

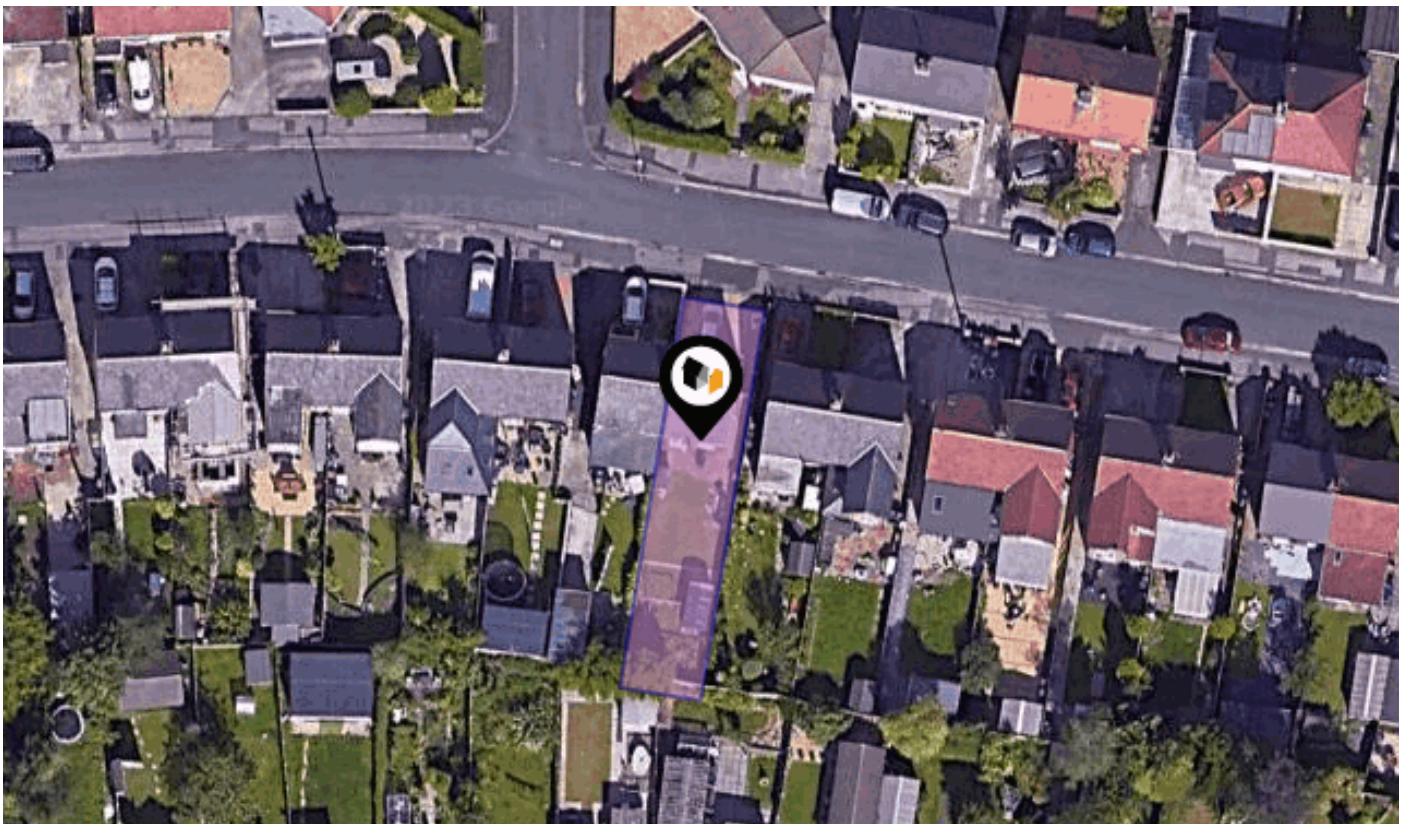


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 08<sup>th</sup> December 2023



**ST. CUTHBERTS ROAD, LOSTOCK HALL, PRESTON, PR5**

## Roberts & Co

50 Watkin Lane, Lostock Hall, Preston, PR5 5RD

01772 977100

lostockhall@roberts-estates.co.uk

www.roberts-estates.co.uk



# Introduction

## Our Comments

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### Property Overview

Tailored for first-time buyers, this delightful home effortlessly checks all the boxes for comfortable family living, combining convenience, style, and a sense of sanctuary.

