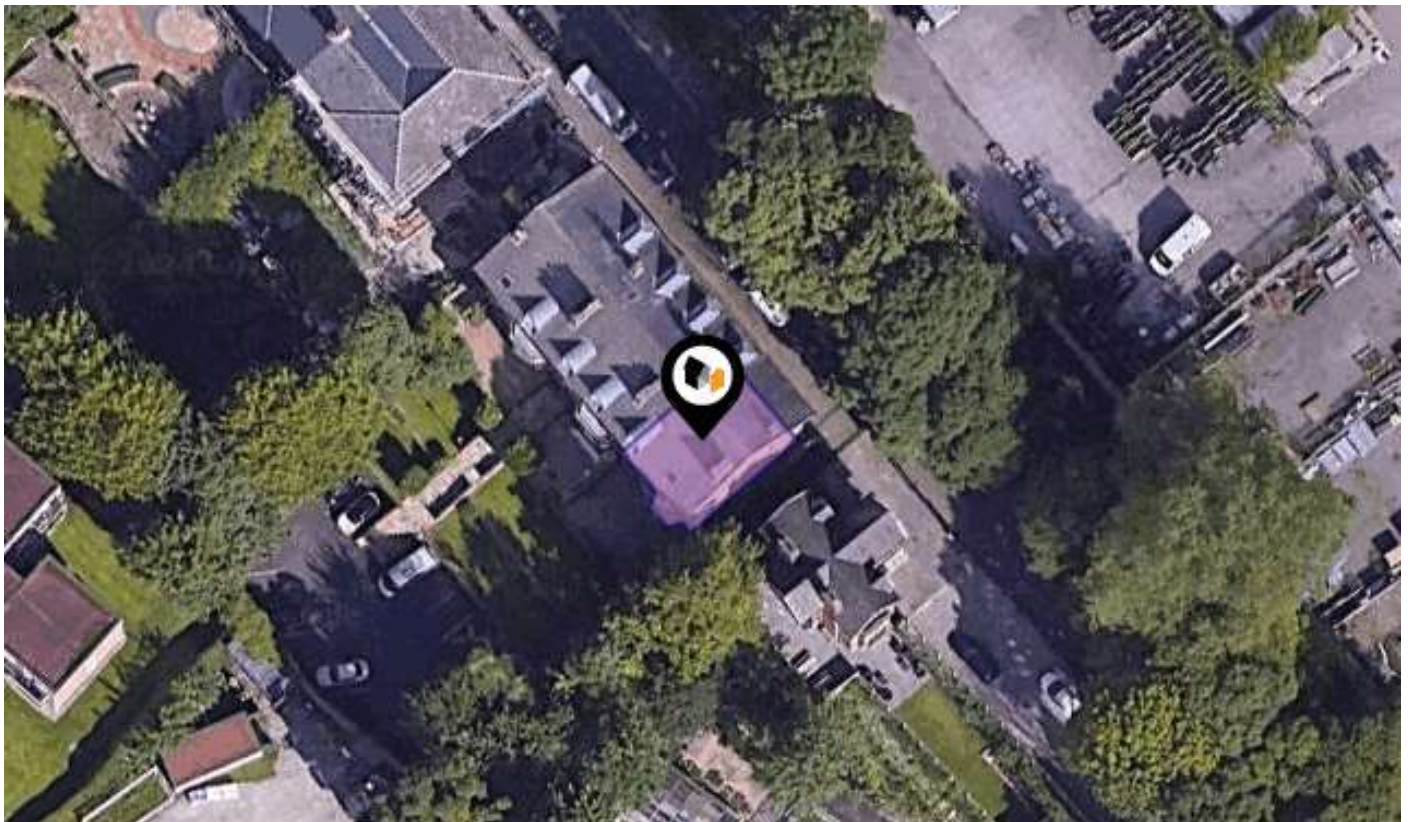




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 27th November 2024



76A, WEST CLIFF, PRESTON, PR1 8HU

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

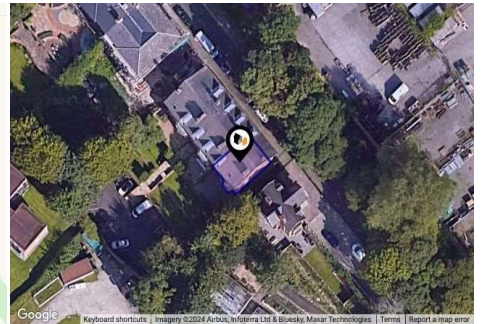
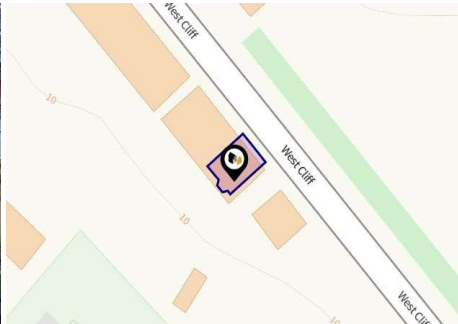
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Property Overview

