

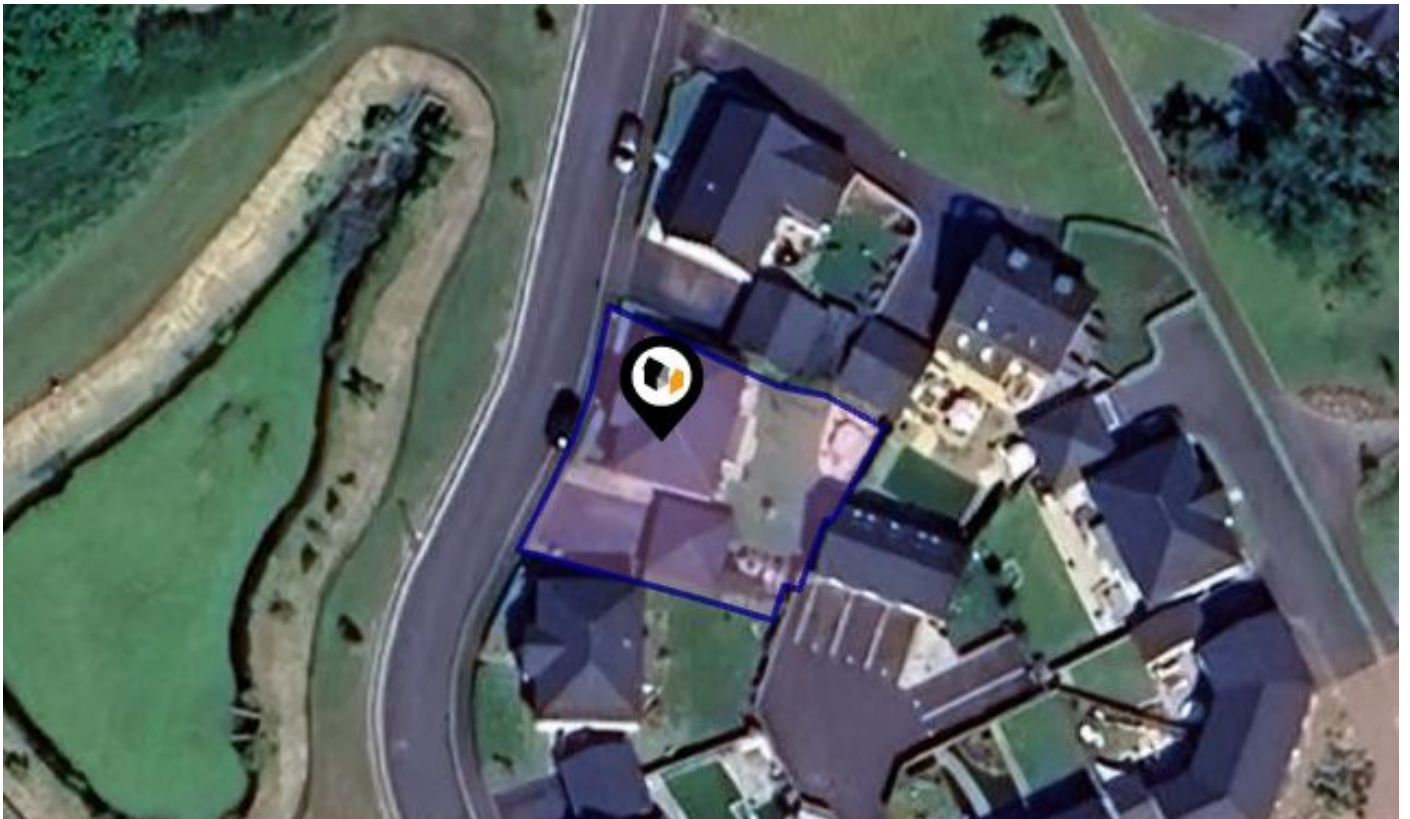


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 08th November 2024



CHERRY TREE ROAD, WHALLEY, CLITHEROE, BB7

Pendle Hill Properties

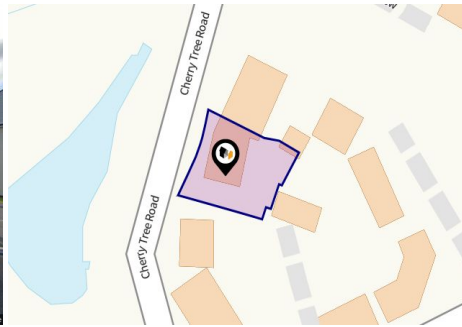
154 Whalley Road Read BB12 7PN

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,864 ft ² / 173 m ²		
Plot Area:	0.1 acres		
Year Built :	2019		
Council Tax :	Band F		
Annual Estimate:	£3,173		
Title Number:	LAN230812		

Local Area

Local Authority:	Ribble valley
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

