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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 06th November 2026



LACY AVENUE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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The Property Ombudsman

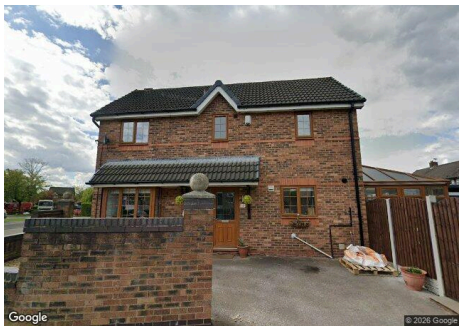
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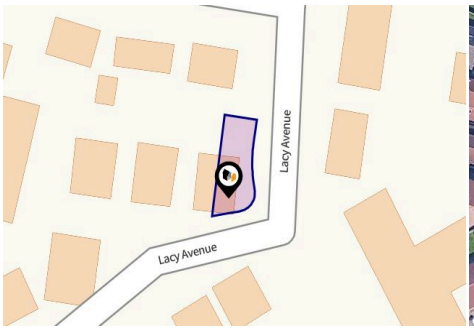
Introduction
Our Comments

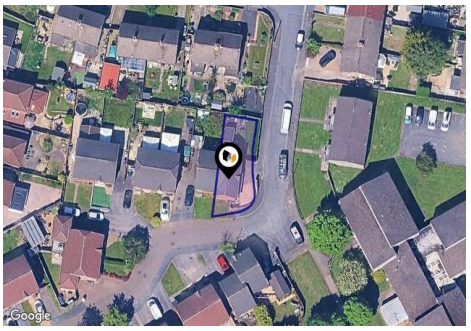
* Well Presented Throughout – Lovely Enclosed Rear Garden * 3 Bedroom Home in Penwortham
This attractive double fronted three-bedroom home offers well-proportioned accommodation, a lovely finish throughout and a number of appealing features, including a spacious conservatory, en-suite facilities and an attractive, low-maintenance rear garden. Further benefits include driveway parking for two vehicles and a convenient location close to local amenities, schools and transport links.Upon entering, you are welcomed by an entrance hallway with a handy ground floor WC. The living room is positioned to the left of the property and features a box bay window, allowing plenty of natural light to flow into the room, together with an attractive feature panelled wall which adds character and style.To the right of the property, the fitted kitchen is finished with plum-coloured cabinetry and contrasting worktops, creating an attractive and practical space. There is provision for a gas cooker, plumbing for a washing machine and space for an American-style fridge freezer. There is also ample room for a dining table and chairs, making this a sociable space for everyday family life. The kitchen opens directly into the conservatory, creating a lovely additional reception area.The conservatory is particularly generous in size, offering pleasant views across the rear garden and providing a wonderful space to relax, dine or enjoy the garden whatever the weather.To the first floor, there are three bedrooms, comprising two comfortable double bedrooms and a generous single bedroom. The principal bedroom benefits from its own en-suite shower room, while bedroom two also features a useful fitted storage cupboard. The accommodation is completed by a three-piece family bathroom.Externally, the property enjoys a lovely enclosed rear garden, thoughtfully arranged for ease of maintenance. There is a small lawned area, complemented by an attractive raised decking area which provides an ideal spot for outdoor seating and entertaining. A substantial shed/summer house offers further useful storage or potential for a variety of uses.To the front, the property benefits from a walled frontage with driveway parking for two vehicles.The property is conveniently positioned close to Kingsfold Primary School, with a selection of other primary and secondary schools also available within the surrounding area. Local shops and everyday amenities are within easy reach, while bus stops along Kingsfold Drive are just a short walk away. Excellent transport links provide convenient access to Preston and the surrounding areas.

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,033 ft^2 / 96 m^2		
Plot Area:	0.05 acres		
Year Built :	1995		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	LA766554		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	71 mb/s	10000 mb/s

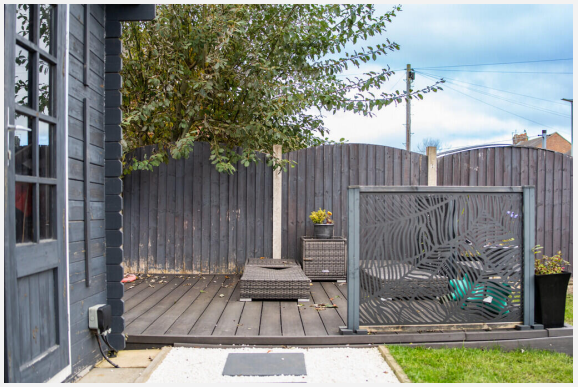
Mobile Coverage:
(based on calls indoors)

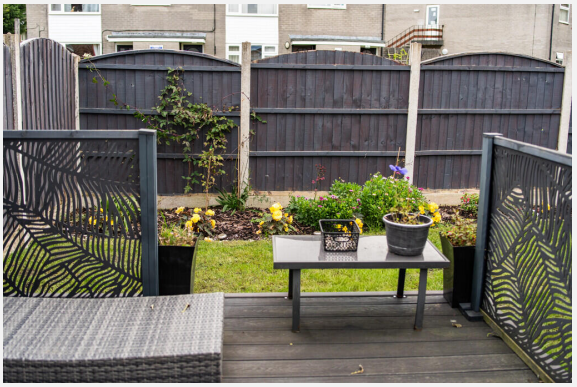
Satellite/Fibre TV Availability:

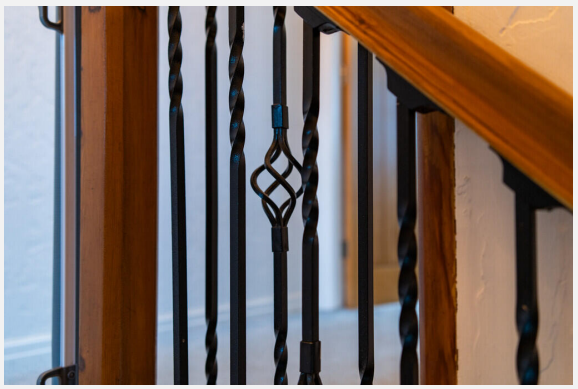
Gallery
Photos

















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Gallery
Photos

















Gallery
Photos









LACY AVENUE, PENWORTHAM, PRESTON, PR1



Approximate total area(1)
36.6 m²
394 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LACY AVENUE, PENWORTHAM, PRESTON, PR1

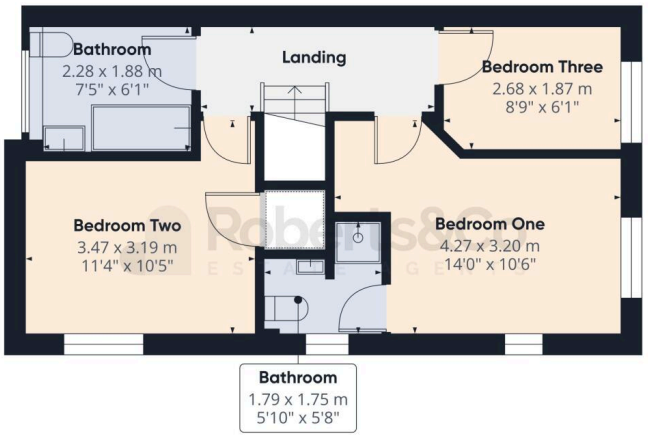


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LACY AVENUE, PENWORTHAM, PRESTON, PR1



Ground Floor





Floor 1

Approximate total area(1)
87.7 m²
944 ft²

Reduced headroom
0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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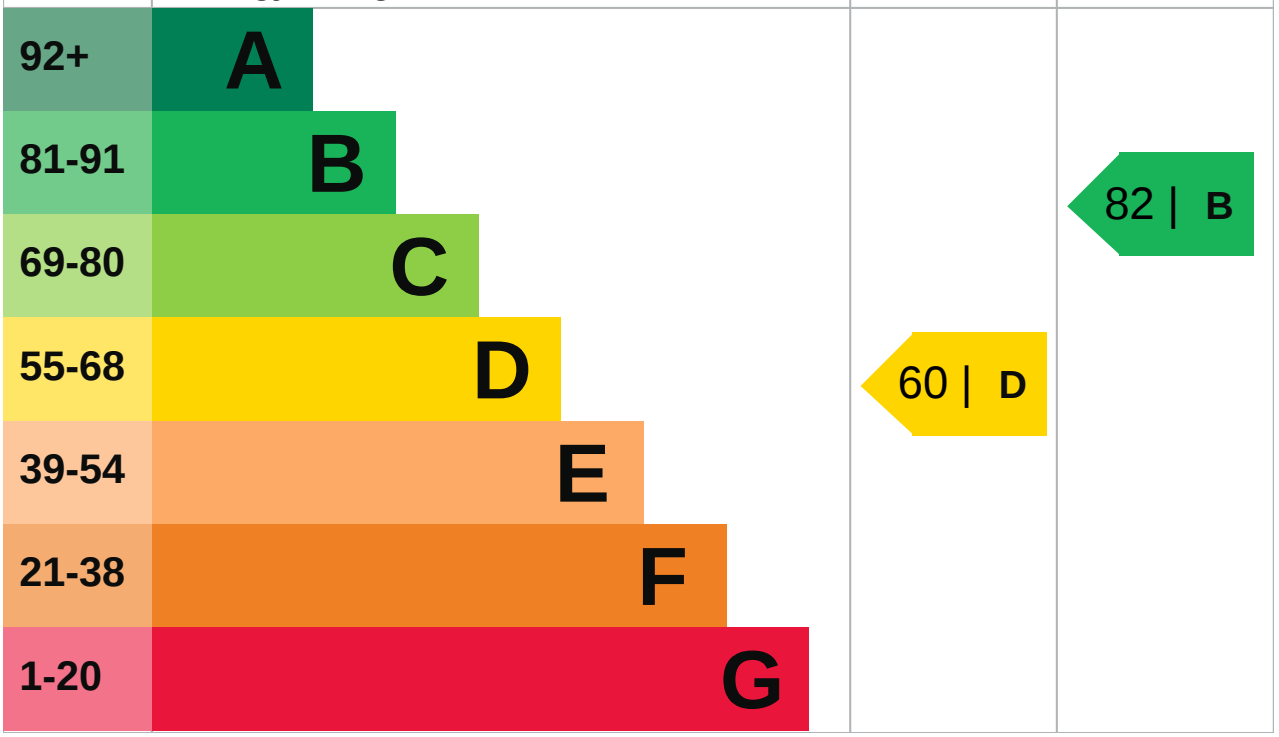
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Penwortham, PR1

