

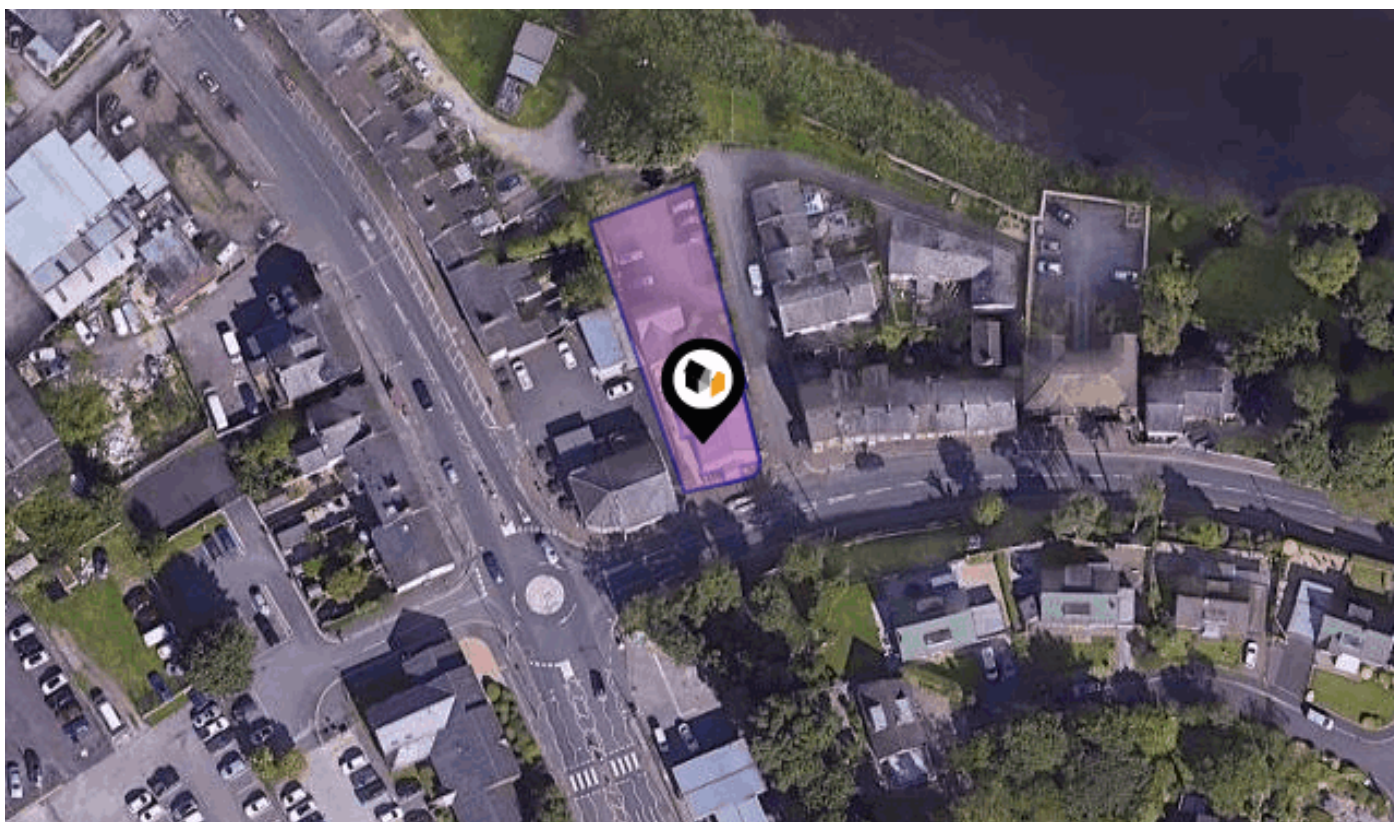


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st March 2025



KINGS CROFT, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

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

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www.roberts-estates.co.uk



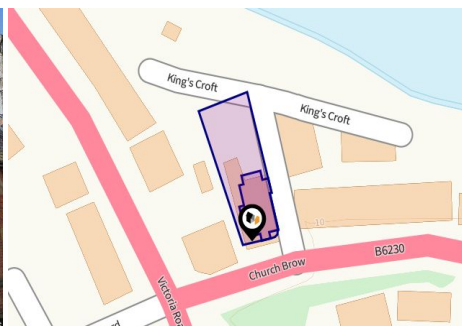
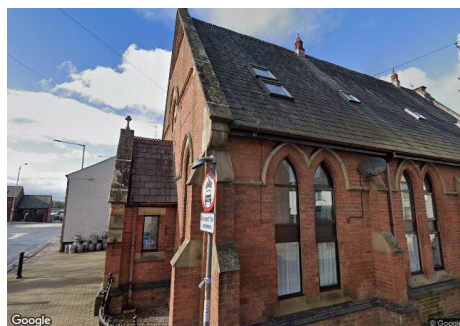
Property Overview

Welcome to this exceptional apartment within the development of Kings Croft, Walton-Le-Dale. This unique home, with views across the River Ribble, also features the original beams from when the building was used as a chapel. There is a spacious living room which leads to the generous kitchen. Beyond the kitchen is a balcony offering river views.

Bedroom One has a unique alcove currently used as a reading area. This bedroom also has an en-suite shower room. There is a further double bedroom and an additional bathroom too.

There is one allocated parking space with the apartment.

