

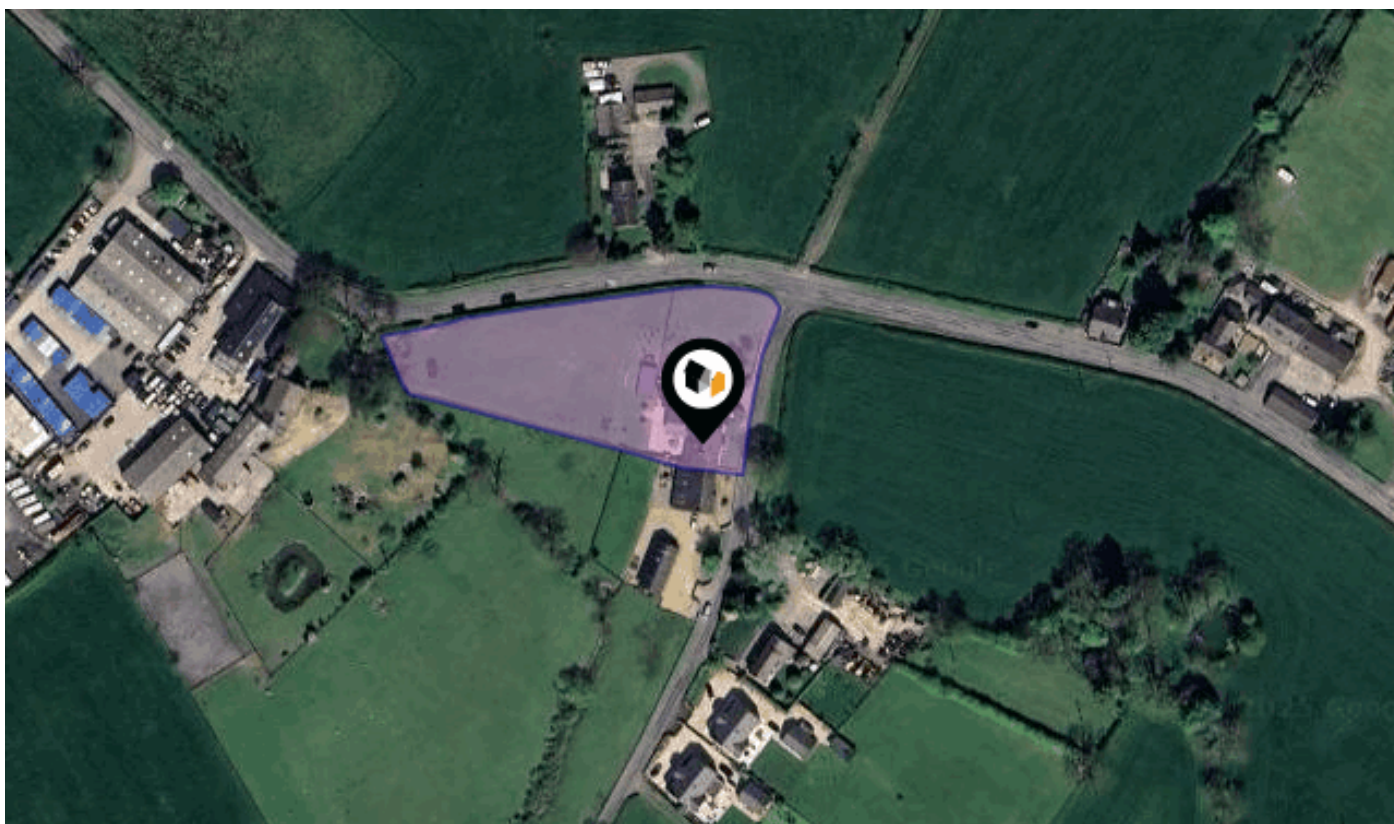


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th June 2025



ASHLEY LANE, GOOSNARGH, PRESTON, PR3

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

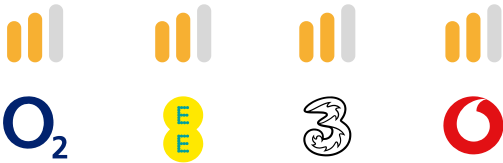
Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,483 ft ² / 230 m ²		
Plot Area:	1.25 acres		
Council Tax :	Band F		
Annual Estimate:	£3,579		
Title Number:	LAN40009		

Local Area

Local Authority:	Preston	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No		
Flood Risk:			
● Rivers & Seas	Very low	16 mb/s	1800 mb/s
● Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Ashley Lane, Goosnargh, Preston, PR3**

Reference - Preston/06/2013/0303

Decision: Decided

Date: 14th May 2013

Description:

Change of use of existing stable building to residential annexe and extension of residential curtilage (retrospective application)

Reference - Preston/06/2004/0689

Decision: Decided

Date: 18th June 2004

Description:

Re-siting of detached garage/office/stables building (approved under application 06/2002/1081).

Reference - Preston/06/2006/0048

Decision: Decided

Date: 16th January 2006

Description:

Removal of condition no2 of planning permission 06/1979/1253 that requires the 'grannie annexe' remain ancillary to the main use of the premises for residential purposes and not constitute or form part of a separate dwelling unit of accommodation.

Reference - Preston/06/2007/0037

Decision: Decided

Date: 12th January 2007

Description:

Erection of single storey extension to side and rear, detached double garage to side and porch to front of dwelling (following demolition of existing porch)

Planning records for: **Ashley Lane, Goosnargh, Preston, PR3**

Reference - Preston/06/2009/0867

Decision: Decided

Date: 21st January 2010

Description:

Erection of three bay block with solid walls and pitched roof to form two stables and tack/feed store with roof overhang and enclosure of area to form stable yard and compost area on land on north side of garden boundary including retention of detached double garage with hobby room above and external staircase

Reference - Preston/06/2002/1081

Decision: Decided

Date: 05th November 2002

Description:

Conversion of barn to 1no dwelling, erection of detached garage, office, stables and sand area.

Reference - Preston/06/2016/1181

Decision: Decided

Date: 24th November 2016

Description:

Certificate of Lawfulness for existing residential annexe to main house and the use of land incidental to the enjoyment of the dwelling

Reference - Preston/06/2001/0218

Decision: Decided

Date: 26th March 2001

Description:

Extension to residential curtilage to accomodate erection of detached double garage.

