

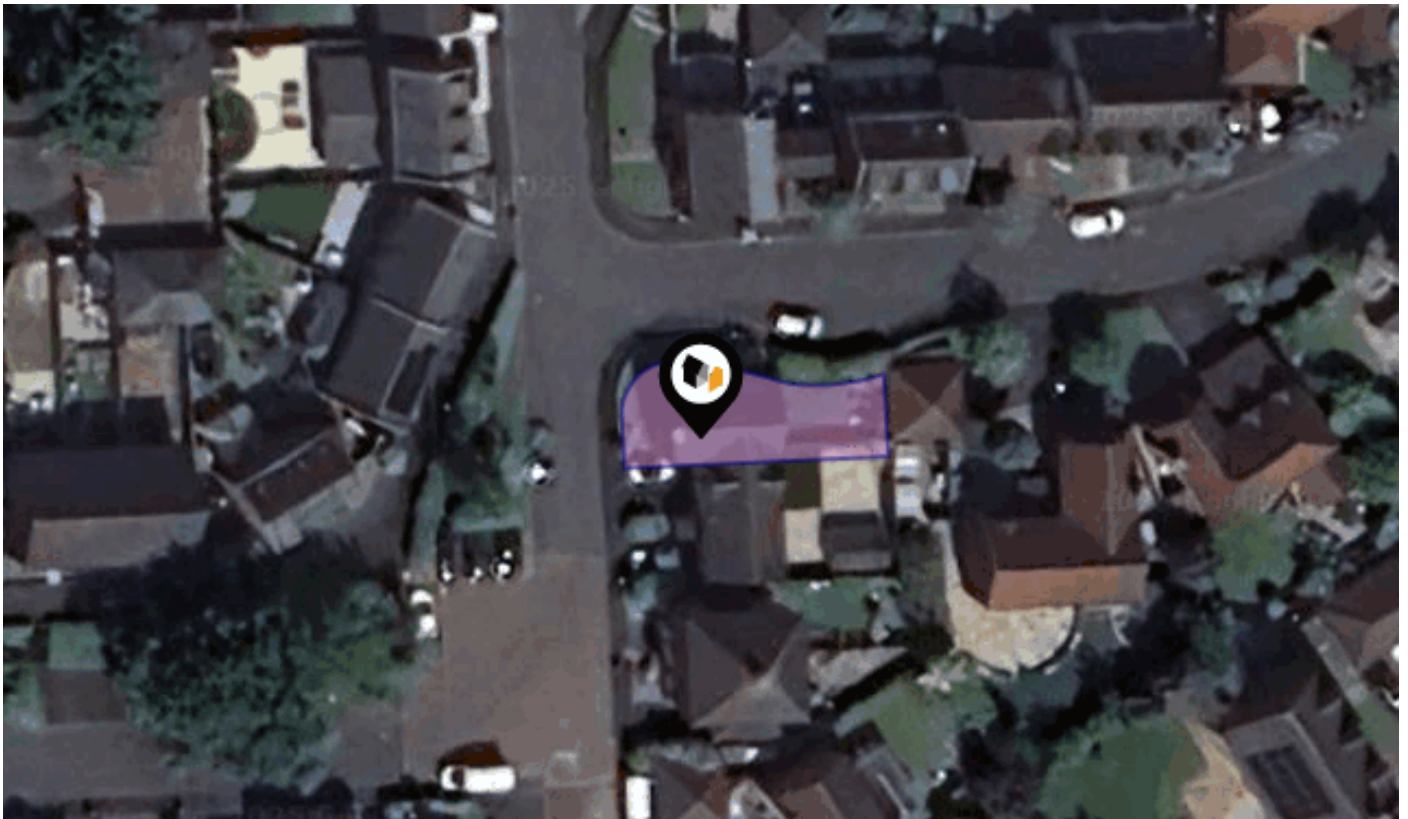


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 22<sup>nd</sup> March 2025**



**CROFTS DRIVE, GRIMSARGH, PRESTON, PR2**

## Pendle Hill Properties

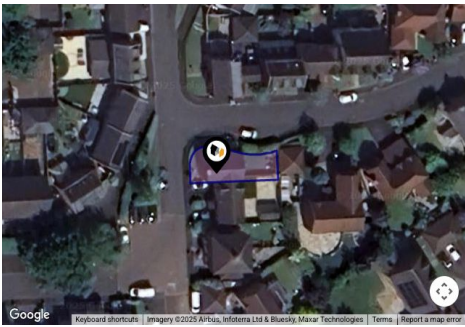
154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk








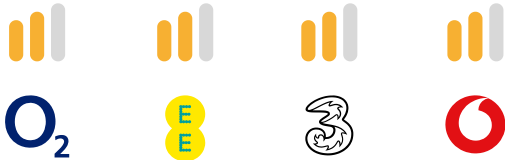
## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,078 ft <sup>2</sup> / 100 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	2005		
Council Tax :	Band D		
Annual Estimate:	£2,365		
Title Number:	LAN8410		

## Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	72 mb/s	- mb/s
• Surface Water	Very low			

