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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



LANDSMOOR DRIVE, LONGTON, PRESTON, PR4

Lawrence Rooney Estate Agents

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.04 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,744		
Title Number:	LA967416		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Landsmoor Drive, Longton, PR4

Energy rating

D

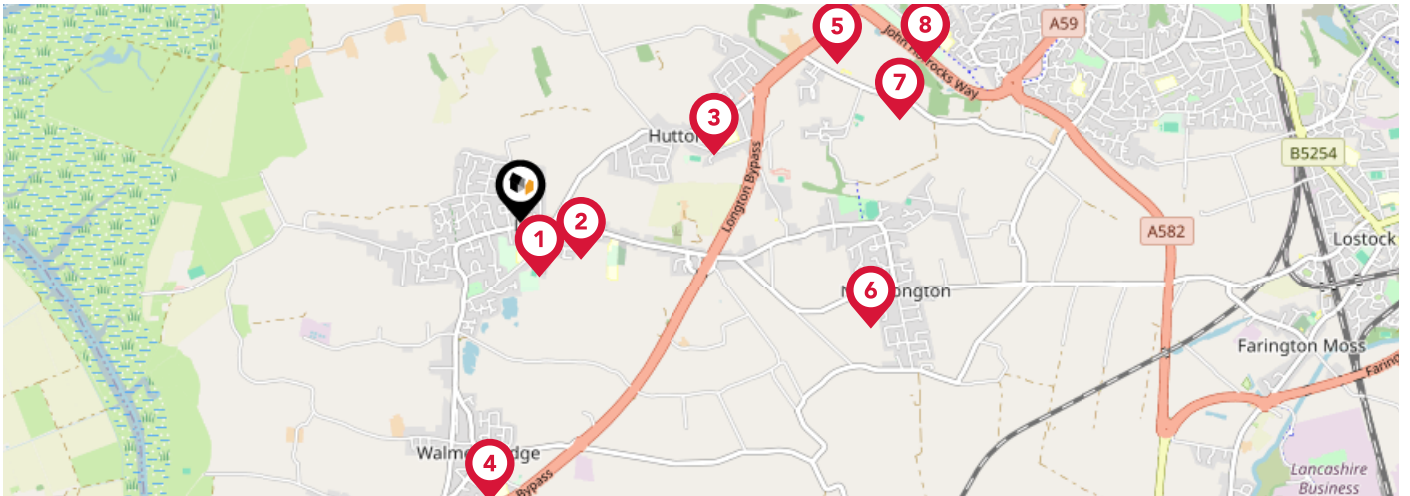
Valid until 16.12.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

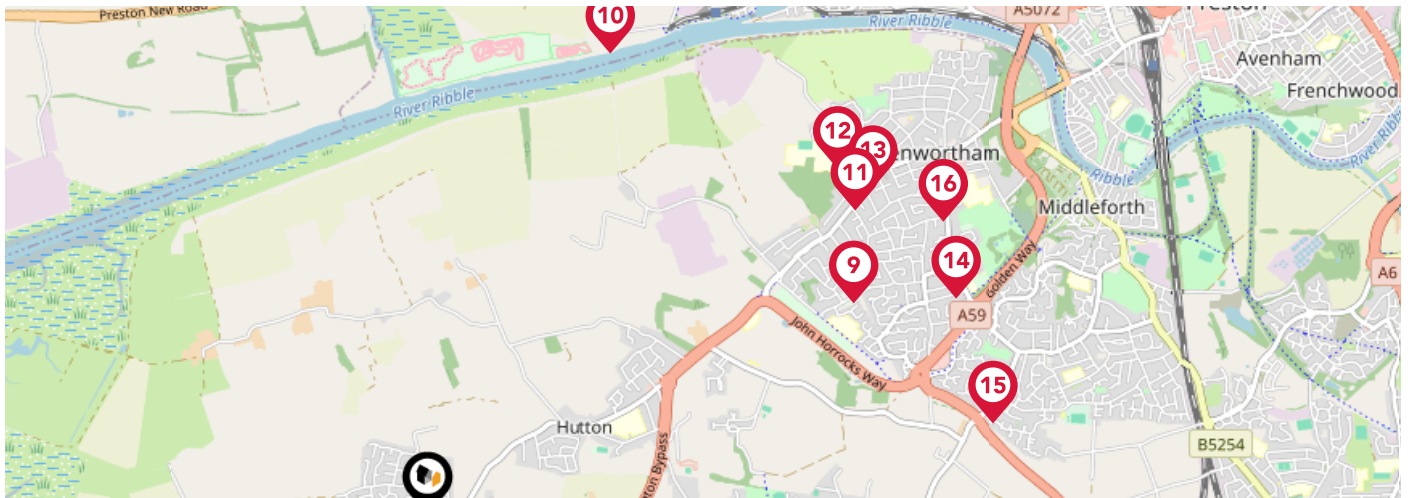
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Roof room(s), insulated
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Longton Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Little Hoole Primary School Ofsted Rating: Good Pupils: 192 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:1.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:1.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:1.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:1.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

