

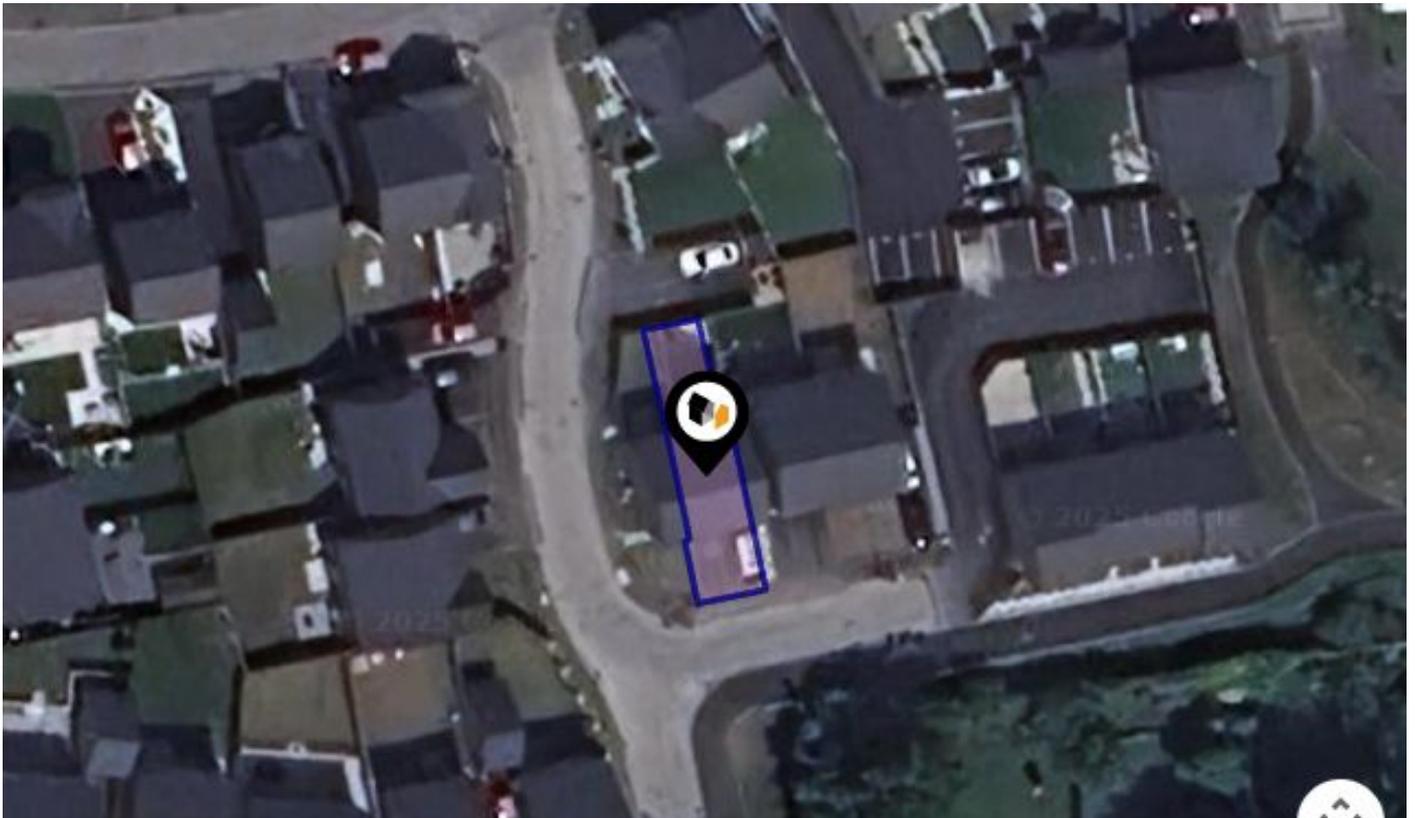


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06<sup>th</sup> May 2025



**TAN YARD COURT, LONGRIDGE, PRESTON, PR3**

## Pendle Hill Properties

74 Berry Ln, Longridge, Preston PR3 3WH

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	601 ft <sup>2</sup> / 55 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	2013		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,789		
<b>Title Number:</b>	LAN257328		

## 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)

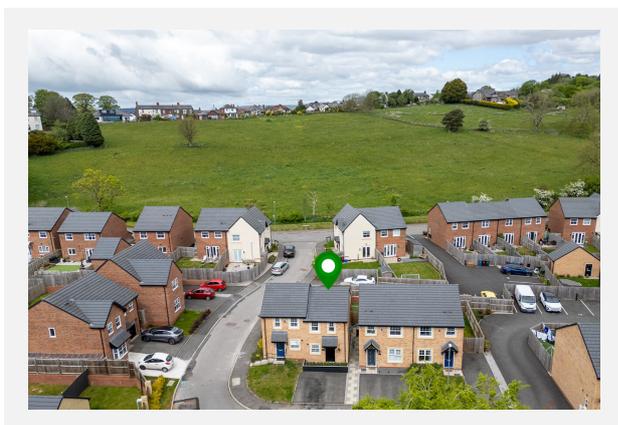
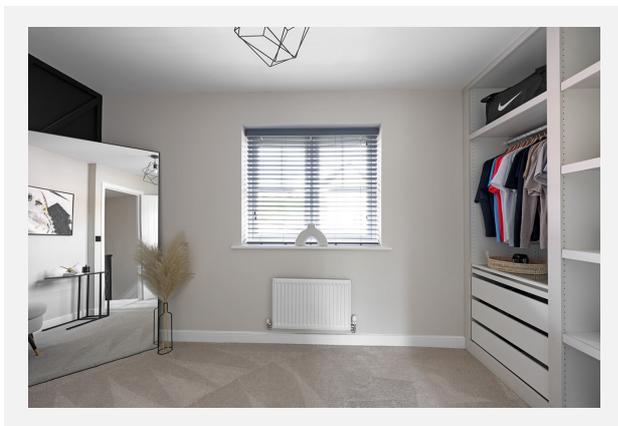
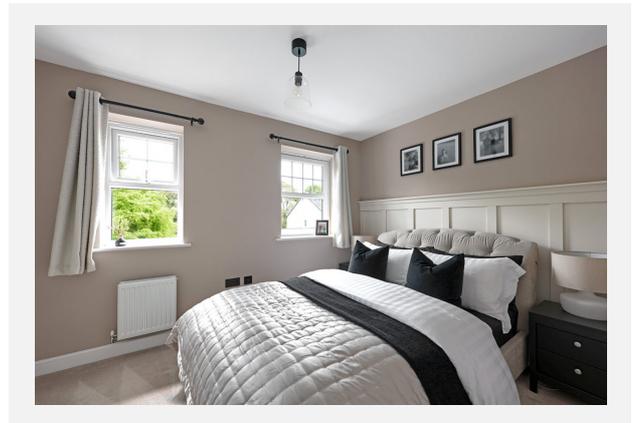
<b>9</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:

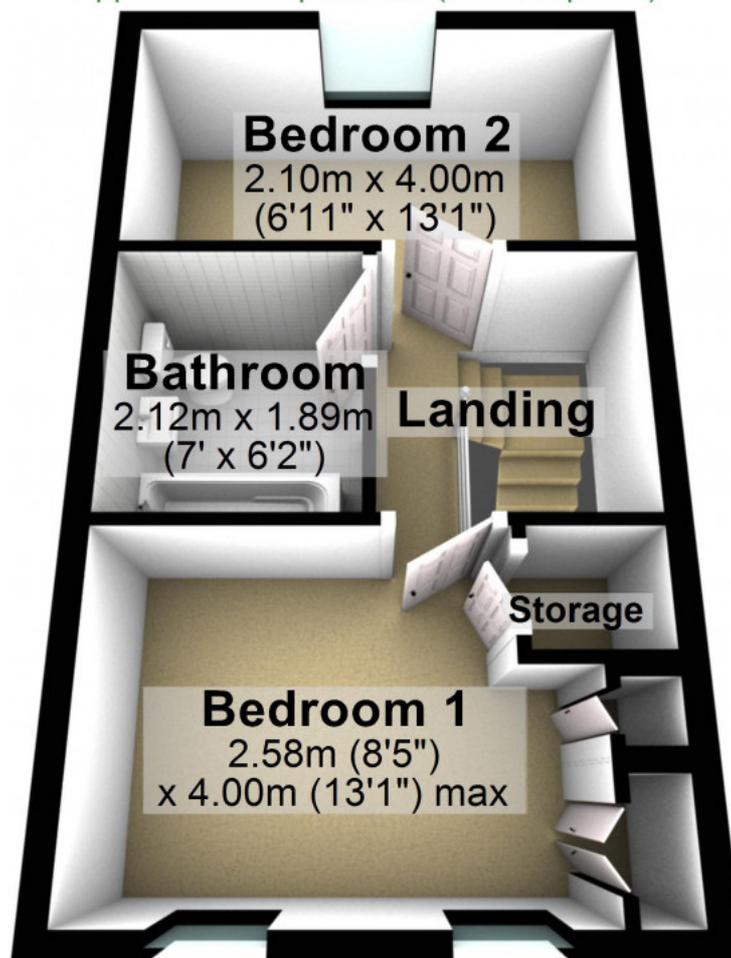




## TAN YARD COURT, LONGRIDGE, PRESTON, PR3

### First Floor

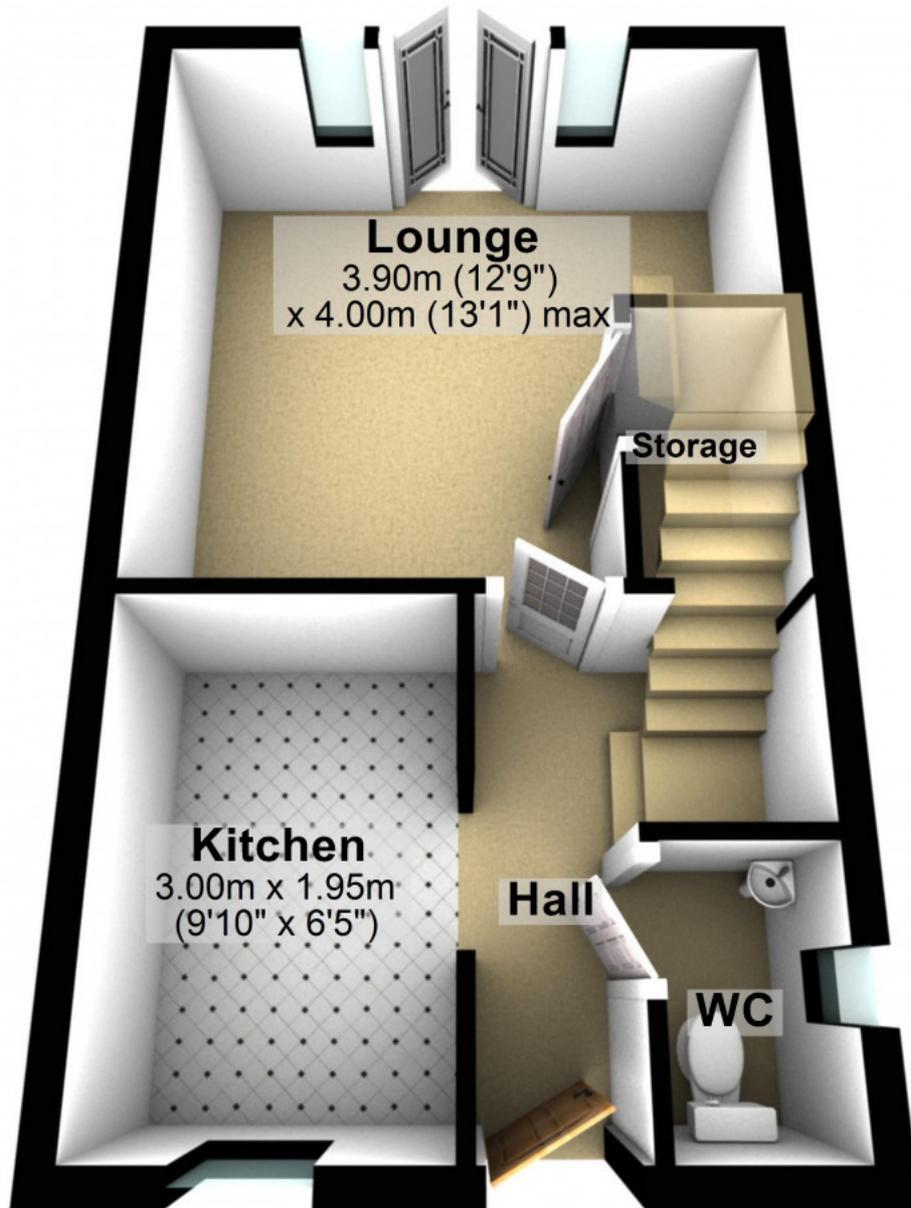
Approx. 28.0 sq. metres (300.9 sq. feet)



**TAN YARD COURT, LONGRIDGE, PRESTON, PR3**

**Ground Floor**

Approx. 28.0 sq. metres (300.9 sq. feet)



Total area: approx. 55.9 sq. metres (601.8 sq. feet)

