

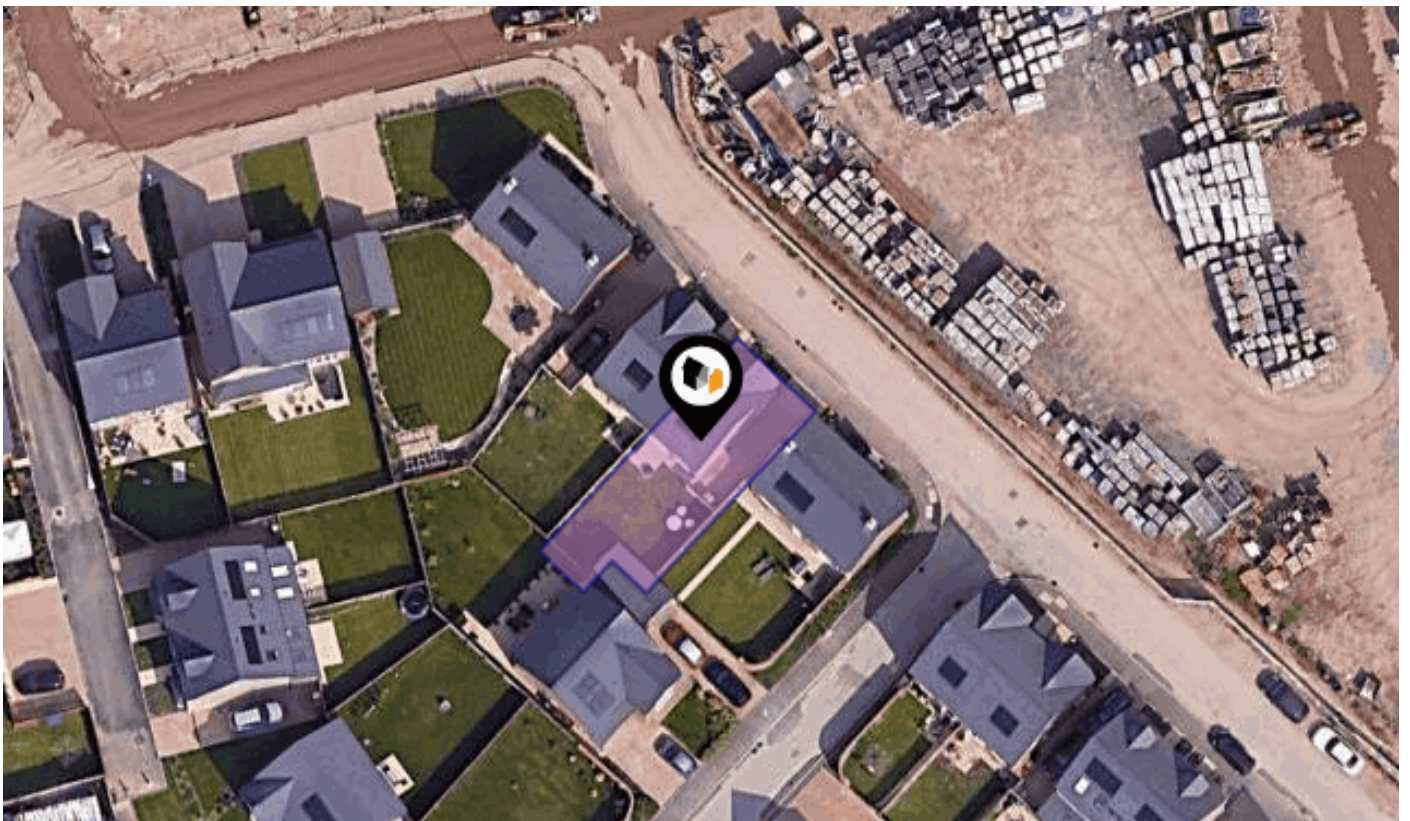


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27<sup>th</sup> August 2024



## LARCH LANE, COTTAM, PRESTON, PR4

### Roberts & Co

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### Property Overview

This spacious property stands out on the development, offering an incredibly generous size compared to others in the area. Situated on a good-sized plot overlooking a serene pond, this home benefits from a prime location adjacent to the Lancaster Canal and the new Preston Distributor Road, providing excellent transport links. With easy access to the M6 and just a 10-minute drive from Preston City Centre, UCLAN, and Preston Hospital, convenience is at your doorstep.

