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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th September 2026



COP LANE, PENWORTHAM, PRESTON, PR1

Roberts & Co

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

01772 746100

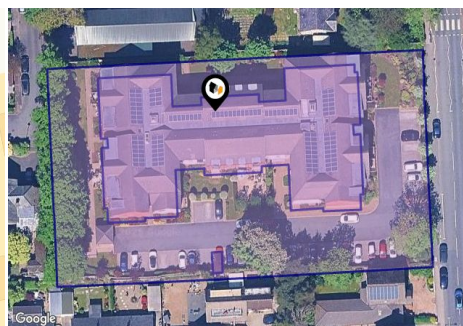
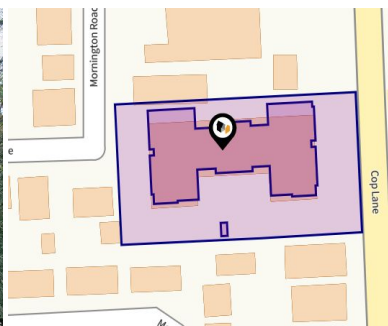
penwortham@roberts-estates.co.uk

www.roberts-estates.co.uk



* Over 55s Exclusive Development * Ground Floor 1-Bedroom Apartment with Outdoor Patio Area * Prime Penwortham Location

This one-bedroom apartment is set within an exclusive over 55s development by McCarthy & Stone, offering the perfect blend of independent living and a friendly community environment. Located on the ground floor and easily accessed via a lift, the apartment is bright, spacious, and beautifully presented throughout. It also benefits from an allocated parking space for added convenience. Situated on the popular Cop Lane, the property is just a short walk from the vibrant centre of Penwortham, where you'll find a variety of shops, cafés, and local amenities. The development itself is well-maintained and features a welcoming communal lounge and landscaped gardens, creating a peaceful yet sociable atmosphere for residents. Inside, the apartment offers a spacious entrance hallway with a large utility cupboard, providing excellent storage options. The generous living and dining room is filled with natural light and patio doors opening onto a patio area. This lovely space flows seamlessly into the modern fitted kitchen, which is equipped with integrated appliances including an electric oven, hob, and fridge freezer. There's also plenty of worktop space, ideal for preparing everything from a simple breakfast to a more elaborate meal. The double bedroom is generously sized and includes a walk-in wardrobe, offering ample storage. A large, contemporary shower room is located just off the hallway and has been finished to a high standard, providing both comfort and practicality. Additional features of the development include a dedicated House Manager who oversees the maintenance and daily running of the building, lift access to all floors, a stylish homeowners' lounge for socialising, and beautifully kept communal gardens. This apartment is ideal for those looking to downsize to a safe and secure environment without compromising on comfort, space, or lifestyle. With everything you need right on your doorstep and a wonderful sense of community, it's a truly special place to call home.



Property

Type:	Sheltered Accommodation
Bedrooms:	1
Floor Area:	645 ft ² / 60 m ²
Plot Area:	1.54 acres
Council Tax :	Band A
Annual Estimate:	£1,628
Title Number:	LAN229817

Tenure: Leasehold

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)

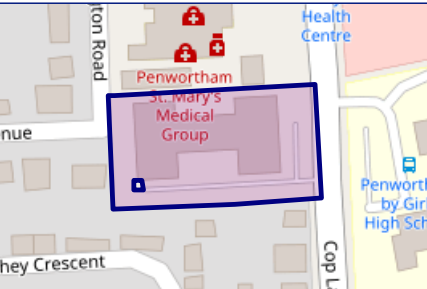


Satellite/Fibre TV Availability:



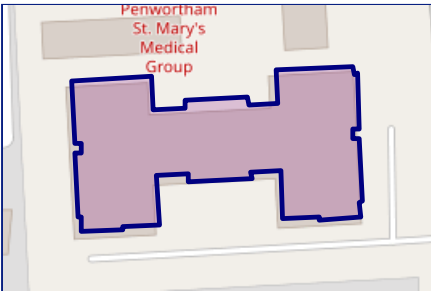
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



