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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th September 2025



HESKETH ROAD, LONGRIDGE, PRESTON, PR3

Pendle Hill Properties

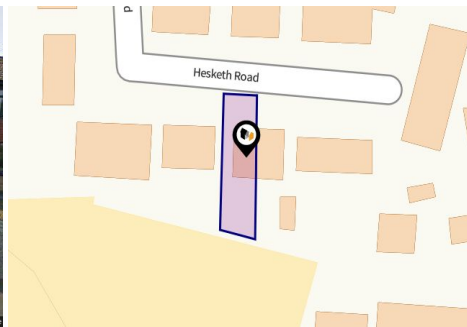
74 Berry Ln, Longridge, Preston PR3 3WH

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,104 ft ² / 102 m ²
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,300
Title Number:	LA924746

Tenure:	Freehold
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Local Area

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

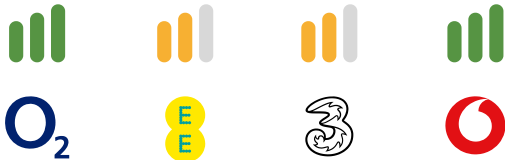
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17	66	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

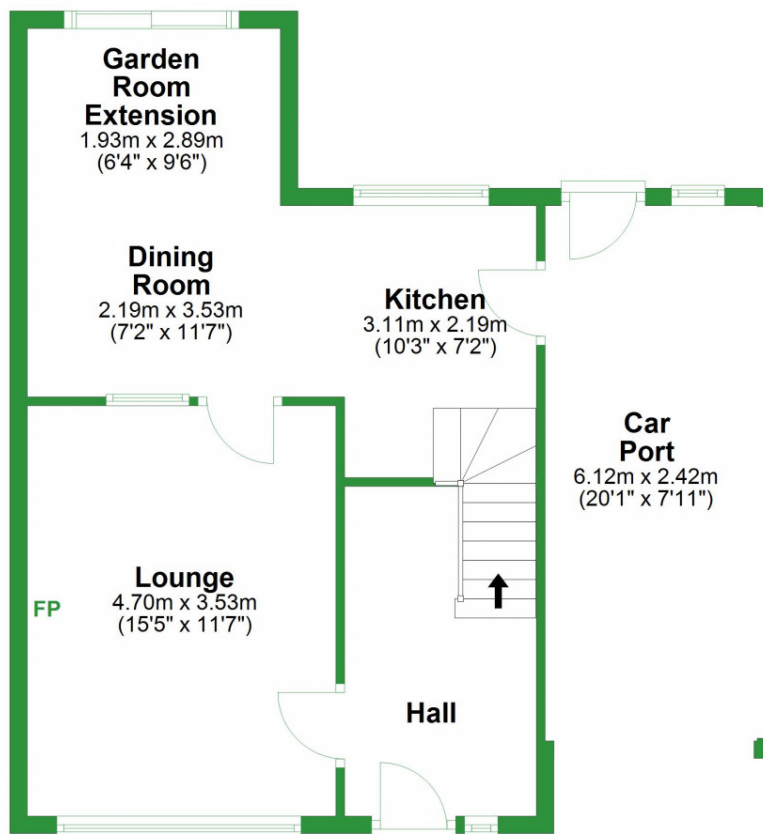




HESKETH ROAD, LONGRIDGE, PRESTON, PR3

Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)

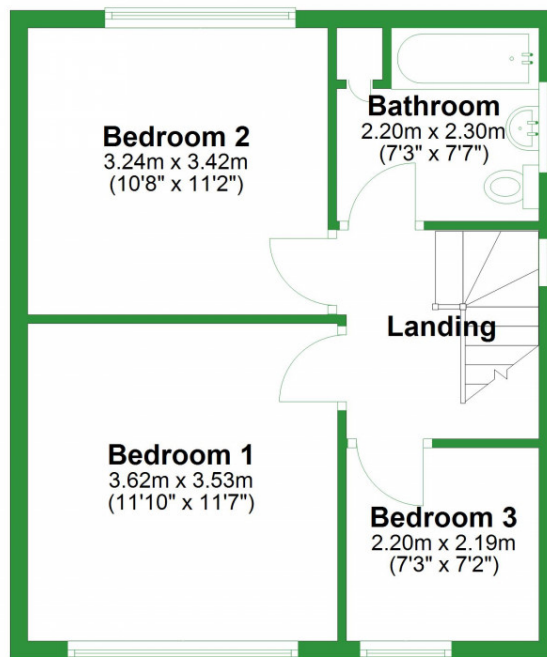


Total area: approx. 102.6 sq. metres (1104.0 sq. feet)

