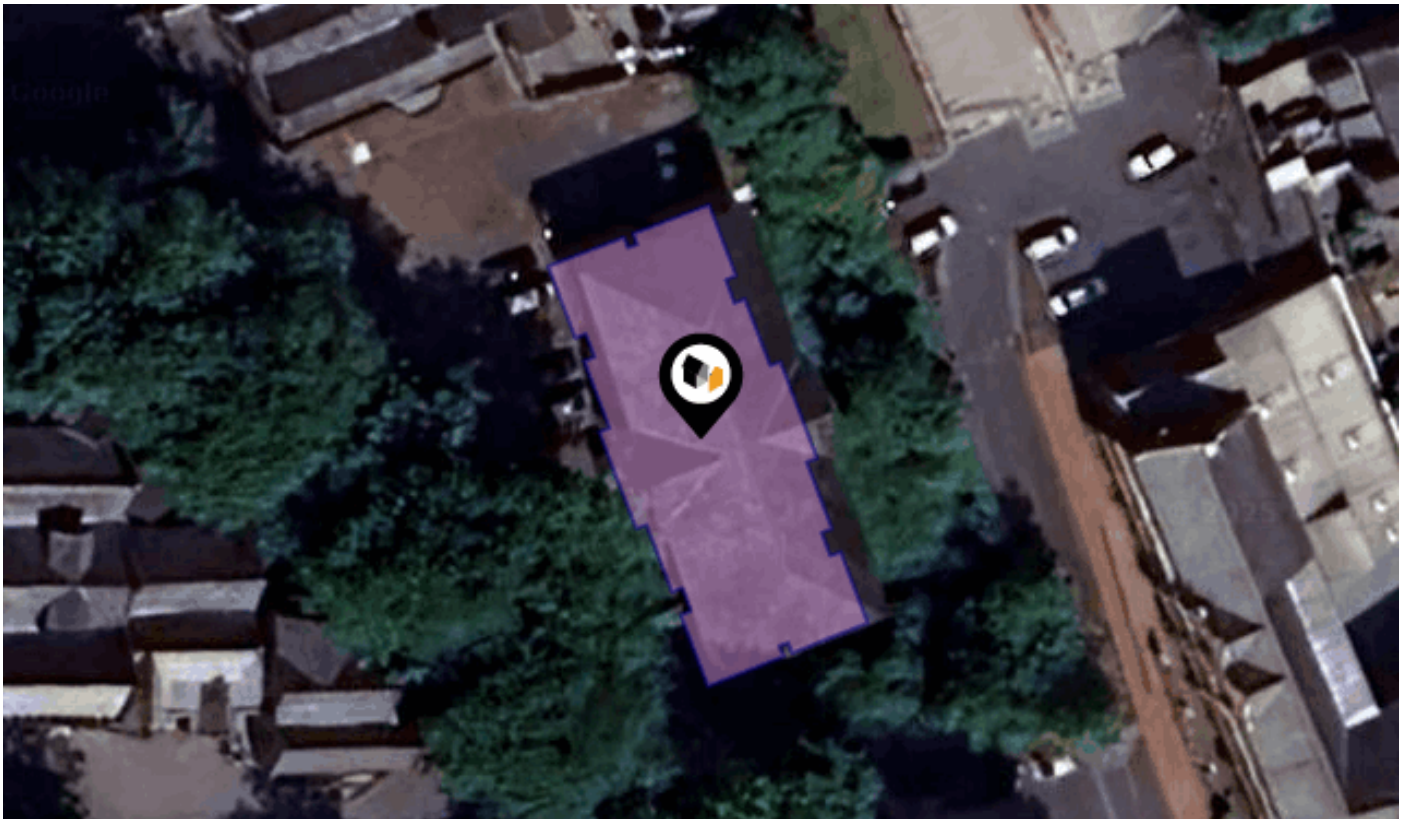




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 02<sup>nd</sup> April 2025



## FLAT 47, CHORCLIFFE HOUSE, HOLLINSHEAD STREET, CHORLEY, PR7 1EP

### Landwood Group

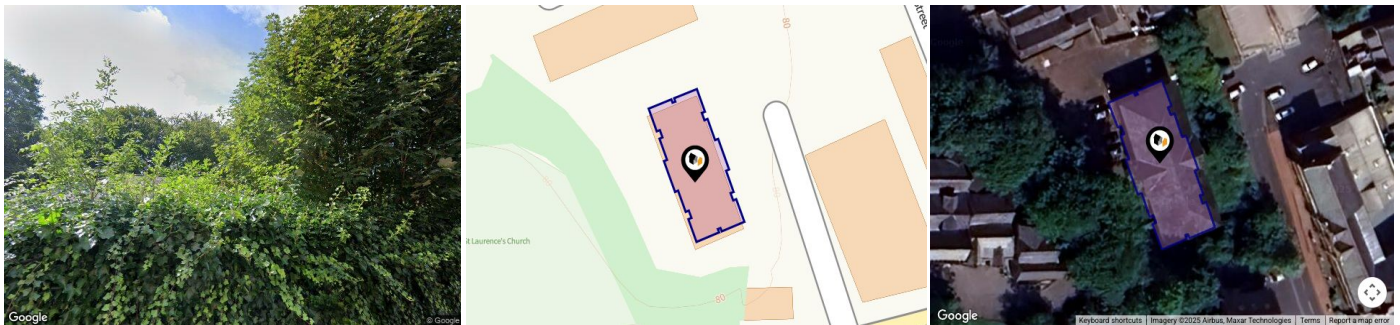
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	07/11/2007
<b>Bedrooms:</b>	1	<b>Last Sold Price:</b>	£110,000
<b>Floor Area:</b>	376 ft <sup>2</sup> / 35 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£291
<b>Plot Area:</b>	0.13 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2007	<b>Start Date:</b>	05/11/2007
<b>Council Tax :</b>	Band A	<b>End Date:</b>	01/09/2132
<b>Annual Estimate:</b>	£1,562	<b>Lease Term:</b>	125 years from 1 September 2007
<b>Title Number:</b>	LAN72469	<b>Term Remaining:</b>	107 years
<b>UPRN:</b>	100012384911		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	St Laurence's, Chorley
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	High

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

<b>19</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

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



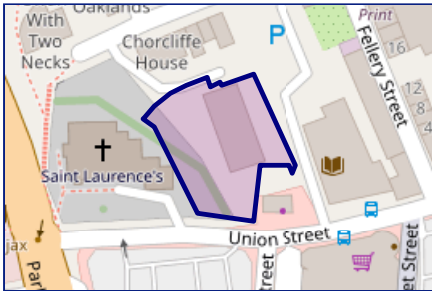
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

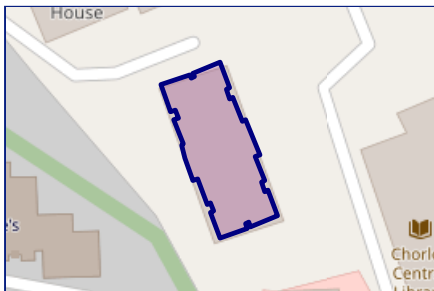
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## Freehold Title Plan



**LA721960**

## Leasehold Title Plan



**LAN72469**

Start Date: 05/11/2007  
End Date: 01/09/2132  
Lease Term: 125 years from 1 September 2007  
Term Remaining: 107 years

# Property EPC - Certificate

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Flat 47 Chorcliffe House, Hollinshead Street, PR7 1EP

