Pendle Hill Properties
estate and letting agents

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# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Monday 02nd November 2026**



## THE PARK, LONGRIDGE, PR3


**Pendle Hill Properties**

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01772 319421
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www.pendlehillproperties.co.uk

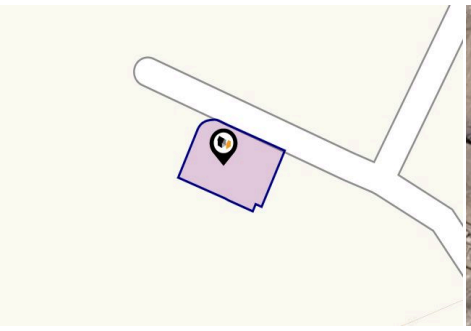

The Property Ombudsman

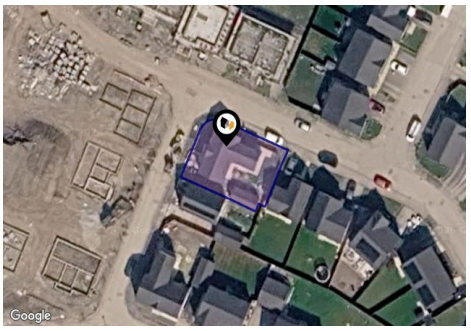
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# Property
# Overview

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## Property

| | |
|---|---|
| **Type:** | Detached |
| **Bedrooms:** | 5 |
| **Floor Area:** | 1,798 $ft^2$ / 167 $m^2$ |
| **Plot Area:** | 0.08 acres |
| **Year Built :** | 2025 |
| **Title Number:** | LAN305872 |

## Local Area

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

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

**13** mb/s **35** mb/s **1800** mb/s

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

O2 EE 3 Vodafone

**Satellite/Fibre TV Availability:**

BT ✓ sky ✓ Virgin media ✗



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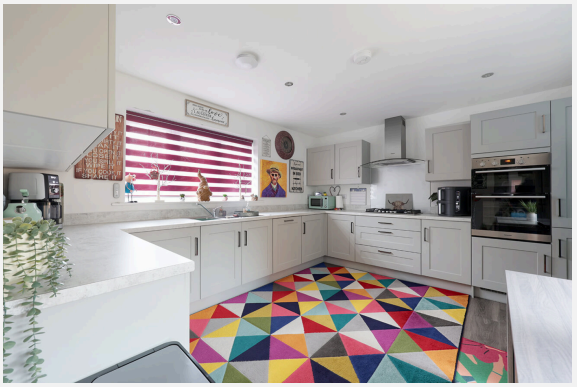
# Gallery
# Photos

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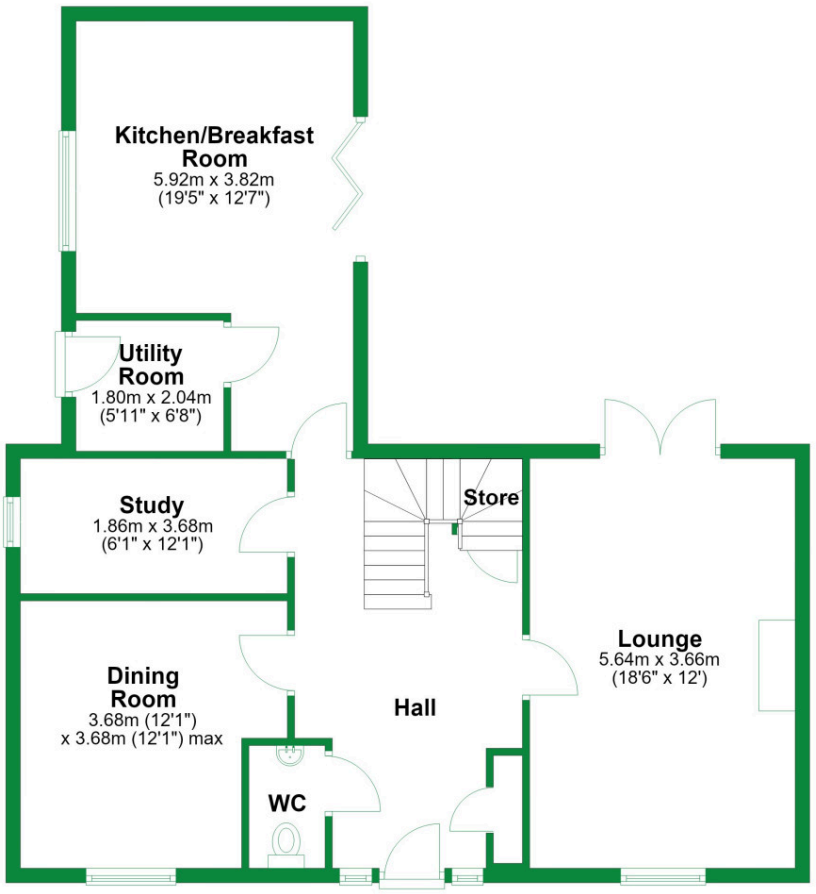
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# THE PARK, LONGRIDGE, PR3

## Ground Floor

Approx. 83.3 sq. metres (896.2 sq. feet)




Total area: approx. 167.1 sq. metres (1798.4 sq. feet)



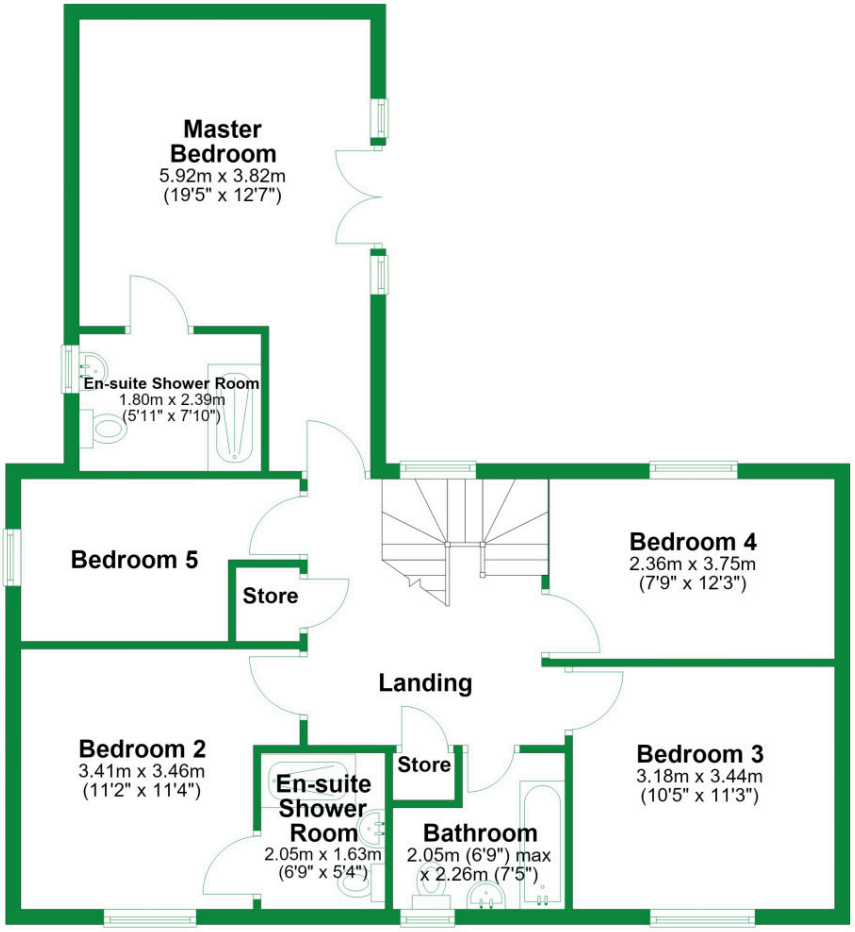
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# THE PARK, LONGRIDGE, PR3

