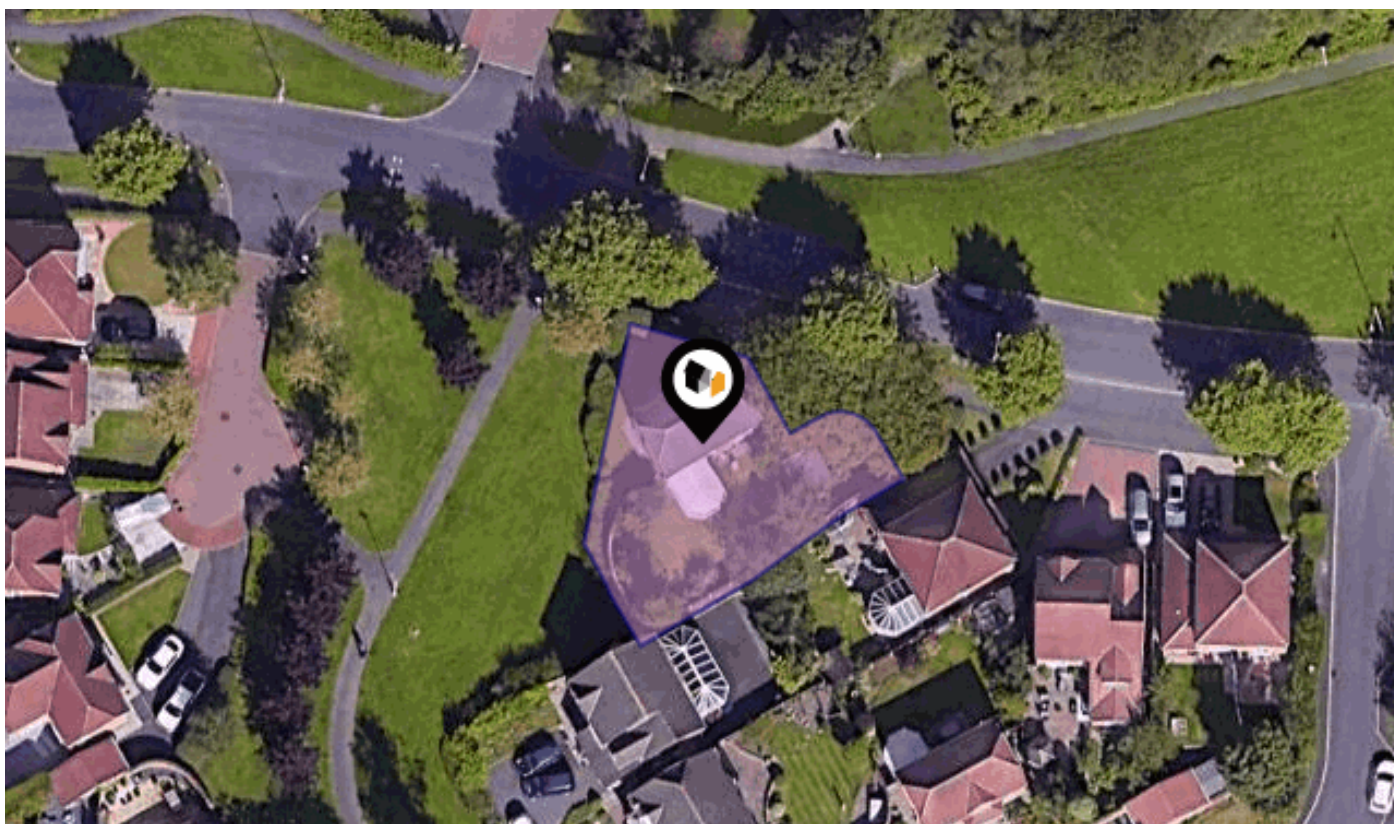


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th December 2025



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

Roberts & Co

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

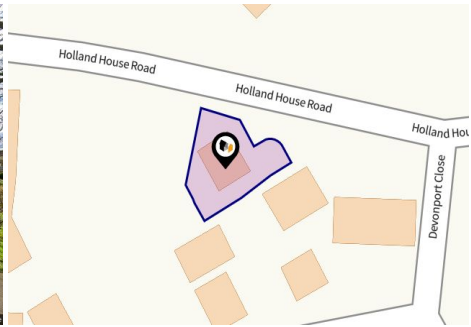
01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* 3 Bed Detached Family Home * In the Highly Desirable Holland House Estate * Occupying a Generous Plot Positioned within the popular and well-established Holland House development, this three-bedroom detached home enjoys an enviable corner plot and a prime residential location. The property benefits from easy access to a wide range of local amenities, highly regarded schools, excellent transport connections, and the vibrant Preston City Centre, making it ideal for families and commuting professionals alike. To the front of the property, a private driveway provides off-road parking for up to two vehicles, while a detached garage offers additional storage or secure parking options. Upon entering the home, you are welcomed into a bright entrance hallway. From here, you'll find a versatile front reception room, perfect for use as a home office, playroom, or additional sitting area. The main living room, features a front-facing window and patio doors that open in to the conservatory, creating a seamless connection to the outdoor space. The conservatory overlooks the enclosed rear garden, providing a peaceful setting for relaxing or dining. The