Energy rating

C

Valid until 26.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

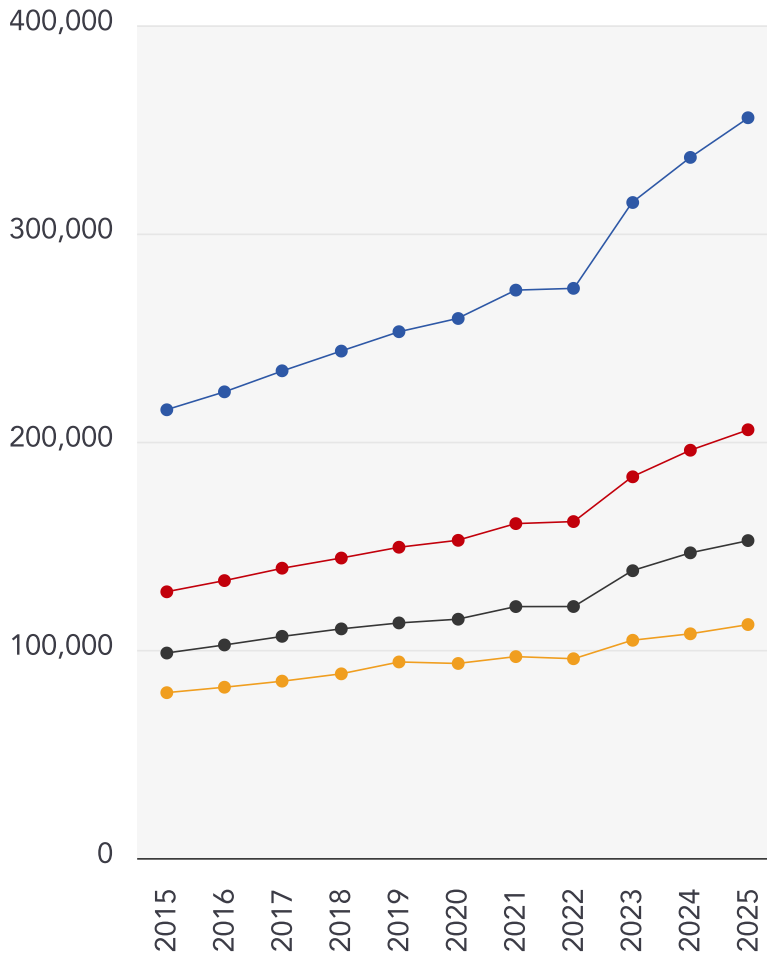
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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 all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	35 m <sup>2</sup>

# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in PR7



Detached

**+65.15%**

Semi-Detached

**+60.86%**

Terraced

**+54.85%**

Flat

**+41.19%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



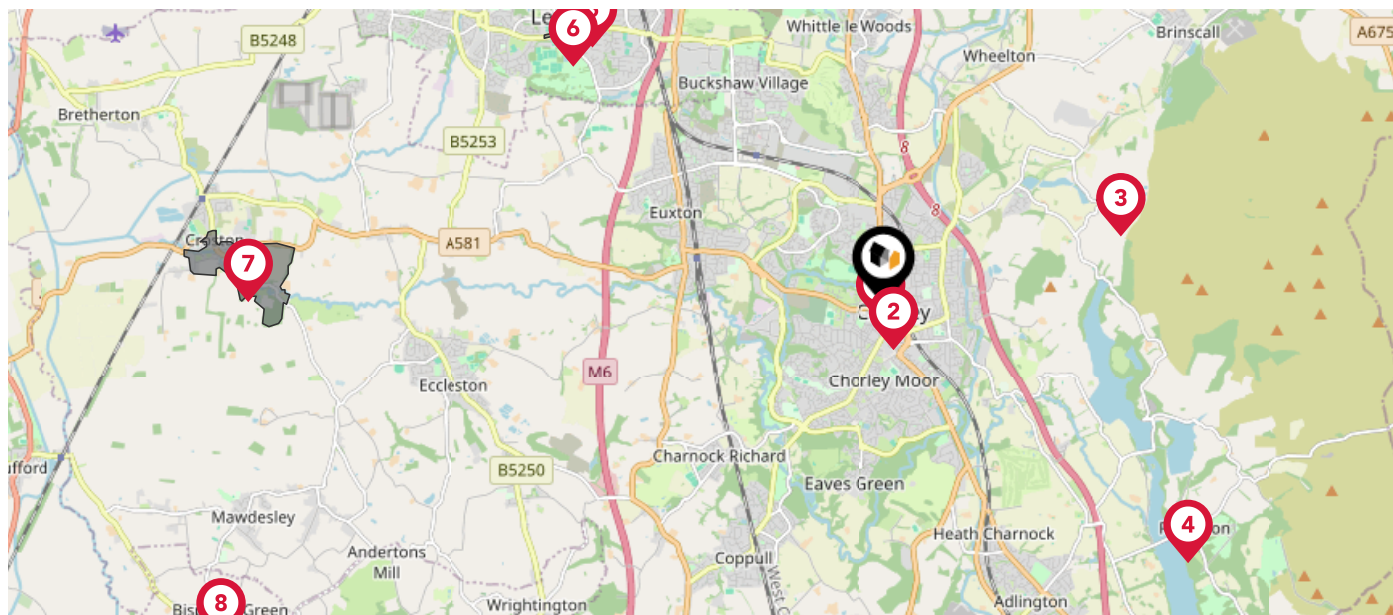
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1** St Laurence's, Chorley
- 2** St George's, Chorley
- 3** White Coppice
- 4** Rivington
- 5** Sandy Lane
- 6** Leyland Cross
- 7** Croston
- 8** Bispham Green

