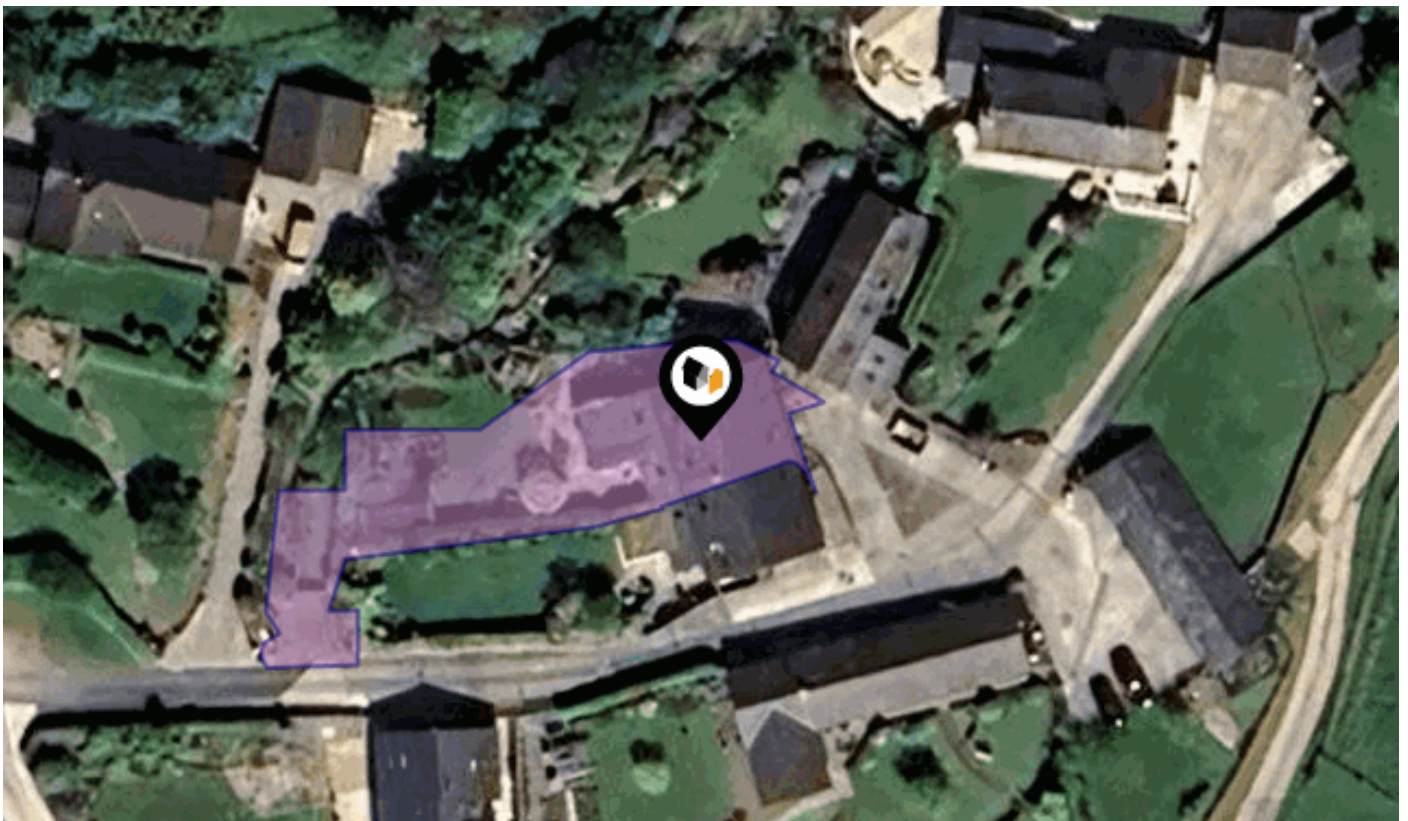




See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 28th May 2026**



## **WOODFOLD FARM, CROMBLEHOLME FOLD, GOOSNARGH, PRESTON, PR3**

### **Pendle Hill Properties**

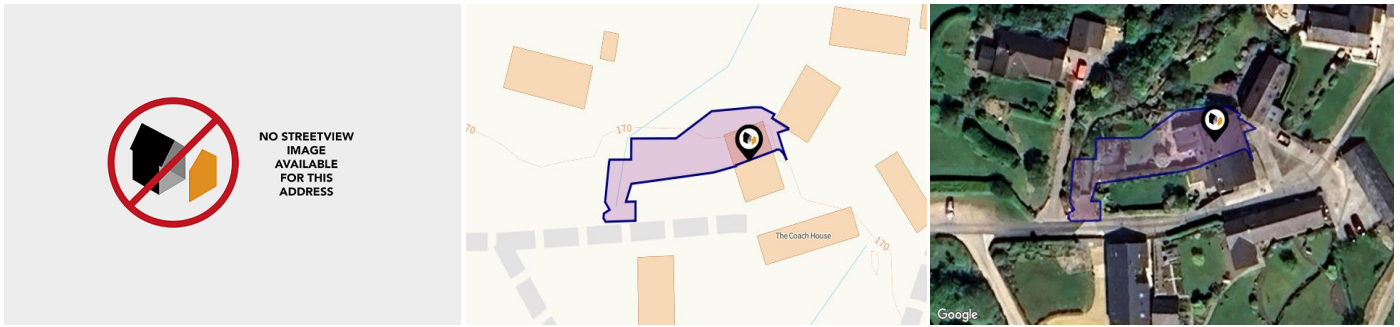
74 Berry Ln, Longridge, Preston PR3 3WH

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[nicki@pendlehillproperties.co.uk](mailto:nicki@pendlehillproperties.co.uk)

[www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,689 ft <sup>2</sup> / 156 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	1996-2002		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£3,148		
<b>Title Number:</b>	LA877504		

## Local Area

<b>Local Authority:</b>	Preston	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)	
<b>Conservation Area:</b>	No	<b>11</b> mb/s	<b>1000</b> mb/s
<b>Flood Risk:</b>			
● Rivers & Seas	Very low		
● Surface Water	Medium		

