

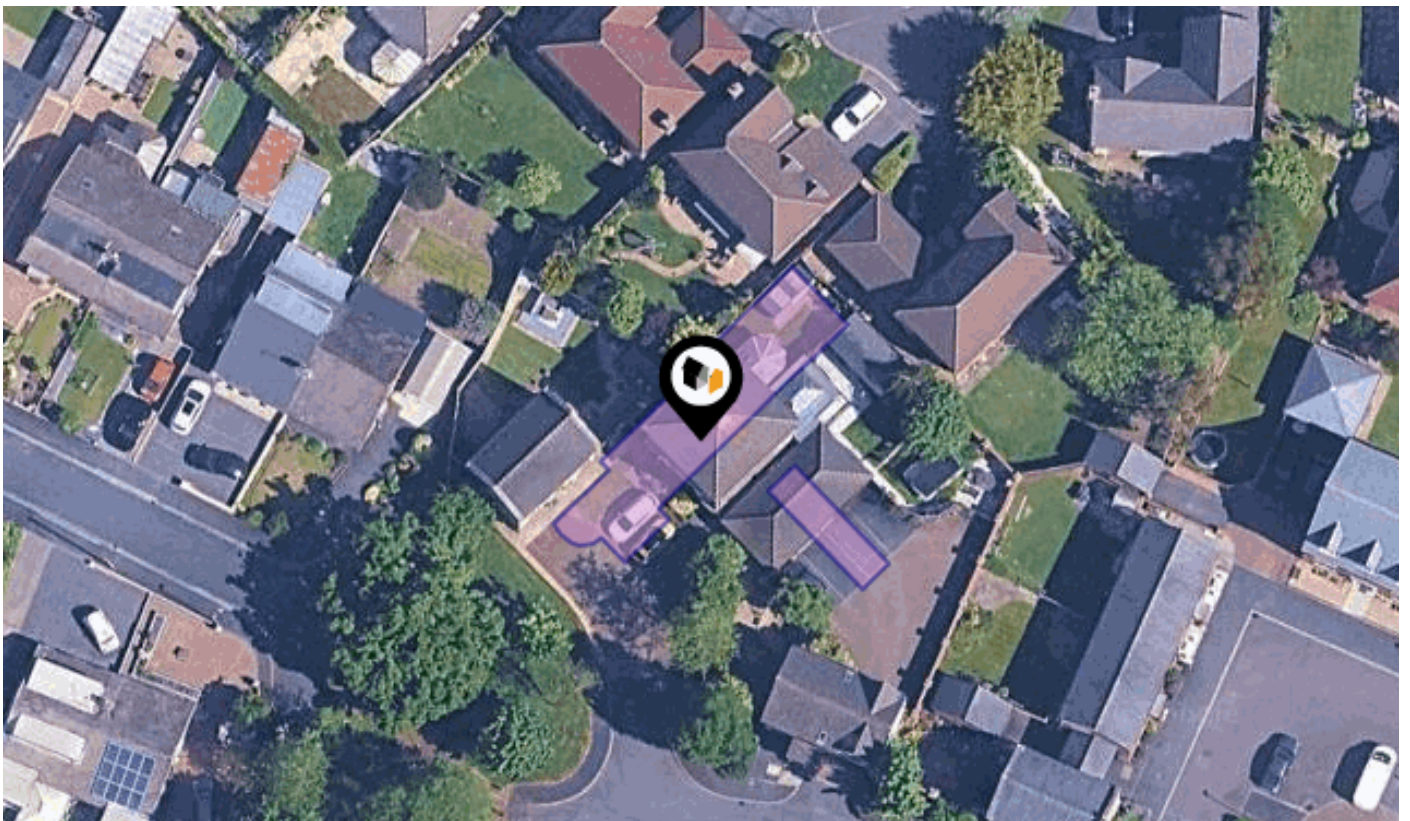


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th June 2026



BRINDLE PLACE, GRIMSARGH, PRESTON, PR2

Pendle Hill Properties

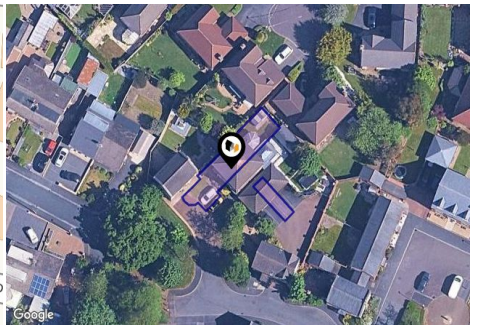
74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	993 ft ² / 92 m ²
Plot Area:	0.05 acres
Year Built :	2004
Council Tax :	Band C
Annual Estimate:	£2,290
Title Number:	LAN6284

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	74	10000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



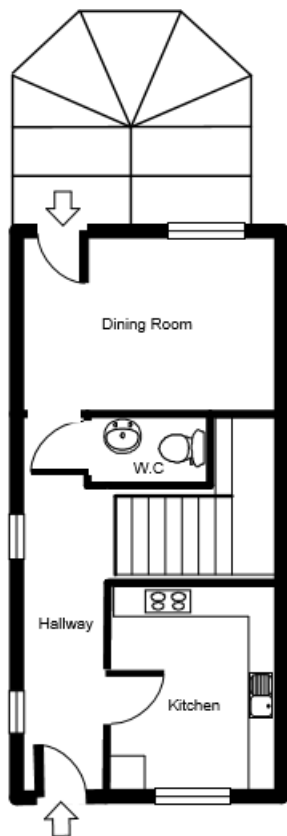
Satellite/Fibre TV Availability:



