KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 19th August 2025

55, SANDPIPER WAY, WEYMOUTH, DT4 9DP

Phillip Arnold Auctions
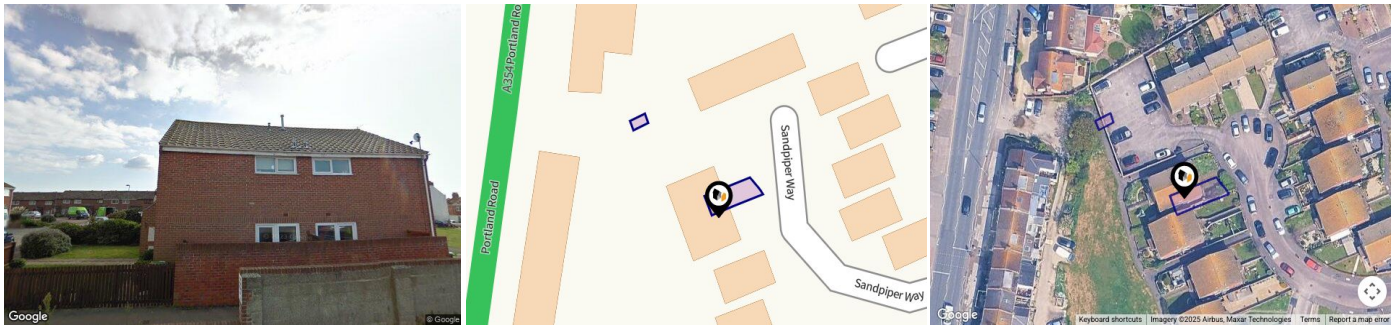
Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk

Property

Type:	Semi-Detached	**Last Sold Date:**	18/08/2000
Bedrooms:	2	**Last Sold Price:**	£53,500
Plot Area:	0.02 acres	**Tenure:**	Freehold
Council Tax :	Band A		
Annual Estimate:	£1,754		
Title Number:	DT138899		
UPRN:	100040674042		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s	36 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✗ Virgin media

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in DT4
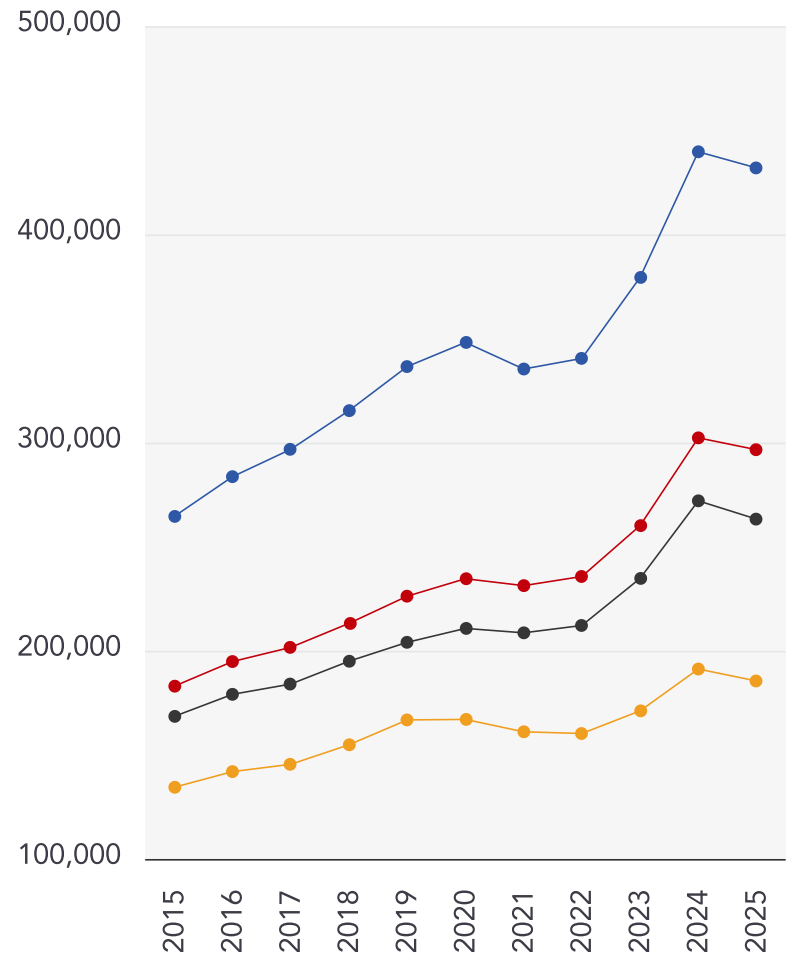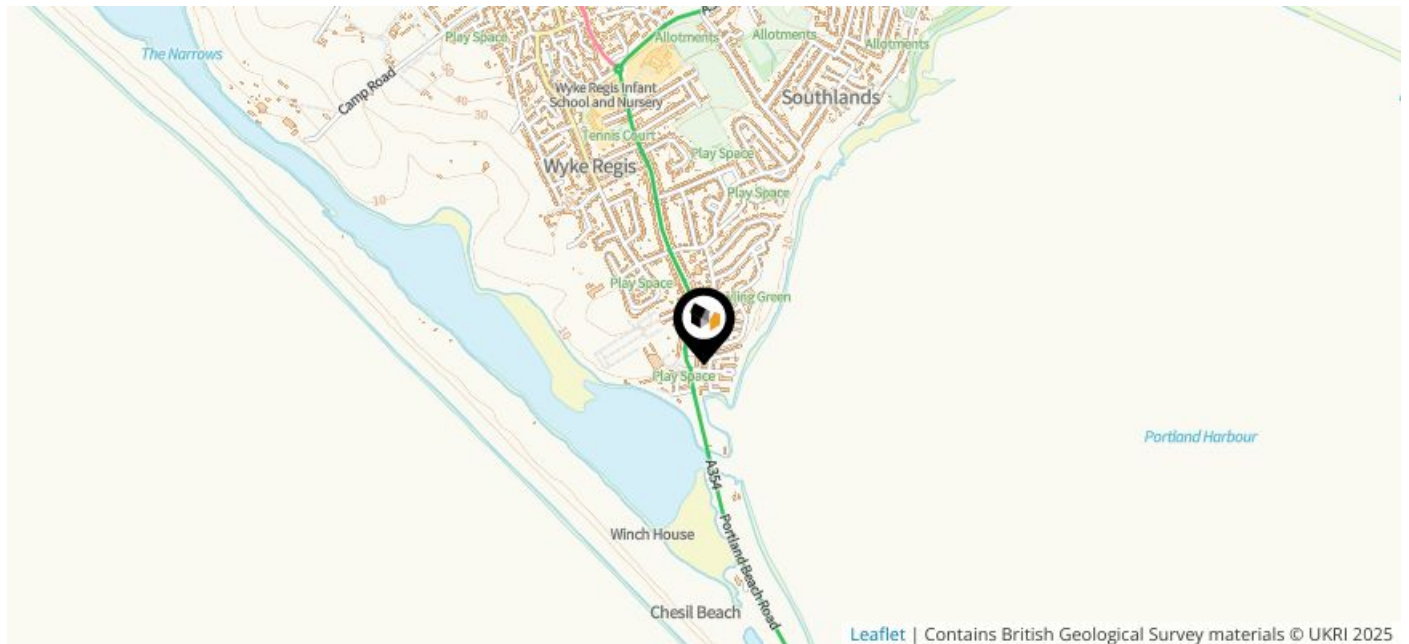

Detached

+63.28%

Semi-Detached

+62.07%

Terraced

+56.23%

Flat

+37.97%

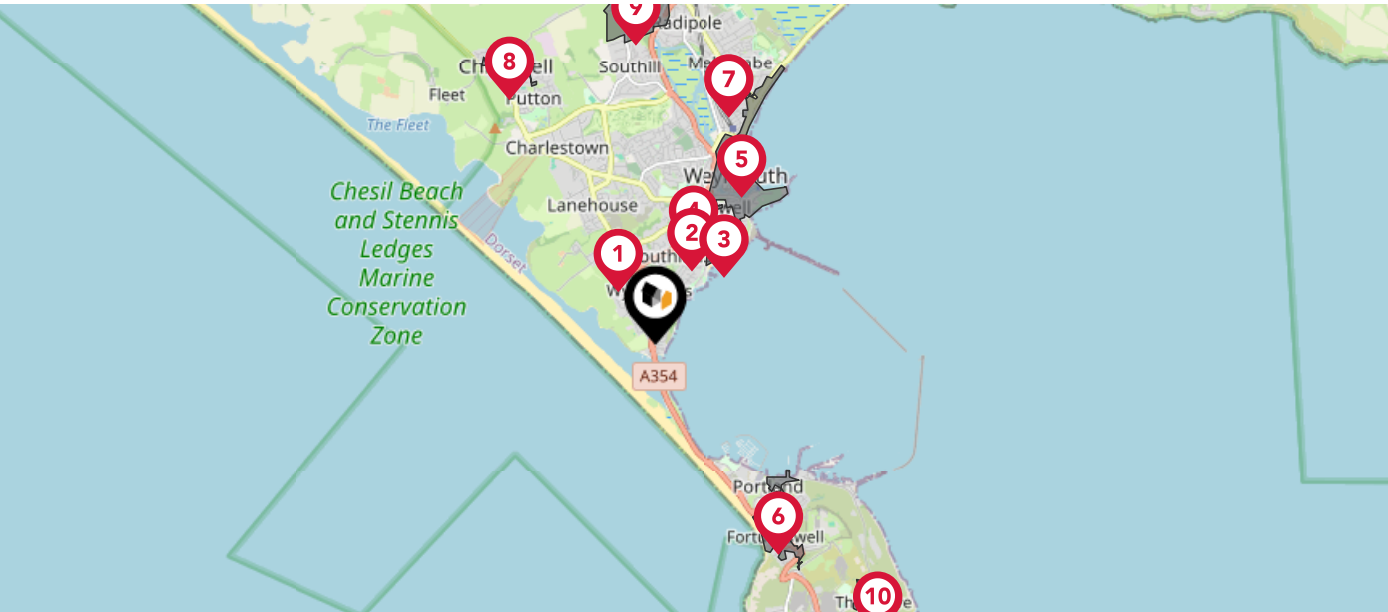**KPF -** Key Property Facts

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	Wyke Regis
2	Connaught Road
3	Belle Vue Road
4	Lansdowne Square
5	Weymouth Town Centre
6	Underhill
7	Lodmoor Hill
8	Chickerell
9	Radipole
10	The Grove

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
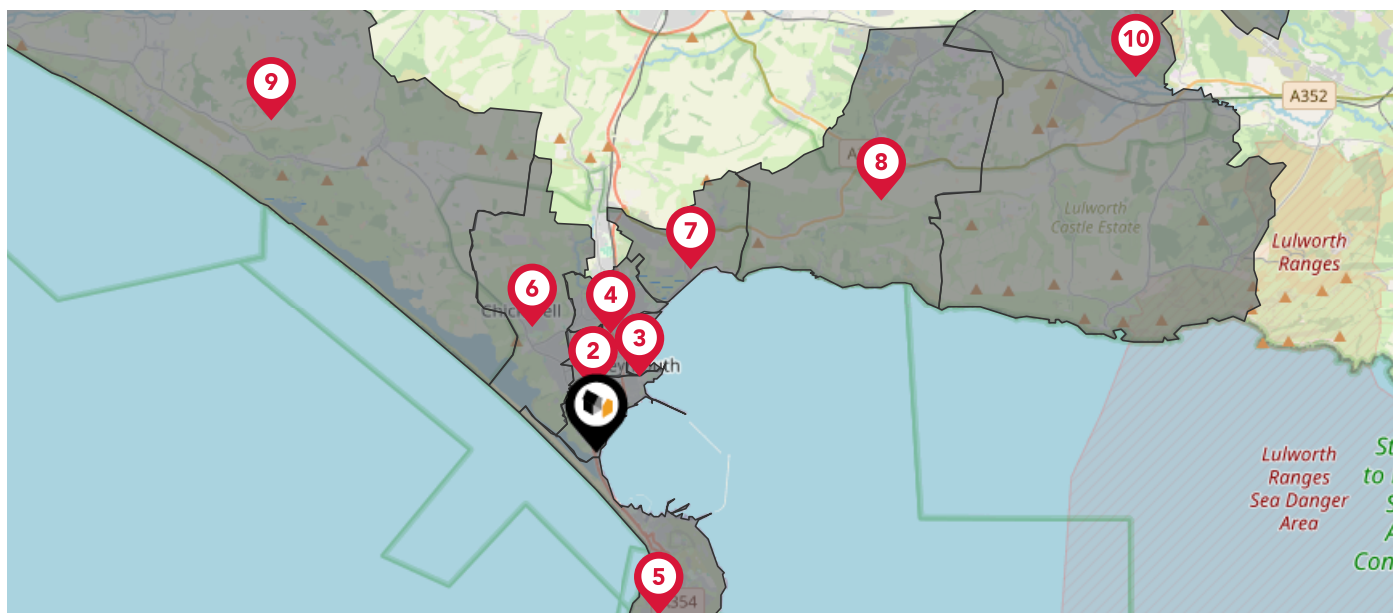
Nearby Council Wards

1	Rodwell & Wyke Ward
2	Westham Ward
3	Melcombe Regis Ward
4	Radipole Ward
5	Portland Ward
6	Chickerell Ward
7	Littlemoor & Preston Ward
8	Crossways Ward
9	Chesil Bank Ward
10	West Purbeck Ward

Powered by sprift
Know any property instantly

Phillip Arnold Auctions
"Passionate about property since 1979"
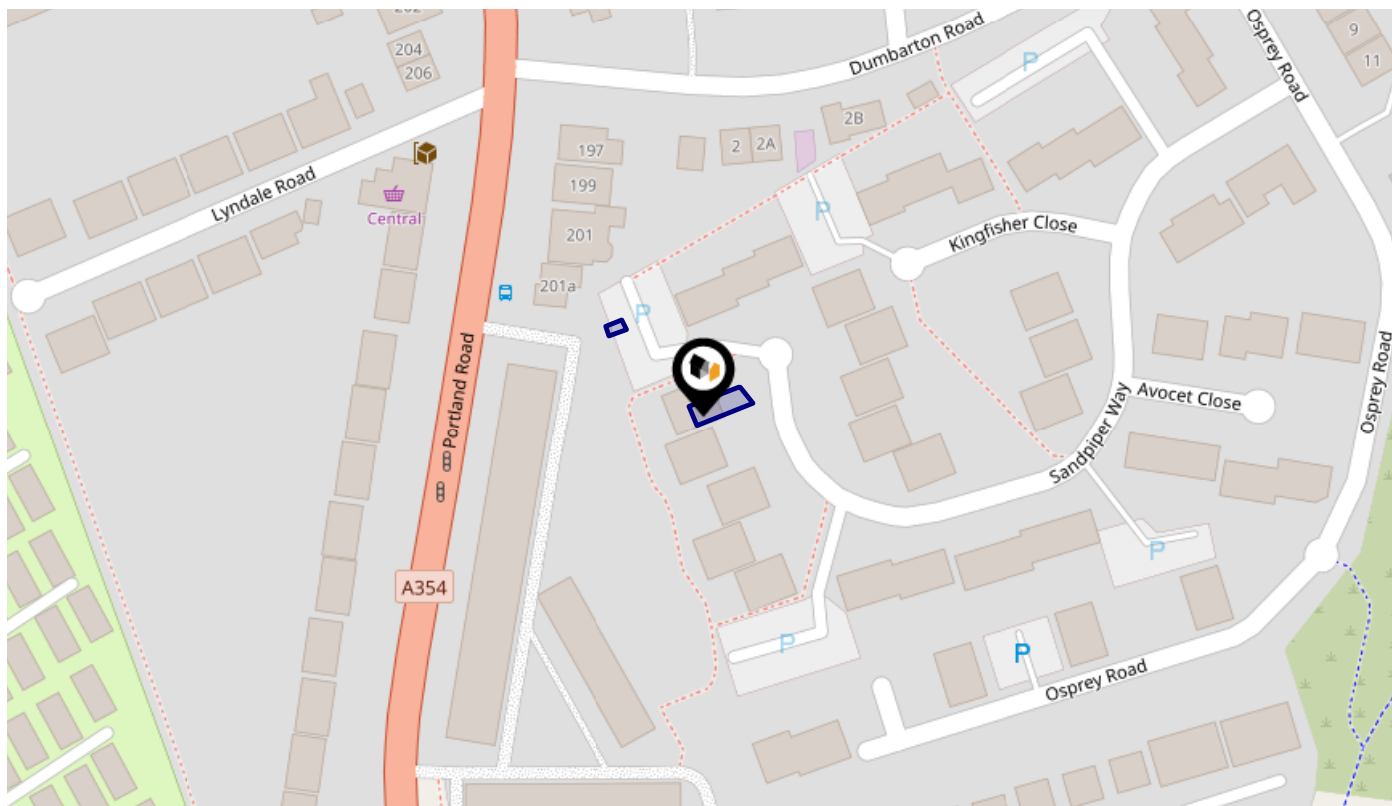
This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

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.

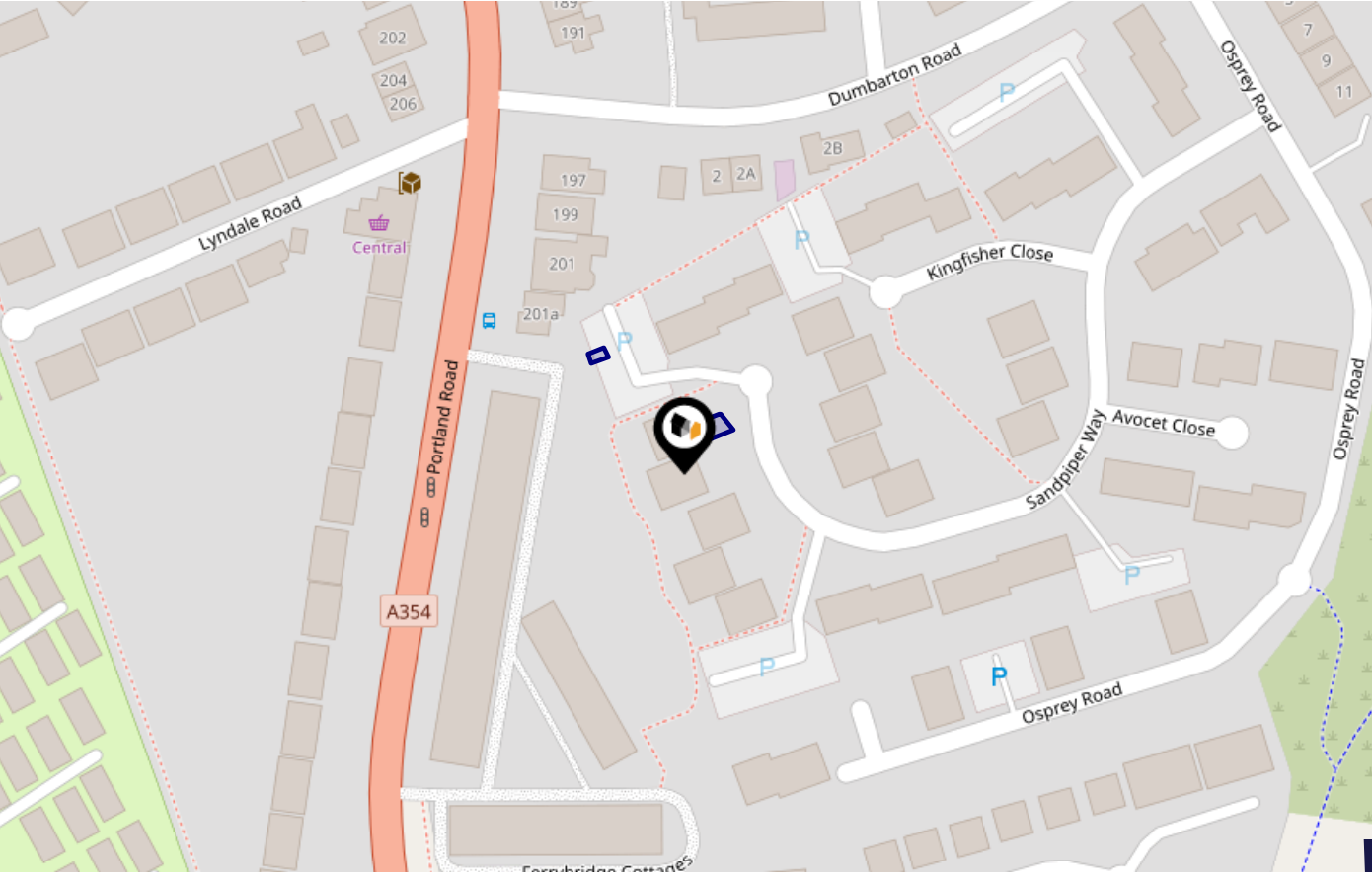The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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	🟦

Phillip Arnold
Auctions
"Passionate about property since 1979"

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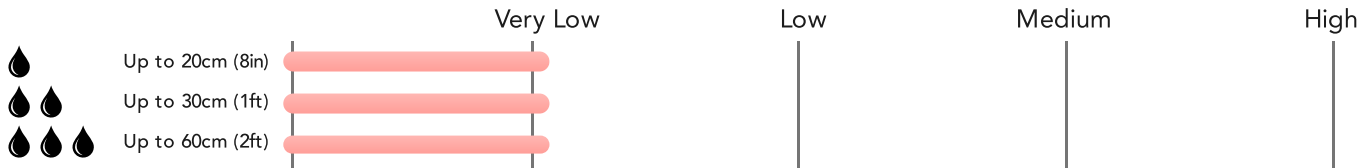

Risk Rating: Very low

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.

