

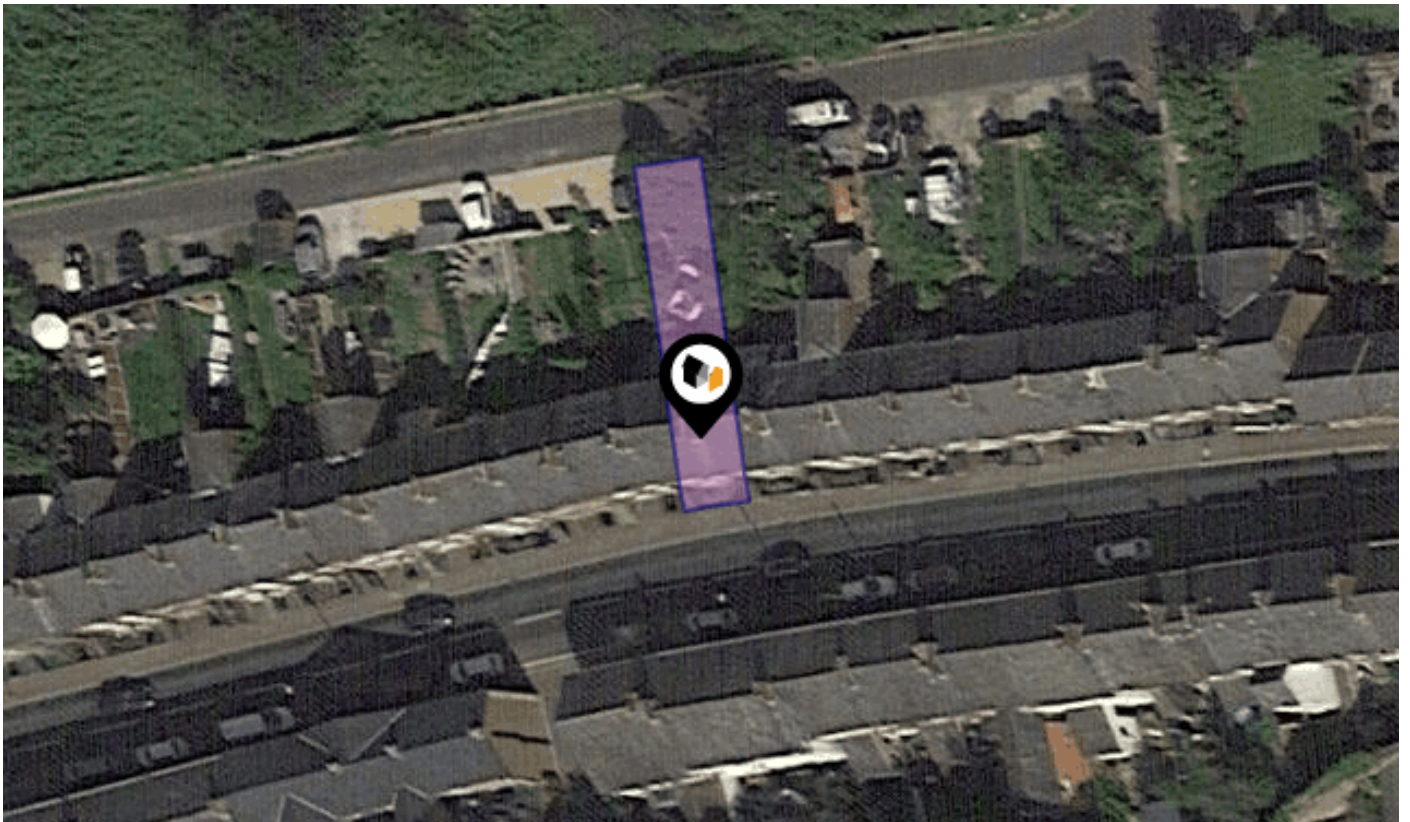


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 08th December 2023



FOX LANE, LEYLAND, PR25

Roberts & Co

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Introduction

Our Comments

Property Overview

Welcome to Fox Lane, Leyland – a Grade II listed property among a collection of 26 houses, dating back to around 1802. This particular residence, known as Weavers Cottage, is nestled in a charming neighbourhood with convenient access to various amenities such as shops and schools. Commuters will find the location advantageous, given its proximity to the train station and major road networks.

