

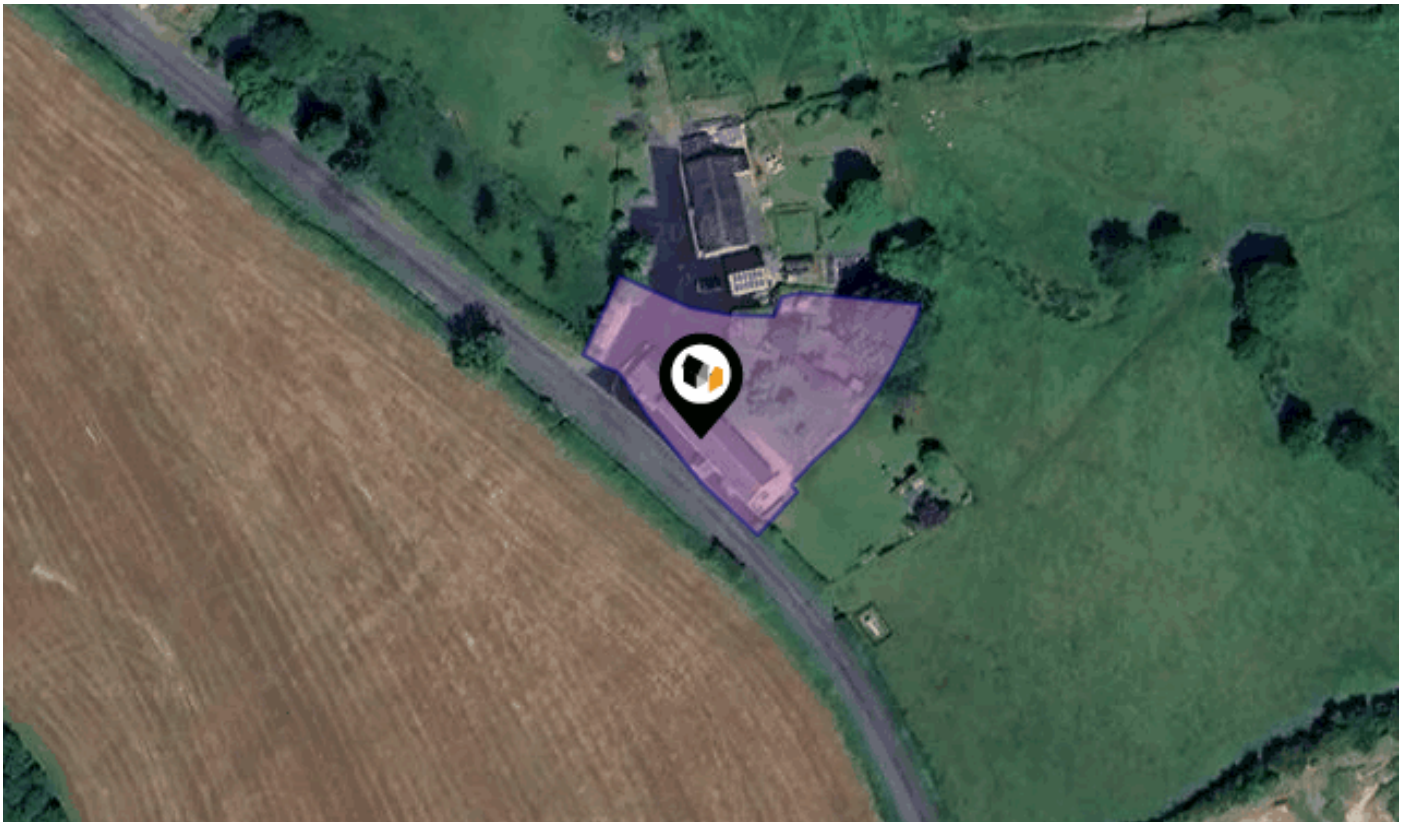


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th November 2024



STONEYGATE LANE, KNOWLE GREEN, PRESTON, PR3

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,230 ft ² / 207 m ²		
Plot Area:	0.29 acres		
Council Tax :	Band G		
Annual Estimate:	£3,662		
Title Number:	LA745482		