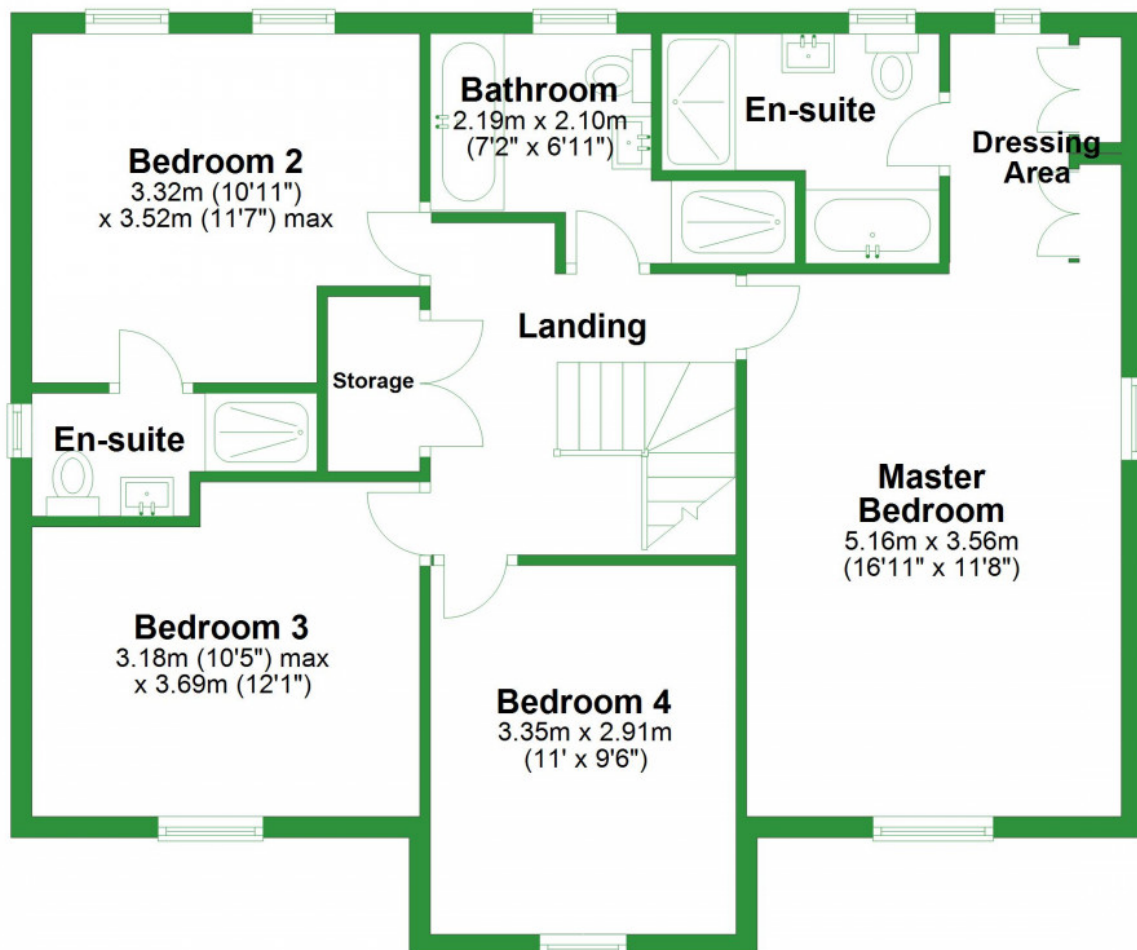




CHERRY TREE ROAD, WHALLEY, CLITHEROE, BB7

