

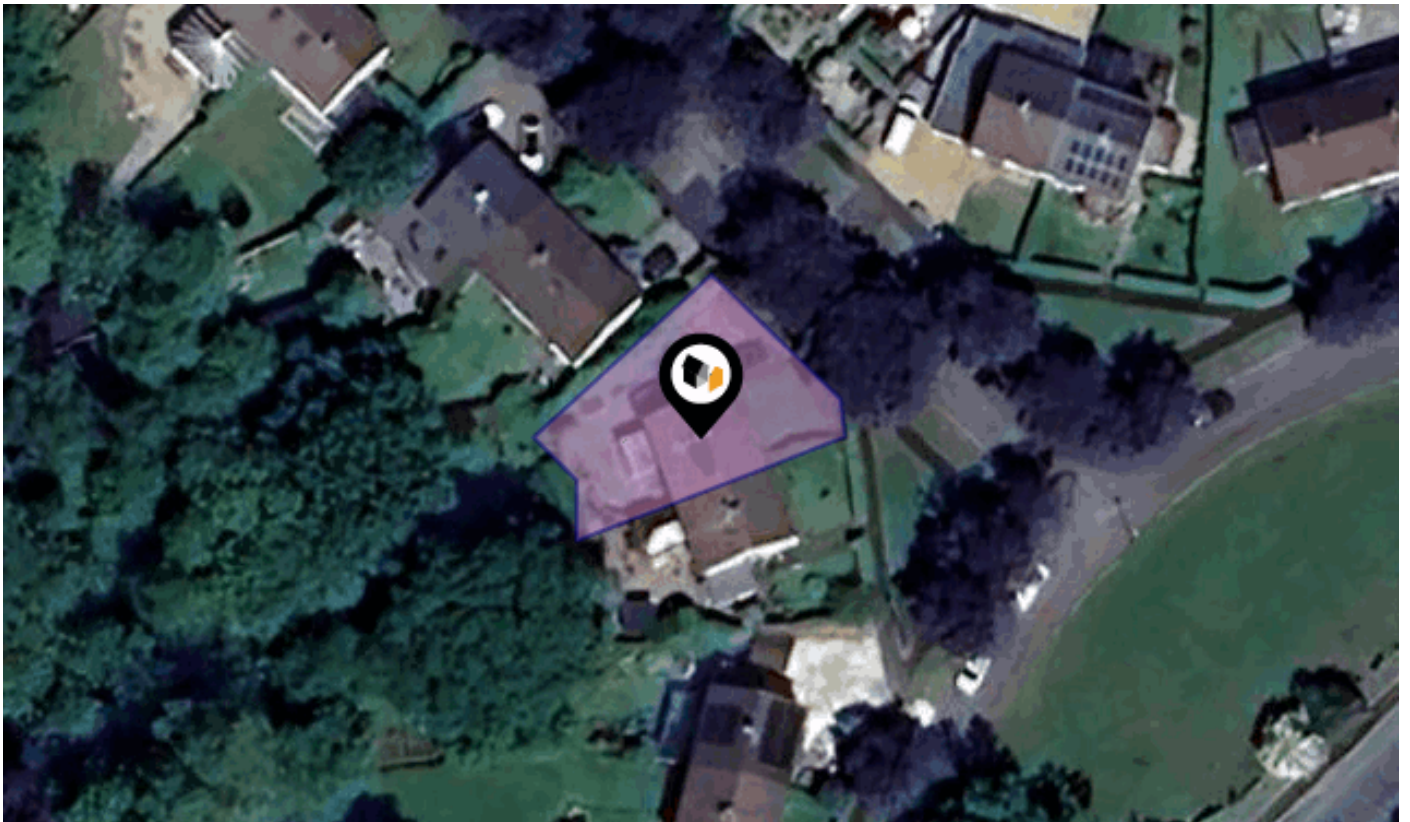


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th November 2024



BROOKSIDE, OLD LANGHO, BLACKBURN, BB6

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	04/01/1993
Floor Area:	1,058 ft ² / 98 m ²	End Date:	01/12/2991
Plot Area:	0.07 acres	Lease Term:	999 years (less 1 day) from 1 December 1992
Council Tax :	Band B	Term Remaining:	967 years
Annual Estimate:	£1,709		
Title Number:	LA711738		