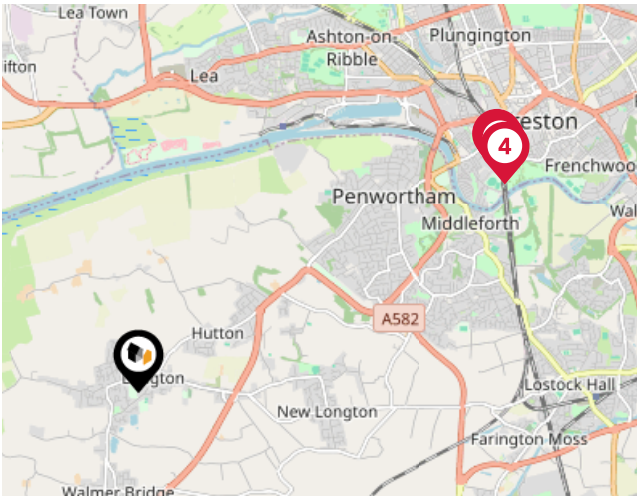
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:2.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Pioneer TEC Ofsted Rating: Not Rated Pupils:0 Distance:2.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:2.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:2.35</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:2.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:2.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:2.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:2.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

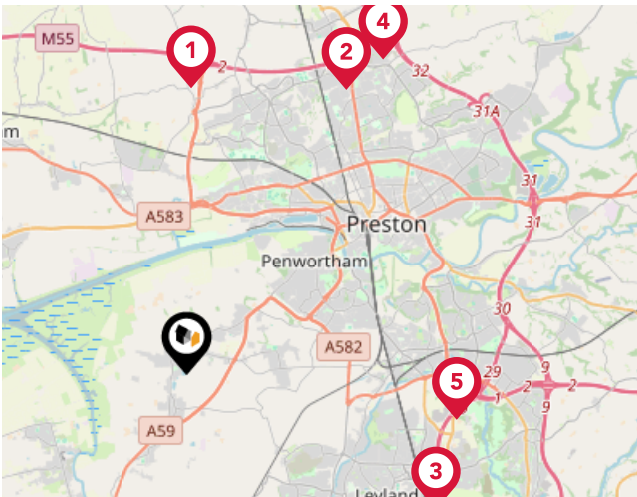
Area

Transport (National)



