

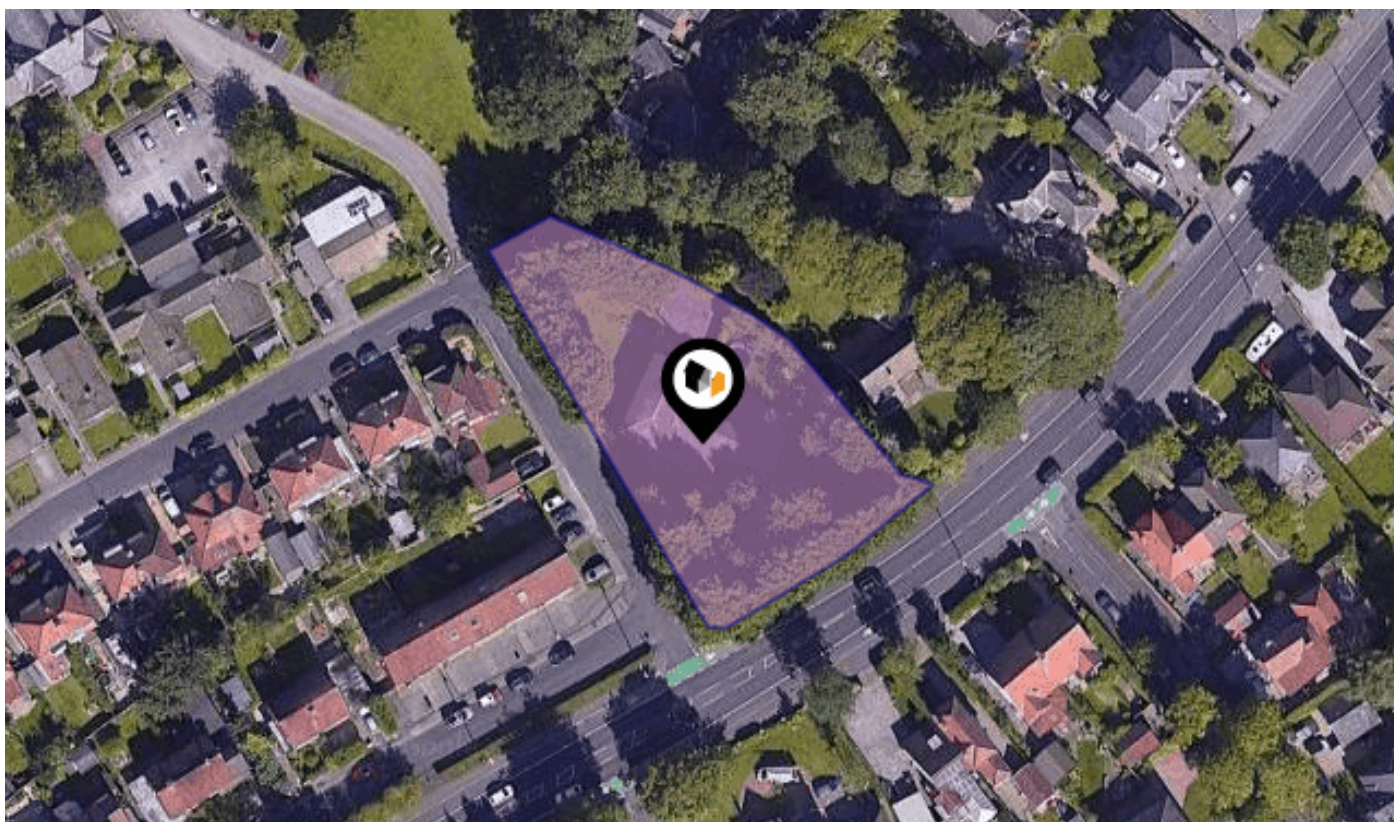


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 24th June 2025



HOWICK PARK AVENUE, PENWORTHAM, 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



Exceptional Opportunity – Versatile Property with Incredible Potential

This remarkable and highly versatile property presents an exceptional opportunity for a wide range of uses. Whether you're looking to establish a care facility, children's home, supported living residence, or create a spacious family home with separate accommodation for managers or extended family, this property is ideally suited.

Set in a desirable and accessible location, the property boasts an impressive layout with the potential to be divided into two self-contained halves, each with its own private entrance-perfect for multi-occupancy or commercial use.

