

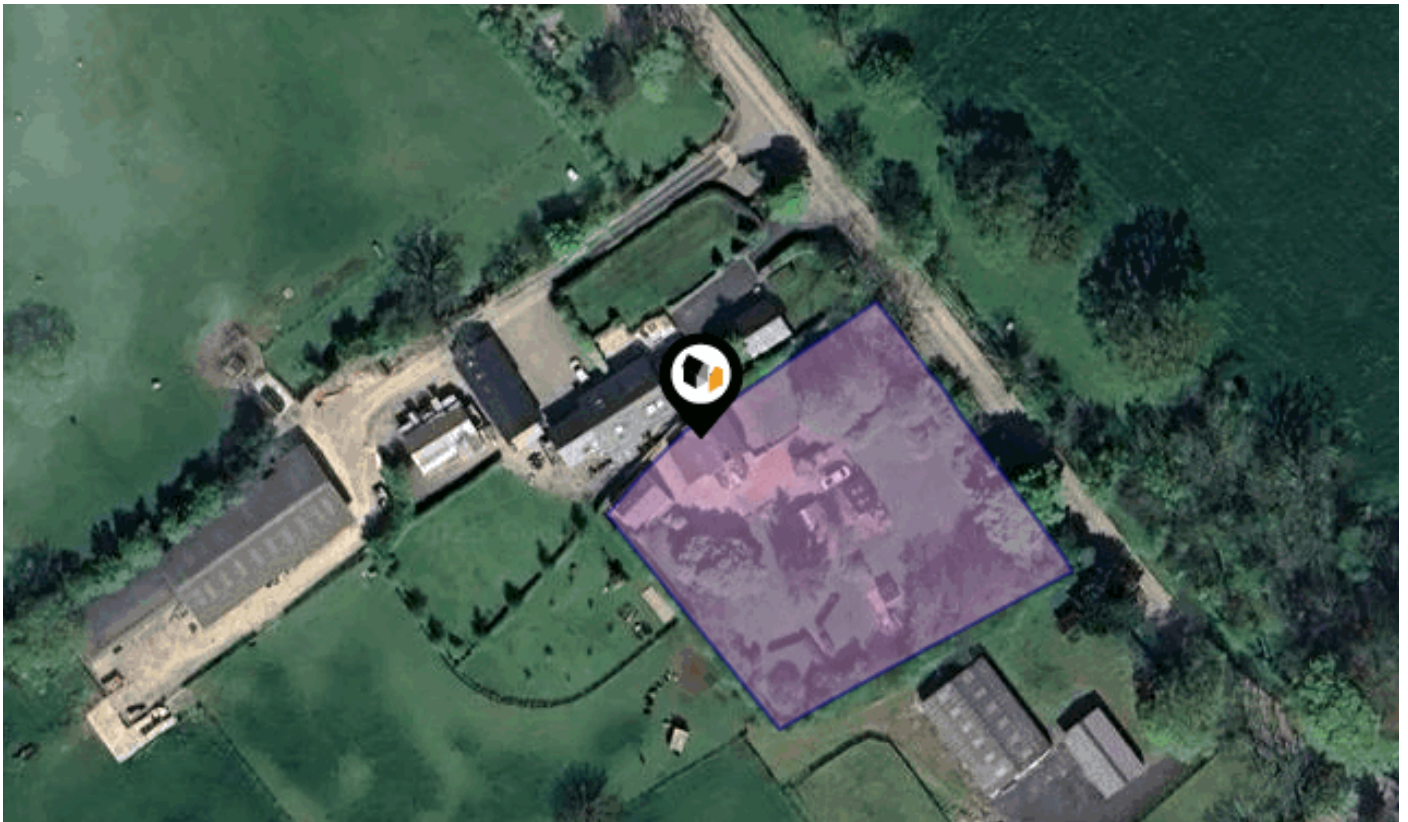


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th November 2025



EAVES GREEN LANE, GOOSNARGH, PRESTON, PR3

Pendle Hill Properties

74 Berry Ln, Longridge, Preston PR3 3WH

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,116 ft ² / 196 m ²		
Plot Area:	0.68 acres		
Council Tax :	Band E		
Annual Estimate:	£3,028		
Title Number:	LA663879		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds				
Conservation Area:	No	(Standard - Superfast - Ultrafast)				
Flood Risk:		1	1800			
● Rivers & Seas	Very low	mb/s	mb/s			
● Surface Water	Very low					
Mobile Coverage:		Satellite/Fibre TV Availability:				
(based on calls indoors)						
						
						

Planning History

This Address

Planning records for: *Eaves Green Lane, Goosnargh, Preston, PR3*

Reference - Preston/06/2004/0903	
Decision:	Decided
Date:	11th August 2004
Description:	Erection of two storey extension to side and conservatory to rear of dwelling.

