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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th January 2023



STURGESS STREET, NEWTON-LE-WILLOWS, WA12

Think Estate Agents

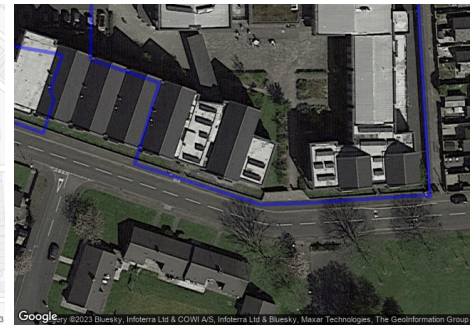
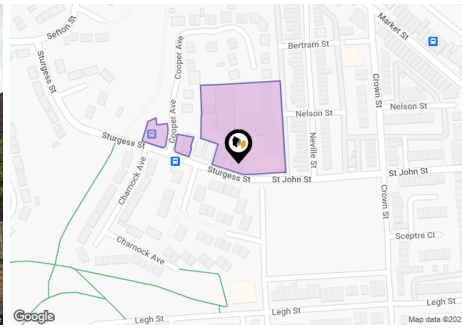
32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

aidan@think-property.com

www.think-property.com





Property

Type:	Sheltered Accommodation	Last Sold £/ft²:	£147.49
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	678 ft ² / 63 m ²	Start Date:	18/03/2011
Plot Area:	1.88 acres	End Date:	18/03/2136
Year Built :	2018	Lease Term:	125 years from 18 March 2011
Council Tax :	Band B	Term Remaining:	113 years
Annual Estimate:	£1,534		
Title Number:	MS570603		
UPRN:	39089476		

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)

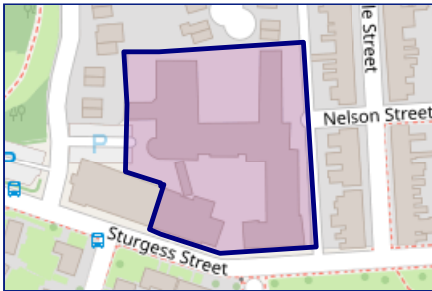


Satellite/Fibre TV Availability:



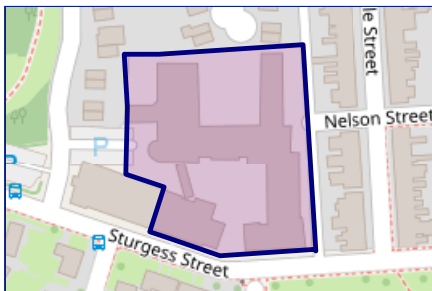
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



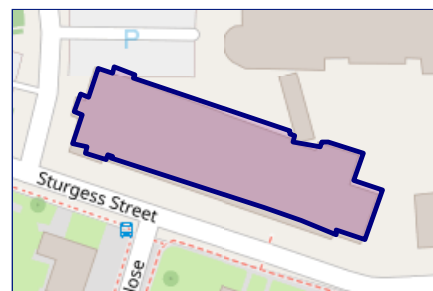
MS508472

Leasehold Title Plans



MS570603

Start Date:	01/01/2009
End Date:	01/01/2259
Lease Term:	250 years from and including 1 January 2009
Term Remaining:	236 years

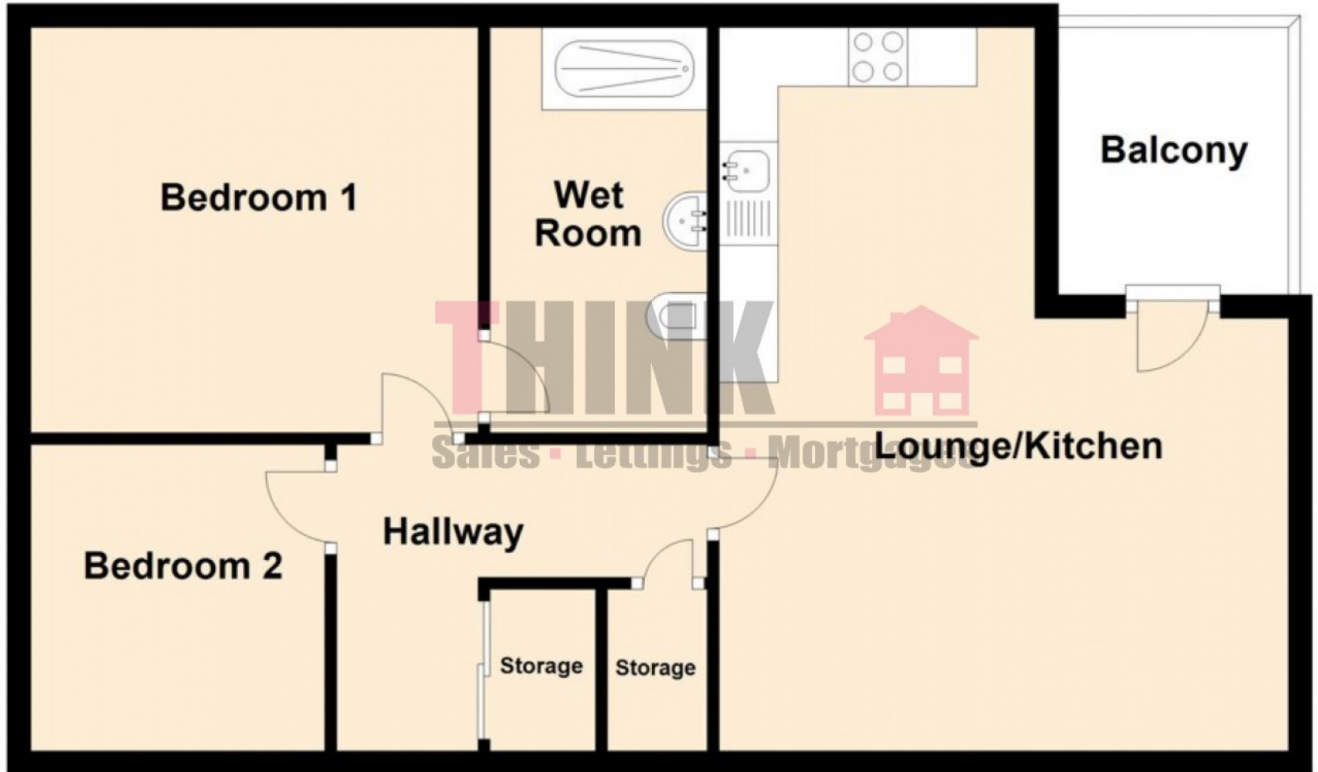


MS654688

Start Date:	18/03/2011
End Date:	18/03/2136
Lease Term:	125 years from 18 March 2011
Term Remaining:	113 years



STURGESS STREET, NEWTON-LE-WILLOWS, WA12



This plan is illustrative only.
Its details cannot be relied upon and no liability is taken for any errors.

Sturgess Street, WA12

Energy rating

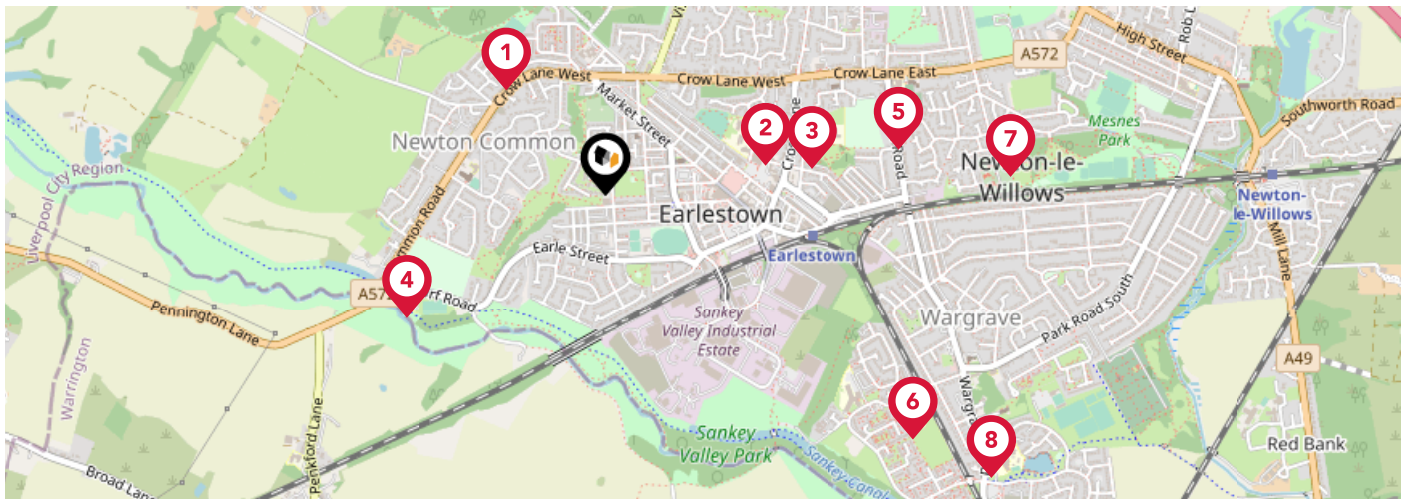
C

Valid until 24.07.2027

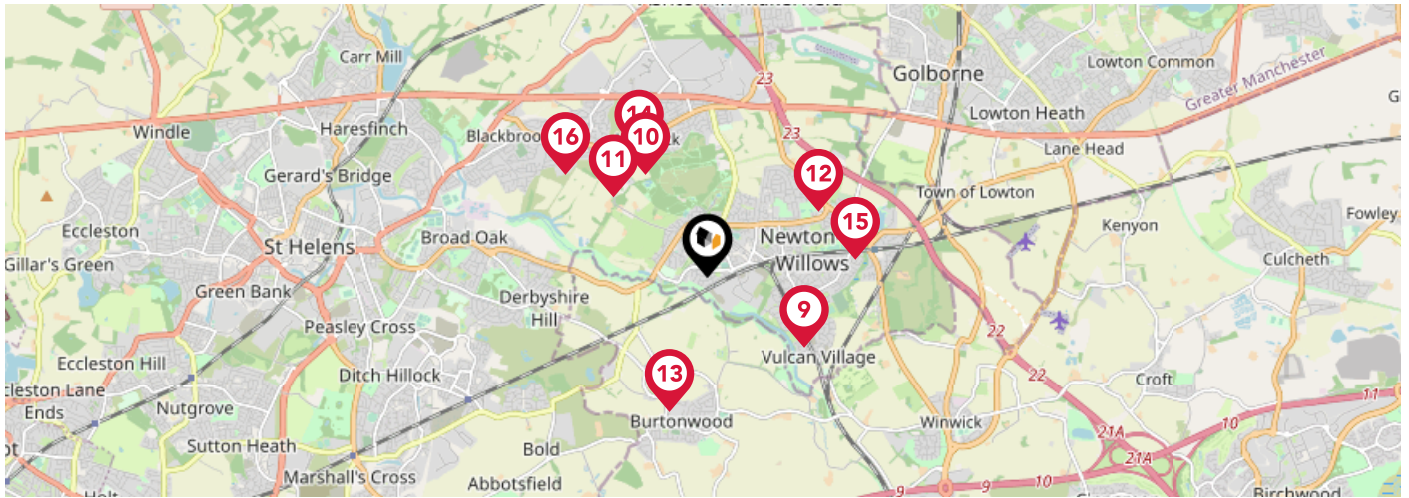
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (social)
Energy Tariff:	Single
Main Fuel:	Mains gas (community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical, supply and extract
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	63 m ²



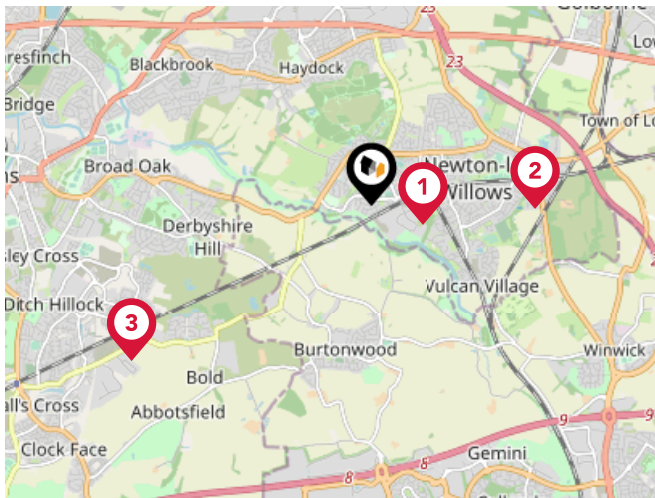
	Nursery	Primary	Secondary	College	Private
<p>1 Lyme Community Primary School Ofsted Rating: Good Pupils: 223 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Mary's Catholic Junior School Ofsted Rating: Requires improvement Pupils: 235 Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Penkford School Ofsted Rating: Good Pupils: 54 Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Mary's Catholic Infant School 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>6 Wargrave CofE Primary School Ofsted Rating: Requires improvement Pupils: 397 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Newton-le-Willows Primary School Ofsted Rating: Good Pupils: 600 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd) Ofsted Rating: Good Pupils:0 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wargrave House School Ofsted Rating: Outstanding Pupils: 53 Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James' Church of England Primary School Ofsted Rating: Not Rated Pupils: 169 Distance: 1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Valley Primary School Ofsted Rating: Outstanding Pupils: 264 Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Academy Ofsted Rating: Good Pupils: 1217 Distance: 1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burtonwood Community Primary School Ofsted Rating: Not Rated Pupils: 204 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydock English Martyrs' Primary School Ofsted Rating: Good Pupils: 330 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's CofE Primary School Ofsted Rating: Outstanding Pupils: 247 Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haydock High School Ofsted Rating: Not Rated Pupils: 0 Distance: 1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

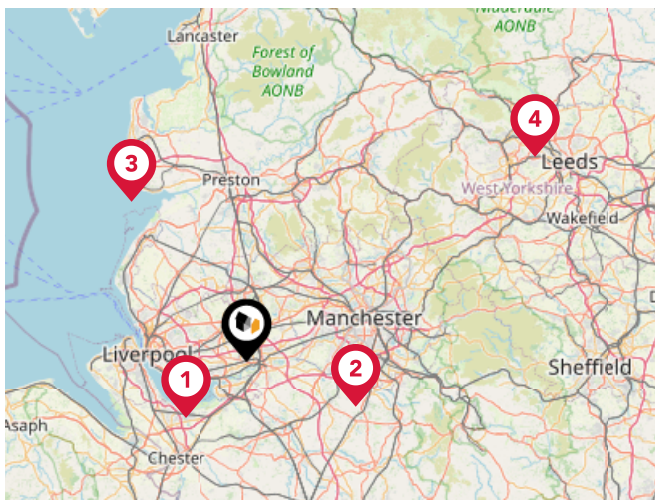
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	0.48 miles
2	Newton-le-Willows Rail Station	1.44 miles
3	St Helens Junction Rail Station	2.53 miles

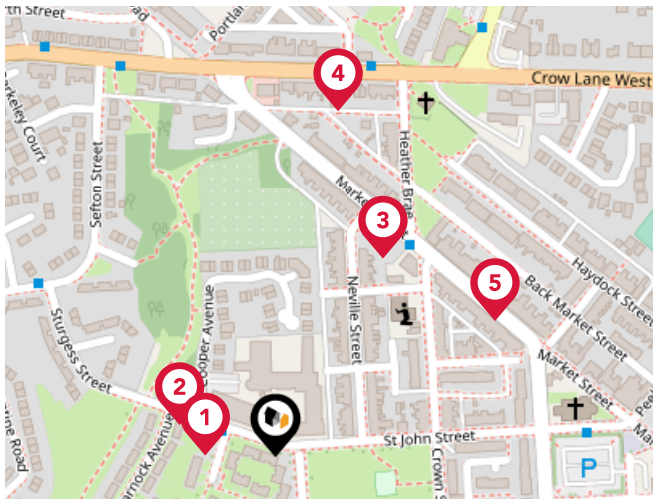


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.69 miles
2	Manchester Airport	16.77 miles
3	Blackpool International Airport	27.64 miles
4	Leeds Bradford International Airport	49.67 miles

Area

Transport (Local)



Bus Stops/Stations

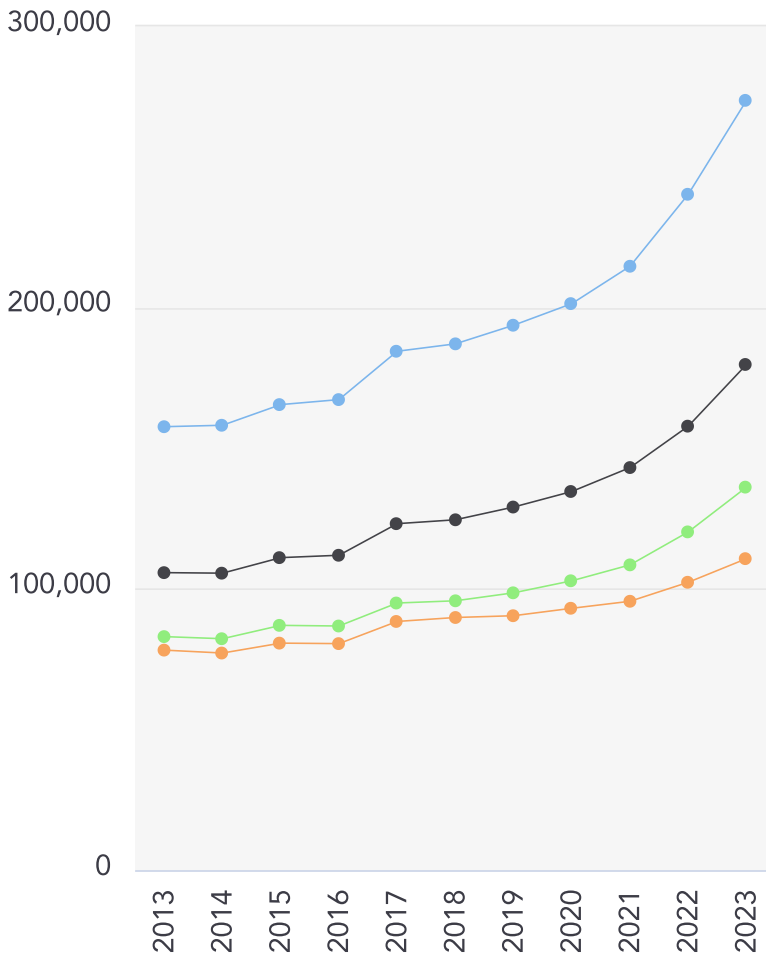
Pin	Name	Distance
1	Meadow Close	0.04 miles
2	Cooper Avenue	0.06 miles
3	Crown Street	0.12 miles
4	Clarence Street	0.19 miles
5	Alpine Street	0.14 miles

Market

House Price Statistics



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



Detached

+73.59%

Semi-Detached

+69.96%

Terraced

+63.99%

Flat

+41.56%

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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