

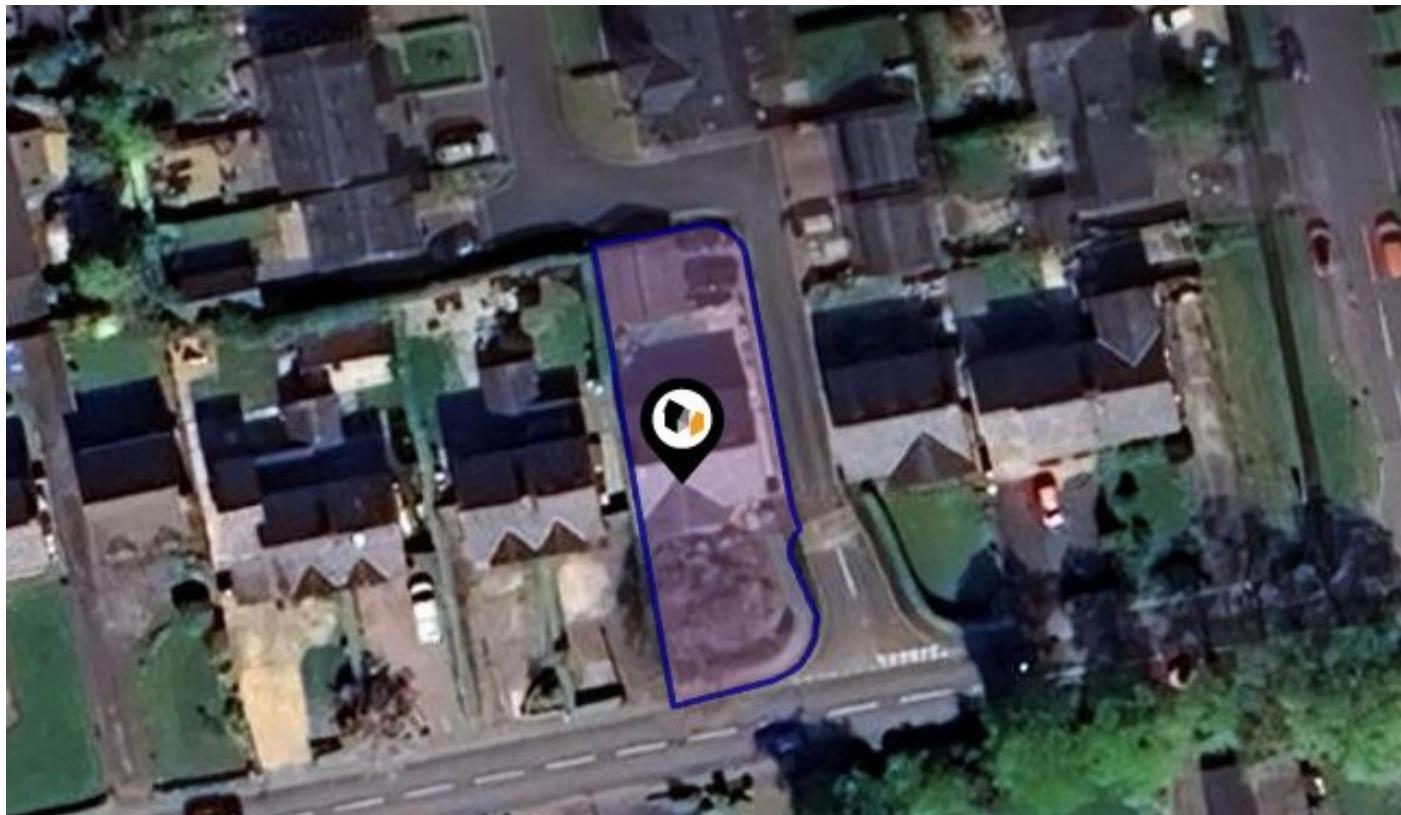


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd January 2026



WHITTINGHAM LANE, GOOSNARGH, PRESTON, PR3

Pendle Hill Properties

74 Berry Ln, Longridge, Preston PR3 3WH

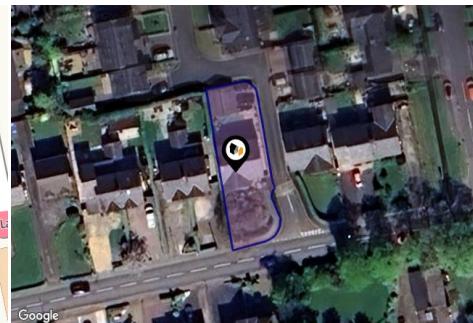
01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	2,354 ft ² / 218 m ²		
Plot Area:	0.11 acres		
Year Built :	2013		
Council Tax :	Band F		
Annual Estimate:	£3,579		
Title Number:	LAN142572		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: ***Whittingham Lane, Goosnargh, Preston, PR3***

Reference - Preston/06/2008/0544

Decision: Decided

Date: 01st July 2008

Description:

Erection of 1no. detached dwelling, 1no. double detached garage and construction of new vehicular access onto Whittingham Lane

Reference - Preston/06/2008/0916

Decision: Decided

Date: 22nd December 2008

Description:

Erection of 2no. detached dwellings, 2no. double garages and construction of new vehicular access onto Whittingham Lane (resubmission of planning application 06/2008/0122)

Reference - Preston/06/2009/0562

Decision: Decided

Date: 07th October 2009

Description:

Erection of 2no. semi detached dwellings, 1no. detached dwelling and 1no. single detached garage and construction of new vehicular access onto Whittingham Lane

Reference - Preston/06/2008/0122

Decision: Decided

Date: 08th February 2008

Description:

Erection of 2no. detached dwellings, 2no. double garages and construction of new vehicular access onto Whittingham Lane

Planning History This Address

Planning records for: *Whittingham Lane, Goosnargh, Preston, PR3*

Reference - Preston/06/2010/0596

Decision: Decided

Date: 19th August 2010

Description:

Erection of one pair of two storey semi detached houses with detached garages

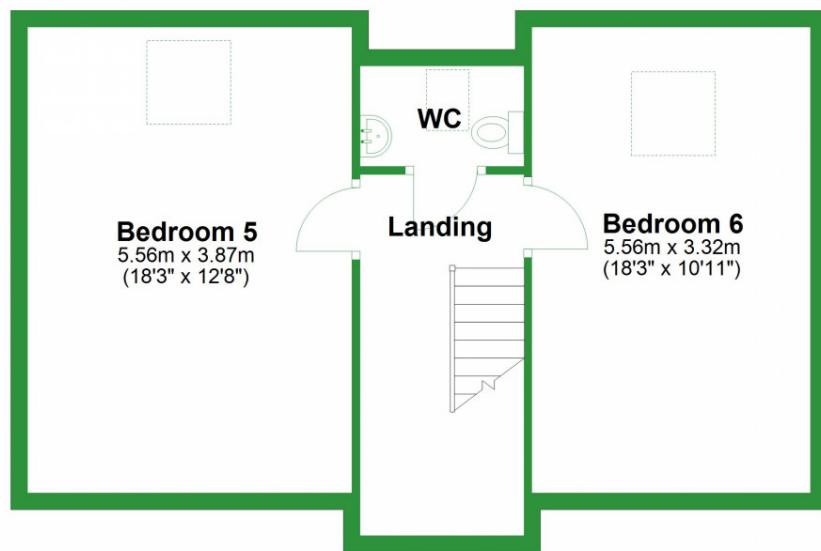
Gallery Photos



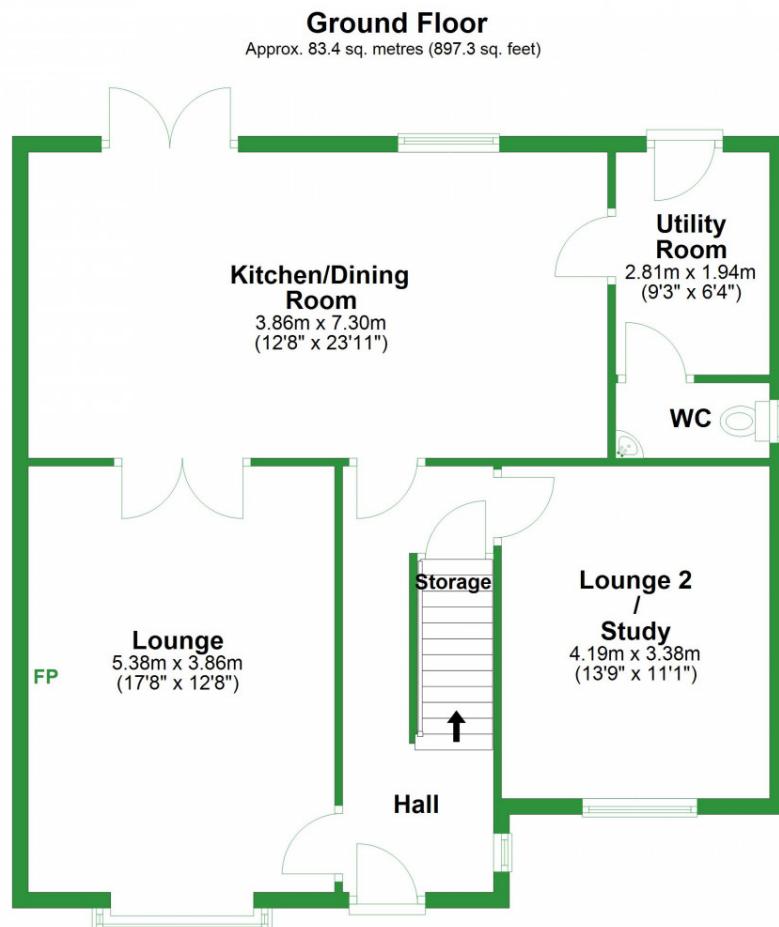
WHITTINGHAM LANE, GOOSNARGH, PRESTON, PR3

Second Floor

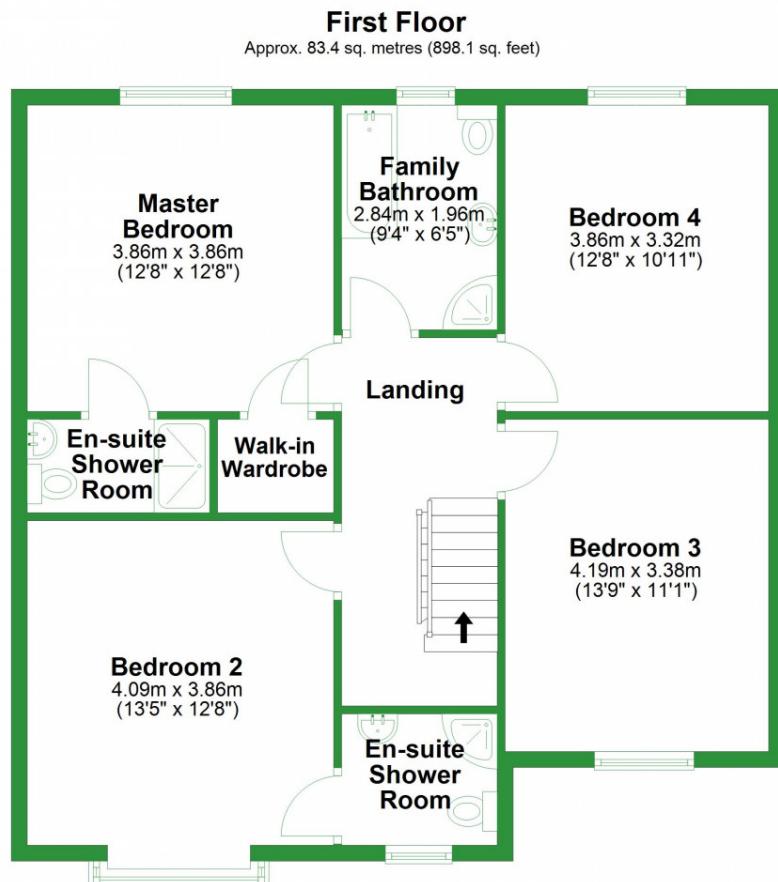
Approx. 52.0 sq. metres (559.3 sq. feet)



WHITTINGHAM LANE, GOOSNARGH, PRESTON, PR3



WHITTINGHAM LANE, GOOSNARGH, PRESTON, PR3



Property EPC - Certificate

Goosnargh, PR3

Energy rating

C

Valid until 07.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

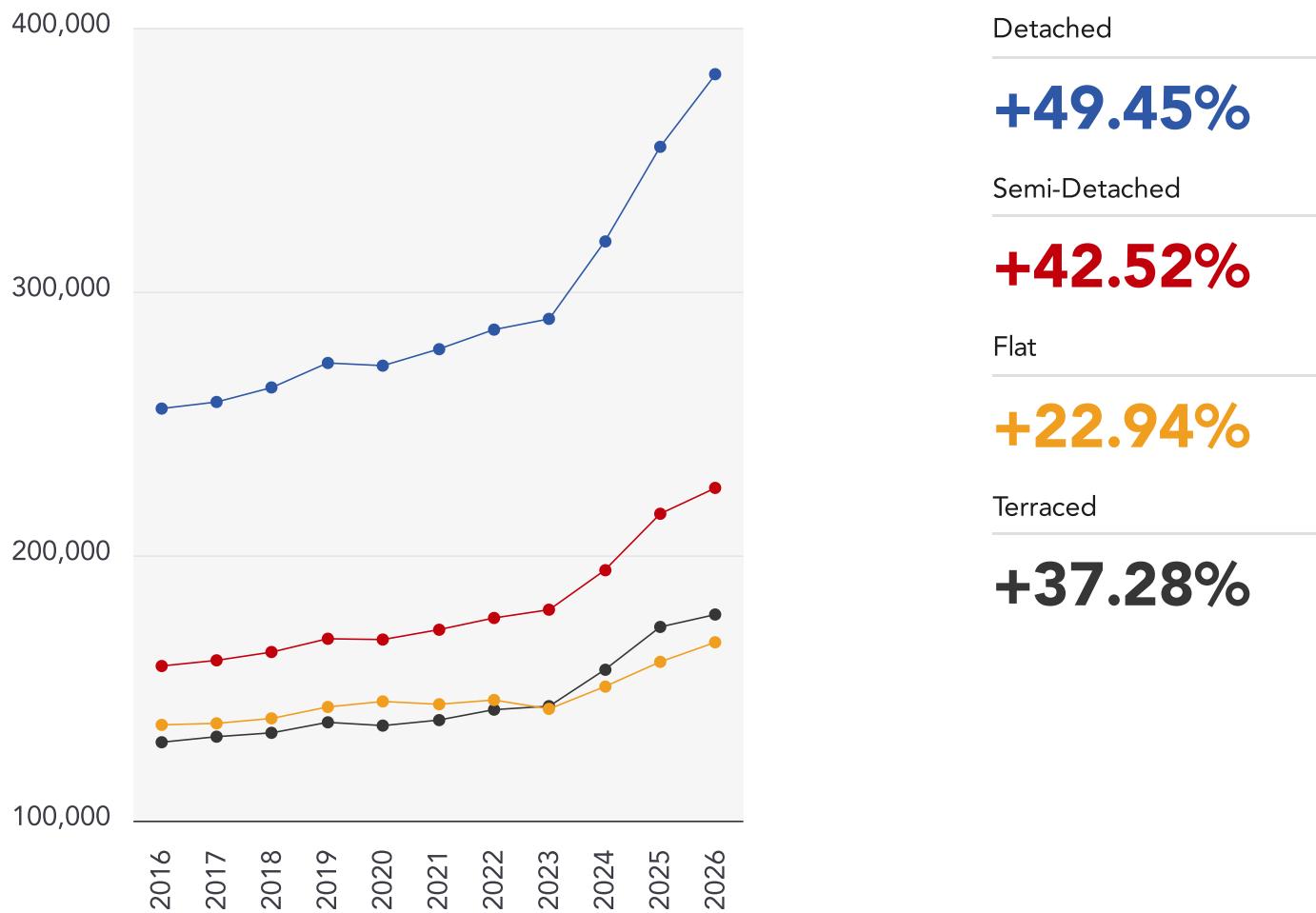
Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 97% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	223 m ²

