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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd January 2026



LINDALE ROAD, LONGRIDGE, PRESTON, PR3

Pendle Hill Properties

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Property Overview



Property

Type: Detached
Bedrooms: 5
Floor Area: 1,570 ft² / 145 m²
Plot Area: 0.07 acres
Year Built : 1991-1995
Council Tax : Band E
Annual Estimate: £2,811
Title Number: LA728628

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



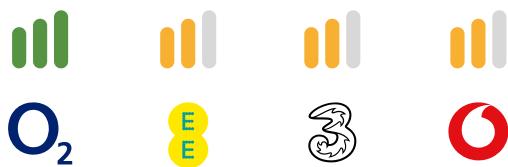
74
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

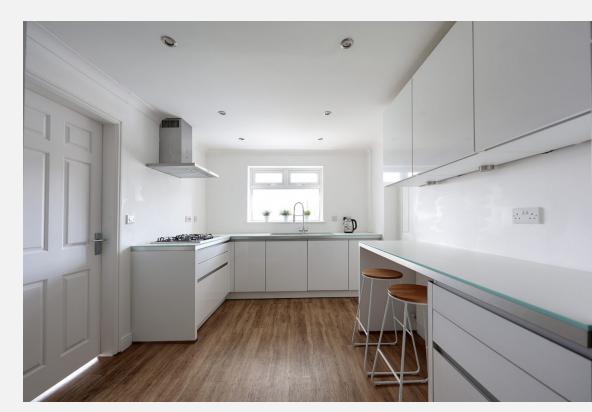


Planning History This Address

Planning records for: *Lindale Road, Longridge, Preston, PR3*

Reference - Ribble Valley/3/1993/0750	
Decision:	Decided
Date:	10th November 1993
Description:	SIDE EXTENSION TO PROVIDE ADDITIONAL FIRST FLOOR BEDROOM FACILITIES

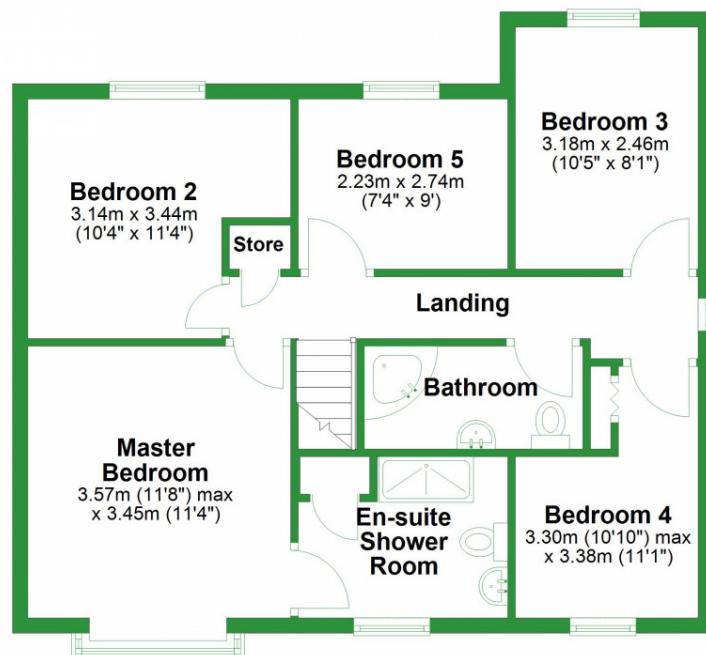
Gallery Photos



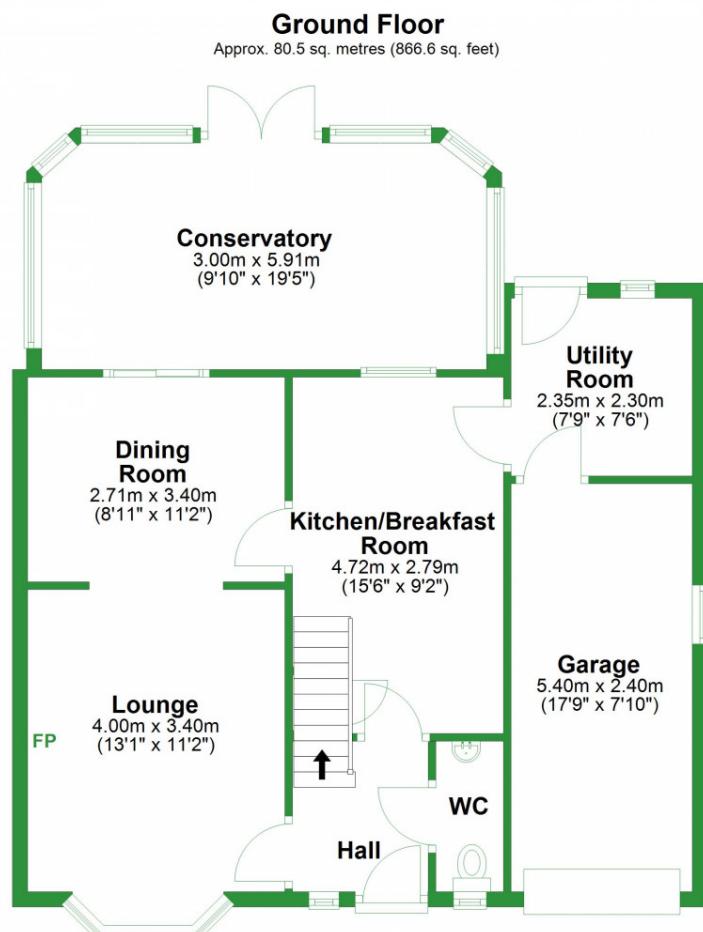
LINDALE ROAD, LONGRIDGE, PRESTON, PR3

First Floor

Approx. 65.4 sq. metres (704.2 sq. feet)