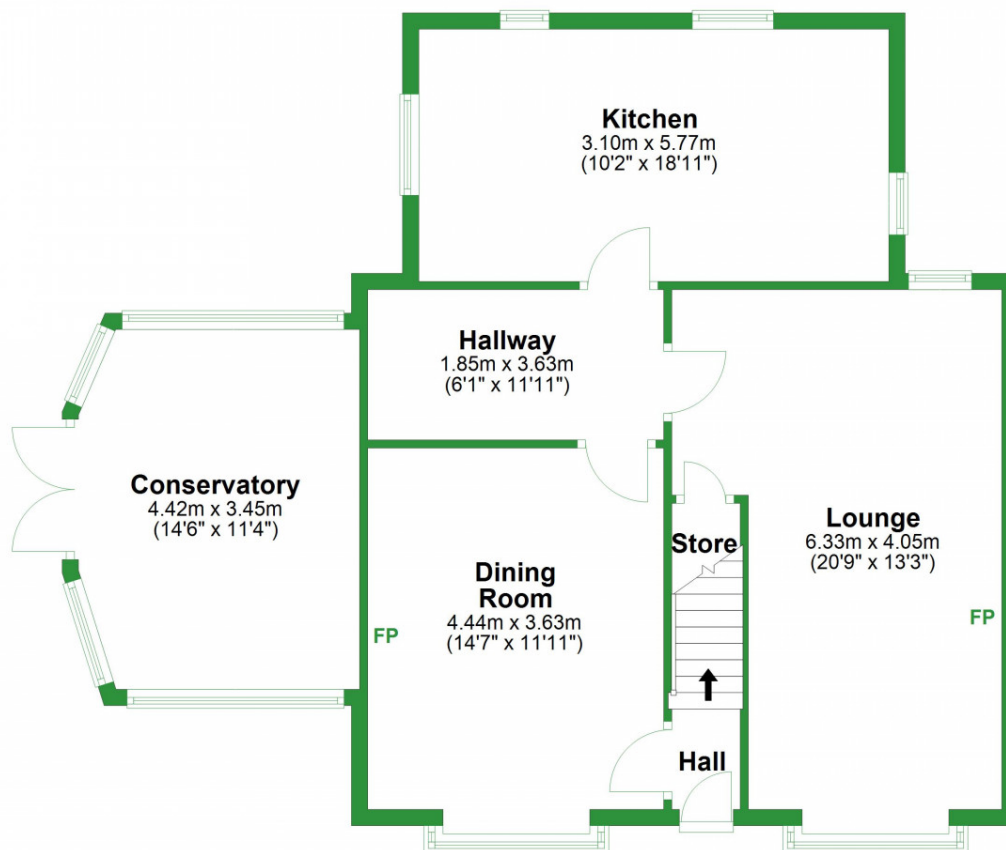
Reference - Preston/06/2005/1100	
Decision:	Decided
Date:	28th October 2005
Description:	Conversion of barn to additional living accommodation for existing dwellinghouse including extension of existing porch.



EAVES GREEN LANE, GOOSNARGH, PRESTON, PR3

Ground Floor

Approx. 83.8 sq. metres (901.9 sq. feet)

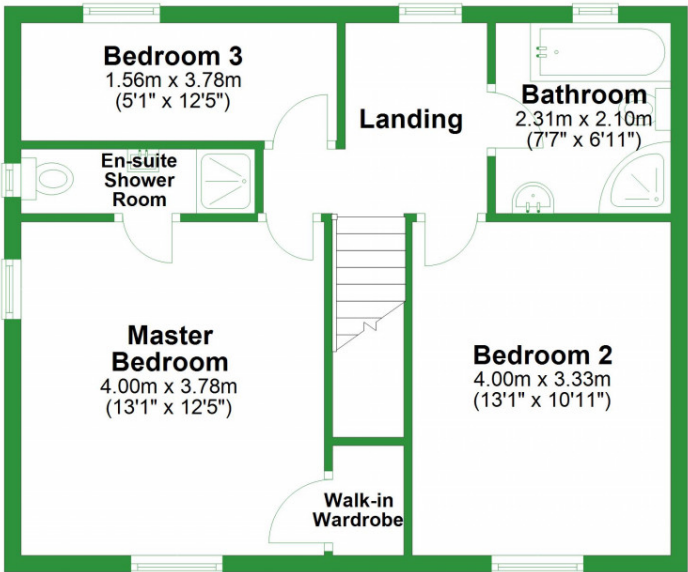


Total area: approx. 196.6 sq. metres (2116.5 sq. feet)

EAVES GREEN LANE, GOOSNARGH, PRESTON, PR3

First Floor

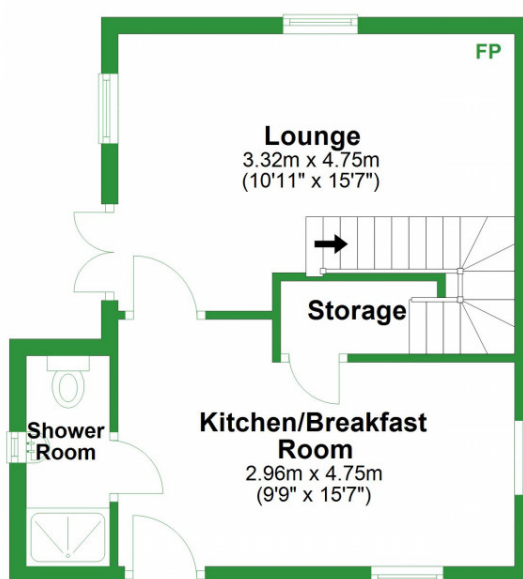
Approx. 49.7 sq. metres (534.8 sq. feet)



EAVES GREEN LANE, GOOSNARGH, PRESTON, PR3

Annexe Ground Floor

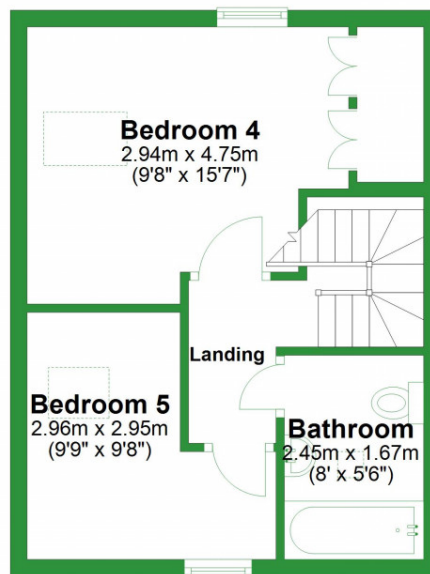
Approx. 33.1 sq. metres (356.4 sq. feet)

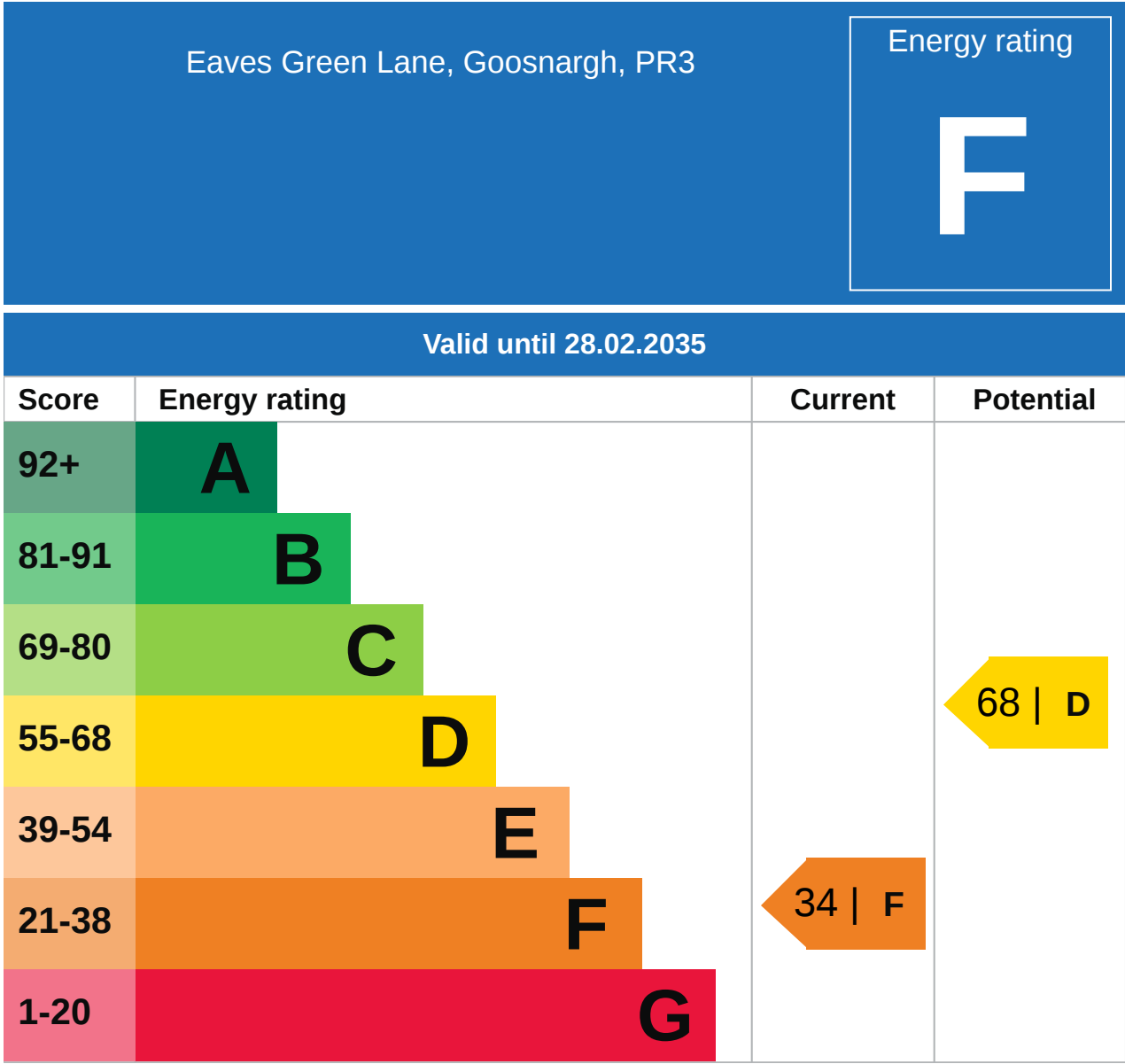


EAVES GREEN LANE, GOOSNARGH, PRESTON, PR3

Annexe First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)





