

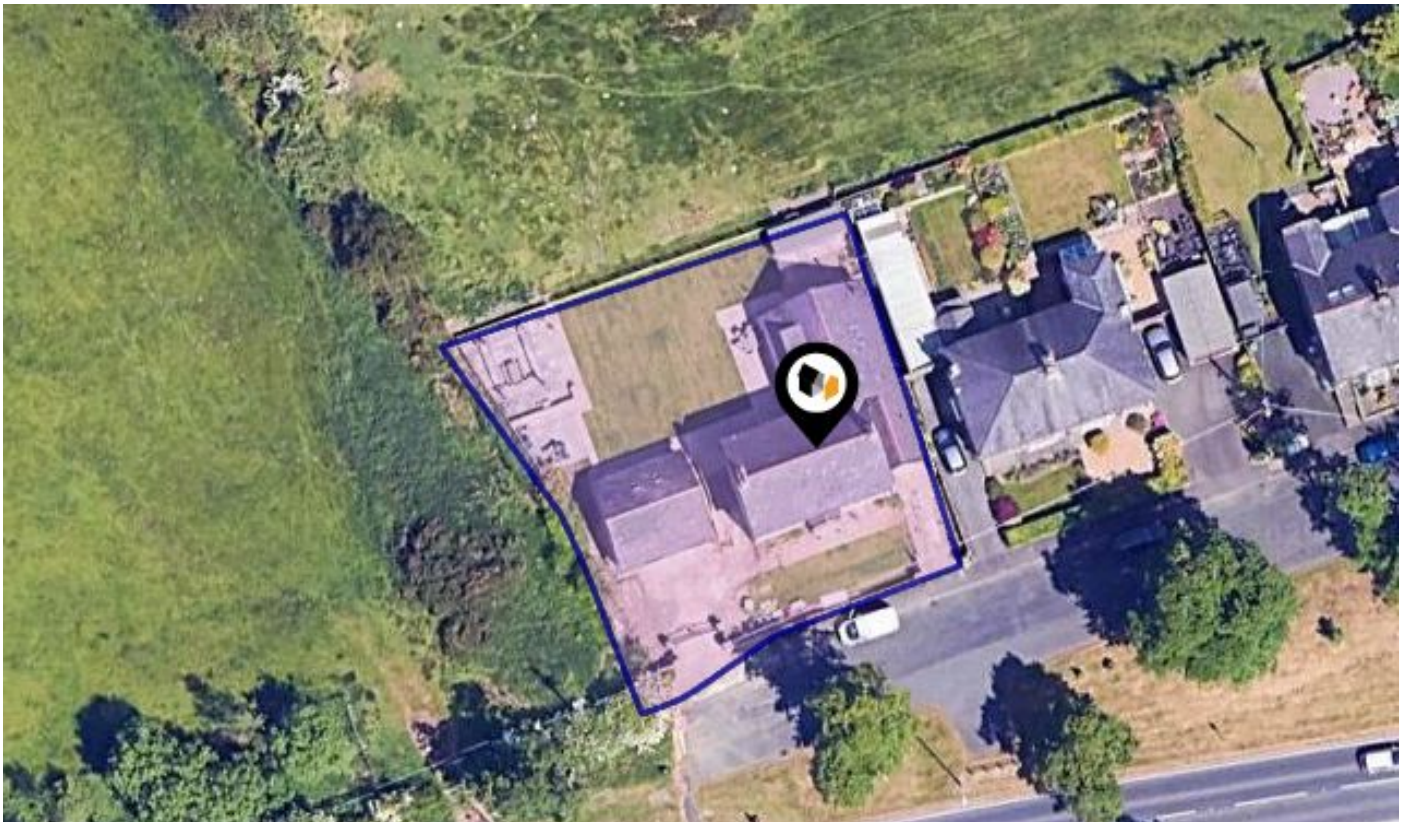


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th February 2025



WHEATLEY LANE ROAD, FENCE, BURNLEY, BB12

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	16/05/1945
Floor Area:	3,021 ft ² / 280 m ²	End Date:	01/05/2944
Plot Area:	0.23 acres	Lease Term:	999 years from 1 May 1945
Year Built :	Before 1900	Term Remaining:	919 years
Council Tax :	Band G		
Annual Estimate:	£4,025		
Title Number:	LA953855		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Planning History

