

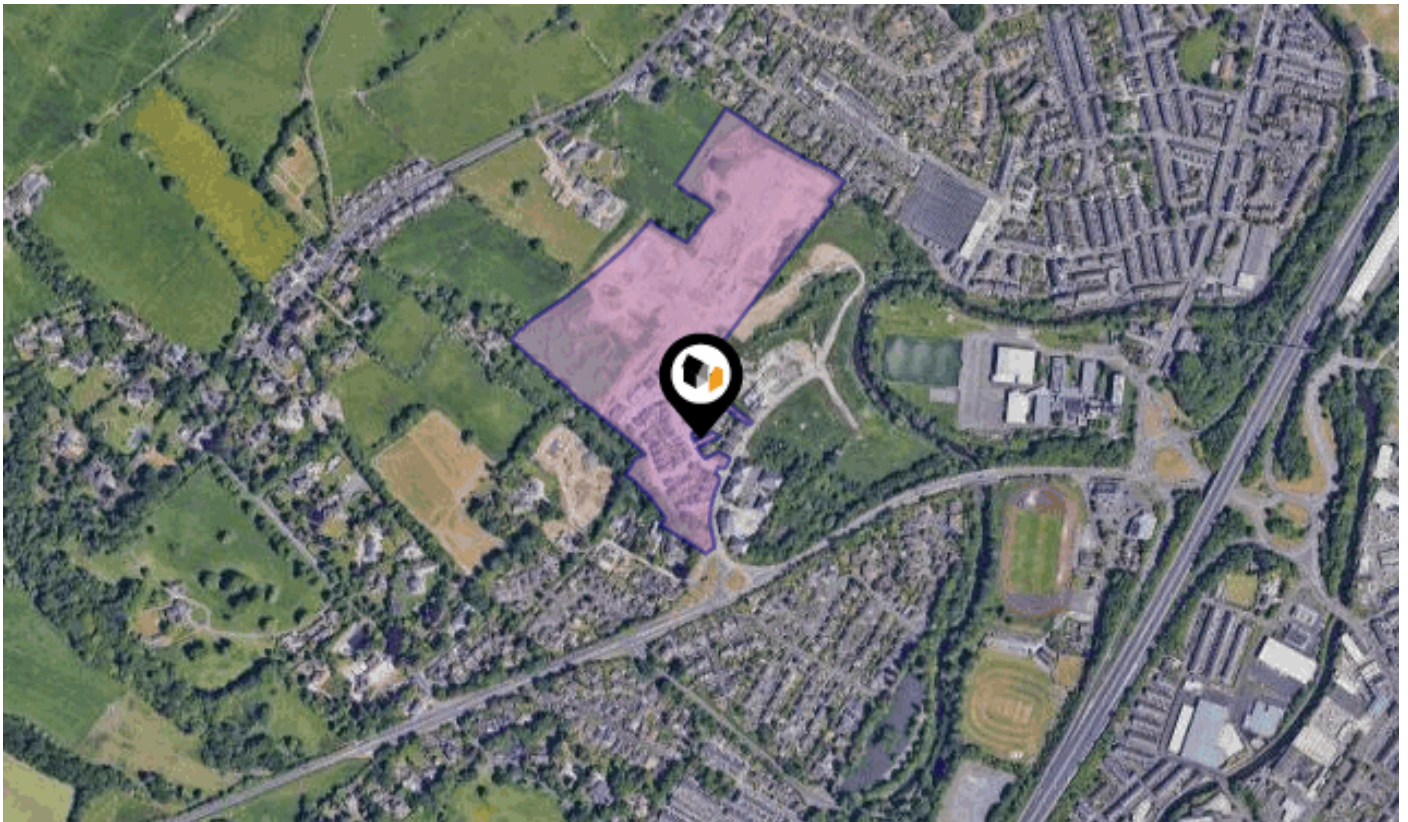


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th August 2025



TROUGH LAITHE ROAD, BARROWFORD, NELSON, BB9

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,120 ft ² / 104 m ² | | |
| Plot Area: | 20.62 acres | | |
| Council Tax : | Band E | | |
| Annual Estimate: | £3,099 | | |
| Title Number: | LAN235659 | | |

