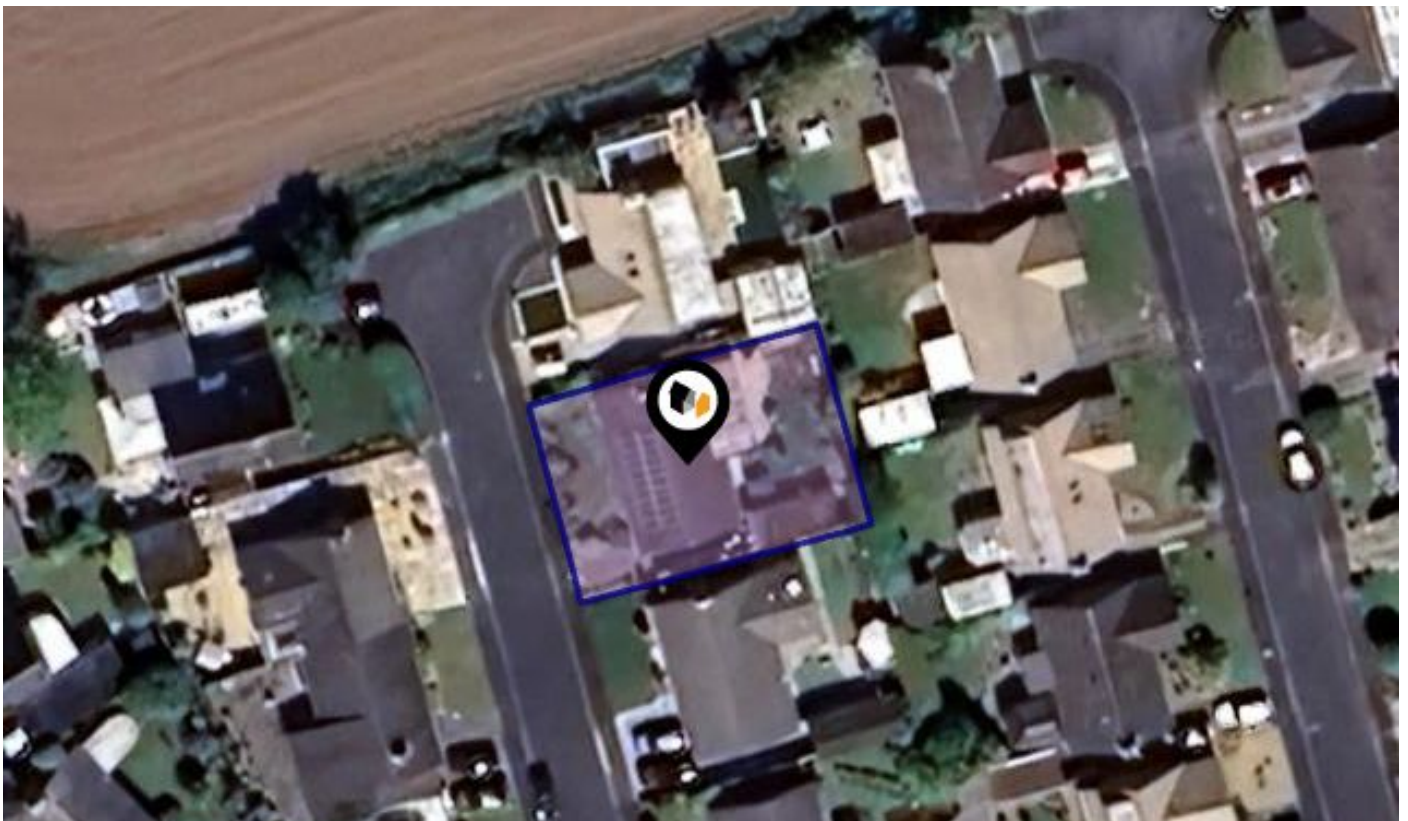




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 19th February 2025



6, MEADOW DRIVE, WARTON, PRESTON, PR4 1UJ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

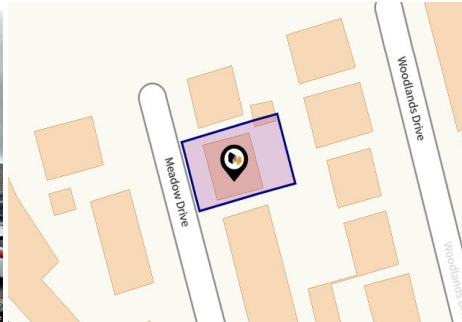
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.1 acres
Council Tax :	Band D
Annual Estimate:	£2,270
Title Number:	LAN111340
UPRN:	100010418599

