

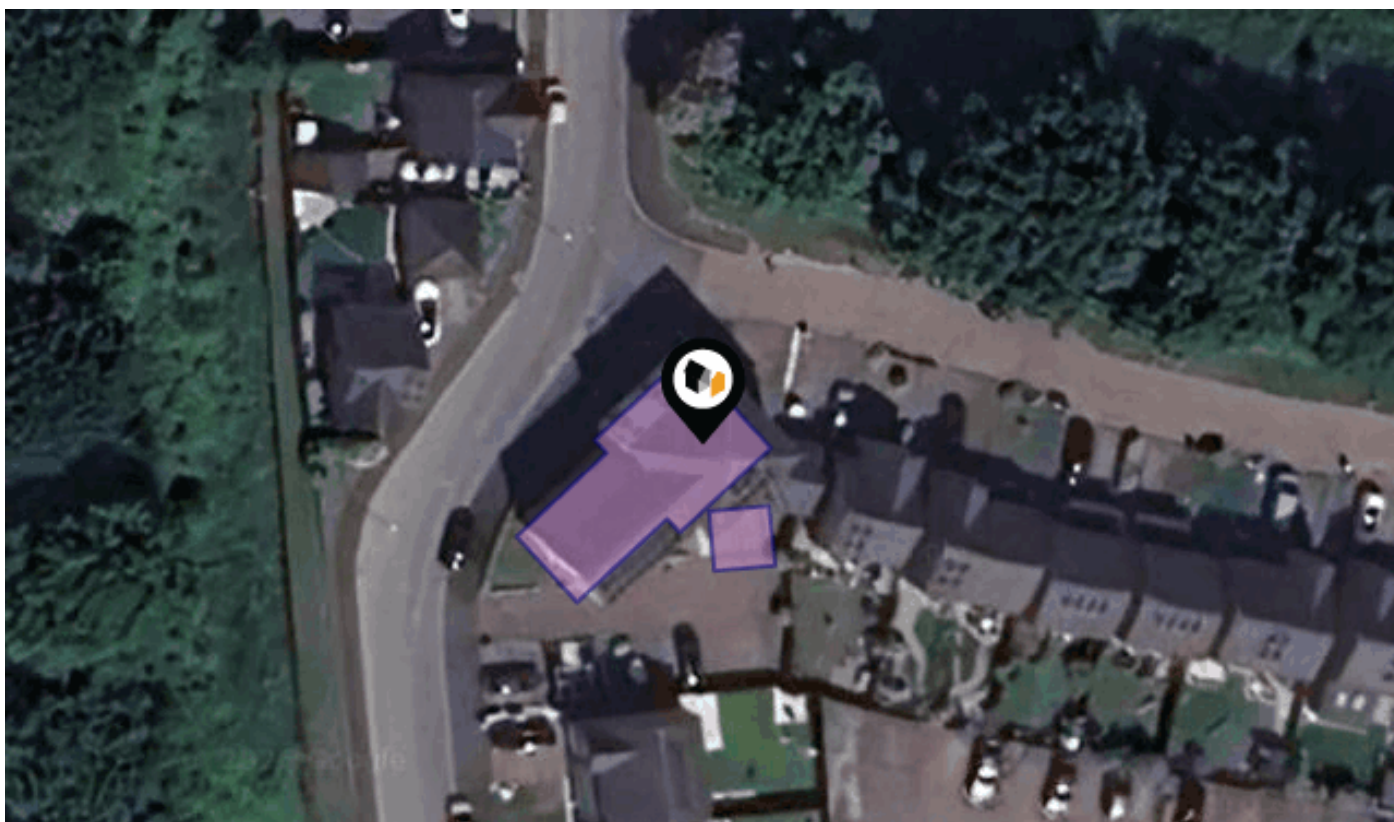


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th September 2025



BROOKWOOD WAY, BUCKSHAW VILLAGE, CHORLEY, PR7

Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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* Modern Top-Floor Apartment* Highly Desirable Buckshaw Village Location* 2 Bedrooms and Offered with No Onward Chain

Situated in the heart of the ever-popular Buckshaw Village, this impressive modern top-floor apartment offers stylish and spacious accommodation ideal for professionals, couples, or small families. The property boasts a generously sized open-plan living and dining area, perfect for both relaxing and entertaining. The contemporary fitted kitchen is well-equipped, offering ample storage and worktop space, as well as designated areas for a washing machine and under counter fridge and freezer. There are two well-proportioned double bedrooms, including a master bedroom with a private ensuite shower room, complemented by a sleek, modern family bathroom. The apartment is set within well-maintained communal grounds, creating a pleasant and welcoming environment, and benefits from two allocated parking spaces for added convenience. Ideally located, this home is just a short drive from both Chorley and Leyland town centres, and is surrounded by an excellent selection of local schools, shops, and everyday amenities. Commuters will appreciate the superb transport links, with Buckshaw Parkway train station within easy reach, providing direct rail services to major cities, along with quick access to the M6 and M61 motorways. With an estimated rental income of £800 per calendar month, this property presents an attractive investment opportunity, offering a potential gross yield of approximately 7.6%. This property offers a perfect blend of modern living, convenience, and location - early viewing is highly recommended.



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.05 acres
Year Built :	2016
Council Tax :	Band B
Annual Estimate:	£1,822
Title Number:	LAN181896

Tenure:	Leasehold
Start Date:	25/02/2016
End Date:	01/01/2140
Lease Term:	125 years from 1 January 2015
Term Remaining:	114 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	47 mb/s	1800 mb/s

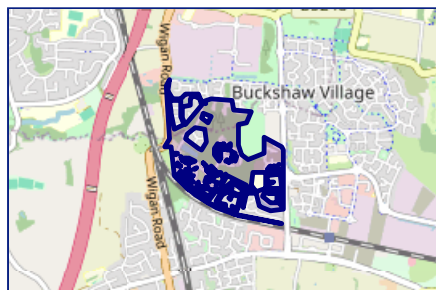
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

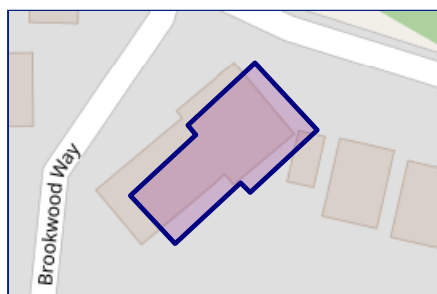


Freehold Title Plan



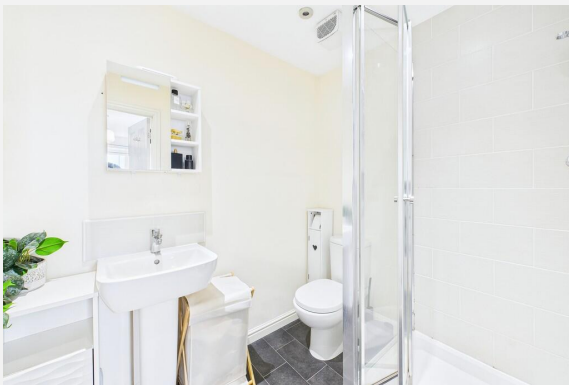
LAN147868

Leasehold Title Plan



LAN181896

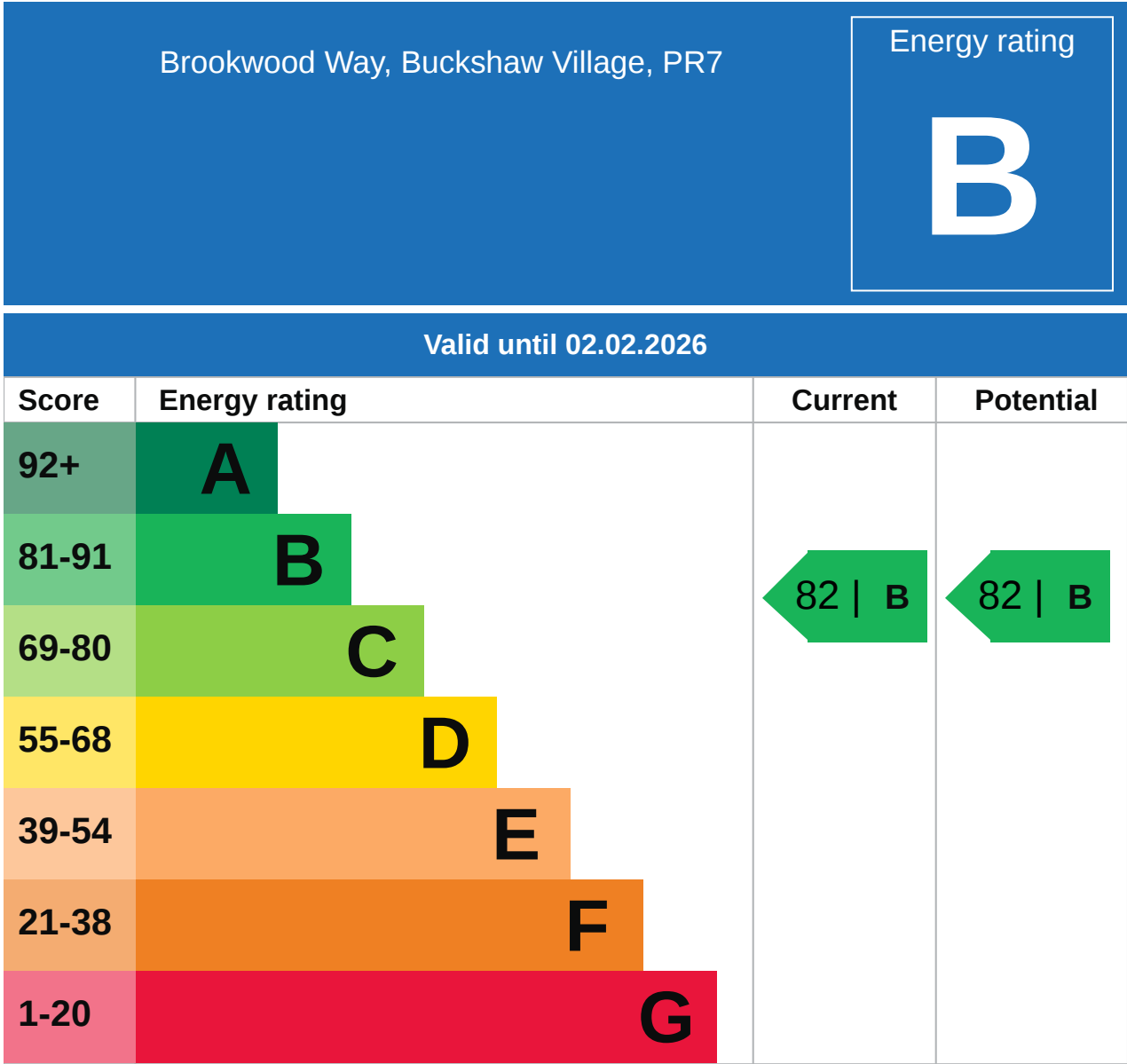
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BROOKWOOD WAY, BUCKSHAW VILLAGE, CHORLEY, PR7





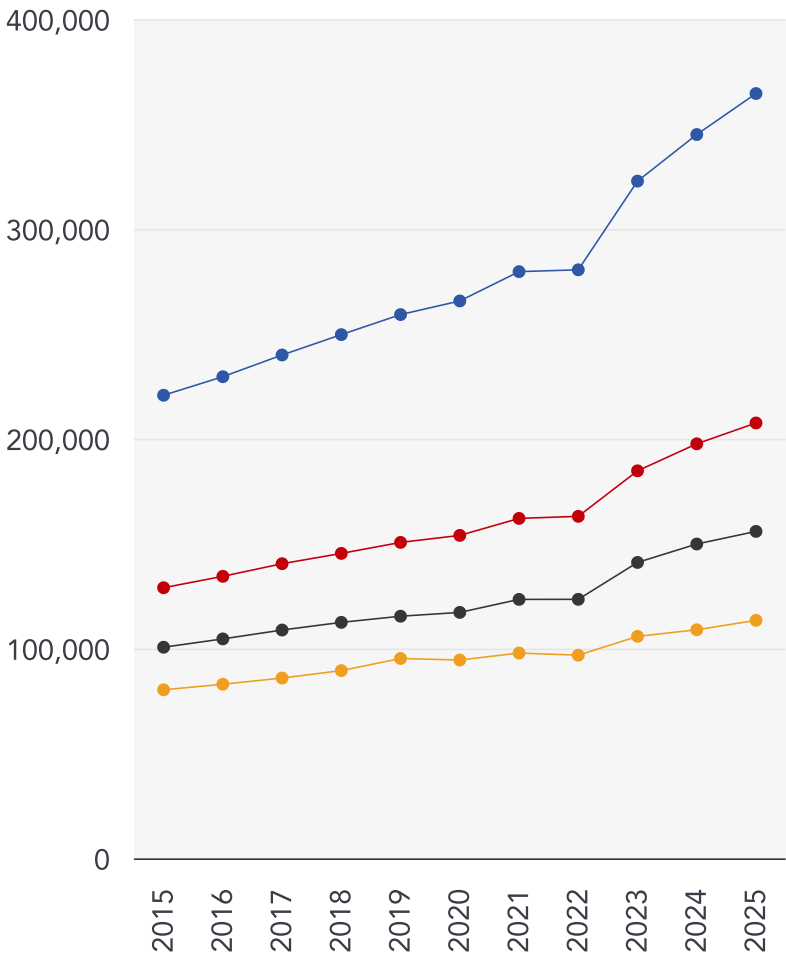
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	63 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR7



Detached

+65.15%

Semi-Detached

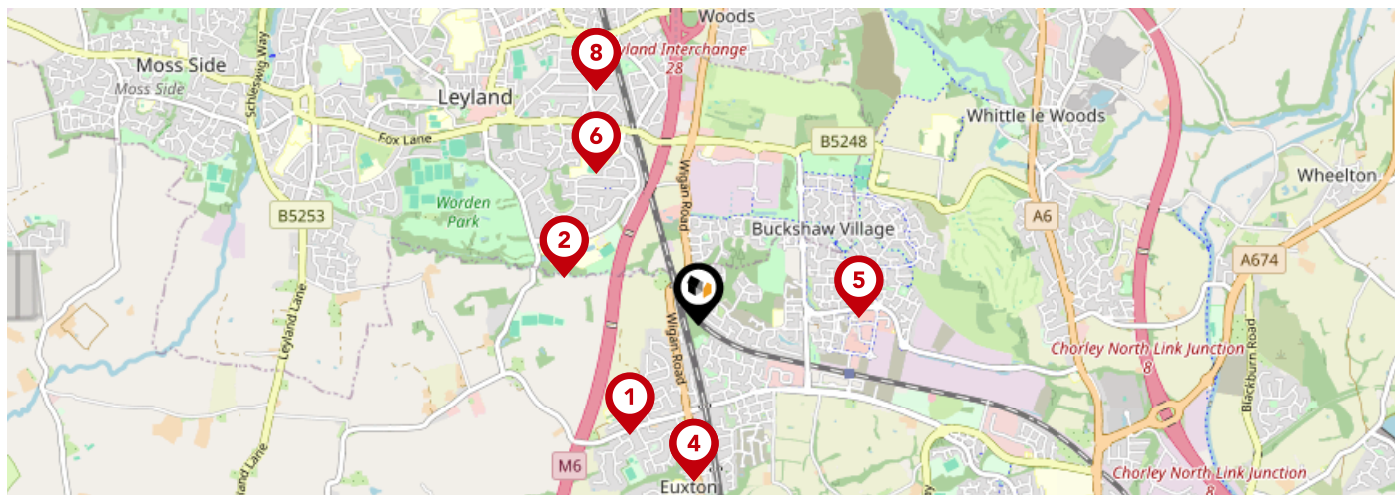
+60.86%

Terraced

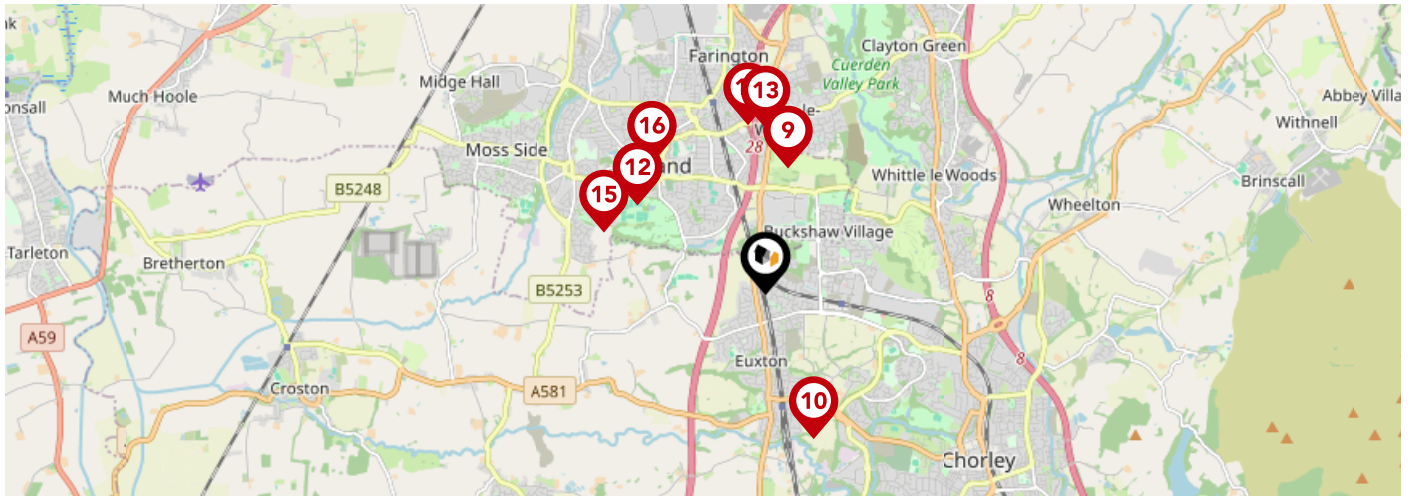
+54.85%









Flat

+41.19%



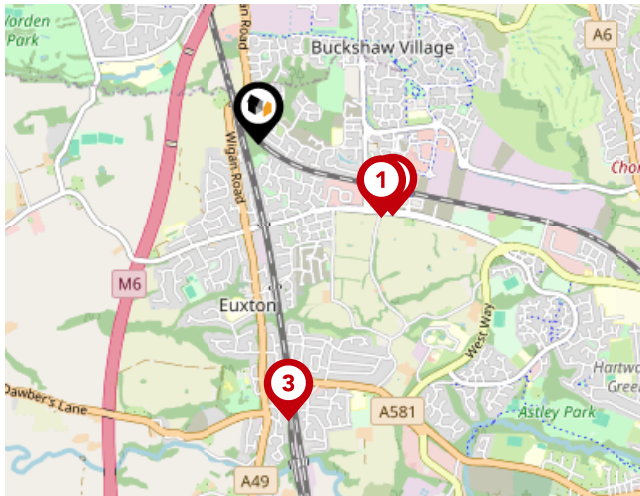
		Nursery	Primary	Secondary	College	Private
1	Euxton Primrose Hill Primary School Ofsted Rating: Outstanding Pupils: 424 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Runshaw College Ofsted Rating: Good Pupils:0 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St. Mary's Catholic Primary School Euxton Ofsted Rating: Outstanding Pupils: 202 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Euxton Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Trinity Church of England/Methodist Primary School, Buckshaw Village Ofsted Rating: Good Pupils: 614 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Balshaw's Church of England High School Ofsted Rating: Good Pupils: 921 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils:0 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leyland Methodist Junior School Ofsted Rating: Good Pupils:0 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Lancaster Lane Primary and Pre-School Ofsted Rating: Good Pupils: 202 Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Balshaw Lane Community Primary School Ofsted Rating: Outstanding Pupils: 0 Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodlea Junior School Ofsted Rating: Good Pupils: 243 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leyland St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 136 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roselyn House School Ofsted Rating: Good Pupils: 77 Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 219 Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic High School Ofsted Rating: Good Pupils: 811 Distance: 1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance: 1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

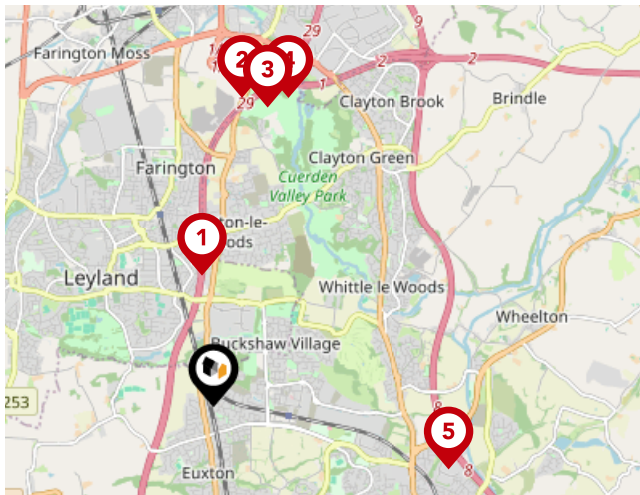
Area

Transport (National)



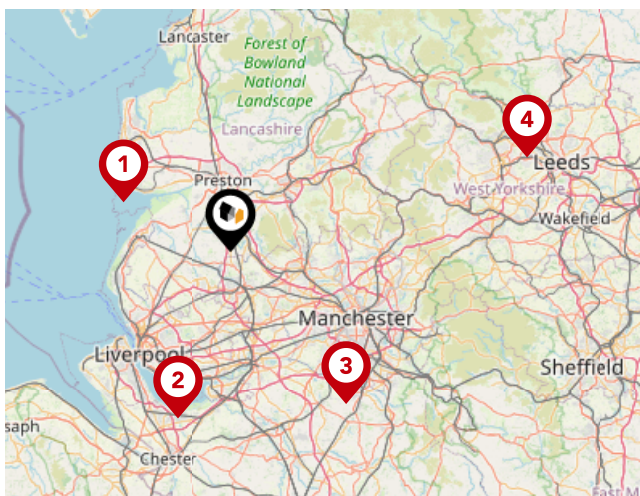
National Rail Stations

Pin	Name	Distance
1	Buckshaw Parkway Rail Station	0.63 miles
2	Buckshaw Parkway Rail Station	0.66 miles
3	Euxton Balshaw Lane Rail Station	1.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.16 miles
2	M65 J1A	2.73 miles
3	M65 J1	2.68 miles
4	M6 J29	2.8 miles
5	M61 J8	2.13 miles

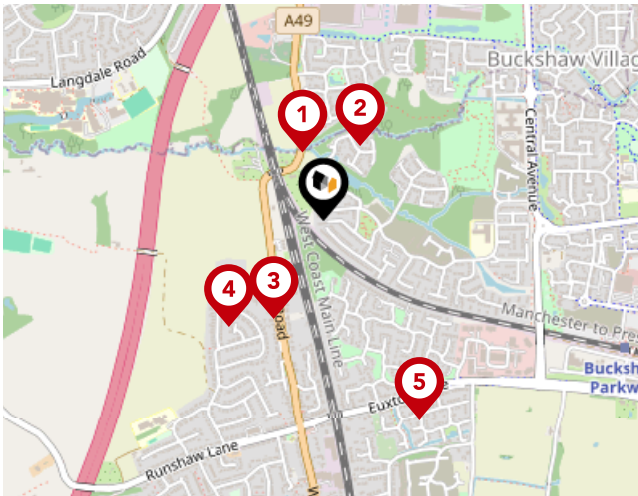


Airports/Helipads

Pin	Name	Distance
1	Highfield	16.52 miles
2	Speke	24.67 miles
3	Manchester Airport	26.93 miles
4	Leeds Bradford Airport	43.54 miles

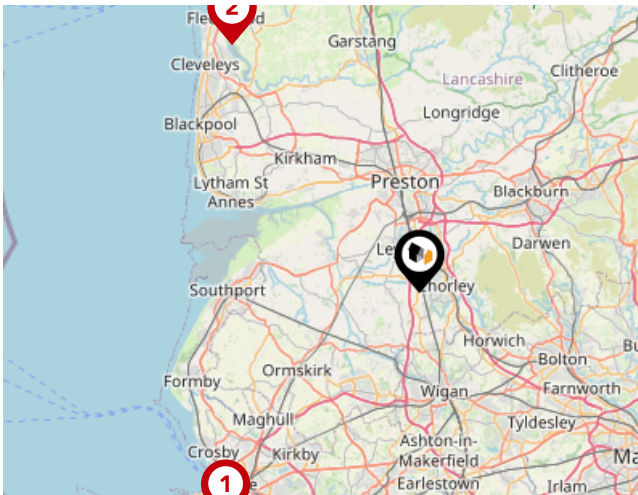
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Junction Terrace	0.16 miles
2	Stockwood Park Court	0.19 miles
3	Shawbrook Close	0.24 miles
4	Chestnut Avenue	0.31 miles
5	Wentworth Drive	0.48 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	21.17 miles
2	Knott End-On-Sea Ferry Landing	21.75 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

Financial Services

Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



@Roberts_and_Co



/roberts_and_co_sales_lettings/

Roberts & Co

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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