

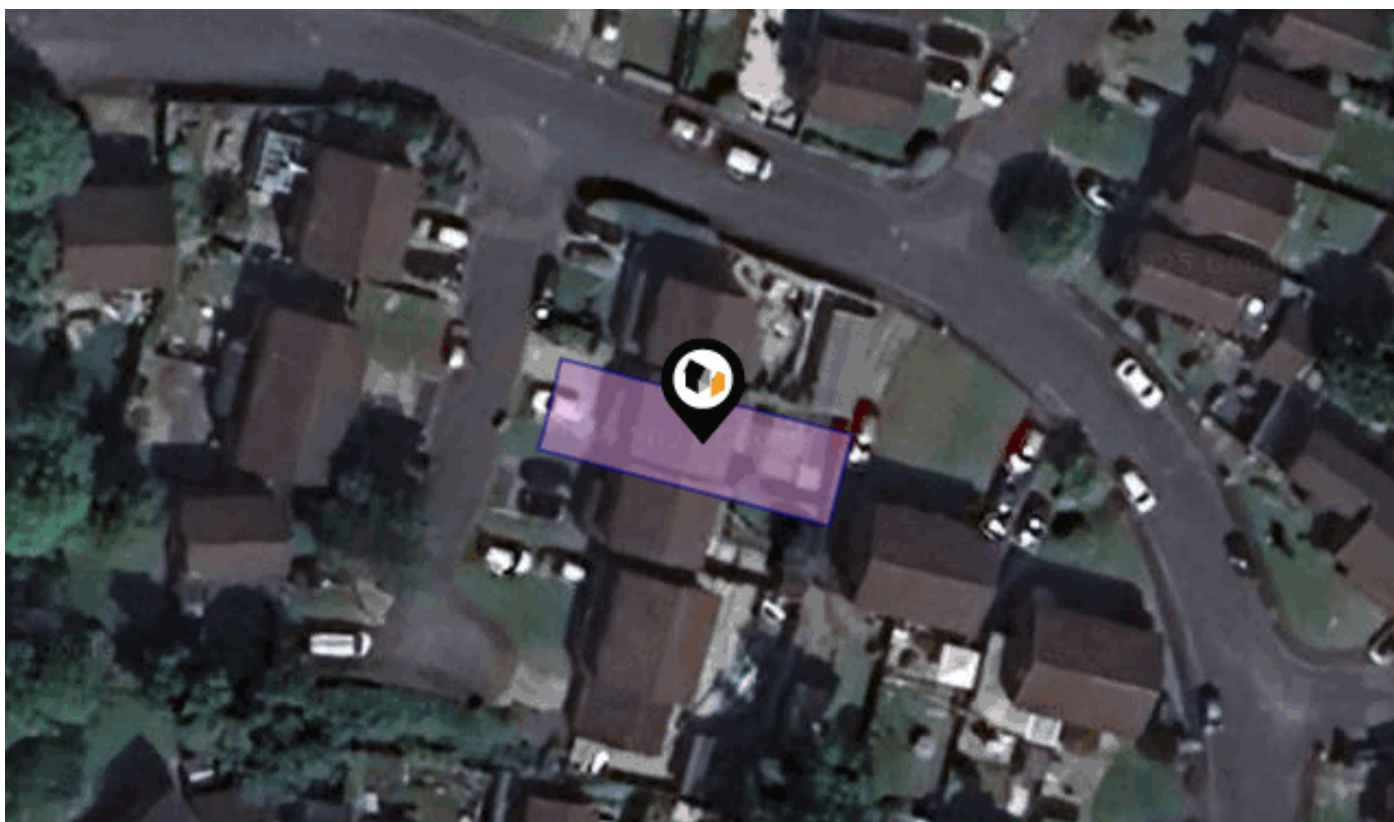


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 28<sup>th</sup> February 2025**



**KILN CROFT, CLAYTON-LE-WOODS, CHORLEY, PR6**

## Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



# Introduction

## Our Comments

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### Property Overview

Spacious 3 Bedroom Detached Property

Nicely Presented | Popular Location | Close to Cuerden Valley Park

Ground Floor: Dual-aspect living/dining room, modern kitchen with a gas-free standing cooker, space and plumbing for a washing machine and dishwasher. Versatile playroom/office with built-in storage and stairs leading to the first floor.

First Floor: Three spacious bedrooms, including two doubles and a well-sized single. Family bathroom, and a large walk-in cupboard on the landing.

Exterior: Low-maintenance rear garden and driveway parking for two vehicles.

What We Love About This Property: "Its fantastic location near Cuerden Valley Park, spacious rooms, and versatile living spaces make it a perfect home for families or professionals."

Tenure: Freehold

Council Tax Band: C



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	893 ft <sup>2</sup> / 83 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	1976-1982
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,986
<b>Title Number:</b>	LA500097

**Tenure:** Freehold

## 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>1</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

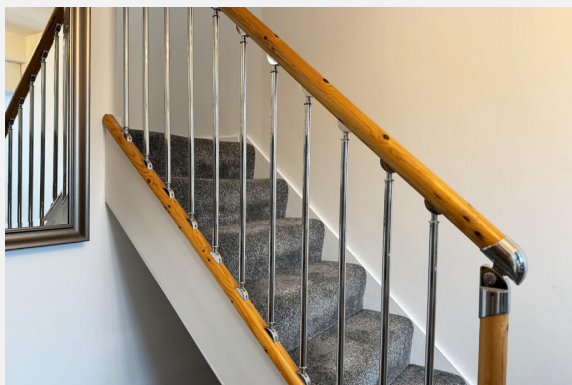
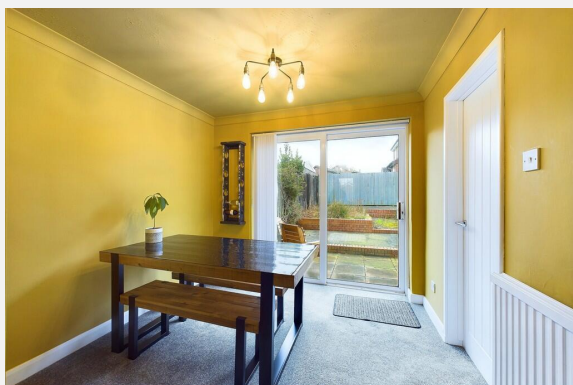
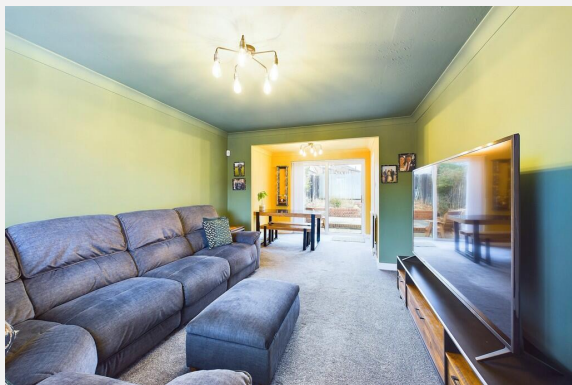
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**









