

**THINK**

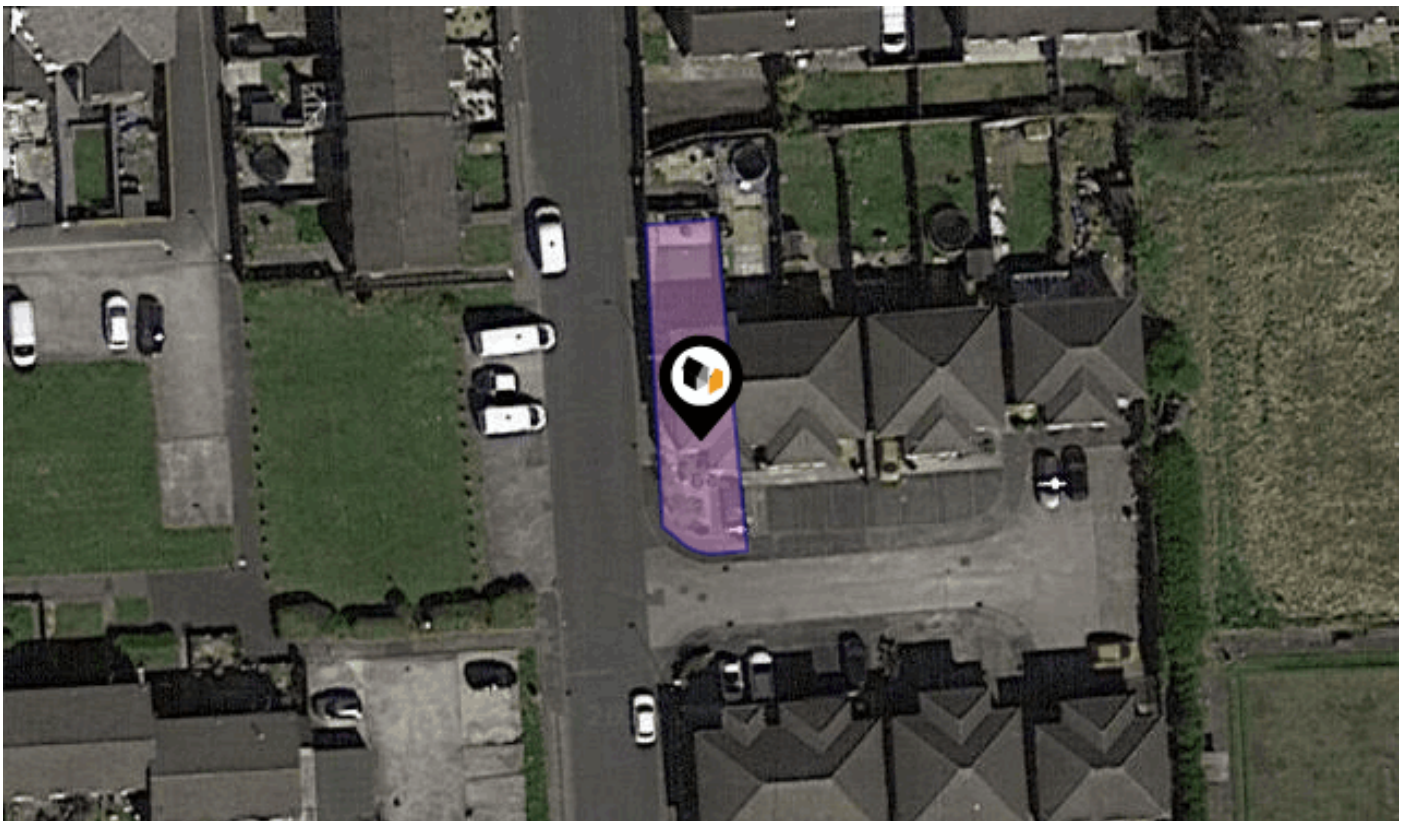


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22<sup>nd</sup> June 2023



**PAVILION COURT, NEWTON-LE-WILLOWS, WA12**

## Think Estate Agents

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## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£110
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	882 ft <sup>2</sup> / 82 m <sup>2</sup>	<b>Start Date:</b>	30/08/1853
<b>Plot Area:</b>	0.04 acres	<b>End Date:</b>	29/09/2852
<b>Year Built :</b>	2004	<b>Lease Term:</b>	999 years from 29 September 1853
<b>Council Tax :</b>	Band B	<b>Term</b>	829 years
<b>Annual Estimate:</b>	£1,534	<b>Remaining:</b>	
<b>Title Number:</b>	MS502636		
<b>UPRN:</b>	39081653		