At the front of the property, you'll find a long driveway with ample parking space for two cars, ensuring you and your guests always have a place to park.

Step inside to a welcoming entrance hall that sets the tone for the rest of the home. The living room, positioned at the front of the property, is bathed in natural light, thanks to the large window that brightens the space, creating a warm and inviting atmosphere.

Off the entrance hall, there's a convenient downstairs WC, adding practicality to the ground floor layout.

The heart of the home is the stylish kitchen diner, featuring elegant white shaker-style cupboards complemented by wooden worktops. This well-equipped kitchen includes integrated appliances such as a fridge freezer, dishwasher, oven, and gas hob, ensuring you have everything you need for modern living.

The dining area provides ample space for a table and chairs, making it a perfect spot for family meals or entertaining guests. The patio doors lead directly to the rear garden, allowing for easy outdoor access and enhancing the indoor-outdoor flow.

Upstairs, the property offers three generously sized bedrooms. The primary bedroom features an ensuite bathroom and fitted wardrobes, providing both comfort and storage. The additional bedrooms are equally spacious, offering plenty of room for rest and relaxation. The main family bathroom is a well-appointed three-piece suite, catering to the needs of the entire household.

The rear garden is of a good size, offering a private outdoor space that's ideal for relaxation, gardening, or hosting outdoor gatherings.

This home combines space, style, and an excellent location, making it a fantastic choice for those seeking a modern and convenient lifestyle.



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 957 ft<sup>2</sup> / 89 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 2021  
**Council Tax :** Band C  
**Annual Estimate:** £2,103  
**Title Number:** LAN247173

**Tenure:** Freehold

## Local Area

**Local Authority:** Lancashire  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: No Risk  
 • Surface Water: Low

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

**27**  
 mb/s



**1000**  
 mb/s



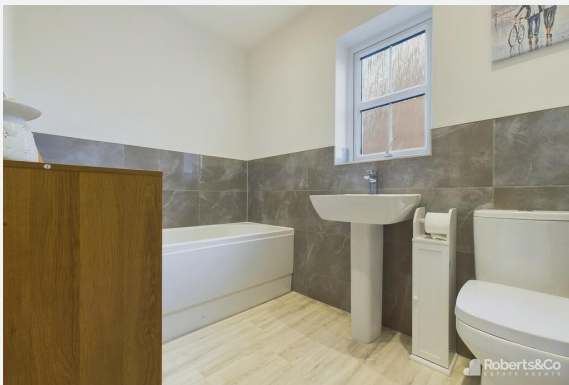
**Mobile Coverage:**  
 (based on calls indoors)

