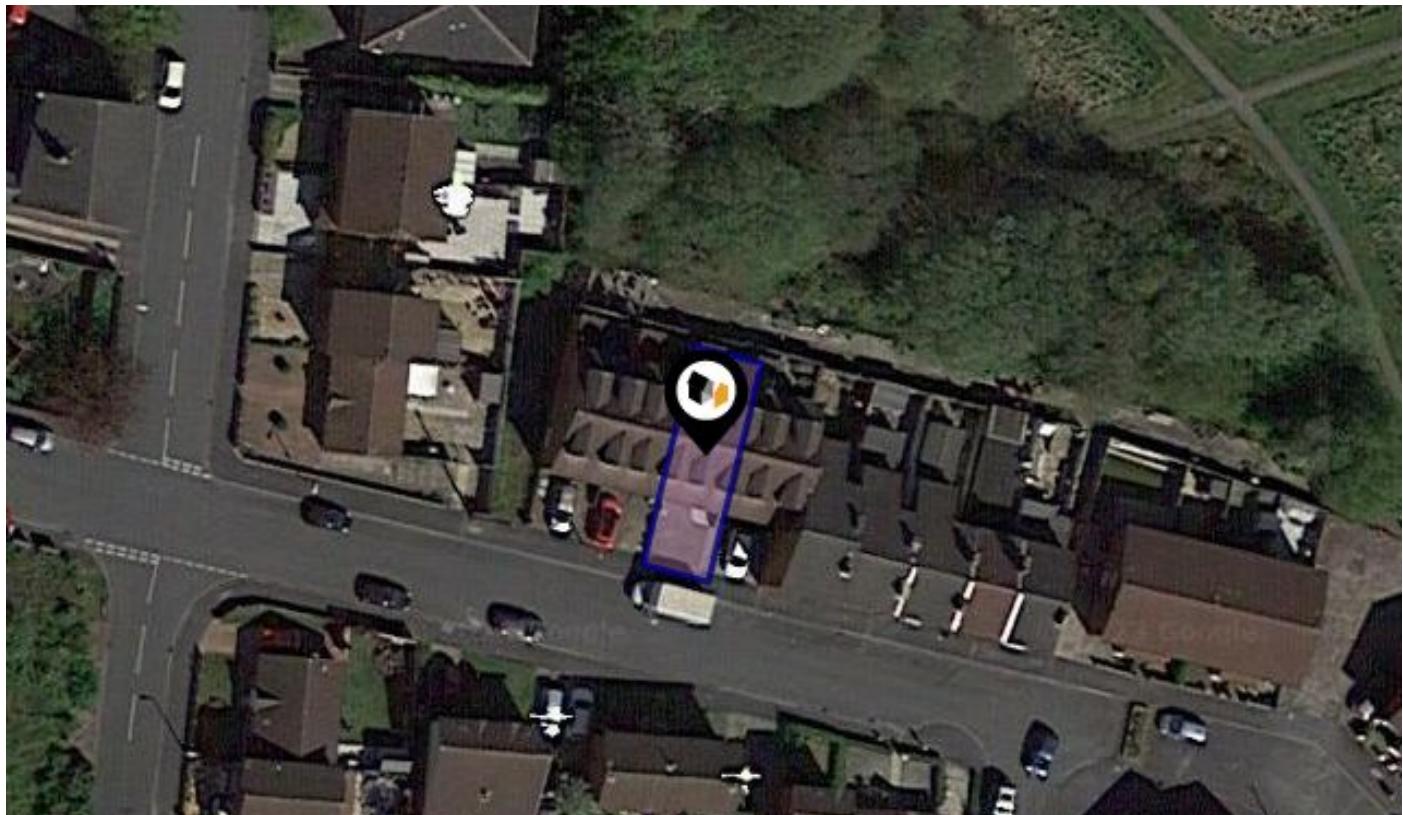


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st April 2023



HOTEL STREET, NEWTON-LE-WILLOWS, WA12

Think Estate Agents

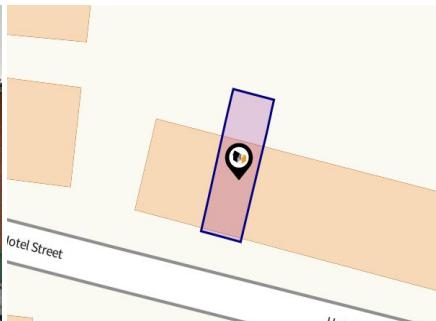
32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

