

THINK

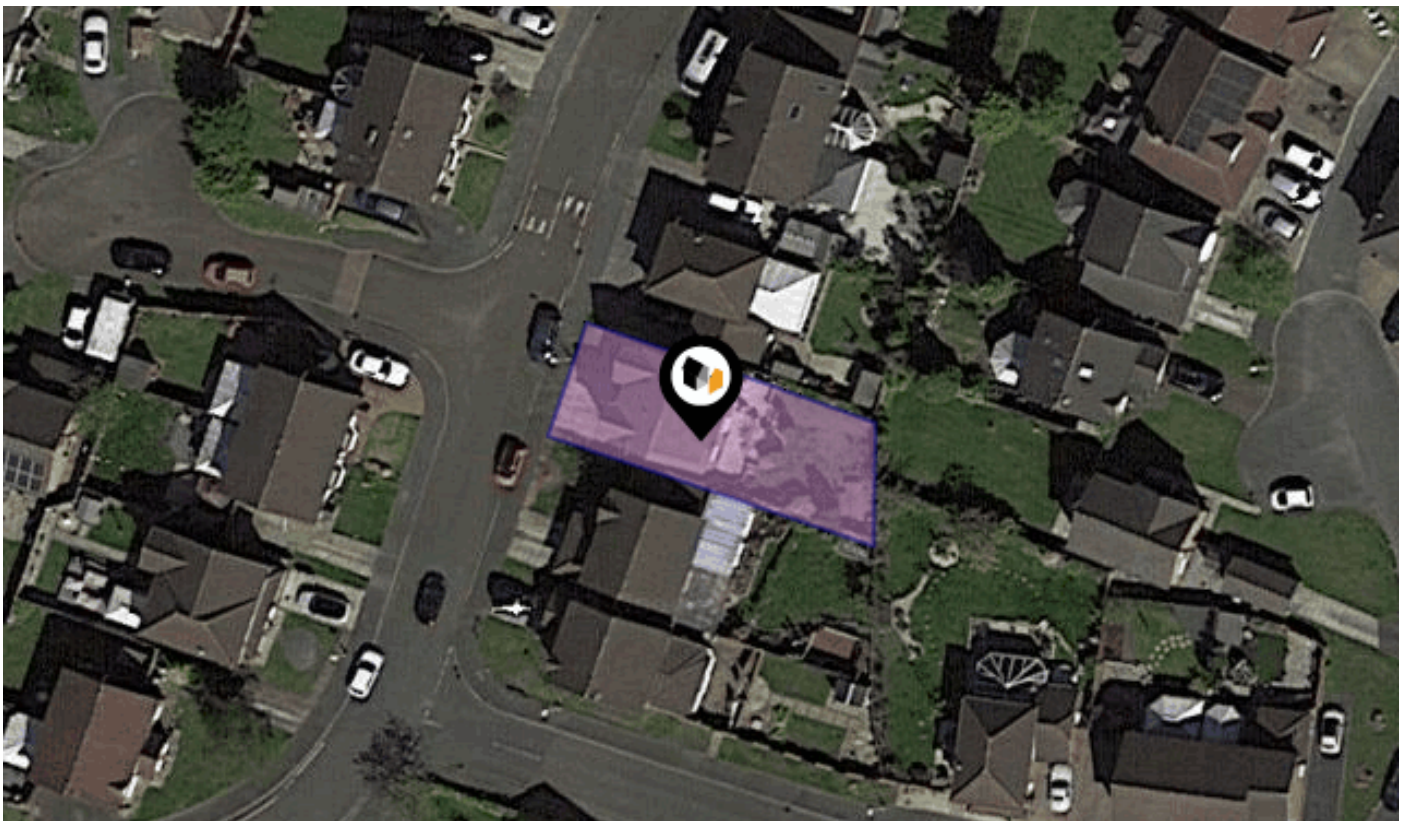


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th April 2023



57, ASHBURY DRIVE, HAYDOCK, ST. HELENS, WA11 0FA

Think Estate Agents

32 Bridge Street, Newton Le Willows, WA12 9BA

01925 290290

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www.think-property.com



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Property

Type:	Detached	Last Sold Date:	29/04/1996
Bedrooms:	4	Last Sold Price:	£73,950
Plot Area:	0.06 acres	Tenure:	Leasehold
Year Built :	1996	Start Date:	28/04/1996
Council Tax :	Band D	End Date:	29/04/2995
Annual Estimate:	£1,972	Lease Term:	999 years from 29 April 1996
Title Number:	MS376802	Term Remaining:	972 years
UPRN:	39073091		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	79 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *57, Ashbury Drive, Haydock, St. Helens, WA11 0FA*