Market House Price Statistics

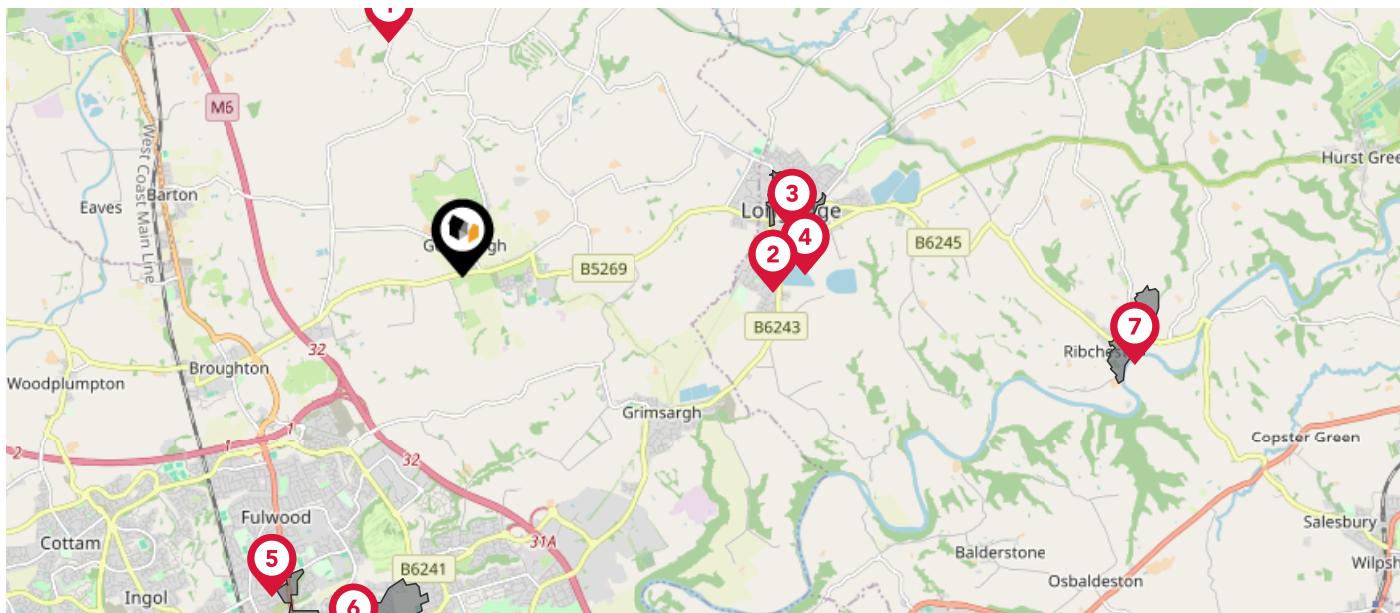
10 Year History of Average House Prices by Property Type in PR3



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 Inglewhite Conservation Area

 2 Newtown, Longridge

 3 Longridge

 4 St Lawrence's Church, Longridge

 5 Harris Childrens Home Conservation Area

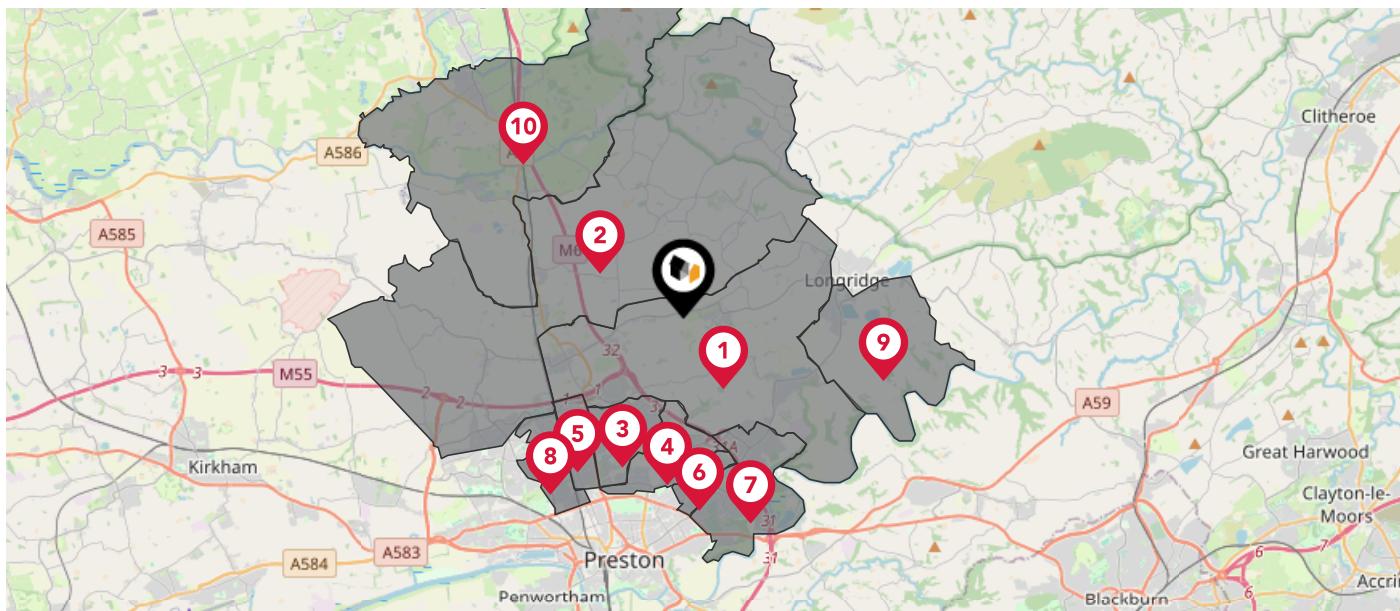
 6 Fulwood Conservation Area

 7 Ribchester

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



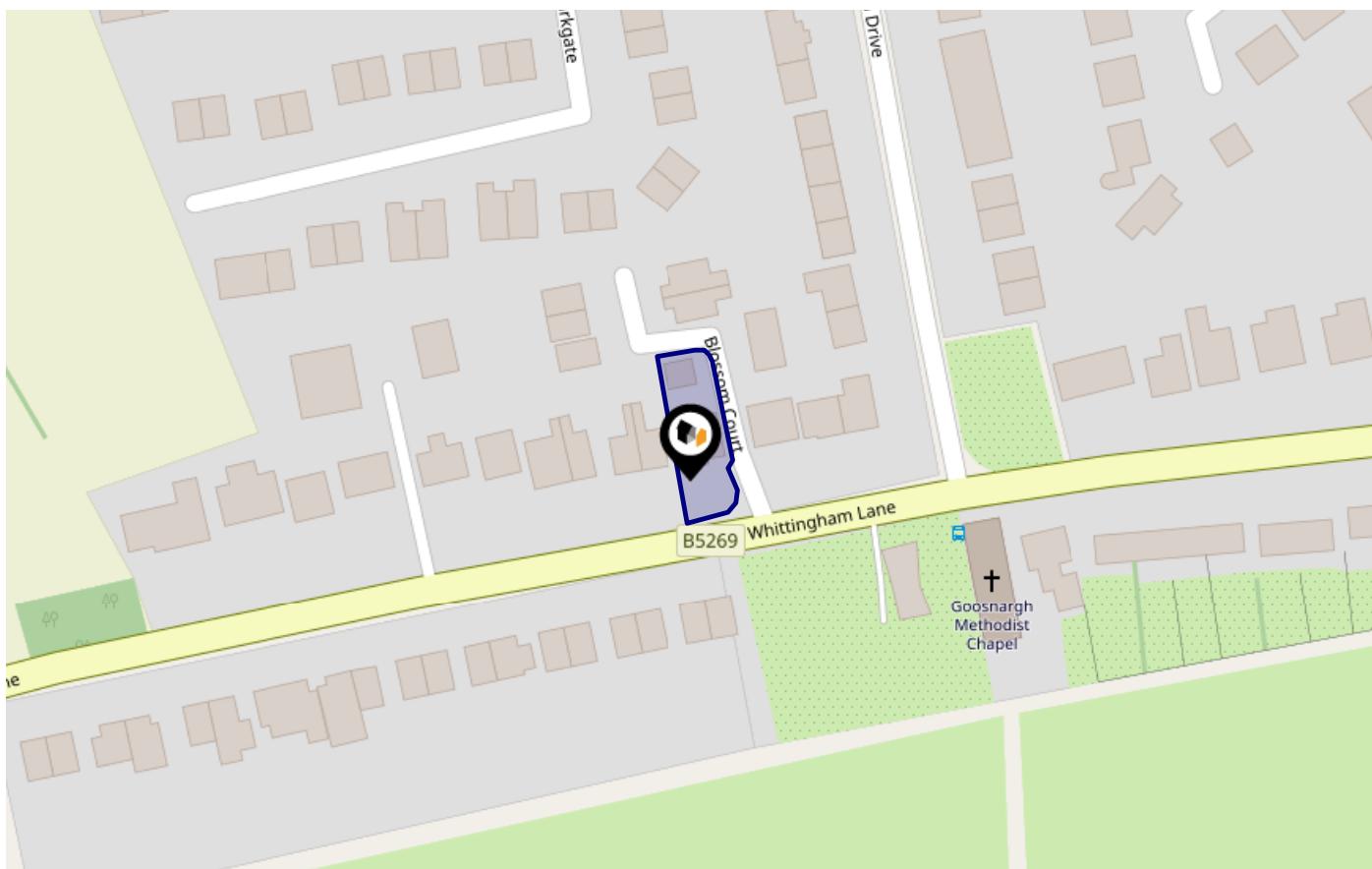
Nearby Council Wards

-  Preston Rural East Ward
-  Preston Rural North Ward
-  Sharoe Green Ward
-  Garrison Ward
-  Greyfriars Ward
-  Brookfield Ward
-  Ribbleton Ward
-  Cadley Ward
-  Alston & Hothersall Ward
-  Brock with Catterall 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.

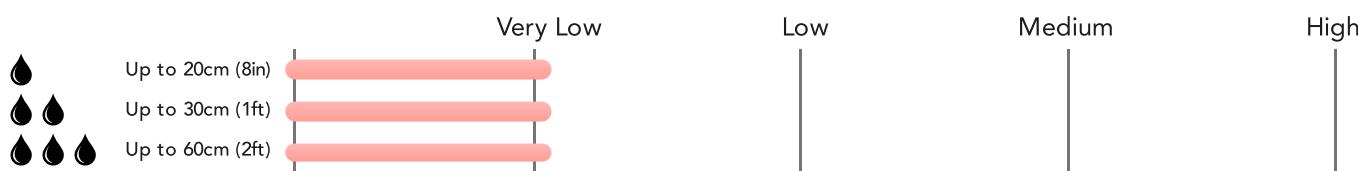


Risk Rating: Very low

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.

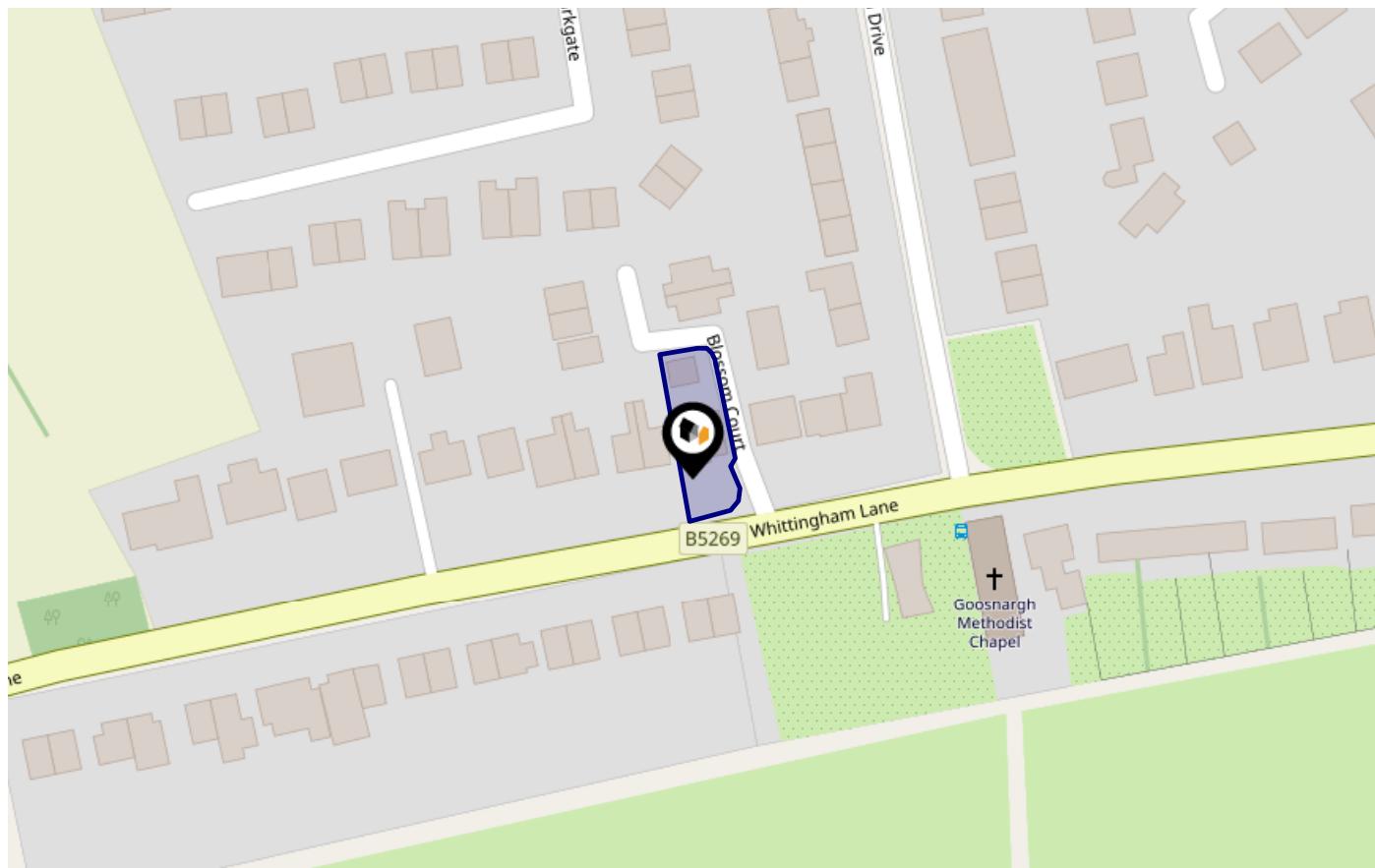
Chance of flooding to the following depths at this property:



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.