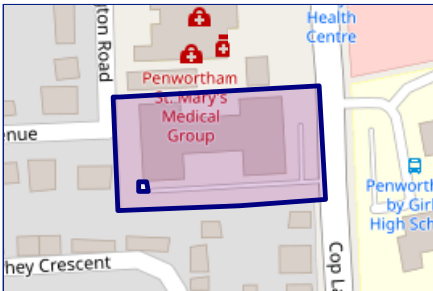
LAN205145

Leasehold Title Plans



LAN229817

Start Date:	-
End Date:	-
Lease Term:	999 Years and three days from 1 January 2019
Term Remaining:	-



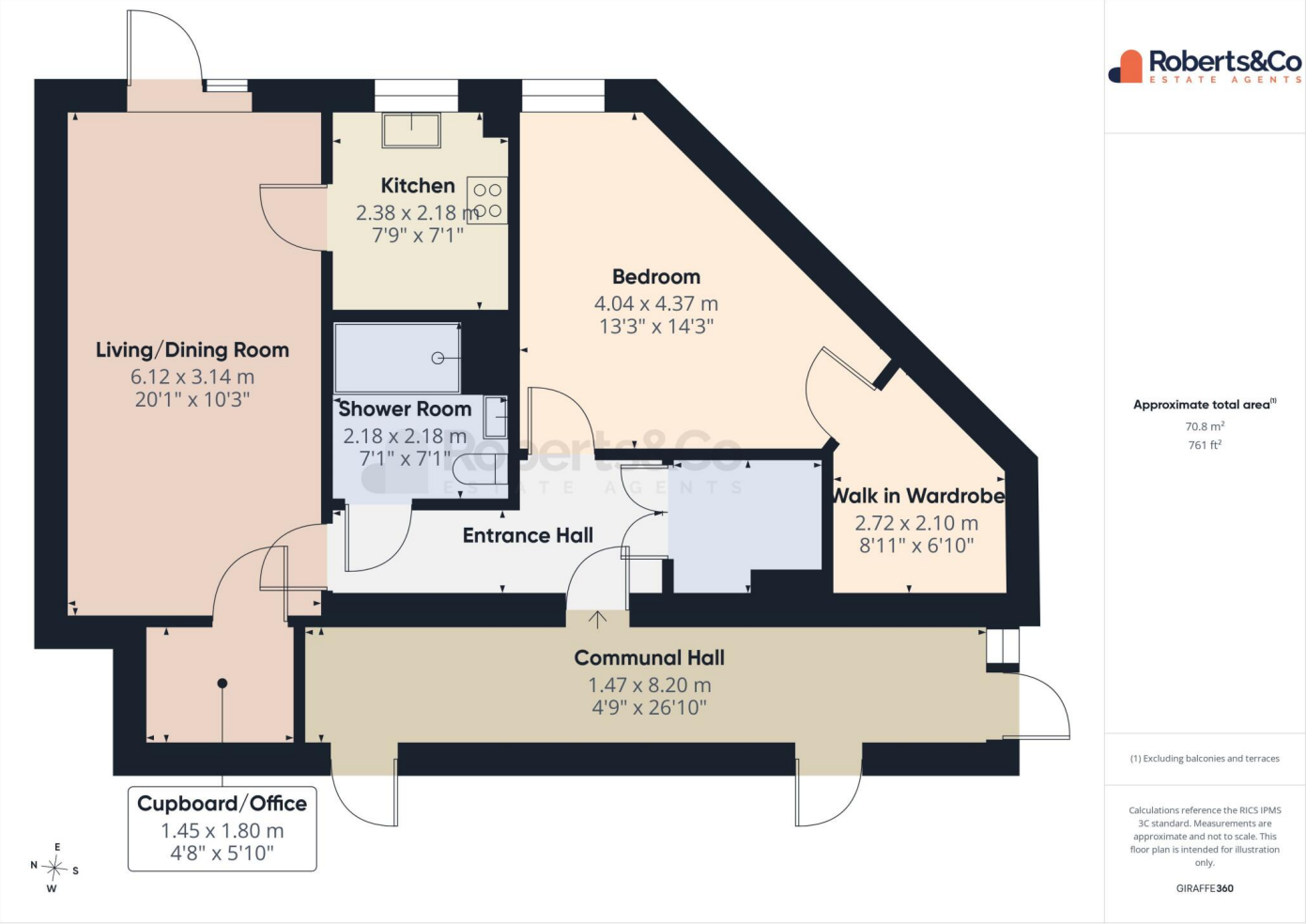
LAN229478

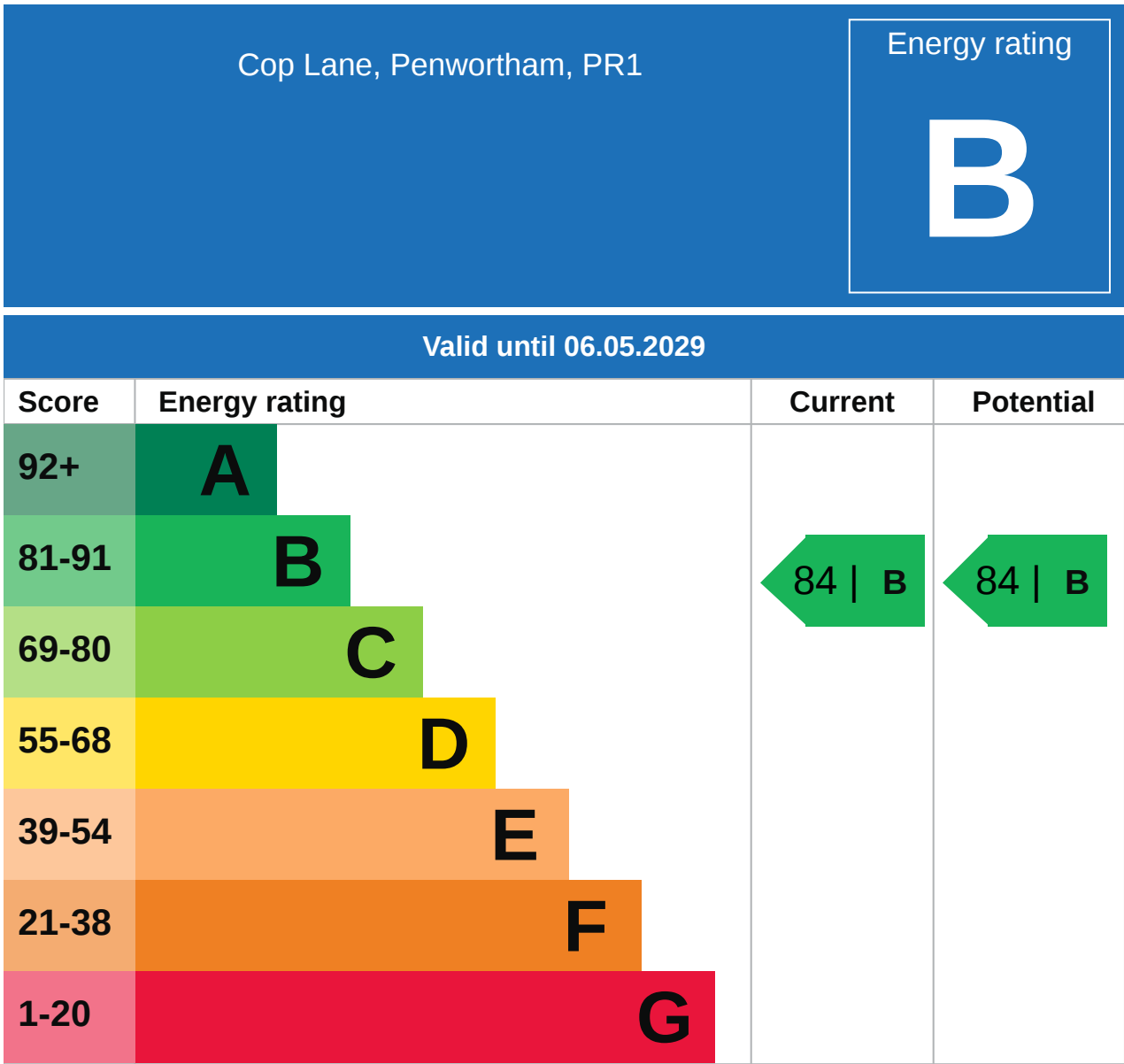
Start Date:	30/10/2019
End Date:	01/01/3018
Lease Term:	999 years from and including 1 January 2019
Term Remaining:	991 years





