

**THINK**

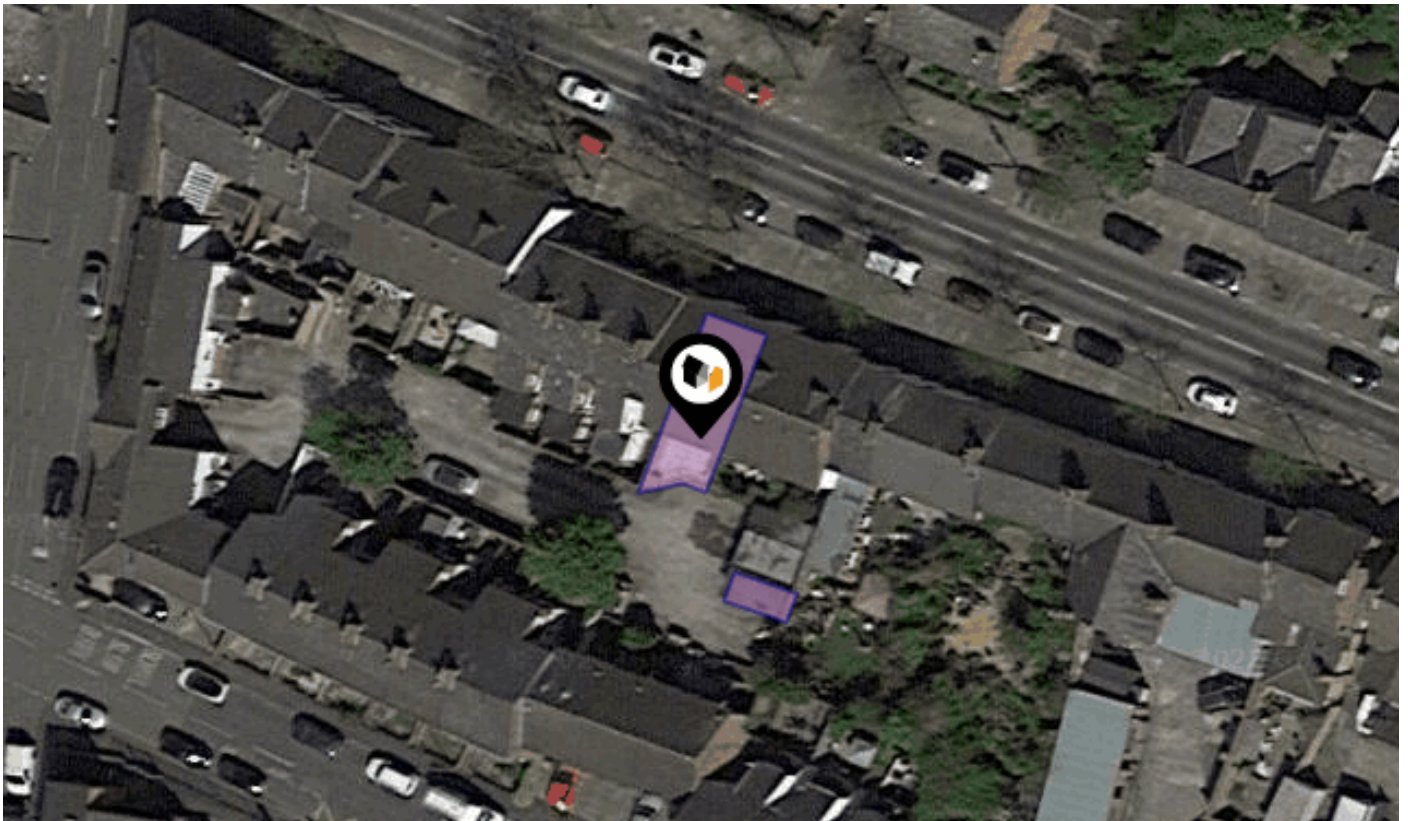


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# KFB: Key Facts For Buyers

An insight into your property and the local area

Tuesday 29<sup>th</sup> November 2022



## HIGH STREET, NEWTON-LE-WILLOWS, WA12

### Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

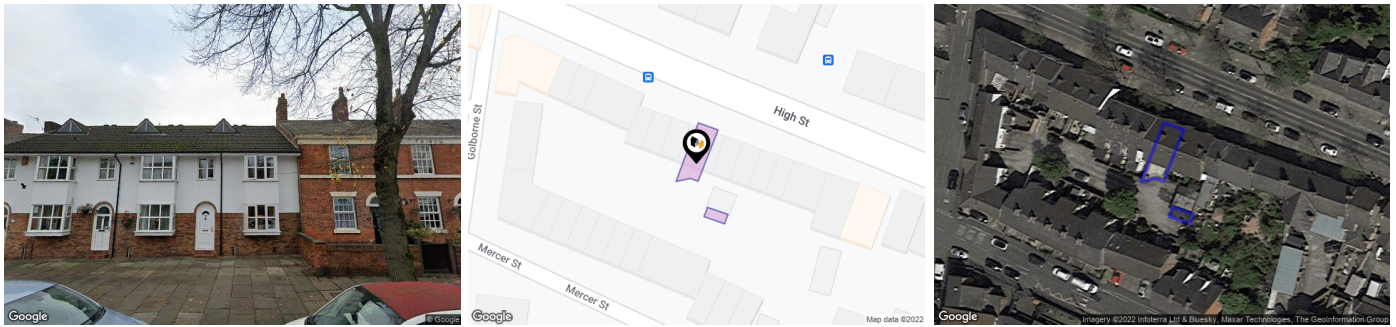
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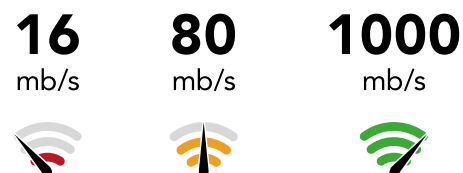
## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£75.17
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>	<b>Start Date:</b>	04/11/1983
<b>Plot Area:</b>	0.02 acres	<b>End Date:</b>	04/11/2982
<b>Council Tax :</b>	Band C	<b>Lease Term:</b>	999 years from 4 November 1983
<b>Annual Estimate:</b>	£1,753	<b>Term Remaining:</b>	960 years
<b>Title Number:</b>	MS196799		
<b>UPRN:</b>	39027980		

## Local Area

<b>Local Authority:</b>	St Helens Council
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	Newton-le-Willows, St. Helens

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



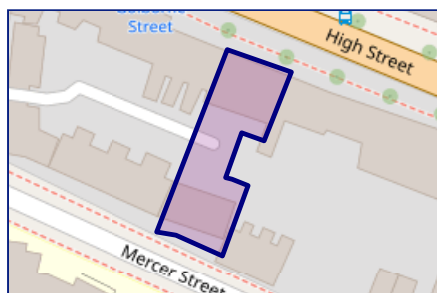
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