This Address

Planning records for: *Wheatley Lane Road, Fence, Burnley, BB12*

Reference - Pendle/13/10/0319P

Decision: Decided

Date: 20th June 2010

Description:

Full: Insert first floor doorway and create balcony to rear with external stair case to ground floor, erect domestic detached double garage to side and erect 2m high boundary wall and gates to front with vehicular access onto Wheatley Lane Road.

Reference - 21/0225/HHO

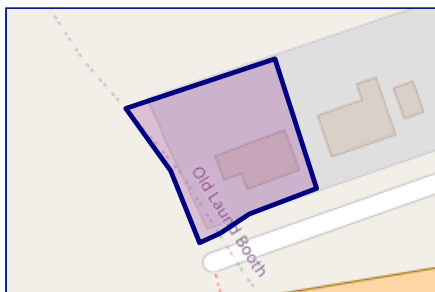
Decision: Decided

Date: 16th March 2021

Description:

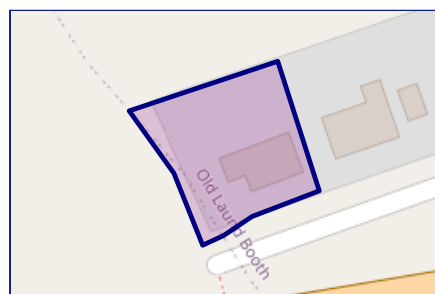
Full: Demolition of existing garage, conservatory and extensions and erection of a part single, part two storey side and rear extension and erection of a detached double garage with domestic office above.

Freehold Title Plan



LAN119430

Leasehold Title Plan



LA953855

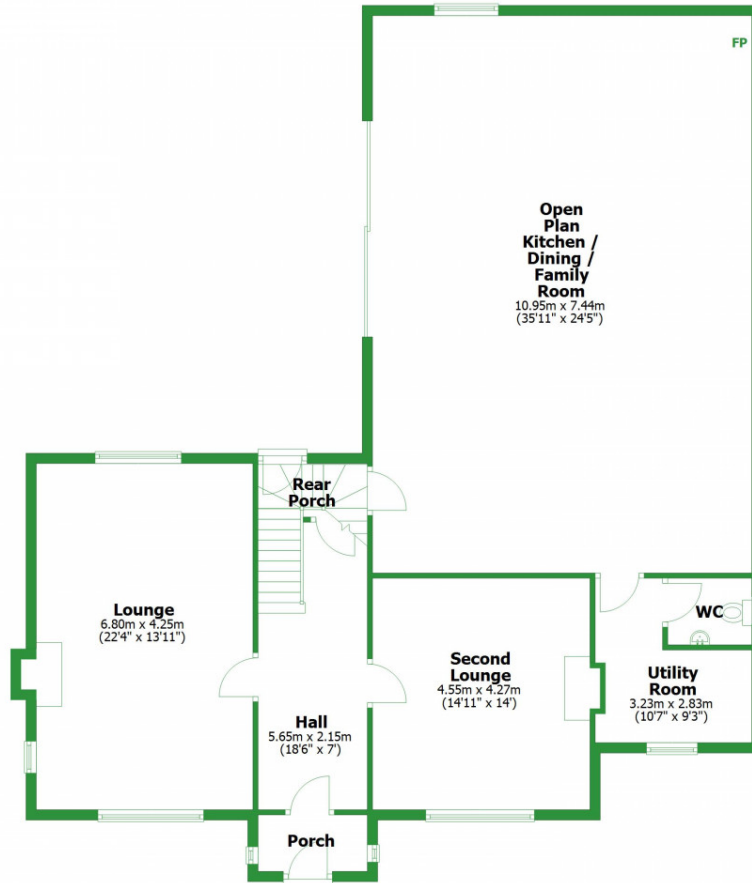
Start Date: 16/05/1945
End Date: 01/05/2944
Lease Term: 999 years from 1 May 1945
Term Remaining: 919 years