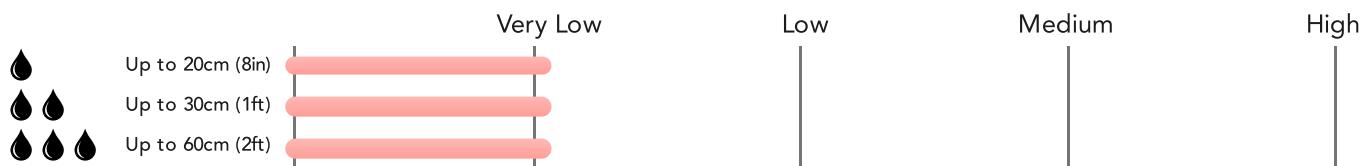


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- █ **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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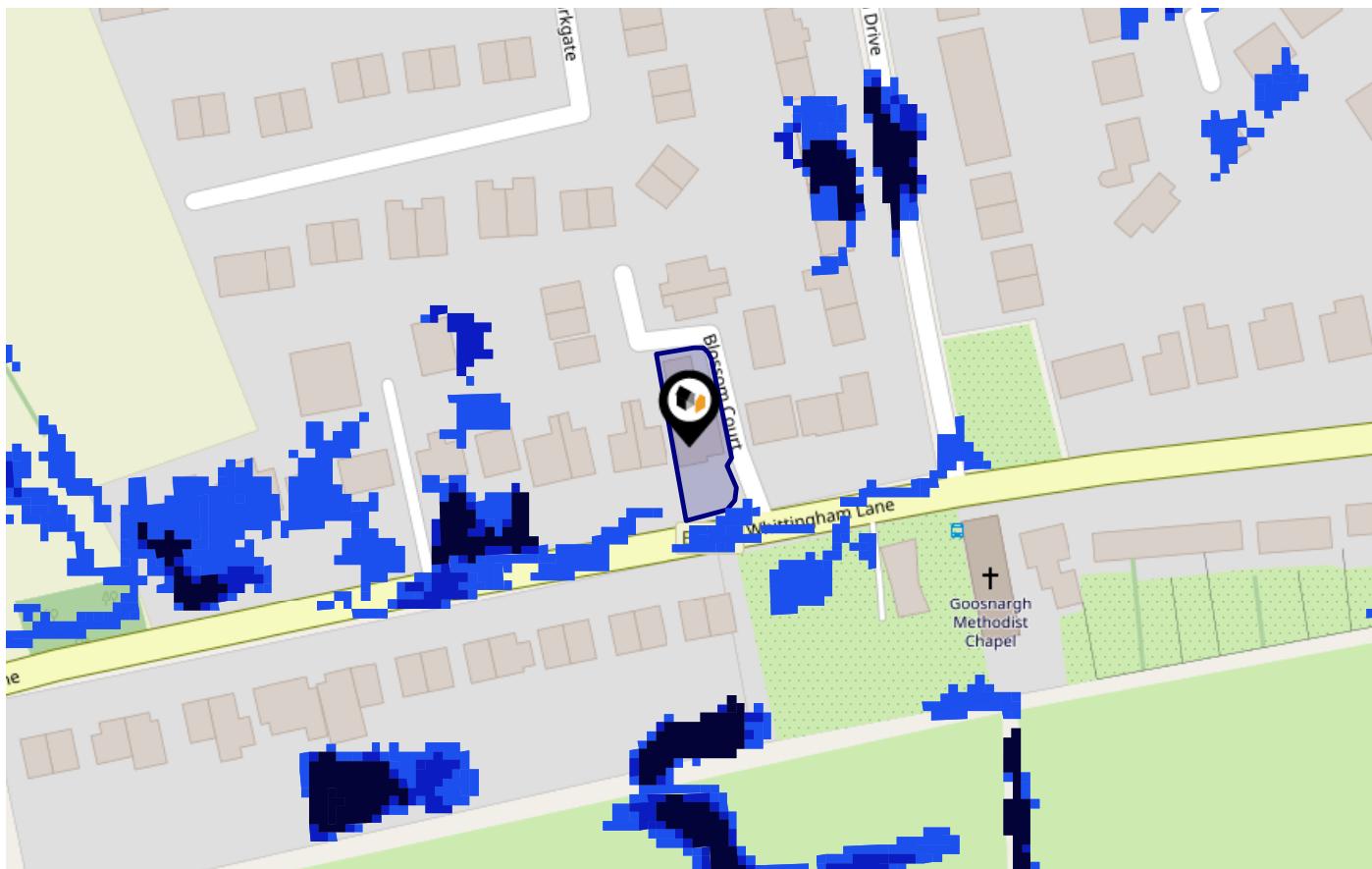
Chance of flooding to the following depths at this property:



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.

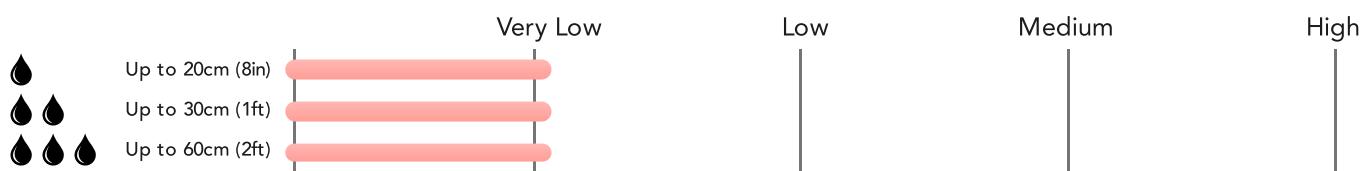


Risk Rating: Very low

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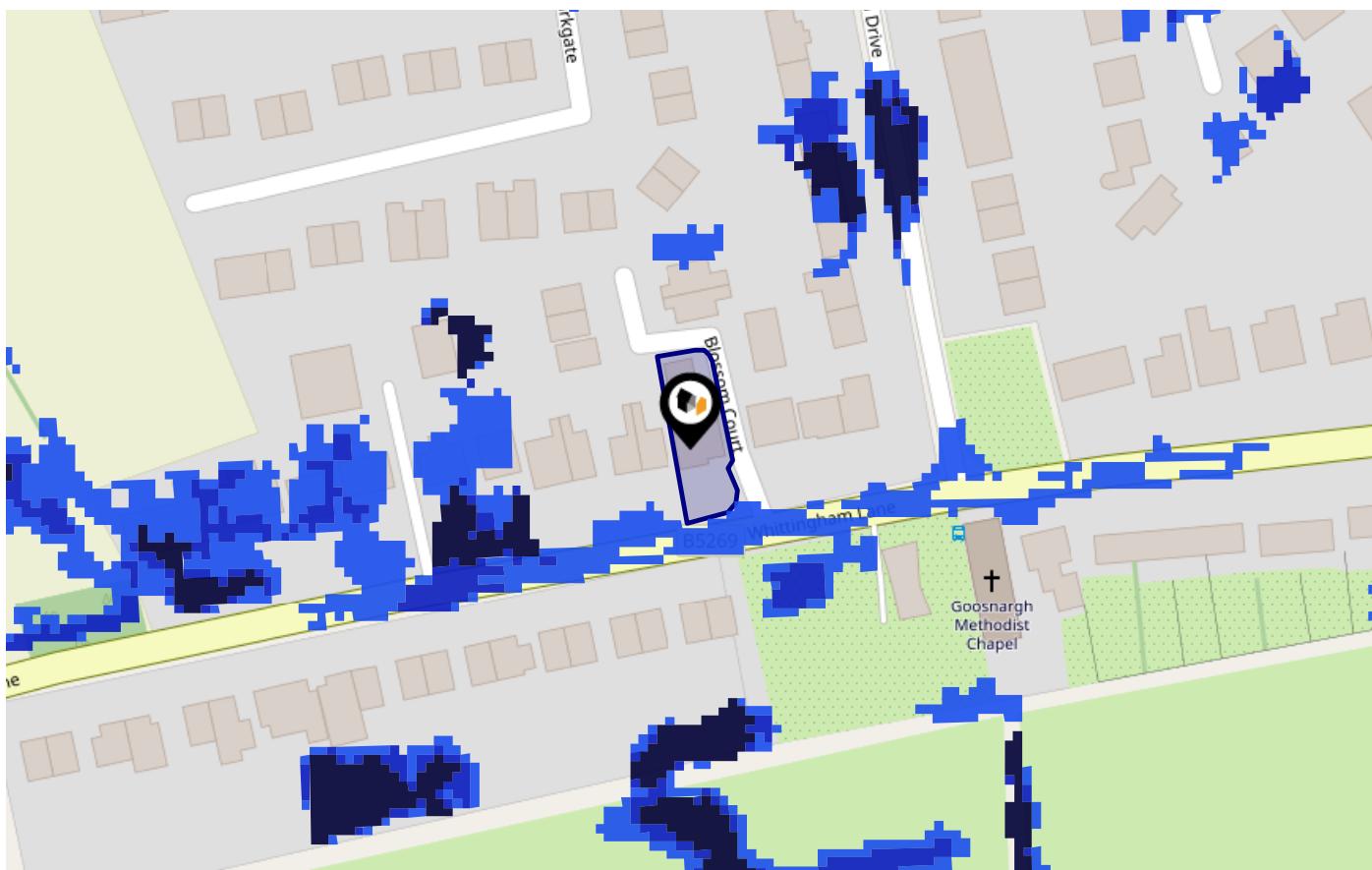
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

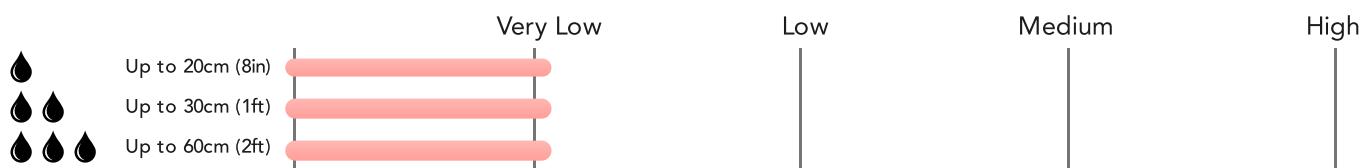


Risk Rating: Very low

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.

