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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th August 2025



HIGHGATE, GOOSNARGH, PRESTON, PR3

Pendle Hill Properties

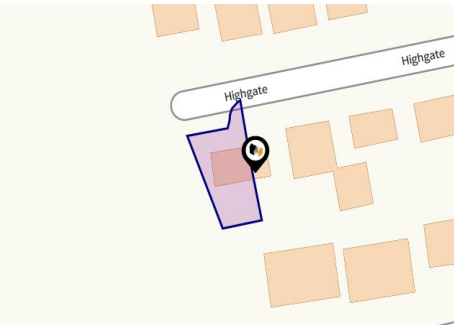
154 Whalley Road Read BB12 7PN

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,564 ft ² / 145 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,203		
Title Number:	LA447832		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5 mb/s	68 mb/s	- mb/s
• Surface Water	Very low			

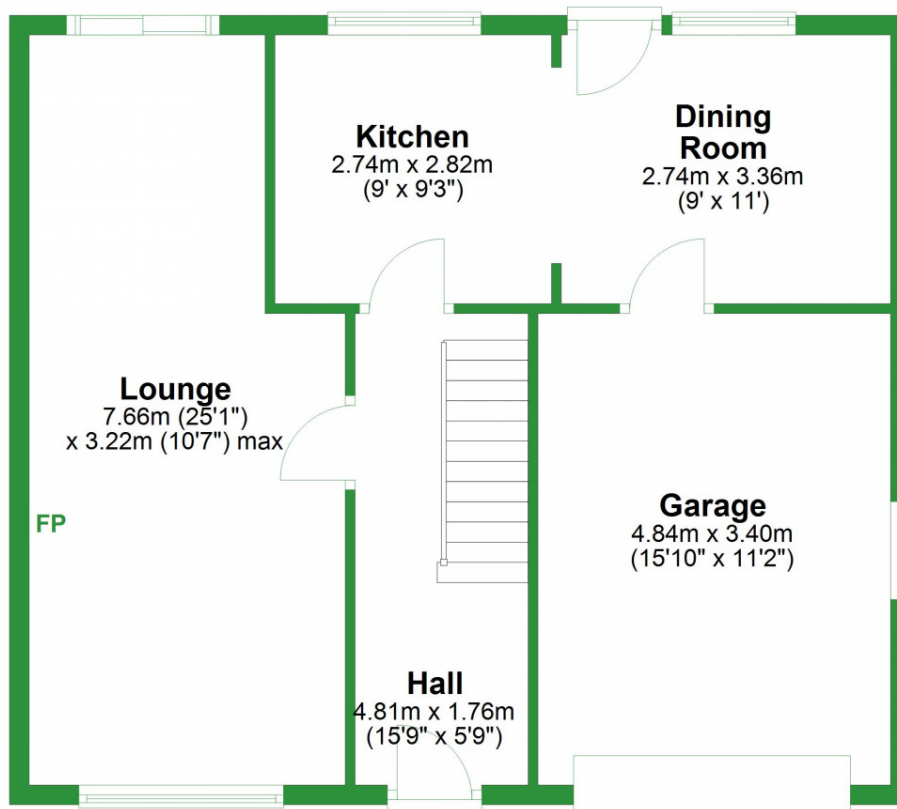
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
O ₂	EE	3	O2			



HIGHGATE, GOOSNARGH, PRESTON, PR3

Ground Floor

Approx. 67.2 sq. metres (723.7 sq. feet)

