



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 15<sup>th</sup> October 2024



**8, ST. GEORGES COURT, CHORLEY, PR7 2TT**

## Landwood Group

77 Deansgate Manchester M3 2BW

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<https://landwoodgroup.com/>



# Property Overview

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	18/10/2007
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£89,100
<b>Floor Area:</b>	419 ft <sup>2</sup> / 39 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£212
<b>Plot Area:</b>	0.13 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2007	<b>Start Date:</b>	17/10/2007
<b>Council Tax :</b>	Band A	<b>End Date:</b>	01/09/2132
<b>Annual Estimate:</b>	£1,489	<b>Lease Term:</b>	125 years from 1 September 2007
<b>Title Number:</b>	LA701566	<b>Term Remaining:</b>	107 years
<b>UPRN:</b>	100012384710		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

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

<b>18</b> mb/s	<b>247</b> mb/s	<b>9000</b> mb/s

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



### Satellite/Fibre TV Availability:

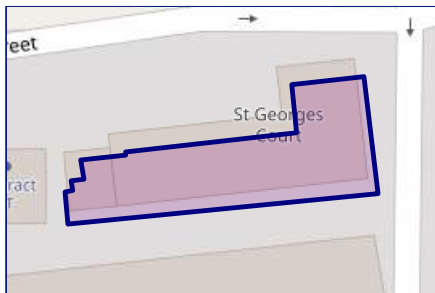


# Property Multiple Title Plans

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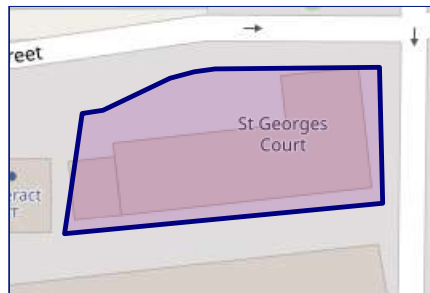
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Leasehold Title Plans



### LAN73412

Start Date: 09/10/1866  
End Date: 10/10/2865  
Lease Term: 999 years from 10 October 1866  
Term Remaining: 841 years



### LA701566

Start Date: 17/10/2007  
End Date: 01/09/2132  
Lease Term: 125 years from 1 September 2007  
Term Remaining: 107 years

# Property EPC - Certificate

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8 ST GEORGES COURT, HALLIWELL STREET,  
CHORLEY, PR7 2TT

Energy rating

**D**

Valid until 17.05.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

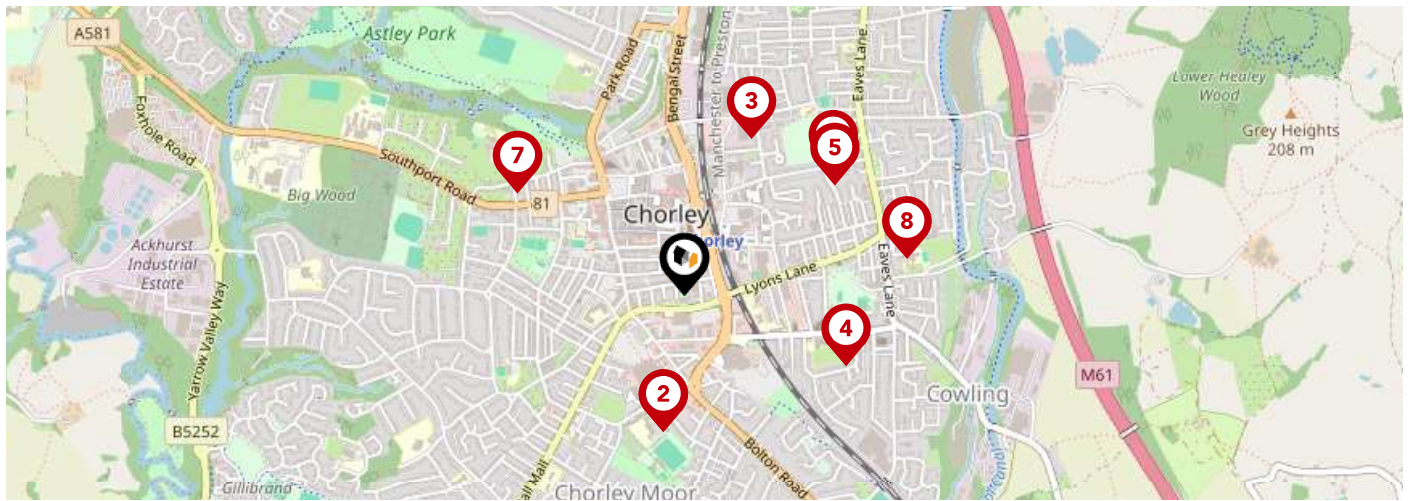
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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	02
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	39 m <sup>2</sup>

# Area Schools

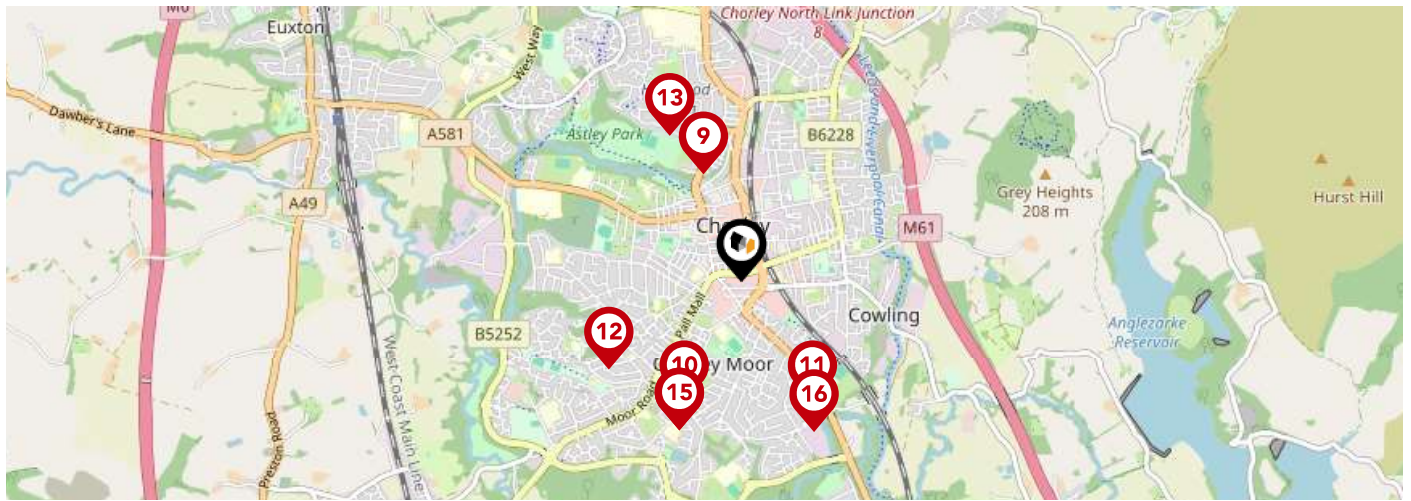
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	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Duke Street Nursery School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:0.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Duke Street Primary School</b> Ofsted Rating: Good   Pupils: 326   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Mayfield House School</b> Ofsted Rating: Good   Pupils: 10   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Sacred Heart Catholic Primary School, Chorley</b> Ofsted Rating: Good   Pupils: 202   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Highfield Community Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Highfield Nursery School</b> Ofsted Rating: Outstanding   Pupils: 69   Distance:0.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Chorley Astley Park School</b> Ofsted Rating: Outstanding   Pupils: 169   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Chorley St James' Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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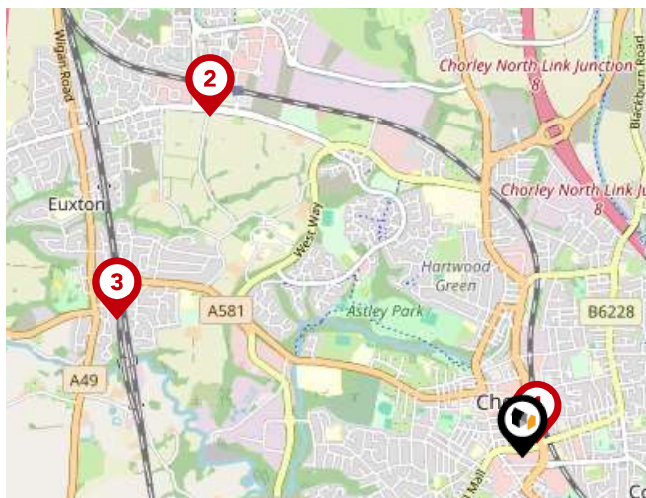


		Nursery	Primary	Secondary	College	Private
	<b>Chorley, the Parish of St Laurence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mayfield School</b> Ofsted Rating: Good   Pupils: 116   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Albany Academy</b> Ofsted Rating: Good   Pupils: 719   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gillibrand Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michael's Church of England High School</b> Ofsted Rating: Good   Pupils: 1139   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westmorland School</b> Ofsted Rating: Outstanding   Pupils: 54   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shaftesbury High School</b> Ofsted Rating: Good   Pupils: 91   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's Church of England Primary School, Chorley</b> Ofsted Rating: Outstanding   Pupils: 312   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

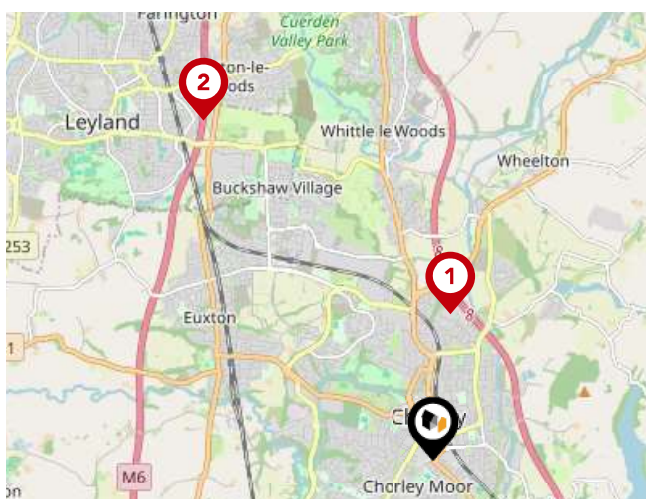
## Transport (National)

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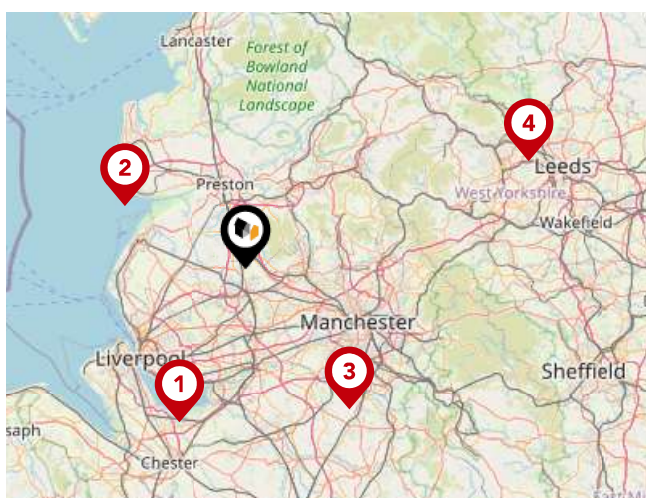
### National Rail Stations

Pin	Name	Distance
1	Chorley Rail Station	0.09 miles
2	Buckshaw Parkway Rail Station	2.03 miles
3	Euxton Balshaw Lane Rail Station	1.88 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J8	1.29 miles
2	M6 J28	3.6 miles
3	M61 J9	4.61 miles
4	M65 J2	4.62 miles
5	M6 J29	4.72 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Speke	23.63 miles
2	Highfield	19.04 miles
3	Manchester Airport	24.77 miles
4	Leeds Bradford Airport	42.35 miles



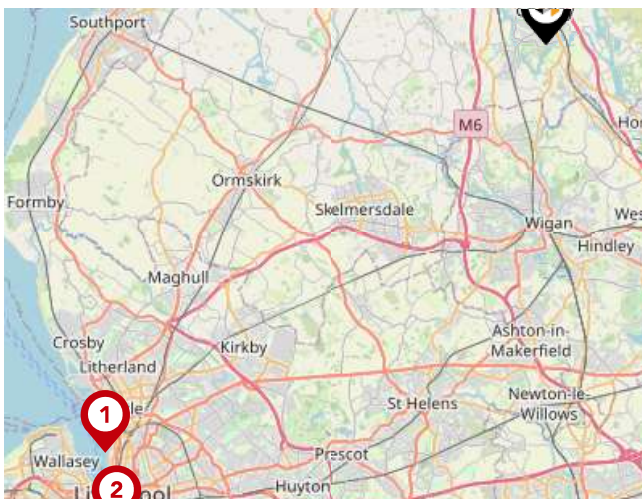
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chapel Street	0.06 miles
2	Bus Station	0.11 miles
3	Church Street	0.08 miles
4	Rail Station	0.11 miles
5	George Street	0.13 miles



### Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	21.17 miles
2	Liverpool Pier Head Ferry Terminal	22.79 miles

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## Data Quality

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