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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 04th September 2026**



**WHAM LANE, NEW LONGTON, PRESTON, PR4**

## Roberts & Co

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

01772 746100

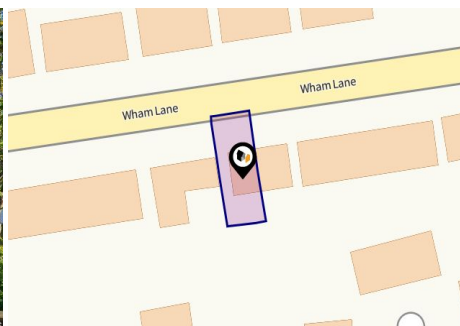
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



\* Well Presented Three-Bedroom Home in Desirable New Longton \* Offered With No Chain \* Potential to Extend

Situated in the highly sought-after village of New Longton, this attractive three-bedroom home has been freshly decorated throughout and benefits from new carpets, offering a wonderful opportunity for buyers looking for a property that is ready to move straight into. The property is conveniently positioned close to New Longton All Saints' Church of England Primary School, while also falling within the catchment area for several well-regarded schools. Excellent transport links provide easy access to Preston, South Ribble and the surrounding motorway network, making this an ideal location for families and commuters alike. The property is approached via a welcoming entrance hall, providing access to the main living accommodation. The dual-aspect living/dining room is a bright and versatile space, featuring a window overlooking the front and patio doors opening directly onto the rear garden. An electric fire provides a pleasant focal point, while the patio doors allow plenty of natural light into the room and create a lovely connection with the garden. The extended fitted kitchen is both practical, featuring contemporary black cabinets complemented by contrasting grey work surfaces. Integrated appliances include a fridge freezer, electric oven and hob, while there is also space and plumbing for both a washing machine and dishwasher. To the first floor are three well-proportioned bedrooms, comprising two comfortable double bedrooms and a single bedroom, making the property ideal for families, guests or those requiring a home office. The accommodation is completed by an extended four-piece family bathroom, featuring an extra-large bath together with a separate shower cubicle, WC and wash hand basin. The property benefits from driveway parking for two cars to the front, together with attractive front and rear gardens. The rear garden is mainly laid to lawn and enjoys a mature setting, with established trees and shrubs creating a pleasant and private outdoor environment. A patio area provides an ideal space for outdoor seating and summer entertaining. For buyers looking for additional space in the future, there is scope to extend the property to the side, subject to the necessary planning permissions. Similar extensions have already been carried out by neighbouring properties, and we understand that planning permission for an extension to this property has previously been granted. Buyers should make their own enquiries regarding any future proposals and current planning requirements. Freshly decorated, newly carpeted and offering excellent potential in a sought-after village location, this is a fantastic family home with plenty to offer both now and in the future.



## Property

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>Type:</b>            | Terraced                                |
| <b>Bedrooms:</b>        | 3                                       |
| <b>Floor Area:</b>      | 861 ft <sup>2</sup> / 80 m <sup>2</sup> |
| <b>Plot Area:</b>       | 0.06 acres                              |
| <b>Year Built :</b>     | 1930-1949                               |
| <b>Council Tax :</b>    | Band C                                  |
| <b>Annual Estimate:</b> | £2,171                                  |
| <b>Title Number:</b>    | LA681382                                |

**Tenure:** Freehold

## Local Area

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

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

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>8</b><br>mb/s | <b>80</b><br>mb/s | <b>1800</b><br>mb/s |
|                  |                   |                     |

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

Planning records for: *Wham Lane, New Longton, Preston, PR4*

| Reference - 07/2022/00654/HOH |                                                   |
|-------------------------------|---------------------------------------------------|
| Decision:                     | -                                                 |
| Date:                         | 28th July 2022                                    |
| Description:                  | Part single storey part two storey side extension |

| Reference - 07/2022/00653/HOH |                                                                                                        |
|-------------------------------|--------------------------------------------------------------------------------------------------------|
| Decision:                     | Conditions                                                                                             |
| Date:                         | 28th July 2022                                                                                         |
| Description:                  | Demolition of existing conservatory and replacement with larger L-shaped single storey rear extension. |





WHAM LANE, NEW LONGTON, PRESTON, PR4



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
75.8 m<sup>2</sup>  
814 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