Local Area

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

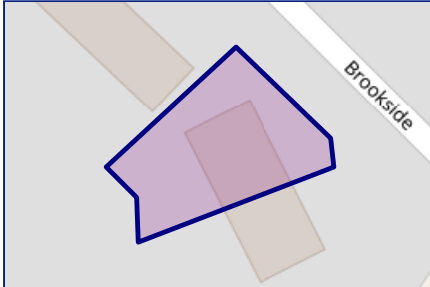
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

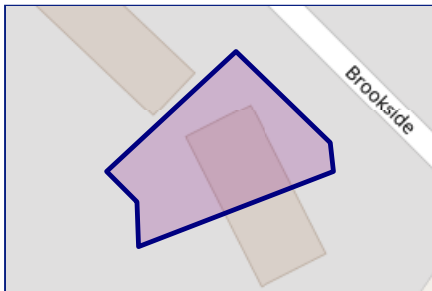
Satellite/Fibre TV Availability:

Freehold Title Plan



LA714577

Leasehold Title Plan



LA711738

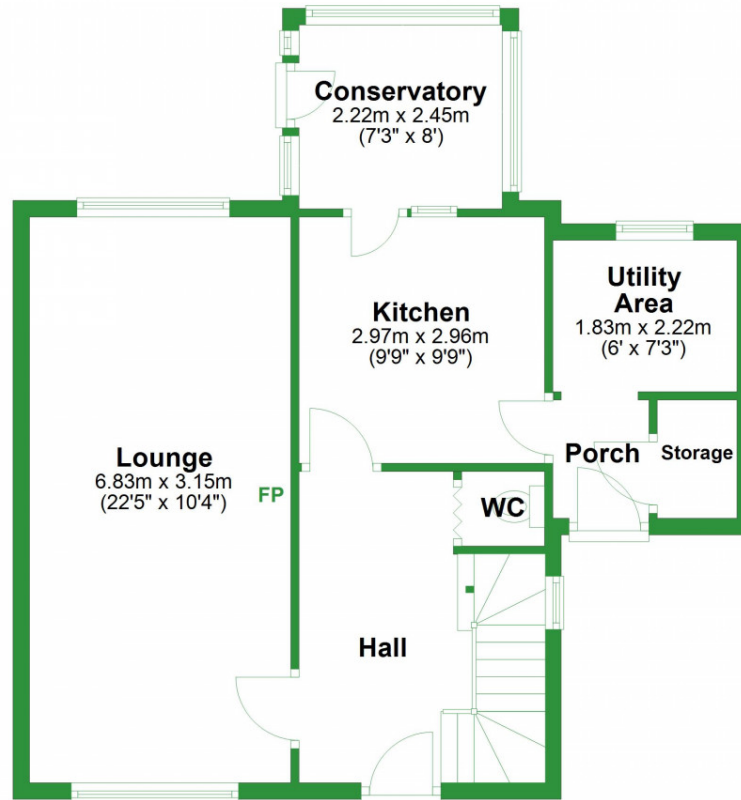
Start Date: 04/01/1993
End Date: 01/12/2991
Lease Term: 999 years (less 1 day) from 1 December 1992
Term Remaining: 967 years



BROOKSIDE, OLD LANGHO, BLACKBURN, BB6

Ground Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



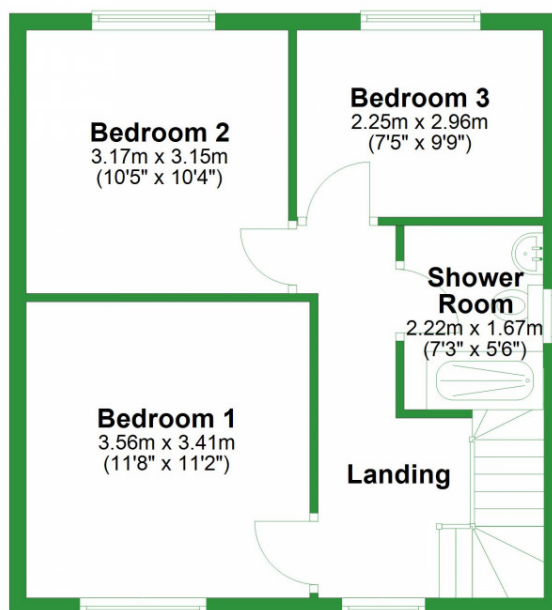
Total area: approx. 98.3 sq. metres (1058.1 sq. feet)

