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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th October 2026



LOCKSIDE ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2

Roberts & Co

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The Property Ombudsman

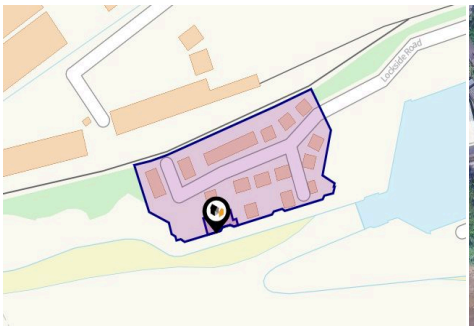
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Introduction
Our Comments

* Three-Bedroom Home with Beautiful Lockside Views * 25% Shared Ownership
Enjoying beautiful views overlooking Lockside, this attractive three-bedroom home is ideally situated close to Preston Quayside and the popular Preston Docks area. Available on a 25% shared ownership basis, this property offers an excellent opportunity for buyers looking to take their first step onto the property ladder.The ground floor features a generous living room, complete with a charming bay window that takes full advantage of the lovely waterside views, creating a bright and welcoming space in which to relax.To the rear, there is a spacious fitted dining kitchen, offering a stylish and contemporary setting for everyday living and entertaining. The kitchen benefits from integrated appliances, including an electric oven, gas hob and fridge freezer. A separate utility room provides valuable additional space for laundry and household essentials, while a convenient downstairs WC adds to the practicality of the layout.To the first floor, there are three well-proportioned bedrooms, with bedrooms one and two enjoying attractive views overlooking the river. The family bathroom completes the accommodation.Externally, the property benefits from driveway parking for two vehicles, together with a wraparound garden providing outdoor space to enjoy.The location is a particular highlight, with Preston Docks and Quayside nearby, offering a variety of local amenities, shops, restaurants and leisure facilities. Excellent transport connections also provide convenient access to Preston city centre and the surrounding areas.A fantastic opportunity to enjoy waterside living in a well-connected location, with the added benefit of purchasing through a 25% shared ownership scheme.

Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Leasehold
Bedrooms:	3		
Floor Area:	818 ft^2 / 76 m^2		
Plot Area:	2.37 acres		
Council Tax :	Band C		
Annual Estimate:	£2,290		
Title Number:	LAN168864		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10 mb/s	42 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗
BT	sky	Virgin media

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Property
Multiple Title Plans

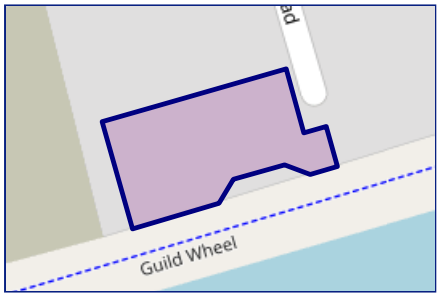
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



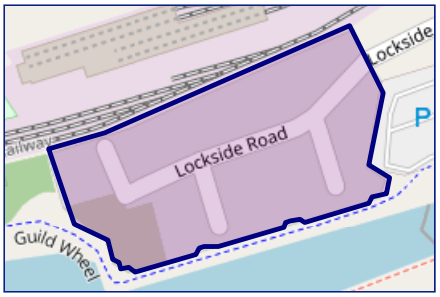
LA822691

Leasehold Title Plans



LAN168864

Start Date:	03/08/2015
End Date:	01/06/2140
Lease Term:	125 years from 1 June 2015
Term Remaining:	113 years



LAN29593

Start Date:	23/01/2006
End Date:	24/01/2256
Lease Term:	250 years from 24 January 2006
Term Remaining:	229 years