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



**Satellite/Fibre TV Availability:**

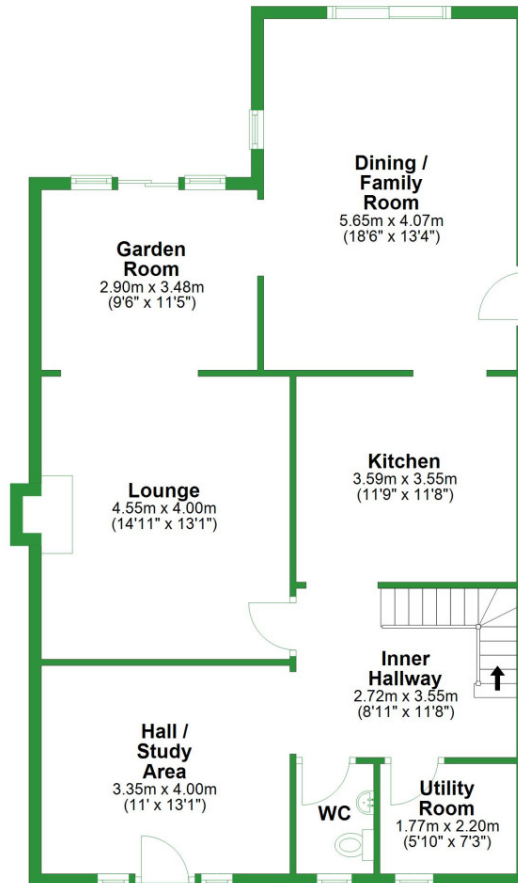




## WOODFOLD FARM, CROMBLEHOLME FOLD, GOOSNARGH, PRESTON, PR3

### Ground Floor

Approx. 95.3 sq. metres (1026.3 sq. feet)

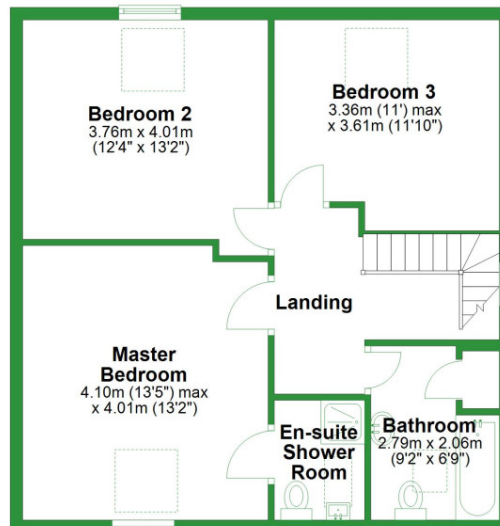


Total area: approx. 157.0 sq. metres (1689.8 sq. feet)

**WOODFOLD FARM, CROMBLEHOLME FOLD,  
GOOSNARGH, PRESTON, PR3**

**First Floor**

Approx. 61.6 sq. metres (663.5 sq. feet)



Woodfold Farm, Crombleholme Fold, PRESTON, PR3

Energy rating

**D**

Valid until 04.08.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		91   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

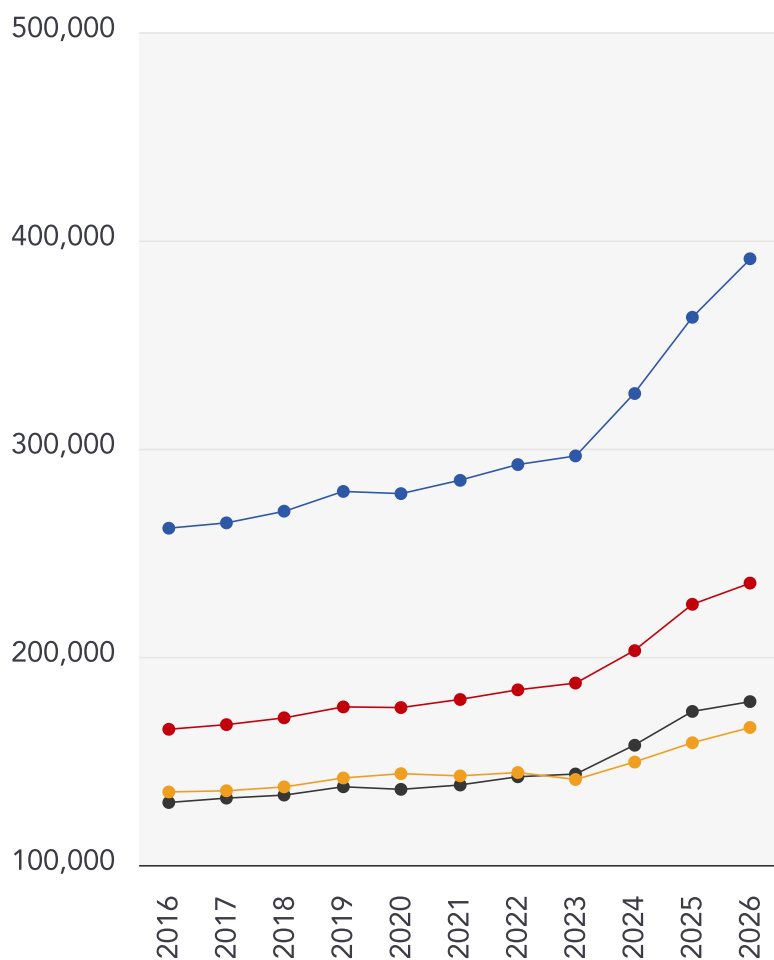
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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Granite or whinstone, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	160 m <sup>2</sup>

# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

**+42.52%**

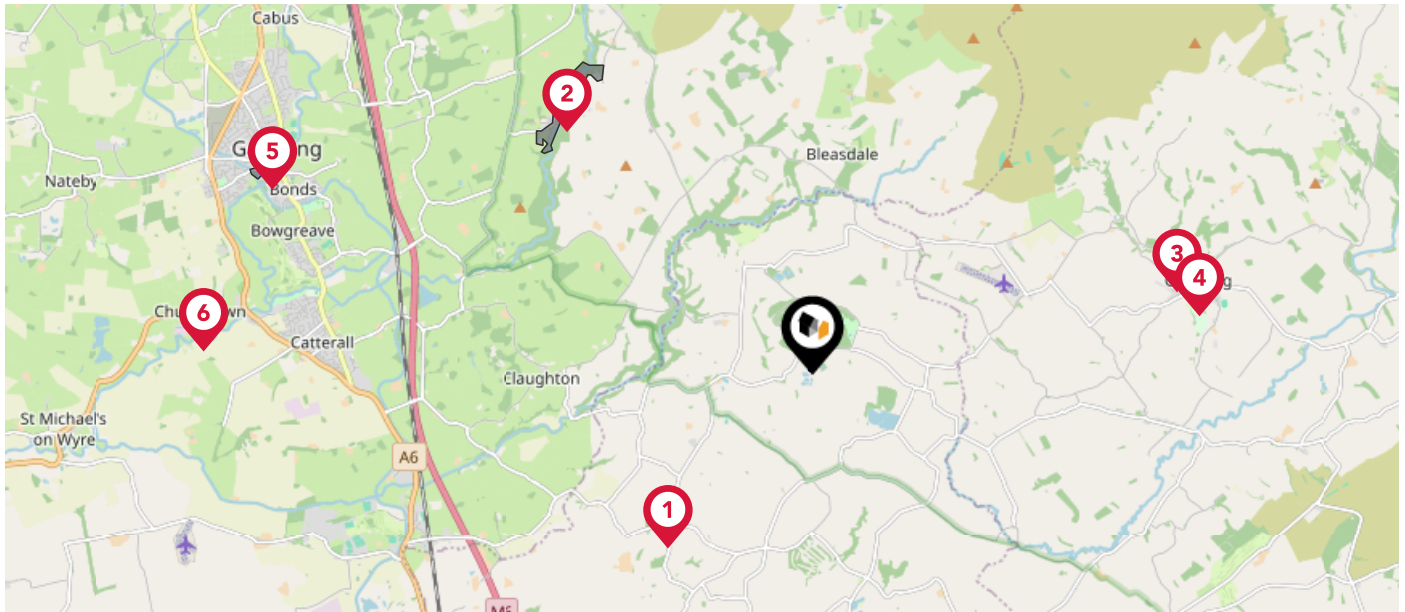
Terraced

**+37.28%**







Flat

**+22.94%**

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.



