

AGRICULTURAL APPRAISAL
FOR
AN AGRICULTURAL WORKERS DWELLING
SUDELLS FARM, PRESTON ROAD, ALSTON, PRESTON, PR3 3BL



P Wilson & Company
Chartered Surveyors

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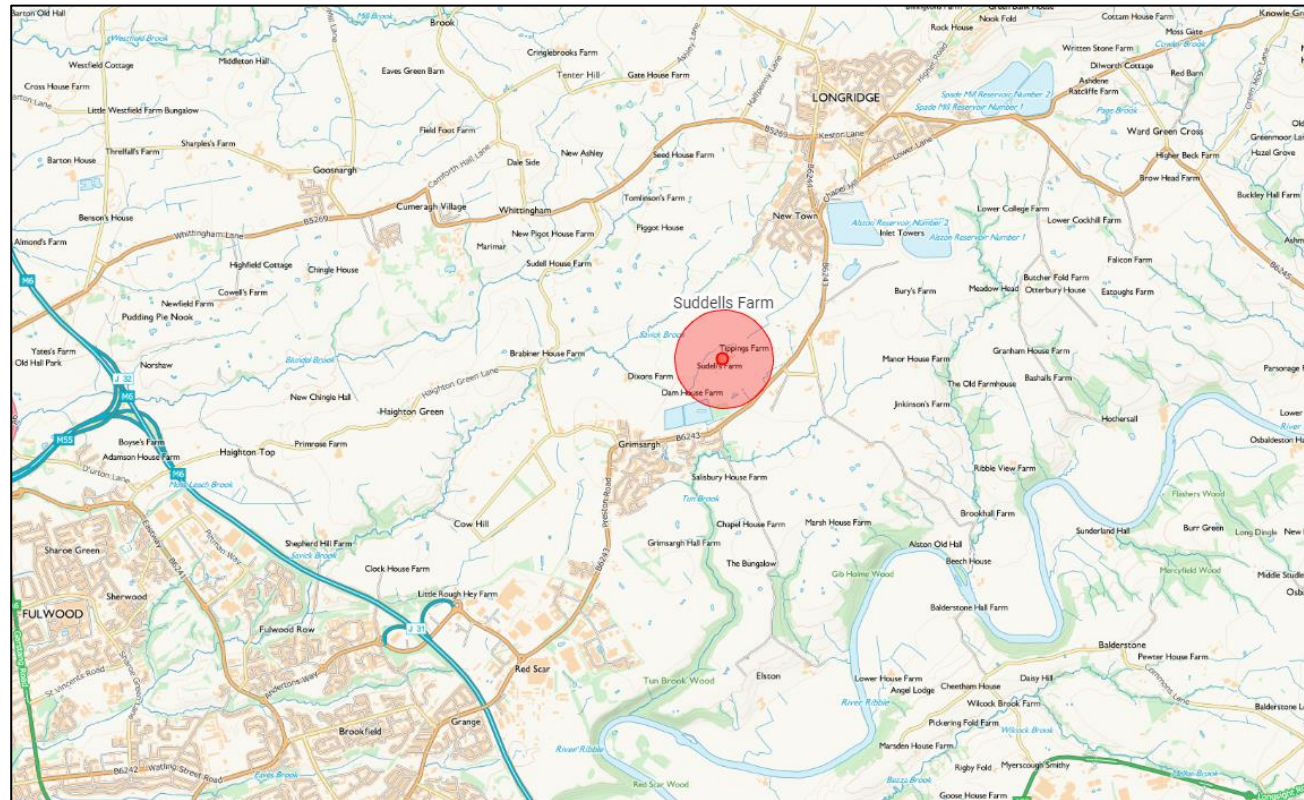
Appendix No	Description
1	Plan showing farmland
2	Rightmove Best Price Guide

2.0 Introduction & Scope of this Agricultural Appraisal

- 2.1 This agricultural appraisal has been prepared on behalf of Mr & Mrs Eccles (hereinafter referred to as the Applicant) by Robert Harrison BSc (Hons) MRICS FAAV to accompany a planning application for the erection of an agricultural workers dwelling at Sudells Farm, Preston Road, Alston, Preston, PR3 3BL.
- 2.2 I am a qualified member of the Royal Institution of Chartered Surveyors in the Rural division, a RICS registered Valuer and a Fellow of the Central Association of Agricultural Valuers. During my time as a rural chartered surveyor (15 years) I have prepared and submitted a substantial number of rural planning application and provided agricultural planning reports for clients and Local Planning Authorities. I have grown up on a family run mixed livestock farm (dairy and sheep) and have experience in all aspects of agriculture. During my studies at Harper Adam University, I have undertaken a foundation course in Agricultural and Rural Industries and hold a BSc (Hons) degree in Rural Enterprise and Land Management.
- 2.4 I am instructed to consider if, under Local and National Planning Policy, there is a need for an agricultural workers dwelling at Sudells Farm for the Applicant's son, Chris Eccles, to reside in for the proper functioning of agricultural business.
- 2.5 This agricultural appraisal will assess Chris's role within the agricultural business and whether his role creates a need for an agricultural workers dwelling under Local and National Planning Policy (Section 5.0).
- 2.6 The agricultural appraisal will accompany a planning application prepared by the Applicants planning agent.

3.0 Background & Planning History

3.1 Sudells Farm is a substantial dairy and beef farm situated between the villages of Grimsargh and Longridge.



3.2 Sudells Farm extends to approximately 134.36 hectares (332 acres) of agricultural land, which is in grass production. A plan showing the farmland is attached at **Appendix 1**. The agricultural is managed for livestock grazing and for producing grass crop which is ensiled to produce a silage crop feed to the dairy herd during the winter months.

3.3 Sudells Farm is a dairy and beef farm and the livestock comprise the following:

- 220 milking cows.
- 170 dairy followers
- 90 beef cattle
- 100 breeding ewes
- **Total livestock numbers = 580**

N/B – livestock number may change from month to month due to the nature of the enterprise.

3.4 The buildings situated at Sudells Farm comprise dairy buildings, silage/crop stores, agricultural workshops, slurry handling facilities and livestock buildings.

3.5 The dairy cows calve all year round and frequently require assistance, particularly first-time calves. Dairy cows often calve during the night/early morning as this is a quiet time when the dairy cows feel settled.

3.5 The Applicant has recently made a significant investment in the dairy facilities at Sudells Farm by installing a state of art dairy building comprising 3 robotic milking machines and cubicle building and dairy. This investment was made to secure the future of the family dairy business. The decline in the dairy industry is well documented and increasing milking numbers and improving facilities is generally seen as the way improve long term profitability and remaining competitive and efficient in a volatile market.

3.6 Sudells Farm currently has two dwellings; the farmhouse which is occupied by the Applicant and a small barn conversion which is occupied by the Applicants son, Nick Eccles and his family.

3.7 The Applicants son, Chris Eccles, has worked on the family farm all his live and it is his sole employment. Chris and his brother Nick are succeeding their parents and will run the agricultural business until the next generation of Eccles take over.

- 3.8 Chris Eccles currently resides in a temporary caravan situated on the farm with his partner who he has become engaged to. Chris previously resided with his Father and Mother in the farmhouse but at the age of 30 can neither continue to live in a caravan nor return to living with his parents in the farmhouse and needs his own home for his own family on the farm.
- 3.9 Chris Eccles plays a vital role in the proper functioning of the dairy enterprise. Chris is responsible for overseeing the milking of the dairy cows, calving and the dairy herd health. Chris needs to be on hand throughout a 24-hour period 7-days a week, 365-day a year to deal with any of the issues in the dairy herd or milking system. He must reside on Sudells Farm to fulfil these duties.
- 3.9 The Applicant needs to provide his son (Chris Eccles) a dwelling on the farm to ensure Chris can continue to run the dairy business and remain employed on the family farm.
- 3.10 The Applicant is now looking towards retirement and their role on the farm has significantly reduced due to his age and physical capabilities. The farm will be run by their sons, Chris and Nick.
- 3.11 A search on the Ribble Valley website revealed that the following planning applications relate to Sudells Farm.

Date	Reference	Description	Decision
27 th October 2017	3/2017/0898	Extension of existing steel portal frame roof structure by 209 sqm to cover existing manure store.	Approved
9 th May 2014	3/2014/0095	The erection of a steel frame portal agricultural building as a dairy unit for 128 dairy cows.	Approved
16 th June 2010	3/2010/0361	Proposed demolition of an existing single storey rear extension and the erection of a larger single storey rear extension and the relocation of a window on the ground floor NE elevation.	Approved
18 th September 2008	3/2008/0691	Proposed erection of a two bay extension to an existing agricultural portal framed steel silage building for the storage of animal feed.	Approved

- 3.12 It is clearly demonstrated by the development since 2008 together with the installation of a new robotic milking parlour early this year, Sudells Farm is a well-established agricultural business which requires a high level of supervision and management by the next generation of the Eccles family (Chris and Nick Eccles).