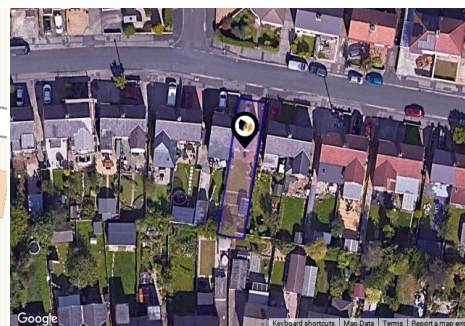
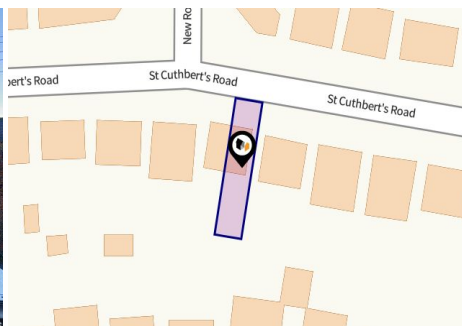
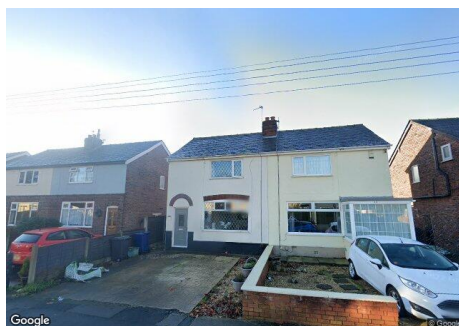
Situated on a tranquil residential street in Lostock Hall, and just a short drive from both Leyland and Preston town centres, this property also benefits from convenient transport links via the M6/61 Motorways.

As you step into the property, the welcoming hallway provides access to the stairs and all ground floor rooms. The generously sized lounge, adorned with a large front-facing window and a comforting fireplace. The kitchen, outfitted with white shaker-style cupboards, boasts ample worktop space, offering a perfect blend of style and functionality.

To the first floor, you'll discover two well-proportioned double bedrooms, and family bathroom. The bathroom features a bath with an over-the-bath shower, WC and wash hand basin, catering to the practical needs of the household.

Outside, the front driveway accommodates parking for two cars, enhancing convenience. The enclosed rear garden, characterized by its privacy, provides an ideal retreat.

# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£195
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	602 ft <sup>2</sup> / 56 m <sup>2</sup>	<b>Start Date:</b>	07/01/1938
<b>Plot Area:</b>	0.05 acres	<b>End Date:</b>	08/01/2937
<b>Year Built :</b>	1950-1966	<b>Lease Term:</b>	999 years from 8 January 1938
<b>Council Tax :</b>	Band B	<b>Term Remaining:</b>	913 years
<b>Annual Estimate:</b>	£1,605		
<b>Title Number:</b>	LAN1001		
<b>UPRN:</b>	10033048048		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>62</b> mb/s	<b>9000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

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Planning records for: *21, St. Cuthberts Road, Lostock Hall, Preston, PR5 5TH*

<b>Reference - 07/2022/00730/CLD</b>	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	31st August 2022
<b>Description:</b>	Application for a certificate of lawful development for a single storey rear extension and other alterations

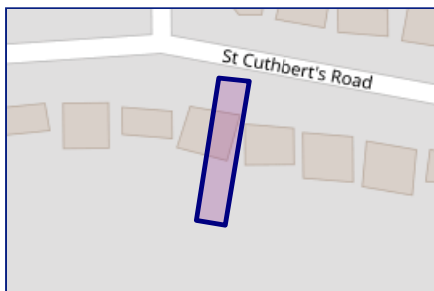
# Property

## Multiple Title Plans

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### Freehold Title Plan

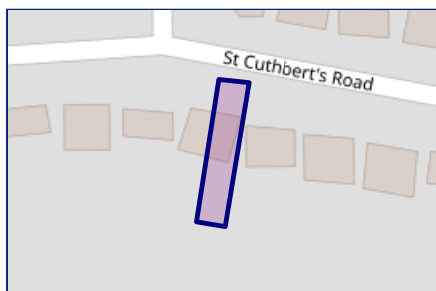
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**LAN209573**

