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Property Intelligence Report

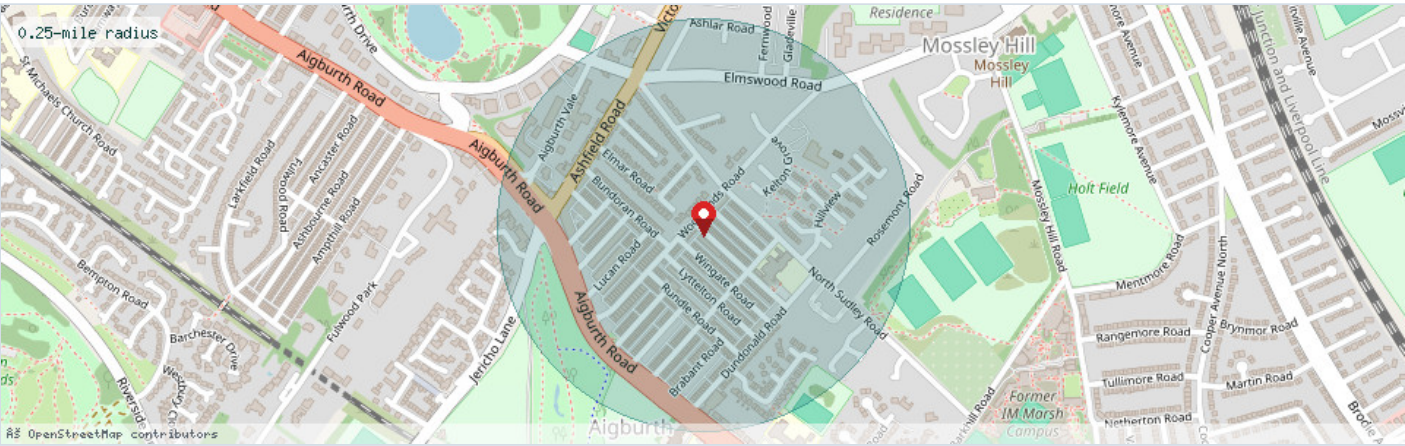
Sold prices, EPC, heritage, flood, ground risk, crime, schools, transport, shops, ownership, broadband, mobile, council tax and running costs — in one printable pack.



Scan for the static online report
<https://homebuyerreport.co.uk/reports/view/4e030876-1ff1-4c94-b9c3-47ce5ec70896>
Same figures as this PDF — frozen at generation. Ideal for brochures and For Sale boards.

SUBJECT ADDRESS	56 Woodlands Road, L17 0AP
POSTCODE	L17 0AP
PROPERTY TYPE	Mid-terrace house
REPORT ID	019fd591-15bc-72d4-8f31-05b280ed2fa3
GENERATED	06 September 2026 at 11:49
LOCAL AUTHORITY	Liverpool

Property location map



Subject property pin with indicative 0.25-mile radius. © OpenStreetMap contributors.

LAST SOLD PRICE £390,000 24 Jun 2026	COUNCIL TAX BAND D Liverpool	EPC RATING D Potential B	FLOOD RISK Low Worst of river/sea & surface
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Section 1 — HM Land Registry Sales & Valuation Analytics

Registered residential transactions from HM Land Registry Price Paid Data (England & Wales, from 1995).

Historical sales — target property

TRANSACTIONS	AVERAGE	FIRST RECORDED	LATEST SALE
3	£237,233	21 May 1999	£390,000

DATE	TYPE	TENURE	PRICE	ADDRESS
21 May 1999	Terraced	Freehold	£71,950	56 WOODLANDS ROAD
04 Jun 2004	Terraced	Freehold	£249,750	56 WOODLANDS ROAD
24 Jun 2026	Terraced	Freehold	£390,000	56 WOODLANDS ROAD

0.25-mile radius comparables (50 closest)

