

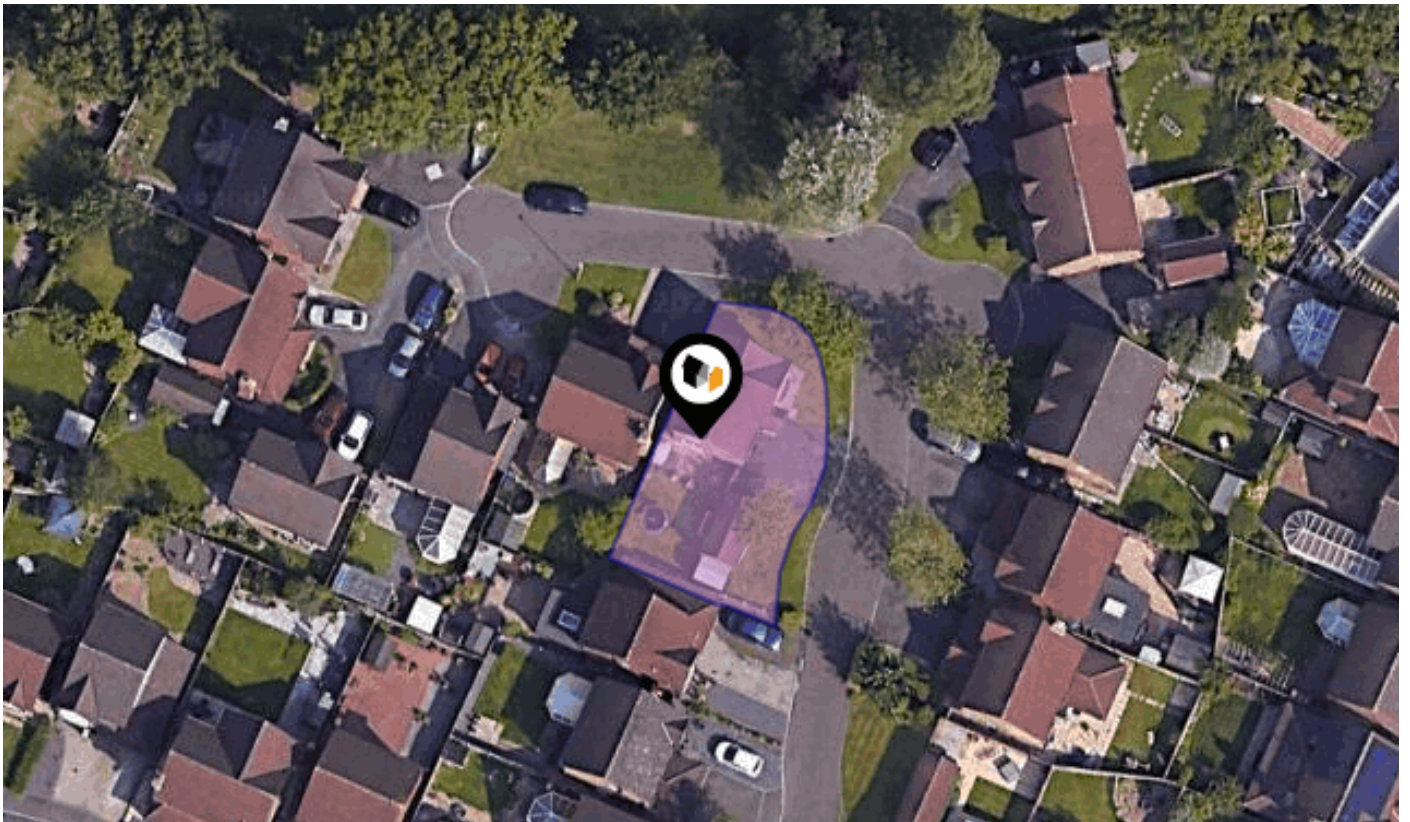


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th August 2025



WINTER HILL CLOSE, GRIMSARGH, PRESTON, PR2

Pendle Hill Properties

74 Berry Ln, Longridge, Preston PR3 3WH

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www.pendlehillproperties.co.uk