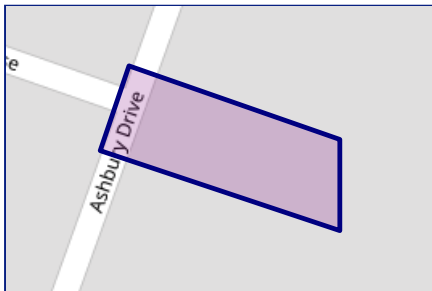
Reference - P/2019/0201/HHFP	
Decision:	Decided
Date:	20th March 2019
Description:	First floor side extension.

Freehold Title Plan



MS389040

Leasehold Title Plan



MS376802

Start Date: 28/04/1996
End Date: 29/04/2995
Lease Term: 999 years from 29 April 1996
Term Remaining: 972 years

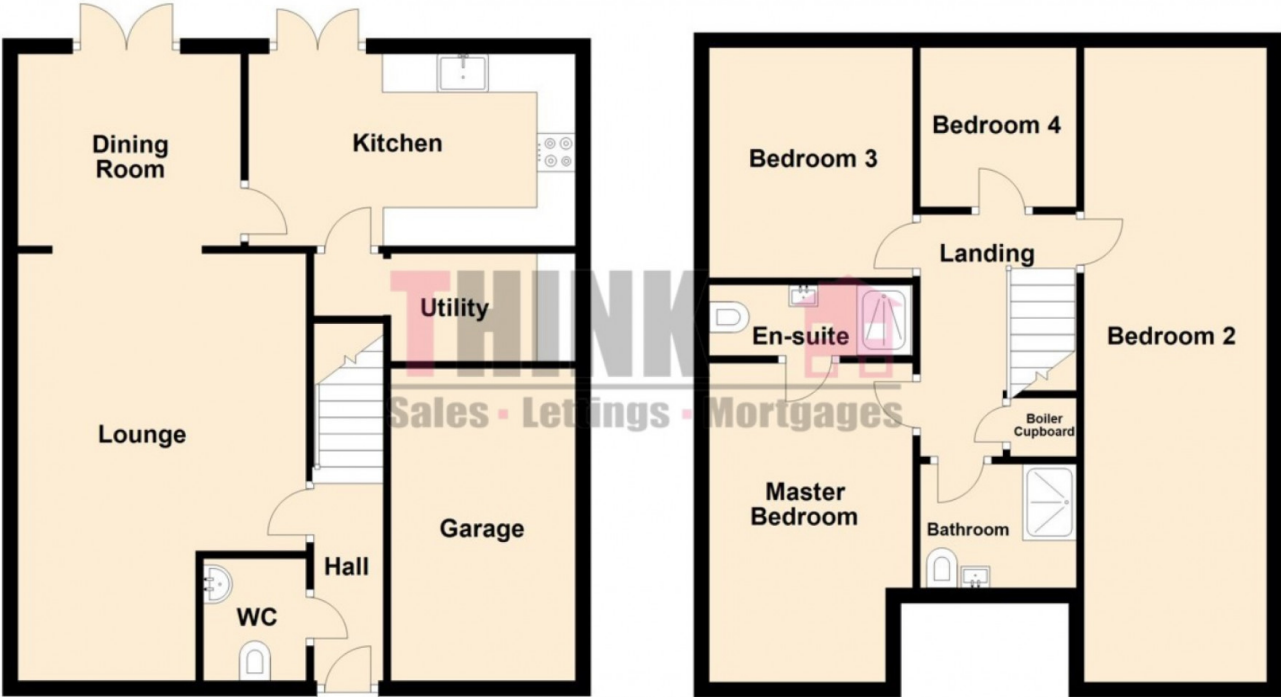






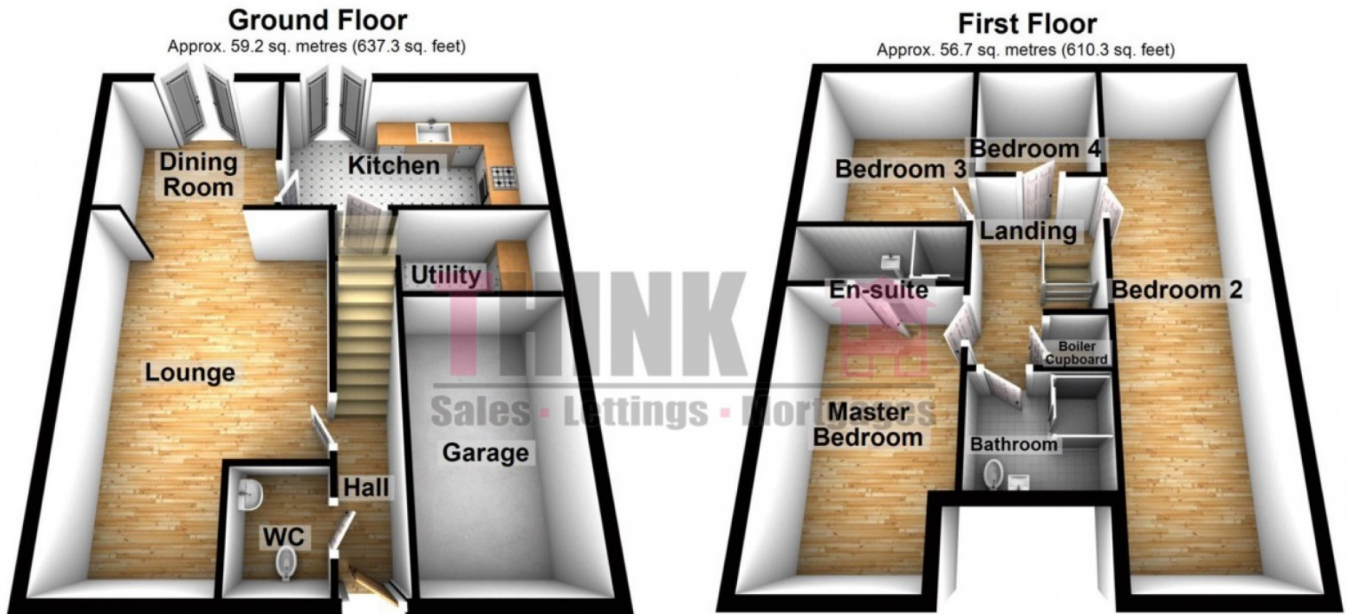


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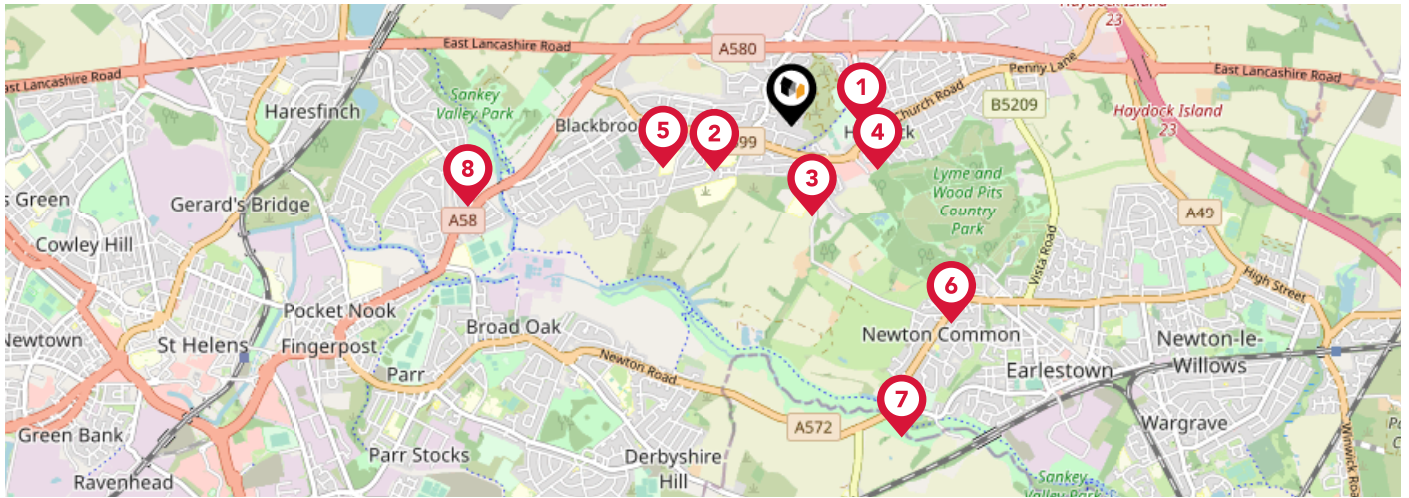


