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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 28th April 2026



WESTFIELD, LOSTOCK HALL, PRESTON, PR5

Roberts & Co

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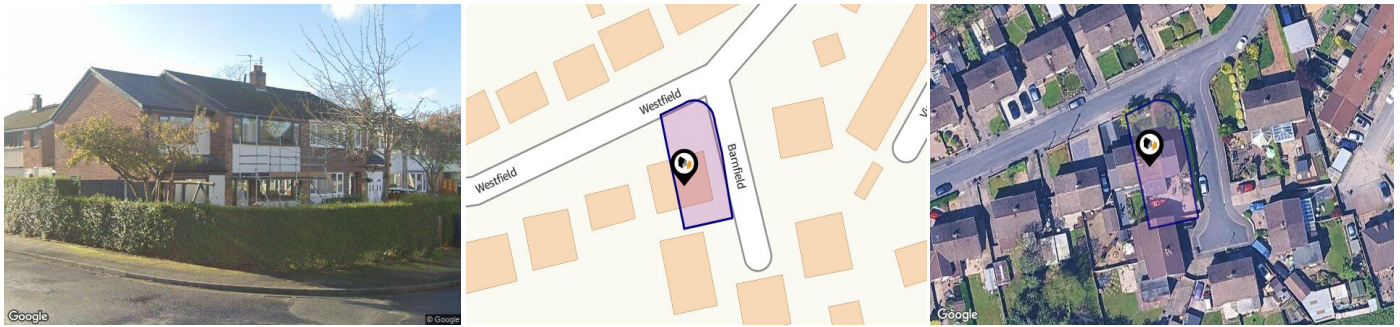


Introduction

Our Comments

* Potential For Further Development * 5 Bedroom Home * Heart of Lostock Hall

This semi-detached property, situated on Westfield in the heart of Lostock Hall, offers an exciting opportunity for buyers looking to create their ideal home. With generous proportions throughout and significant scope for further development, the property combines existing space with excellent potential for enhancement. The ground floor comprises an entrance hallway leading into a comfortable lounge, along with a spacious open-plan family dining kitchen to the rear-perfect for modern living and entertaining. In addition, there is a partially completed extension area, presenting a fantastic opportunity for the new owner to finish to their own specification. The current layout allows for the creation of a ground floor WC, utility room, and a versatile additional space that could be used as a study, snug, or even an extra bedroom. Upstairs, the property boasts four well-proportioned double bedrooms and a further single bedroom, offering ample accommodation for families or those needing flexible living space. The family bathroom is fitted with a bath and overhead shower. Externally, the property benefits from a front garden and a side driveway providing off-road parking, leading to an older-style garage. To the rear, there is a low-maintenance, hard-landscaped garden area, ideal for outdoor seating or further improvement. Overall, this property presents a rare opportunity to acquire a spacious home in a sought-after location, with the added benefit of being able to complete and personalise the remaining works to suit individual tastes and requirements.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,900		
Title Number:	LAN176192		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



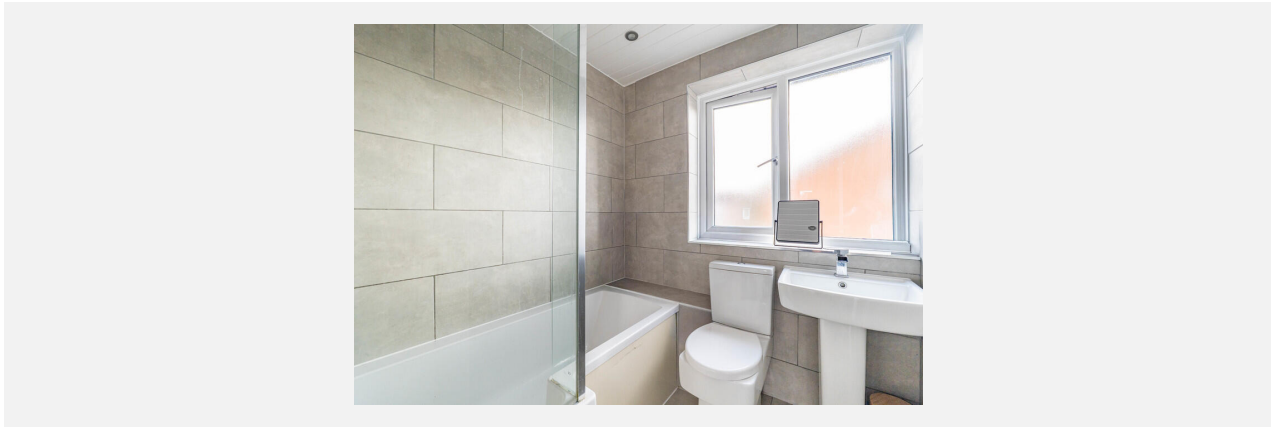
Planning History

This Address

Planning records for: *Westfield, Lostock Hall, Preston, PR5*

Reference - SouthRibble/07/2017/0868/HOH	
Decision:	Decided
Date:	28th March 2017
Description:	Two storey side extension and dropped kerb

