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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st July 2026



LARCH LANE, COTTAM, PRESTON, PR4

Roberts & Co

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* Exceptional plot & outlook * Excellent location & connectivity * Spacious modern family living

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 green 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 ² / 89 m ²
Plot Area:	0.05 acres
Year Built :	2021
Council Tax :	Band C
Annual Estimate:	£2,290
Title Number:	LAN247173

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4
mb/s



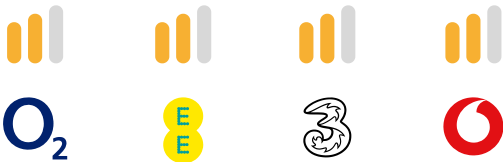
30
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)

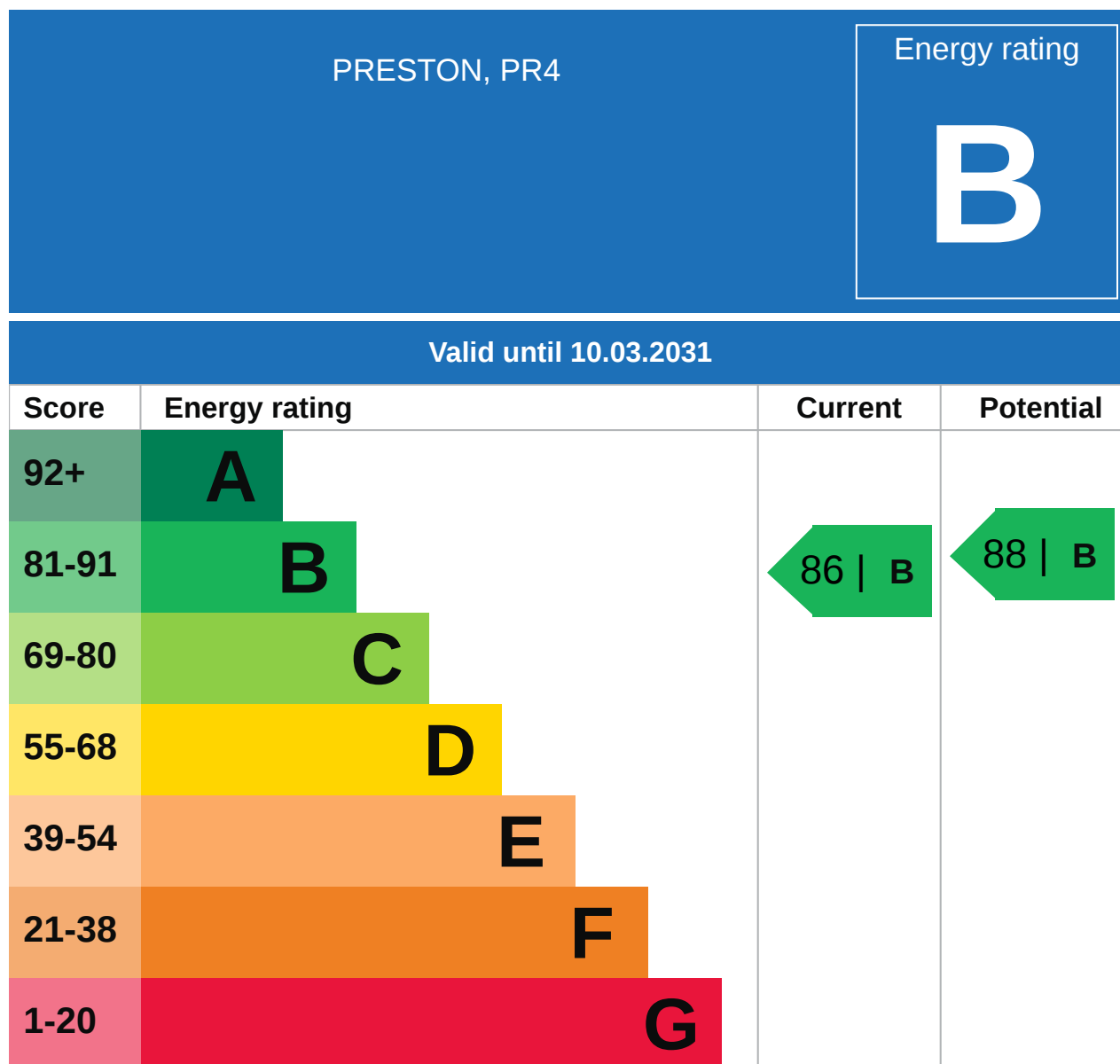


Satellite/Fibre TV Availability:









