

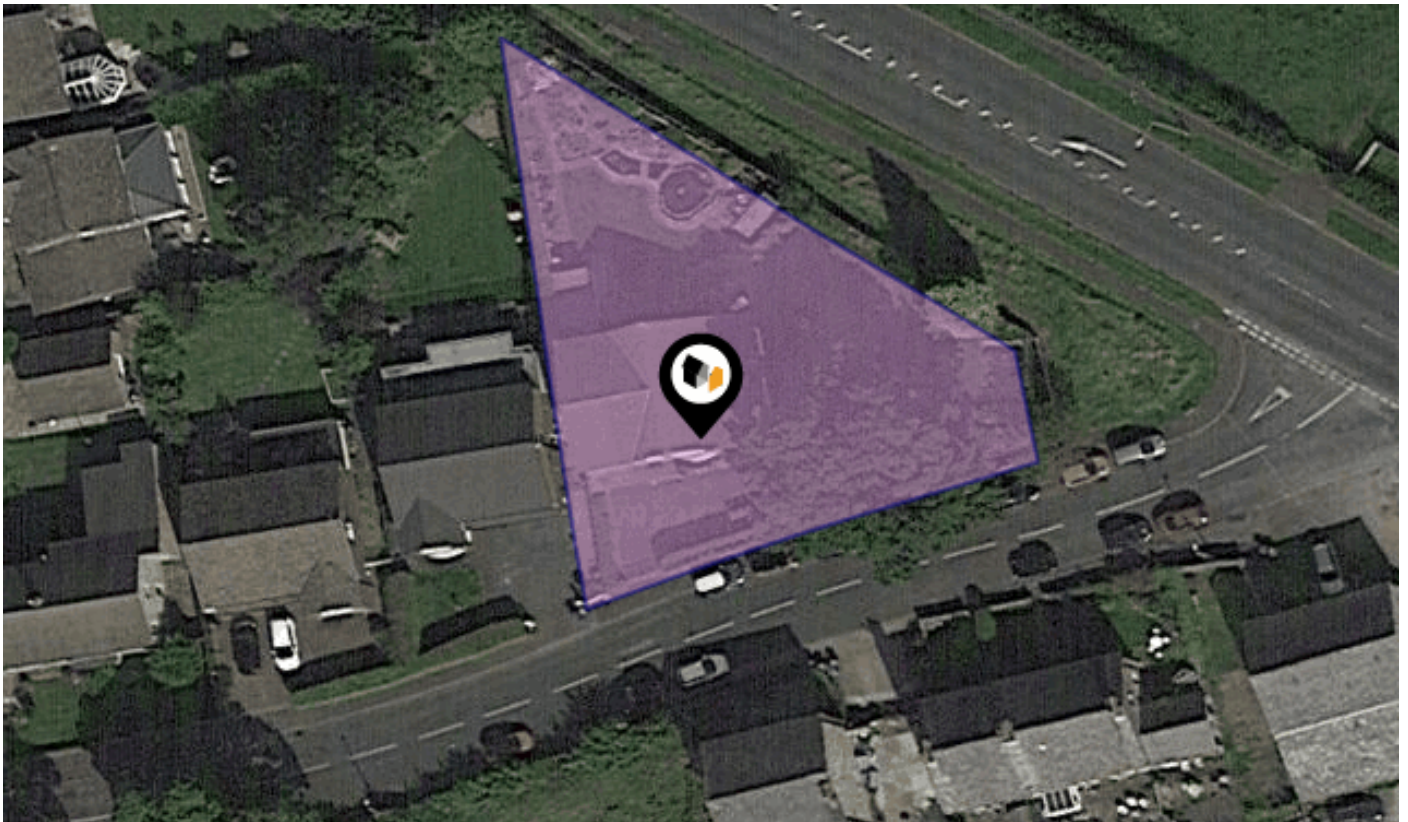


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14<sup>th</sup> February 2023