KILN CROFT, CLAYTON-LE-WOODS, CHORLEY, PR6



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
82.13 m<sup>2</sup>  
884.06 ft<sup>2</sup>

Reduced headroom  
0.86 m<sup>2</sup>  
9.27 ft<sup>2</sup>

(1) Excluding balconies and terraces

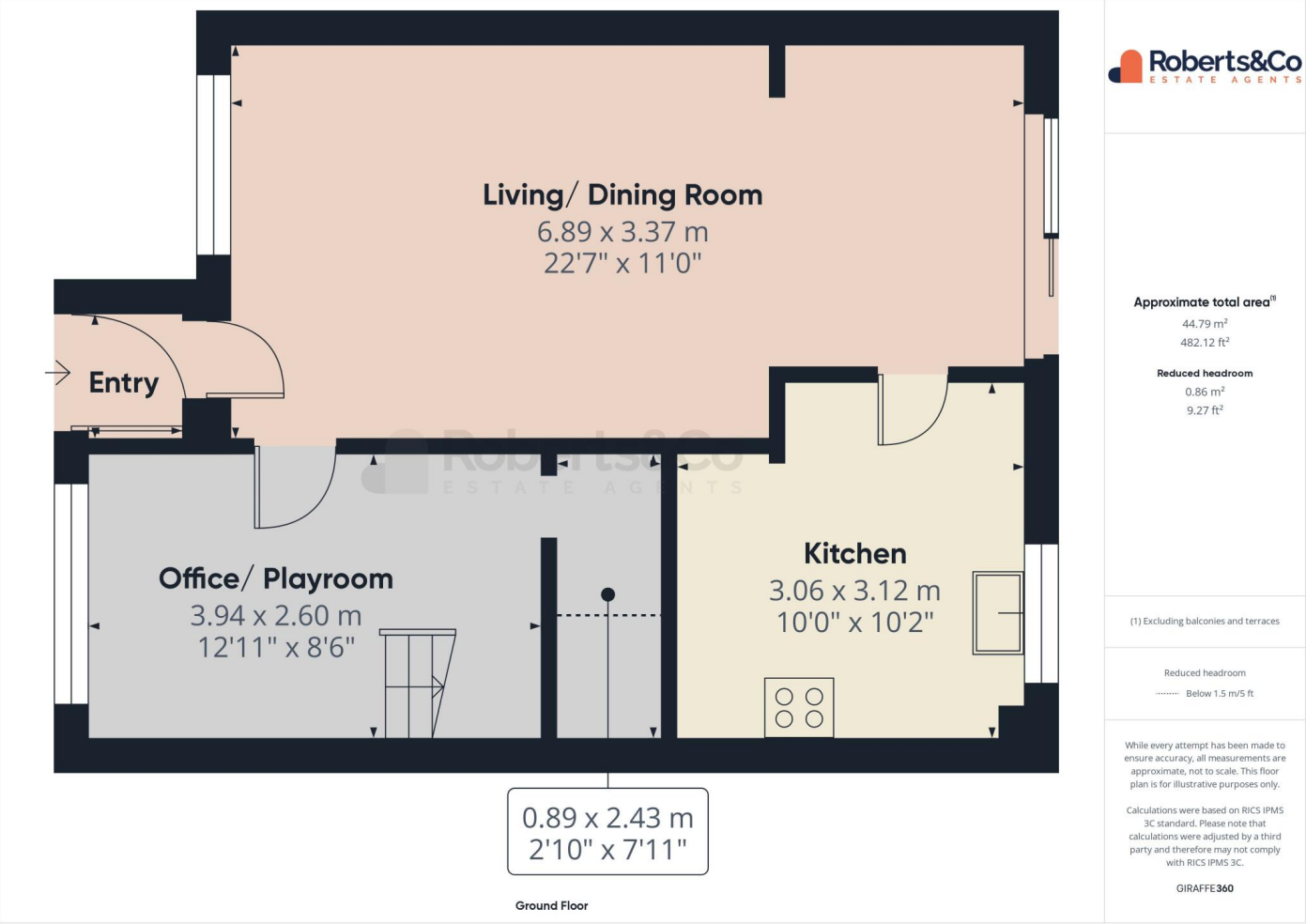
Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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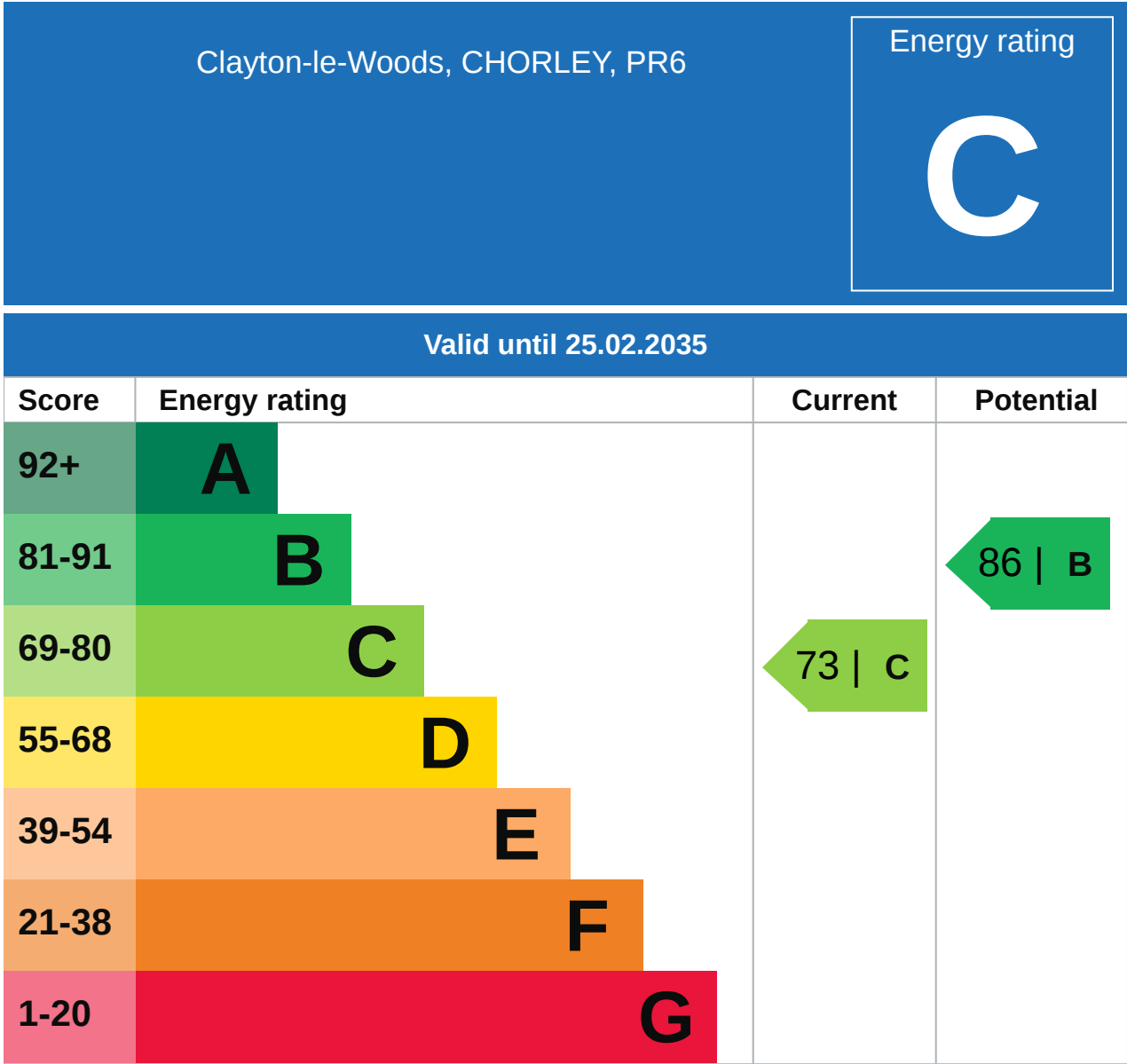