Property

Type:	Detached
Bedrooms:	3
Floor Area:	982 ft ² / 91 m ²
Plot Area:	0.07 acres
Year Built :	1997
Council Tax :	Band D
Annual Estimate:	£2,478
Title Number:	LA814311

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

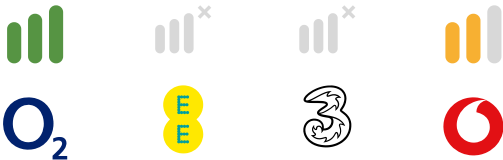
6
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

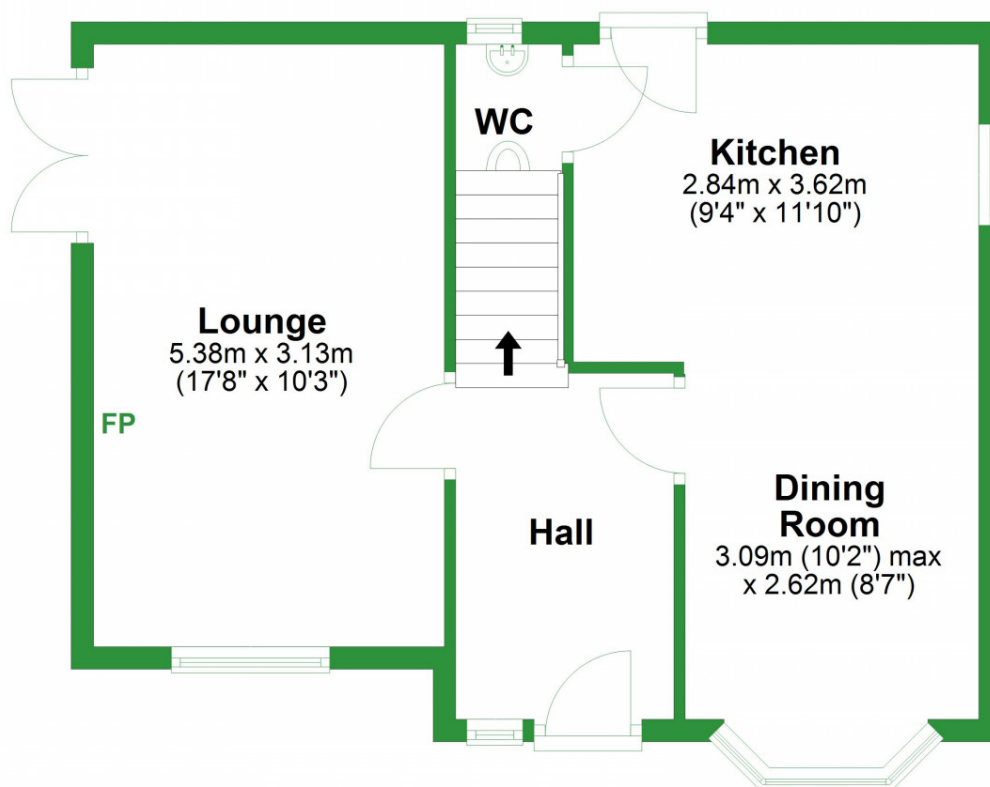




WINTER HILL CLOSE, GRIMSARGH, PRESTON, PR2

Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)