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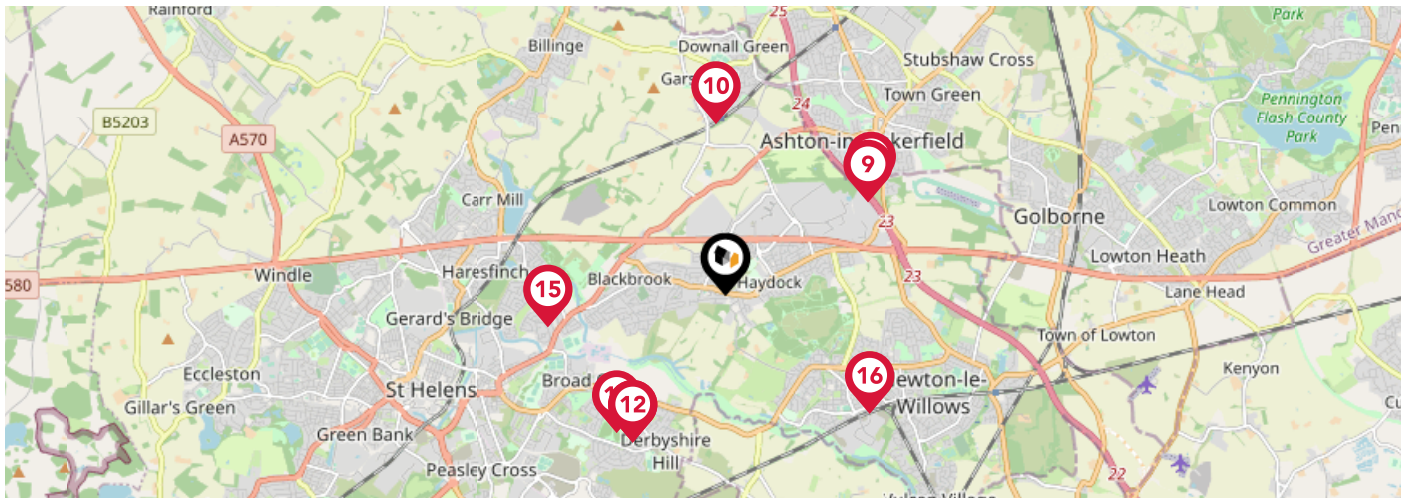
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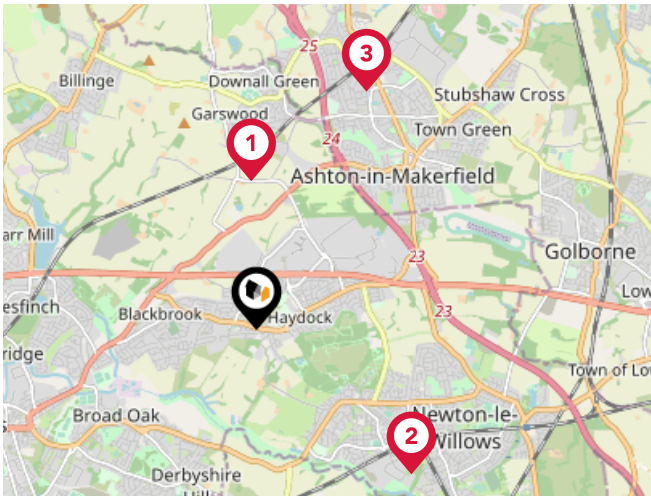
	Nursery	Primary	Secondary	College	Private
<p>1 Haydock English Martyrs' Primary School</p> <p>Ofsted Rating: Good Pupils: 330 Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Haydock High School</p> <p>Ofsted Rating: Inadequate Pupils:0 Distance:0.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Grange Valley Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 264 Distance:0.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St James' Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 169 Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Legh Vale Primary School</p> <p>Ofsted Rating: Good Pupils: 503 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Lyme Community Primary School</p> <p>Ofsted Rating: Good Pupils: 223 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Penkford School</p> <p>Ofsted Rating: Good Pupils: 54 Distance:1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St. Mary's Catholic Primary Blackbrook</p> <p>Ofsted Rating: Good Pupils: 443 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Byrchall High School Ofsted Rating: Requires Improvement Pupils: 960 Distance: 1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Garswood Primary and Nursery School Ofsted Rating: Outstanding Pupils: 200 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Spirit Catholic Primary School Ofsted Rating: Good Pupils: 225 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broad Oak Community Primary School Ofsted Rating: Good Pupils: 643 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pace Ofsted Rating: Good Pupils: 5 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund Arrowsmith Catholic High School, Ashton-in-Makerfield Ofsted Rating: Good Pupils: 1212 Distance: 1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashurst Primary School Ofsted Rating: Good Pupils: 223 Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The District CofE Primary School Ofsted Rating: Good Pupils: 336 Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

