

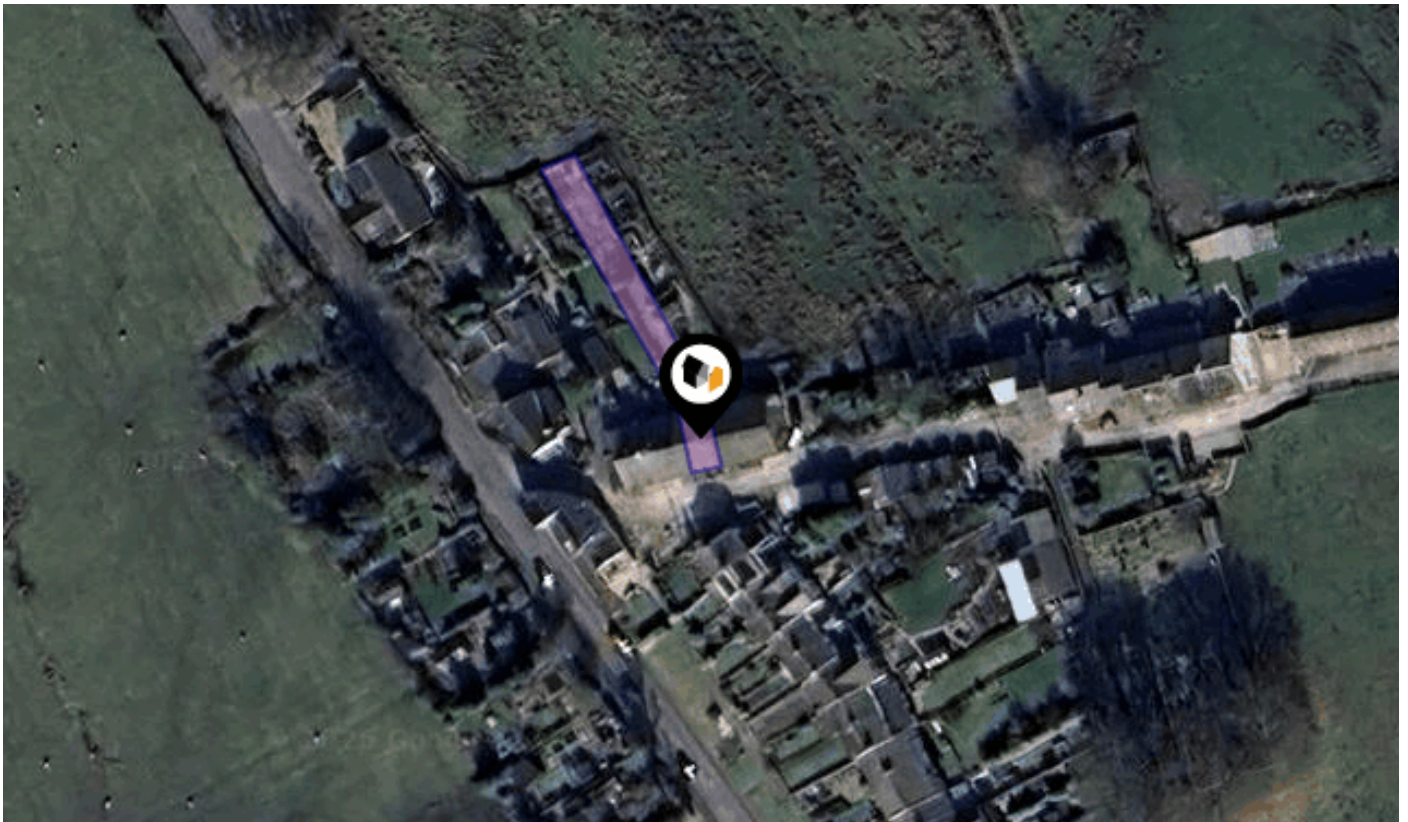


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th June 2025



TOP ROW, SABDEN, CLITHEROE, BB7

Pendle Hill Properties

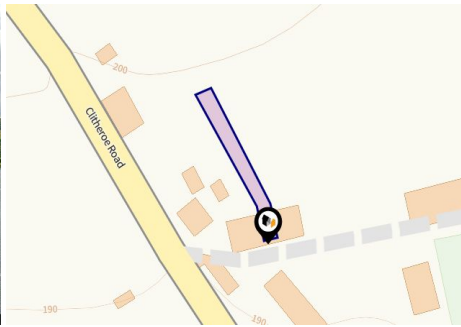
154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	862 ft ² / 80 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,044		
Title Number:	LA932675		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds	
Conservation Area:	Sabden	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	27	-
● Surface Water	Very low	mb/s	mb/s