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



**Satellite/Fibre TV Availability:**

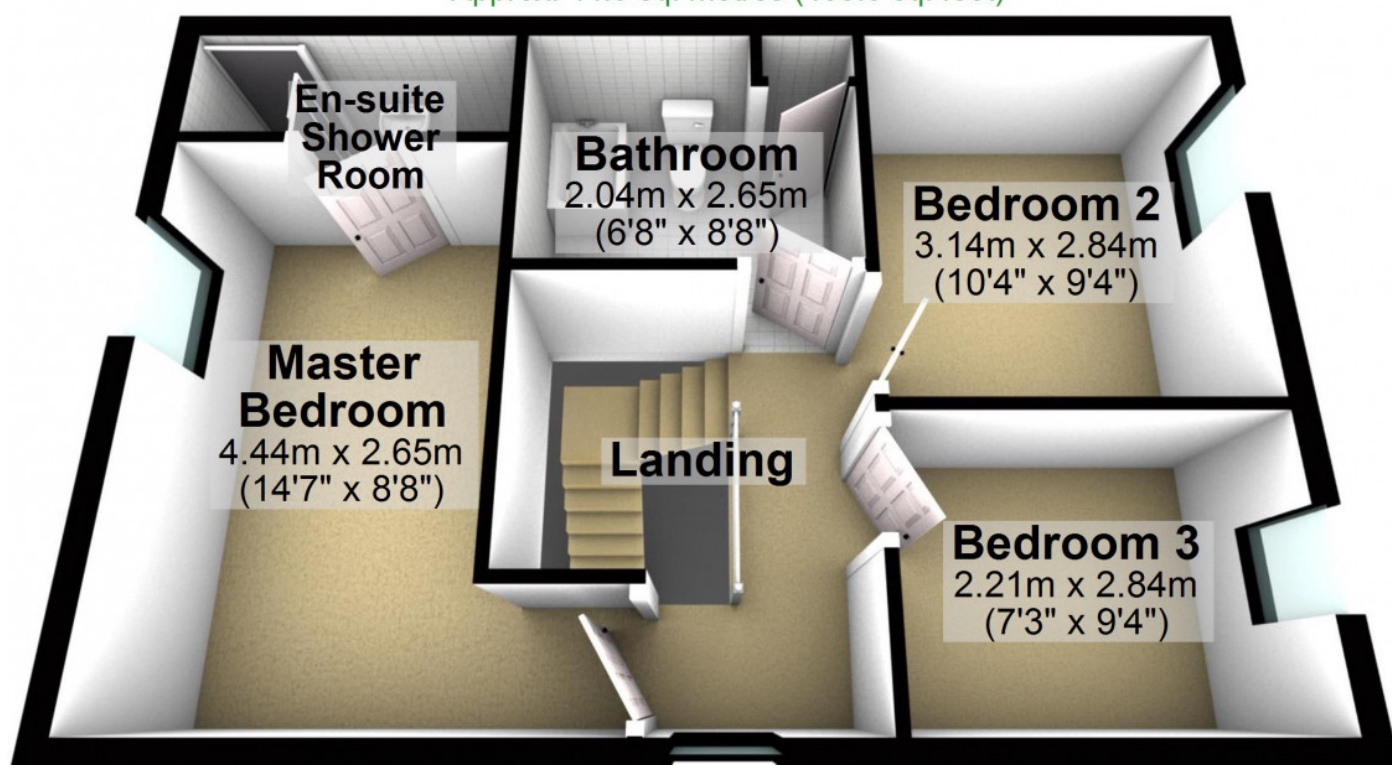




## CROFTS DRIVE, GRIMSARGH, PRESTON, PR2

### First Floor

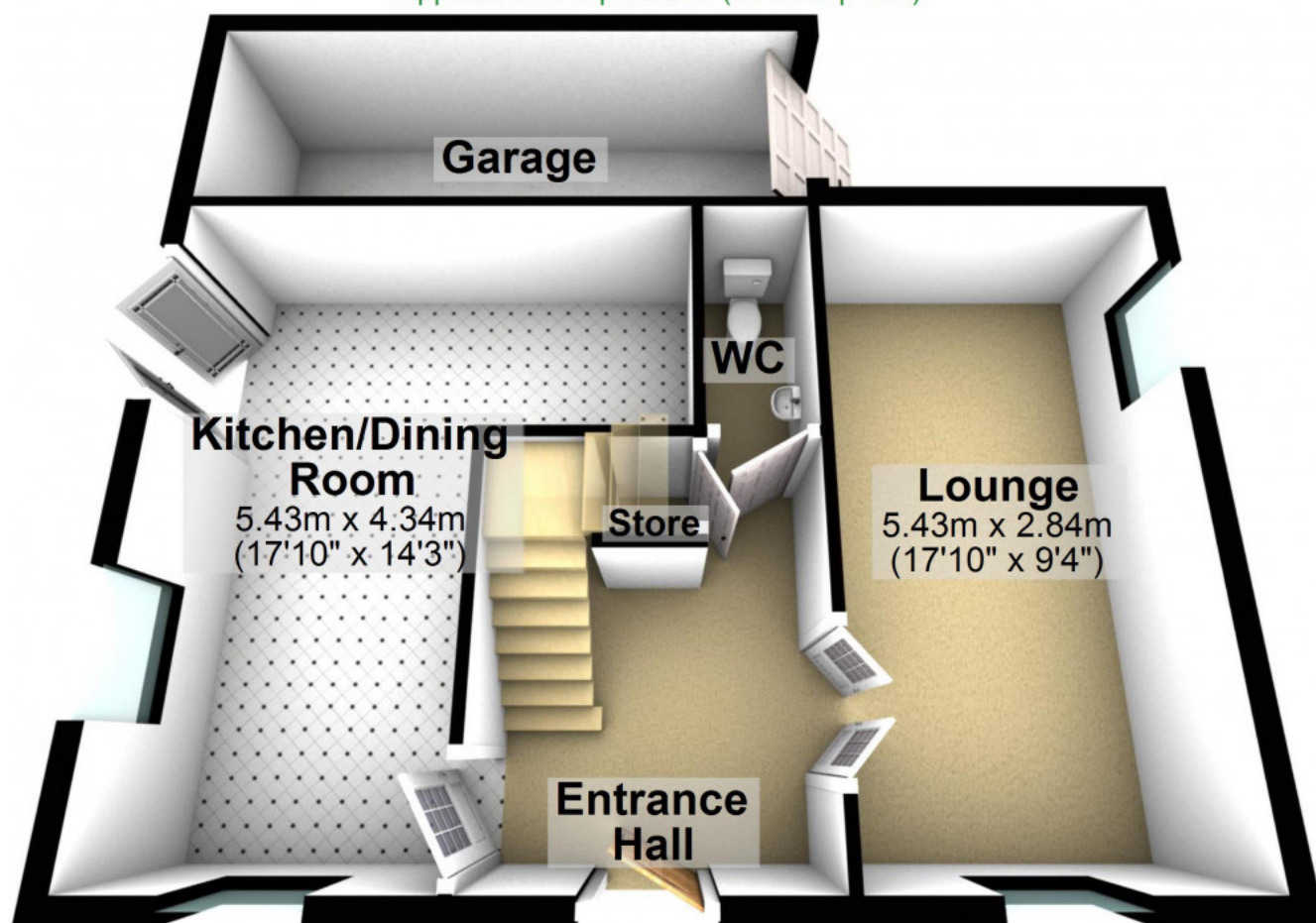
Approx. 44.9 sq. metres (483.6 sq. feet)



