

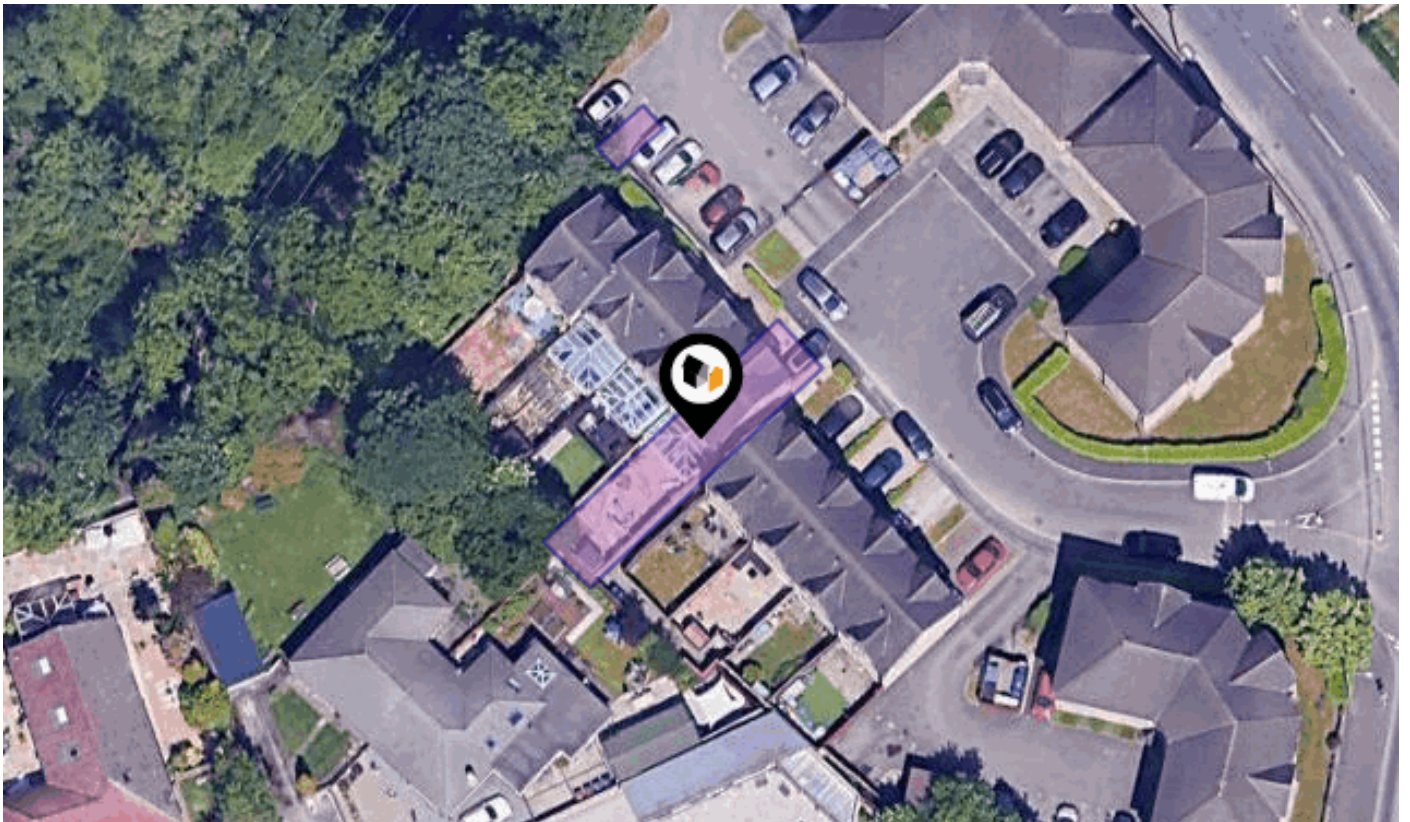


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th November 2024



CLAYTON FOLD, BURNLEY, BB12

Pendle Hill Properties

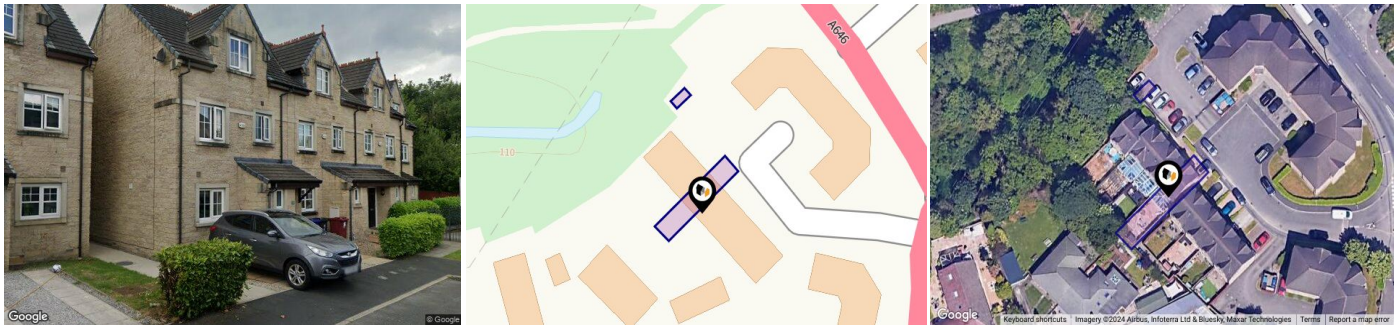
154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	19/12/2007
Floor Area:	1,313 ft ² / 122 m ²	End Date:	01/01/3005
Plot Area:	0.03 acres	Lease Term:	999 years from 1 January 2006