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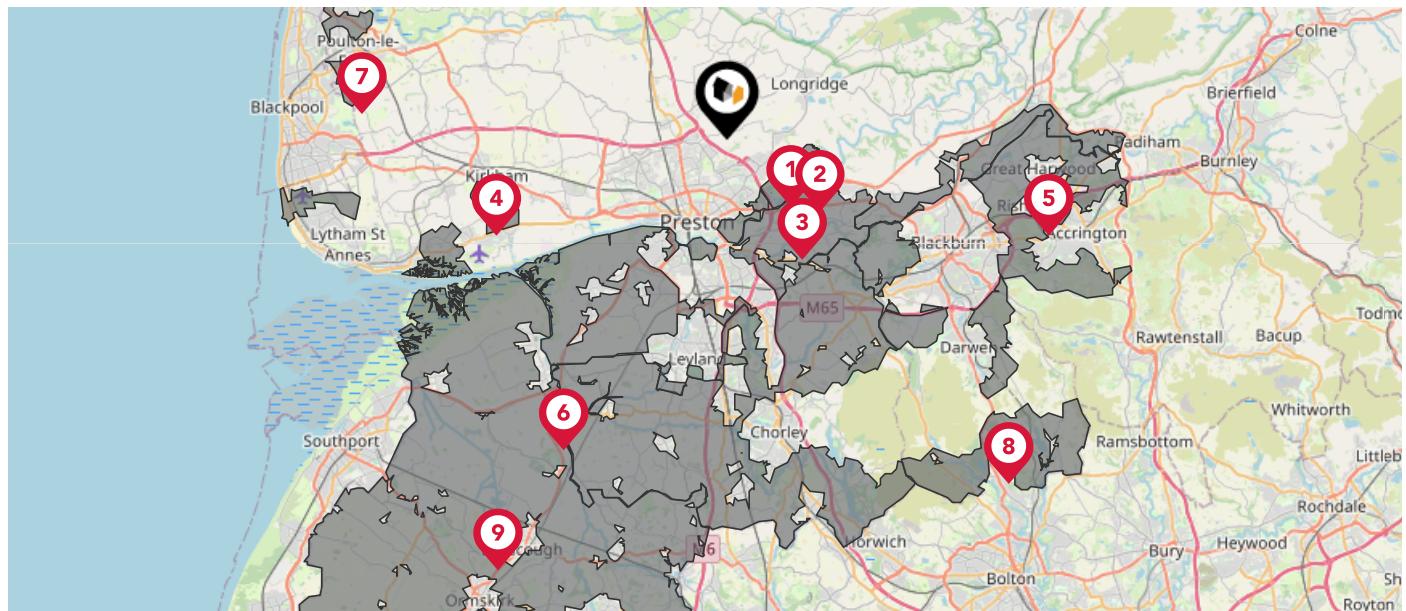
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



