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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th April 2023



LIVERPOOL ROAD, HAYDOCK, ST. HELENS, WA11

Think Estate Agents

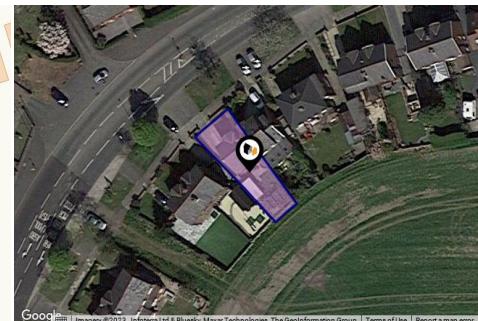
32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

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Property

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

Local Area

Local Authority:	St Helens Council
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	39 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

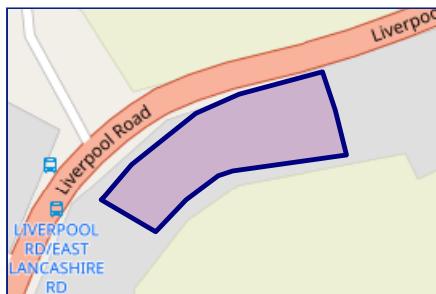


Property Multiple Title Plans

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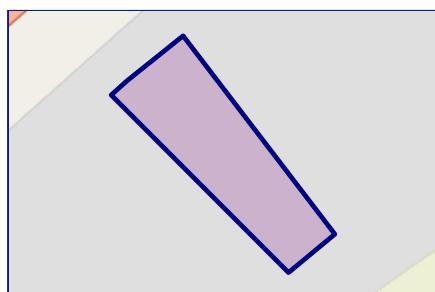
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



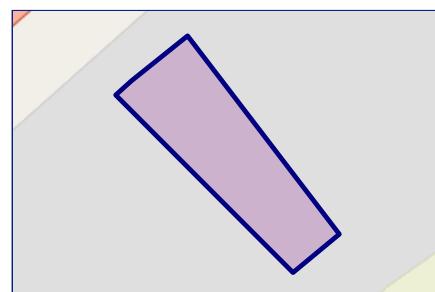
MS448641

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

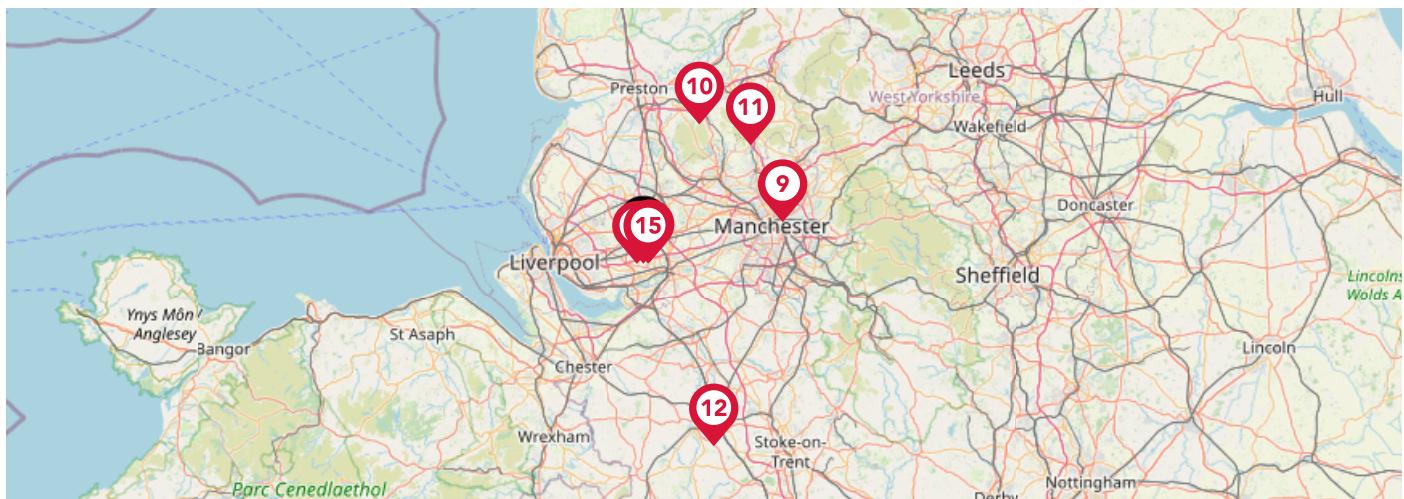
LIVERPOOL ROAD, HAYDOCK, ST. HELENS, WA11