Council Tax :	Band C	Term Remaining:	980 years
Annual Estimate:	£2,086		
Title Number:	LAN62994		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

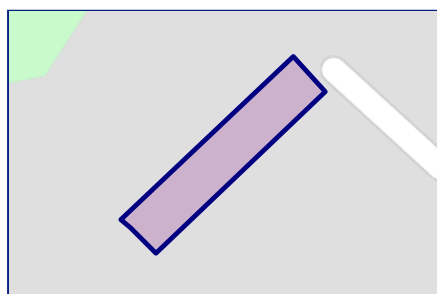


Freehold Title Plan



LA943683

Leasehold Title Plan



LAN62994

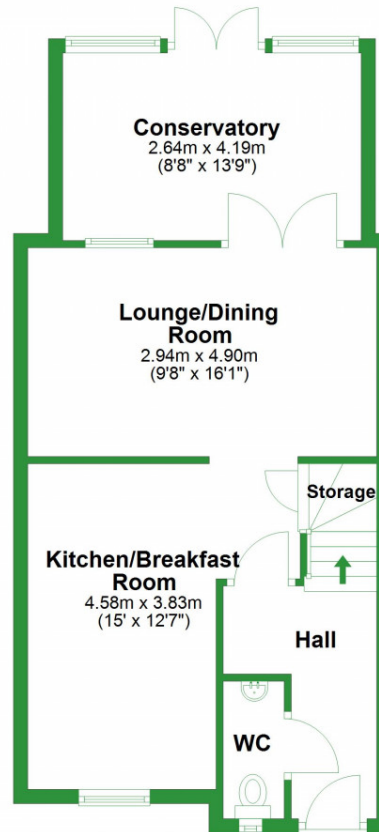
Start Date: 19/12/2007
End Date: 01/01/3005
Lease Term: 999 years from 1 January 2006
Term Remaining: 980 years



