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KFB: Key Facts For Buyers

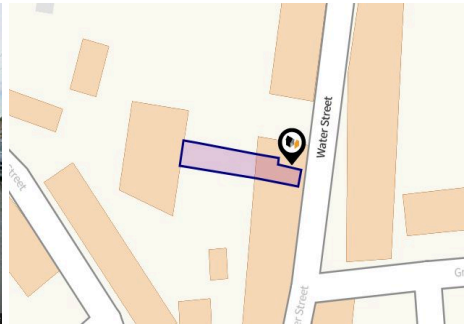
A Guide to This Property & the Local Area
Wednesday 07th October 2026



WATER STREET, RIBCHESTER, PRESTON, PR3

Pendle Hill Properties

74 Berry Ln, Longridge, Preston PR3 3WH
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www.pendlehillproperties.co.uk



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	861 ft ² / 79 m ²
Plot Area:	0.04 acres
Council Tax :	Band Deleted
Title Number:	LA869431

Tenure: Freehold

Local Area

Local Authority:	Lancashire
Conservation Area:	Ribchester
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

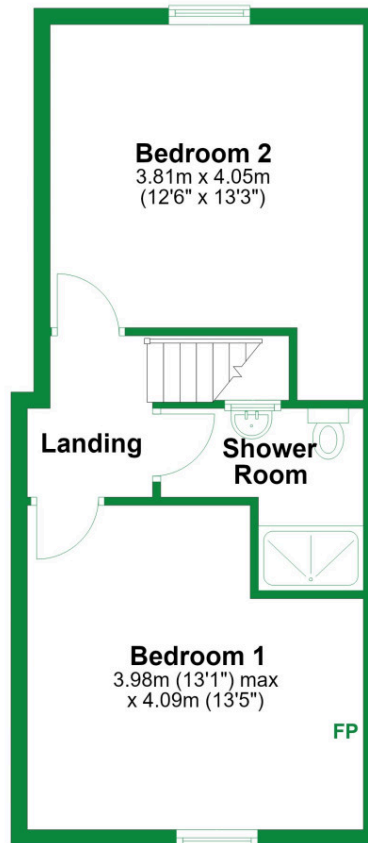




WATER STREET, RIBCHESTER, PRESTON, PR3

First Floor

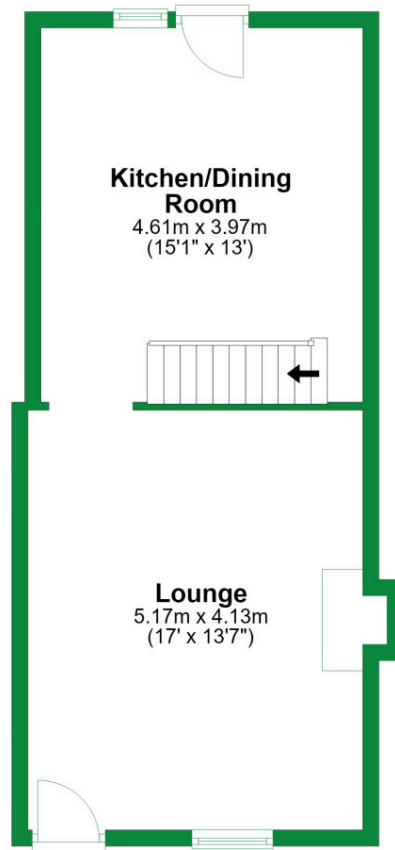
Approx. 39.9 sq. metres (430.0 sq. feet)



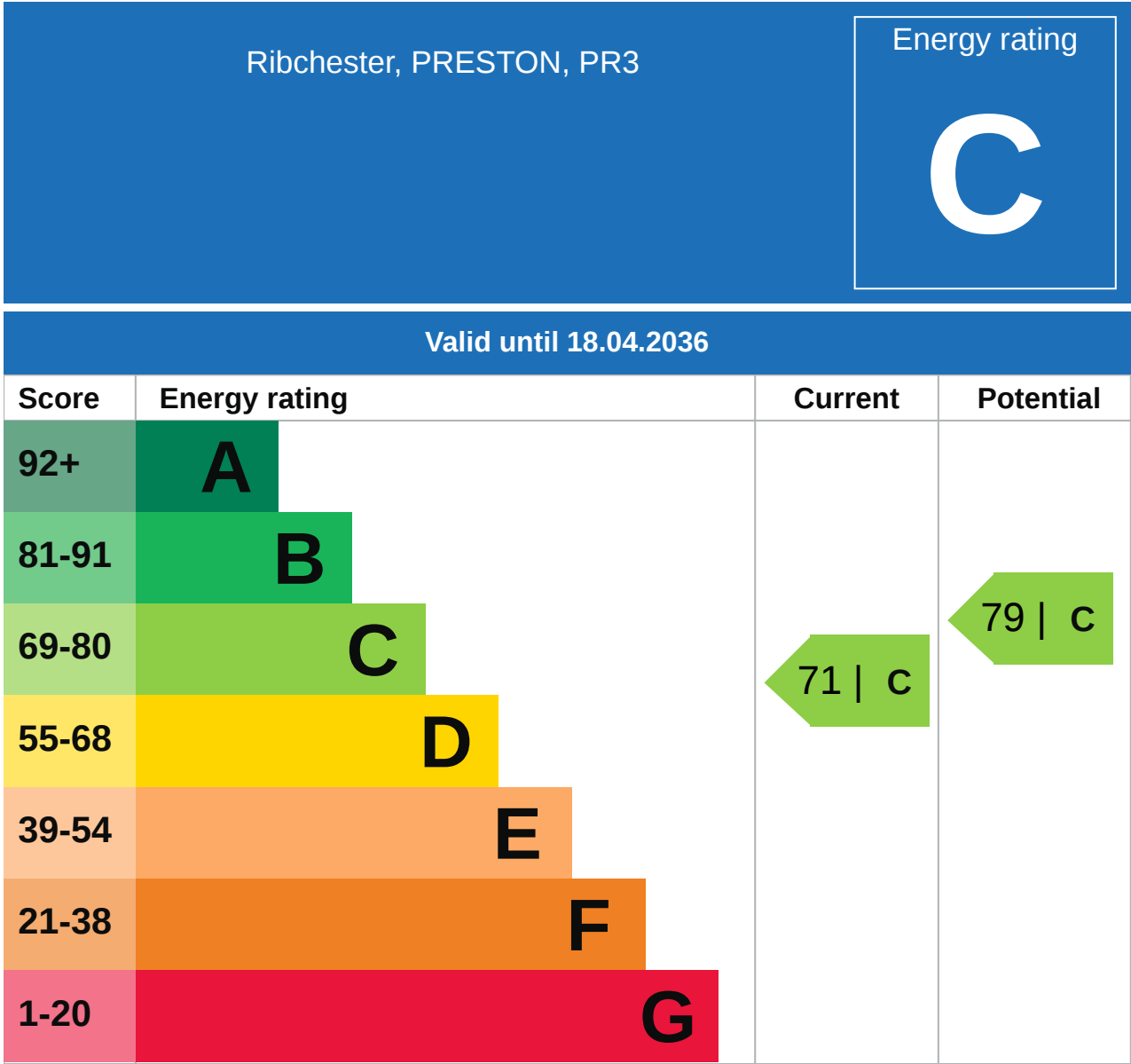
WATER STREET, RIBCHESTER, PRESTON, PR3

Ground Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



Total area: approx. 80.0 sq. metres (861.1 sq. feet)