Step into this historical abode, where modern interiors seamlessly blend with the allure of its past. Amidst the hustle and bustle of contemporary life, the property exudes a sense of space, tranquillity, and well-being.

Upon entering through the front door and crossing the vestibule into the living room, you'll discover a haven filled with character. Period features and a fireplace contribute to the cosy ambiance, while a generously sized window bathes the room in natural light.

The dining kitchen offers great storage options and has a designated area with a table and chairs, providing an ideal setting for family meals.

Situated at the rear of the property, the sunroom is bathed in natural light, courtesy of three Velux windows. Aluminium bifold doors seamlessly connect the indoor and outdoor spaces, inviting the beauty of the garden into the living area. The morning sun envelops the room in a gentle warmth, establishing an inviting ambiance that's perfect for enjoying unhurried morning coffees.

Descend to the lower ground floor, where the basement has been thoughtfully utilized. Two spacious rooms, a laundry room with built-in storage and space for a washing machine and tumble dryer, and a reception room offer versatile living spaces. Adjacent to this area, a convenient wet room can transform into an ensuite when guests come to stay, ensuring comfort and practicality for all occasions.

Upstairs, two generously sized bedrooms await, with the front bedroom featuring two windows and the second bedroom overlooking the rear garden.

The property also includes a bathroom, providing additional comfort and convenience.

Moving to outside, the property features a large rear garden with a patio area, lawn, and mature shrubs and trees, perfect for outdoor activities and relaxation. Additionally, convenient rear access provides parking facilities for the property.

Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£131
Bedrooms:	2	Tenure:	Freehold
Floor Area:	1,463 ft ² / 136 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,605		
Title Number:	LA546984		
UPRN:	100010629936		

Local Area

Local Authority:	Lancashire
Conservation Area:	Leyland Cross, South Ribble
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *24, Fox Lane, Leyland, PR25 1HA*

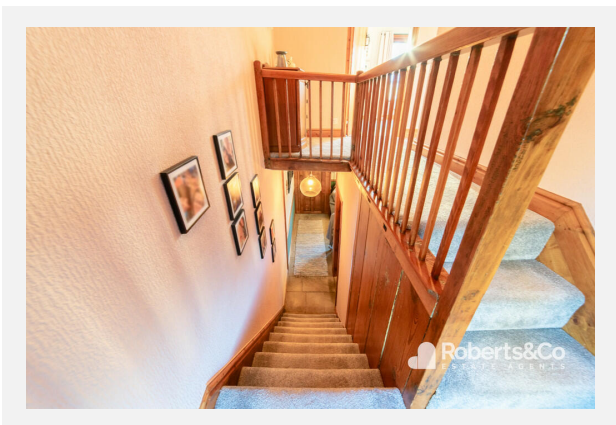
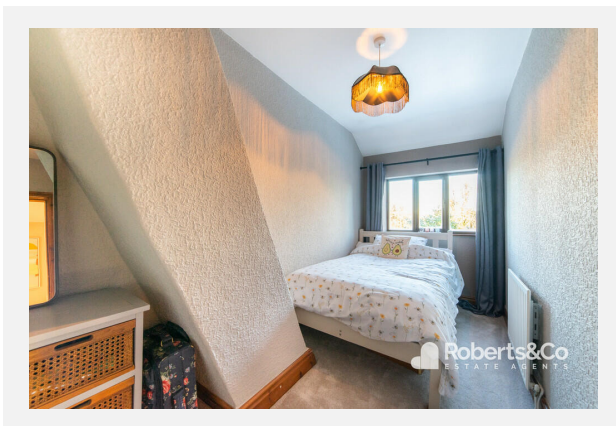
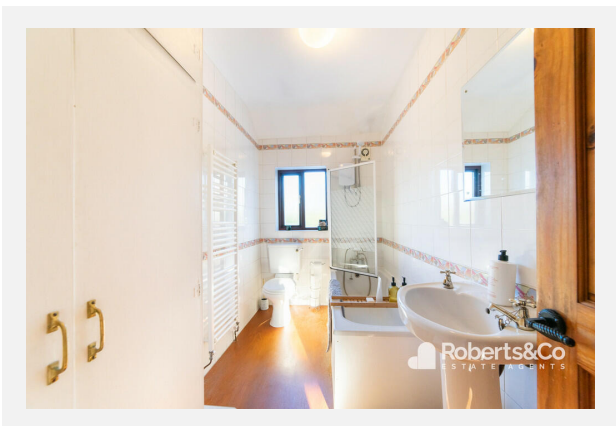
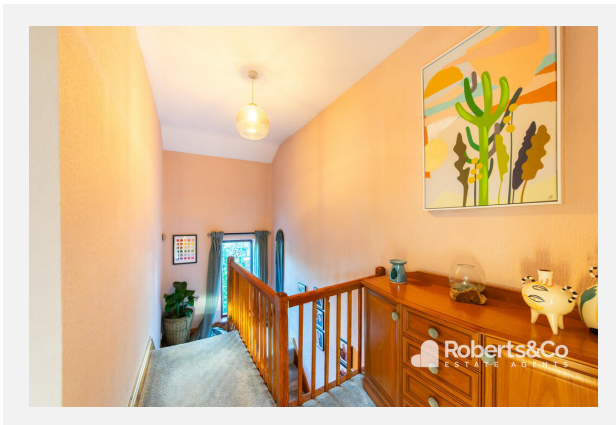
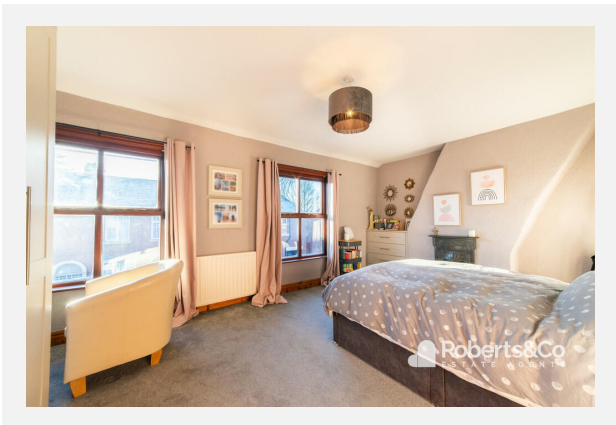
Reference - SouthRibble/07/2014/0640/LBC	
Decision:	Decided
Date:	15th September 2014
Description:	Listed building consent for single storey rear extension.