LINDALE ROAD, LONGRIDGE, PRESTON, PR3



Property EPC - Certificate

Lindale Road, Longridge, PR3

Energy rating

D

Valid until 29.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

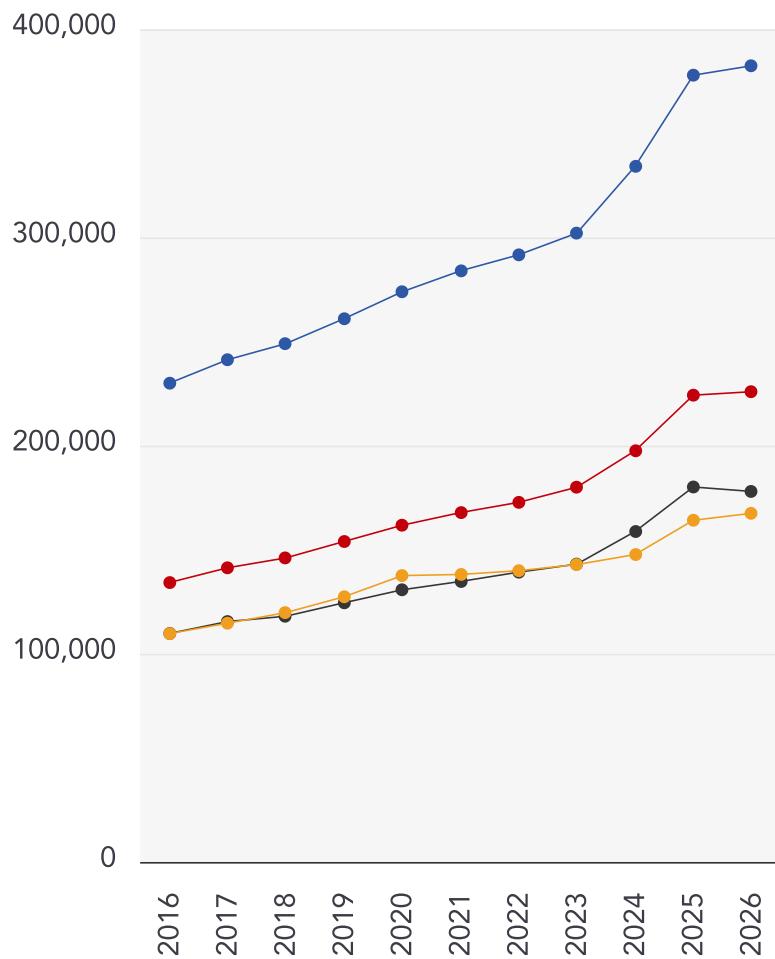
Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
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 43% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	114 m ²