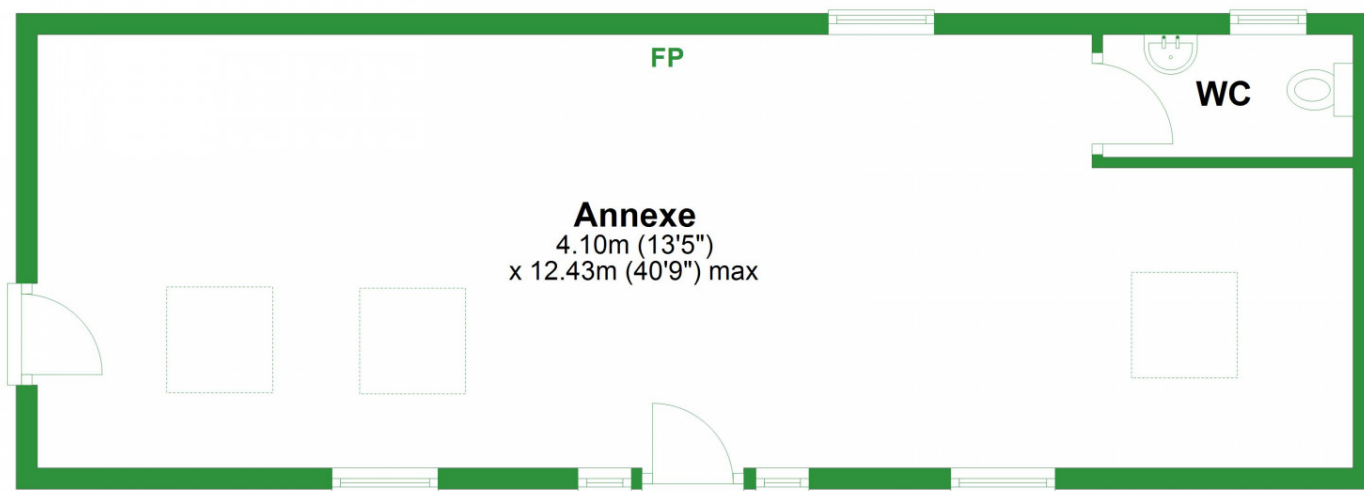




ASHLEY LANE, GOOSNARGH, PRESTON, PR3

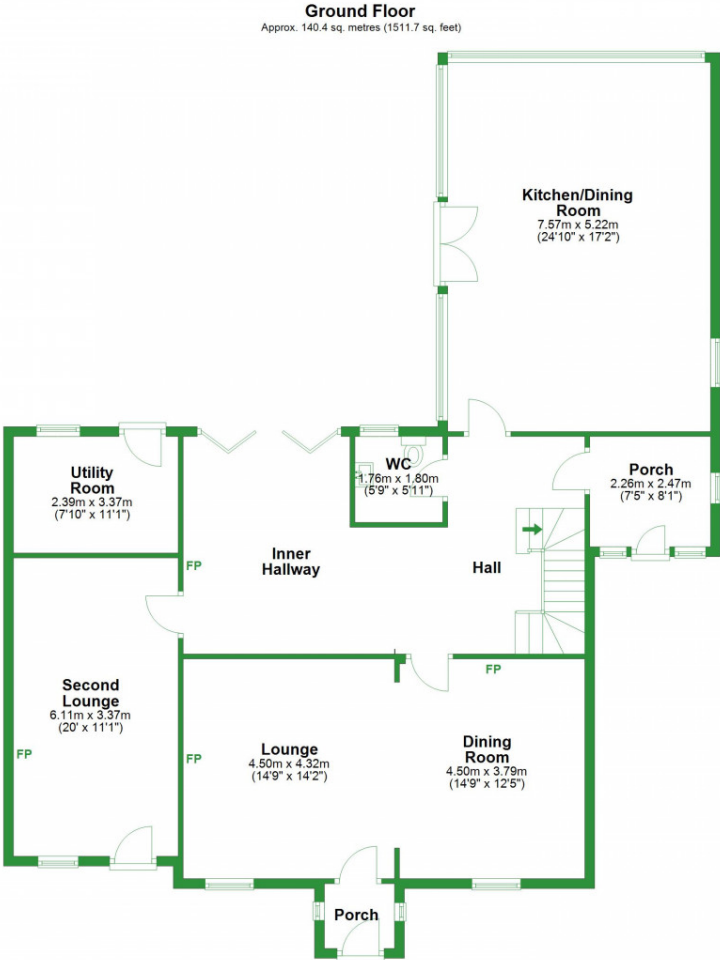
Ground Floor

Approx. 51.0 sq. metres (548.5 sq. feet)



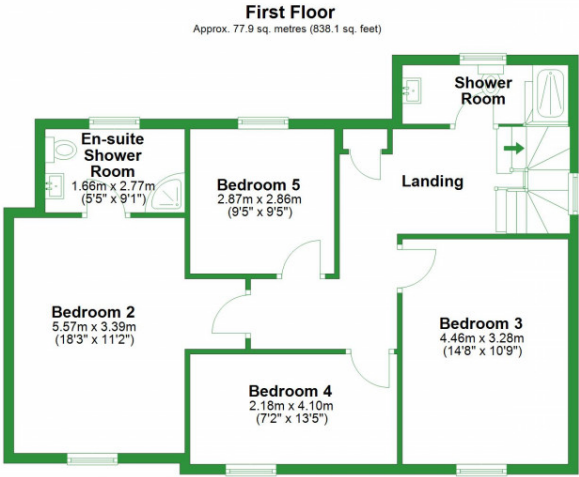
Total area: approx. 51.0 sq. metres (548.5 sq. feet)

ASHLEY LANE, GOOSNARGH, PRESTON, PR3



Total area: approx. 264.2 sq. metres (2843.4 sq. feet)

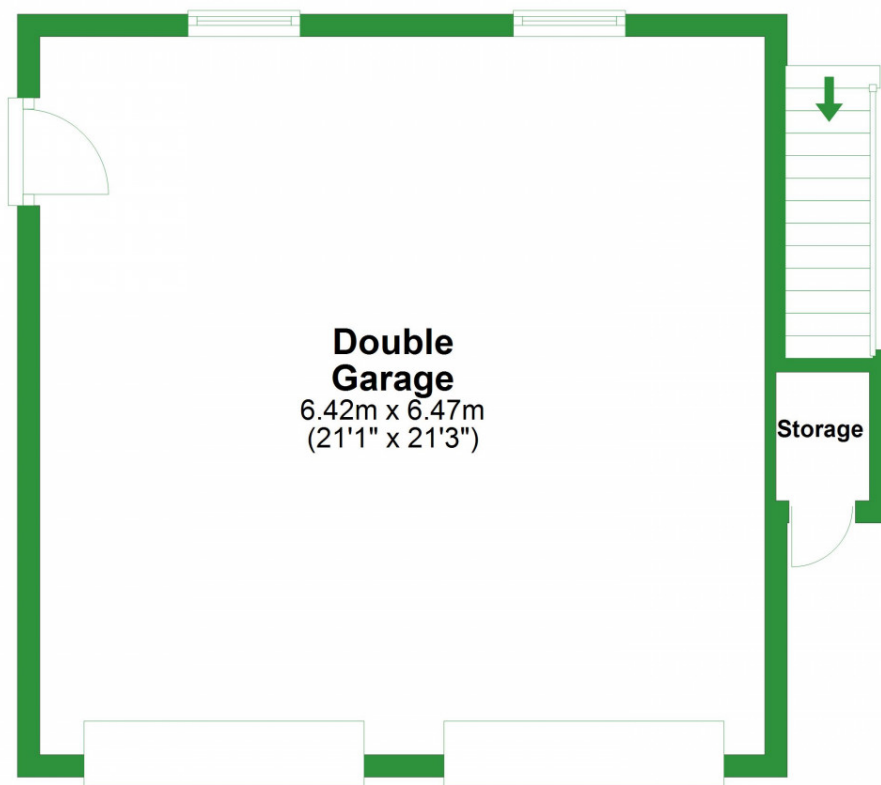
ASHLEY LANE, GOOSNARGH, PRESTON, PR3



ASHLEY LANE, GOOSNARGH, PRESTON, PR3

Ground Floor

Approx. 42.6 sq. metres (458.4 sq. feet)

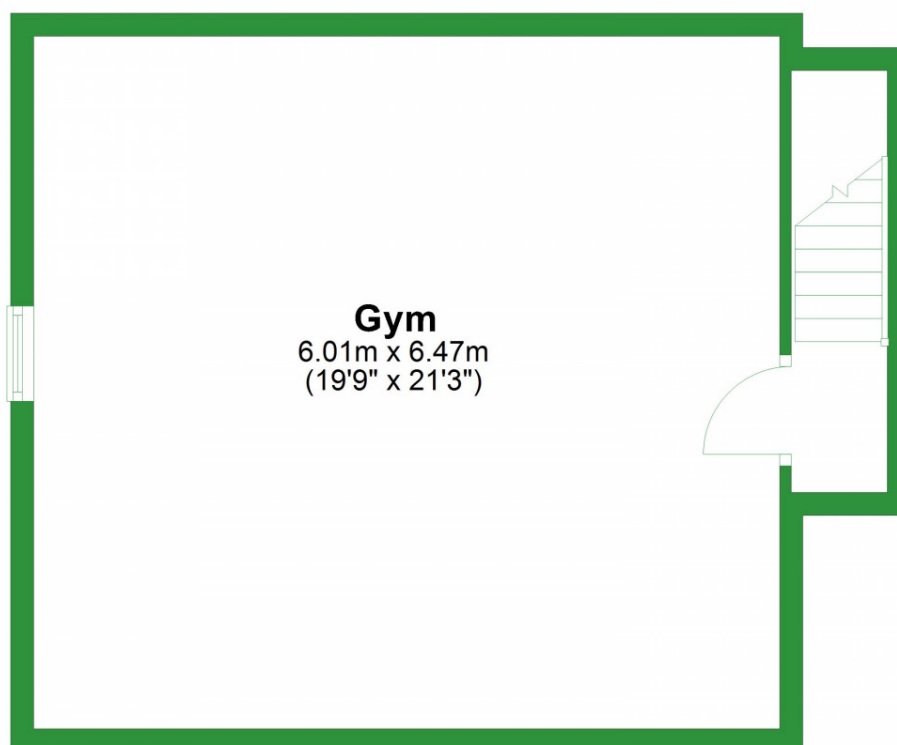


Total area: approx. 84.9 sq. metres (914.0 sq. feet)

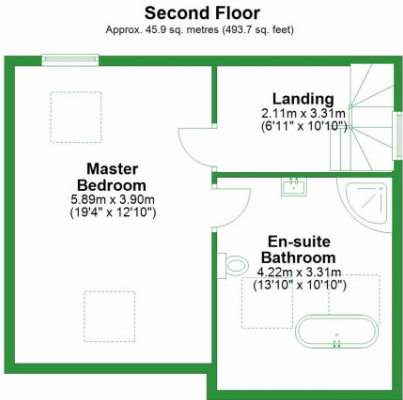
ASHLEY LANE, GOOSNARGH, PRESTON, PR3

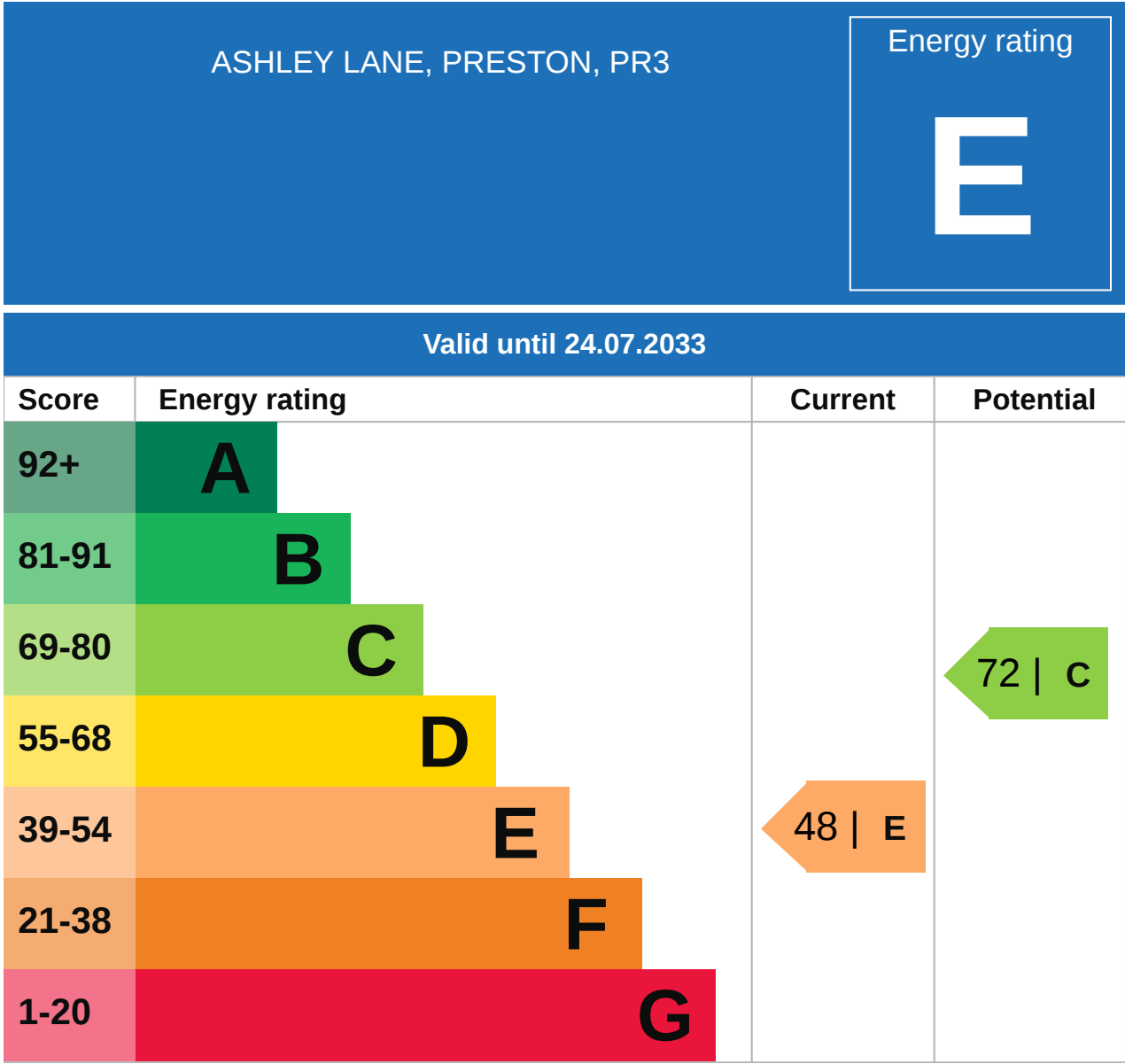
First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



ASHLEY LANE, GOOSNARGH, PRESTON, PR3





Additional EPC Data

Property Type:	Semi-detached house
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Roof room(s), no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	270 m ²

10 Year History of Average House Prices by Property Type in PR3

Detached

+49.45%

Semi-Detached

+42.52%

Flat

+22.94%

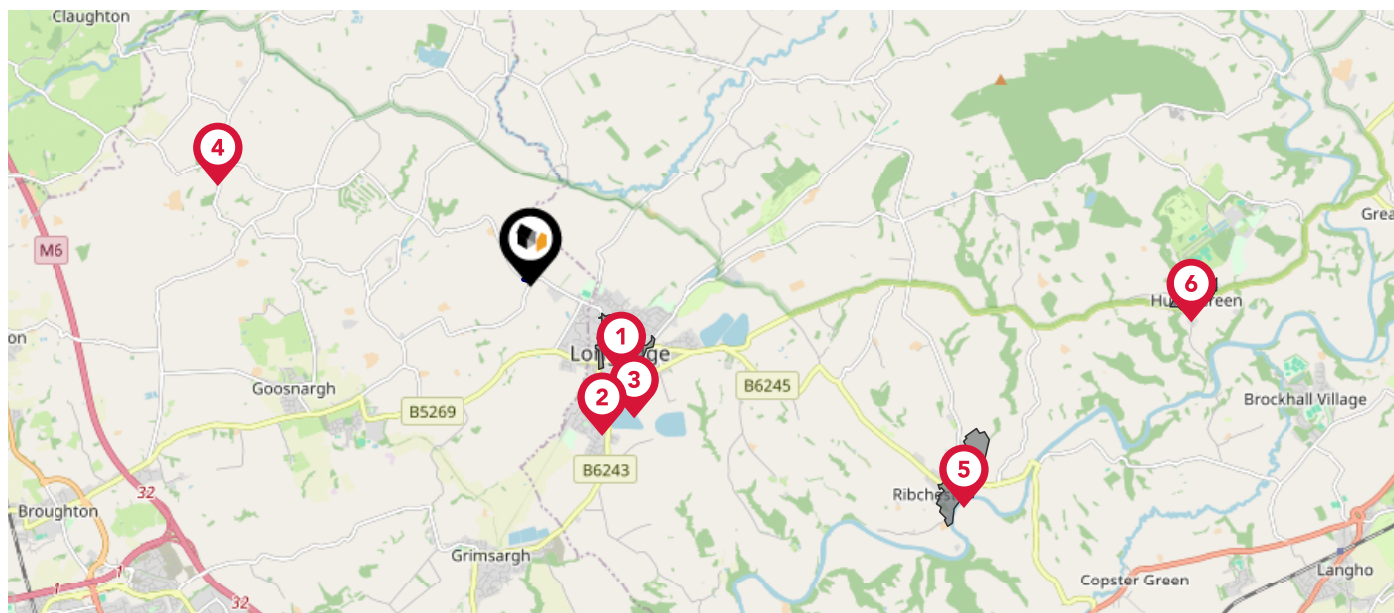
Terraced

+37.28%

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.



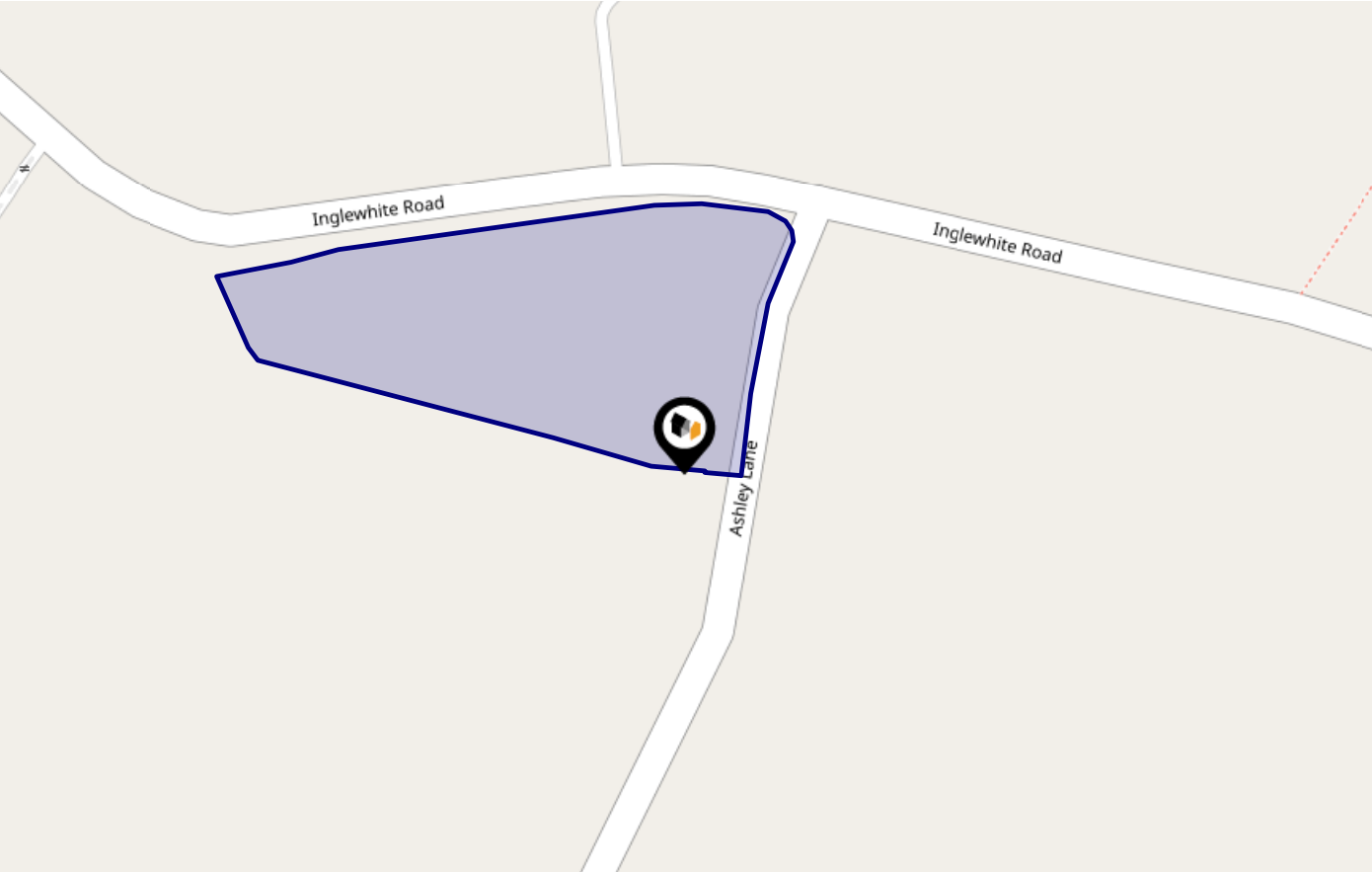
Nearby Conservation Areas

- | | |
|---|---------------------------------|
| 1 | Longridge |
| 2 | Newtown, Longridge |
| 3 | St Lawrence's Church, Longridge |
| 4 | Inglewhite Conservation Area |
| 5 | Ribchester |
| 6 | Hurst Green |

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.

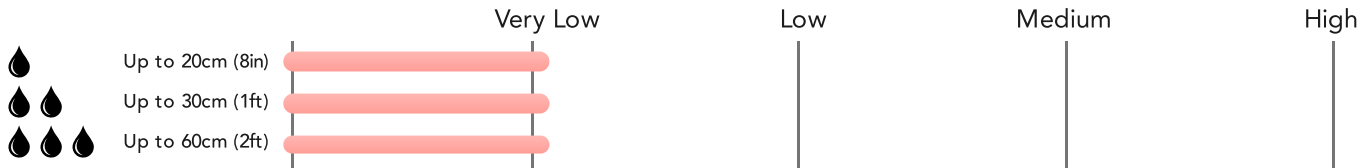


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

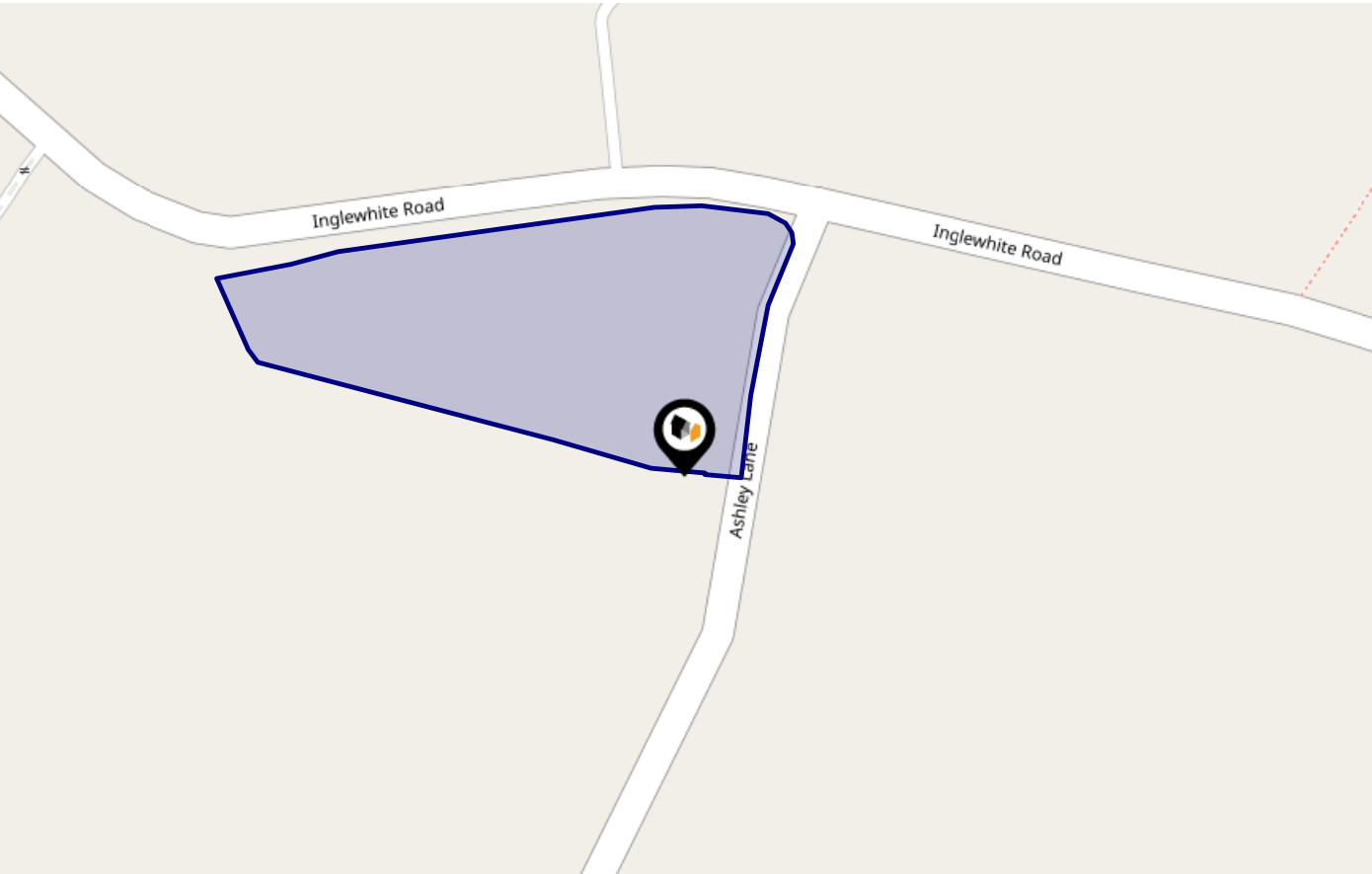
Chance of flooding to the following depths at this property:



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.

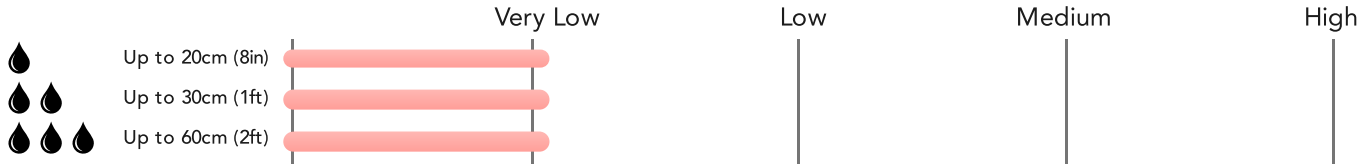


Risk Rating: Very low

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- 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

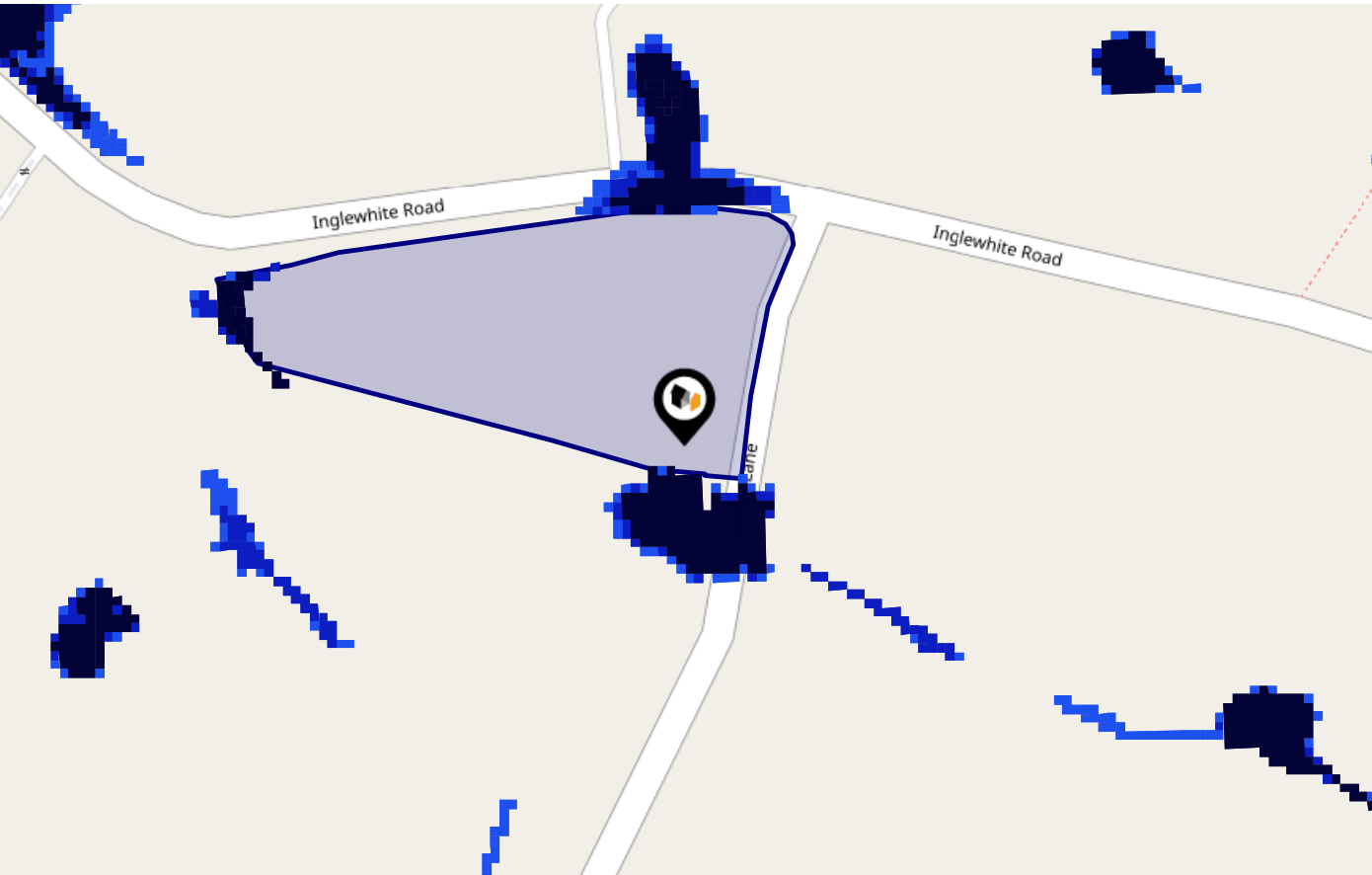
Chance of flooding to the following depths at this property:



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.

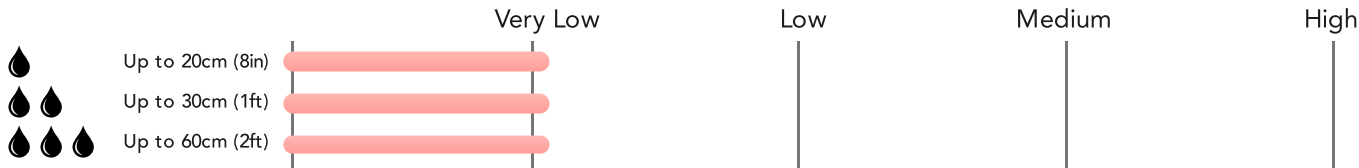


Risk Rating: Very low

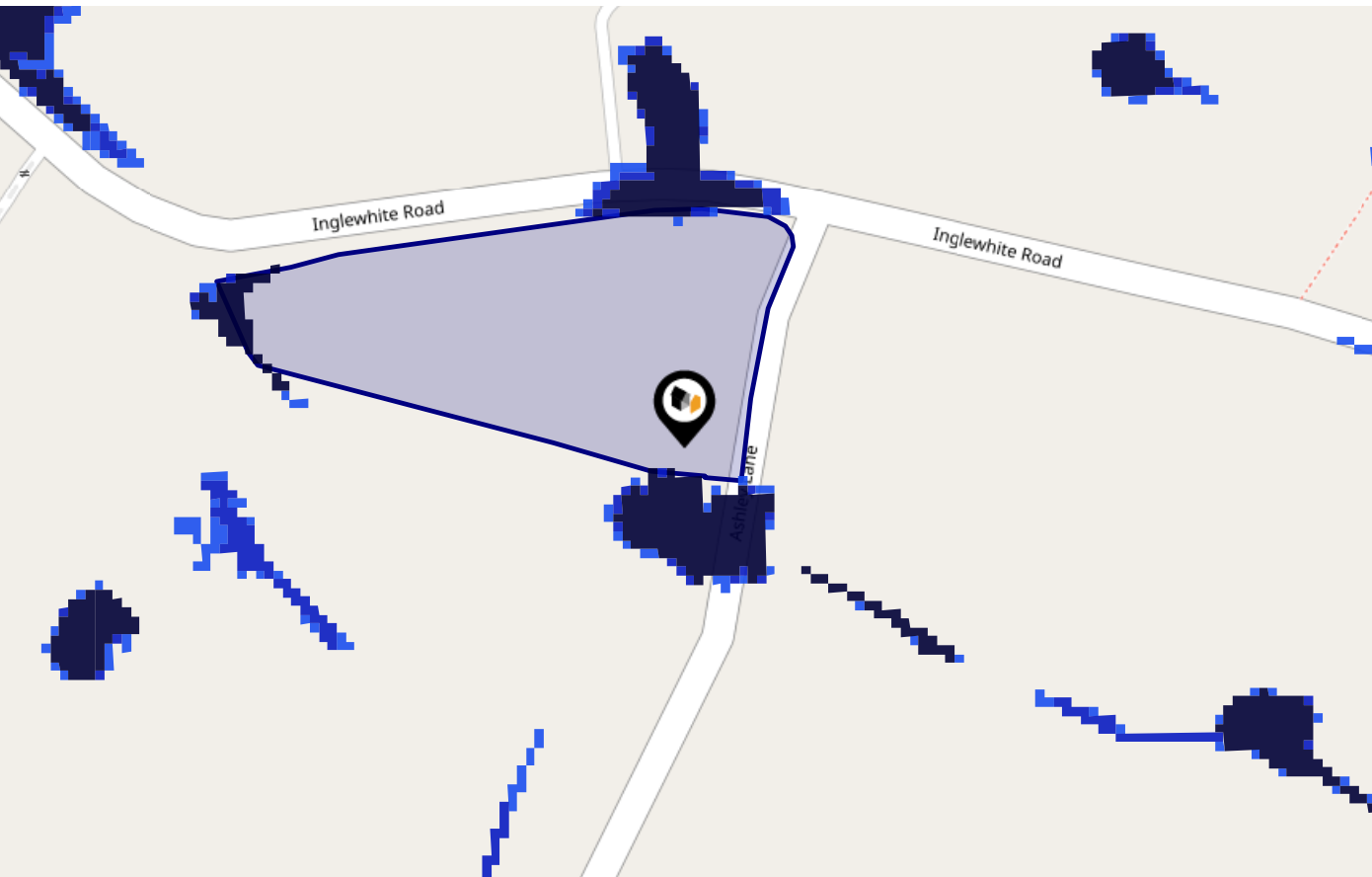
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) 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.



Risk Rating: Very low

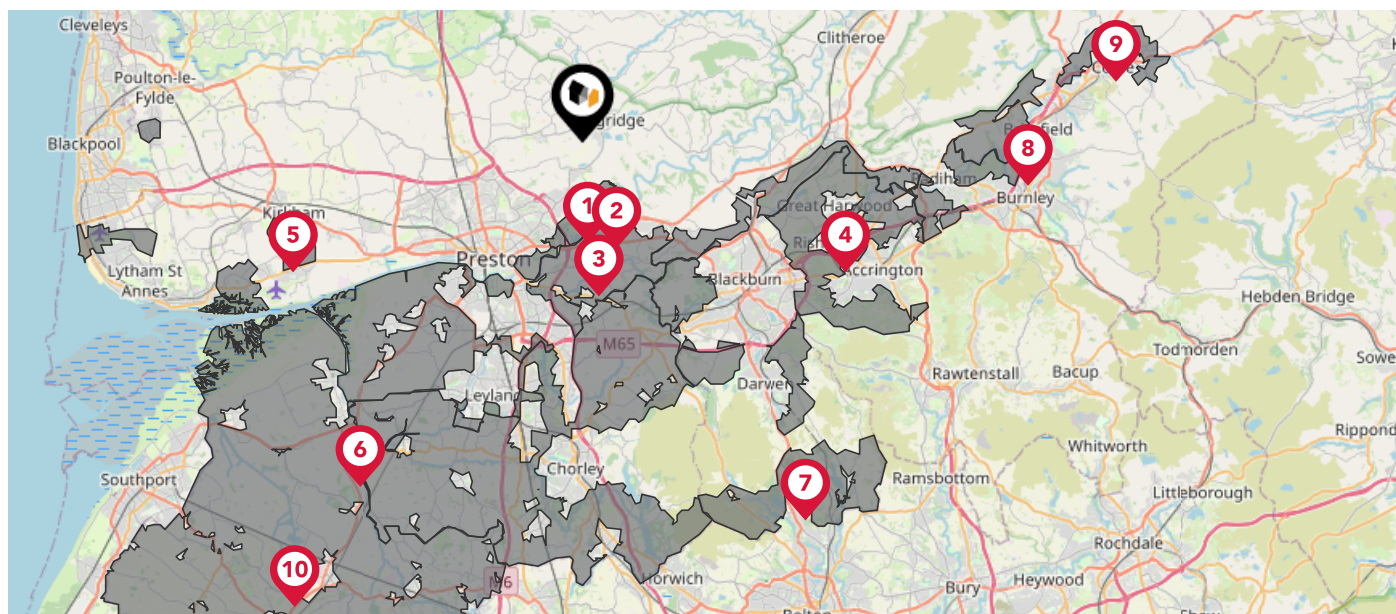
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Preston

