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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th July 2025



ROUGHLEE, BURNLEY, BB12

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,881 ft ² / 174 m ²		
Plot Area:	0.17 acres		
Year Built :	Before 1900		
Title Number:	LAN94299		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	6	-
● Surface Water	Low	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

Planning History This Address

Planning records for: ***Roughlee, Burnley, BB12***

Reference - Pendle/13/09/0512P	
Decision:	Decided
Date:	20th November 2009
Description:	Listed Building Consent: Remove masonry paint, repair chimney, replacement stonework, remove stone porch, internal and external alterations.

Reference - Pendle/13/10/0620P	
Decision:	Decided
Date:	01st December 2010
Description:	Listed Building Consent: Conversion of garage to Kitchen.

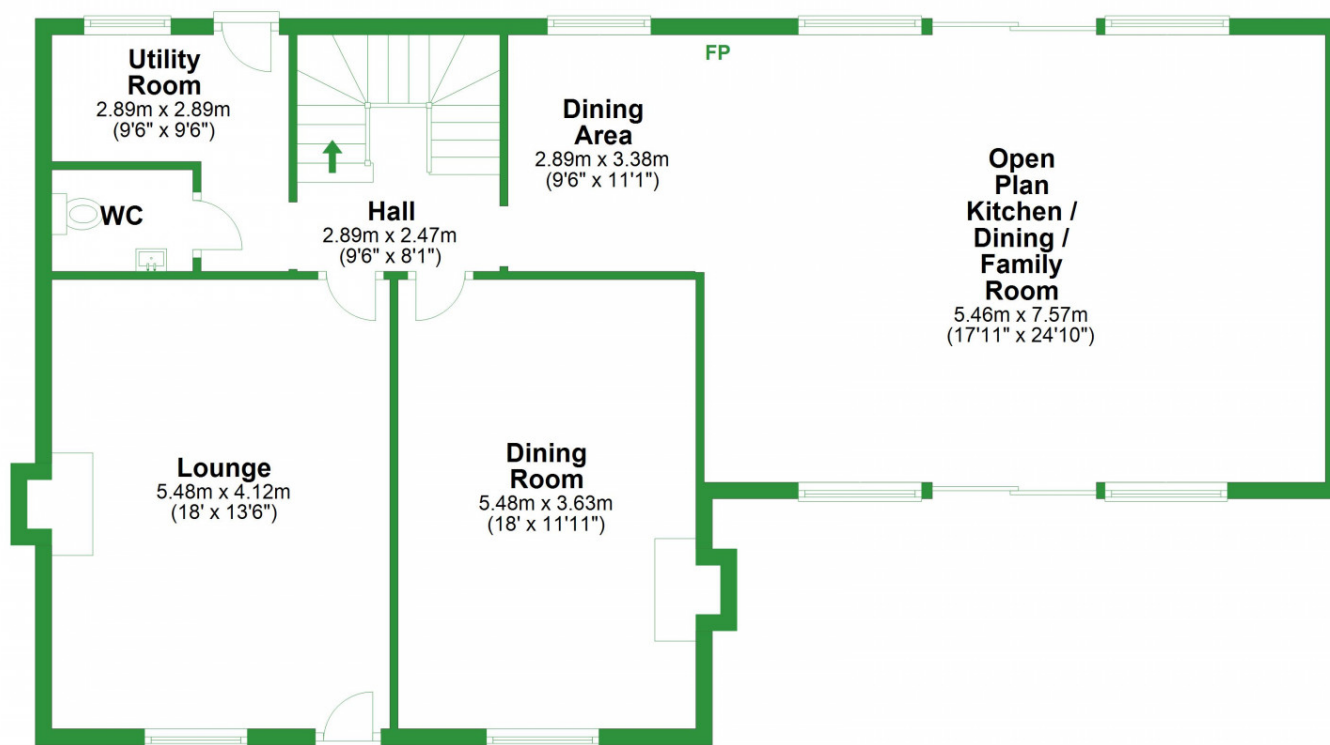
Reference - Pendle/13/10/0095P	
Decision:	Decided
Date:	22nd February 2010
Description:	Listed Building Consent: Demolish existing porch, re-roof and convert garage to habitable room, repair existing windows and chimney stack, remove masonry paint and make internal alterations.