## CROFTS DRIVE, GRIMSARGH, PRESTON, PR2

### Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



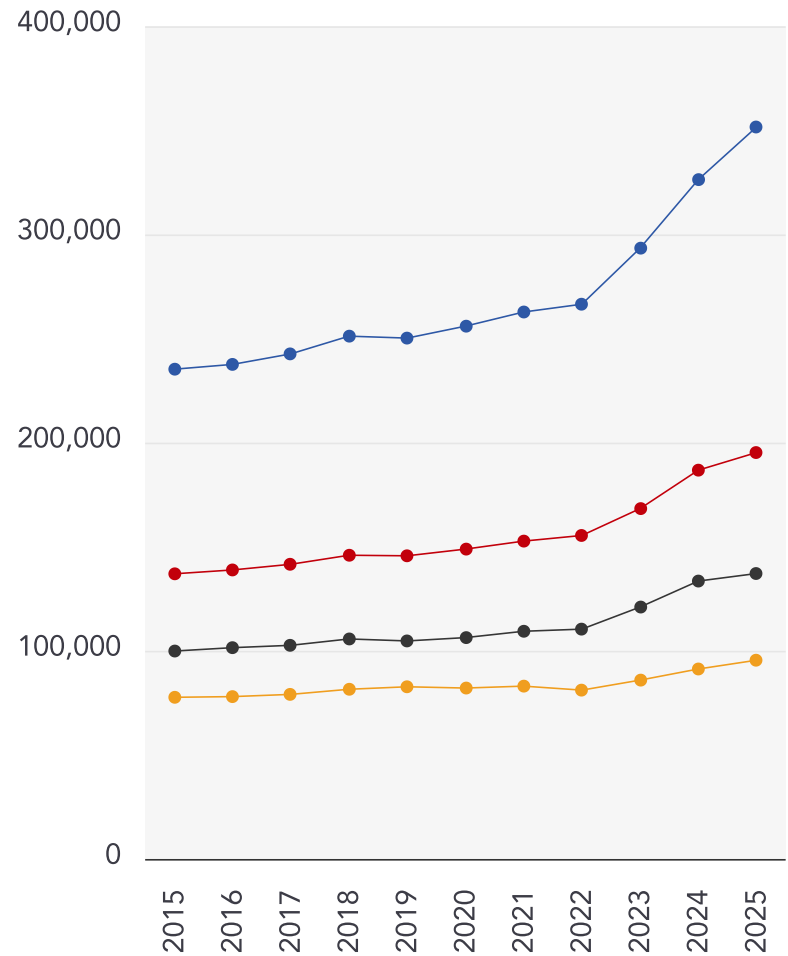
Total area: approx. 100.2 sq. metres (1078.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

