



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 12th August 2026



PRIMROSE GROVE, PRESTON, PR1

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:	892 ft ² / 82 m ²
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£2,003
Title Number:	LA116718

Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s



80
mb/s



1000
mb/s



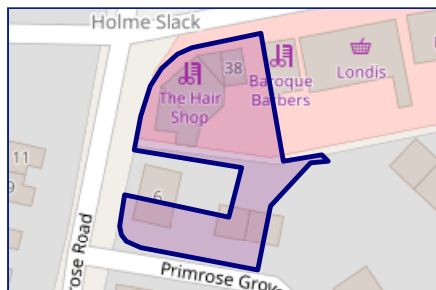
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

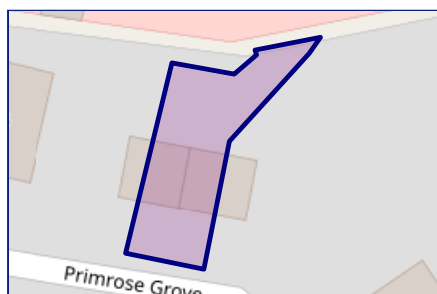


Freehold Title Plan



LA888053

Leasehold Title Plan



LA116718

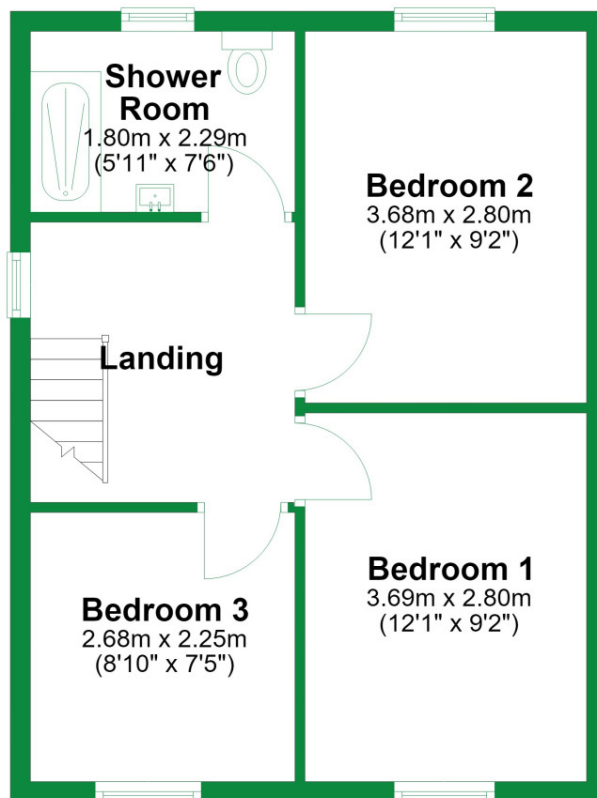
Start Date: 11/03/1926
End Date: 01/12/2924
Lease Term: 999 years from 1 December 1925
Term Remaining: 898 years



PRIMROSE GROVE, PRESTON, PR1

First Floor

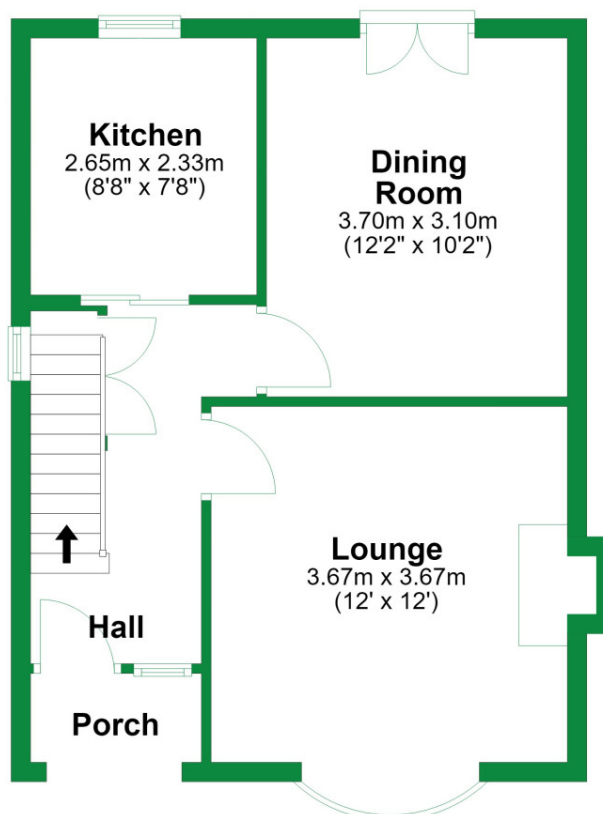
Approx. 41.3 sq. metres (444.6 sq. feet)



PRIMROSE GROVE, PRESTON, PR1

Ground Floor

Approx. 41.6 sq. metres (447.5 sq. feet)

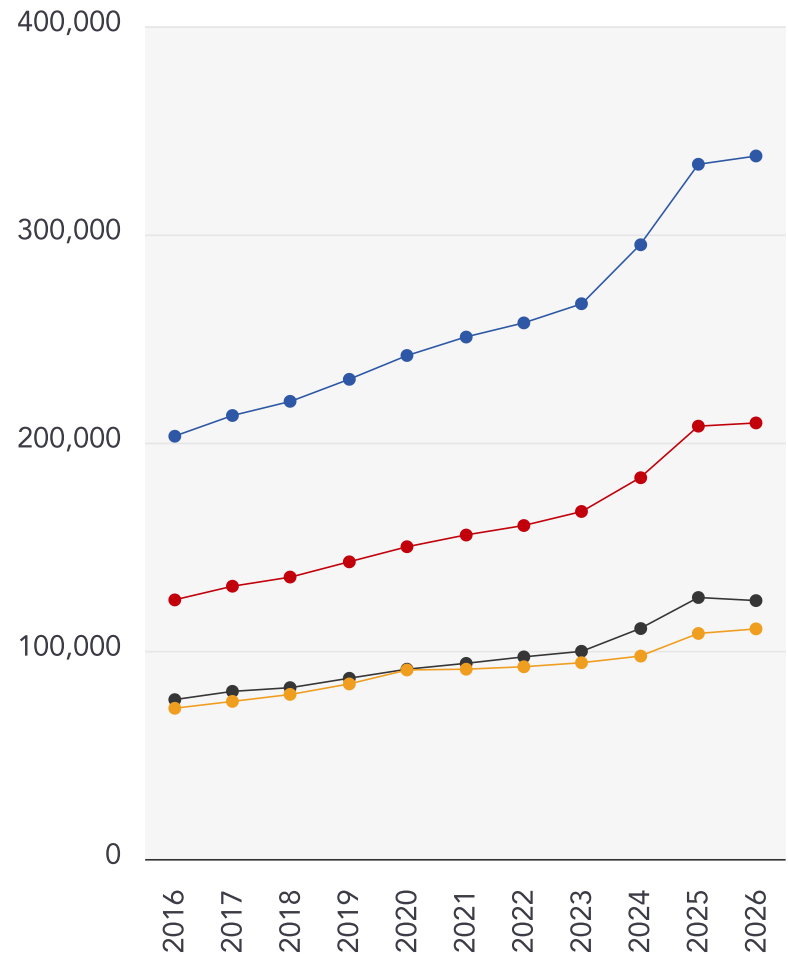


Total area: approx. 82.9 sq. metres (892.2 sq. feet)