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
56 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£390,000	24 Jun 2026
26 WOODLANDS ROAD L17 0AW	0.00	Terraced	Freehold	£370,000	12 Dec 2025
68 WOODLANDS ROAD L17 0AP	0.00	Semi-detached	Freehold	£500,000	10 Sep 2025
16 WOODLANDS ROAD L17 0AW	0.00	Terraced	Freehold	£500,000	27 Jun 2025
105 WOODLANDS ROAD L17 0AN	0.00	Semi-detached	Freehold	£490,000	27 Jun 2025
1A WOODLANDS ROAD L17 0AJ	0.00	Other	Freehold	£175,000	21 Jan 2025
5 WOODLANDS ROAD L17 0AJ	0.00	Terraced	Freehold	£390,000	30 Jul 2024
16 WOODLANDS ROAD L17 0AW	0.00	Semi-detached	Freehold	£463,750	11 Jul 2024
1 WOODLANDS ROAD L17 0AJ	0.00	Other	Freehold	£370,000	07 Jul 2023
20 WOODLANDS ROAD L17 0AW	0.00	Terraced	Freehold	£456,000	30 Jun 2023
62 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£326,500	23 Mar 2023
91 WOODLANDS ROAD L17 0AN	0.00	Semi-detached	Freehold	£355,000	27 Jan 2023
58 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£419,000	20 Jul 2022
9 WOODLANDS ROAD L17 0AJ	0.00	Terraced	Freehold	£405,000	20 Jul 2022
17 WOODLANDS ROAD L17 0AJ	0.00	Terraced	Freehold	£350,000	11 Jul 2022
19 WOODLANDS ROAD L17 0AJ	0.00	Terraced	Freehold	£395,000	07 Jan 2022
29 WOODLANDS ROAD L17 0AJ	0.00	Terraced	Freehold	£370,000	31 Aug 2021
14 WOODLANDS ROAD L17 0AW	0.00	Terraced	Freehold	£420,000	28 Jun 2021
40 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£345,000	21 Jun 2021
65 WOODLANDS ROAD L17 0AL	0.00	Semi-detached	Freehold	£425,000	15 Jun 2021
18 WOODLANDS ROAD L17 0AW	0.00	Terraced	Freehold	£382,000	25 Feb 2021
46 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£360,000	22 Jan 2021
27 WOODLANDS ROAD L17 0AJ	0.00	Semi-detached	Freehold	£370,000	14 Sep 2020
67 WOODLANDS ROAD L17 0AL	0.00	Semi-detached	Freehold	£330,000	27 Aug 2020
85 WOODLANDS ROAD L17 0AN	0.00	Detached	Freehold	£580,000	19 Feb 2020
68 WOODLANDS ROAD L17 0AP	0.00	Semi-detached	Freehold	£360,000	15 Nov 2019
6 WOODLANDS ROAD L17 0AW	0.00	Semi-detached	Freehold	£350,000	11 Jul 2019
51 WOODLANDS ROAD L17 0AL	0.00	Terraced	Freehold	£285,000	01 Feb 2019
89 WOODLANDS ROAD L17 0AN	0.00	Detached	Freehold	£685,000	18 Jan 2019
24 WOODLANDS ROAD L17 0AW	0.00	Terraced	Freehold	£350,000	21 Nov 2018
52 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£300,000	25 Oct 2018
50 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£305,000	08 Oct 2018

ADDRESS	DIST.	TYPE	TENURE	PRICE	DATE
99 WOODLANDS ROAD L17 0AN	0.00	Semi-detached	Freehold	£385,000	04 Sep 2018
32 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£356,000	24 Aug 2018
49 WOODLANDS ROAD L17 0AL	0.00	Terraced	Freehold	£350,000	24 Aug 2018
97 WOODLANDS ROAD L17 0AN	0.00	Terraced	Freehold	£247,000	27 Jul 2018
8 WOODLANDS ROAD L17 0AW	0.00	Terraced	Freehold	£350,000	11 May 2018
70 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£290,000	30 Nov 2017
49 WOODLANDS ROAD L17 0AL	0.00	Terraced	Freehold	£183,000	10 Nov 2017
22 WOODLANDS ROAD L17 0AW	0.00	Semi-detached	Freehold	£360,000	29 Aug 2017
54 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£320,000	25 Aug 2017
57 WOODLANDS ROAD L17 0AL	0.00	Terraced	Freehold	£166,000	11 Dec 2015
63 WOODLANDS ROAD L17 0AL	0.00	Semi-detached	Freehold	£120,000	12 Nov 2015
39 WOODLANDS ROAD L17 0AJ	0.00	Terraced	Freehold	£220,000	08 May 2015
68 WOODLANDS ROAD L17 0AP	0.00	Semi-detached	Freehold	£250,000	27 Apr 2015
34 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£219,000	19 Dec 2014
36 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£234,950	12 Sep 2014
32 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£250,000	21 Aug 2014
46 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£249,000	08 Aug 2014
64 WOODLANDS ROAD L17 0AP	0.00	Terraced	Freehold	£180,000	23 May 2014

Maximum 50 closest properties, sorted by distance (miles) ascending.

