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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th September 2026



CHURCH BROW, WALTON-LE-DALE, PRESTON, PR5

Roberts & Co

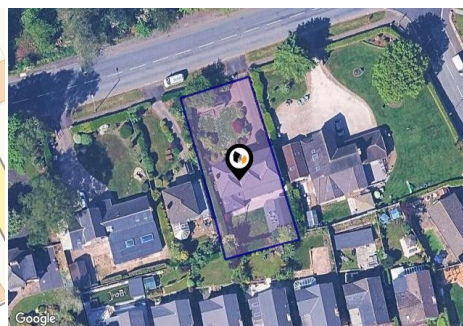
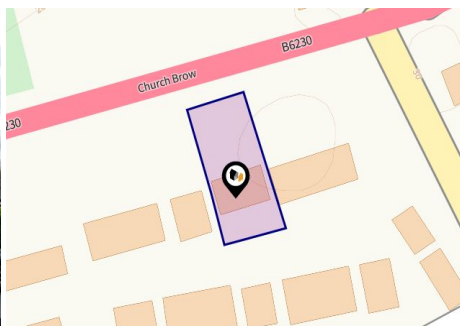
Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,959 ft ² / 182 m ²
Plot Area:	0.17 acres
Council Tax :	Band E
Annual Estimate:	£2,985
Title Number:	LAN99054

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)

6 mb/s	48 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

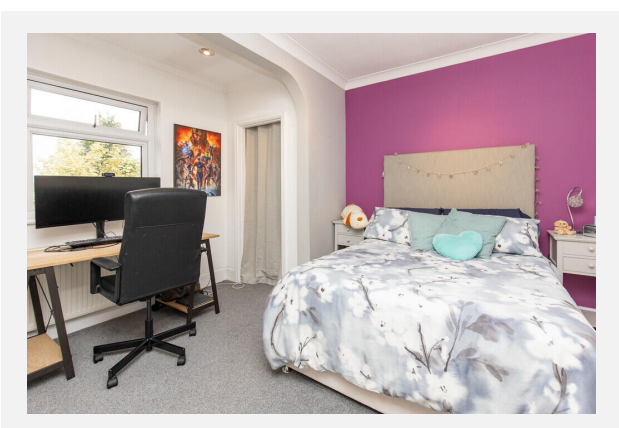
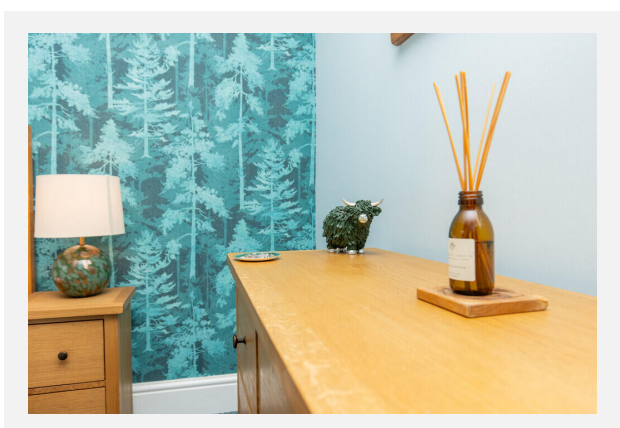
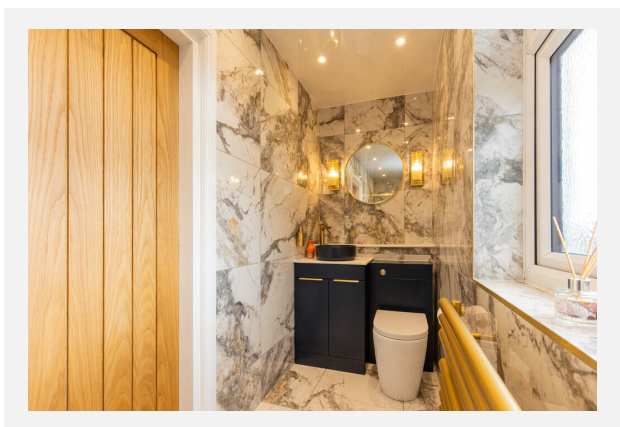
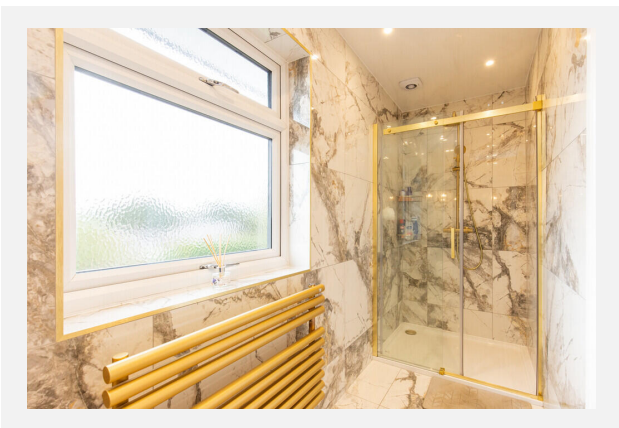
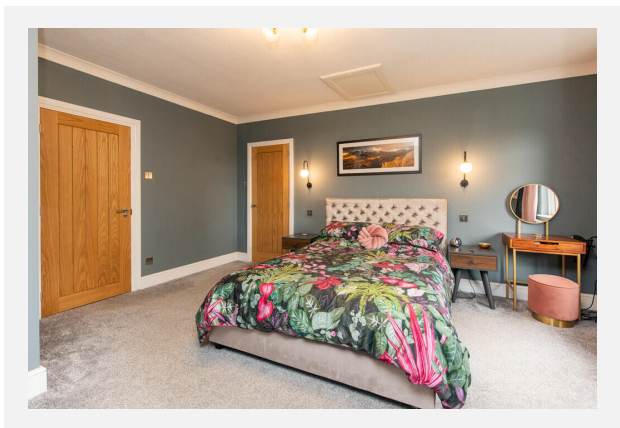
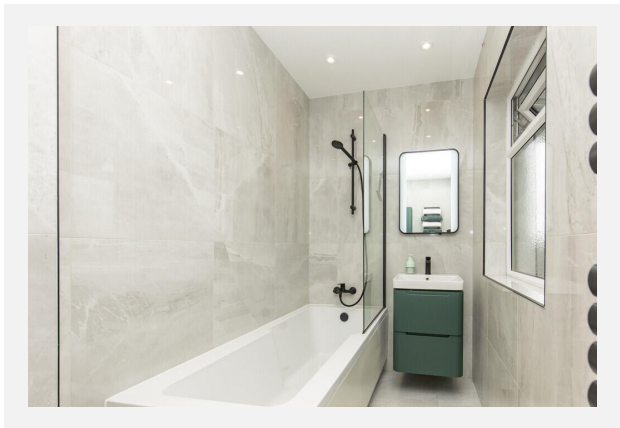


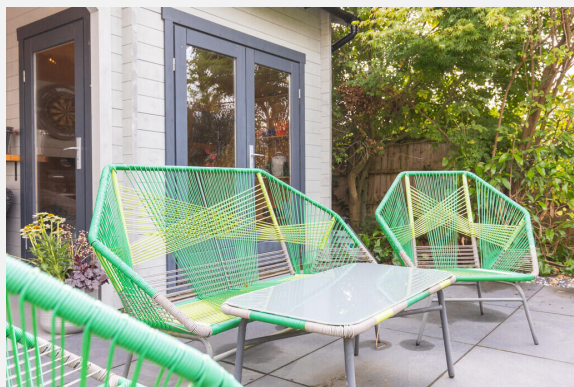
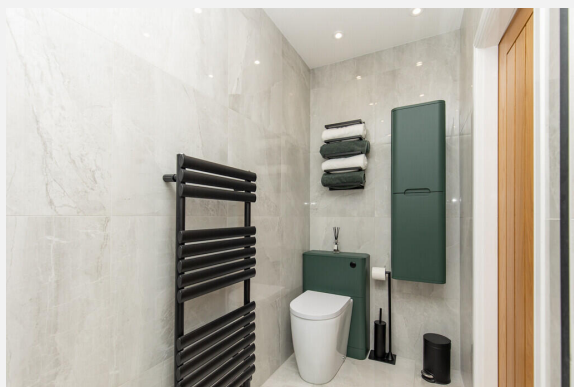
Planning History

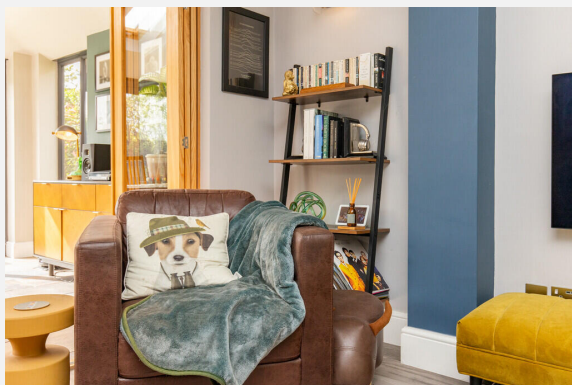
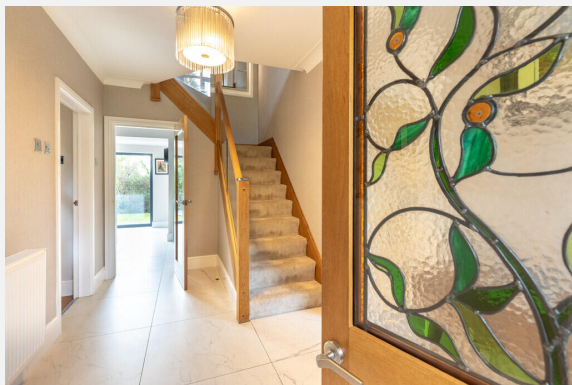
This Address

Planning records for: *Church Brow, Walton-le-dale, Preston, PR5*

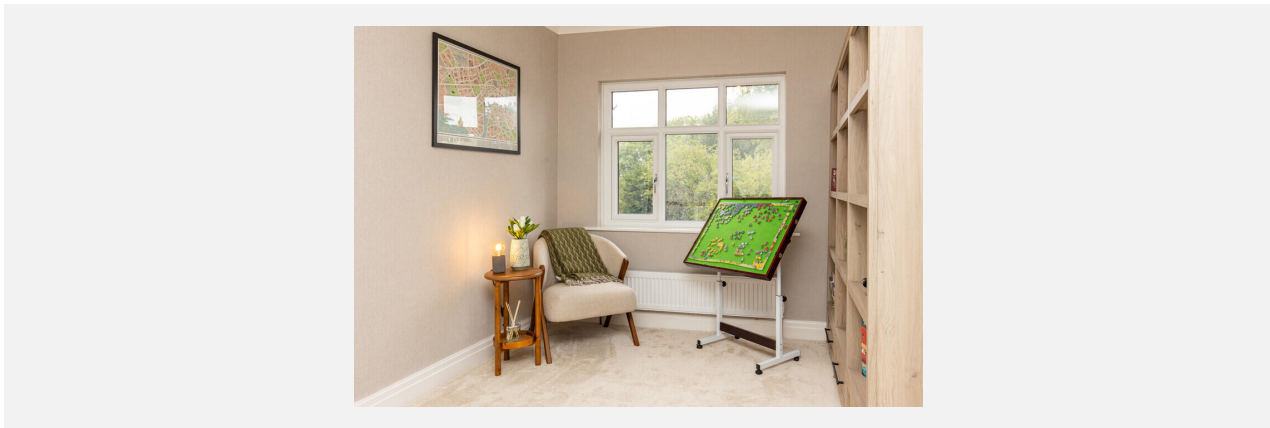
Reference - SouthRibble/07/2010/0286/CLD	
Decision:	Decided
Date:	26th April 2010
Description:	Application for a Lawful Development Certificate for a Proposed Single Storey Rear Extension











