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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 30<sup>th</sup> July 2025**



## MARKET PLACE, LONGRIDGE, PR3

### Pendle Hill Properties

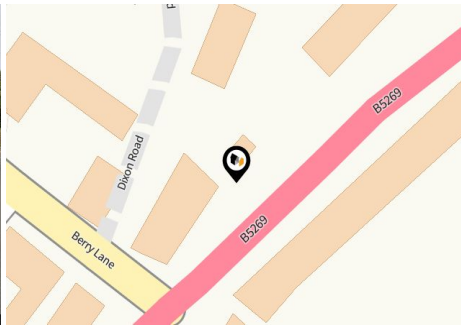
154 Whalley Road Read BB12 7PN

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## Property

Type:	Detached
Bedrooms:	2
Floor Area:	555 ft <sup>2</sup> / 51 m <sup>2</sup>

## Local Area

Local Authority:	Lancashire
Conservation Area:	Longridge
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>17</b>	<b>80</b>	<b>1800</b>
mb/s	mb/s	mb/s

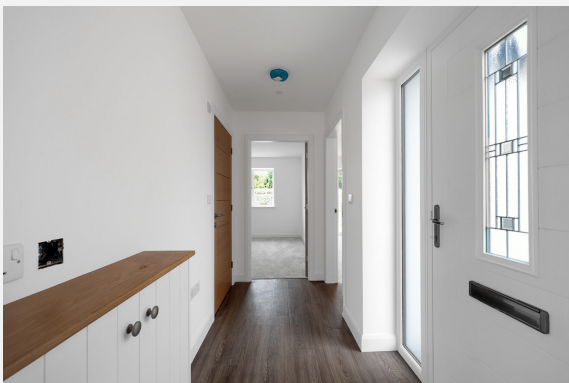
### Mobile Coverage:

(based on calls indoors)

