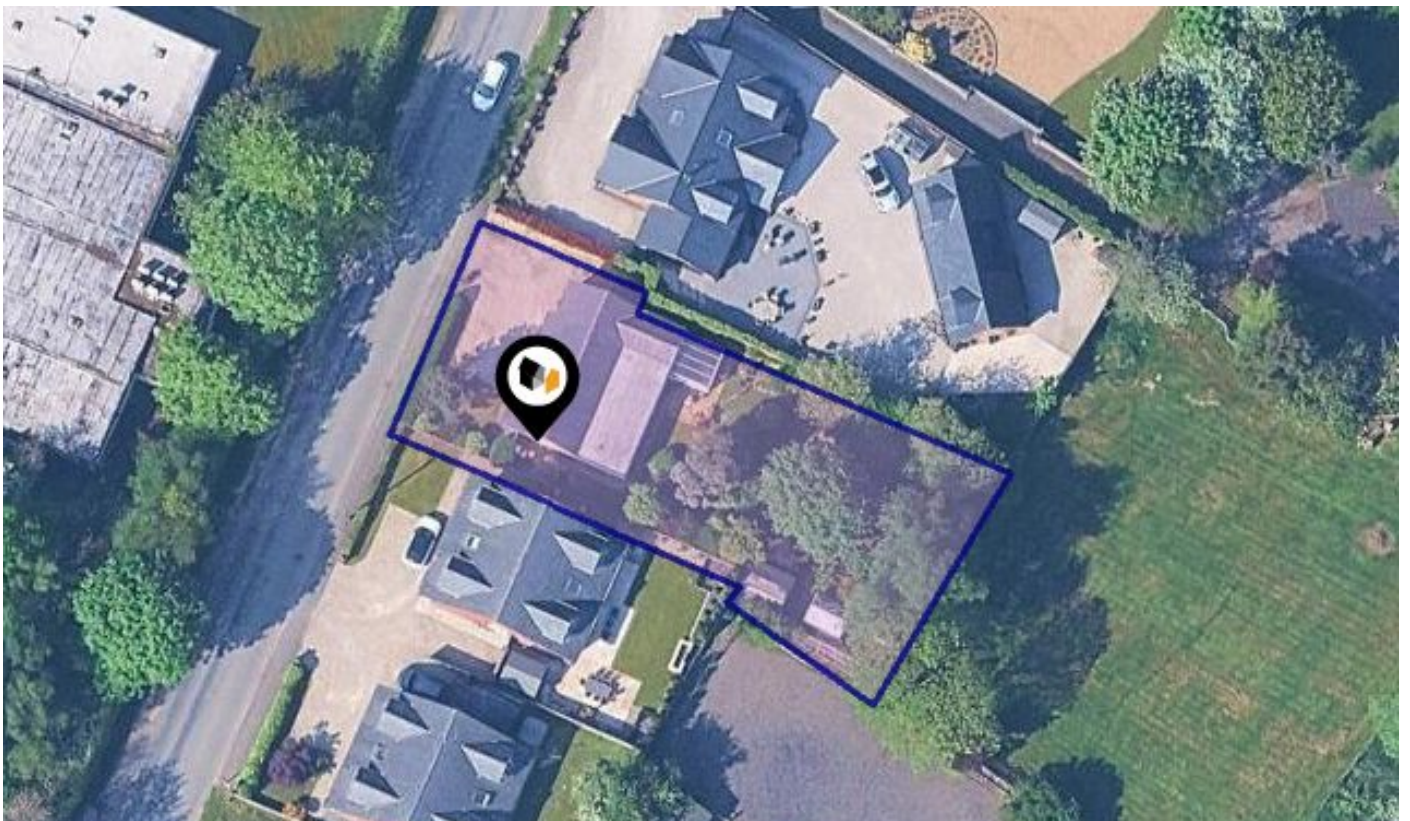




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 28th April 2026**



**LEA LANE, LEA TOWN, PRESTON, PR4**

## Roberts & Co

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

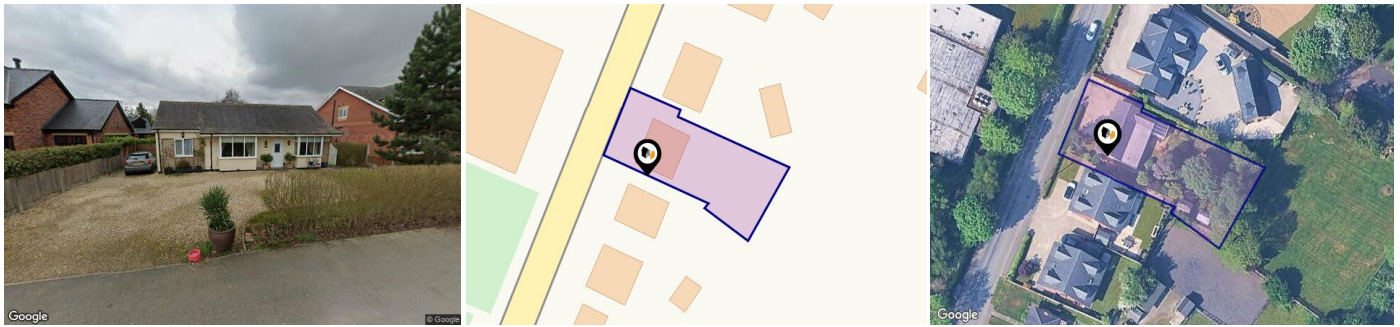
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* Detached Home in Rural Location \* 3 Double Bedrooms \* Fantastic Size Open Plan Family Dining Kitchen

Set within the highly desirable rural village of Lea Town, this exceptional detached bungalow offers a rare opportunity to acquire a spacious home in a peaceful countryside setting. Properties of this calibre and location seldom come to the market, combining idyllic village living with superb convenience for commuting and everyday amenities. Ideally positioned just a five-minute drive from key motorway links and the new Preston Western Distributor Road, the property provides excellent access to Preston, the Fylde Coast, and surrounding areas, making it perfect for those seeking the balance of rural tranquillity and connectivity. Approached via a generous gravel driveway, the property offers ample off-road parking for up to five vehicles. Internally, the accommodation is both spacious and versatile, beginning with a welcoming entrance hall that leads into a bright and inviting living room. A large picture window floods the space with natural light, while a stylish wall-mounted gas fire creates an attractive focal point. A second reception room provides flexible additional living space, ideal as a sitting room, home office, playroom, or snug. At the heart of the home is the impressive open-plan dining kitchen, perfectly designed for modern family living and entertaining. Fitted with cream gloss cabinetry complemented by contrasting worktops, the kitchen features double electric ovens, a gas hob, integrated dishwasher, and integrated fridge freezer. There is an abundance of space for a large family dining table and chairs, as well as a comfortable seating area or sofa. Patio doors open seamlessly into the conservatory, where beautiful views across the garden can be enjoyed