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Property

Type:	Flat / Maisonette	Last Sold Date:	20/06/2017
Bedrooms:	1	Last Sold Price:	£115,000
Floor Area:	871 ft ² / 81 m ²	Last Sold £/ft²:	£131
Plot Area:	0.02 acres	Tenure:	Leasehold
Year Built :	2006	Start Date:	19/02/2006
Council Tax :	Band A	End Date:	02/01/3005
Annual Estimate:	£1,577	Lease Term:	999 years from 2 January 2006
Title Number:	LAN31116	Term Remaining:	980 years
UPRN:	100010557659		

Local Area

Local Authority:	Lancashire
Conservation Area:	Fishergate Hill Conservation Area
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



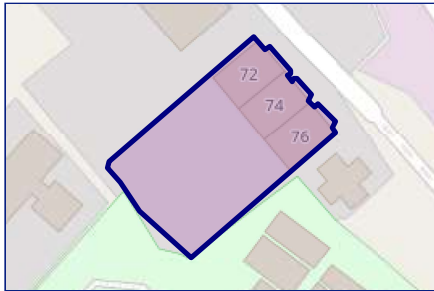
Satellite/Fibre TV Availability:



Property Multiple Title Plans

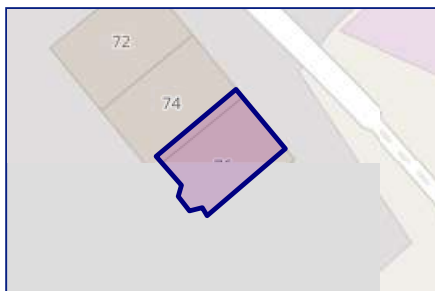
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Freehold Title Plan



LA247787

Leasehold Title Plan



LAN31116

Start Date: 19/02/2006
End Date: 02/01/3005
Lease Term: 999 years from 2 January 2006
Term Remaining: 980 years

Property EPC - Certificate

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GROUP

76a West Cliff, PR1 8HU

Energy rating

D

Valid until 09.08.2031

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

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

Area Schools

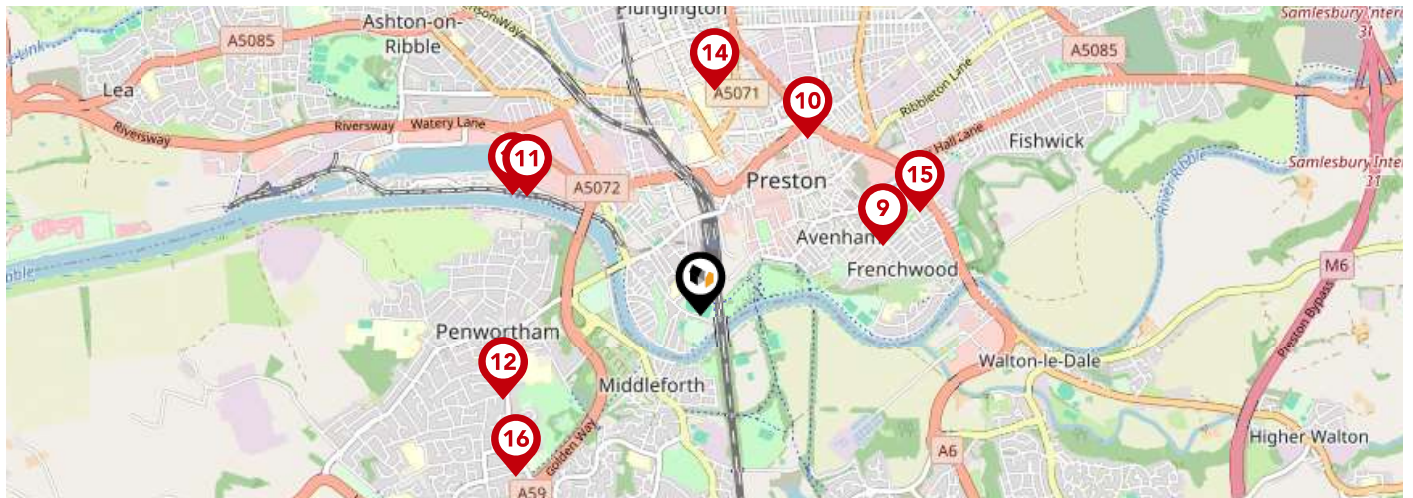
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		Nursery	Primary	Secondary	College	Private
1	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Imam Muhammad Zakariya School Ofsted Rating: Good Pupils: 103 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:0.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD GROUP

