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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th October 2026



CROOKINGS LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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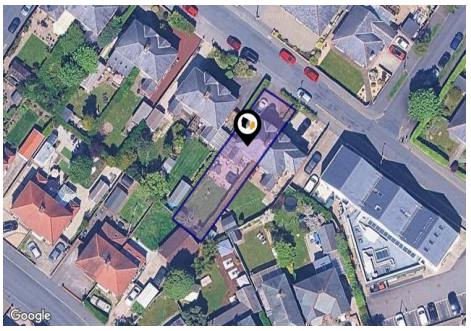
The Property Ombudsman

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,443		
Title Number:	LA837322		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Gallery
Photos

















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Gallery
Photos









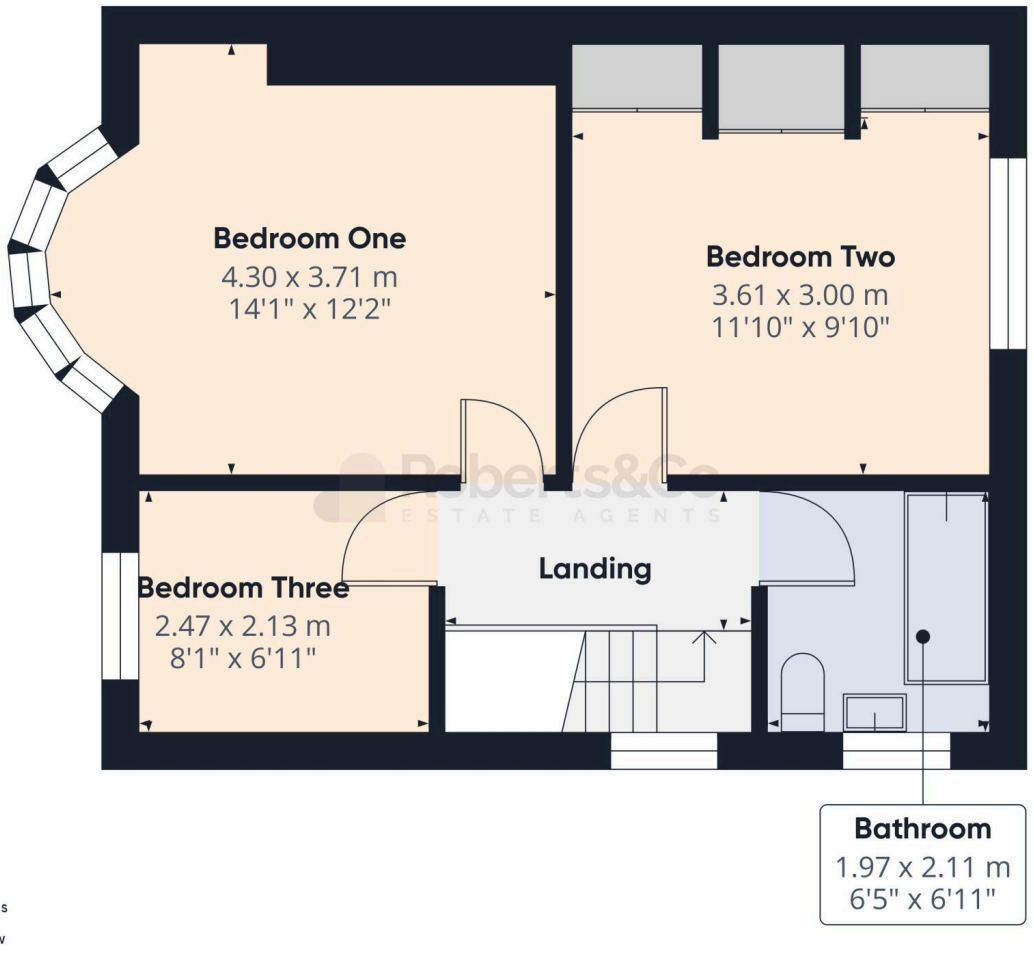






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Floor 1

Approximate total area(1)
39.5 m²
426 ft²

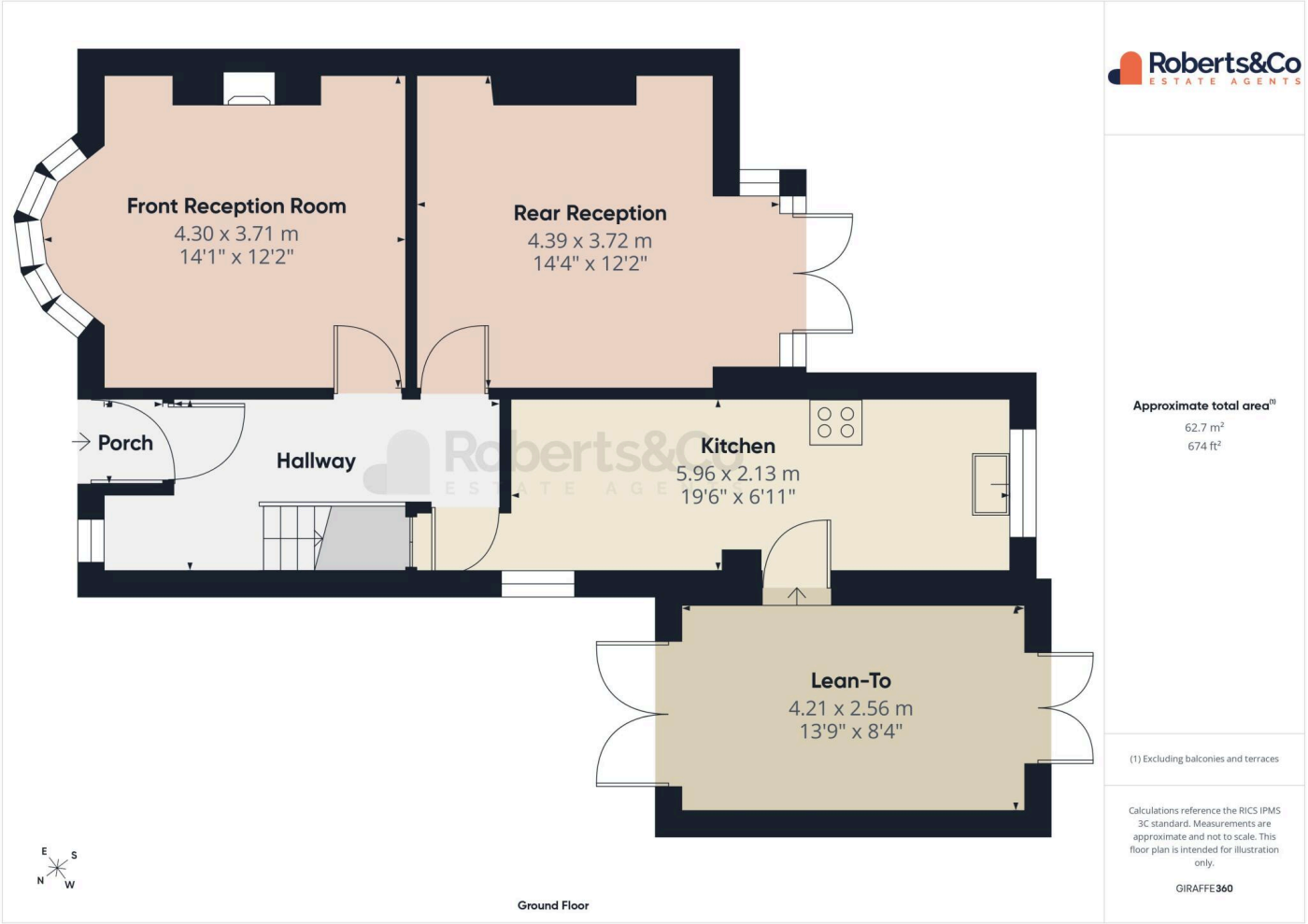
(1) Excluding balconies and terraces

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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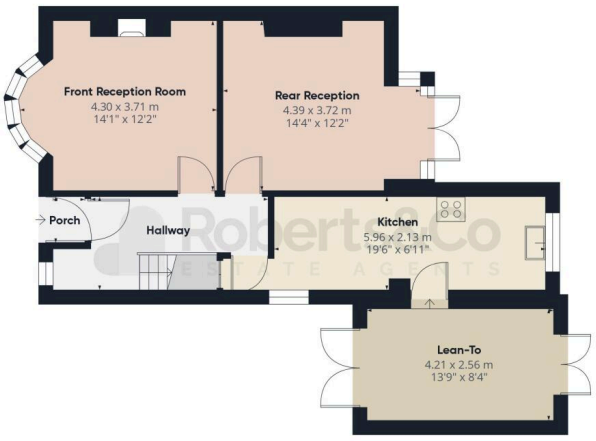
CROOKINGS LANE, PENWORTHAM, PRESTON, PR1



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Gallery
Floorplan

CROOKINGS LANE, PENWORTHAM, PRESTON, PR1



Ground Floor



Floor 1

Approximate total area(1)