### Leasehold Title Plan

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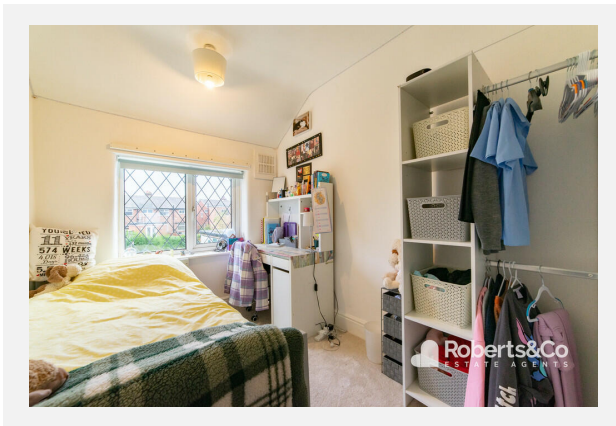
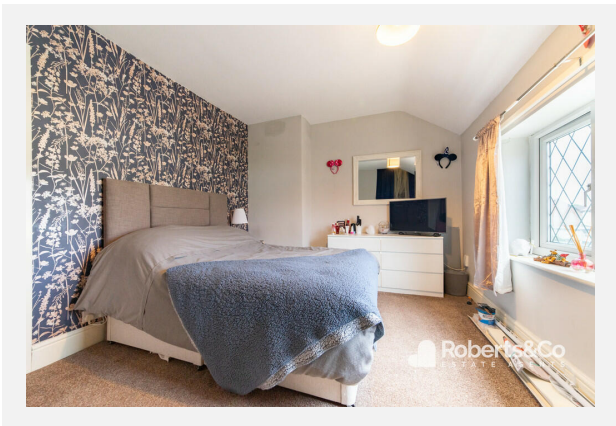
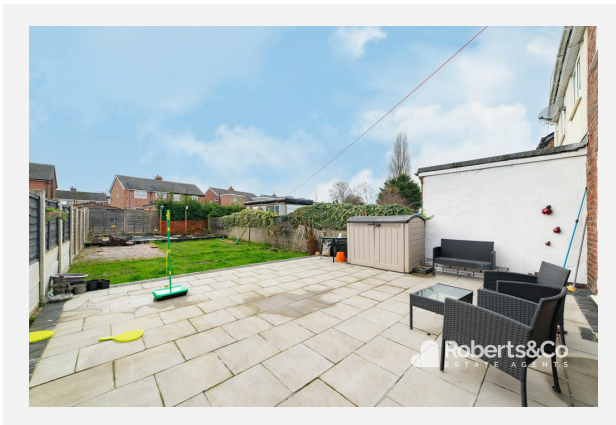


**LAN1001**

Start Date: 07/01/1938  
End Date: 08/01/2937  
Lease Term: 999 years from 8 January 1938  
Term Remaining: 913 years