The home comprises eight spacious bedrooms, seven bathrooms (five of which are en-suite), and seven generous reception rooms, offering ample space for both communal living and private retreats. A long private driveway with shared access leads up to the property, where you'll also find off-road parking and an electric vehicle charging point for modern convenience.

A pathway guides you to the front door, opening into a welcoming entrance hall with a guest WC. To the right, there's a home office with patio doors leading out to a decking area-an ideal work-from-home space. Adjoining this room is a fully fitted wet room, providing excellent accessibility.

To the left of the hall, you step into a spacious family room that serves as the heart of the ground floor. At one end, a cosy sitting area opens into a vibrant games room and bar, ideal for entertaining, with a staircase leading to the first floor. At the other end of the family room, a bright and welcoming living room features large windows that overlook the rear garden, filling the space with natural light.

The ground floor also includes a stylish kitchen with a central island and ample room for a dining table, perfect for family meals or hosting. A secondary hallway provides built-in storage, a utility room, an additional reception room, and direct access to the parking area.

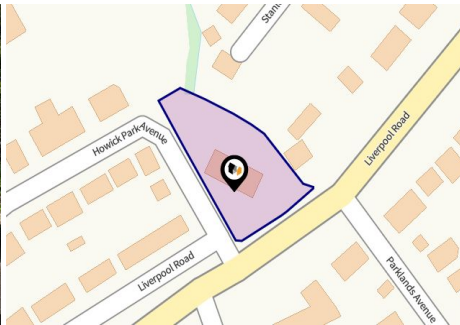
On the first floor, the primary bedroom suite is a standout feature, complete with a private dressing area, a walk-in wardrobe, and an elegant en-suite bathroom featuring both a bath and a jet shower. The landing, complete with built-in storage, leads to a family bathroom and two additional bedrooms that share a stylish Jack and Jill shower room. A private balcony on this floor offers lovely views of the surrounding area, creating a tranquil space to unwind.

Also on the first floor are three more double bedrooms, each with its own private en-suite bathroom-ideal for guests, residents, or staff accommodation. A second staircase leads to a gallery-style balcony overlooking the reception areas below.

The second floor features a generously sized bedroom with a separate WC, along with an additional bedroom that includes its own dressing room-providing adaptable living space ideal for extended family, older children, or staff accommodation.

Throughout the home, character features such as parquet flooring on the ground floor enhance the sense of quality and warmth.

In summary, this unique and substantial home combines flexibility, space, and thoughtful design in a prime location. With its range of potential uses and ability to be adapted to suit various needs, it offers a rare and exciting opportunity not to be missed.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	8		
Floor Area:	5,102 ft ² / 474 m ²		
Plot Area:	0.54 acres		
Council Tax :	Band E		
Annual Estimate:	£2,875		
Title Number:	LA716238		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15	65	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

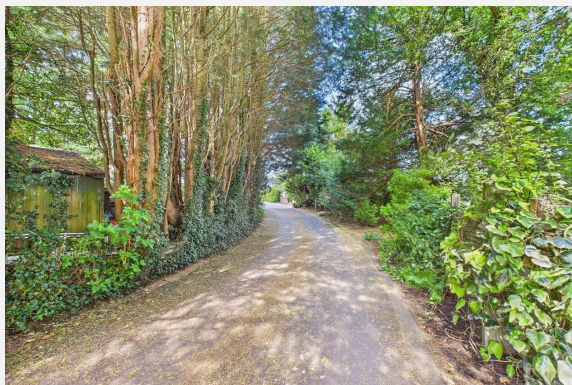
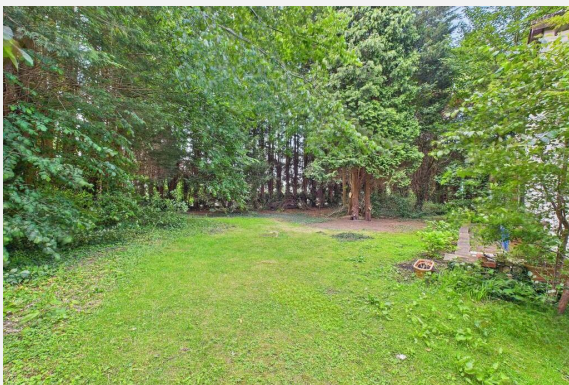
This Address

