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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



TAG LANE, INGOL, PRESTON, PR2

Roberts & Co

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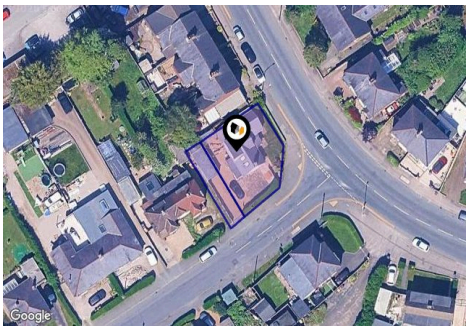
Introduction
Our Comments

Step inside and you'll immediately appreciate the sense of space this wonderful home offers. A useful porch with storage sets the tone, leading into a striking double height hallway that creates a light, open feel from the moment you arrive.The living room is a lovely bright and airy space, with doors opening to the side of the property, flooding the room with natural light and creating a seamless connection with the outside. It's a room that feels as good for quiet evenings as it does for entertaining.At the heart of the home is the dining kitchen, a sociable and well-designed space with an induction hob and integrated appliances. It flows through to a handy utility room, with a door to the rear garden, making day-to-day life easy.The accommodation on the ground floor is where the flexibility really shines. There is a double bedroom and a family bathroom, plus a further double bedroom that could just as easily serve as an additional reception room. The current owners use it as a home office, but it would suit a snug, playroom, guest suite or hobby space equally well, so you can make it work for the way you live.Upstairs, are two further double bedrooms. The principal bedroom is a real highlight, benefiting from its own dressing area and en-suite, creating a private retreat away from the rest of the household.Outside, the property sits on a generous corner plot with off-road parking and a garage. The low maintenance outdoor space includes a patio and seating area, ideal for relaxing or entertaining without the upkeep of a large garden.With versatile accommodation, a light and airy feel throughout and a location on a corner plot, this is a home that offers space, comfort and the freedom to adapt as your needs change. Early viewing is highly recommended.

Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,388 ft^2 / 129 m^2		
Plot Area:	0.1 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,290		
Title Number:	LAN200845		

Local Area

Local Authority: Preston

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***Tag Lane, Ingol, Preston, PR2***

Reference - Preston/06/2018/1406	
Decision:	Decided
Date:	21st December 2018
Description:	
Front dormer extension	

Reference - 06/2018/1406	
Decision:	-
Date:	21st December 2018
Description:	
Front dormer extension	

