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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12<sup>th</sup> April 2023



**LIVERPOOL ROAD, HAYDOCK, ST. HELENS, WA11**

## Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

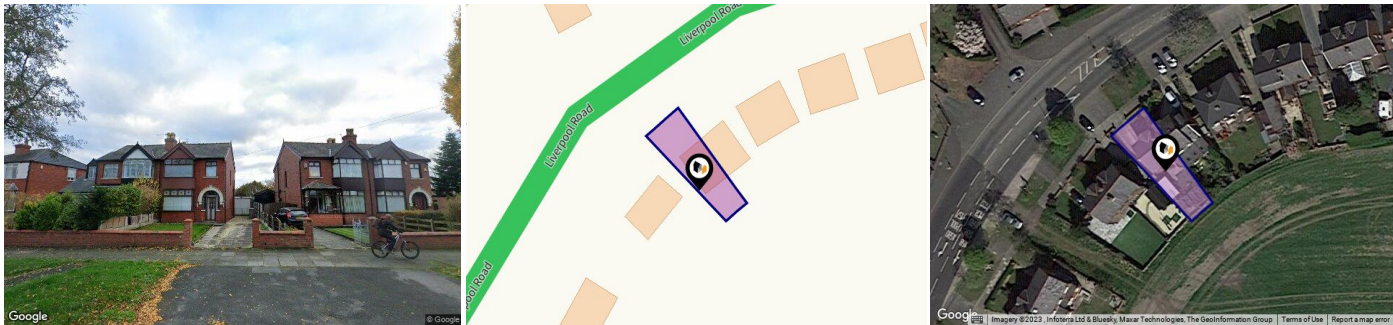
01925 290290

aidan@think-property.com

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	01/06/1939
<b>Plot Area:</b>	0.12 acres	<b>End Date:</b>	02/06/2929
<b>Council Tax :</b>	Band C	<b>Lease Term:</b>	990 years from 2 June 1939
<b>Annual Estimate:</b>	£1,753	<b>Term Remaining:</b>	906 years
<b>Title Number:</b>	MS489842		
<b>UPRN:</b>	39067139		

## Local Area

<b>Local Authority:</b>	St Helens Council
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>39</b> mb/s	<b>-</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:

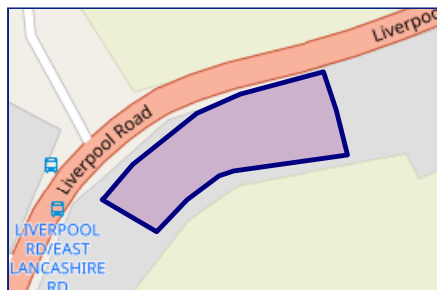


# Property Multiple Title Plans



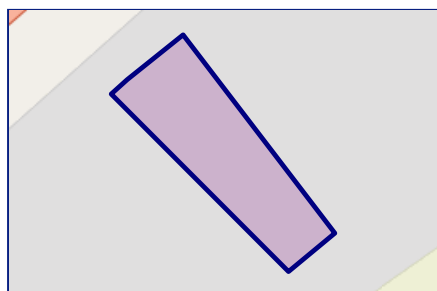
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



