

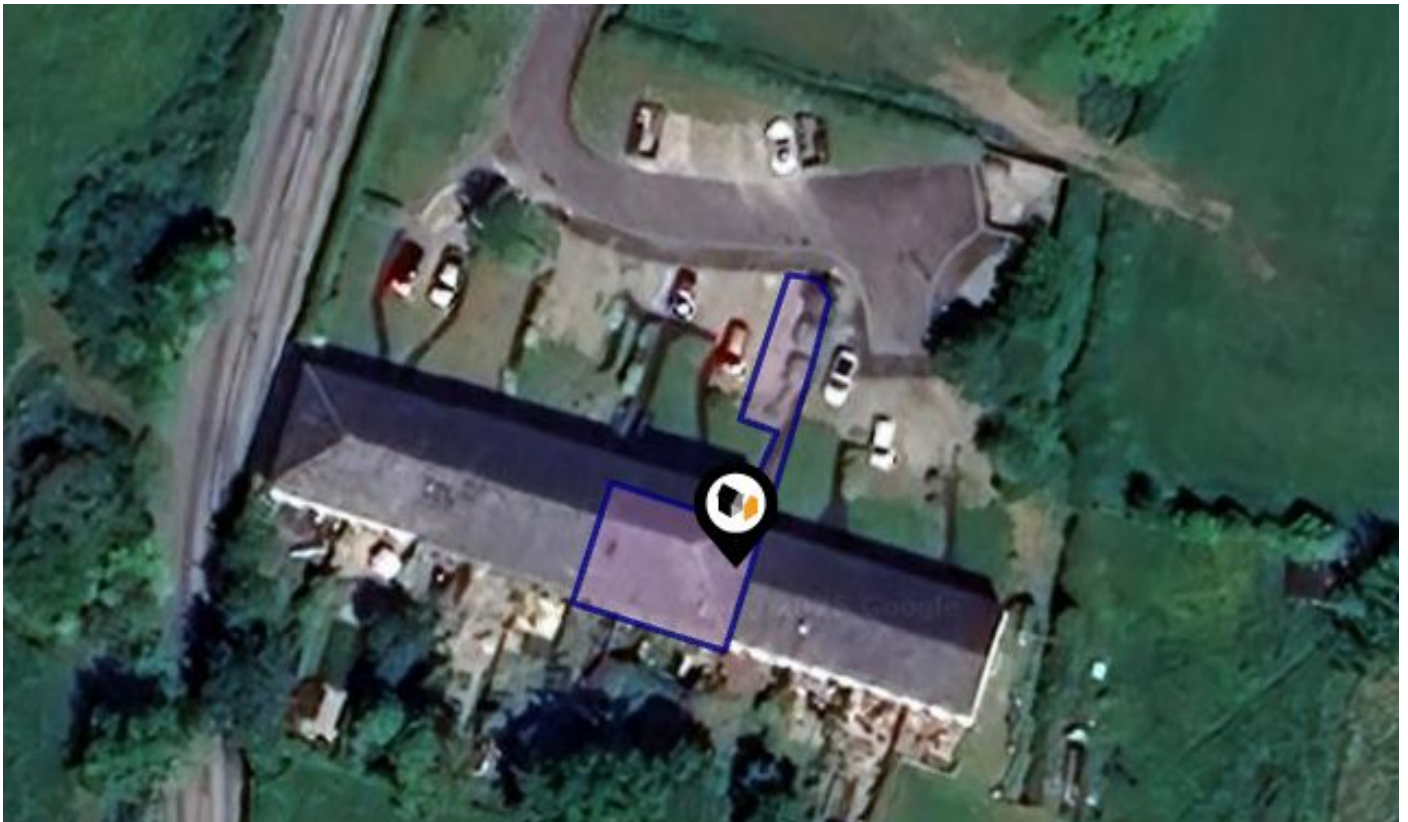


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 03<sup>rd</sup> February 2025**