HESKETH ROAD, LONGRIDGE, PRESTON, PR3

First Floor

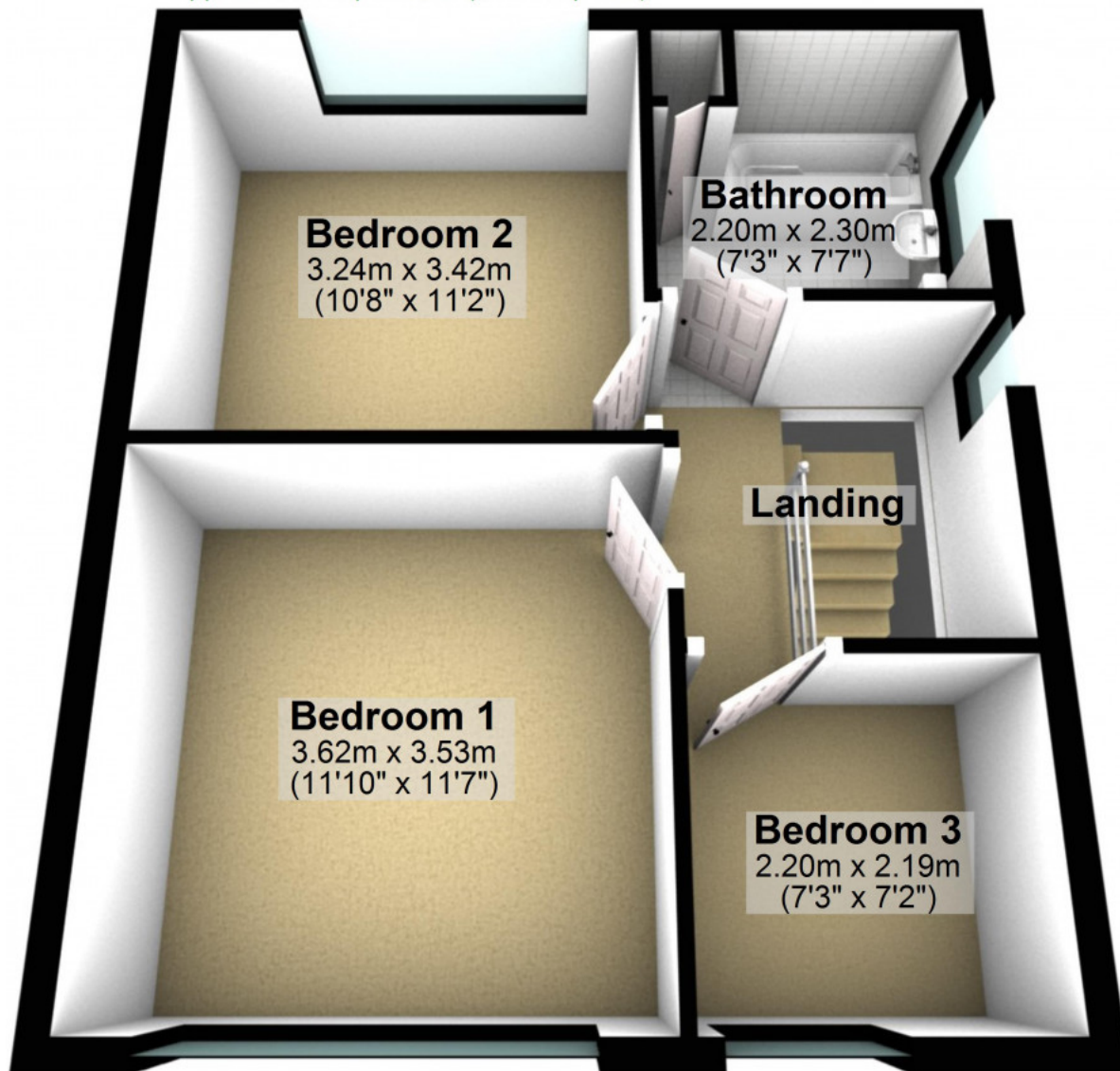
Approx. 40.6 sq. metres (437.3 sq. feet)



HESKETH ROAD, LONGRIDGE, PRESTON, PR3

First Floor

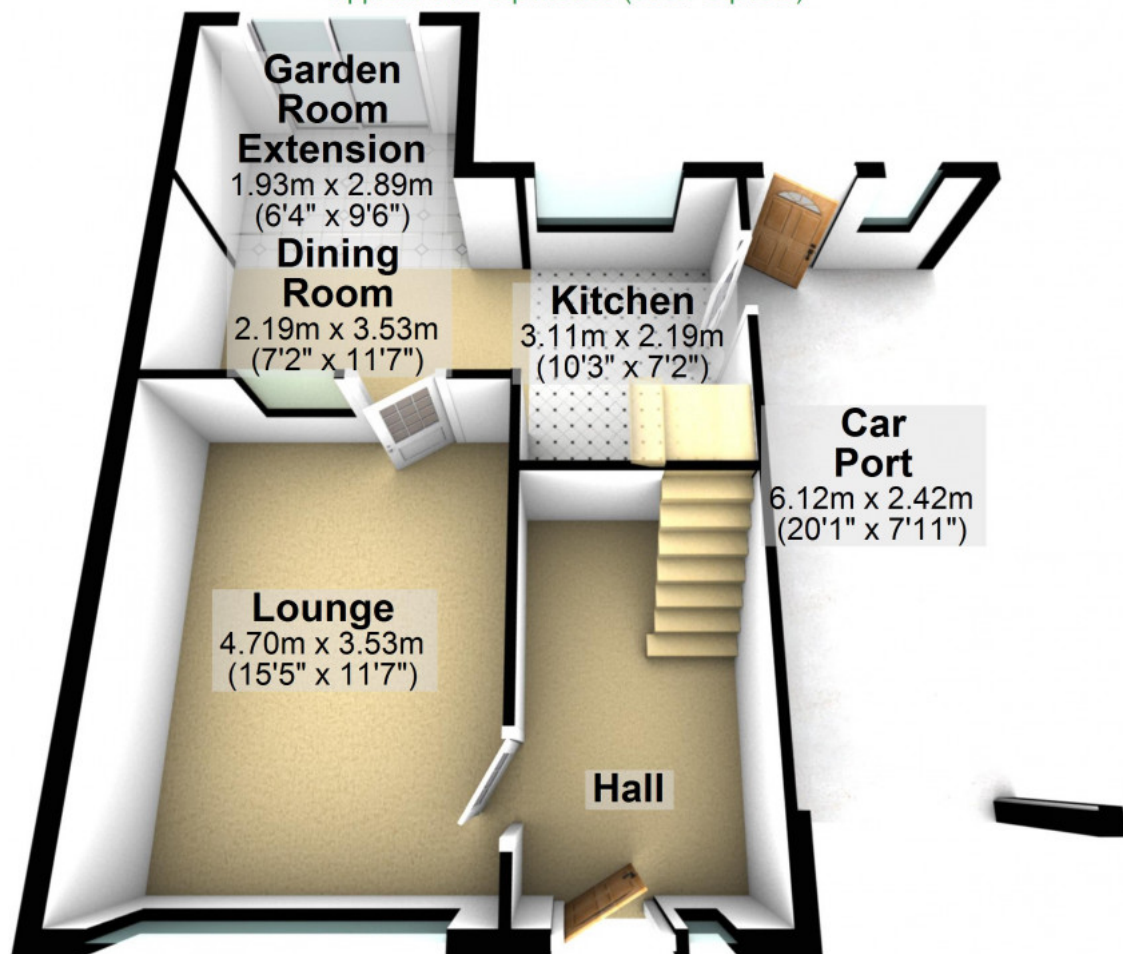
Approx. 40.6 sq. metres (437.3 sq. feet)



HESKETH ROAD, LONGRIDGE, PRESTON, PR3

Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)

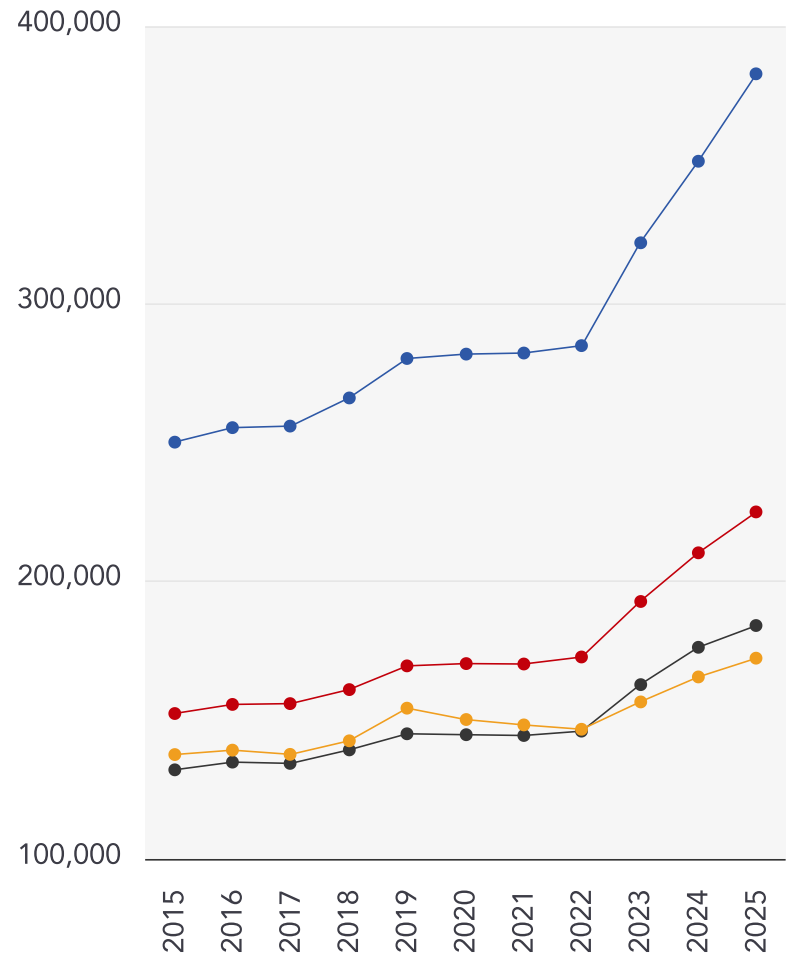


Total area: approx. 102.6 sq. metres (1104.0 sq. feet)

Market

House Price Statistics

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



Detached

+53.05%

Semi-Detached

+47.66%

Flat

+25.24%

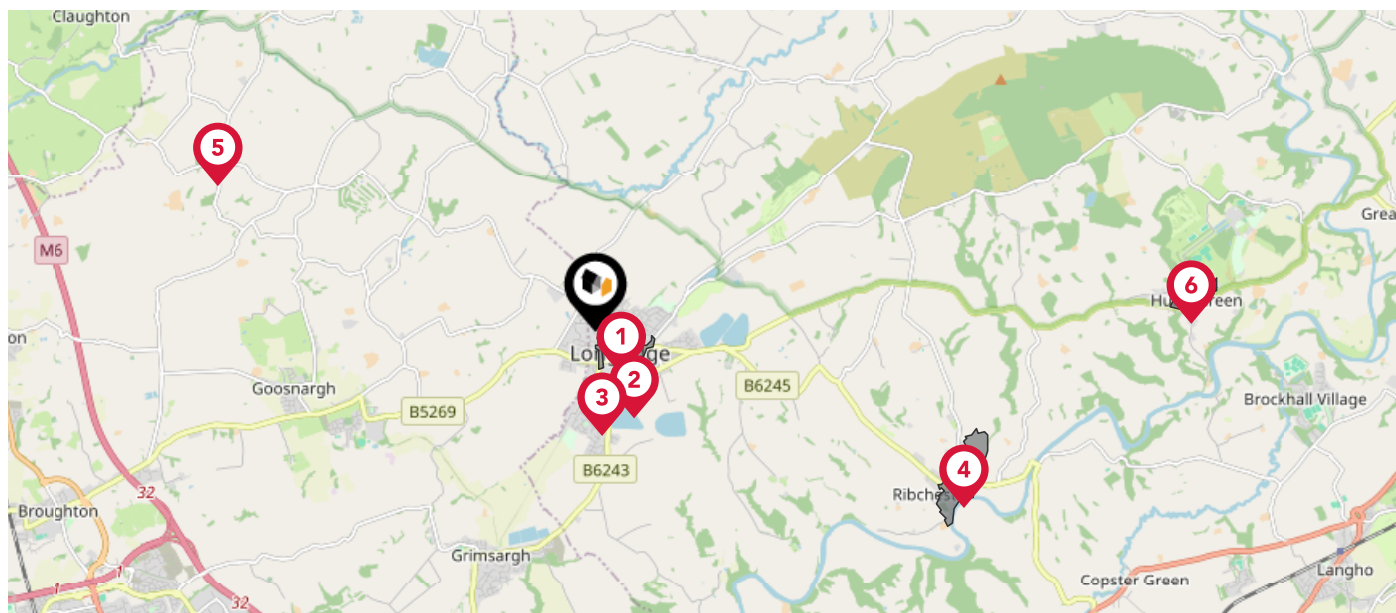
Terraced

+39.35%

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



Longridge



St Lawrence's Church, Longridge



Newtown, Longridge



Ribchester

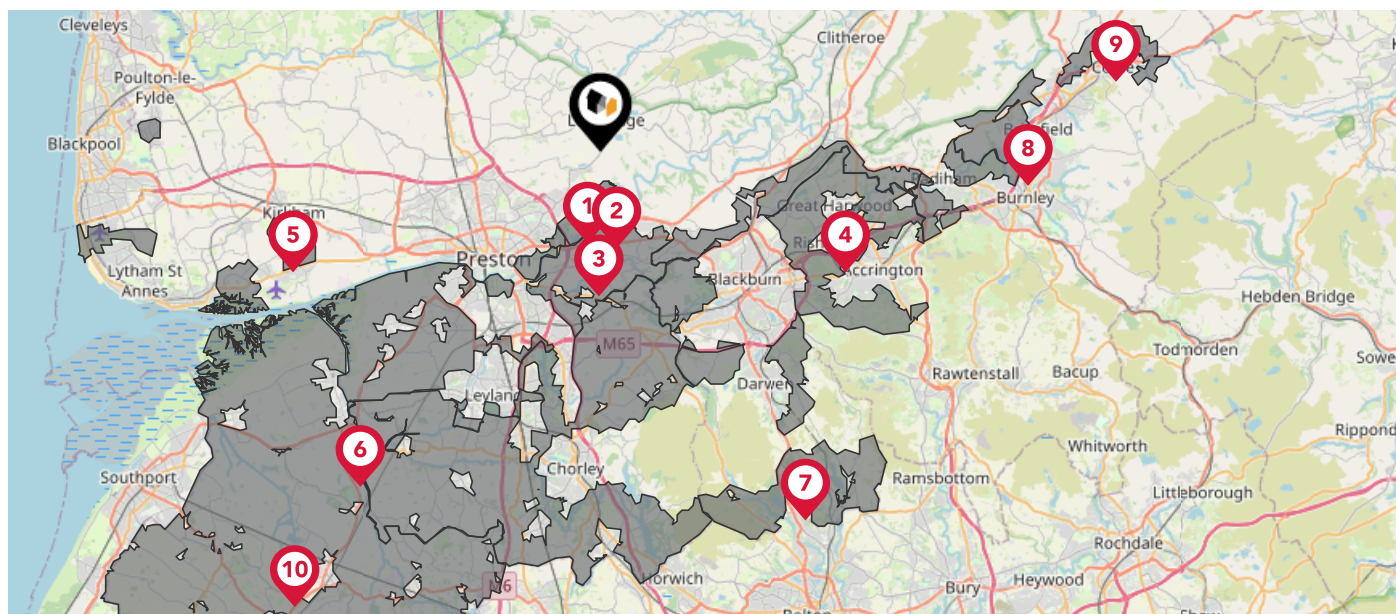


Inglewhite Conservation Area



Hurst Green

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

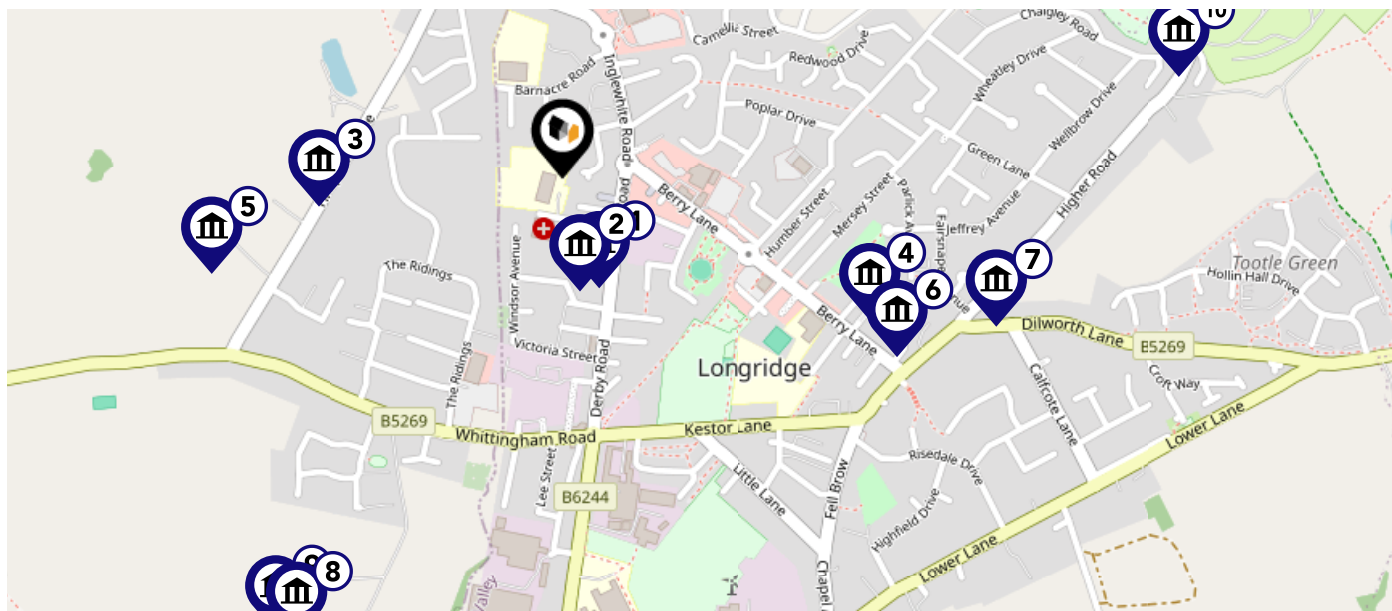
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Merseyside and Greater Manchester Green Belt - West Lancashire

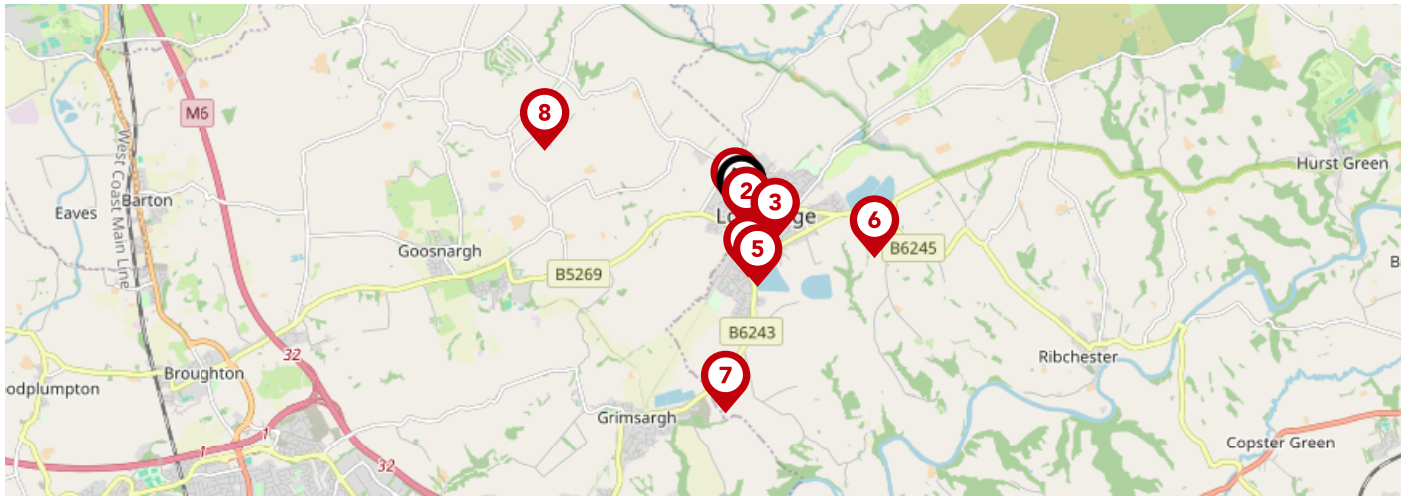
Maps

Listed Buildings

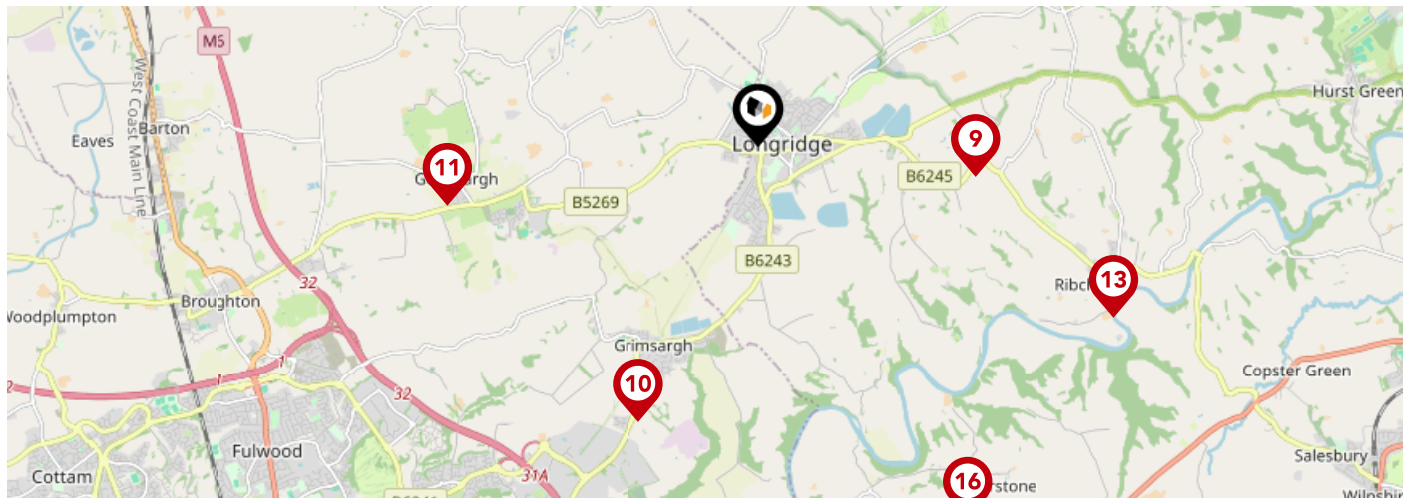
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1392231 - War Memorial	Grade II	0.1 miles
	1147416 - Church Of St Wilfrid	Grade II	0.1 miles
	1073518 - Dun Cow Rib Farmhouse With Wall Enclosing Garden	Grade II	0.3 miles
	1072297 - Church Of St Paul	Grade II	0.4 miles
	1073517 - Ashes Farmhouse With Wall Surrounding Front Garden	Grade II	0.4 miles
	1072298 - Sharley Fold	Grade II	0.4 miles
	1308531 - 6-44, Higher Road	Grade II	0.5 miles
	1165161 - Gatepiers Circa 50 Metres East Of Green Nook	Grade II	0.6 miles
	1073516 - Green Nook	Grade II	0.6 miles
	1254110 - Tunnel Portal In The John Smith Playing Field	Grade II	0.7 miles



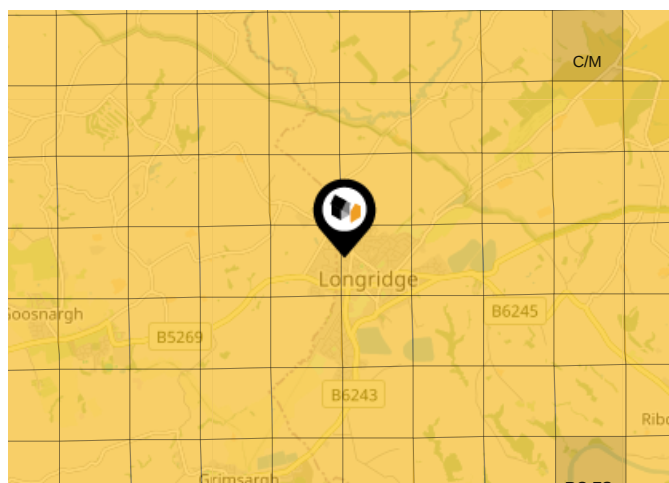
		Nursery	Primary	Secondary	College	Private
1	Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.09	☐	☒	☐	☐	☐
2	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.1	☐	☒	☐	☐	☐
3	Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:0.35	☐	☒	☐	☐	☐
4	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:0.52	☐	☐	☒	☐	☐
5	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:0.61	☐	☐	☒	☐	☐
6	Hillside Specialist School and College Ofsted Rating: Good Pupils: 108 Distance:1.21	☐	☐	☒	☐	☐
7	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:1.72	☐	☒	☐	☐	☐
8	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:1.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Brook View School Ofsted Rating: Good Pupils: 7 Distance:1.92	☐	☐	☒	☐	☐
10	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:2.63	☐	☒	☐	☐	☐
11	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.78	☐	☒	☐	☐	☐
12	Goosnargh Whitechapel Primary School Ofsted Rating: Good Pupils: 94 Distance:3.37	☐	☒	☐	☐	☐
13	Ribchester St Wilfrid's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 77 Distance:3.46	☐	☒	☐	☐	☐
14	St Mary's Roman Catholic Primary School, Chipping Ofsted Rating: Good Pupils: 40 Distance:3.66	☐	☒	☐	☐	☐
15	Brabins Endowed School Ofsted Rating: Outstanding Pupils: 83 Distance:3.7	☐	☒	☐	☐	☐
16	Balderstone St Leonard's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 98 Distance:3.75	☐	☒	☐	☐	☐

