

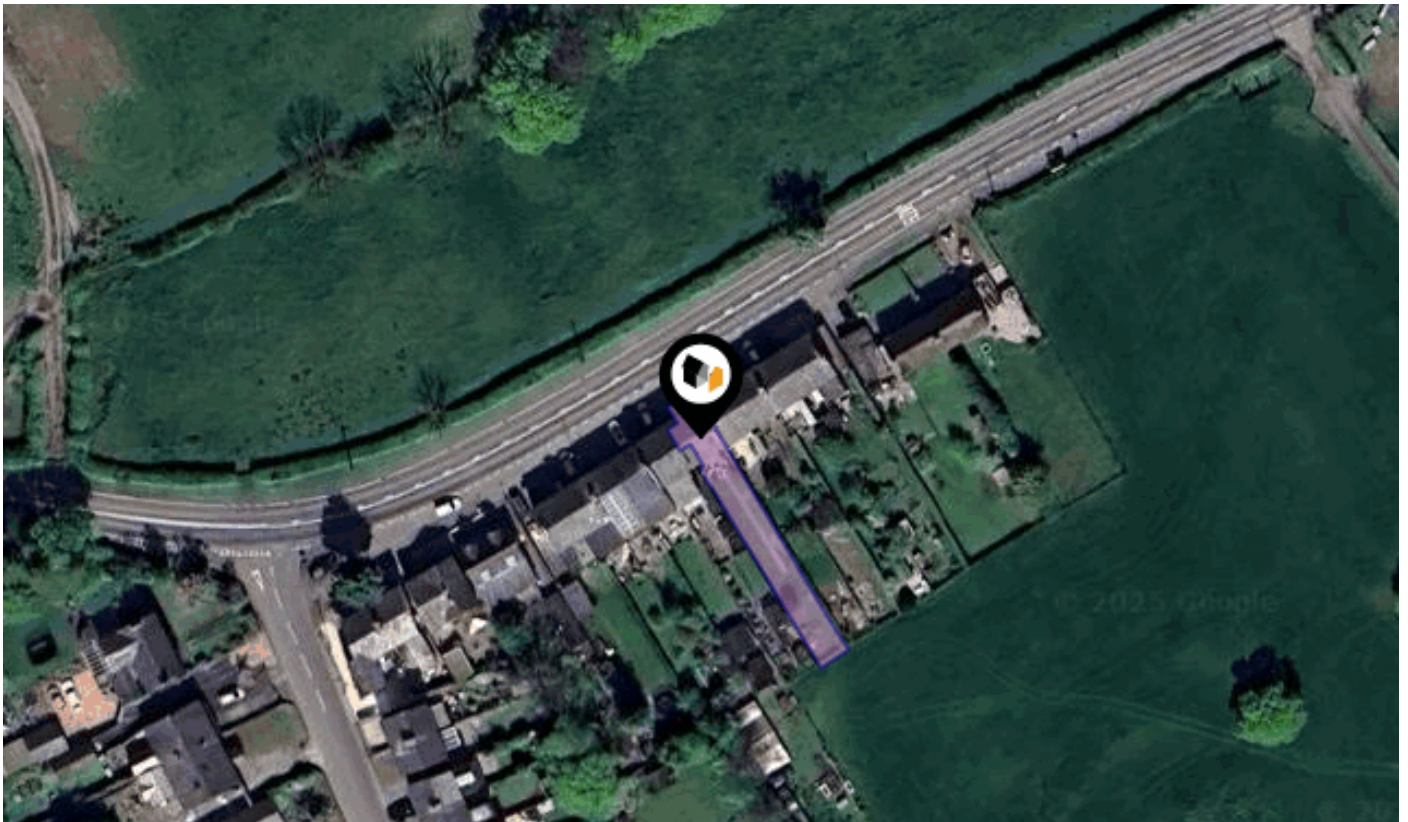


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th June 2025



CUMERAGH LANE, WHITTINGHAM, PRESTON, PR3

Pendle Hill Properties

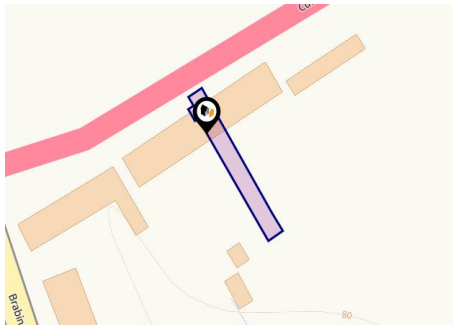
154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk







Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	724 ft ² / 67 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,927		
Title Number:	LA508527		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No		
Flood Risk:			
● Rivers & Seas	Very low	18 mb/s	- mb/s
● Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

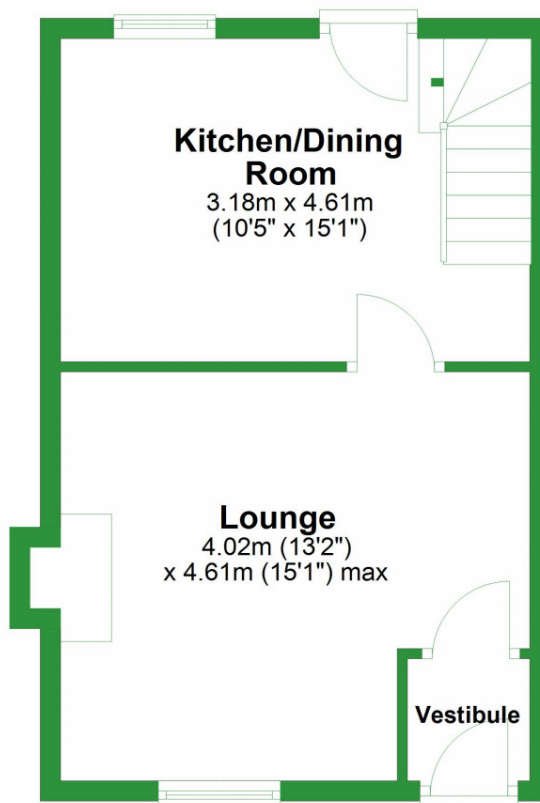




CUMERAGH LANE, WHITTINGHAM, PRESTON, PR3

Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)

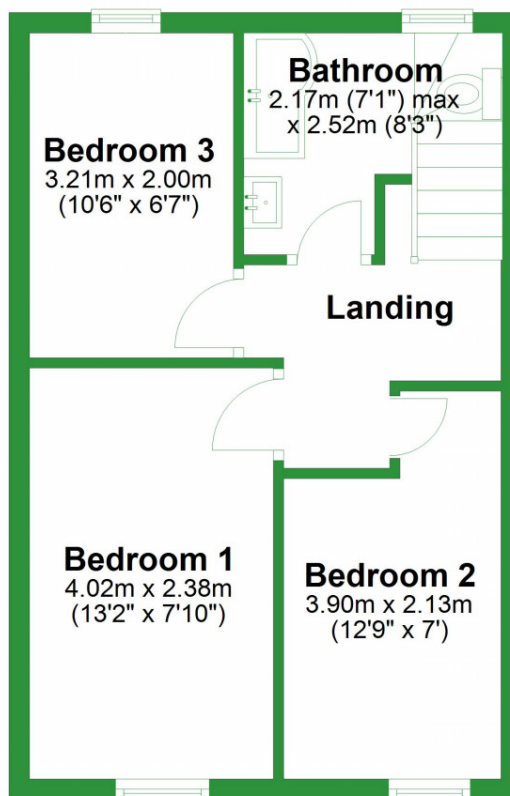


Total area: approx. 67.3 sq. metres (724.7 sq. feet)

CUMERAGH LANE, WHITTINGHAM, PRESTON, PR3

First Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



Cumeragh Lane, Whittingham, PR3

Energy rating

D

Valid until 19.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good
Lighting:	Low energy lighting in 84% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	78 m ²

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

Detached

+49.45%

Semi-Detached

+42.52%

Flat

+22.94%

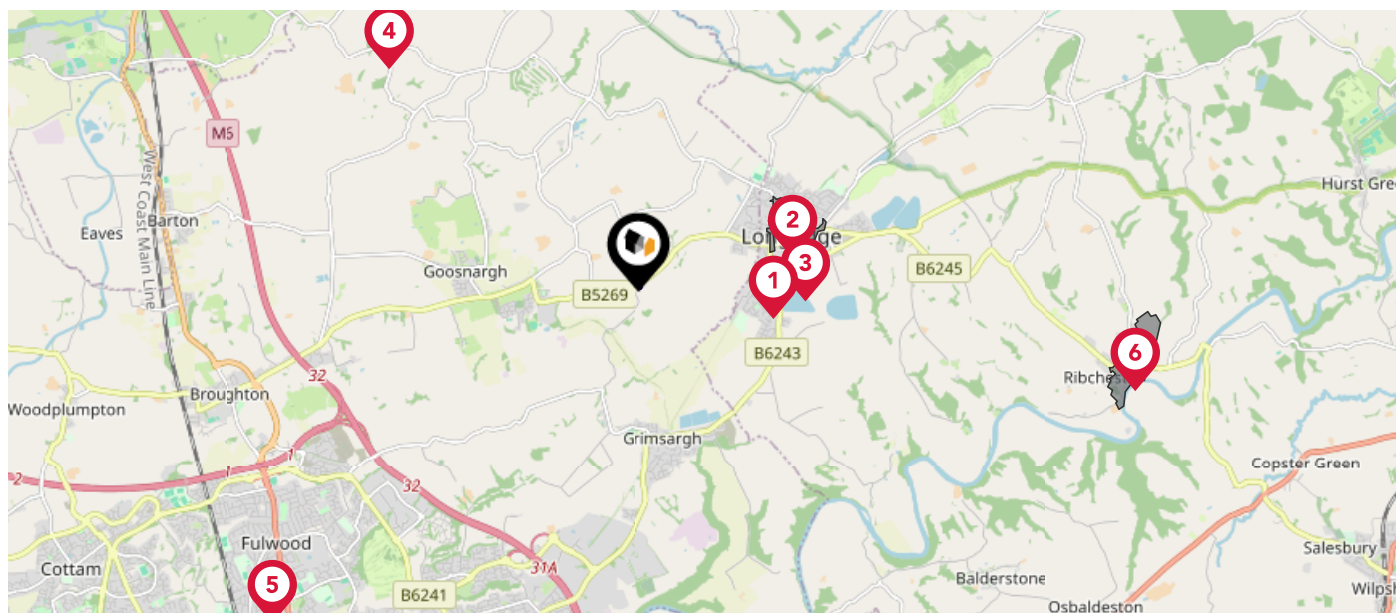
Terraced

+37.28%







Maps

Conservation Areas

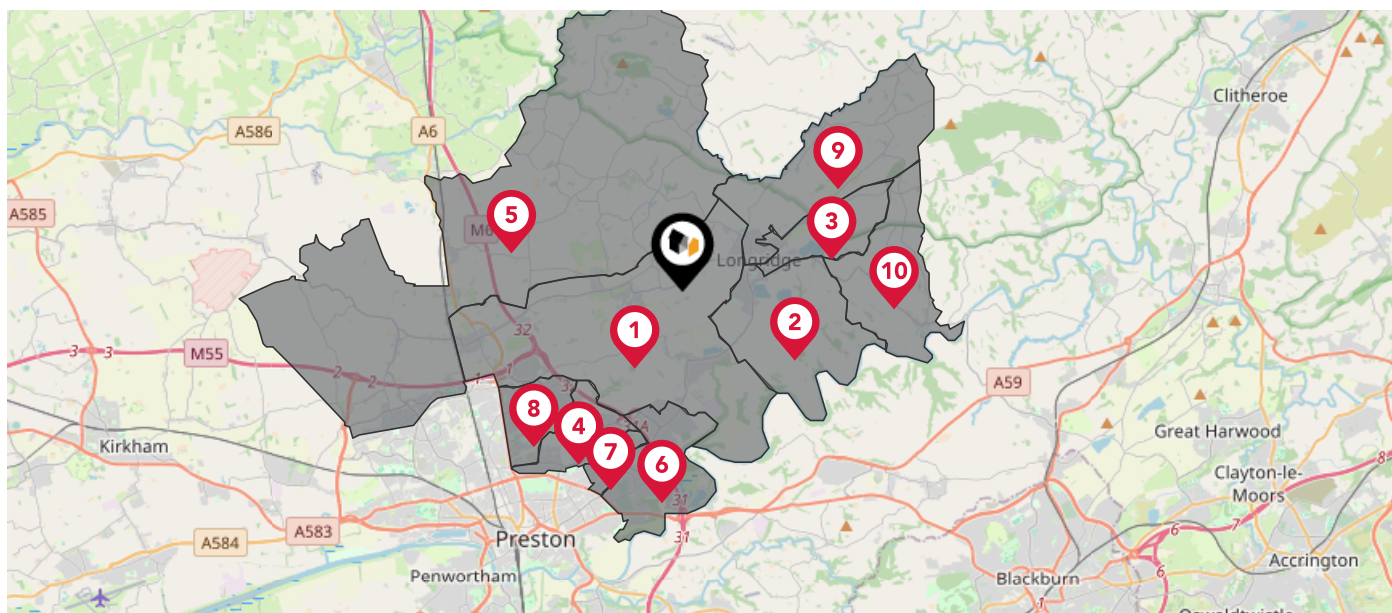
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Newtown, Longridge
-  Longridge
-  St Lawrence's Church, Longridge
-  Inglewhite Conservation Area
-  Harris Childrens Home Conservation Area
-  Ribchester

