



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 19<sup>th</sup> February 2025



**25, STATION ROAD, WESHAM, PRESTON, PR4 3AA**

## Landwood Group

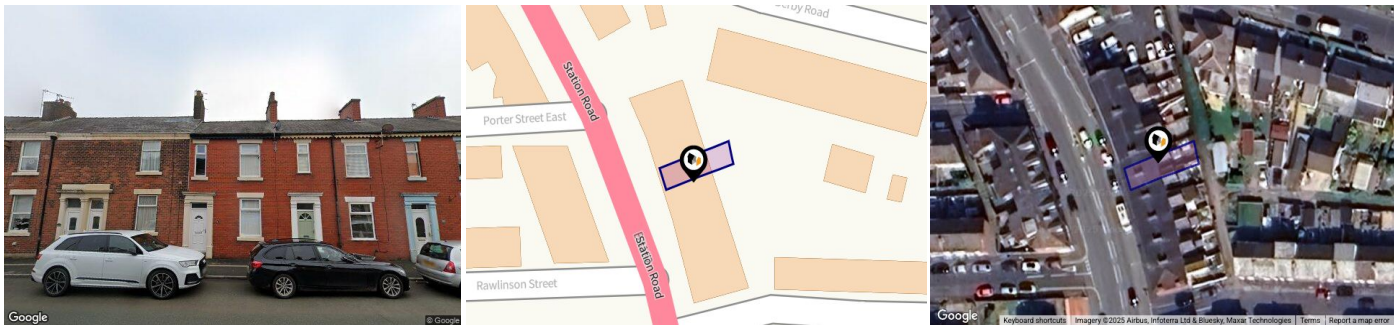
77 Deansgate Manchester M3 2BW

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## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	19/10/2017
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£110,000
<b>Floor Area:</b>	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£104
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,766		
<b>Title Number:</b>	LA879786		
<b>UPRN:</b>	10013591584		

## 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>15</b> mb/s	<b>74</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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25, Station Road, Wesham, PR4 3AA

Energy rating

D

Valid until 20.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

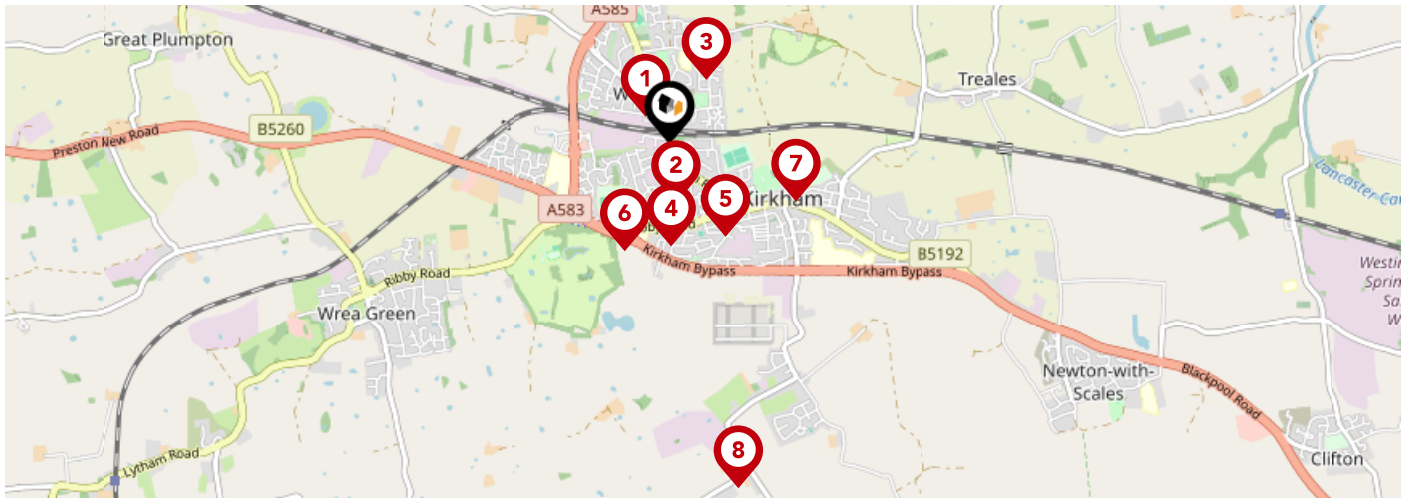
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	98 m <sup>2</sup>

# Area Schools

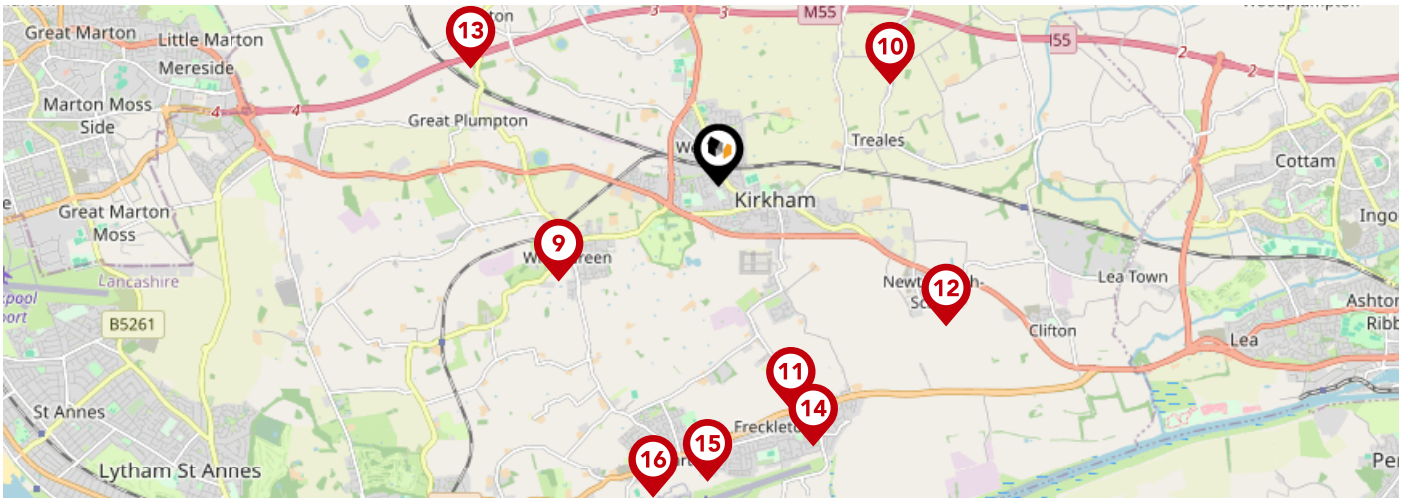
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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Medlar-with-Wesham Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 144   Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Kirkham and Wesham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Joseph's Catholic Primary School, Medlar-with-Wesham</b> Ofsted Rating: Good   Pupils: 95   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>The Willows Catholic Primary School, Kirkham</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Kirkham Pear Tree School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:0.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Kirkham Grammar School</b> Ofsted Rating: Not Rated   Pupils: 809   Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Kirkham St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Linton School</b> Ofsted Rating: Good   Pupils: 12   Distance:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

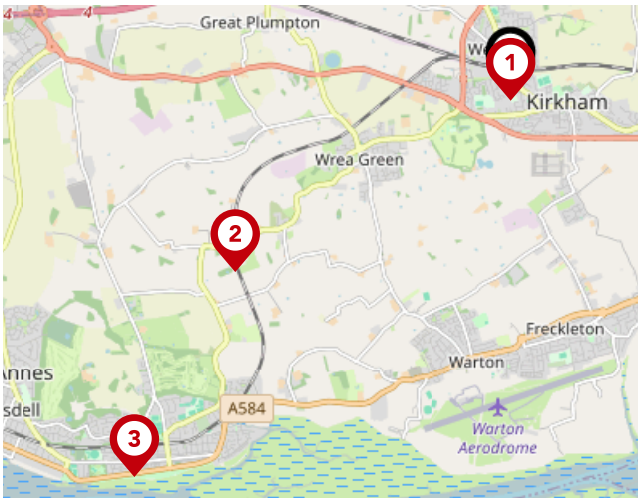
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	Nursery	Primary	Secondary	College	Private
<p><b>9 Ribby with Wrea Endowed CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 154   Distance:1.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Treales Church of England Primary School</b> Ofsted Rating: Good   Pupils: 62   Distance:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Freckleton Strike Lane Primary School</b> Ofsted Rating: Good   Pupils: 174   Distance:2.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Newton Bluecoat Church of England Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:2.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Weeton St Michael's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Requires improvement   Pupils: 55   Distance:2.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Freckleton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Holy Family Catholic Primary School, Warton</b> Ofsted Rating: Good   Pupils: 152   Distance:2.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Warton St Paul's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 105   Distance:2.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

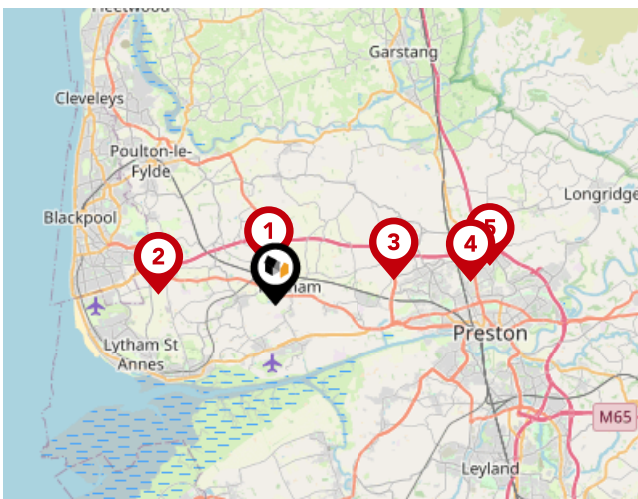
# Area Transport (National)

