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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th July 2023



HANDFIELD ROAD, LIVERPOOL, L22

Logic Estate Agents

97 South Rd Waterloo L22 0LR

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logicstates.co.uk/about-us/





Property

Type:	Terraced	Last Sold £/ft²:	£124
Bedrooms:	5	Tenure:	Freehold
Floor Area:	2,045 ft ² / 190 m ²		
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,886		
Title Number:	MS58235		
UPRN:	41039289		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	64 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *65, Handfield Road, Liverpool, L22 0NU*

Reference - DC/2021/01852
Decision: Decided
Date: 27th July 2021
Description: Prior approval submission for a proposed rear extension projecting 3.825 metres from the rear wall of the original dwellinghouse with a height of 3 metres at the eaves and a maximum height of 3 metres (valid 16/07/2021).
Reference - DC/2021/01361
Decision: Decided
Date: 21st May 2021
Description: Certificate of Lawfulness for the proposed single storey rear extension.

Handfield Road, L22

Energy rating

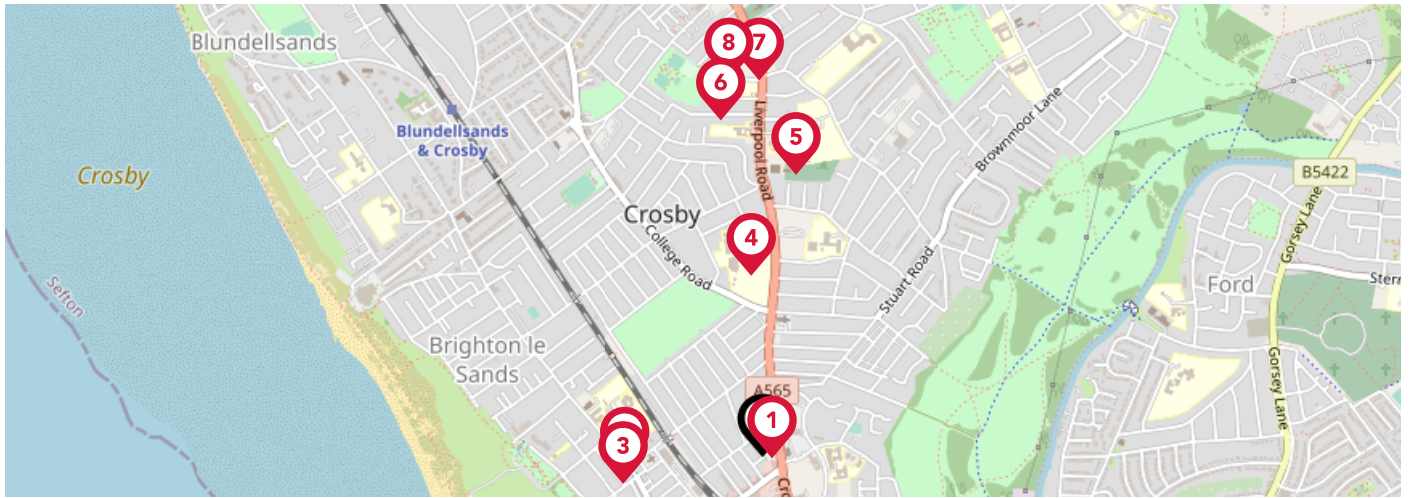
D

Valid until 10.07.2024

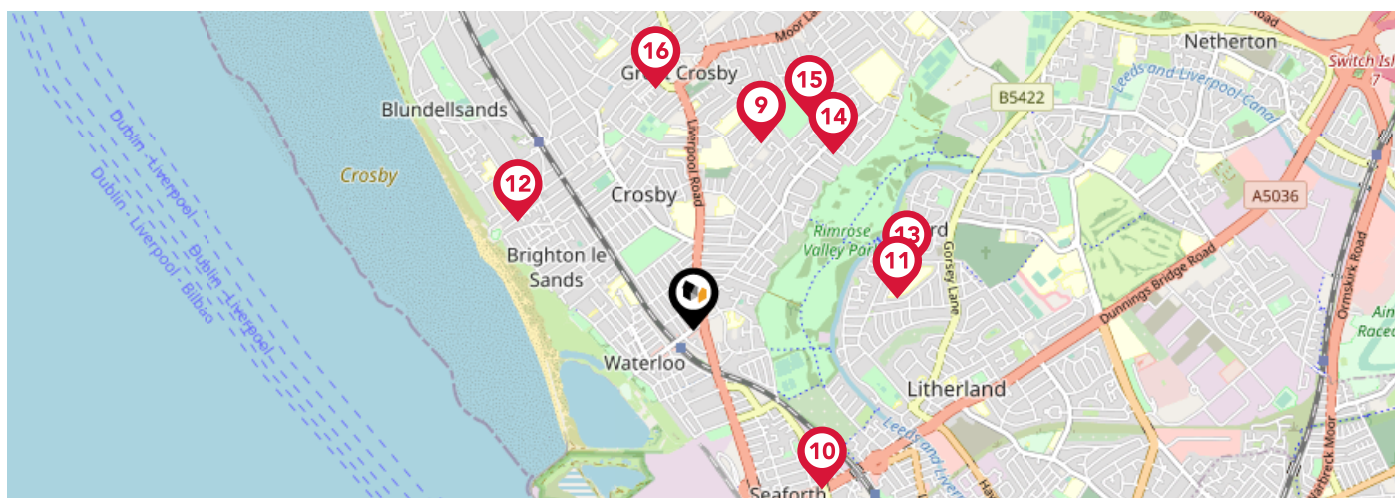
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	190 m ²



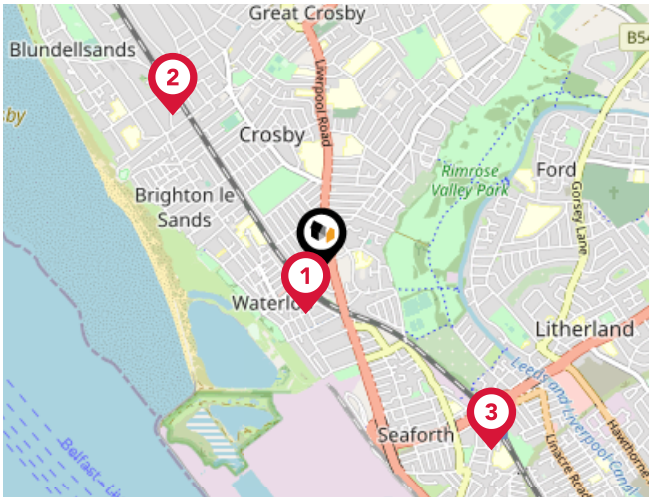
		Nursery	Primary	Secondary	College	Private
1	Waterloo Primary School Ofsted Rating: Good Pupils: 391 Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John's Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Edmund's and St Thomas' Catholic Primary School Ofsted Rating: Good Pupils: 342 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Merchant Taylors' Boys' School Ofsted Rating: Not Rated Pupils: 697 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sacred Heart Catholic College Ofsted Rating: Requires improvement Pupils: 1276 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's College Ofsted Rating: Not Rated Pupils: 735 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Olsen House School Ofsted Rating: Good Pupils: 40 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Merchant Taylors Girls School Ofsted Rating: Not Rated Pupils: 722 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Great Crosby Catholic Primary School Ofsted Rating: Good Pupils: 731 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rimrose Hope CofE Primary School Ofsted Rating: Good Pupils: 312 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hatton Hill Primary School Ofsted Rating: Good Pupils: 385 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Nicholas Church of England Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady Queen of Peace Catholic Primary School Ofsted Rating: Good Pupils: 144 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forefield Community Infant and Nursery School Ofsted Rating: Outstanding Pupils: 329 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forefield Junior School Ofsted Rating: Good Pupils: 359 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Luke's Halsall Church of England Primary School Ofsted Rating: Good Pupils: 231 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