**+49.45%**

Semi-Detached

**+42.52%**

Terraced

**+37.28%**

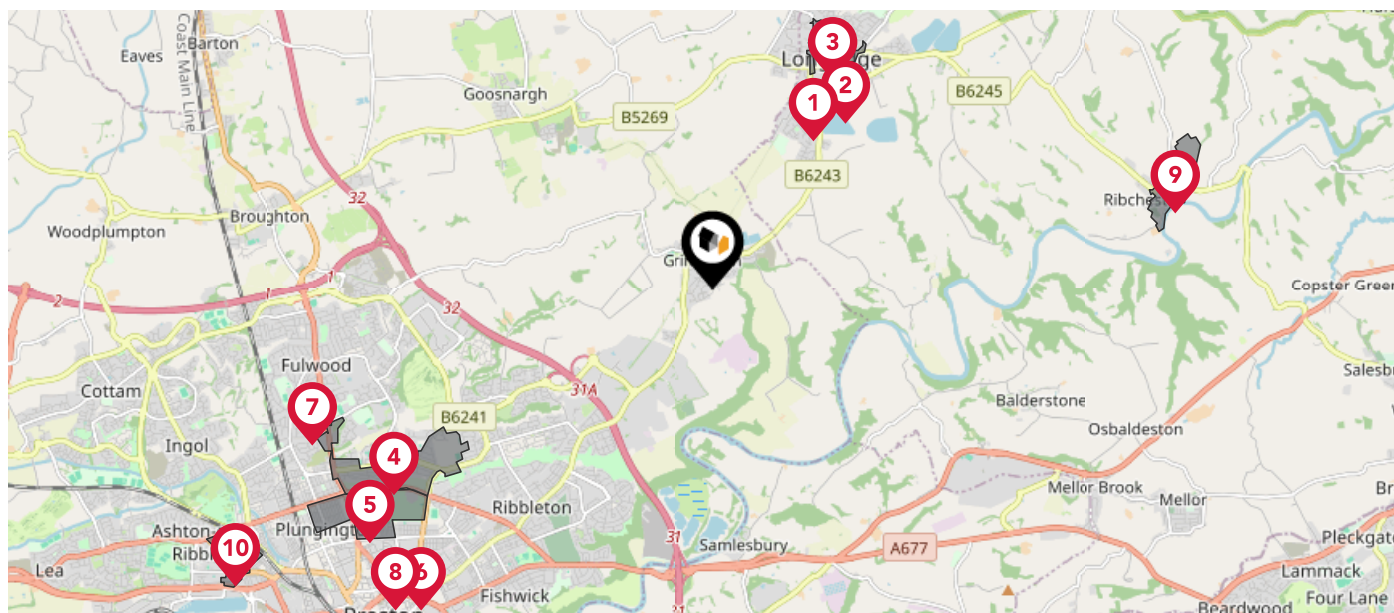
Flat

**+22.94%**











# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



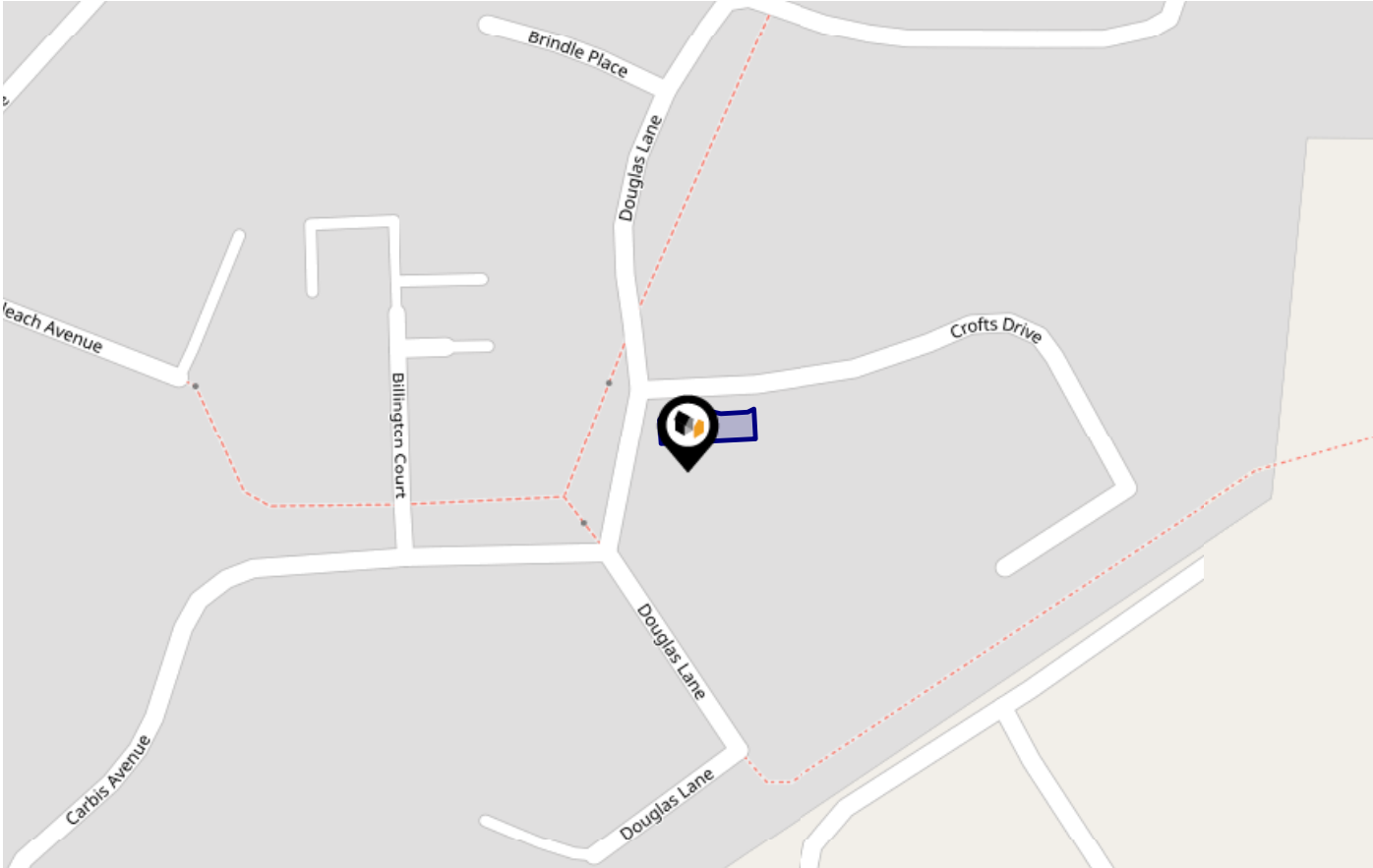
### Nearby Conservation Areas

-  Newtown, Longridge
-  St Lawrence's Church, Longridge
-  Longridge
-  Fulwood Conservation Area
-  Moor Park (Preston)
-  Deepdale Enclosure Conservation Area
-  Harris Childrens Home Conservation Area
-  St Ignatius Square Conservation Area
-  Ribchester
-  Ashton Conservation Area