Energy rating

D

Valid until 10.08.2031



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EPC - Additional Data

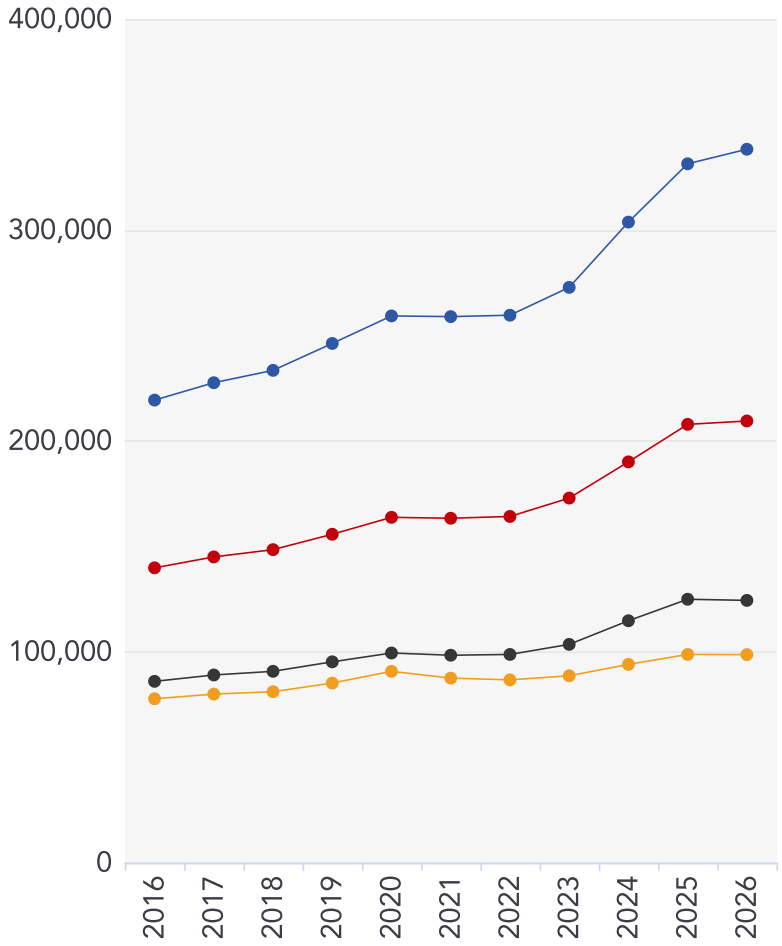
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+54.23%

Semi-Detached

+49.8%

Terraced

+44.66%

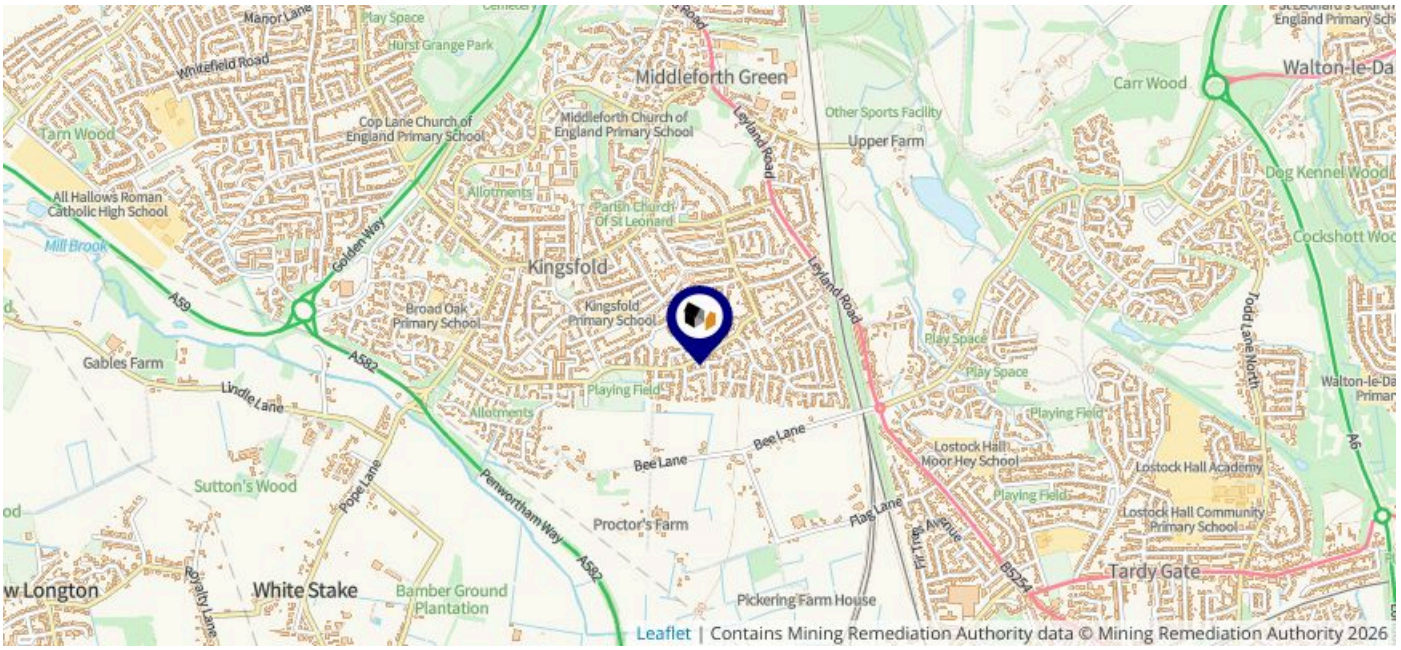
Flat

+26.94%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

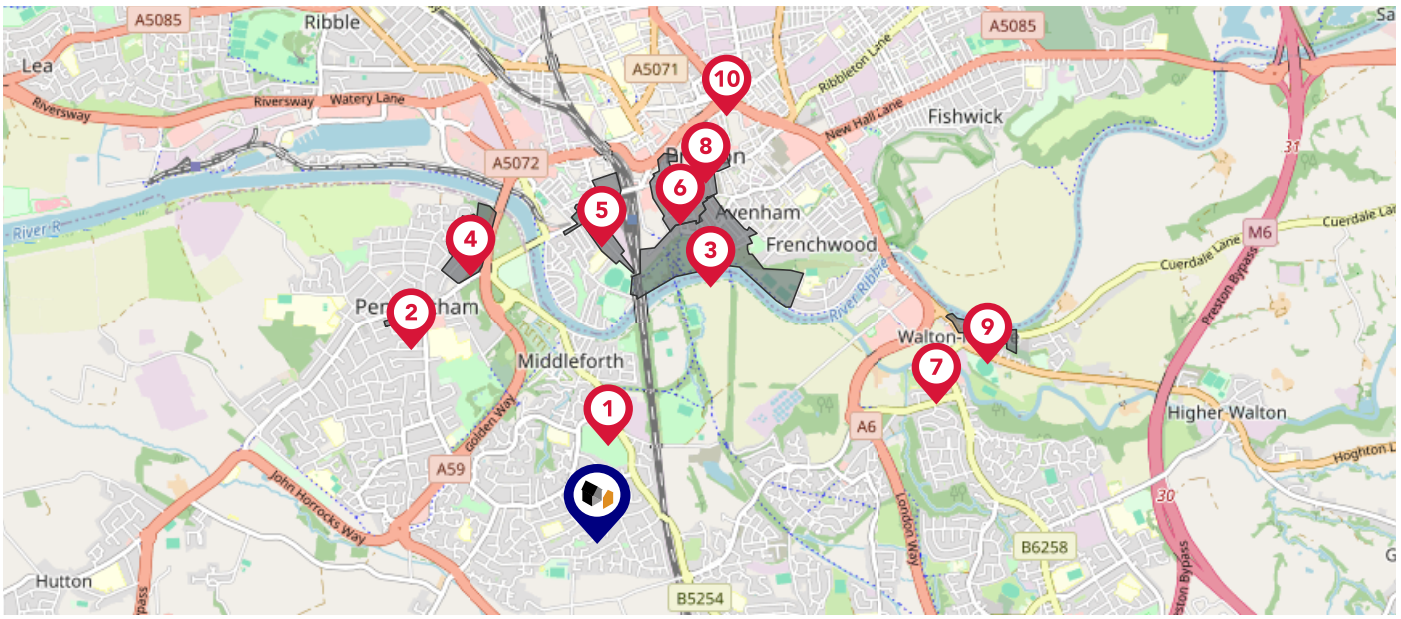
- Adit
- Gutter Pit
- Shaft

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.



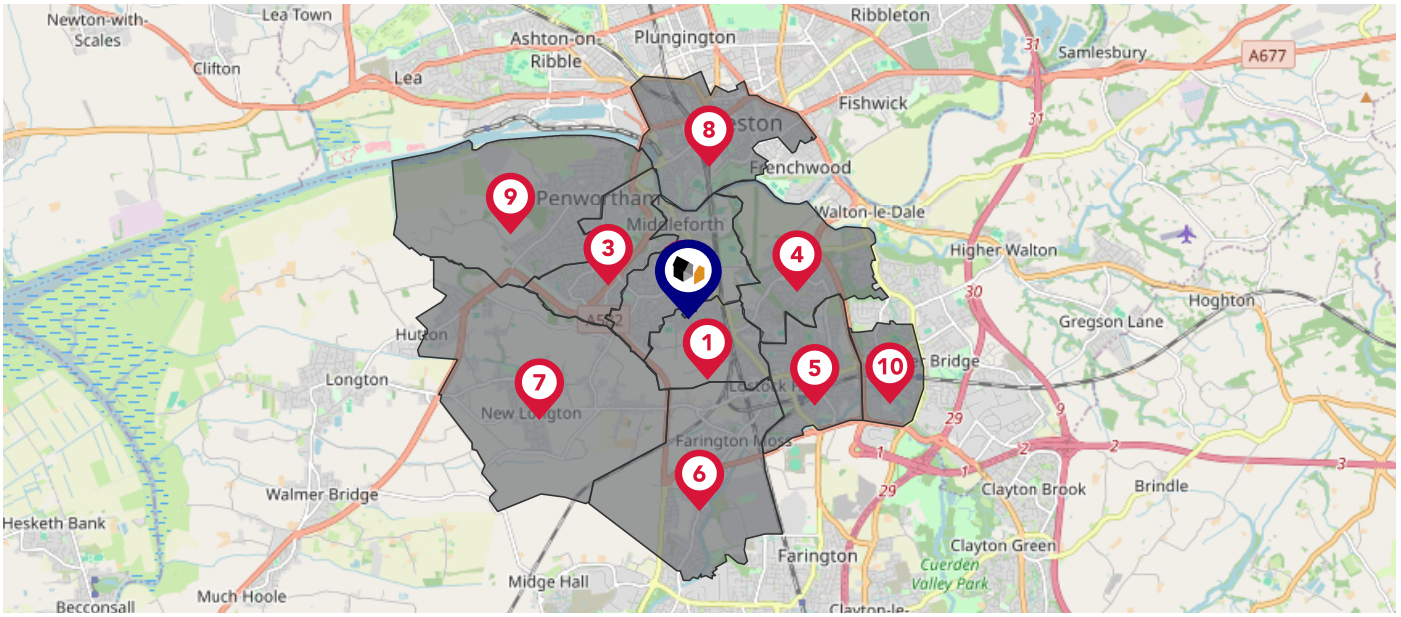
Nearby Conservation Areas

1	Greenbank Road, Penwortham
2	Penwortham
3	Avenham
4	St Mary's
5	Fishergate Hill
6	Winckley Square
7	Walton Green
8	Market Square
9	Church Brow
10	St Ignatius Square