aidan@think-property.com

www.think-property.com





Property

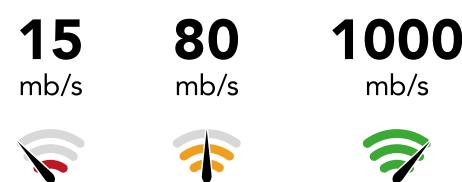
Type:	Terraced	Last Sold £/ft ² :	£88
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	1,151 ft ² / 107 m ²	Start Date:	11/04/1990
Plot Area:	0.02 acres	End Date:	01/01/2890
Year Built :	1976-1982	Lease Term:	900 years from 1 January 1990
Council Tax :	Band B	Term Remaining:	867 years
Annual Estimate:	£1,534		
Title Number:	MS304747		
UPRN:	39029786		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

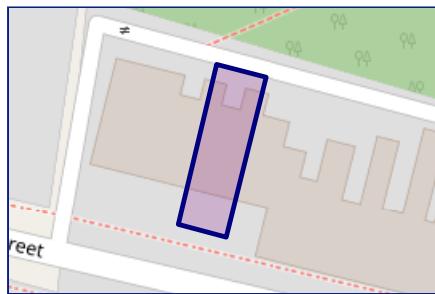


Property Multiple Title Plans

THINK

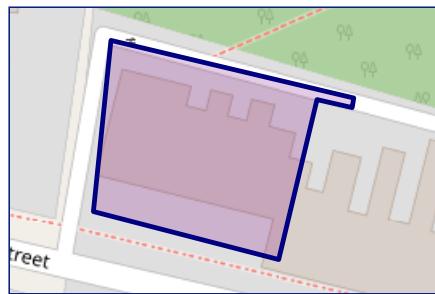
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



MS304747

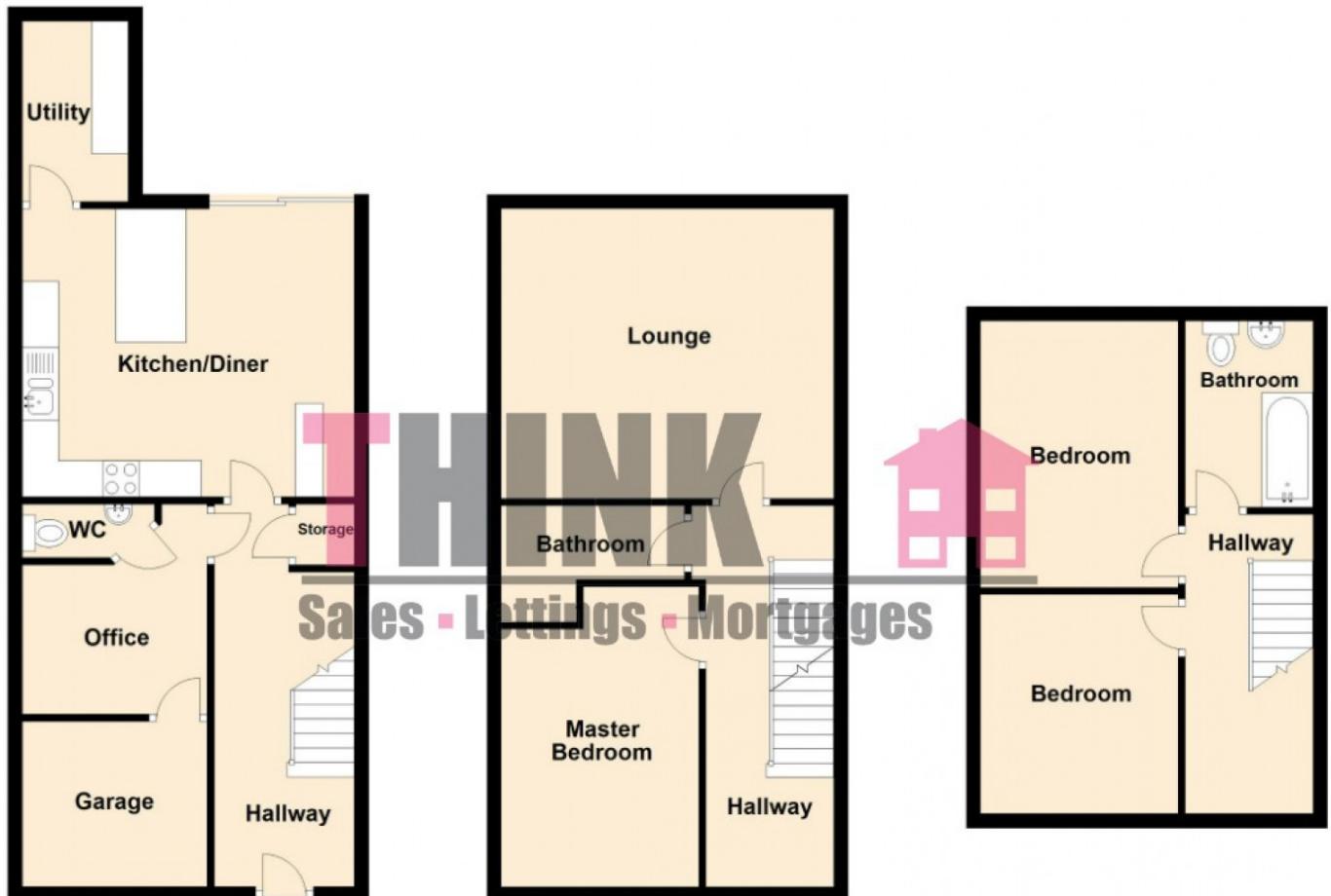
Start Date: 11/04/1990
End Date: 01/01/2890
Lease Term: 900 years from 1 January 1990
Term Remaining: 867 years