CLAYTON FOLD, BURNLEY, BB12

Ground Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



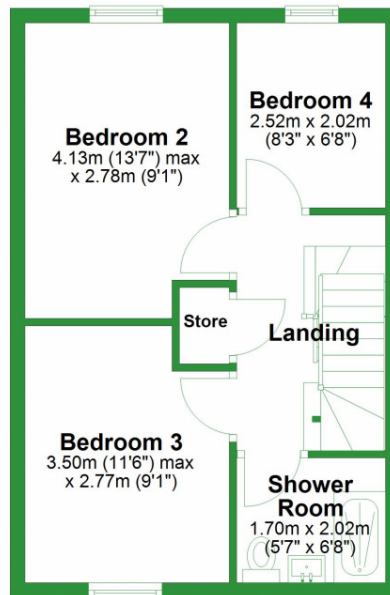
Total area: approx. 122.0 sq. metres (1313.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

CLAYTON FOLD, BURNLEY, BB12

First Floor

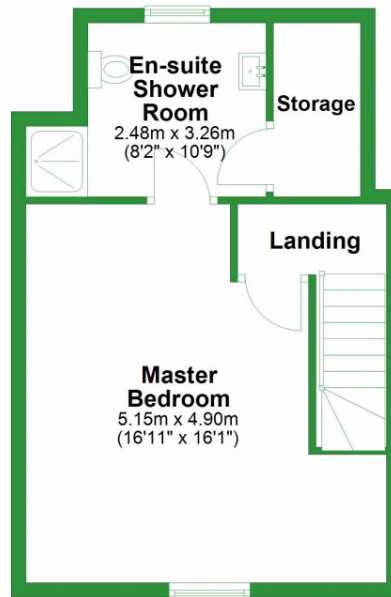
Approx. 37.0 sq. metres (397.9 sq. feet)



CLAYTON FOLD, BURNLEY, BB12

Second Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



BURNLEY, BB12

Energy rating

C

Valid until 13.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

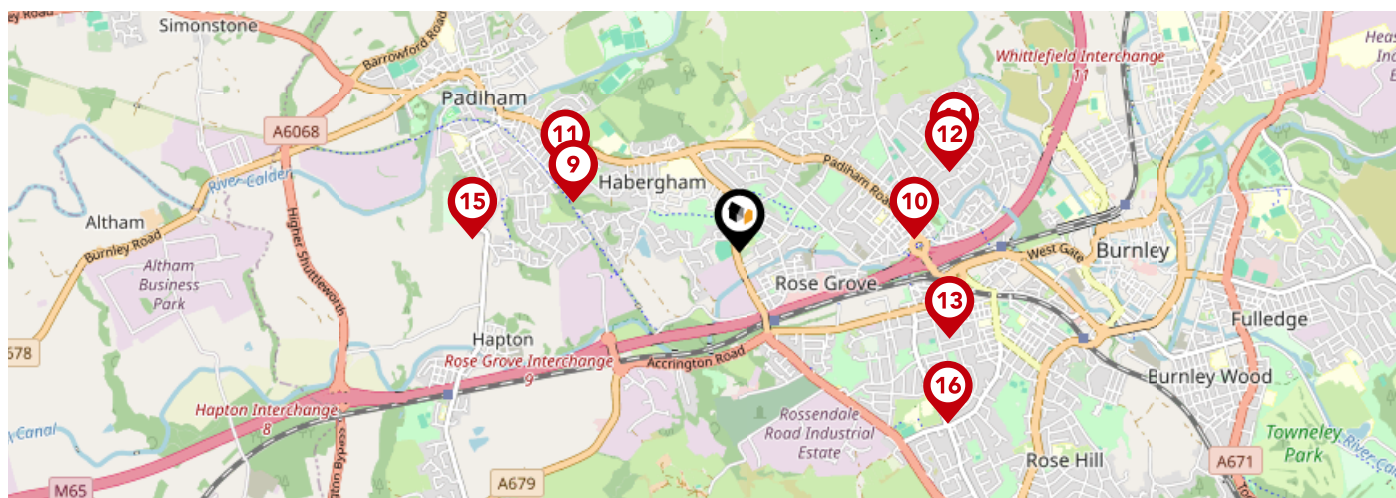
Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	111 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Burnley Lowerhouse Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance:0.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Burnley High School Ofsted Rating: Good Pupils: 607 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

