

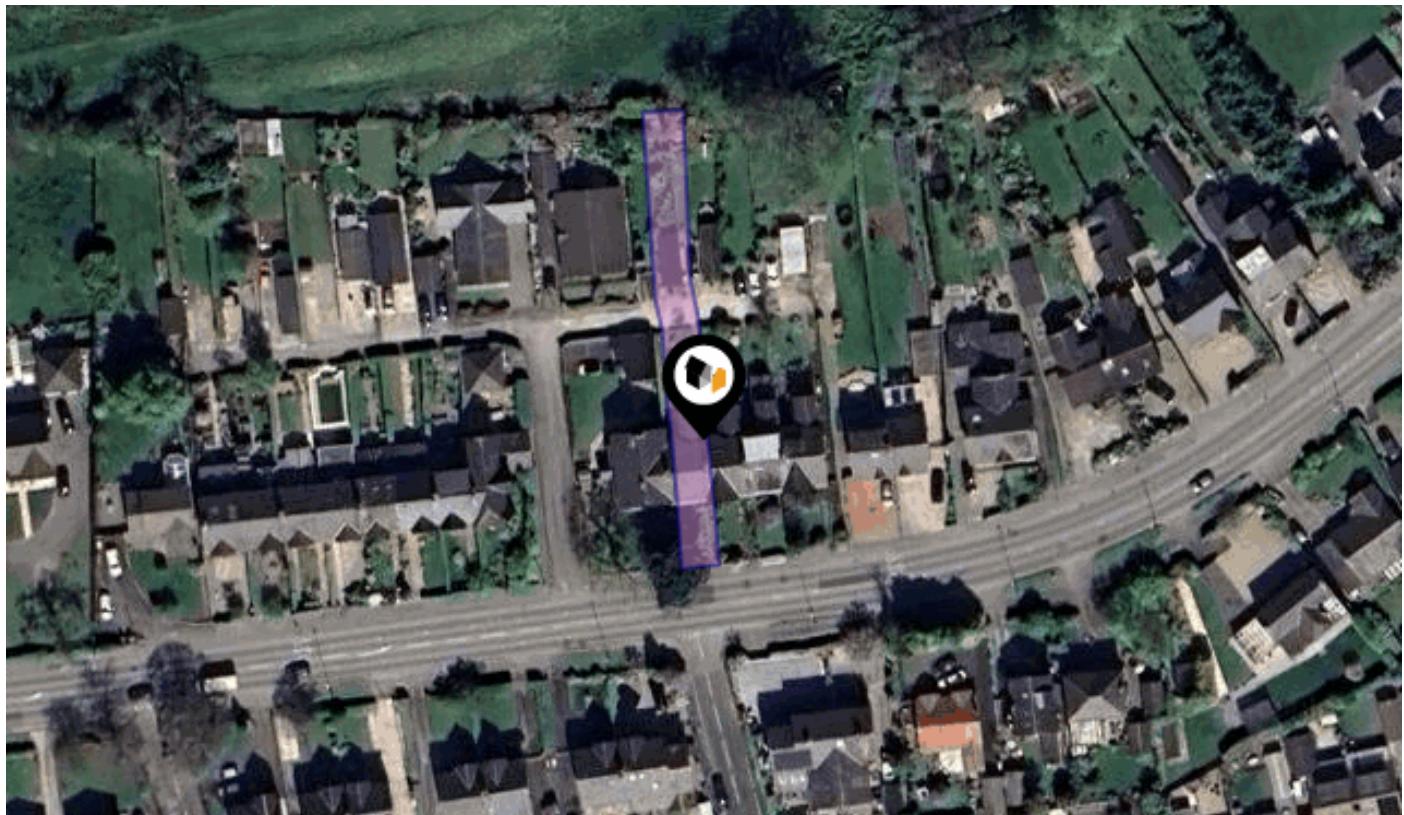


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th December 2025



PRESTON ROAD, GRIMSARGH, PRESTON, PR2

Pendle Hill Properties

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Property Overview



Property

| | | | |
|------------------|--|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,595 ft ² / 148 m ² | | |
| Plot Area: | 0.11 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,203 | | |
| Title Number: | LA397876 | | |

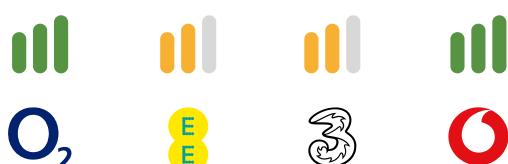
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|-----------|
| 4 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

