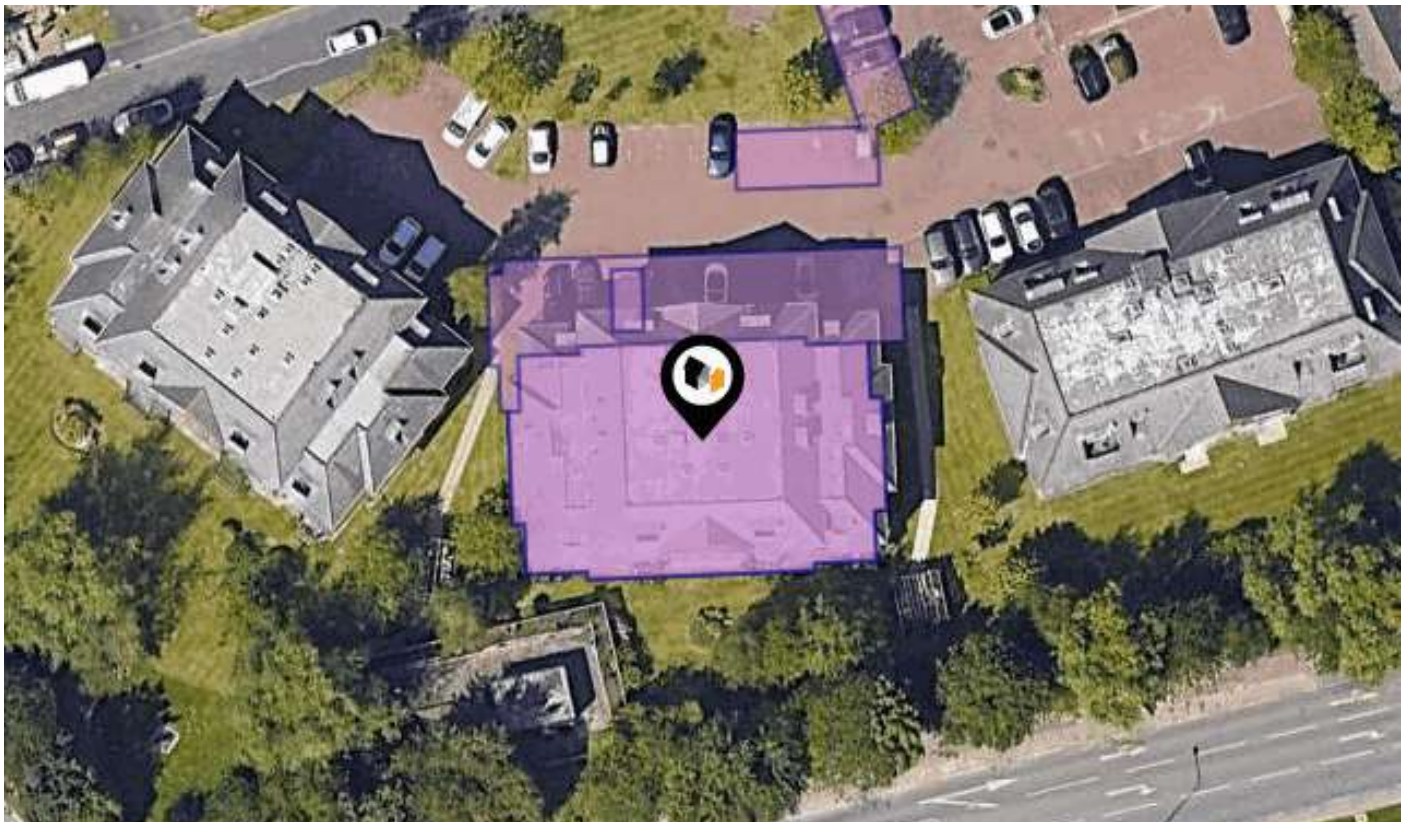




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 04<sup>th</sup> April 2024



**61, GARDEN CLOSE, POULTON-LE-FYLDE, FY6 7WG**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

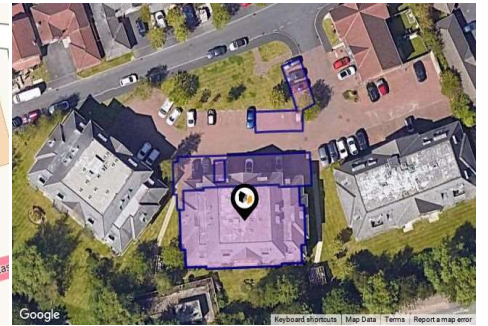
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



# Property Overview

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	21/05/2007
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£185,000
<b>Floor Area:</b>	893 ft <sup>2</sup> / 83 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£201
<b>Plot Area:</b>	0.35 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2003-2006	<b>Start Date:</b>	20/05/2007
<b>Council Tax :</b>	Band D	<b>End Date:</b>	01/01/3005
<b>Title Number:</b>	LAN60125	<b>Lease Term:</b>	999 years (less 10 days) from 1 January 2006
<b>UPRN:</b>	10034084863	<b>Term Remaining:</b>	981 years

## Local Area

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

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:

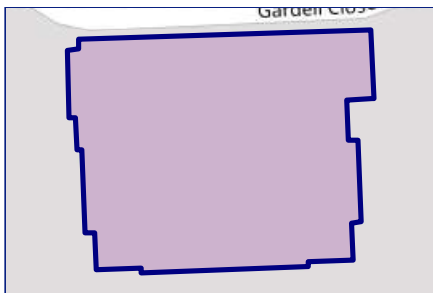


# Property Multiple Title Plans

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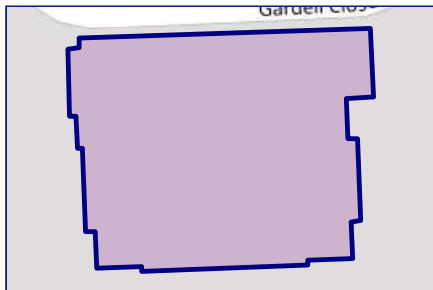
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



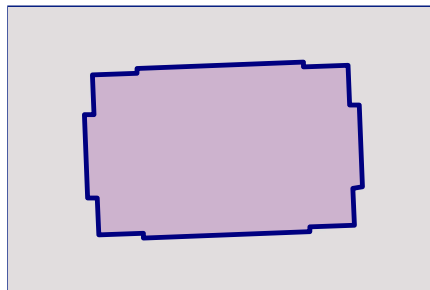
**LAN81516**

## Leasehold Title Plans



**LAN60125**

Start Date: -  
End Date: -  
Lease Term: 999 years from  
01.01.2006  
Term Remaining: -



**LAN60645**

Start Date: 20/05/2007  
End Date: 01/01/3005  
Lease Term: 999 years (less 10 days)  
from 1 January 2006  
Term Remaining: 981 years

# Property EPC - Certificate

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61 Garden Close, FY6 7WG

Energy rating

**C**

Valid until 18.12.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78   c	83   B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

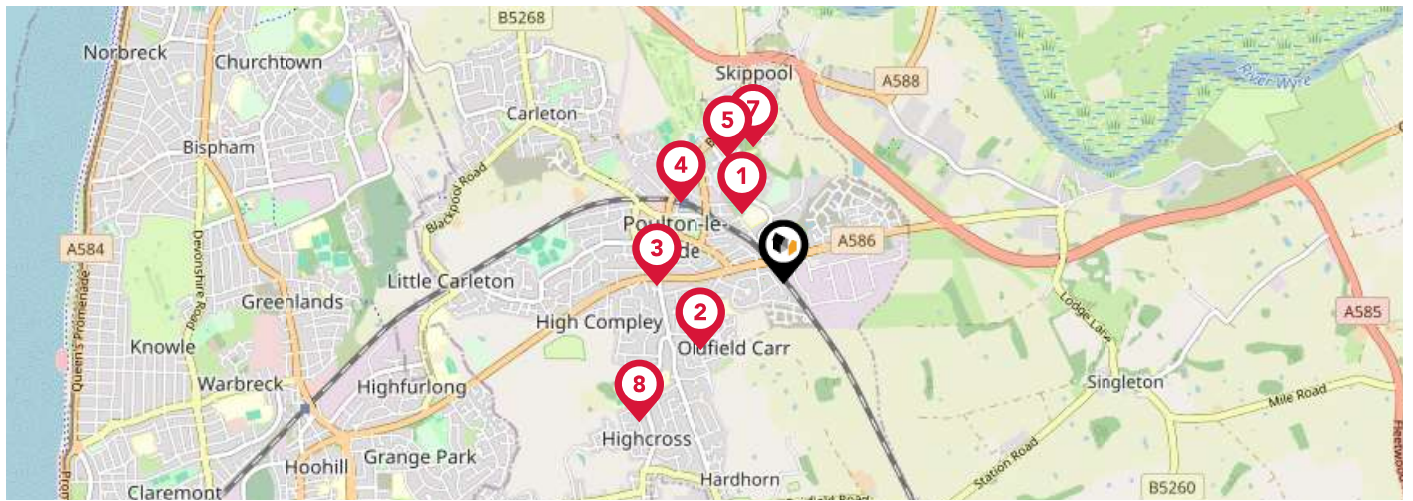
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### Additional EPC Data

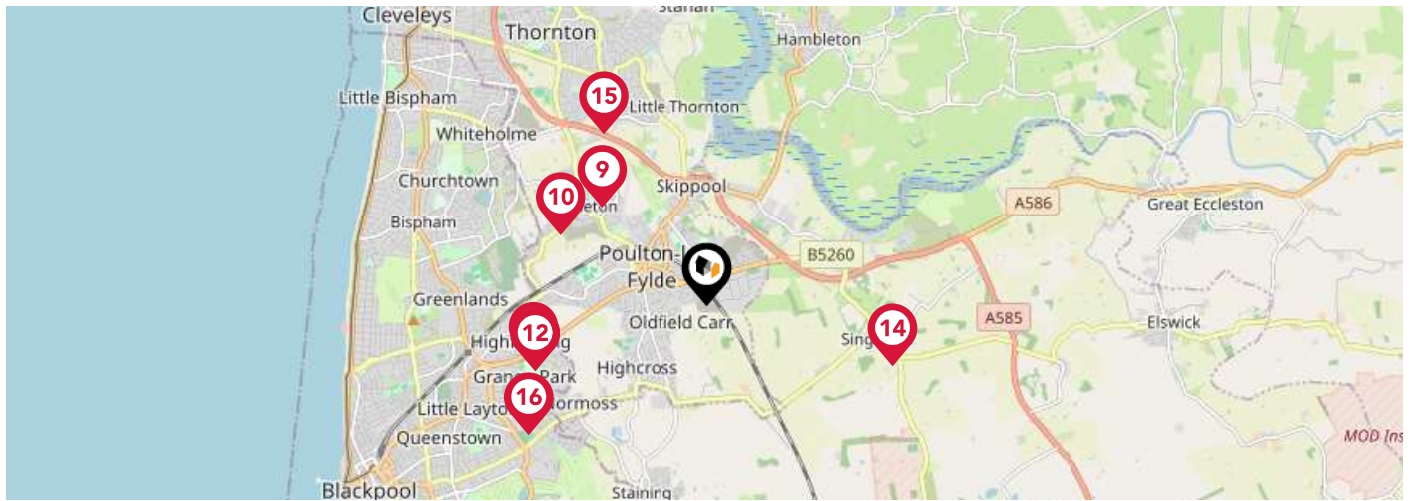
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<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>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and 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 78% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	83 m <sup>2</sup>



# Area Schools



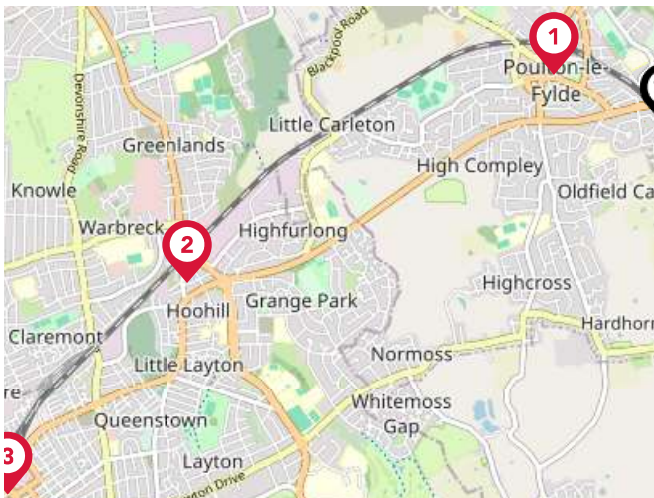
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hodgson Academy</b> Ofsted Rating: Outstanding   Pupils: 1122   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Poulton-le-Fylde Carr Head Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Poulton-le-Fylde St Chad's CofE Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>McKee College House</b> Ofsted Rating: Good   Pupils: 69   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St John's Catholic Primary School, Poulton-le-Fylde</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Poulton-le-Fylde the Breck Primary School</b> Ofsted Rating: Outstanding   Pupils: 324   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Brookfield School</b> Ofsted Rating: Good   Pupils: 70   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Baines School</b> Ofsted Rating: Requires Improvement   Pupils: 841   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Carleton Green Community Primary School</b> Ofsted Rating: Good   Pupils: 330   Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Carleton St Hilda's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Highfurlong School</b> Ofsted Rating: Outstanding   Pupils: 83   Distance:1.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Blackpool Aspire Academy</b> Ofsted Rating: Good   Pupils: 732   Distance:1.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>The Blackpool Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Singleton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:1.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Millfield Science &amp; Performing Arts College</b> Ofsted Rating: Good   Pupils: 854   Distance:1.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Boundary Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

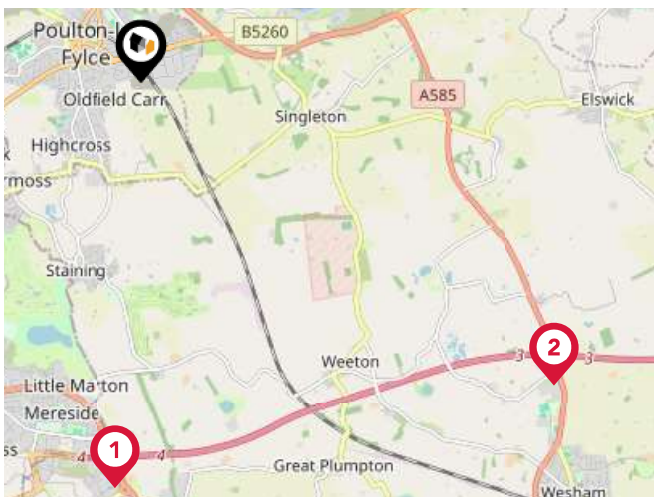
# Area

## Transport (National)



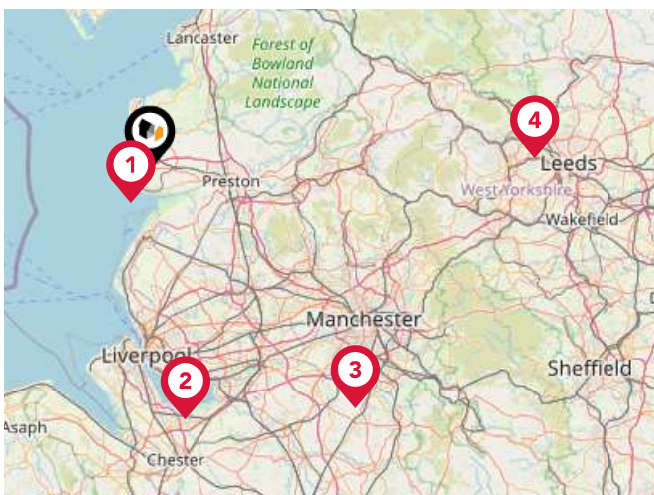
### National Rail Stations

Pin	Name	Distance
1	Poulton-le-Fylde Rail Station	0.53 miles
2	Layton (Lancs) Rail Station	2.2 miles
3	Blackpool North Rail Station	3.3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J4	3.56 miles
2	M55 J3	4.49 miles
3	M6 J33	12.54 miles
4	M55 J1	11.15 miles
5	M6 J32	11.64 miles



### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	5.31 miles
2	Liverpool John Lennon Airport	35.46 miles
3	Manchester Airport	44.29 miles
4	Leeds Bradford International Airport	53.83 miles



# Area

## Transport (Local)

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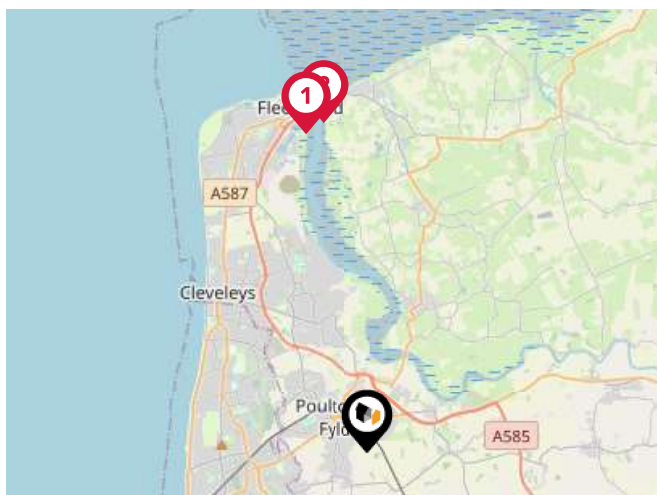
### Bus Stops/Stations

Pin	Name	Distance
1	Moorland Road	0.02 miles
2	Moorland Road	0.08 miles
3	Hodgson High School	0.2 miles
4	Brockholes Crescent	0.25 miles
5	Spar shop	0.2 miles



### Local Connections

Pin	Name	Distance
1	Norkeed Road (not in use) (Blackpool Tramway)	3.1 miles
2	Little Bispham (Blackpool Tramway)	3.15 miles
3	Norbreck North (Blackpool Tramway)	3.06 miles



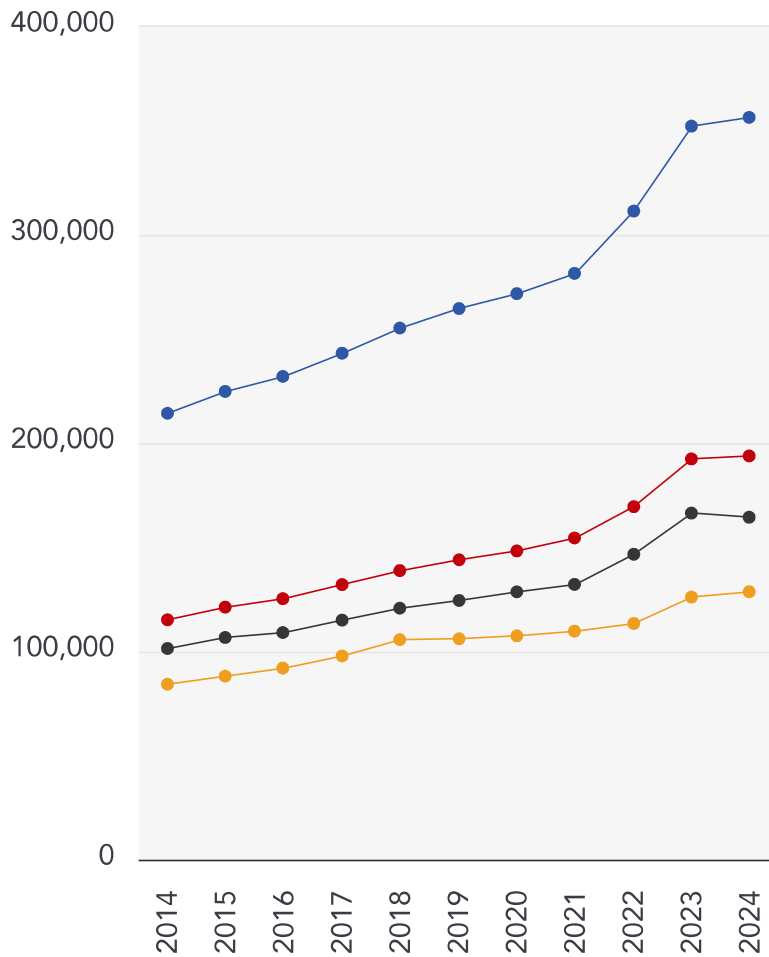
### Ferry Terminals

Pin	Name	Distance
1	Fleetwood for Ireland Ferry Terminal	5.68 miles
2	Knott End-On-Sea Ferry Landing	5.81 miles

# Market House Price Statistics

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### 10 Year History of Average House Prices by Property Type in FY6



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

Flat

**+52.7%**

# 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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