

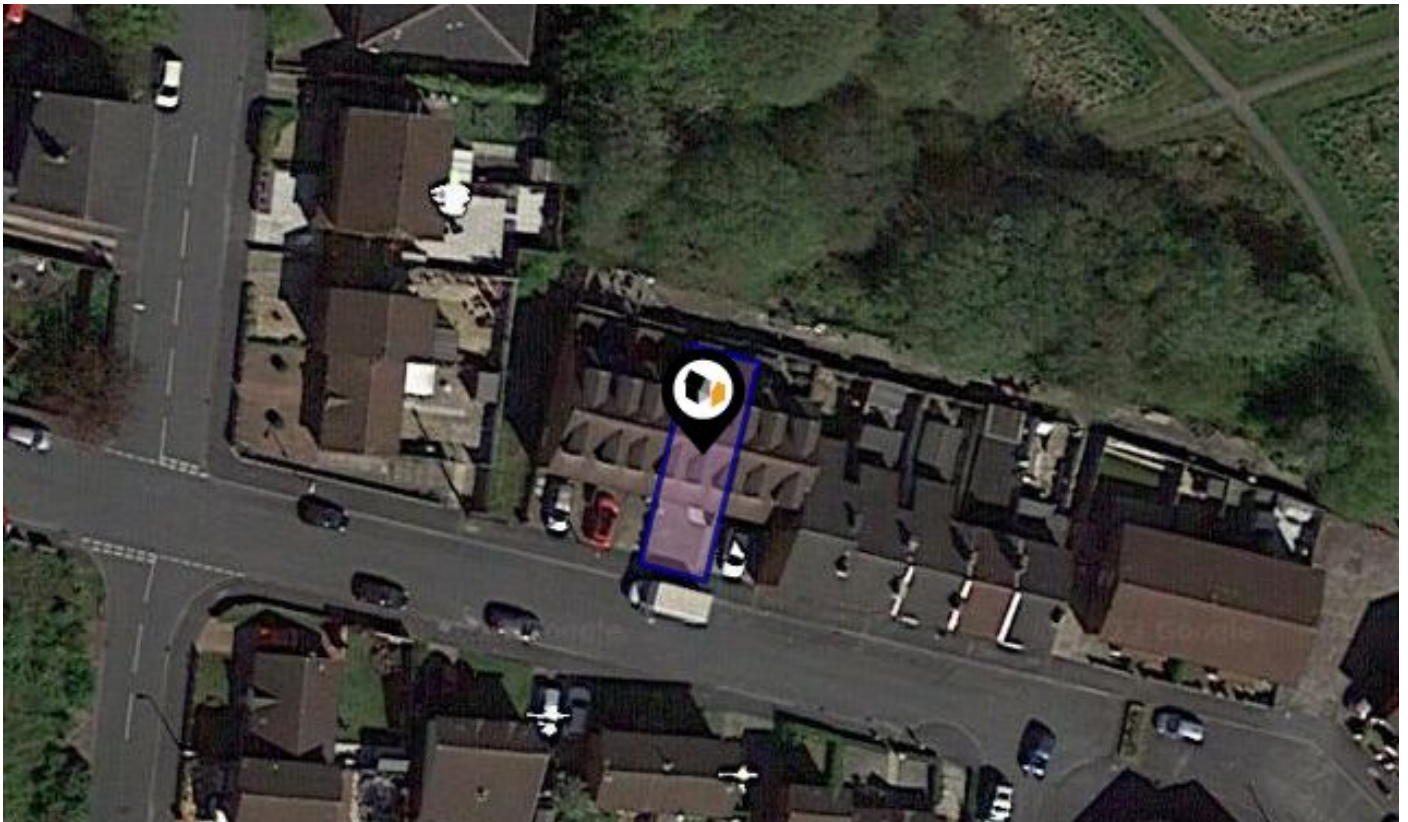


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KFB: Key Facts For Buyers

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

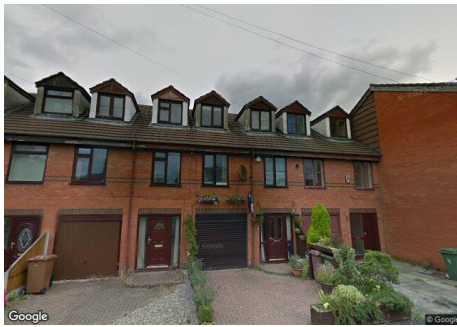
01925 290290

aidan@think-property.com

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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	Estimated Broadband Speeds		
Flood Risk:	Very Low	(Standard - Superfast - Ultrafast)		
Conservation Area:	No	15	80	1000
		mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O ₂	BT	sky	Virgin media

