

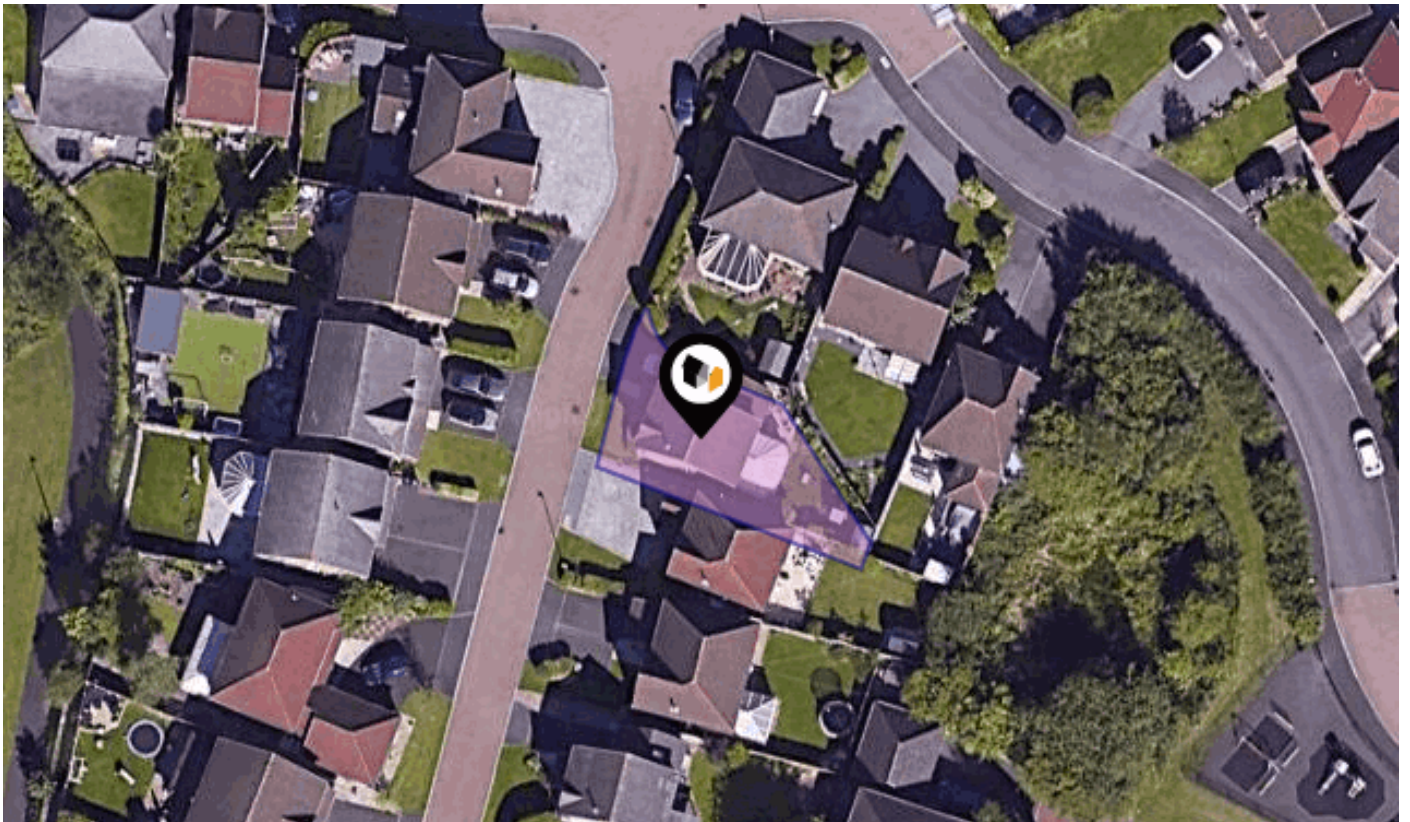


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25<sup>th</sup> May 2023



**CONDOR WAY, PENWORTHAM, PRESTON, PR1**

## Roberts & Co

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

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www.roberts-estates.co.uk



# Introduction

## Our Comments

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### Property Overview

Situated in the highly sought after location on 'The Cawsey' development providing excellent access to Preston City centre, motorway networks and local amenities.

Number 1 sits on a quiet cul de sac, occupying a good sized plot. We think this would make a great starter home.

The home offers a spacious living room, fitted kitchen, dining room, 3 good sized bedrooms, family bathroom, ensuite and downstairs WC.