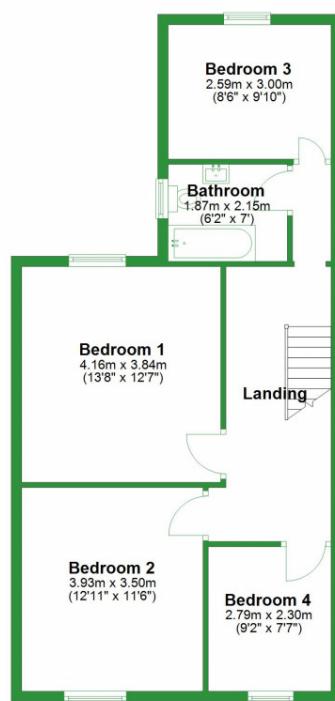


Gallery Photos

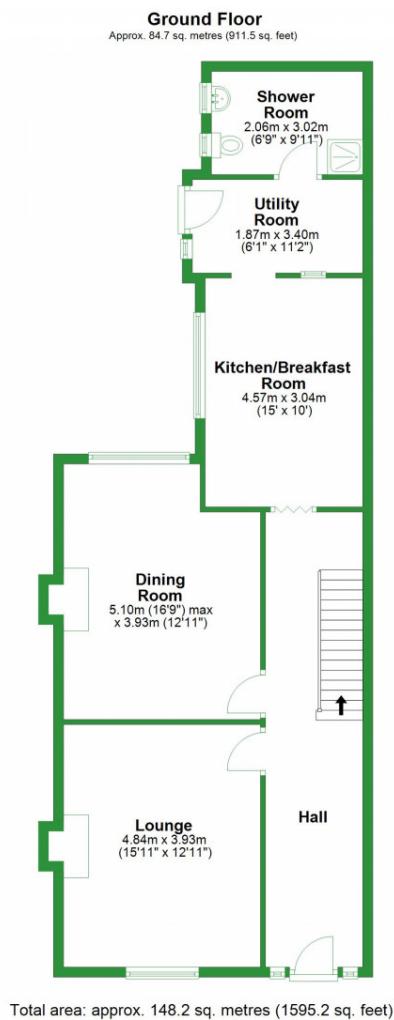


PRESTON ROAD, GRIMSARGH, PRESTON, PR2

First Floor
Approx. 63.5 sq. metres (683.7 sq. feet)