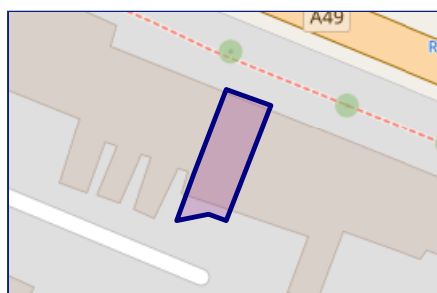


## Freehold Title Plan



**MS186736**

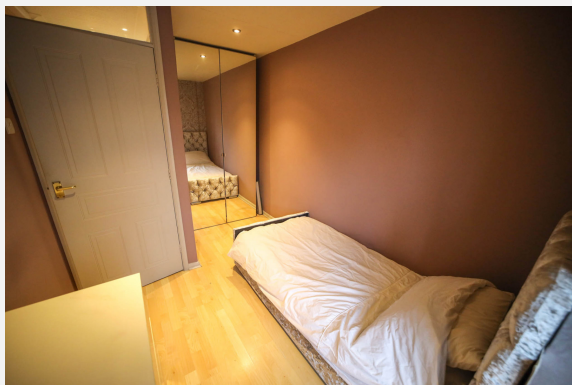
## Leasehold Title Plan



**MS196799**

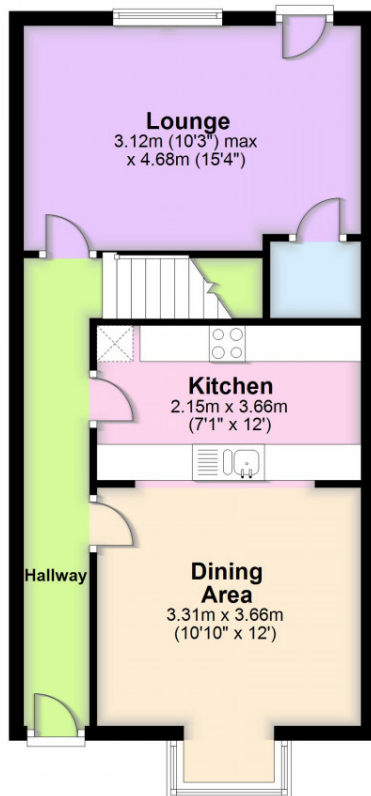
Start Date: 04/11/1983  
End Date: 04/11/2982  
Lease Term: 999 years from 4 November 1983  
Term Remaining: 960 years



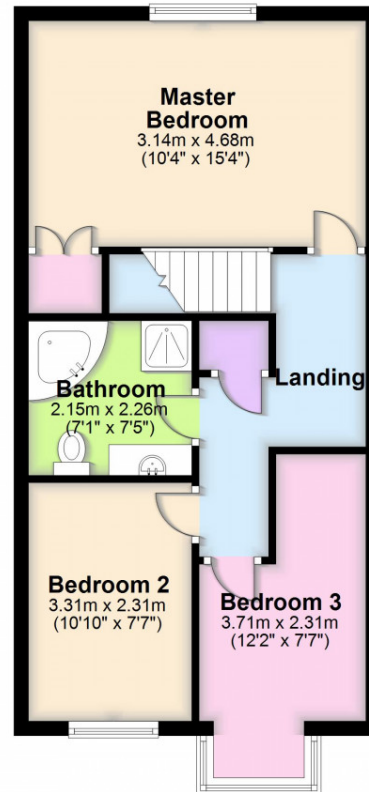


## HIGH STREET, NEWTON-LE-WILLOWS, WA12

Ground Floor



First Floor



Total area: approx. 92.1 sq. metres (990.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Plan produced using PlanUp.

