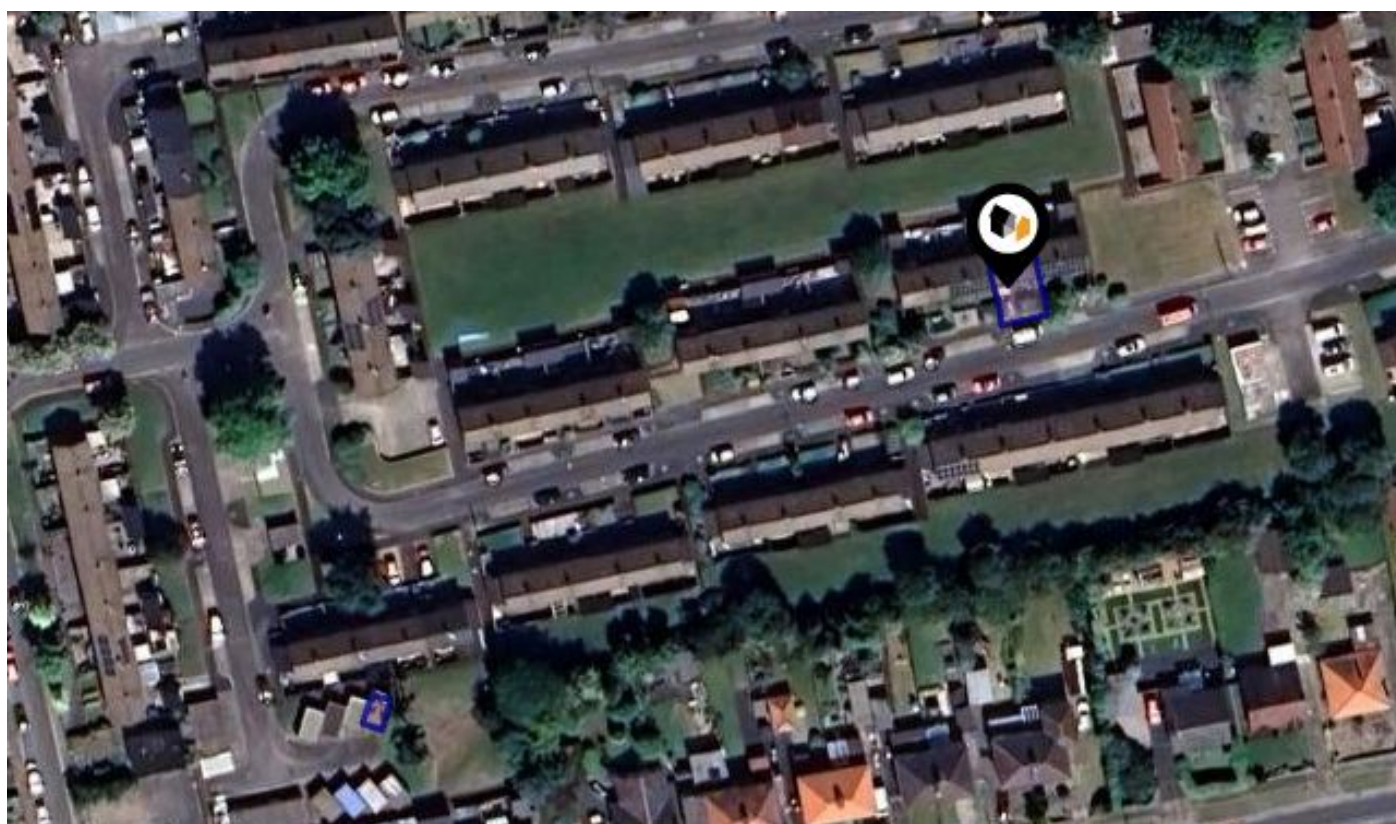




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Wednesday 19<sup>th</sup> February 2025**



**77, BUTLERS MEADOW, WARTON, PRESTON, PR4 1XP**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

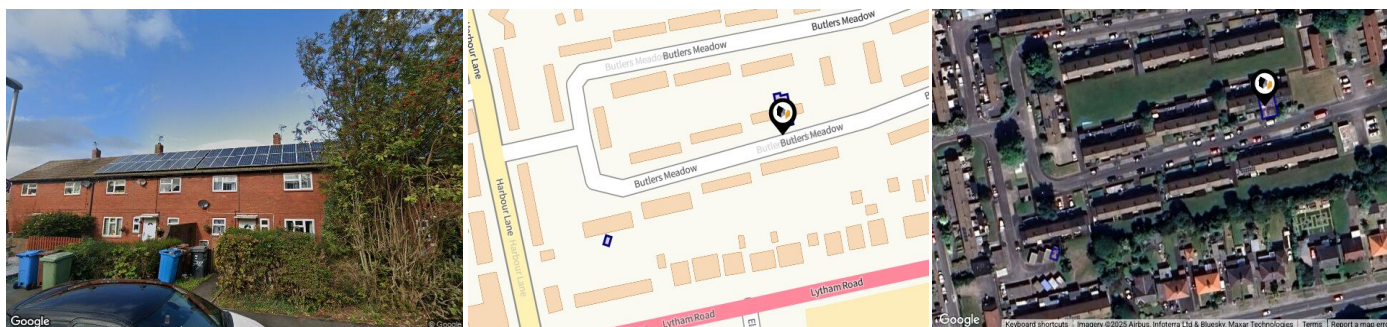
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



# Property Overview

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## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	742 ft <sup>2</sup> / 69 m <sup>2</sup>
Plot Area:	0.03 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,513
Title Number:	LA892258
UPRN:	100010415034

Last Sold Date:	02/02/2009
Last Sold Price:	£95,000
Last Sold £/ft <sup>2</sup> :	£127
Tenure:	Freehold

## Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

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

**14** **1000**  
mb/s mb/s



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



O<sub>2</sub>



EE



3



O



BT



sky



Virgin media

### Satellite/Fibre TV Availability:



BT



sky



Virgin media

Property  
**EPC - Certificate**

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77, Butlers Meadow, Warton, PR4 1XP

Energy rating

C

Valid until 02.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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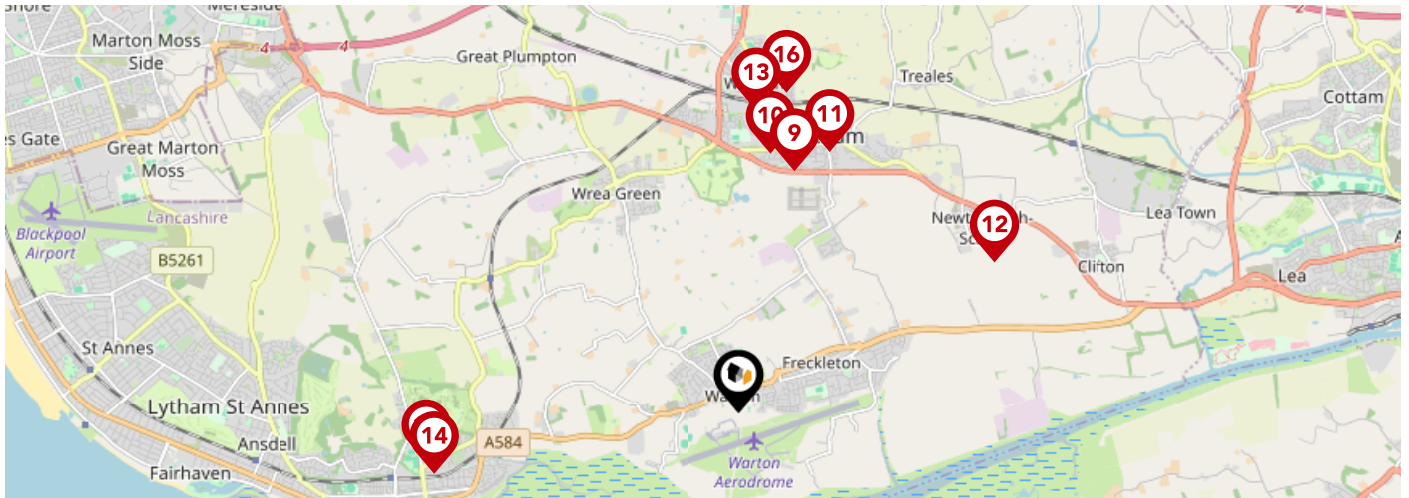
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-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 before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<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, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 25% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	69 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Holy Family Catholic Primary School, Warton</b> Ofsted Rating: Good   Pupils: 152   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Warton St Paul's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 105   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Freckleton Strike Lane Primary School</b> Ofsted Rating: Good   Pupils: 174   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Freckleton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Linton School</b> Ofsted Rating: Good   Pupils: 12   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kirkham Grammar School</b> Ofsted Rating: Not Rated   Pupils: 809   Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ribby with Wrea Endowed CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 154   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Willows Catholic Primary School, Kirkham</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



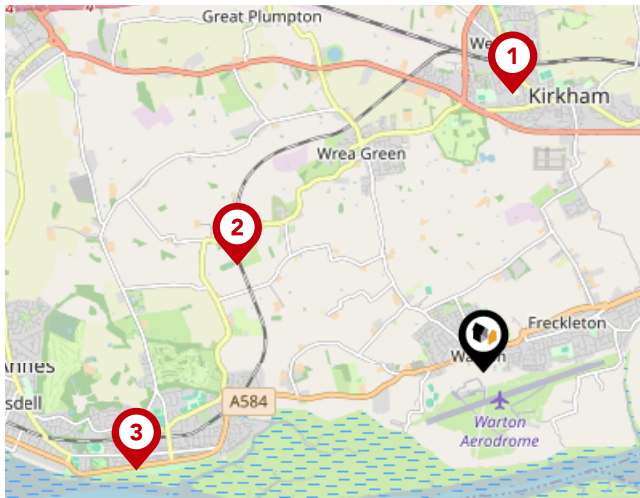


		Nursery	Primary	Secondary	College	Private
	<b>Kirkham Pear Tree School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:2.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kirkham and Wesham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kirkham St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newton Bluecoat Church of England Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Medlar-with-Wesham Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 144   Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's Catholic High School</b> Ofsted Rating: Good   Pupils: 824   Distance:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Catholic Primary School, Lytham</b> Ofsted Rating: Good   Pupils: 206   Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Medlar-with-Wesham</b> Ofsted Rating: Good   Pupils: 95   Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

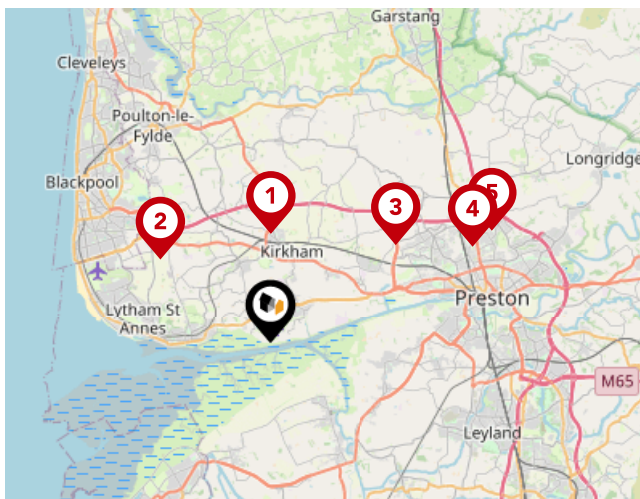
## Transport (National)

