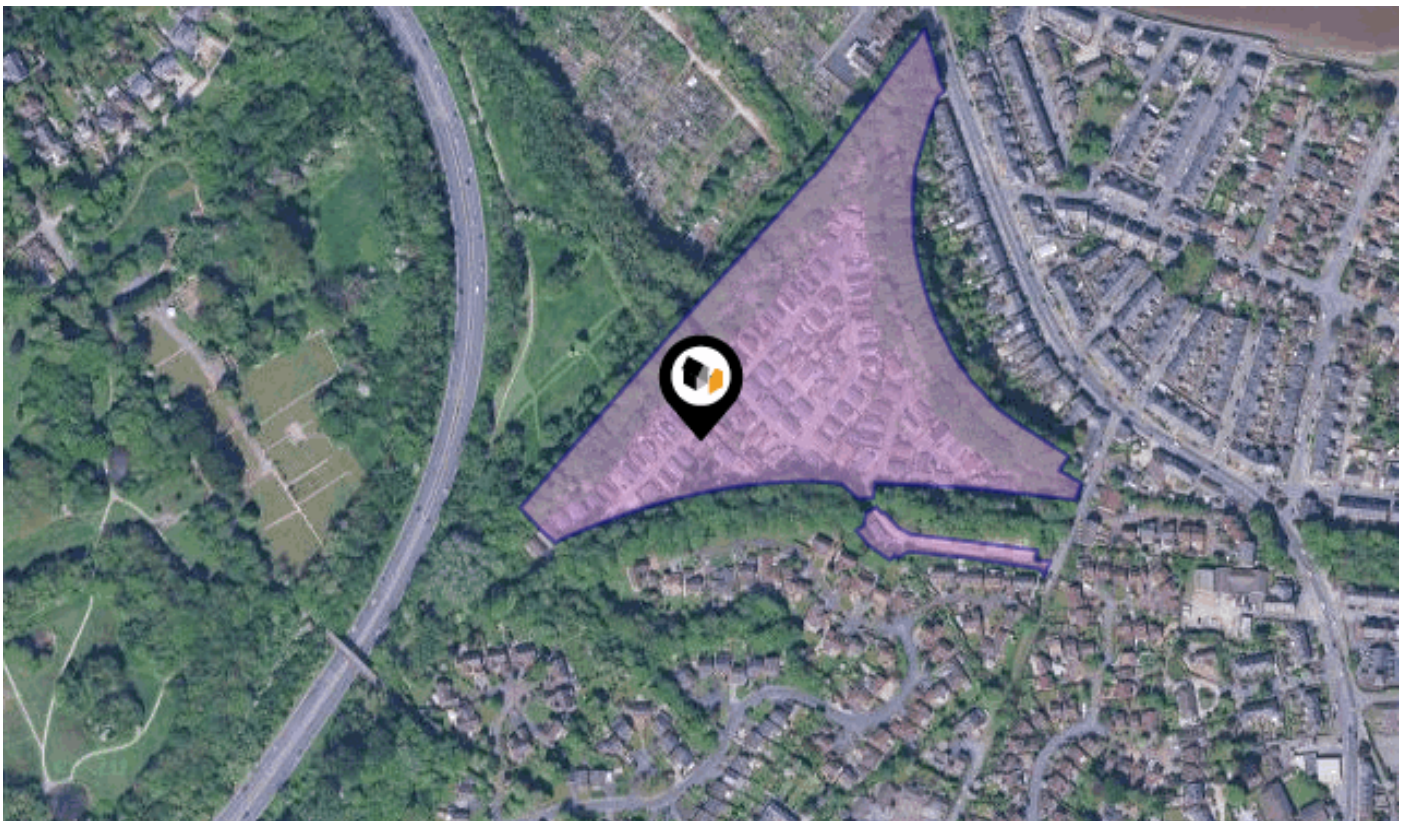




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Thursday 07th May 2026**



## **PENWORTHAM RESIDENTIAL PARK, PENWORTHAM, PRESTON, PR1**

### **Roberts & Co**

Branch address 36E Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



\* 3 Bedroom Bungalow- Style Retirement Park Home \* Offered With No Onward Chain \* Over 50's Development

This well-presented three-bedroom bungalow-style retirement park home offers comfortable, low-maintenance living in a highly convenient and sought-after location. Ideally positioned within easy walking distance of local shops, schools, and public transport links, it presents an excellent opportunity for those looking to enjoy a relaxed lifestyle with everyday amenities close at hand. The property features a practical fitted kitchen complete with a double electric oven, gas hob, and dedicated space for an under-counter fridge, freezer, and a washing machine with plumbing already in place. A spacious living and dining area provides a bright and welcoming setting, perfect for both relaxing and entertaining. There are three well-proportioned bedrooms, comprising two generous doubles and a single bedroom. The main bedroom benefits from fitted wardrobes, offering useful built-in storage. The accommodation is completed by a modern shower room featuring a large walk-in shower cubicle, designed for ease of access and comfort. Externally, the home enjoys a delightful enclosed rear garden, ideal for outdoor enjoyment and low-maintenance living. The garden includes a paved patio area for seating and entertaining, along with a neatly maintained lawn and established flower borders, creating a pleasant and private outdoor space. Offered with no onward chain, this property is ready for immediate occupation. Set within the desirable residential park in Penwortham, just 2.5 miles south of Preston city centre, residents benefit from the perfect blend of peaceful surroundings and excellent convenience. The park provides a calm and secure environment while still being close to a wide range of shops, services, and amenities. Exclusively for residents aged 50 and over, the park promotes a friendly and established community atmosphere and is also pet friendly. Local shops and regular bus services are within comfortable walking distance, making day-to-day living easy and accessible. For wider travel, the M6, M61, and M65 motorway networks are located approximately 4.5 miles away, offering excellent regional connections. The development is thoughtfully arranged around a central green open space, enhancing its sense of openness and natural appeal. While it sits close to a main road for convenient access to Preston, Leyland, and surrounding areas, the park itself remains quiet, private, and well sheltered. A regular bus service also provides direct routes into Preston city centre.



## Property

<b>Type:</b>	Caravan	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
<b>Plot Area:</b>	11.2 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,628		
<b>Title Number:</b>	LA576915		

## 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>80</b> mb/s	<b>-</b> mb/s

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



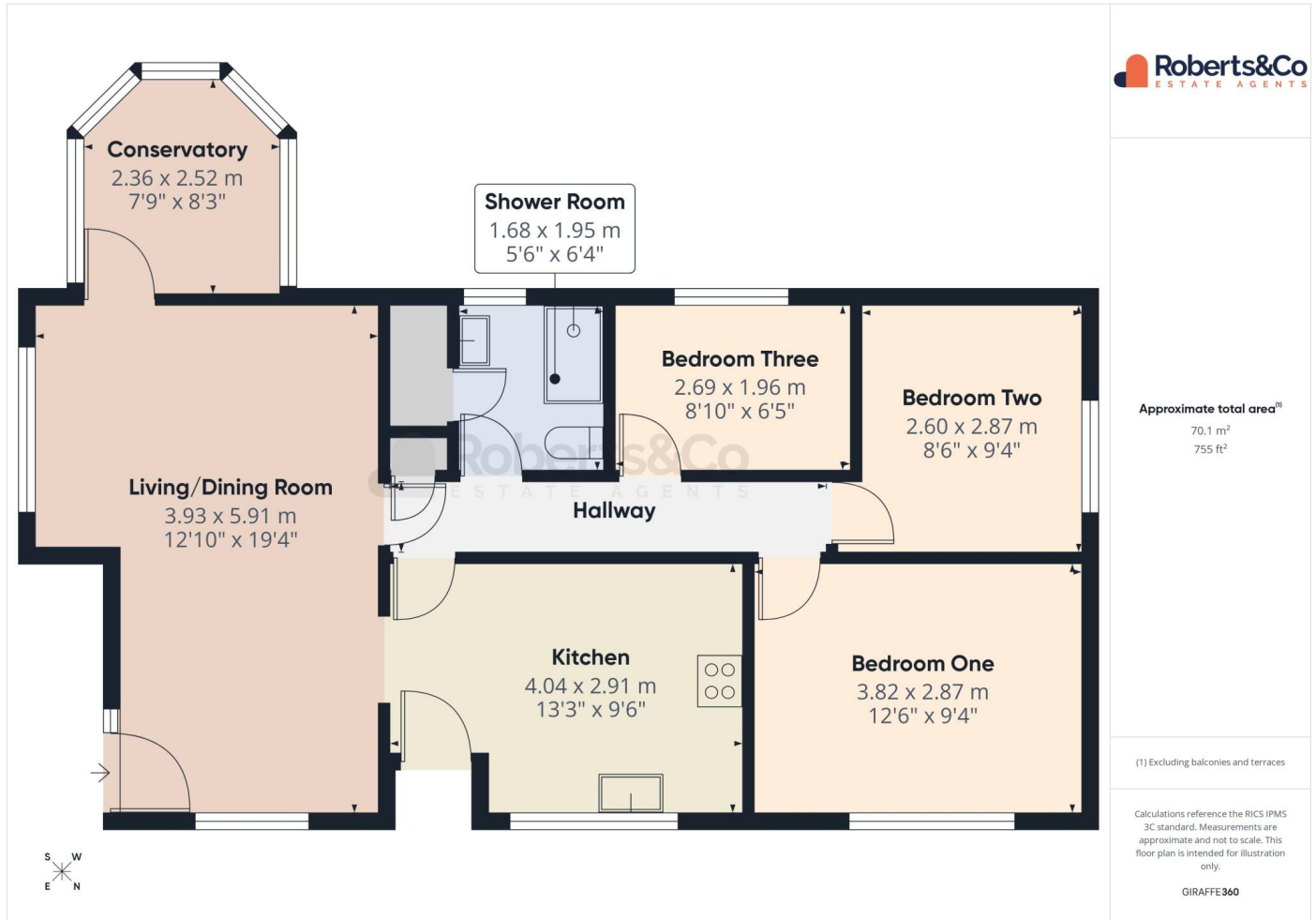
### Satellite/Fibre TV Availability:







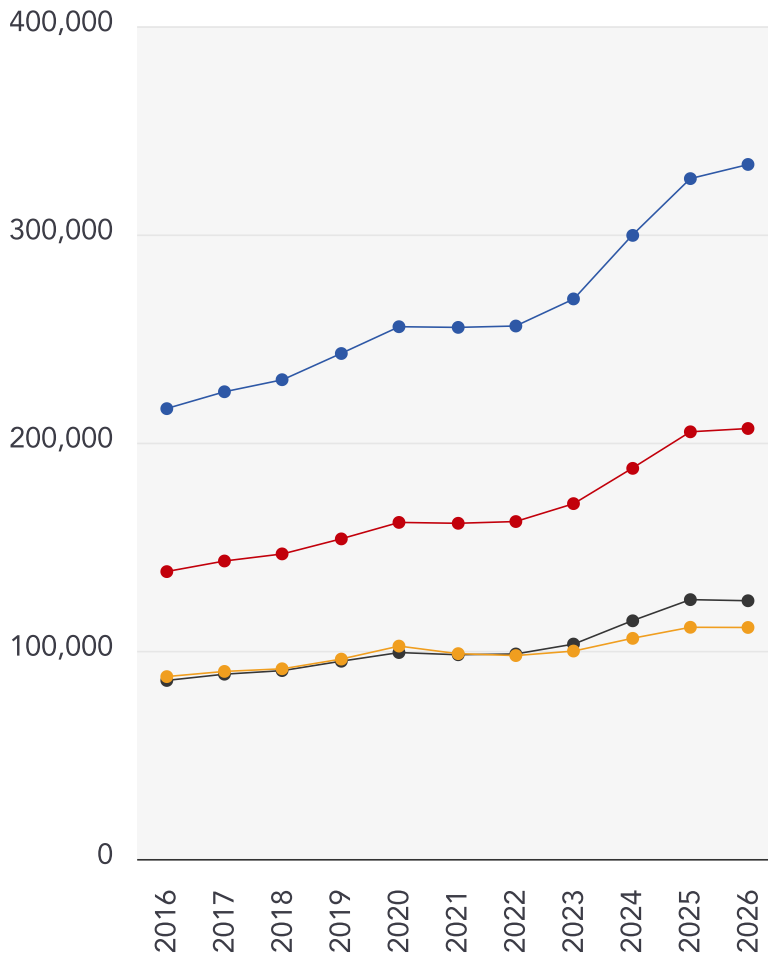
**PENWORTHAM RESIDENTIAL PARK, PENWORTHAM,  
PRESTON, PR1**



# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

**+49.8%**

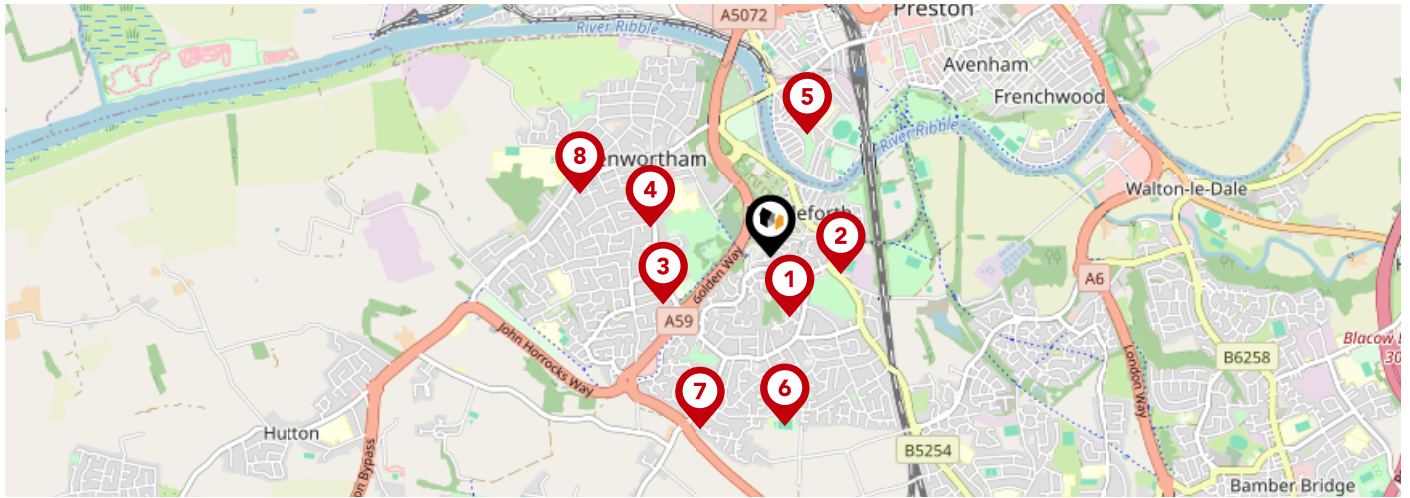
Terraced

**+44.66%**

Flat

**+26.94%**

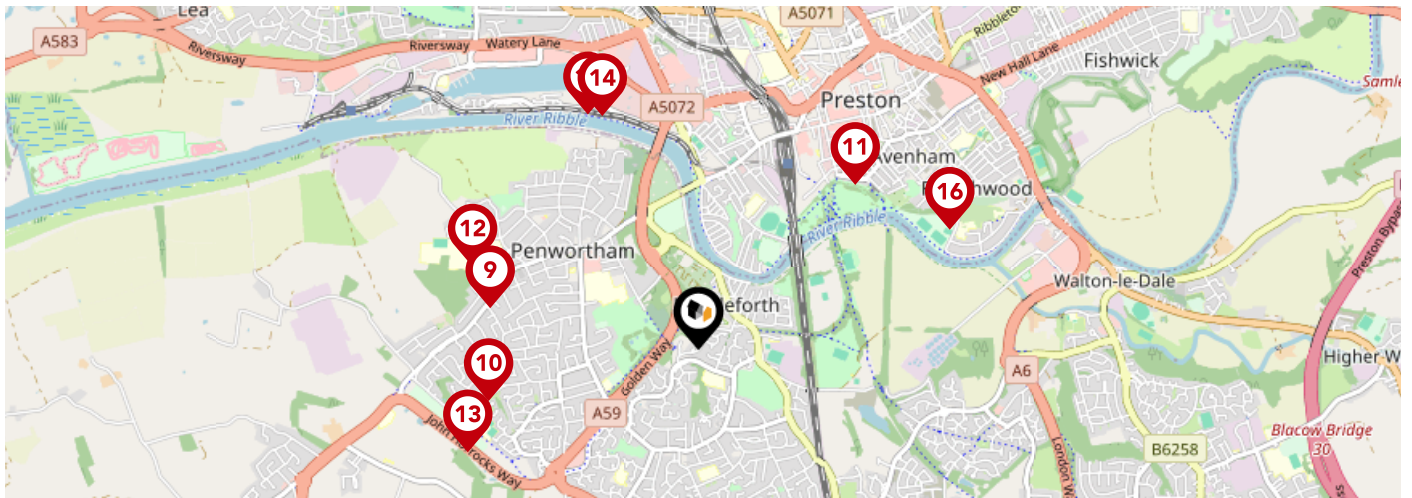
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Penwortham Middleforth Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary Magdalen's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 190   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cop Lane Church of England Primary School, Penwortham</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Penwortham Girls' High School</b> Ofsted Rating: Outstanding   Pupils: 801   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Stephen's CofE School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingsfold Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Penwortham Broad Oak Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Penwortham Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



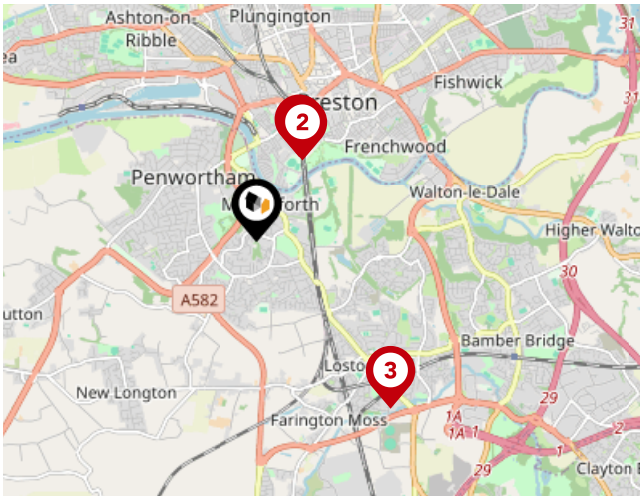
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Penwortham, St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitefield Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:0.95	<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: 103   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Penwortham Priory Academy</b> Ofsted Rating: Good   Pupils: 762   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Hallows Catholic High School</b> Ofsted Rating: Outstanding   Pupils: 912   Distance:1.11	<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: 2   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Limes School</b> Ofsted Rating: Good   Pupils: 5   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Frenchwood Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 330   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

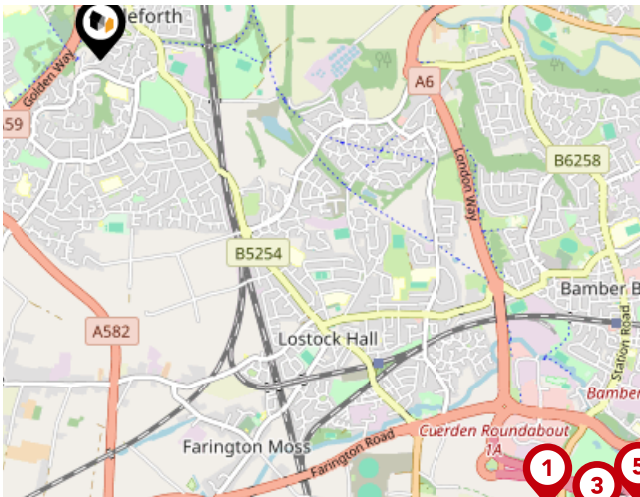
# Area

## Transport (National)



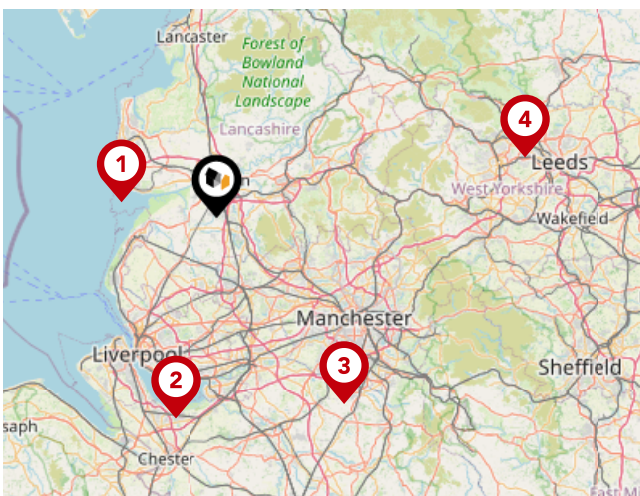
### National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	0.84 miles
2	Preston Rail Station	0.83 miles
3	Lostock Hall Rail Station	1.87 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	2.76 miles
2	M55 J1	3.84 miles
3	M65 J1	2.97 miles
4	M6 J28	3.85 miles
5	M6 J29	3.06 miles

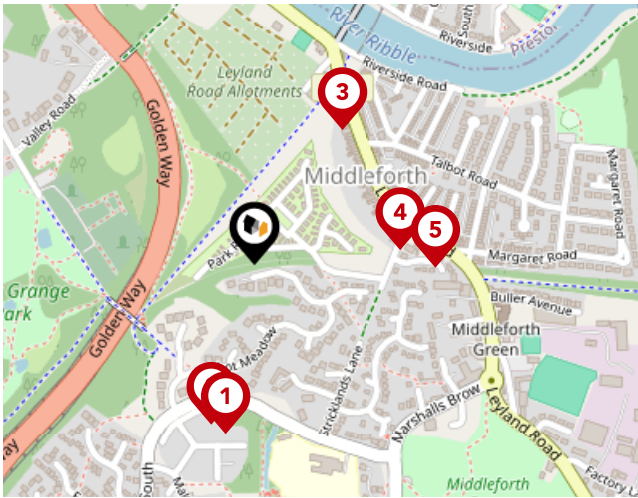


### Airports/Helipads

Pin	Name	Distance
1	Highfield	13.48 miles
2	Speke	28.77 miles
3	Manchester Airport	31.71 miles
4	Leeds Bradford Airport	43.99 miles

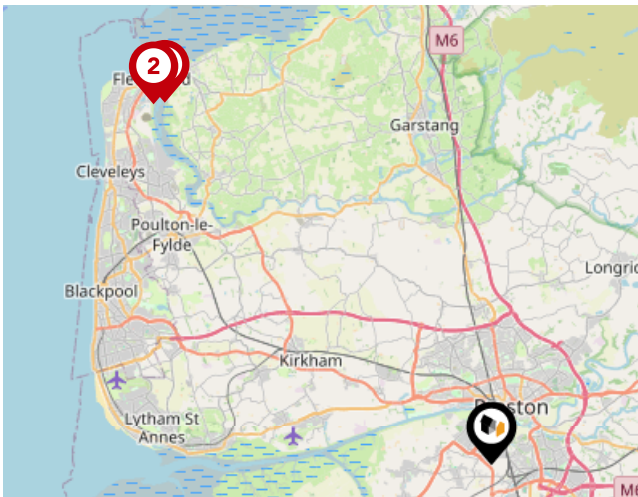
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Abbot Meadow	0.19 miles
2	Abbot Meadow	0.18 miles
3	Bridge Inn	0.18 miles
4	Stricklands Lane	0.16 miles
5	Dove Avenue	0.2 miles



### Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.06 miles
2	Fleetwood for Knott End Ferry Landing	17.27 miles



## 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 for many years in your local area. Our experienced, dedicated team all have one thing in common... we're passionate about property. We like to think our approach is a little different. Our all-inclusive marketing comes as standard. We know what features buyers expect when searching for a home. That's why professional photography, floorplans, virtual tours and social media are all included.

### Our Team

Founded in 2012 by Emma Roberts, Roberts & Co began with Lettings, adding Sales in 2014. With a background in financial services, Emma built the company on strong values: Communication, Expertise, Transparency, Innovation and Community. From our Penwortham superbranch, we serve the whole of South Ribble, delivering great service

## 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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