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

BROOKSIDE, OLD LANGHO, BLACKBURN, BB6

First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Old Langho, BLACKBURN, BB6

Energy rating

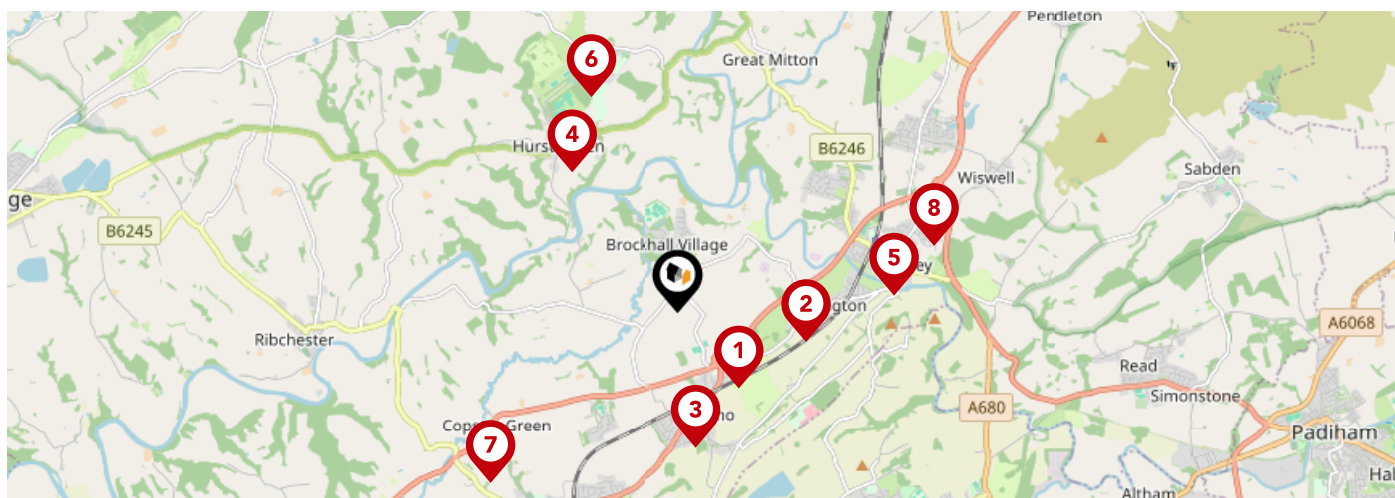
D

Valid until 15.10.2034

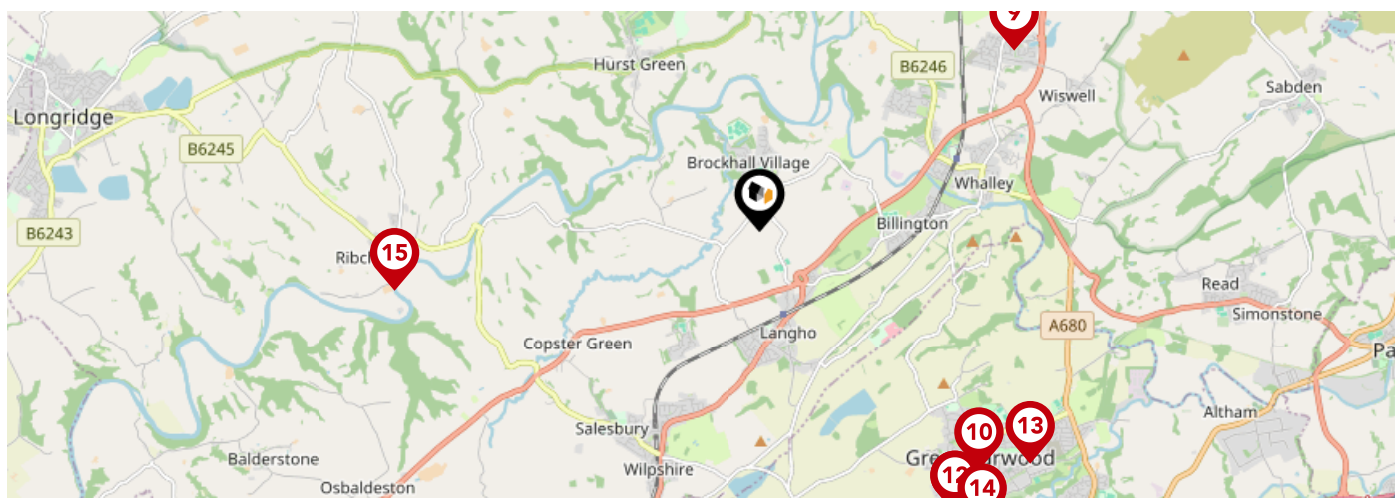
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 73% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	92 m ²