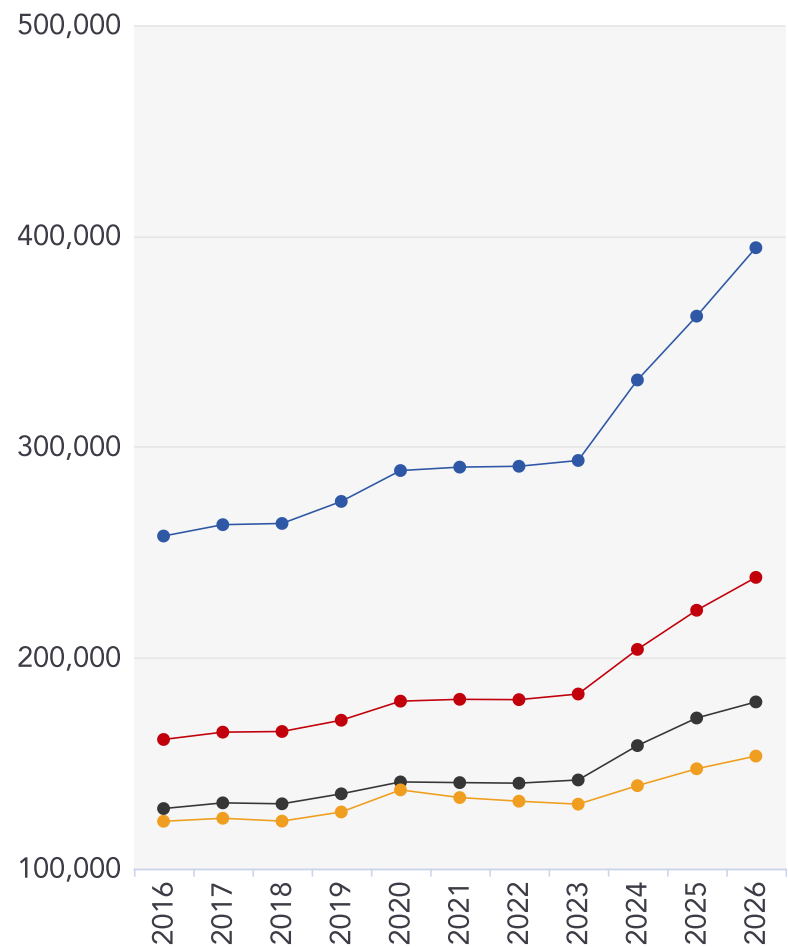
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	80 m ²

Market

House Price Statistics

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



Detached

+53.05%

Semi-Detached

+47.66%

Terraced

+39.35%

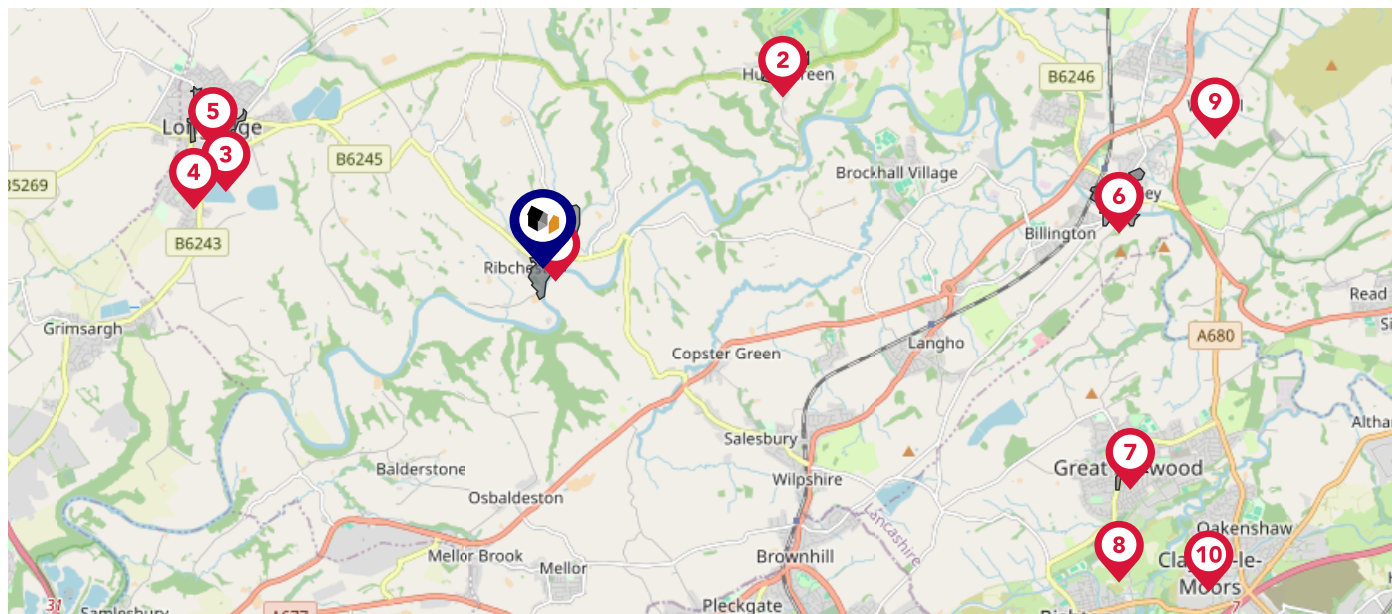
Flat

+25.24%

Maps

Conservation Areas

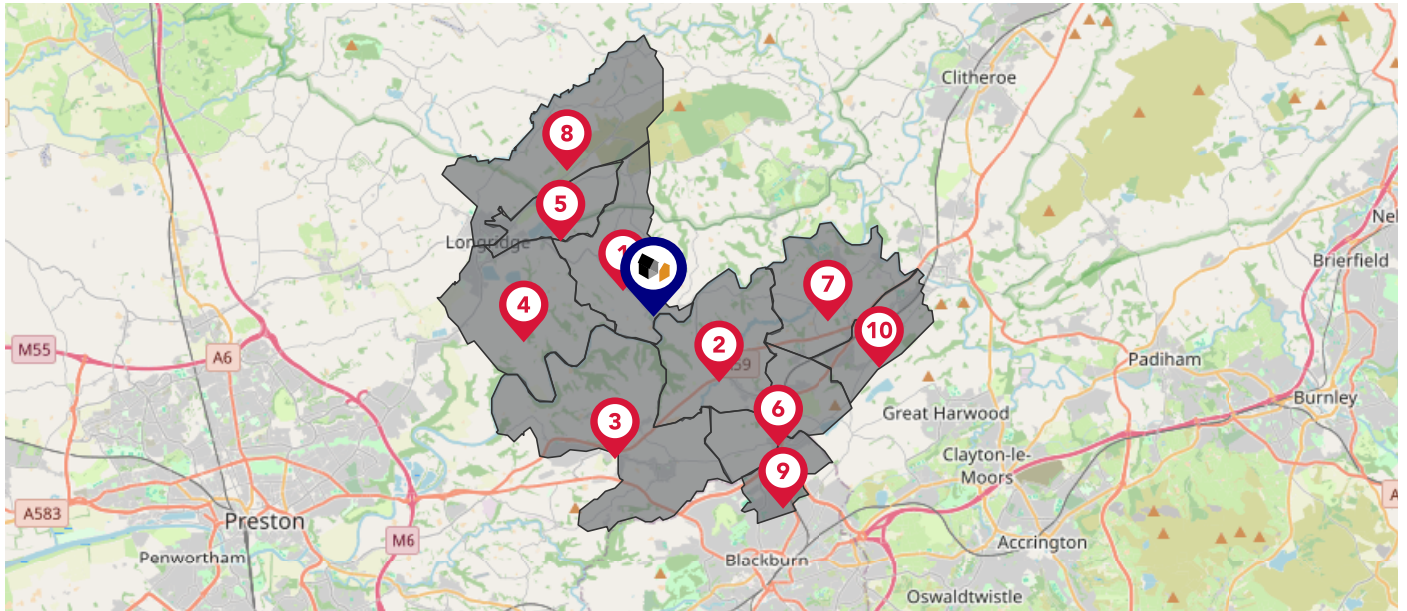
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Ribchester
-  Hurst Green
-  St Lawrence's Church, Longridge
-  Newtown, Longridge
-  Longridge
-  Whalley
-  Great Harwood
-  Tottleworth
-  Wiswell
-  Mercer Park

