

**THINK**

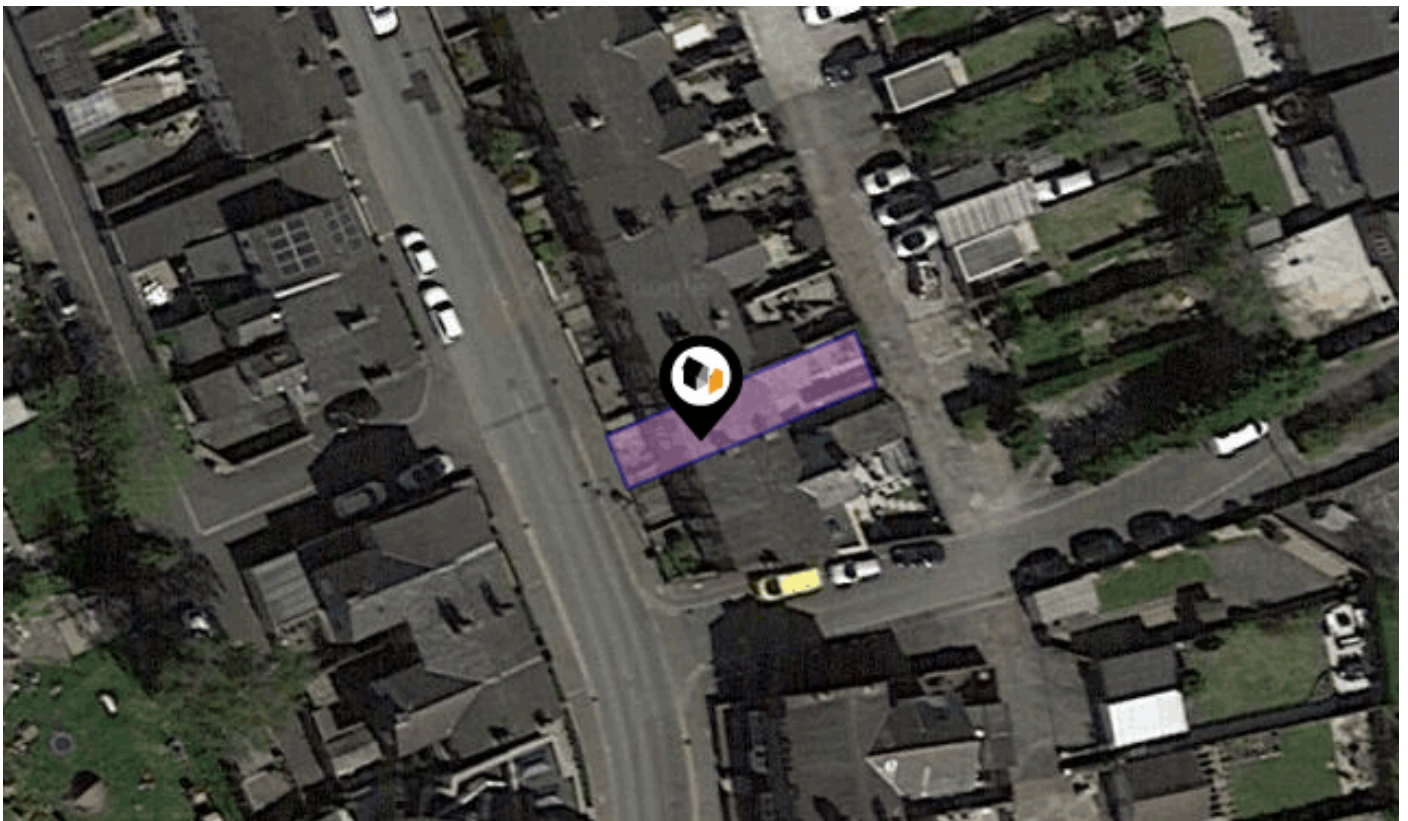


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14<sup>th</sup> June 2023



**WARGRAVE ROAD, 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



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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	06/02/1901
<b>Plot Area:</b>	0.03 acres	<b>End Date:</b>	22/11/2899
<b>Council Tax :</b>	Band A	<b>Lease Term:</b>	999 years from 22 November 1900
<b>Annual Estimate:</b>	£1,315	<b>Term Remaining:</b>	877 years
<b>Title Number:</b>	MS196543		
<b>UPRN:</b>	39061424		