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Preston Rural East Ward



Alston & Hothersall Ward



Dilworth Ward



Garrison Ward



Preston Rural North Ward



Ribblesdale Ward



Brookfield Ward



Sharoe Green Ward

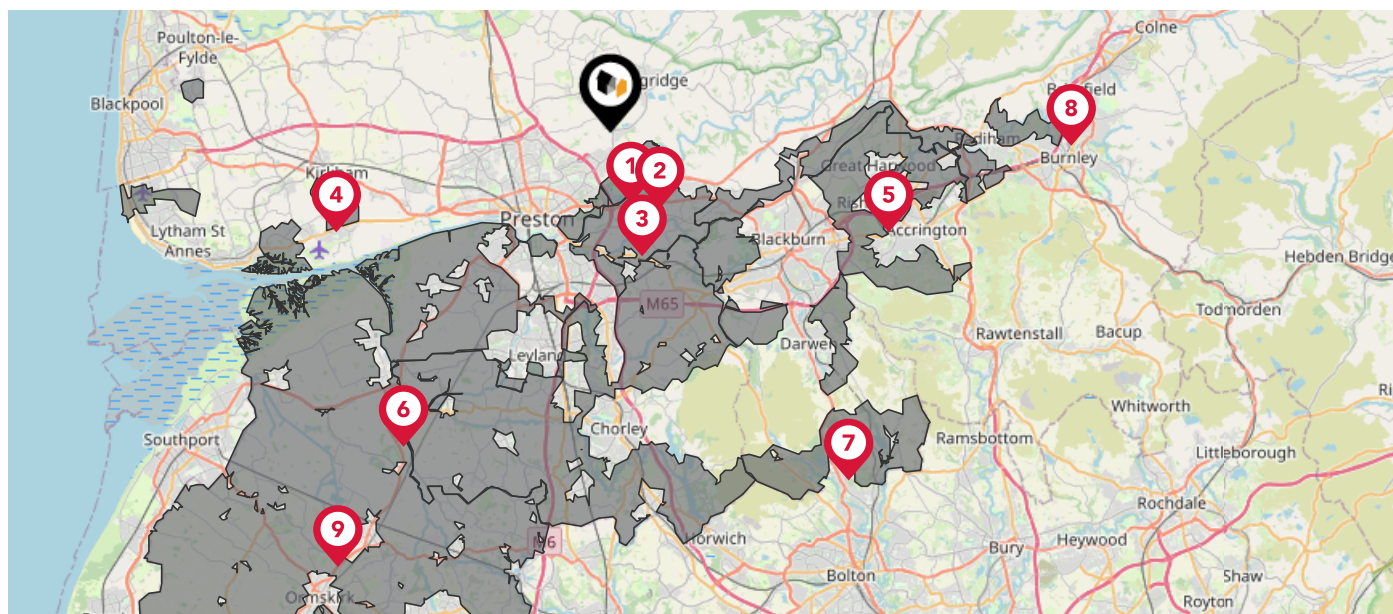


Derby & Thornley Ward



Ribchester Ward

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 Blackpool Green Belt - Fylde
- 5 Merseyside and Greater Manchester Green Belt - Hyndburn
- 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 - West Lancashire

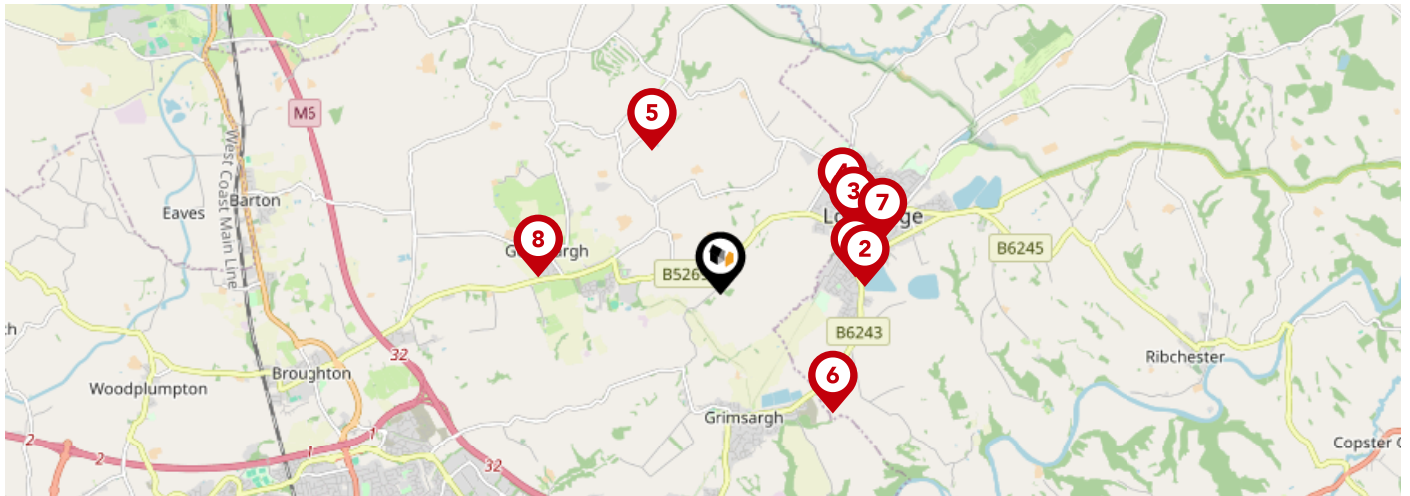
Maps

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
	1073515 - Pigot House	Grade II	0.3 miles
	1165133 - Bottoms Farmhouse	Grade II	0.3 miles
	1317459 - Back Lane Farmhouse And Adjoining Barn	Grade II	0.4 miles
	1361666 - Albin House	Grade II	0.4 miles
	1073514 - Sudell House Farmhouse	Grade II	0.4 miles
	1165108 - Stump Cross	Grade II	0.8 miles
	1073516 - Green Nook	Grade II	0.8 miles
	1073517 - Ashes Farmhouse With Wall Surrounding Front Garden	Grade II	0.9 miles
	1165161 - Gatepiers Circa 50 Metres East Of Green Nook	Grade II	0.9 miles
	1165188 - Church Of St John In Grounds Of Whittingham Hospital	Grade II	1.0 miles