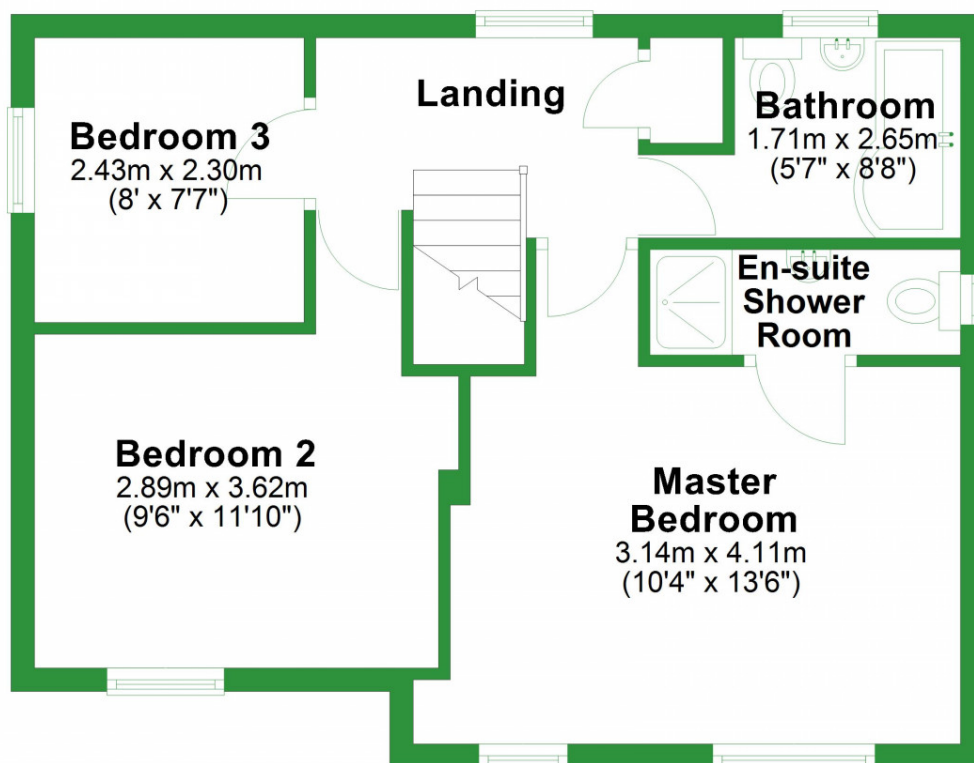


Total area: approx. 91.3 sq. metres (982.4 sq. feet)

WINTER HILL CLOSE, GRIMSARGH, PRESTON, PR2

First Floor

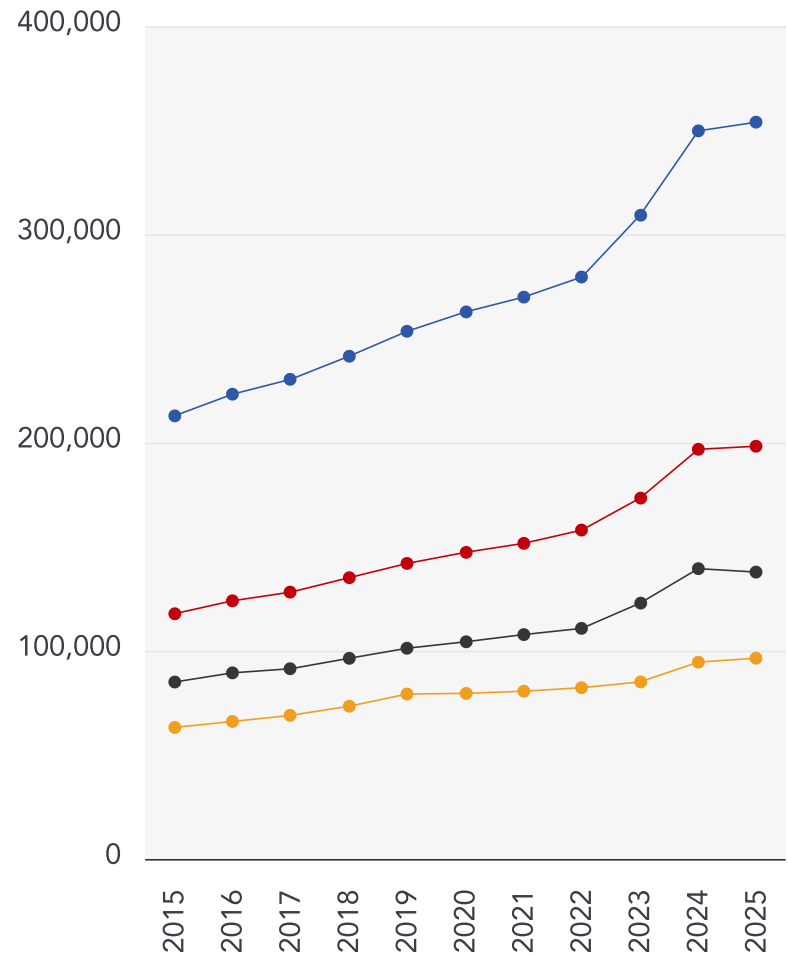
Approx. 45.5 sq. metres (490.0 sq. feet)



Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

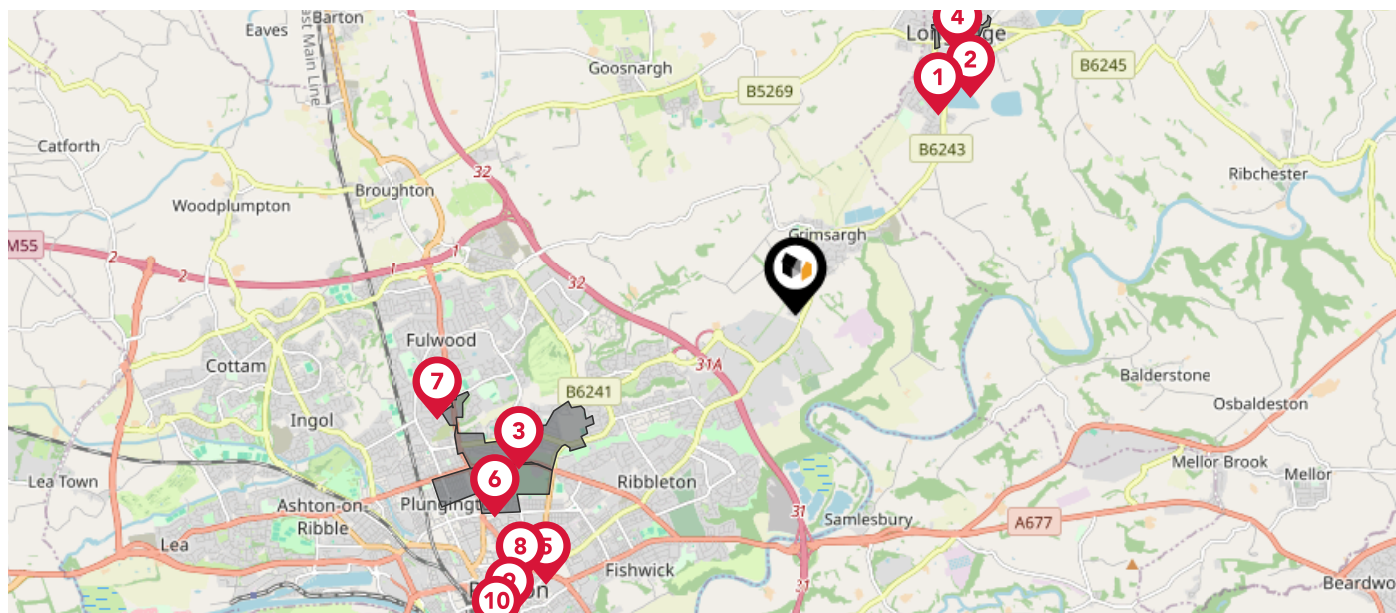
Flat

+52.7%

Maps

Conservation Areas

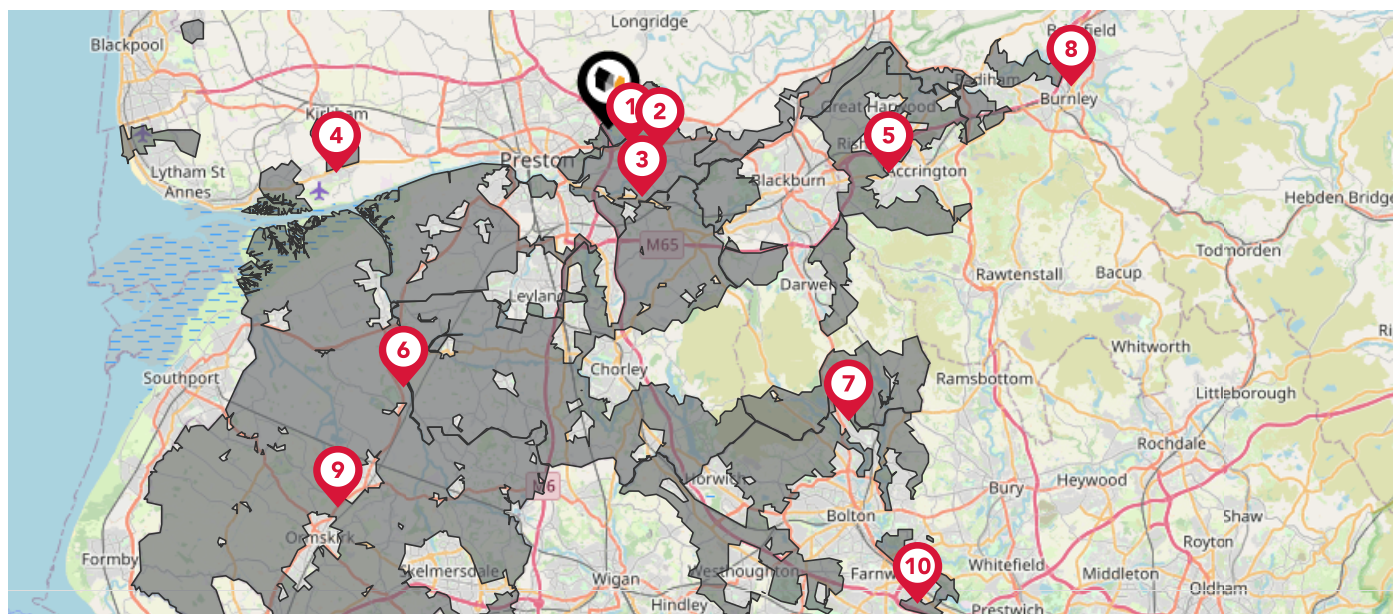
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Newtown, Longridge
- 2 St Lawrence's Church, Longridge
- 3 Fulwood Conservation Area
- 4 Longridge
- 5 Deepdale Enclosure Conservation Area
- 6 Moor Park (Preston)
- 7 Harris Childrens Home Conservation Area
- 8 St Ignatius Square Conservation Area
- 9 Market Place Conservation Area
- 10 Winckley Square Conservation Area

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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Preston