## First Floor

Approx. 83.8 sq. metres (902.2 sq. feet)






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Longridge, PRESTON,

Energy rating

B

Valid until 24.04.2035

| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | 85 \| B | 92 \| A |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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# EPC - Additional Data

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## Additional EPC Data

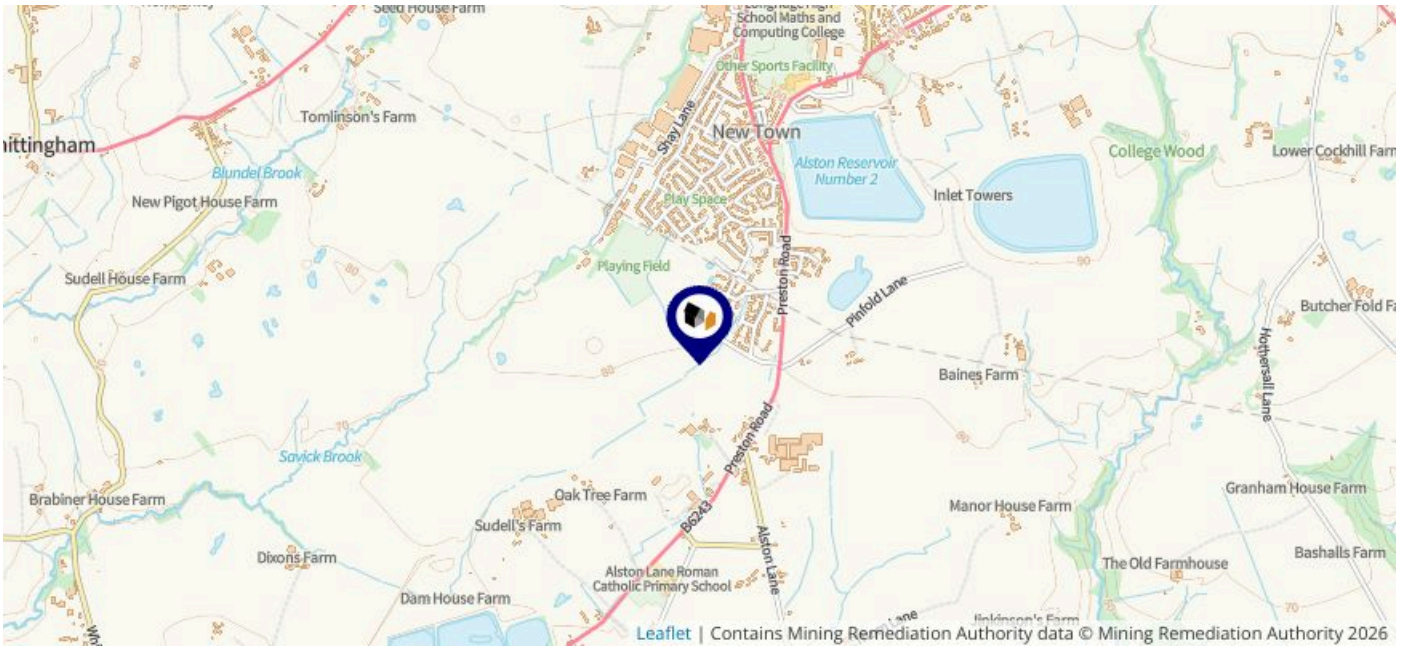
| | |
|---|---|
| **Property Type:** | Detached house |
| **Walls:** | Average thermal transmittance 0.25 W/m²K |
| **Walls Energy:** | Very good |
| **Roof:** | Average thermal transmittance 0.10 W/m²K |
| **Roof Energy:** | Very good |
| **Window:** | High performance glazing |
| **Window Energy:** | Very good |
| **Main Heating:** | Boiler and radiators, mains gas |
| **Main Heating Energy:** | Good |
| **Main Heating Controls:** | Time and temperature zone control |
| **Main Heating Controls Energy:** | Very good |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Good |
| **Lighting:** | Low energy lighting in all fixed outlets |
| **Lighting Energy:** | Very good |
| **Floors:** | Average thermal transmittance 0.16 W/m²K |
| **Floors Energy:** | Very good |
| **Secondary Heating:** | None |
| **Air Tightness:** | Air permeability 4.6 m³/h.m² (as tested) |
| **Air Tightness Energy:** | Good |
| **Total Floor Area:** | 167 $m^2$ |



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# Maps
## Coal Mining

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

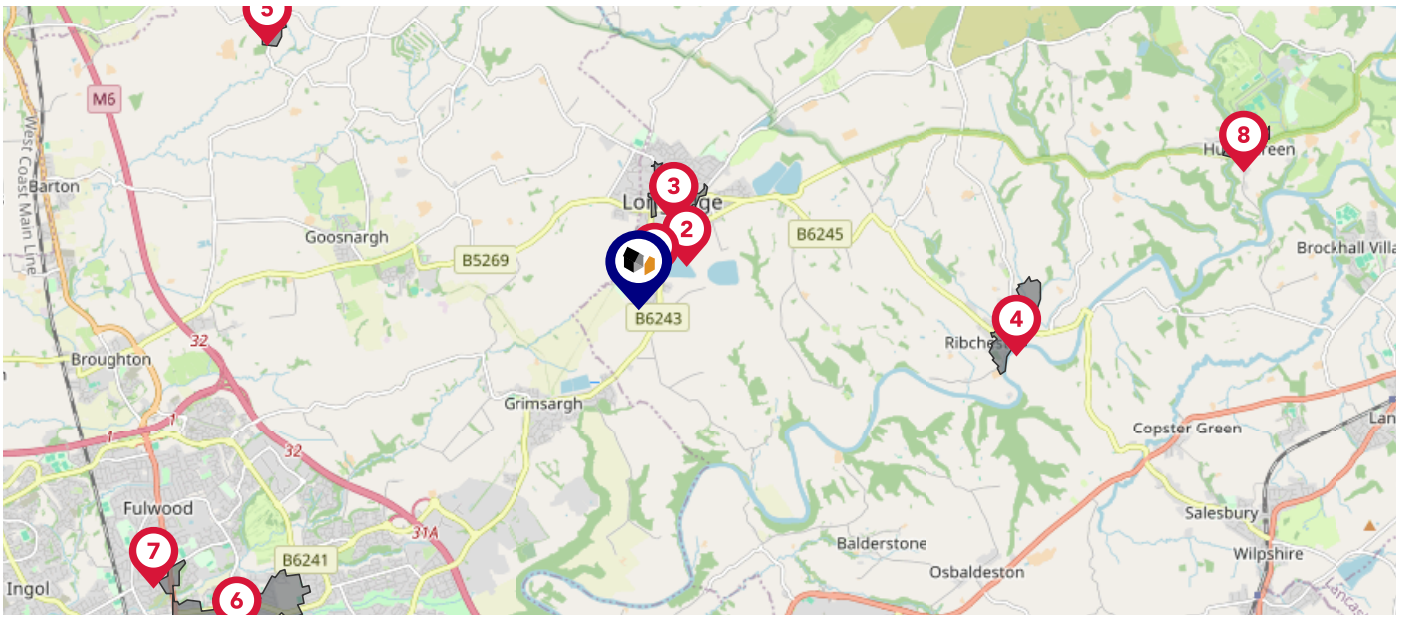
- Adit
- Gutter Pit
- Shaft

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.