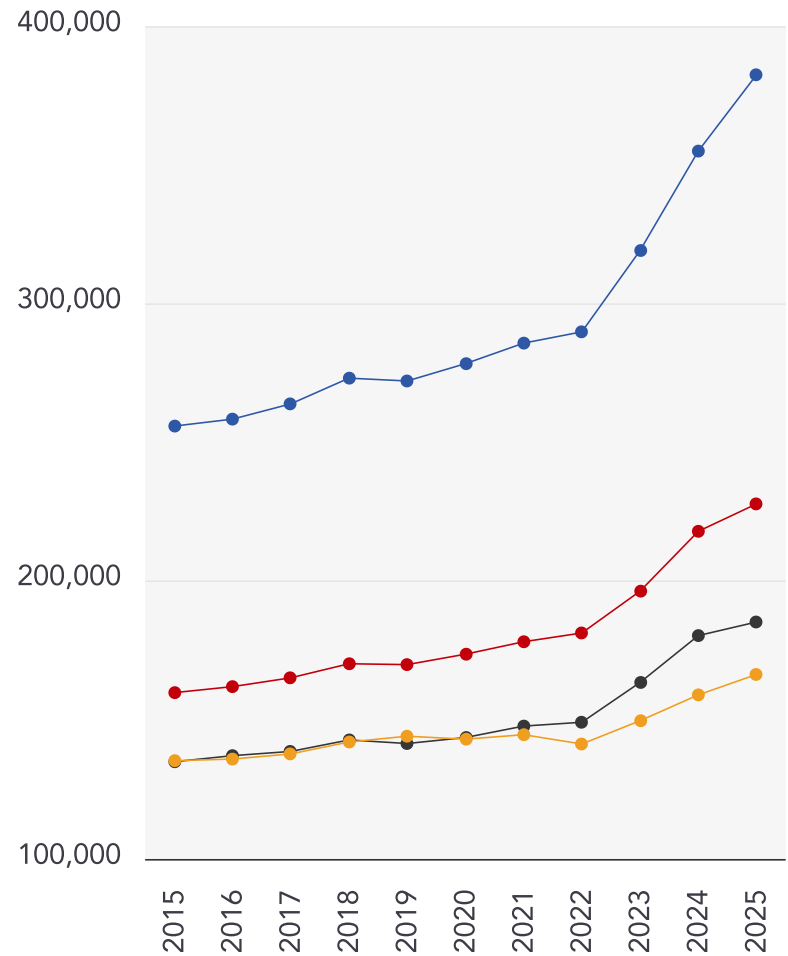
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	120 m ²