WHEATLEY LANE ROAD, FENCE, BURNLEY, BB12

Ground Floor

Approx. 159.3 sq. metres (1714.7 sq. feet)

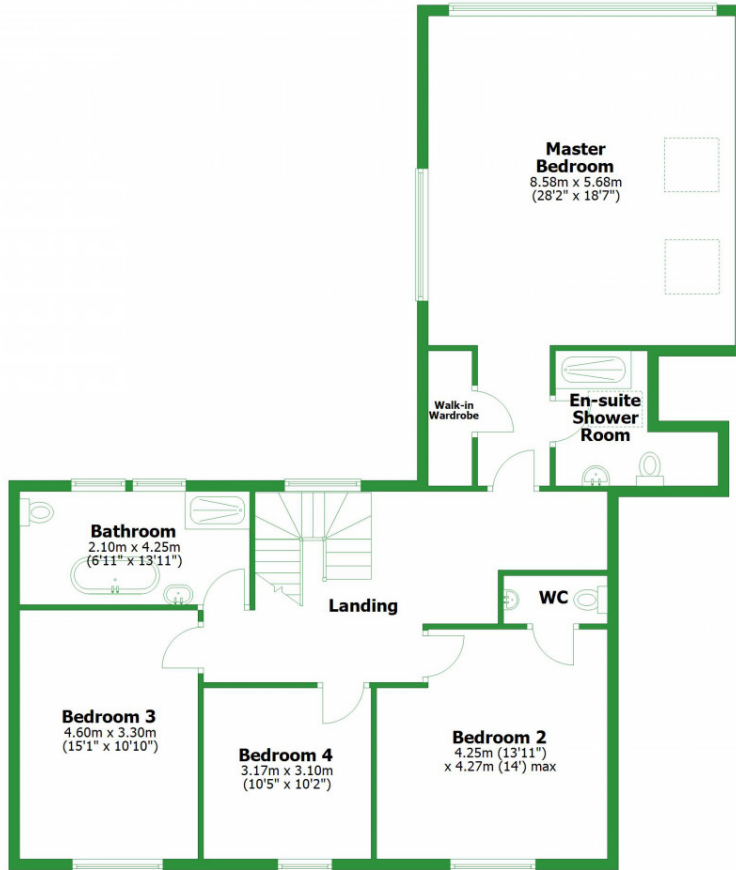


Total area: approx. 280.7 sq. metres (3021.1 sq. feet)

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

WHEATLEY LANE ROAD, FENCE, BURNLEY, BB12

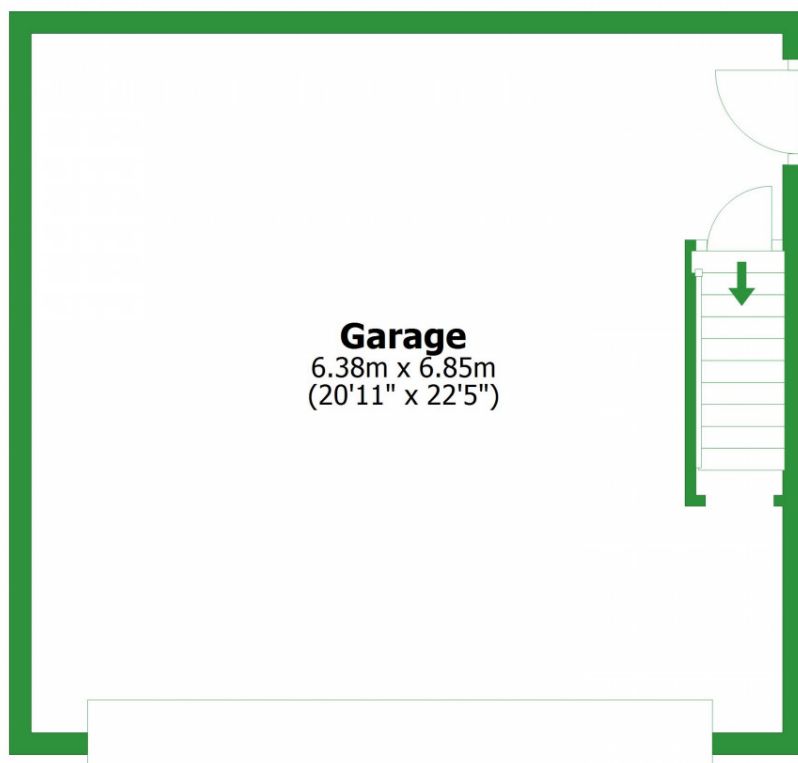
Approx. 121.4 sq. metres (1306.4 sq. feet) **First Floor**



