Pendle Hill Properties
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# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Tuesday 20th October 2026**



## GARSTANG ROAD, CHIPPING, PRESTON, PR3


**Pendle Hill Properties**

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www.pendlehillproperties.co.uk

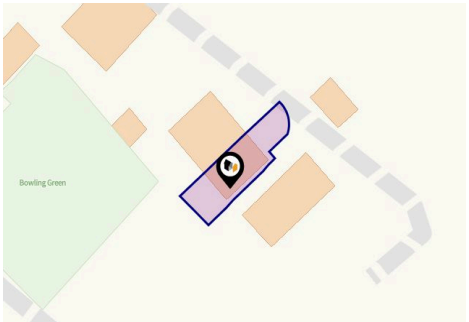

The Property Ombudsman

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# Property
# Overview

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## Property

| | | | |
|---|---|---|---|
| **Type:** | Terraced | **Tenure:** | Leasehold |
| **Bedrooms:** | 2 | | |
| **Floor Area:** | 1,064 $ft^2$ / 98 $m^2$ | | |
| **Plot Area:** | 0.07 acres | | |
| **Year Built :** | 1998 | | |
| **Council Tax :** | Band E | | |
| **Annual Estimate:** | £2,917 | | |
| **Title Number:** | LA833087 | | |

## Local Area

**Local Authority:** Lancashire

**Conservation Area:** No

**Flood Risk:**

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

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

| 17 mb/s | 53 mb/s | 1000 mb/s |
|---|---|---|

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

| O2 | EE | 3 | Vodafone |
|---|---|---|---|

**Satellite/Fibre TV Availability:**

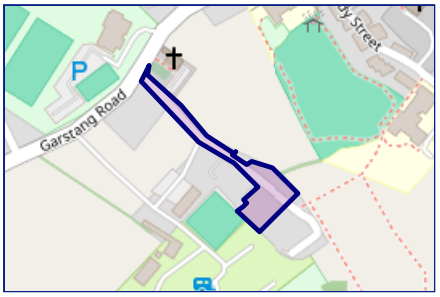
| BT | sky | Virgin media |
|---|---|---|
| ✓ | ✓ | ✗ |



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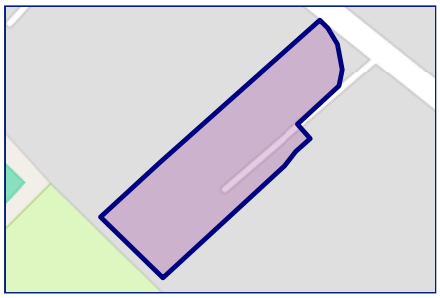
# Property
# Multiple Title Plans

## Freehold Title Plan




**LA784436**

## Leasehold Title Plan



**LA833087**

| | |
|---|---|
| Start Date: | 09/08/1998 |
| End Date: | 01/01/2996 |
| Lease Term: | 999 years from 1 January 1997 |
| Term Remaining: | 969 years |

# Gallery
## Photos

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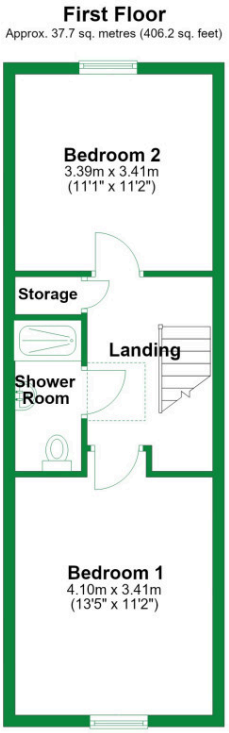






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# GARSTANG ROAD, CHIPPING, PRESTON, PR3

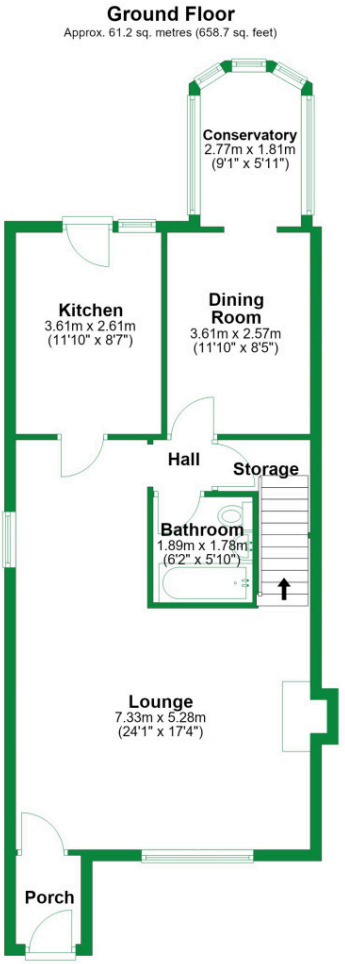





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# GARSTANG ROAD, CHIPPING, PRESTON, PR3




Total area: approx. 98.9 sq. metres (1064.8 sq. feet)



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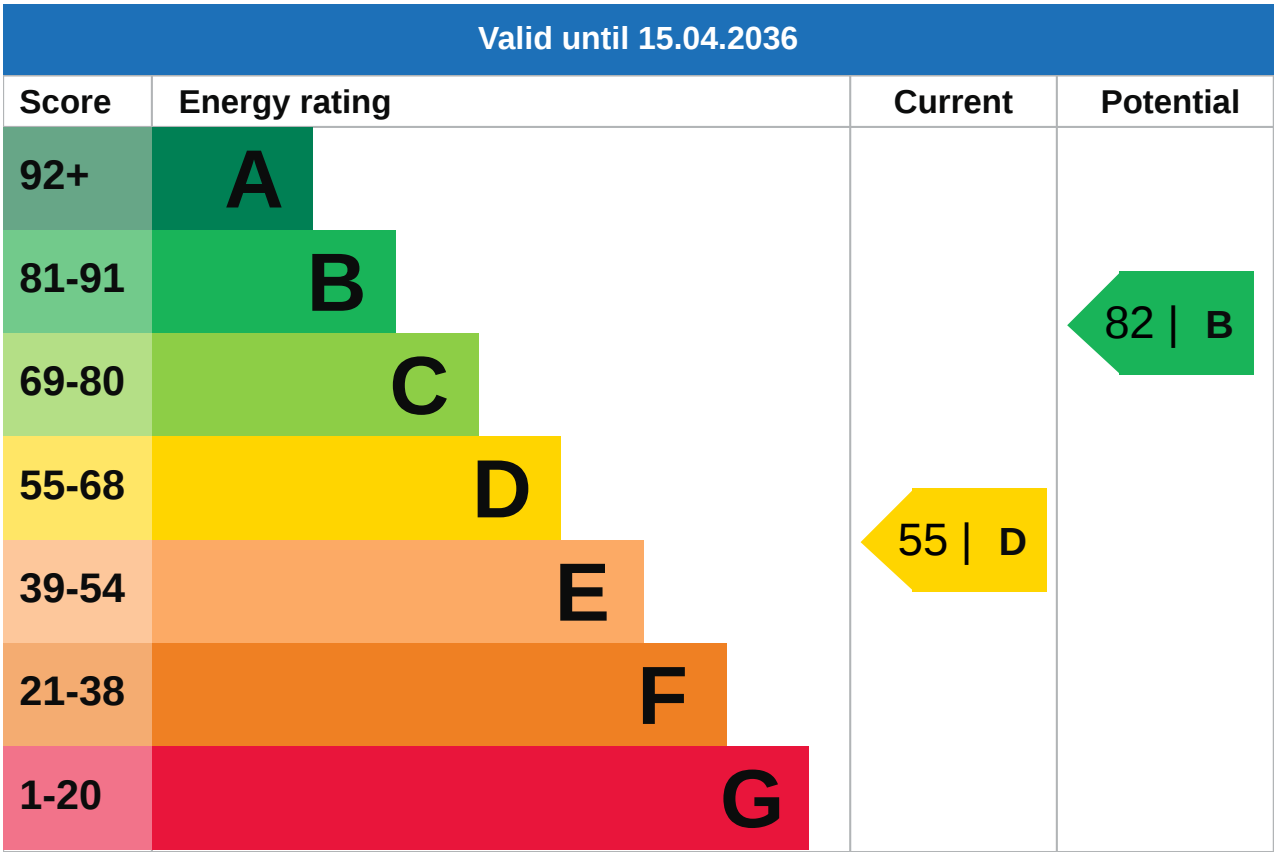
Pendle Hill Properties
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Garstang Road, Chipping, PR3

