

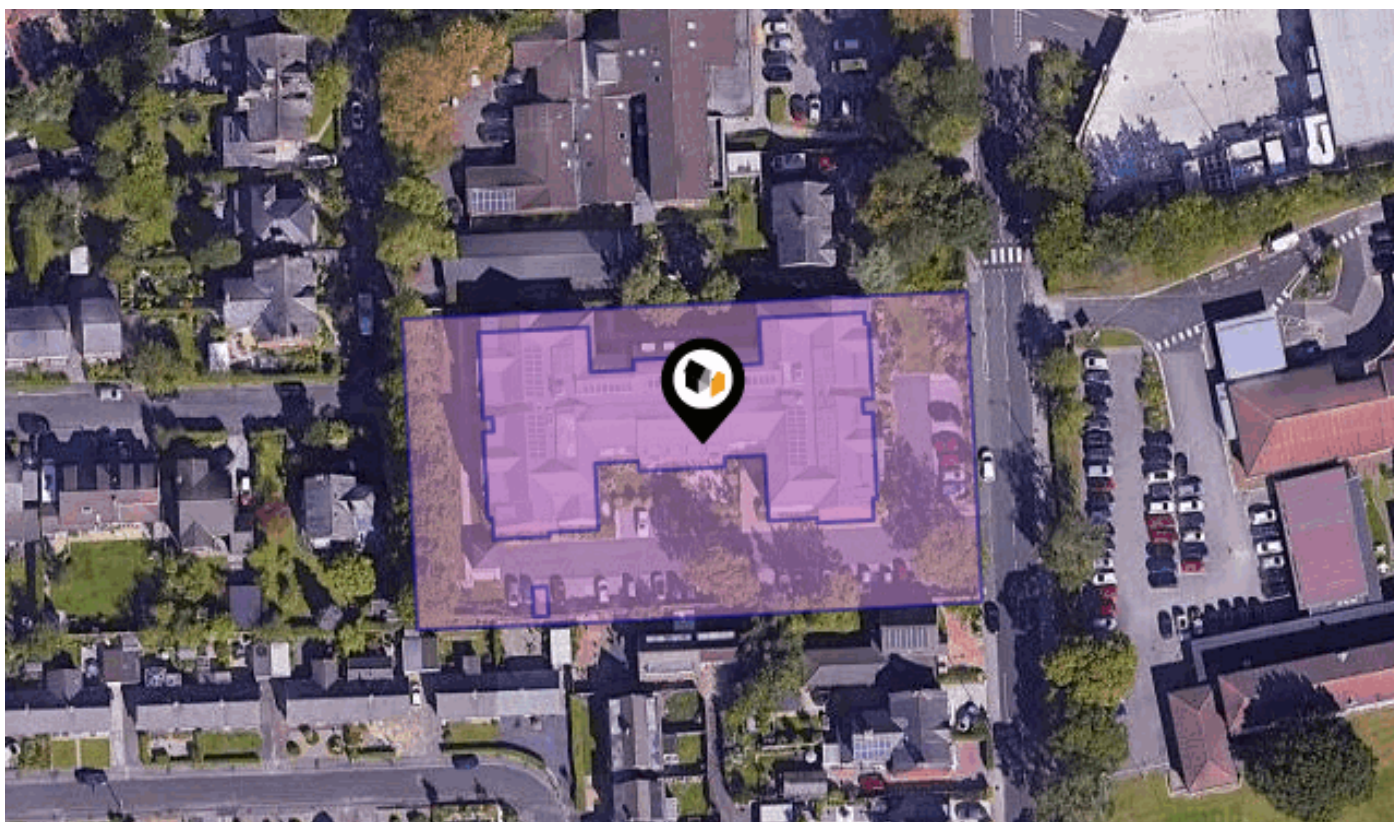


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th December 2025



COP LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

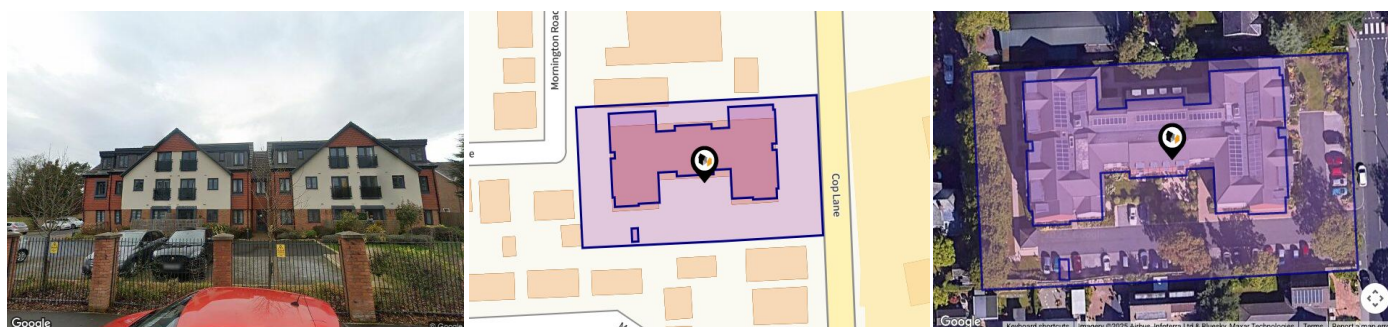
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Over 55s Exclusive Development * Immaculate Second Floor 2-Bedroom Apartment * Prime Penwortham Location

This immaculate two-bedroom apartment is set within an exclusive over 55s development by McCarthy & Stone, offering the perfect blend of independent living and a friendly community environment. Located on the second floor and easily accessed via a lift, the apartment is bright, spacious, and beautifully presented throughout. It also benefits from an allocated parking space for added convenience. Situated on the popular Cop Lane, the property is just a short walk from the vibrant centre of Penwortham, where you'll find a variety of shops, cafés, and local amenities. The development itself is well-maintained and features a welcoming communal lounge and landscaped gardens, creating a peaceful yet sociable atmosphere for residents. Inside, the apartment offers a spacious entrance hallway with a large utility cupboard, providing excellent storage options. The generous living and dining room is filled with natural light and features a Juliet balcony overlooking the street. This lovely space flows seamlessly into the modern fitted kitchen, which is equipped with integrated appliances including an electric oven, hob, and fridge freezer. There's also plenty of worktop space, ideal for preparing everything from a simple breakfast to a