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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th June 2026



JOYCE ROAD, WHITTINGHAM, PRESTON, PR3

Pendle Hill Properties

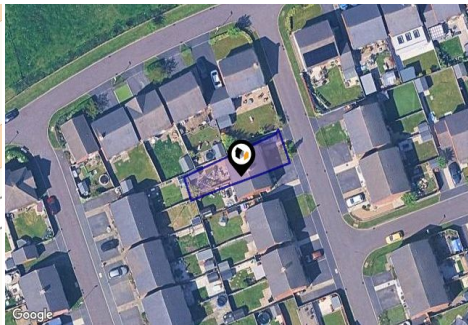
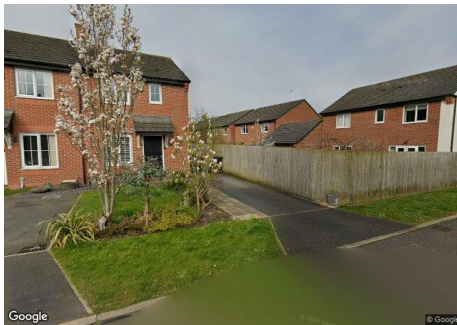
74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	778 ft ² / 72 m ²
Plot Area:	0.04 acres
Year Built :	2017
Council Tax :	Band B
Annual Estimate:	£2,003
Title Number:	LAN197538

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4
mb/s



72
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



BT

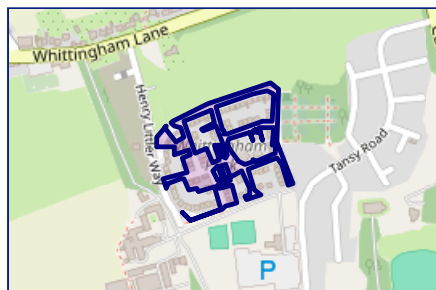


sky



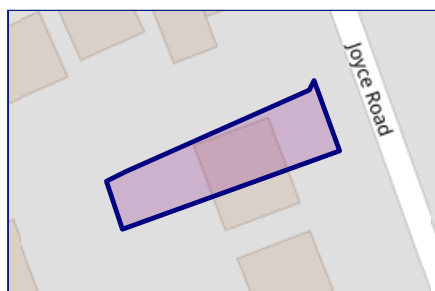
Virgin media

Freehold Title Plan



LAN160572

Leasehold Title Plan



LAN197538

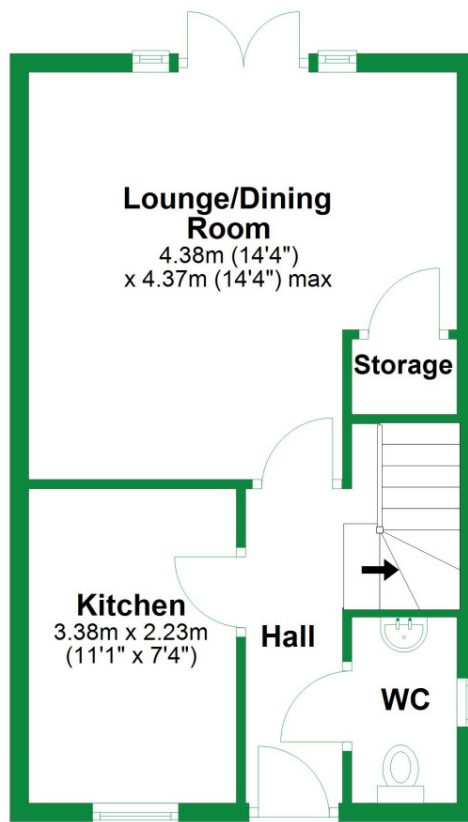
Start Date: 12/10/2017
End Date: 13/10/2267
Lease Term: 250 years from 13 October 2017
Term Remaining: 241 years



JOYCE ROAD, WHITTINGHAM, PRESTON, PR3

Ground Floor

Approx. 36.2 sq. metres (389.2 sq. feet)

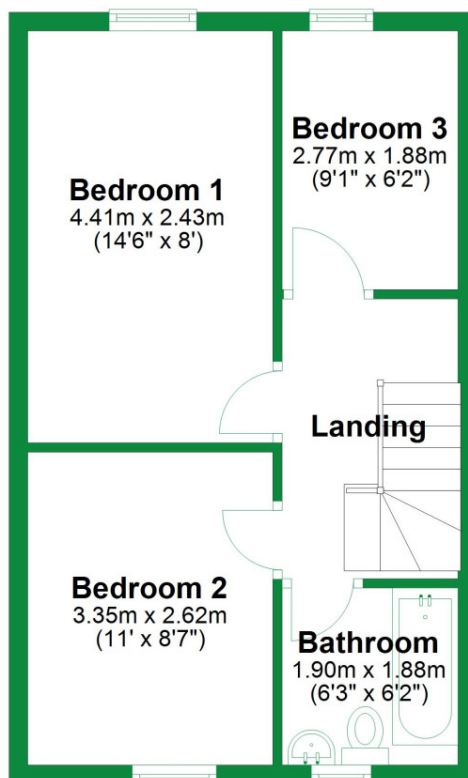


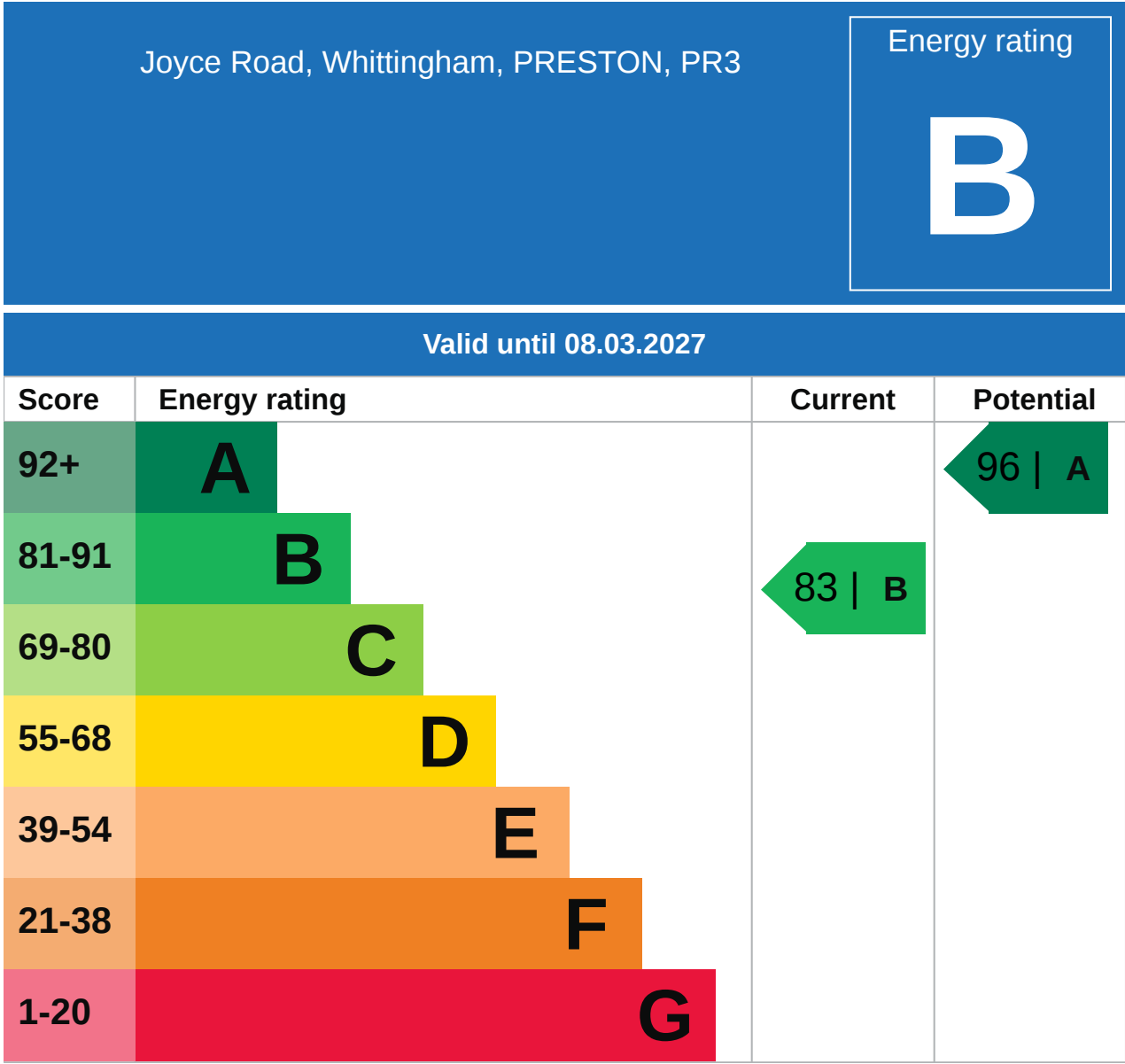
Total area: approx. 72.3 sq. metres (778.4 sq. feet)

JOYCE ROAD, WHITTINGHAM, PRESTON, PR3

First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)





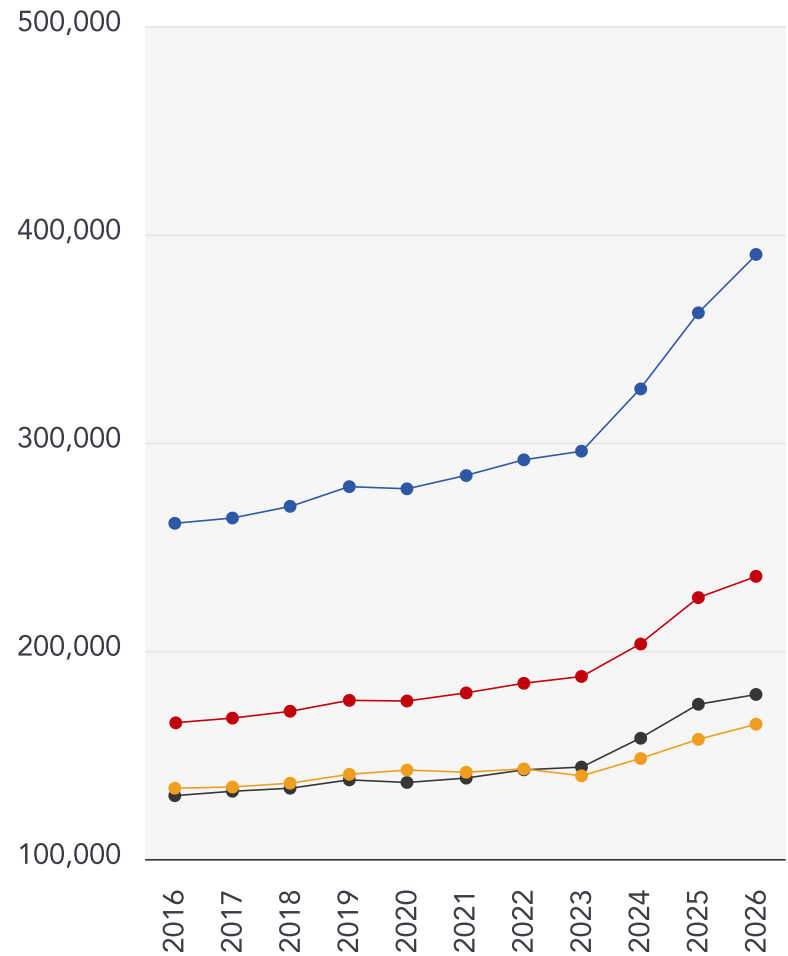
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Average thermal transmittance 0.15 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 6.8 m ³ /h.m ² (assessed average)
Air Tightness Energy:	Good
Total Floor Area:	69 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%

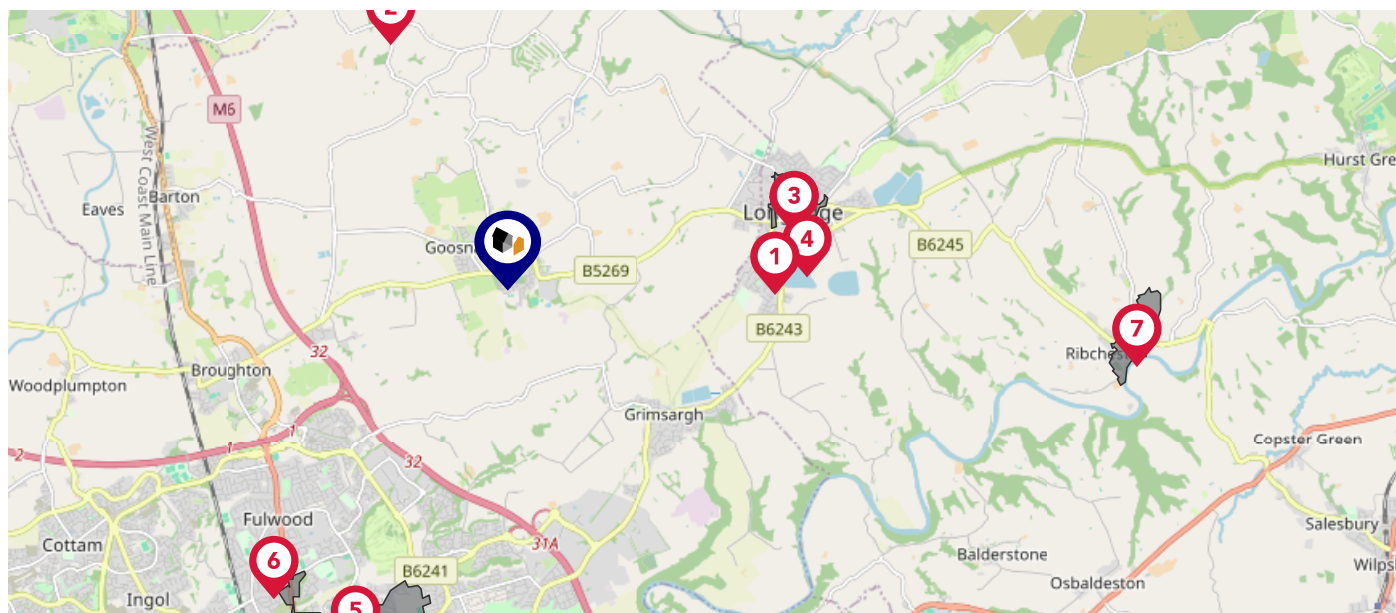
Flat

+22.94%

Maps

Conservation Areas

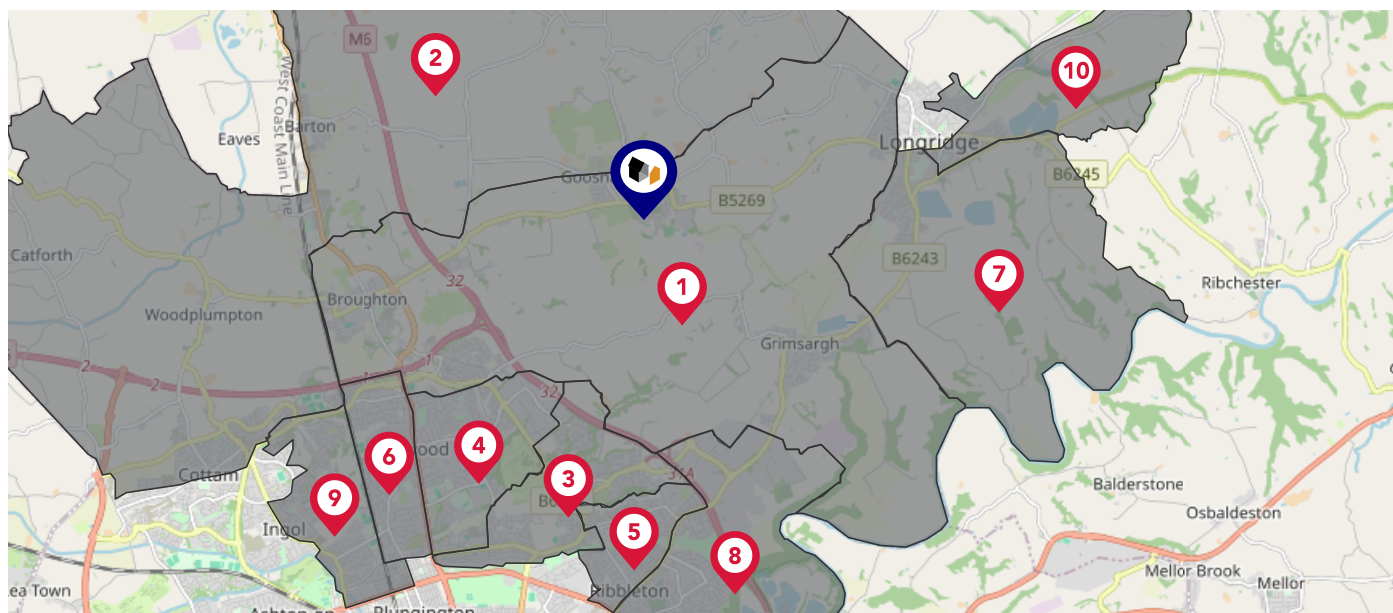
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Newtown, Longridge
-  Inglewhite Conservation Area
-  Longridge
-  St Lawrence's Church, Longridge
-  Fulwood Conservation Area
-  Harris Childrens Home Conservation Area
-  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



Garrison Ward



Sharoe Green Ward



Brookfield Ward



Greyfriars Ward



Alston & Hothersall Ward



Ribbleton Ward



Cadley Ward

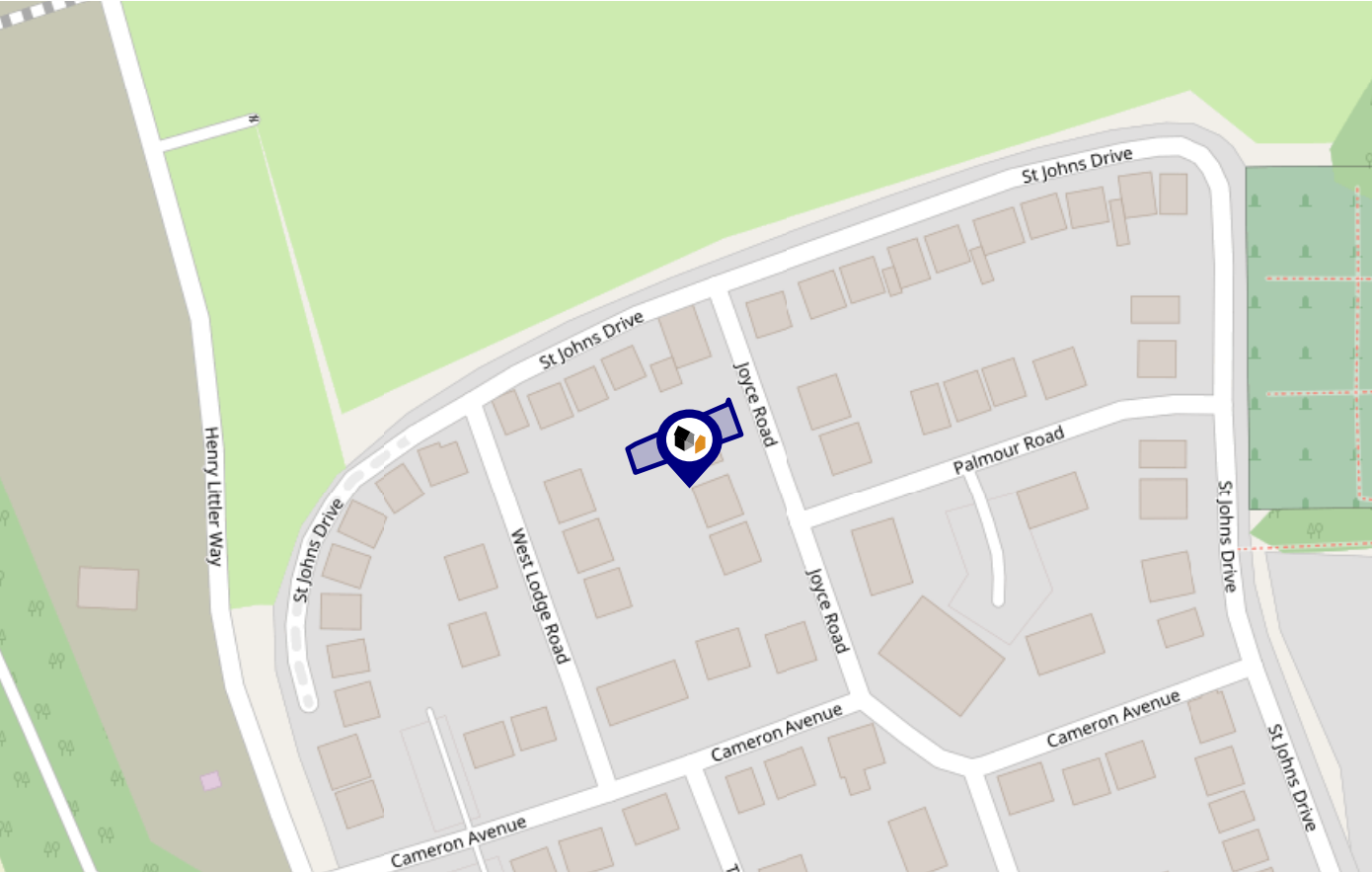


Dilworth Ward

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.

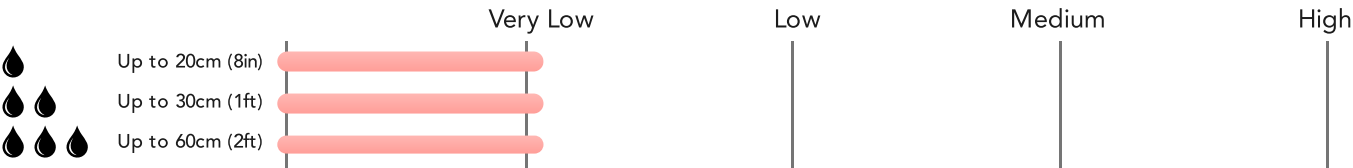


Risk Rating: Very low

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.

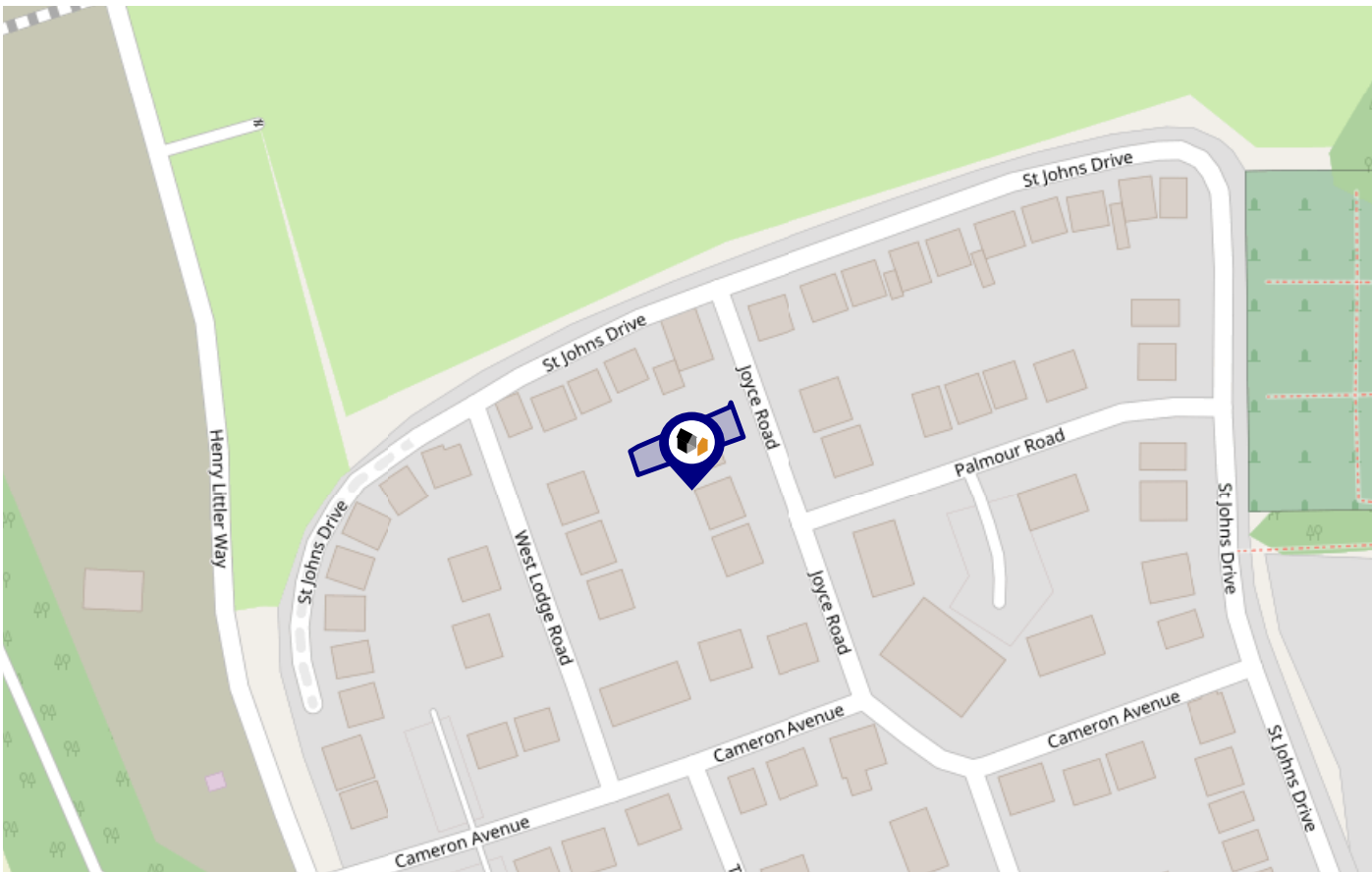
Chance of flooding to the following depths at this property:



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.

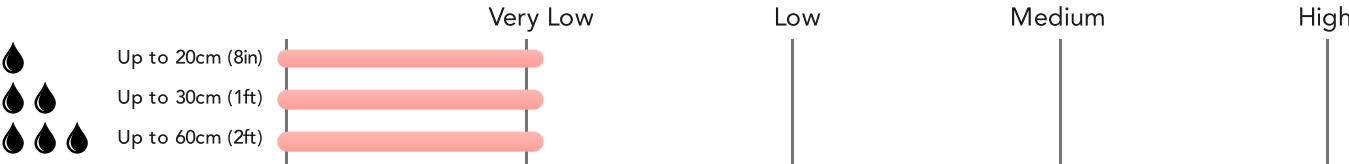


Risk Rating: Very low

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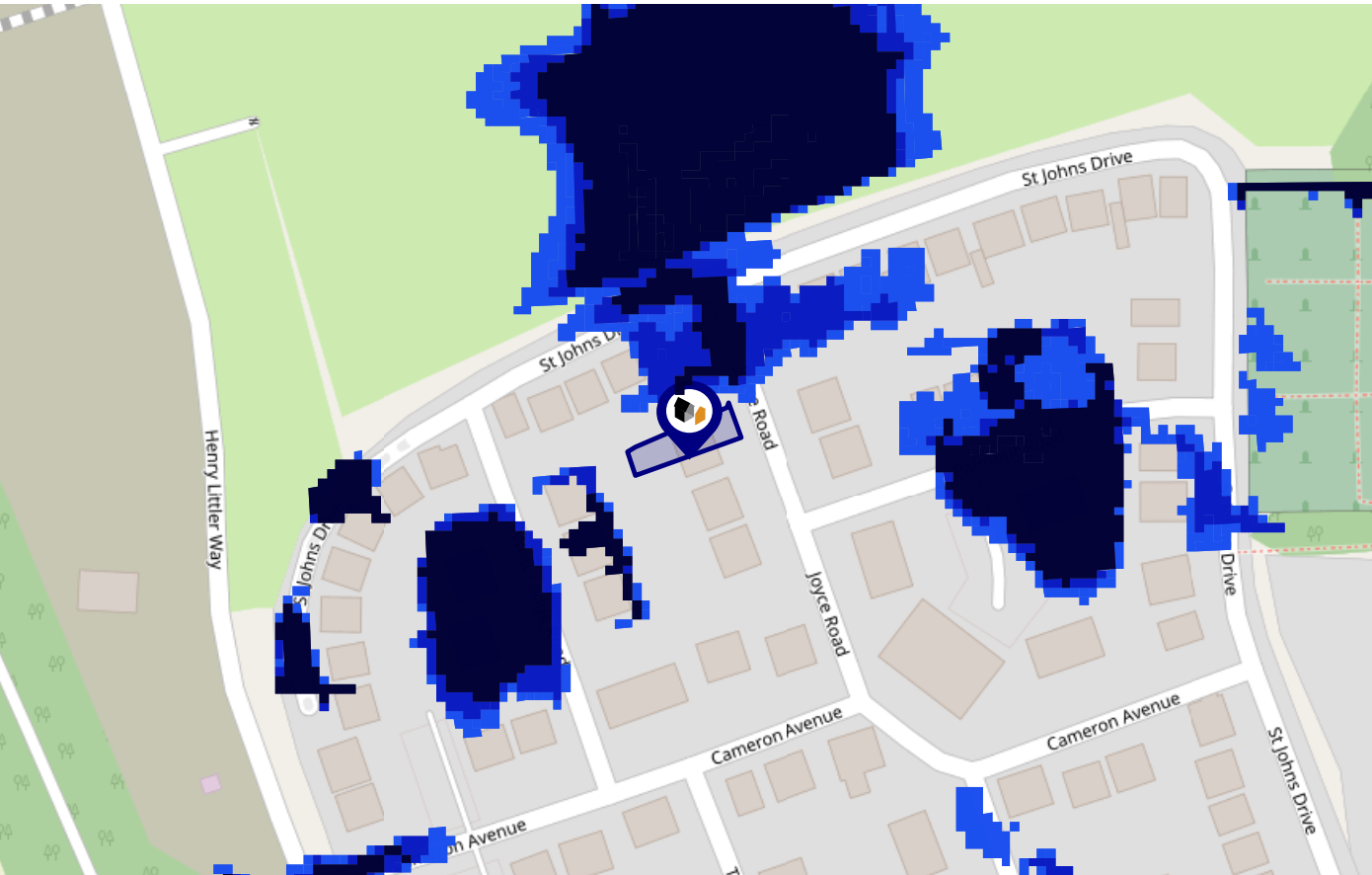
Chance of flooding to the following depths at this property:



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.