**GOOSE LANE, CHIPPING, PRESTON, PR3**

## Pendle Hill Properties

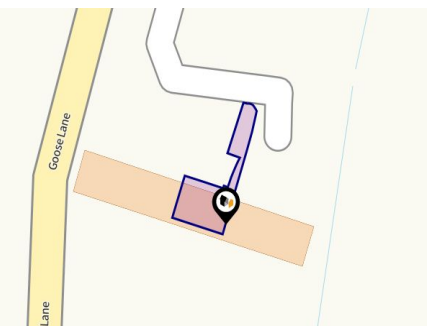
154 Whalley Road Read BB12 7PN

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	10/05/2001
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>	<b>End Date:</b>	01/04/2997
<b>Plot Area:</b>	0.05 acres	<b>Lease Term:</b>	999 years from 1 April 1998
<b>Year Built :</b>	1983-1990	<b>Term Remaining:</b>	972 years
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,197		
<b>Title Number:</b>	LA890812		

## Local Area

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

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

<b>17</b> mb/s	<b>51</b> mb/s	<b>1000</b> mb/s

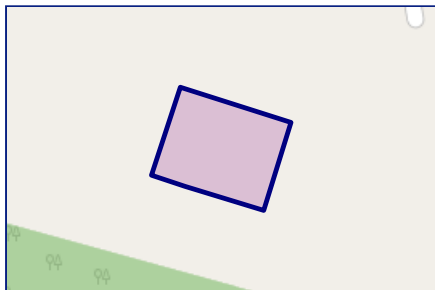
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

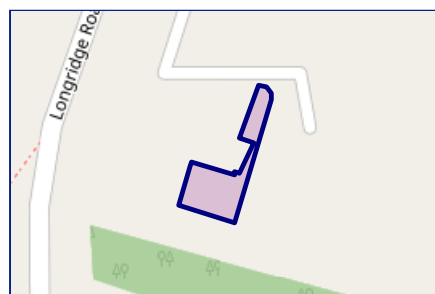


## Freehold Title Plan



**LA941713**

## Leasehold Title Plan



**LA890812**

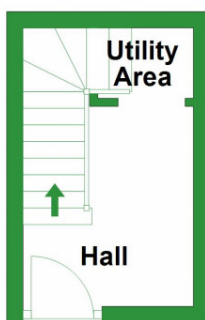
Start Date: 10/05/2001  
End Date: 01/04/2997  
Lease Term: 999 years from 1 April 1998  
Term Remaining: 972 years



## GOOSE LANE, CHIPPING, PRESTON, PR3

### Ground Floor

Approx. 7.1 sq. metres (76.0 sq. feet)



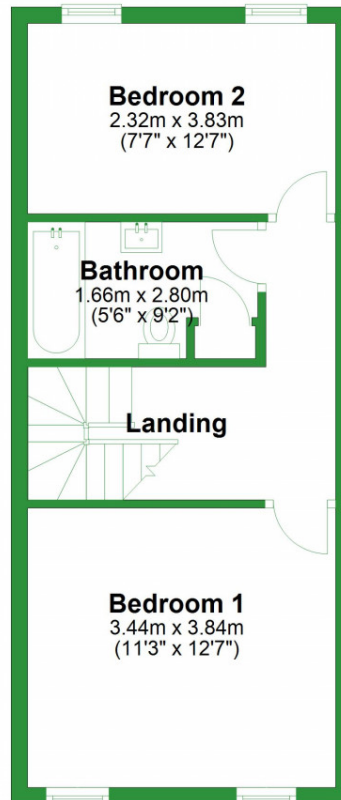
Total area: approx. 75.9 sq. metres (816.7 sq. feet)

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

## GOOSE LANE, CHIPPING, PRESTON, PR3

### Second Floor

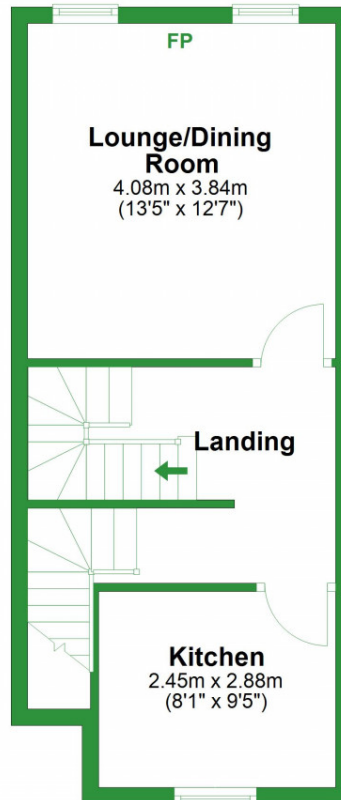
Approx. 34.8 sq. metres (374.7 sq. feet)

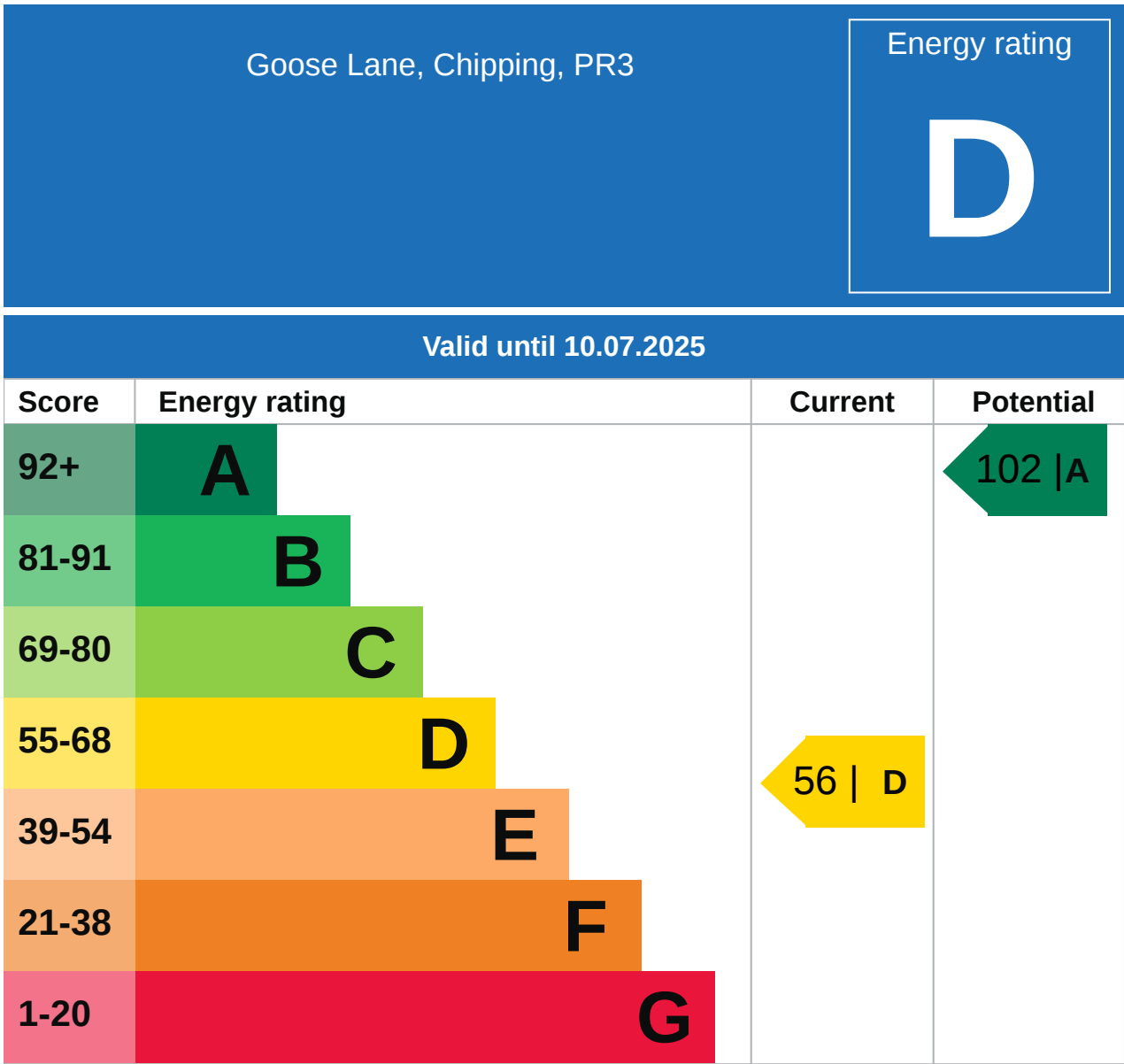


## GOOSE LANE, CHIPPING, PRESTON, PR3

### First Floor

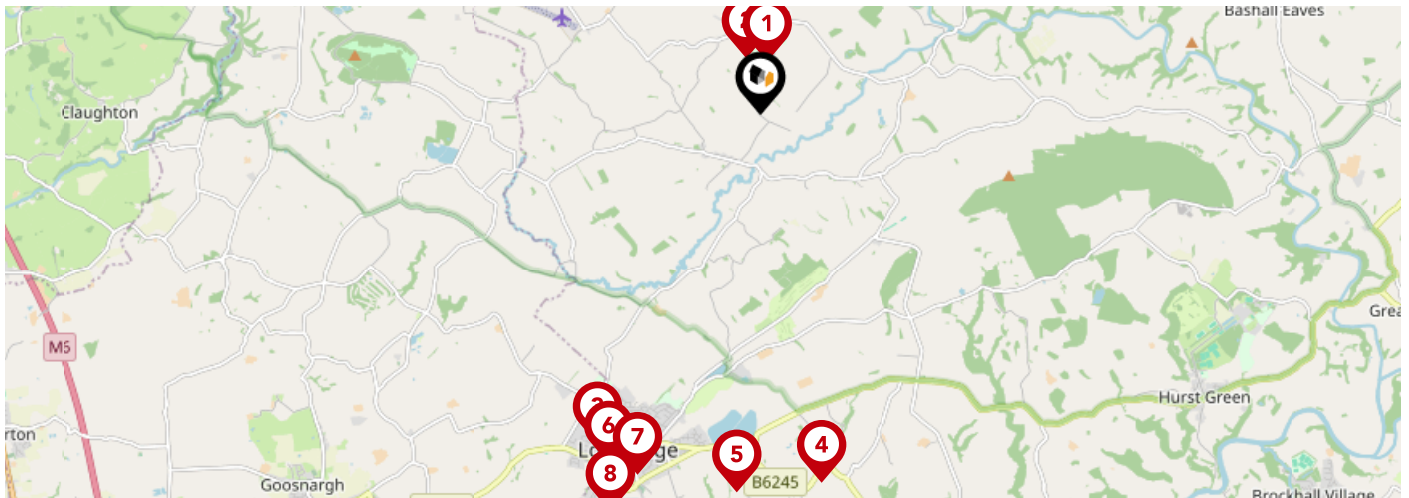
Approx. 34.0 sq. metres (365.9 sq. feet)



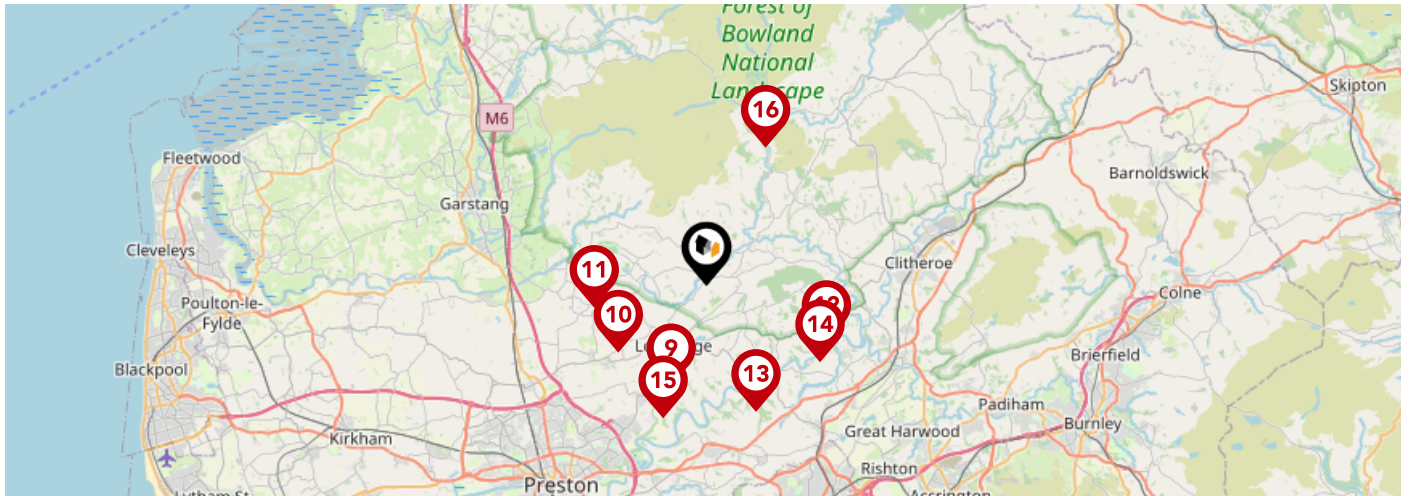


## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 22% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>



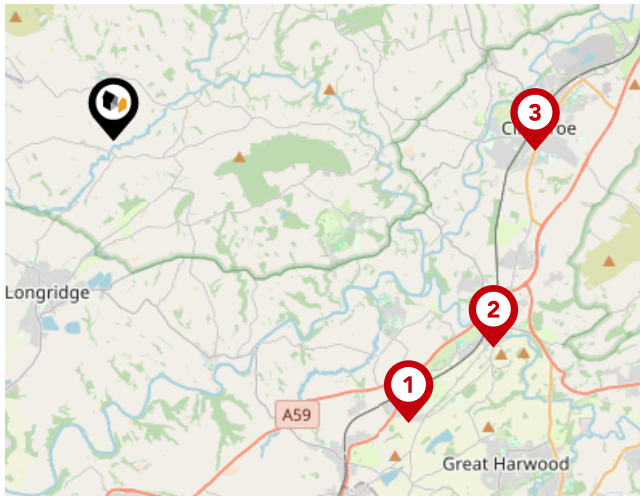
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Brabins Endowed School</b> Ofsted Rating: Outstanding   Pupils: 83   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary's Roman Catholic Primary School, Chipping</b> Ofsted Rating: Good   Pupils: 40   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barnacre Road Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Brook View School</b> Ofsted Rating: Good   Pupils: 7   Distance:3.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hillside Specialist School and College</b> Ofsted Rating: Good   Pupils: 108   Distance:3.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Longridge St Wilfrid's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Longridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Longridge High School</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:3.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Cecilia's RC High School</b> Ofsted Rating: Good   Pupils: 562   Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Francis Catholic Primary School, Goosnargh</b> Ofsted Rating: Good   Pupils: 103   Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Goosnargh Whitechapel Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Stonyhurst College</b> Ofsted Rating: Not Rated   Pupils: 722   Distance:4.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Ribchester St Wilfrid's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 77   Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Joseph's Roman Catholic Primary School, Hurst Green</b> Ofsted Rating: Good   Pupils: 110   Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Alston Lane Catholic Primary School, Longridge</b> Ofsted Rating: Good   Pupils: 241   Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Thorneyholme Roman Catholic Primary School, Dunsop Bridge</b> Ofsted Rating: Good   Pupils: 18   Distance:5.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

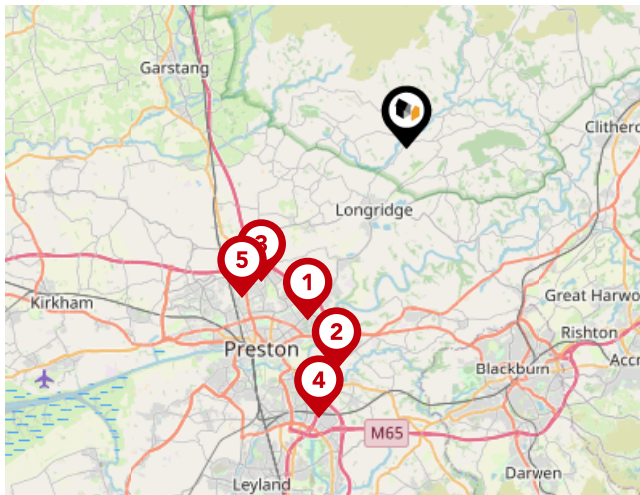
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
<b>1</b>	Langho Rail Station	7.14 miles
<b>2</b>	Whalley Rail Station	7.55 miles
<b>3</b>	Clitheroe Rail Station	7.37 miles

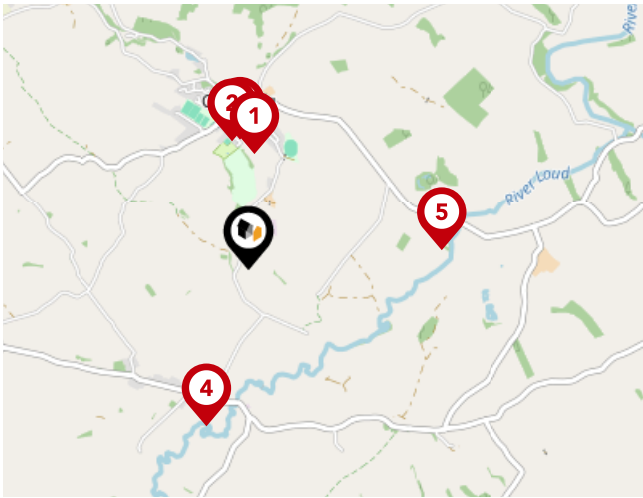


### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M6 J31A	6.92 miles
<b>2</b>	M6 J31	8.11 miles
<b>3</b>	M6 J32	6.92 miles
<b>4</b>	M6 J30	9.95 miles
<b>5</b>	M55 J1	7.77 miles

Area

# Transport (Local)



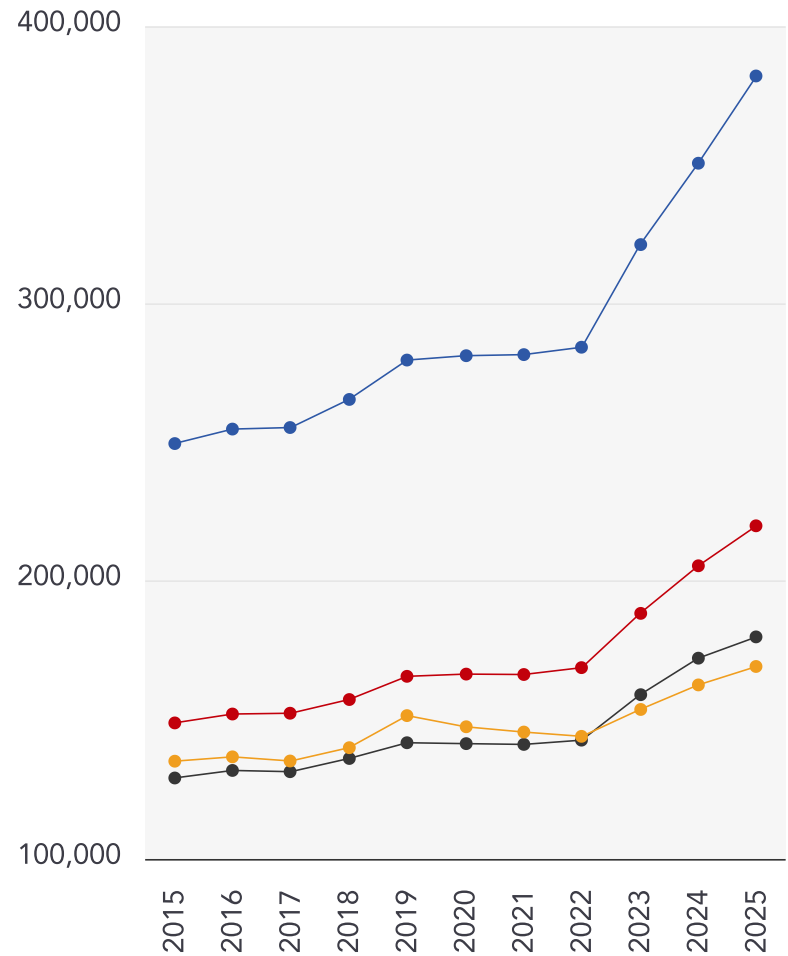
## Bus Stops/Stations

Pin	Name	Distance
1	Brabins School	0.51 miles
2	St Marys RCPS	0.56 miles
3	Church Raike	0.57 miles
4	Dog and Partridge	0.71 miles
5	Gibbon Bridge	0.85 miles

# Market

## House Price Statistics

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



Detached

**+53.05%**

Semi-Detached

**+47.66%**

Flat

**+25.24%**

Terraced

**+39.35%**



### **Pendle Hill Properties**

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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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/company/pendle-hill-properties/

# Pendle Hill Properties

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Valuation Office  
Agency