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### Additional EPC Data

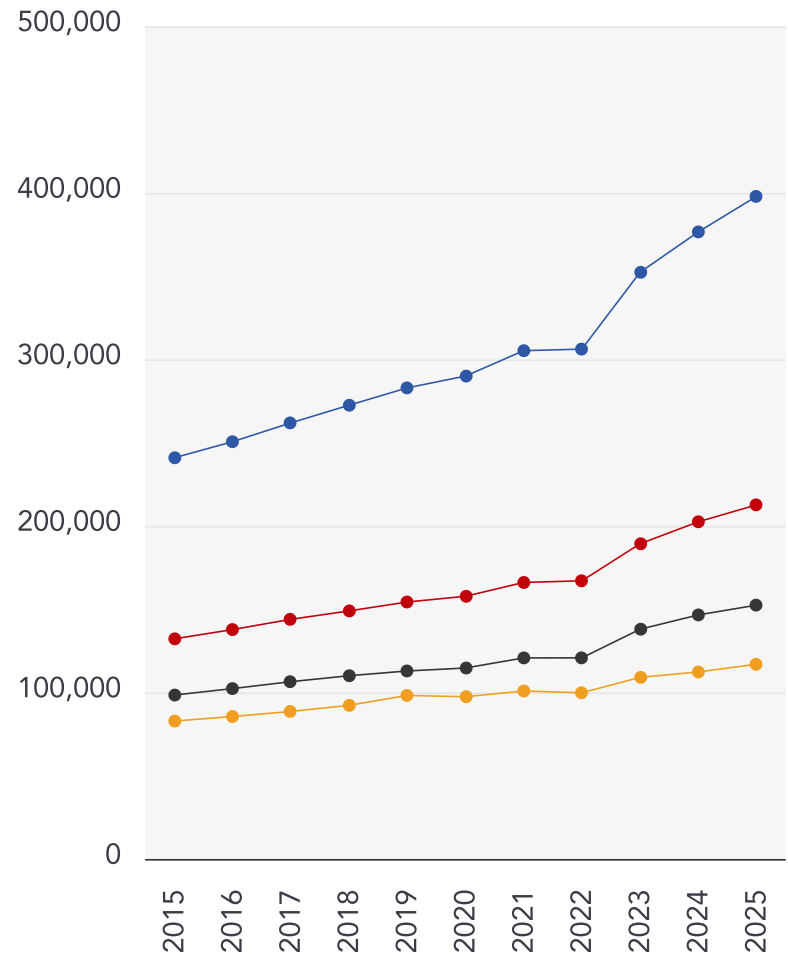
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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main 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 all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	83 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR6