3.0 Proposal

- 3.1 The proposal is for the erection of an agricultural workers dwelling at Sudells Farm to provide on-farm accommodation for the Applicant's son, Chris Eccles, who's sole and full-time employment is on the family farm.
- 3.2 The preferred position of the dwelling is shown on the plan below.
- 3.3 The dwelling will be a modest detached house offering accommodation over two stories and briefly comprising kitchen/diner, lounge, downstairs shower/washing facilities, 3/4 bedrooms (master bedroom en-suite) and family bathroom. The dwelling will incorporate a modest garden and car parking area.



5.0 Planning Policy & Guidance

5.1 The application site is designed with the Ribble Valley Core Strategy (adopted December 2014) as Open Countryside and as such the following Policy and Guidance will apply:

- Ribble Valley Core Strategy (adopted December 2014)
 - Policy DMH3: Dwellings in the open countryside and AONB
- National Planning Policy Framework (NPPF – February 2019)
 - Paragraph 38
 - Paragraph 79
 - Paragraph 80
 - Paragraph 83
 - Paragraph 84

5.2 Policy DMH3: Dwellings in the open countryside and AONB

5.2.1 Policy DMH3 states:

“Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

- 1. Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.*

2. *The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*
3. *The rebuilding or replacement of existing dwellings subject to the following criteria:*
 - *the residential use of the property should not have been abandoned.*
 - *there being no adverse impact on the landscape in relation to the new dwelling.*
 - *the need to extend an existing curtilage. Core strategy adoption version 105 the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.”*

5.3 National Planning Policy Framework (NPPF)

5.3.1 The NPPF contains the following paragraphs which are material to the assessment of the Applicants planning application.

Paragraph 38	Local Planning Authorities should approach decisions in a positive and creative way.
Paragraph 79	<i>“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:</i> <i>a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;”</i>
Paragraph 80	<i>“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its</i>

	<i>strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴⁰, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”</i>
Paragraph 83	<i>“Planning policies and decisions should enable:</i> <i>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</i> <i>b) the development and diversification of agricultural and other land-based rural businesses;</i>
Paragraph 84	<i>“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”</i>

5.3.2 In particular, the NPPF replaced PPS7, which included at Annex A guidance on Agricultural Worker’s Dwellings.

5.3.3 In accordance with paragraph 79 of NPPF, an Applicant is required to demonstrate *“there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside”*.

5.3.4 In order to establish the essential need, the following criteria is usually considered:

- i. Employment requirements at the Farm.
- ii. The functional need of the farming business.
- iii. Financial viability of the farming business.
- iv. Availability of existing accommodation on the Holding and in the area.

6.0 Justification

6.1 Employment Requirements

6.1.2 Standard Man Days (SMD) is an estimate of the farm labour requirement. A SMD is the equivalent of 2,200 hours per year. This is 45 weeks work of 39 hours plus an average of 10 hours overtime.

Enterprise	Standard Man Days (SMD) per animal	Total SMD
220 Dairy Cows	4.38	963.60
170 dairy followers	2.0	340.0
90 Beef animals (6-24 months)	1.75	157.50
100 breeding ewes	0.50	50.00
Sub Total		1,511.10
Plus 15% for Maintenance, Repairs & Management		226.67
TOTAL SMD		1,737.77

6.1.3 The average full-time agricultural worker provides 275 standard man days, therefore based on the above table it can be calculated that the total labour requirement for the applicants' enterprise at Sudells Farm equates to **6.32 full time workers** (1,137.77/275).

6.2 Functional need of the Farming Business

- 6.2.1 A dairy business requires a high level of 24-hour supervision to ensure its proper and continuing functioning as a viable farming business. A high standard of animal welfare, stockmanship and supervision is required to ensure that the farming business operates effectively in terms of its financial viability and its health and safety. The Eccles family rear animals, and this involves being able to quickly identify, respond and administer treatment to ill or injured animals promptly throughout a 24-hour period to avoid losses. On a dairy farm, 24-hour supervision is required to rear calves/lambs, calving cows/ewes and managing the dairy herd.
- 6.2.2 Employed at Sudells Farm is the Applicant and their two sons (Nick and Chris Eccles). Chris and Nick are responsible for the management and supervision the significant number of livestock throughout the day. Examples of the supervision required, are:
- i. Supervision and monitoring of livestock leading up to and during giving birth. It is vital that the dairy cattle are regularly inspected during this time. Typically, dairy cows calve during the night. Failure to do so may result in the mothers having difficulties giving birth and essential human intervention may be required to avoid unnecessary loss of the calf and/or the mother. The Applicant calves all year round;
 - ii. New born calves/lambs require immediate to ensure they suckle their mother and obtain the colostrum within hours of birth;
 - iii. After giving birth dairy cattle require very close supervision as they have the tendency to suffer from “milk fever” (calcium deficiency) which can result in death unless the symptoms are recognised early and treatment administered quickly;
 - iv. Ill livestock often require isolating from other livestock to avoid the illness spreading. Once isolated the animal must be regularly monitored and many require treatment around-the-clock;
 - v. Regular inspections need to be carried out to detect illness and provide essential care for the livestock. This is particularly important with the recent foot and mouth and bluetongue outbreaks that have occurred in Britain. Guidance provided by DEFRA state that vigilance and good stockmanship are vital in the fight against animal disease. This is reiterated by the legislation and regulations contained within the Animal Welfare Act 2006 and by the Farm Welfare Council;

- vi. It is essential that 24-hour supervision is in place to protect livestock against theft, predators and intruders. Likewise, if livestock escape from the farm buildings or fields, someone needs to be on hand to gather the livestock up and return them to the buildings or fields;
- vii. Dairy cows must be inspected regularly to detect when individual cows are on heat and ready to be “served” (inseminated). This is vital in a dairy system to ensure herd and production performance is maintained;
- viii. The animal’s welfare in terms of the ‘five freedoms’ is considered. The five freedoms as provide by the Farm Animal Welfare Council (FAWC) comprise:
 - Freedom from Hunger and Thirst - by ready access to fresh water and a diet to maintain full health and vigour.
 - Freedom from Discomfort - by providing an appropriate environment including shelter and a comfortable resting area.
 - Freedom from Pain, Injury or Disease - by prevention or rapid diagnosis and treatment.
 - Freedom to Express Normal Behaviour - by providing sufficient space, proper facilities and company of the animal's own kind.
 - Freedom from Fear and Distress - by ensuring conditions and treatment which avoid mental suffering;
- ix. The dairy cows are milked through 3 static robotic milking machines situated in the dairy building. Unlike a traditional milking parlour where each cow is handled twice or three times daily by the stocksperson, a robotic milking system relies on each dairy cow entering the robotic milking machines under their own volition each day. The robotic milking machine produces a schedule of which dairy cows have and which dairy cows have not entered the robotic milking machine. It is then the job of the dairy stockman to identify and ensure the dairy cows which have not been milked are milked. Failure to carry out these checks would result in dairy cows not being milked which will lead to health issues;
- x. It is a common misconception that a robotic milking system is less labour intensive than a traditional milking parlour setup. The dairy cows are not handled twice/thrice daily as they would using a traditional milking setup and it is even more crucial that the stocksperson (Chris Eccles) carries out regular inspections of the dairy herd throughout a 24-hour period to detect illness, calving etc; and

- xi. The robotic milking machine alerts Chris Eccles via a mobile telephone message if there is a fault (breakdown, cow fastened). Faults can occur day or night and it is essential that the fault is rectified as soon as possible to ensure the robotic milking machine remains functioning.

- 6.2.3 The aforementioned examples demonstrate just some of the reasons why it is essential for Chris Eccles to reside at Sudells Farm. Any one of the examples given above can occur during a 24-hour period.
- 6.2.4 A typical day for the Applicant and their two sons, who's fulltime employment is at Sudells Farm, starts at 6:00am and finishes at 11:00pm. The periods between milking is occupied by routine herd management, calving cows, feeding animals and maintenance of the farmland and farm buildings.
- 6.2.5 The significant livestock numbers at Sudells Farm requires all those who work on the farm (the Applicant and their two sons) are on hand throughout a 24-hour period. For example, if a cow is due to give birth, regular inspections (every couple of hours) must be carried out to ensure:
 - The cow does not have problems whilst calving. Human intervention is often required to ensure both calve and mother survive;
 - The calve is on its feet and takes the first milk from its mother;
 - To ensure the mother accepts the calve and does not show signs of 'milk fever'.
- 6.2.6 The same level of supervision is required for the breeding ewe flock during the lambing season as well as throughout the year when breeding ewes and their lambs require regular inspections to identify ill or injured animals. Ill or injured animals are often isolated in a building at the farm and regular inspection is required to prevent against loss of the ewe and/or lamb.
- 6.2.7 It would be impossible for Chris to provide the level of stockmanship required at Sudells Farm if he resided away from the farm.
- 6.2.8 The proper functioning of the livestock enterprises at Sudells Farm requires Chris Eccles to reside on the farm. The Applicant is nearing retirement and the level of his involvement on the farm has reduced due to his age and physical capabilities. This leaves Chris and Nick Eccles to provide the 24-hour, 7 days a week supervision for 580 animals.