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Gallery
Photos















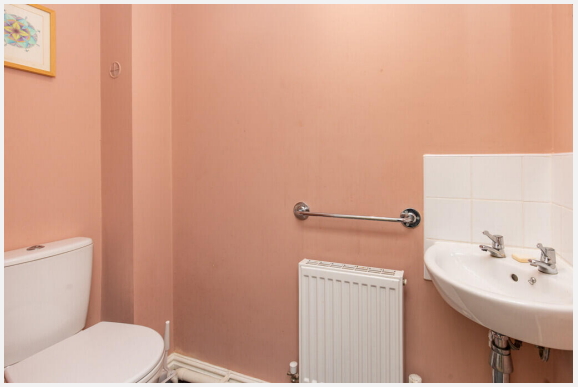


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Gallery
Photos









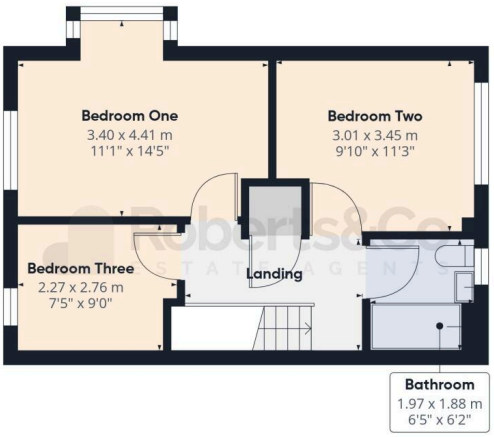
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Gallery
Floorplan

LOCKSIDE ROAD, ASHTON-ON-RIBBLE, PRESTON, PR2



Ground Floor





Floor 1

Approximate total area(1)

78 m²

841 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

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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Approximate total area(1)
37.3 m²
403 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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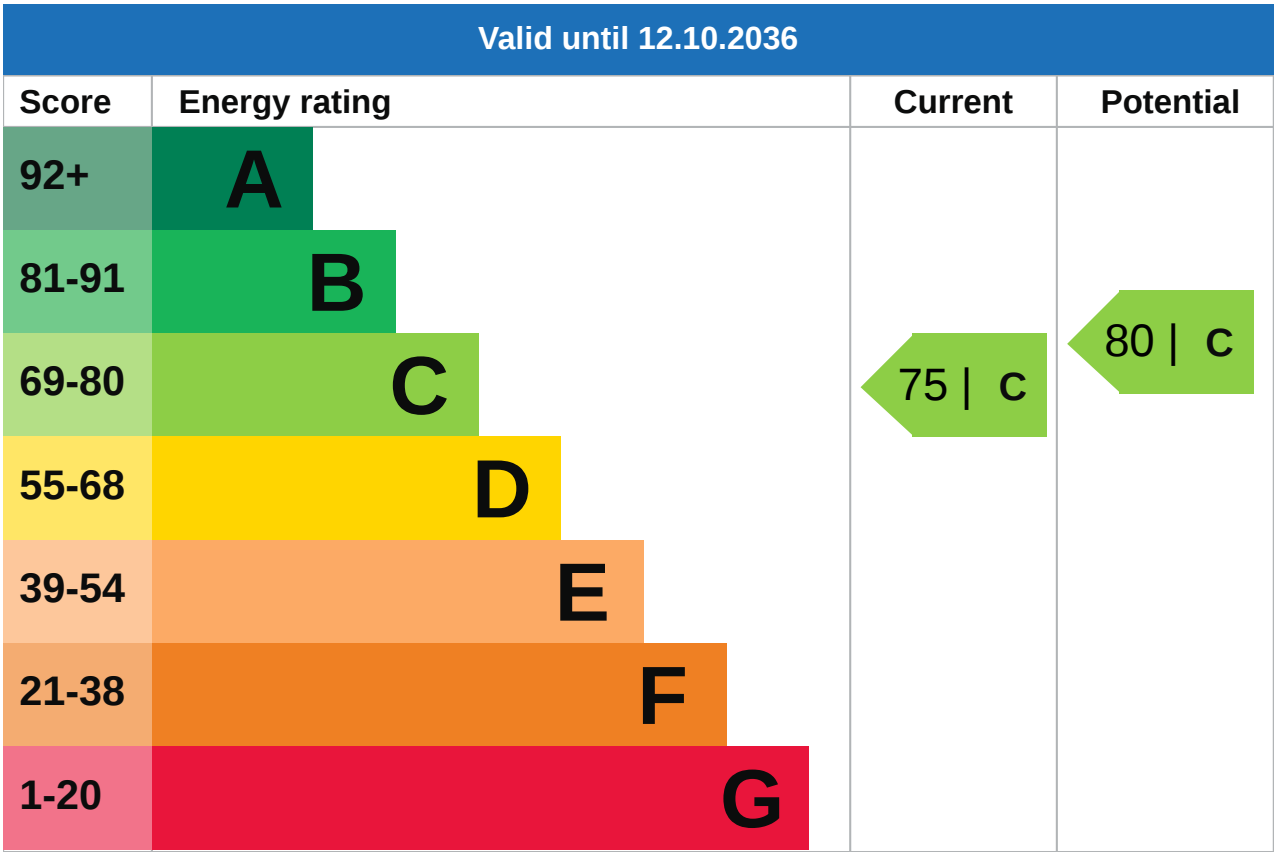
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Ashton-On-Ribble, PRESTON,