Area market summary

MEDIAN SOLD PRICE	DETACHED AVG	SEMI-DETACHED AVG	TERRACED AVG	FLAT AVG
£155,000	£244,305	£207,949	£155,800	£157,084

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Section 2 — EPC Energy Efficiency Breakdown

Certificate 1237-7822-5200-0506-3206 · Lodged 24 Apr 2023 · 178 m²

View Official GOV.UK EPC Certificate

Opens the MHCLG Energy Performance Certificate register for this property

Energy rating scale (A-G)

Official EPC bands as shown on GOV.UK certificates. Arrow badges mark this property’s current and potential ratings.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	—	—
81-91	B	—	82 B
69-80	C	—	—
55-68	D	64 D	—
39-54	E	—	—
21-38	F	—	—
1-20	G	—	—

CURRENT ENERGY RATING	POTENTIAL ENERGY RATING
D · SAP 64	B · SAP 82

ENERGY USE NOW	POTENTIAL USE	PRIMARY HEATING	EST. ANNUAL ENERGY COST
221 kWh/m²/yr	107 kWh/m²/yr	Boiler and radiators, mains gas	£3,330

Walls: Solid brick, as built, no insulation (assumed) · Roof: Pitched, 100 mm loft insulation

Recommended energy improvements

#	IMPROVEMENT	INDICATIVE COST	TYPICAL ANNUAL SAVING
1	Room-in-roof insulation	£1,500 - £2,700	£605
2	Solid wall insulation	£4,000 - £14,000	£429
3	Solar photovoltaic (PV) panels	£800 - £1,200	£147
4	Solar water heating	£3,500 - £5,500	£660

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Section 3 — Heritage & Listed Buildings

Historic England National Heritage List entries within about 500 metres of the property pin.

LISTED BUILDINGS NEARBY	GRADE I	GRADE II*	GRADE II
5	0	1	4

GRADE	NAME	LIST ENTRY	DISTANCE
II	BARCLAYS BANK	1068400	276 m
II	KELTON (HOUSE OF PROVIDENCE)	1218675	296 m
II	GATE PIERS TO ST ANNE'S CHURCH	1068406	389 m
II*	Church of St Anne	1068405	418 m
II	3, FULWOOD PARK	1356342	471 m

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Section 4 — Council Tax, Local Authority & Running Costs

VOA council tax band

LOCAL AUTHORITY	Liverpool
COUNCIL TAX BAND	Band D
MATCHED ADDRESS	56 WOODLANDS ROAD, LIVERPOOL, L17 0AP

Annual & monthly cost comparison

FULL ANNUAL & MONTHLY COST £2,674 / yr or £223 / mo Standard charge · Band D · 2026	25% SINGLE OCCUPANCY DISCOUNTED RATE £2,006 / yr or £167 / mo 25% SINGLE OCCUPANCY DISCOUNT Saves £669 / year vs full rate
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Estimated total monthly running costs

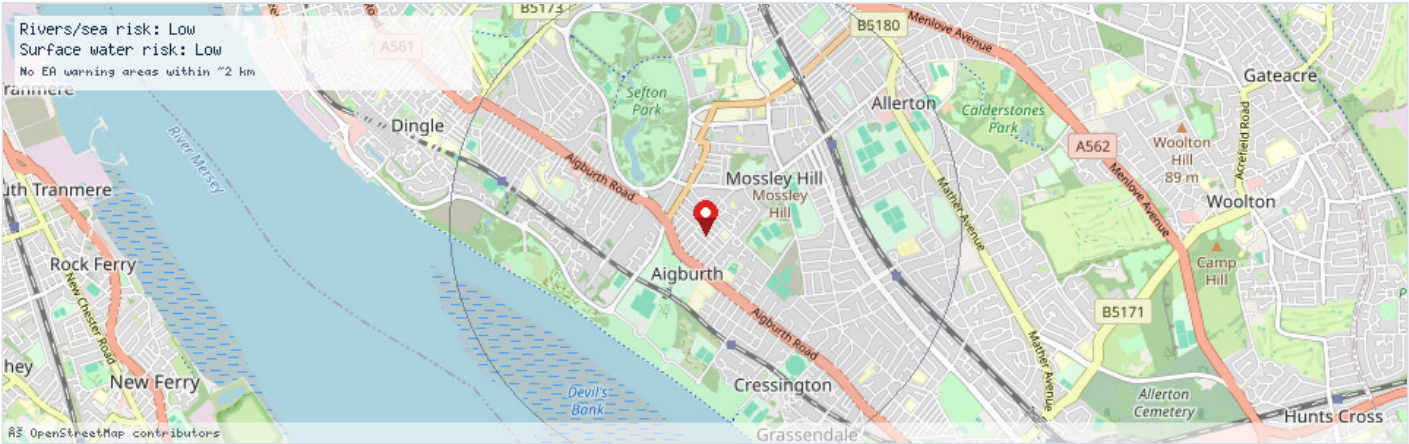
Council tax drops by 25% for single occupants. Utility and insurance figures reflect base household consumption estimates and are not reduced for single occupancy.

COST ITEM	STANDARD	SINGLE OCCUPANT	NOTES
Council tax	£223	£167	VOA band × local Band D
Energy bills (gas + electricity)		£278	From EPC cost fields
Water & sewage		£40	National average estimate
Building / home insurance		£25	Band-adjusted estimate
Estimated monthly total	£565	£510	Indicative only

Confirm your official council tax bill with the local authority. Parish precepts may differ from Band D averages.

Section 5 — Environmental Risk

Flood risk map



Property pin with ~2 km search radius. Blue dots = Environment Agency flood warning area locations nearby (centroids, not flood extents). Risk levels in the legend are derived from those areas and live alerts — not a substitute for the official GOV.UK long-term flood risk map. © OpenStreetMap contributors.

Environment Agency flood risk

RIVERS & SEA	SURFACE WATER	LIVE ALERTS / AREAS
Low Rivers and sea: no nearby flood warning areas or live alerts identified.	Low Surface water: no nearby flood warning areas or live alerts identified.	0 / 0 alerts / nearby zones

Indicative risk derived from EA flood warning areas and live alerts near the postcode. Confirm on GOV.UK Check long term flood risk for planning decisions.

Ground, mining & environment

Planning flood zones, historic landfill sites and coal mining referral areas near the property pin (~1,500 m).

Planning flood zones come from the Environment Agency Flood Map for Planning and are separate from the flood-warning picture earlier in this section.



Amber = Flood Zone 2 · Red = Flood Zone 3 (Environment Agency Flood Map for Planning extents). Orange dots = historic landfill sites (tips). Grey wash = coal mining reporting / high-risk referral area when the pin sits inside one. Blue ring = search radius (~1,500 m). Red pin = property. ©

OpenStreetMap contributors.