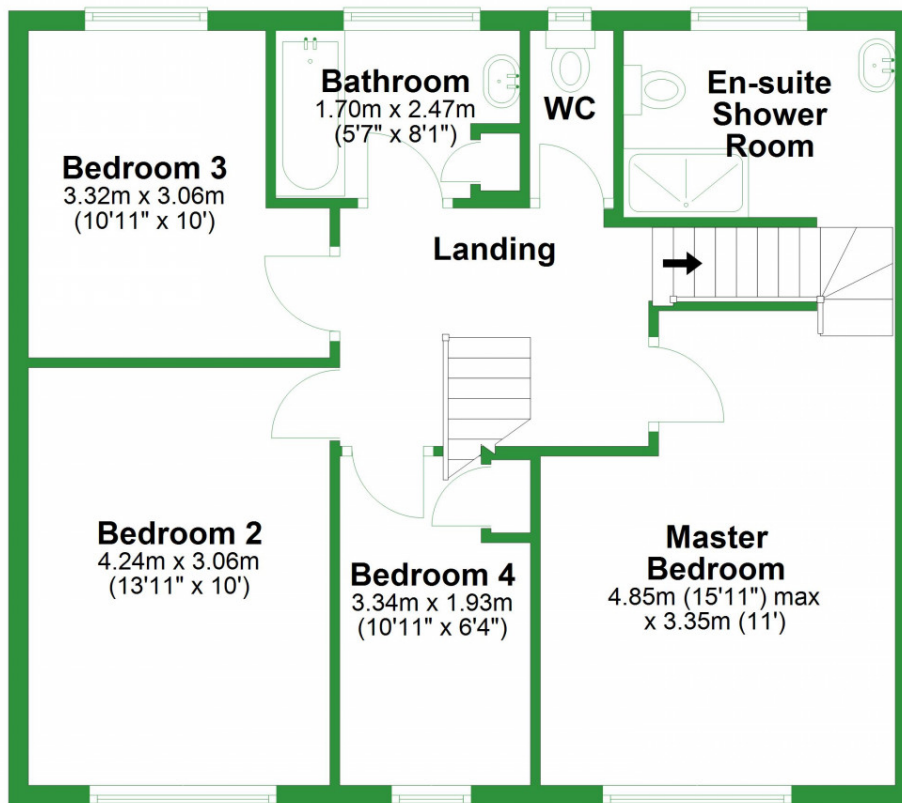


Total area: approx. 145.3 sq. metres (1564.3 sq. feet)

HIGHGATE, GOOSNARGH, PRESTON, PR3

First Floor

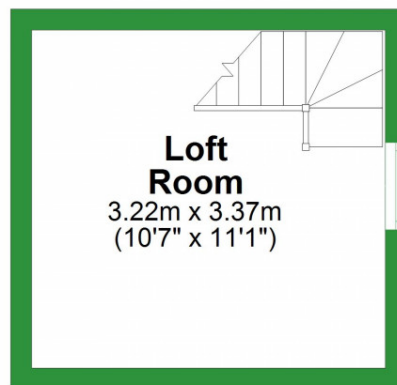
Approx. 67.2 sq. metres (723.7 sq. feet)



HIGHGATE, GOOSNARGH, PRESTON, PR3

Second Floor

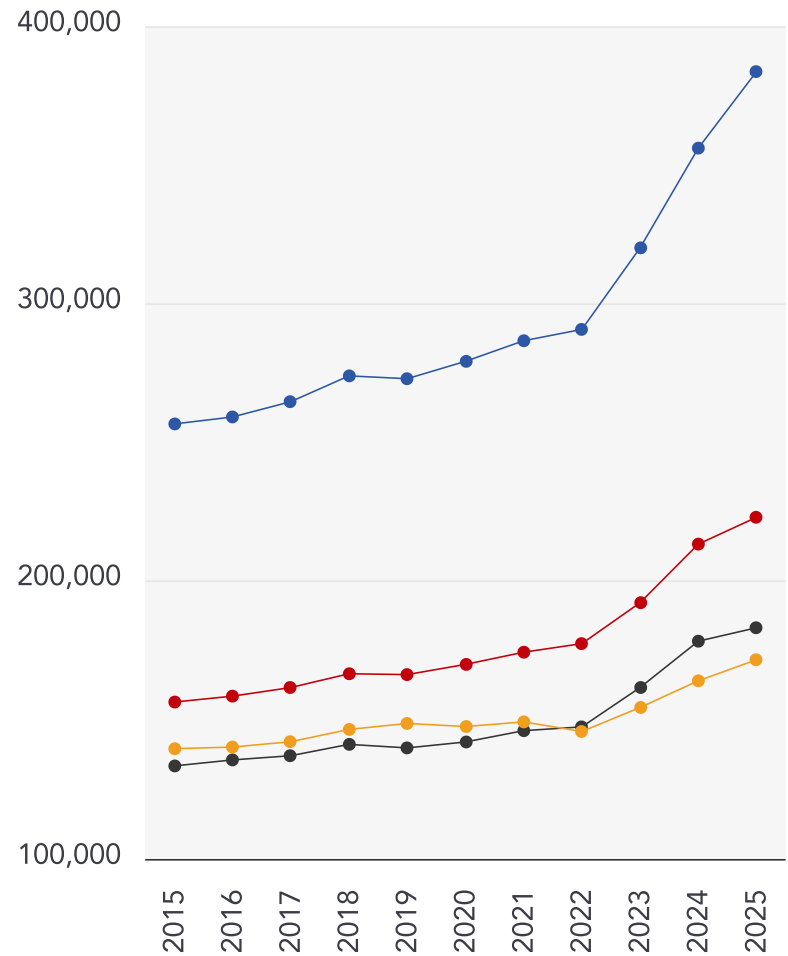
Approx. 10.9 sq. metres (116.9 sq. feet)



Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Flat

+22.94%

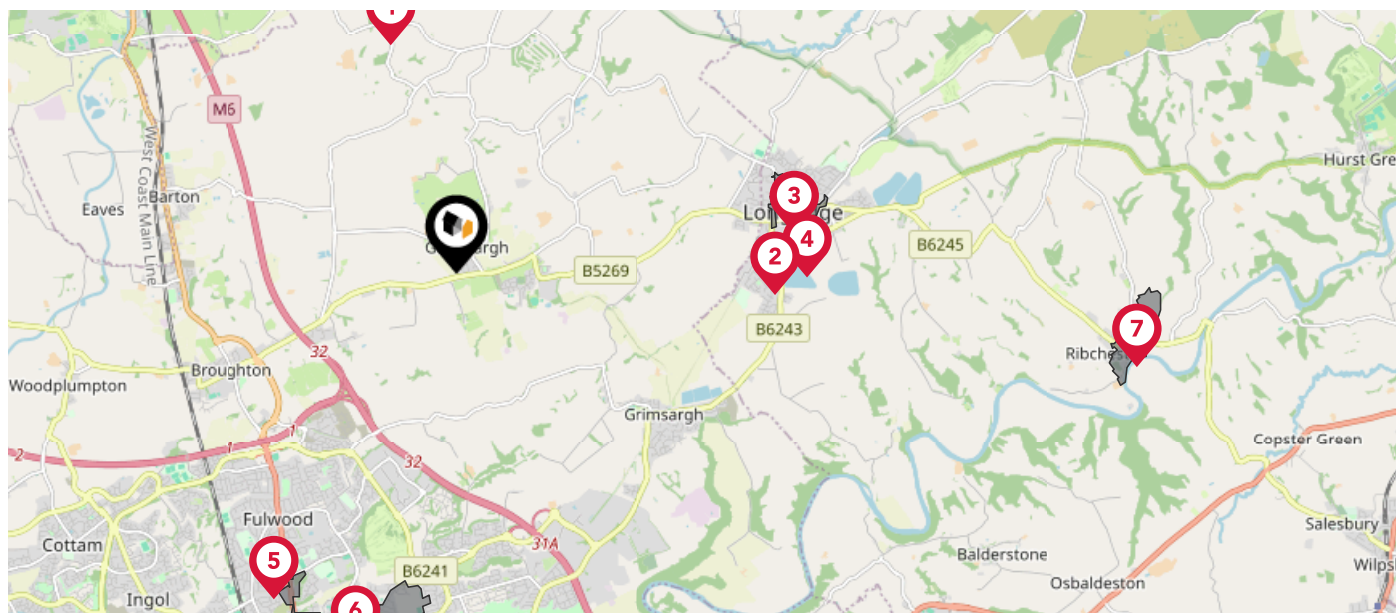
Terraced

+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.