NEWTON-LE-WILLOWS, WA12

Energy rating

**C**

Valid until 25.11.2032

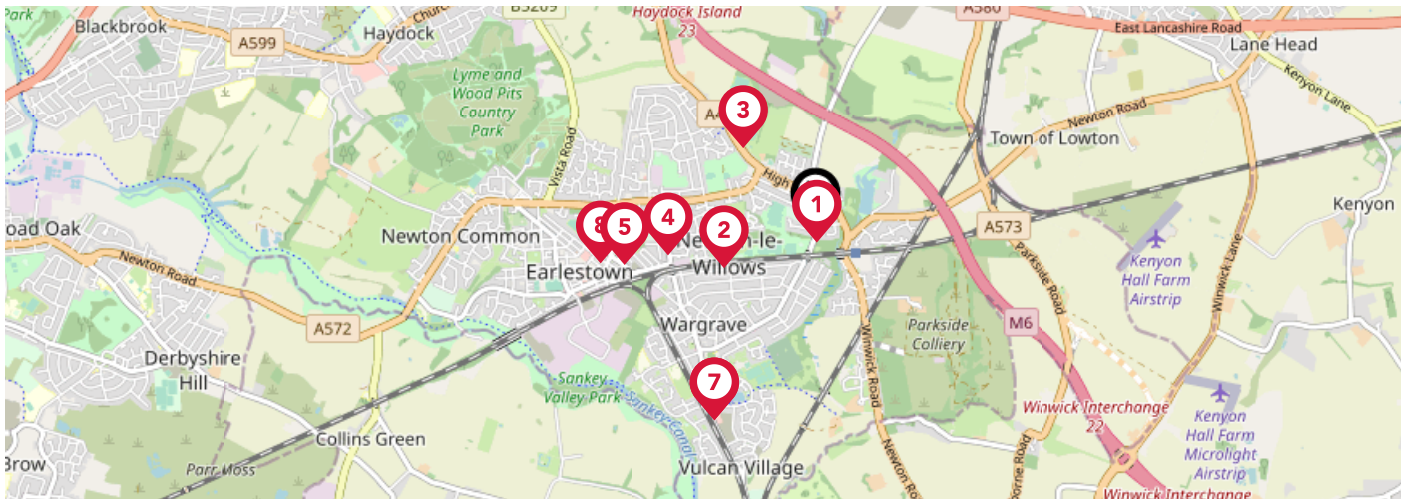
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	94 m <sup>2</sup>

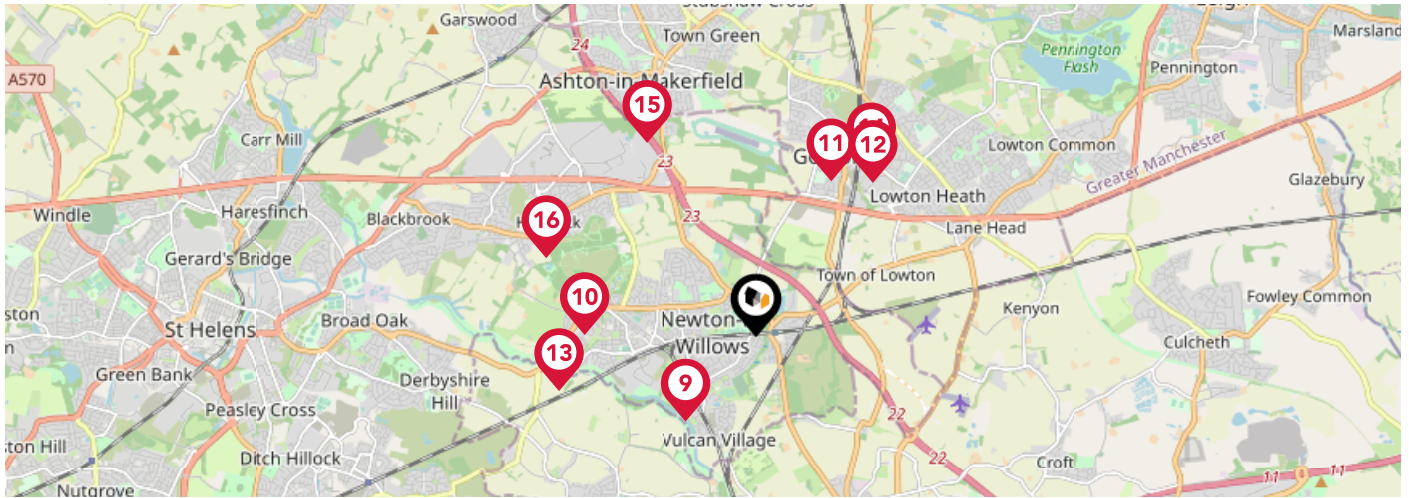










# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Peter's CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 247   Distance:0.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Newton-le-Willows Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Hope Academy</b> Ofsted Rating: Good   Pupils: 1217   Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St Mary's Catholic Infant School</b> Ofsted Rating: Requires improvement   Pupils: 218   Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St Mary's Catholic Junior School</b> Ofsted Rating: Requires improvement   Pupils: 235   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd)</b> Ofsted Rating: Good   Pupils:0   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Wargrave House School</b> Ofsted Rating: Outstanding   Pupils: 53   Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>The District CofE Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