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

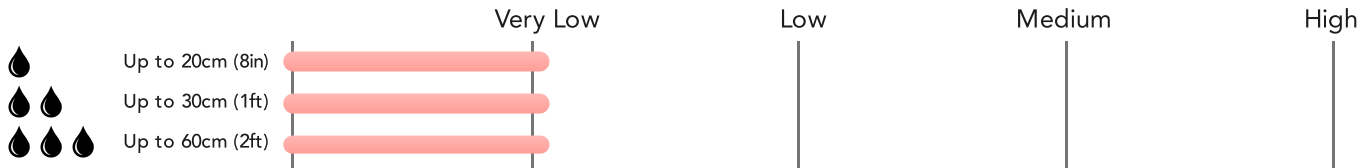


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

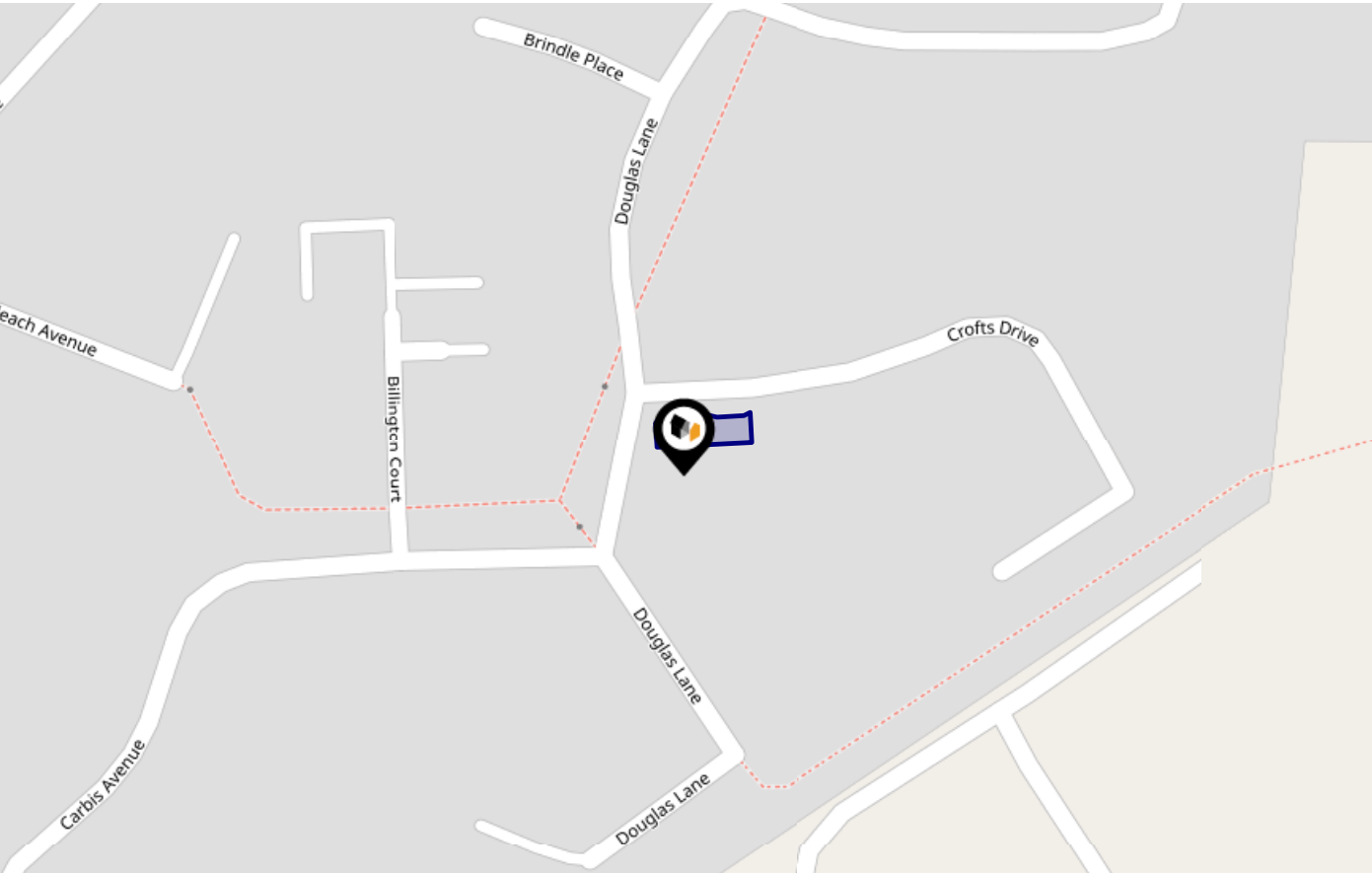
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