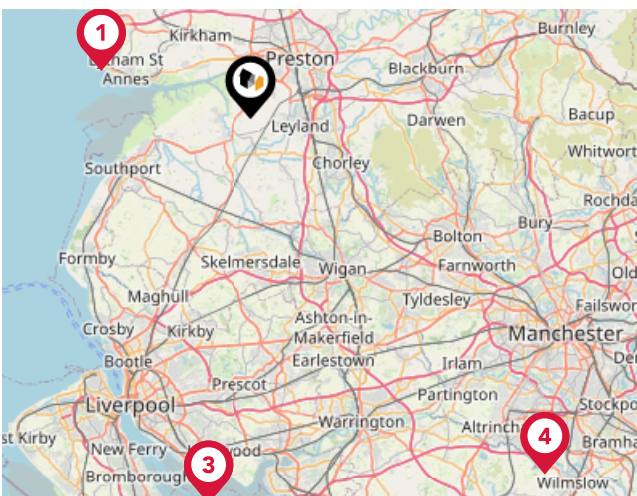
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	3.69 miles
2	Rail Station	3.7 miles
3	Preston Rail Station	3.7 miles
4	Rail Station	3.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J2	5.01 miles
2	M55 J1	5.72 miles
3	M6 J28	4.99 miles
4	M6 J32	6.53 miles
5	M65 J1A	4.82 miles

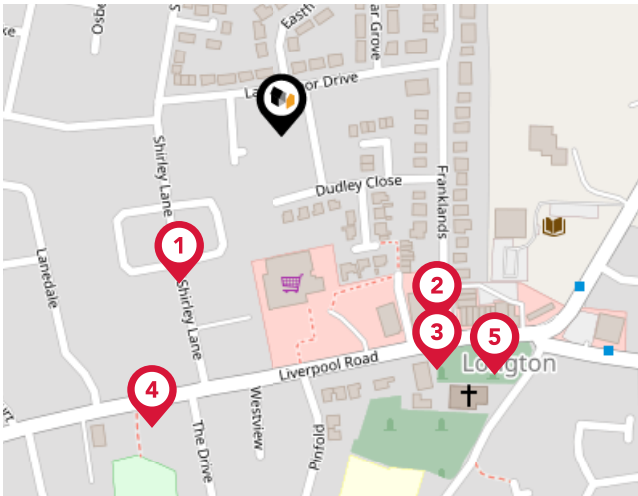


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	11.04 miles
2	Liverpool John Lennon Airport	27.2 miles
3	Liverpool John Lennon Airport	27.21 miles
4	Terminal Two Access	32.49 miles

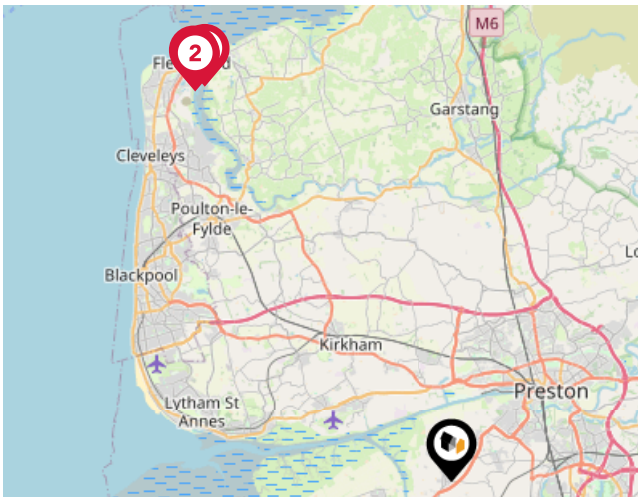
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shirley Lane	0.1 miles
2	Franklands	0.13 miles
3	Booths	0.15 miles
4	Black Bull	0.17 miles
5	St Andrews Church	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	16.3 miles
2	Fleetwood for Ireland Ferry Terminal	16.32 miles
3	Fleetwood for Knott End Ferry Landing	16.45 miles

