

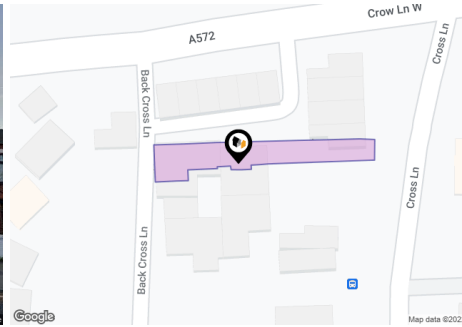
# KFB: Key Facts For Buyers

An insight into your property and the local area  
**CROSS LANE, NEWTON-LE-WILLOWS, WA12**

## Think Estate Agents

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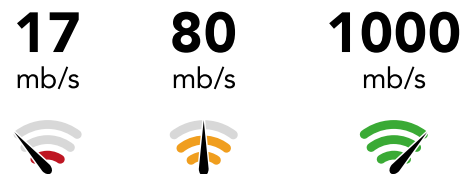
## Property

Type:	Terraced	Last Sold £/ft <sup>2</sup> :	£80.40
Bedrooms:	4	Price Estimate:	-
Floor Area:	1,119.45 ft <sup>2</sup> / 104 m <sup>2</sup>	Tenure:	Leasehold
Plot Area:	0.09 acres	Start Date:	19/09/1859
Council Tax :	Band B	End Date:	19/09/2858
Annual Estimate:	£1,534 pa	Lease Term:	999 years from 19 September 1859
Title Number:	MS930	Term Remaining:	836 years
UPRN:	39014657		

## Local Area

Local Authority:	St helens council
Flood Risk:	Very Low
Conservation Area:	No

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



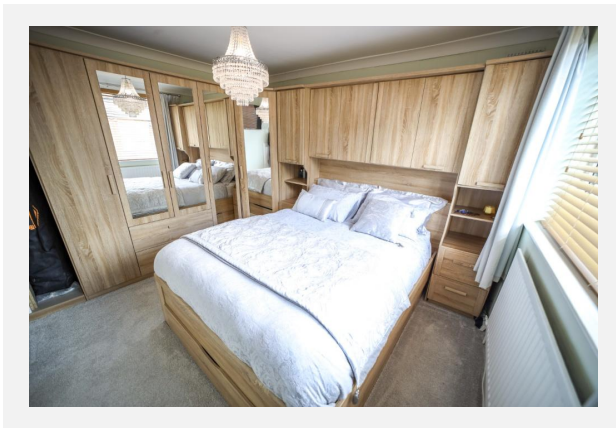
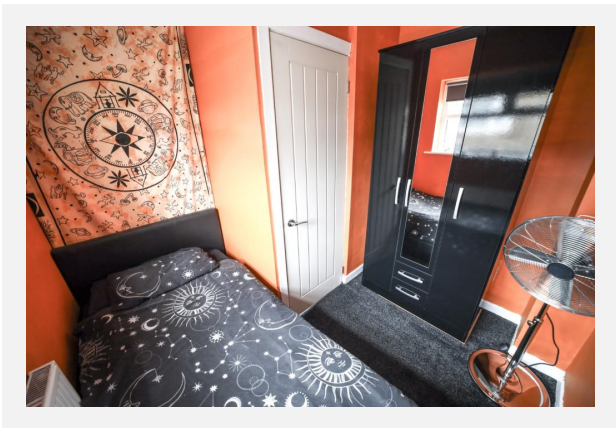
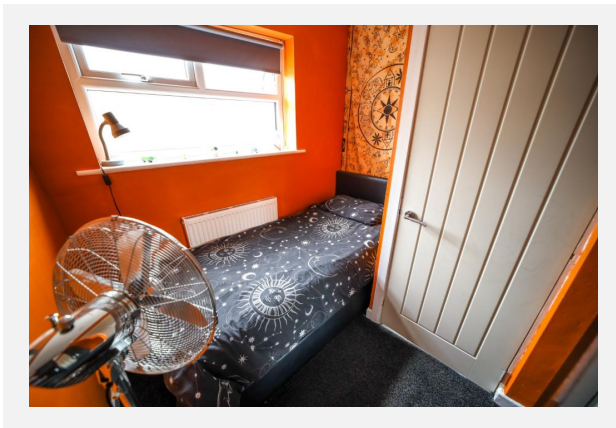
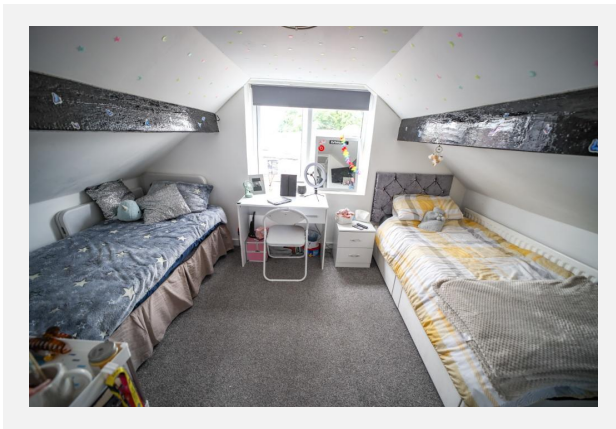
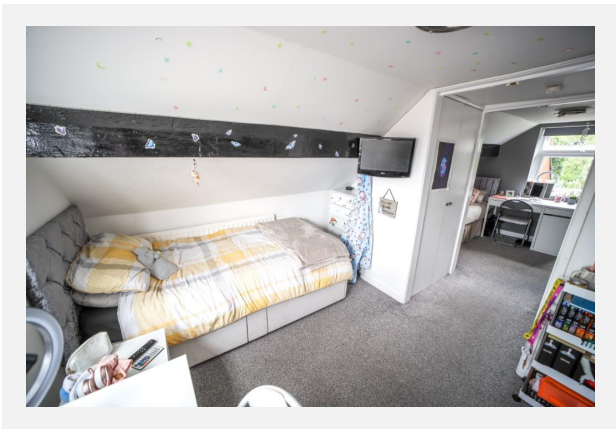
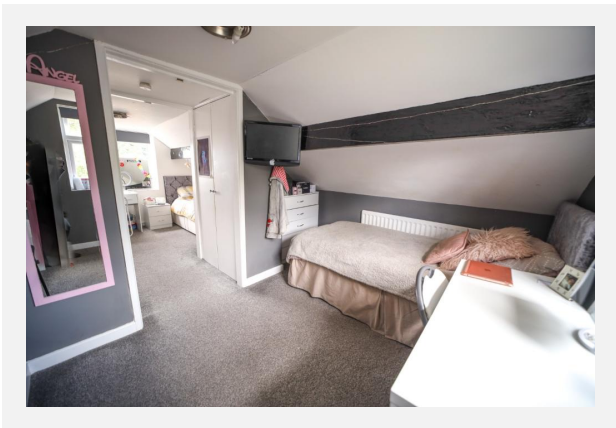
### Mobile Coverage: (based on calls indoors)