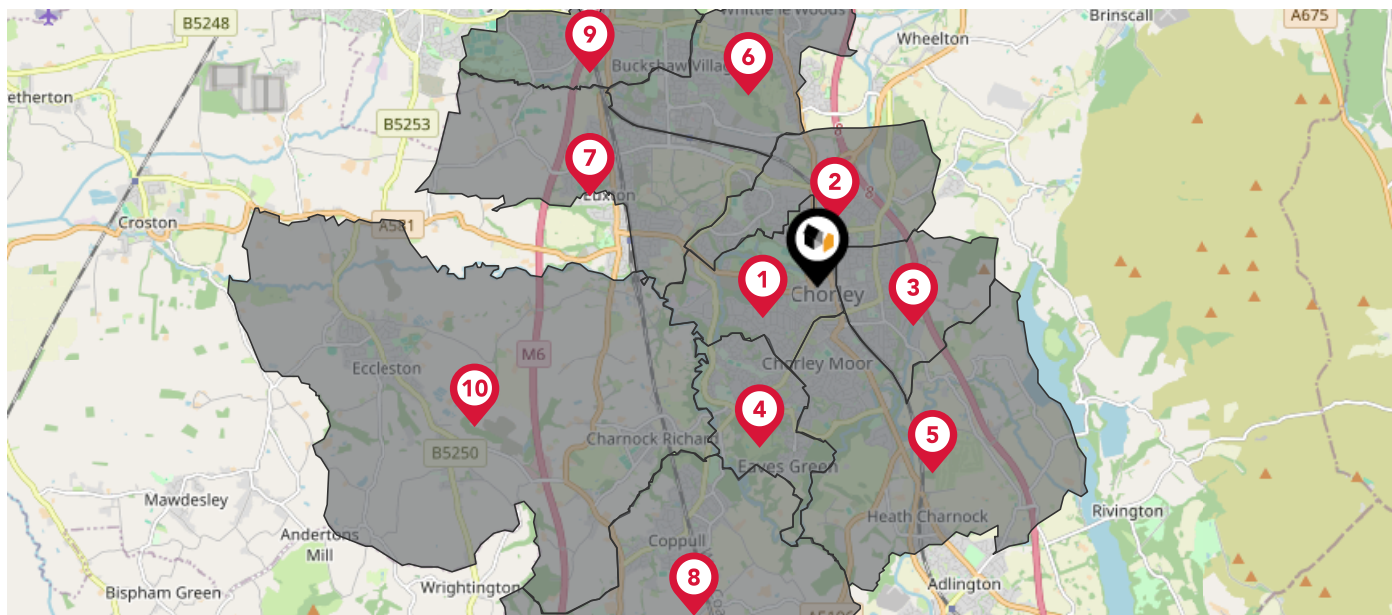


# Maps

## Council Wards

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GROUP

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



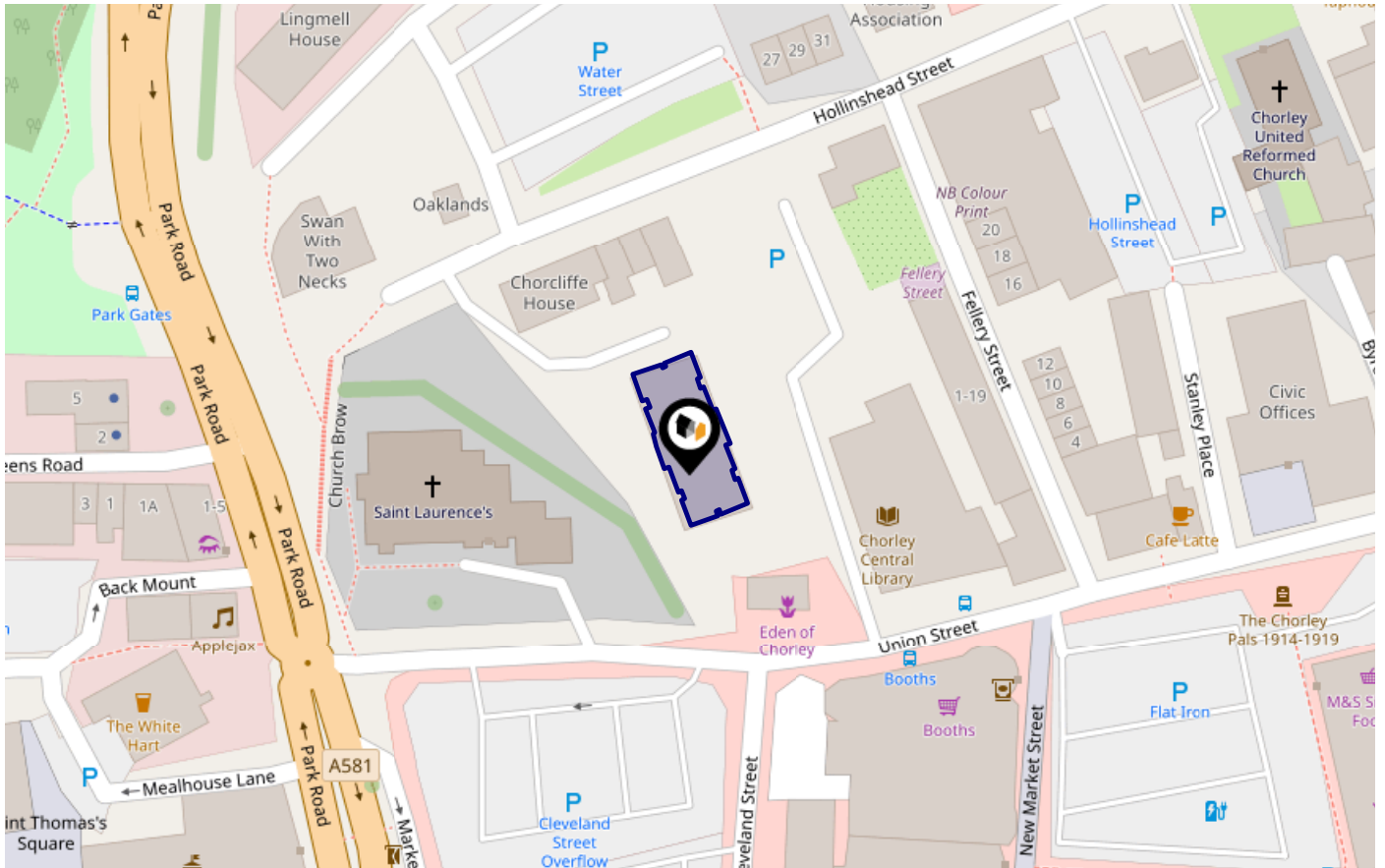
### Nearby Council Wards

- 1 Chorley North West Ward
- 2 Chorley North & Astley Ward
- 3 Chorley East Ward
- 4 Chorley South West Ward
- 5 Chorley South East & Heath Charnock Ward
- 6 Buckshaw & Whittle Ward
- 7 Euxton Ward
- 8 Coppull Ward
- 9 Buckshaw & Worden Ward
- 10 Ecclestone, Heskin & Charnock Richard Ward

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

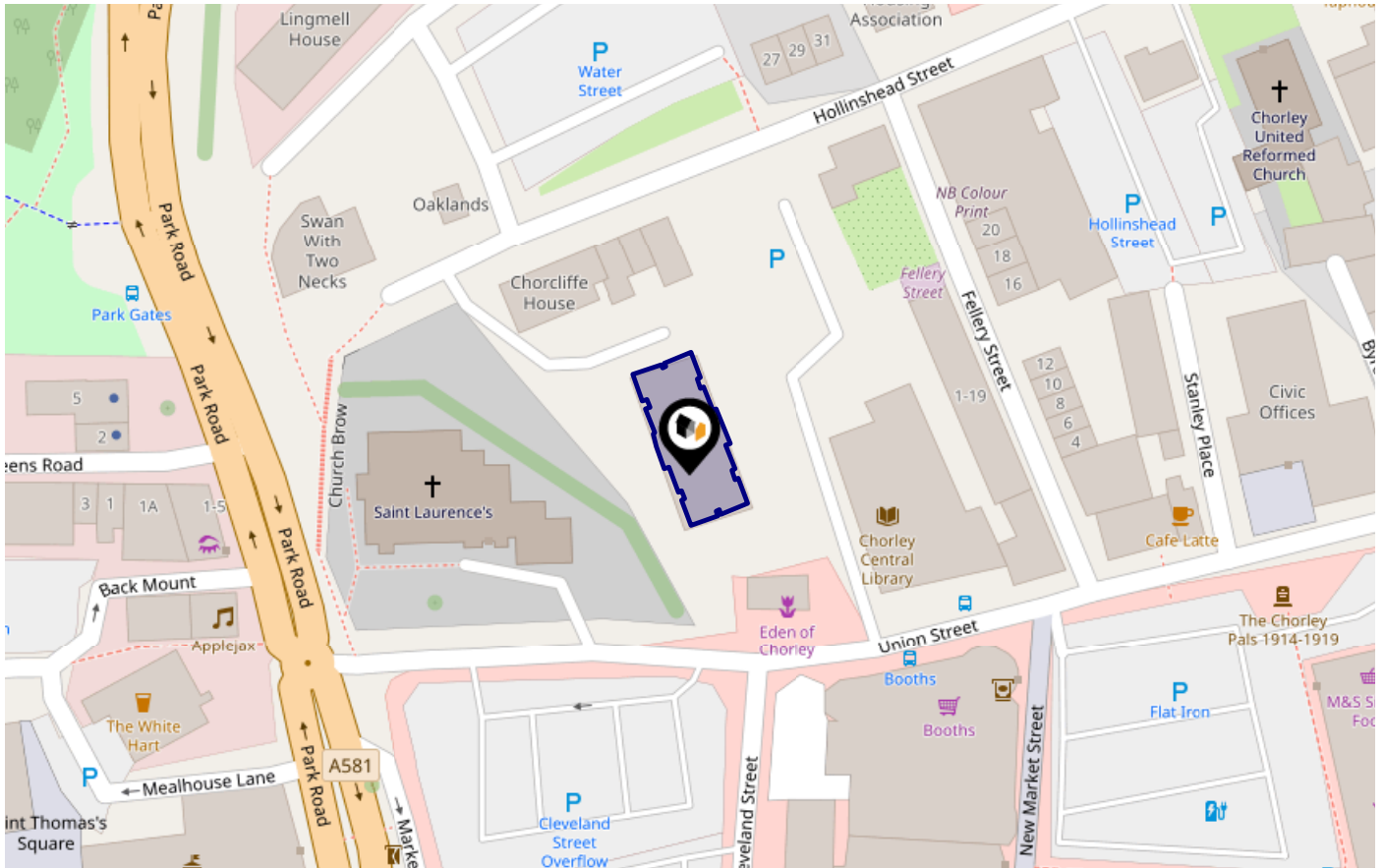
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

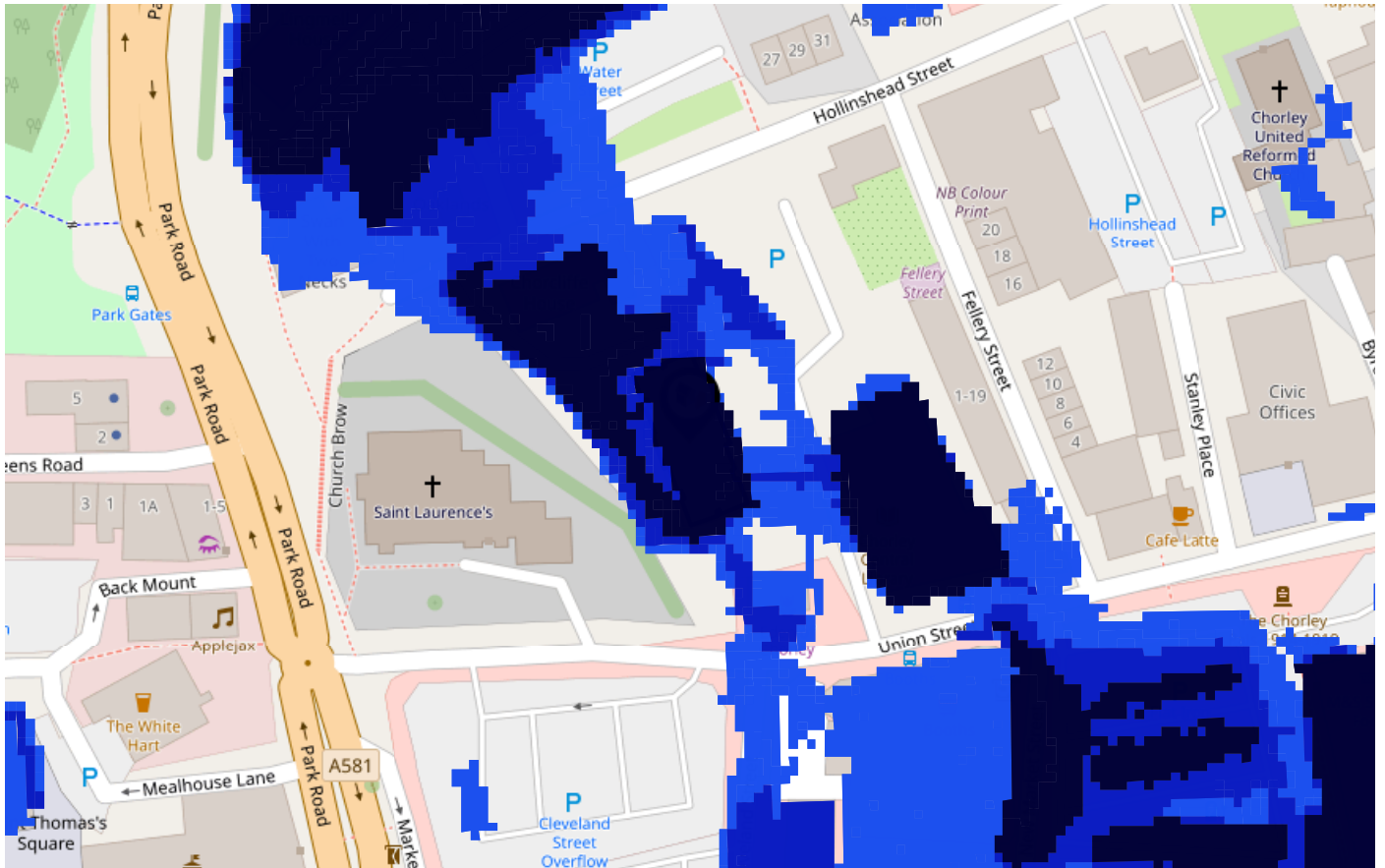
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

