

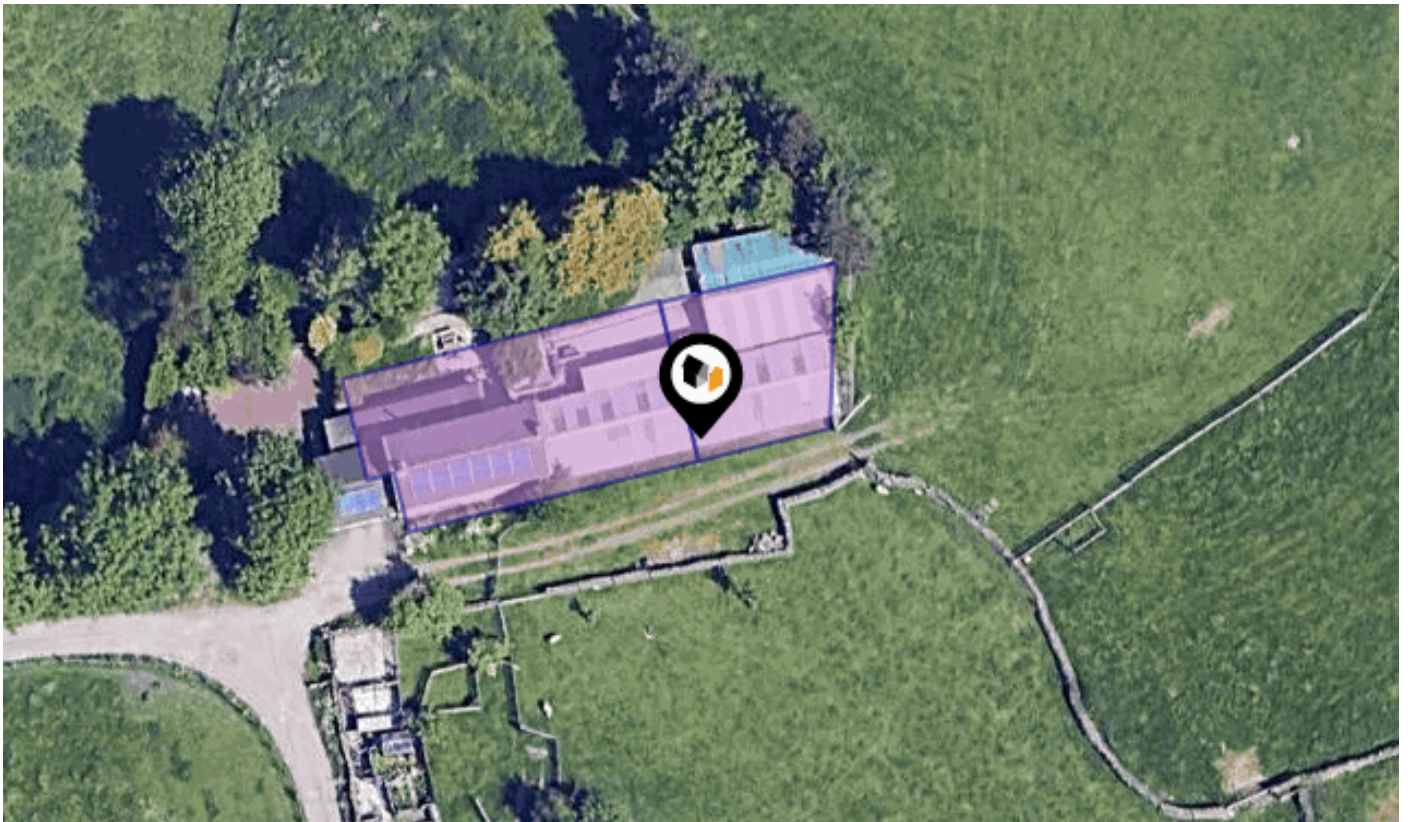


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 11<sup>th</sup> November 2024**



**COAL PIT LANE, COLNE, BB8**

## **Pendle Hill Properties**

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk








## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,708 ft <sup>2</sup> / 158 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,952		
<b>Title Number:</b>	LA811829		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>53</b> mb/s	<b>-</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

