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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th November 2026



THE PARK, LONGRIDGE, PRESTON, PR3

Pendle Hill Properties

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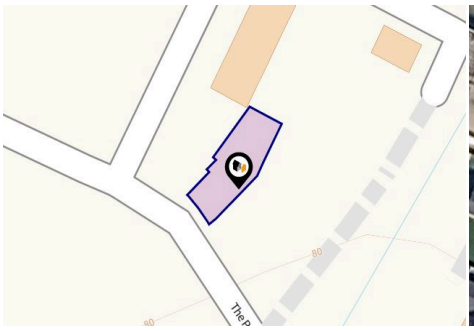
The Property Ombudsman

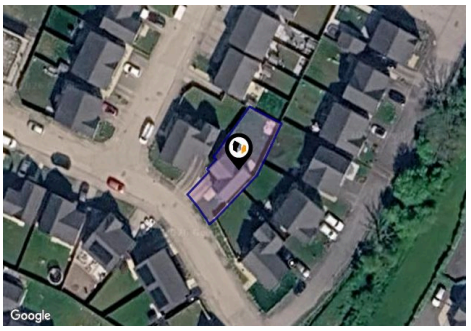
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Property
Overview

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,042 ft^2 / 96 m^2		
Plot Area:	0.06 acres		
Year Built :	2023		
Council Tax :	Band D		
Annual Estimate:	£2,387		
Title Number:	LAN273757		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s

49 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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Gallery
Photos

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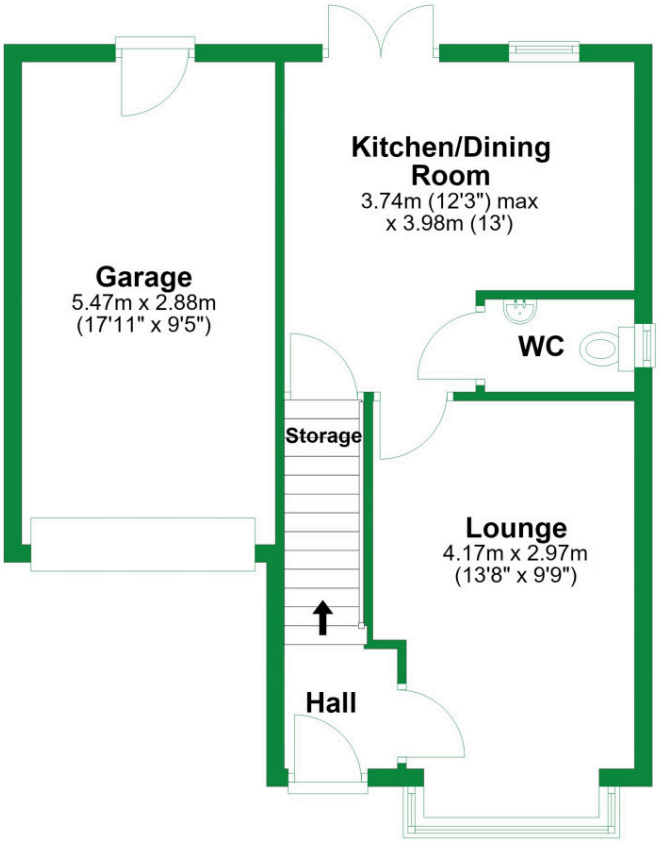
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Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 96.8 sq. metres (1042.3 sq. feet)

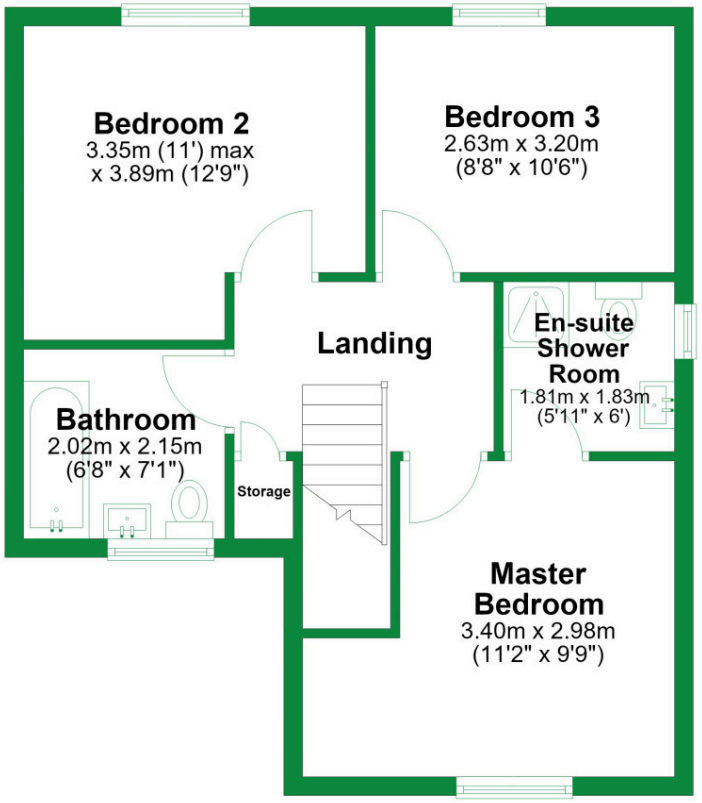
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First Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



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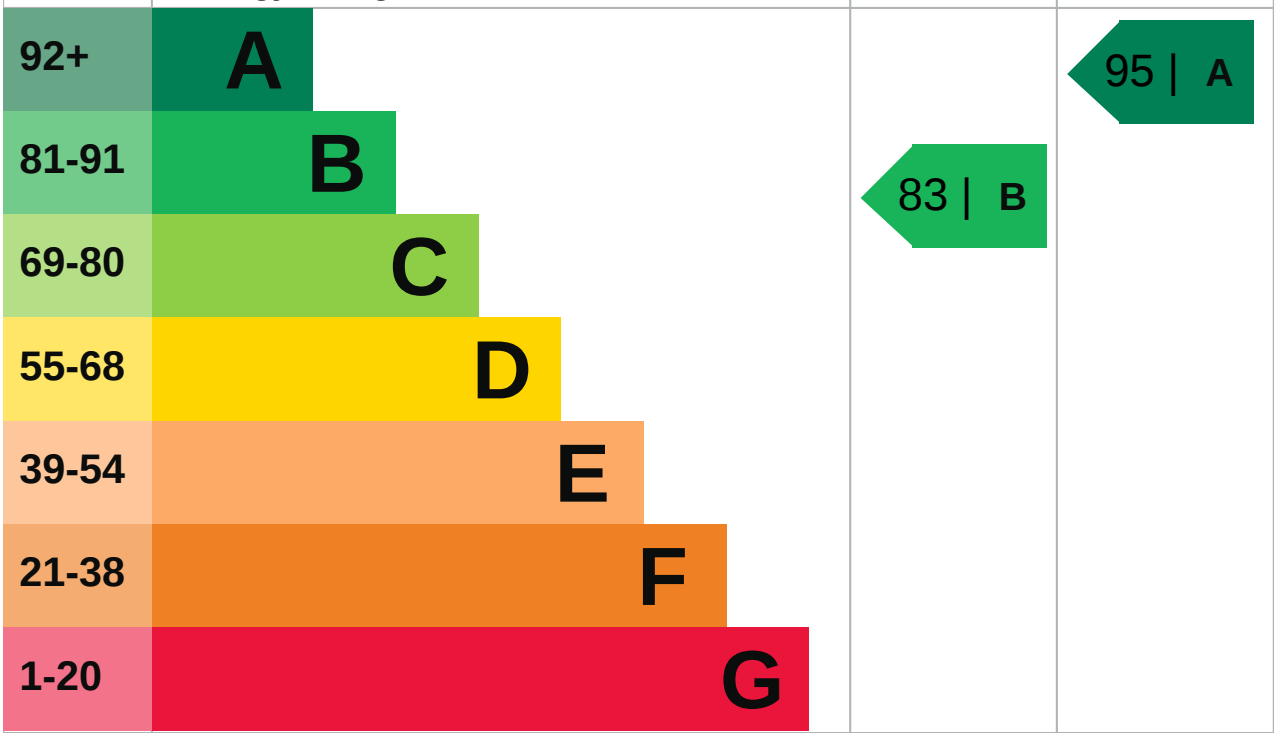
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Longridge, PR3