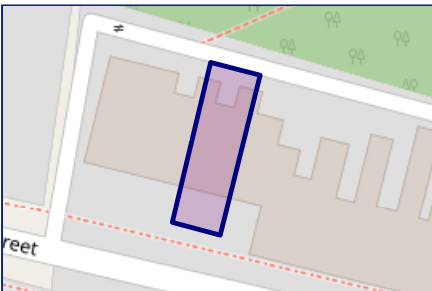
Property

Multiple Title Plans



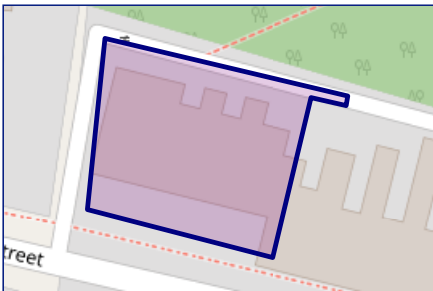
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

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

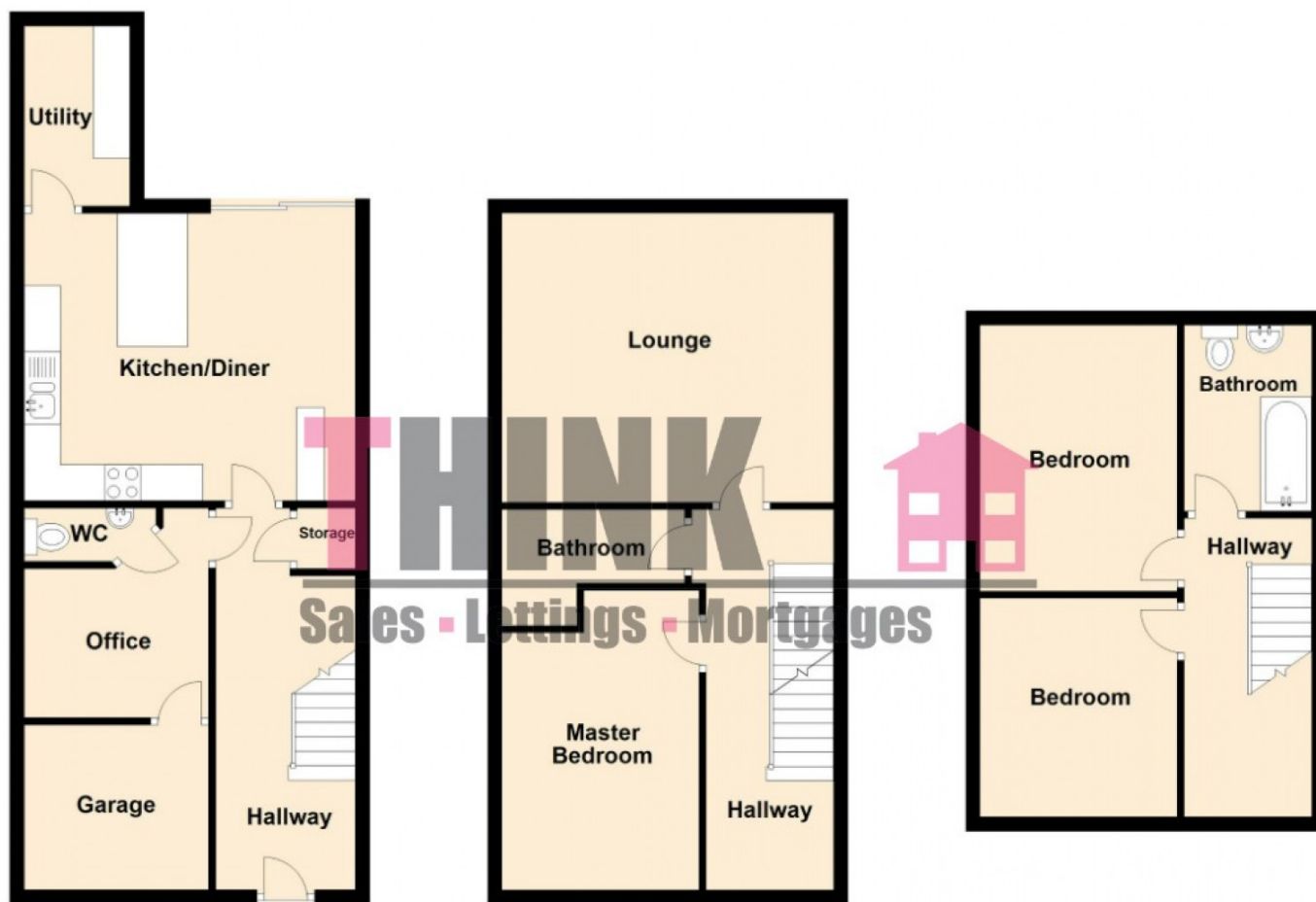


MS91114

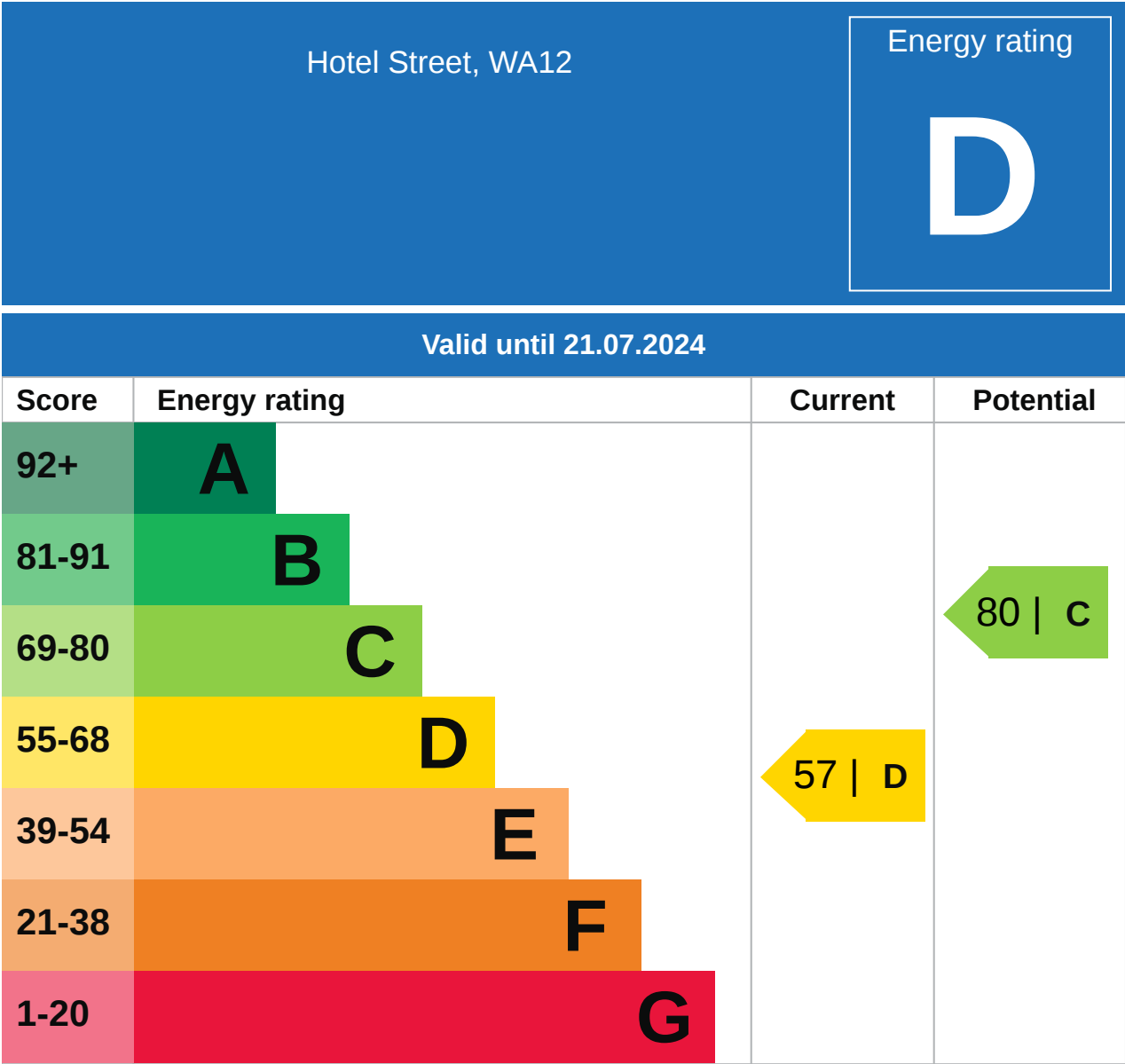
Start Date: 29/09/1895
End Date: 30/09/2894
Lease Term: 999 years from 30.9.1895
Term Remaining: 872 years