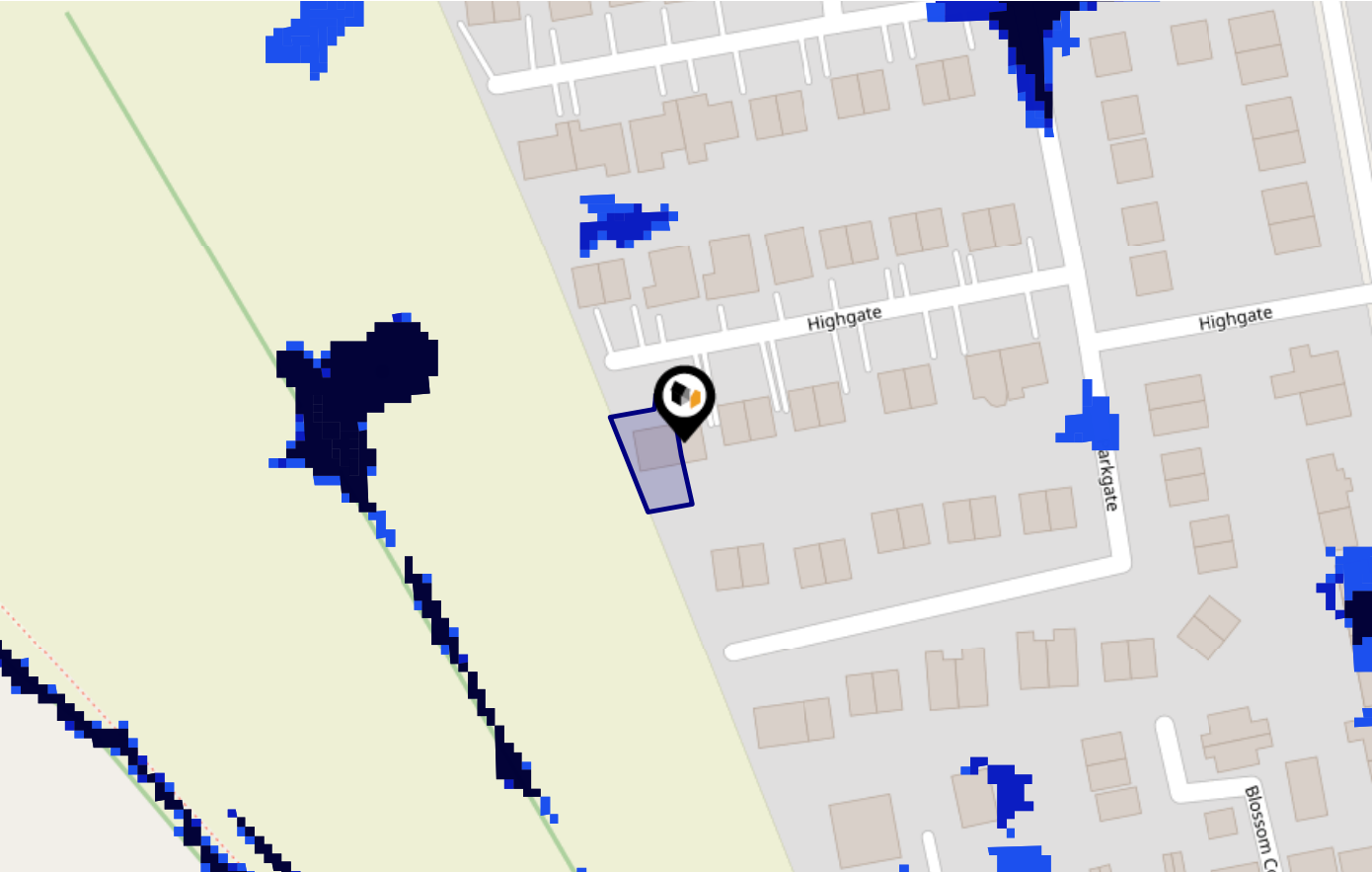
Nearby Conservation Areas

- | | |
|---|---|
| 1 | Inglewhite Conservation Area |
| 2 | Newtown, Longridge |
| 3 | Longridge |
| 4 | St Lawrence's Church, Longridge |
| 5 | Harris Childrens Home Conservation Area |
| 6 | Fulwood Conservation Area |
| 7 | Ribchester |

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.

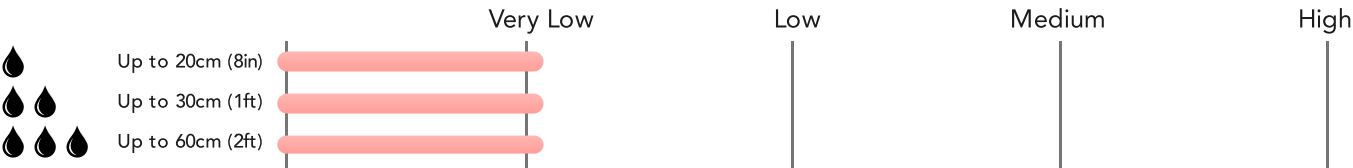


Risk Rating: Very low

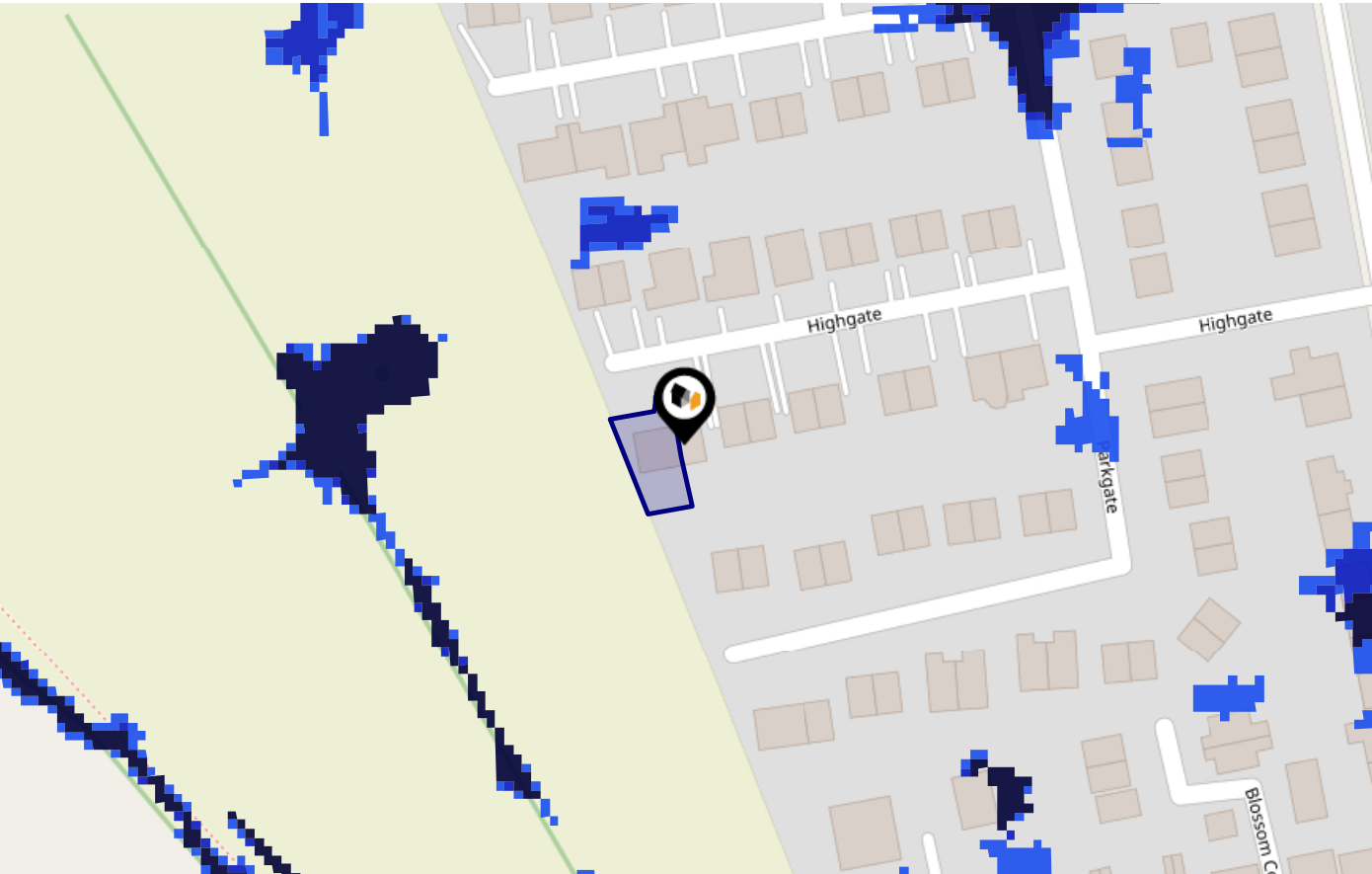
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

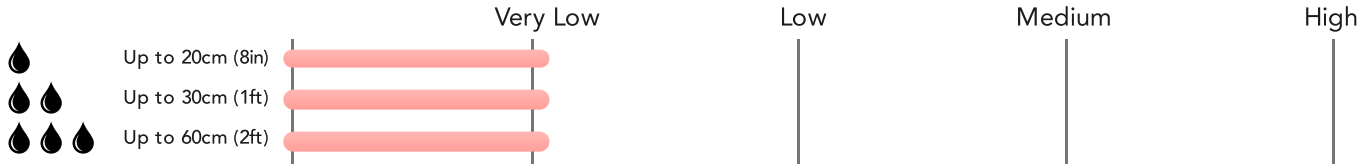


Risk Rating: Very low

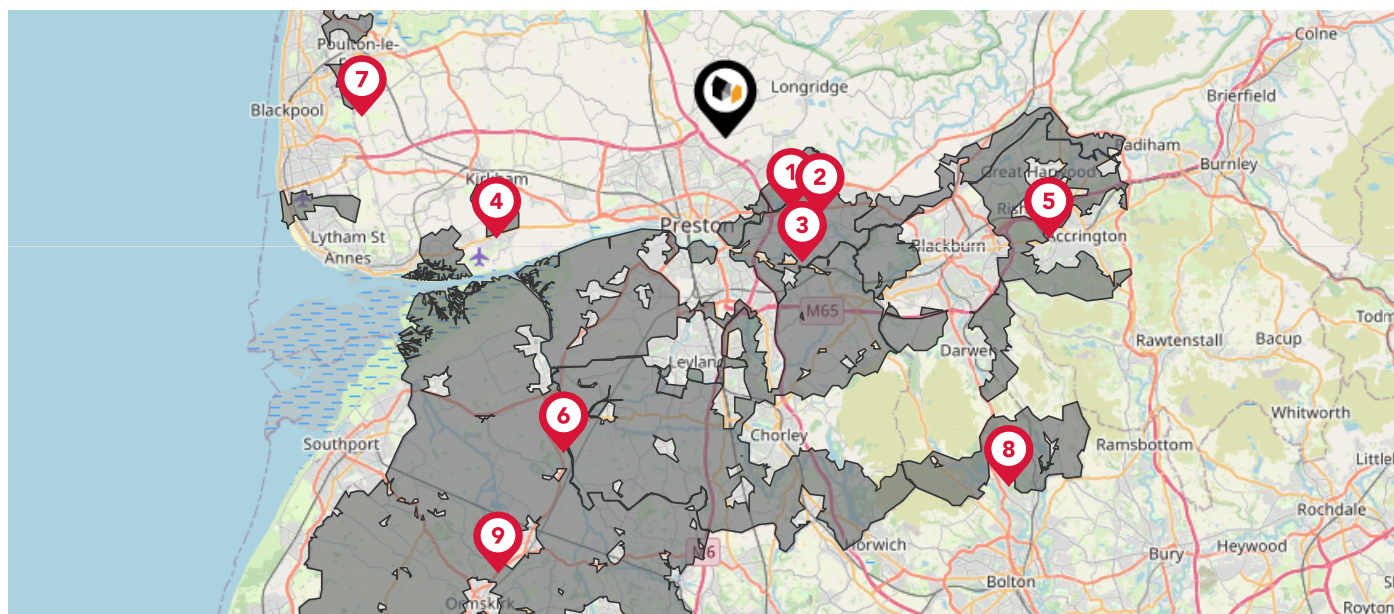
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Preston



Merseyside and Greater Manchester Green Belt - Ribble Valley



Merseyside and Greater Manchester Green Belt - South Ribble



Blackpool Green Belt - Fylde



Merseyside and Greater Manchester Green Belt - Hyndburn



Merseyside and Greater Manchester Green Belt - Chorley



Blackpool Green Belt - Wyre



Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

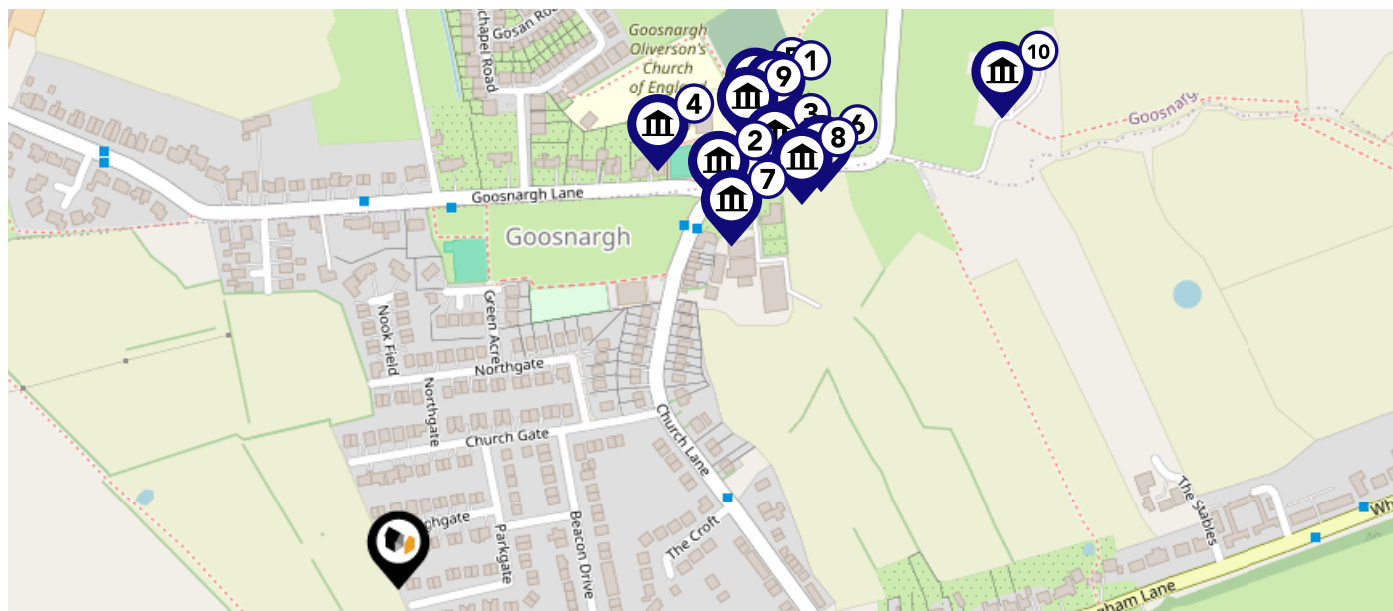


Merseyside and Greater Manchester Green Belt - West Lancashire

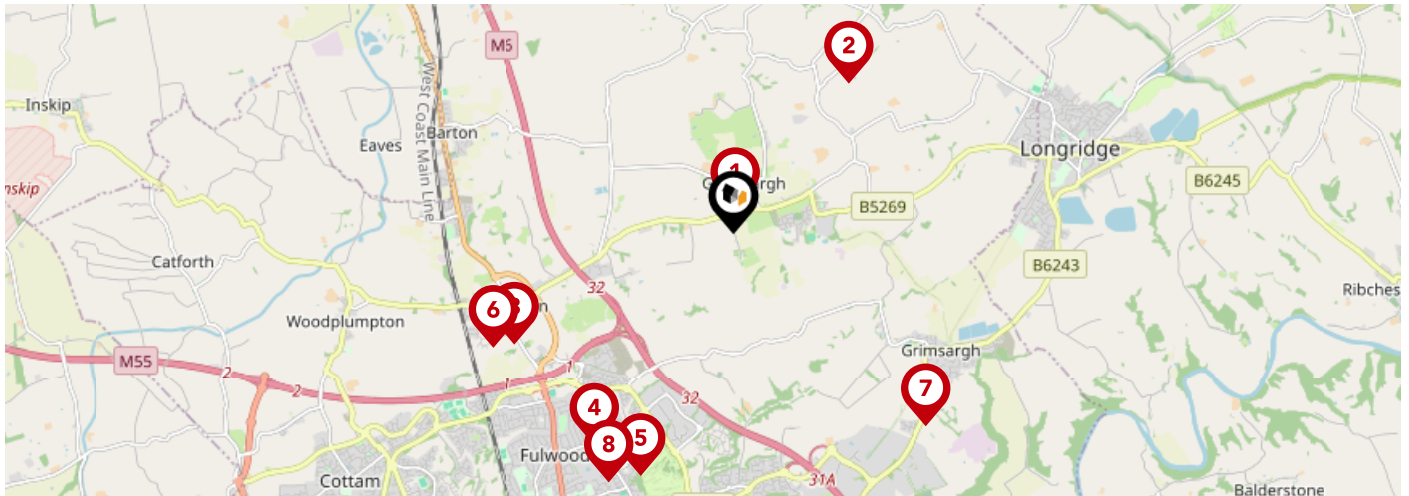
Maps

Listed Buildings

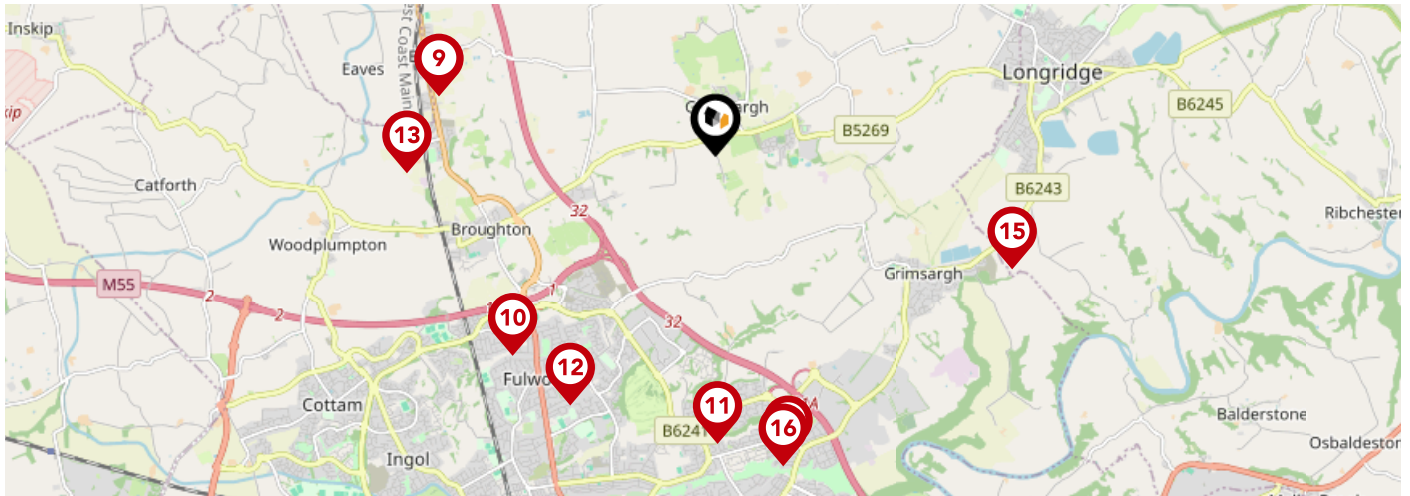
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1073534 - Base Of Preaching Cross Circa 7 Metres South Of Chancel Of Church Of St Mary	Grade II	0.3 miles
	1073536 - The Grapes Inn	Grade II	0.3 miles
	1361635 - Obelisk In Garden Circ 20 Metres West Of Bushell's Hospital	Grade II	0.3 miles
	1164579 - Goosnargh (oliverson's) Ce School	Grade II	0.3 miles
	1361634 - Church Of St Mary	Grade II	0.3 miles
	1073535 - Bushells Hospital	Grade II	0.3 miles
	1317445 - Bushells Arms	Grade II	0.3 miles
	1164616 - Boundary Wall On West And South Sides Of Grounds Of Bushell's Hospital, Including 3 Sets Of Gate Piers And Gates	Grade II	0.3 miles
	1164573 - Sundial Circa 10 Metres South Of Church Of St Mary	Grade II	0.3 miles
	1164632 - Building Immediately North West Of North West Corner Of Church House Farmhouse	Grade II	0.4 miles



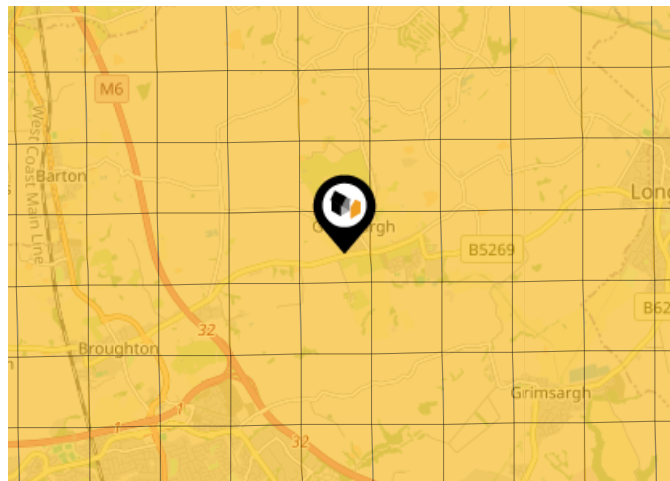
		Nursery	Primary	Secondary	College	Private