Reference - SouthRibble/07/2014/0625/HOH	
Decision:	Decided
Date:	08th September 2014
Description:	Single storey rear extension

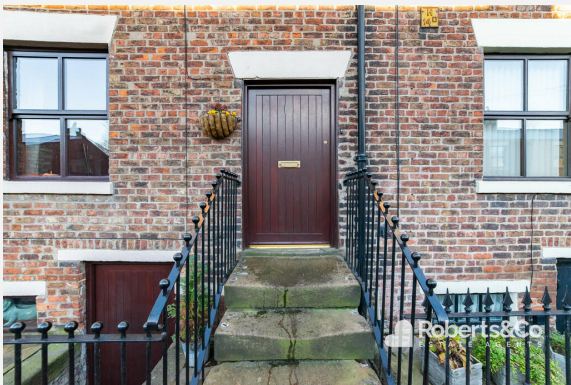
Gallery Photos



Gallery Photos



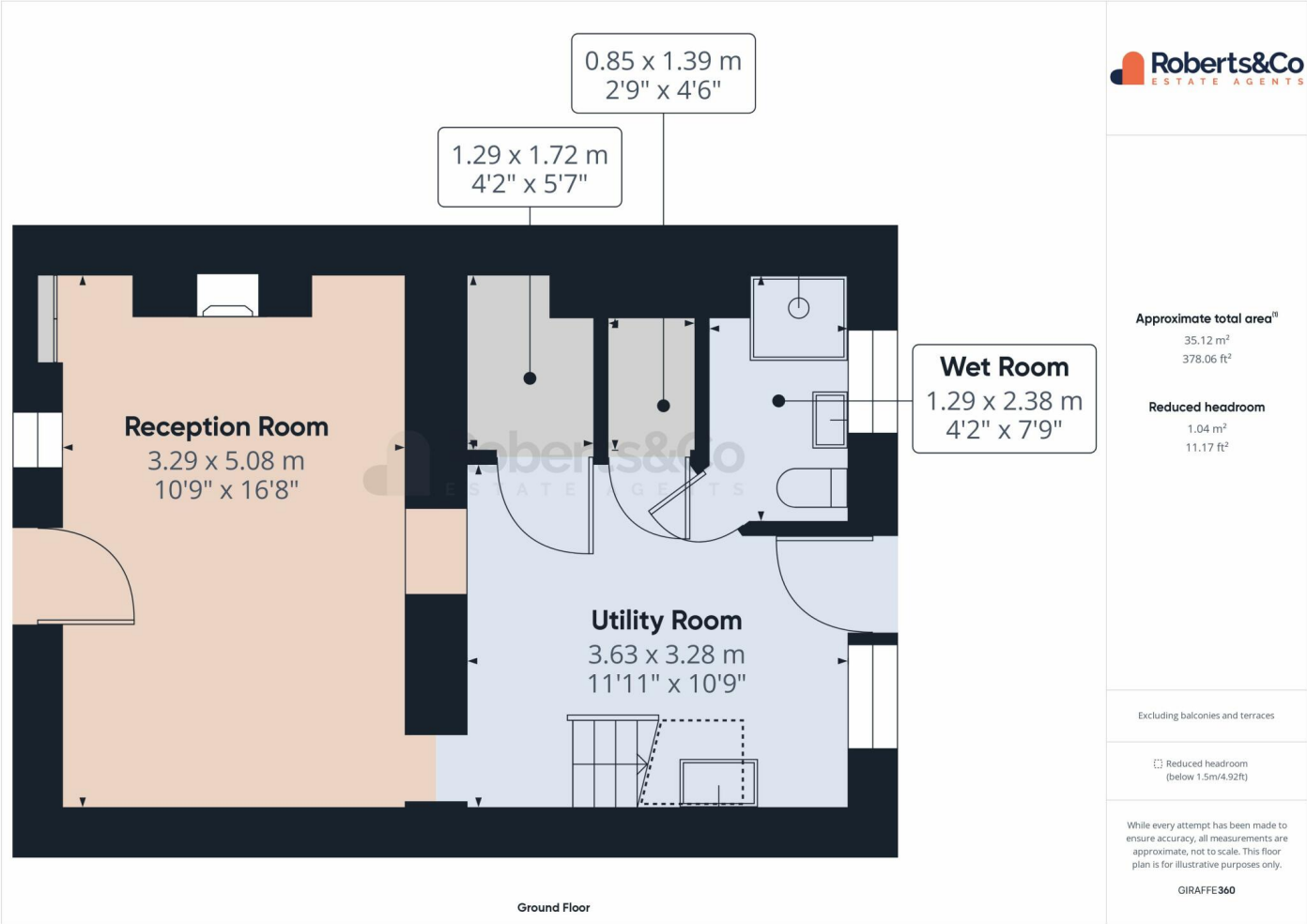
Gallery Photos



FOX LANE, LEYLAND, PR25



FOX LANE, LEYLAND, PR25



FOX LANE, LEYLAND, PR25



FOX LANE, LEYLAND, PR25



Property

EPC - Certificate

Fox Lane, PR25

Energy rating
D

Valid until 04.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 86 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: black; padding: 5px; display: inline-block;"> 65 D </div>	
39-54	E		
21-38	F		
1-20	G		