O <sub>2</sub>	EE	3	O <sub>2</sub>

### Satellite/Fibre TV Availability:



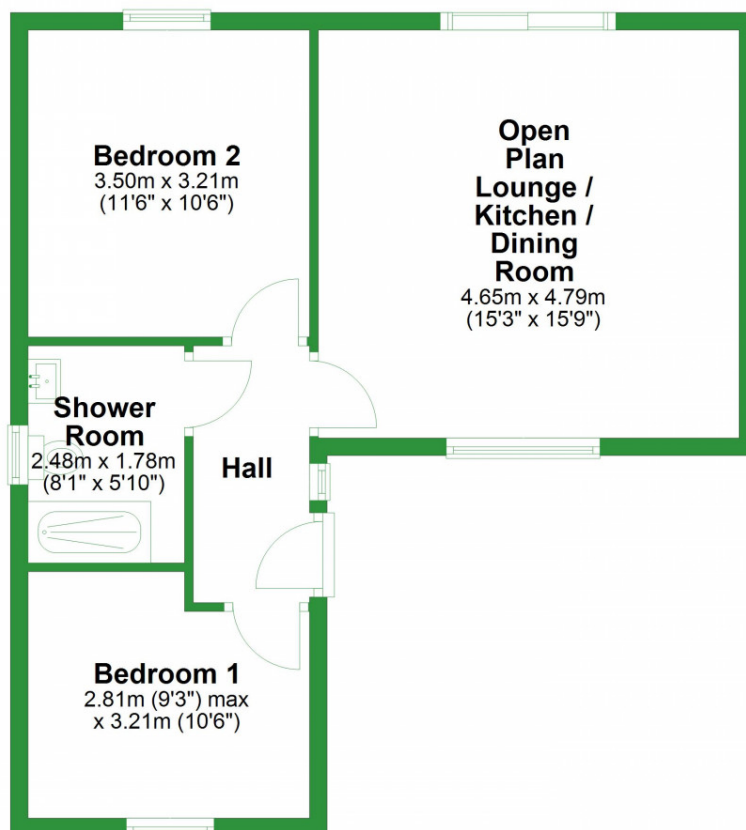




## MARKET PLACE, LONGRIDGE, PR3

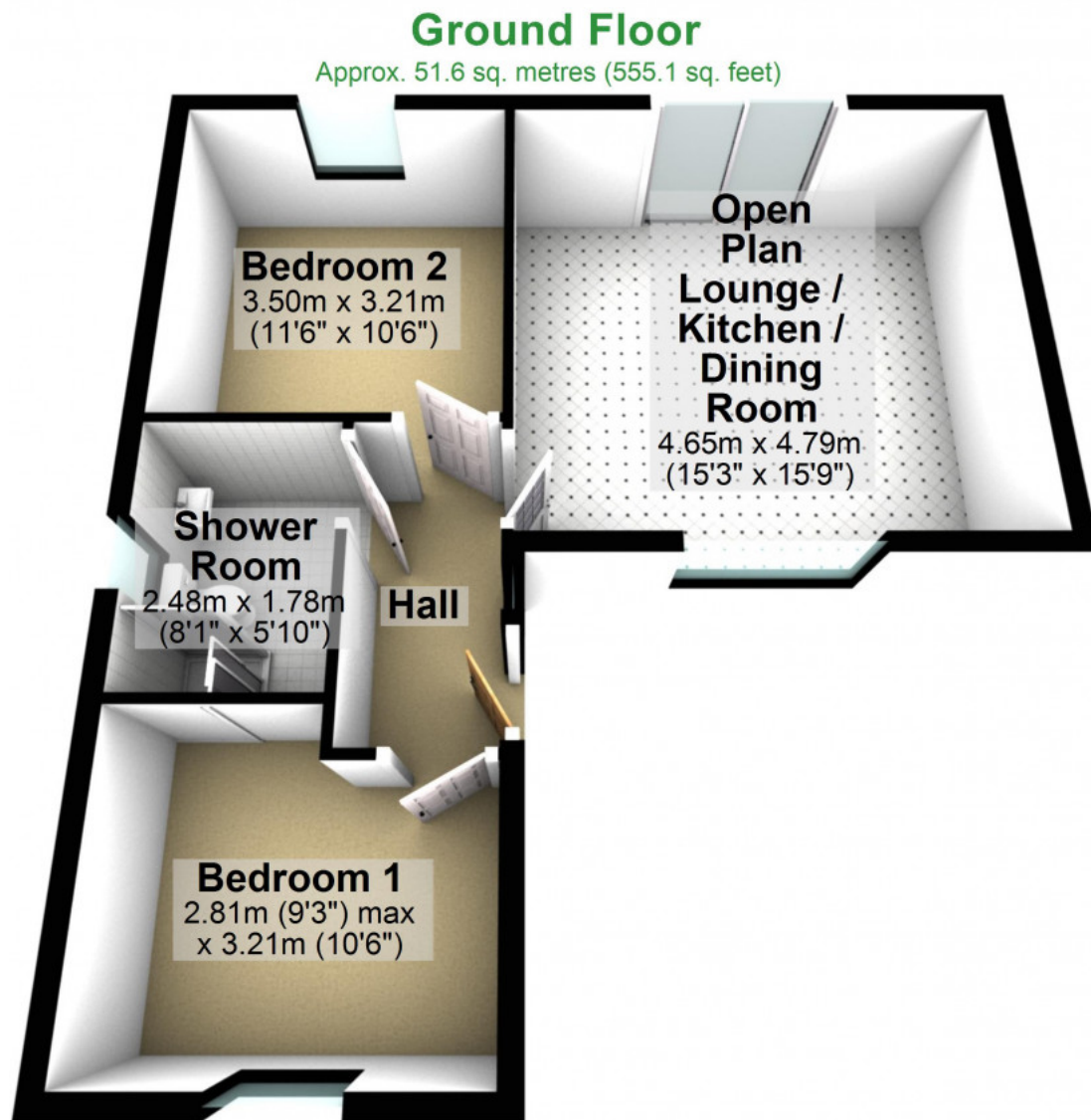
### Ground Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



Total area: approx. 51.6 sq. metres (555.1 sq. feet)