Planning records for: *Howick Park Avenue, Penwortham, Preston, PR1*

Reference - SouthRibble/07/2006/0349/FUL	
Decision:	Decided
Date:	13th April 2006
Description:	Amendment to Planning Permission 07/2001/0532 to increase height of extension by 600 mm to enable additional roof space accommodation

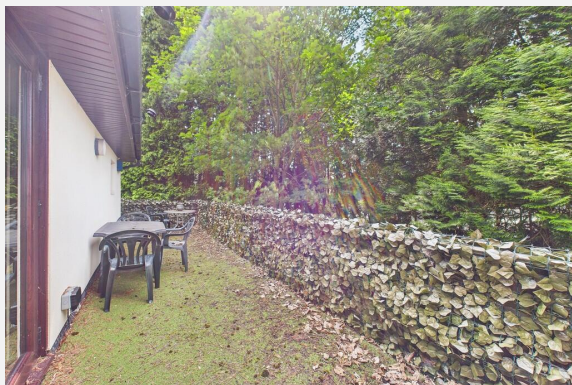












HOWICK PARK AVENUE, PENWORTHAM, PRESTON, PR1



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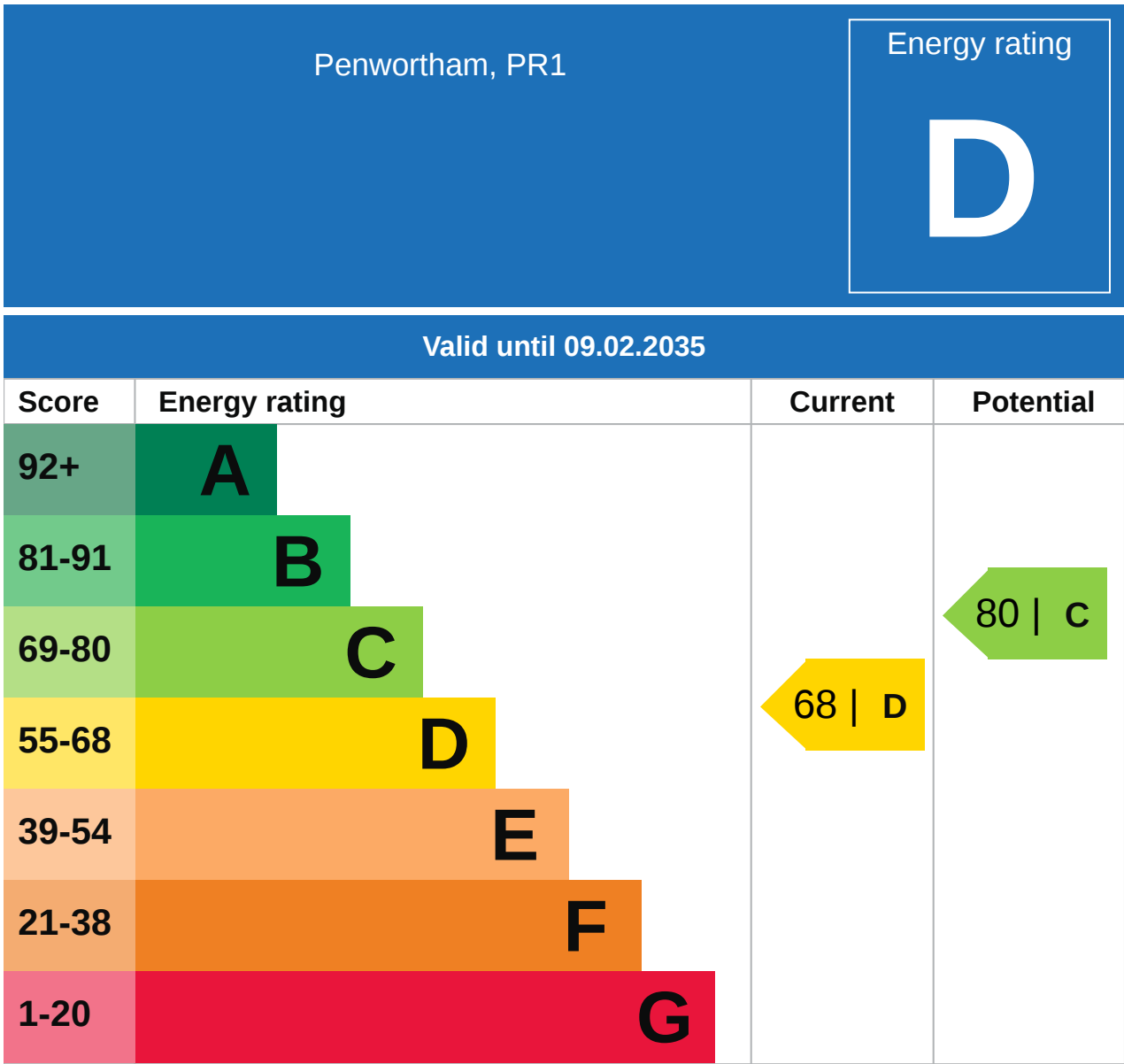


HOWICK PARK AVENUE, PENWORTHAM, PRESTON, PR1



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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas, Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	474 m ²

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

Detached

+66.29%

Semi-Detached

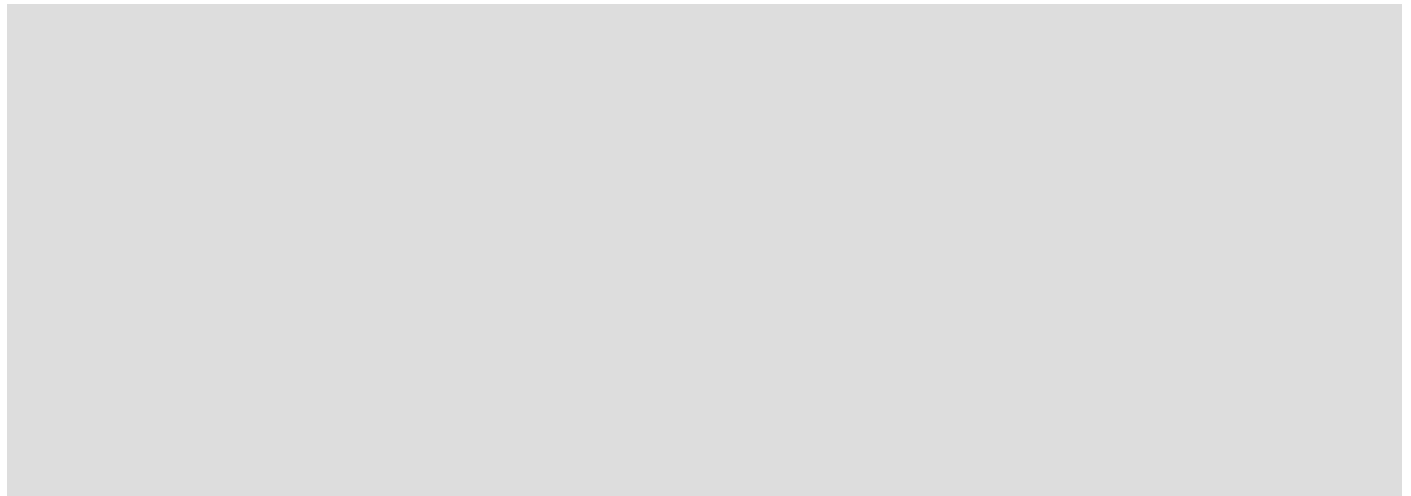
+68.31%

Terraced

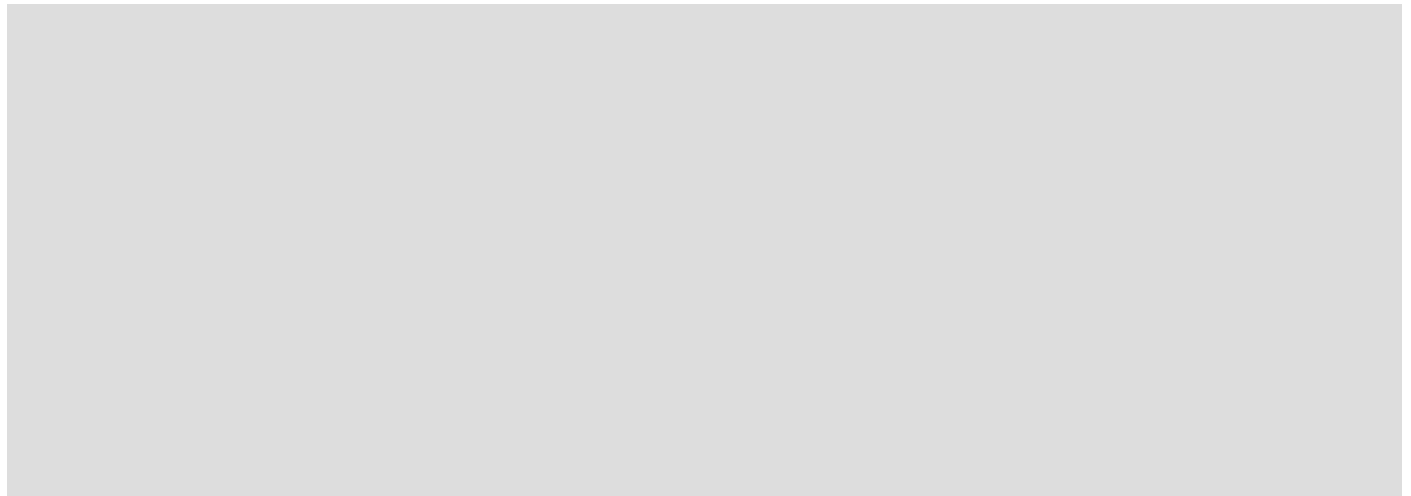
+62.15%

Flat

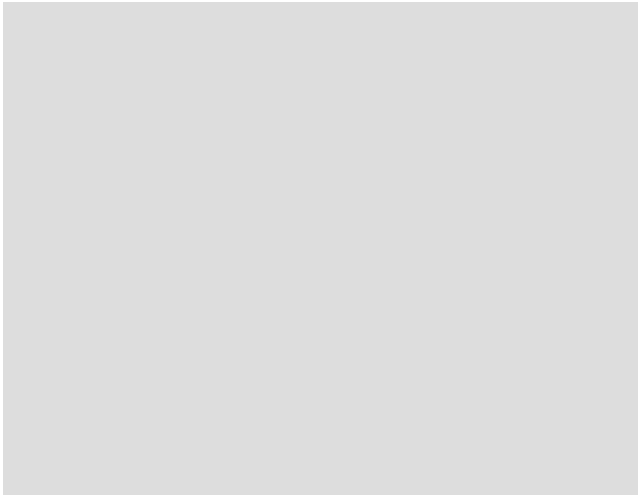
+52.7%



		Nursery	Primary	Secondary	College	Private
1	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.22	☐	☒	☐	☐	☐
2	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.28	☐	☒	☐	☐	☐
3	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.4	☐	☐	☒	☐	☐
4	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.41	☐	☒	☐	☐	☐
5	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.43	☐	☐	☒	☐	☐
6	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.52	☐	☒	☐	☐	☐
7	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.57	☐	☐	☒	☐	☐
8	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.61	☐	☒	☐	☐	☐

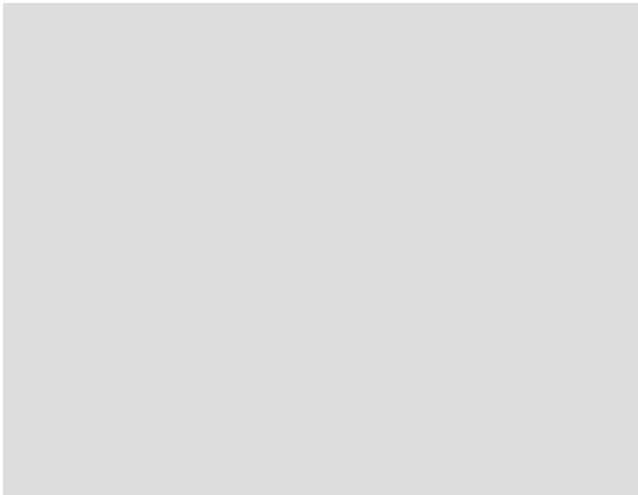


		Nursery	Primary	Secondary	College	Private
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.65	☐	☒	☐	☐	☐
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.03	☐	☒	☐	☐	☐
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.16	☐	☒	☐	☐	☐
	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.19	☐	☐	☒	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.23	☐	☐	☒	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.25	☐	☐	☒	☐	☐
	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:1.31	☐	☐	☒	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.32	☐	☒	☐	☐	☐



