

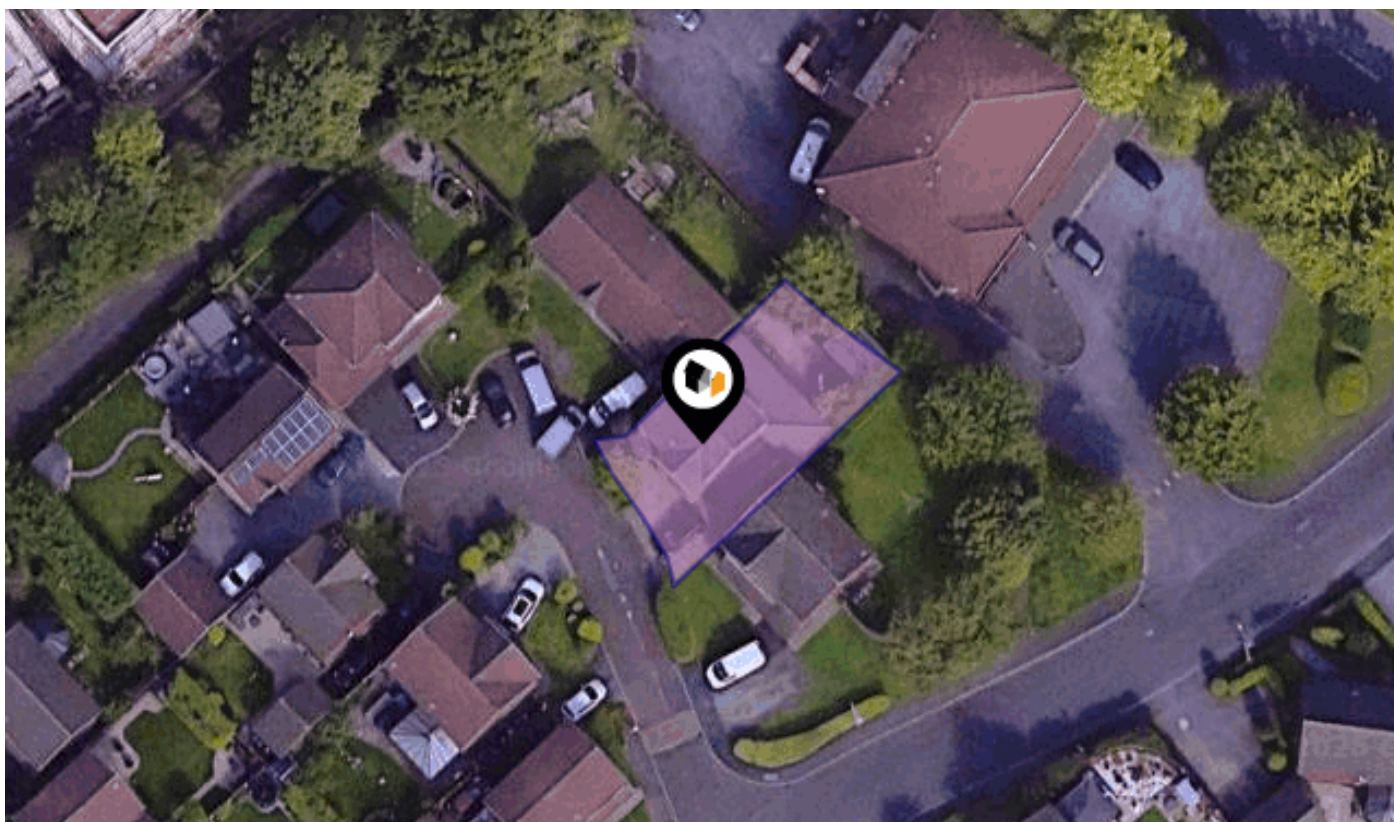


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 09<sup>th</sup> December 2025**