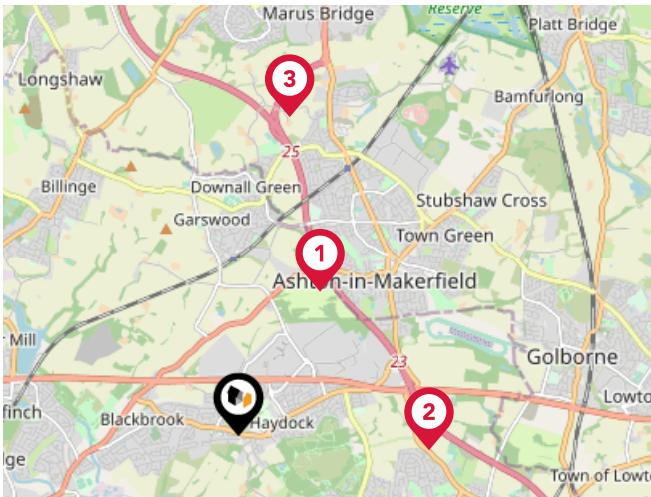
Area

Transport (National)



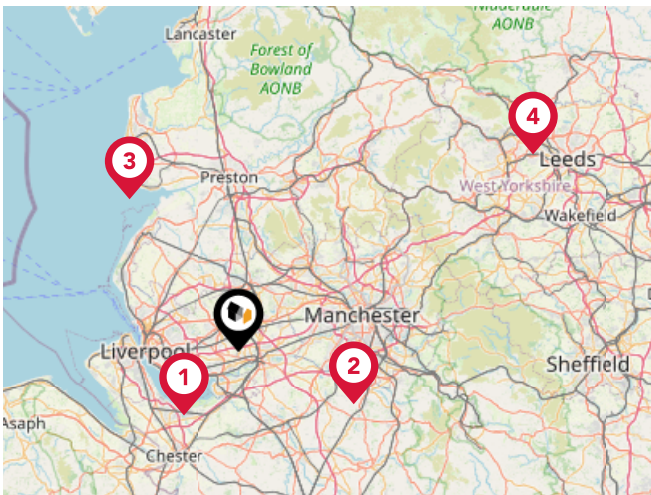
National Rail Stations

Pin	Name	Distance
1	Garswood Rail Station	1.32 miles
2	Earlestown Rail Station	1.87 miles
3	Bryn Rail Station	2.33 miles



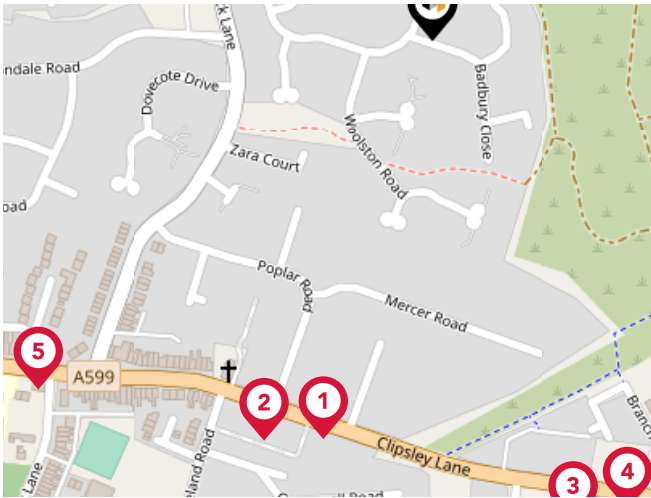
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J24	1.46 miles
2	M6 J23	1.69 miles
3	M6 J25	2.85 miles
4	M62 J8	3.86 miles
5	M6 J26	4.62 miles