## Local Area

<b>Local Authority:</b>	St Helens
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

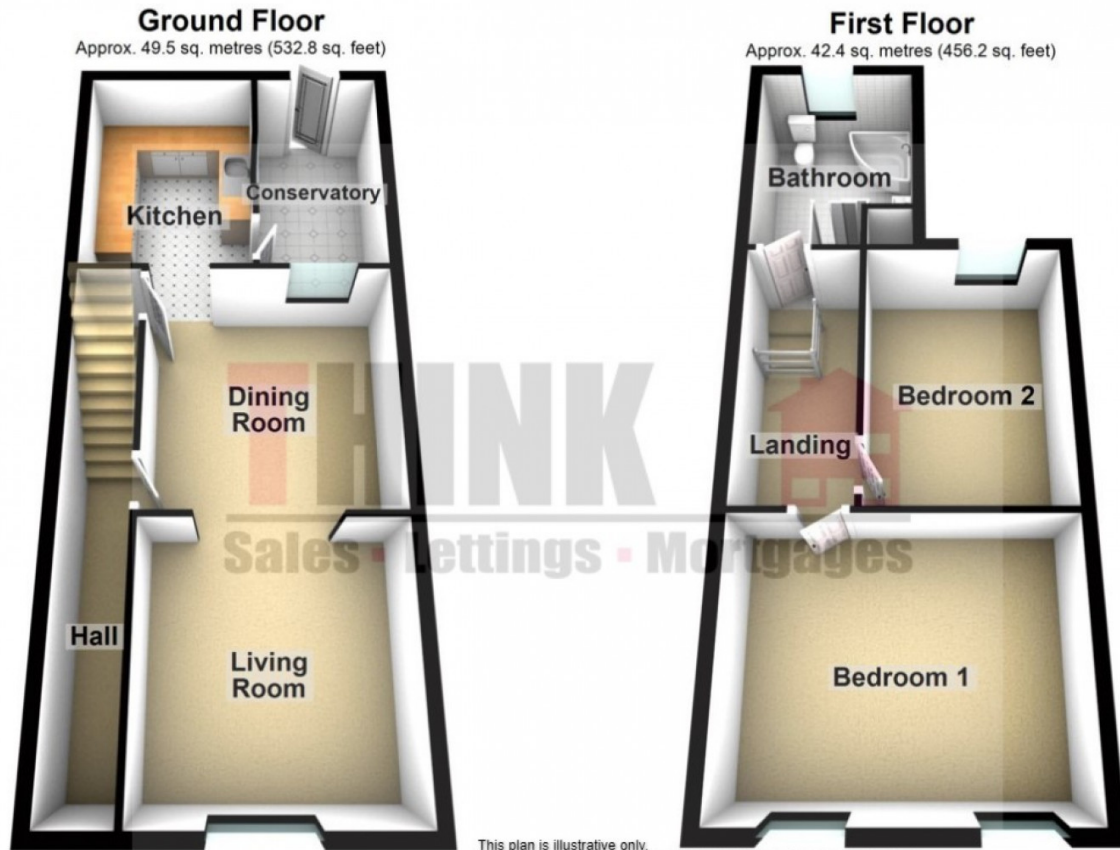
### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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