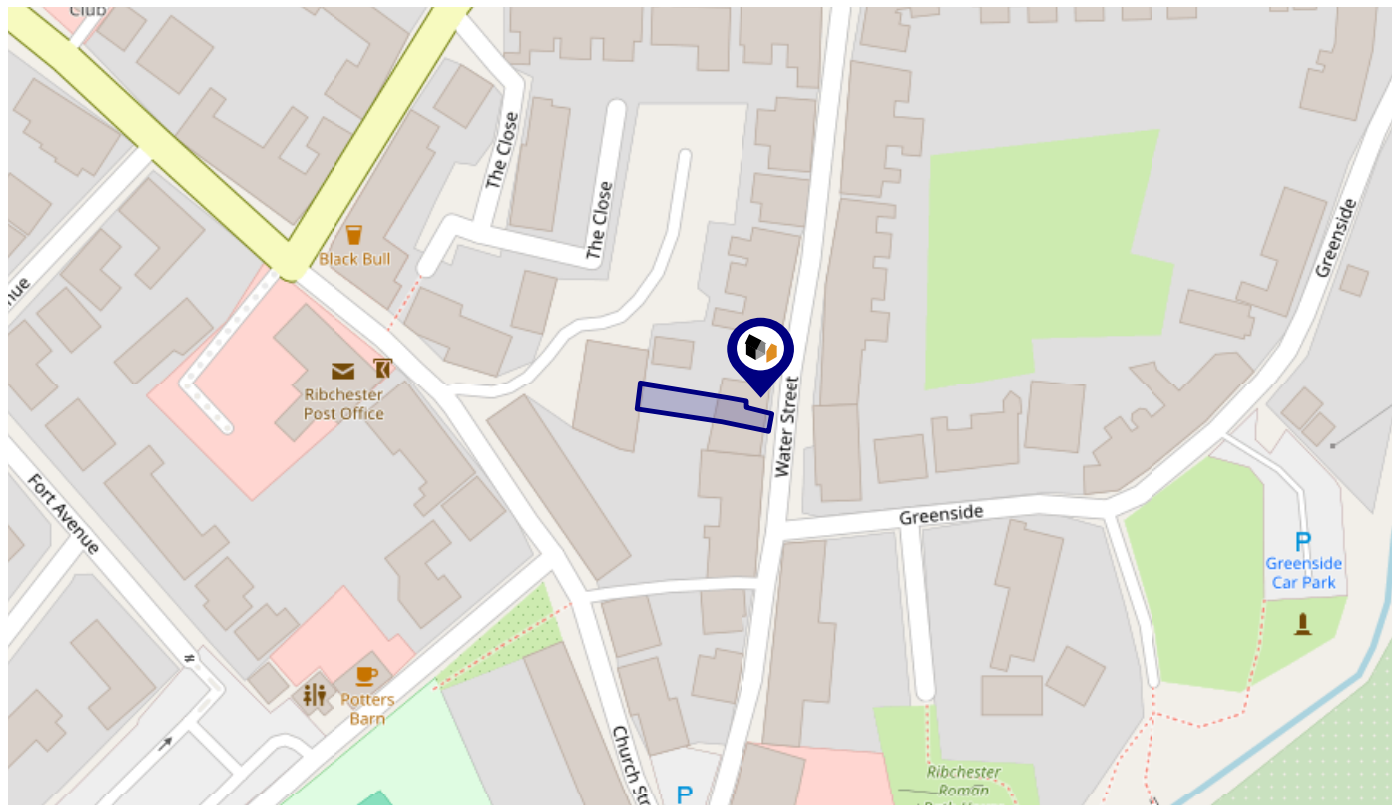
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Ribchester Ward
-  Clayton-le-Dale & Salesbury Ward
-  Mellor Ward
-  Alston & Hothersall Ward
-  Dilworth Ward
-  Wilpshire & Ramsgreave Ward
-  Brockhall & Dinckley Ward
-  Derby & Thornley Ward
-  Roe Lee Ward
-  Billington & Langho 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.

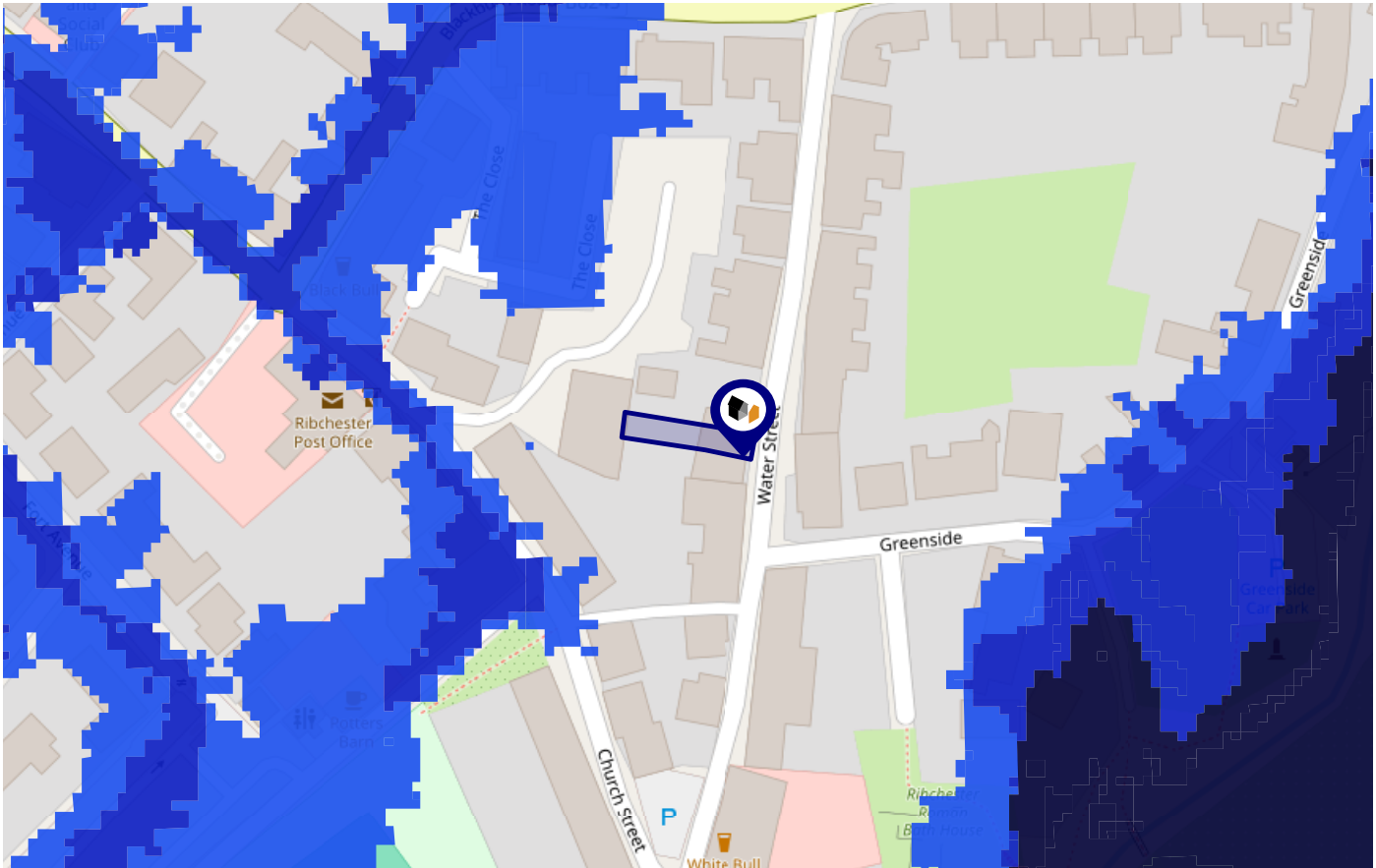
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