Energy rating

D

Valid until 15.04.2036






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# EPC - Additional Data

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## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Unknown |
| **Main Fuel:** | Oil (not community) |
| **Main Gas:** | No |
| **Flat Top Storey:** | No |
| **Previous Extension:** | 0 |
| **Open Fireplace:** | 0 |
| **Ventilation:** | Natural |
| **Walls:** | Cavity wall, as built, partial insulation (assumed) |
| **Walls Energy:** | Average |
| **Roof:** | Pitched, insulated (assumed) |
| **Roof Energy:** | Average |
| **Main Heating:** | Boiler and radiators, oil |
| **Main Heating Controls:** | Programmer, TRVs and bypass |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Poor |
| **Lighting:** | Excellent lighting efficiency |
| **Floors:** | Solid, no insulation (assumed) |
| **Total Floor Area:** | 98 $m^2$ |

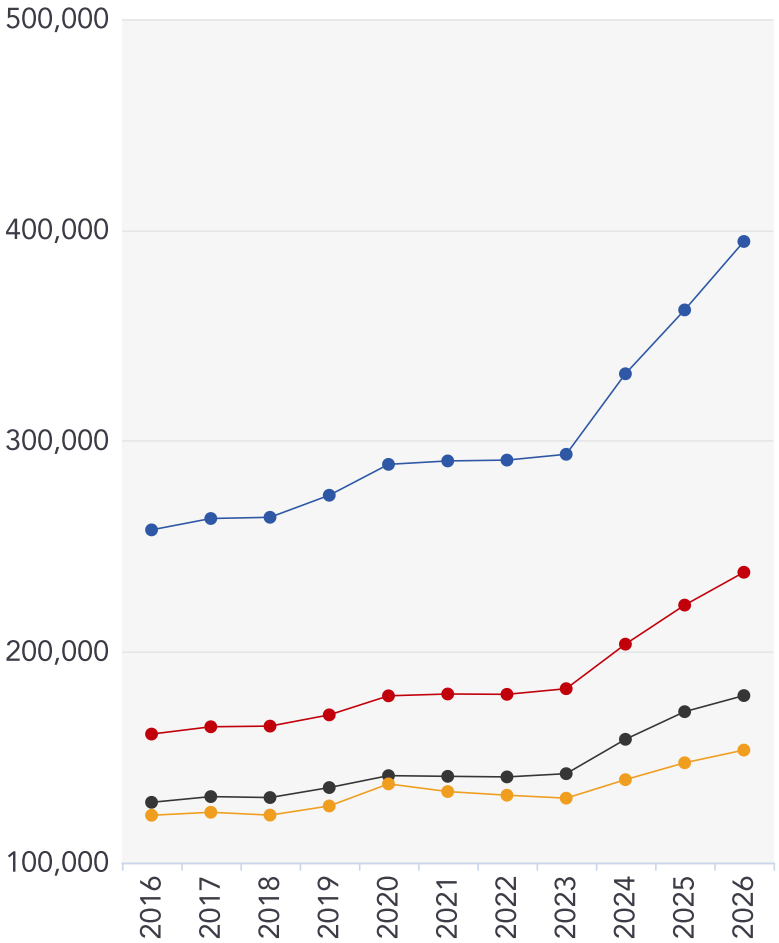


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# Market
# House Price Statistics

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




Detached

**+53.05%**

Semi-Detached

**+47.66%**

Terraced

**+39.35%**

Flat

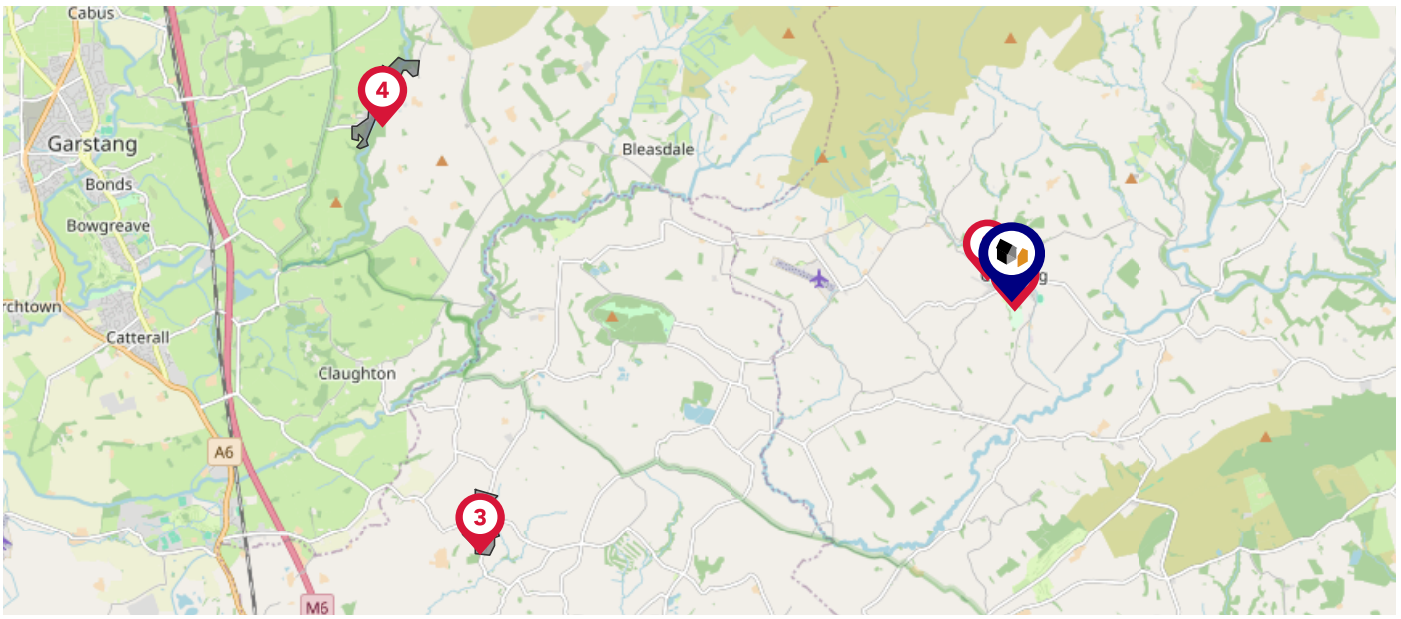
**+25.24%**



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# Maps
## Conservation Areas