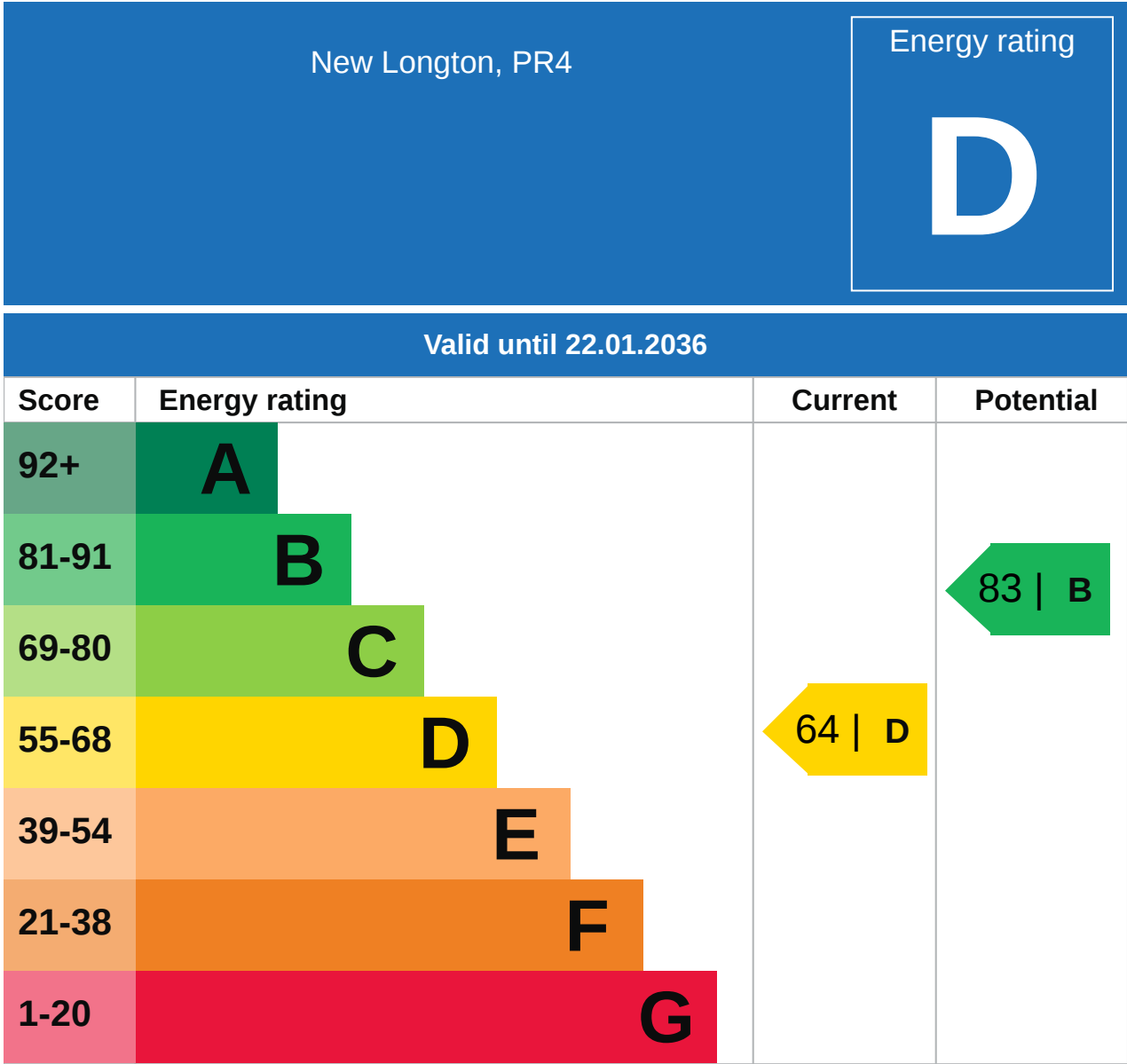
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WHAM LANE, NEW LONGTON, PRESTON, PR4



