

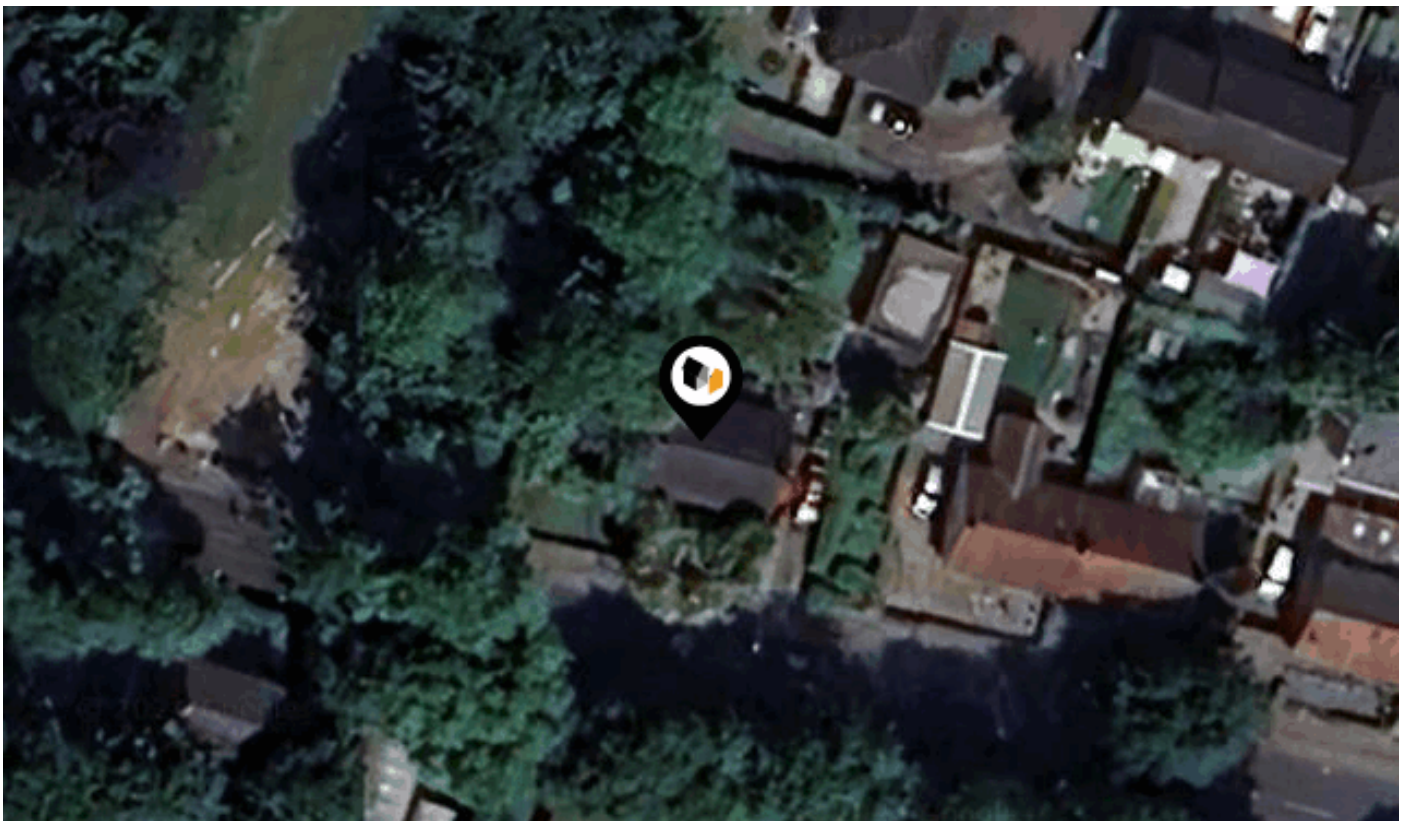


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 04<sup>th</sup> March 2024**



