

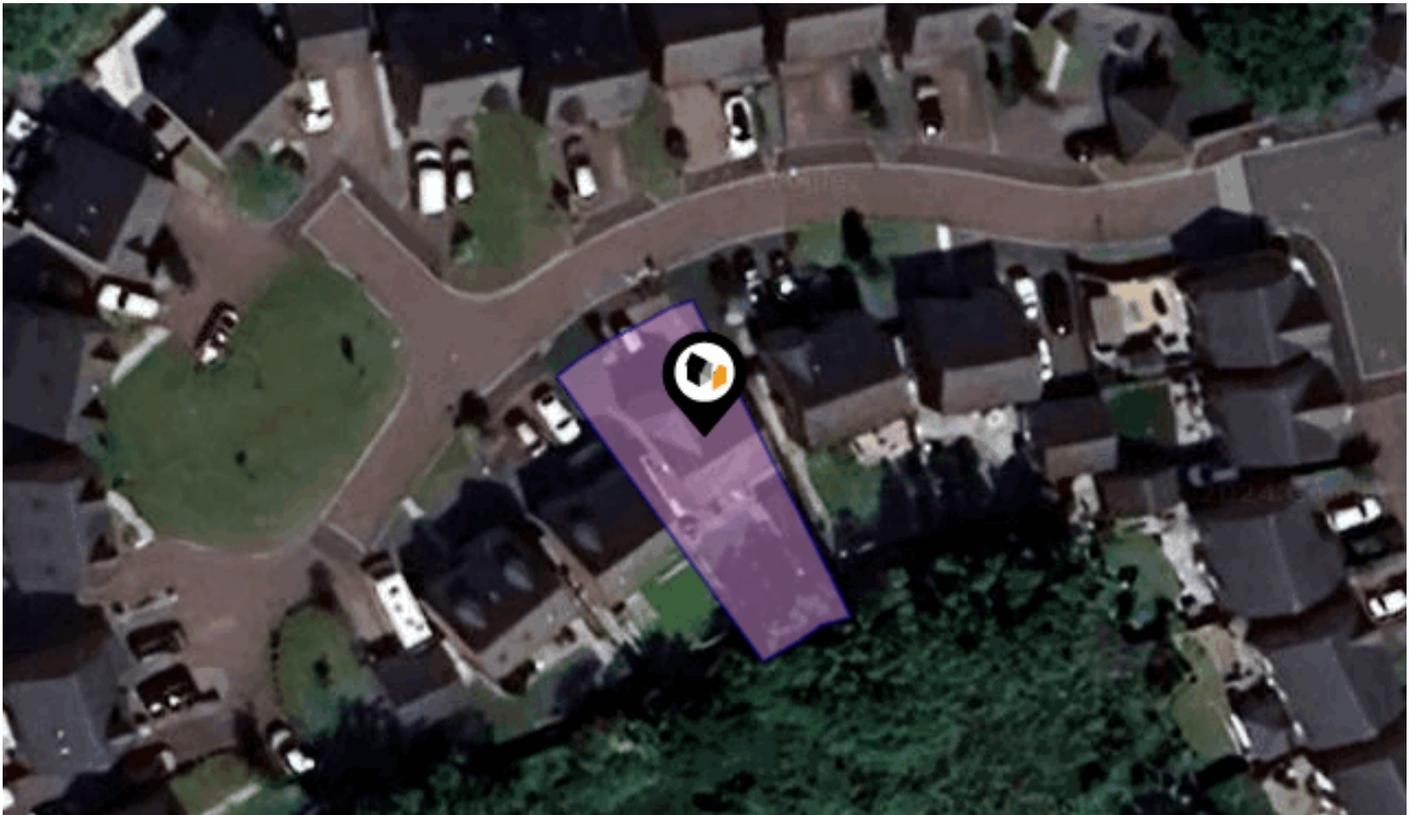


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27<sup>th</sup> February 2024



## CHANCERY FIELDS, CHORLEY, PR7

### Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



### Property Overview

This four-bedroom home offers a perfect blend of tranquillity and convenience, with easy access to lovely walks, convenient location into Euxton and Chorley, and not overlooked at the back.

As you enter, you'll be greeted by a thoughtfully designed interior that boasts a combination of open plan and intimate spaces, all flooded with natural light. The fitted dining kitchen sits to the rear of the home, and features white gloss cabinetry, offset by complementary countertops. There's even a four-ring gas hob, and double oven. A handy pantry enhances the functionality.