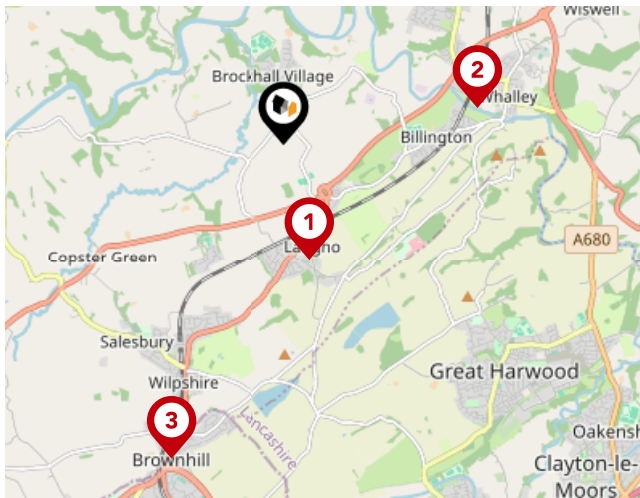
		Nursery	Primary	Secondary	College	Private
1	Langho and Billington St Leonards Church of England Primary School Ofsted Rating: Outstanding Pupils: 300 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Augustine's Roman Catholic High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1128 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Roman Catholic Primary School, Langho Ofsted Rating: Good Pupils: 300 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Roman Catholic Primary School, Hurst Green Ofsted Rating: Good Pupils: 110 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stonyhurst College Ofsted Rating: Not Rated Pupils: 722 Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Salesbury Church of England Primary School Ofsted Rating: Good Pupils: 279 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:2.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Great Harwood St Bartholomew's Parish Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 172 Distance:2.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Great Harwood Primary School Ofsted Rating: Good Pupils: 202 Distance:3.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Wulstan's Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 147 Distance:3.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Hubert's Roman Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 152 Distance:3.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Great Harwood St John's Church of England Primary School Ofsted Rating: Good Pupils: 159 Distance:3.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ribchester St Wilfrid's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 77 Distance:3.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Roe Lee Park Primary School Ofsted Rating: Good Pupils: 448 Distance:3.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

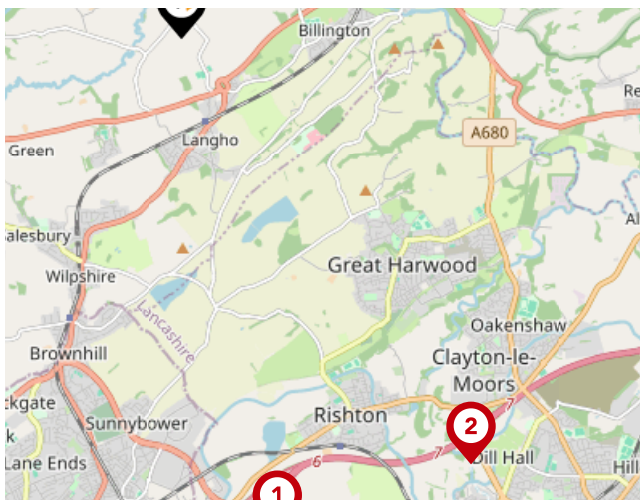
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Langho Rail Station	1.03 miles
2	Whalley Rail Station	1.73 miles
3	Ramsgreave & Wilpshire Rail Station	2.91 miles

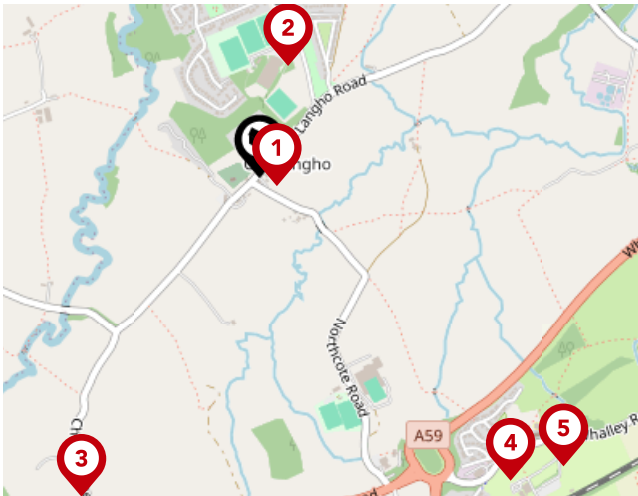


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J6	4.42 miles
2	M65 J7	4.51 miles
3	M65 J5	6.59 miles
4	M65 J4	7.18 miles
5	M65 J8	5.73 miles

