

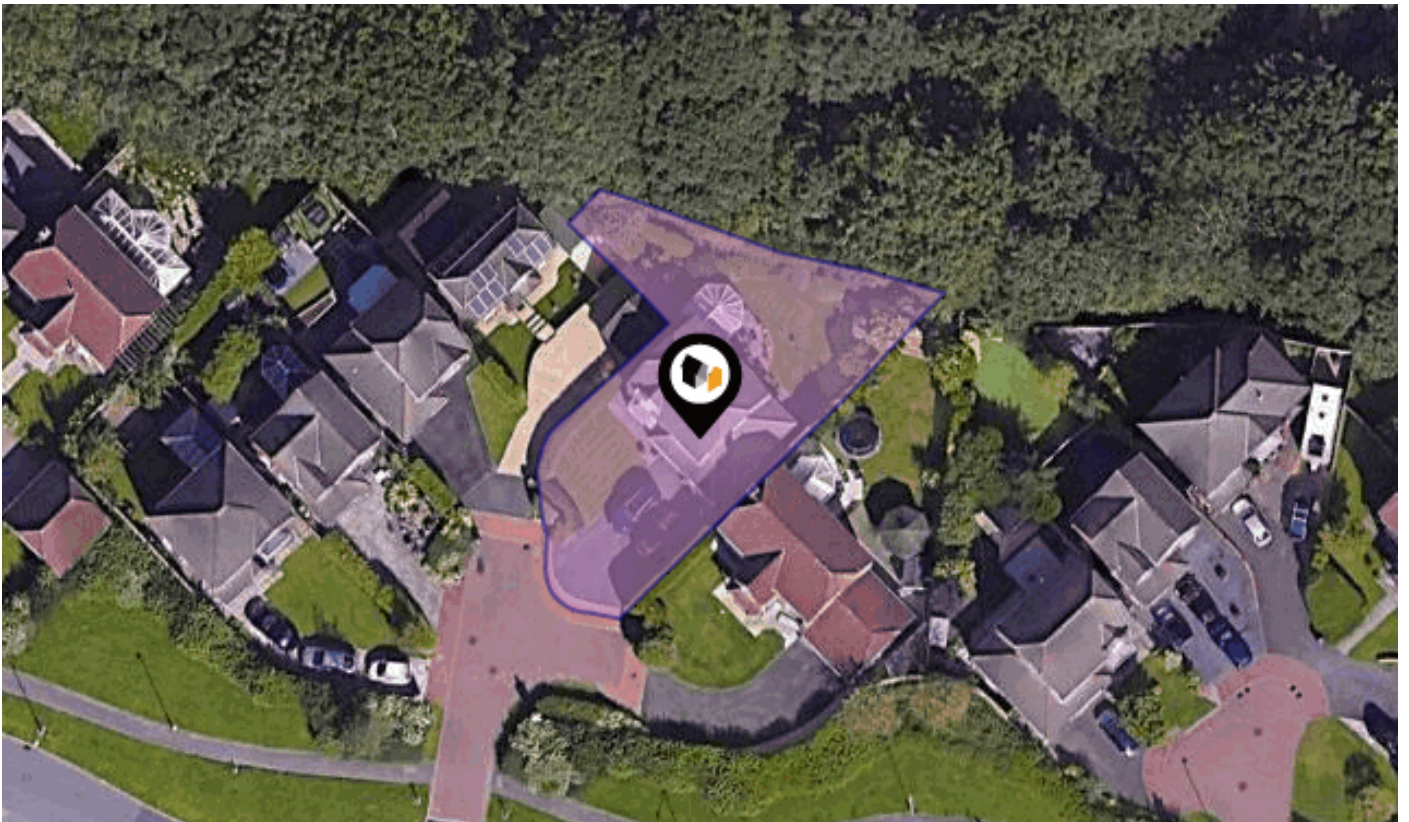


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28<sup>th</sup> May 2024



**HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,  
PR5**

## Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



### Property Overview

Located in the sought-after Holland House estate, this property offers convenient access to local amenities, schools, transport links, and Preston City Centre. Nestled in a quiet cul-de-sac, this spacious 4-bedroom detached house occupies a generous plot and boasts high specifications throughout.

The front driveway provides parking space for 4 to 5 cars, while the detached double garage offers additional parking and storage.

Upon entering the home, you'll find two reception rooms and a conservatory. The living room, situated at the front of the house, features a cosy fireplace and leads seamlessly into the dining room. From there, a conservatory extends into the garden, providing a tranquil space with views of the outdoors.

The breakfast kitchen, with its white satin cabinets and contrasting worktops, is well-appointed with integrated Neff appliances, ensuring modern convenience and functionality. A breakfast bar overlooks the garden, providing a pleasant spot to enjoy meals with a view of the outdoor scenery.