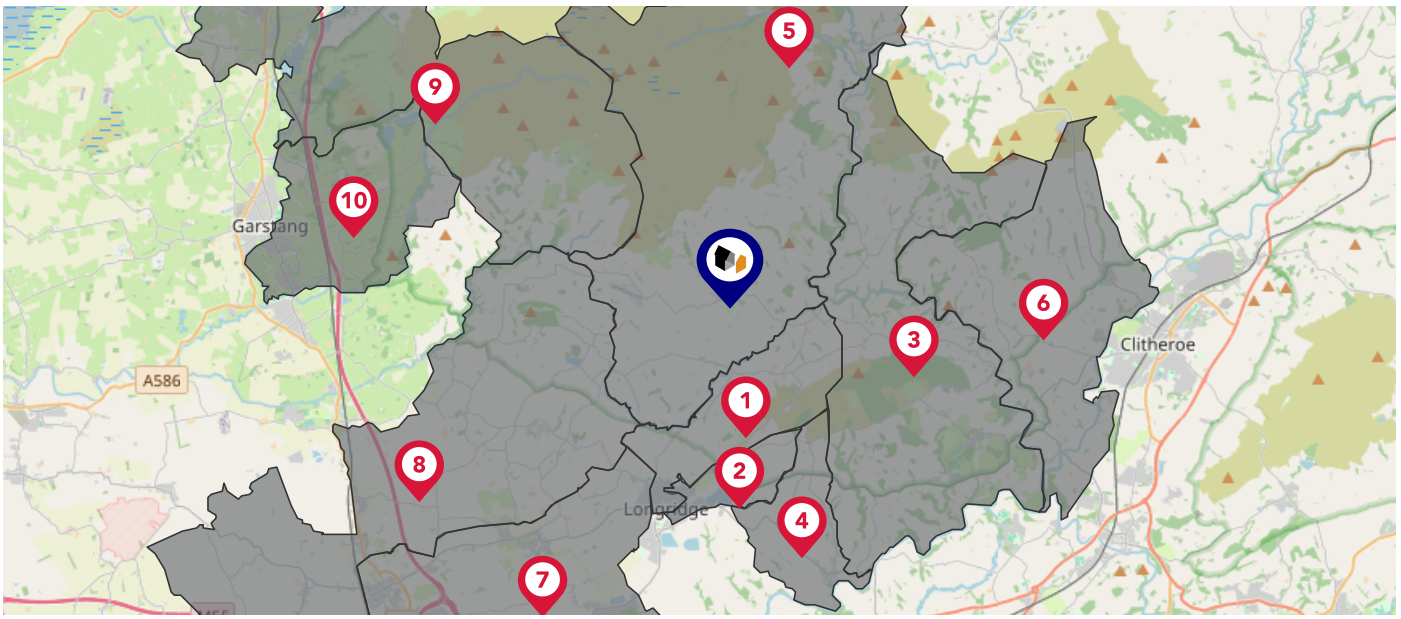
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.




| Nearby Conservation Areas | |
|---|---|
| 1 | Chipping |
| 2 | Kirk Mill |
| 3 | Inglewhite |
| 4 | Calder Vale |

# Maps
## Council Wards

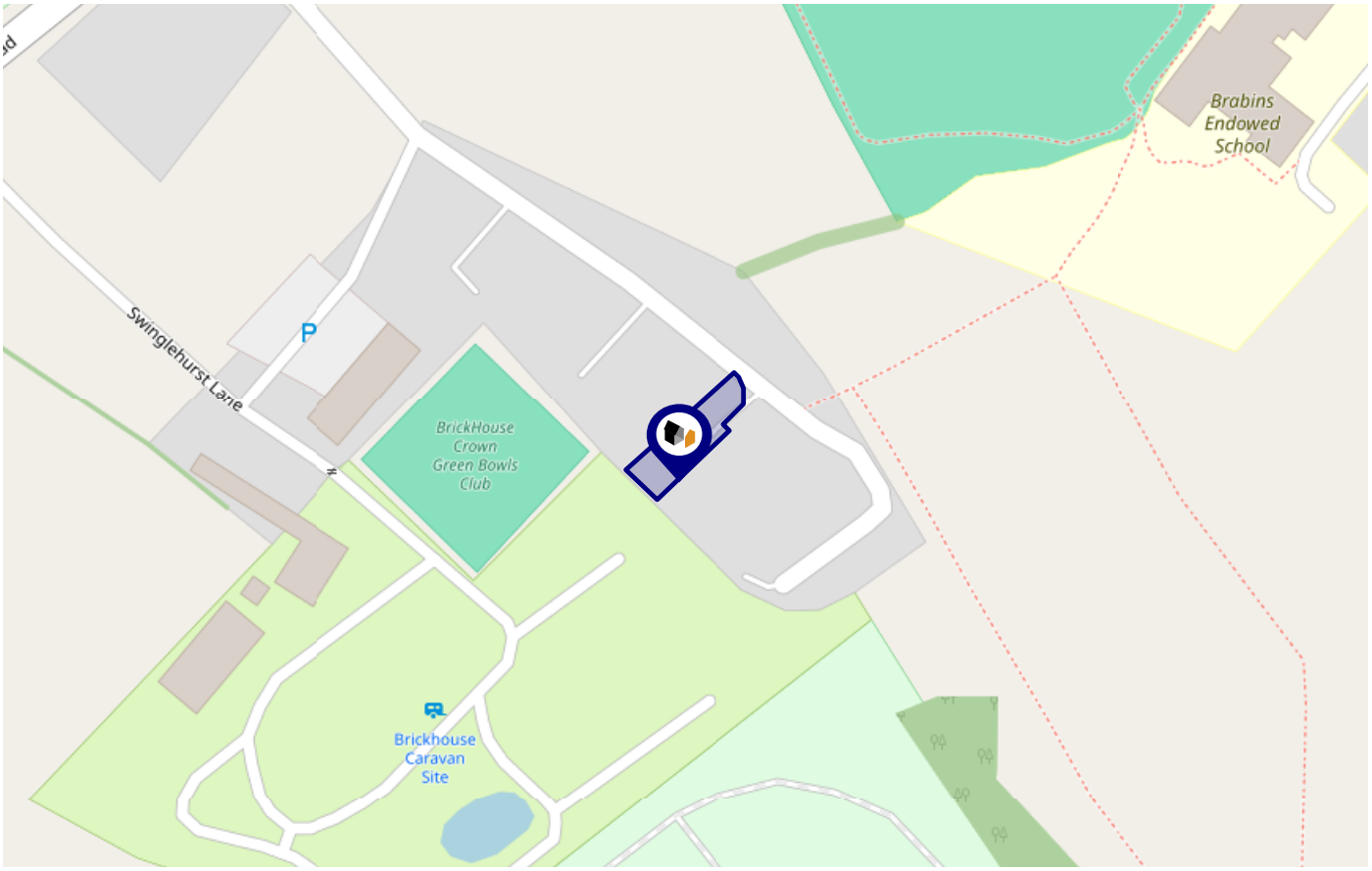
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500




| Nearby Council Wards | |
|---|---|
| 1 | Derby & Thornley Ward |
| 2 | Dilworth Ward |
| 3 | Hurst Green & Whitewell Ward |
| 4 | Ribchester Ward |
| 5 | Chipping Ward |
| 6 | Waddington, Bashall Eaves & Mitton Ward |
| 7 | Preston Rural East Ward |
| 8 | Preston Rural North Ward |
| 9 | Wyresdale Ward |
| 10 | Calder 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.

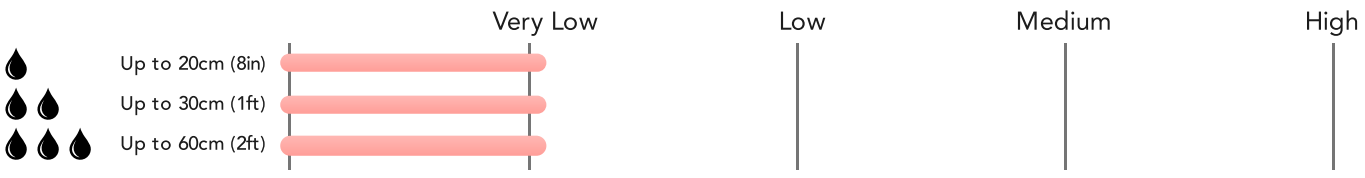



Risk Rating: Very low

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.