MS91114

Start Date: 29/09/1895
End Date: 30/09/2894
Lease Term: 999 years from 30.9.1895
Term Remaining: 872 years

HOTEL STREET, NEWTON-LE-WILLOWS, WA12



Property EPC - Certificate

THINK

Hotel Street, WA12

Energy rating

D

Valid until 21.07.2024

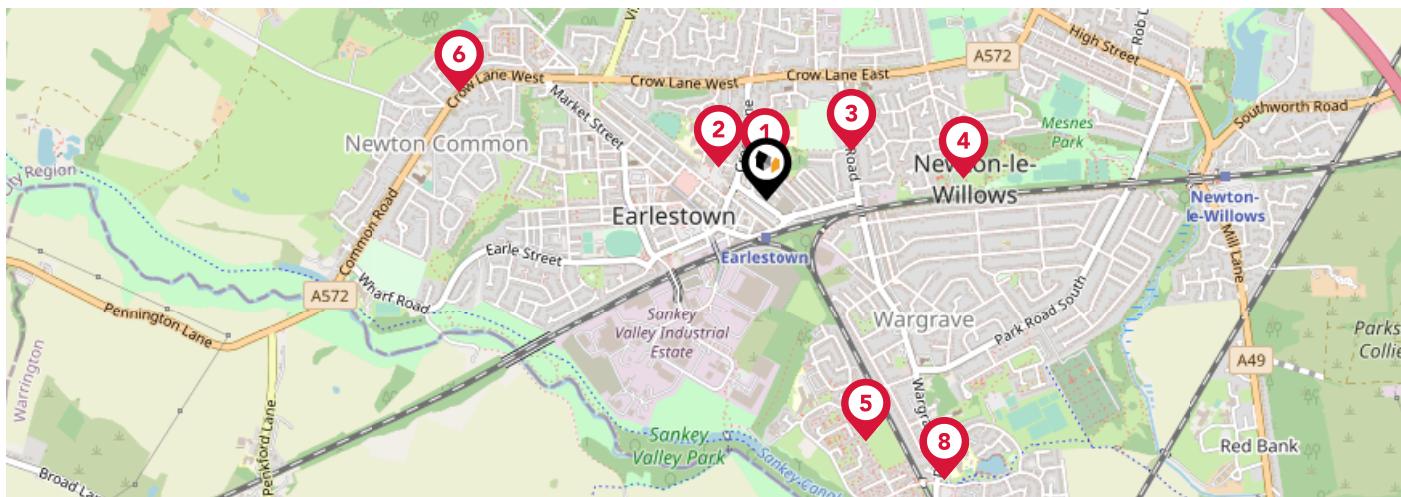
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		57 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Assessment for green deal
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	107 m ²

Area Schools

THINK



Nursery Primary Secondary College Private

1	St Mary's Catholic Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires Improvement Pupils: 235 Distance:0.07						
2	The District CofE 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: 336 Distance:0.13						
3	St Mary's Catholic Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires Improvement Pupils: 218 Distance:0.22						
4	Newton-le-Willows 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: 600 Distance:0.44						
5	Wargrave CofE 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: 397 Distance:0.58						
6	Lyme Community 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: 223 Distance:0.72						
7	Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance:0.73						
8	Wargrave House School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 53 Distance:0.73						