ROUGHLEE, BURNLEY, BB12

Ground Floor

Approx. 108.3 sq. metres (1166.1 sq. feet)



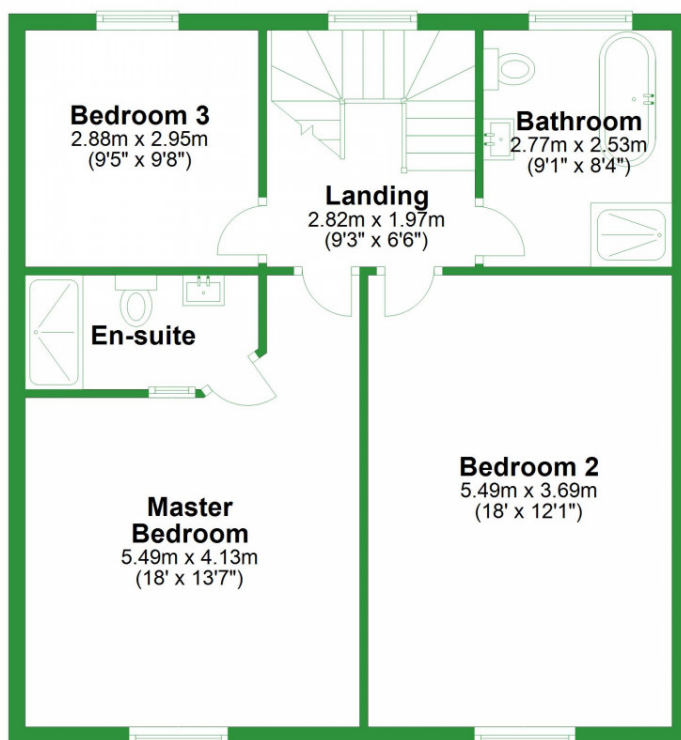
Total area: approx. 174.8 sq. metres (1881.5 sq. feet)

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

ROUGHLEE, BURNLEY, BB12

First Floor

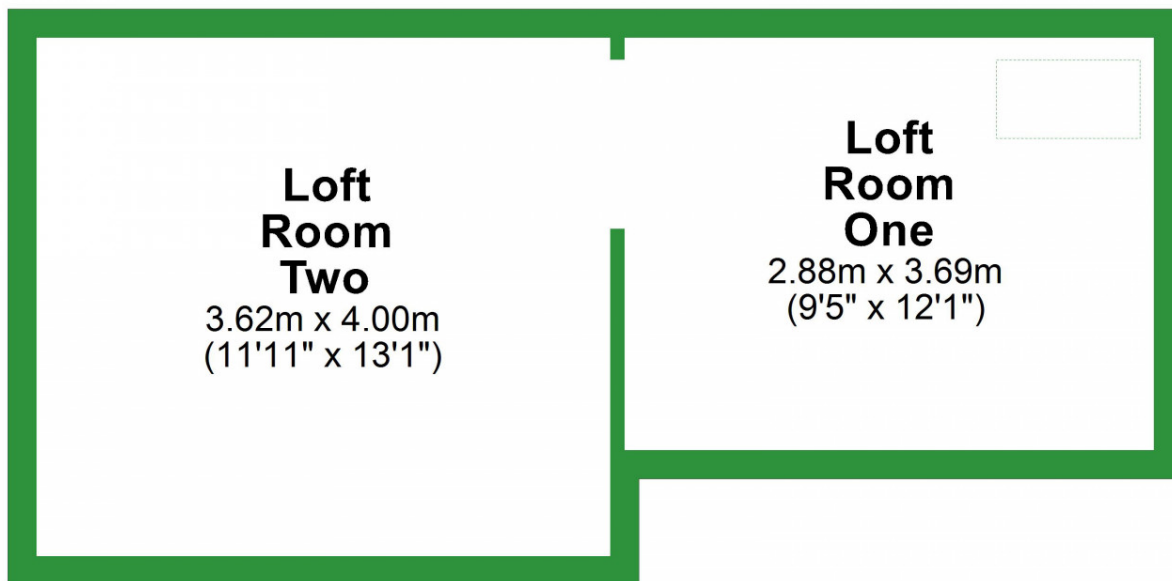
Approx. 66.5 sq. metres (715.3 sq. feet)



ROUGHLEE, BURNLEY, BB12

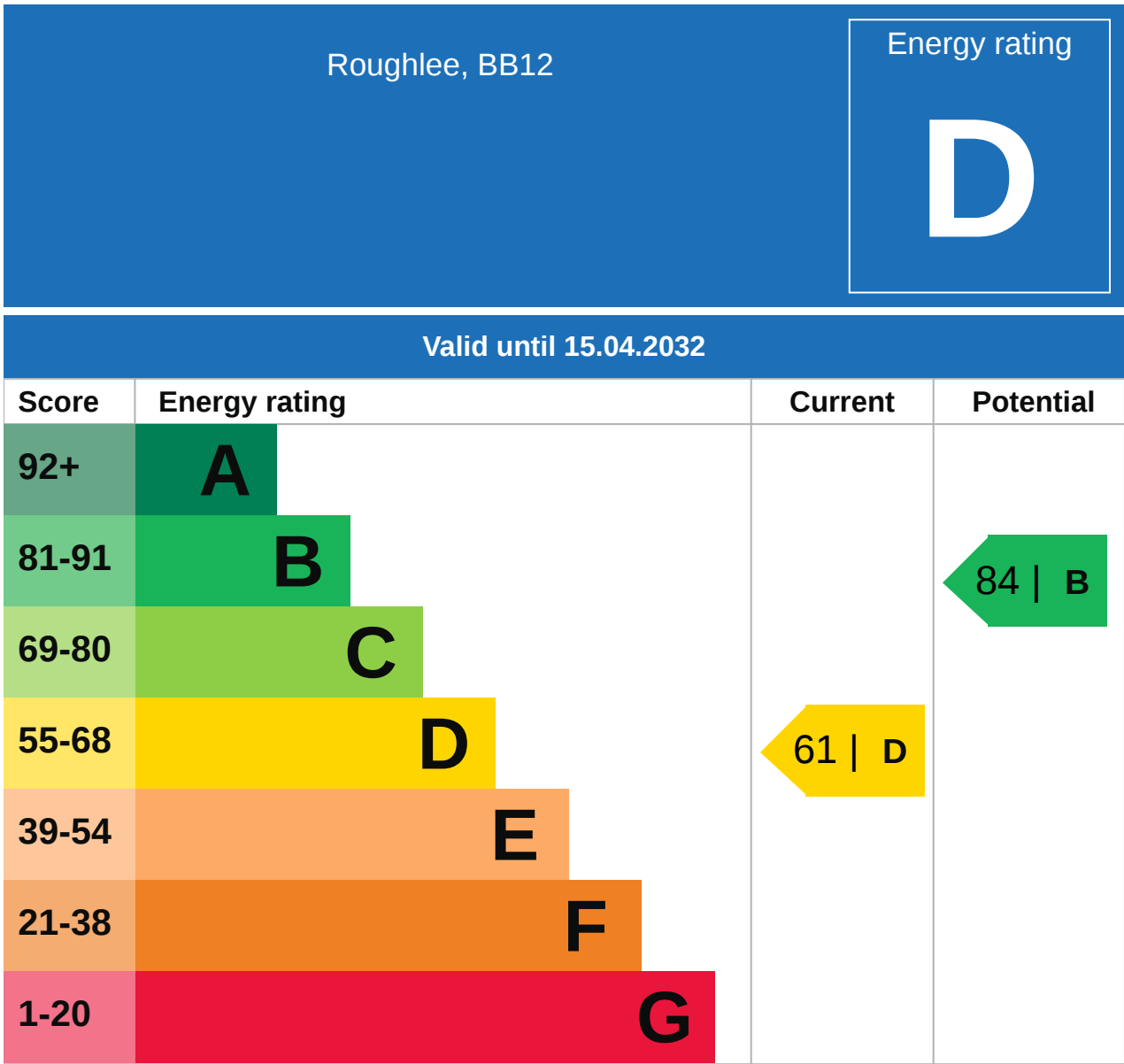
Second Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



Total area: approx. 25.4 sq. metres (273.4 sq. feet)

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



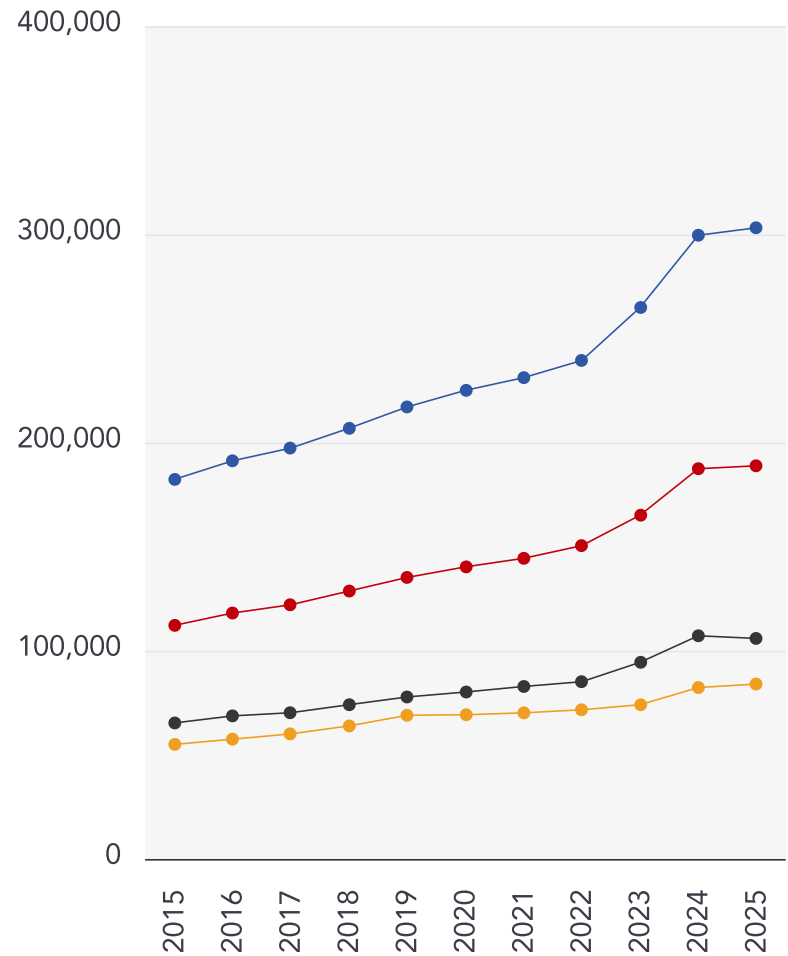
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Ground source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	195 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

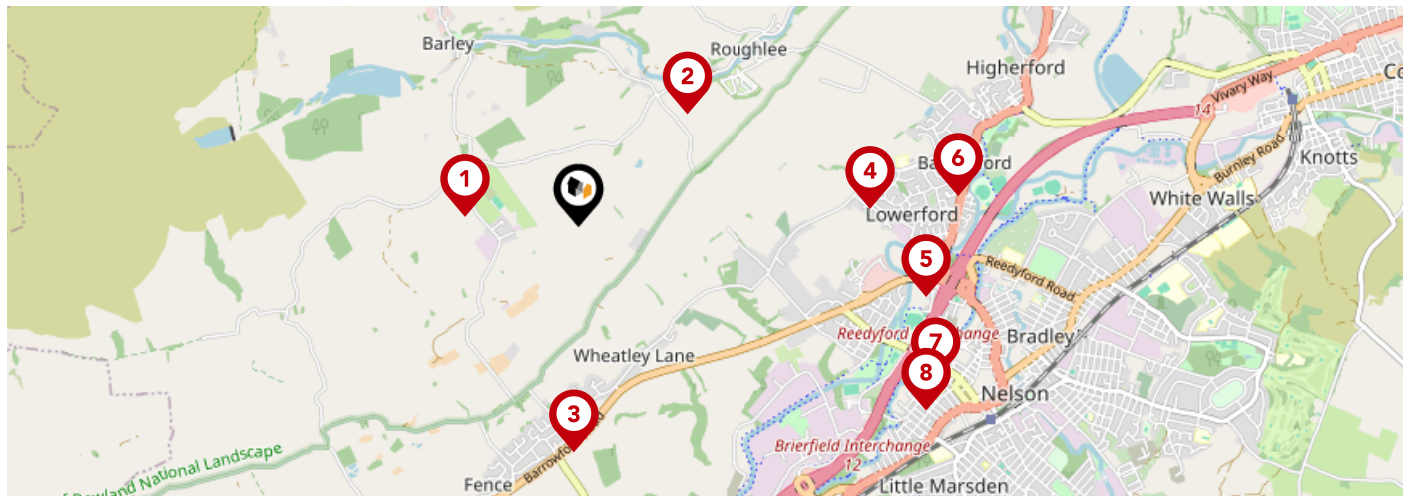
+68.31%

Terraced

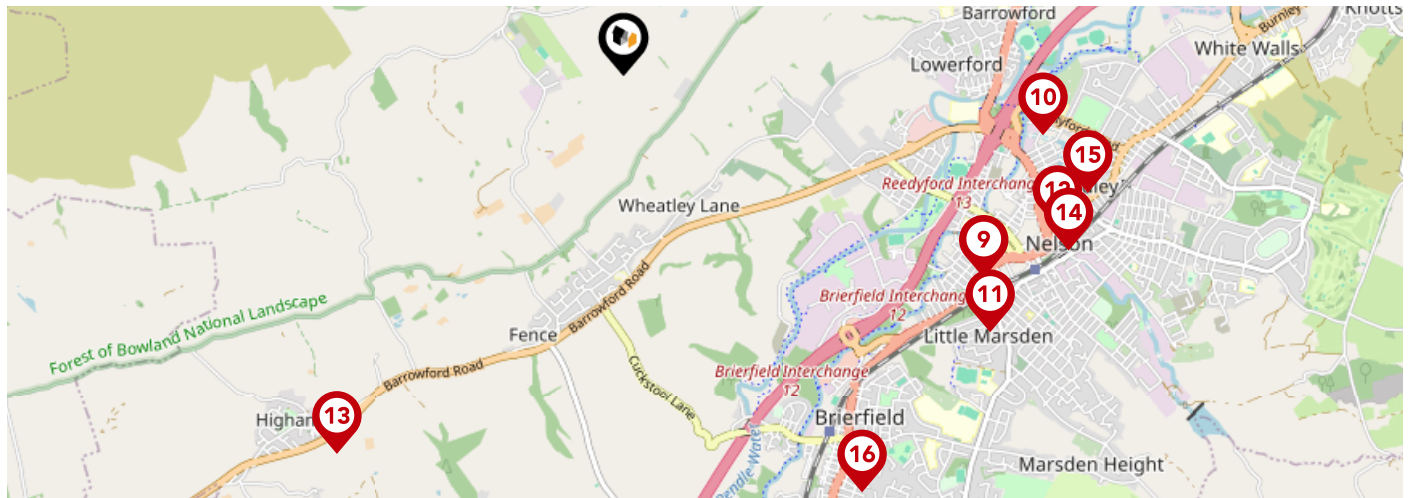
+62.15%

Flat

+52.7%



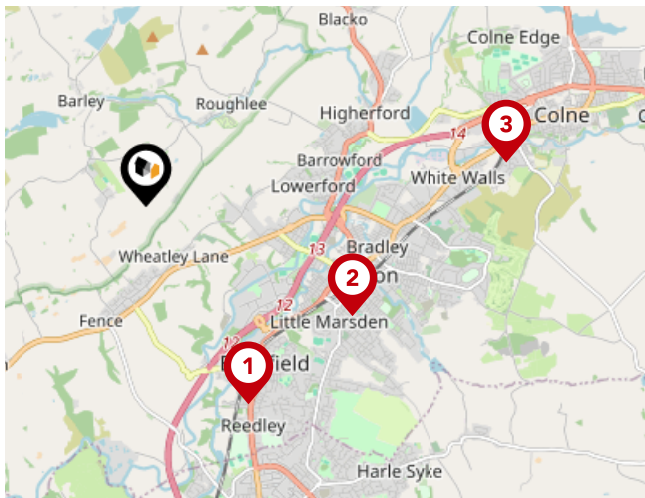
		Nursery	Primary	Secondary	College	Private
1	Newchurch-In-Pendle St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 55 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Roughlee Church of England Primary School Ofsted Rating: Good Pupils: 49 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wheatley Lane Methodist Primary School Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barrowford St Thomas Church of England Primary School Ofsted Rating: Outstanding Pupils: 119 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Nelson and Colne College Ofsted Rating: Outstanding Pupils:0 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barrowford School Ofsted Rating: Good Pupils: 296 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Al-Ikhlaas Primary School Ofsted Rating: Not Rated Pupils: 151 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lomeshaye Junior School Ofsted Rating: Good Pupils: 366 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Whitefield Infant School and Nursery Ofsted Rating: Outstanding Pupils: 326 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Holy Saviour Roman Catholic Primary School, Nelson Ofsted Rating: Good Pupils: 202 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St John Southworth RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 209 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Bradley Nursery School Ofsted Rating: Good Pupils: 192 Distance:2.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Higham St John's Church of England Primary School Ofsted Rating: Good Pupils: 127 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Nelson St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 140 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Bradley Primary School Ofsted Rating: Good Pupils: 419 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Pendle Primary Academy Ofsted Rating: Good Pupils: 412 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

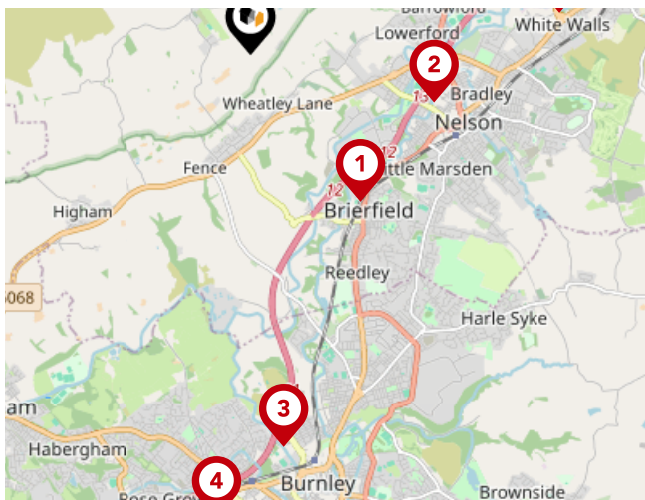
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	1.95 miles
2	Nelson Rail Station	2.04 miles
3	Colne Rail Station	3.17 miles

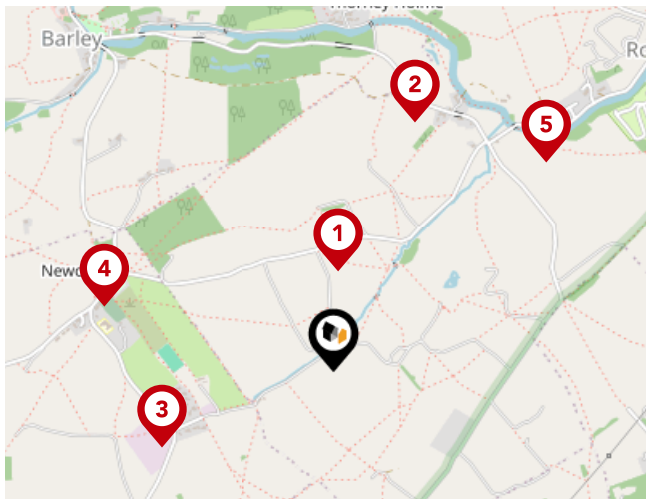


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J12	1.61 miles
2	M65 J13	1.67 miles
3	M65 J11	3.45 miles
4	M65 J10	4.08 miles
5	M65 J14	2.72 miles

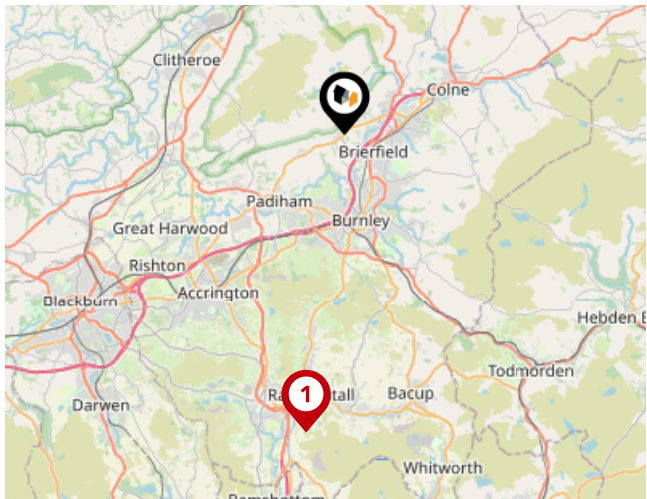
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clarion House	0.22 miles
2	Square	0.58 miles
3	Spenbrook Mill	0.41 miles
4	Witches Galore	0.52 miles
5	Primary School	0.66 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	10.48 miles



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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/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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Valuation Office
Agency