Detached

**+65.15%**

Semi-Detached

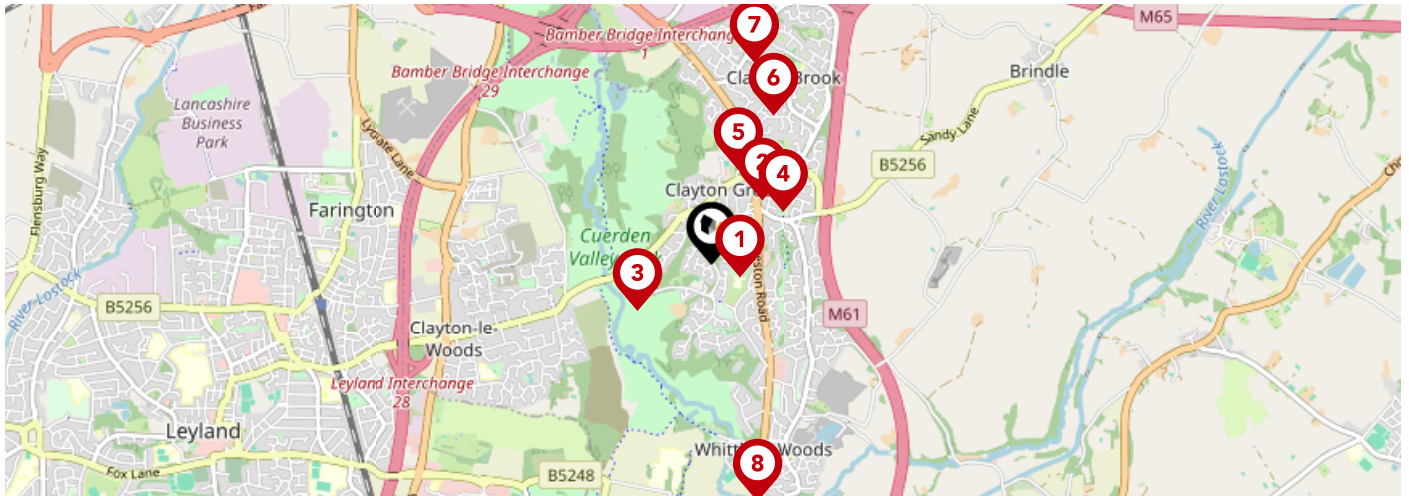
**+60.86%**

Terraced

**+54.85%**

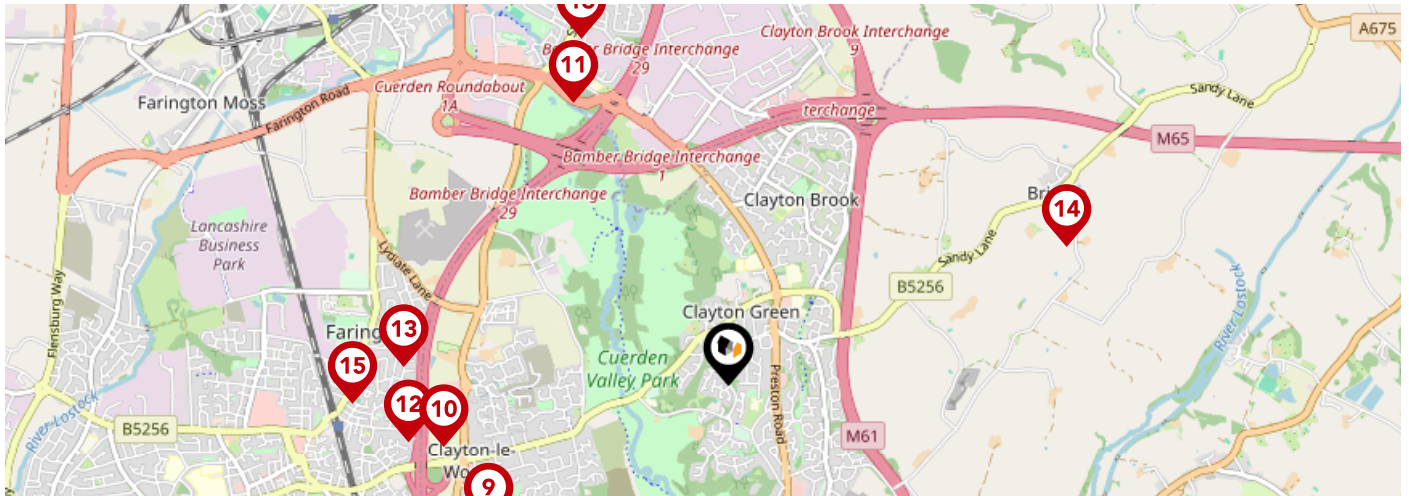
Flat

**+41.19%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Clayton-le-Woods Manor Road Primary School</b> Ofsted Rating: Good   Pupils: 252   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Bede's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Clayton-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Westwood Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cambian Red Rose School</b> Ofsted Rating: Good   Pupils: 22   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Clayton Brook Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Progress School</b> Ofsted Rating: Outstanding   Pupils: 14   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whittle-le-Woods Church of England Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

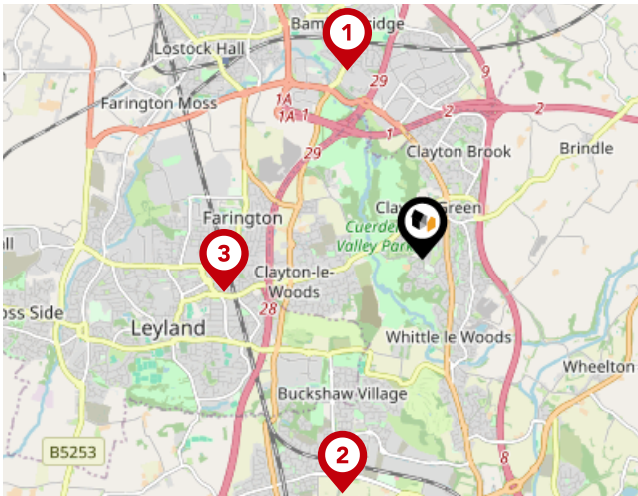




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Lancaster Lane Primary and Pre-School</b> Ofsted Rating: Good   Pupils: 202   Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Roselyn House School</b> Ofsted Rating: Good   Pupils: 77   Distance: 1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Bridgeway School</b> Ofsted Rating: Good   Pupils: 56   Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Catherine's RC Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Lever House Primary School</b> Ofsted Rating: Good   Pupils: 307   Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Brindle St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Farington Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Cuerden Church School, Bamber Bridge</b> Ofsted Rating: Good   Pupils: 199   Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

