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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th June 2026



BRABINER LANE, HAIGHTON, PRESTON, PR2

Pendle Hill Properties

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,291 ft ² / 120 m ²		
Plot Area:	0.34 acres		
Council Tax :	Band E		
Annual Estimate:	£3,148		
Title Number:	LAN189201		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: *Brabiner Lane, Houghton, Preston, PR2*

Reference - Preston/06/2016/0671
Decision: Decided
Date: 13th September 2016
Description: Single storey rear extension following demolition of extension

Reference - 06/2016/0671
Decision: -
Date: 13th September 2016
Description: Single storey rear extension following demolition of extension

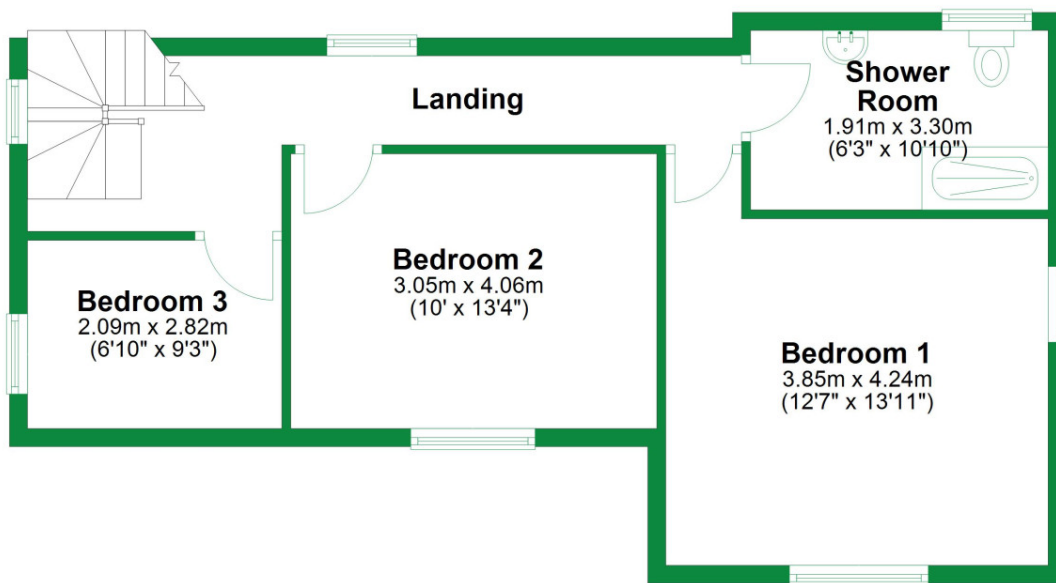
Reference - 06/2020/0453
Decision: -
Date: 27th May 2020
Description: Single storey rear extension following demolition of existing rear conservatory



BRABINER LANE, HAUGHTON, PRESTON, PR2

First Floor

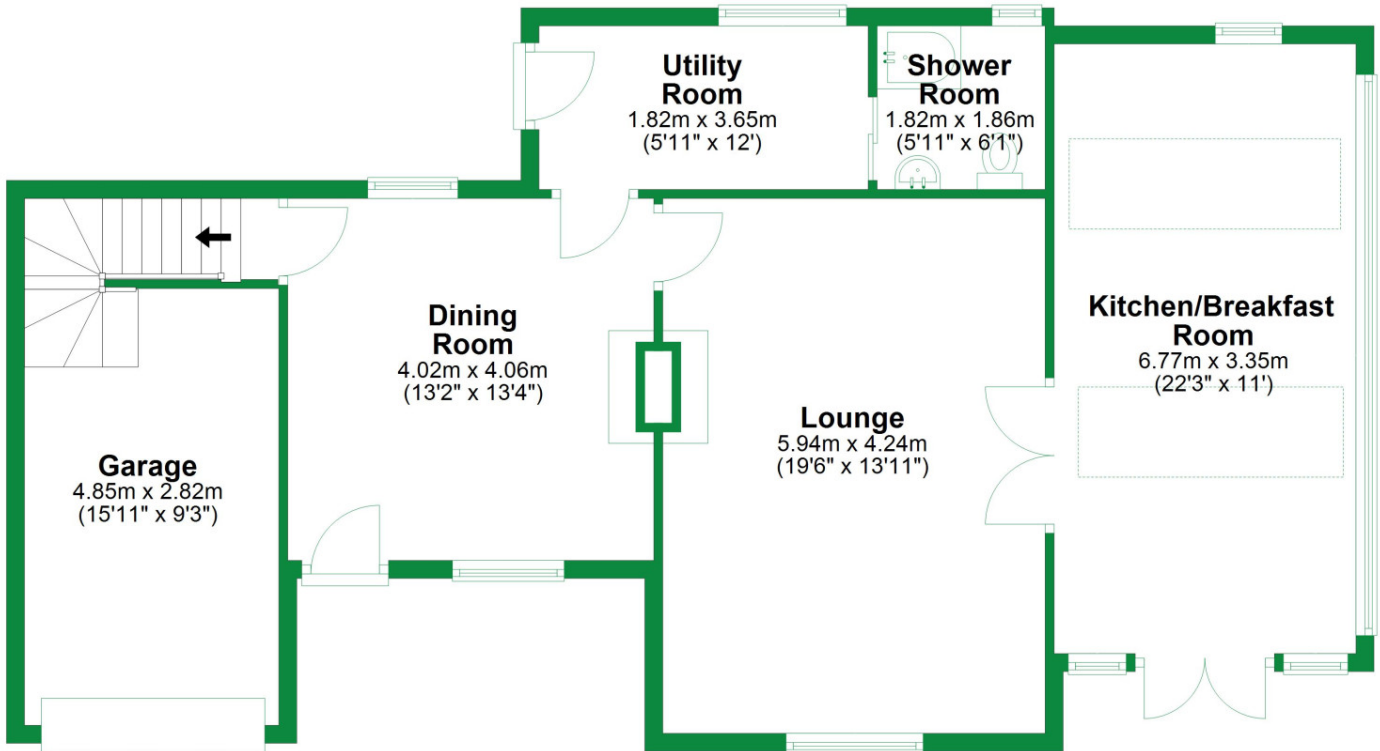
Approx. 54.2 sq. metres (583.6 sq. feet)



BRABINER LANE, HAUGHTON, PRESTON, PR2

Ground Floor

Approx. 92.9 sq. metres (999.9 sq. feet)



Total area: approx. 147.1 sq. metres (1583.5 sq. feet)

Brabiner Lane, Haighton, PRESTON, PR2

Energy rating

D

Valid until 15.06.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

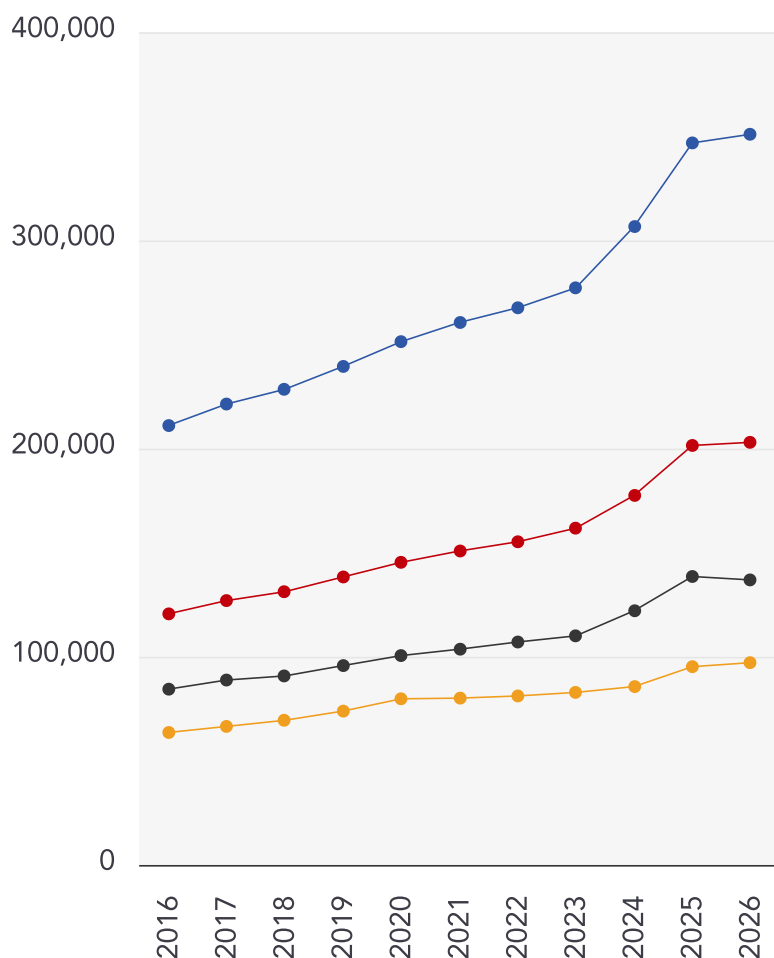
Additional EPC Data

Property Type:	Detached house
Walls:	Granite or whin, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Mostly double glazing
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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	120 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

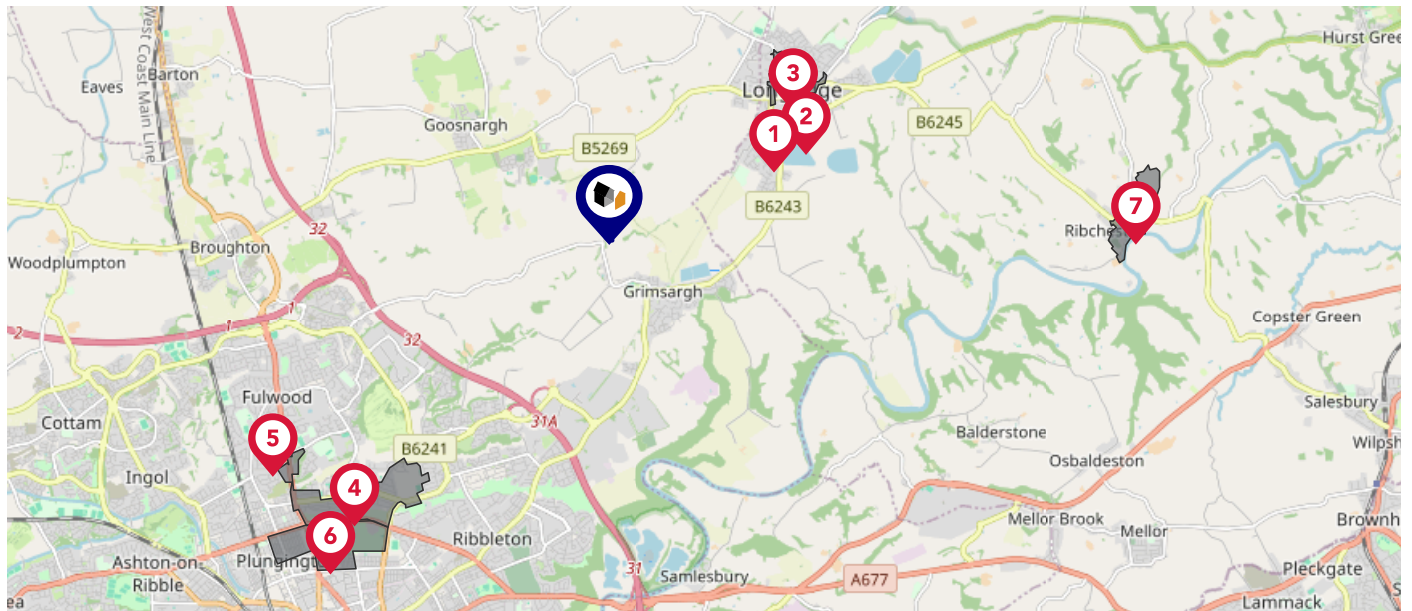
Flat

+52.7%

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.



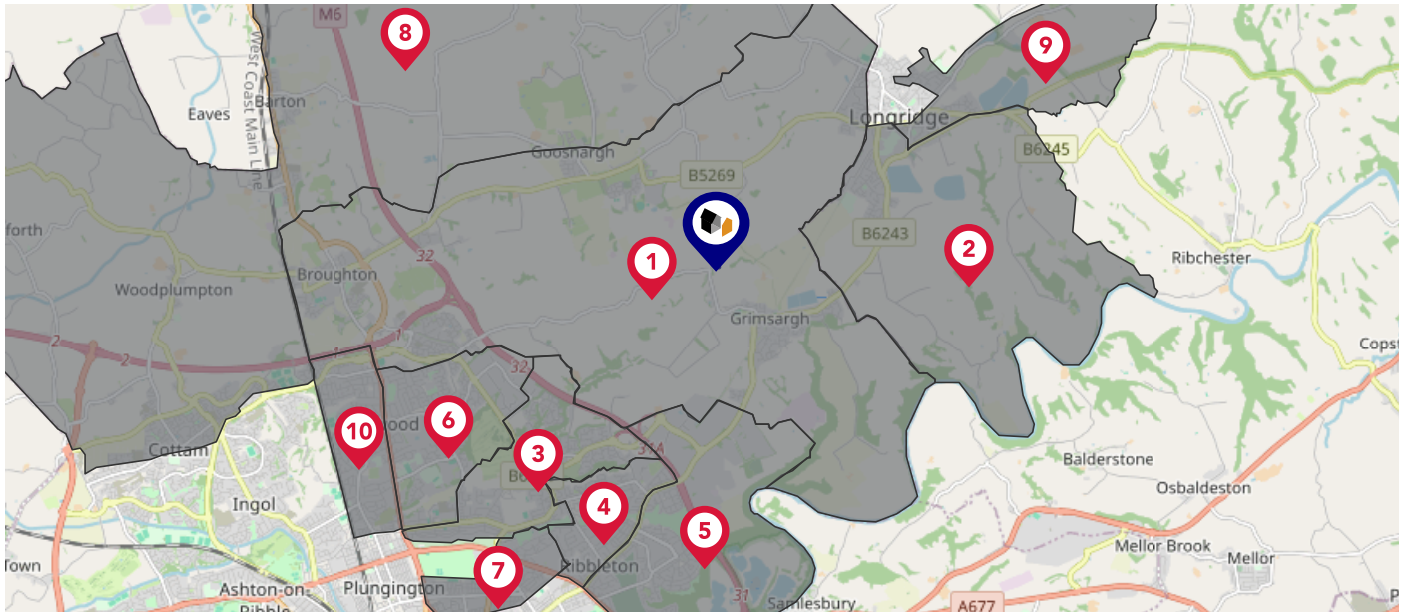
Nearby Conservation Areas

- 1 Newtown, Longridge
- 2 St Lawrence's Church, Longridge
- 3 Longridge
- 4 Fulwood Conservation Area
- 5 Harris Childrens Home Conservation Area
- 6 Moor Park (Preston)
- 7 Ribchester

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



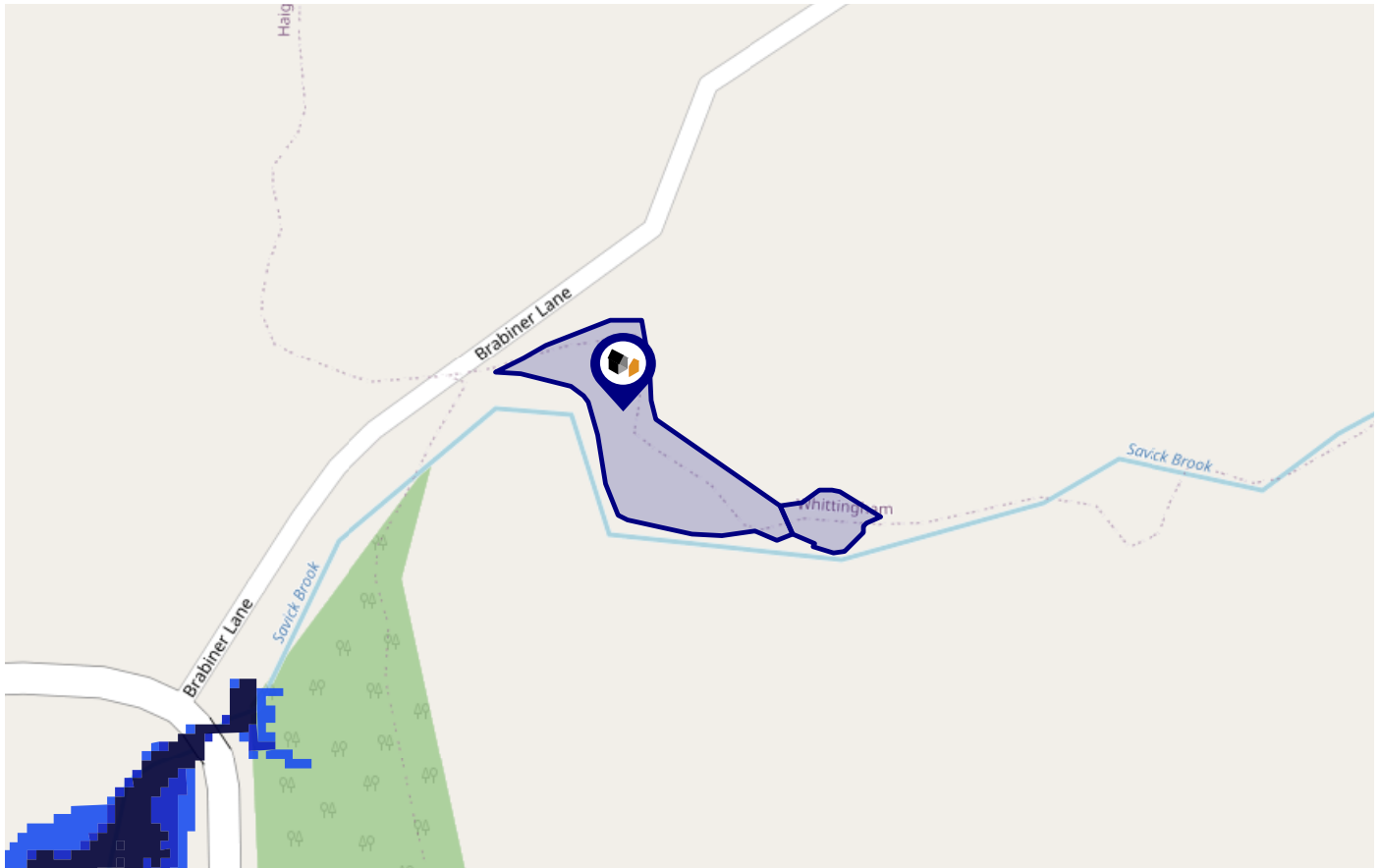
Nearby Council Wards

- 1 Preston Rural East Ward
- 2 Alston & Hothersall Ward
- 3 Garrison Ward
- 4 Brookfield Ward
- 5 Ribblesdale Ward
- 6 Sharoe Green Ward
- 7 Deepdale Ward
- 8 Preston Rural North Ward
- 9 Dilworth Ward
- 10 Greyfriars 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.

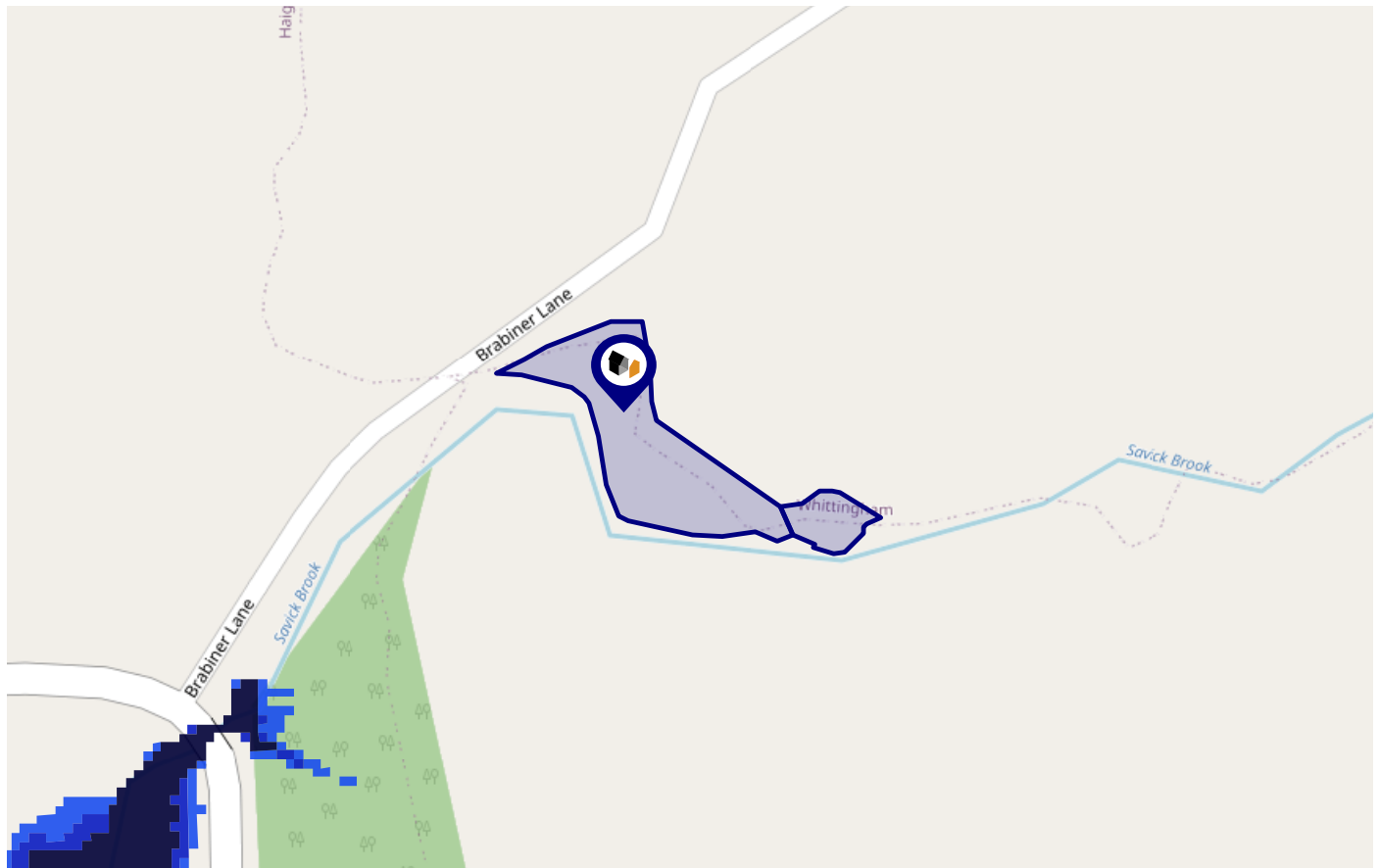
Chance of flooding to the following depths at this property:



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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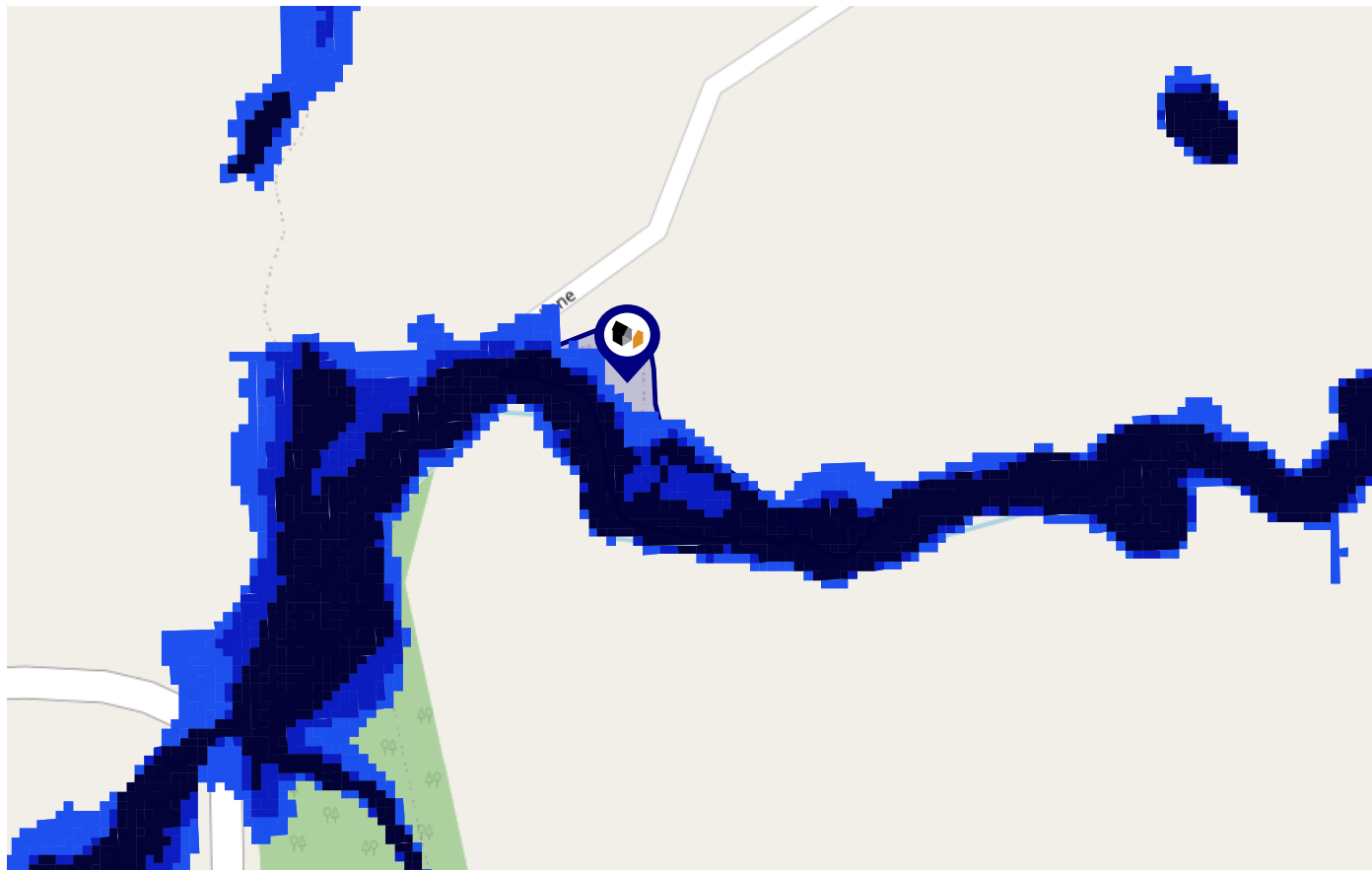
Chance of flooding to the following depths at this property:



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.

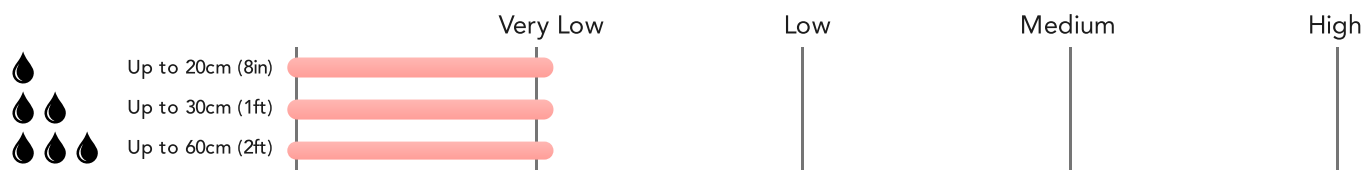


Risk Rating: Very low

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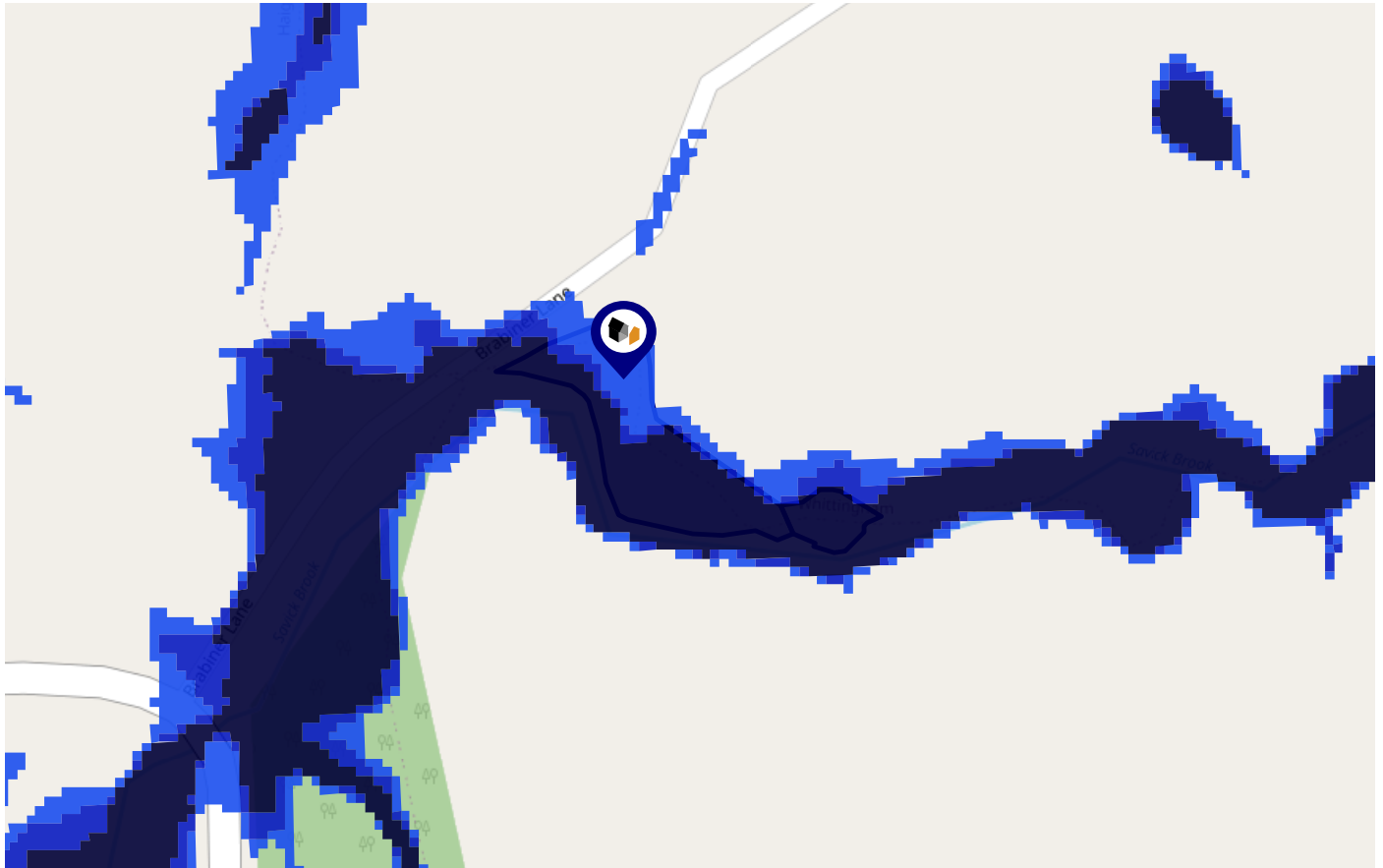
Chance of flooding to the following depths at this property:



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: Low

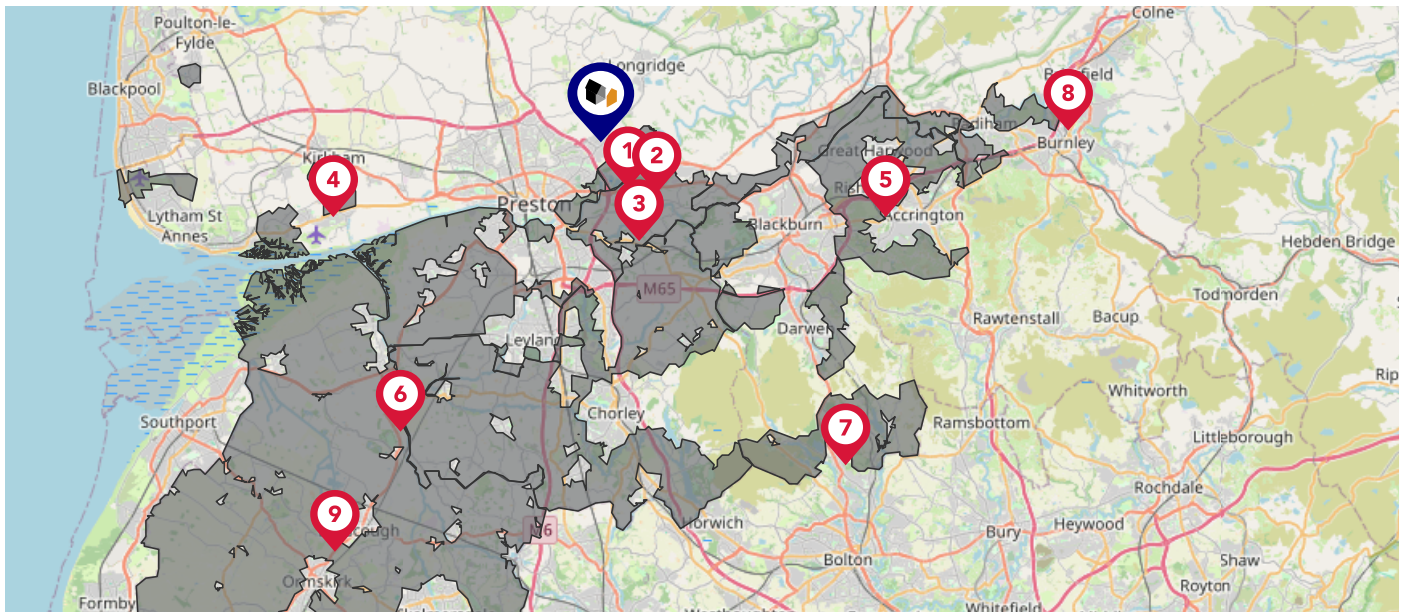
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



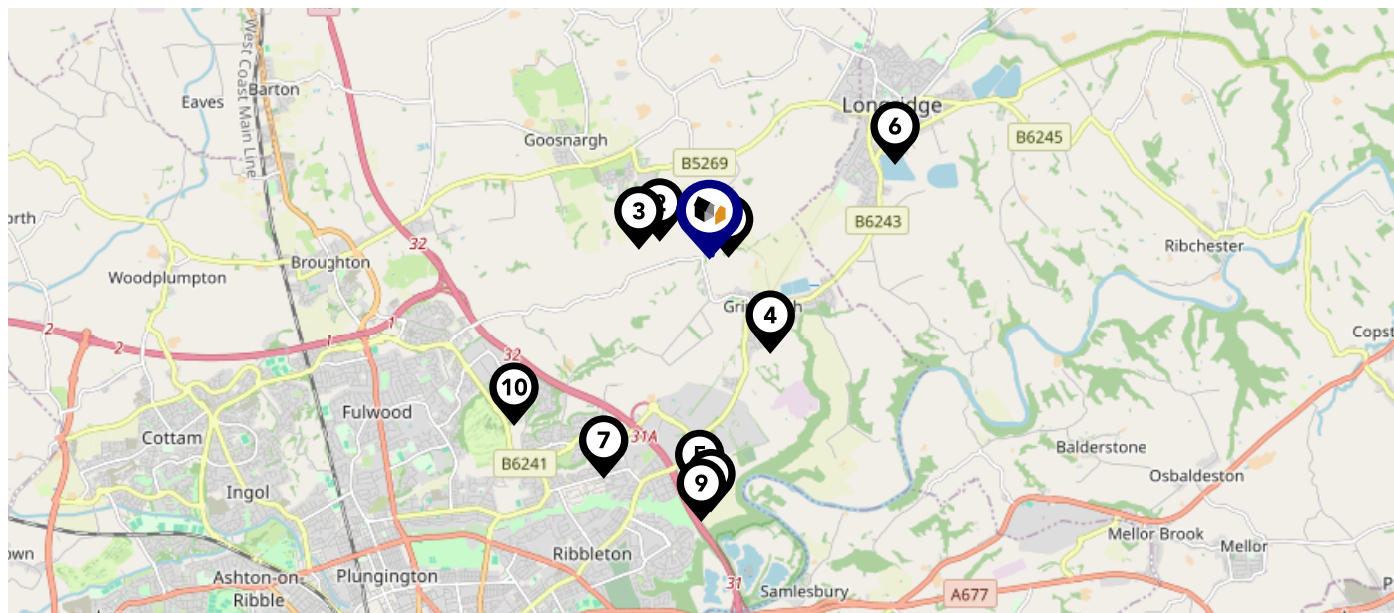
Nearby Green Belt Land

- 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 Blackpool Green Belt - Fylde
- 5 Merseyside and Greater Manchester Green Belt - Hyndburn
- 6 Merseyside and Greater Manchester Green Belt - Chorley
- 7 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 8 Merseyside and Greater Manchester Green Belt - Burnley
- 9 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.



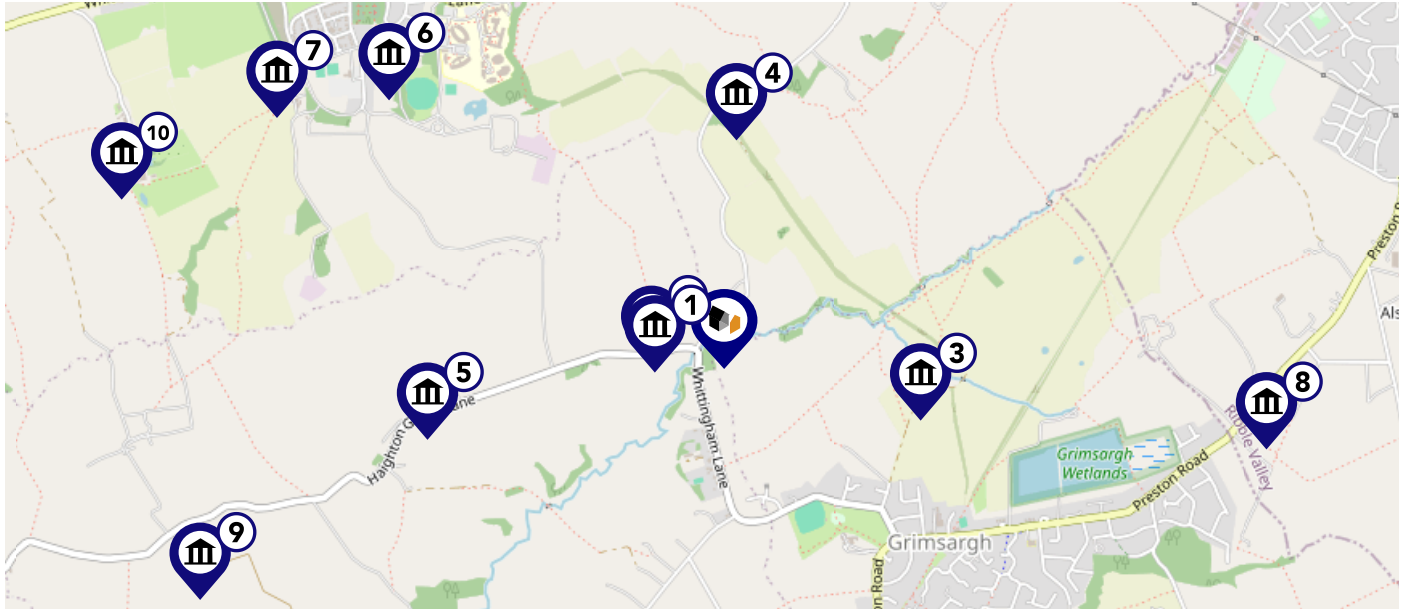
Nearby Landfill Sites











1	Fulwood Urban District Council Tip-Brabiner Lane, Preston, Fulwood, Lancashire	Historic Landfill
2	Whittingham Hospital Site A-Whittingham, Preston, Lancashire	Historic Landfill
3	Whittingham Hospital Site B-Whittingham, Preston, Lancashire	Historic Landfill
4	Ribblesdale Drive-Off Preston Road, Grimsargh, Preston	Historic Landfill
5	Red Scar Industrial Estate Tip No.2-Longridge Road, Red Scar, Preston, Lancashire	Historic Landfill
6	EA/EPR/TP3891CU/V009	Active Landfill
7	Fulwood Row-Fulwood, Preston, Lancashire	Historic Landfill
8	Red Scar Industrial Estate Tip No.1-Longridge Road, Red Scar, Preston, Lancashire	Historic Landfill
9	Red Scar Industrial Estate Tip No.3-Longridge Road, Preston, Lancashire	Historic Landfill
10	Preston BC-Midgery Lane, Preston, Fulwood, Lancashire	Historic Landfill

Maps

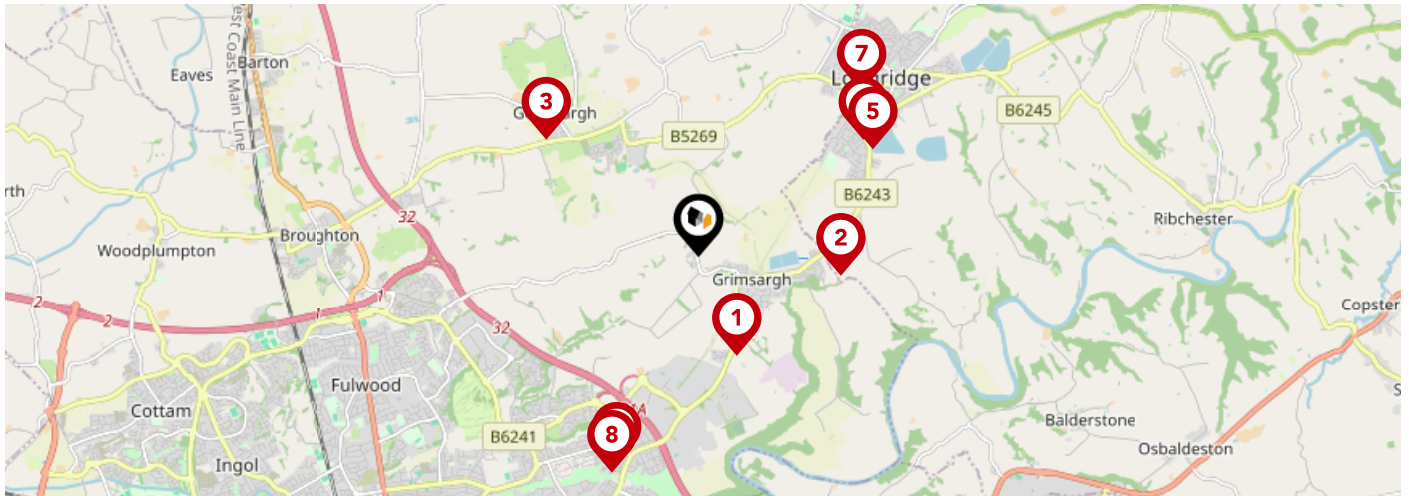
Listed Buildings

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



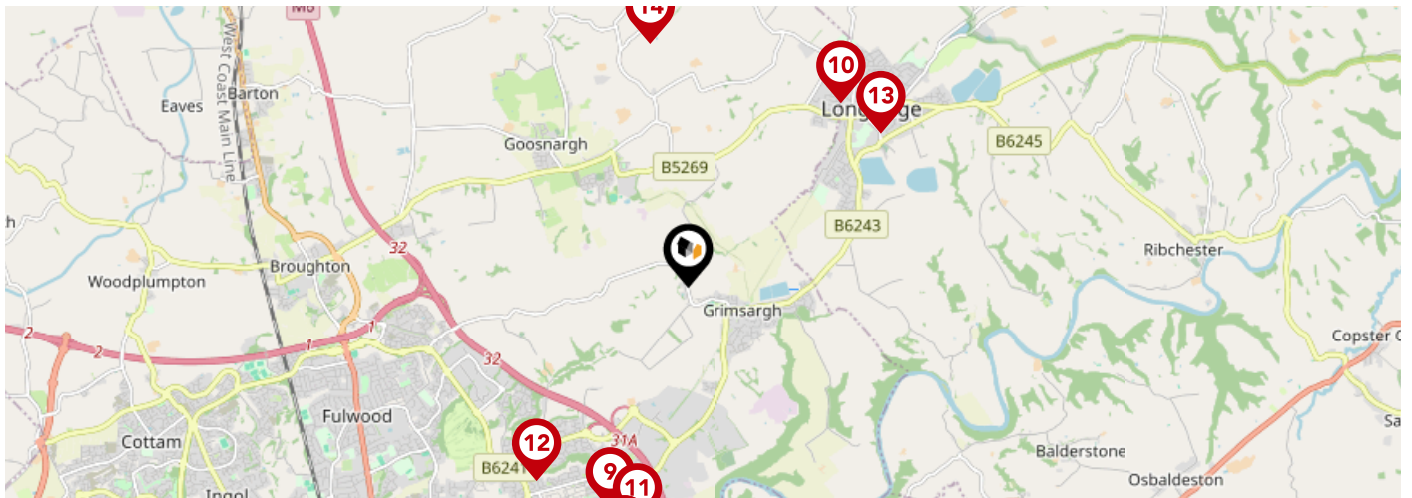
Listed Buildings in the local district		Grade	Distance
	1073509 - Haighton Hall Farmhouse	Grade II	0.1 miles
	1164993 - Barn Circa 30 Metres North Of Haighton Hall Farmhouse	Grade II	0.1 miles
	1164948 - Dixons Farmhouse	Grade II	0.5 miles
	1073514 - Sudell House Farmhouse	Grade II	0.5 miles
	1361662 - Haighton Manor	Grade II	0.6 miles
	1165188 - Church Of St John In Grounds Of Whittingham Hospital	Grade II	0.9 miles
	1073519 - Whittingham Hall	Grade II	1.1 miles
	1147435 - Church Of Our Lady	Grade II	1.2 miles
	1073510 - Seamark Farmhouse	Grade II	1.2 miles
	1073521 - Chingle Old Hall (with Bridge Over Moat)	Grade II	1.4 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

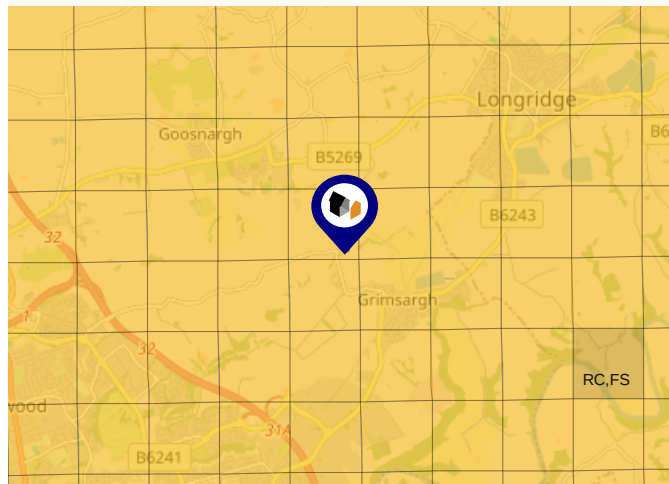
Area Schools



	Nursery	Primary	Secondary	College	Private
 St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barnacre Road Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		

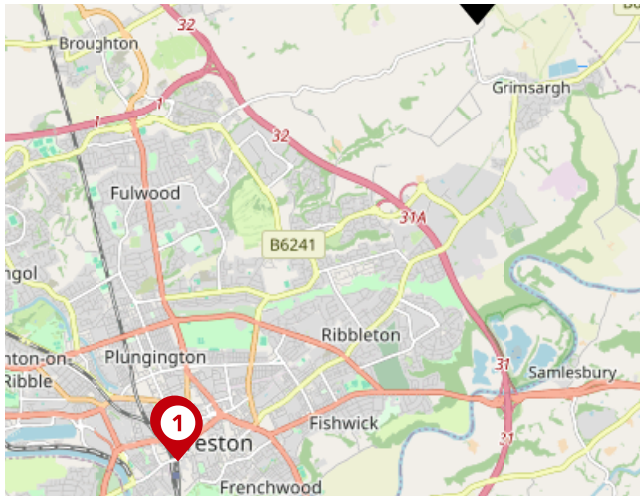


Primary Classifications (Most Common Clay Types)

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

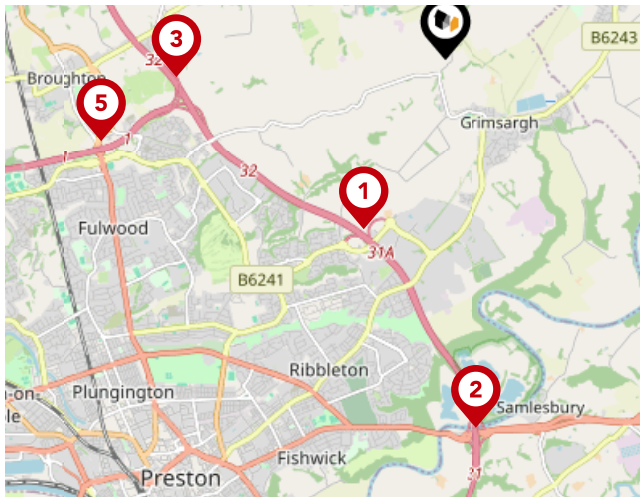
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	4.63 miles
2	Preston Rail Station	4.62 miles
3	Bamber Bridge Rail Station	5.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	1.65 miles
2	M6 J30	3.24 miles
3	M6 J32	2.36 miles
4	M6 J31	4.97 miles
5	M55 J1	3.09 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nook Glade	0.66 miles
2	Nook Crescent	0.7 miles
3	Post Office	0.63 miles
4	Plough Inn	0.7 miles
5	Village Hall	0.79 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/



/PendleHillProps



/pendlehillproperties/



/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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