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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd November 2025



CROSTON ROAD, FARINGTON MOSS, LEYLAND, PR26

Roberts & Co

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

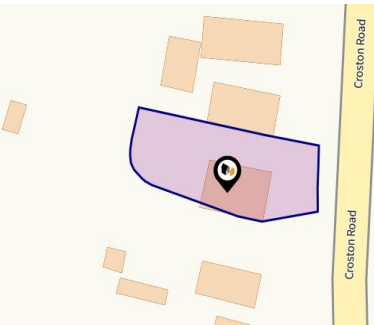
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Situated in the desirable area of Farington Moss, this fantastic and spacious four-bedroom detached home offers over 2,600 square feet of superb living accommodation, ideal for modern family life. The property has been significantly extended and upgraded, boasting a generous plot and an exceptional layout, featuring three reception rooms and a high-spec open-plan family kitchen at its heart. Upon entering the property, you are greeted by a spacious entrance hall that sets the tone for the rest of the home—light, welcoming, and thoughtfully designed. From here, the accommodation flows beautifully into a series of stylish and well-proportioned living spaces. The living room sits to the front of the property and features a charming bay window, a contemporary feature gas fire, and double doors that lead seamlessly out to the garden. A second reception room, also positioned at the front, benefits from another bay window, a striking wood-burning stove with a characterful wooden mantel, and doors that open into the dining room—creating a flowing and versatile living space. The dining area features a wall-mounted gas fire and opens directly into the showstopping kitchen. The family kitchen truly is the heart of the home—a beautifully designed space that combines style, functionality, and comfort. Finished to an exceptionally high standard, it features bespoke cabinetry, sleek stone worktops, integrated appliances, and a generous central island—perfect for both entertaining guests and everyday family living. The space is flooded with natural light, thanks to large sliding doors that open out to the garden, and two full-length windows in the family area, which further enhance the bright and airy atmosphere. The family area itself offers a comfortable and relaxed space, with room for a large sofa—ideal for unwinding, catching up on the day's events, or simply enjoying the garden views. This whole area flows effortlessly onto a spacious patio, making it perfect for alfresco dining, barbecues, or soaking up the outdoors in warmer months. Additional ground floor amenities include a well-equipped utility room with fitted cabinets, sink, and space for both a washing machine and tumble dryer, as well as a convenient downstairs WC. Upstairs, the first floor offers four bedrooms—three generous doubles and a single bedroom, the latter of which includes stairs leading up to a spacious loft area. The loft provides plenty of additional space, complete with eaves storage, offering excellent potential for use as a hobby room, home office, or further bedroom (subject to necessary permissions). The primary bedroom benefits from a modern ensuite shower room, while bedrooms two and three are fitted with built-in wardrobes, offering ample storage solutions. The family bathroom is beautifully appointed with a four-piece suite, including a freestanding claw-foot bath and a separate shower cubicle, all finished to a high standard. Externally, the property is equally impressive. To the front, there is ample off-road parking and a garage, while the rear garden boasts a large patio area, lawn, and mature planting. Additionally, there is a second garage located behind secure gates, along with an outdoor WC and two outbuildings with electricity—offering fantastic potential for conversion into a home office, gym, annexe, or creative studio.



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,120 ft ² / 197 m ²		
Plot Area:	0.21 acres		
Council Tax :	Band E		
Annual Estimate:	£2,875		
Title Number:	LA832896		

Local Area

Local Authority:	South ribble	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	6	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: ***Croston Road, Farington Moss, Leyland, PR26***

Reference - 07/2024/00109/VAR
Decision: -
Date: 14th February 2024
Description: Application to vary condition 2 (Approved Plans) of planning permission 07/2023/00370/REM for minor revisions to house plans and elevations, minor site plan revisions to plots 4 and 5 and revisions to road access

Reference - SouthRibble/07/2016/0457/OUT
Decision: Decided
Date: 13th June 2016
Description: Outline application for the erection of 5 No. dwellings with associated access

Reference - 07/2021/01023/OUT
Decision: Awaiting decision
Date: 01st October 2021
Description: Outline application for the erection of 5 No. dwellings with associated access

Reference - 07/2022/00127/VAR
Decision: -
Date: 17th February 2022
Description: Variation of condition No. 8 of planning permission 07/2021/01023/OUT - to remove the biodiversity condition

Planning History

This Address

Planning records for: ***Croston Road, Farington Moss, Leyland, PR26***

Reference - 36184
Decision: -
Date: 14th February 2024
Description: Proposed two-storey extension to rear, single storey extension to side and new first floor window to side.

Reference - 07/2023/01068/DIS
Decision: Awaiting decision
Date: 22nd December 2023
Description: Discharge of conditions 10 (Road Adoption) of planning permission 07/2023/00370/REM

Reference - 07/2023/00380/NOT
Decision: -
Date: 10th May 2023
Description: Notification of proposed telecoms upgrade works

Reference - 2024/0130/PNH
Decision: -
Date: 14th February 2024
Description: Application for determination as to whether prior approval of details is required - extension of dwellinghouse. Extension extends beyond the rear wall of the original dwellinghouse by 4.35m. Maximum height of the extension 3.6m. Height of eaves of the extension 2.47m.

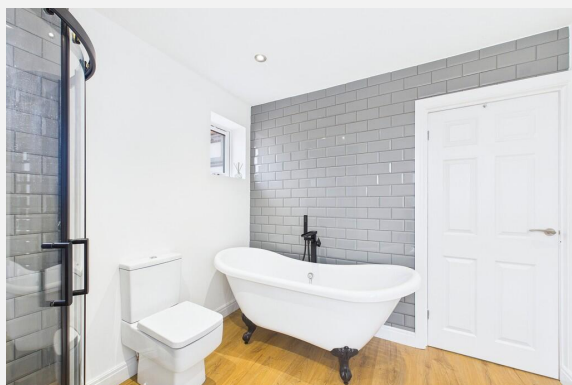
Planning History

This Address

Planning records for: *Croston Road, Farington Moss, Leyland, PR26*

Reference - 07/2023/00370/REM	
Decision:	-
Date:	10th May 2023
Description:	Reserved Matters application for the details of Appearance, Landscaping, Layout and Scale, following outline approval 07/2021/01023/OUT and details required by conditions 3. 4. 7. 8. 10. 12. 13. 14. 16. 18.

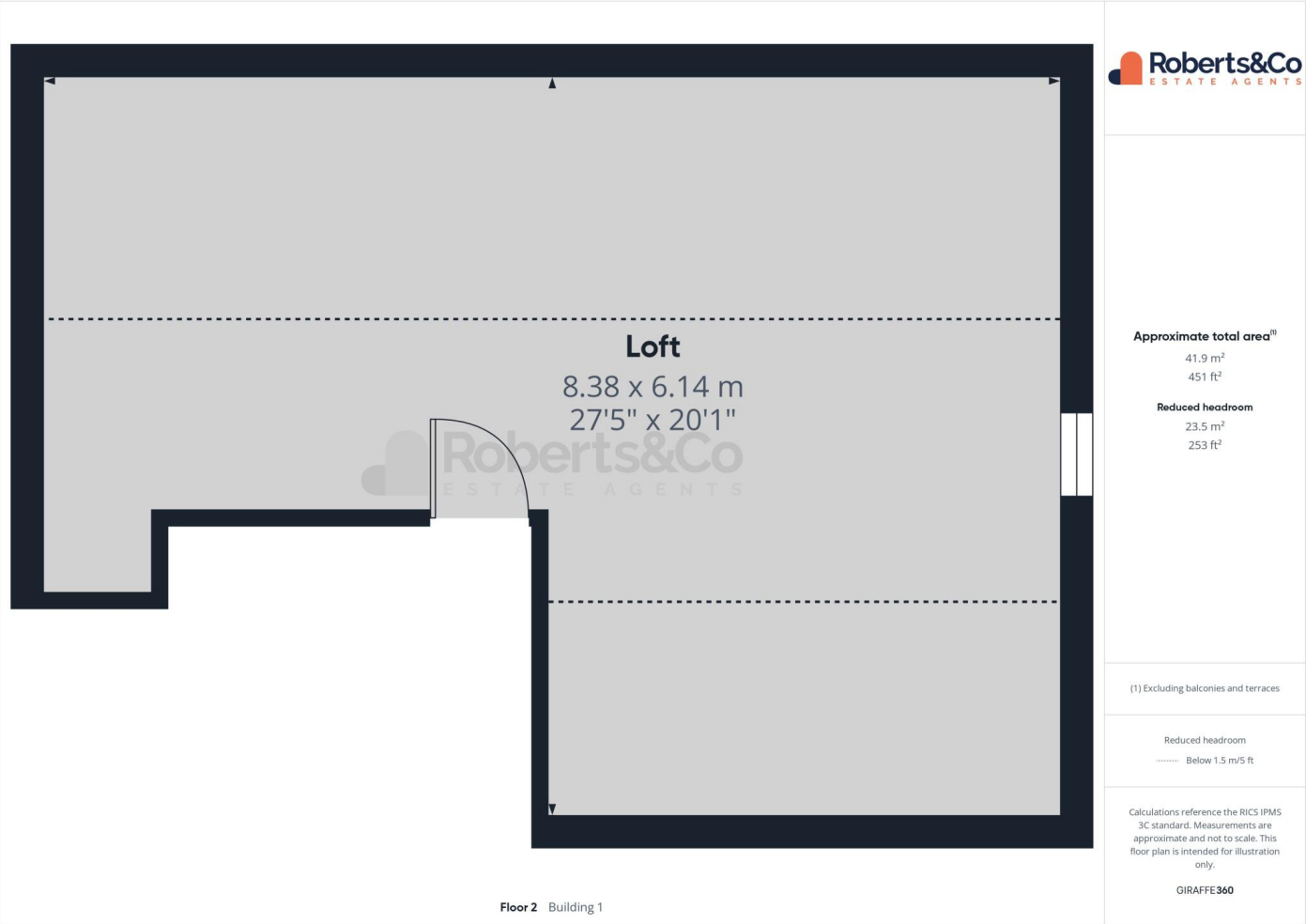
Reference - 07/2019/3969/HOH	
Decision:	-
Date:	02nd May 2019
Description:	Single storey rear extension



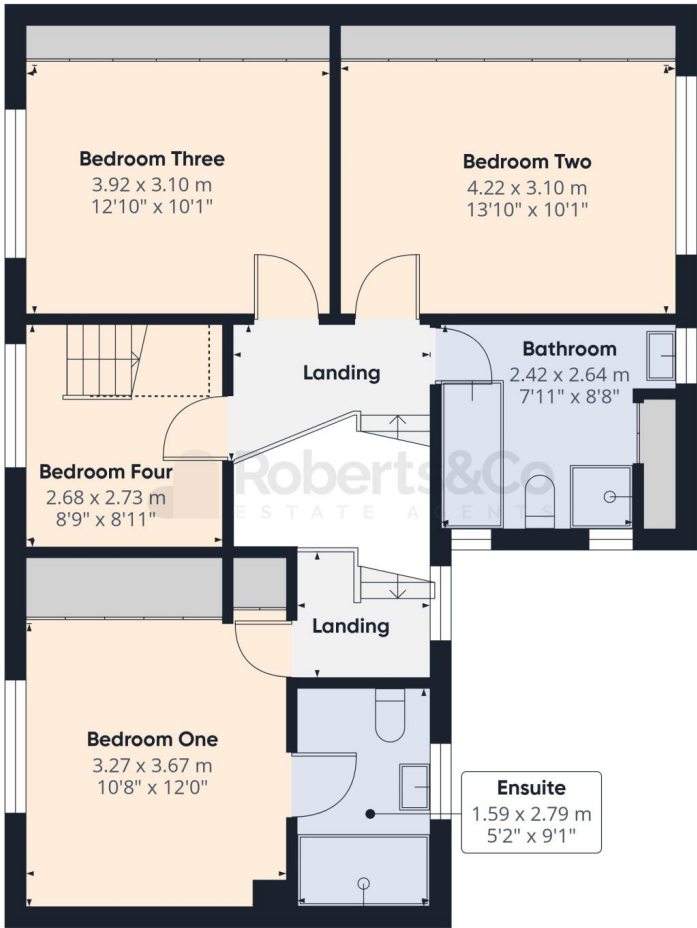




CROSTON ROAD, FARINGTON MOSS, LEYLAND, PR26



CROSTON ROAD, FARINGTON MOSS, LEYLAND, PR26



Floor 1 Building 1

Approximate total area⁽¹⁾
69.2 m²
743 ft²

Reduced headroom
1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

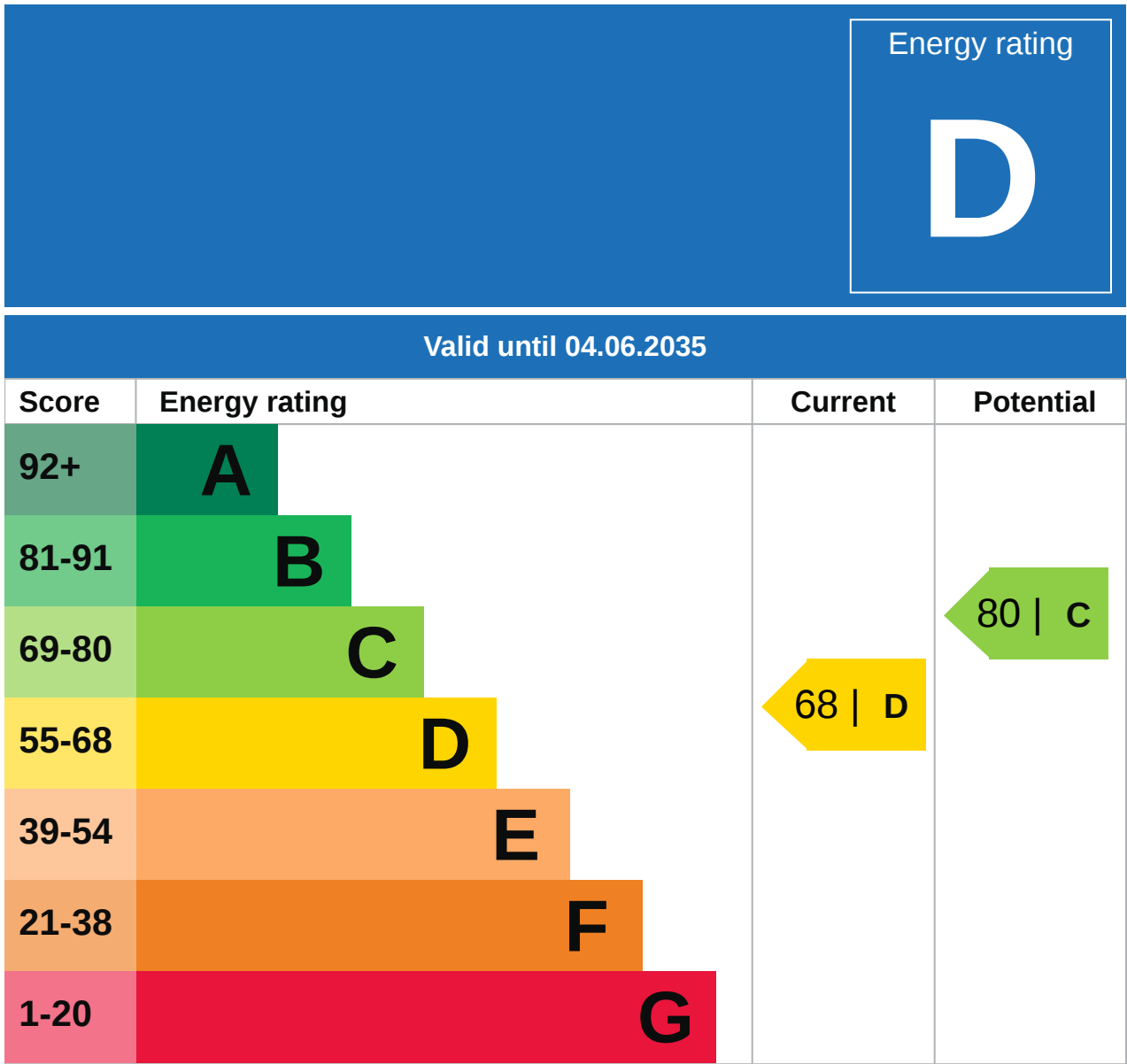
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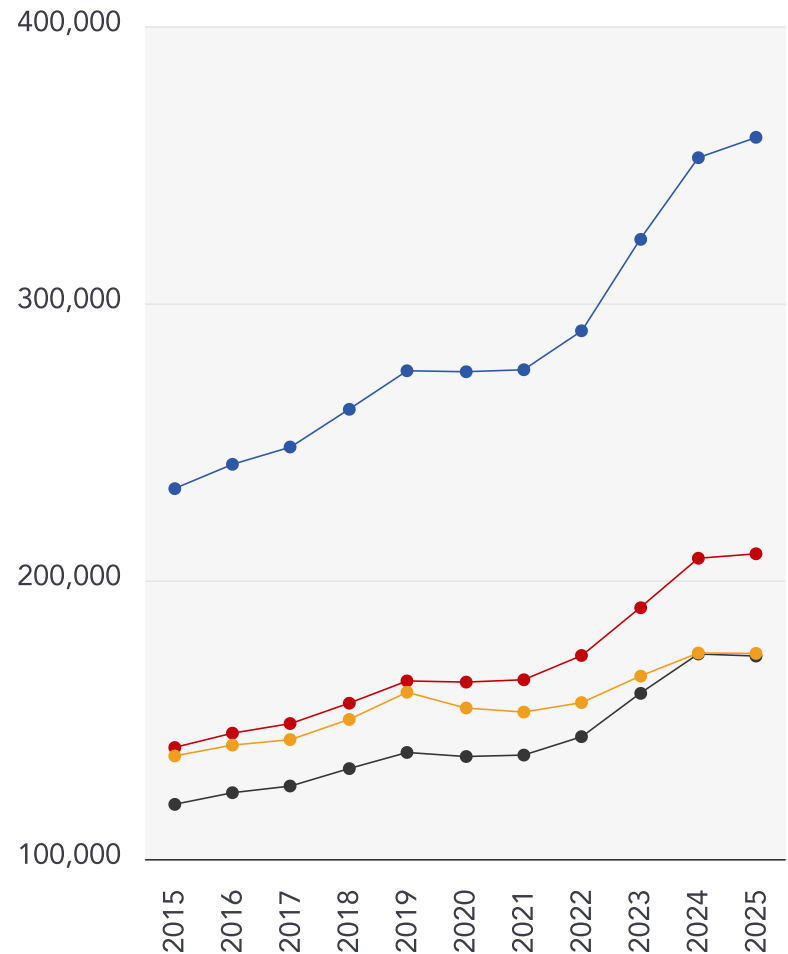
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (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
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	197 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR26



Detached

+54.23%

Semi-Detached

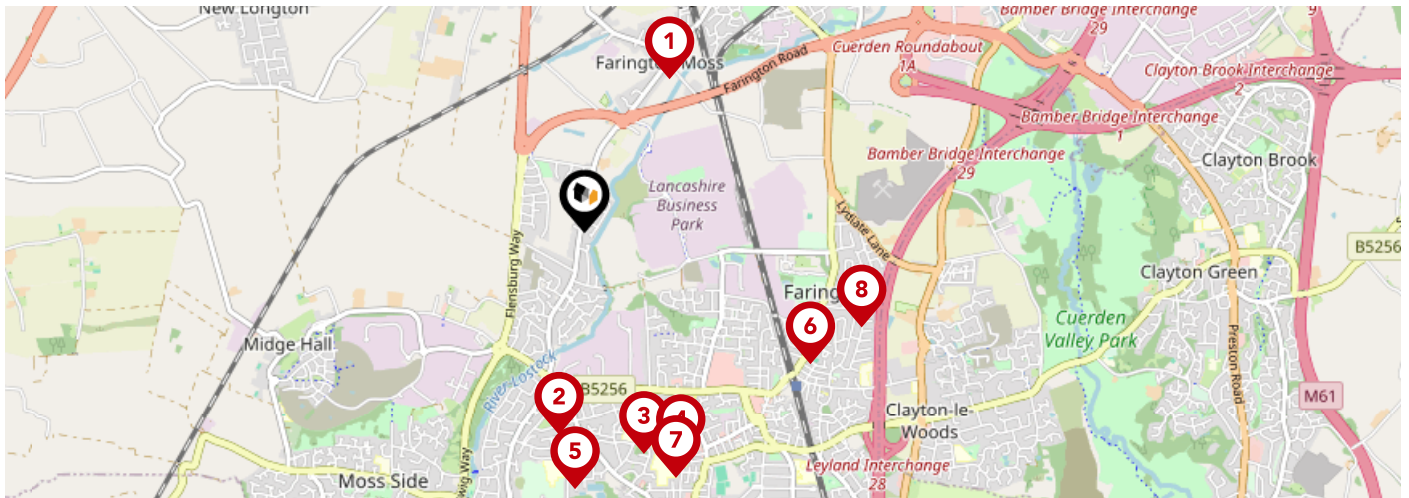
+49.8%

Flat

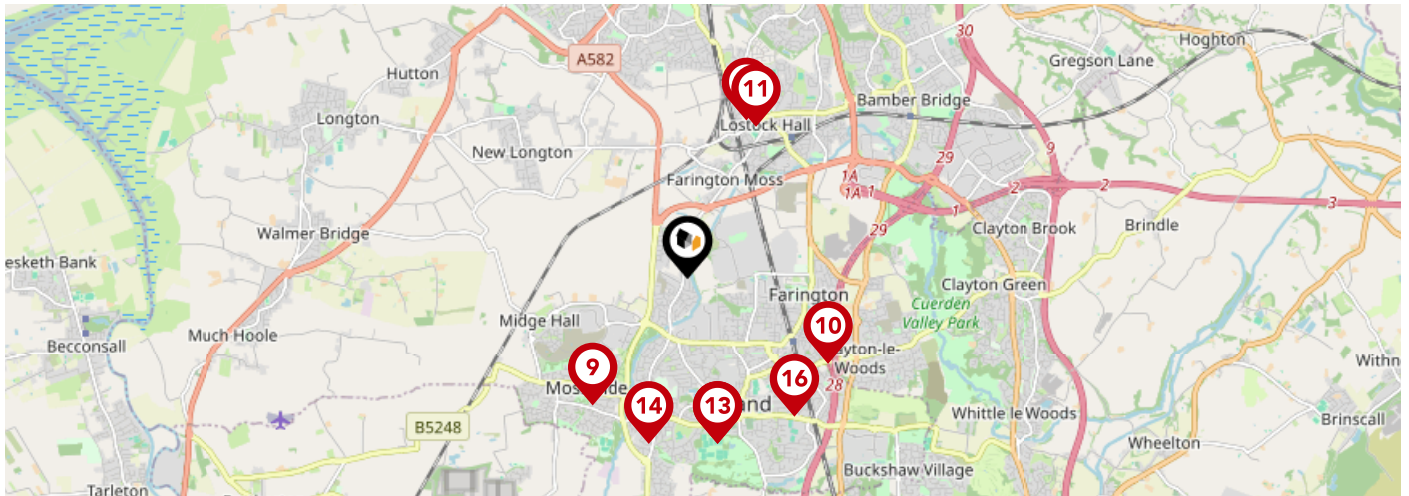
+26.94%

Terraced

+44.66%



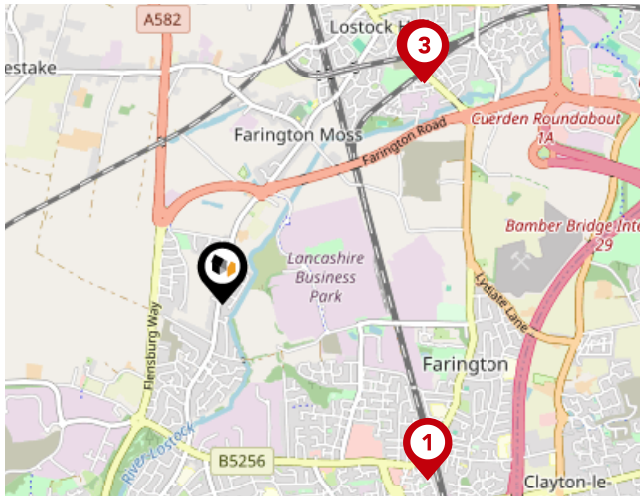
		Nursery	Primary	Secondary	College	Private
1	Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.77	☐	☒	☐	☐	☐
2	Golden Hill Pupil Referral Unit Ofsted Rating: Outstanding Pupils: 35 Distance:0.9	☐	☒	☐	☐	☐
3	Northbrook Primary Academy Ofsted Rating: Requires improvement Pupils: 188 Distance:1.01	☐	☒	☐	☐	☐
4	Leyland St Mary's Roman Catholic Primary School Ofsted Rating: Good Pupils: 246 Distance:1.07	☐	☒	☐	☐	☐
5	Academy@Worden Ofsted Rating: Good Pupils: 574 Distance:1.13	☐	☐	☒	☐	☐
6	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance:1.15	☐	☒	☐	☐	☐
7	Wellfield Academy Ofsted Rating: Requires improvement Pupils: 488 Distance:1.15	☐	☐	☒	☐	☐
8	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:1.28	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Moss Side Primary School Ofsted Rating: Outstanding Pupils: 248 Distance:1.38	☐	☒	☐	☐	☐
10	St Catherine's RC Primary School Ofsted Rating: Good Pupils: 219 Distance:1.44	☐	☒	☐	☐	☐
11	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:1.47	☐	☒	☐	☐	☐
12	Woodlea Junior School Ofsted Rating: Good Pupils: 243 Distance:1.47	☐	☒	☐	☐	☐
13	Leyland St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 136 Distance:1.47	☐	☒	☐	☐	☐
14	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 190 Distance:1.49	☐	☒	☐	☐	☐
15	Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:1.49	☐	☐	☒	☐	☐
16	Leyland Methodist Infant School Ofsted Rating: Outstanding Pupils:0 Distance:1.53	☐	☒	☐	☐	☐

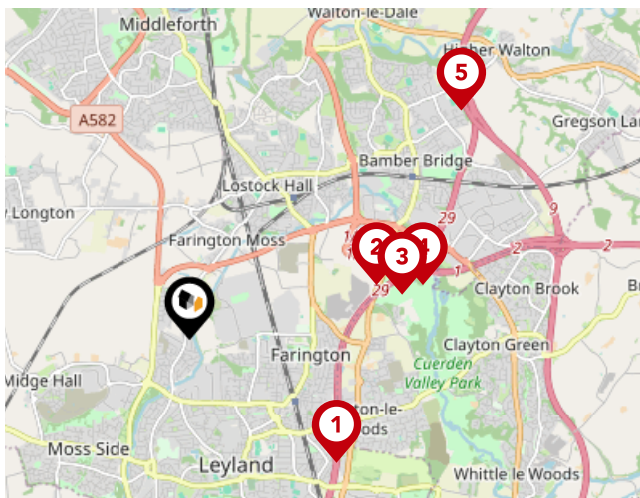
Area

Transport (National)



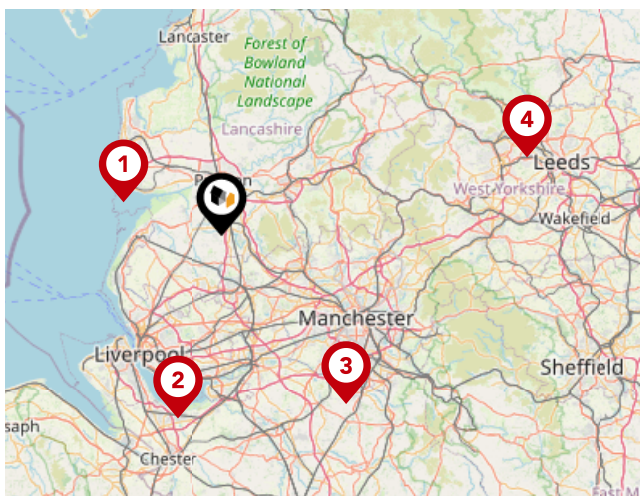
National Rail Stations

Pin	Name	Distance
1	Leyland Rail Station	1.19 miles
2	Lostock Hall Rail Station	1.3 miles
3	Lostock Hall Rail Station	1.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	1.68 miles
2	M65 J1A	1.72 miles
3	M65 J1	1.91 miles
4	M6 J29	2.11 miles
5	M6 J30	3.13 miles

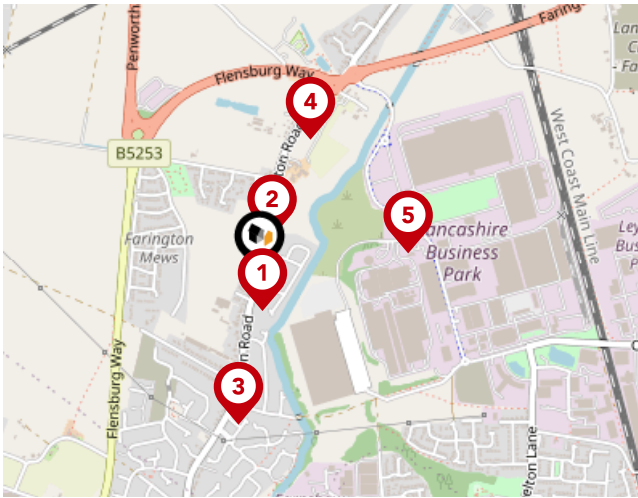


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.39 miles
2	Speke	26.46 miles
3	Manchester Airport	29.55 miles
4	Leeds Bradford Airport	44.25 miles

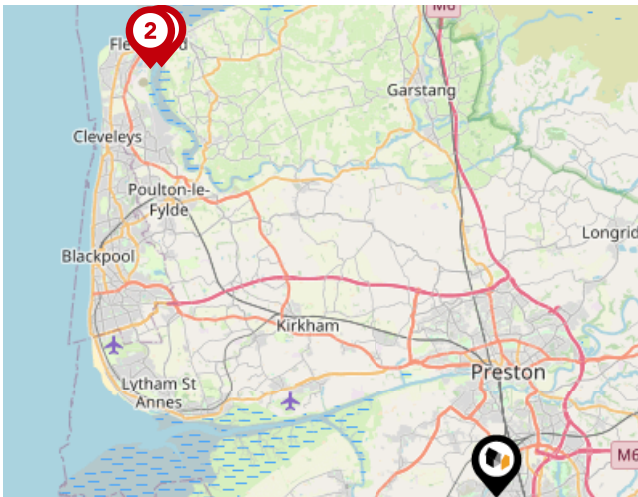
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fylde Avenue	0.08 miles
2	Moss Lane	0.09 miles
3	Bannister Lane	0.33 miles
4	Fidler Lane	0.32 miles
5	Business Park	0.33 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.13 miles
2	Fleetwood for Knott End Ferry Landing	19.31 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.



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/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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