

**THINK**

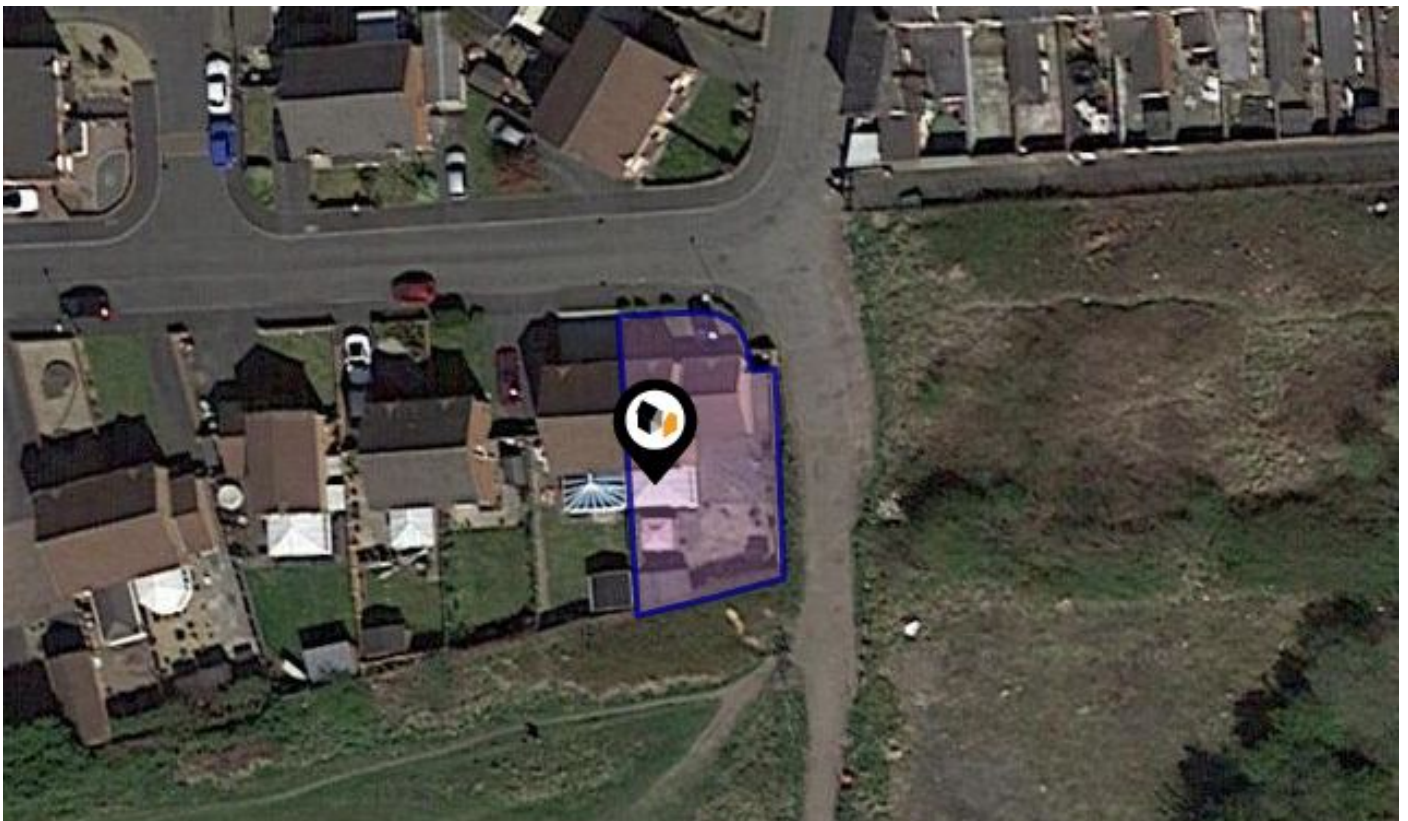


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16<sup>th</sup> May 2023



**QUAYLE CLOSE, HAYDOCK, ST. HELENS, WA11**

## Think Estate Agents

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## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£189
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,534		
<b>Title Number:</b>	MS386374		
<b>UPRN:</b>	39076177		

## 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>2</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *1, Quayle Close, Haydock, St. Helens, WA11 0GX*

Reference - P/2006/1111	
Decision:	-
Date:	15th September 2006
Description:	Single storey garage to the side elevation.