6.3 Financial Viability of the Farming Business

- 6.3.1 Sudells Farm has been in business for in excess of three years and has been profitable for at least one of those years. The farm accounts are available if the Council require to assess them.

6.4 Alternative Accommodation

- 6.4.1 Sudells Farm is located in a sought-after location and available housing is well beyond Chris Eccles budget. A search of available properties using the Rightmove Best Price Guide (**Appendix 2**) provides a range of properties between £169,000 - £750,000, which would be outside the budget of an agricultural worker.
- 6.4.2 There is a property which adjoins Sudells Farm which is currently on the market at a guide price of £750,000.
- 6.4.3 Notwithstanding a property being available and within an affordable budget, it is my professional opinion that Chris Eccles needs to reside at Sudells Farm to properly manage and supervise the large number of livestock at the farm. Living away from Sudells Farm is not a long-term or viable option for either Chris Eccles or an agricultural business of this nature.
- 6.4.4 Where there is an existing farmhouse, some Local Planning Authorities argue that the occupants of the existing farmhouse should move out so it is made available and can be occupied by the essential worker(s). This matter was considered in the cases of Keen – v- Secretary of State of the Environment and Aylesbury Vale District Council (1996) and J R Cussons & Son –v- Secretary of State for Communities and Local Government (2008). These well established and tested legal Cases both dealt with applications for an agricultural worker's dwelling on units which already have an existing farmhouse. The Keen and the Cussons cases found that it is unreasonable for the occupants of the existing farmhouse to vacate their home just to make it available for the essential worker(s). There have been numerous Appeal cases which have cited the decisions of the Keen and Cussons cases to address this matter.
- 6.4.5 An assessment has been made to establish whether the existing farmhouse could be converted to provide private accommodation for Chris Eccles. The farmhouse is not large enough to provide additional (private) living accommodation for one or more families to comfortably reside in without significant enlargement.

6.4.6 There is an existing traditional building situated in the farmyard which could be considered for conversion to provide a dwelling for Chris Eccles. The reasons the conversion of this barn is not appropriate are:

1. The barn is in agricultural use and would require a substantial building replacement
2. The barn is integral to the farmyard and surrounded by existing agricultural building, including livestock building, silage clamps and slurry stores. Health and safety prevents the conversion of the barn.

6.5 Sitting

6.5.1 In addition to assessing the need for Chris Eccles to reside on Sudells Farm, I have also been asked to comment upon the proposed siting of the agricultural workers dwelling.



6.5.2 The proposed site for the agricultural workers dwellings is shown below. It seems a sensible location for the dwelling as it would be conveniently located to the farm and livestock buildings (“within sight and sound of the livestock). The proposed site is served by the existing farm track leading from the public highway (Preston Road). I am also advised the services (water, electric) which supply the farmhouse are close by. Furthermore, the proposed site of the dwelling benefits from an existing refuse collection route and local amenities (schools, public transport, doctor surgery, shops etc) situated in nearby Longridge, Grimsargh and Preston.

6.5.3 I therefore consider the proposed site both sensible and sustainable in the context of planning assessments.

6.6 Other Material Matters for Consideration

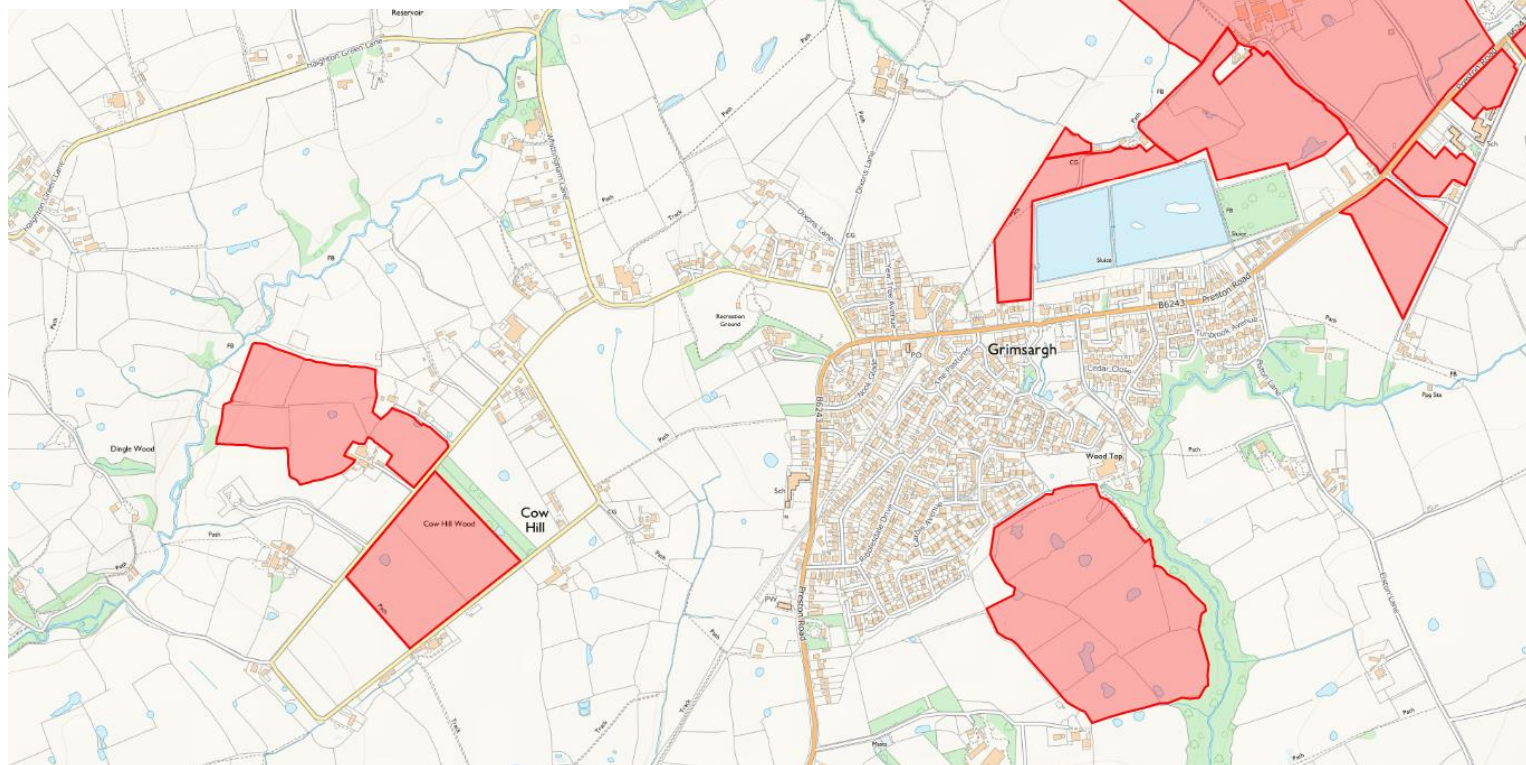
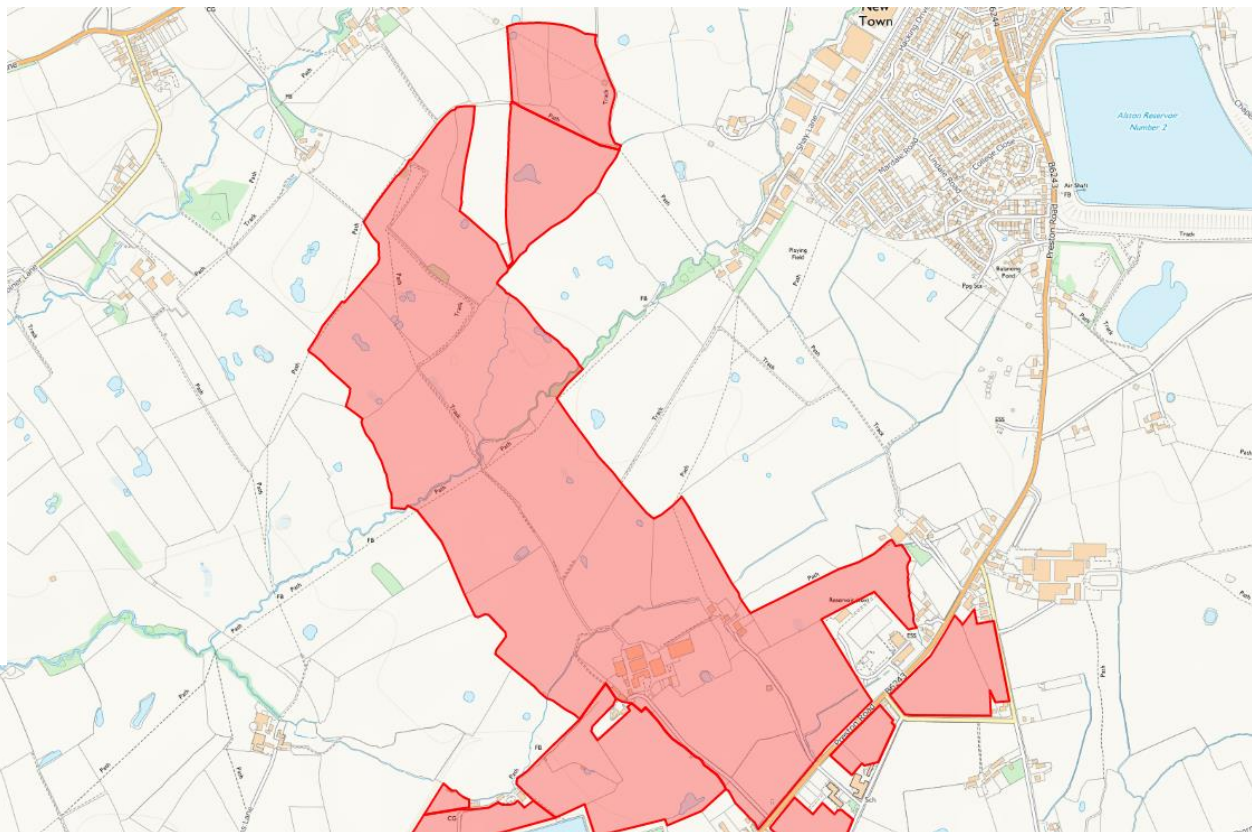
6.6.1 I am aware that Ribble Valley Council have recently granted outline planning permission for an agricultural workers dwellings at Little Town Farm, Thornley, Preston, PR3 2TB (application reference 3/2019/0515).

6.6.2 In terms of the reasoning an additional dwelling is required, the Applicants planning application is almost identical to approval 3/2019/0515. Ribble Valley and their agricultural expert adviser (ADAS) both concluded that there was a need for an additional dwelling at Little Town Farm. It follows that the same conclusion can be drawn for the Applicant’s application.

5.0 Conclusion

- 5.1 In my professional opinion it is essential for Chris Eccles to reside as Sudells Farm for him to fulfil his employment and the role he plays within the established agricultural business. Chris would be unable to fulfil his role on Sudells Farm without residing on site. This is evidenced by the fact he resided with his parents and currently lives in a caravan on the farm. Chris Eccles is 30 years old and recently become engaged. His job dictates he must reside at this place of work and he now requires a permanent family home for him and his future wife on Sudells Farm.
- 5.2 There is an emphasis within the NPPF to support the needs of rural businesses. Agricultural business often requires the main stockperson to reside at their place of work. This is particularly vital in the case of a livestock enterprise this the Applicant. The main stockperson is Chris Eccles.
- 5.3 Paragraph 79 of the NPPF says isolated homes in the countryside should be avoided unless there is an essential need for a rural worker to place at their place of work. Local Plan Policy DMH3 mirrors paragraph 79 of the NPPF.
- 5.4 Paragraph 80 of the NPPF says that Local Planning Authorities should assist businesses create conditions in which businesses can invest, expand and adapt. Paragraph 80 also urges Local Planning Authorities to support economic growth and productivity and take into account local business needs.
- 5.5 Paragraphs 83 and 84 of the NPPF say Local Planning Authorities should help support a strong rural economy.
- 5.6 It is considered that the evidence in this agricultural appraisal supports the essential need for Chris Eccles to live at his place of work at Sudells Farm for the proper functioning of the dairy enterprise. There are no available properties on Sudells Farm therefore a new dwelling is needed.
- 5.7 The proposal satisfies relevant Local and Government Policy and the Applicants planning application should be supported.

APPENDIX 1



APPENDIX 2

Mr & Mrs A Eccles

Suddells Farm, Preston Road, Alston, Preston, PR3 3BL

Best Price Guide

The best data and local market trends to help you understand how to price your property.

Presented by

P Wilson & Company



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Chartered Surveyors

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Exclusive to agents who advertise on Rightmove. This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1 million properties for sale or rent in the UK and Overseas.

Introduction

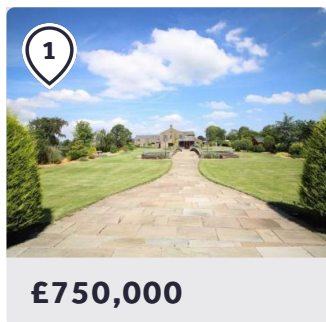
The Best Price Guide provides comparable property information selected by P Wilson & Company to help establish the best market price.

This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,120,000 properties for sale or rent in the UK and Overseas.

Map of properties included in this report



The icons indicate the centre of the postcode and not necessarily the exact location.



CURRENTLY ADVERTISED

5 bedroom farm house for sale

Preston Road, Alston

- Characterful Detached
- Superb Plot Of Approx An Acre
- Beautiful Landscaped Gardens
- Stunning Rural Views
- Dates Backs To 1872
- Five Beds, Two En-Suites
- Lounge/Dining Room
- Conservatory, Sitting Room

Marketed from **27 Jul 2019**

* Legal information present on page 17

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by P Wilson & Company unless otherwise stated.



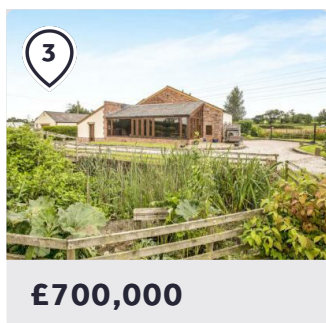
NO LONGER ADVERTISED

3 bedroom barn conversion for sale

Charnley Cottage, Preston Road, Alston, Longridge...

- Immaculate Character Residence and Garden
- Planning Permission for Two Detached Residences

Marketed from **25 Oct 2018 to 9 May 2019 (195 days)**



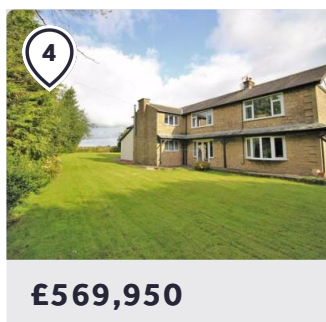
NO LONGER ADVERTISED

4 bedroom barn conversion for sale

Pinfold Lane, Longridge, Preston, Lancashire, PR3

- A Unique Detached Stone Built Barn Conversion
- Deceptively Spacious Living Accommodation
- Breathtaking Grounds Just Under An Acre
- Original Features & An Abundance Of Reclaimed Resourc...
- A Large Farmhouse Style Breakfast Kitchen
- Two Self Designed Buildings Adjoined Via A Storm Porch
- Extensive Indoor Swimming Pool
- Open Views To The Countryside Across Pendle & Rivingt...

Marketed from **31 Jul 2017 to 16 Jul 2018 (350 days)**



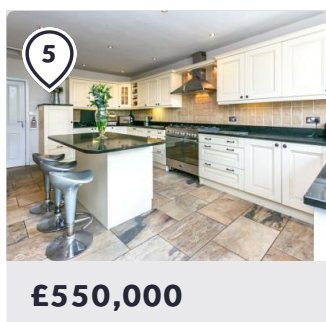
CURRENTLY ADVERTISED

5 bedroom detached house for sale

Preston Road, Alston

- Extended Detached Family Home
- Truly Special Interior
- Three Reception Rooms
- Lovely Breakfast Kitchen
- Five Good Sized Bedrooms
- Three En-Suite + 2 Further Shower Rooms
- Extensive Lawned Gardens

Marketed from **22 Aug 2019**



CURRENTLY ADVERTISED

4 bedroom barn conversion for sale

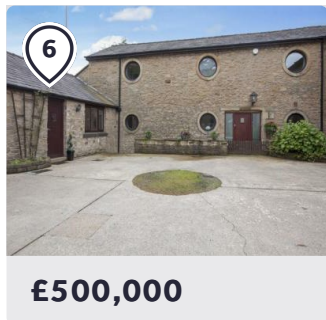
Preston Road, Longridge, Preston, Lancashire

- Character features
- Large spacious reception space
- Three double bedrooms
- Superb family bathroom
- Useful utility room
- Ideal for family life

Marketed from **9 May 2019**

* Legal information present on page 17

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by P Wilson & Company unless otherwise stated.



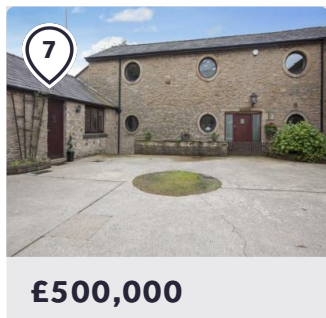
NO LONGER ADVERTISED

3 bedroom barn conversion for sale

Preston Road, Alston, Longridge, PR3 3BD

- Option of additional garden area with pp for 2 dwellings

Marketed from 26 Oct 2018 to 9 May 2019 (194 days)



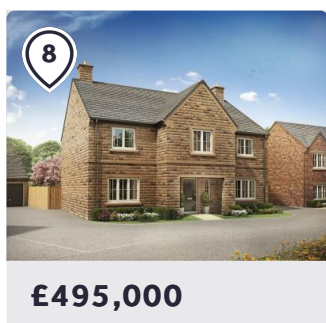
NO LONGER ADVERTISED

3 bedroom barn conversion for sale

Preston Road, Alston, Longridge, PR3 3BD

- Immaculate Character Stonebuilt Residence
- Attractive Circular Windows
- Also Available by Separate Negotiation - Garden with PP f...

