

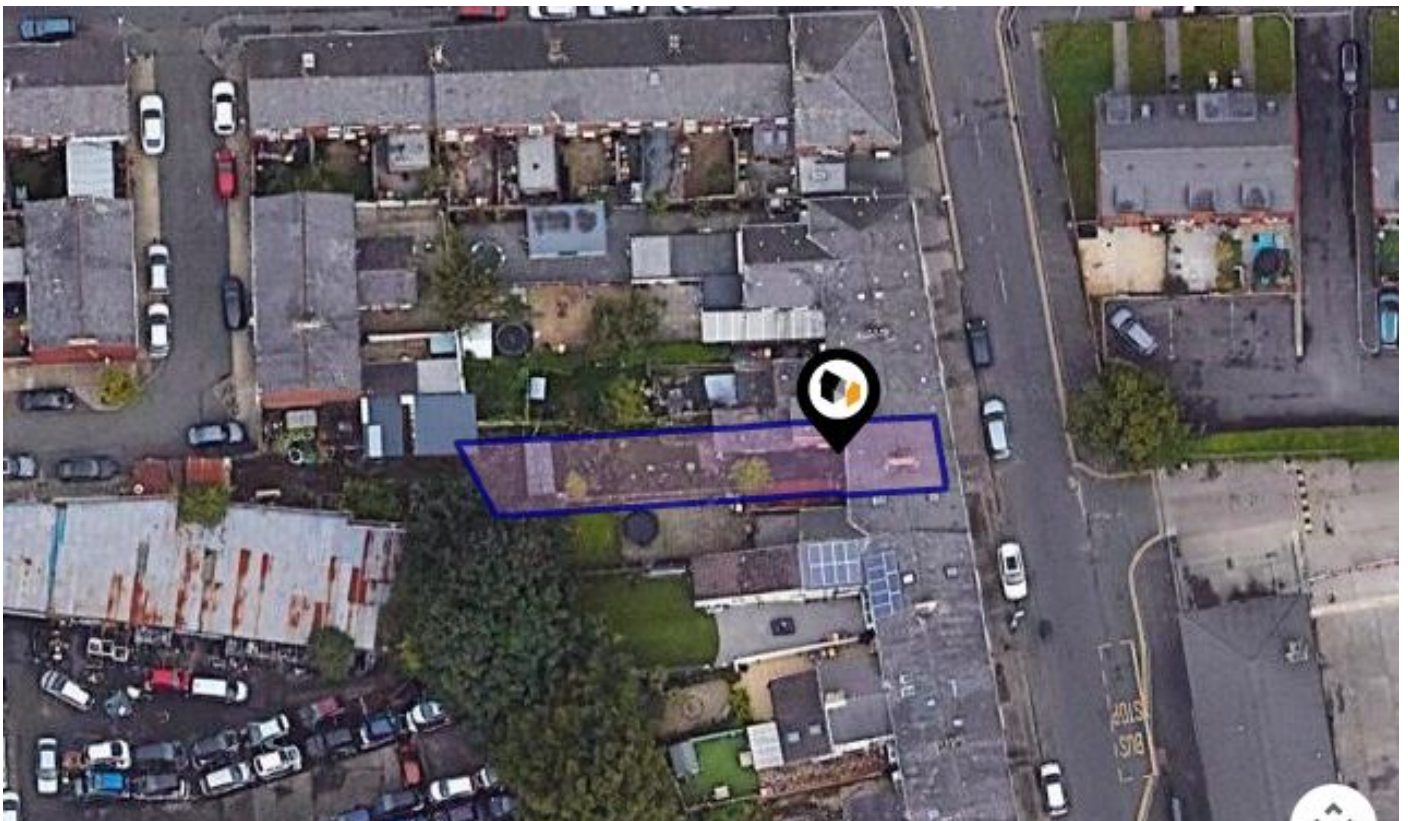


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> May 2025



**ST. PAULS ROAD, PRESTON, PR1**

## Roberts & Co

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

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



### Rare Investment Opportunity – Spacious 3-Bedroom Home Sold Together with Development Plot

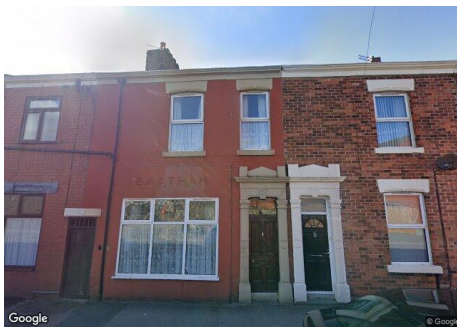
We are pleased to offer a unique and exciting opportunity to purchase a substantial three-bedroom terraced home alongside an adjoining building plot, sold together as part of a single transaction.

The home features three reception rooms, a functional galley-style kitchen, and a well-appointed four-piece bathroom. At the rear, you'll find a beautifully long garden leading to a separate plot that includes a garage, gated access, and a collection of useful outbuildings.

The property offers significant potential and is now in need of modernisation-ideal for buyers looking to renovate and add value. Offered with no onward chain, it's ready for a swift purchase.

