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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025



PARK FARM CLOSE, LONGTON, PRESTON, PR4

Roberts & Co

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* Spacious 4-Bedroom Detached Home* Located in a Quiet Cul-De-Sac* Short Walk from Longton Village Centre

It offers generous living accommodation, a lovely private walled rear garden, a double garage, and a driveway providing ample off-road parking.

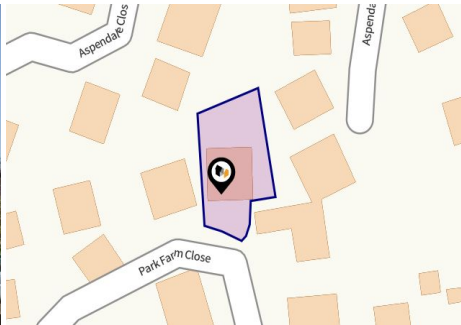
On the ground floor, you are welcomed by an entrance hall with a convenient downstairs WC. The bright and spacious living room features a gas fireplace and double doors that open into a second reception room, perfect for use as a snug, playroom, or home office. There is a separate dining room, ideal for family meals and entertaining.

The fitted kitchen includes an integrated fridge freezer, dishwasher, electric oven, and gas hob. A separate utility room offers additional space and is plumbed for both a washing machine and a tumble dryer.

Upstairs, there are four generously sized bedrooms. The main bedroom includes fitted wardrobes and a private en-suite shower room. Bedrooms two and four also benefit from built-in wardrobes, and the family bathroom serves the remaining rooms.

Outside, the property boasts a beautifully maintained and private walled garden to the rear, creating a peaceful and secure outdoor space. The double garage provides excellent storage or potential for a workshop, while the driveway comfortably accommodates multiple vehicles.

This well-presented home offers the perfect combination of space, privacy, and location - ideal for families looking to settle in a sought-after residential area close to local amenities and transport links.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	0.13 acres		
Year Built :	1999		
Council Tax :	Band F		
Annual Estimate:	£3,398		
Title Number:	LA945878		

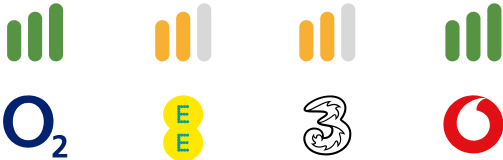
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

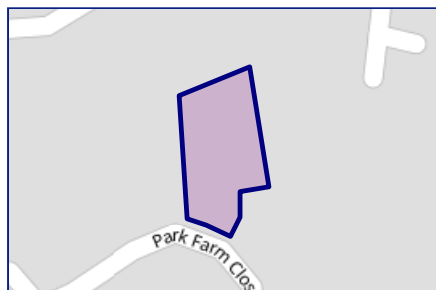
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