## MARKET PLACE, LONGRIDGE, PR3



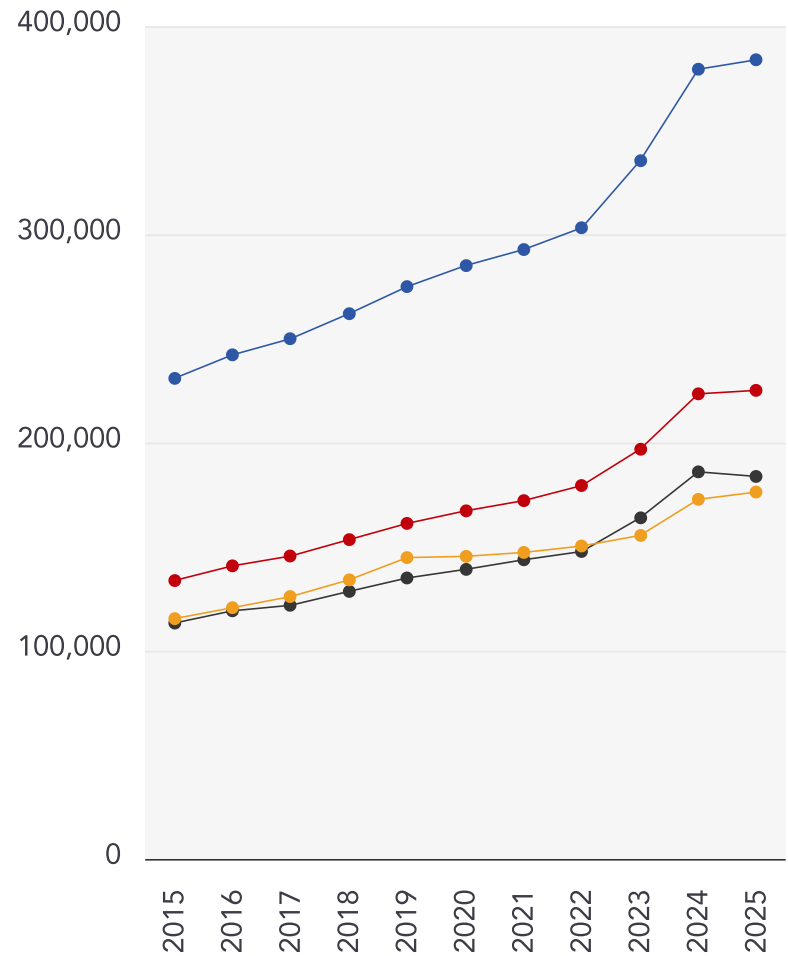
Total area: approx. 51.6 sq. metres (555.1 sq. feet)



# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Flat

**+52.7%**

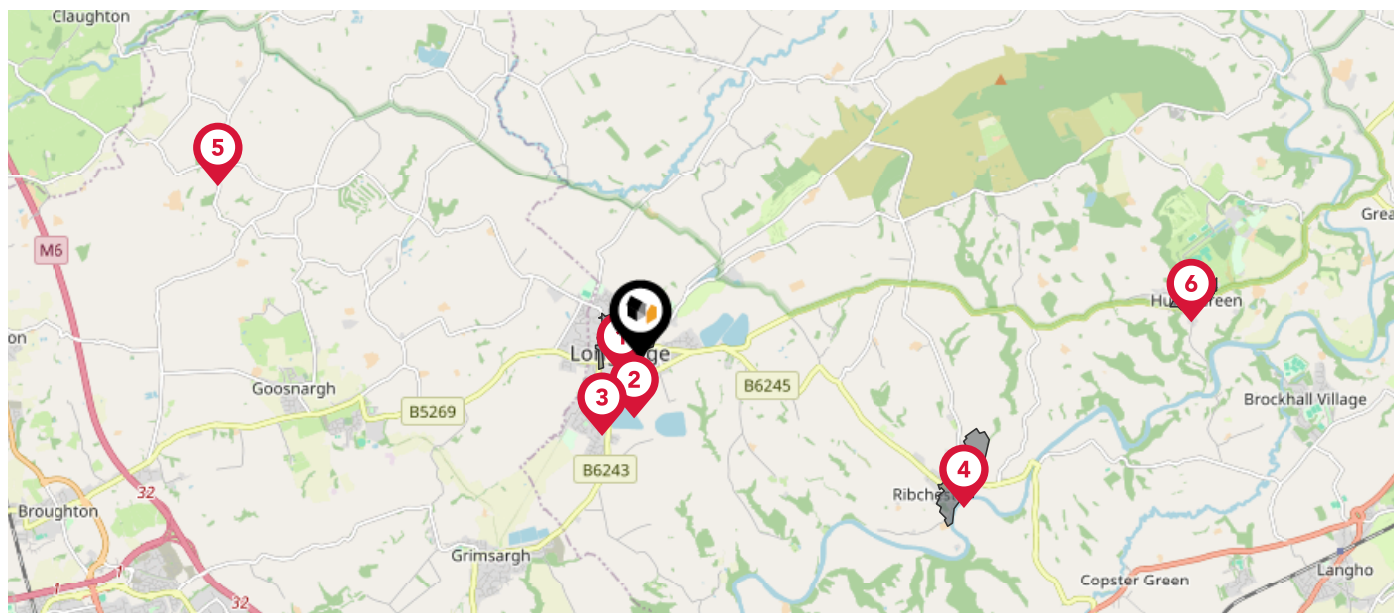
Terraced

**+62.15%**

# 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



Longridge



St Lawrence's Church, Longridge



Newtown, Longridge



Ribchester



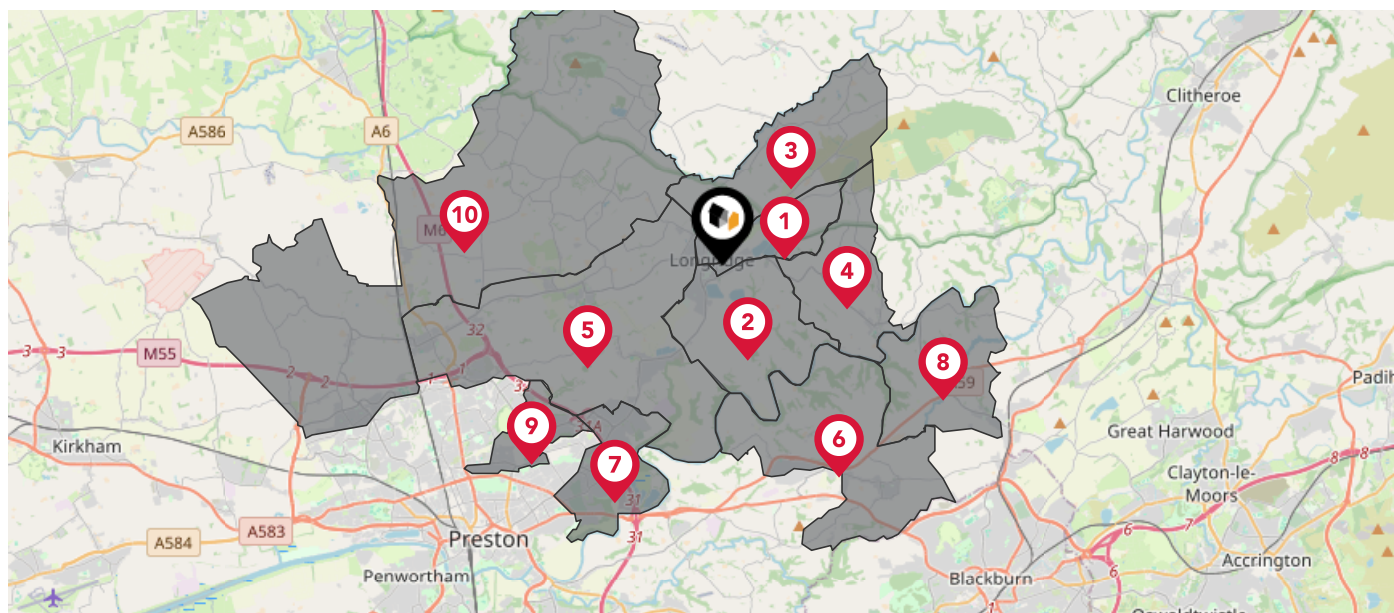
Inglewhite Conservation Area