### Satellite/Fibre TV Availability:

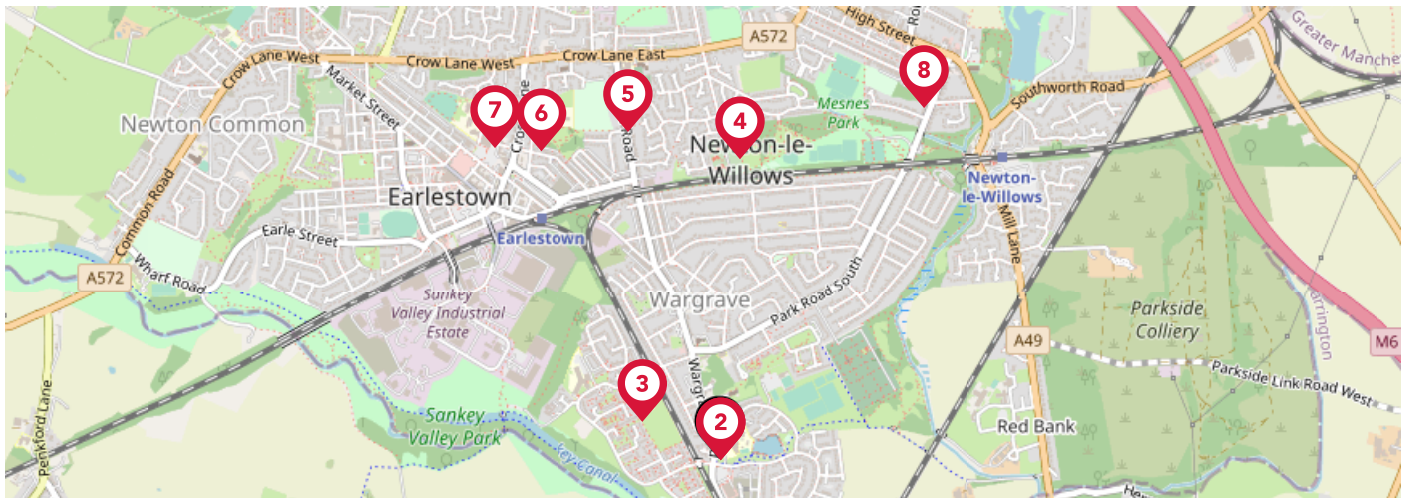

## WARGRAVE ROAD, NEWTON-LE-WILLOWS, WA12



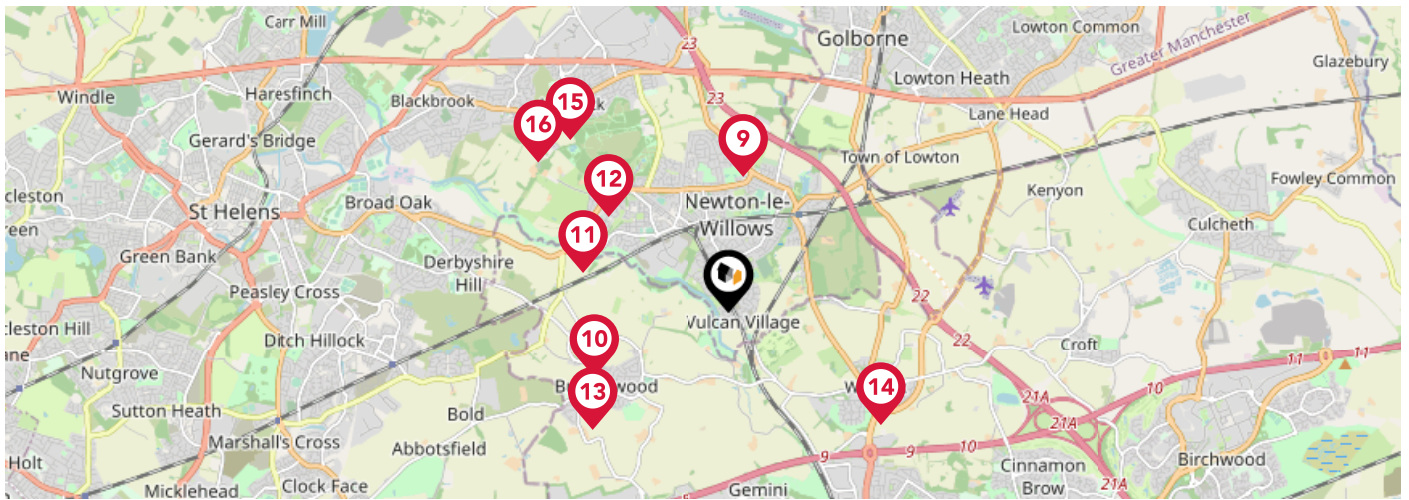
This plan is illustrative only.  
Its details cannot be relied upon and no liability is taken for any errors.