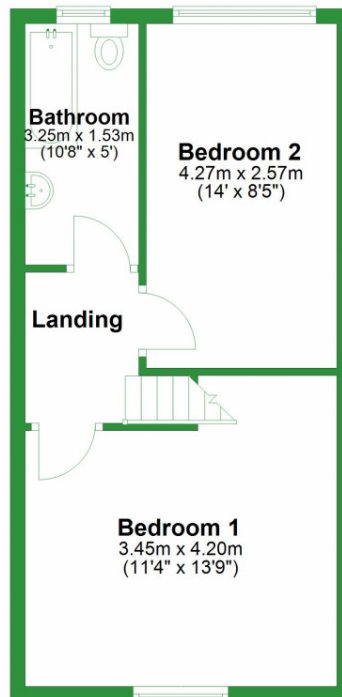
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						



TOP ROW, SABDEN, CLITHEROE, BB7

First Floor

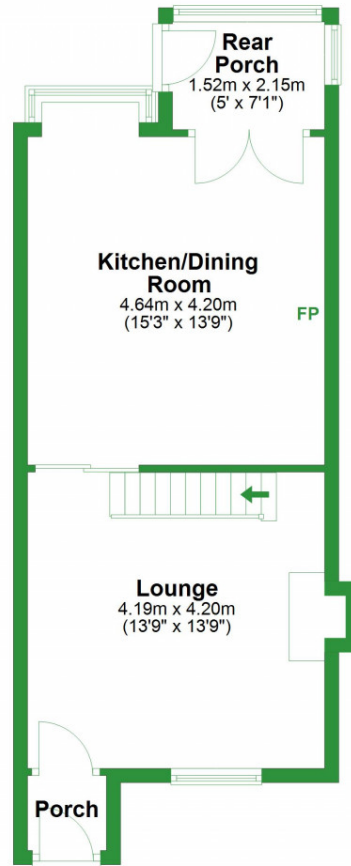
Approx. 37.5 sq. metres (403.7 sq. feet)



TOP ROW, SABDEN, CLITHEROE, BB7

Ground Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 80.1 sq. metres (862.6 sq. feet)