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		

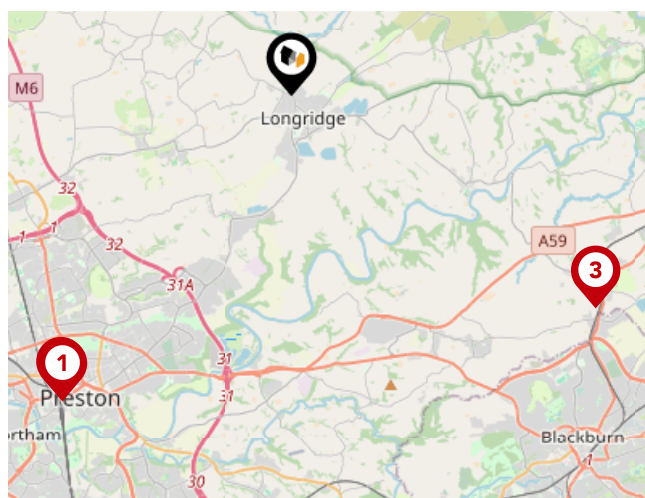


Primary Classifications (Most Common Clay Types)

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

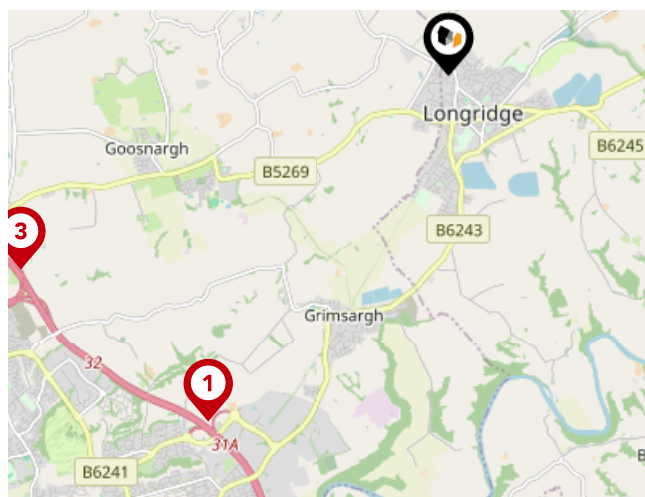
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	6.7 miles
2	Preston Rail Station	6.7 miles
3	Ramsgreave & Wilpshire Rail Station	6.51 miles

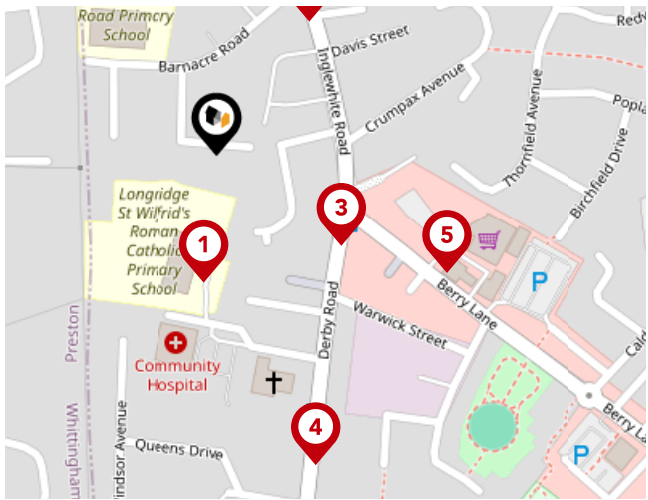


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	3.69 miles
2	M6 J31	4.9 miles
3	M6 J32	4.12 miles
4	M6 J30	6.73 miles
5	M55 J1	4.95 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Wilfrids RCPS	0.07 miles
2	Sainsburys	0.09 miles
3	Berry Lane	0.08 miles
4	St Wilfrids Church	0.18 miles
5	Booths	0.14 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



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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
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