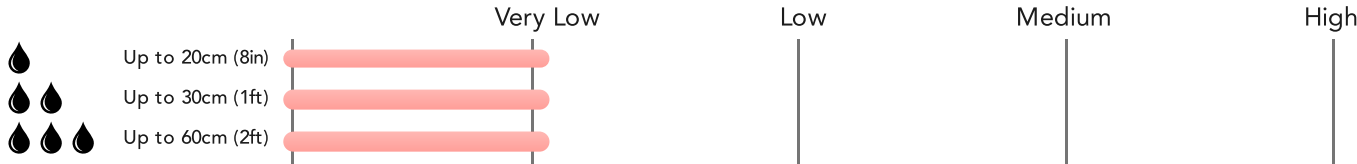


**Risk Rating: Very low**

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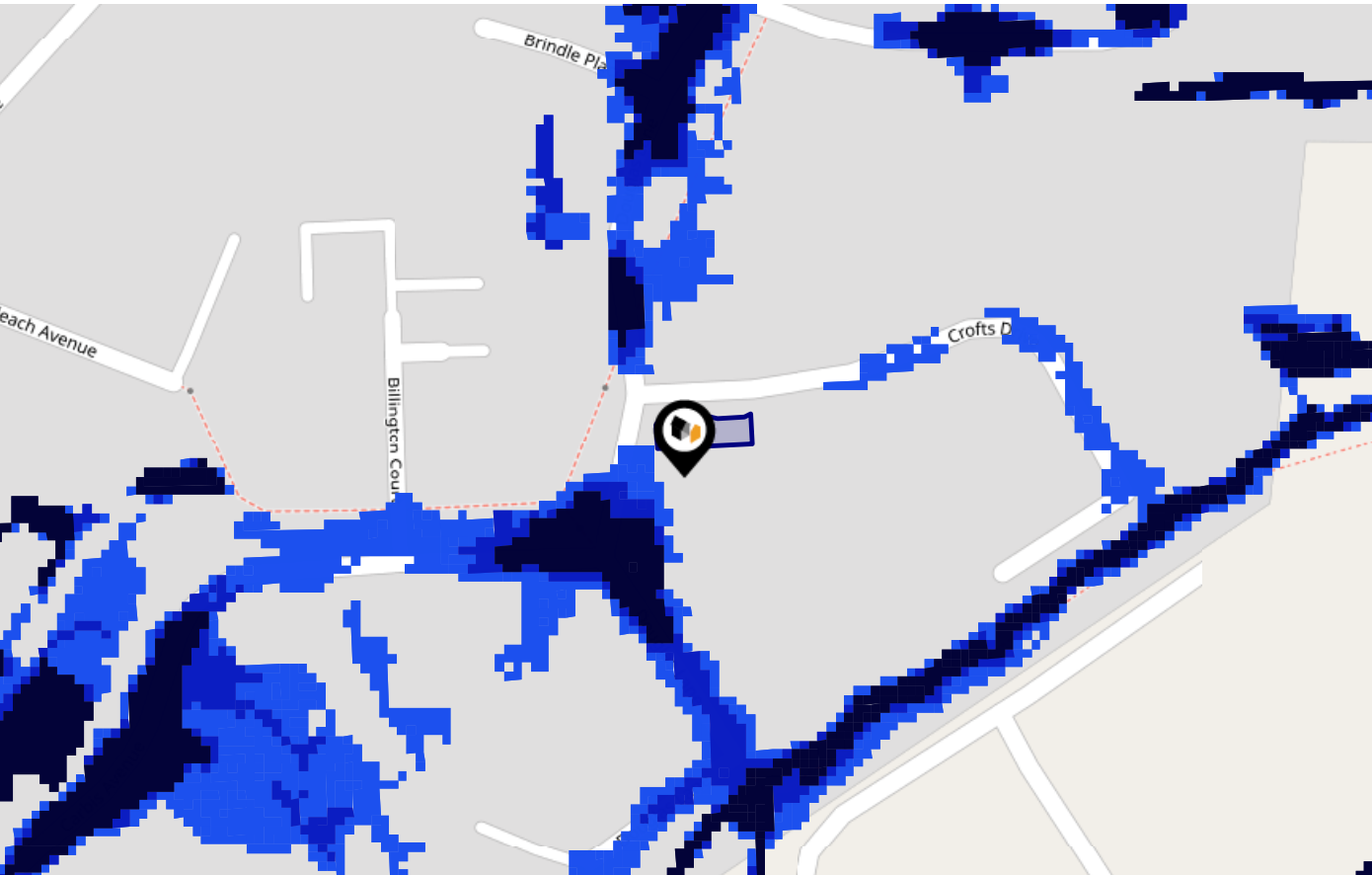
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

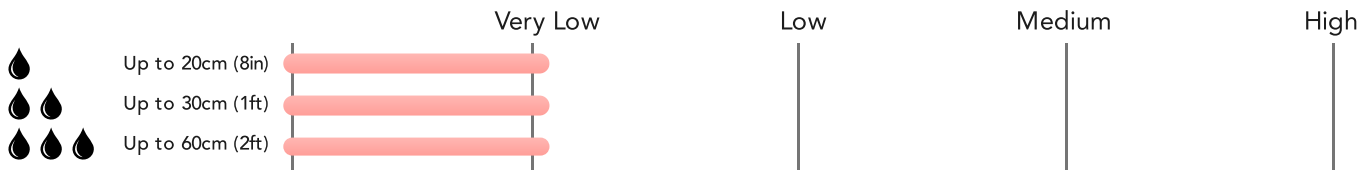


**Risk Rating:** Very low

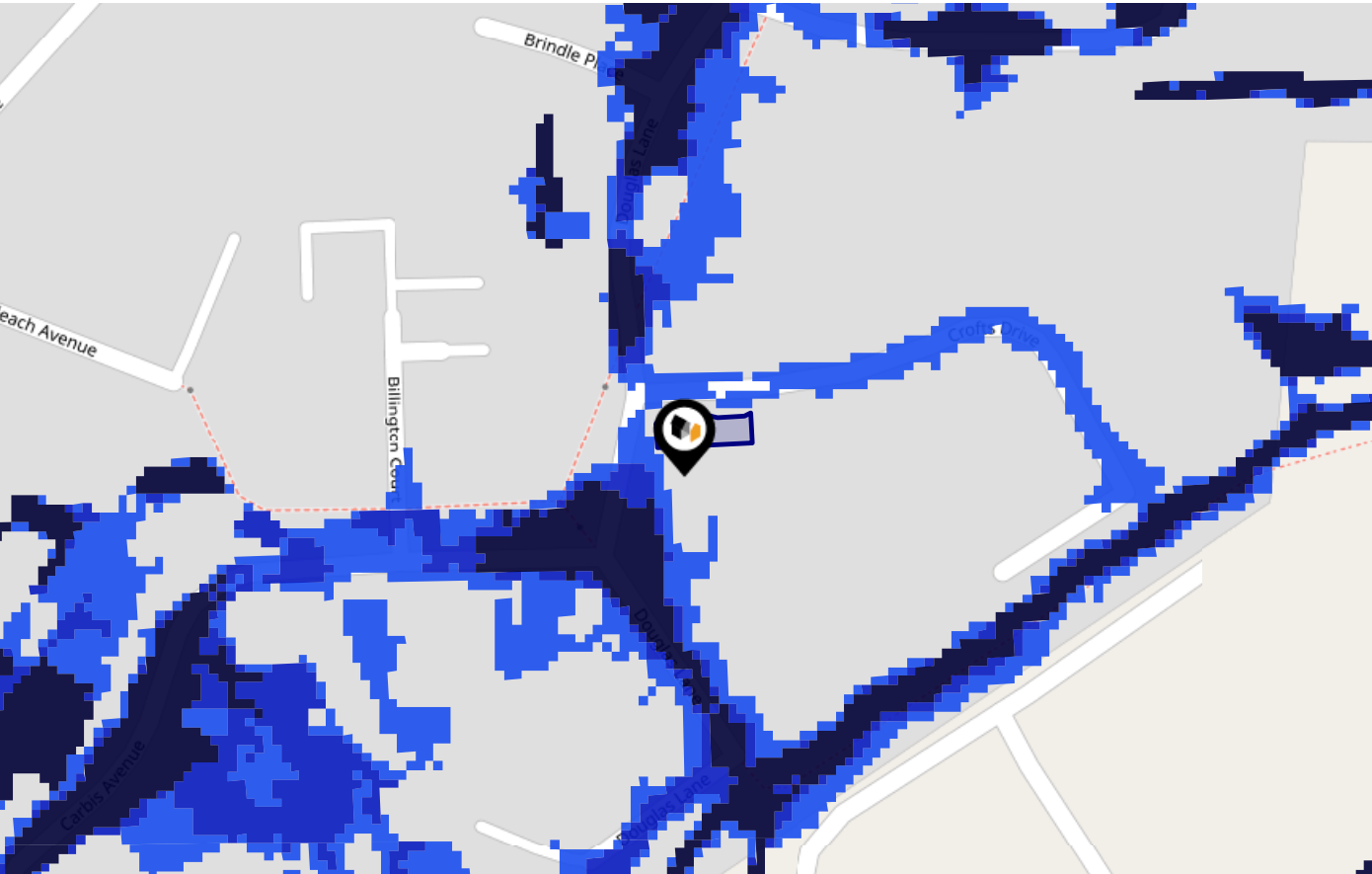
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