Area Schools

THINK

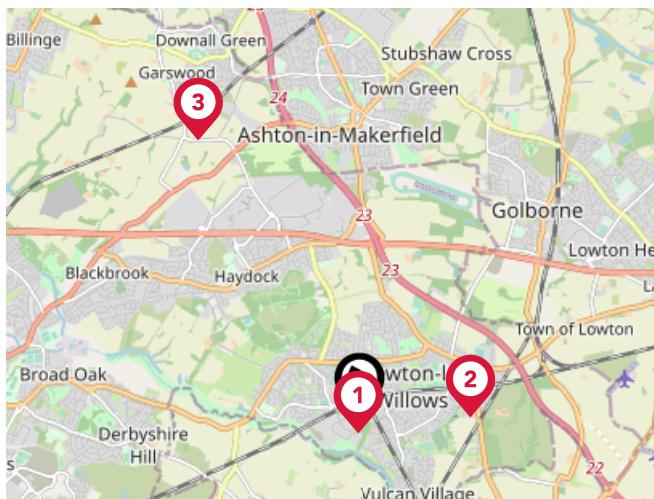


Nursery Primary Secondary College Private

	Hope Academy	St Peter's CofE Primary School	Penkford School	St James' Church of England Primary School	Burtonwood Community Primary School	Grange Valley Primary School	Haydock English Martyrs' Primary School	St Paul of the Cross Catholic Primary School
9	Ofsted Rating: Requires Improvement Pupils: 1217 Distance:0.78							
10	Ofsted Rating: Outstanding Pupils: 247 Distance:0.86							
11	Ofsted Rating: Good Pupils: 54 Distance:0.94							
12	Ofsted Rating: Good Pupils: 169 Distance:1.37							
13	Ofsted Rating: Outstanding Pupils: 204 Distance:1.42							
14	Ofsted Rating: Outstanding Pupils: 264 Distance:1.48							
15	Ofsted Rating: Good Pupils: 330 Distance:1.55							
16	Ofsted Rating: Good Pupils: 143 Distance:1.83							

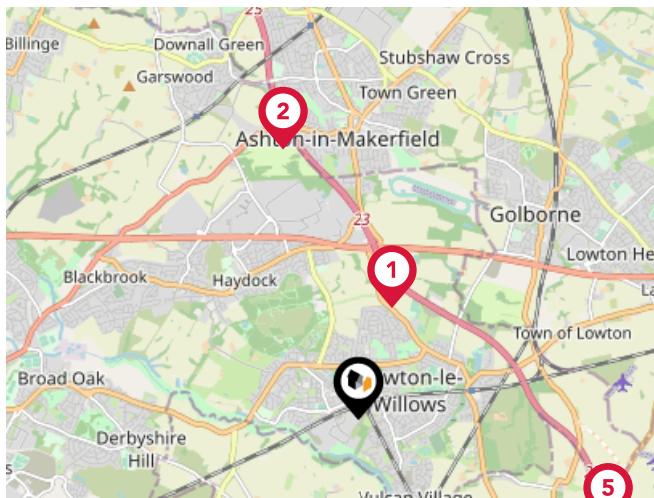
Area Transport (National)

THINK



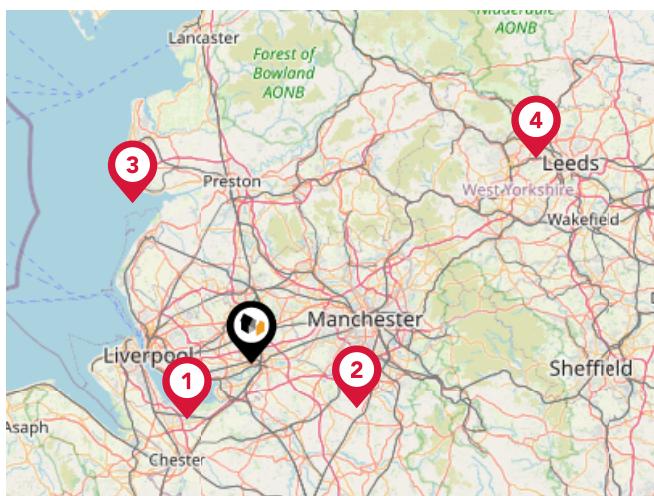
National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	0.15 miles
2	Newton-le-Willows Rail Station	0.98 miles
3	Garswood Rail Station	2.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J23	1.03 miles
2	M6 J24	2.47 miles
3	M62 J8	2.66 miles
4	M62 J9	2.69 miles
5	M6 J22	2.4 miles