Energy rating

B

Valid until 08.02.2033



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EPC - Additional Data

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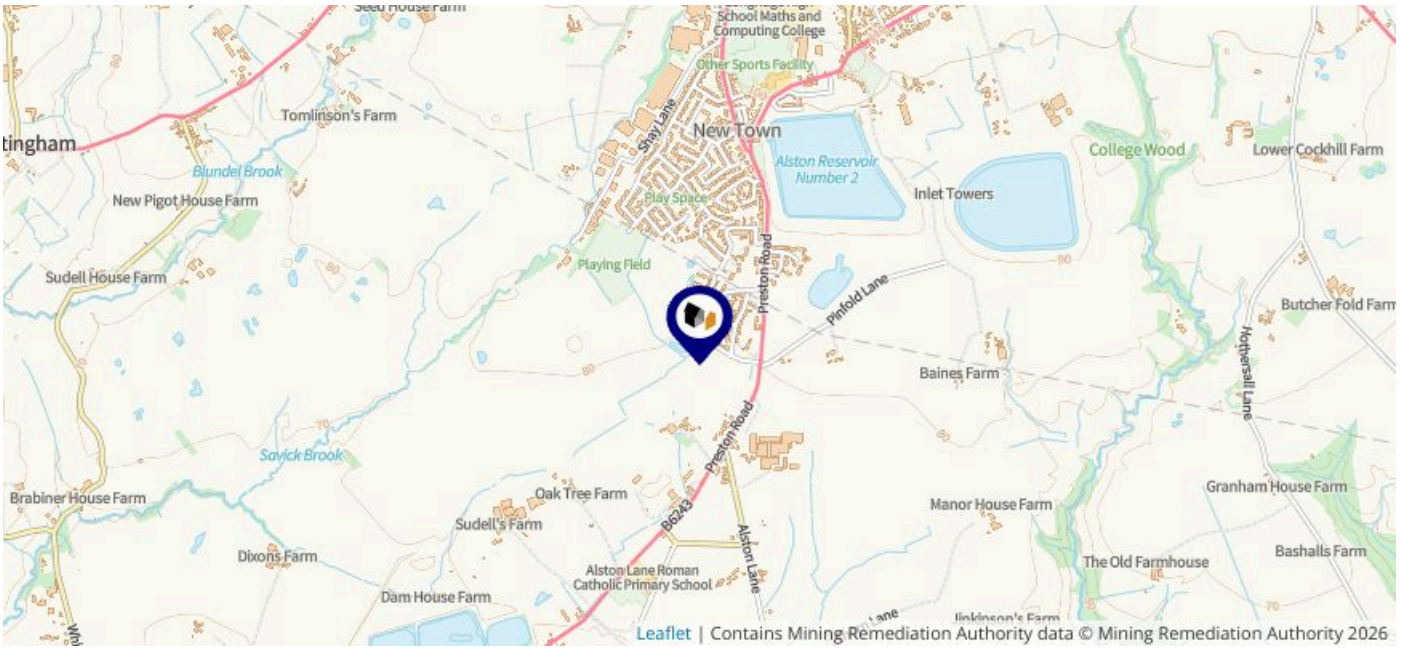
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â¦K
Roof Energy:	Very 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 all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m-Â¦K
Total Floor Area:	83 m^2

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

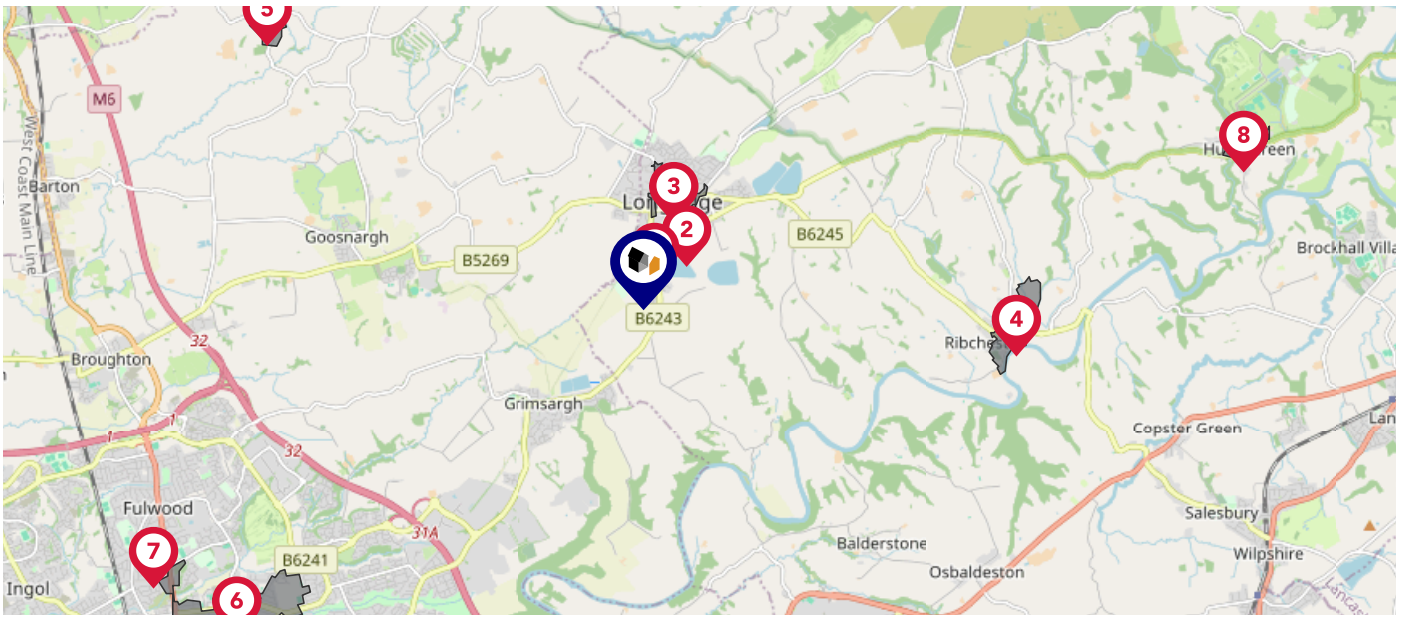
- Adit
- Gutter Pit
- Shaft

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

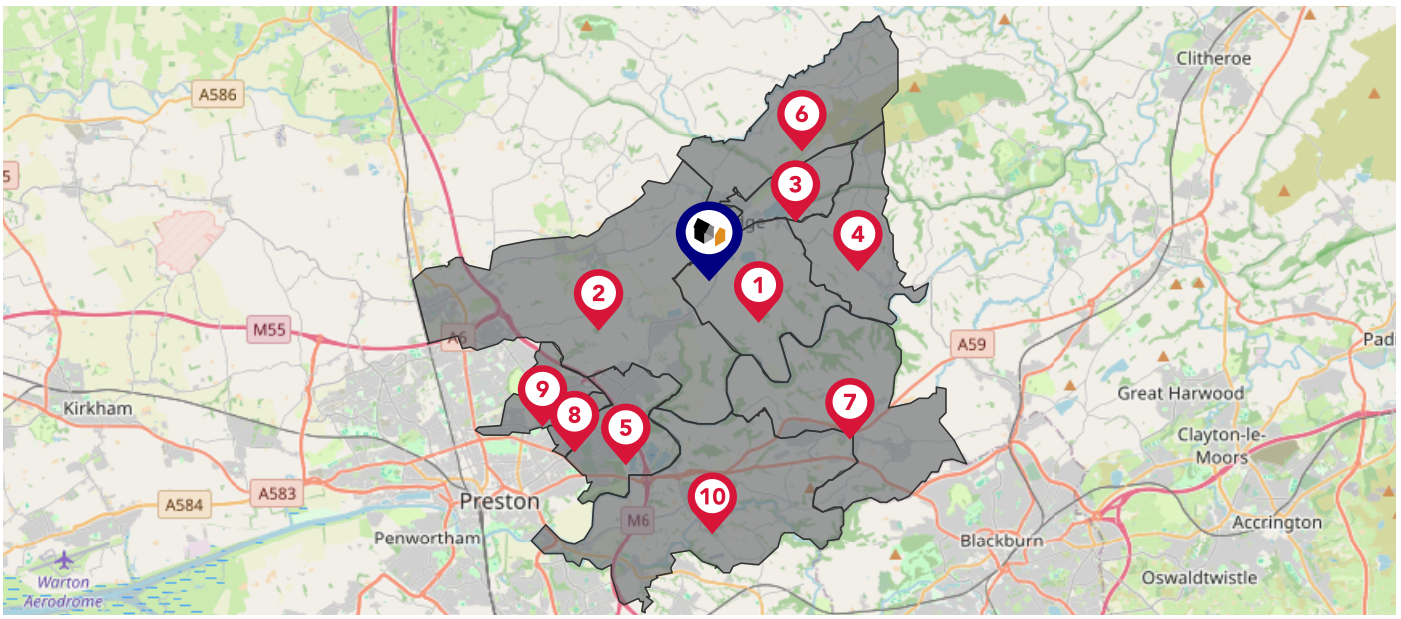
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Newtown
2	St Lawrence's Church
3	Longridge
4	Ribchester
5	Inglewhite
6	Fulwood
7	Harris Park
8	Hurst Green

Maps
Council Wards

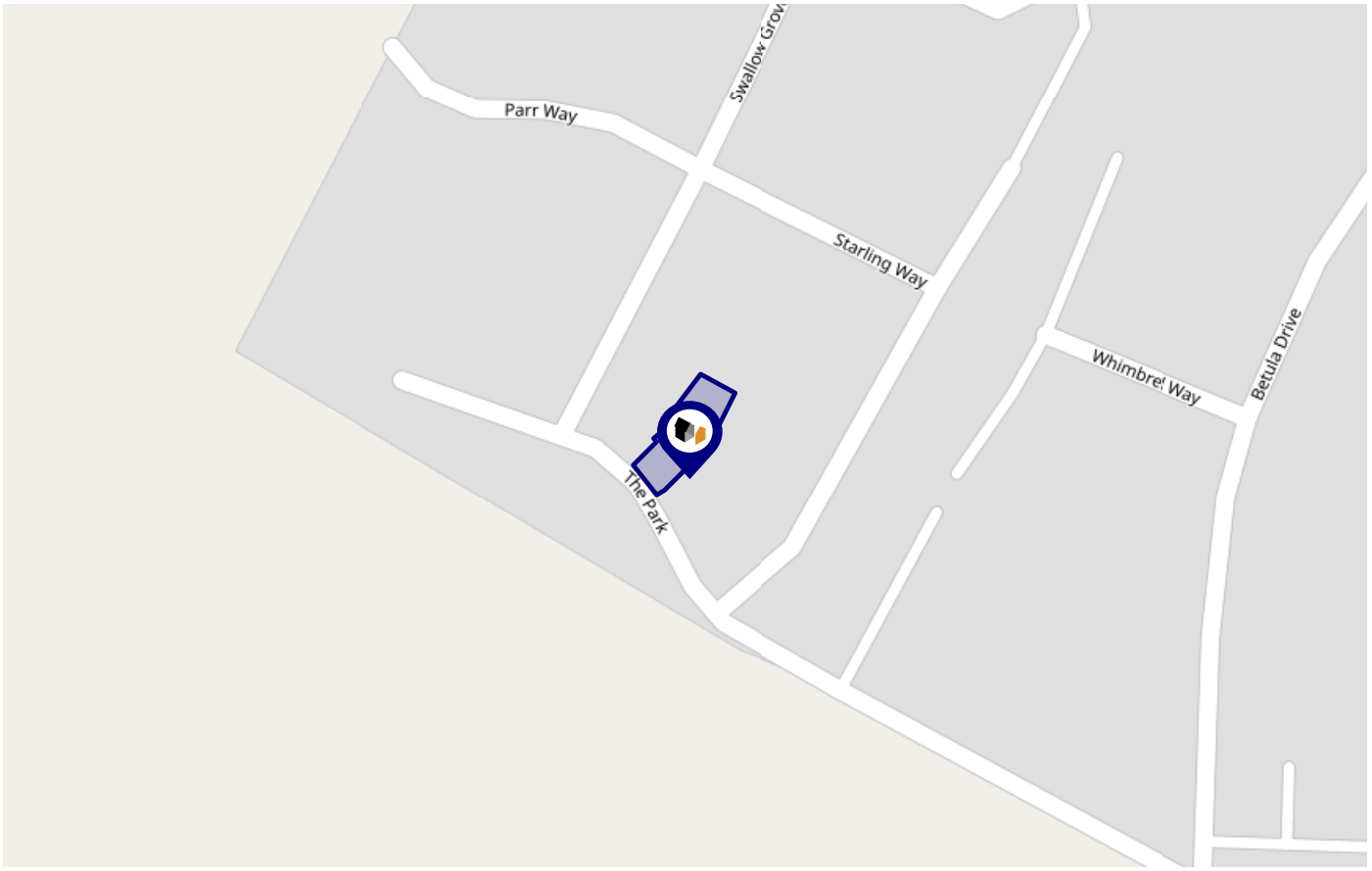
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Alston & Hothersall Ward
2	Preston Rural East Ward
3	Dilworth Ward
4	Ribchester Ward
5	Ribbleton Ward
6	Derby & Thornley Ward
7	Mellor Ward
8	Brookfield Ward
9	Garrison Ward
10	Samlesbury & Walton 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.