more elaborate meal. The property features two generously proportioned double bedrooms. The principal bedroom benefits from an en-suite bathroom and a walk-in wardrobe, providing excellent storage. A spacious, modern shower room is situated off the hallway and has been finished to a high standard, combining comfort with practicality. Additional features of the development include a dedicated House Manager who oversees the maintenance and daily running of the building, lift access to all floors, a stylish homeowners' lounge for socialising, and beautifully kept communal gardens. This apartment is ideal for those looking to downsize to a safe and secure environment without compromising on comfort, space, or lifestyle. With everything you need right on your doorstep and a wonderful sense of community, it's a truly special place to call home.



Property

| | | | |
|-------------------------|---|------------------------|--|
| Type: | Communal Residence | Tenure: | Leasehold |
| Bedrooms: | 2 | Lease Term: | 999 Years and three days from 1 January 2019 |
| Floor Area: | 904 ft ² / 84 m ² | Term Remaining: | - |
| Plot Area: | 1.54 acres | | |
| Year Built : | 2019 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,829 | | |
| Title Number: | LAN229478 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 18 mb/s | 80 mb/s | 1800 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



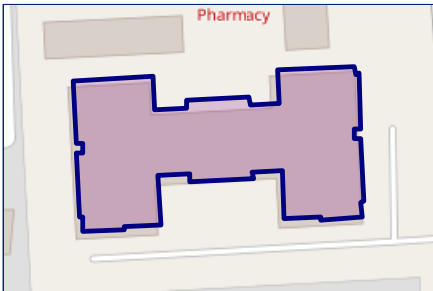
LAN205145

Leasehold Title Plans



LAN229478

Start Date: 17/06/2019
End Date: 01/01/3018
Lease Term: 999 years from and including 1 January 2019
Term Remaining: 992 years



