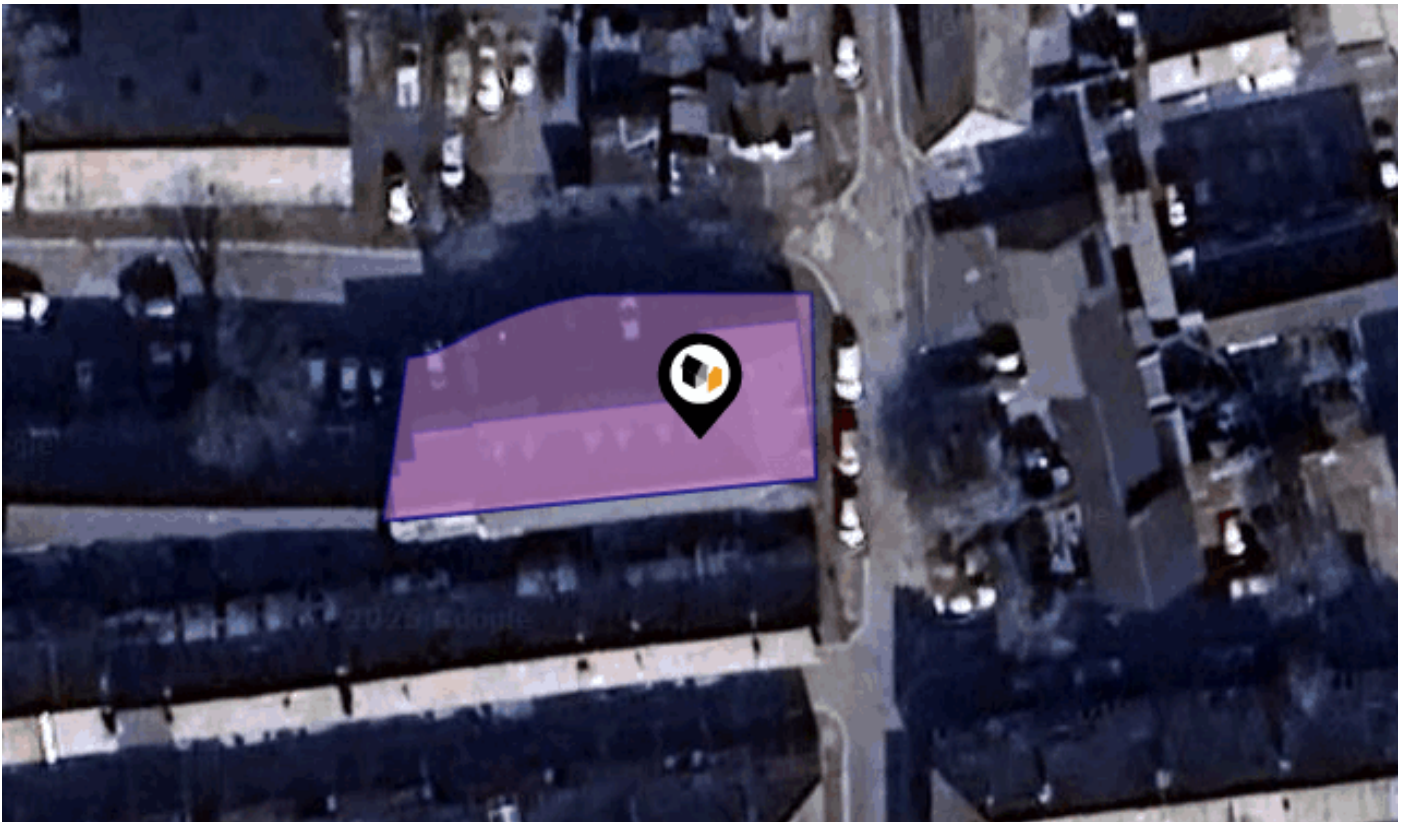




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 29<sup>th</sup> January 2025



**10, ST. GEORGES COURT, CHORLEY, PR7 2TT**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>








## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	15/11/2007
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£110,000
<b>Floor Area:</b>	398 ft <sup>2</sup> / 37 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£276
<b>Plot Area:</b>	0.2 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	1983-1990	<b>Start Date:</b>	13/11/2007
<b>Council Tax :</b>	Band A	<b>End Date:</b>	01/09/2132
<b>Annual Estimate:</b>	£1,489	<b>Lease Term:</b>	125 years from 1 September 2007
<b>Title Number:</b>	LAN74523	<b>Term Remaining:</b>	107 years
<b>UPRN:</b>	100012384745		

## Local Area

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

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

<b>18</b> mb/s	<b>247</b> mb/s	<b>9000</b> mb/s
		

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



### Satellite/Fibre TV Availability:

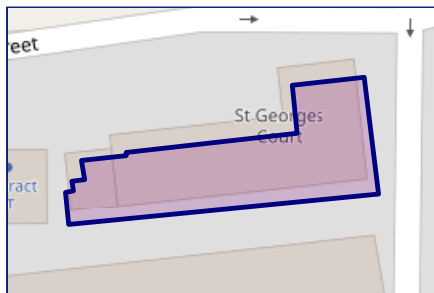


# Property Multiple Title Plans

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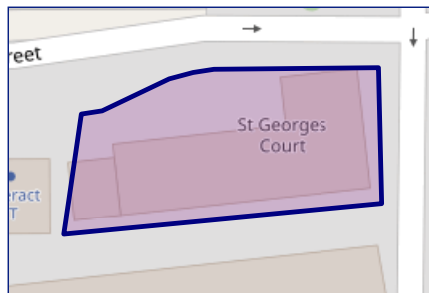
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Leasehold Title Plans



### LAN74523

Start Date: 09/10/1866  
End Date: 10/10/2865  
Lease Term: 999 years from 10 October 1866  
Term Remaining: 841 years



### LA701566

Start Date: 13/11/2007  
End Date: 01/09/2132  
Lease Term: 125 years from 1 September 2007  
Term Remaining: 107 years

# Property EPC - Certificate

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10, St. Georges Court, PR7 2TT

Energy rating

**D**

Valid until 10.09.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

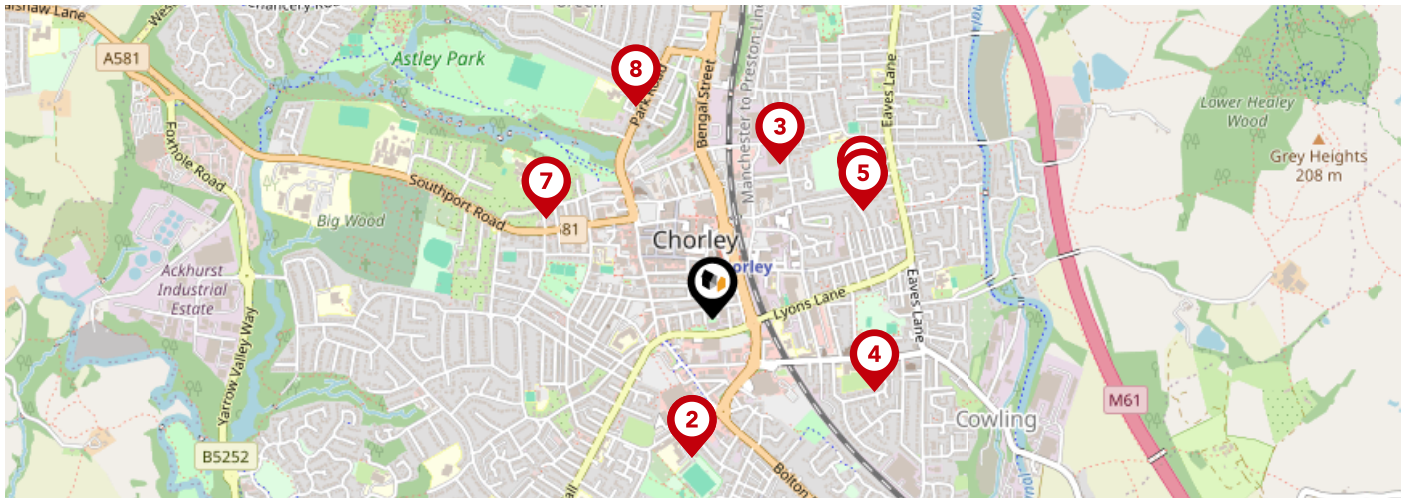
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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	Ground
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<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>	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 80% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	37 m <sup>2</sup>

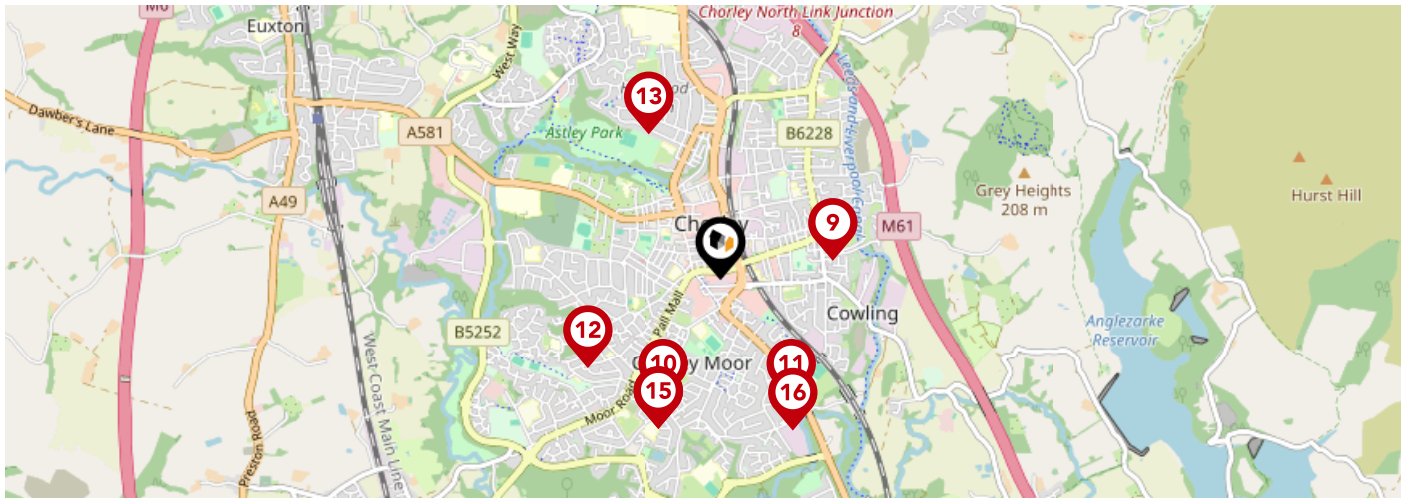
# Area Schools









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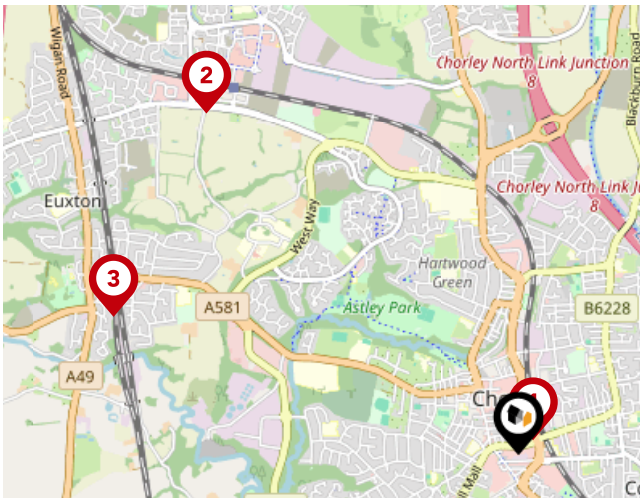
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Duke Street Nursery School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:0.31</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Duke Street Primary School</b> Ofsted Rating: Good   Pupils: 326   Distance:0.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Mayfield House School</b> Ofsted Rating: Good   Pupils: 10   Distance:0.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Sacred Heart Catholic Primary School, Chorley</b> Ofsted Rating: Good   Pupils: 202   Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Highfield Community Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Highfield Nursery School</b> Ofsted Rating: Outstanding   Pupils: 69   Distance:0.43</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Chorley Astley Park School</b> Ofsted Rating: Outstanding   Pupils: 169   Distance:0.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Chorley, the Parish of St Laurence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



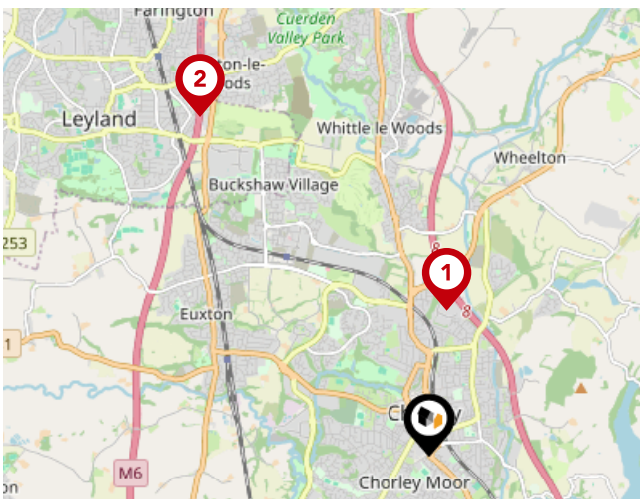
		Nursery	Primary	Secondary	College	Private
	<b>Chorley St James' Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mayfield School</b> Ofsted Rating: Good   Pupils: 116   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Albany Academy</b> Ofsted Rating: Good   Pupils: 719   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gillibrand Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michael's Church of England High School</b> Ofsted Rating: Good   Pupils: 1139   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westmorland School</b> Ofsted Rating: Outstanding   Pupils: 54   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shaftesbury High School</b> Ofsted Rating: Good   Pupils: 91   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's Church of England Primary School, Chorley</b> Ofsted Rating: Outstanding   Pupils: 312   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



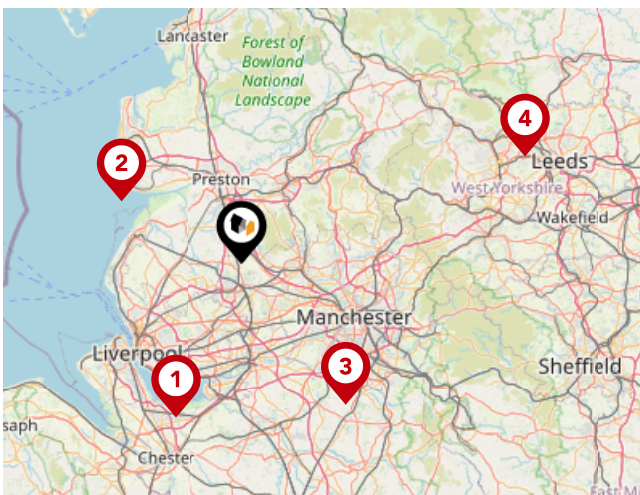
## National Rail Stations

Pin	Name	Distance
1	Chorley Rail Station	0.09 miles
2	Buckshaw Parkway Rail Station	2.03 miles
3	Euxton Balshaw Lane Rail Station	1.88 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J8	1.29 miles
2	M6 J28	3.6 miles
3	M61 J9	4.61 miles
4	M65 J2	4.62 miles
5	M6 J29	4.71 miles



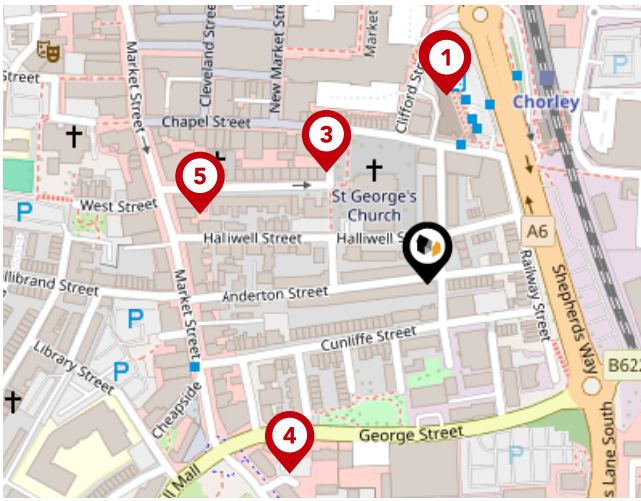
## Airports/Helipads

Pin	Name	Distance
1	Speke	23.63 miles
2	Highfield	19.04 miles
3	Manchester Airport	24.77 miles
4	Leeds Bradford Airport	42.35 miles



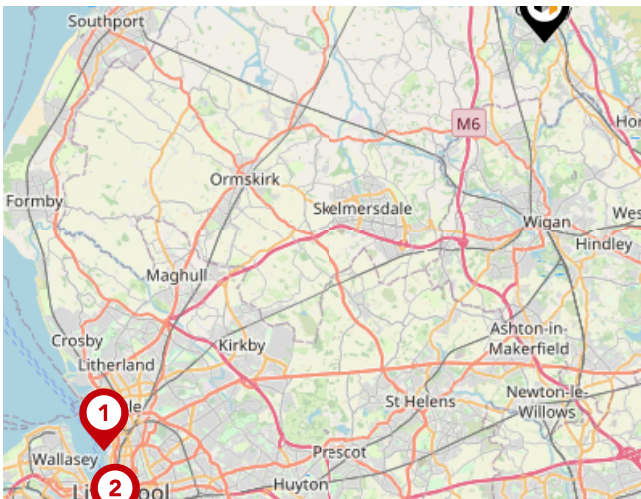
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bus Station	0.1 miles
2	Bus Station	0.11 miles
3	Church Street	0.08 miles
4	George Street	0.13 miles
5	St Georges Street	0.13 miles



### Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	21.17 miles
2	Liverpool Pier Head Ferry Terminal	22.79 miles

# Landwood Group

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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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