Last Sold Date:	19/10/2017
Last Sold Price:	£255,000
Last Sold £/ft²:	£311
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	56 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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6, Meadow Drive, Warton, PR4 1UJ

Energy rating

B

Valid until 28.04.2029

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

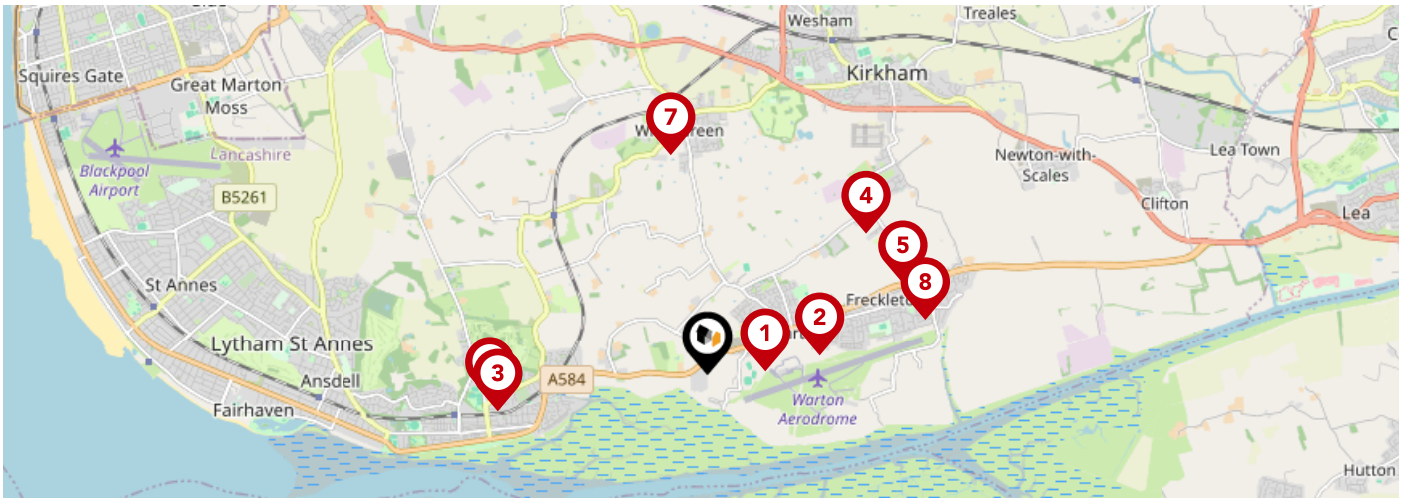
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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m ² ·K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.19 W/m ² ·K
Total Floor Area:	76 m ²

Area Schools

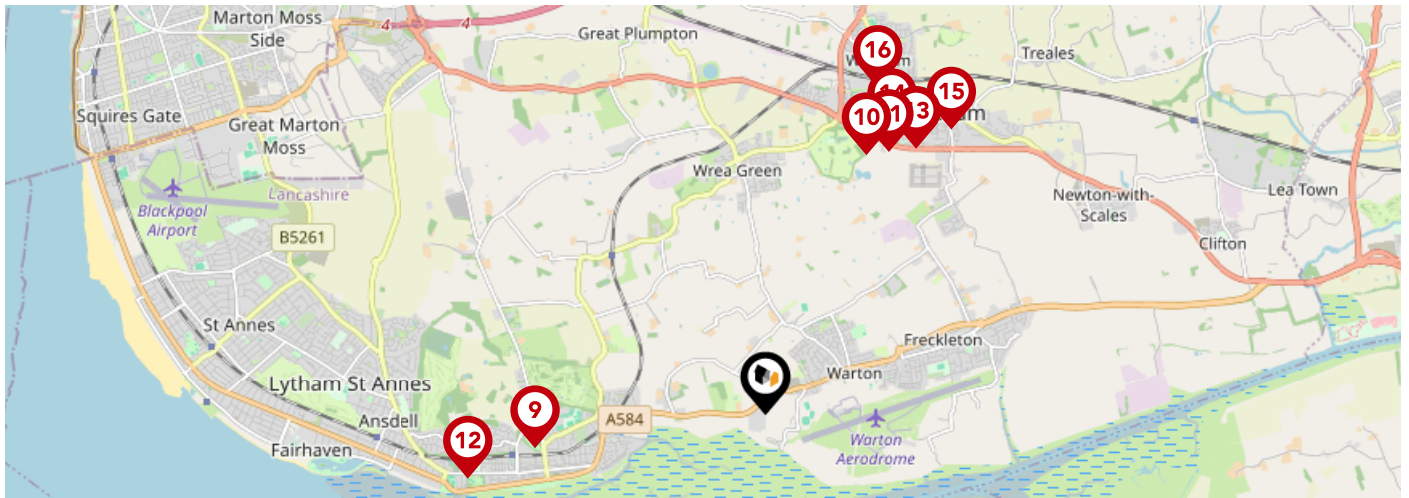
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	Nursery	Primary	Secondary	College	Private
<p>1 Warton St Paul's Church of England Primary Academy Ofsted Rating: Good Pupils: 105 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Bede's Catholic High School Ofsted Rating: Good Pupils: 824 Distance:1.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Linton School Ofsted Rating: Good Pupils: 12 Distance:1.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Peter's Catholic Primary School, Lytham Ofsted Rating: Good Pupils: 206 Distance:1.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 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>8 Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:1.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