First Floor

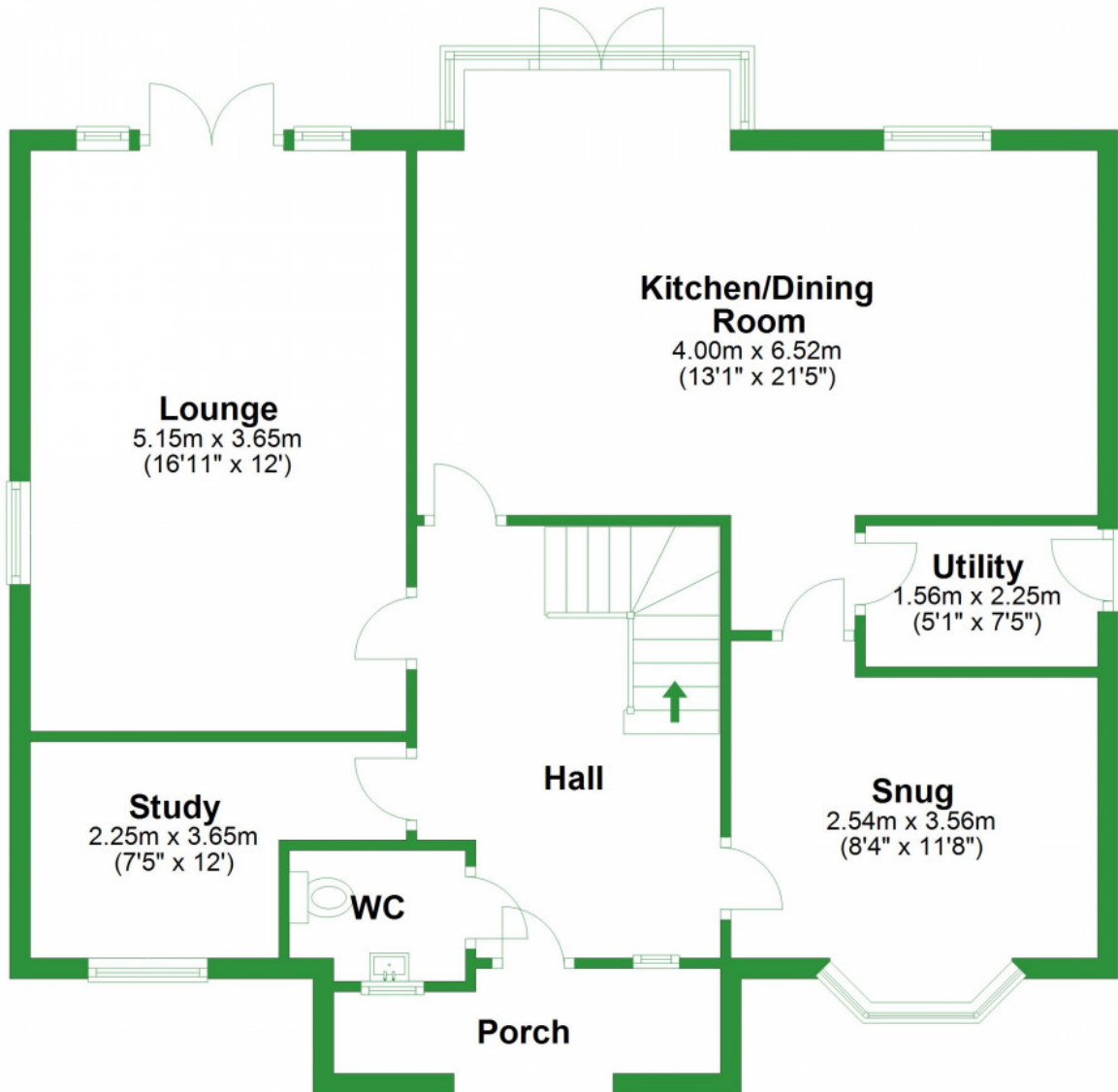
Approx. 80.0 sq. metres (860.7 sq. feet)



