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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



ROYALTY LANE, NEW LONGTON, PRESTON, PR4

Lawrence Rooney Estate Agents

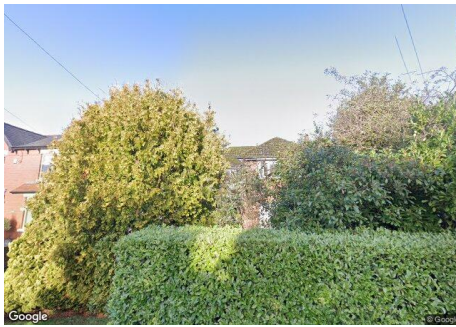
3 Oak Gardens, Longton, Preston, PR4 5XP

01772 614433

info@lawrencerooney.co.uk

www.lawrencerooney.co.uk








Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band E		
Annual Estimate:	£2,740		
Title Number:	P201116		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	79 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

New Longton, PRESTON, PR4

Energy rating

E

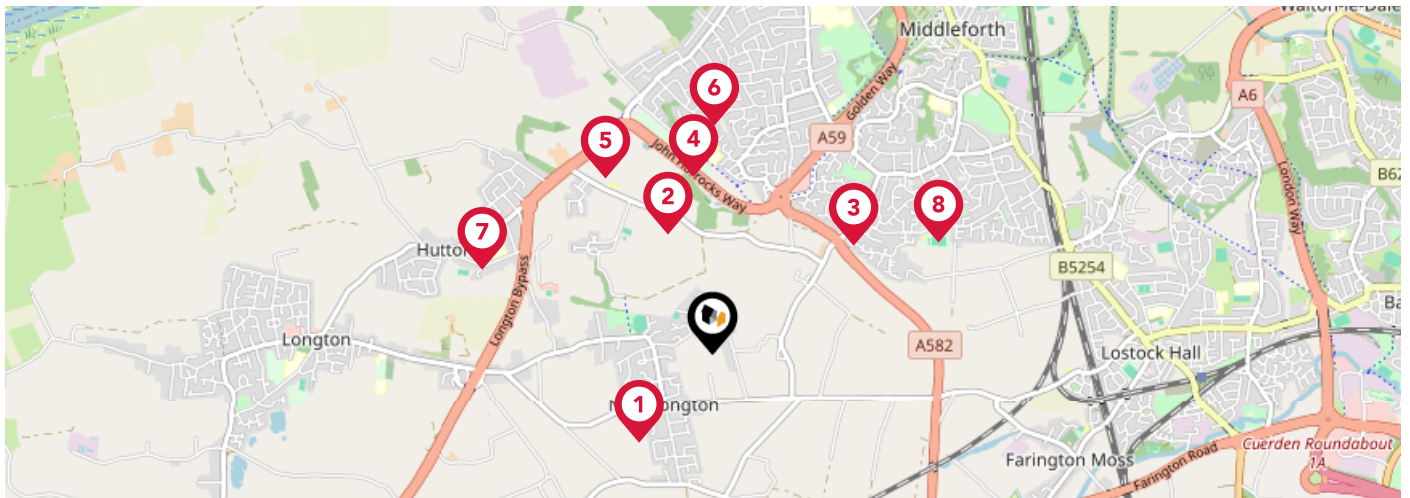
Valid until 20.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

