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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd April 2025



**SHAROE BAY COURT, SHAROE GREEN LANE, FULWOOD,
PRESTON, PR2**

Pendle Hill Properties

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Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	416 ft ² / 38 m ²
Plot Area:	0.66 acres
Council Tax :	Band B
Annual Estimate:	£1,927
Title Number:	LA647577




Tenure:	Leasehold
Start Date:	11/04/1990
End Date:	01/05/2114
Lease Term:	125 years from 1 May 1989
Term Remaining:	89 years

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

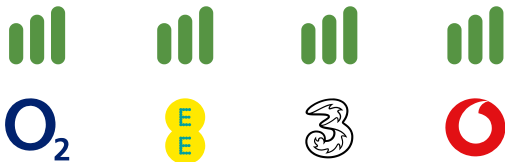
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

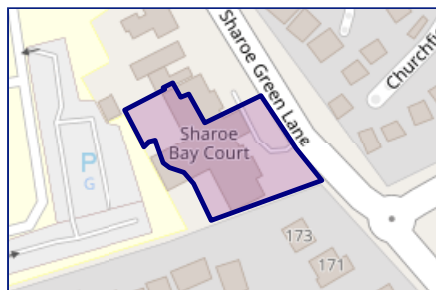
(based on calls indoors)



Satellite/Fibre TV Availability:

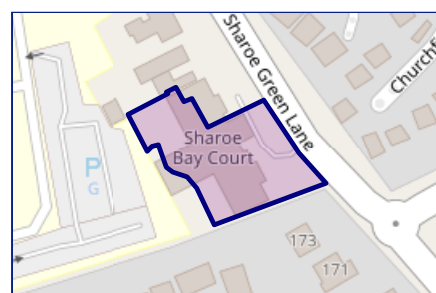


Freehold Title Plan



LA806640

Leasehold Title Plan



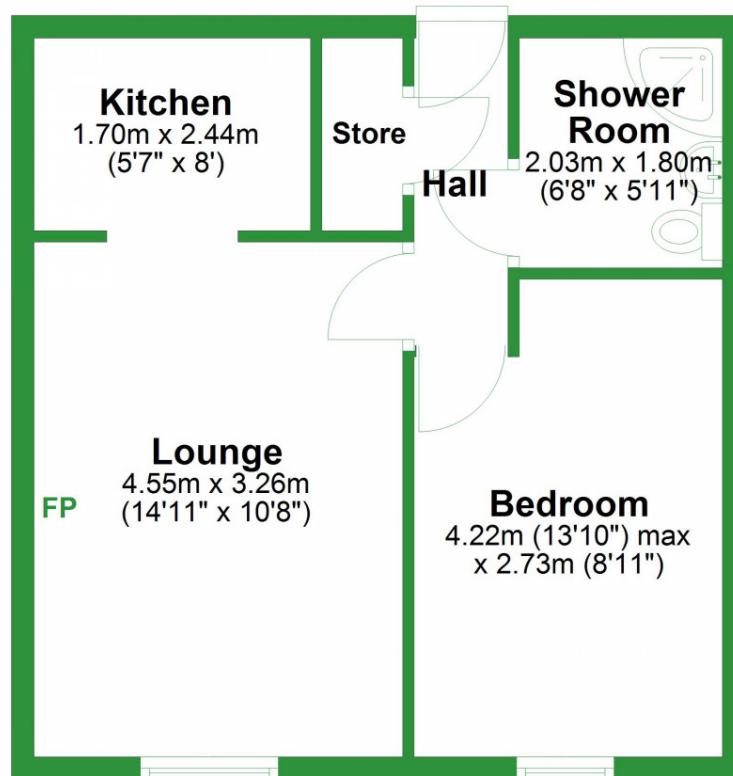
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SHAROE BAY COURT, SHAROE GREEN LANE, FULWOOD, PRESTON, PR2

Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 38.6 sq. metres (416.0 sq. feet)

