

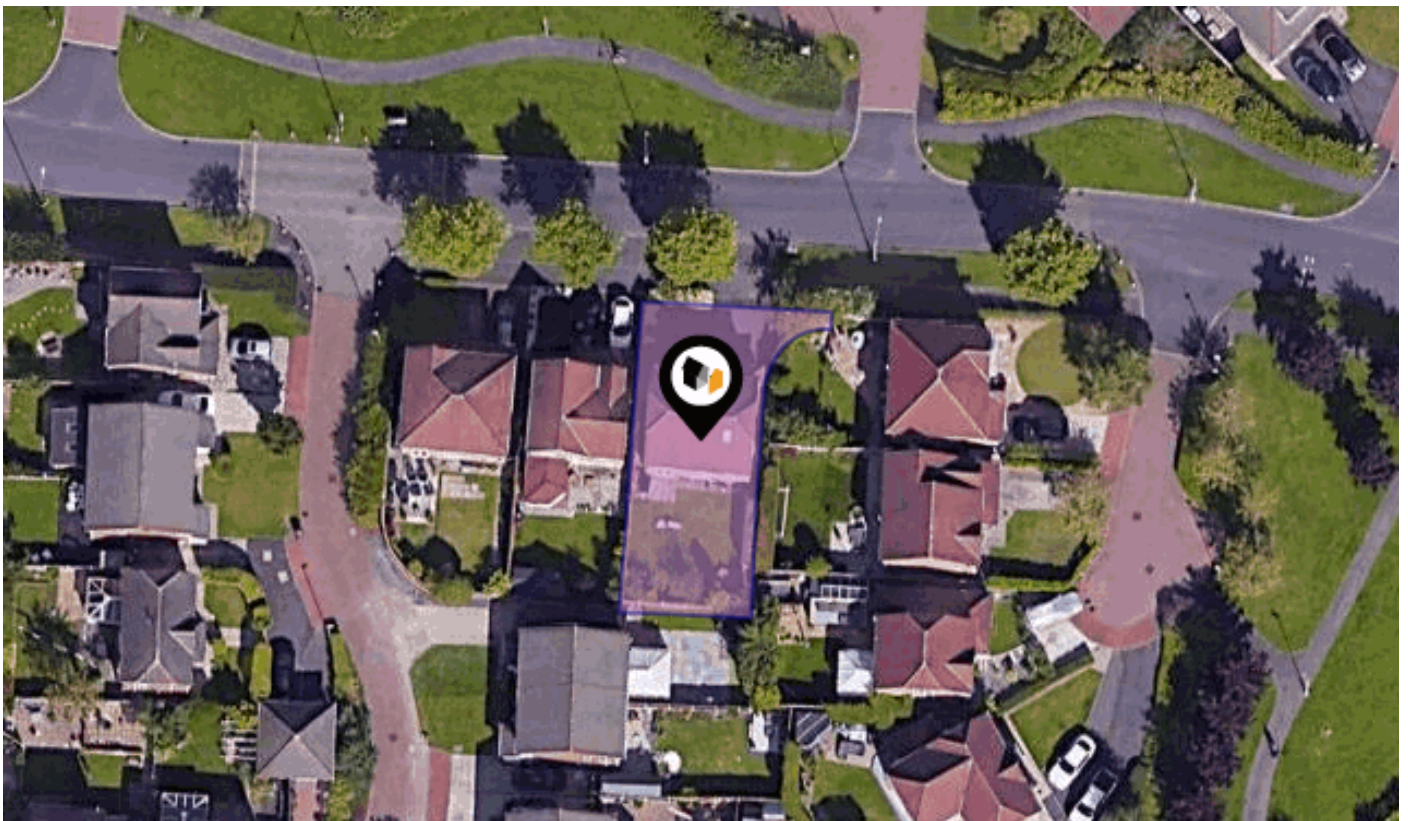


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th October 2025



**HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,
PR5**

Roberts & Co

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www.roberts-estates.co.uk



* Beautifully Positioned Family Home * In the Highly Desirable Holland House Estate* 5 Bedrooms

This well presented five-bedroom family home is ideally situated within the popular and highly regarded Holland House development. Set in a prime residential location, the property offers excellent access to a wide range of local amenities, well-respected schools, convenient transport links, and the vibrant Preston City Centre-making it an ideal home for families and professionals alike.