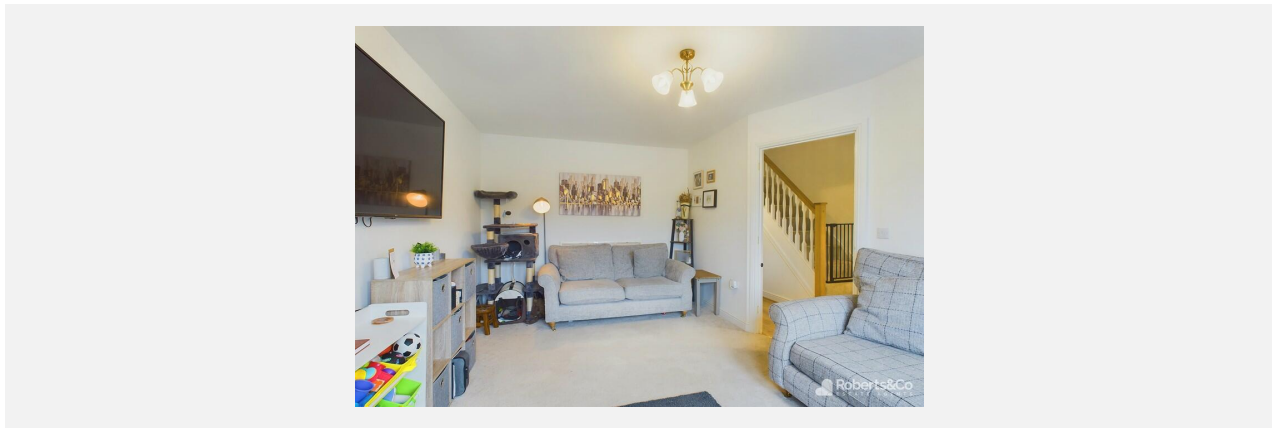


**Satellite/Fibre TV Availability:**





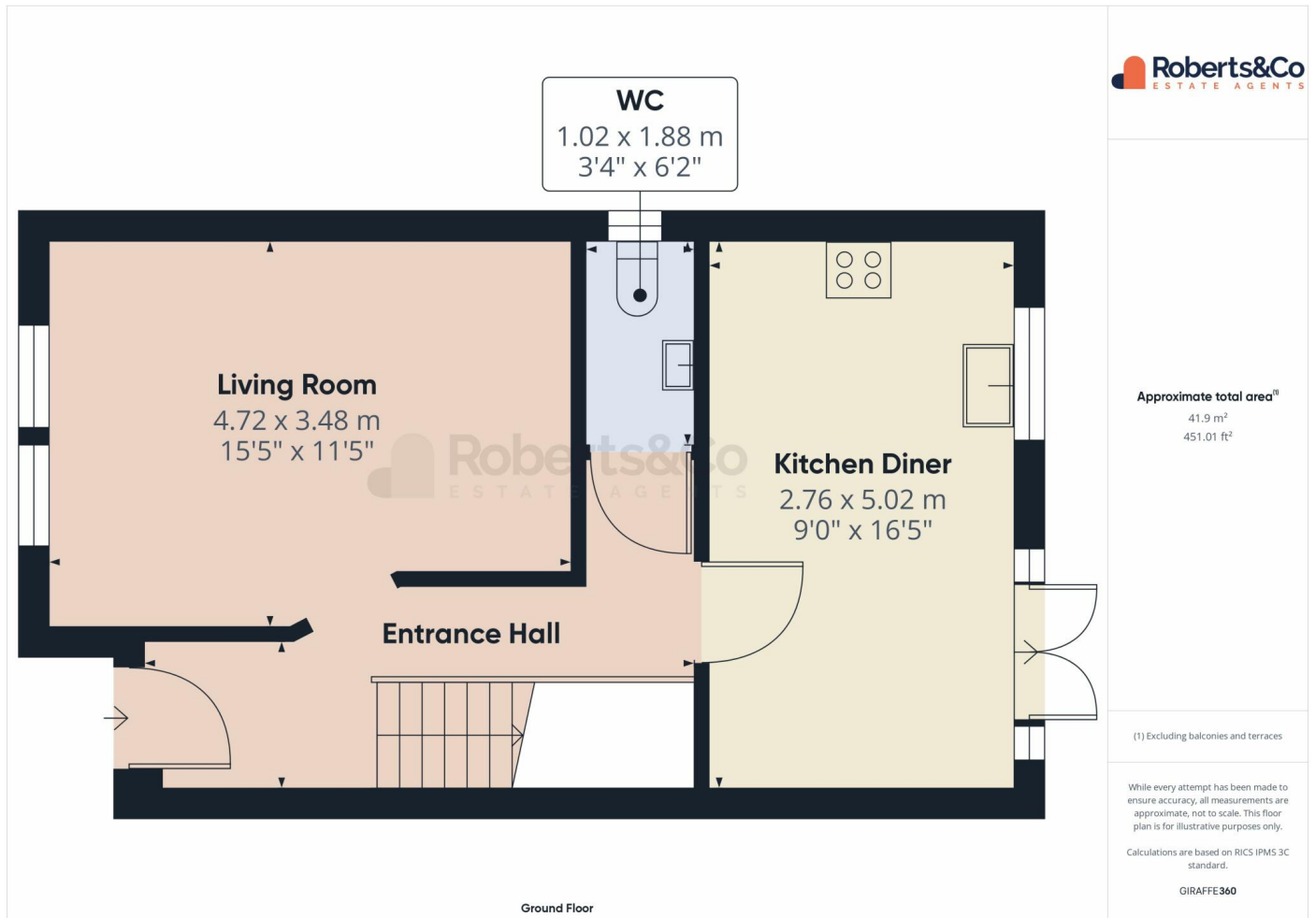