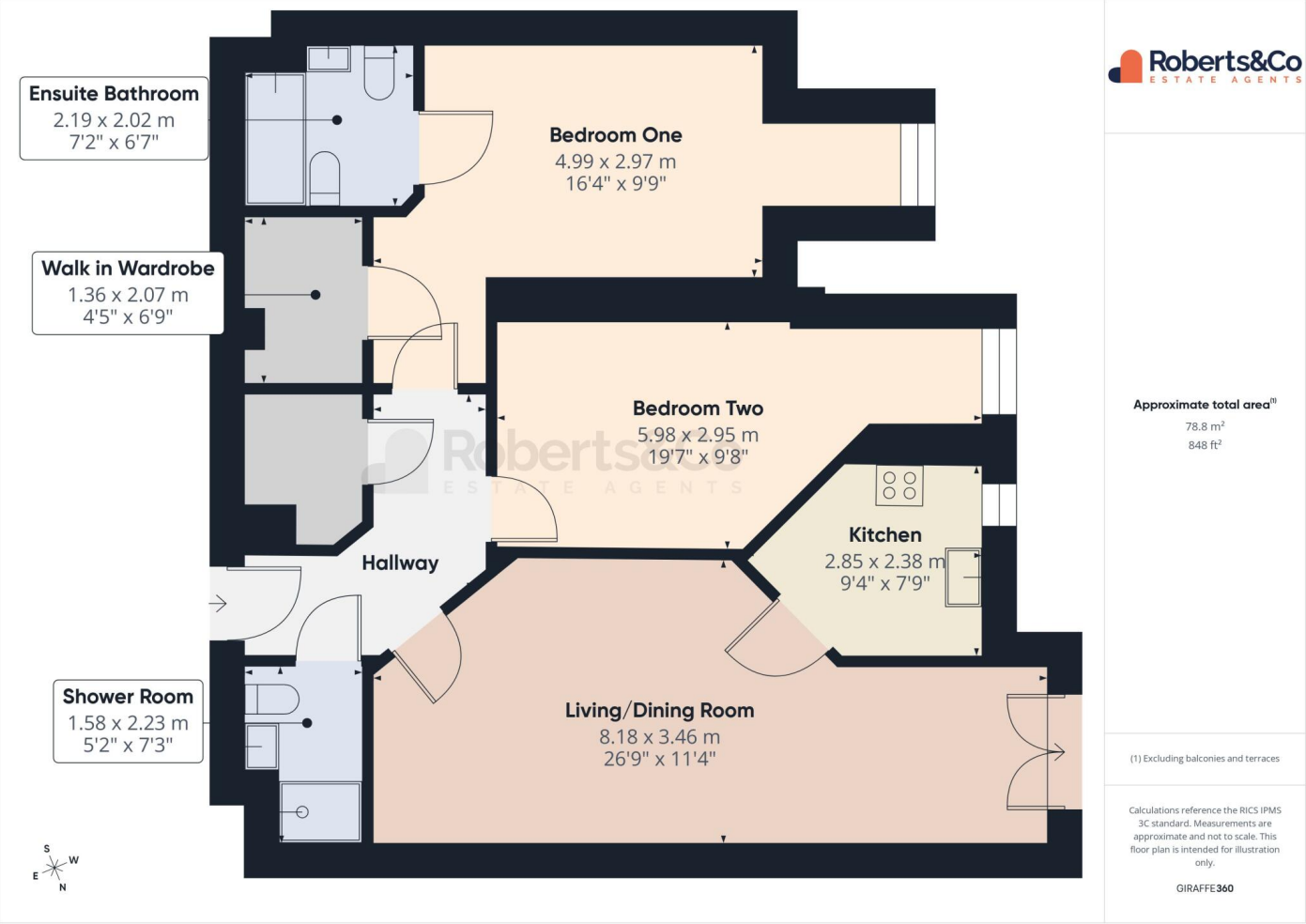
LAN223806

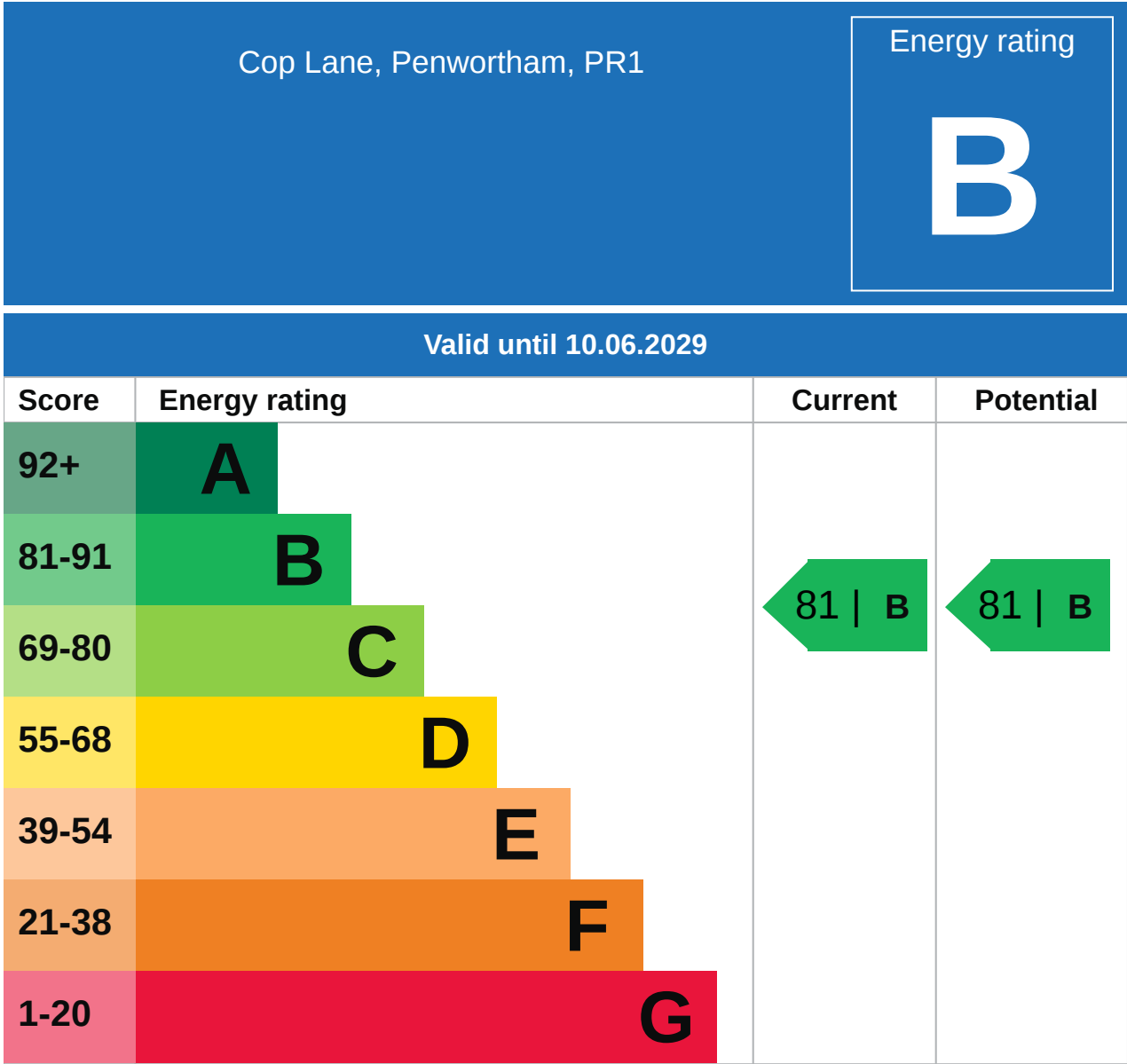
Start Date: -
End Date: -
Lease Term: 999 Years and three days from 1 January 2019
Term Remaining: -