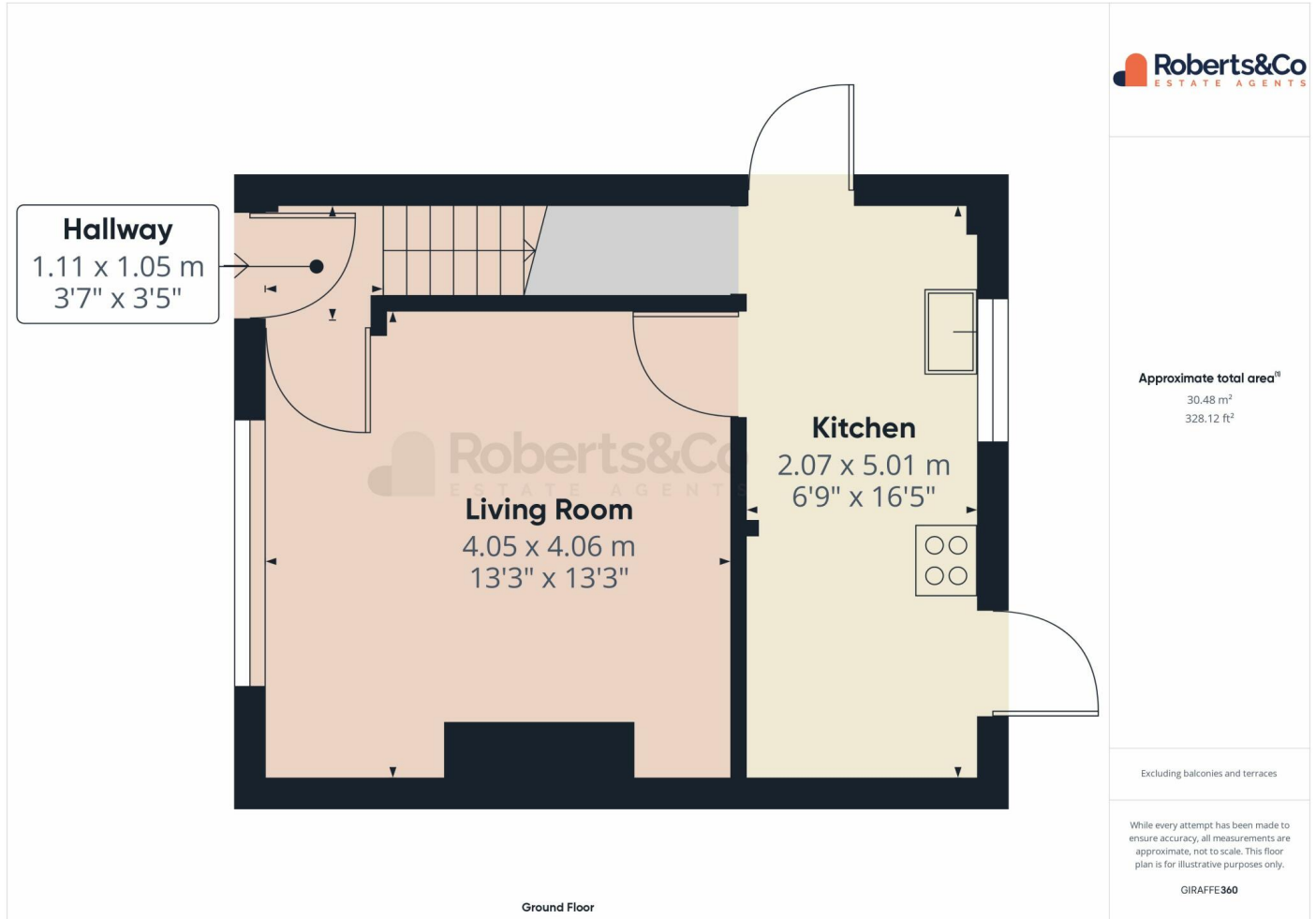
# Gallery Photos



## ST. CUTHBERTS ROAD, LOSTOCK HALL, PRESTON, PR5



## ST. CUTHBERTS ROAD, LOSTOCK HALL, PRESTON, PR5





**ST. CUTHBERTS ROAD, LOSTOCK HALL, PRESTON, PR5**



# Property

## EPC - Certificate

Lostock Hall, PR5

Energy rating

**C**

Valid until 02.03.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	71   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

