

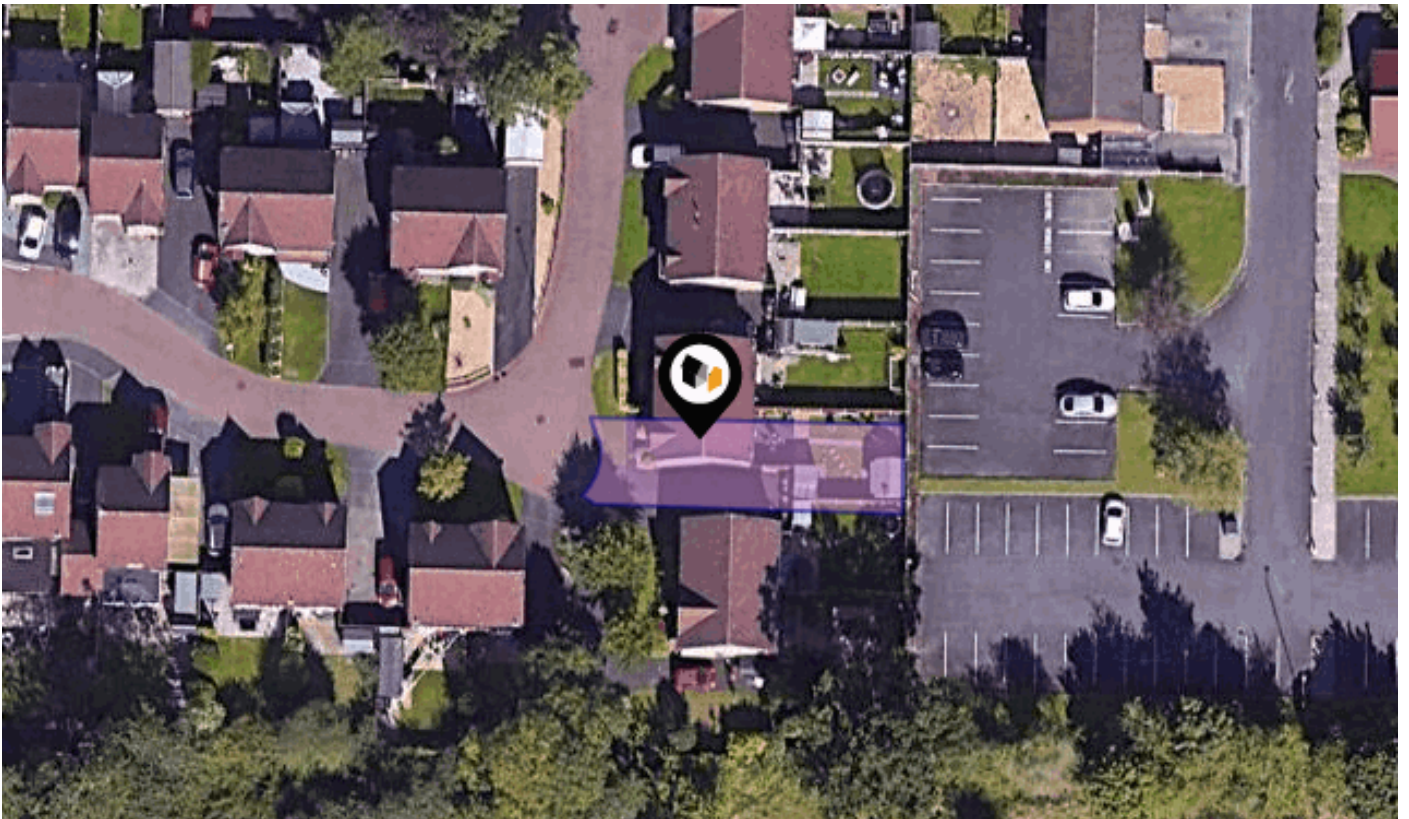


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 23<sup>rd</sup> July 2024**



