

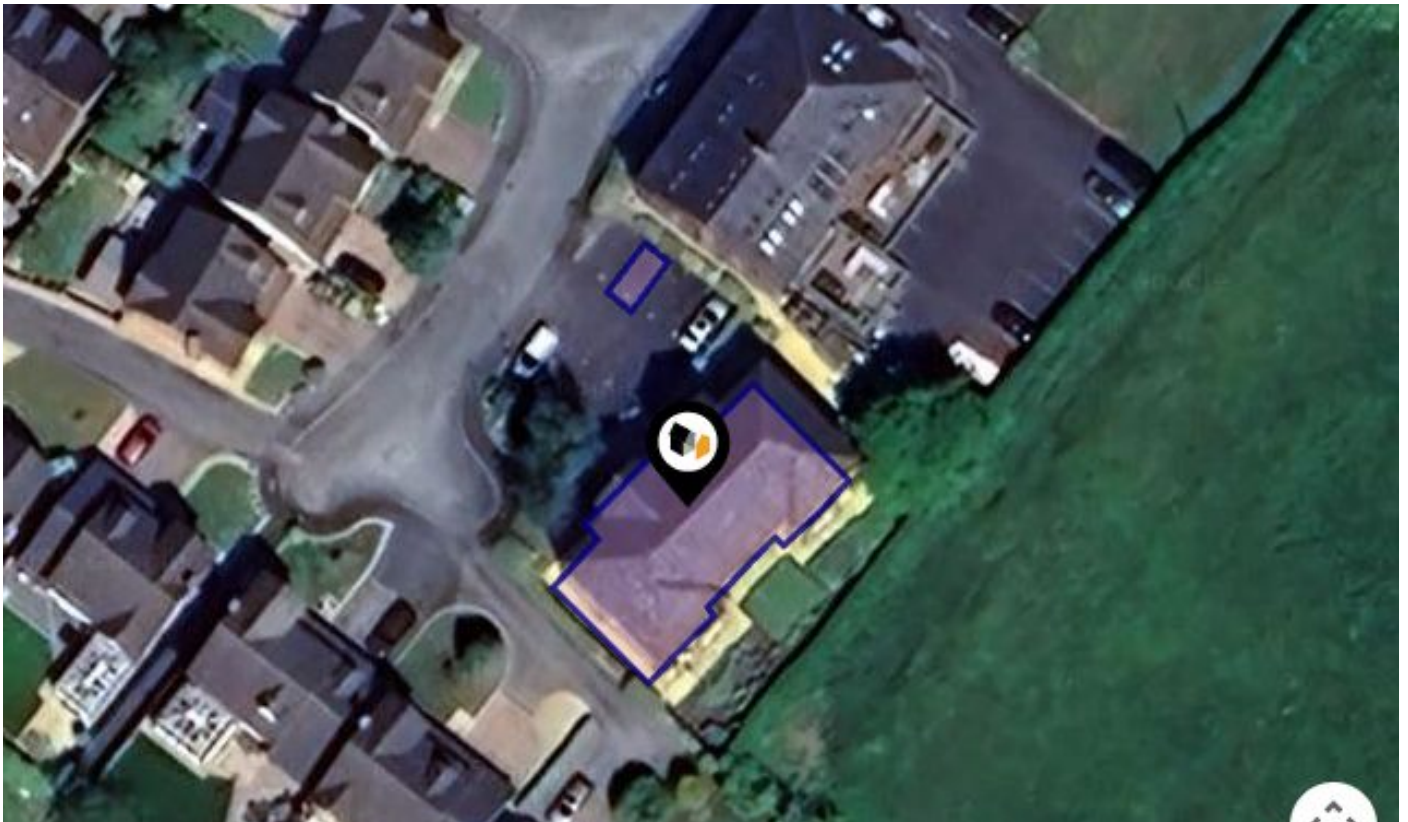


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28th August 2025



ASTURIAN GATE, RIBCHESTER, PRESTON, PR3

Pendle Hill Properties

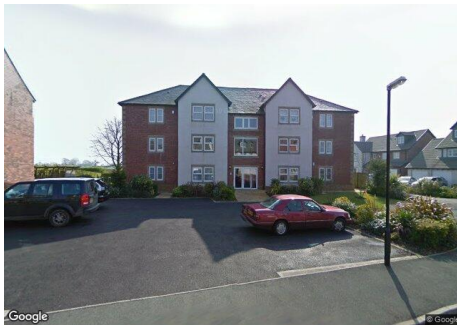
154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk








Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	05/10/2004
Floor Area:	1,348 ft ² / 125 m ²	End Date:	01/04/3002
Plot Area:	0.07 acres	Lease Term:	999 years from 1 April 2003
Year Built :	2004	Term Remaining:	977 years
Council Tax :	Band C		
Annual Estimate:	£2,044		
Title Number:	LAN188		

Local Area

Local Authority:	Ribble valley	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	6 mb/s	54 mb/s	1800 mb/s
• Surface Water	Very low			

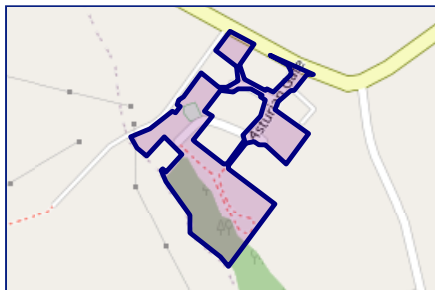
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

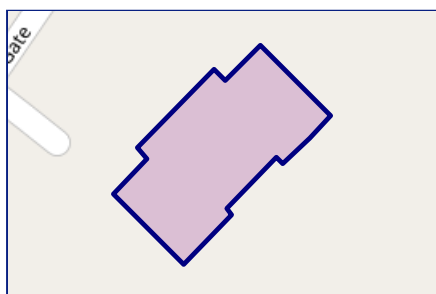


Freehold Title Plan



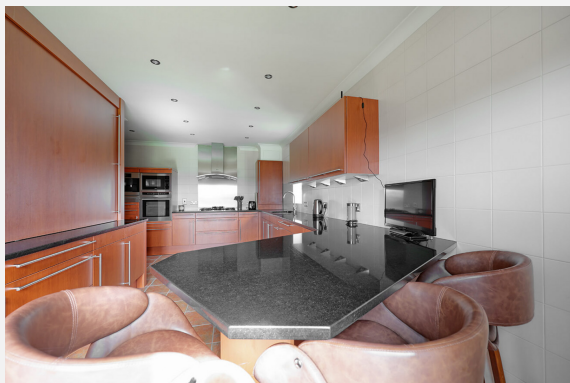
LAN63325

Leasehold Title Plan

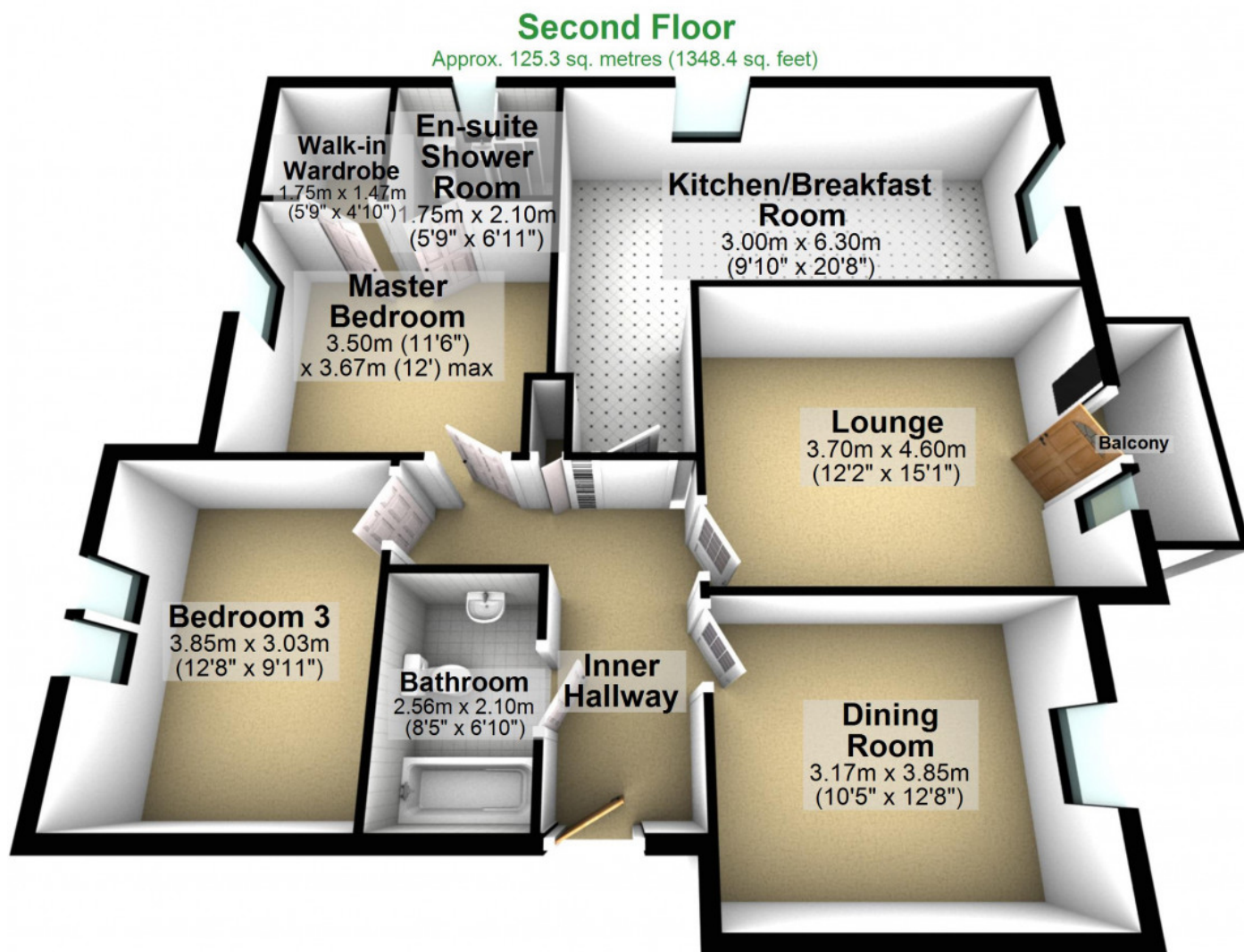


LAN188

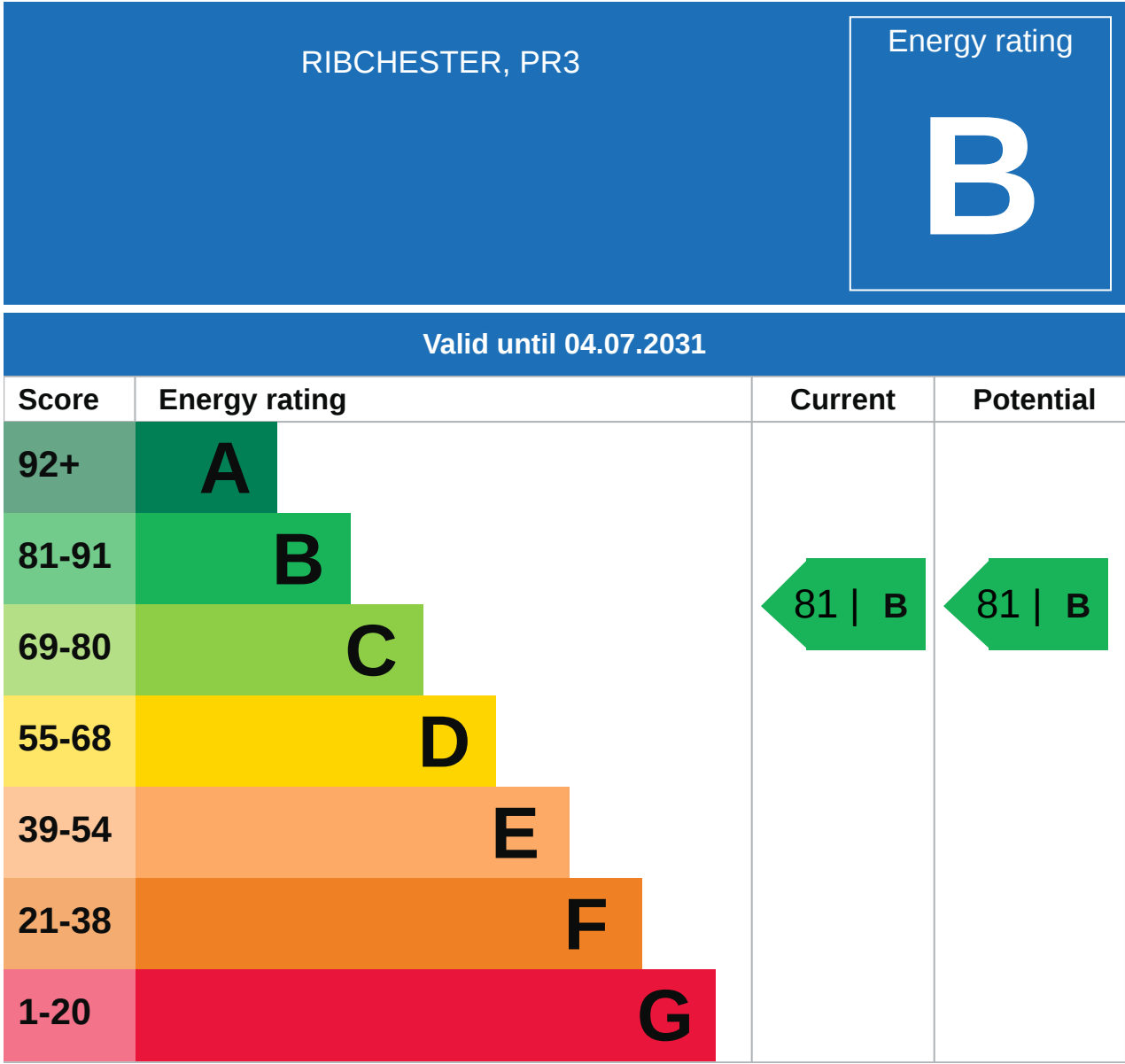
Start Date: 05/10/2004
End Date: 01/04/3002
Lease Term: 999 years from 1 April 2003
Term Remaining: 977 years