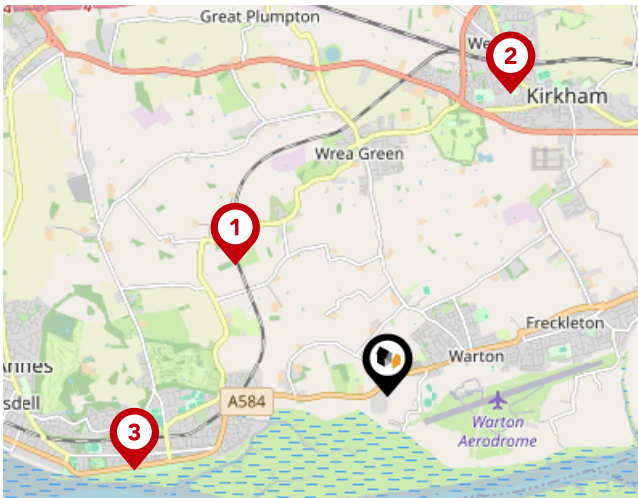
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	Nursery	Primary	Secondary	College	Private
<p>9 Lytham Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 201 Distance:2.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Kirkham Grammar School Ofsted Rating: Not Rated Pupils: 809 Distance:2.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Willows Catholic Primary School, Kirkham Ofsted Rating: Outstanding Pupils: 209 Distance:2.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lytham Hall Park Primary School Ofsted Rating: Outstanding Pupils: 401 Distance:2.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Kirkham Pear Tree School Ofsted Rating: Outstanding Pupils: 103 Distance:2.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Kirkham and Wesham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:2.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Medlar-with-Wesham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 144 Distance:3.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

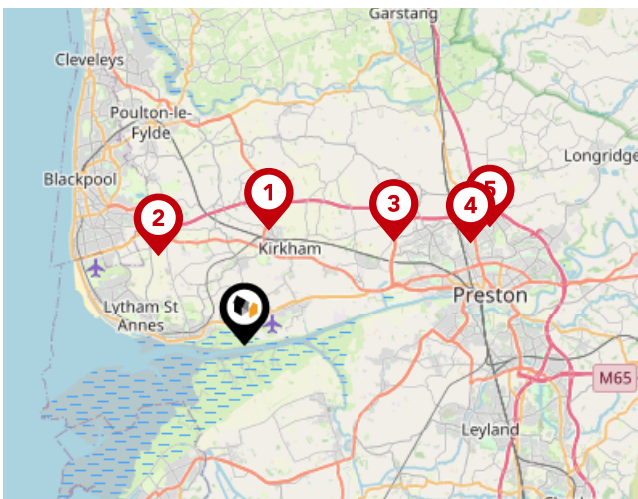
Area Transport (National)

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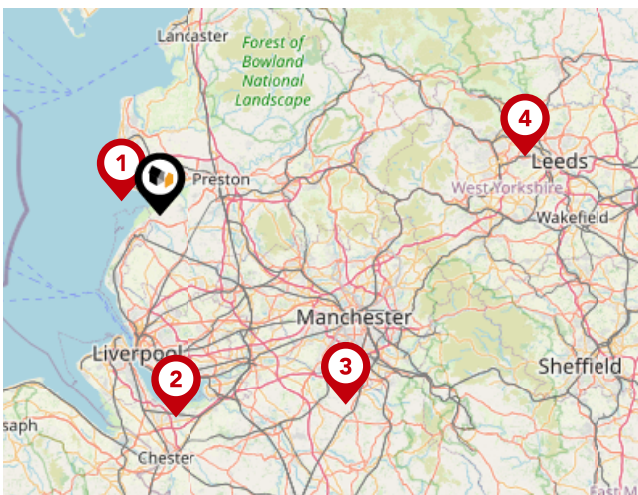
National Rail Stations