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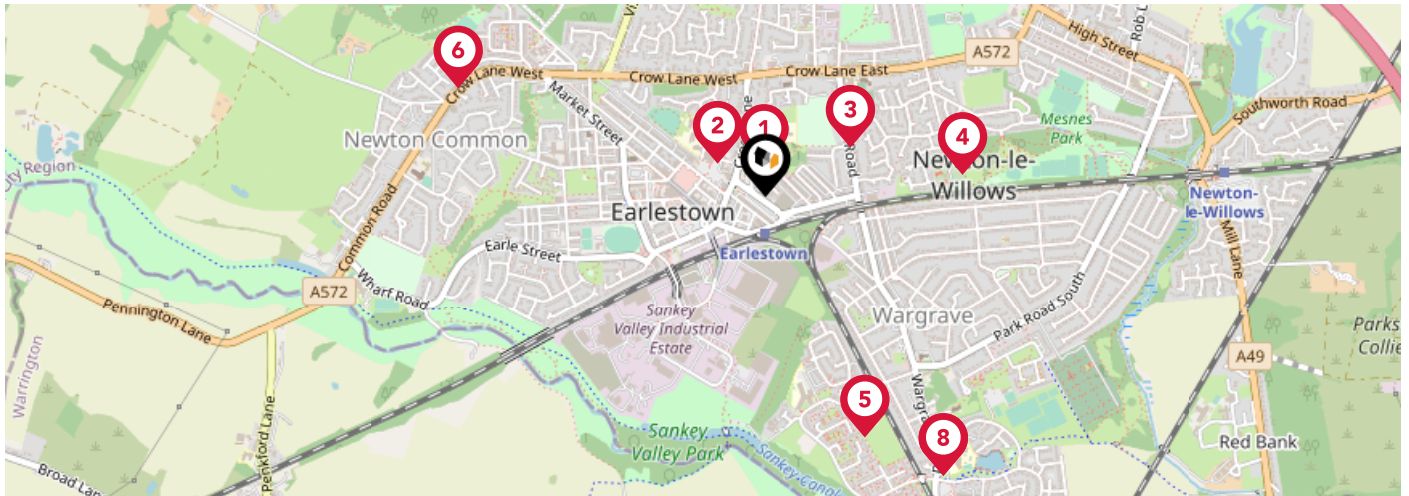


This plan is illustrative only.
Its details cannot be relied upon and no liability is taken for any errors.