ASTURIAN GATE, RIBCHESTER, PRESTON, PR3



Total area: approx. 125.3 sq. metres (1348.4 sq. feet)



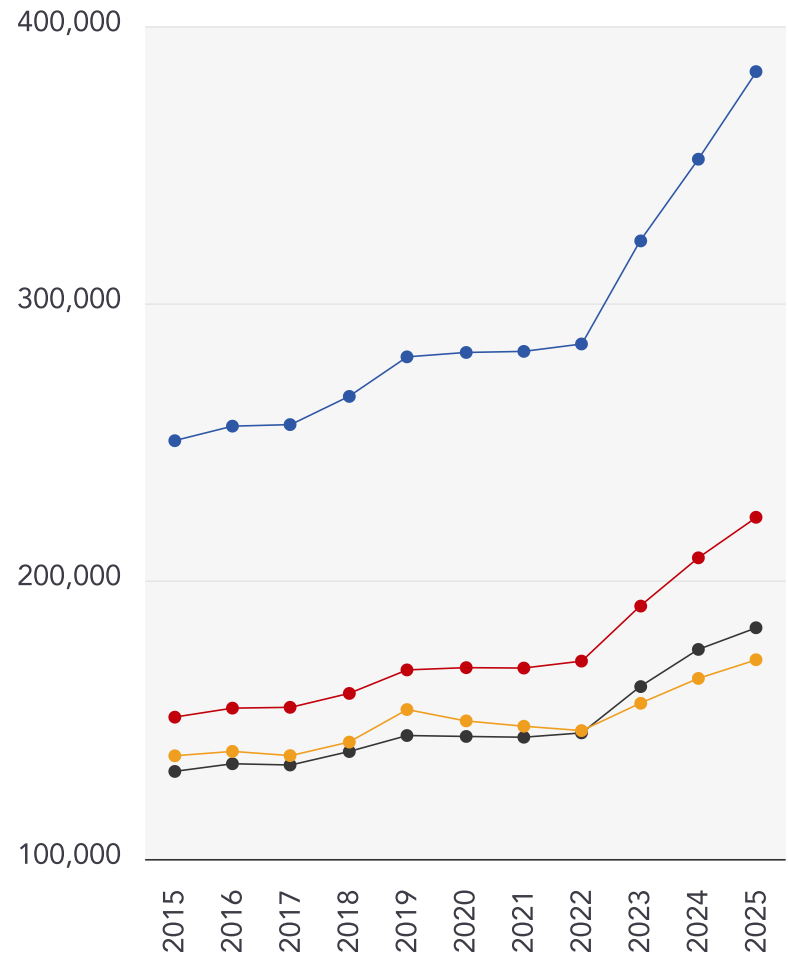
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	107 m ²