## Local Area

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

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

<b>8</b> mb/s	<b>56</b> mb/s	<b>-</b> mb/s

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

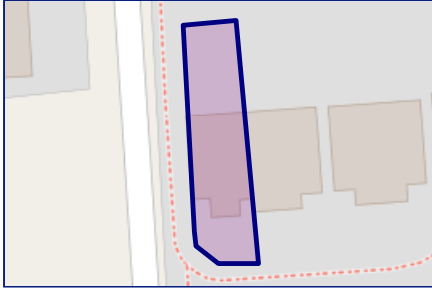


### Satellite/Fibre TV Availability:



## Freehold Title Plan

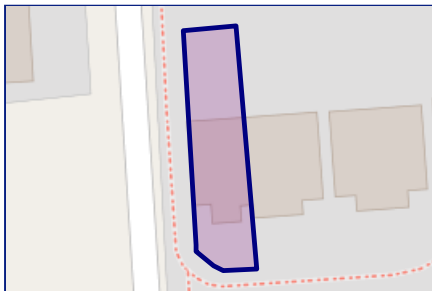
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**MS583879**

## Leasehold Title Plan

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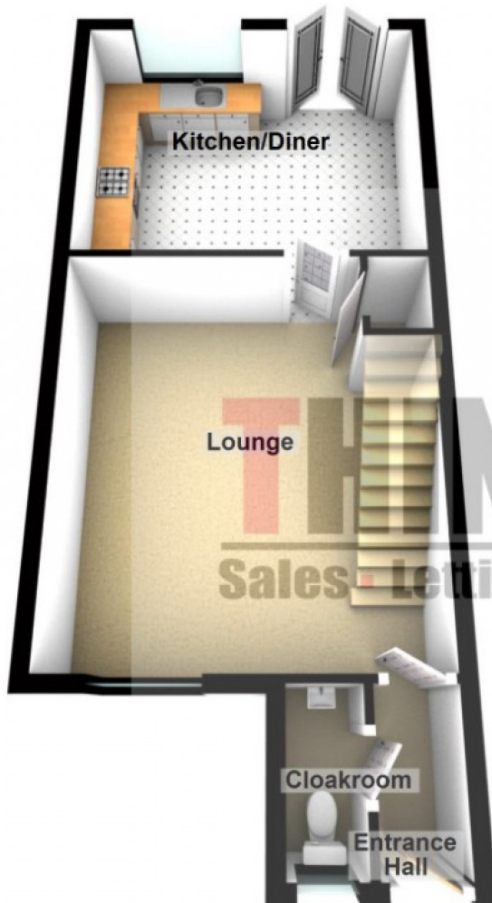


**MS502636**

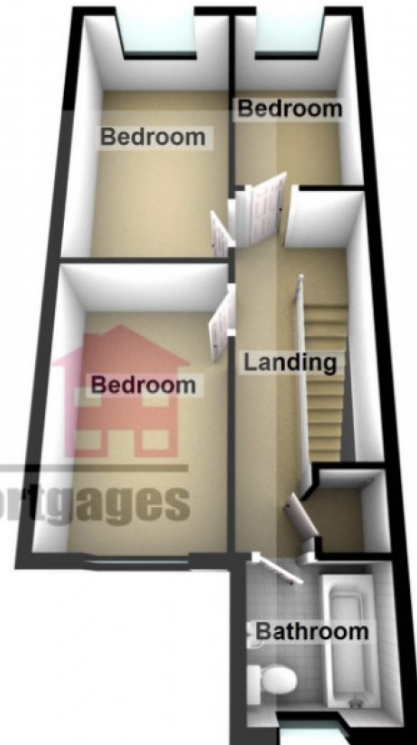
Start Date: 30/08/1853  
End Date: 29/09/2852  
Lease Term: 999 years from 29 September 1853  
Term Remaining: 829 years

## PAVILION COURT, NEWTON-LE-WILLOWS, WA12

Ground Floor



First Floor



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

Pavilion Court, WA12

Energy rating

**C**

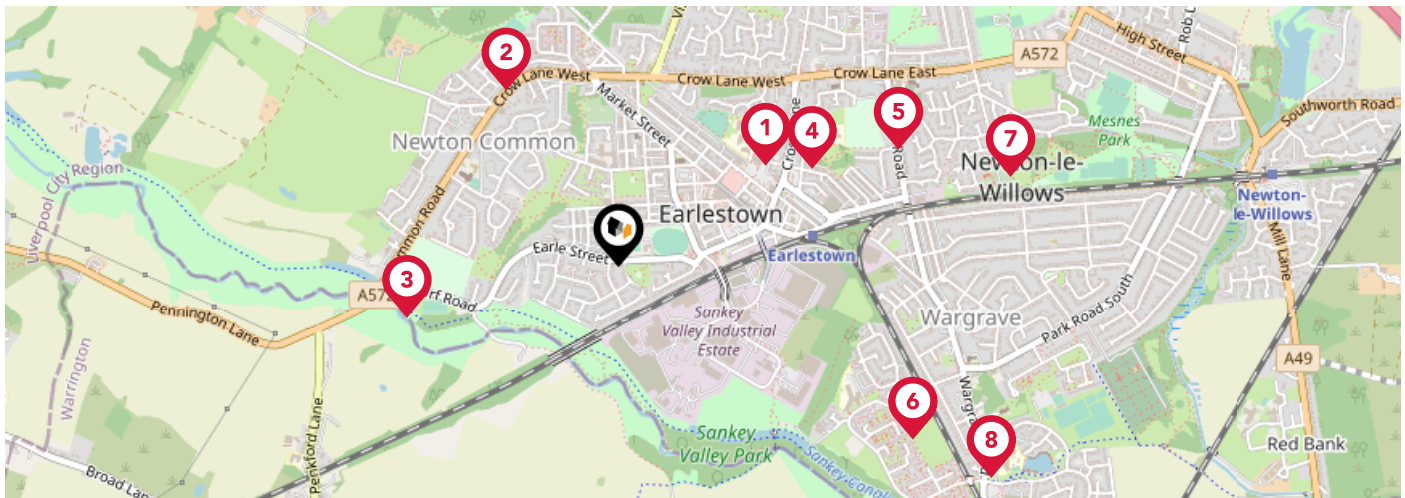
Valid until 25.04.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>	75   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

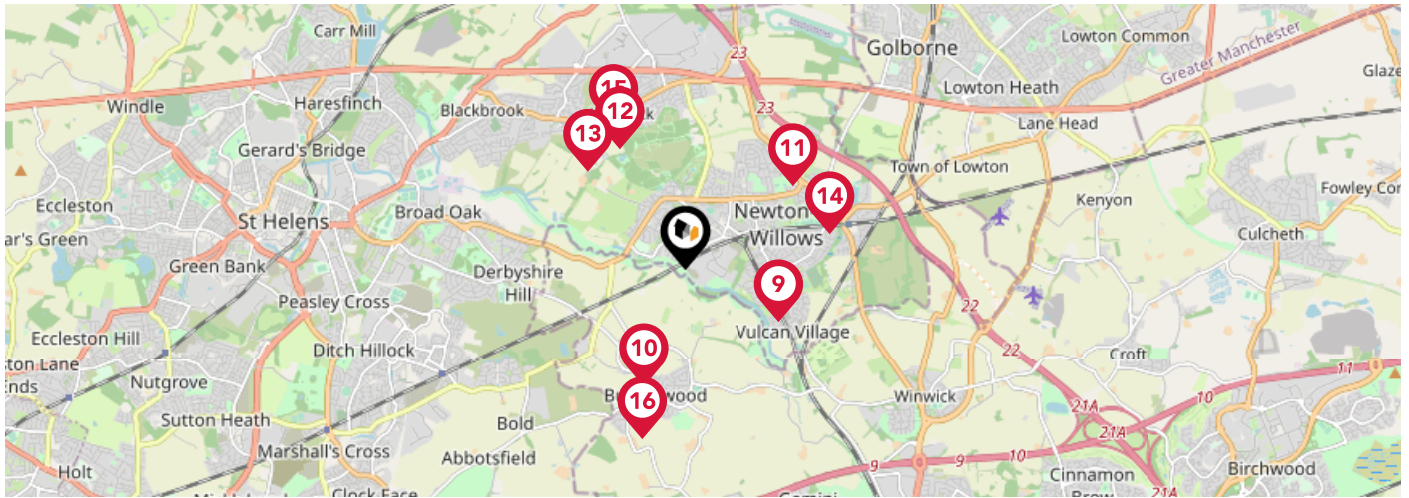
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<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, insulated (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>