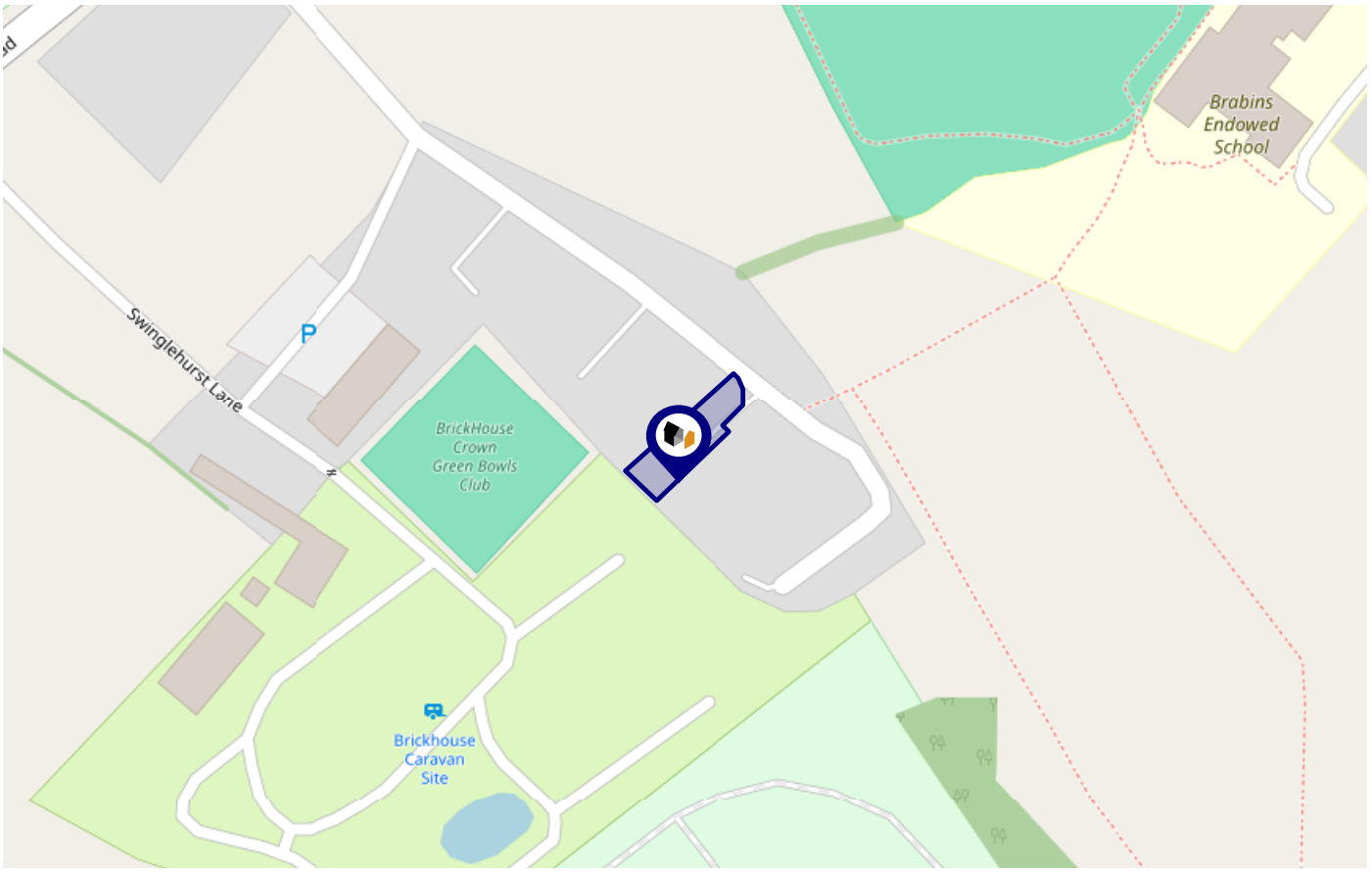
Chance of flooding to the following depths at this property:



# Flood Risk
## Rivers & Seas - Climate Change

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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.

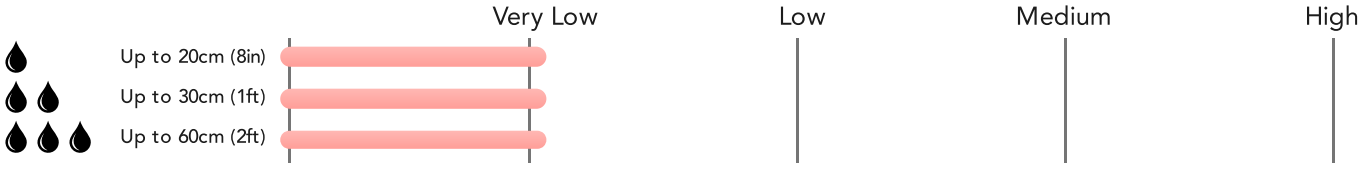



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Chance of flooding to the following depths at this property:



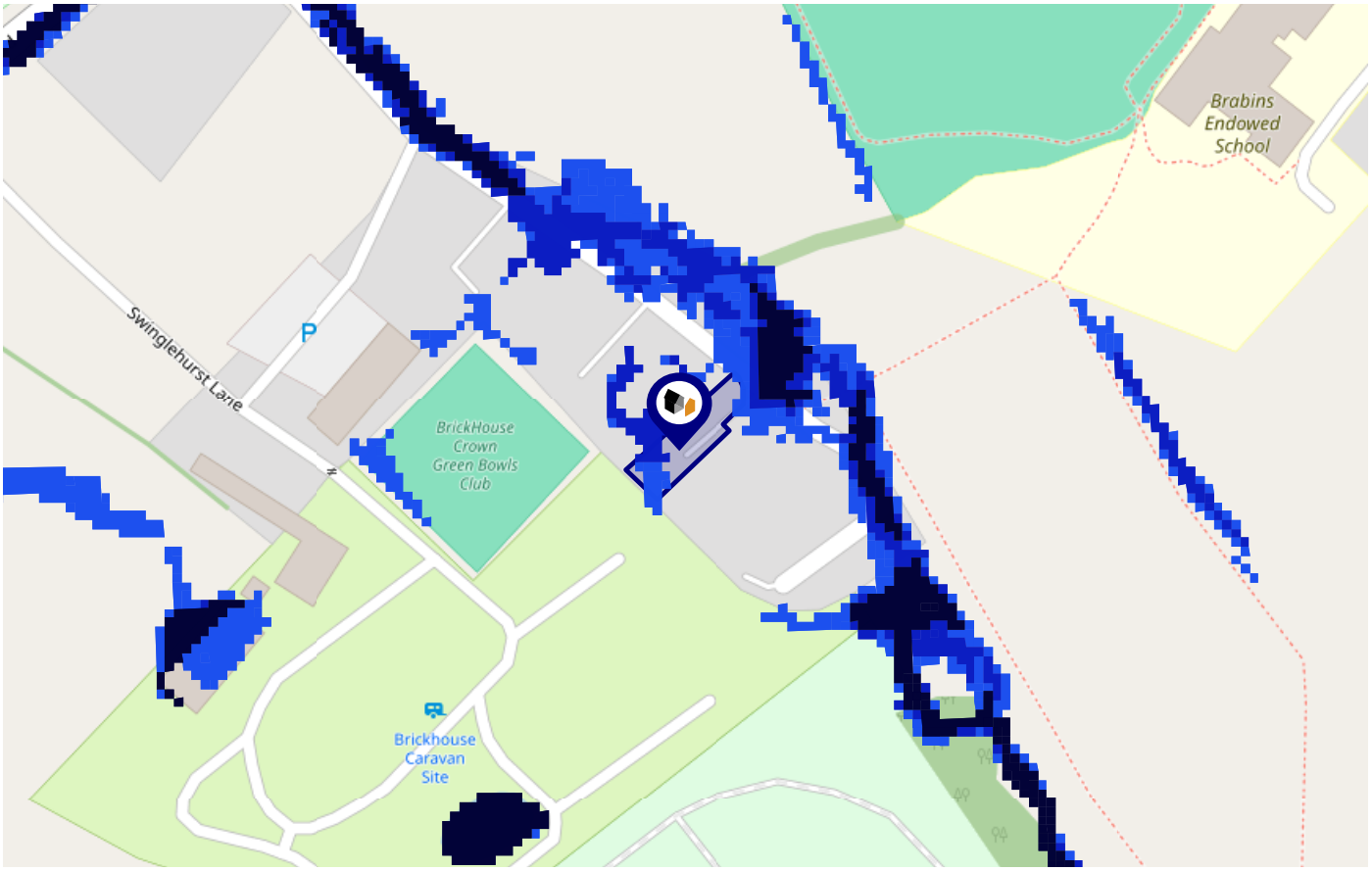



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# Flood Risk
## Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