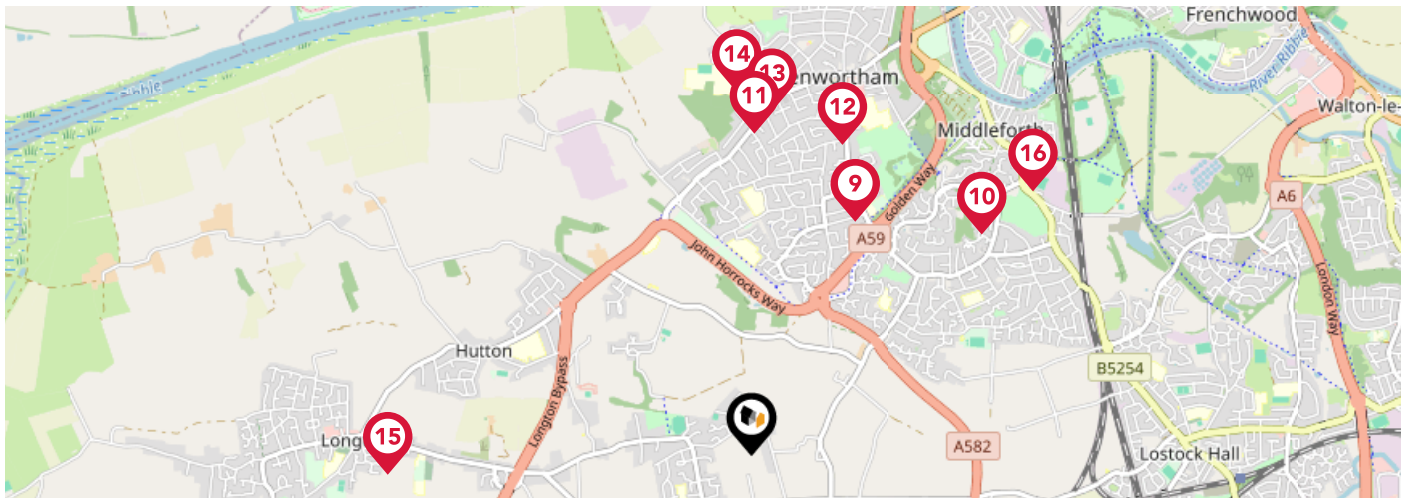
Additional EPC Data









Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 91% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	102 m ²

Area Schools



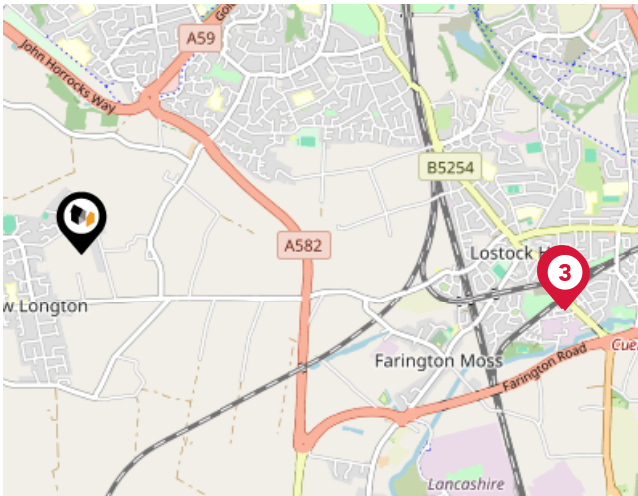
		Nursery	Primary	Secondary	College	Private
1	New Longton All Saints CofE Primary School Ofsted Rating: Good Pupils: 213 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 528 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 187 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 900 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 102 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitefield Primary School Ofsted Rating: Good Pupils: 391 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hutton Church of England Grammar School Ofsted Rating: Good Pupils: 869 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingsfold Primary School Ofsted Rating: Good Pupils: 120 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 210 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 208 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 277 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 769 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Primary School Ofsted Rating: Good Pupils: 202 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Penwortham Priory Academy Ofsted Rating: Good Pupils: 747 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Oswald's Catholic Primary School, Longton Ofsted Rating: Good Pupils: 244 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary Magdalen's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

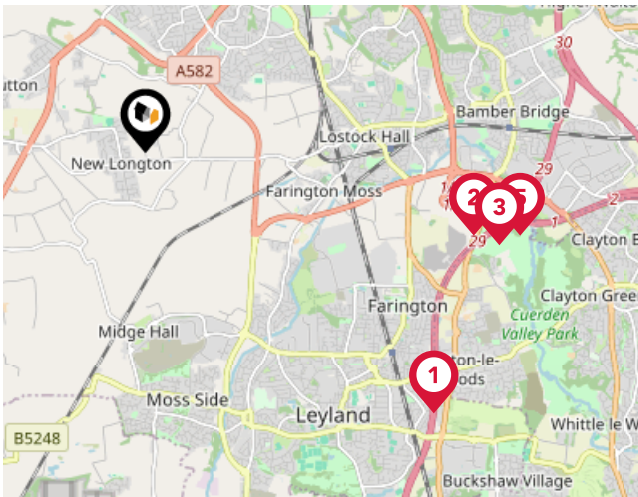
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lostock Hall Rail Station	2.12 miles
2	Rail Station	2.12 miles
3	Rail Station	2.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J28	3.41 miles
2	M65 J1A	2.97 miles
3	M65 J1	3.2 miles
4	M55 J1	5.15 miles
5	M6 J29	3.37 miles