Hurst Green



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

Derby & Thornley Ward

4

Ribchester Ward

5

Preston Rural East Ward

6

Mellor Ward

7

Ribbleton Ward

8

Clayton-le-Dale & Salesbury Ward

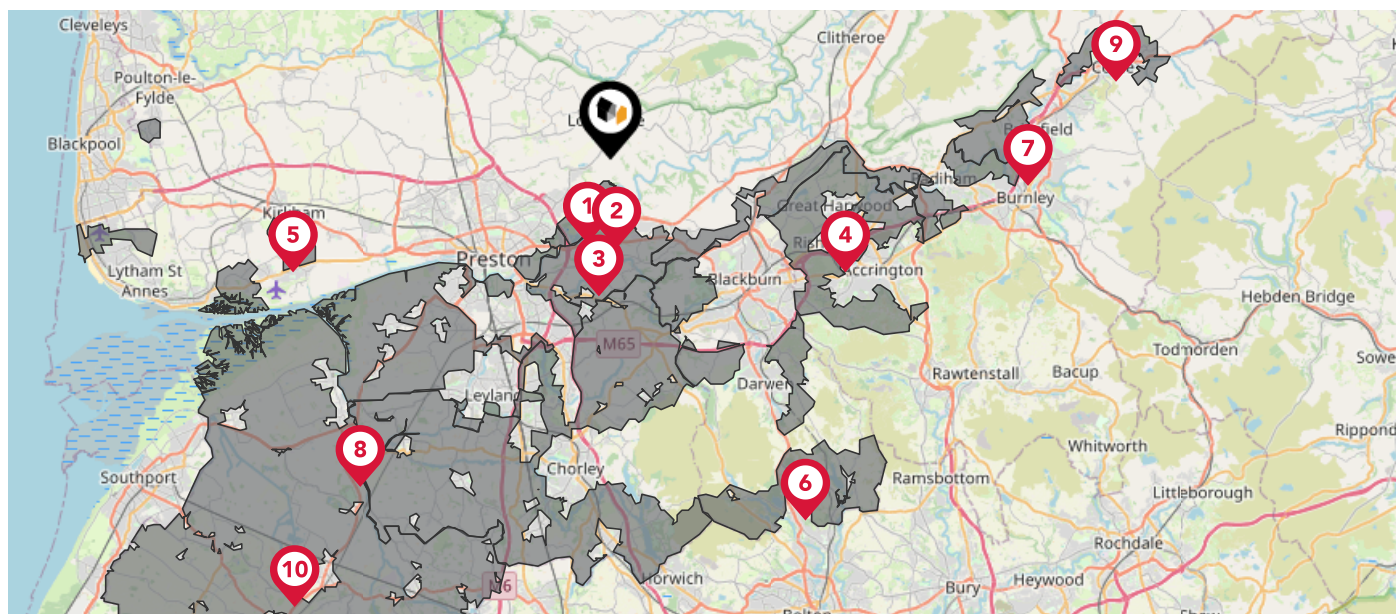
9

Garrison Ward

10

Preston Rural North Ward

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 - Blackburn with Darwen

