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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd November 2026



PRESTON ROAD, GRIMSARGH, PRESTON, PR2

Pendle Hill Properties

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01772 319421
nicki@pendlehillproperties.co.uk
www.pendlehillproperties.co.uk

The Property Ombudsman

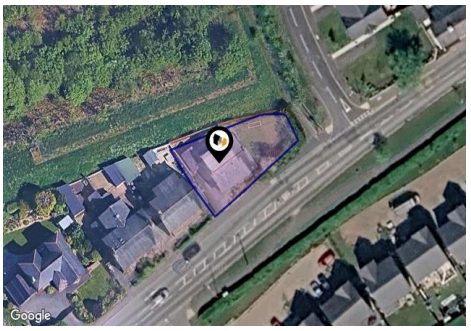
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Property
Overview

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,878 ft^2 / 174 m^2		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£3,148		
Title Number:	LA428321		

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	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · 3 · Vodafone

Satellite/Fibre TV Availability:

BT ✓ · sky ✓ · Virgin media ✗

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Planning History
This Address

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Planning records for: ***Preston Road, Grimsargh, Preston, PR2***

Reference - 06/2011/0580	
Decision:	-
Date:	19th July 2011
Description:	
Fell 2no. Beech trees	

Reference - Preston/06/2011/0580	
Decision:	Decided
Date:	19th July 2011
Description:	
Fell 2no. Beech trees	

Reference - Preston/06/2001/0697	
Decision:	Decided
Date:	10th August 2001
Description:	
Erection of dormer extension to front of dwelling and conservatory to side.	

Gallery
Photos

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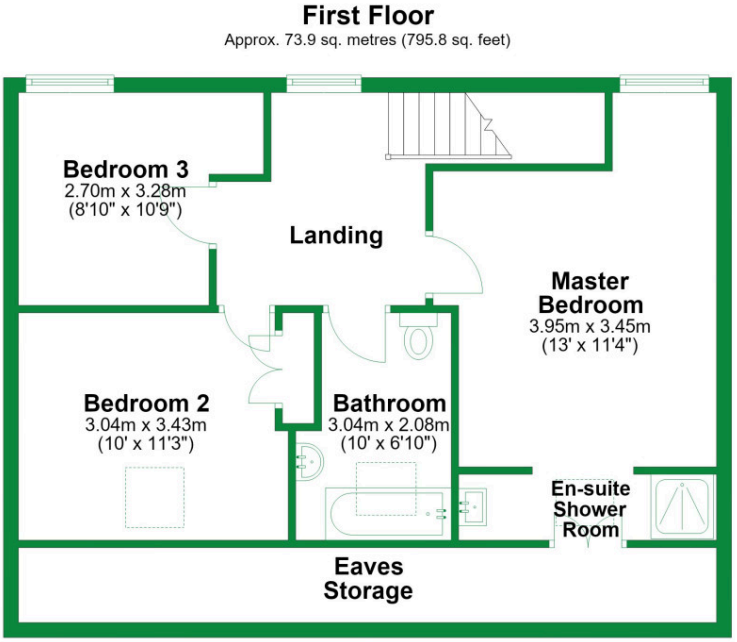




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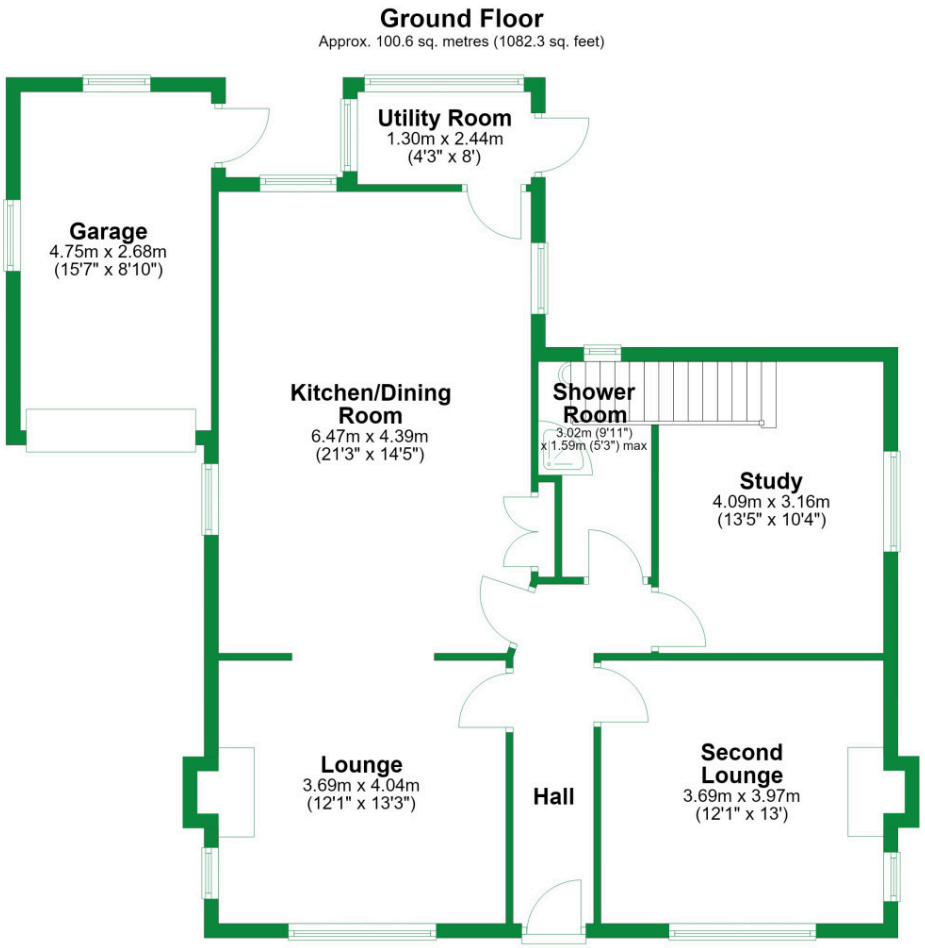
PRESTON ROAD, GRIMSARGH, PRESTON, PR2



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PRESTON ROAD, GRIMSARGH, PRESTON, PR2



Total area: approx. 174.5 sq. metres (1878.1 sq. feet)