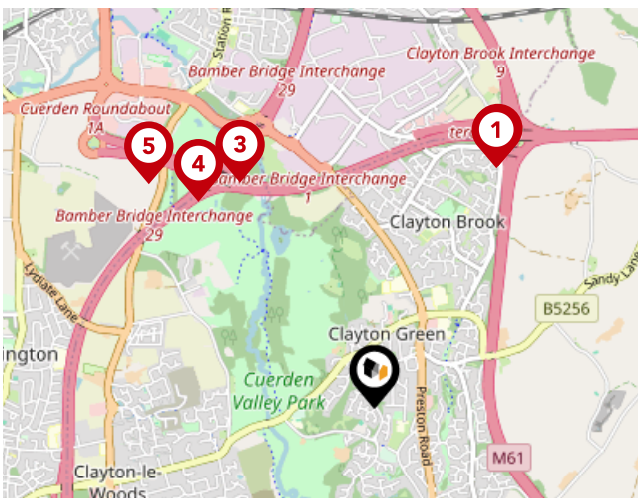
# Area

## Transport (National)



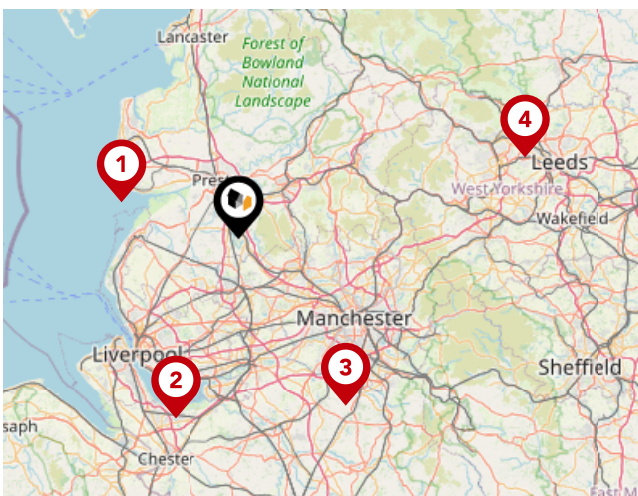
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Bamber Bridge Rail Station	1.78 miles
<b>2</b>	Buckshaw Parkway Rail Station	2.18 miles
<b>3</b>	Leyland Rail Station	1.77 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M61 J9	1.18 miles
<b>2</b>	M65 J2	1.19 miles
<b>3</b>	M6 J29	1.15 miles
<b>4</b>	M65 J1	1.19 miles
<b>5</b>	M65 J1A	1.4 miles

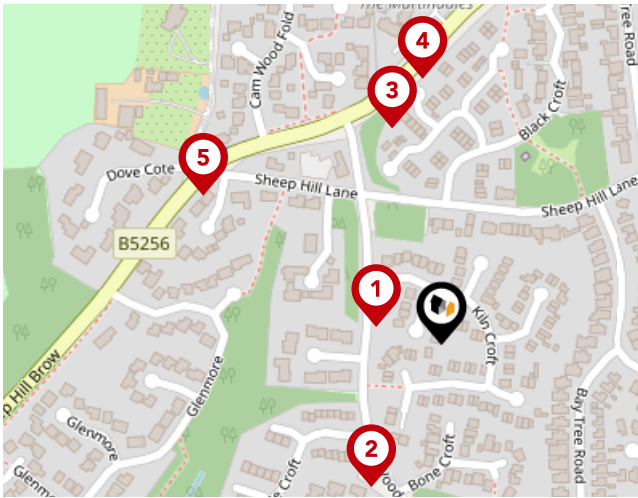


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	17.06 miles
<b>2</b>	Speke	26.71 miles
<b>3</b>	Manchester Airport	28.07 miles
<b>4</b>	Leeds Bradford Airport	41.83 miles

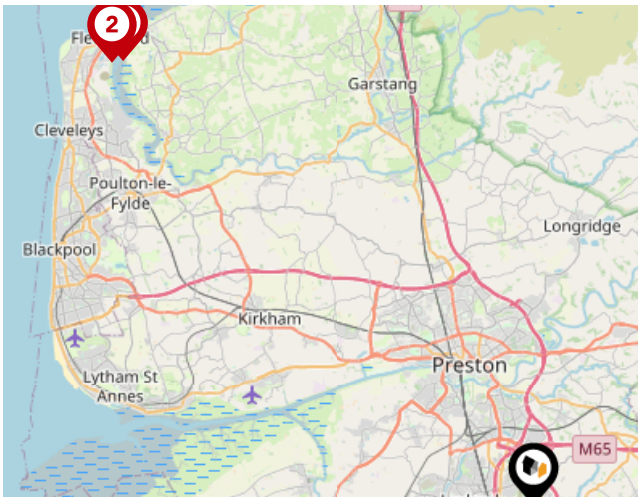
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kiln Croft	0.04 miles
2	Pingle Croft	0.09 miles
3	Wood End Rd	0.12 miles
4	The Martindales	0.15 miles
5	Cam Lane	0.15 miles



