



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 19th February 2025



**23, GARSTANG ROAD SOUTH, WESHAM, PRESTON, PR4
3BH**

Landwood Group

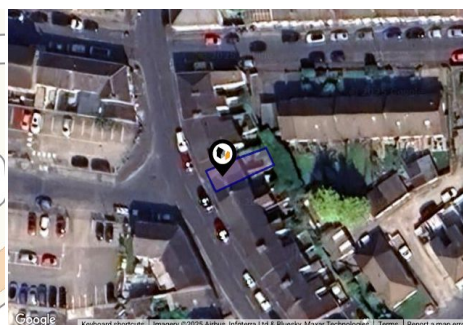
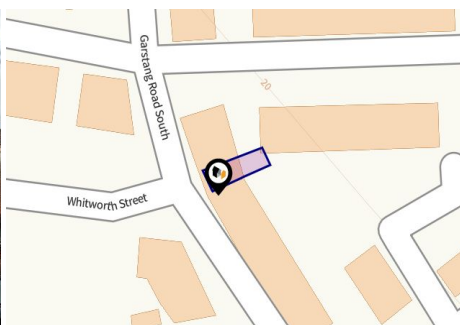
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property




Type:	Terraced
Bedrooms:	2
Floor Area:	635 ft ² / 59 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,513
Title Number:	LA498379
UPRN:	10013592033

Last Sold Date:	19/10/2017
Last Sold Price:	£100,000
Last Sold £/ft ² :	£138
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate

LANDWOOD
GROUP

23 Garstang Road South, Wesham, PR4 3BH

Energy rating

C

Valid until 09.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

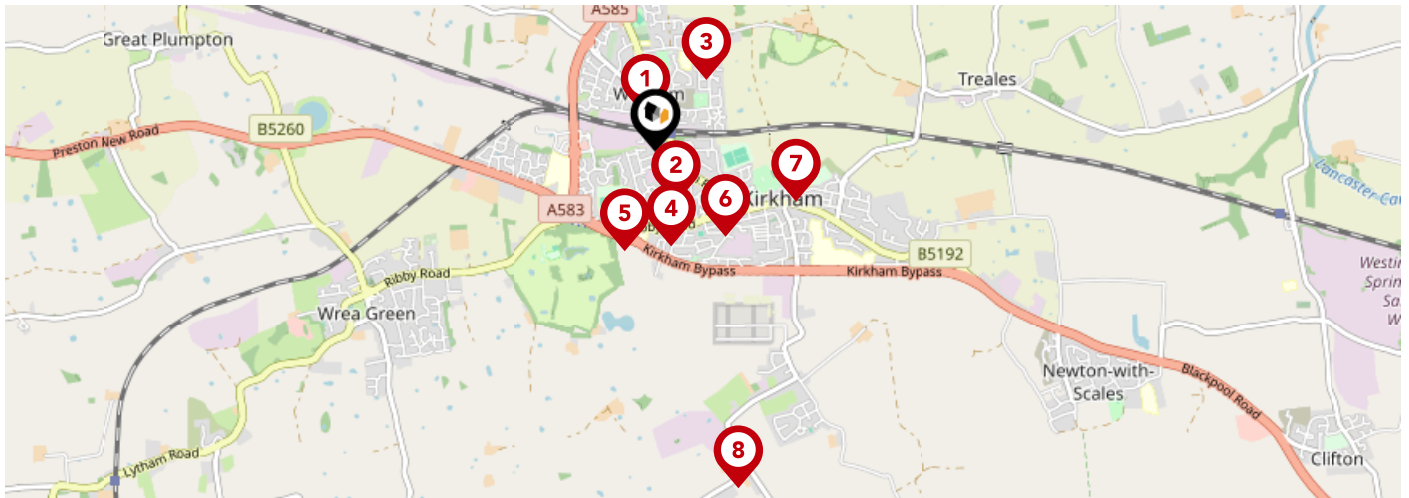
Property

EPC - Additional Data

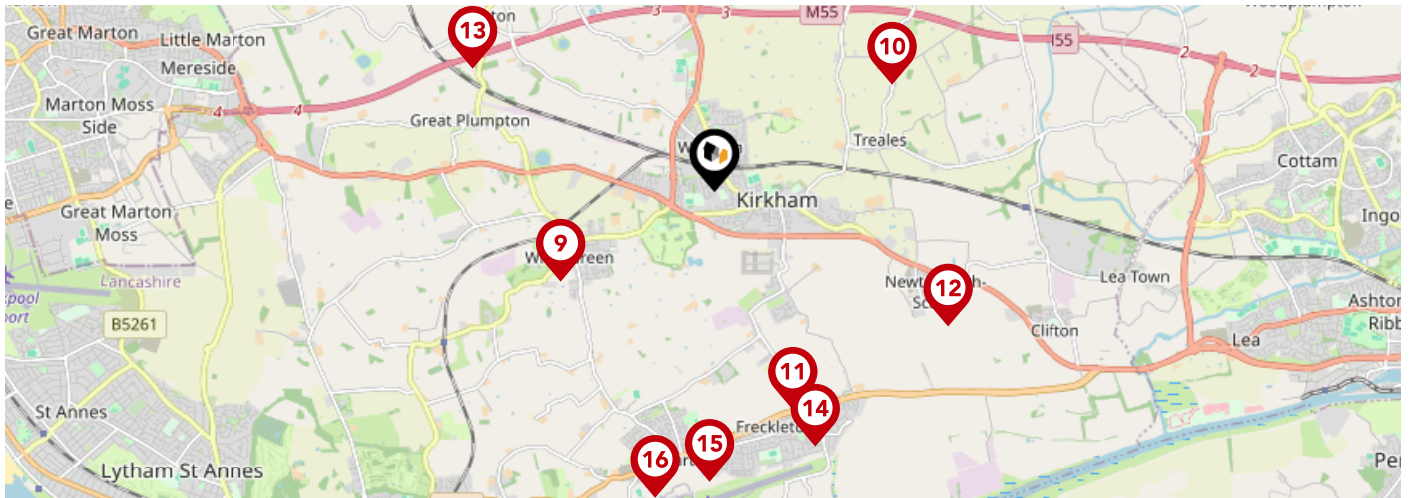
LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	59 m ²



		Nursery	Primary	Secondary	College	Private
1	Medlar-with-Wesham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 144 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Joseph's Catholic Primary School, Medlar-with-Wesham Ofsted Rating: Good Pupils: 95 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kirkham Grammar School Ofsted Rating: Not Rated Pupils: 809 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Linton School Ofsted Rating: Good Pupils: 12 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

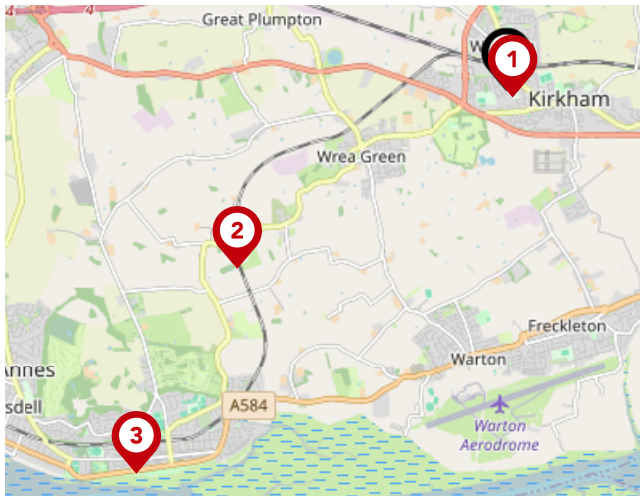


		Nursery	Primary	Secondary	College	Private
9	Ribby with Wrea Endowed CofE Primary School Ofsted Rating: Outstanding Pupils: 154 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Treales Church of England Primary School Ofsted Rating: Good Pupils: 62 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Newton Bluecoat Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Weeton St Michael's Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 55 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Warton St Paul's Church of England Primary Academy Ofsted Rating: Good Pupils: 105 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

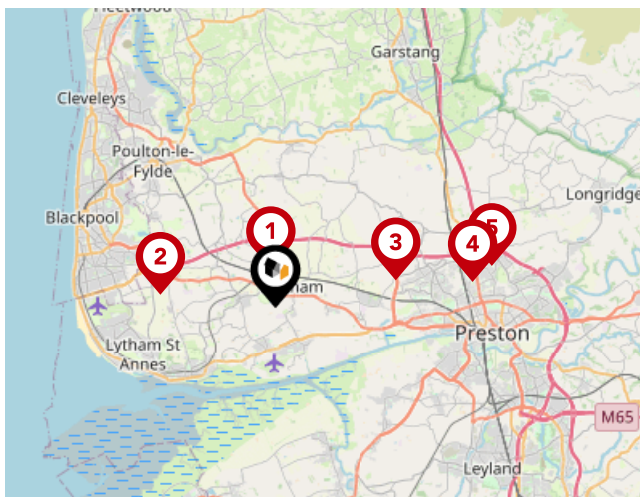
Transport (National)

LANDWOOD
GROUP



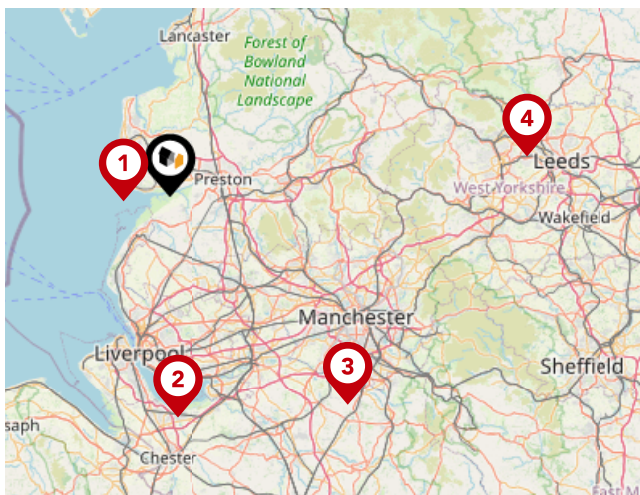
National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	0.08 miles
2	Moss Side Rail Station	2.82 miles
3	Lytham Rail Station	4.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	1.35 miles
2	M55 J4	4.08 miles
3	M55 J2	4.28 miles
4	M55 J1	6.95 miles
5	M6 J32	7.69 miles



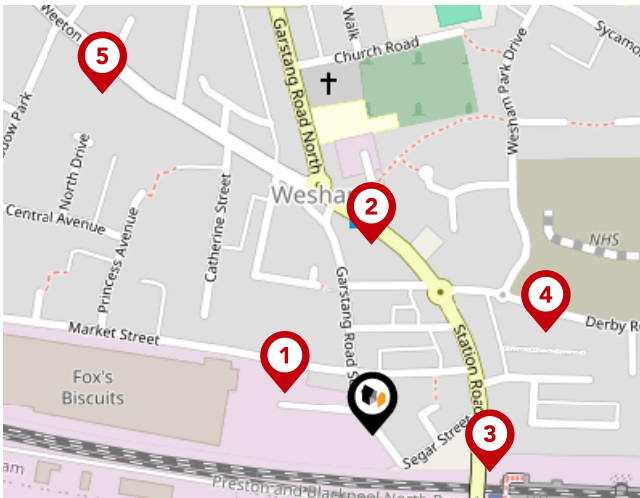
Airports/Helipads

Pin	Name	Distance
1	Highfield	6.44 miles
2	Speke	31.15 miles
3	Manchester Airport	38.68 miles
4	Leeds Bradford Airport	50.32 miles

Area

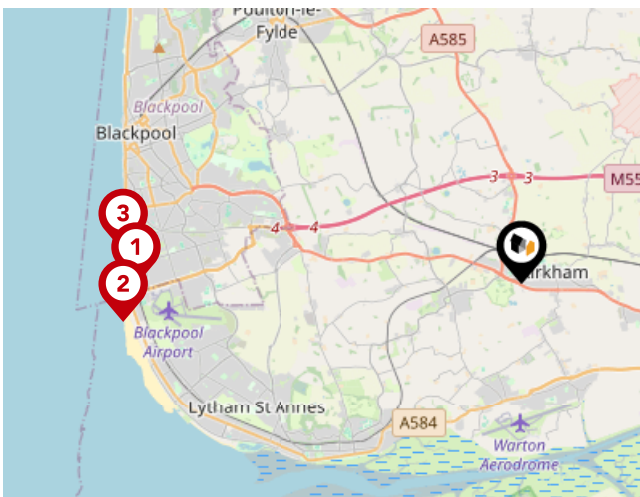
Transport (Local)

LANDWOOD
GROUP



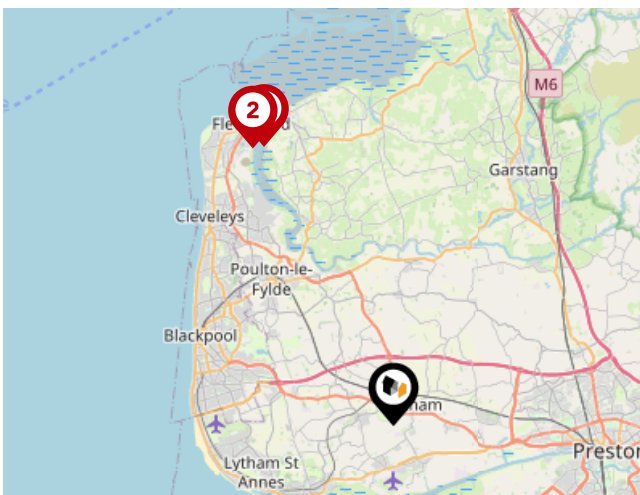
Bus Stops/Stations

Pin	Name	Distance
1	Everest Court	0.05 miles
2	Wyre Street	0.1 miles
3	Rail Station	0.07 miles
4	Park Drive	0.11 miles
5	Lane Ends Pub	0.24 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	6.77 miles
2	Starr Gate (Blackpool Tramway)	7.02 miles
3	South Pier (Blackpool Tramway)	7.02 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	10.75 miles
2	Fleetwood for Knott End Ferry Landing	10.86 miles

Landwood Group

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