Additional features include a utility room and a downstairs WC.

The kitchen, utility room, downstairs toilet, and conservatory all feature luxurious Amtico flooring.

Upstairs, the primary bedroom features an ensuite bathroom, accompanied by two additional double bedrooms and a spacious fourth bedroom with fitted cupboards. The upper floor is completed by a family bathroom.

Outside, there is a mature, private rear garden that wraps around the house, occupying a particularly large plot. This expansive outdoor space offers a serene retreat, perfect for relaxation and outdoor activities.



## Property

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£133
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	1,151 ft <sup>2</sup> / 107 m <sup>2</sup>	<b>Start Date:</b>	28/11/1996
<b>Plot Area:</b>	0.14 acres	<b>End Date:</b>	01/01/2995
<b>Year Built :</b>	1996	<b>Lease Term:</b>	999 years from 1 January 1996
<b>Council Tax :</b>	Band E	<b>Term Remaining:</b>	971 years
<b>Annual Estimate:</b>	£2,740		
<b>Title Number:</b>	LA791394		
<b>UPRN:</b>	10033052925		

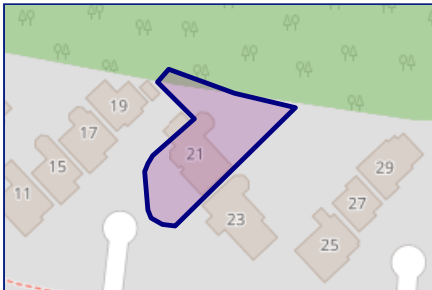
## Local Area

<b>Local Authority:</b>	South ribble
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Satellite/Fibre TV Availability:

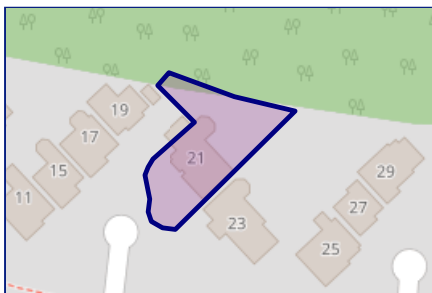


### Freehold Title Plan



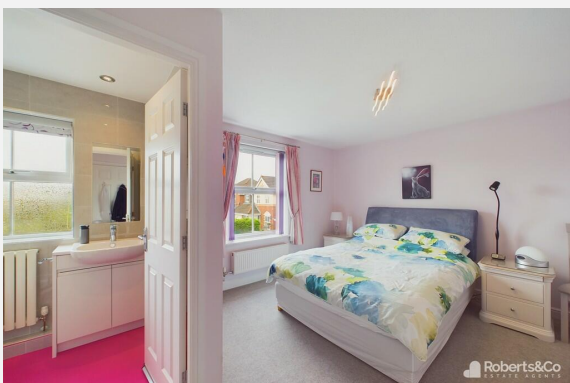
**LAN75846**

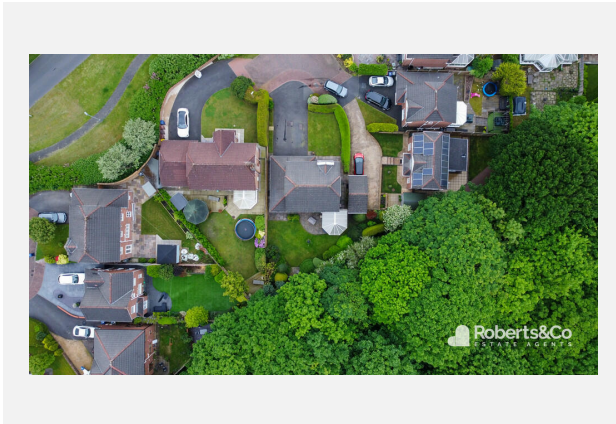
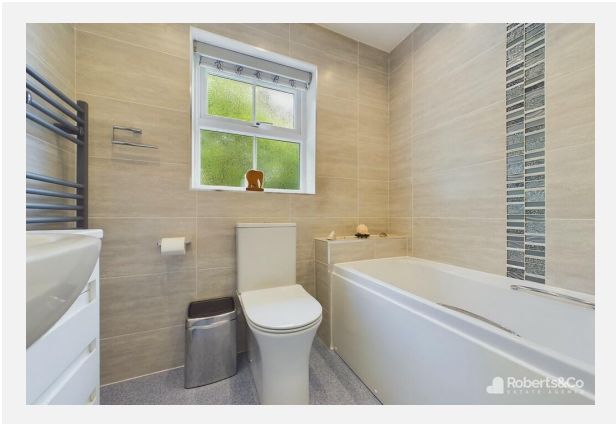
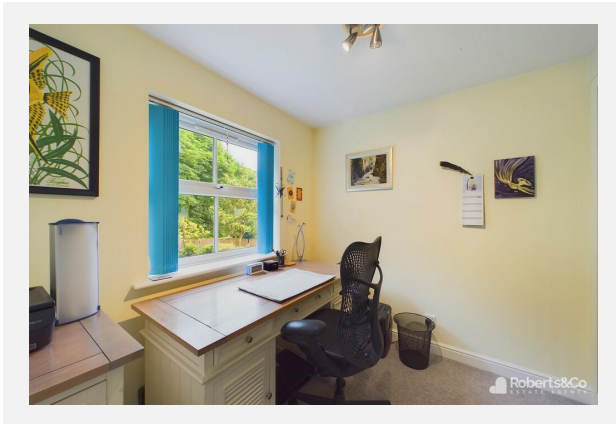
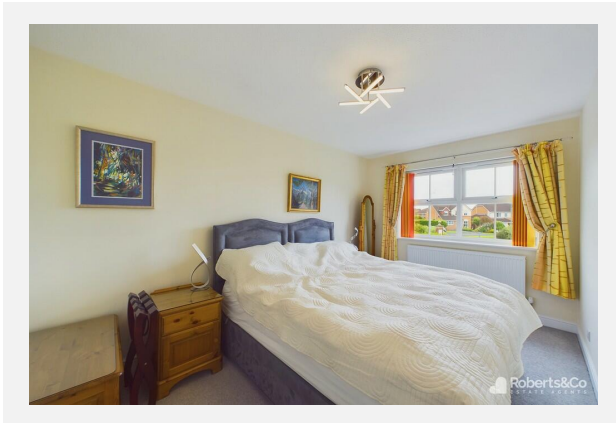
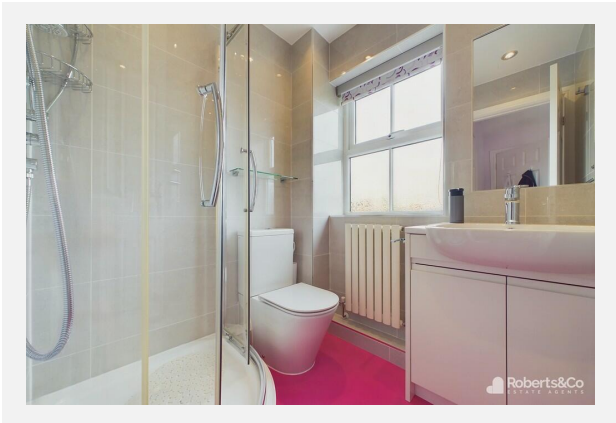
### Leasehold Title Plan

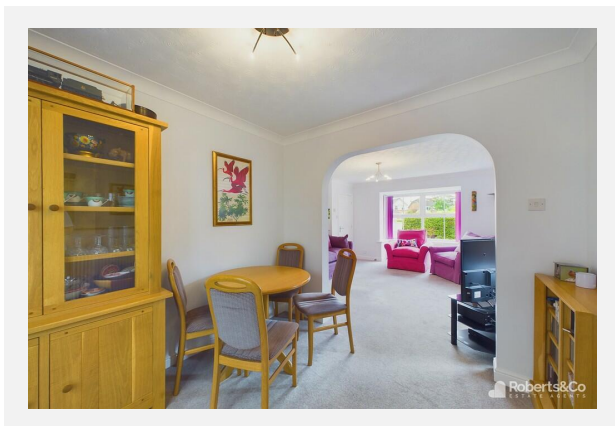
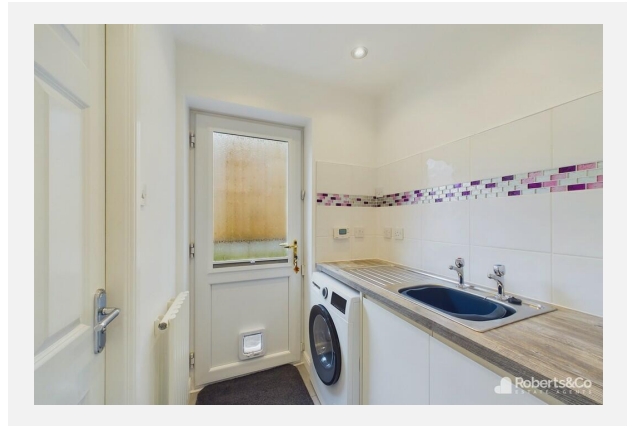
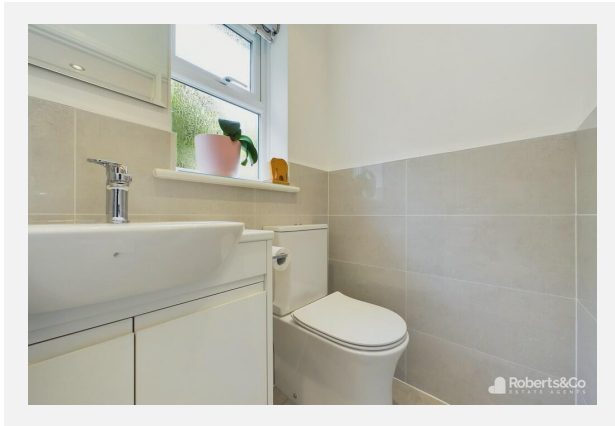