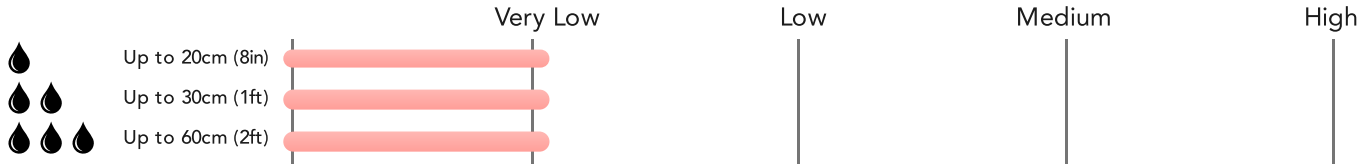


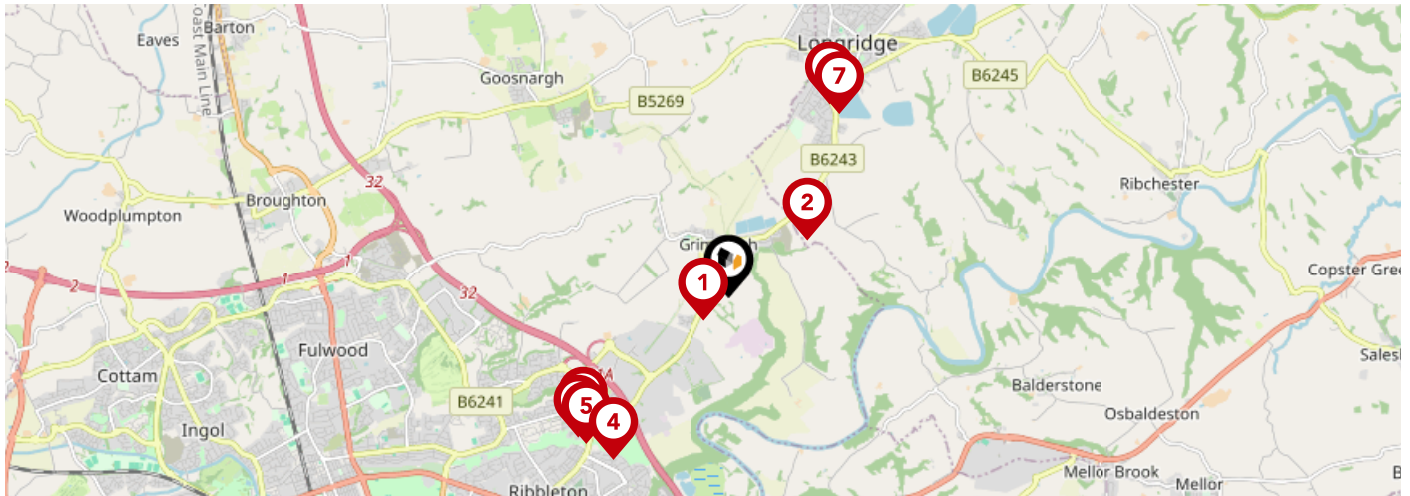
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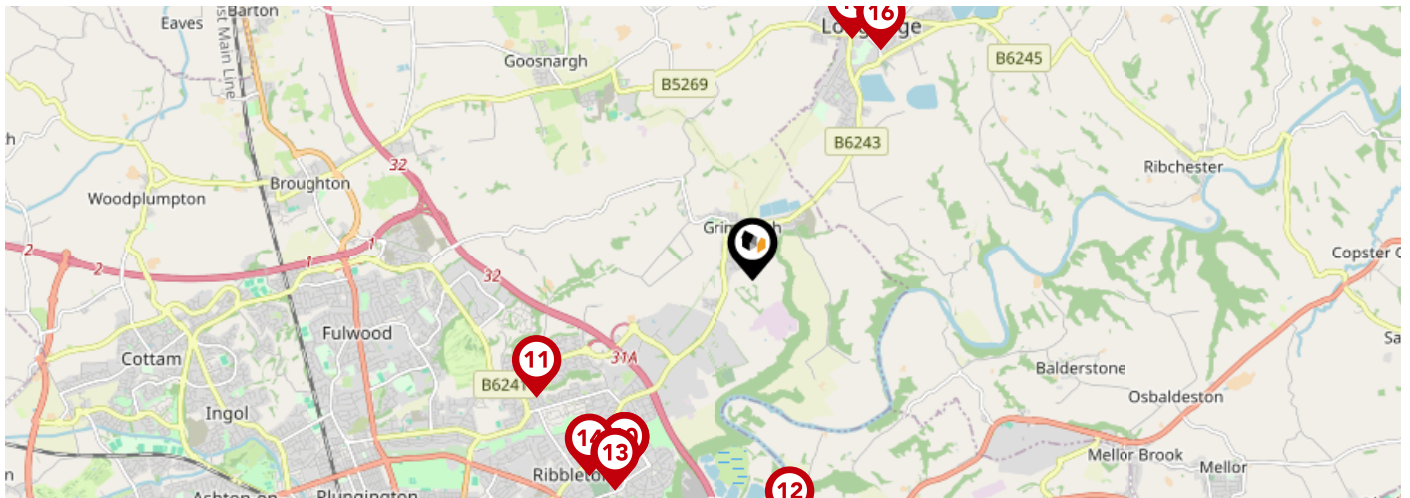
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Chance of flooding to the following depths at this property:





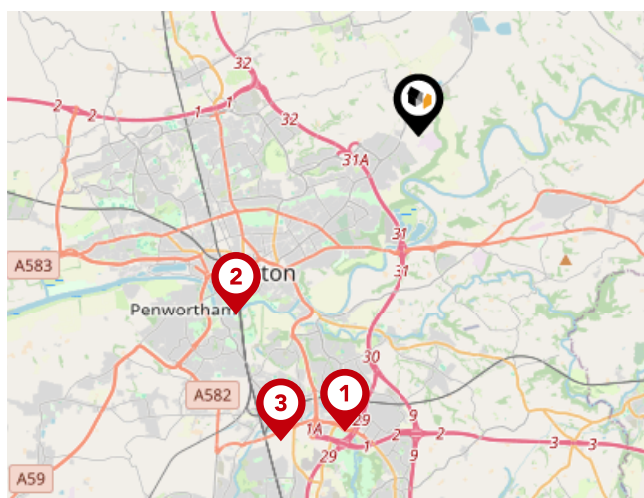
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Grimsargh St Michael's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Alston Lane Catholic Primary School, Longridge</b> Ofsted Rating: Good   Pupils: 241   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Highfield Priory School</b> Ofsted Rating: Not Rated   Pupils: 176   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Preston Grange Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Maria Goretti Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 217   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Brookfield Community Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Cecilia's RC High School</b> Ofsted Rating: Good   Pupils: 562   Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Longridge High School</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Moor Nook Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Sir Tom Finney Community High School</b> Ofsted Rating: Good   Pupils: 231   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Longsands Community Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Samlesbury Church of England School</b> Ofsted Rating: Good   Pupils: 68   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>The Blessed Sacrament Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 400   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Preston Greenlands Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 195   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Longridge St Wilfrid's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Longridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

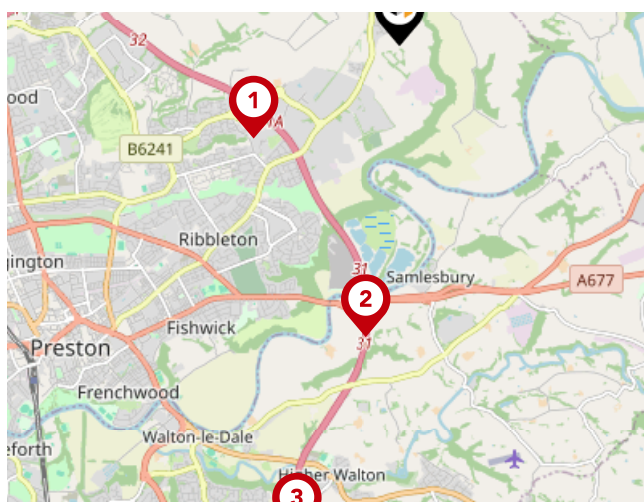
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
<b>1</b>	Bamber Bridge Rail Station	5.32 miles
<b>2</b>	Preston Rail Station	4.48 miles
<b>3</b>	Lostock Hall Rail Station	5.86 miles

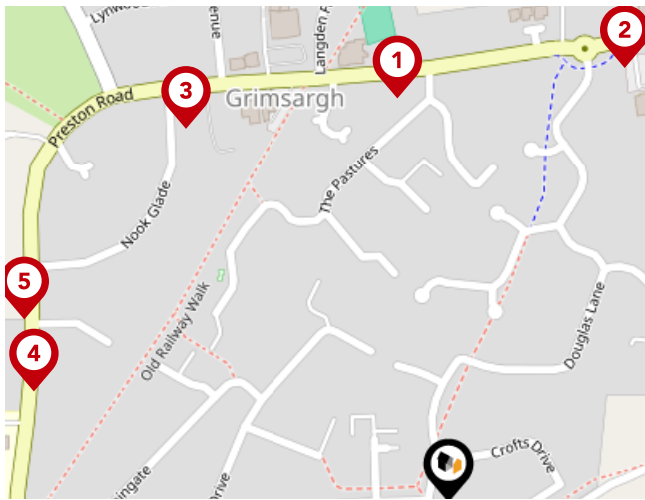


### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M6 J31A	1.51 miles
<b>2</b>	M6 J31	2.57 miles
<b>3</b>	M6 J30	4.38 miles
<b>4</b>	M6 J32	2.97 miles
<b>5</b>	M65 J2	5.75 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Plough Inn	0.22 miles
2	Village Hall	0.26 miles
3	Post Office	0.25 miles
4	Nook Crescent	0.23 miles
5	Nook Glade	0.25 miles



### **Pendle Hill Properties**

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If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

### Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

### Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

### Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

### Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



/PendleHillProperties/



/pendlehillproperties/



/PendleHillProps



/company/pendle-hill-properties/

# Pendle Hill Properties

## 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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Valuation Office  
Agency