102.2 m²

1100 ft²

(1) Excluding balconies and terraces

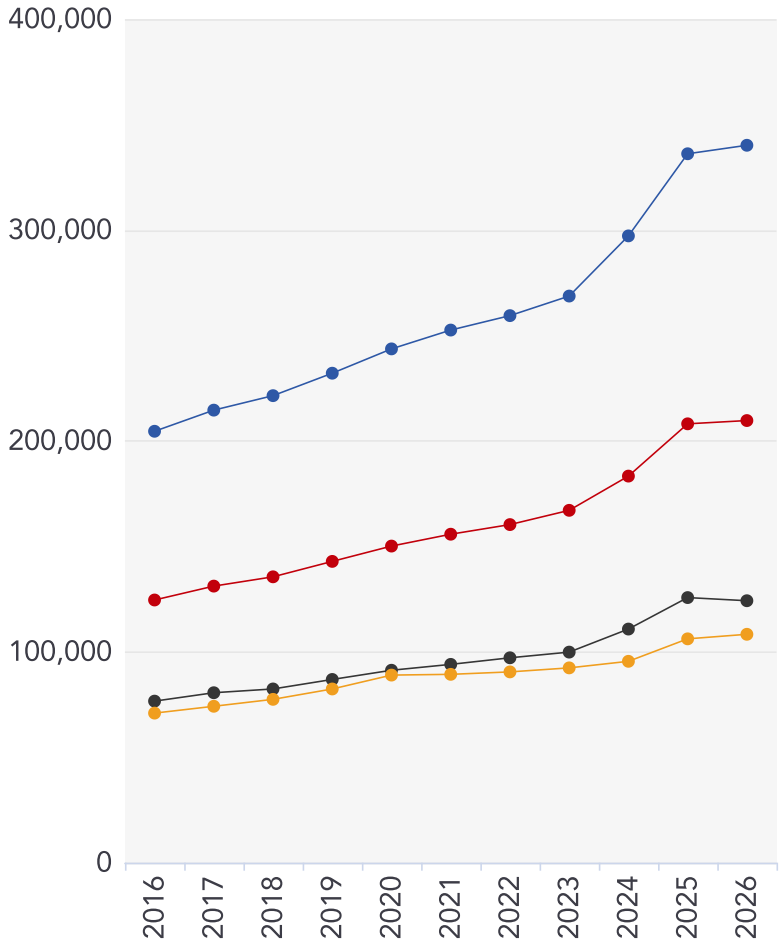
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Market
House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

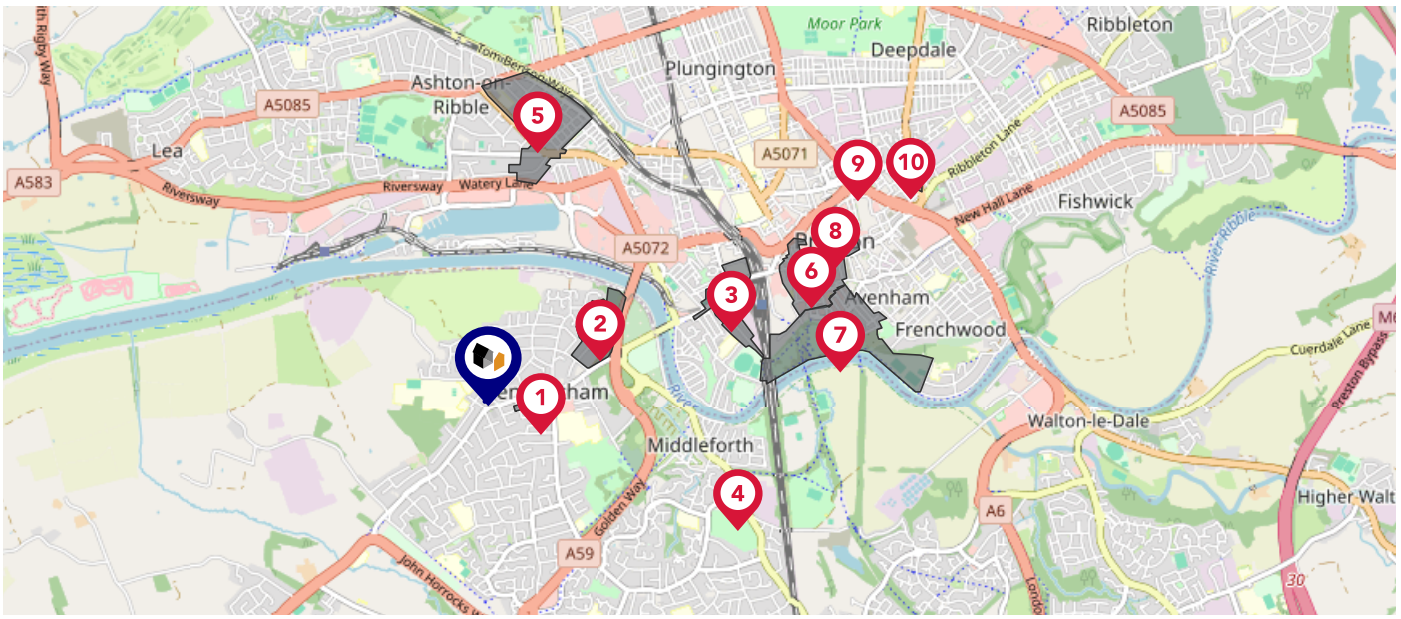
- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



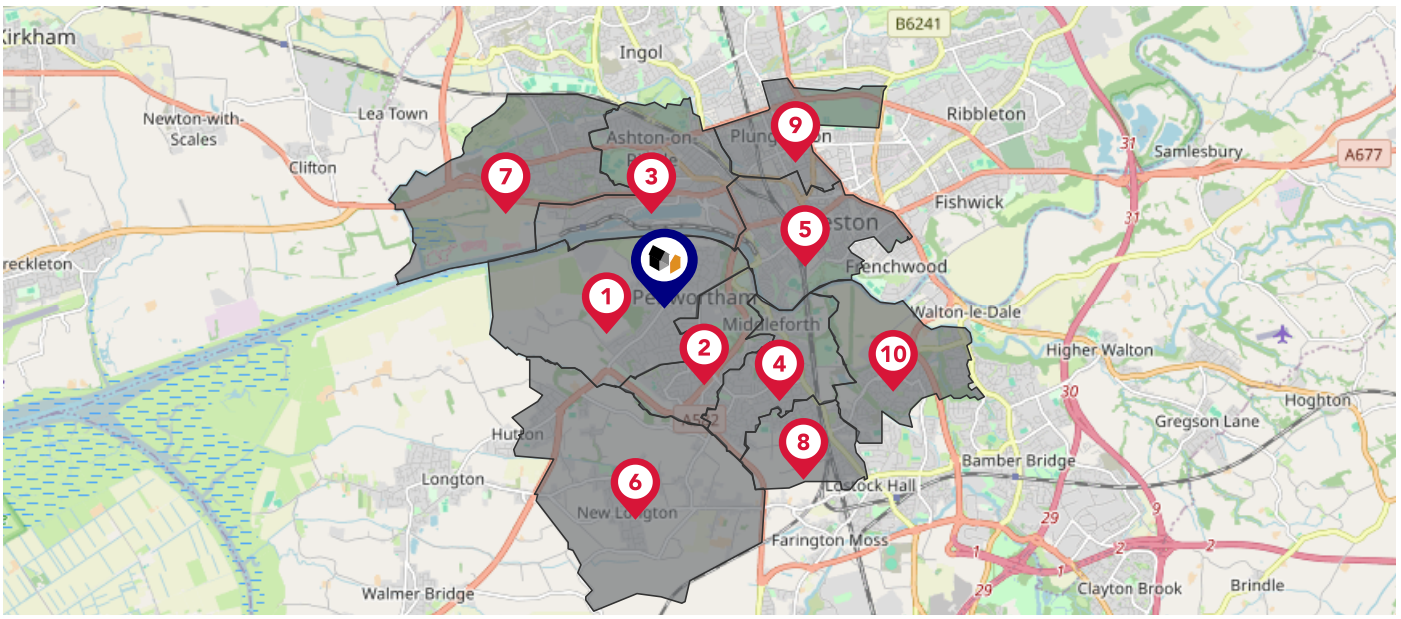
Nearby Conservation Areas

1	Penwortham
2	St Mary's
3	Fishergate Hill Conservation Area
4	Greenbank Road, Penwortham
5	Ashton Conservation Area
6	Winckley Square Conservation Area
7	Avenham Conservation Area
8	Market Place Conservation Area
9	St Ignatius Square Conservation Area
10	Deepdale Enclosure Conservation Area

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Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