**LA791394**

Start Date: 28/11/1996  
End Date: 01/01/2995  
Lease Term: 999 years from 1 January 1996  
Term Remaining: 971 years







# HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON, PR5



Approximate total area<sup>(1)</sup>  
147.26 m<sup>2</sup>  
1585.13 ft<sup>2</sup>

Reduced headroom  
0.33 m<sup>2</sup>  
3.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

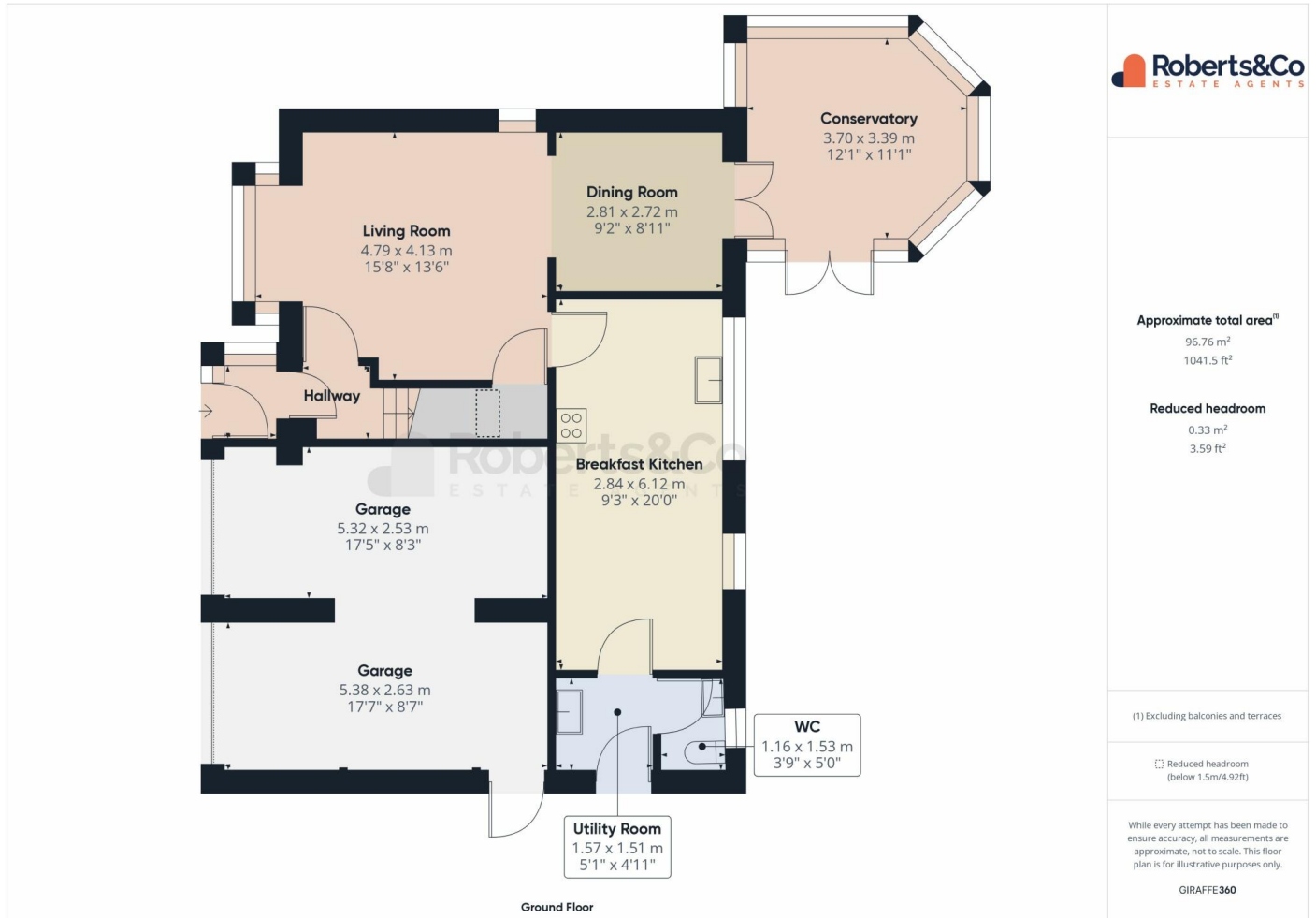
Reduced headroom  
(below 1.5m/4.92ft)

