

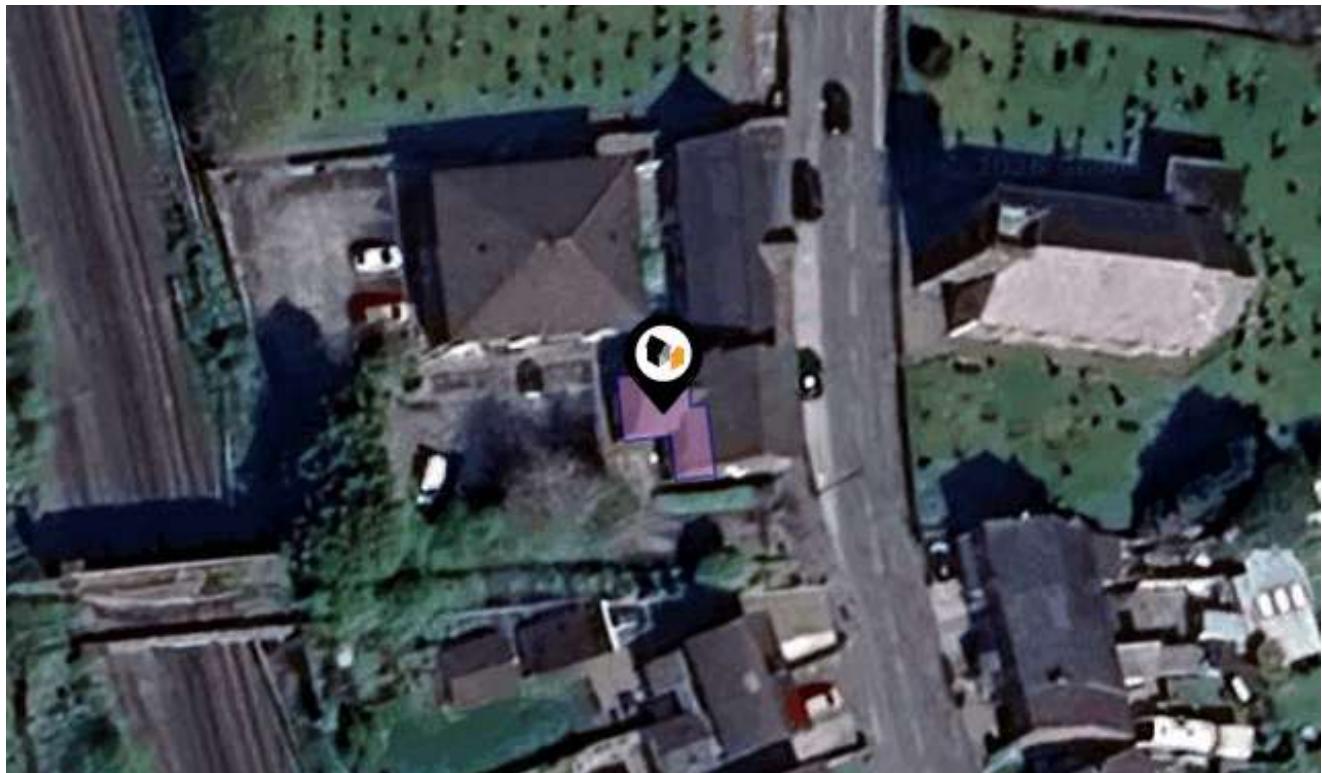


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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 19<sup>th</sup> January 2026



**2, CHAPEL LANE, COPPULL, CHORLEY, PR7 4LU**

**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

[louise.bugeja@landwoodgroup.com](mailto:louise.bugeja@landwoodgroup.com)

<https://landwoodgroup.com/>

# Property Overview

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## Property

Type:	Terraced	Last Sold Date:	29/04/2008
Bedrooms:	2	Last Sold Price:	£109,350
Floor Area:	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£104
Plot Area:	0.01 acres	Tenure:	Leasehold
Year Built :	2008	Start Date:	28/04/2008
Council Tax :	Band A	End Date:	21/04/2133
Annual Estimate:	£1,562	Lease Term:	125 years from 21 April 2008
Title Number:	LAN73949	Term Remaining:	107 years
UPRN:	100012384098		

## 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

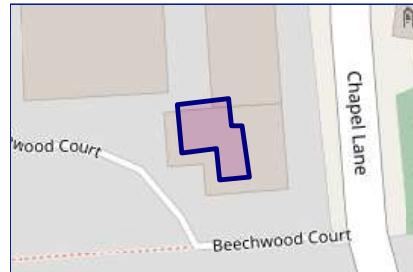
LANDWOOD  
GROUP

## Freehold Title Plan



**LA768696**

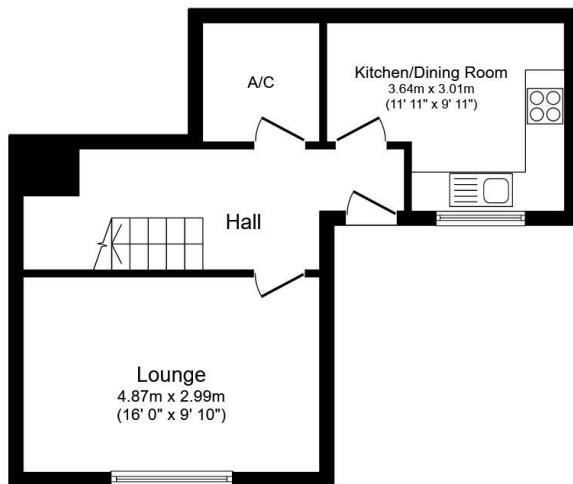
## Leasehold Title Plan



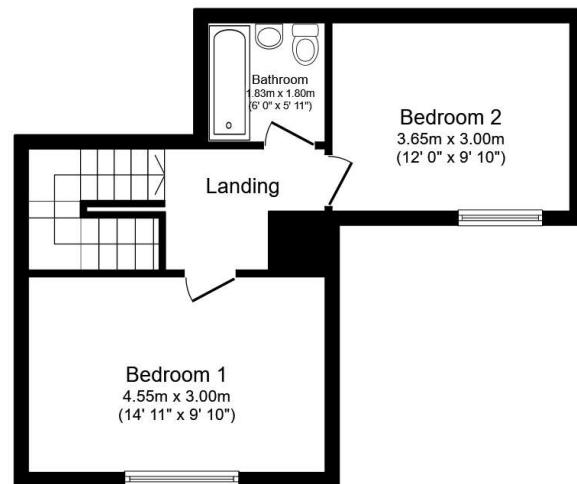
**LAN73949**

Start Date: 28/04/2008  
End Date: 21/04/2133  
Lease Term: 125 years from 21 April 2008  
Term Remaining: 107 years

## 2, CHAPEL LANE, COPPULL, CHORLEY, PR7 4LU



**Ground Floor**  
Floor area 36.9 sq.m. (397 sq.ft.)



**First Floor**  
Floor area 36.9 sq.m. (397 sq.ft.)

Total floor area: 73.8 sq.m. (794 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

 **Reeds Rains**

# Property EPC - Certificate

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2 Beechwood Court, Chapel Lane, Coppull, PR7 4LU

Energy rating

D

Valid until 27.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	65   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>	Enclosed End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<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>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	98 m <sup>2</sup>

# Maps

## Coal Mining

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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.

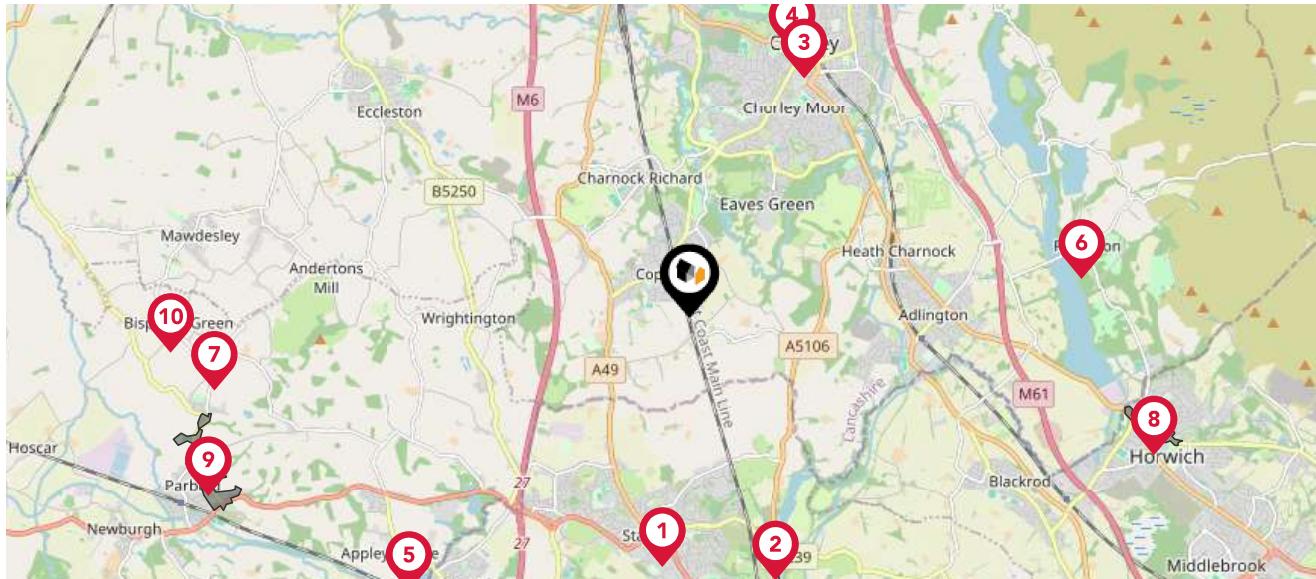
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

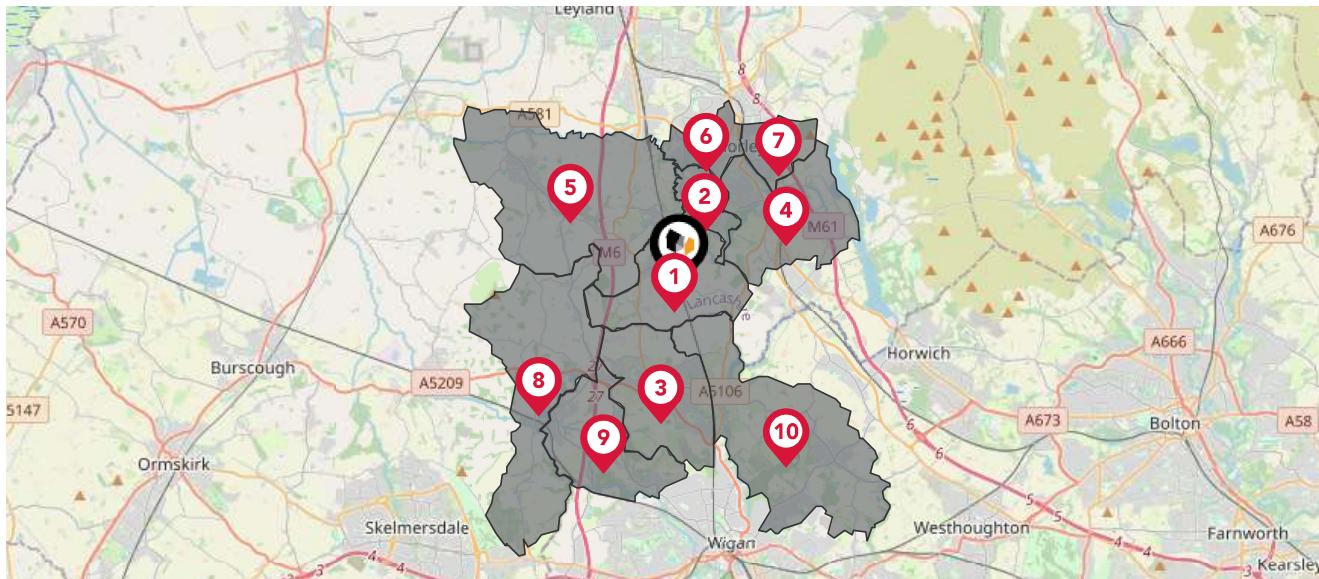
- 1 Standish
- 2 Mayflower, Standish
- 3 St George's, Chorley
- 4 St Laurence's, Chorley
- 5 Ashfield Terrace
- 6 Rivington
- 7 Maltkiln Lane / Chorley Road
- 8 Horwich Town Centre
- 9 Lancaster Lane
- 10 Bispham Green

# Maps

## Council Wards

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GROUP

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

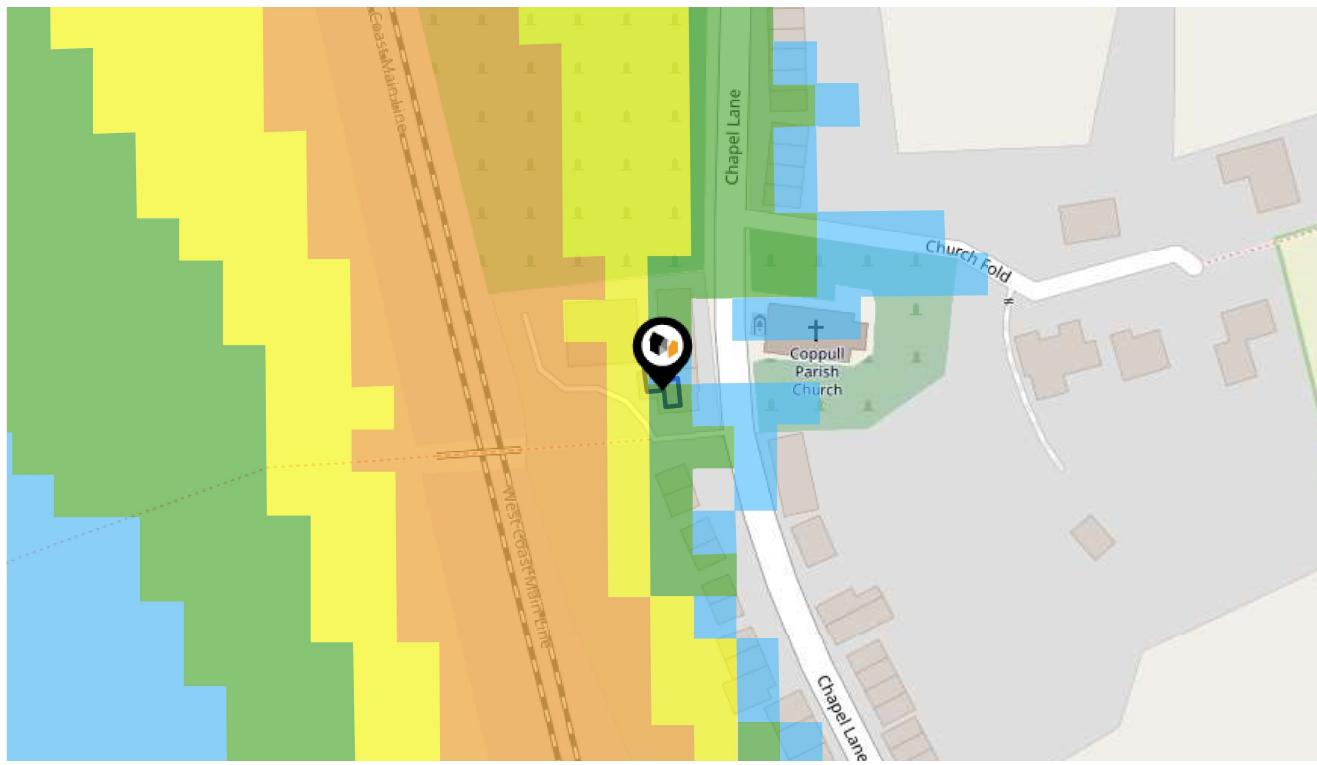
- 1 Coppull Ward
- 2 Chorley South West Ward
- 3 Standish with Langtree Ward
- 4 Chorley South East & Heath Charnock Ward
- 5 Eccleston, Heskin & Charnock Richard Ward
- 6 Chorley North West Ward
- 7 Chorley East Ward
- 8 Wrightington Ward
- 9 Shevington with Lower Ground Ward
- 10 Aspull New Springs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

# Maps

## Rail Noise

LANDWOOD  
GROUP

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:

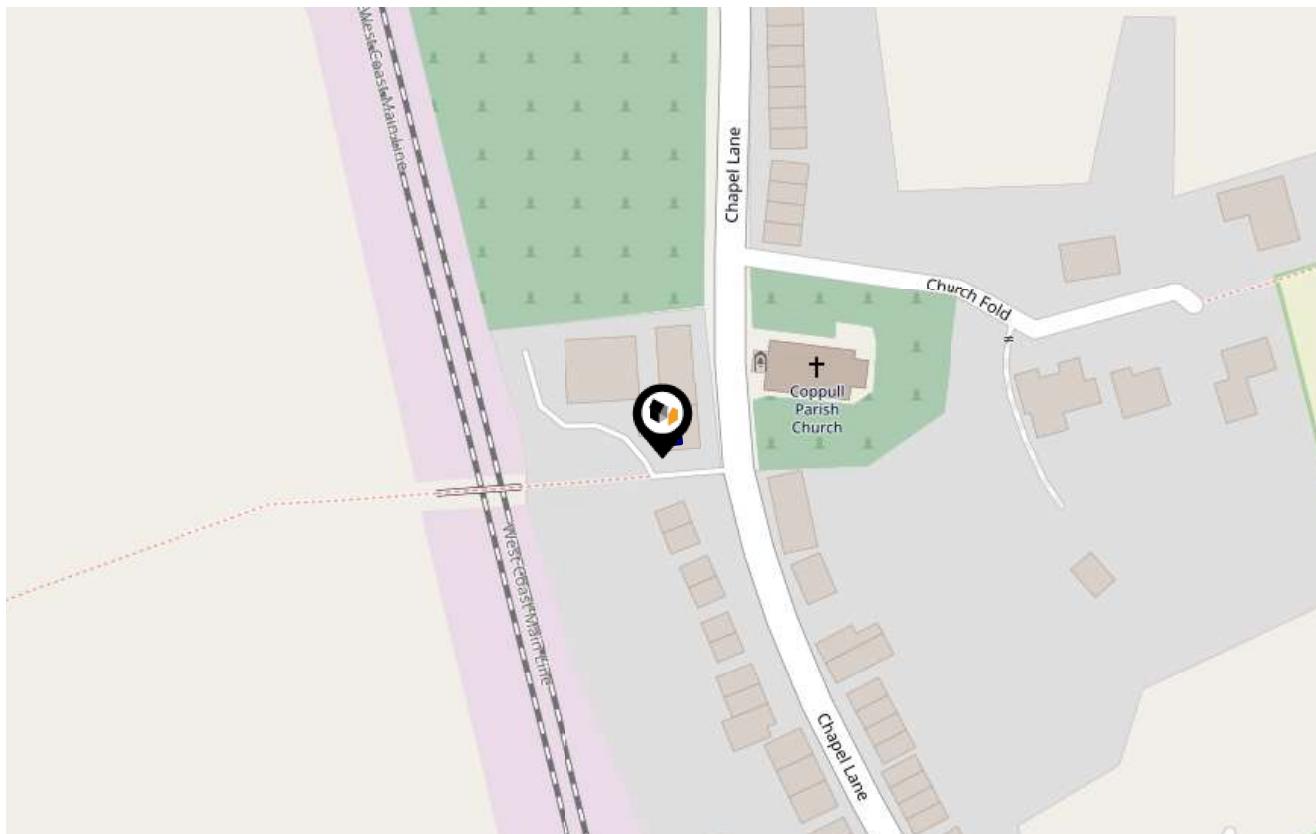
5		75.0+ dB	<span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>
4		70.0-74.9 dB	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>
3		65.0-69.9 dB	<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>
2		60.0-64.9 dB	<span style="background-color: green; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>
1		55.0-59.9 dB	<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>

# Flood Risk

## Rivers & Seas - Flood Risk

LANDWOOD  
GROUP

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

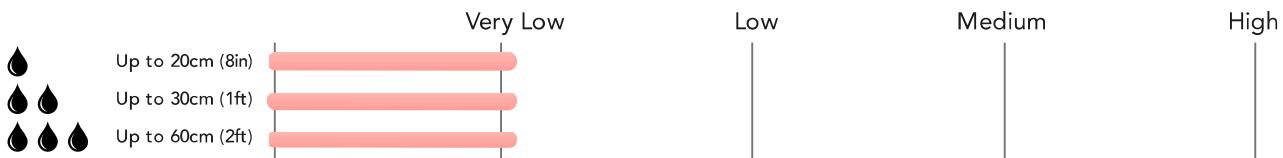


**Risk Rating: Very low**

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.

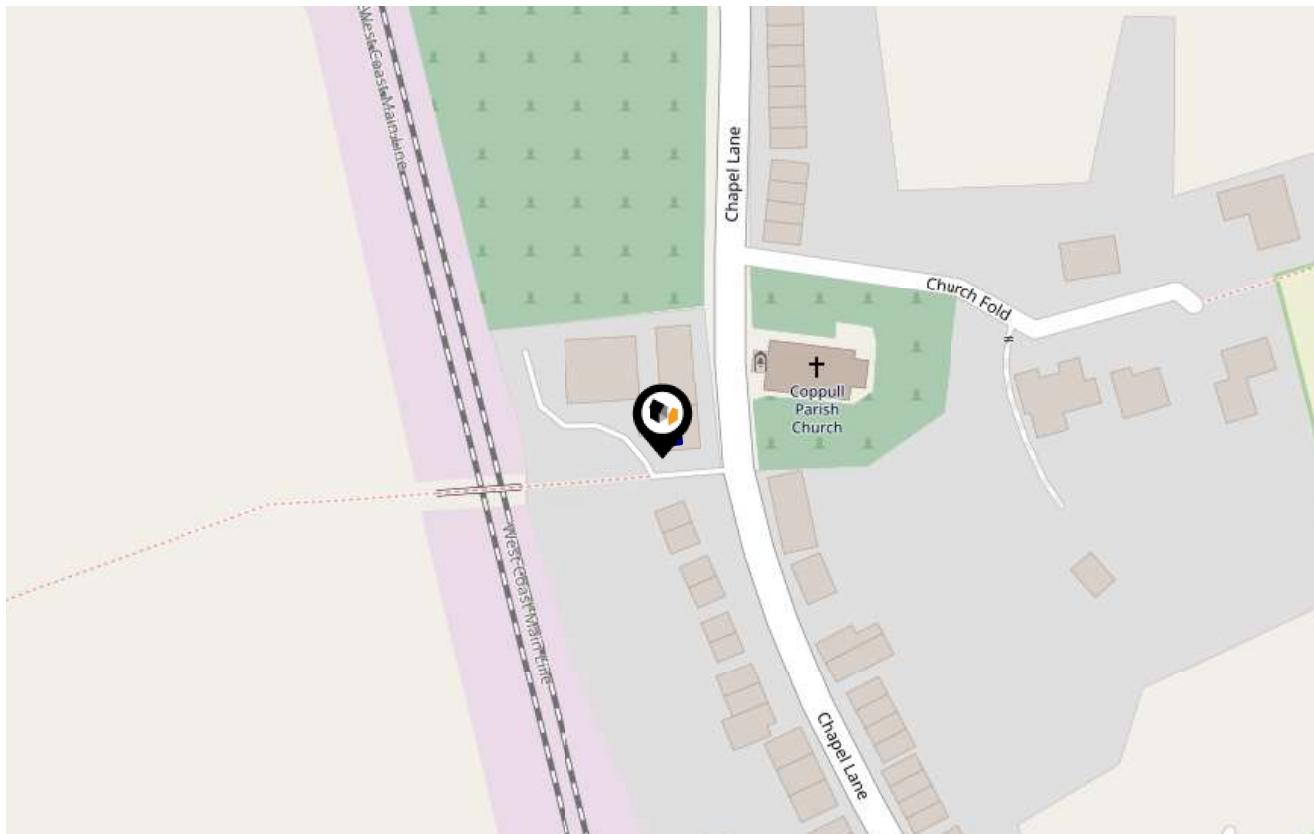
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

LANDWOOD  
GROUP

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.

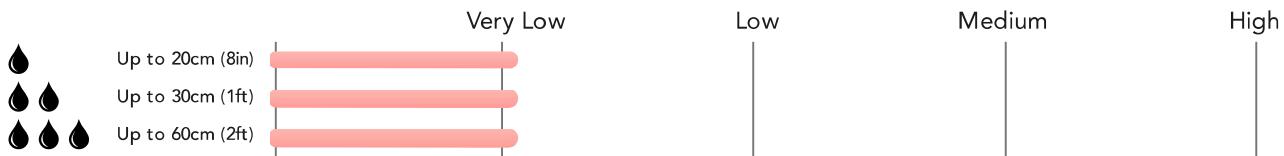


Risk Rating: **Very low**

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:

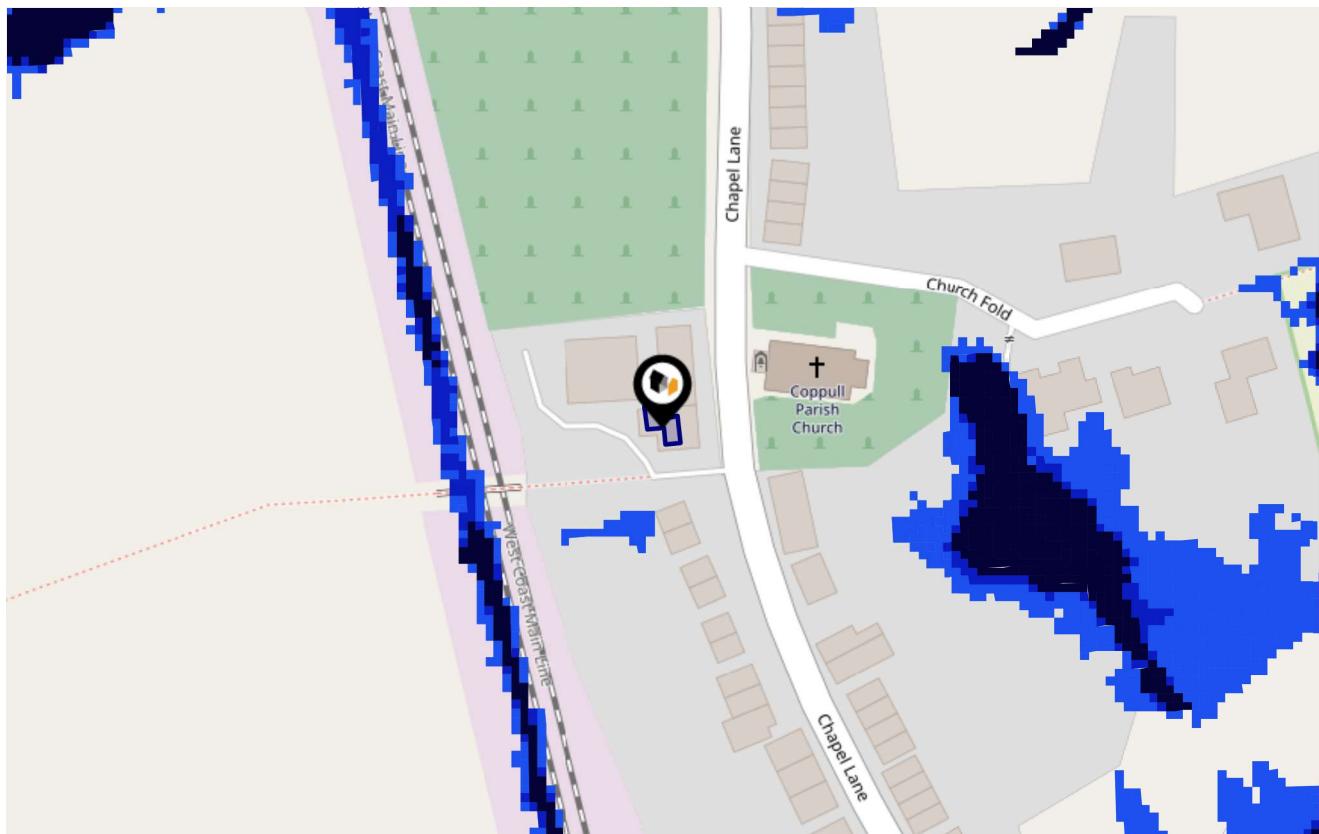


# Flood Risk

## Surface Water - Flood Risk

LANDWOOD  
GROUP

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

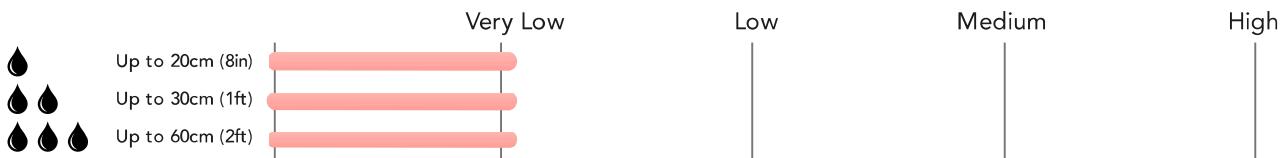


Risk Rating: **Very low**

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.
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Chance of flooding to the following depths at this property:

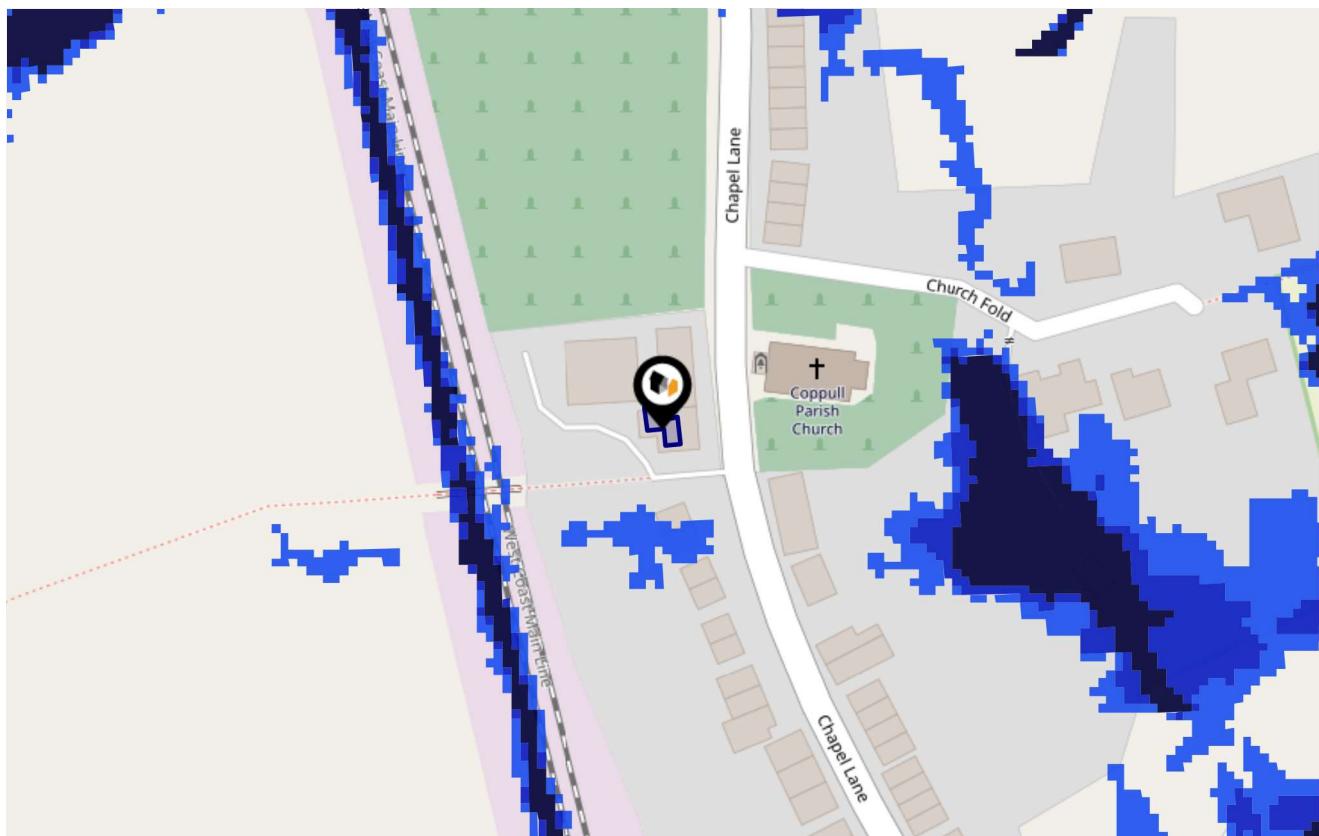


# Flood Risk

## Surface Water - Climate Change

LANDWOOD  
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.

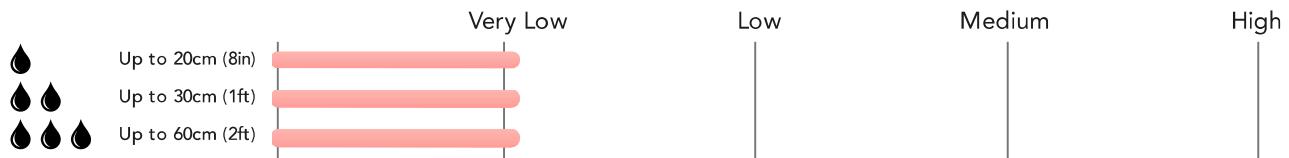


Risk Rating: **Very low**

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Chance of flooding to the following depths at this property:

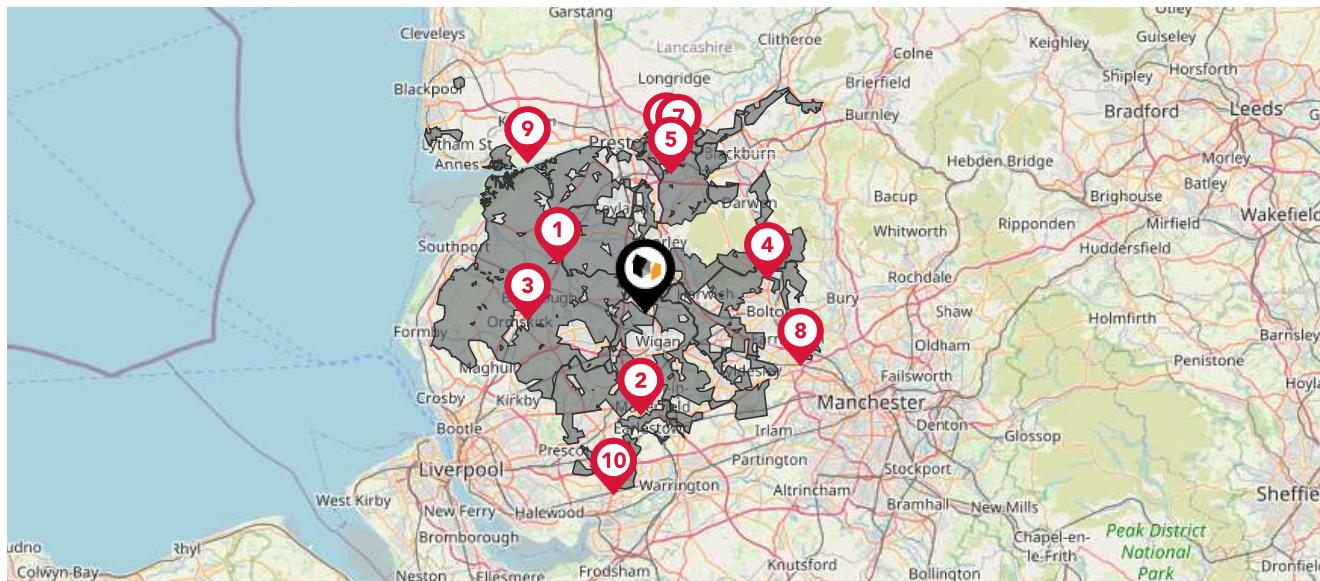


# Maps

## Green Belt

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



### Nearby Green Belt Land

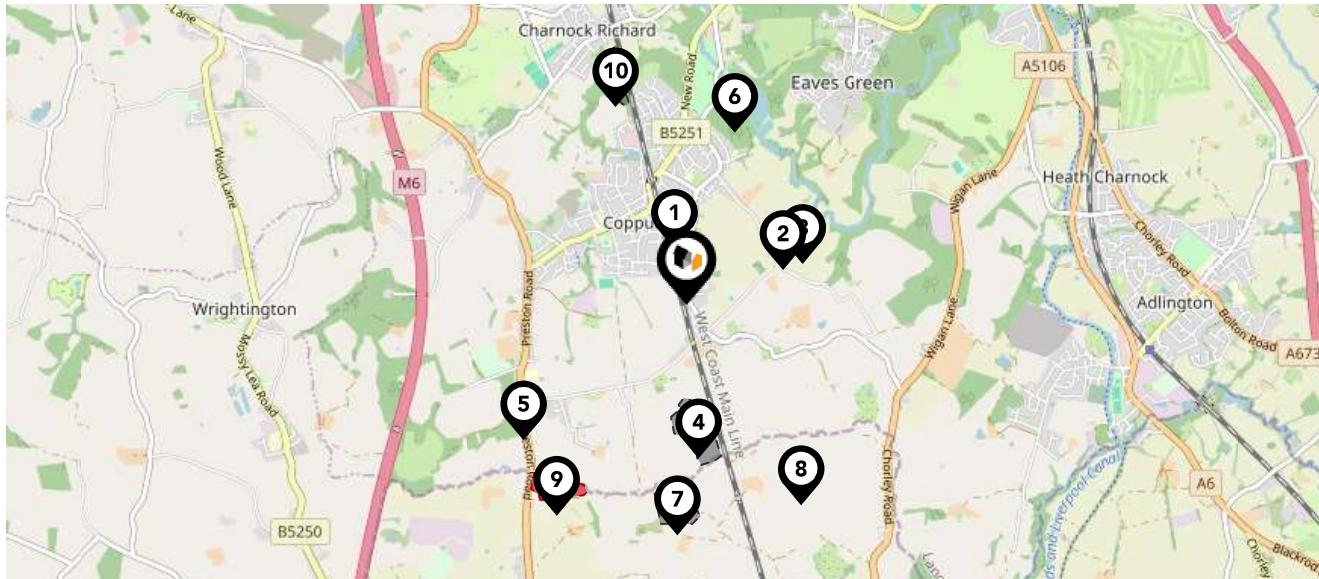
- 1 Merseyside and Greater Manchester Green Belt - Chorley
- 2 Merseyside and Greater Manchester Green Belt - Wigan
- 3 Merseyside and Greater Manchester Green Belt - West Lancashire
- 4 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 5 Merseyside and Greater Manchester Green Belt - 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.



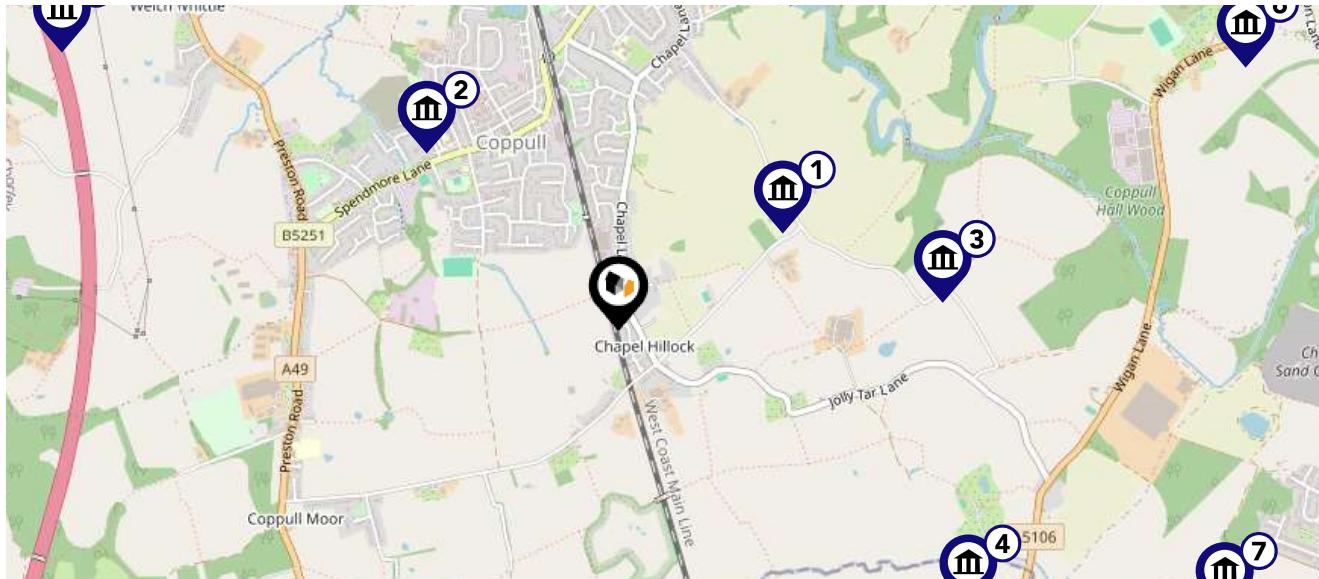
### Nearby Landfill Sites

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

# Maps Listed Buildings

LANDWOOD  
GROUP

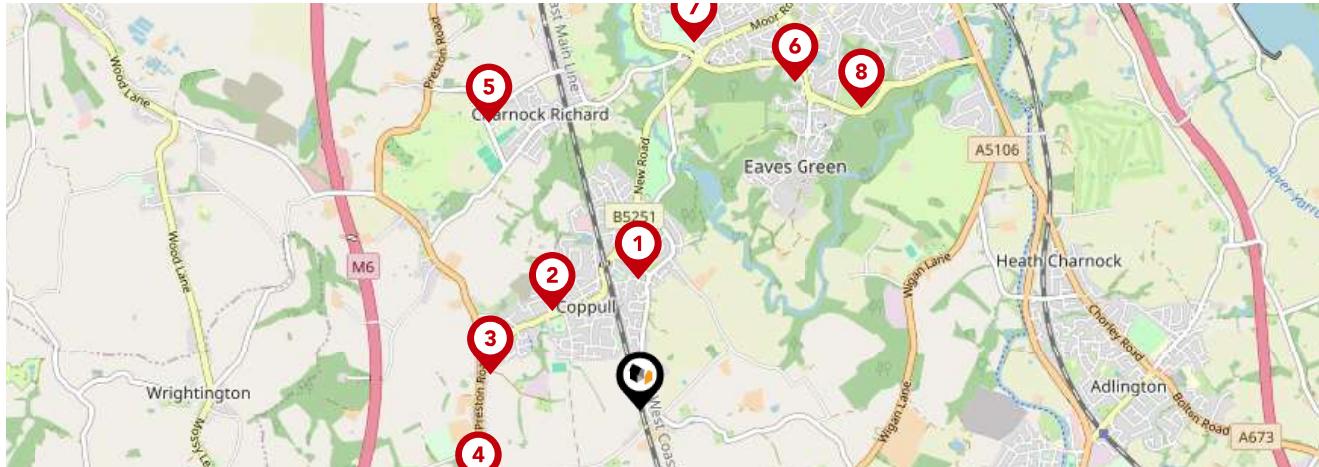
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



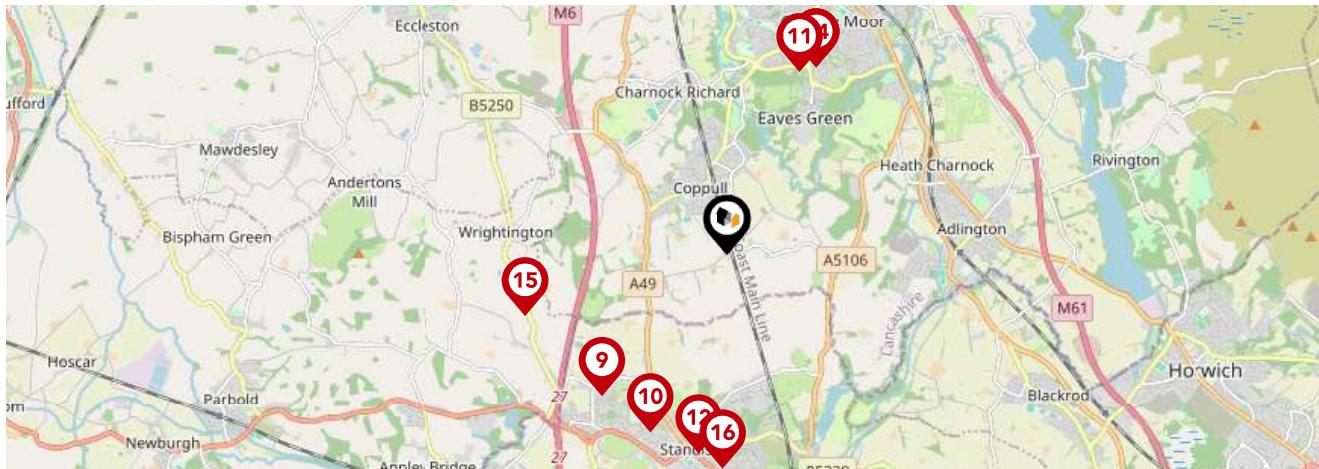
Listed Buildings in the local district	Grade	Distance
1072452 - Coppull Old Hall	Grade II	0.5 miles
1281357 - Church Of St John The Divine	Grade II	0.6 miles
1072453 - Coppull Hall	Grade II	0.8 miles
1228479 - Mill Bridge Farmhouse	Grade II	1.0 miles
1362067 - Chisnall House	Grade II	1.4 miles
1386811 - 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

LANDWOOD GROUP



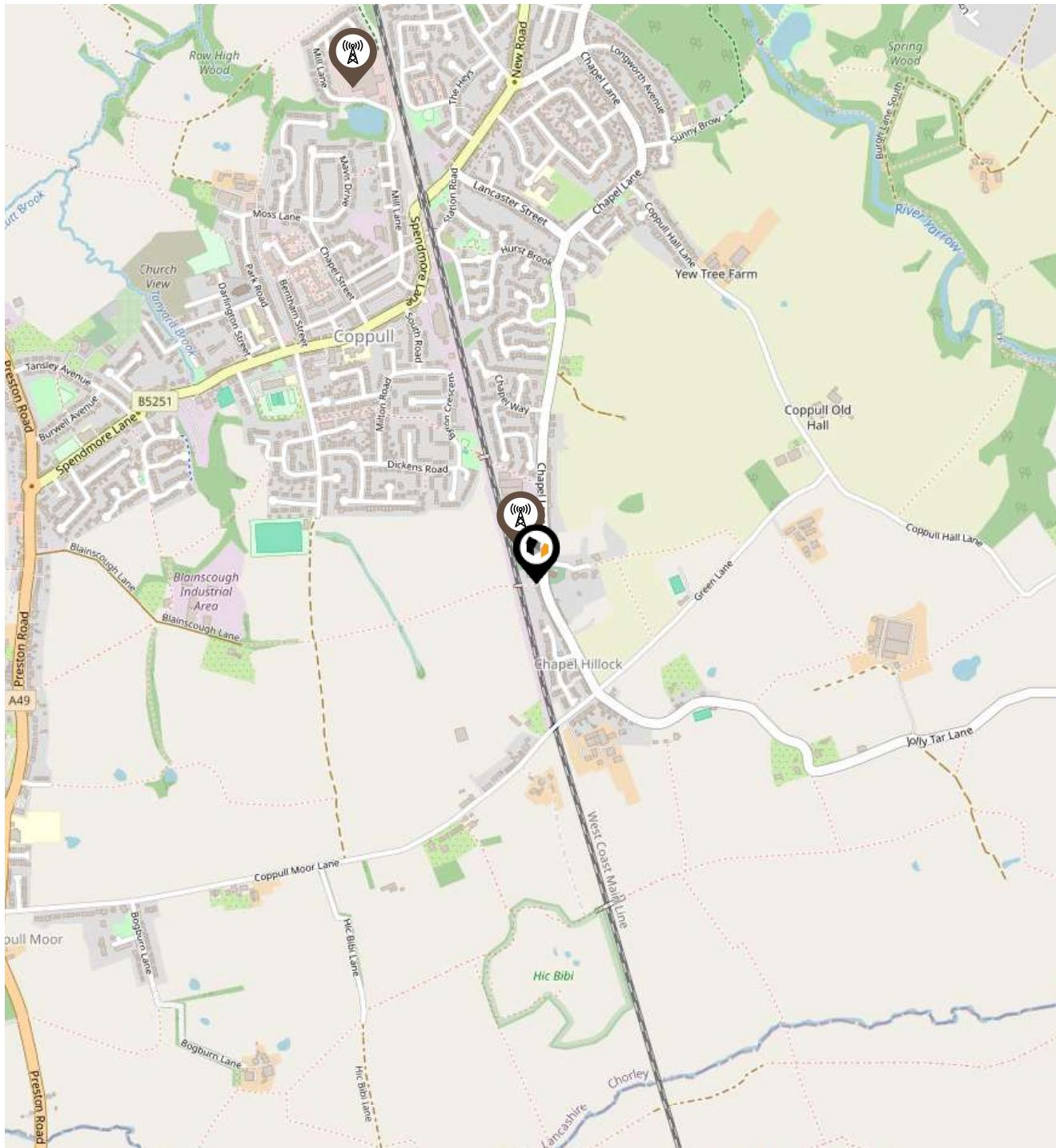
		Nursery	Primary	Secondary	College	Private
1	<b>Coppull Parish Church of England Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Coppull Primary School and Nursery</b> 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	<b>St Oswald's Catholic Primary School, Coppull</b> 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	<b>Coppull St John's Church of England Voluntary Aided Primary School</b> 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	<b>Christ Church Charnock Richard CofE Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>St Gregory's Catholic Primary School, Chorley</b> Ofsted Rating: Good   Pupils: 202   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Southlands High School</b> Ofsted Rating: Requires improvement   Pupils: 926   Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Holy Cross Catholic High School</b> 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	<b>My Life Learning</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Standish Community High School</b> Ofsted Rating: Good   Pupils: 1297   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Chorley All Saints Church of England Primary School and Nursery Unit</b> Ofsted Rating: Good   Pupils: 202   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>St Marie's Catholic Primary School Standish</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Westmorland School</b> 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	<b>Shaftesbury High School</b> 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	<b>Wrightington Mossy Lea Primary School</b> 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	<b>Standish St Wilfrid's Church of England Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 592   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

LANDWOOD  
GROUP

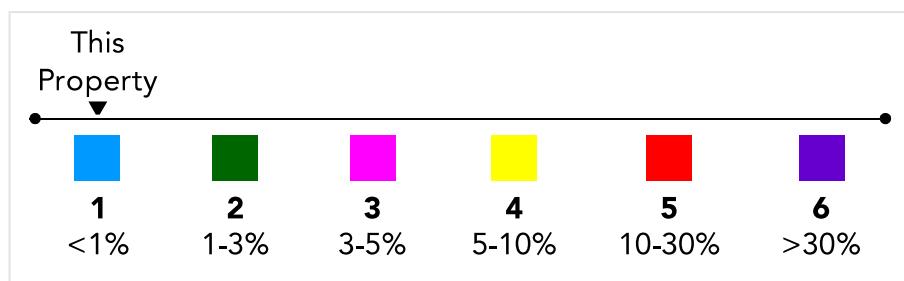
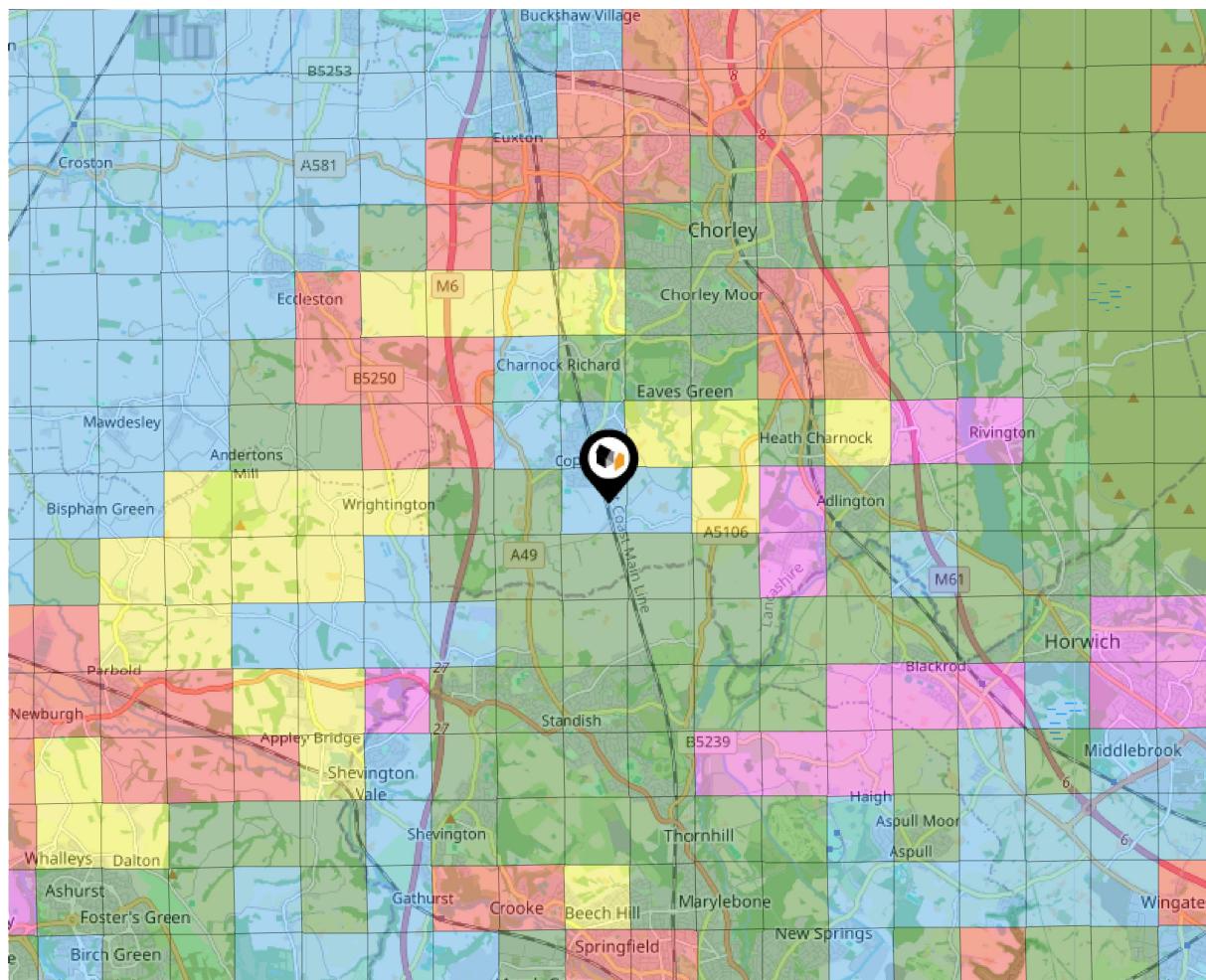


## Key:

-  Power Pylons
-  Communication Masts

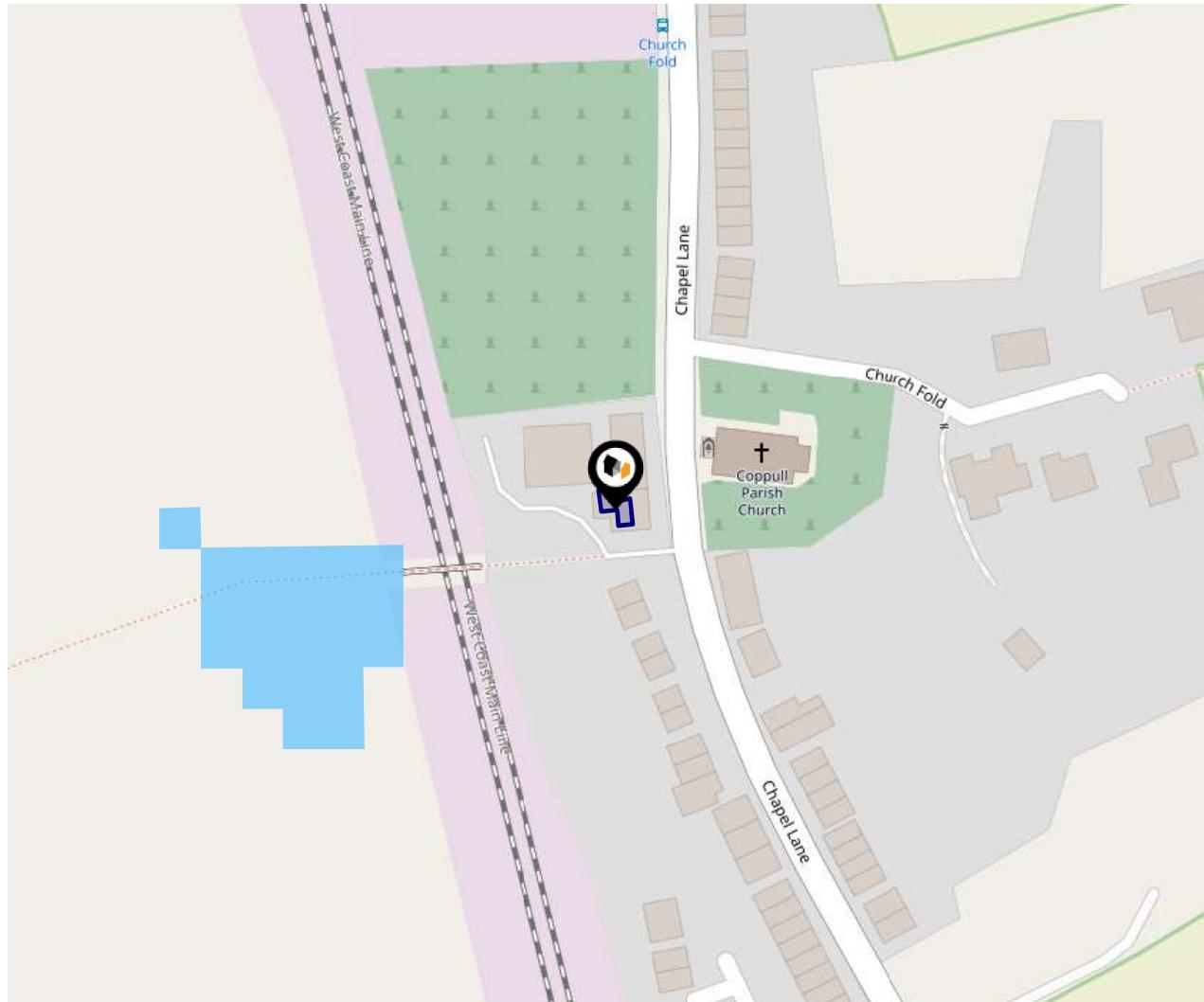
## What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

LANDWOOD  
GROUP



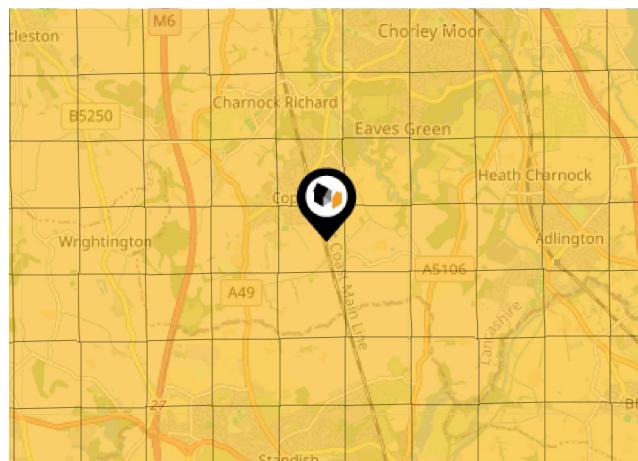
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

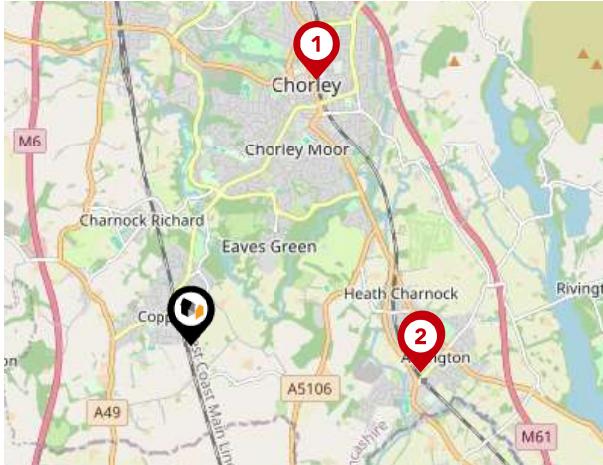


## Primary Classifications (Most Common Clay Types)

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

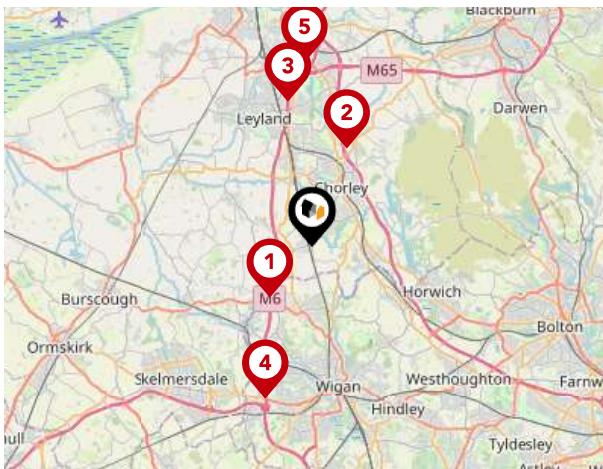
# Area Transport (National)

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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	2.16 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	6.89 miles



## Airports/Helipads

Pin	Name	Distance
1	Speke	20.97 miles
2	Highfield	19.35 miles
3	Manchester Airport	23.16 miles
4	Leeds Bradford Airport	44.3 miles

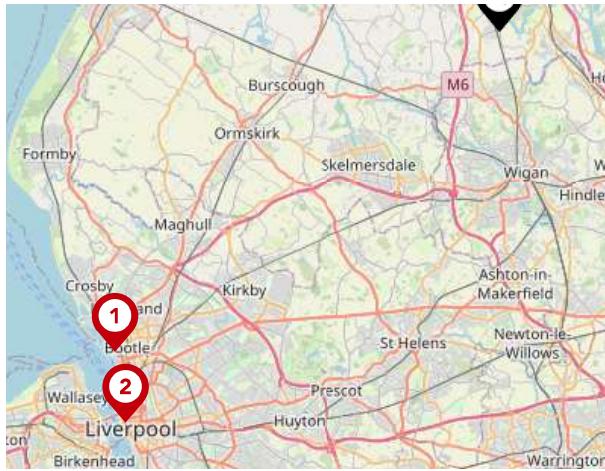
# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	Church Fold	0.07 miles
2	Wagon and Horses	0.2 miles
3	Byron Crescent	0.23 miles
4	Chapel Way	0.31 miles
5	Milton Road	0.32 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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The Landwood Group logo consists of the company name 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](mailto:louise.bugeja@landwoodgroup.com)

<https://landwoodgroup.com/>



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