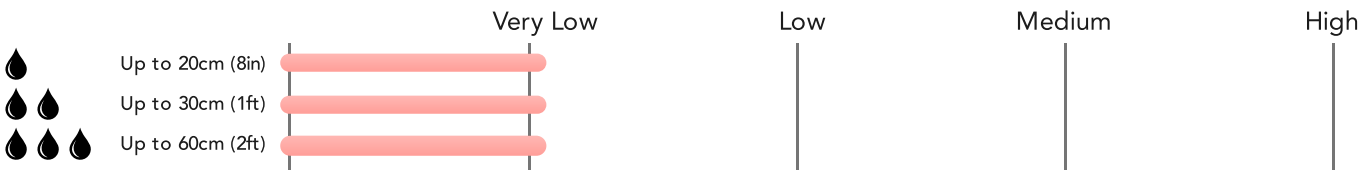


Risk Rating: Very low

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.

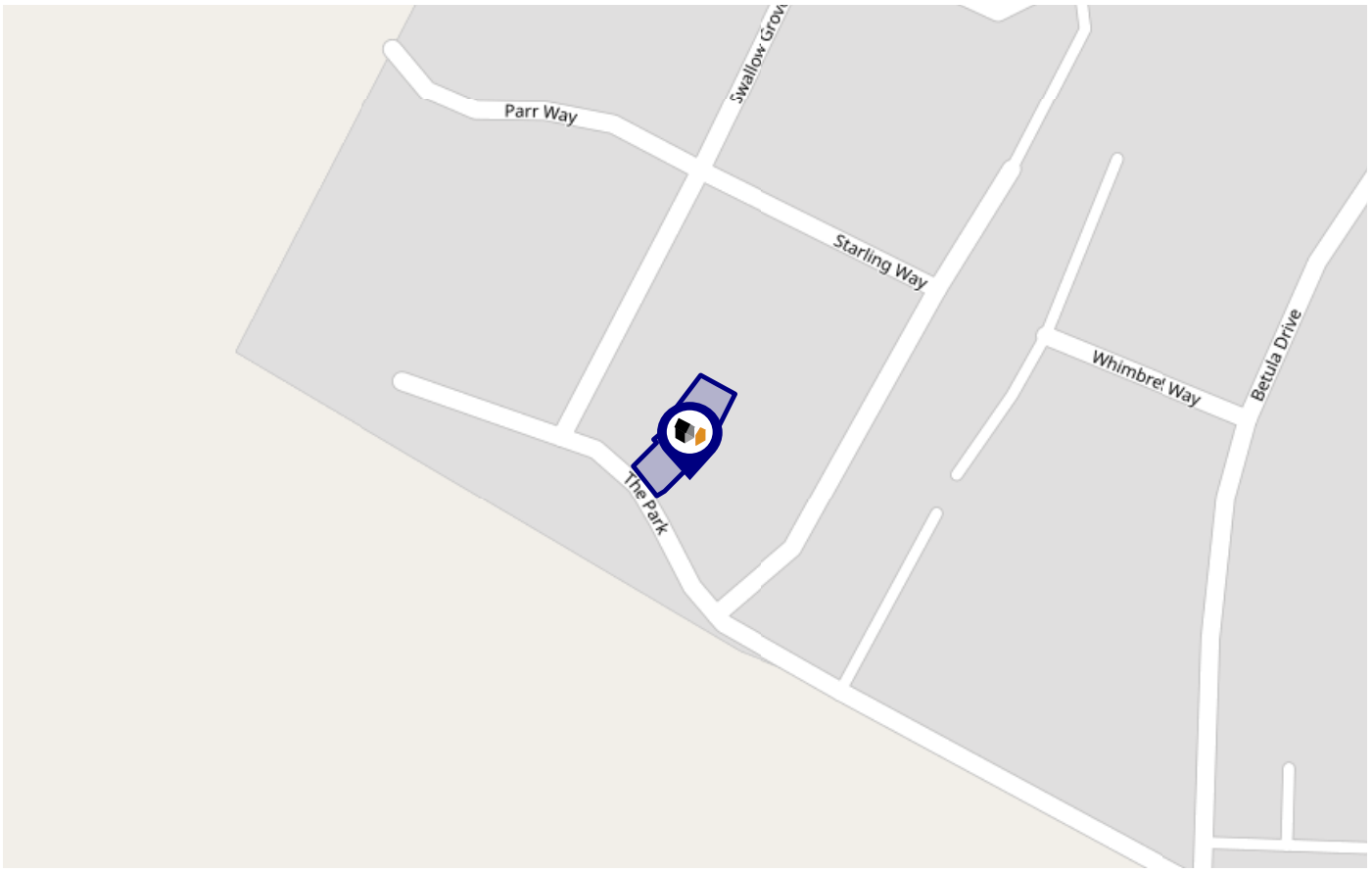
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (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.

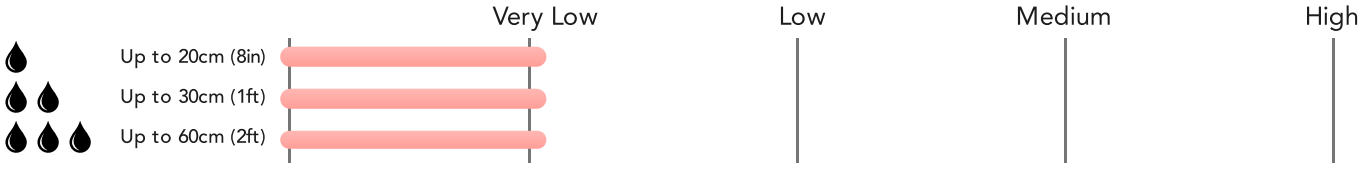


Risk Rating: Very low

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.

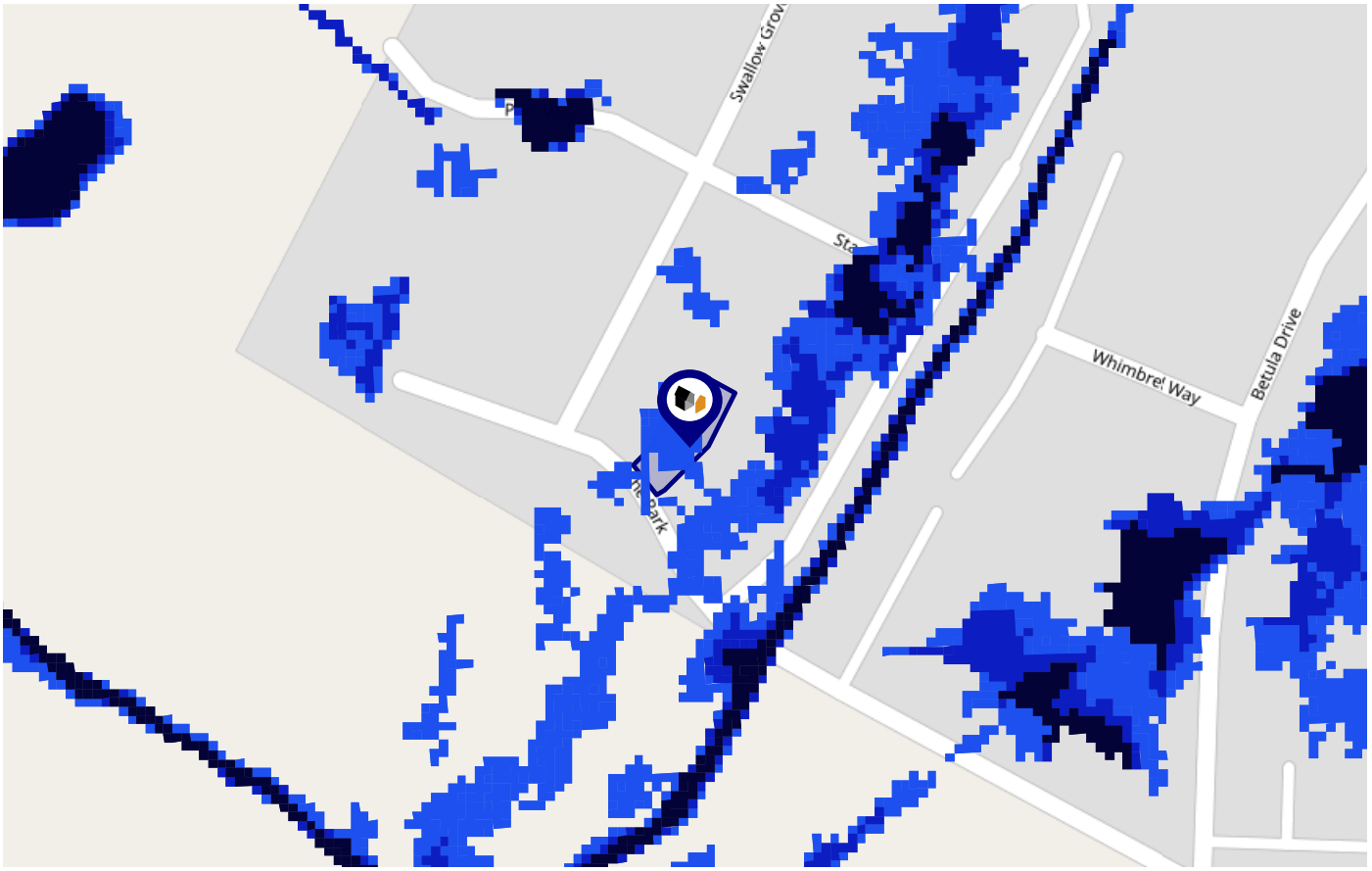
Chance of flooding to the following depths at this property:



Flood Risk
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.

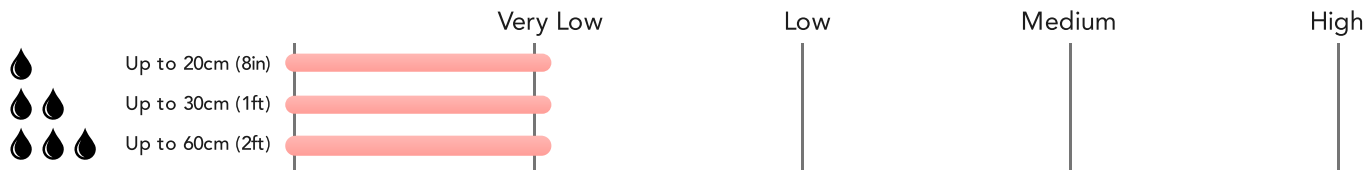


Risk Rating: Low

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.
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Chance of flooding to the following depths at this property:

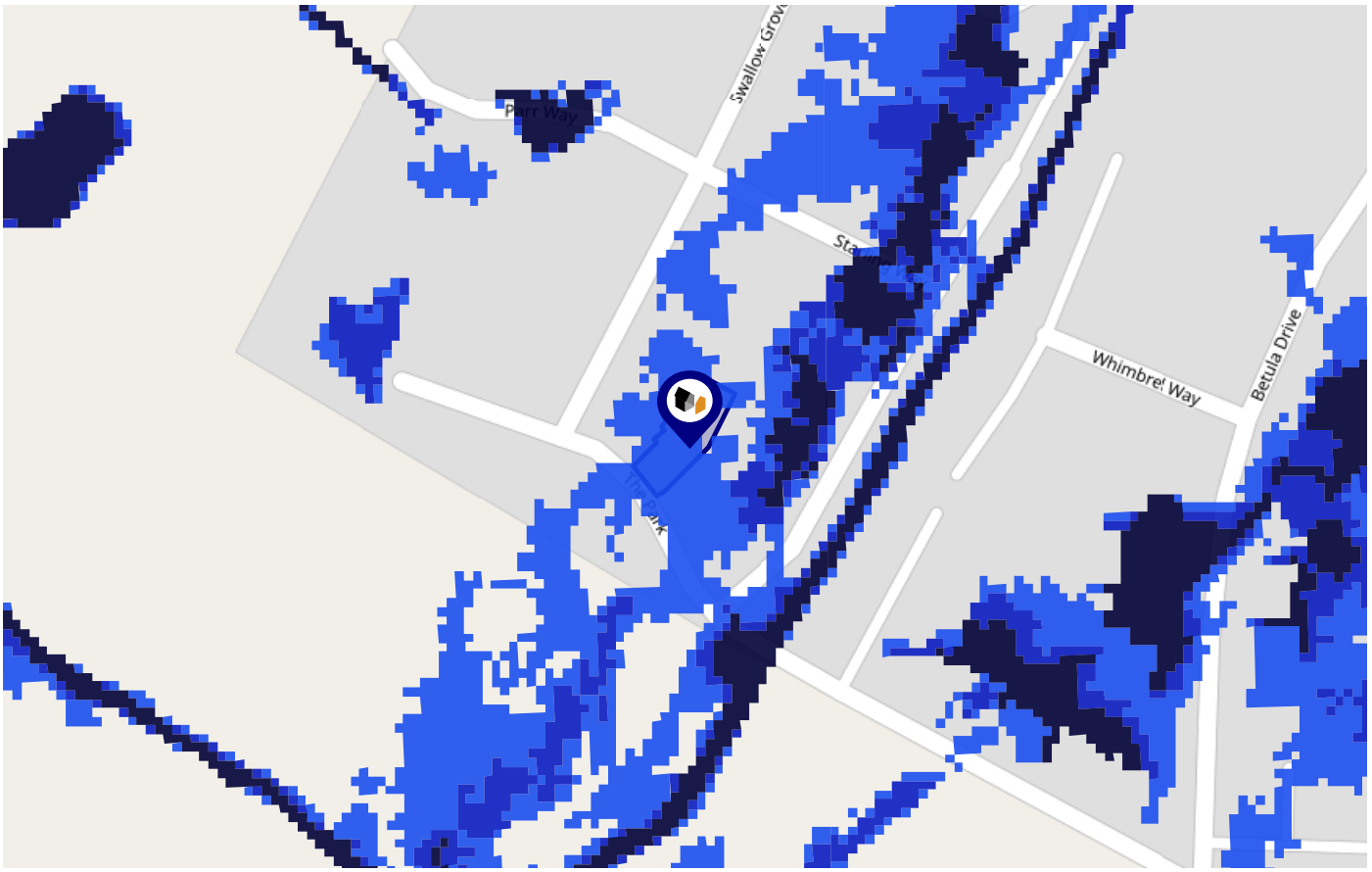


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Flood Risk
Surface Water - Climate Change

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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.

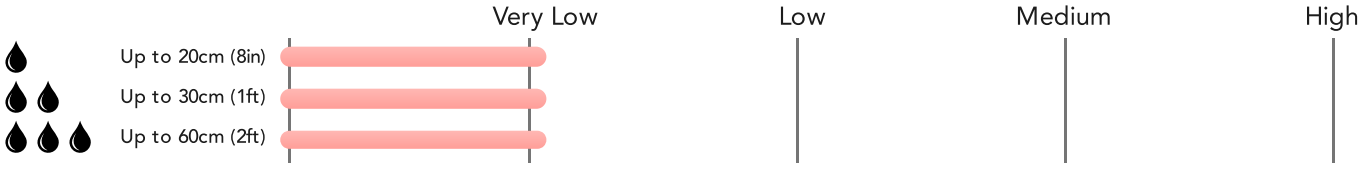


Risk Rating: Low

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.

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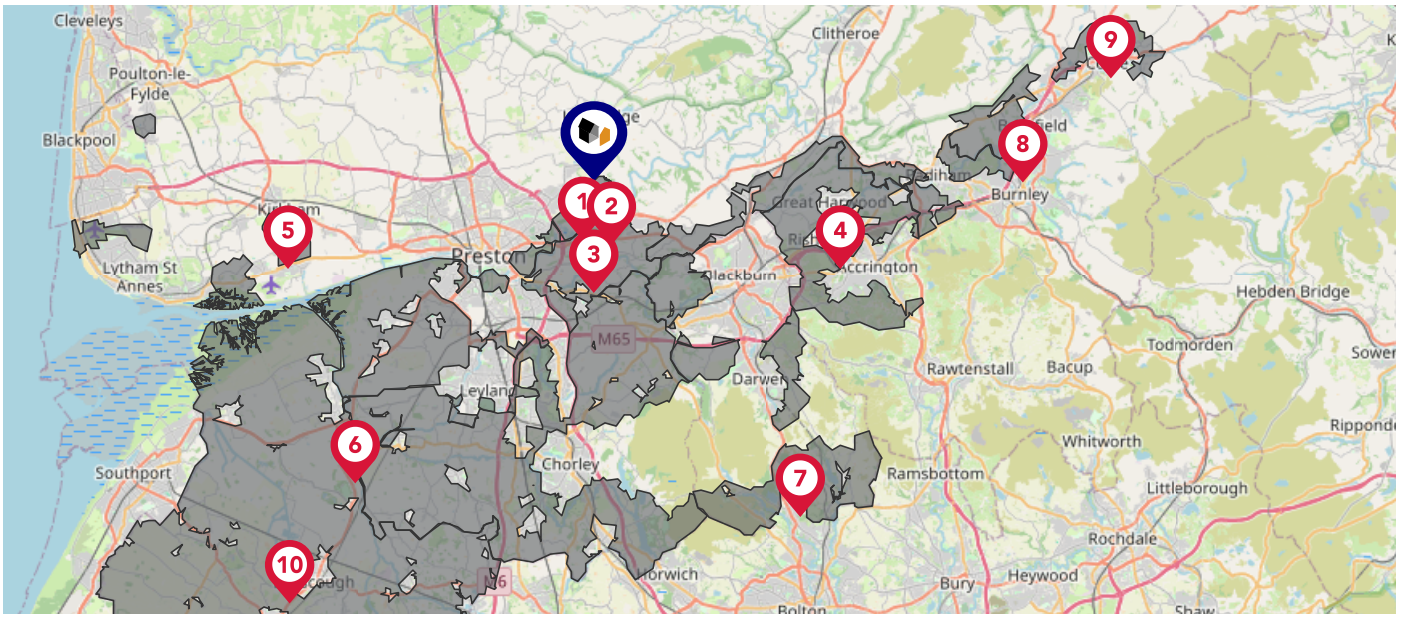
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

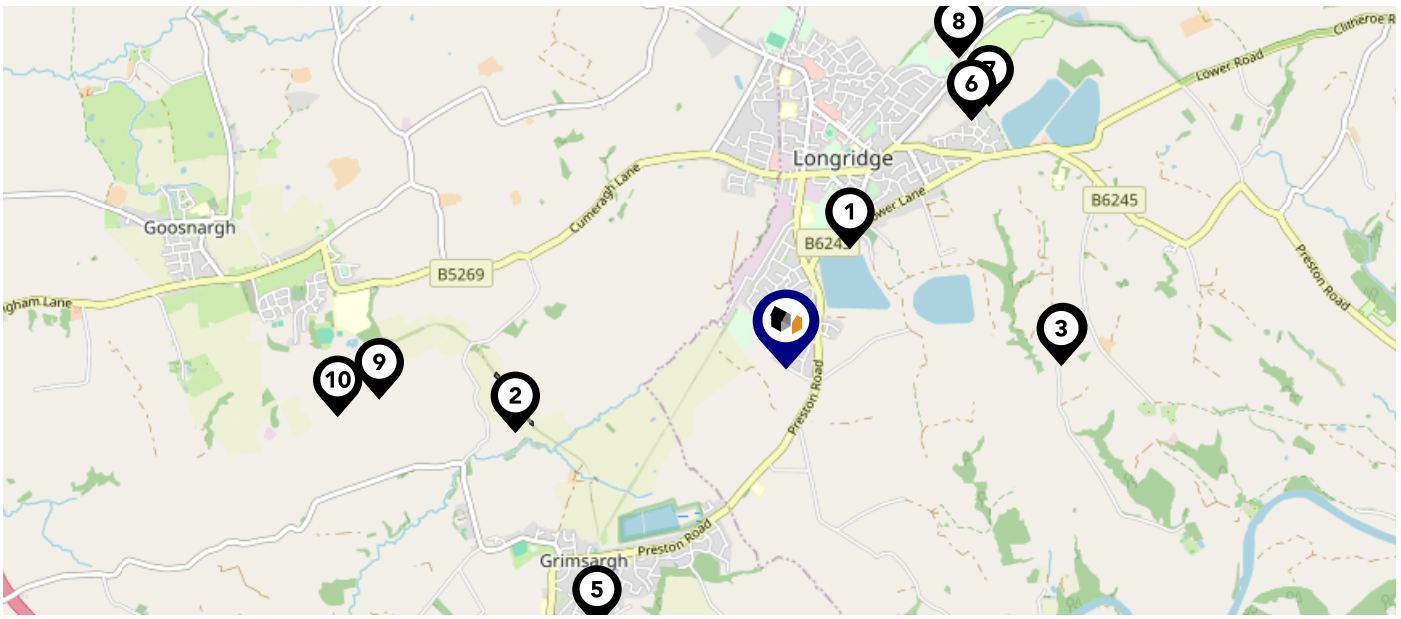


Nearby Green Belt Land

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

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	EA/EPR/TP3891CU/V009	Active Landfill
2	Fulwood Urban District Council Tip-Brabiner Lane, Preston, Fulwood, Lancashire	Historic Landfill
3	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill
4	Lower College Farm-Off Hothersall Lane, Longridge, Lancashire	Historic Landfill
5	Ribblesdale Drive-Off Preston Road, Grimsargh, Preston	Historic Landfill
6	Tan Yard-Old Tan Lane, Longridge, Preston, Lancashire	Historic Landfill
7	Hollins Hall Farm-Tan Yard Lane, Longridge, Near Preston, Lancashire	Historic Landfill
8	EA/EPR/FP3291CL/V009	Active Landfill
9	Whittingham Hospital Site A-Whittingham, Preston, Lancashire	Historic Landfill
10	Whittingham Hospital Site B-Whittingham, Preston, Lancashire	Historic Landfill