Pull up on the drive and head into the home.

To the front of the house a generous sized living room, with a large window, flooding the room with natural light.

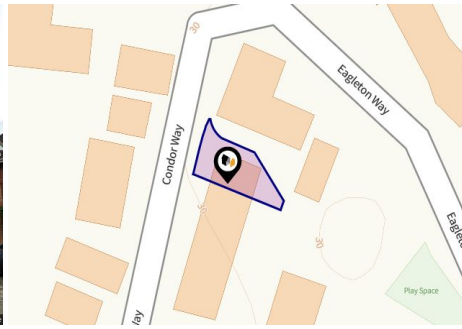
There is a modern fitted kitchen with plenty of space for all your appliances. A separate dining room, somewhere for the family to sit, enjoy a meal and catch up on their day.

There is a conservatory at the back over looking the garden and a handy downstairs WC off the entrance hall.

Upstairs you will find three good size bedrooms with bedroom one benefiting from an ensuite and built in storage. A modern family bathroom can also be found to the first floor.

Externally there is a flagged area to the front with a private driveway providing off road parking leading to the garage which has the added advantage of power and lighting. There is a good size private rear garden which is fenced enclosed and mainly laid to lawn but also boasts a lovely patio seating area.

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold</b>	£190
<b>Bedrooms:</b>	3	<b>£/ft<sup>2</sup>:</b>	
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.05 acres	<b>Start Date:</b>	20/12/2004
<b>Year Built :</b>	2004	<b>End Date:</b>	31/12/2254
<b>Council Tax :</b>	Band C	<b>Lease Term:</b>	From 21 December 2004 to 31 December 2254
<b>Annual Estimate:</b>	£1,835	<b>Term</b>	231 years
<b>Title Number:</b>	LAN4016	<b>Remaining:</b>	
<b>UPRN:</b>	10033054859		

## Local Area

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

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

<b>4</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



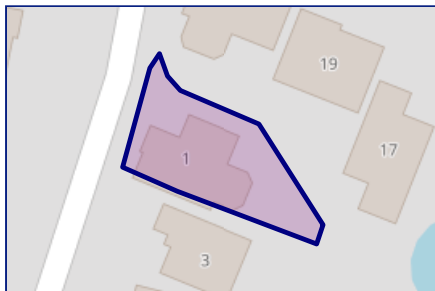
# Property

## Multiple Title Plans

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### Freehold Title Plan

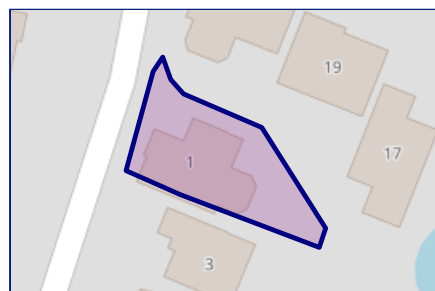
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**LAN19488**

### Leasehold Title Plan

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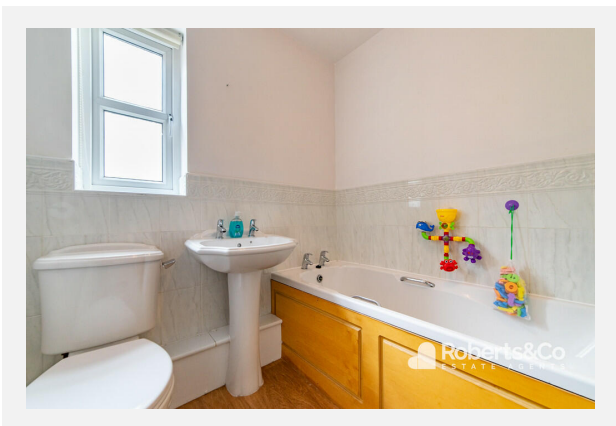
**LAN4016**

Start Date: 20/12/2004  
End Date: 31/12/2254  
Lease Term: From 21 December 2004 to 31 December 2254  
Term Remaining: 231 years