Local Area

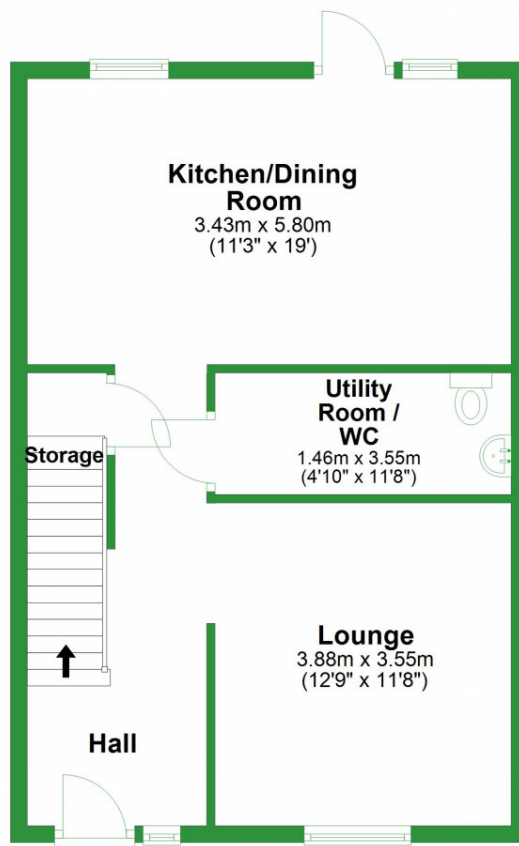
| | | | | |
|---|---|---|---|---|
| Local Authority: | Lancashire | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | | | |
| Flood Risk: | | | | |
| ● Rivers & Seas | Very low | 15 mb/s | 45 mb/s | - mb/s |
| ● Surface Water | Very low |  |  |  |
| Mobile Coverage: (based on calls indoors) | | Satellite/Fibre TV Availability: | | |
|  |  |  |  |  |
|  |  |  |  |  |
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| | | | |  |
| | | | |  |



TROUGH LAITHE ROAD, BARROWFORD, NELSON, BB9

Ground Floor

Approx. 52.1 sq. metres (560.3 sq. feet)

