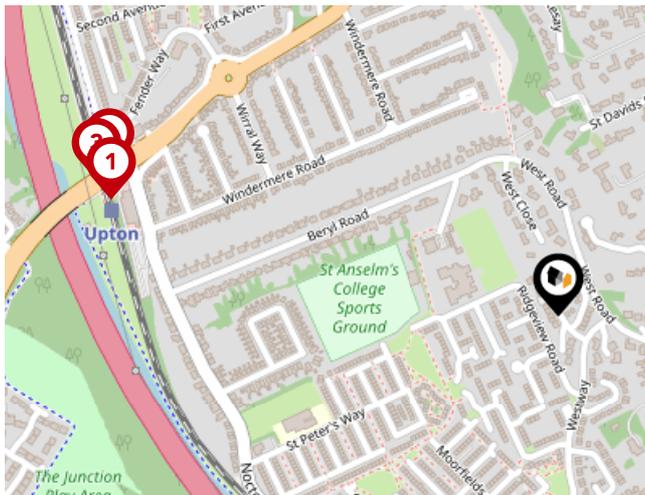
### Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                                    |                      |                     |
|-------------------------------|------------------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)                      | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-<br>RUDACEOUS)     | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                     |



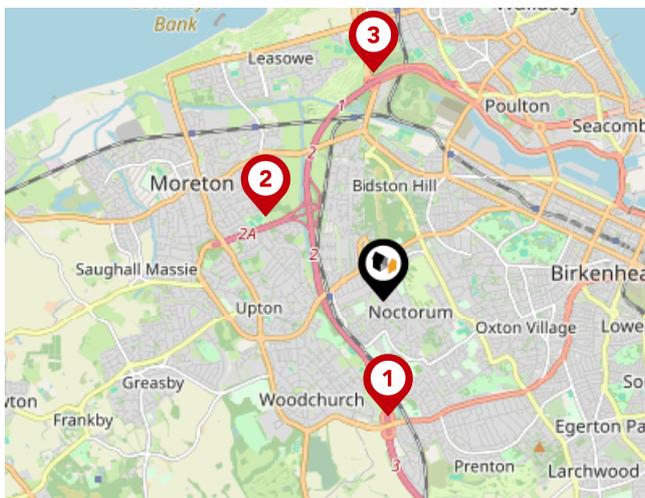
### Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |



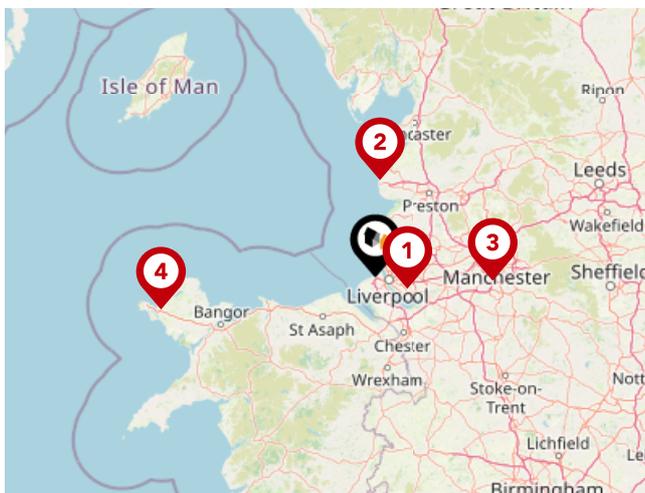
### National Rail Stations

| Pin | Name               | Distance   |
|-----|--------------------|------------|
| 1   | Upton Rail Station | 0.51 miles |
| 2   | Upton Rail Station | 0.52 miles |
| 3   | Upton Rail Station | 0.53 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance   |
|-----|--------|------------|
| 1   | M53 J3 | 1.02 miles |
| 2   | M53 J2 | 1.28 miles |
| 3   | M53 J1 | 2.02 miles |
| 4   | M53 J4 | 3.84 miles |
| 5   | M53 J5 | 7.18 miles |

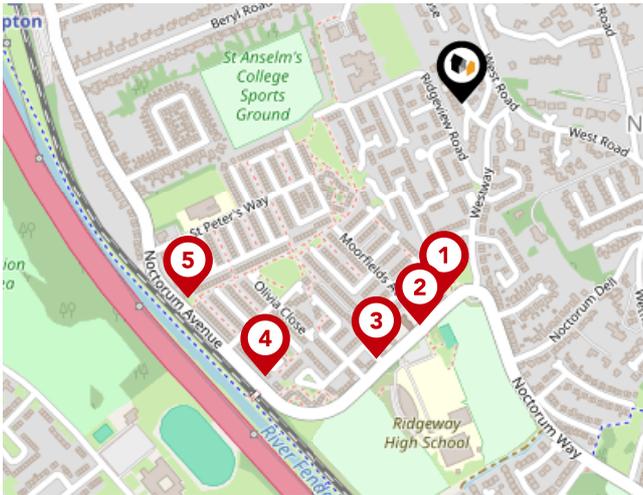


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Speke              | 9.53 miles  |
| 2   | Highfield          | 27.24 miles |
| 3   | Manchester Airport | 32.74 miles |
| 4   | Penrhyn            | 61.06 miles |