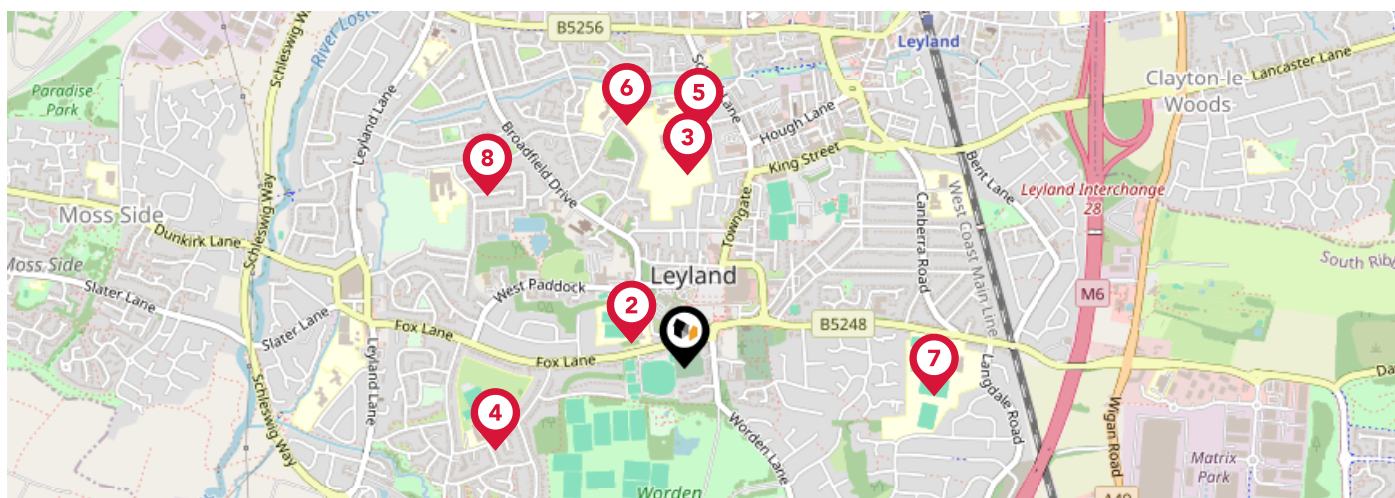
Property

EPC - Additional Data

Additional EPC Data

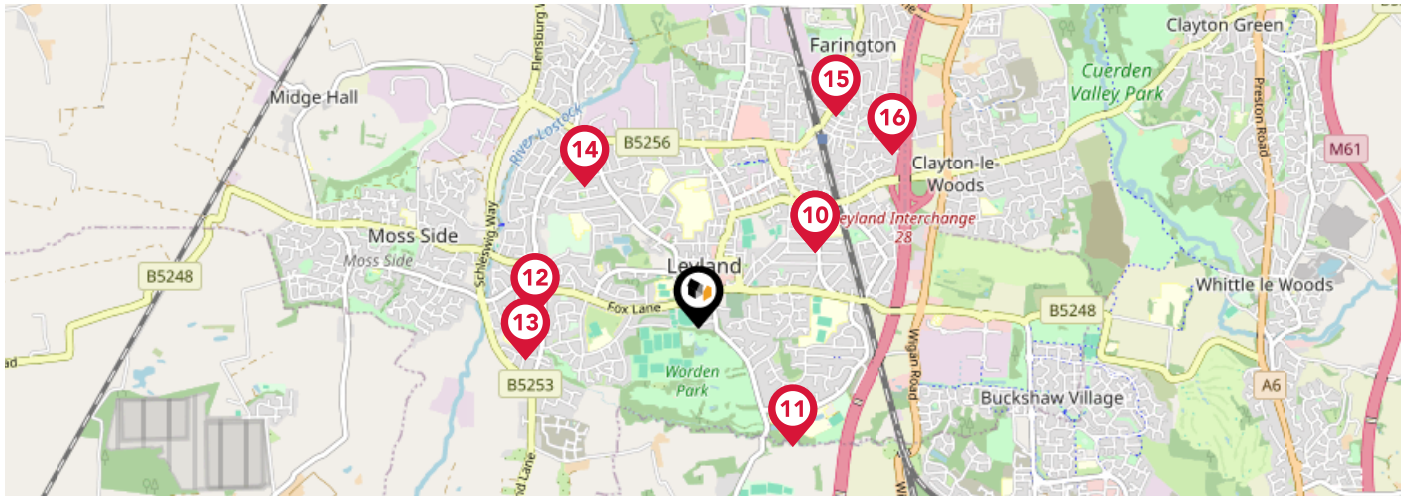
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 85% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	136 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Woodlea Junior School Ofsted Rating: Good Pupils: 237 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Leyland St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 177 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wellfield High School Ofsted Rating: Requires Improvement Pupils: 320 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Catholic High School Ofsted Rating: Good Pupils: 688 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 300 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Northbrook Primary Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Balshaw's Church of England High School Ofsted Rating: Outstanding Pupils: 915 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Academy@Worden Ofsted Rating: Good Pupils: 550 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