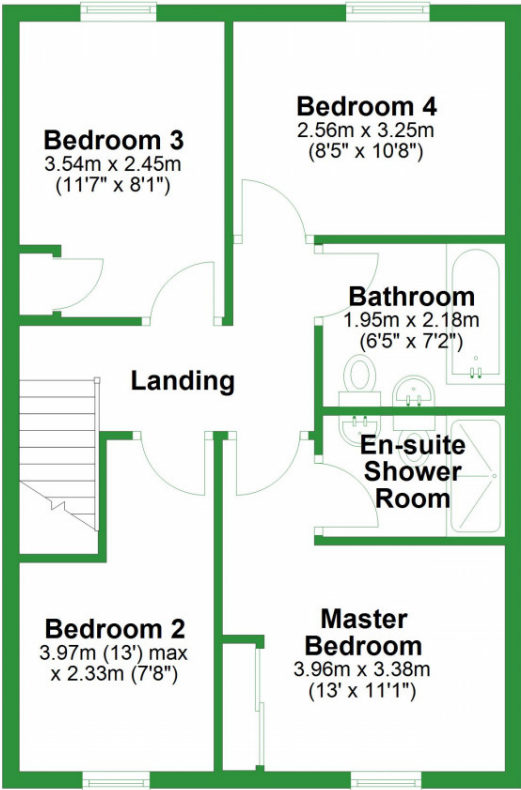


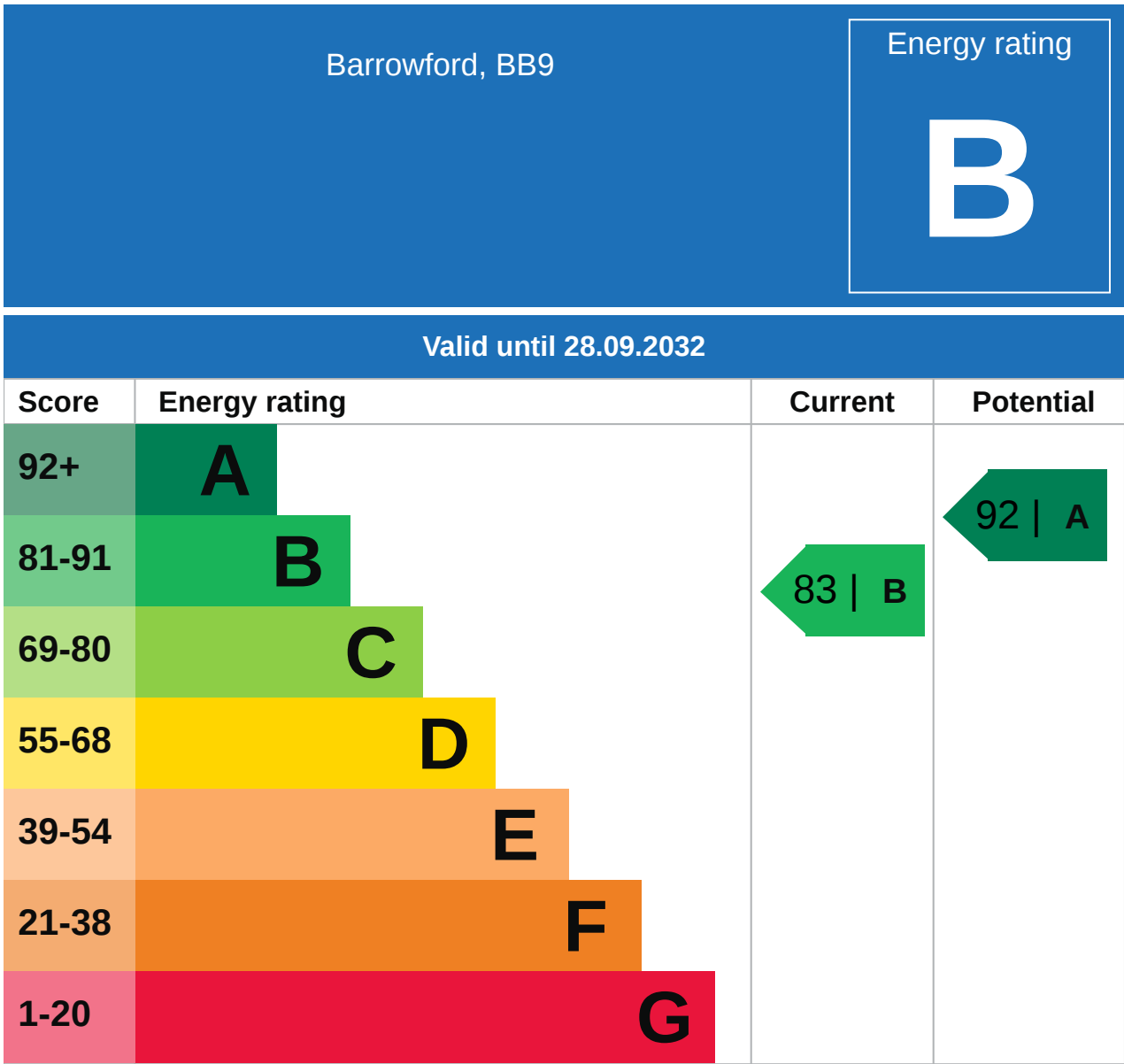
Total area: approx. 104.1 sq. metres (1120.6 sq. feet)