COP LANE, PENWORTHAM, PRESTON, PR1





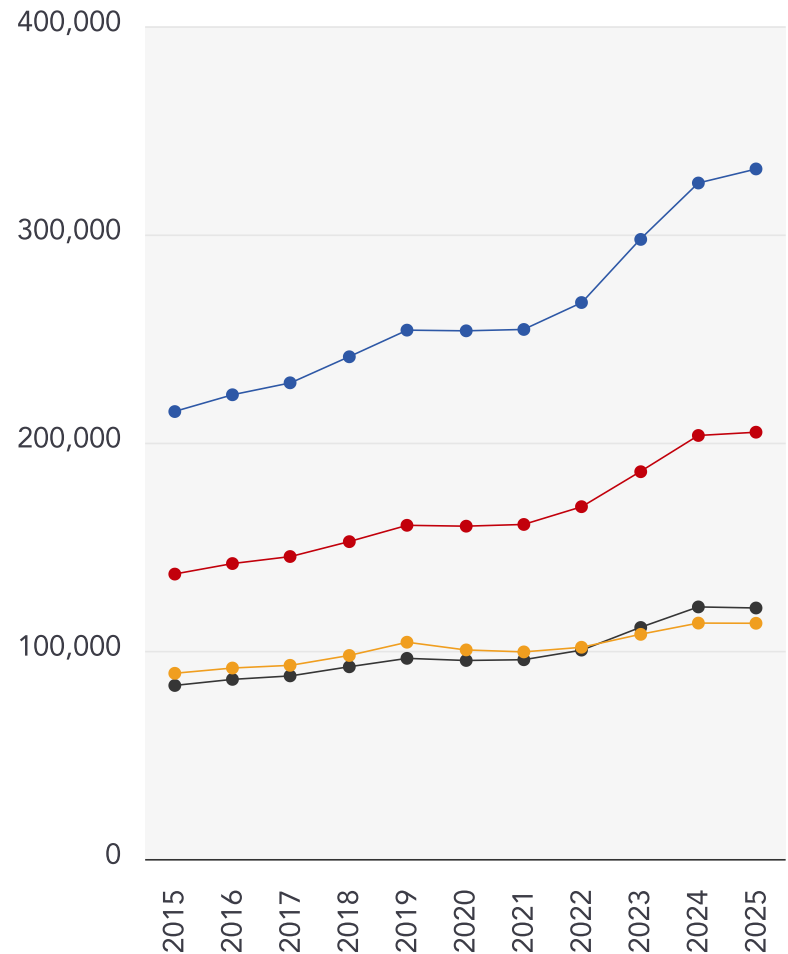
Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Electricity: electricity, unspecified tariff |
| Floor Level: | Top floor |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.16 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.12 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Room heaters, electric |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | Electric immersion, standard tariff |
| Hot Water Energy Efficiency: | Very Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (other premises below) |
| Total Floor Area: | 84 m ² |

