

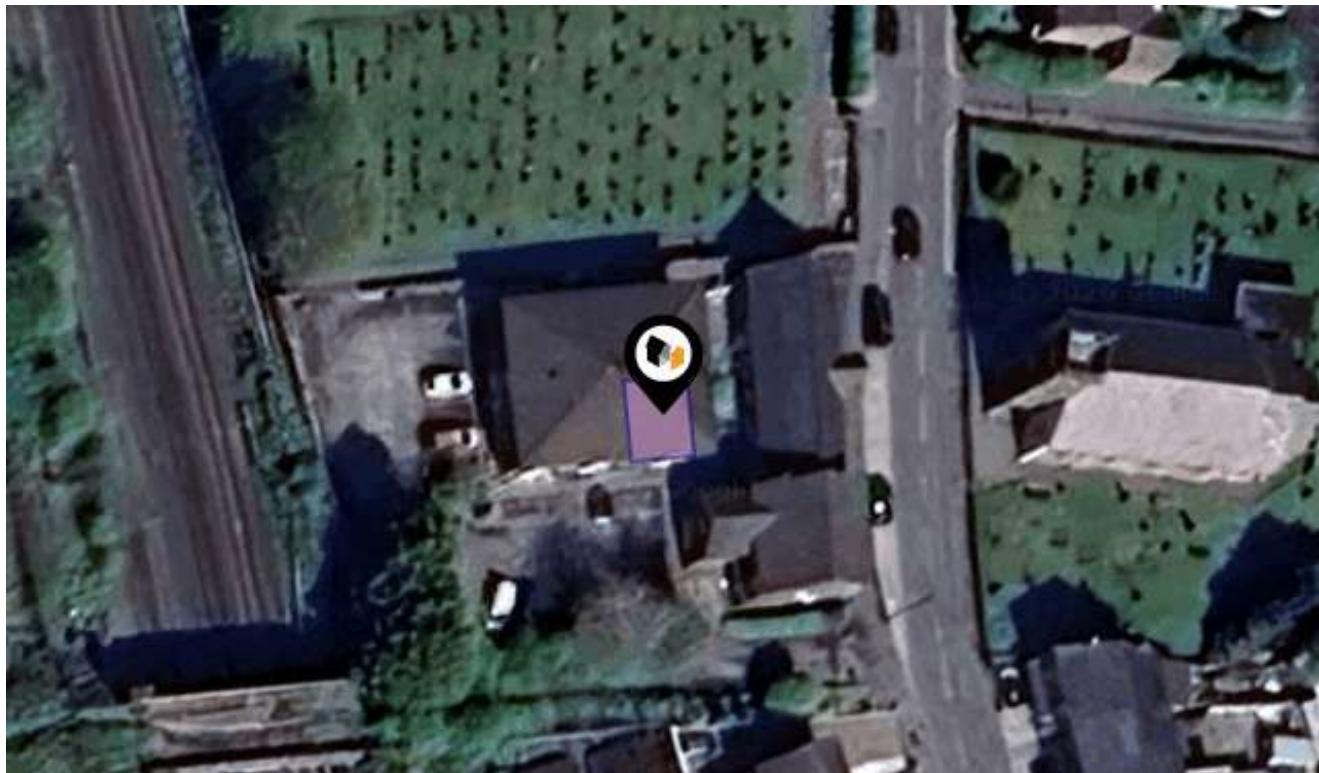


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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 19th January 2026



5, CHAPEL LANE, COPPULL, CHORLEY, PR7 4LU

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>

Property Overview

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Property

Type:	Terraced	Last Sold Date:	30/04/2008
Bedrooms:	2	Last Sold Price:	£101,250
Floor Area:	807 ft ² / 75 m ²	Last Sold £/ft ² :	£125
Plot Area:	0.01 acres	Tenure:	Leasehold
Year Built :	2008	Start Date:	29/04/2008
Council Tax :	Band A	End Date:	21/04/2133
Annual Estimate:	£1,562	Lease Term:	125 years from 21 April 2008
Title Number:	LAN73950	Term Remaining:	107 years
UPRN:	100012384101		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12
mb/s **39**
mb/s **2000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

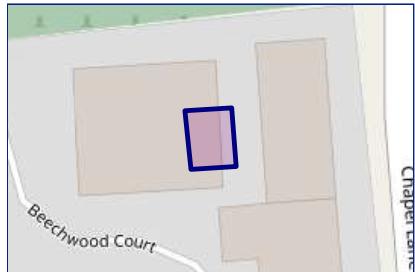
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Freehold Title Plan



LA768696

Leasehold Title Plan



LAN73950

Start Date: 29/04/2008
End Date: 21/04/2133
Lease Term: 125 years from 21 April 2008
Term Remaining: 107 years

Property EPC - Certificate

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5 BEECHWOOD COURT, CHAPEL LANE, COPPULL,
PR7 4LU

Energy rating

E

Valid until 24.05.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		41 E
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
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, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	75 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

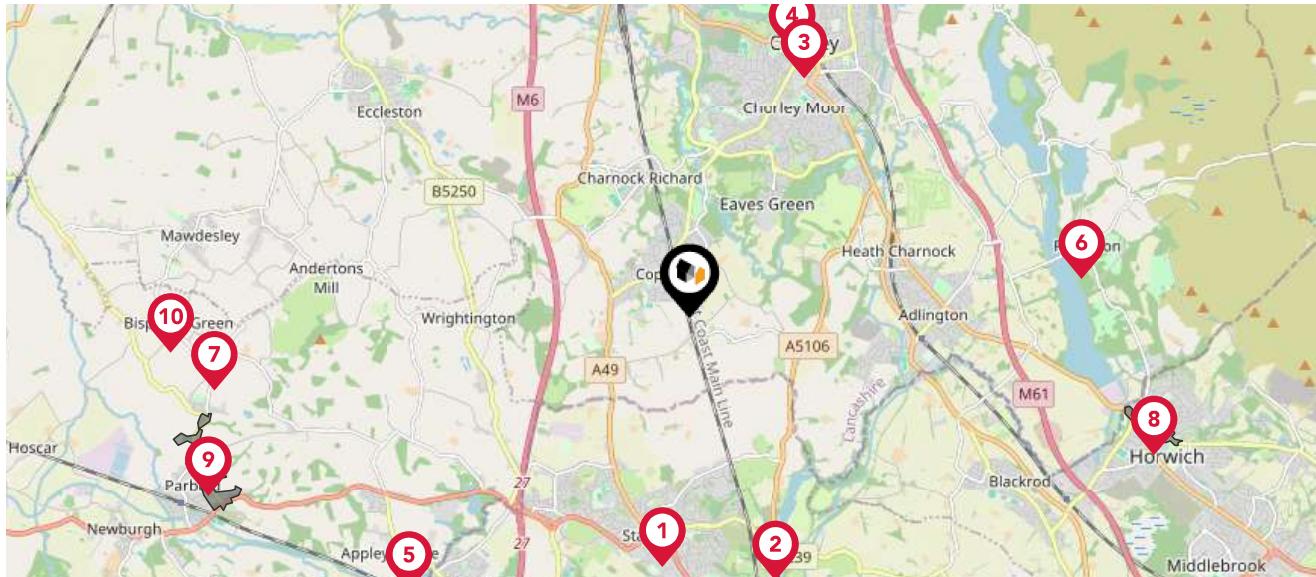
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