Market House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

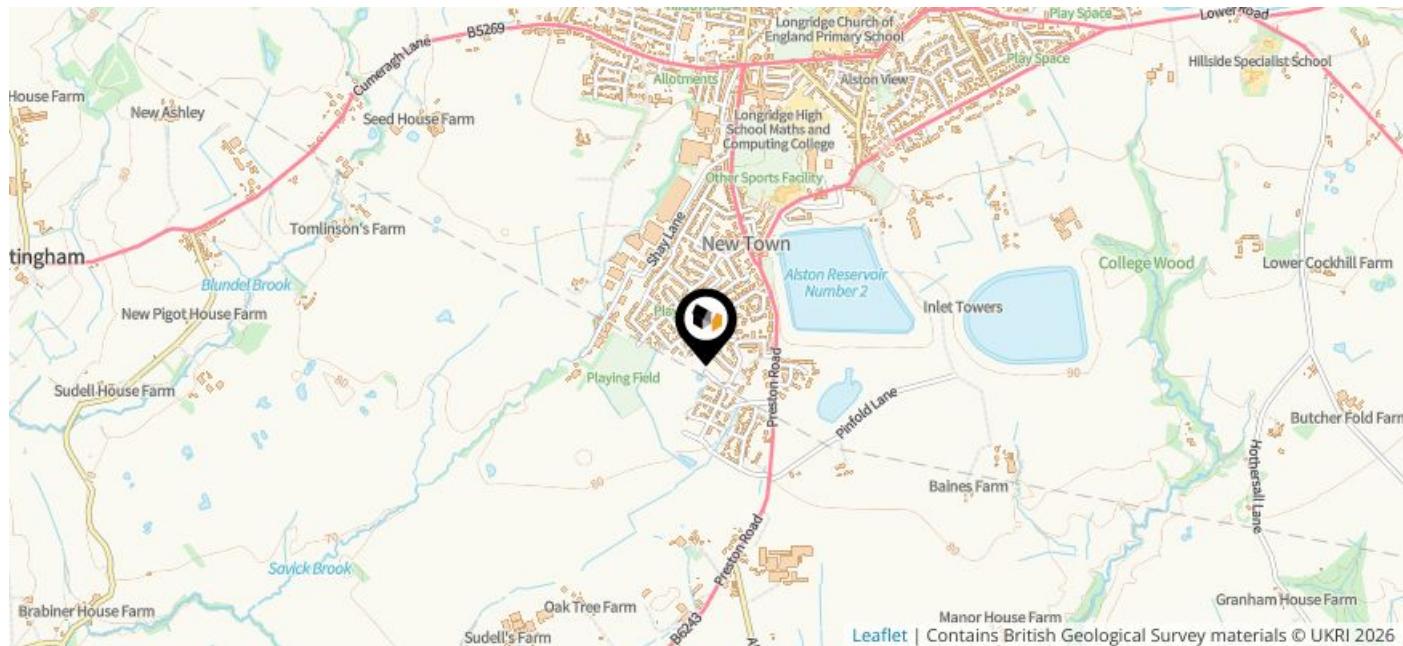
+62.15%

Flat

+52.7%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

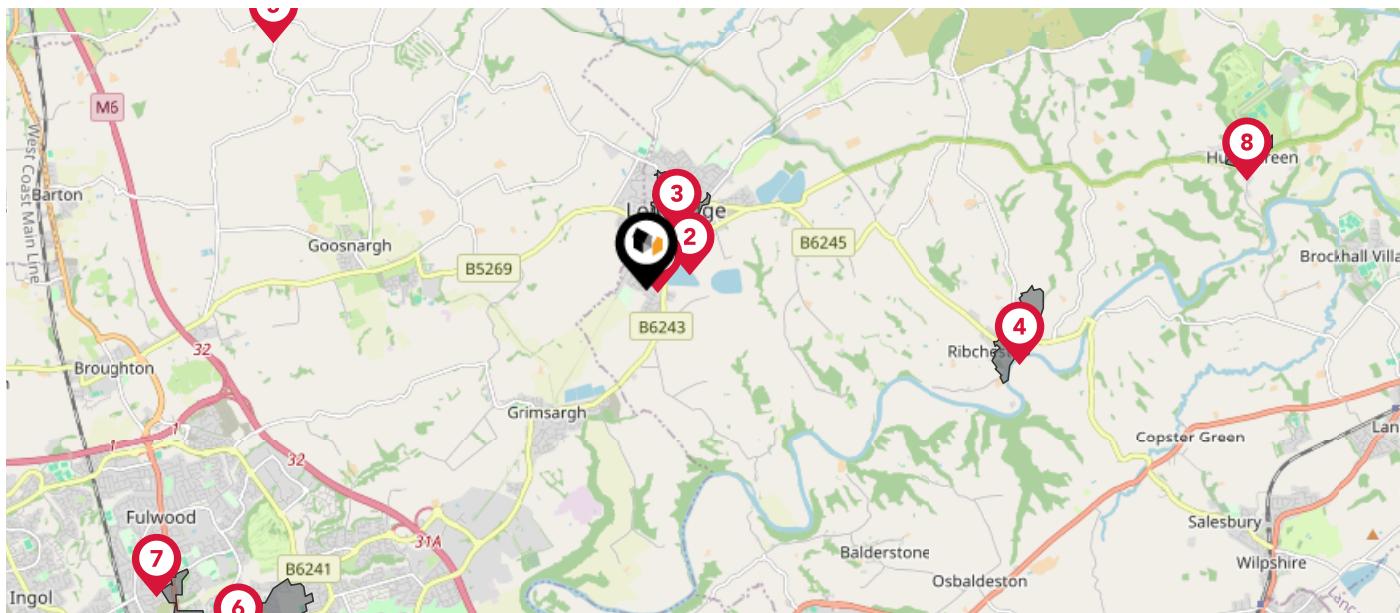
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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.



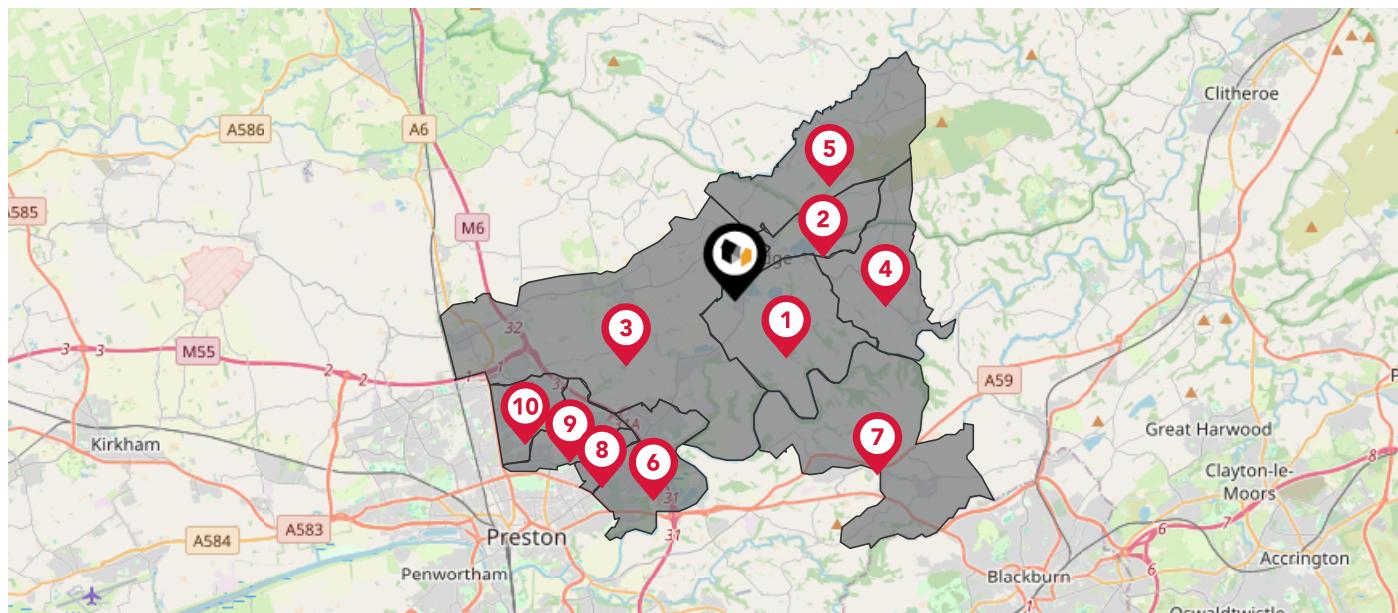
Nearby Conservation Areas

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

Maps

Council Wards

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



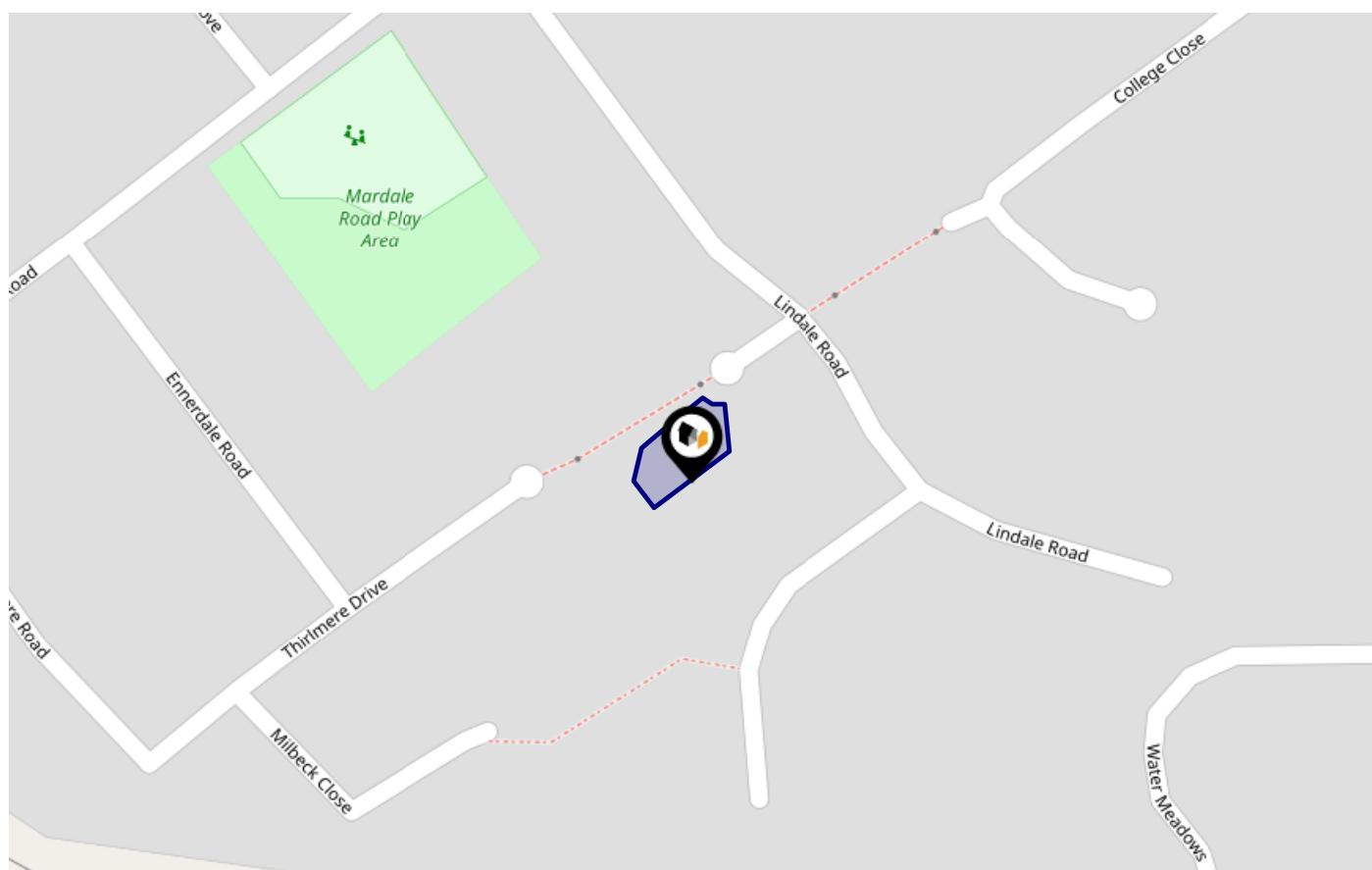
Nearby Council Wards

-  1 Alston & Hothersall Ward
-  2 Dilworth Ward
-  3 Preston Rural East Ward
-  4 Ribchester Ward
-  5 Derby & Thornley Ward
-  6 Ribbleton Ward
-  7 Mellor Ward
-  8 Brookfield Ward
-  9 Garrison Ward
-  10 Sharoe Green Ward

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.

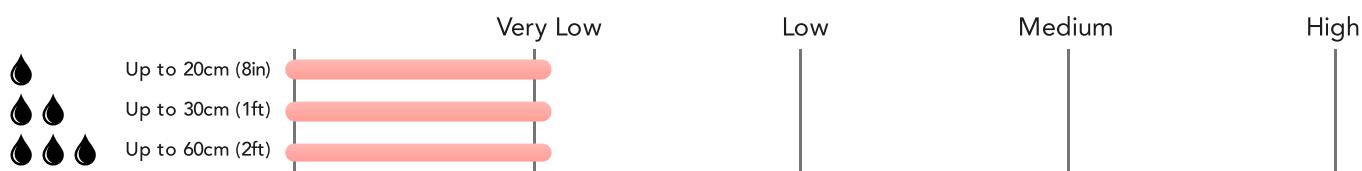


Risk Rating: Very low

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.

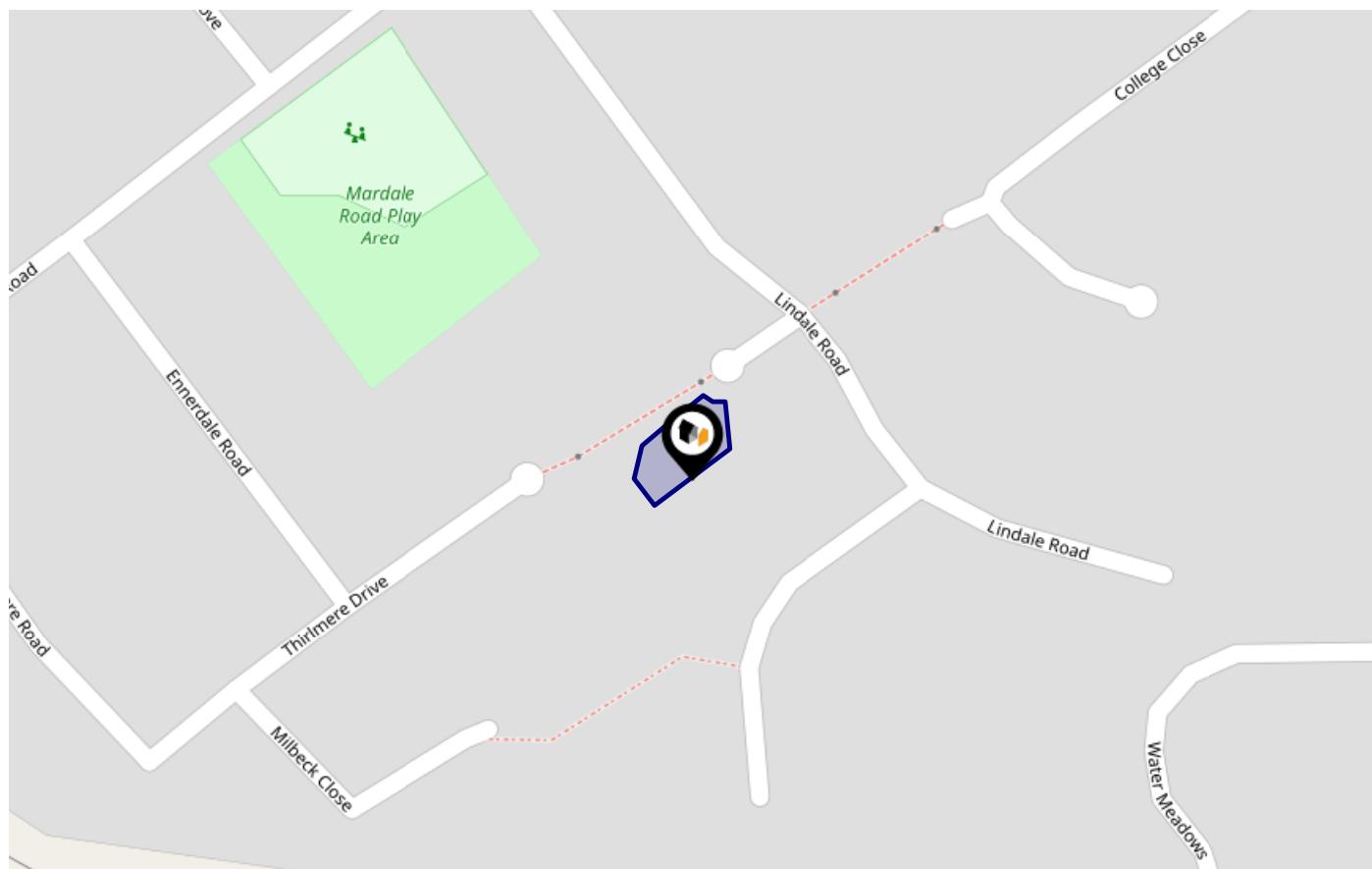
Chance of flooding to the following depths at this property:



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.

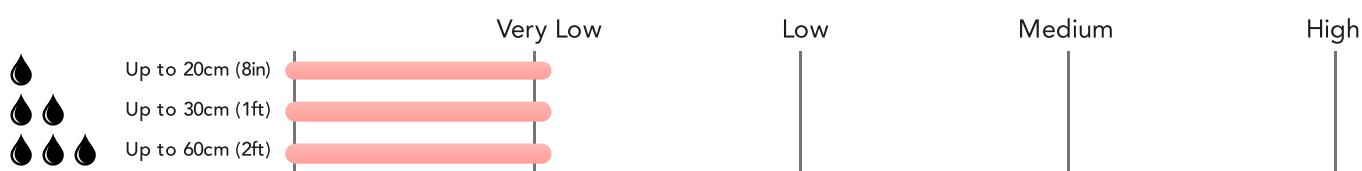


Risk Rating: Very low

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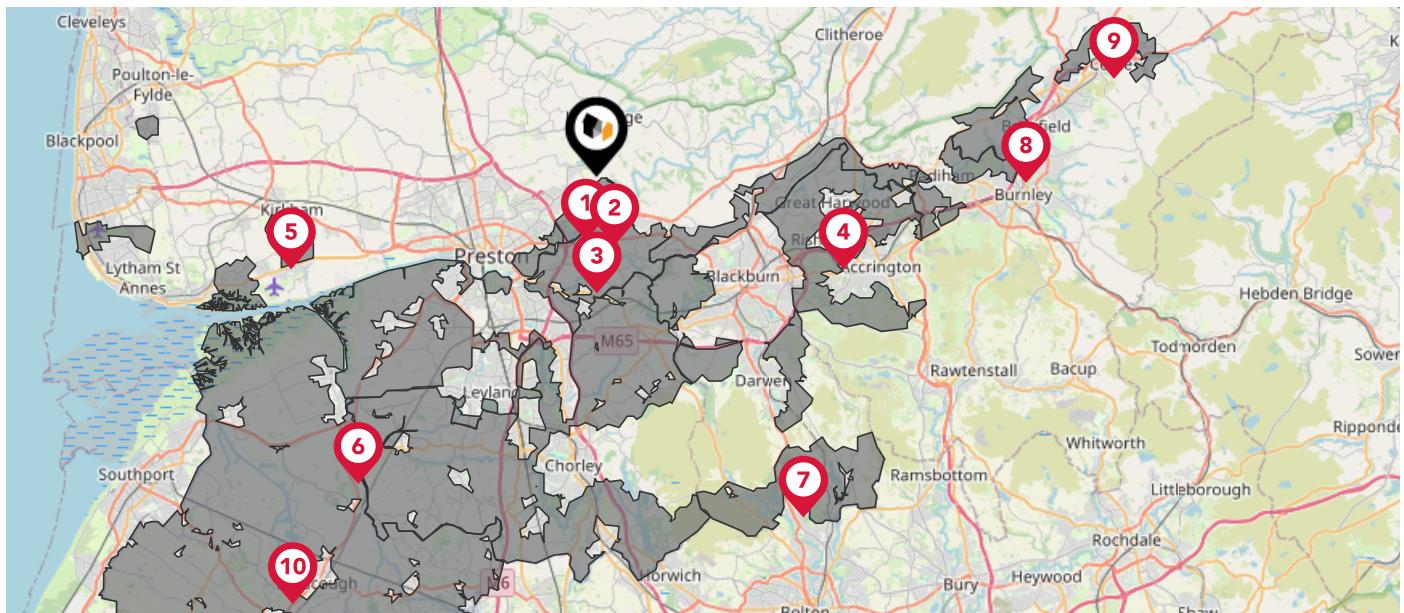
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



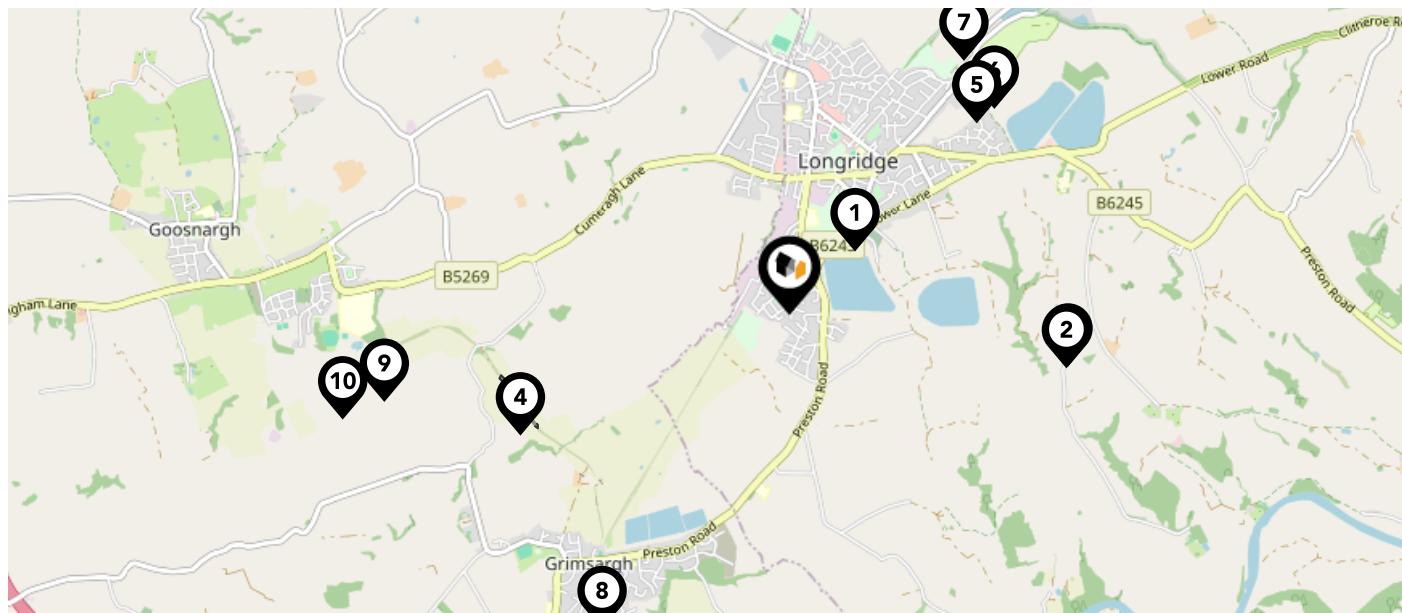
Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Preston
-  Merseyside and Greater Manchester Green Belt - Ribble Valley
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Blackpool Green Belt - Fylde
-  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 - Pendle
-  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.



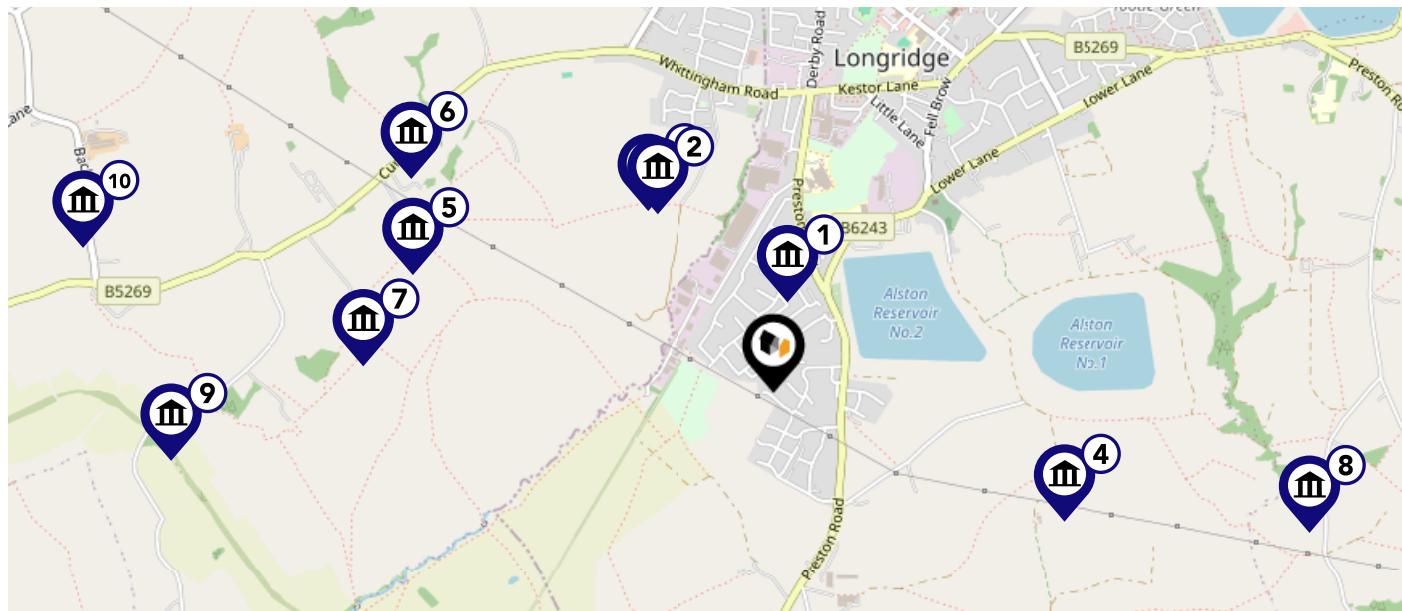
Nearby Landfill Sites

1	EA/EPR/TP3891CU/V009	Active Landfill <input checked="" type="checkbox"/>
2	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill <input type="checkbox"/>
3	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill <input type="checkbox"/>
4	Fulwood Urban District Council Tip-Brabiner Lane, Preston, Fulwood, Lancashire	Historic Landfill <input type="checkbox"/>
5	Tan Yard-Old Tan Lane, Longridge, Preston, Lancashire	Historic Landfill <input type="checkbox"/>
6	Hollins Hall Farm-Tan Yard Lane, Longridge, Near Preston, Lancashire	Historic Landfill <input type="checkbox"/>
7	EA/EPR/FP3291CL/V009	Active Landfill <input checked="" type="checkbox"/>
8	Ribblesdale Drive-Off Preston Road, Grimsargh, Preston	Historic Landfill <input type="checkbox"/>
9	Whittingham Hospital Site A-Whittingham, Preston, Lancashire	Historic Landfill <input type="checkbox"/>
10	Whittingham Hospital Site B-Whittingham, Preston, Lancashire	Historic Landfill <input type="checkbox"/>

Maps

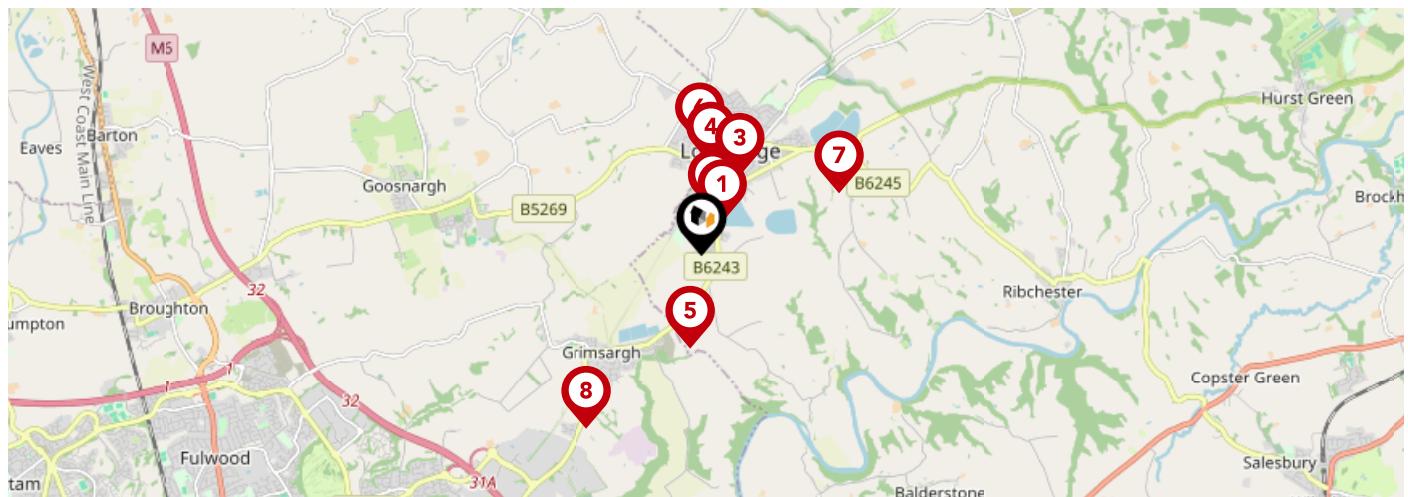
Listed Buildings

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



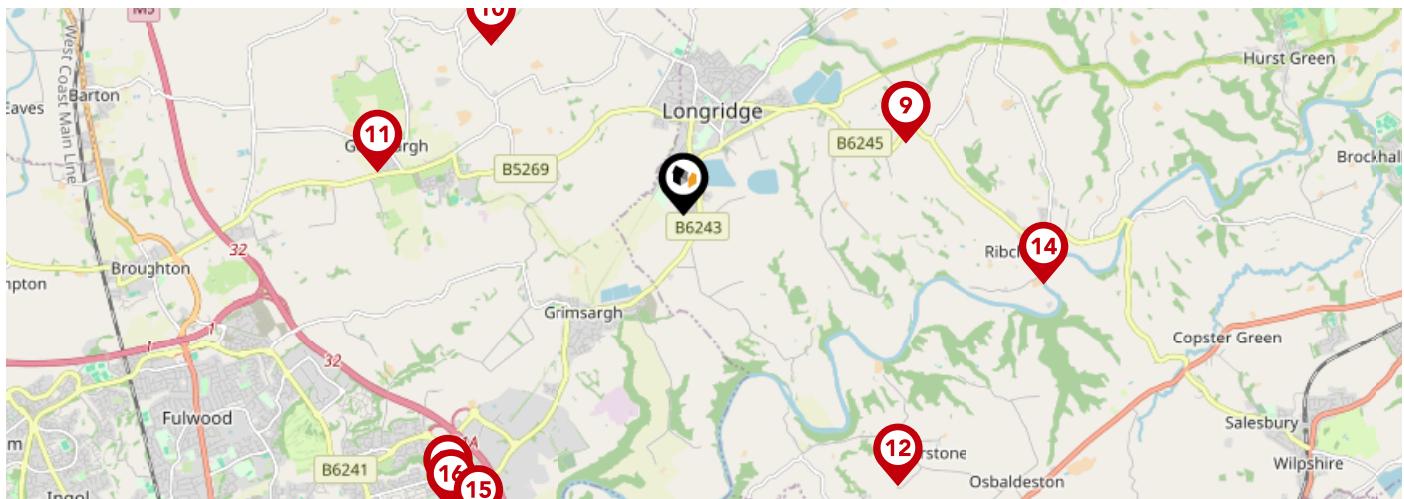
Listed Buildings in the local district	Grade	Distance
 1072299 - Hacking Hobs	Grade II	0.2 miles
 1165161 - Gatepiers Circa 50 Metres East Of Green Nook	Grade II	0.5 miles
 1073516 - Green Nook	Grade II	0.5 miles
 1242766 - Bury's Farmhouse	Grade II	0.7 miles
 1165133 - Bottoms Farmhouse	Grade II	0.8 miles
 1361666 - Albin House	Grade II	0.9 miles
 1073515 - Pigot House	Grade II	0.9 miles
 1072295 - Quaker Root	Grade II	1.2 miles
 1073514 - Sudell House Farmhouse	Grade II	1.3 miles
 1317459 - Back Lane Farmhouse And Adjoining Barn	Grade II	1.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Cecilia's RC High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 562 Distance:0.35					
2	Longridge High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 821 Distance:0.4					
3	Longridge Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 195 Distance:0.77					
4	Longridge St Wilfrid's Roman Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 198 Distance:0.81					
5	Alston Lane Catholic Primary School, Longridge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 241 Distance:0.82					
6	Barnacre Road Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 0 Distance:0.97					
7	Hillside Specialist School and College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 108 Distance:1.32					
8	Grimsargh St Michael's Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 206 Distance:1.82					

Area Schools

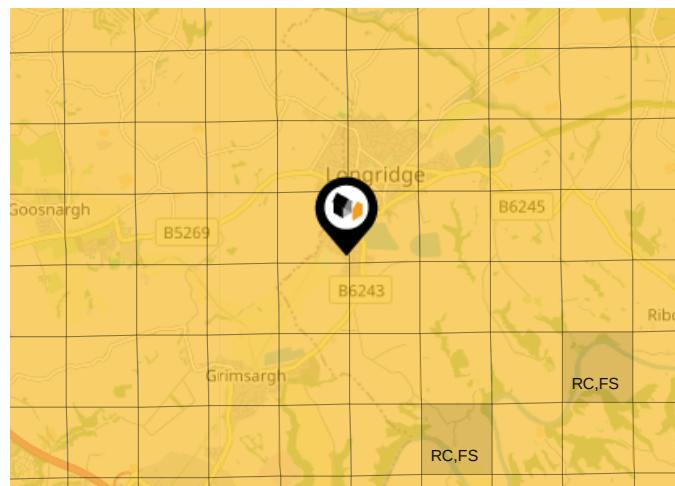


Nursery **Primary** **Secondary** **College** **Private**

 Brook View School Ofsted Rating: Good Pupils: 7 Distance: 2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance: 2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance: 2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Balderstone St Leonard's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 98 Distance: 3.03	<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: 3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ribchester St Wilfrid's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 77 Distance: 3.22	<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: 3.26	<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: 3.29	<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)

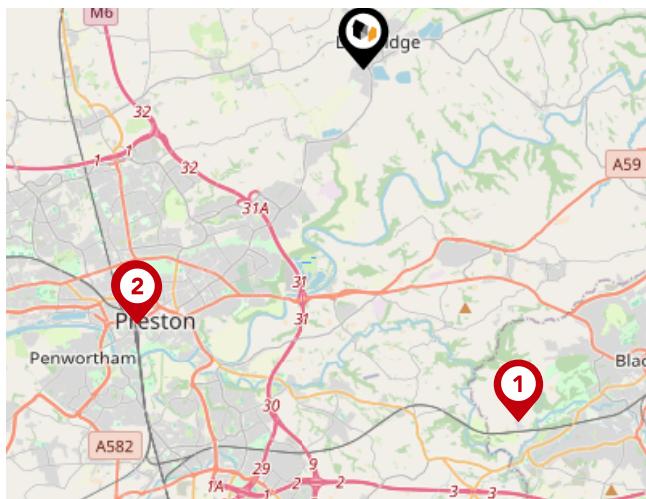
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

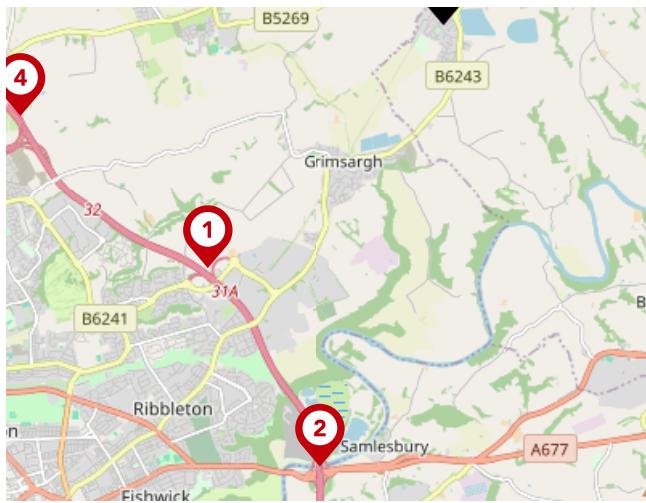
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

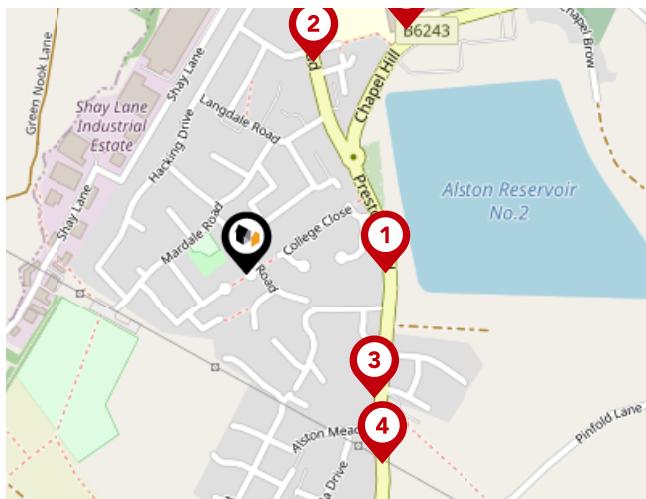
Pin	Name	Distance
1	Pleasington Rail Station	6.74 miles
2	Preston Rail Station	5.97 miles
3	Preston Rail Station	5.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	2.96 miles
2	M6 J31	4.02 miles
3	M6 J30	5.85 miles
4	M6 J32	3.79 miles
5	M65 J2	7.12 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	College Close	0.15 miles
2	Southern Close	0.24 miles
3	Alston Meadow	0.2 miles
4	Alston Meadow	0.26 miles
5	St Cecilius RCHS	0.32 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.

Pendle Hill Properties

Testimonials



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

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Land Registry



Environment Agency



Office for National Statistics



Ofcom



Ofsted