1	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.2	☐	☒	☐	☐	☐
2	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:1.67	☐	☒	☐	☐	☐
3	Broughton-in-Amounderness Church of England Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:2.15	☐	☒	☐	☐	☐
4	Fulwood, St Peter's Church of England Primary School and Nursery Ofsted Rating: Outstanding Pupils: 241 Distance:2.22	☐	☒	☐	☐	☐
5	Sherwood Primary School Ofsted Rating: Outstanding Pupils: 426 Distance:2.27	☐	☒	☐	☐	☐
6	Broughton High School Ofsted Rating: Outstanding Pupils: 909 Distance:2.32	☐	☐	☒	☐	☐
7	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:2.38	☐	☒	☐	☐	☐
8	St Clare's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 288 Distance:2.44	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Barton St Lawrence Church of England Primary School Ofsted Rating: Outstanding Pupils: 192 Distance:2.47	☐	☒	☐	☐	☐
10	Our Lady and St Edward's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 211 Distance:2.49	☐	☒	☐	☐	☐
11	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:2.51	☐	☒	☐	☐	☐
12	Lancashire Education Medical Services Ofsted Rating: Not Rated Pupils:0 Distance:2.52	☐	☐	☒	☐	☐
13	St Mary and St Andrew's Catholic Primary School, Barton Newsham Ofsted Rating: Good Pupils: 125 Distance:2.7	☐	☒	☐	☐	☐
14	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:2.71	☐	☒	☐	☐	☐
15	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:2.77	☐	☒	☐	☐	☐
16	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:2.78	☐	☒	☐	☐	☐