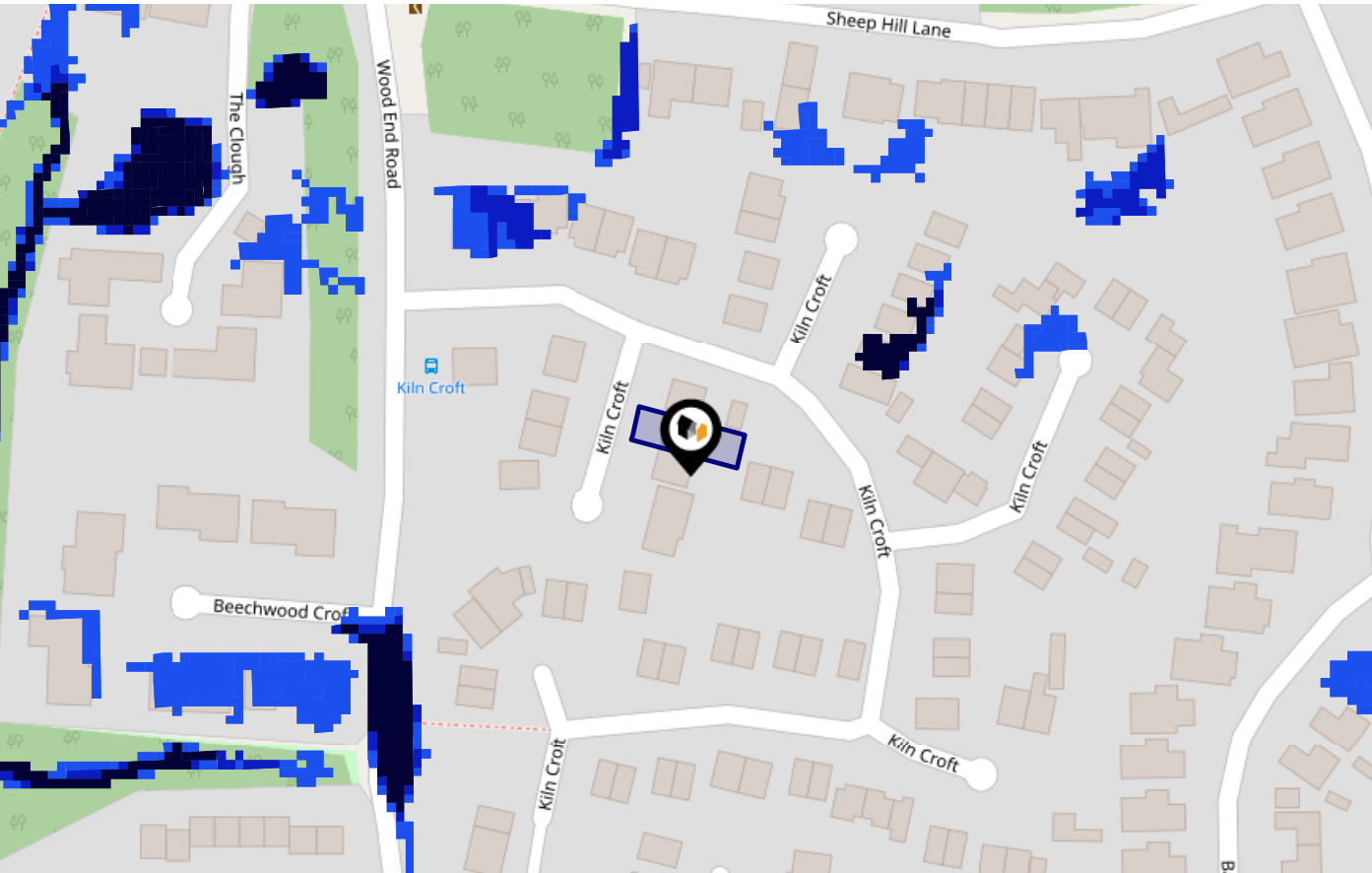
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	21.22 miles
2	Fleetwood for Knott End Ferry Landing	21.43 miles

# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

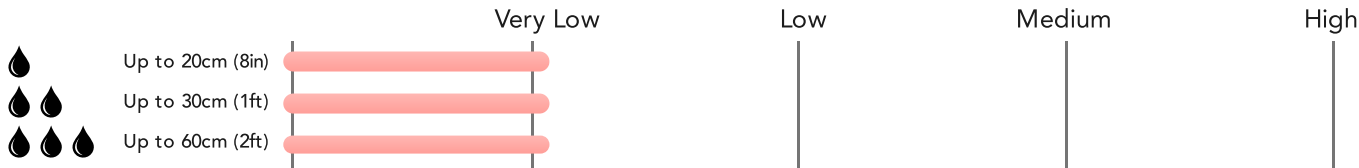


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

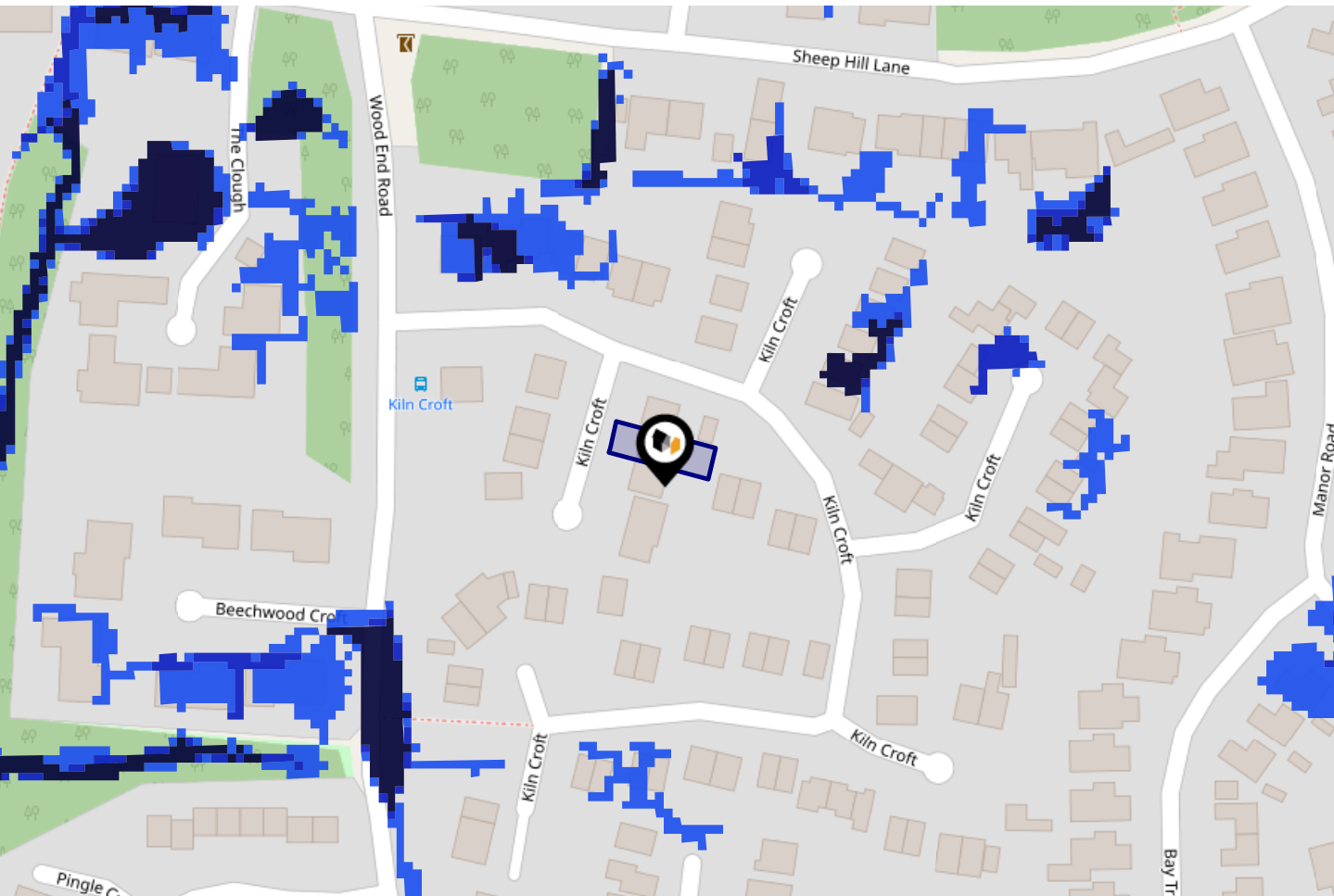
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:





This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

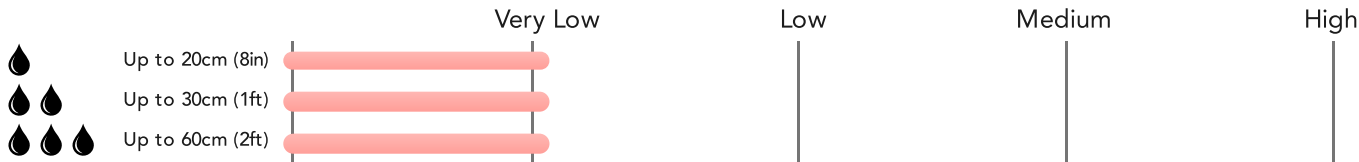


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

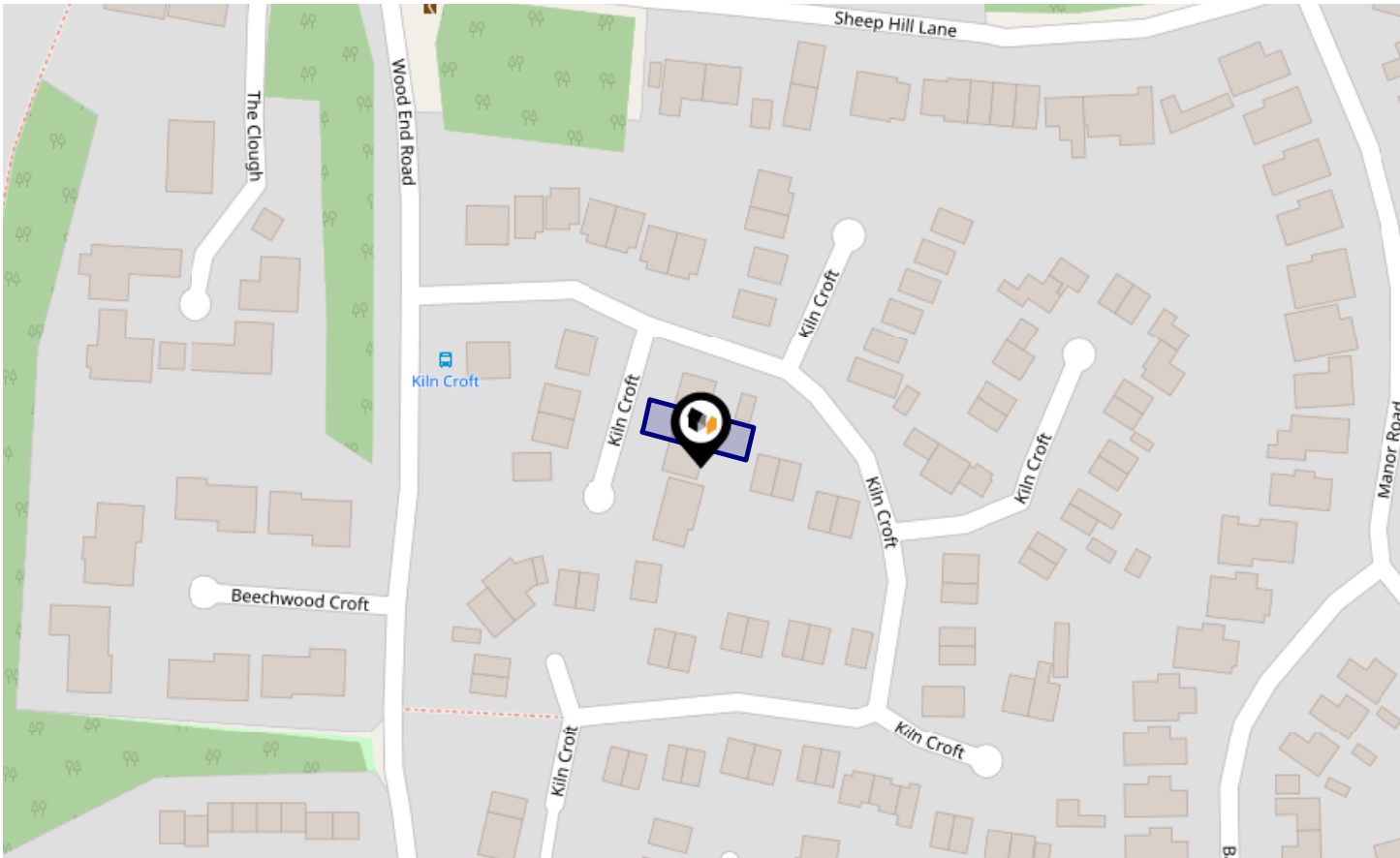
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