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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



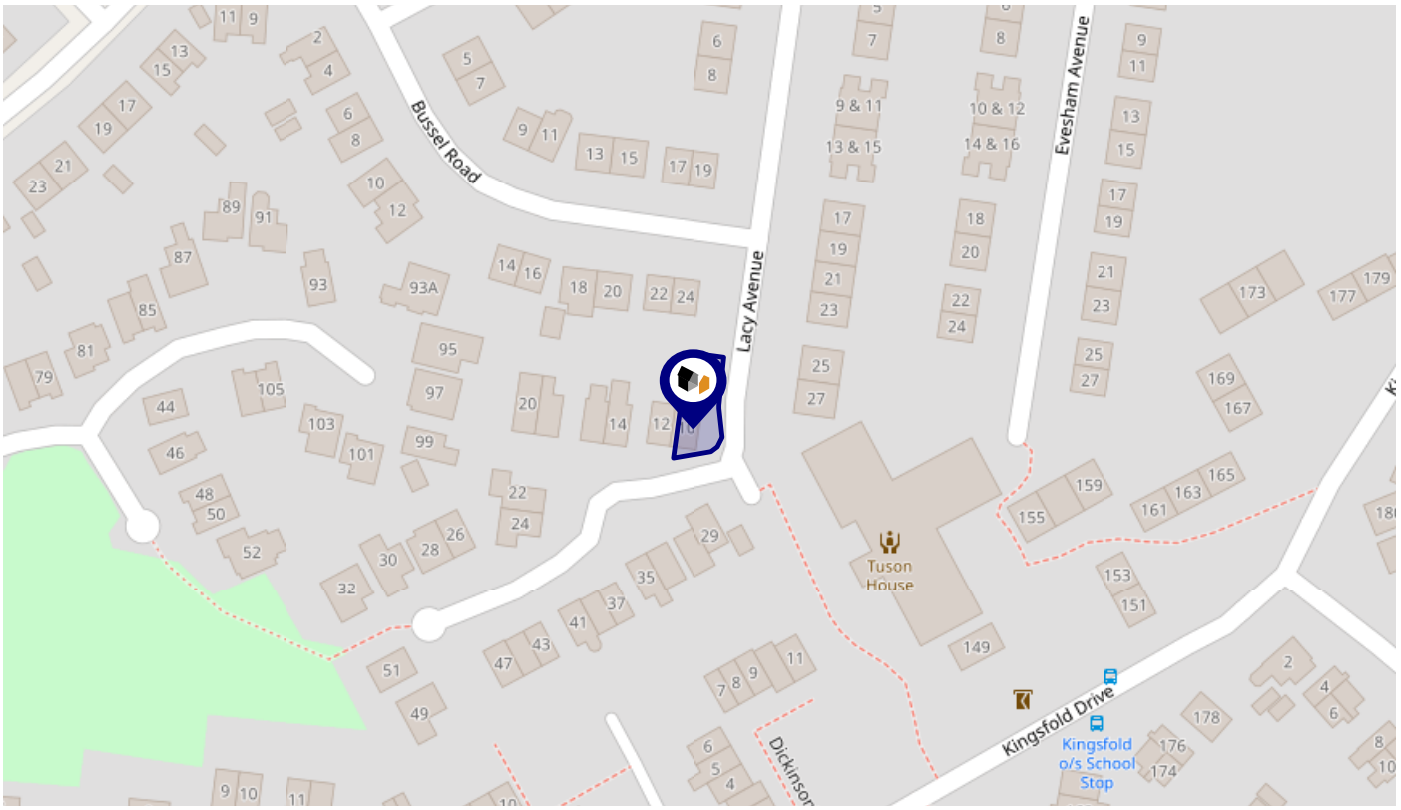
Nearby Council Wards

1	Charnock Ward
2	Middleforth Ward
3	Broad Oak Ward
4	Walton-le-Dale West Ward
5	Lostock Hall Ward
6	Farington West Ward
7	New Longton & Hutton East Ward
8	City Centre Ward
9	Howick & Priory Ward
10	Bamber Bridge West Ward

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Maps
Rail Noise

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.

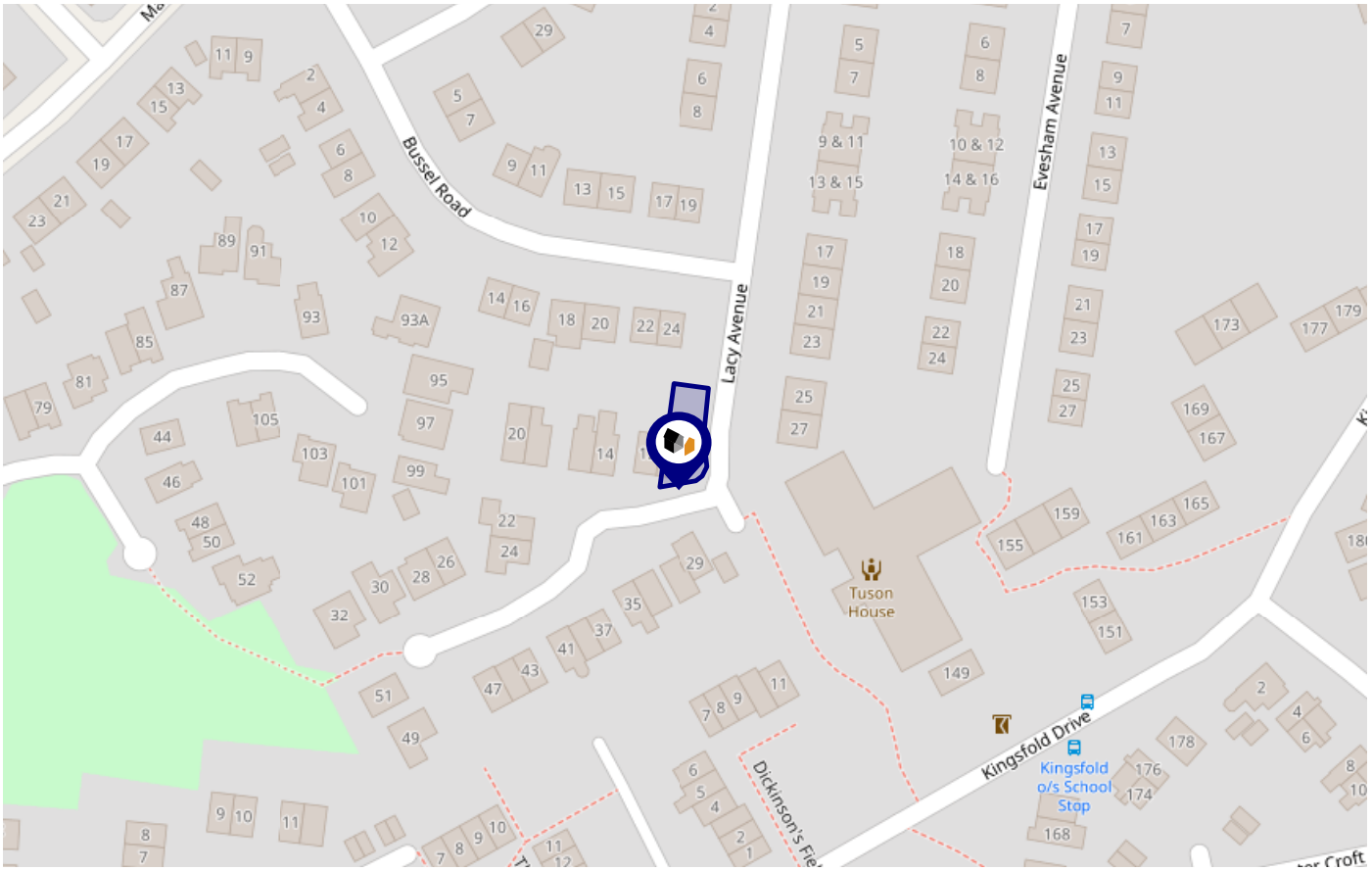
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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.

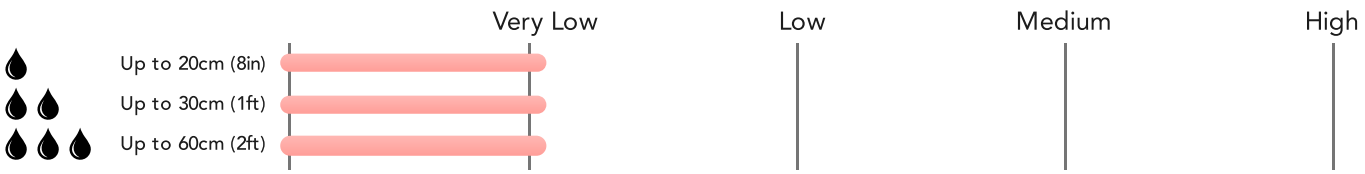


Risk Rating: Very low

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.