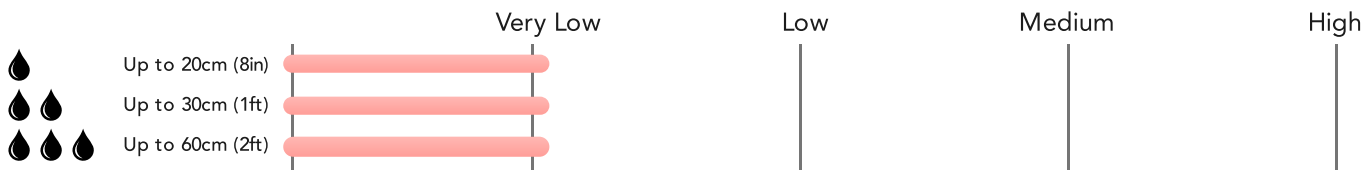


Risk Rating: Very low

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.

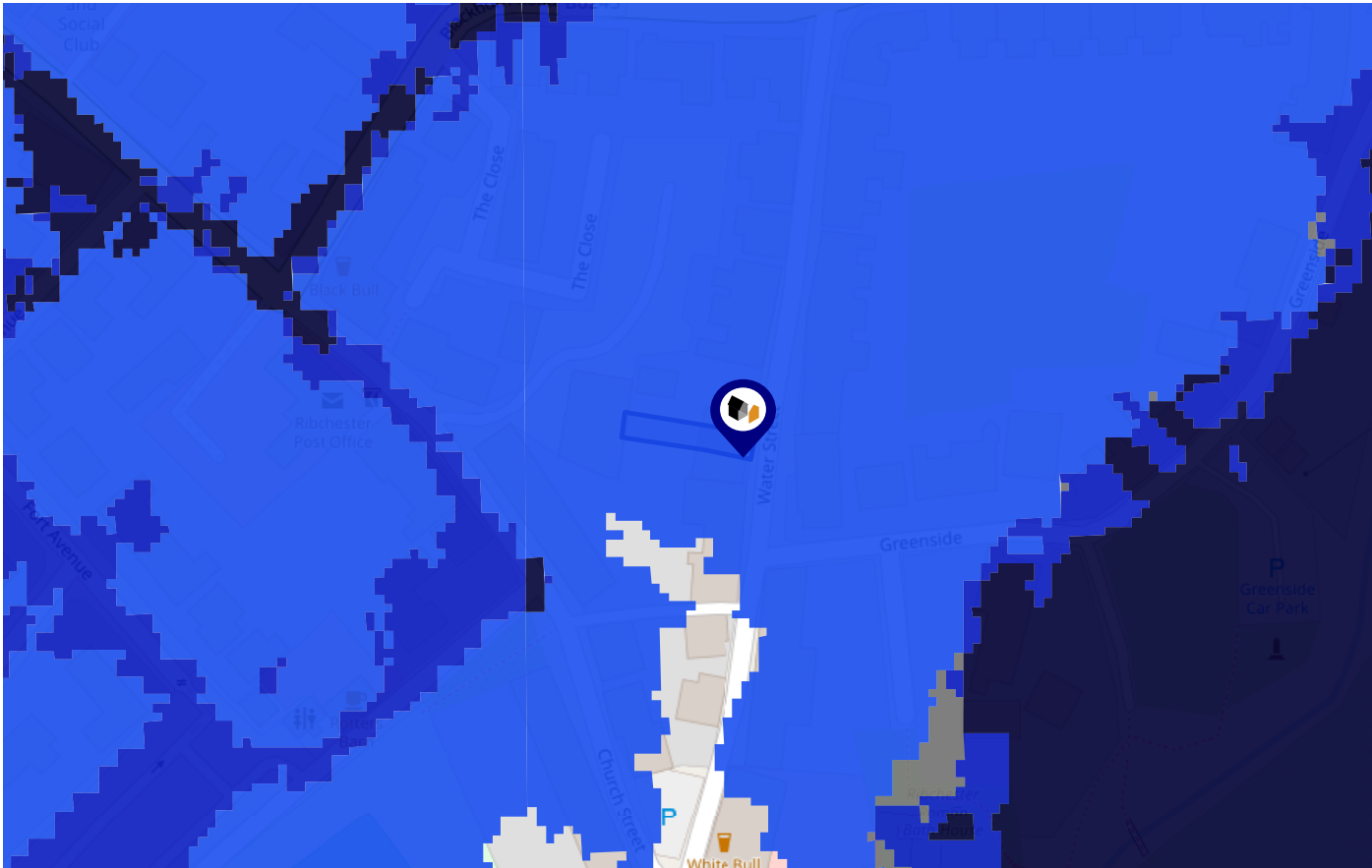
Chance of flooding to the following depths at this property:



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.

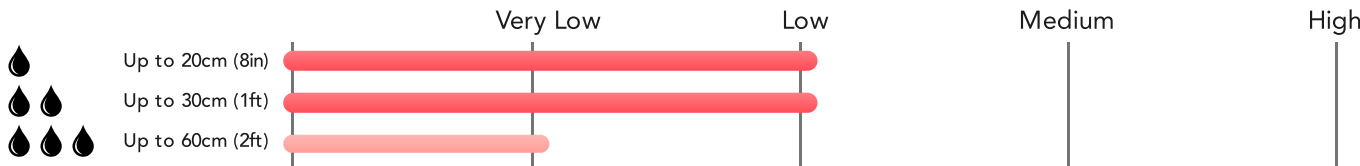


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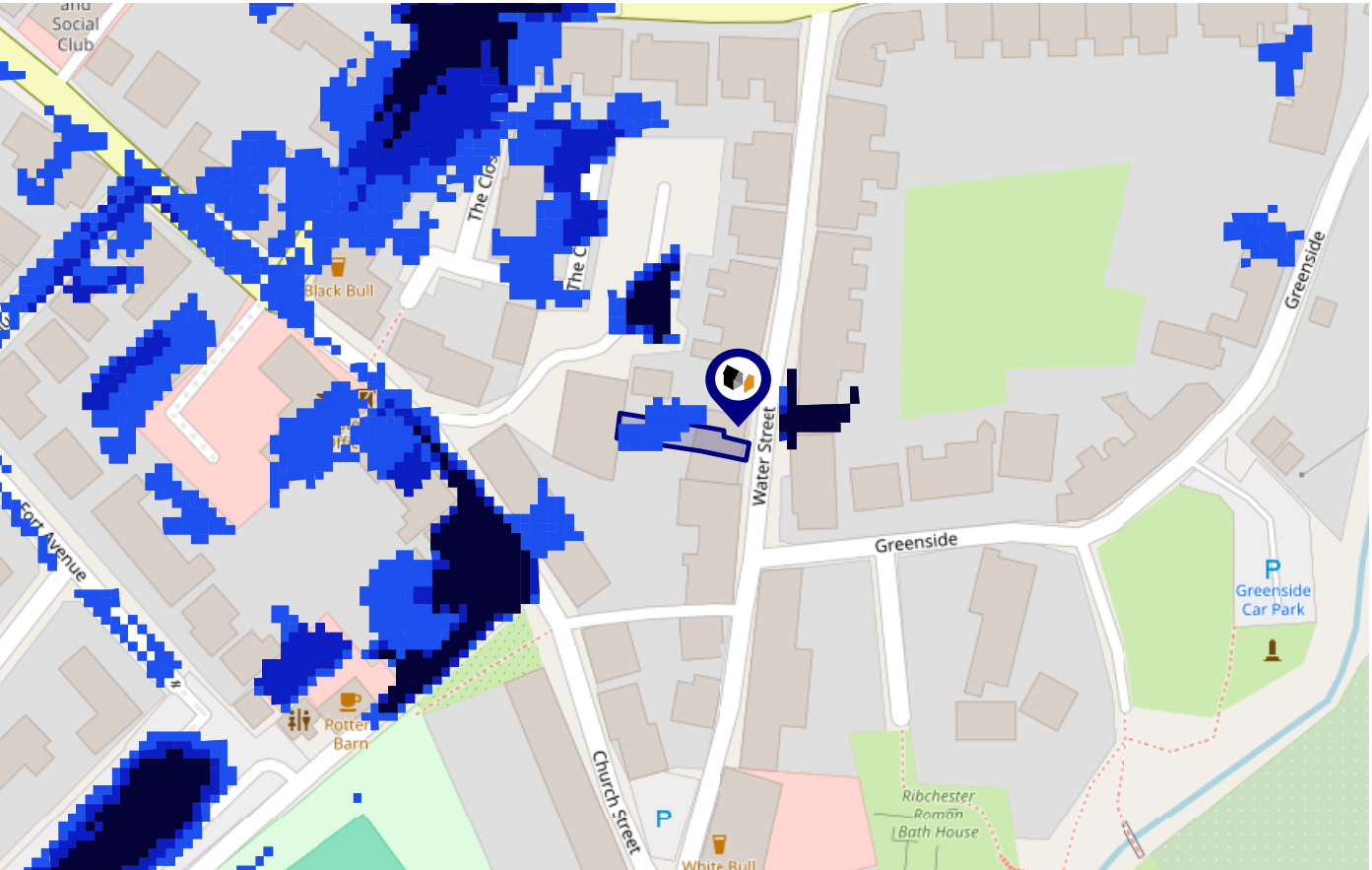
Chance of flooding to the following depths at this property:



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.

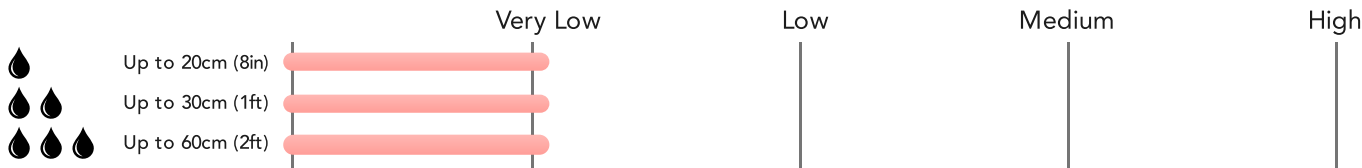


Risk Rating: Very low

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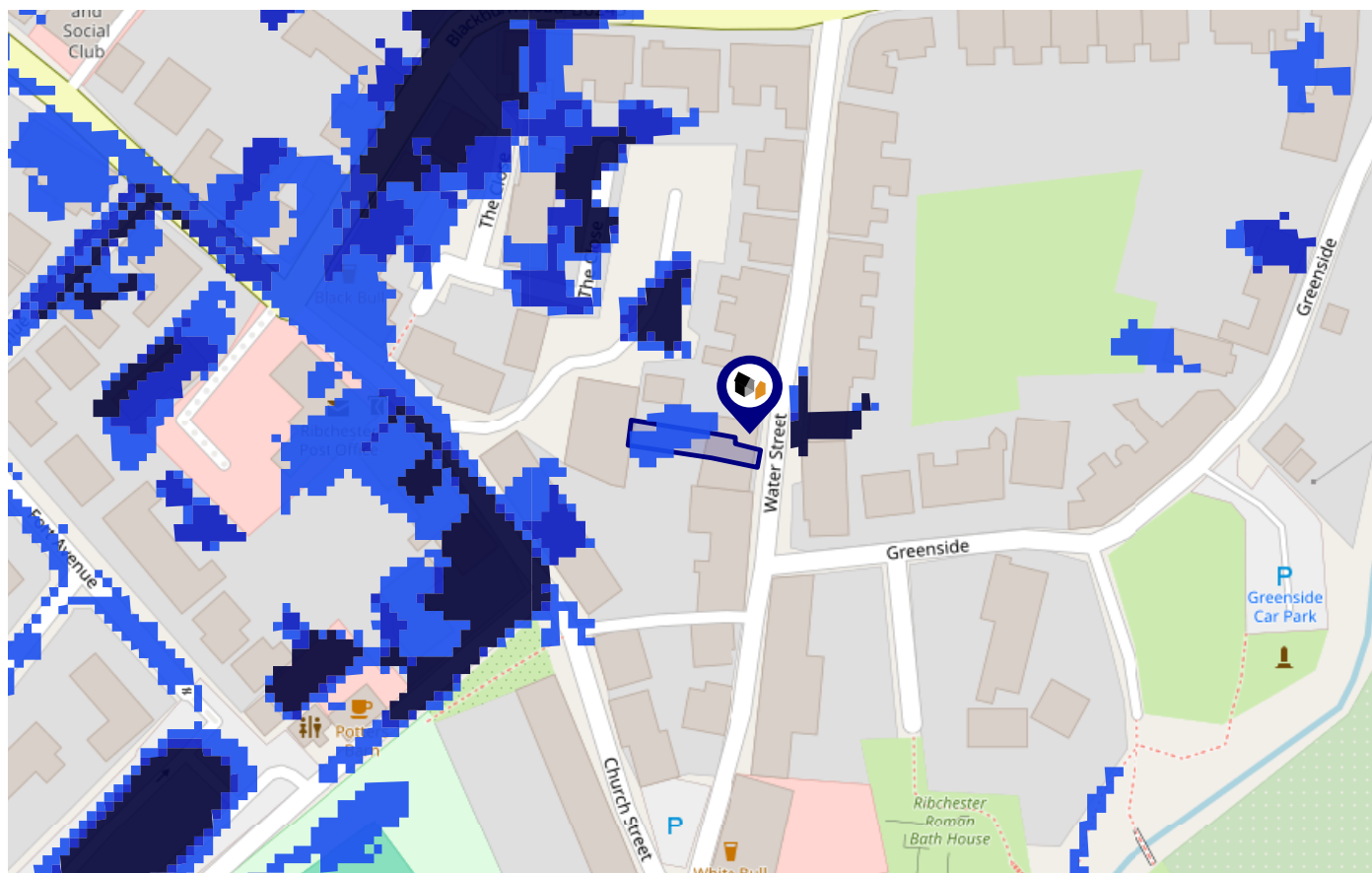
Chance of flooding to the following depths at this property:



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.

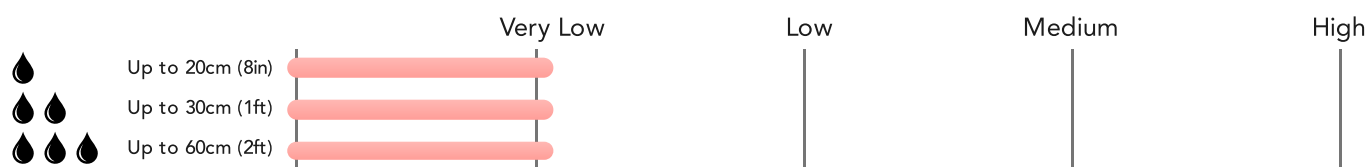


Risk Rating: Very low

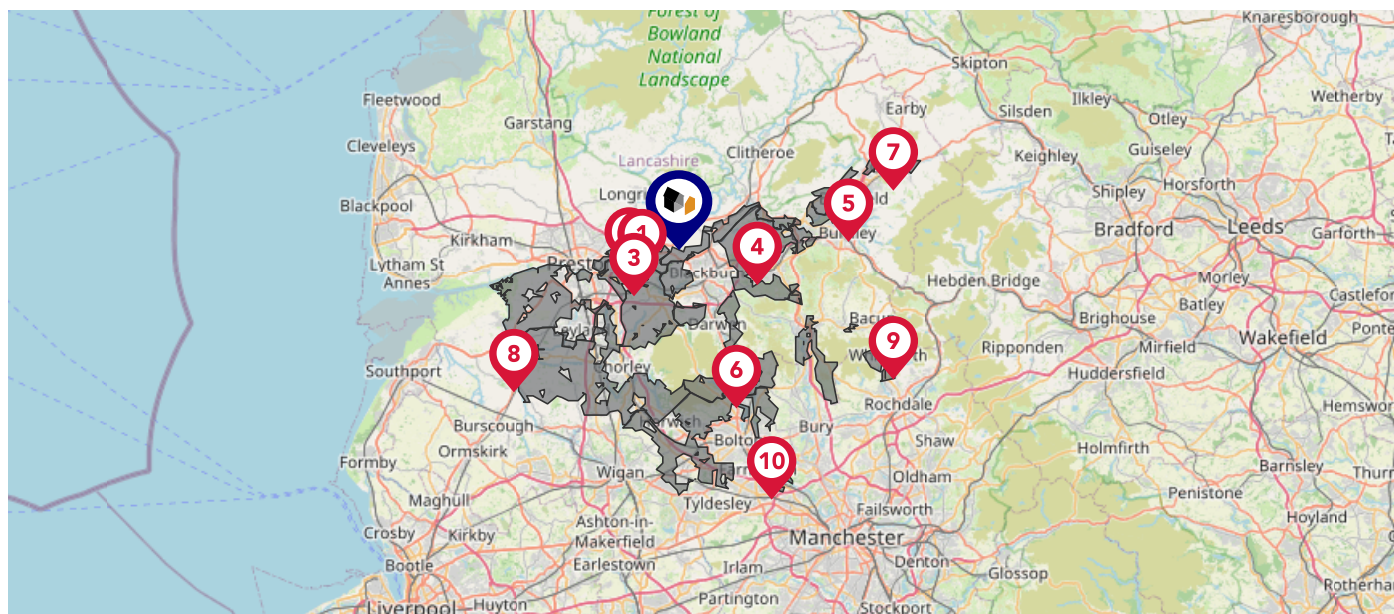
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



Merseyside and Greater Manchester Green Belt - Preston



Merseyside and Greater Manchester Green Belt - South Ribble



Merseyside and Greater Manchester Green Belt - Hyndburn



Merseyside and Greater Manchester Green Belt - Burnley



Merseyside and Greater Manchester Green Belt - Blackburn with Darwen



Merseyside and Greater Manchester Green Belt - Pendle



Merseyside and Greater Manchester Green Belt - Chorley



Merseyside and Greater Manchester Green Belt - Rossendale

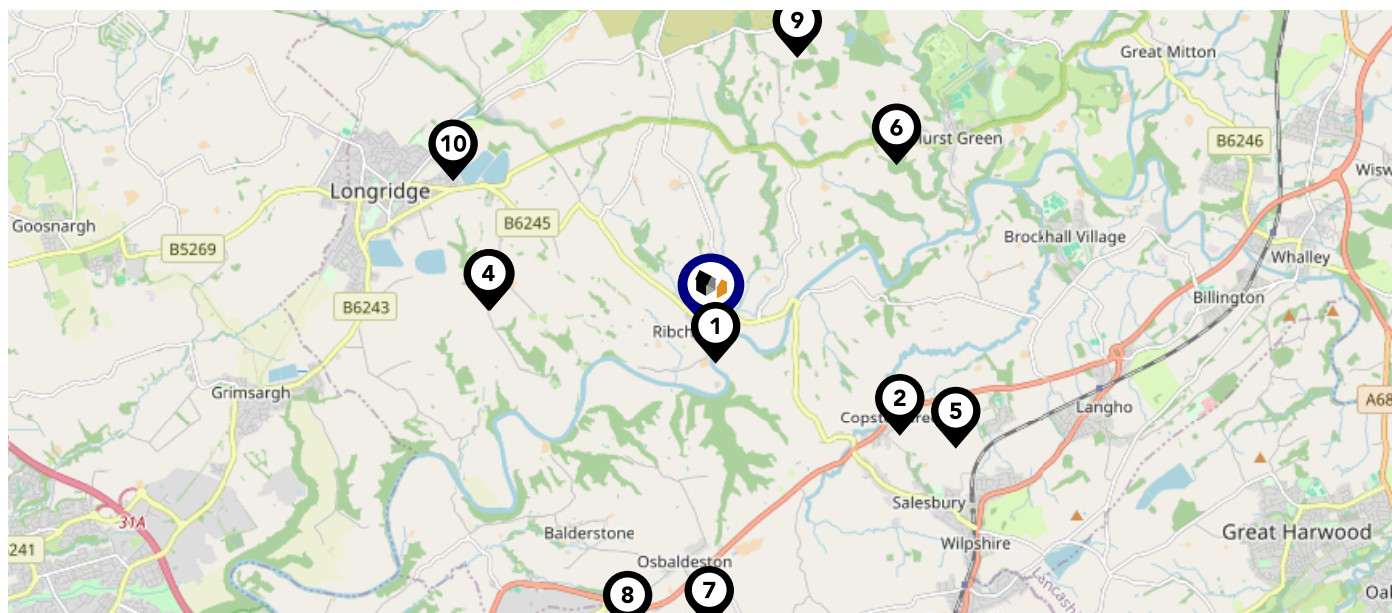


Merseyside and Greater Manchester Green Belt - Bolton

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	Greenside-Ribchester, Ribble Valley, Lancashire	Historic Landfill	☐
2	Copster Hall-Longsight Road, Copster Green, Salisbury, Lancashire	Historic Landfill	☐
3	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill	☐
4	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill	☐
5	Dewhurst Farm-Langho, Lancashire	Historic Landfill	☐
6	Shire Lane-Shire Lane, Hurst Green, Blackburn, Lancashire	Historic Landfill	☐
7	Abbot Brow-Abbot Brow, Mellor, Lancashire	Historic Landfill	☐
8	Land adjacent to A59-Land adjacent to A59, Mellor Brook, Blackburn, Lancashire	Historic Landfill	☐
9	Intack Farm-Near Old Clitheroe Road, Ribble Valley, Lancashire	Historic Landfill	☐
10	Hollins Hall Farm-Tan Yard Lane, Longridge, Near Preston, Lancashire	Historic Landfill	☐

Maps

Listed Buildings

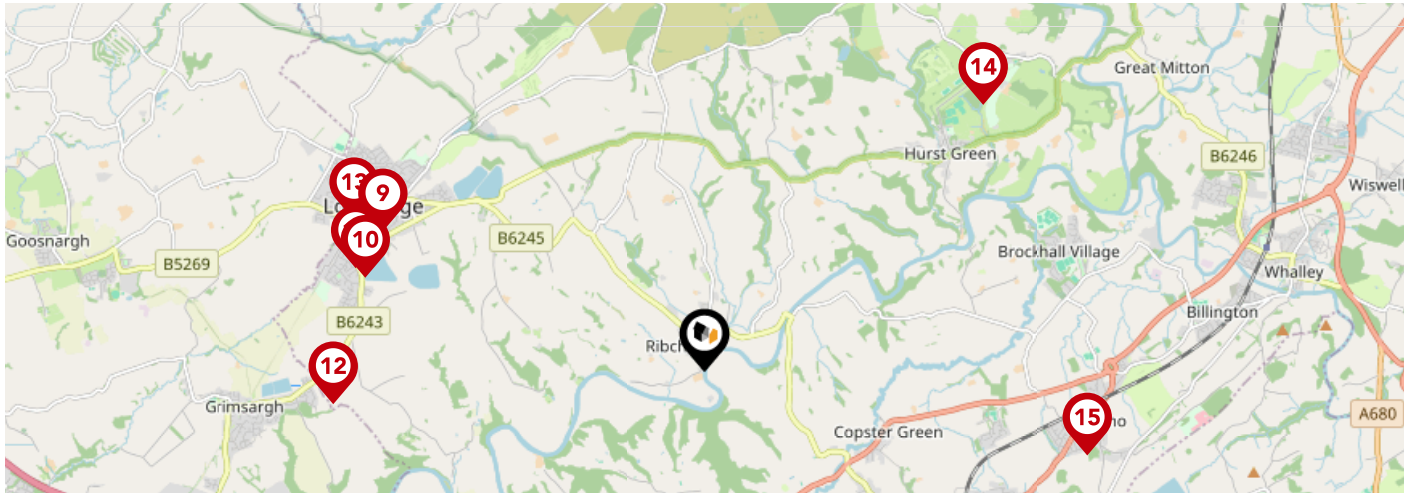
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1072259 - 28 And 29, Church Street	Grade II	0.0 miles
	1308510 - 48, Church Street	Grade II	0.0 miles
	1072260 - 50-58, Church Street	Grade II	0.0 miles
	1362236 - 61 And 62, Church Street	Grade II	0.0 miles
	1072264 - Mounting Block In Front Of White Bull Hotel	Grade II	0.1 miles
	1147455 - 16-22, Church Street	Grade II	0.1 miles
	1362235 - 23 And 24, Church Street	Grade II	0.1 miles
	1147461 - 25 And 26, Church Street	Grade II	0.1 miles
	1072258 - 8-15, Church Street	Grade II	0.1 miles
	1308491 - White Bull Hotel And Former Stable Adjoining To The North	Grade II	0.1 miles



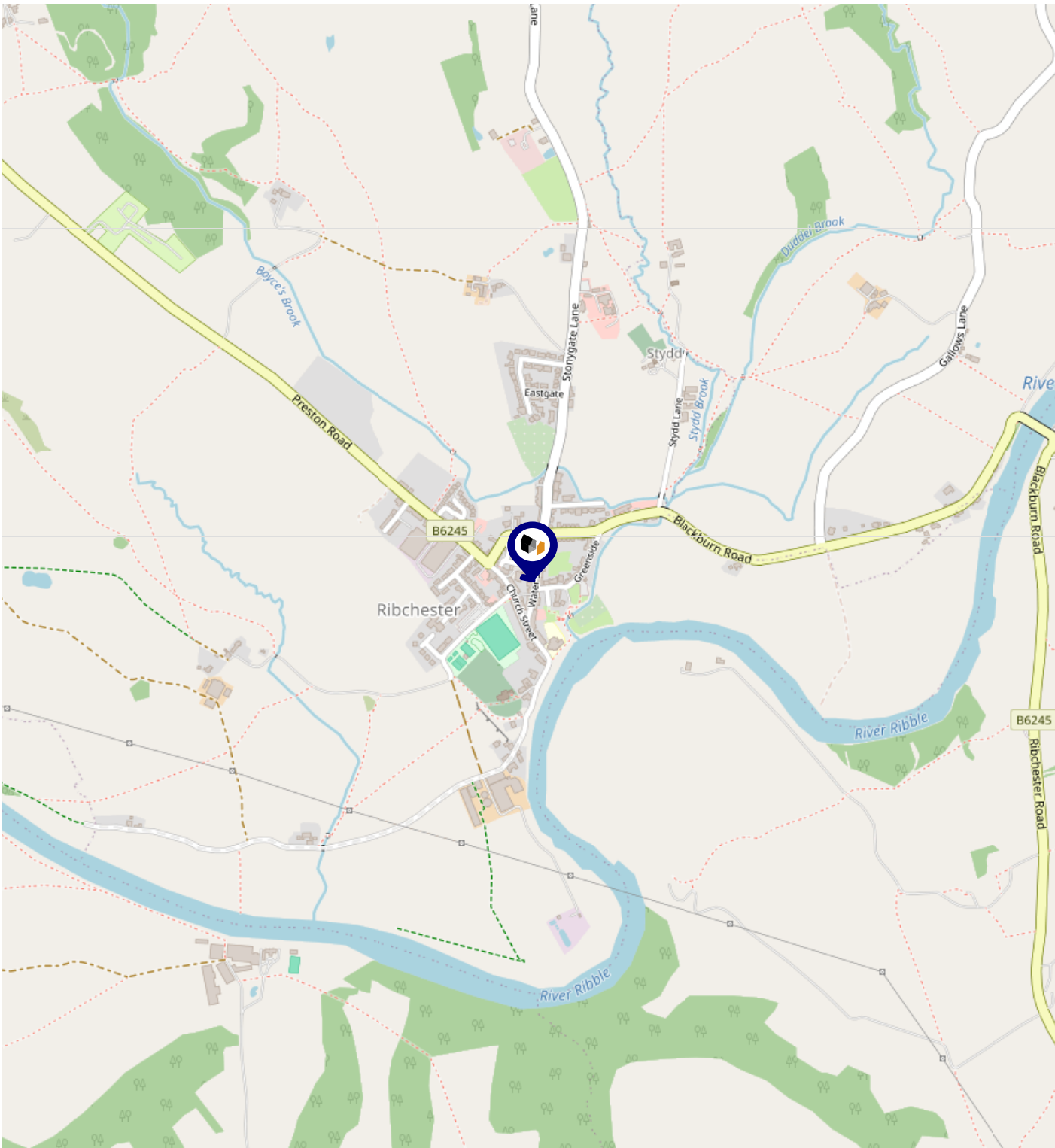
		Nursery	Primary	Secondary	College	Private
1	Ribchester St Wilfrid's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 77 Distance:0.08	☐	☒	☐	☐	☐
2	Brook View School Ofsted Rating: Good Pupils: 7 Distance:1.68	☐	☐	☒	☐	☐
3	Salesbury Church of England Primary School Ofsted Rating: Good Pupils: 279 Distance:1.87	☐	☒	☐	☐	☐
4	Hillside Specialist School and College Ofsted Rating: Good Pupils: 108 Distance:2.24	☐	☐	☒	☐	☐
5	St Mary's Roman Catholic Primary School, Osbaldeston Ofsted Rating: Good Pupils: 78 Distance:2.24	☐	☒	☐	☐	☐
6	Balderstone St Leonard's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 98 Distance:2.24	☐	☒	☐	☐	☐
7	Mellor St Mary Church of England Primary School Ofsted Rating: Good Pupils: 141 Distance:2.73	☐	☒	☐	☐	☐
8	St Joseph's Roman Catholic Primary School, Hurst Green Ofsted Rating: Good Pupils: 110 Distance:2.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:3.08	☐	☒	☐	☐	☐
10	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:3.09	☐	☐	☒	☐	☐
11	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:3.19	☐	☐	☒	☐	☐
12	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:3.27	☐	☒	☐	☐	☐
13	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:3.36	☐	☒	☐	☐	☐
14	Stonyhurst College Ofsted Rating: Not Rated Pupils: 722 Distance:3.38	☐	☐	☒	☐	☐
15	St Mary's Roman Catholic Primary School, Langho Ofsted Rating: Good Pupils: 300 Distance:3.43	☐	☒	☐	☐	☐
16	Lammack Primary School Ofsted Rating: Good Pupils: 506 Distance:3.5	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