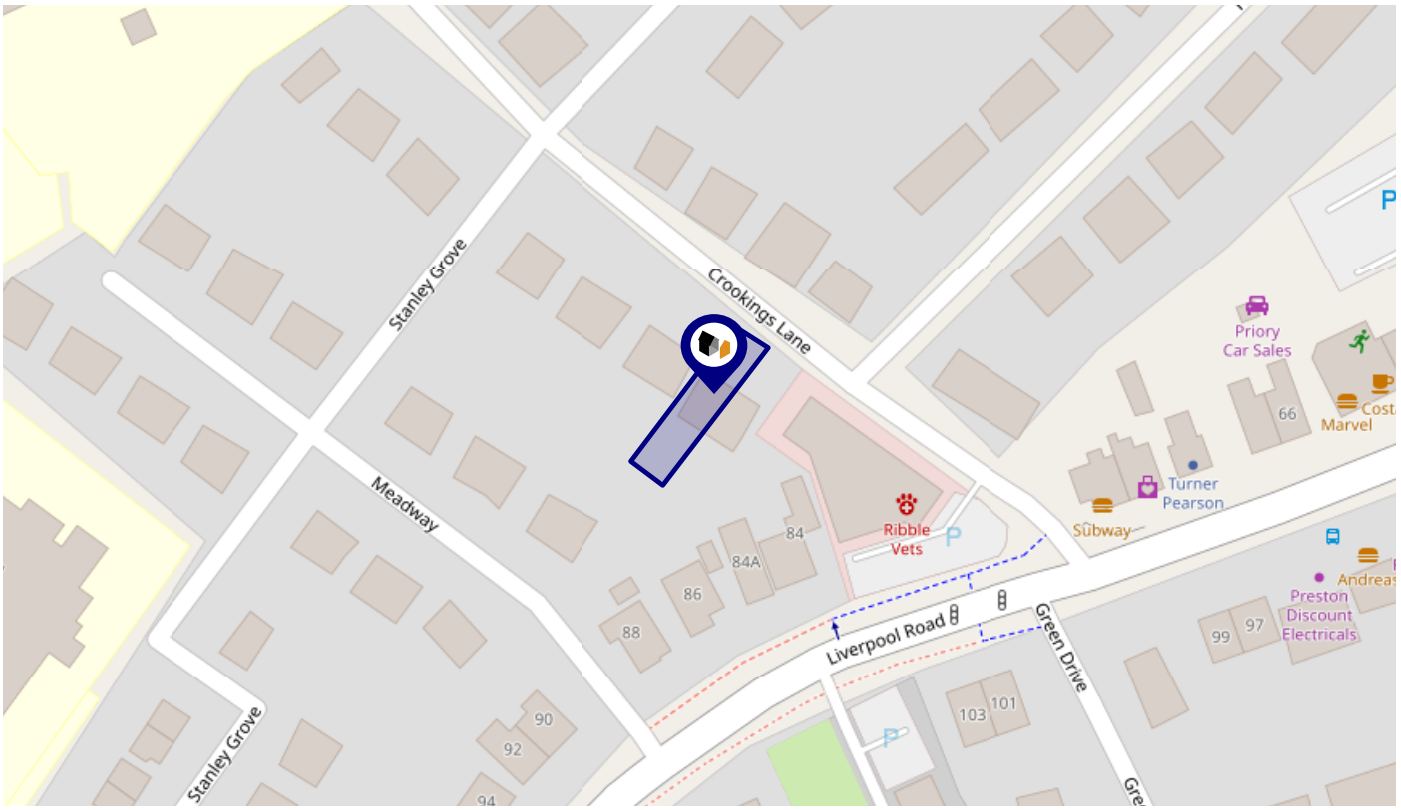
Nearby Council Wards

1	Howick & Priory Ward
2	Broad Oak Ward
3	Ashton Ward
4	Middleforth Ward
5	City Centre Ward
6	New Longton & Hutton East Ward
7	Lea & Larches Ward
8	Charnock Ward
9	Plungington Ward
10	Walton-le-Dale West Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

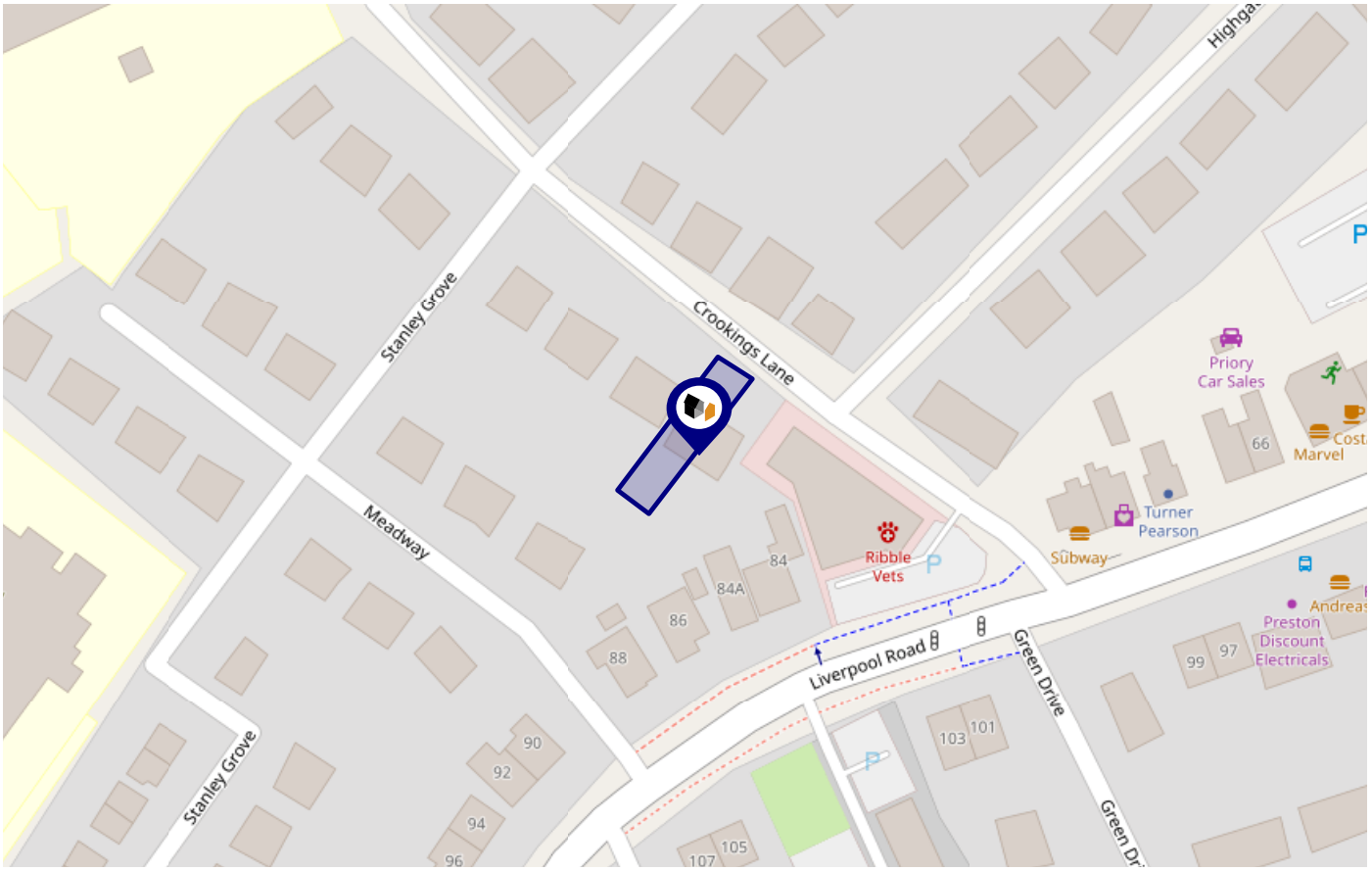
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

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Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

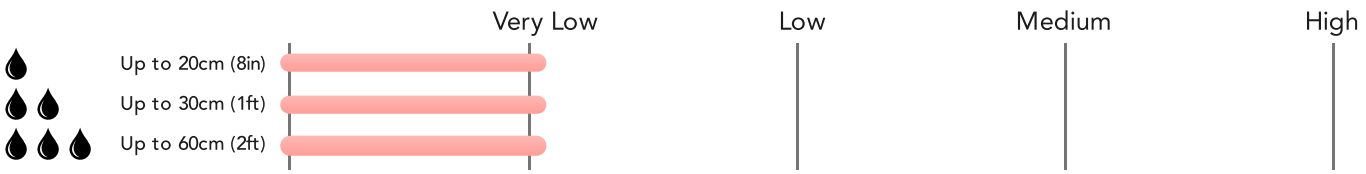


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

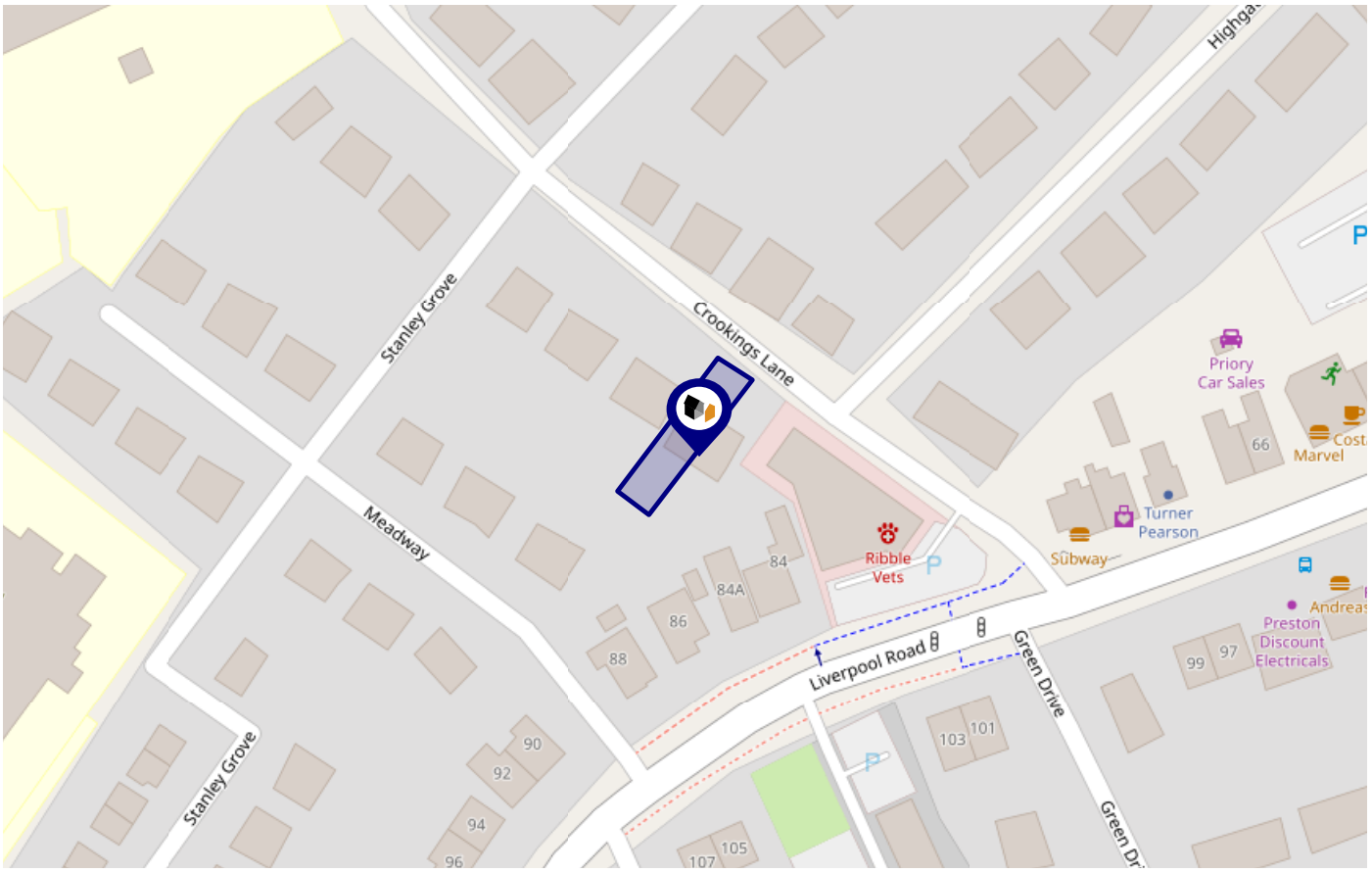
Chance of flooding to the following depths at this property:



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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

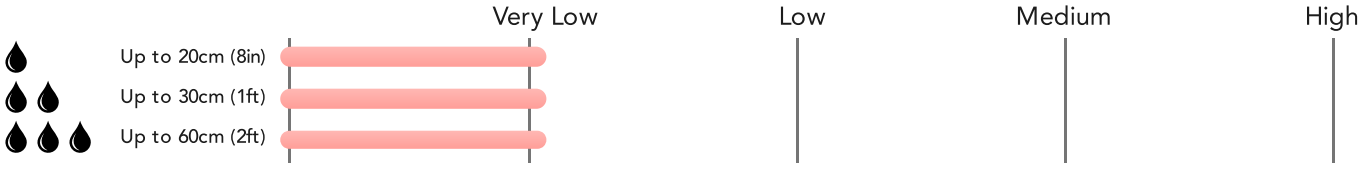


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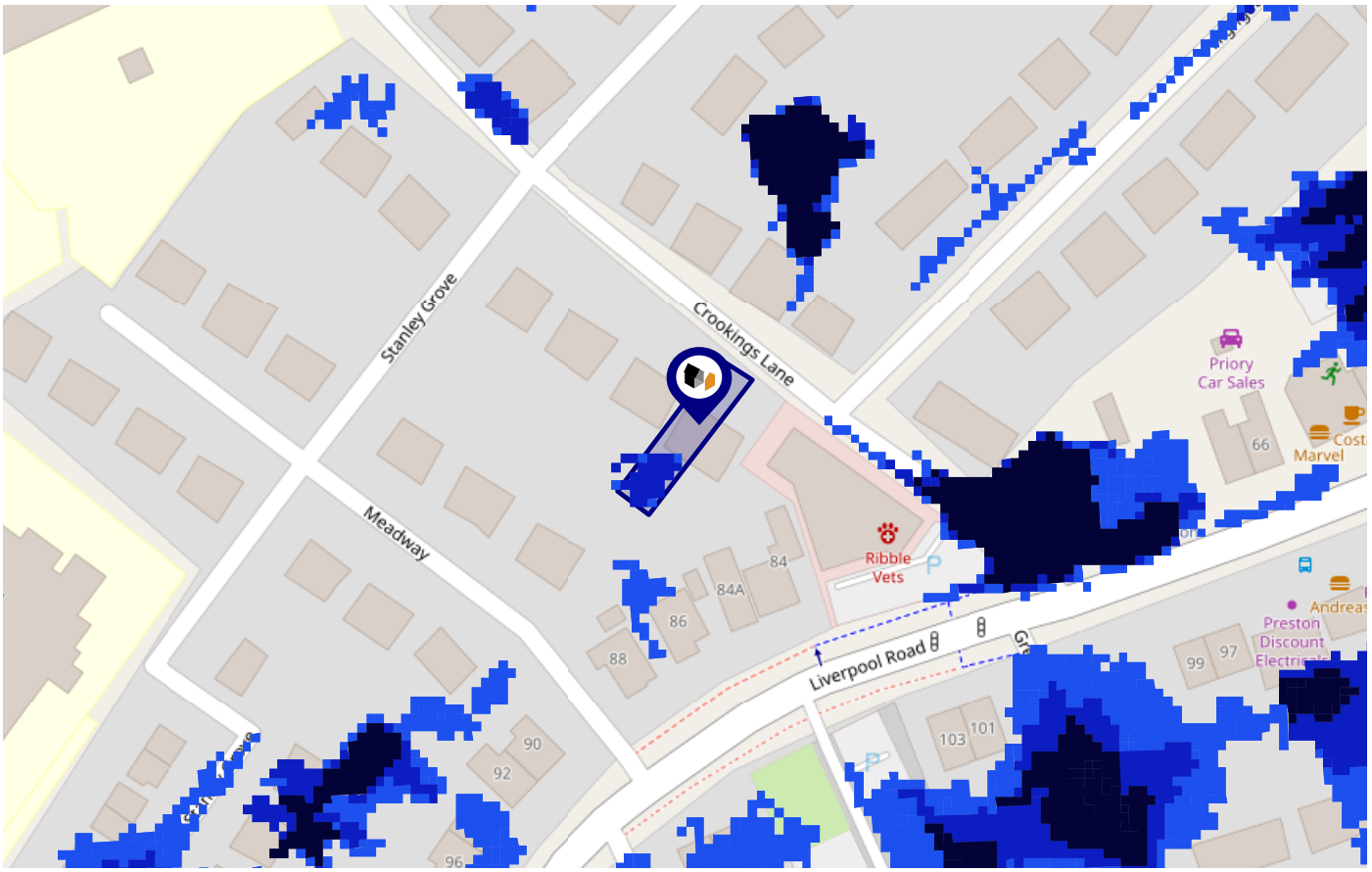
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

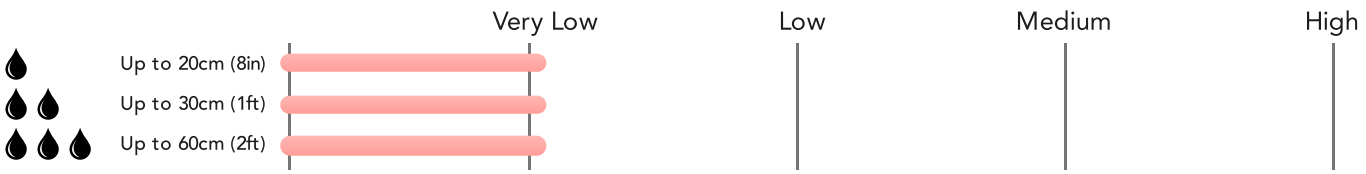


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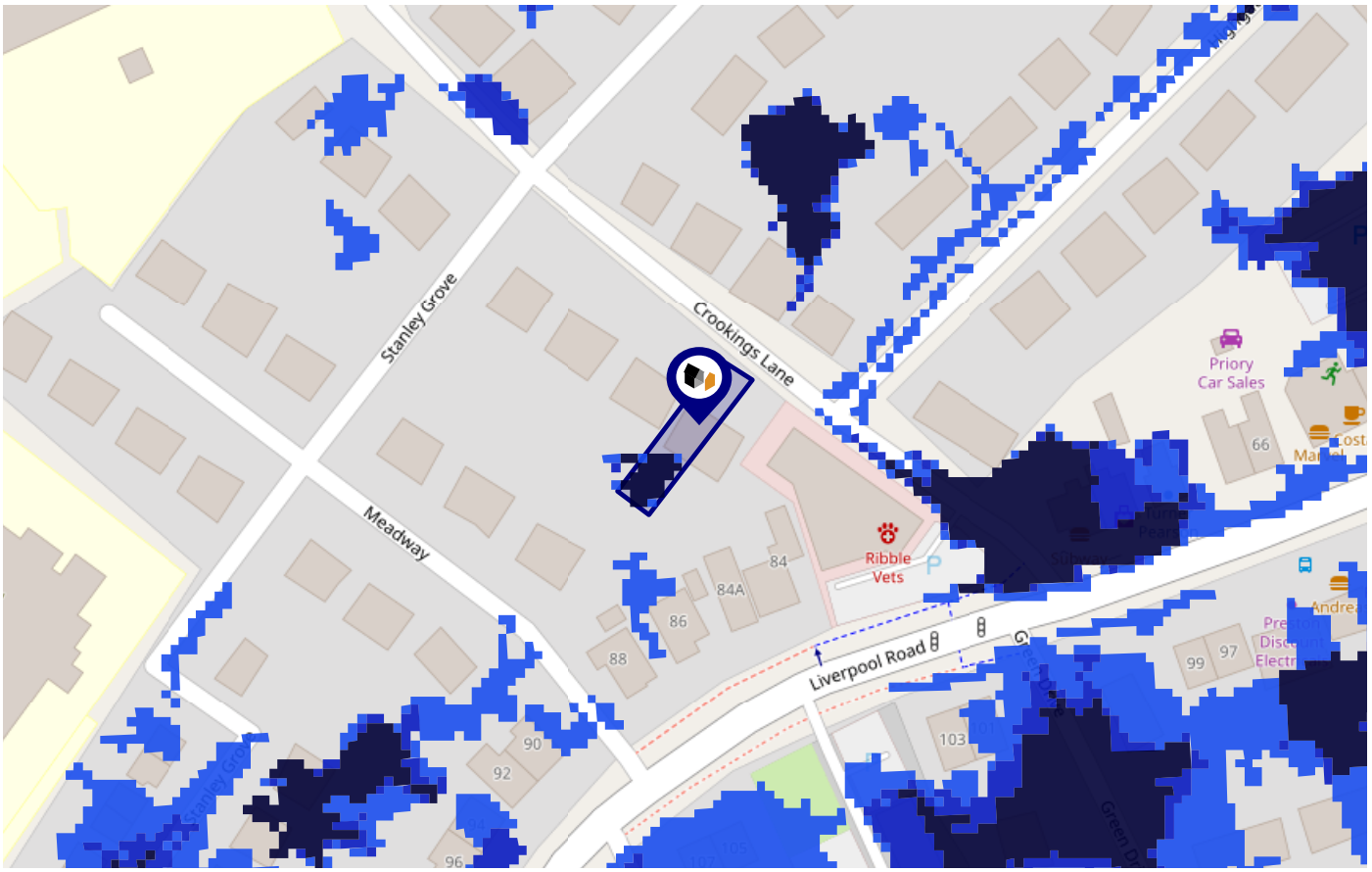
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