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

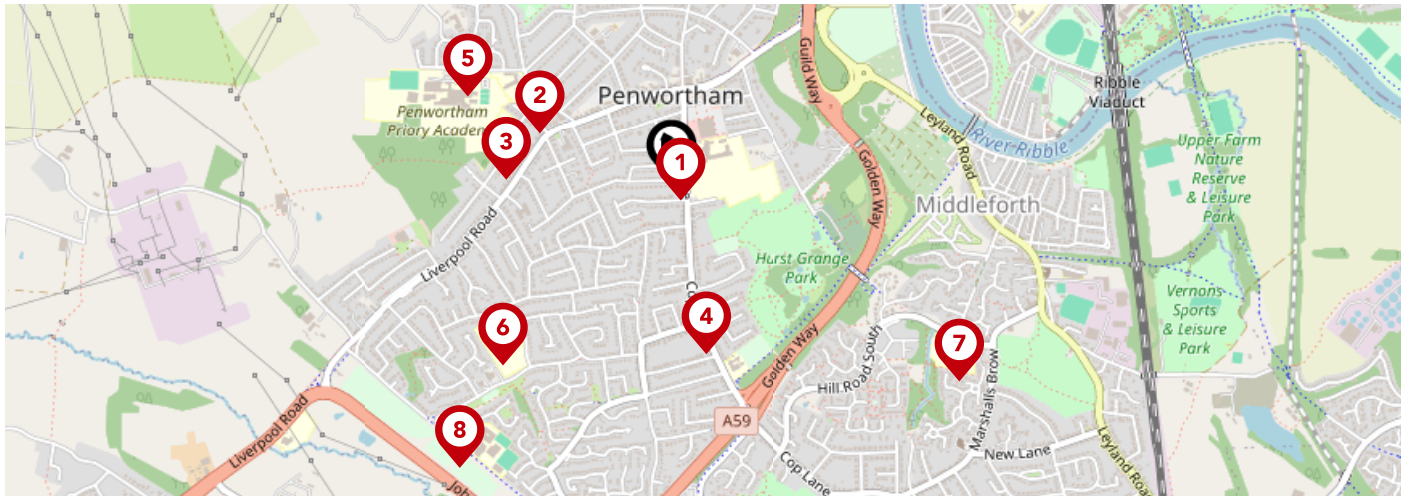
+49.8%

Flat

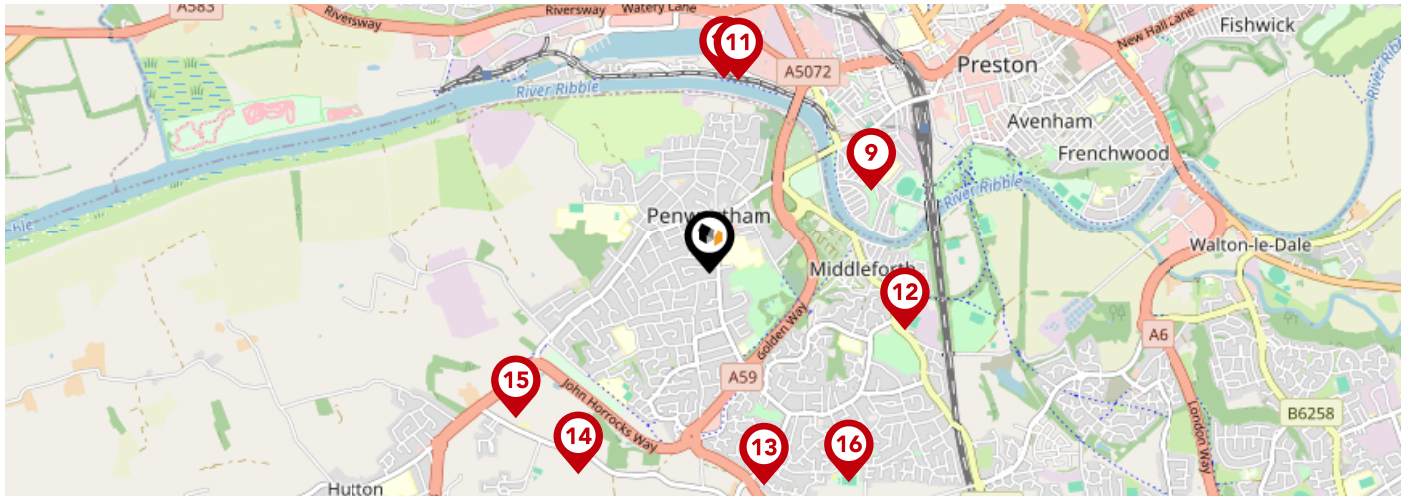
+26.94%









Terraced

+44.66%



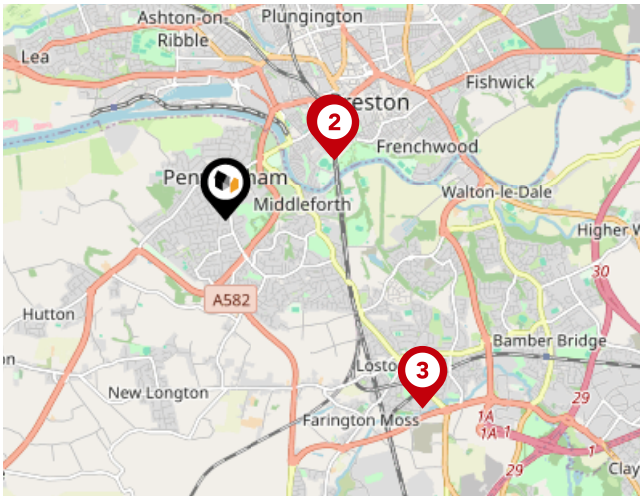
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.05 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.86 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.86 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