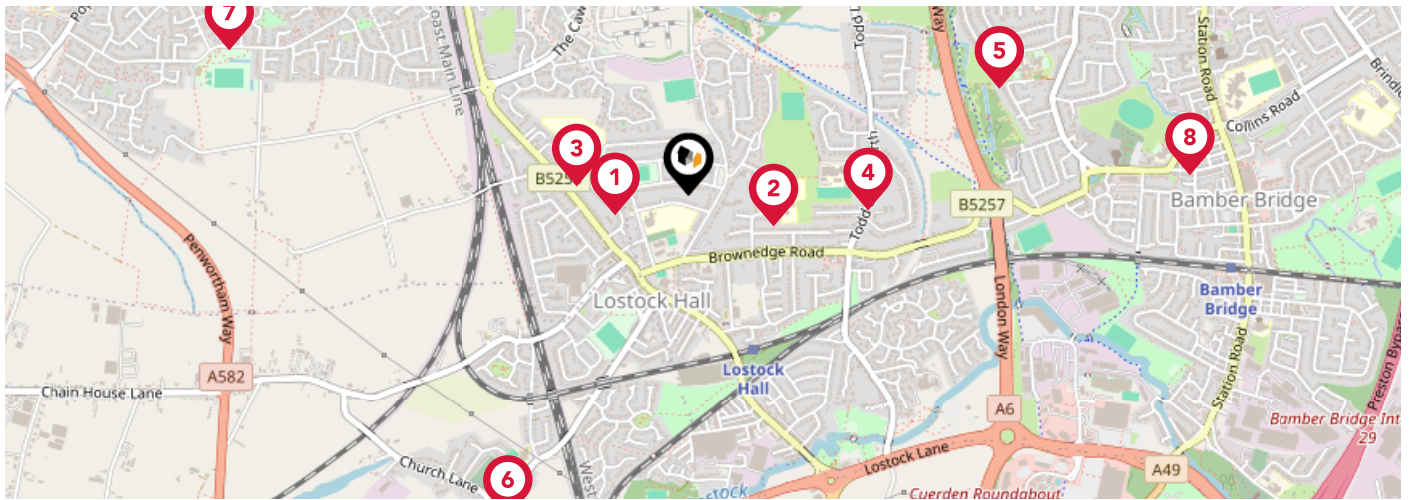
## EPC - Additional Data

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### Additional EPC Data

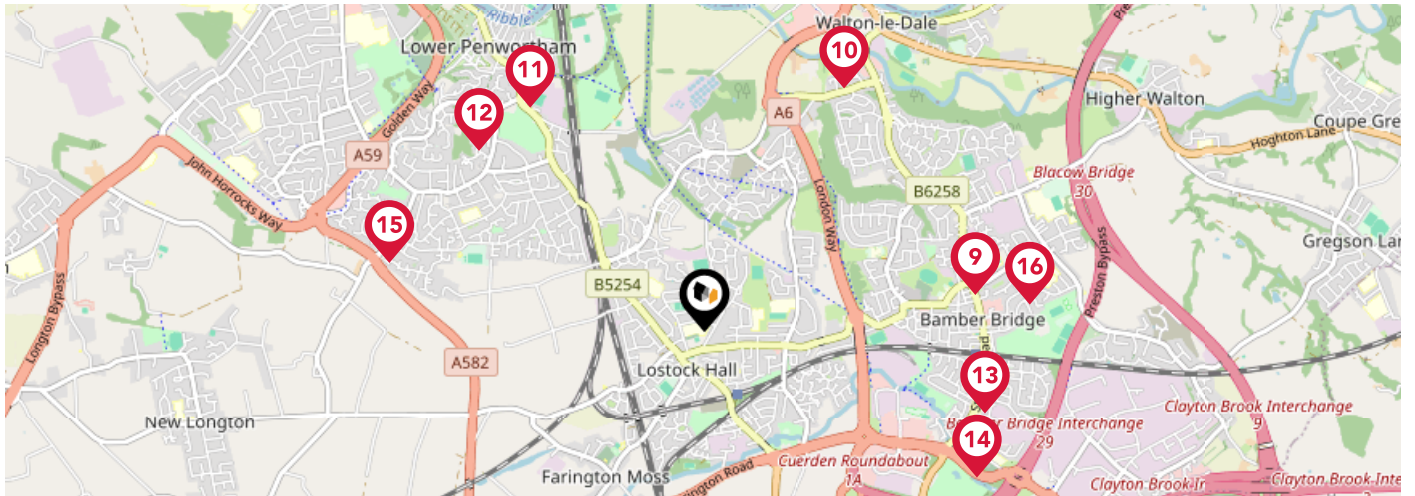
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	56 m <sup>2</sup>





# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</p> <p>Ofsted Rating: Good   Pupils: 357   Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Lostock Hall Community Primary School</p> <p>Ofsted Rating: Outstanding   Pupils: 425   Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Lostock Hall Moor Hey School</p> <p>Ofsted Rating: Good   Pupils: 110   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Lostock Hall Academy</p> <p>Ofsted Rating: Good   Pupils: 612   Distance:0.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Walton-le-Dale Community Primary School</p> <p>Ofsted Rating: Good   Pupils: 443   Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Farington Moss St. Paul's C.E. Primary School</p> <p>Ofsted Rating: Good   Pupils: 194   Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Kingsfold Primary School</p> <p>Ofsted Rating: Good   Pupils: 120   Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> St Mary's and St Benedict's Roman Catholic Primary School</p> <p>Ofsted Rating: Good   Pupils: 299   Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