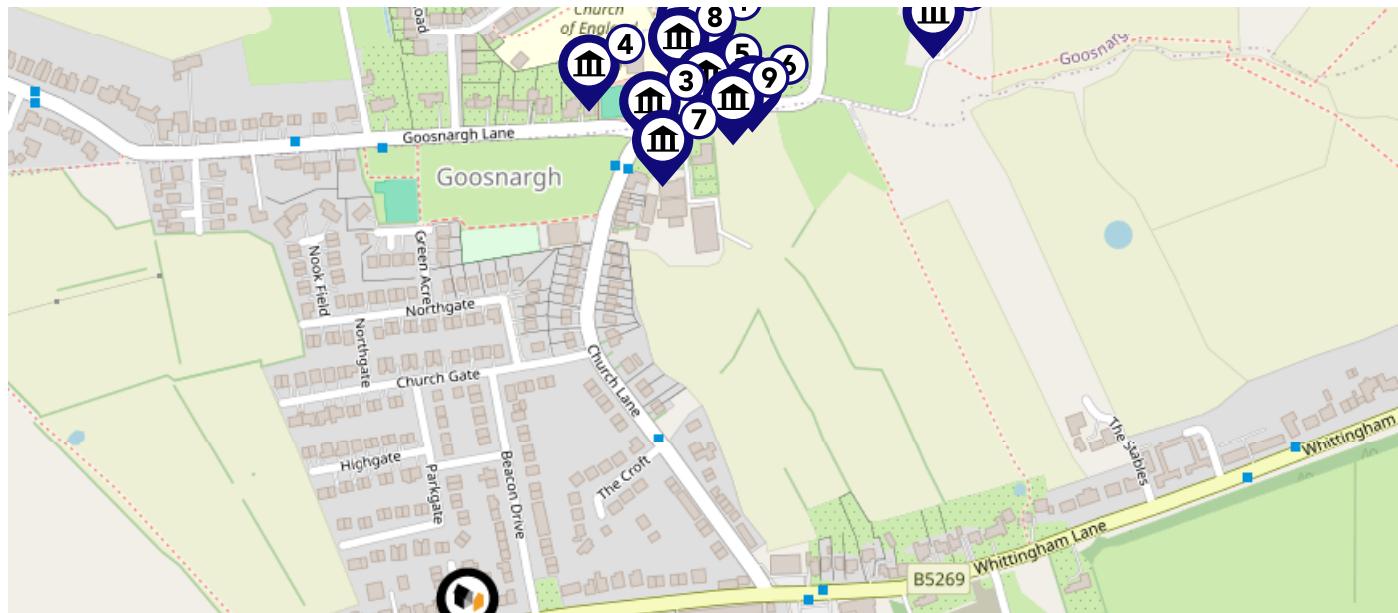
Nearby Green Belt Land

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

Maps

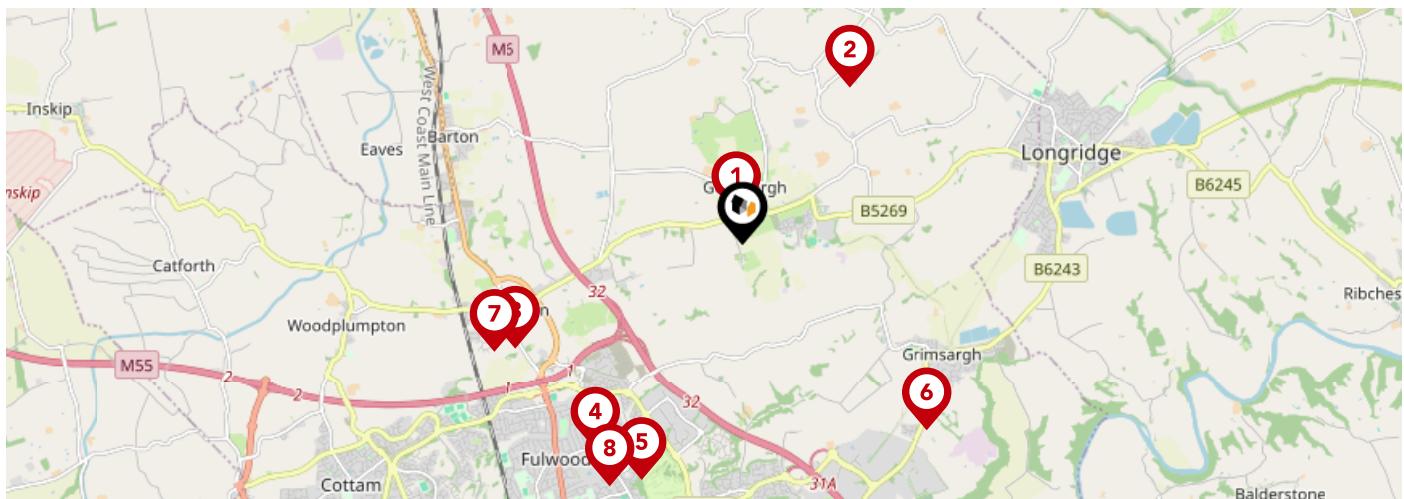
Listed Buildings

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



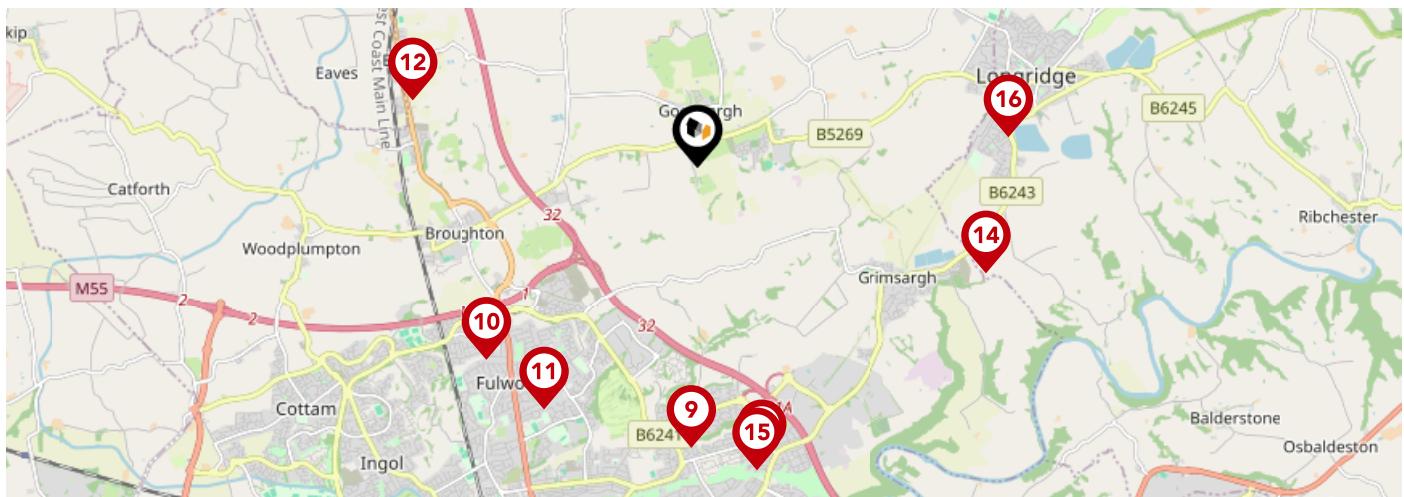
Listed Buildings in the local district		Grade	Distance
 ¹	1073534 - Base Of Preaching Cross Circa 7 Metres South Of Chancel Of Church Of St Mary	Grade II	0.3 miles
 ²	1361634 - Church Of St Mary	Grade II	0.3 miles
 ³	1073536 - The Grapes Inn	Grade II	0.3 miles
 ⁴	1164579 - Goosnargh (oliverson's) Ce School	Grade II	0.3 miles
 ⁵	1361635 - Obelisk In Garden Circ 20 Metres West Of Bushell's Hospital	Grade II	0.3 miles
 ⁶	1073535 - Bushells Hospital	Grade II	0.3 miles
 ⁷	1317445 - Bushells Arms	Grade II	0.3 miles
 ⁸	1164573 - Sundial Circa 10 Metres South Of Church Of St Mary	Grade II	0.3 miles
 ⁹	1164616 - Boundary Wall On West And South Sides Of Grounds Of Bushell's Hospital, Including 3 Sets Of Gate Piers And Gates	Grade II	0.3 miles
 ¹⁰	1164632 - Building Immediately North West Of North West Corner Of Church House Farmhouse	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Goosnargh Oliverson's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Francis Catholic Primary School, Goosnargh Ofsted Rating: Good Pupils: 103 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Broughton-in-Amounderness Church of England Primary School Ofsted Rating: Outstanding Pupils: 326 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fulwood, St Peter's Church of England Primary School and Nursery Ofsted Rating: Outstanding Pupils: 241 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sherwood Primary School Ofsted Rating: Outstanding Pupils: 426 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Broughton High School Ofsted Rating: Outstanding Pupils: 909 Distance:2.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Clare's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 288 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

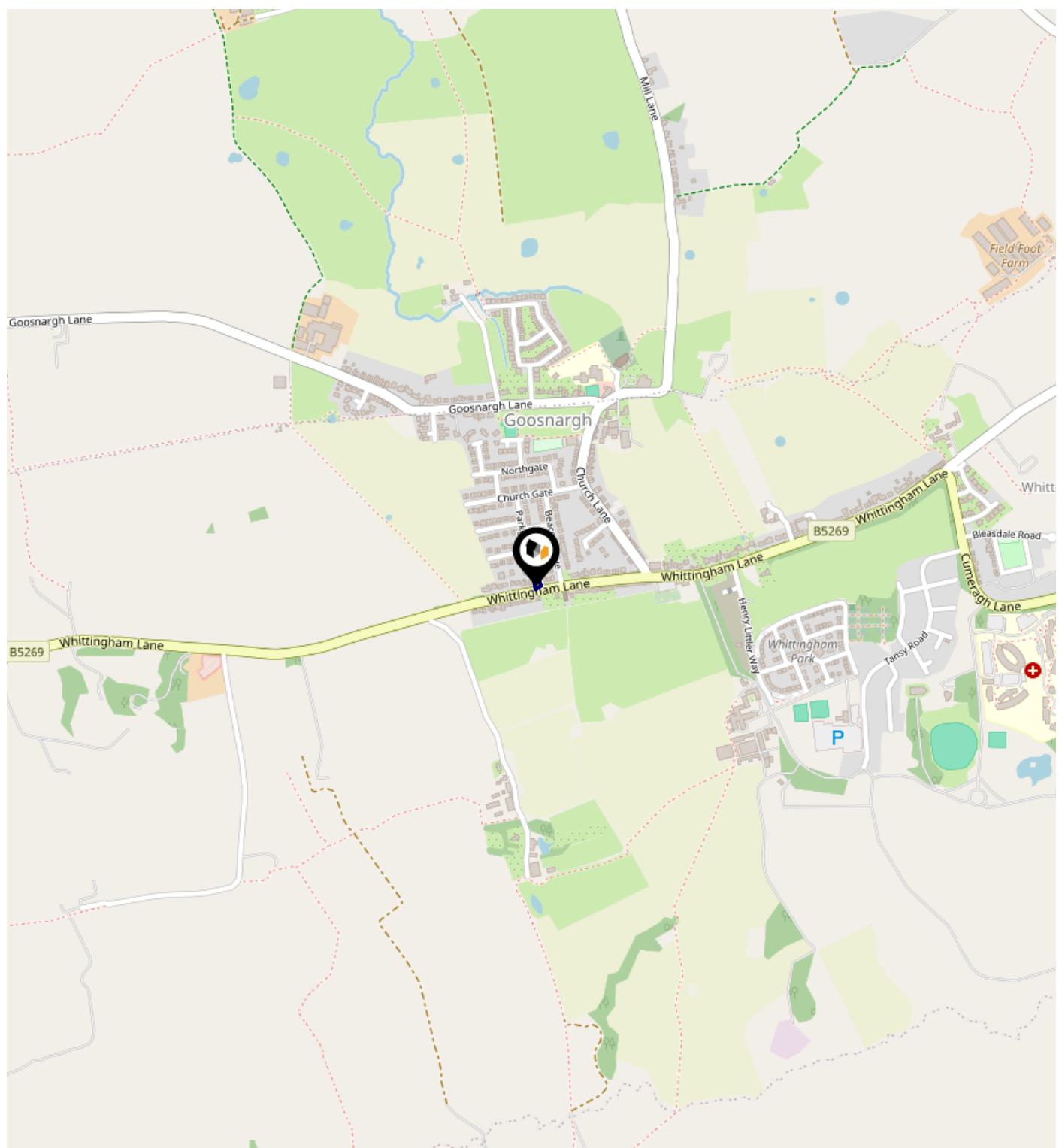
Area Schools



Nursery Primary Secondary College Private

 9 Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance: 2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 10 Our Lady and St Edward's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 211 Distance: 2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 11 Lancashire Education Medical Services Ofsted Rating: Not Rated Pupils: 0 Distance: 2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 12 Barton St Lawrence Church of England Primary School Ofsted Rating: Outstanding Pupils: 192 Distance: 2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 13 Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance: 2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 14 Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance: 2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 15 Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance: 2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 16 Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance: 2.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