At the far end of the garden is a separate building plot, with a planning application submitted for a detached dwelling. With its own independent access from Varley Street, this presents an excellent opportunity for investors or developers.

This is a fantastic chance to secure a versatile home with excellent development potential in a sought-after location.



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	28/12/1887
<b>Floor Area:</b>	1,280 ft <sup>2</sup> / 119 m <sup>2</sup>	<b>End Date:</b>	26/04/2886
<b>Plot Area:</b>	0.05 acres	<b>Lease Term:</b>	999 years from 26 April 1887
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	861 years
<b>Annual Estimate:</b>	£1,652		
<b>Title Number:</b>	LAN63230		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

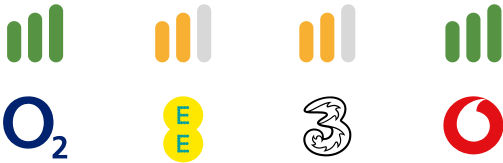
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>15</b>	<b>64</b>	<b>-</b>
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)

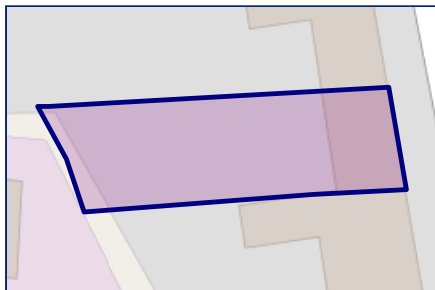


### Satellite/Fibre TV Availability:



### Freehold Title Plan

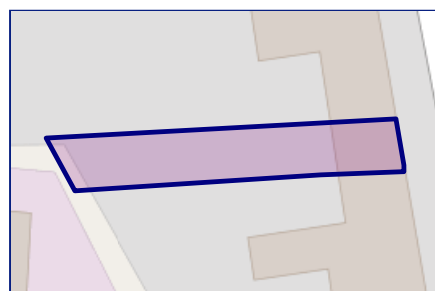
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**LAN9061**

### Leasehold Title Plan

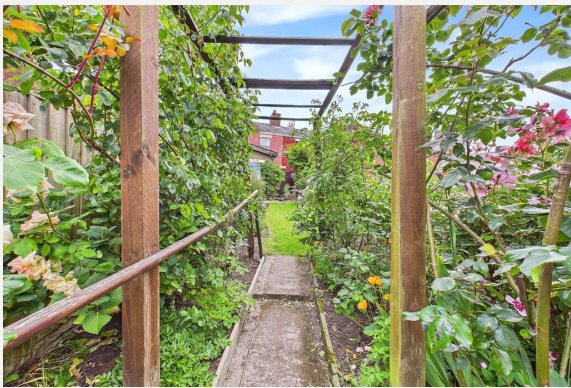
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**LAN63230**

Start Date:	28/12/1887
End Date:	26/04/2886
Lease Term:	999 years from 26 April 1887
Term Remaining:	861 years











ST. PAULS ROAD, PRESTON, PR1



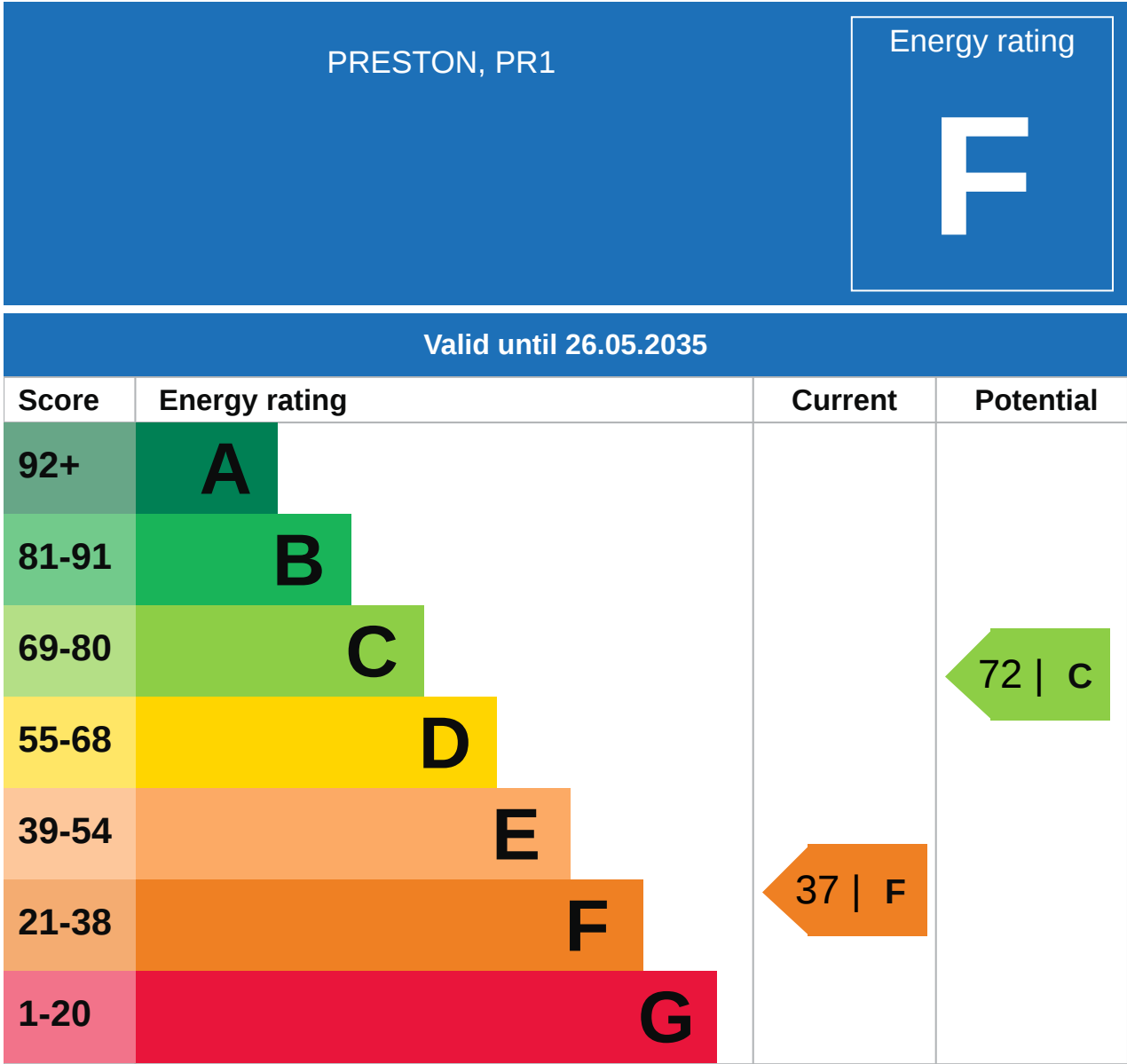


ST. PAULS ROAD, PRESTON, PR1



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### Additional EPC Data

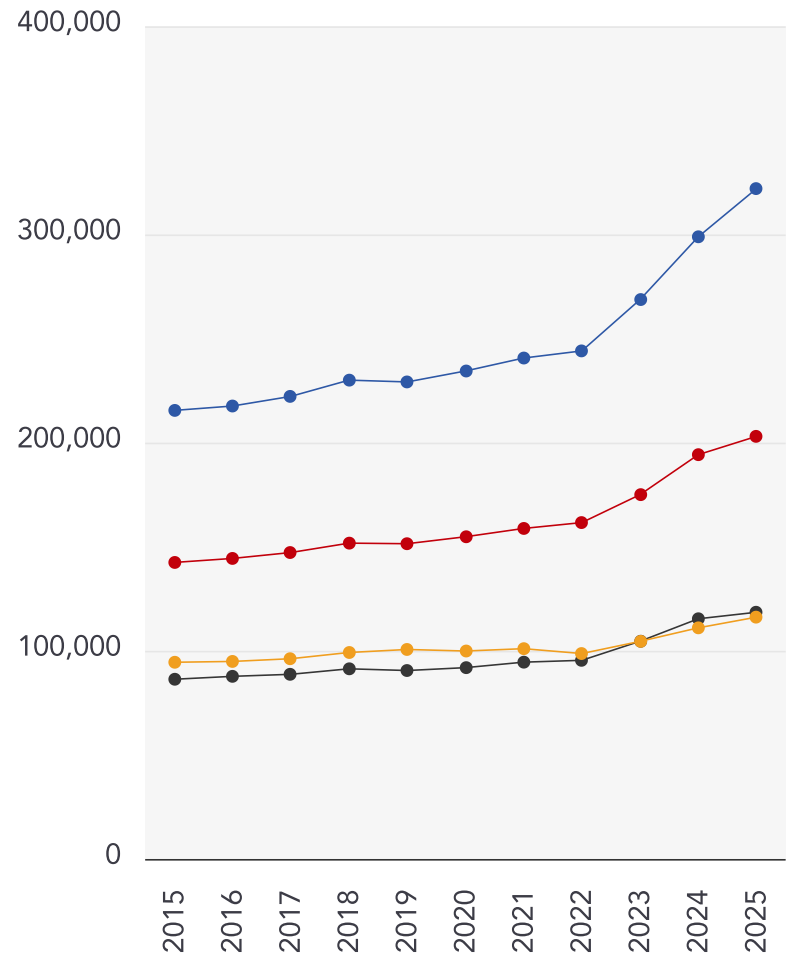
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<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, smokeless fuel
<b>Main Heating Energy:</b>	Poor
<b>Main Heating Controls:</b>	TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 56% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Portable electric heaters (assumed)
<b>Total Floor Area:</b>	119 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

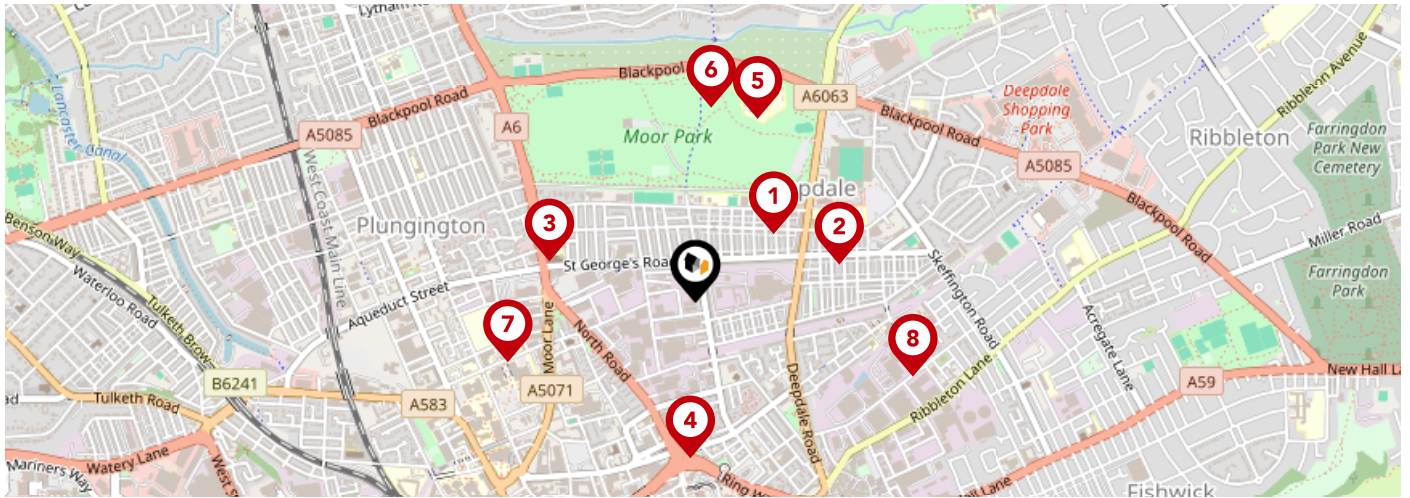
**+42.52%**

Flat

**+22.94%**

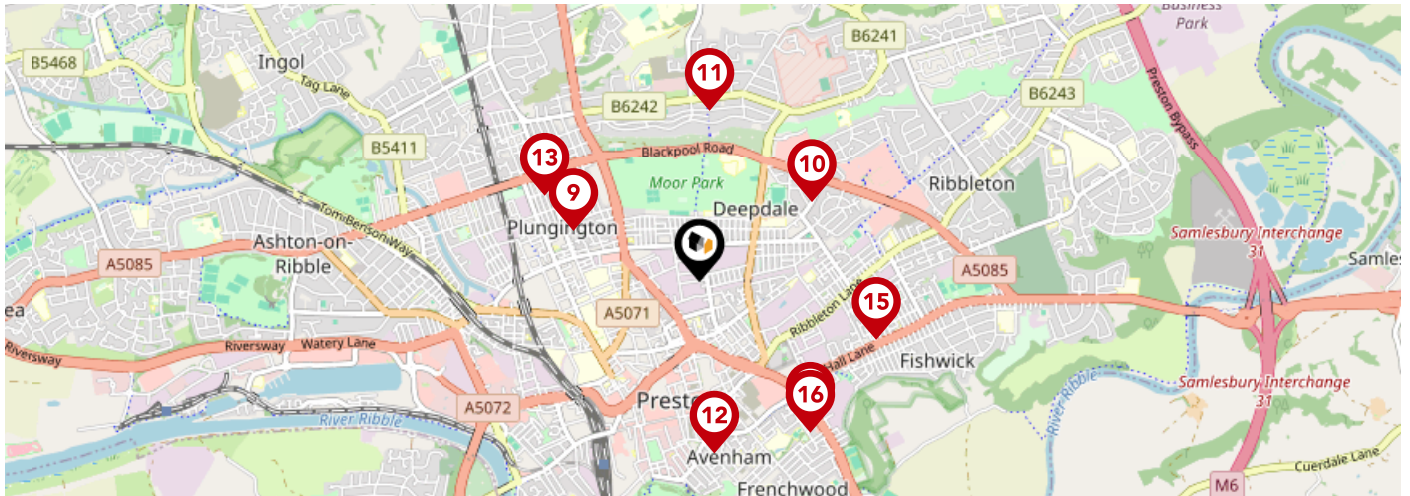
Terraced







**+37.28%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Moor Park High School and Sixth Form</b> Ofsted Rating: Good   Pupils: 609   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Deepdale Community Primary School</b> Ofsted Rating: Good   Pupils: 691   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Abrar Academy</b> Ofsted Rating: Not Rated   Pupils: 83   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Ignatius' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Larches High School</b> Ofsted Rating: Good   Pupils: 105   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Acorns Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>English Martyrs Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 237   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Preston Muslim Girls High School</b> Ofsted Rating: Outstanding   Pupils: 599   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

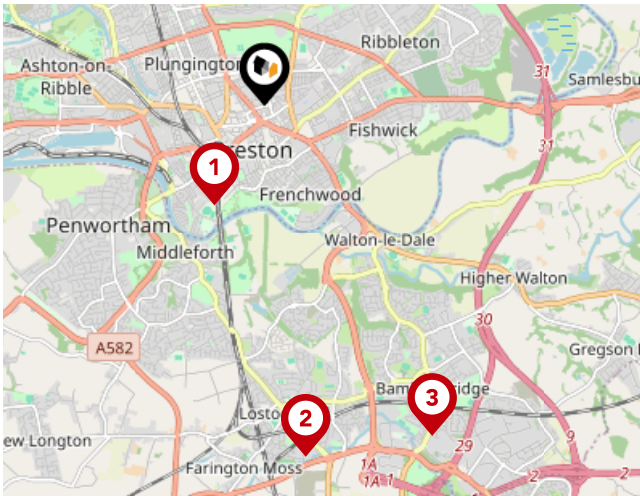




		Nursery	Primary	Secondary	College	Private
	<b>Eldon Primary School</b> Ofsted Rating: Outstanding   Pupils: 257   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gregory's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 209   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kennington Primary School</b> Ofsted Rating: Good   Pupils: 244   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoneygate Nursery School</b> Ofsted Rating: Good   Pupils: 63   Distance:0.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorbrook School</b> Ofsted Rating: Good   Pupils: 57   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Boys' School, Preston</b> Ofsted Rating: Outstanding   Pupils: 613   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 345   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lancaster University School of Mathematics</b> Ofsted Rating: Not Rated   Pupils: 89   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

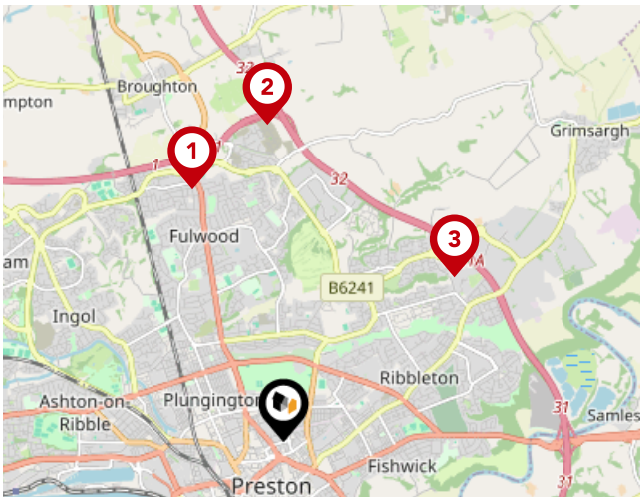
# Area

## Transport (National)



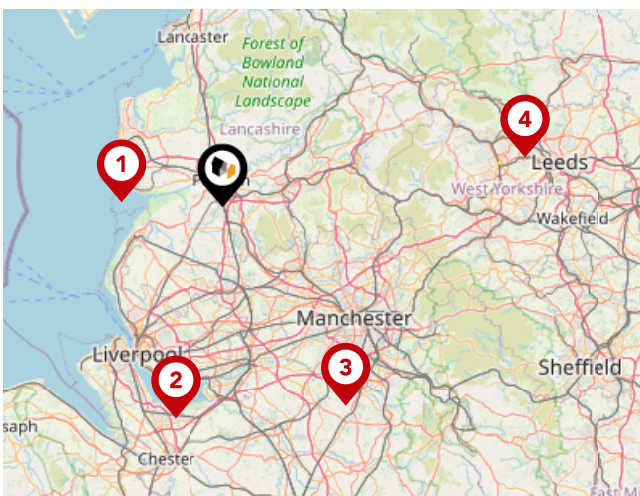
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Preston Rail Station	0.97 miles
<b>2</b>	Lostock Hall Rail Station	3.1 miles
<b>3</b>	Bamber Bridge Rail Station	3.25 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M55 J1	2.36 miles
<b>2</b>	M6 J32	2.78 miles
<b>3</b>	M6 J31A	2.09 miles
<b>4</b>	M6 J30	2.77 miles
<b>5</b>	M65 J1A	3.74 miles

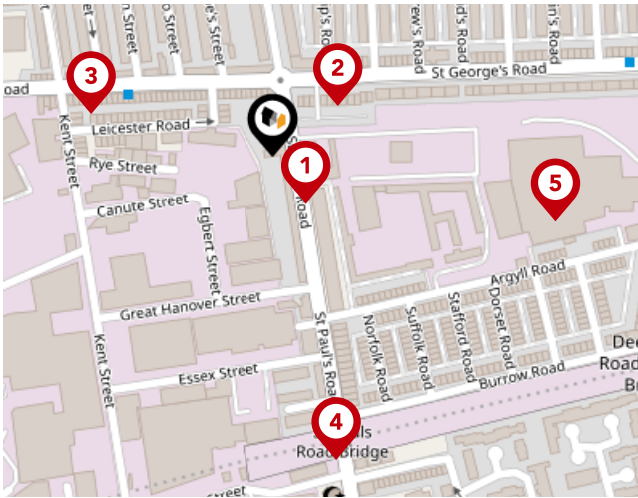


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Highfield	14.11 miles
<b>2</b>	Speke	30.52 miles
<b>3</b>	Manchester Airport	33.06 miles
<b>4</b>	Leeds Bradford Airport	42.89 miles

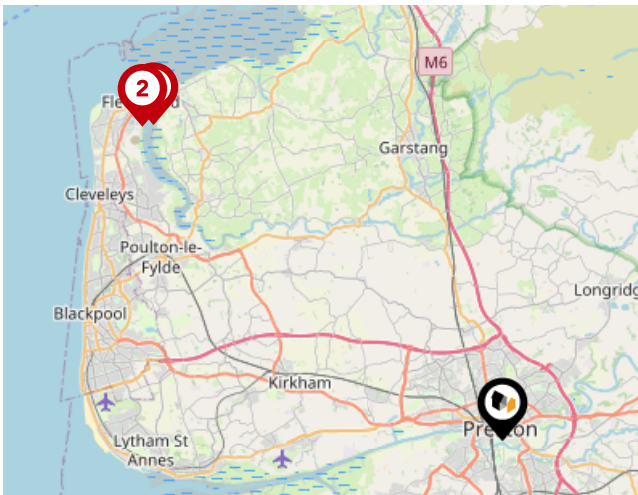
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Council Depot	0.03 miles
2	St Pauls Road	0.05 miles
3	Kent Street	0.1 miles
4	Burrow Road	0.17 miles
5	Bus Depot	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.49 miles
2	Fleetwood for Knott End Ferry Landing	16.73 miles





### 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



@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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#### **Roberts & Co**

Branch address 36E Liverpool Road,  
Penwortham, Preston, PR1 0DQ  
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penwortham@roberts-estates.co.uk  
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