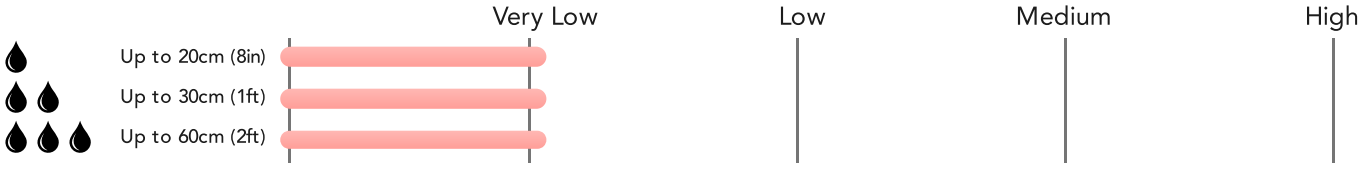


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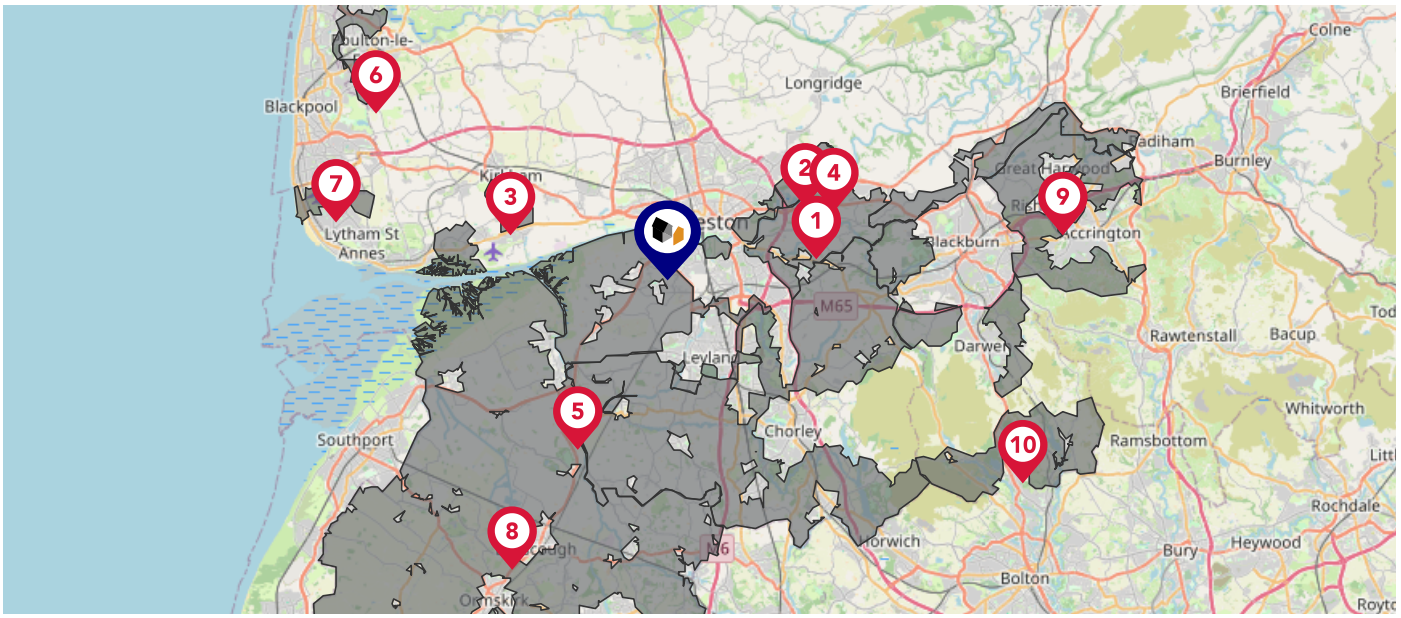
Chance of flooding to the following depths at this property:



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Maps
Green Belt

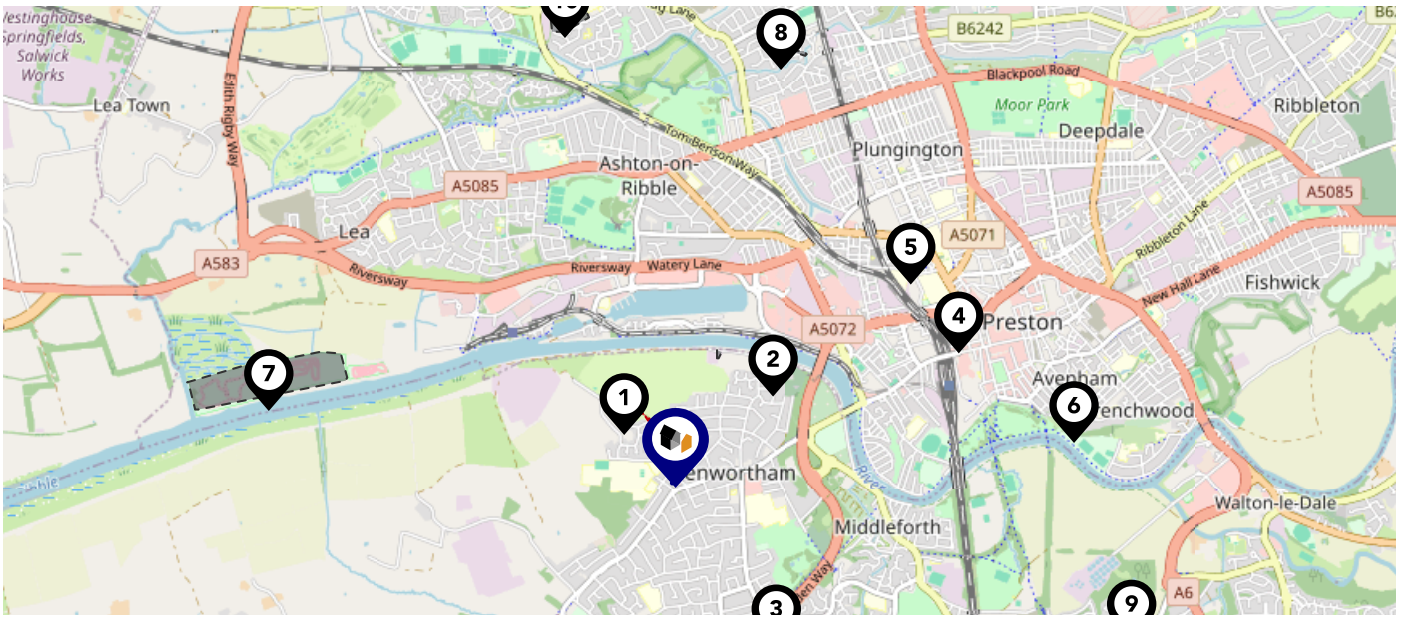
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Merseyside and Greater Manchester Green Belt - South Ribble
2	Merseyside and Greater Manchester Green Belt - Preston
3	Blackpool Green Belt - Fylde
4	Merseyside and Greater Manchester Green Belt - Ribble Valley
5	Merseyside and Greater Manchester Green Belt - Chorley
6	Blackpool Green Belt - Wyre
7	Blackpool Green Belt - Blackpool
8	Merseyside and Greater Manchester Green Belt - West Lancashire
9	Merseyside and Greater Manchester Green Belt - Hyndburn
10	Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