WHAM LANE, NEW LONGTON, PRESTON, PR4





### Additional EPC Data

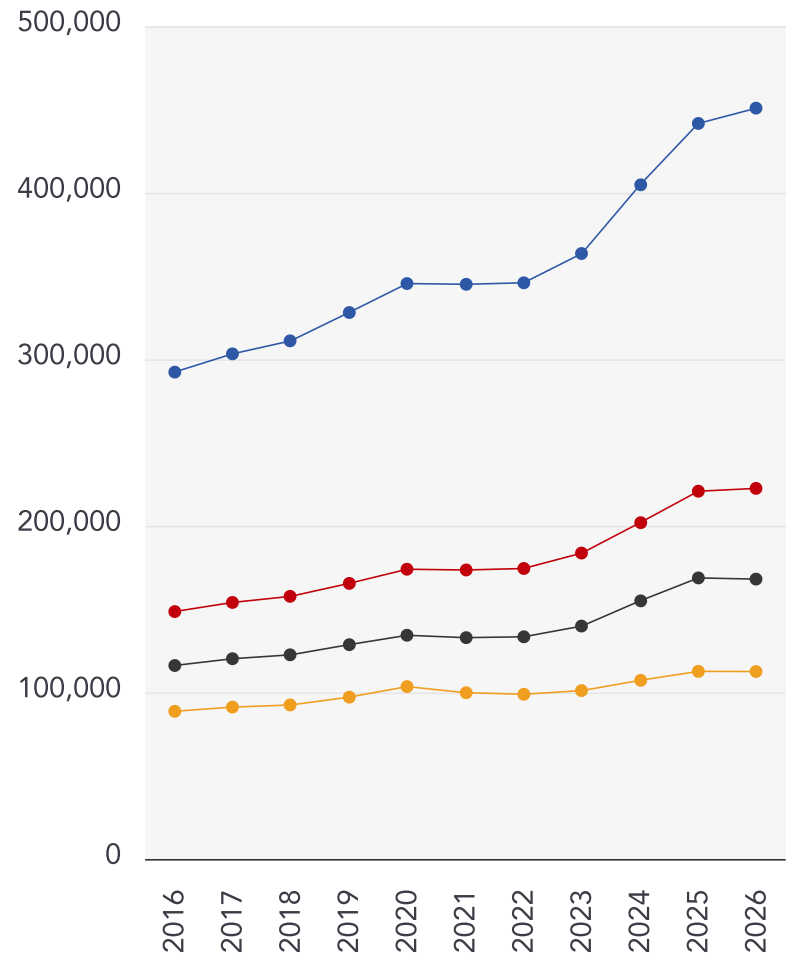
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|                                     |                                                     |
|-------------------------------------|-----------------------------------------------------|
| <b>Property Type:</b>               | House                                               |
| <b>Build Form:</b>                  | Semi-Detached                                       |
| <b>Transaction Type:</b>            | Marketed sale                                       |
| <b>Energy Tariff:</b>               | Single                                              |
| <b>Main Fuel:</b>                   | Mains gas (not community)                           |
| <b>Main Gas:</b>                    | Yes                                                 |
| <b>Previous Extension:</b>          | 1                                                   |
| <b>Open Fireplace:</b>              | 0                                                   |
| <b>Walls:</b>                       | Cavity wall, as built, partial insulation (assumed) |
| <b>Walls Energy:</b>                | Average                                             |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation                     |
| <b>Roof Energy:</b>                 | Good                                                |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                     |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and bypass                         |
| <b>Hot Water System:</b>            | From main system, no cylinder thermostat            |
| <b>Hot Water Energy Efficiency:</b> | Average                                             |
| <b>Lighting:</b>                    | Good lighting efficiency                            |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                      |
| <b>Total Floor Area:</b>            | 80 m <sup>2</sup>                                   |