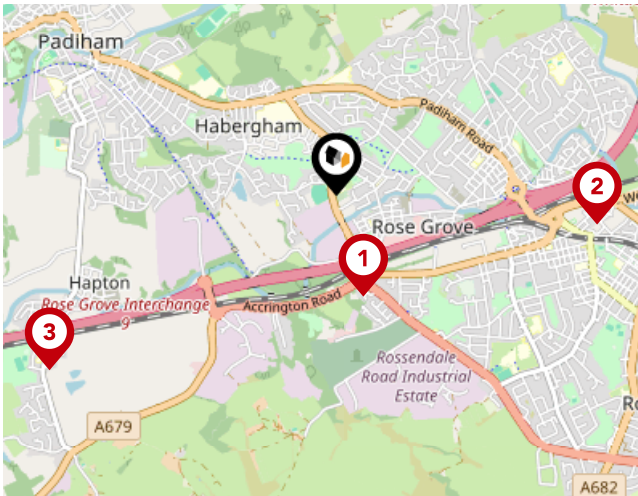
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:0.76</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Whittlefield Primary School Ofsted Rating: Good Pupils: 225 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wellfield Methodist and Anglican Church School Ofsted Rating: Good Pupils: 203 Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:0.99</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Mary Magdalene Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good Pupils: 226 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Rose School Ofsted Rating: Requires improvement Pupils: 67 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

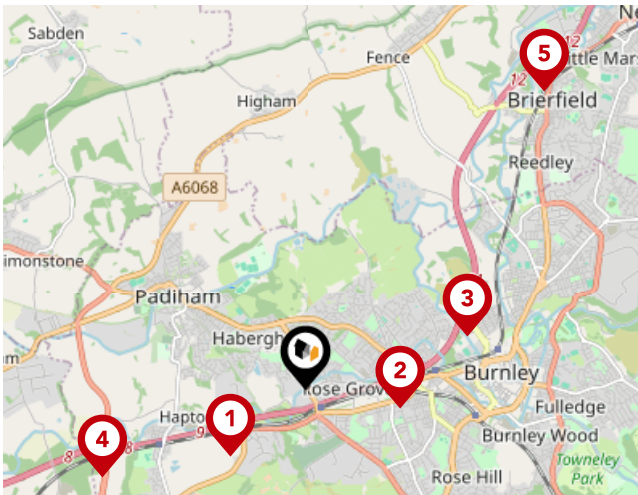
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Rose Grove Rail Station	0.46 miles
2	Burnley Barracks Rail Station	1.15 miles
3	Hapton Rail Station	1.47 miles

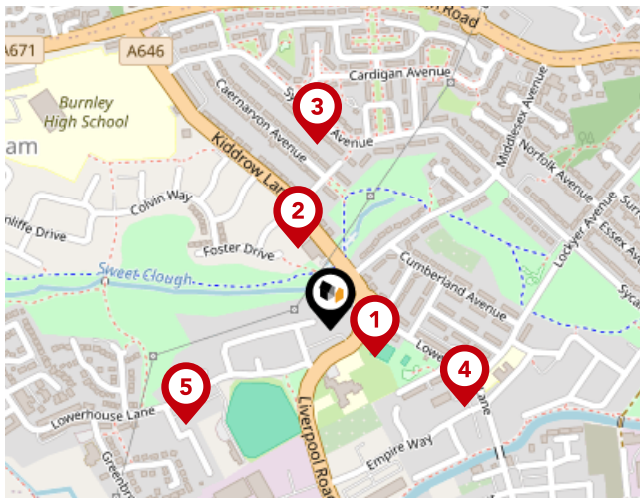


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J9	0.88 miles
2	M65 J10	0.85 miles
3	M65 J11	1.49 miles
4	M65 J8	1.94 miles
5	M65 J12	3.35 miles