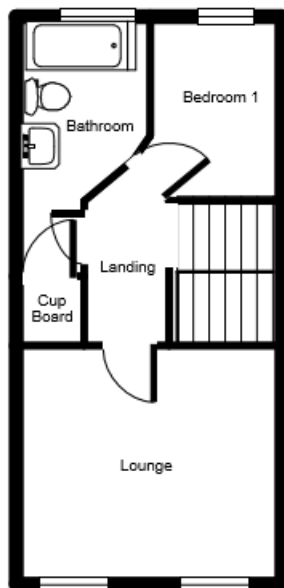




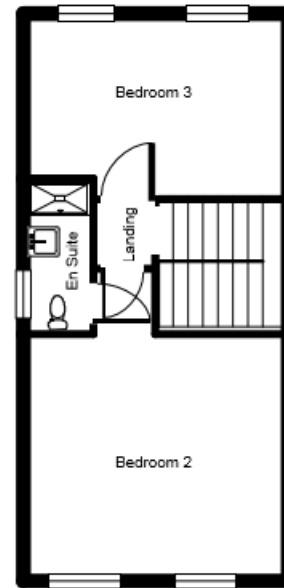
BRINDLE PLACE, GRIMSARGH, PRESTON, PR2



Ground Floor



First Floor

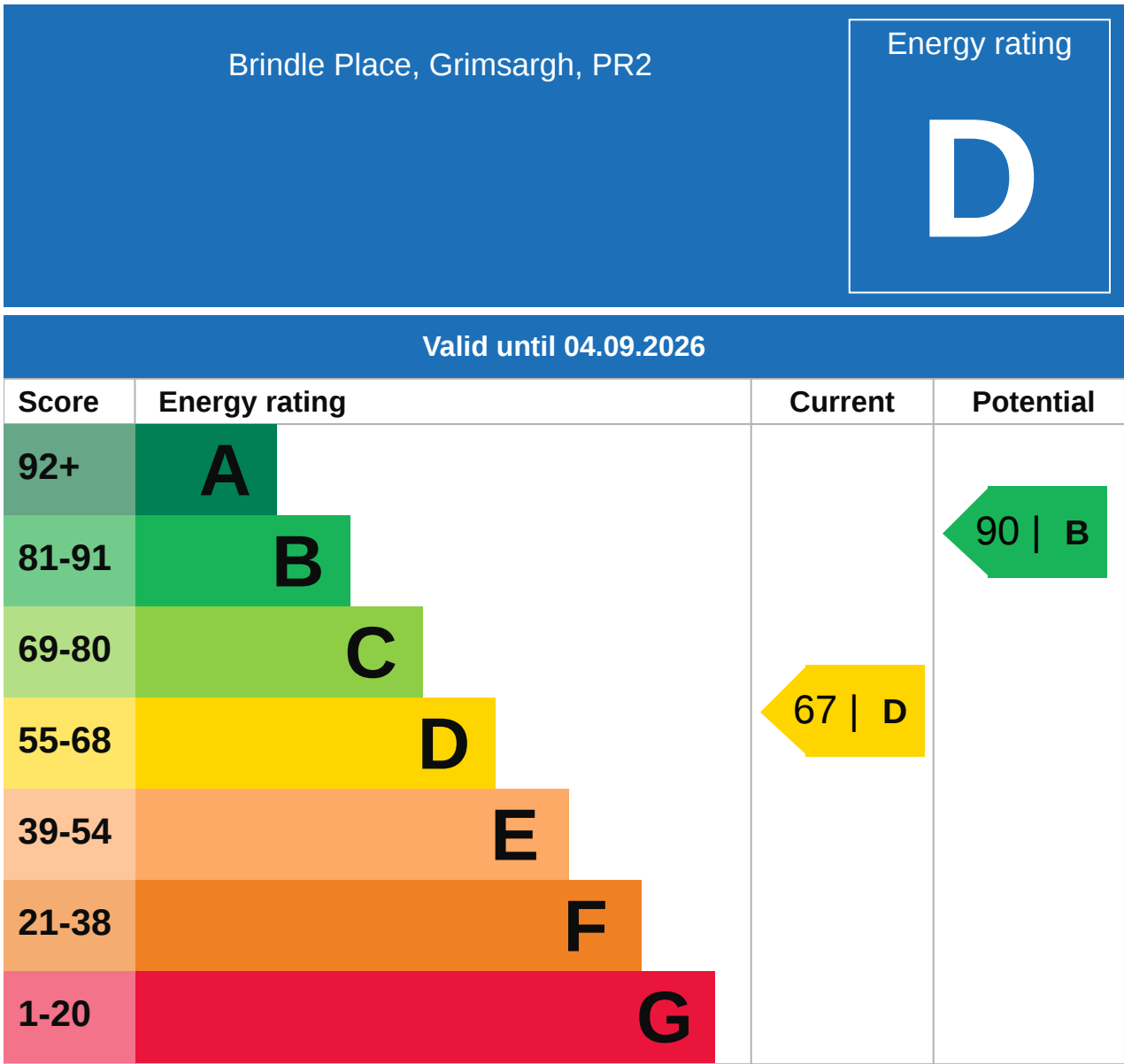


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both "Bridge Inventories" and the Estate Agent marketing this property.



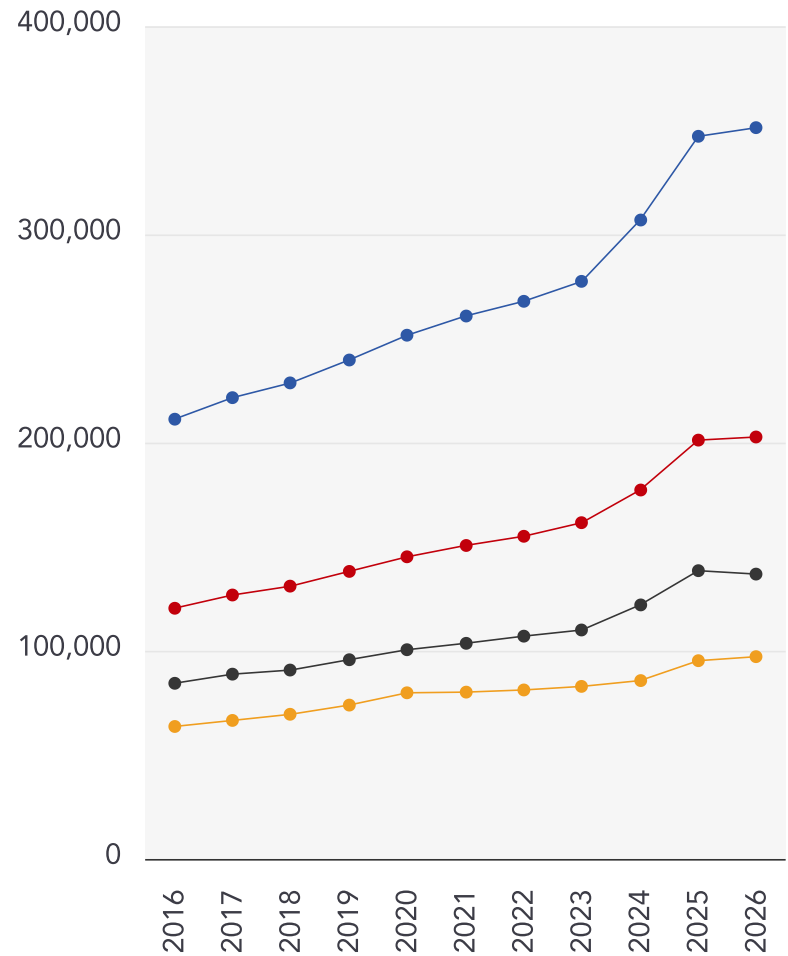
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
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, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 29% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	90 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+66.29%

Semi-Detached

+68.31%

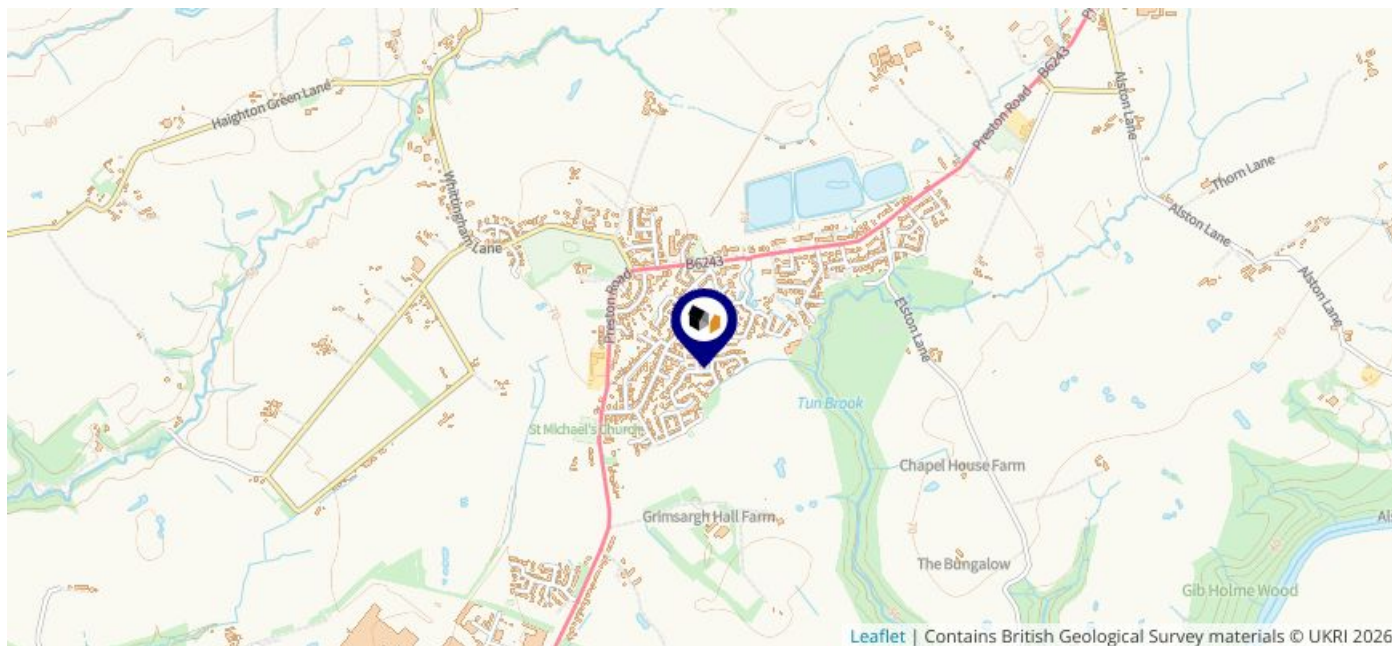
Terraced

+62.15%

Flat

+52.7%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

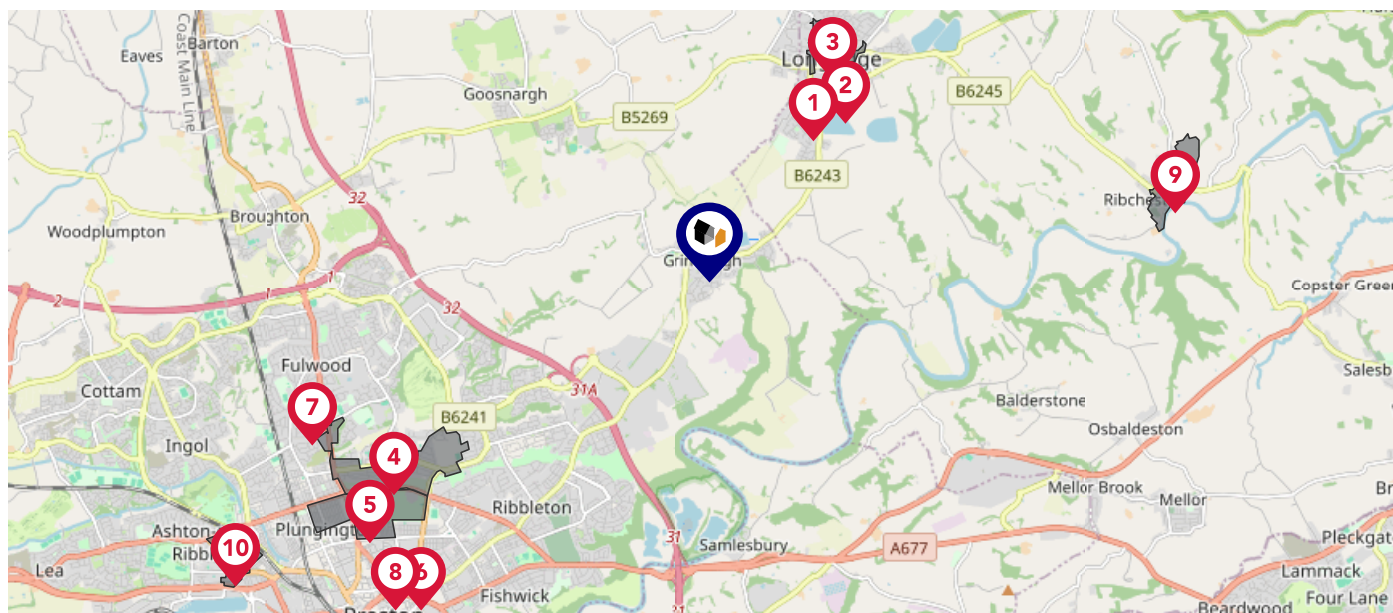
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

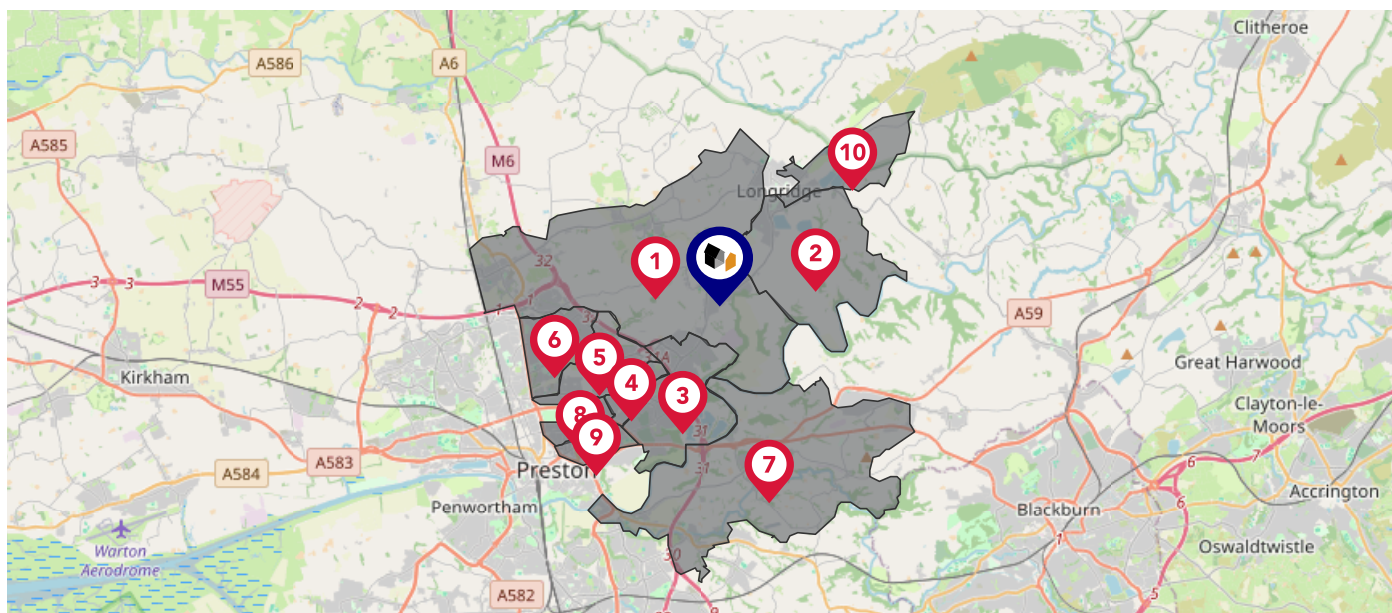
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Newtown, Longridge
-  St Lawrence's Church, Longridge
-  Longridge
-  Fulwood Conservation Area
-  Moor Park (Preston)
-  Deepdale Enclosure Conservation Area
-  Harris Childrens Home Conservation Area
-  St Ignatius Square Conservation Area
-  Ribchester
-  Ashton Conservation Area

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

Preston Rural East Ward

2

Alston & Hothersall Ward

3

Ribbleson Ward

4

Brookfield Ward

5

Garrison Ward

6

Sharoe Green Ward

7

Samlesbury & Walton Ward

8

Deepdale Ward

9

St. Matthew's Ward

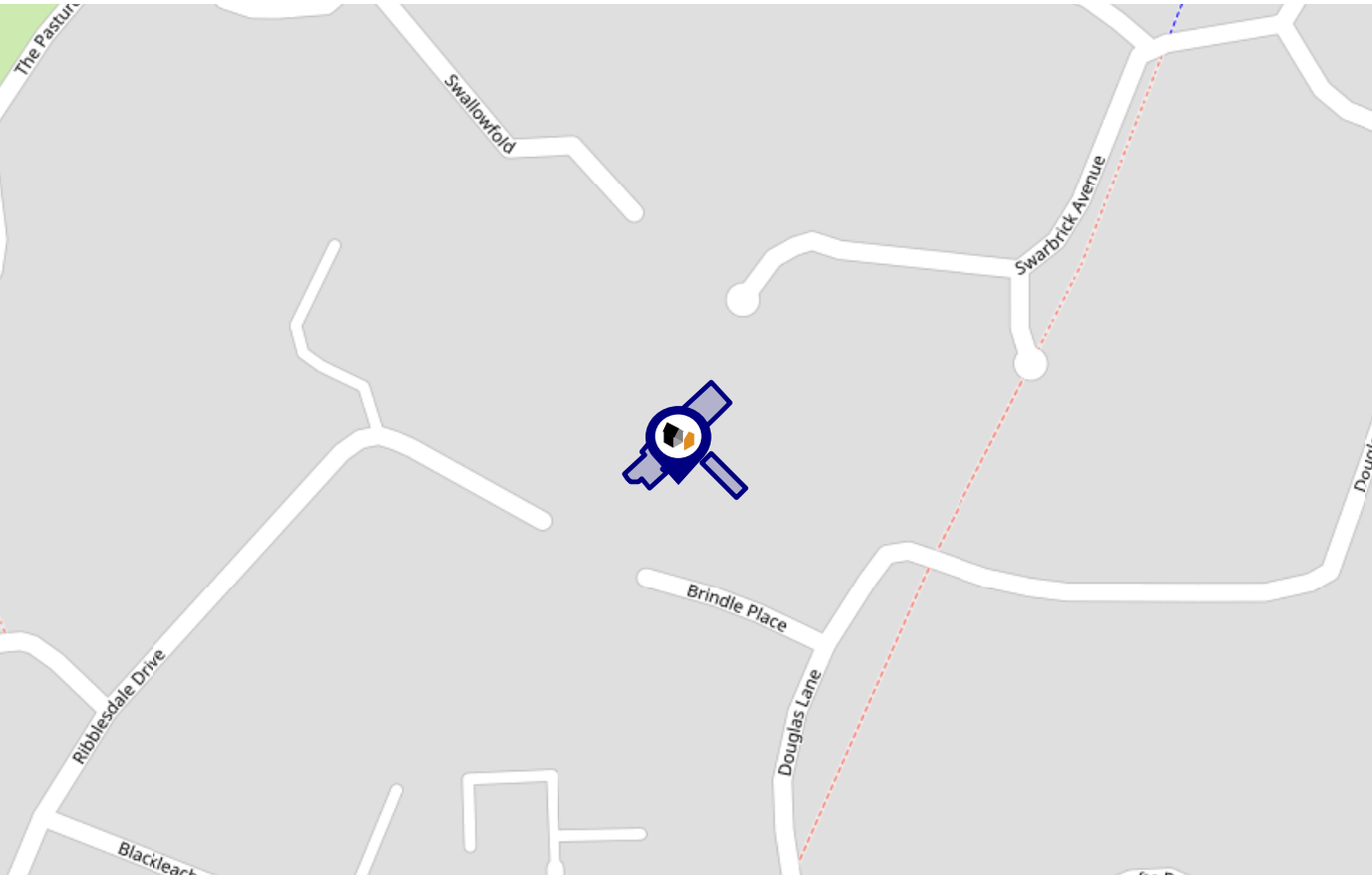
10

Dilworth 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.

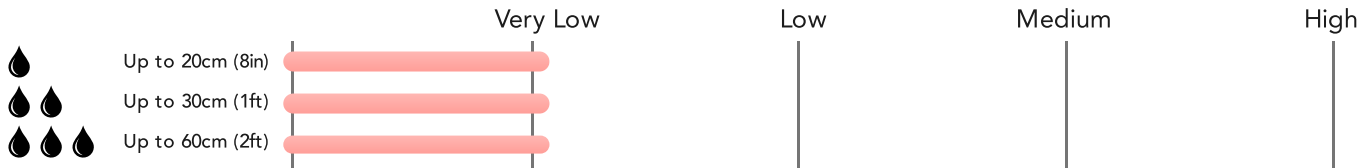


Risk Rating: Very low

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.

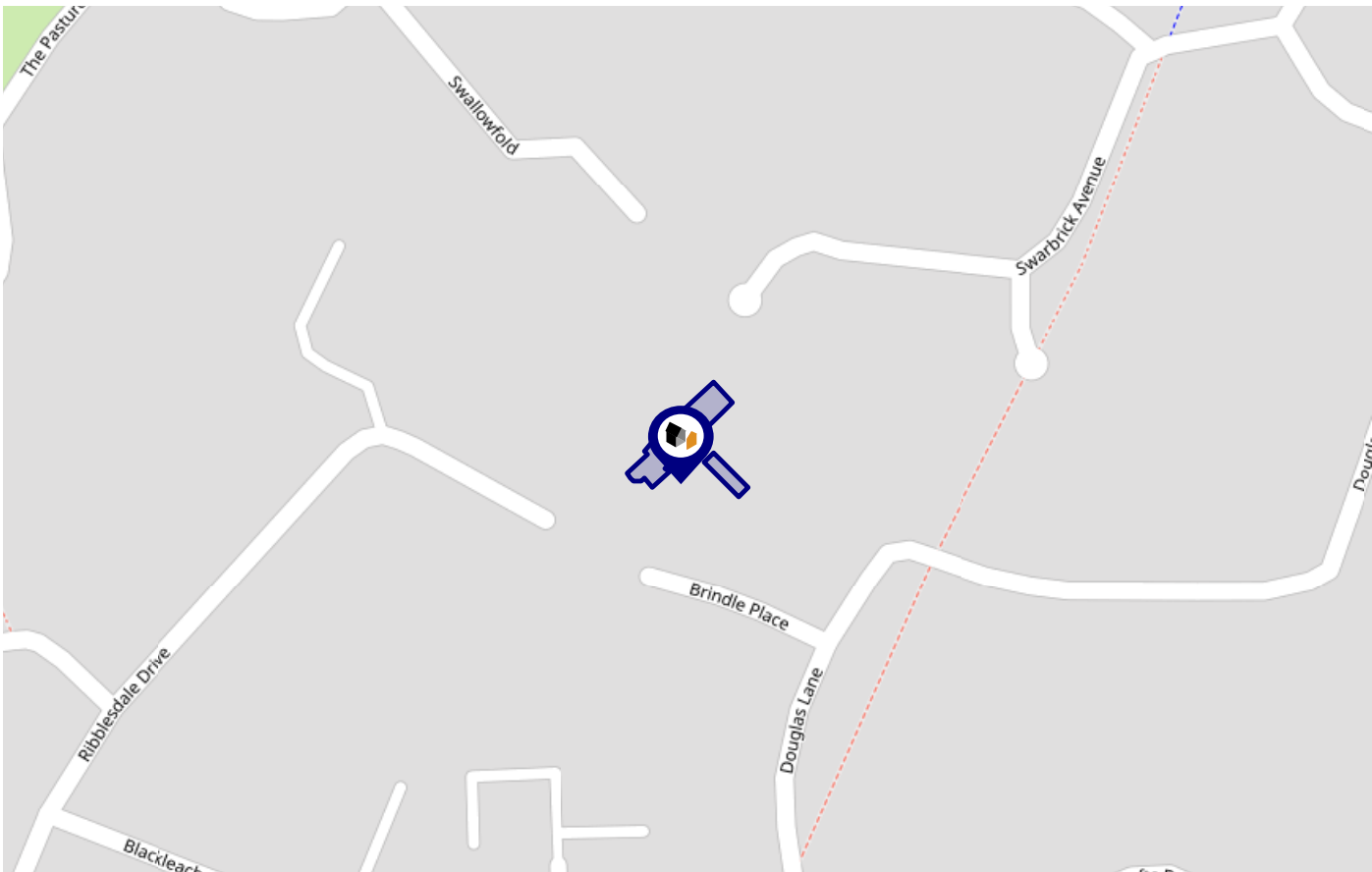
Chance of flooding to the following depths at this property:



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.

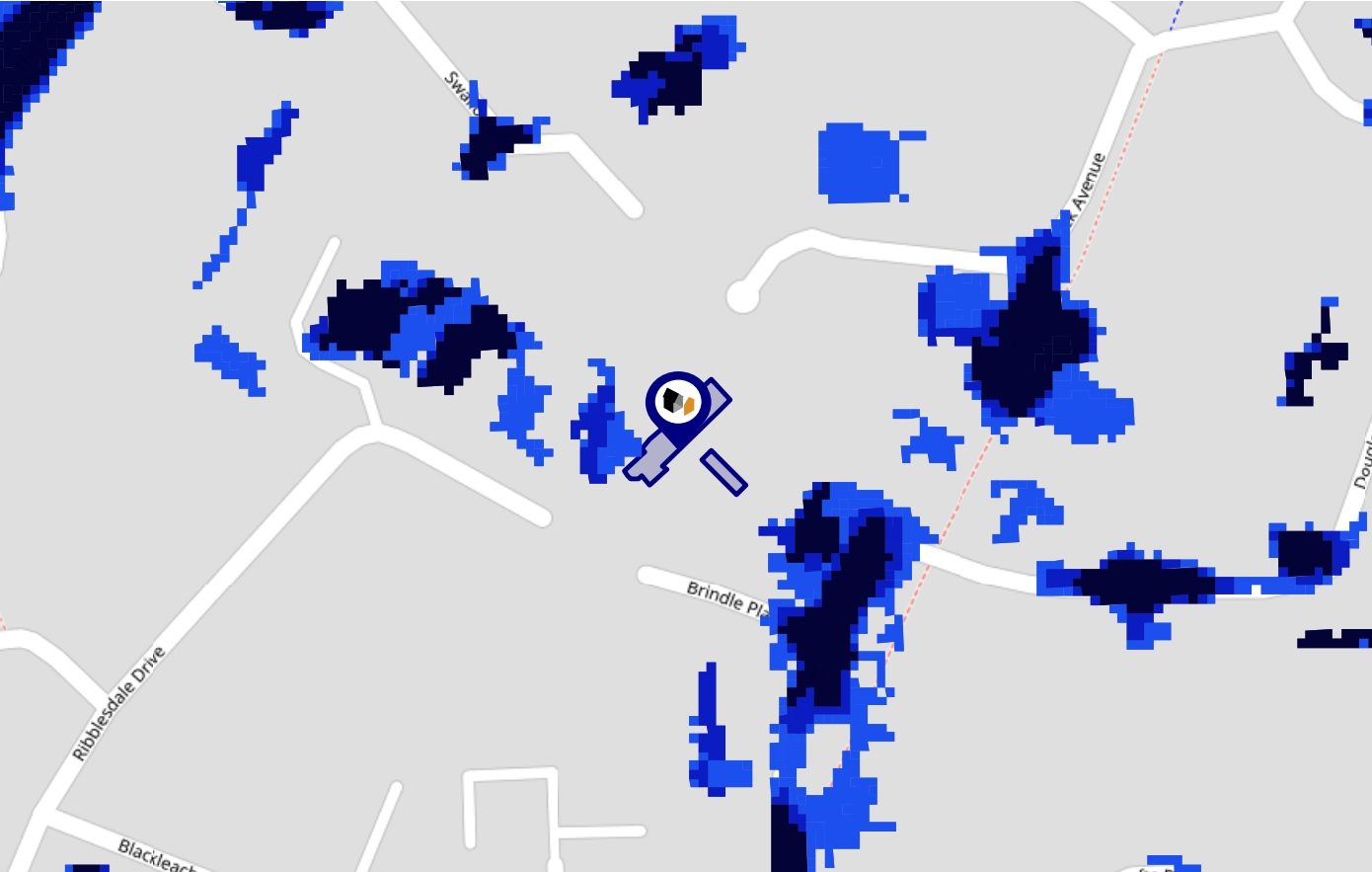
Chance of flooding to the following depths at this property:



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.

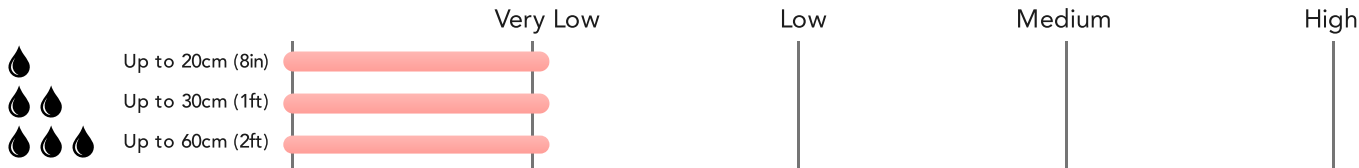


Risk Rating: Very low

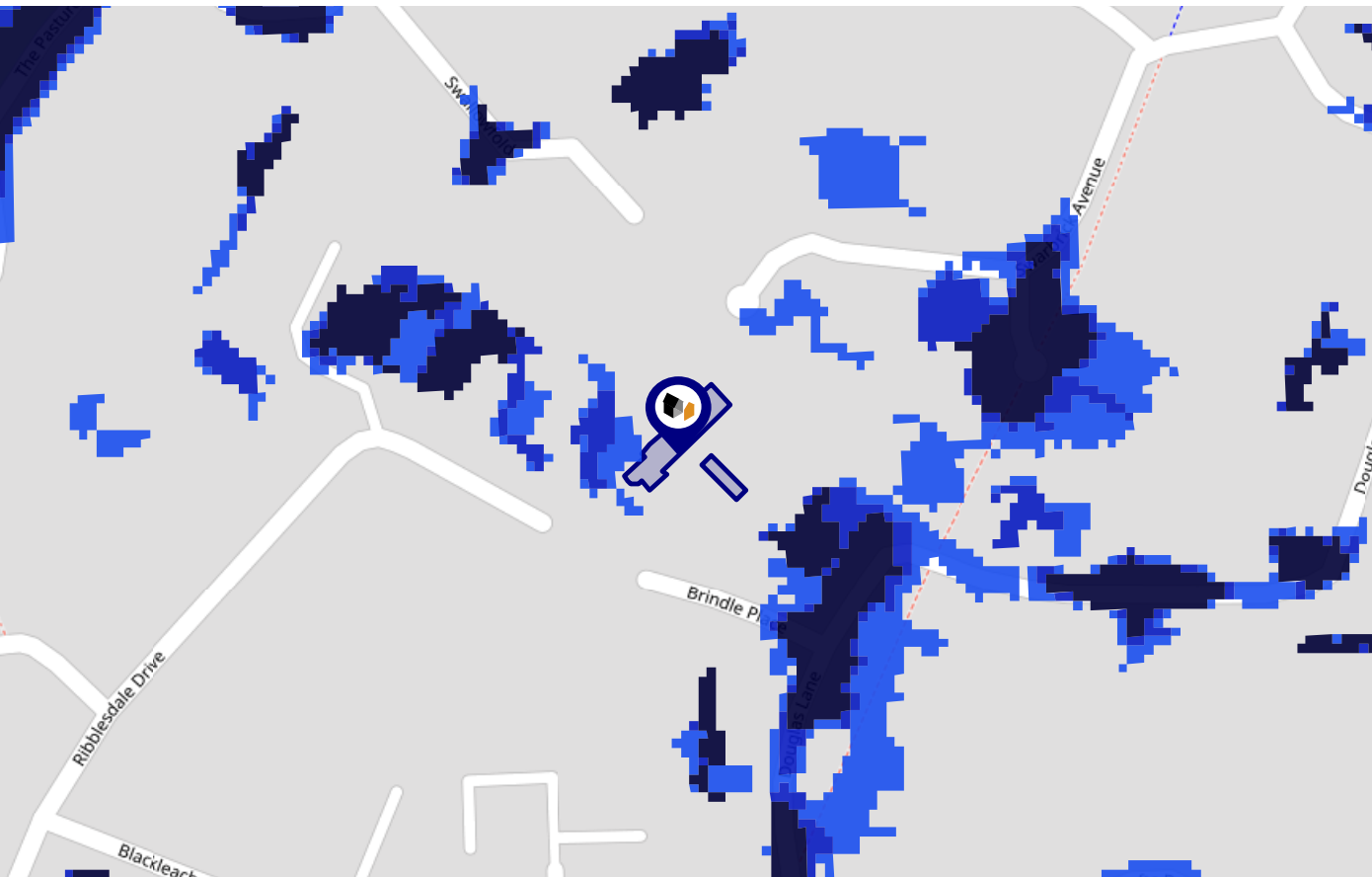
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

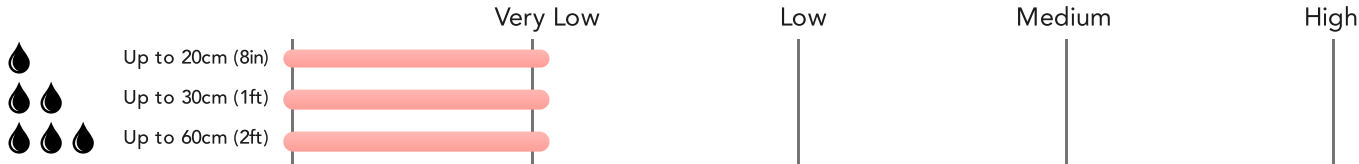


Risk Rating: Very low

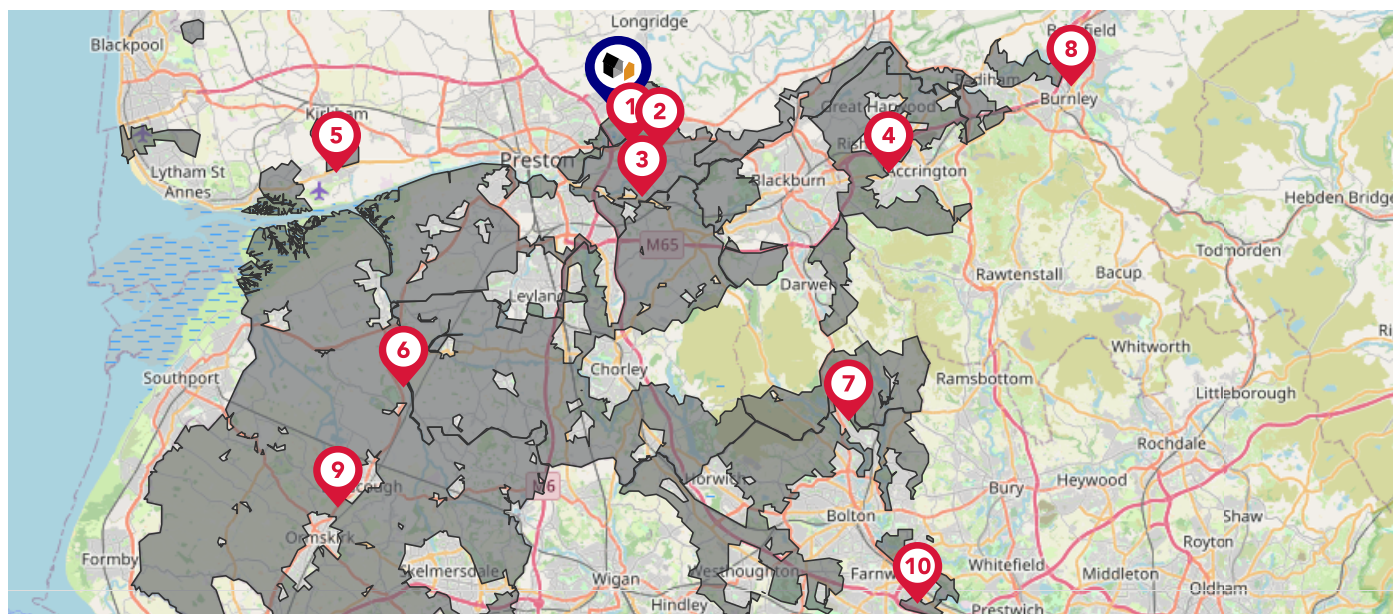
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



Merseyside and Greater Manchester Green Belt - Hyndburn



Blackpool Green Belt - Fylde



Merseyside and Greater Manchester Green Belt - Chorley



Merseyside and Greater Manchester Green Belt - Blackburn with Darwen



Merseyside and Greater Manchester Green Belt - Burnley

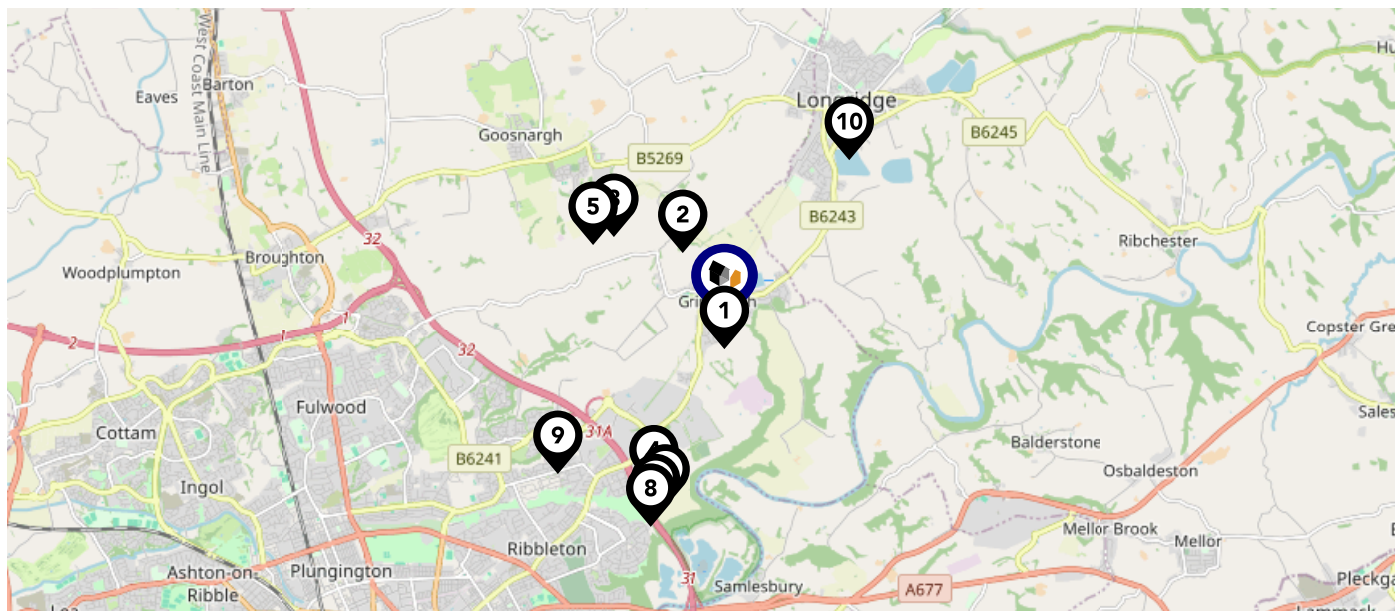


Merseyside and Greater Manchester Green Belt - West Lancashire



Merseyside and Greater Manchester Green Belt - Bolton

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.



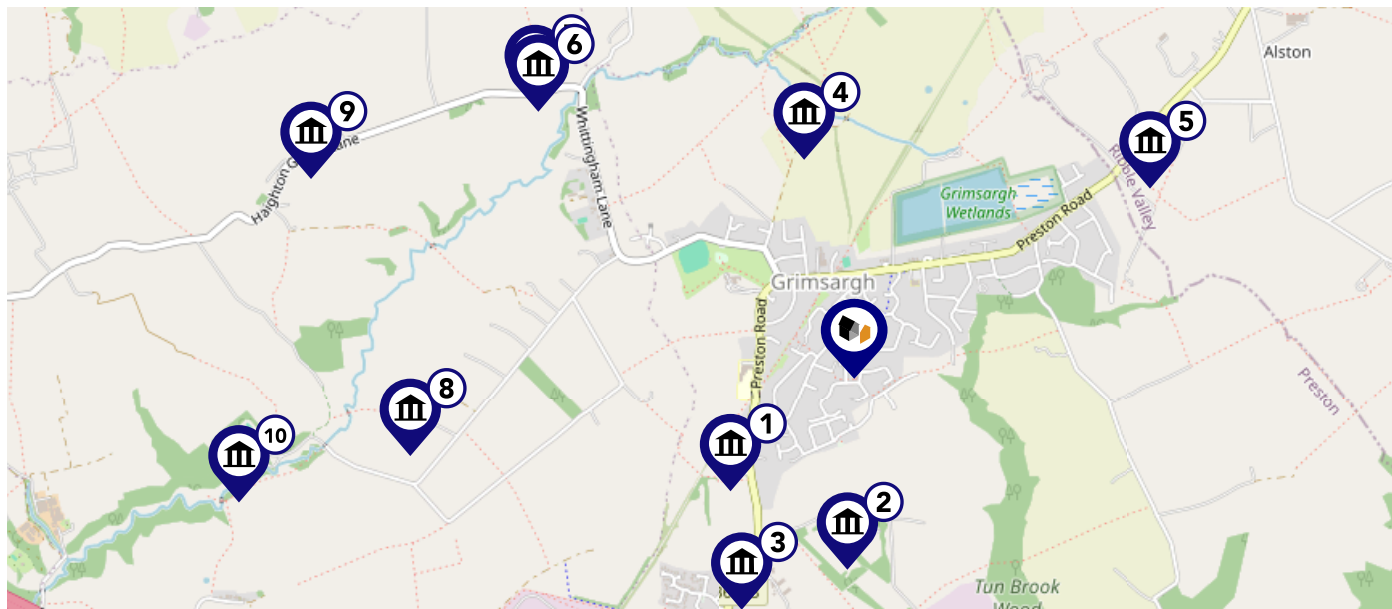
Nearby Landfill Sites

1	Ribblesdale Drive-Off Preston Road, Grimsargh, Preston	Historic Landfill	
2	Fulwood Urban District Council Tip-Brabiner Lane, Preston, Fulwood, Lancashire	Historic Landfill	
3	Whittingham Hospital Site A-Whittingham, Preston, Lancashire	Historic Landfill	
4	Red Scar Industrial Estate Tip No.2-Longridge Road, Red Scar, Preston, Lancashire	Historic Landfill	
5	Whittingham Hospital Site B-Whittingham, Preston, Lancashire	Historic Landfill	
6	Red Scar Industrial Estate Tip No.1-Longridge Road, Red Scar, Preston, Lancashire	Historic Landfill	
7	Red Scar Industrial Estate Tip No.3-Longridge Road, Preston, Lancashire	Historic Landfill	
8	Red Scar Industrial Estate Tip No.4 Tustin-Ribbleton Road, Ribbleton, Preston, Lancashire	Historic Landfill	
9	Fulwood Row-Fulwood, Preston, Lancashire	Historic Landfill	
10	EA/EPR/TP3891CU/V009	Active Landfill	

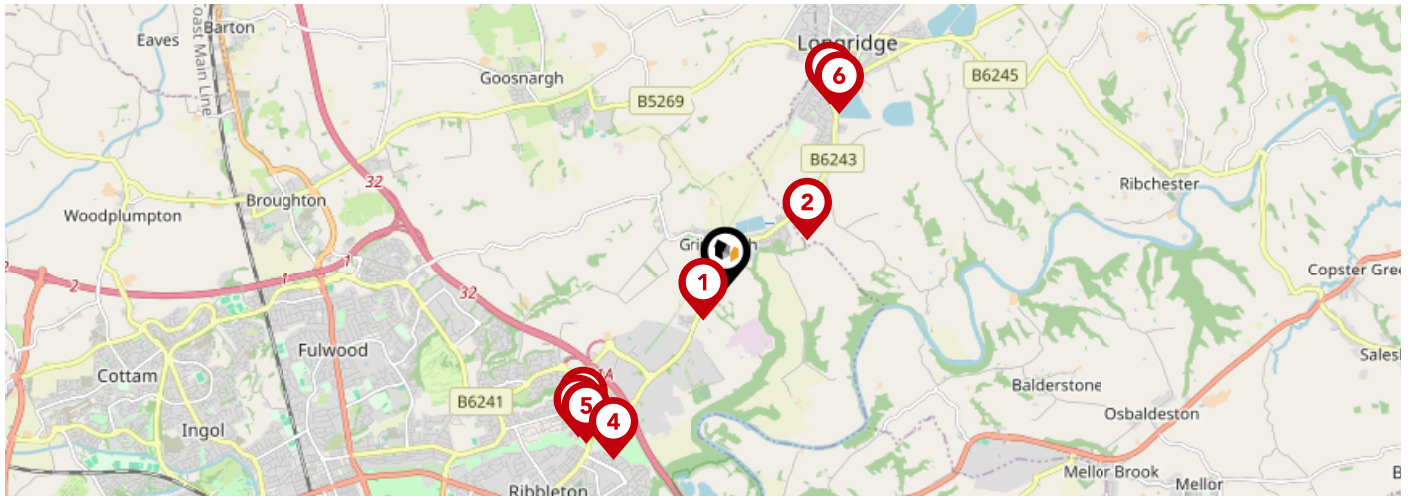
Maps

Listed Buildings

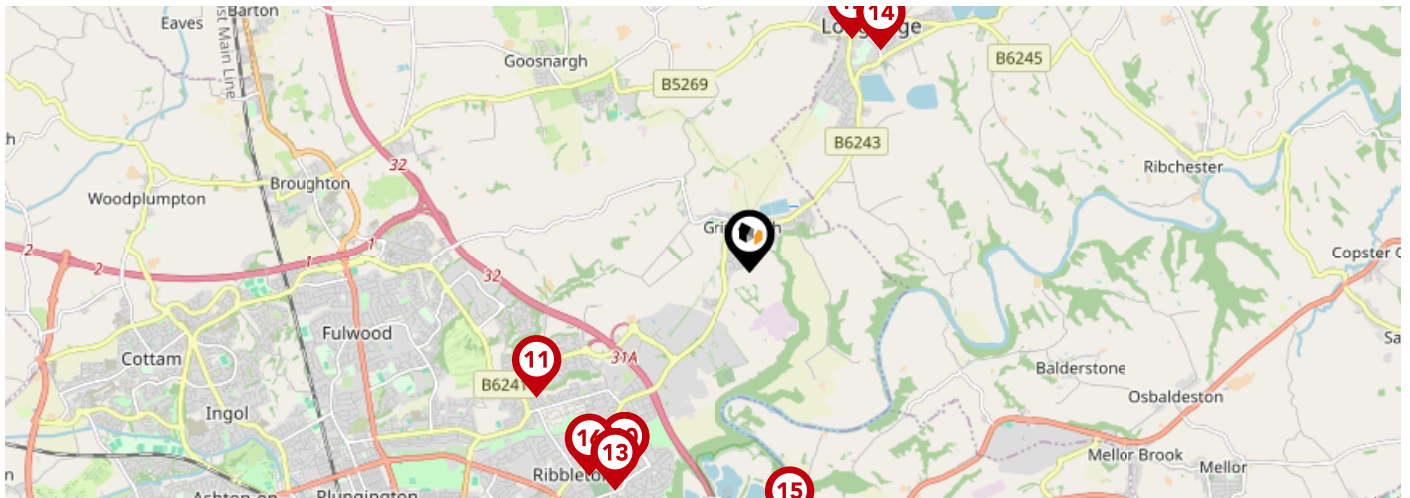
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1361661 - Parish Church Of St Michael	Grade II	0.3 miles
	1073507 - Grimsargh Hall	Grade II	0.4 miles
	1361660 - War Memorial On South Side Of Road Outside Number 270	Grade II	0.5 miles
	1164948 - Dixons Farmhouse	Grade II	0.5 miles
	1147435 - Church Of Our Lady	Grade II	0.8 miles
	1073509 - Houghton Hall Farmhouse	Grade II	0.9 miles
	1164993 - Barn Circa 30 Metres North Of Houghton Hall Farmhouse	Grade II	0.9 miles
	1073508 - Outbuilding Circa 30 Metres North Of Clarkson's Fold Farm	Grade II	1.0 miles
	1361662 - Houghton Manor	Grade II	1.3 miles
	1164965 - Houghton House	Grade II	1.4 miles



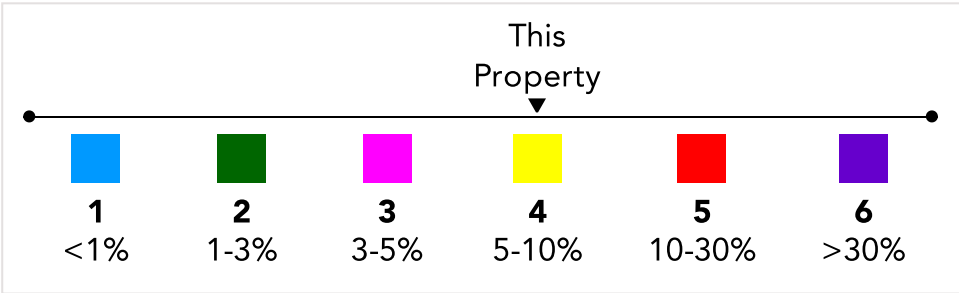
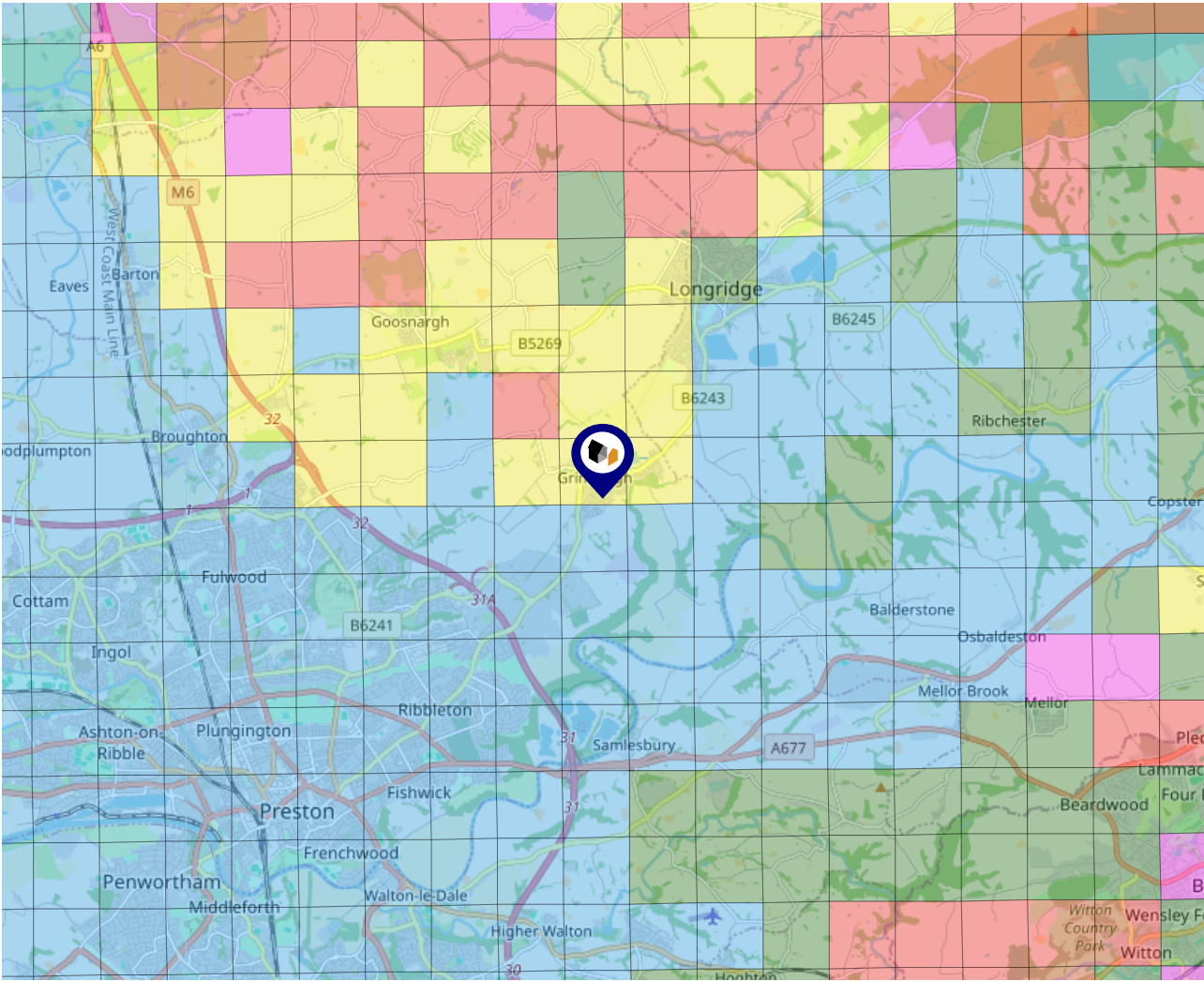
		Nursery	Primary	Secondary	College	Private
1	Grimsargh St Michael's Church of England Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:0.34	☐	☒	☐	☐	☐
2	Alston Lane Catholic Primary School, Longridge Ofsted Rating: Good Pupils: 241 Distance:0.82	☐	☒	☐	☐	☐
3	Highfield Priory School Ofsted Rating: Not Rated Pupils: 176 Distance:1.75	☐	☒	☐	☐	☐
4	Preston Grange Primary School Ofsted Rating: Good Pupils: 184 Distance:1.78	☐	☒	☐	☐	☐
5	St Maria Goretti Catholic Primary School, Preston Ofsted Rating: Good Pupils: 217 Distance:1.82	☐	☒	☐	☐	☐
6	St Cecilia's RC High School Ofsted Rating: Good Pupils: 562 Distance:1.83	☐	☐	☒	☐	☐
7	Brookfield Community Primary School Ofsted Rating: Good Pupils: 197 Distance:1.84	☐	☒	☐	☐	☐
8	Longridge High School Ofsted Rating: Requires improvement Pupils: 821 Distance:1.86	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Moor Nook Community Primary School Ofsted Rating: Good Pupils: 199 Distance:2.09	☐	☒	☐	☐	☐
10	Sir Tom Finney Community High School Ofsted Rating: Good Pupils: 231 Distance:2.09	☐	☐	☒	☐	☐
11	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:2.16	☐	☒	☐	☐	☐
12	Longridge St Wilfrid's Roman Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:2.23	☐	☒	☐	☐	☐
13	The Blessed Sacrament Catholic Primary School, Preston Ofsted Rating: Good Pupils: 400 Distance:2.25	☐	☒	☐	☐	☐
14	Longridge Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:2.25	☐	☒	☐	☐	☐
15	Samlesbury Church of England School Ofsted Rating: Good Pupils: 68 Distance:2.27	☐	☒	☐	☐	☐
16	Preston Greenlands Community Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance:2.27	☐	☒	☐	☐	☐

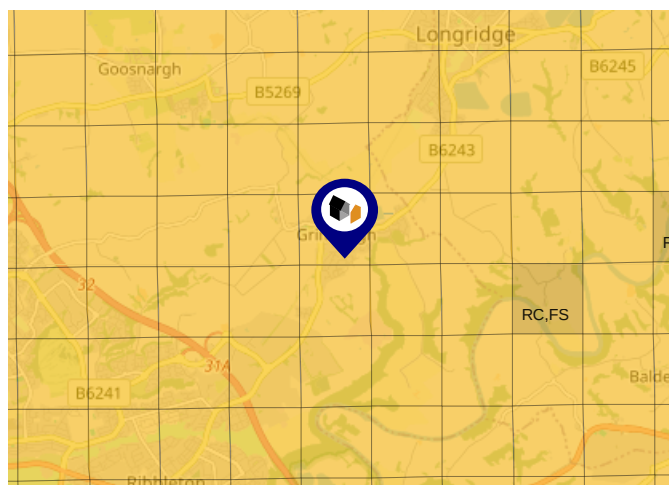
What is Radon?

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		

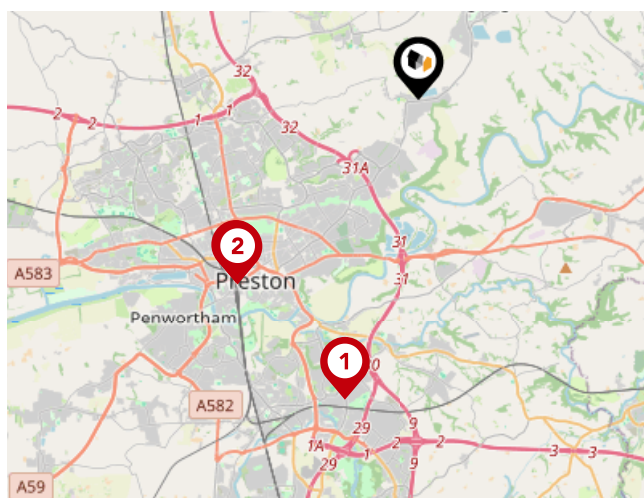


Primary Classifications (Most Common Clay Types)

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

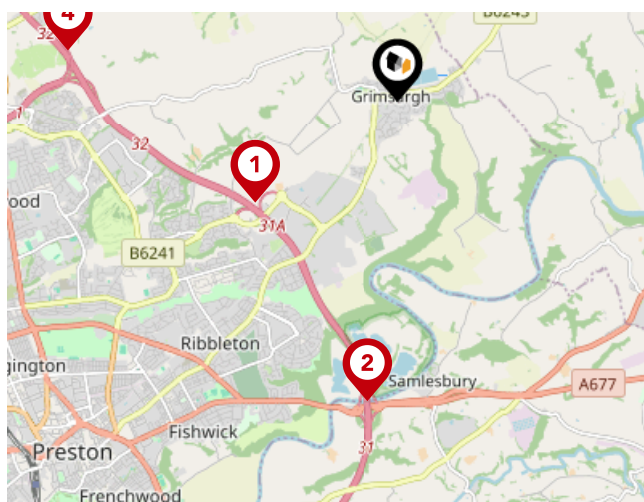
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bamber Bridge Rail Station	5.39 miles
2	Preston Rail Station	4.51 miles
3	Preston Rail Station	4.51 miles

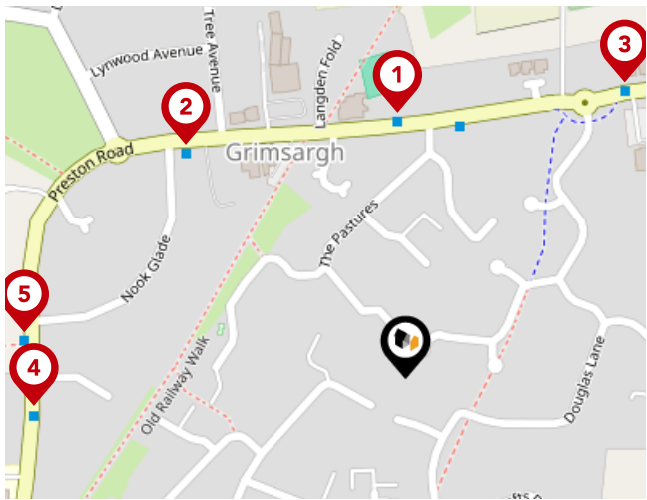


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	1.53 miles
2	M6 J31	2.64 miles
3	M6 J30	4.45 miles
4	M6 J32	2.93 miles
5	M65 J2	5.83 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Plough Inn	0.15 miles
2	Post Office	0.18 miles
3	Village Hall	0.2 miles
4	Nook Crescent	0.2 miles
5	Nook Glade	0.21 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/



/pendlehillproperties/



/PendleHillProps



/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.



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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Pendle Hill Properties

74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk