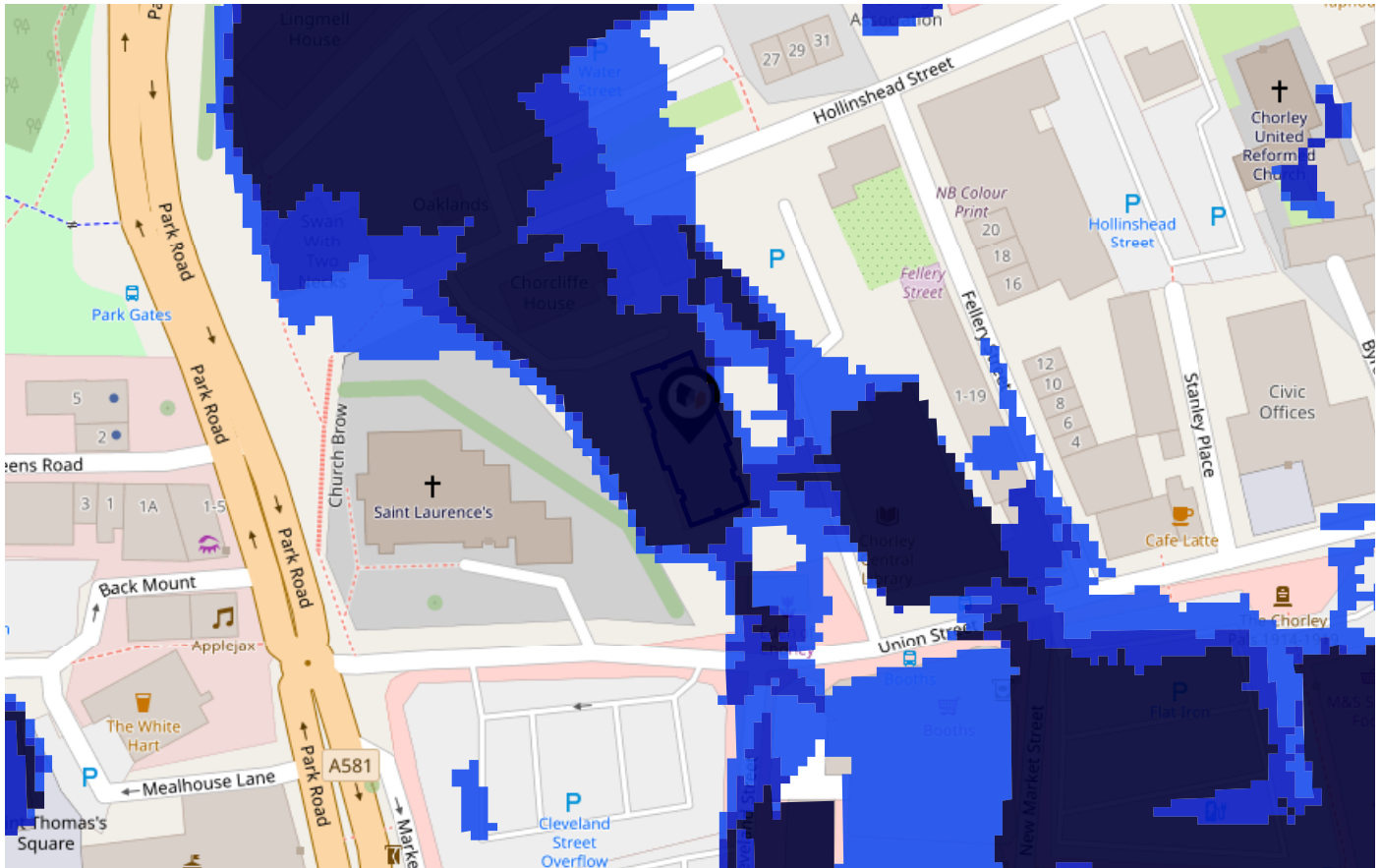


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

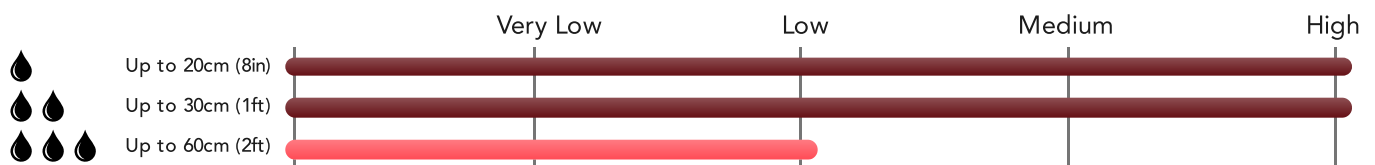


Risk Rating: High

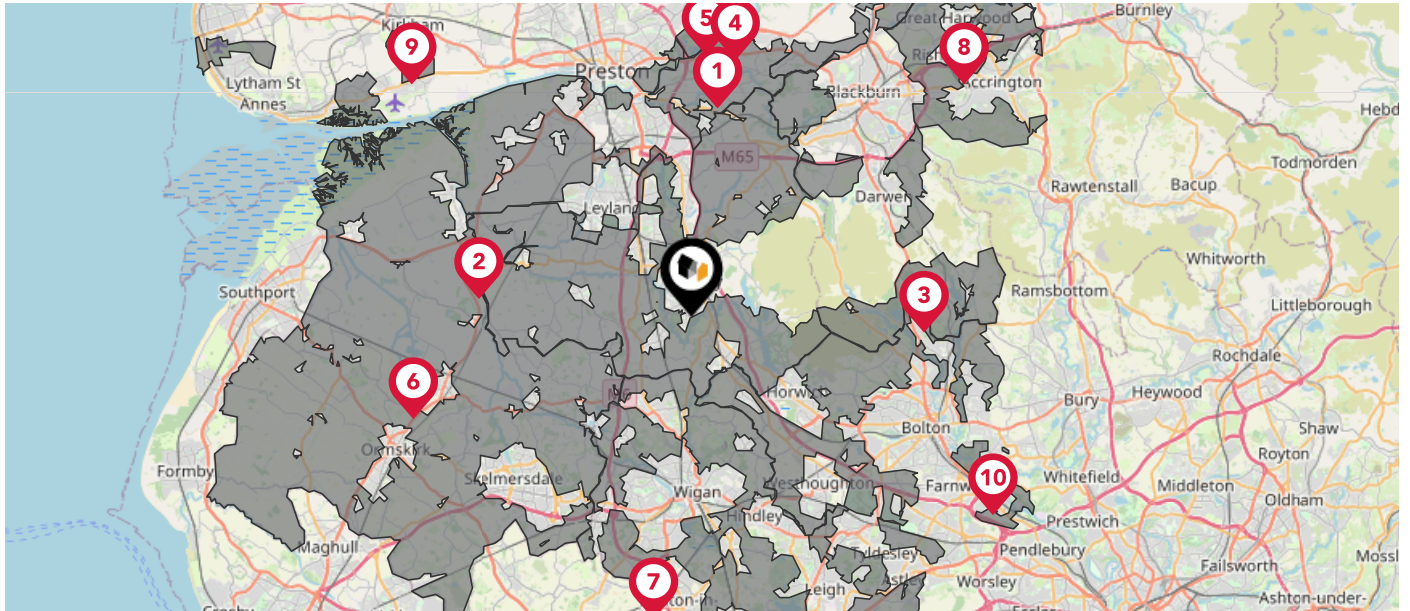
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