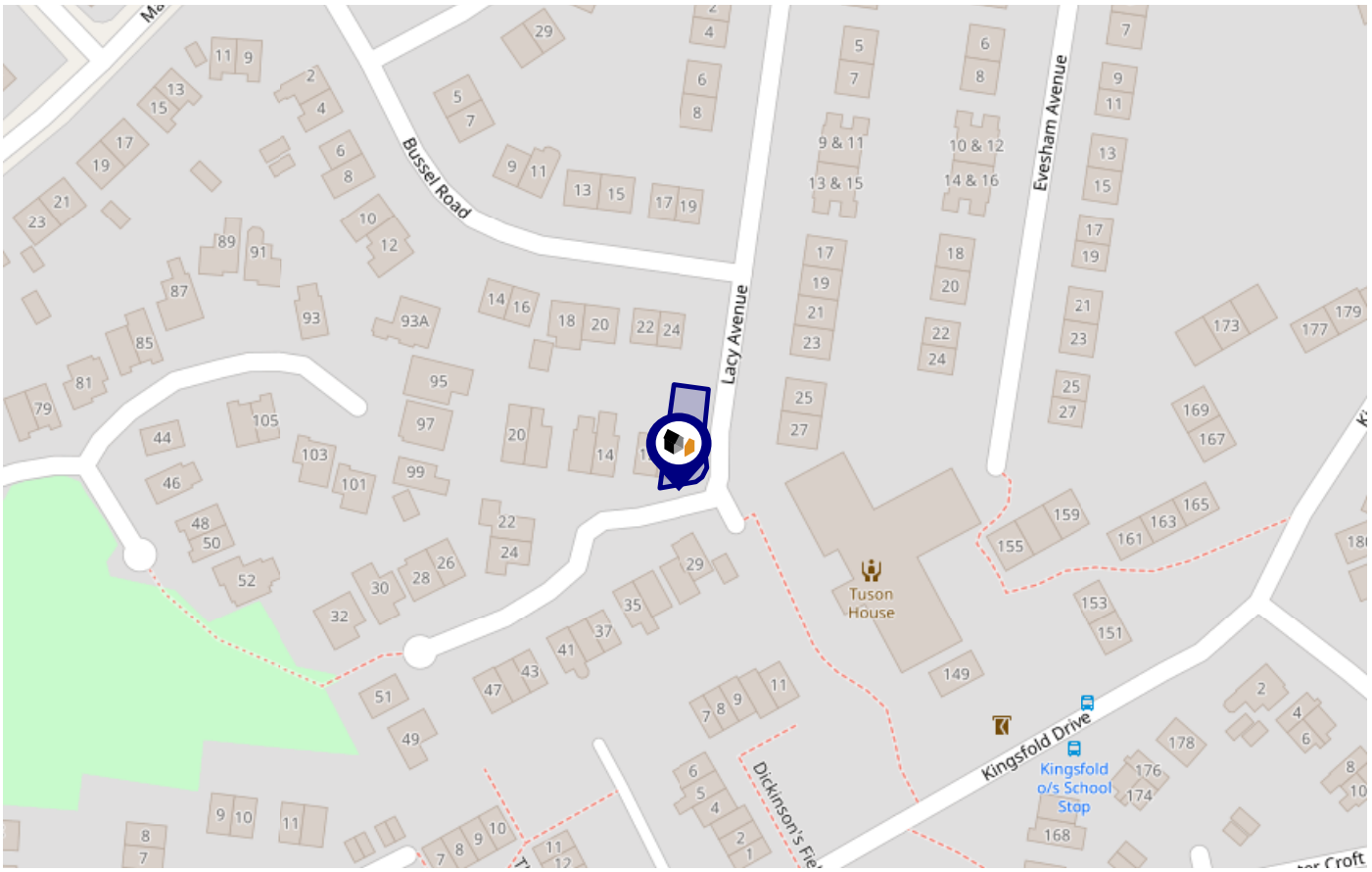
Chance of flooding to the following depths at this property:



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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.

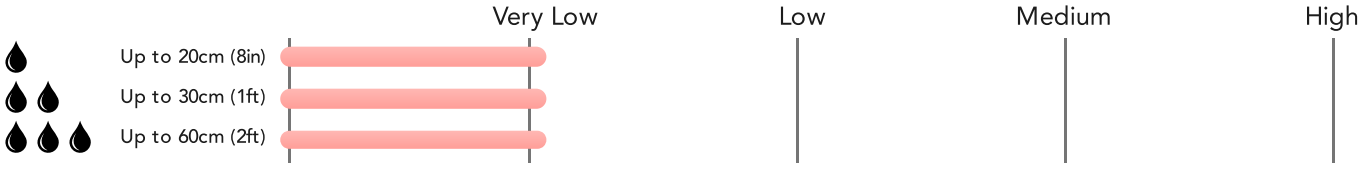


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- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

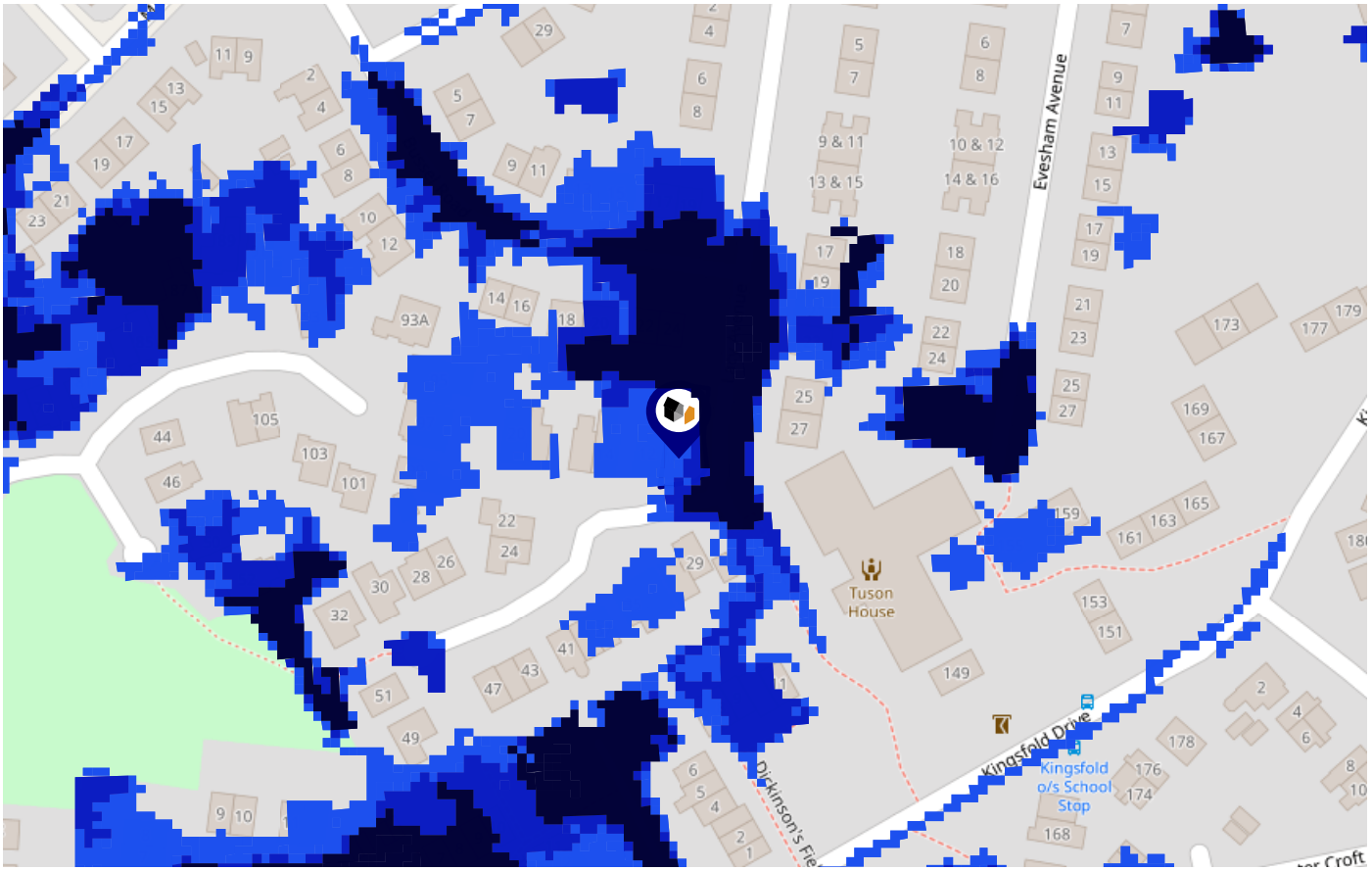
Chance of flooding to the following depths at this property:



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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.

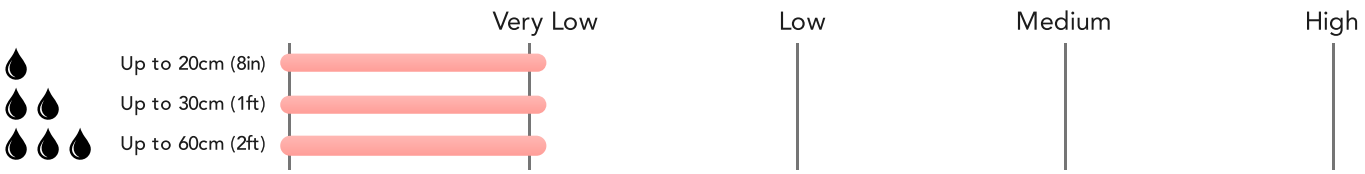


Risk Rating: Low

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.

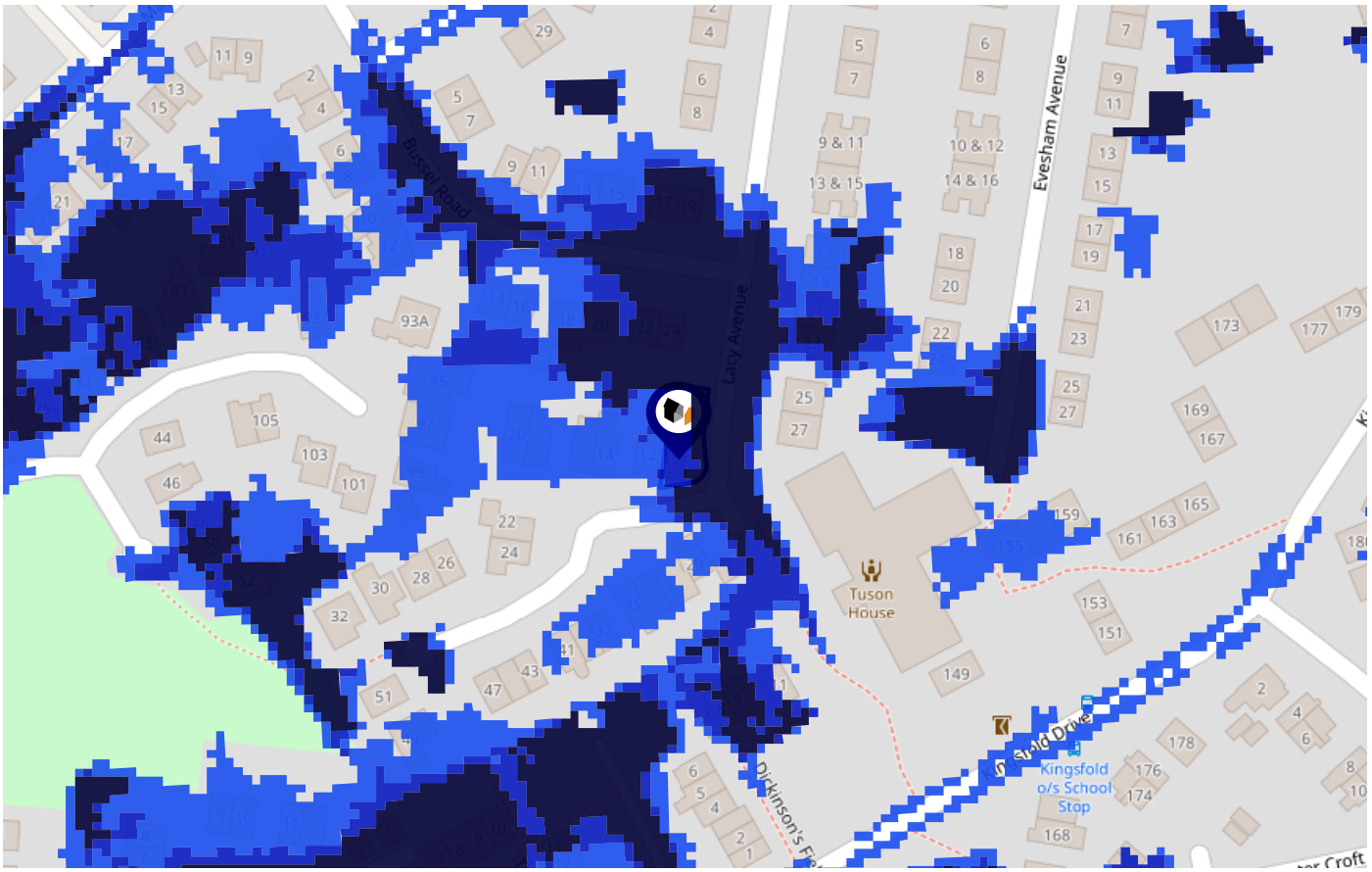
Chance of flooding to the following depths at this property:



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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.

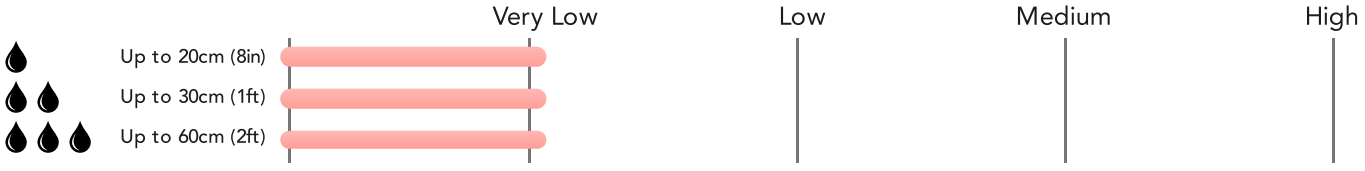


Risk Rating: Medium

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.

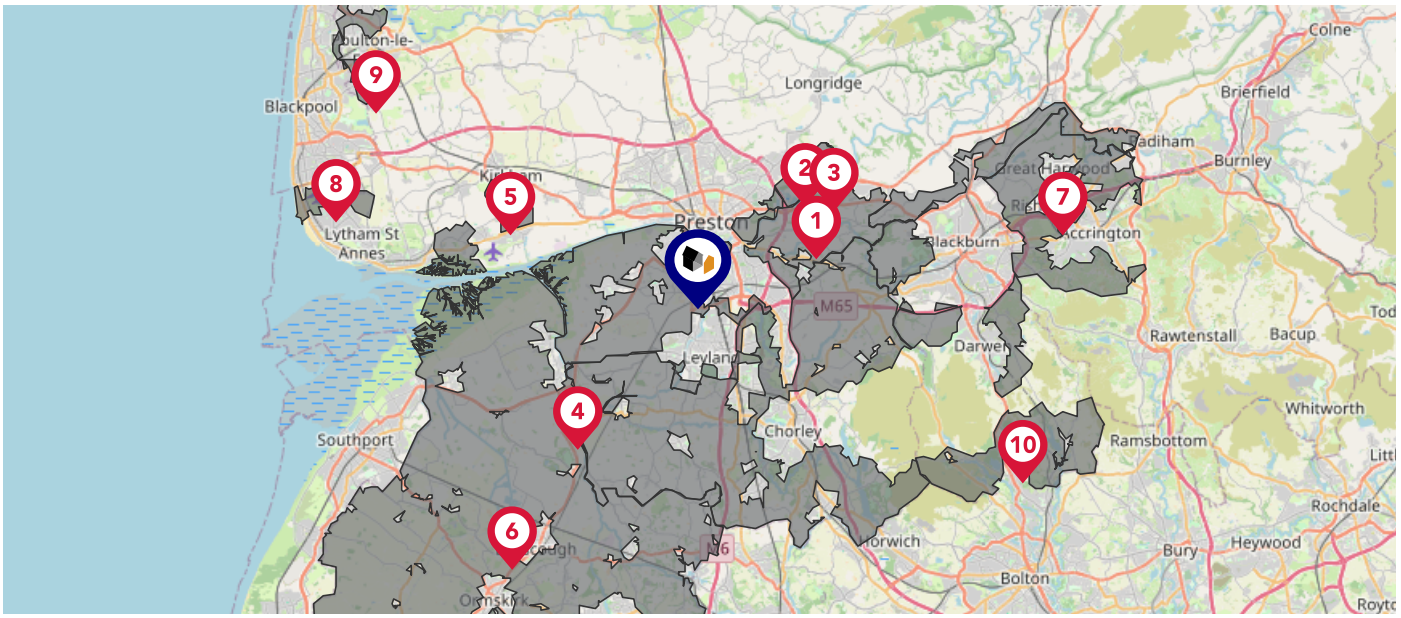
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

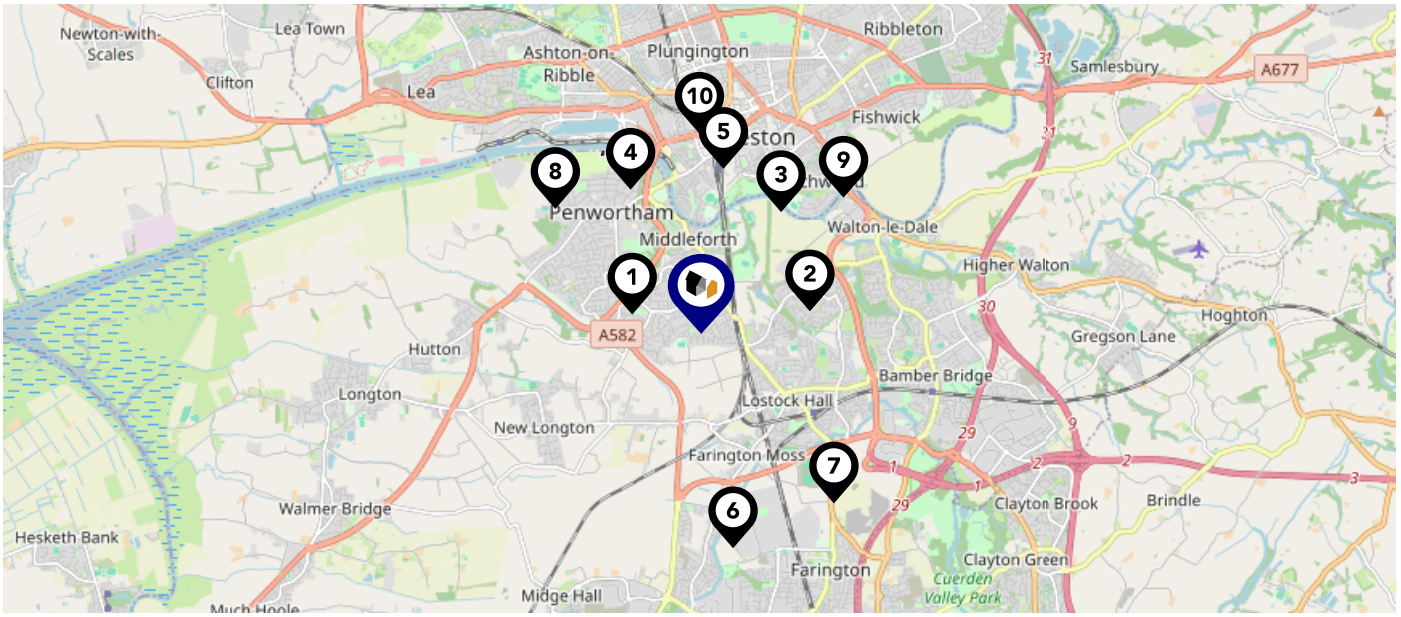


Nearby Green Belt Land	
1	Merseyside and Greater Manchester Green Belt - South Ribble
2	Merseyside and Greater Manchester Green Belt - Preston
3	Merseyside and Greater Manchester Green Belt - Ribble Valley
4	Merseyside and Greater Manchester Green Belt - Chorley
5	Blackpool Green Belt - Fylde
6	Merseyside and Greater Manchester Green Belt - West Lancashire
7	Merseyside and Greater Manchester Green Belt - Hyndburn
8	Blackpool Green Belt - Blackpool
9	Blackpool Green Belt - Wyre
10	Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

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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.



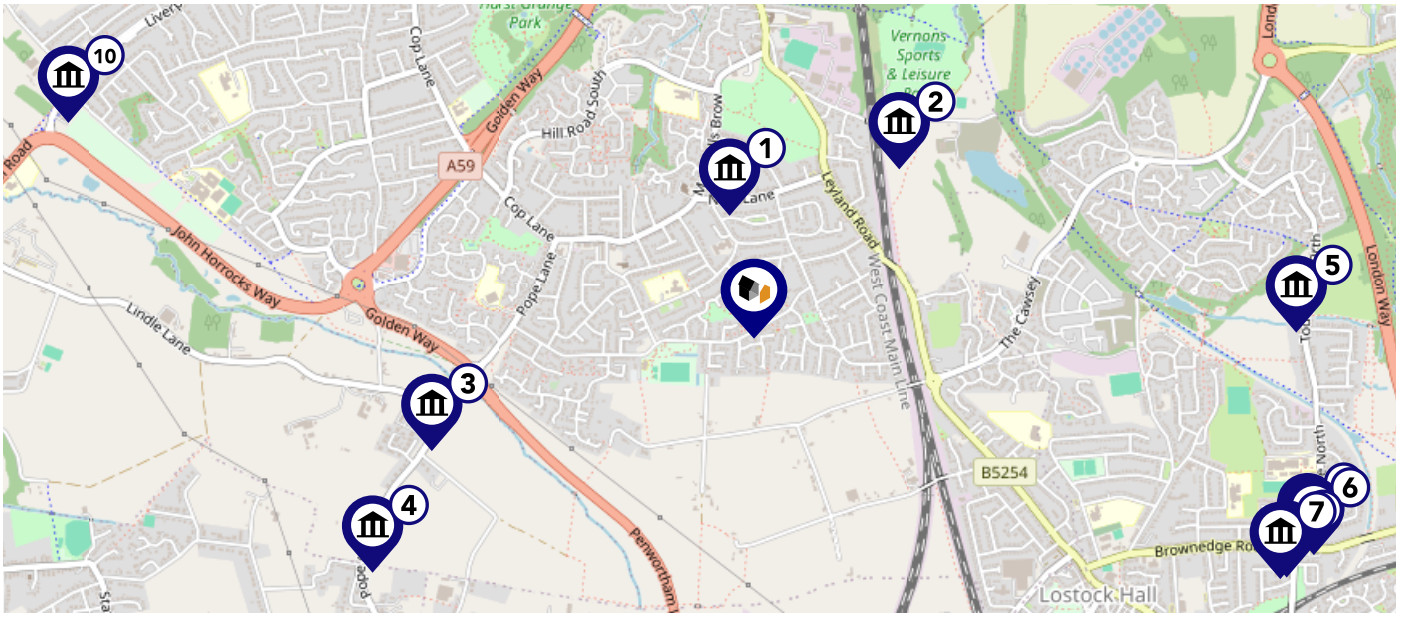
Nearby Landfill Sites

1	Land adjacent to Cop Lane Slip Road-Cop Lane, Penwortham, Preston, Lancashire	Historic Landfill
2	Hennel Lane Sand Quarry-Hennel Lane, Walton Park, Preston, Lancashire	Historic Landfill
3	Land at Oxford Street-Oxford Street, Preston, Lancashire	Historic Landfill
4	Former Penwortham Power Station-East of Penwortham Golf Course, Higher Penwortham, Preston, Lancashire	Historic Landfill
5	Corporation Street-Off Fishergate, Preston	Historic Landfill
6	Leyland Motors, North of Spurrier Works-Leyland Test Track, Leyland, Farington, Lancashire	Historic Landfill
7	Stoney Lane-Cuerden Green, Farrington, South Ribble, Preston, Lancashire	Historic Landfill
8	EA/EPR/NP3191CT/V006	Active Landfill
9	Preston Running Track-Off London Road, Preston, Lancashire	Historic Landfill
10	Disused Canal-Maudland Bank, Preston, Lancashire	Historic Landfill

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Maps
Listed Buildings

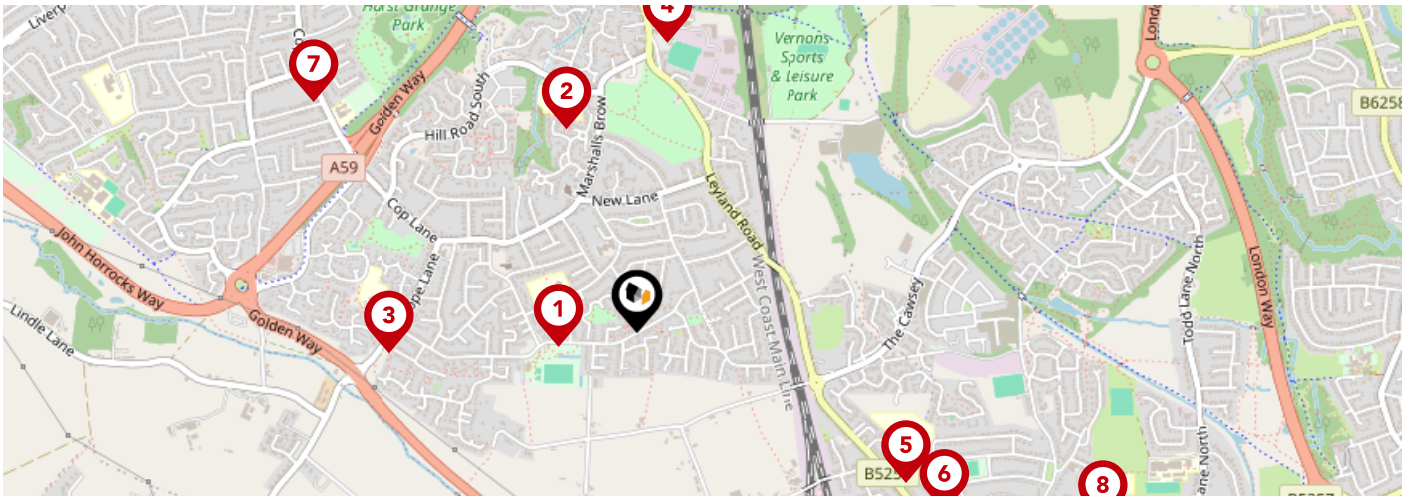
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1210884 - Penwortham Hall (incorporating Penwortham Lodge)	Grade II	0.3 miles
2 1210848 - Middleforth Hall	Grade II	0.5 miles
3 1361896 - Nutters Platt Farmhouse	Grade II	0.7 miles
4 1073035 - Rawstorne House	Grade II	1.0 miles
5 1074110 - Lime Kiln Farmhouse	Grade II	1.2 miles
6 1211285 - Barn Circa 30 Metres South East Of Todd Hall	Grade II	1.3 miles
7 1074112 - Pickerings Farmhouse	Grade II	1.3 miles
8 1074111 - Todd Hall	Grade II	1.3 miles
9 1211300 - Barn 5 Metres East Of Pickering's Farm	Grade II	1.3 miles
10 1073061 - Howick Cross At Sd 508 275	Grade II	1.6 miles

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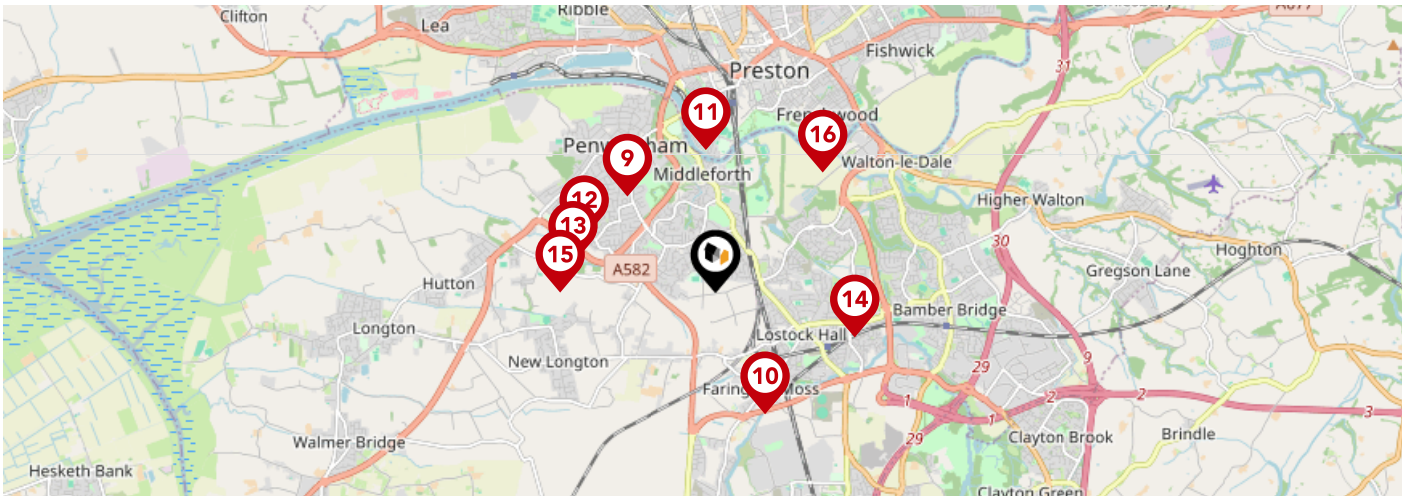
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Kingsfold Primary School Ofsted Rating: Good | Pupils: 112 | Distance:0.18	☐	☑	☐	☐	☐
2	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:0.47	☐	☑	☐	☐	☐
3	Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.55	☐	☑	☐	☐	☐
4	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:0.64	☐	☑	☐	☐	☐
5	Applebee Wood Community Specialist School Ofsted Rating: Good | Pupils: 161 | Distance:0.68	☐	☐	☑	☐	☐
6	Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement | Pupils: 360 | Distance:0.78	☐	☑	☐	☐	☐
7	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.87	☐	☑	☐	☐	☐
8	Lostock Hall Community Primary School Ofsted Rating: Good | Pupils: 424 | Distance:1.1	☐	☑	☐	☐	☐

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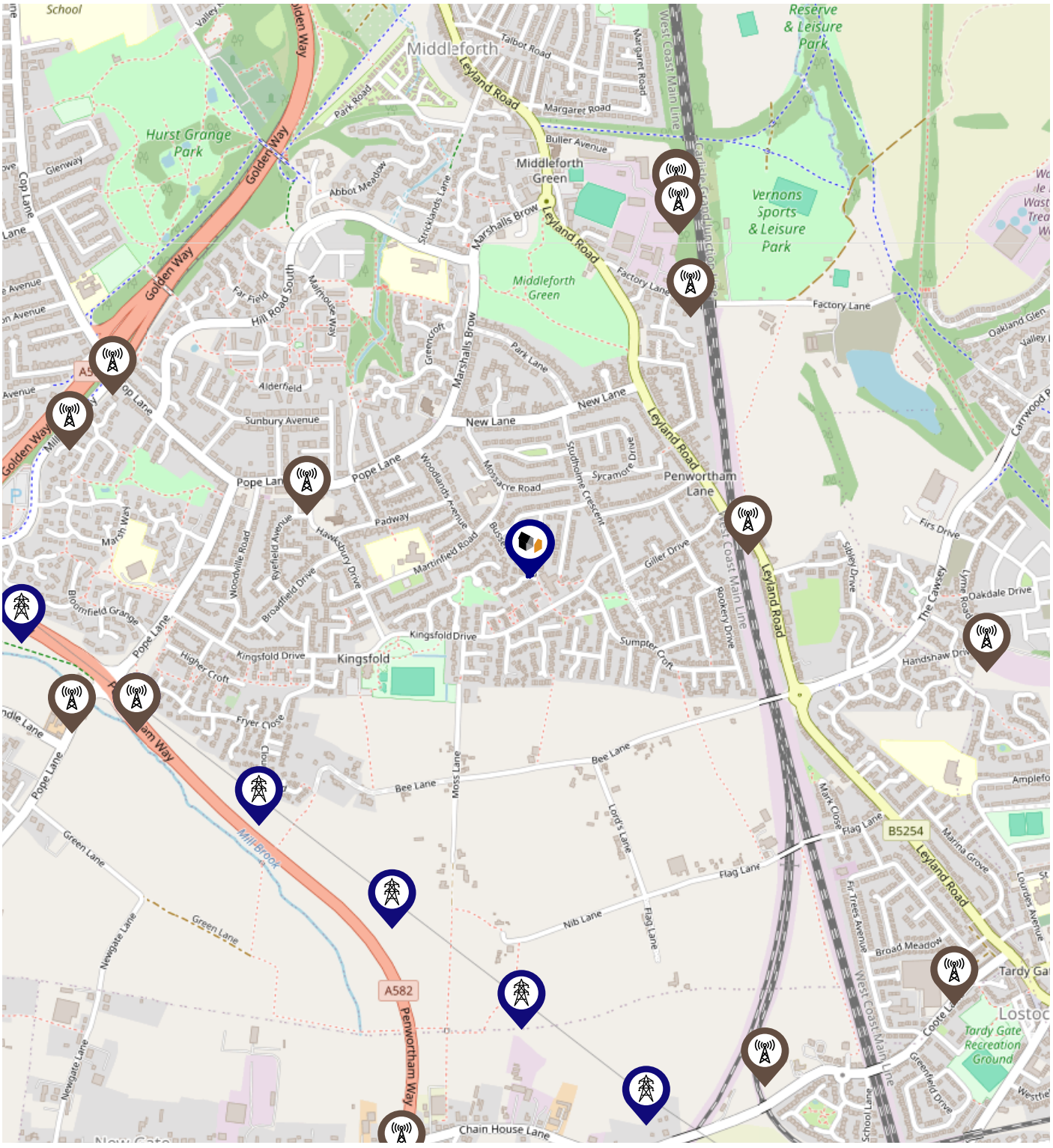
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:1.14	☐	☐	☑	☐	☐
10 Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good | Pupils: 191 | Distance:1.14	☐	☑	☐	☐	☐
11 St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:1.25	☐	☑	☐	☐	☐
12 Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:1.25	☐	☑	☐	☐	☐
13 All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:1.28	☐	☐	☑	☐	☐
14 Lostock Hall Academy Ofsted Rating: Good | Pupils: 778 | Distance:1.29	☐	☐	☑	☐	☐
15 Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:1.37	☐	☑	☐	☐	☐
16 Christ The King Catholic High School Ofsted Rating: Not Rated | Pupils: 395 | Distance:1.42	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons



Key:

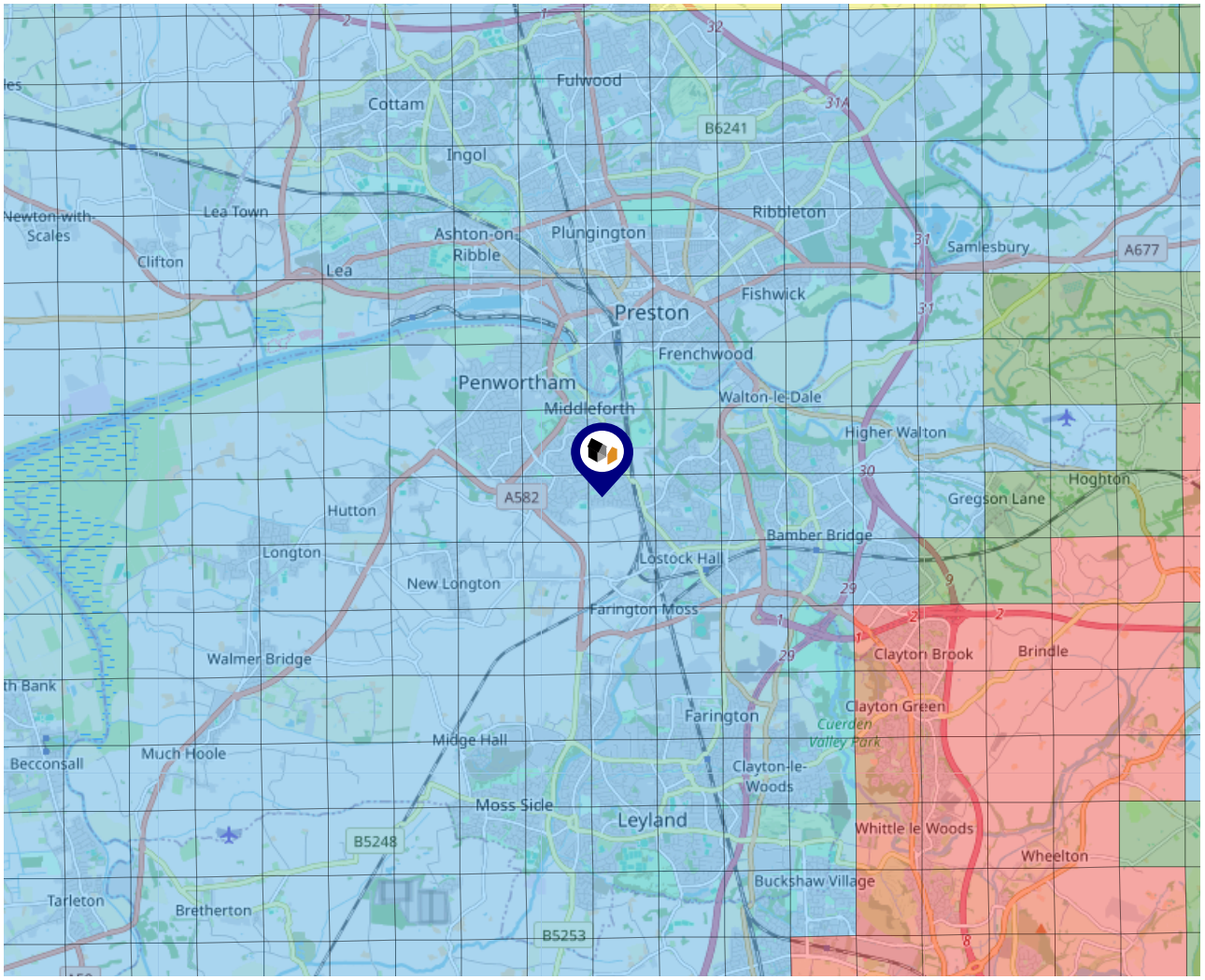
- Power Pylons
- Communication Masts

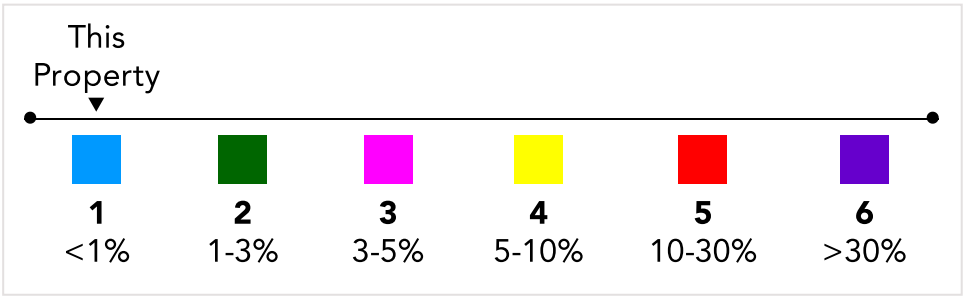
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Environment
Radon Gas

What is Radon?