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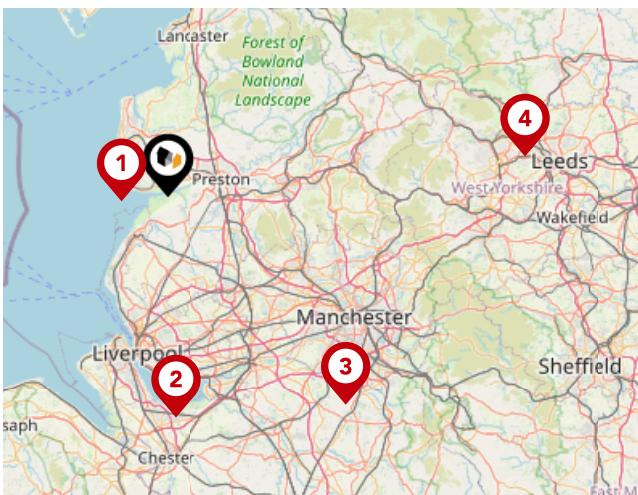
## National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	0.09 miles
2	Moss Side Rail Station	2.9 miles
3	Lytham Rail Station	4.73 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	1.33 miles
2	M55 J4	4.13 miles
3	M55 J2	4.21 miles
4	M55 J1	6.89 miles
5	M6 J32	7.62 miles



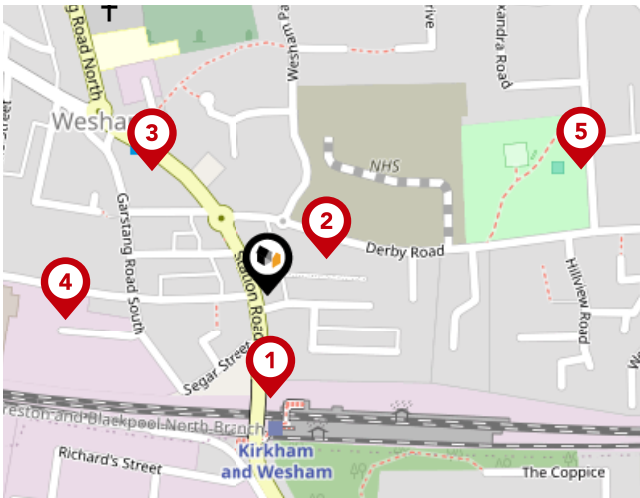
## Airports/HELIPADS

Pin	Name	Distance
1	Highfield	6.5 miles
2	Speke	31.18 miles
3	Manchester Airport	38.67 miles
4	Leeds Bradford Airport	50.26 miles

# Area

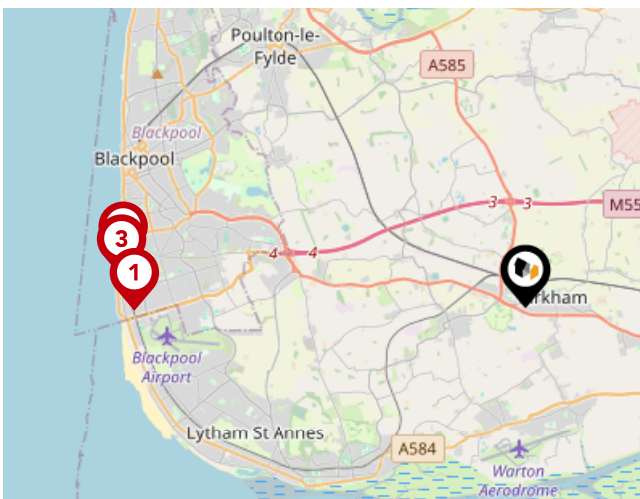
## Transport (Local)

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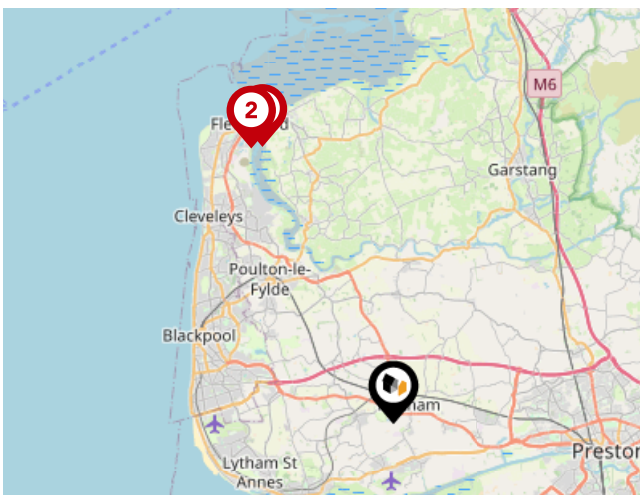
### Bus Stops/Stations

Pin	Name	Distance
1	Rail Station	0.06 miles
2	Park Drive	0.04 miles
3	Wyre Street	0.09 miles
4	Everest Court	0.11 miles
5	Derby House	0.19 miles



### Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	6.83 miles
2	Waterloo Road (Blackpool Tramway)	7.08 miles
3	South Pier (Blackpool Tramway)	7.08 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	10.75 miles
2	Fleetwood for Knott End Ferry Landing	10.86 miles



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