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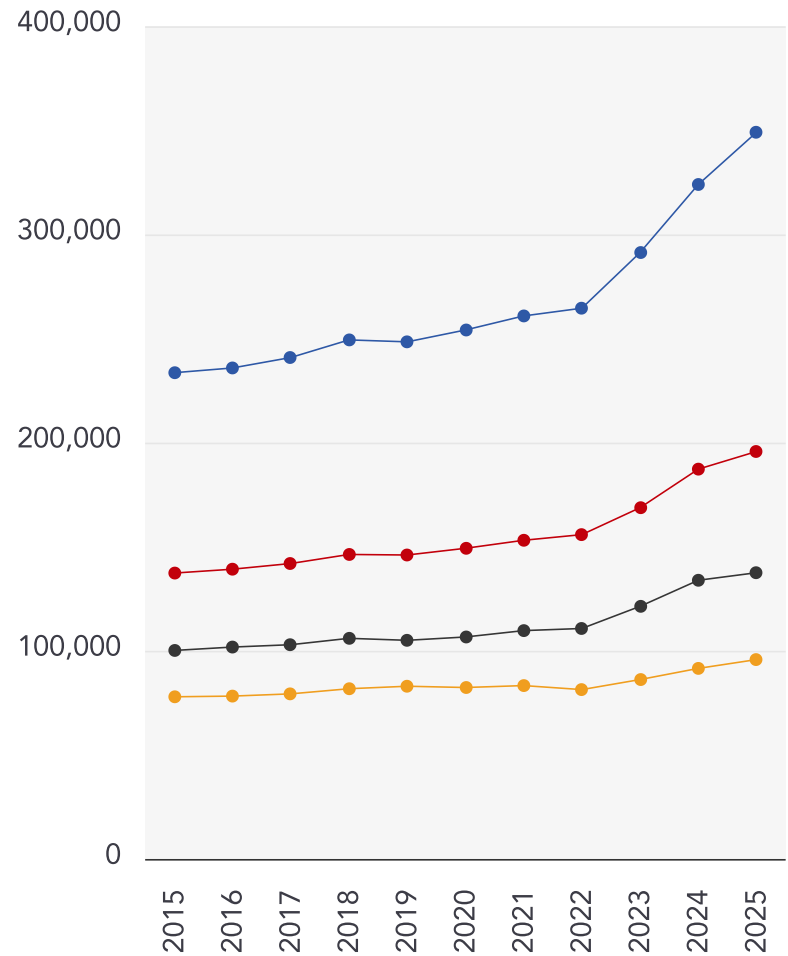


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Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

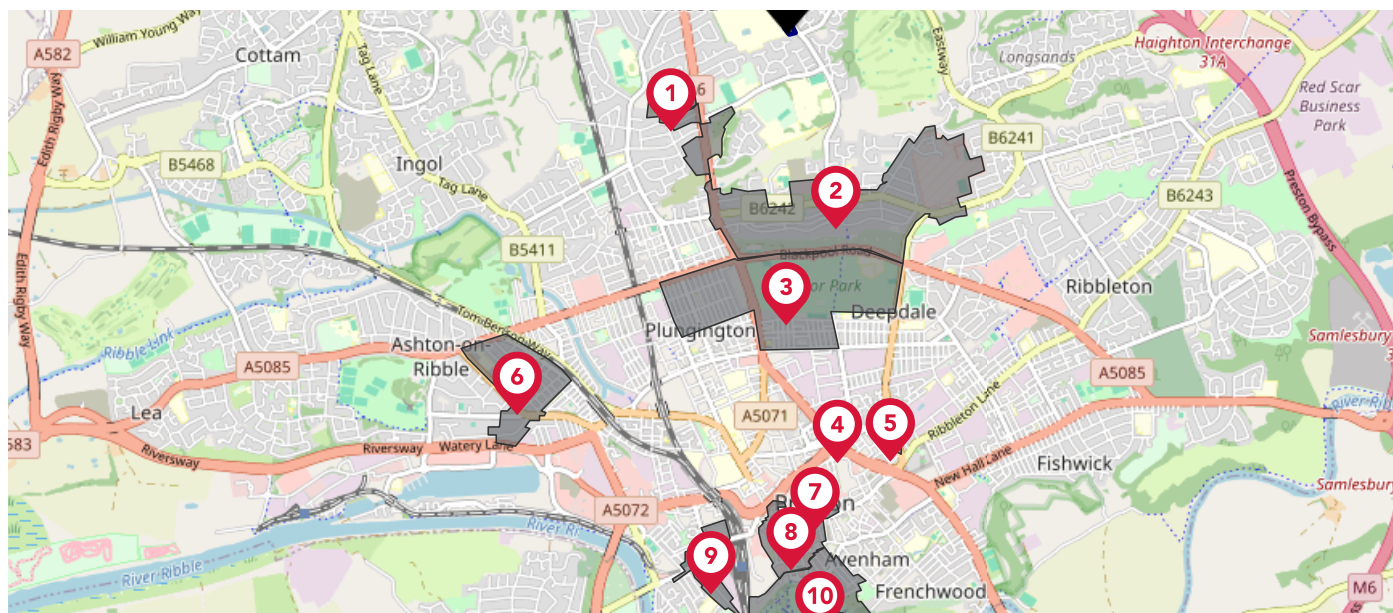
Flat

+22.94%











Maps

Conservation Areas

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.