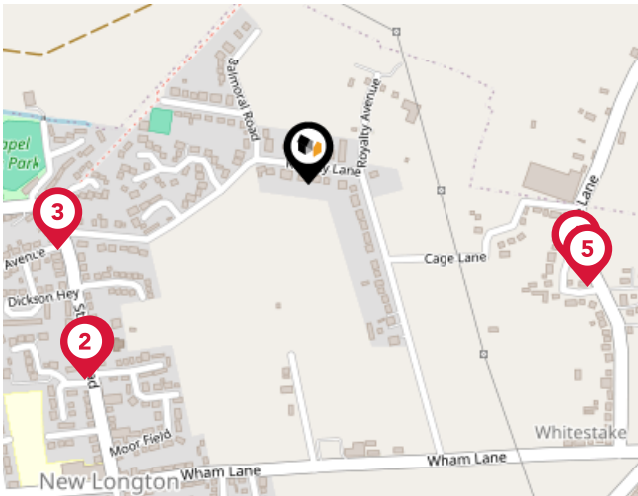


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.85 miles
2	Liverpool John Lennon Airport	27.39 miles
3	Liverpool John Lennon Airport	27.4 miles
4	Terminal Two Access	31.26 miles

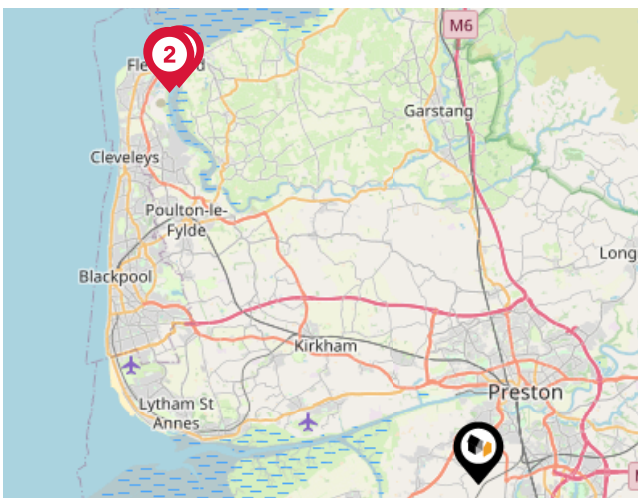
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	All Saints Church	0.32 miles
2	All Saints Church	0.33 miles
3	Boundary Close	0.28 miles
4	Old Pope Lane	0.31 miles
5	Old Pope Lane	0.33 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	17.42 miles
2	Fleetwood for Ireland Ferry Terminal	17.47 miles
3	Fleetwood for Knott End Ferry Landing	17.6 miles

Market Sold in Street

96, Royalty Lane, Preston, PR4 4JE		Terraced House
Last Sold Date:	10/08/2022	
Last Sold Price:	£370,000	
90, Royalty Lane, Preston, PR4 4JE		Semi-detached House
Last Sold Date:	15/09/2021	
Last Sold Price:	£360,000	
62, Royalty Lane, Preston, PR4 4JE		Detached House
Last Sold Date:	26/02/2021	27/05/2016
Last Sold Price:	£421,000	£346,000
Hawkstone, Royalty Lane, Preston, PR4 4JE		Detached House
Last Sold Date:	23/03/2020	14/04/1997
Last Sold Price:	£430,000	£140,000
60, Royalty Lane, Preston, PR4 4JE		Semi-detached House
Last Sold Date:	31/05/2018	16/04/1997
Last Sold Price:	£350,000	£89,000
76, Royalty Lane, Preston, PR4 4JE		Semi-detached House
Last Sold Date:	10/08/2017	
Last Sold Price:	£259,950	
106, Royalty Lane, Preston, PR4 4JE		Detached House
Last Sold Date:	10/08/2017	
Last Sold Price:	£298,000	
77, Royalty Lane, Preston, PR4 4JE		Semi-detached House
Last Sold Date:	29/04/2016	
Last Sold Price:	£450,000	
116, Royalty Lane, Preston, PR4 4JE		Detached House
Last Sold Date:	04/04/2016	
Last Sold Price:	£250,000	
82, Royalty Lane, Preston, PR4 4JE		Detached House
Last Sold Date:	19/11/2015	
Last Sold Price:	£175,000	
108, Royalty Lane, Preston, PR4 4JE		Detached House
Last Sold Date:	31/10/2014	21/03/2006
Last Sold Price:	£300,000	£280,000
75, Royalty Lane, Preston, PR4 4JE		Semi-detached House
Last Sold Date:	25/10/2013	31/08/2001
Last Sold Price:	£375,000	£210,000