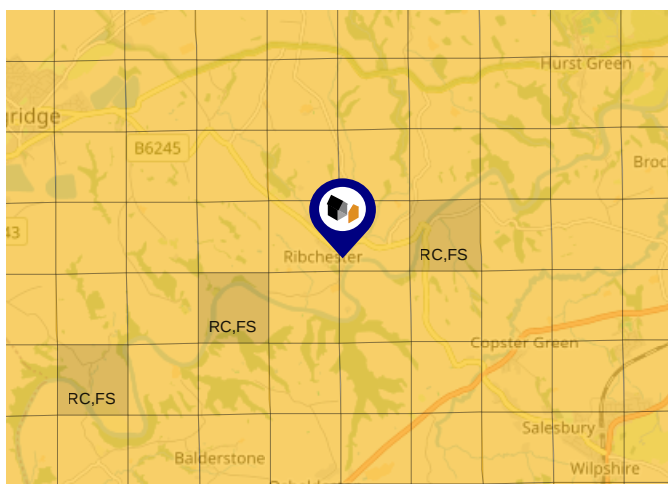


Key:

-  Power Pylons
-  Communication Masts

Ground Composition for this Address (Surrounding square kilometer zone around property)

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

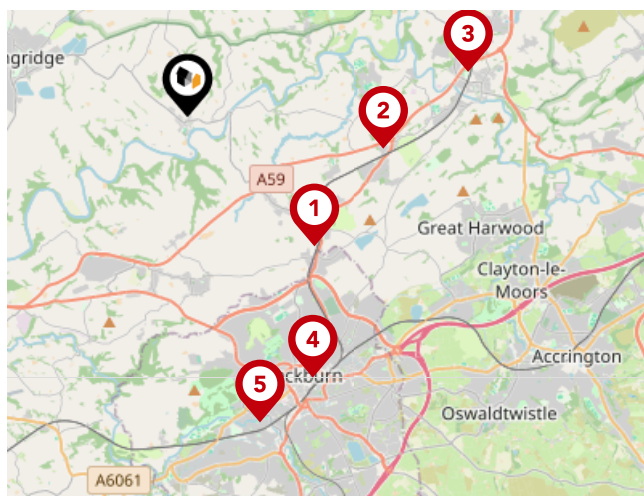


Primary Classifications (Most Common Clay Types)

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

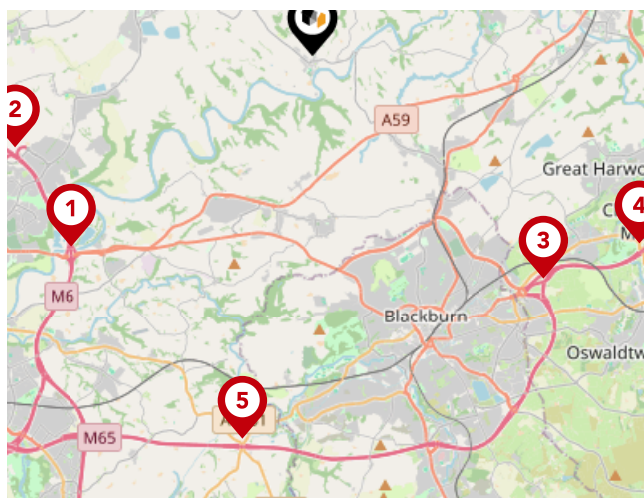
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Ramsgreave & Wilpshire Rail Station	3.17 miles
2	Langho Rail Station	3.45 miles
3	Whalley Rail Station	4.95 miles
4	Blackburn Rail Station	5.06 miles
5	Mill Hill (Lancs) Rail Station	5.48 miles

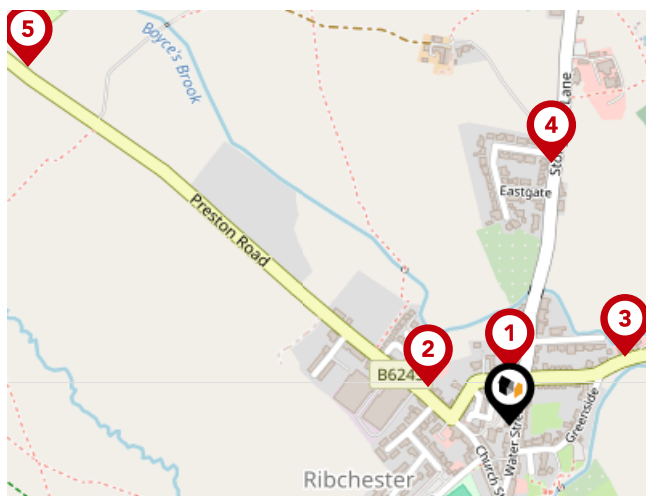


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31	5.38 miles
2	M6 J31A	5.45 miles
3	M65 J6	5.6 miles
4	M65 J7	6.59 miles
5	M65 J3	6.8 miles

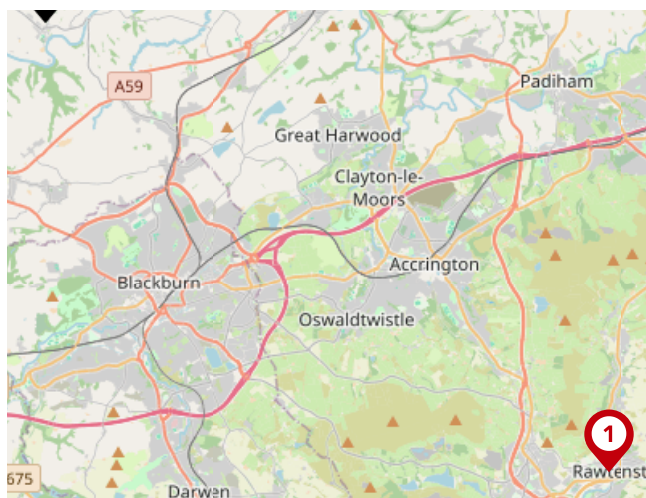
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.06 miles
2	Black Bull	0.09 miles
3	Ribchester Arms	0.14 miles
4	Stoneygate Lane	0.29 miles
5	Kitchen Grn Fm	0.65 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	12.63 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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