From the apartment, the motorway network is a few minutes drive. It is also close to good bus links into Preston city centre, Chorley and Blackburn too.



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	23/01/2007
Floor Area:	710 ft ² / 66 m ²	End Date:	24/01/2132
Plot Area:	0.23 acres	Lease Term:	125 years from 24 January 2007
Year Built :	Before 1900	Term Remaining:	106 years
Council Tax :	Band B		
Annual Estimate:	£1,744		
Title Number:	LAN47776		

Local Area

Local Authority:	Lancashire
Conservation Area:	Church Brow
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

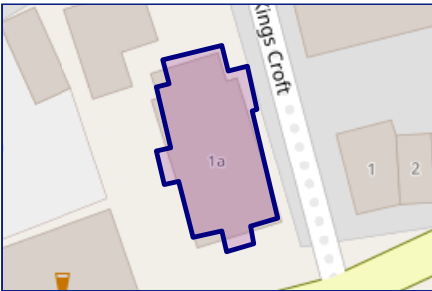


Property

Multiple Title Plans

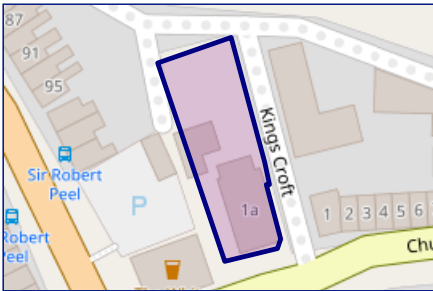
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



LAN47776

Start Date: 25/08/1881
End Date: 01/11/2879
Lease Term: 999 years from
1 November
1880
Term Remaining: 855 years



LA706018

Start Date: 07/03/1926
End Date: 01/05/2920
Lease Term: 999 years
from 1 May
1921
Term Remaining: 895 years