COP LANE, PENWORTHAM, PRESTON, PR1





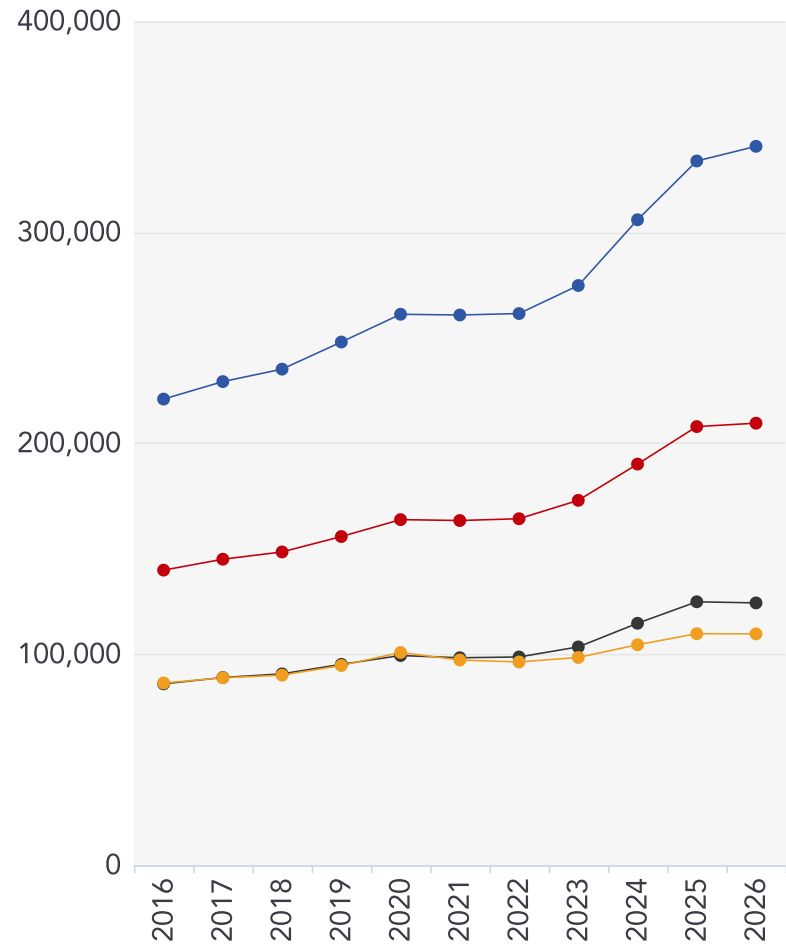
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Ground floor
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m-Â°K
Total Floor Area:	60 m ²