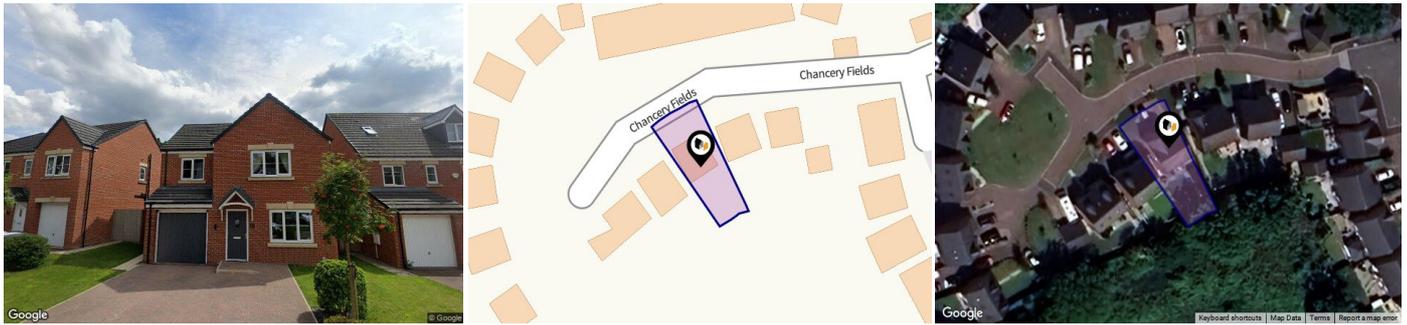
The effortless style extends into the attached utility room, where you'll find direct access into the back garden, perfect for muddy wellies and paws.

The living room is at the front and is lovely and bright thanks to the large window.

Upstairs, you'll find four well-appointed bedrooms. The primary bedroom is very spacious and has plenty of space for wardrobes and an ensuite. The second bedroom also sits at the front, while the third bedroom has pretty views across the garden and surrounding fields. The fourth bedroom, currently used as a study, could easily accommodate a single bed and furniture.

The property also features two and a half bathrooms, including an ensuite shower room, a family bathroom with a shower over the bath, and a downstairs cloakroom.

Outside, the front garden offers paved parking spaces for up to two cars, access to the garage. While the private back garden provides a quiet retreat with a separate side access. The garden boasts two patios, ideal for outdoor entertaining.



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£218
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>	<b>Start Date:</b>	22/05/2017
<b>Plot Area:</b>	0.07 acres	<b>End Date:</b>	01/01/3014
<b>Year Built :</b>	2017	<b>Lease Term:</b>	999 years from 1 January 2015
<b>Council Tax :</b>	Band E	<b>Term Remaining:</b>	990 years
<b>Annual Estimate:</b>	£2,504		
<b>Title Number:</b>	LAN192261		
<b>UPRN:</b>	10024430062		

## Local Area

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

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

<b>4</b> mb/s	<b>36</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



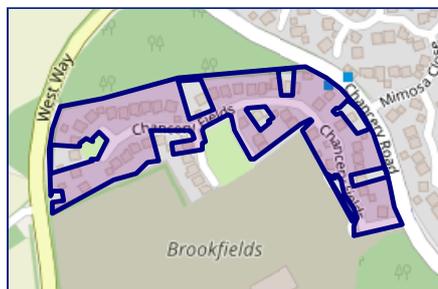
# Planning History

## This Address

Planning records for: **34, Chancery Fields, Chorley, PR7 1DG**

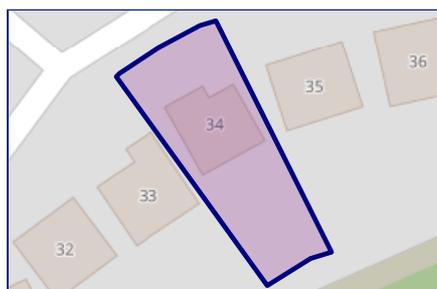
Reference - Chorley/18/00450/TPO	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd May 2018
<b>Description:</b>	Works to protected tree Chorley BC TPO 5 (Euxton) 2013 comprising pruning of branch to tree no. T18 by a maximum of 2m

### Freehold Title Plan



**LA624286**

### Leasehold Title Plan



**LAN192261**

Start Date: 22/05/2017  
End Date: 01/01/3014  
Lease Term: 999 years from 1 January 2015  
Term Remaining: 990 years