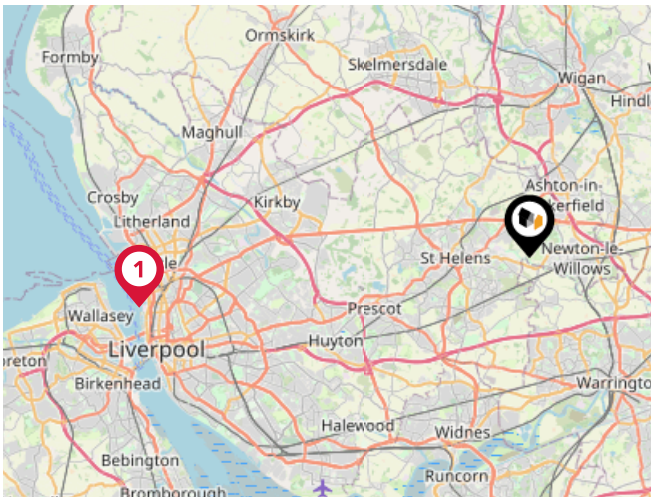
Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.85 miles
2	Manchester Airport	18.05 miles
3	Blackpool International Airport	26.21 miles
4	Leeds Bradford International Airport	49.8 miles



Bus Stops/Stations

Pin	Name	Distance
1	Stanton Close	0.23 miles
2	Ireland Road	0.24 miles
3	Grange Valley	0.28 miles
4	Grange Valley	0.28 miles
5	O'Connell Close	0.29 miles



Ferry Terminals

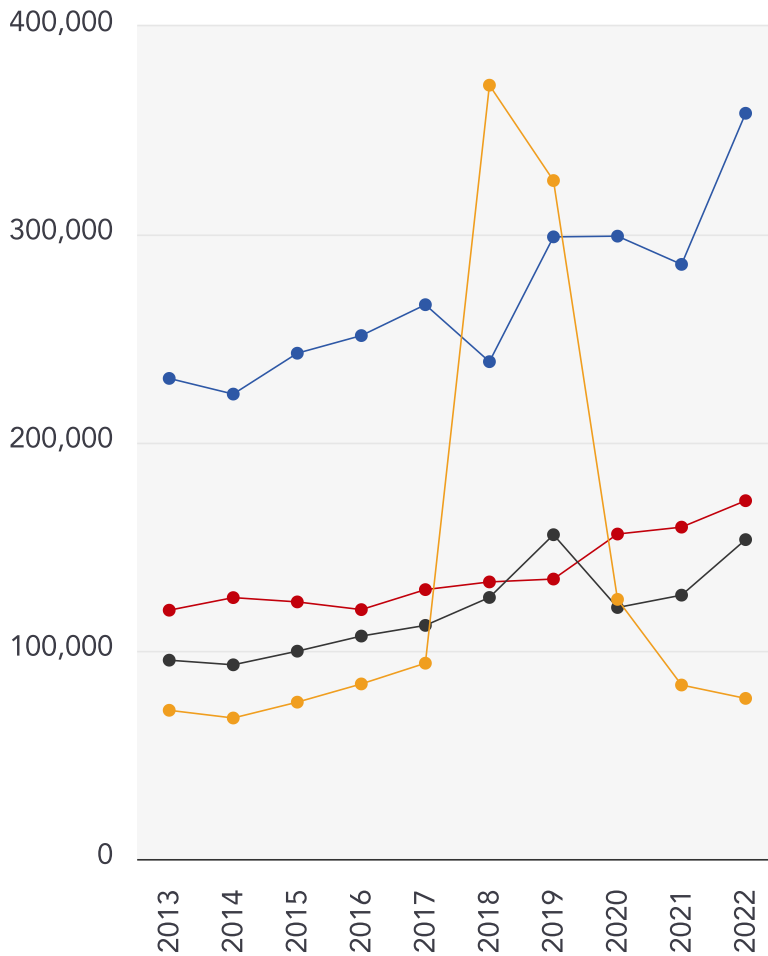
Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	13.91 miles

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%



Think Estate Agents

THINK Estate Agents originally began life as Mortgage Matters over 25 years ago. A successful Mortgage Brokerage established by Aidan, the owner and Director of THINK. He built up a very successful business with a Team of 6 Advisers providing Mortgage Advice for the majority of local Estate Agents.

The "credit crunch" in 2008 forced the business to diversify, and in 2009 Think Rentals was born. Since then, the Lettings business has grown significantly to become the leading agent in the town with an impressive and growing portfolio of Managed properties.

Aidan's son Jack joined the business in 2013. Jack helped with the re-brand of the business as THINK Estate Agents taking us into the property Sales market. Since 2013 THINK have grown beyond all expectations, being on of the top selling agents in the town since 2014 when we introduced our fixed fee pac

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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Valuation Office
Agency