Market

House Price Statistics

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



Detached

+54.23%

Semi-Detached

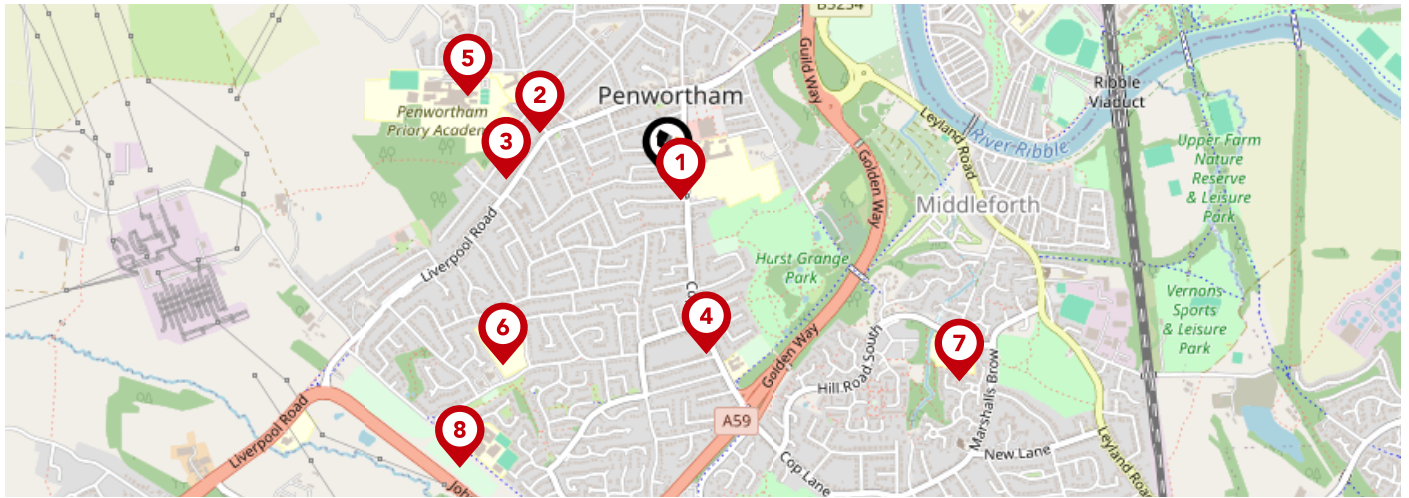
+49.8%

Terraced

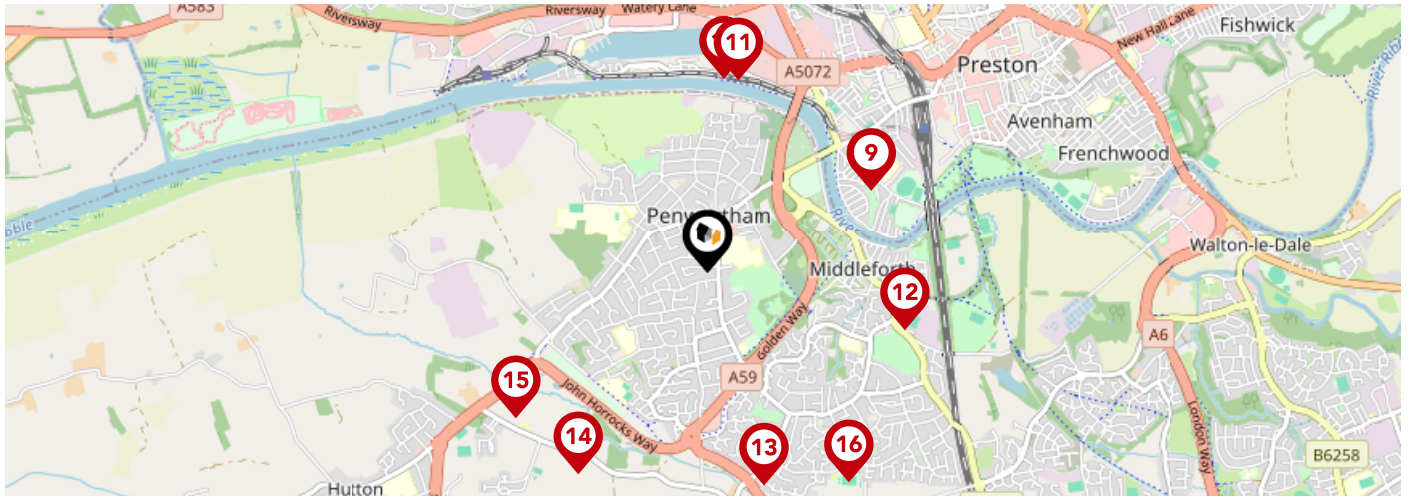
+44.66%

Flat

+26.94%



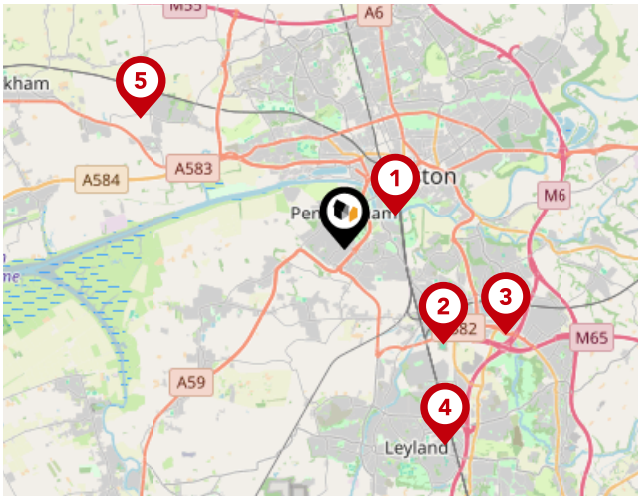
		Nursery	Primary	Secondary	College	Private
1	Penwortham Girls' High School Ofsted Rating: Outstanding Pupils: 801 Distance:0.05	☐	☐	☒	☐	☐
2	Penwortham Primary School Ofsted Rating: Good Pupils: 201 Distance:0.3	☐	☒	☐	☐	☐
3	Penwortham, St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 275 Distance:0.36	☐	☒	☐	☐	☐
4	Cop Lane Church of England Primary School, Penwortham Ofsted Rating: Outstanding Pupils: 208 Distance:0.39	☐	☒	☐	☐	☐
5	Penwortham Priory Academy Ofsted Rating: Good Pupils: 762 Distance:0.47	☐	☐	☒	☐	☐
6	Whitefield Primary School Ofsted Rating: Good Pupils: 370 Distance:0.55	☐	☒	☐	☐	☐
7	Penwortham Middleforth Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:0.78	☐	☒	☐	☐	☐
8	All Hallows Catholic High School Ofsted Rating: Outstanding Pupils: 912 Distance:0.78	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Stephen's CofE School Ofsted Rating: Good Pupils: 351 Distance:0.8	☐	☒	☐	☐	☐
	The Limes School Ofsted Rating: Good Pupils: 5 Distance:0.85	☐	☐	☒	☐	☐
	Cedar Lodge School Ofsted Rating: Outstanding Pupils: 2 Distance:0.85	☐	☐	☒	☐	☐
	St Mary Magdalen's Catholic Primary School Ofsted Rating: Requires improvement Pupils: 190 Distance:0.9	☐	☒	☐	☐	☐
	Penwortham Broad Oak Primary School Ofsted Rating: Good Pupils: 201 Distance:0.97	☐	☒	☐	☐	☐
	Ashbridge Independent School Ofsted Rating: Not Rated Pupils: 551 Distance:1.05	☐	☒	☐	☐	☐
	Howick Church Endowed Primary School Ofsted Rating: Good Pupils: 107 Distance:1.06	☐	☒	☐	☐	☐
	Kingsfold Primary School Ofsted Rating: Good Pupils: 112 Distance:1.11	☐	☒	☐	☐	☐

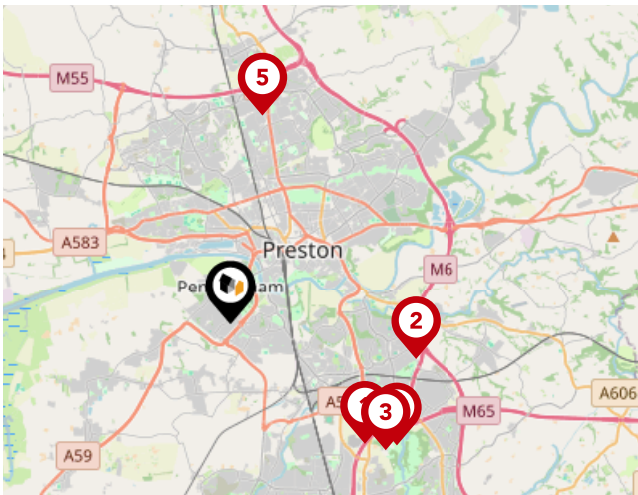
Area

Transport (National)



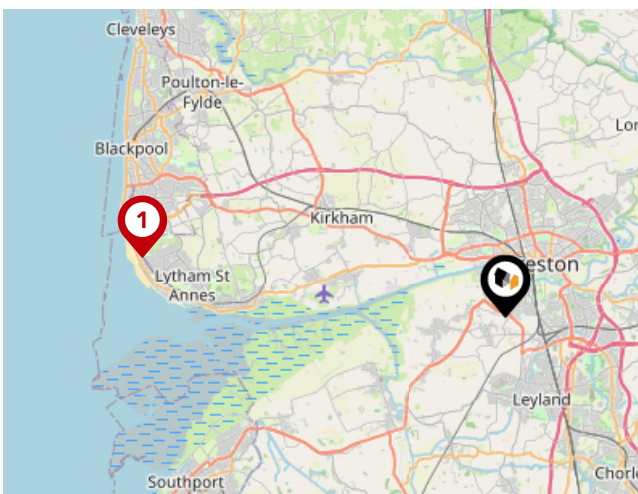
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	1.08 miles
2	Lostock Hall Rail Station	2.4 miles
3	Bamber Bridge Rail Station	3.19 miles
4	Leyland Rail Station	3.83 miles
5	Salwick Rail Station	4.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J1A	3.16 miles
2	M6 J30	3.3 miles
3	M65 J1	3.51 miles
4	M6 J29	3.6 miles
5	M55 J1	3.69 miles