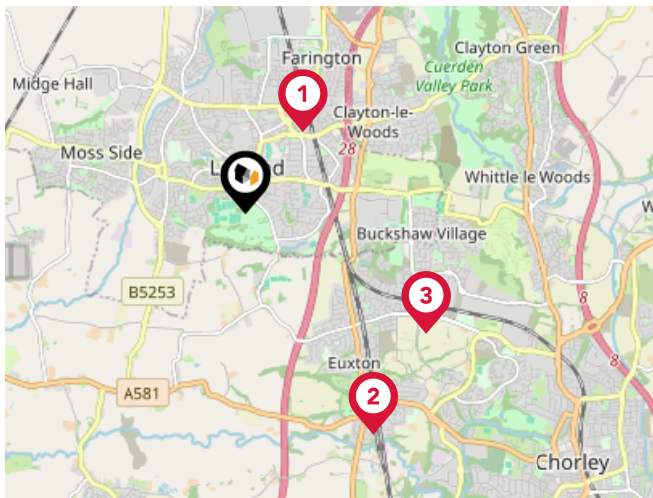
Area Schools



	Nursery	Primary	Secondary	College	Private
 Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils: 207 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Leyland Methodist Junior School Ofsted Rating: Good Pupils: 279 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Runshaw College Ofsted Rating: Outstanding Pupils:0 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Anne's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 192 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Seven Stars Primary School Ofsted Rating: Good Pupils: 222 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 28 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Farington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Catherine's RC Primary School Ofsted Rating: Good Pupils: 225 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

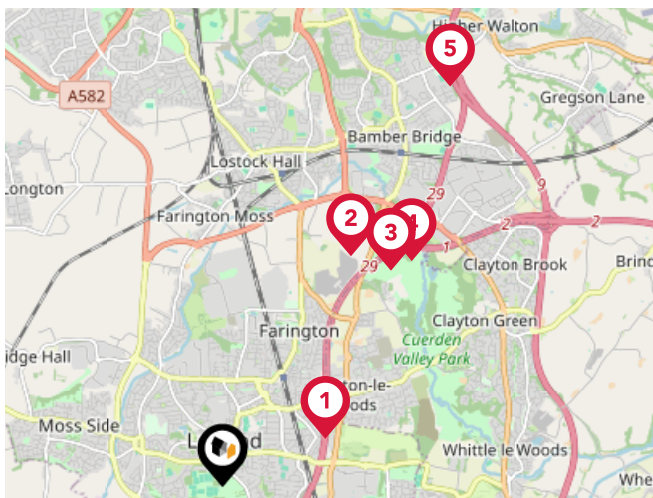
Area

Transport (National)



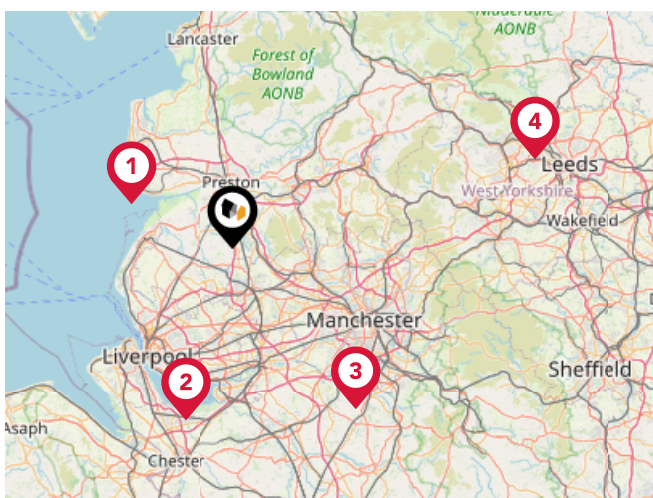
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	0.88 miles
2	Euxton Balshaw Lane Rail Station	2.24 miles
3	Buckshaw Parkway Rail Station	1.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1 miles
2	M65 J1A	2.32 miles
3	M65 J1	2.42 miles
4	M6 J29	2.6 miles
5	M6 J30	4.05 miles

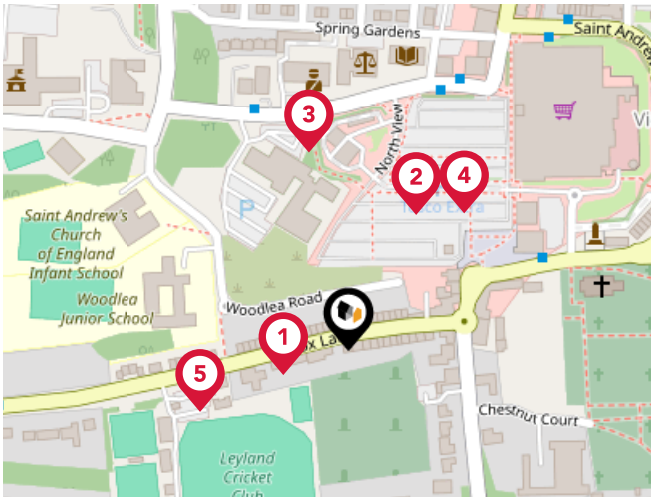


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.3 miles
2	Liverpool John Lennon Airport	25.09 miles
3	Manchester Airport	28.65 miles
4	Leeds Bradford International Airport	44.28 miles