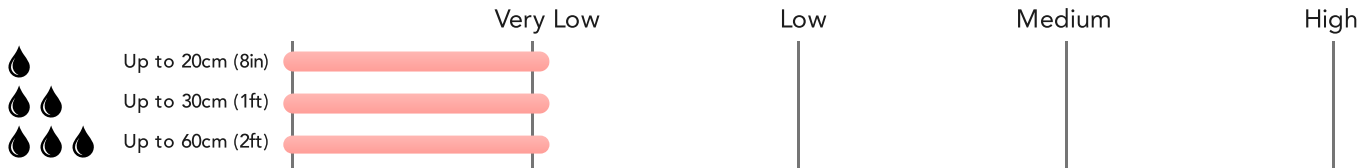


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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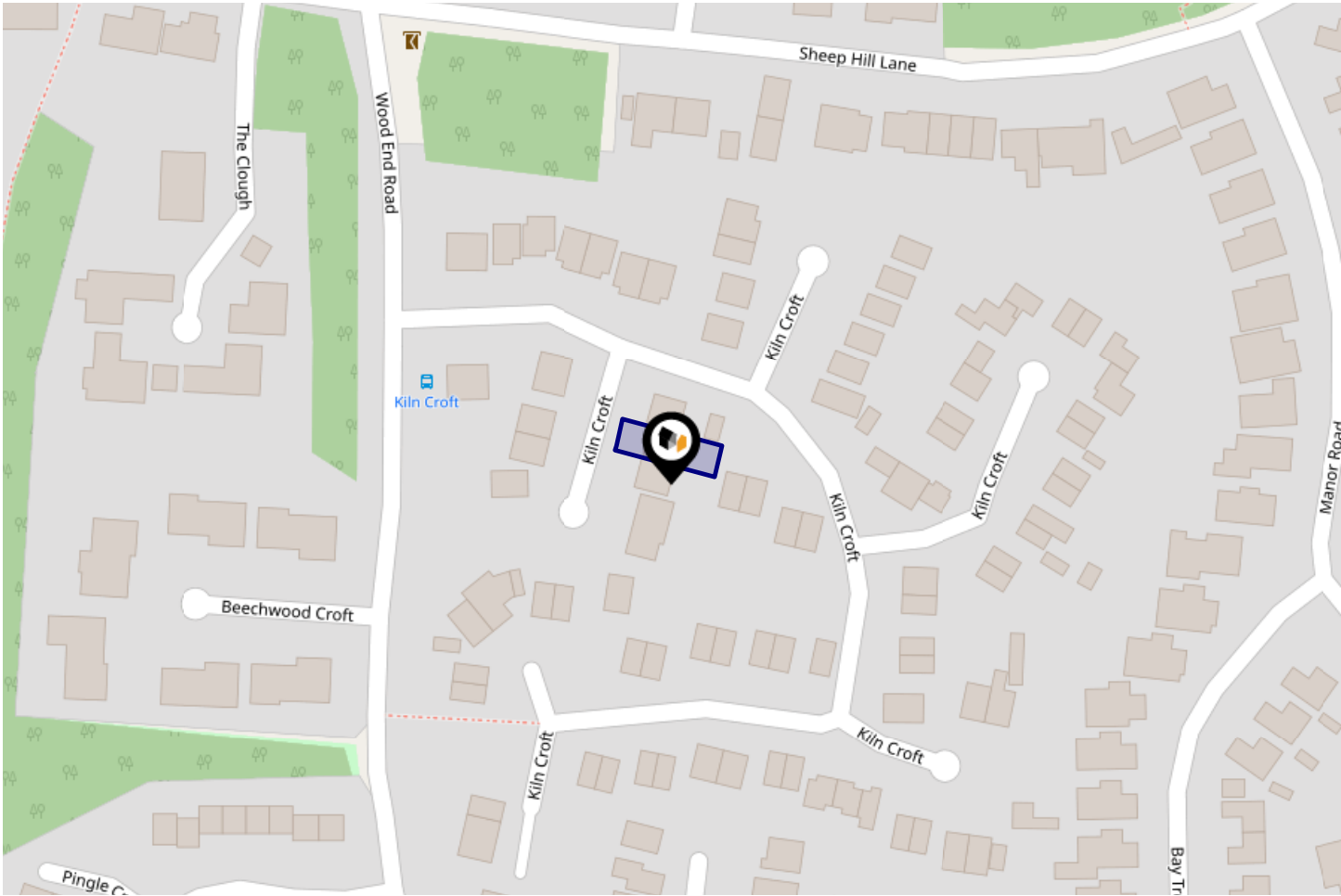
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

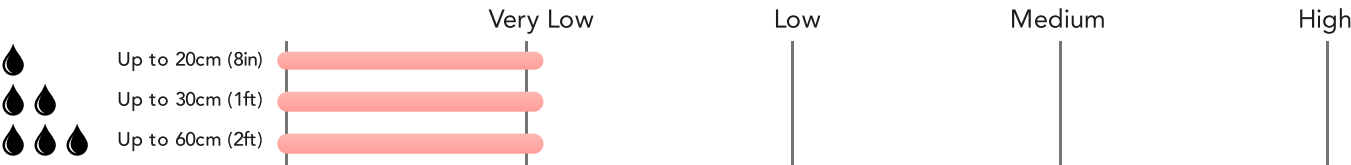


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





### 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.

Our Team

Robert

### 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



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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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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.



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