**BADGERS WAY, LOSTOCK HALL, PRESTON, PR5**

## Roberts & Co

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

01772 746100

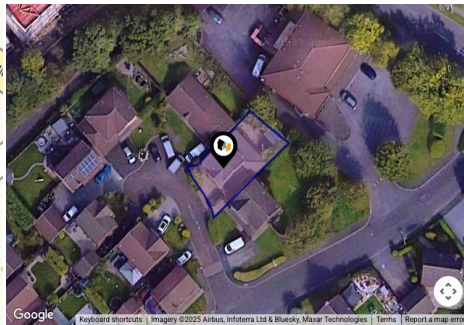
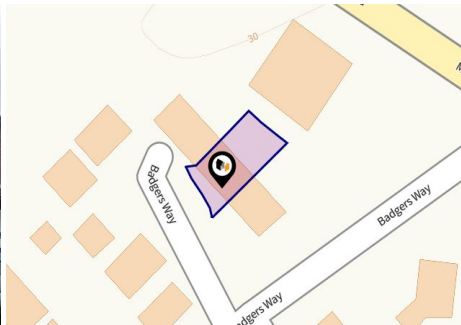
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* 3/4 Bedroom Home \* Offered With No Onward Chain \* Turn Key Ready

This spacious 3/4-bedroom detached home offers versatile living and excellent functionality throughout, making it ideal for families or those seeking flexible accommodation. At the front of the property, there is ample driveway parking for several cars, providing convenience for households with multiple vehicles or visiting guests. Inside, the heart of the home is the impressive open-plan family dining and living area, which flows seamlessly into the kitchen. The space is bright, sociable, and perfect for everyday family life or entertaining. The kitchen itself features a breakfast bar, a gas range cooker, space for an American-style fridge freezer, and plumbing for a dishwasher. Beyond this, a very large utility room offers exceptional practicality, with ample room for a washing machine, tumble dryer, additional under-counter appliances, and even space for a tall fridge freezer if required. The living area includes an attractive feature wall with a fireplace, and patio doors opening out onto the garden, creating an easy connection between indoor and outdoor spaces. A further room on the ground floor provides excellent flexibility and could serve as a fourth bedroom, home office, or playroom, depending on your needs. Completing the ground floor is a convenient shower room. Upstairs, the property offers three well-proportioned double bedrooms along with a three-piece family bathroom. Outside, the garden includes a fantastic detached studio with power and lighting—ideal as a work-from-home office, creative space, home gym, or hobby room.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,410 ft <sup>2</sup> / 131 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,352		
<b>Title Number:</b>	LA620529		

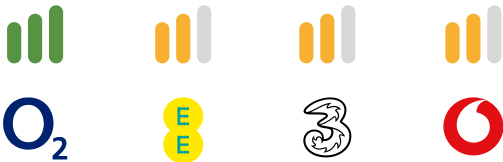
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>68</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