Energy rating

C

Valid until 12.10.2036



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EPC - Additional Data

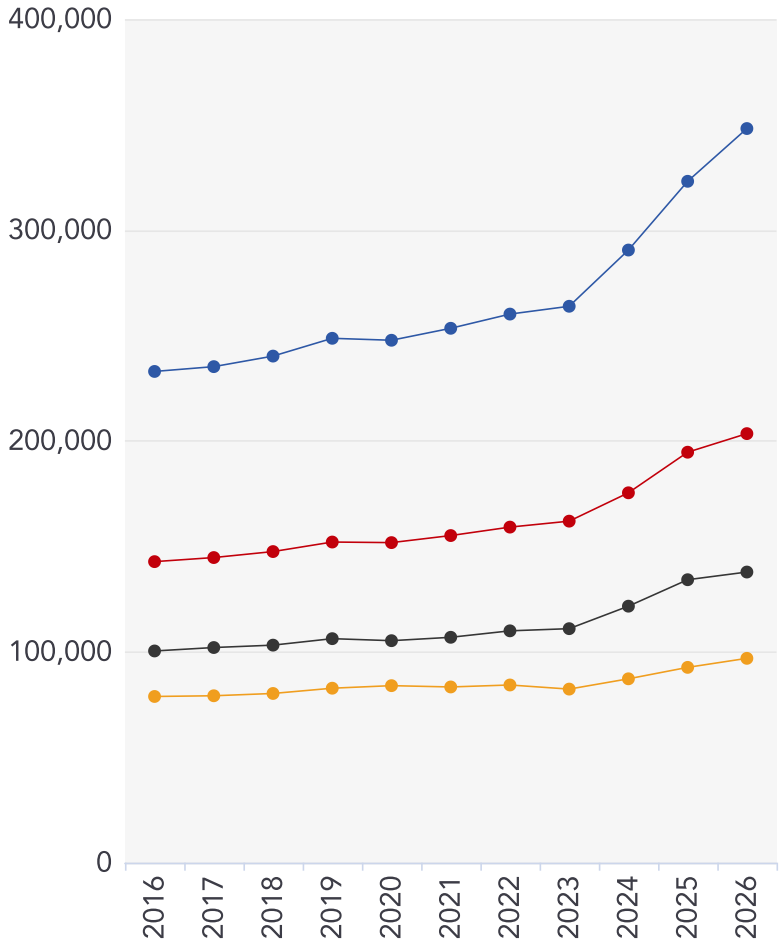
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	76 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+49.45%