WHEATLEY LANE ROAD, FENCE, BURNLEY, BB12

Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



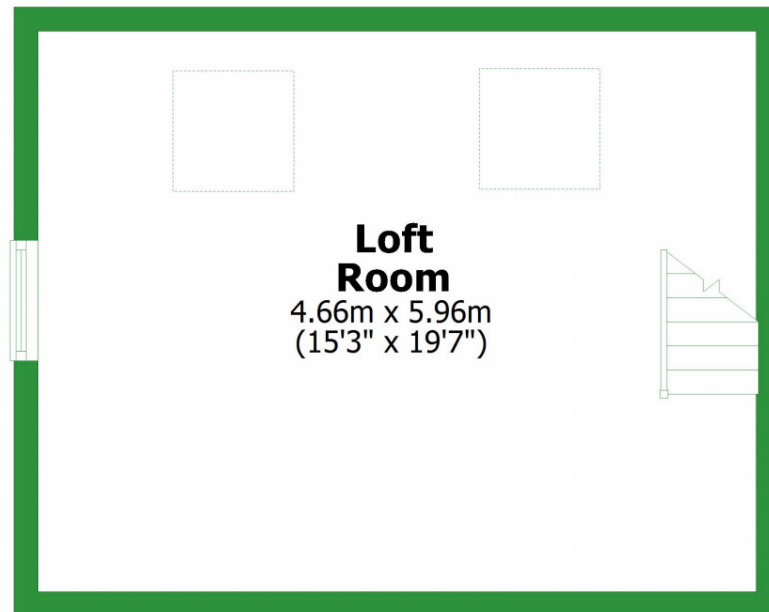
Total area: approx. 71.4 sq. metres (768.6 sq. feet)

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WHEATLEY LANE ROAD, FENCE, BURNLEY, BB12

First Floor

Approx. 27.7 sq. metres (298.7 sq. feet)



Fence, BB12

Energy rating

C

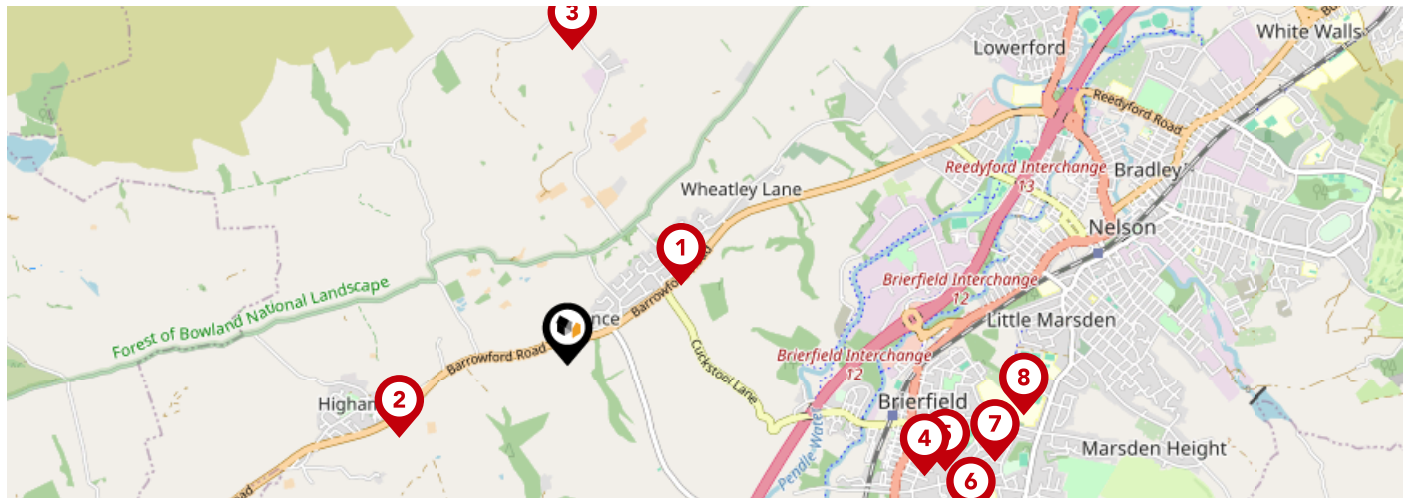
Valid until 27.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