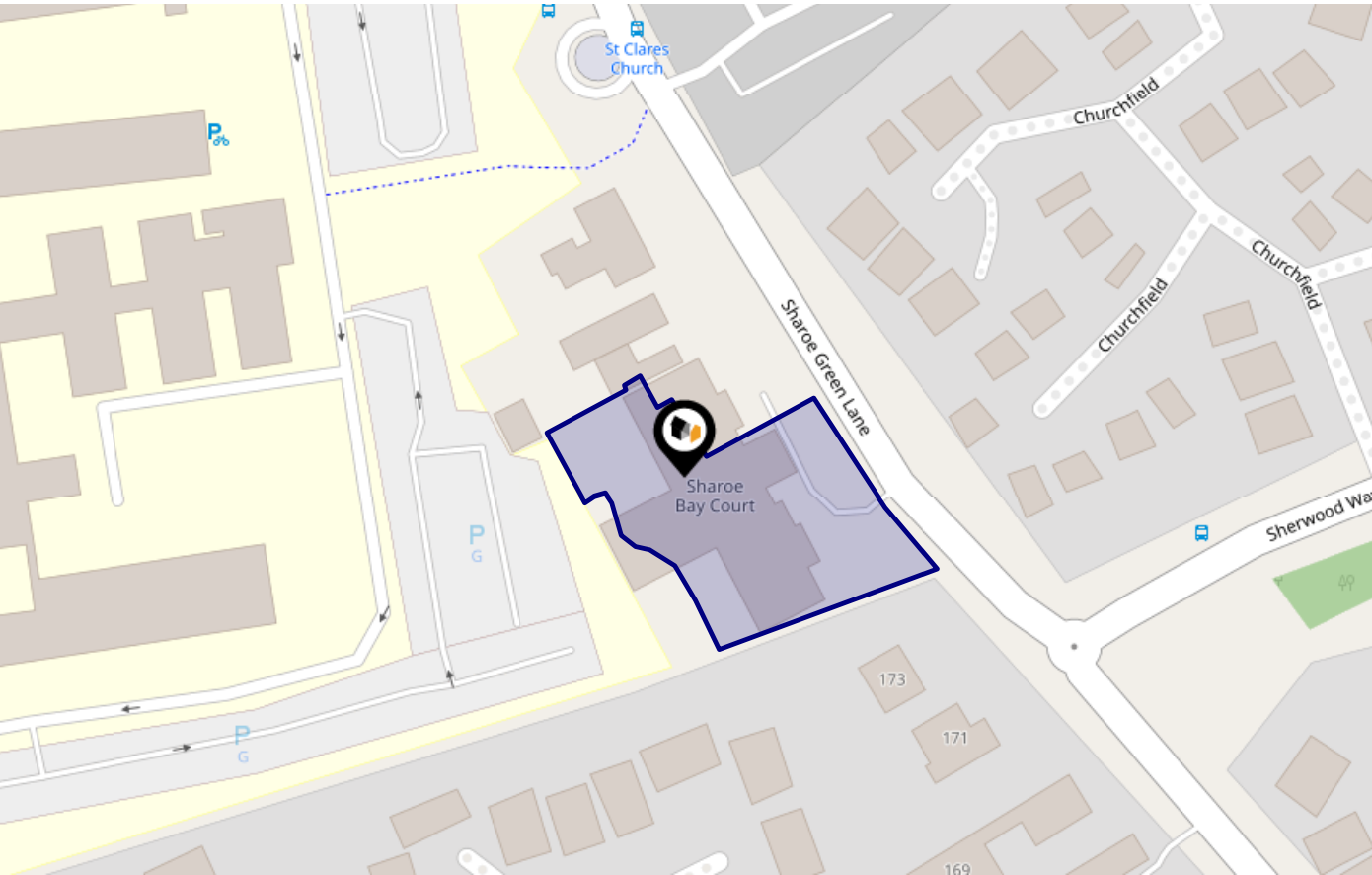
Nearby Conservation Areas

-  Harris Childrens Home Conservation Area
-  Fulwood Conservation Area
-  Moor Park (Preston)
-  St Ignatius Square Conservation Area
-  Deepdale Enclosure Conservation Area
-  Ashton Conservation Area
-  Market Place Conservation Area
-  Winckley Square Conservation Area
-  Fishergate Hill Conservation Area
-  Avenham Conservation Area

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.