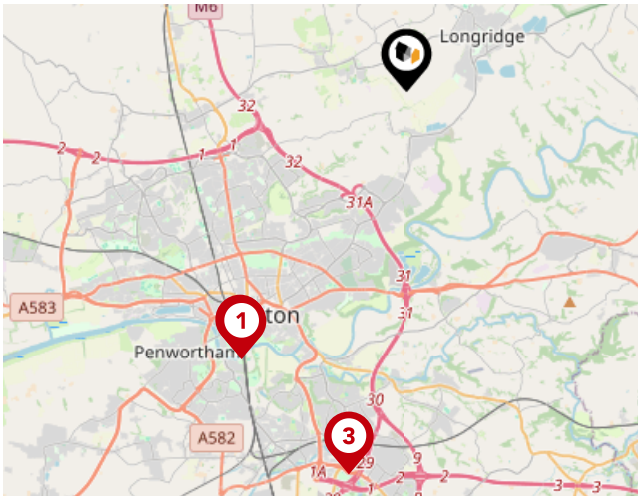
		Nursery	Primary	Secondary	College	Private
1	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance: 1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance: 1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barnacre Road Primary School Ofsted Rating: Not Rated Pupils: 0 Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Specialist School and College Ofsted Rating: Good Pupils: 108 Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:2.86	<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:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:3.03	<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:3.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

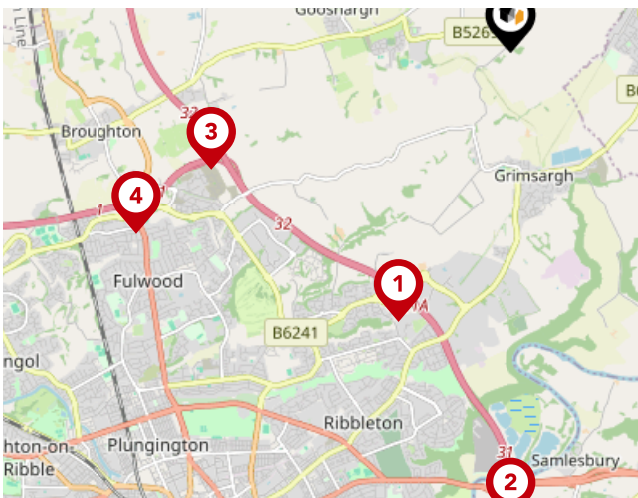
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	5.5 miles
2	Preston Rail Station	5.5 miles
3	Bamber Bridge Rail Station	6.77 miles

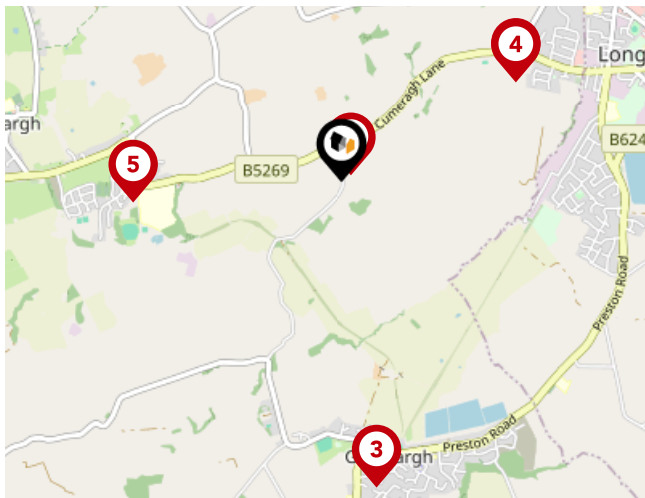


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	2.55 miles
2	M6 J31	4.09 miles
3	M6 J32	2.82 miles
4	M55 J1	3.63 miles
5	M6 J30	5.86 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brabiner Lane	0.05 miles
2	Halfpenny Lane	0.88 miles
3	Post Office	1.34 miles
4	Halfpenny Lane	0.88 miles
5	Tansy Road	0.91 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk



Valuation Office
Agency