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

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

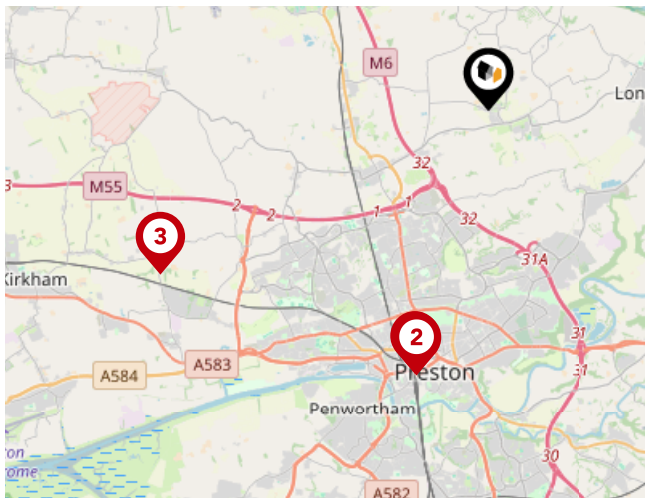


Primary Classifications (Most Common Clay Types)

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

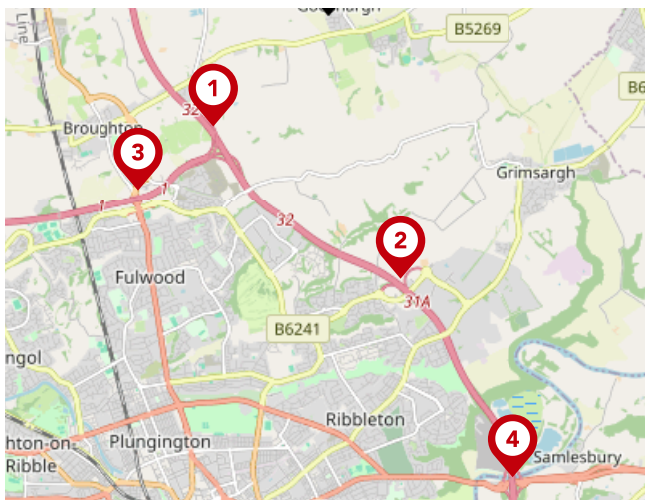
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	4.79 miles
2	Preston Rail Station	4.81 miles
3	Salwick Rail Station	6.45 miles

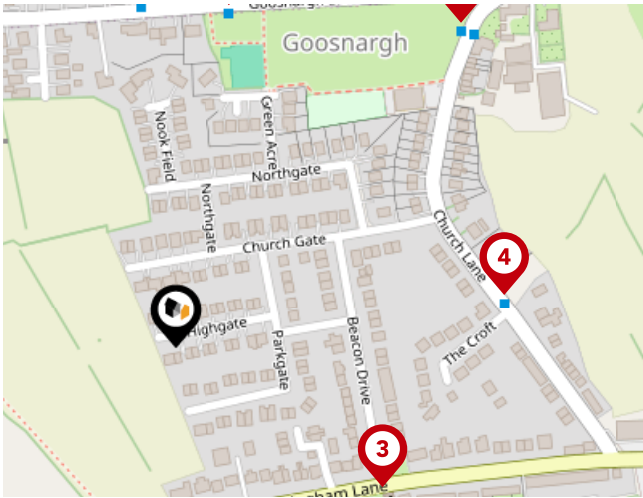


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J32	1.4 miles
2	M6 J31A	2.39 miles
3	M55 J1	2.26 miles
4	M6 J31	4.35 miles
5	M6 J30	5.86 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Goosnargh Lane	0.19 miles
2	Sports Pavilion	0.19 miles
3	Methodist Church	0.14 miles
4	The Croft	0.18 miles
5	The Grapes Inn	0.24 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/



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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