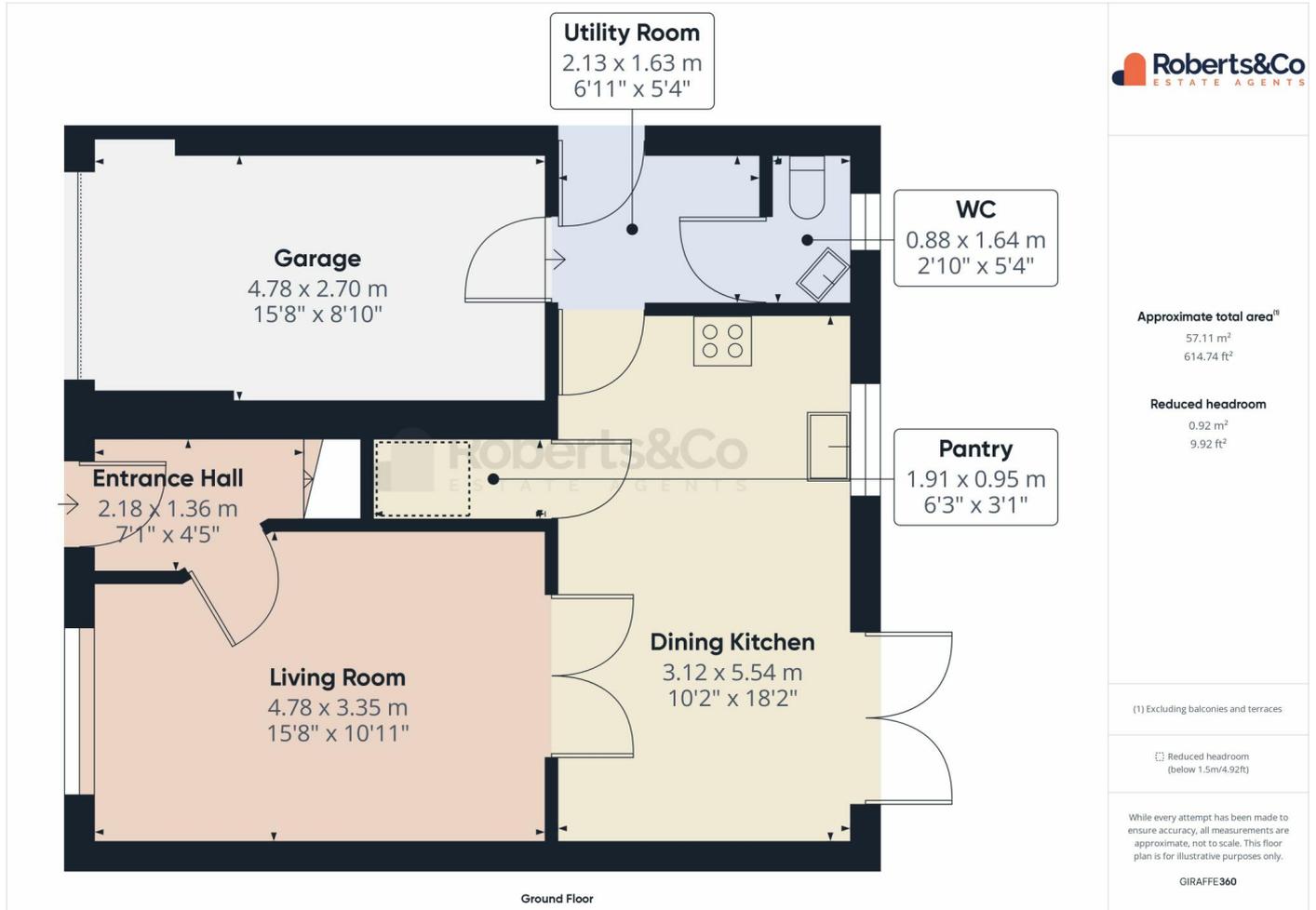




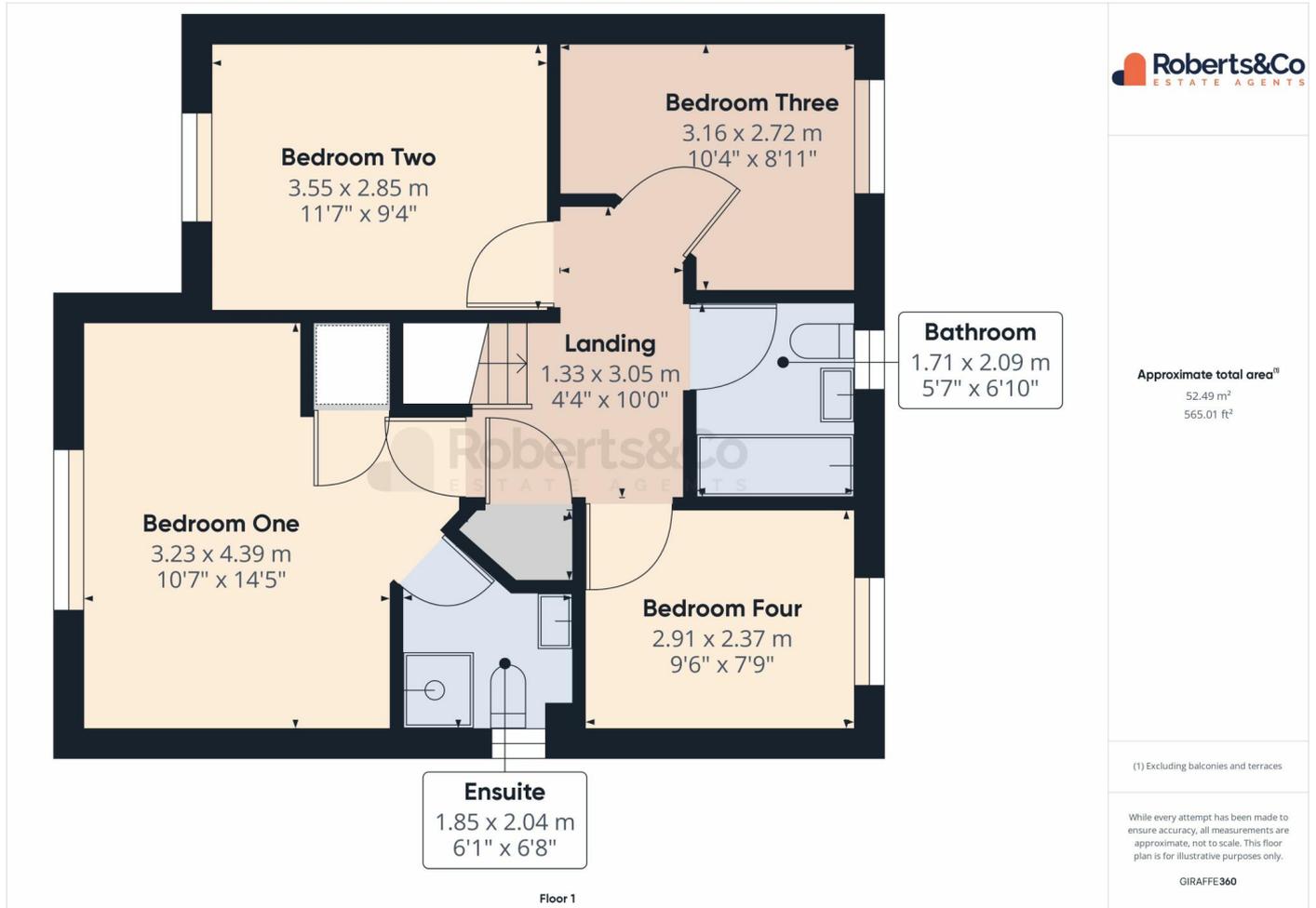
## CHANCERY FIELDS, CHORLEY, PR7



## CHANCERY FIELDS, CHORLEY, PR7



## CHANCERY FIELDS, CHORLEY, PR7



Chancery Fields, PR7

Energy rating

**B**

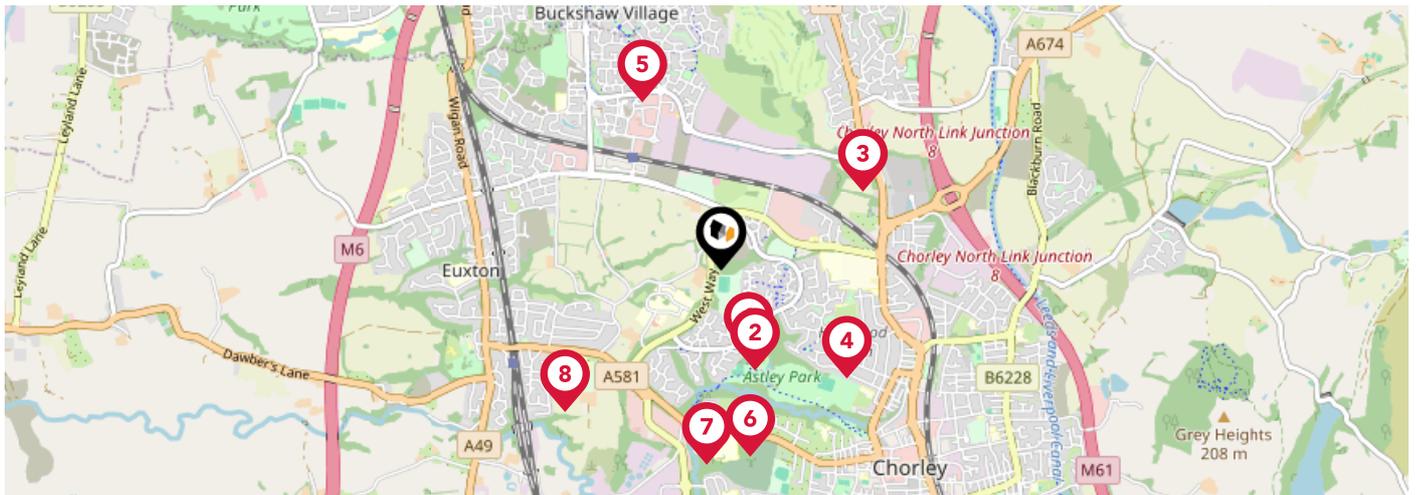
Valid until 07.05.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		93   <b>A</b>
81-91	<b>B</b>	83   <b>B</b>	
69-80	<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

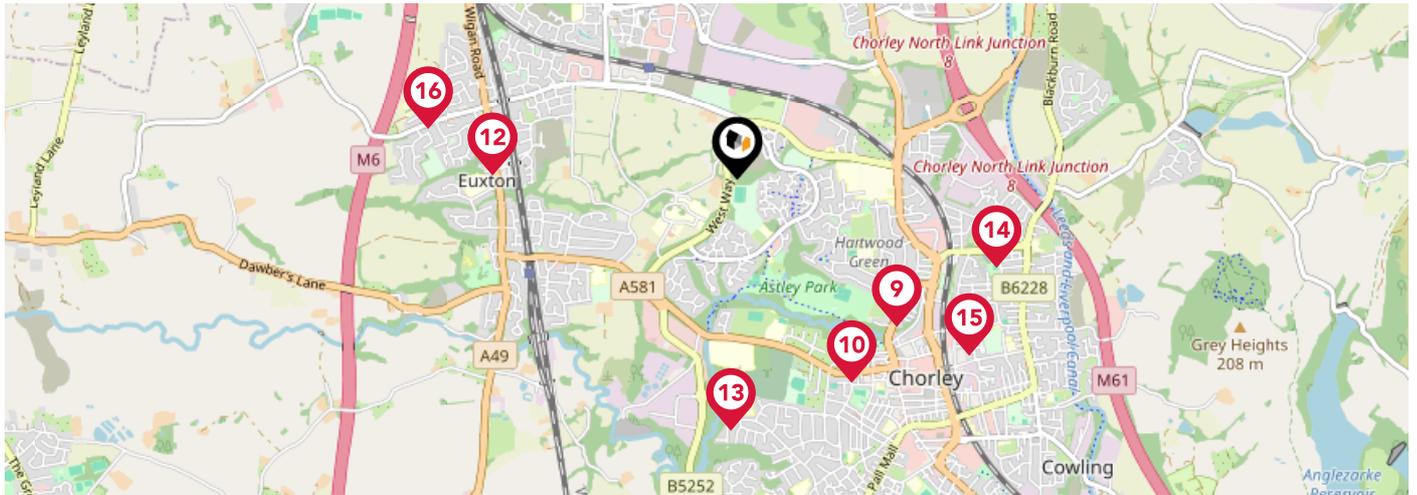
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.28 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.15 W/m-Â°K
<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 all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.21 W/m-Â°K
<b>Total Floor Area:</b>	100 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Buckshaw Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oliver House School</b> Ofsted Rating: Outstanding   Pupils: 40   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Waterloo Lodge</b> Ofsted Rating: Good   Pupils: 44   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Michael's Church of England High School</b> Ofsted Rating: Outstanding   Pupils: 1130   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Trinity Church of England/Methodist Primary School, Buckshaw Village</b> Ofsted Rating: Good   Pupils: 583   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Parklands High School</b> Ofsted Rating: Good   Pupils: 1098   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lancashire College of Adult Education</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Balshaw Lane Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 321   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

