

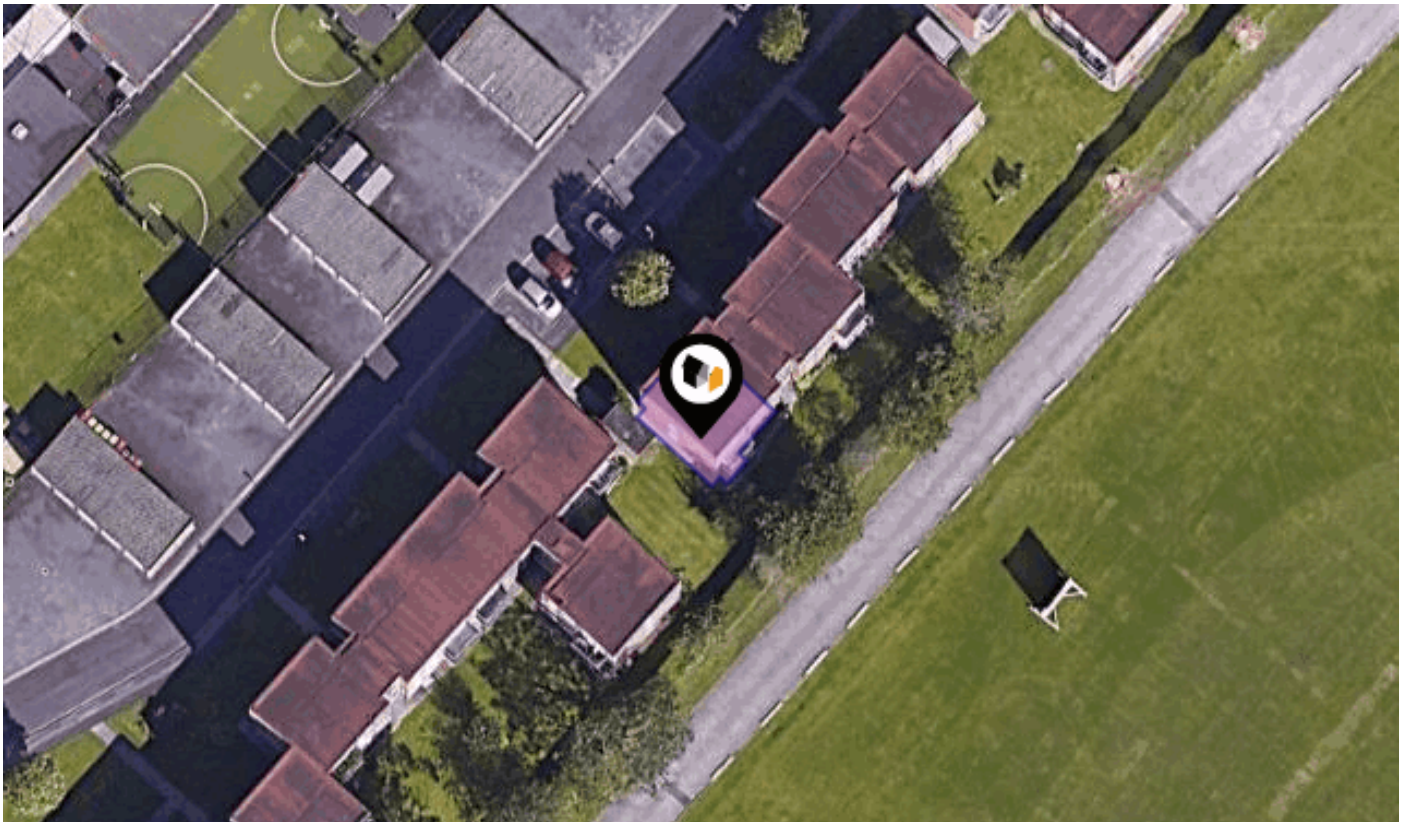


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18<sup>th</sup> January 2024



**SOUTH MEADOW LANE, PRESTON, PR1**

## Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

01772 746100

penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



# Introduction

## Our Comments

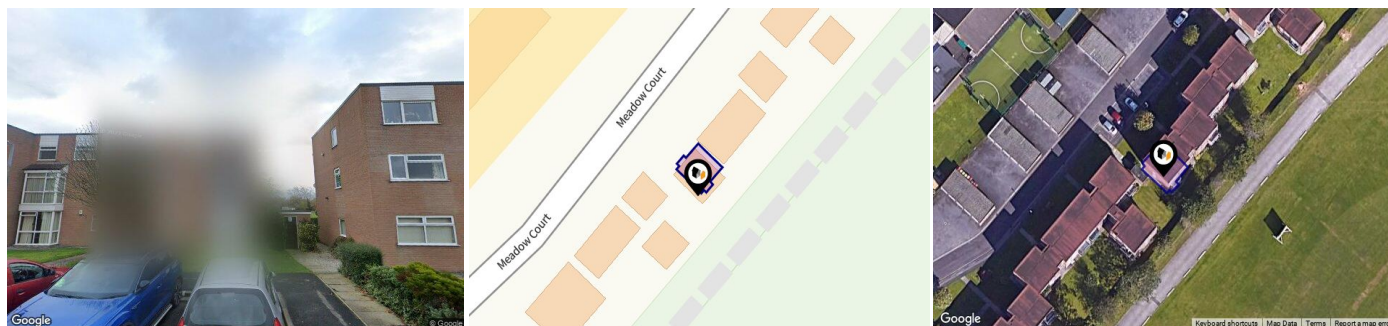
---

### Property Overview

Conveniently positioned in close proximity to Preston Train Station, the city's local amenities, and Avenham and Miller Parks, providing delightful local walking options. An exceptional INVESTMENT opportunity awaits.

This first-floor, two-bedroom apartment comes with a tenant in situ, ensuring a 7% yield. It presents a remarkable investment prospect to acquire a well-maintained property in a sought-after location with convenient access to Preston town centre.

The property itself boasts spacious accommodation, featuring two double bedrooms, a living room with ample room for sofas and a dining area, offering delightful views of the adjacent cricket field. Additionally, it includes a fitted kitchen and a three-piece bathroom suite. Communal parking is readily available.



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£161
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	613 ft <sup>2</sup> / 57 m <sup>2</sup>	<b>Start Date:</b>	07/06/1977
<b>Plot Area:</b>	0.02 acres	<b>End Date:</b>	01/06/2972
<b>Year Built :</b>	1950-1966	<b>Lease Term:</b>	999 years from 1 June 1973
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	948 years
<b>Annual Estimate:</b>	£1,448		
<b>Title Number:</b>	LA410878		
<b>UPRN:</b>	100010568068		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Medium
• Surface Water	Low

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

<b>12</b> mb/s	<b>34</b> mb/s	<b>1000</b> mb/s

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

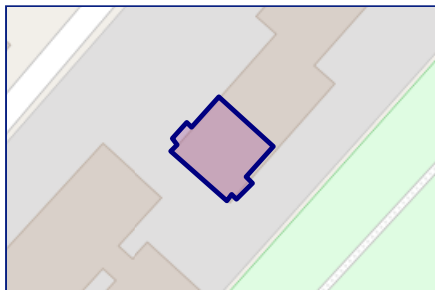


### Satellite/Fibre TV Availability:



### Freehold Title Plan

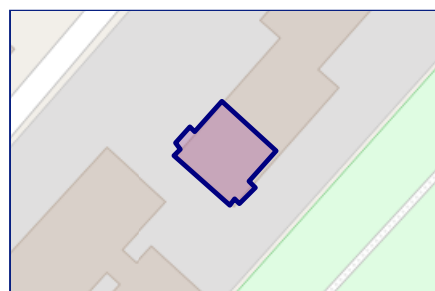
---



**LA756343**

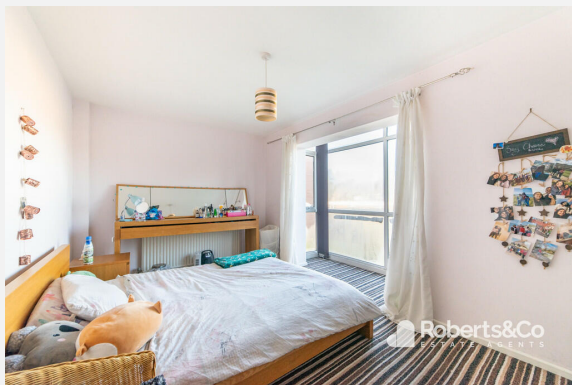
### Leasehold Title Plan

---



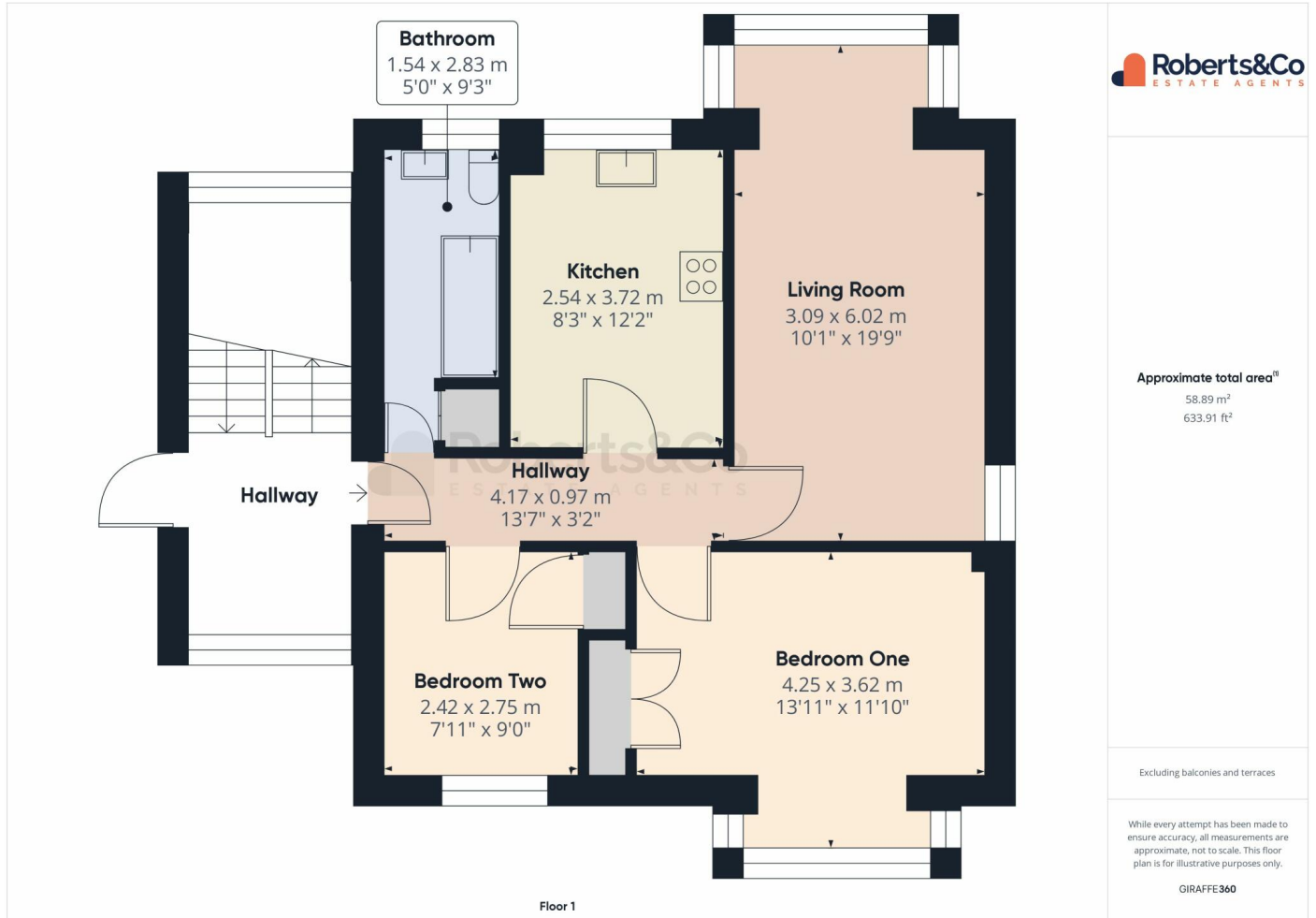
**LA410878**

Start Date: 07/06/1977  
End Date: 01/06/2972  
Lease Term: 999 years from 1 June 1973  
Term Remaining: 948 years





## SOUTH MEADOW LANE, PRESTON, PR1



Meadow Court, South Meadow Lane, PR1

Energy rating

**C**

Valid until 28.08.2025

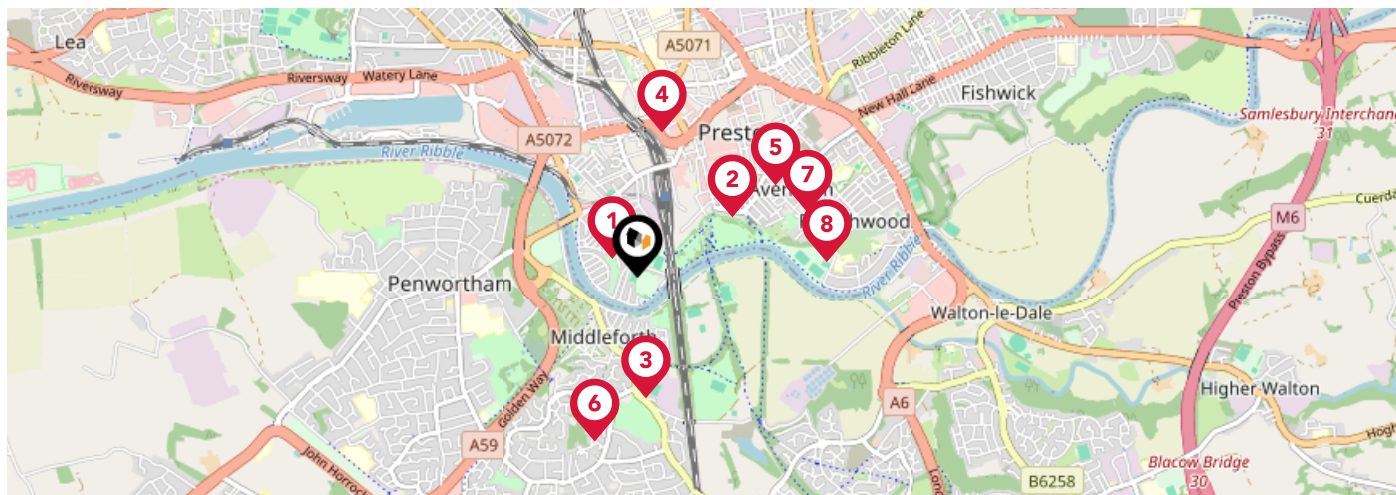
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	79   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### Additional EPC Data

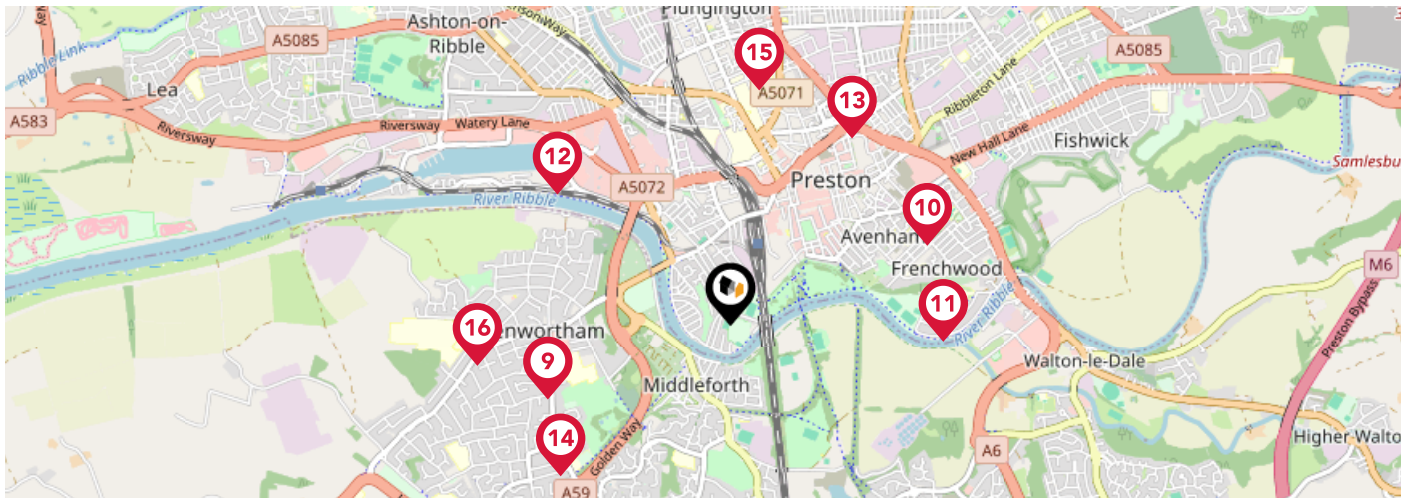
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	57 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 296   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Imam Muhammad Zakariya School</b> Ofsted Rating: Good   Pupils: 67   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>University of Central Lancashire</b> Ofsted Rating: Good   Pupils:0   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoneygate Nursery School</b> Ofsted Rating: Good   Pupils: 91   Distance:0.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 251   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Good   Pupils: 341   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

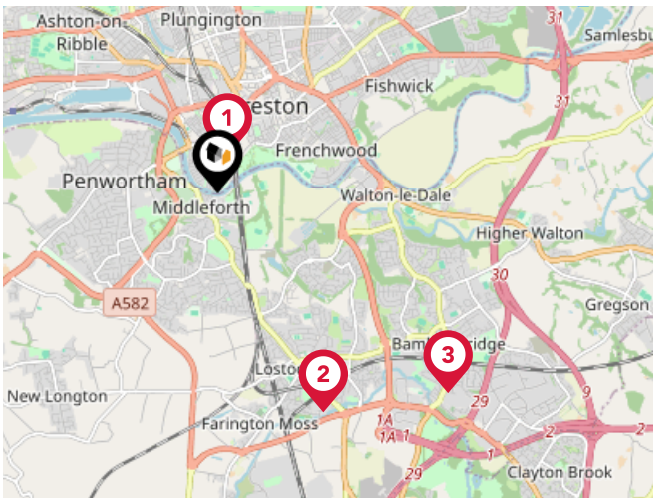
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 769   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardinal Newman College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic High School</b> Ofsted Rating: Good   Pupils: 340   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedar Lodge School</b> Ofsted Rating: Outstanding   Pupils: 3   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ignatius' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>English Martyrs Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 215   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

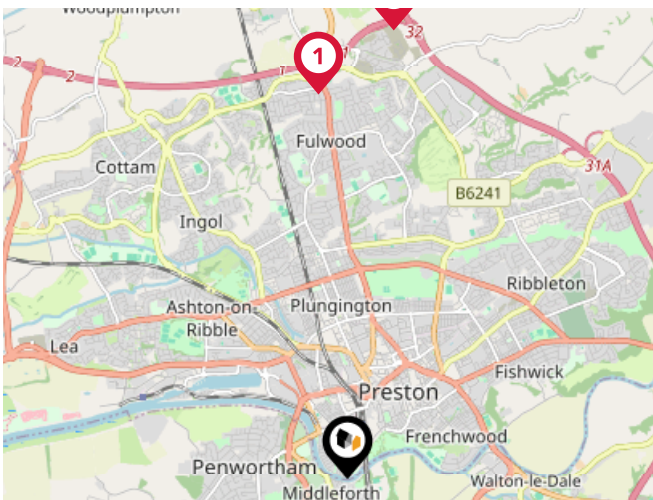
# Area

## Transport (National)



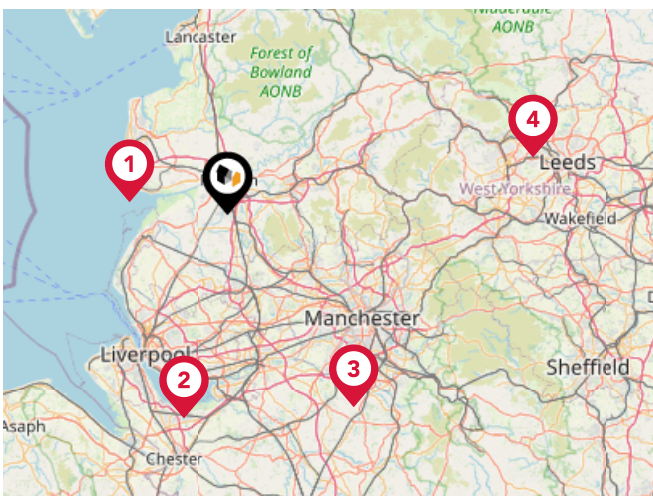
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.34 miles
2	Lostock Hall Rail Station	2.14 miles
3	Bamber Bridge Rail Station	2.67 miles



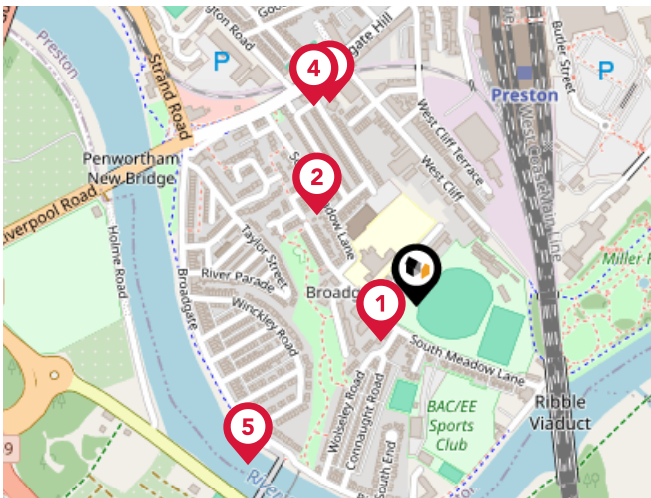
### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.39 miles
2	M65 J1A	2.83 miles
3	M6 J32	3.95 miles
4	M65 J1	3.13 miles
5	M6 J30	2.58 miles



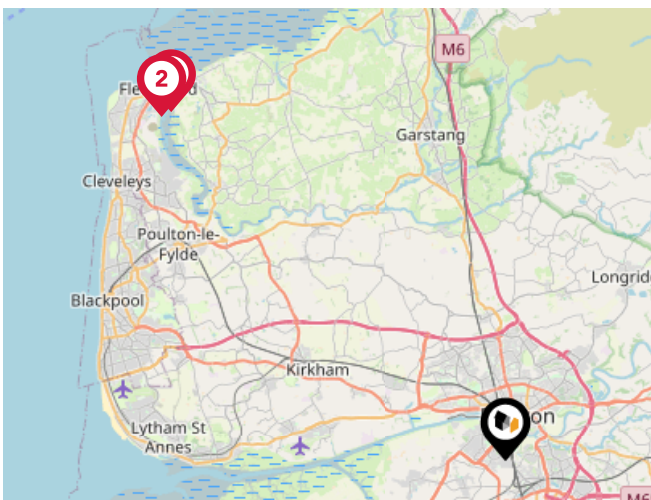
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	13.68 miles
2	Liverpool John Lennon Airport	29.27 miles
3	Manchester Airport	32.47 miles
4	Leeds Bradford International Airport	43.64 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Meadow Court	0.06 miles
2	Beech Terrace	0.15 miles
3	West Cliff	0.24 miles
4	Hartington Road	0.25 miles
5	Terminus	0.25 miles



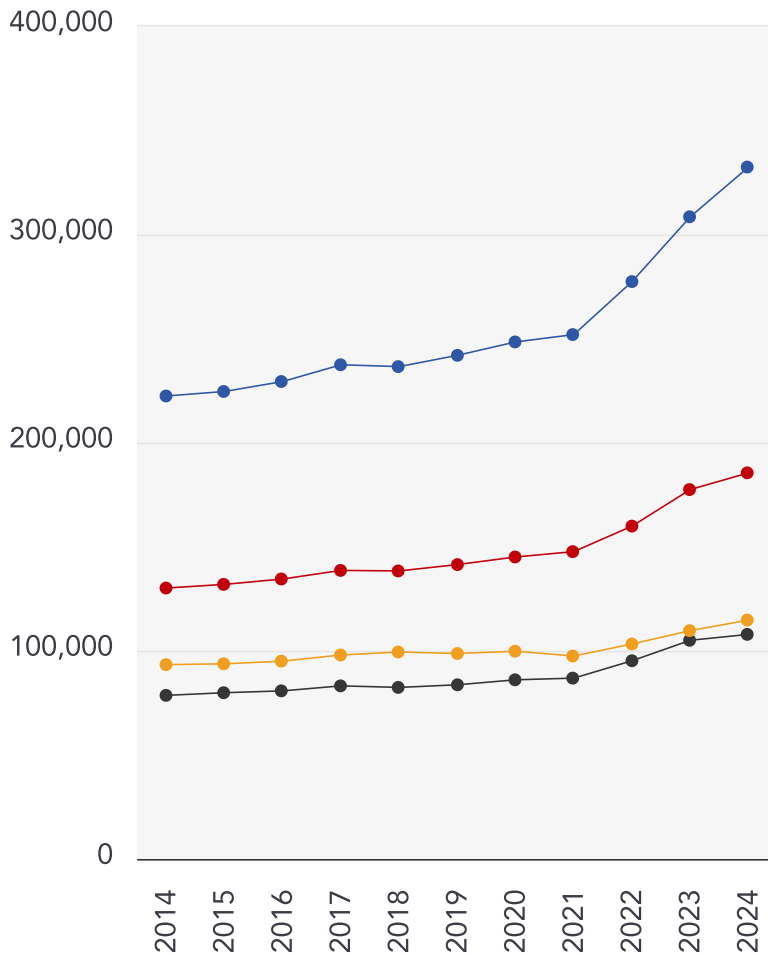
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.91 miles
2	Fleetwood for Ireland Ferry Terminal	17 miles

# Market

## House Price Statistics

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



Detached

**+49.45%**

Semi-Detached

**+42.52%**

Flat

**+22.94%**

Terraced

**+37.28%**



### Roberts & Co

---

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

### 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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.



#### Roberts & Co

36e Liverpool Road, Penwortham, Preston,  
PR1 0DQ  
01772 746100  
penwortham@roberts-estates.co.uk  
www.roberts-estates.co.uk