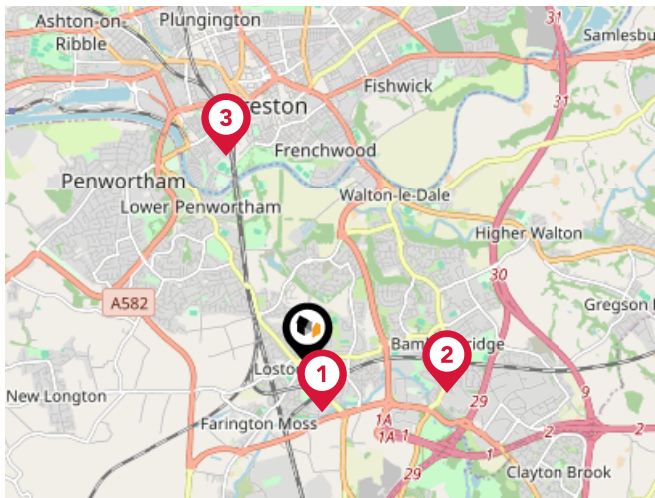


		Nursery	Primary	Secondary	College	Private
	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 732   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 197   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bridgeway School</b> Ofsted Rating: Not Rated   Pupils: 50   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



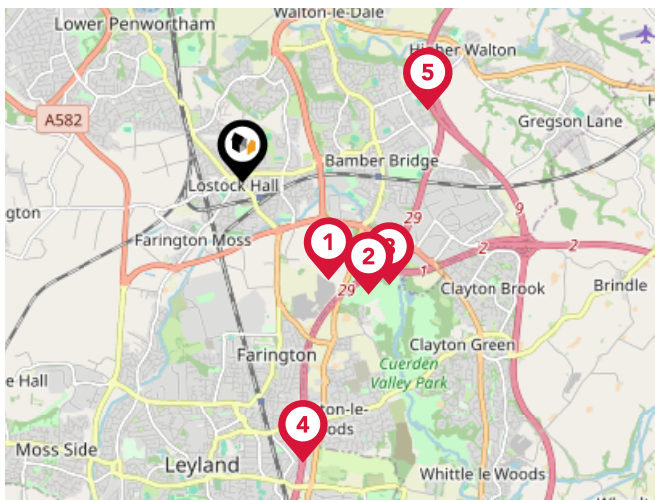
# Area

## Transport (National)



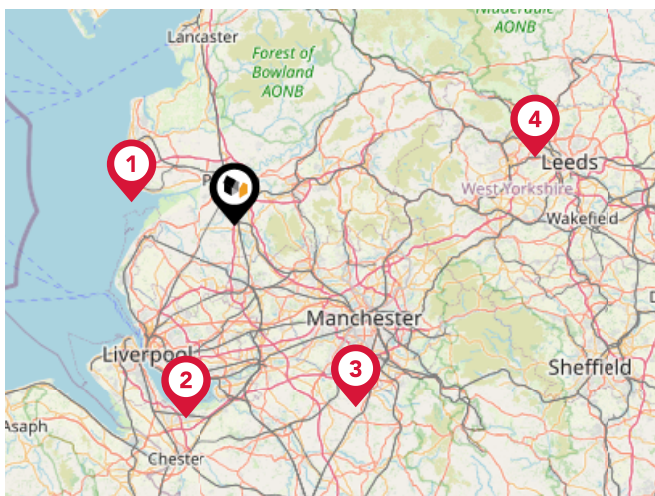
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.43 miles
2	Bamber Bridge Rail Station	1.24 miles
3	Preston Rail Station	1.98 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.14 miles
2	M65 J1	1.47 miles
3	M6 J29	1.57 miles
4	M6 J28	2.51 miles
5	M6 J30	1.75 miles

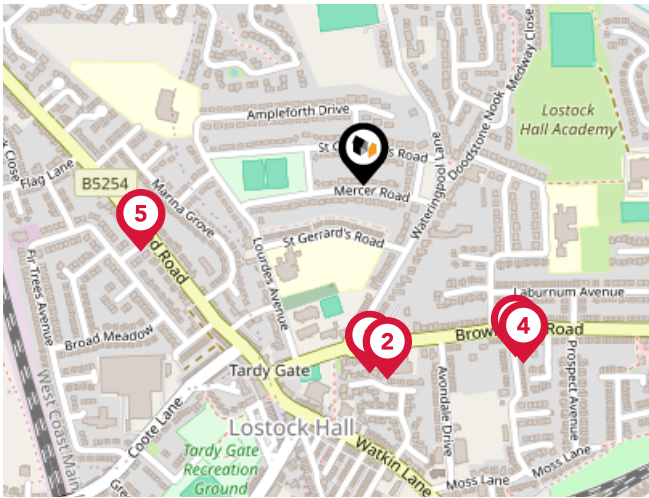


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.74 miles
2	Liverpool John Lennon Airport	27.97 miles
3	Manchester Airport	30.77 miles
4	Leeds Bradford International Airport	43.17 miles