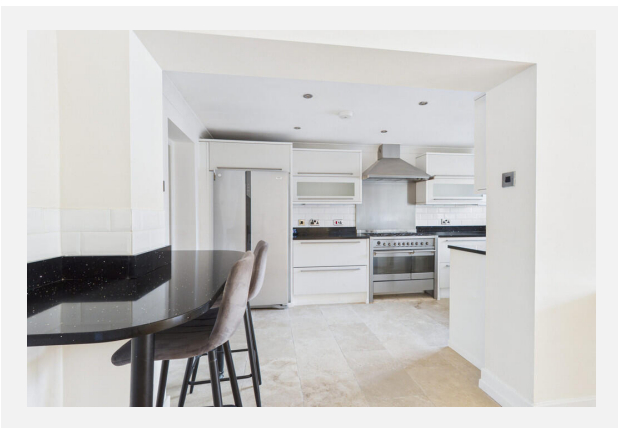
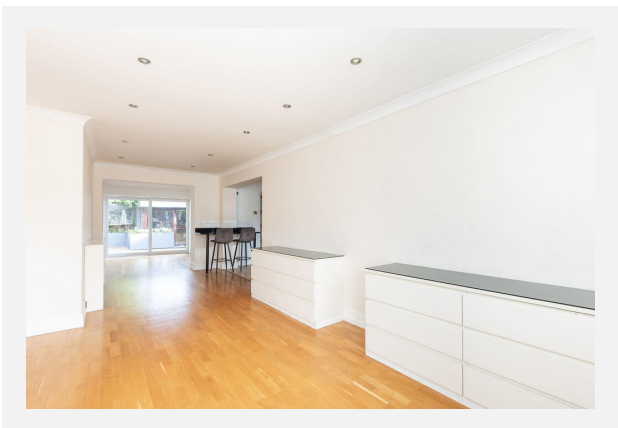
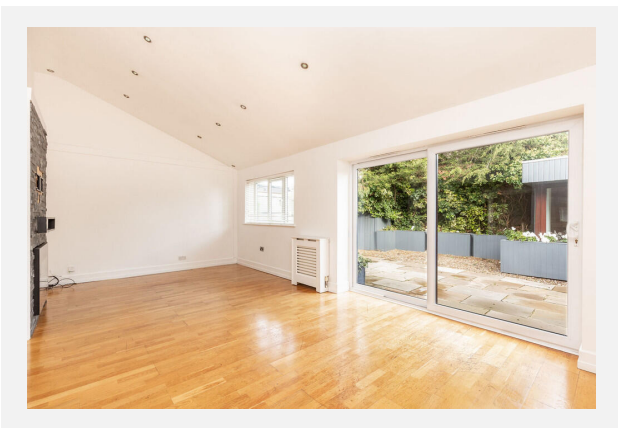
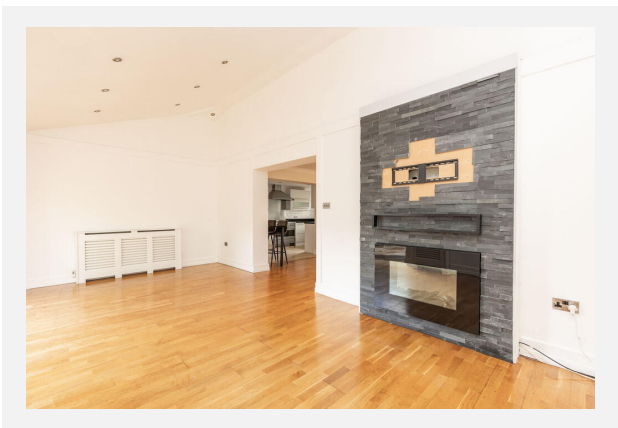
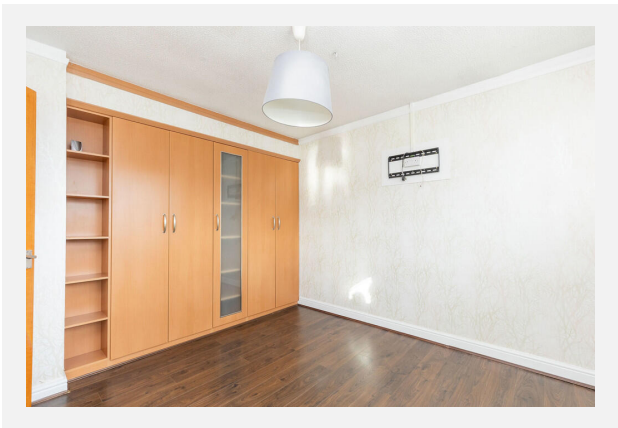
## This Address

Planning records for: *Badgers Way, Lostock Hall, Preston, PR5*

Reference - SouthRibble/07/2006/0999/FUL	
Decision:	Decided
Date:	15th September 2006
Description:	First floor side extension. Single storey extension to rear/side