PLANNING FLOOD ZONE Zone 1 Low risk	COAL MINING REFERRAL No Not in a reporting area	HISTORIC LANDFILLS NEARBY 4 within search radius
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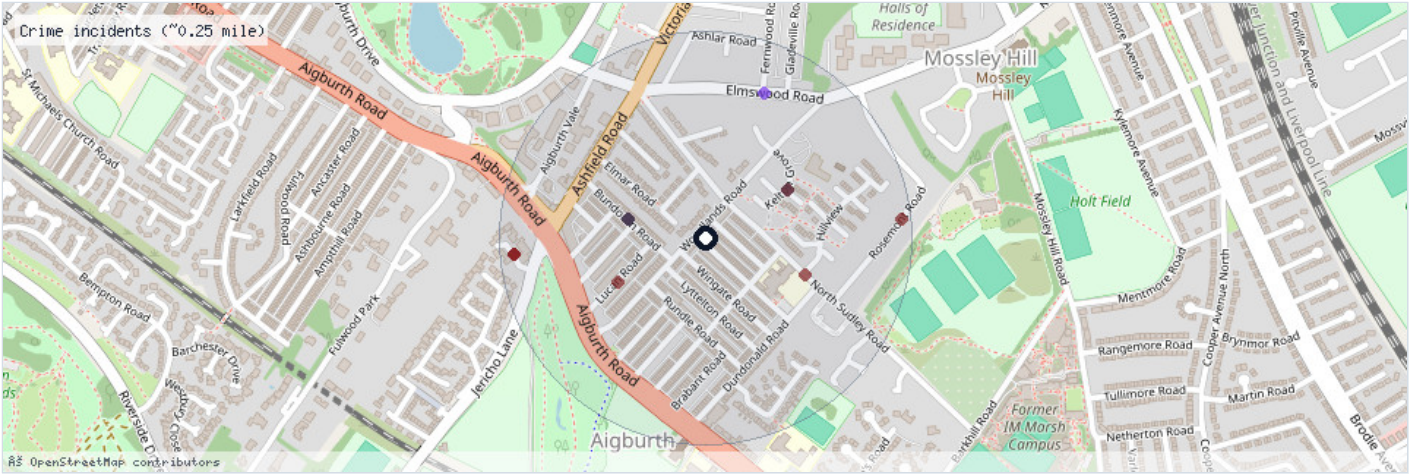
SITE	DISTANCE	FIRST INPUT	LAST INPUT
Fullwood Park	1.2 km	1 Dec 1981	1984
Otterspool Phase 1	1.3 km	1 Jan 1930	1948
Otterspool Landfill Site / Jericho South Shore	1.4 km	—	—
Otterspool Phase 2	1.5 km	1930	1980

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Section 6 — Neighbourhood Crime (12 months, ~0.25 mile)

Police.uk street-level crimes — coloured dots match the category breakdown below.

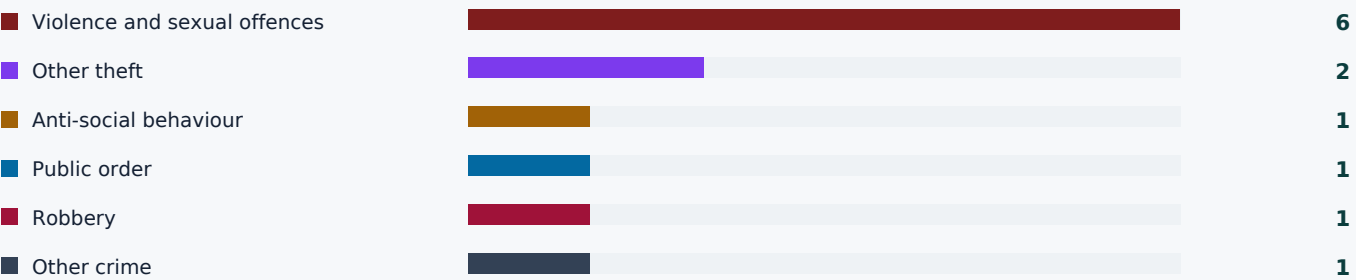
Crime map (latest month)



Dark pin = subject property. Coloured dots = street-level incidents in the latest Police.uk month within ~0.25 mile. © OpenStreetMap contributors. Latest data month: 2026-07. 12 incidents plotted (capped for print).

Category breakdown

Latest month · 2026-07 · 12 incidents · coloured bars match the map dots above



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Contains public sector information from data.police.uk. OGL v3.0.

Section 7 — Local Amenities

Nearby schools, public transport and grocery stores for everyday life around the property.

Schools & Ofsted (~2.0 km)

SCHOOL	PHASE	OFSTED	DISTANCE
Sudley Primary School	Primary	Not published	443 m
St Margaret's Church of England Academy	Secondary	Good	487 m
St Charles' Catholic Academy	Primary	School remains Good	1.2 km
St Anthony of Padua Catholic Primary School	Primary	School remains Good	1.3 km
St Michael-in-the-Hamlet Community Primary School	Primary	School remains Good	1.3 km
St Hilda's Church of England High School	Secondary	School remains Good	1.8 km
Bellerive FCJ Catholic College	Secondary	School remains Good	1.9 km
King's Leadership Academy, Liverpool	Secondary	School remains Good	1.9 km

Closest schools shown; more may exist within the radius.

