

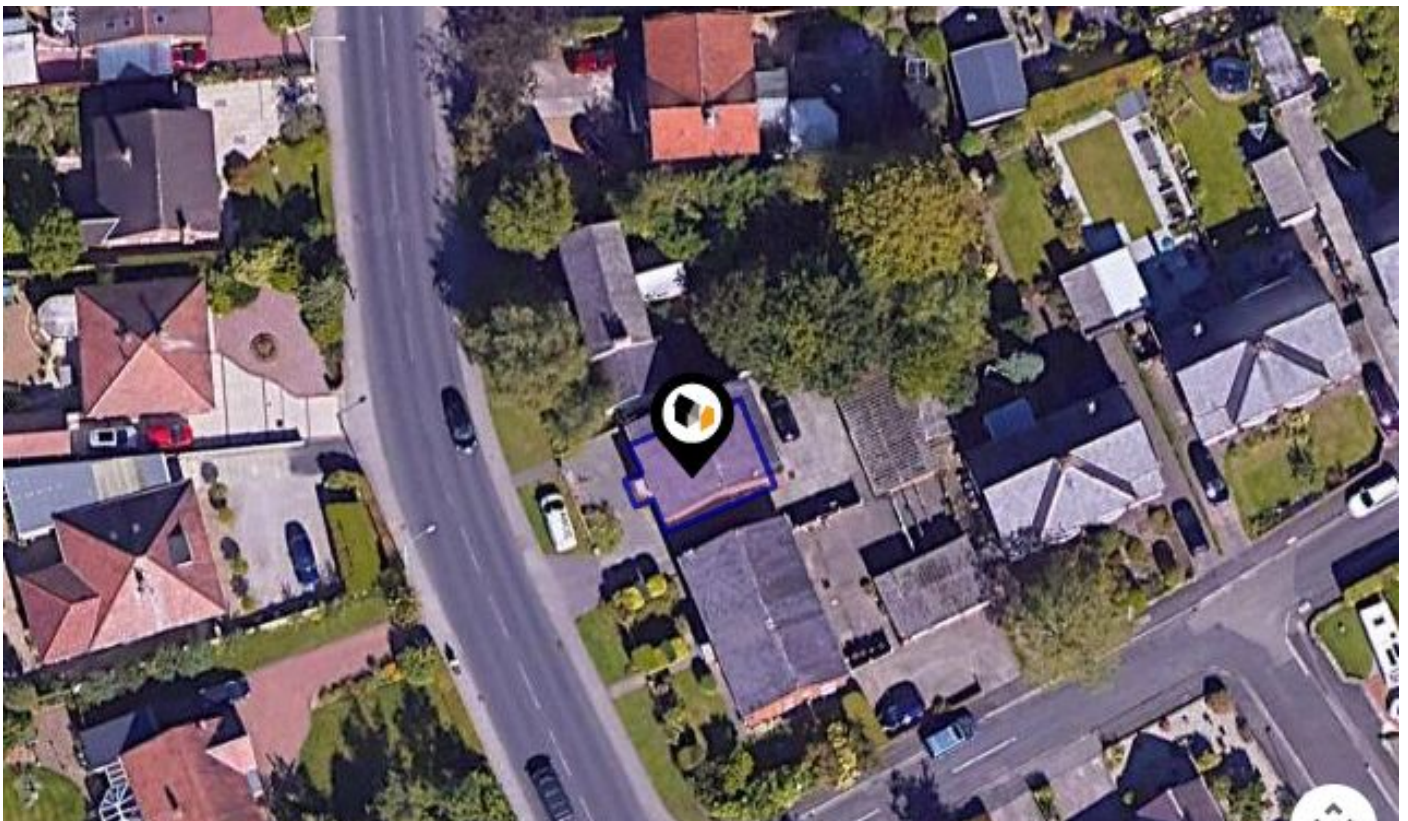


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th August 2025



COP LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

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www.roberts-estates.co.uk



* Recently Renovated Ground Floor Studio Flat * Higher Penwortham* No Chain

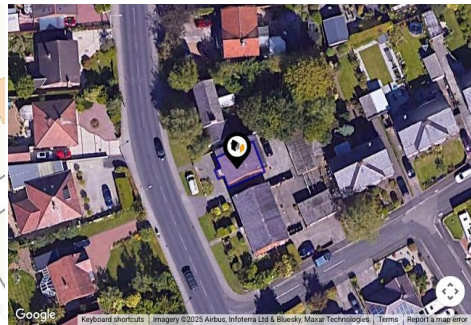
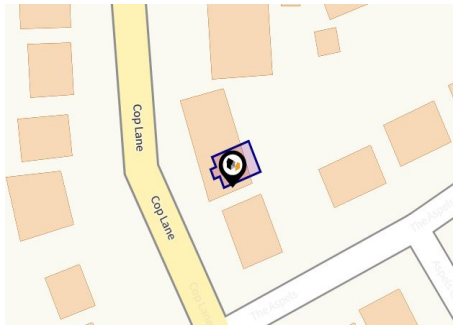
A spacious and beautifully updated ground floor studio flat, ideally located in the heart of Higher Penwortham. Perfectly positioned for easy access to local amenities, shops, and excellent bus routes, this property is offered with no onward chain, making it an ideal first-time buy, downsize, or investment opportunity.

The studio has been thoughtfully laid out, with a generous open-plan living area. One end of the space is fitted with a modern kitchen featuring integrated appliances and a breakfast bar, while the opposite end provides space for a comfortable sleeping area-although the layout is flexible to suit your needs. There's also a well-fitted three-piece bathroom with a double walk-in shower.

Key Features & Renovation Highlights:

Fully renovated throughout
Ceilings re-plastered
Brand new boiler and radiators
New PVC double-glazed windows
Contemporary kitchen with appliances
Modern bathroom with double shower and bath
Upgraded electrics and gas piping
New internal doors
New carpets, flooring, and fitted blinds throughout
Private parking and a garage included

Maintenance & Shared Costs: There is an annual maintenance plan shared between the four property owners, covering external upkeep, currently £60 per year (or £5 per month). This has been paid in advance until July 2026. Buildings insurance is also shared, with the most recent contribution being £175.36, paid through to November 2025.



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	355 ft ² / 33 m ²
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,568
Title Number:	LA890379

Tenure:	Leasehold
Start Date:	21/08/1969
End Date:	24/06/2968
Lease Term:	999 years from 24 June 1969
Term Remaining:	943 years

Local Area

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

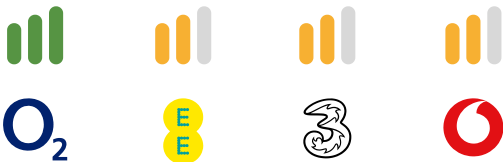
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

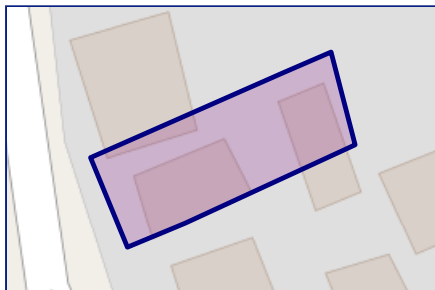
(based on calls indoors)



Satellite/Fibre TV Availability:

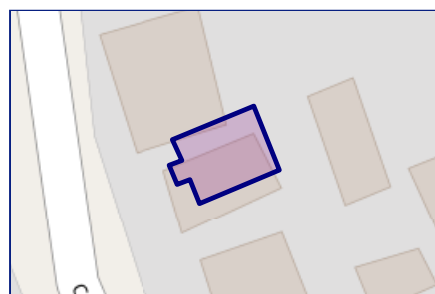


Freehold Title Plan



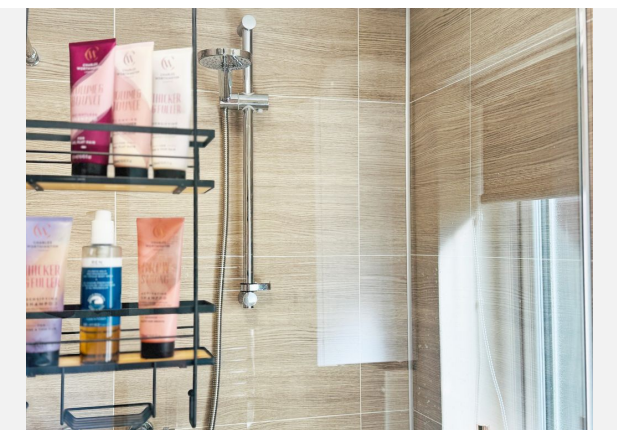
LA886071

Leasehold Title Plan

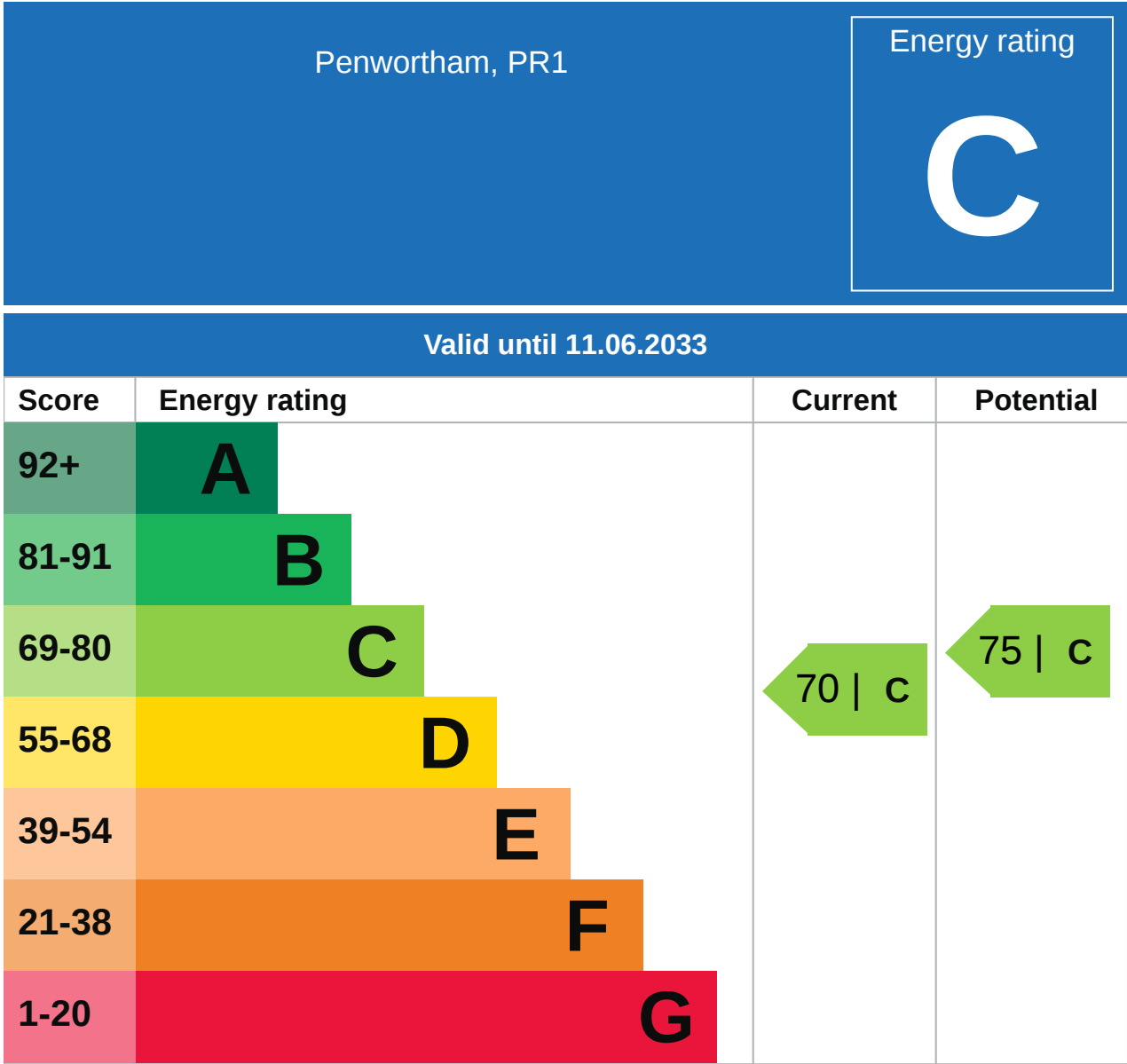


LA890379

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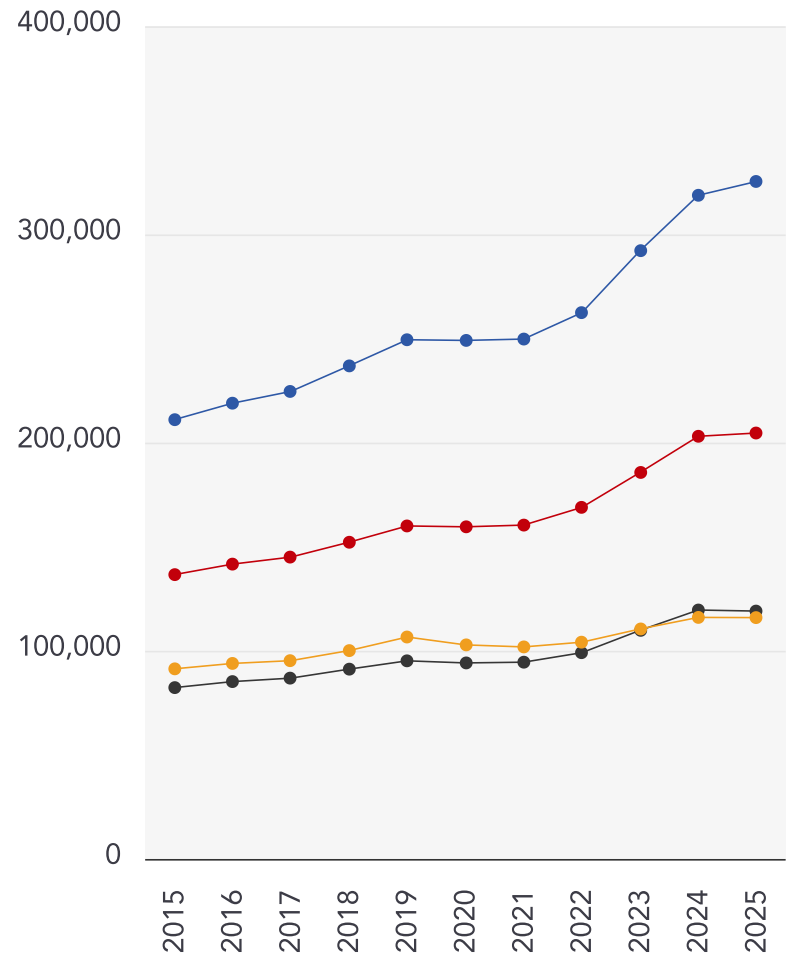
Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	33 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

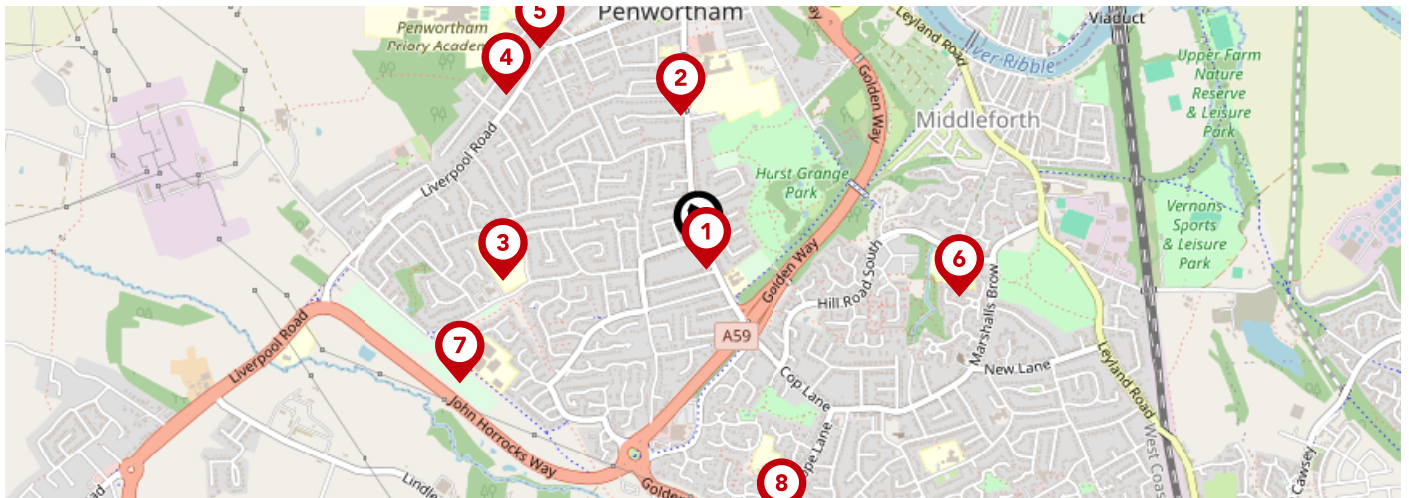
+49.8%

Flat

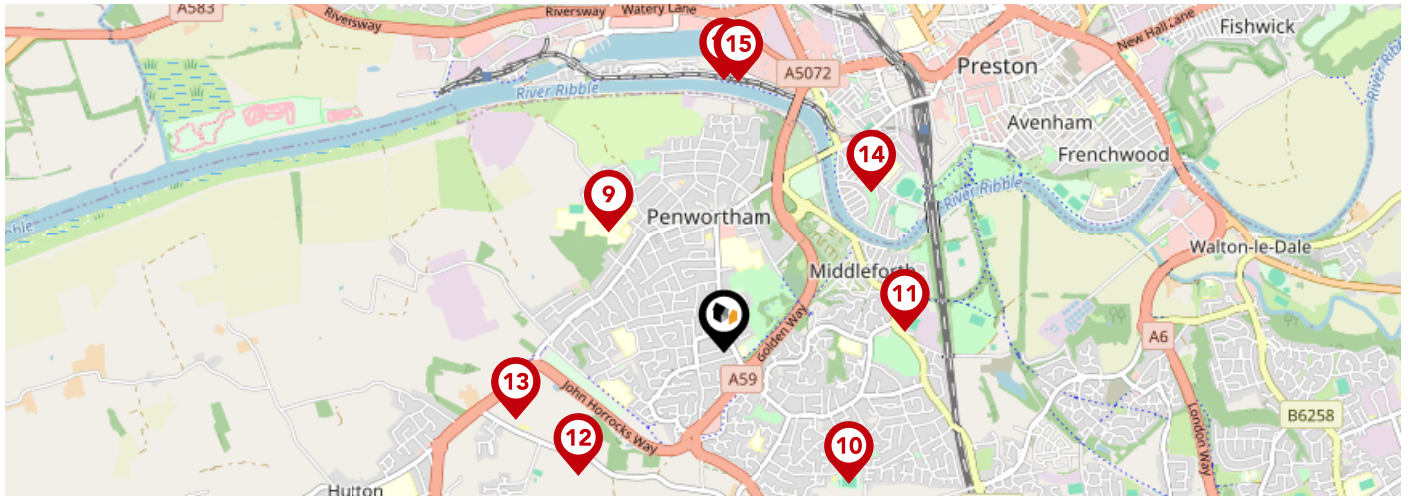
+26.94%

Terraced

+44.66%



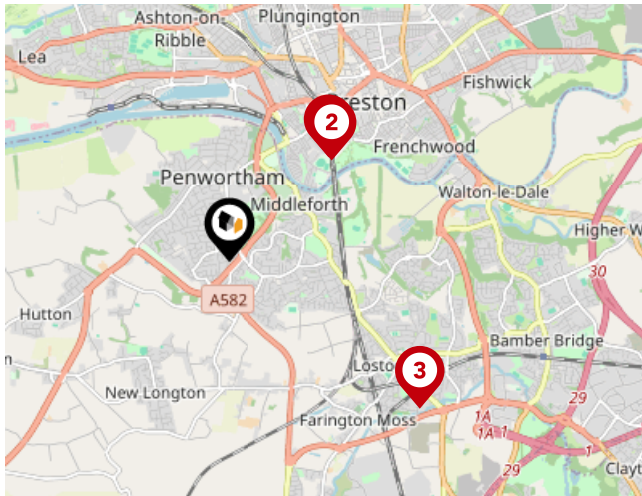
		Nursery	Primary	Secondary	College	Private
1	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.04	☐	☒	☐	☐	☐
2	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.3	☐	☐	☒	☐	☐
3	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.43	☐	☒	☐	☐	☐
4	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.55	☐	☒	☐	☐	☐
5	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.57	☐	☒	☐	☐	☐
6	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.58	☐	☒	☐	☐	☐
7	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.6	☐	☐	☒	☐	☐
8	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.61	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.73	☐	☐	☒	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:0.8	☐	☒	☐	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.8	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:0.83	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:0.96	☐	☒	☐	☐	☐
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.96	☐	☒	☐	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:1.19	☐	☐	☒	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:1.19	☐	☐	☒	☐	☐

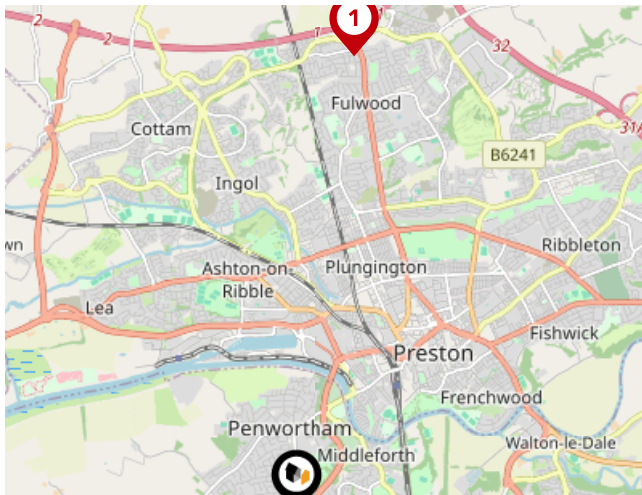
Area

Transport (National)