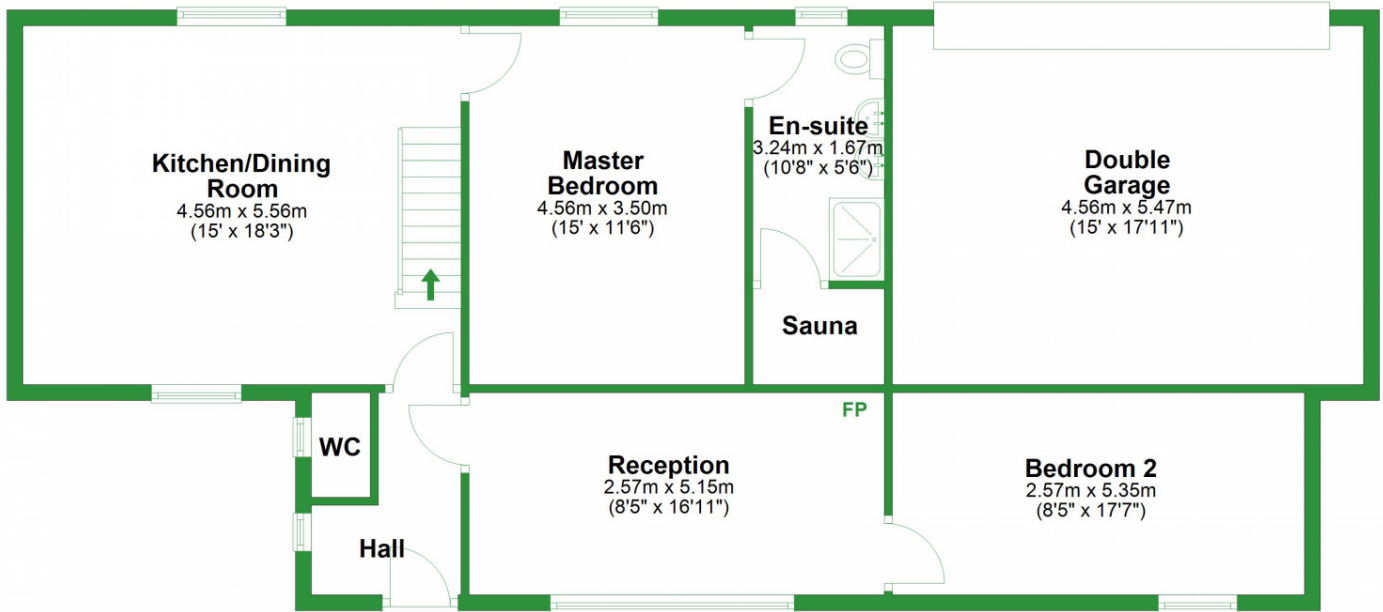




## COAL PIT LANE, COLNE, BB8

### Ground Floor

Approx. 108.9 sq. metres (1172.0 sq. feet)



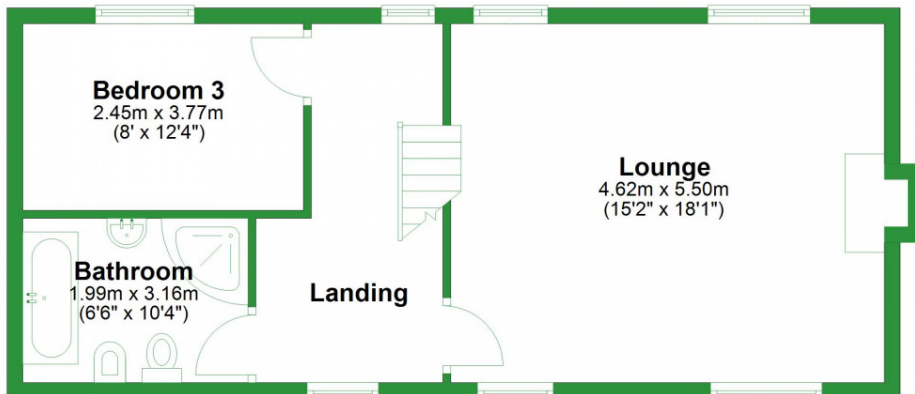
Total area: approx. 158.7 sq. metres (1708.5 sq. feet)

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

## COAL PIT LANE, COLNE, BB8

### First Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



Coal Pit Lane, BB8

Energy rating

# D

Valid until 16.03.2025









Score	Energy rating	Current	Potential
92+	A		<div style="background-color: #006d2c; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 24px;">92   A</span> </div>
81-91	B		
69-80	C		
55-68	D	<div style="background-color: #ffd966; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 24px;">55   D</span> </div>	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