# Market

## House Price Statistics

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



Detached

**+54.23%**

Semi-Detached

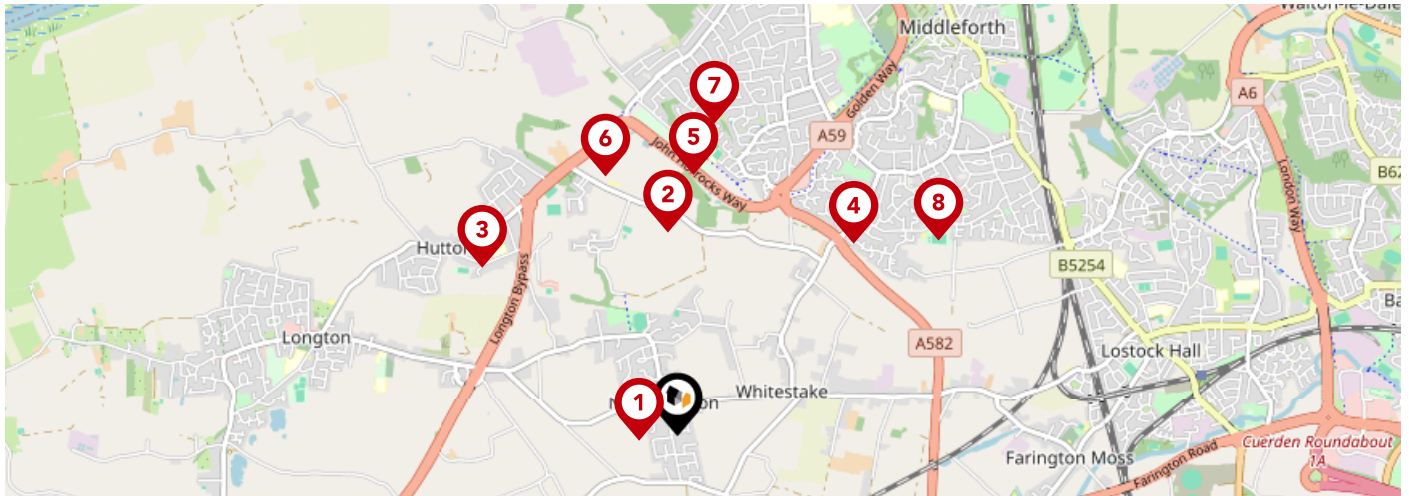
**+49.8%**

Terraced

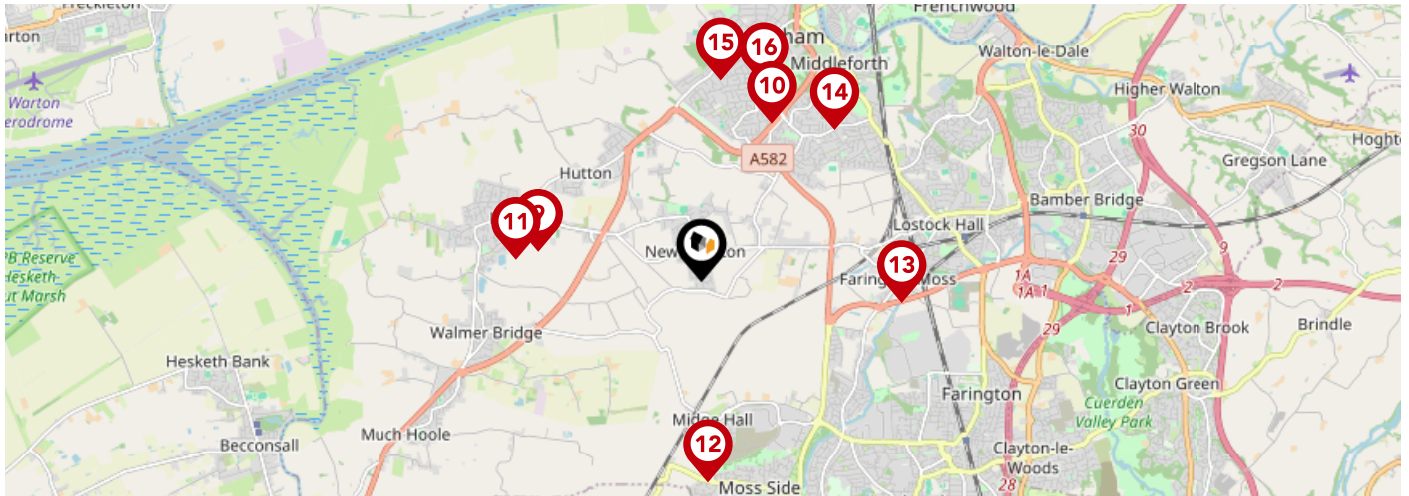
**+44.66%**

Flat

**+26.94%**



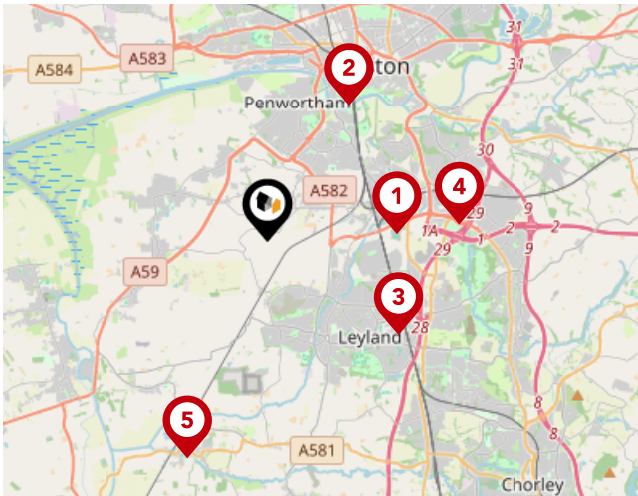
|          |                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>New Longton All Saints CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 216   Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Ashbridge Independent School</b><br>Ofsted Rating: Not Rated   Pupils: 551   Distance:0.89          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Hutton Church of England Grammar School</b><br>Ofsted Rating: Good   Pupils: 857   Distance:1.14    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Penwortham Broad Oak Primary School</b><br>Ofsted Rating: Good   Pupils: 201   Distance:1.14        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>All Hallows Catholic High School</b><br>Ofsted Rating: Outstanding   Pupils: 912   Distance:1.14    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Howick Church Endowed Primary School</b><br>Ofsted Rating: Good   Pupils: 107   Distance:1.18       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Whitefield Primary School</b><br>Ofsted Rating: Good   Pupils: 370   Distance:1.38                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Kingsfold Primary School</b><br>Ofsted Rating: Good   Pupils: 112   Distance:1.43                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|           |                                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>St Oswald's Catholic Primary School, Longton</b><br>Ofsted Rating: Good   Pupils: 246   Distance: 1.47                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Cop Lane Church of England Primary School, Penwortham</b><br>Ofsted Rating: Outstanding   Pupils: 208   Distance: 1.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Longton Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 211   Distance: 1.64                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Aurora Brooklands School</b><br>Ofsted Rating: Requires improvement   Pupils: 54   Distance: 1.76                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Farington Moss St. Paul's C.E. Primary School</b><br>Ofsted Rating: Good   Pupils: 191   Distance: 1.77                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Penwortham Middleforth Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 205   Distance: 1.77      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Penwortham, St Teresa's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 275   Distance: 1.78              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Penwortham Girls' High School</b><br>Ofsted Rating: Outstanding   Pupils: 801   Distance: 1.82                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