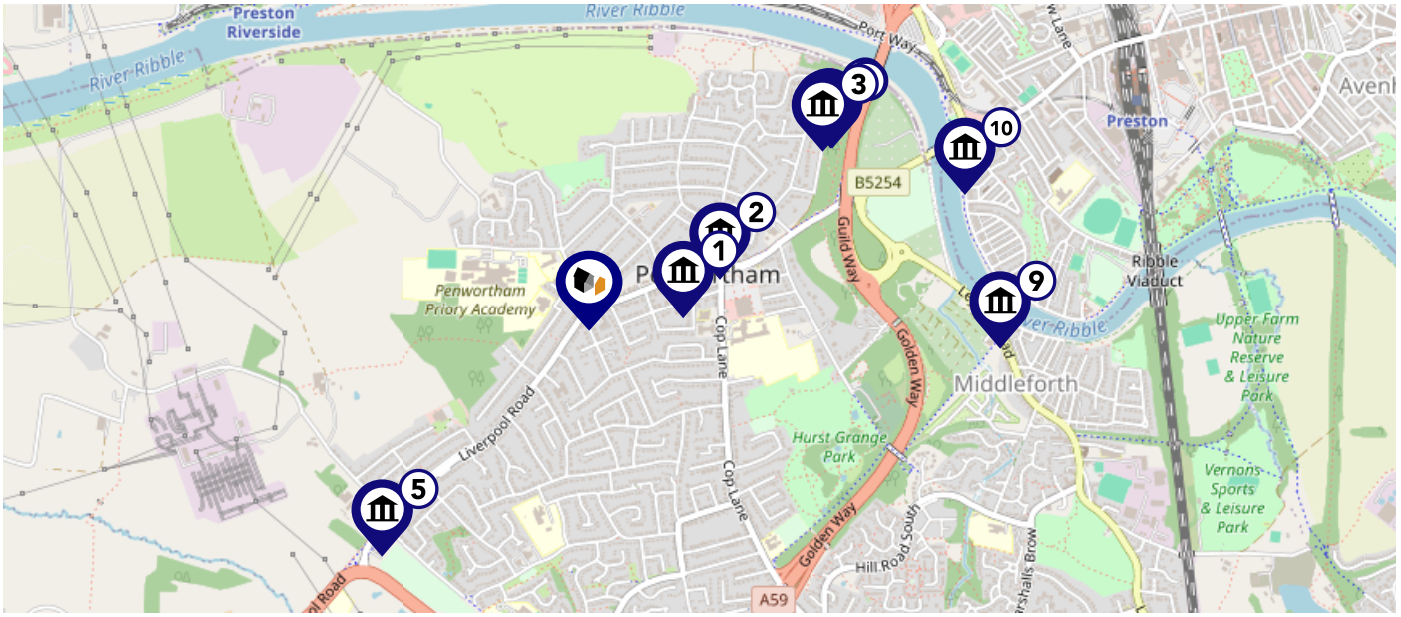
Nearby Landfill Sites

1	EA/EPR/NP3191CT/V006	Active Landfill
2	Former Penwortham Power Station-East of Penwortham Golf Course, Higher Penwortham, Preston, Lancashire	Historic Landfill
3	Land adjacent to Cop Lane Slip Road-Cop Lane, Penwortham, Preston, Lancashire	Historic Landfill
4	Corporation Street-Off Fishergate, Preston	Historic Landfill
5	Disused Canal-Maudland Bank, Preston, Lancashire	Historic Landfill
6	Land at Oxford Street-Oxford Street, Preston, Lancashire	Historic Landfill
7	Lea Marsh-Preston, Lancashire	Historic Landfill
8	Mill Bank-Lythcoe Avenue, Fulwood, Preston, Lancashire	Historic Landfill
9	Hennel Lane Sand Quarry-Hennel Lane, Walton Park, Preston, Lancashire	Historic Landfill
10	Cottam Brickworks-Tom Benson Way, Cottam Avenue, Ingol, Preston, Lancashire	Historic Landfill

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1361873 - Fleece Inn And Attached Cottage And Workshop	Grade II	0.2 miles
2 1277512 - Ivy Cottage (north Range Only)	Grade II	0.3 miles
3 1210834 - Sundial 3 Metres South Of Tower Of Church Of St Mary	Grade II	0.7 miles
4 1210839 - Stone Slab 1 Metre North Of Chancel Of Church Of St Mary	Grade II	0.7 miles
5 1073061 - Howick Cross At Sd 508 275	Grade II	0.7 miles
6 1073059 - Gravestone 2 Metres From South East Corner Of Chancel Of Church Of St Mary	Grade II	0.7 miles
7 1361872 - Tomb Chest Circa 5 Metres South Of Chancel Of Church Of St Mary	Grade II	0.7 miles
8 1073058 - Church Of St Mary	Grade II	0.7 miles
9 1210865 - Old Penwortham Bridge	Grade II	0.9 miles
10 1207245 - 3-8, Broadgate (see Details For Further Address Information)	Grade II	0.9 miles

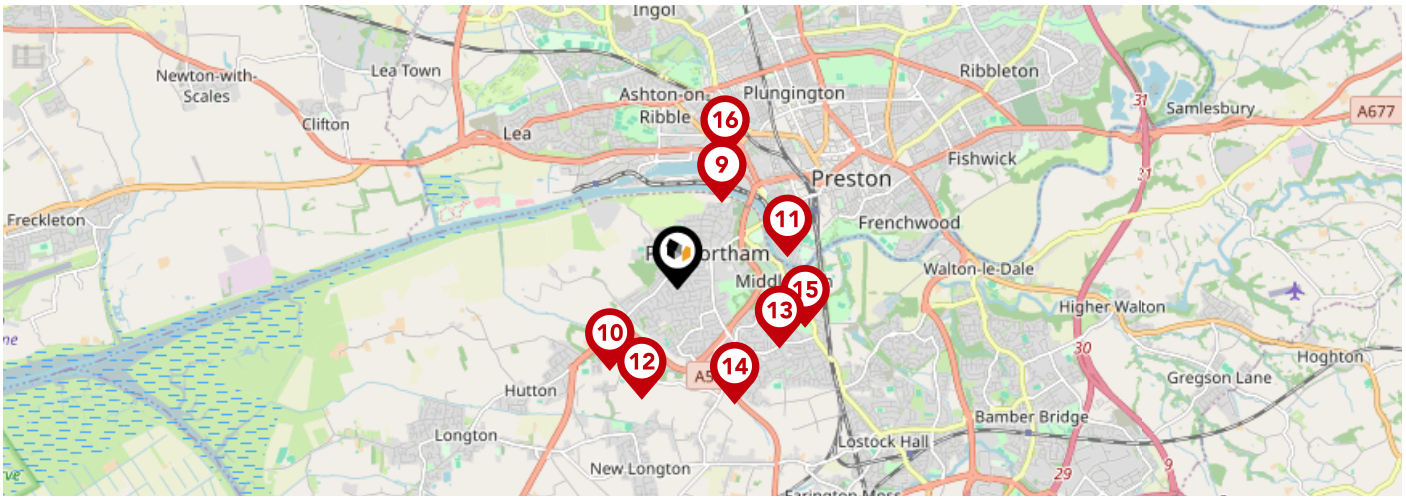
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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Penwortham Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.03	☐	☑	☐	☐	☐
2	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.13	☐	☑	☐	☐	☐
3	Penwortham Priory Academy Ofsted Rating: Good | Pupils: 762 | Distance:0.21	☐	☐	☑	☐	☐
4	Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:0.31	☐	☐	☑	☐	☐
5	Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:0.5	☐	☑	☐	☐	☐
6	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding | Pupils: 208 | Distance:0.58	☐	☑	☐	☐	☐
7	All Hallows Catholic High School Ofsted Rating: Outstanding | Pupils: 912 | Distance:0.74	☐	☐	☑	☐	☐
8	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:0.83	☐	☐	☑	☐	☐

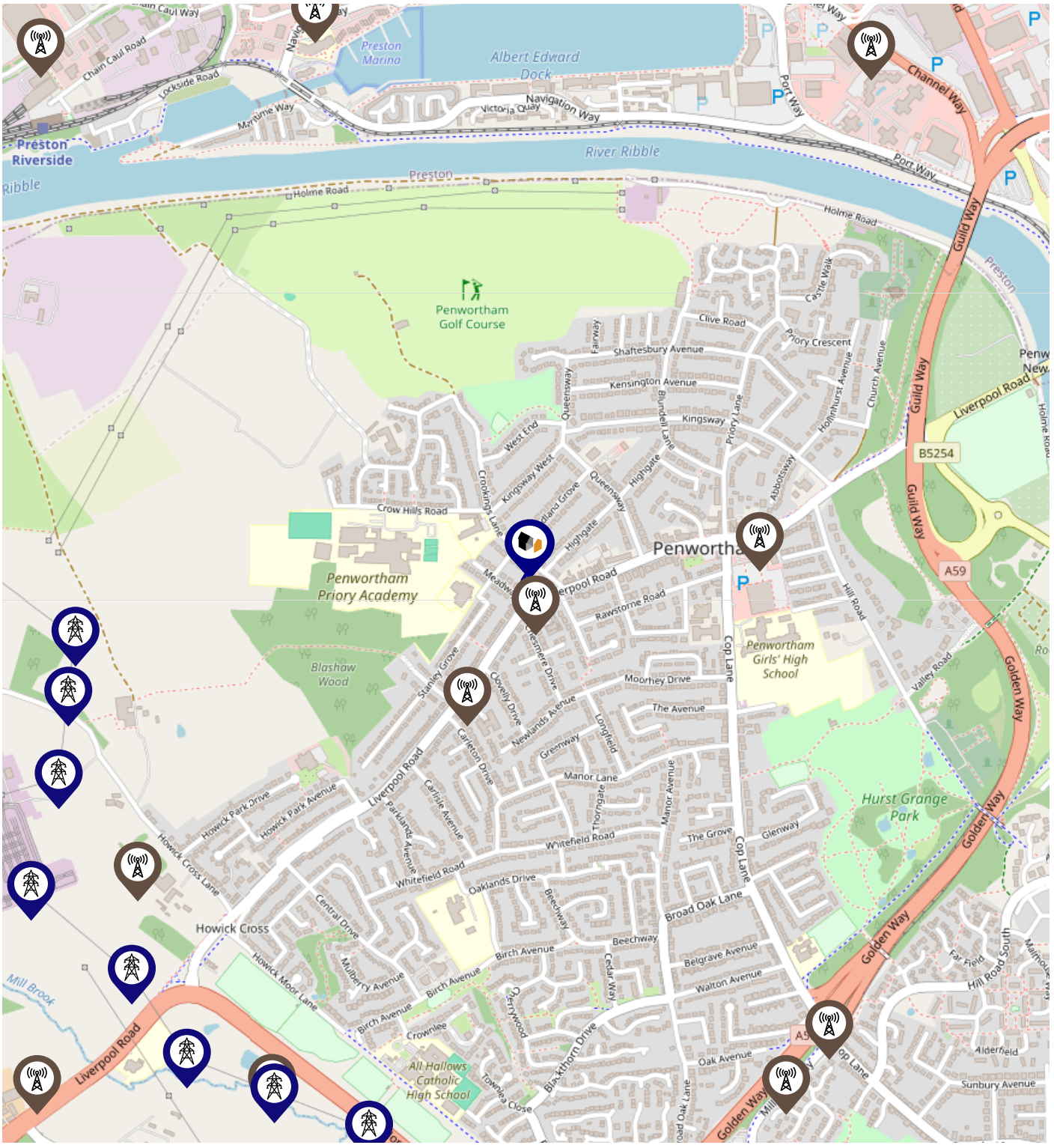
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:0.85	☐	☐	☑	☐	☐
10 Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:0.93	☐	☑	☐	☐	☐
11 St Stephen's CofE School Ofsted Rating: Good | Pupils: 351 | Distance:1.01	☐	☑	☐	☐	☐
12 Ashbridge Independent School Ofsted Rating: Not Rated | Pupils: 551 | Distance:1.02	☐	☑	☐	☐	☐
13 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good | Pupils: 205 | Distance:1.04	☐	☑	☐	☐	☐
14 Penwortham Broad Oak Primary School Ofsted Rating: Good | Pupils: 201 | Distance:1.13	☐	☑	☐	☐	☐
15 St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement | Pupils: 190 | Distance:1.17	☐	☑	☐	☐	☐
16 Sacred Heart Catholic Primary School Ofsted Rating: Good | Pupils: 209 | Distance:1.22	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