Gallery
Photos











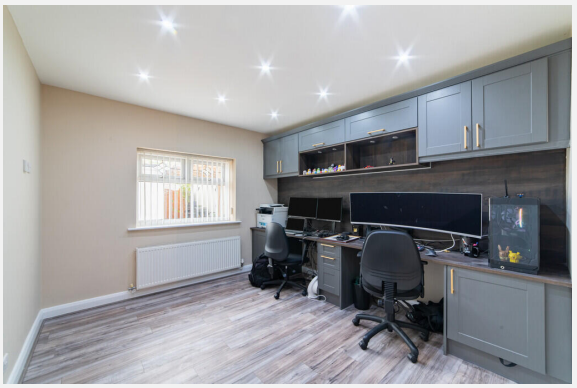






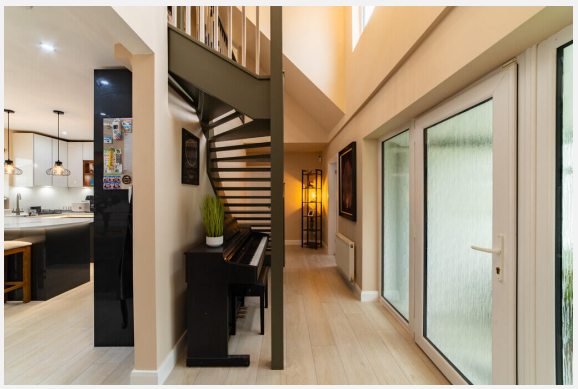
Gallery
Photos



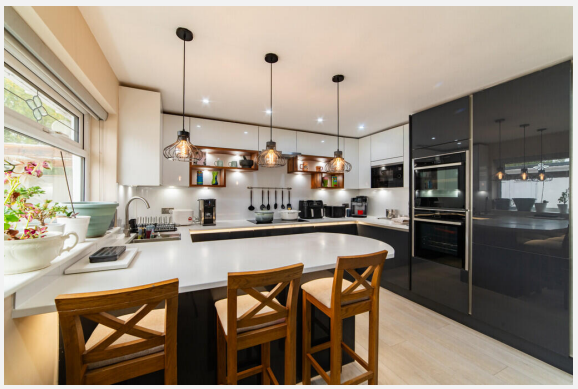














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Gallery
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TAG LANE, INGOL, PRESTON, PR2



Approximate total area(1)
90.8 m²
978 ft²

Reduced headroom
1.1 m²
12 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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Gallery
Floorplan

TAG LANE, INGOL, PRESTON, PR2



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

155 m²

1668 ft²

Reduced headroom

10.7 m²

115 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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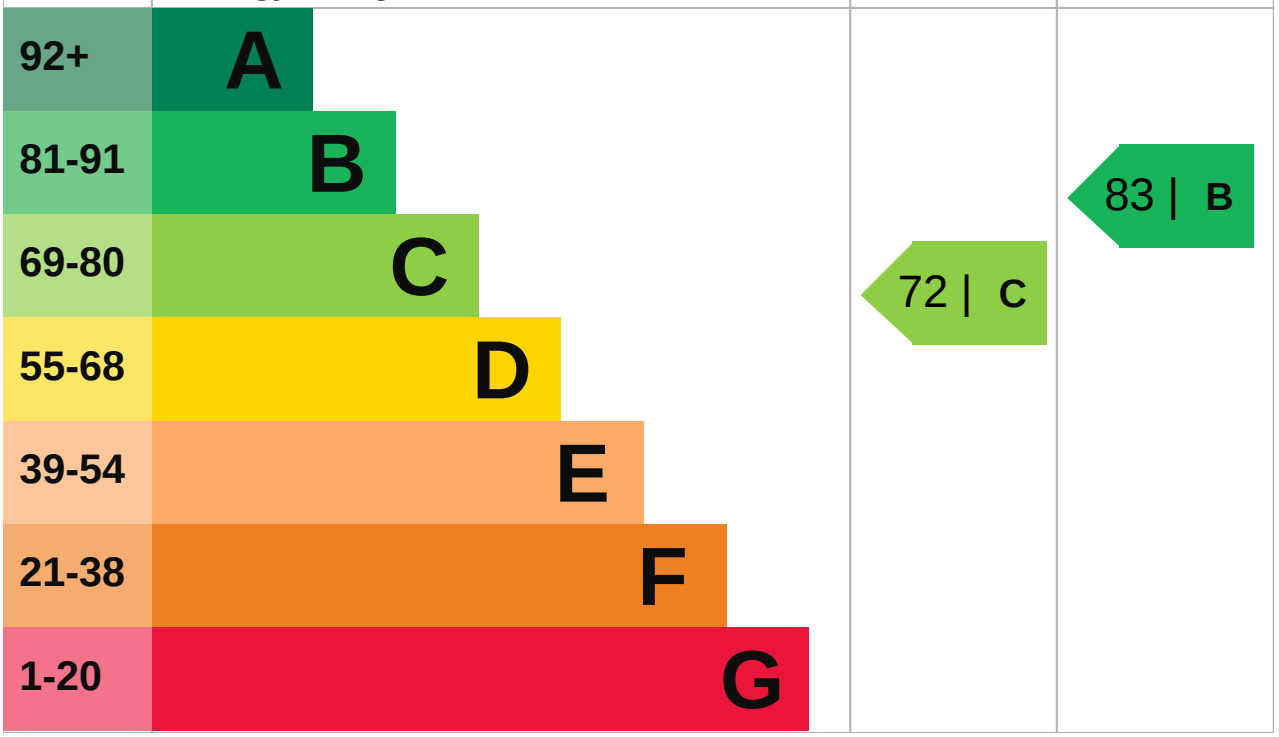
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Ingol, PR2