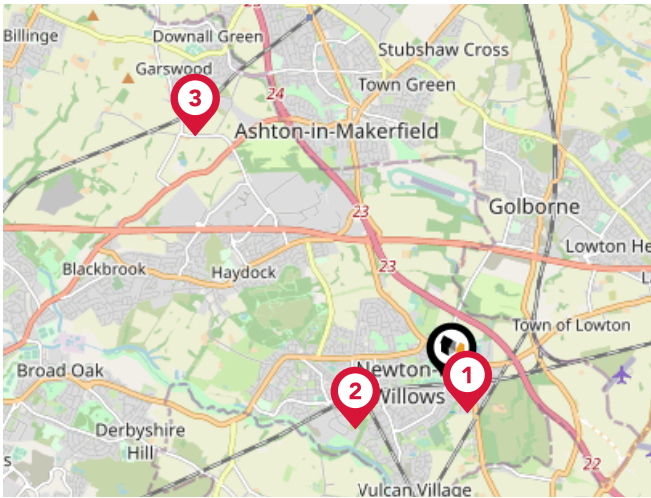
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Wargrave CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 397   Distance:0.97	<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:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Golborne Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 314   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Catholic Primary School, Golborne, Wigan</b> Ofsted Rating: Outstanding   Pupils: 251   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penkford School</b> Ofsted Rating: Good   Pupils: 54   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas CofE Junior and Infant School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Byrchall High School</b> Ofsted Rating: Requires improvement   Pupils: 960   Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils: 169   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

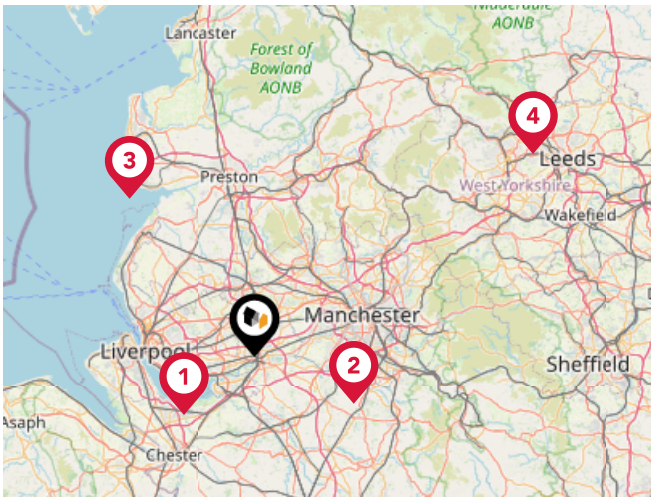
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Newton-le-Willows Rail Station	0.28 miles
2	Earlestown Rail Station	0.92 miles
3	Garswood Rail Station	3.17 miles