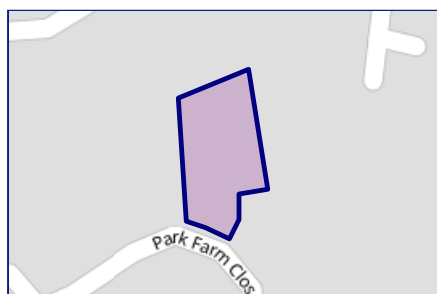


Freehold Title Plan



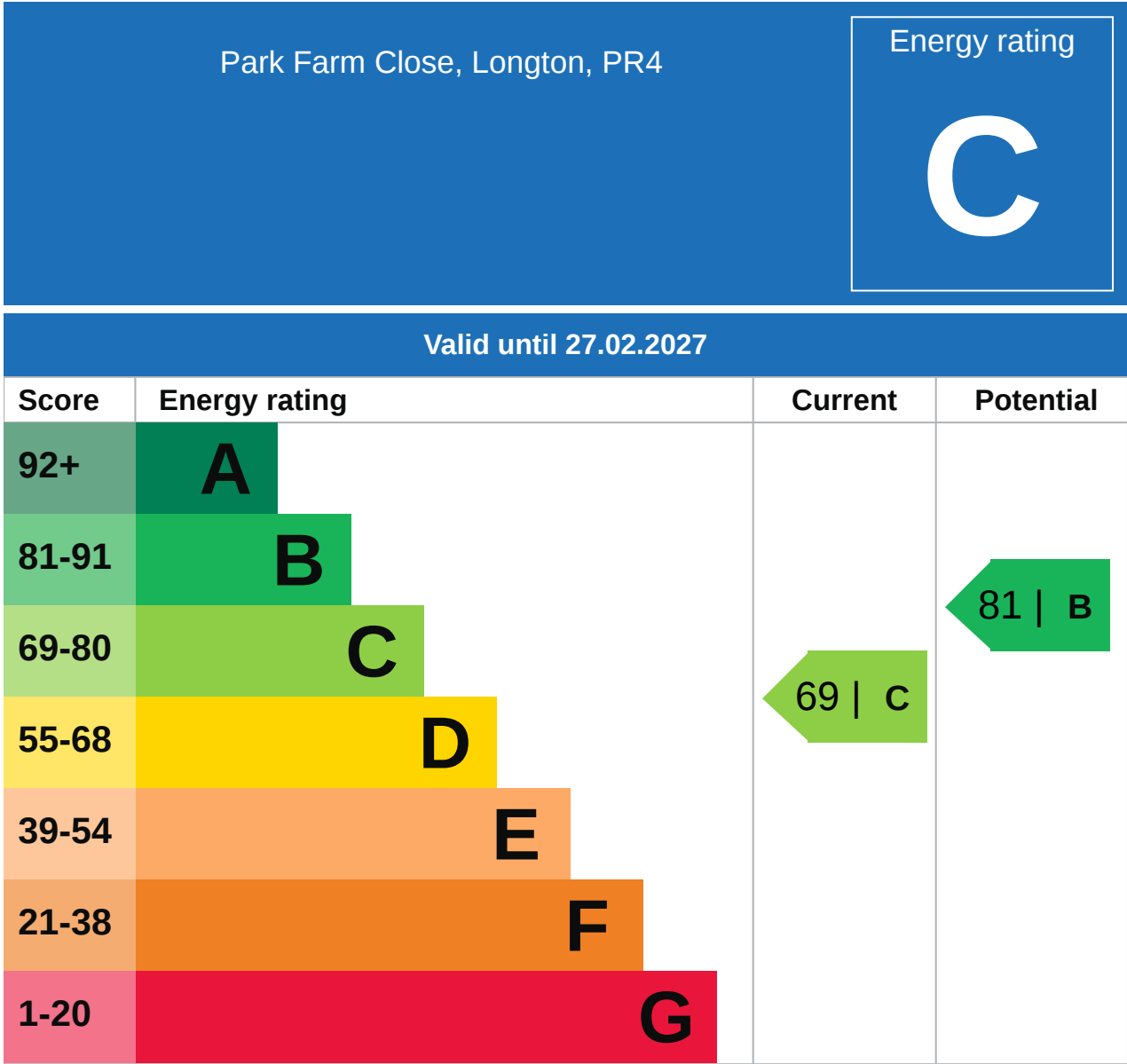
LA945878

Leasehold Title Plan



LA842248

Start Date:	29/04/1999
End Date:	01/01/2996
Lease Term:	999 years from 1 January 1997
Term Remaining:	971 years