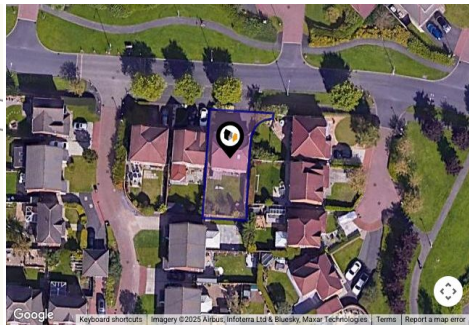
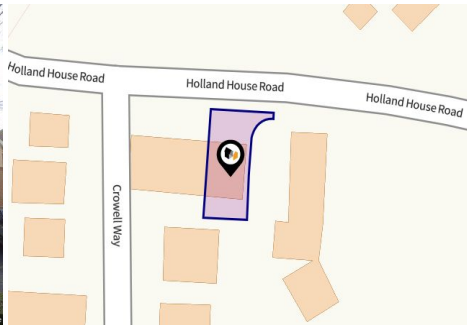
Inside, the home features a spacious and welcoming living room, perfect for relaxing or entertaining guests. The modern open-plan dining kitchen offers a practical and stylish space for family meals and gatherings. Upstairs, there are five well-proportioned bedrooms arranged across two floors. The principal bedroom enjoys the luxury of its own en-suite bathroom, complete with a Jacuzzi-style bath and a separate shower cubicle. The second bedroom also benefits from a private en-suite shower room, providing added convenience.

The remaining three bedrooms include a top-floor double bedroom with useful eaves storage, another generous double room, and a single bedroom-ideal for use as a nursery, home office, or study. In total, the property offers four double bedrooms and one single. A modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a good-sized driveway to the front, offering ample off-road parking and access to a single integral garage. To the rear, there is a fully enclosed garden, providing a safe and private outdoor space for children, pets, or entertaining.

The current vendors have previously enquired about purchasing the freehold, and were advised the cost would be approximately £3,140 (subject to confirmation and legal advice).

This is a fantastic opportunity to acquire a spacious and well-positioned family home in one of Preston's most desirable developments. Early viewing is highly recommended to fully appreciate everything this home has to offer.



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	5	Start Date:	23/10/1997
Floor Area:	1,334 ft ² / 124 m ²	End Date:	01/01/2995
Plot Area:	0.07 acres	Lease Term:	999 years from 1 January 1996
Year Built :	1997	Term Remaining:	969 years
Council Tax :	Band D		
Annual Estimate:	£2,352		
Title Number:	LA809257		

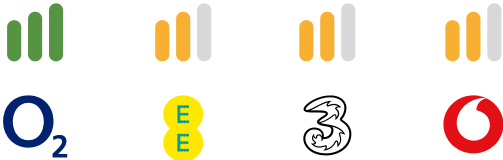
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	37 mb/s	10000 mb/s

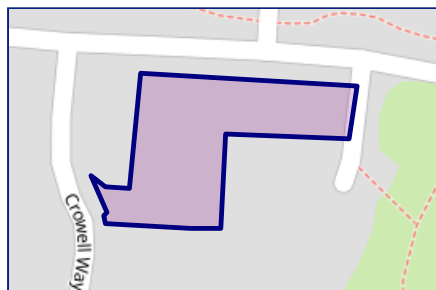
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