Local Area

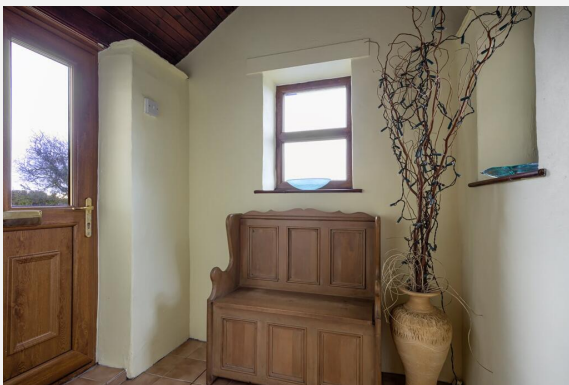
Local Authority:	Ribble valley
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

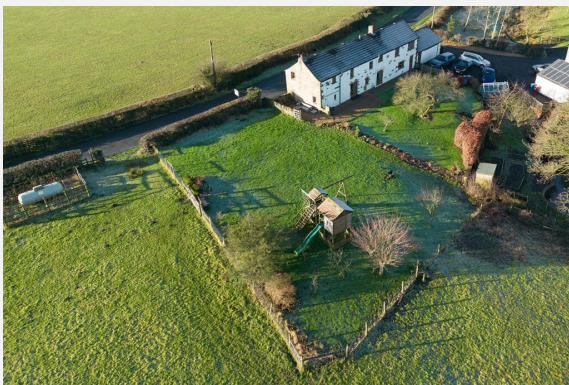
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	69 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:





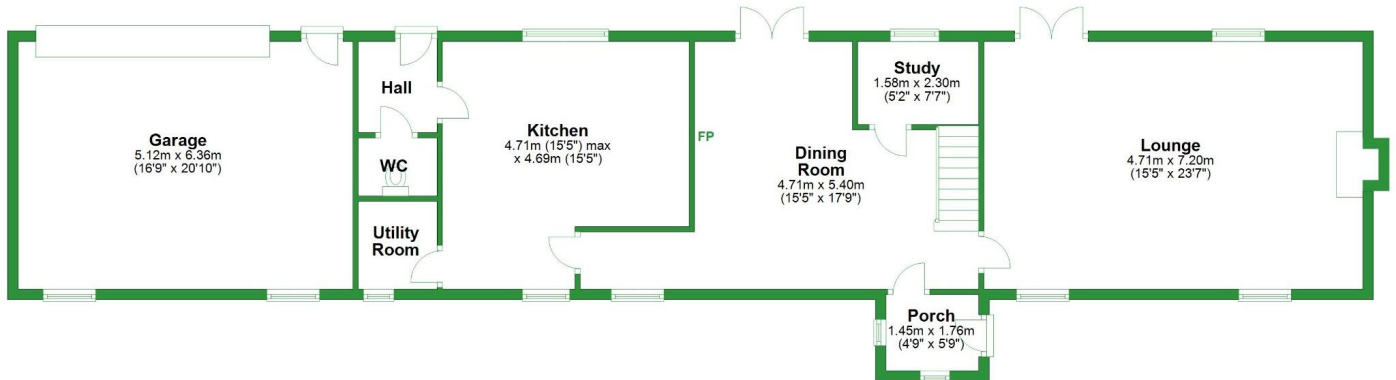




STONEYGATE LANE, KNOWLE GREEN, PRESTON, PR3

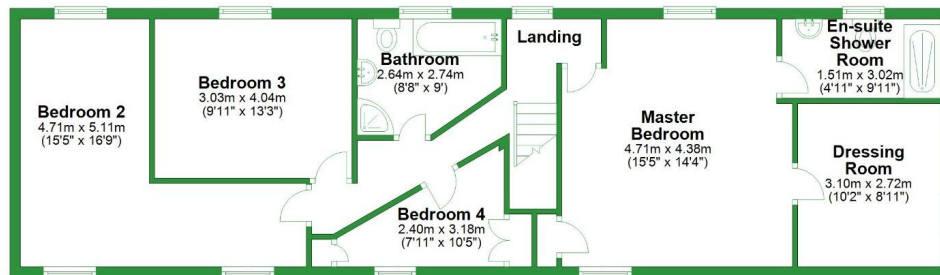
Ground Floor

Approx. 124.0 sq. metres (1334.6 sq. feet)



First Floor

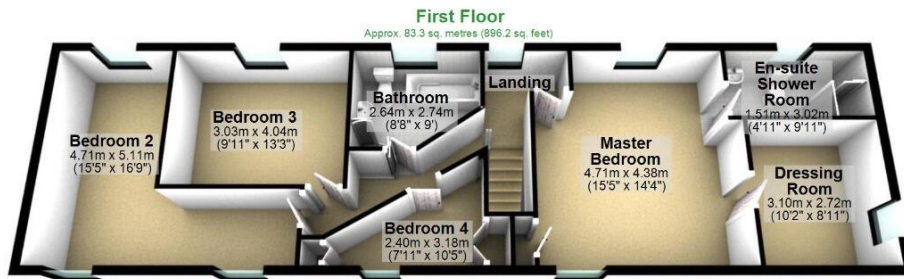
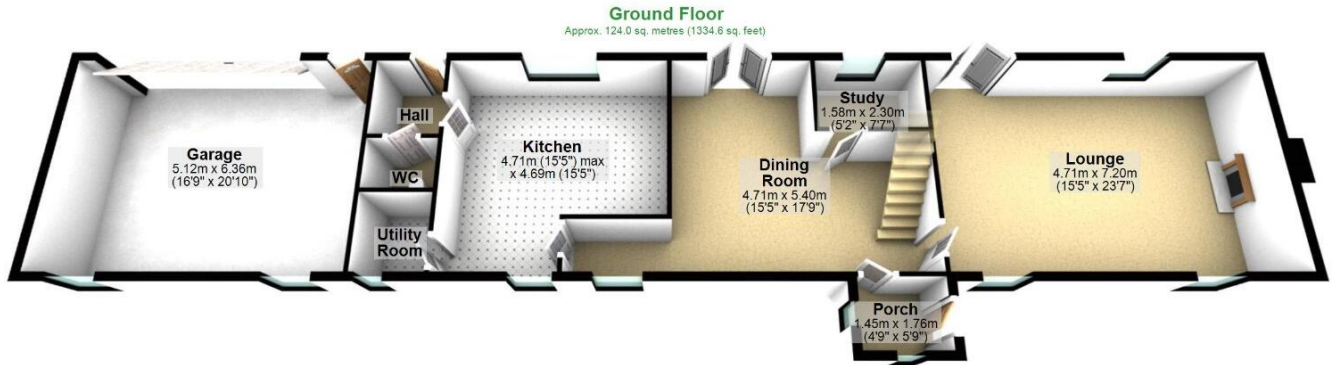
Approx. 83.3 sq. metres (896.2 sq. feet)



Total area: approx. 207.2 sq. metres (2230.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

STONEYGATE LANE, KNOWLE GREEN, PRESTON, PR3



Total area: approx. 207.2 sq. metres (2230.8 sq. feet)

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Stoneygate Lane, Knowle Green, PR3

Energy rating

C

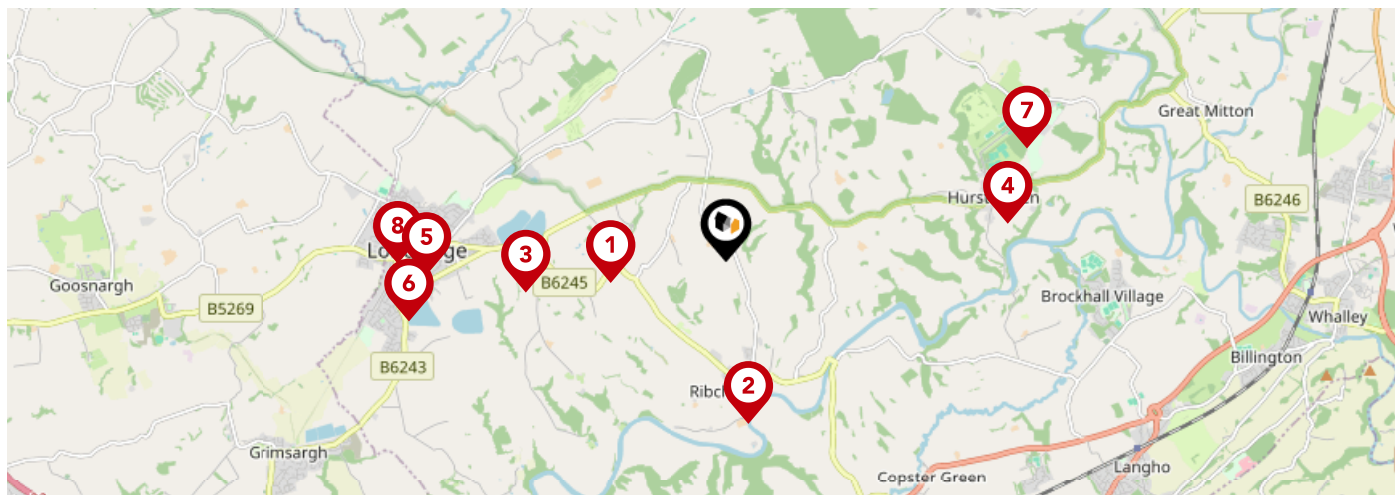
Valid until 09.05.2033

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		

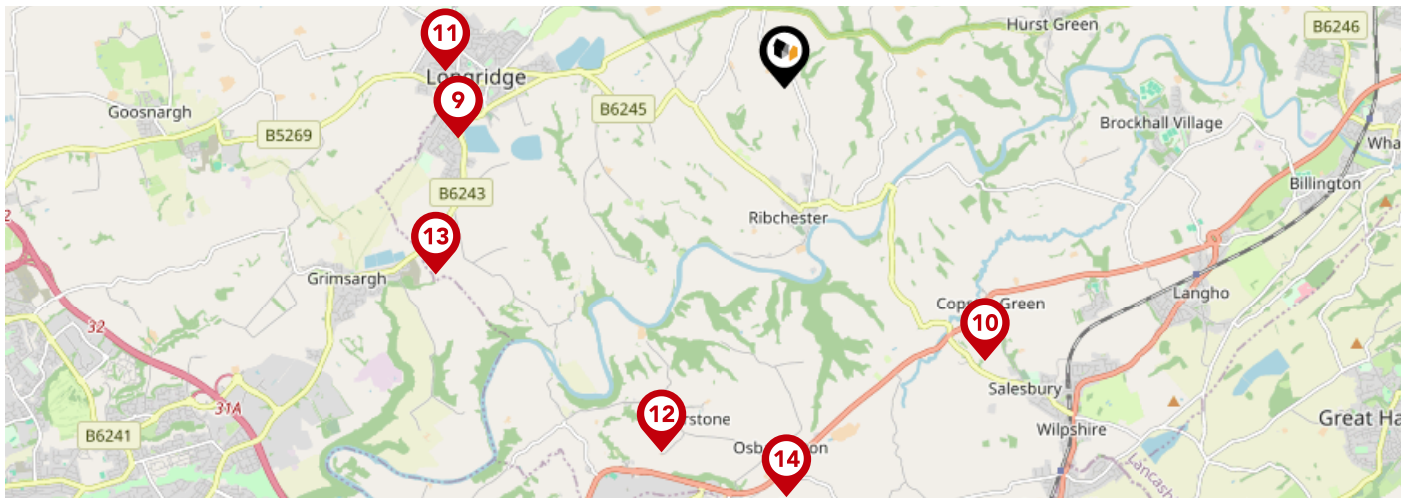
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
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 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	193 m ²

Area Schools



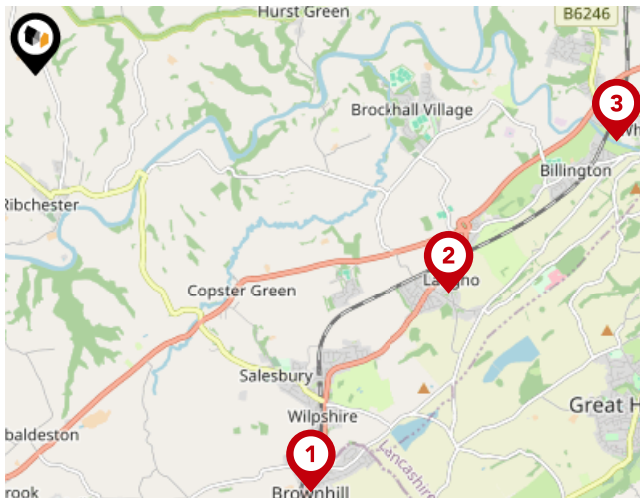
	Nursery	Primary	Secondary	College	Private
<p>1 Brook View School Ofsted Rating: Good Pupils: 7 Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ribchester St Wilfrid's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 77 Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hillside Specialist School and College Ofsted Rating: Good Pupils: 108 Distance:1.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Joseph's Roman Catholic Primary School, Hurst Green Ofsted Rating: Good Pupils: 110 Distance:2.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:2.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:2.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Stonyhurst College Ofsted Rating: Not Rated Pupils: 722 Distance:2.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:2.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:2.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Salesbury Church of England Primary School Ofsted Rating: Good Pupils: 279 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balderstone St Leonard's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 98 Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Roman Catholic Primary School, Osbaldeston Ofsted Rating: Good Pupils: 78 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brabins Endowed School Ofsted Rating: Outstanding Pupils: 83 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Roman Catholic Primary School, Chipping Ofsted Rating: Good Pupils: 40 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

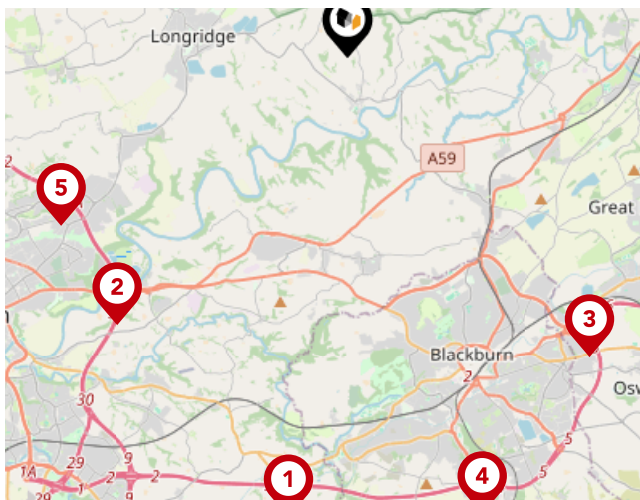
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Ramsgreave & Wilpshire Rail Station	4.37 miles
2	Langho Rail Station	4.09 miles
3	Whalley Rail Station	5.13 miles