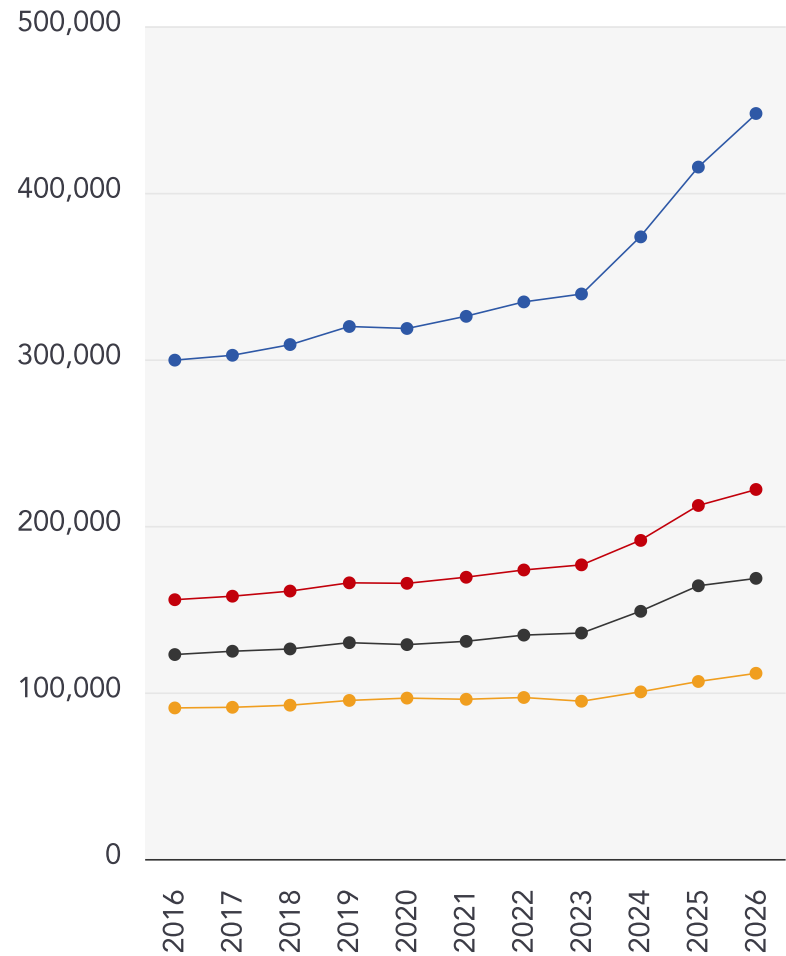
Additional EPC Data

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

Market

House Price Statistics

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



Detached

+49.45%

Semi-Detached

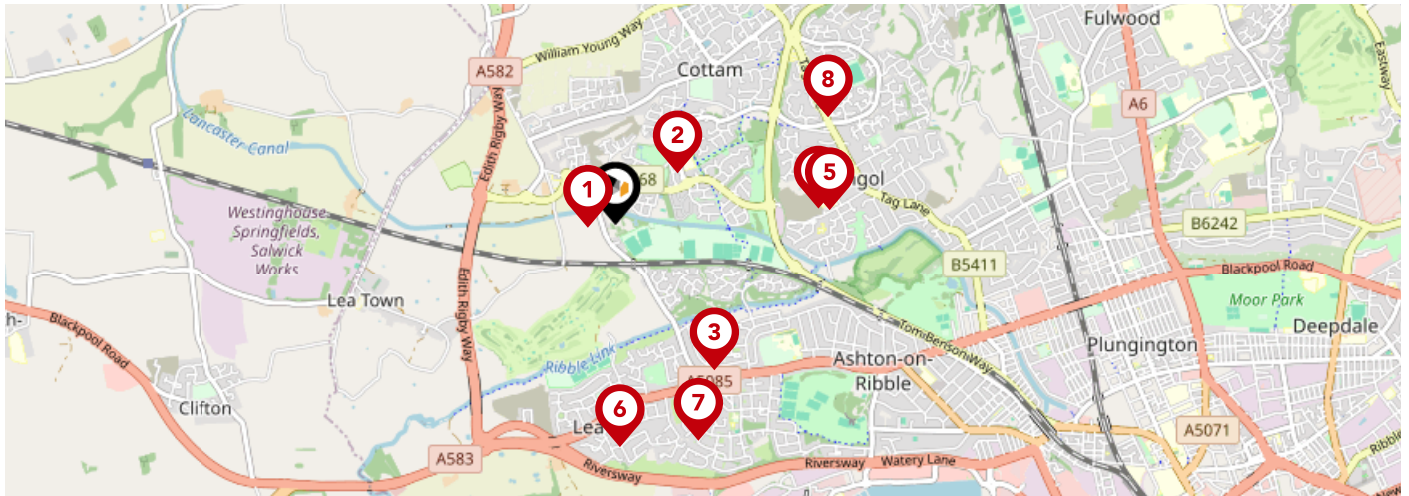
+42.52%

Terraced

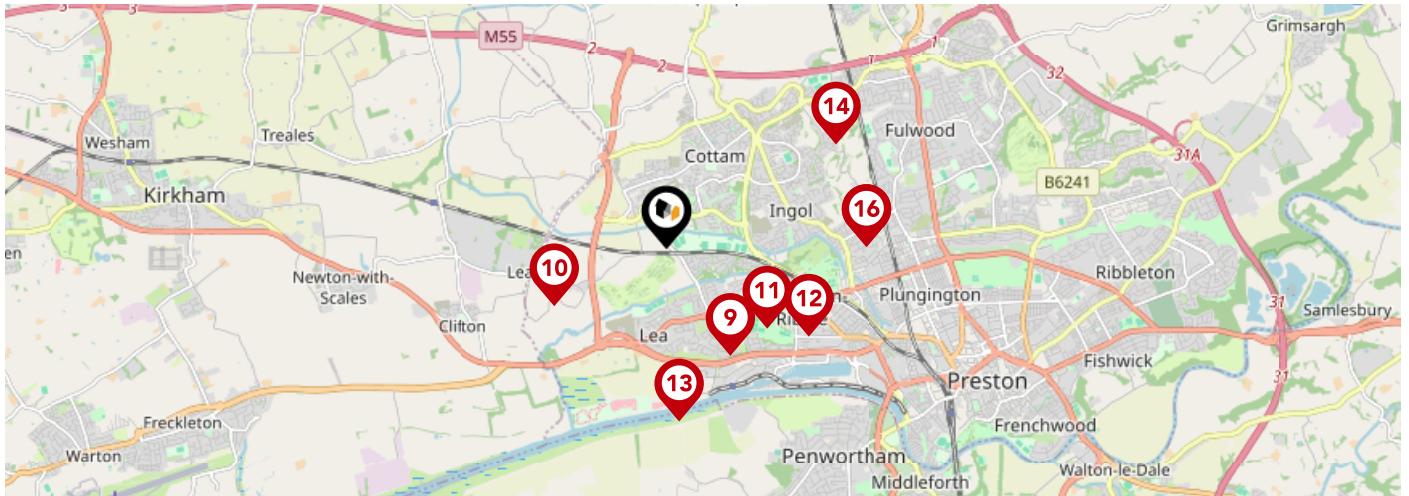
+37.28%

Flat

+22.94%



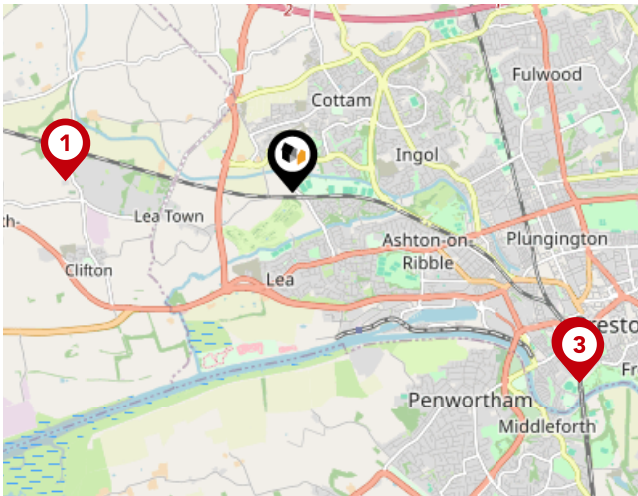
		Nursery	Primary	Secondary	College	Private
1	Lea Neeld's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 141 Distance:0.11	☐	☒	☐	☐	☐
2	Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance:0.35	☐	☒	☐	☐	☐
3	Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:0.77	☐	☒	☐	☐	☐
4	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.9	☐	☒	☐	☐	☐
5	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.95	☐	☒	☐	☐	☐
6	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good Pupils: 235 Distance:0.98	☐	☒	☐	☐	☐
7	Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance:1.02	☐	☒	☐	☐	☐
8	Pool House Community Primary School Ofsted Rating: Good Pupils: 179 Distance:1.04	☐	☒	☐	☐	☐