	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>The District CofE Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Lyme Community Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Penkford School</b> Ofsted Rating: Good   Pupils: 54   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>St Mary's Catholic Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 235   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>St Mary's Catholic Infant School</b> Ofsted Rating: Requires Improvement   Pupils: 218   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Wargrave CofE Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Newton-le-Willows Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Lakeside Early Adult Provision - LEAP College (Wargrave House Ltd)</b> Ofsted Rating: Good   Pupils:0   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

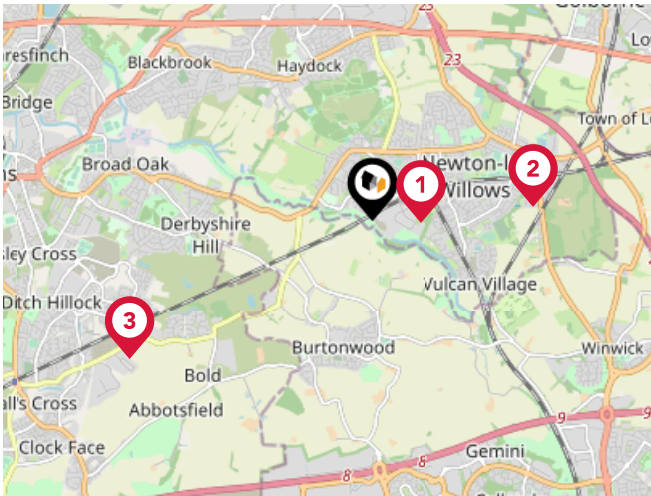
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Wargrave House School</b> Ofsted Rating: Good   Pupils: 53   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burtonwood Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 204   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hope Academy</b> Ofsted Rating: Requires Improvement   Pupils: 1217   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James' Church of England Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:1.22	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 247   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haydock English Martyrs' Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:1.42	<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:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

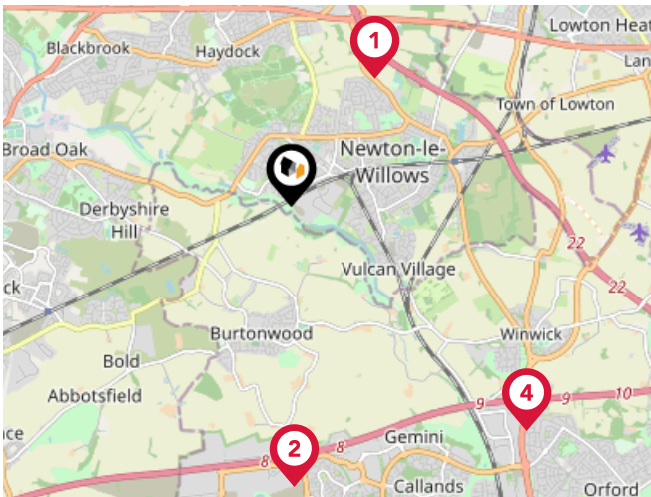


# Area Transport (National)



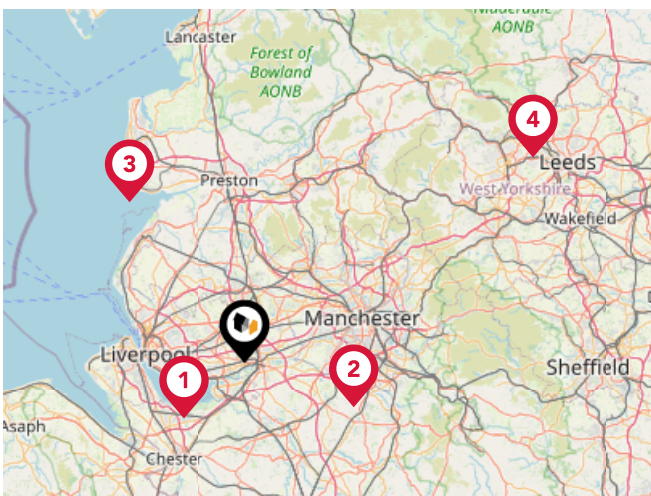
## National Rail Stations

Pin	Name	Distance
1	Earlestown Rail Station	0.43 miles
2	Newton-le-Willows Rail Station	1.42 miles
3	St Helens Junction Rail Station	2.47 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J23	1.35 miles
2	M62 J8	2.47 miles
3	M6 J24	2.54 miles
4	M62 J9	2.87 miles
5	M6 J25	4.11 miles

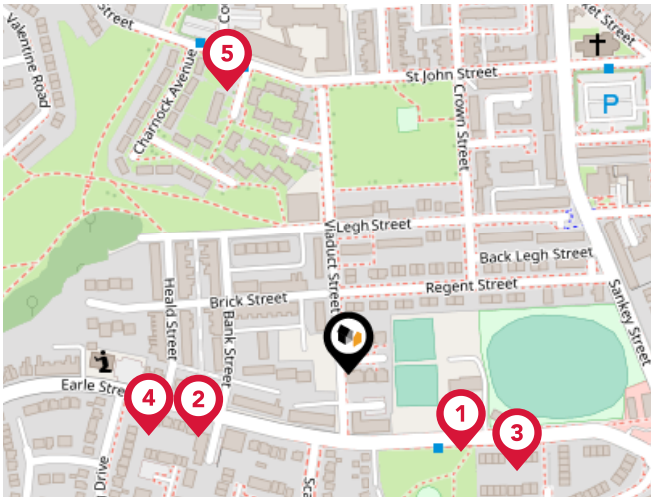


## Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	11.6 miles
2	Manchester Airport	16.68 miles
3	Blackpool International Airport	27.79 miles
4	Leeds Bradford International Airport	49.74 miles

# Area

## Transport (Local)



### Bus Stops/Stations

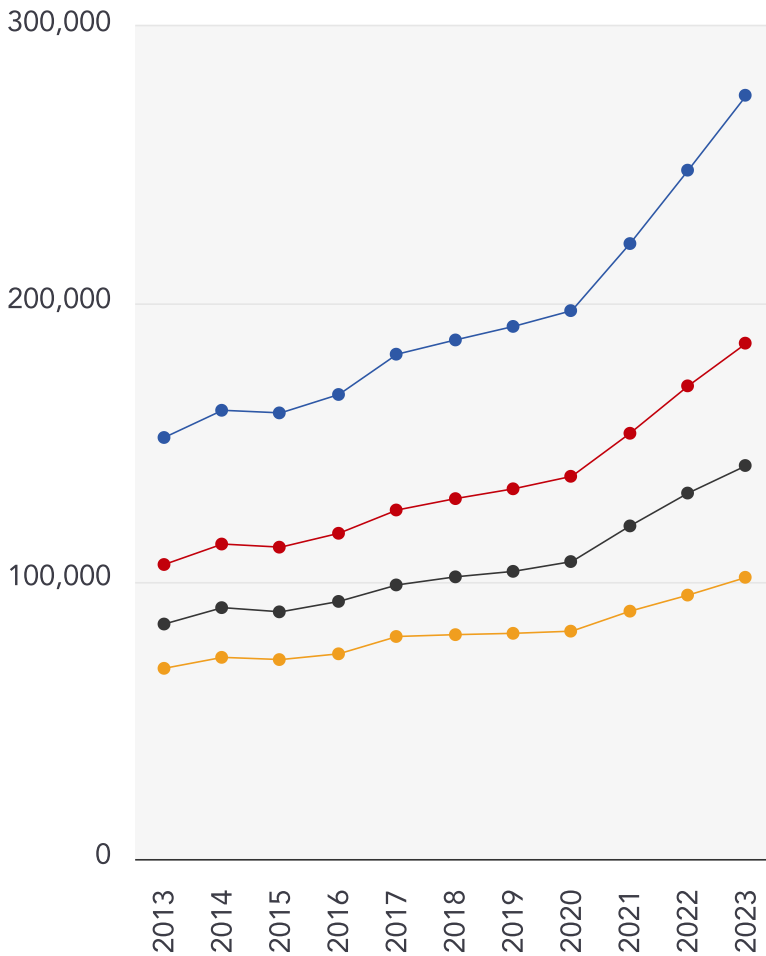
Pin	Name	Distance
1	Viaduct Street	0.08 miles
2	Bank Street	0.09 miles
3	Viaduct Street	0.11 miles
4	Heald Street	0.11 miles
5	Meadow Close	0.17 miles

# Market

## House Price Statistics



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



Detached

**+81.2%**

Semi-Detached

**+75.16%**

Terraced

**+67.46%**

Flat

**+47.75%**

## 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

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