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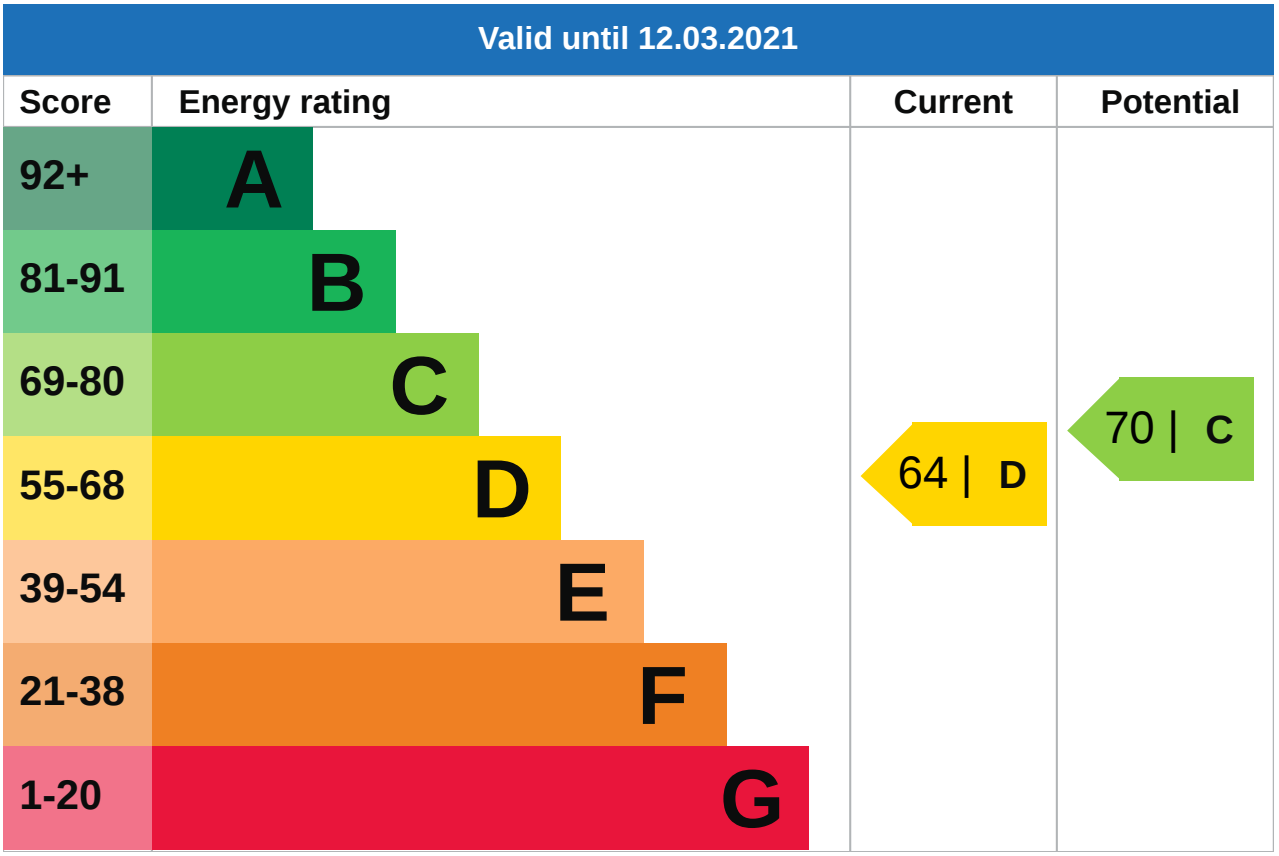
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Preston Road, Grimsargh, PR2

Energy rating

D

Valid until 12.03.2021



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EPC - Additional Data

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Additional EPC Data

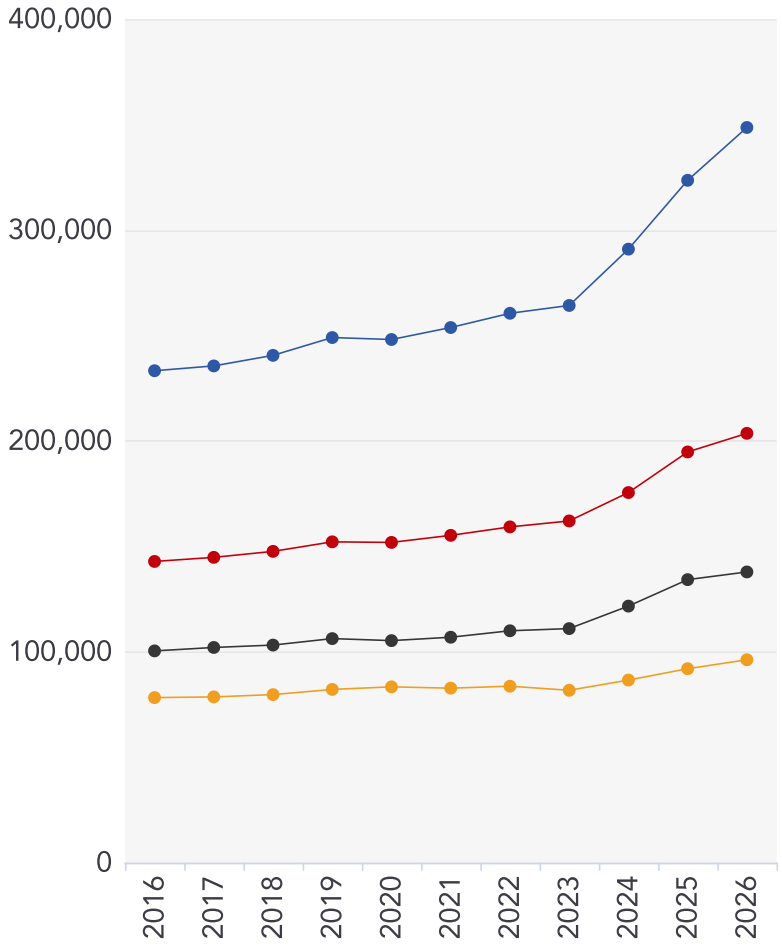
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
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:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	137 m^2

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Market
House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

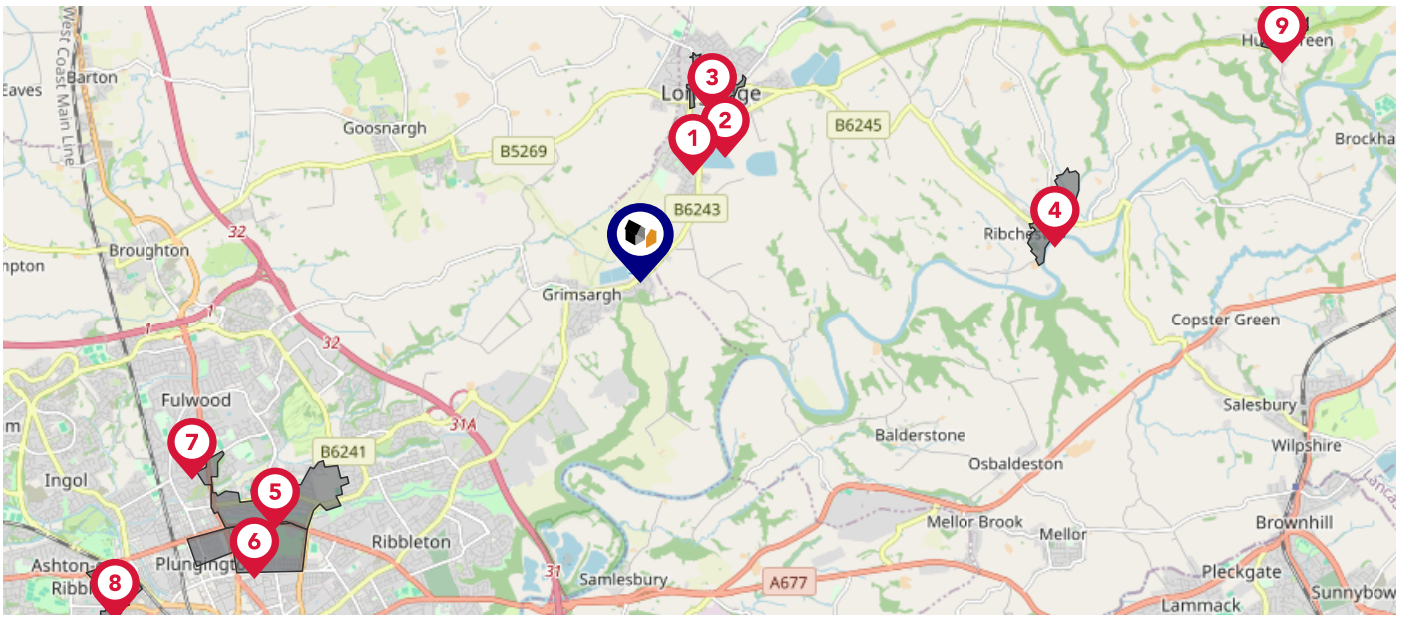
Flat

+22.94%

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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.