TROUGH LAITHE ROAD, BARROWFORD, NELSON, BB9

First Floor

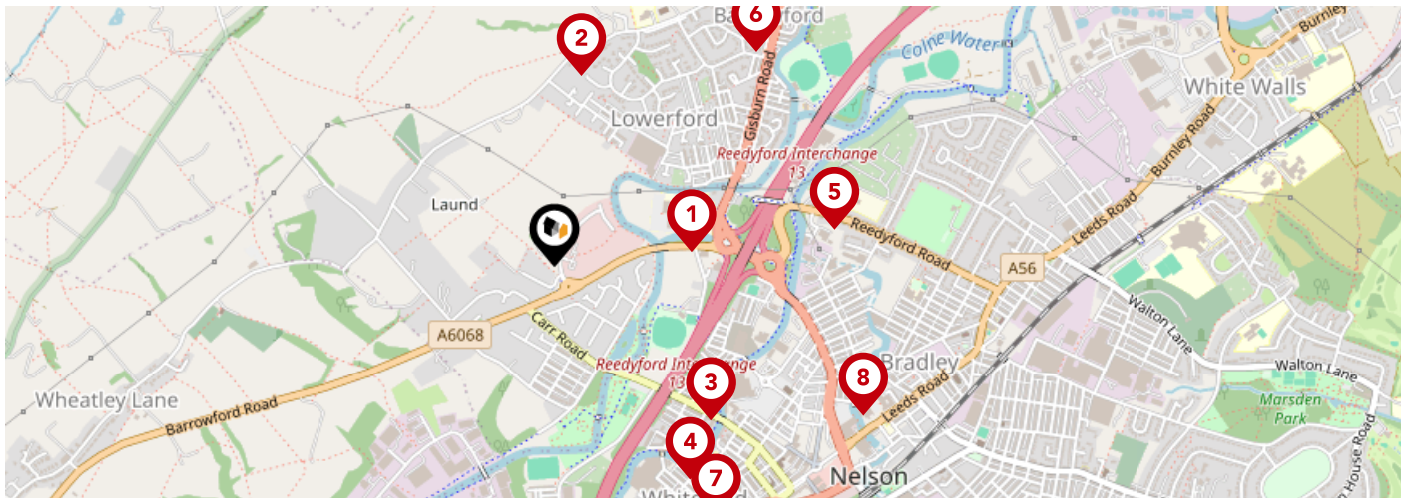
Approx. 52.1 sq. metres (560.3 sq. feet)





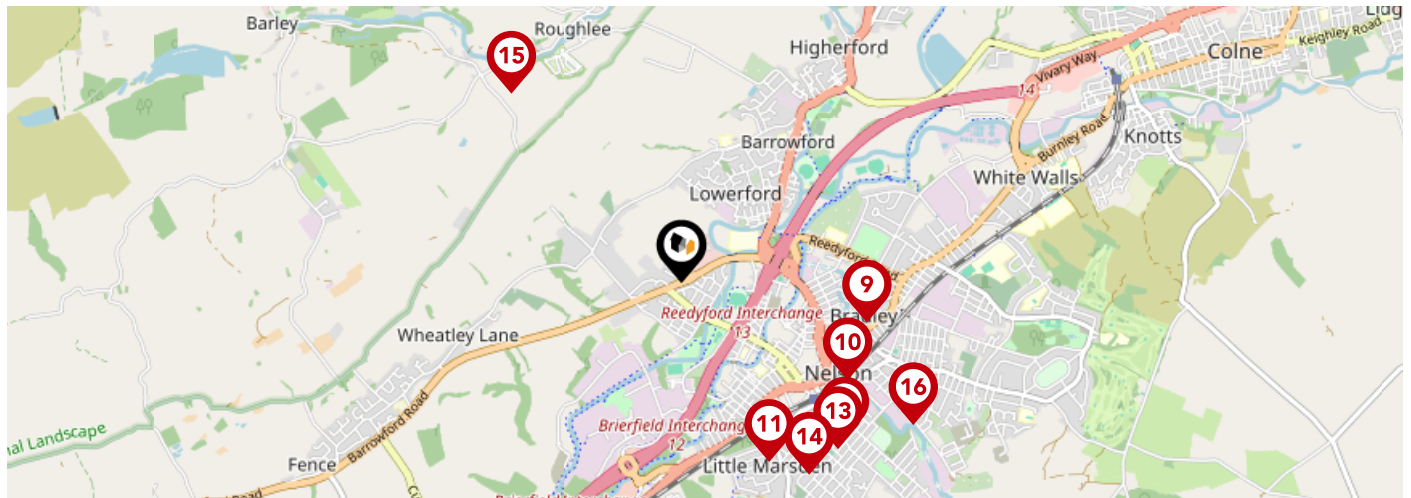
Additional EPC Data









| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Gas: mains gas |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.24 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.16 W/m-Â°K |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| 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 0.16 W/m-Â°K |
| Total Floor Area: | 107 m ² |



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Nelson and Colne College Ofsted Rating: Outstanding Pupils:0 Distance:0.3 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Barrowford St Thomas Church of England Primary School Ofsted Rating: Outstanding Pupils: 119 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Al-Ikhlaas Primary School Ofsted Rating: Not Rated Pupils: 151 Distance:0.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Lomeshaye Junior School Ofsted Rating: Good Pupils: 366 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Holy Saviour Roman Catholic Primary School, Nelson Ofsted Rating: Good Pupils: 202 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Barrowford School Ofsted Rating: Good Pupils: 296 Distance:0.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Whitefield Infant School and Nursery Ofsted Rating: Outstanding Pupils: 326 Distance:0.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Bradley Nursery School Ofsted Rating: Good Pupils: 192 Distance:0.75 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

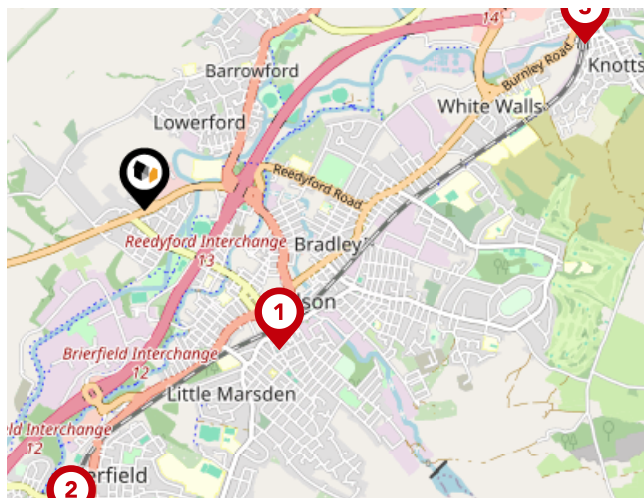
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Bradley Primary School Ofsted Rating: Good Pupils: 419 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Nelson St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 140 Distance:0.85 | <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:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Edenfield Girls' High School Ofsted Rating: Not Rated Pupils: 95 Distance:0.99 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | McMillan Nursery School Ofsted Rating: Good Pupils: 84 Distance:1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Marsden Community Primary School Ofsted Rating: Good Pupils: 449 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Roughlee Church of England Primary School Ofsted Rating: Good Pupils: 49 Distance:1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Walverden Primary School Ofsted Rating: Good Pupils: 460 Distance:1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