Marketed from 25 Oct 2018 to 27 Oct 2018 (1 days)



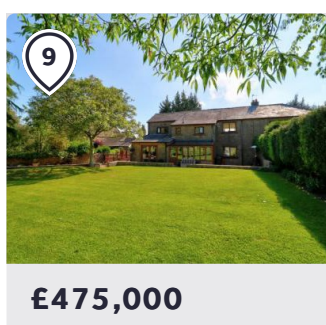
NO LONGER ADVERTISED

5 bedroom detached house for sale

Preston Road, Longridge, PR3

- High specification home including integrated kitchen app..
- Ground floor front facing study
- Incredible dining kitchen with two sets of French doors to..
- Separate utility room and downstairs cloaks
- Master bedroom with fitted wardrobes and en-suite
- Bedroom 2 also comes with feature en-suite
- Further 3 bedrooms and family bathroom with shower cu..
- Double garage

Marketed from 12 Dec 2018 to 15 Apr 2019 (123 days)



NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

Preston Road, Preston

- Outstanding converted barn in semi rural location
- Desirable Longridge location
- Substantial manicured gardens with patio area
- Separate garage & ample driveway
- Superb living room with log burning stove and dual aspe...
- Impressive entrance hallway
- 3 spacious double bedrooms
- 2 well presented bathrooms

Marketed from 30 May 2018 to 20 Sep 2018 (113 days)

* Legal information present on page 17

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by P Wilson & Company unless otherwise stated.



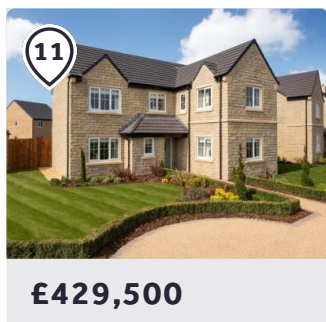
NO LONGER ADVERTISED

4 bedroom cottage for sale

Preston Road, Alston, Preston

- Circa 1792
- Two Bathrooms
- Four Reception Rooms
- Four Bedrooms
- Conservatory
- Backs On To Countryside
- Rural Setting
- Driveway

Marketed from 23 Dec 2016 to 21 Mar 2019 (817 days)



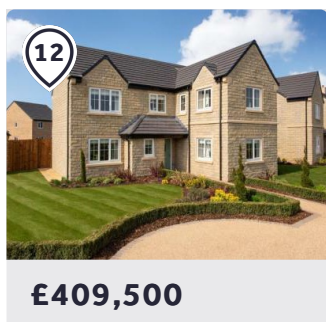
CURRENTLY ADVERTISED

5 bedroom detached house for sale

Preston Road, Longridge, PR3

- *****Reduced by £10,000***** Pre-Show Home Prices^
- Stainless steel finish double oven, stainless steel hob and...
- Integrated dishwasher, fridge freezer and washing mach...
- Chrome downlighters
- Outside lights to front and rear
- Landscaped front garden (where available)
- External power sockets
- Water butts

Marketed from 28 Jan 2019



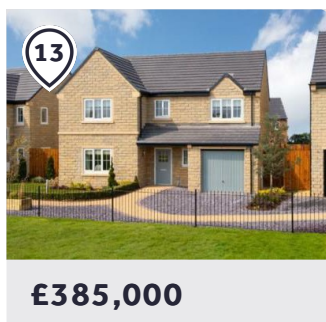
CURRENTLY ADVERTISED

5 bedroom detached house for sale

Preston Road, Longridge, PR3

- High Specification Homes
- Stainless steel finish double oven, stainless steel hob and...
- Integrated dishwasher, fridge freezer and washing mach...
- Chrome downlighters
- Outside lights to front and rear
- Landscaped front garden (where available)
- External power sockets
- Water butts

Marketed from 6 Nov 2018



CURRENTLY ADVERTISED

4 bedroom detached house for sale

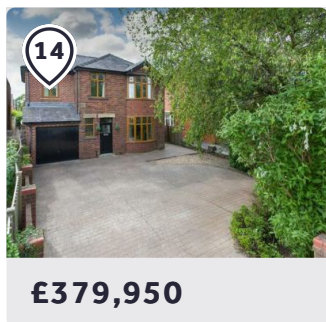
Preston Road, Longridge, PR3

- High Specification Homes, High Specification home
- Stainless steel finish double oven, stainless steel hob and...
- Integrated dishwasher, fridge freezer and washing mach...
- Gas fired central heating and hot water system, Dual aspe...
- Chrome downlighters, Open plan dining kitchen with Fren...
- Outside lights to front and rear, Handy utility room and d...
- External power sockets, Master bedroom with fitted ward...
- Water butts, Further 3 bedrooms and family bathroom

Marketed from 14 May 2019

* Legal information present on page 17

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NO LONGER ADVERTISED **SOLD STC**

4 bedroom detached house for sale

Preston Road, Longridge

- Four Bedroom Family Home
- Lounge & Sitting Room
- Dining Kitchen & Family Room
- Family Bathroom & Ensuite
- Garage & Driveway
- 220ft Enclosed Garden
- Early Viewing Is Essential

Marketed from **11 Jun 2018 to 24 Oct 2018 (135 days)**



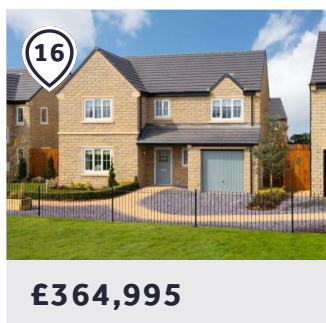
NO LONGER ADVERTISED

4 bedroom detached house for sale

Preston Road, Longridge, PR3

- Spacious front aspect lounge with feature bay window
- Integrated appliances included Fridge Freezer, Washing M.
- Kitchen/dining area with French doors leading to rear gar..
- Utility and downstairs WC
- Master bedroom with private en-suite and fitted wardrob..
- Three further bedrooms and family bathroom
- PVCu double glazing and gas central heating
- Integral garage and driveway

Marketed from **10 Apr 2019 to 15 Jul 2019 (95 days)**



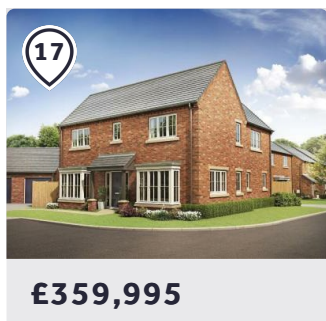
CURRENTLY ADVERTISED

4 bedroom detached house for sale

Preston Road, Longridge, PR3

- High Specification Homes, High Specification home
- Stainless steel finish double oven, stainless steel hob and...
- Integrated dishwasher, fridge freezer and washing mach...
- Gas fired central heating and hot water system, Dual aspe..
- Chrome downlighters, Open plan dining kitchen with Fren..
- Outside lights to front and rear, Handy utility room and d...
- External power sockets, Master bedroom with fitted ward..
- Water butts, Further 3 bedrooms and family bathroom

Marketed from **6 Nov 2018**



CURRENTLY ADVERTISED

4 bedroom detached house for sale

Preston Road, Longridge, PR3

- High Specification home
- Integrated appliances including dishwasher, washing ma...
- Dual aspect lounge with bay fronted window and French ...
- Dual aspect family room
- Open plan dining kitchen with French doors to rear garde..
- Handy utility room and downstairs WC
- Master bedroom with fitted wardrobes and en-suite
- Further 3 bedrooms and family bathroom

Marketed from **12 Dec 2018**

* Legal information present on page 17

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by P Wilson & Company unless otherwise stated.



CURRENTLY ADVERTISED

4 bedroom detached house for sale
Preston Road, Longridge, PR3

- High specification home
- Includes integrated kitchen appliances to the open plan d..
- Handy utility room
- Brushed chrome light switches & downlighters
- Outside lights to front and rear
- Master bedroom with fitted wardrobes and en-suite
- Further three bedrooms
- External power sockets

Marketed from **14 May 2019**



NO LONGER ADVERTISED

5 bedroom detached house for sale
Preston Road, Longridge, PR3

- High specification homes
- Stainless steel finish double oven, stainless steel hob and...
- Integrated dishwasher, fridge freezer and washing mach...
- Landscaped front garden (where available)
- Outside lights to front and rear
- External power sockets
- Chrome downlighters
- Water butts

Marketed from **7 Jun 2019 to 22 Jul 2019 (44 days)**



CURRENTLY ADVERTISED

5 bedroom detached house for sale
Preston Road, Longridge, PR3

- High specification homes
- Stainless steel finish double oven, stainless steel hob and...
- Integrated dishwasher, fridge freezer and washing mach...
- Landscaped front garden (where available)
- Outside lights to front and rear
- External power sockets
- Chrome downlighters
- Water butts

Marketed from **6 Nov 2018**



NO LONGER ADVERTISED

4 bedroom detached house for sale
Preston Road, Longridge, PR3

- High specification home
- Includes integrated kitchen appliances to the open plan d..
- Handy utility room
- Brushed chrome light switches & downlighters
- Outside lights to front and rear
- Master bedroom with fitted wardrobes and en-suite
- Further three bedrooms
- External power sockets

Marketed from **17 Dec 2018 to 11 Jul 2019 (205 days)**

* Legal information present on page 17

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by P Wilson & Company unless otherwise stated.



NO LONGER ADVERTISED

4 bedroom detached house for sale

Preston Road, Longridge, PR3

- High specification home
- Includes integrated kitchen appliances to the open plan d..
- Handy utility room
- Brushed chrome light switches & downlighters
- Outside lights to front and rear
- Master bedroom with fitted wardrobes and en-suite
- Further three bedrooms
- External power sockets

Marketed from 10 Jun 2019 to 14 Jun 2019 (3 days)



CURRENTLY ADVERTISED

4 bedroom detached house for sale

Preston Road, Longridge, PR3

- Spacious front aspect lounge with feature bay window
- Kitchen/dining area with French doors leading to rear gar..
- Utility and downstairs cloaks
- En-suite and fitted wardrobe to the master bedroom
- Three further bedrooms and family bathroom
- Integral garage and driveway

Marketed from 16 Jul 2019



CURRENTLY ADVERTISED

4 bedroom detached house for sale

Preston Road, Longridge, PR3

- Front aspect lounge with feature bay window
- Kitchen/dining/family area with French doors leading to r...
- Utility and downstairs cloaks
- Master bedroom with en-suite
- Three further bedrooms and family bathroom
- Garage and driveway

Marketed from 16 Jul 2019



NO LONGER ADVERTISED

4 bedroom detached house for sale

Preston Road, Longridge, PR3

- High Specification Homes - PRE SHOW HOME PRICE - SA..
- Integrated appliances include Fridge Freezer, Washing M...
- Stainless steel finish double oven, stainless steel hob and...
- Outside lights to front and rear
- Landscaped front garden (where available)
- External power socket
- Water butt
- Chrome downlighters

Marketed from 5 Nov 2018 to 14 Jun 2019 (221 days)

* Legal information present on page 17

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by P Wilson & Company unless otherwise stated.



CURRENTLY ADVERTISED

3 bedroom semi-detached bungalow for sale

Grimbaldeston Close, Longridge

- APPROX 880SQFT
- Three Bedroom True Bungalow
- Bespoke Development
- Dining Kitchen & Lounge
- Family Bathroom & Ensuite
- Driveway & Garage

Marketed from **27 Oct 2018**



CURRENTLY ADVERTISED

3 bedroom detached bungalow for sale

Grimbaldeston Close, Longridge

- APPROX 920SQFT//Detached
- Three Bedroom True Bungalow
- Bespoke Development
- Dining Kitchen & Lounge
- Family Bathroom & Ensuite
- Driveway & Garage

Marketed from **27 Oct 2018**



CURRENTLY ADVERTISED

3 bedroom detached bungalow for sale

Grimbaldeston Close, Longridge

- APPROX 880SQFT//Detached
- Three Bedroom True Bungalow
- Bespoke Development
- Dining Kitchen & Lounge
- Family Bathroom & Ensuite
- Driveway & Garage

Marketed from **27 Oct 2018**



CURRENTLY ADVERTISED

3 bedroom semi-detached bungalow for sale

Grimbaldeston Close, Longridge

- APPROX 880SQFT
- Three Bedroom True Bungalow
- Bespoke Development
- Dining Kitchen & Lounge
- Family Bathroom & Ensuite
- Driveway & Garage

Marketed from **27 Oct 2018**

* Legal information present on page 17



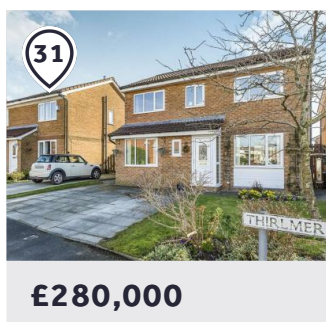
NO LONGER ADVERTISED

4 bedroom detached house for sale

Preston Road, Longridge, PR3

- FREE carpets and turf
- High Specification homes
- Integrated dishwasher, fridge freezer and washing mach...
- Outside lights to front and rear
- External Power Socket + Water Butts
- Chrome downlighters and choice of wall tiles (subject to b..
- Open plan dining kitchen
- Bay fronted lounge

Marketed from 9 Nov 2018 to 11 Jul 2019 (244 days)



NO LONGER ADVERTISED

4 bedroom detached house for sale

Thirlmere Drive, Longridge, Preston, PR3

- EPC Awaited
- Driveway Parking To The Front
- Local Amenities Close By
- Decking Seating Area In Rear Garden
- Spacious Living Accommodation
- Master En Suite Bathroom

Marketed from 1 Mar 2019 to 25 Mar 2019 (23 days)



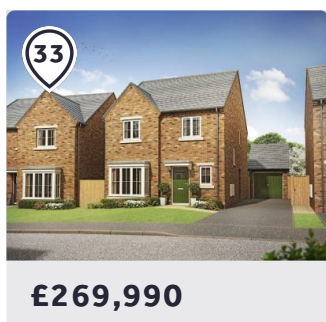
NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

Preston Road, Alston, Preston

- Well-presented, family home with three bedrooms
- Open, countryside views to the rear and side aspects
- Open plan, living kitchen/dining area
- Driveway allowing ample off road parking
- Detached brick Garage
- Gas central heating and double glazing throughout
- Close to local amenities and excellent transport links

Marketed from 5 Mar 2018 to 1 Oct 2018 (210 days)



NO LONGER ADVERTISED

4 bedroom detached house for sale

Preston Road, Longridge, PR3

- High Specification Homes
- Integrated appliances include Fridge Freezer, Washing M...
- Stainless steel finish double oven, stainless steel hob and...
- Outside lights to front and rear
- Landscaped front garden (where available)
- External power socket
- Water butt
- Chrome downlighters

Marketed from 7 Jun 2019 to 10 Jun 2019 (2 days)



NO LONGER ADVERTISED

4 bedroom detached house for sale

Water Meadows, Longridge

- Modern Detached Home
- Fabulous Development
- Modern Interior
- Four Double Bedrooms
- Lounge & Dining Kitchen
- Two En-Suites & GF W.C
- Driveway & Garage
- Enclosed Rear Garden

Marketed from 17 Oct 2018 to 30 Jan 2019 (105 days)



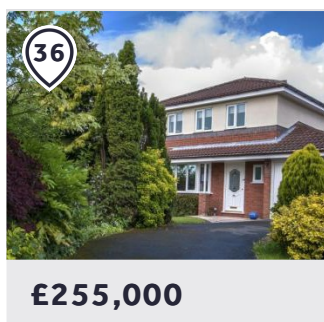
NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Lindale Road, Longridge, Preston

- Substantial detached family home
- Corner plot in semi rural location
- 4 bedrooms (master en suite)
- Large air conditioned conservatory
- Open plan kitchen & breakfast room
- Integral garage
- 127sq meter or 1367sq foot
- EPC D

Marketed from 7 May 2019 to 23 Jul 2019 (77 days)



NO LONGER ADVERTISED

4 bedroom detached house for sale

Lindale Road, Longridge, Preston

- Substantial detached family home
- Corner plot in semi rural location
- 4 bedrooms (master en suite)
- Large air conditioned conservatory
- Open plan kitchen & breakfast room
- Integral garage
- 127sq meter or 1367sq foot
- EPC D

Marketed from 22 Nov 2017 to 1 May 2019 (524 days)



NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

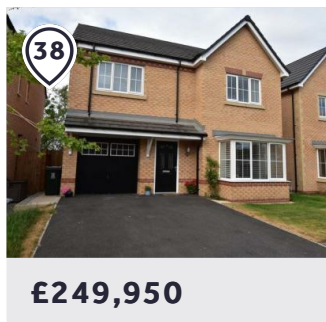
Lindale Road, Longridge, Preston

- Substantial detached family home
- Corner plot in semi rural location
- 4 bedrooms (master en suite)
- Large air conditioned conservatory
- Open plan kitchen & breakfast room
- Integral garage
- 127sq meter or 1367sq foot
- EPC D

Marketed from 23 Jul 2019 to 30 Jul 2019 (7 days)