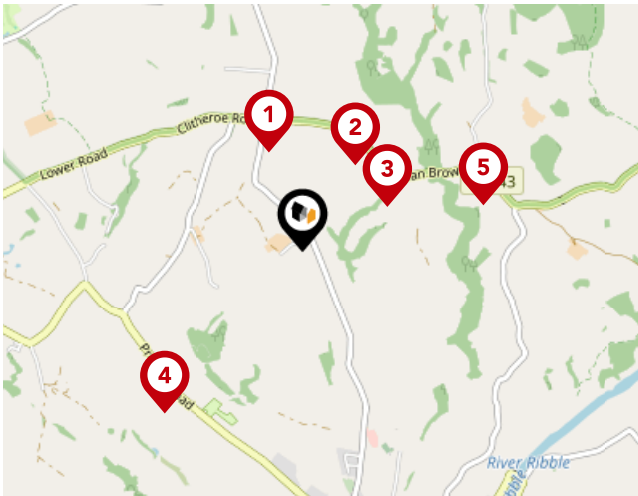


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J3	8.11 miles
2	M6 J31	6.18 miles
3	M65 J6	6.74 miles
4	M65 J4	8.35 miles
5	M6 J31A	5.81 miles

Area

Transport (Local)



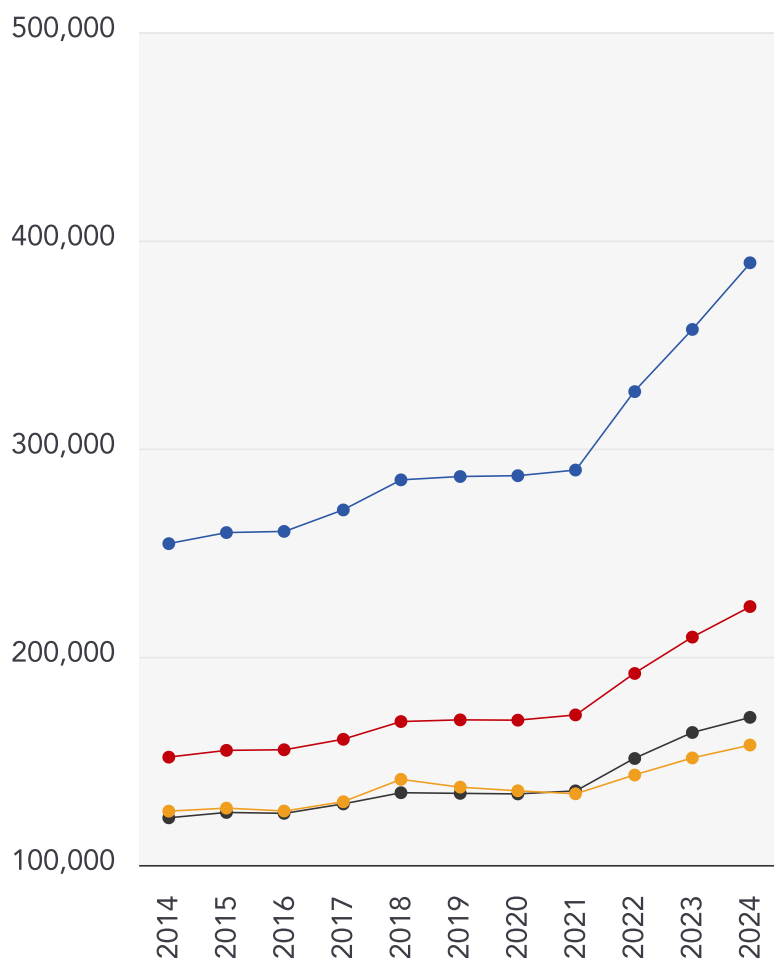
Bus Stops/Stations

Pin	Name	Distance
1	Halls Arms	0.46 miles
2	Moor Nook	0.44 miles
3	Duddle House Farm	0.42 miles
4	Pinfold Cottages	0.93 miles
5	Huntington Hall Lane	0.82 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR3



Detached

+53.05%

Semi-Detached

+47.66%

Terraced

+39.35%

Flat

+25.24%



Pendle Hill Properties

If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



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Pendle Hill Properties

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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