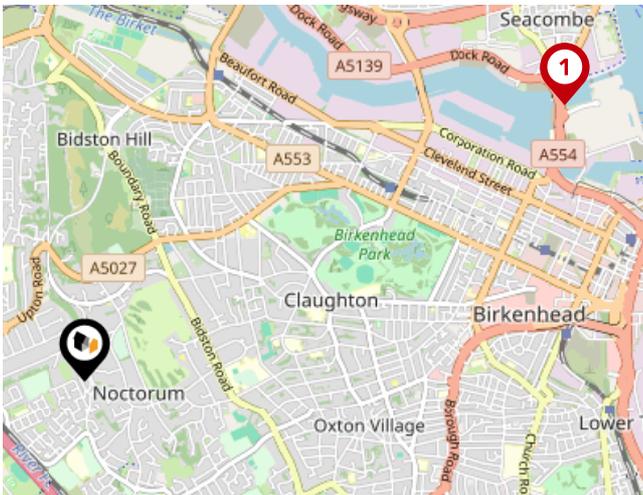
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Moorfields Avenue | 0.21 miles |
| 2   | Moorfields Avenue | 0.25 miles |
| 3   | Westcott Way      | 0.3 miles  |
| 4   | Ormond Way        | 0.37 miles |
| 5   | St Peters Way     | 0.37 miles |



### Ferry Terminals

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Birkenhead Ferry Terminal | 2.44 miles |



### Martin & Co | Bebington

Looking to sell or rent your property? If so, look no further! Here at Martin & Co Bebington, we are proud to have been providing specialist advice, guidance, and support across the whole of the property market since 2004.

With a central location on Church Street, we have a wealth of experience in the local market. Highly regarded for sales, we also have one of the largest letting portfolios in the area.

Our office not only covers Bebington, but the surrounding areas including Port Sunlight, Bromborough, Birkenhead, Spital, Prenton and Eastham.

Here at Martin & Co Bebington, we pride ourselves on the quality of our service; both expertise and cost.

If you have a property for sale or to rent, why not contact a dedicated member of our team today who will be delighted to help.



### Lesley Earl - Valuer

Clients simply adore Lesley - check out her Google and Trust Pilot reviews! Lesley is our first point of contact with any Sales or Lettings enquiries. Having joined the business in 2019 and with a keen interest in sales, there is nothing that Lesley doesn't know about the local market. When not in work, much of Lesley's time is spent with her family and she enjoys nothing more than socialising with a glass of fizz.

### Testimonial 1



Cannot fault Martin and Co, completed on my first home today and the team made everything so easy and smooth sailing and I couldn't be happier. Lovely team, very trustworthy and reliable.

### Testimonial 2



Great service from start to finish. All staff very helpful and keep us informed right through the process.

### Testimonial 3



We would just like to highlight the work of Leslie Earl. Who has been exemplary, professional and totally supportive during our sale. Martin & Co are very fortunate to have such a dedicated staff member who goes above and beyond and represents the business so well. We would definitely recommend and use them again.

### Testimonial 4



The bebington branch have been excellent from start to finish friendly and helpful all of them but especially Sheena and Tracy who made what was a stressful time much easier. Would highly recommended them.



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[/MAC\\_Bebington](#)

# Agency

## Our Performance in This Area

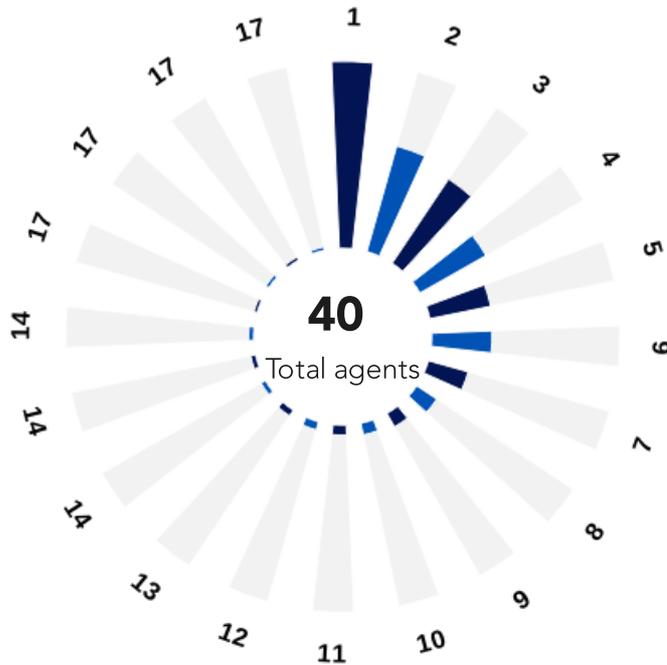


### Market Share in CH43

Number of Listings

Based on:

- 5+ Beds
- All Property Types
- Last 30 Days



- |                              |                               |
|------------------------------|-------------------------------|
| 1. Karl Tatler (109)         | 11. Propeller (6)             |
| 2. Move (64)                 | 12. Martin & Co (5)           |
| 3. Brennan Ayre O'neill (59) | 13. Hewitt Adams (4)          |
| 4. Home (44)                 | 14=. Auction House (3)        |
| 5. Bradshaw Farnha... (36)   | 14=. Candor Property (3)      |
| 6. Jones And Chapman (35)    | 14=. Smith And Sons (3)       |
| 7. Clive Watkin (24)         | 17=. Constables (2)           |
| 8. Purplebricks (14)         | 17=. Express (2)              |
| 9. Yopa (9)                  | 17=. Harper And Woods (2)     |
| 10. Lesley Hooks (7)         | 17=. Ingram Premium Li... (2) |

### Total Properties (Live)

Our Properties 0



Market Average 0



### New Listings Last 30 Days

Our Listings



Market Average



Independently Certified from Whole of Market Property Listings by Sprift, the UK's Most Comprehensive Source for Official and Trusted Property Data.

# Martin & Co | Bebington

## 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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