



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 25<sup>th</sup> November 2024



**22A, PRESTON OLD ROAD, FRECKLETON, PRESTON, PR4  
1PD**

## Landwood Group

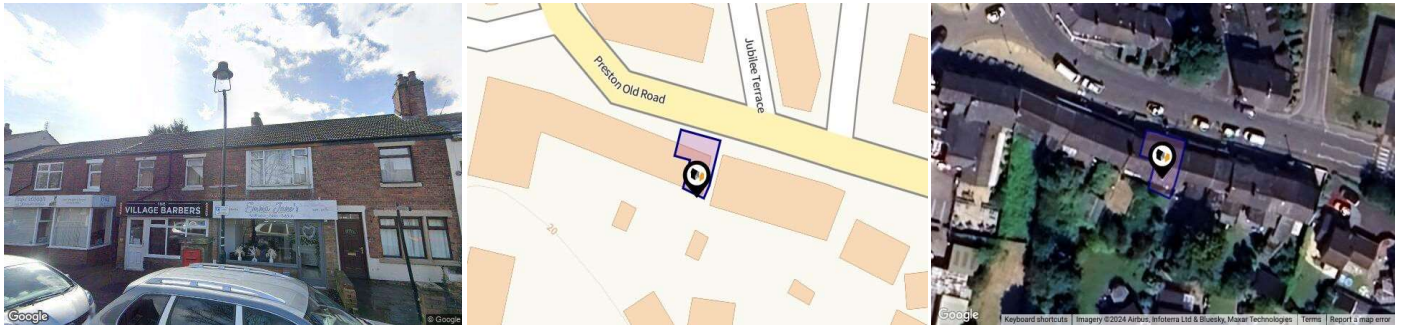
77 Deansgate Manchester M3 2BW

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<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Retail Service Agent	<b>Last Sold Date:</b>	15/09/2017
<b>Floor Area:</b>	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>	<b>Last Sold Price:</b>	£200,000
<b>Plot Area:</b>	0.03 acres	<b>Last Sold £/ft<sup>2</sup>:</b>	£199
<b>Year Built :</b>	Before 1900	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,513		
<b>Title Number:</b>	LA663029		
<b>UPRN:</b>	100010419514		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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22a, Preston Old Road, Freckleton, PR4 1PD

Energy rating

**E**

Valid until 11.02.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72   <b>c</b>
55-68	<b>D</b>		
39-54	<b>E</b>	49   <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>	Mid-Terrace
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 25 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	Gas multipoint
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 63% of fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	93 m <sup>2</sup>

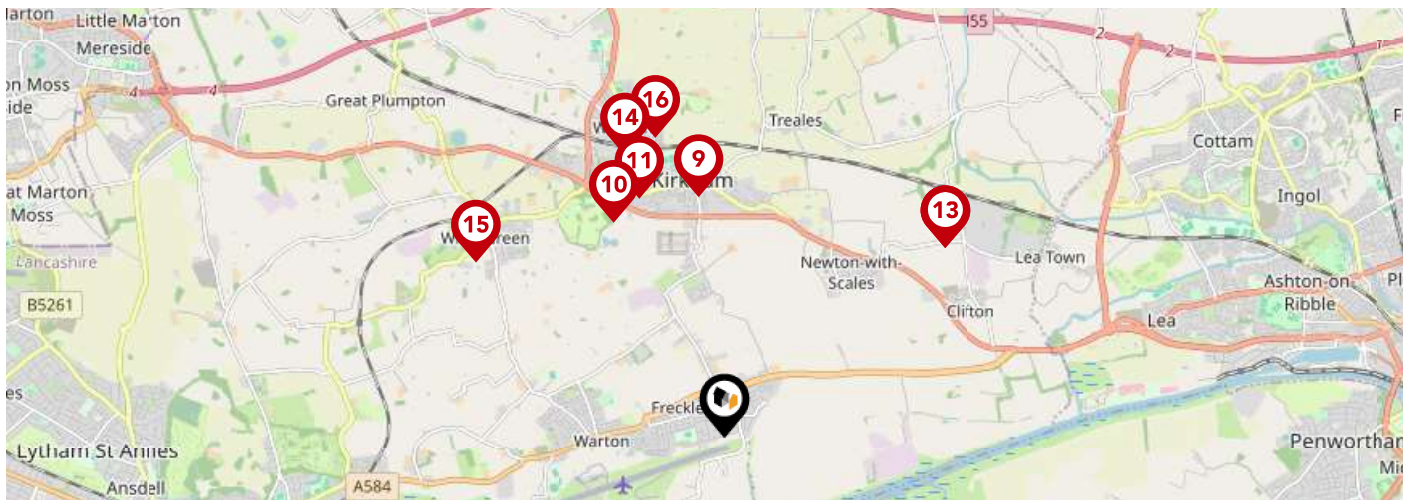
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Freckleton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Freckleton Strike Lane Primary School</b> Ofsted Rating: Good   Pupils: 174   Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Holy Family Catholic Primary School, Warton</b> Ofsted Rating: Good   Pupils: 152   Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Linton School</b> Ofsted Rating: Good   Pupils: 12   Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Warton St Paul's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 105   Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Newton Bluecoat Church of England Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Kirkham Pear Tree School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:2.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>The Willows Catholic Primary School, Kirkham</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:2.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

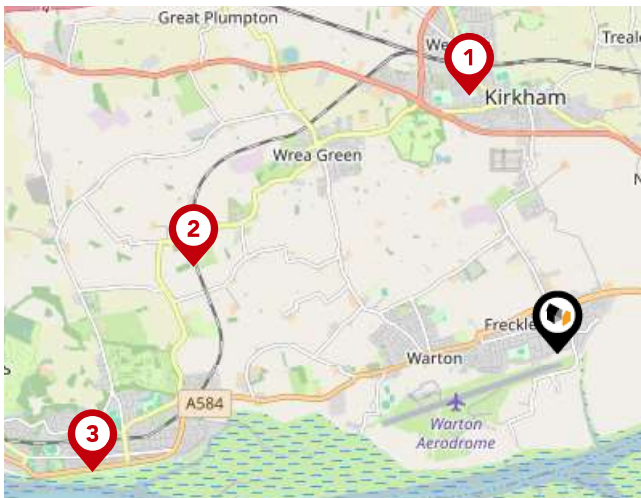
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	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Kirkham St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Kirkham Grammar School</b> Ofsted Rating: Not Rated   Pupils: 809   Distance:2.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Kirkham and Wesham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:2.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Oakfield House School</b> Ofsted Rating: Good   Pupils: 45   Distance:2.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Aurora Keyes Barn School</b> Ofsted Rating: Good   Pupils: 24   Distance:2.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Medlar-with-Wesham Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 144   Distance:2.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Ribby with Wrea Endowed CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 154   Distance:2.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Joseph's Catholic Primary School, Medlar-with-Wesham</b> Ofsted Rating: Good   Pupils: 95   Distance:2.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

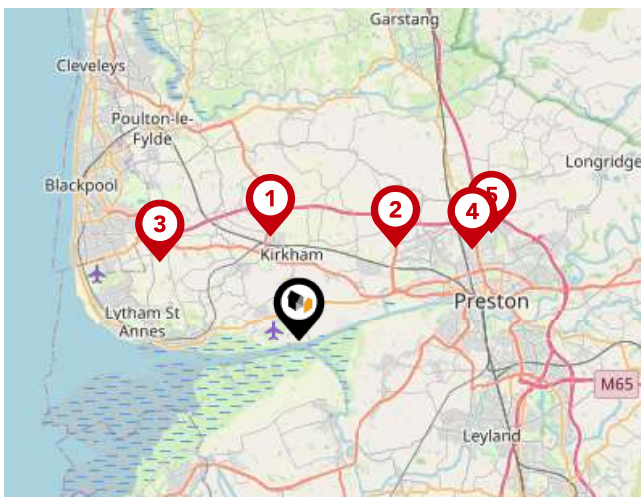
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	2.38 miles
2	Moss Side Rail Station	3.28 miles
3	Lytham Rail Station	4.2 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	3.79 miles
2	M55 J2	4.66 miles
3	M55 J4	5.6 miles
4	M55 J1	6.87 miles
5	M6 J32	7.71 miles

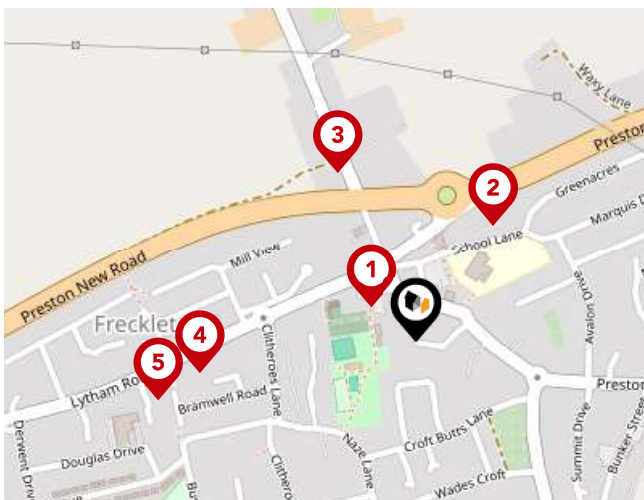


### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	7.42 miles
2	Speke	28.82 miles
3	Manchester Airport	36.4 miles
4	Leeds Bradford Airport	49.83 miles

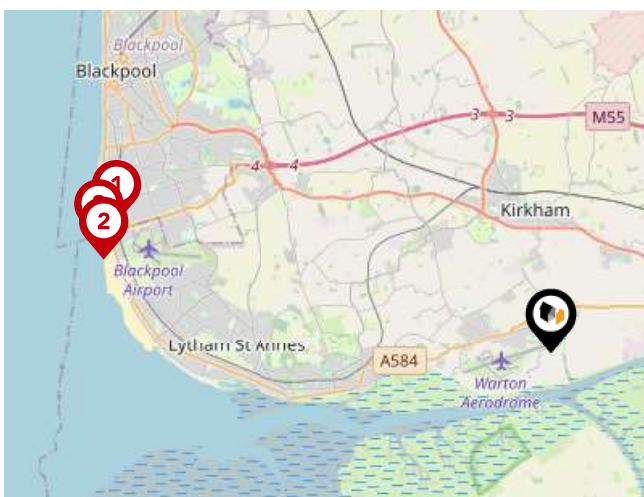
# Area

## Transport (Local)



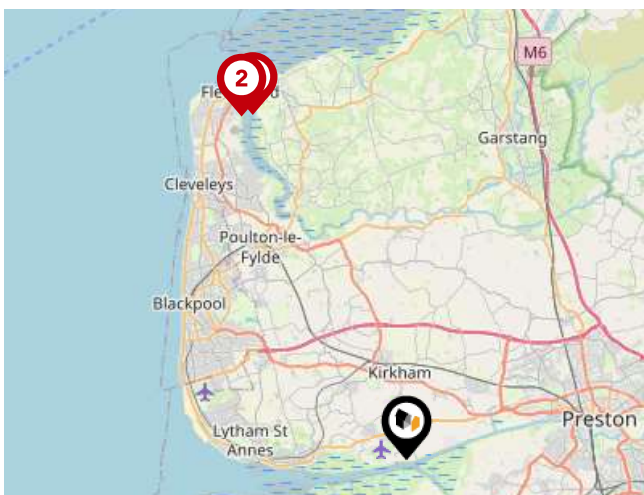
### Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.06 miles
2	Preston New Rd Roundabout	0.15 miles
3	Freckleton Rd	0.2 miles
4	Blackfield Road	0.24 miles
5	Blackfield Rd	0.29 miles



### Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	7.94 miles
2	Starr Gate (Blackpool Tramway)	7.99 miles
3	Harrow Place (Blackpool Tramway)	8.14 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.2 miles
2	Fleetwood for Knott End Ferry Landing	13.3 miles



# Landwood Group

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