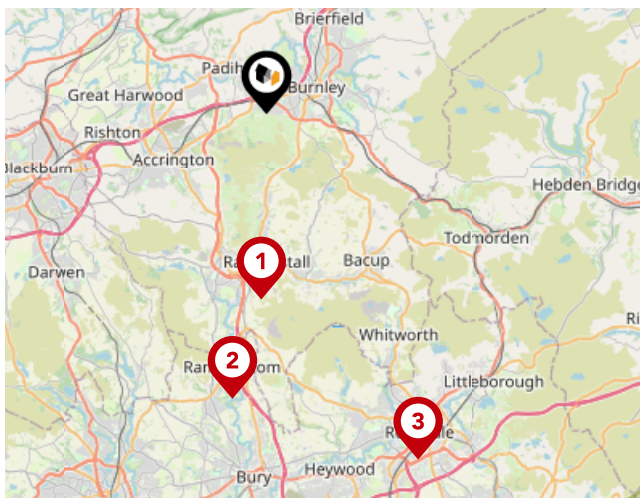
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lane Ends Hotel	0.06 miles
2	Health Centre	0.1 miles
3	Cardigan Avenue	0.2 miles
4	St Augustines Church	0.17 miles
5	Lowerhouse Fold	0.19 miles



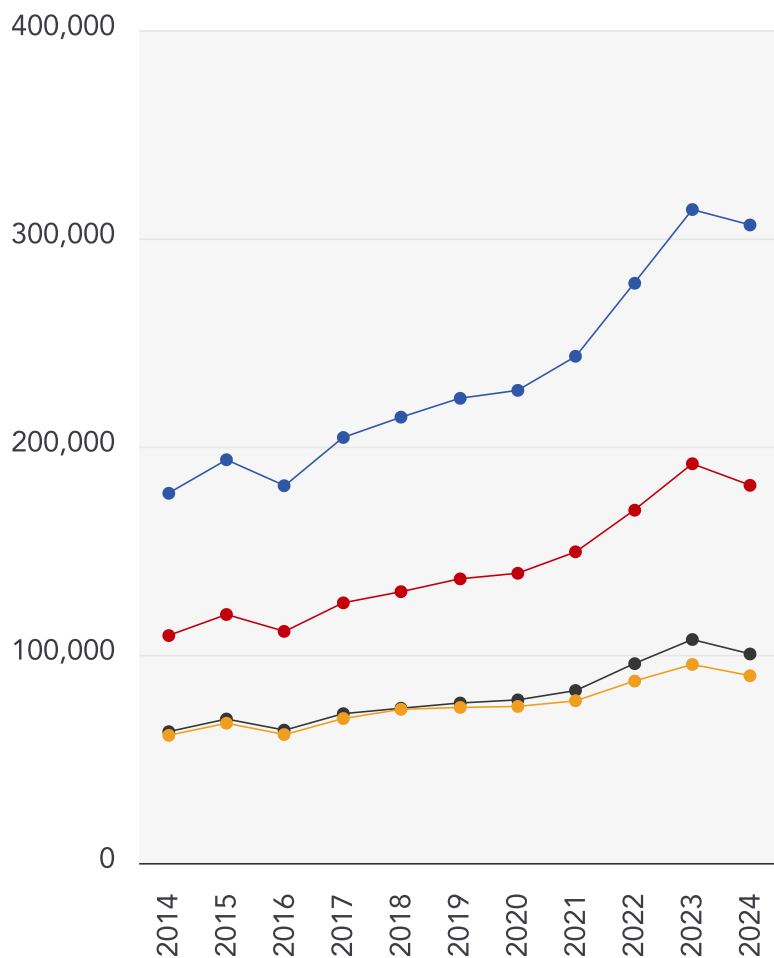
Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.51 miles
2	Ramsbottom (East Lancashire Railway)	10.08 miles
3	Rochdale Interchange (Manchester Metrolink)	13.25 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB12



Detached

+72.58%

Semi-Detached

+66.06%

Terraced

+59.19%

Flat

+46.72%



Pendle Hill Properties

If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



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Pendle Hill Properties

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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