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

Detached

+53.05%

Semi-Detached

+47.66%

Terraced

+39.35%

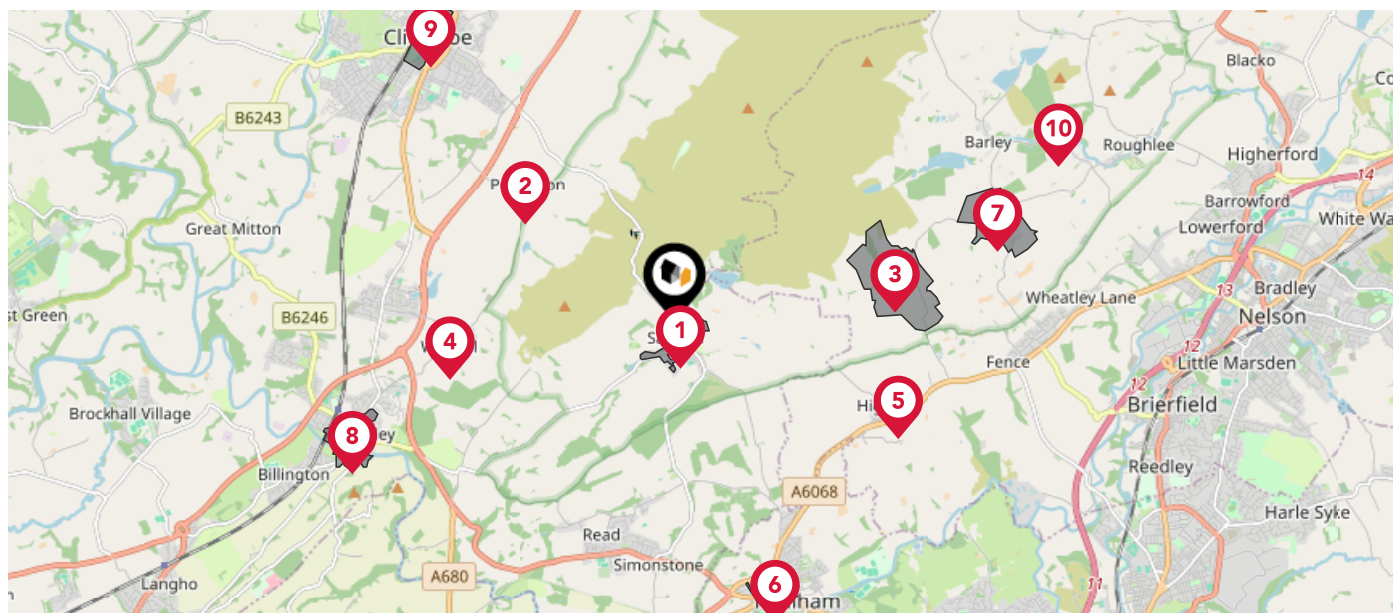
Flat

+25.24%

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Sabden



Pendleton



Sabden Fold



Wiswell



Higham



Padiham



Newchurch and Spenbrook