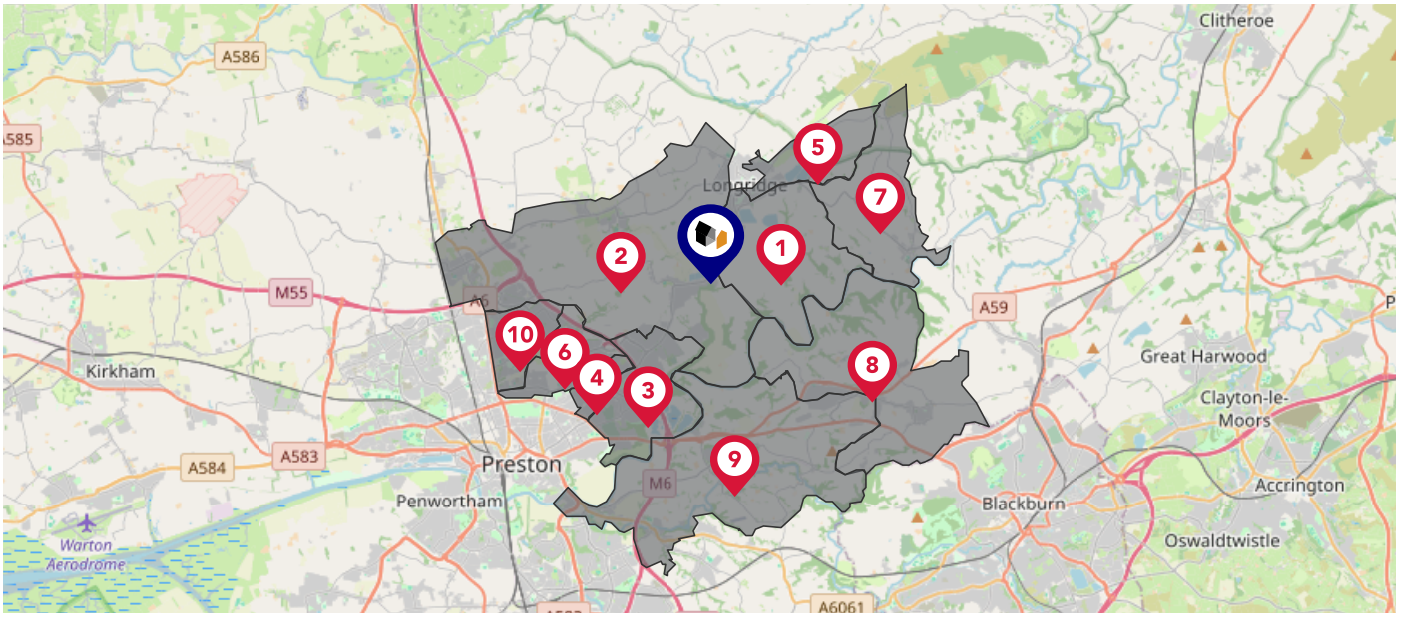
Nearby Conservation Areas

1	Newtown
2	St Lawrence's Church
3	Longridge
4	Ribchester
5	Fulwood
6	Moor Park
7	Harris Park
8	Ashton
9	Hurst Green

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Maps
Council Wards

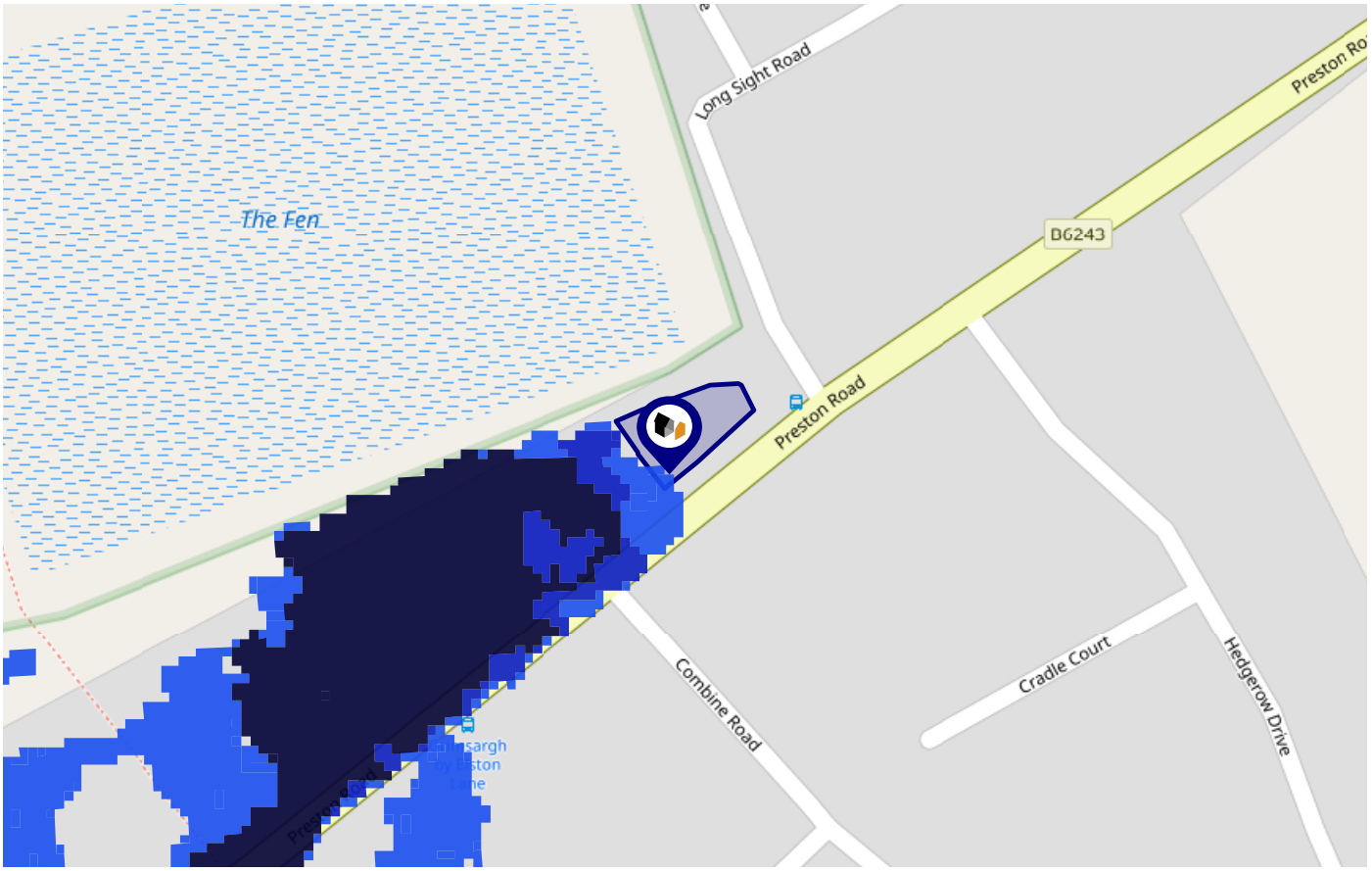
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