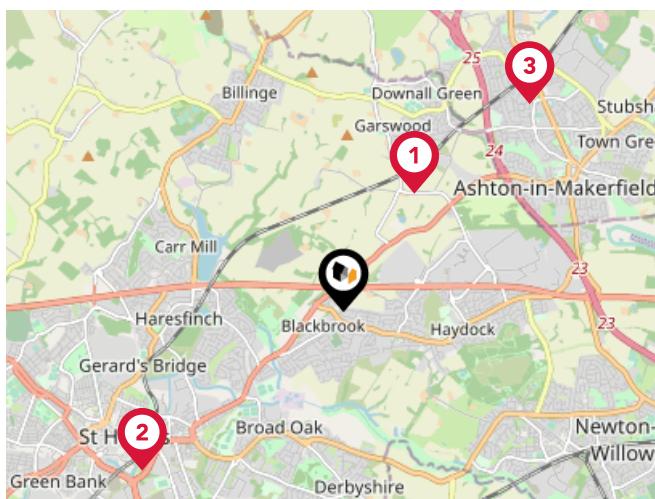
Nursery Primary Secondary College Private

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



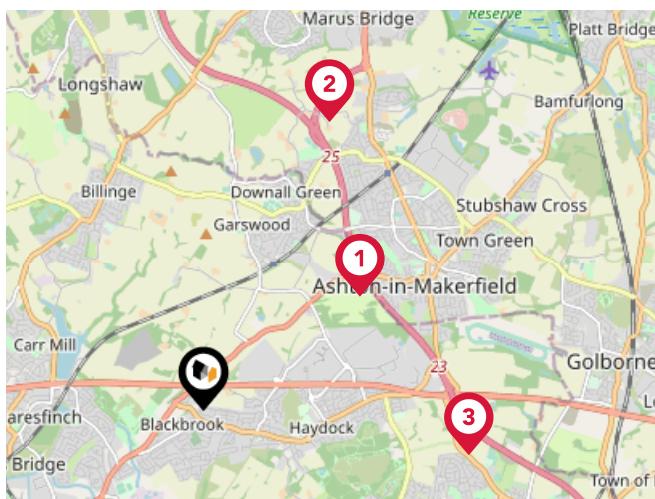
Nursery Primary Secondary College Private

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



National Rail Stations

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



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J24	1.7 miles
2	M6 J25	2.77 miles
3	M6 J23	2.38 miles
4	M6 J26	4.24 miles
5	M62 J8	4.33 miles



Airports/Helipads

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

Area Transport (Local)

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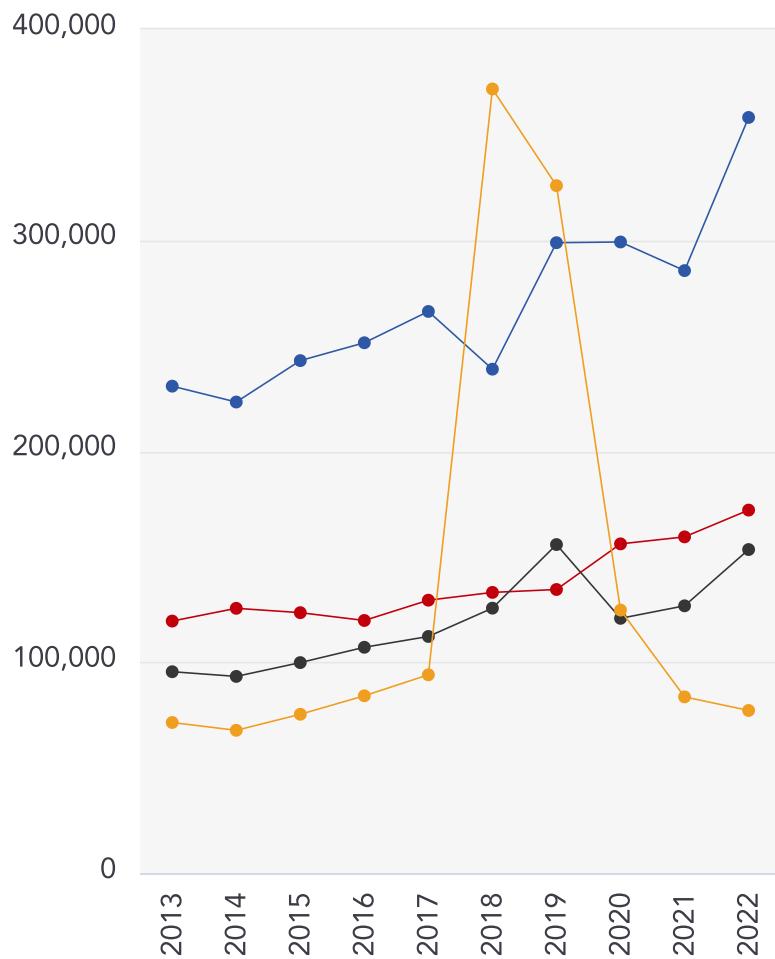
Bus Stops/Stations

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

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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



Agent Disclaimer



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