## **COPPER BEECHES, PENWORTHAM, PRESTON, PR1**

### **Lawrence Rooney Estate Agents**

3 Oak Gardens, Longton, Preston, PR4 5XP

01772 614433

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www.lawrencerooney.co.uk






## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	02/09/1999
<b>Floor Area:</b>	656 ft <sup>2</sup> / 61 m <sup>2</sup>	<b>End Date:</b>	01/01/2996
<b>Plot Area:</b>	0.04 acres	<b>Lease Term:</b>	999 years from 1 January 1997
<b>Year Built :</b>	1999	<b>Term Remaining:</b>	972 years
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,744		
<b>Title Number:</b>	LA850934		

## 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>8</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
		

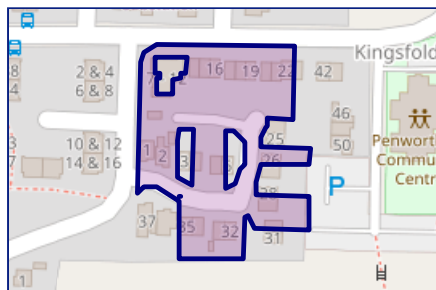
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

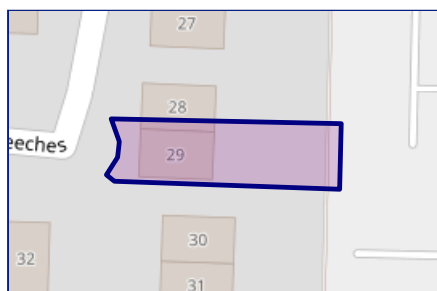


## Freehold Title Plan



**LA792087**

## Leasehold Title Plan



**LA850934**

Start Date: 02/09/1999  
End Date: 01/01/2996  
Lease Term: 999 years from 1 January 1997  
Term Remaining: 972 years

Copper Beeches, Penwortham, PR1

Energy rating

**C**

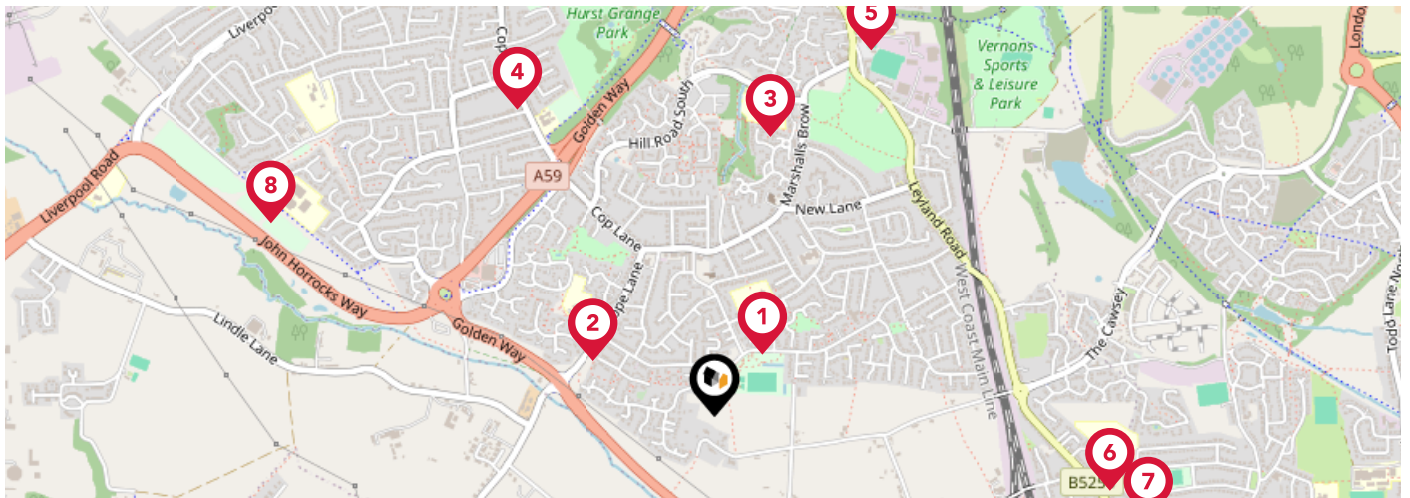
Valid until 26.08.2026









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	69   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