* Legal information present on page 17

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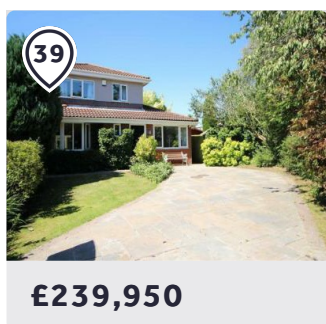
NO LONGER ADVERTISED

4 bedroom detached house for sale

Water Meadows, Longridge, Preston

- Modern Detached Family Home
- Exceptional Value for Money
- No Onward Chain
- Spacious Accommodation
- Separate Living Room
- Contemporary Open Plan Kitchen/Family Room
- Four Good Size Bedrooms
- Three With En Suite Facilities

Marketed from 16 Sep 2019 to 16 Sep 2019



NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale

Thirlmere Drive, Longridge

- Detached Family Home
- Three/ Four Bedrooms
- Open Plan Kitchen Diner
- Conservatory
- Ensuite to Master Bedroom
- Modern Fitted Bathroom
- Ample Parking
- No Chain Delay

Marketed from 4 Jul 2018 to 13 Dec 2018 (162 days)



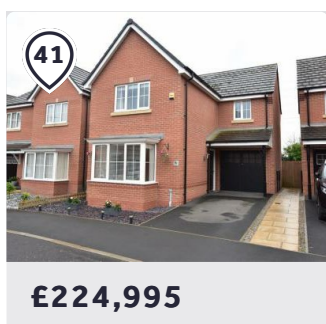
NO LONGER ADVERTISED

4 bedroom detached house for sale

Thirlmere Drive, Longridge, Preston

- No onward chain
- Extensive and private three/four bedroom residence
- Located on a quiet road
- Modern and open plan specification
- Off road parking
- Conservatory
- Bespoke bathroom suite

Marketed from 4 May 2018 to 20 Dec 2018 (230 days)



NO LONGER ADVERTISED

3 bedroom detached house for sale

Water Meadows, Longridge, Preston

- Modern Detached Family Home
- Excellent Presentation Throughout
- Spacious Accommodation
- Popular and Convenient Location
- Good Size Living Room
- Contemporary Style Kitchen
- Separate Dining Area - Garage Conversion
- Three Double Bedrooms

Marketed from 19 Jul 2019 to 29 Jul 2019 (10 days)

* Legal information present on page 17

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NO LONGER ADVERTISED

3 bedroom detached house for sale

Water Meadows, Longridge

- Modern Detached Home
- Fabulous Development
- Modern Interior
- Three Double Bedrooms
- Lounge, Dining Kitchen
- En-Suite To Master Bed
- Attached Garage
- Enclosed Rear Garden

Marketed from 17 Jul 2018 to 27 Nov 2018 (132 days)



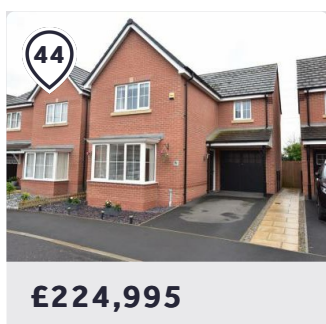
NO LONGER ADVERTISED

3 bedroom detached house for sale

Water Meadows, Longridge, Preston

- COMPETITIVELY PRICED!
- Great condition
- Detached family home
- En-suite shower room
- Integral garage
- Good travel links
- Gas central heating
- PVC windows

Marketed from 7 Sep 2018 to 5 Nov 2018 (58 days)



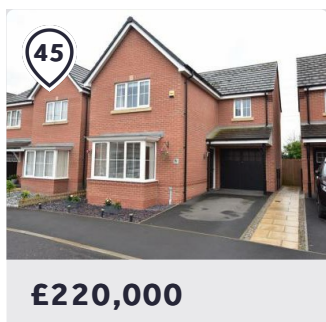
NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Water Meadows, Longridge, Preston

- Modern Detached Family Home
- Excellent Presentation Throughout
- Spacious Accommodation
- Popular and Convenient Location
- Good Size Living Room
- Contemporary Style Kitchen
- Separate Dining Area - Garage Conversion
- Three Double Bedrooms

Marketed from 19 Jun 2019 to 8 Jul 2019 (19 days)



NO LONGER ADVERTISED

3 bedroom detached house for sale

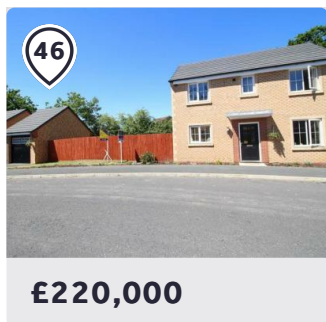
Water Meadows, Longridge, Preston

- Modern Detached Family Home
- Excellent Presentation Throughout
- Spacious Accommodation
- Popular and Convenient Location
- Good Size Living Room
- Contemporary Style Kitchen
- Separate Dining Area - Garage Conversion
- Three Double Bedrooms

Marketed from 29 Jul 2019 to 2 Sep 2019 (35 days)

* Legal information present on page 17

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NO LONGER ADVERTISED

3 bedroom detached house for sale

Water Meadows, Longridge

- NO CHAIN DELAY
- Detached Family Home
- Lounge & Dining Kitchen
- Three Bedrooms
- Ensuite To Master
- Family Bathroom
- Well Maintained Garden
- Driveway & Garage

Marketed from 17 Mar 2018 to 28 Sep 2018 (195 days)



NO LONGER ADVERTISED

3 bedroom detached house for sale

Water Meadows, Longridge

- Detached House
- Reception Room
- Modern Kitchen
- Downstairs WC
- Three Bedrooms
- En-suite To Master
- Three Piece Suite
- Garden

Marketed from 3 Oct 2018 to 20 Mar 2019 (167 days)



NO LONGER ADVERTISED

3 bedroom detached house for sale

Water Meadows, Preston

- Detached House
- Reception Room
- Modern Kitchen
- Downstairs WC
- Three Bedrooms
- En-suite To Master
- Three Piece Suite
- Garden

Marketed from 3 Oct 2018 to 3 Oct 2018



CURRENTLY ADVERTISED

3 bedroom detached house for sale

Water Meadows, Longridge

- NO CHAIN DELAY
- Detached Family Home
- Lounge & Dining Kitchen
- Three Bedrooms
- Ensuite To Master
- Family Bathroom
- Well Maintained Garden
- Driveway & Garage

Marketed from 25 Jul 2019

* Legal information present on page 17

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NO LONGER ADVERTISED

3 bedroom detached house for sale

Water Meadows, Longridge

- Detached Family Home
- Three Double Bedrooms
- Master With En suite
- Lounge with Bay Window
- Modern kitchen
- Dining Area
- Driveway
- Gardens To The Front & Rear

Marketed from 19 Jul 2019 to 2 Sep 2019 (44 days)



CURRENTLY ADVERTISED

3 bedroom detached house for sale

Water Meadows, Longridge

- Modern Family Home
- Popular Development
- Choice Position
- Three Bedrooms
- Lounge, Dining Kitchen
- En-Suite To Master
- Nice Rear Garden
- Driveway, Detached Garage

Marketed from 28 Jun 2019



NO LONGER ADVERTISED

3 bedroom detached house for sale

Milbeck Close, Longridge

- Detached Family Home
- Three Bedrooms
- Lounge and Dining Room
- Conservatory
- Driveway and Garage
- Private Rear Garden
- Views to Rear
- Viewing Advised

Marketed from 28 Jul 2016 to 21 Aug 2019 (1118 days)



CURRENTLY ADVERTISED SOLD STC

3 bedroom detached house for sale

Lindale Road, Longridge

- Three bedroom detached property
- Three reception rooms
- Master en suite shower room
- Off road parking
- Quiet residential area

Marketed from 24 Jan 2019

* Legal information present on page 17

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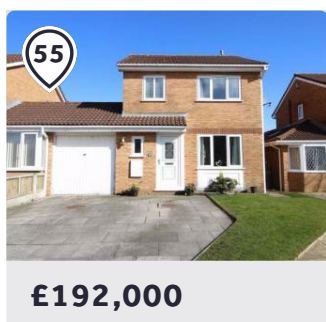
NO LONGER ADVERTISED SOLD STC

3 bedroom link detached house for sale

Lindale Road, Longridge

- Viewing Highly Advised
- Quiet Cul-De-Sac Location
- Lounge & Dining Room
- Kitchen & Conservatory
- Three Bedrooms
- Modern Family Bathroom
- Driveway & Garage
- Well Maintained Garden

Marketed from 2 Mar 2018 to 28 Feb 2019 (363 days)



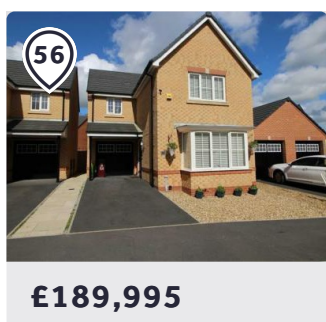
CURRENTLY ADVERTISED

3 bedroom link detached house for sale

Lindale Road, Longridge

- Viewing Highly Advised
- Quiet Cul-De-Sac Location
- Lounge & Dining Room
- Kitchen & Conservatory
- Three Bedrooms
- Modern Family Bathroom
- Driveway & Garage
- Well Maintained Garden

Marketed from 19 Jun 2019



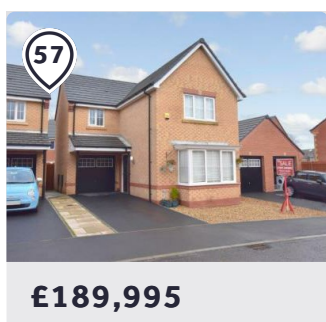
NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Water Meadows, Longridge

- Modern Detached Family Home
- Three Double Bedrooms
- En-Suite To Master Bed
- Attached Garage
- Enclosed Rear Garden
- Sold Chain Free
- Fabulous Development

Marketed from 20 Feb 2019 to 27 Jun 2019 (126 days)



NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

64, Water Meadows, Longridge, Preston, Lancashir...

- 3 BEDROOM DETACHED HOME
- NO ONWARD CHAIN
- WELL PRESENTED
- MODERN KITCHEN
- EN-SUITE TO MASTER BEDROOM
- VIEWING HIGHLY RECOMMENDED

Marketed from 4 Dec 2018 to 16 Jul 2019 (223 days)



£189,995

NO LONGER ADVERTISED

3 bedroom house for sale

Water Meadows, Longridge, Preston

- Detached Family Home Situated on Outskirts Of Longrid...
- Quiet Cul-De-Sac Location of Recently Built Dwellings
- Good Size Lounge, Breakfast Kitchen and WC to Ground...
- 3 Double Bedrooms, En-Suite and Family Bathroom to Fi...
- Gardens Front and Rear With driveway and Garage

Marketed from **20 Feb 2019 to 25 Jun 2019 (124 days)**



£179,999

NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

Water Meadows, Longridge, Preston, PR3

- Shared Ownership Available
- High Standards Throughout
- Two Allocated Parking Spaces
- EPC Grade B

Marketed from **14 Feb 2019 to 8 Mar 2019 (21 days)**



£179,999

NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

Water Meadows, Longridge, Preston, PR3

- Shared Ownership Available
- High Standards Throughout
- Two Allocated Parking Spaces
- EPC Grade B

Marketed from **1 Apr 2019 to 11 Apr 2019 (9 days)**



£179,999

NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

Water Meadows, Longridge, Preston, PR3

- Shared Ownership Available
- High Standards Throughout
- Two Allocated Parking Spaces
- EPC Grade B

Marketed from **6 Apr 2018 to 14 Feb 2019 (313 days)**



£179,999

NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

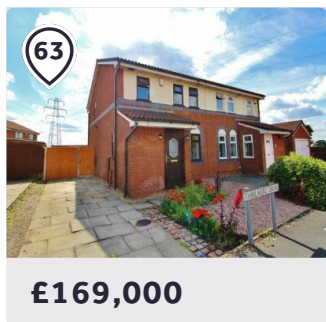
Water Meadows, Longridge, Preston, PR3

- Shared Ownership Available
- High Standards Throughout
- Two Allocated Parking Spaces
- EPC Grade B

Marketed from **23 Apr 2019 to 25 Apr 2019 (2 days)**

* Legal information present on page 17

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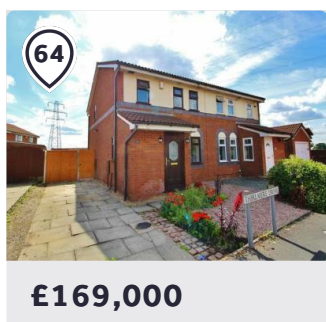
NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Thirlmere Drive, Longridge

- Modern Semi Detached
- Beautifully Presented
- Good Sized Lounge
- Dining Kitchen
- Three Bedrooms
- Modern 3 Piece Bathroom
- Landscaped Rear Garden
- Early Viewing Highly Advised!!

Marketed from 30 Sep 2018 to 8 Feb 2019 (130 days)



NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

Thirlmere Drive, Longridge

- Modern Semi Detached
- Beautifully Presented
- Good Sized Lounge
- Dining Kitchen
- Three Bedrooms
- Modern 3 Piece Bathroom
- Landscaped Rear Garden
- Early Viewing Highly Advised!!

Marketed from 11 Aug 2018 to 13 Aug 2018 (1 days)

The sold price history information is provided by Her Majesty's Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland) and is matched to Rightmove properties by house number and full postcode. Please note there is not always a match.

This material was last updated on the 3rd of September 2019. Land Registry data covers the period from the 1st of January 1995 to the 30th of July 2019 and contains property transactions which have been registered during that period. Registers of Scotland data covers the period from the 18th of October 1996 to the 31st of July 2019 based on the date of entry provided in the application for registration. Please note the dates shown relate to the property's registered date not sold date.

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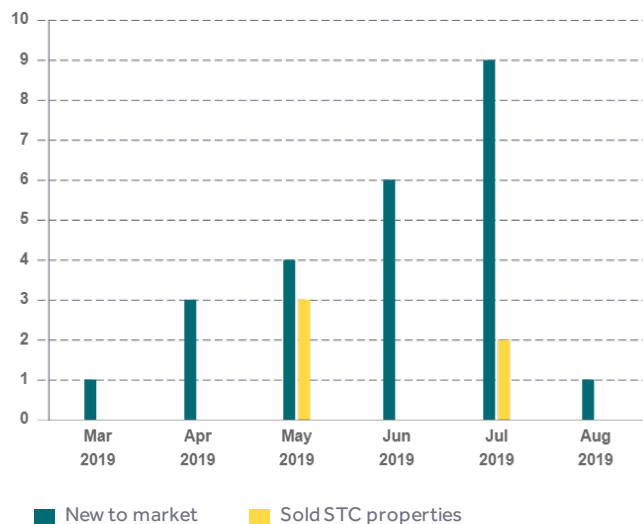
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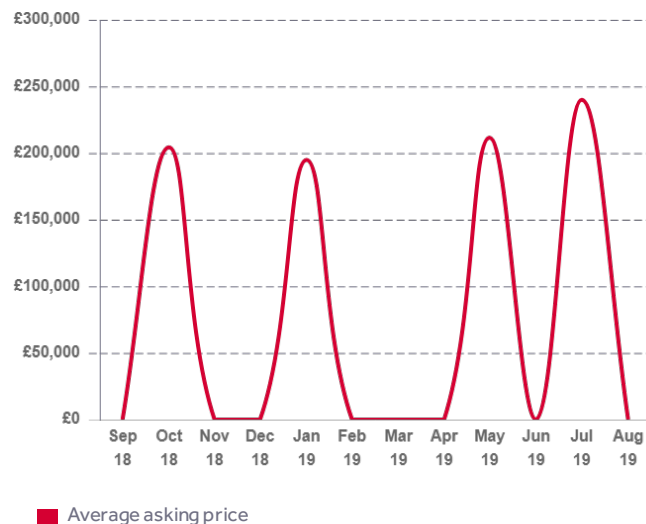
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Market Information



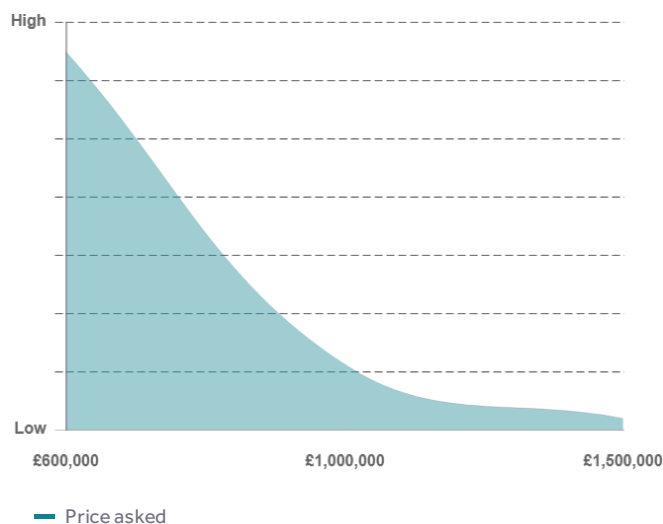
New vs. sold subject to contract (STC) properties within 1/2 mile of PR3 3BL

This graph shows the number of newly listed and sold subject to contract (STC) properties listed by all agents, over the last 6 months on Rightmove. It's a good indicator of the recent supply and demand levels for properties like this.



Average asking price of properties within 1/2 mile of PR3 3BL

This graph shows the average asking price of properties like this, listed by all agents, over the last 12 months on Rightmove. It can help to show the pricing trend of the area.



Number of property views in the last 6 months for your selected property types within PR3

This graph shows the amount of searches on Rightmove over the last 6 months for properties like this, at various prices. It's an indicator of how much people are willing to pay for comparable properties.