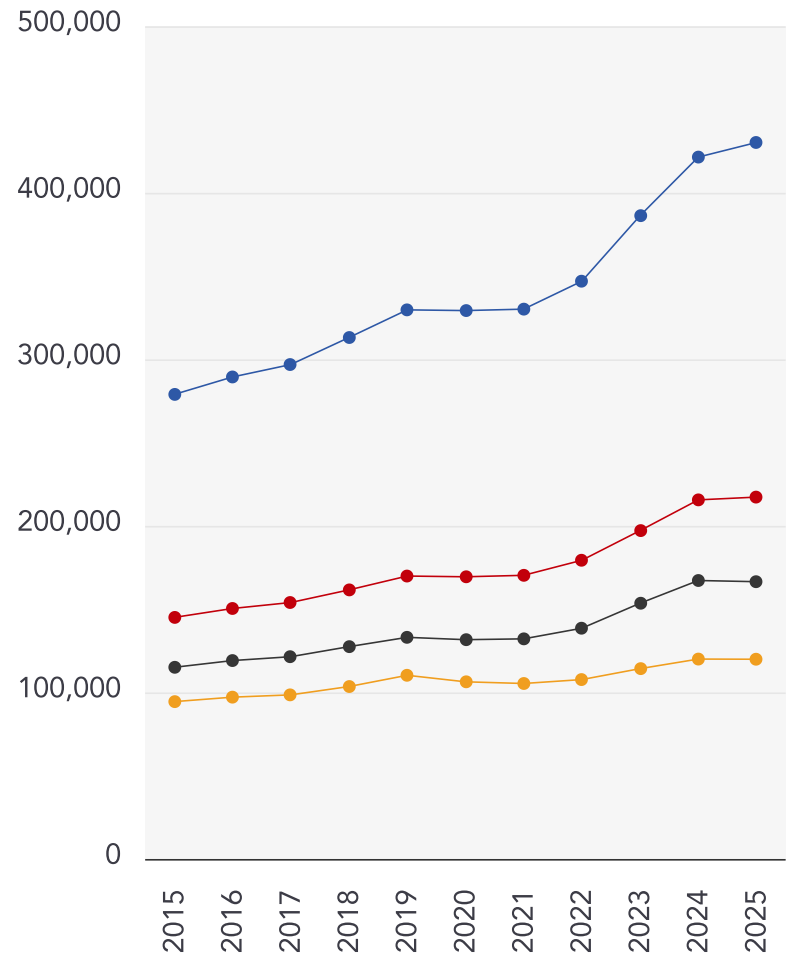
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 11% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	131 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR4



Detached

+54.23%

Semi-Detached

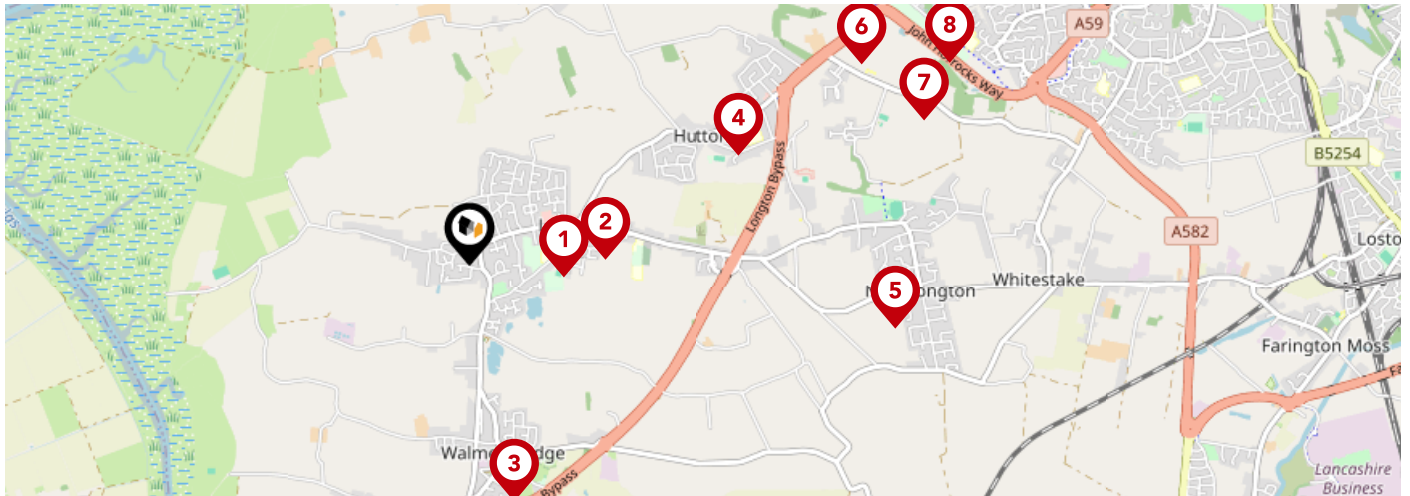
+49.8%

Terraced

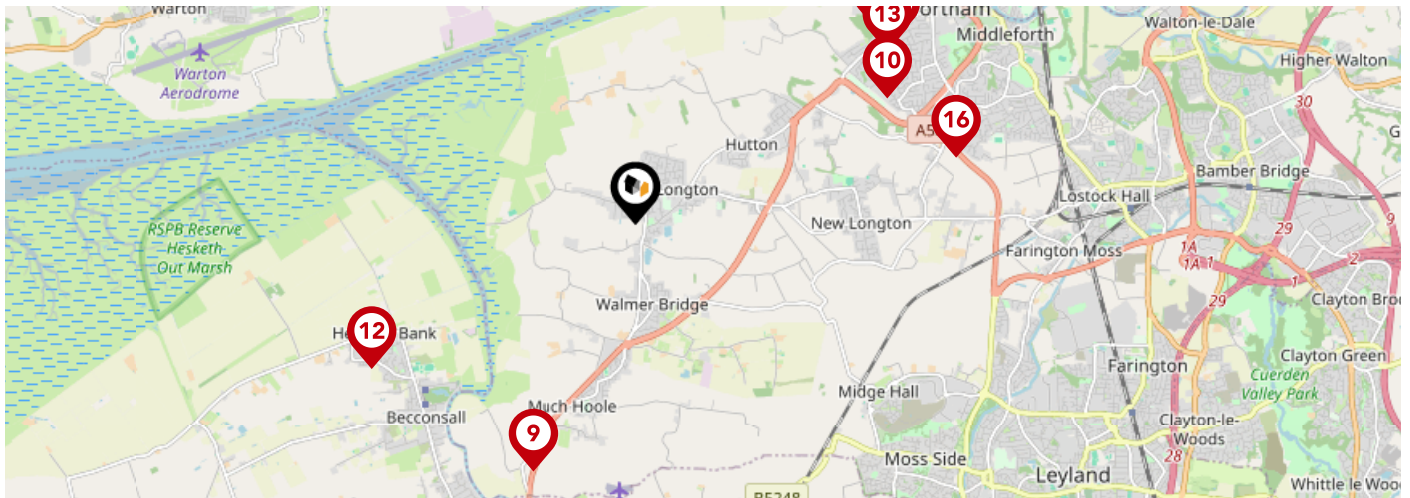
+44.66%








Flat

+26.94%



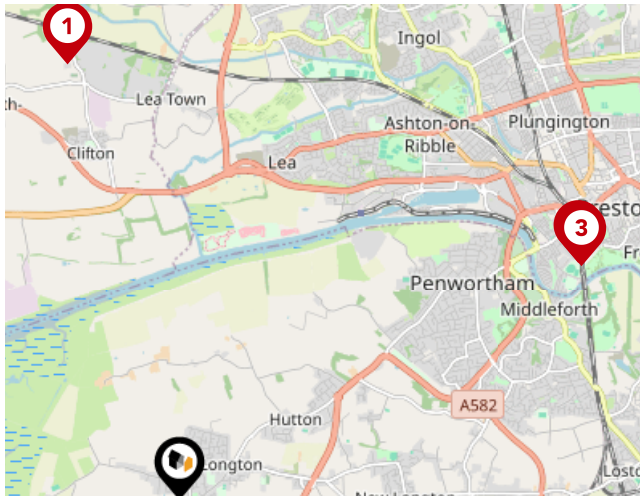
		Nursery	Primary	Secondary	College	Private
1	Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 246 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Little Hoole Primary School Ofsted Rating: Good Pupils: 197 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 857 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hoole St Michael CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pioneer TEC Ofsted Rating: Requires improvement Pupils:0 Distance:2.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hesketh-With-Beconsall All Saints CofE School Ofsted Rating: Not Rated Pupils:0 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:2.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

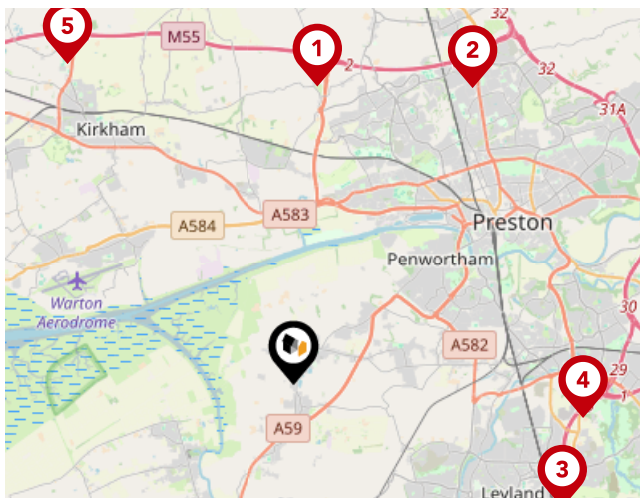
Area

Transport (National)



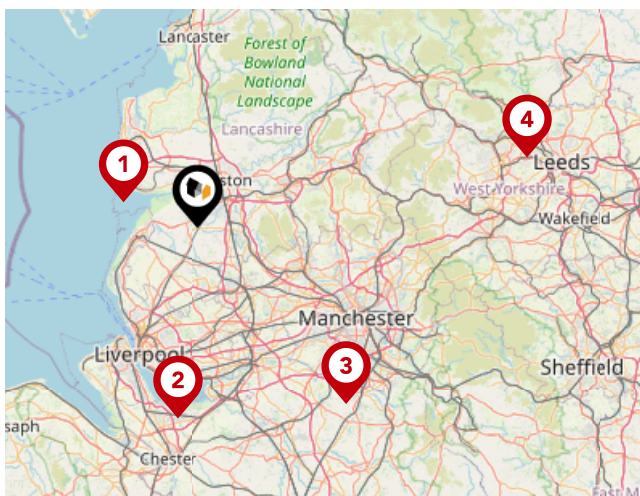
National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	3.95 miles
2	Preston Rail Station	4.08 miles
3	Preston Rail Station	4.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.22 miles
2	M55 J1	6.05 miles
3	M6 J28	5.2 miles
4	M65 J1A	5.11 miles
5	M55 J3	6.86 miles

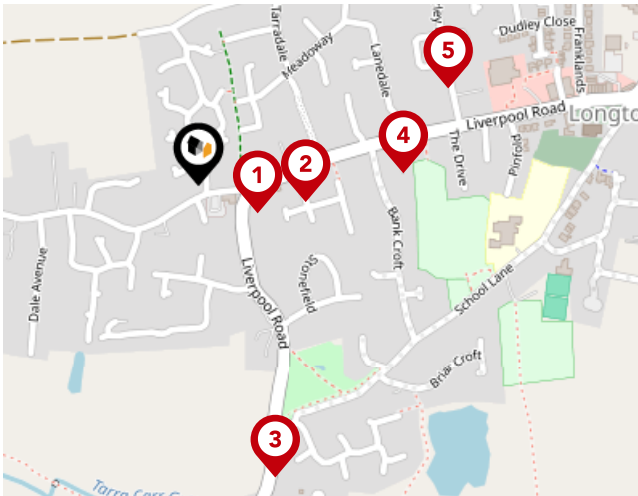


Airports/Helipads

Pin	Name	Distance
1	Highfield	10.79 miles
2	Speke	26.99 miles
3	Manchester Airport	32.56 miles
4	Leeds Bradford Airport	47.32 miles

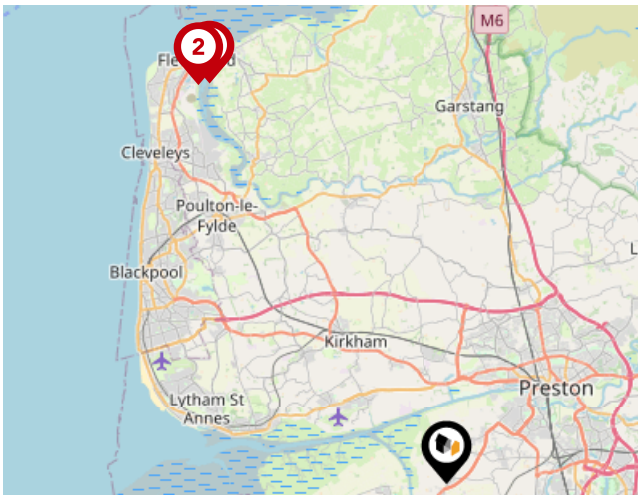
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Golden Ball	0.07 miles
2	Red Lion	0.12 miles
3	Bentley Park Road	0.33 miles
4	Black Bull	0.23 miles
5	Shirley Lane	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.29 miles
2	Fleetwood for Knott End Ferry Landing	16.43 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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