Merseyside and Greater Manchester Green Belt - Ribble Valley



Merseyside and Greater Manchester Green Belt - South Ribble



Blackpool Green Belt - Fylde



Merseyside and Greater Manchester Green Belt - Hyndburn



Merseyside and Greater Manchester Green Belt - Chorley



Merseyside and Greater Manchester Green Belt - Blackburn with Darwen



Merseyside and Greater Manchester Green Belt - Burnley

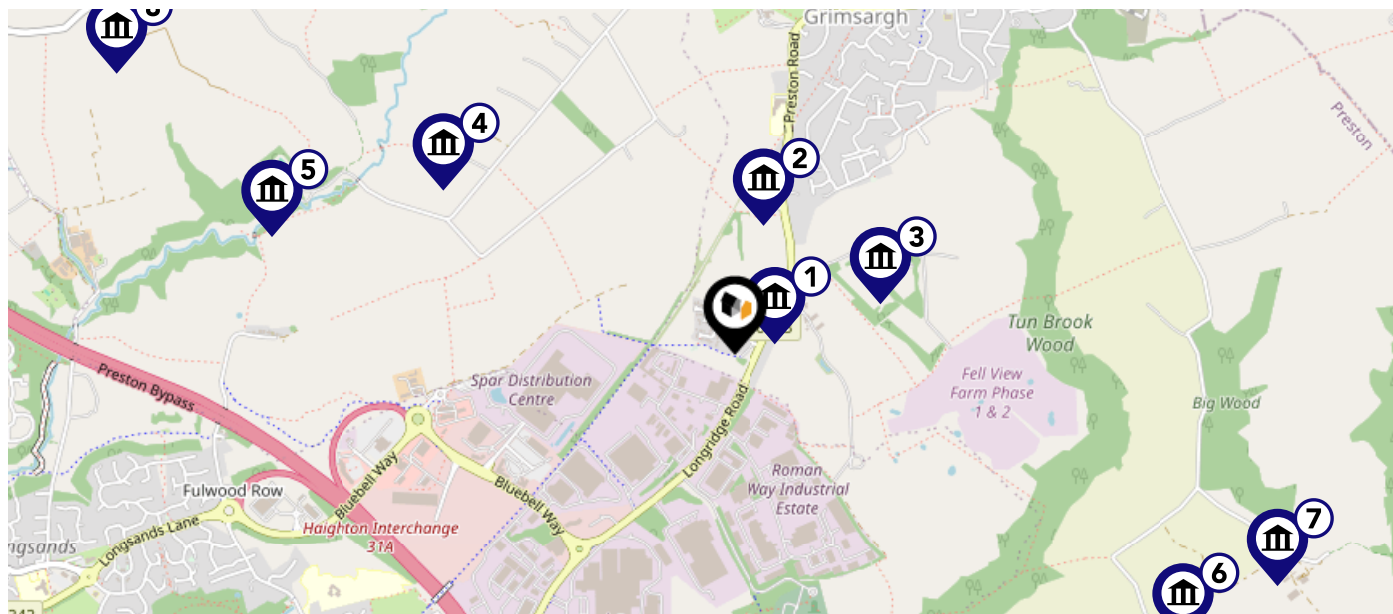


Merseyside and Greater Manchester Green Belt - West Lancashire

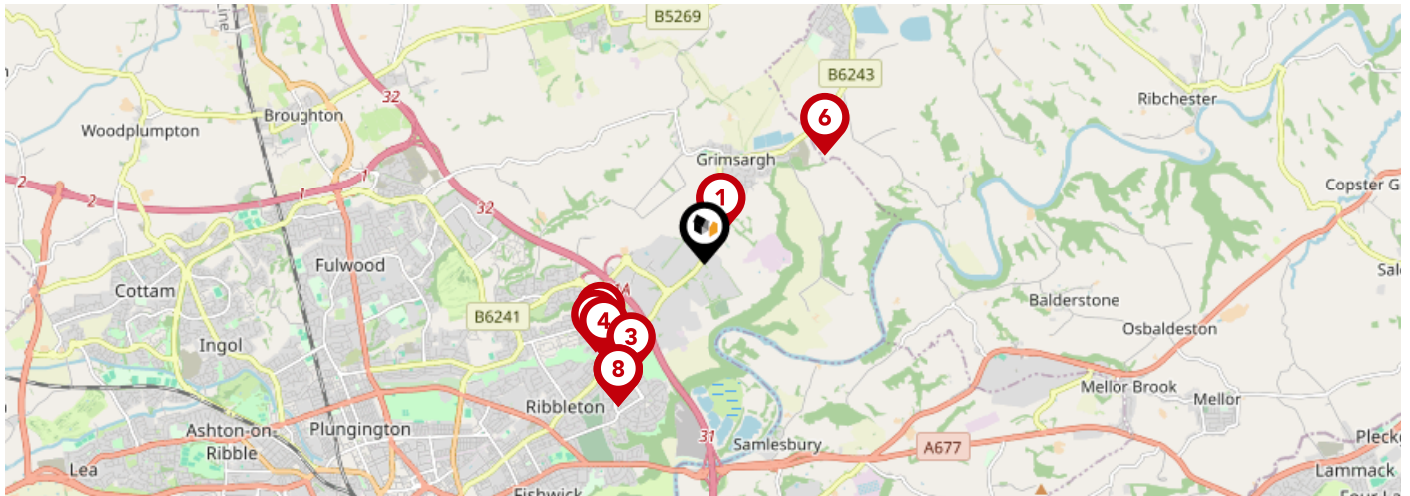


Merseyside and Greater Manchester Green Belt - Bolton