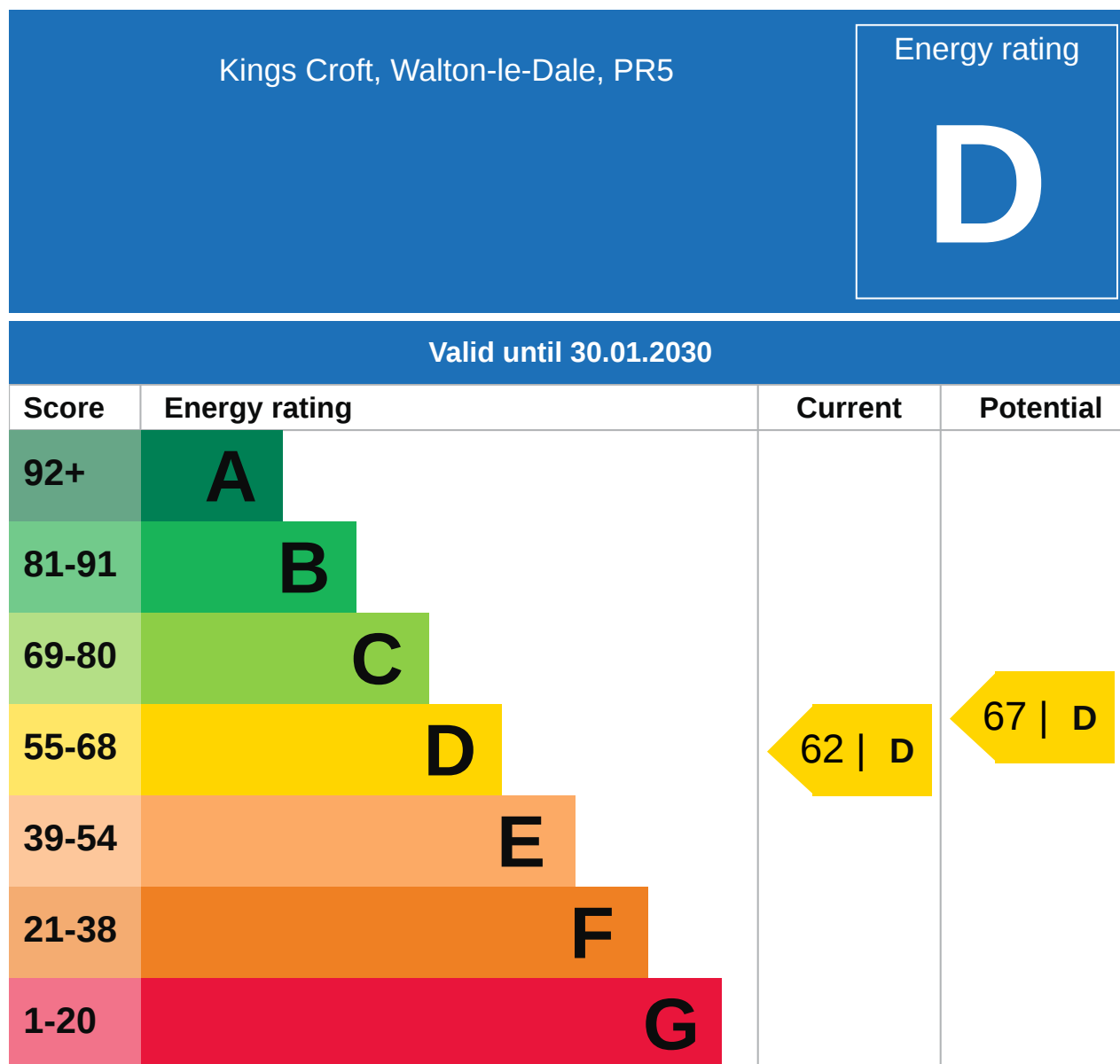
Start Date: 23/01/2007
End Date: 24/01/2132
Lease Term: 125 years from
24 January
2007
Term Remaining: 106 years





KINGS CROFT, WALTON-LE-DALE, PRESTON, PR5





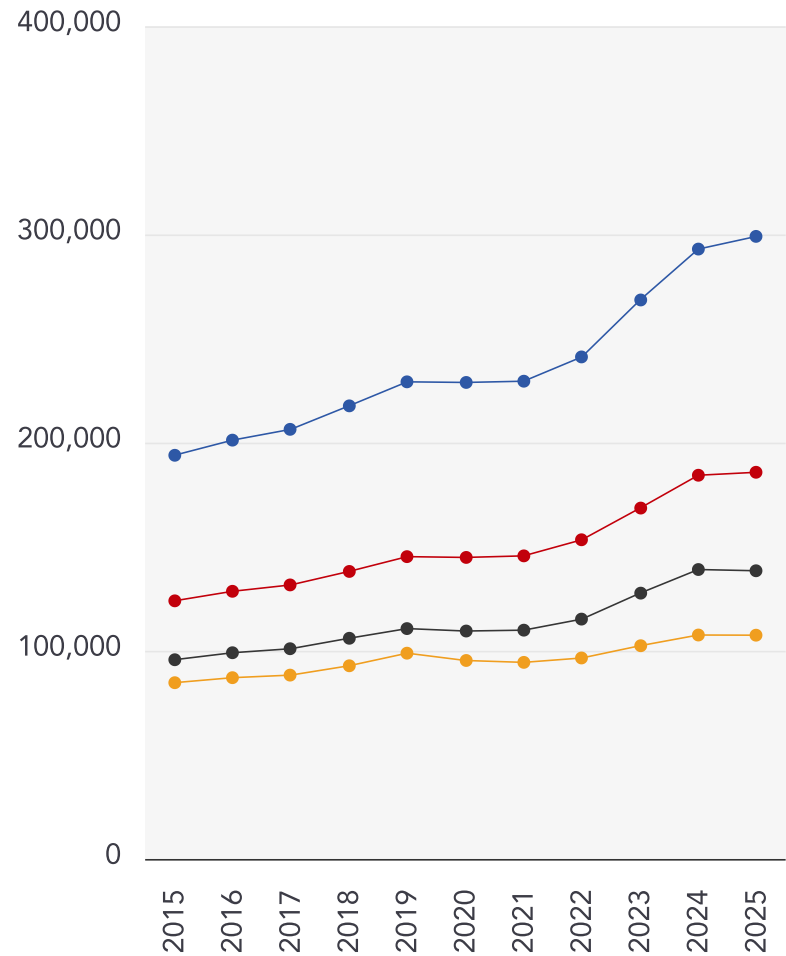
Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	66 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

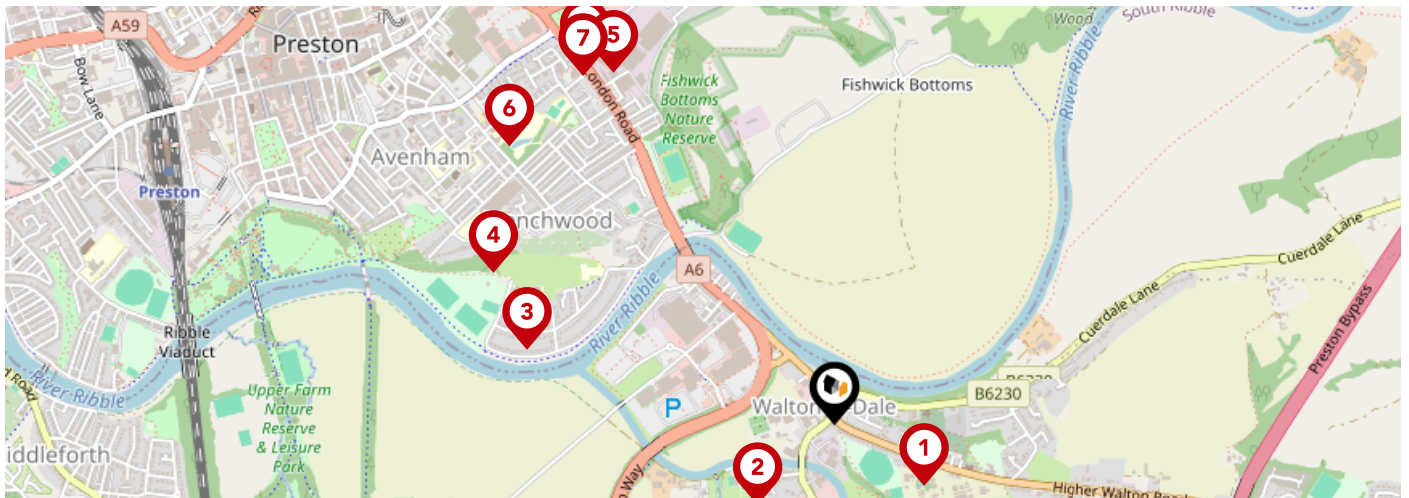
+49.8%

Terraced

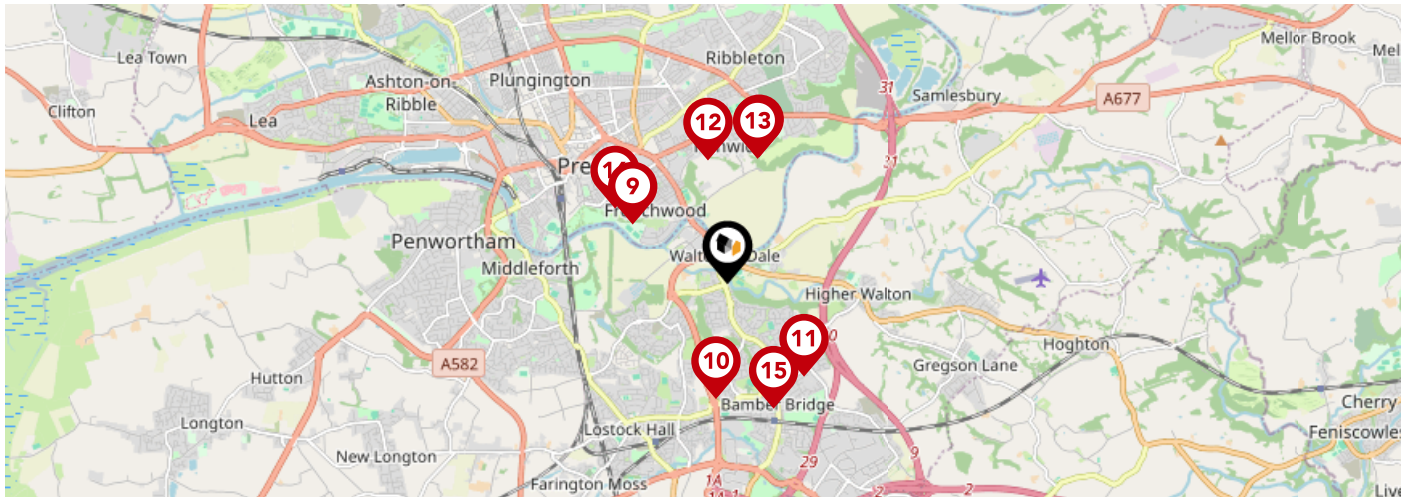
+44.66%









Flat

+26.94%



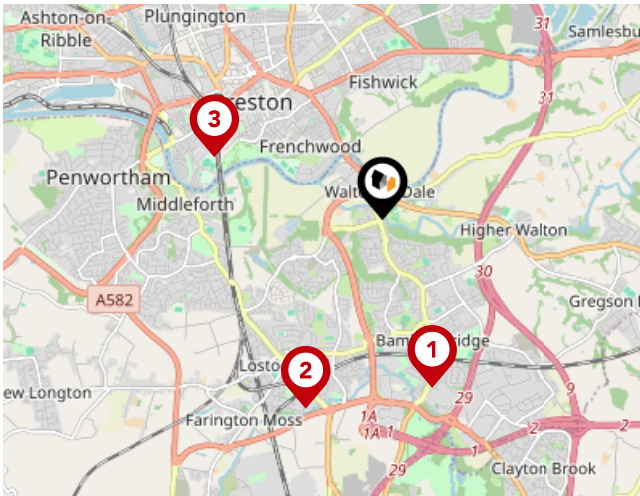
		Nursery	Primary	Secondary	College	Private
1	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Olive School, Preston Ofsted Rating: Outstanding Pupils: 421 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cardinal Newman College Ofsted Rating: Outstanding Pupils:0 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lancaster University School of Mathematics Ofsted Rating: Not Rated Pupils: 89 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Eden Boys' School, Preston Ofsted Rating: Outstanding Pupils: 613 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Augustine's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 278 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 468 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fishwick Primary School Ofsted Rating: Good Pupils: 159 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Teresa's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 201 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoneygate Nursery School Ofsted Rating: Good Pupils: 63 Distance:1.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

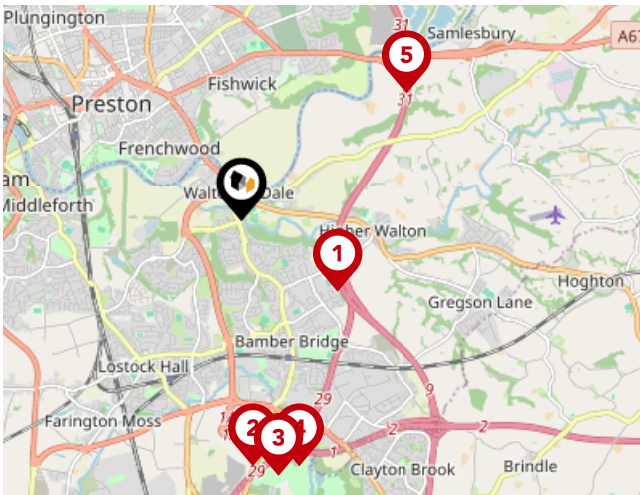
Area

Transport (National)



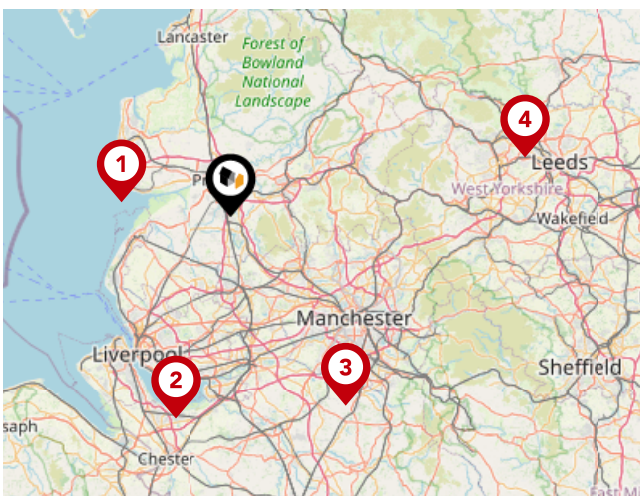
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.54 miles
2	Lostock Hall Rail Station	1.79 miles
3	Preston Rail Station	1.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	1.05 miles
2	M65 J1A	2.15 miles
3	M65 J1	2.25 miles
4	M6 J29	2.2 miles
5	M6 J31	1.84 miles

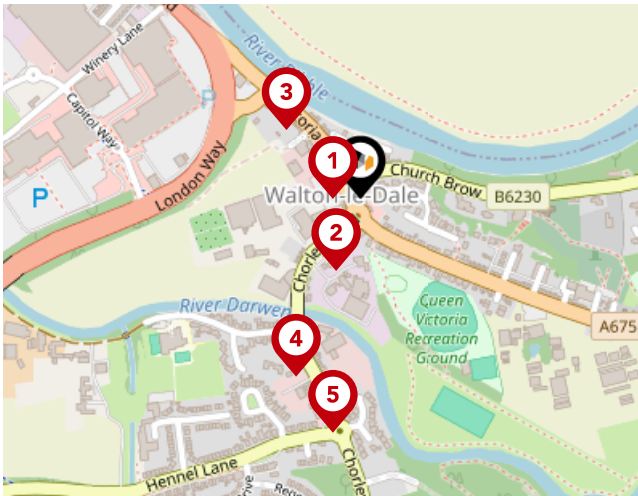


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.28 miles
2	Speke	29.39 miles
3	Manchester Airport	31.3 miles
4	Leeds Bradford Airport	42.14 miles

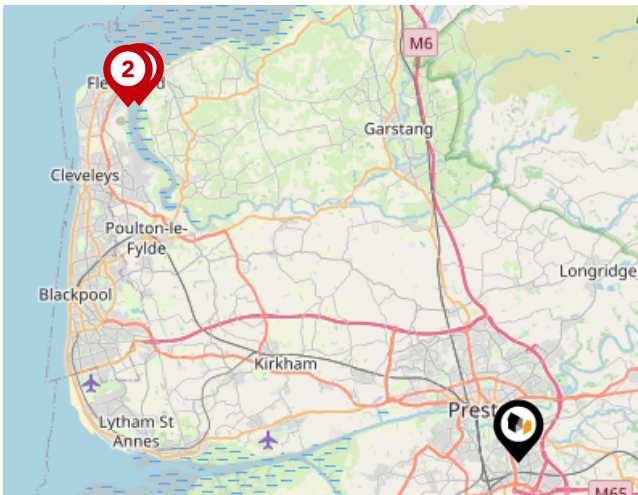
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sir Robert Peel	0.03 miles
2	Chorley Road	0.08 miles
3	Yew Tree	0.11 miles
4	Walton Green	0.21 miles
5	Hennel Lane	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.21 miles
2	Fleetwood for Knott End Ferry Landing	18.44 miles



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.



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