Semi-Detached

+42.52%

Terraced

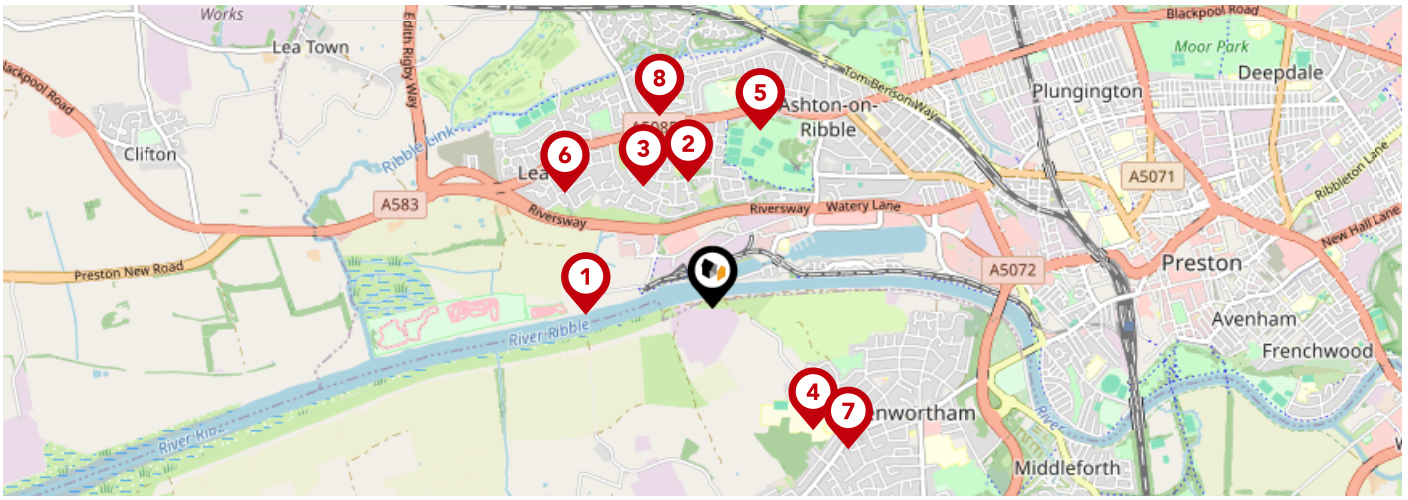
+37.28%

Flat

+22.94%

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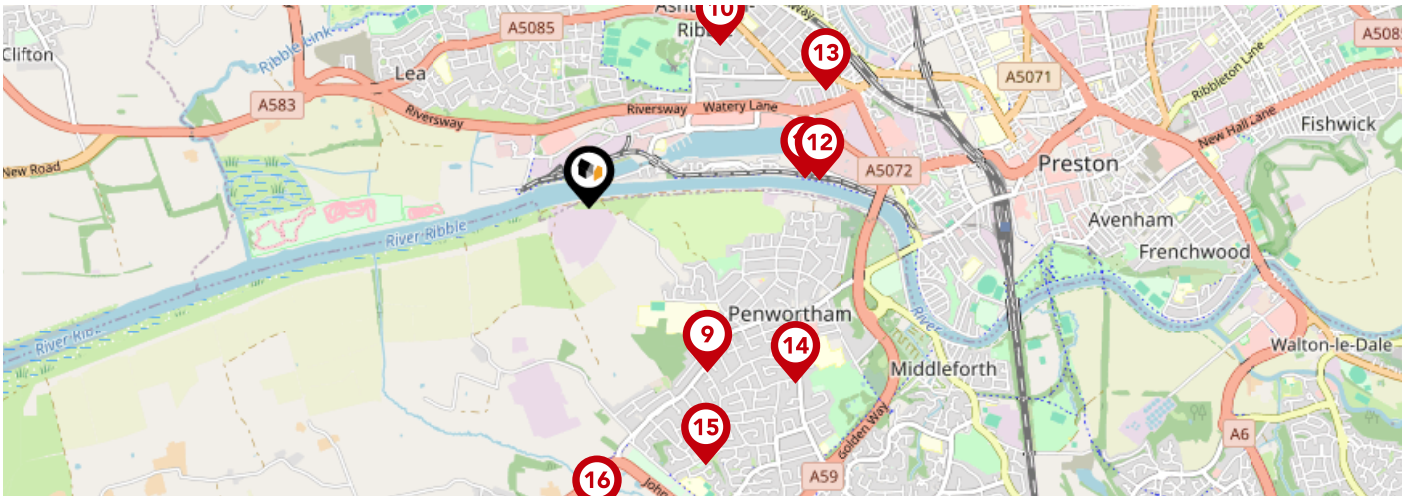
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Pioneer TEC Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.56	☐	☐	☑	☐	☐
2	Royal Cross Primary School Ofsted Rating: Outstanding | Pupils: 26 | Distance:0.56	☐	☑	☐	☐	☐
3	Lea Community Primary School Ofsted Rating: Good | Pupils: 253 | Distance:0.61	☐	☑	☐	☐	☐
4	Penwortham Priory Academy Ofsted Rating: Good | Pupils: 762 | Distance:0.69	☐	☐	☑	☐	☐
5	Ashton Community Science College Ofsted Rating: Good | Pupils: 854 | Distance:0.81	☐	☐	☑	☐	☐
6	St Bernard's Catholic Primary School, Preston Ofsted Rating: Good | Pupils: 235 | Distance:0.82	☐	☑	☐	☐	☐
7	Penwortham Primary School Ofsted Rating: Good | Pupils: 201 | Distance:0.86	☐	☑	☐	☐	☐
8	Ashton Primary School Ofsted Rating: Good | Pupils: 199 | Distance:0.87	☐	☑	☐	☐	☐