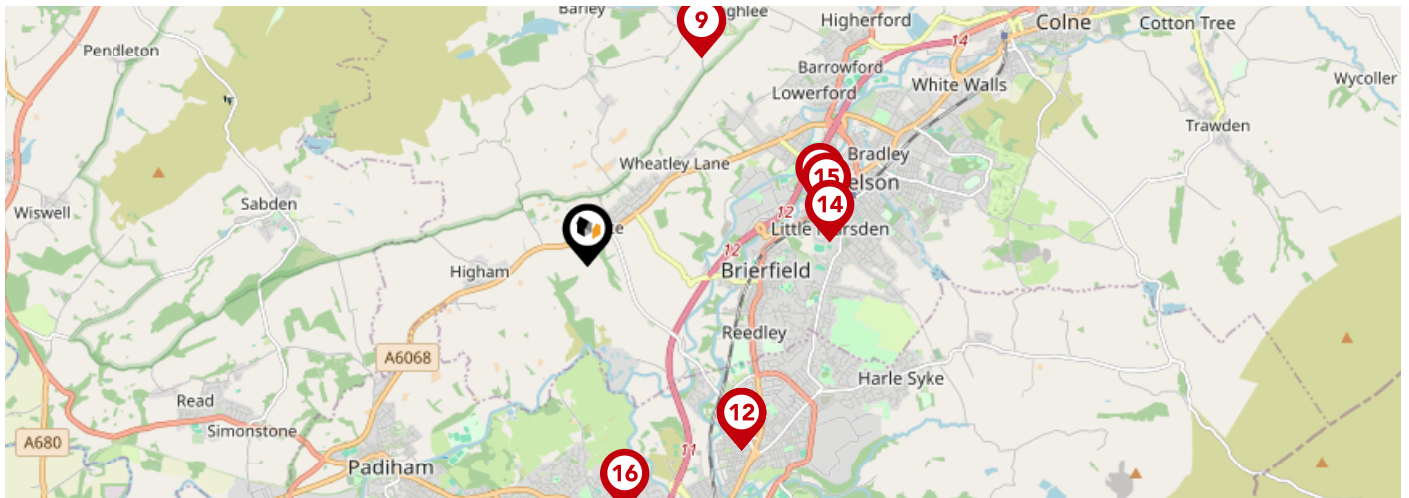
Additional EPC Data









Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	287 m ²

Area Schools



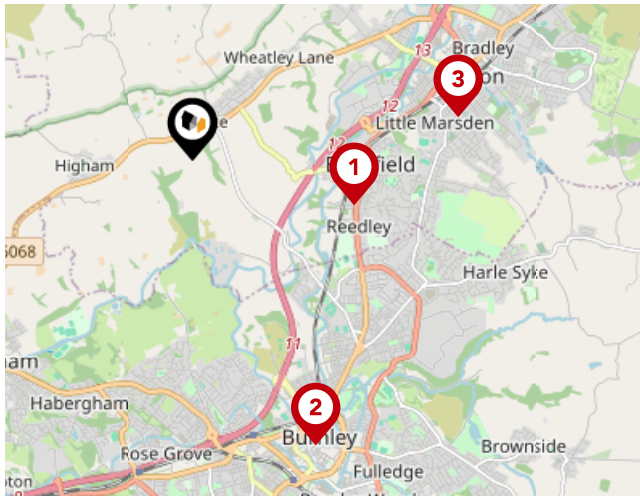
	Nursery	Primary	Secondary	College	Private
<p>1 Wheatley Lane Methodist Primary School Ofsted Rating: Good Pupils:0 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Higham St John's Church of England Primary School Ofsted Rating: Good Pupils: 127 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Newchurch-In-Pendle St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 55 Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Pendle Primary Academy Ofsted Rating: Good Pupils: 412 Distance:1.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance:1.72</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance:1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Holy Trinity Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 116 Distance:1.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Marsden Heights Community College Ofsted Rating: Good Pupils: 1037 Distance:2.