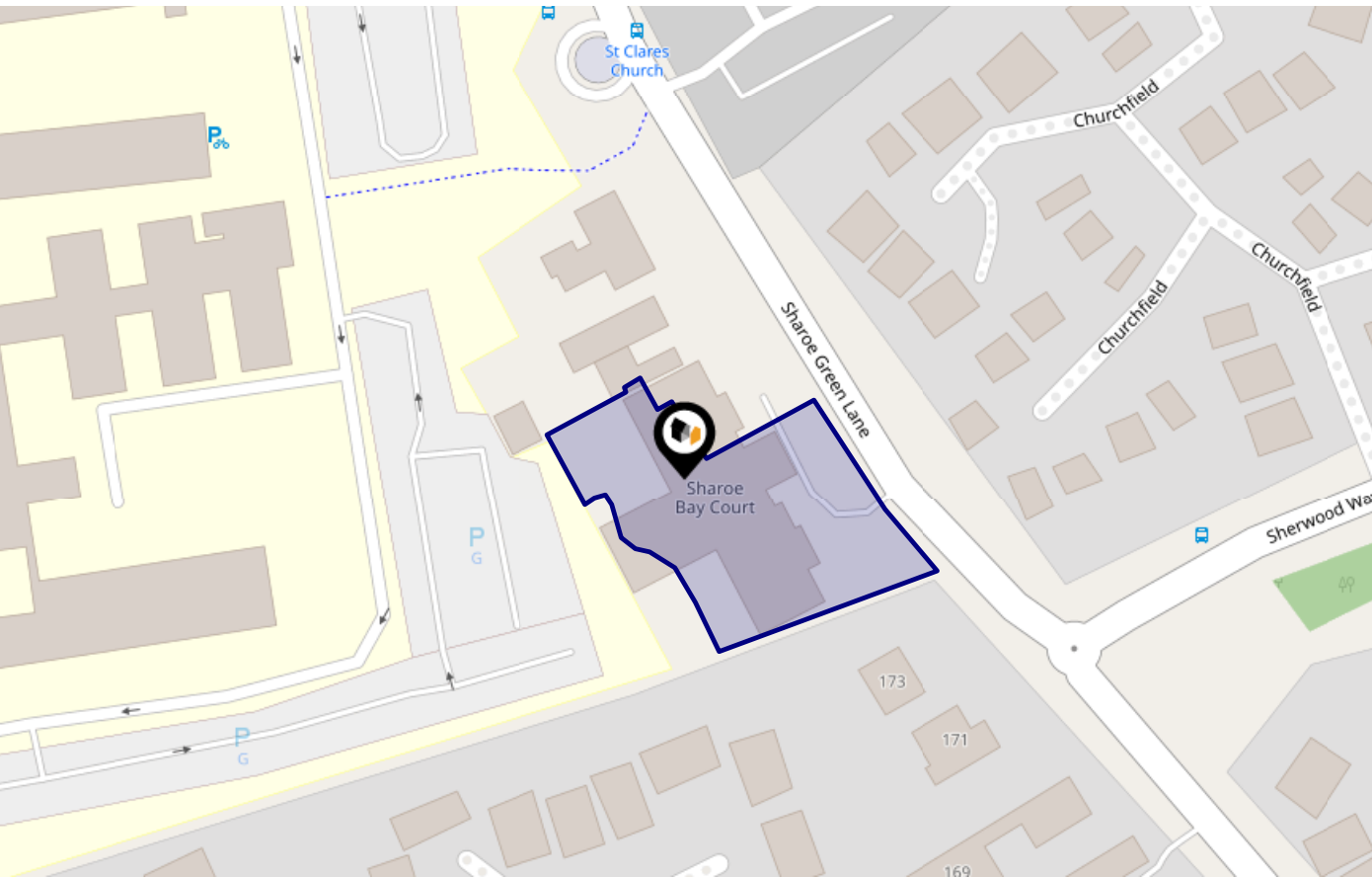
Chance of flooding to the following depths at this property:



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

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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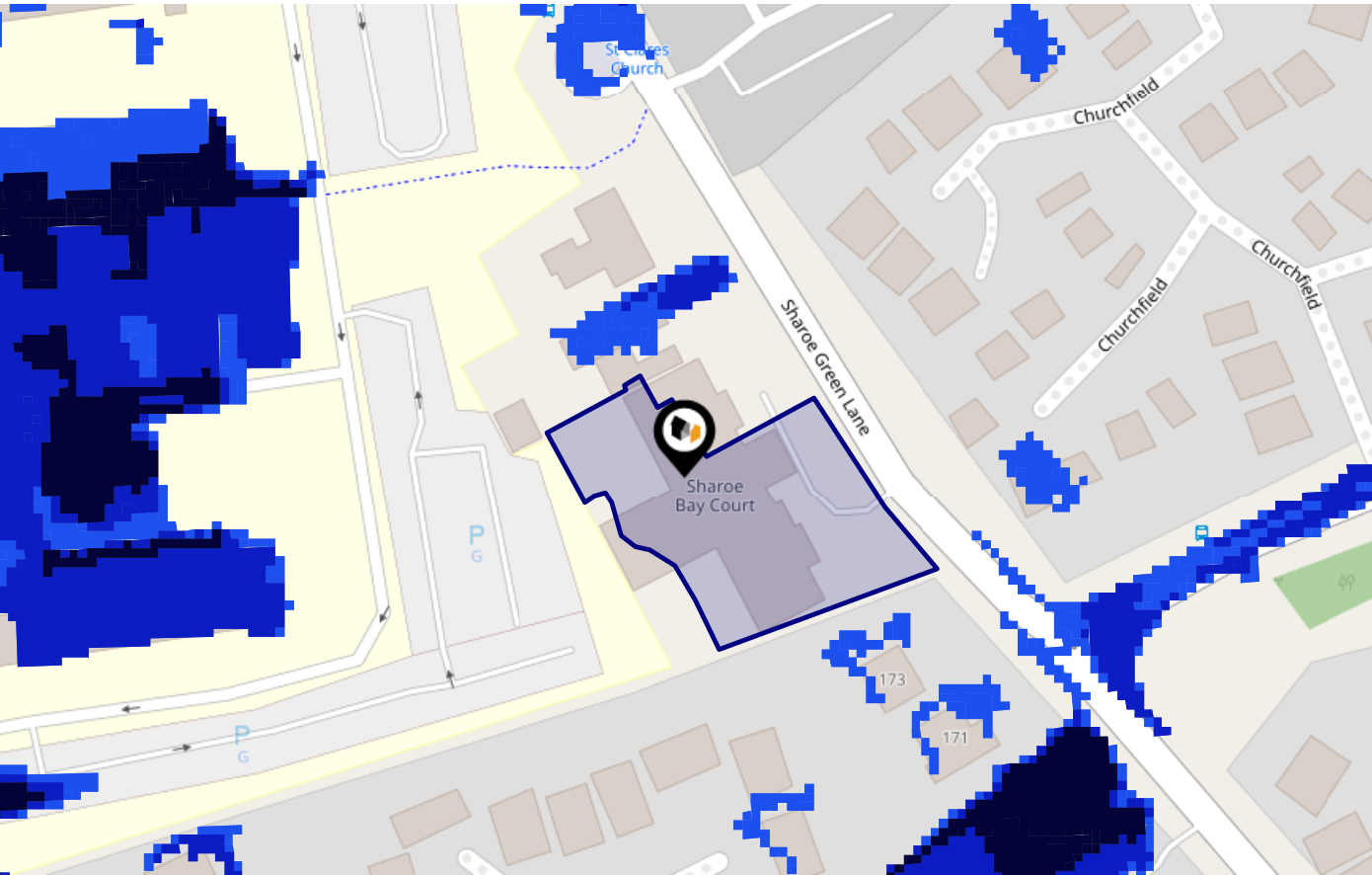
Chance of flooding to the following depths at this property:



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: Very low

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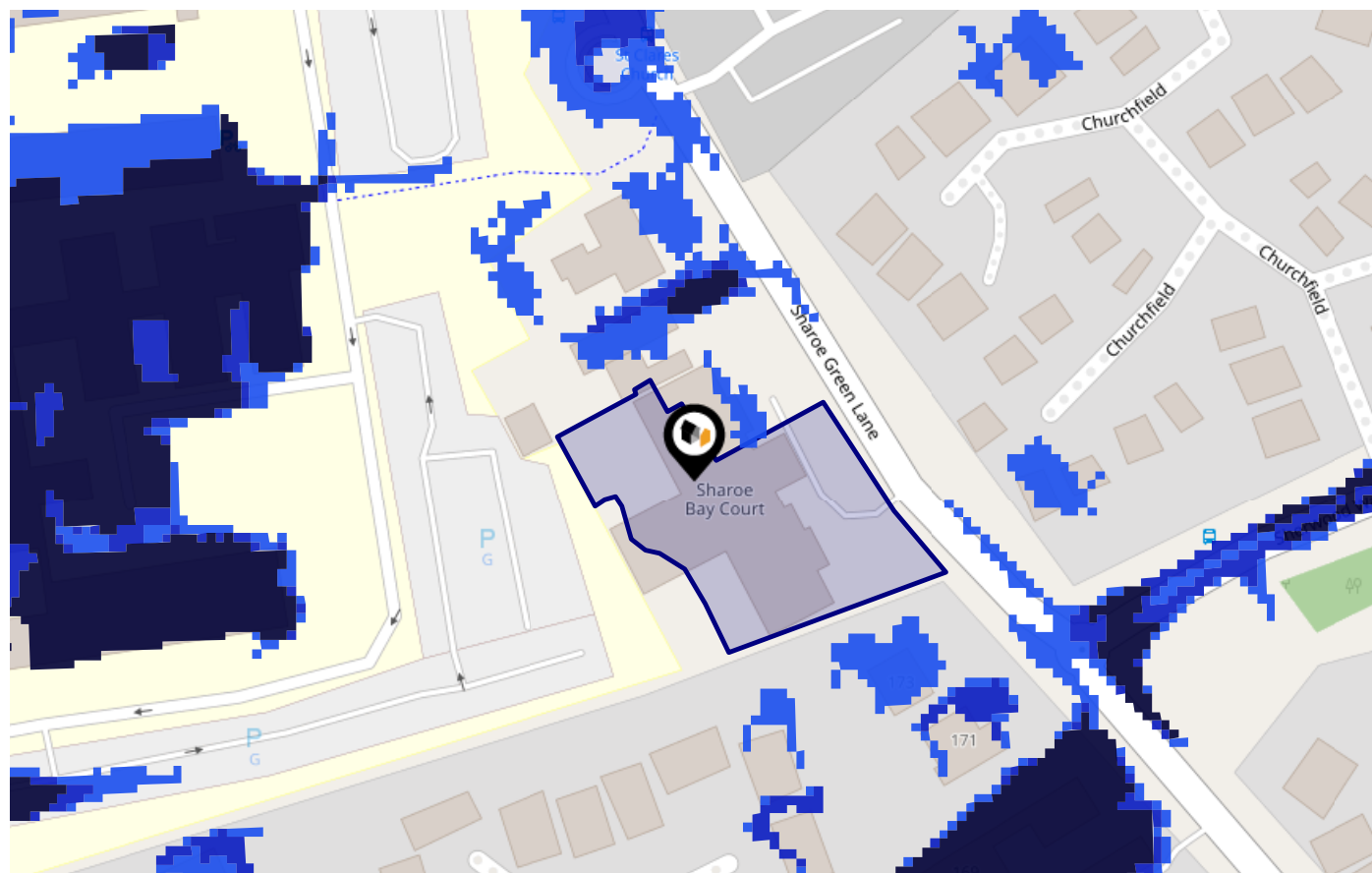
Chance of flooding to the following depths at this property:



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.

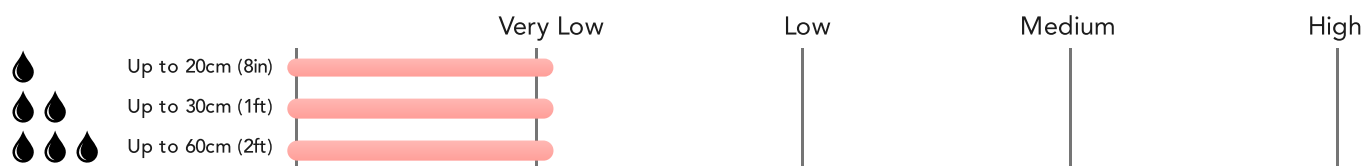


Risk Rating: Very low

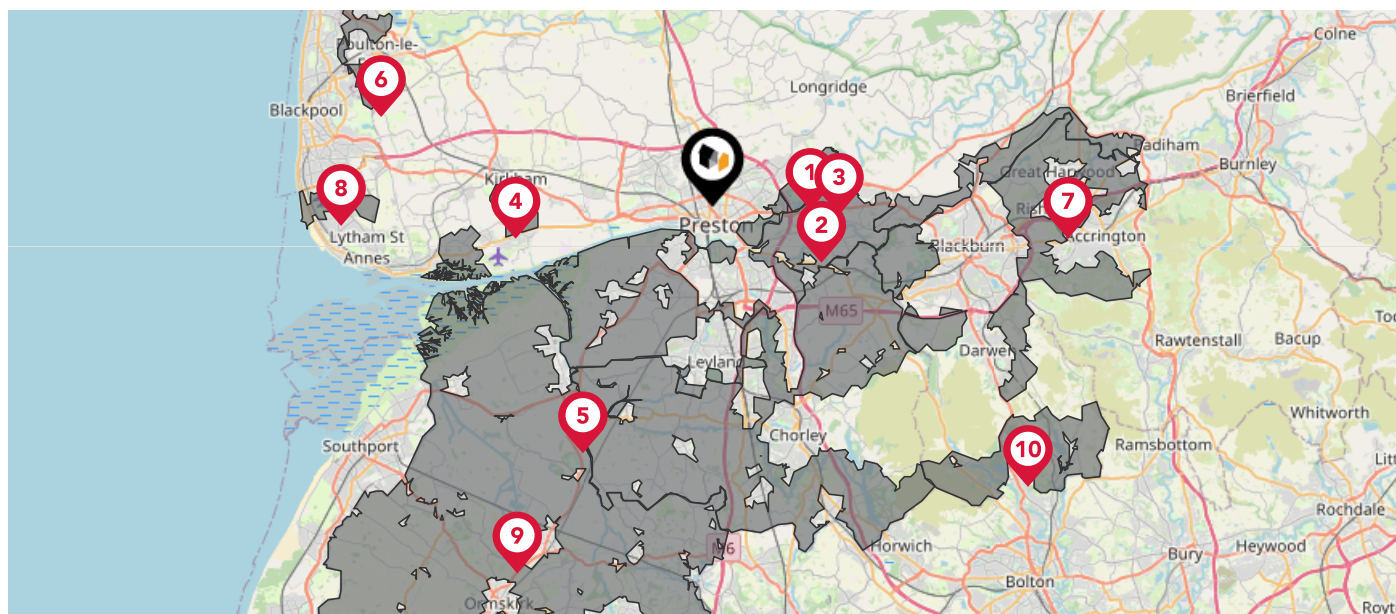
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Preston