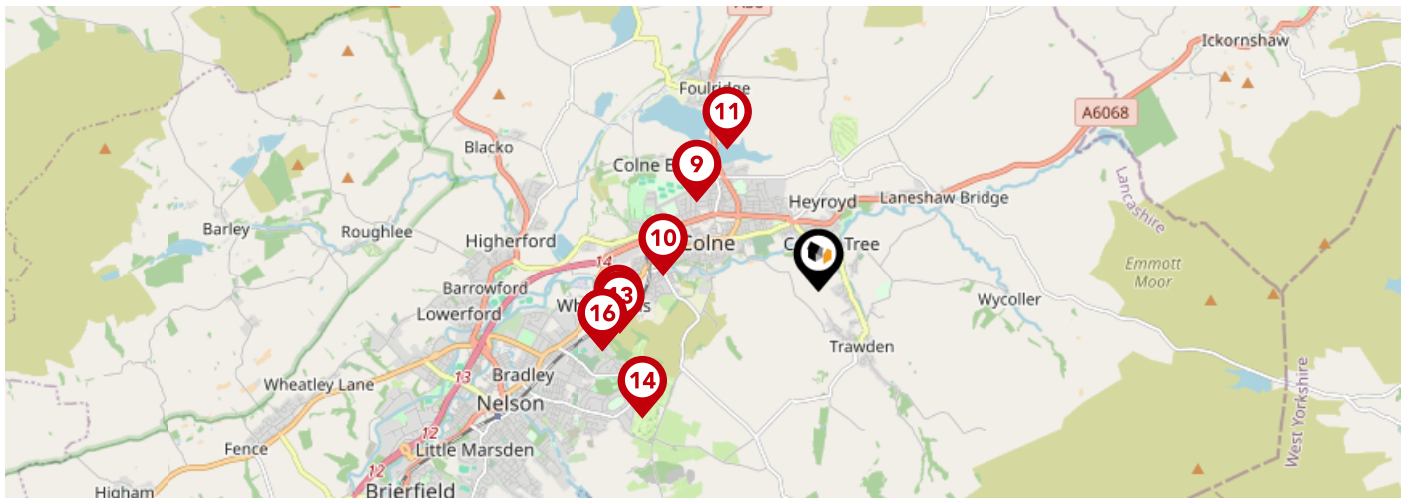
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	FiT application
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, with external insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, no insulation
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	120 m <sup>2</sup>









# Area Schools



	Nursery	Primary	Secondary	College	Private
 <p><b>Colne Christ Church Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 188   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Park Primary School</b> Ofsted Rating: Good   Pupils: 331   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Trawden Forest Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Colne Park High School</b> Ofsted Rating: Good   Pupils: 1055   Distance:0.78</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>West Street Community Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Newtown Nursery School</b> Ofsted Rating: Good   Pupils: 80   Distance:0.89</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>The Nook School</b> Ofsted Rating: Good   Pupils: 4   Distance:1.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p><b>Laneshaw Bridge Primary</b> Ofsted Rating: Outstanding   Pupils: 204   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

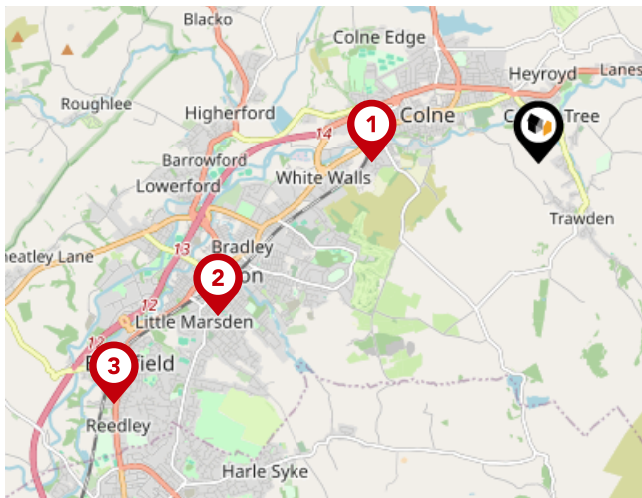




	Nursery	Primary	Secondary	College	Private
 <b>Sacred Heart Roman Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 223   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Colne Lord Street School</b> Ofsted Rating: Good   Pupils: 355   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Foulridge Saint Michael and All Angels CofE Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Colne Primet Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Colne Primet Academy</b> Ofsted Rating: Requires improvement   Pupils: 864   Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Walton Lane Nursery School</b> Ofsted Rating: Outstanding   Pupils: 71   Distance:1.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Pendle View Primary School</b> Ofsted Rating: Outstanding   Pupils: 131   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Ss John Fisher and Thomas More Roman Catholic High School</b> Ofsted Rating: Requires improvement   Pupils: 806   Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

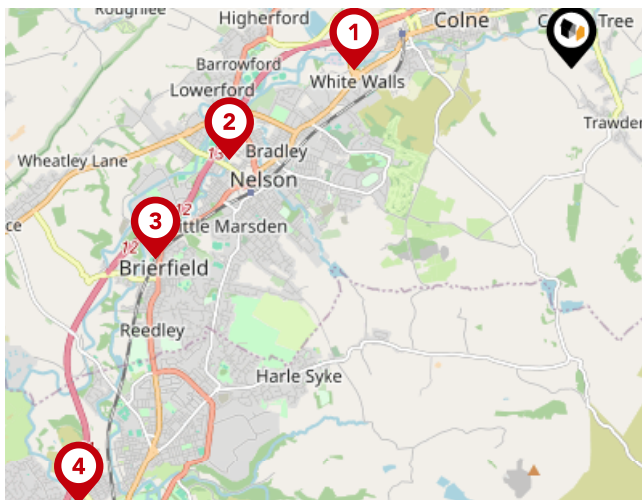
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Colne Rail Station	1.46 miles
2	Nelson Rail Station	3.09 miles
3	Brierfield Rail Station	4.26 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J14	1.9 miles
2	M65 J13	3.1 miles
3	M65 J12	4 miles
4	M65 J11	5.76 miles
5	M65 J10	6.61 miles