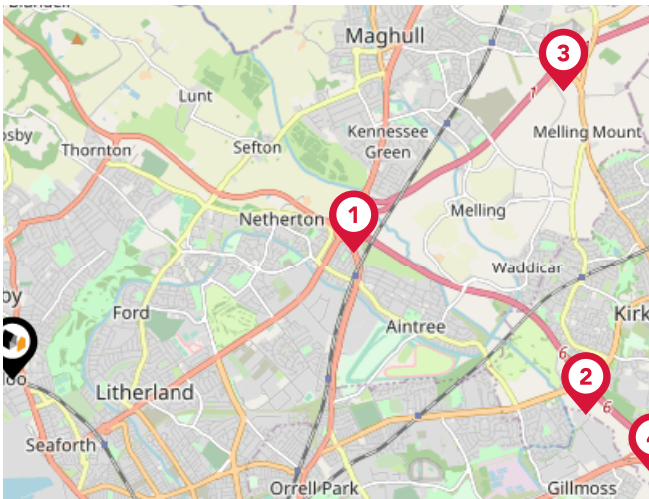
Area

Transport (National)



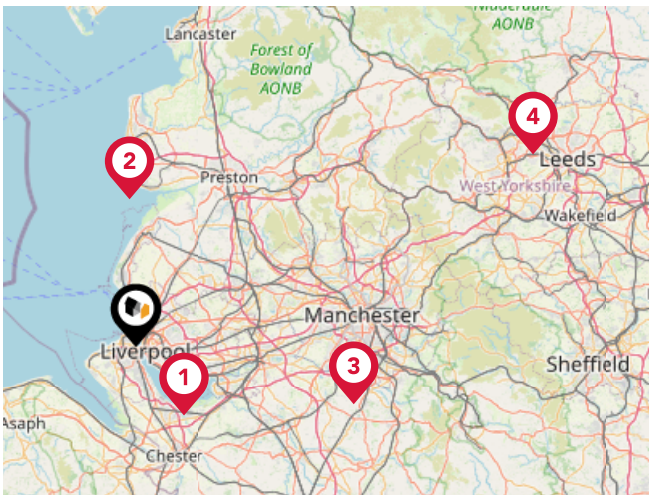
National Rail Stations

Pin	Name	Distance
1	Waterloo (Merseyside) Rail Station	0.2 miles
2	Blundellsands & Crosby Rail Station	0.96 miles
3	Seaforth & Litherland Rail Station	1.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J7	3.2 miles
2	M57 J6	5.07 miles
3	M58 J1	5.48 miles
4	M57 J5	5.71 miles
5	M57 J4	6.12 miles

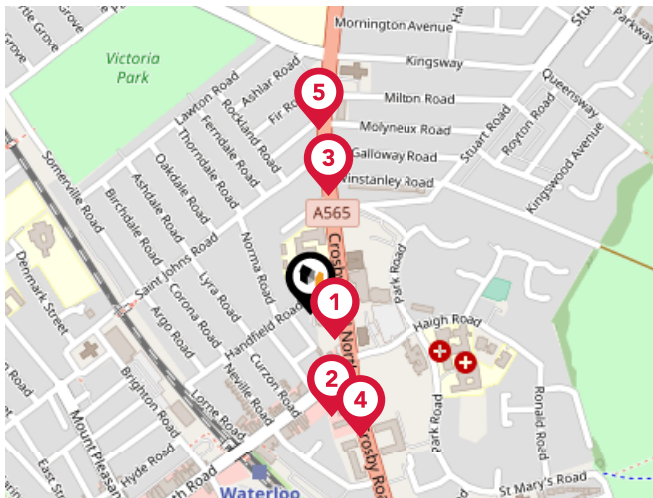


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.91 miles
2	Blackpool International Airport	20.79 miles
3	Manchester Airport	32 miles
4	Leeds Bradford International Airport	62.08 miles