Whalley



Clitheroe

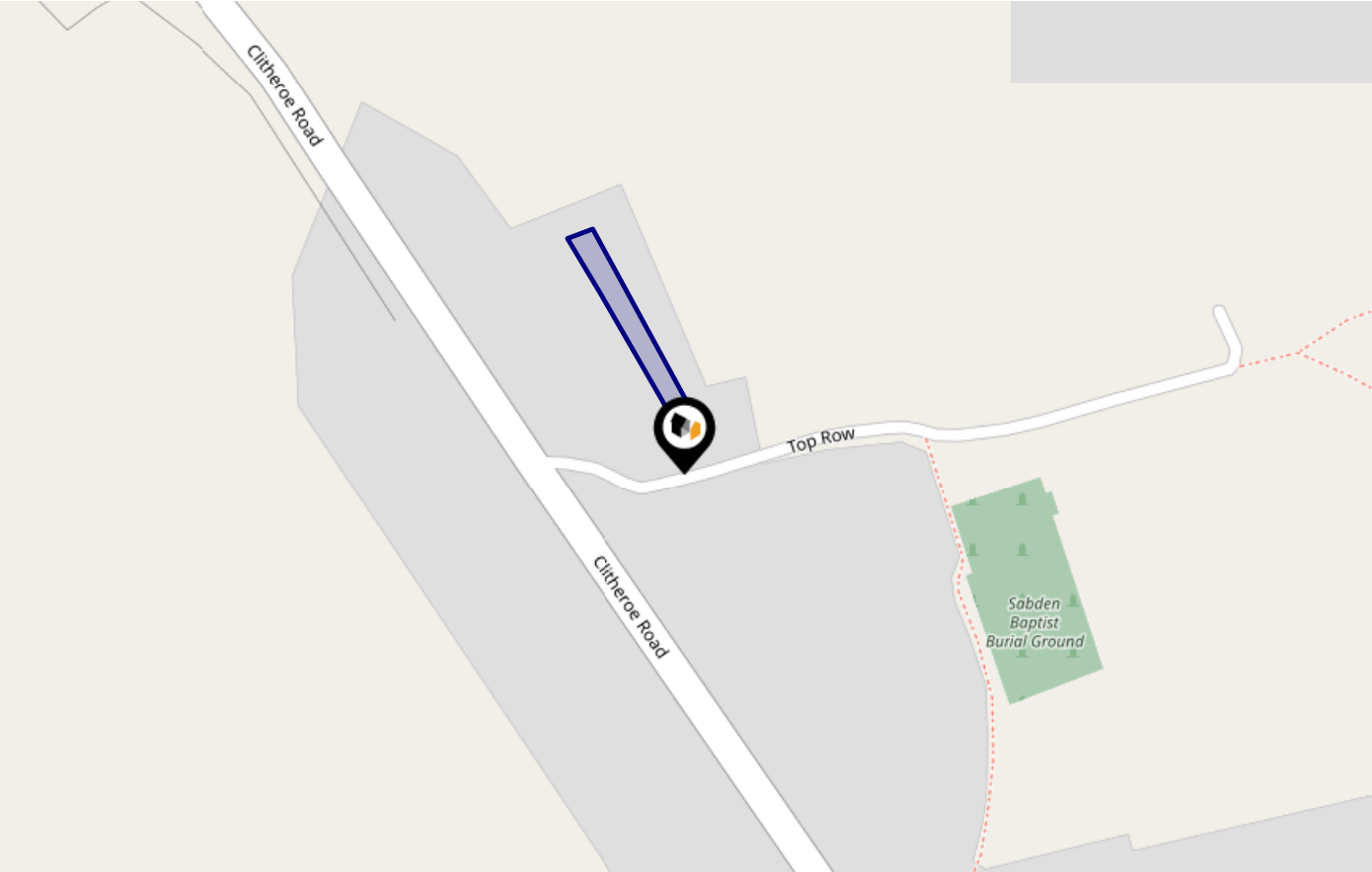


Whitehough, Barley

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

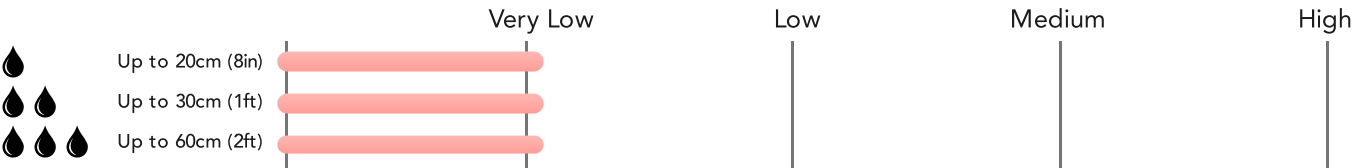


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

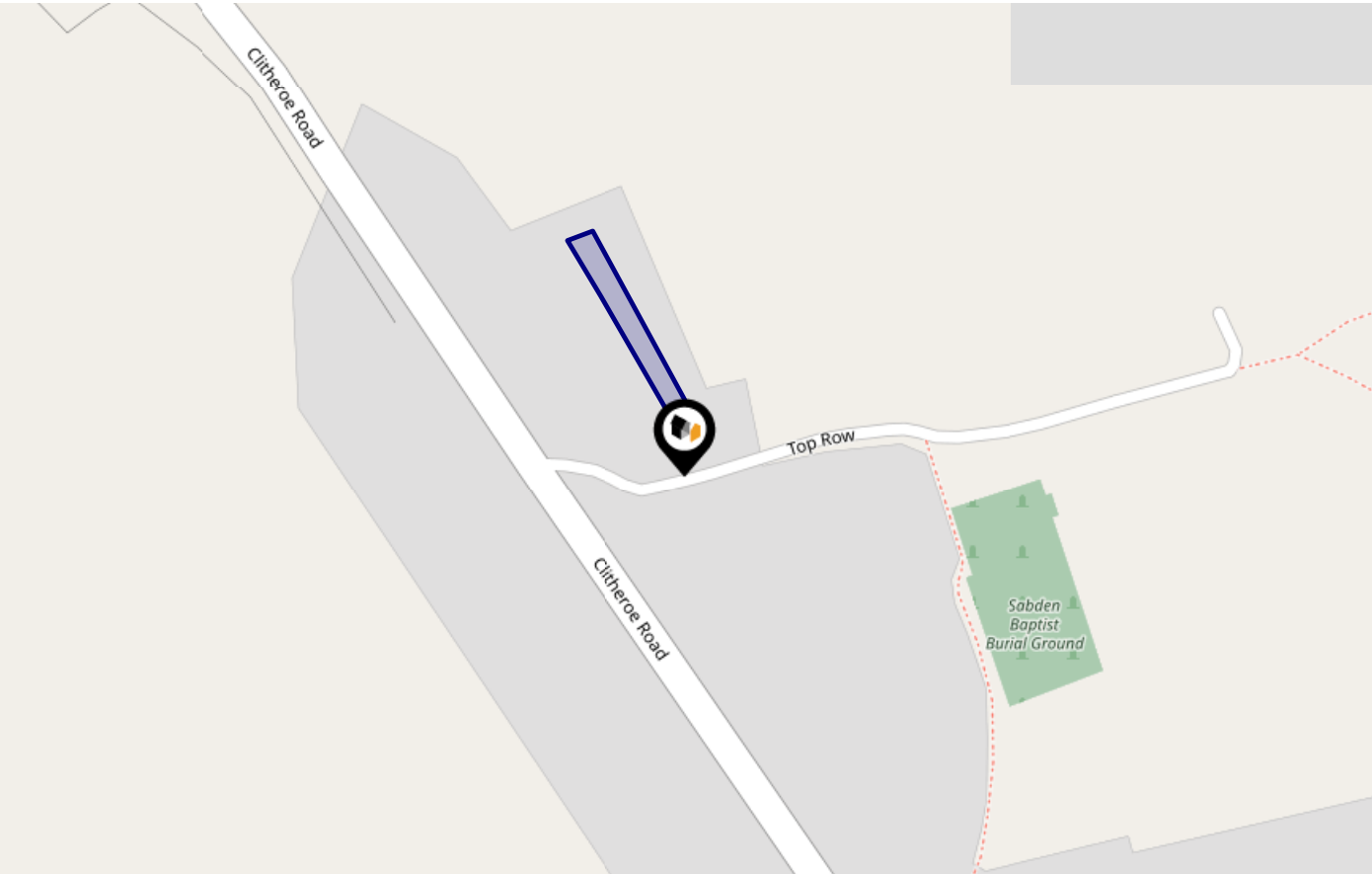
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

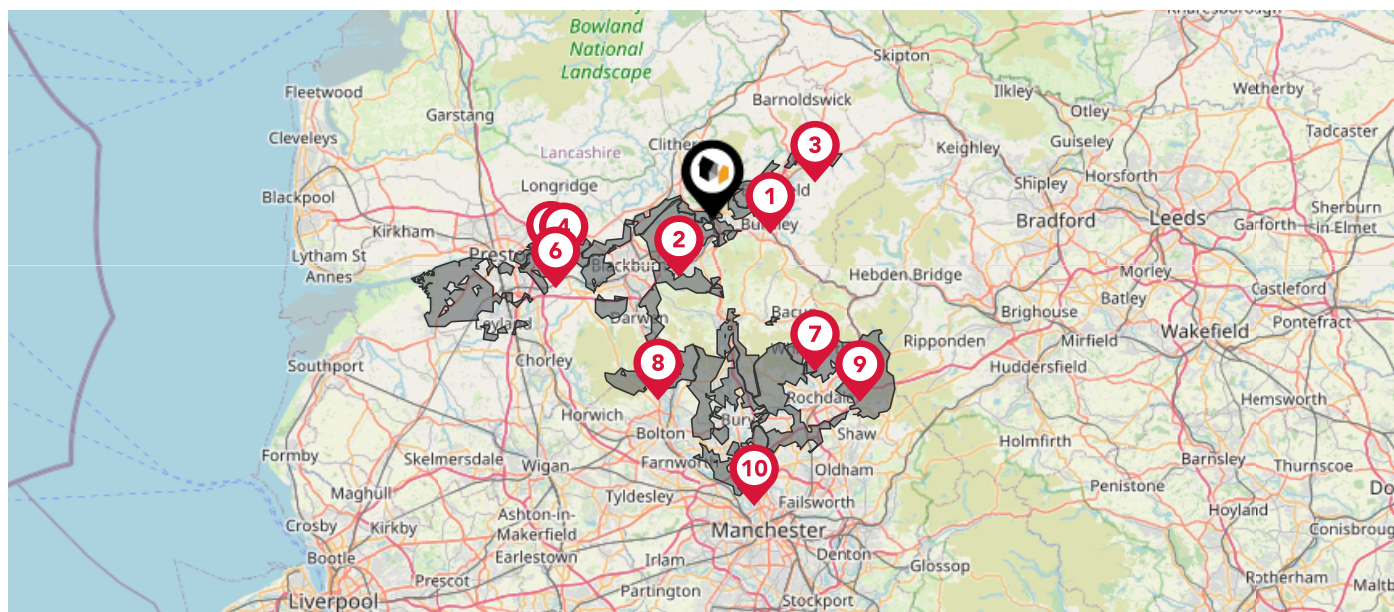
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Burnley