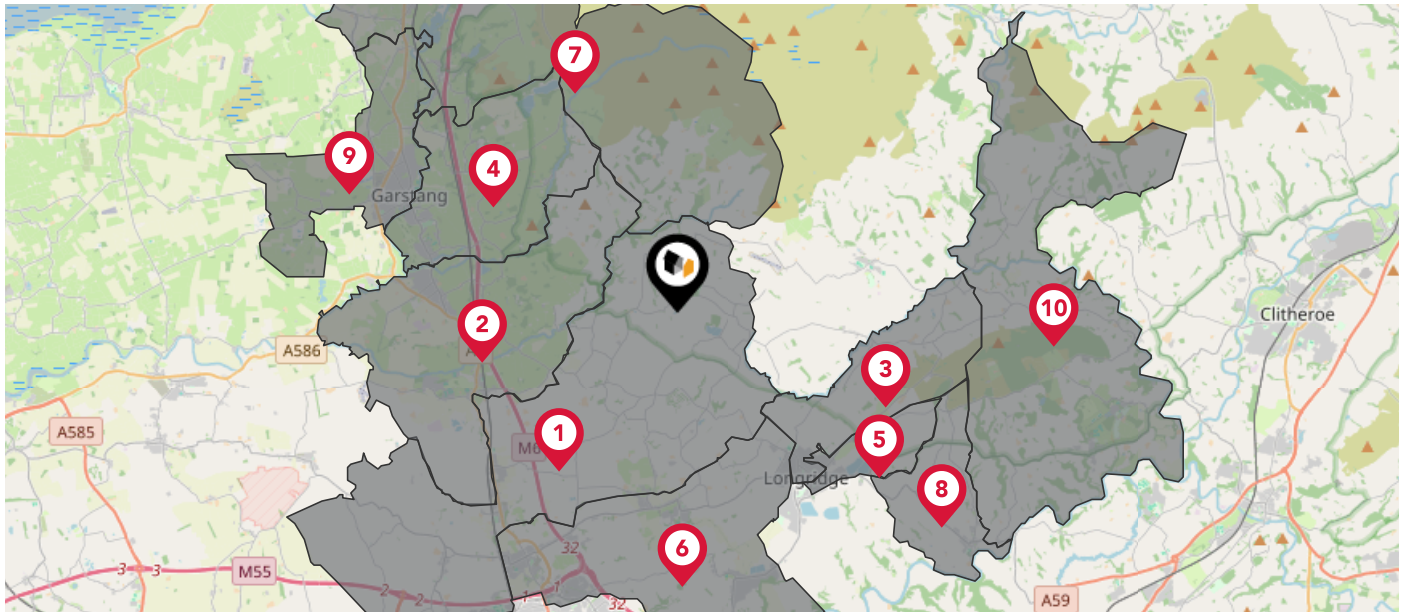
### Nearby Conservation Areas

-  Inglewhite Conservation Area
-  Calder Vale
-  Kirk Mill
-  Chipping
-  Garstang
-  Churchtown











# 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



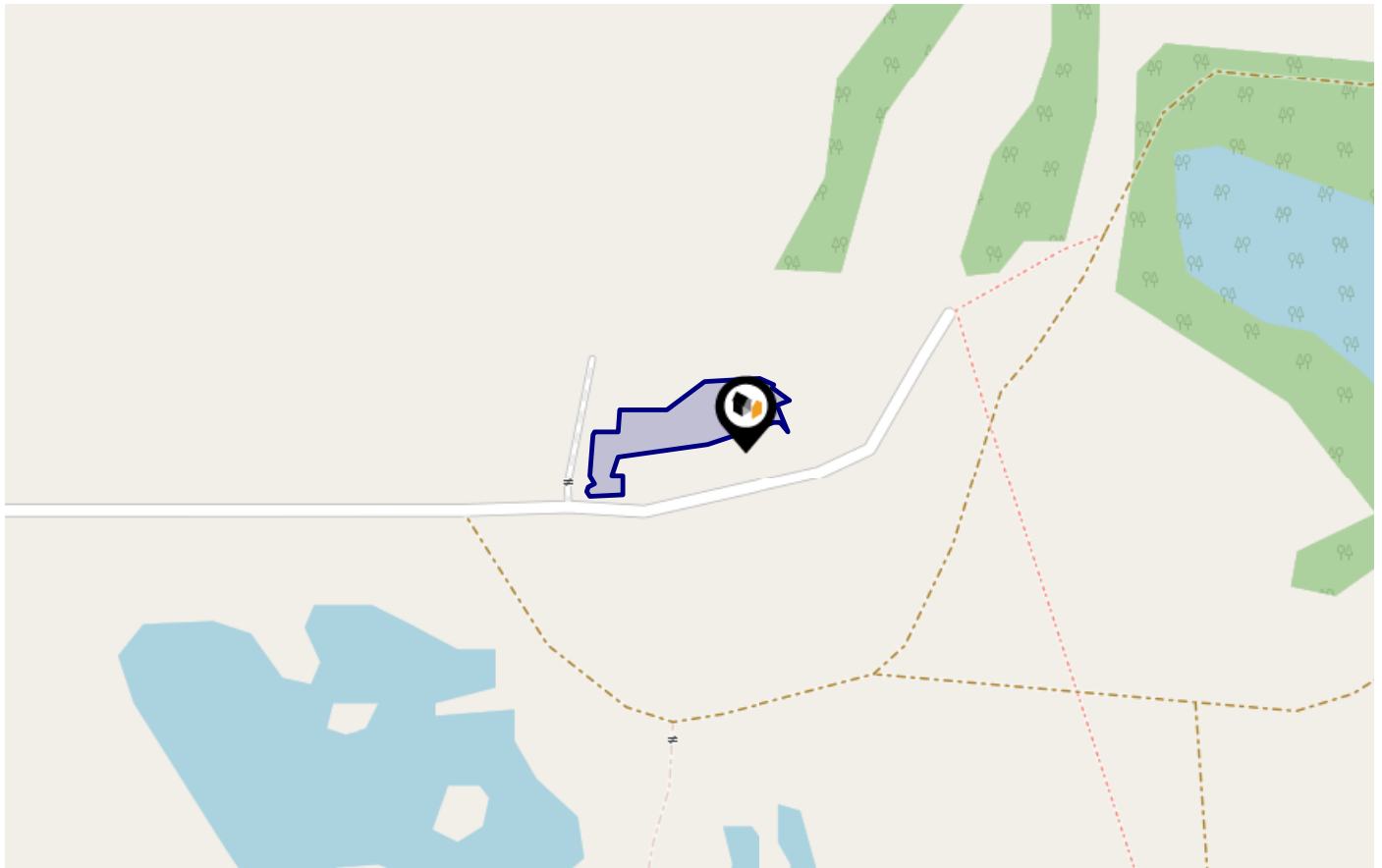
### Nearby Council Wards

-  Preston Rural North Ward
-  Brock with Catterall Ward
-  Derby & Thornley Ward
-  Calder Ward
-  Dilworth Ward
-  Preston Rural East Ward
-  Wyresdale Ward
-  Ribchester Ward
-  Garstang Ward
-  Hurst Green & Whitewell 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.

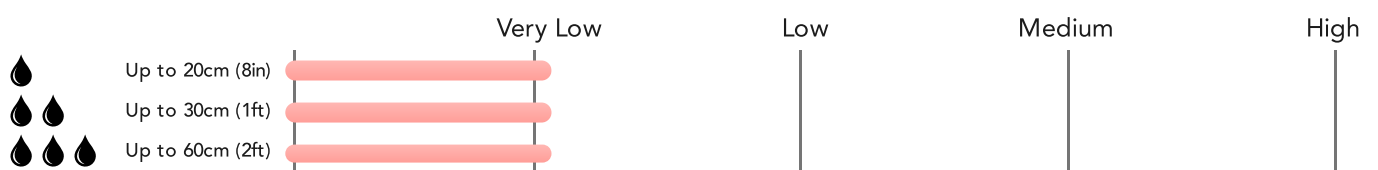


**Risk Rating:** Very low

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.

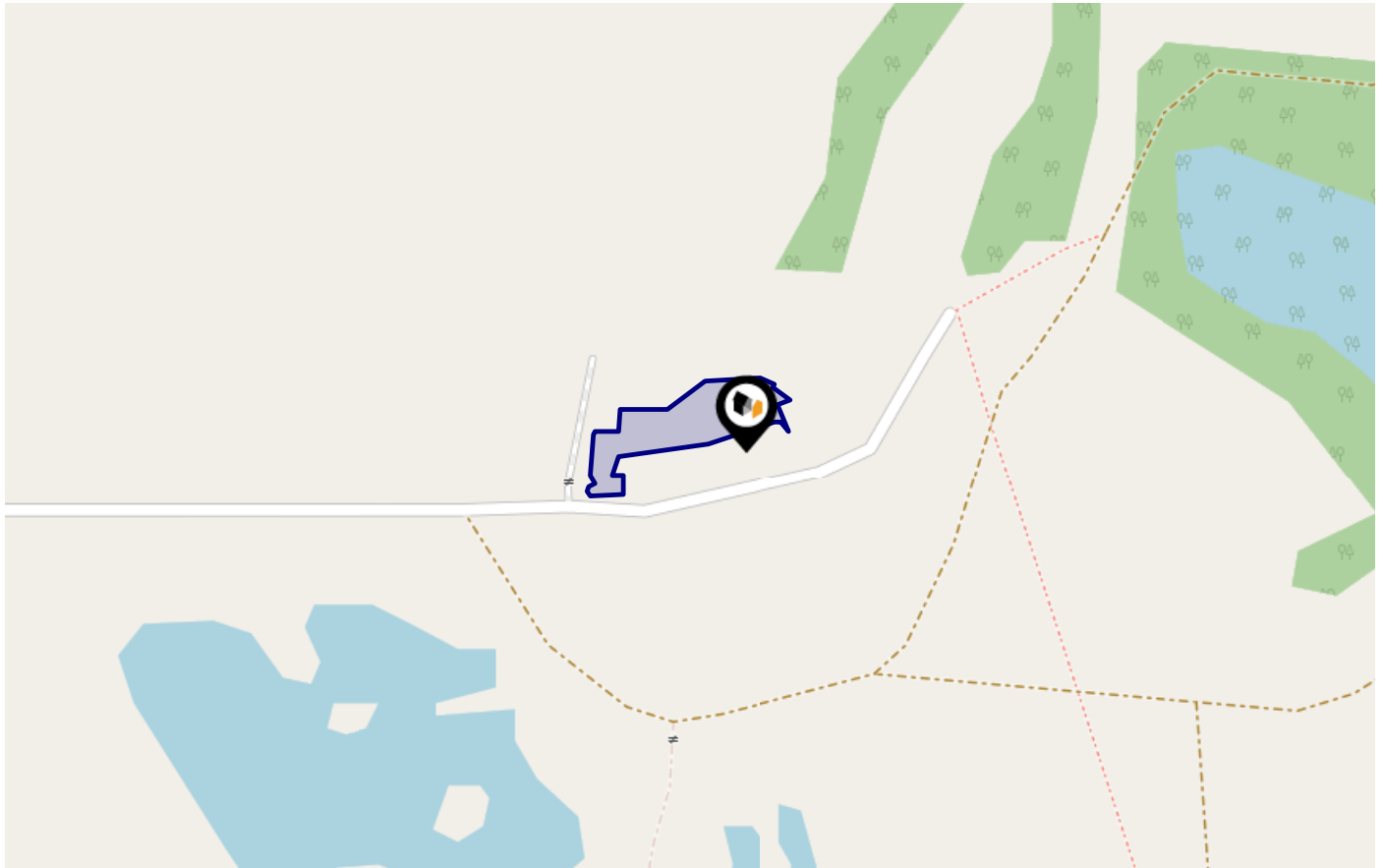
Chance of flooding to the following depths at this property:



# 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.

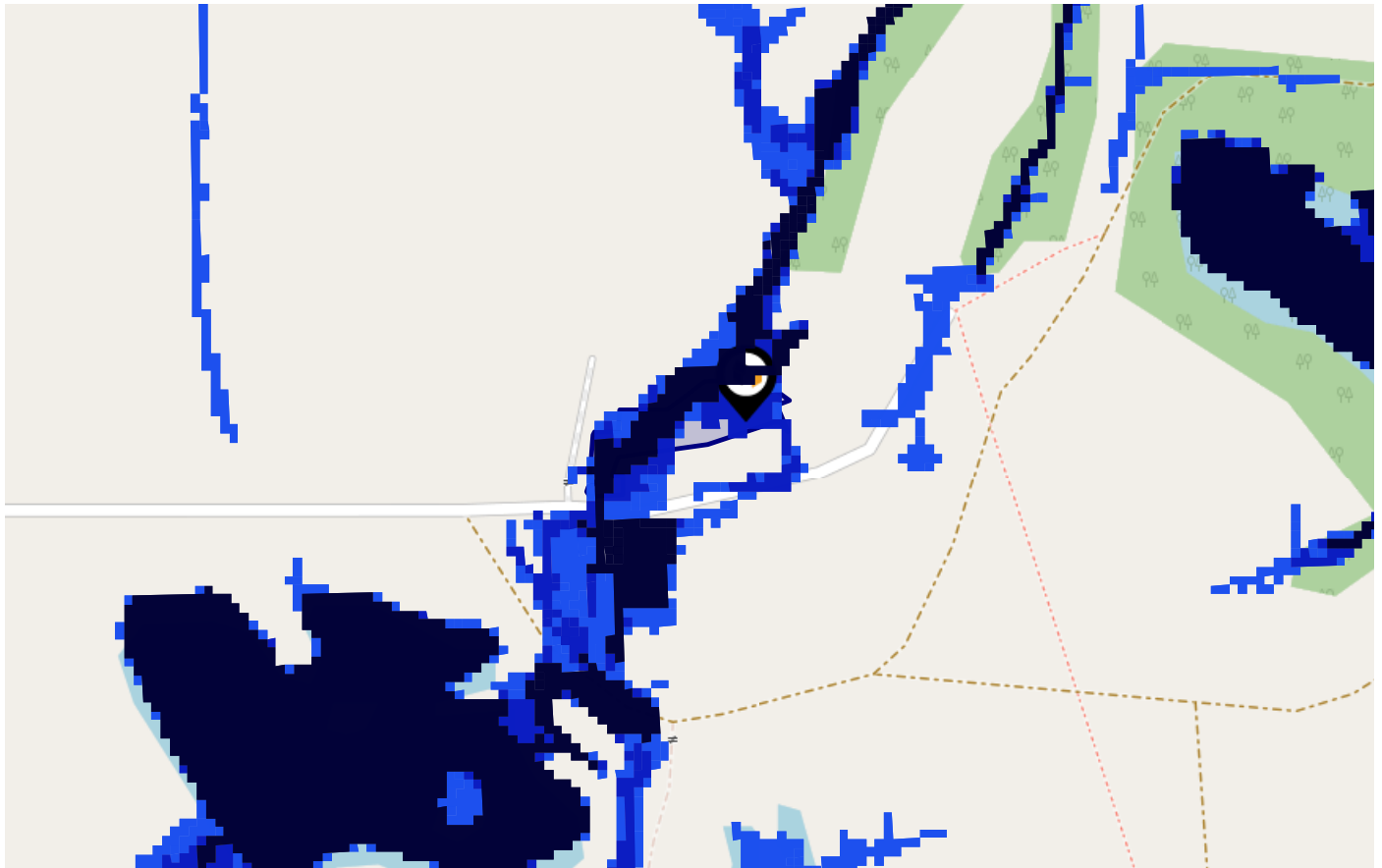
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - Flood Risk

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: Medium**

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.

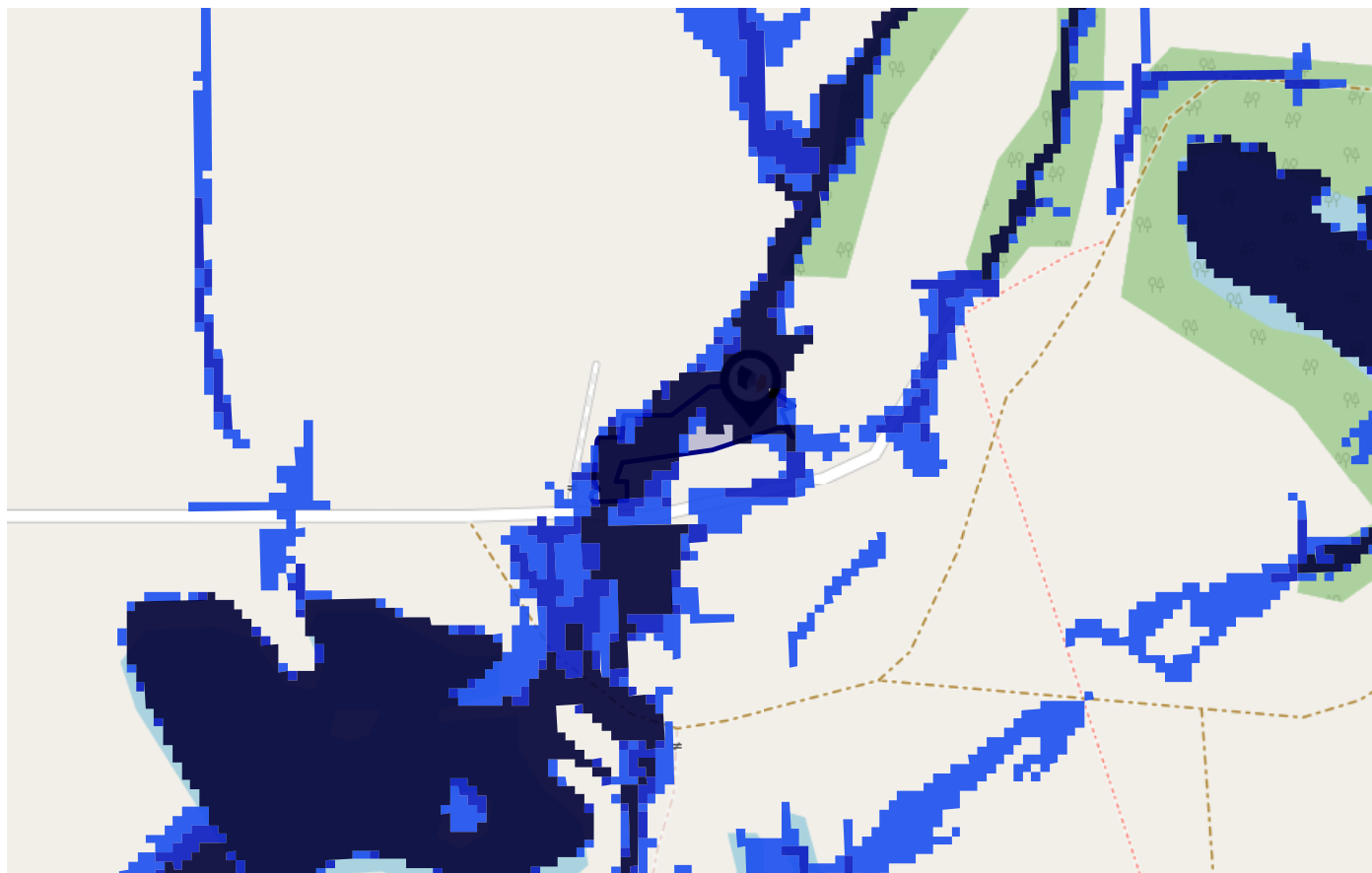
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - 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: High