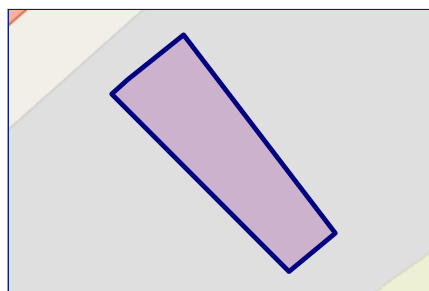
**MS448641**

## Leasehold Title Plans



**MS489842**

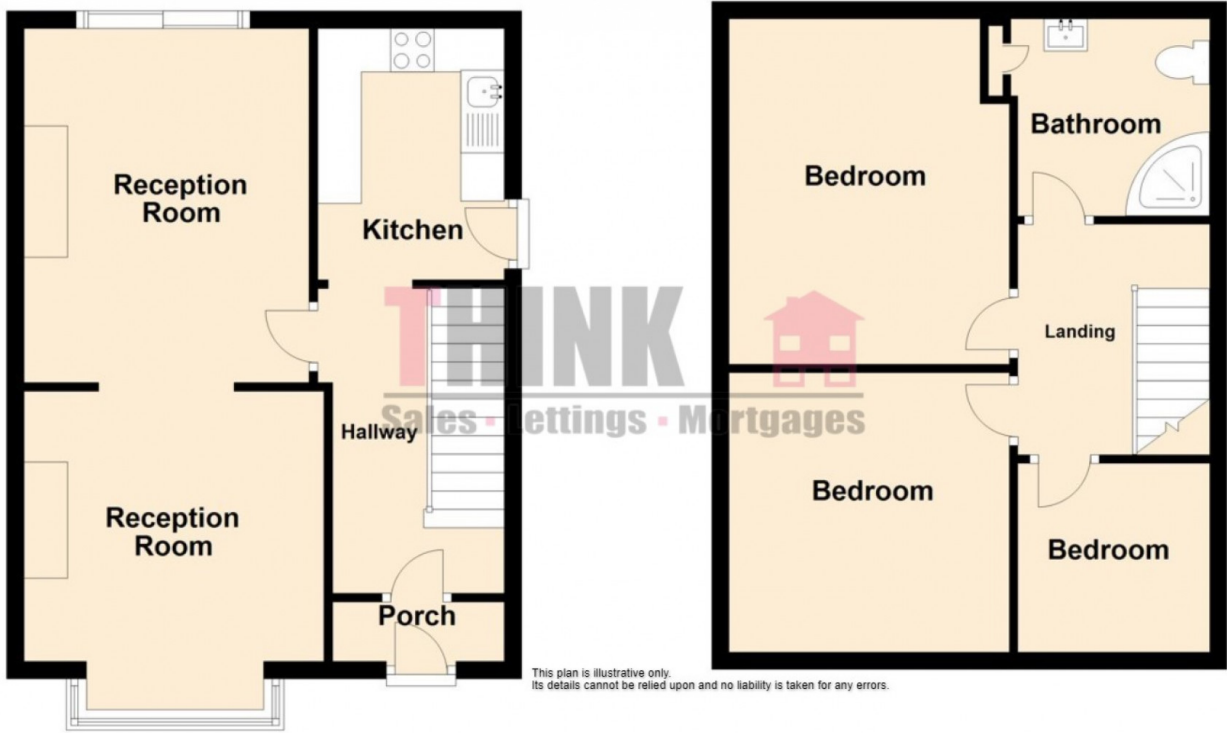
Start Date: 22/09/1935  
End Date: 01/07/2934  
Lease Term: 999 years from 1 July 1935  
Term Remaining: 911 years

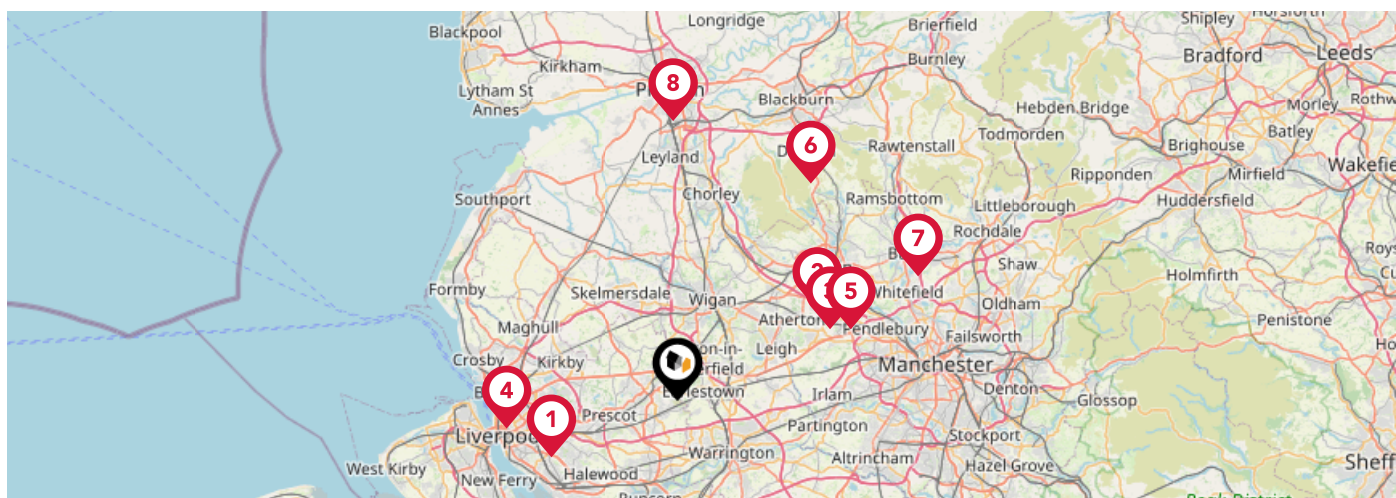


**MS501789**

Start Date: 01/06/1939  
End Date: 02/06/2929  
Lease Term: 990 years from 2 June 1939  
Term Remaining: 906 years

**LIVERPOOL ROAD, HAYDOCK, ST. HELENS, WA11**





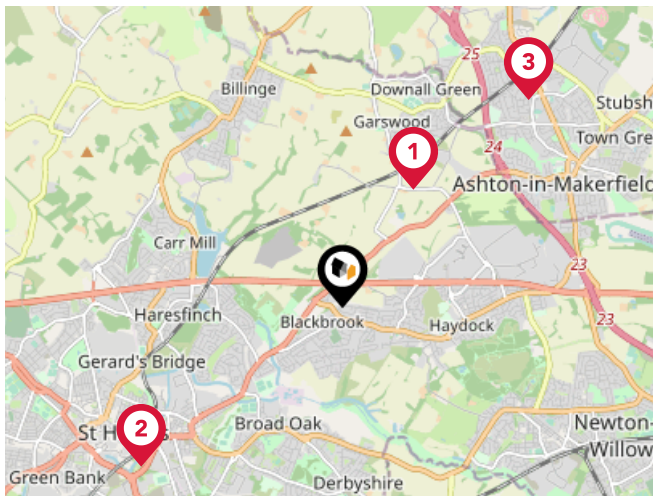
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>East Prescot Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 97   Distance:9.72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Alexandra Nursery School</b> Ofsted Rating: Good   Pupils: 108   Distance:11.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Orchards Nursery School</b> Ofsted Rating: Good   Pupils: 112   Distance:11.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cambridge Nursery School</b> Ofsted Rating: Good   Pupils: 108   Distance:12.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grosvenor Nursery School</b> Ofsted Rating: Outstanding   Pupils: 123   Distance:13.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Turncroft Nursery School</b> Ofsted Rating: Outstanding   Pupils: 49   Distance:17.93	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hoyle Nursery School</b> Ofsted Rating: Outstanding   Pupils: 96   Distance:19.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stoneygate Nursery School</b> Ofsted Rating: Good   Pupils: 91   Distance:19.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Sunny Brow Nursery School</b> Ofsted Rating: Outstanding   Pupils: 77   Distance:20.41	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashworth Nursery School</b> Ofsted Rating: Good   Pupils: 81   Distance:20.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hillside Nursery School</b> Ofsted Rating: Good   Pupils: 60   Distance:22.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westminster Nursery School</b> Ofsted Rating: Good   Pupils: 69   Distance:28.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Legh Vale Primary School</b> Ofsted Rating: Good   Pupils: 503   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St. Mary's Catholic Primary Blackbrook</b> Ofsted Rating: Good   Pupils: 443   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Valley Primary School</b> Ofsted Rating: Outstanding   Pupils: 264   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydock English Martyrs' Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

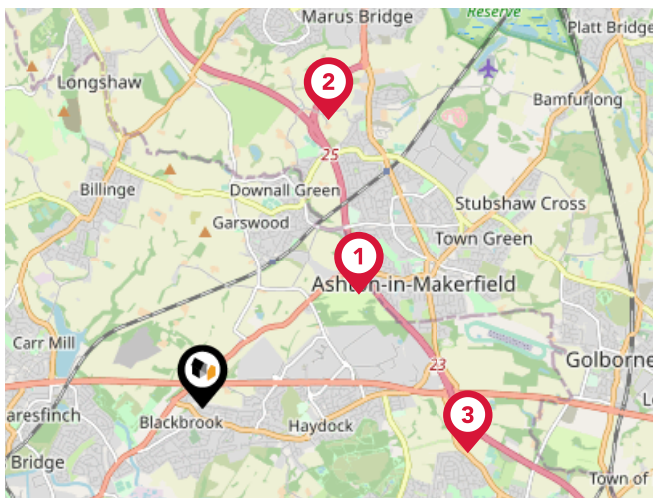
# Area

## Transport (National)



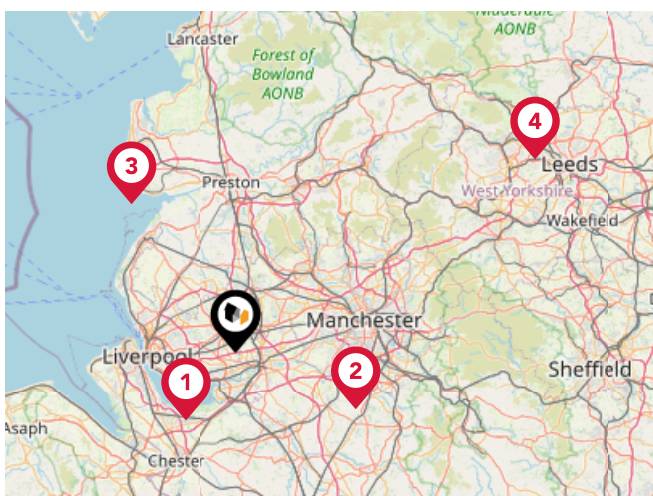
### National Rail Stations

Pin	Name	Distance
	Garswood Rail Station	1.21 miles
	St Helens Central Rail Station	2.26 miles
	Bryn Rail Station	2.46 miles