Tan Yard Court, Longridge, PR3

Energy rating

**B**

Valid until 14.12.2031

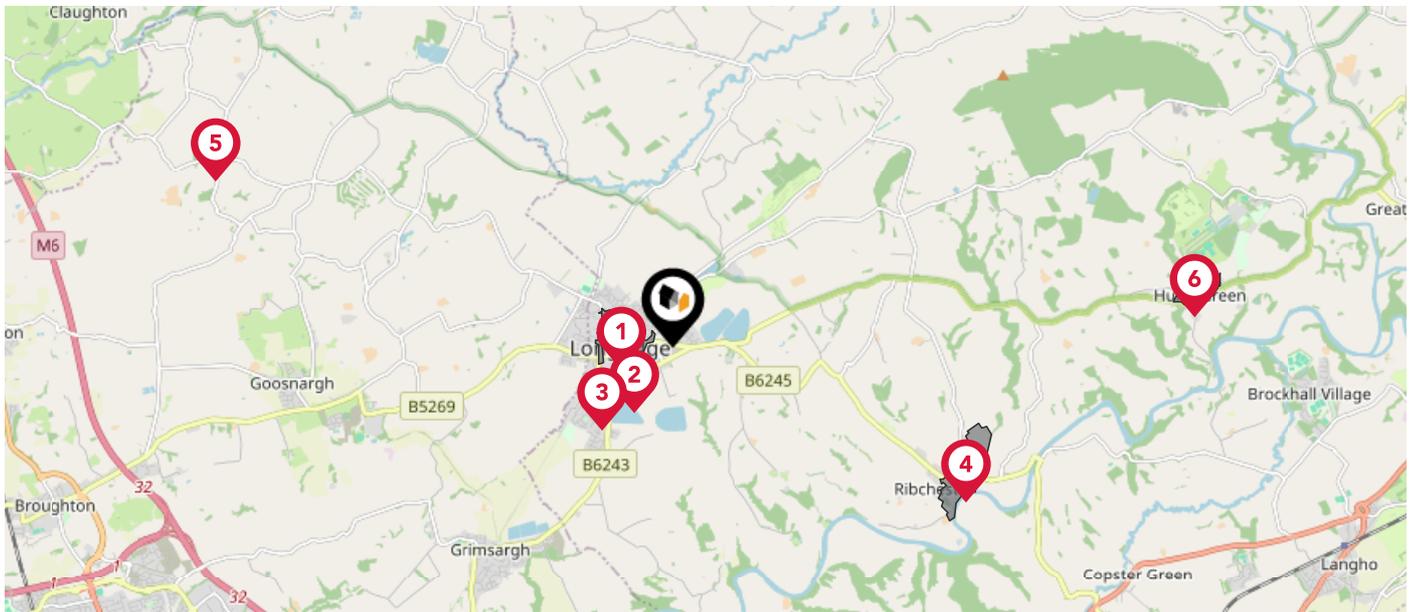
Score	Energy rating	Current	Potential
92+	<b>A</b>		97   <b>A</b>
81-91	<b>B</b>	83   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<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 0.27 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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 0.15 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	56 m <sup>2</sup>

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.



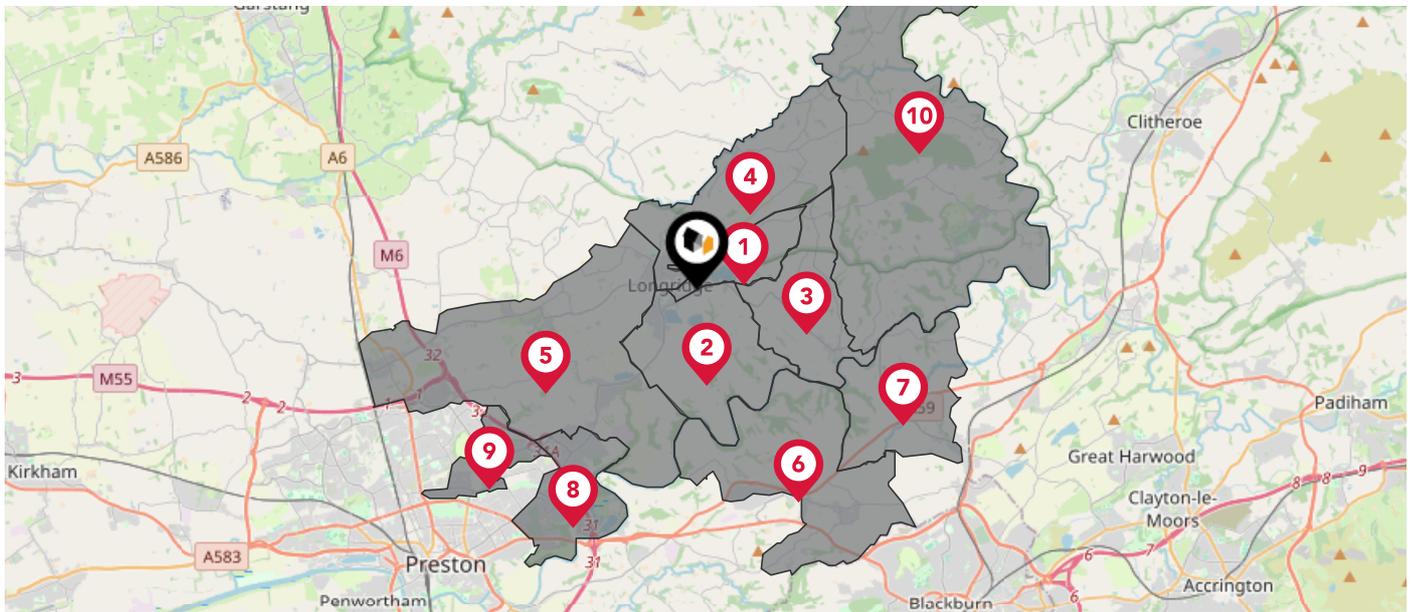
### Nearby Conservation Areas

- 1** Longridge
- 2** St Lawrence's Church, Longridge
- 3** Newtown, Longridge
- 4** Ribchester
- 5** Inglewhite Conservation Area
- 6** Hurst Green