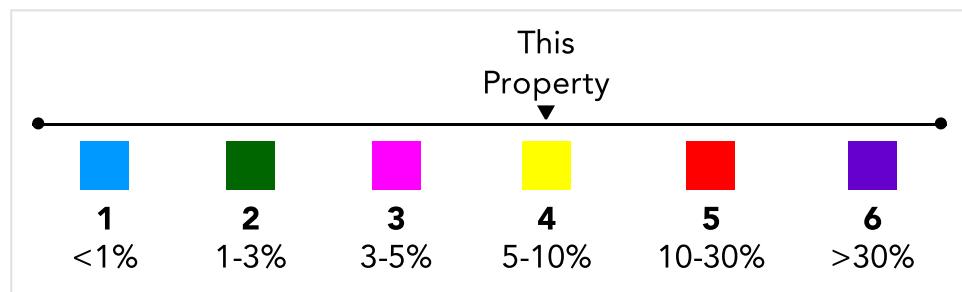
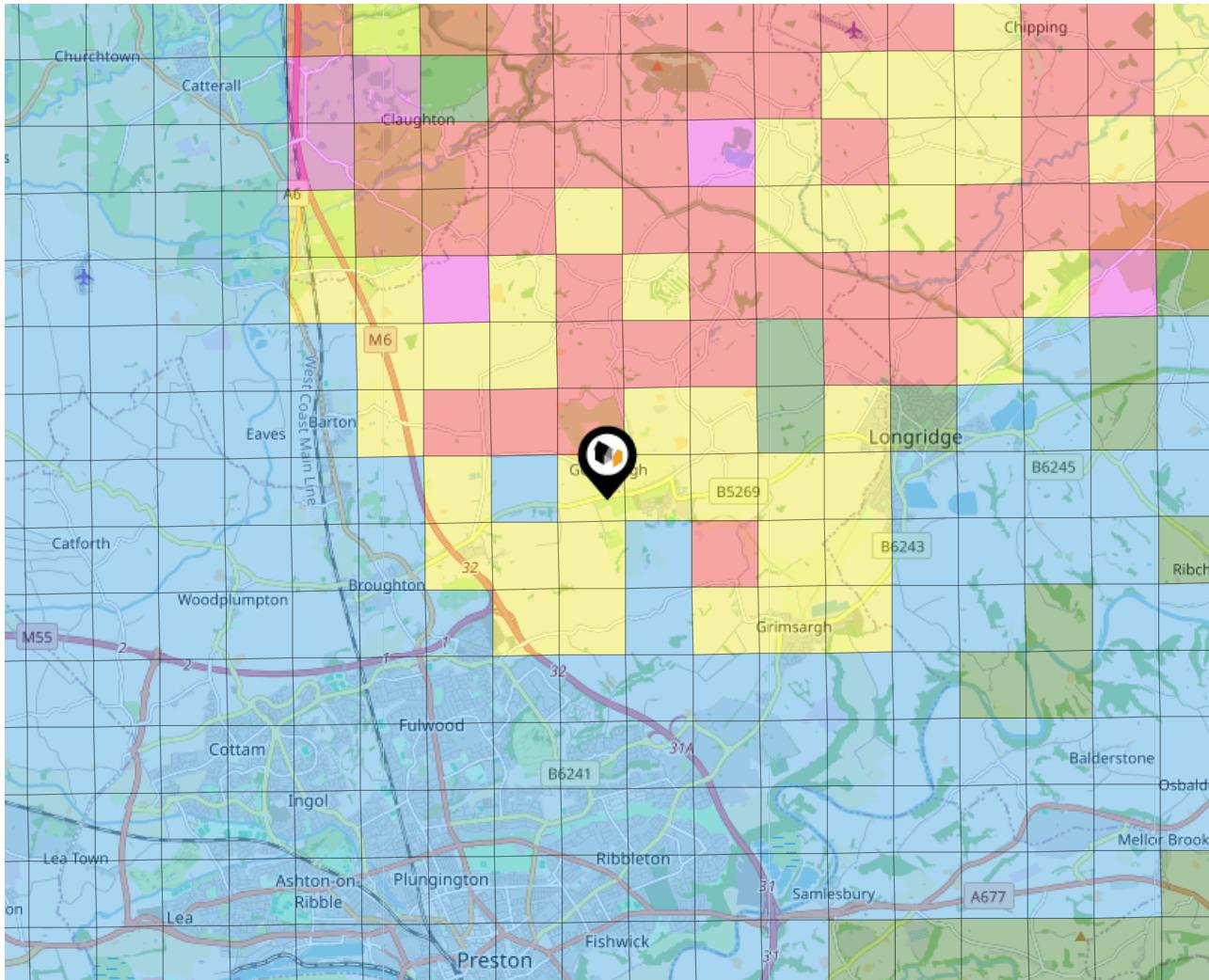
- Power Pylons
- Communication Masts

Environment

Radon Gas

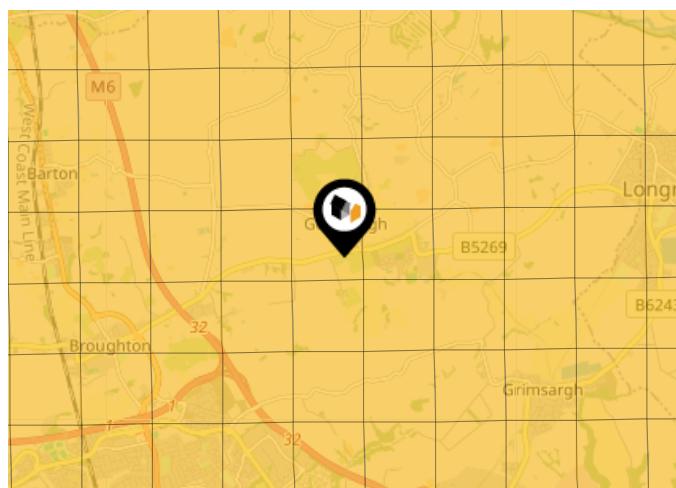
What is Radon?

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).



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

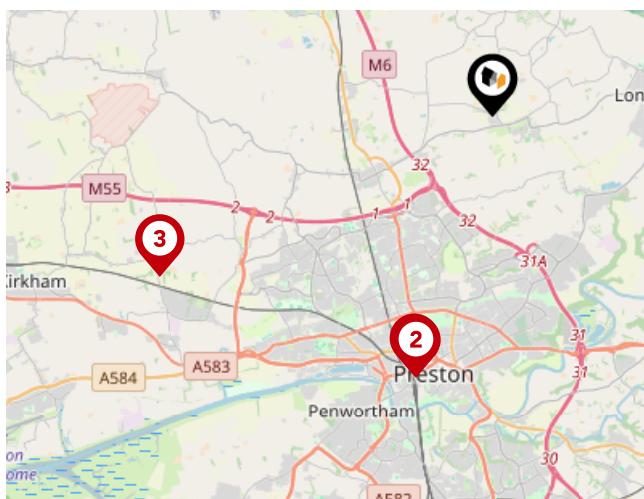
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

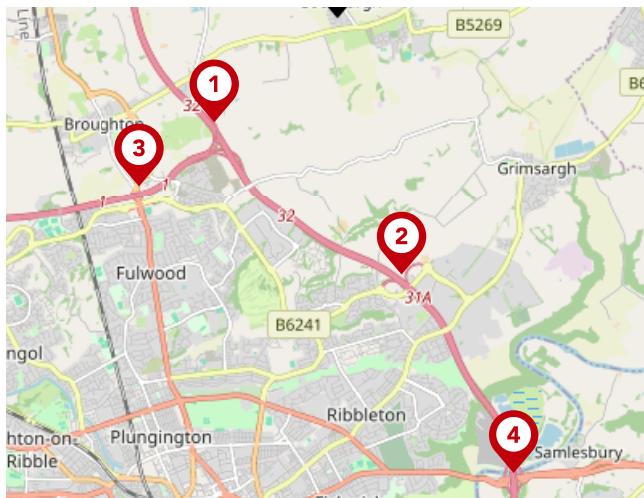
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Area Transport (National)



National Rail Stations

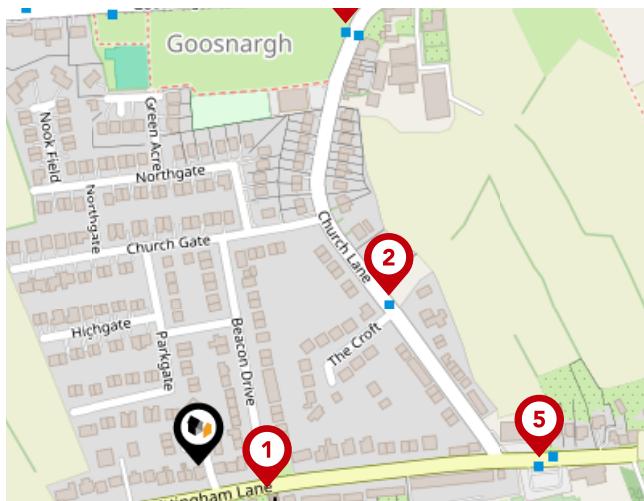
Pin	Name	Distance
1	Preston Rail Station	4.75 miles
2	Preston Rail Station	4.77 miles
3	Salwick Rail Station	6.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J32	1.42 miles
2	M6 J31A	2.31 miles
3	M55 J1	2.27 miles
4	M6 J31	4.27 miles
5	M6 J30	5.79 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.04 miles
2	The Croft	0.14 miles
3	Sports Pavilion	0.26 miles
4	The Grapes Inn	0.25 miles
5	Stags Head	0.19 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



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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.

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Pendle Hill Properties

estate and letting agents

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Land Registry



Environment Agency



Historic England



Office for National Statistics



Ofcom



Valuation Office Agency

Ofsted



Royal Mail