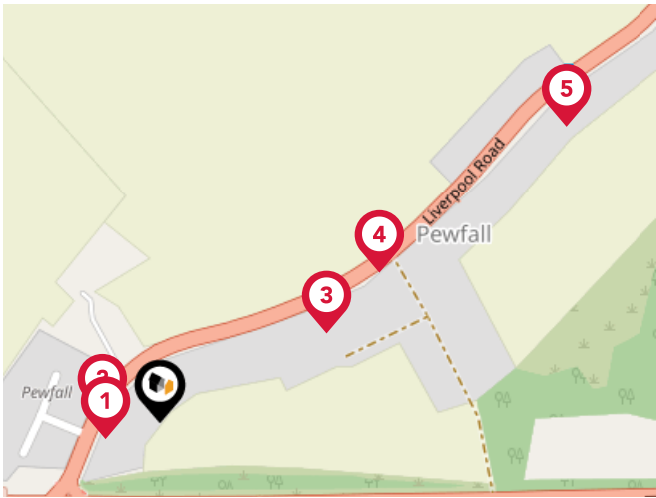
### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J24	1.7 miles
	M6 J25	2.77 miles
	M6 J23	2.38 miles
	M6 J26	4.24 miles
	M62 J8	4.33 miles



### Airports/Helipads

Pin	Name	Distance
	Liverpool John Lennon Airport	11.66 miles
	Manchester Airport	18.77 miles
	Blackpool International Airport	25.6 miles
	Leeds Bradford International Airport	50.19 miles



Bus Stops/Stations

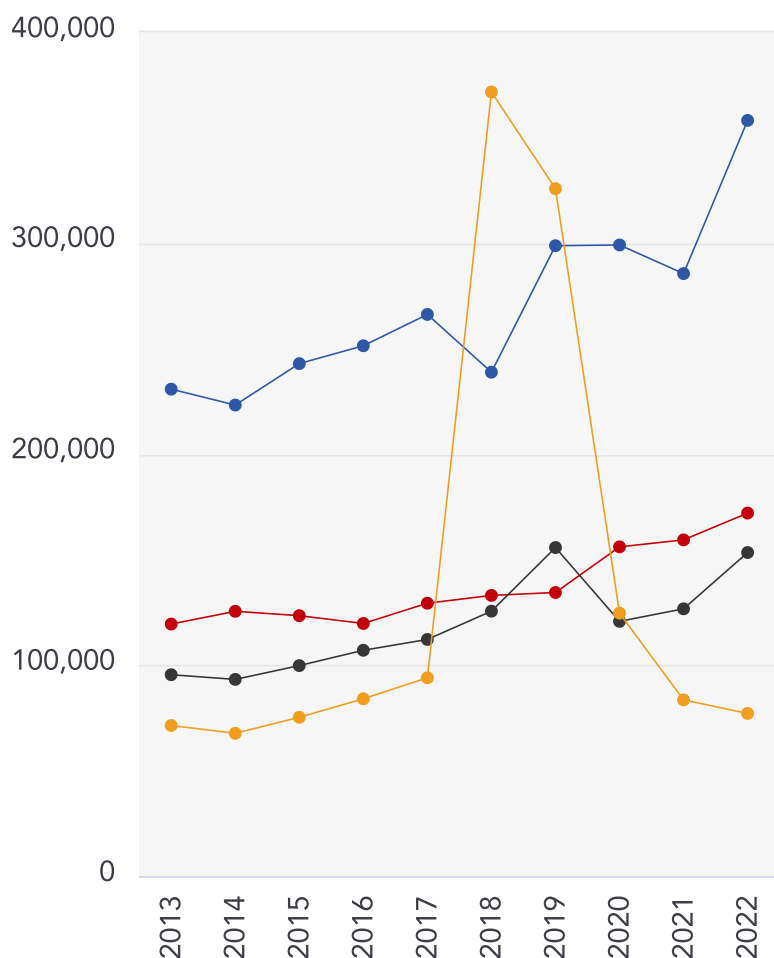
Pin	Name	Distance
1	Calday Grove	0.03 miles
2	Calday Grove	0.03 miles
3	Slag Lane	0.1 miles
4	Slag Lane	0.15 miles
5	No. 300	0.28 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in WA11



Detached

**+55.17%**

Semi-Detached

**+44.02%**

Terraced

**+60.63%**

Flat

**+7.99%**

## 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

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# Think Estate Agents

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