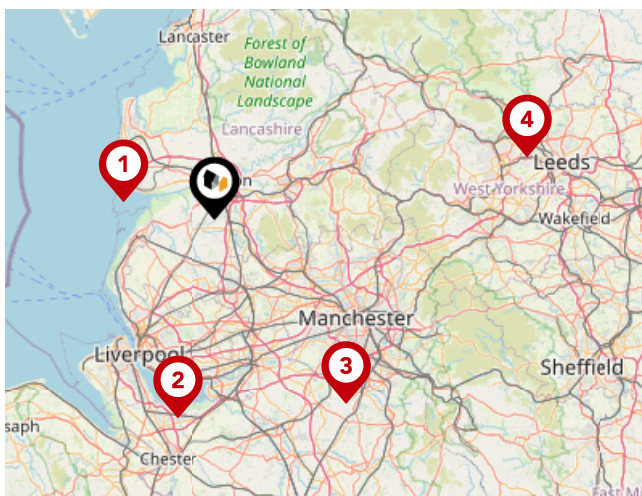
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.26 miles
2	Preston Rail Station	1.26 miles
3	Lostock Hall Rail Station	2.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	4.03 miles
2	M65 J1A	3.03 miles
3	M6 J28	3.94 miles
4	M65 J1	3.25 miles
5	M6 J29	3.36 miles

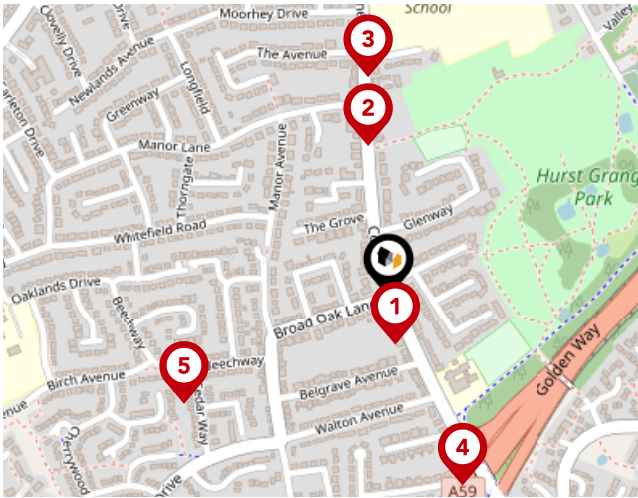


Airports/Helipads

Pin	Name	Distance
1	Highfield	13.03 miles
2	Speke	28.52 miles
3	Manchester Airport	31.86 miles
4	Leeds Bradford Airport	44.5 miles

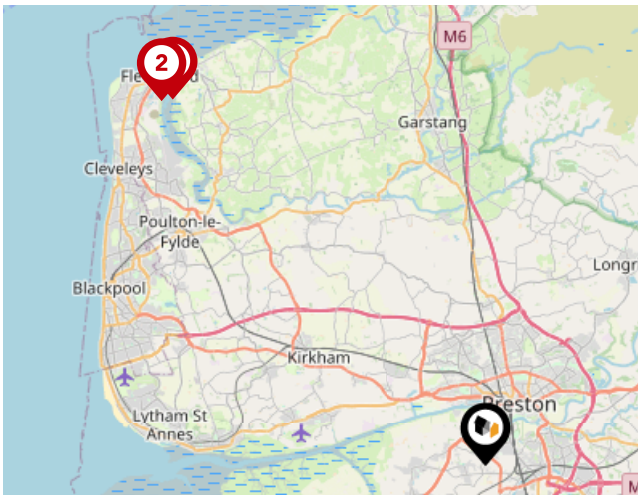
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Broad Oak Lane	0.05 miles
	Manor Lane south	0.17 miles
	Cop Lane School Stop Only	0.24 miles
	Cromwell Road	0.22 miles
	Birch Avenue	0.25 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.86 miles
	Fleetwood for Knott End Ferry Landing	17.06 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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