2

Merseyside and Greater Manchester Green Belt - Ribble Valley

3

Merseyside and Greater Manchester Green Belt - South Ribble

4

Merseyside and Greater Manchester Green Belt - Hyndburn

5

Blackpool Green Belt - Fylde

6

Merseyside and Greater Manchester Green Belt - Chorley

7

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

8

Merseyside and Greater Manchester Green Belt - Burnley

9

Merseyside and Greater Manchester Green Belt - Pendle

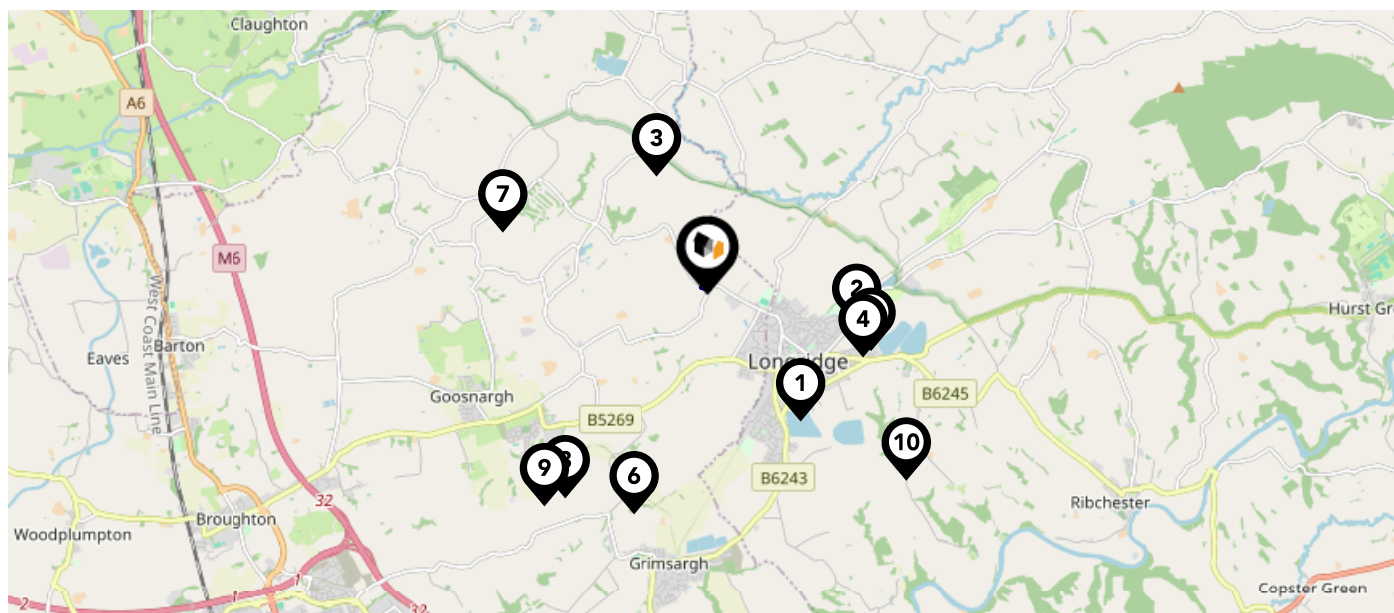
10

Merseyside and Greater Manchester Green Belt - West Lancashire

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



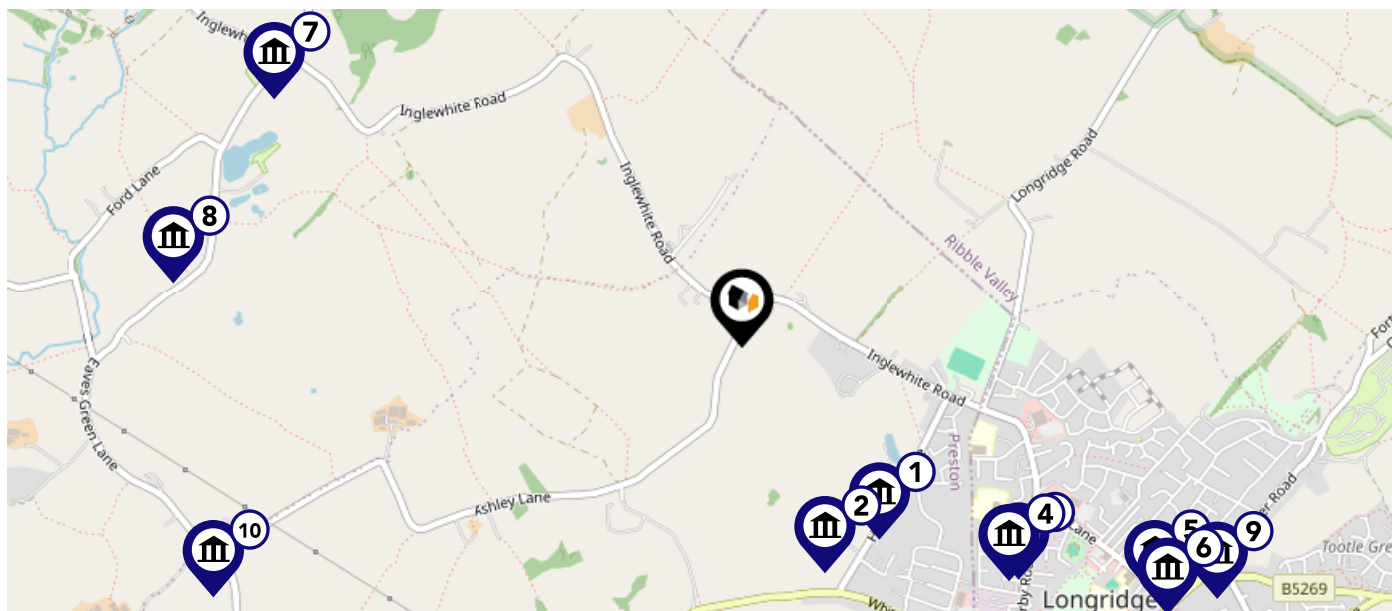
Nearby Landfill Sites











1	EA/EPR/TP3891CU/V009	Active Landfill
2	EA/EPR/FP3291CL/V009	Active Landfill
3	White Hill Farm-Horns Lane, Goosnargh, Preston, Lancashire	Historic Landfill
4	Tan Yard-Old Tan Lane, Longridge, Preston, Lancashire	Historic Landfill
5	Hollins Hall Farm-Tan Yard Lane, Longridge, Near Preston, Lancashire	Historic Landfill
6	Fulwood Urban District Council Tip-Brabiner Lane, Preston, Fulwood, Lancashire	Historic Landfill
7	Lower Beesley Farm-Preston, Inglewhite, Lancashire	Historic Landfill
8	Whittingham Hospital Site A-Whittingham, Preston, Lancashire	Historic Landfill
9	Whittingham Hospital Site B-Whittingham, Preston, Lancashire	Historic Landfill
10	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill

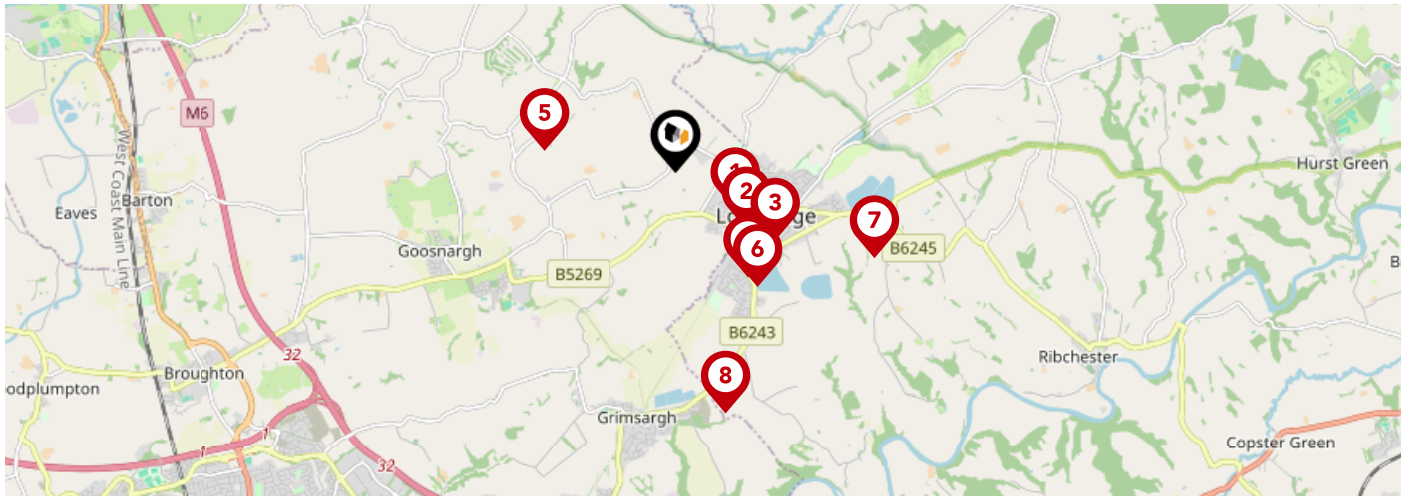
Maps

Listed Buildings

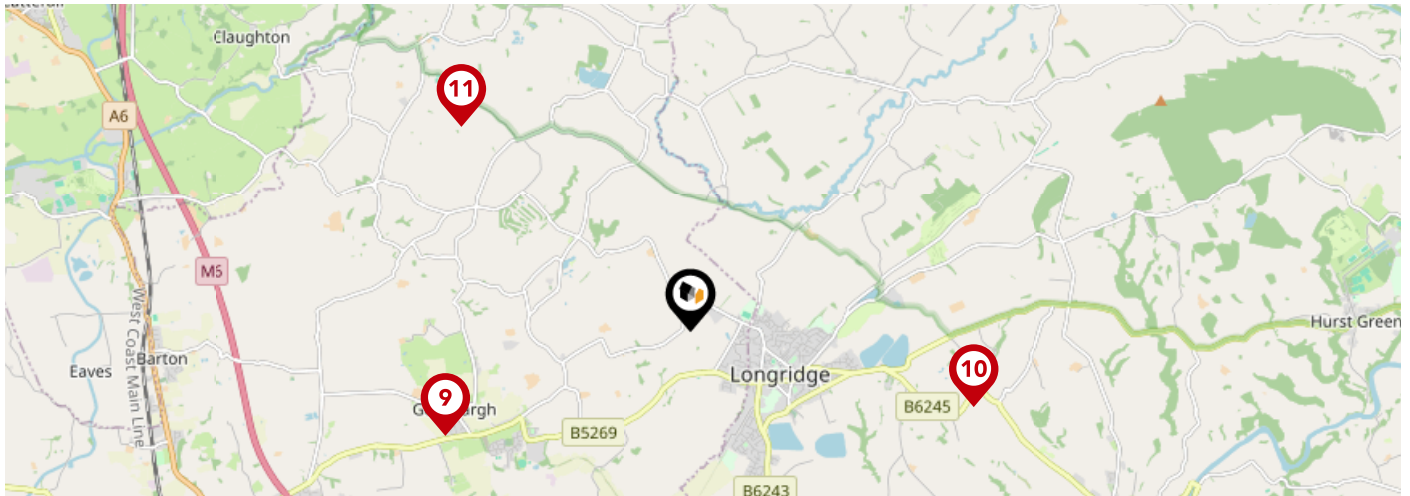
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1073518 - Dun Cow Rib Farmhouse With Wall Enclosing Garden	Grade II	0.5 miles
	1073517 - Ashes Farmhouse With Wall Surrounding Front Garden	Grade II	0.5 miles
	1392231 - War Memorial	Grade II	0.8 miles
	1147416 - Church Of St Wilfrid	Grade II	0.8 miles
	1072297 - Church Of St Paul	Grade II	1.1 miles
	1072298 - Sharley Fold	Grade II	1.1 miles
	1439858 - Ye Horns Inn	Grade II	1.1 miles
	1073538 - Roman Catholic Church Of St Francis With Attached Presbytery And School	Grade II	1.2 miles
	1308531 - 6-44, Higher Road	Grade II	1.2 miles
	1165108 - Stump Cross	Grade II	1.3 miles



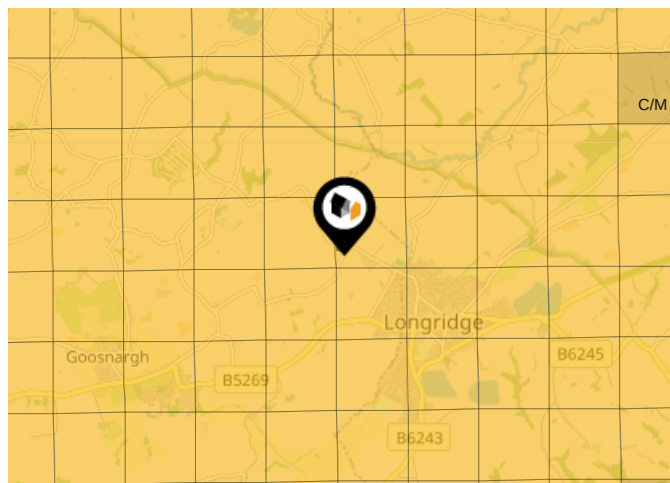
		Nursery	Primary	Secondary	College	Private
1	Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hillside Specialist School and College Ofsted Rating: Good Pupils: 108 Distance:1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brook View School Ofsted Rating: Good Pupils: 7 Distance:2.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goosnargh Whitechapel Primary School Ofsted Rating: Good Pupils: 94 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Roman Catholic Primary School, Chipping Ofsted Rating: Good Pupils: 40 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brabins Endowed School Ofsted Rating: Outstanding Pupils: 83 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

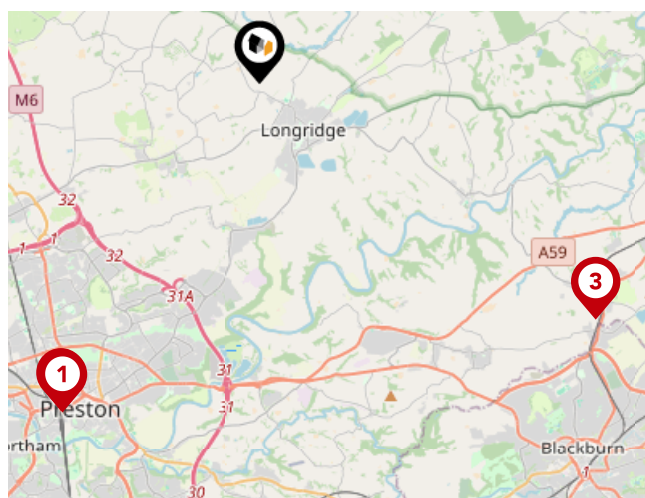


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

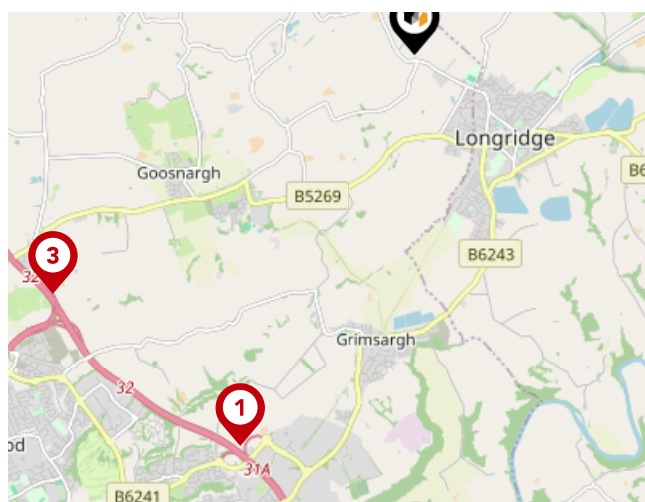
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	6.7 miles
2	Preston Rail Station	6.69 miles
3	Ramsgreave & Wilpshire Rail Station	7.2 miles

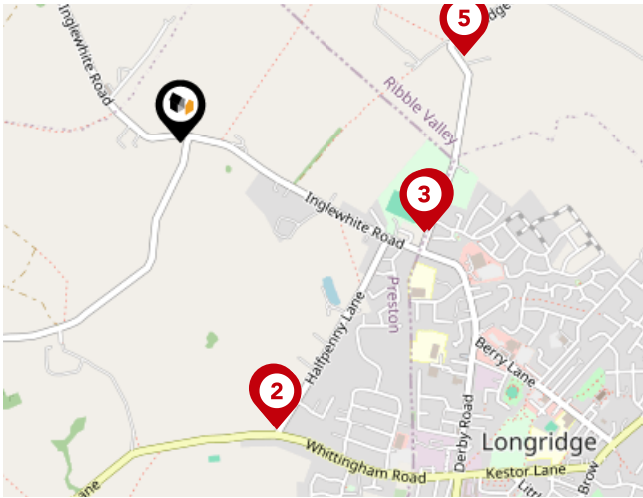


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	3.74 miles
2	M6 J31	5.18 miles
3	M6 J32	3.8 miles
4	M55 J1	4.65 miles
5	M6 J30	6.98 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Halfpenny Lane	0.65 miles
2	Halfpenny Lane	0.66 miles
3	Alston Arms	0.57 miles
4	Alston Arms	0.58 miles
5	Lower Cockleach Barn	0.65 miles



Pendle Hill Properties

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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