CHERRY TREE ROAD, WHALLEY, CLITHEROE, BB7

Ground Floor

Approx. 93.2 sq. metres (1003.6 sq. feet)



Total area: approx. 173.2 sq. metres (1864.4 sq. feet)

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

Cherry Tree Road, Whalley, BB7

Energy rating

B

Valid until 11.11.2029

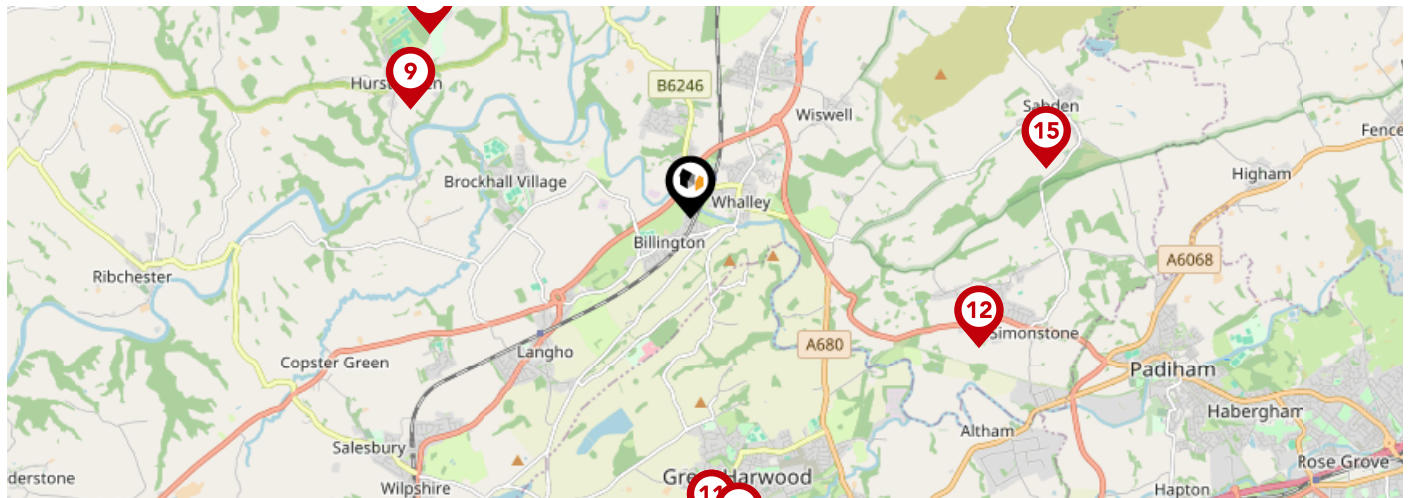
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, waste water heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	165 m ²