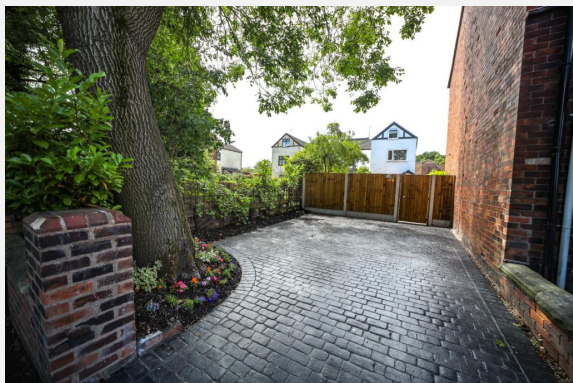
### Satellite/Fibre TV Availability:















**CROSS LANE, NEWTON-LE-WILLOWS, WA12**



Cross Lane, WA12

Energy rating

**E**

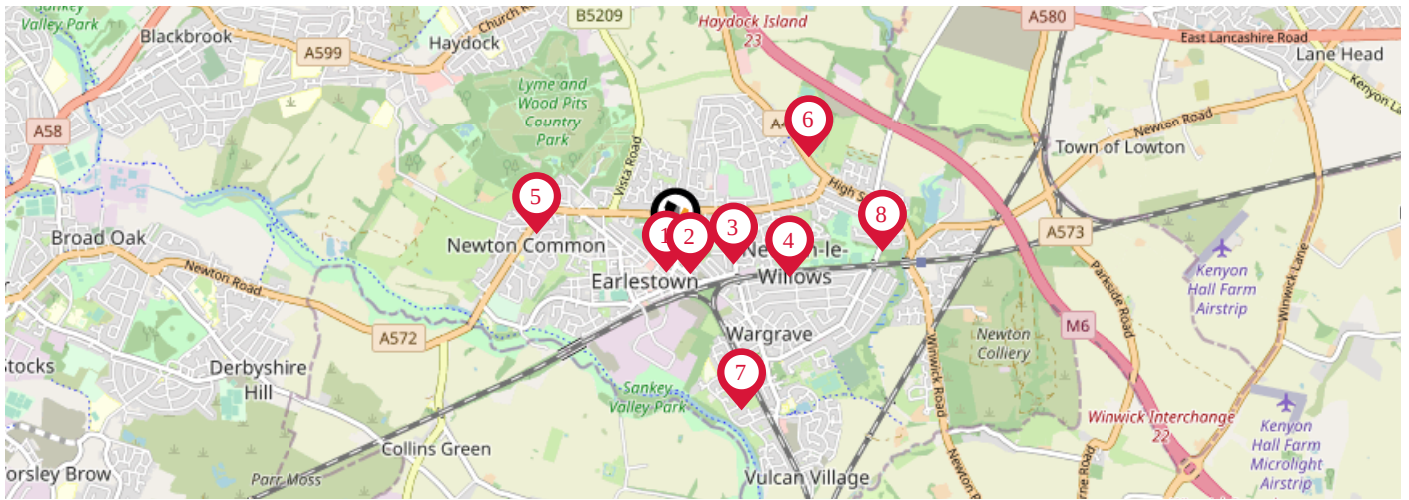
Valid until 10.09.2024

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		67   <b>D</b>
39-54	<b>E</b>	47   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

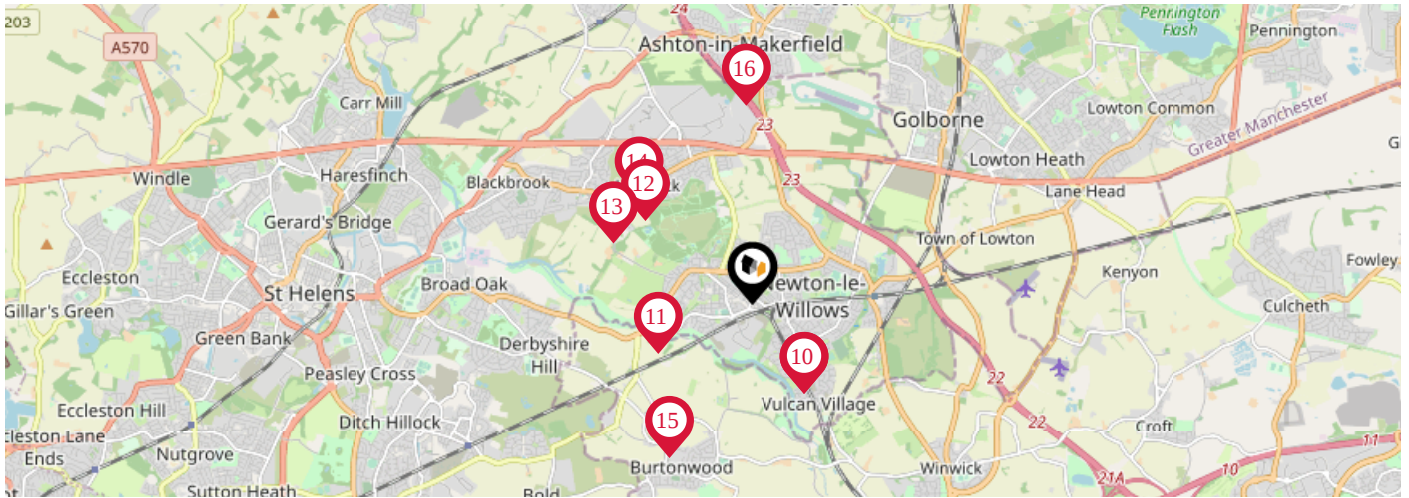
## Additional EPC Data

Property Type:	House
Built Form:	End-Terrace
Transaction Type:	Marketed sale
Total Floor Area:	104 m <sup>2</sup>
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Mains Gas:	Yes
Floor Level:	-
Flat Top Storey:	No
Top Storey:	-
Glazing Type:	Double glazing installed before 2002
Previous Extensions:	1
Lighting:	Low energy lighting in 50% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Open Fireplaces:	-
Hotwater System:	From main system
Hotwater Efficiency:	Very Good
Floors:	Suspended, no insulation (assumed)
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
Ventilation:	Natural





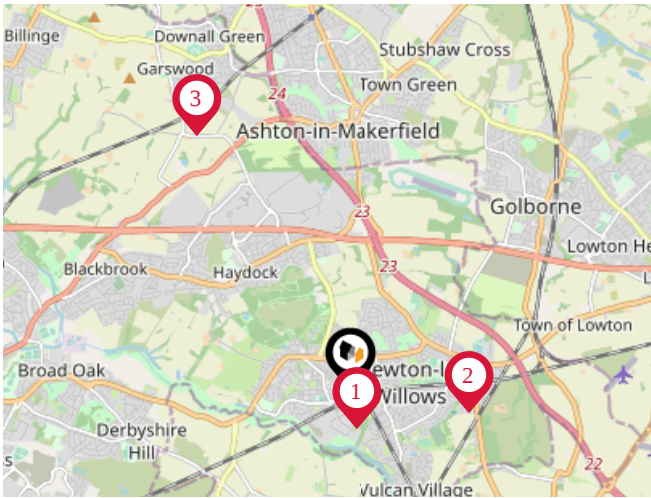
		Nursery	Primary	Secondary	College	Private
<b>The District CofE Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>St Mary's Catholic Junior School</b> Ofsted Rating: Requires improvement   Pupils: 235   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>St Mary's Catholic Infant School</b> Ofsted Rating: Requires improvement   Pupils: 218   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Newton-le-Willows Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Lyme Community Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Hope Academy</b> Ofsted Rating: Good   Pupils: 1217   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Wargrave CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 397   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>St Peter's CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 247   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd)</p> <p>Ofted Rating: Good   Pupils:0   Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> Wargrave House School</p> <p>Ofted Rating: Outstanding   Pupils: 53   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> Penkford School</p> <p>Ofted Rating: Good   Pupils: 54   Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> St James' Church of England Primary School</p> <p>Ofted Rating: Not Rated   Pupils: 169   Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> Grange Valley Primary School</p> <p>Ofted Rating: Outstanding   Pupils: 264   Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> Haydock English Martyrs' Primary School</p> <p>Ofted Rating: Good   Pupils: 330   Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> Burtonwood Community Primary School</p> <p>Ofted Rating: Not Rated   Pupils: 204   Distance:1.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> The Byrchall High School</p> <p>Ofted Rating: Requires improvement   Pupils: 960   Distance:1.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

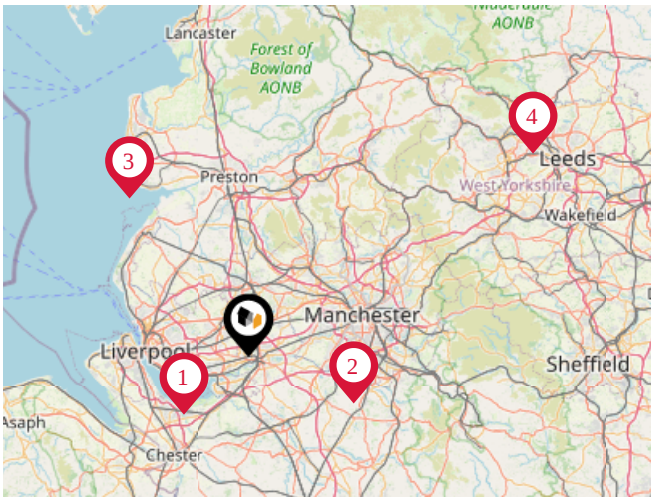
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	0.33 miles
2	Newton-le-Willows Rail Station	1.07 miles
3	Garswood Rail Station	2.64 miles



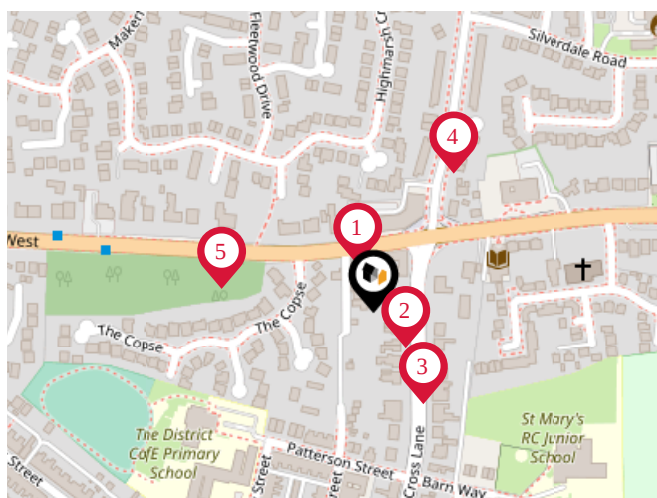
### Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	12.09 miles
2	Manchester Airport	16.47 miles
3	Blackpool International Airport	27.74 miles
4	Leeds Bradford International Airport	49.25 miles