2

Merseyside and Greater Manchester Green Belt - Hyndburn

3

Merseyside and Greater Manchester Green Belt - Pendle

4

Merseyside and Greater Manchester Green Belt - Ribble Valley

5

Merseyside and Greater Manchester Green Belt - Preston

6

Merseyside and Greater Manchester Green Belt - South Ribble

7

Merseyside and Greater Manchester Green Belt - Rossendale

8

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

9

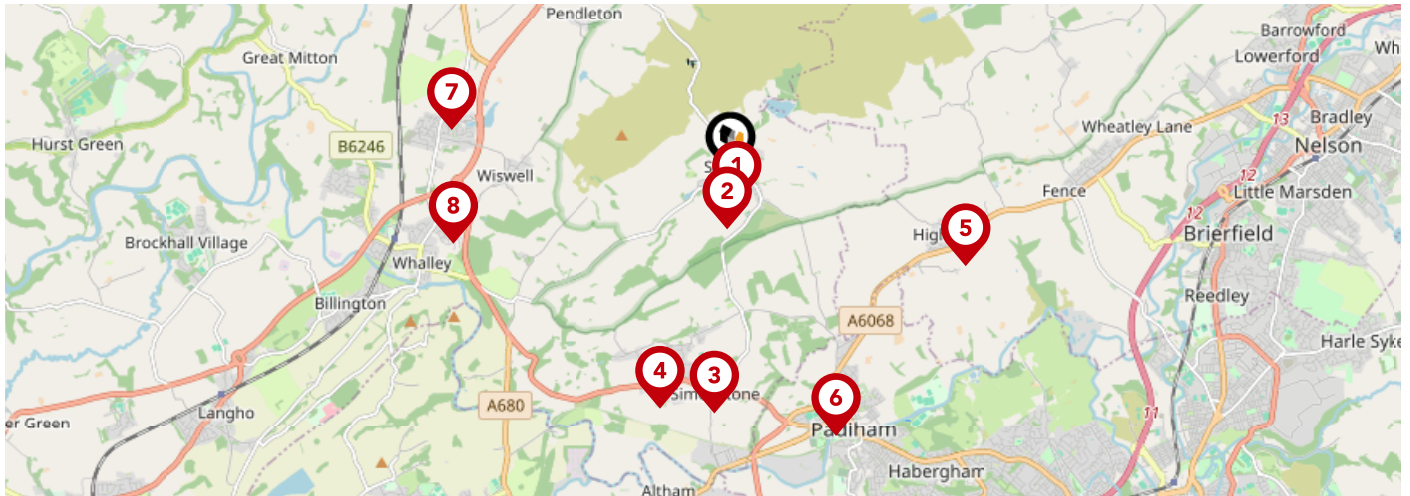
Merseyside and Greater Manchester Green Belt - Rochdale