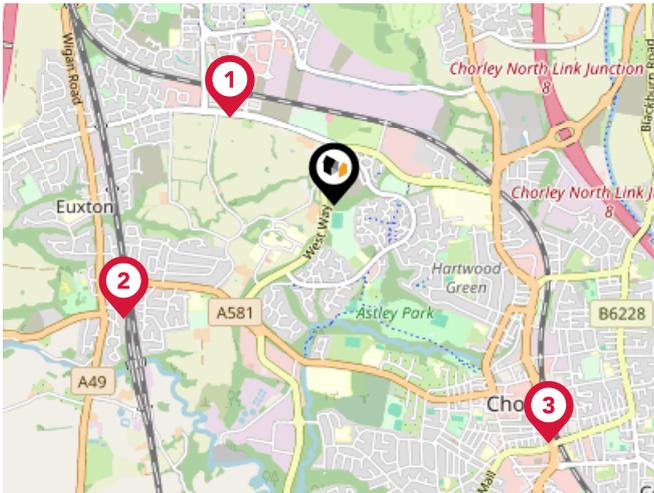
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Chorley, the Parish of St Laurence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chorley Astley Park School</b> Ofsted Rating: Outstanding   Pupils: 173   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St. Mary's Catholic Primary School Euxton</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Euxton Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School and Nursery, Chorley</b> Ofsted Rating: Good   Pupils: 248   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Chorley</b> Ofsted Rating: Good   Pupils: 205   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mayfield House School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Euxton Primrose Hill Primary School</b> Ofsted Rating: Outstanding   Pupils: 364   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

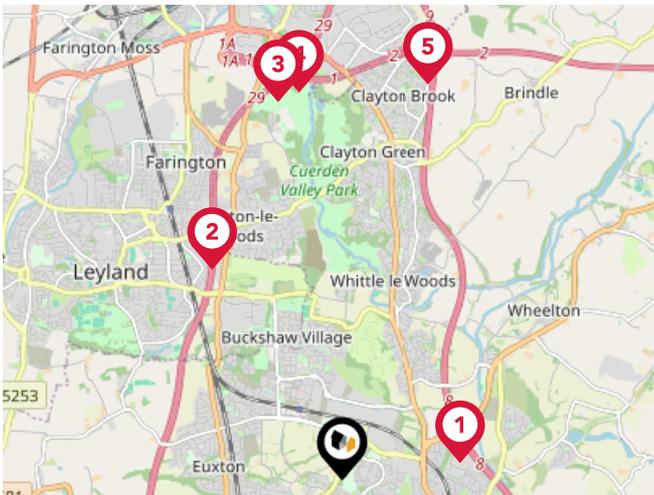
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Buckshaw Parkway Rail Station	0.6 miles
2	Euxton Balshaw Lane Rail Station	1.05 miles
3	Chorley Rail Station	1.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J8	1.03 miles
2	M6 J28	2.19 miles
3	M65 J1	3.39 miles
4	M6 J29	3.45 miles
5	M61 J9	3.57 miles

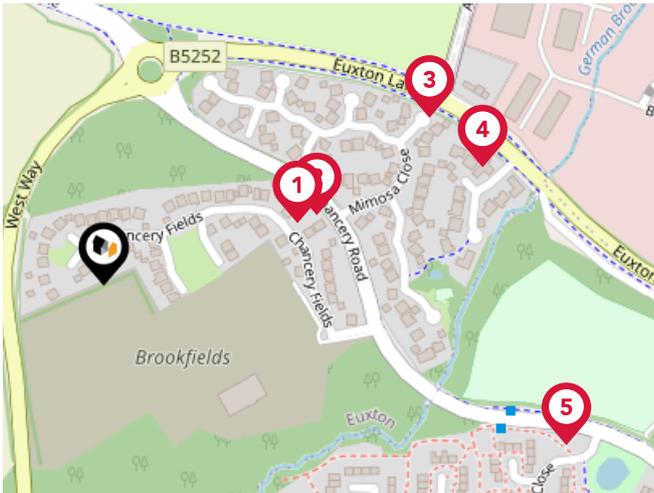


### Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	24.34 miles
2	Blackpool International Airport	17.77 miles
3	Manchester Airport	26.27 miles
4	Leeds Bradford International Airport	42.78 miles