all year round. The property offers three generously sized double bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A well-appointed three-piece family bathroom serves the remaining bedrooms. Externally, the gardens are truly a standout feature of this wonderful home. Beautifully established with mature trees and shrubs, the grounds provide a private and tranquil setting with stunning open views to the rear across neighbouring fields, often occupied by the neighbours two sheep. A charming pond, secluded seating areas, and additional spaces perfectly positioned to enjoy the surrounding countryside create an exceptional outdoor retreat ideal for relaxing or entertaining.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,431 ft <sup>2</sup> / 133 m <sup>2</sup>		
<b>Plot Area:</b>	0.21 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,576		
<b>Title Number:</b>	LAN127241		

## Local Area

<b>Local Authority:</b>	Preston	<b>Estimated Broadband Speeds</b>	
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)	
<b>Flood Risk:</b>		<b>1</b>	<b>1800</b>
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	High		



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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

Planning records for: *Lea Lane, Lea Town, Preston, PR4*

<b>Reference - 06/2009/0797</b>
<b>Decision:</b> -
<b>Date:</b> 11th November 2009
<b>Description:</b> Erection of 1no. detached one and a half storey dwelling (outline proposal)
<b>Reference - Preston/06/2010/0641</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th September 2010
<b>Description:</b> Erection of 2no. one and a half storey detached dwellings (reserved matters)
<b>Reference - Preston/06/2010/0829</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th November 2010
<b>Description:</b> Erection of 1no. detached one and a half storey dwelling (reserved matters submission)
<b>Reference - Preston/06/2009/0796</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th January 2010
<b>Description:</b> Erection of 2no. one and a half storey detached dwellings (outline proposal) (all matters reserved)