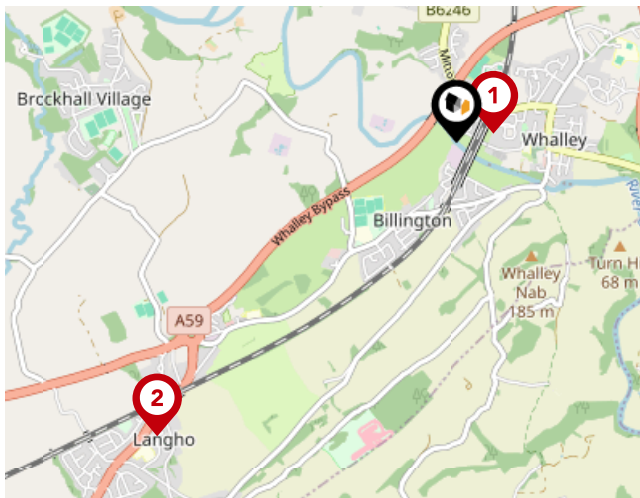
		Nursery	Primary	Secondary	College	Private
1	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Augustine's Roman Catholic High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1128 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Langho and Billington St Leonards Church of England Primary School Ofsted Rating: Outstanding Pupils: 300 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Roman Catholic Primary School, Langho Ofsted Rating: Good Pupils: 300 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Harwood St Bartholomew's Parish Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 172 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Hubert's Roman Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 152 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
St Joseph's Roman Catholic Primary School, Hurst Green Ofsted Rating: Good Pupils: 110 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Great Harwood Primary School Ofsted Rating: Good Pupils: 202 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Wulstan's Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 147 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Read St John's CofE Primary School Ofsted Rating: Good Pupils: 194 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stonyhurst College Ofsted Rating: Not Rated Pupils: 722 Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Great Harwood St John's Church of England Primary School Ofsted Rating: Good Pupils: 159 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good Pupils: 62 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St James' Church of England Primary School, Clitheroe Ofsted Rating: Good Pupils: 287 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

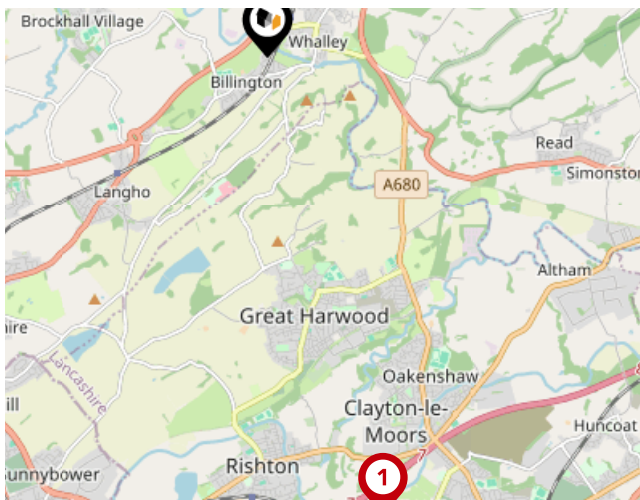
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Whalley Rail Station	0.17 miles
2	Langho Rail Station	1.84 miles
3	Clitheroe Rail Station	3.6 miles

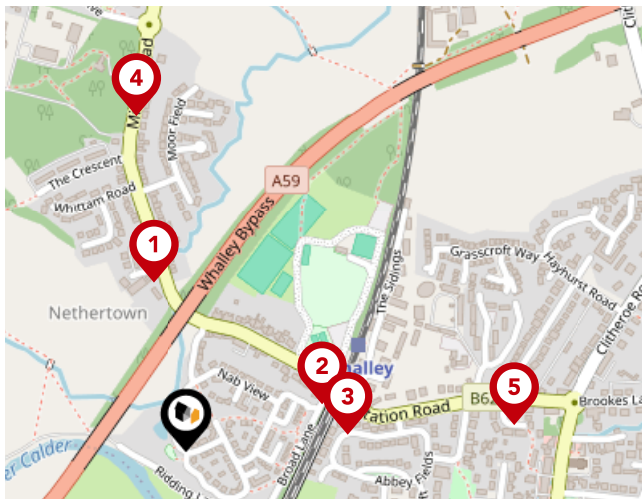


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	4.13 miles
2	M65 J6	4.67 miles
3	M65 J8	4.59 miles
4	M65 J5	6.98 miles
5	M65 J9	5.41 miles

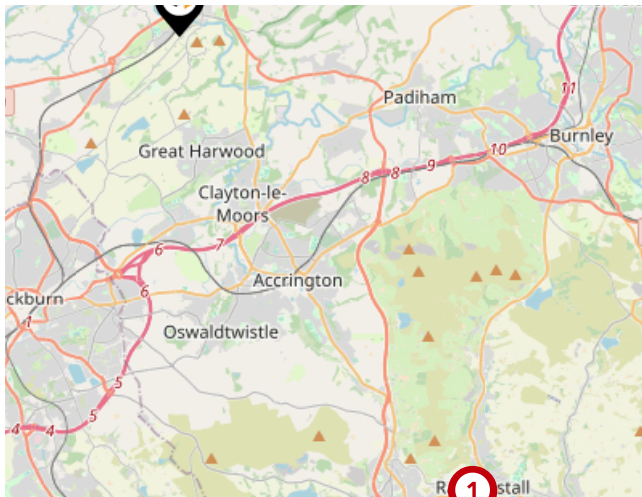
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nethertown Close	0.19 miles
2	Rail Station	0.16 miles
3	Railway Stn	0.18 miles
4	Hospital	0.37 miles
5	The Grove	0.36 miles



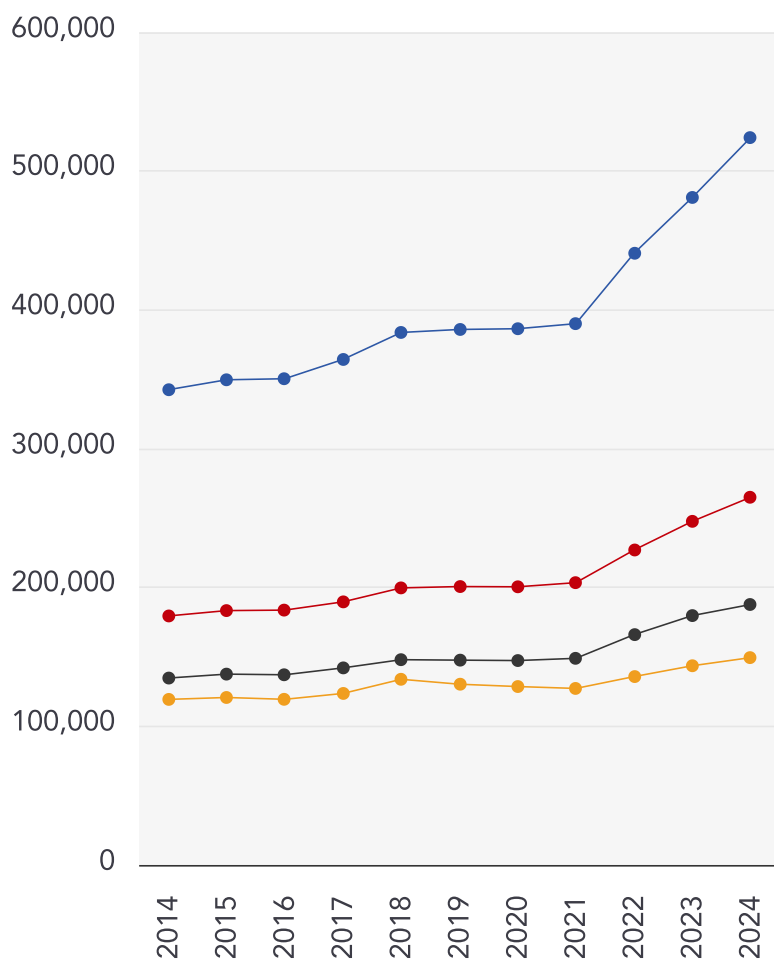
Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	10.04 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB7



Detached

+53.05%

Semi-Detached

+47.66%

Terraced

+39.35%

Flat

+25.24%



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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