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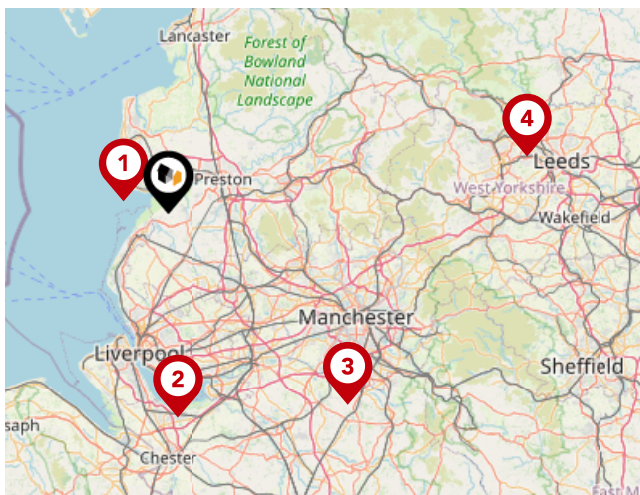
### National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	2.46 miles
2	Moss Side Rail Station	2.37 miles
3	Lytham Rail Station	3.17 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	3.83 miles
2	M55 J4	4.85 miles
3	M55 J2	5.56 miles
4	M55 J1	7.86 miles
5	M6 J32	8.69 miles



### Airports/Helipads

Pin	Name	Distance
1	Highfield	6.48 miles
2	Speke	28.66 miles
3	Manchester Airport	36.96 miles
4	Leeds Bradford Airport	50.87 miles

# Area

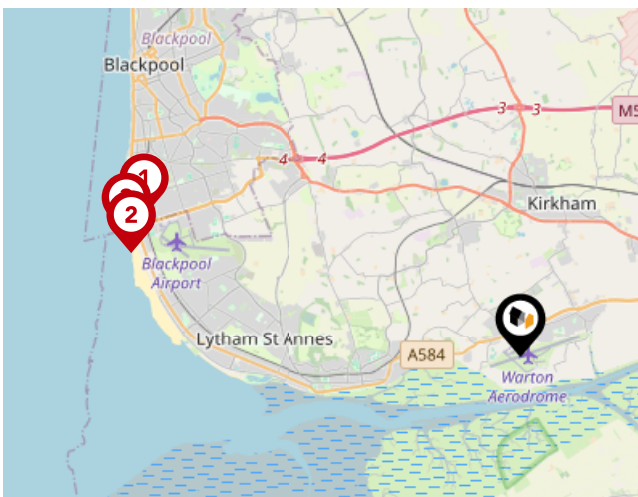
## Transport (Local)

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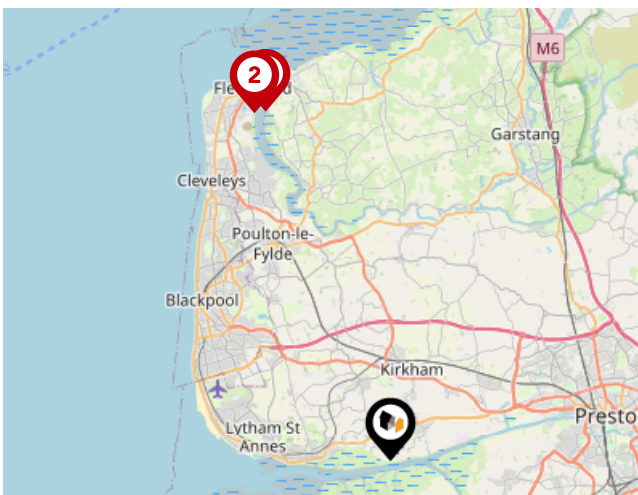
### Bus Stops/Stations

Pin	Name	Distance
1	Holy Family Primary School	0.07 miles
2	Church Road	0.14 miles
3	Mill Lane	0.18 miles
4	St Pauls Church	0.19 miles
5	Church Road	0.22 miles



### Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	7.03 miles
2	Starr Gate (Blackpool Tramway)	7.04 miles
3	Harrow Place (Blackpool Tramway)	7.21 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13 miles
2	Fleetwood for Knott End Ferry Landing	13.07 miles



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#### **Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

[Heather.twiss@landwoodgroup.com](mailto:Heather.twiss@landwoodgroup.com)

<https://landwoodgroup.com/>