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

+37.28%

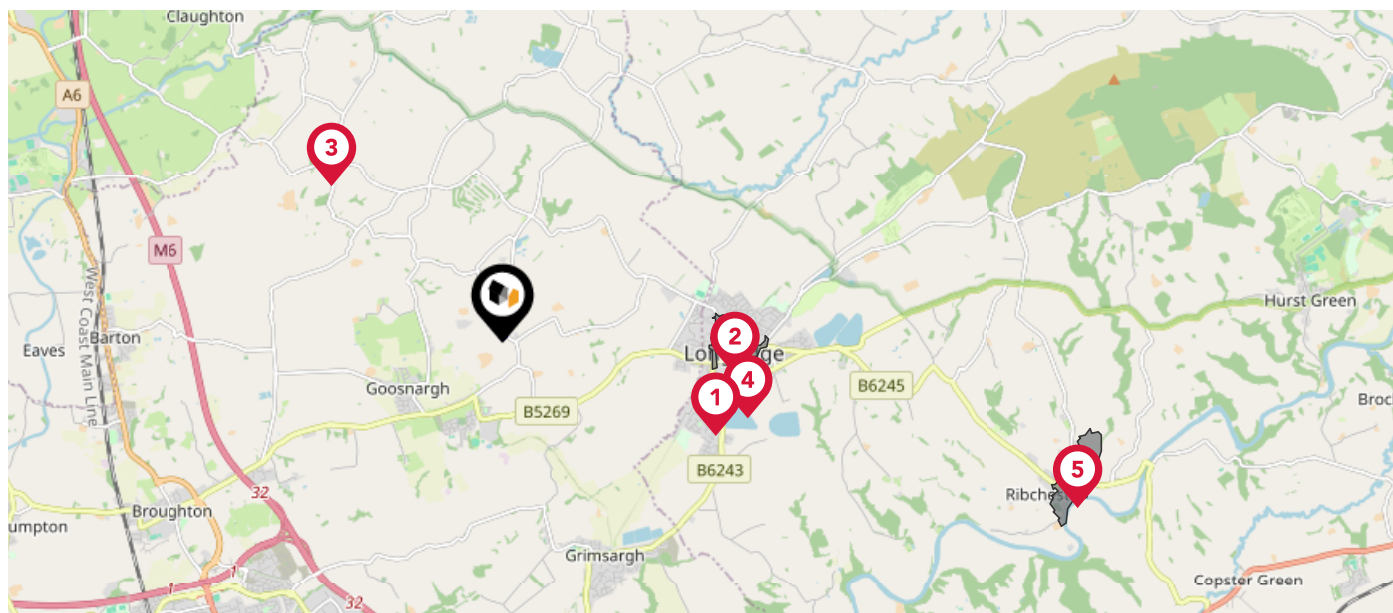
Flat

+22.94%

Maps

Conservation Areas

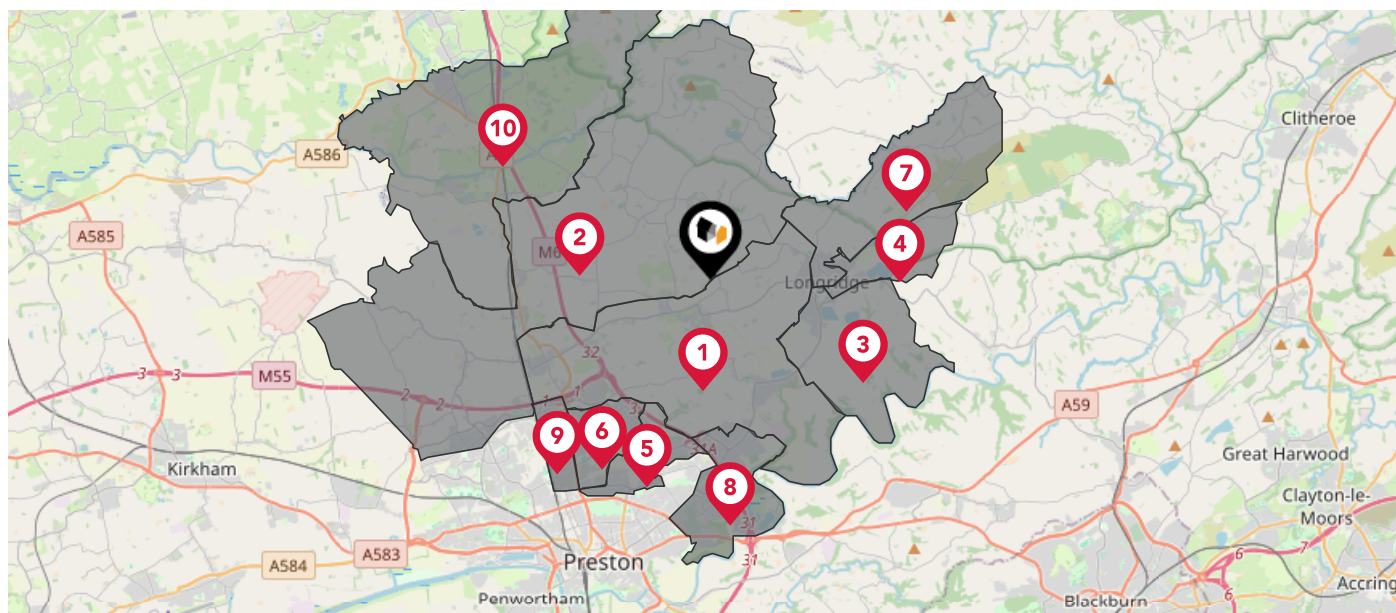
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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



Preston Rural North Ward



Alston & Hothersall Ward



Dilworth Ward



Garrison Ward



Sharoe Green Ward



Derby & Thornley Ward



Ribbleton Ward

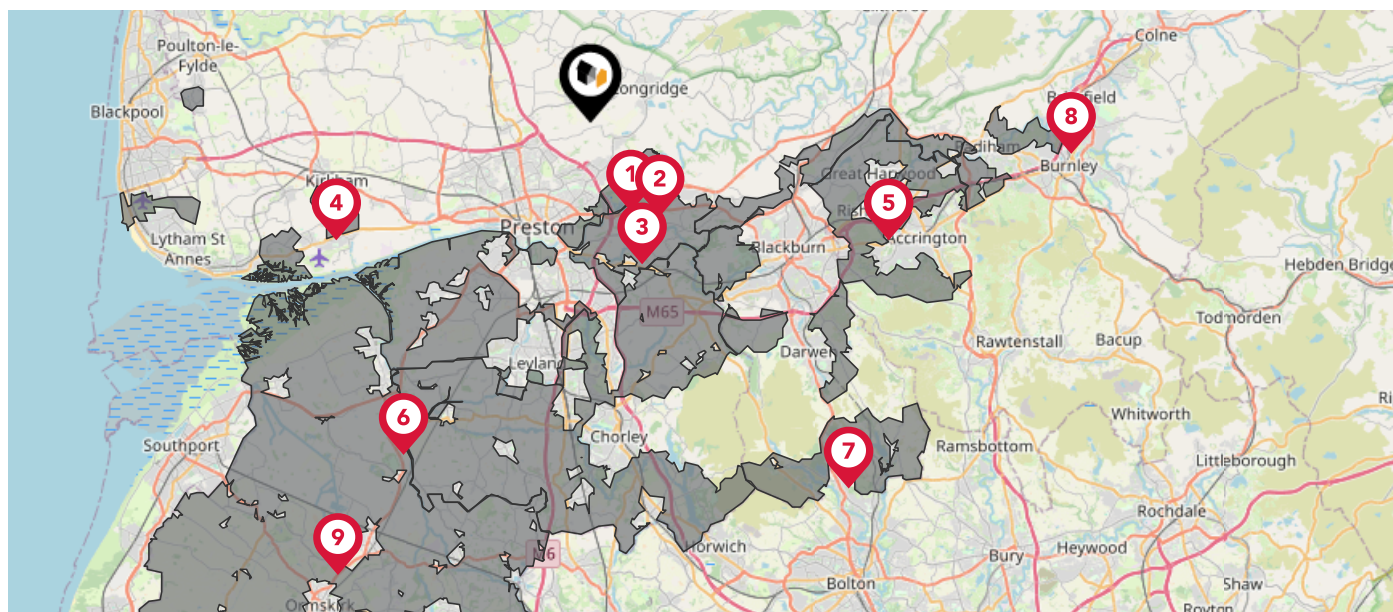


Greyfriars Ward



Brock with Catterall Ward

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



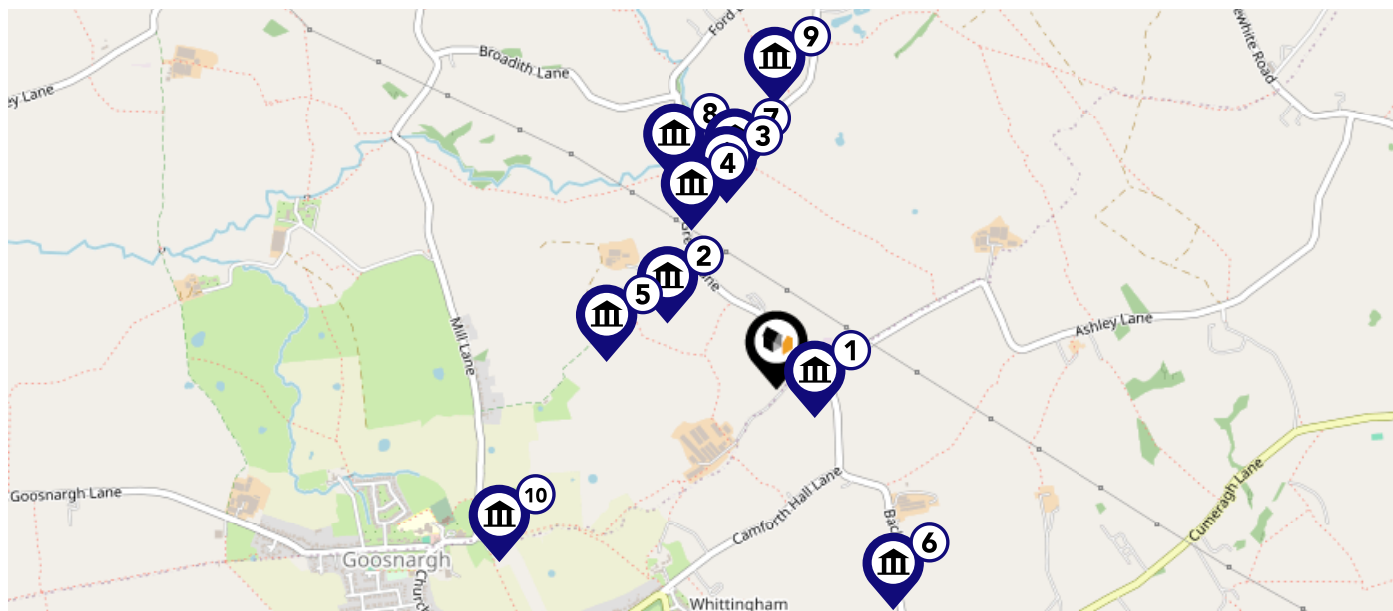
Nearby Green Belt Land

-  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
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Burnley
-  Merseyside and Greater Manchester Green Belt - West Lancashire

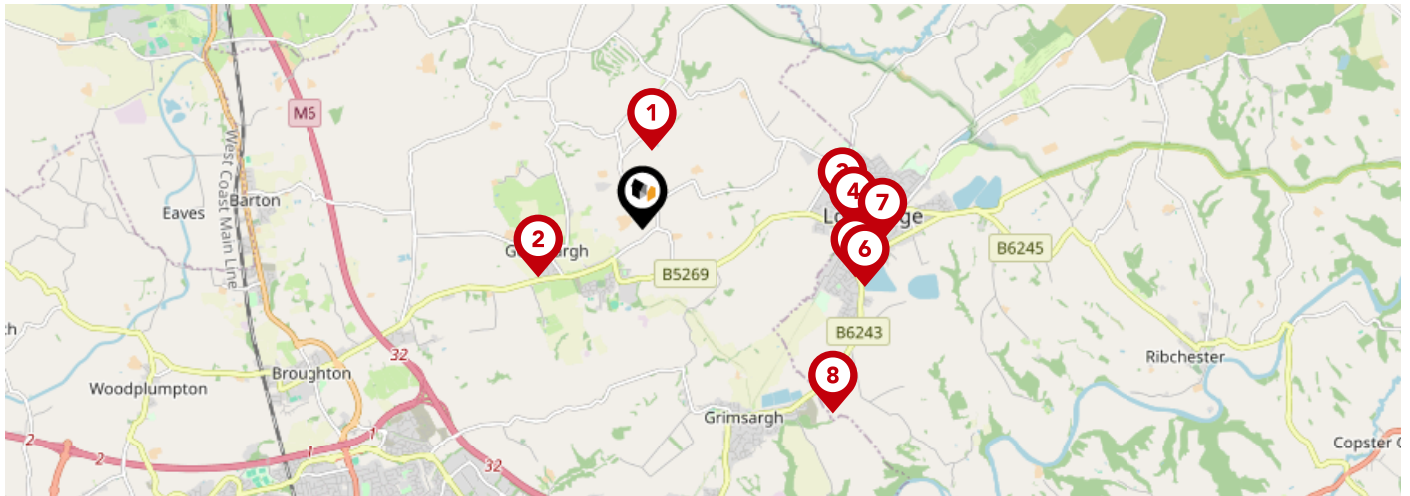
Maps

Listed Buildings

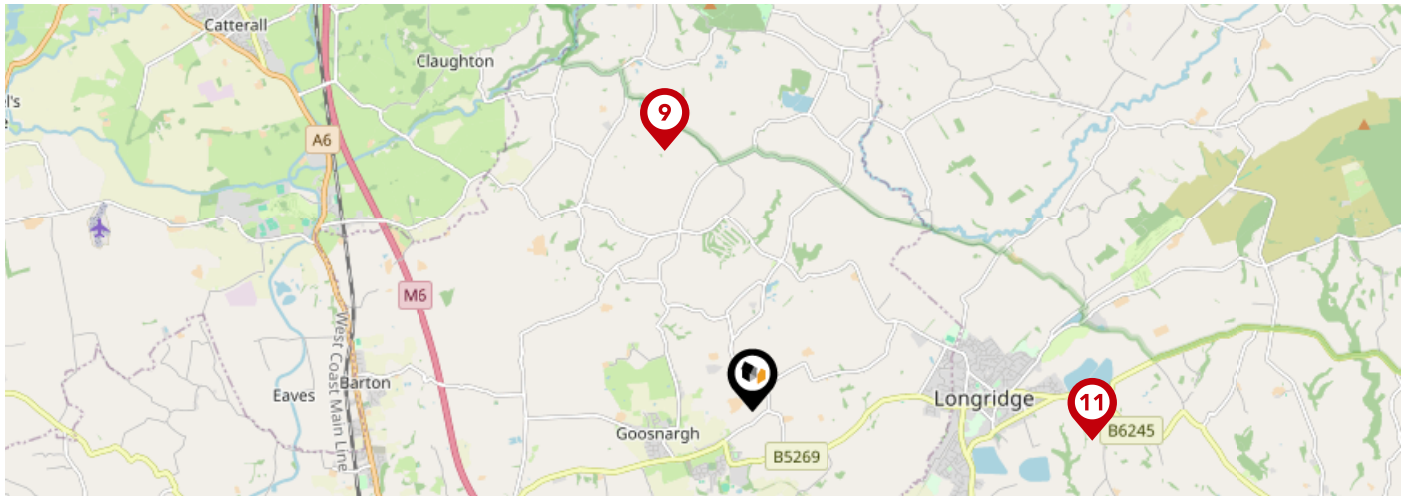
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1165108 - Stump Cross	Grade II	0.1 miles
	1317721 - Base Of Wayside Cross In Hedge On West Side Of Lane	Grade II	0.3 miles
	1073537 - Woods Heys Farmhouse And Attached Barn	Grade II	0.4 miles
	1317659 - Brook Cottage	Grade II	0.4 miles
	1361633 - Eaves Green Farmhouse And Wall Enclosing Front Garden	Grade II	0.4 miles
	1317459 - Back Lane Farmhouse And Adjoining Barn	Grade II	0.5 miles
	1317662 - Brook House Farmhouse And Intergral Barn	Grade II	0.5 miles
	1073531 - Brook Farmhouse	Grade II	0.5 miles
	1073538 - Roman Catholic Church Of St Francis With Attached Presbytery And School	Grade II	0.6 miles
	1164632 - Building Immediately North West Of North West Corner Of Church House Farmhouse	Grade II	0.7 miles