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

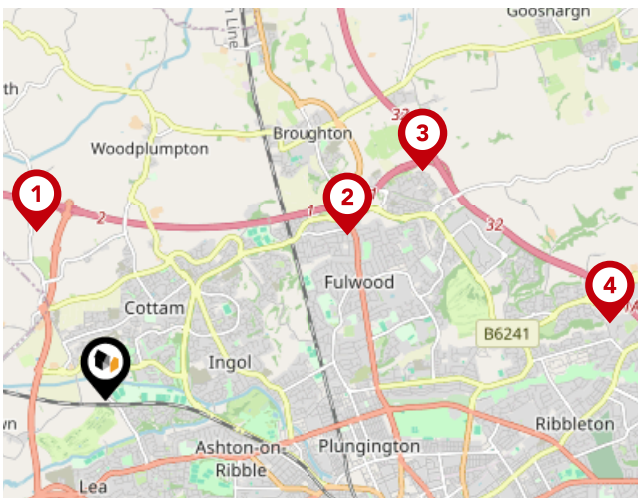
Area

Transport (National)



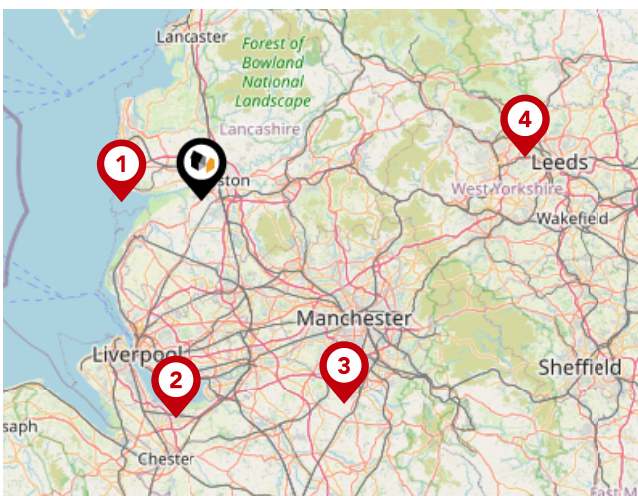
National Rail Stations

Pin	Name	Distance
1	Salwick Rail Station	2 miles
2	Preston Rail Station	2.97 miles
3	Preston Rail 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	5.94 miles

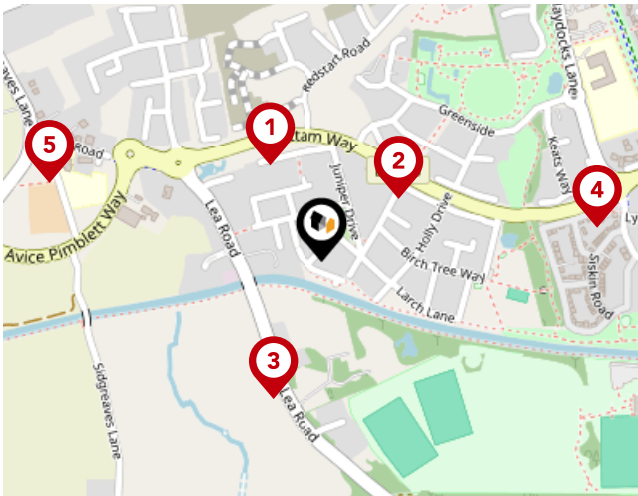


Airports/Helipads

Pin	Name	Distance
1	Highfield	11.18 miles
2	Speke	30.79 miles
3	Manchester Airport	34.87 miles
4	Leeds Bradford Airport	45.66 miles

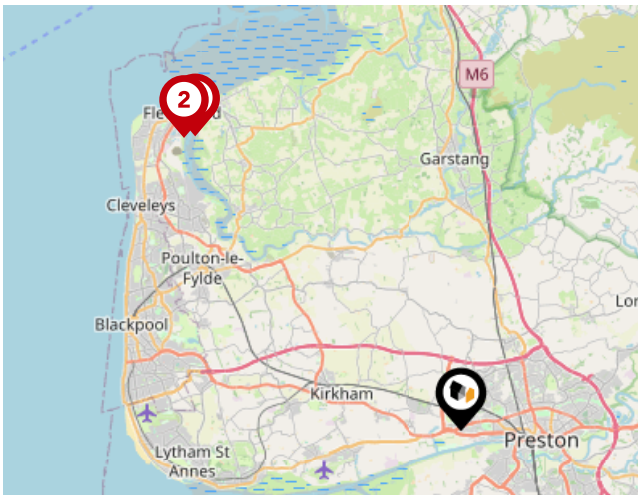
Area

Transport (Local)



Bus Stops/Stations

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



Ferry Terminals

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



/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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