# Area Schools



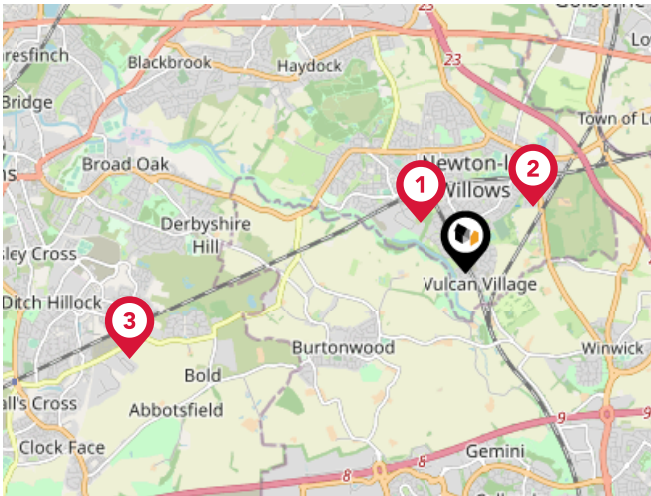
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd)</p> <p>Ofsted Rating: Good   Pupils:0   Distance: 0</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Wargrave House School</p> <p>Ofsted Rating: Good   Pupils: 53   Distance: 0</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Wargrave CofE Primary School</p> <p>Ofsted Rating: Good   Pupils: 397   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Newton-le-Willows Primary School</p> <p>Ofsted Rating: Good   Pupils: 600   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> St Mary's Catholic Infant School</p> <p>Ofsted Rating: Requires Improvement   Pupils: 218   Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> St Mary's Catholic Junior School</p> <p>Ofsted Rating: Requires Improvement   Pupils: 235   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> The District CofE Primary School</p> <p>Ofsted Rating: Good   Pupils: 336   Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> St Peter's CofE Primary School</p> <p>Ofsted Rating: Outstanding   Pupils: 247   Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Hope Academy</b> Ofsted Rating: Requires Improvement   Pupils: 1217   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burtonwood Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 204   Distance:1.31	<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:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lyme Community Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul of the Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Winwick CofE Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' Church of England Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Valley Primary School</b> Ofsted Rating: Outstanding   Pupils: 264   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