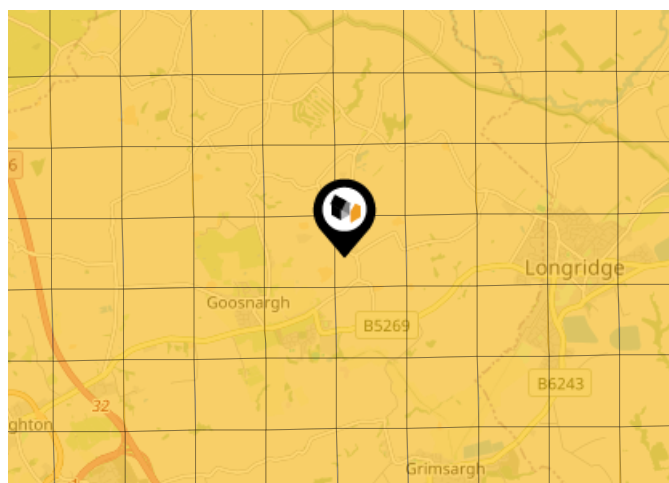
		Nursery	Primary	Secondary	College	Private
1	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:0.7	☐	☒	☐	☐	☐
2	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.01	☐	☒	☐	☐	☐
3	Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.77	☐	☒	☐	☐	☐
4	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1.85	☐	☒	☐	☐	☐
5	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:1.91	☐	☐	☒	☐	☐
6	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:2.02	☐	☐	☒	☐	☐
7	Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:2.11	☐	☒	☐	☐	☐
8	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:2.32	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Goosnargh Whitechapel Primary School Ofsted Rating: Good Pupils: 94 Distance:2.4	☐	☒	☐	☐	☐
10	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:2.44	☐	☒	☐	☐	☐
11	Hillside Specialist School and College Ofsted Rating: Good Pupils: 108 Distance:2.98	☐	☐	☒	☐	☐
12	Sherwood Primary School Ofsted Rating: Outstanding Pupils: 426 Distance:3.25	☐	☒	☐	☐	☐
13	Broughton-in-Amounderness Church of England Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:3.26	☐	☒	☐	☐	☐
14	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:3.27	☐	☒	☐	☐	☐
15	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:3.28	☐	☒	☐	☐	☐
16	Fulwood, St Peter's Church of England Primary School and Nursery Ofsted Rating: Outstanding Pupils: 241 Distance:3.28	☐	☒	☐	☐	☐

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		

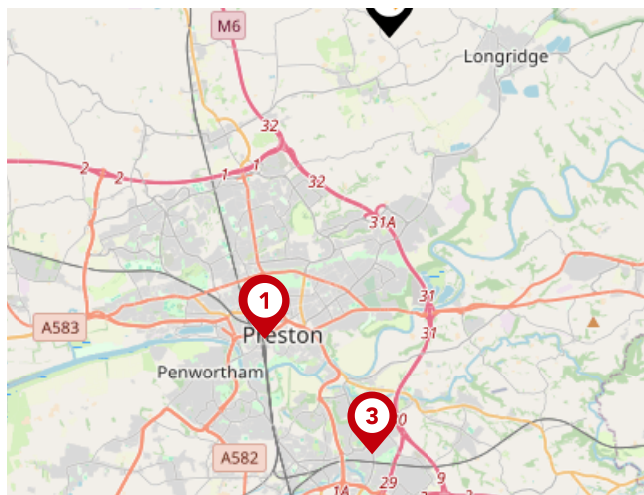


Primary Classifications (Most Common Clay Types)

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

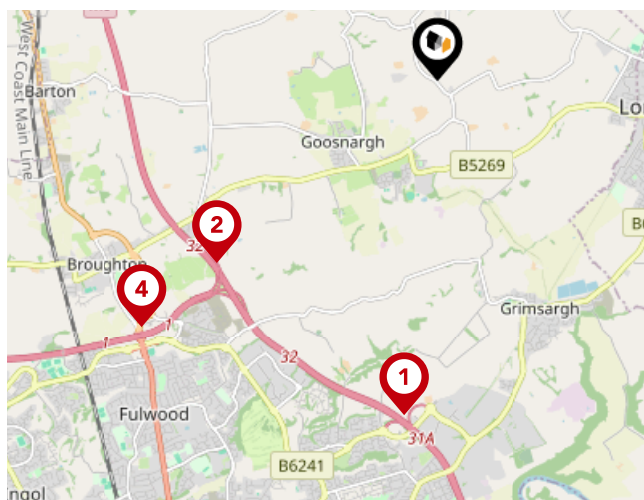
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	5.71 miles
2	Preston Rail Station	5.69 miles
3	Bamber Bridge Rail Station	7.28 miles

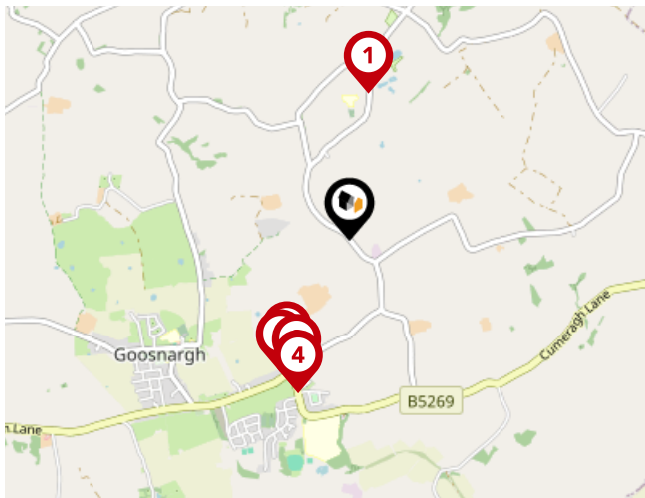


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	2.95 miles
2	M6 J32	2.51 miles
3	M6 J31	4.72 miles
4	M55 J1	3.37 miles
5	M6 J30	6.41 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Francis RCPS	0.65 miles
2	Bleasdale Road	0.64 miles
3	Camforth Hall Lane	0.61 miles
4	Tansy Road	0.7 miles
5	Whittingham House	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



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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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