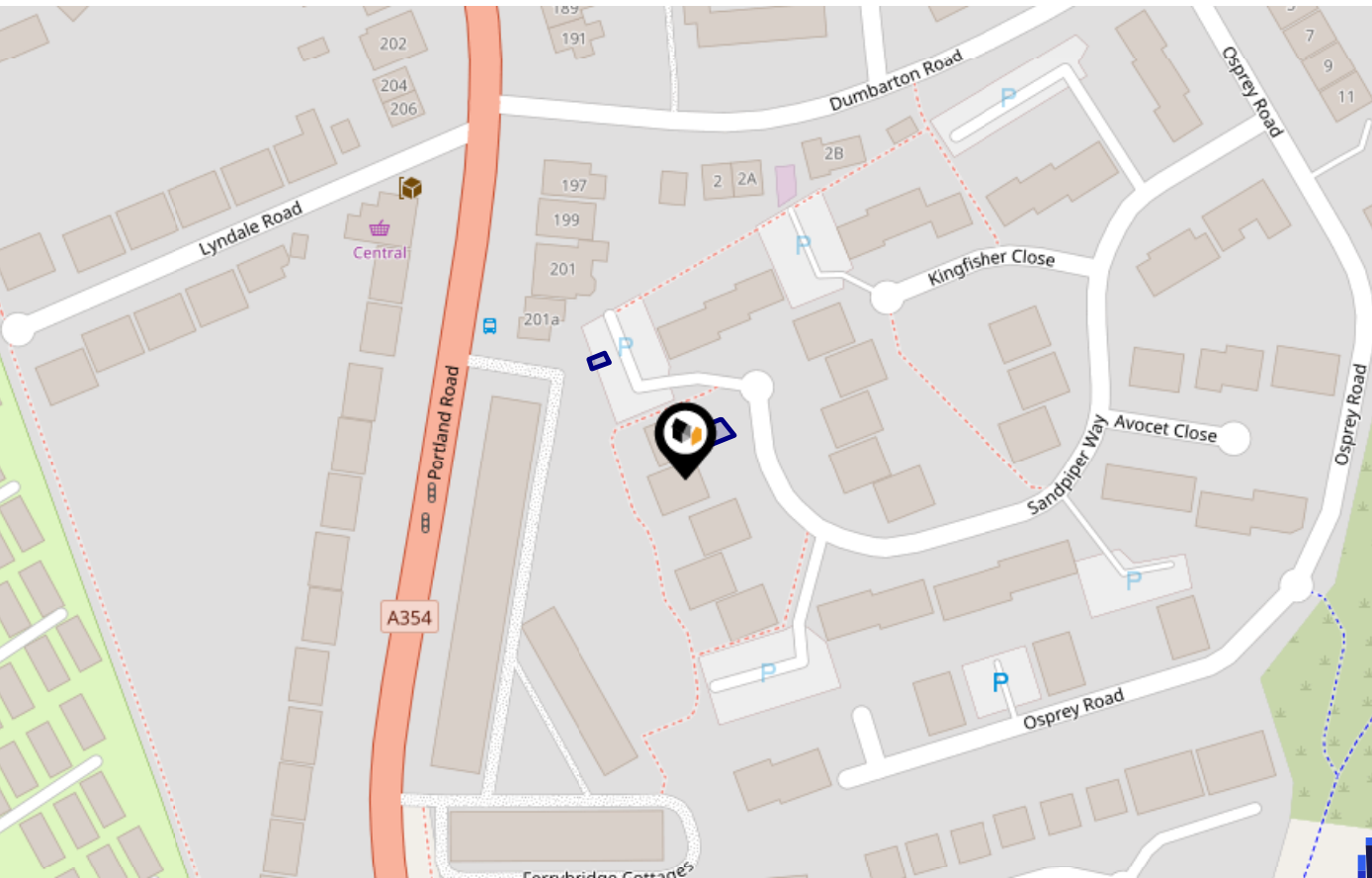Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)	▬▬▬			
💧💧	Up to 30cm (1ft)	▬▬▬			
💧💧💧	Up to 60cm (2ft)	▬▬▬			

KPF - Key Property Facts

Powered by
sprift
Know any property instantly

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.
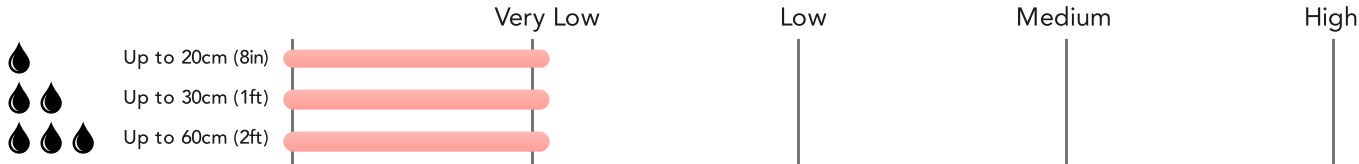

Risk Rating: Very low

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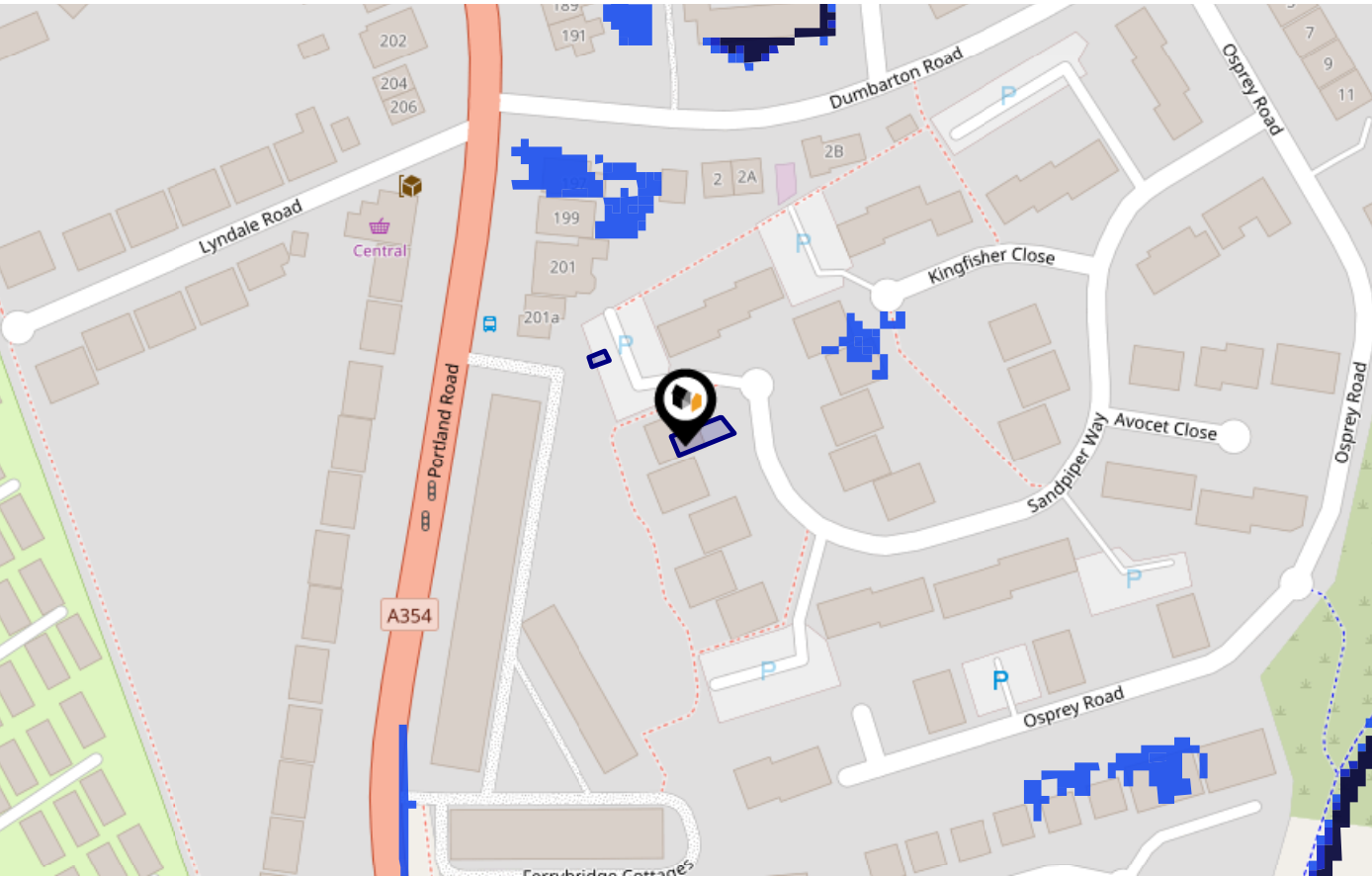
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Powered by
sprift
Know any property instantly