# Gallery Photos



# Gallery Photos



## CONDOR WAY, PENWORTHAM, PRESTON, PR1



## CONDOR WAY, PENWORTHAM, PRESTON, PR1



Approximate total area<sup>(1)</sup>

64.32 m<sup>2</sup>  
692.31 ft<sup>2</sup>

Reduced headroom

0.93 m<sup>2</sup>  
10.02 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

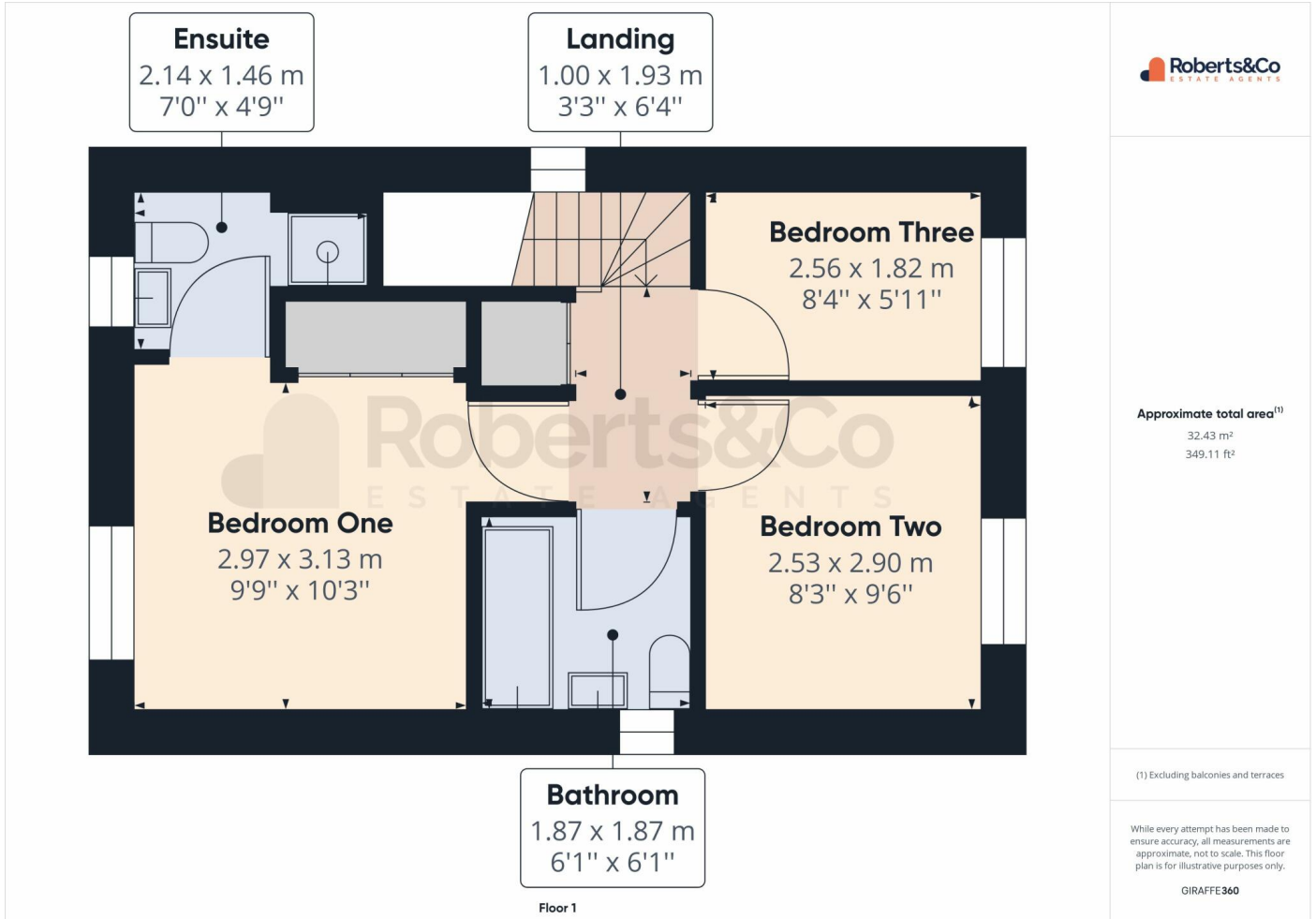
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