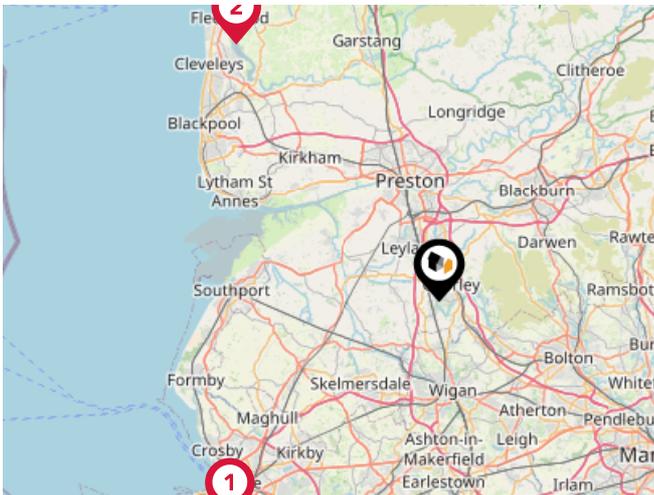
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mimosa Close	0.11 miles
2	Mimosa Close	0.12 miles
3	Alker Lane	0.2 miles
4	Badgers Walk	0.22 miles
5	Buckshaw Hall Close	0.27 miles



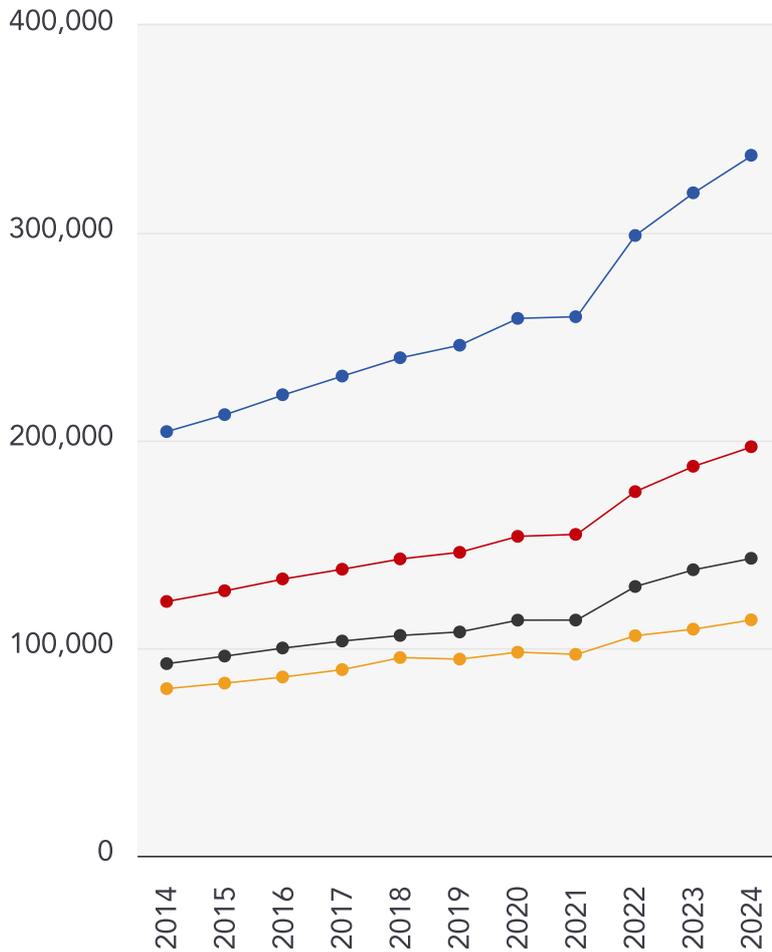
### Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	21.34 miles
2	Knott End-On-Sea Ferry Landing	22.95 miles

# Market

## House Price Statistics

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%**



### Roberts & Co

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Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

### Financial Services

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Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

### Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

### Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

### Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

### Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



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# Roberts & Co

## 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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