Market Sold in Street

26, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	29/09/2023	20/04/2015			
Last Sold Price:	£190,000	£155,000			
29, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	15/09/2022	19/09/2014	16/11/2005	02/04/2004	
Last Sold Price:	£160,000	£165,000	£147,500	£126,000	
13, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	26/08/2022	02/05/2018	10/06/2011	13/11/1998	
Last Sold Price:	£267,050	£206,000	£181,000	£51,000	
6, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	03/05/2022				
Last Sold Price:	£135,000				
8, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	30/09/2021	02/04/2015			
Last Sold Price:	£187,500	£118,000			
22, Landsmoor Drive, Preston, PR4 5PE					other House
Last Sold Date:	13/09/2021	13/09/2021			
Last Sold Price:	£20,000	£166,000			
32, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	28/07/2021	27/08/2004	03/11/1997		
Last Sold Price:	£200,000	£155,000	£69,000		
38, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	17/03/2021	17/12/2018			
Last Sold Price:	£215,000	£204,950			
31, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	18/12/2019	29/03/2018			
Last Sold Price:	£158,000	£133,000			
30, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	12/07/2019	28/11/2013	06/06/2001		
Last Sold Price:	£172,450	£149,000	£82,950		
11, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	14/12/2018	03/08/2007	04/04/1996		
Last Sold Price:	£143,000	£152,000	£50,250		
14, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	19/01/2018	28/01/2008	06/04/2001		
Last Sold Price:	£165,000	£164,000	£66,500		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

19, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	19/12/2017	24/04/2013			
Last Sold Price:	£159,000	£105,000			
15, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	30/10/2017	10/10/2014			
Last Sold Price:	£218,000	£194,000			
12, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	02/06/2017	21/08/2007	17/03/2006	26/11/1999	
Last Sold Price:	£206,000	£225,000	£150,000	£55,000	
36, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	07/07/2016	22/01/2003	30/03/2001		
Last Sold Price:	£197,000	£159,950	£74,000		
27, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	26/02/2016	06/06/2003			
Last Sold Price:	£137,000	£104,500			
39, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	08/03/2013	17/11/2000			
Last Sold Price:	£162,000	£69,000			
20, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	27/04/2012				
Last Sold Price:	£116,000				
25, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	15/05/2009	18/12/2002	14/07/1997		
Last Sold Price:	£134,000	£94,950	£52,200		
28, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	07/12/2007	03/10/1997	17/11/1995		
Last Sold Price:	£172,000	£73,000	£71,000		
34, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	09/12/2005	07/07/2003	18/11/1999	20/03/1995	
Last Sold Price:	£178,000	£147,000	£86,950	£70,000	
24, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	03/06/2004				
Last Sold Price:	£133,500				
4, Landsmoor Drive, Preston, PR4 5PE					Semi-detached House
Last Sold Date:	29/03/2004	25/05/2001			
Last Sold Price:	£128,000	£59,950			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



9, Landsmoor Drive, Preston, PR4 5PE				Semi-detached House
Last Sold Date:	10/12/2003	21/06/2000	29/08/1997	
Last Sold Price:	£122,500	£69,950	£53,300	
21, Landsmoor Drive, Preston, PR4 5PE				Semi-detached House
Last Sold Date:	09/10/2001	16/10/1995		
Last Sold Price:	£68,000	£48,000		
17, Landsmoor Drive, Preston, PR4 5PE				Semi-detached House
Last Sold Date:	25/05/2001			
Last Sold Price:	£68,500			
18, Landsmoor Drive, Preston, PR4 5PE				Semi-detached House
Last Sold Date:	27/05/1999	21/05/1999		
Last Sold Price:	£59,500	£59,500		
16, Landsmoor Drive, Preston, PR4 5PE				Semi-detached House
Last Sold Date:	19/06/1998			
Last Sold Price:	£65,000			
35, Landsmoor Drive, Preston, PR4 5PE				Semi-detached House
Last Sold Date:	19/01/1996			
Last Sold Price:	£42,000			