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

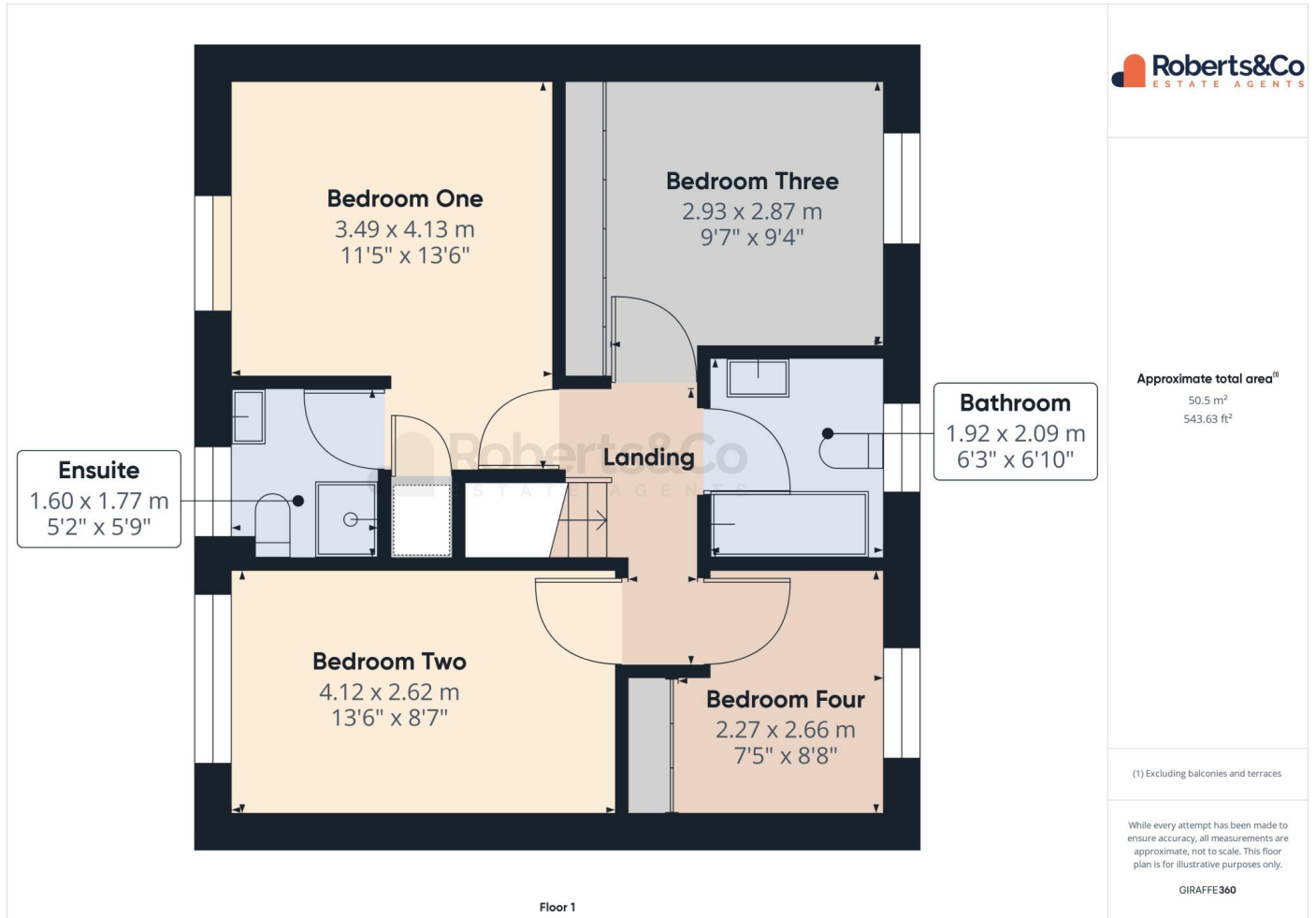
GIRAFFE360



**HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,  
PR5**



# HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON, PR5



Walton-le-Dale, PR5

Energy rating

# C

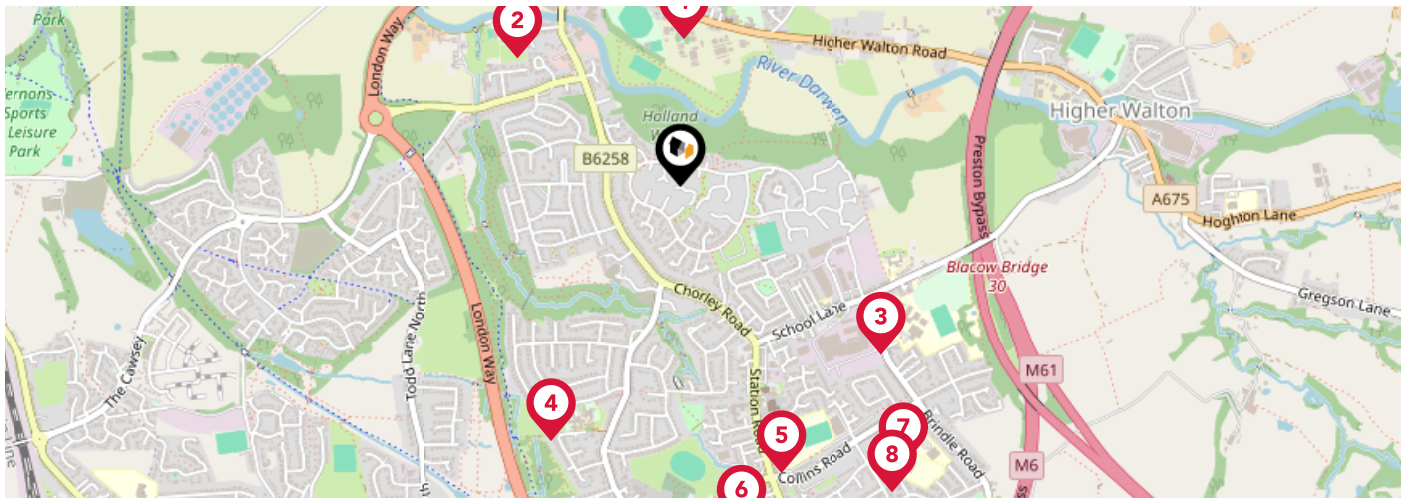
Valid until 11.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

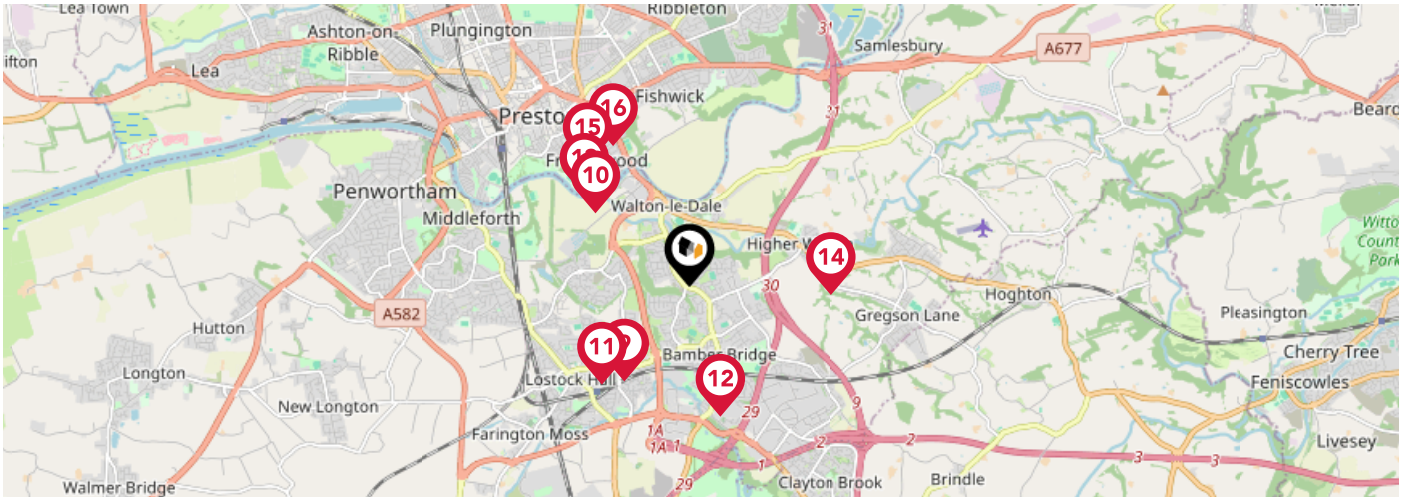
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 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, limited insulation (assumed)
<b>Total Floor Area:</b>	107 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 186   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires Improvement   Pupils: 775   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 732   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 299   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Coppice School</b> Ofsted Rating: Good   Pupils: 64   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bamber Bridge St Aidan's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 131   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