fitted kitchen is well-appointed with an integrated electric oven, microwave, and gas hob, along with space and plumbing for a washing machine. A convenient under-stairs storage cupboard further enhances the practicality of the space. Completing the ground floor is a useful downstairs WC. Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite facilities. A modern three-piece family bathroom serves the remaining bedrooms. Externally, the enclosed rear garden provides a safe and private outdoor area, perfect for children, pets, or entertaining guests. Offering a superb combination of space, location, and functionality, this delightful home presents an excellent opportunity for families seeking a peaceful yet well-connected residential setting.






Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	03/06/1998
Floor Area:	839 ft ² / 78 m ²	End Date:	01/01/2995
Plot Area:	0.09 acres	Lease Term:	999 years from 1 January 1996
Year Built :	1998	Term Remaining:	969 years
Council Tax :	Band D		
Annual Estimate:	£2,352		
Title Number:	LA822230		

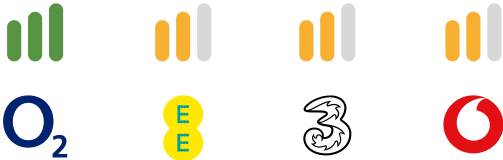
Local Area

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
		

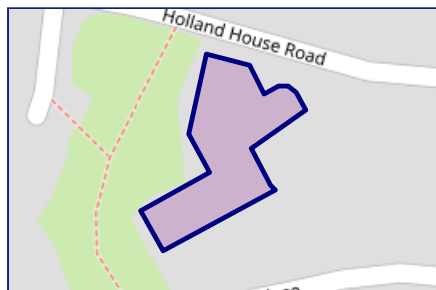
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

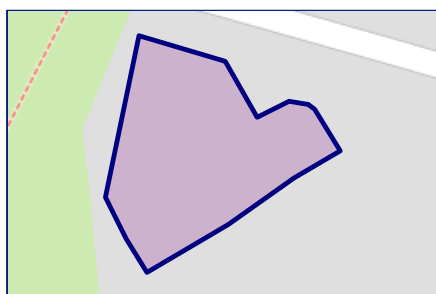


Freehold Title Plan



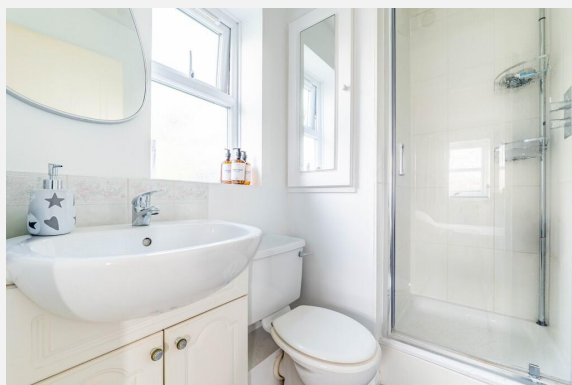
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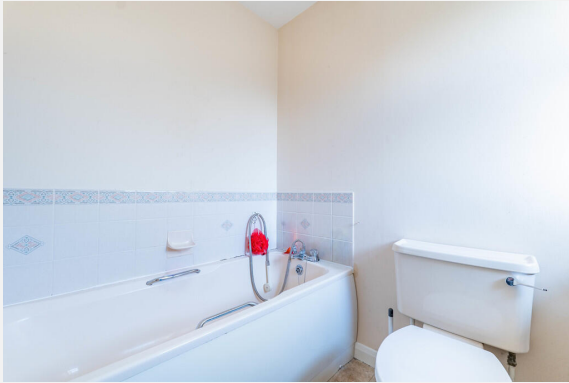
Leasehold Title Plan



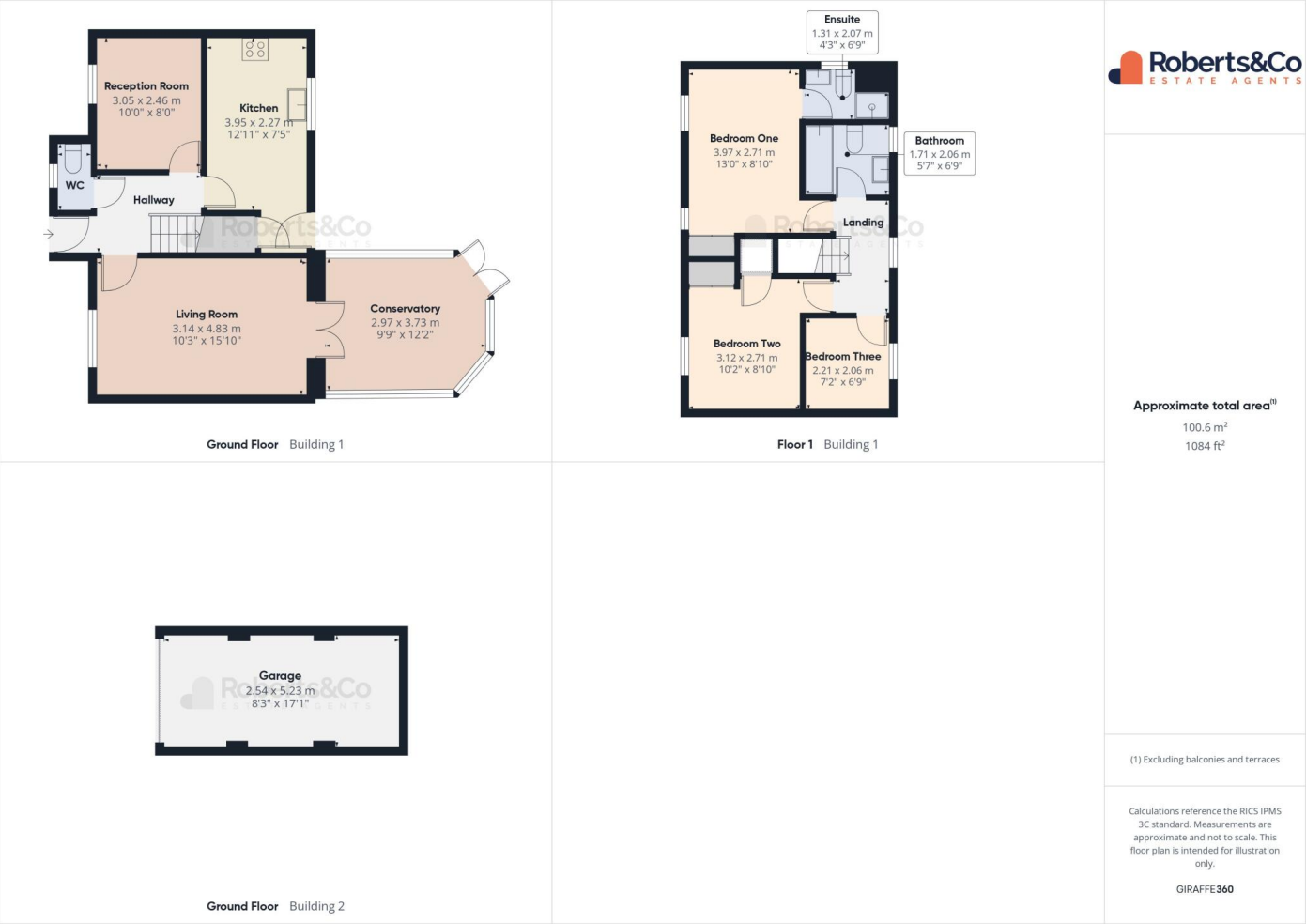
LA822230

Start Date: 03/06/1998
End Date: 01/01/2995
Lease Term: 999 years from 1 January 1996
Term Remaining: 969 years

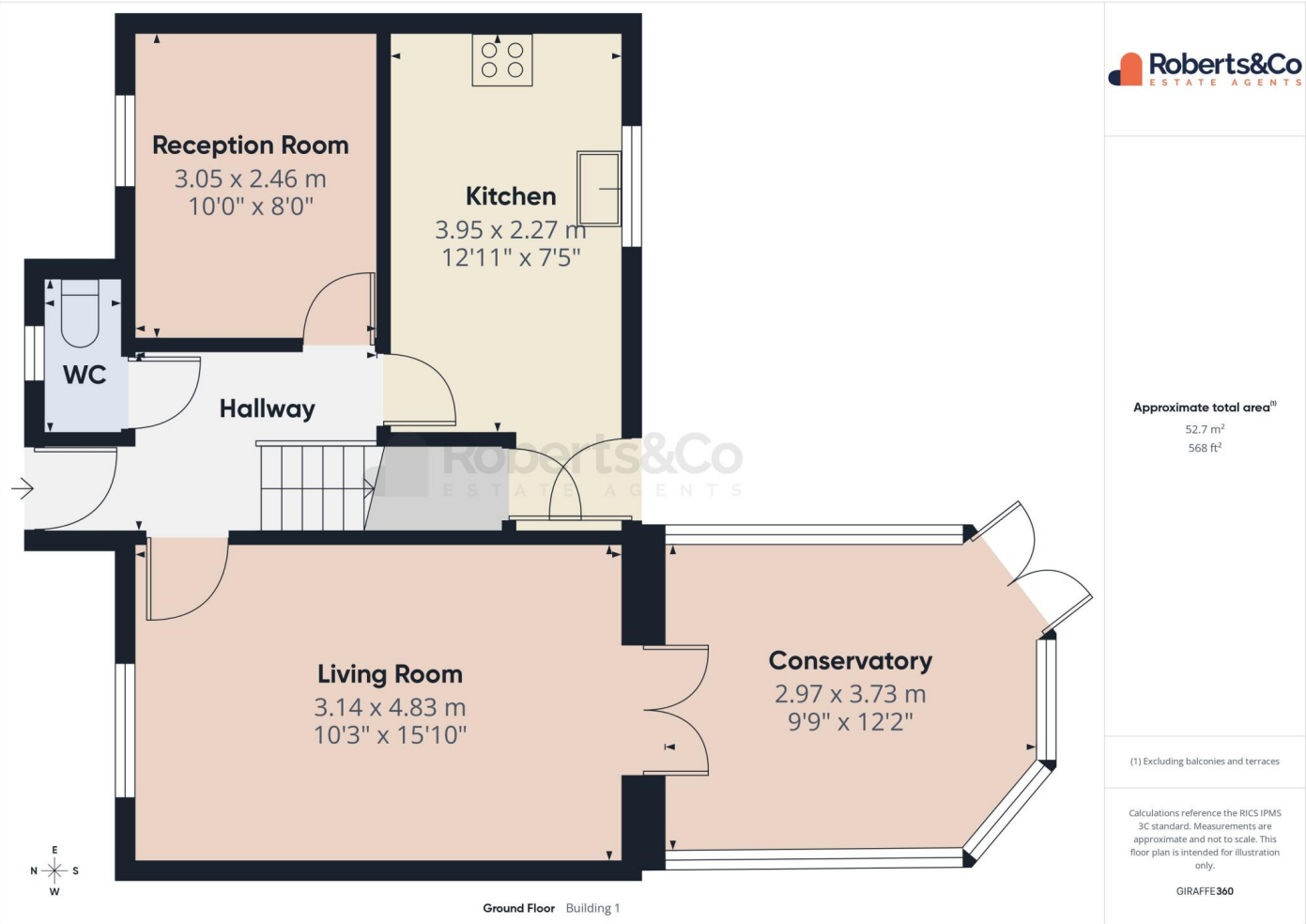




HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,
PR5



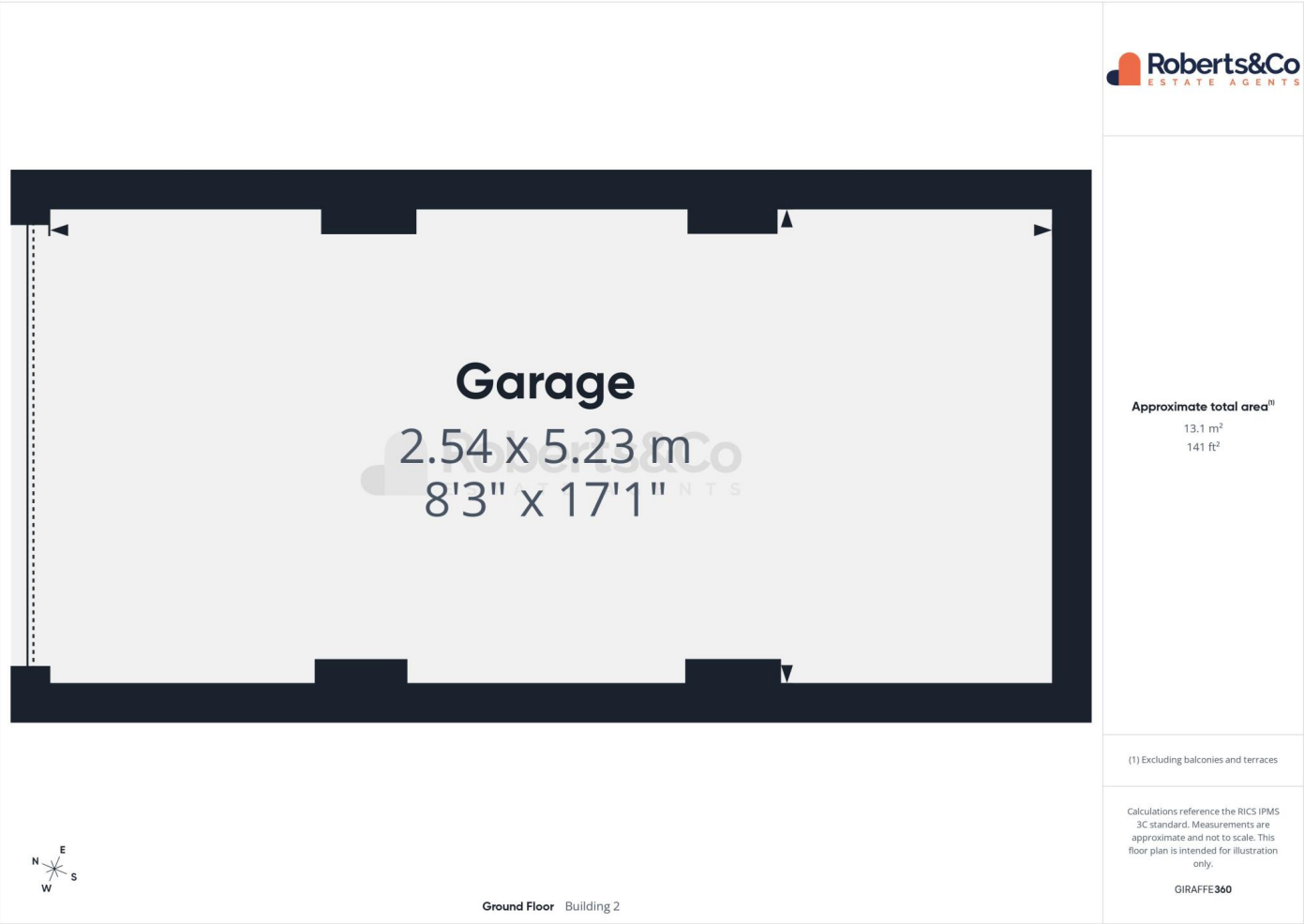
**HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,
PR5**

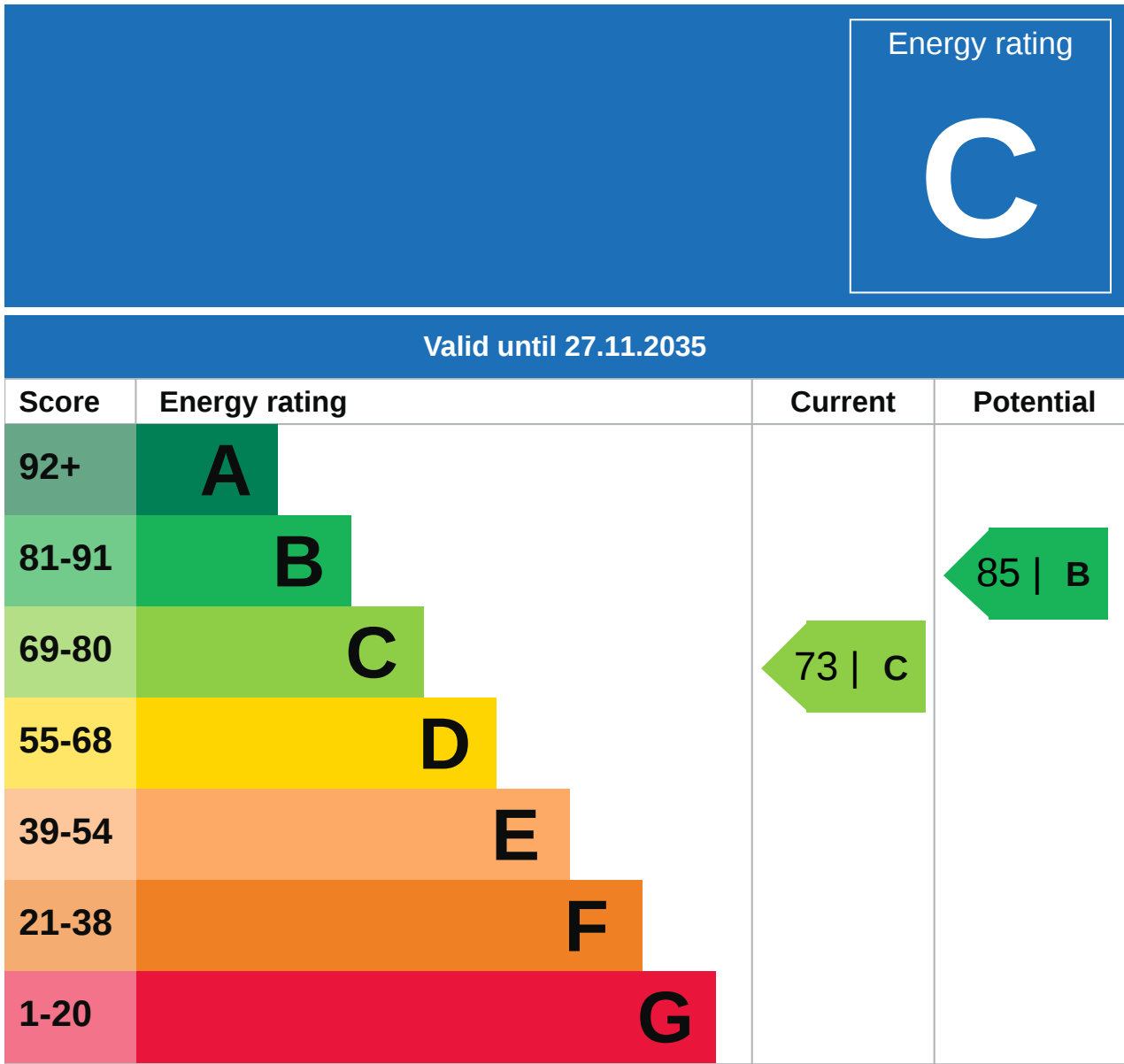


**HOLLAND HOUSE ROAD, WALTON-LE-DALE, PRESTON,
PR5**



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





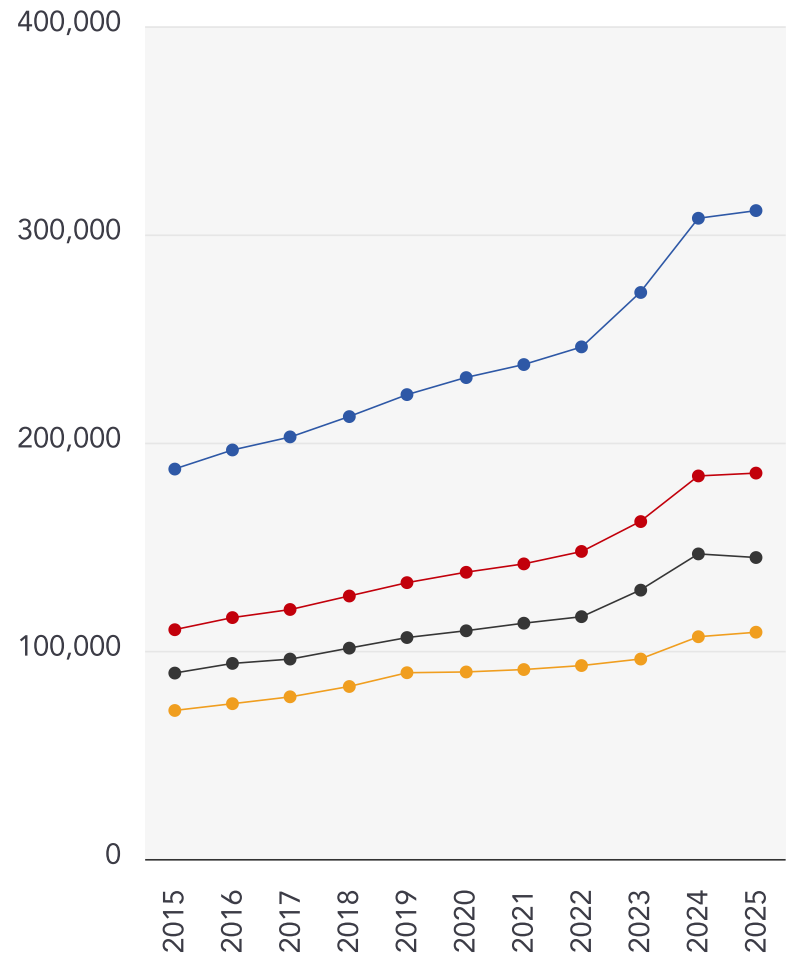
Additional EPC Data

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, 150 mm loft insulation
Roof Energy:	Pitched, 150 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:	Below average lighting efficiency
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	78 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

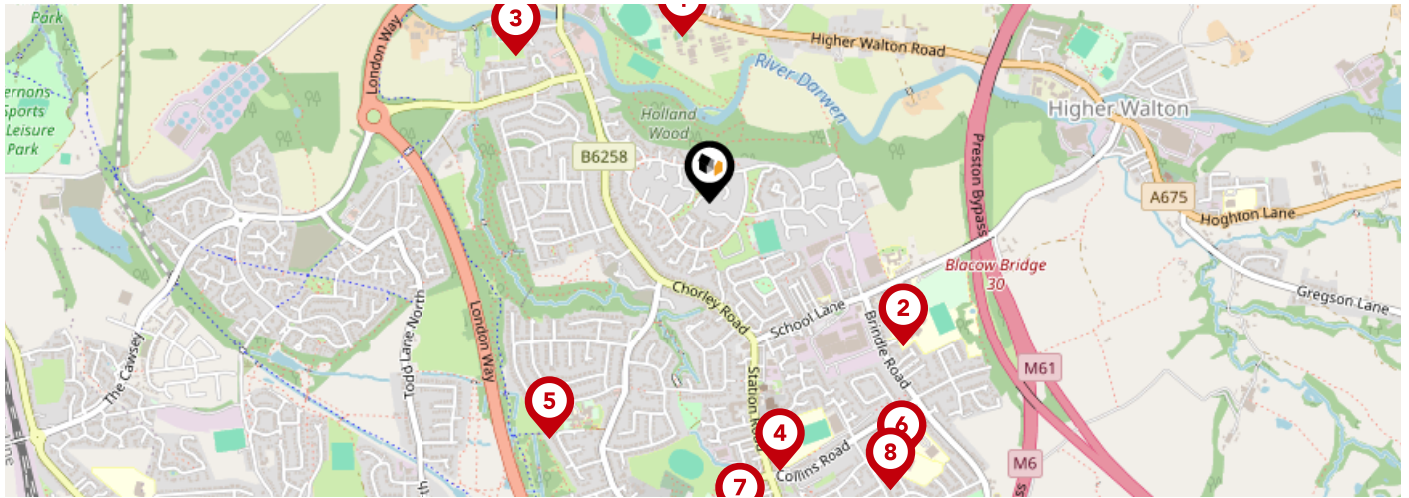
+68.31%

Terraced

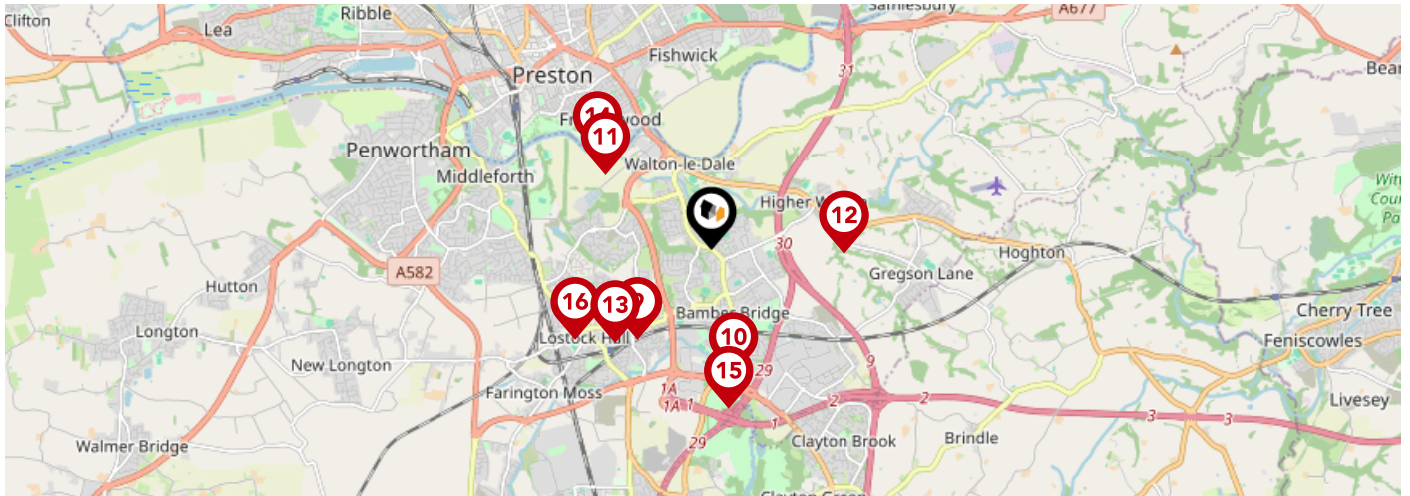
+62.15%









Flat

+52.7%



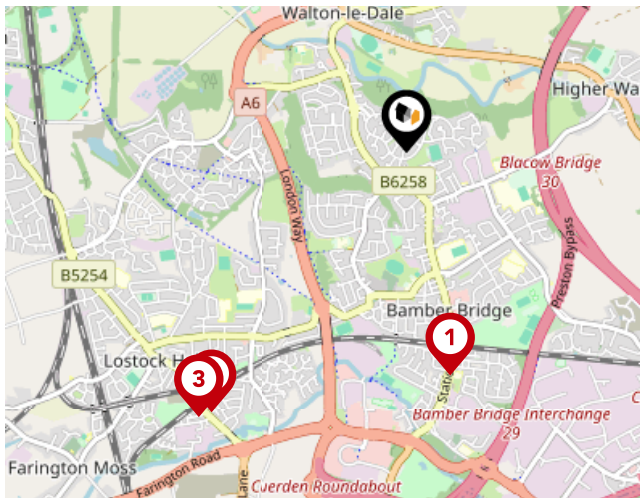
		Nursery	Primary	Secondary	College	Private
1	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance: 1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance: 1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance: 1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