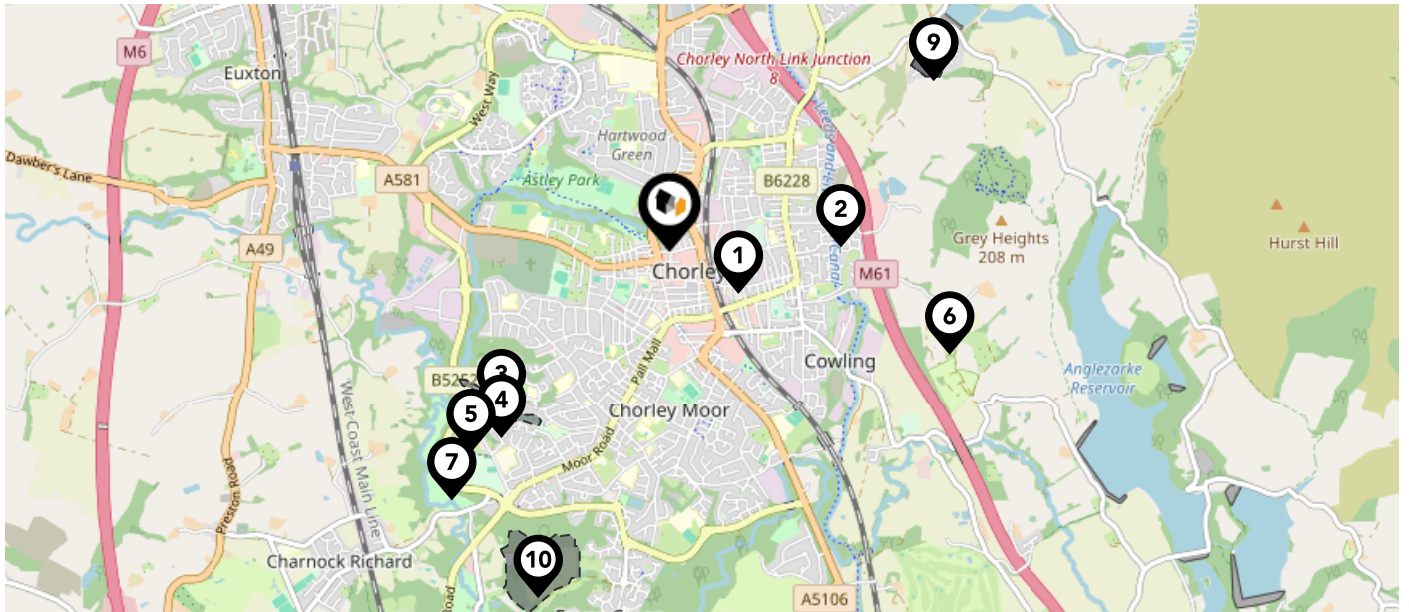
- 1 Merseyside and Greater Manchester Green Belt - South Ribble
- 2 Merseyside and Greater Manchester Green Belt - Chorley
- 3 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 4 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 5 Merseyside and Greater Manchester Green Belt - Preston
- 6 Merseyside and Greater Manchester Green Belt - West Lancashire
- 7 Merseyside and Greater Manchester Green Belt - Wigan
- 8 Merseyside and Greater Manchester Green Belt - Hyndburn
- 9 Blackpool Green Belt - Fylde
- 10 Merseyside and Greater Manchester Green Belt - Bolton

# Maps

## Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

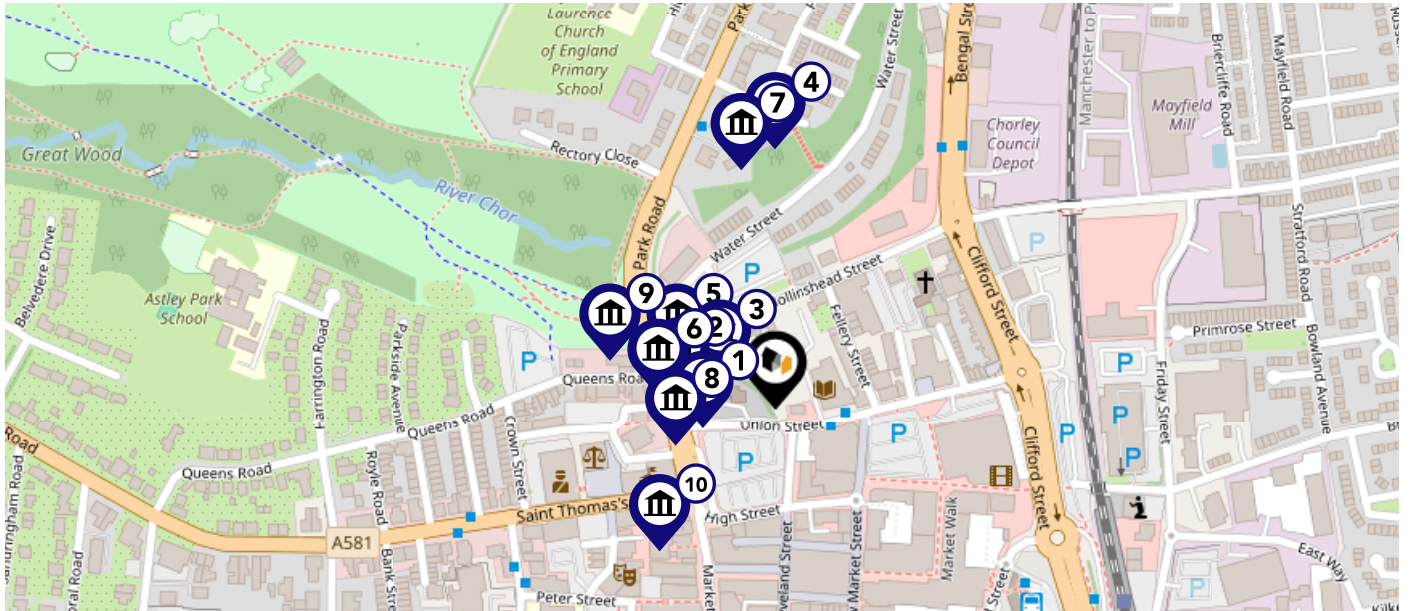
- |           |  |                   |
|-----------|--|-------------------|
| <b>1</b>  | Chortex Mill-East Street, Chorley, Lancashire                          | Historic Landfill |
| <b>2</b>  | Talbot Mill-Froom Street, Chorley, Lancashire                          | Historic Landfill |
| <b>3</b>  | Gillibrand Park-Chorley, Lancashire                                    | Historic Landfill |
| <b>4</b>  | Lawnwood Tip-Off Clover Road, Gillibrand, Chorley, Lancashire          | Historic Landfill |
| <b>5</b>  | Kingsley Tip-Near Clover Road, Higher Kingsley, Chorley, Lancashire    | Historic Landfill |
| <b>6</b>  | Chorley Service Reservoir-Crosse Hall Lane, Chorley, Lancashire        | Historic Landfill |
| <b>7</b>  | Clover Road-Chorley, Lancashire  | Historic Landfill |
| <b>8</b>  | Former Heapey Linoleum Works-Heapey Road, Knowley, Chorley, Lancashire | Historic Landfill |
| <b>9</b>  | Thomas Witter-Heapey Road, Knowley, Chorley, Lancashire                | Historic Landfill |
| <b>10</b> | Lower Burgh-Burgh Hall Road, Eaves Green, Chorley, Lancashire          | Historic Landfill |

# Maps

## Listed Buildings

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



### Listed Buildings in the local district

Grade

Distance



1072631 - Church Of St Laurence

Grade II

0.0 miles



1072632 - Former Gateway To St Laurences Churchyard

Grade II

0.0 miles



1281477 - Chorcliffe House

Grade II

0.0 miles



1072459 - 5, Park Street (see Details For Further Address Information)

Grade II

0.1 miles



1362044 - The Swan With Two Necks

Grade II

0.1 miles



1203929 - Post And Railings Protecting Raised Section Of Park Road On East Side, Extending Circa 80 Metres From Junction With Church Brow