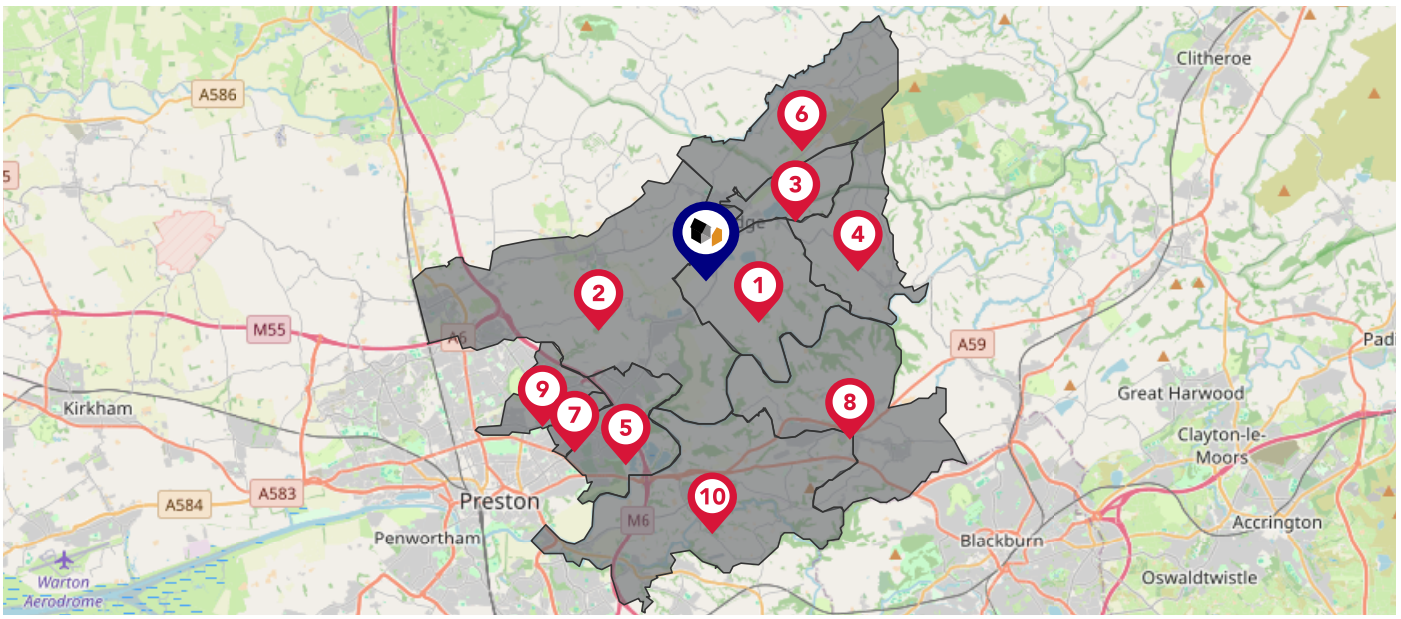



## Nearby Conservation Areas

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

# Maps
## Council Wards

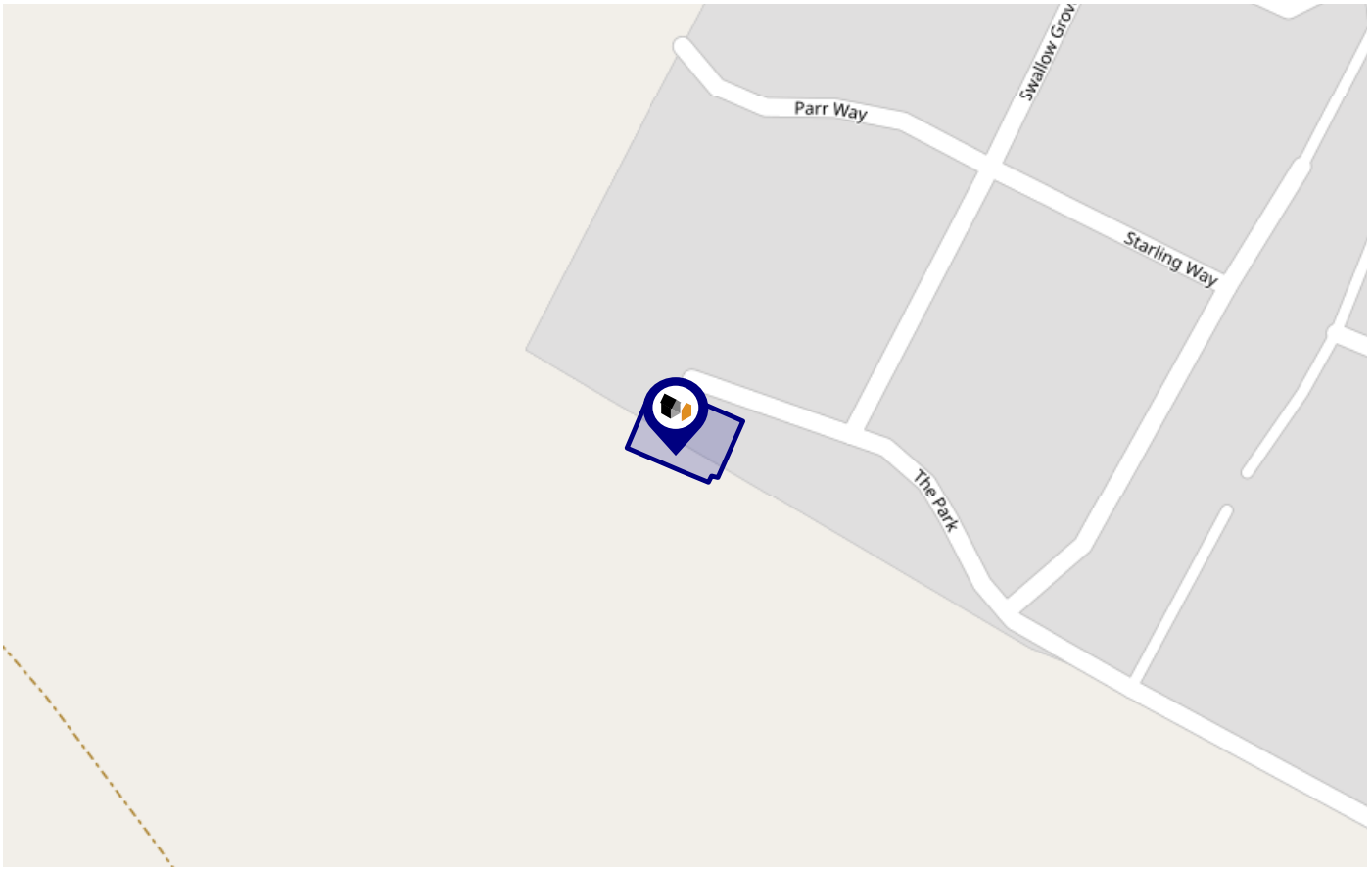
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500




| 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 | Brookfield Ward |
| 8 | Mellor 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.

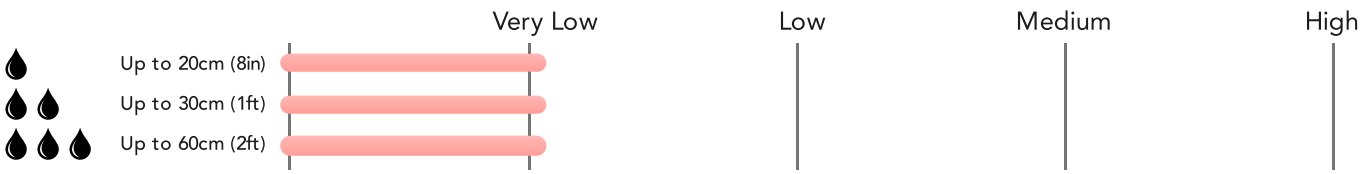



Risk Rating: Very low

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.

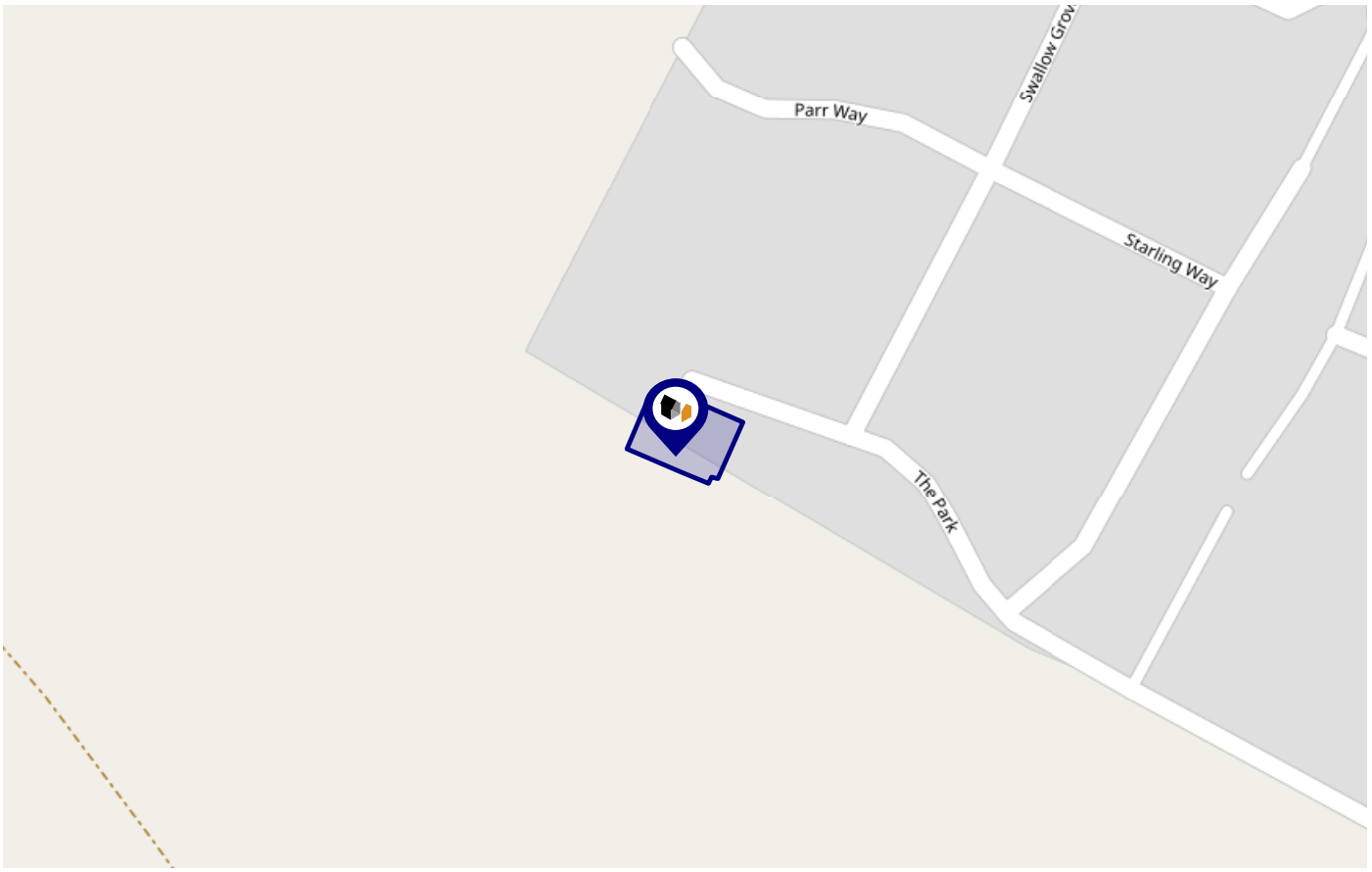
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

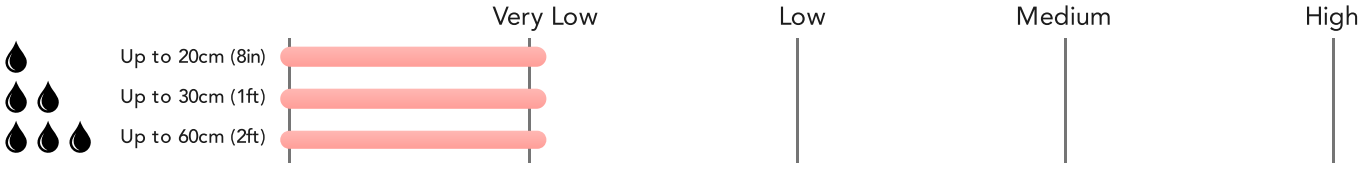



Risk Rating: Very low

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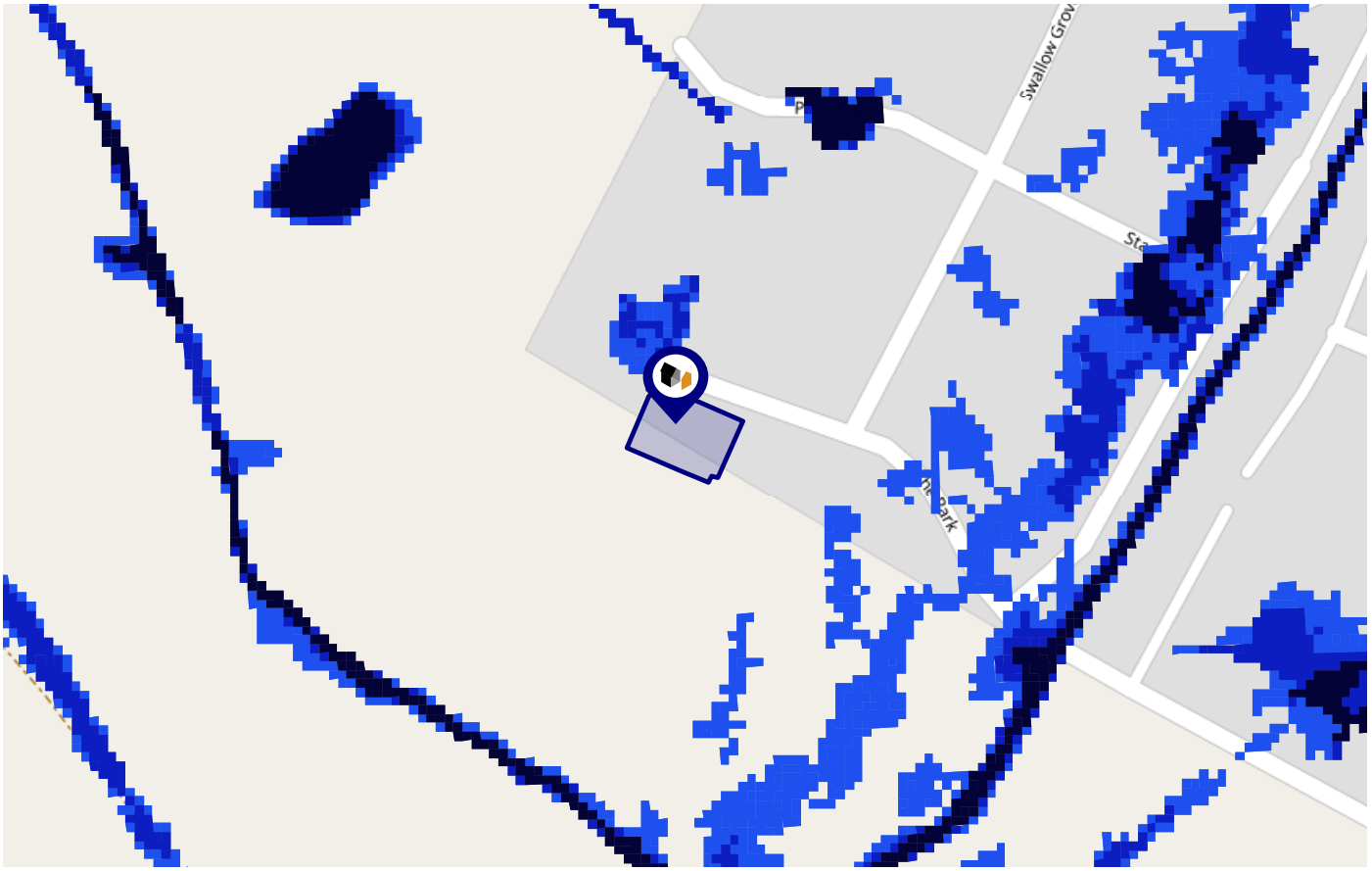
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- **Very Low Risk -** an area in which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

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

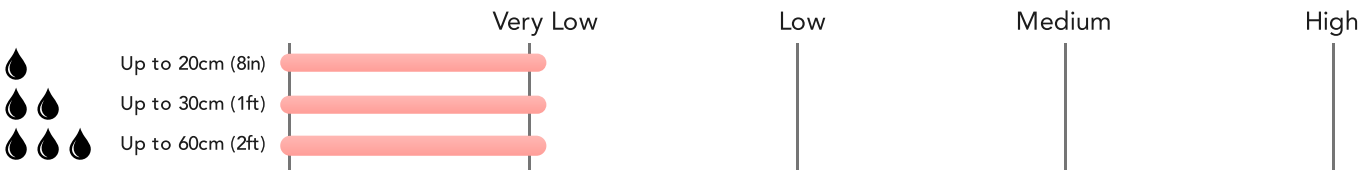



Risk Rating: Very low

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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- **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:



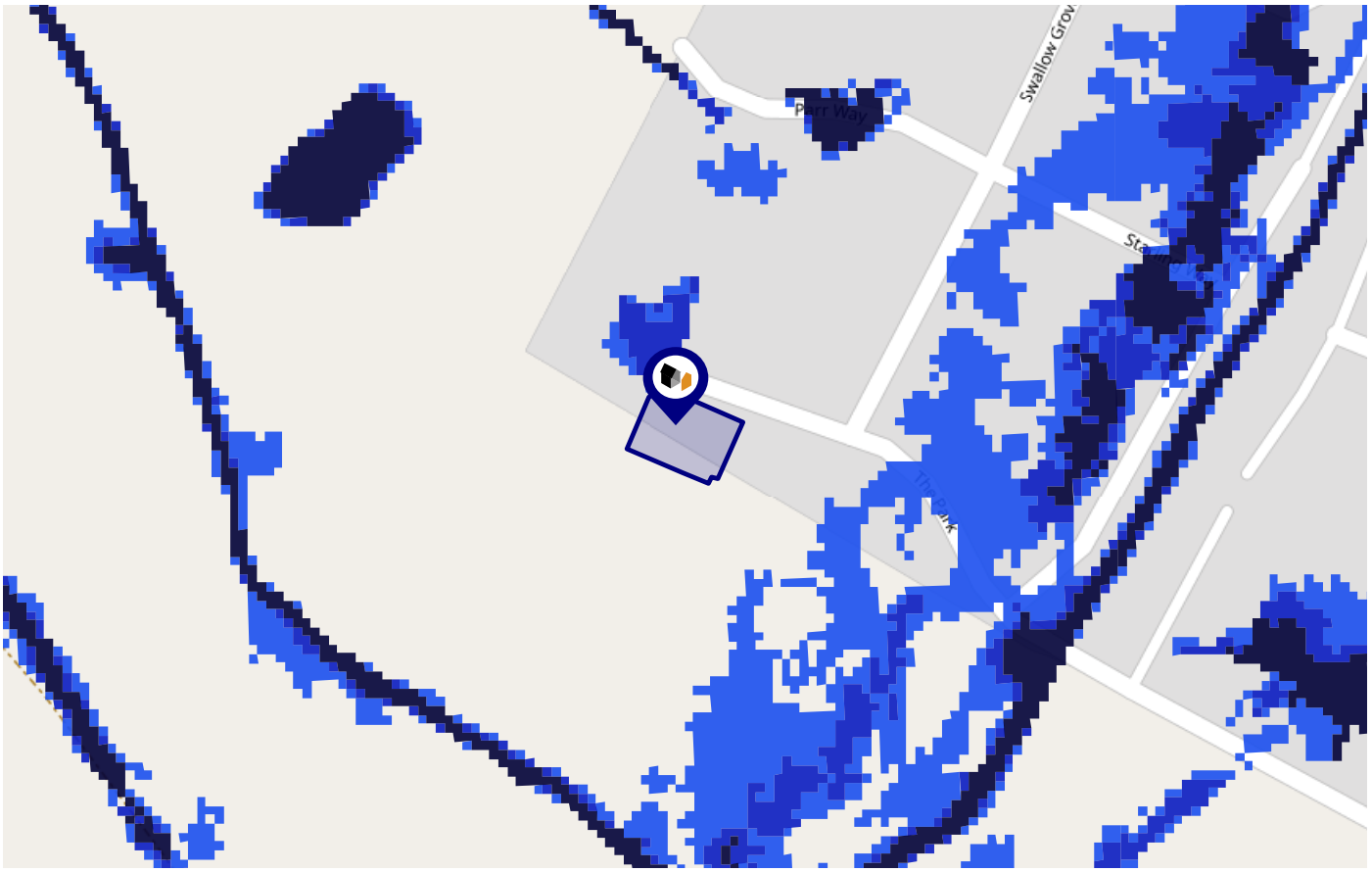



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# Flood Risk
## Surface Water - Climate Change

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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.

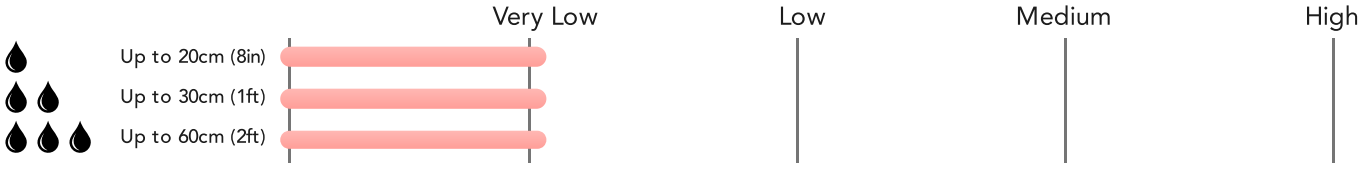



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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

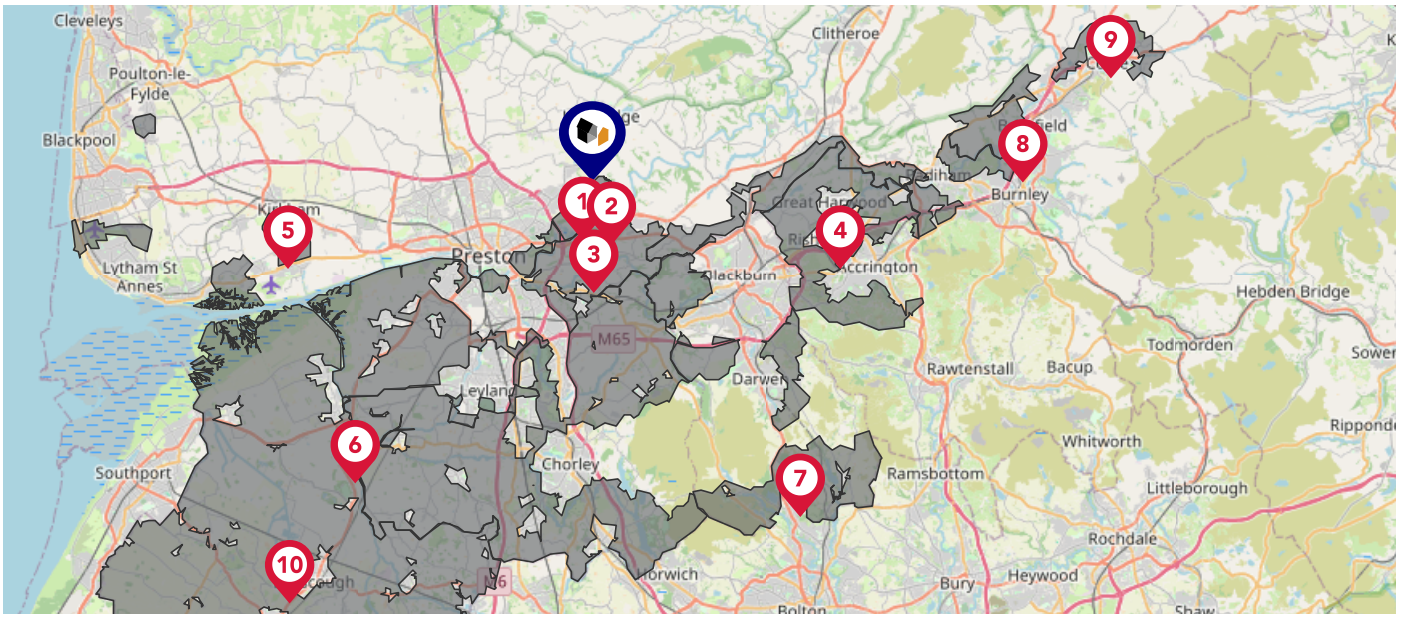





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# Maps
## Green Belt

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

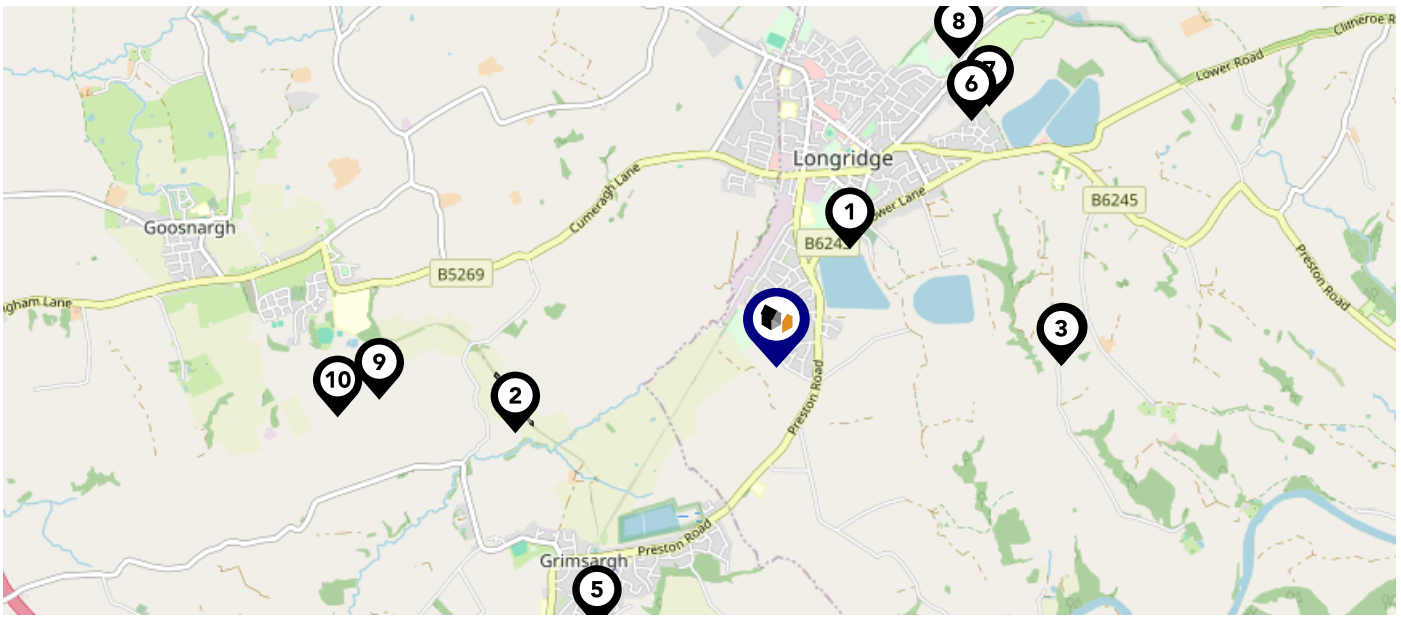



## Nearby Green Belt Land

| | |
|---|---|
| 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 |

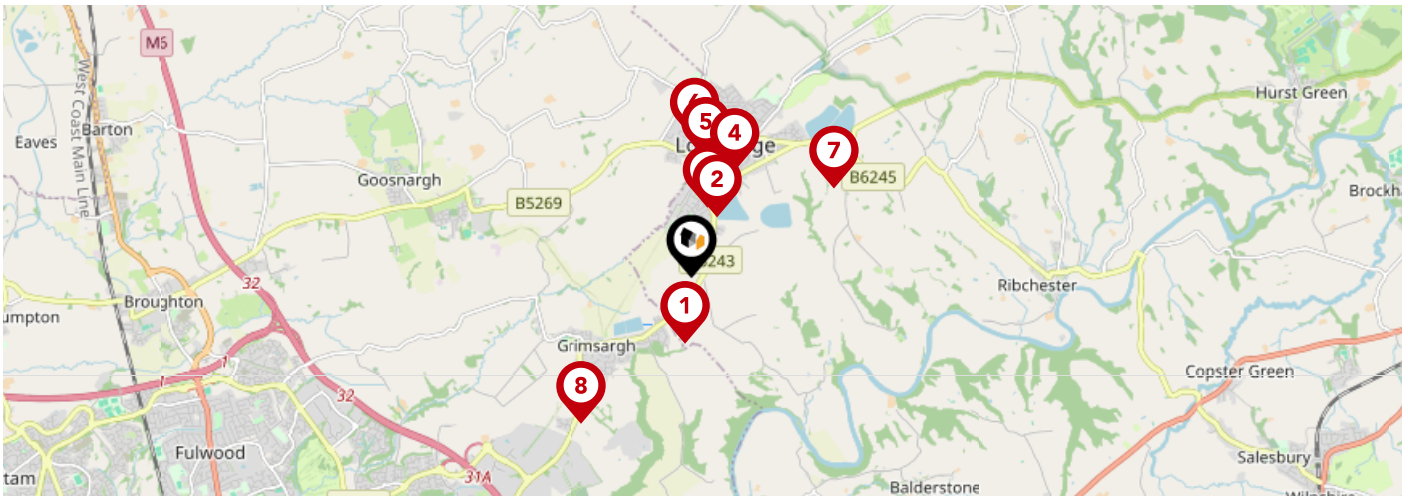
# Maps
# Listed Buildings

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 | 0.7 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

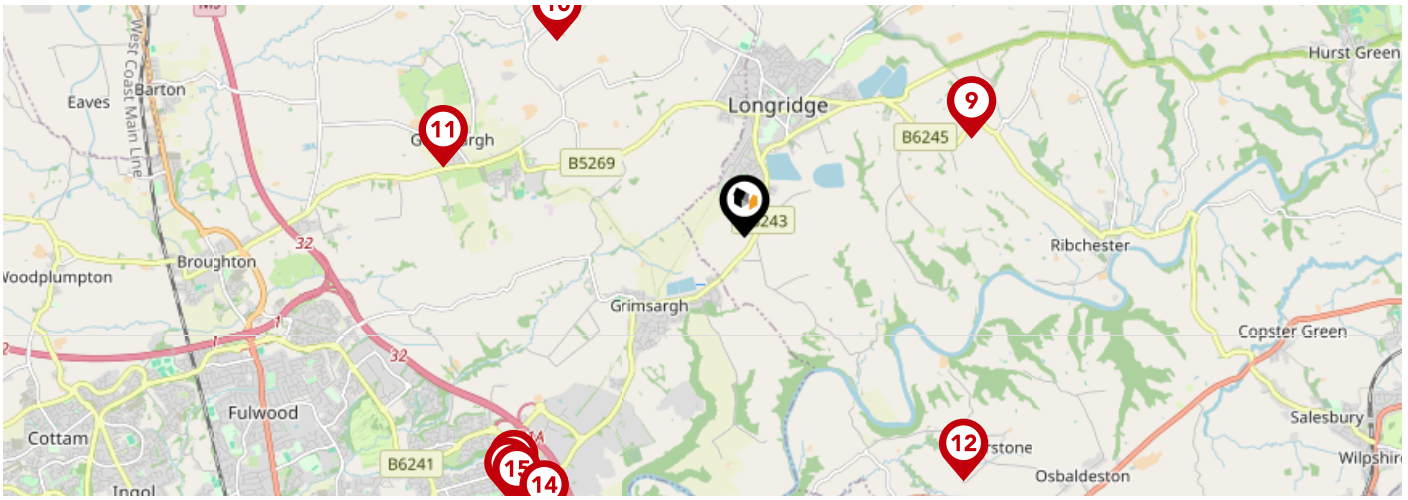



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1** Alston Lane Catholic Primary School, Longridge<br>Ofsted Rating: Good \| Pupils: 241 \| Distance:0.58 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **2** St Cecilia's RC High School<br>Ofsted Rating: Good \| Pupils: 562 \| Distance:0.58 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **3** Longridge High School<br>Ofsted Rating: Requires improvement \| Pupils: 821 \| Distance:0.64 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **4** Longridge Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 195 \| Distance:1.01 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **5** Longridge St Wilfrid's Roman Catholic Primary School<br>Ofsted Rating: Good \| Pupils: 198 \| Distance:1.05 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **6** Barnacre Road Primary School<br>Ofsted Rating: Not Rated \| Pupils:0 \| Distance:1.21 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **7** Hillside Specialist School and College<br>Ofsted Rating: Good \| Pupils: 108 \| Distance:1.47 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **8** Grimsargh St Michael's Church of England Primary School<br>Ofsted Rating: Outstanding \| Pupils: 206 \| Distance:1.6 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

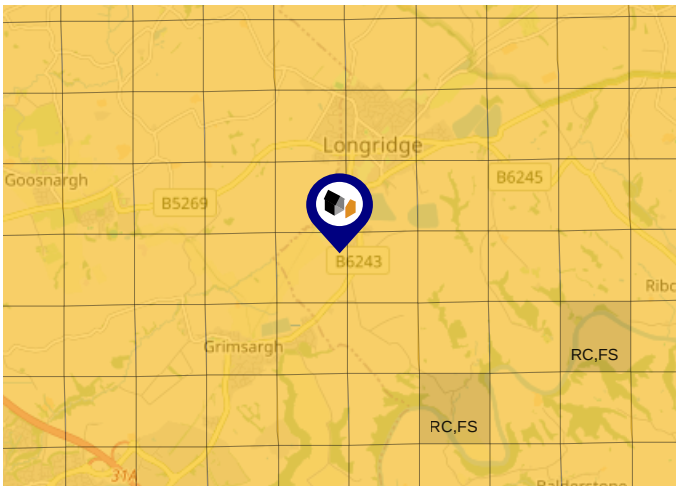



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9** Brook View School<br>Ofsted Rating: Good \| Pupils: 7 \| Distance:2.16 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **10** St Francis Catholic Primary School, Goosnargh<br>Ofsted Rating: Good \| Pupils: 103 \| Distance:2.39 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **11** Goosnargh Oliverson's Church of England Primary School<br>Ofsted Rating: Good \| Pupils: 204 \| Distance:2.72 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** Balderstone St Leonard's Church of England Voluntary Aided Primary School<br>Ofsted Rating: Good \| Pupils: 98 \| Distance:2.87 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13** Highfield Priory School<br>Ofsted Rating: Not Rated \| Pupils: 176 \| Distance:3 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** Preston Grange Primary School<br>Ofsted Rating: Good \| Pupils: 184 \| Distance:3.04 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15** St Maria Goretti Catholic Primary School, Preston<br>Ofsted Rating: Good \| Pupils: 217 \| Distance:3.09 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** Brookfield Community Primary School<br>Ofsted Rating: Good \| Pupils: 197 \| Distance:3.09 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Environment
# Soils & Clay

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

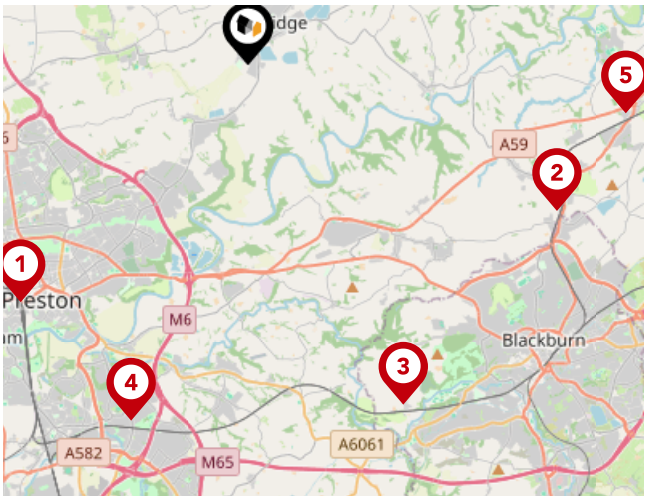
| | | | |
|---|---|---|---|
| **Carbon Content:** | VARIABLE(LOW) | **Soil Texture:** | LOAM TO CLAYEY LOAM |
| **Parent Material Grain:** | MIXED (ARGILLIC-RUDACEOUS) | **Soil Depth:** | DEEP |
| **Soil Group:** | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |




## Primary Classifications (Most Common Clay Types)

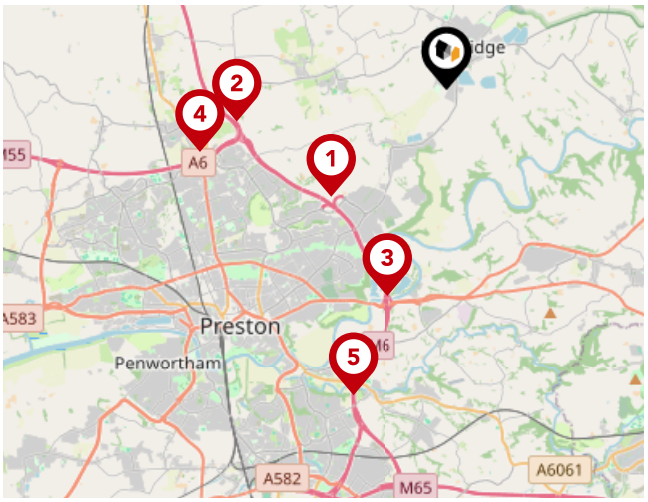
| | |
|---|---|
| **C/M** | Claystone / Mudstone |
| **FPC,S** | Floodplain Clay, Sand / Gravel |
| **FC,S** | Fluvial Clays & Silts |
| **FC,S,G** | Fluvial Clays, Silts, Sands & Gravel |
| **PM/EC** | Prequaternary Marine / Estuarine Clay / Silt |
| **QM/EC** | Quaternary Marine / Estuarine Clay / 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

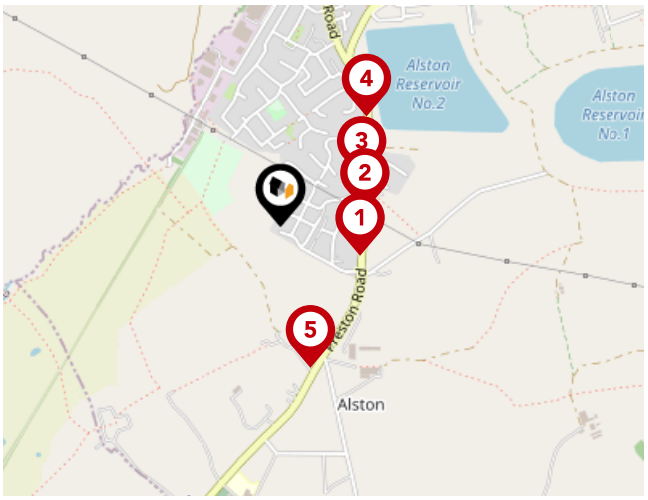
| Pin | Name | Distance |
|---|---|---|
| 1 | Preston Rail Station | 5.75 miles |
| 2 | Ramsgreave & Wilpshire Rail Station | 5.98 miles |
| 3 | Pleasington Rail Station | 6.53 miles |
| 4 | Bamber Bridge Rail Station | 6.55 miles |
| 5 | Langho Rail Station | 6.65 miles |




## Trunk Roads/Motorways

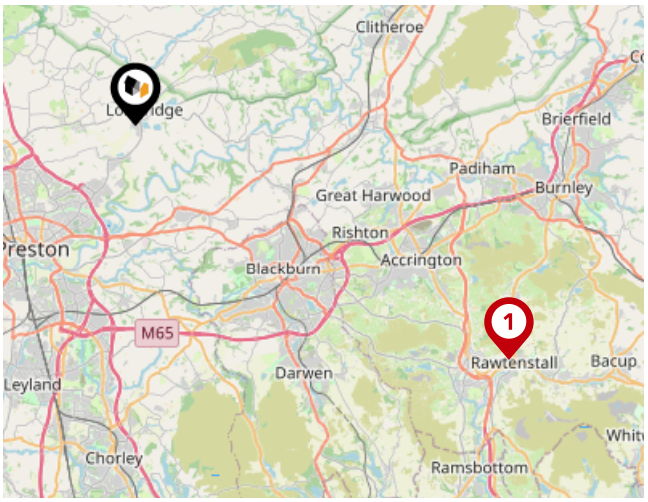
| Pin | Name | Distance |
|---|---|---|
| 1 | M6 J31A | 2.76 miles |
| 2 | M6 J32 | 3.7 miles |
| 3 | M6 J31 | 3.77 miles |
| 4 | M55 J1 | 4.45 miles |
| 5 | M6 J30 | 5.6 miles |

# Area
# Transport (Local)




## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Spout Farm | 0.18 miles |
| 2 | Alston Meadow | 0.18 miles |
| 3 | Alston Meadow | 0.2 miles |
| 4 | College Close | 0.3 miles |
| 5 | White Bull | 0.31 miles |




## Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Rawtenstall (East Lancashire Railway) | 15.41 miles |



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## 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.

Powered by sprift
Know any property instantly

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Pendle Hill Properties estate and letting agents

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