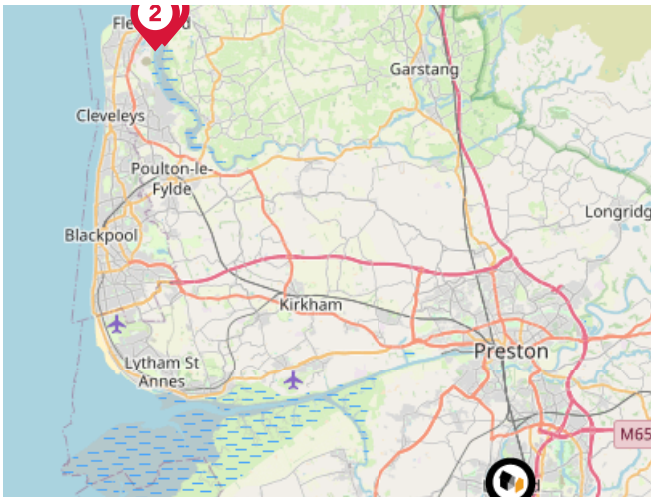
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sports & Social Club	0.04 miles
2	Tesco	0.08 miles
3	Leisure Centre	0.11 miles
4	Tesco	0.1 miles
5	Sports & Social Club	0.09 miles



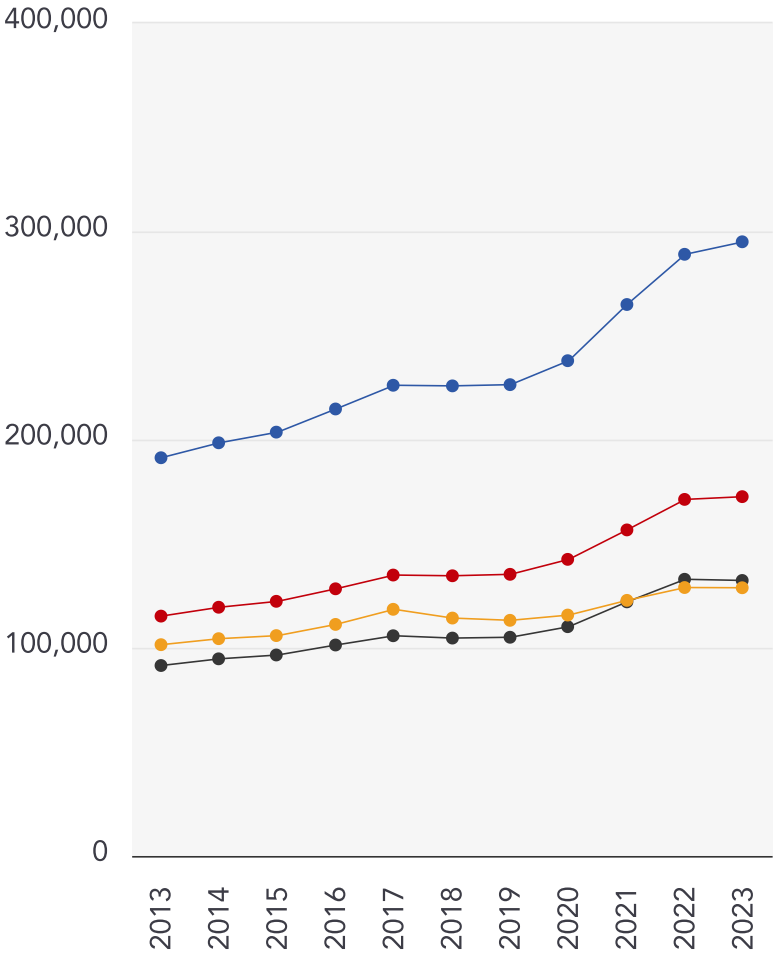
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	20.57 miles
2	Fleetwood for Ireland Ferry Terminal	20.61 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR25



Detached

+54.23%

Semi-Detached

+49.8%

Flat

+26.94%

Terraced

+44.66%



Roberts & Co

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

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



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/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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