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%

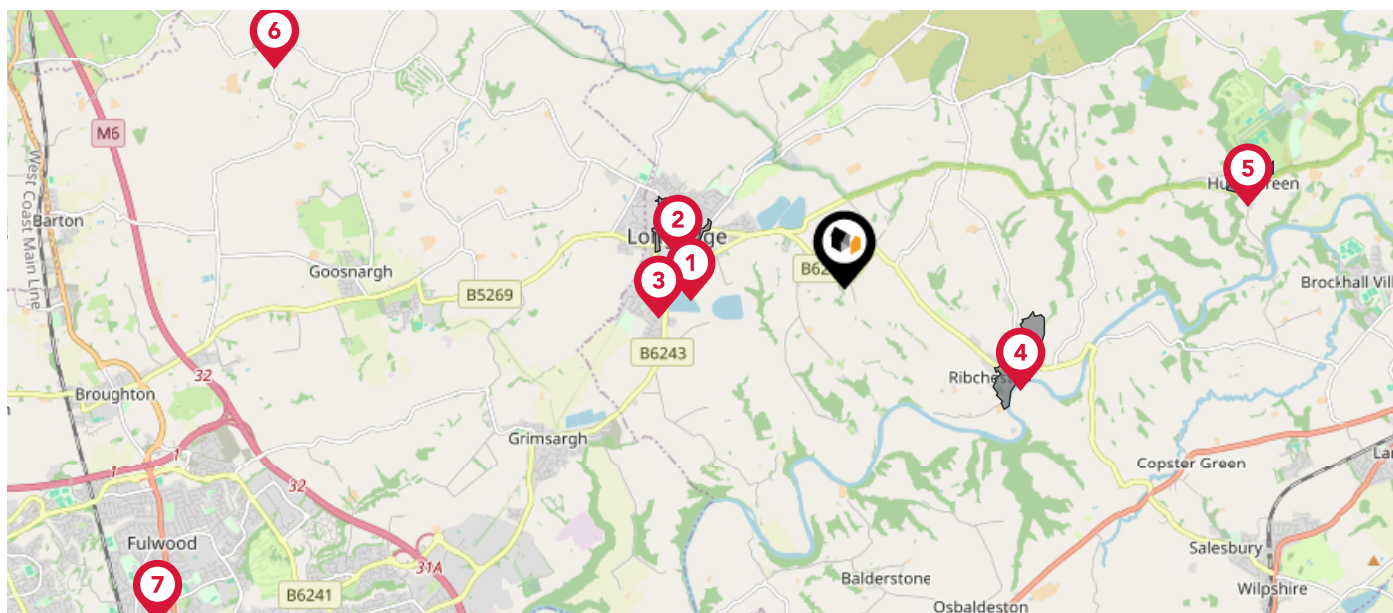
Terraced

+39.35%

Maps

Conservation Areas

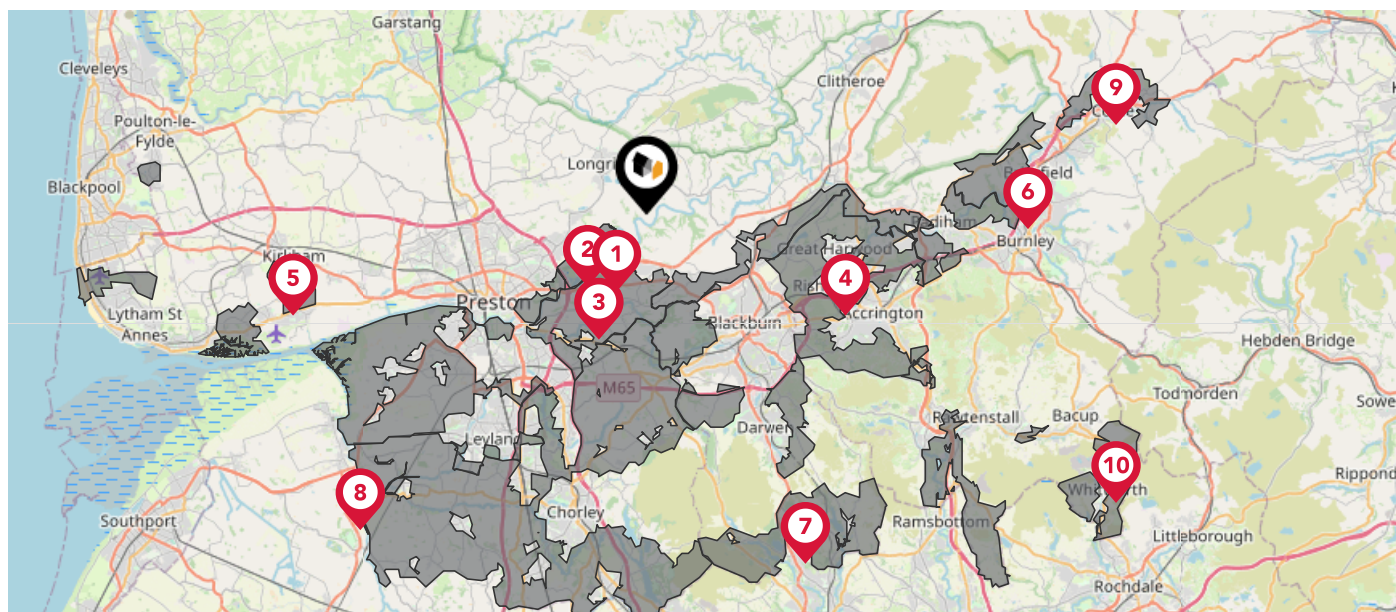
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|---|---|
| 1 | St Lawrence's Church, Longridge |
| 2 | Longridge |
| 3 | Newtown, Longridge |
| 4 | Ribchester |
| 5 | Hurst Green |
| 6 | Inglewhite Conservation Area |
| 7 | Harris Childrens Home Conservation Area |

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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Ribble Valley

2

Merseyside and Greater Manchester Green Belt - Preston

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 - Burnley

7

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

8

Merseyside and Greater Manchester Green Belt - Chorley

9

Merseyside and Greater Manchester Green Belt - Pendle

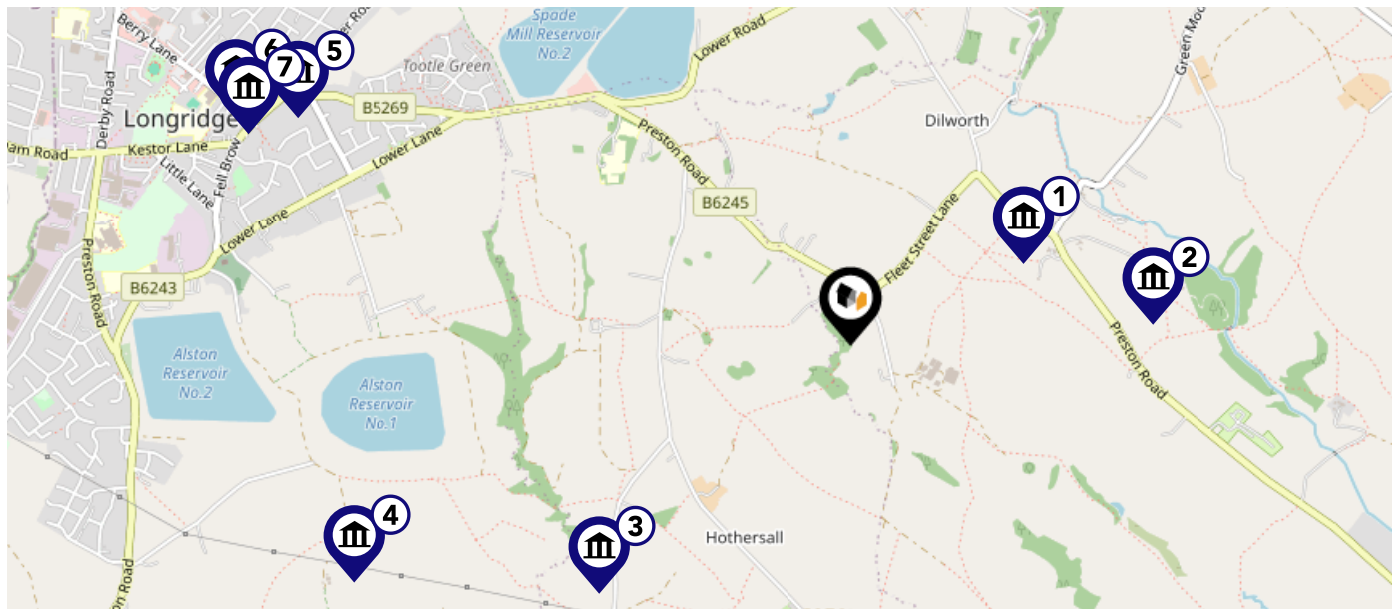
10








Merseyside and Greater Manchester Green Belt - Rossendale

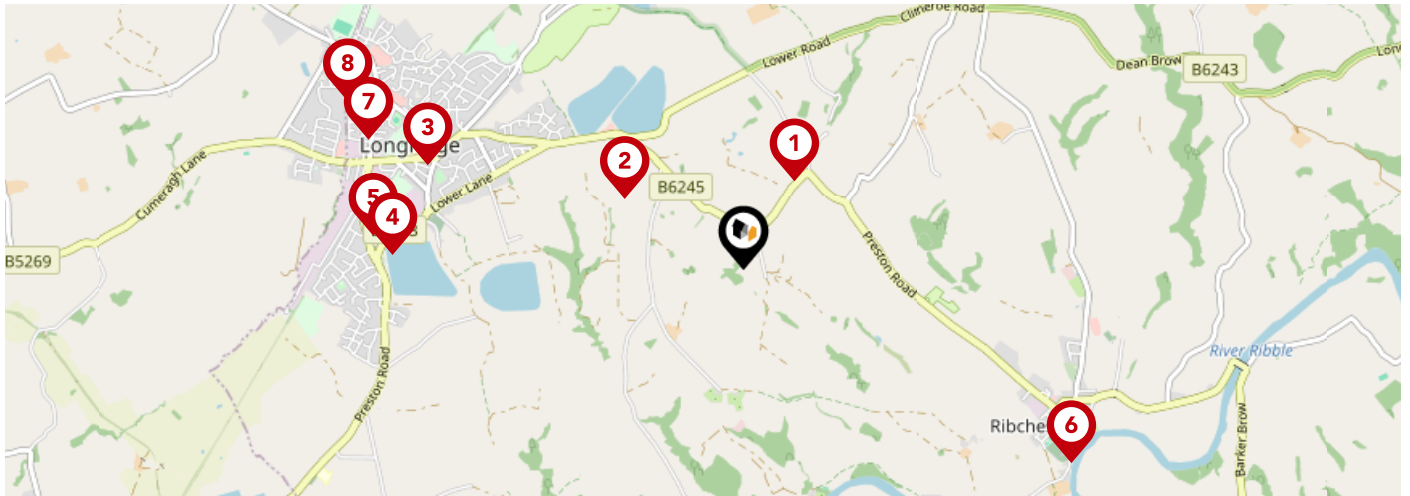
Maps

Listed Buildings

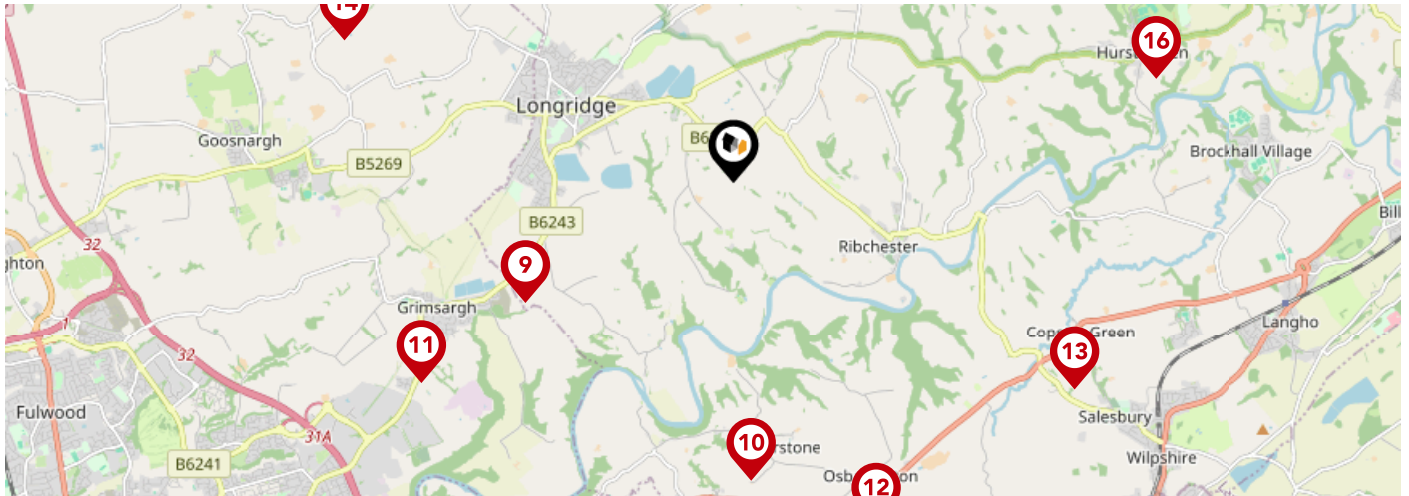
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1147480 - Yew Tree Farmhouse	Grade II	0.4 miles
	1362237 - Old Buckley Hall, 350 Metres North-east Of Buckley Hall Farmhouse	Grade II	0.7 miles
	1072295 - Quaker Root	Grade II	0.8 miles
	1242766 - Bury's Farmhouse	Grade II	1.2 miles
	1308531 - 6-44, Higher Road	Grade II	1.3 miles
	1072297 - Church Of St Paul	Grade II	1.4 miles
	1072298 - Sharley Fold	Grade II	1.4 miles



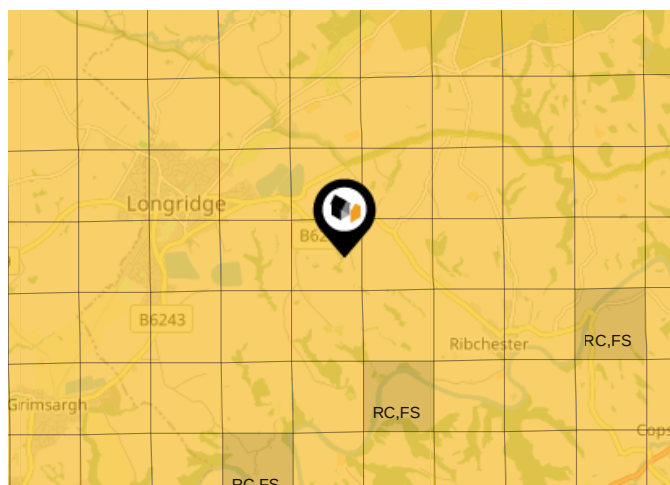
		Nursery	Primary	Secondary	College	Private
1	Brook View School Ofsted Rating: Good Pupils: 7 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hillside Specialist School and College Ofsted Rating: Good Pupils: 108 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ribchester St Wilfrid's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 77 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Balderstone St Leonard's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 98 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Mary's Roman Catholic Primary School, Osbaldeston Ofsted Rating: Good Pupils: 78 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Salesbury Church of England Primary School Ofsted Rating: Good Pupils: 279 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Mellor St Mary Church of England Primary School Ofsted Rating: Good Pupils: 141 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Joseph's Roman Catholic Primary School, Hurst Green Ofsted Rating: Good Pupils: 110 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)