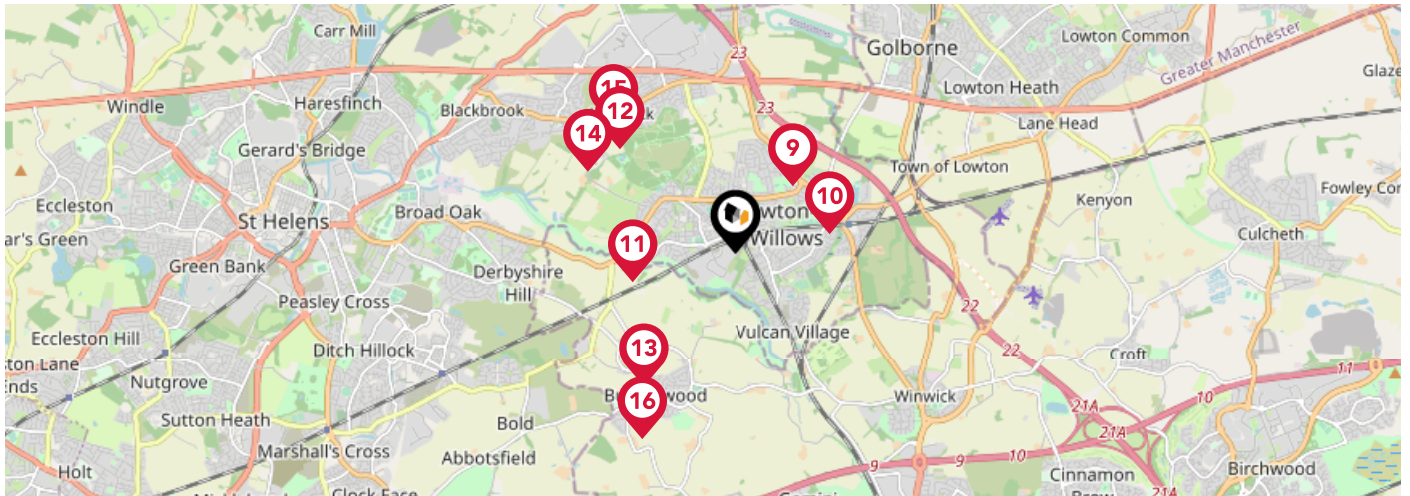


Additional EPC Data

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



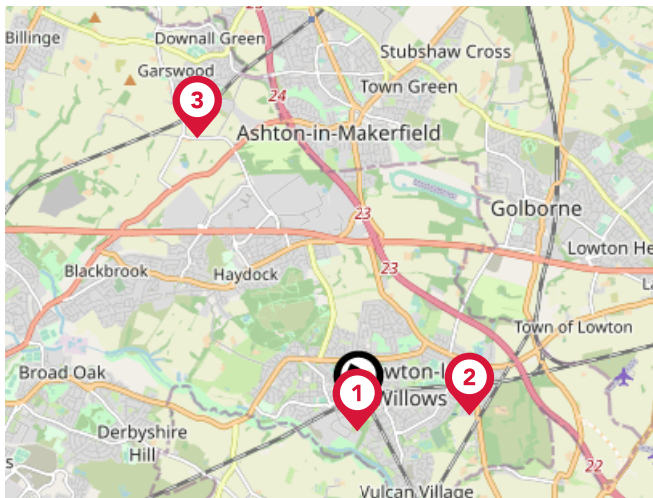
		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Junior School Ofsted Rating: Requires Improvement Pupils: 235 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The District CofE Primary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



		Nursery	Primary	Secondary	College	Private
	Hope Academy Ofsted Rating: Requires Improvement Pupils: 1217 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's CofE Primary School Ofsted Rating: Outstanding Pupils: 247 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penkford School Ofsted Rating: Good Pupils: 54 Distance:0.94	<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: Good Pupils: 169 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burtonwood Community Primary School Ofsted Rating: Outstanding Pupils: 204 Distance:1.42	<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:1.48	<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:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul of the Cross Catholic Primary School Ofsted Rating: Good Pupils: 143 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

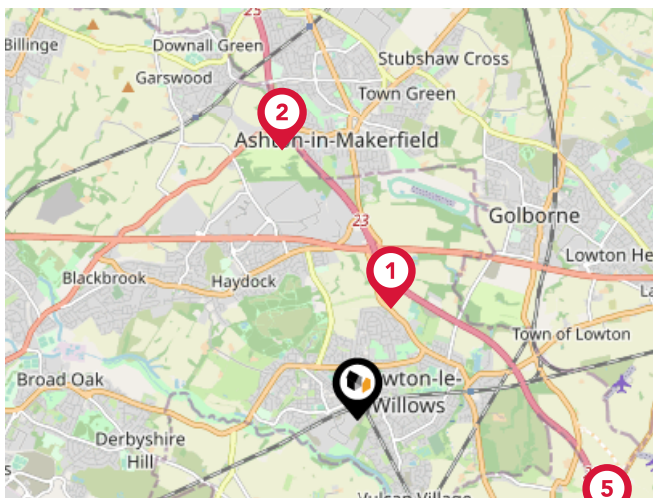
Area

Transport (National)



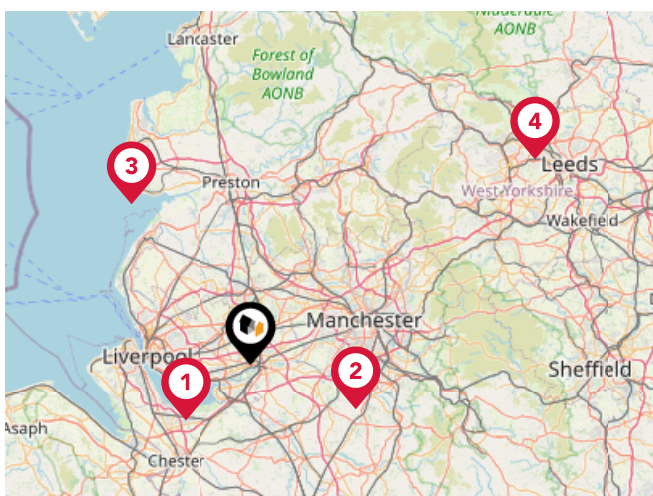
National Rail Stations

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



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J23	1.03 miles
	M6 J24	2.47 miles
	M62 J8	2.66 miles
	M62 J9	2.69 miles
	M6 J22	2.4 miles