7

Merseyside and Greater Manchester Green Belt - Burnley

8

Merseyside and Greater Manchester Green Belt - Chorley

9

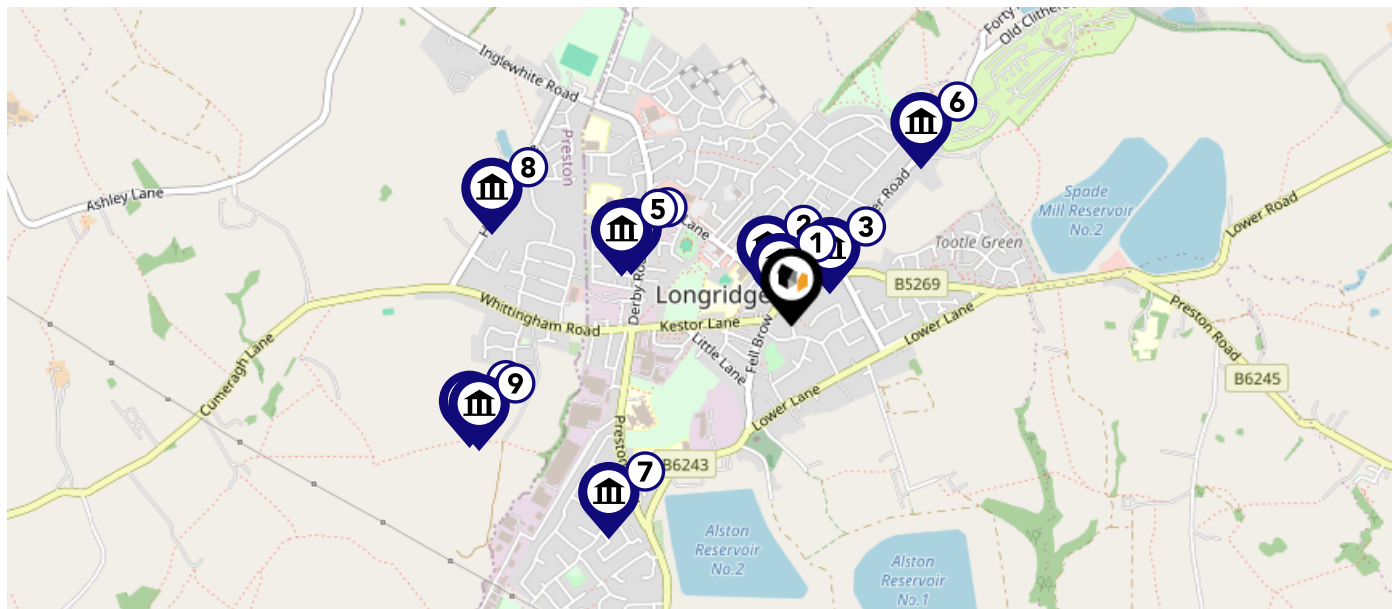
Merseyside and Greater Manchester Green Belt - Pendle











10

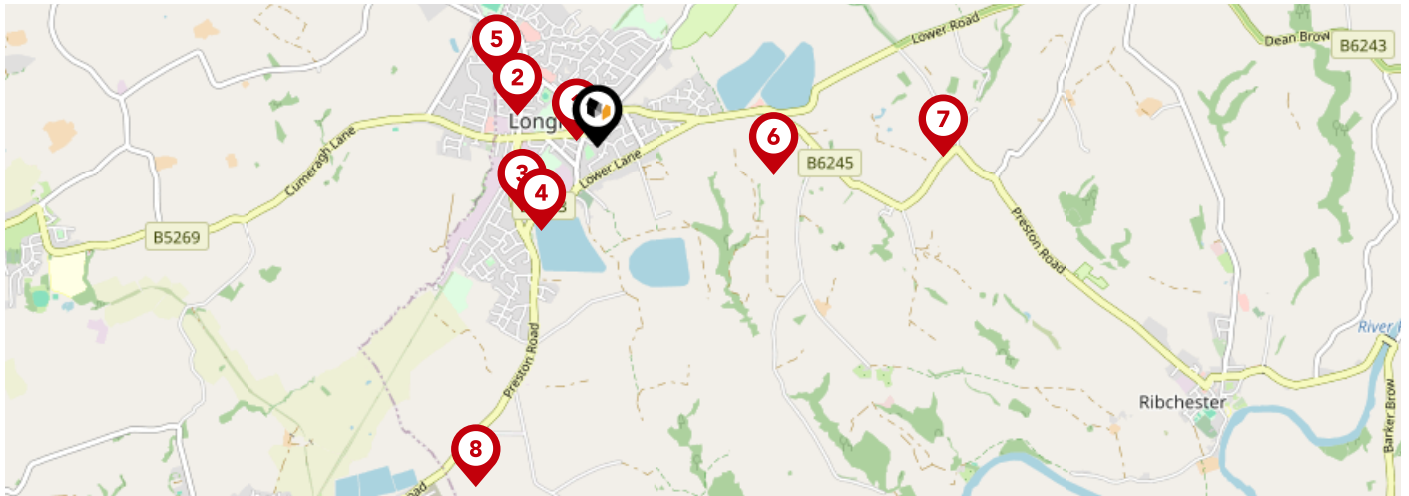
Merseyside and Greater Manchester Green Belt - West Lancashire