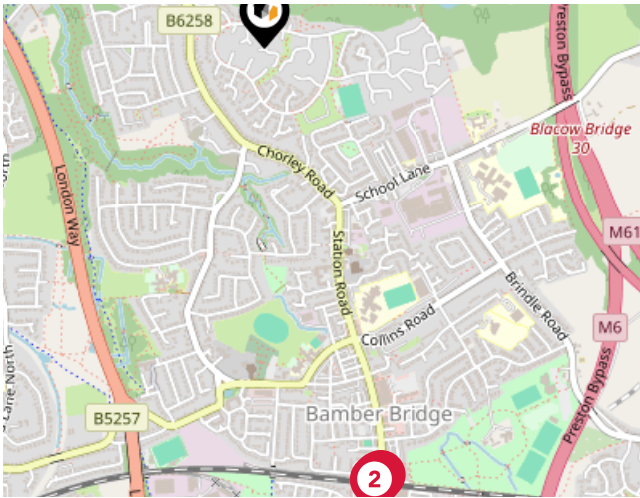
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 612   Distance: 1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Good   Pupils: 340   Distance: 1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance: 1.16	<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: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Good   Pupils: 341   Distance: 1.23	<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: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardinal Newman College</b> Ofsted Rating: Outstanding   Pupils: 0   Distance: 1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Olive School, Preston</b> Ofsted Rating: Outstanding   Pupils: 299   Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

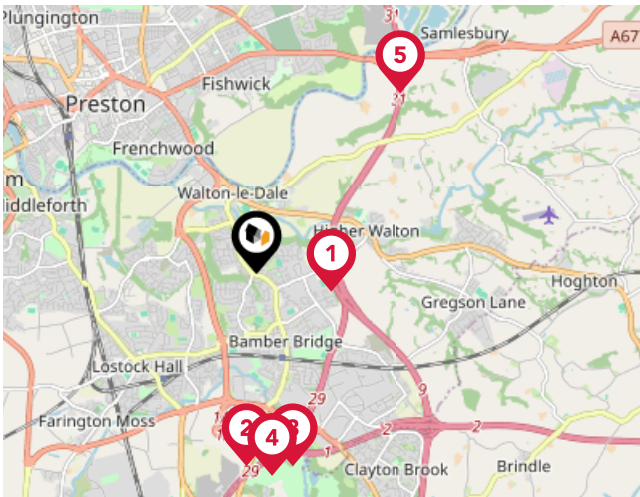
# Area

## Transport (National)



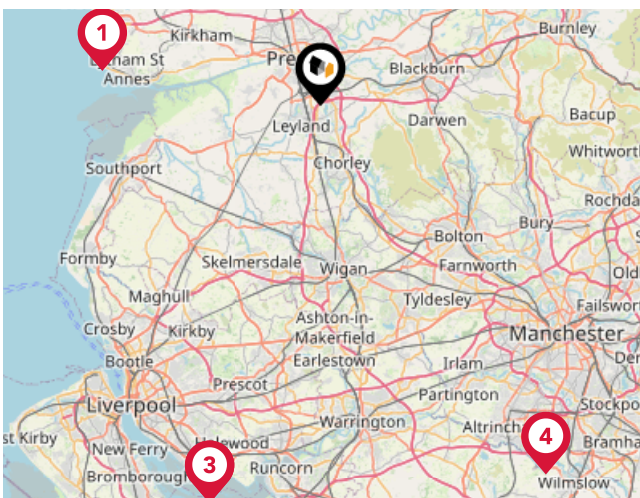
### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.05 miles
2	Rail Station	1.06 miles
3	Bamber Bridge Rail Station	1.05 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.68 miles
2	M65 J1A	1.69 miles
3	M6 J29	1.71 miles
4	M65 J1	1.77 miles
5	M6 J31	2.03 miles

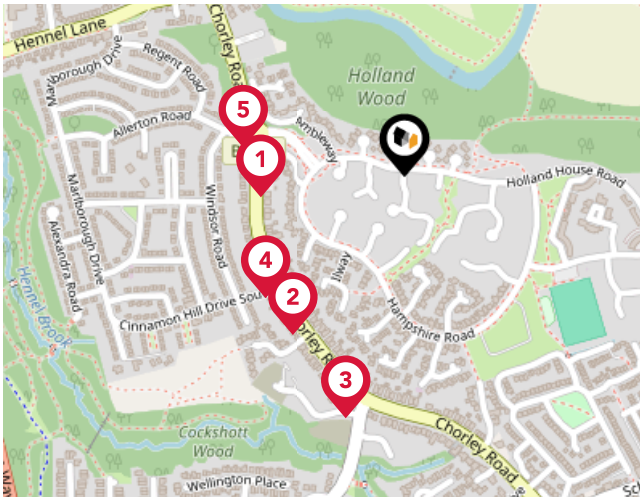


### Airports/HELIPADS

Pin	Name	Distance
1	Blackpool International Airport	15.53 miles
2	Liverpool John Lennon Airport	28.99 miles
3	Liverpool John Lennon Airport	29 miles
4	Terminal Two Access	30.37 miles