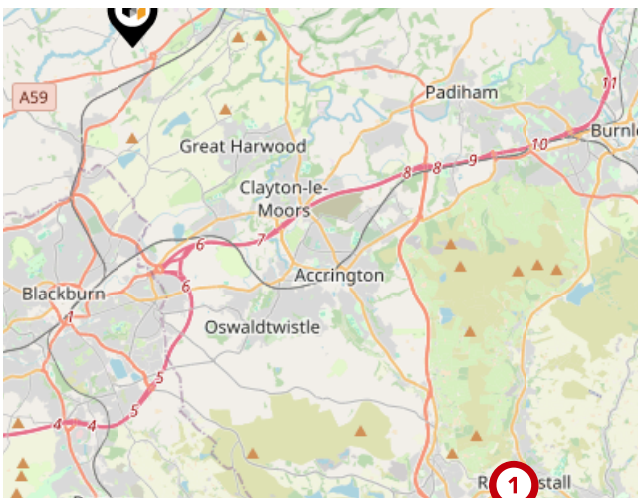
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brookside Close	0.04 miles
2	The Academy	0.25 miles
3	Chapel Lane	0.8 miles
4	Longsight Road	0.86 miles
5	St Leonards CEPS	0.92 miles



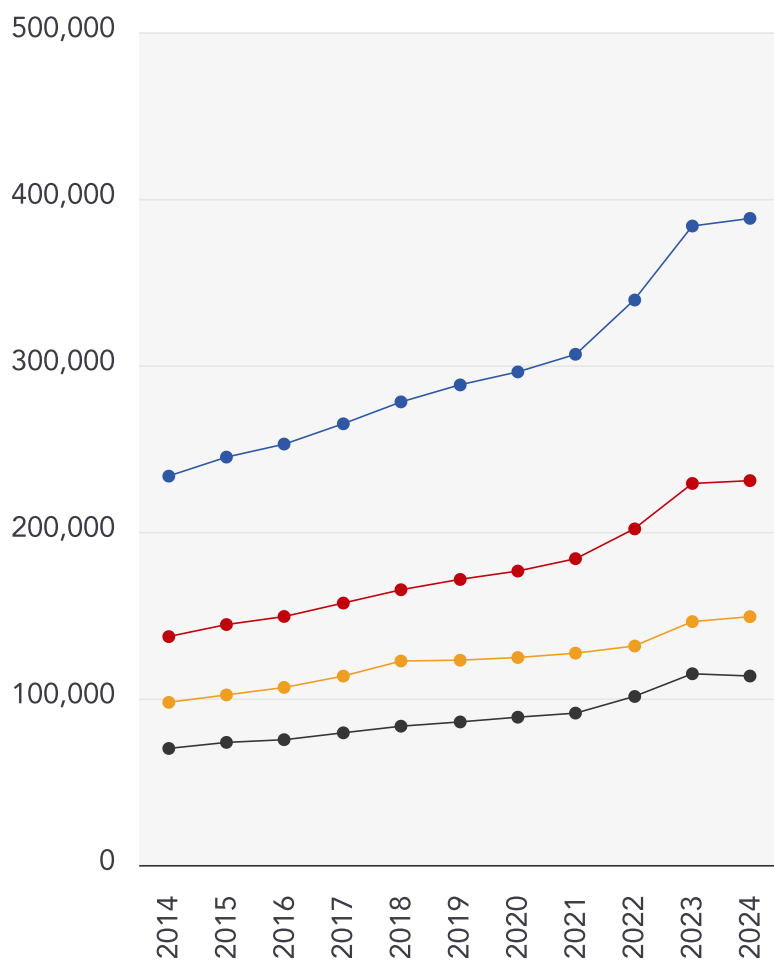
Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	10.69 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB6



Detached

+66.29%

Semi-Detached

+68.31%

Flat

+52.7%

Terraced

+62.15%



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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