Energy rating

C

Valid until 23.02.2033



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EPC - Additional Data

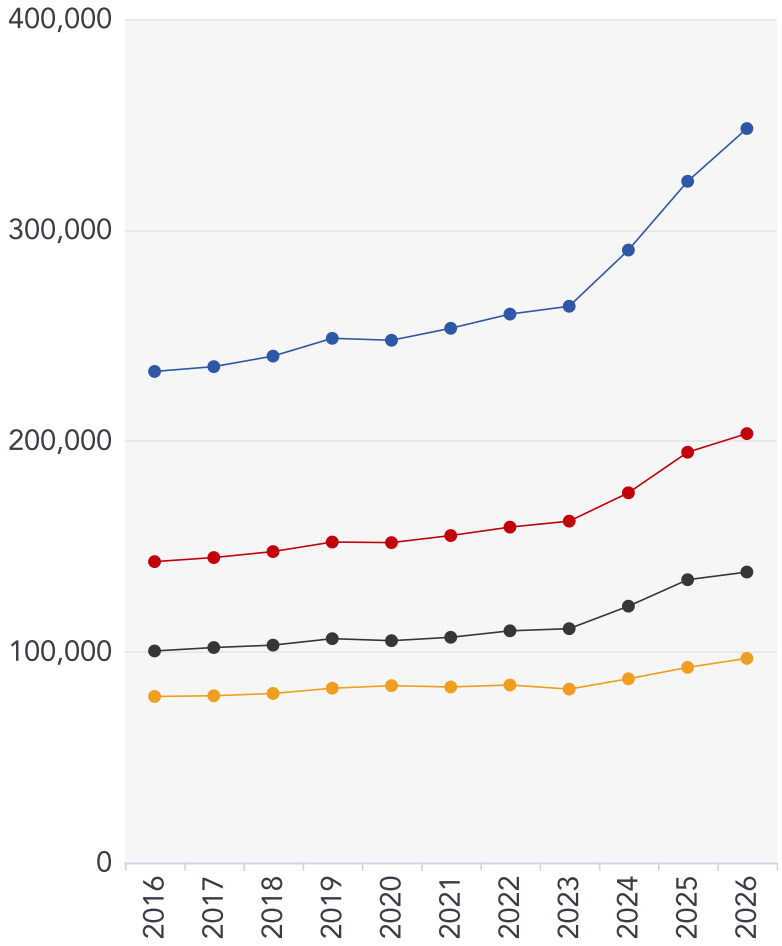
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	129 m^2

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Market
House Price Statistics