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

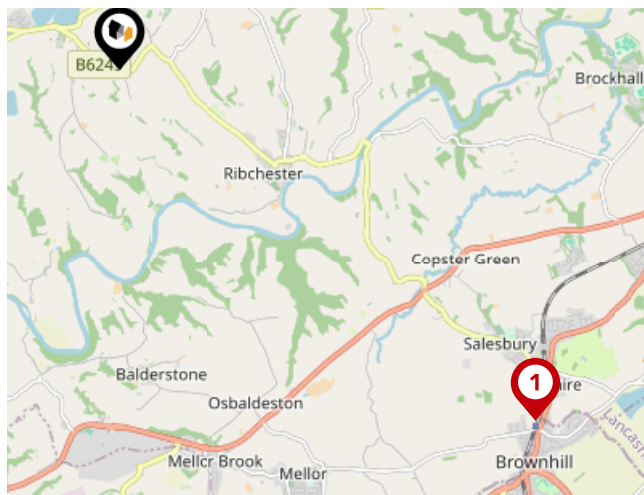


Primary Classifications (Most Common Clay Types)

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

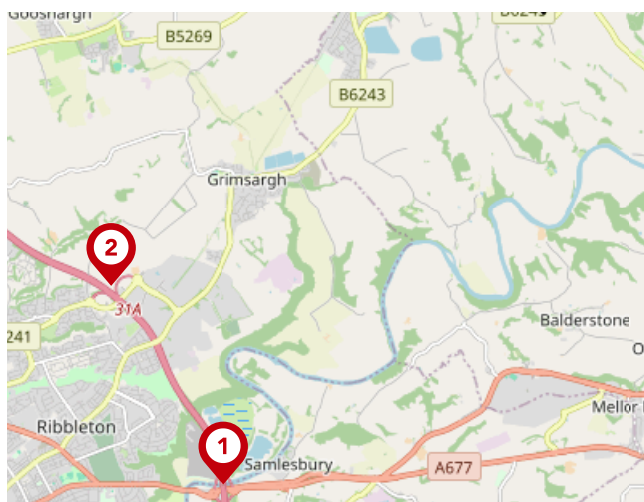
Area

Transport (National)



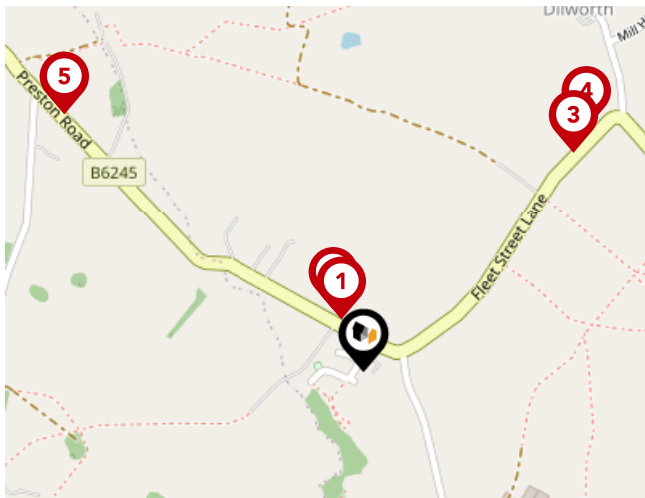
National Rail Stations

Pin	Name	Distance
1	Ramsgreave & Wilpshire Rail Station	4.77 miles
2	Blackburn Rail Station	6.44 miles
3	Langho Rail Station	5.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31	4.97 miles
2	M6 J31A	4.46 miles
3	M65 J3	7.48 miles
4	M6 J30	6.76 miles
5	M65 J2	7.76 miles



Bus Stops/Stations

Pin	Name	Distance
1	Asturian Gate	0.06 miles
2	Asturian Gate	0.08 miles
3	Ward Green Lane	0.33 miles
4	Ward Green Lane	0.36 miles
5	Hothersall Lane	0.43 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

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

154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk



Valuation Office
Agency