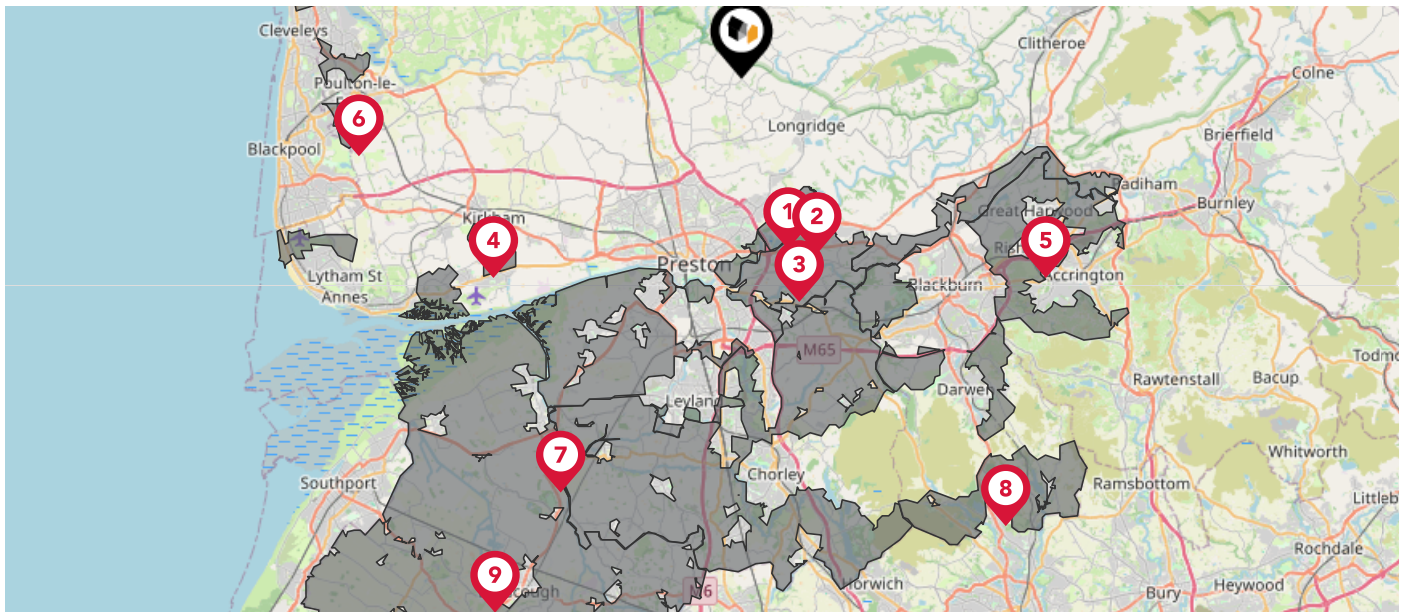
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



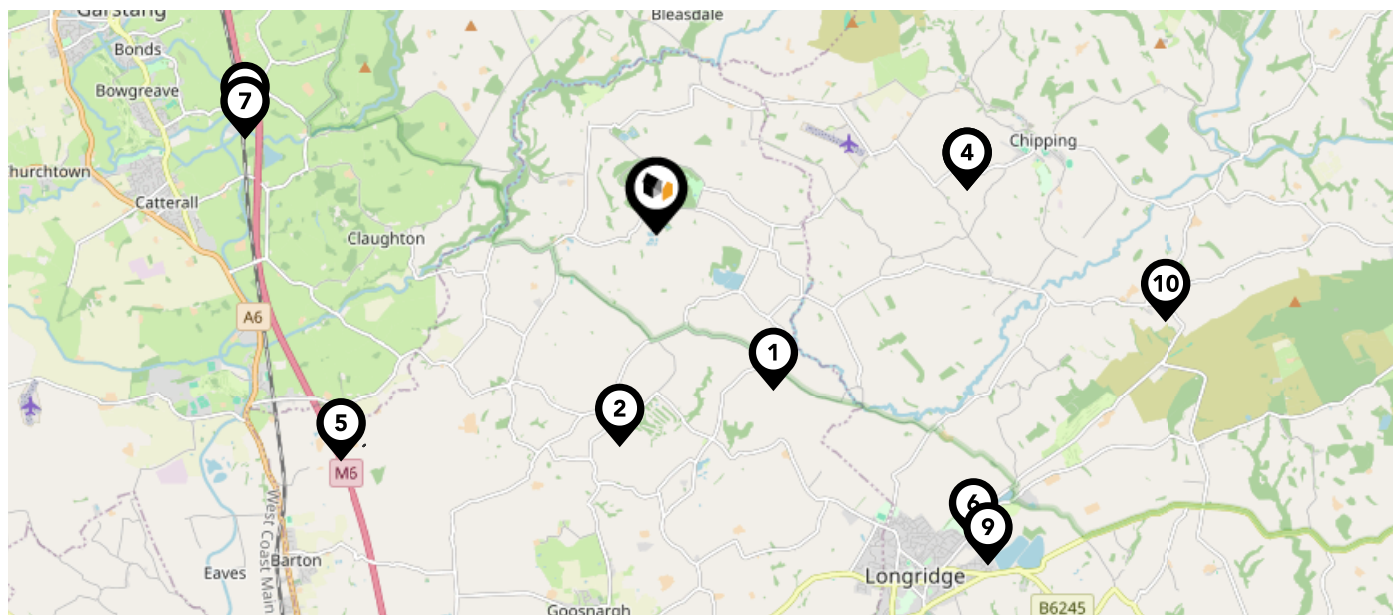
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Preston
-  Merseyside and Greater Manchester Green Belt - Ribble Valley
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Blackpool Green Belt - Fylde
-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Blackpool Green Belt - Wyre
-  Merseyside and Greater Manchester Green Belt - Chorley
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - West Lancashire

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.



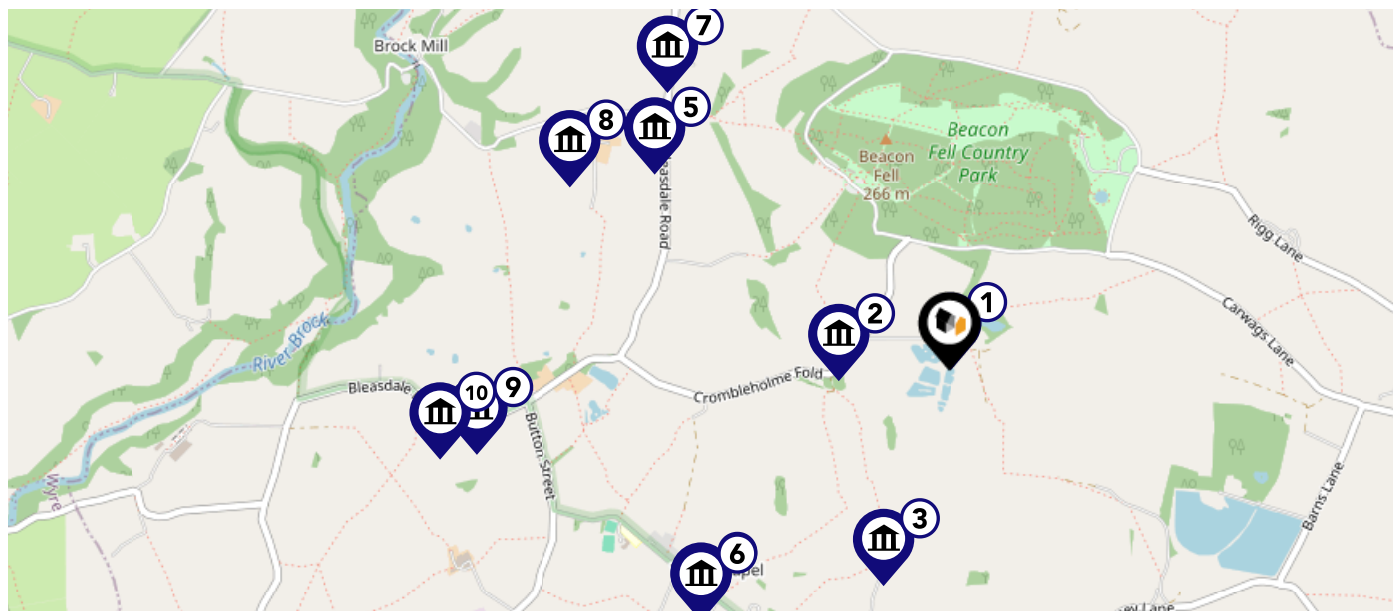
### Nearby Landfill Sites











<b>1</b>	White Hill Farm-Horns Lane, Goosnargh, Preston, Lancashire	Historic Landfill 
<b>2</b>	Lower Beesley Farm-Preston, Inglewhite, Lancashire	Historic Landfill 
<b>3</b>	Black Hall Farm-Off Garstang Road, Chipping, Lancashire	Historic Landfill 
<b>4</b>	Black Hall Farm-Off Garstang Road, Chipping, Lancashire	Historic Landfill 
<b>5</b>	Fishers Farm-Green Lane, Bilsbarrow, Near Preston, Lancashire	Historic Landfill 
<b>6</b>	EA/EPR/FP3291CL/V009	Active Landfill 
<b>7</b>	BTDB Fleetwood-Catterall Station, Fleetwood, Lancashire	Historic Landfill 
<b>8</b>	Garstang Creamery-Barnacre, Wyre, Lancashire	Historic Landfill 
<b>9</b>	Hollins Hall Farm-Tan Yard Lane, Longridge, Near Preston, Lancashire	Historic Landfill 
<b>10</b>	Thornley-Thonley with Wheatley, Near Clitheroe, Lancashire	Historic Landfill 

# Maps

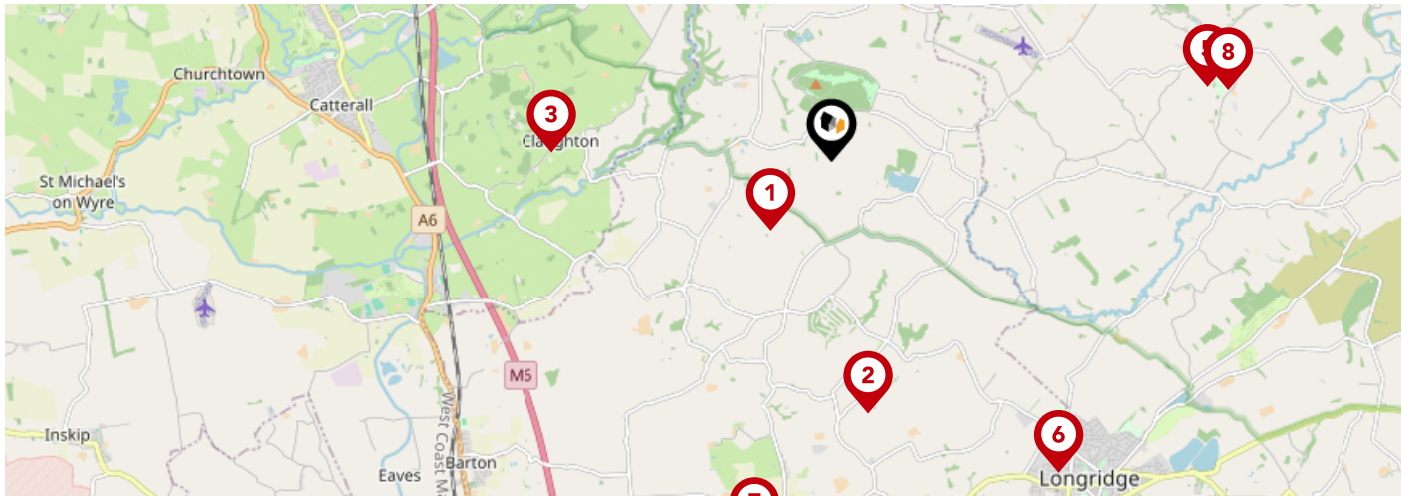
## Listed Buildings

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



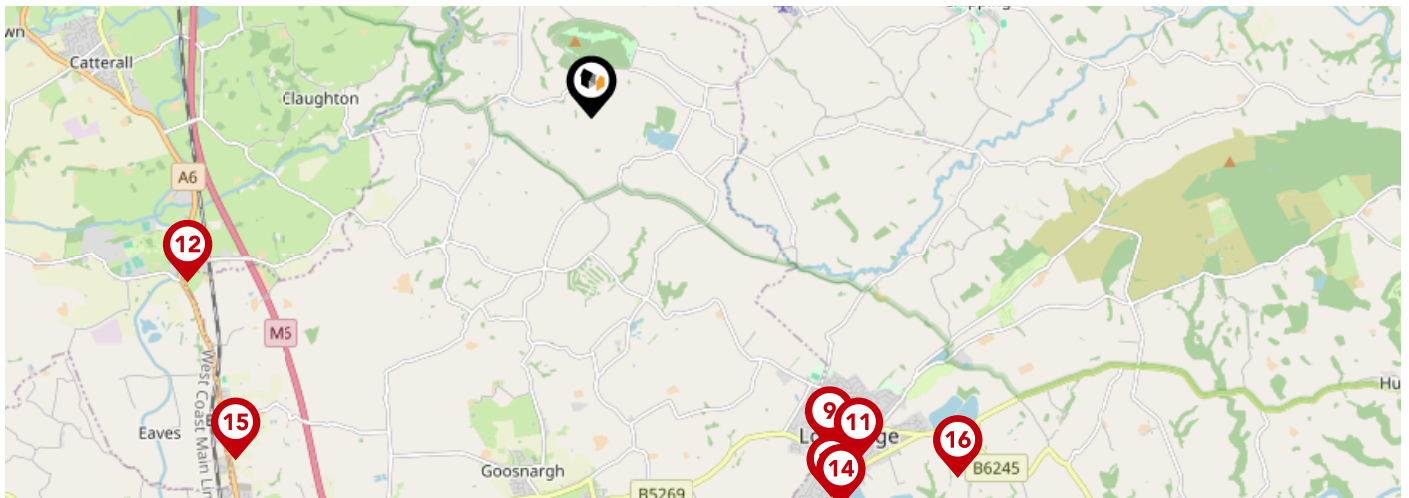
Listed Buildings in the local district		Grade	Distance
	1361658 - Wood Fold Farmhouse	Grade II	0.0 miles
	1073503 - Higher Crombleholme Farmhouse	Grade II	0.2 miles
	1073532 - Fell Side Farmhouse	Grade II	0.5 miles
	1361632 - Church Of St James	Grade II	0.7 miles
	1317763 - White Lee Cross On West Side Of Lane Circa 60 Metres South Of White Lee Lane	Grade II	0.8 miles
	1317741 - Sundial Circa 5 Metres South Of Church Of St James	Grade II	0.8 miles
	1073530 - Fellside Farmhouse	Grade II	0.9 miles
	1361659 - White Lea Hall	Grade II	0.9 miles
	1317577 - Barn Circa 25 Metres South Of Higher Stanalee Cottage	Grade II	1.0 miles
	1073545 - Lower Stanalee Farmhouse	Grade II	1.1 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Goosnargh Whitechapel Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Francis Catholic Primary School, Goosnargh</b> Ofsted Rating: Good   Pupils: 103   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's Catholic Primary School, Cloughton-on-Brock</b> Ofsted Rating: Outstanding   Pupils: 48   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Calder Vale St John Church of England Primary School</b> Ofsted Rating: Good   Pupils: 40   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's Roman Catholic Primary School, Chipping</b> Ofsted Rating: Good   Pupils: 40   Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Barnacre Road Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Goosnargh Oliverson's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Brabins Endowed School</b> Ofsted Rating: Outstanding   Pupils: 83   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

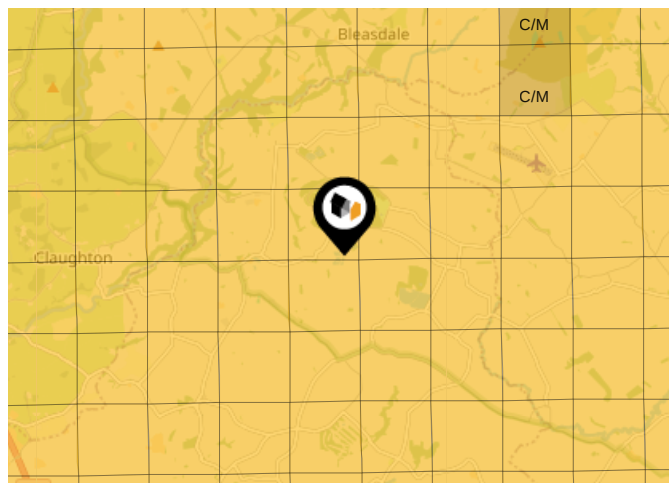
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Longridge St Wilfrid's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:3.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Calder Lodge School</b> Ofsted Rating: Good   Pupils: 48   Distance:3.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Longridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:3.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Bilsborrow John Cross Church of England Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:3.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Longridge High School</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:3.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Cecilia's RC High School</b> Ofsted Rating: Good   Pupils: 562   Distance:4.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Barton St Lawrence Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 192   Distance:4.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Hillside Specialist School and College</b> Ofsted Rating: Good   Pupils: 108   Distance:4.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

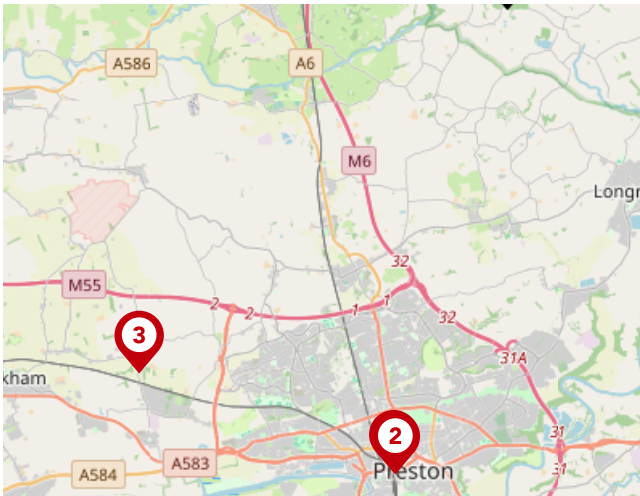


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

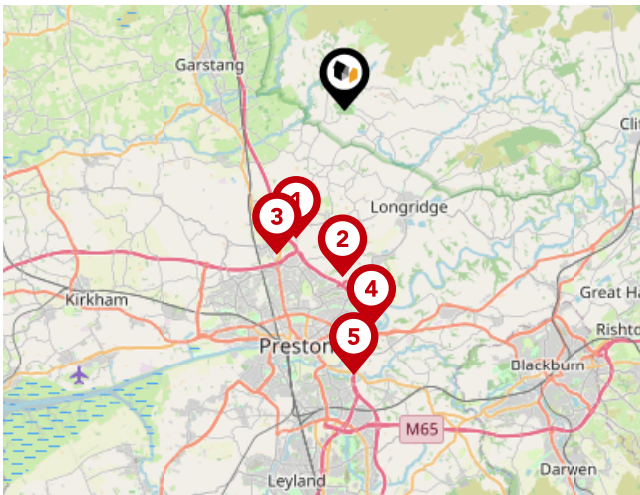
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	8.36 miles
2	Preston Rail Station	8.38 miles
3	Salwick Rail Station	9.08 miles

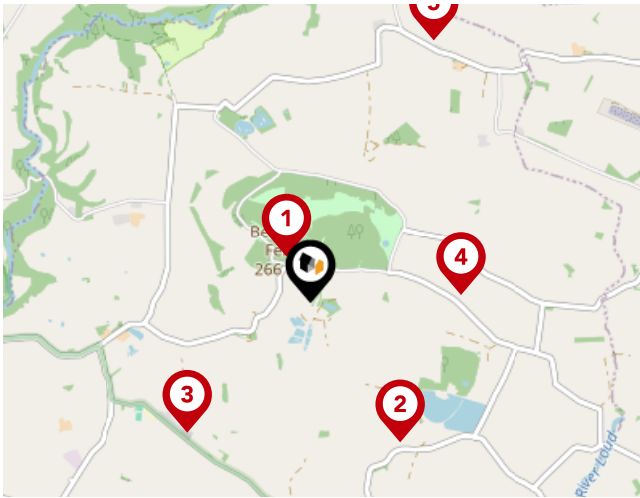


### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J32	4.8 miles
2	M6 J31A	5.81 miles
3	M55 J1	5.56 miles
4	M6 J31	7.61 miles
5	M6 J30	9.29 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Country Park	0.22 miles
2	Stoney Lane	0.73 miles
3	St James Church	0.78 miles
4	Carwags	0.66 miles
5	Dog and Partridge Fm	1.27 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.

### 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



/PendleHillProperties/



/PendleHillProps



/pendlehillproperties/



/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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