CHURCH BROW, WALTON-LE-DALE, PRESTON, PR5

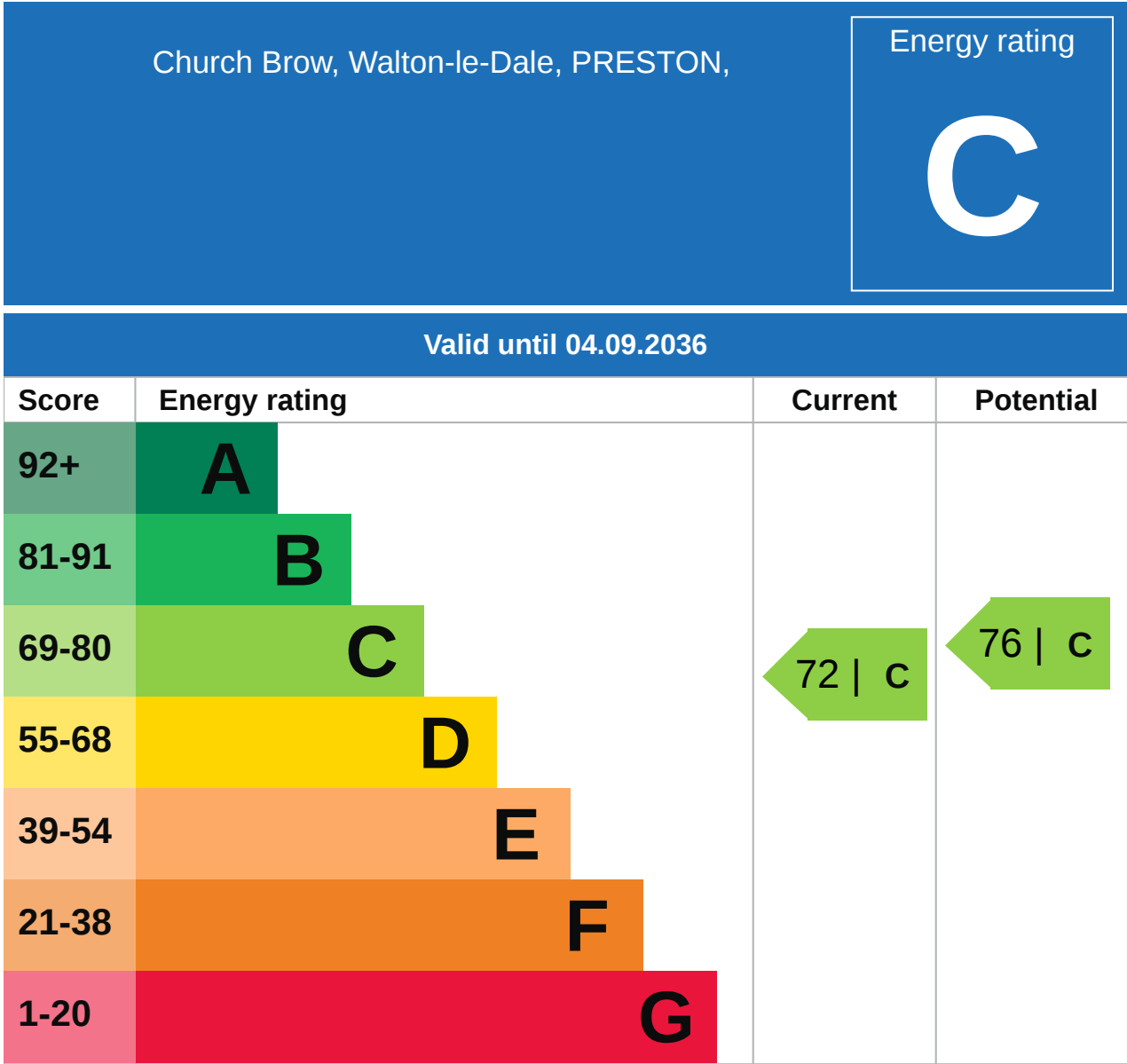


CHURCH BROW, WALTON-LE-DALE, PRESTON, PR5



CHURCH BROW, WALTON-LE-DALE, PRESTON, PR5





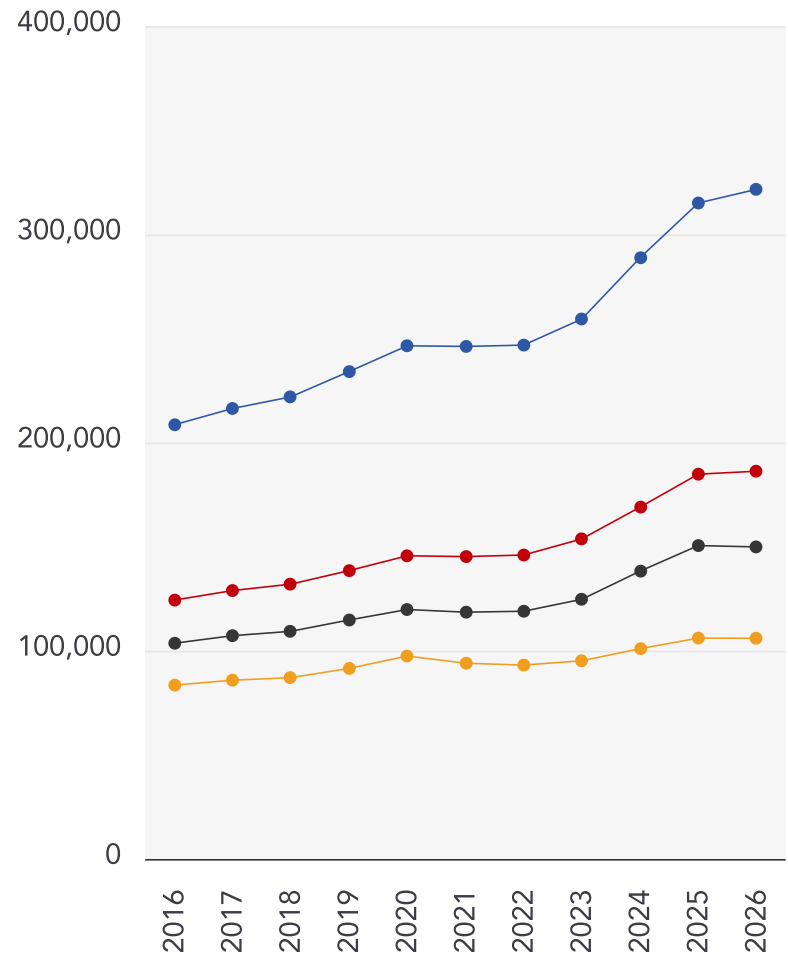
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	182 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

+54.23%

Semi-Detached

+49.8%

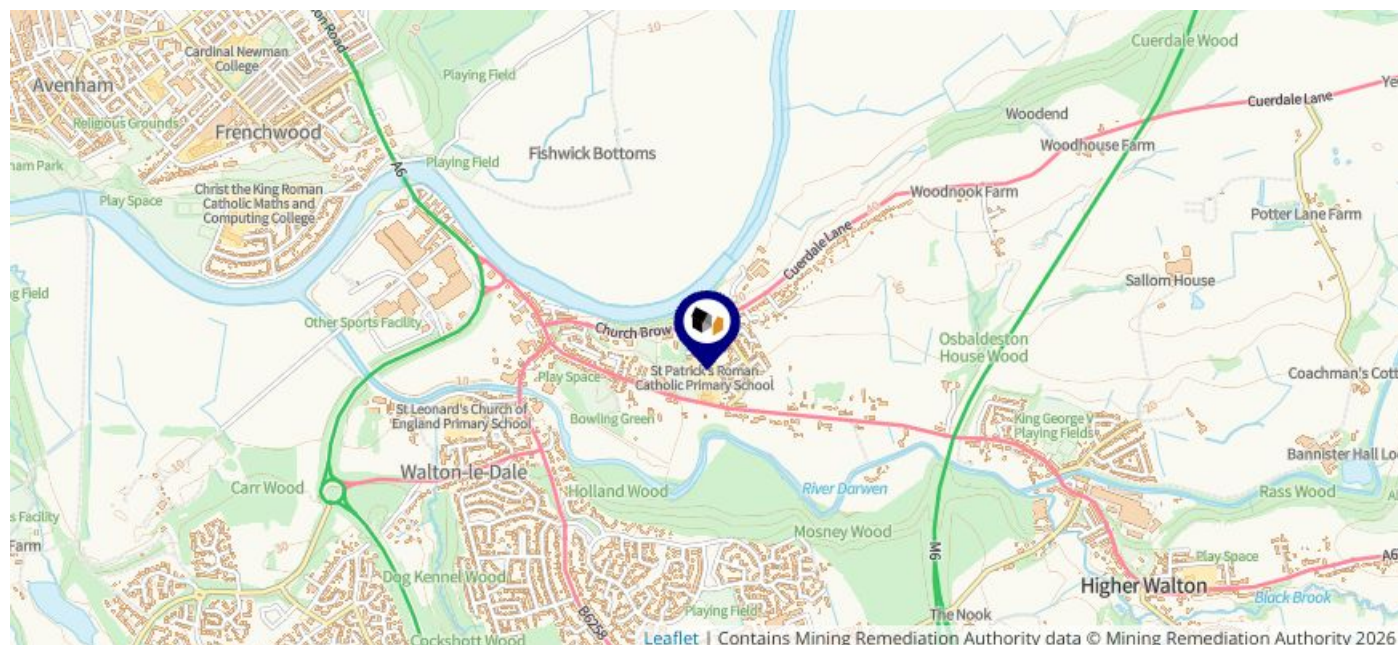
Terraced

+44.66%

Flat

+26.94%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

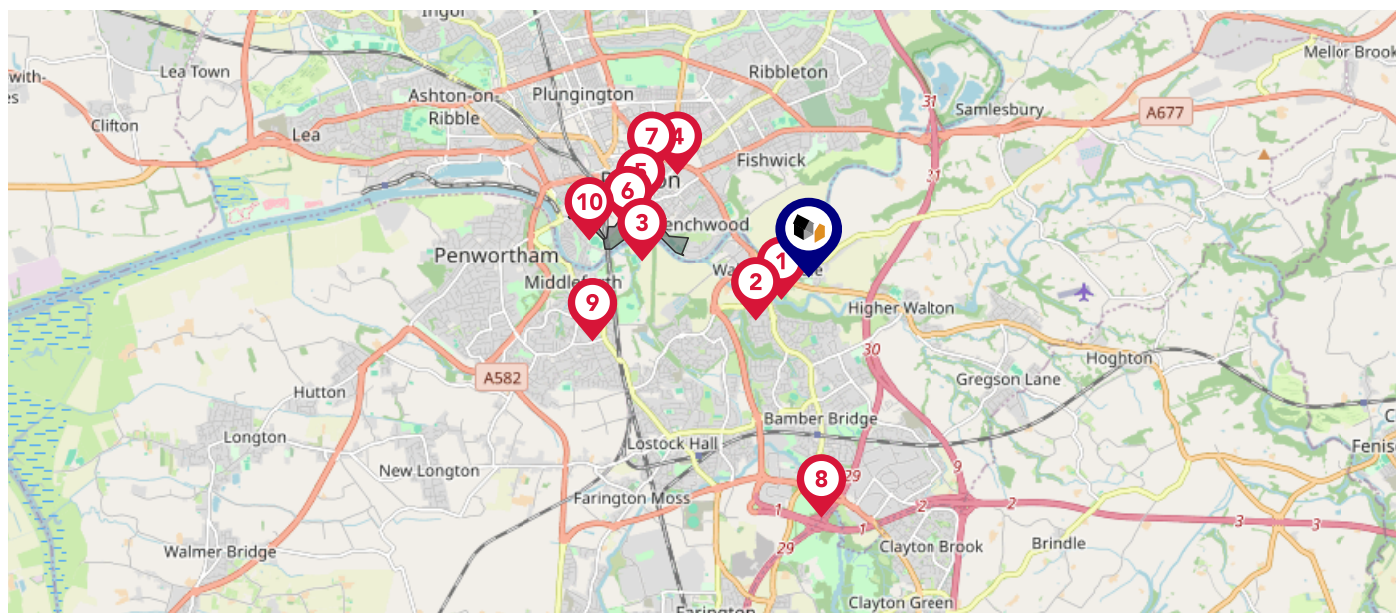
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



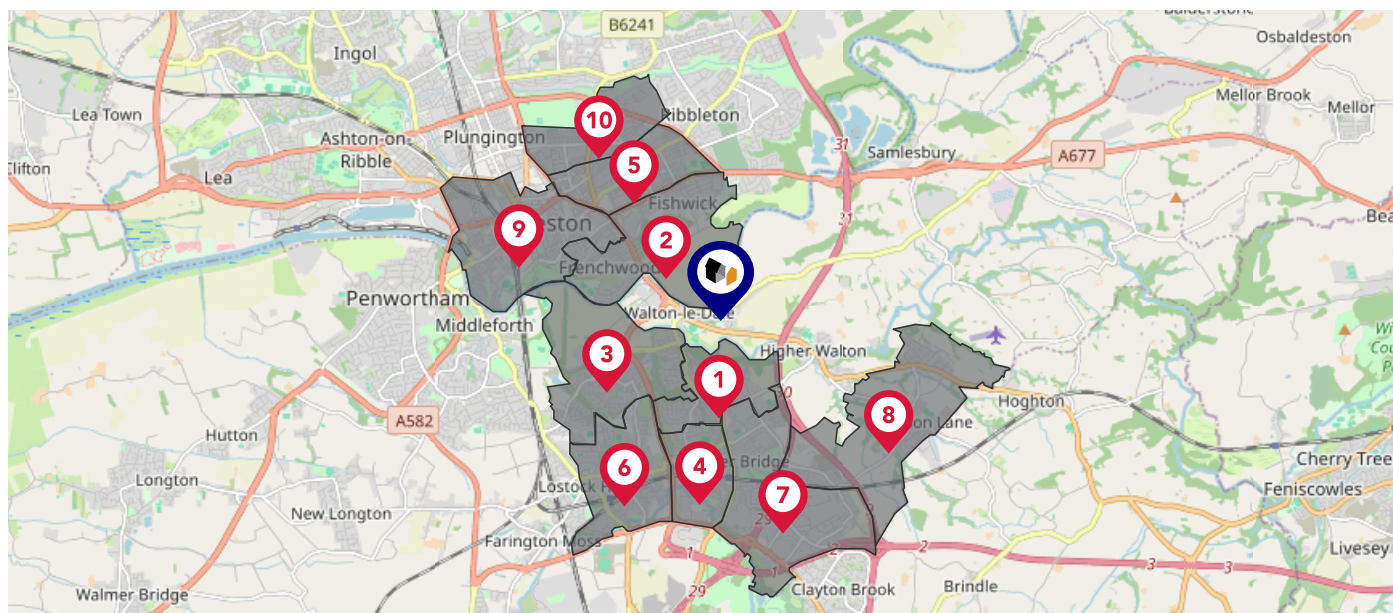
Nearby Conservation Areas

- 1 Church Brow
- 2 Walton Green
- 3 Avenham Conservation Area
- 4 Deepdale Enclosure Conservation Area
- 5 Market Place Conservation Area
- 6 Winckley Square Conservation Area
- 7 St Ignatius Square Conservation Area
- 8 Church Road
- 9 Greenbank Road, Penwortham
- 10 Fishergate Hill Conservation Area

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

Walton-le-Dale East Ward

2

Fishwick & Frenchwood Ward

3

Walton-le-Dale West Ward

4

Bamber Bridge West Ward

5

St. Matthew's Ward

6

Lostock Hall Ward

7

Bamber Bridge East Ward

8

Coupe Green & Gregson Lane Ward

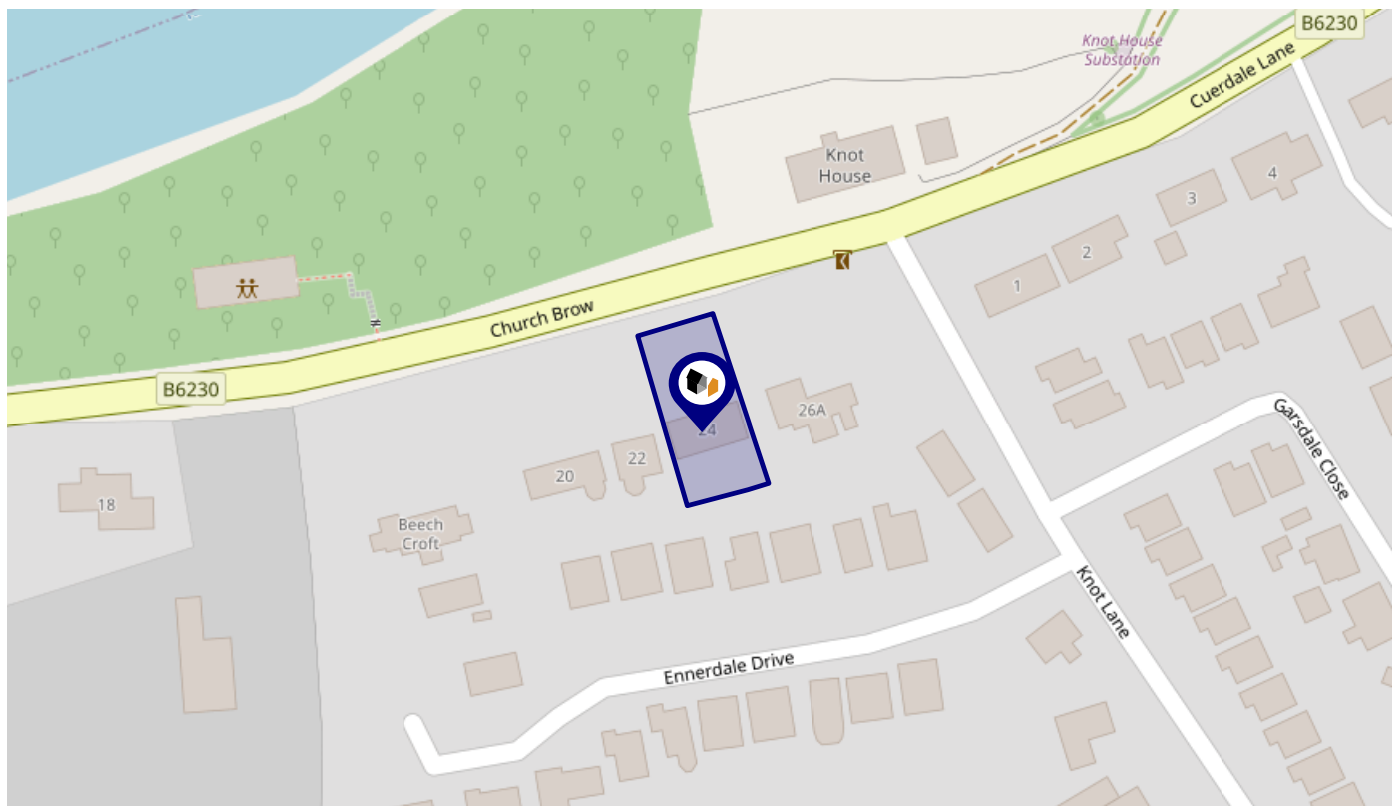
9

City Centre Ward

10

Deepdale Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

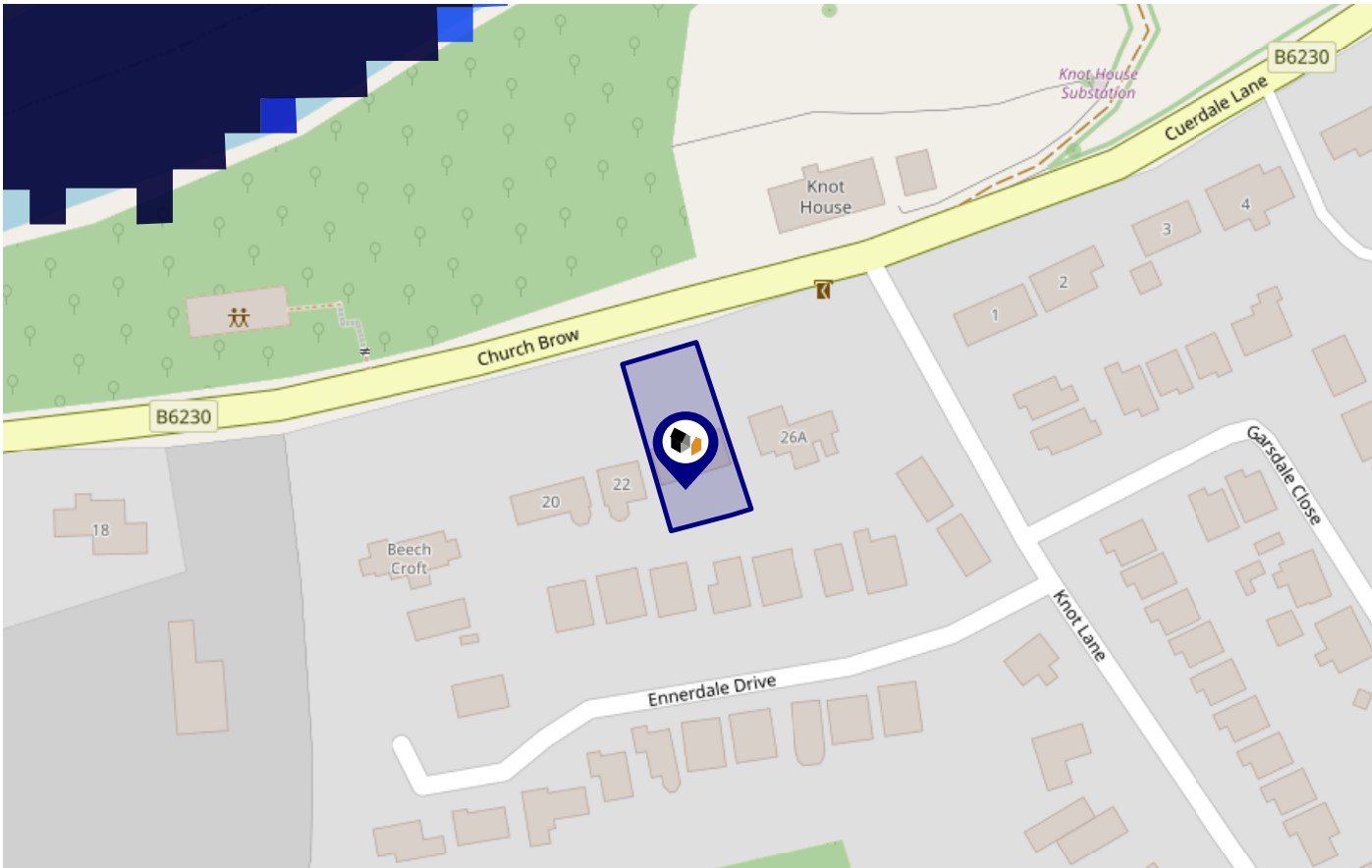
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

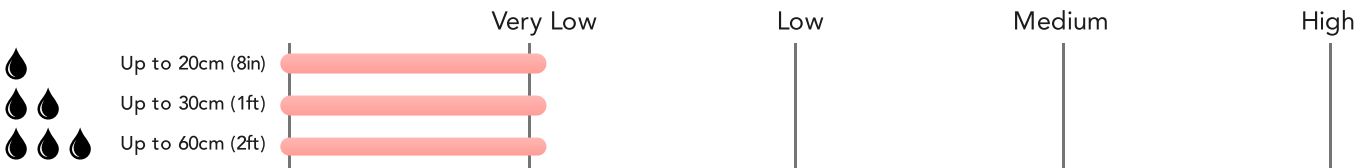


Risk Rating: Very low

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.

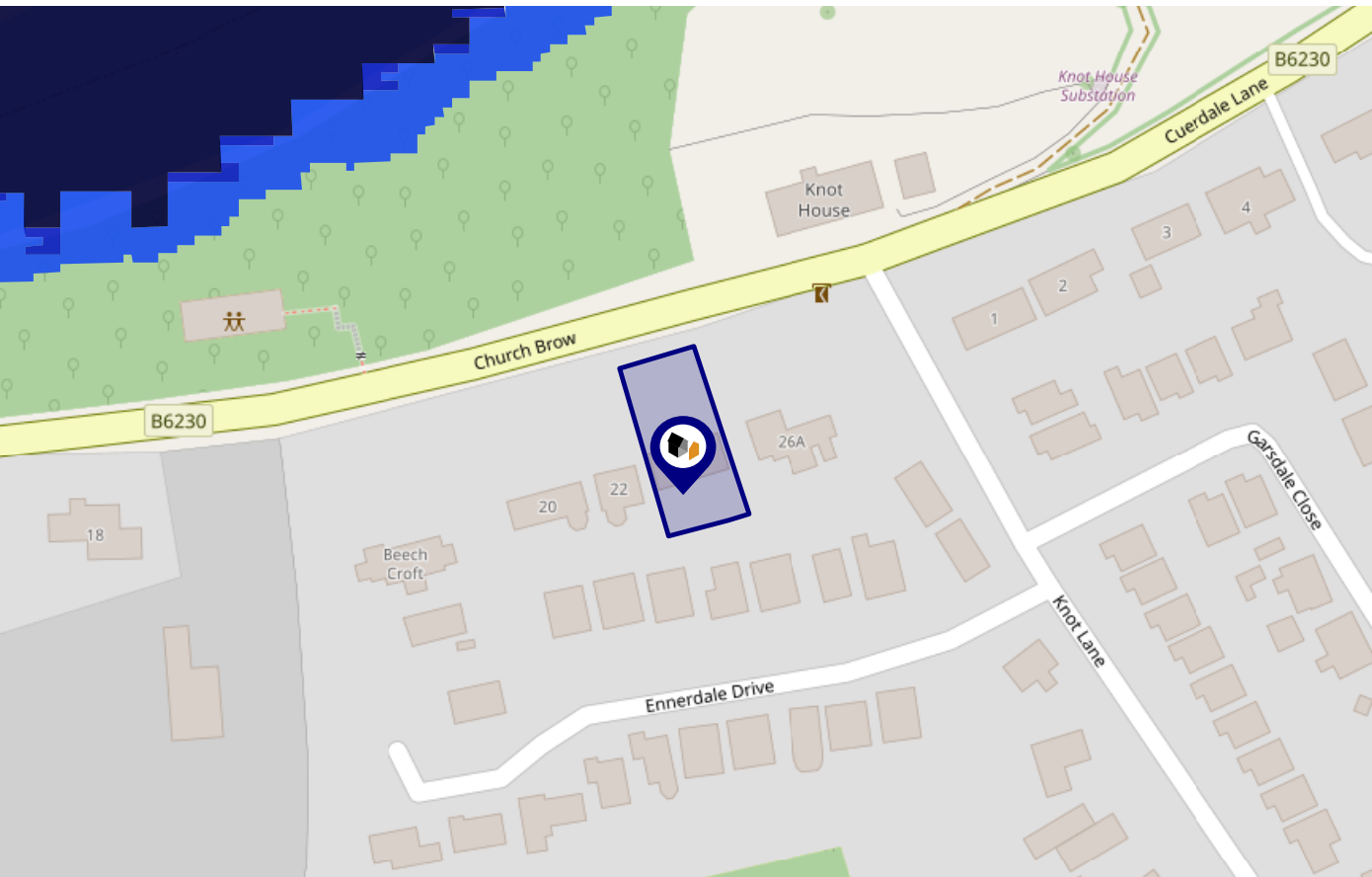
Chance of flooding to the following depths at this property:



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.

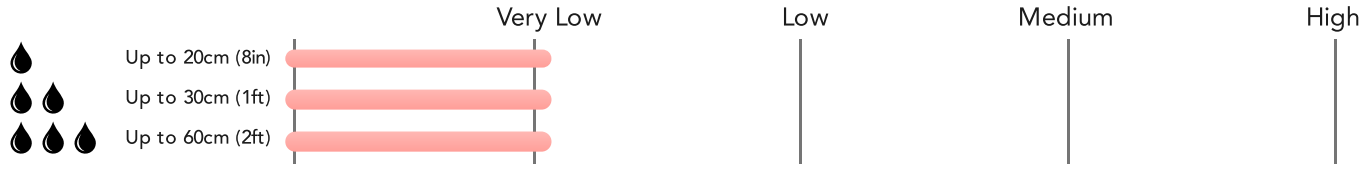


Risk Rating: Very low

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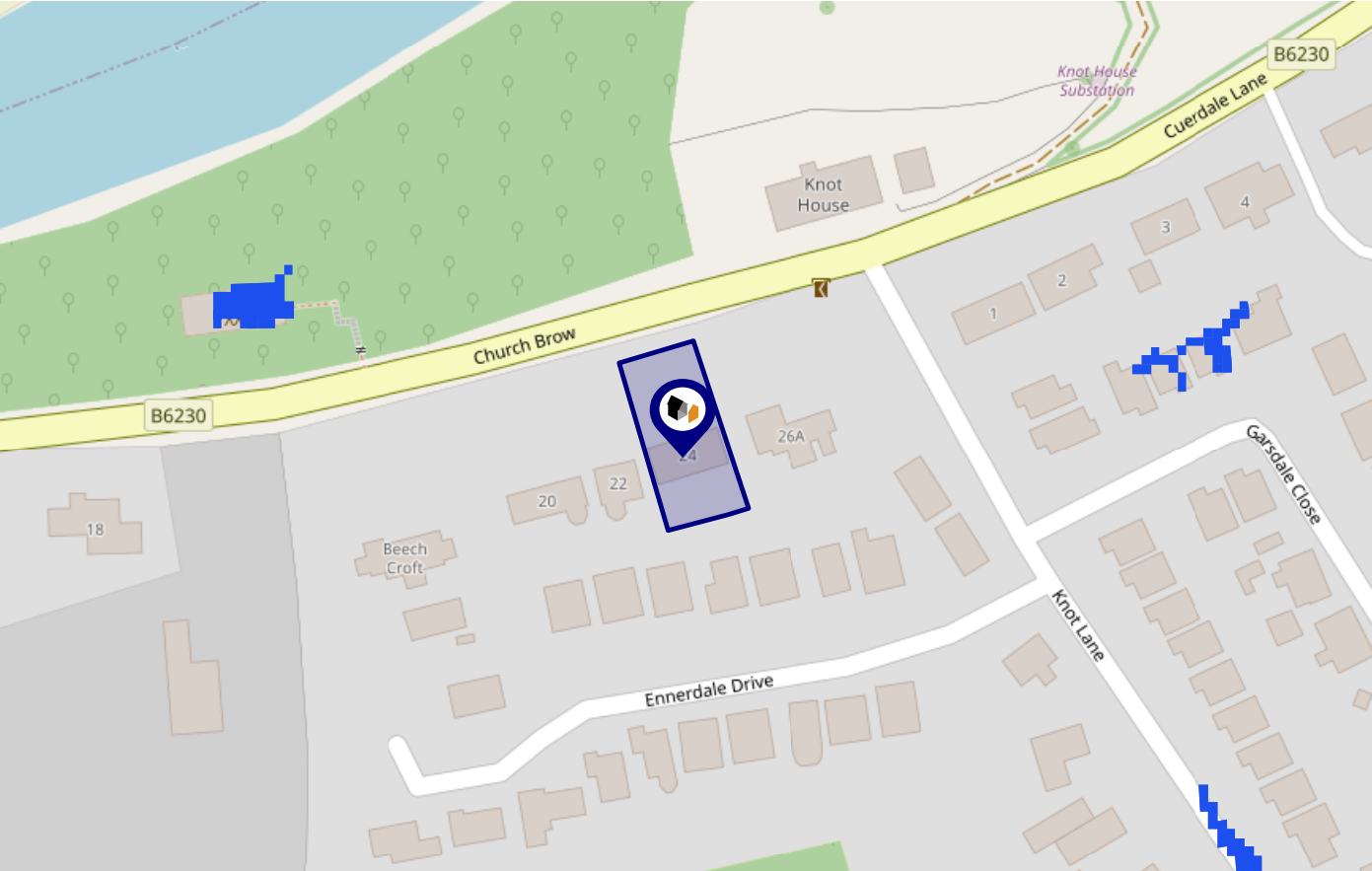
Chance of flooding to the following depths at this property:



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.

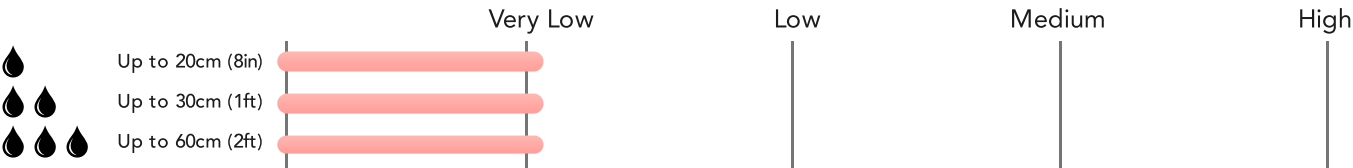


Risk Rating: Very low

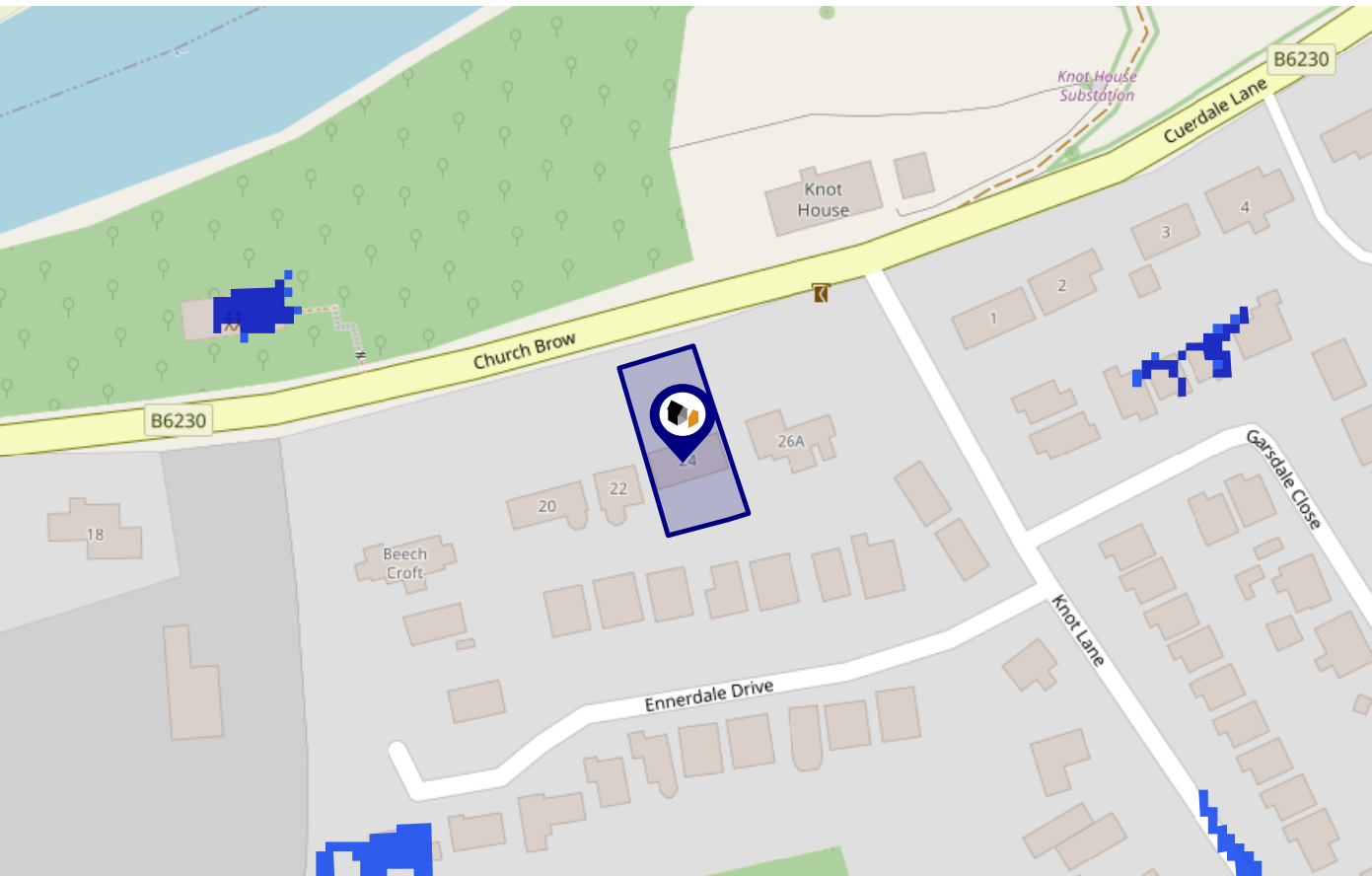
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

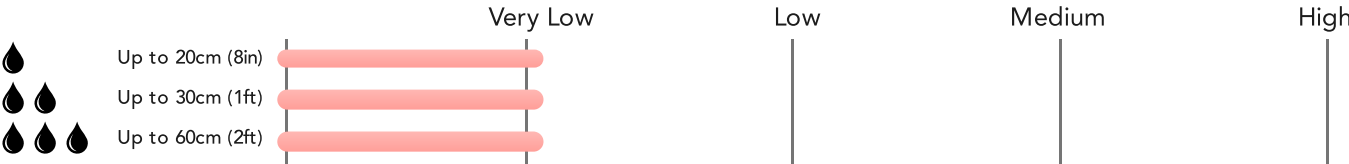


Risk Rating: Very low

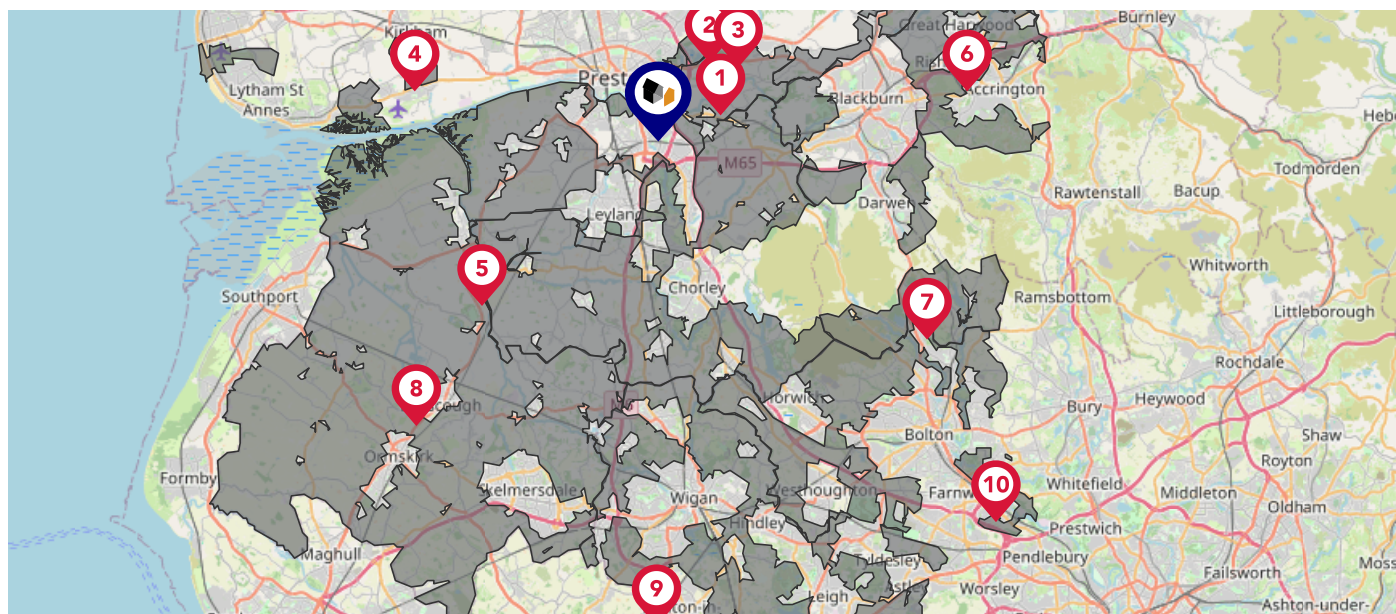
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - South Ribble



Merseyside and Greater Manchester Green Belt - Preston



Merseyside and Greater Manchester Green Belt - Ribble Valley



Blackpool Green Belt - Fylde



Merseyside and Greater Manchester Green Belt - Chorley



Merseyside and Greater Manchester Green Belt - Hyndburn



Merseyside and Greater Manchester Green Belt - Blackburn with Darwen



Merseyside and Greater Manchester Green Belt - West Lancashire



Merseyside and Greater Manchester Green Belt - Wigan

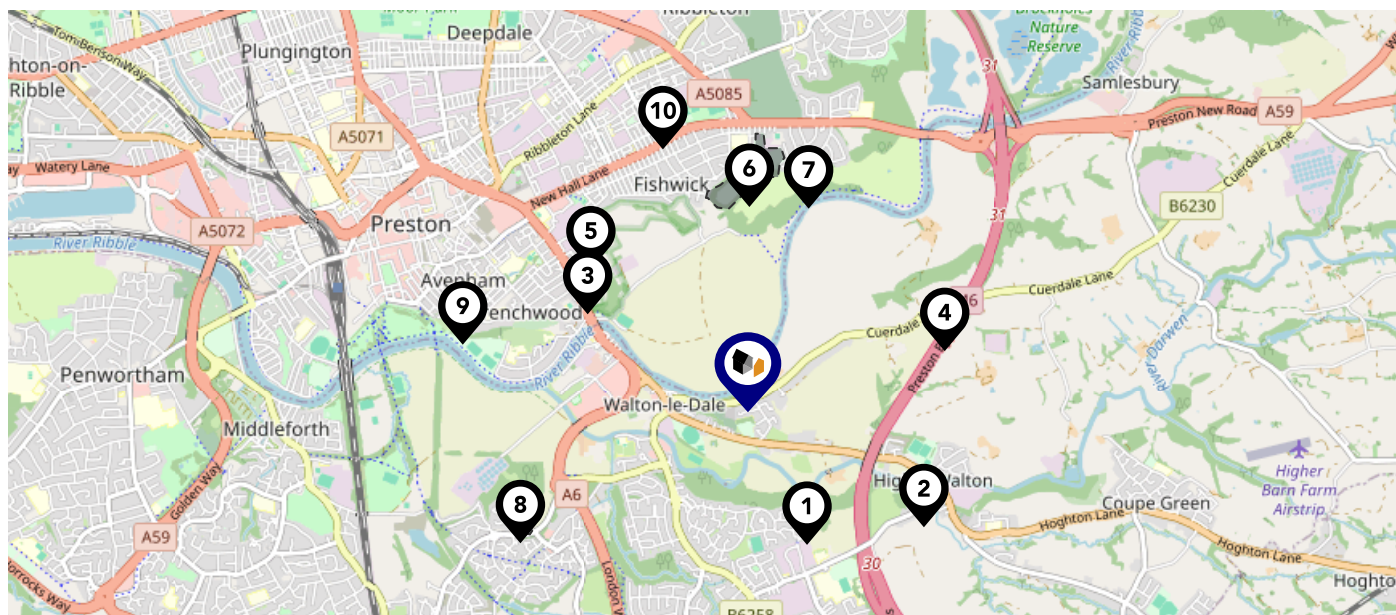


Merseyside and Greater Manchester Green Belt - Bolton

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.



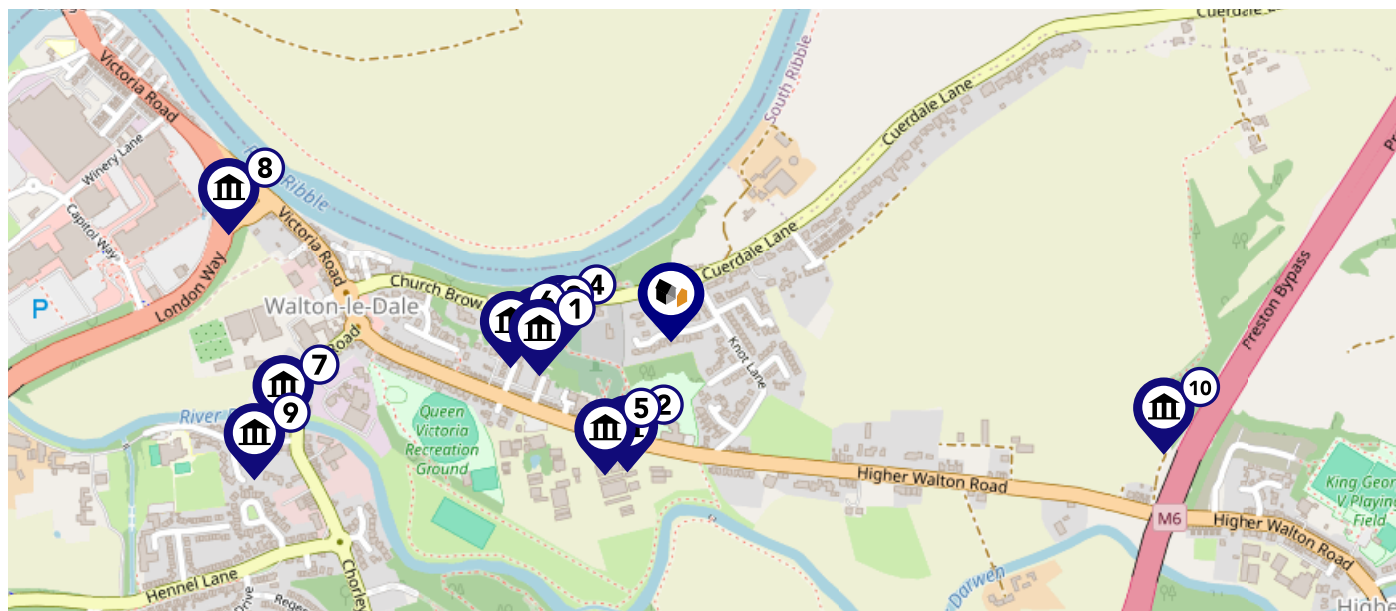
Nearby Landfill Sites

1	Nook Farm-Off Charnley Fold Lane, Bamber Bridge, Preston, South Ribble, Lancashire	Historic Landfill	
2	Coupes Foundry-Off Kittlingbourne Brow, Higher Walton, South Ribble, Preston, Lancashire	Historic Landfill	
3	Preston Running Track-Off London Road, Preston, Lancashire	Historic Landfill	
4	Wood Barn-Cuerdale Lane, Cuerdale, Samlesbury, Lancashire	Historic Landfill	
5	Mellings Tip Brockholes View-Off London Road, Preston, Lancashire	Historic Landfill	
6	Fishwick Callon Tip-Church Avenue, Preston, Preston, Lancashire	Historic Landfill	
7	Fishwick Golf Course-Faringdon Park, off Butterlands, Preston, Lancashire	Historic Landfill	
8	Hennel Lane Sand Quarry-Hennel Lane, Walton Park, Preston, Lancashire	Historic Landfill	
9	Land at Oxford Street-Oxford Street, Preston, Lancashire	Historic Landfill	
10	Preston Greyhound Stadium-Off Harling Road, off New Hall Lane, Preston, Lancashire	Historic Landfill	

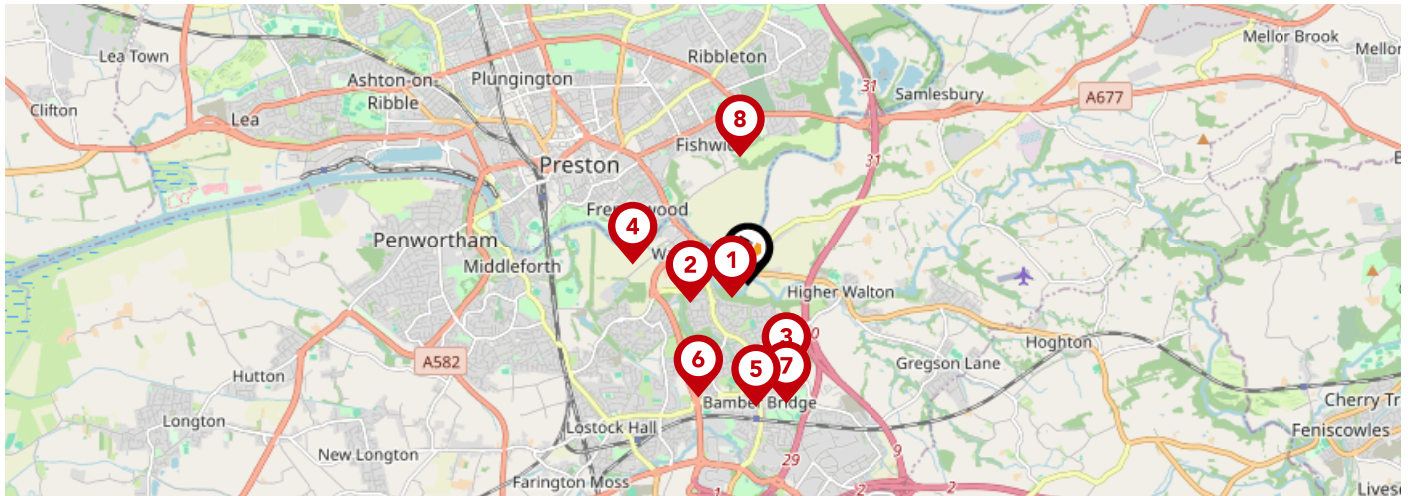
Maps

Listed Buildings

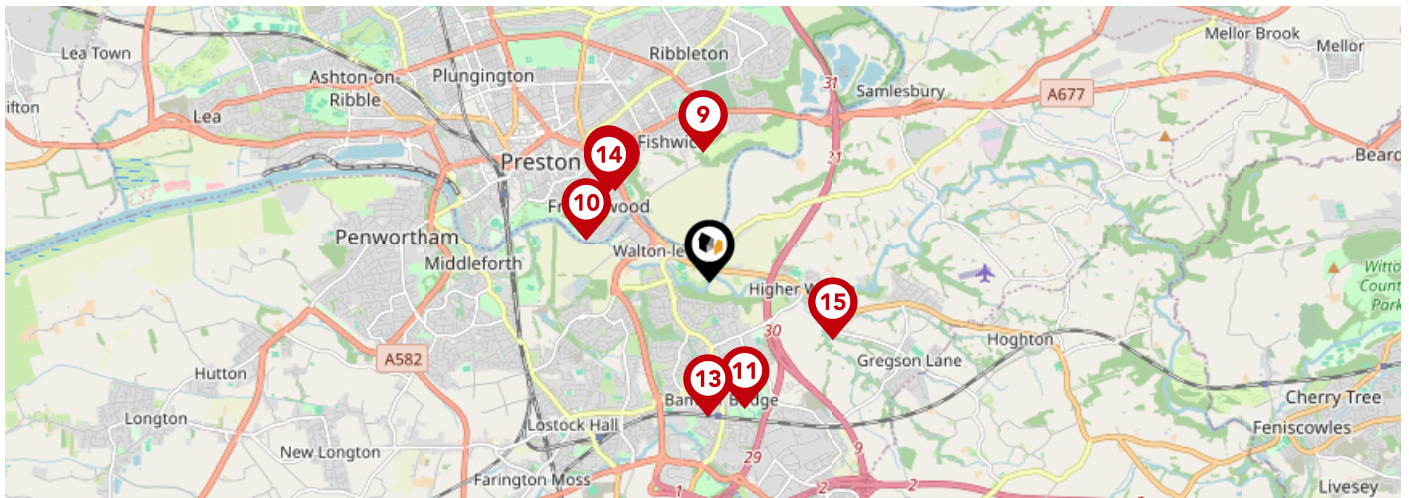
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1211162 - Sundial 8 Metres South Of Church Of St Leonard	Grade II	0.1 miles
	1074107 - Roman Catholic Church Of Our Lady And St Patrick With Attached Presbytery And Gate Piers	Grade II	0.1 miles
	1074102 - Church Of St Leonard	Grade II	0.1 miles
	1361354 - Watchhouse Circa 50 Metres East Of Church Of St Leonard	Grade II	0.1 miles
	1446765 - Walton-le-dale War Memorial	Grade II	0.2 miles
	1074103 - South Ribble Squash Club And Parish Rooms	Grade II	0.2 miles
	1211139 - Unicorn Inn	Grade II	0.4 miles
	1290082 - Yew Tree Inn	Grade II	0.5 miles
	1211311 - The Cottage	Grade II	0.5 miles
	1290091 - Osbaldeston House	Grade II	0.6 miles