**SLATER LANE, LEYLAND, PR26**

## **Roberts & Co**

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

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### Property Overview

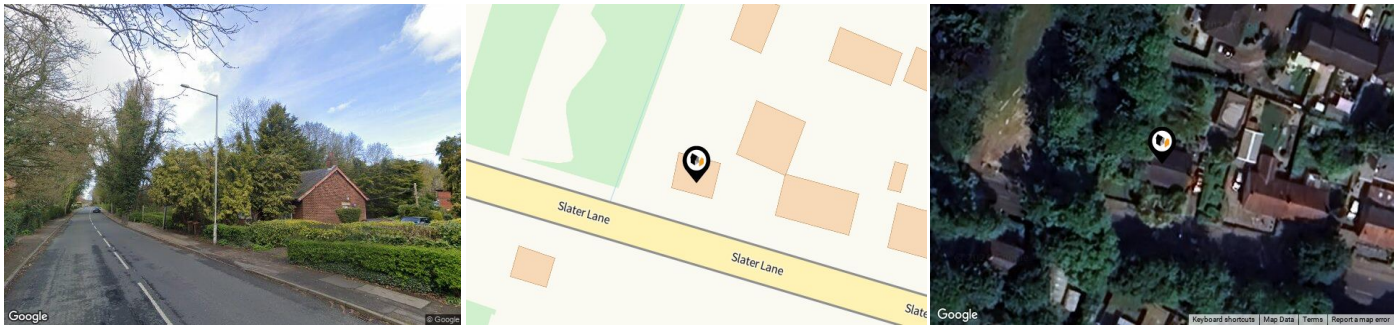
Located in a quiet, leafy area of area of Leyland, this property presents an excellent opportunity for cash buyers or investors seeking a rewarding project. In need of some modernisation, the property offers generous space and is ideally situated a short distance from superb local shops and amenities. Convenient transport links via the M6/61/65 Motorways further enhance its appeal.

Viewing at the earliest convenience is strongly advised, as the property features ample potential for renovation and development. Whilst no planning permission or principles have been sought by the current owners, enquiries could be made into both the renovation of the existing dwelling, or the potential to demolish and develop the generous plot for additional dwellings.

There are many trees within the plot boundary and buyers need to satisfy themselves that this has not compromised the structure of the existing dwelling. That said, the privacy the surrounding woodland affords, once cultivated, would enhance the property ensuring privacy.

The space this property has, both internally and externally, means that this will be an enticing prospect for someone with vision.

Additionally, the property includes a large four-car garage, again strengthening the rationale for additional development.



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	2
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,064
<b>UPRN:</b>	10033043388

## Local Area

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

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

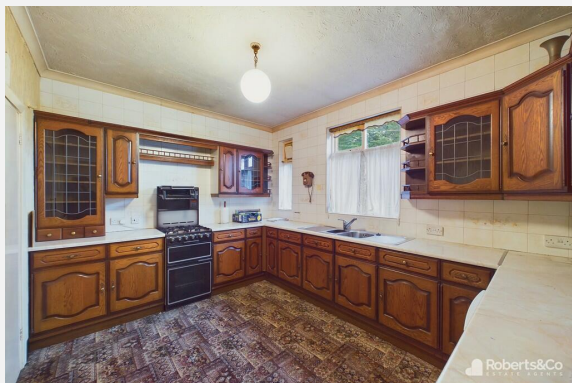
<b>4</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



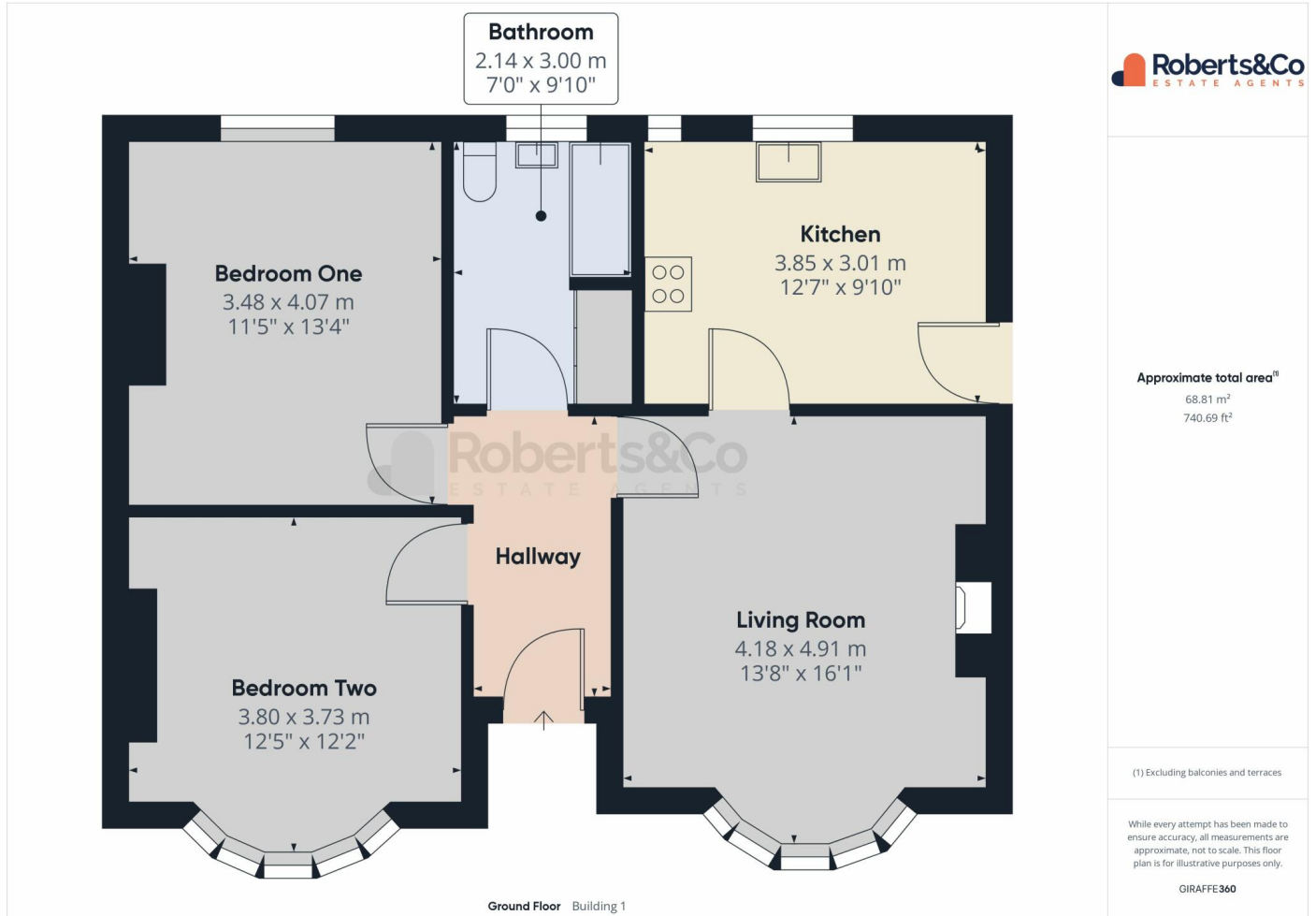




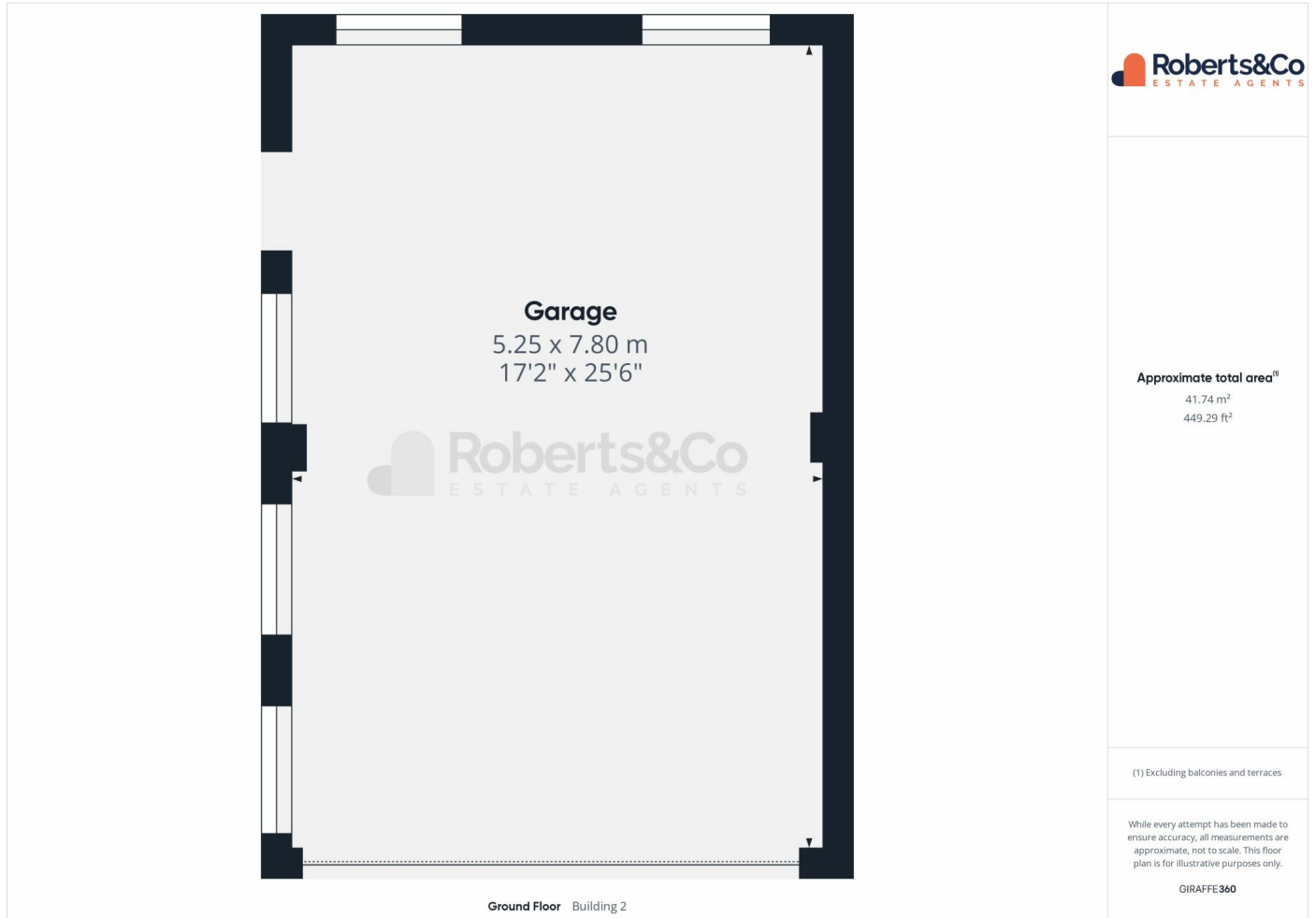
## SLATER LANE, LEYLAND, PR26



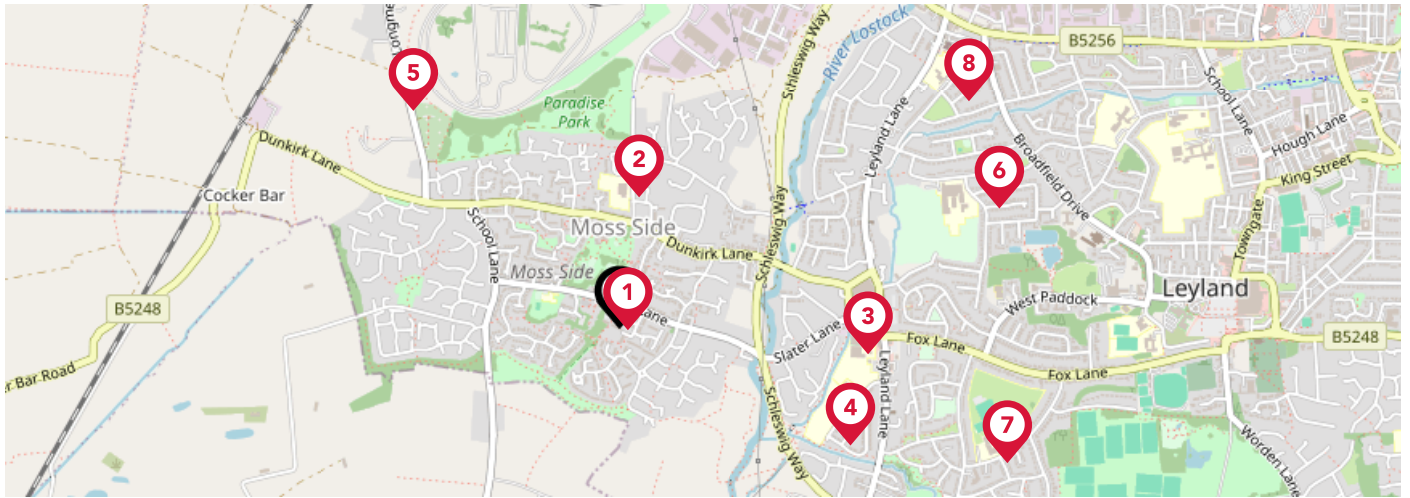
## SLATER LANE, LEYLAND, PR26



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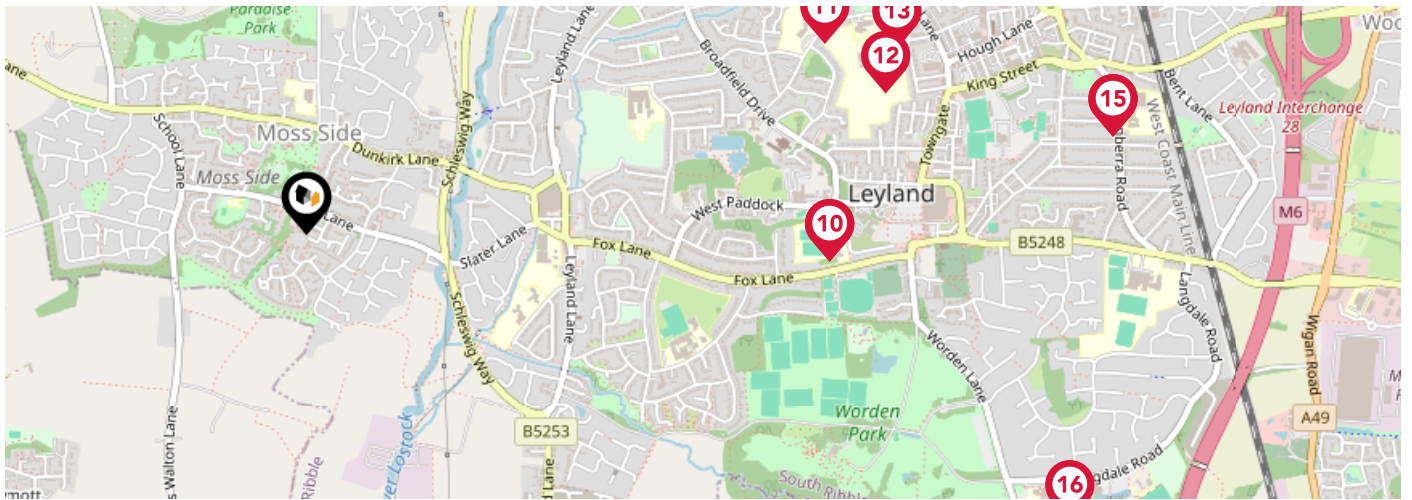






		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Leyland St James Church of England Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Moss Side Primary School</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 192   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Seven Stars Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Aurora Brambles School</b> Ofsted Rating: Requires improvement   Pupils: 65   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Academy@Worden</b> Ofsted Rating: Good   Pupils: 550   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Catholic High School</b> Ofsted Rating: Good   Pupils: 688   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Golden Hill Pupil Referral Unit</b> Ofsted Rating: Outstanding   Pupils: 28   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

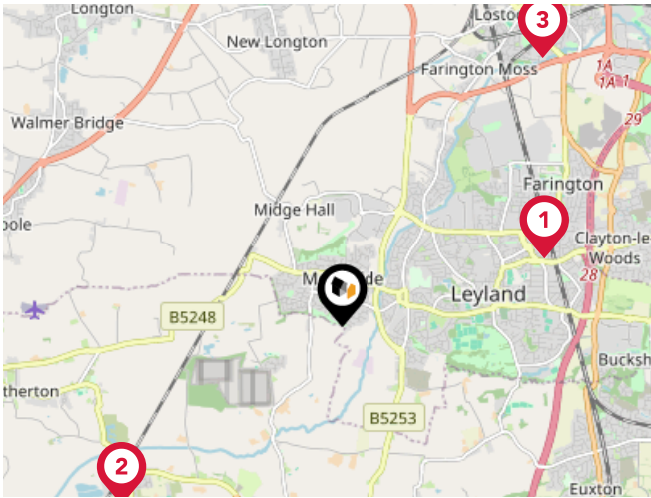
# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>Woodlea Junior School</b> Ofsted Rating: Good   Pupils: 237   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Leyland St Andrew's Church of England Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Northbrook Primary Academy</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wellfield High School</b> Ofsted Rating: Requires Improvement   Pupils: 320   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Leyland St Mary's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 300   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Leyland Methodist Infant School</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Leyland Methodist Junior School</b> Ofsted Rating: Good   Pupils: 279   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Runshaw College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

