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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th April 2026



HORNS LANE, GOOSNARGH, PRESTON, PR3

Pendle Hill Properties

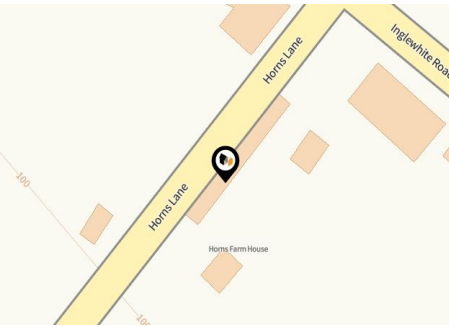
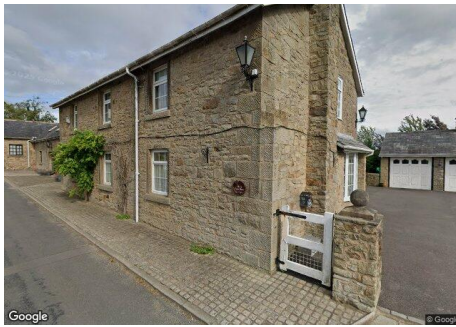
74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,968 ft ² / 182 m ²
Council Tax :	Band E
Annual Estimate:	£3,148

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

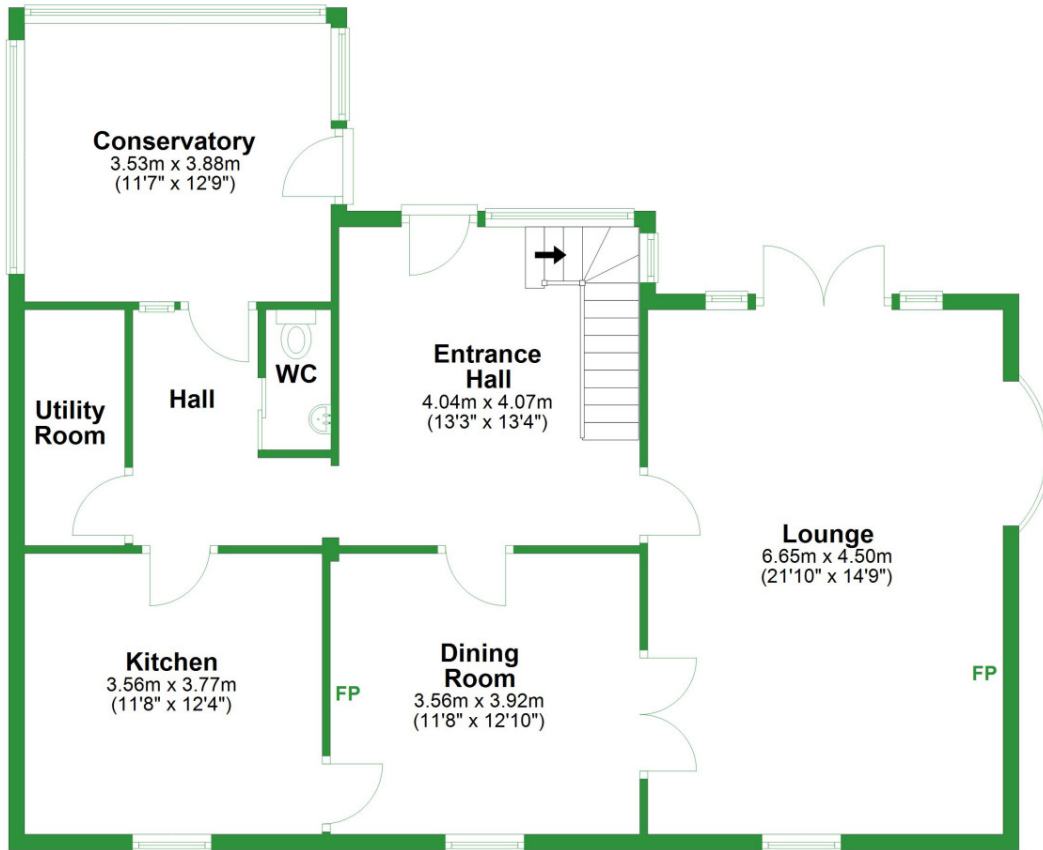




HORNS LANE, GOOSNARGH, PRESTON, PR3

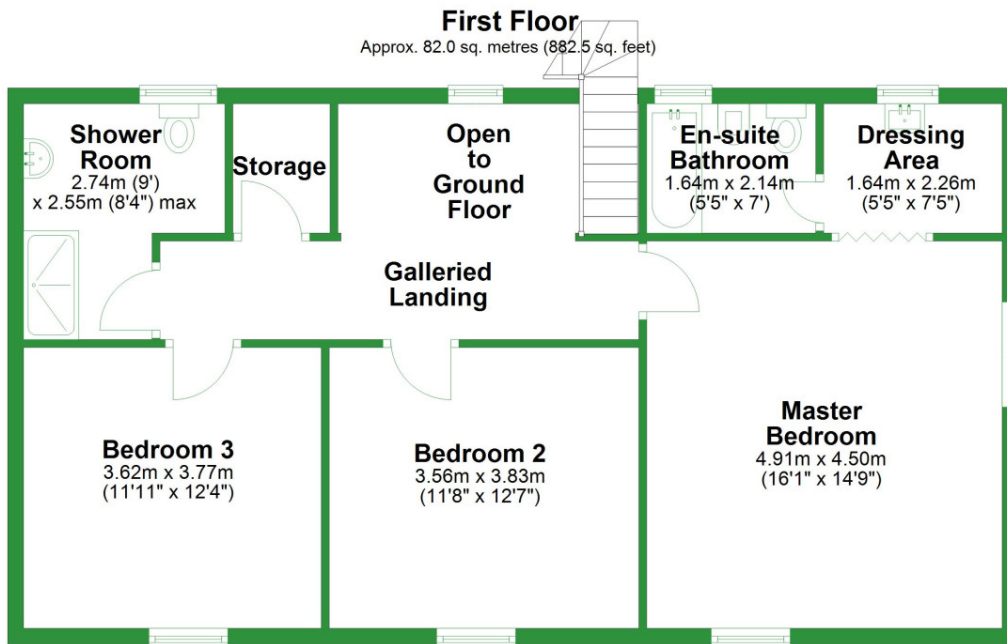
Ground Floor

Approx. 100.9 sq. metres (1085.5 sq. feet)



Total area: approx. 182.8 sq. metres (1968.0 sq. feet)