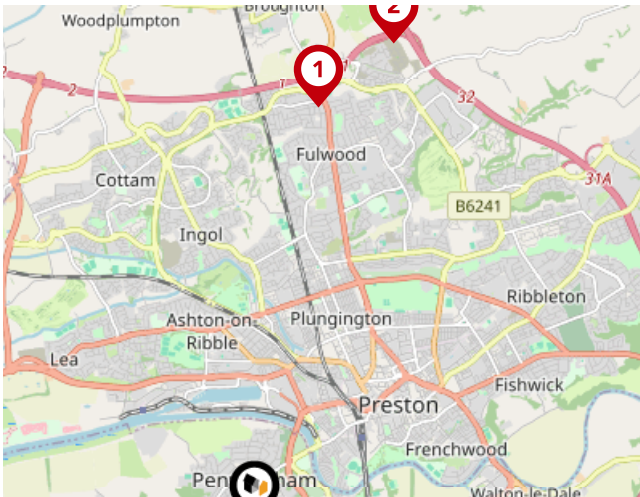
Area

Transport (National)



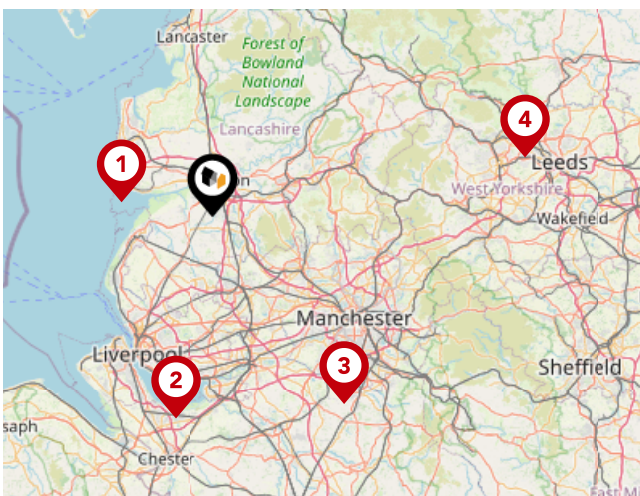
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| | Preston Rail Station | 1.09 miles |
| | Preston Rail Station | 1.11 miles |
| | Lostock Hall Rail Station | 2.38 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| | M55 J1 | 3.7 miles |
| | M6 J32 | 4.38 miles |
| | M65 J1A | 3.29 miles |
| | M65 J1 | 3.51 miles |
| | M6 J28 | 4.27 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| | Highfield | 12.91 miles |
| | Speke | 28.84 miles |
| | Manchester Airport | 32.17 miles |
| | Leeds Bradford Airport | 44.5 miles |

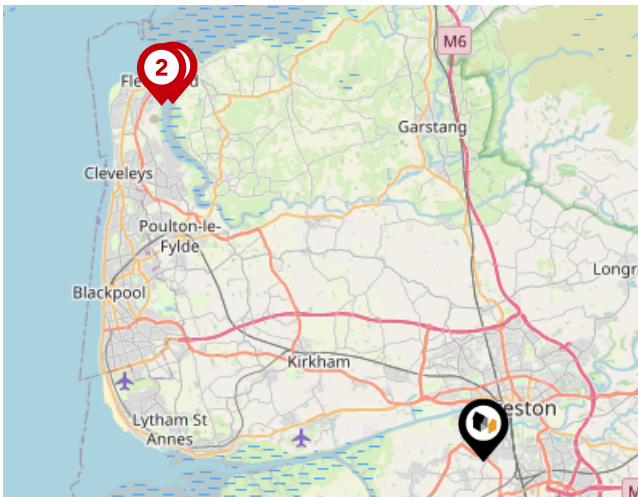
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | St Marys Health Centre | 0.06 miles |
| 2 | Cop Lane School Stop Only | 0.11 miles |
| 3 | Tesco | 0.15 miles |
| 4 | Manor Lane south | 0.18 miles |
| 5 | Crookings Lane | 0.18 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Knott End-On-Sea Ferry Landing | 16.56 miles |
| 2 | Fleetwood for Knott End Ferry Landing | 16.76 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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