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Transport & driving times (~5.0 km)

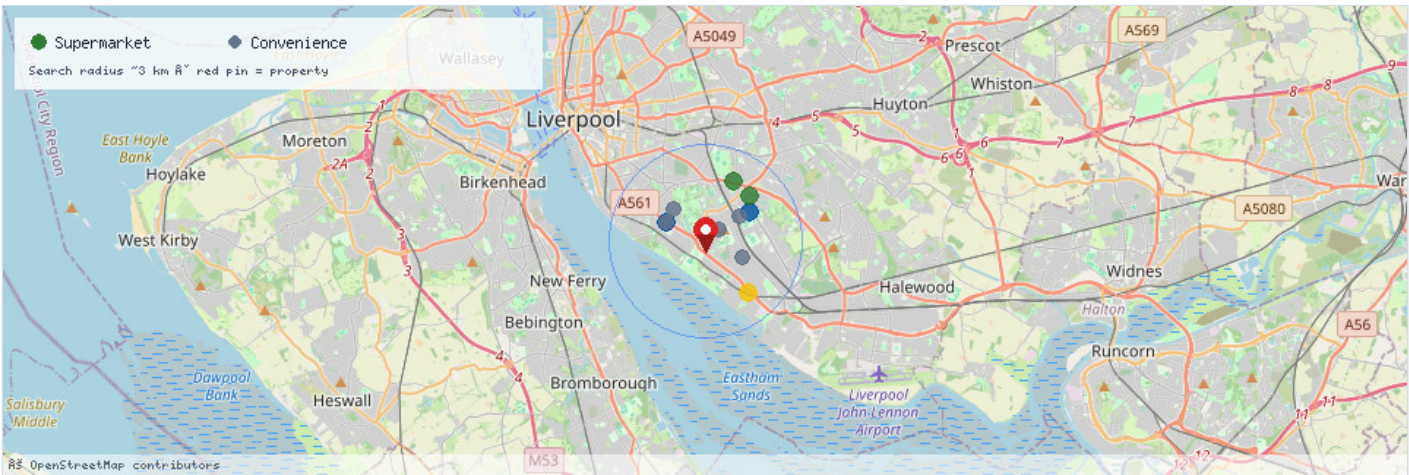
Walk and drive times are network estimates from straight-line distance (not routed journeys).

TYPE	STOP / STATION	DISTANCE	WALK	DRIVE
Rail	Aigburth Rail Station · Aigburth	956 m	16 min	5 min
Rail	Mossley Hill Rail Station · Mossley Hill	1.2 km	19 min	6 min
Rail	St Michaels Rail Station · St Michaels	1.6 km	26 min	7 min
Bus	Lisburn Road · Aigburth	268 m	5 min	3 min
Bus	Ashfield Road · Aigburth	289 m	5 min	3 min
Bus	Elmswood Road · Aigburth Vale	291 m	5 min	3 min
Bus	Brabant Road · Aigburth	324 m	6 min	3 min
Bus	Gorselands Court · Aigburth Vale	335 m	6 min	3 min

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Supermarket & retail (~3.0 km)

Walk and drive times are network estimates from straight-line distance (not routed journeys).



Green dots = supermarkets · grey dots = convenience stores within the search radius. Larger dots are supermarkets. Red pin = property. © OpenStreetMap contributors.

TYPE	FASCIA / STORE	POSTCODE	DISTANCE	WALK	DRIVE
Supermarket	Tesco · Tesco Liverpool Aigburth Road Superstore	L17 9PE	1.3 km	22 min	6 min
Supermarket	Tesco · Tesco Liverpool Allerton Rd Superstore	L18 6HF	1.6 km	27 min	7 min
Supermarket	Iceland · Iceland Allerton Road	L18 2DH	2 km	33 min	8 min
Supermarket	Iceland · Iceland Penny Lane	L15 9EB	2.1 km	34 min	8 min
Supermarket	Aldi · Aldi Garston Liverpool	L19 0NE	2.1 km	34 min	8 min
Convenience	The Co-operative Food · Co-op University of Liverpool	L18 8DG	541 m	9 min	4 min
Convenience	Tesco Express · Tesco Holmefield Rd Abl Express	L19 3PF	1.3 km	21 min	6 min
Convenience	Tesco Express · Tesco Mossley Hill Express	L18 5ED	1.3 km	22 min	6 min
Convenience	Heron · Heron St Michaels Liverpool	L17 9PE	1.4 km	22 min	6 min
Convenience	The Co-operative Food · Co-op Liverpool - Lark Lane	L17 8UR	1.4 km	24 min	6 min

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Section 8 — Title & Company Ownership

Title ownership from HM Land Registry OCOD / CCOD open data for this postcode. Not a full title register search — instruct a conveyancer for definitive ownership.

Overseas company ownership (OCOD)

No overseas company ownership titles were found for this postcode in the latest OCOD extract.

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UK company ownership (CCOD)

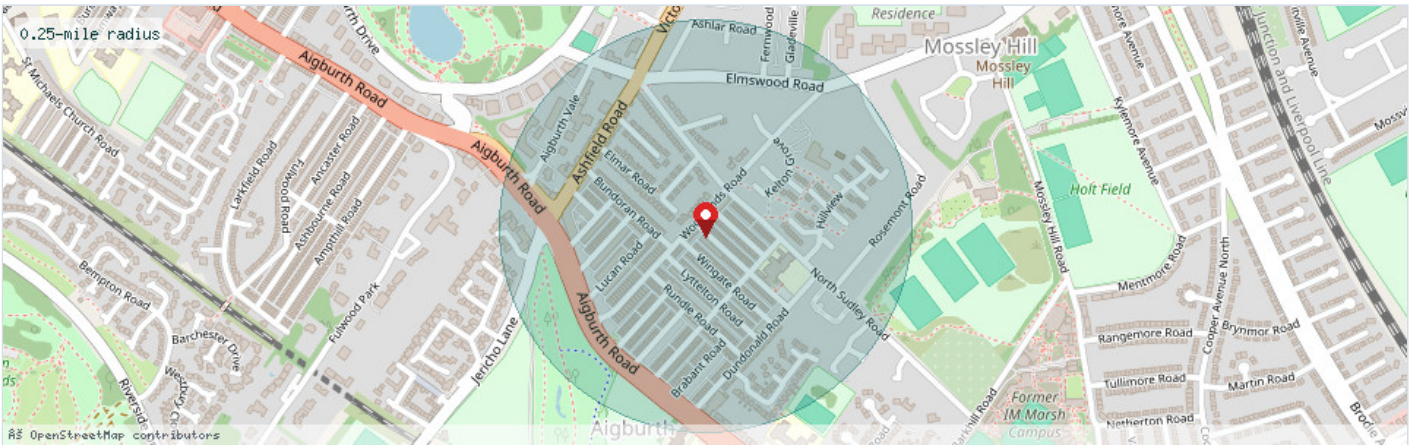
No exact house match — showing UK company-owned titles recorded against this postcode (1 total).

TITLE	TENURE	PROPERTY	PROPRIETOR(S)
MS310353	Freehold	62 Woodlands Road, Aigburth (L17 0AP)	HAWKSMOOR PROPERTY MANAGEMENT LTD (Co 12280483)

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Section 9 — Broadband & Mobile Connectivity

Ofcom predicted coverage for the postcode — not a live speed test or guarantee of service at the premises.



Coverage is predicted for the postcode area around the property pin. © OpenStreetMap contributors.

Fixed broadband (Ofcom)

MAX DOWNLOAD	MAX UPLOAD	MEDIAN DOWNLOAD	PREMISES IN POSTCODE
10000 Mbps	10000 Mbps	10000 Mbps	20

AVAILABILITY	STATUS	TYPICAL DOWNLOAD	PREMISES %
Superfast (30+ Mbps)	Yes	74 Mbps	100%
Ultrafast (300+ Mbps)	Yes	10000 Mbps	100%
Full fibre	Yes	100% gigabit premises	

Mobile coverage (4G / 5G & 2G)

NETWORK	4G / 5G (INDOOR & OUTDOOR)	2G
EE	Variable in-home, good outdoor	Variable in-home, good outdoor
Three	Good in-home and outdoor	Not published
O2	Good (outdoor only)	Variable in-home, good outdoor
Vodafone	Good in-home and outdoor	Good in-home and outdoor

4G/5G scores are from Ofcom Mobile Checker (blended). 2G scores are from Ofcom Mobile 2G Coverage. Three has no 2G data in this dataset. Same 0-4 outdoor/in-home scale for both.

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DfE / Ofsted — Get Information About Schools and Ofsted inspection outcomes. OGL v3.0.

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