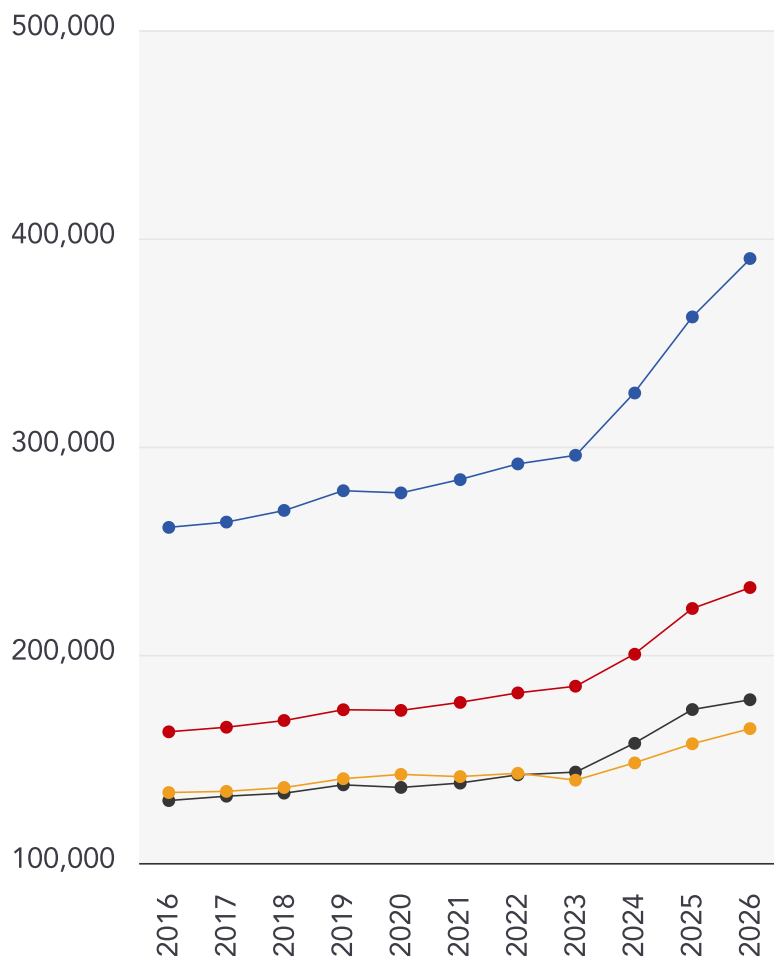
HORNS LANE, GOOSNARGH, PRESTON, PR3



Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

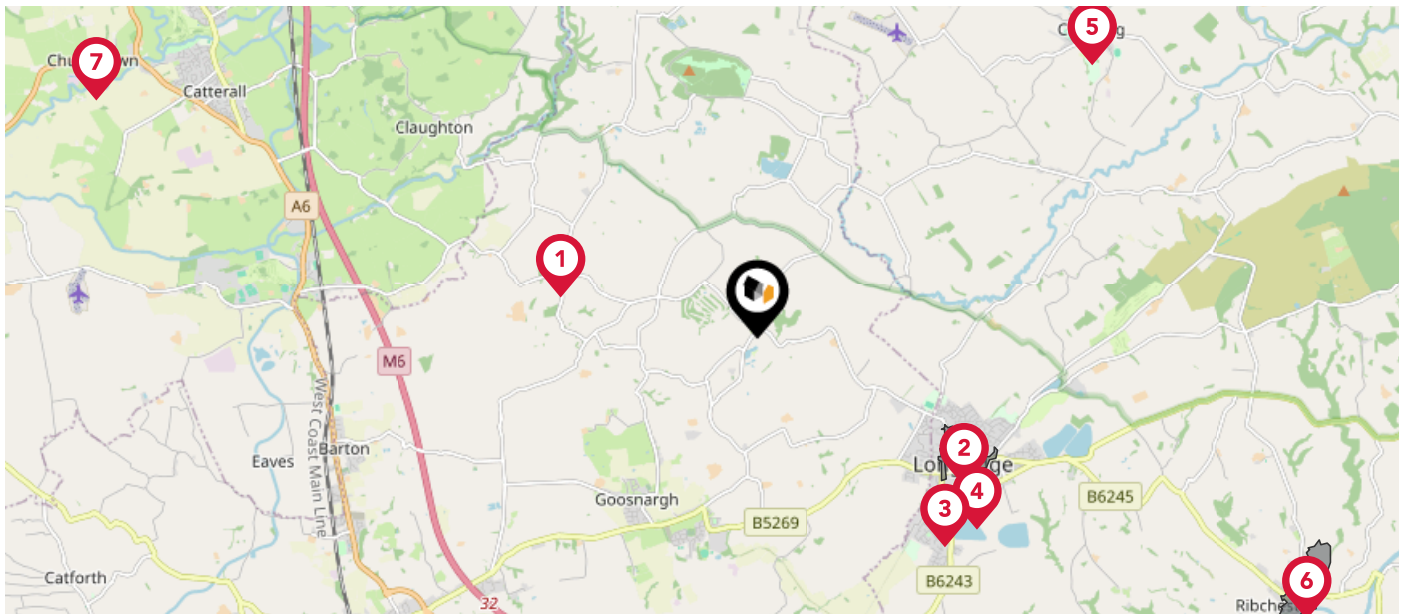
Terraced

+37.28%

Flat

+22.94%

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.



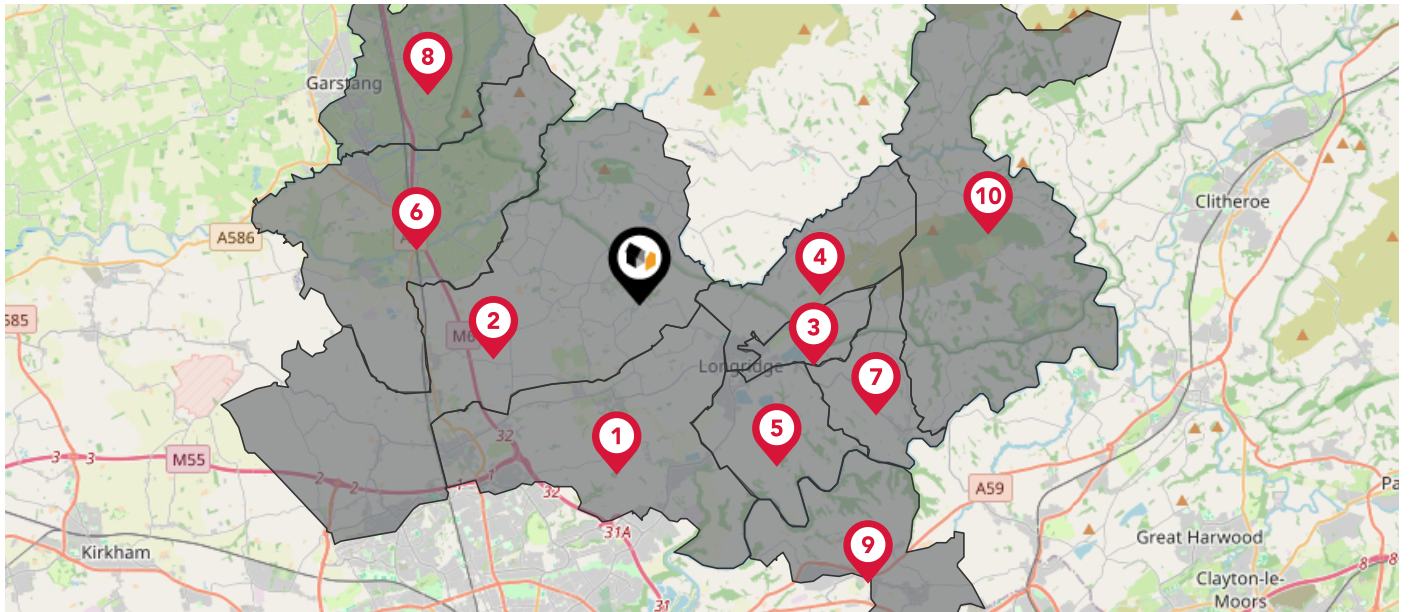
Nearby Conservation Areas

- 1** Inglewhite Conservation Area
- 2** Longridge
- 3** Newtown, Longridge
- 4** St Lawrence's Church, Longridge
- 5** Chipping
- 6** Ribchester
- 7** Churchtown











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



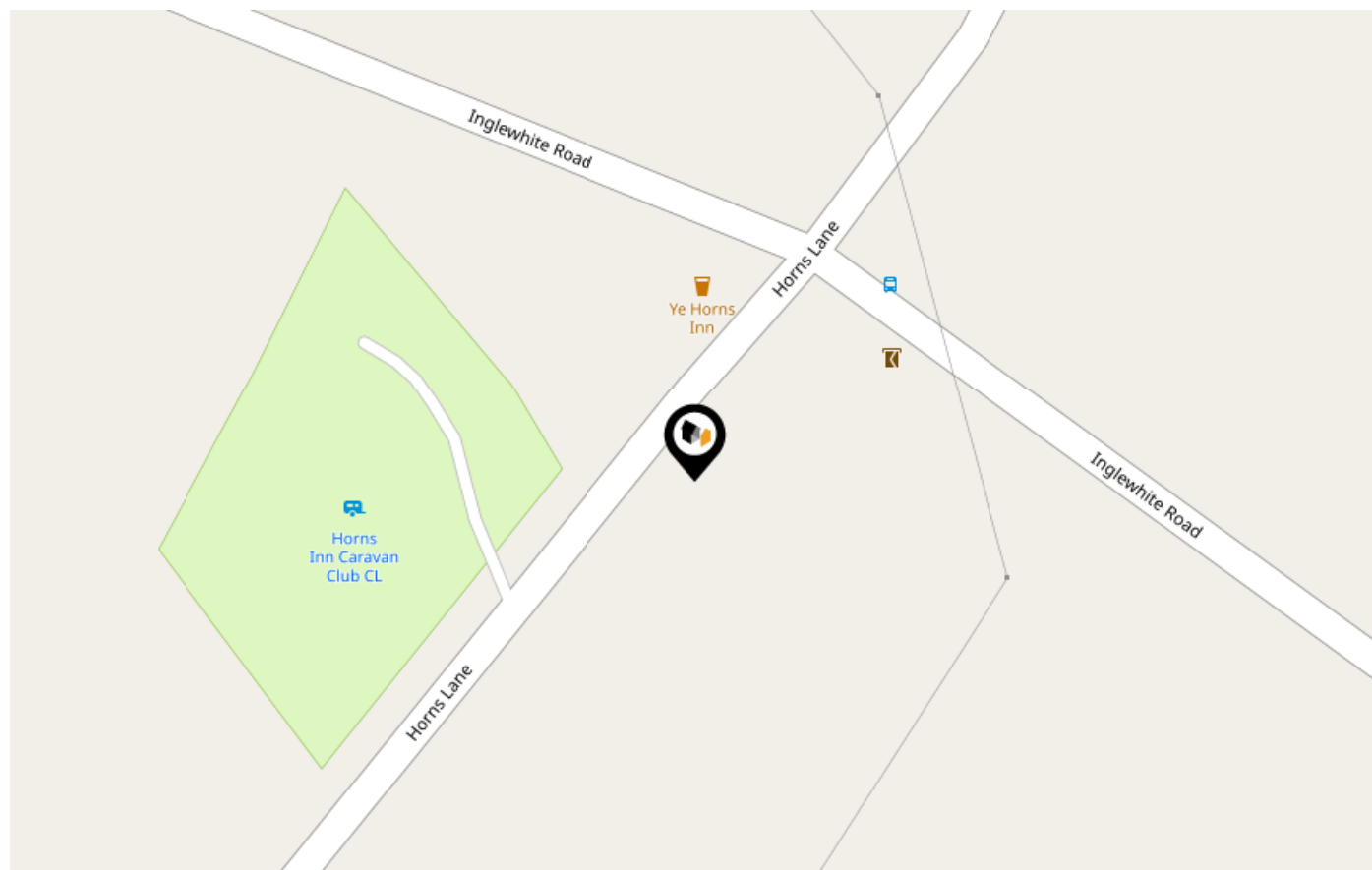
Nearby Council Wards

-  Preston Rural East Ward
-  Preston Rural North Ward
-  Dilworth Ward
-  Derby & Thornley Ward
-  Alston & Hothersall Ward
-  Brock with Catterall Ward
-  Ribchester Ward
-  Calder Ward
-  Mellor Ward
-  Hurst Green & Whitewell 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.

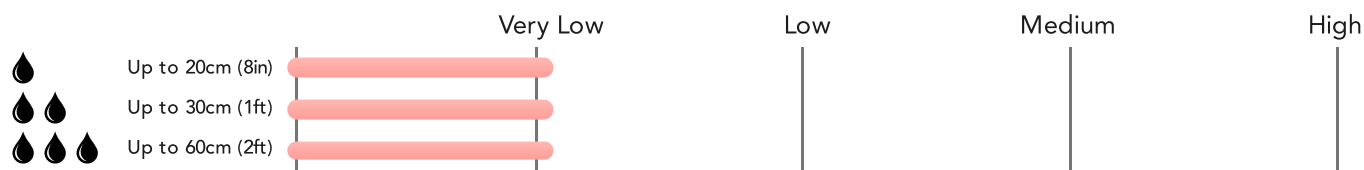


Risk Rating: Very low

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.

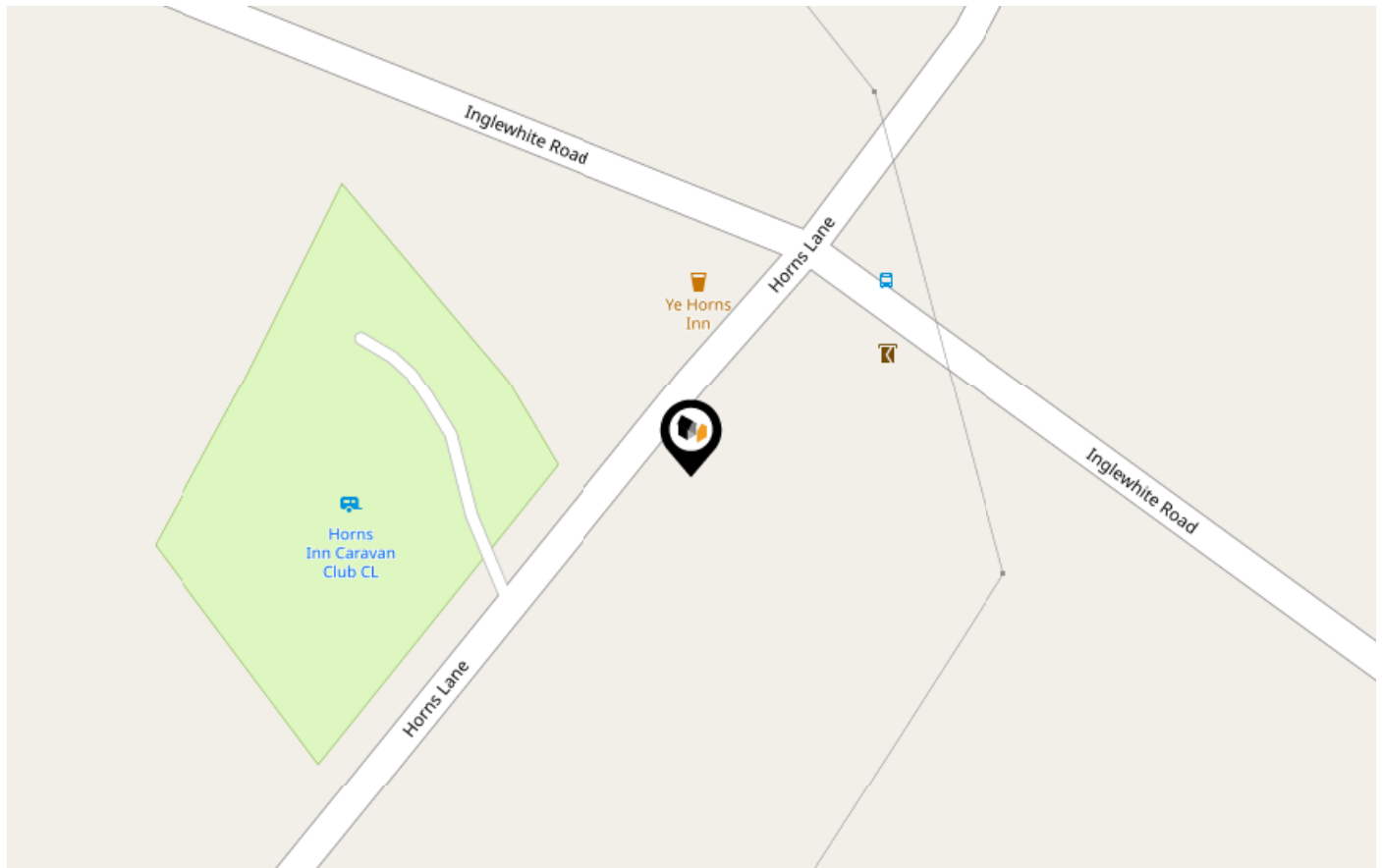
Chance of flooding to the following depths at this property:



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

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.
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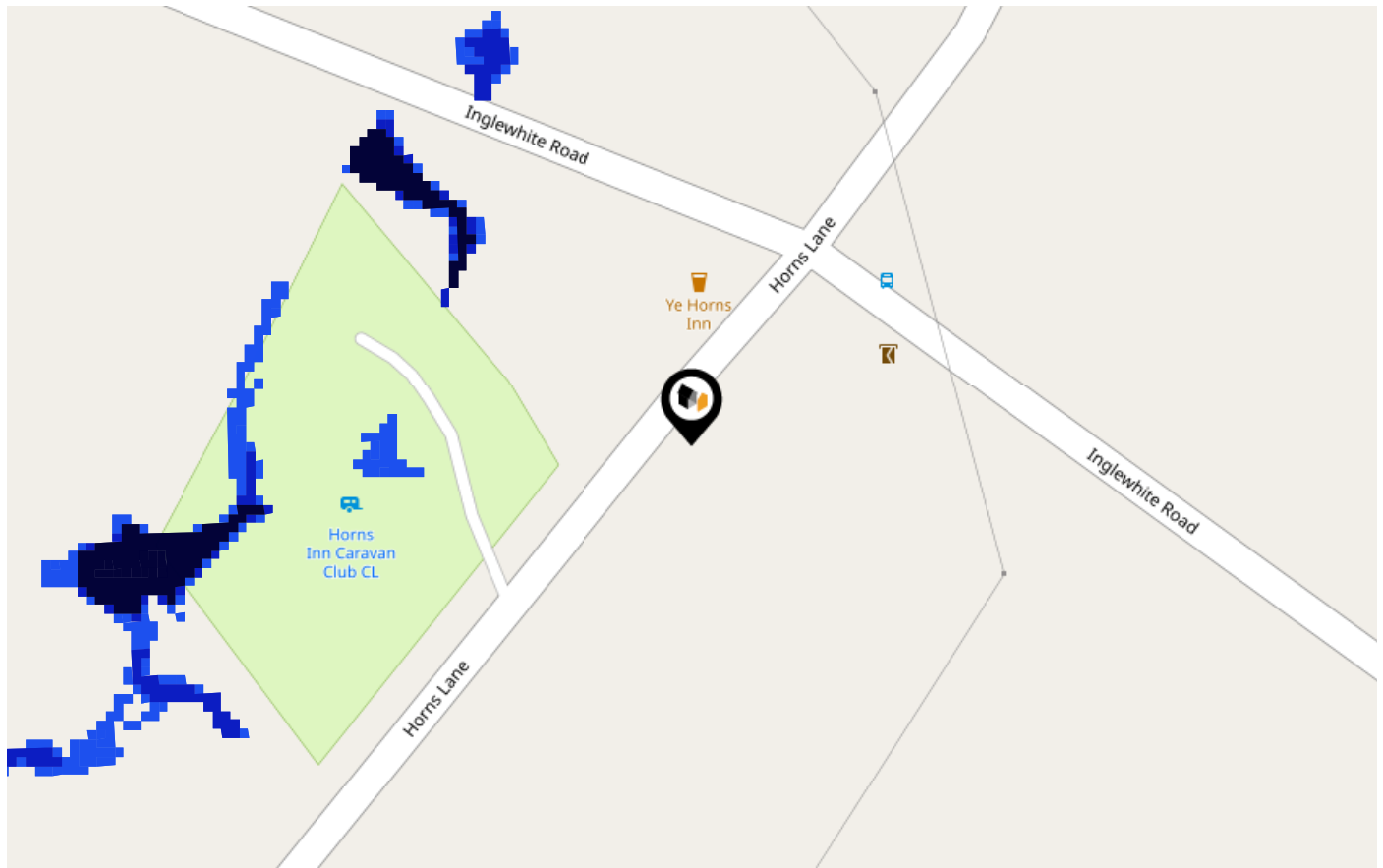
Chance of flooding to the following depths at this property:



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.

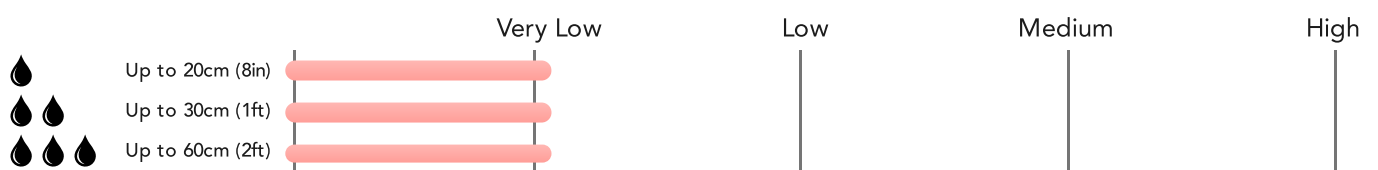


Risk Rating: Very low

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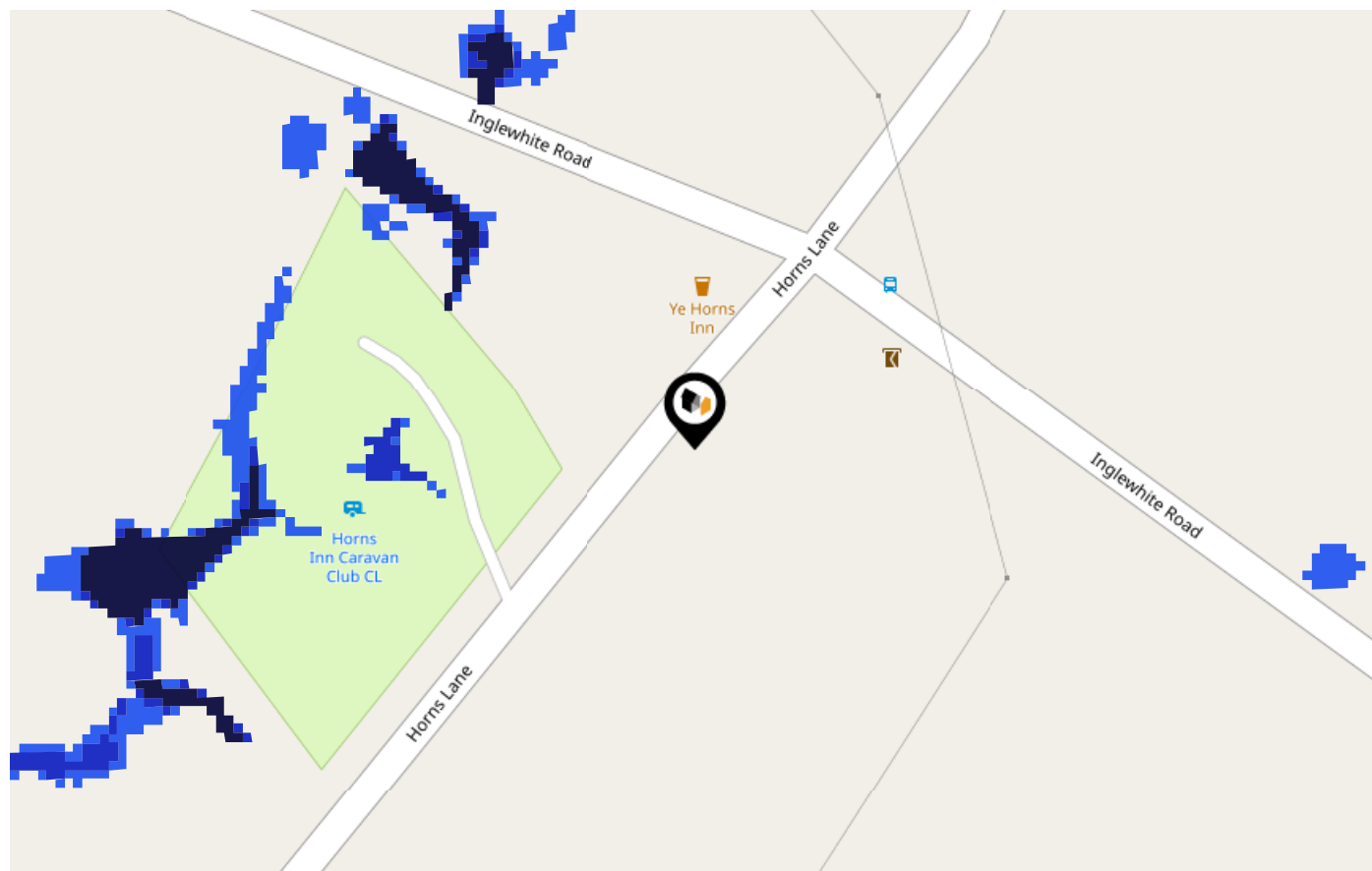
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

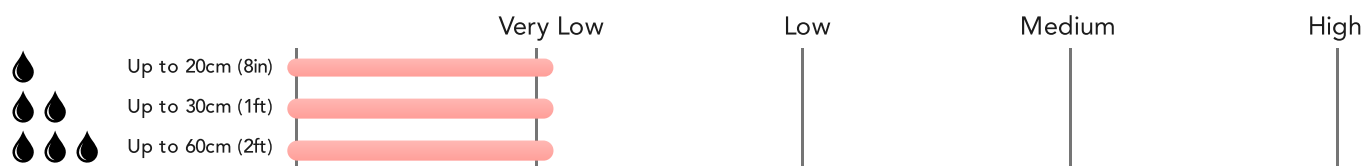


Risk Rating: **Very low**

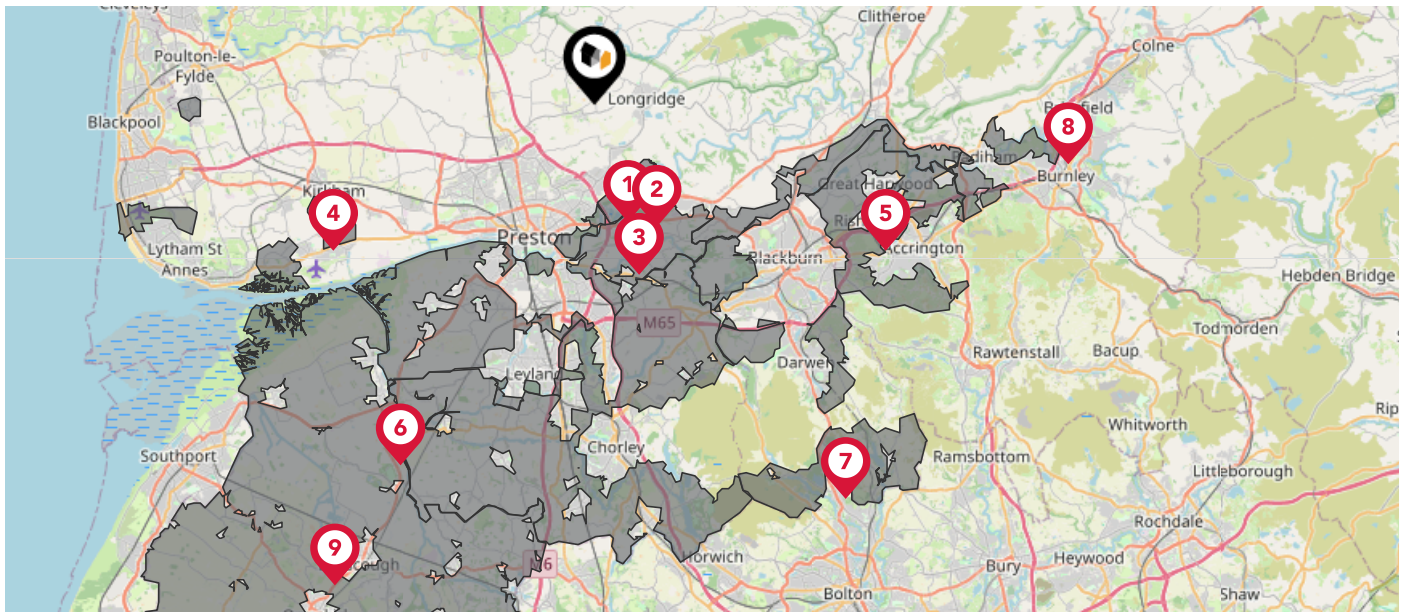
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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...



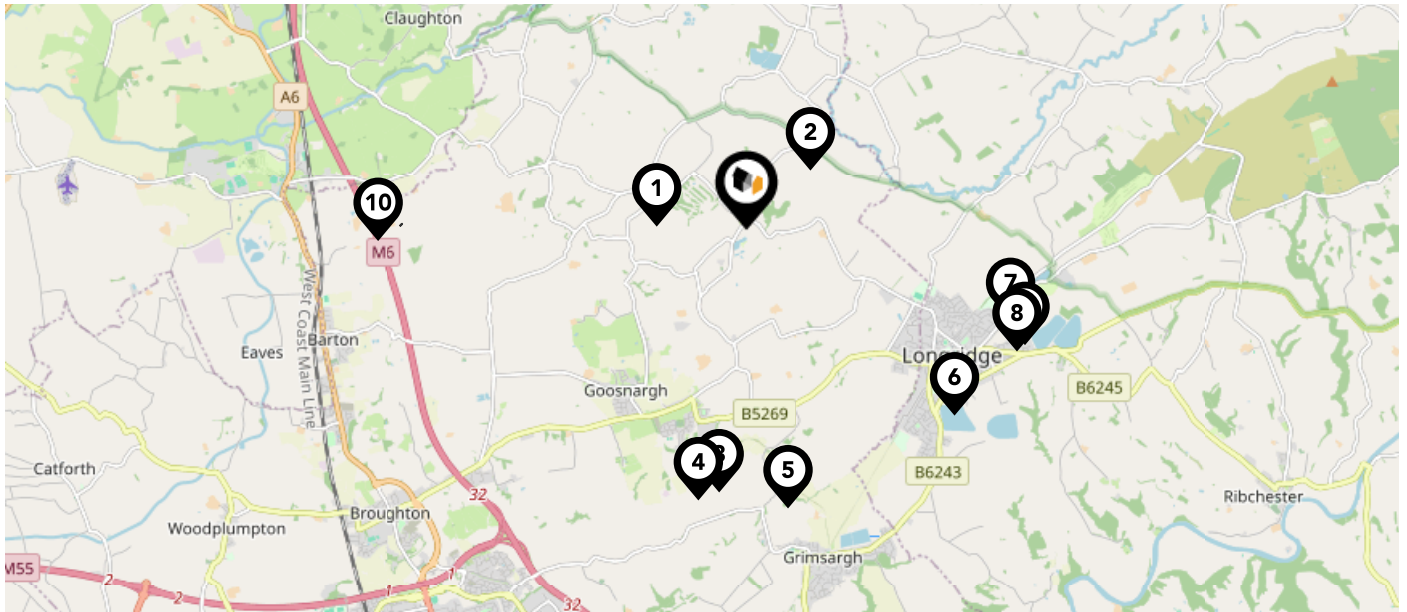
Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Preston
-  Merseyside and Greater Manchester Green Belt - Ribblesdale
-  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

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

Maps

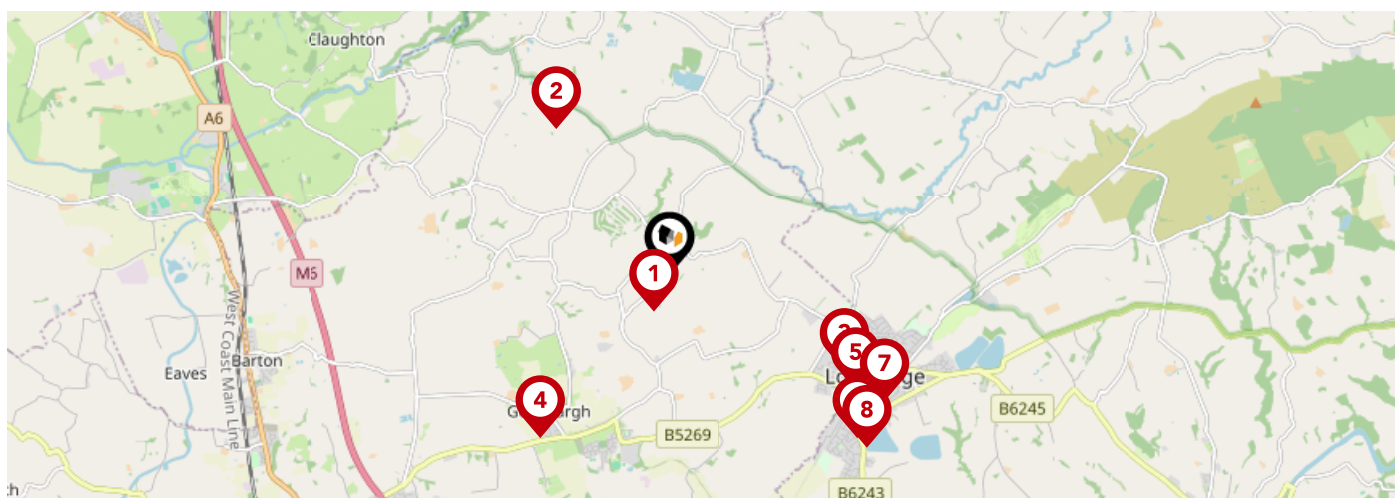
Listed Buildings

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



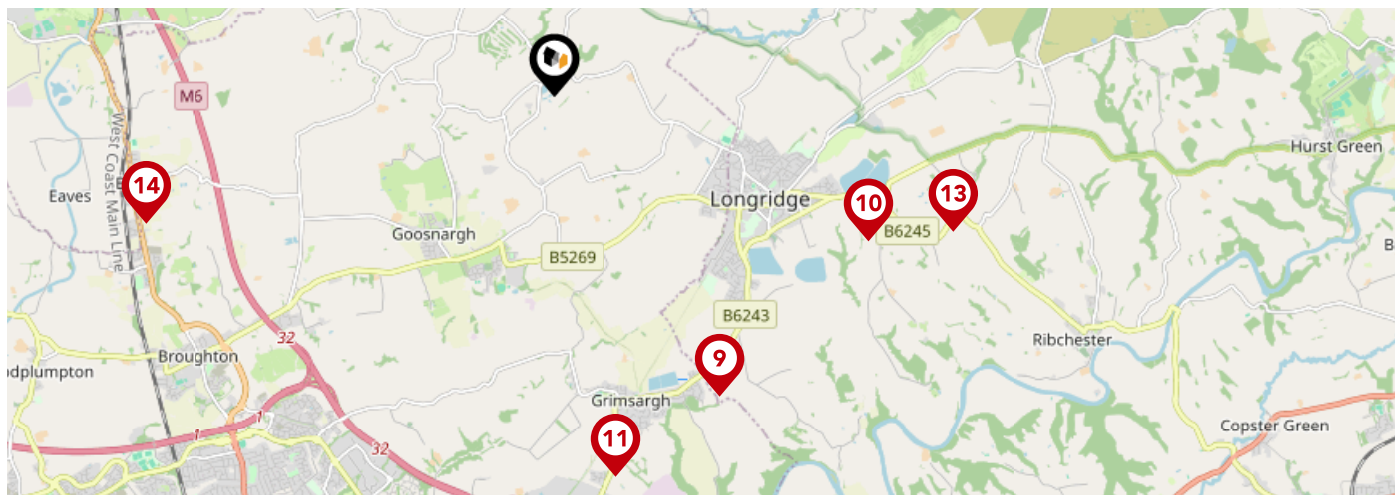
Listed Buildings in the local district	Grade	Distance
 1439858 - Ye Horns Inn	Grade II	0.0 miles
 1317728 - The Cottage	Grade II	0.3 miles
 1073541 - Whinneyclough Farmhouse	Grade II	0.4 miles
 1317617 - Barn Circa 75 Metres North Of Whinneyclough Farmhouse	Grade II	0.4 miles
 1073533 - New House Farmhouse	Grade II	0.4 miles
 1073538 - Roman Catholic Church Of St Francis With Attached Presbytery And School	Grade II	0.4 miles
 1317644 - Fir Tree Farmhouse	Grade II	0.6 miles
 1317662 - Brook House Farmhouse And Intergral Barn	Grade II	0.6 miles
 1073537 - Woods Heys Farmhouse And Attached Barn	Grade II	0.7 miles
 1073531 - Brook Farmhouse	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Goosnargh Whitechapel Primary School Ofsted Rating: Good Pupils: 94 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:2.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

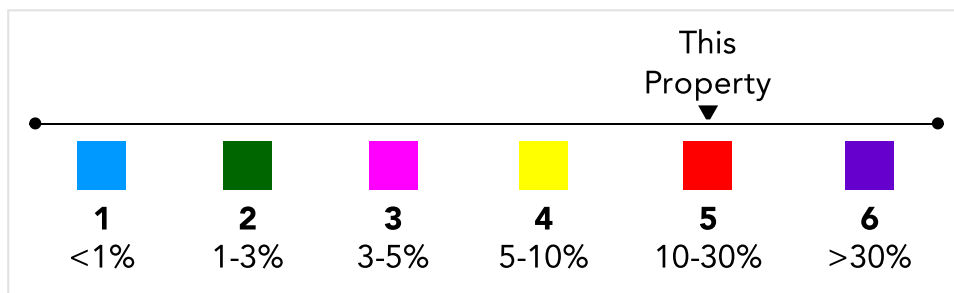
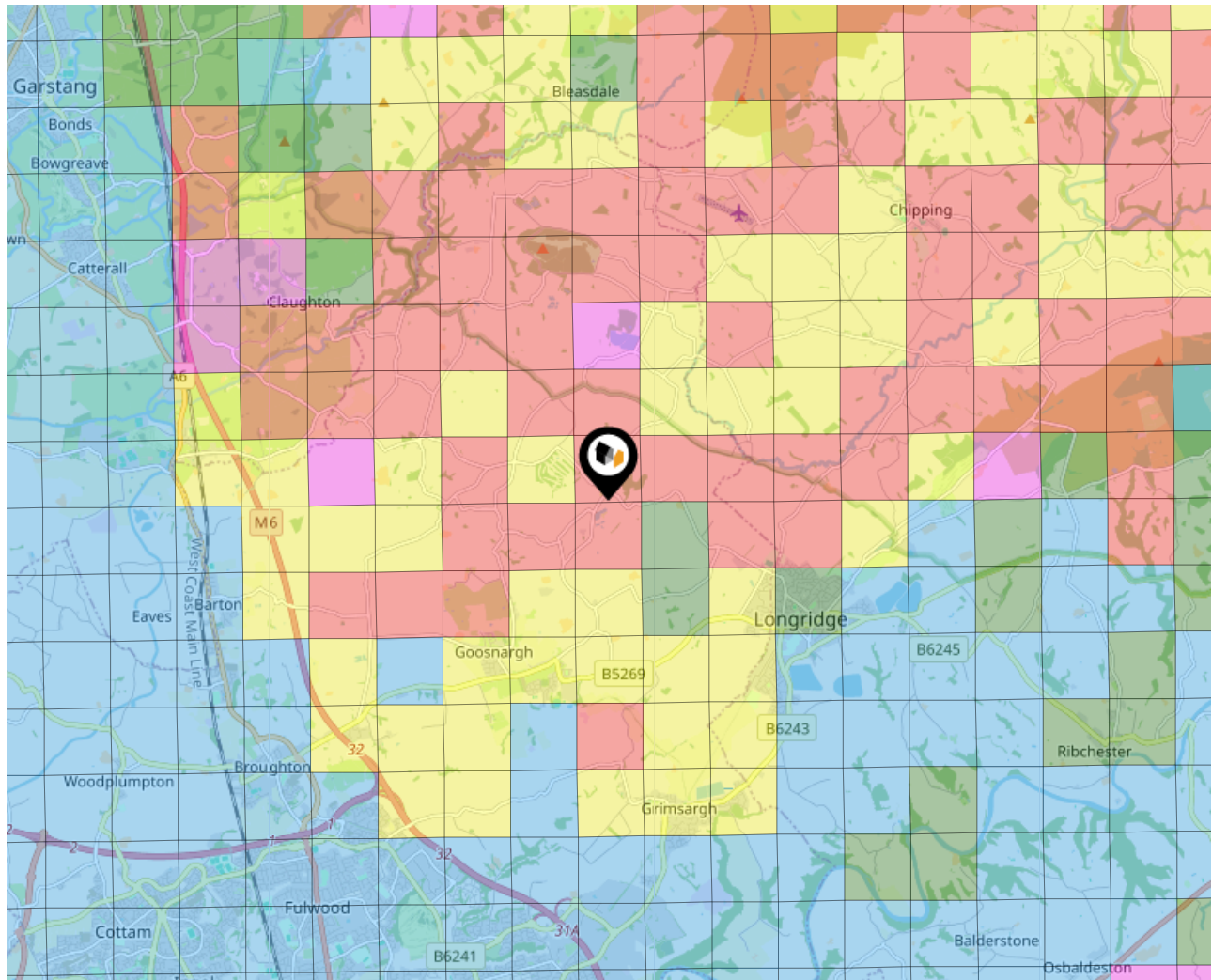
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hillside Specialist School and College Ofsted Rating: Good Pupils: 108 Distance:3.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:3.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Mary's Catholic Primary School, Claughton-on-Brock Ofsted Rating: Outstanding Pupils: 48 Distance:3.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Brook View School Ofsted Rating: Good Pupils: 7 Distance:3.68</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Barton St Lawrence Church of England Primary School Ofsted Rating: Outstanding Pupils: 192 Distance:3.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Mary's Roman Catholic Primary School, Chipping Ofsted Rating: Good Pupils: 40 Distance:3.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Brabins Endowed School Ofsted Rating: Outstanding Pupils: 83 Distance:3.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