10

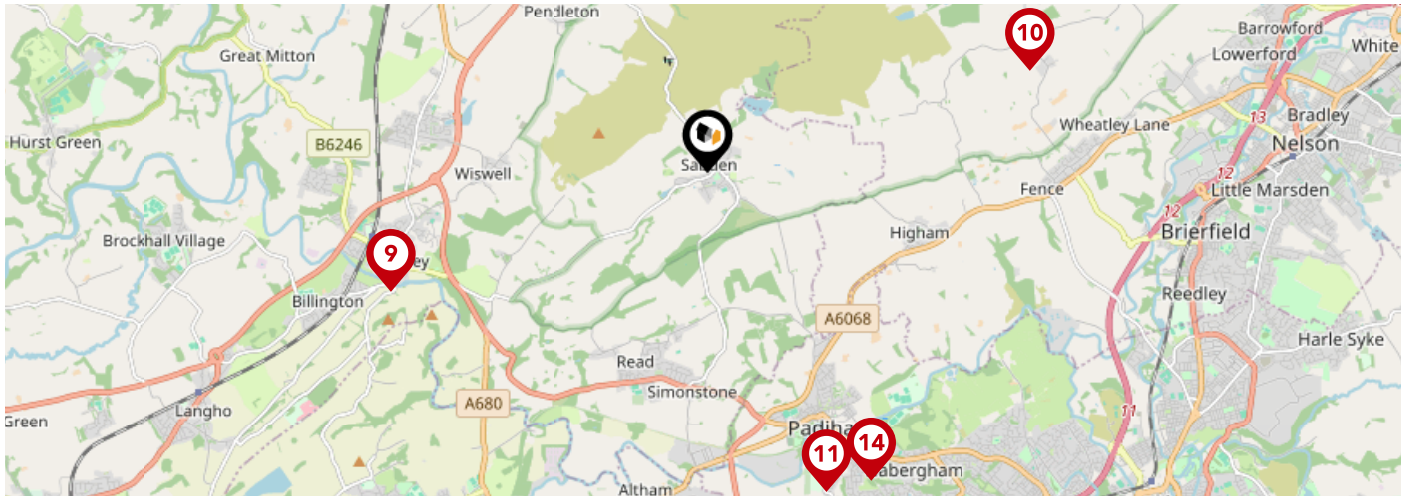
Merseyside and Greater Manchester Green Belt - Bury

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

Listed Buildings in the local district	Grade	Distance
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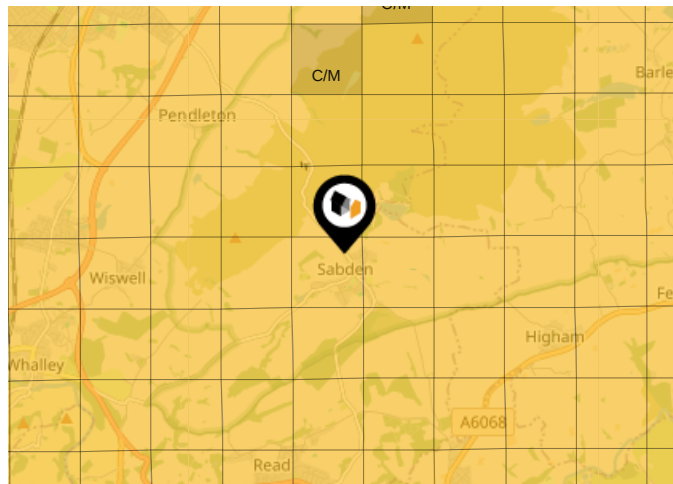
		Nursery	Primary	Secondary	College	Private
1	Sabden Primary School Ofsted Rating: Good Pupils: 91 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good Pupils: 62 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Simonstone St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 133 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Read St John's CofE Primary School Ofsted Rating: Good Pupils: 194 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Higham St John's Church of England Primary School Ofsted Rating: Good Pupils: 127 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:2.46	<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:2.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Newchurch-In-Pendle St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 55 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Ribblesdale School Ofsted Rating: Good Pupils: 1396 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ribblesdale Nursery School Ofsted Rating: Good Pupils: 52 Distance:3.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St James' Church of England Primary School, Clitheroe Ofsted Rating: Good Pupils: 287 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Clitheroe Brookside Primary School Ofsted Rating: Good Pupils: 147 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