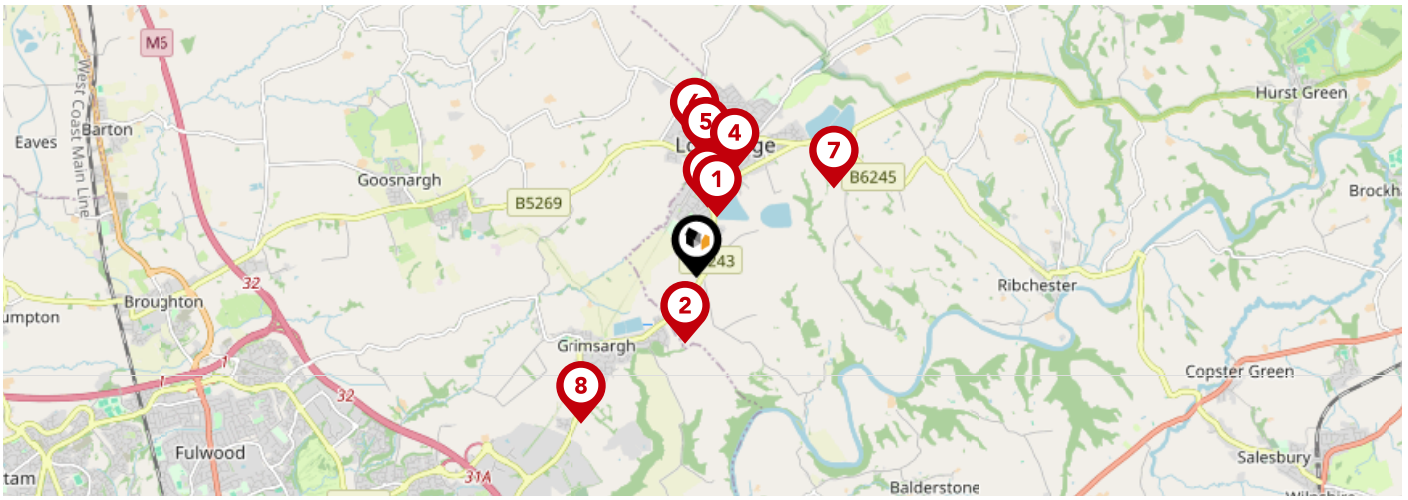
Maps
Listed Buildings

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



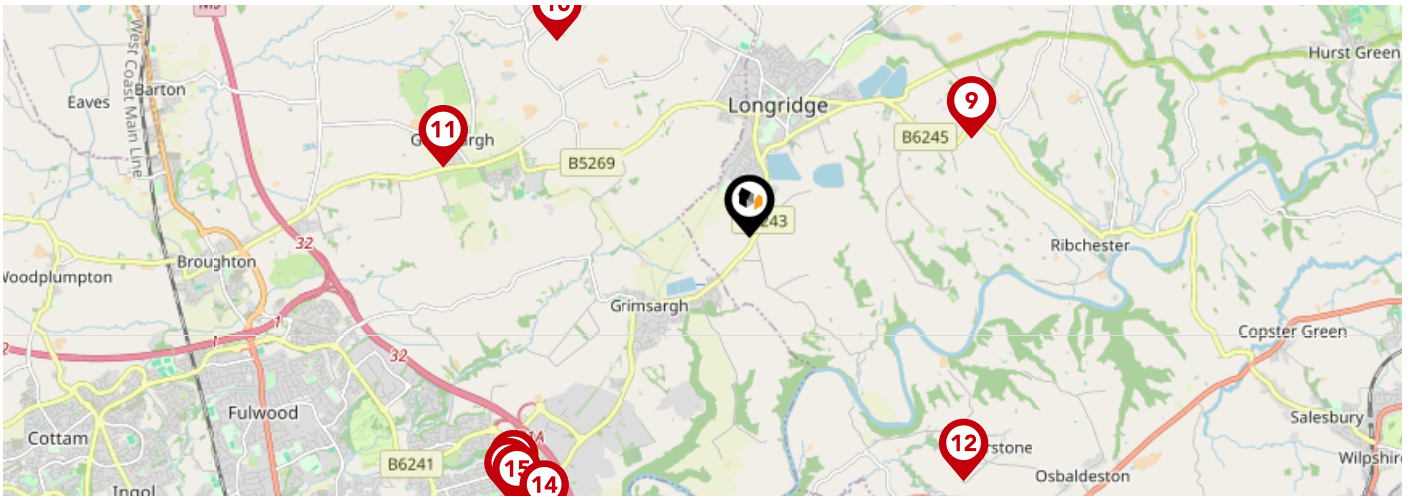
Listed Buildings in the local district	Grade	Distance
1 1072299 - Hacking Hobs	Grade II	0.5 miles
2 1147435 - Church Of Our Lady	Grade II	0.6 miles
3 1242766 - Bury's Farmhouse	Grade II	0.6 miles
4 1165161 - Gatepiers Circa 50 Metres East Of Green Nook	Grade II	0.7 miles
5 1073516 - Green Nook	Grade II	0.7 miles
6 1073515 - Pigot House	Grade II	0.9 miles
7 1165133 - Bottoms Farmhouse	Grade II	0.9 miles
8 1164948 - Dixons Farmhouse	Grade II	1.0 miles
9 1072295 - Quaker Root	Grade II	1.2 miles
10 1073514 - Sudell House Farmhouse	Grade II	1.3 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**St Cecilia's RC High School** Ofsted Rating: Good | Pupils: 562 | Distance:0.57	☐	☐	☑	☐	☐
2	**Alston Lane Catholic Primary School, Longridge** Ofsted Rating: Good | Pupils: 241 | Distance:0.58	☐	☑	☐	☐	☐
3	**Longridge High School** Ofsted Rating: Requires improvement | Pupils: 821 | Distance:0.63	☐	☐	☑	☐	☐
4	**Longridge Church of England Primary School** Ofsted Rating: Good | Pupils: 195 | Distance:1	☐	☑	☐	☐	☐
5	**Longridge St Wilfrid's Roman Catholic Primary School** Ofsted Rating: Good | Pupils: 198 | Distance:1.05	☐	☑	☐	☐	☐
6	**Barnacre Road Primary School** Ofsted Rating: Not Rated | Pupils:0 | Distance:1.22	☐	☑	☐	☐	☐
7	**Hillside Specialist School and College** Ofsted Rating: Good | Pupils: 108 | Distance:1.44	☐	☐	☑	☐	☐
8	**Grimsargh St Michael's Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 206 | Distance:1.62	☐	☑	☐	☐	☐

Area
Schools

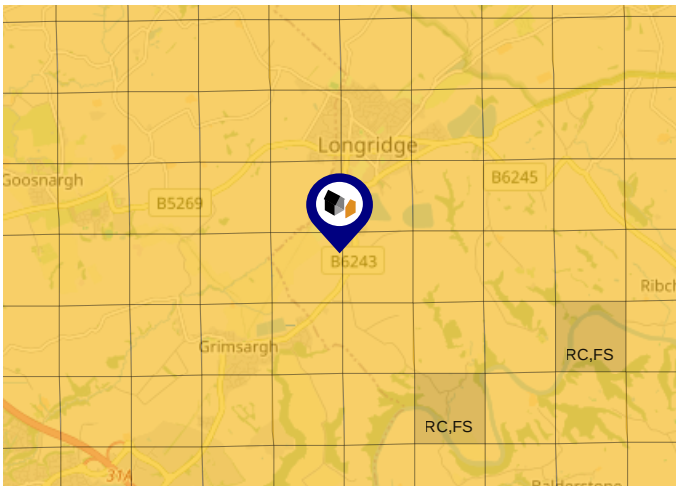


		Nursery	Primary	Secondary	College	Private
9	**Brook View School** Ofsted Rating: Good | Pupils: 7 | Distance:2.13	☐	☐	☑	☐	☐
10	**St Francis Catholic Primary School, Goosnargh** Ofsted Rating: Good | Pupils: 103 | Distance:2.42	☐	☑	☐	☐	☐
11	**Goosnargh Oliverson's Church of England Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:2.76	☐	☑	☐	☐	☐
12	**Balderstone St Leonard's Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 98 | Distance:2.84	☐	☑	☐	☐	☐
13	**Highfield Priory School** Ofsted Rating: Not Rated | Pupils: 176 | Distance:3.03	☐	☑	☐	☐	☐
14	**Preston Grange Primary School** Ofsted Rating: Good | Pupils: 184 | Distance:3.06	☐	☑	☐	☐	☐
15	**St Maria Goretti Catholic Primary School, Preston** Ofsted Rating: Good | Pupils: 217 | Distance:3.11	☐	☑	☐	☐	☐
16	**Brookfield Community Primary School** Ofsted Rating: Good | Pupils: 197 | Distance:3.12	☐	☑	☐	☐	☐

Environment
Soils & Clay

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

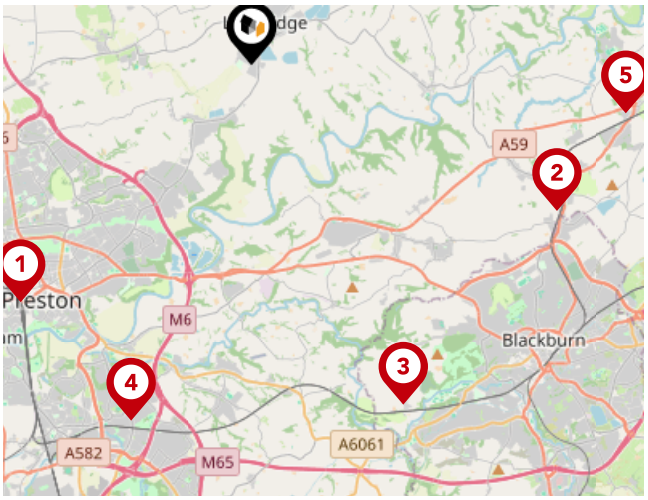
Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

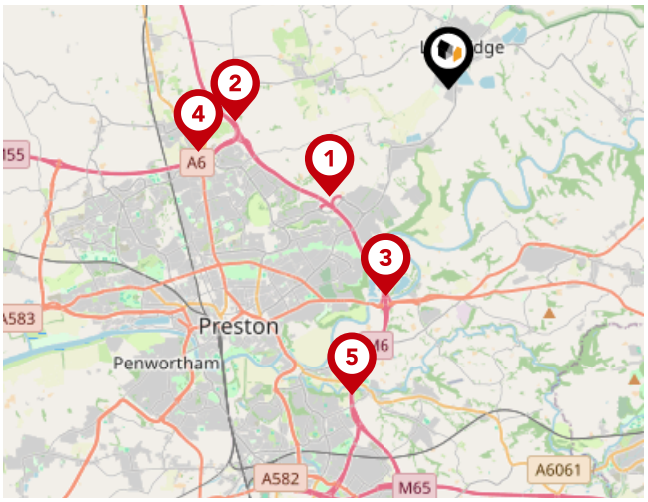
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area
Transport (National)



National Rail Stations

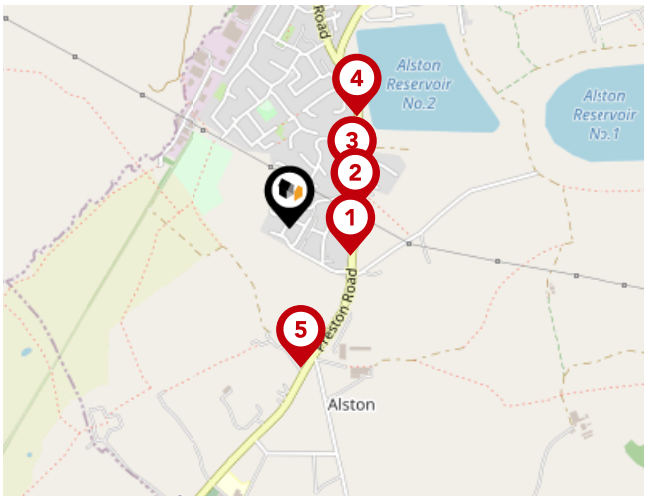
Pin	Name	Distance
1	Preston Rail Station	5.78 miles
2	Ramsgreave & Wilpshire Rail Station	5.94 miles
3	Pleasington Rail Station	6.51 miles
4	Bamber Bridge Rail Station	6.56 miles
5	Langho Rail Station	6.61 miles



Trunk Roads/Motorways

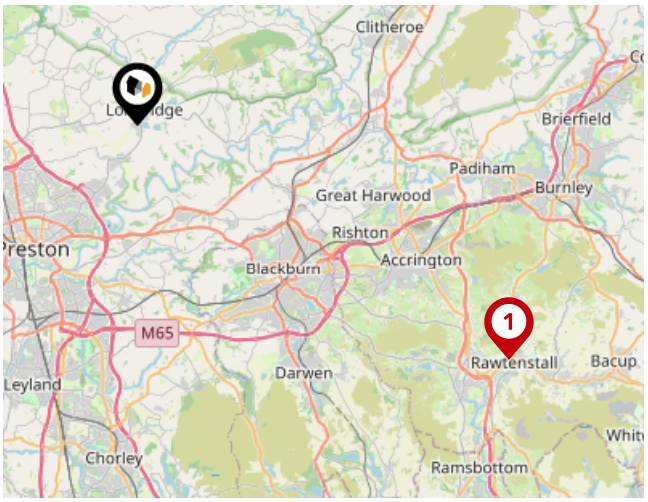
Pin	Name	Distance
1	M6 J31A	2.79 miles
2	M6 J32	3.74 miles
3	M6 J31	3.78 miles
4	M55 J1	4.49 miles
5	M6 J30	5.61 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Spout Farm	0.14 miles
2	Alston Meadow	0.14 miles
3	Alston Meadow	0.17 miles
4	College Close	0.28 miles
5	White Bull	0.3 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	15.37 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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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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