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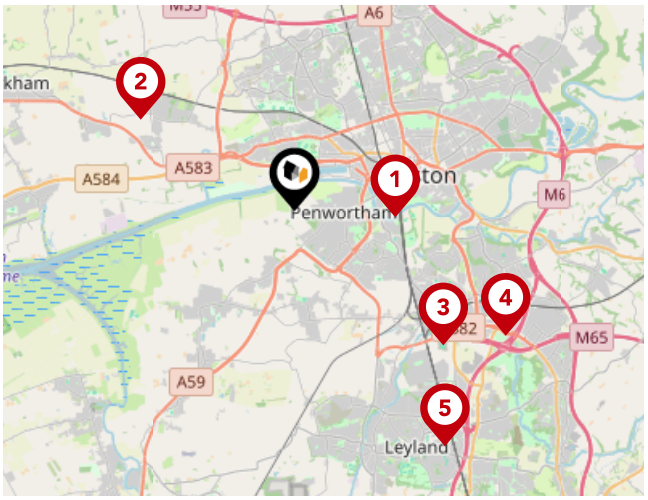
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good | Pupils: 275 | Distance:0.89	☐	☑	☐	☐	☐
10	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding | Pupils: 425 | Distance:0.91	☐	☑	☐	☐	☐
11	The Limes School Ofsted Rating: Good | Pupils: 5 | Distance:0.95	☐	☐	☑	☐	☐
12	Cedar Lodge School Ofsted Rating: Outstanding | Pupils: 2 | Distance:1.02	☐	☐	☑	☐	☐
13	Sacred Heart Catholic Primary School Ofsted Rating: Good | Pupils: 209 | Distance:1.16	☐	☑	☐	☐	☐
14	Penwortham Girls' High School Ofsted Rating: Outstanding | Pupils: 801 | Distance:1.18	☐	☐	☑	☐	☐
15	Whitefield Primary School Ofsted Rating: Good | Pupils: 370 | Distance:1.24	☐	☑	☐	☐	☐
16	Howick Church Endowed Primary School Ofsted Rating: Good | Pupils: 107 | Distance:1.35	☐	☑	☐	☐	☐

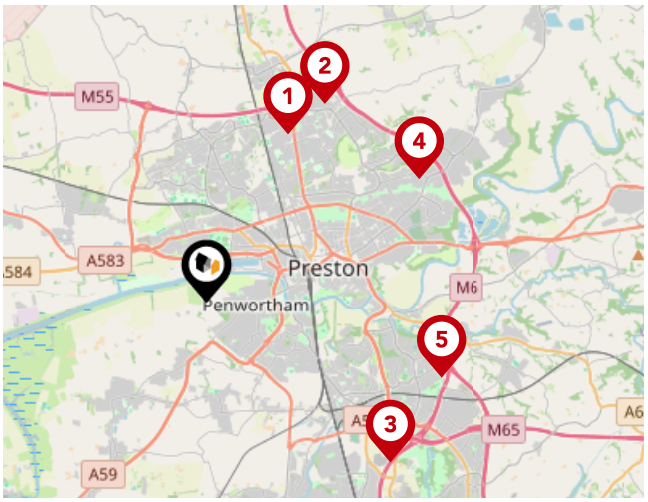
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Area
Transport (National)



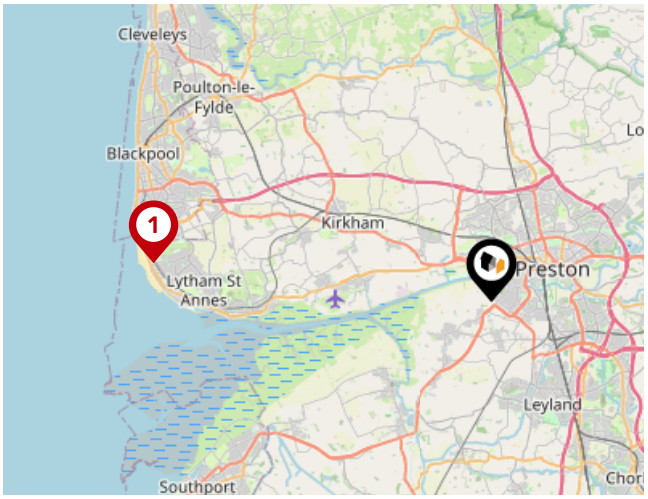
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.78 miles
2	Salwick Rail Station	3.1 miles
3	Lostock Hall Rail Station	3.53 miles
4	Bamber Bridge Rail Station	4.3 miles
5	Leyland Rail Station	4.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	3.26 miles
2	M6 J32	4.06 miles
3	M65 J1A	4.29 miles
4	M6 J31A	4.32 miles
5	M6 J30	4.33 miles