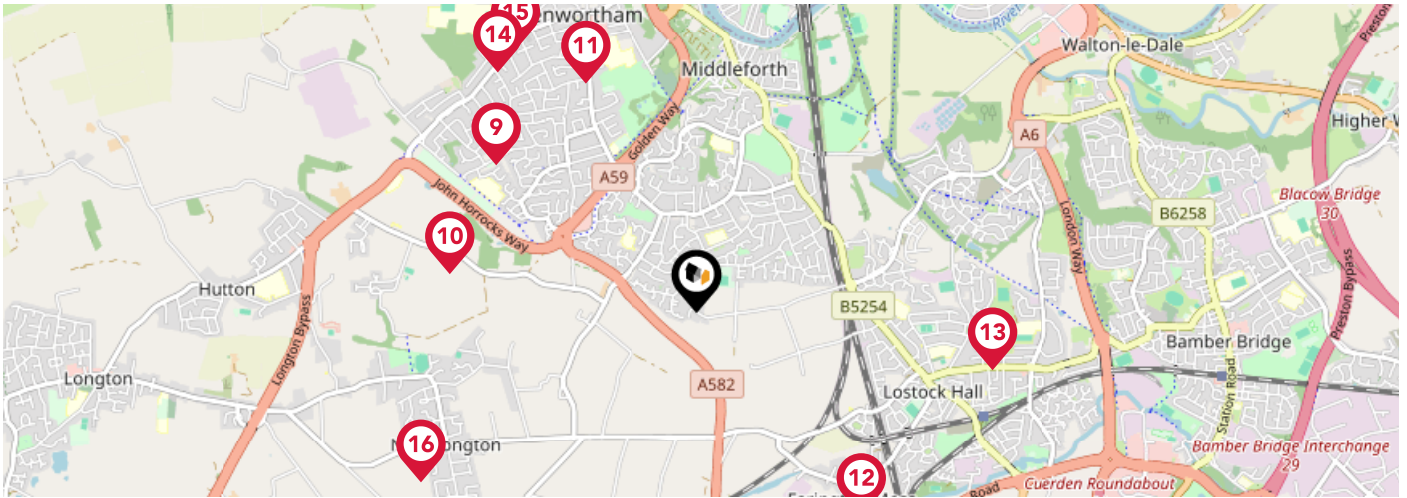
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 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>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 20% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	61 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Moor Hey School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Good   Pupils: 357   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 900   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

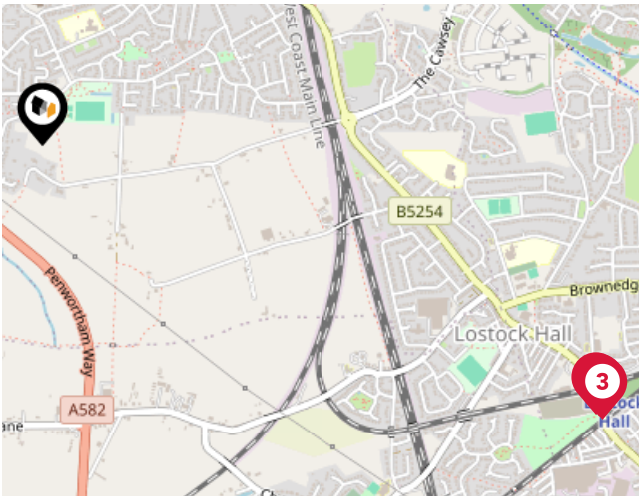
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashbridge Independent School</b> Ofsted Rating: Not Rated   Pupils: 528   Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 769   Distance: 1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 277   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Longton All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

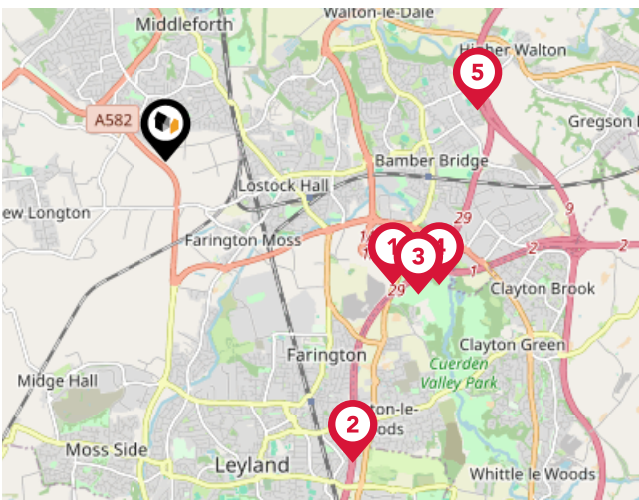
# Area

## Transport (National)



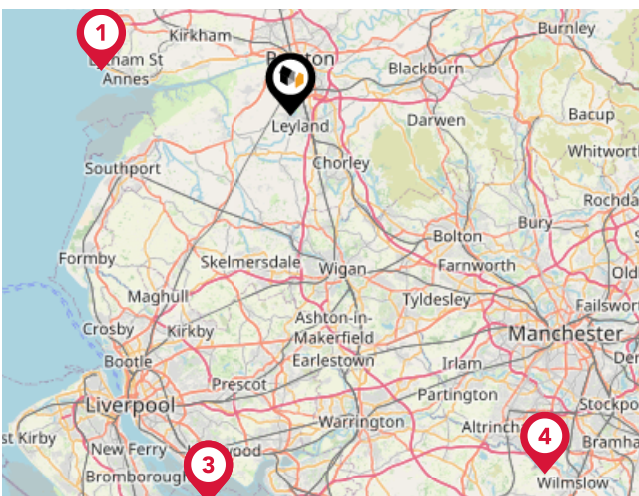
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.35 miles
2	Rail Station	1.36 miles
3	Rail Station	1.37 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.27 miles
2	M6 J28	3.11 miles
3	M65 J1	2.5 miles
4	M6 J29	2.63 miles
5	M6 J30	2.78 miles



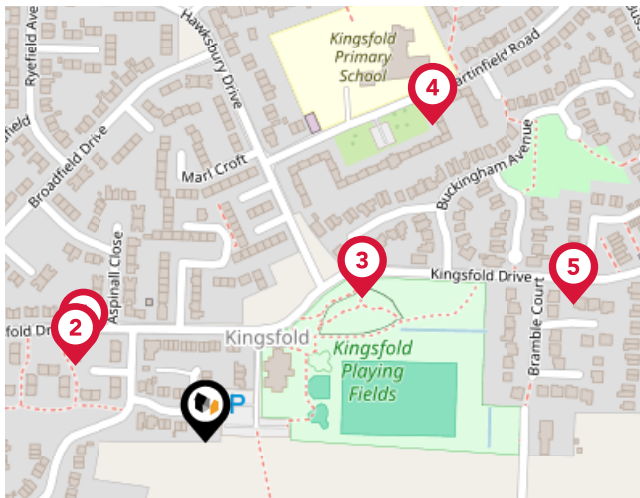
### Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	13.61 miles
2	Liverpool John Lennon Airport	27.9 miles
3	Liverpool John Lennon Airport	27.91 miles
4	Terminal Two Access	31.02 miles