# Maps

## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



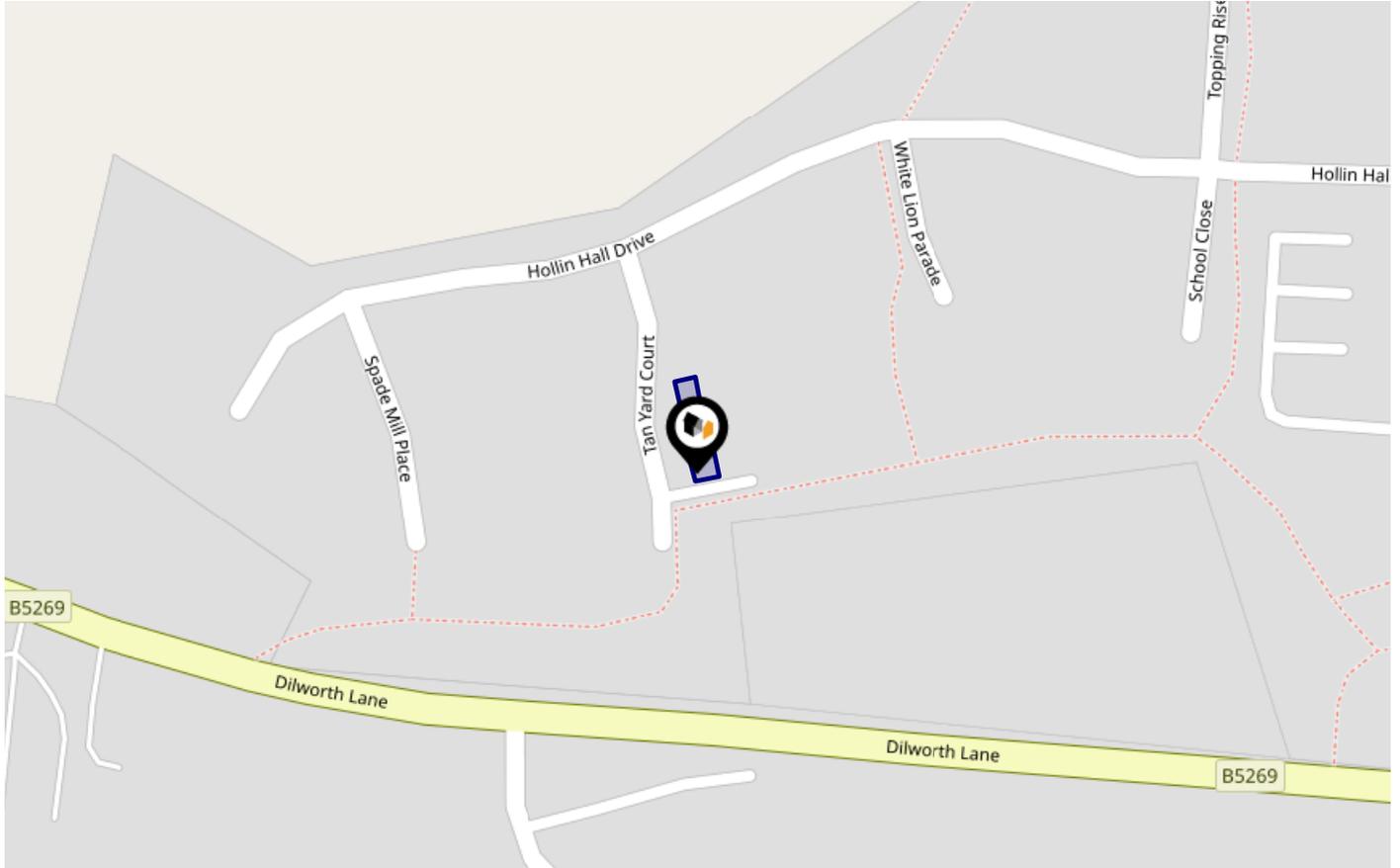
### Nearby Council Wards

- 1 Dilworth Ward
- 2 Alston & Hothersall Ward
- 3 Ribchester Ward
- 4 Derby & Thornley Ward
- 5 Preston Rural East Ward
- 6 Mellor Ward
- 7 Clayton-le-Dale & Salesbury Ward
- 8 Ribbleton Ward
- 9 Garrison Ward
- 10 Hurst Green & Whitewell Ward

# 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.

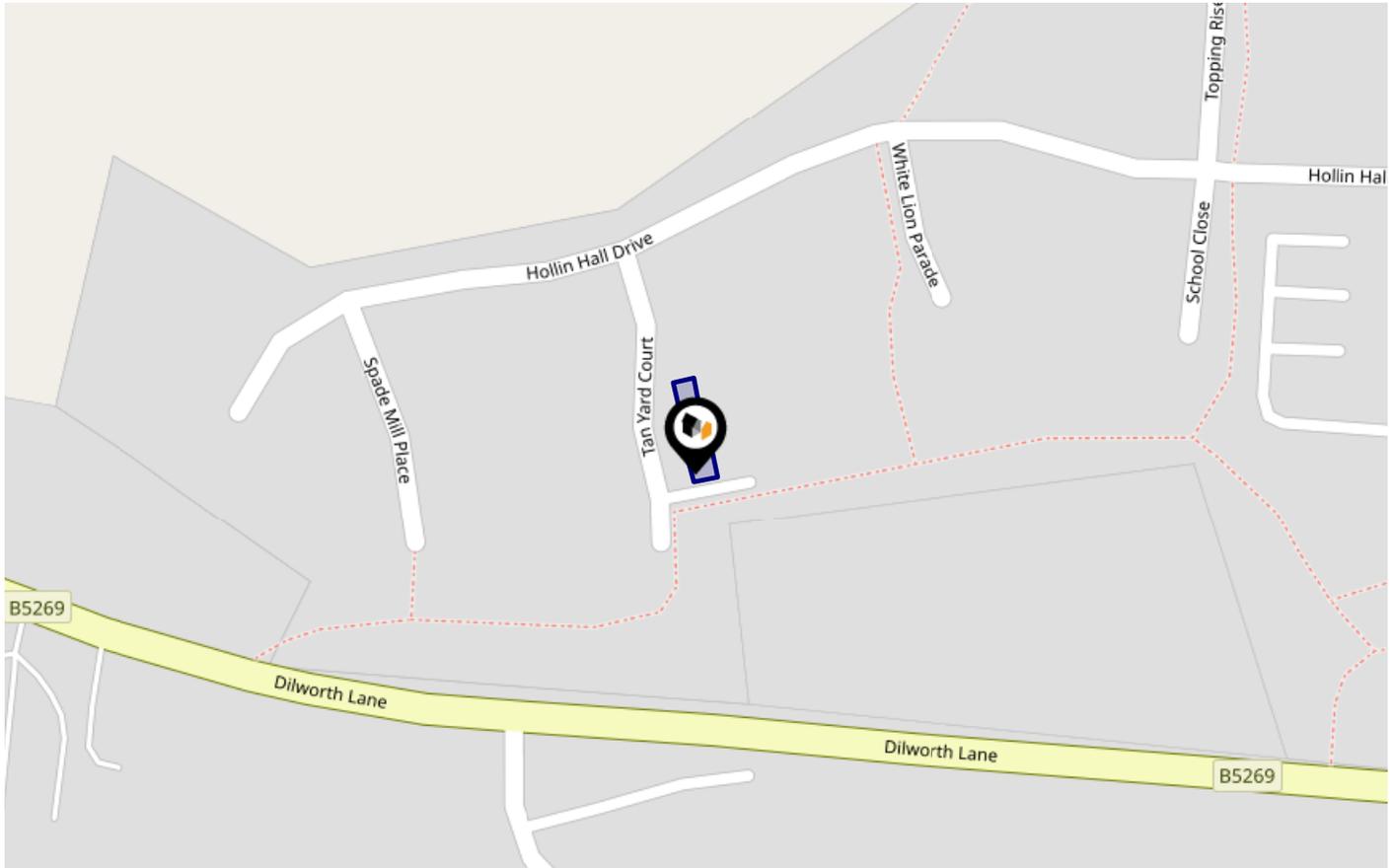
Chance of flooding to the following depths at this property:



# 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**

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.
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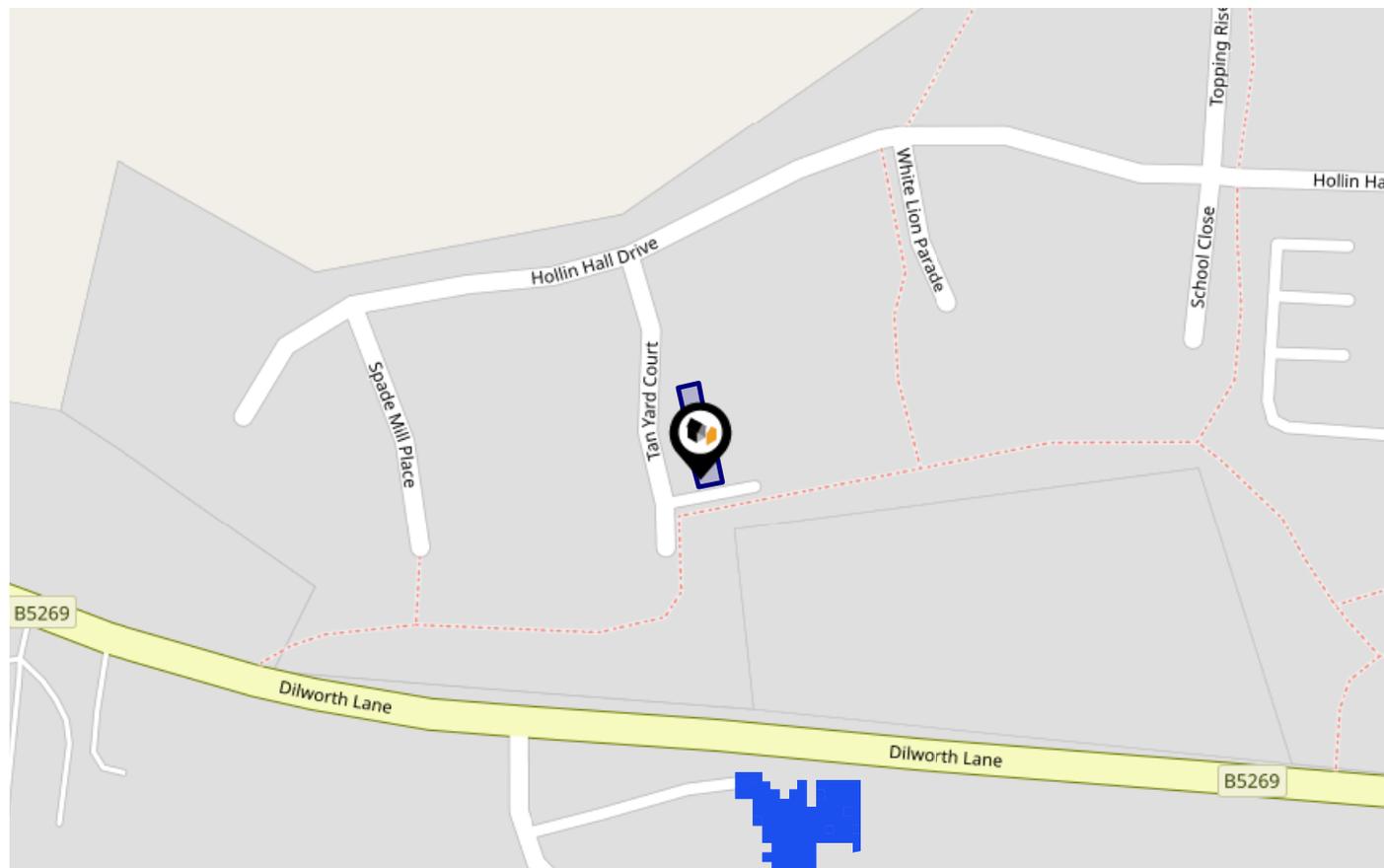
Chance of flooding to the following depths at this property:



# 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.

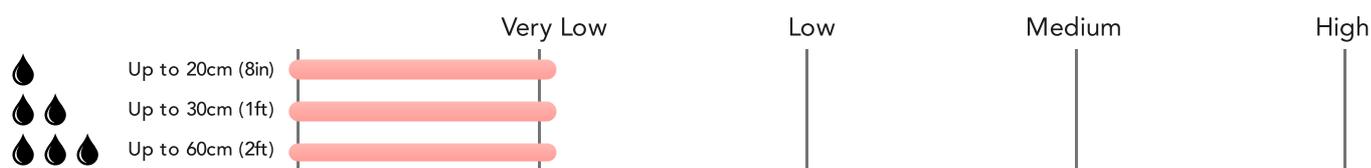


**Risk Rating:** Very low

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.
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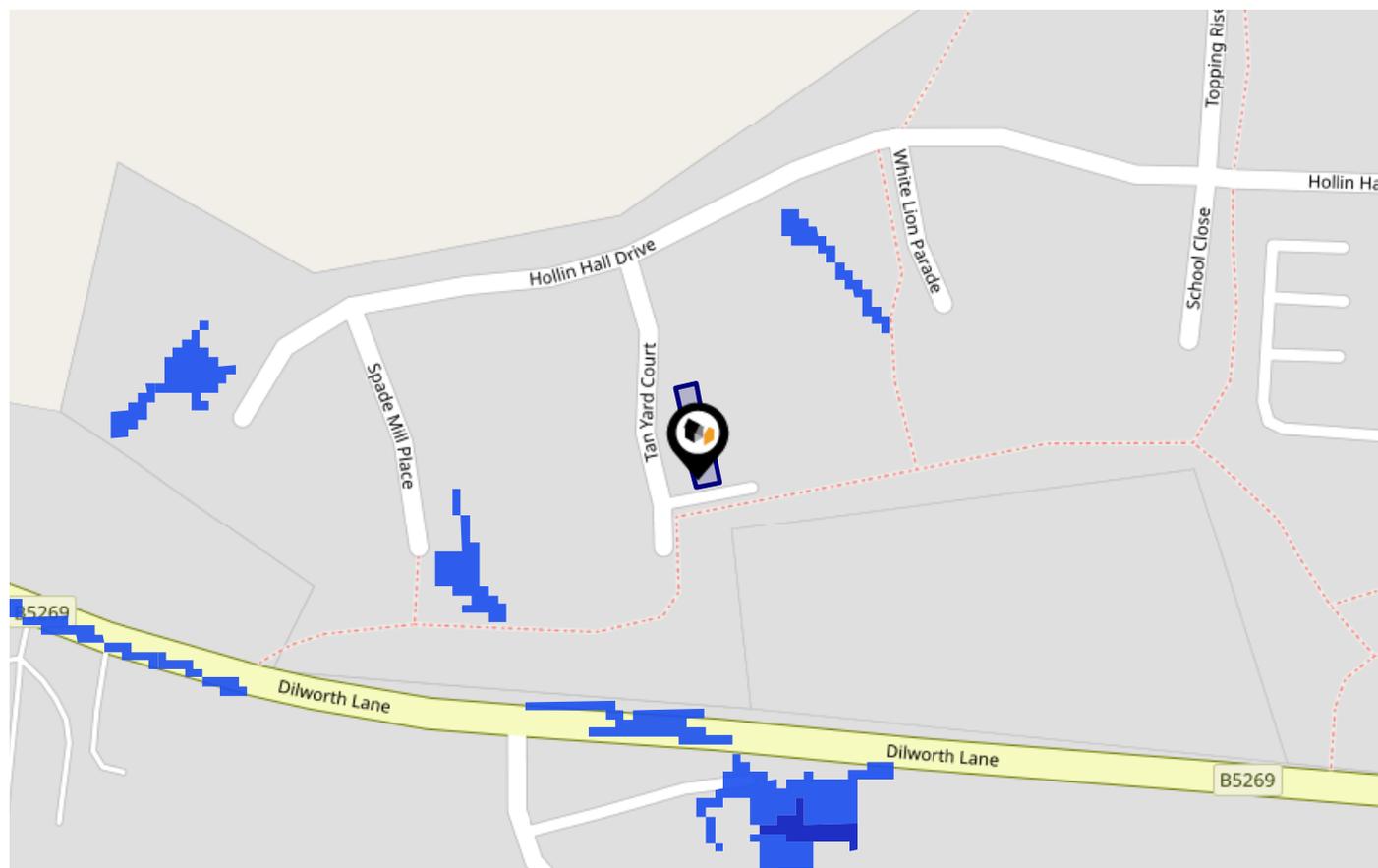
Chance of flooding to the following depths at this property:



# 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.

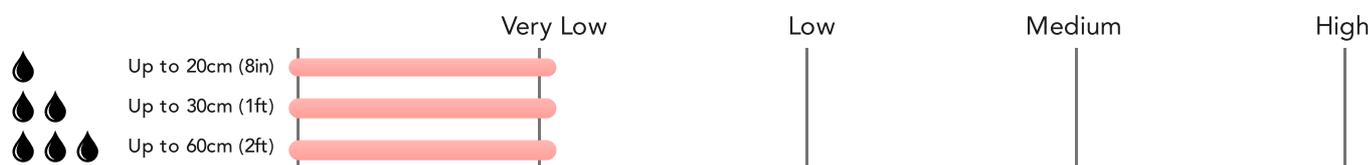


**Risk Rating: Very low**

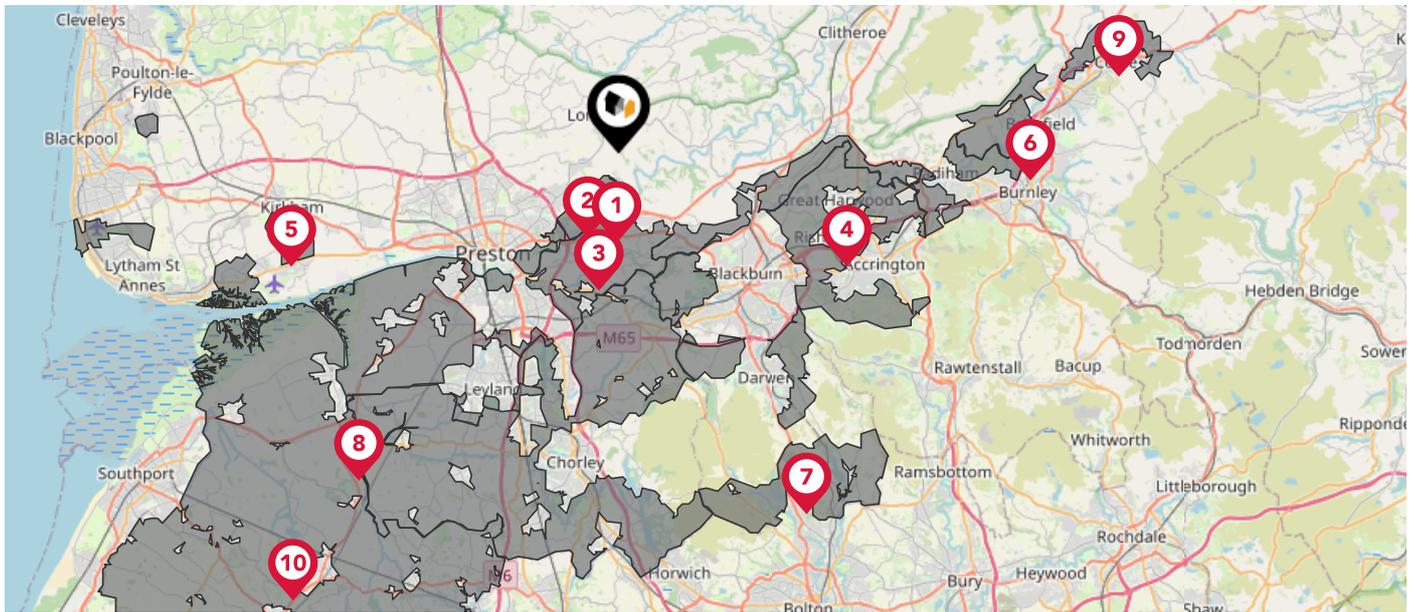
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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Chance of flooding to the following depths at this property:

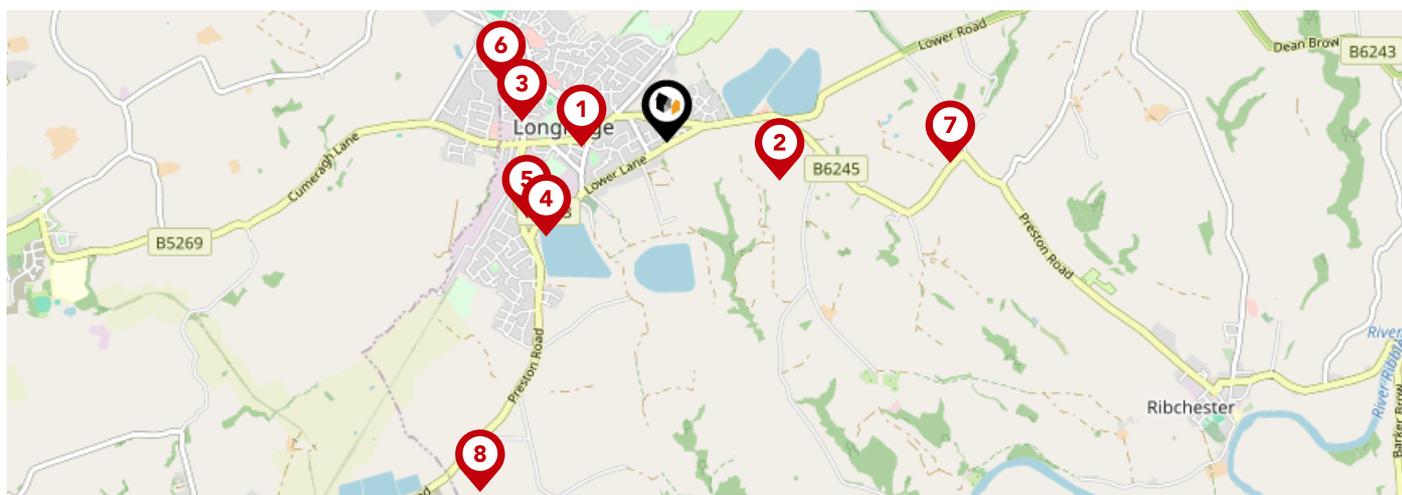


This map displays nearby areas that have been designated as Green Belt...

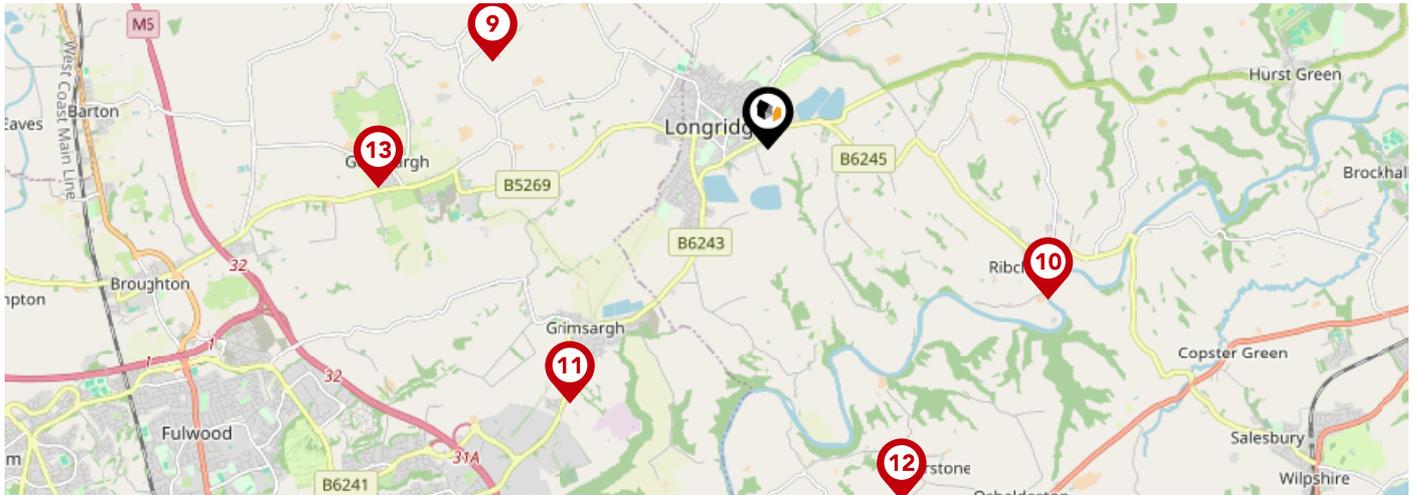


### Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Ribble Valley
-  Merseyside and Greater Manchester Green Belt - Preston
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Blackpool Green Belt - Fylde
-  Merseyside and Greater Manchester Green Belt - Burnley
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Chorley
-  Merseyside and Greater Manchester Green Belt - Pendle
-  Merseyside and Greater Manchester Green Belt - West Lancashire