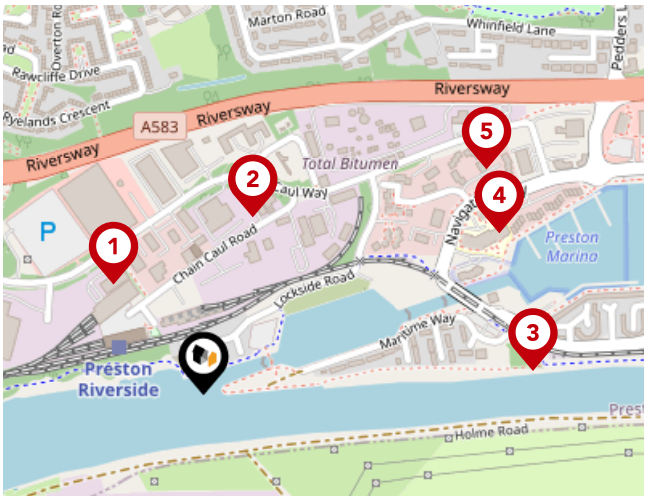


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.91 miles

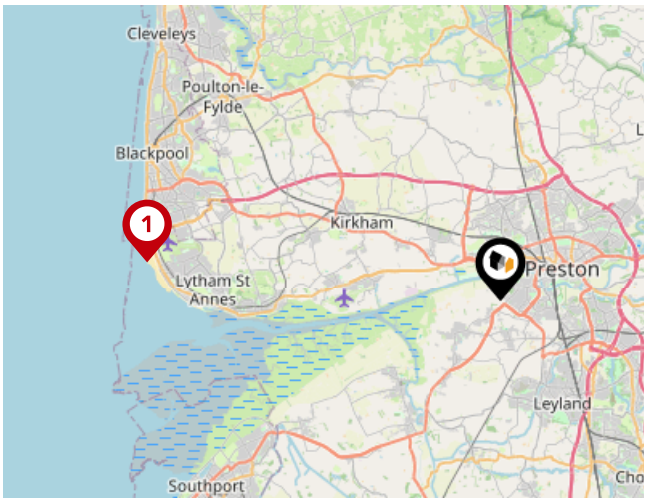
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Area
Transport (Local)



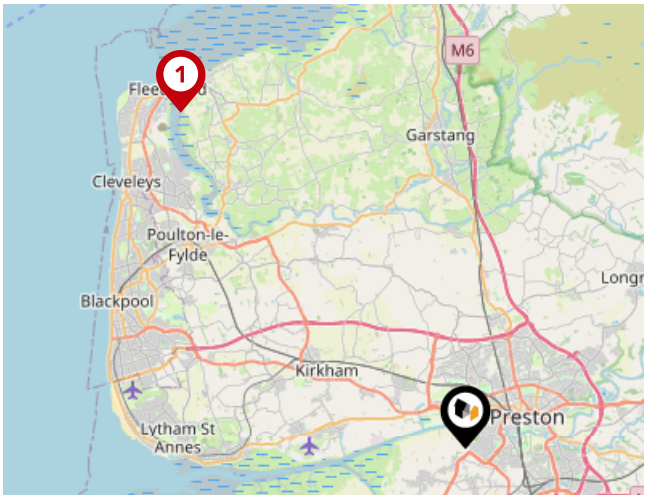
Bus Stops/Stations

Pin	Name	Distance
1	Makro	0.15 miles
2	Leeward Road	0.2 miles
3	Maritime Way	0.36 miles
4	Business Village	0.36 miles
5	Chain Caul Way	0.39 miles



Local Connections

Pin	Name	Distance
1	Starr Gate (Blackpool Tramway)	12.5 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	15.42 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

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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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