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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st October 2026



PARK LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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The Property Ombudsman

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Introduction
Our Comments

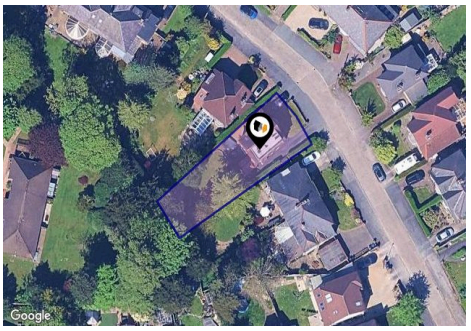
* Five-Bedroom Detached Family Home * Popular Residential Location* Generous Rear Garden * Good Size Garage and Extensive Driveway Parking * Versatile Accommodation with Excellent Potential to Extend or Adapt (Subject to the Necessary Consents)
Situated within a popular residential area, this impressive five-bedroom detached home offers spacious and versatile accommodation, making it an excellent choice for growing families. Ideally positioned close to Middleforth Park, the property is within the catchment area for local primary and secondary schools and benefits from a quiet residential road, nearby bus routes and excellent transport links.Externally, the property offers driveway parking to both sides of the house, providing ample space for multiple vehicles, together with a garage for additional parking or storage.On entering the property, a storm porch with attractive floor tiling leads into the welcoming entrance hall, which flows through towards the kitchen and provides access to the staircase leading to the first floor.The modern fitted kitchen is finished in a stylish blue Shaker design, complemented by coordinating worktops. A range of integrated appliances includes double electric ovens, a hob and a fridge freezer, alongside a traditional Belfast sink. Adding a sociable touch, the kitchen also features a wine fridge and a dedicated bar area with seating for two, creating a lovely space for entertaining or enjoying a morning coffee.Positioned at the front of the home, the main living room is a bright and inviting space, enhanced by a bay window that allows natural light to fill the room. A cosy seating area provides the perfect spot to relax, while the open-plan layout leads through to a further reception room at the rear. This additional living space offers flexibility for family life and benefits from sliding doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.The first floor accommodates three of the property's five bedrooms, comprising two double bedrooms and a smaller third room that could be ideal as a nursery, home office, dressing room or occasional bedroom, depending on individual needs. Bedroom two benefits from a full wall of fitted wardrobes, providing excellent built-in storage.Completing this floor is a modern shower room, fitted with a contemporary walk-in shower.Stairs lead to the second floor, where two further double bedrooms provide additional spacious accommodation. Both bedrooms benefit from useful eaves storage, making the most of the available space and offering practical solutions for keeping belongings neatly tucked away.To the rear, the property enjoys a generous family garden, predominantly laid to lawn with a slightly raised section, mature shrubs and established trees. The garden offers plenty of room for children to play, outdoor dining and relaxing during the warmer months. Its mature greenery and private, unoverlooked setting create a pleasant outdoor retreat for the whole family to enjoy.

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	5		
Floor Area:	1,711 ft^2 / 159 m^2		
Plot Area:	0.12 acres		
Council Tax :	Band E		
Annual Estimate:	£2,985		
Title Number:	LA869092		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8	75	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***Park Lane, Penwortham, Preston, PR1***

Reference - 07/2023/00927/TPO

Decision: Awaiting decision

Date: 14th November 2023

Description:

I have 3 trees at the back of my garden which over hang my fence but require permission for me to work on. The reason I want to cut the branches which over hang back are because there are a lot of dead branches as the trees have intertwined. I have a daughter on the autism spectrum and the garden is her main play area due to being uncomfortable with lots of people indoors. Branches continually fall from the trees into my garden. Also I have stone at the back and the branches completely cover the back from sun causing moss and extremely slippy surface in damp conditions. I wish only to cut the branches back to my fence. I don't want to remove or touch the trunks of the trees, just the branches causing dangerous conditions in my garden. (Applicant has photos but would not send due to size).

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Gallery
Photos



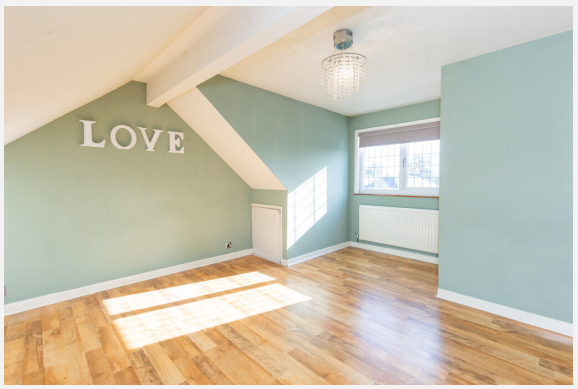














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Gallery
Photos

















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Gallery
Photos







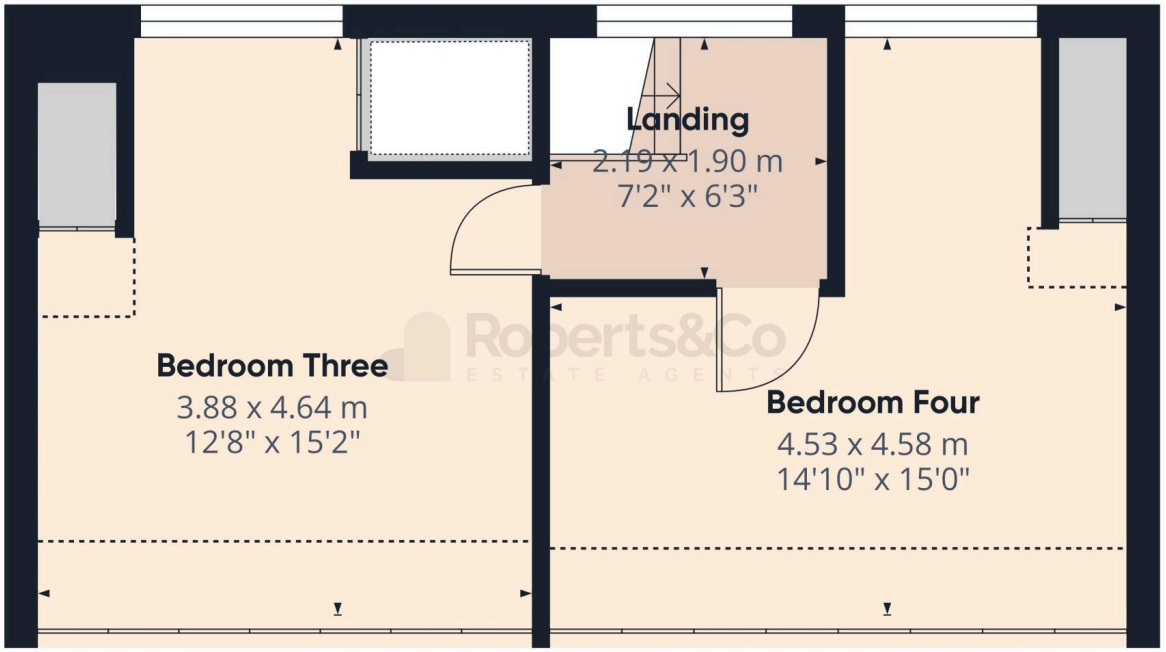








PARK LANE, PENWORTHAM, PRESTON, PR1



Floor 2

Approximate total area(1)
35.3 m²
380 ft²

Reduced headroom
5.2 m²
56 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

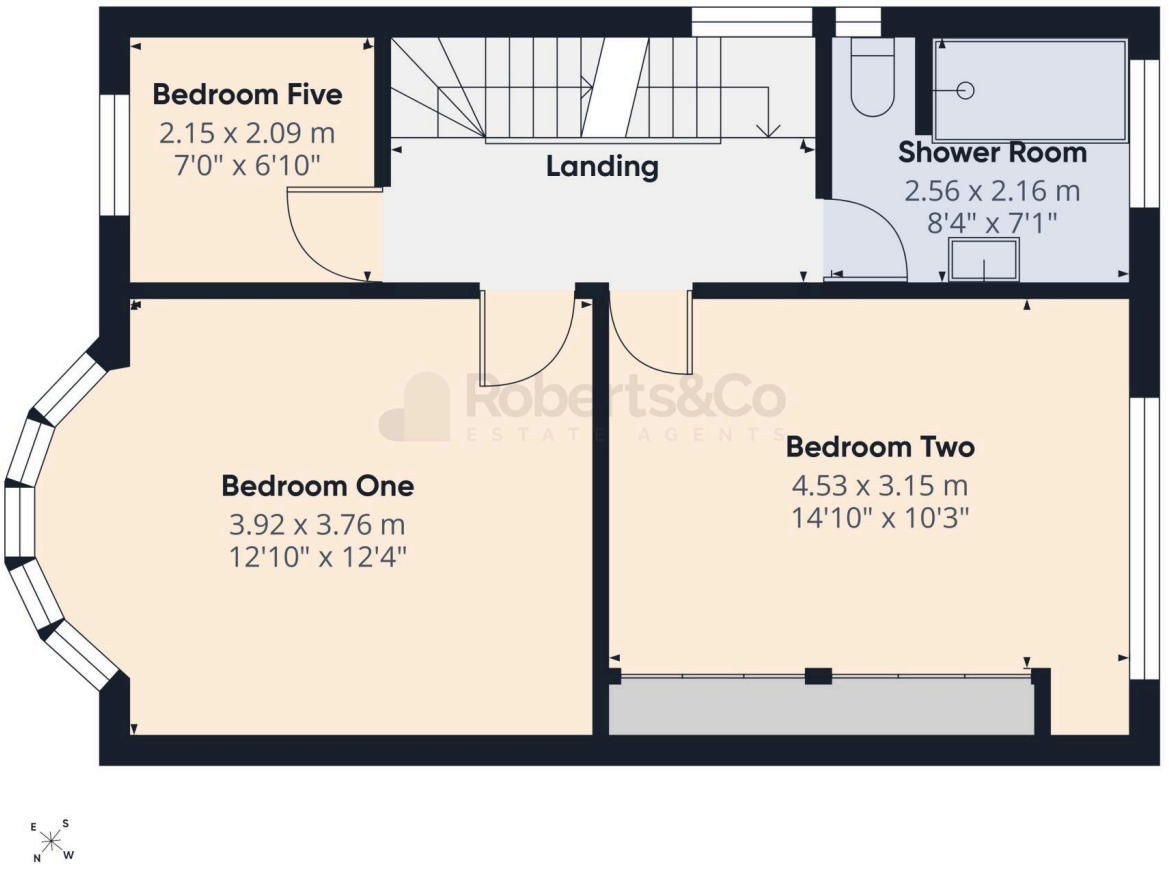
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Gallery
Floorplan

PARK LANE, PENWORTHAM, PRESTON, PR1



Floor 1

Approximate total area(1)
48.2 m²
519 ft²

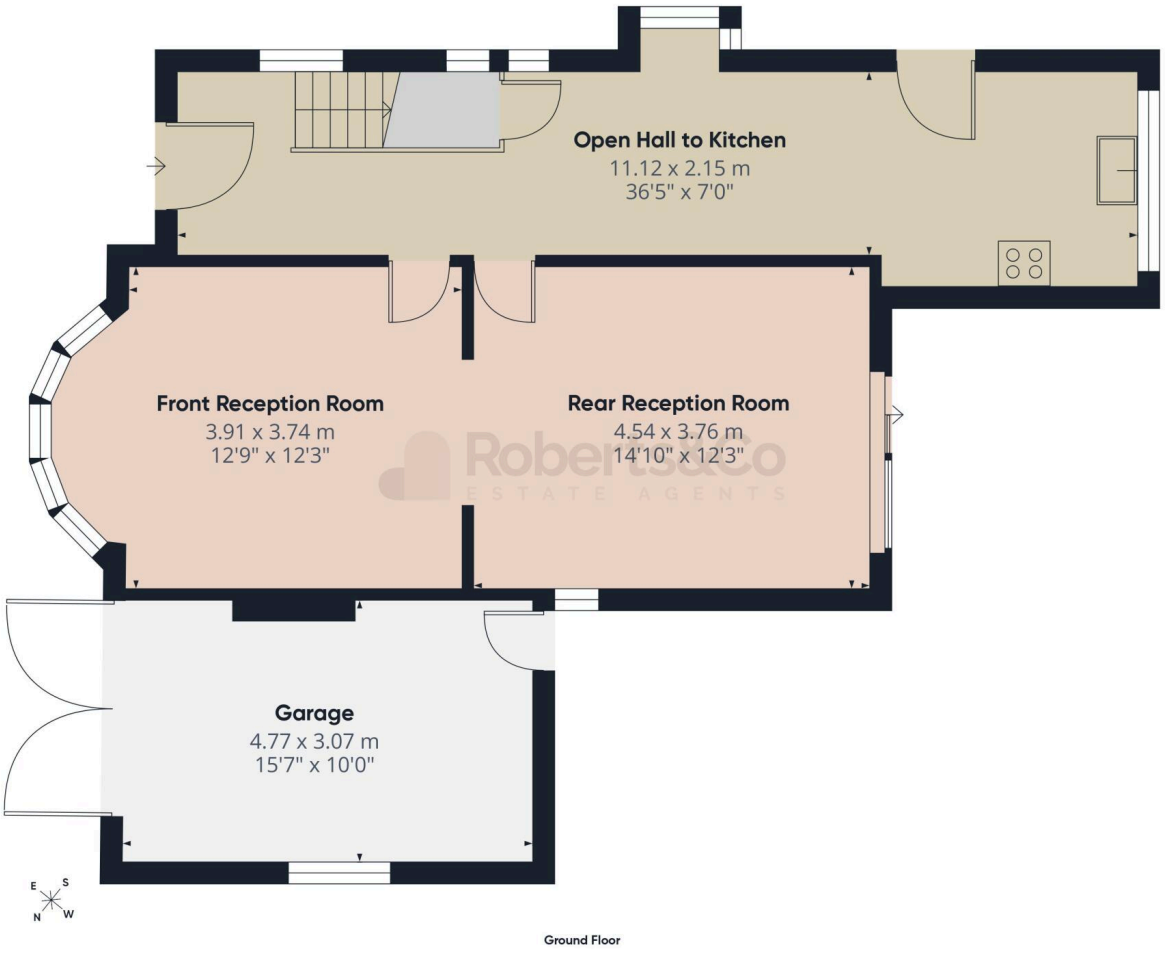
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)
74.7 m²
804 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

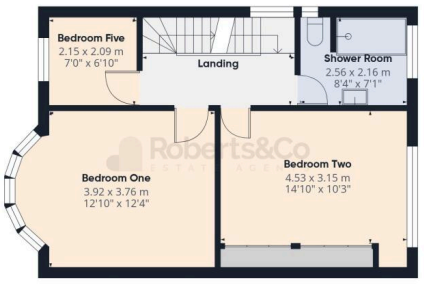
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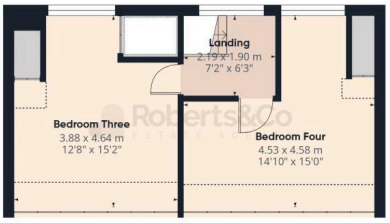
PARK LANE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

158.2 m²
1703 ft²

Reduced headroom

5.2 m²
56 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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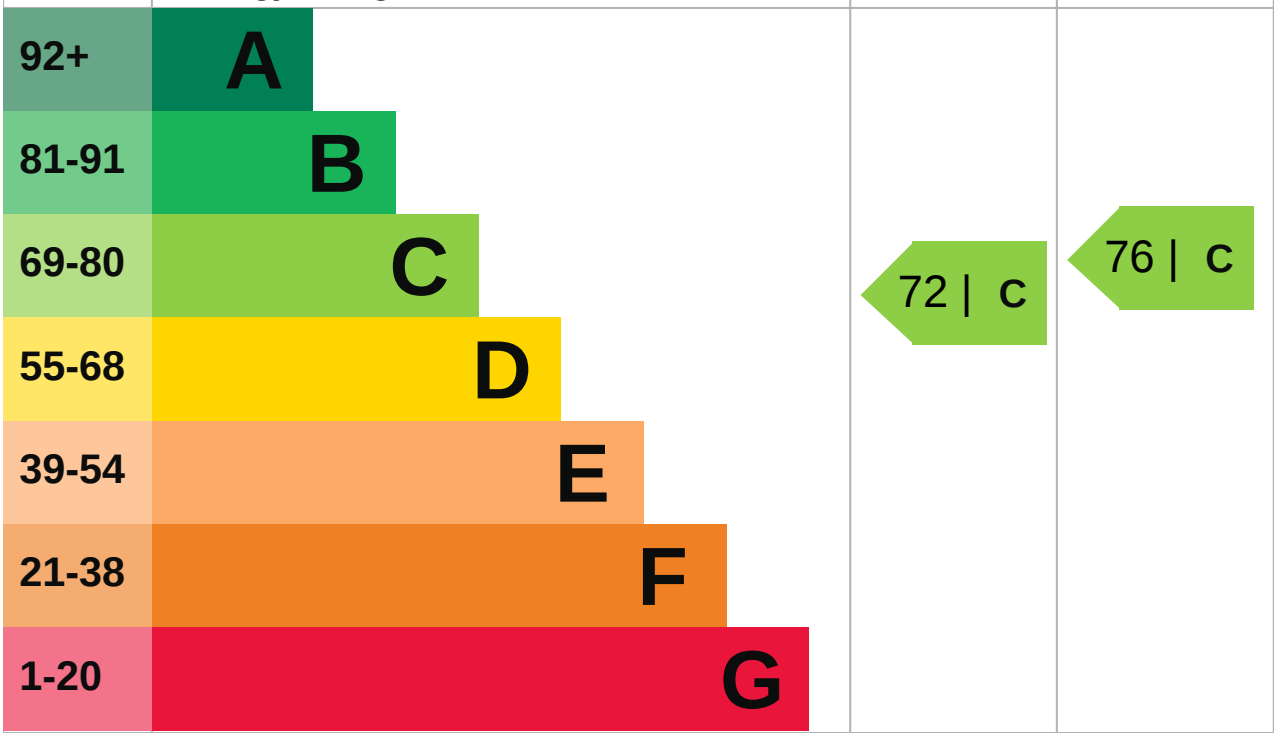
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Penwortham, PR1

Energy rating

C

Valid until 12.05.2036



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EPC - Additional Data

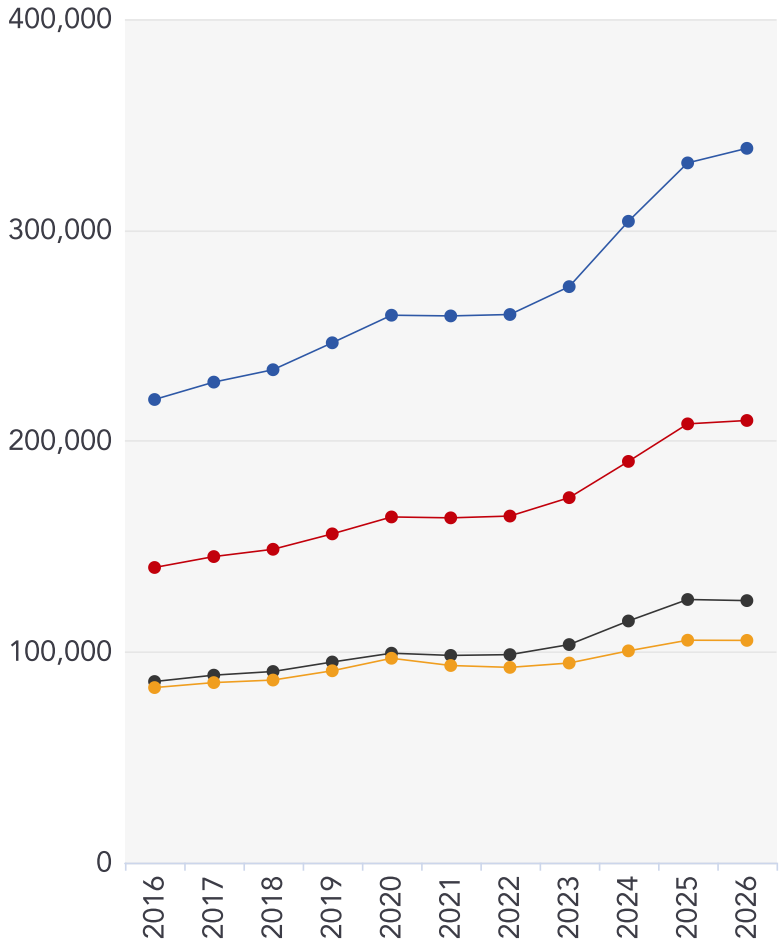
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, with external insulation
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	159 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

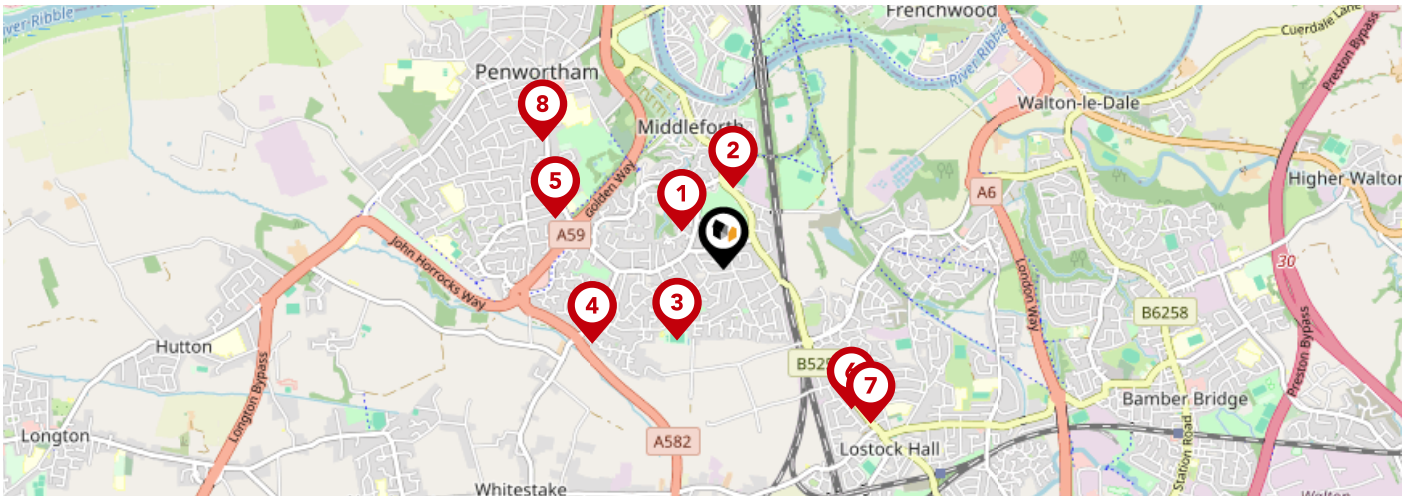
+44.66%

Flat

+26.94%

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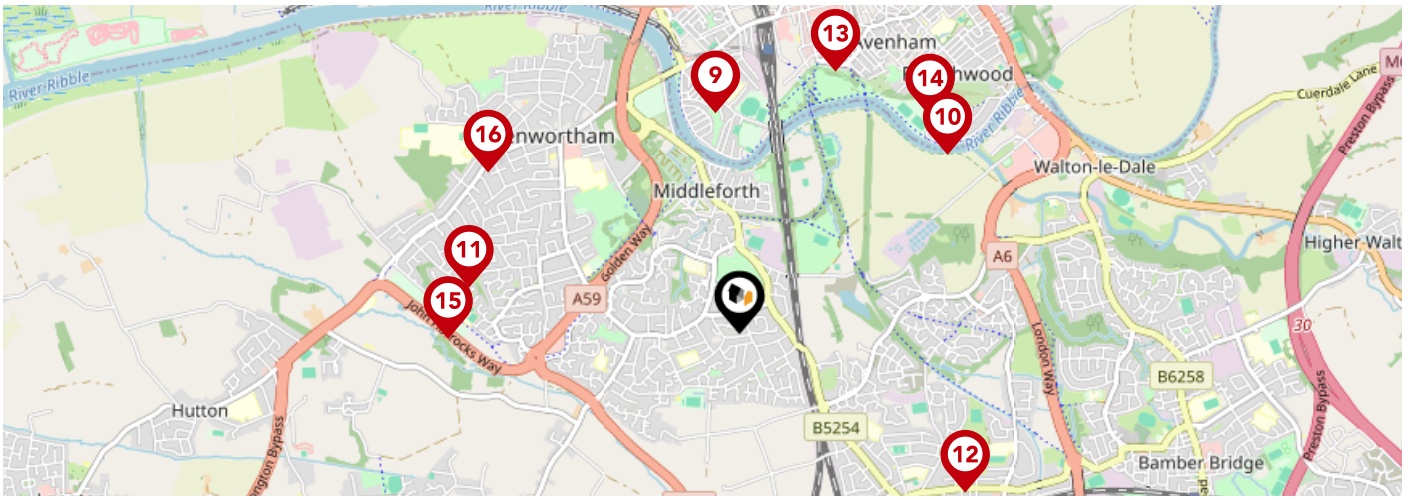
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:0.25	☐	☑	☐	☐	☐
2	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:0.36	☐	☑	☐	☐	☐
3	Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:0.37	☐	☑	☐	☐	☐
4	Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.66	☐	☑	☐	☐	☐
5	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.77	☐	☑	☐	☐	☐
6	Applebee Wood Community Specialist School Ofsted Rating: Good | Pupils: 161 | Distance:0.82	☐	☐	☑	☐	☐
7	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.93	☐	☑	☐	☐	☐
8	Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:0.98	☐	☐	☑	☐	☐

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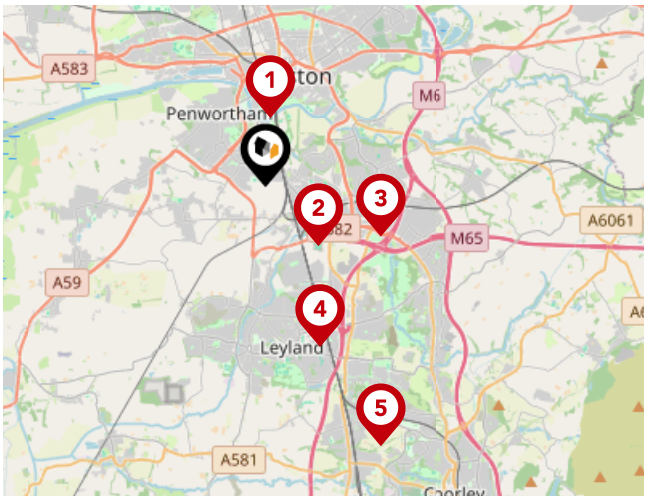
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:0.98	☐	☑	☐	☐	☐
10 Christ The King Catholic High School Ofsted Rating: Not Rated | Pupils: 395 | Distance:1.2	☐	☐	☑	☐	☐
11 Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:1.2	☐	☑	☐	☐	☐
12 Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:1.21	☐	☑	☐	☐	☐
13 Imam Muhammad Zakariya School Ofsted Rating: Good | Pupils: 103 | Distance:1.23	☐	☑	☐	☐	☐
14 Frenchwood Community Primary School Ofsted Rating: Requires improvement | Pupils: 330 | Distance:1.27	☐	☑	☐	☐	☐
15 All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:1.28	☐	☐	☑	☐	☐
16 Penwortham Primary School Ofsted Rating: Good | Pupils: 201 | Distance:1.32	☐	☑	☐	☐	☐

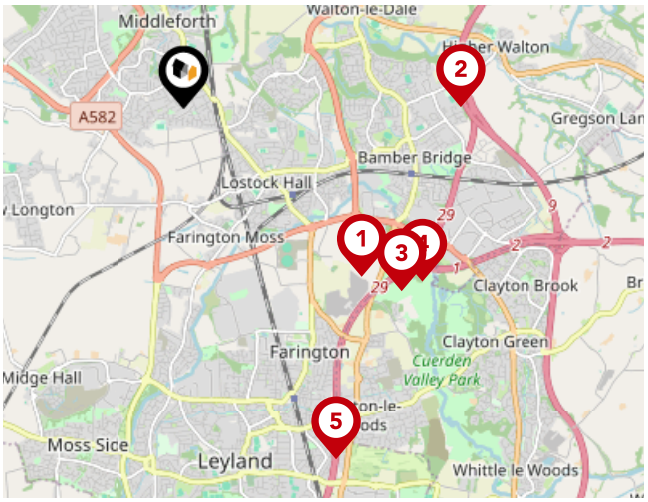
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Area
Transport (National)



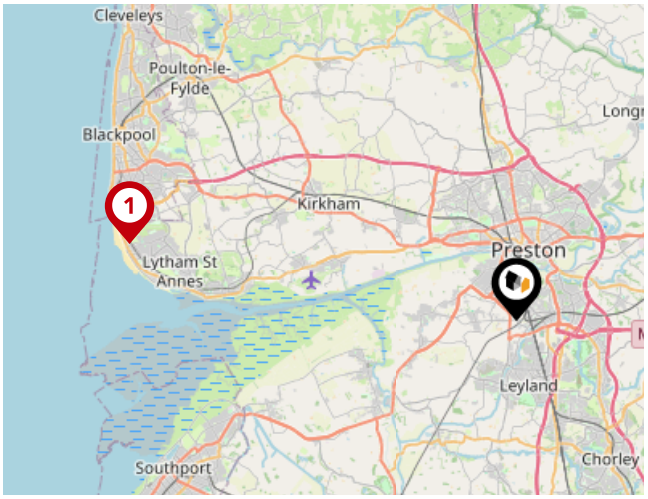
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.22 miles
2	Lostock Hall Rail Station	1.38 miles
3	Bamber Bridge Rail Station	2.19 miles
4	Leyland Rail Station	2.94 miles
5	Buckshaw Parkway Rail Station	4.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.14 miles
2	M6 J30	2.42 miles
3	M65 J1	2.48 miles
4	M6 J29	2.58 miles
5	M6 J28	3.35 miles

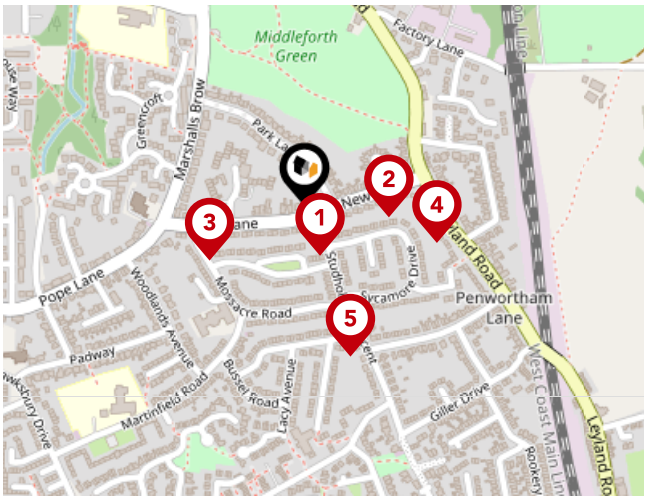


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.8 miles

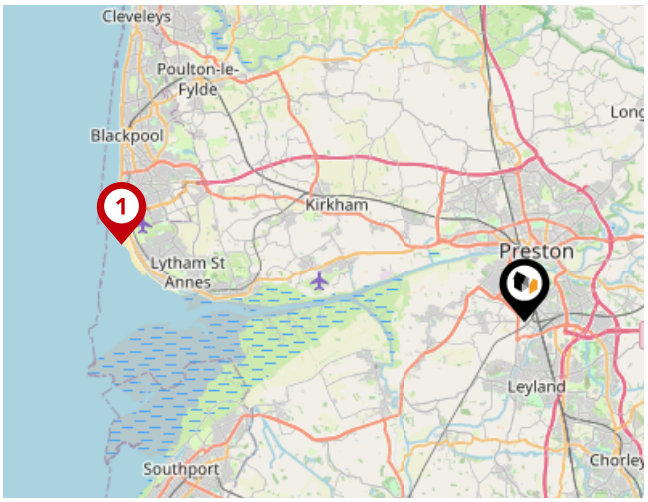
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Area
Transport (Local)



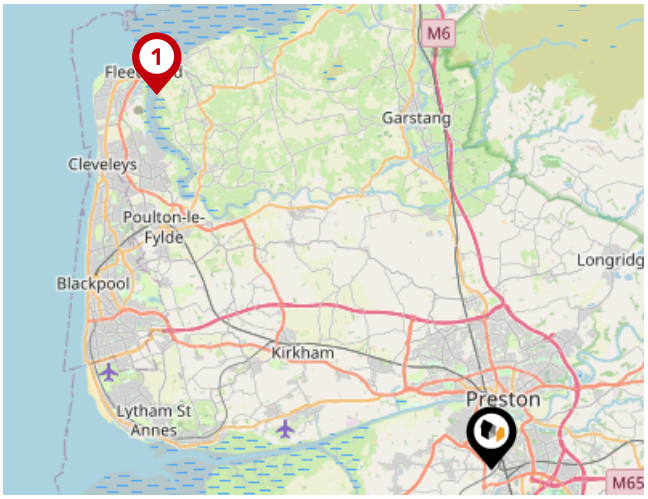
Bus Stops/Stations

Pin	Name	Distance
1	Studholme Crescent	0.05 miles
2	New Lane School Stop	0.09 miles
3	Moss Acre Road	0.11 miles
4	New Lane	0.15 miles
5	Charnock Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	14.37 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.54 miles

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Roberts & Co

Roberts & Co are an award-winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property for many years in your local area. Our experienced, dedicated team all have one thing in common… we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

Financial Services

Who are Roberts&Co?

There is not just one reason why you should sell with Roberts&Co, we like to think there's many more.

Our dedicated branch teams...

Roberts&Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Roberts & Co
Testimonials

Testimonial 1

I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2

We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3

The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4

We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.

/RobertsCoEstates

@Roberts_and_Co

/roberts_and_co_sales_lettings/

Roberts & Co
Data Quality

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Ordnance Survey

Land Registry

Environment Agency

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