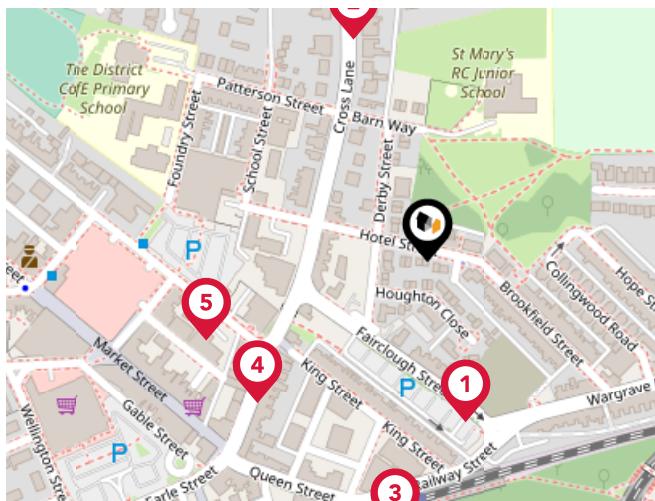


Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	12.02 miles
2	Manchester Airport	16.34 miles
3	Blackpool International Airport	27.92 miles
4	Leeds Bradford International Airport	49.3 miles

Area Transport (Local)

THINK



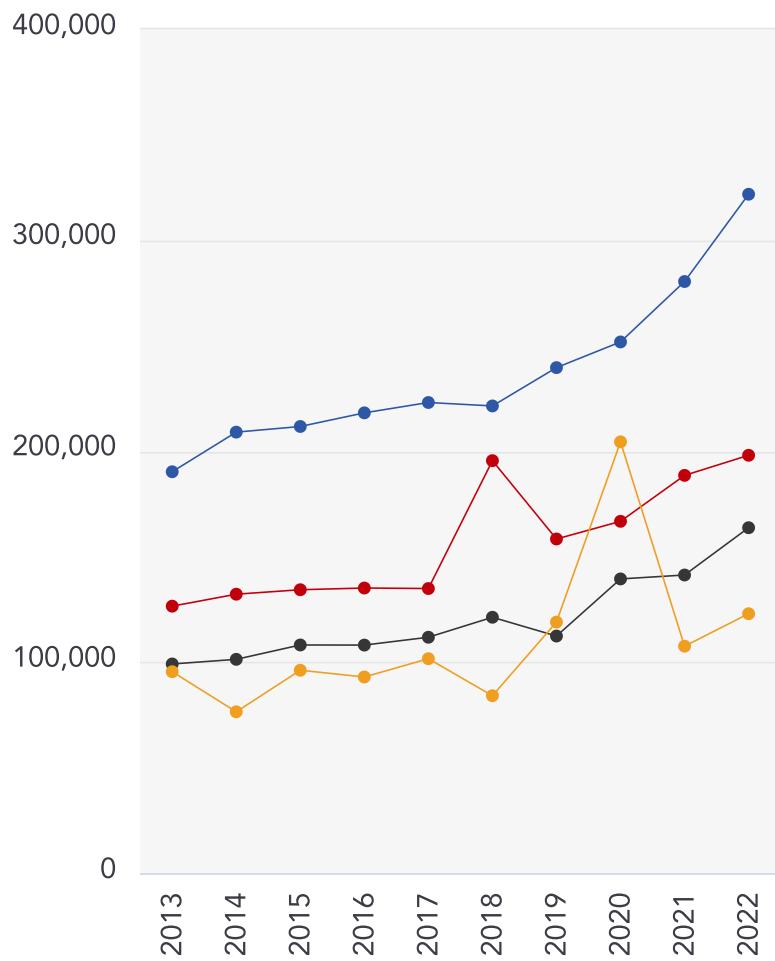
Bus Stops/Stations

Pin	Name	Distance
1	Wargrave Road	0.09 miles
2	Crow Lane West	0.13 miles
3	Earlston Station	0.15 miles
4	Haydock Street	0.12 miles
5	Oxford Street	0.13 miles

Market House Price Statistics

THINK

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



Detached

+69.13%

Semi-Detached

+56.5%

Terraced

+65.14%

Flat

+28.78%

Think Estate Agents

Testimonials



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

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Think Estate Agents

32 Bridge Street, Newton Le Willows,
WA12 9BA
01925 290290
aidan@think-property.com
www.think-property.com