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



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

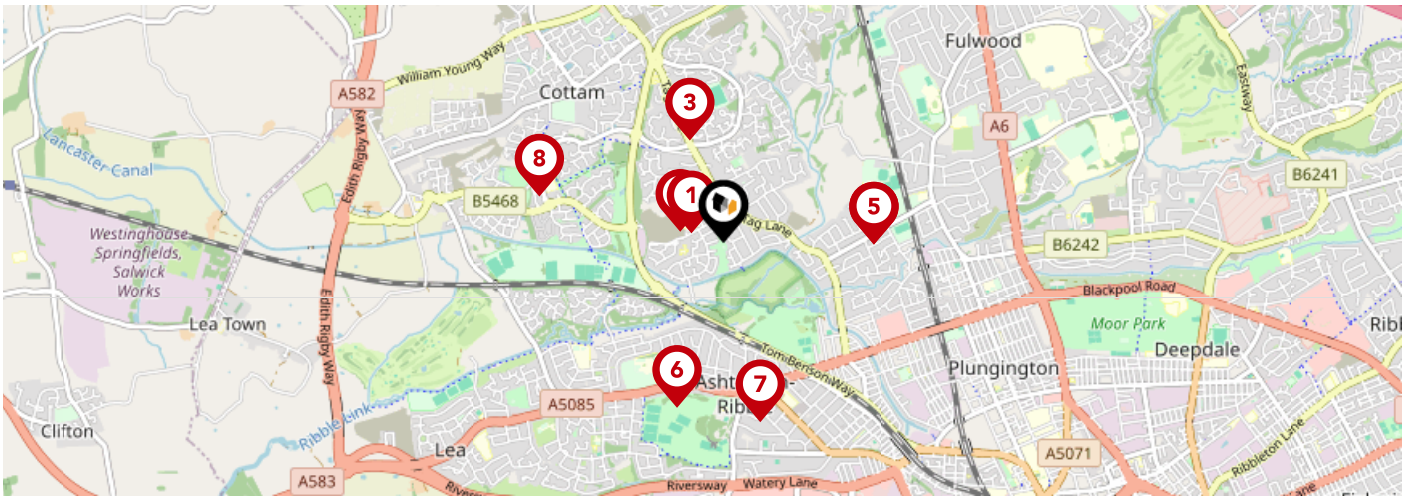
+37.28%

Flat

+22.94%

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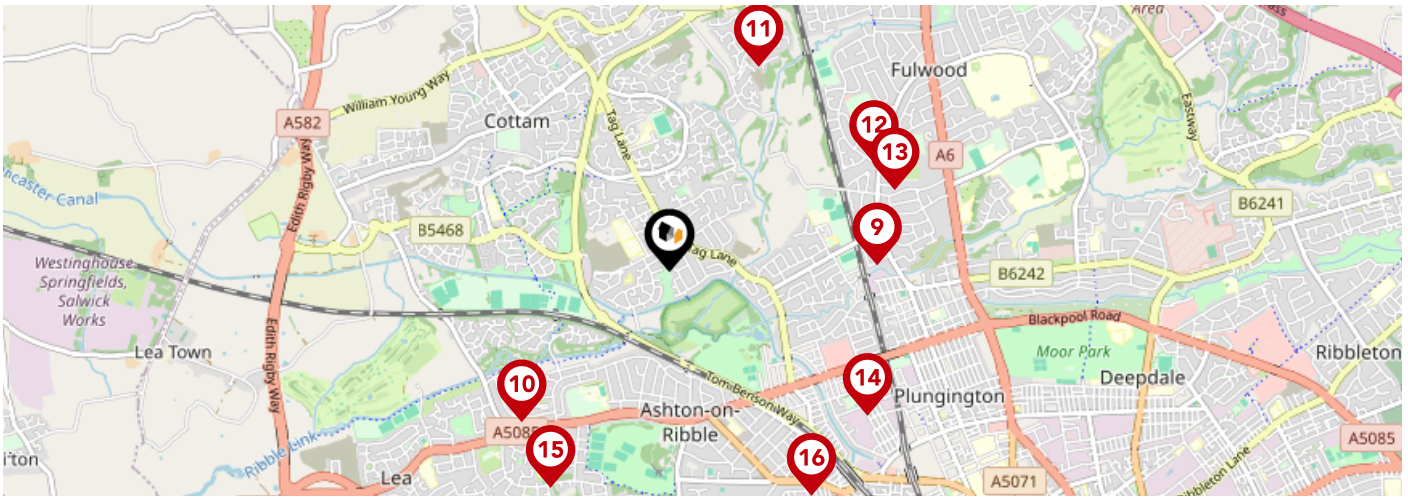
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Ingol Community Primary School Ofsted Rating: Good | Pupils: 199 | Distance:0.15	☐	☑	☐	☐	☐
2 Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good | Pupils: 203 | Distance:0.2	☐	☑	☐	☐	☐
3 Pool House Community Primary School Ofsted Rating: Good | Pupils: 179 | Distance:0.47	☐	☑	☐	☐	☐
4 St Anthony's Catholic Primary School Ofsted Rating: Good | Pupils: 319 | Distance:0.66	☐	☑	☐	☐	☐
5 Our Lady's Catholic High School Ofsted Rating: Good | Pupils: 895 | Distance:0.66	☐	☐	☑	☐	☐
6 Ashton Community Science College Ofsted Rating: Good | Pupils: 854 | Distance:0.75	☐	☐	☑	☐	☐
7 Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding | Pupils: 425 | Distance:0.8	☐	☑	☐	☐	☐
8 Cottam Primary School Ofsted Rating: Good | Pupils: 249 | Distance:0.84	☐	☑	☐	☐	☐

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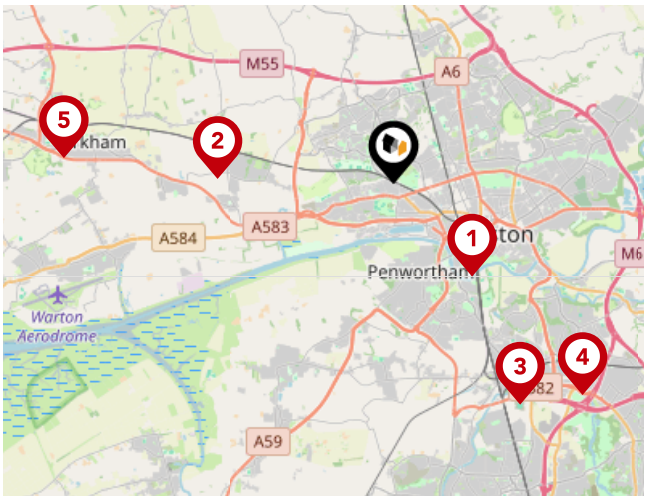
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Fulwood and Cadley Primary School Ofsted Rating: Good | Pupils: 315 | Distance:0.91	☐	☑	☐	☐	☐
10	Ashton Primary School Ofsted Rating: Good | Pupils: 199 | Distance:0.93	☐	☑	☐	☐	☐
11	Harris Primary School Ofsted Rating: Good | Pupils: 247 | Distance:0.98	☐	☑	☐	☐	☐
12	Fulwood Academy Ofsted Rating: Good | Pupils: 884 | Distance:1.02	☐	☐	☑	☐	☐
13	Queen's Drive Primary School Ofsted Rating: Outstanding | Pupils: 434 | Distance:1.05	☐	☑	☐	☐	☐
14	The Roebuck School Ofsted Rating: Good | Pupils: 334 | Distance:1.07	☐	☑	☐	☐	☐
15	Royal Cross Primary School Ofsted Rating: Outstanding | Pupils: 26 | Distance:1.09	☐	☑	☐	☐	☐
16	Sacred Heart Catholic Primary School Ofsted Rating: Good | Pupils: 209 | Distance:1.17	☐	☑	☐	☐	☐

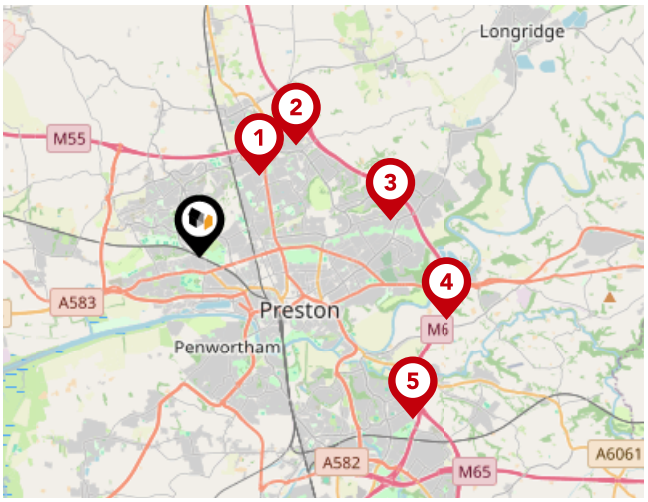
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Area
Transport (National)