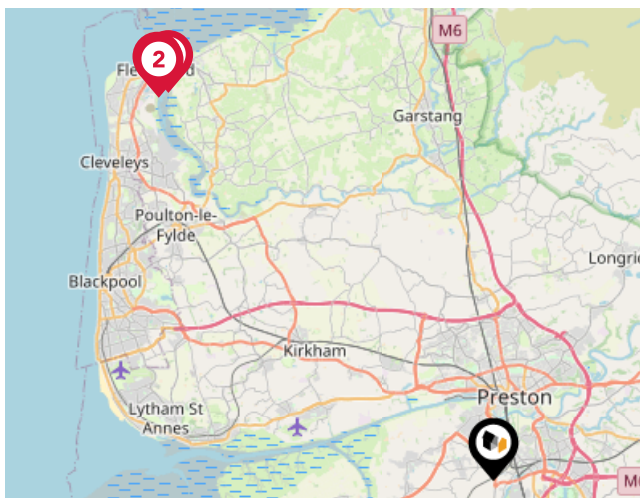
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Aspinall Close	0.08 miles
2	School Stop	0.08 miles
3	Hawkesbury Drive	0.12 miles
4	Martinfield Road	0.21 miles
5	Meadowfield	0.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.69 miles
2	Fleetwood for Ireland Ferry Terminal	17.76 miles
3	Fleetwood for Knott End Ferry Landing	17.89 miles

# Market Sold in Street

<b>8, Copper Beeches, Preston, PR1 9EG</b>					Terraced House
Last Sold Date:	01/12/2023	17/11/2016	11/08/2006	17/09/2004	
Last Sold Price:	£70,000	£65,000	£77,000	£99,000	
<b>6, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	24/11/2023	31/01/2014	30/06/2005	26/06/1999	
Last Sold Price:	£160,000	£105,000	£117,000	£55,950	
<b>24, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	24/05/2023	11/06/2015	26/11/1999		
Last Sold Price:	£150,000	£110,000	£57,500		
<b>11, Copper Beeches, Preston, PR1 9EG</b>					Flat-maisonette House
Last Sold Date:	13/02/2023				
Last Sold Price:	£62,000				
<b>18, Copper Beeches, Preston, PR1 9EG</b>					Terraced House
Last Sold Date:	07/02/2023	16/08/2019	27/07/2016	06/10/2003	16/07/1999
Last Sold Price:	£142,000	£112,000	£91,000	£91,000	£45,950
<b>33, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	30/09/2022	03/09/2010	11/02/2005	14/08/1998	
Last Sold Price:	£150,000	£115,000	£115,500	£54,685	
<b>32, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	11/02/2022	06/03/2008	11/12/1998		
Last Sold Price:	£139,999	£138,000	£53,950		
<b>19, Copper Beeches, Preston, PR1 9EG</b>					Terraced House
Last Sold Date:	30/09/2021	20/04/2018	26/06/2015	22/08/2003	09/04/1998
Last Sold Price:	£129,000	£100,000	£100,000	£89,000	£50,950
<b>14, Copper Beeches, Preston, PR1 9EG</b>					Terraced House
Last Sold Date:	17/06/2021	24/07/2015	29/06/2012	10/11/2006	05/11/1999
Last Sold Price:	£119,000	£108,000	£96,000	£123,500	£57,950
<b>23, Copper Beeches, Preston, PR1 9EG</b>					Terraced House
Last Sold Date:	03/11/2020	26/06/2015	27/11/1998		
Last Sold Price:	£120,000	£110,000	£52,580		
<b>5, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	23/10/2020	18/11/2005	10/10/2003	30/11/1998	
Last Sold Price:	£118,500	£116,000	£94,950	£54,685	
<b>36, Copper Beeches, Preston, PR1 9EG</b>					Terraced House
Last Sold Date:	30/09/2019	10/12/1999			
Last Sold Price:	£167,500	£62,950			

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street

<b>20, Copper Beeches, Preston, PR1 9EG</b>					Terraced House
Last Sold Date:	28/03/2019	01/09/2005	18/12/2003	25/08/1999	
Last Sold Price:	£100,000	£117,000	£89,000	£50,950	
<b>10, Copper Beeches, Preston, PR1 9EG</b>					Flat-maisonette House
Last Sold Date:	24/01/2017	01/08/2014	28/03/2002	29/04/1998	
Last Sold Price:	£65,000	£62,500	£43,500	£40,950	
<b>29, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	14/11/2016	21/07/2006	31/07/2002	03/09/1999	
Last Sold Price:	£124,000	£118,000	£58,500	£58,950	
<b>4, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	04/11/2016	06/08/1999			
Last Sold Price:	£110,000	£50,000			
<b>2, Copper Beeches, Preston, PR1 9EG</b>					Detached House
Last Sold Date:	30/09/2016	24/01/2003	16/10/1998		
Last Sold Price:	£137,750	£97,500	£58,950		
<b>3, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	04/12/2015	10/07/2009	21/05/2004	27/08/1999	
Last Sold Price:	£118,000	£118,000	£100,000	£59,450	
<b>25, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	17/08/2015	21/10/1999			
Last Sold Price:	£107,000	£59,500			
<b>27, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	27/05/2015	24/08/2005	02/10/2000	18/06/1999	
Last Sold Price:	£111,000	£57,500	£58,000	£57,400	
<b>34, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	27/03/2015	23/10/2013	01/08/2003	29/06/2001	
Last Sold Price:	£120,000	£112,000	£93,000	£59,750	
<b>26, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	17/05/2013	16/12/2005	02/08/2002	14/09/1999	
Last Sold Price:	£103,000	£118,500	£66,950	£58,950	
<b>22, Copper Beeches, Preston, PR1 9EG</b>					Terraced House
Last Sold Date:	24/08/2012	21/12/2004	12/11/1998		
Last Sold Price:	£98,500	£95,000	£46,950		
<b>35, Copper Beeches, Preston, PR1 9EG</b>					Semi-detached House
Last Sold Date:	25/06/2010	03/01/2003	09/10/1998		
Last Sold Price:	£122,000	£76,000	£52,950		

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street

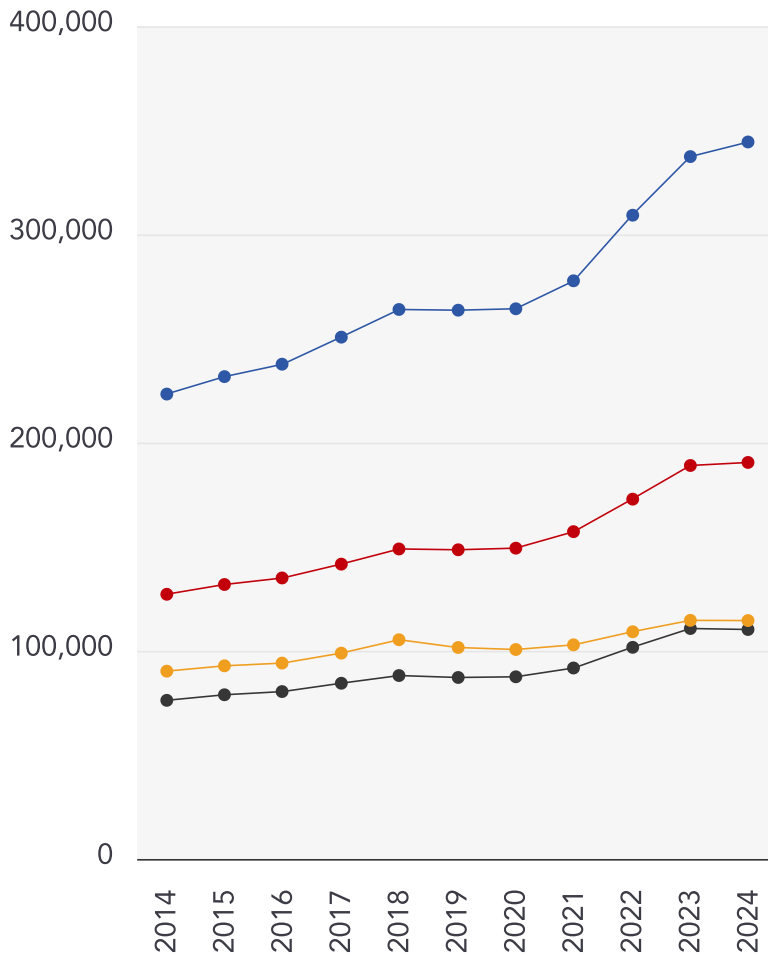
<b>16, Copper Beeches, Preston, PR1 9EG</b>			Terraced House
Last Sold Date:	26/06/2007	08/09/2004	
Last Sold Price:	£120,000	£113,000	
<b>9, Copper Beeches, Preston, PR1 9EG</b>			Flat-maisonette House
Last Sold Date:	16/12/2003	17/04/1998	
Last Sold Price:	£77,500	£38,950	
<b>28, Copper Beeches, Preston, PR1 9EG</b>			Semi-detached House
Last Sold Date:	27/08/2003	28/02/2002	30/07/1999
Last Sold Price:	£89,000	£67,500	£58,500
<b>17, Copper Beeches, Preston, PR1 9EG</b>			Terraced House
Last Sold Date:	28/09/2001		
Last Sold Price:	£52,950		
<b>12, Copper Beeches, Preston, PR1 9EG</b>			Flat-maisonette House
Last Sold Date:	24/08/2001		
Last Sold Price:	£41,500		
<b>7, Copper Beeches, Preston, PR1 9EG</b>			Flat-maisonette House
Last Sold Date:	30/04/2001		
Last Sold Price:	£40,000		
<b>1, Copper Beeches, Preston, PR1 9EG</b>			Detached House
Last Sold Date:	22/10/1999		
Last Sold Price:	£74,500		
<b>31, Copper Beeches, Preston, PR1 9EG</b>			Semi-detached House
Last Sold Date:	17/09/1999		
Last Sold Price:	£63,500		
<b>30, Copper Beeches, Preston, PR1 9EG</b>			Semi-detached House
Last Sold Date:	01/09/1999		
Last Sold Price:	£59,950		
<b>21, Copper Beeches, Preston, PR1 9EG</b>			Semi-detached House
Last Sold Date:	02/07/1999		
Last Sold Price:	£49,950		
<b>37, Copper Beeches, Preston, PR1 9EG</b>			Detached House
Last Sold Date:	29/10/1998		
Last Sold Price:	£72,500		