**STATION ROAD, HOGHTON, PRESTON, PR5**

## Roberts & Co

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www.roberts-estates.co.uk



# Introduction

## Our Comments

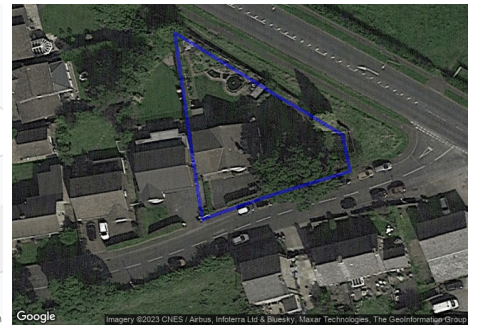
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### Property Overview

This beautiful five-bedroom house in the pretty village of Hoghton, is set on a third of an acre of land and has everything a discerning homeowner could dream of.

The quality of this home is exceptional. Everything is immaculate. From the first step over the threshold, we just know you will be impressed. To the front of the property is a large sweeping driveway with space for up to five cars, not forgetting the great sized integral garage. There are three reception rooms to the ground floor, meaning you are not short of living space. The main lounge is flooded with natural light from two large full length windows and your eyes are drawn to the breath-taking views of the garden. The two additional reception rooms are to the front and rear of the house, separated by a beautiful feature stain glass wall. Currently, one reception is used as a dining room, but the two spaces are so versatile - think playroom, or study. A great size and well presented breakfast kitchen is on offer, with plenty of space and fitted units. The ground floor is completed by a handy utility room, tucked away so as to keep the laundry of life and muddy prints confined to one nook, and a convenient downstairs WC. There are five bedrooms to the first floor, two with en-suite, and a modern, four piece, family bathroom. Most of the 5 bedrooms benefit from fitted wardrobes offering a wealth of storage space. The outside space is the absolute gem of this home; a large, luscious lawn that almost wraps around the rear of the home, with herbaceous borders, mature trees, shrubs, vegetable beds, a pond, water features, and a patio area for alfresco dining. Cheers to that!

# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,357 ft <sup>2</sup> / 219 m <sup>2</sup>		
<b>Plot Area:</b>	0.26 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£2,959		
<b>Title Number:</b>	LA897250		
<b>UPRN:</b>	100012755644		

## Local Area

<b>Local Authority:</b>	Chorley
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

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

<b>17</b> mb/s	<b>52</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *2, Station Road, Hoghton, Preston, PR5 0DD*

Reference - Chorley/18/00927/ADV	
<b>Decision:</b>	Decided
<b>Date:</b>	05th October 2018
<b>Description:</b>	Application for advertisement for the display of 1no. non illuminated banner sign

Reference - Chorley/16/01034/TPO	
<b>Decision:</b>	Decided
<b>Date:</b>	05th November 2016
<b>Description:</b>	Oak (T1). Removal of dead wood and pruning to branches overhanging Station Road and interfering with street lighting.



# Gallery Photos





# Gallery Photos





# Gallery Photos



## STATION ROAD, HOGHTON, PRESTON, PR5



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>1</sup>

2630.73 ft<sup>2</sup>  
244.40 m<sup>2</sup>

Reduced headroom

11.68 ft<sup>2</sup>  
1.09 m<sup>2</sup>

(1) Excluding balconies and terrace

☐ 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



# Property EPC - Certificate

Energy rating

C

Valid until 21.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

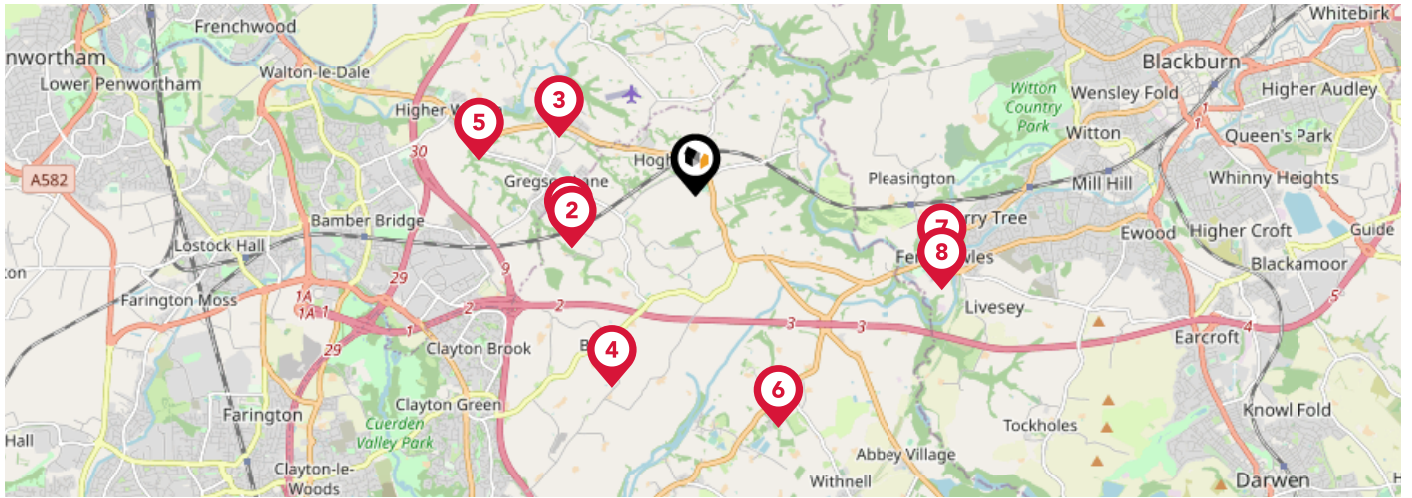
## EPC - Additional Data









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### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<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>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 69% of fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	219 m <sup>2</sup>

# Area Schools










	Nursery	Primary	Secondary	College	Private
 <b>Brindle Gregson Lane Primary School</b> Ofsted Rating: Requires improvement   Pupils: 194   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Joseph's Catholic Primary School, Brindle</b> Ofsted Rating: Good   Pupils: 101   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coupe Green Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brindle St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Higher Walton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 117   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Meadow View Learning Centre</b> Ofsted Rating: Good   Pupils: 9   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Paul's Roman Catholic Primary School, Feniscowles, Blackburn</b> Ofsted Rating: Good   Pupils: 212   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Feniscowles Primary School</b> Ofsted Rating: Good   Pupils: 409   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



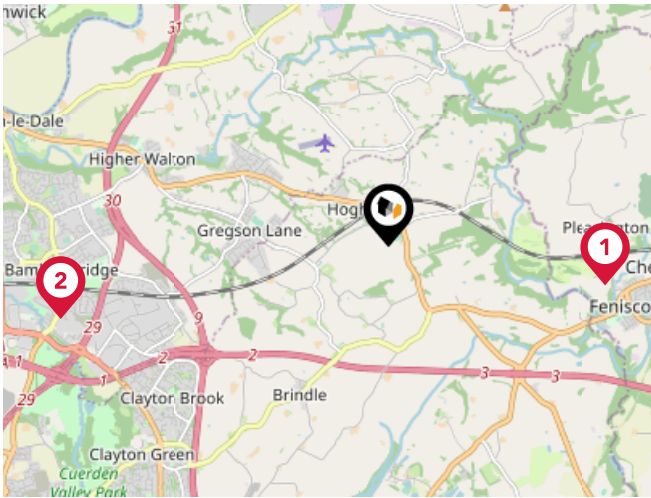
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Withnell Fold Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Progress School</b> Ofsted Rating: Outstanding   Pupils: 12   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Clayton Brook Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Coppice School</b> Ofsted Rating: Good   Pupils: 64   Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Livesey Saint Francis' Church of England School</b> Ofsted Rating: Requires improvement   Pupils: 197   Distance:2.66	<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:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Samlesbury Church of England School</b> Ofsted Rating: Good   Pupils: 70   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Walton-Le-Dale High School</b> Ofsted Rating: Requires improvement   Pupils: 775   Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

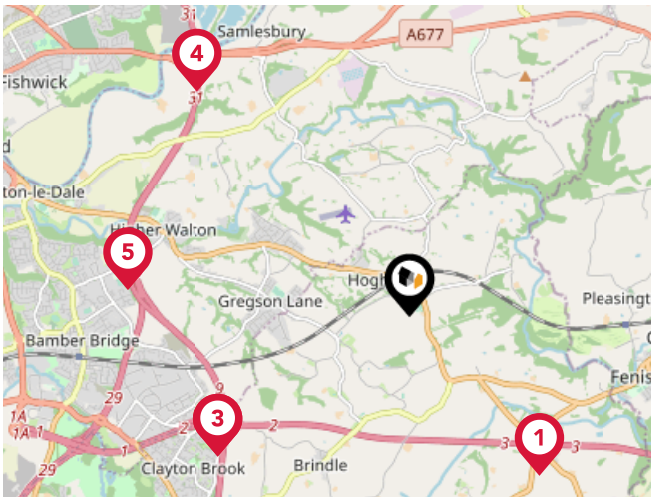
# Area

## Transport (National)



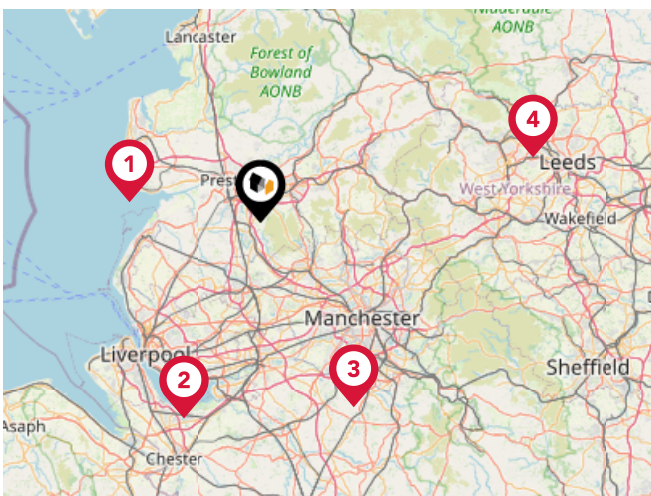
### National Rail Stations

Pin	Name	Distance
1	Pleasington Rail Station	1.93 miles
2	Bamber Bridge Rail Station	2.94 miles
3	Cherry Tree Rail Station	2.96 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J3	1.8 miles
2	M65 J2	2.07 miles
3	M61 J9	2.08 miles
4	M6 J31	2.72 miles
5	M6 J30	2.48 miles

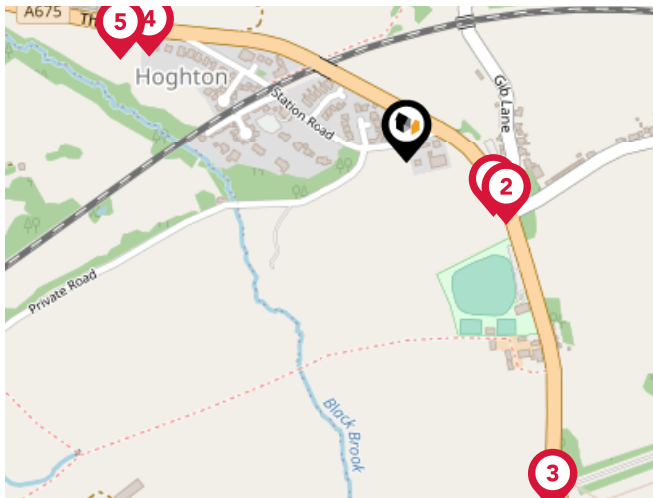


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	18.68 miles
2	Liverpool John Lennon Airport	29.61 miles
3	Manchester Airport	29.03 miles
4	Leeds Bradford International Airport	39.1 miles

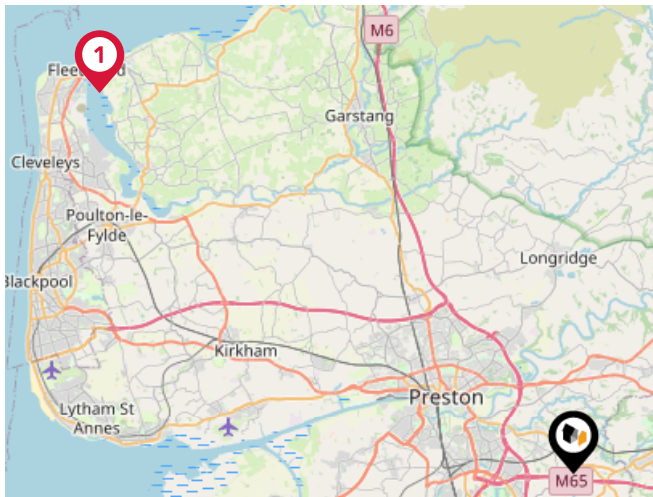
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Boars Head	0.11 miles
2	Boars Head	0.13 miles
3	War Memorial	0.41 miles
4	Station Road	0.31 miles
5	Station Road	0.33 miles



### Ferry Terminals

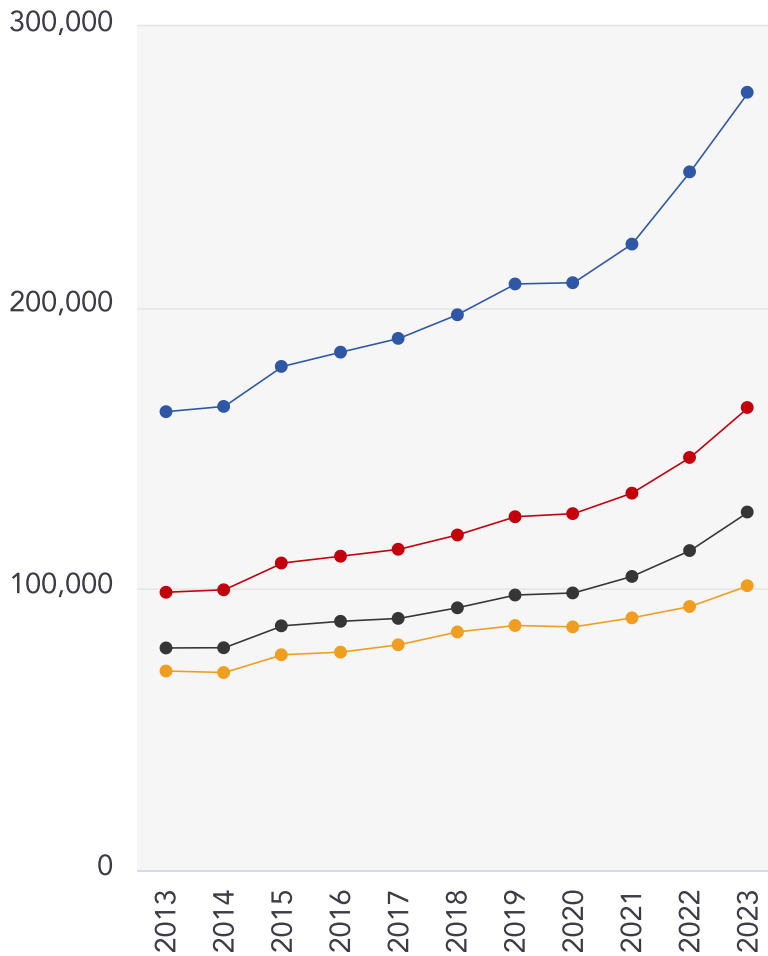
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	21.28 miles



# Market

## House Price Statistics

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



Detached

**+69.66%**

Semi-Detached

**+66.46%**

Terraced

**+61.17%**

Flat

**+42.83%**



### 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.

# Roberts & Co

## Testimonials

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### 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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