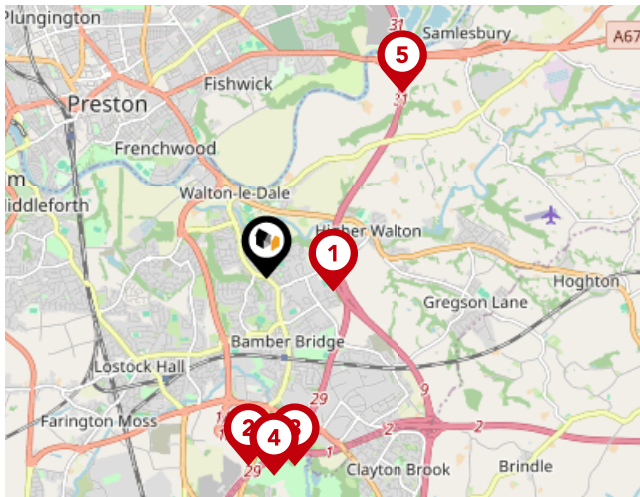
Area

Transport (National)



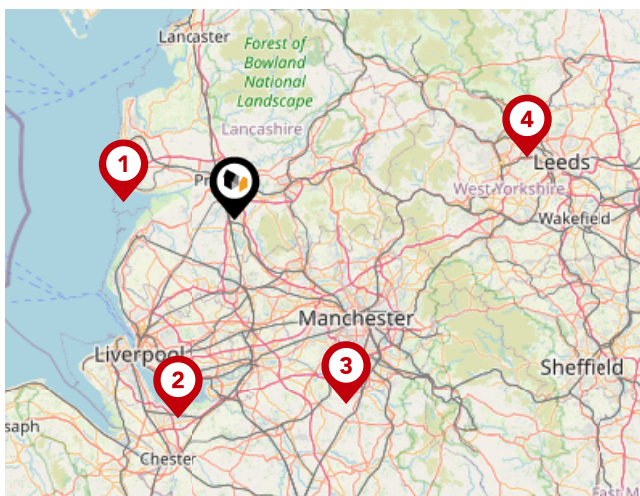
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	0.99 miles
2	Lostock Hall Rail Station	1.42 miles
3	Lostock Hall Rail Station	1.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.6 miles
2	M65 J1A	1.65 miles
3	M6 J29	1.66 miles
4	M65 J1	1.73 miles
5	M6 J31	2.02 miles

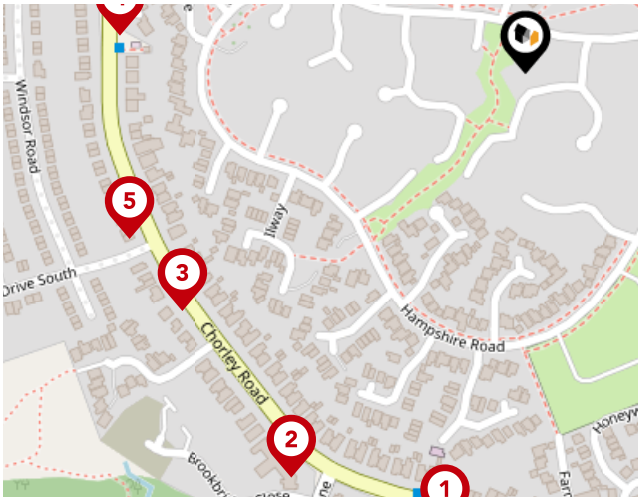


Airports/Helipads






Pin	Name	Distance
1	Highfield	15.61 miles
2	Speke	28.97 miles
3	Manchester Airport	30.3 miles
4	Leeds Bradford Airport	42 miles

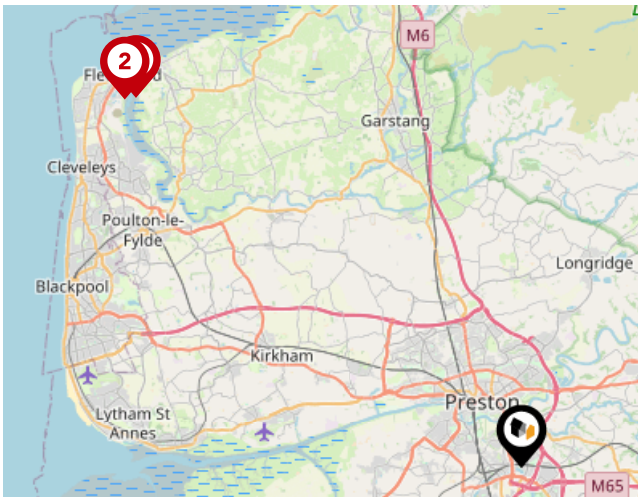
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Duddle Lane	0.25 miles
	Duddle Lane	0.26 miles
	Cinnamon Hill Drive	0.23 miles
	Holland House Road	0.22 miles
	Cinnamon Hill Drive	0.23 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	18.75 miles
	Fleetwood for Knott End Ferry Landing	18.97 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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