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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd September 2026



IVY PARADE, LONGRIDGE, PRESTON, PR3

Pendle Hill Properties

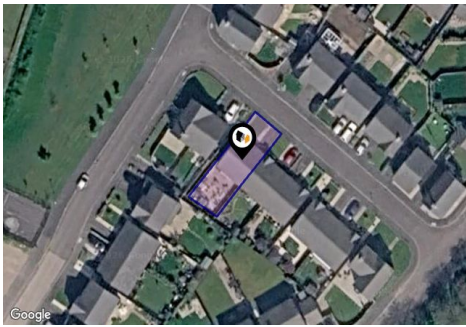
74 Berry Ln, Longridge, Preston PR3 3WH

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www.pendlehillproperties.co.uk





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	654 ft ² / 60 m ²
Plot Area:	0.05 acres
Year Built :	2019
Council Tax :	Band C
Annual Estimate:	£2,121
Title Number:	LAN229361

Tenure: Freehold

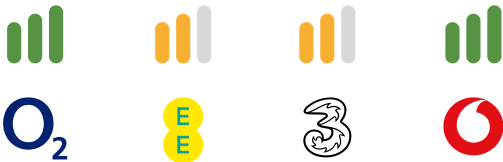
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	74 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

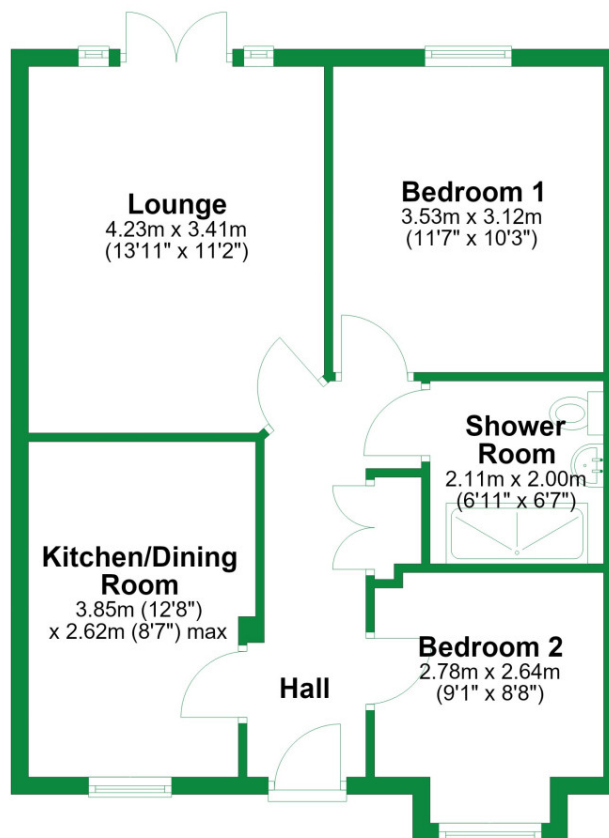




IVY PARADE, LONGRIDGE, PRESTON, PR3

Ground Floor

Approx. 60.8 sq. metres (654.3 sq. feet)

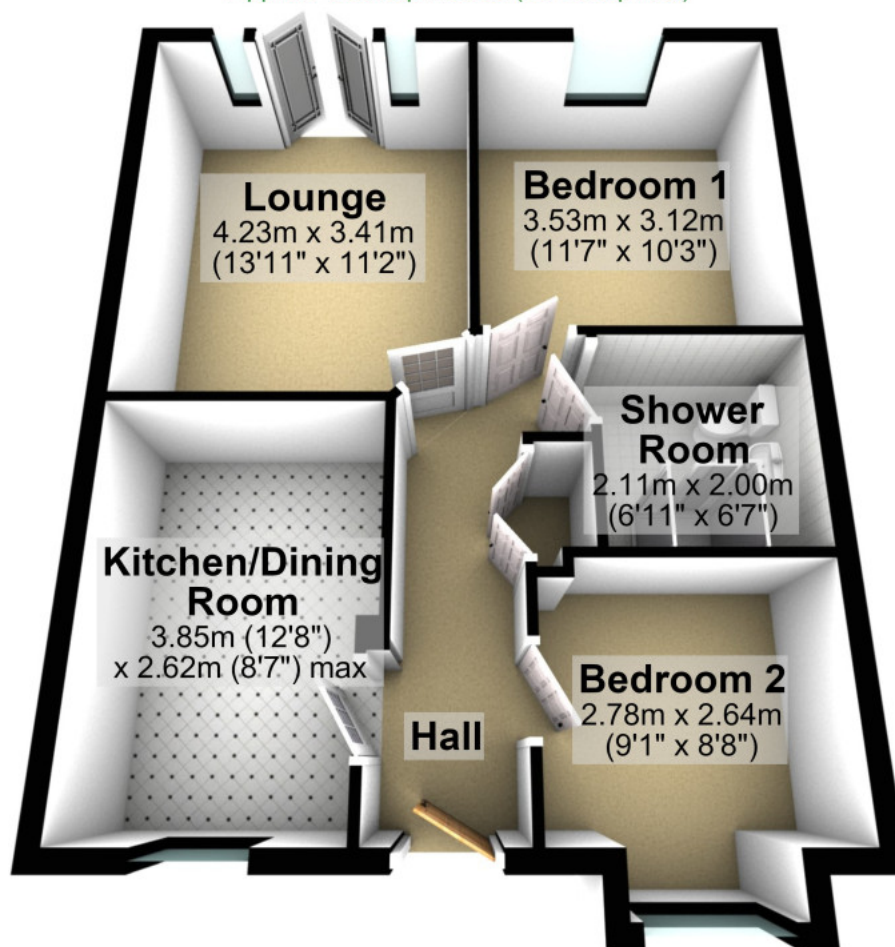


Total area: approx. 60.8 sq. metres (654.3 sq. feet)

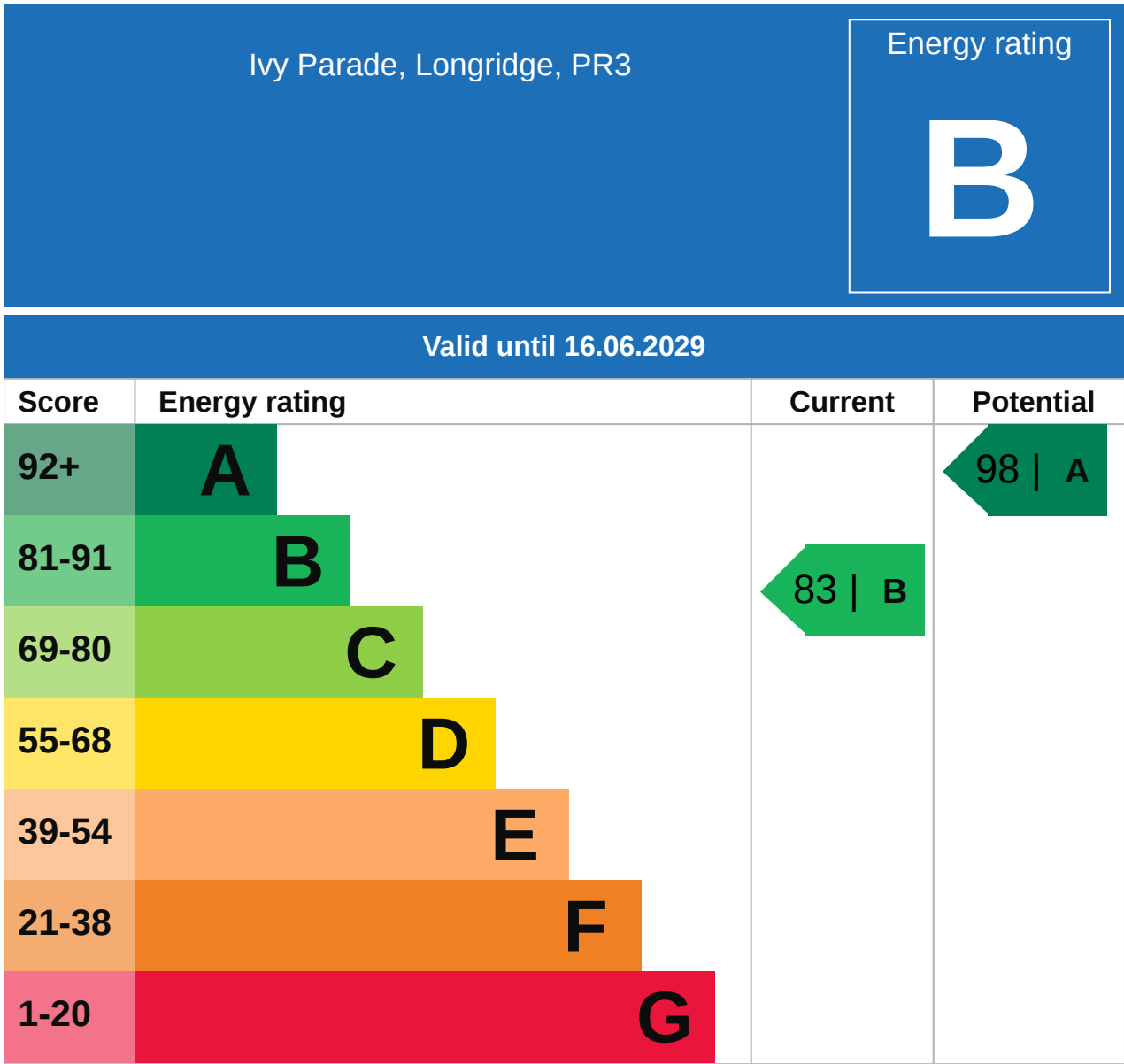
IVY PARADE, LONGRIDGE, PRESTON, PR3

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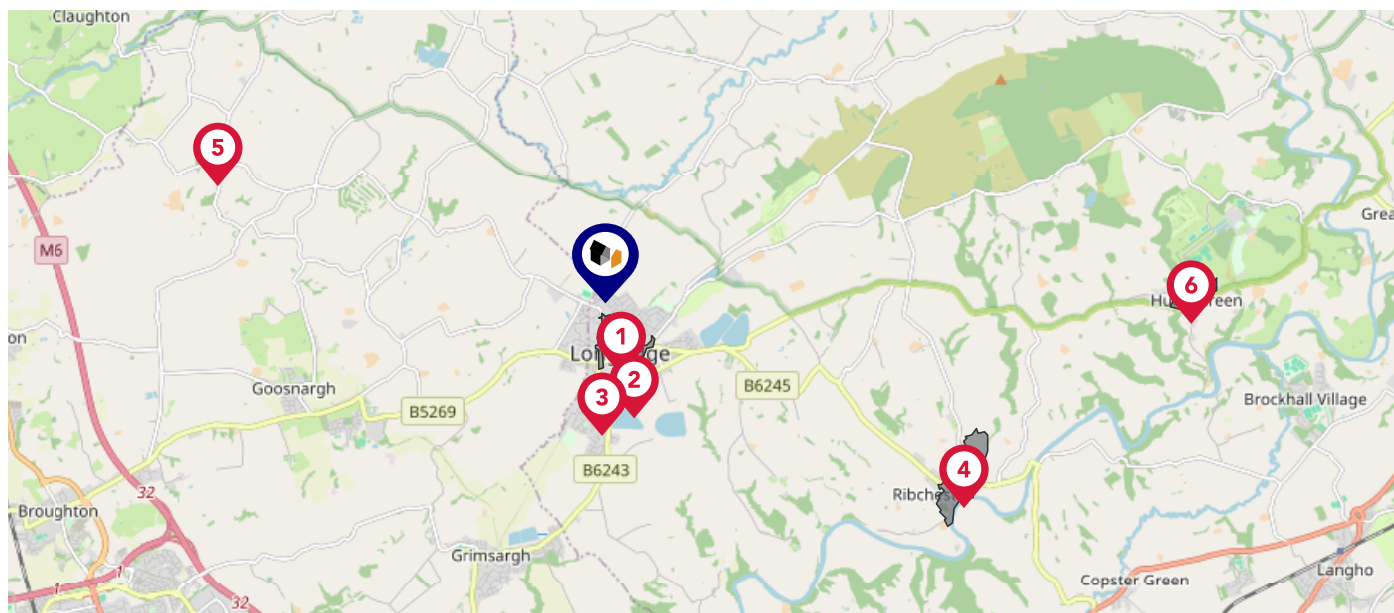
Additional EPC Data

Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	56 m ²

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

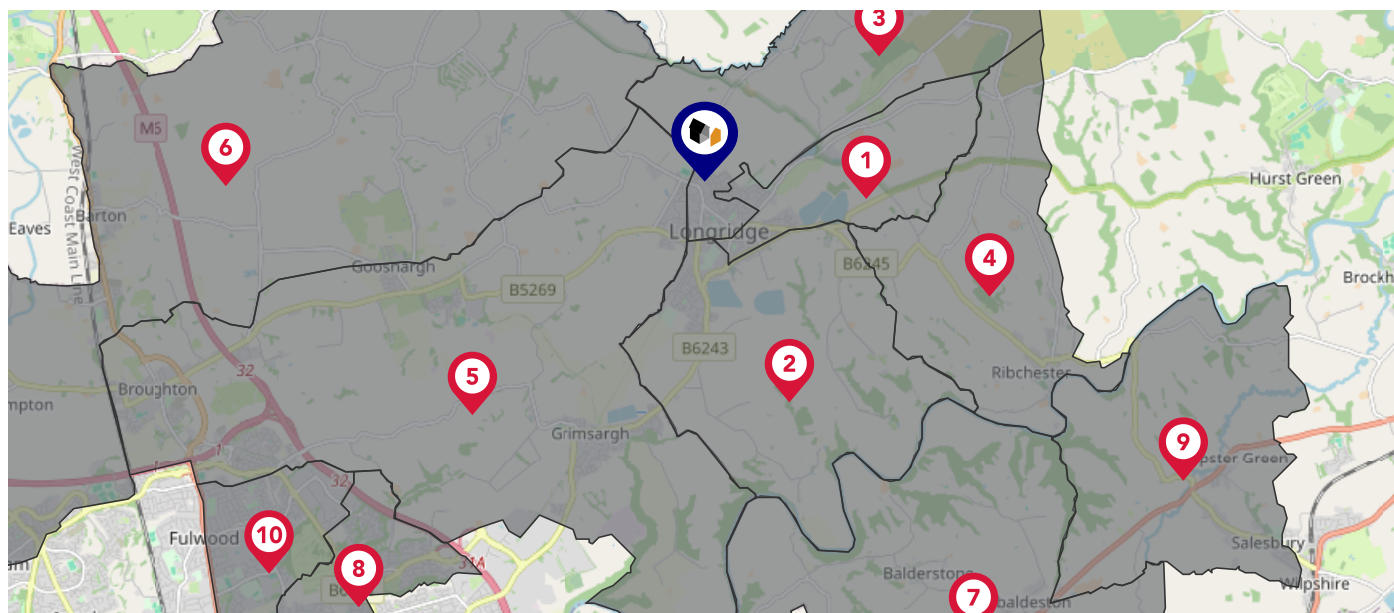


Inglewhite Conservation Area



Hurst Green

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



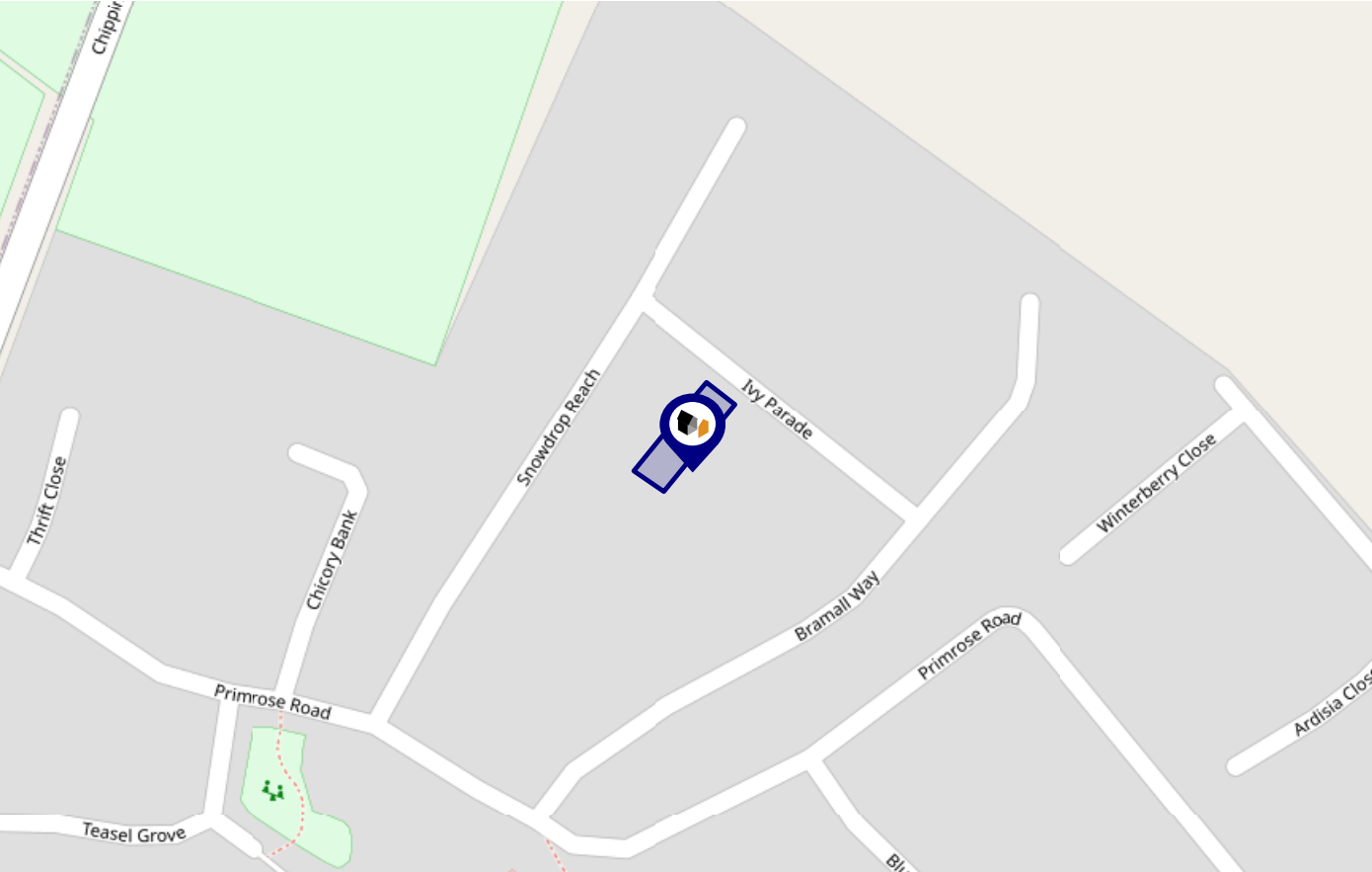
Nearby Council Wards

- | | |
|---|----------------------------------|
|  | Dilworth Ward |
|  | Alston & Hothersall Ward |
|  | Derby & Thornley Ward |
|  | Ribchester Ward |
|  | Preston Rural East Ward |
|  | Preston Rural North Ward |
|  | Mellor Ward |
|  | Garrison Ward |
|  | Clayton-le-Dale & Salesbury Ward |
|  | 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.

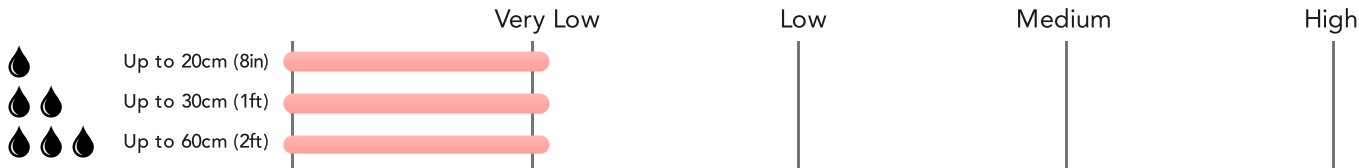


Risk Rating: Very low

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.

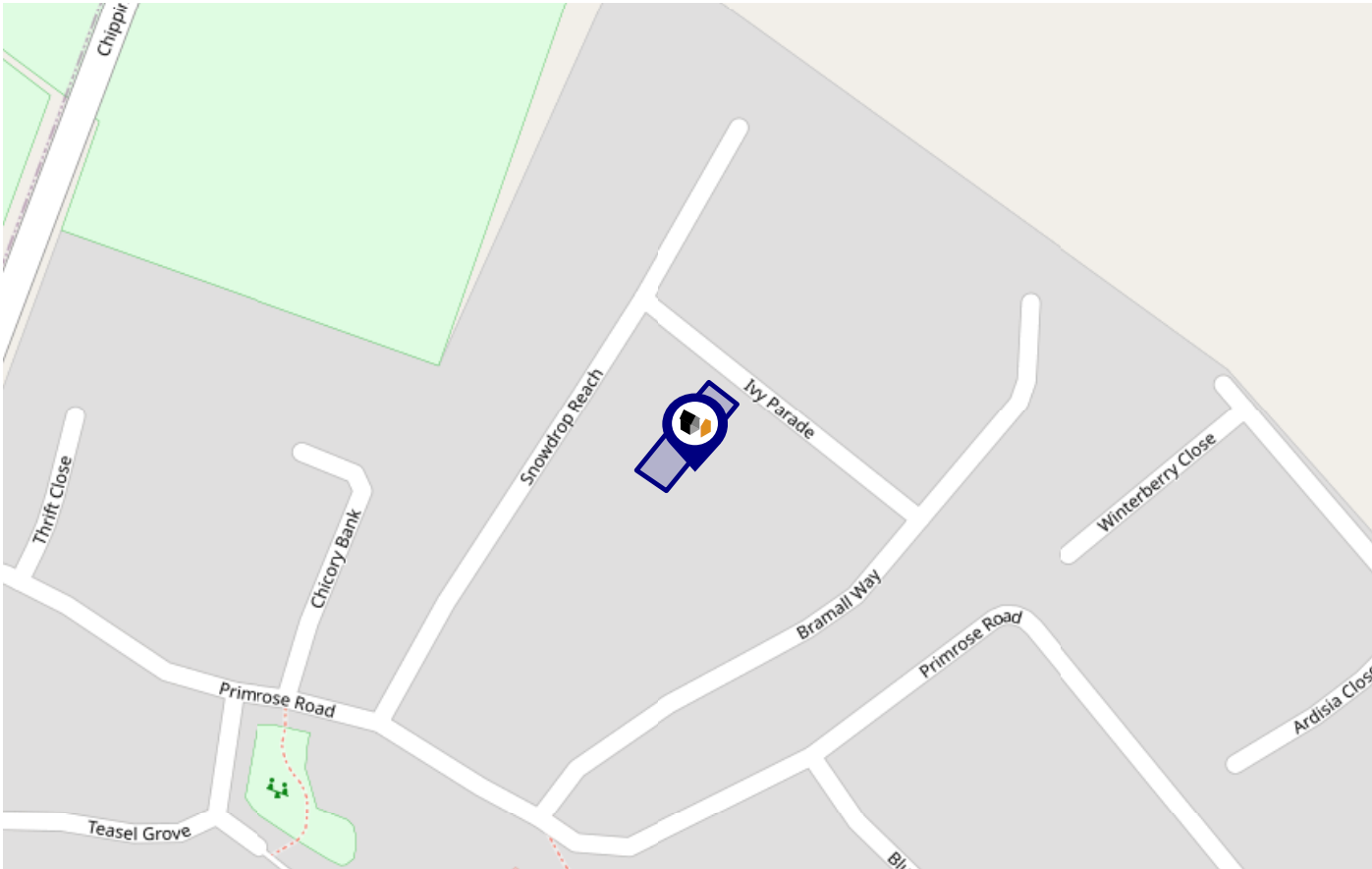
Chance of flooding to the following depths at this property:



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.

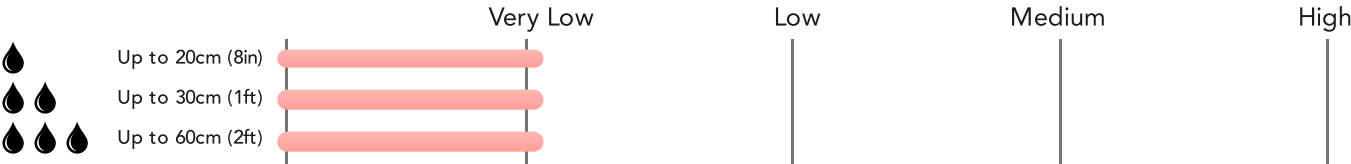


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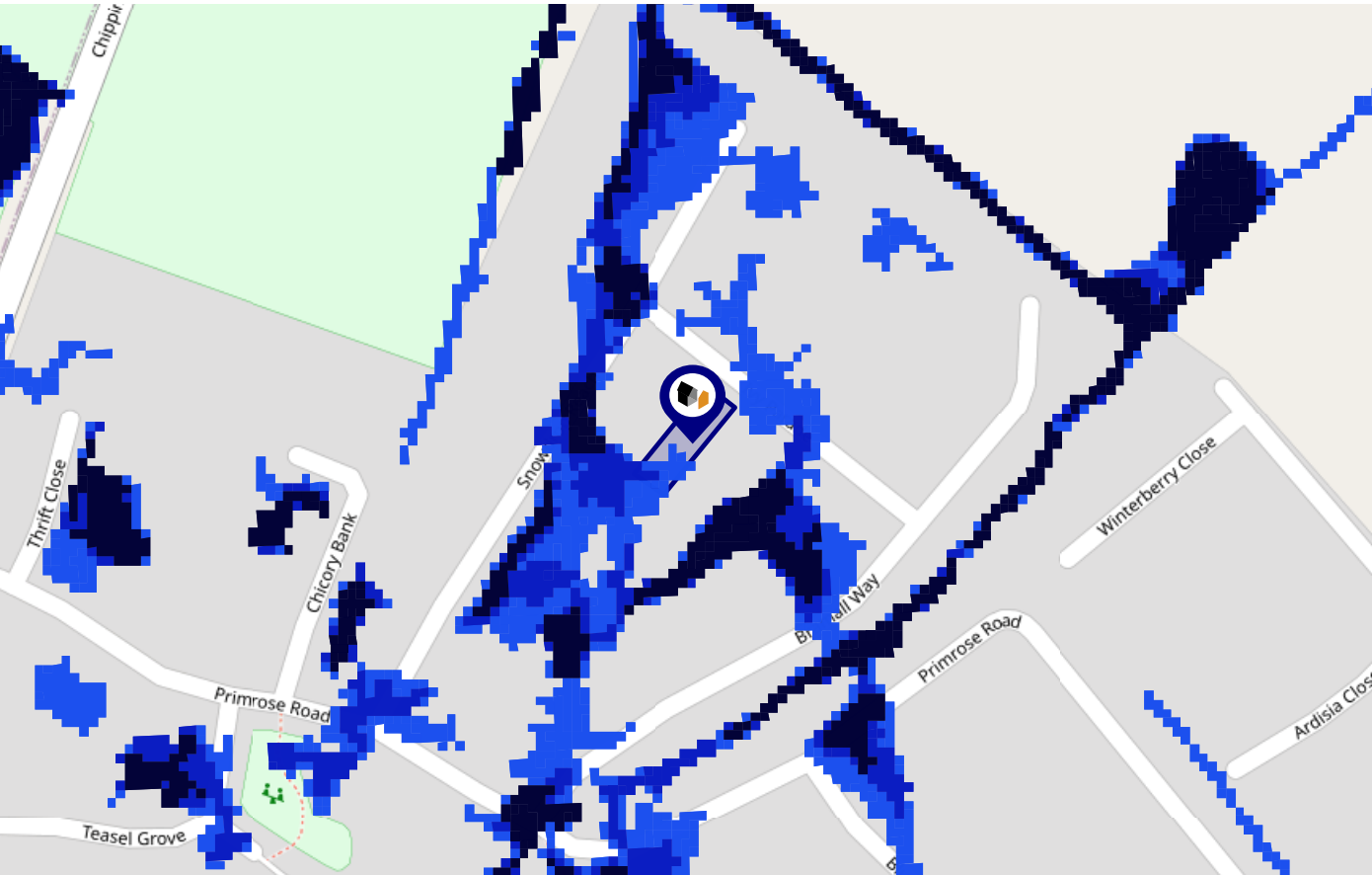
Chance of flooding to the following depths at this property:



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.

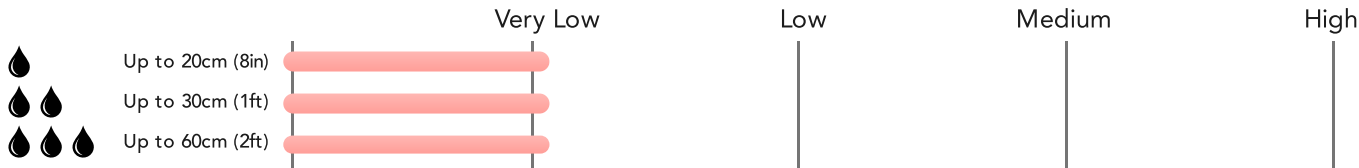


Risk Rating: Very low

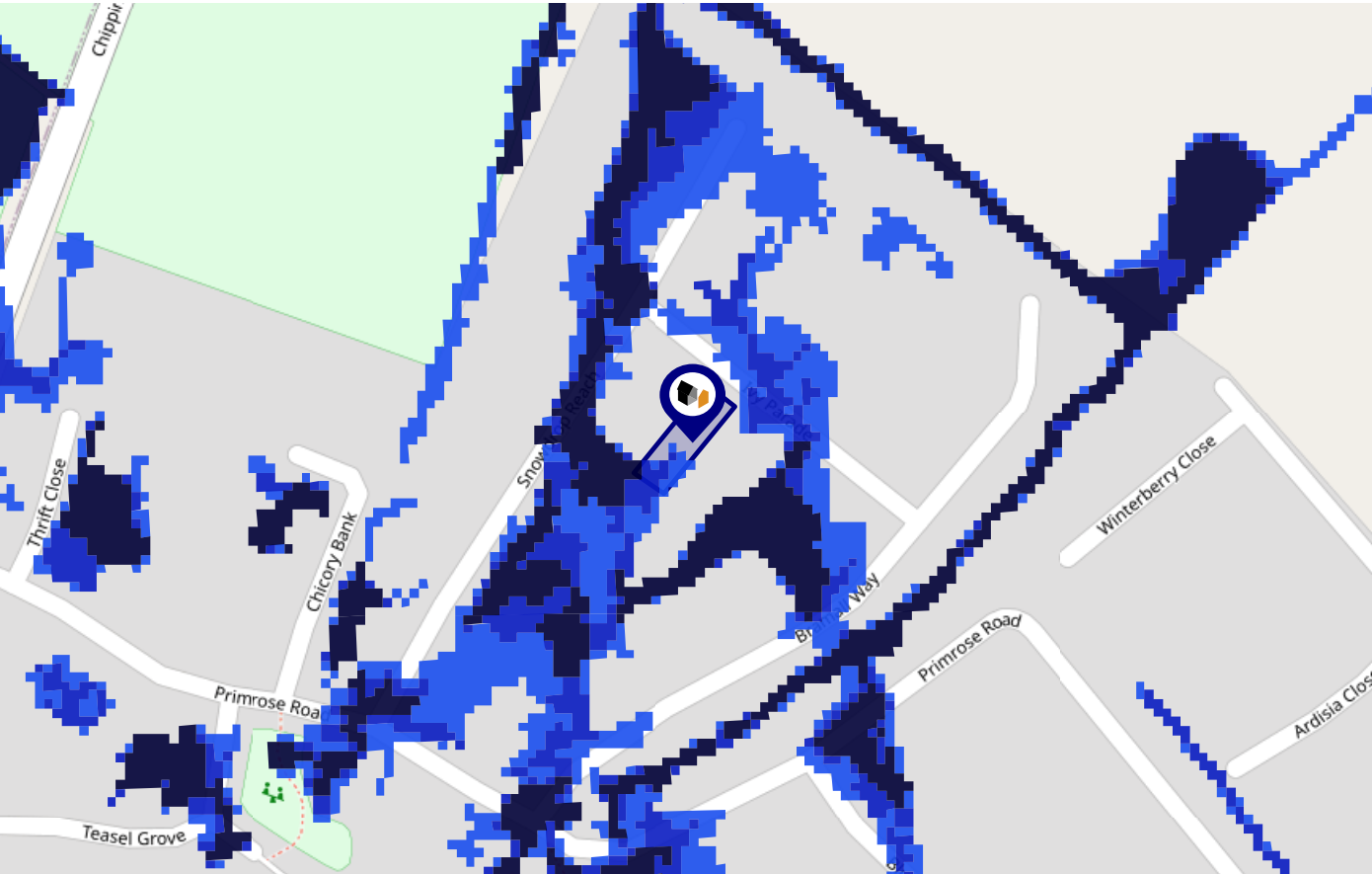
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

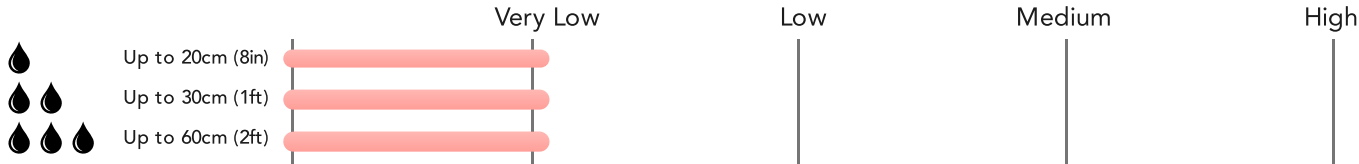


Risk Rating: Very low

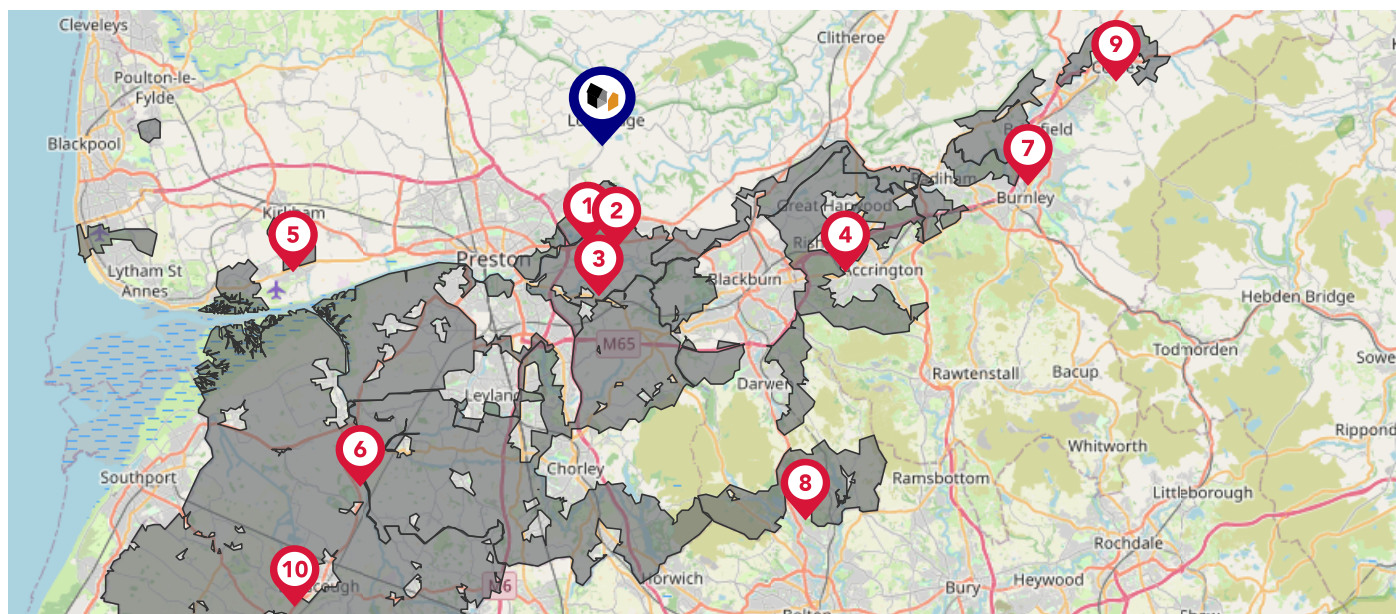
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

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 - Burnley

8

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

9

Merseyside and Greater Manchester Green Belt - Pendle

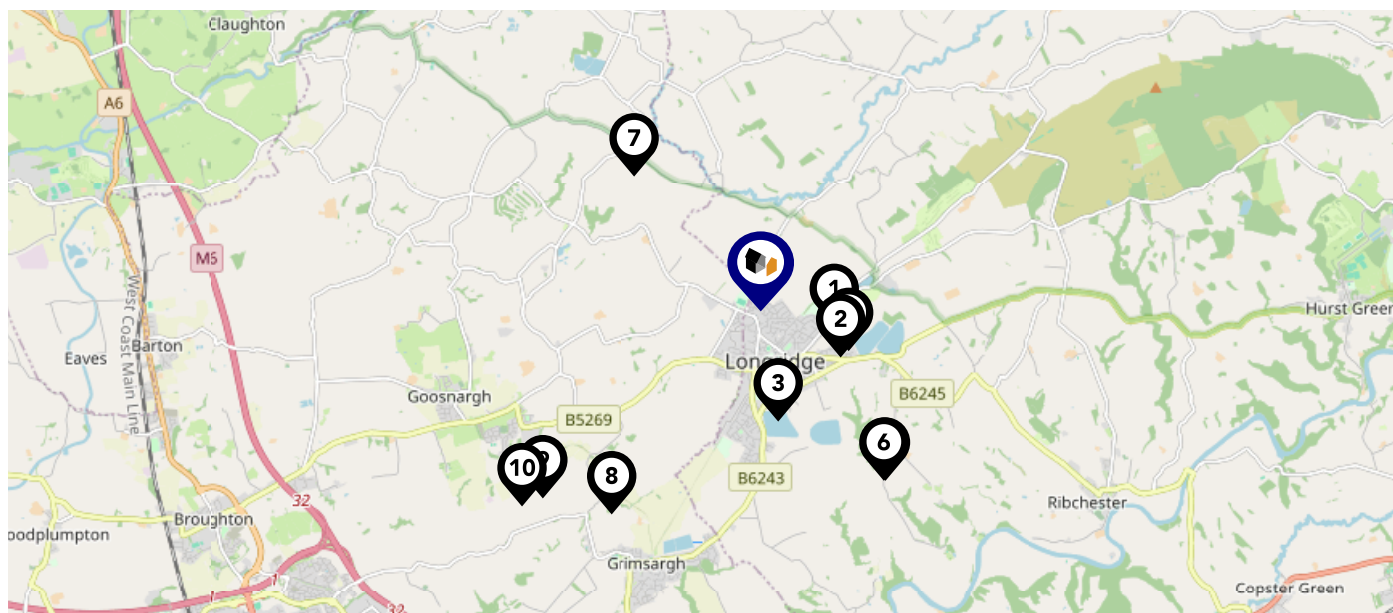
10

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.



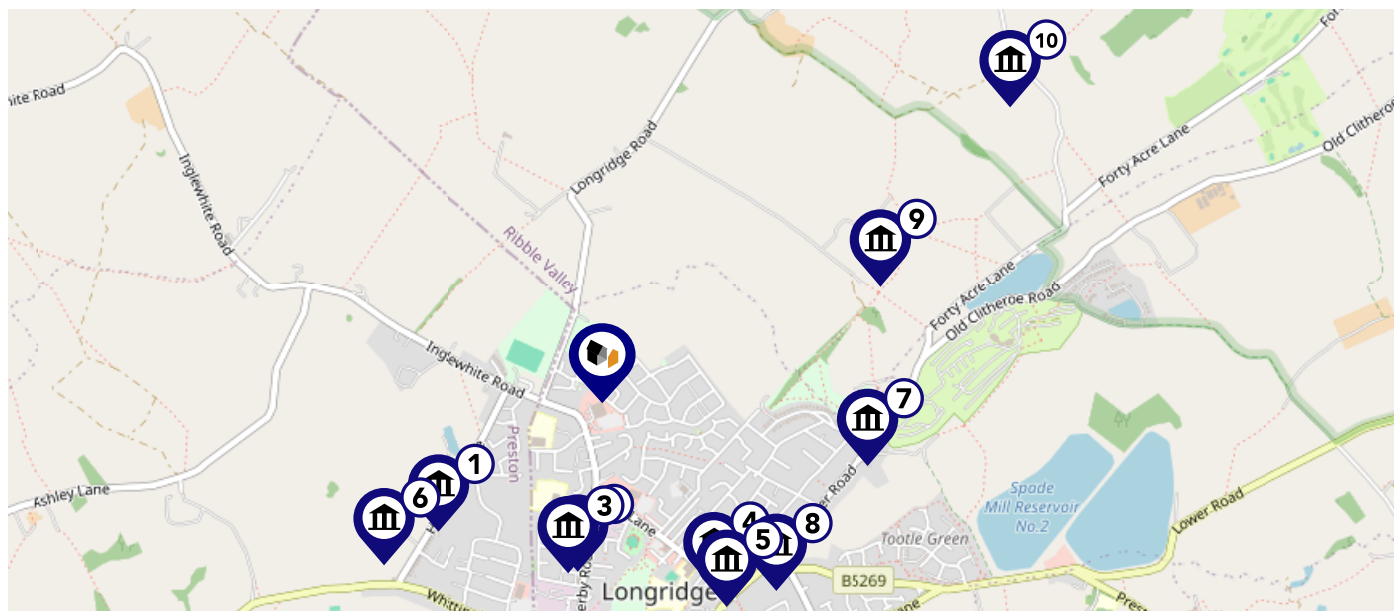
Nearby Landfill Sites

1	EA/EPR/FP3291CL/V009	Active Landfill	
2	Tan Yard-Old Tan Lane, Longridge, Preston, Lancashire	Historic Landfill	
3	EA/EPR/TP3891CU/V009	Active Landfill	
4	Hollins Hall Farm-Tan Yard Lane, Longridge, Near Preston, Lancashire	Historic Landfill	
5	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill	
6	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill	
7	White Hill Farm-Horns Lane, Goosnargh, Preston, Lancashire	Historic Landfill	
8	Fulwood Urban District Council Tip-Brabiner Lane, Preston, Fulwood, Lancashire	Historic Landfill	
9	Whittingham Hospital Site A-Whittingham, Preston, Lancashire	Historic Landfill	
10	Whittingham Hospital Site B-Whittingham, Preston, Lancashire	Historic Landfill	

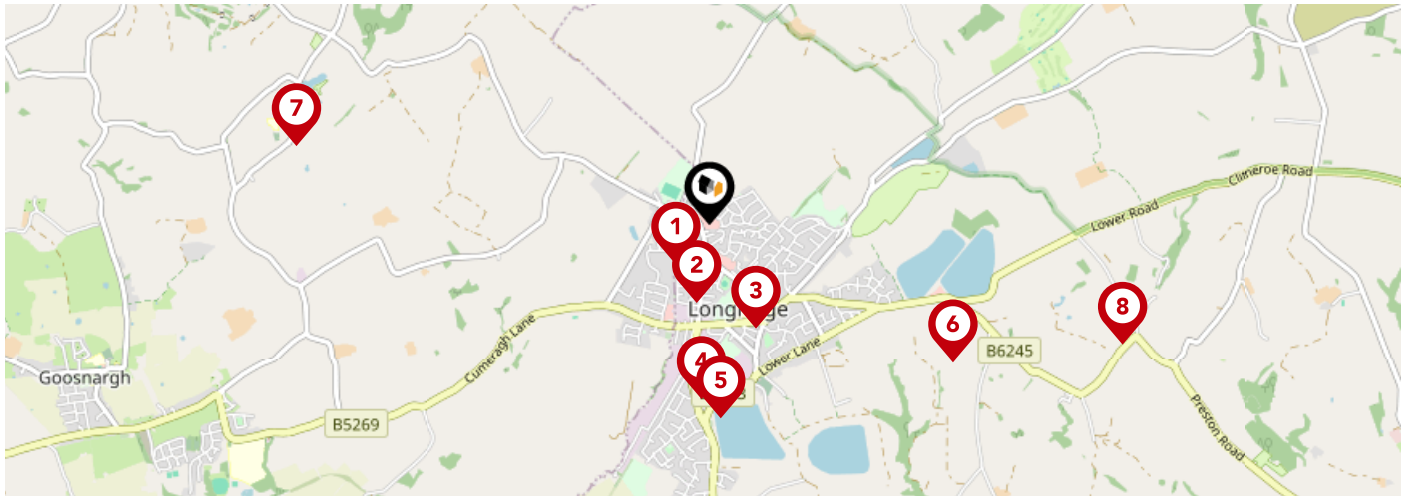
Maps

Listed Buildings

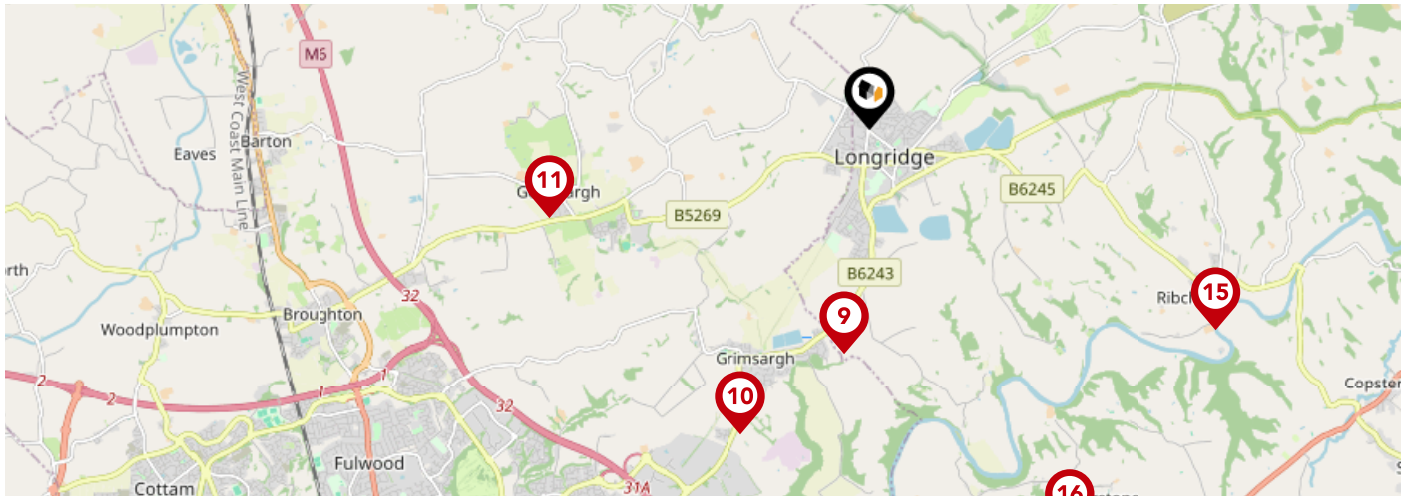
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1073518 - Dun Cow Rib Farmhouse With Wall Enclosing Garden	Grade II	0.4 miles
	1392231 - War Memorial	Grade II	0.4 miles
	1147416 - Church Of St Wilfrid	Grade II	0.4 miles
	1072297 - Church Of St Paul	Grade II	0.5 miles
	1072298 - Sharley Fold	Grade II	0.5 miles
	1073517 - Ashes Farmhouse With Wall Surrounding Front Garden	Grade II	0.6 miles
	1254110 - Tunnel Portal In The John Smith Playing Field	Grade II	0.6 miles
	1308531 - 6-44, Higher Road	Grade II	0.6 miles
	1147564 - Jenkinson's Farmhouse	Grade II	0.7 miles
	1072265 - Mounting Block On Roadside, North East Of Higher Birks Farmhouse	Grade II	1.1 miles



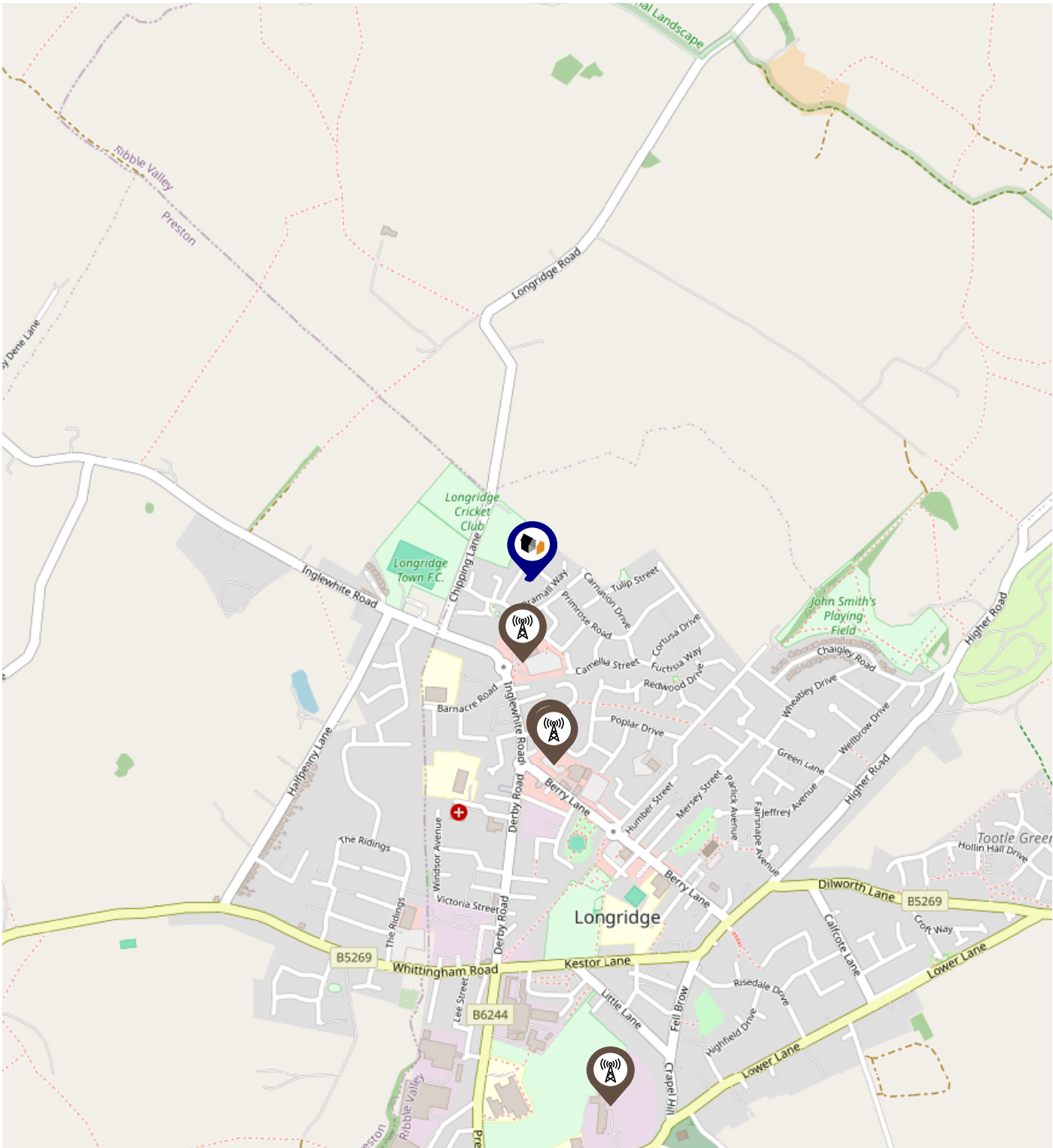
		Nursery	Primary	Secondary	College	Private
1	Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.22	☐	☒	☐	☐	☐
2	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.35	☐	☒	☐	☐	☐
3	Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:0.5	☐	☒	☐	☐	☐
4	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:0.76	☐	☐	☒	☐	☐
5	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:0.85	☐	☐	☒	☐	☐
6	Hillside Specialist School and College Ofsted Rating: Good Pupils: 108 Distance:1.22	☐	☐	☒	☐	☐
7	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:1.84	☐	☒	☐	☐	☐
8	Brook View School Ofsted Rating: Good Pupils: 7 Distance:1.89	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:1.98	☐	☒	☐	☐	☐
	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:2.89	☐	☒	☐	☐	☐
	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:2.92	☐	☒	☐	☐	☐
	Goosnargh Whitechapel Primary School Ofsted Rating: Good Pupils: 94 Distance:3.29	☐	☒	☐	☐	☐
	St Mary's Roman Catholic Primary School, Chipping Ofsted Rating: Good Pupils: 40 Distance:3.39	☐	☒	☐	☐	☐
	Brabins Endowed School Ofsted Rating: Outstanding Pupils: 83 Distance:3.44	☐	☒	☐	☐	☐
	Ribchester St Wilfrid's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 77 Distance:3.5	☐	☒	☐	☐	☐
	Balderstone St Leonard's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 98 Distance:3.93	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

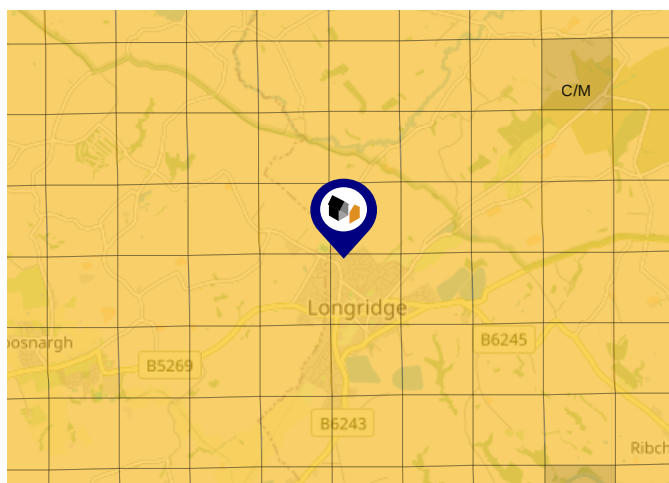


Key:

-  Power Pylons
-  Communication Masts

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		

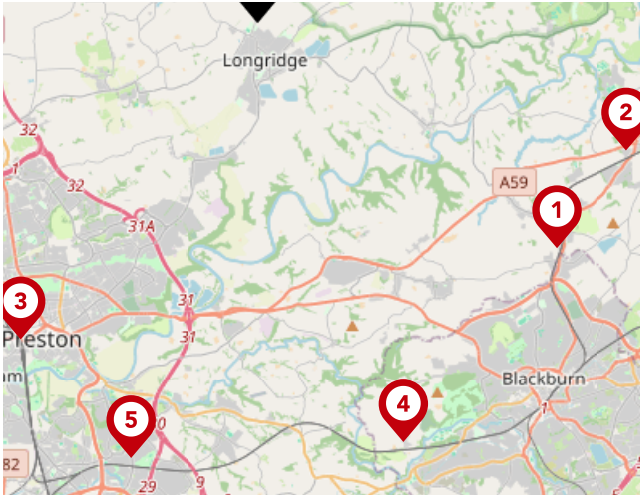


Primary Classifications (Most Common Clay Types)

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

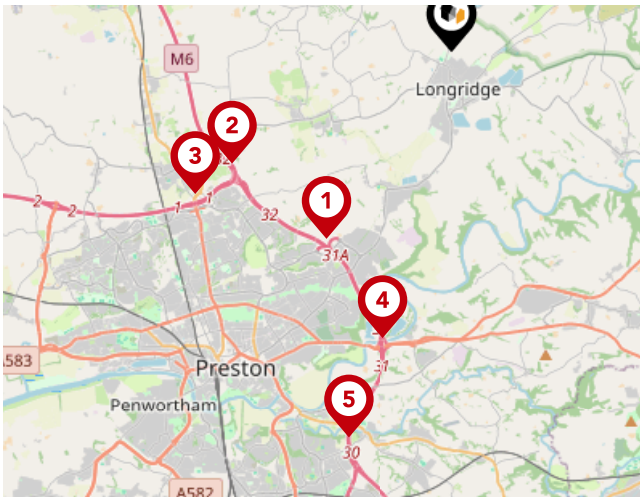
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Ramsgreave & Wilpshire Rail Station	6.56 miles
2	Langho Rail Station	6.8 miles
3	Preston Rail Station	6.92 miles
4	Pleasington Rail Station	7.76 miles
5	Bamber Bridge Rail Station	7.93 miles

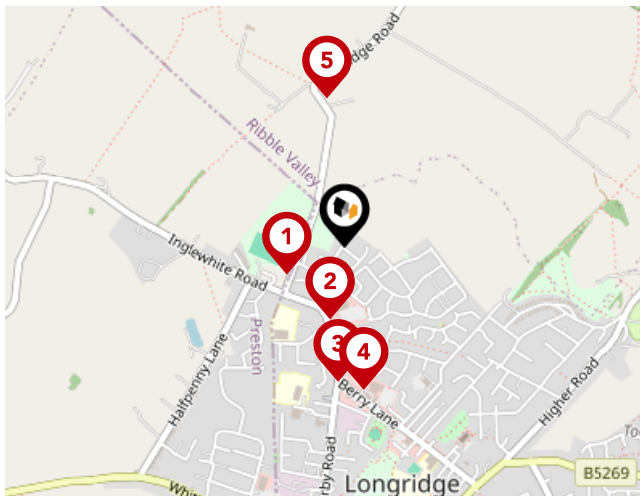


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	3.93 miles
2	M6 J32	4.3 miles
3	M55 J1	5.13 miles
4	M6 J31	5.15 miles
5	M6 J30	6.98 miles

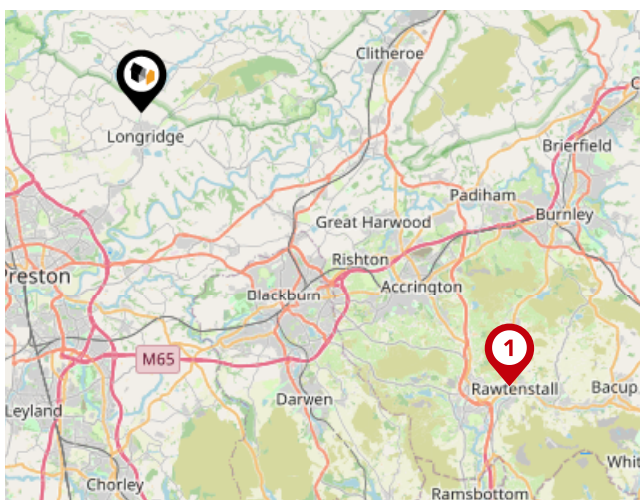
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alston Arms	0.14 miles
2	Sainsburys	0.15 miles
3	Berry Lane	0.29 miles
4	Booths	0.31 miles
5	Lower Cockleach Barn	0.32 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	16.05 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/



/pendlehillproperties/



/PendleHillProps



/company/pendle-hill-properties/

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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