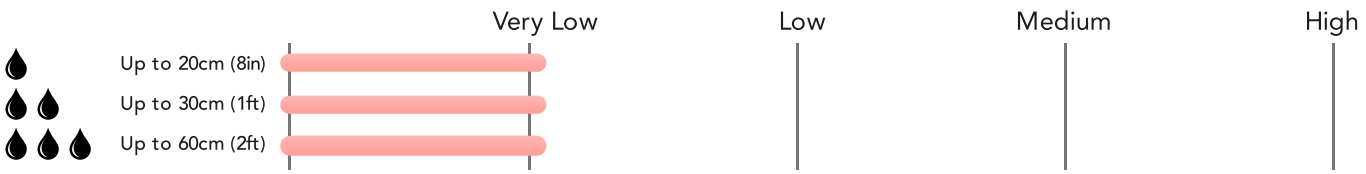



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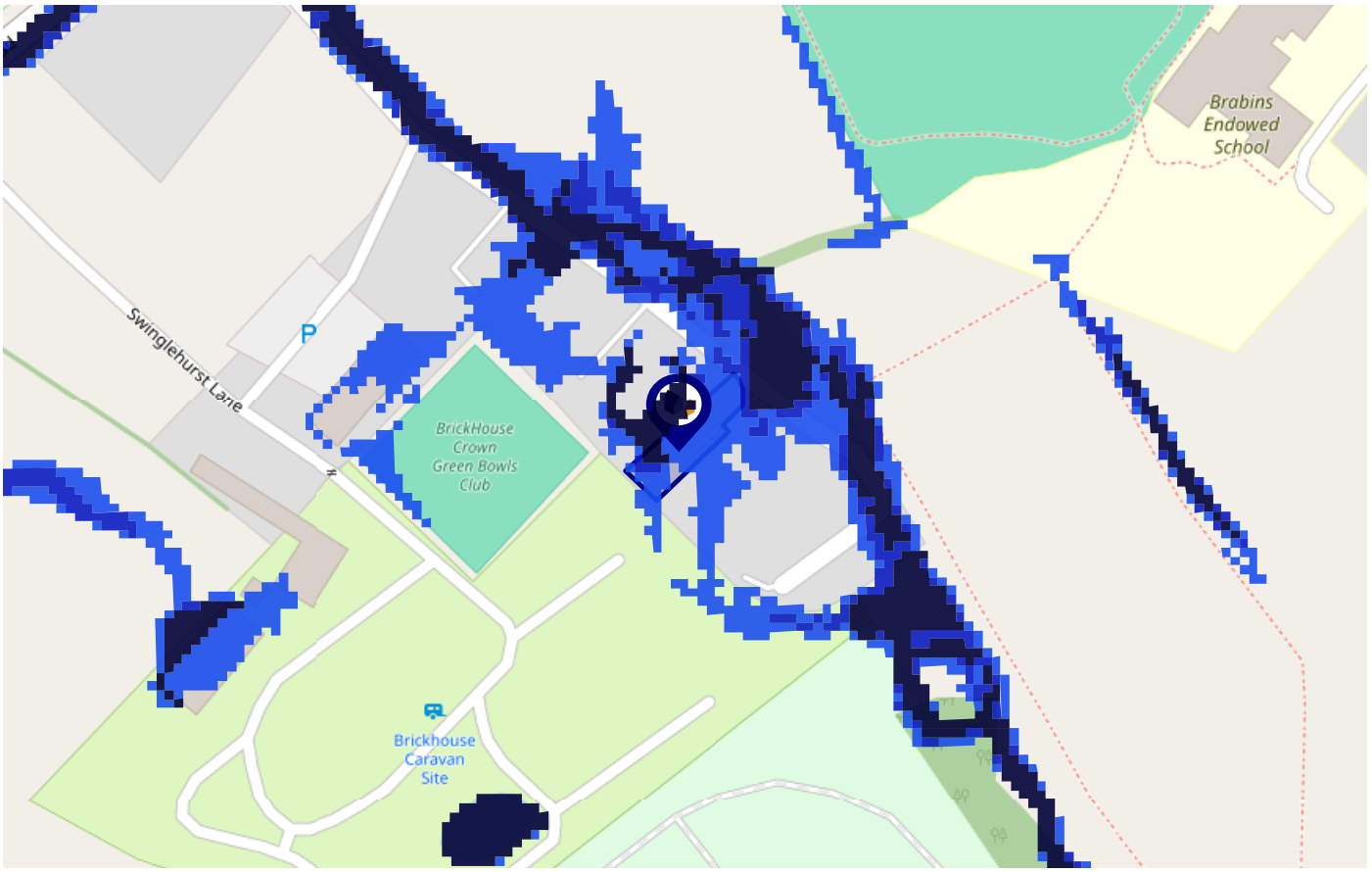



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# Flood Risk
## Surface Water - Climate Change

Pendle Hill Properties
estate and letting agents

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.

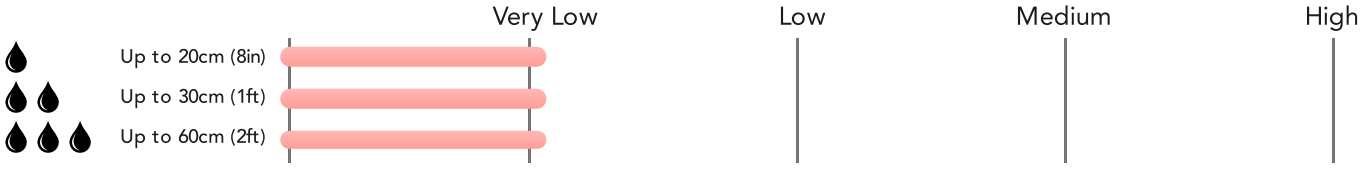



Risk Rating: Low

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.

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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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Chance of flooding to the following depths at this property:

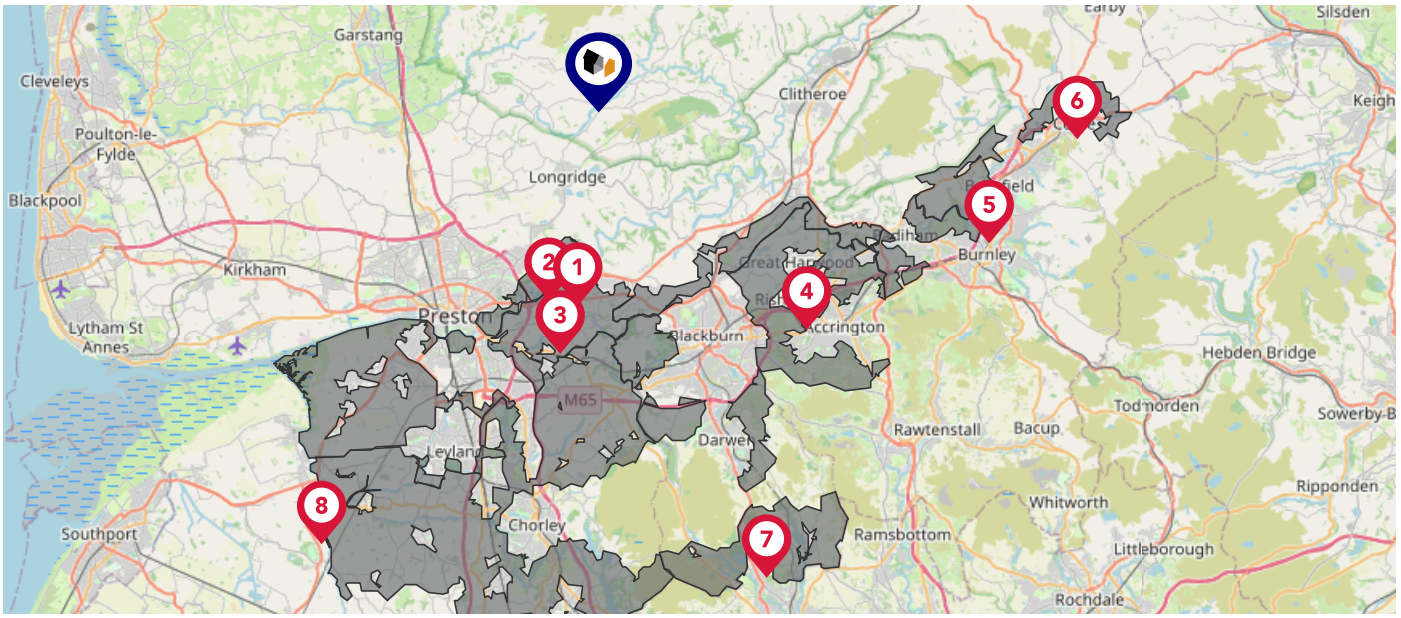





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# Maps
## Green Belt

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

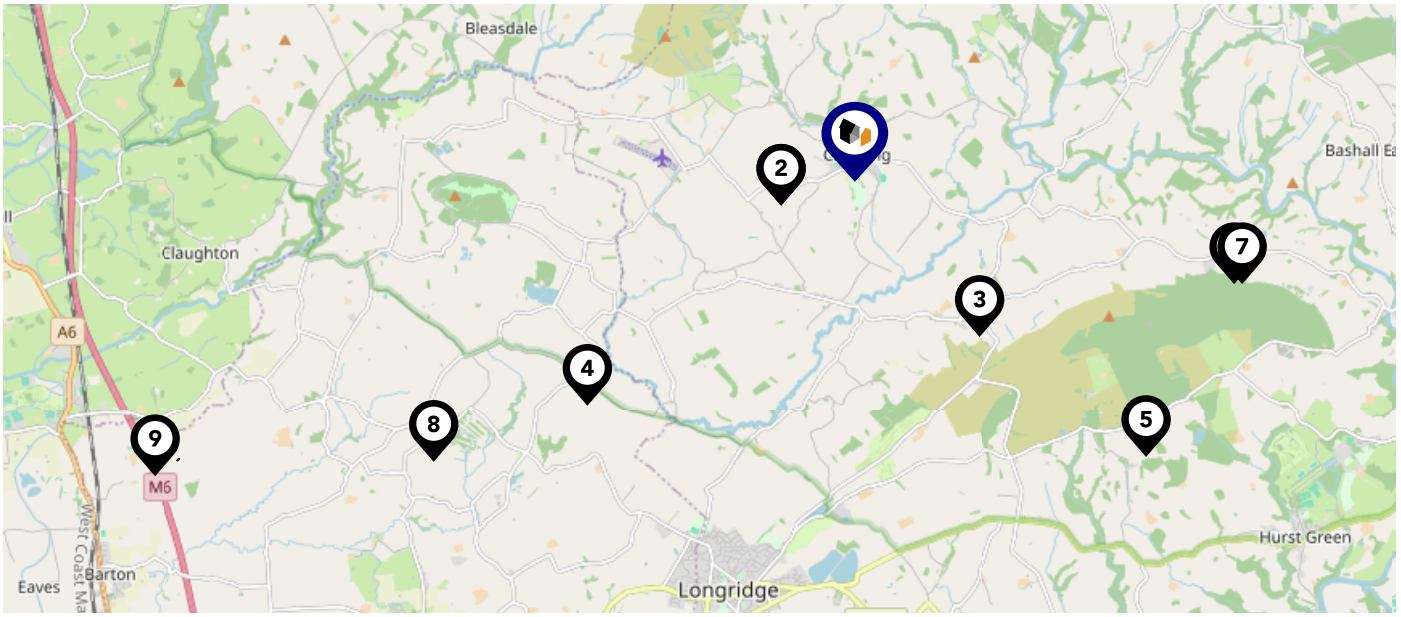



## Nearby Green Belt Land

| | |
|---|---|
| 1 | Merseyside and Greater Manchester Green Belt - Ribble Valley |
| 2 | Merseyside and Greater Manchester Green Belt - Preston |
| 3 | Merseyside and Greater Manchester Green Belt - South Ribble |
| 4 | Merseyside and Greater Manchester Green Belt - Hyndburn |
| 5 | Merseyside and Greater Manchester Green Belt - Burnley |
| 6 | Merseyside and Greater Manchester Green Belt - Pendle |
| 7 | Merseyside and Greater Manchester Green Belt - Blackburn with Darwen |
| 8 | Merseyside and Greater Manchester Green Belt - Chorley |

# 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.

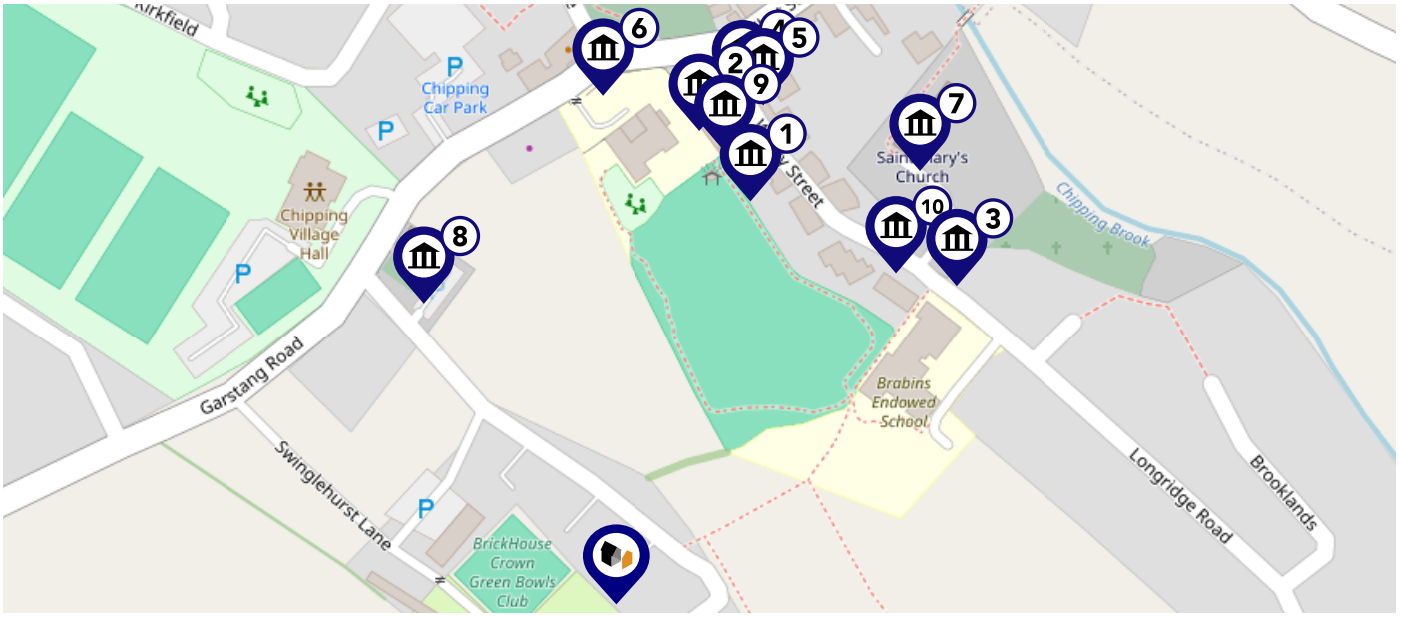



## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Black Hall Farm-Off Garstang Road, Chipping, Lancashire | Historic Landfill |
| 2 | Black Hall Farm-Off Garstang Road, Chipping, Lancashire | Historic Landfill |
| 3 | Thornley-Thonley with Wheatley, Near Clitheroe, Lancashire | Historic Landfill |
| 4 | White Hill Farm-Horns Lane, Goosnargh, Preston, Lancashire | Historic Landfill |
| 5 | Intack Farm-Near Old Clitheroe Road, Ribble Valley, Lancashire | Historic Landfill |
| 6 | Bull Hill Farm-Rock Brow, Clitheroe, Chaigley, Lancashire | Historic Landfill |
| 7 | Plane Tree Farm-Rock Brow, Chaigley, Clitheroe, Lancashire | Historic Landfill |
| 8 | Lower Beesley Farm-Preston, Inglewhite, Lancashire | Historic Landfill |
| 9 | Fishers Farm-Green Lane, Bilsbarrow, Near Preston, Lancashire | Historic Landfill |

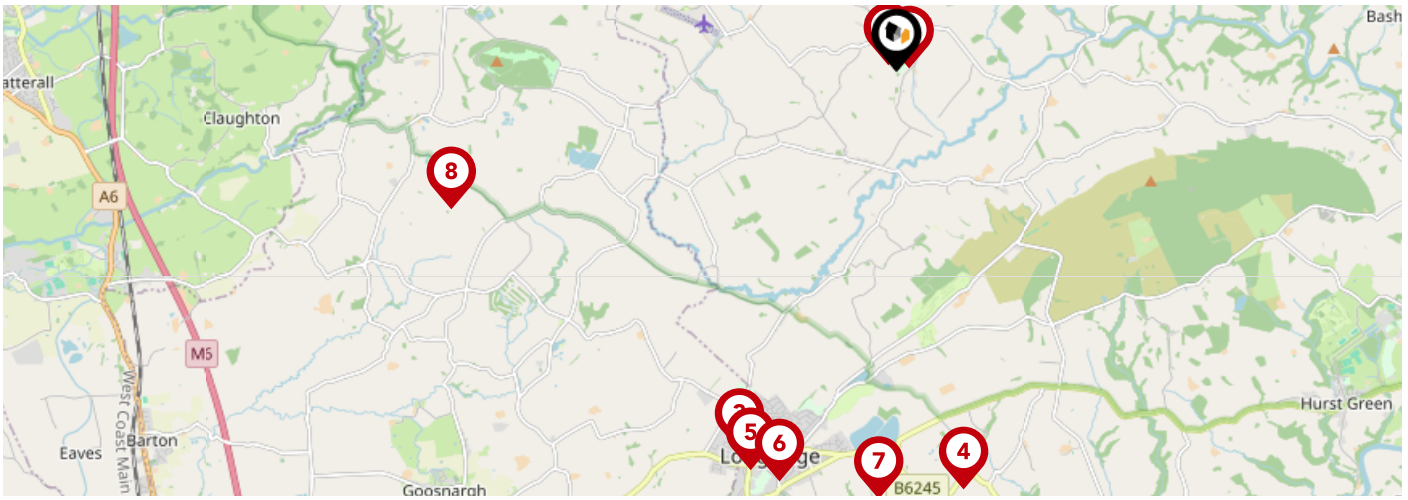
# Maps
## Listed Buildings

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



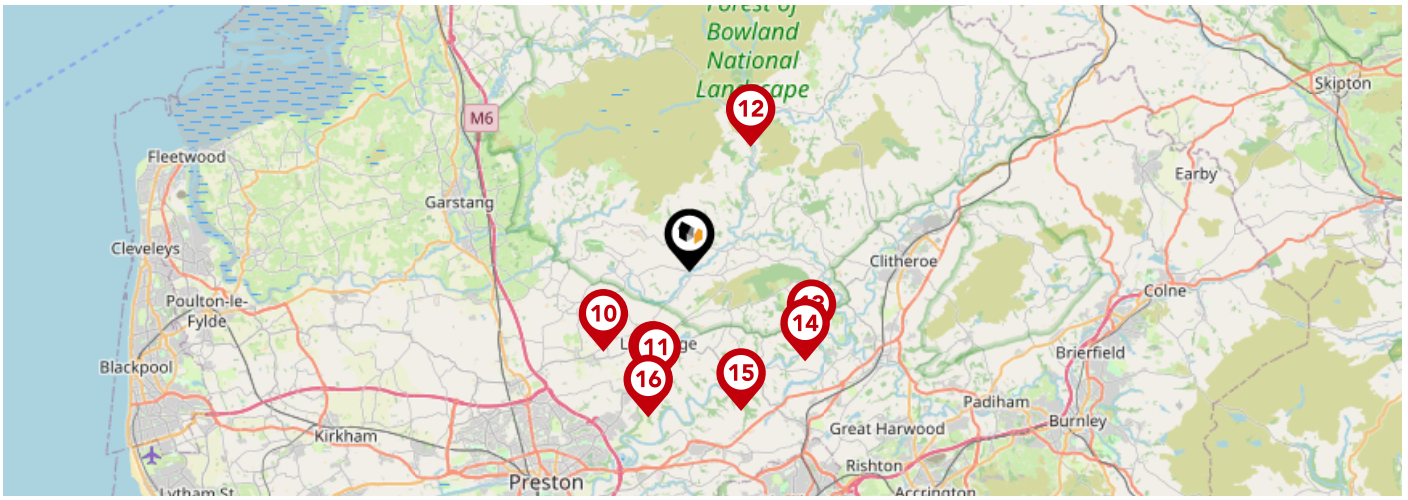

| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1072284 - 12, Windy Street | Grade II | 0.1 miles |
| 2 1362247 - The Sun Inn | Grade II | 0.1 miles |
| 3 1365618 - St Mary's Old School | Grade II | 0.1 miles |
| 4 1147260 - 2, Talbot Street | Grade II | 0.1 miles |
| 5 1365612 - Proctor's Shop | Grade II | 0.1 miles |
| 6 1362245 - Churchyard Wall And Steps At Church Of St Bartholomew | Grade II | 0.1 miles |
| 7 1362250 - Church Of St Mary | Grade II | 0.1 miles |
| 8 1147217 - Congregational Church | Grade II | 0.1 miles |
| 9 1362248 - No 6 And Stable Adjoining To South-east | Grade II | 0.1 miles |
| 10 1072286 - John Brabin's Almshouses | Grade II | 0.1 miles |

# Area
# Schools




| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | St Mary's Roman Catholic Primary School, Chipping<br>Ofsted Rating: Good \| Pupils: 40 \| Distance:0.09 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | Brabins Endowed School<br>Ofsted Rating: Outstanding \| Pupils: 83 \| Distance:0.12 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 | Barnacre Road Primary School<br>Ofsted Rating: Not Rated \| Pupils:0 \| Distance:3.58 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | Brook View School<br>Ofsted Rating: Good \| Pupils: 7 \| Distance:3.7 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 5 | Longridge St Wilfrid's Roman Catholic Primary School<br>Ofsted Rating: Good \| Pupils: 198 \| Distance:3.7 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | Longridge Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 195 \| Distance:3.73 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | Hillside Specialist School and College<br>Ofsted Rating: Good \| Pupils: 108 \| Distance:3.73 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 8 | Goosnargh Whitechapel Primary School<br>Ofsted Rating: Good \| Pupils: 94 \| Distance:4.06 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Area
# Schools