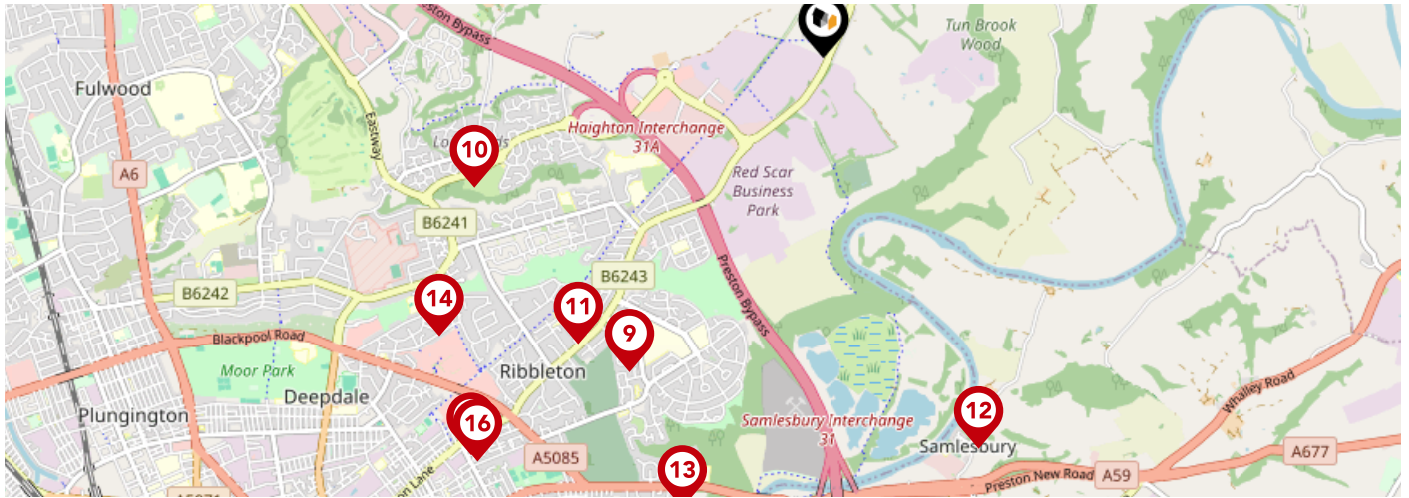
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1361660 - War Memorial On South Side Of Road Outside Number 270	Grade II	0.1 miles
	1361661 - Parish Church Of St Michael	Grade II	0.3 miles
	1073507 - Grimsargh Hall	Grade II	0.4 miles
	1073508 - Outbuilding Circa 30 Metres North Of Clarkson's Fold Farm	Grade II	0.7 miles
	1164965 - Haighton House	Grade II	1.0 miles
	1073506 - Place House Farmhouse	Grade II	1.2 miles
	1073505 - Elston Cottage	Grade II	1.3 miles
	1073510 - Seamark Farmhouse	Grade II	1.5 miles