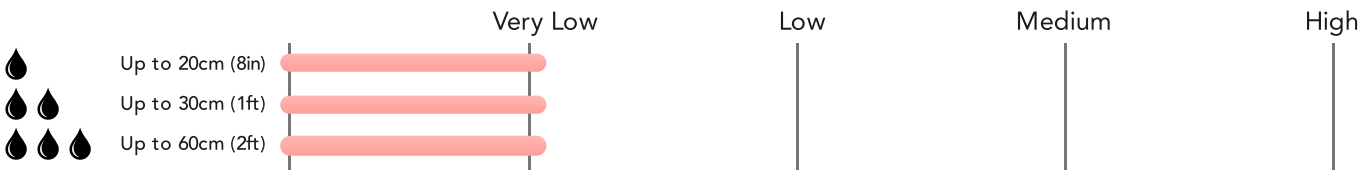


Risk Rating: Very low

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.

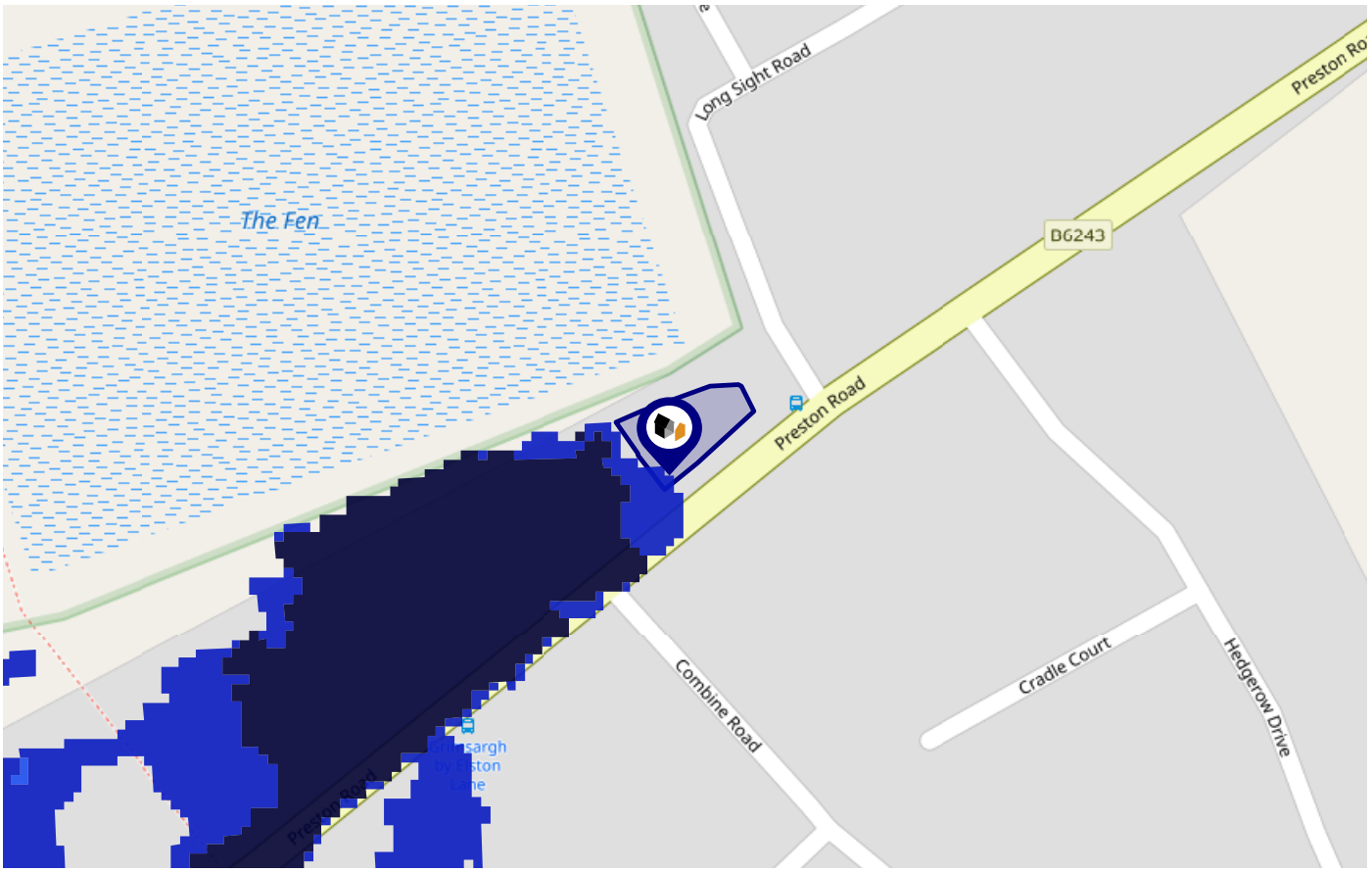
Chance of flooding to the following depths at this property:



Flood Risk
Rivers & Seas - Climate Change

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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.

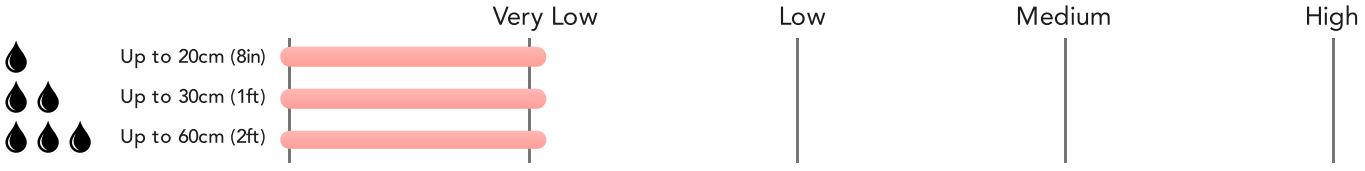


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Chance of flooding to the following depths at this property:

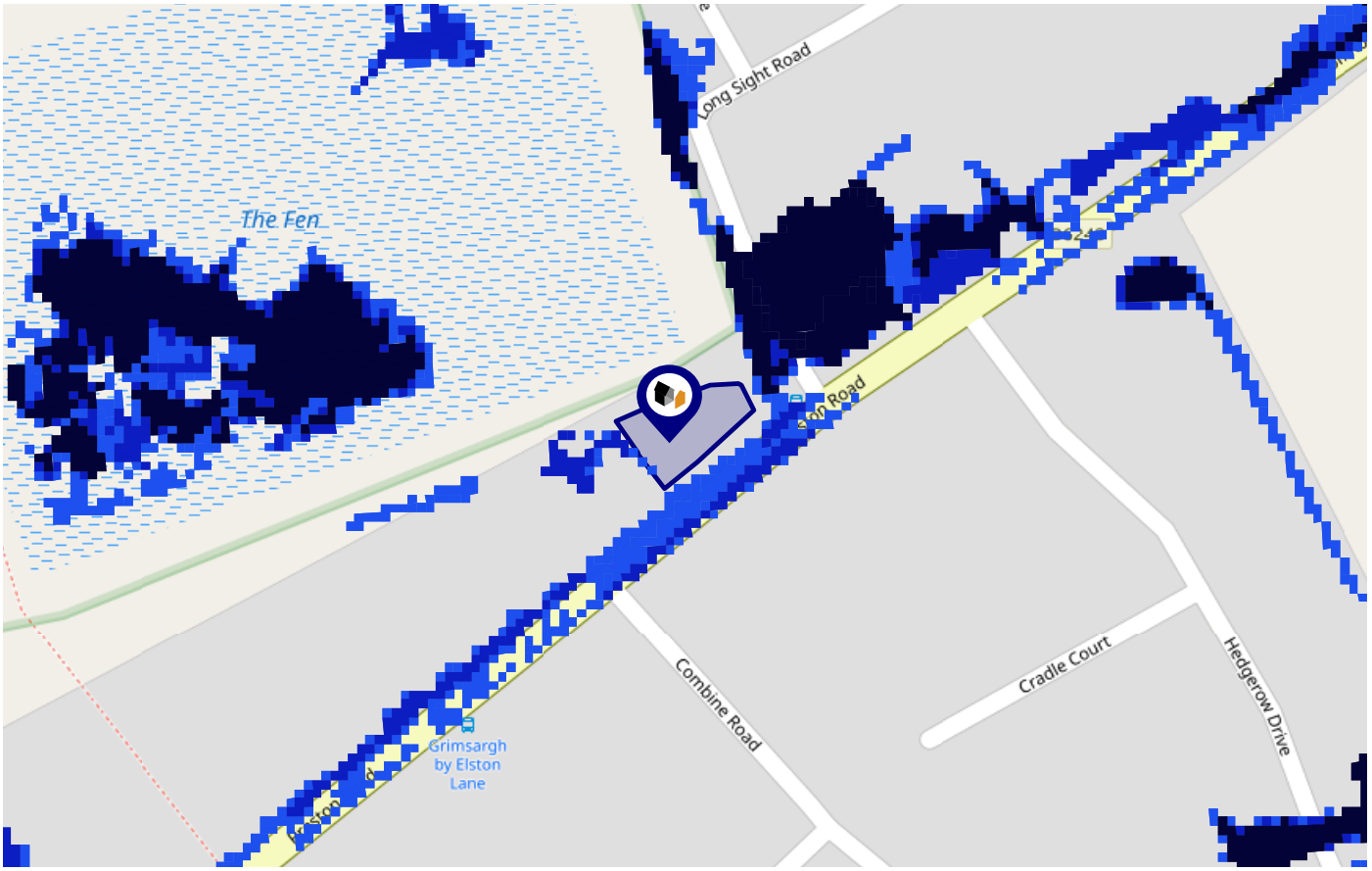


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Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

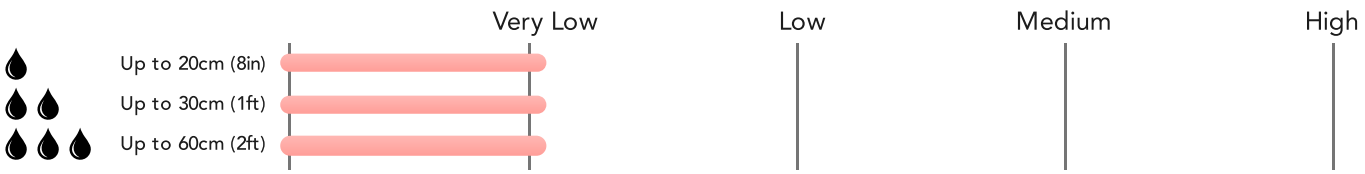


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Chance of flooding to the following depths at this property:

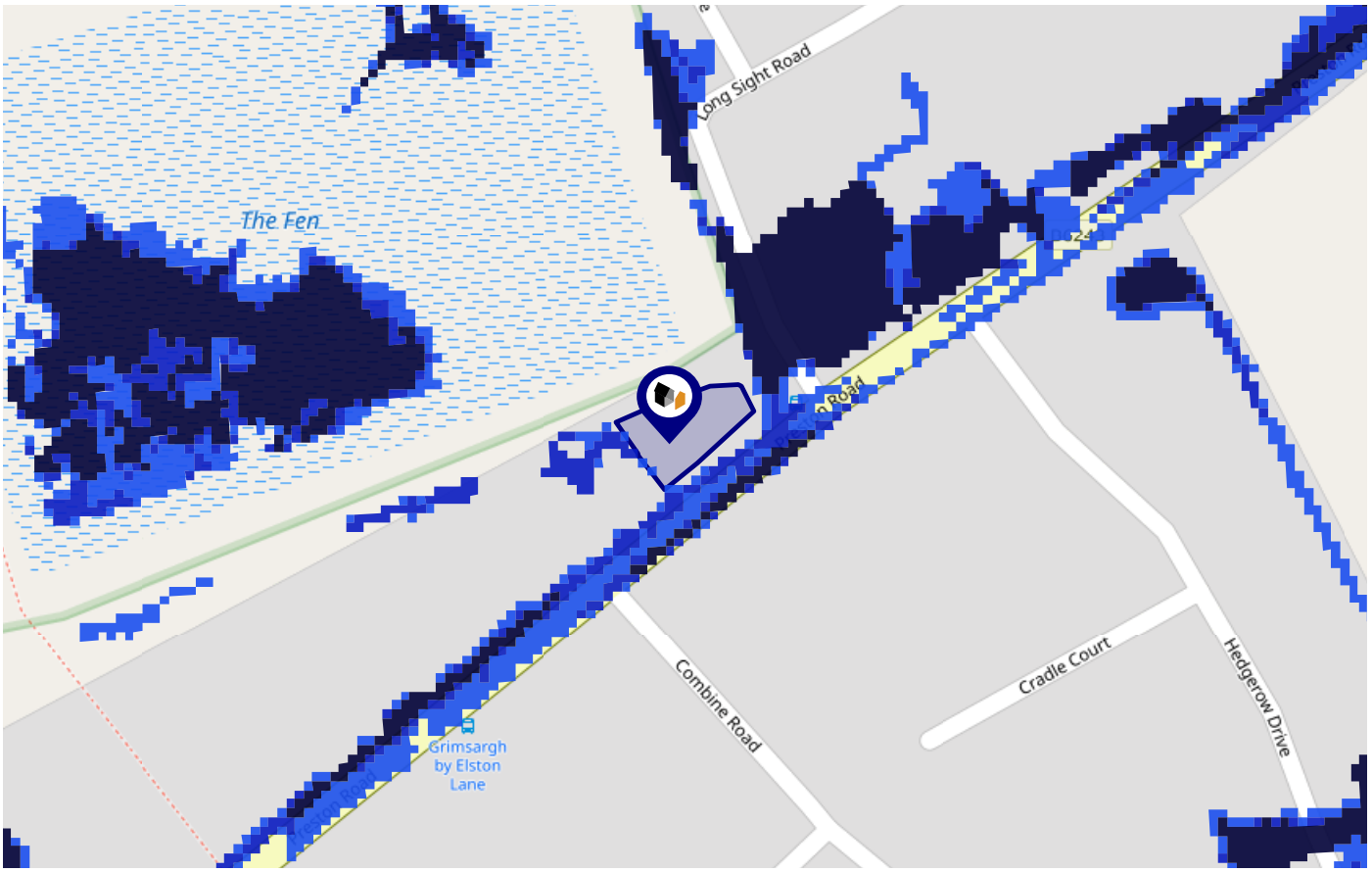


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Flood Risk
Surface Water - Climate Change

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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.