Pin	Name	Distance
1	Moss Side Rail Station	1.77 miles
2	Kirkham & Wesham Rail Station	2.87 miles
3	Lytham Rail Station	2.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	4.13 miles
2	M55 J4	4.36 miles
3	M55 J2	6.36 miles
4	M55 J1	8.71 miles
5	M6 J32	9.54 miles

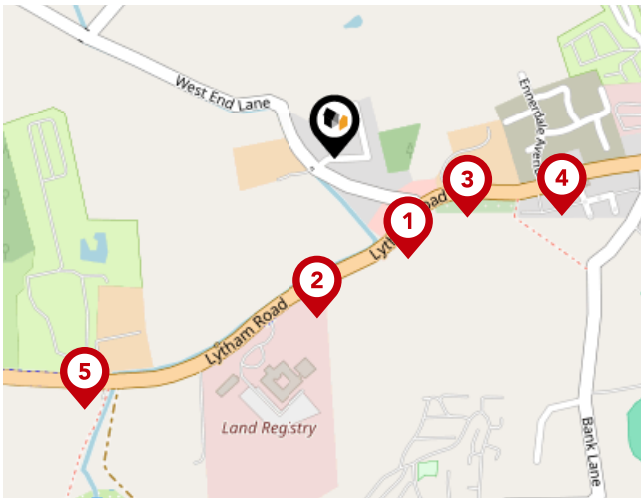


Airports/Helipads

Pin	Name	Distance
1	Highfield	5.75 miles
2	Speke	28.5 miles
3	Manchester Airport	37.39 miles
4	Leeds Bradford Airport	51.73 miles

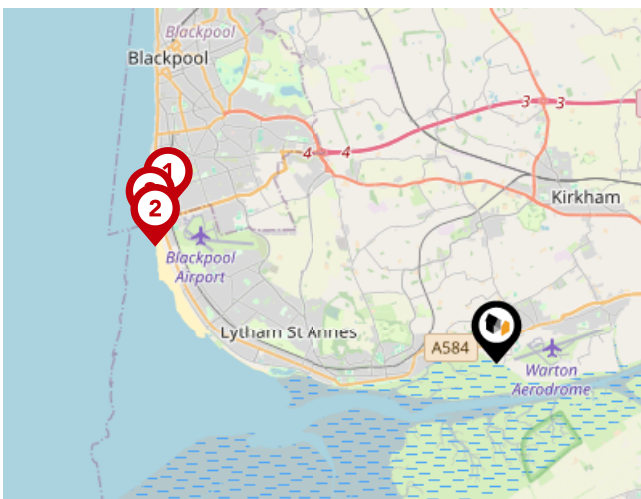
Area

Transport (Local)



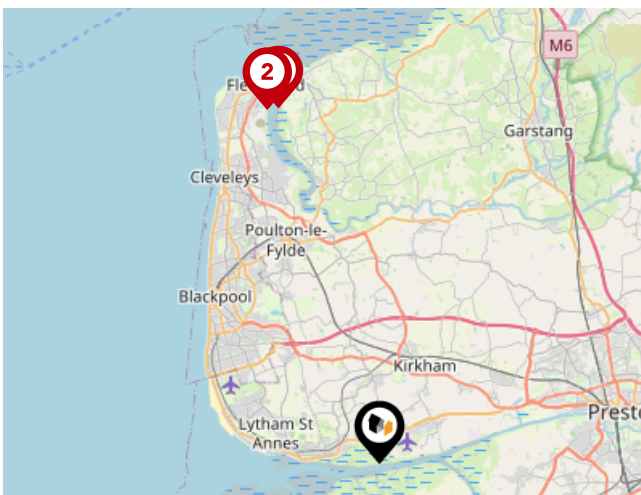
Bus Stops/Stations

Pin	Name	Distance
1	West End Lane	0.14 miles
2	Land Registry	0.18 miles
3	West End Lane	0.16 miles
4	Florence Ave	0.26 miles
5	Great Birchwood	0.39 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	6.34 miles
2	Starr Gate (Blackpool Tramway)	6.3 miles
3	Harrow Place (Blackpool Tramway)	6.49 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	12.94 miles
2	Fleetwood for Knott End Ferry Landing	12.99 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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