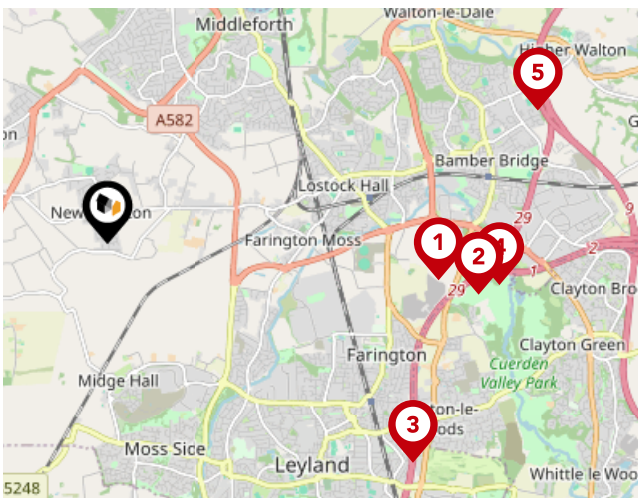
# Area

## Transport (National)



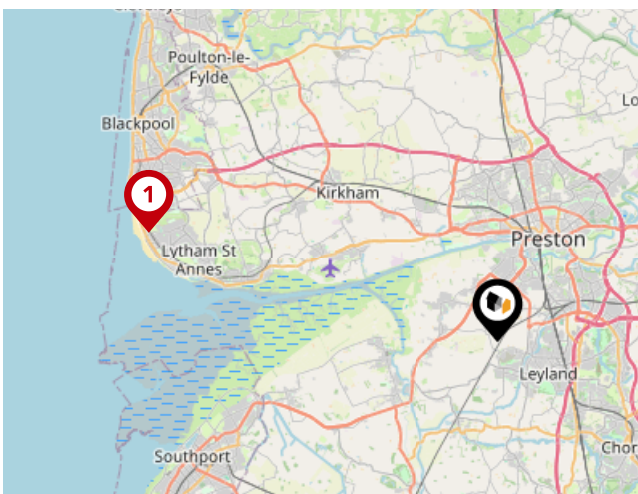
### National Rail Stations

| Pin | Name                       | Distance   |
|-----|----------------------------|------------|
| 1   | Lostock Hall Rail Station  | 2.27 miles |
| 2   | Preston Rail Station       | 2.77 miles |
| 3   | Leyland Rail Station       | 2.8 miles  |
| 4   | Bamber Bridge Rail Station | 3.37 miles |
| 5   | Croston Rail Station       | 4.04 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M65 J1A | 2.91 miles |
| 2   | M65 J1  | 3.28 miles |
| 3   | M6 J28  | 3.29 miles |
| 4   | M6 J29  | 3.45 miles |
| 5   | M6 J30  | 3.95 miles |



### Airports/Helipads

| Pin | Name                            | Distance    |
|-----|---------------------------------|-------------|
| 1   | Blackpool International Airport | 12.79 miles |

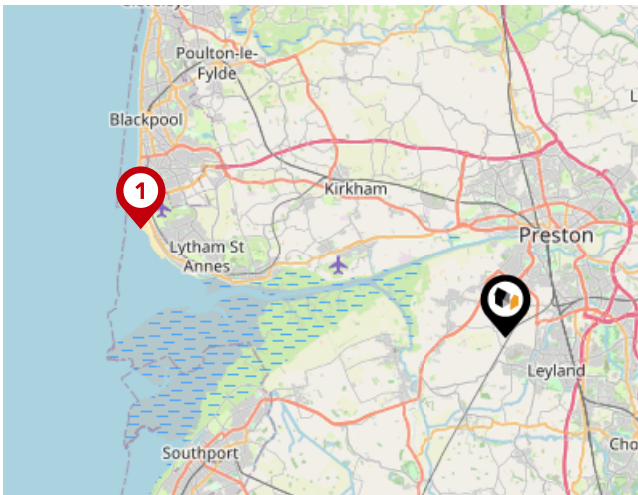
# Area

## Transport (Local)



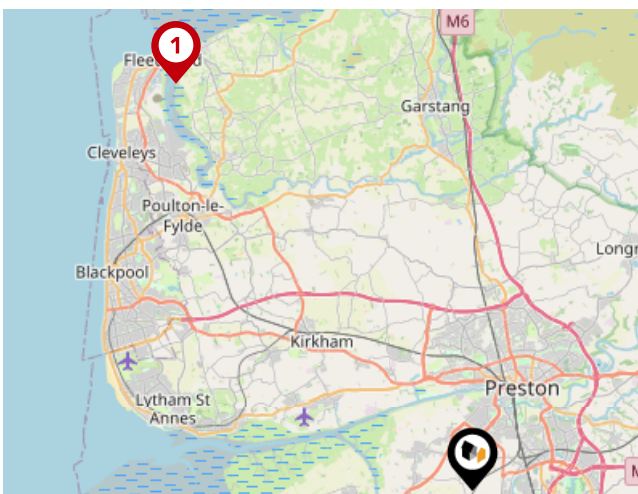
### Bus Stops/Stations

| Pin                                                                               | Name              | Distance   |
|-----------------------------------------------------------------------------------|-------------------|------------|
|  | Primary School    | 0.06 miles |
|  | Sheep Hill Lane   | 0.16 miles |
|  | Brookdale         | 0.16 miles |
|  | All Saints Church | 0.17 miles |
|  | Latimer Drive     | 0.18 miles |



### Local Connections

| Pin                                                                                | Name                           | Distance    |
|------------------------------------------------------------------------------------|--------------------------------|-------------|
|  | Starr Gate (Blackpool Tramway) | 13.34 miles |



### Ferry Terminals

| Pin                                                                                 | Name                           | Distance   |
|-------------------------------------------------------------------------------------|--------------------------------|------------|
|  | Knott End-On-Sea Ferry Landing | 17.6 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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