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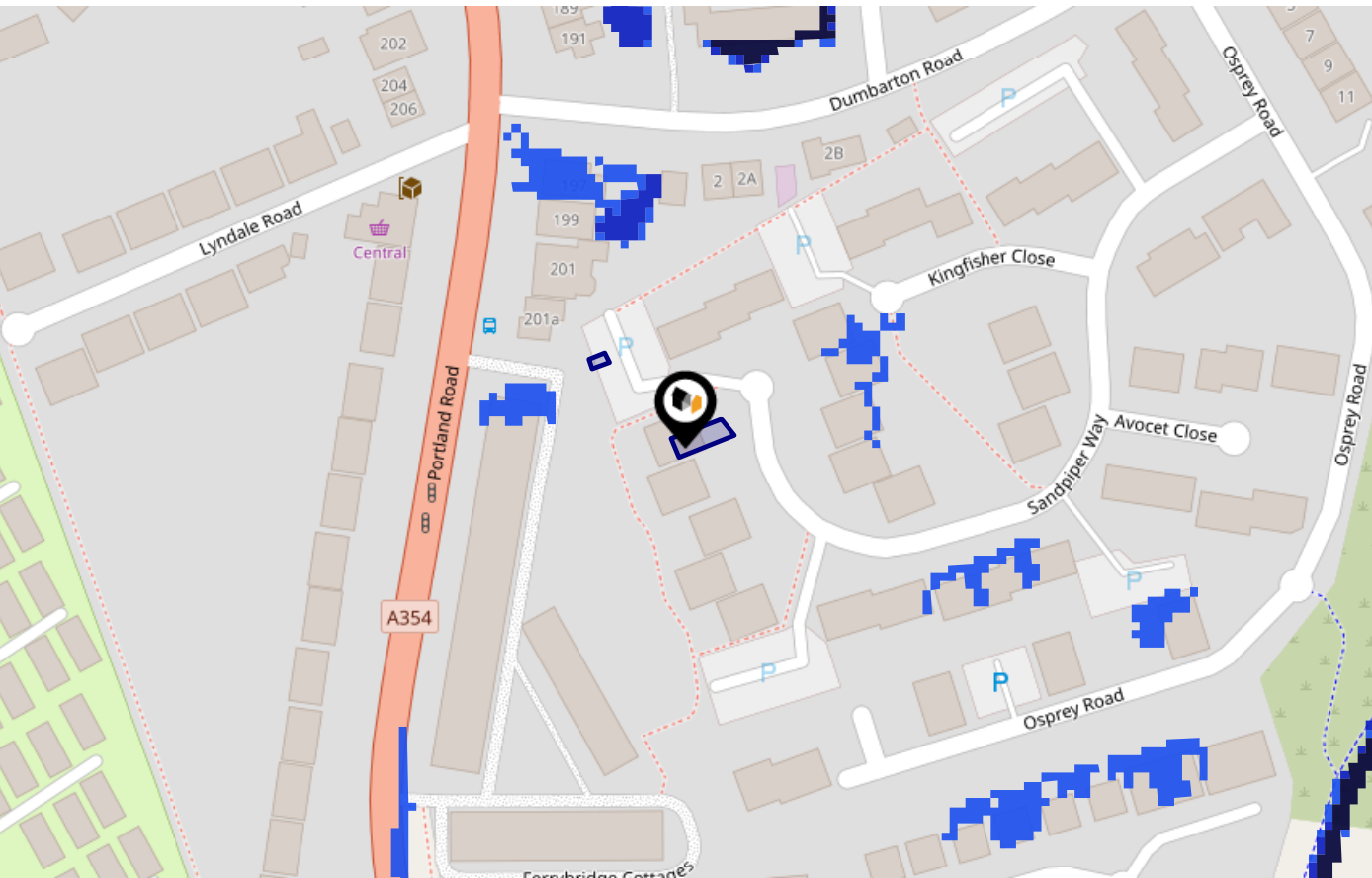
Chance of flooding to the following depths at this property:

|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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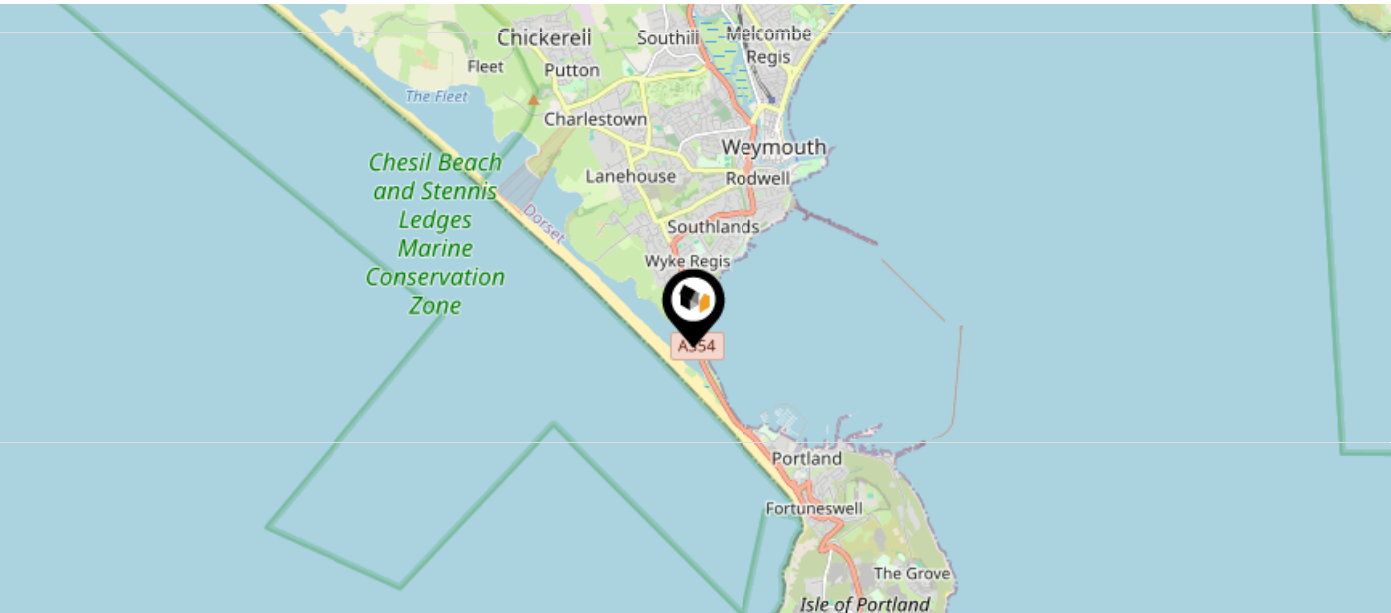
Nearby Green Belt Land

No data available.

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
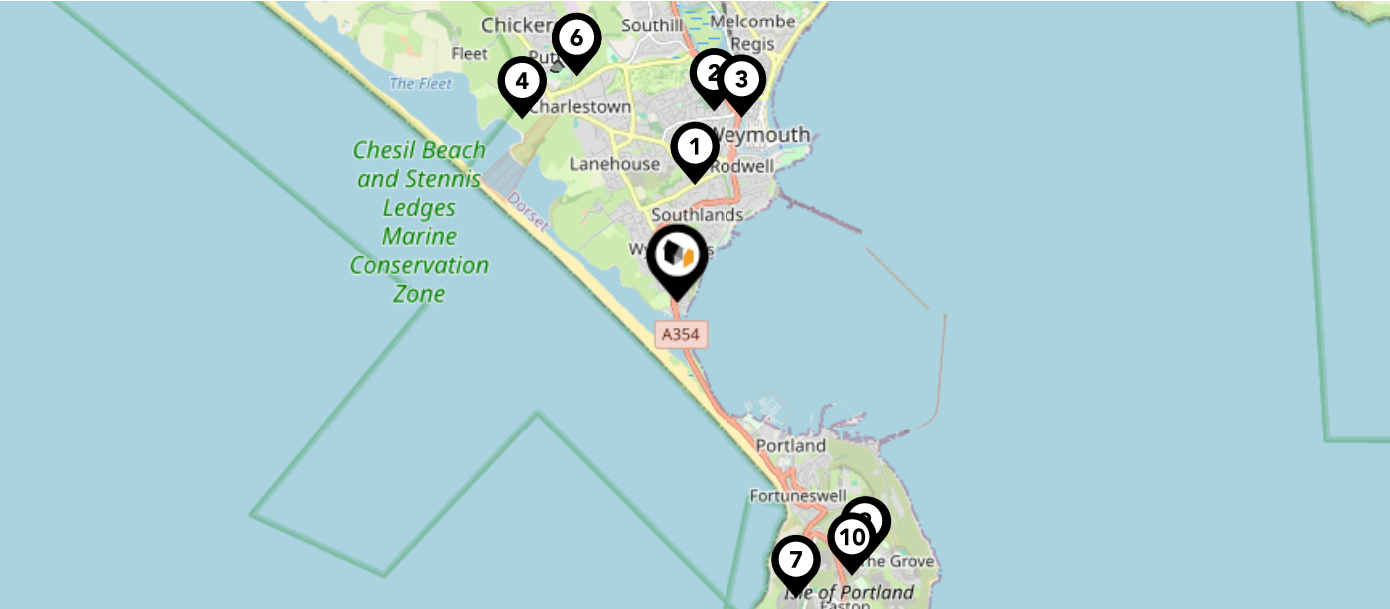
Nearby Landfill Sites

|		
1	The Marsh-Knightsdale Road, Weymouth	Historic Landfill
2	Pottery Lane-Weymouth	Historic Landfill
3	Swannery Car Park-Radipole Park Drive, Weymouth	Historic Landfill
4	Old Brickworks-Chickerell	Historic Landfill
5	Green Lane-Chickerell, Chickerell, Weymouth, Dorset	Historic Landfill
6	Green Lane-Chickerell, Weymouth, Dorset	Historic Landfill
7	Landfill Site at Wide Street Depot, Portland-Wide Street, Portland	Historic Landfill
8	Waycroft and Admiralty Quarries-Portland, Dorset	Historic Landfill
9	EA/EPR/NB3734RK/V004	Active Landfill
10	Withiescroft Quarry-Portland, Dorset	Historic Landfill

Phillip Arnold Auctions
"Passionate about property since 1979"

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
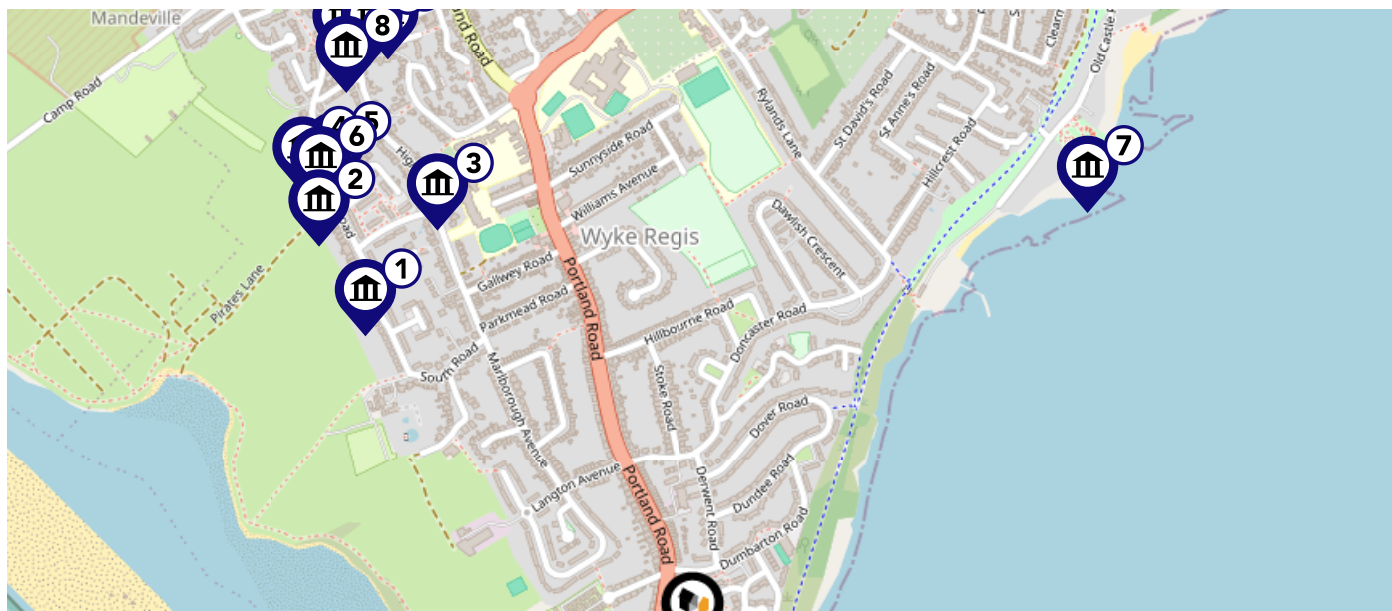
Listed Buildings in the local district		Grade	Distance
1	1147994 - New Close Farmhouse And Boundary Wall	Grade II	0.5 miles
2	1147995 - Wyke Castle	Grade II	0.6 miles
3	1141932 - 105, High Street	Grade II	0.6 miles
4	1147992 - Burgundy House And Boundary Wall	Grade II	0.7 miles
5	1375686 - Centre House	Grade II	0.7 miles
6	1375687 - Coastguard Station Look Out Tower And Adjoining Walls	Grade II	0.7 miles
7	1096763 - Sandsfoot Castle Remains	Grade II	0.7 miles
8	1141930 - 12 And 14, High Street	Grade II	0.8 miles
9	1135209 - 26 And 28, Chamberlaine Road	Grade II	0.8 miles
10	1135197 - Oban Cottage	Grade II	0.8 miles
10	1135210 - Hamilton House	Grade II	0.8 miles

Phillip Arnold
Auctions
"Passionate about property since 1979"
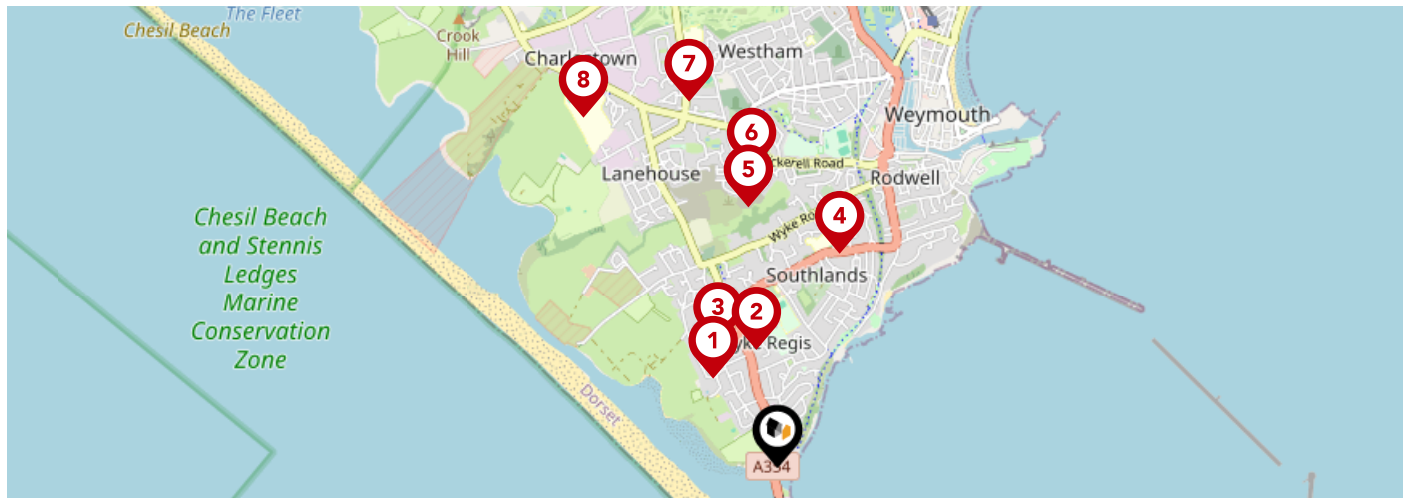
		Nursery	Primary	Secondary	College	Private
1	**Wyke Regis Church of England Junior School** Ofsted Rating: Good | Pupils: 358 | Distance:0.52	☐	☑	☐	☐	☐
2	**All Saints' Church of England Academy** Ofsted Rating: Requires improvement | Pupils: 765 | Distance:0.57	☐	☐	☑	☐	☐
3	**Wyke Regis Infant School and Nursery** Ofsted Rating: Good | Pupils: 266 | Distance:0.64	☐	☑	☐	☐	☐
4	**Holy Trinity Church of England VC Primary School & Community Nursery** Ofsted Rating: Good | Pupils: 496 | Distance:1.05	☐	☑	☐	☐	☐
5	**St Augustine's Catholic Primary School, Weymouth** Ofsted Rating: Good | Pupils: 195 | Distance:1.23	☐	☑	☐	☐	☐
6	**The Compass** Ofsted Rating: Good | Pupils: 49 | Distance:1.4	☐	☐	☑	☐	☐
7	**Conifers Primary School** Ofsted Rating: Good | Pupils: 363 | Distance:1.77	☐	☑	☐	☐	☐
8	**Budmouth Academy Weymouth** Ofsted Rating: Requires improvement | Pupils: 1506 | Distance:1.88	☐	☐	☑	☐	☐

Powered by
sprift
Know any property instantly

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Beechcroft St Pauls CofE Primary School Ofsted Rating: Requires improvement | Pupils: 207 | Distance:1.91	☐	☑	☐	☐	☐
10 Arbour House School Ofsted Rating: Good | Pupils: 26 | Distance:2.37	☐	☐	☑	☐	☐
11 Weymouth College Ofsted Rating: Good | Pupils:0 | Distance:2.59	☐	☐	☑	☐	☐
12 Southill Primary School Ofsted Rating: Good | Pupils: 210 | Distance:2.7	☐	☑	☐	☐	☐
13 Chickerell Primary Academy Ofsted Rating: Good | Pupils: 397 | Distance:2.74	☐	☑	☐	☐	☐
14 St John's Church of England Primary School Ofsted Rating: Good | Pupils: 234 | Distance:2.81	☐	☑	☐	☐	☐
15 Radipole Primary School Ofsted Rating: Good | Pupils: 434 | Distance:3.1	☐	☑	☐	☐	☐
16 St George's Foundation Primary School Ofsted Rating: Good | Pupils: 422 | Distance:3.39	☐	☑	☐	☐	☐

Key:

Power Pylons

Communication Masts

Environment
Radon Gas

Phillip Arnold Auctions
"Passionate about property since 1979"

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).

This Property ▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

KPF - Key Property Facts

Powered by **sprift**
Know any property instantly
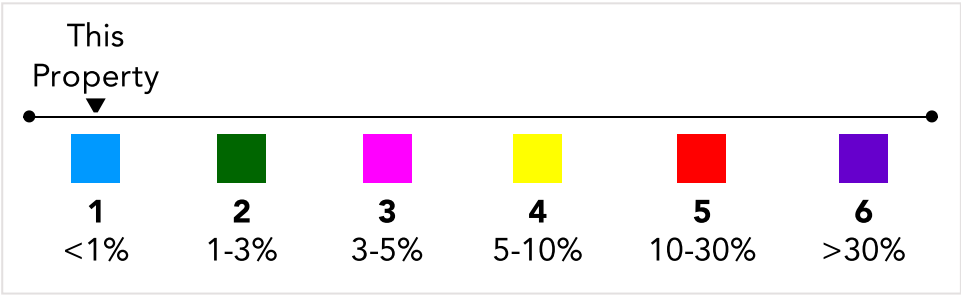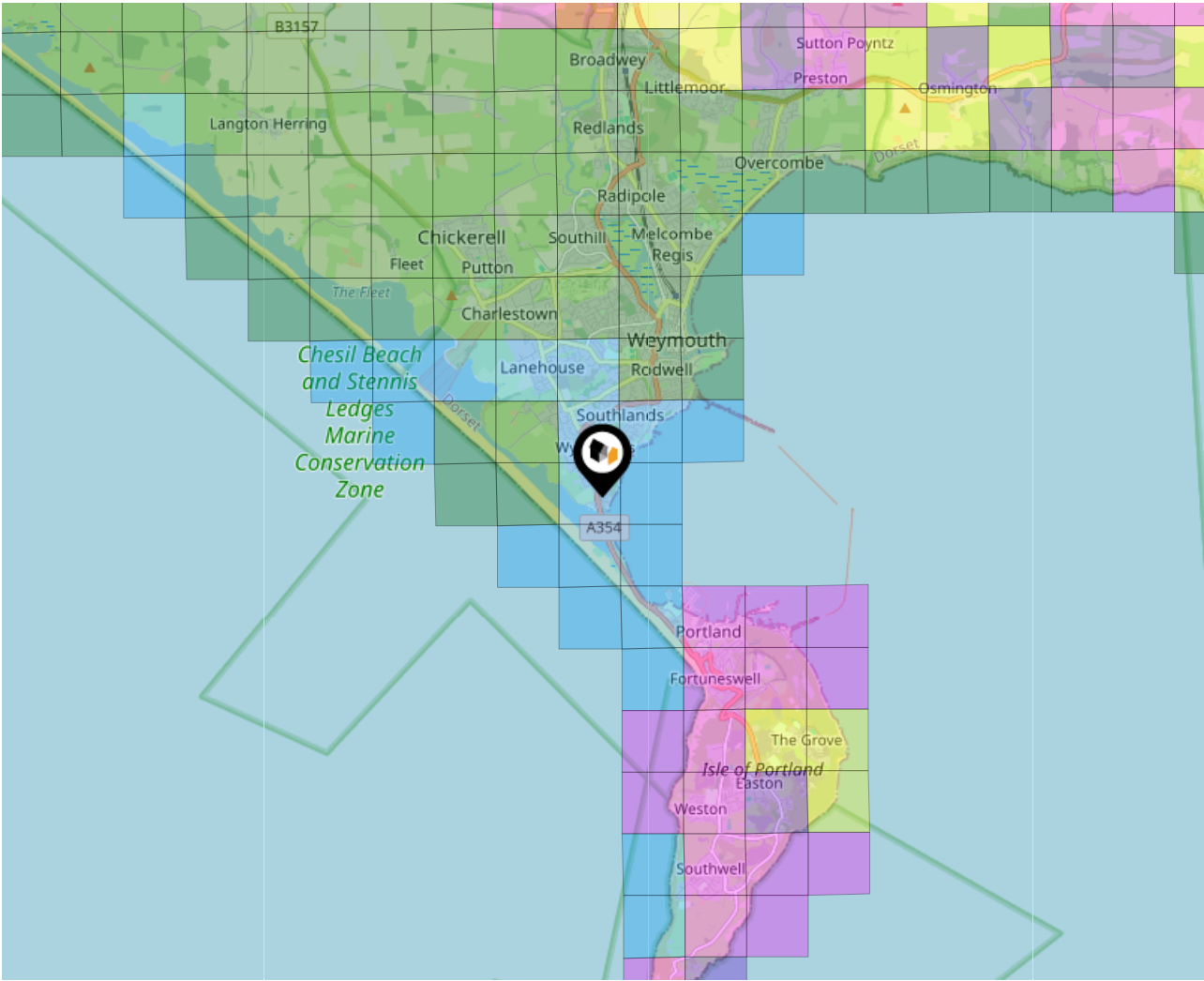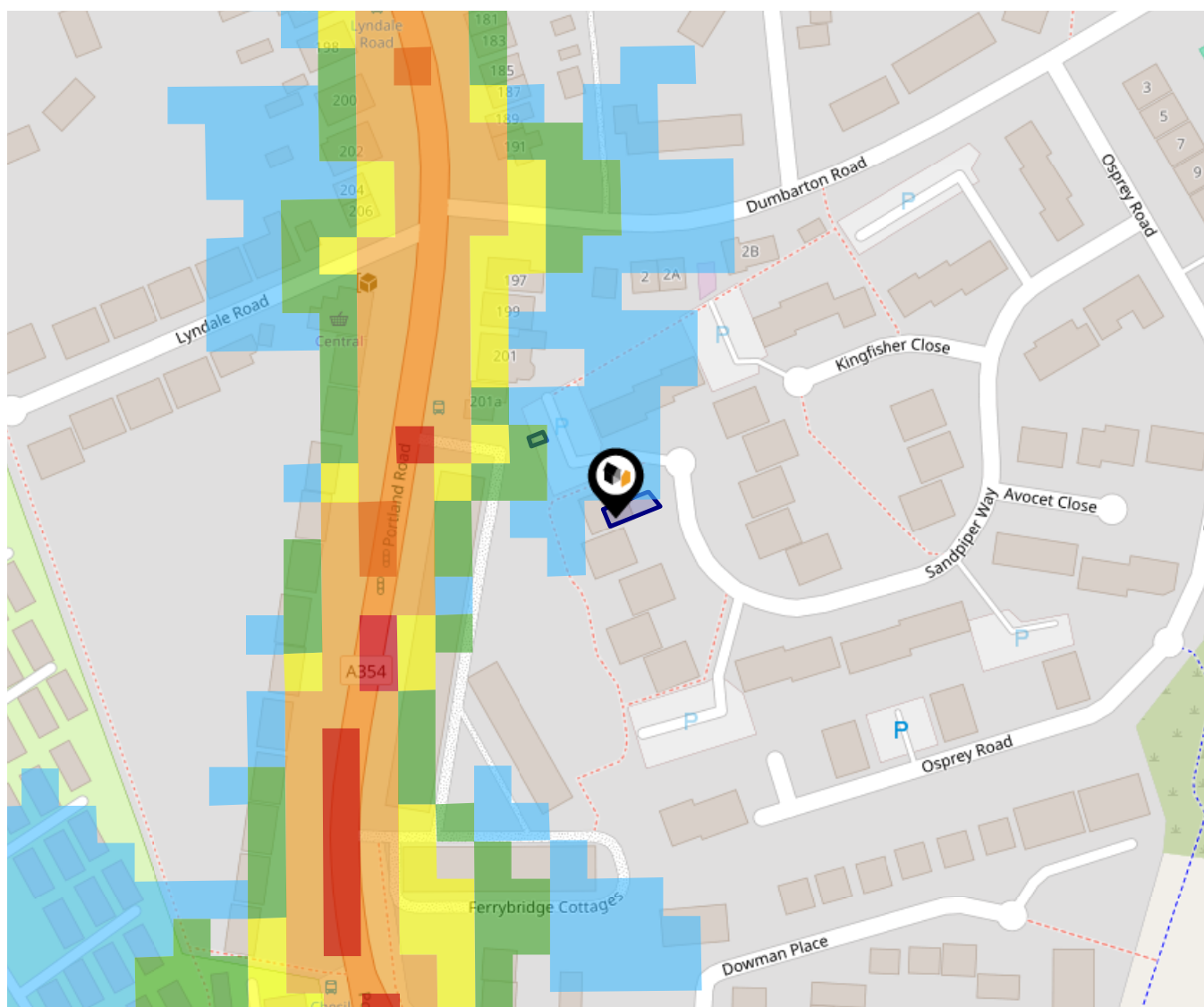
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Environment
Soils & Clay

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

Carbon Content: VARIABLE   **Soil Texture:** LOAM TO CLAY

Parent Material Grain: ARGILLACEOUS   **Soil Depth:** DEEP

Soil Group: MEDIUM TO HEAVY
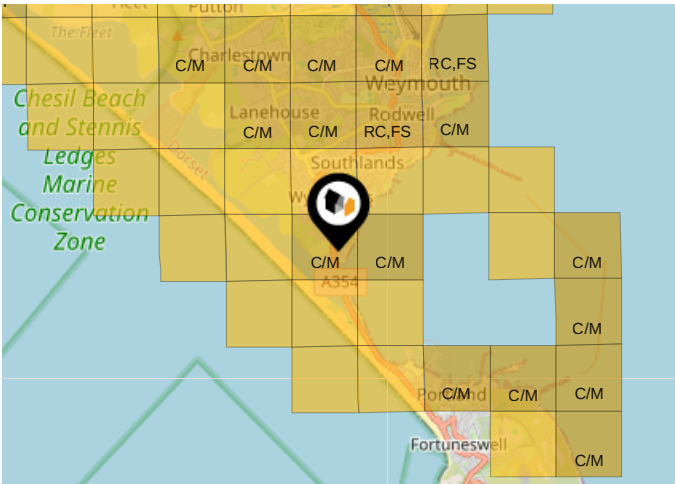
Primary Classifications (Most Common Clay Types)

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

Phillip Arnold Auctions
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.

Powered by

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Phillip Arnold Auctions

Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk

"Passionate about property since 1979"

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail