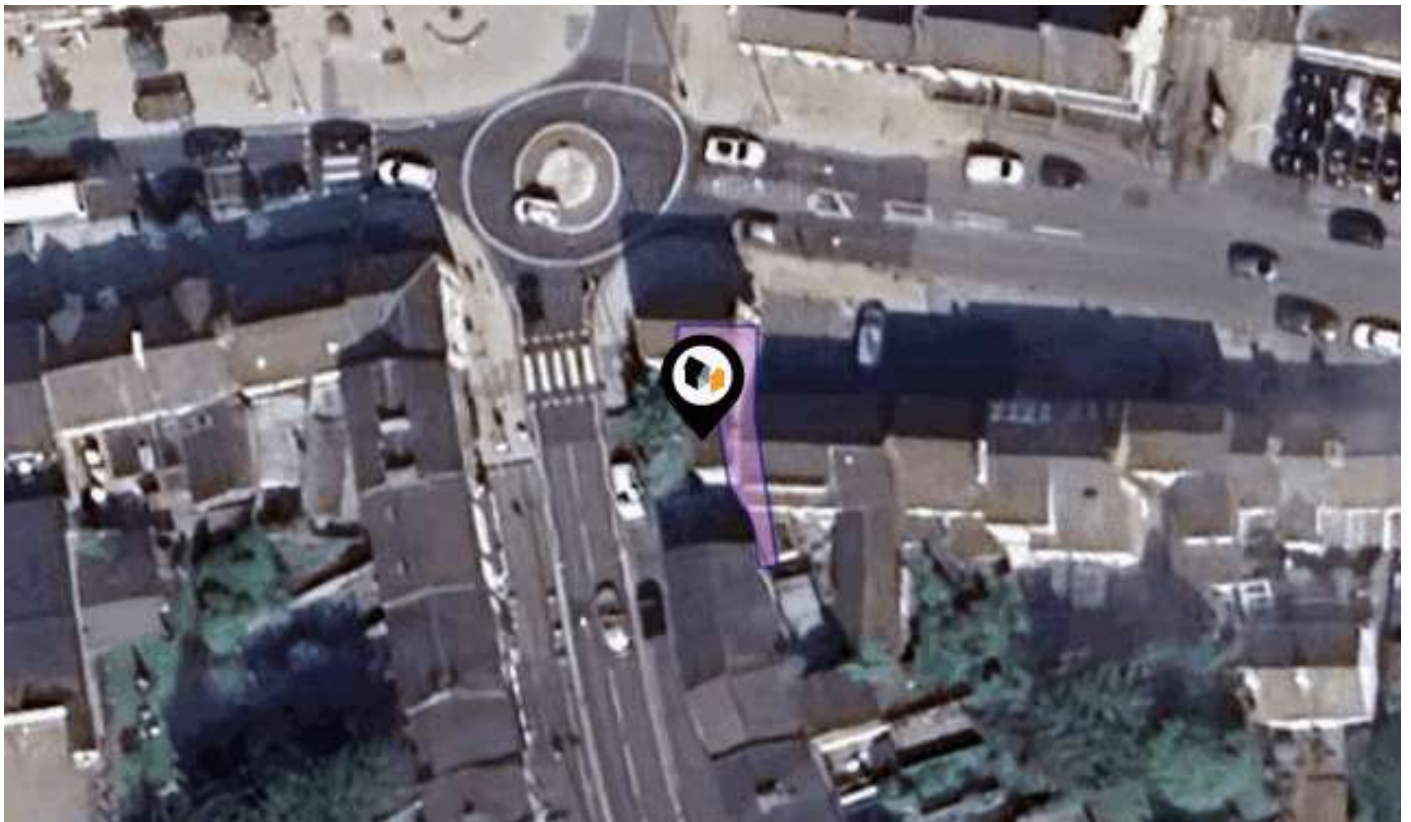




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 27th November 2024



**THE WARDROBE BOUTIQU, 4-6, PRESTON STREET,
KIRKHAM, PRESTON, PR4 2ZA**

Landwood Group

77 Deansgate Manchester M3 2BW

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Property

Type:	Commercial	Tenure:	Freehold
Plot Area:	0.02 acres		
Council Tax :	Band A		
Annual Estimate:	£1,513		
Title Number:	LA860022		
UPRN:	10091660665		

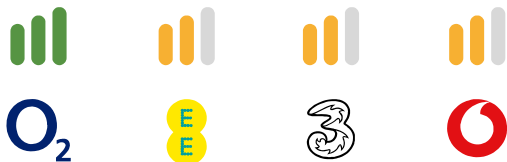
Local Area

Local Authority:	Lancashire
Conservation Area:	Kirkham
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	215 mb/s	1000 mb/s

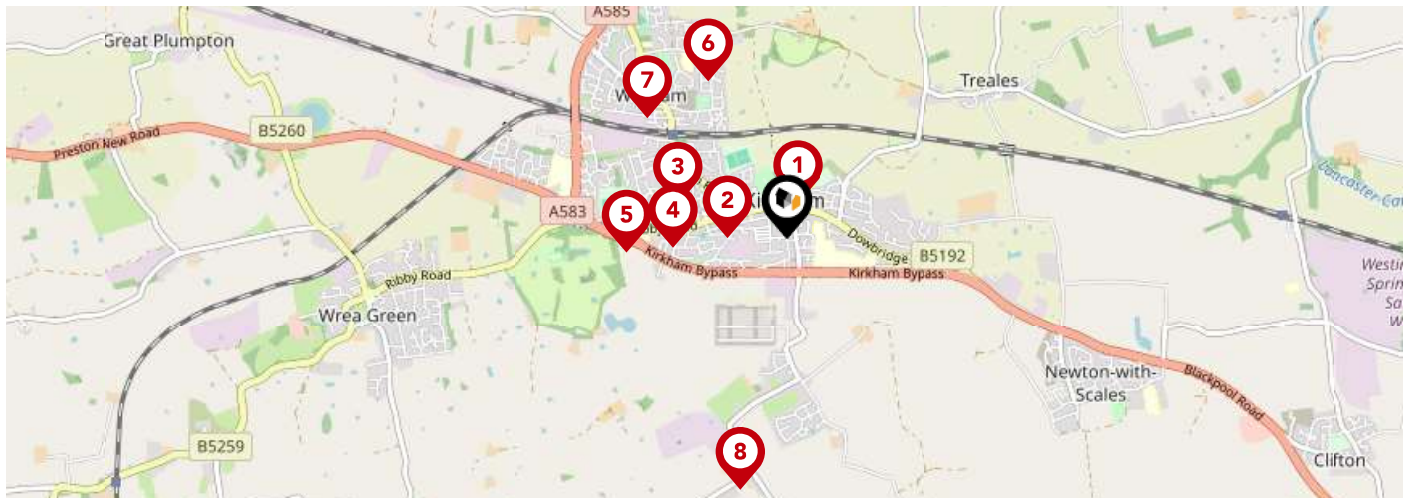
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



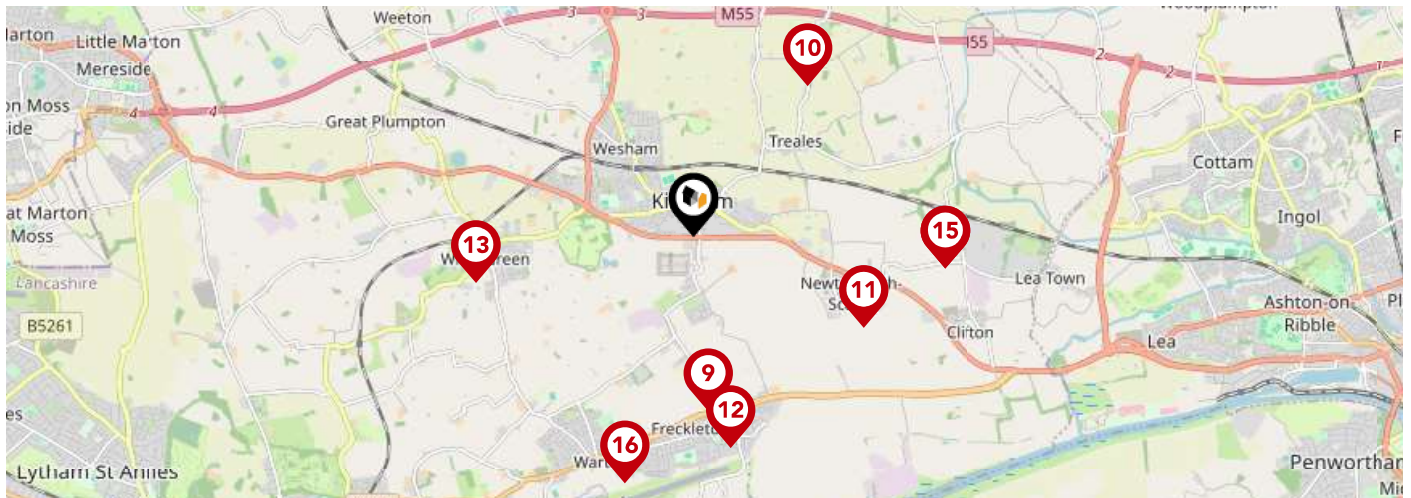
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Kirkham St Michael's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 200 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Kirkham Pear Tree School</p> <p>Ofsted Rating: Outstanding Pupils: 103 Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Kirkham and Wesham Primary School</p> <p>Ofsted Rating: Good Pupils: 201 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 The Willows Catholic Primary School, Kirkham</p> <p>Ofsted Rating: Outstanding Pupils: 209 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Kirkham Grammar School</p> <p>Ofsted Rating: Not Rated Pupils: 809 Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Joseph's Catholic Primary School, Medlar-with-Wesham</p> <p>Ofsted Rating: Good Pupils: 95 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Medlar-with-Wesham Church of England Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 144 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Linton School</p> <p>Ofsted Rating: Good Pupils: 12 Distance:1.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

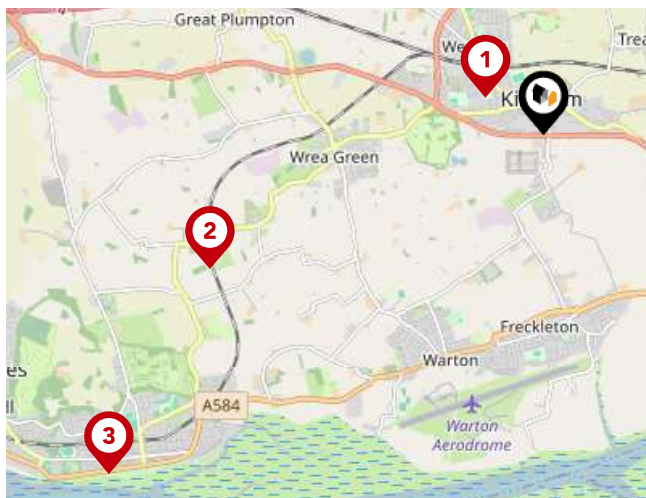
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	Nursery	Primary	Secondary	College	Private
<p>9 Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Treales Church of England Primary School Ofsted Rating: Good Pupils: 62 Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Newton Bluecoat Church of England Primary School Ofsted Rating: Good Pupils: 218 Distance:1.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Ribby with Wrea Endowed CofE Primary School Ofsted Rating: Outstanding Pupils: 154 Distance:1.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Aurora Keyes Barn School Ofsted Rating: Good Pupils: 24 Distance:2.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Oakfield House School Ofsted Rating: Good Pupils: 45 Distance:2.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:2.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

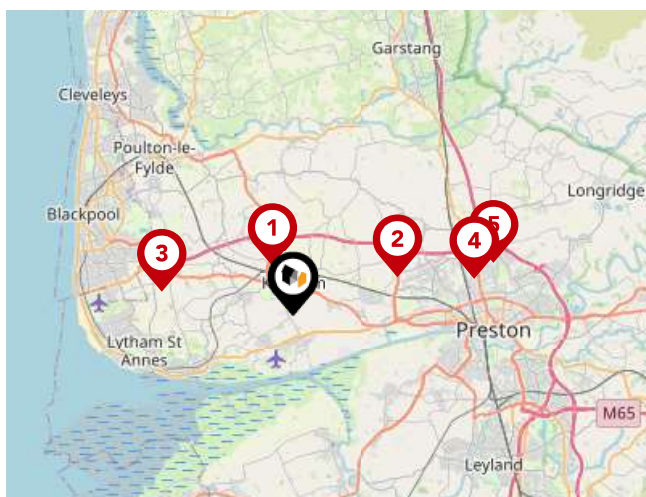
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	0.6 miles
2	Moss Side Rail Station	3.16 miles
3	Lytham Rail Station	4.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	1.87 miles
2	M55 J2	3.84 miles
3	M55 J4	4.69 miles
4	M55 J1	6.46 miles
5	M6 J32	7.22 miles

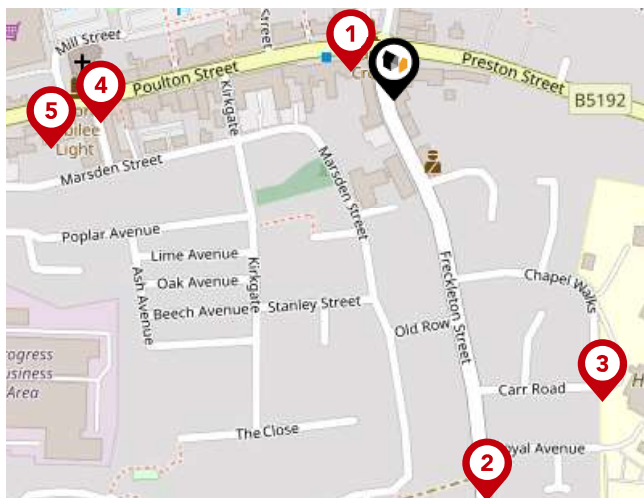


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	6.98 miles
2	Speke	30.76 miles
3	Manchester Airport	38.03 miles
4	Leeds Bradford Airport	49.8 miles

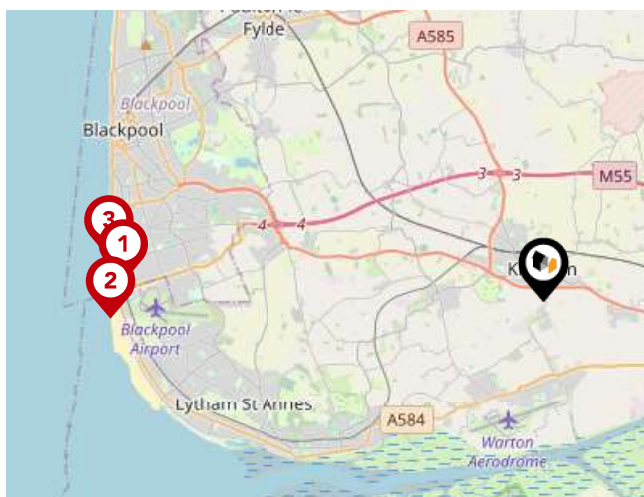
Area

Transport (Local)



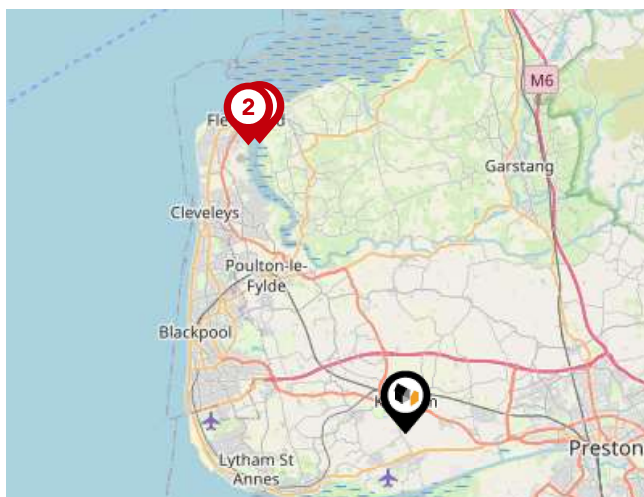
Bus Stops/Stations

Pin	Name	Distance
1	Market Square	0.03 miles
2	Royal Avenue	0.22 miles
3	Carr Hill High School	0.2 miles
4	Morrisons	0.16 miles
5	Swan Hotel	0.19 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	7.35 miles
2	Starr Gate (Blackpool Tramway)	7.56 miles
3	Pleasure Beach (Blackpool Tramway)	7.62 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	11.34 miles
2	Fleetwood for Knott End Ferry Landing	11.46 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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