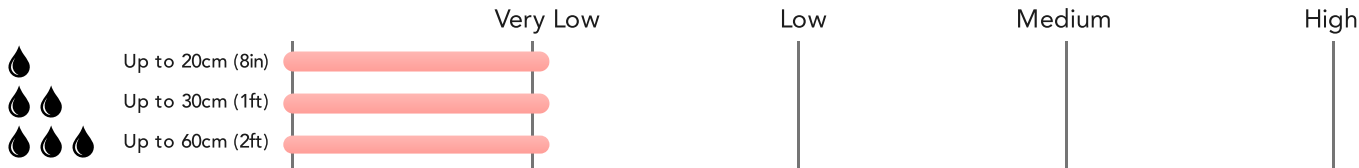


Risk Rating: Very low

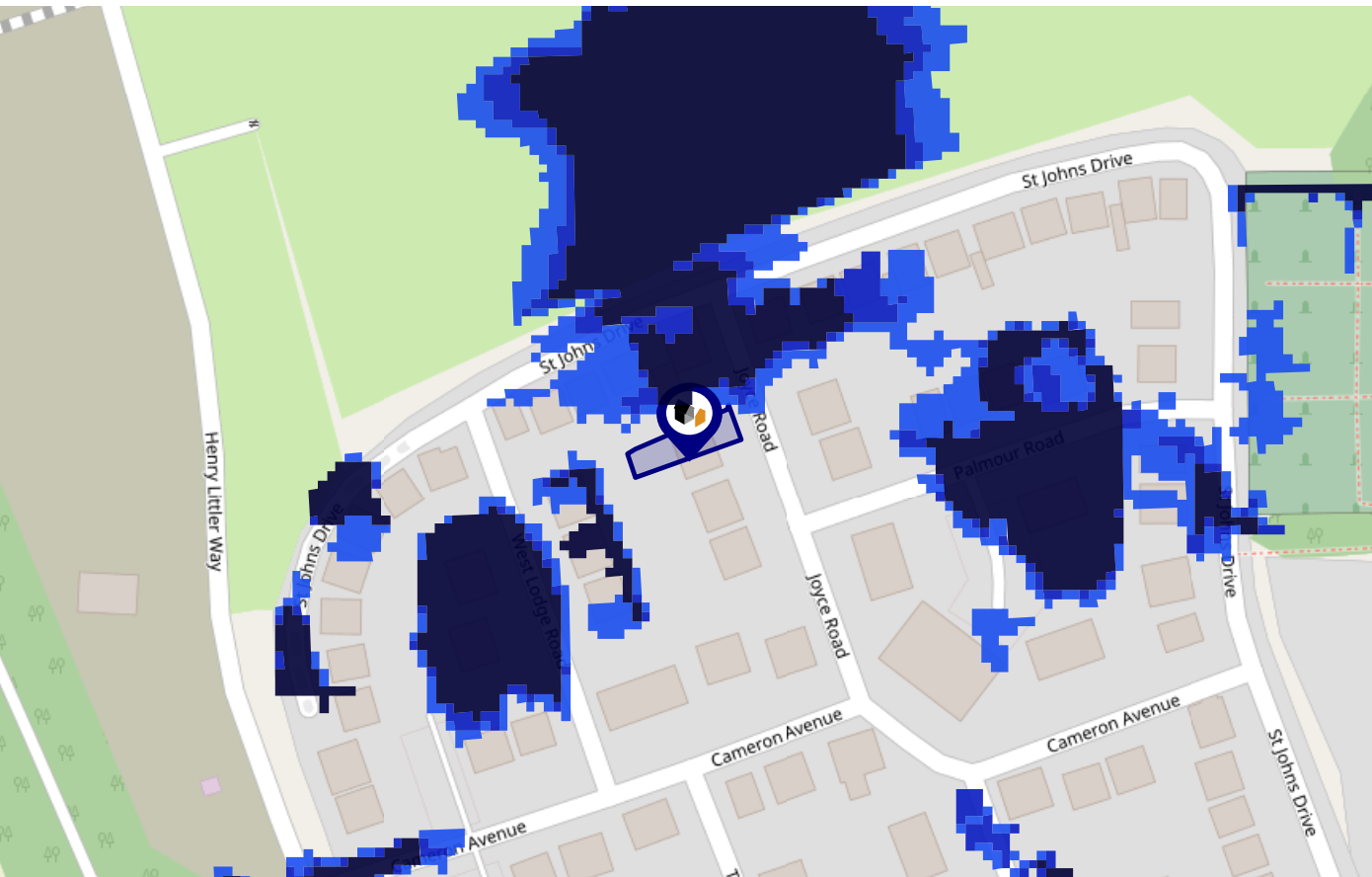
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:



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.

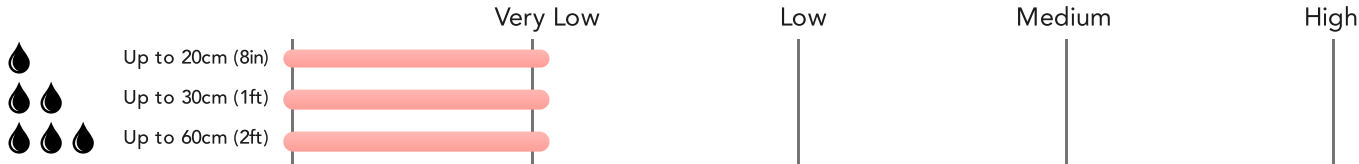


Risk Rating: Very low

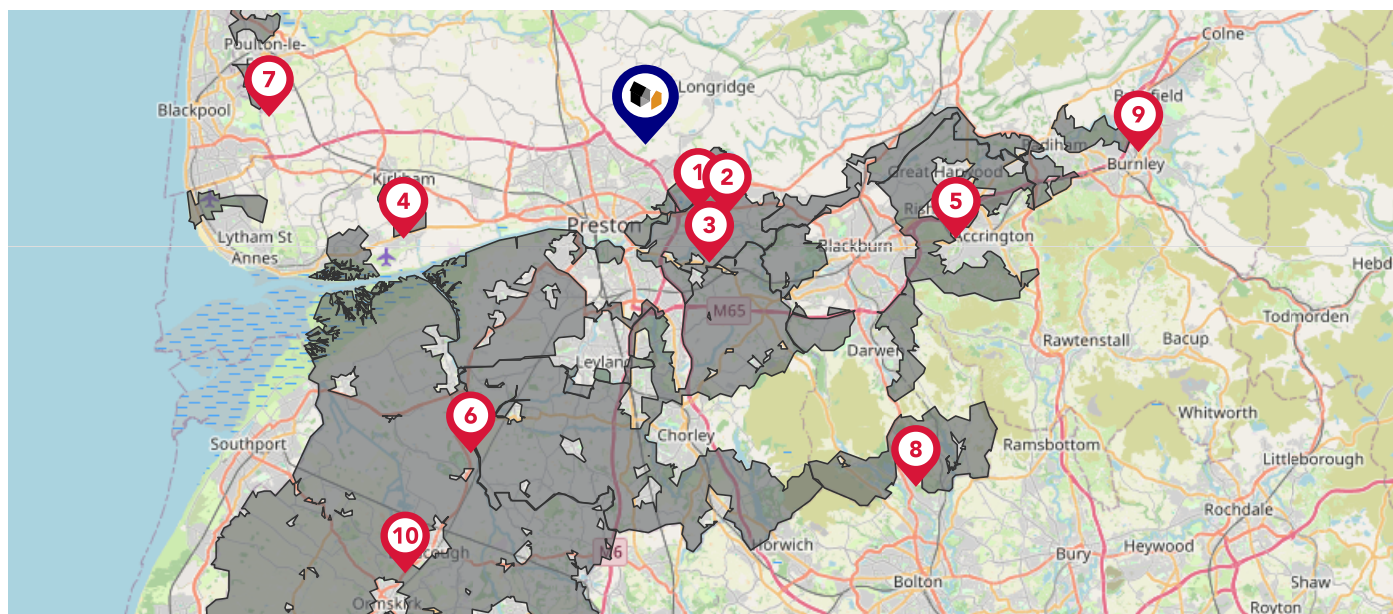
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



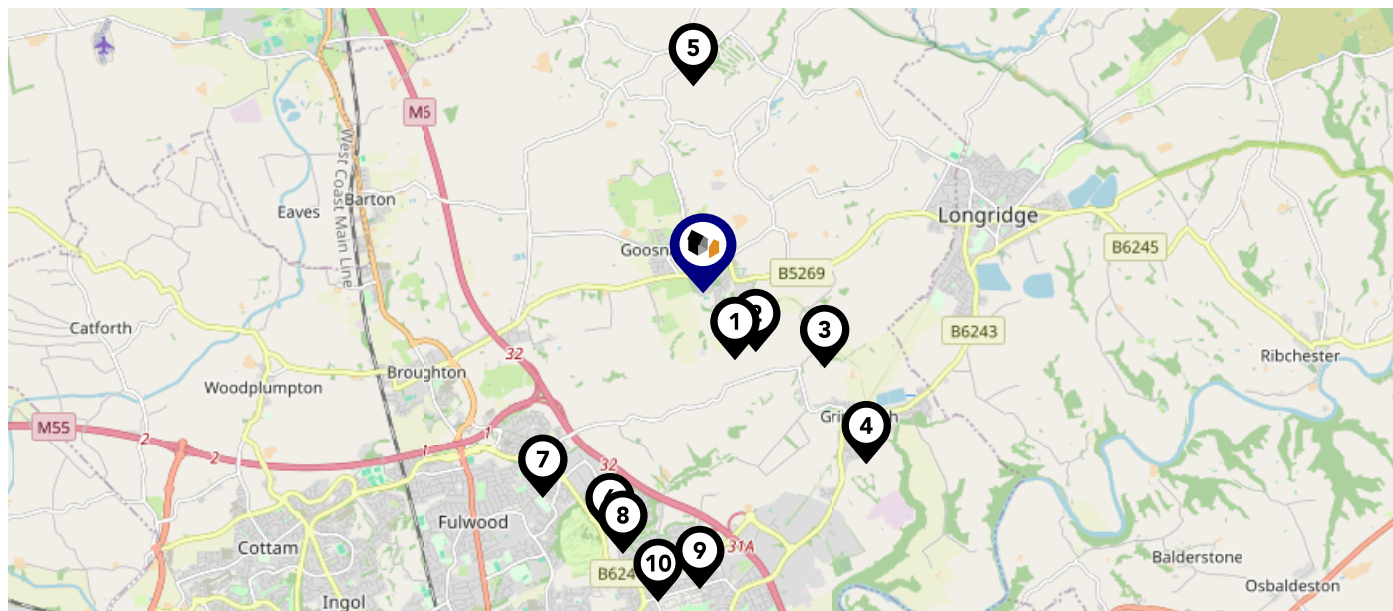
Nearby Green Belt Land

-  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
-  Blackpool Green Belt - Wyre
-  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

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.



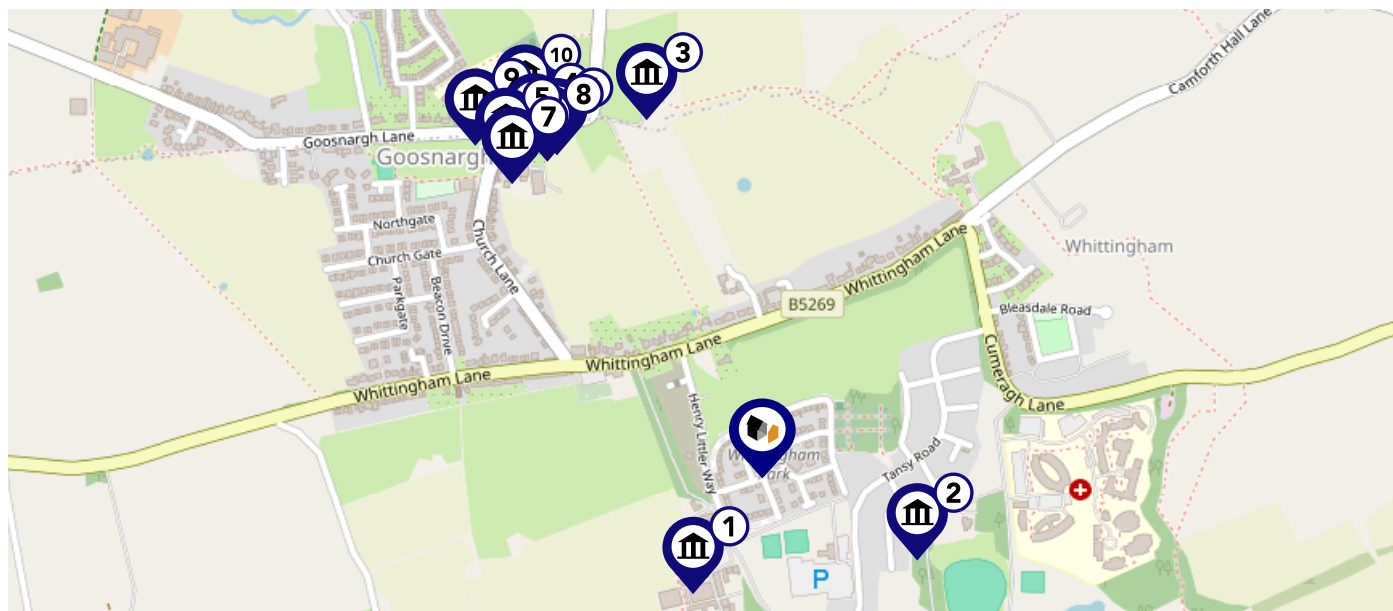
Nearby Landfill Sites

1	Whittingham Hospital Site B-Whittingham, Preston, Lancashire	Historic Landfill	
2	Whittingham Hospital Site A-Whittingham, Preston, Lancashire	Historic Landfill	
3	Fulwood Urban District Council Tip-Brabiner Lane, Preston, Fulwood, Lancashire	Historic Landfill	
4	Ribblesdale Drive-Off Preston Road, Grimsargh, Preston	Historic Landfill	
5	Lower Beesley Farm-Preston, Inglewhite, Lancashire	Historic Landfill	
6	Preston BC-Midgery Lane, Preston, Fulwood, Lancashire	Historic Landfill	
7	Eastway Lovells-Land off Eastway, Fulwood, Preston, Lancashire	Historic Landfill	
8	Sand Pit-Kitchen Green, Midgery Lane, Preston, Lancashire	Historic Landfill	
9	Fulwood Row-Fulwood, Preston, Lancashire	Historic Landfill	
10	Preston North End Training Ground-Andertons Way, Fulwood, Preston, Lancashire	Historic Landfill	

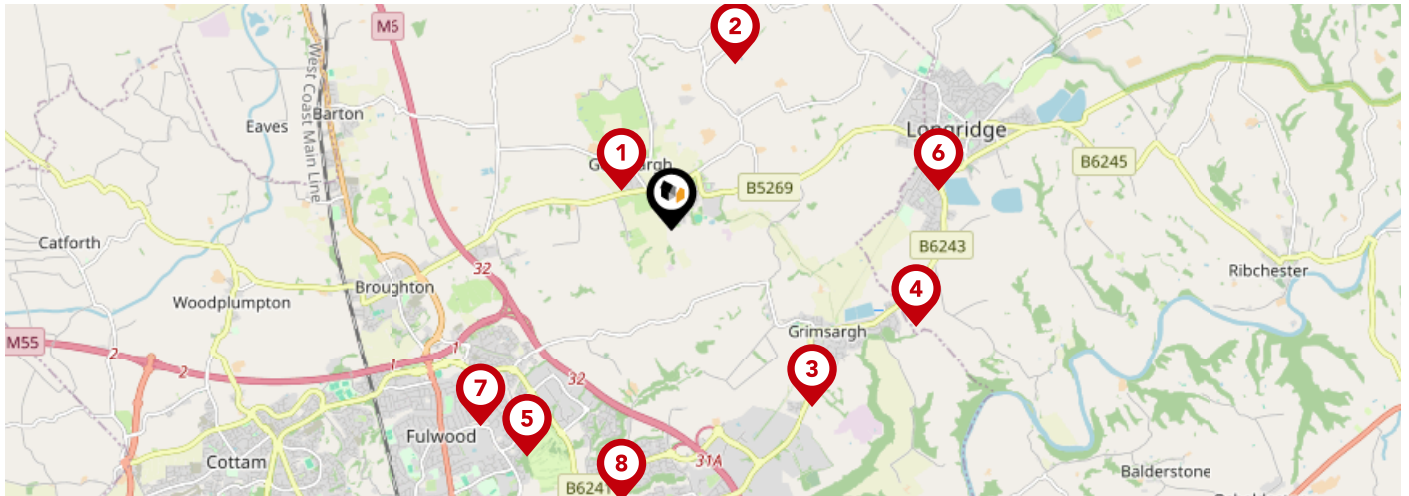
Maps

Listed Buildings

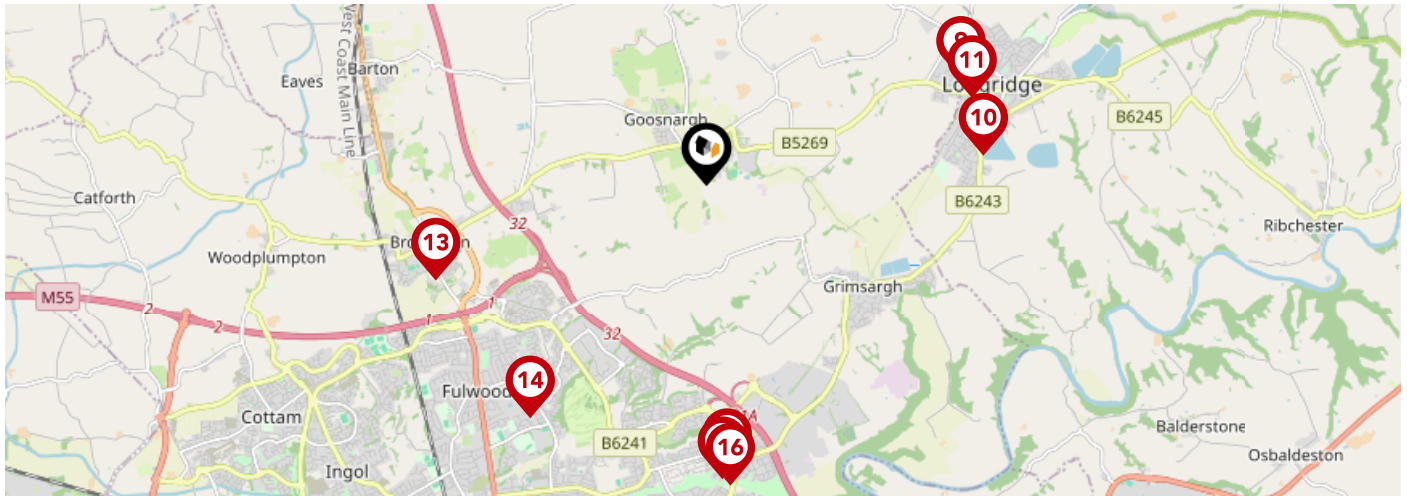
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1073519 - Whittingham Hall	Grade II	0.1 miles
	1165188 - Church Of St John In Grounds Of Whittingham Hospital	Grade II	0.2 miles
	1164632 - Building Immediately North West Of North West Corner Of Church House Farmhouse	Grade II	0.4 miles
	1361635 - Obelisk In Garden Circ 20 Metres West Of Bushell's Hospital	Grade II	0.4 miles
	1073536 - The Grapes Inn	Grade II	0.4 miles
	1073535 - Bushells Hospital	Grade II	0.4 miles
	1317445 - Bushells Arms	Grade II	0.4 miles
	1164616 - Boundary Wall On West And South Sides Of Grounds Of Bushell's Hospital, Including 3 Sets Of Gate Piers And Gates	Grade II	0.4 miles
	1164579 - Goosnargh (oliverson's) Ce School	Grade II	0.5 miles
	1361634 - Church Of St Mary	Grade II	0.5 miles



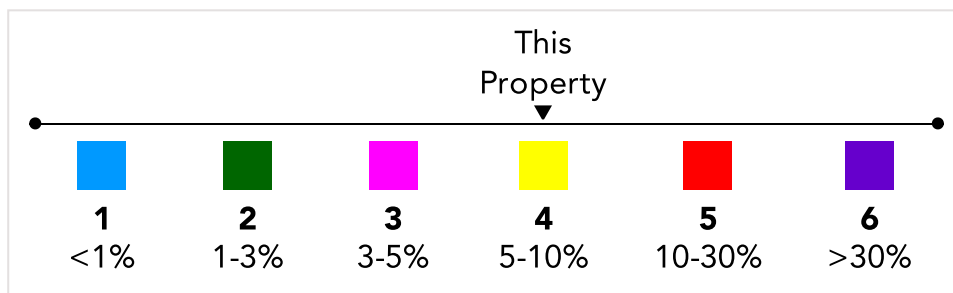
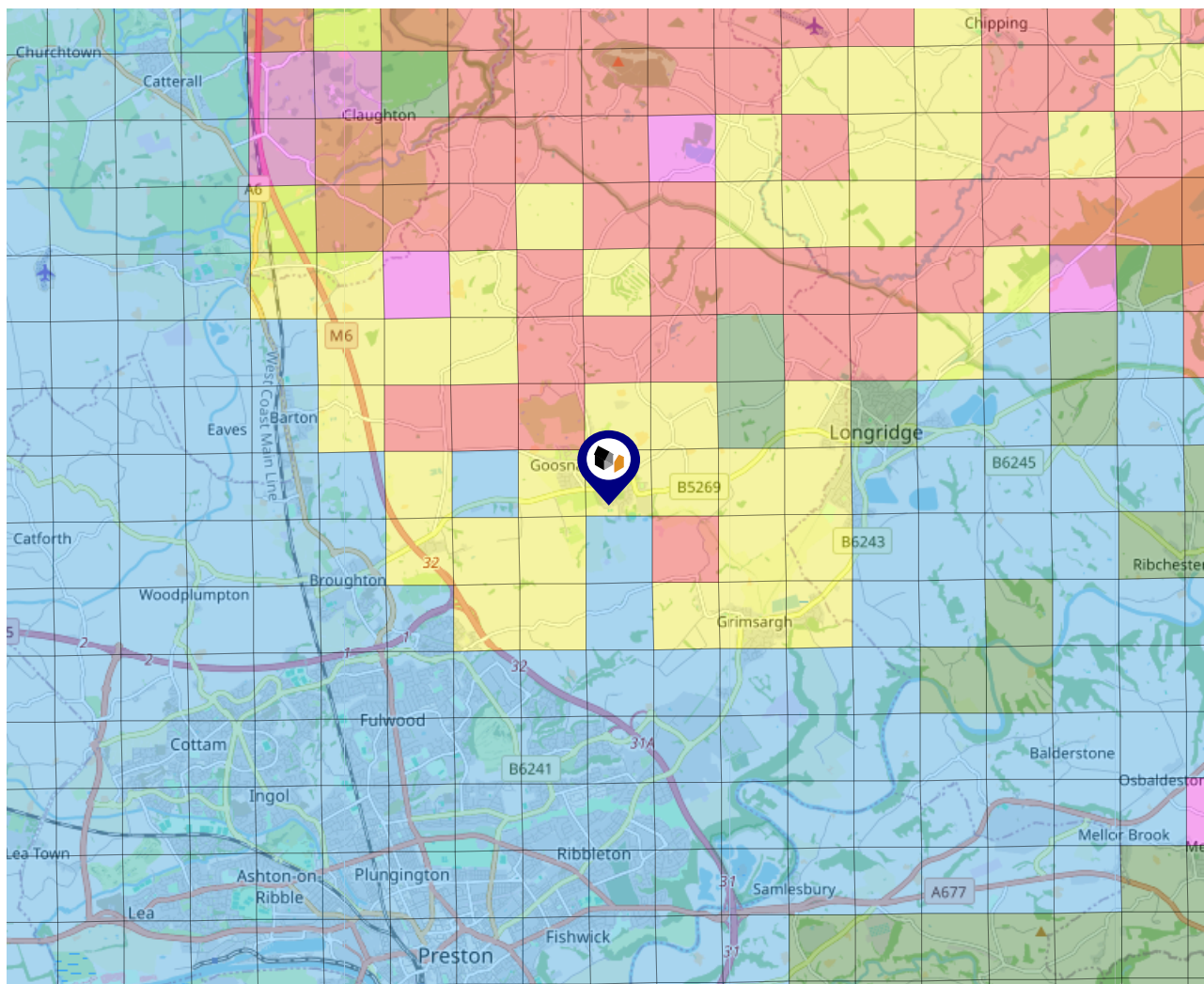
		Nursery	Primary	Secondary	College	Private
1	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.56	☐	☒	☐	☐	☐
2	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:1.56	☐	☒	☐	☐	☐
3	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:1.98	☐	☒	☐	☐	☐
4	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:2.3	☐	☒	☐	☐	☐
5	Sherwood Primary School Ofsted Rating: Outstanding Pupils: 426 Distance:2.35	☐	☒	☐	☐	☐
6	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:2.37	☐	☐	☒	☐	☐
7	Fulwood, St Peter's Church of England Primary School and Nursery Ofsted Rating: Outstanding Pupils: 241 Distance:2.4	☐	☒	☐	☐	☐
8	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:2.41	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.42	☐	☒	☐	☐	☐
10	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:2.44	☐	☐	☒	☐	☐
11	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:2.45	☐	☒	☐	☐	☐
12	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:2.51	☐	☒	☐	☐	☐
13	Broughton-in-Amounderness Church of England Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:2.51	☐	☒	☐	☐	☐
14	St Clare's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 288 Distance:2.56	☐	☒	☐	☐	☐
15	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:2.58	☐	☒	☐	☐	☐
16	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:2.64	☐	☒	☐	☐	☐

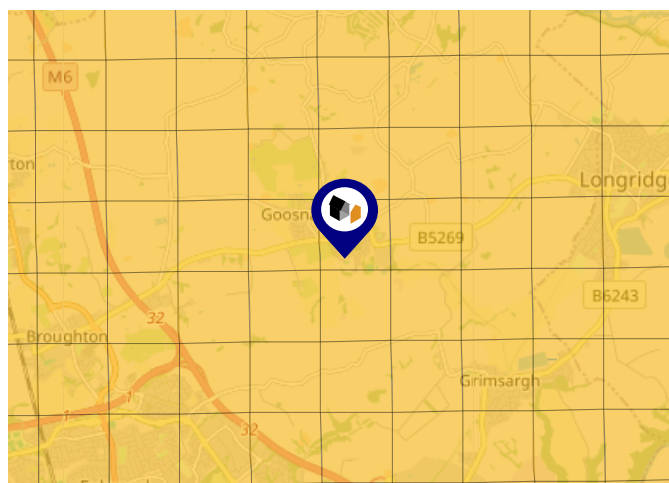
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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		

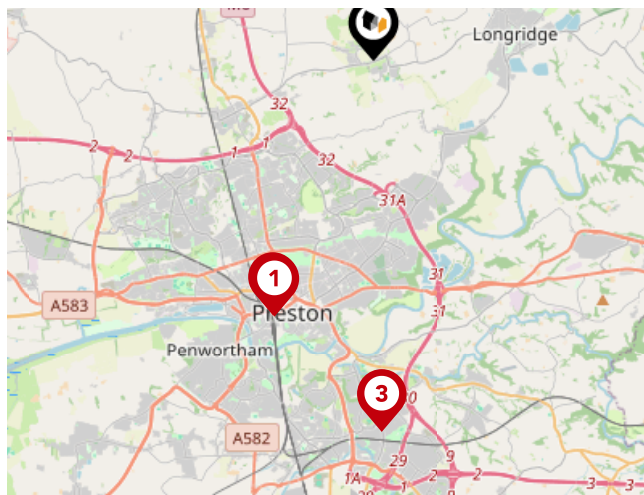


Primary Classifications (Most Common Clay Types)

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

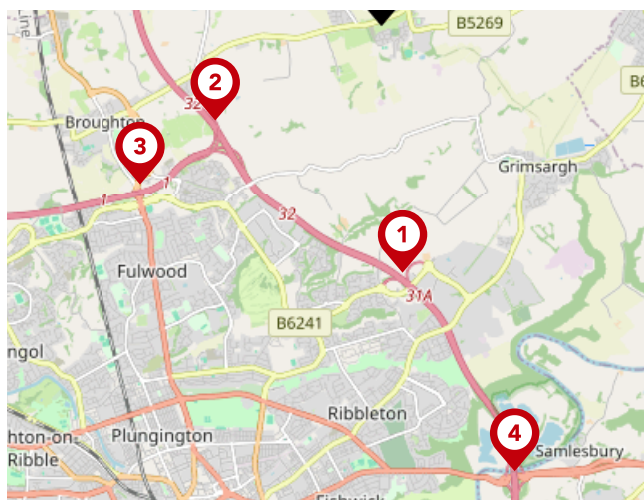
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	4.82 miles
2	Preston Rail Station	4.81 miles
3	Bamber Bridge Rail Station	6.51 miles

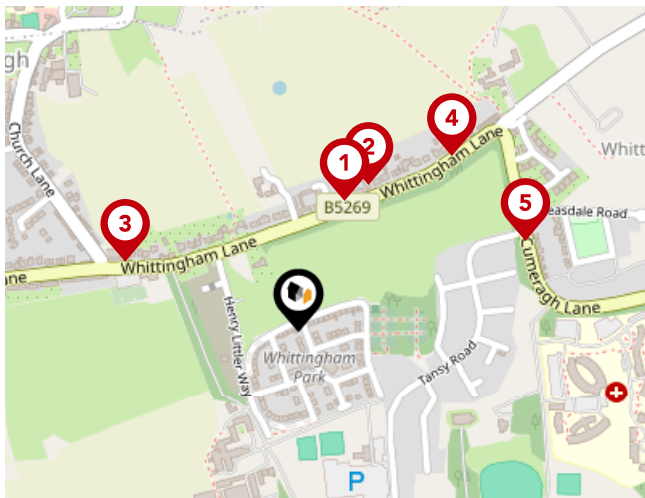


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	2.18 miles
2	M6 J32	1.69 miles
3	M55 J1	2.53 miles
4	M6 J31	4.08 miles
5	M6 J30	5.67 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Stables	0.15 miles
2	The Stables	0.18 miles
3	Stags Head	0.2 miles
4	Whittingham House	0.26 miles
5	Tansy Road	0.27 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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