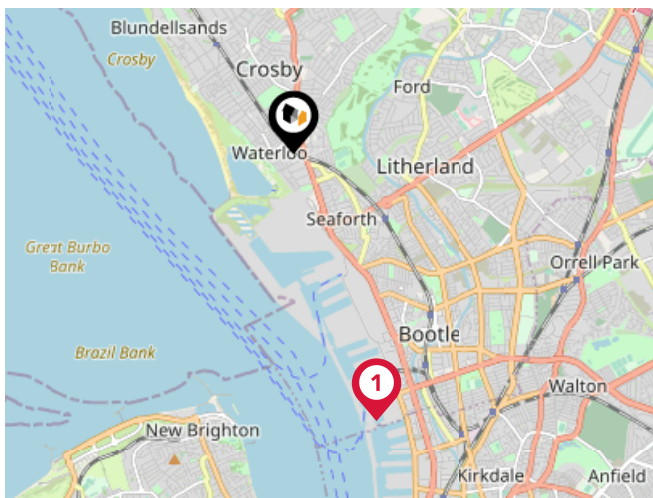
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Handfield Road	0.04 miles
2	Crosby Road North	0.12 miles
3	Galloway Road	0.13 miles
4	South Road	0.15 miles
5	Sycamore Road	0.2 miles



Ferry Terminals

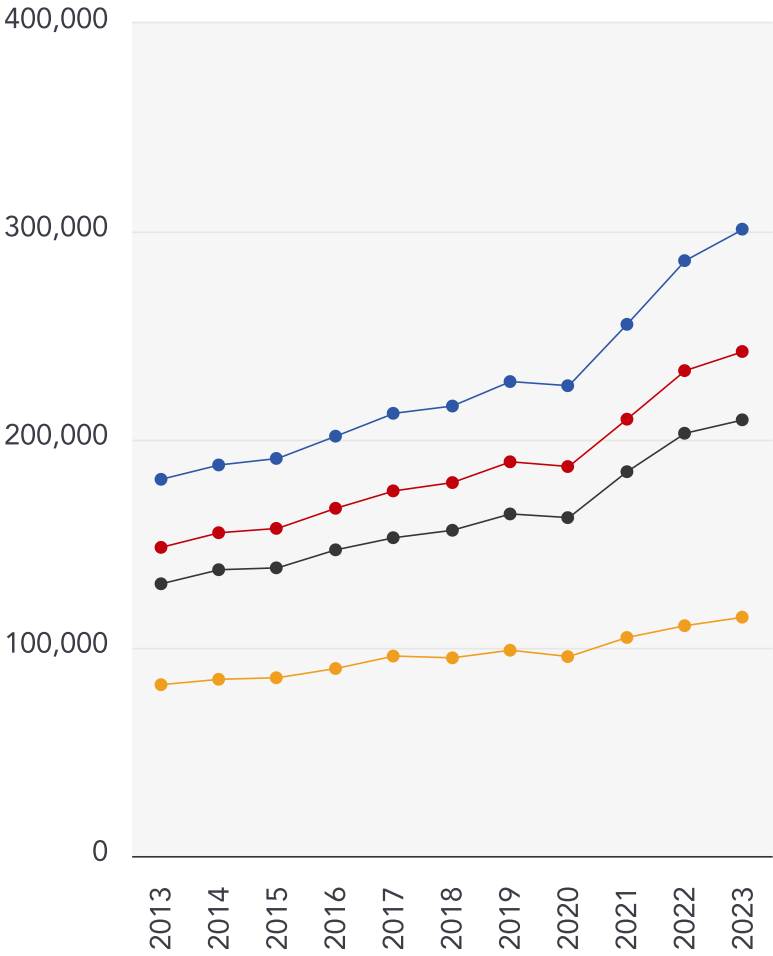
Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	2.47 miles
2	Liverpool Isle of Man & Dublin Terminal	5.05 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in L22



Detached

+66.41%

Semi-Detached

+63.47%

Terraced

+60.24%

Flat

+39.41%



Logic Estate Agents

We look for and achieve excellence in our marketing, our negotiating skills and our ability to find the best possible deal for our clients.

We aim to be the best not the biggest.

We always put our clients' interest first because we know that our success depends on serving our clients well.

Testimonial 1



I would give logic 10 stars out of 5 if I could! the service was fast, efficient, professional and overall superb. They are without doubt the best around - thanks guys!

Testimonial 2



I can only say good things about my experiences with Logic Estate Agents. They acted very professionally and kept me up to date every step of the way. I was very impressed.

Testimonial 3



Logic from the start were very professional and courteous, they agreed a sale in the first two weeks of marketing! Will use them again for sure.



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/logic_estates/

Logic Estate Agents

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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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Valuation Office
Agency