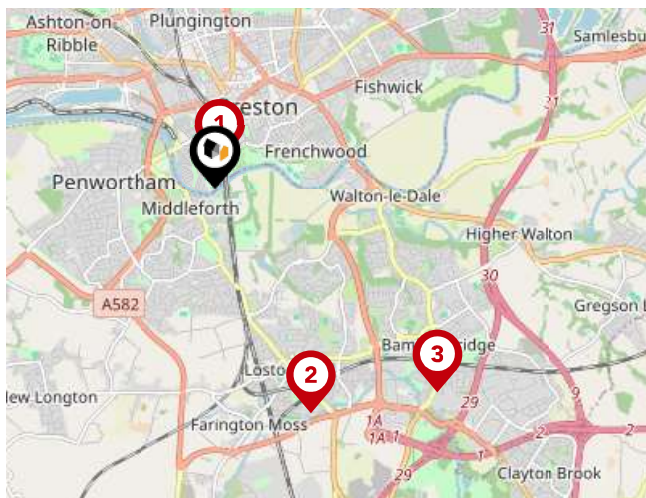


	Nursery	Primary	Secondary	College	Private
<p>9 Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 English Martyrs Catholic Primary School, Preston Ofsted Rating: Good Pupils: 237 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Lancaster University School of Mathematics Ofsted Rating: Not Rated Pupils: 89 Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

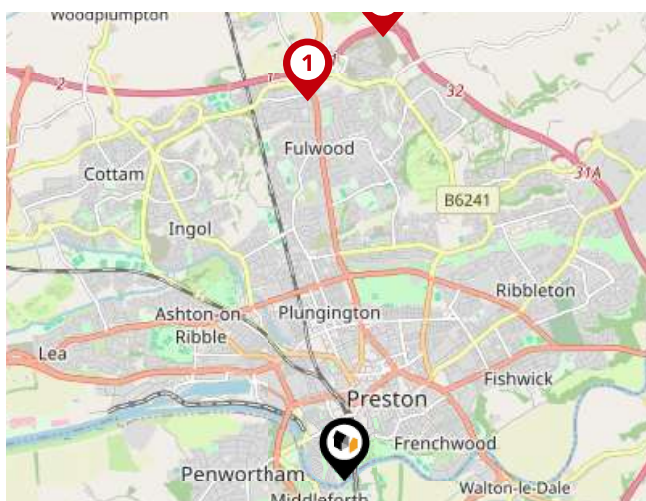
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.25 miles
2	Lostock Hall Rail Station	2.14 miles
3	Bamber Bridge Rail Station	2.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.35 miles
2	M65 J1A	2.94 miles
3	M6 J32	3.89 miles
4	M65 J1	3.13 miles
5	M6 J30	2.53 miles

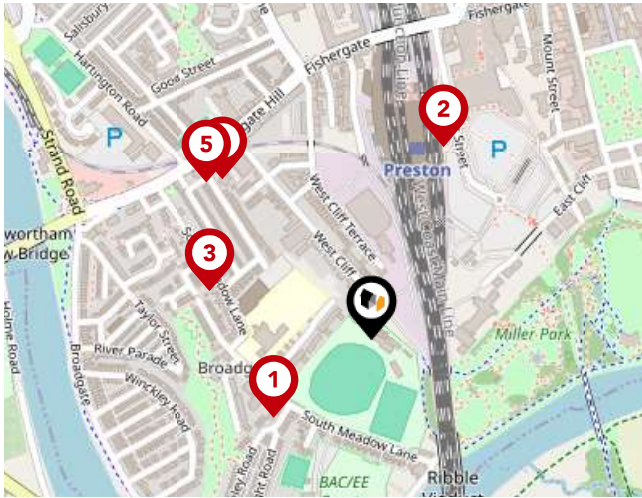


Airports/HELIPADS

Pin	Name	Distance
1	Highfield	13.74 miles
2	Speke	29.34 miles
3	Manchester Airport	32.38 miles
4	Leeds Bradford Airport	43.56 miles

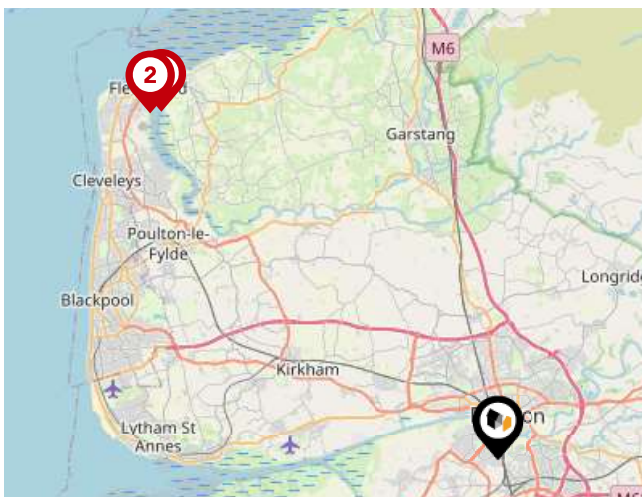
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meadow Court	0.14 miles
2	Rail Station	0.22 miles
3	Beech Terrace	0.18 miles
4	West Cliff	0.24 miles
5	Hartington Road	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.92 miles
2	Fleetwood for Knott End Ferry Landing	17.14 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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