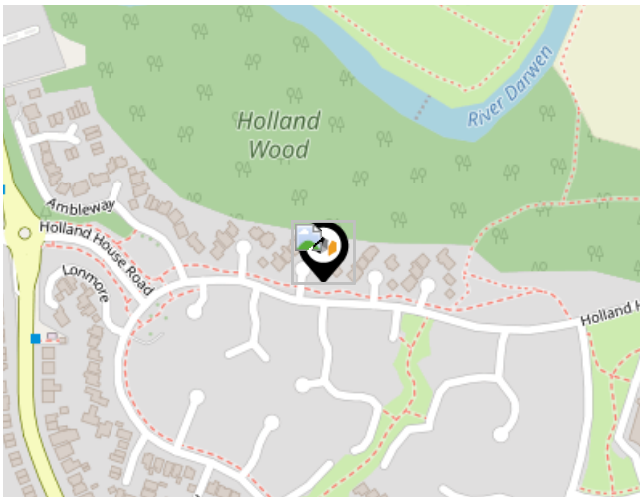
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Holland House Road	0.16 miles
2	Cinnamon Hill Drive	0.21 miles
3	Duddle Lane	0.27 miles
4	Cinnamon Hill Drive	0.2 miles
5	Holland House Road	0.18 miles



### Ferry Terminals

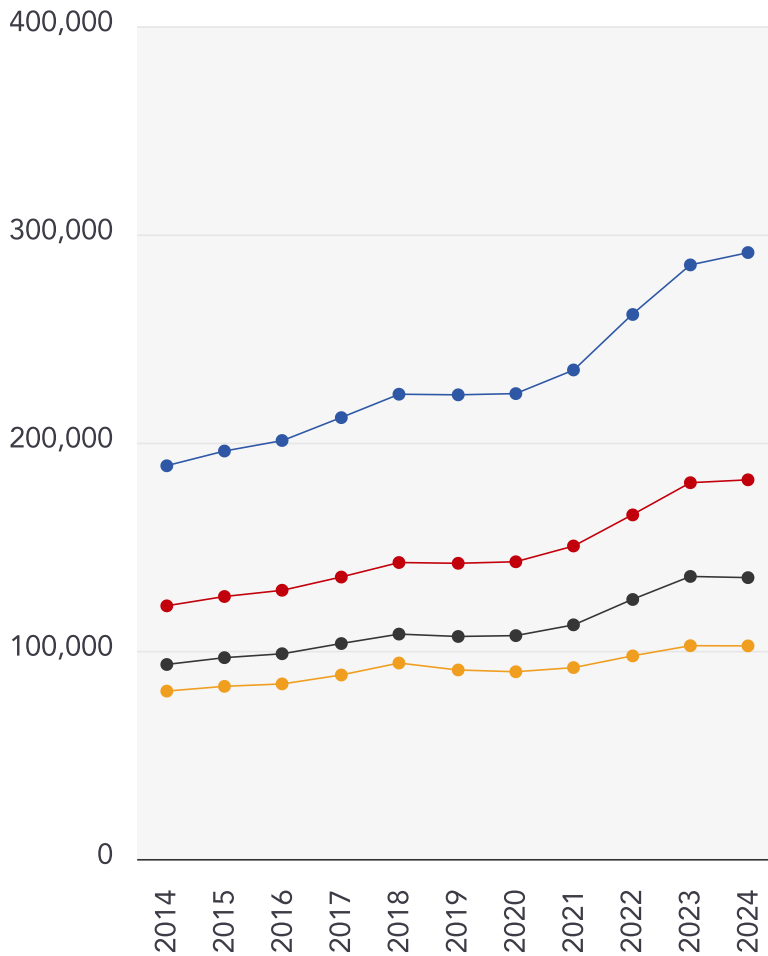
Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.67 miles
2	Fleetwood for Ireland Ferry Terminal	18.77 miles
3	Fleetwood for Knott End Ferry Landing	18.89 miles



# 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

---

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.

Our Team

Robert

### 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



@Roberts\_and\_Co



/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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Roberts & Co

36e Liverpool Road, Penwortham, Preston,  
PR1 0DQ  
01772 746100  
penwortham@roberts-estates.co.uk  
www.roberts-estates.co.uk