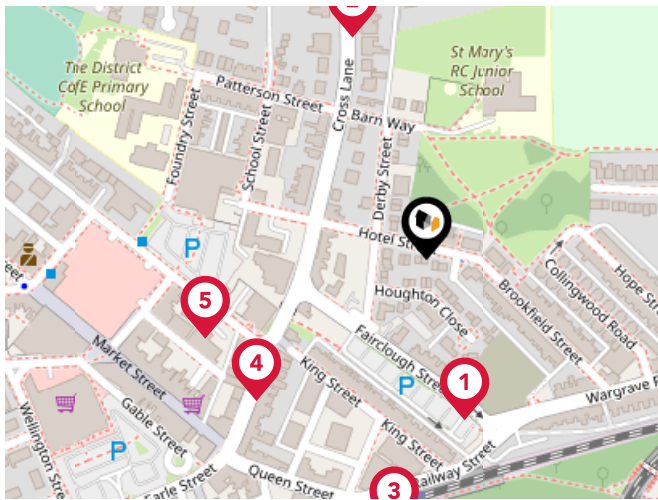


Airports/Helipads

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

Area

Transport (Local)



Bus Stops/Stations

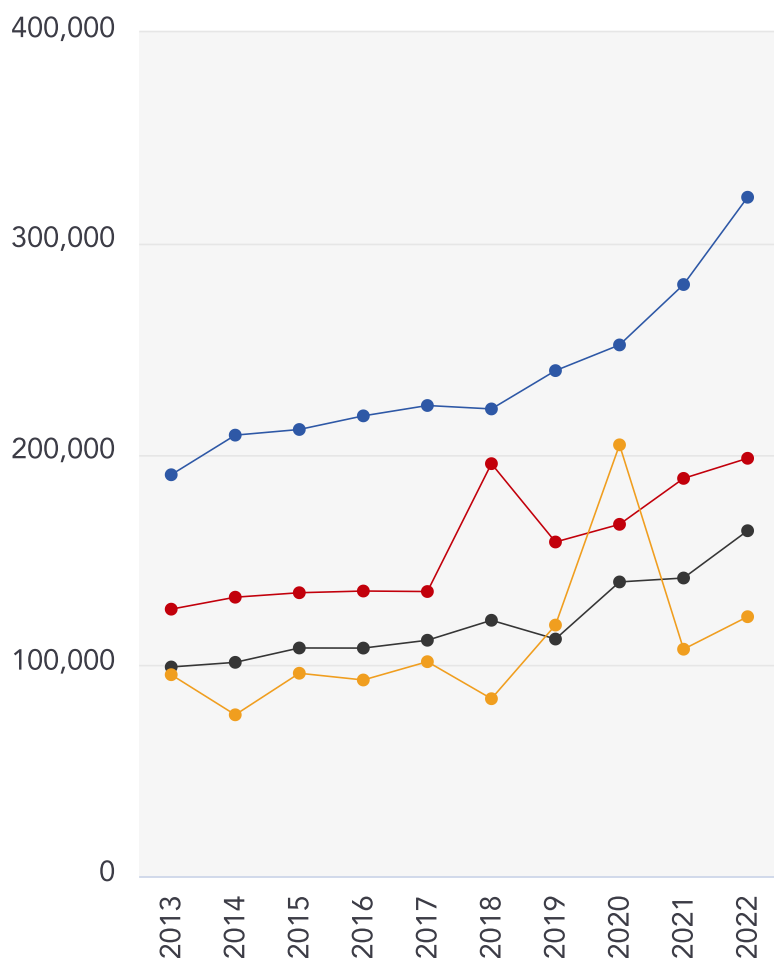
Pin	Name	Distance
1	Wargrave Road	0.09 miles
2	Crow Lane West	0.13 miles
3	Earlstown Station	0.15 miles
4	Haydock Street	0.12 miles
5	Oxford Street	0.13 miles

Market

House Price Statistics



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%

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

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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Think Estate Agents

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