## CONDOR WAY, PENWORTHAM, PRESTON, PR1



# Property EPC - Certificate

Penwortham, PRESTON, PR1

Energy rating

C

Valid until 11.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

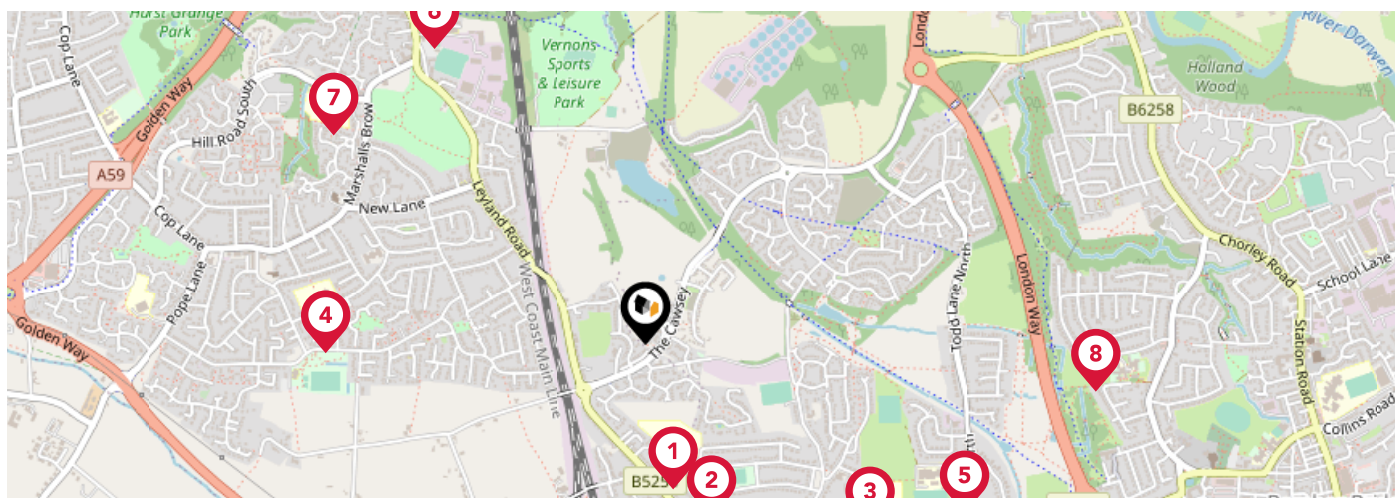
## EPC - Additional Data

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### Additional EPC Data

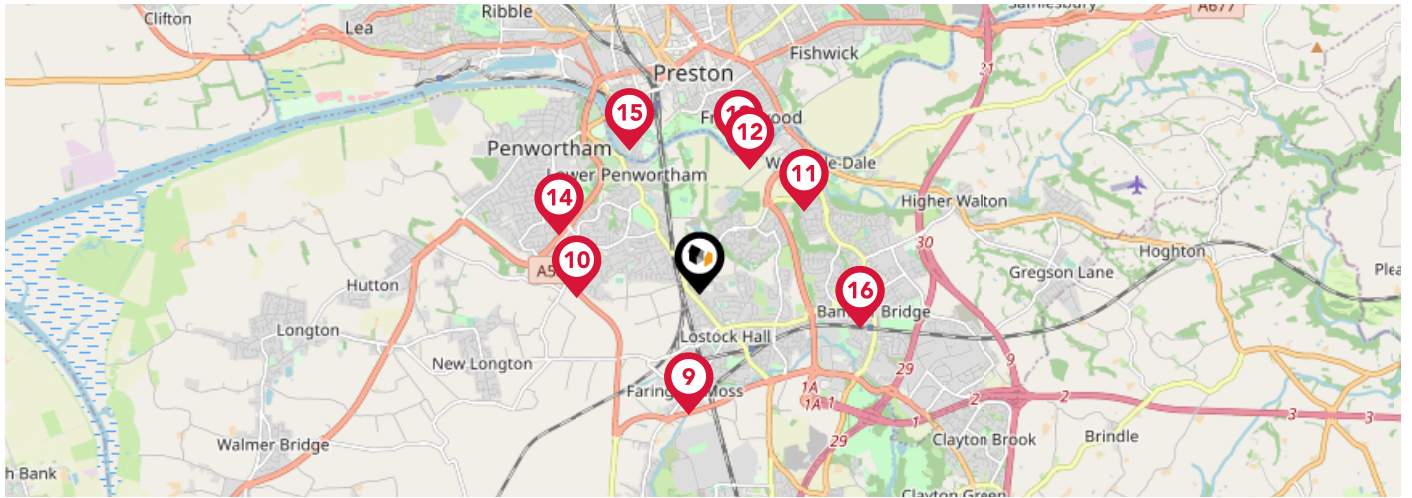
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 92% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	73 m <sup>2</sup>




# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Lostock Hall Moor Hey School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Good   Pupils: 357   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 612   Distance:0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

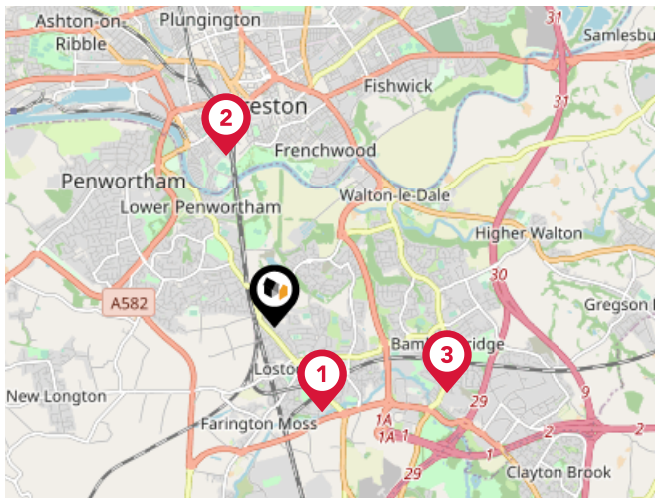
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Farington Moss St. Paul's C.E. Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Good   Pupils: 340   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Good   Pupils: 341   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 296   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

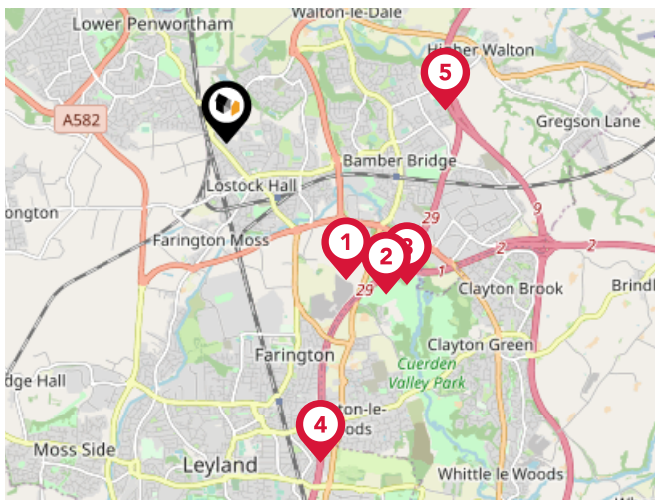
# Area

## Transport (National)



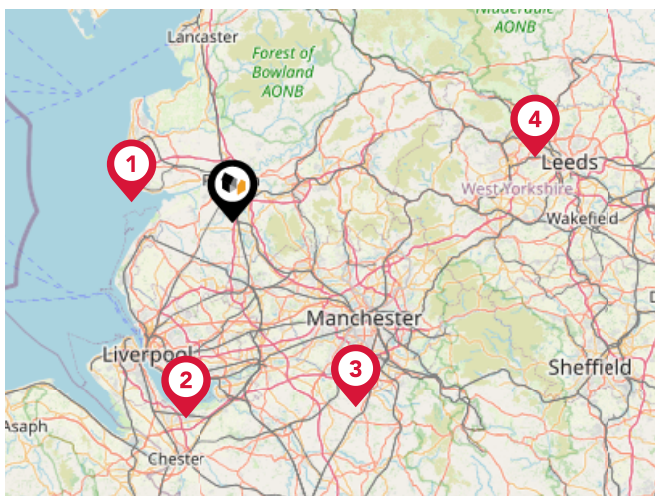
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.86 miles
2	Preston Rail Station	1.56 miles
3	Bamber Bridge Rail Station	1.62 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.59 miles
2	M65 J1	1.93 miles
3	M6 J29	2.01 miles
4	M6 J28	2.91 miles
5	M6 J30	1.95 miles

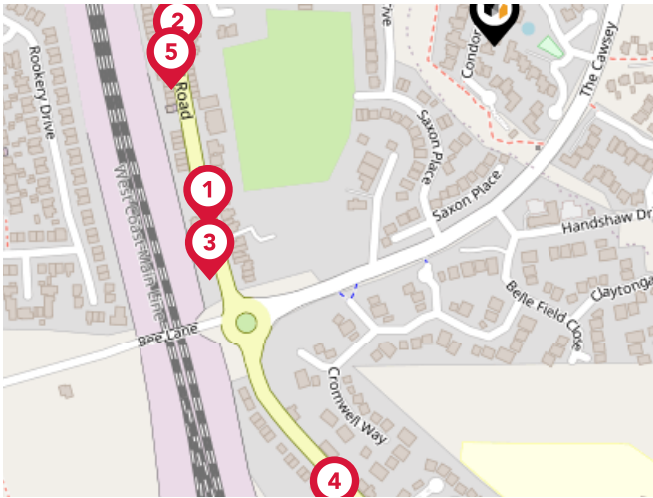


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	14.37 miles
2	Liverpool John Lennon Airport	28.23 miles
3	Manchester Airport	31.22 miles
4	Leeds Bradford International Airport	43.39 miles

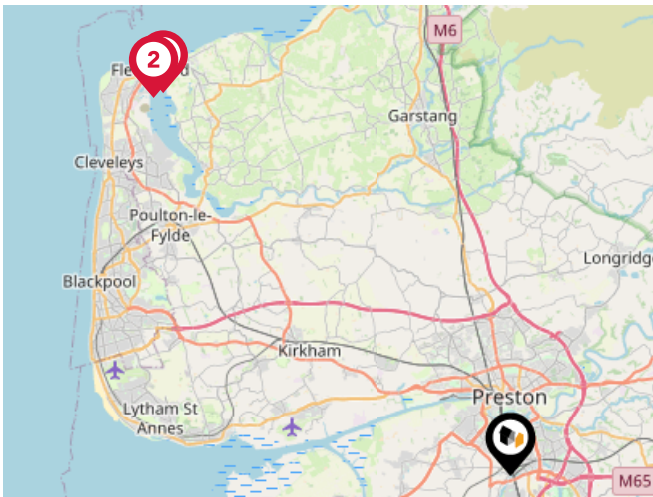
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bee Lane	0.19 miles
2	Sumpter Horse	0.17 miles
3	Bee Lane	0.2 miles
4	Flag Lane	0.27 miles
5	Sumpter Horse	0.18 miles



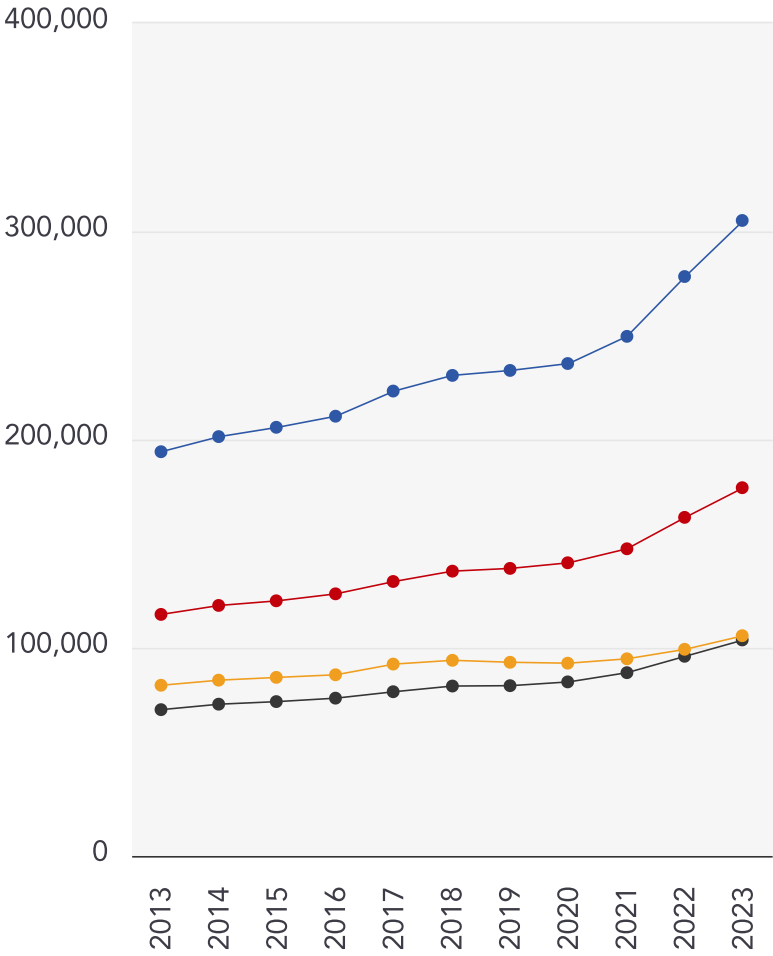
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.11 miles
2	Fleetwood for Ireland Ferry Terminal	18.19 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

**+57.2%**

Semi-Detached

**+52.45%**

Flat

**+29.04%**

Terraced

**+47.64%**





### 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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