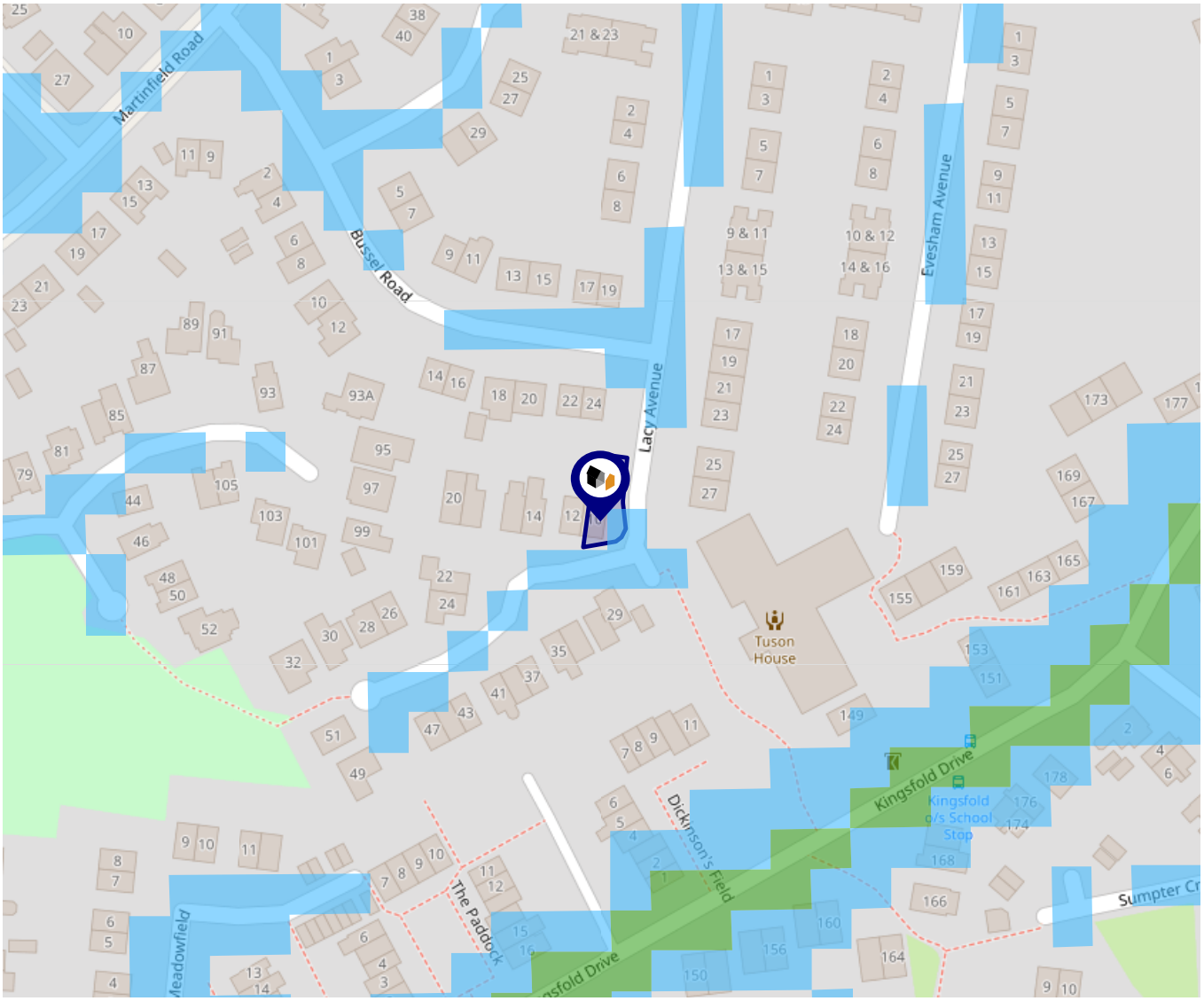
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

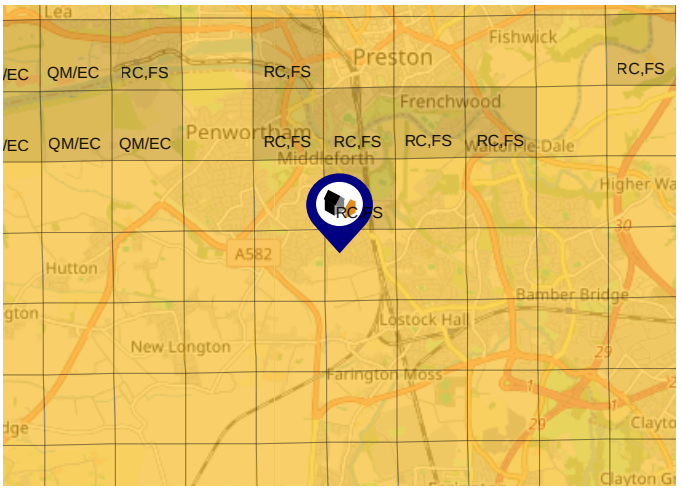
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

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		

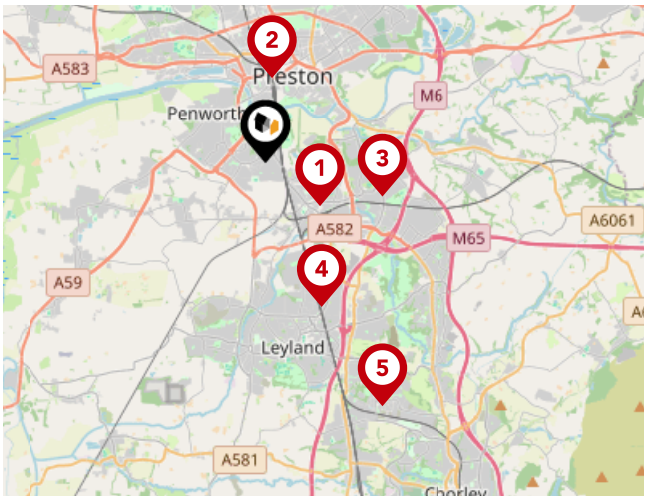


Primary Classifications (Most Common Clay Types)

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

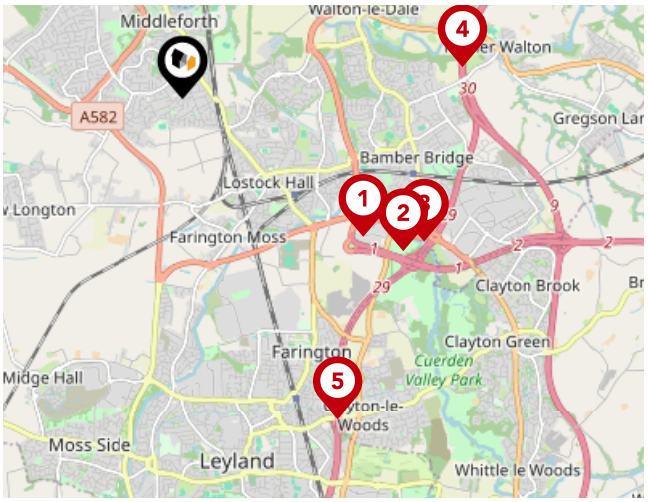
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Area
Transport (National)



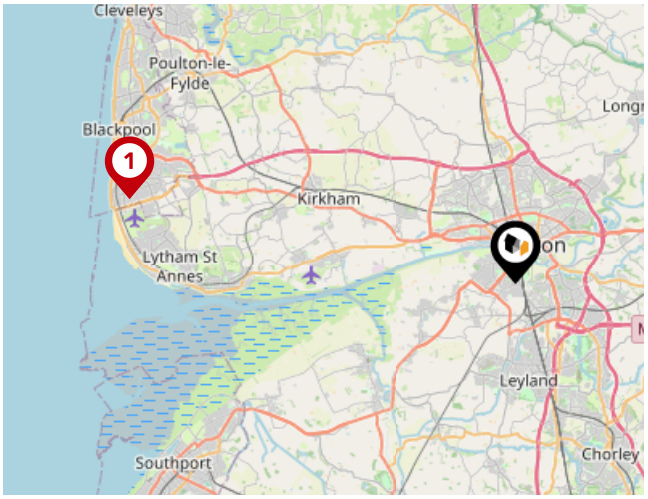
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	1.22 miles
2	Preston Rail Station	1.49 miles
3	Bamber Bridge Rail Station	2.12 miles
4	Leyland Rail Station	2.69 miles
5	Buckshaw Parkway Rail Station	4.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.98 miles
2	M65 J1	2.34 miles
3	M6 J29	2.45 miles
4	M6 J30	2.47 miles
5	M6 J28	3.11 miles

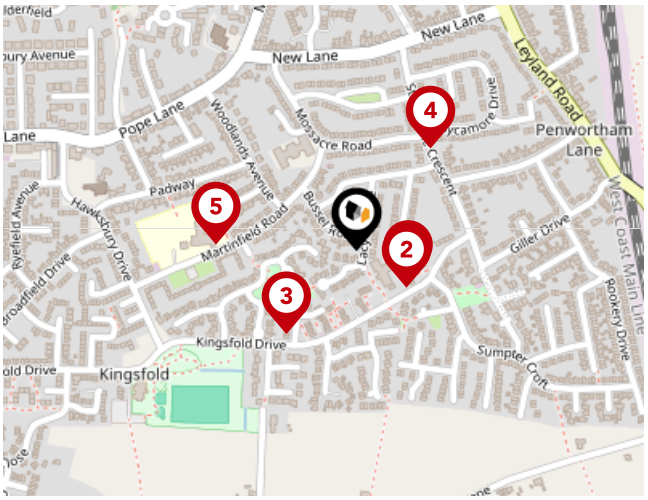


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.83 miles

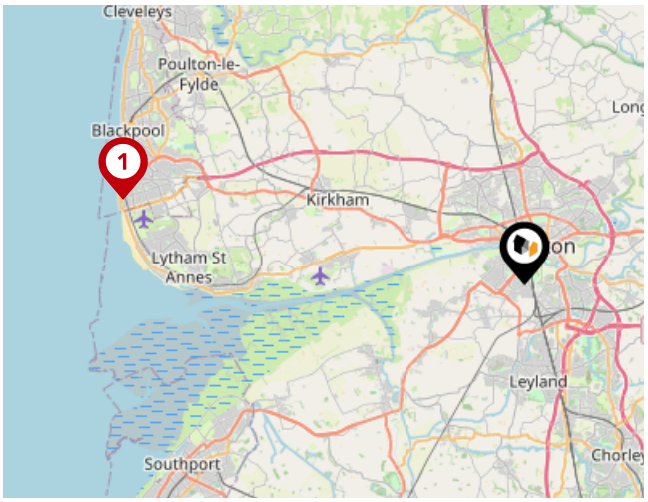
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Area
Transport (Local)



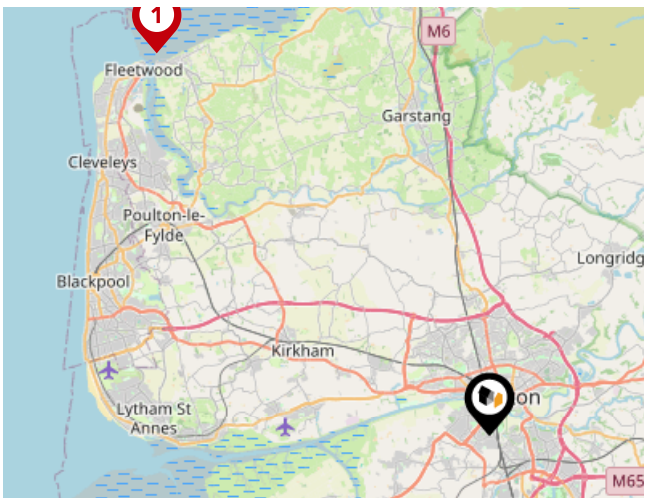
Bus Stops/Stations

Pin	Name	Distance
1	Tuson House	0.06 miles
2	School Stop	0.06 miles
3	Meadowfield	0.11 miles
4	Charnock Avenue	0.13 miles
5	Martinfield Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	14.4 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.72 miles

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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.

Roberts & Co
Testimonials

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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