# Area

## Transport (Local)



### Bus Stops/Stations

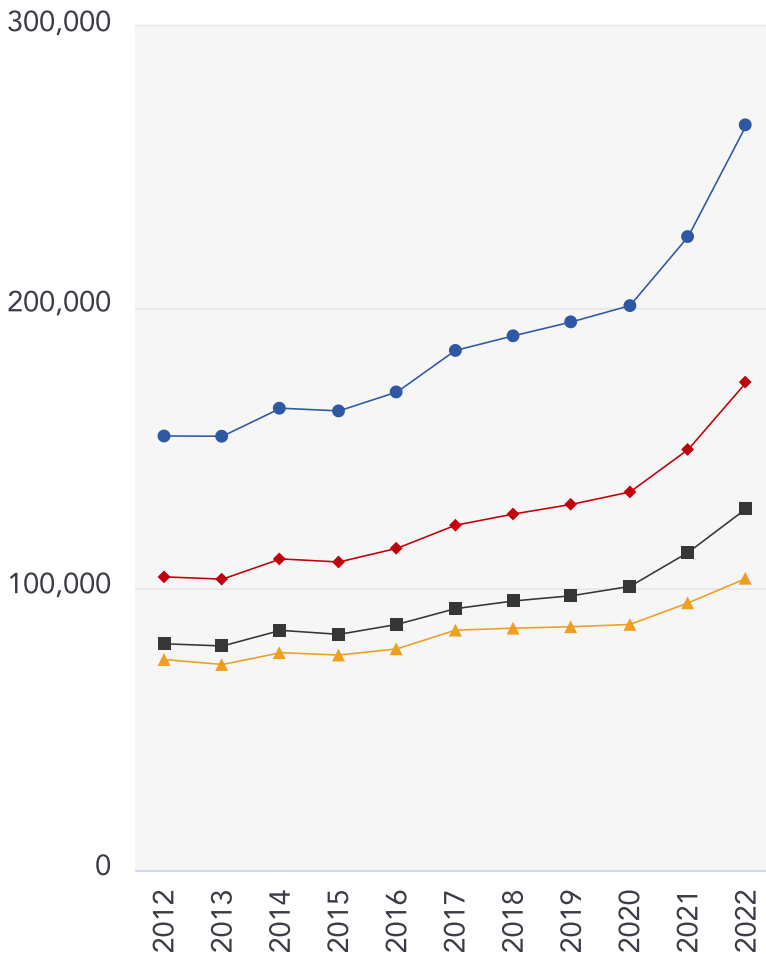
Pin	Name	Distance
1	Black Cross Lane	0.03 miles
2	Crow Lane East	0.03 miles
3	Crow Lane West	0.06 miles
4	Belvedere Road	0.09 miles
5	The Copse	0.09 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in WA12



Flat

**+38.58%**

Terraced

**+59.76%**

Semi-Detached

**+66.42%**

Detached

**+71.66%**

## Testimonial 1



I cannot thank Aidan and the team at THINK for their dedication. From the very beginning to the completion communication was outstanding, the marketing of the property was amazing and sold within just 4 days of going on the market.

I have used other agents before, but would never use another ever again. - Andie Shell Gerrity

## Testimonial 2



I've dealt with Think over many years as a landlord and recently acted as estate agent in a property sale. You can't go wrong with this company, the staff are helpful and good to do business with.

Unlike many, these are life's good guys. Thank you for your support over the years! - Mark Hancocks

## Testimonial 3



Good local advice given on valuation for sales and letting with relevant supporting documentation. Let agreed within a day of Think Estate agents receiving the keys. Tenant moved in within a couple of weeks. Very smooth professional process. Prompt payment and kept informed throughout. - Thomas Collins



/ThinkSLM



/ThinkUK



# Think Estate Agents

## 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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# THINK

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