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

Market Sold in Street

65, Royalty Lane, Preston, PR4 4JE	Semi-detached House		
Last Sold Date:	02/12/2011		
Last Sold Price:	£273,500		
98, Royalty Lane, Preston, PR4 4JE	Semi-detached House		
Last Sold Date:	04/11/2010	06/07/2001	
Last Sold Price:	£277,000	£123,000	
74, Royalty Lane, Preston, PR4 4JE	Semi-detached House		
Last Sold Date:	18/09/2009		
Last Sold Price:	£235,000		
86, Royalty Lane, Preston, PR4 4JE	Semi-detached House		
Last Sold Date:	25/07/2006	11/09/2000	28/02/1997
Last Sold Price:	£250,000	£115,000	£85,950
67, Royalty Lane, Preston, PR4 4JE	Semi-detached House		
Last Sold Date:	30/11/2005		
Last Sold Price:	£286,000		
88, Royalty Lane, Preston, PR4 4JE	Semi-detached House		
Last Sold Date:	14/04/2000		
Last Sold Price:	£93,950		
59, Royalty Lane, Preston, PR4 4JE	Semi-detached House		
Last Sold Date:	15/05/1998	12/07/1996	
Last Sold Price:	£115,000	£96,500	
100, Royalty Lane, Preston, PR4 4JE	Semi-detached House		
Last Sold Date:	07/11/1997		
Last Sold Price:	£88,000		
79, Royalty Lane, Preston, PR4 4JE	Detached House		
Last Sold Date:	17/07/1997		
Last Sold Price:	£230,000		
92, Royalty Lane, Preston, PR4 4JE	Semi-detached House		
Last Sold Date:	16/06/1997		
Last Sold Price:	£97,000		
63, Royalty Lane, Preston, PR4 4JE	Detached House		
Last Sold Date:	23/03/1995		
Last Sold Price:	£170,000		

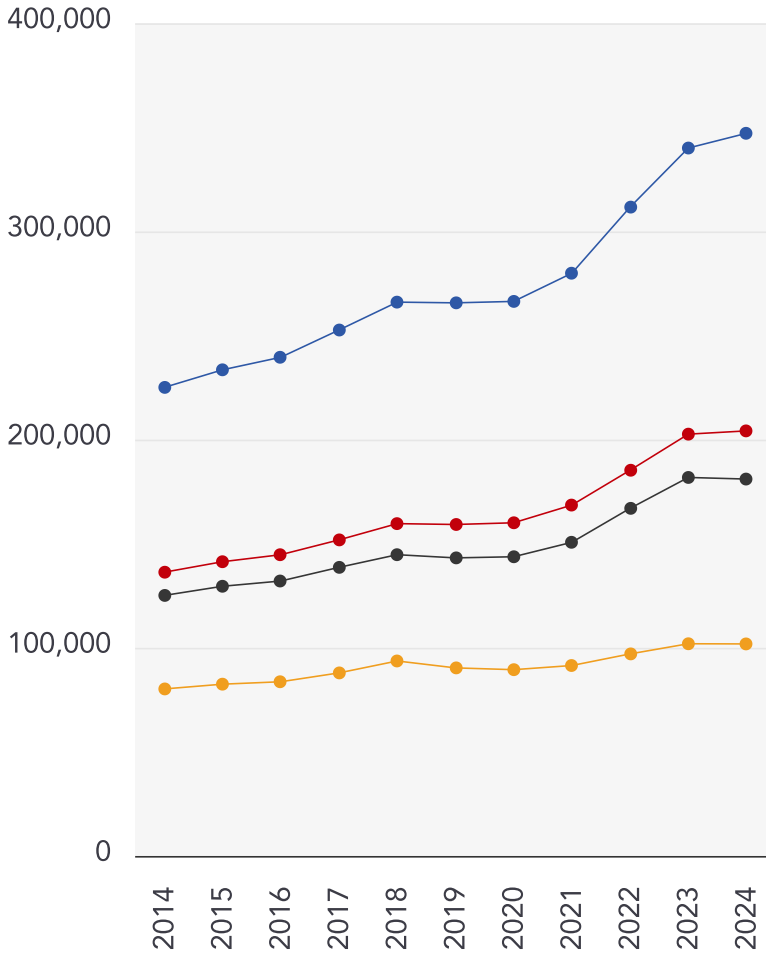
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Market

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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Lawrence Rooney Estate

Agents

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Lawrence Rooney Estate Agents

3 Oak Gardens, Longton, Preston, PR4

5XP

01772 614433

info@lawrencerooney.co.uk

www.lawrencerooney.co.uk