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR1



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

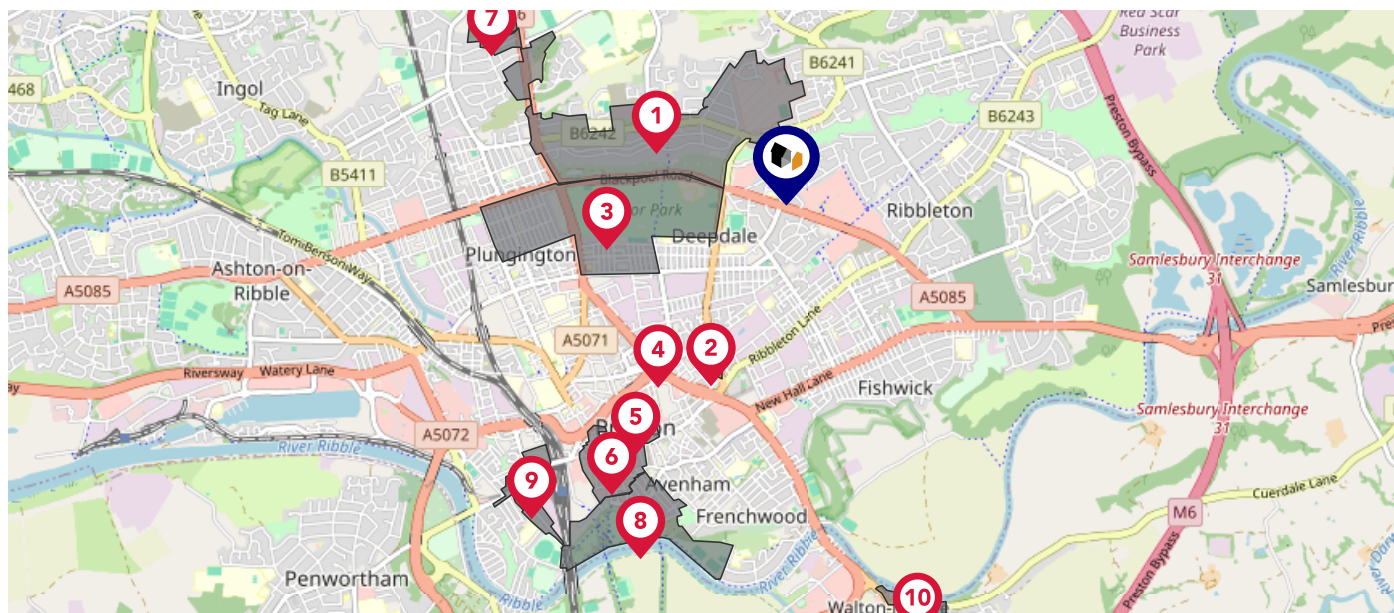
Flat

+52.7%

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.



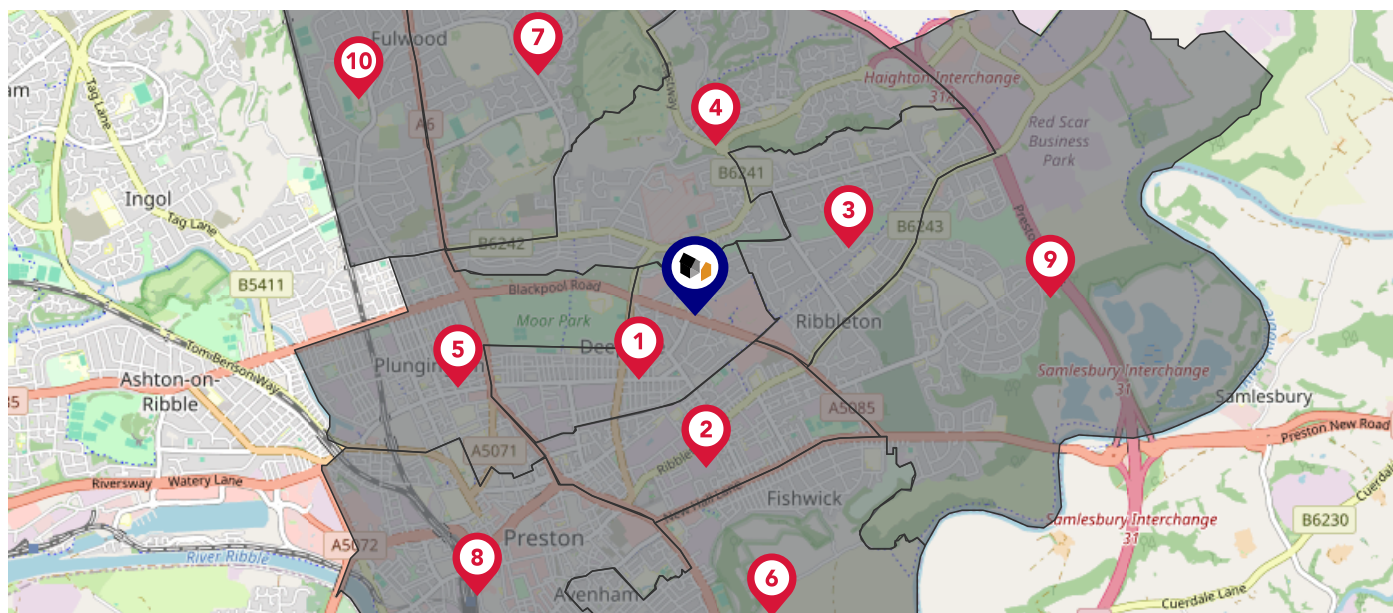
Nearby Conservation Areas

-  Fulwood Conservation Area
-  Deepdale Enclosure Conservation Area
-  Moor Park (Preston)
-  St Ignatius Square Conservation Area
-  Market Place Conservation Area
-  Winckley Square Conservation Area
-  Harris Childrens Home Conservation Area
-  Avenham Conservation Area
-  Fishergate Hill Conservation Area
-  Church Brow

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

Deepdale Ward

2

St. Matthew's Ward

3

Brookfield Ward

4

Garrison Ward

5

Plungington Ward

6

Fishwick & Frenchwood Ward

7

Sharoe Green Ward

8

City Centre Ward

9

Ribbleton Ward

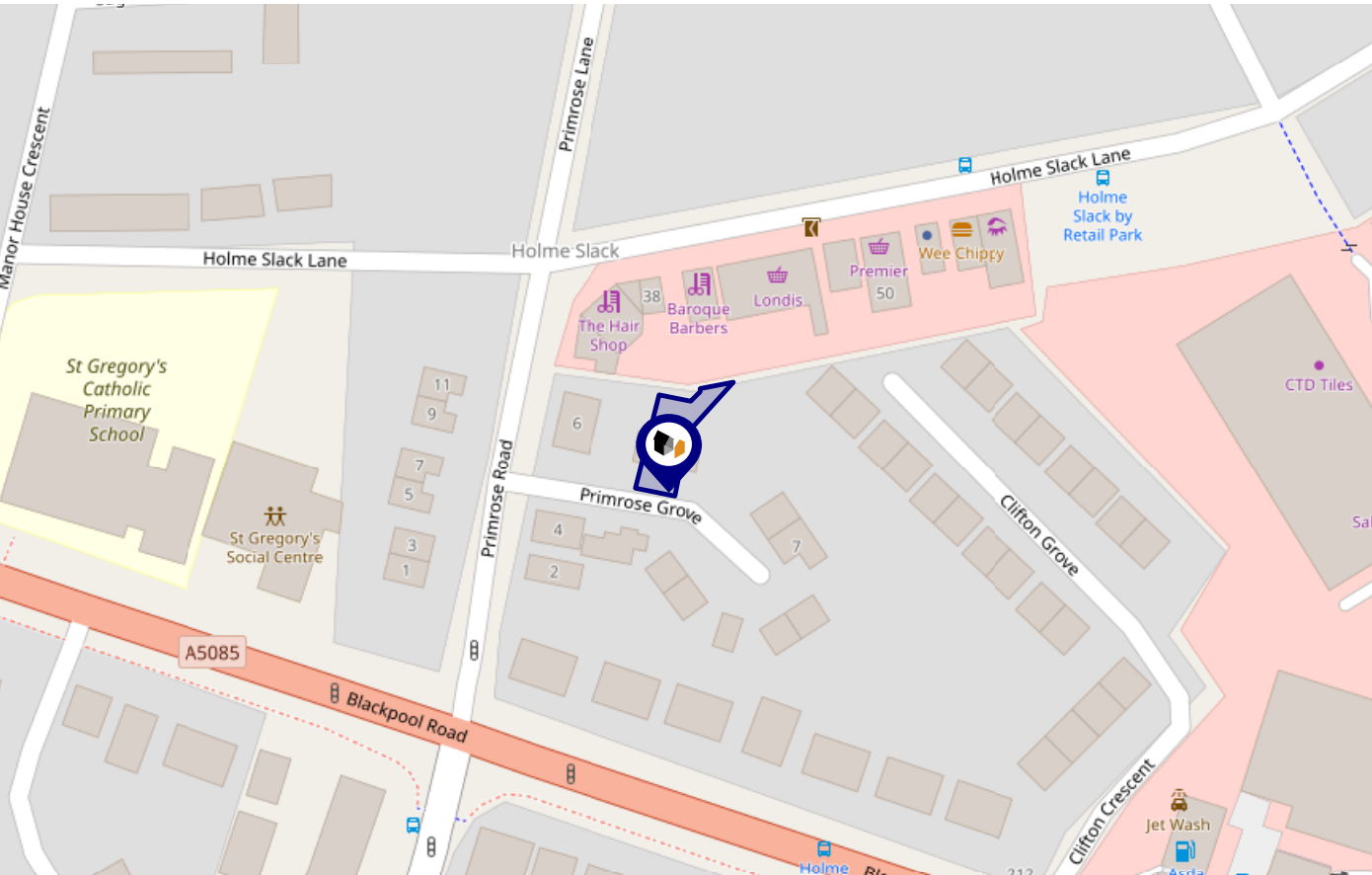
10

Greyfriars 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.

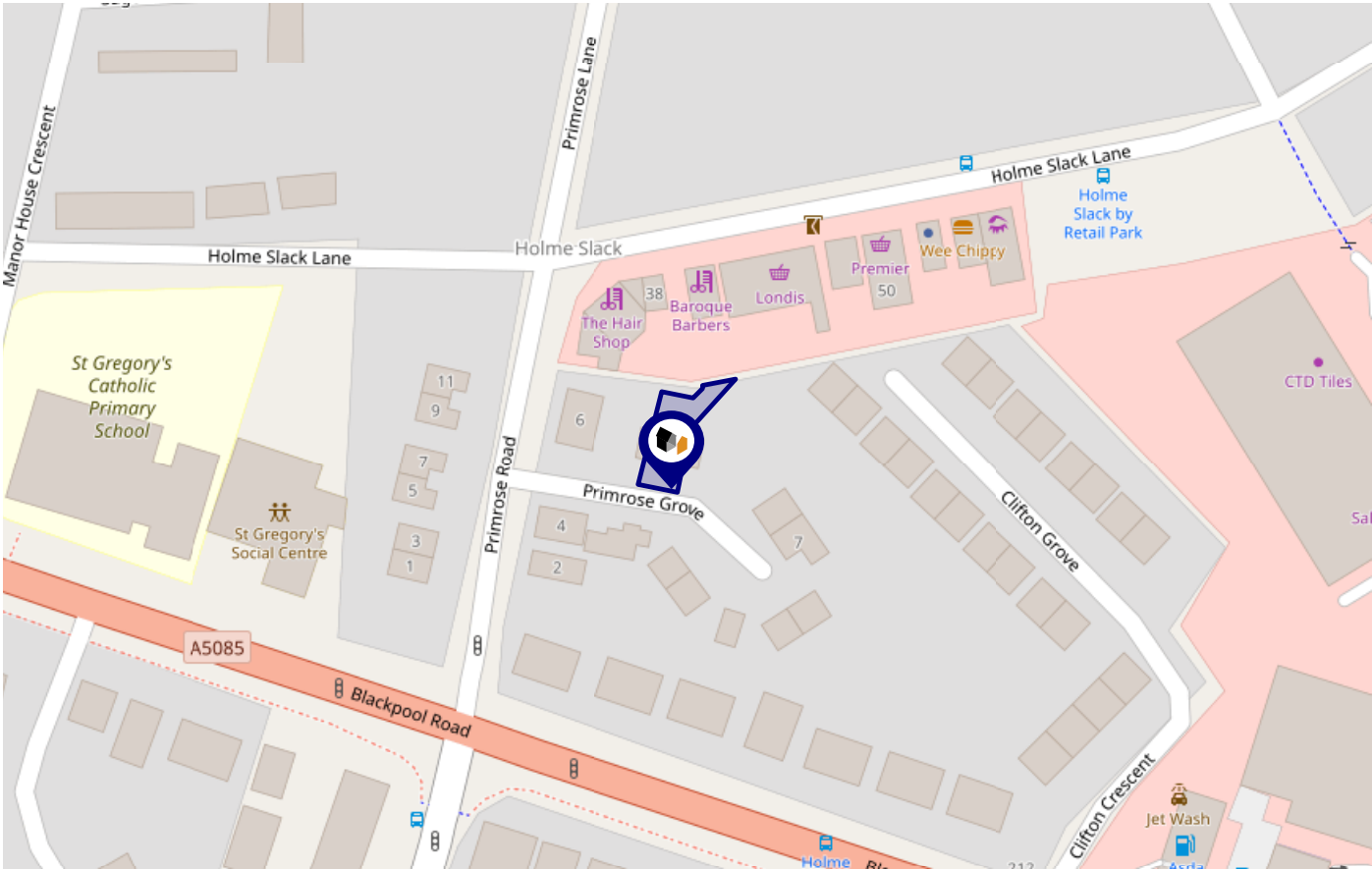
Chance of flooding to the following depths at this property:



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.

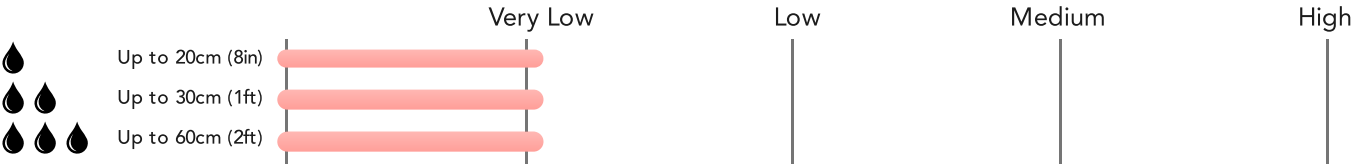


Risk Rating: Very low

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.