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Roughlee Church of England Primary School Ofsted Rating: Good Pupils: 49 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Reedley Hallows Nursery School Ofsted Rating: Outstanding Pupils: 176 Distance:2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holly Grove School Ofsted Rating: Outstanding Pupils: 121 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barden Primary School Ofsted Rating: Good Pupils: 476 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lomeshaye Junior School Ofsted Rating: Good Pupils: 366 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John Southworth RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 209 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whitefield Infant School and Nursery Ofsted Rating: Outstanding Pupils: 326 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary Magdalene Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

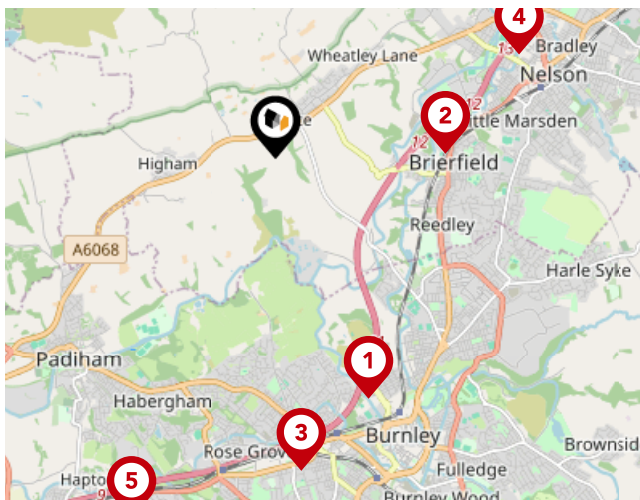
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	1.47 miles
2	Burnley Central Rail Station	2.72 miles
3	Nelson Rail Station	2.36 miles

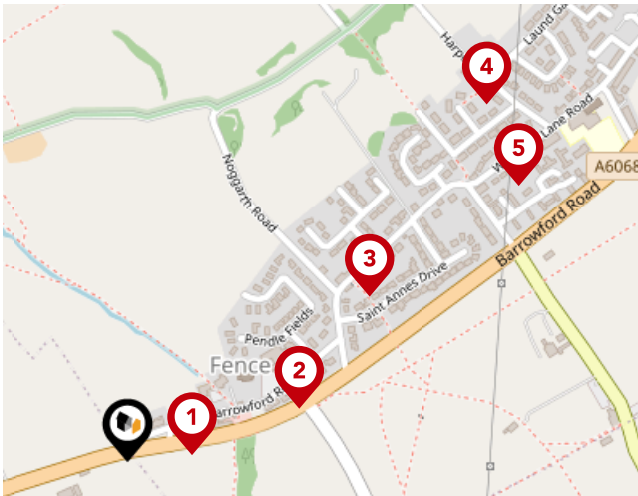


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J11	2.25 miles
2	M65 J12	1.49 miles
3	M65 J10	2.74 miles
4	M65 J13	2.32 miles
5	M65 J9	3.39 miles

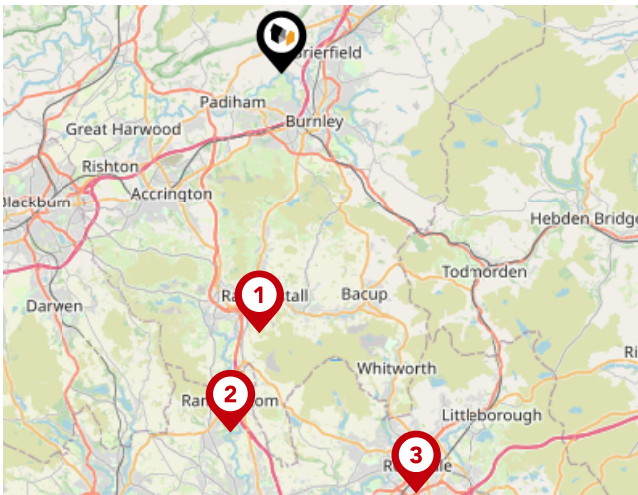
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bay Horse Inn	0.07 miles
2	Fence Gate Inn	0.2 miles
3	Uplands Drive	0.32 miles
4	Harpers Inn	0.55 miles
5	Harpers Lane	0.52 miles



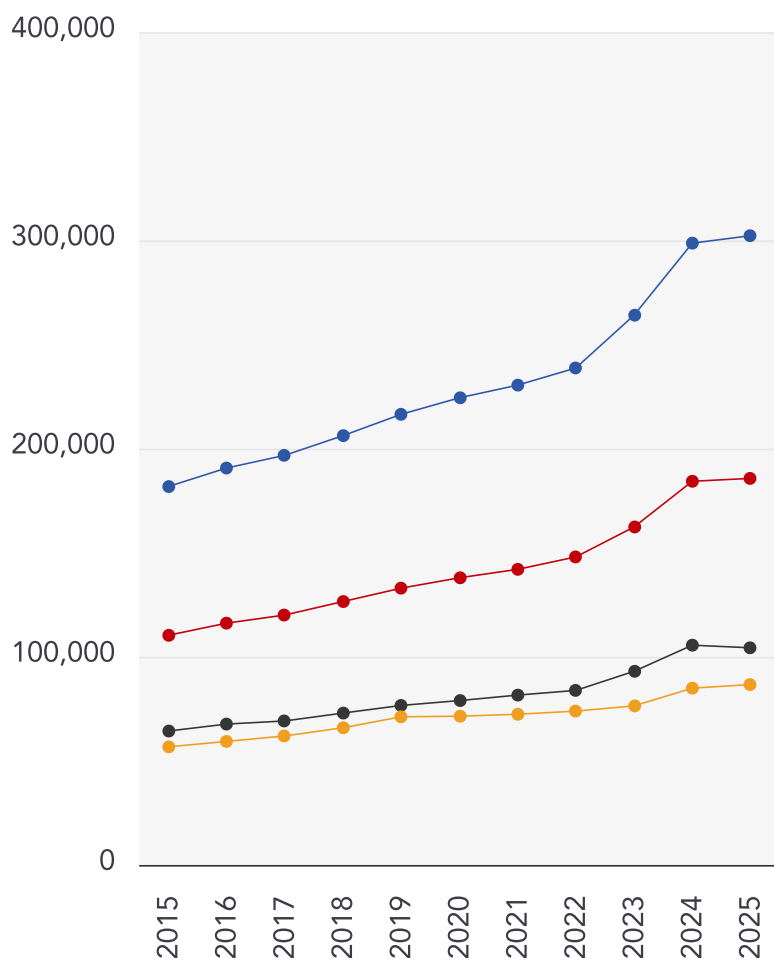
Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	9.1 miles
2	Ramsbottom (East Lancashire Railway)	12.7 miles
3	Rochdale Interchange (Manchester Metrolink)	15.42 miles

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%



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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