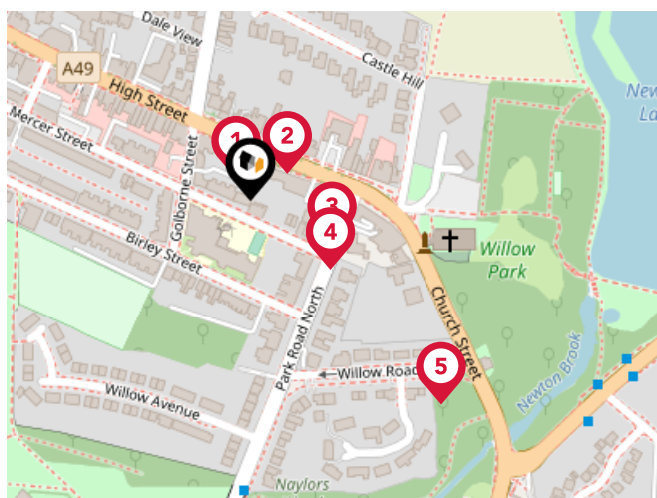


### Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	12.8 miles
2	Manchester Airport	15.66 miles
3	Blackpool International Airport	28.25 miles
4	Leeds Bradford International Airport	48.49 miles

# Area

## Transport (Local)



### Bus Stops/Stations

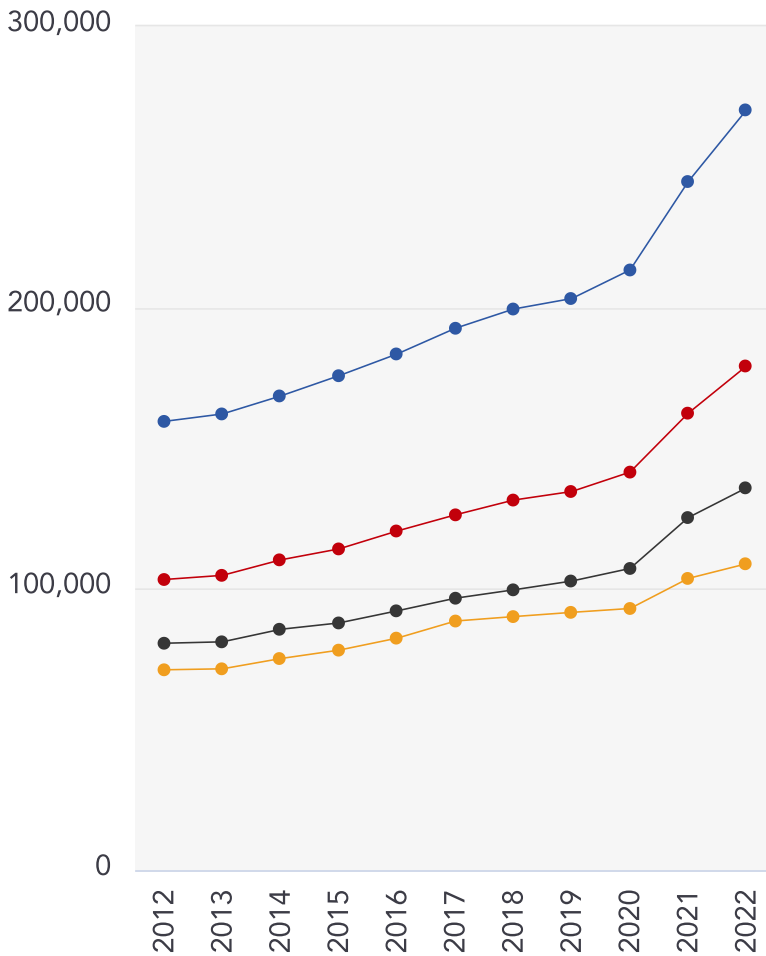
Pin	Name	Distance
1	Golborne Street	0.01 miles
2	Rob Lane	0.03 miles
3	High Street	0.05 miles
4	High Street	0.06 miles
5	Church Street	0.15 miles

# Market

## House Price Statistics



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



Detached

**+69.4%**

Semi-Detached

**+73.45%**

Terraced

**+68.47%**

Flat

**+52.91%**

## 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

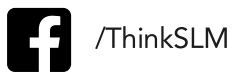


I've dealt with Think over many years as a landlord and recently acted as estate agent in a property sale. You can't go wrong with this company, the staff are helpful and good to do business with. Unlike many, these are life's good guys. Thank you for your support over the years! - Mark Hancocks

## 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



# 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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Valuation Office  
Agency