Grade II

0.1 miles



1072654 - Chorley Unitarian Chapel

Grade II

0.1 miles



1203725 - Railings Extending Circa 50 Metres Along West Perimeter Of St Laurences Churchyard

Grade II

0.1 miles



1072653 - War Memorial Gateway To Astley Park

Grade II

0.1 miles



1362170 - The George

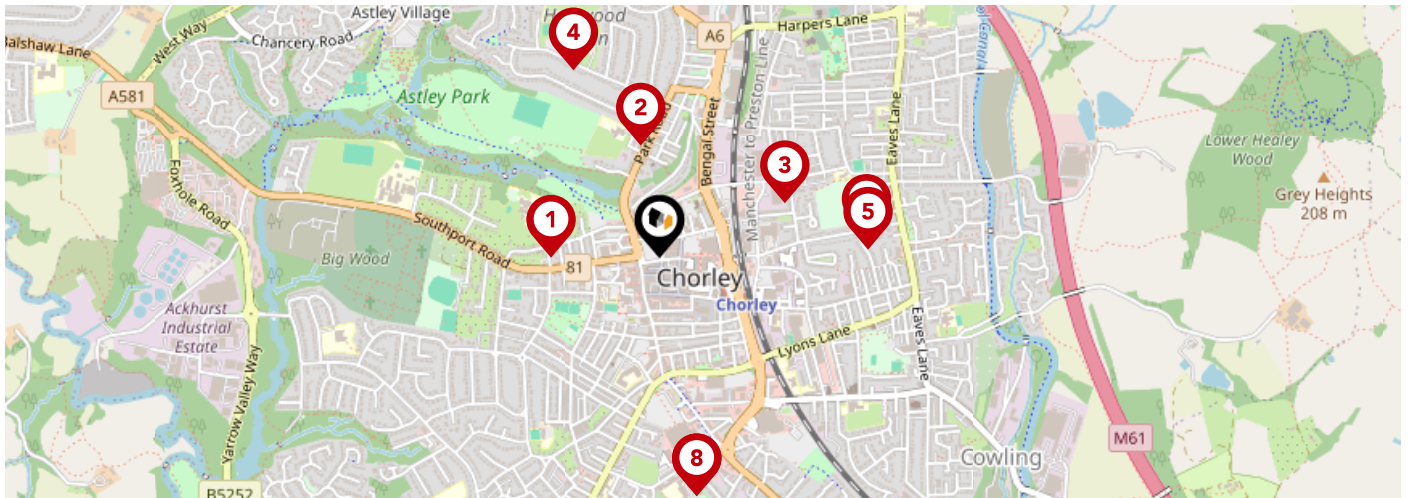
Grade II

0.1 miles



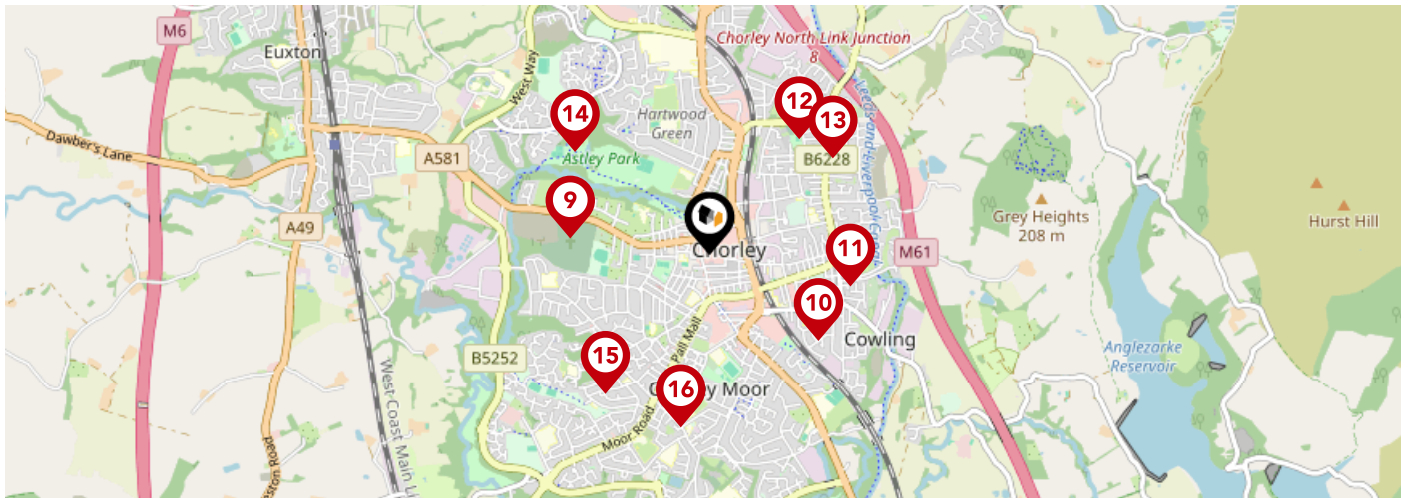
# Area Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Chorley Astley Park School</b> Ofsted Rating: Outstanding   Pupils: 169   Distance:0.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Chorley, the Parish of St Laurence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.25</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:0.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St Michael's Church of England High School</b> Ofsted Rating: Good   Pupils: 1139   Distance:0.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Highfield Community Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.46</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:0.46</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Duke Street Nursery School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:0.53</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Duke Street Primary School</b> Ofsted Rating: Good   Pupils: 326   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

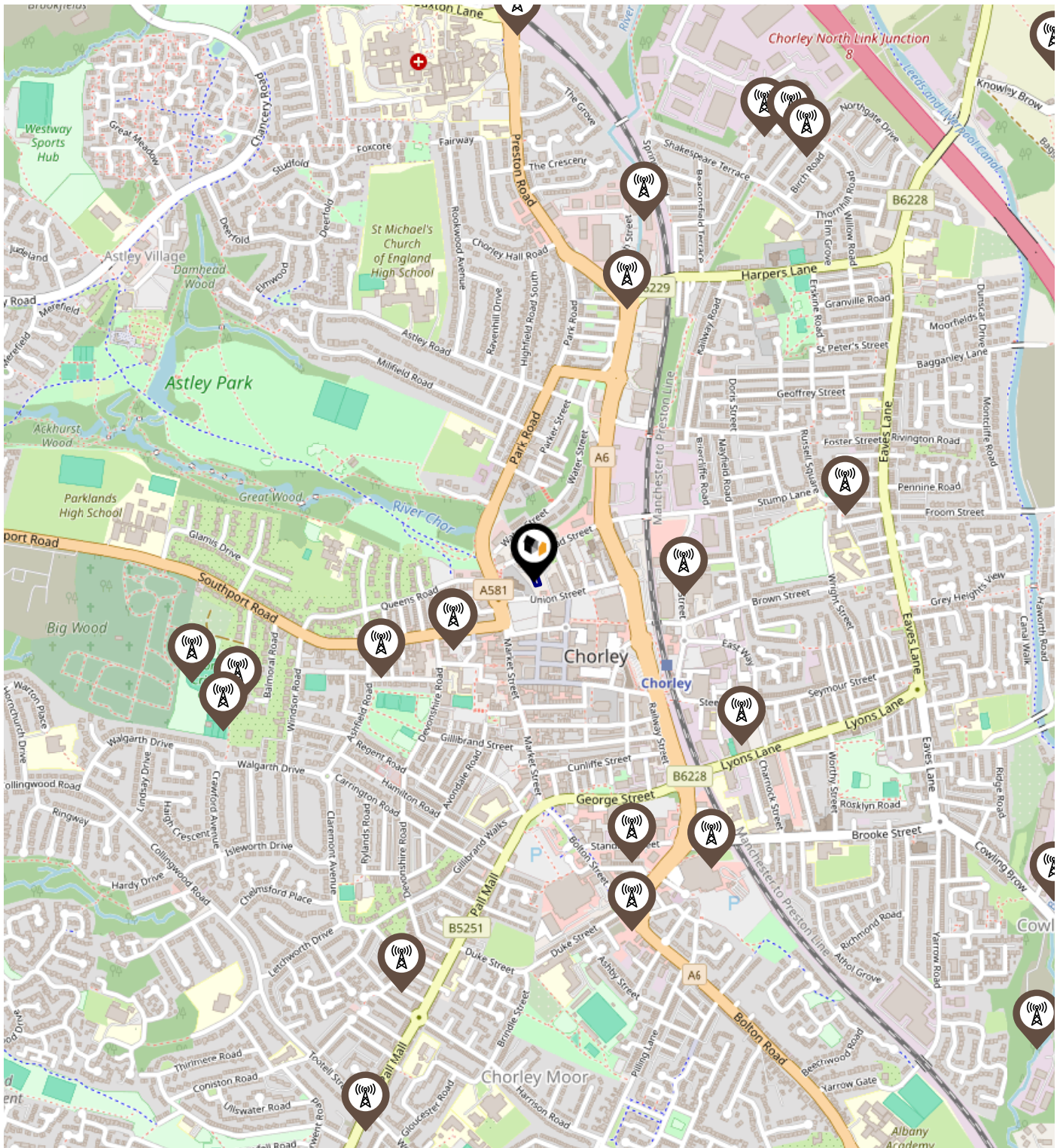
# Area Schools





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Parklands High School</b> Ofsted Rating: Good   Pupils: 1120   Distance:0.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Sacred Heart Catholic Primary School, Chorley</b> Ofsted Rating: Good   Pupils: 202   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Chorley St James' Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Joseph's Catholic Primary School, Chorley</b> Ofsted Rating: Good   Pupils: 238   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St Peter's CofE Primary School Chorley</b> Ofsted Rating: Good   Pupils: 306   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Oliver House School</b> Ofsted Rating: Outstanding   Pupils: 45   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Gillibrand Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Mayfield School</b> Ofsted Rating: Good   Pupils: 116   Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

LANDWOOD  
GROUP

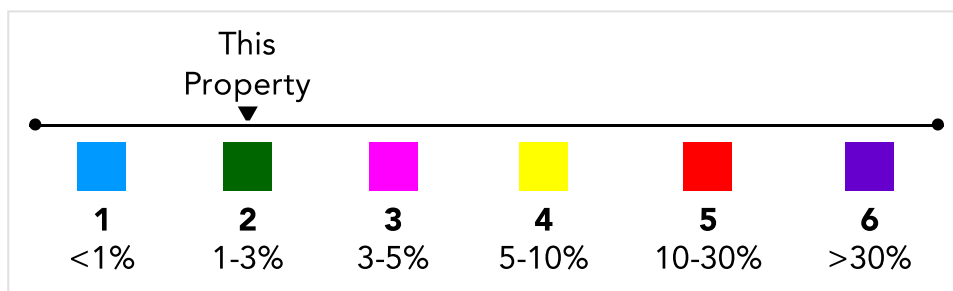
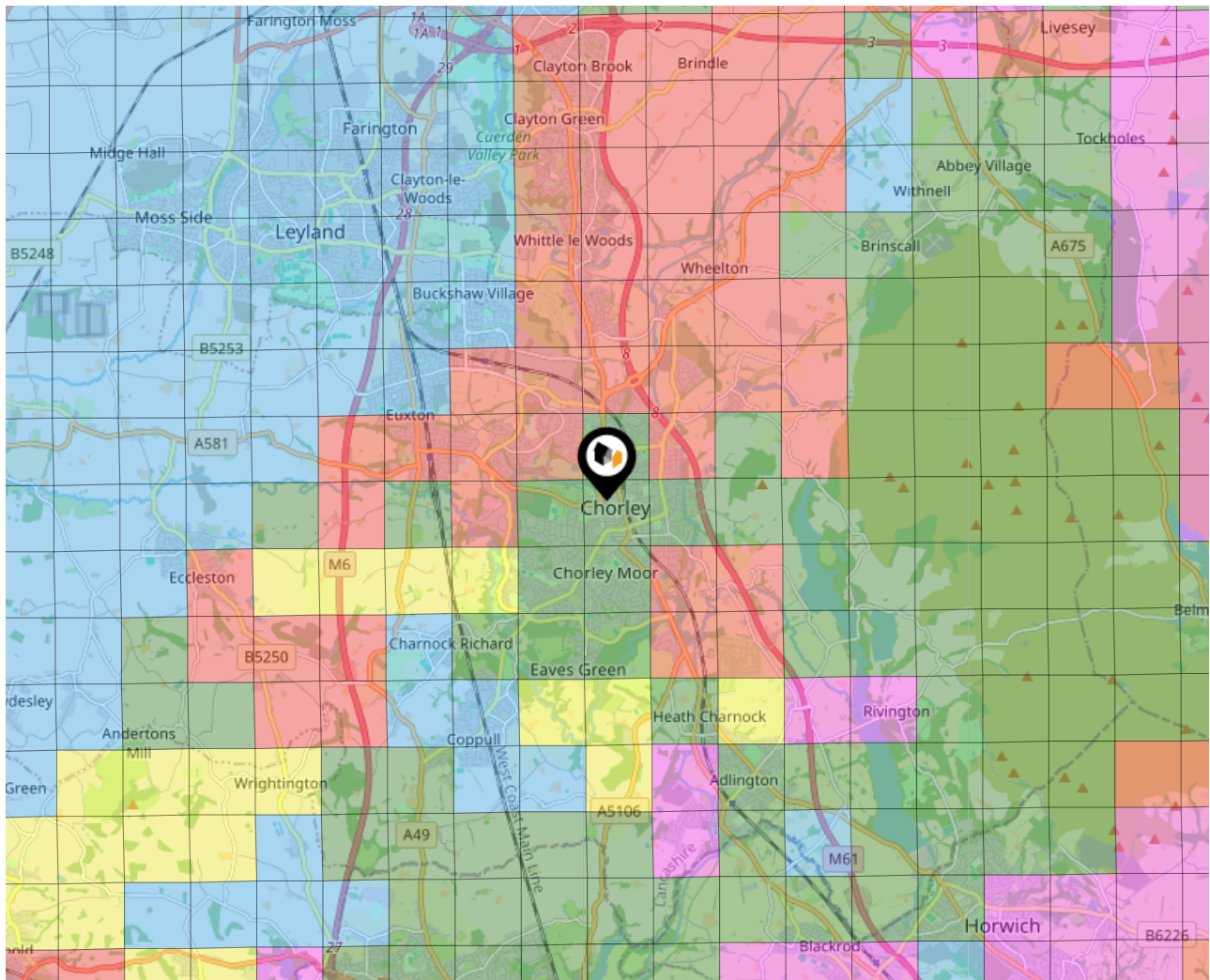


## Key:

-  Power Pylons
-  Communication Masts

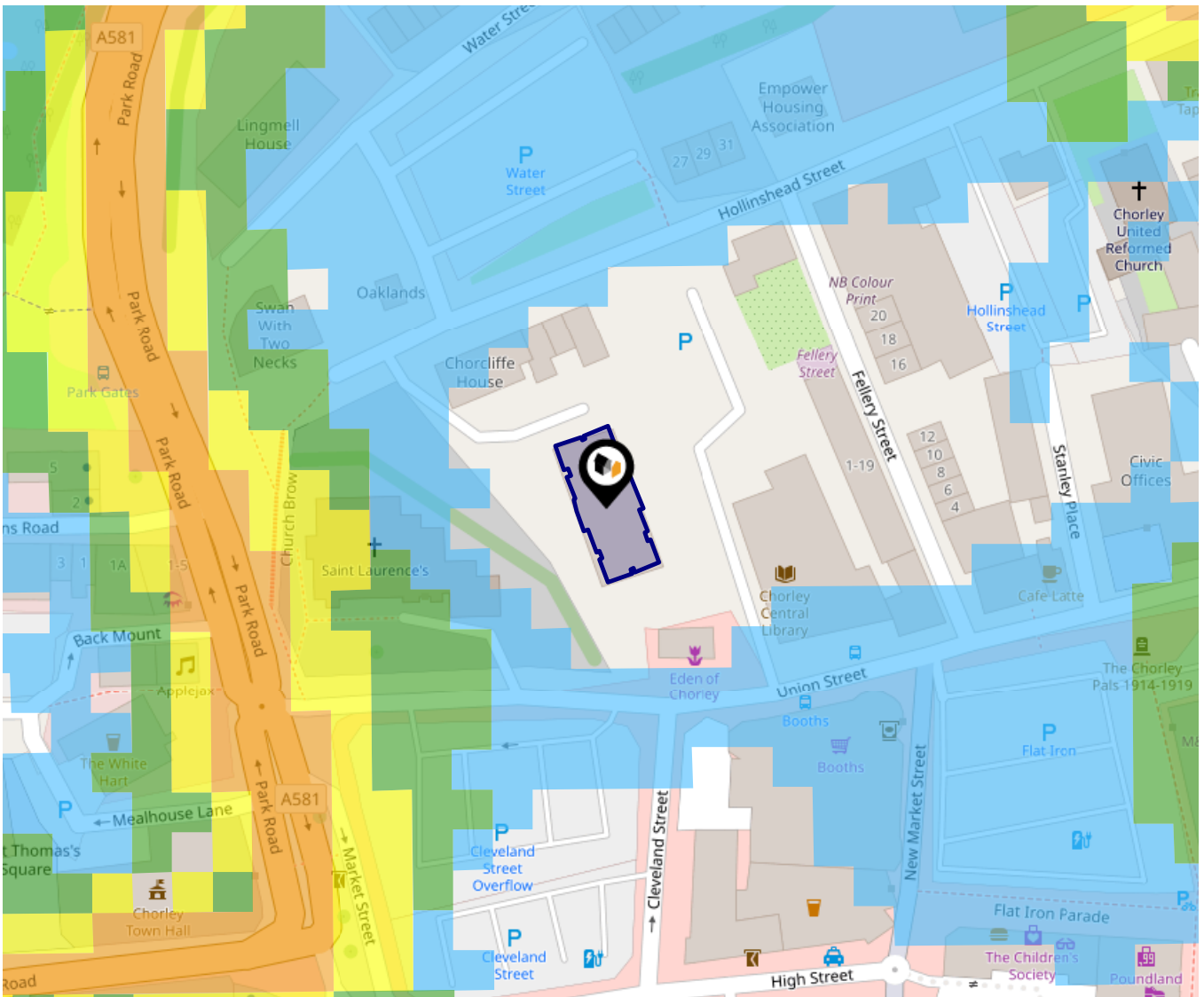
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