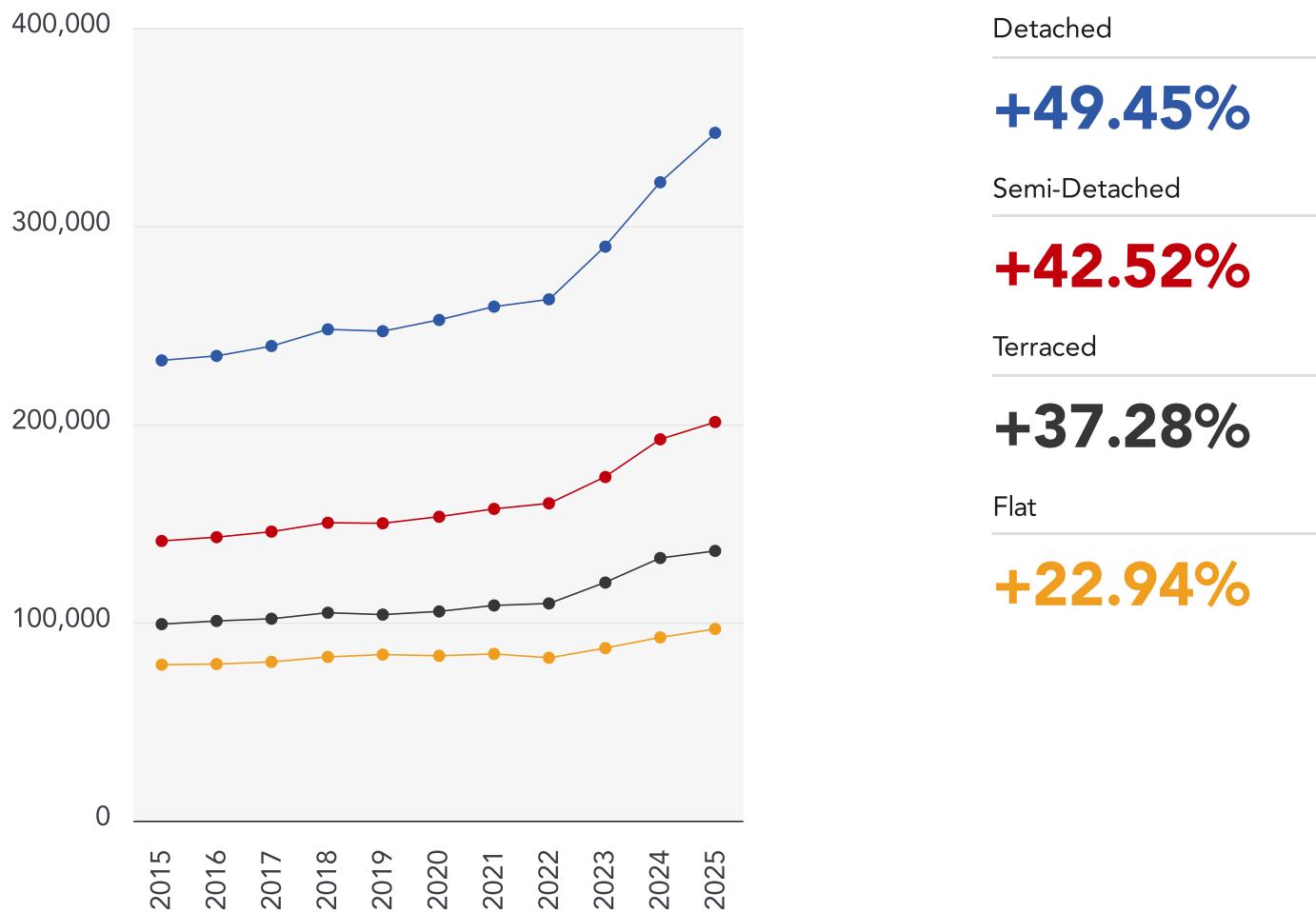


PRESTON ROAD, GRIMSARGH, PRESTON, PR2



Market House Price Statistics

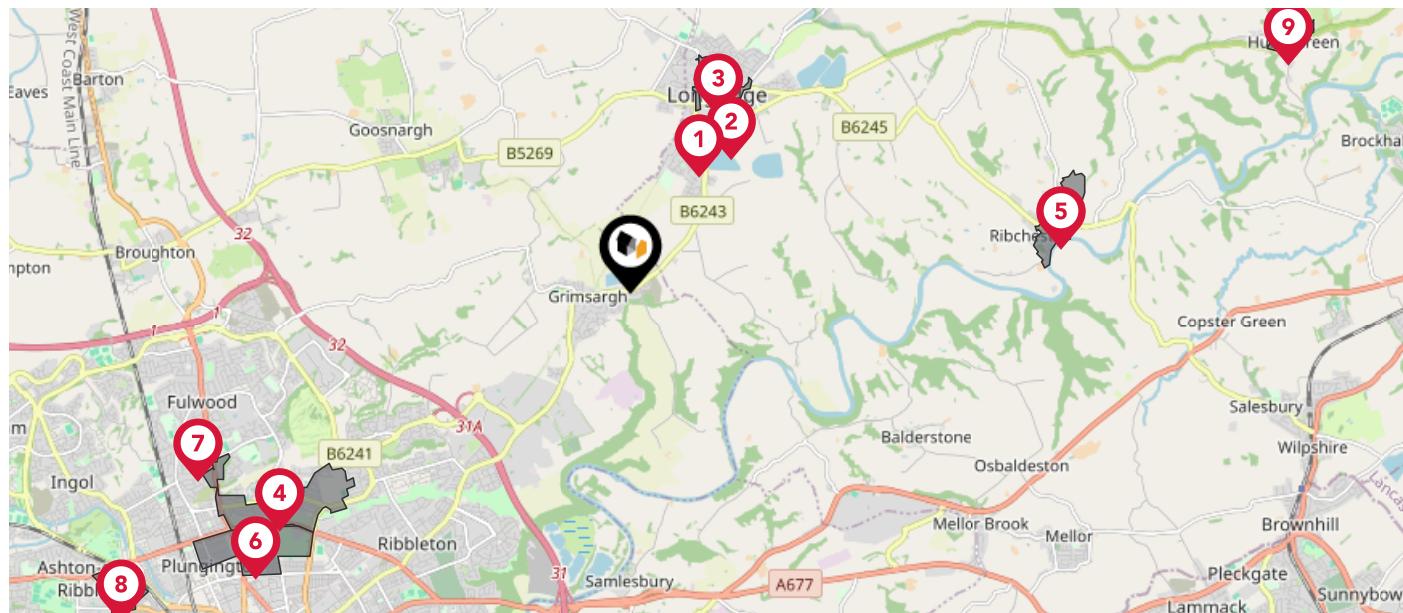
10 Year History of Average House Prices by Property Type in PR2



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.



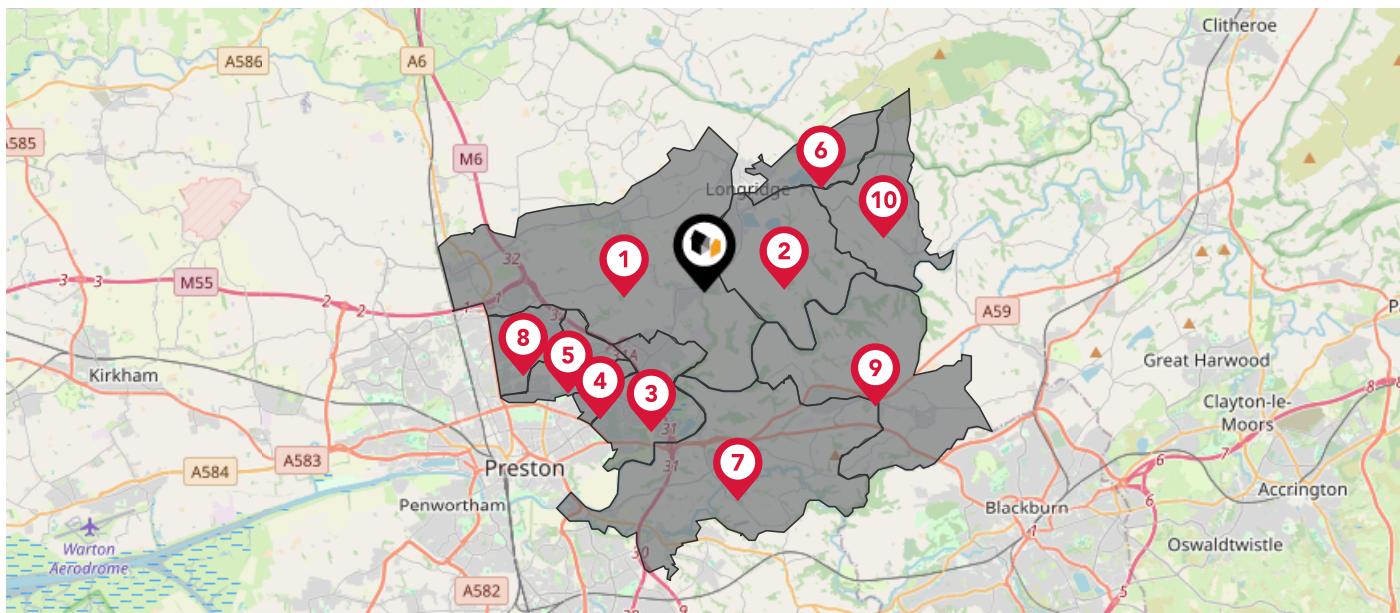
Nearby Conservation Areas

-  1 Newtown, Longridge
-  2 St Lawrence's Church, Longridge
-  3 Longridge
-  4 Fulwood Conservation Area
-  5 Ribchester
-  6 Moor Park (Preston)
-  7 Harris Childrens Home Conservation Area
-  8 Ashton Conservation Area
-  9 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



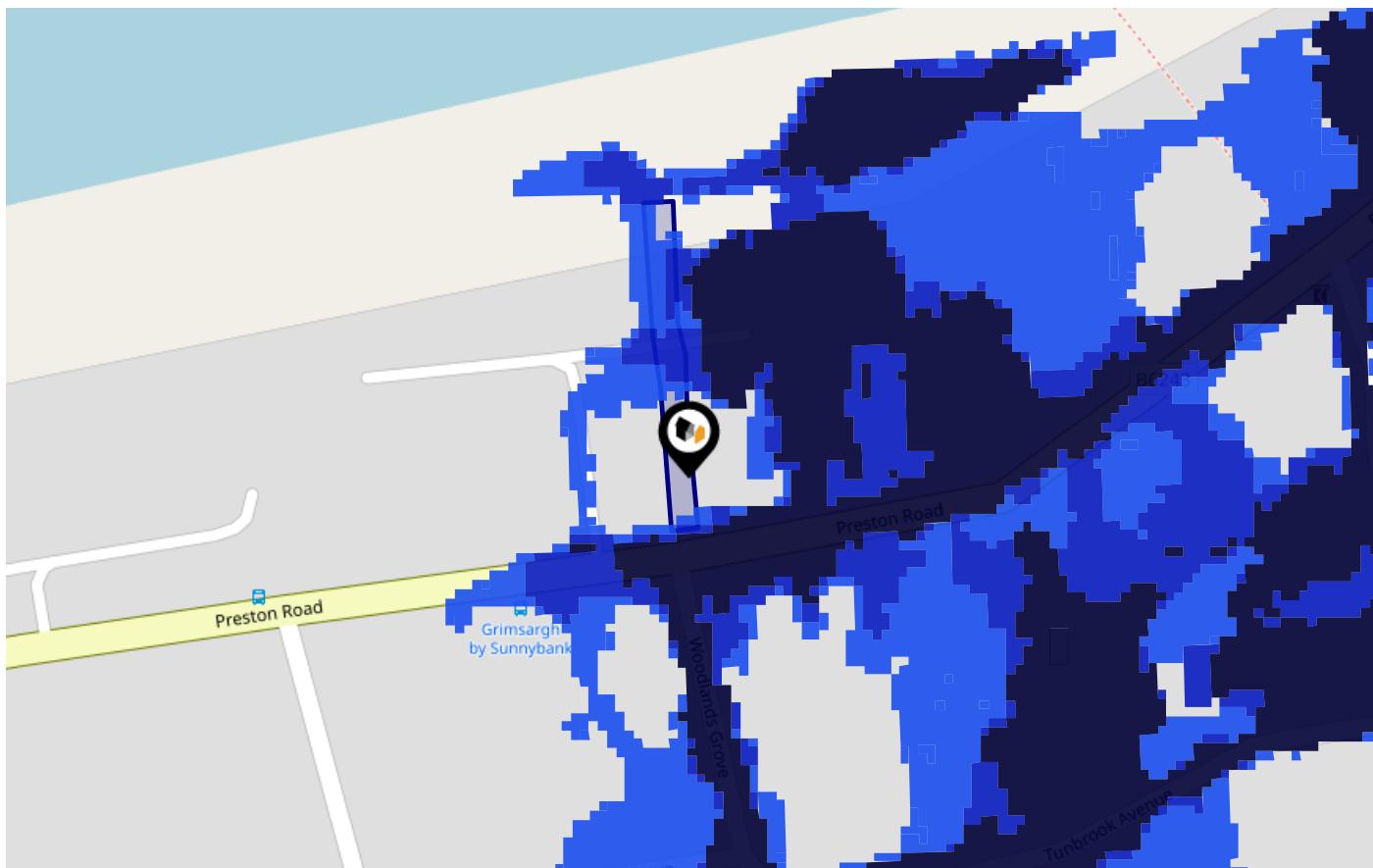
Nearby Council Wards

-  1 Preston Rural East Ward
-  2 Alston & Hothersall Ward
-  3 Ribbleton Ward
-  4 Brookfield Ward
-  5 Garrison Ward
-  6 Dilworth Ward
-  7 Samlesbury & Walton Ward
-  8 Sharoe Green Ward
-  9 Mellor Ward
-  10 Ribchester 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.

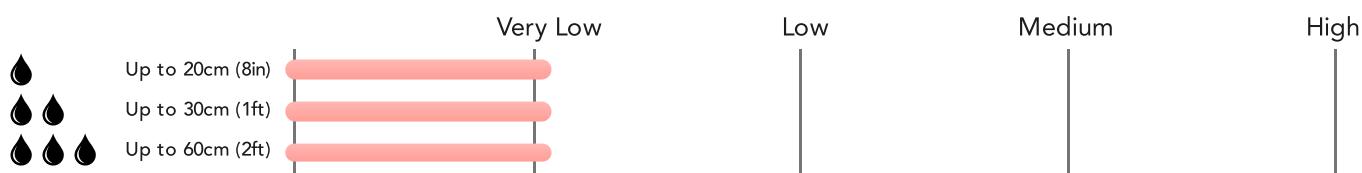


Risk Rating: Very low

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 (0.1%)** in any one year.
- **Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

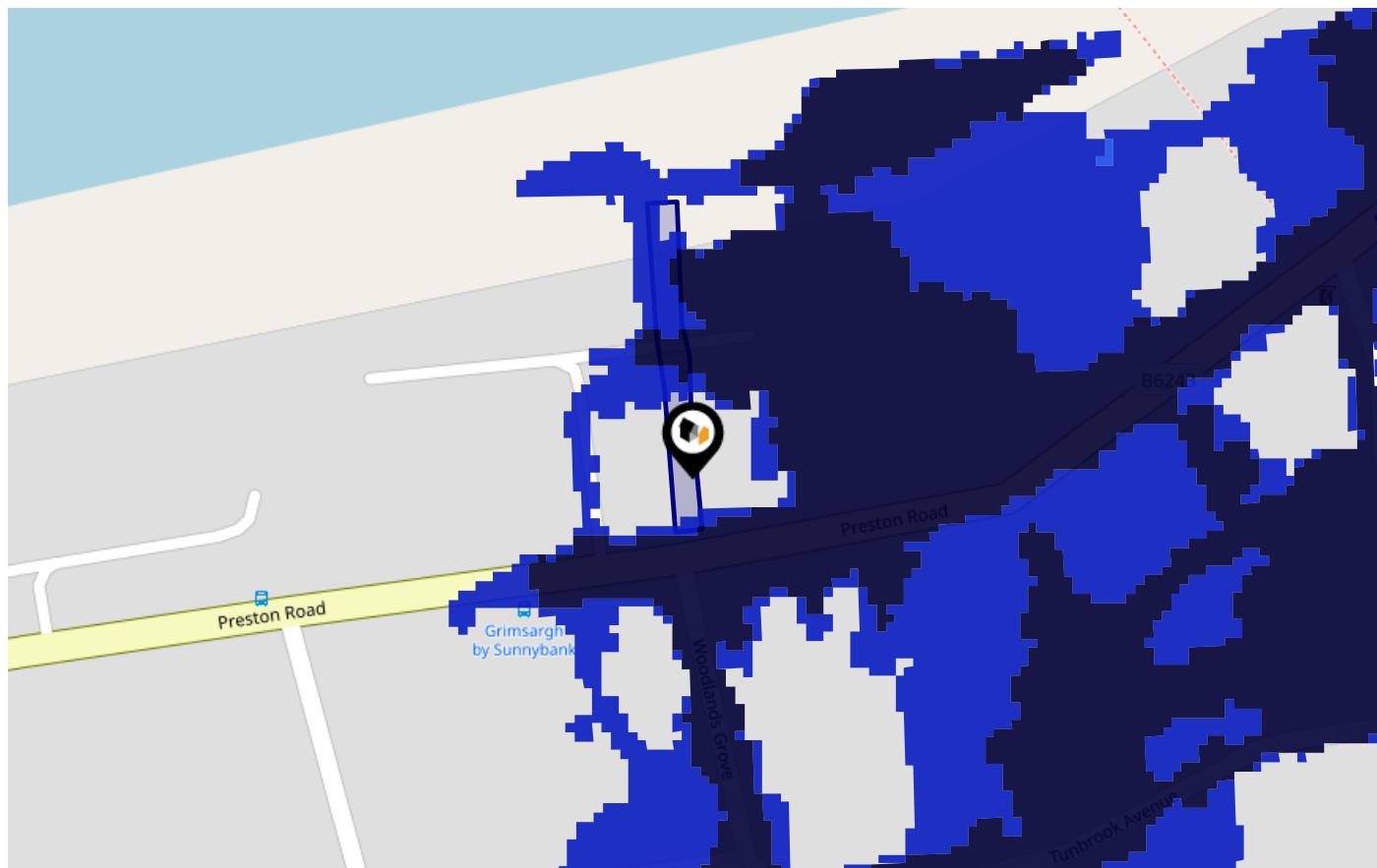
Chance of flooding to the following depths at this property:



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.

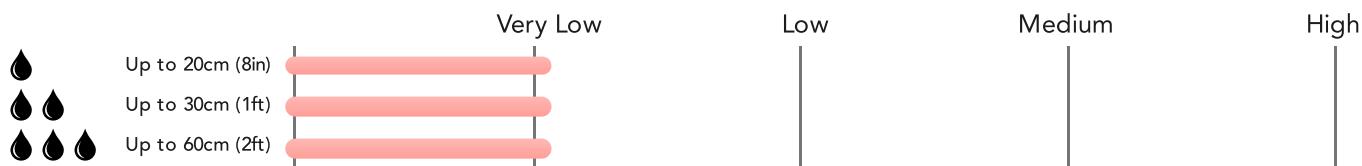


Risk Rating: Very low

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.

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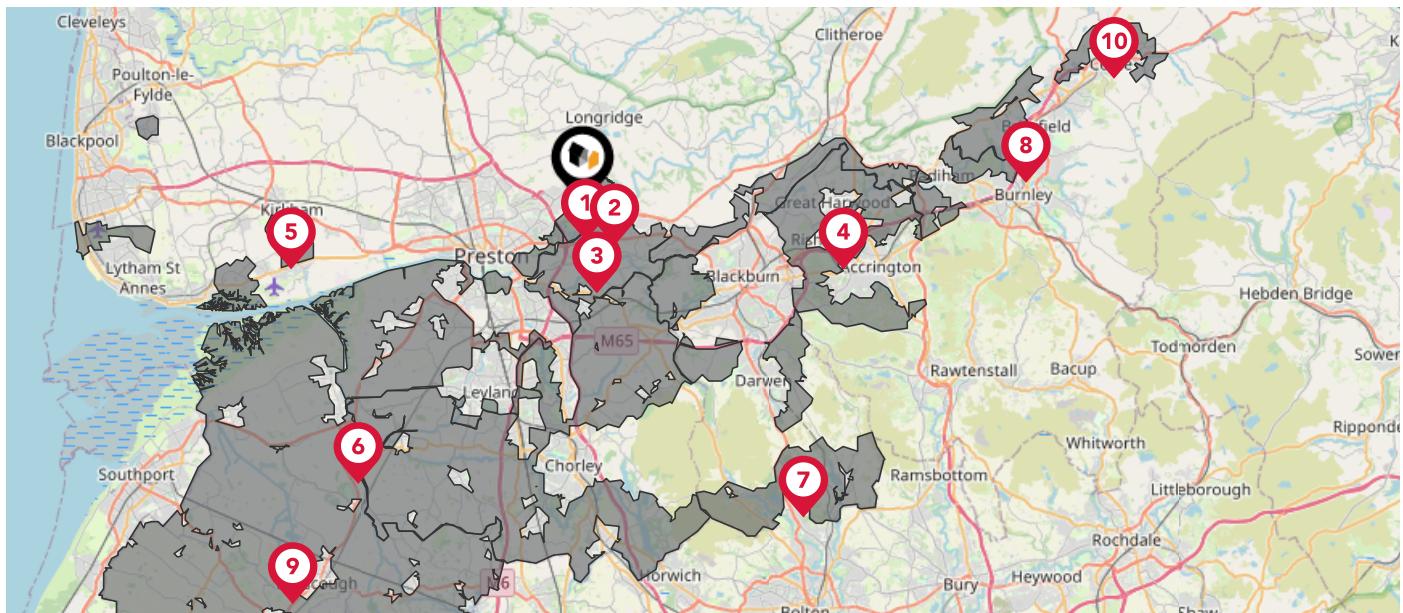
Chance of flooding to the following depths at this property:



Maps

Green Belt

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 - Ribble Valley
-  3 Merseyside and Greater Manchester Green Belt - South Ribble
-  4 Merseyside and Greater Manchester Green Belt - Hyndburn
-  5 Blackpool Green Belt - Fylde
-  6 Merseyside and Greater Manchester Green Belt - Chorley
-  7 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  8 Merseyside and Greater Manchester Green Belt - Burnley
-  9 Merseyside and Greater Manchester Green Belt - West Lancashire
-  10 Merseyside and Greater Manchester Green Belt - Pendle

Maps

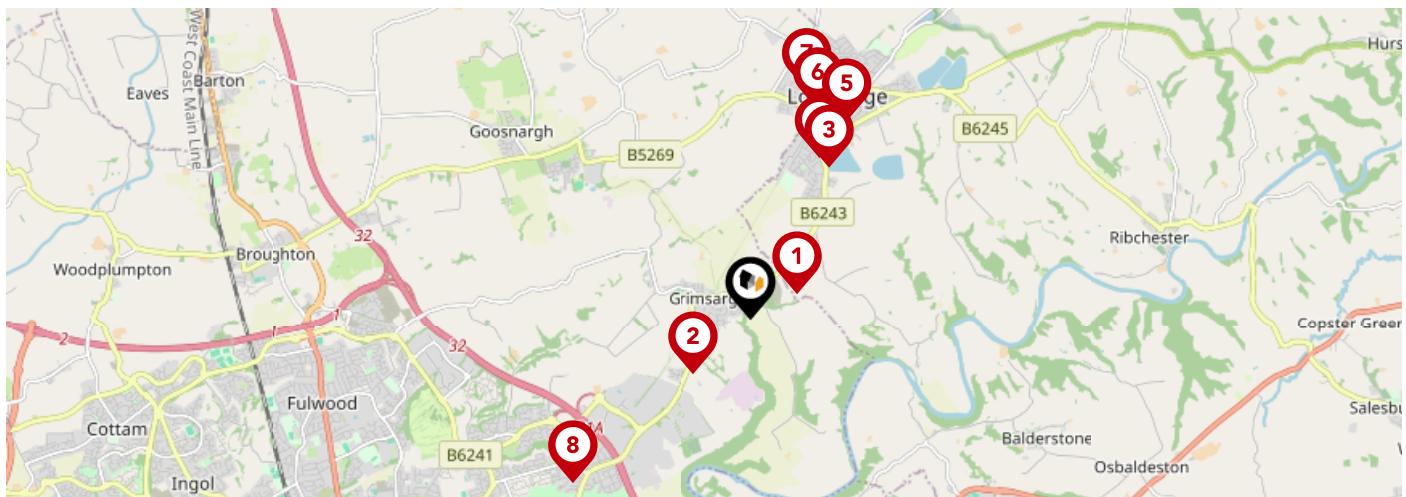
Listed Buildings

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 |
|---|----------|-----------|
|  1 1147435 - Church Of Our Lady | Grade II | 0.4 miles |
|  2 1164948 - Dixons Farmhouse | Grade II | 0.5 miles |
|  3 1073507 - Grimsargh Hall | Grade II | 0.7 miles |
|  4 1361661 - Parish Church Of St Michael | Grade II | 0.7 miles |
|  5 1073509 - Houghton Hall Farmhouse | Grade II | 1.1 miles |
|  6 1164993 - Barn Circa 30 Metres North Of Houghton Hall Farmhouse | Grade II | 1.1 miles |
|  7 1434771 - Alston Hall | Grade II | 1.1 miles |
|  8 1073508 - Outbuilding Circa 30 Metres North Of Clarkson's Fold Farm | Grade II | 1.3 miles |
|  9 1072296 - Alston Old Hall | Grade II | 1.4 miles |
|  10 1361662 - Houghton Manor | Grade II | 1.5 miles |

Area Schools



Nursery Primary Secondary College Private



Alston Lane Catholic Primary School, Longridge

Ofsted Rating: Good | Pupils: 241 | Distance: 0.46



Grimsargh St Michael's Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 206 | Distance: 0.69



St Cecilia's RC High School

Ofsted Rating: Good | Pupils: 562 | Distance: 1.51



Longridge High School

Ofsted Rating: Requires improvement | Pupils: 821 | Distance: 1.55



Longridge Church of England Primary School

Ofsted Rating: Good | Pupils: 195 | Distance: 1.93



Longridge St Wilfrid's Roman Catholic Primary School

Ofsted Rating: Good | Pupils: 198 | Distance: 1.94



Barnacre Road Primary School

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 2.07

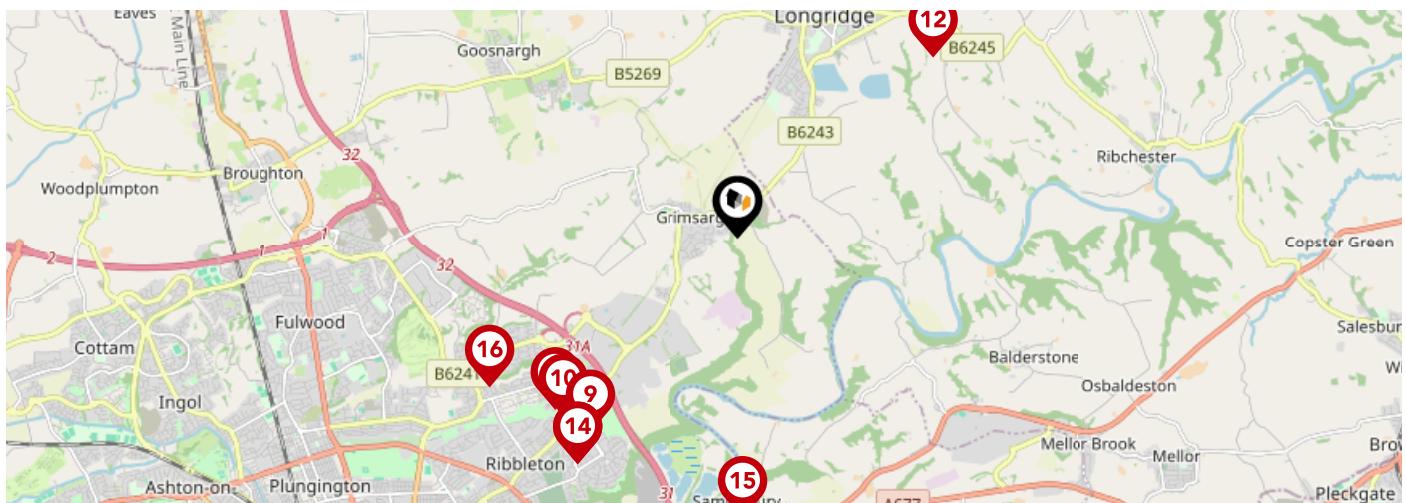


Highfield Priory School

Ofsted Rating: Not Rated | Pupils: 176 | Distance: 2.11



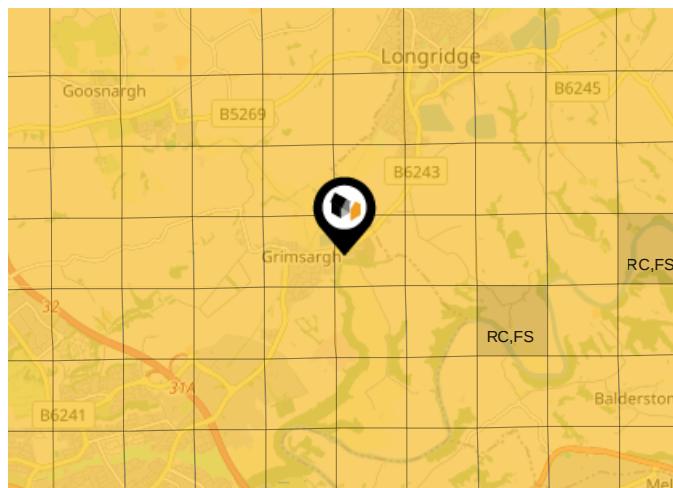
Area **Schools**



| | | Nursery | Primary | Secondary | College | Private |
|----|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Preston Grange Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 184 Distance:2.12 | | | | | |
| 10 | St Maria Goretti Catholic Primary School, Preston | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 217 Distance:2.18 | | | | | |
| 11 | Brookfield Community Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 197 Distance:2.19 | | | | | |
| 12 | Hillside Specialist School and College | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 108 Distance:2.33 | | | | | |
| 13 | Moor Nook Community Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 199 Distance:2.43 | | | | | |
| 14 | Sir Tom Finney Community High School | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 231 Distance:2.43 | | | | | |
| 15 | Samlesbury Church of England School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 68 Distance:2.45 | | | | | |
| 16 | Longsands Community Primary School | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ofsted Rating: Good Pupils: 212 Distance:2.53 | | | | | |

Ground Composition for this Address (Surrounding square kilometer zone around property)

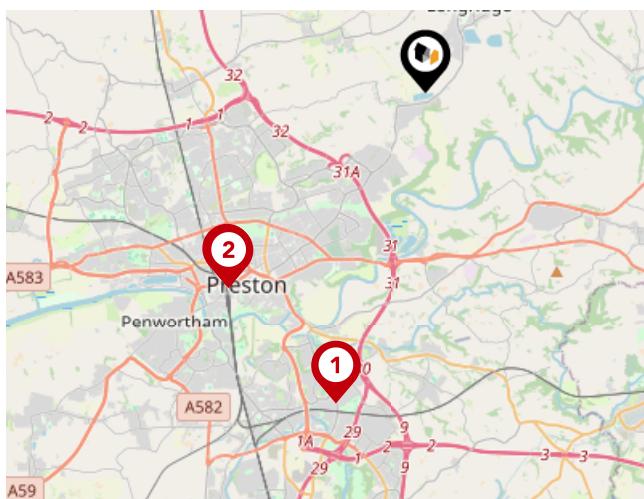
| | | | |
|-------------------------------|---------------------------------|----------------------|---------------------|
| Carbon Content: | VARIABLE(LOW) | Soil Texture: | LOAM TO CLAYEY LOAM |
| Parent Material Grain: | MIXED (ARGILLIC-RUDACEOUS) | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |



Primary Classifications (Most Common Clay Types)

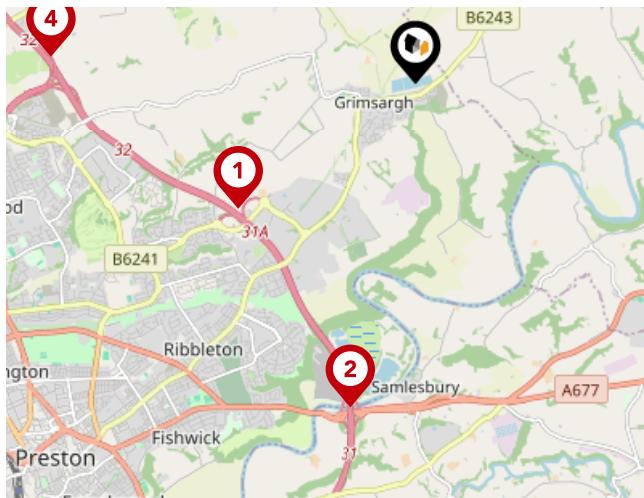
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | Residual Clay |
| RC/LL | Residual Clay & Loamy Loess |
| RC,S | River Clay & Silt |
| RC,FS | Riverine Clay & Floodplain Sands and Gravel |
| RC,FL | Riverine Clay & Fluvial Sands and Gravel |
| TC | Terrace Clay |
| TC/LL | Terrace Clay & Loamy Loess |

Area Transport (National)



National Rail Stations

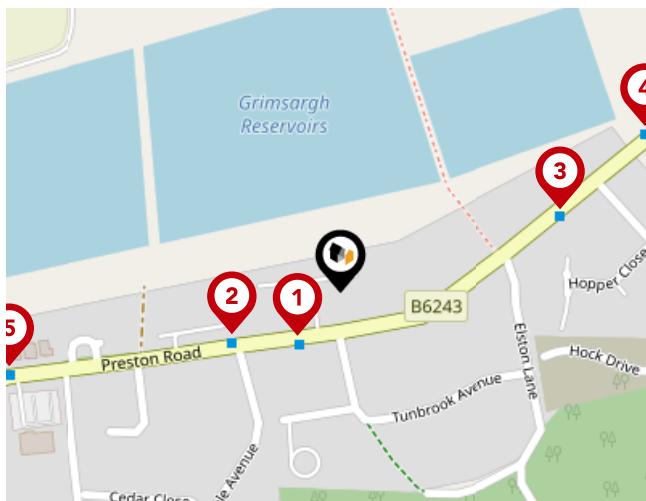
| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Bamber Bridge Rail Station | 5.66 miles |
| 2 | Preston Rail Station | 4.87 miles |
| 3 | Preston Rail Station | 4.87 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M6 J31A | 1.9 miles |
| 2 | M6 J31 | 2.89 miles |
| 3 | M6 J30 | 4.71 miles |
| 4 | M6 J32 | 3.21 miles |
| 5 | M65 J2 | 6.04 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------|------------|
| 1 | Sunnybank | 0.03 miles |
| 2 | Sunny Bank | 0.06 miles |
| 3 | Elston Lane | 0.13 miles |
| 4 | Elston Lane | 0.19 miles |
| 5 | Village Hall | 0.19 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.

Pendle Hill Properties

Testimonials



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/



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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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Pendle Hill Properties

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Ordnance Survey

Land Registry



Environment Agency



Historic England



Office for National Statistics



Ofcom



Valuation Office Agency

Ofsted



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