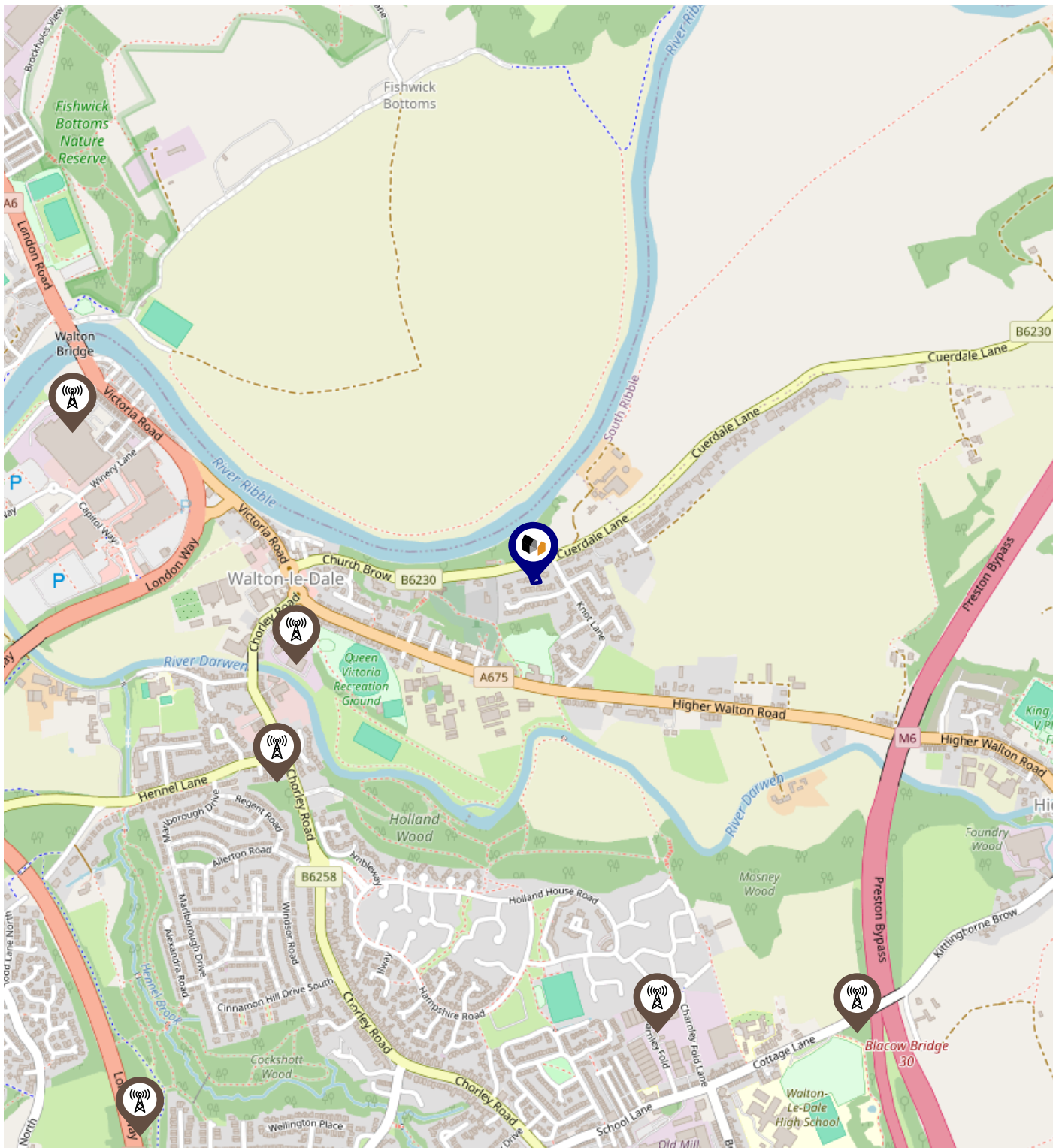
		Nursery	Primary	Secondary	College	Private
1	St Patrick's Roman Catholic Primary School, Walton-le-Dale Ofsted Rating: Good Pupils: 177 Distance:0.18	☐	☒	☐	☐	☐
2	Walton-le-Dale, St Leonard's Church of England Primary School Ofsted Rating: Good Pupils: 258 Distance:0.53	☐	☒	☐	☐	☐
3	Walton-Le-Dale High School Ofsted Rating: Requires improvement Pupils:0 Distance:0.86	☐	☐	☒	☐	☐
4	Christ The King Catholic High School Ofsted Rating: Not Rated Pupils: 395 Distance:1.03	☐	☐	☒	☐	☐
5	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.06	☐	☐	☒	☐	☐
6	Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:1.08	☐	☒	☐	☐	☐
7	The Coppice School Ofsted Rating: Good Pupils: 66 Distance:1.1	☐	☐	☒	☐	☐
8	Fishwick Primary School Ofsted Rating: Good Pupils: 159 Distance:1.12	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Teresa's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 201 Distance:1.14	☐	☒	☐	☐	☐
	Frenchwood Community Primary School Ofsted Rating: Requires improvement Pupils: 330 Distance:1.14	☐	☒	☐	☐	☐
	Bamber Bridge St Aidan's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 116 Distance:1.15	☐	☒	☐	☐	☐
	The Olive School, Preston Ofsted Rating: Outstanding Pupils: 421 Distance:1.15	☐	☒	☐	☐	☐
	St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.18	☐	☒	☐	☐	☐
	Lancaster University School of Mathematics Ofsted Rating: Not Rated Pupils: 89 Distance:1.19	☐	☐	☒	☐	☐
	Higher Walton Church of England Primary School Ofsted Rating: Requires improvement Pupils: 103 Distance:1.19	☐	☒	☐	☐	☐
	Eden Boys' School, Preston Ofsted Rating: Outstanding Pupils: 613 Distance:1.21	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

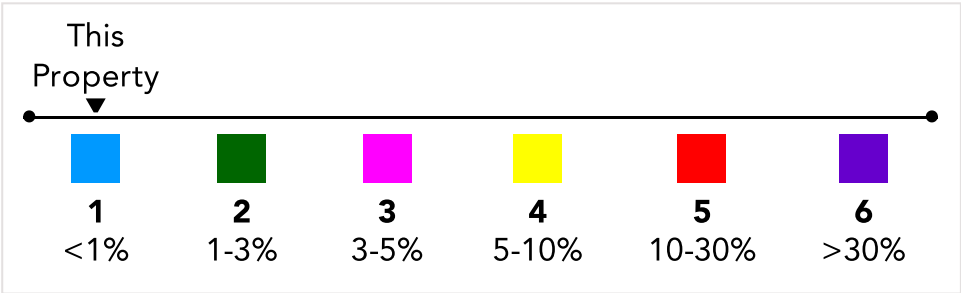
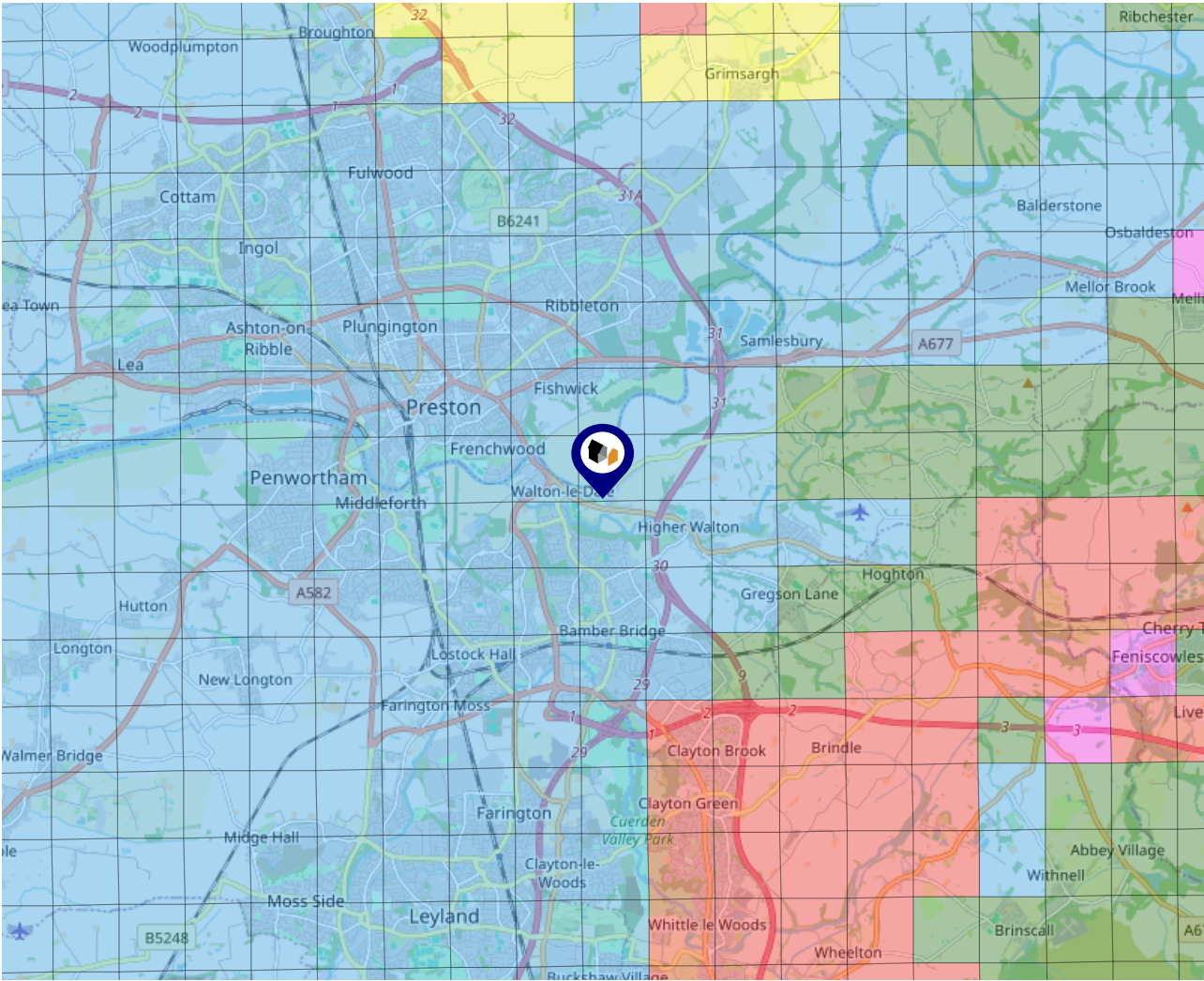


Key:

-  Power Pylons
-  Communication Masts

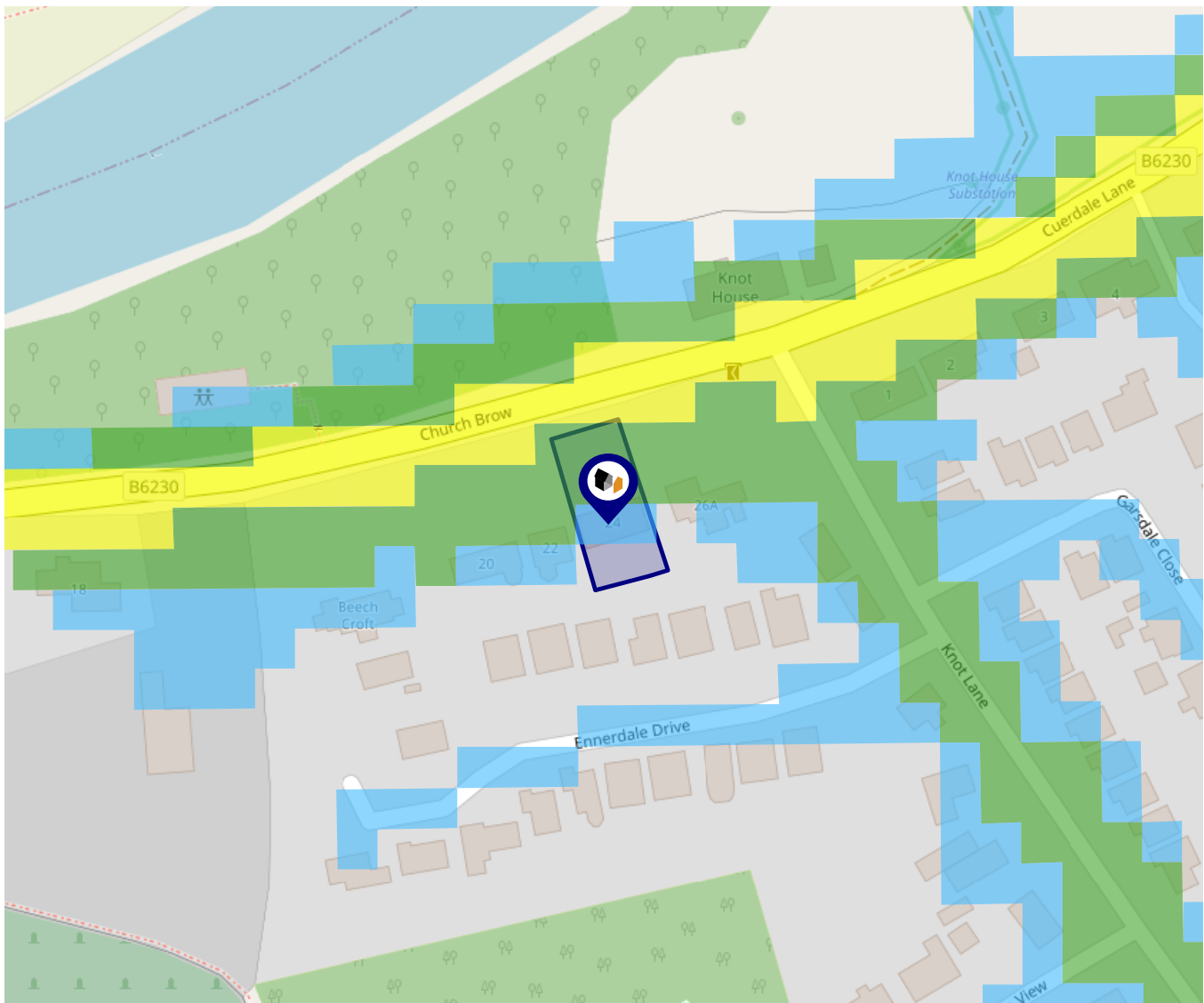
What is Radon?

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).



Local Area

Road Noise

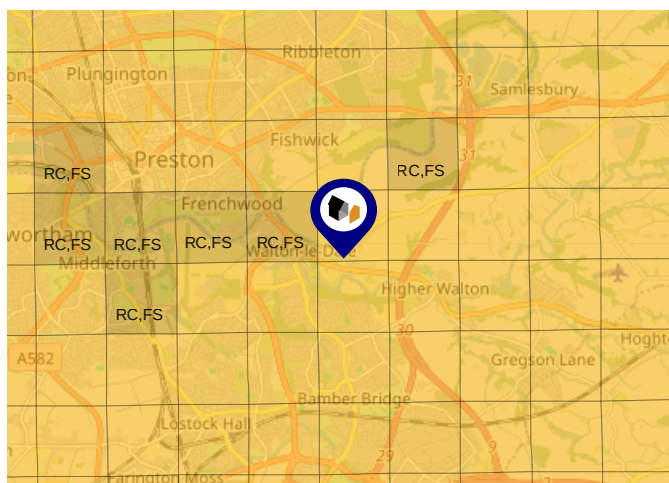


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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		

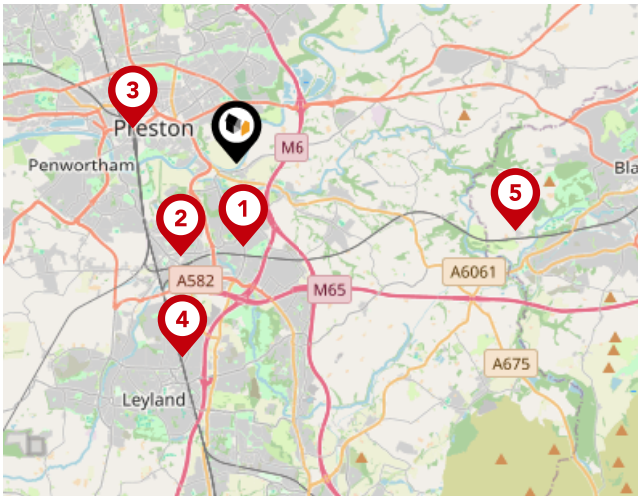


Primary Classifications (Most Common Clay Types)

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

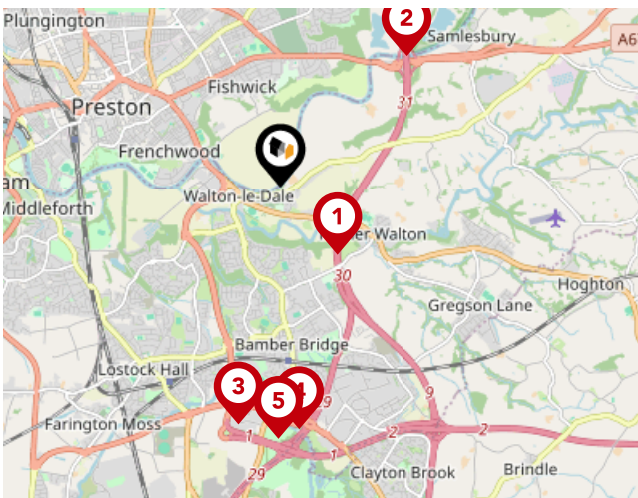
Area

Transport (National)



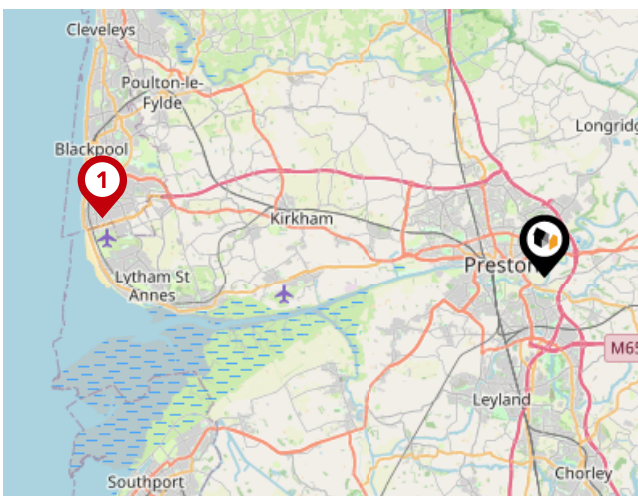
National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	1.45 miles
2	Lostock Hall Rail Station	1.91 miles
3	Preston Rail Station	1.93 miles
4	Leyland Rail Station	3.52 miles
5	Pleasington Rail Station	5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J30	0.77 miles
2	M6 J31	1.59 miles
3	M65 J1A	2.1 miles
4	M6 J29	2.12 miles
5	M65 J1	2.19 miles

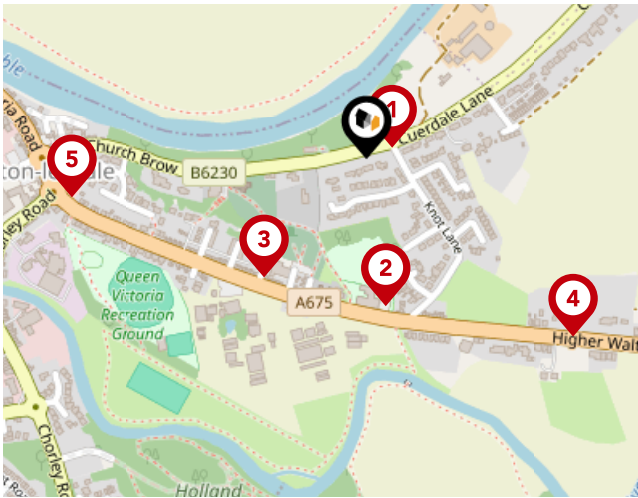


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	15.59 miles

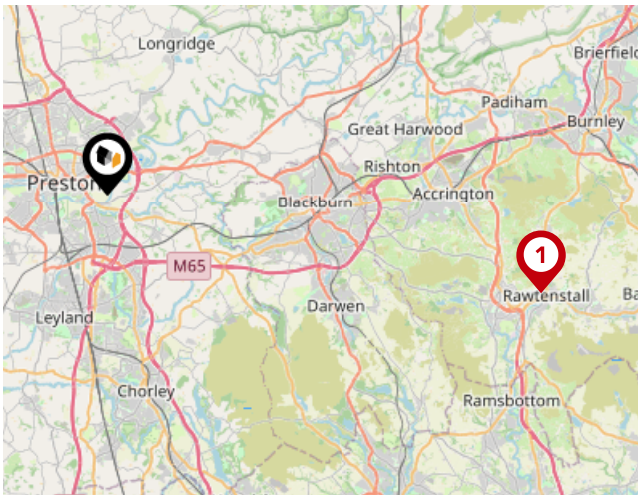
Area

Transport (Local)



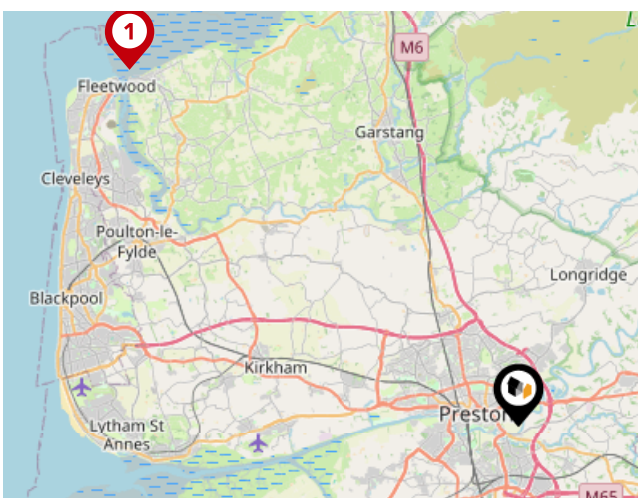
Bus Stops/Stations

Pin	Name	Distance
1	Knot Lane	0.03 miles
2	Knot Lane	0.16 miles
3	Garden Centre	0.17 miles
4	Little Oaks	0.29 miles
5	Higher Walton Road	0.32 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	15.6 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.46 miles



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.

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

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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