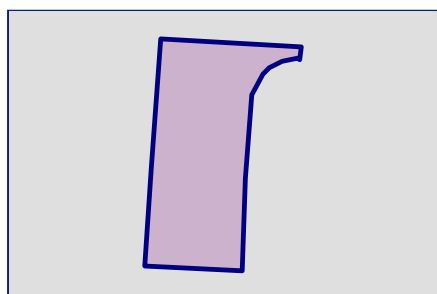


Freehold Title Plan



LAN19667

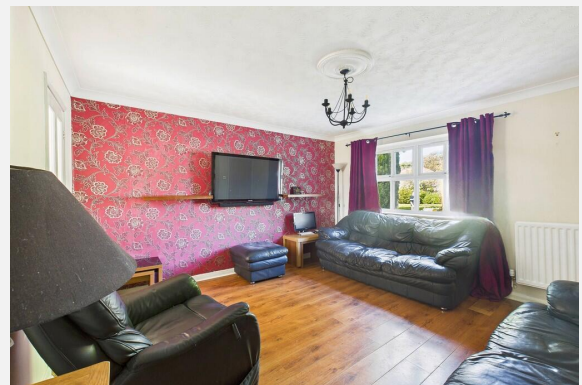
Leasehold Title Plan



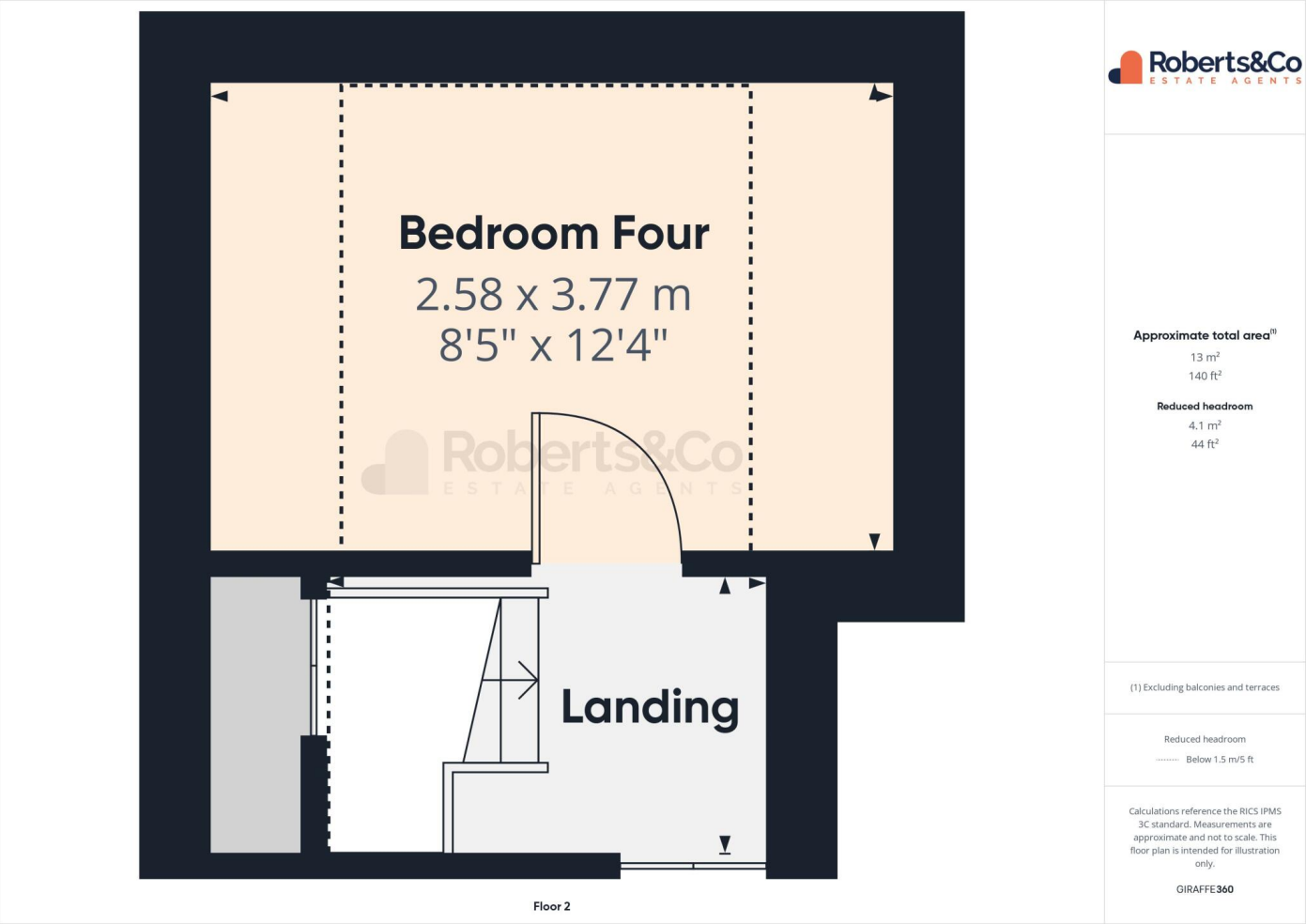
LA809257

Start Date: 23/10/1997
End Date: 01/01/2995
Lease Term: 999 years from 1 January 1996
Term Remaining: 969 years

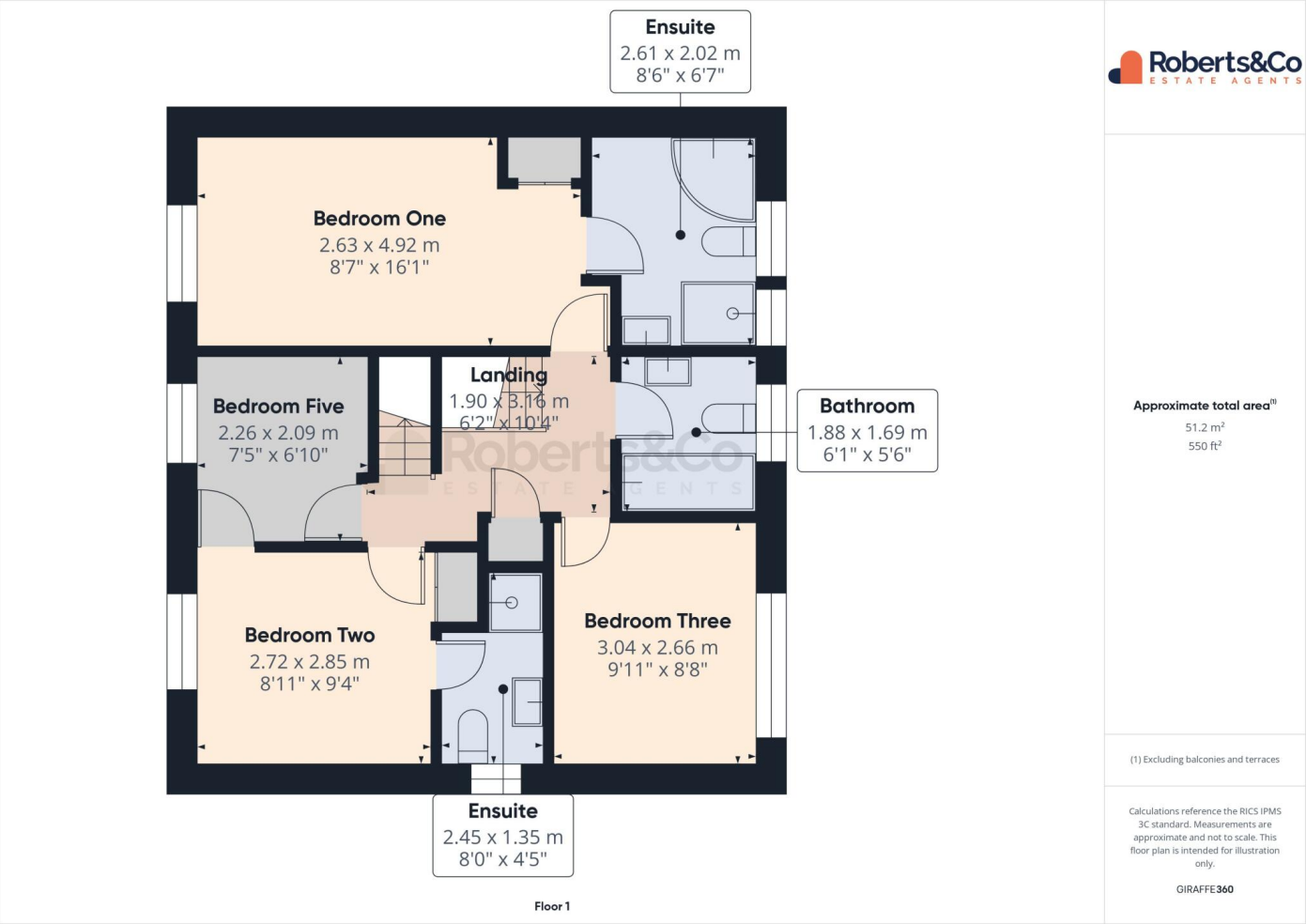




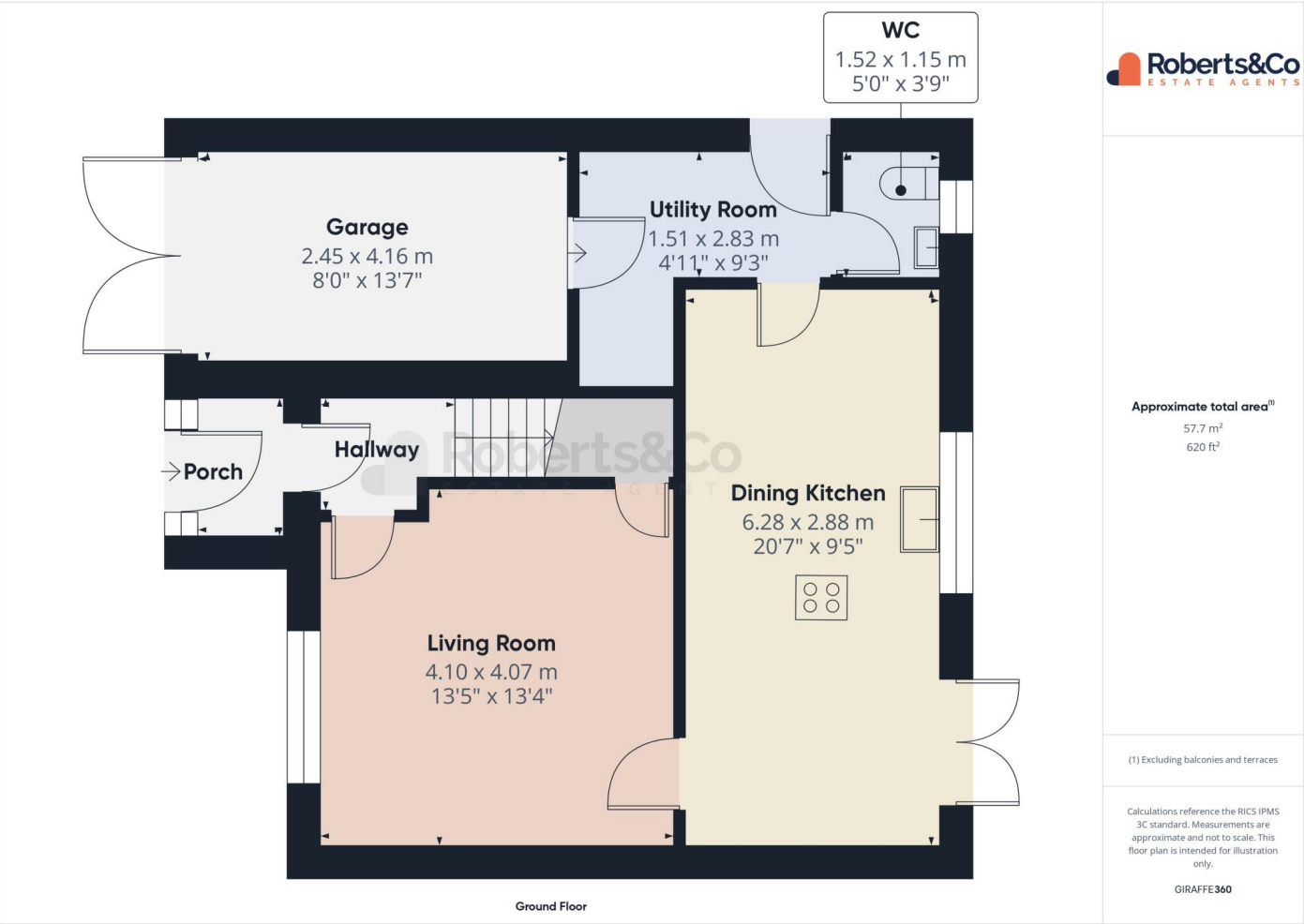
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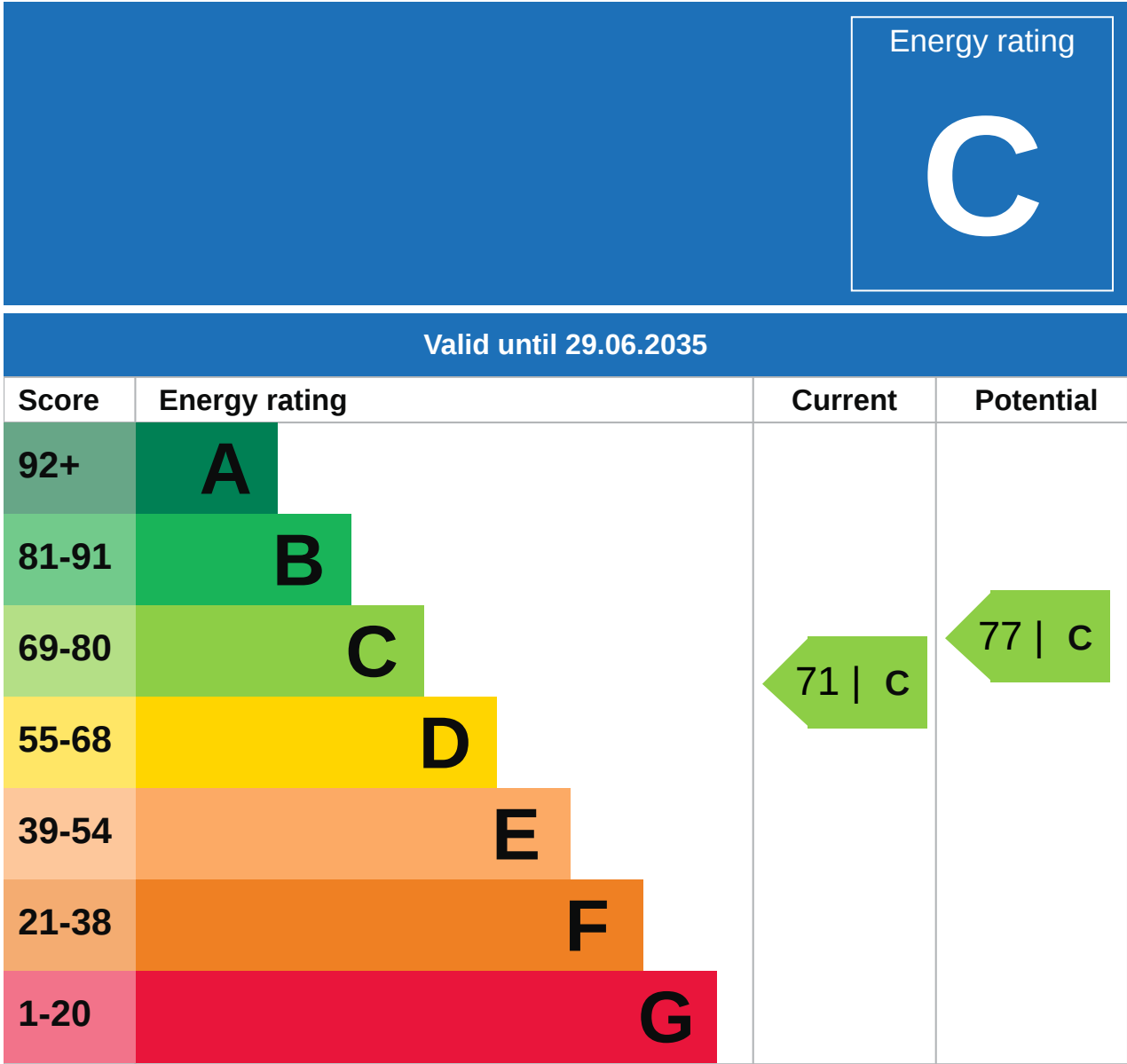


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HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,
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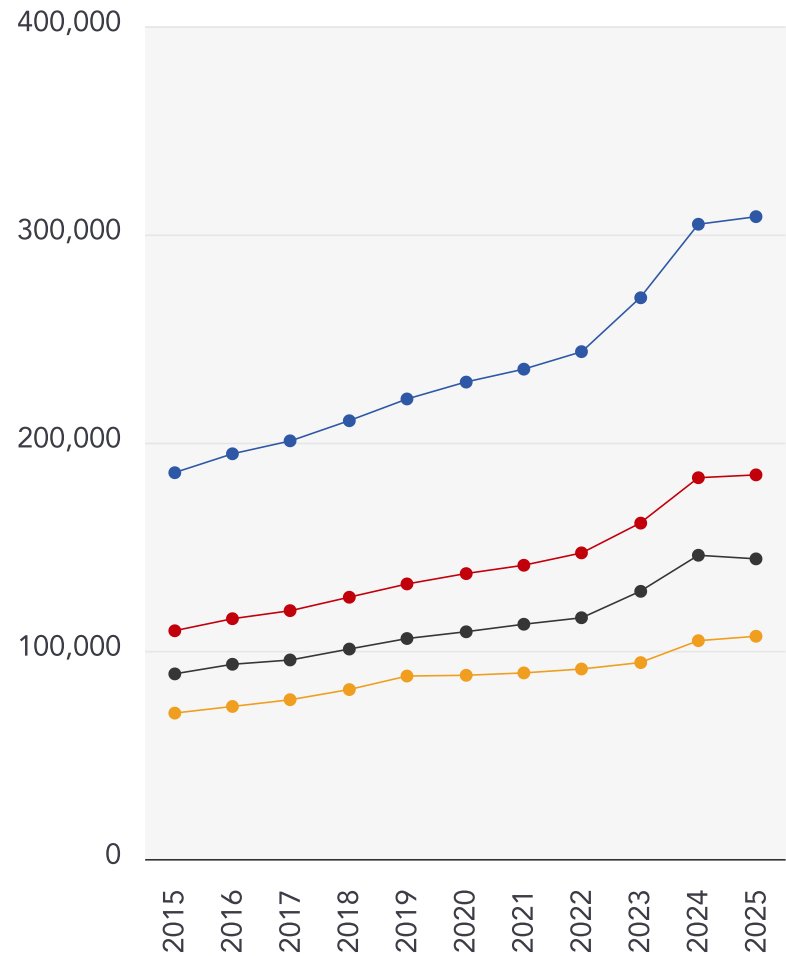
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	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:	From main system, no cylinder thermostat
Lighting:	Good lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	124 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

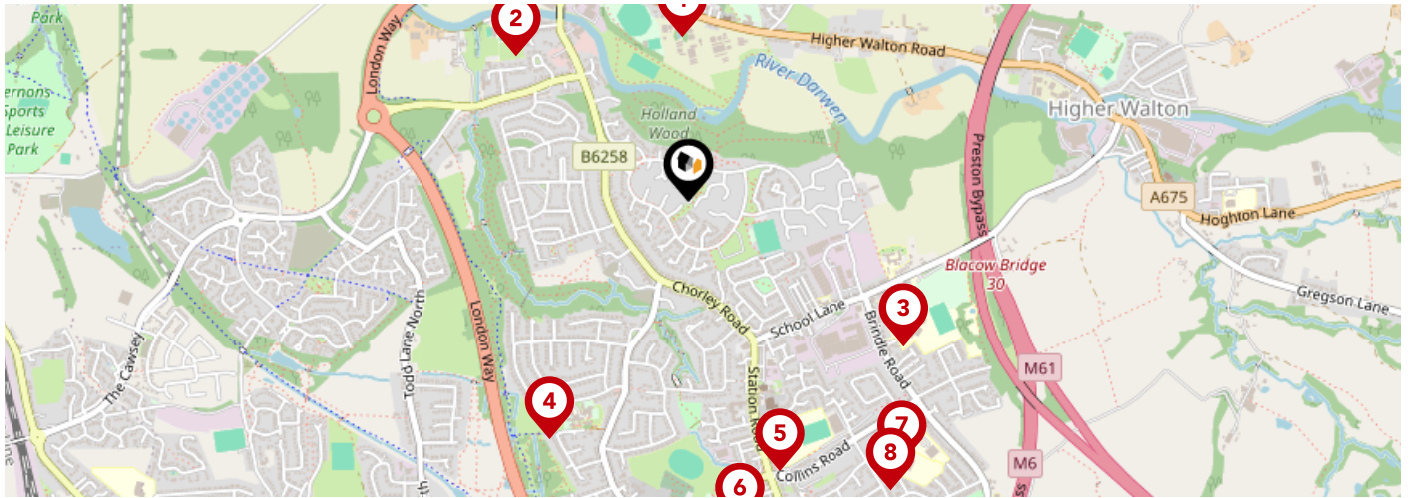
+68.31%

Terraced

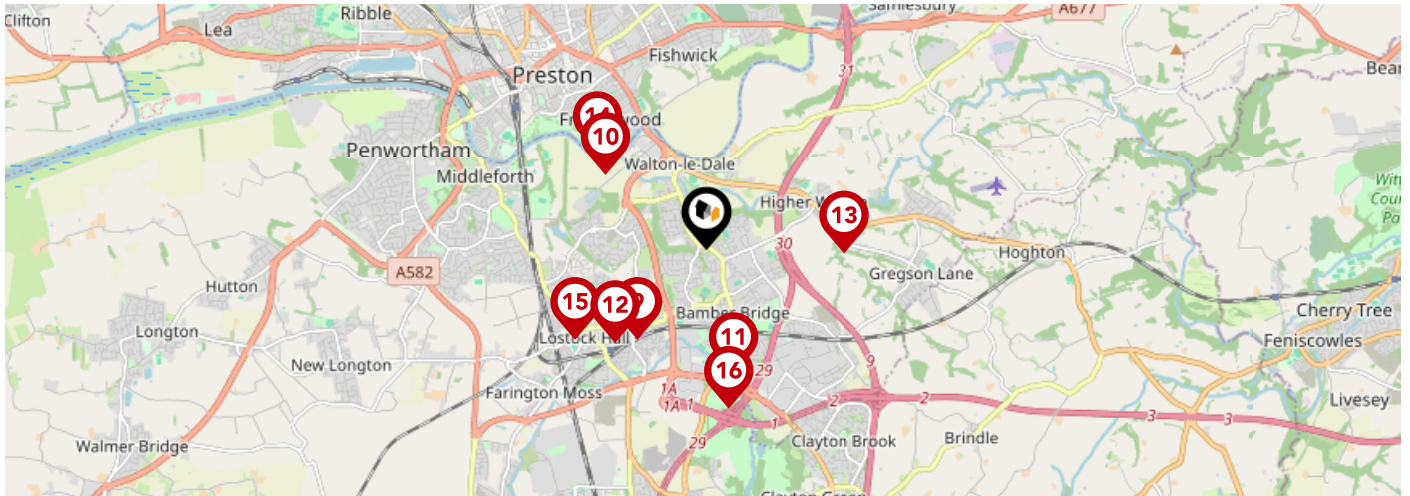
+62.15%

Flat

+52.7%



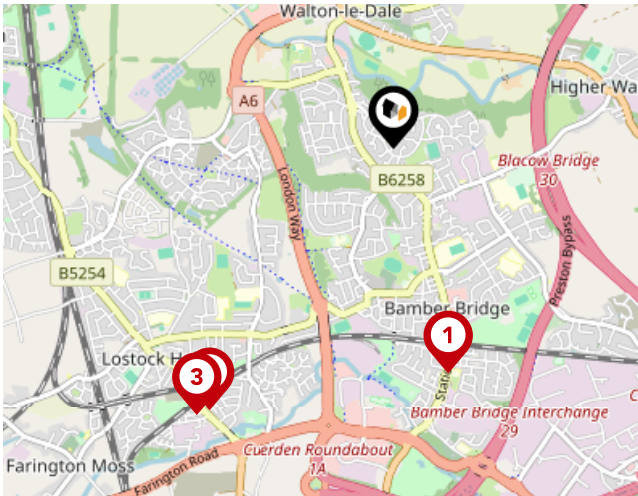
		Nursery	Primary	Secondary	College	Private
1	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.36	☐	☒	☐	☐	☐
2	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.49	☐	☒	☐	☐	☐
3	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.57	☐	☐	☒	☐	☐
4	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.6	☐	☒	☐	☐	☐
5	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.63	☐	☐	☒	☐	☐
6	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.72	☐	☒	☐	☐	☐
7	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.74	☐	☐	☒	☐	☐
8	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.77	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.99	☐	☐	☒	☐	☐
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.1	☐	☐	☒	☐	☐
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.13	☐	☒	☐	☐	☐
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:1.15	☐	☒	☐	☐	☐
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:1.21	☐	☒	☐	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.27	☐	☒	☐	☐	☐
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.4	☐	☒	☐	☐	☐
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.41	☐	☐	☒	☐	☐

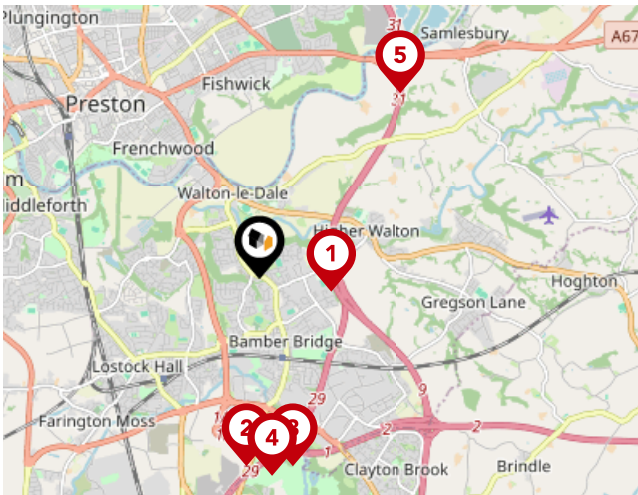
Area

Transport (National)



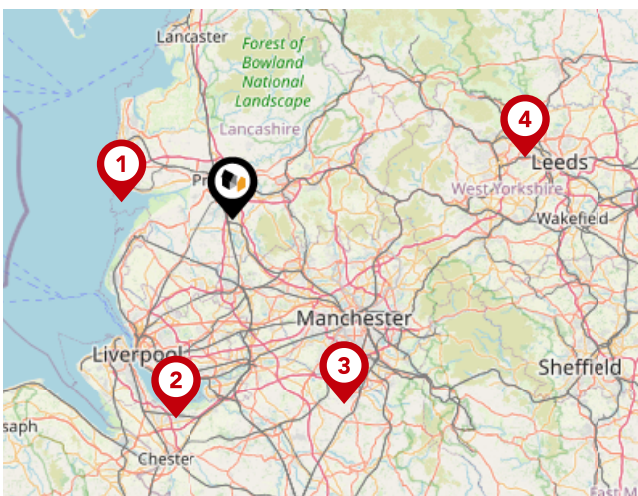
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.01 miles
2	Lostock Hall Rail Station	1.4 miles
3	Lostock Hall Rail Station	1.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.65 miles
2	M65 J1A	1.65 miles
3	M6 J29	1.67 miles
4	M65 J1	1.73 miles
5	M6 J31	2.04 miles

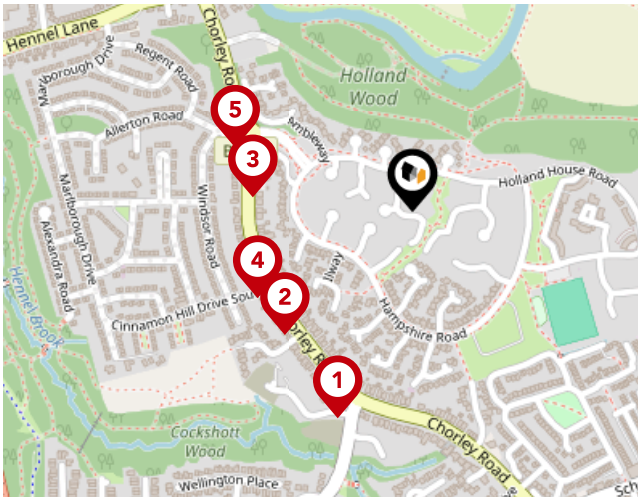


Airports/Helipads

Pin	Name	Distance
1	Highfield	15.56 miles
2	Speke	28.96 miles
3	Manchester Airport	30.33 miles
4	Leeds Bradford Airport	42.04 miles

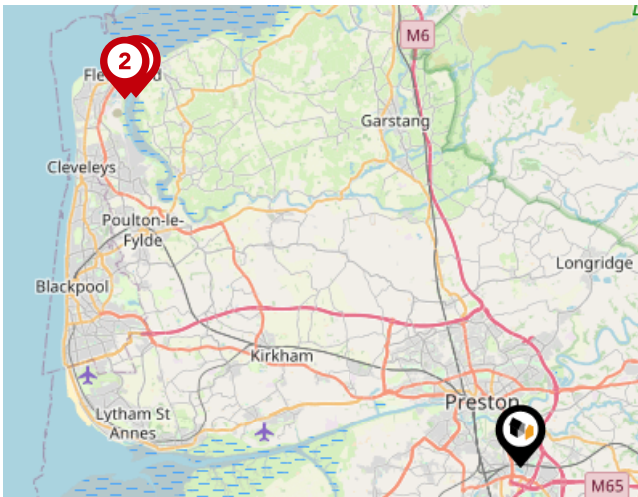
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Duddle Lane	0.24 miles
2	Cinnamon Hill Drive	0.2 miles
3	Holland House Road	0.18 miles
4	Cinnamon Hill Drive	0.2 miles
5	Holland House Road	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.71 miles
2	Fleetwood for Knott End Ferry Landing	18.94 miles



Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

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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