LANDWOOD  
GROUP



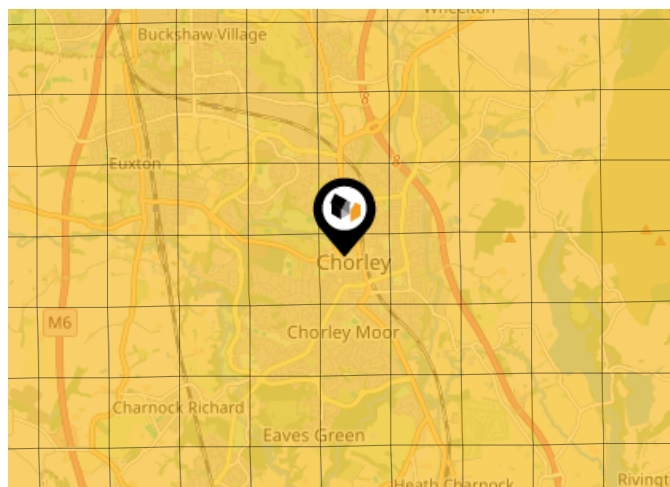
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

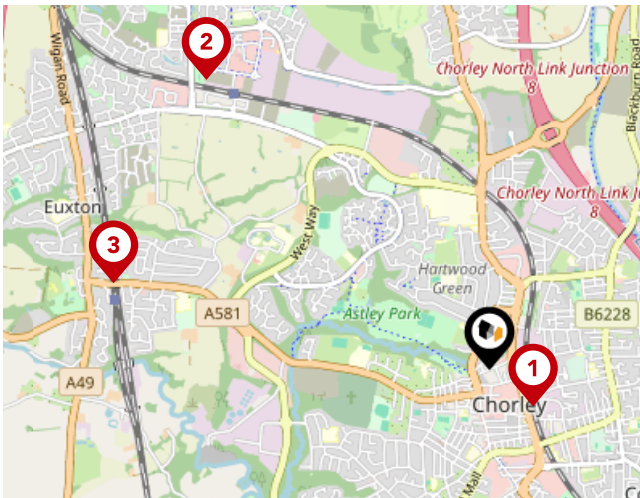


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

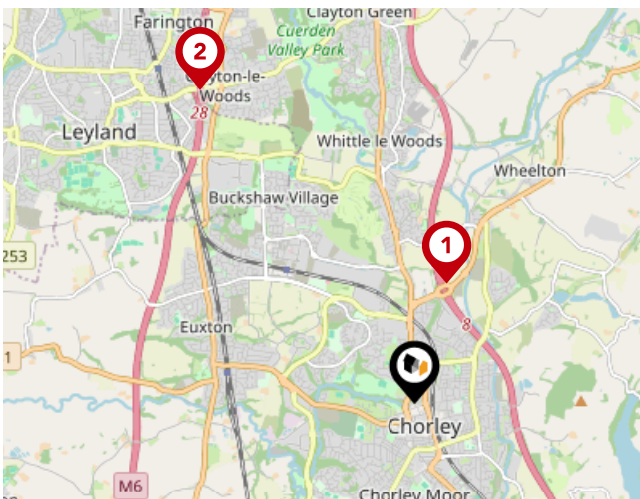
# Area Transport (National)

LANDWOOD  
GROUP



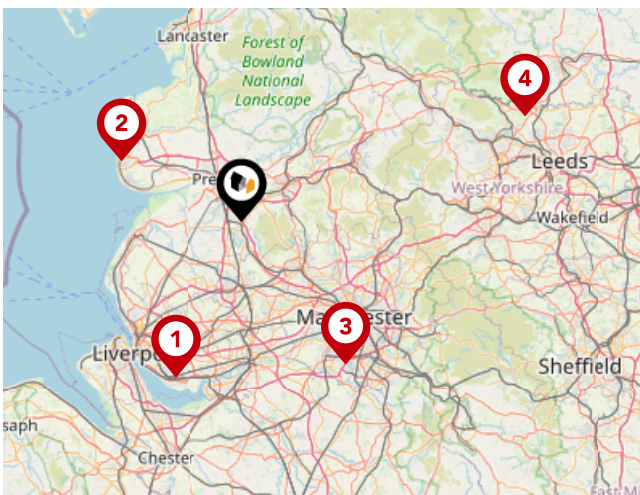
## National Rail Stations

Pin	Name	Distance
1	Chorley Rail Station	0.25 miles
2	Buckshaw Parkway Rail Station	1.78 miles
3	Euxton Balshaw Lane Rail Station	1.7 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J8	1.09 miles
2	M6 J28	3.34 miles
3	M61 J9	4.39 miles
4	M65 J2	4.39 miles
5	M6 J29	4.47 miles

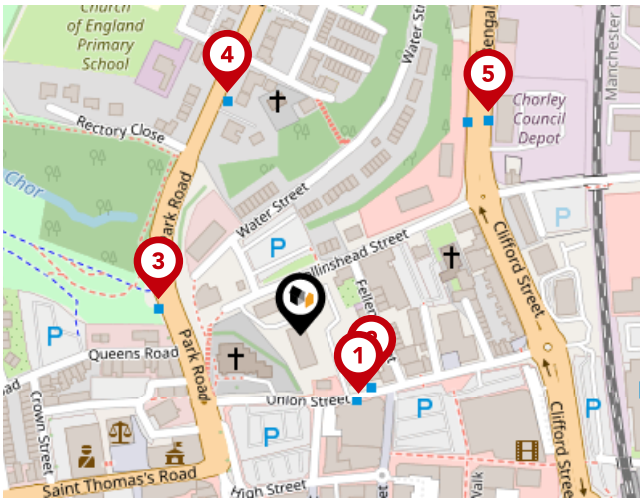


## Airports/Helipads

Pin	Name	Distance
1	Speke	23.79 miles
2	Highfield	18.83 miles
3	Manchester Airport	25.03 miles
4	Leeds Bradford Airport	42.39 miles

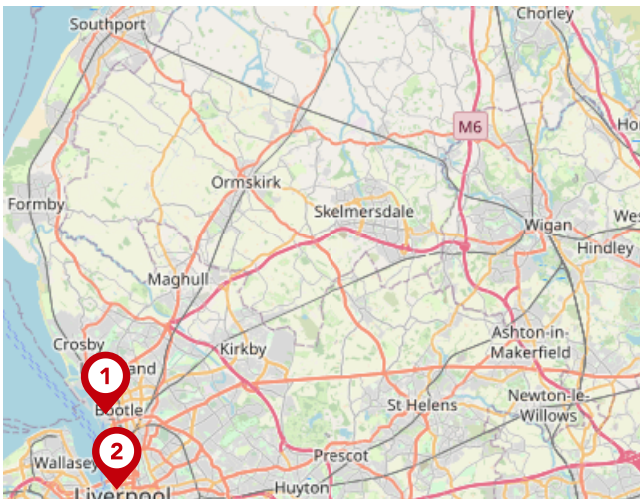
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Booths	0.04 miles
2	Booths	0.05 miles
3	Park Gates	0.08 miles
4	Park Street	0.14 miles
5	Bengal Street	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	21.23 miles
2	Liverpool Pier Head Ferry Terminal	22.87 miles



The logo consists of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, centered within an orange rounded square.

LANDWOOD  
GROUP

### Landwood Group

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At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

### Our Team

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Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

# 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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