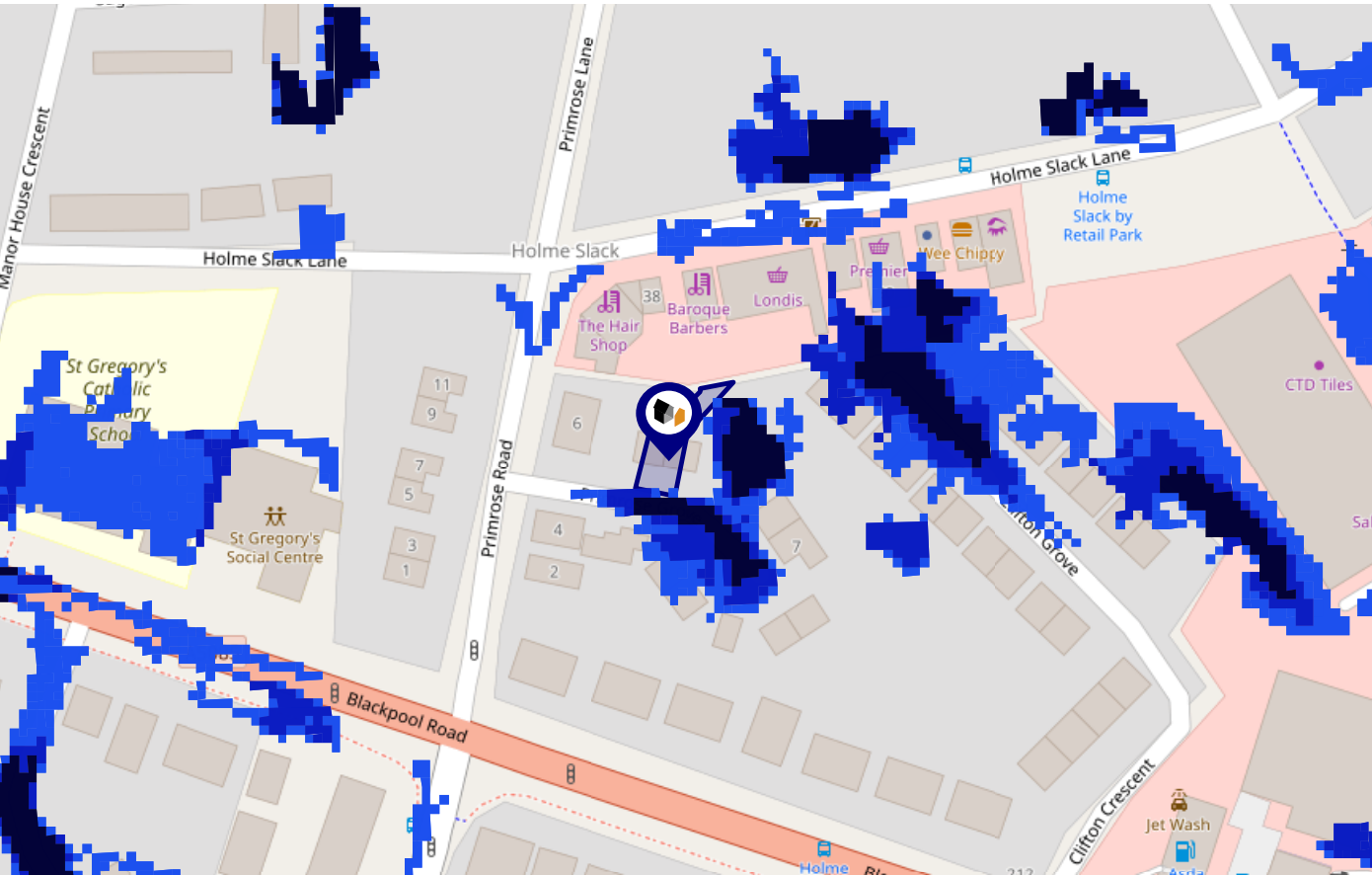
Chance of flooding to the following depths at this property:



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.

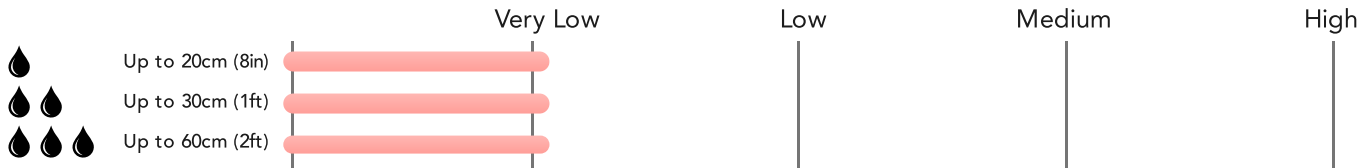


Risk Rating: Very low

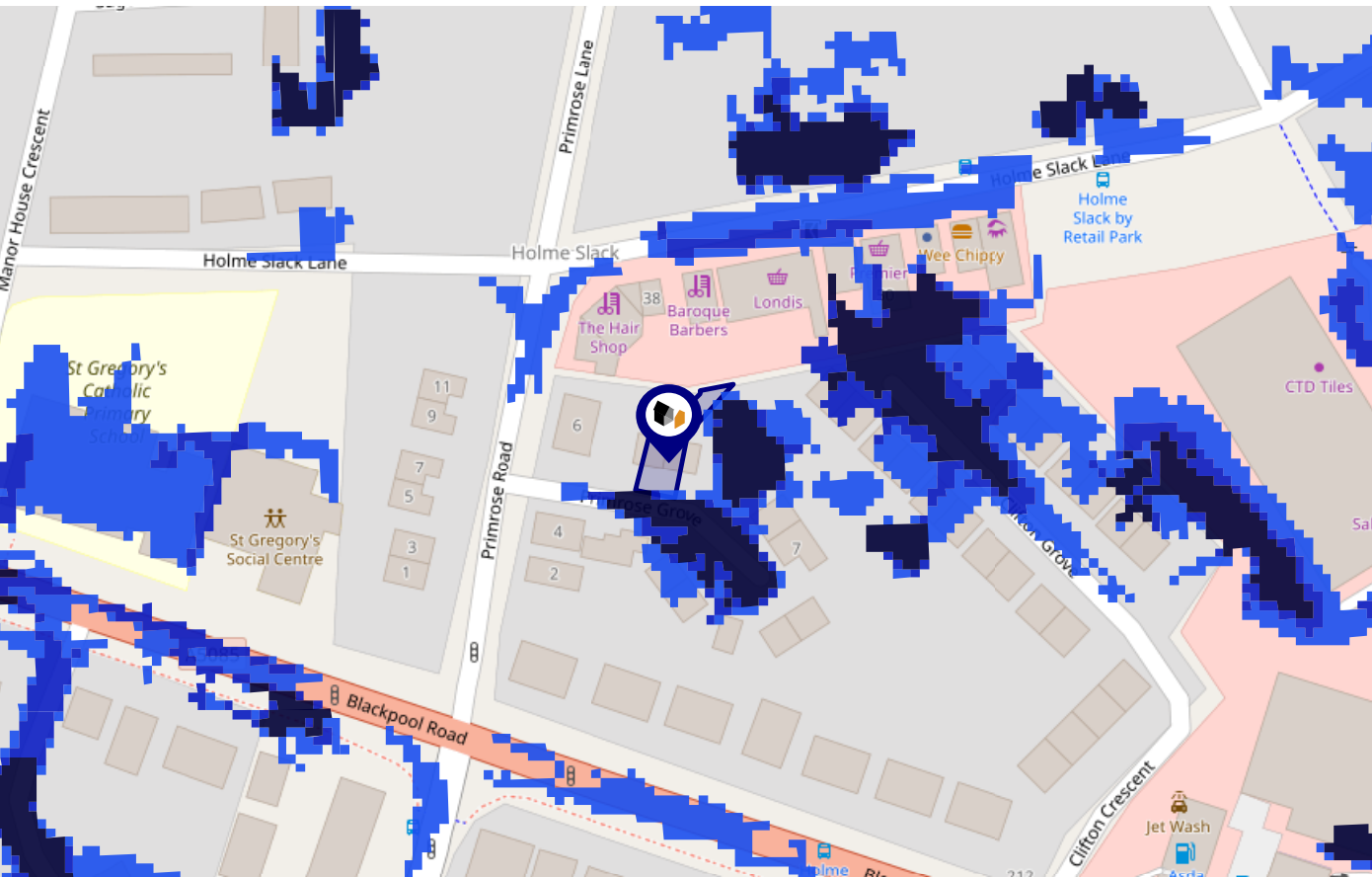
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

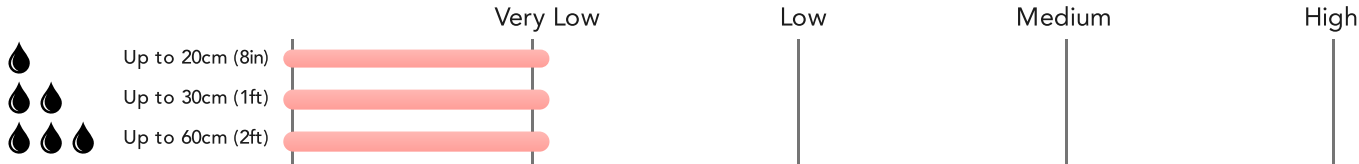


Risk Rating: Very low

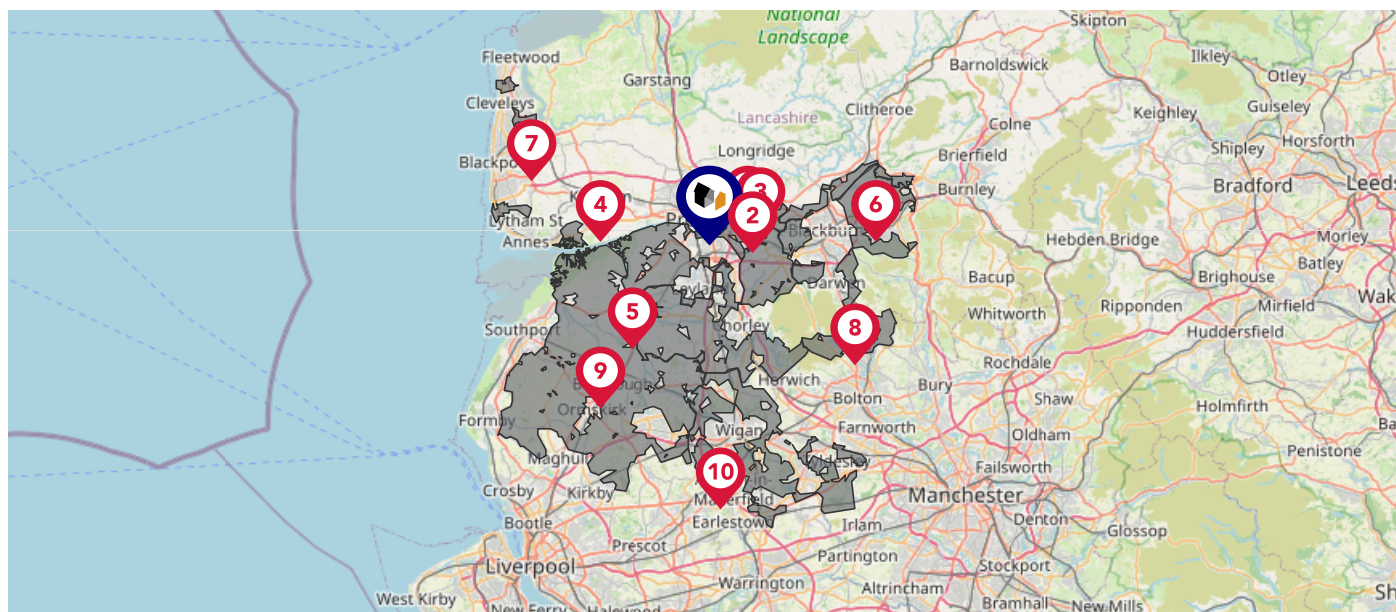
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - South Ribble



Merseyside and Greater Manchester Green Belt - Ribble Valley



Blackpool Green Belt - Fylde



Merseyside and Greater Manchester Green Belt - Chorley



Merseyside and Greater Manchester Green Belt - Hyndburn



Blackpool Green Belt - Wyre



Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

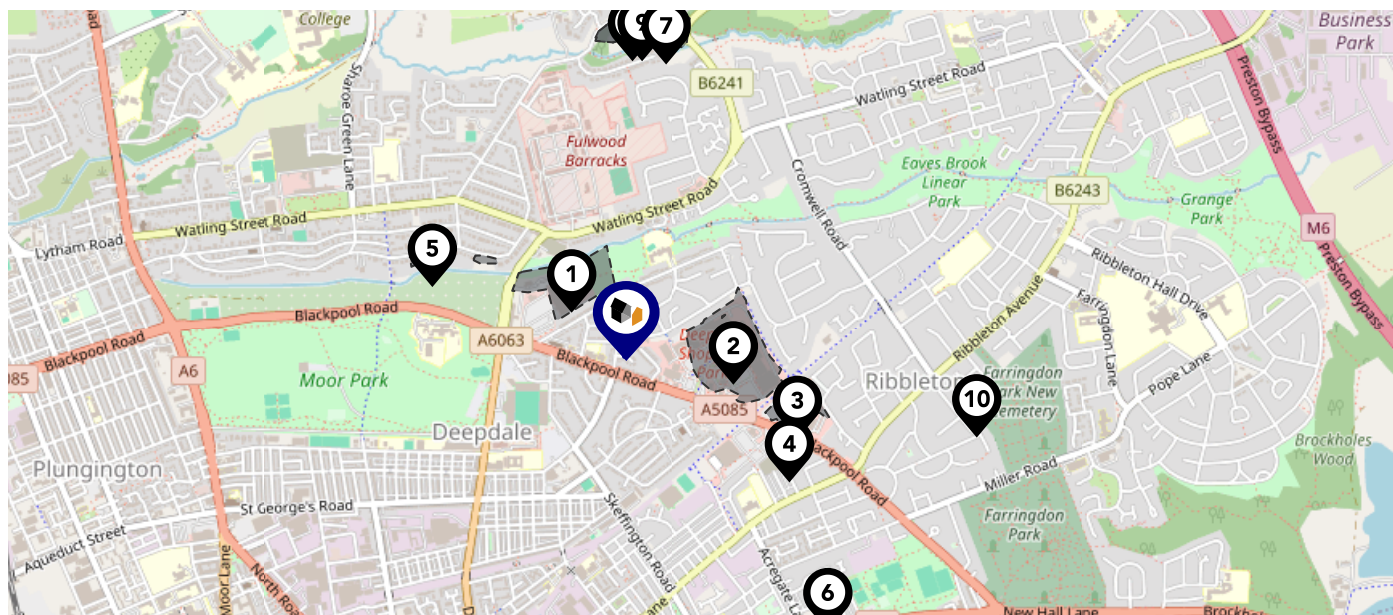


Merseyside and Greater Manchester Green Belt - West Lancashire



Merseyside and Greater Manchester Green Belt - Wigan

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.



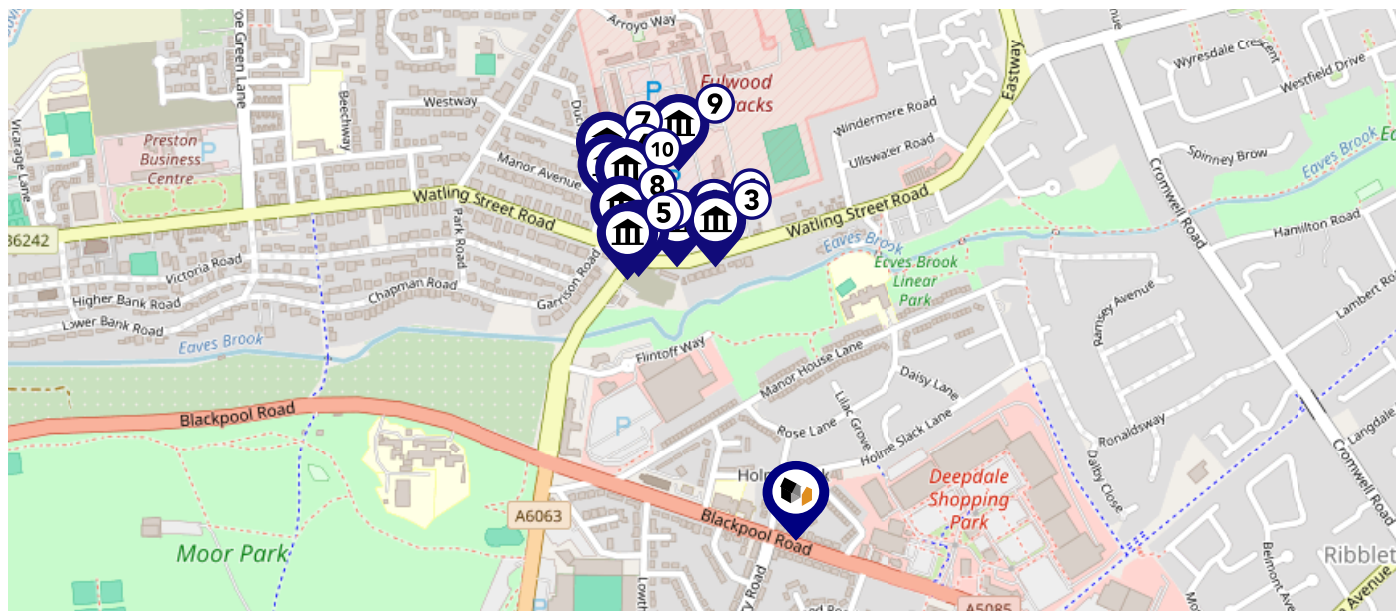
Nearby Landfill Sites

1	Deepdale Tip-Deepdale Road, Deepdale, Preston, Lancashire	Historic Landfill	
2	Home Slack Works-Blackpool Road, Preston, Lancashire	Historic Landfill	
3	W.H. Smiths Fairways-Off Blackpool Road, Preston, Lancashire	Historic Landfill	
4	Perry's-Blackpool Road, Ribblesdale, Preston, Lancashire	Historic Landfill	
5	Chapman Road-Blackpool Road, Fulwood, Preston, Lancashire	Historic Landfill	
6	Preston Greyhound Stadium-Off Harling Road, off New Hall Lane, Preston, Lancashire	Historic Landfill	
7	Fulwood Hall Hospital-Midgery Lane, Fulwood, Preston, Lancashire	Historic Landfill	
8	Fulwood Hall Lane-Off Eastway, Fulwood, Preston, Lancashire	Historic Landfill	
9	Fulwood Hall Lane-Off Eastway, Fulwood, Preston, Lancashire	Historic Landfill	
10	Preston Cemetery-Rear of Arnold Close, Preston, Lancashire	Historic Landfill	

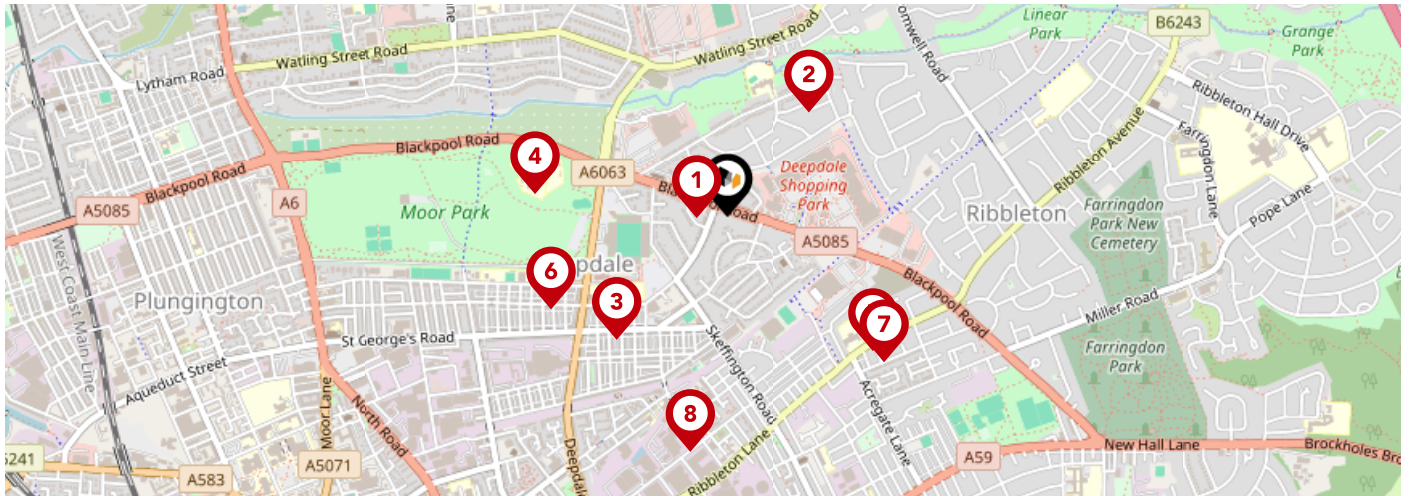
Maps

Listed Buildings

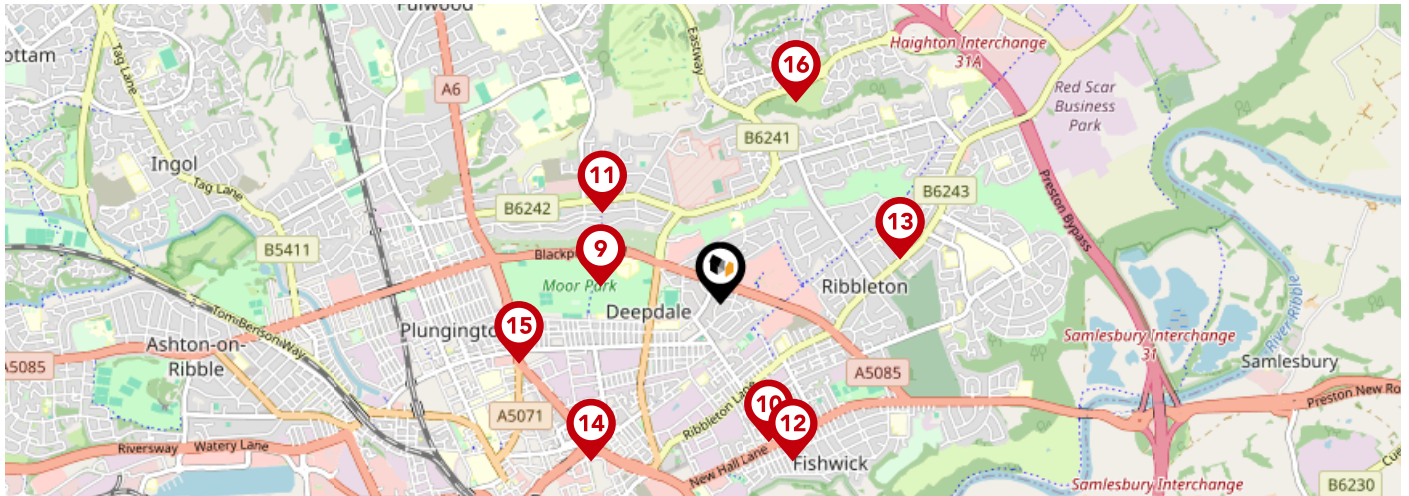
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1244769 - South Gate, Chapel, Offices And Museum, Fulwood Barracks	Grade II	0.3 miles
 1244771 - The Canteen, Fulwood Barracks	Grade II	0.3 miles
 1244770 - South Perimeter Wall Extending Approximately 50 Metres East From South Entrance, Fulwood Barracks	Grade II	0.3 miles
 1244758 - Former Armoury, Fulwood Barracks	Grade II	0.3 miles
 1244768 - Racquet Court, Fulwood Barracks	Grade II	0.3 miles
 1244831 - Building 32, Fulwood Barracks	Grade II	0.4 miles
 1244766 - Keep, Fulwood Barracks	Grade II	0.4 miles
 1244757 - Building 37, Fulwood Barracks	Grade II	0.4 miles
 1244764 - Former Officers Quarters And Mess, Fulwood Barracks	Grade II	0.4 miles
 1244763 - Former Infantry Barracks, Fulwood Barracks	Grade II	0.4 miles



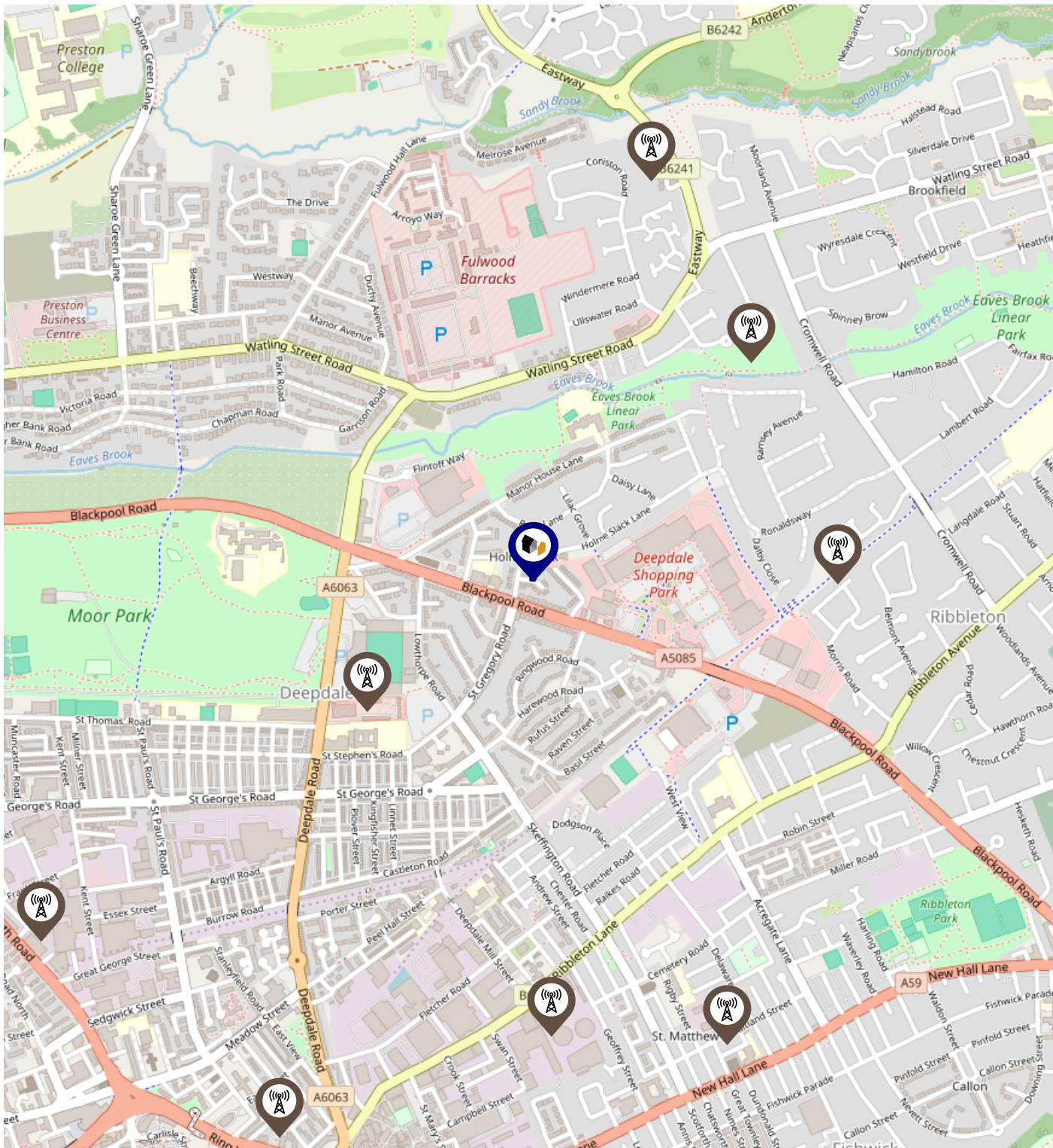
		Nursery	Primary	Secondary	College	Private
1	St Gregory's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 209 Distance:0.07	☐	☒	☐	☐	☐
2	Holme Slack Community Primary School Ofsted Rating: Good Pupils: 207 Distance:0.29	☐	☒	☐	☐	☐
3	Deepdale Community Primary School Ofsted Rating: Good Pupils: 691 Distance:0.36	☐	☒	☐	☐	☐
4	Larches High School Ofsted Rating: Good Pupils: 105 Distance:0.43	☐	☐	☒	☐	☐
5	Ribbleton Avenue Methodist Junior School Ofsted Rating: Good Pupils: 278 Distance:0.43	☐	☒	☐	☐	☐
6	Moor Park High School and Sixth Form Ofsted Rating: Good Pupils: 609 Distance:0.44	☐	☐	☒	☐	☐
7	Ribbleton Avenue Infant School Ofsted Rating: Outstanding Pupils: 248 Distance:0.47	☐	☒	☐	☐	☐
8	Preston Muslim Girls High School Ofsted Rating: Outstanding Pupils: 599 Distance:0.52	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Acorns Primary School Ofsted Rating: Good Pupils: 89 Distance:0.53	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 345 Distance:0.64	☐	☒	☐	☐	☐
	Kennington Primary School Ofsted Rating: Good Pupils: 244 Distance:0.65	☐	☒	☐	☐	☐
	St Matthew's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 468 Distance:0.76	☐	☒	☐	☐	☐
	Preston Greenlands Community Primary School Ofsted Rating: Requires improvement Pupils: 195 Distance:0.81	☐	☒	☐	☐	☐
	St Ignatius' Catholic Primary School Ofsted Rating: Good Pupils: 198 Distance:0.9	☐	☒	☐	☐	☐
	Abrar Academy Ofsted Rating: Not Rated Pupils: 83 Distance:0.92	☐	☐	☒	☐	☐
	Longsands Community Primary School Ofsted Rating: Good Pupils: 212 Distance:0.94	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

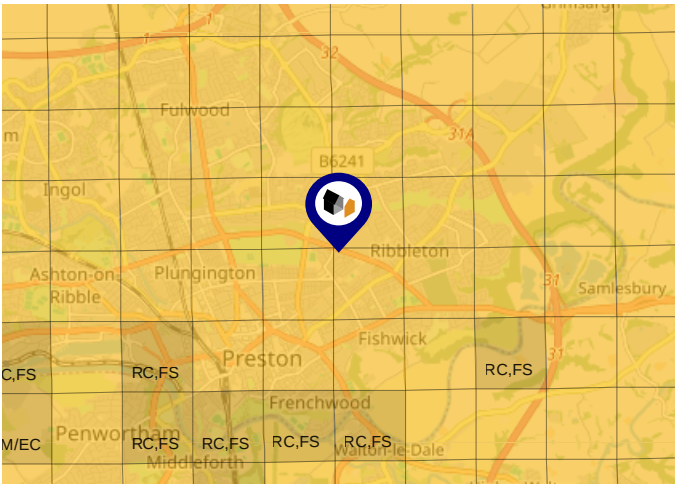


Key:

-  Power Pylons
-  Communication Masts

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		

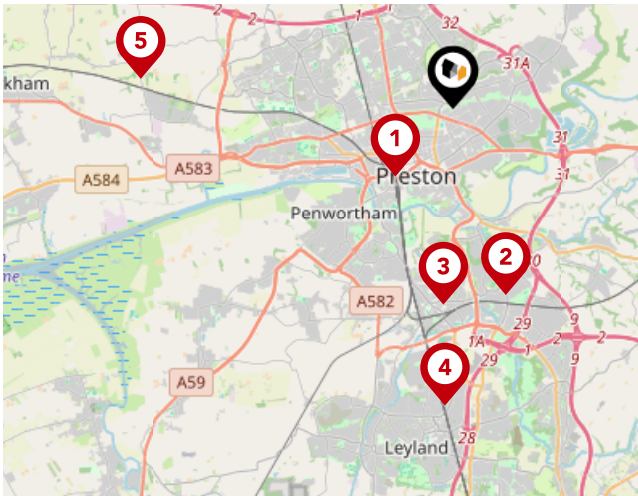


Primary Classifications (Most Common Clay Types)

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

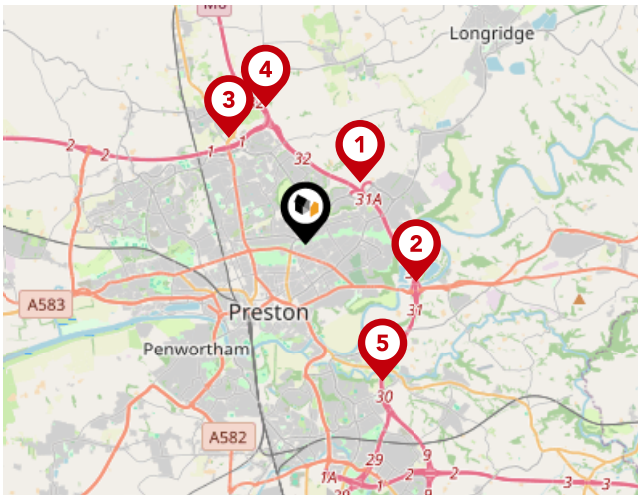
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.55 miles
2	Bamber Bridge Rail Station	3.37 miles
3	Lostock Hall Rail Station	3.43 miles
4	Leyland Rail Station	5.18 miles
5	Salwick Rail Station	5.49 miles

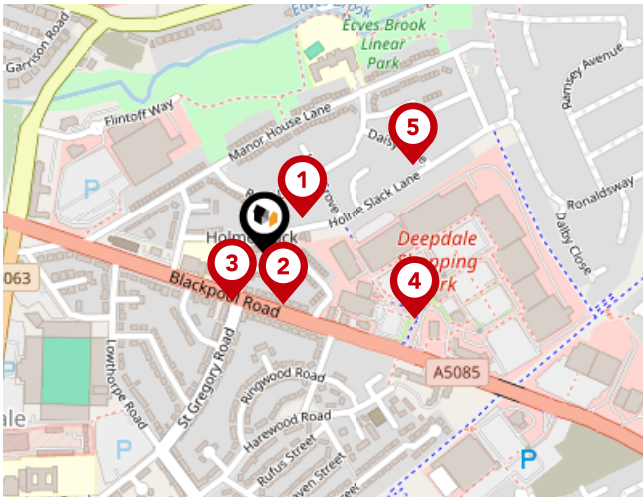


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J31A	1.44 miles
2	M6 J31	2.03 miles
3	M55 J1	2.3 miles
4	M6 J32	2.51 miles
5	M6 J30	2.72 miles

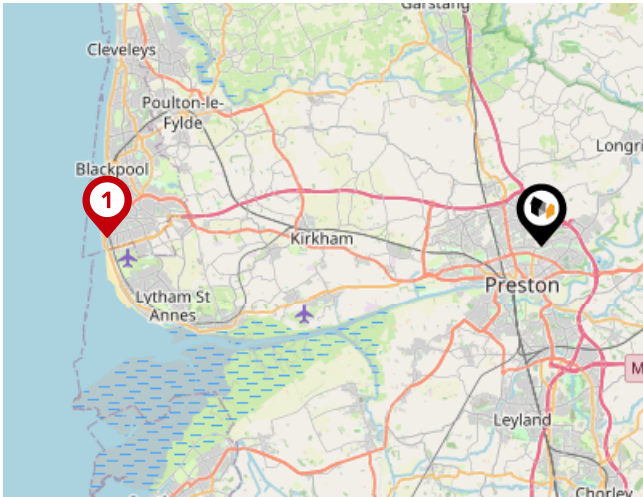
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Post Office	0.05 miles
	Romford Road	0.05 miles
	St Gregory Road	0.06 miles
	Retail Park	0.17 miles
	Daisy Lane	0.18 miles



Local Connections

Pin	Name	Distance
	Starr Gate (Blackpool Tramway)	15.22 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