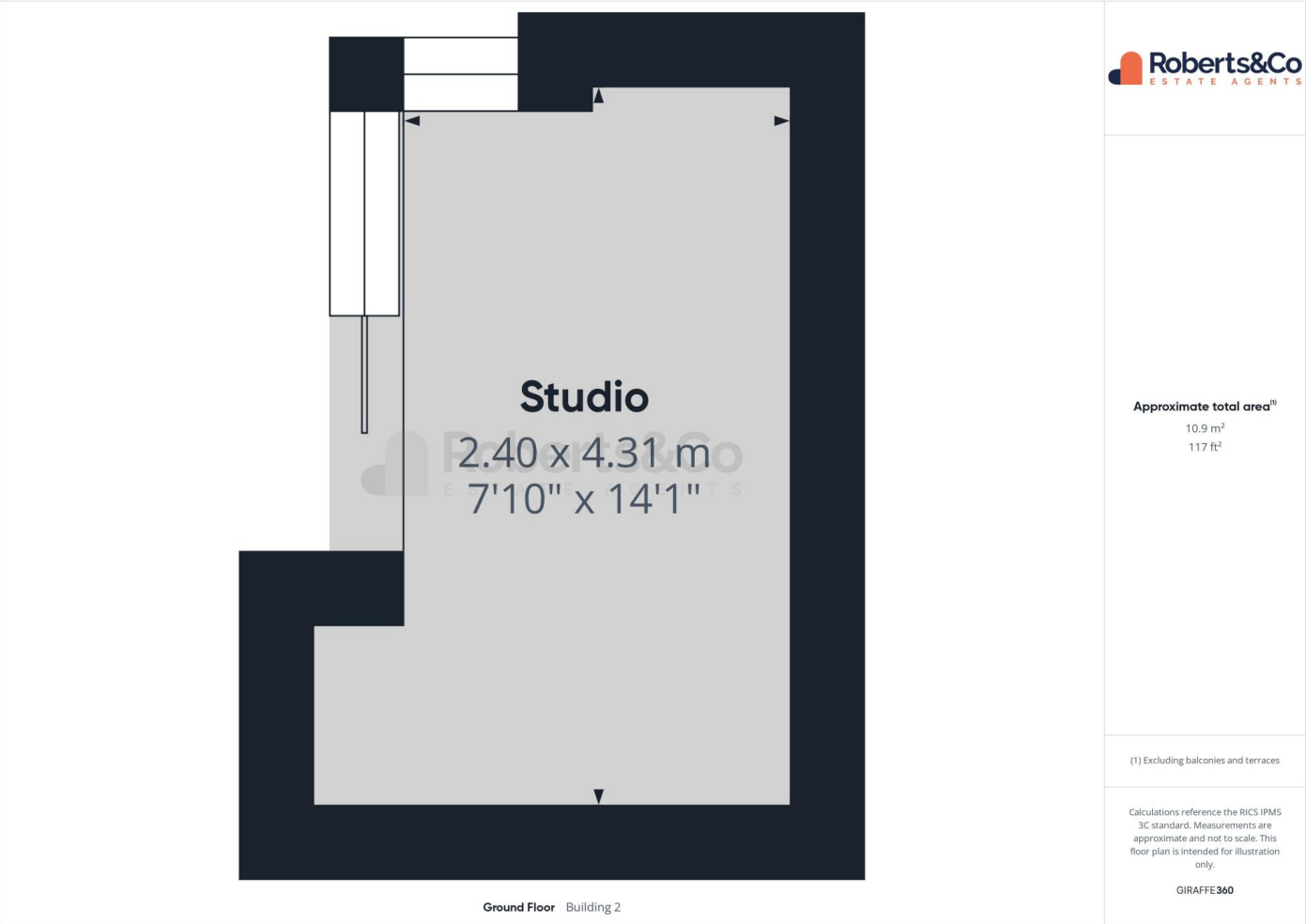








BADGERS WAY, LOSTOCK HALL, PRESTON, PR5





**BADGERS WAY, LOSTOCK HALL, PRESTON, PR5**



**BADGERS WAY, LOSTOCK HALL, PRESTON, PR5**



Ground Floor Building 1



Floor 1 Building 1

Roberts&Co  
ESTATE AGENTS

Approximate total area<sup>m</sup>

122.9 m<sup>2</sup>  
1324 ft<sup>2</sup>

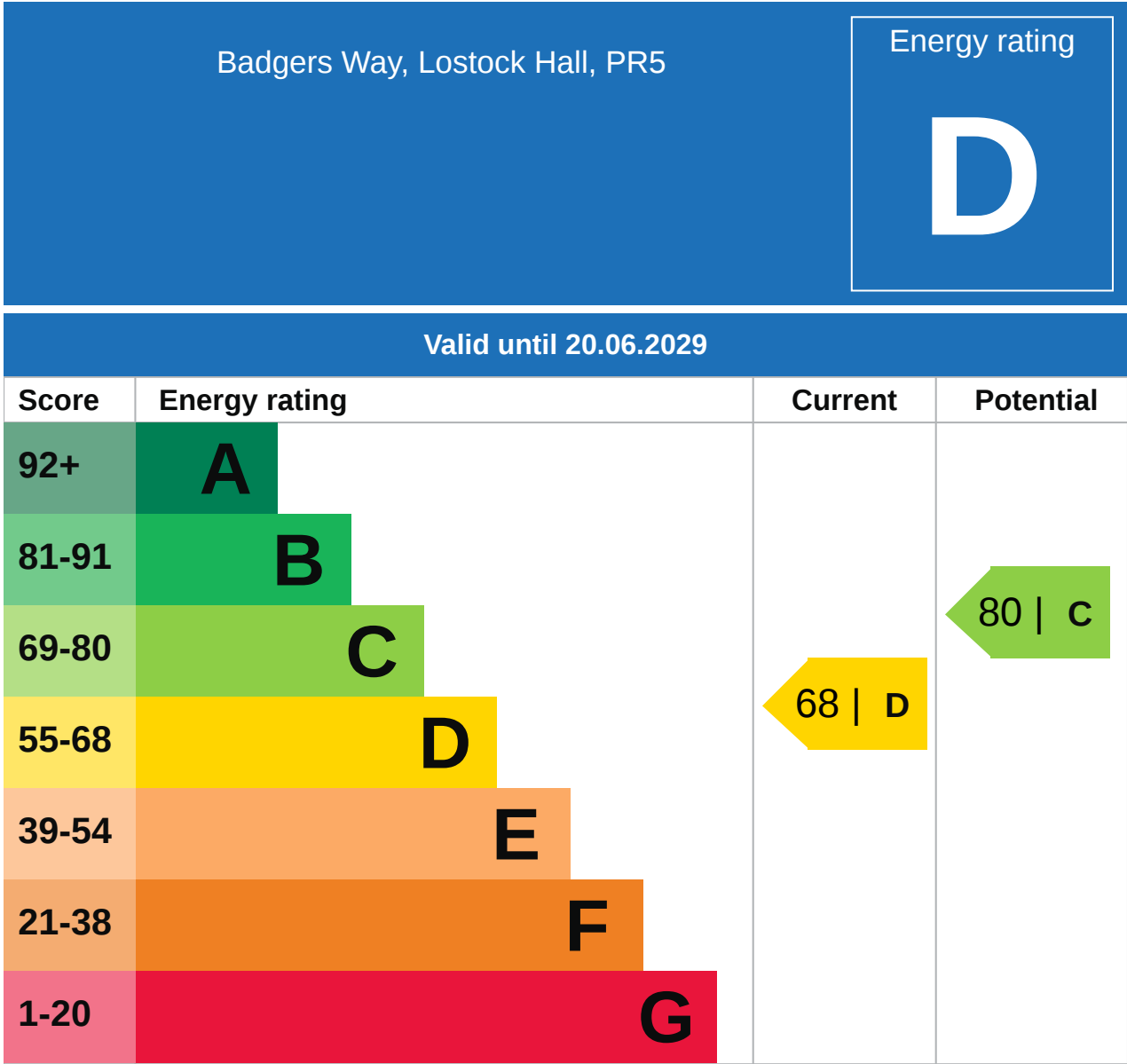
(1) Excluding balconies and terraces

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

GIRAFFE360

**BADGERS WAY, LOSTOCK HALL, PRESTON, PR5**







### Additional EPC Data

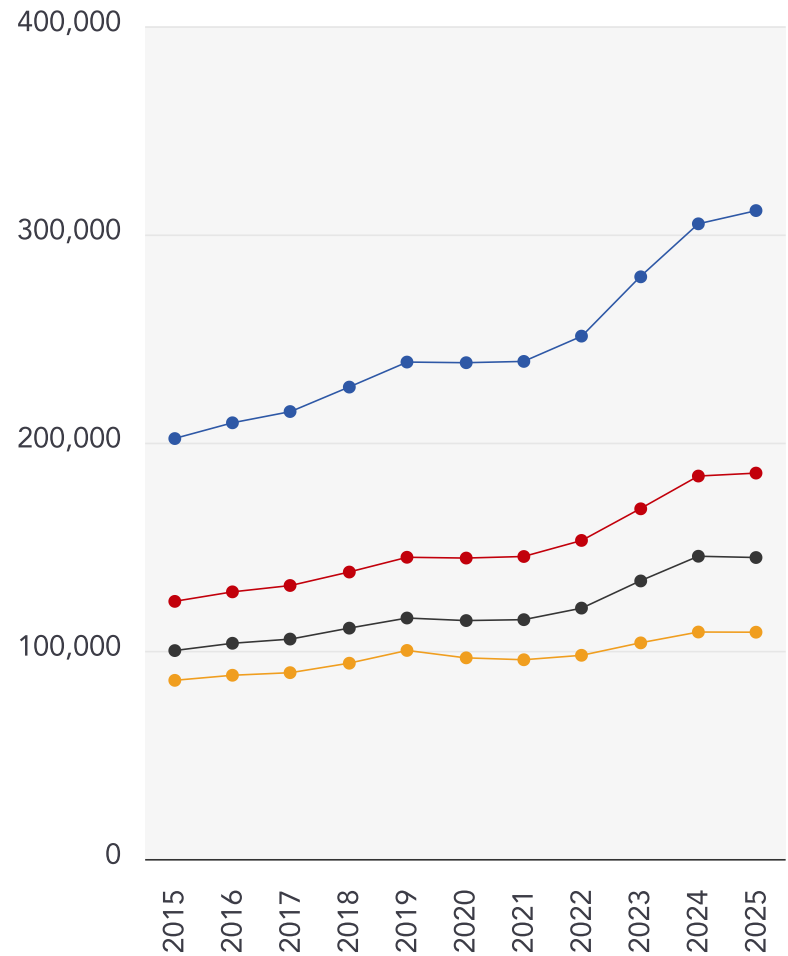
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 55% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	131 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

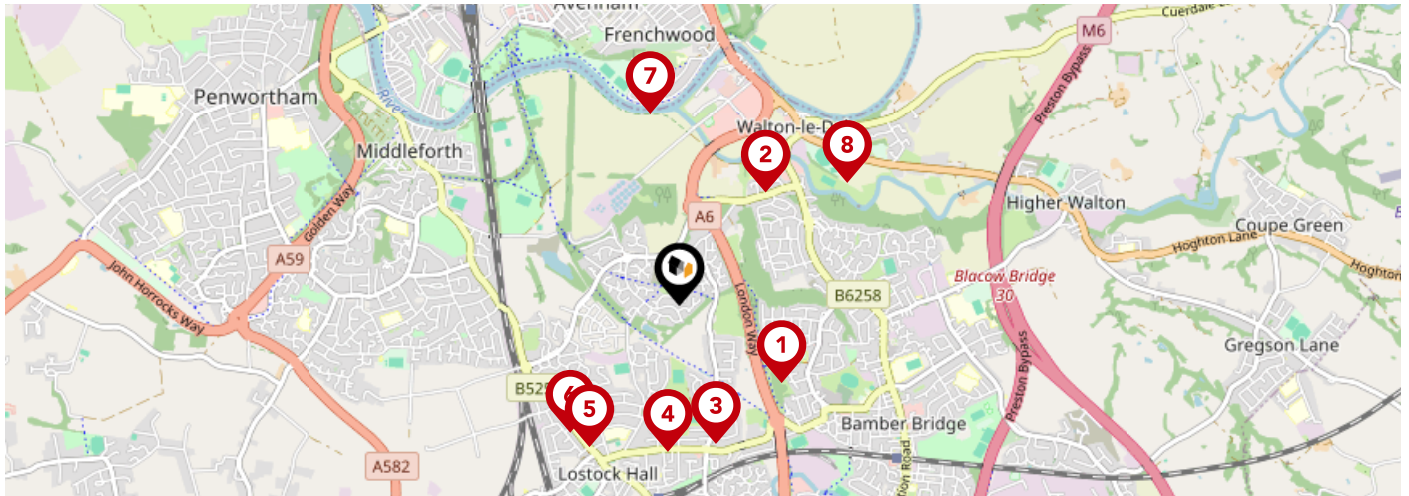
**+49.8%**

Terraced

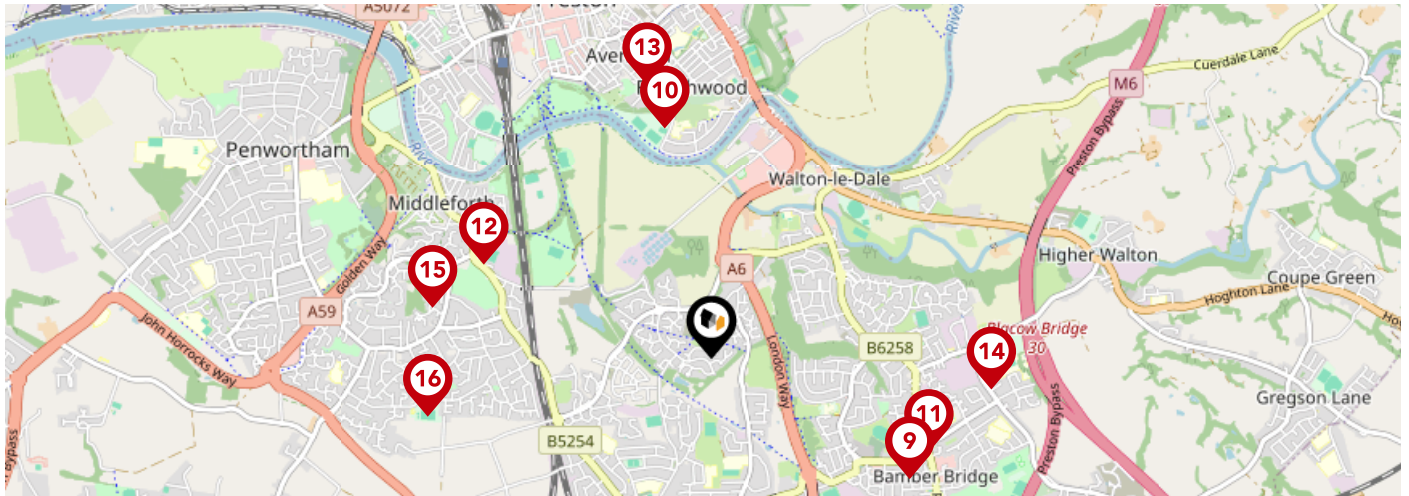
**+44.66%**









Flat

**+26.94%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Walton-le-Dale Community Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Walton-le-Dale, St Leonard's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Lostock Hall Academy</b> Ofsted Rating: Good   Pupils: 778   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lostock Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall</b> Ofsted Rating: Requires improvement   Pupils: 360   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Applebee Wood Community Specialist School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Christ The King Catholic High School</b> Ofsted Rating: Not Rated   Pupils: 395   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Patrick's Roman Catholic Primary School, Walton-le-Dale</b> Ofsted Rating: Good   Pupils: 177   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

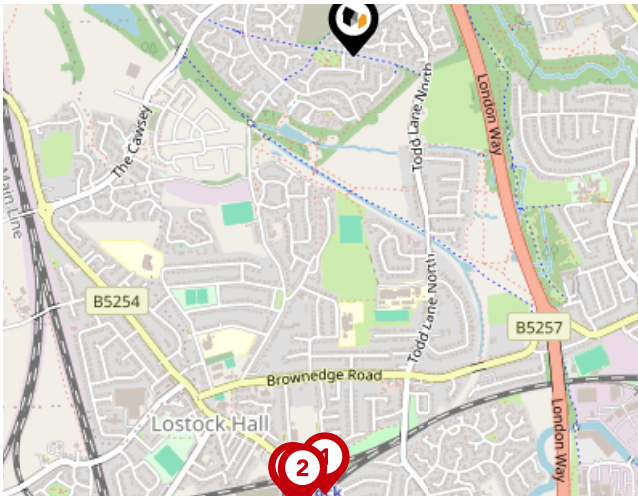


		Nursery	Primary	Secondary	College	Private
	<b>St Mary's and St Benedict's Roman Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 276   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 330   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brownedge St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 742   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 278   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walton-Le-Dale High School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middlefirth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



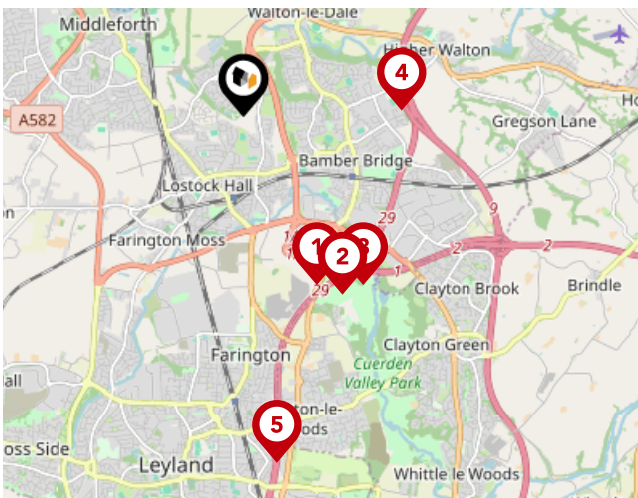
# Area

## Transport (National)



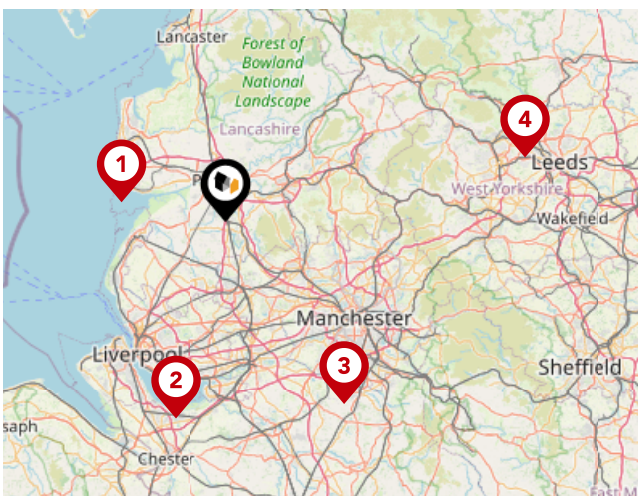
### National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.96 miles
2	Lostock Hall Rail Station	0.99 miles
3	Lostock Hall Rail Station	0.99 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.6 miles
2	M65 J1	1.78 miles
3	M6 J29	1.8 miles
4	M6 J30	1.39 miles
5	M6 J28	3.04 miles

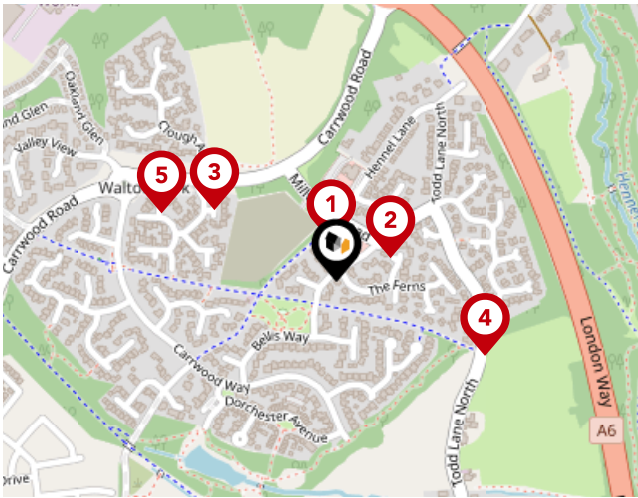


### Airports/Helipads






Pin	Name	Distance
1	Highfield	14.85 miles
2	Speke	28.59 miles
3	Manchester Airport	30.58 miles
4	Leeds Bradford Airport	42.81 miles

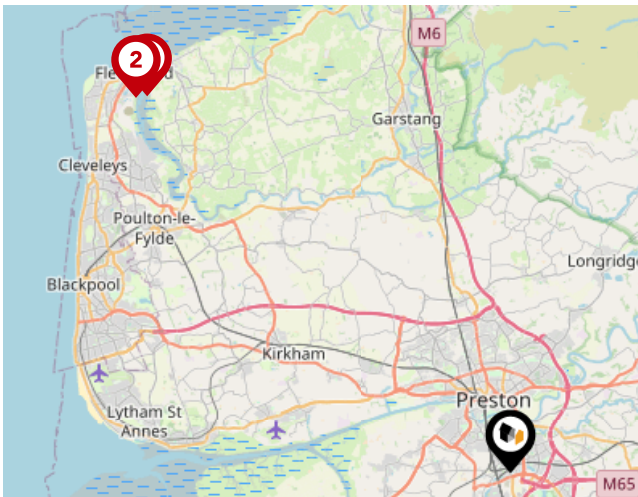
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	Hannel Lane	0.04 miles
	Millwood Road	0.07 miles
	The Oaks	0.15 miles
	Limekiln Cottage	0.18 miles
	The Oaks	0.21 miles



### Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	18.31 miles
	Fleetwood for Knott End Ferry Landing	18.52 miles



### Roberts & Co

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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

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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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