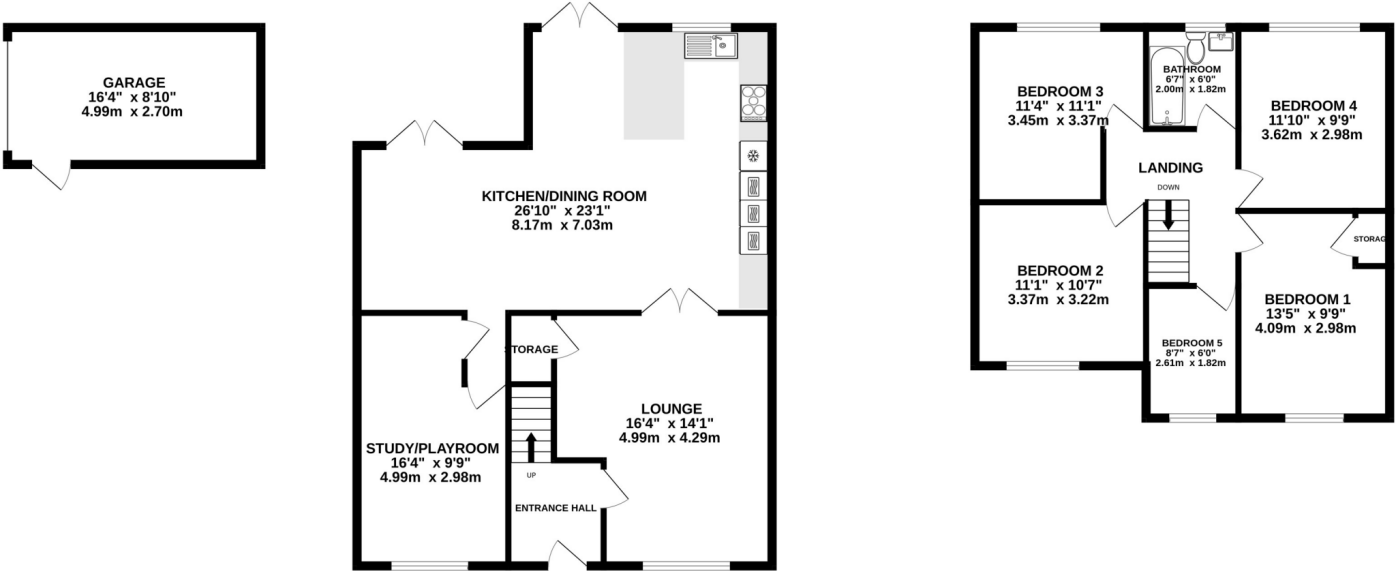




WESTFIELD, LOSTOCK HALL, PRESTON, PR5

GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.

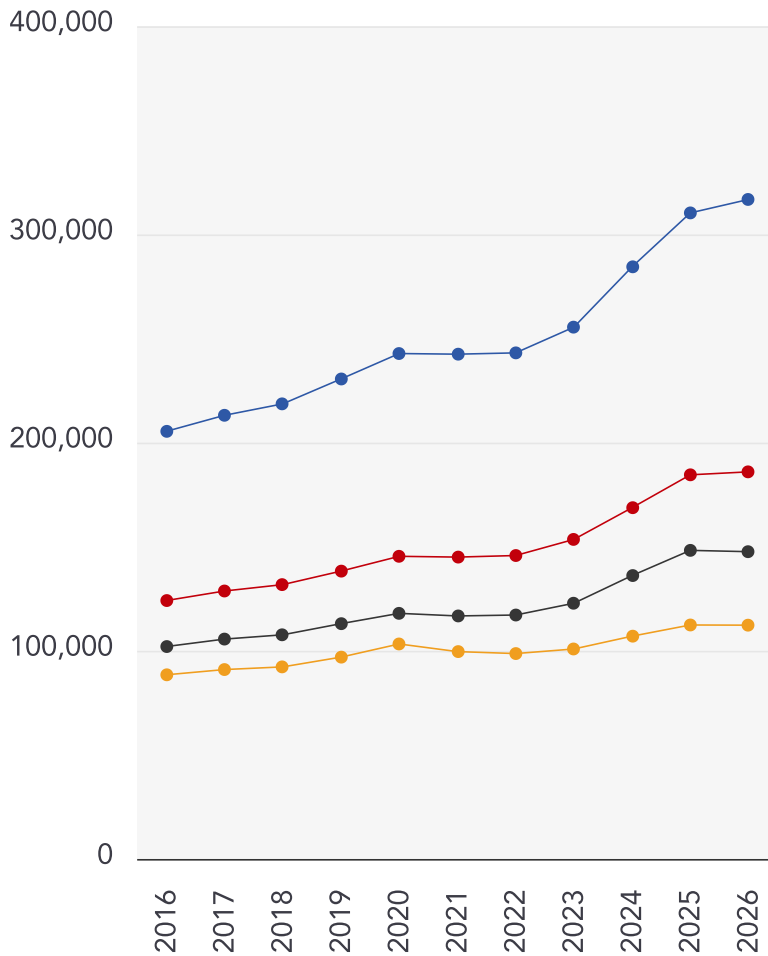
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR5



Detached

+54.23%

Semi-Detached

+49.8%

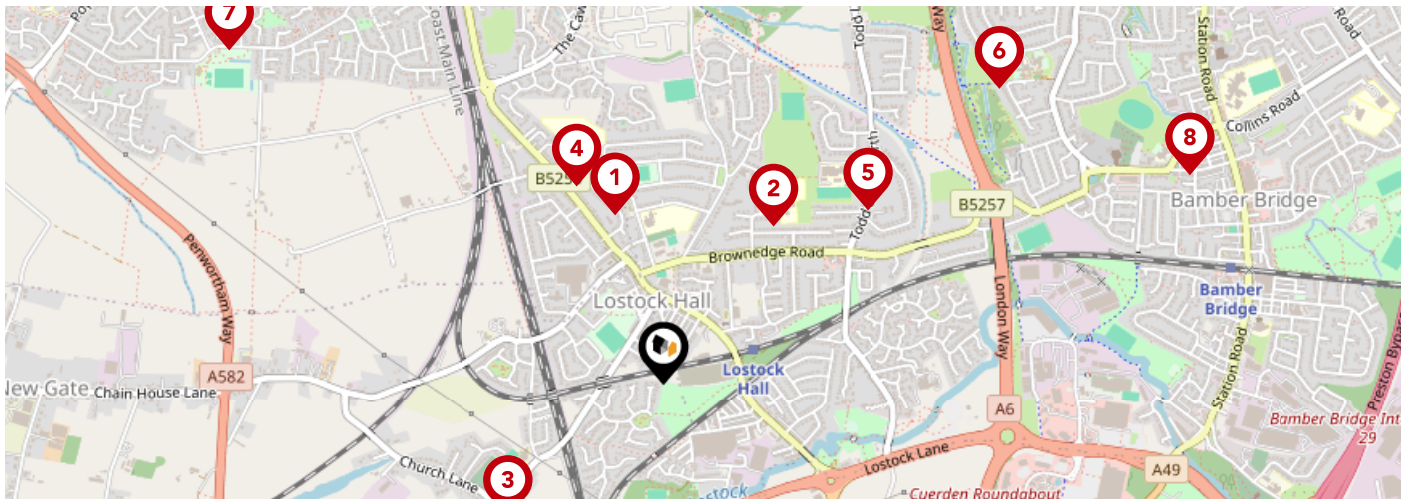
Terraced









+44.66%

Flat

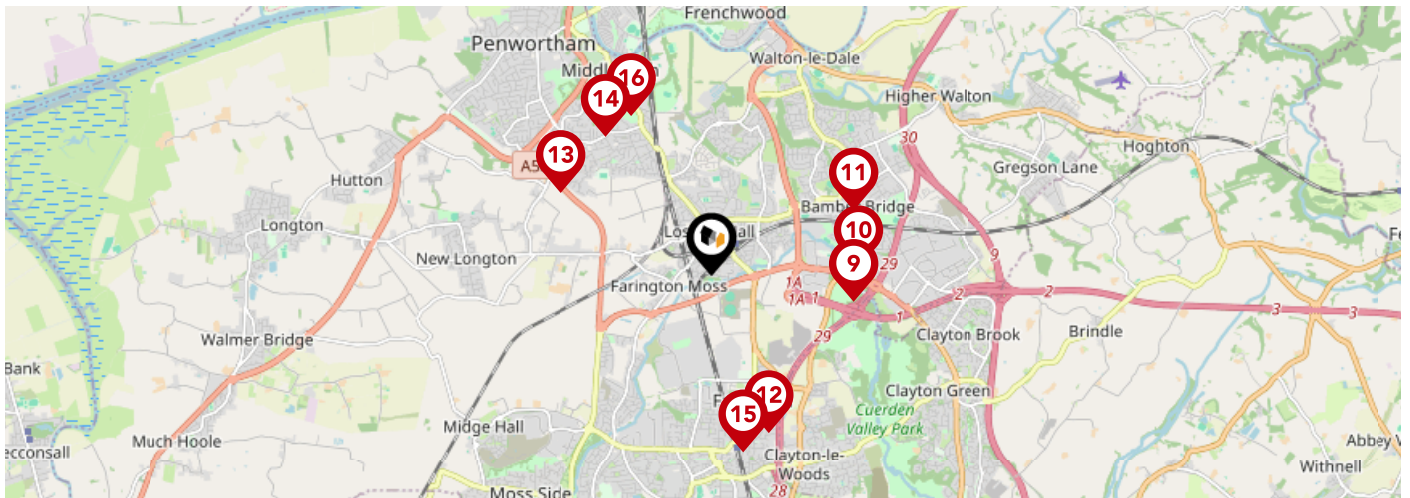
+26.94%

Area Schools



	Nursery	Primary	Secondary	College	Private
 Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall Ofsted Rating: Requires improvement Pupils: 360 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lostock Hall Community Primary School Ofsted Rating: Good Pupils: 424 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Farington Moss St. Paul's C.E. Primary School Ofsted Rating: Good Pupils: 191 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Applebee Wood Community Specialist School Ofsted Rating: Good Pupils: 161 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lostock Hall Academy Ofsted Rating: Good Pupils: 778 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Walton-le-Dale Community Primary School Ofsted Rating: Good Pupils: 431 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary's and St Benedict's Roman Catholic Primary School Ofsted Rating: Requires improvement Pupils: 276 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

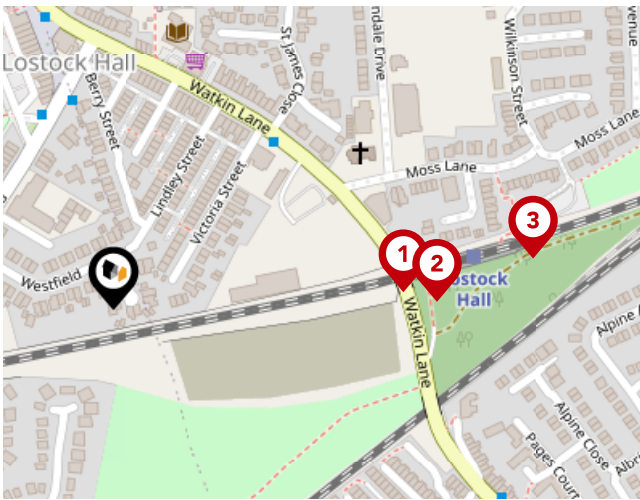
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bridgeway School Ofsted Rating: Good Pupils: 56 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cuerden Church School, Bamber Bridge Ofsted Rating: Good Pupils: 199 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownedge St Mary's Catholic High School Ofsted Rating: Good Pupils: 742 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lever House Primary School Ofsted Rating: Good Pupils: 307 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farington Primary School Ofsted Rating: Good Pupils: 186 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

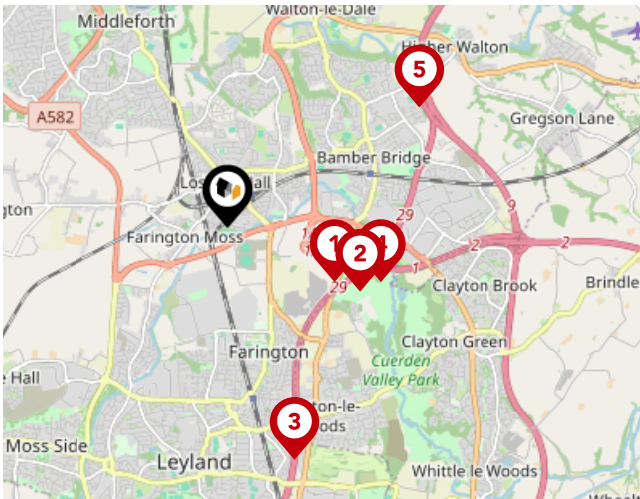
Area

Transport (National)



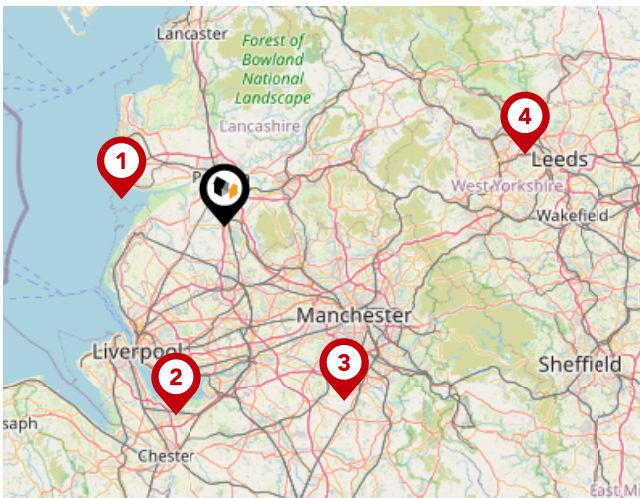
National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	0.16 miles
2	Lostock Hall Rail Station	0.18 miles
3	Lostock Hall Rail Station	0.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	1.05 miles
2	M65 J1	1.29 miles
3	M6 J28	2.12 miles
4	M6 J29	1.43 miles
5	M6 J30	1.99 miles

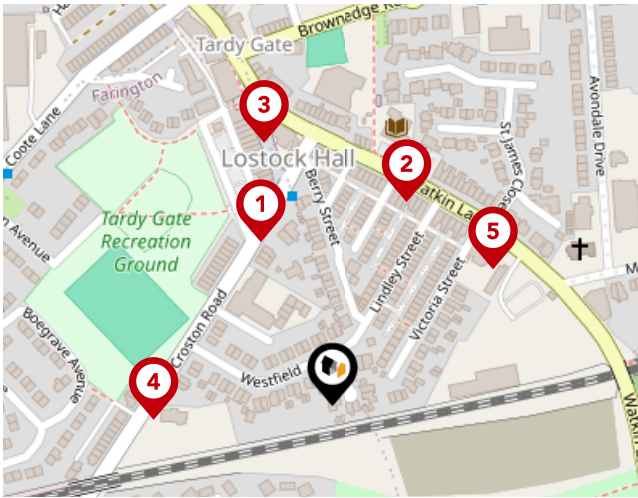


Airports/Helipads

Pin	Name	Distance
1	Highfield	14.79 miles
2	Speke	27.56 miles
3	Manchester Airport	29.92 miles
4	Leeds Bradford Airport	43.32 miles

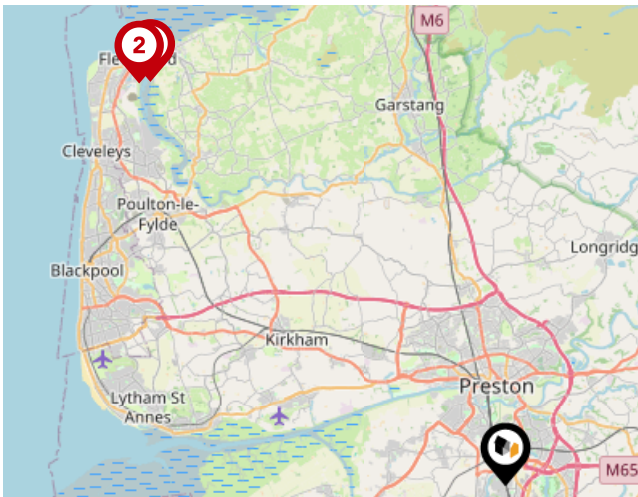
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Berry Street	0.1 miles
2	Library	0.12 miles
3	Pleasant Retreat	0.15 miles
4	Anchor Inn	0.1 miles
5	Victoria Inn	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	18.84 miles
2	Fleetwood for Knott End Ferry Landing	19.04 miles



Roberts & Co

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

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



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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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