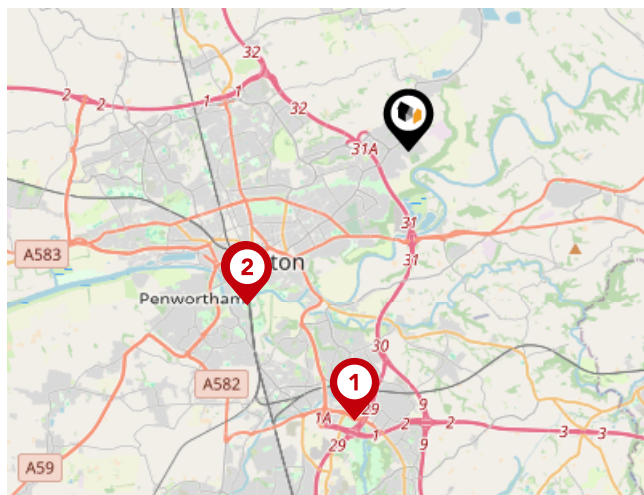
		Nursery	Primary	Secondary	College	Private
1	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	The Blessed Sacrament Catholic Primary School, Preston Ofsted Rating: Good Pupils: 400 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Preston Greenlands Community Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Samlesbury Church of England School Ofsted Rating: Good Pupils: 68 Distance: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Brockholes Wood Community Primary School and Nursery Ofsted Rating: Good Pupils: 210 Distance: 2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 207 Distance: 2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 278 Distance: 2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 248 Distance: 2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

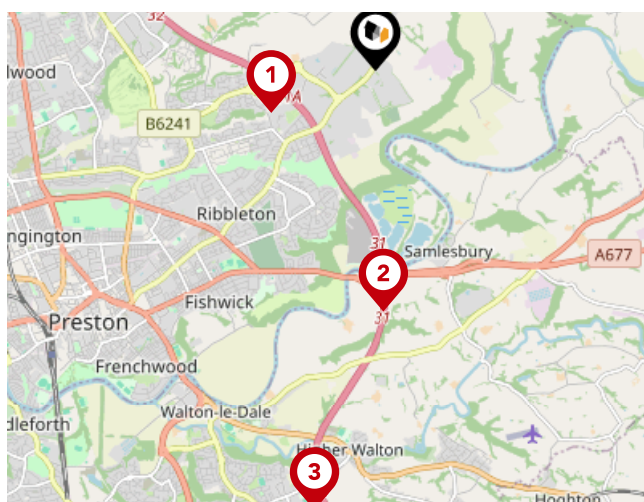
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	4.8 miles
2	Preston Rail Station	3.9 miles
3	Preston Rail Station	3.91 miles

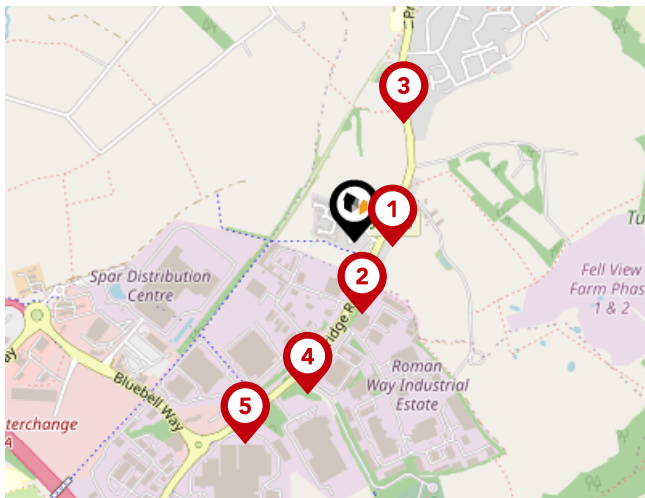


Trunk Roads/Motorways






Pin	Name	Distance
1	M6 J31A	0.98 miles
2	M6 J31	2.1 miles
3	M6 J30	3.87 miles
4	M6 J32	2.74 miles
5	M65 J2	5.3 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Stone Cross	0.09 miles
	Roman Way Industrial Estate	0.16 miles
	St Michaels Church	0.28 miles
	Crematorium	0.35 miles
	Roman Way	0.5 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



/PendleHillProperties/



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/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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