# Planning History

## This Address

Planning records for: *Lea Lane, Lea Town, Preston, PR4*

<b>Reference - 06/2013/0776</b>
<b>Decision:</b> -
<b>Date:</b> 28th October 2013
<b>Description:</b> Erection of 1no. detached one and a half storey dwelling
<b>Reference - Preston/06/2013/0776</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th November 2013
<b>Description:</b> Erection of 1no. detached one and a half storey dwelling
<b>Reference - 06/2010/0642</b>
<b>Decision:</b> -
<b>Date:</b> 06th September 2010
<b>Description:</b> Erection of 1no. detached one and a half storey dwelling (reserved matters)
<b>Reference - 06/2010/0829</b>
<b>Decision:</b> -
<b>Date:</b> 12th November 2010
<b>Description:</b> Erection of 1no. detached one and a half storey dwelling (reserved matters submission)

Planning records for: *Lea Lane, Lea Town, Preston, PR4*

<b>Reference - 06/2014/0689</b>
<b>Decision:</b> -
<b>Date:</b> 19th August 2014
<b>Description:</b> Erection of 1no. detached two storey dwelling (amended scheme to planning application 06/2013/0776)
<b>Reference - Preston/06/2014/0689</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th September 2014
<b>Description:</b> Erection of 1no. detached two storey dwelling (amended scheme to planning application 06/2013/0776)
<b>Reference - 06/2010/0641</b>
<b>Decision:</b> -
<b>Date:</b> 06th September 2010
<b>Description:</b> Erection of 2no. one and a half storey detached dwellings (reserved matters)
<b>Reference - Preston/06/2010/0642</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th September 2010
<b>Description:</b> Erection of 1no. detached one and a half storey dwelling (reserved matters)

Planning records for: *Lea Lane, Lea Town, Preston, PR4*

<b>Reference - 06/2009/0796</b>
<b>Decision:</b> -
<b>Date:</b> 11th November 2009
<b>Description:</b> Erection of 2no. one and a half storey detached dwellings (outline proposal) (all matters reserved)
<b>Reference - Preston/06/2017/1007</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th August 2017
<b>Description:</b> 1no. detached two storey dwelling (amended scheme to planning application 06/2013/0776) (pursuant to 06/2014/0689 to seek variation of condition no.1 "Approved Plans")
<b>Reference - Preston/06/2009/0797</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th January 2010
<b>Description:</b> Erection of 1no. detached one and a half storey dwelling (outline proposal)
<b>Reference - Preston/06/2016/0024</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th January 2016
<b>Description:</b> Erection of two storey detached building to provide car port, workshops and storage

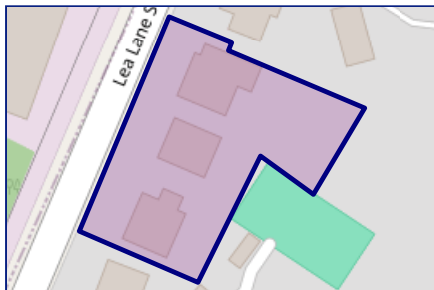
# Planning History

## This Address

Planning records for: *Lea Lane, Lea Town, Preston, PR4*

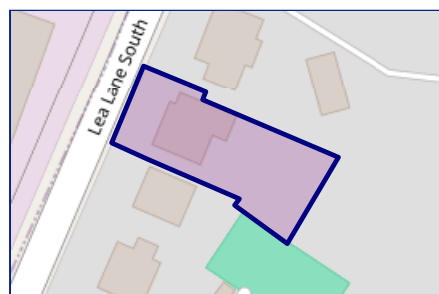
<b>Reference - 06/2016/0024</b>
<b>Decision:</b> -
<b>Date:</b> 01st December 2015
<b>Description:</b> Erection of two storey detached building to provide car port, workshops and storage

### Freehold Title Plan



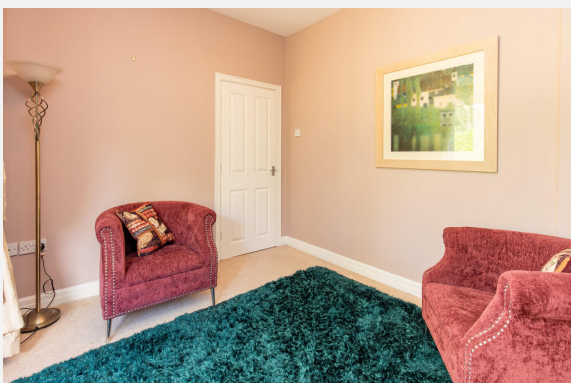
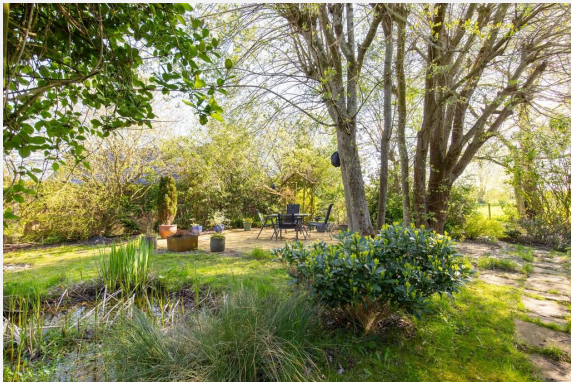
**LAN75397**

### Leasehold Title Plan

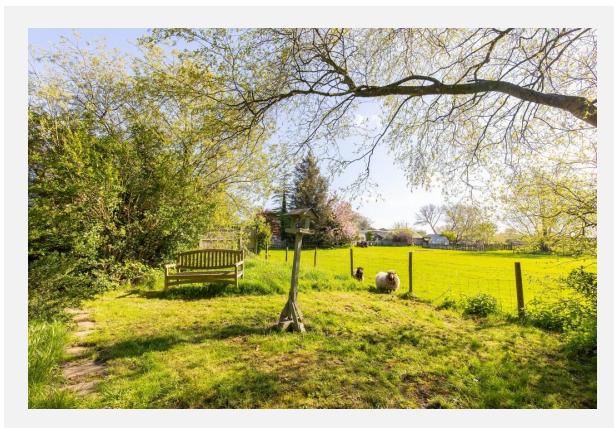
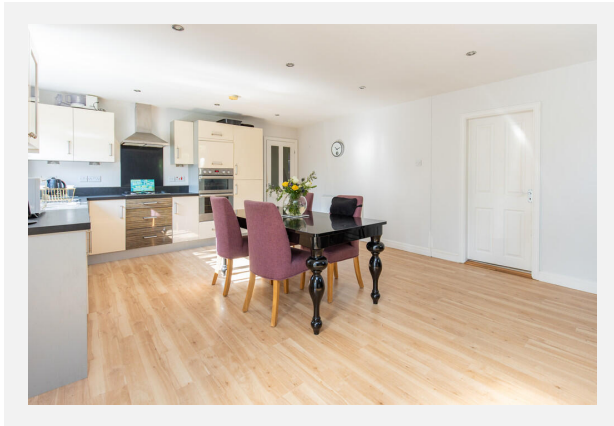


**LAN127241**

Start Date: 19/12/2011  
End Date: 20/12/3010  
Lease Term: 999 years from 20/12/2011  
Term Remaining: 985 years







## LEA LANE, LEA TOWN, PRESTON, PR4



Energy rating

D

Valid until 04.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

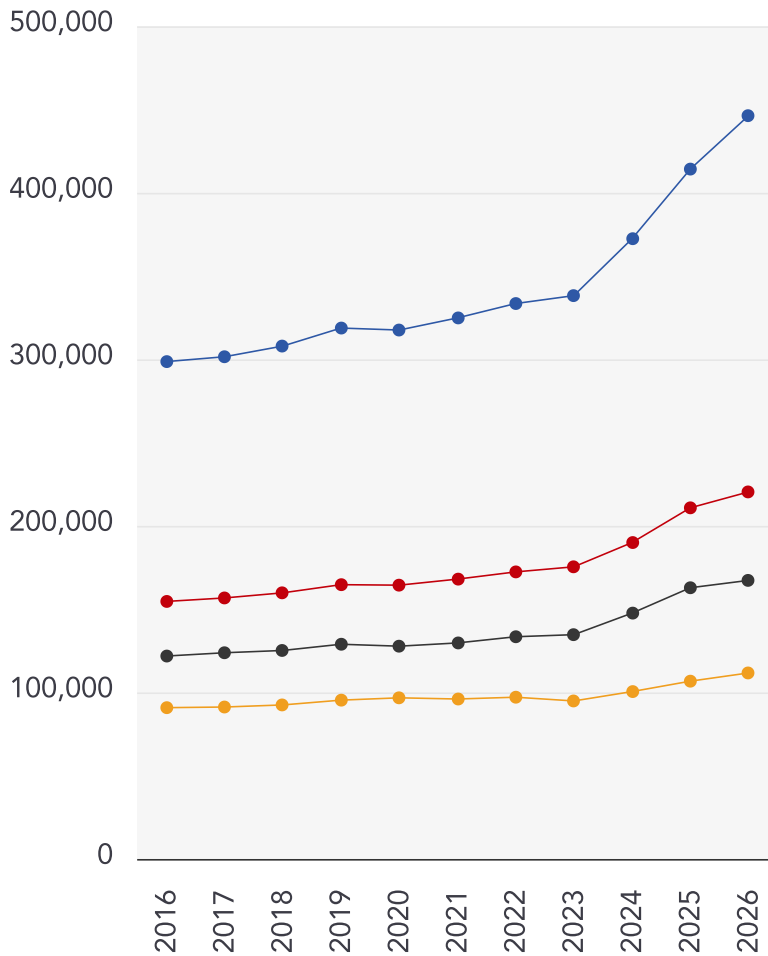
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<b>Property Type:</b>	Detached bungalow
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 175 mm loft insulation
<b>Roof Energy:</b>	Pitched, 175 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	133 m <sup>2</sup>

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR4



Detached

**+49.45%**

Semi-Detached

**+42.52%**

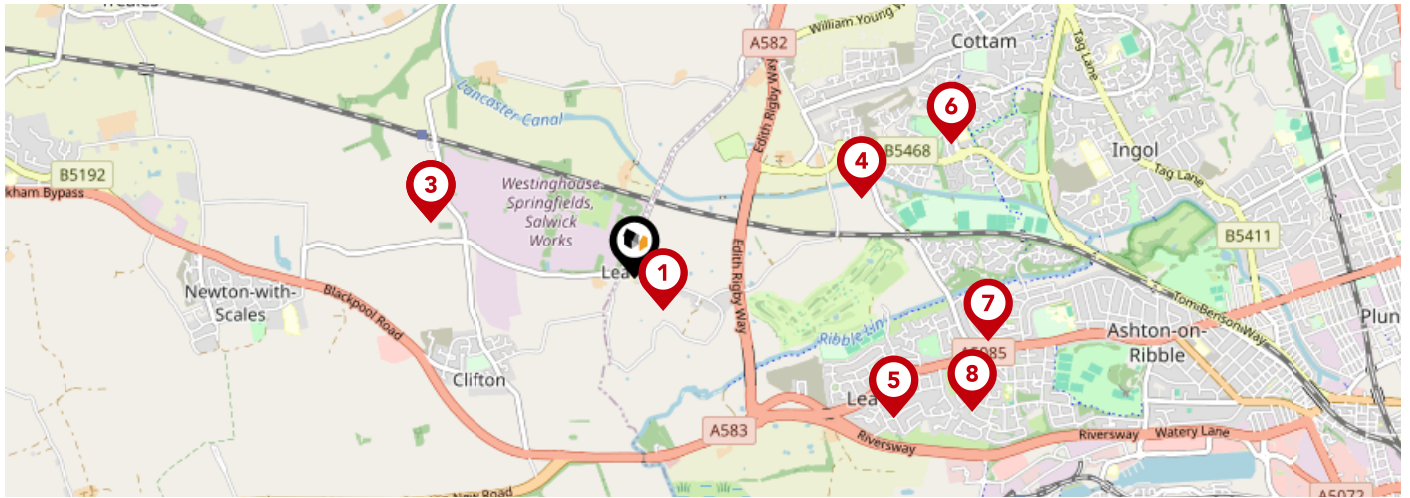
Terraced

**+37.28%**

Flat

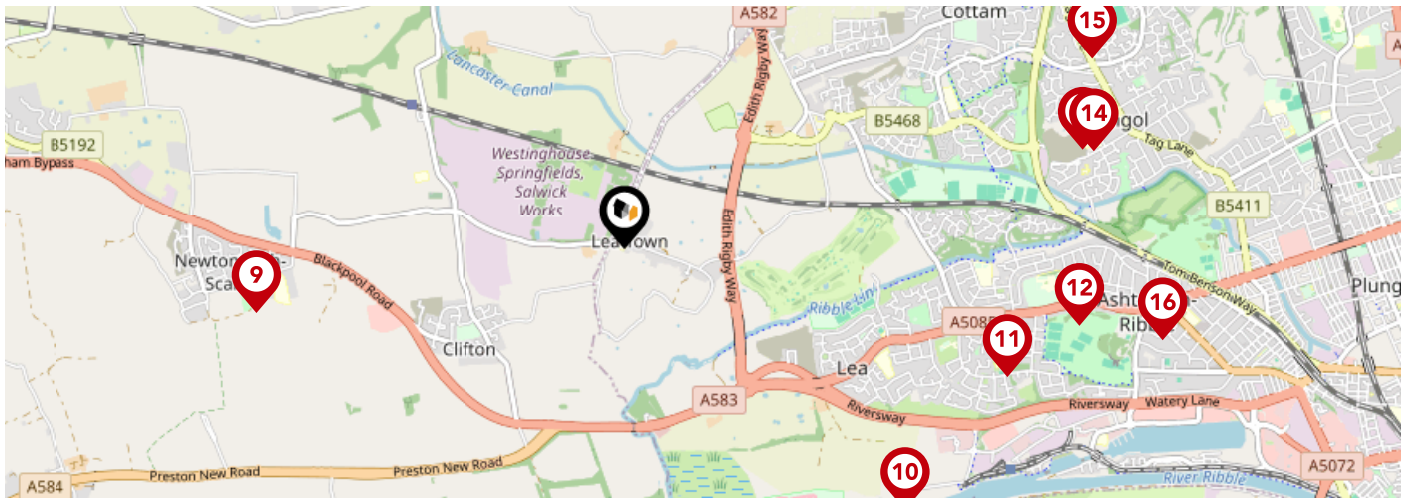
**+22.94%**

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Aurora Keyes Barn School</b> Ofsted Rating: Good   Pupils: 24   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oakfield House School</b> Ofsted Rating: Good   Pupils: 45   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Lea Neeld's Endowed Church of England Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Bernard's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 235   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cottam Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ashton Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

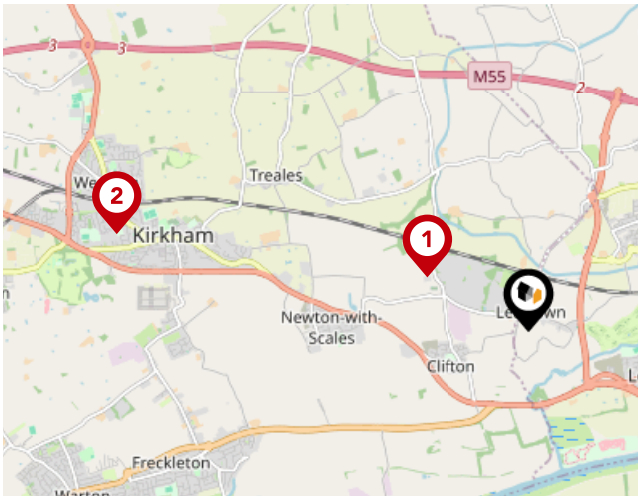
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Newton Bluecoat Church of England Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ashton Community Science College</b> Ofsted Rating: Good   Pupils: 854   Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Holy Family Catholic Primary School, Ingol, Preston</b> Ofsted Rating: Good   Pupils: 203   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ingol Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pool House Community Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

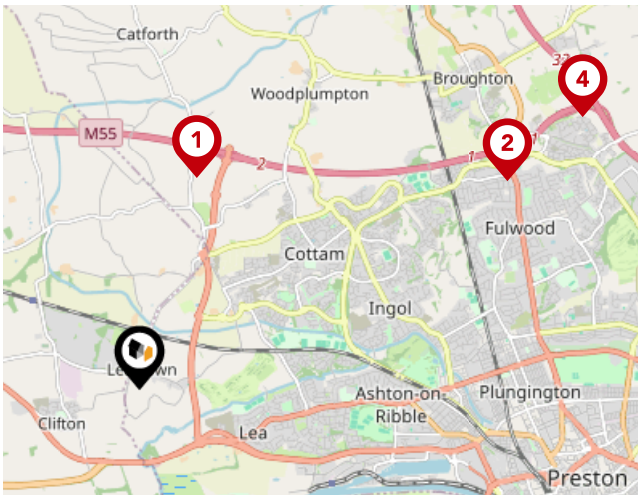
# Area

## Transport (National)



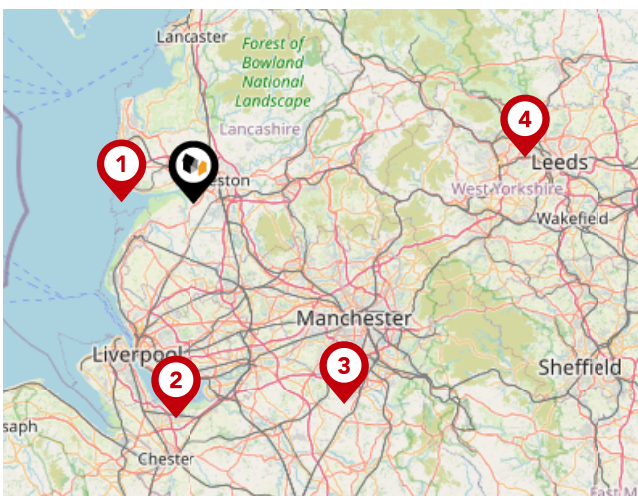
### National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	1 miles
2	Kirkham & Wesham Rail Station	3.7 miles
3	Preston Rail Station	3.81 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	1.92 miles
2	M55 J1	3.71 miles
3	M55 J3	4.47 miles
4	M6 J32	4.55 miles
5	M6 J31A	5.63 miles

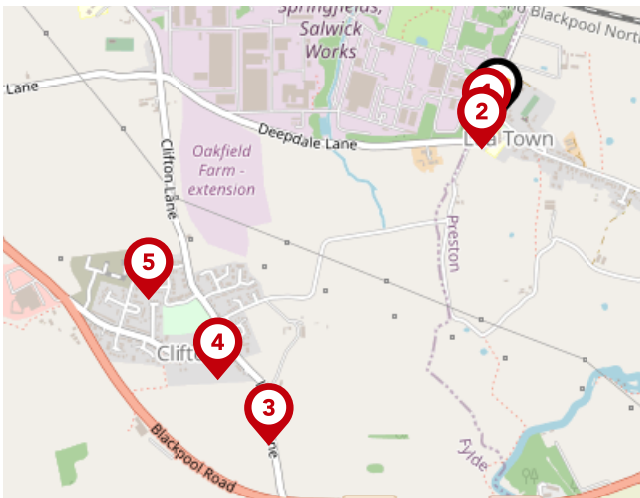


### Airports/HELIPADS

Pin	Name	Distance
1	Highfield	10.07 miles
2	Speke	30.32 miles
3	Manchester Airport	35.23 miles
4	Leeds Bradford Airport	46.81 miles

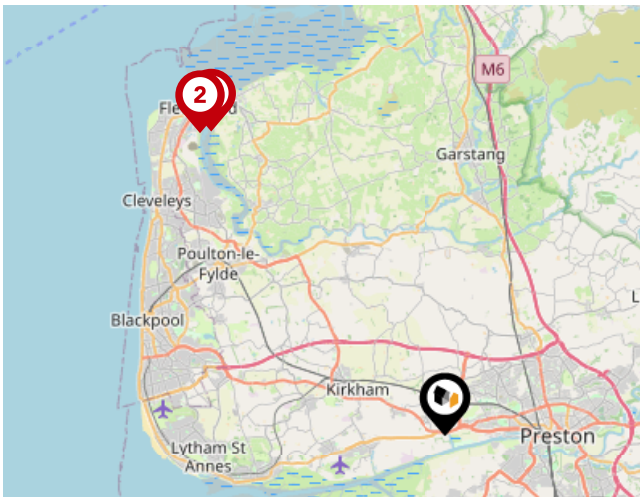
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Smiths Arms	0.03 miles
2	Smiths Arms	0.07 miles
3	Hall Field Farm	0.87 miles
4	Dixons Farm Mews	0.83 miles
5	Clifton Green	0.86 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.45 miles
2	Fleetwood for Knott End Ferry Landing	13.63 miles



### 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.

### 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.



### Contains public sector information licensed under the Open Government License v3.0

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#### Roberts & Co

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