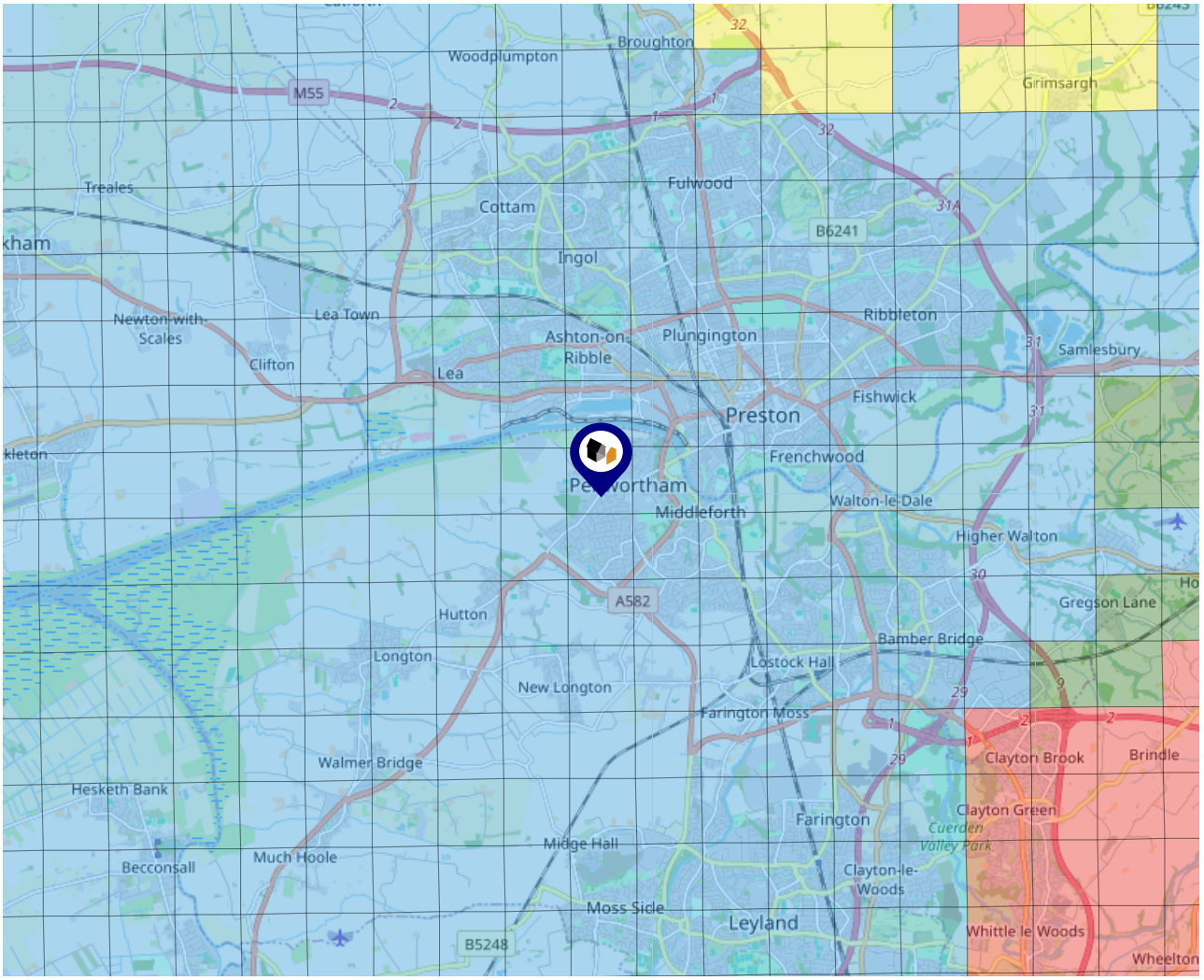
- Power Pylons
- Communication Masts

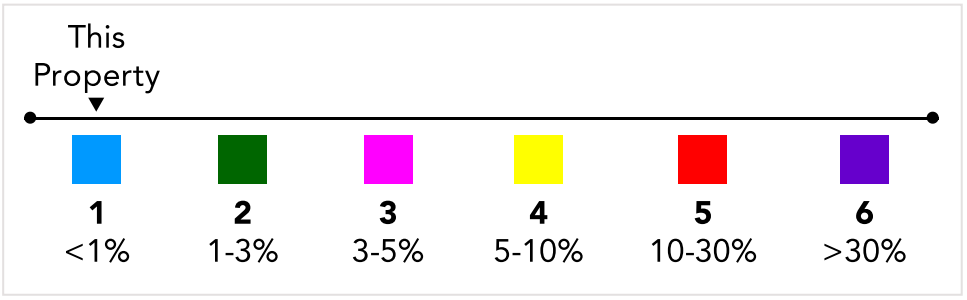
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Environment
Radon Gas

What is Radon?

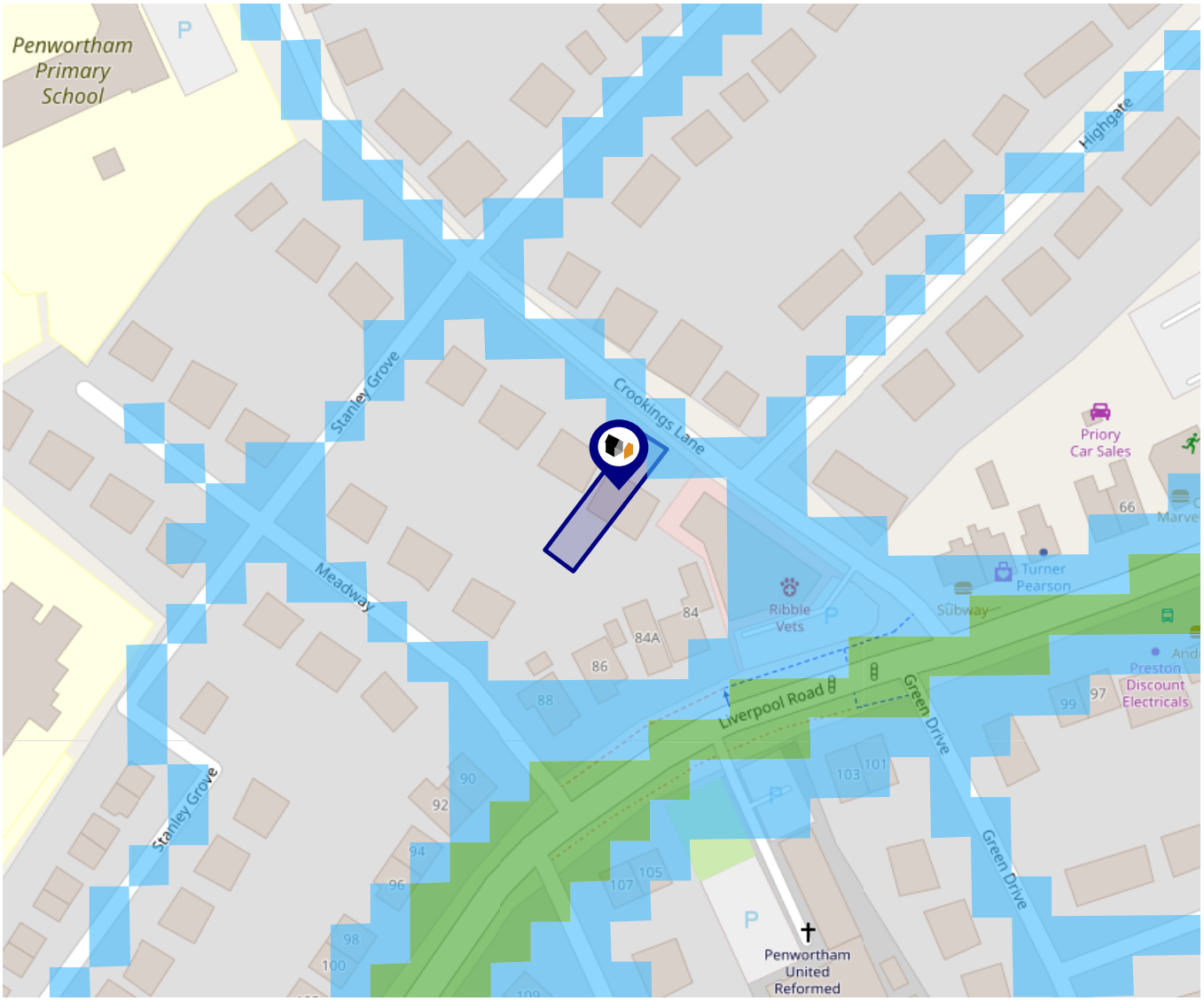
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