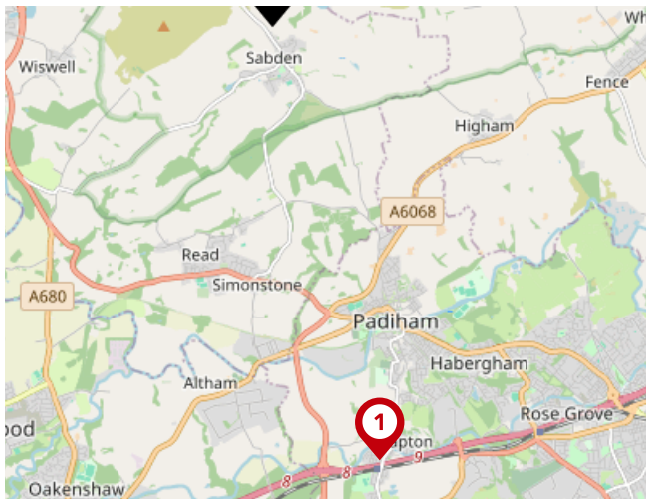


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

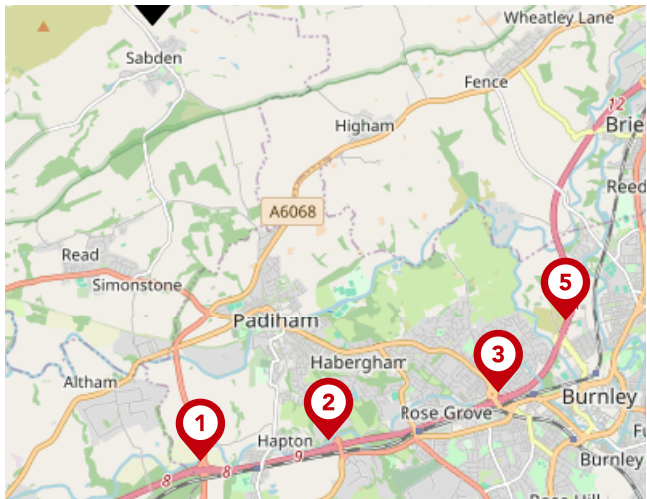
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	3.91 miles
2	Clitheroe Rail Station	3.4 miles
3	Whalley Rail Station	3.09 miles

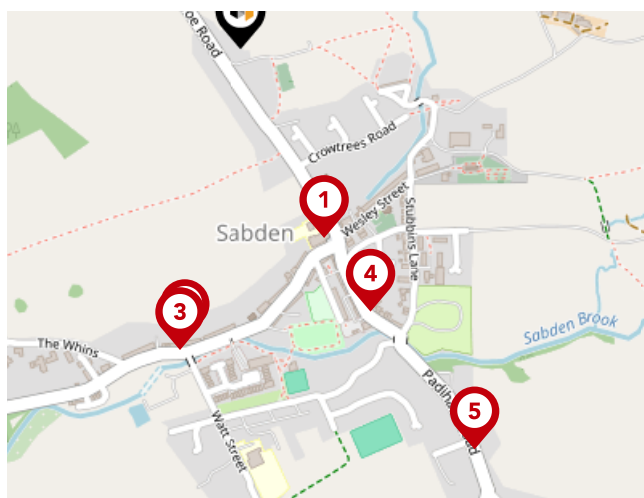


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	3.83 miles
2	M65 J9	3.94 miles
3	M65 J10	4.41 miles
4	M65 J7	5.35 miles
5	M65 J11	4.44 miles

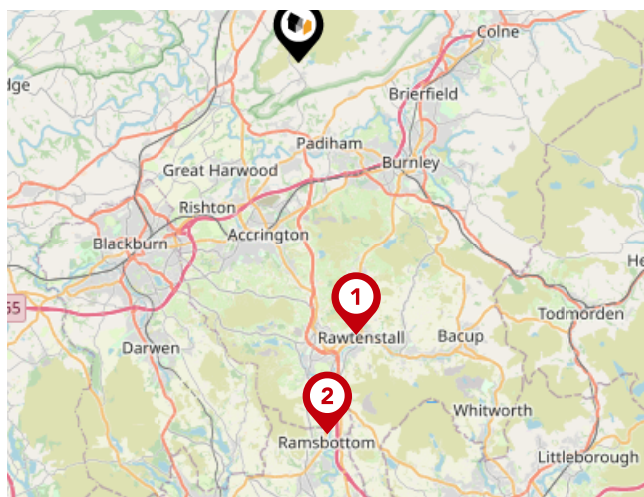
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Four Lane Ends	0.23 miles
2	Watt Street	0.33 miles
3	Watt Street	0.34 miles
4	White Hart	0.32 miles
5	Simonstone Road	0.51 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	9.74 miles
2	Ramsbottom (East Lancashire Railway)	13.09 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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Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk



Valuation Office
Agency