Reference - PRE/2005/1255	
Decision:	-
Date:	17th November 2005
Description:	Conservatory

## QUAYLE CLOSE, HAYDOCK, ST. HELENS, WA11

### Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



### First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



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

Haydock, WA11

Energy rating

# C

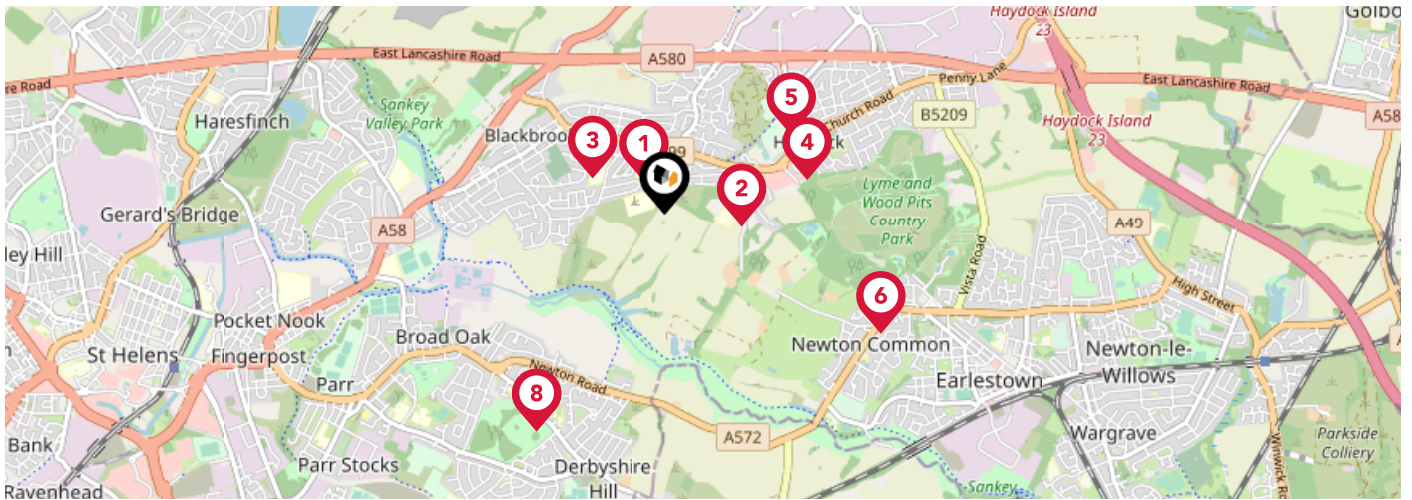
Valid until 09.11.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

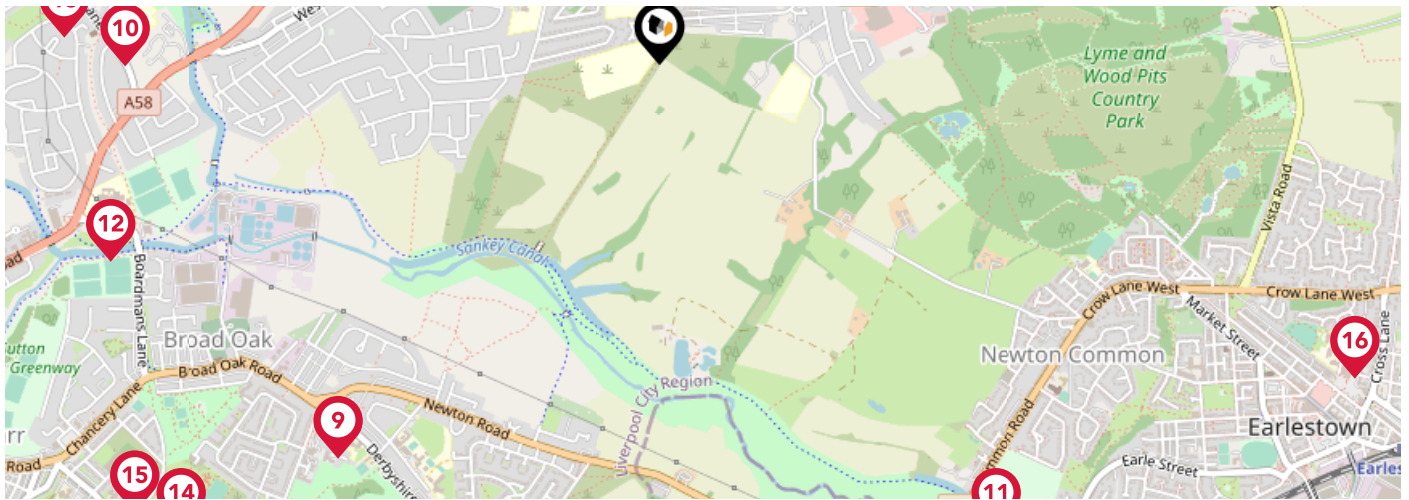
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Haydock High School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grange Valley Primary School</b> Ofsted Rating: Outstanding   Pupils: 264   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lekh Vale Primary School</b> Ofsted Rating: Good   Pupils: 503   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St James' Church of England Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Haydock English Martyrs' Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Lyme Community Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holy Spirit Catholic Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Broad Oak Community Primary School</b> Ofsted Rating: Good   Pupils: 643   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

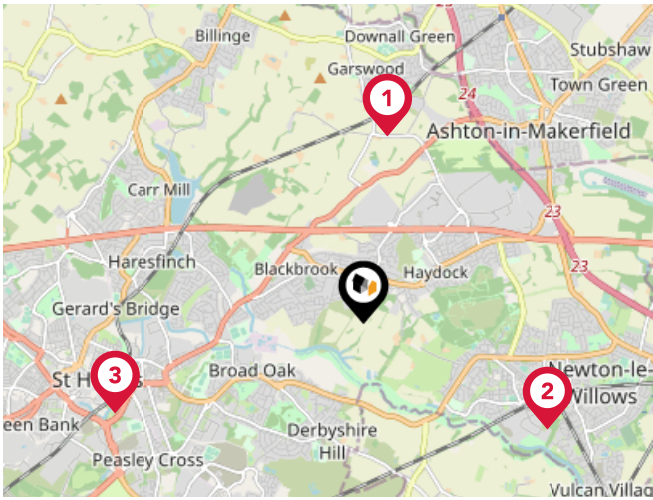
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Pace</b> Ofsted Rating: Good   Pupils: 5   Distance: 1.12	<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: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penkford School</b> Ofsted Rating: Good   Pupils: 54   Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine of Canterbury Catholic High School</b> Ofsted Rating: Special Measures   Pupils: 569   Distance: 1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashurst Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lansbury Bridge School</b> Ofsted Rating: Good   Pupils: 223   Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mill Green School</b> Ofsted Rating: Outstanding   Pupils: 95   Distance: 1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The District CofE Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

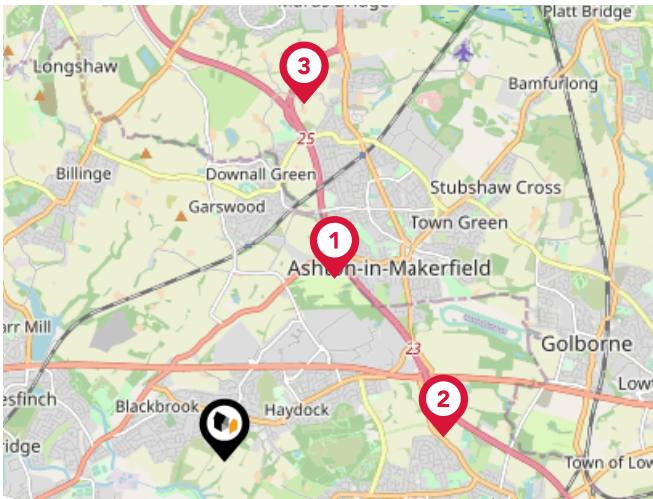


# Area Transport (National)



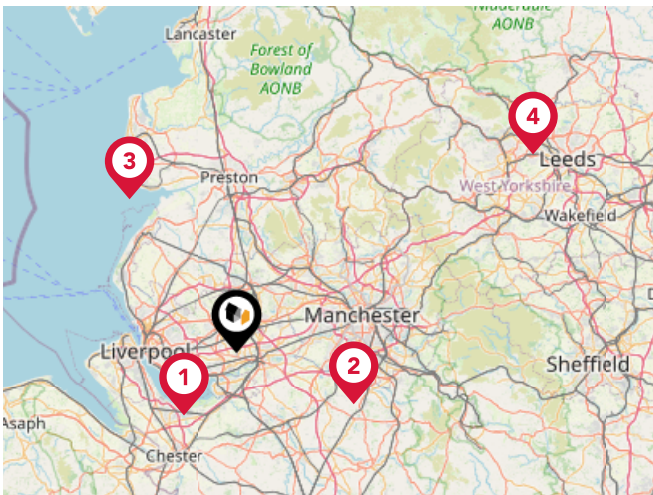
## National Rail Stations

Pin	Name	Distance
1	Garswood Rail Station	1.68 miles
2	Earlestown Rail Station	1.87 miles
3	St Helens Central Rail Station	2.32 miles



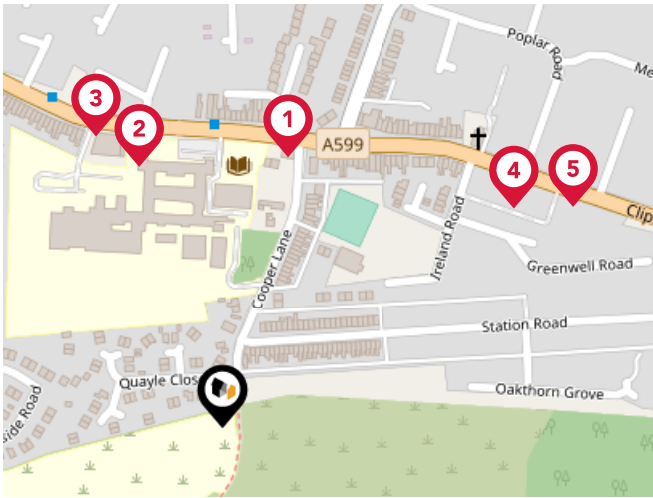
## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J24	1.88 miles
2	M6 J23	1.95 miles
3	M6 J25	3.24 miles
4	M62 J8	3.61 miles
5	M6 J26	4.9 miles



## Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.43 miles
2	Manchester Airport	18.15 miles
3	Blackpool International Airport	26.34 miles
4	Leeds Bradford International Airport	50.2 miles



### Bus Stops/Stations

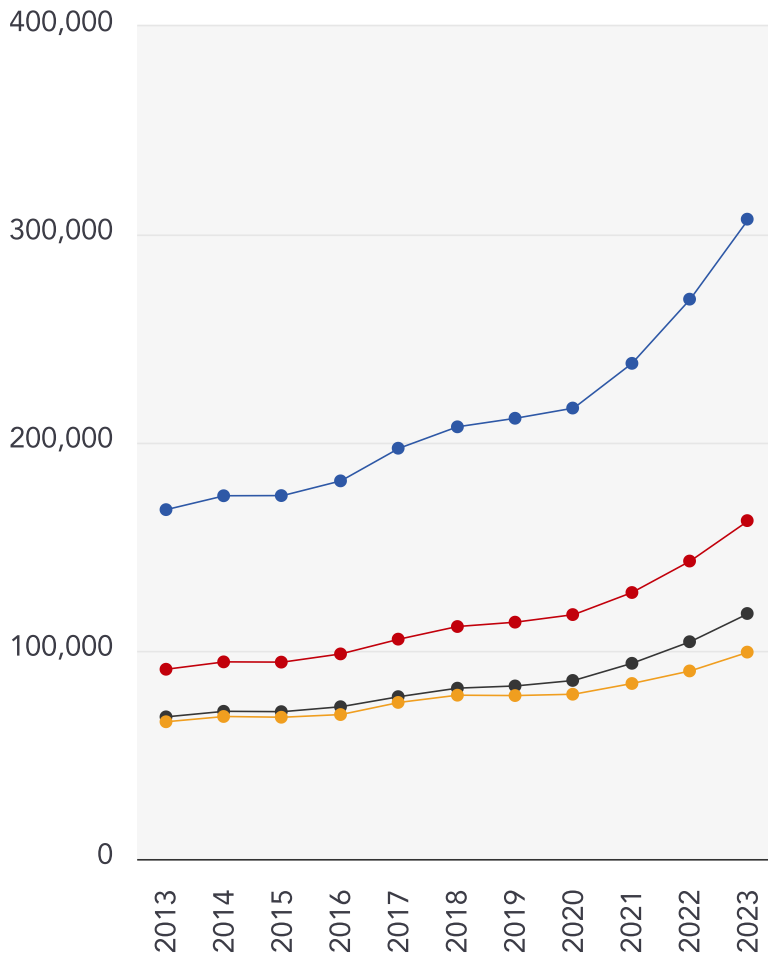
Pin	Name	Distance
1	O'Connell Close	0.15 miles
2	Gardiner Avenue	0.15 miles
3	Squires Close	0.18 miles
4	Ireland Road	0.2 miles
5	Stanton Close	0.23 miles

# Market

## House Price Statistics



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



Detached

**+83.14%**

Semi-Detached

**+78.33%**

Terraced

**+72.71%**

Flat

**+50.75%**

## 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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