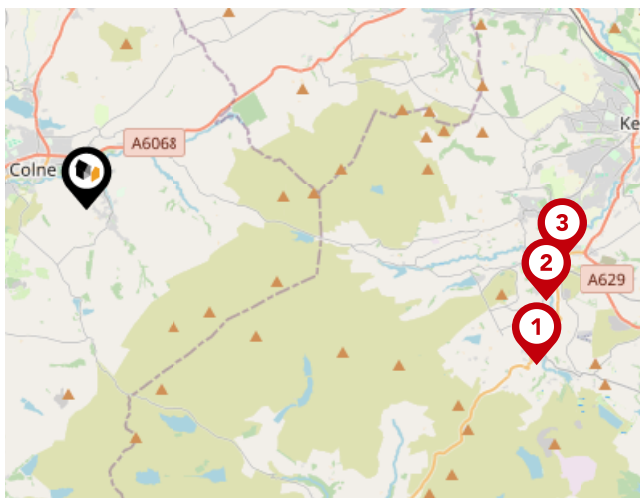
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.18 miles
2	Clarendon Street	0.23 miles
3	Winewall Road	0.22 miles
4	Gladstone Terrace	0.23 miles
5	Lachman Road	0.31 miles



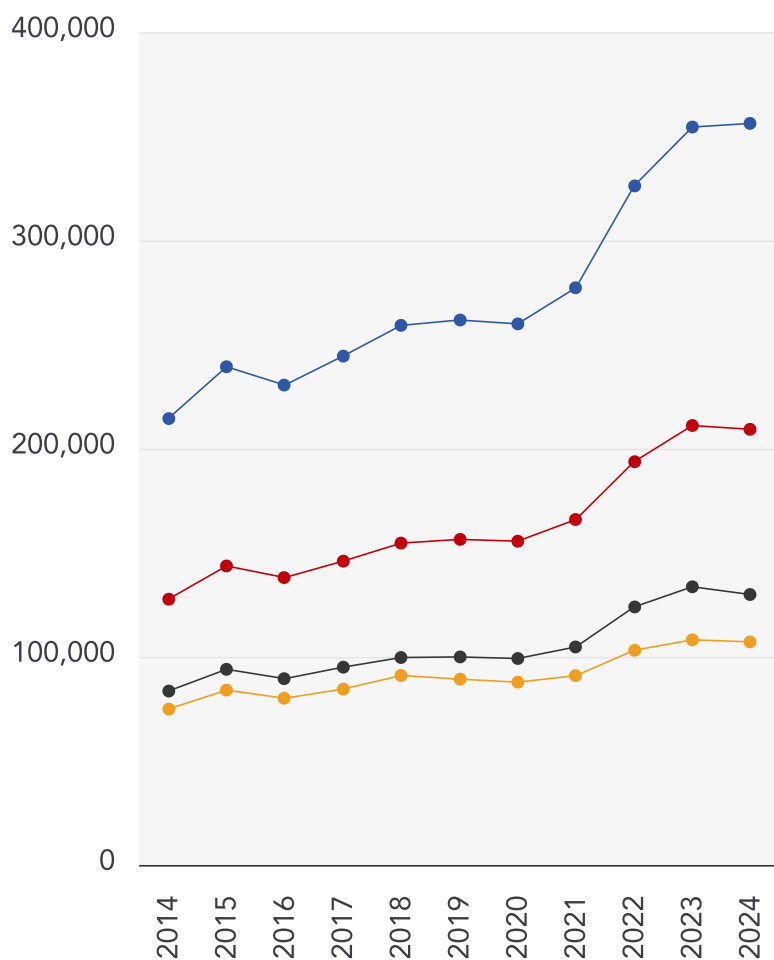
### Local Connections

Pin	Name	Distance
1	Oxenhope (Keighley & Worth Valley Railway)	8.34 miles
2	Haworth (Keighley & Worth Valley Railway)	8.19 miles
3	Oakworth (Keighley & Worth Valley Railway)	8.36 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in BB8



Detached

**+66.12%**

Semi-Detached

**+63.91%**

Terraced

**+55.51%**

Flat

**+43.12%**



### **Pendle Hill Properties**

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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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/company/pendle-hill-properties/

# 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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