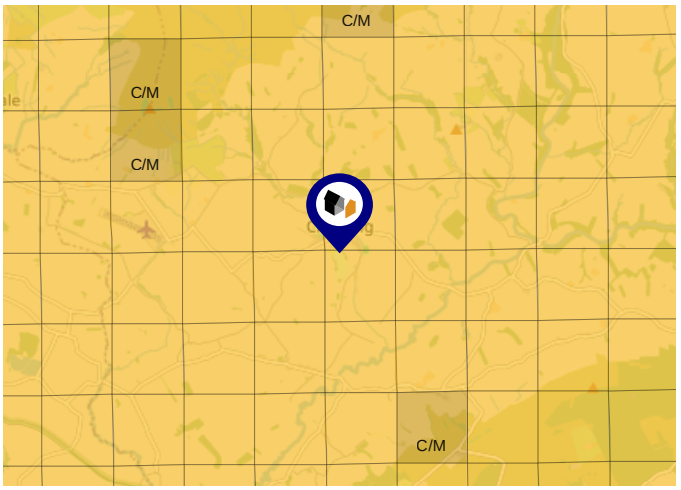

| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| 9 **Longridge High School**<br>Ofsted Rating: Requires improvement \| Pupils: 821 \| Distance:4.09 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 10 **St Francis Catholic Primary School, Goosnargh**<br>Ofsted Rating: Good \| Pupils: 103 \| Distance:4.12 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 11 **St Cecilia's RC High School**<br>Ofsted Rating: Good \| Pupils: 562 \| Distance:4.15 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 12 **Thorneyholme Roman Catholic Primary School, Dunsop Bridge**<br>Ofsted Rating: Good \| Pupils: 18 \| Distance:4.88 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 13 **Stonyhurst College**<br>Ofsted Rating: Not Rated \| Pupils: 722 \| Distance:4.91 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 14 **St Joseph's Roman Catholic Primary School, Hurst Green**<br>Ofsted Rating: Good \| Pupils: 110 \| Distance:5.13 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 15 **Ribchester St Wilfrid's Church of England Voluntary Aided Primary School**<br>Ofsted Rating: Good \| Pupils: 77 \| Distance:5.21 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 **Alston Lane Catholic Primary School, Longridge**<br>Ofsted Rating: Good \| Pupils: 241 \| Distance:5.3 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Environment
# Soils & Clay

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estate and letting agents

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

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



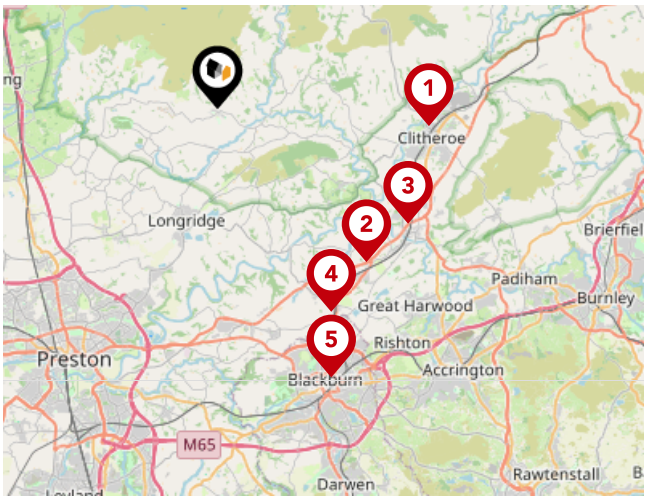

## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |



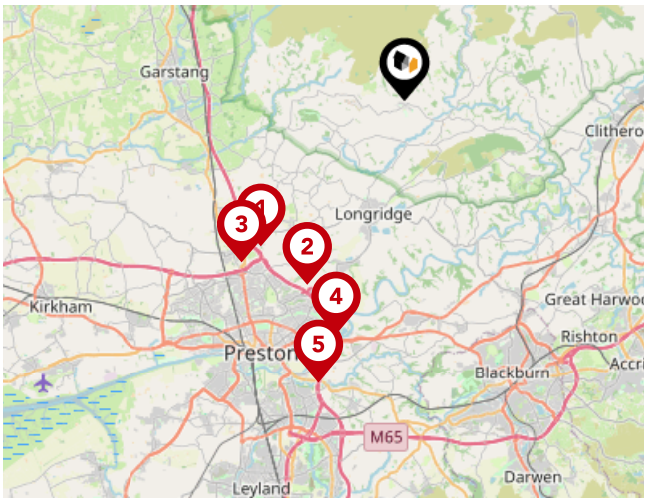
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# Area
# Transport (National)




## National Rail Stations

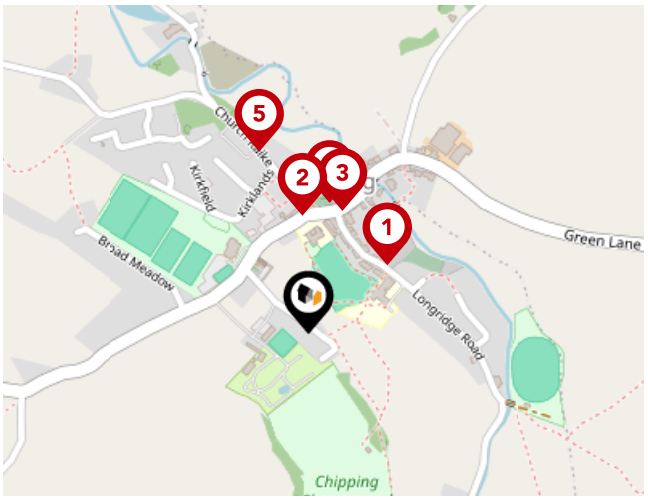
| Pin | Name | Distance |
|---|---|---|
| 1 | Clitheroe Rail Station | 7.44 miles |
| 2 | Langho Rail Station | 7.47 miles |
| 3 | Whalley Rail Station | 7.81 miles |
| 4 | Ramsgreave & Wilpshire Rail Station | 8.14 miles |
| 5 | Blackburn Rail Station | 10.19 miles |




## Trunk Roads/Motorways

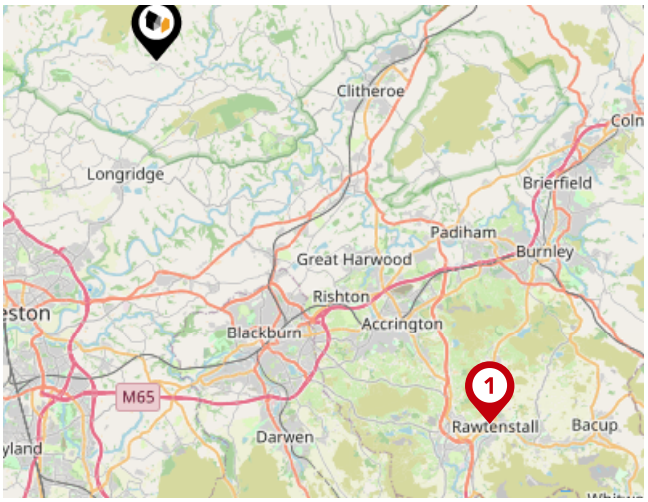
| Pin | Name | Distance |
|---|---|---|
| 1 | M6 J32 | 7.16 miles |
| 2 | M6 J31A | 7.25 miles |
| 3 | M55 J1 | 8.01 miles |
| 4 | M6 J31 | 8.49 miles |
| 5 | M6 J30 | 10.33 miles |

# Area
# Transport (Local)




## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Brabins School | 0.11 miles |
| 2 | St Marys RCPS | 0.12 miles |
| 3 | Sun Inn | 0.13 miles |
| 4 | Church Raike | 0.14 miles |
| 5 | Kirklands Estate | 0.2 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Rawtenstall (East Lancashire Railway) | 17.24 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.

# Pendle Hill Properties
# Testimonials

## 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

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/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.

Powered by sprift
Know any property instantly

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