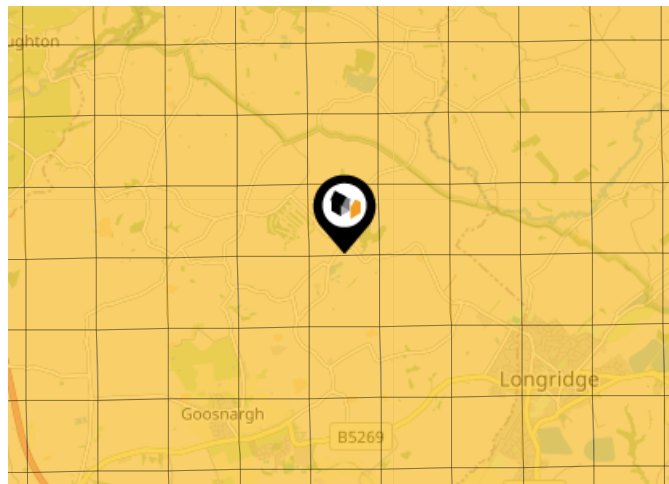
What is Radon?

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		

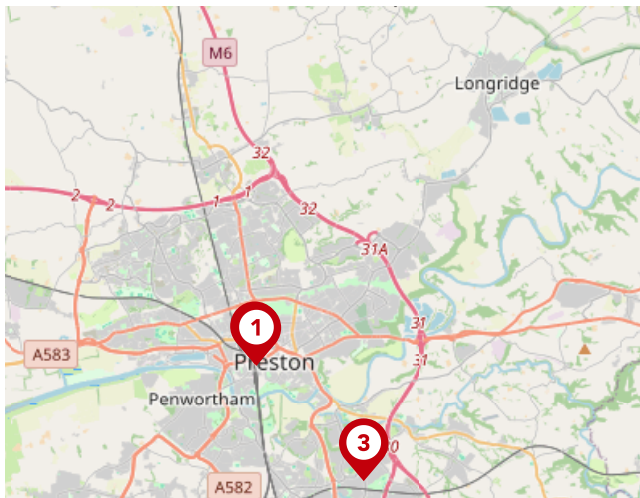


Primary Classifications (Most Common Clay Types)

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

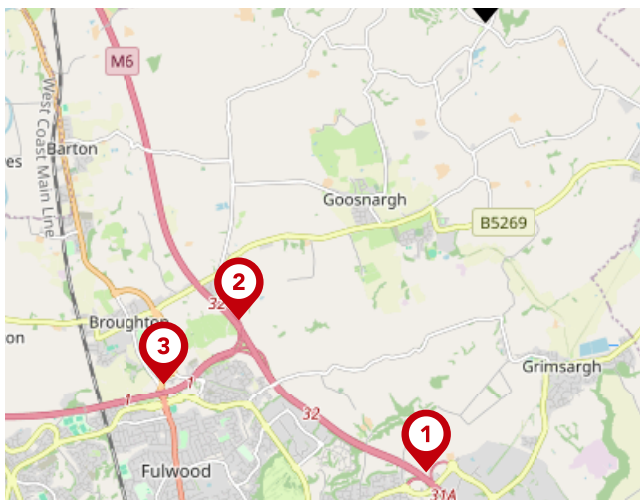
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	6.73 miles
2	Preston Rail Station	6.72 miles
3	Bamber Bridge Rail Station	8.31 miles

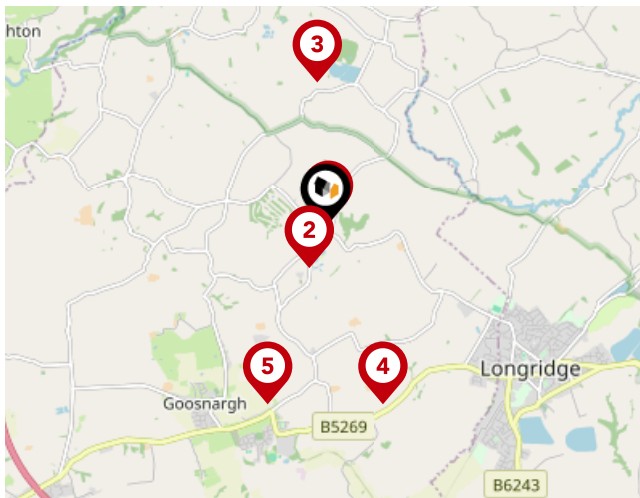


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	3.98 miles
2	M6 J32	3.4 miles
3	M55 J1	4.24 miles
4	M6 J31	5.71 miles
5	M6 J30	7.42 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Horns Inn	0.03 miles
2	St Francis RCPS	0.4 miles
3	Stoney Lane	1.26 miles
4	Brabiner Lane	1.64 miles
5	Camforth Hall Lane	1.64 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



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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Pendle Hill Properties

74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk