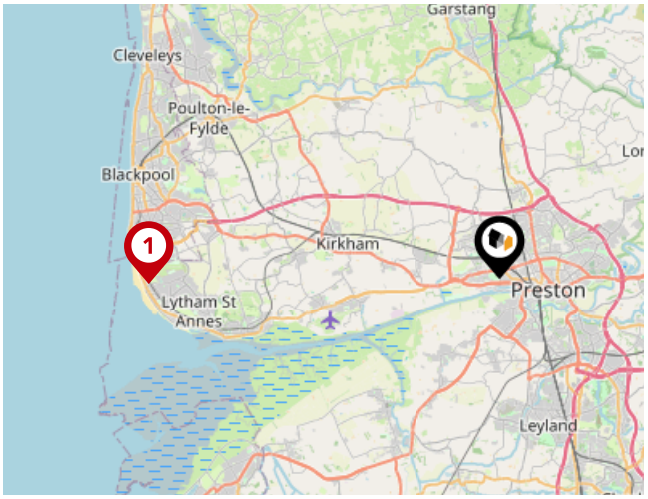
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.11 miles
2	Salwick Rail Station	3.08 miles
3	Lostock Hall Rail Station	4.45 miles
4	Bamber Bridge Rail Station	4.94 miles
5	Kirkham & Wesham Rail Station	5.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.76 miles
2	M6 J32	2.59 miles
3	M6 J31A	3.39 miles
4	M6 J31	4.44 miles
5	M6 J30	4.65 miles



Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.25 miles

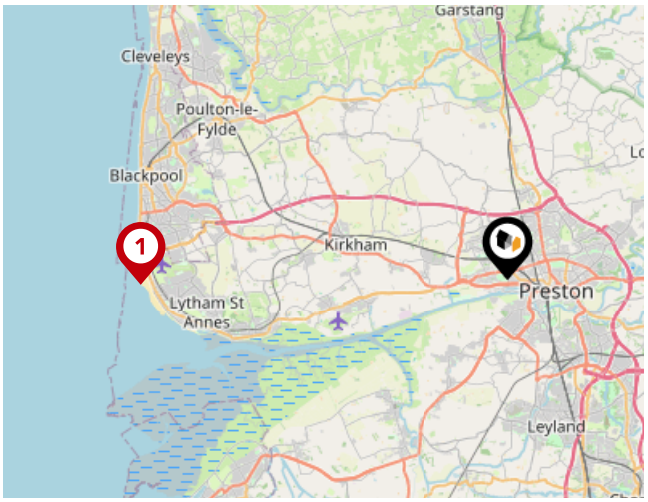
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Area
Transport (Local)



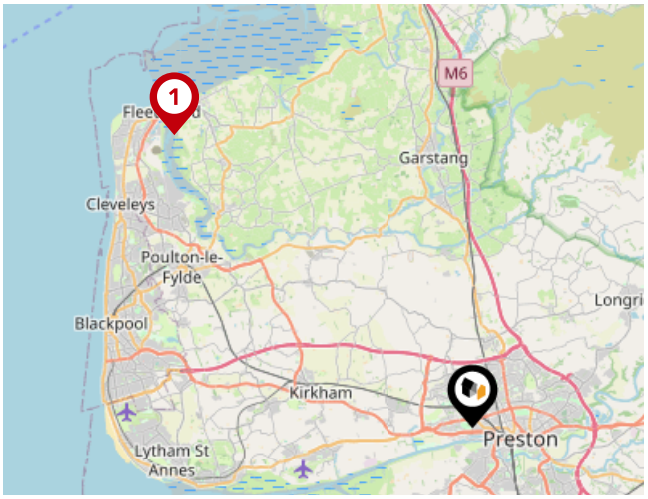
Bus Stops/Stations

Pin	Name	Distance
1	Ingol Shops	0.05 miles
2	Hillcrest Avenue	0.06 miles
3	Oaktree Ave	0.07 miles
4	Dovedale Avenue	0.12 miles
5	Whitby Ave	0.12 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	12.84 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.6 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

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Roberts & Co
Data Quality

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