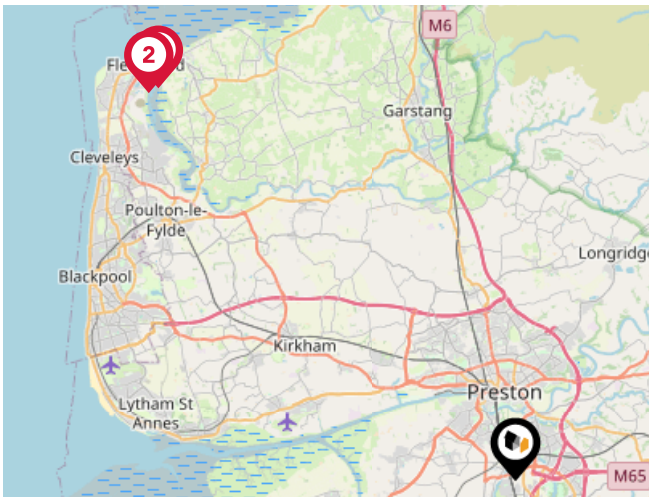
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wateringpool Lane	0.21 miles
2	British Legion	0.21 miles
3	Moss Street	0.25 miles
4	Moss Street	0.26 miles
5	Firtrees Ave	0.26 miles



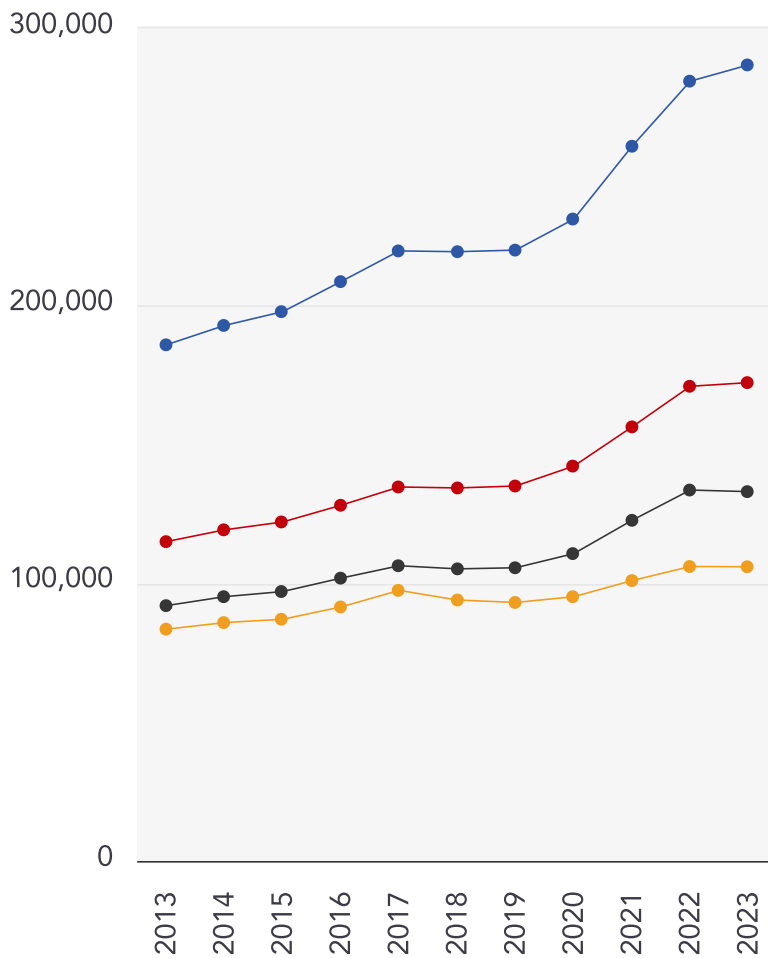
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.56 miles
2	Fleetwood for Ireland Ferry Terminal	18.65 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

**+54.23%**

Semi-Detached

**+49.8%**

Terraced

**+44.66%**

Flat

**+26.94%**



### Roberts & Co

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Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

### Financial Services

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Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

### Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

### Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

### Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

### Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



/Roberts\_and\_Cov



/roberts\_and\_co\_sales\_lettings/



# Roberts & Co

## 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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