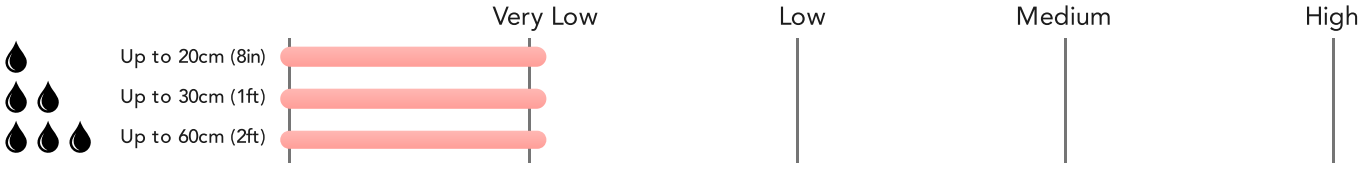


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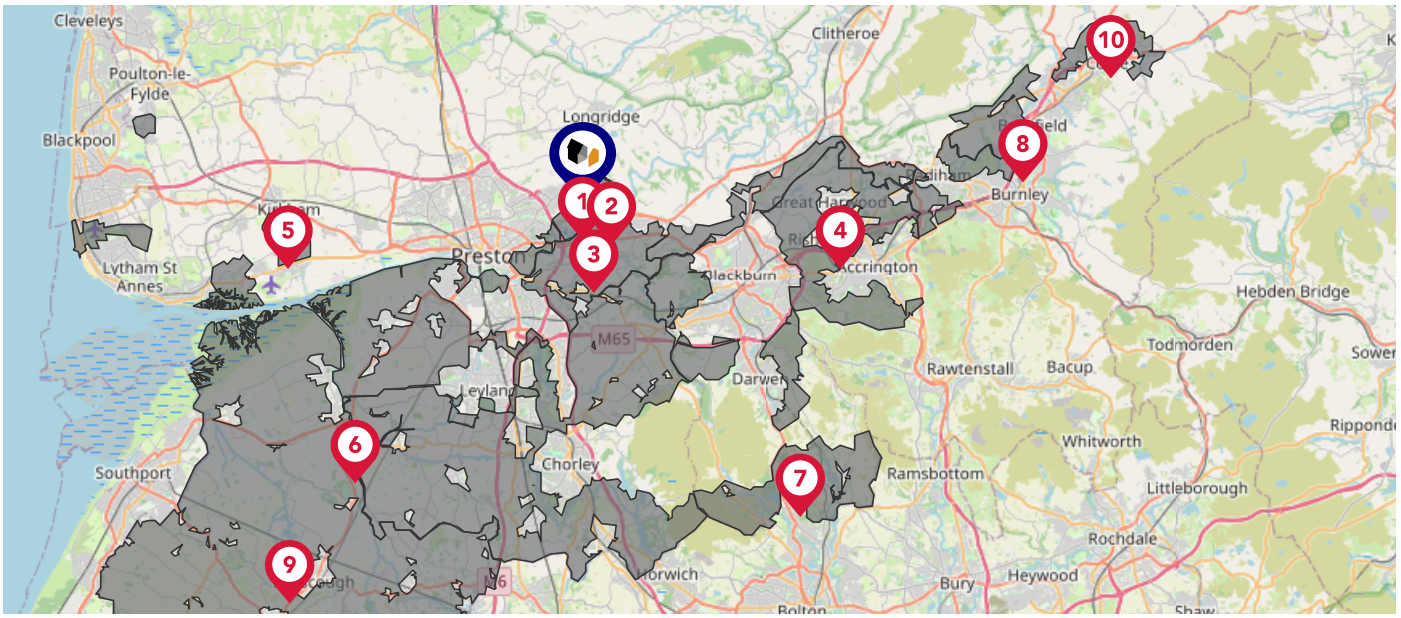
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

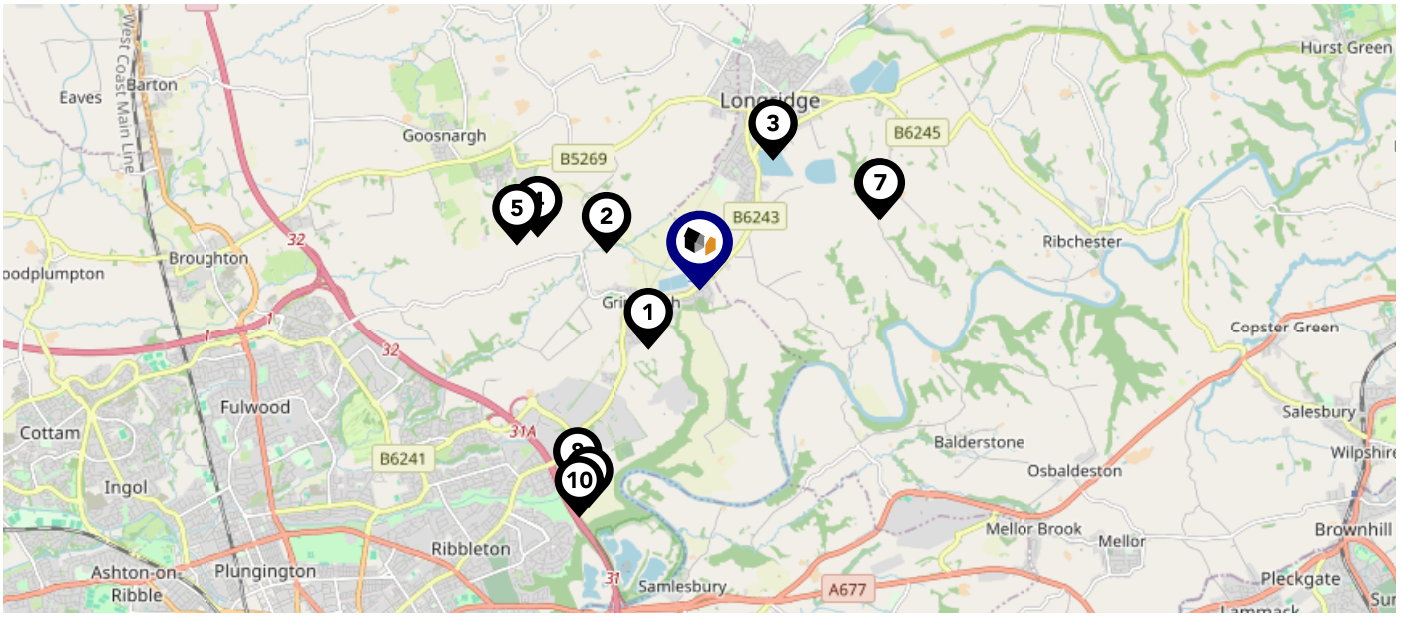


Nearby Green Belt Land

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
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ribblesdale Drive-Off Preston Road, Grimsargh, Preston	Historic Landfill
2	Fulwood Urban District Council Tip-Brabiner Lane, Preston, Fulwood, Lancashire	Historic Landfill
3	EA/EPR/TP3891CU/V009	Active Landfill
4	Whittingham Hospital Site A-Whittingham, Preston, Lancashire	Historic Landfill
5	Whittingham Hospital Site B-Whittingham, Preston, Lancashire	Historic Landfill
6	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill
7	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill
8	Red Scar Industrial Estate Tip No.2-Longridge Road, Red Scar, Preston, Lancashire	Historic Landfill
9	Red Scar Industrial Estate Tip No.1-Longridge Road, Red Scar, Preston, Lancashire	Historic Landfill
10	Red Scar Industrial Estate Tip No.3-Longridge Road, Preston, Lancashire	Historic Landfill