2

Merseyside and Greater Manchester Green Belt - South Ribble

3

Merseyside and Greater Manchester Green Belt - Ribble Valley

4

Blackpool Green Belt - Fylde

5

Merseyside and Greater Manchester Green Belt - Chorley

6

Blackpool Green Belt - Wyre

7

Merseyside and Greater Manchester Green Belt - Hyndburn

8

Blackpool Green Belt - Blackpool

9

Merseyside and Greater Manchester Green Belt - West Lancashire

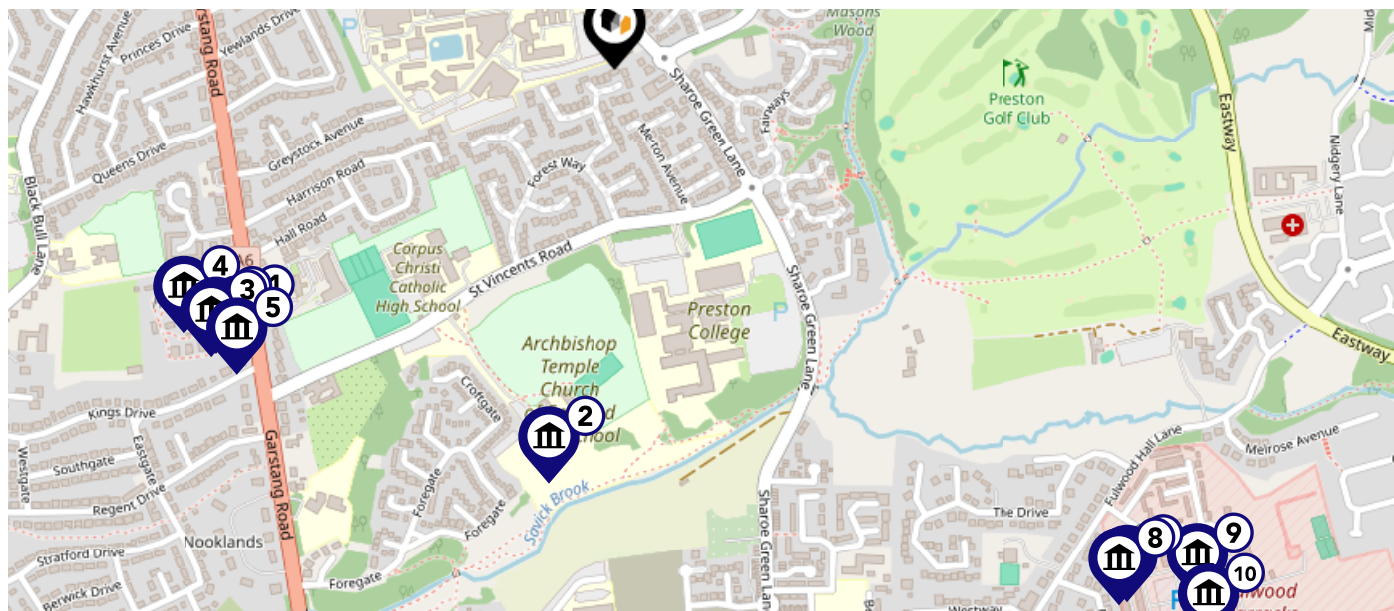
10

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

Maps

Listed Buildings

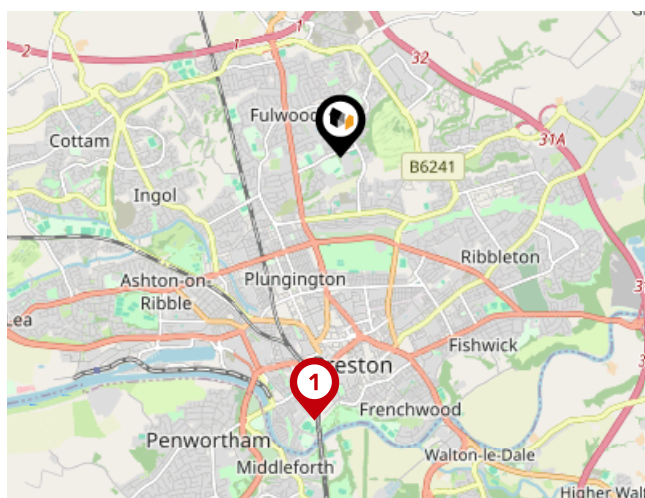
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1073527 - Milestone On West Side Of Road Outside Harris Orphanage	Grade II	0.5 miles
	1438917 - Archbishop Temple School, Including Landscaped Pools	Grade II	0.5 miles
	1073525 - Chapel, School And Masters House At The Harris Orphanage	Grade II	0.5 miles
	1073526 - Eight Detached Houses Forming The Childrens Homes At The Harris Orphanage	Grade II	0.5 miles
	1361629 - Gate Lodge To Harris Orphanage With Associated Gate Piers And Gates	Grade II	0.5 miles
	1361628 - War Memorial Circa 5 Metres East Of School At Harris Orphanage	Grade II	0.5 miles
	1244767 - North Perimeter Wall Extending Approximately 150 Metres Along North End Of Fulwood Barracks	Grade II	0.8 miles
	1244765 - Former Sick Horse Infirmary (building 48), Fulwood Barracks	Grade II	0.8 miles
	1244762 - Former Hospital (building 56), Fulwood Barracks	Grade II	0.9 miles
	1244761 - Former Cavalry Barracks (building 57), Fulwood Barracks	Grade II	0.9 miles

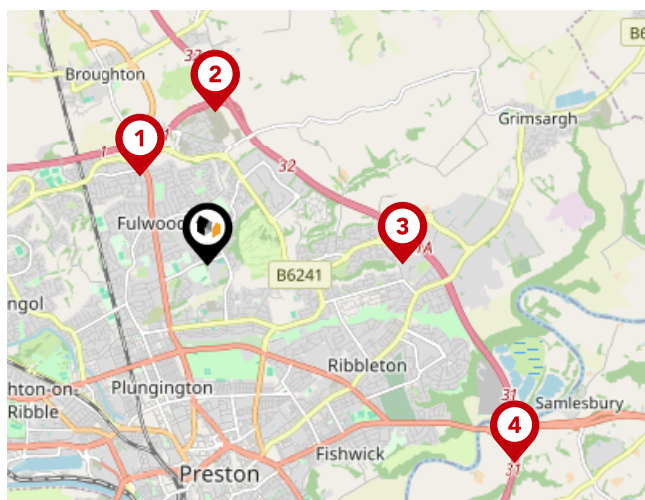
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.3 miles
2	Lostock Hall Rail Station	4.54 miles
3	Bamber Bridge Rail Station	4.64 miles

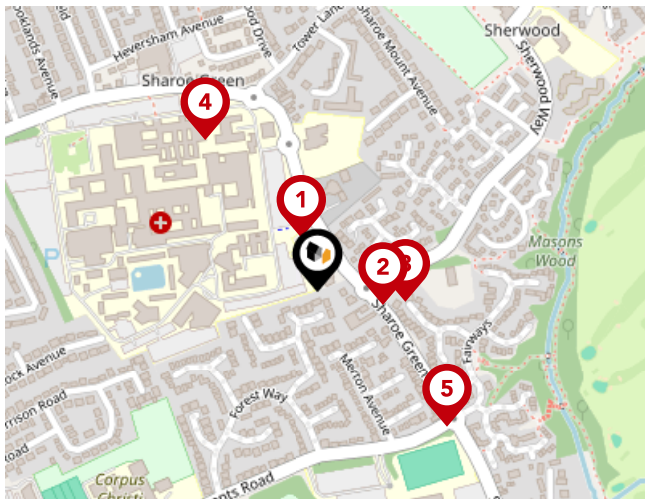


Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	0.99 miles
2	M6 J32	1.35 miles
3	M6 J31A	1.72 miles
4	M6 J31	3.21 miles
5	M6 J30	4.04 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Turning Circle	0.06 miles
2	Churchfields	0.07 miles
3	Churchfield	0.1 miles
4	Royal Preston Hospital Grounds	0.21 miles
5	St Vincents Road	0.2 miles



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

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