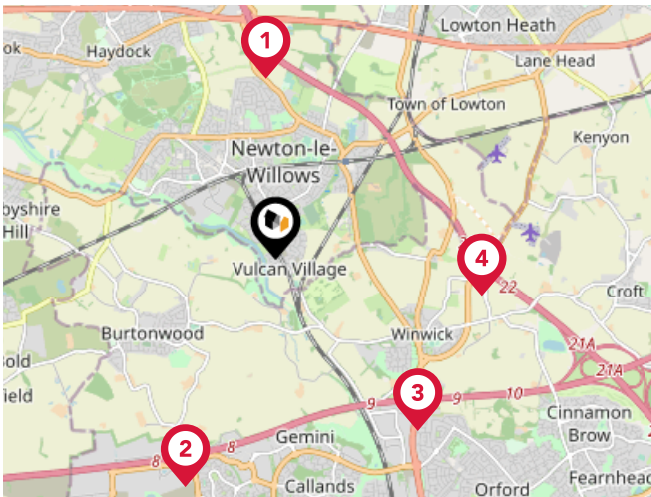
# Area

## Transport (National)



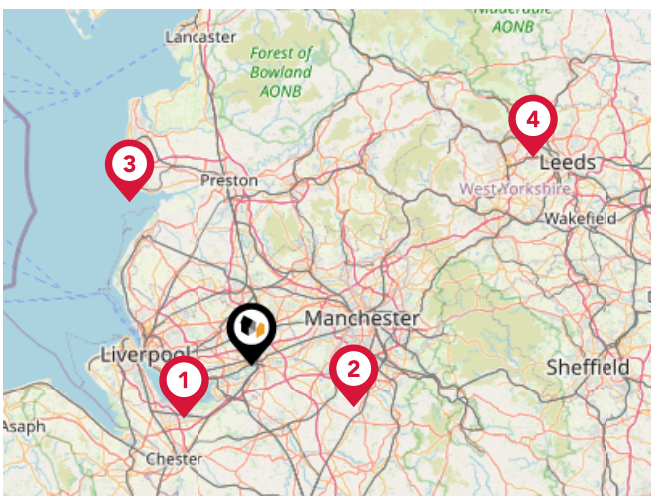
### National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	0.61 miles
2	Newton-le-Willows Rail Station	0.84 miles
3	St Helens Junction Rail Station	3.07 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J23	1.6 miles
2	M62 J8	2.16 miles
3	M62 J9	1.97 miles
4	M6 J22	1.85 miles
5	M6 J24	3.17 miles



### Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.93 miles
2	Manchester Airport	15.75 miles
3	Blackpool International Airport	28.64 miles
4	Leeds Bradford International Airport	49.35 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Church Drive	0.02 miles
2	Church Drive	0.04 miles
3	Bradleigh Road	0.14 miles
4	Fearnley Way	0.13 miles
5	Tyrer Road	0.13 miles

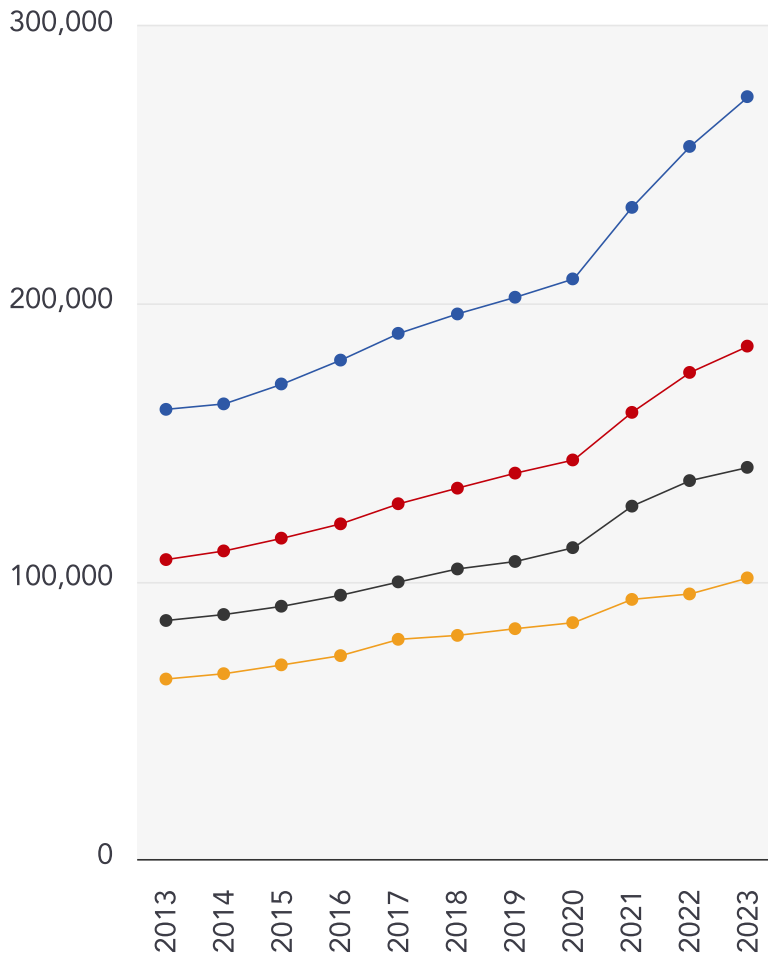


# Market

## House Price Statistics



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



Detached

**+69.54%**

Semi-Detached

**+71.3%**

Terraced

**+64.21%**

Flat

**+56.21%**



## 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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#### Think Estate Agents

32 Bridge Street, Newton Le Willows,

WA12 9BA

01925 290290

aidan@think-property.com

www.think-property.com