Maps
Listed Buildings

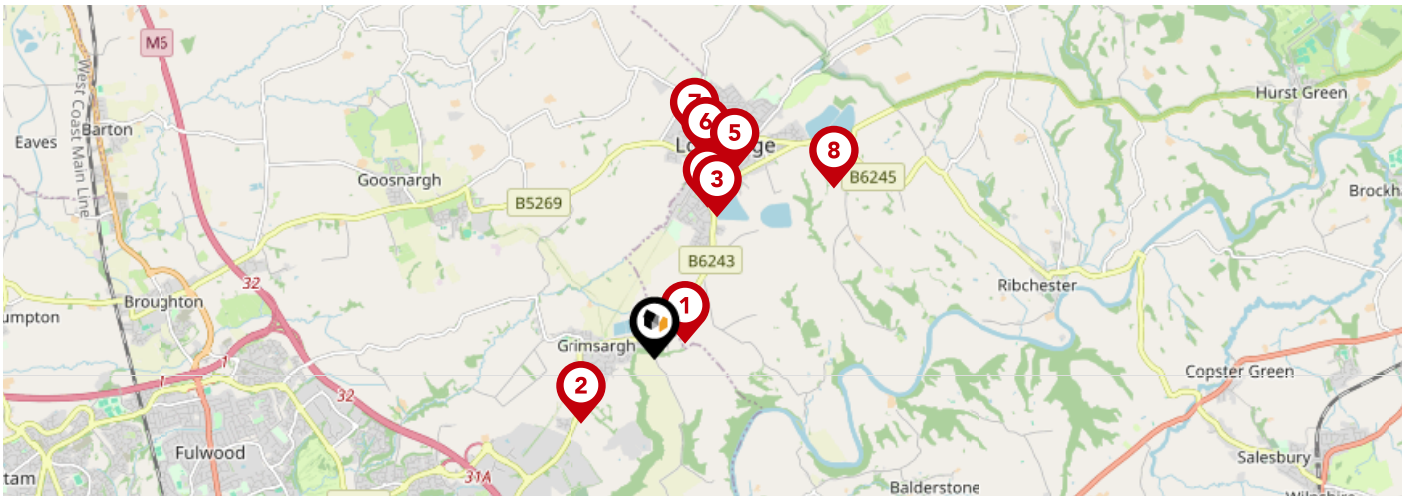
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1147435 - Church Of Our Lady	Grade II	0.3 miles
2 1164948 - Dixons Farmhouse	Grade II	0.6 miles
3 1361661 - Parish Church Of St Michael	Grade II	0.9 miles
4 1434771 - Alston Hall	Grade II	1.0 miles
5 1073509 - Haighton Hall Farmhouse	Grade II	1.2 miles
6 1164993 - Barn Circa 30 Metres North Of Haighton Hall Farmhouse	Grade II	1.2 miles
7 1073508 - Outbuilding Circa 30 Metres North Of Clarkson's Fold Farm	Grade II	1.5 miles

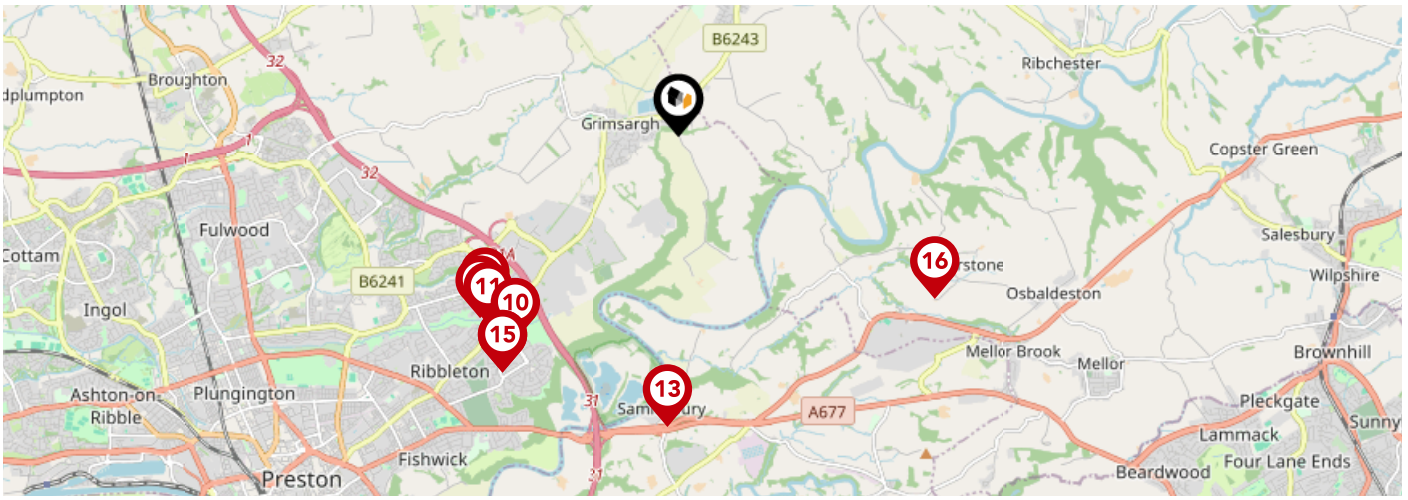
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Alston Lane Catholic Primary School, Longridge** Ofsted Rating: Good | Pupils: 241 | Distance:0.29	☐	☑	☐	☐	☐
2	**Grimsargh St Michael's Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 206 | Distance:0.86	☐	☑	☐	☐	☐
3	**St Cecilia's RC High School** Ofsted Rating: Good | Pupils: 562 | Distance:1.37	☐	☐	☑	☐	☐
4	**Longridge High School** Ofsted Rating: Requires improvement | Pupils: 821 | Distance:1.41	☐	☐	☑	☐	☐
5	**Longridge Church of England Primary School** Ofsted Rating: Good | Pupils: 195 | Distance:1.79	☐	☑	☐	☐	☐
6	**Longridge St Wilfrid's Roman Catholic Primary School** Ofsted Rating: Good | Pupils: 198 | Distance:1.81	☐	☑	☐	☐	☐
7	**Barnacre Road Primary School** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.96	☐	☑	☐	☐	☐
8	**Hillside Specialist School and College** Ofsted Rating: Good | Pupils: 108 | Distance:2.17	☐	☐	☑	☐	☐

Area
Schools



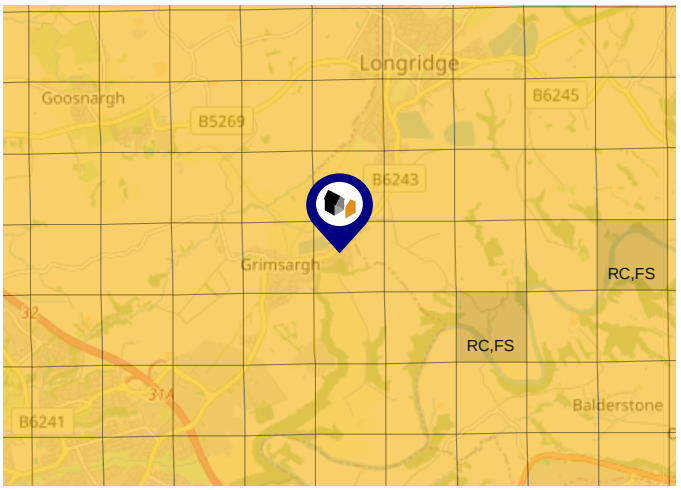
	Nursery	Primary	Secondary	College	Private
9 Highfield Priory School Ofsted Rating: Not Rated | Pupils: 176 | Distance:2.27	☐	☑	☐	☐	☐
10 Preston Grange Primary School Ofsted Rating: Good | Pupils: 184 | Distance:2.28	☐	☑	☐	☐	☐
11 St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good | Pupils: 217 | Distance:2.34	☐	☑	☐	☐	☐
12 Brookfield Community Primary School Ofsted Rating: Good | Pupils: 197 | Distance:2.36	☐	☑	☐	☐	☐
13 Samlesbury Church of England School Ofsted Rating: Good | Pupils: 68 | Distance:2.53	☐	☑	☐	☐	☐
14 Moor Nook Community Primary School Ofsted Rating: Good | Pupils: 199 | Distance:2.59	☐	☑	☐	☐	☐
15 Sir Tom Finney Community High School Ofsted Rating: Good | Pupils: 231 | Distance:2.59	☐	☐	☑	☐	☐
16 Balderstone St Leonard's Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 98 | Distance:2.65	☐	☑	☐	☐	☐

Environment
Soils & Clay

Pendle Hill Properties
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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		

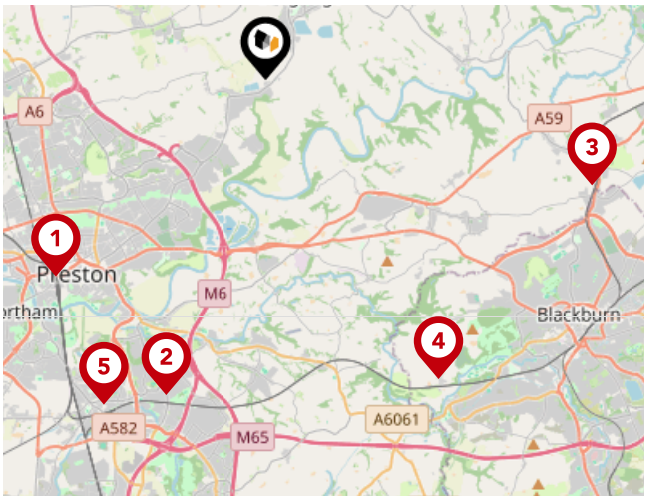


Primary Classifications (Most Common Clay Types)

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

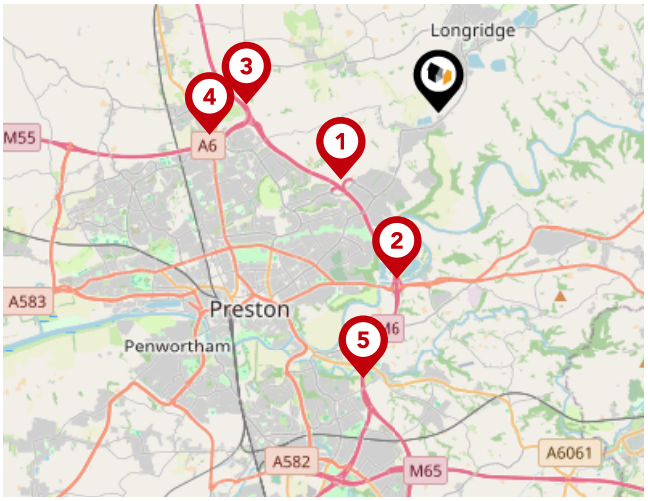
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Area
Transport (National)



National Rail Stations

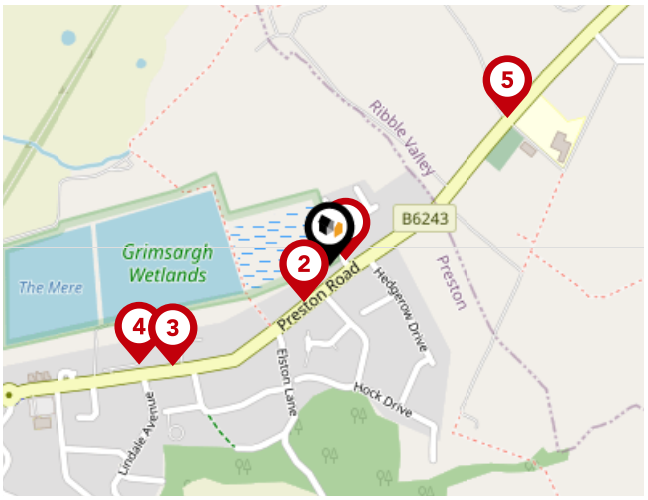
Pin	Name	Distance
1	Preston Rail Station	5.02 miles
2	Bamber Bridge Rail Station	5.78 miles
3	Ramsgreave & Wilpshire Rail Station	6.02 miles
4	Pleasington Rail Station	6.05 miles
5	Lostock Hall Rail Station	6.35 miles



Trunk Roads/Motorways

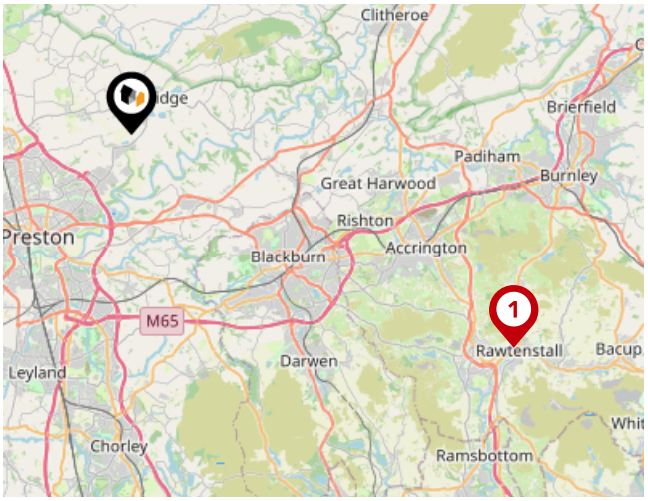
Pin	Name	Distance
1	M6 J31A	2.06 miles
2	M6 J31	3 miles
3	M6 J32	3.34 miles
4	M55 J1	4.01 miles
5	M6 J30	4.83 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Elston Lane	0.01 miles
2	Elston Lane	0.04 miles
3	Sunnybank	0.2 miles
4	Sunny Bank	0.23 miles
5	Alston Lane RCPS	0.25 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	15.33 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

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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.

Powered by sprift
Know any property instantly

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Pendle Hill Properties estate and letting agents

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