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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 11<sup>th</sup> February 2026**



**HOCK DRIVE, GRIMSARGH, PRESTON, PR2**

## **Pendle Hill Properties**

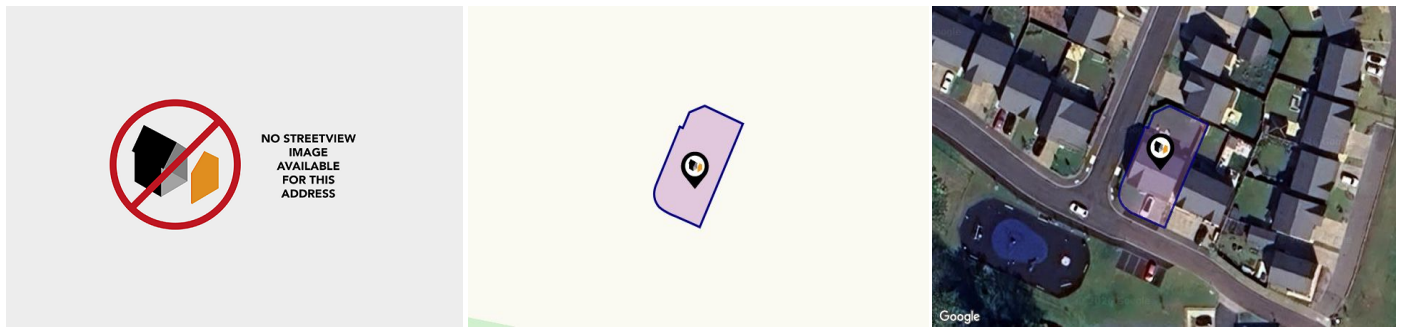
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[www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,048 ft <sup>2</sup> / 190 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	2020		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,579		
<b>Title Number:</b>	LAN282968		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

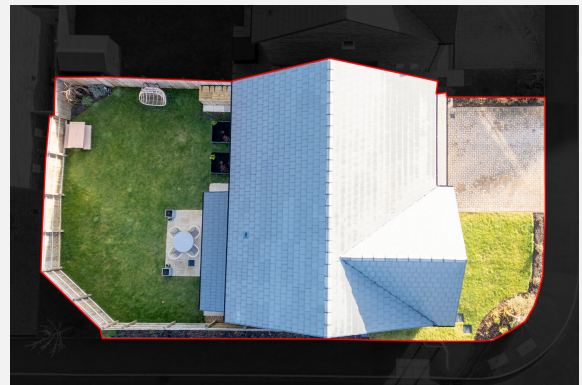
<b>4</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

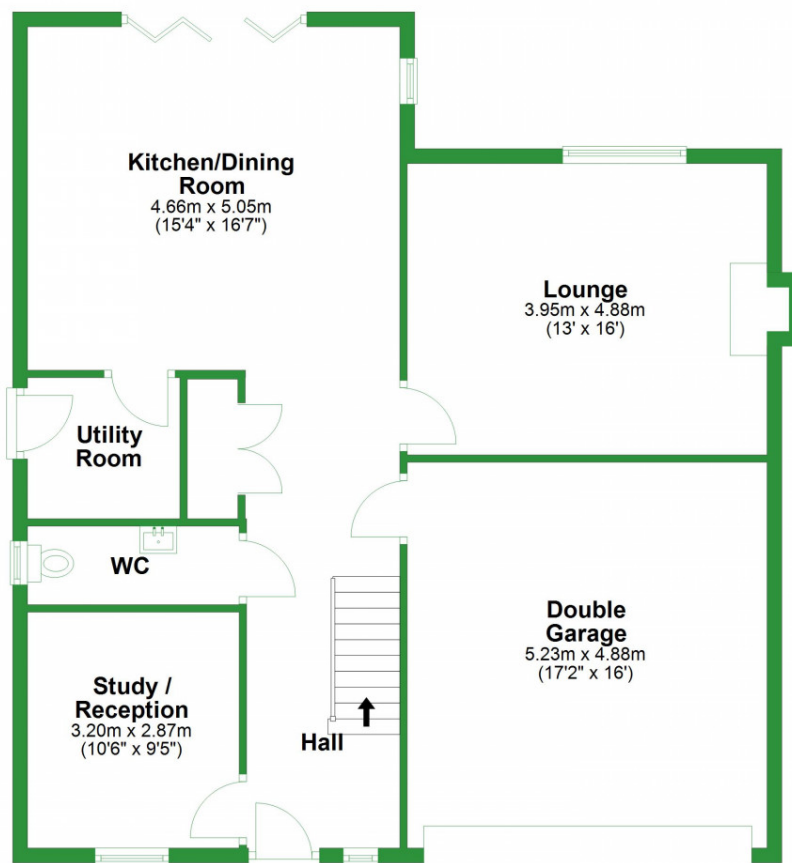




## HOCK DRIVE, GRIMSARGH, PRESTON, PR2

### Ground Floor

Approx. 102.4 sq. metres (1102.4 sq. feet)

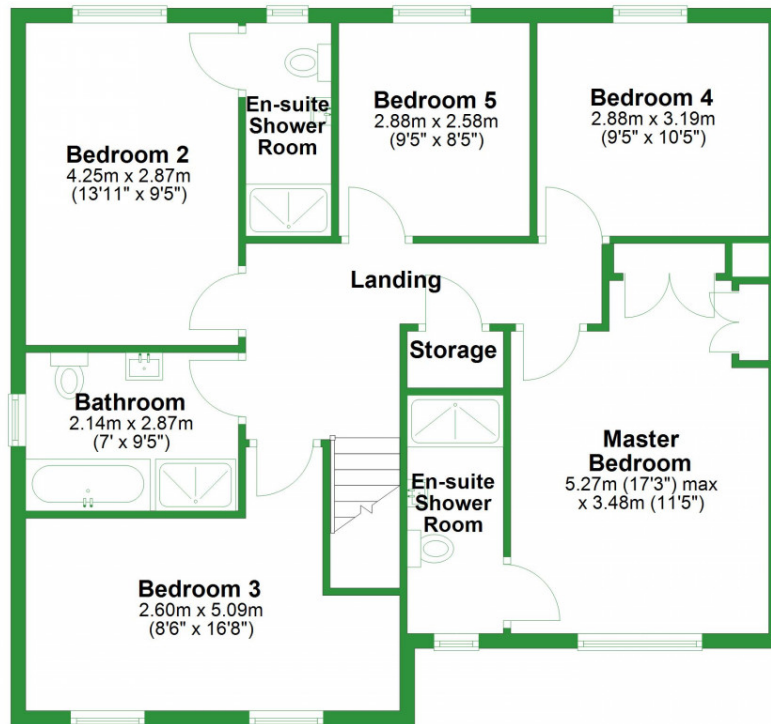


Total area: approx. 190.3 sq. metres (2048.2 sq. feet)

## HOCK DRIVE, GRIMSARGH, PRESTON, PR2

### First Floor

Approx. 87.9 sq. metres (945.8 sq. feet)



PR2

Energy rating

# B

Valid until 28.11.2033

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

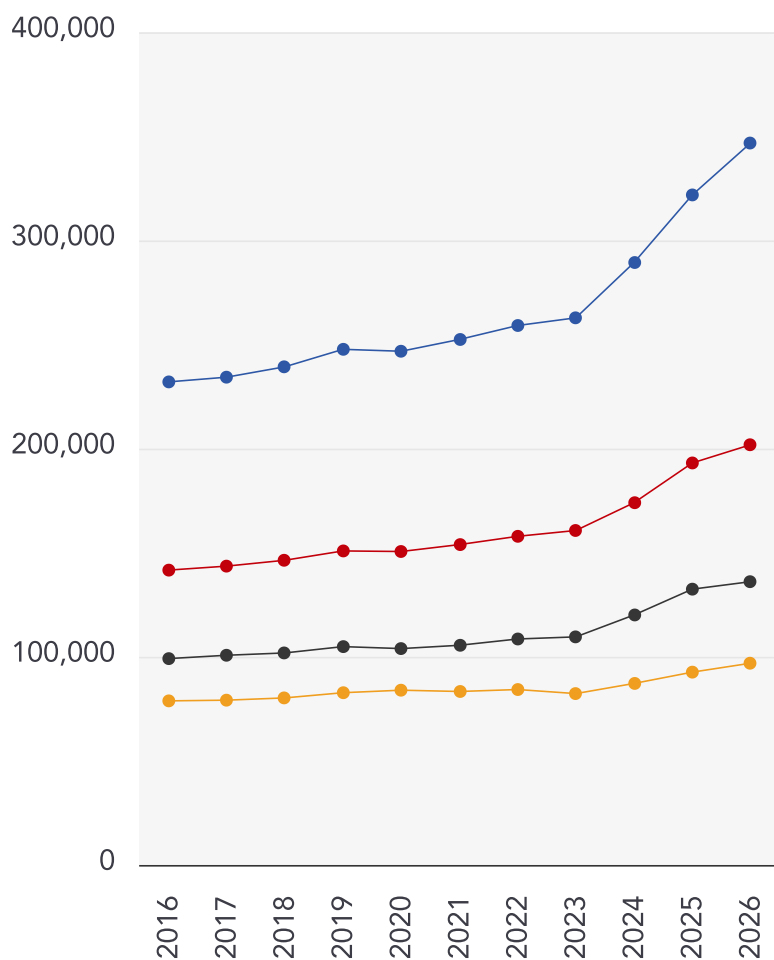
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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.27 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.09 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.16 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	168 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

**+42.52%**

Terraced

**+37.28%**

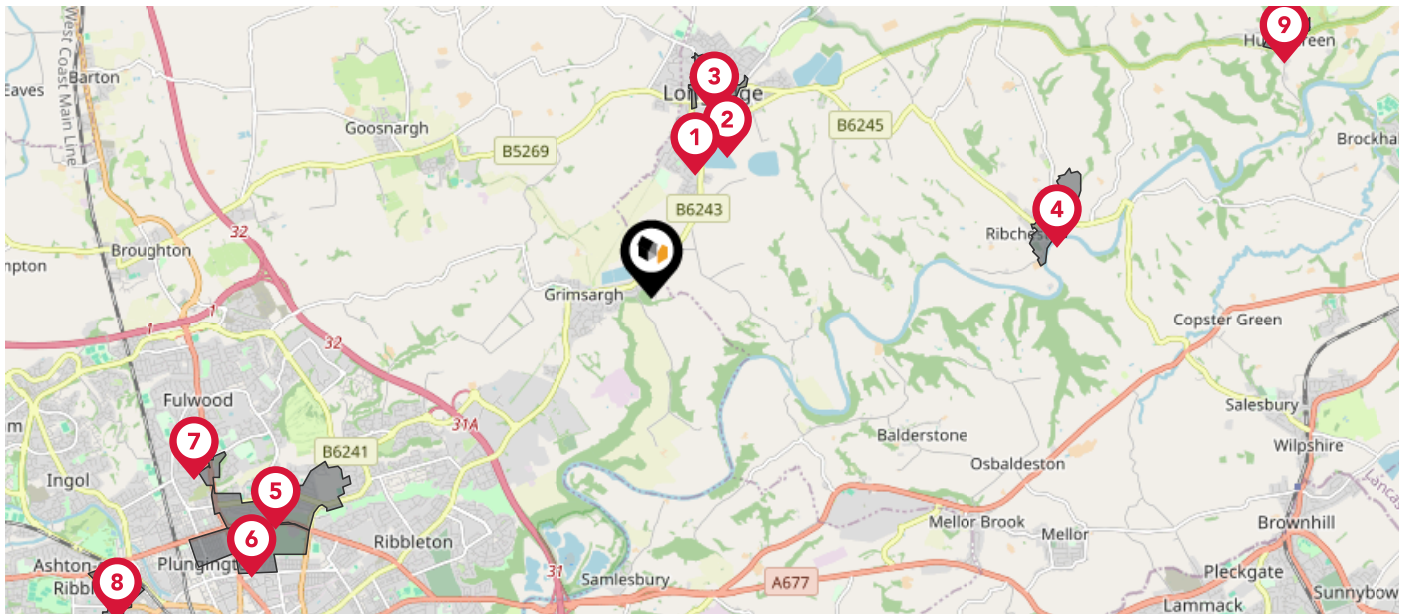
Flat

**+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.



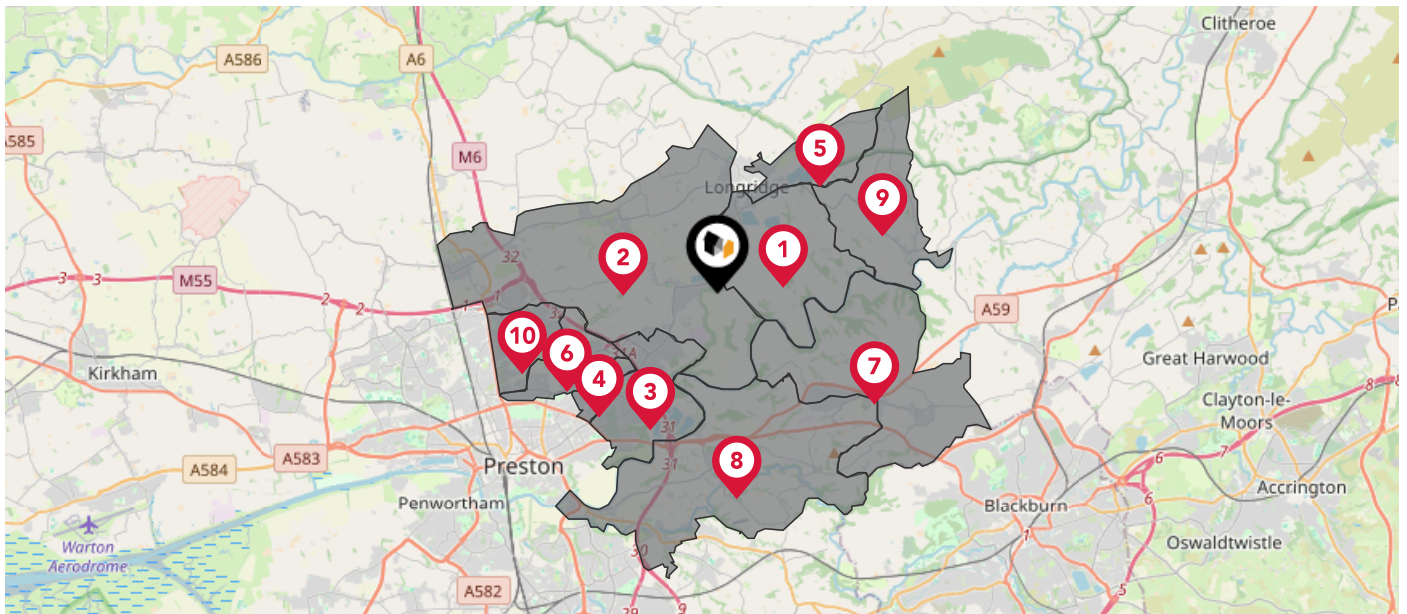
### Nearby Conservation Areas

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











# 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



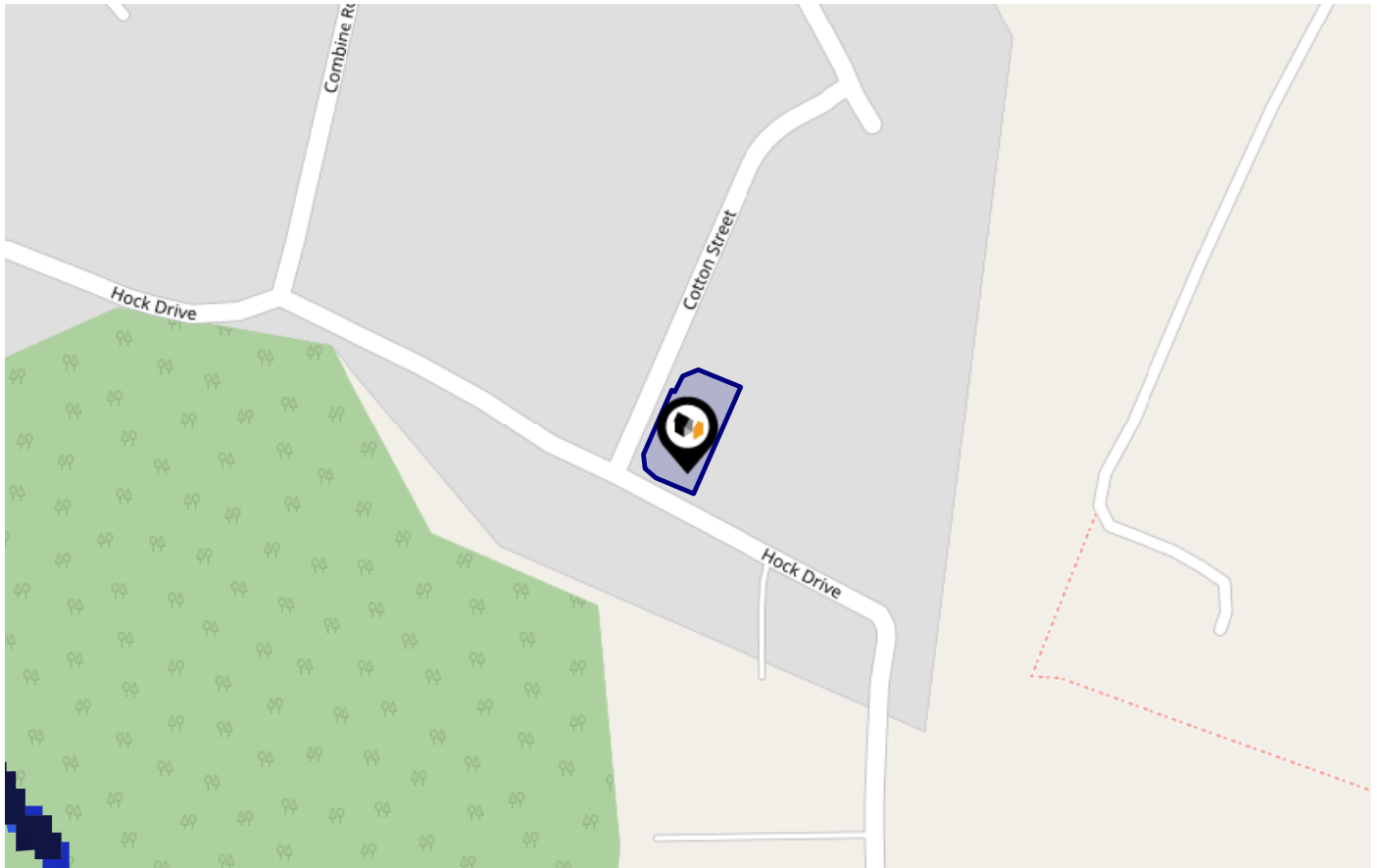
### Nearby Council Wards

-  Alston & Hothersall Ward
-  Preston Rural East Ward
-  Ribbleton Ward
-  Brookfield Ward
-  Dilworth Ward
-  Garrison Ward
-  Mellor Ward
-  Samesbury & Walton Ward
-  Ribchester 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.

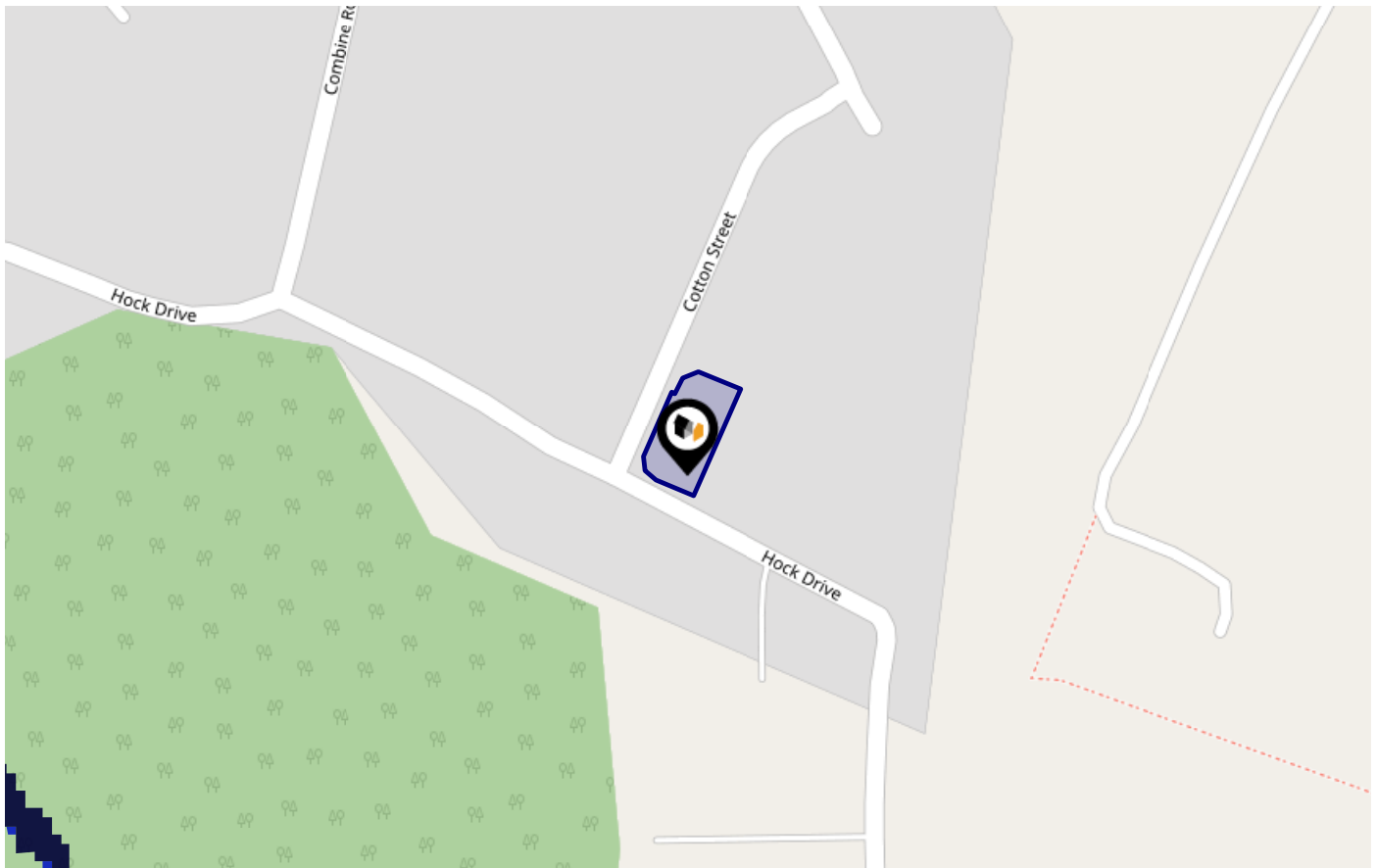
Chance of flooding to the following depths at this property:



# 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.



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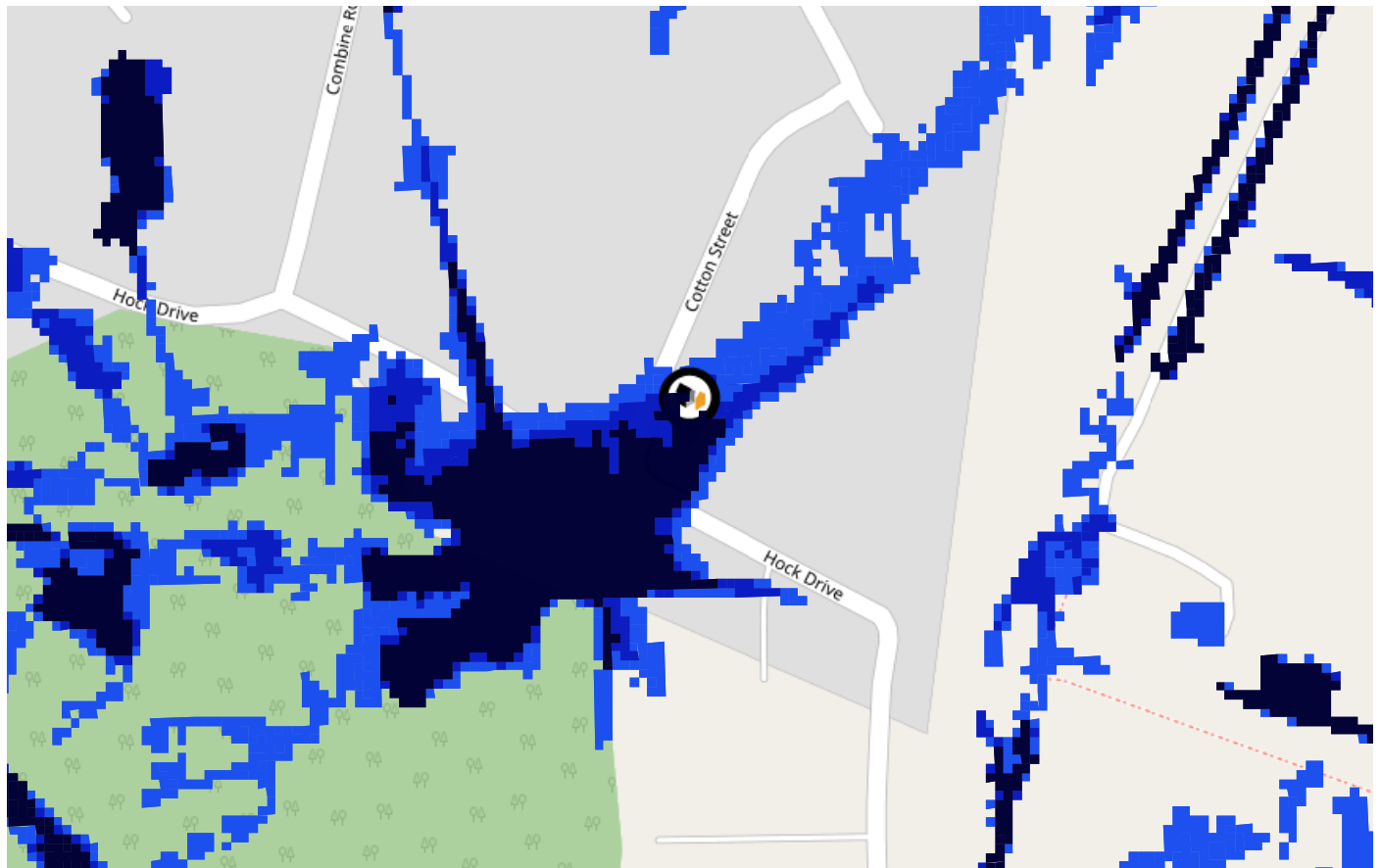
Chance of flooding to the following depths at this property:



# 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: High**

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.

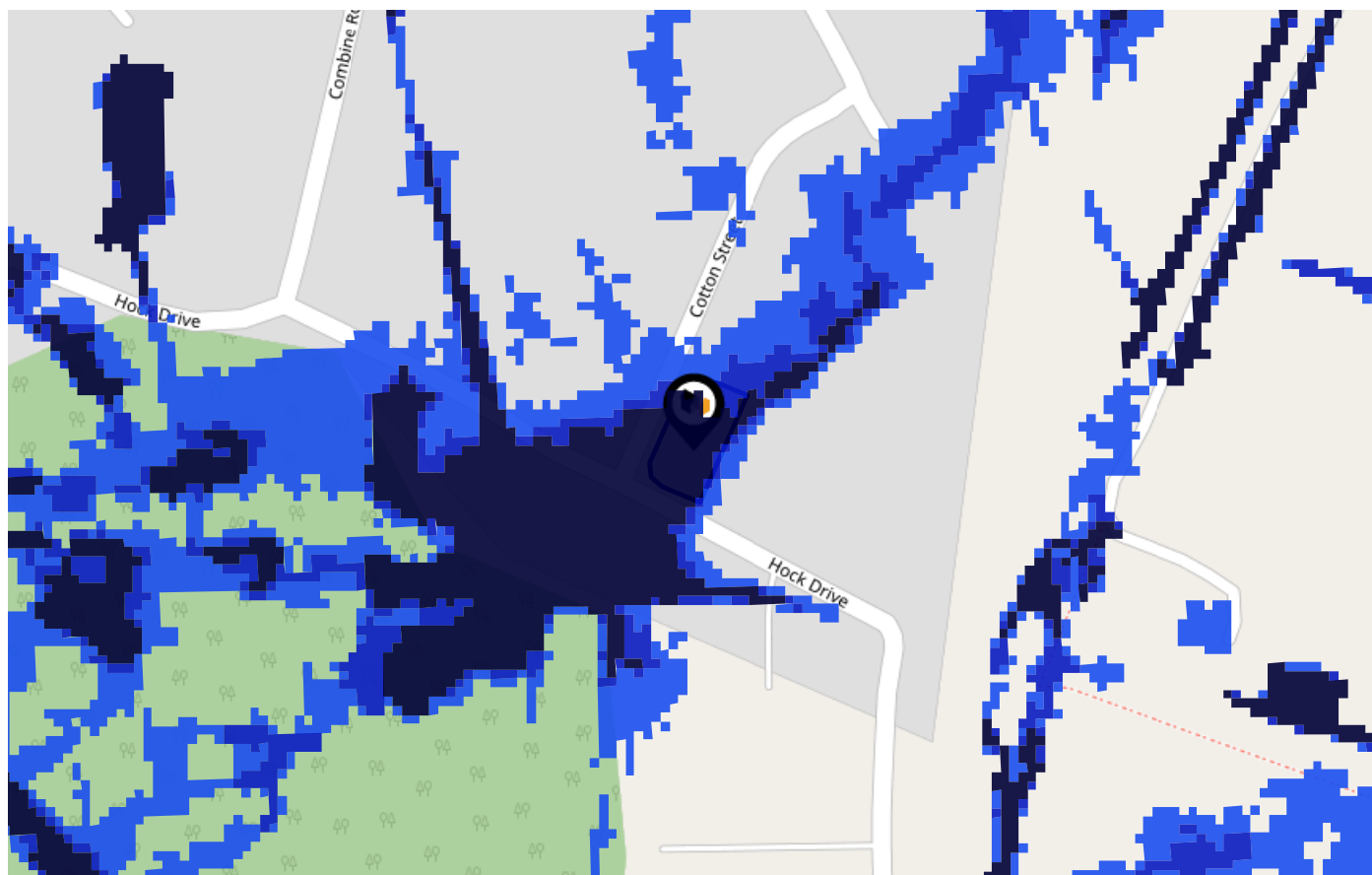
Chance of flooding to the following depths at this property:



# Flood Risk





## 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.

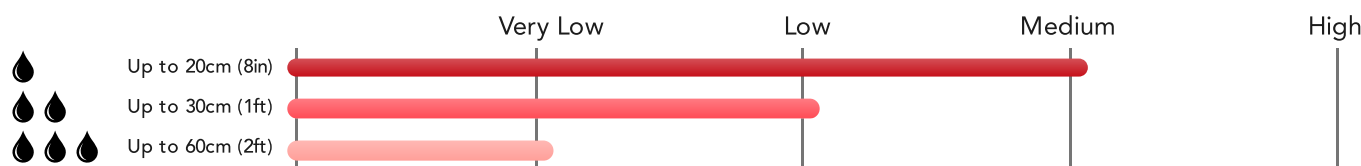


Risk Rating: **High**

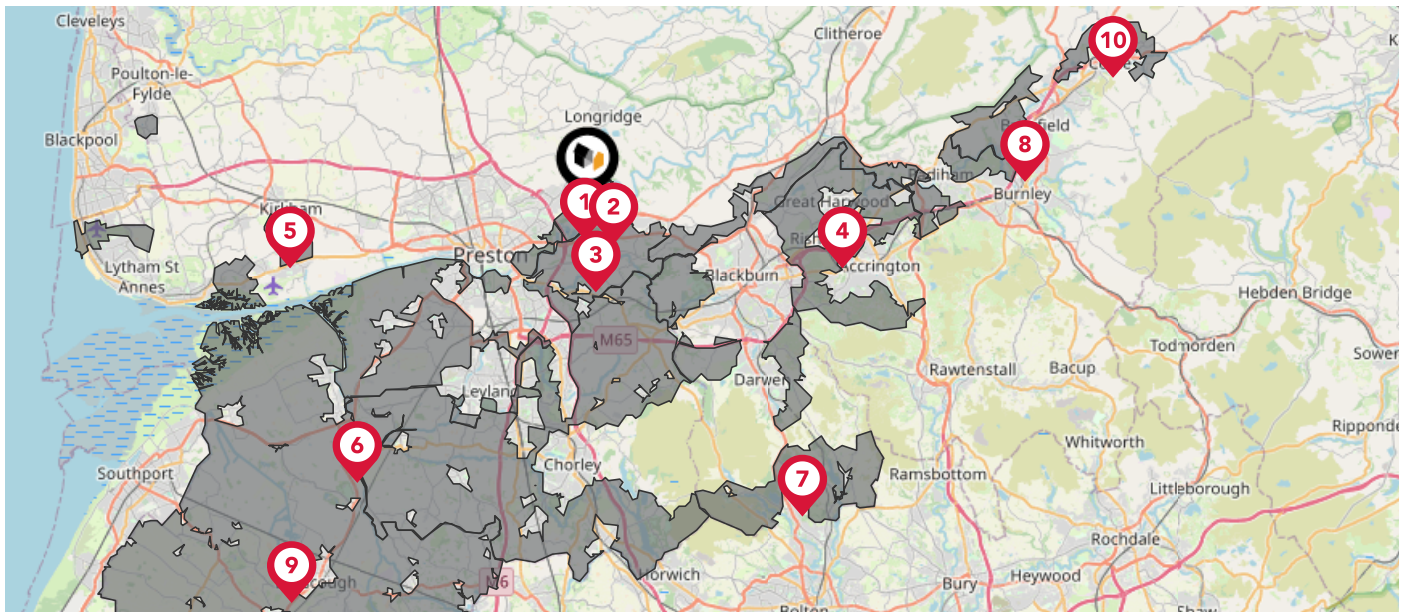
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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
-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Blackpool Green Belt - Fylde
-  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
-  Merseyside and Greater Manchester Green Belt - Pendle

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.



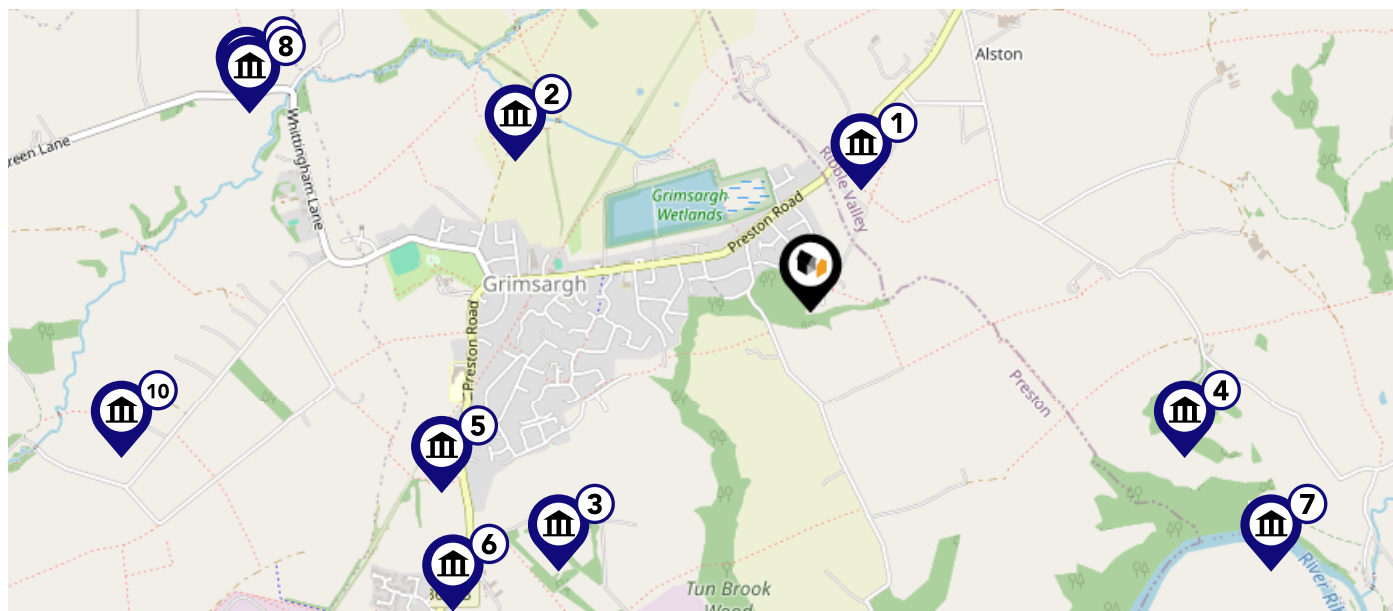
### Nearby Landfill Sites











<b>1</b>	Ribblesdale Drive-Off Preston Road, Grimsargh, Preston	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Fulwood Urban District Council Tip-Brabiner Lane, Preston, Fulwood, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>3</b>	EA/EPR/TP3891CU/V009	Active Landfill	<input checked="" type="checkbox"/>
<b>4</b>	Whittingham Hospital Site A-Whittingham, Preston, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Red Scar Industrial Estate Tip No.2-Longridge Road, Red Scar, Preston, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Whittingham Hospital Site B-Whittingham, Preston, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Red Scar Industrial Estate Tip No.1-Longridge Road, Red Scar, Preston, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Red Scar Industrial Estate Tip No.3-Longridge Road, Preston, Lancashire	Historic Landfill	<input type="checkbox"/>

# Maps

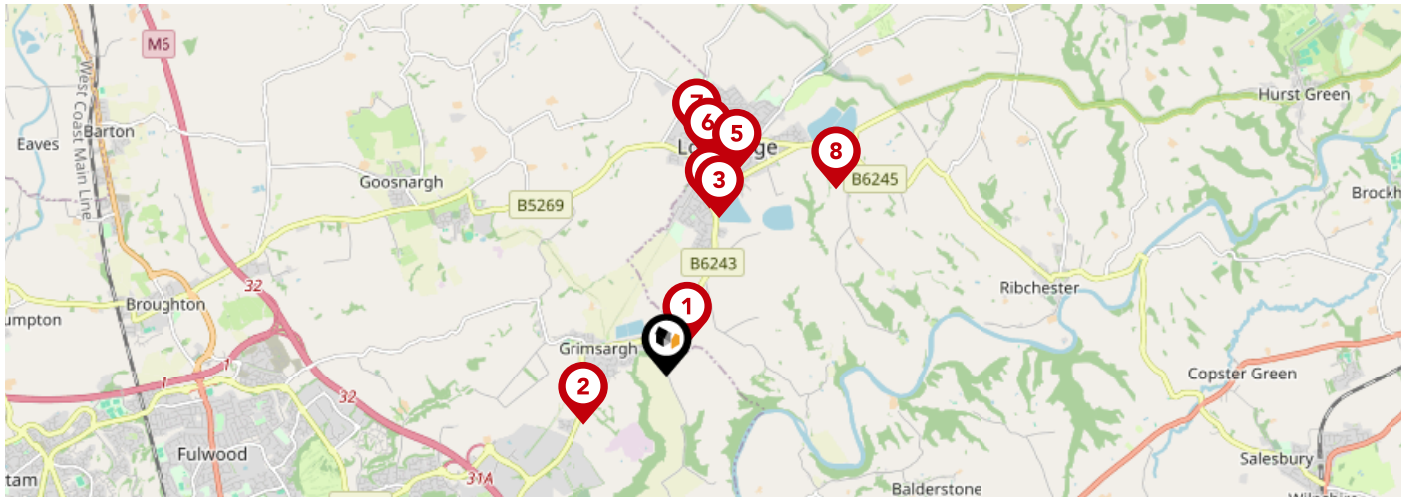
## Listed Buildings

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
	1147435 - Church Of Our Lady	Grade II	0.3 miles
	1164948 - Dixons Farmhouse	Grade II	0.7 miles
	1073507 - Grimsargh Hall	Grade II	0.8 miles
	1434771 - Alston Hall	Grade II	0.9 miles
	1361661 - Parish Church Of St Michael	Grade II	0.9 miles
	1361660 - War Memorial On South Side Of Road Outside Number 270	Grade II	1.0 miles
	1072296 - Alston Old Hall	Grade II	1.2 miles
	1073509 - Haighton Hall Farmhouse	Grade II	1.3 miles
	1164993 - Barn Circa 30 Metres North Of Haighton Hall Farmhouse	Grade II	1.3 miles
	1073508 - Outbuilding Circa 30 Metres North Of Clarkson's Fold Farm	Grade II	1.5 miles

# Area Schools



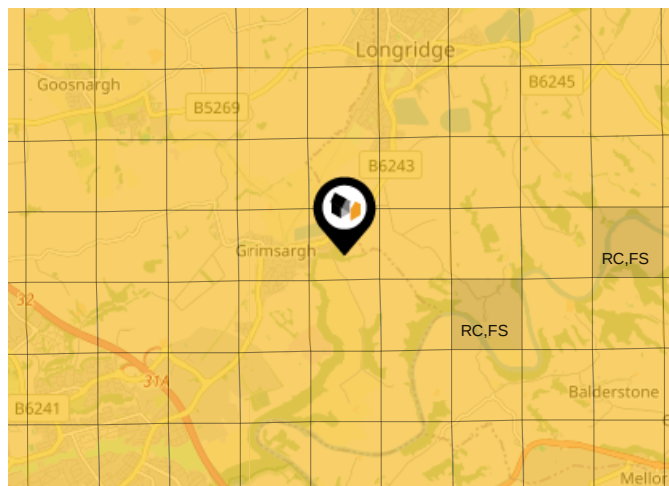
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Alston Lane Catholic Primary School, Longridge</b> Ofsted Rating: Good   Pupils: 241   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grimsargh St Michael's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Cecilia's RC High School</b> Ofsted Rating: Good   Pupils: 562   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Longridge High School</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Longridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Longridge St Wilfrid's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Barnacre Road Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hillside Specialist School and College</b> Ofsted Rating: Good   Pupils: 108   Distance:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Preston Grange Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Highfield Priory School</b> Ofsted Rating: Not Rated   Pupils: 176   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Maria Goretti Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 217   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brookfield Community Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Samlesbury Church of England School</b> Ofsted Rating: Good   Pupils: 68   Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Balderstone St Leonard's Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Moor Nook Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sir Tom Finney Community High School</b> Ofsted Rating: Good   Pupils: 231   Distance:2.53	<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)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

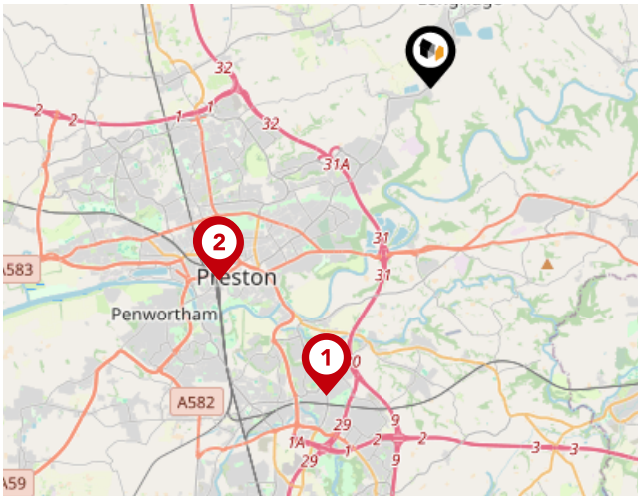


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

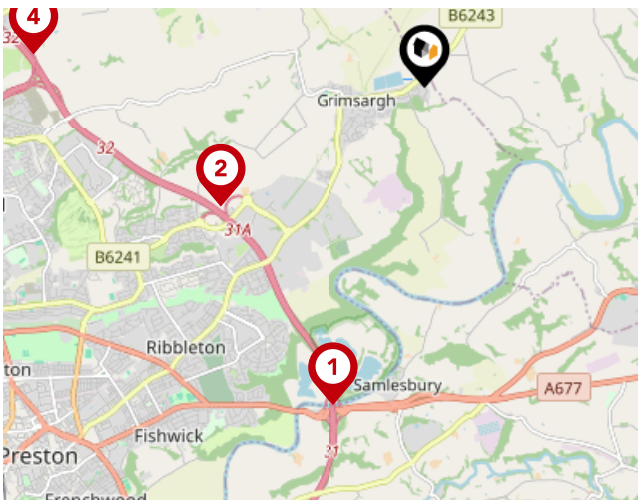
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	5.68 miles
2	Preston Rail Station	5 miles
3	Preston Rail Station	5 miles

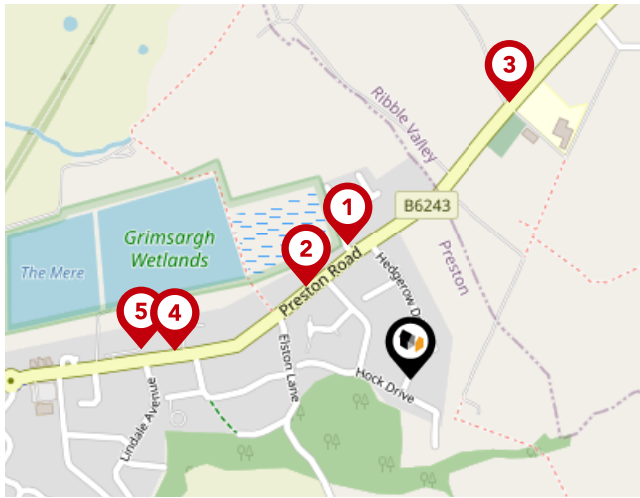


### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31	2.89 miles
2	M6 J31A	2.06 miles
3	M6 J30	4.72 miles
4	M6 J32	3.44 miles
5	M65 J2	6 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Elston Lane	0.16 miles
2	Elston Lane	0.15 miles
3	Alston Lane RCPS	0.32 miles
4	Sunnybank	0.26 miles
5	Sunny Bank	0.3 miles



### **Pendle Hill Properties**

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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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