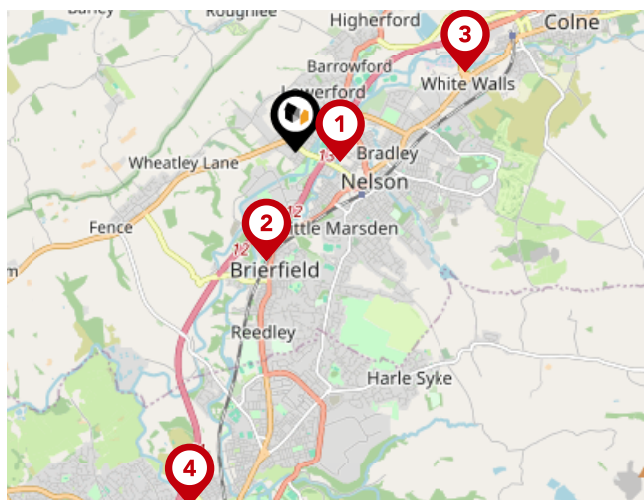
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|----------|-------------------------|------------|
| 1 | Nelson Rail Station | 0.85 miles |
| 2 | Brierfield Rail Station | 1.43 miles |
| 3 | Colne Rail Station | 2.06 miles |

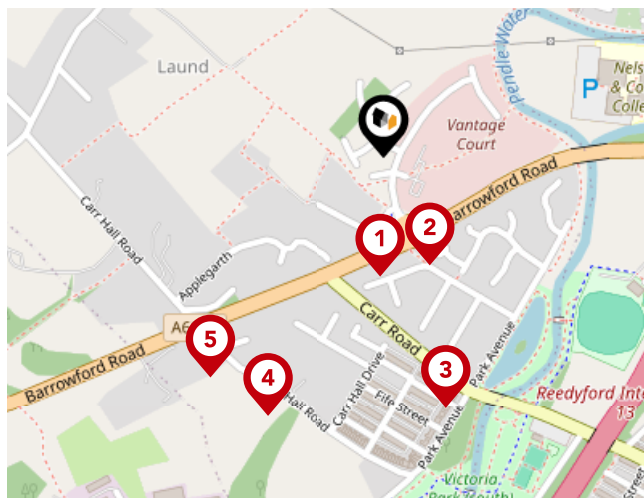


Trunk Roads/Motorways

| Pin | Name | Distance |
|----------|---------|------------|
| 1 | M65 J13 | 0.4 miles |
| 2 | M65 J12 | 0.98 miles |
| 3 | M65 J14 | 1.64 miles |
| 4 | M65 J11 | 3.23 miles |
| 5 | M65 J10 | 4.02 miles |

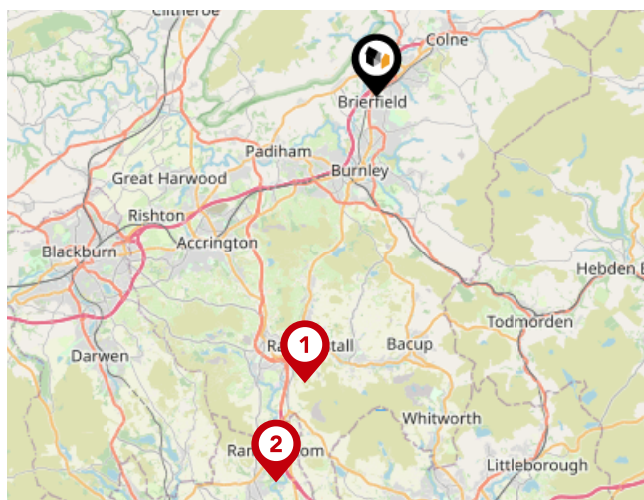
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Riverside Business Park | 0.13 miles |
| 2 | Riverside Business Park | 0.13 miles |
| 3 | Park Avenue | 0.28 miles |
| 4 | Carr Hall Road | 0.31 miles |
| 5 | Willow Close | 0.31 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Rawtenstall (East Lancashire Railway) | 10.38 miles |
| 2 | Ramsbottom (East Lancashire Railway) | 14.02 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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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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