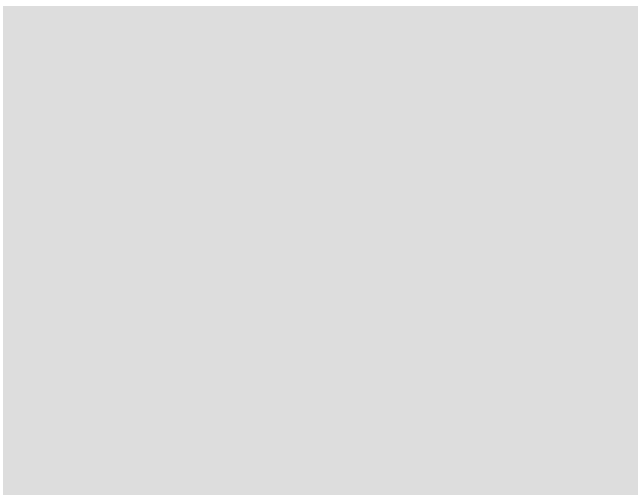
National Rail Stations

Pin	Name	Distance
	Preston Rail Station	1.65 miles
	Preston Rail Station	1.67 miles
	Lostock Hall Rail Station	2.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M55 J1	4.04 miles
	M55 J2	4.25 miles
	M6 J32	4.77 miles
	M65 J1A	3.56 miles
	M6 J28	4.36 miles

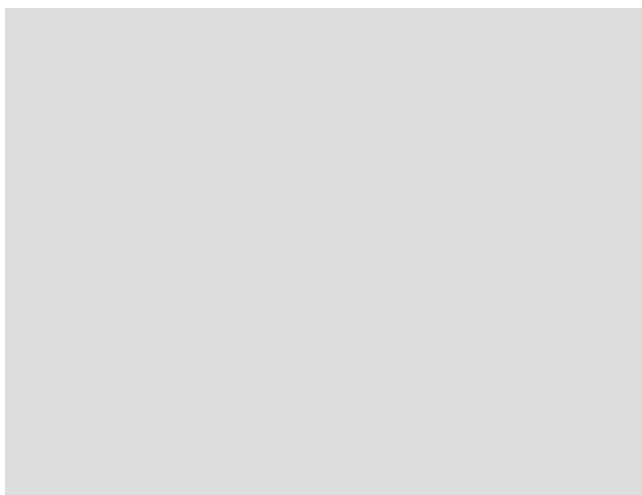


Airports/Helipads

Pin	Name	Distance
	Highfield	12.45 miles
	Speke	28.53 miles
	Manchester Airport	32.28 miles
	Leeds Bradford Airport	45.04 miles

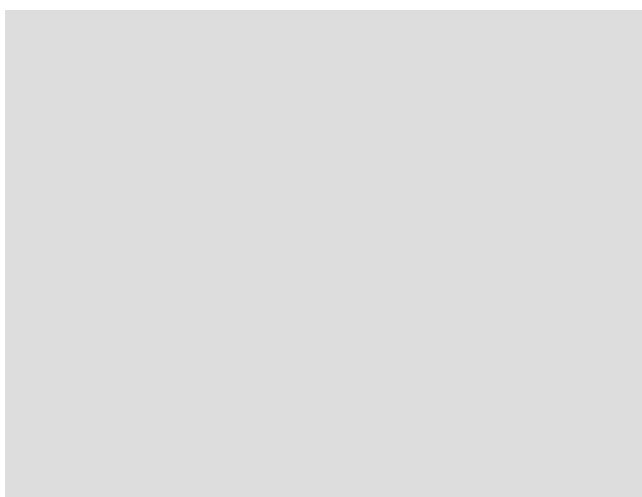
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Howick Shops	0.07 miles
	Howick Shops	0.09 miles
	Moor Avenue	0.11 miles
	Carleton Drive	0.13 miles
	Parklands Avenue	0.16 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.41 miles
	Fleetwood for Knott End Ferry Landing	16.6 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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