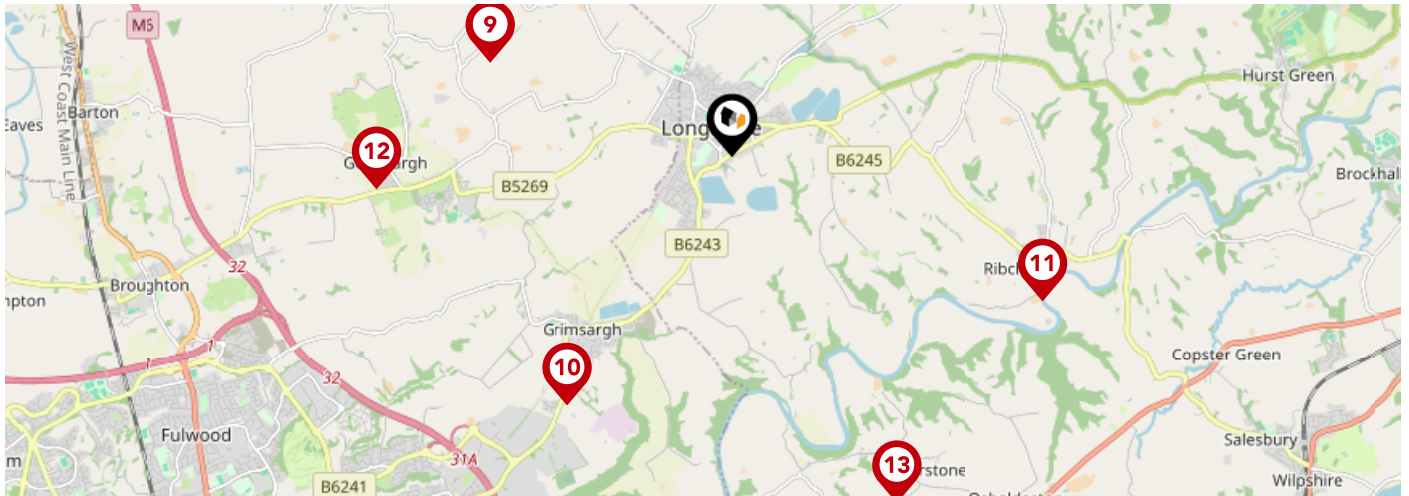
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1072298 - Sharley Fold	Grade II	0.0 miles
	1072297 - Church Of St Paul	Grade II	0.1 miles
	1308531 - 6-44, Higher Road	Grade II	0.1 miles
	1392231 - War Memorial	Grade II	0.4 miles
	1147416 - Church Of St Wilfrid	Grade II	0.4 miles
	1254110 - Tunnel Portal In The John Smith Playing Field	Grade II	0.5 miles
	1072299 - Hacking Hobs	Grade II	0.6 miles
	1073518 - Dun Cow Rib Farmhouse With Wall Enclosing Garden	Grade II	0.7 miles
	1165161 - Gatepiers Circa 50 Metres East Of Green Nook	Grade II	0.7 miles
	1073516 - Green Nook	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Longridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Longridge St Wilfrid's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Longridge High School</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Barnacre Road Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hillside Specialist School and College</b> Ofsted Rating: Good   Pupils: 108   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Brook View School</b> Ofsted Rating: Good   Pupils: 7   Distance:1.52	<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:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

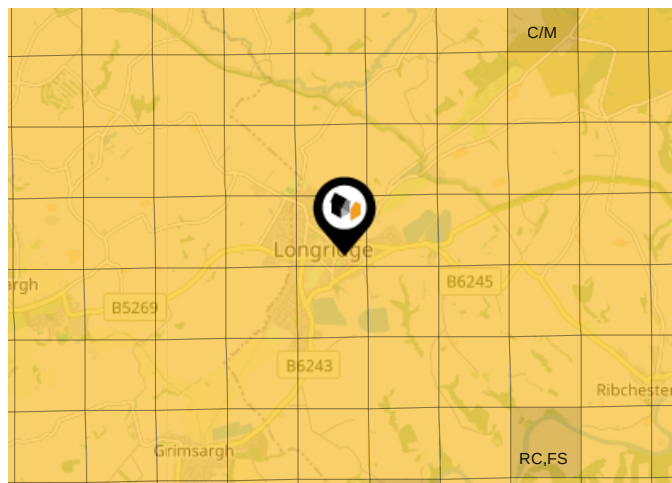


		Nursery	Primary	Secondary	College	Private
	<b>St Francis Catholic Primary School, Goosnargh</b> Ofsted Rating: Good   Pupils: 103   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grimsargh St Michael's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:2.61	<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:3.01	<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:3.13	<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:3.37	<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:3.77	<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:3.8	<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:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

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

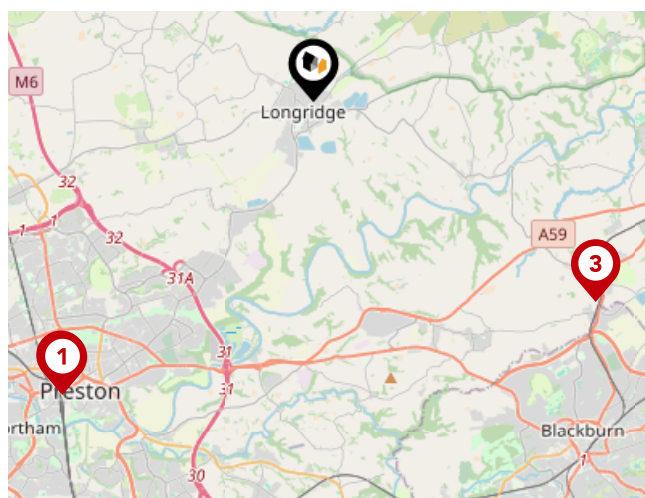


## Primary Classifications (Most Common Clay Types)

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

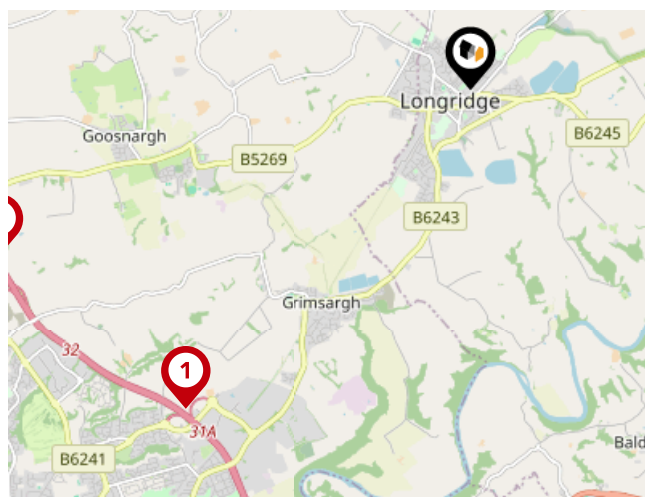
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	6.75 miles
2	Preston Rail Station	6.75 miles
3	Ramsgreave & Wilpshire Rail Station	6.06 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	3.74 miles
2	M6 J31	4.78 miles
3	M6 J32	4.39 miles
4	M6 J30	6.61 miles
5	M65 J2	7.84 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Health Centre	0.03 miles
2	Health Centre	0.03 miles
3	Brewery Street	0.04 miles
4	Post Office	0.14 miles
5	Post Office	0.15 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/



/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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Valuation Office  
Agency