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR1



Detached

**+54.23%**

Semi-Detached

**+49.8%**

Flat

**+26.94%**

Terraced

**+44.66%**



### Lawrence Rooney Estate Agents

At Lawrence Rooney Estate Agents we are a local family business with Lawrence Rooney and Andrea Rooney taking active roles in the day-to-day operation. We opened in December 2006 and have been selling and letting houses across the South Ribble area from the centre of Longton ever since. From the beginning our ethos has been passionate about property, serious about service. We use the most innovative marketing techniques to advertise your property, but at our heart is our proactive and dedicated local team, with a personal touch available seven days a week to help you sell or let your property or to help you find your dream home. We believe at times we are more than just an estate agent we are a friend, an advisor, counsellor to our customer. It is important to us to keep you informed at all times and to hold your hand and guide you through one of the most important milestones in a person's life. We will always do our best to put ourselves in your shoes to provide the support and guidance you need and often go the extra mile to ensure all our clients have the best experience. At Lawrence Rooney Estate Agents whether buying or selling, letting or renting our service always gets excellent results.

### Testimonial 1



Excellent service at all times

### Testimonial 2



If ever selling or buying a house again then this is my first stop.

### Testimonial 3



I think the Service Is amazing with this estate agent they are kind, helpful, and if any faults with the flat itself they get right on it to make sure it's fixed ASAP can't ask for a better estate kind, helpful and there if you need them what more can you ask thank you very much lawrence Rooney for being there and being so helpful

### Testimonial 4



Lawrence Rooney's I have used twice for selling properties and Mortgage Services I would highly recommend their services. They dealt with some very tricky negotiations for me going above and beyond my expectations to reach a positive outcome for both parties. Their feedback all the way through the process was always timely and constructive. Their local knowledge is outstanding, would use any of their services without hesitation. Thank you



/LawrenceRooneyEstateAgents



/lawrencerooneyestateagents

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# Lawrence Rooney Estate

## Agents

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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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