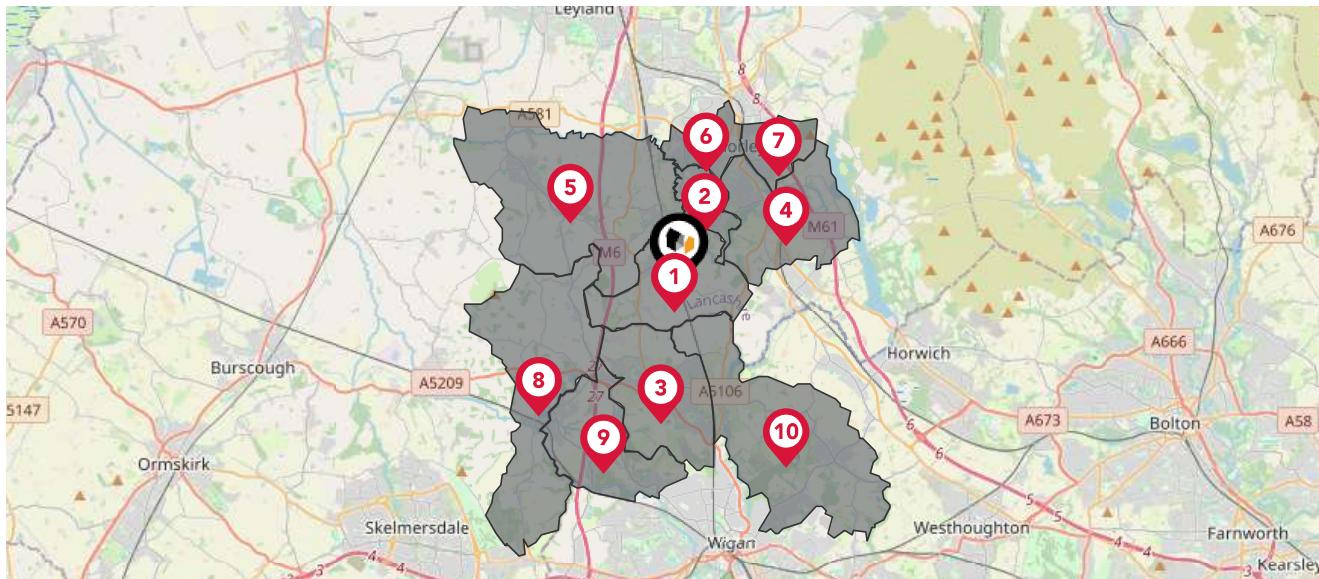
- 1 Standish
- 2 Mayflower, Standish
- 3 St George's, Chorley
- 4 St Laurence's, Chorley
- 5 Ashfield Terrace
- 6 Rivington
- 7 Maltkiln Lane / Chorley Road
- 8 Horwich Town Centre
- 9 Lancaster Lane
- 10 Bispham Green

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

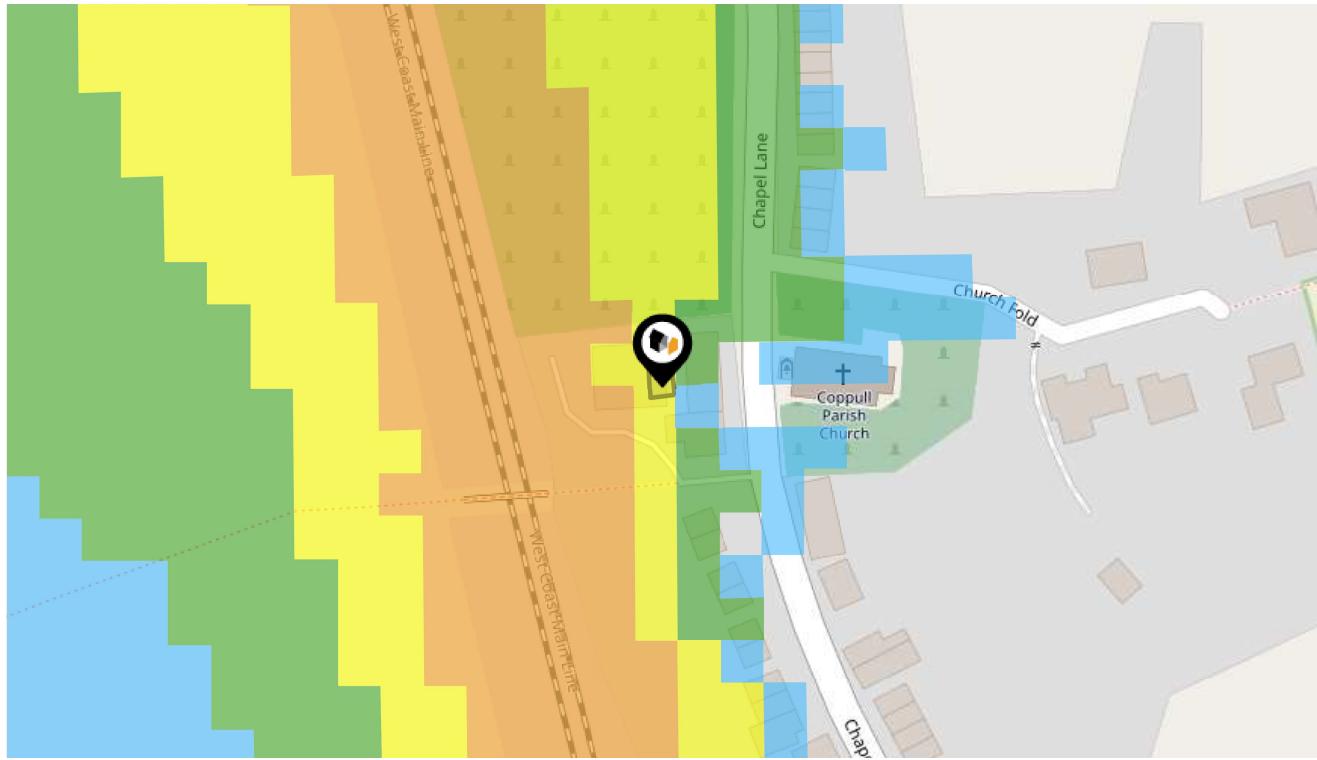
- 1 Coppull Ward
- 2 Chorley South West Ward
- 3 Standish with Langtree Ward
- 4 Chorley South East & Heath Charnock Ward
- 5 Eccleston, Heskin & Charnock Richard Ward
- 6 Chorley North West Ward
- 7 Chorley East Ward
- 8 Wrightington Ward
- 9 Shevington with Lower Ground Ward
- 10 Aspull New Springs Whalley Ward

Maps

Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

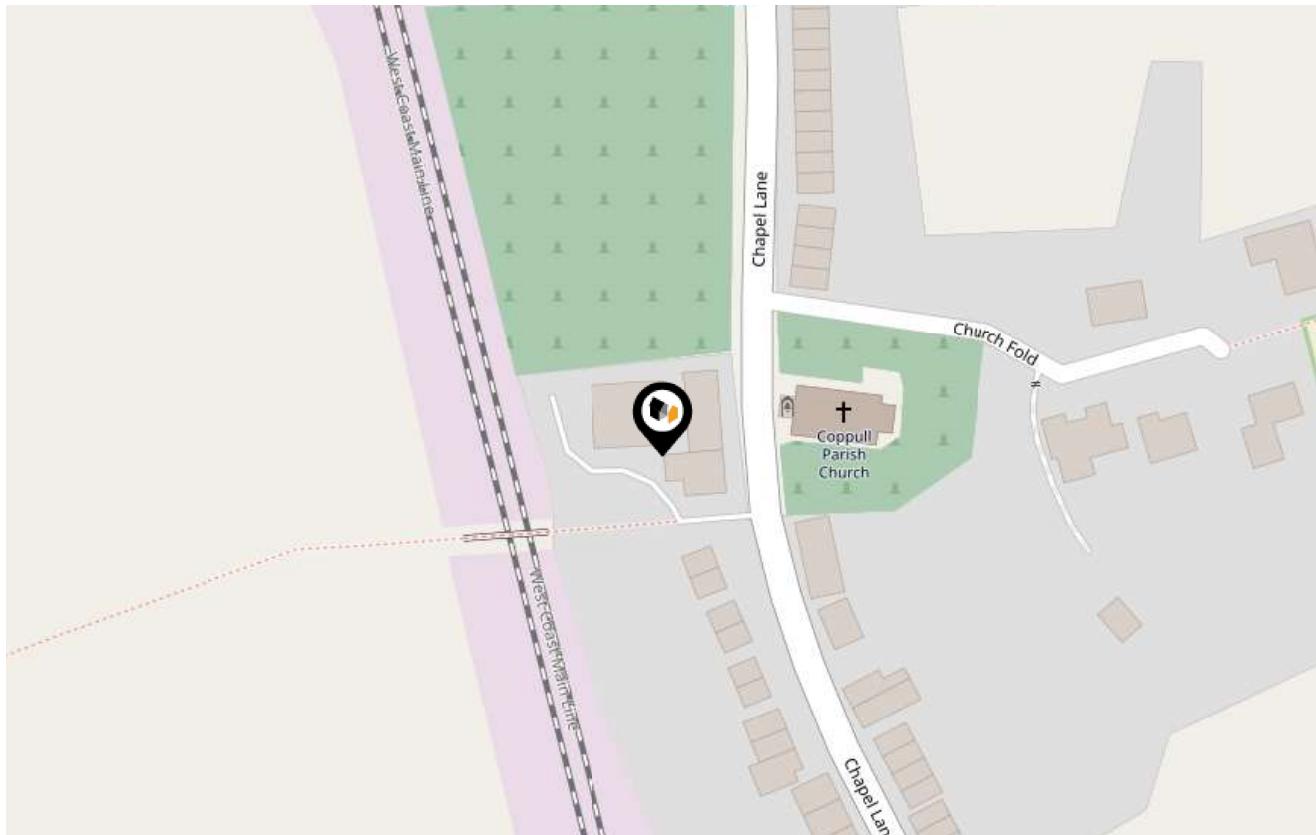
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

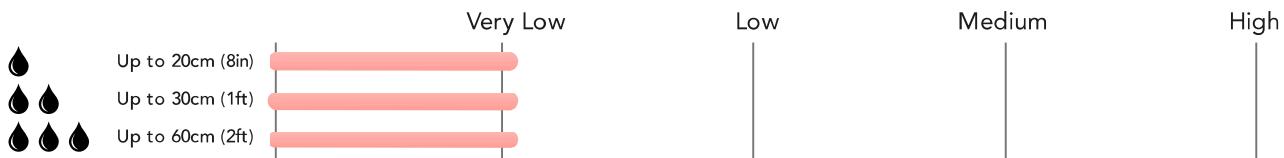


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- █ **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- █ **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- █ **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

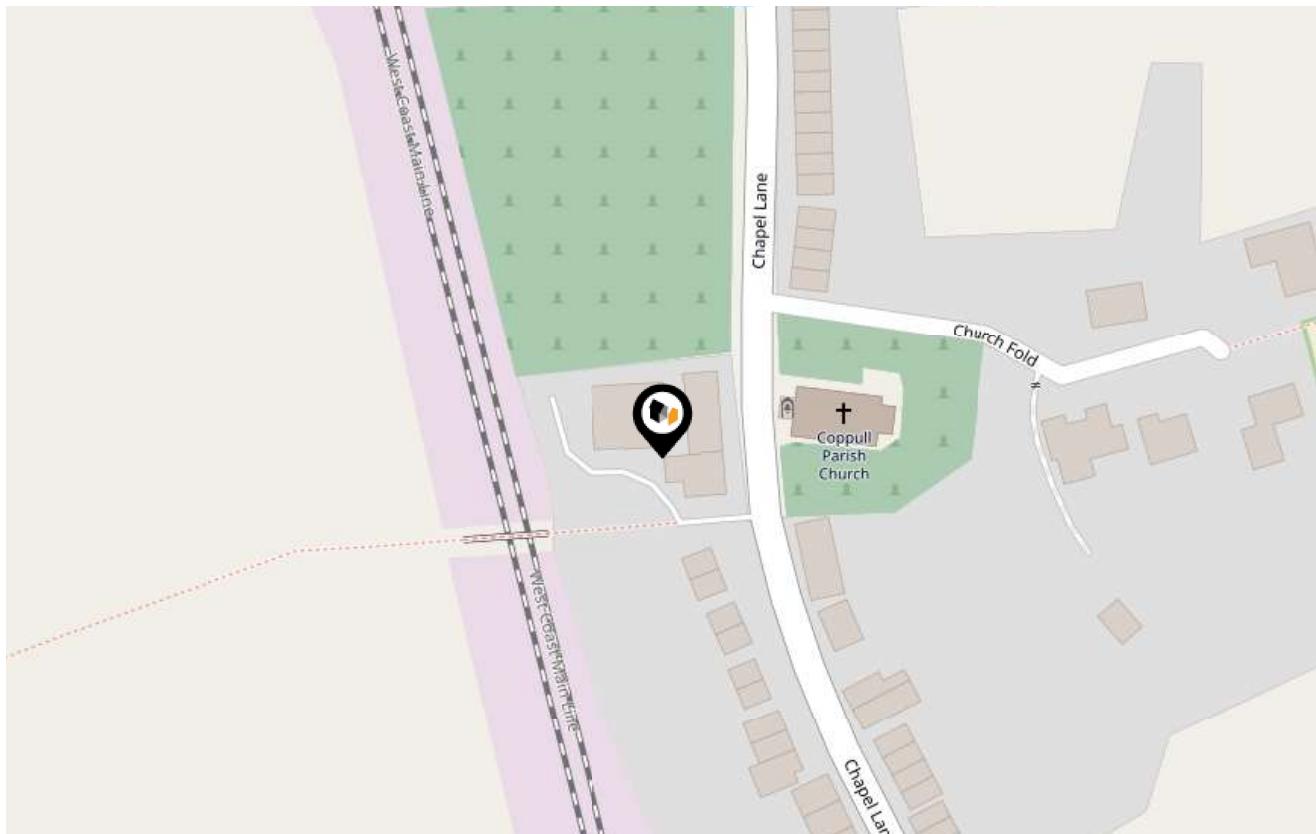
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

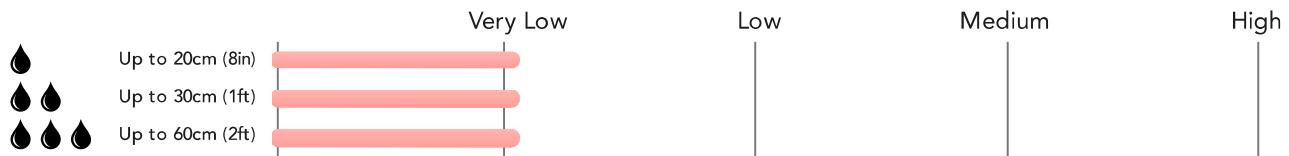


Risk Rating: **Very low**

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- █ **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- █ **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

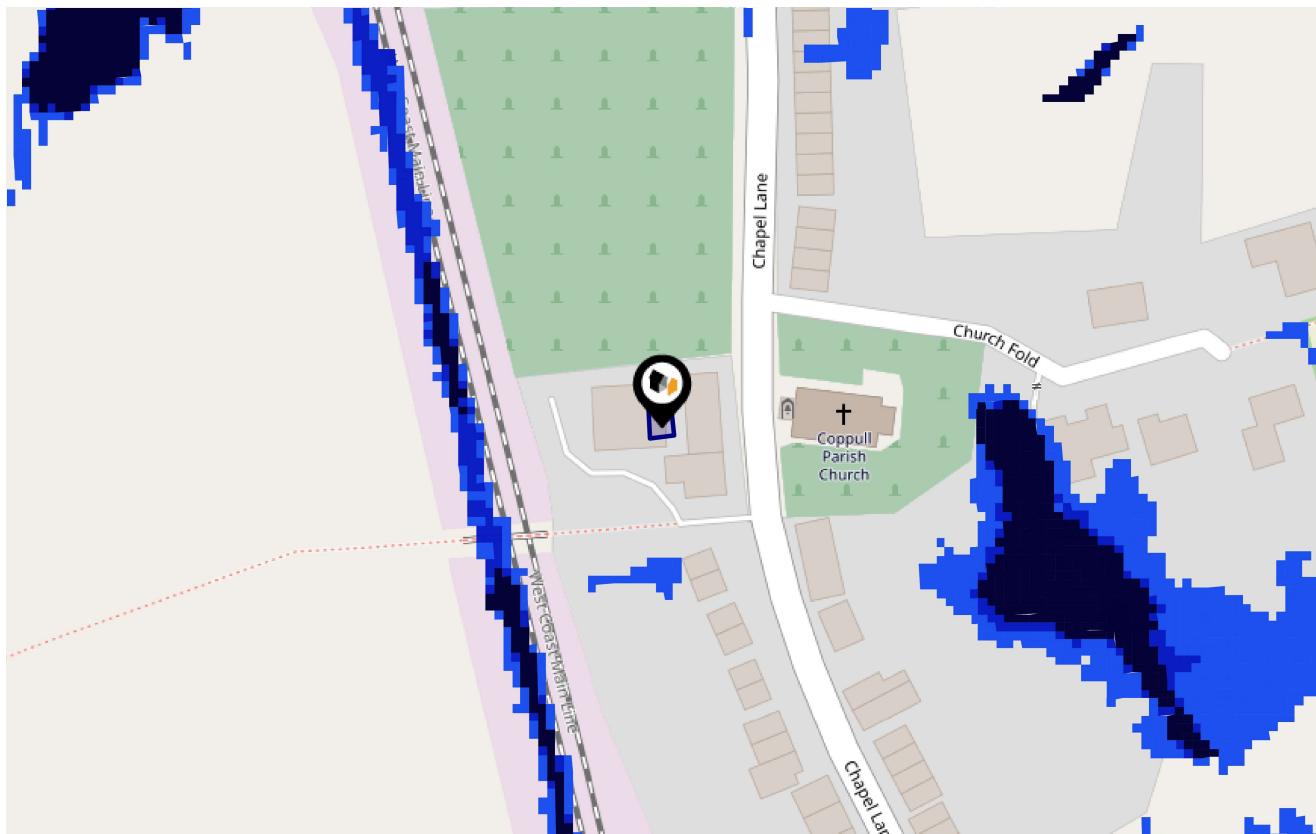


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

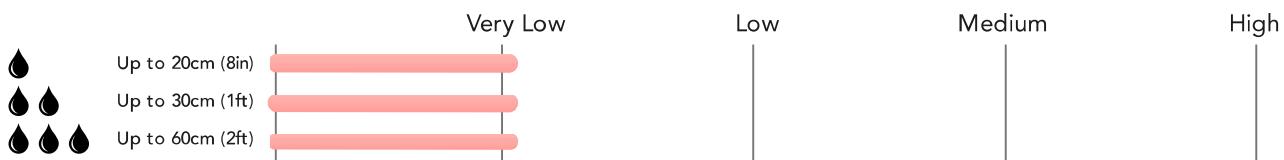


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

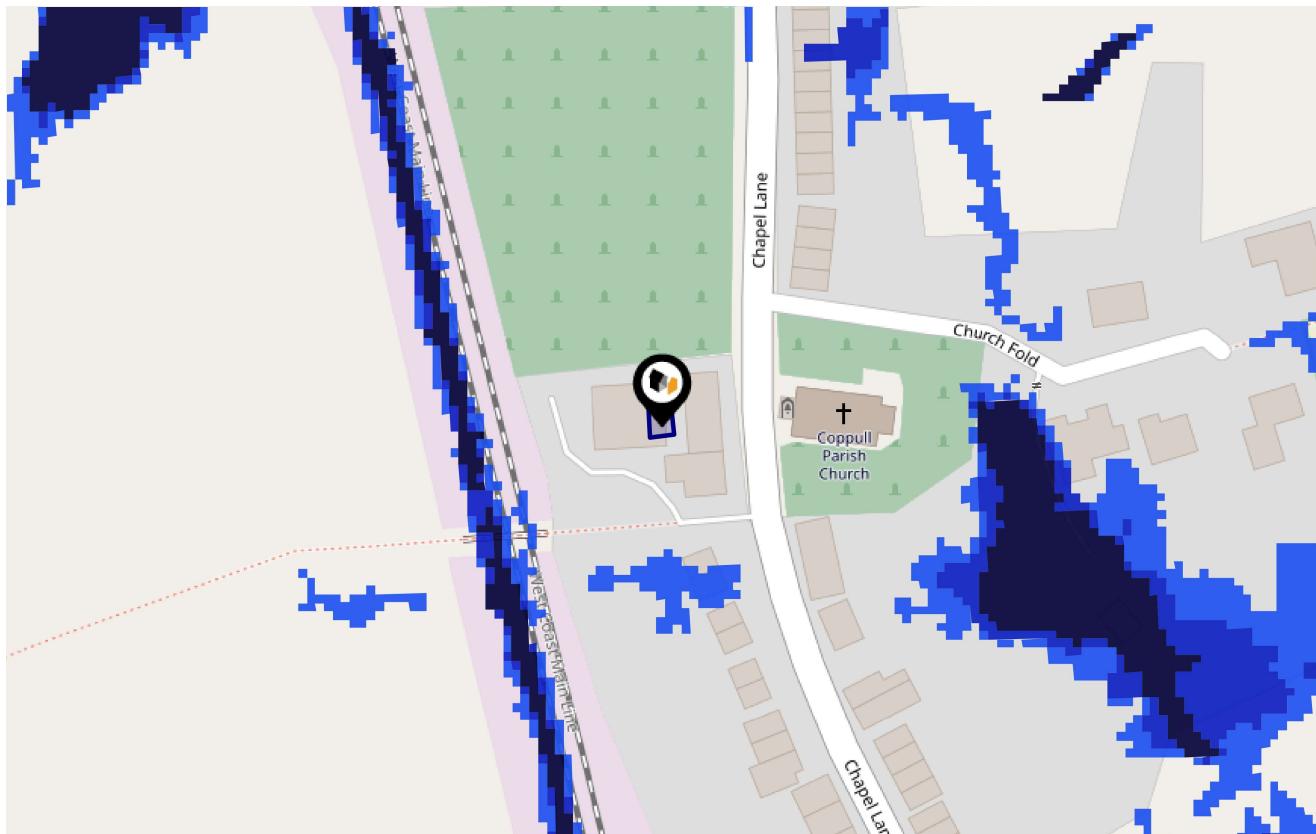
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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GROUP

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

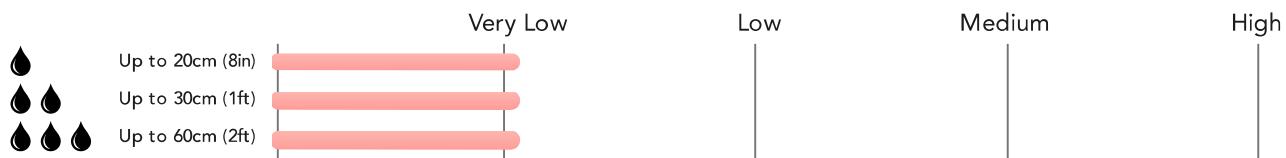


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

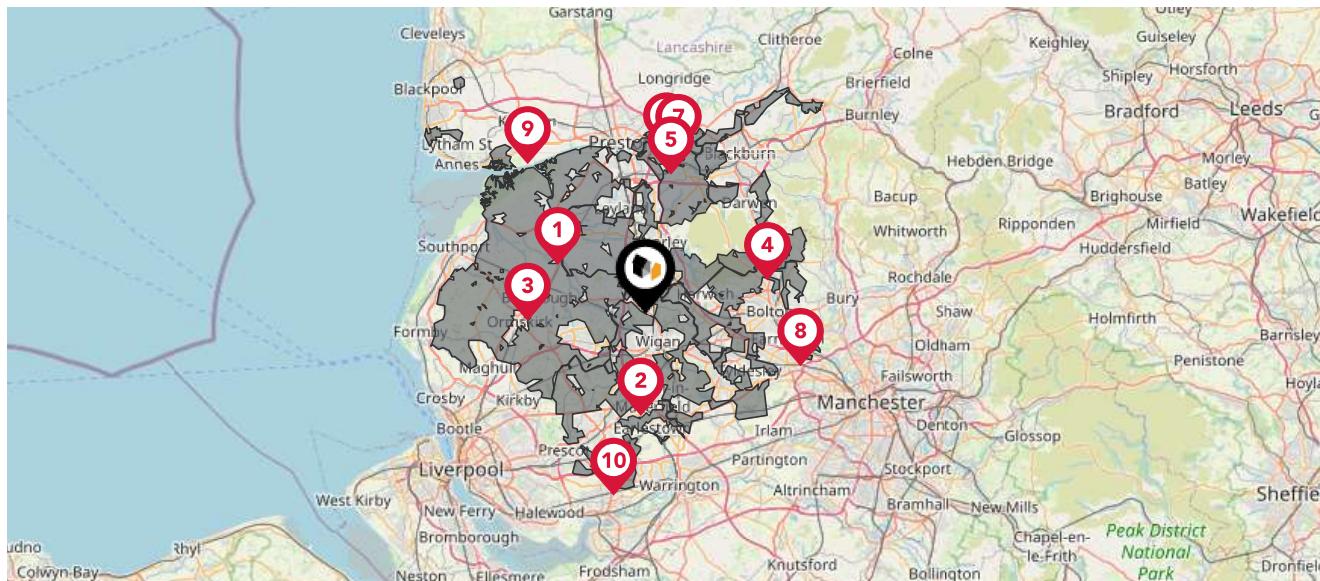


Maps

Green Belt

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This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

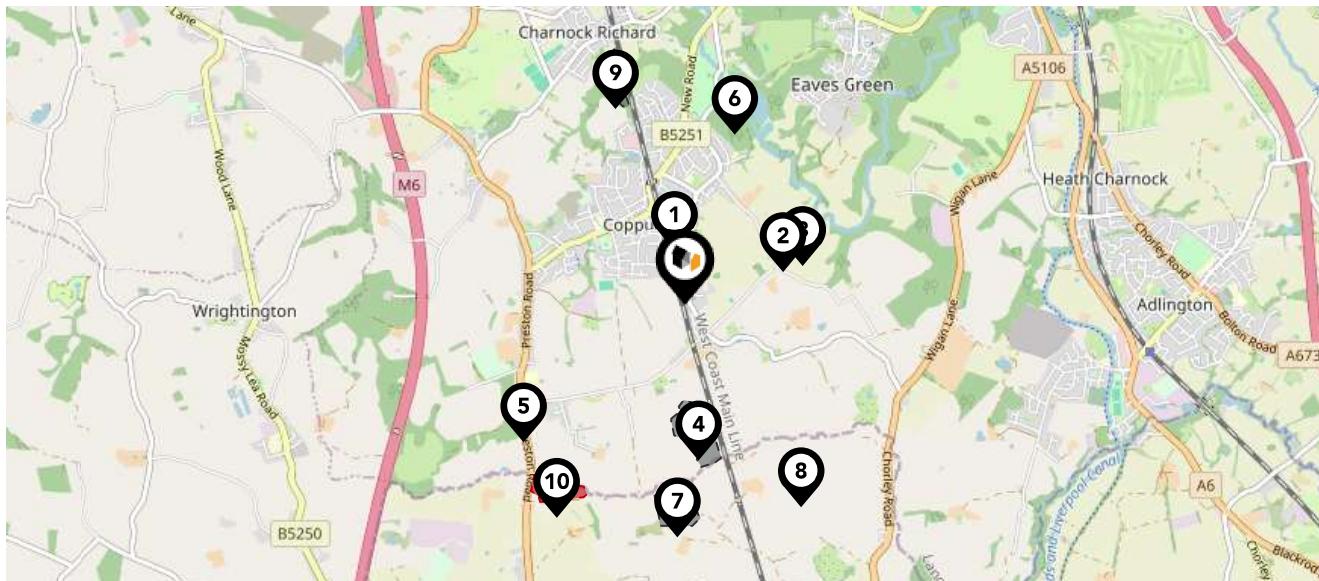
-  1 Merseyside and Greater Manchester Green Belt - Chorley
-  2 Merseyside and Greater Manchester Green Belt - Wigan
-  3 Merseyside and Greater Manchester Green Belt - West Lancashire
-  4 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  5 Merseyside and Greater Manchester Green Belt - South Ribble
-  6 Merseyside and Greater Manchester Green Belt - Preston
-  7 Merseyside and Greater Manchester Green Belt - Ribble Valley
-  8 Merseyside and Greater Manchester Green Belt - Bolton
-  9 Blackpool Green Belt - Fylde
-  10 Merseyside and Greater Manchester Green Belt - St. Helens

Maps

Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



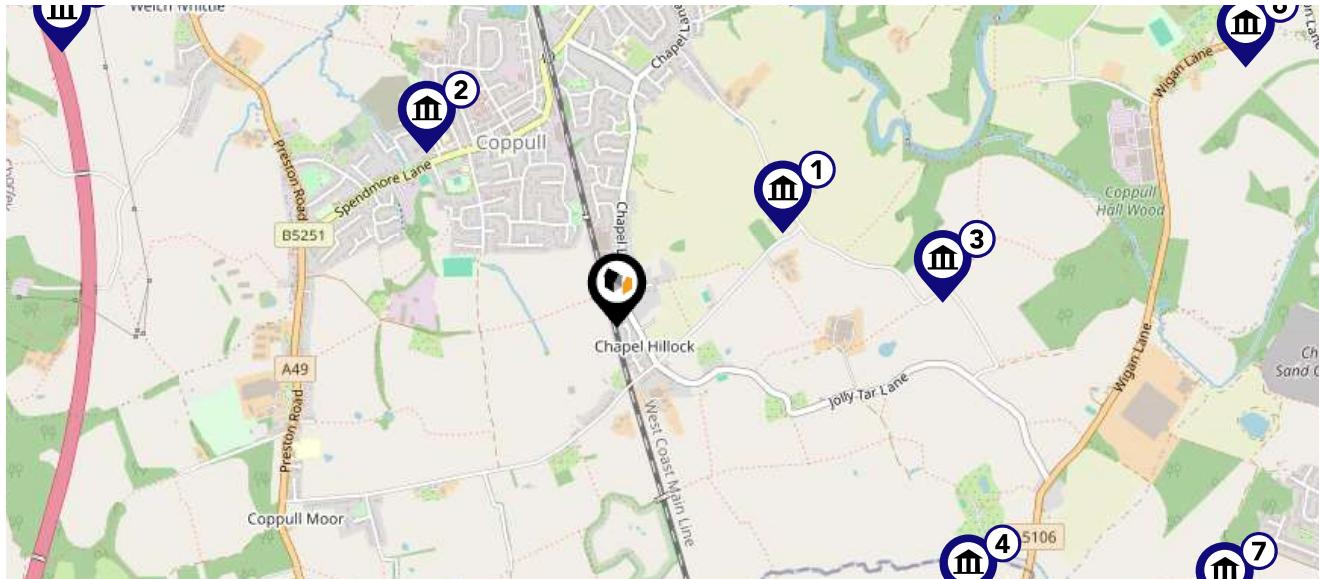
Nearby Landfill Sites

 1	Chapel Lane-Coppull, Lancashire	Historic Landfill 
 2	Coppull Old Hall Farm-Site B, Coppull Hall Lane, Coppull, Chorley, Lancashire	Historic Landfill 
 3	Coppull Old Hall Farm Tip-Site A, Coppull Hall Lane, Coppull, Chorley, Lancashire	Historic Landfill 
 4	Hic Bibi Lane-Coppull Hall Sidings, Worthington, Chorley, Lancashire	Historic Landfill 
 5	White Hill Farm-Preston Road, Coppull, Chorley, Lancashire	Historic Landfill 
 6	Birkacre Mineshaft No.1-East of Birkacrebrow, Coppull, Chorley, Lancashire	Historic Landfill 
 7	Standish Quarry-Langtree Lane, Standish, Wigan, Lancashire	Historic Landfill 
 8	Talbot House Farm-Worthington, Greater Manchester	Historic Landfill 
 9	Darlington Sidings-Charnock Richard, Coppull, Chorley, Lancashire	Historic Landfill 
 10	EA/EPR/UP3497CH/V005	Active Landfill 

Maps Listed Buildings

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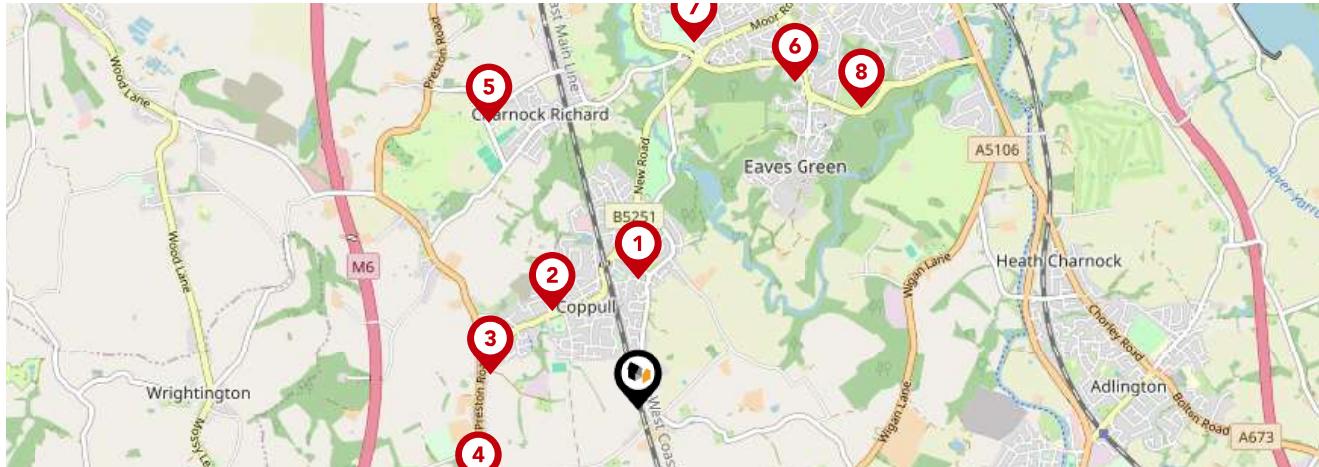
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



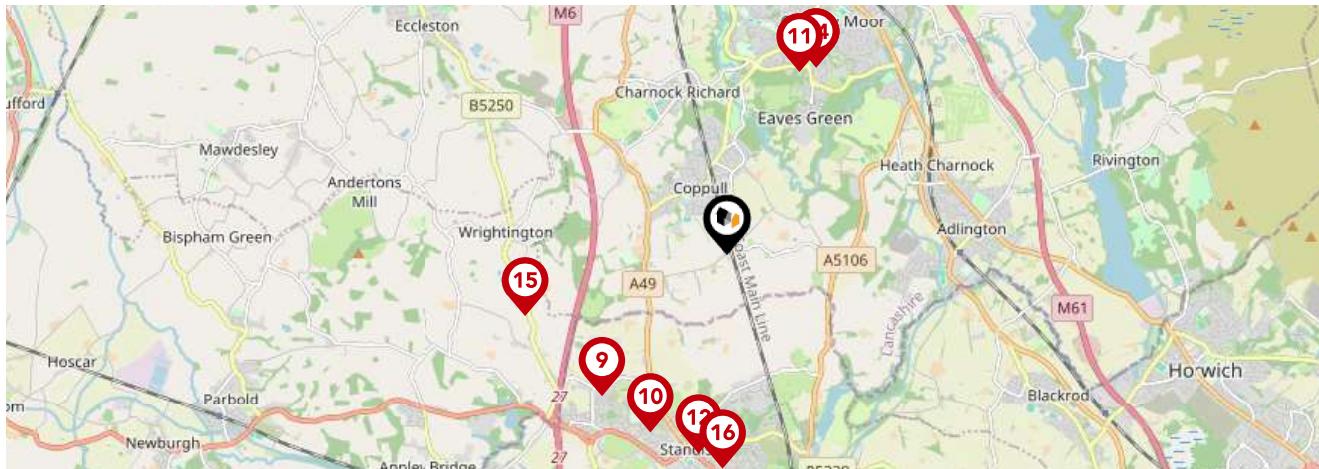
Listed Buildings in the local district	Grade	Distance
1072452 - Coppull Old Hall	Grade II	0.5 miles
1281357 - Church Of St John The Divine	Grade II	0.6 miles
1072453 - Coppull Hall	Grade II	0.8 miles
1228479 - Mill Bridge Farmhouse	Grade II	1.1 miles
1362067 - Chisnall House	Grade II	1.4 miles
1386811 - Milepost 350 Metres South East Of Junction Of Wigan Lane And Rawlinson Lane	Grade II	1.6 miles
1362062 - Rigby House Farmhouse	Grade II	1.6 miles

Area Schools

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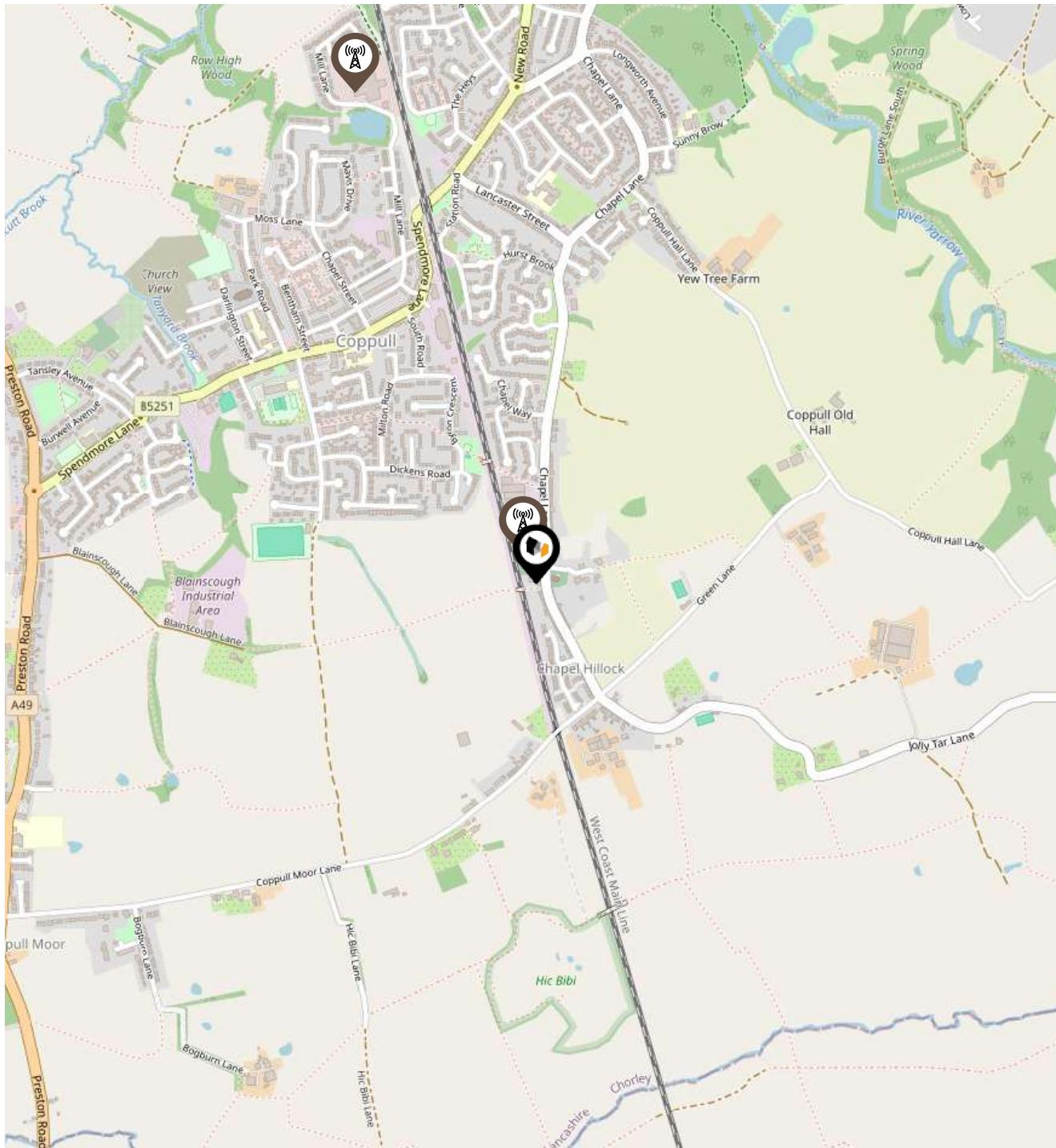
		Nursery	Primary	Secondary	College	Private
1	Coppull Parish Church of England Primary School Ofsted Rating: Good Pupils: 191 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coppull Primary School and Nursery Ofsted Rating: Good Pupils: 291 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Oswald's Catholic Primary School, Coppull Ofsted Rating: Good Pupils: 100 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coppull St John's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 95 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Christ Church Charnock Richard CofE Primary School Ofsted Rating: Good Pupils: 201 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Southlands High School Ofsted Rating: Requires improvement Pupils: 926 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holy Cross Catholic High School Ofsted Rating: Good Pupils: 984 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	My Life Learning Ofsted Rating: Inadequate Pupils: 0 Distance: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Standish Community High School Ofsted Rating: Good Pupils: 1297 Distance: 1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Chorley All Saints Church of England Primary School and Nursery Unit Ofsted Rating: Good Pupils: 202 Distance: 1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Marie's Catholic Primary School Standish Ofsted Rating: Outstanding Pupils: 207 Distance: 1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Westmorland School Ofsted Rating: Outstanding Pupils: 54 Distance: 1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Shaftesbury High School Ofsted Rating: Good Pupils: 91 Distance: 1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Wrightington Mossy Lea Primary School Ofsted Rating: Good Pupils: 19 Distance: 1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Standish St Wilfrid's Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 592 Distance: 2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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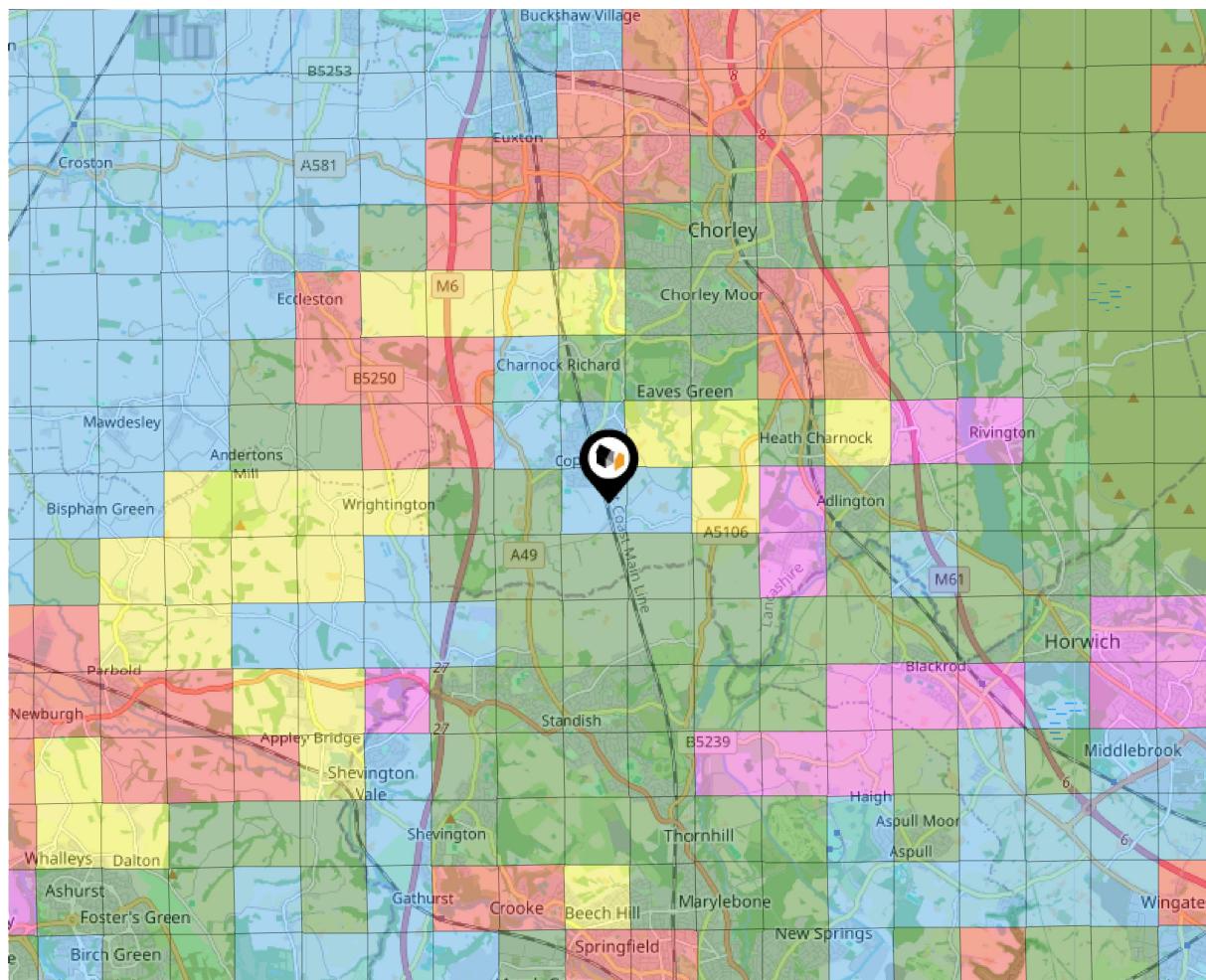


Key:

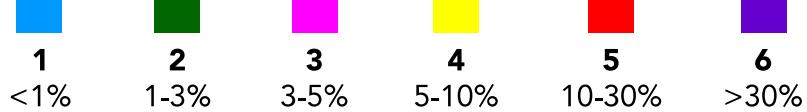
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).

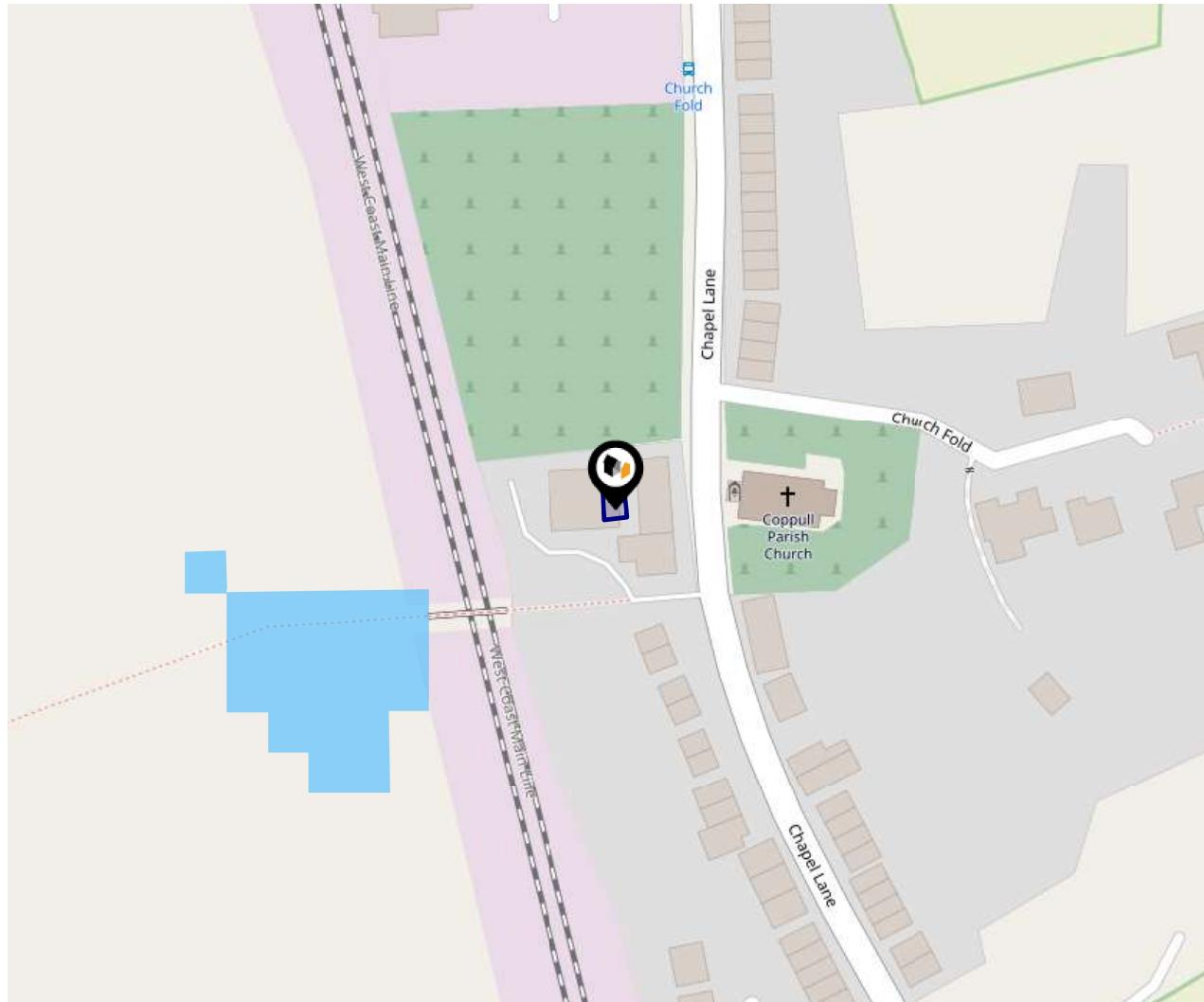


This
Property



Local Area Road Noise

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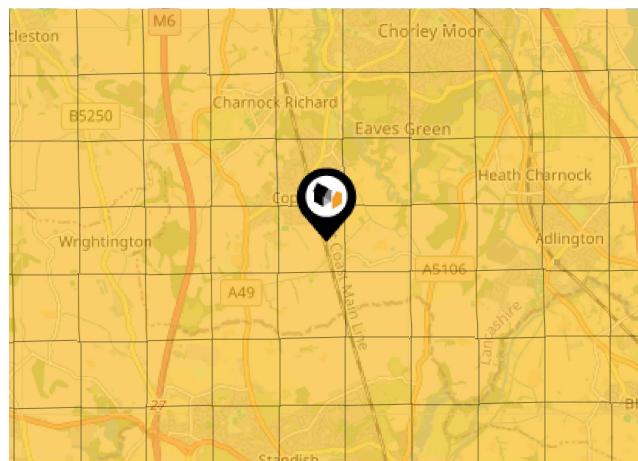
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE(LOW) **Soil Texture:** LOAM TO CLAYEY LOAM
Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS) **Soil Depth:** DEEP
Soil Group: MEDIUM TO LIGHT(SILTY)
TO HEAVY

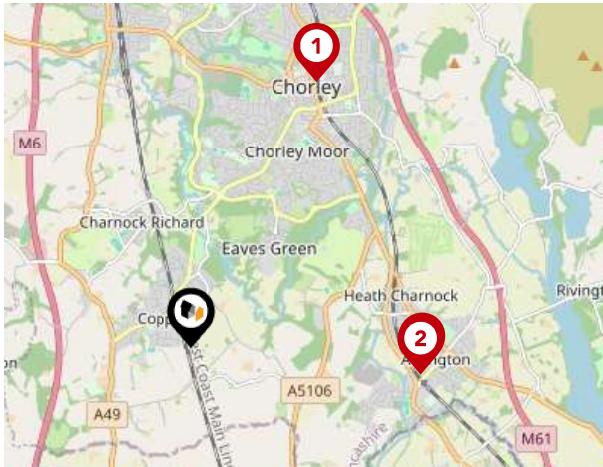


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Chorley Rail Station	2.74 miles
2	Adlington (Lancs) Rail Station	2.16 miles
3	Adlington (Lancs) Rail Station	2.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J27	2.47 miles
2	M61 J8	3.9 miles
3	M6 J28	5.47 miles
4	M6 J26	5.96 miles
5	M65 J1	6.88 miles



Airports/Helipads

Pin	Name	Distance
1	Speke	20.98 miles
2	Highfield	19.35 miles
3	Manchester Airport	23.17 miles
4	Leeds Bradford Airport	44.3 miles

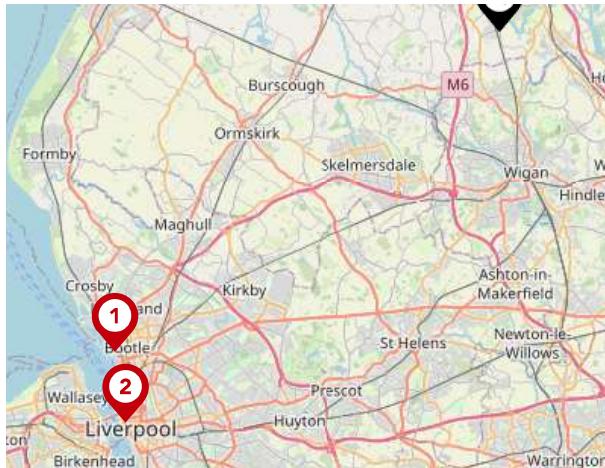
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Church Fold	0.07 miles
2	Wagon and Horses	0.21 miles
3	Byron Crescent	0.22 miles
4	Chapel Way	0.3 miles
5	Milton Road	0.31 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	18.74 miles
2	Liverpool Pier Head Ferry Terminal	20.26 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.

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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.

The Landwood Group logo consists of the company name 'LANDWOOD GROUP' in a white, sans-serif font, enclosed within a rounded orange square.

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Land Registry