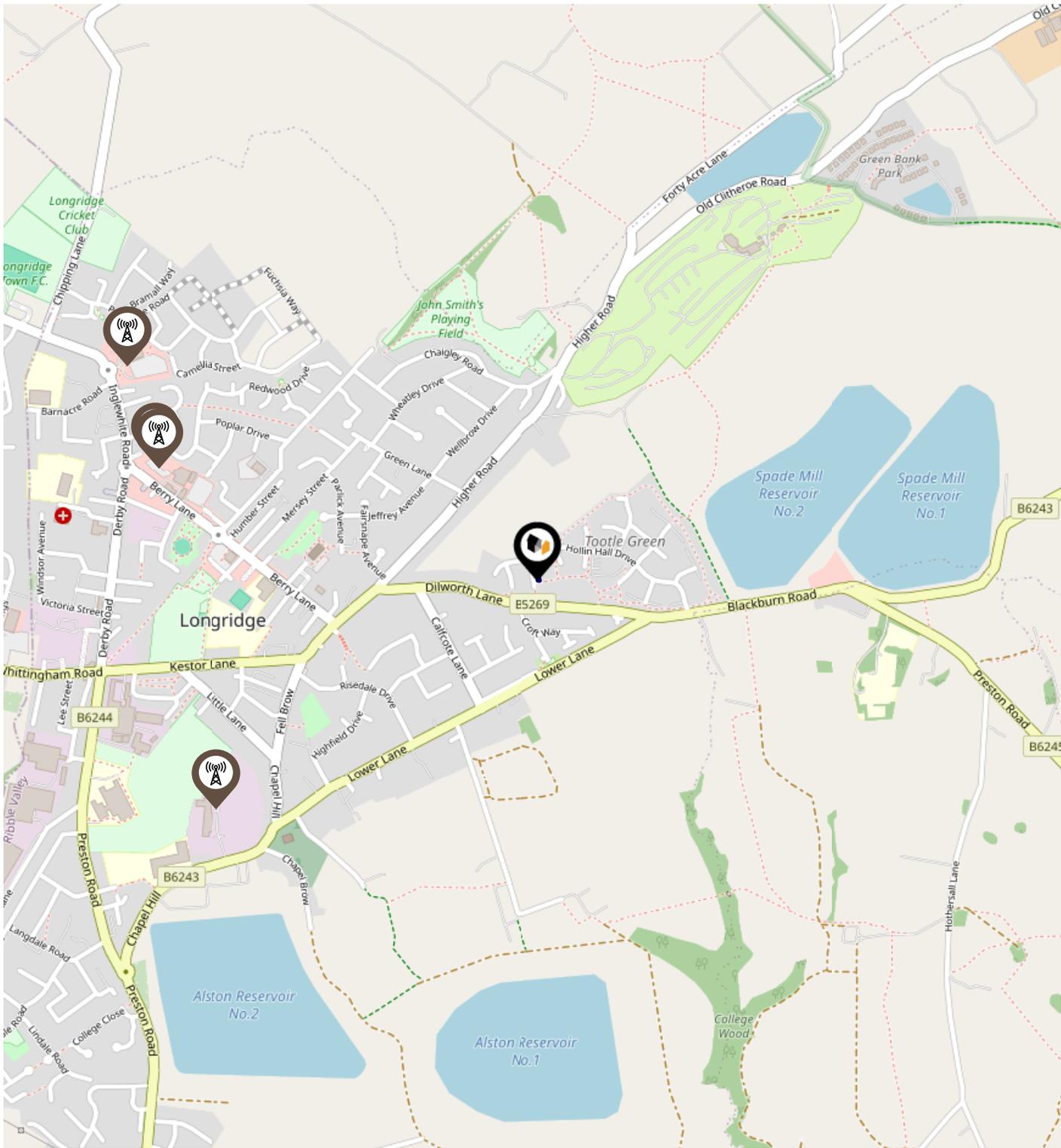
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Longridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Hillside Specialist School and College</b> Ofsted Rating: Good   Pupils: 108   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Longridge St Wilfrid's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>St Cecilia's RC High School</b> Ofsted Rating: Good   Pupils: 562   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Longridge High School</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Barnacre Road Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Brook View School</b> Ofsted Rating: Good   Pupils: 7   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Alston Lane Catholic Primary School, Longridge</b> Ofsted Rating: Good   Pupils: 241   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>St Francis Catholic Primary School, Goosnargh</b> Ofsted Rating: Good   Pupils: 103   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ribchester St Wilfrid's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 77   Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Grimsthorpe St Michael's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Balderstone St Leonard's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Goosnargh Oliverson's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's Roman Catholic Primary School, Chipping</b> Ofsted Rating: Good   Pupils: 40   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brabins Endowed School</b> Ofsted Rating: Outstanding   Pupils: 83   Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Goosnargh Whitechapel Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

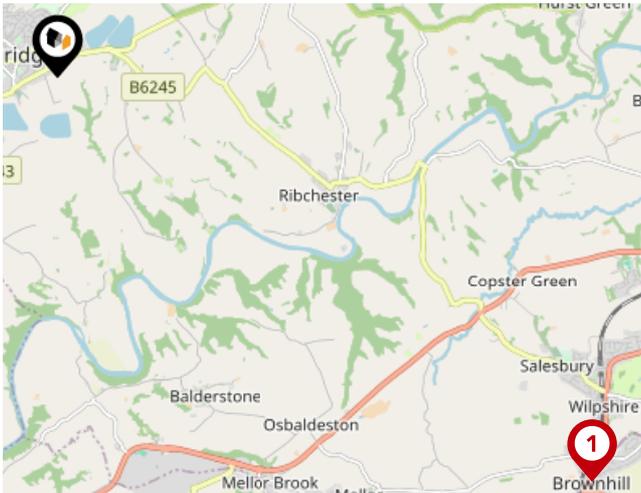


**Key:**

-  Power Pylons
-  Communication Masts

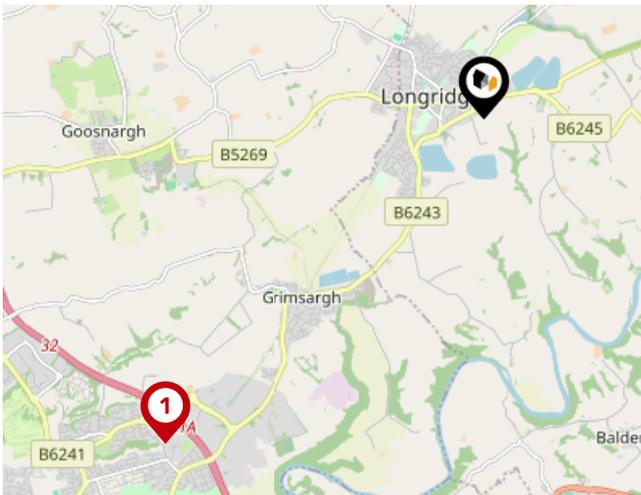
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Ramsgreave & Wilpshire Rail Station	5.86 miles
2	Preston Rail Station	6.98 miles
3	Langho Rail Station	6.13 miles

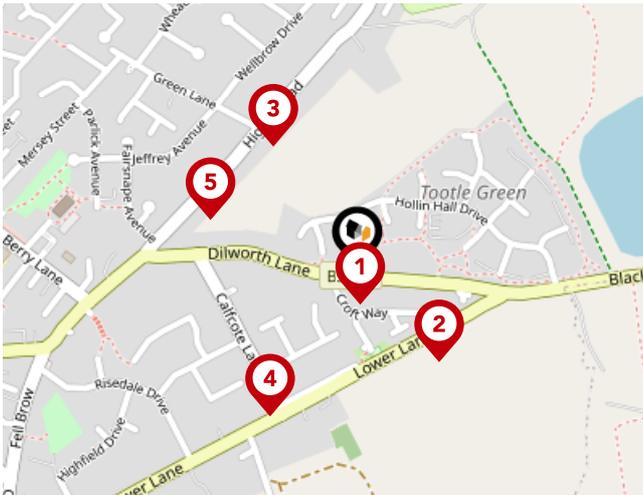


### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	3.97 miles
2	M6 J31	4.92 miles
3	M6 J30	6.76 miles
4	M6 J32	4.67 miles
5	M65 J3	8.04 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Gardeners Cottage	0.04 miles
2	Dilworth Lane	0.14 miles
3	The Cabin	0.16 miles
4	Hoghton Road	0.19 miles
5	White Bull	0.17 miles



### **Pendle Hill Properties**

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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



/PendleHillProperties/



/PendleHillProps



/pendlehillproperties/



/company/pendle-hill-properties/

# 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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