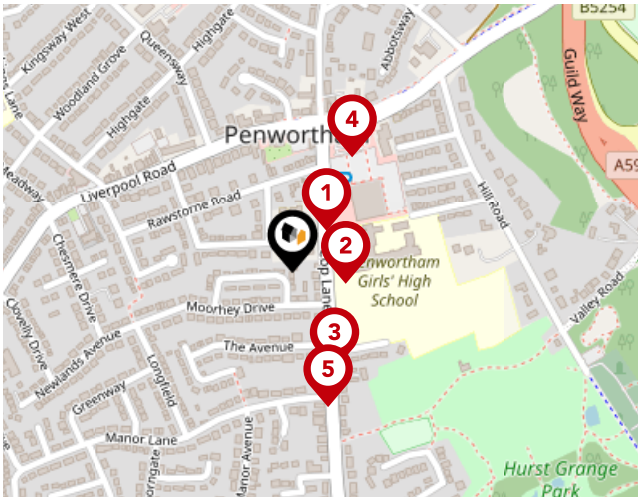


Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	12.88 miles

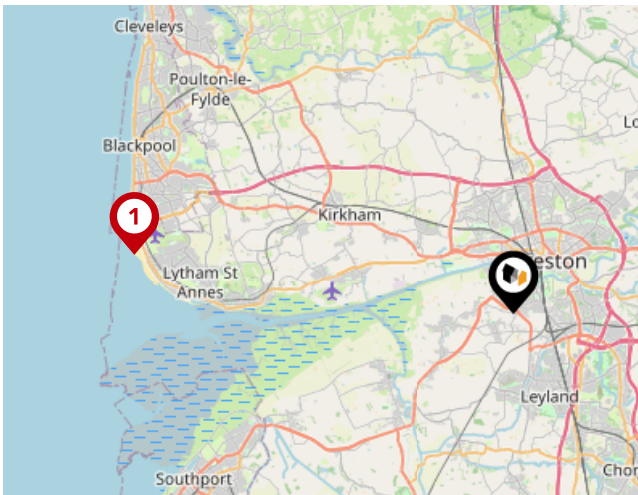
Area

Transport (Local)



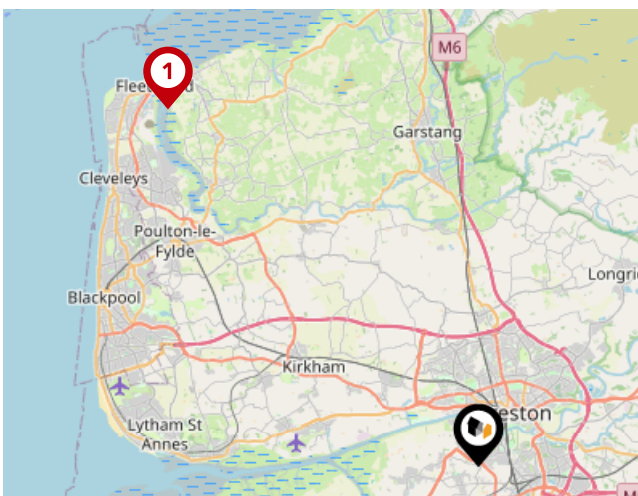
Bus Stops/Stations

Pin	Name	Distance
	St Marys Health Centre	0.05 miles
	Girls High School	0.05 miles
	Cop Lane School Stop Only	0.11 miles
	Library	0.14 miles
	Manor Lane	0.15 miles



Local Connections

Pin	Name	Distance
	Starr Gate (Blackpool Tramway)	13.46 miles



Ferry Terminals

Pin	Name	Distance
	Knott End-On-Sea Ferry Landing	16.53 miles



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.

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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