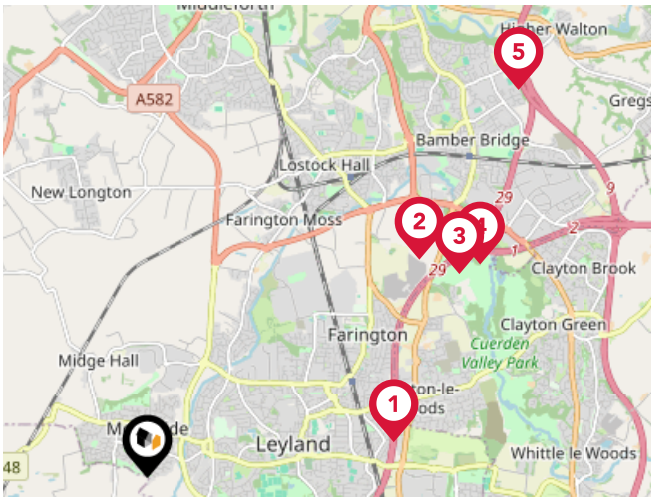
# Area

## Transport (National)



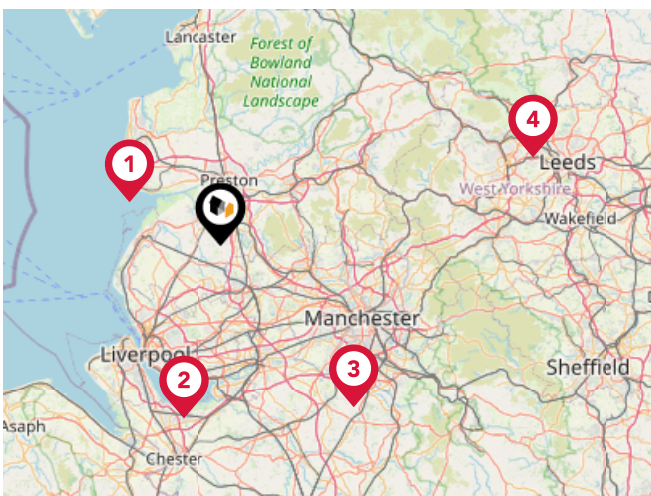
### National Rail Stations

Pin	Name	Distance
	Leyland Rail Station	1.88 miles
	Croston Rail Station	2.49 miles
	Lostock Hall Rail Station	2.95 miles



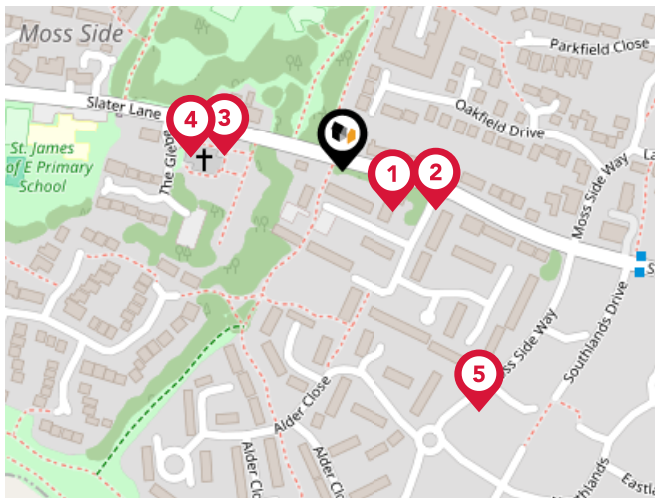
### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J28	2.19 miles
	M65 J1A	3.07 miles
	M65 J1	3.28 miles
	M6 J29	3.48 miles
	M6 J30	4.72 miles



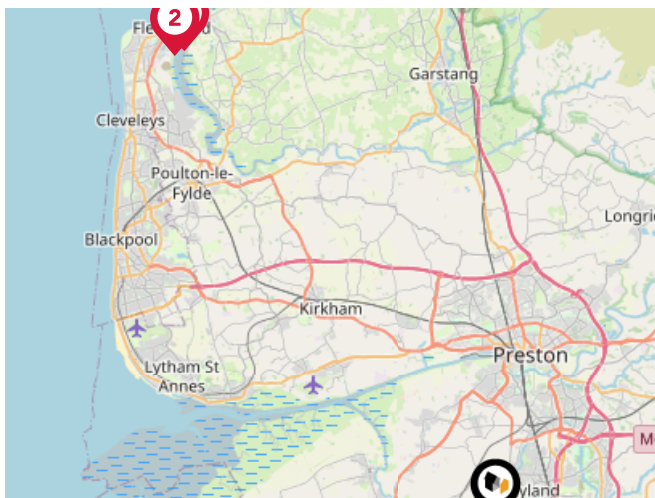
### Airports/Helipads

Pin	Name	Distance
	Blackpool International Airport	14.11 miles
	Liverpool John Lennon Airport	24.9 miles
	Manchester Airport	29.54 miles
	Leeds Bradford International Airport	45.46 miles



Bus Stops/Stations

Pin	Name	Distance
1	Manor House Close	0.04 miles
2	Manor House Close	0.06 miles
3	St James Church	0.07 miles
4	St James Church	0.08 miles
5	Alder Close	0.15 miles



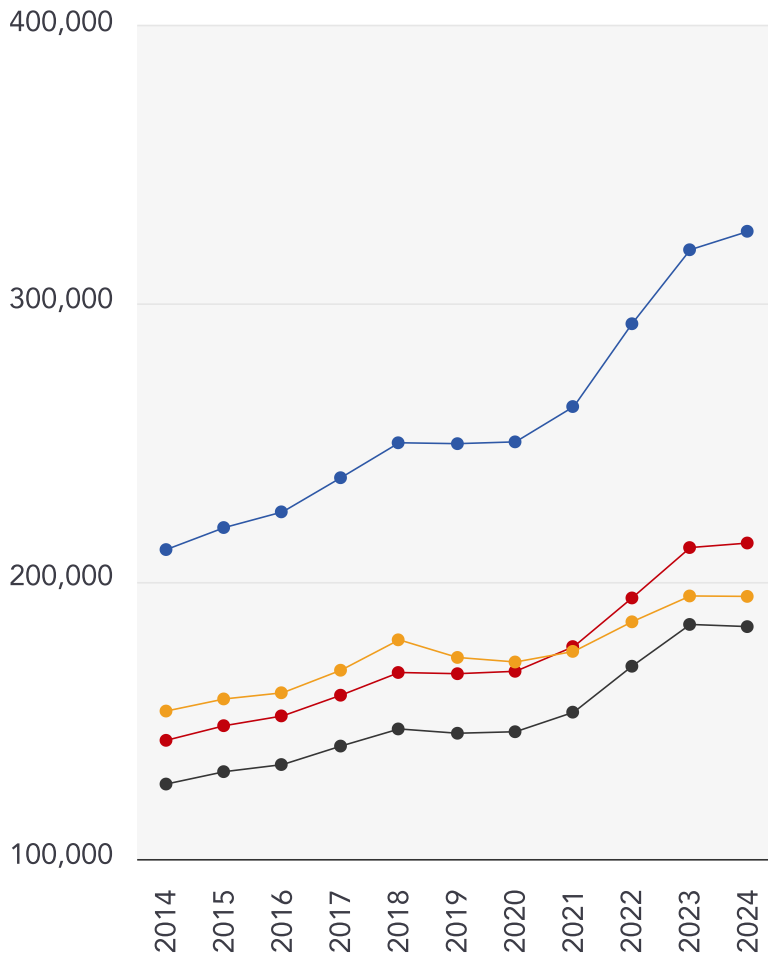
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	19.75 miles
2	Fleetwood for Ireland Ferry Terminal	19.78 miles

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in PR26



Detached

**+54.23%**

Flat

**+26.94%**

Semi-Detached

**+49.8%**

Terraced

**+44.66%**



### Roberts & Co

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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

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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.



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