## LARCH LANE, COTTAM, PRESTON, PR4

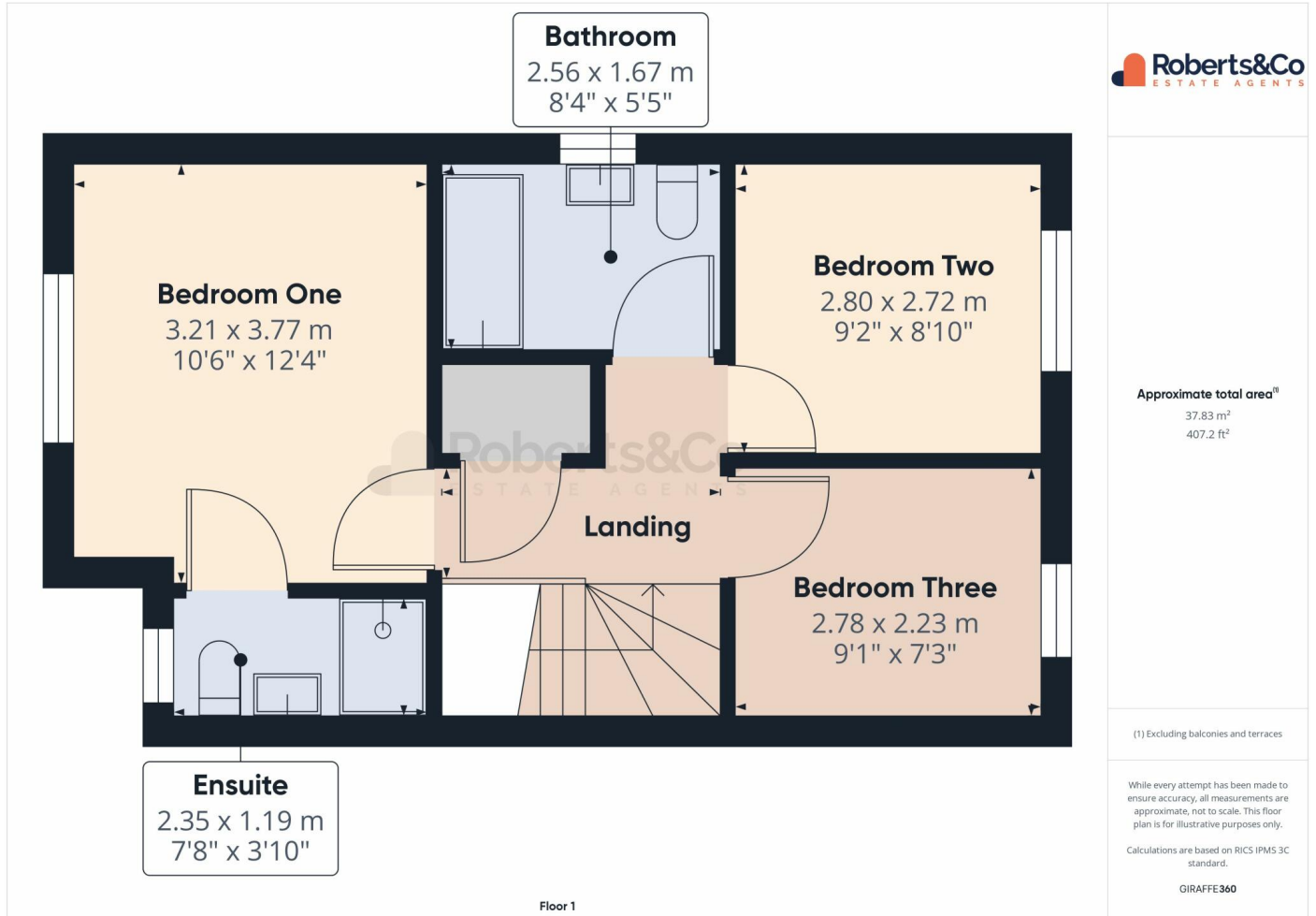


## LARCH LANE, COTTAM, PRESTON, PR4





## LARCH LANE, COTTAM, PRESTON, PR4



PRESTON, PR4

Energy rating

# B

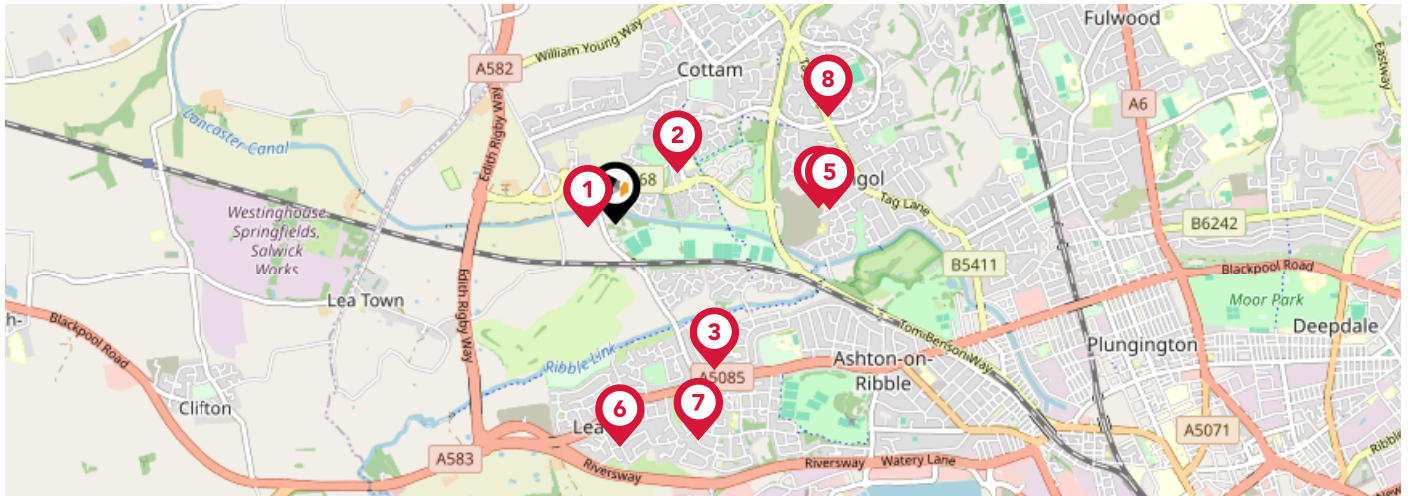
Valid until 10.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

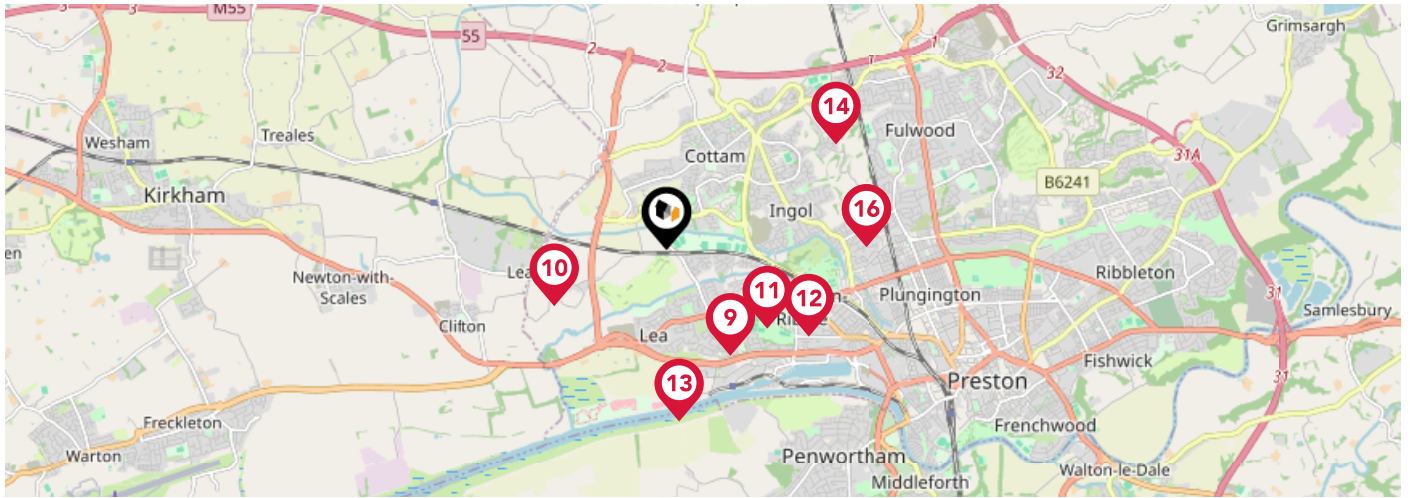
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.09 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.16 W/m-Â°K
<b>Total Floor Area:</b>	89 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lea Neeld's Endowed Church of England Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cottam Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ashton Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Holy Family Catholic Primary School, Ingol, Preston</b> Ofsted Rating: Good   Pupils: 203   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ingol Community Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Bernard's Catholic Primary School, Preston</b> Ofsted Rating: Good   Pupils: 235   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lea Community Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Pool House Community Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

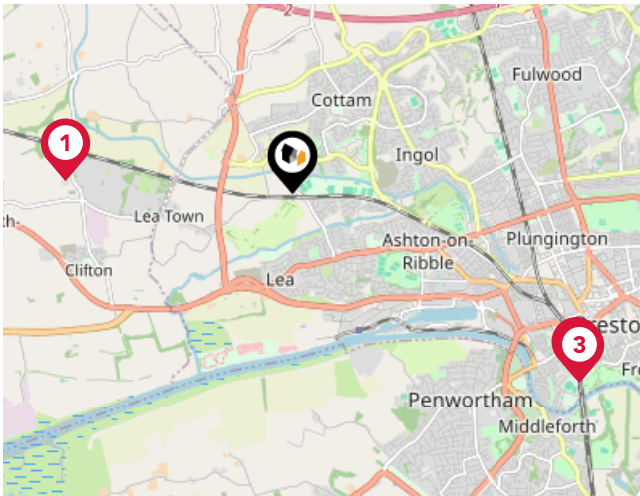
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Royal Cross Primary School</b> Ofsted Rating: Outstanding   Pupils: 26   Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton Community Science College</b> Ofsted Rating: Good   Pupils: 854   Distance: 1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashton-on-Ribble St Andrew's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 425   Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pioneer TEC</b> Ofsted Rating: Requires improvement   Pupils: 0   Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harris Primary School</b> Ofsted Rating: Good   Pupils: 247   Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anthony's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 319   Distance: 1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady's Catholic High School</b> Ofsted Rating: Good   Pupils: 895   Distance: 1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

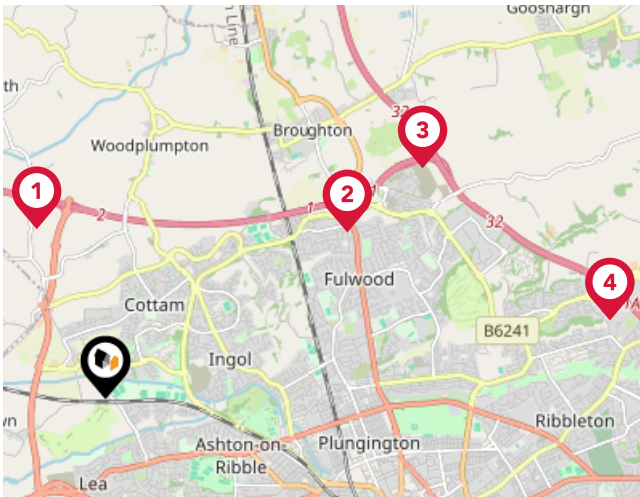
# Area

## Transport (National)



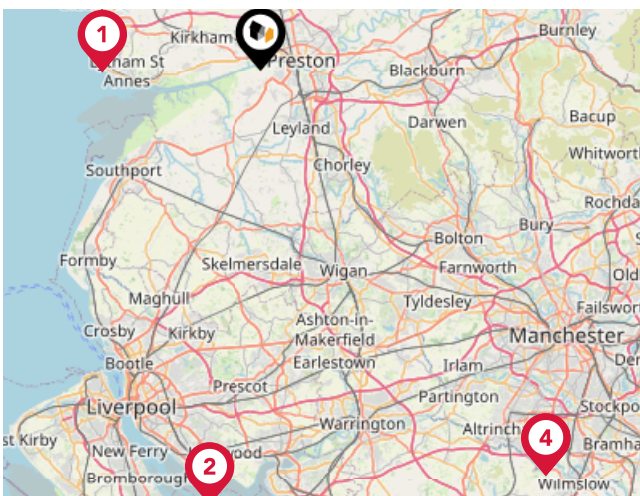
### National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	1.99 miles
2	Preston Rail Station	2.97 miles
3	Railway Station	3.01 miles



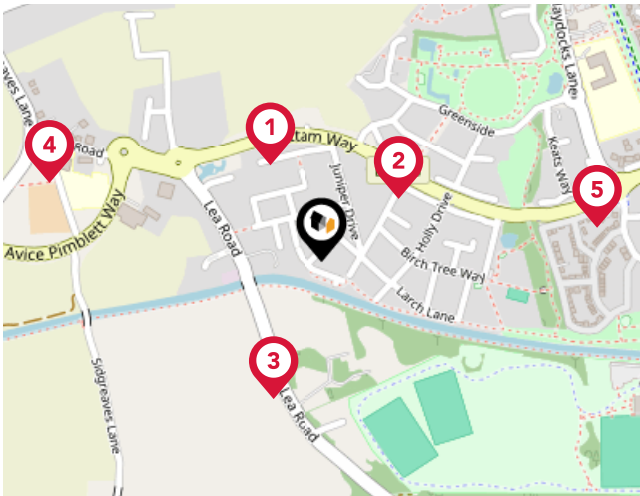
### Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	1.6 miles
2	M55 J1	2.57 miles
3	M6 J32	3.42 miles
4	M6 J31A	4.47 miles
5	M65 J1A	5.93 miles



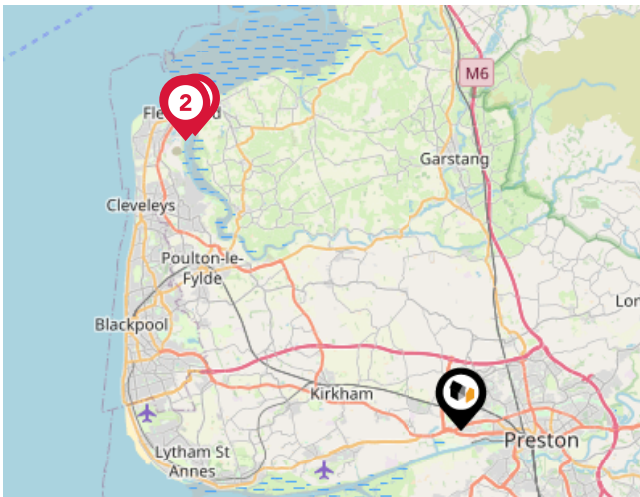
### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.18 miles
2	Liverpool John Lennon Airport	30.79 miles
3	Manchester Airport Terminal 2	34.9 miles
4	Terminal Two Access	34.9 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Cottam Cross	0.12 miles
2	Bampton Drive	0.11 miles
3	Westleigh	0.16 miles
4	Lea Endowed CEPS	0.31 miles
5	Keats Way	0.3 miles



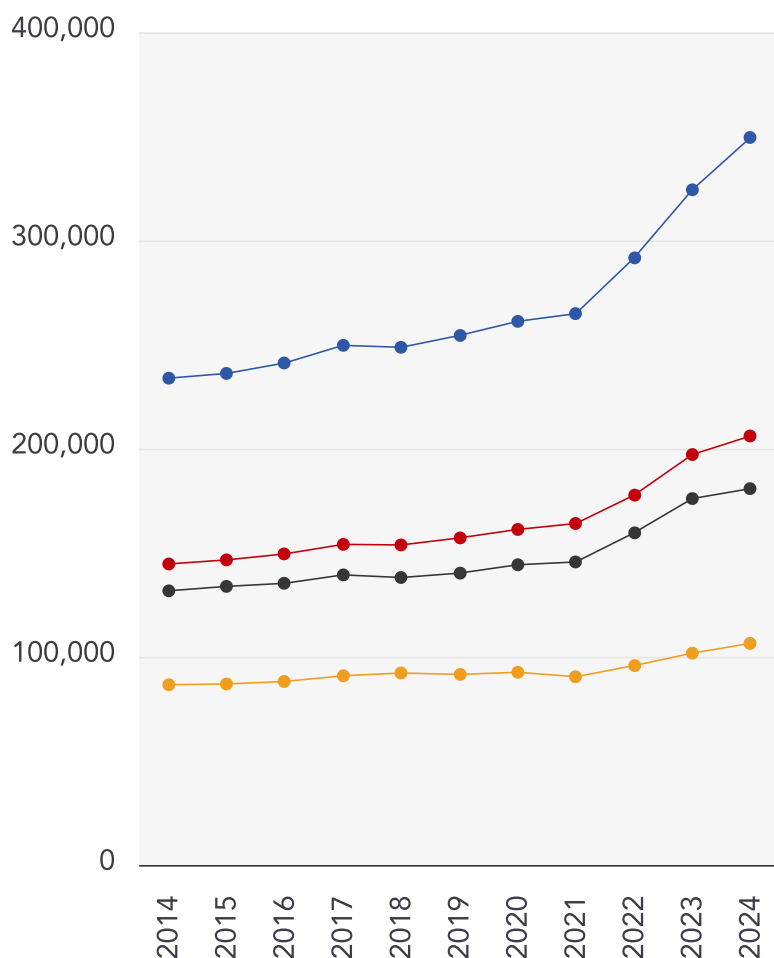
### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	13.89 miles
2	Fleetwood for Ireland Ferry Terminal	13.97 miles
3	Fleetwood for Knott End Ferry Landing	14.09 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in PR4



Detached

**+49.45%**

Semi-Detached

**+42.52%**

Terraced

**+37.28%**

Flat

**+22.94%**





### 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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