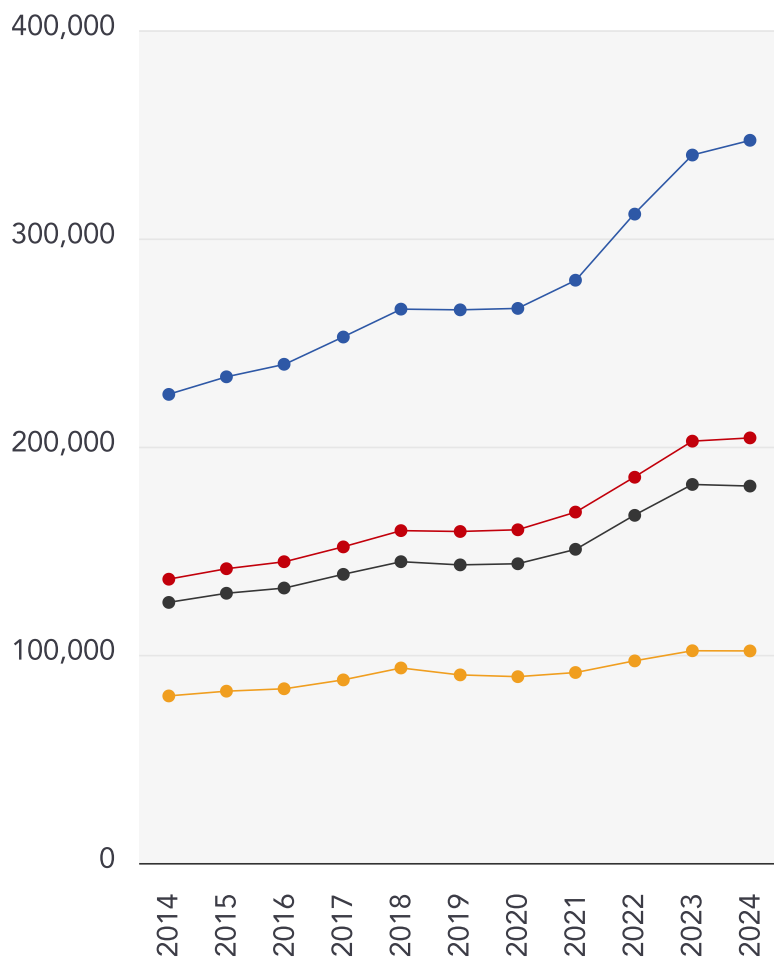
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Market

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%



Lawrence Rooney Estate Agents

At Lawrence Rooney Estate Agents we are a local family business with Lawrence Rooney and Andrea Rooney taking active roles in the day-to-day operation. We opened in December 2006 and have been selling and letting houses across the South Ribble area from the centre of Longton ever since. From the beginning our ethos has been passionate about property, serious about service. We use the most innovative marketing techniques to advertise your property, but at our heart is our proactive and dedicated local team, with a personal touch available seven days a week to help you sell or let your property or to help you find your dream home. We believe at times we are more than just an estate agent we are a friend, an advisor, counsellor to our customer. It is important to us to keep you informed at all times and to hold your hand and guide you through one of the most important milestones in a person's life. We will always do our best to put ourselves in your shoes to provide the support and guidance you need and often go the extra mile to ensure all our clients have the best experience. At Lawrence Rooney Estate Agents whether buying or selling, letting or renting our service always gets excellent results.

Testimonial 1



Excellent service at all times

Testimonial 2



If ever selling or buying a house again then this is my first stop.

Testimonial 3



I think the Service Is amazing with this estate agent they are kind, helpful, and if any faults with the flat itself they get right on it to make sure it's fixed ASAP can't ask for a better estate kind, helpful and there if you need them what more can you ask thank you very much lawrence Rooney for being there and being so helpful

Testimonial 4



Lawrence Rooney's I have used twice for selling properties and Mortgage Services I would highly recommend their services. They dealt with some very tricky negotiations for me going above and beyond my expectations to reach a positive outcome for both parties. Their feedback all the way through the process was always timely and constructive. Their local knowledge is outstanding, would use any of their services without hesitation. Thank you



/LawrenceRooneyEstateAgents



/lawrencerooneyestateagents

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Lawrence Rooney Estate

Agents

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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