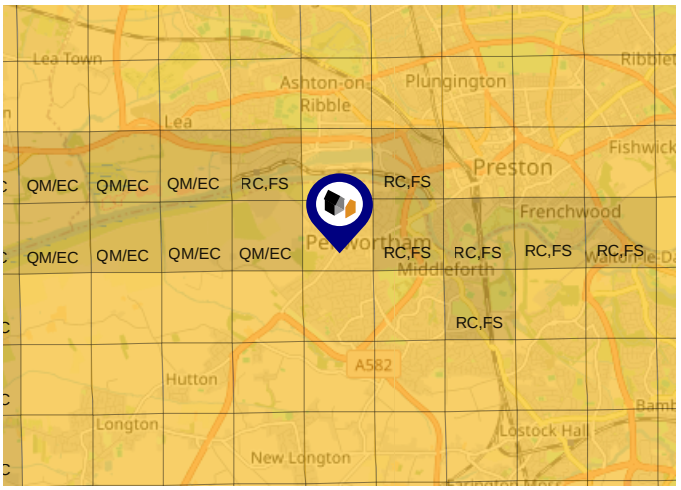
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

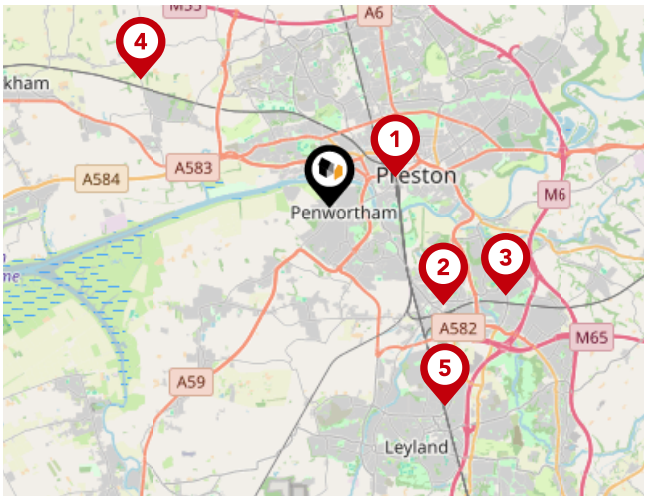


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

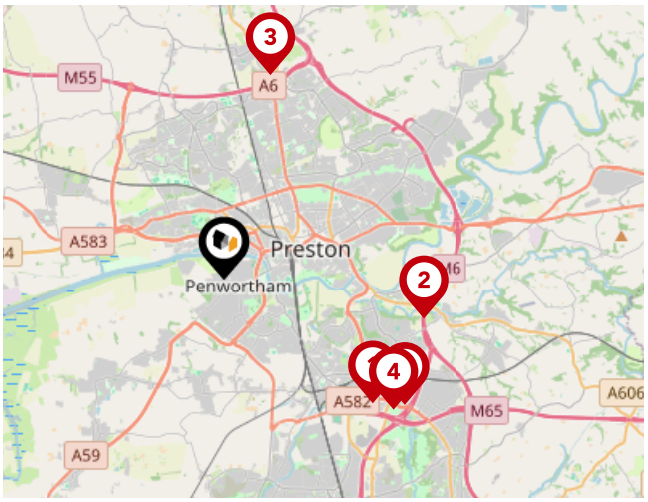
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Area
Transport (National)



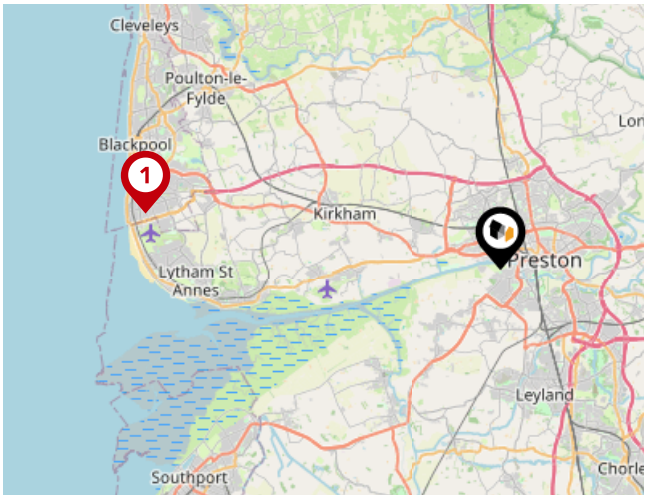
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.27 miles
2	Lostock Hall Rail Station	2.64 miles
3	Bamber Bridge Rail Station	3.46 miles
4	Salwick Rail Station	3.97 miles
5	Leyland Rail Station	4.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	3.41 miles
2	M6 J30	3.57 miles
3	M55 J1	3.66 miles
4	M65 J1	3.76 miles
5	M6 J29	3.86 miles

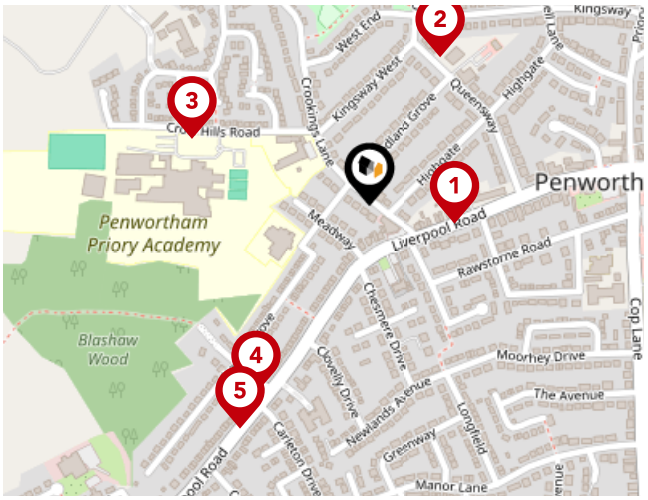


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.62 miles

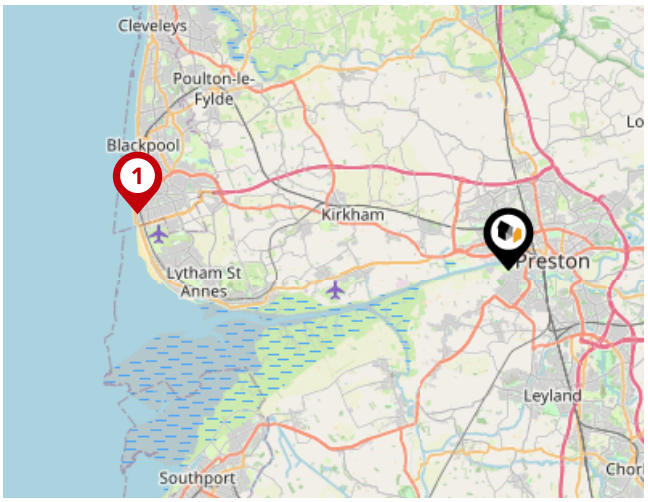
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Area
Transport (Local)



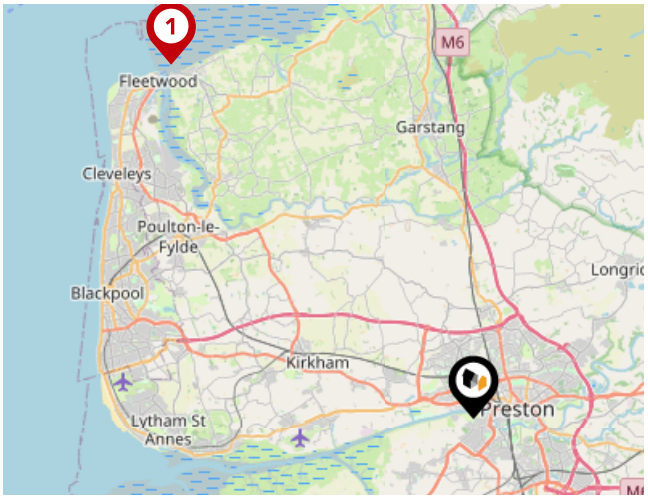
Bus Stops/Stations

Pin	Name	Distance
1	Crookings Lane	0.09 miles
2	St Teresa's Church	0.18 miles
3	Priory Tech College	0.2 miles
4	Blashaw Lane	0.23 miles
5	Carleton Drive	0.28 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	13.19 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.3 miles

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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.

Roberts & Co
Testimonials

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.

Powered by sprift
Know any property instantly

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail