

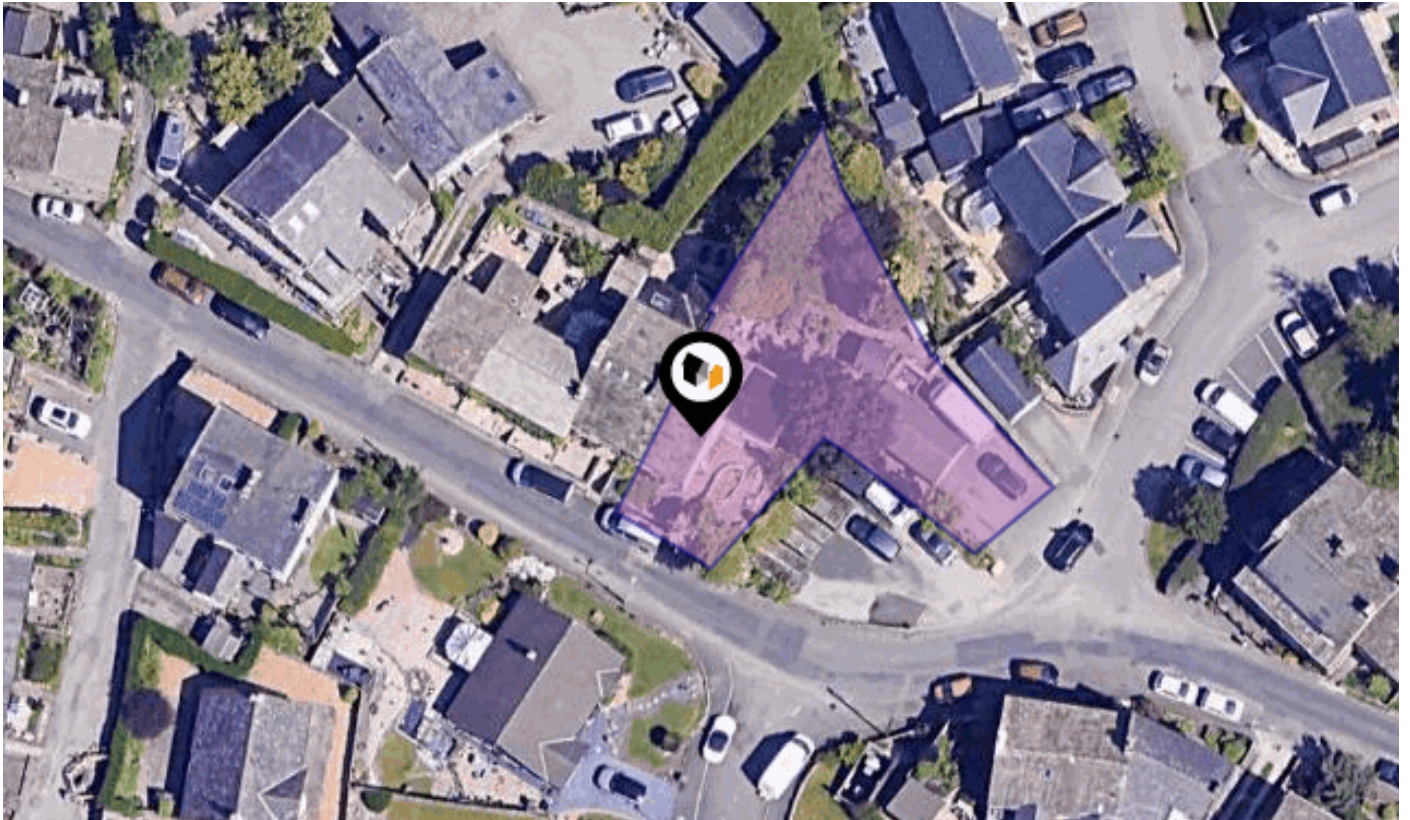


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd December 2024



PROCTOR CROFT, TRAWDEN, COLNE, BB8

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	14,305 ft ² / 1,329 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	LA557924		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Proctor Croft, Trawden, Colne, BB8*

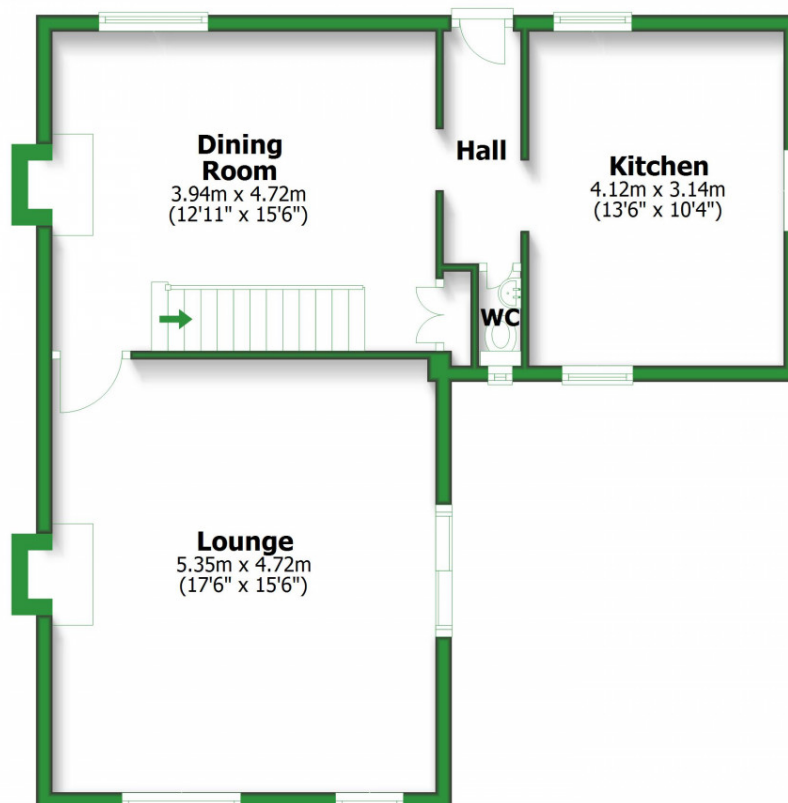
Reference - 22/0671/TCA	
Decision:	Decided
Date:	06th October 2022
Description:	Remove T1 Leyland Cypress within a Conservation Area.



PROCTOR CROFT, TRAWDEN, COLNE, BB8

Ground Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



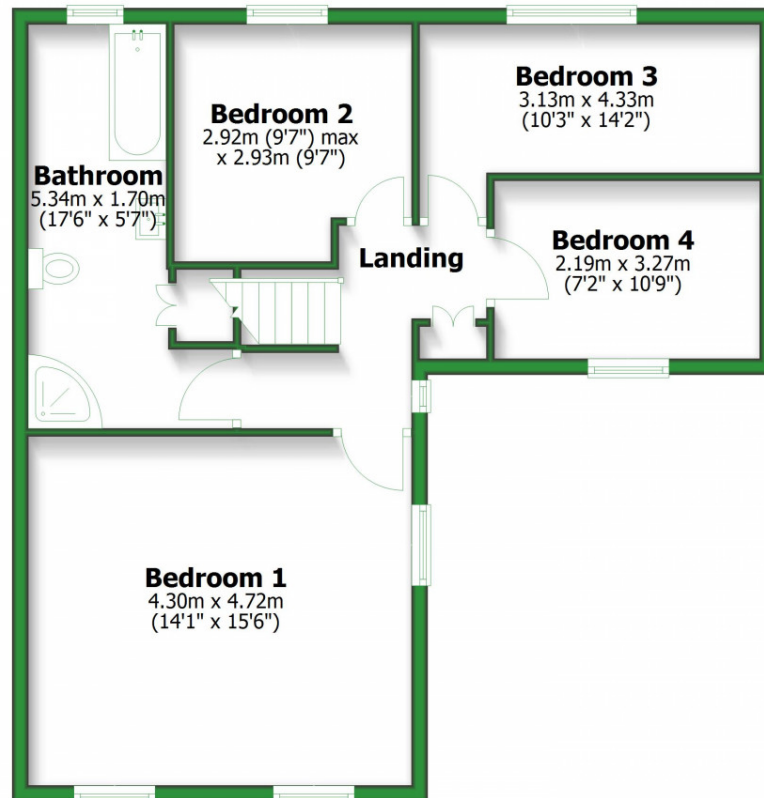
Total area: approx. 123.5 sq. metres (1329.0 sq. feet)

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

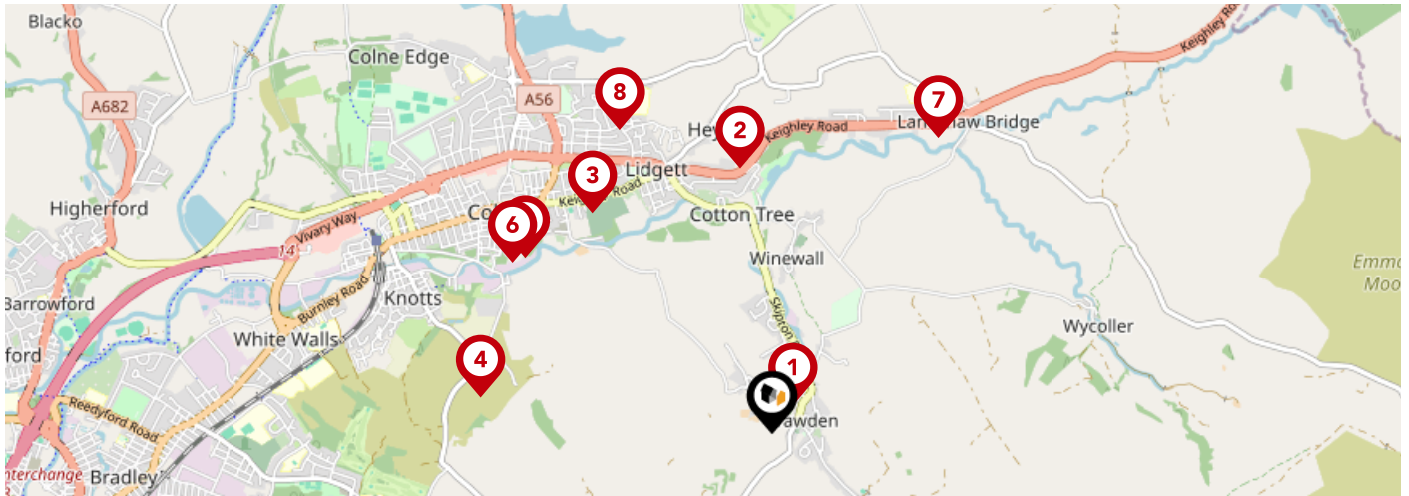
PROCTOR CROFT, TRAWDEN, COLNE, BB8

First Floor

Approx. 61.5 sq. metres (661.9 sq. feet)

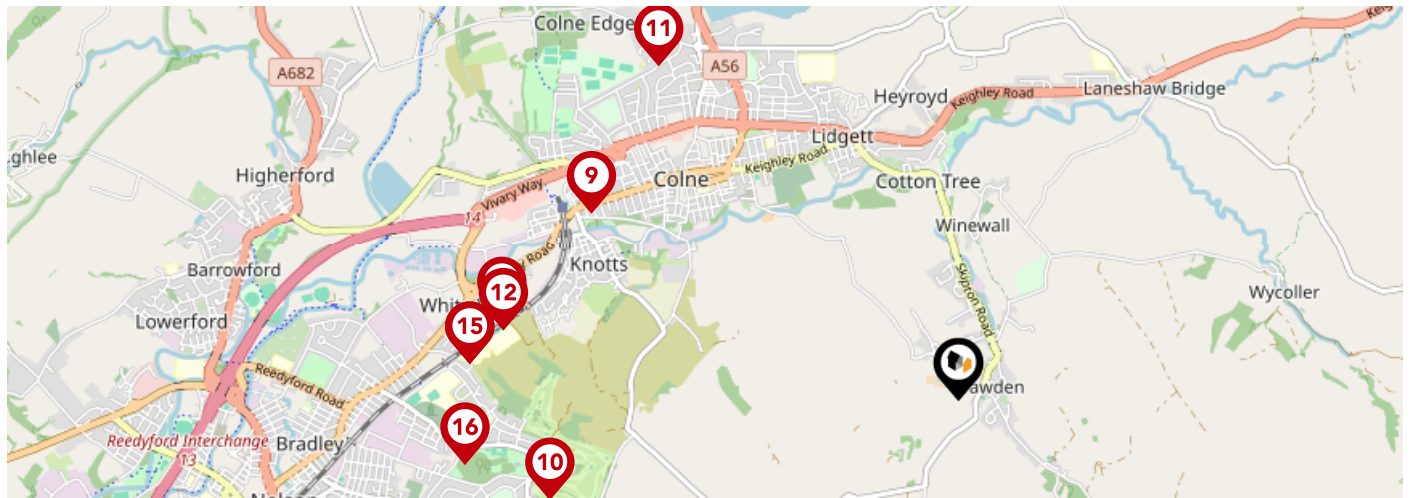


Area Schools



	Nursery	Primary	Secondary	College	Private
1 Trawden Forest Primary School Ofsted Rating: Good Pupils: 207 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Colne Christ Church Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 188 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Park Primary School Ofsted Rating: Good Pupils: 331 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Nook School Ofsted Rating: Good Pupils: 4 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 West Street Community Primary School Ofsted Rating: Good Pupils: 201 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Newtown Nursery School Ofsted Rating: Good Pupils: 80 Distance:1.36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Laneshaw Bridge Primary Ofsted Rating: Outstanding Pupils: 204 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Colne Park High School Ofsted Rating: Good Pupils: 1055 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

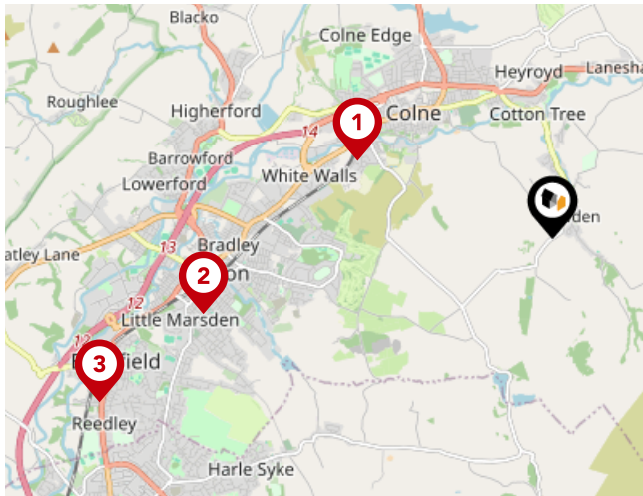
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Colne Lord Street School Ofsted Rating: Good Pupils: 355 Distance:1.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Walton Lane Nursery School Ofsted Rating: Outstanding Pupils: 71 Distance:1.84</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Sacred Heart Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 223 Distance:1.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Colne Primet Academy Ofsted Rating: Requires improvement Pupils: 864 Distance:2.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Colne Primet Primary School Ofsted Rating: Good Pupils: 196 Distance:2.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Pendle View Primary School Ofsted Rating: Outstanding Pupils: 131 Distance:2.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ss John Fisher and Thomas More Roman Catholic High School Ofsted Rating: Requires improvement Pupils: 806 Distance:2.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Castercliff Primary School Ofsted Rating: Good Pupils: 402 Distance:2.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

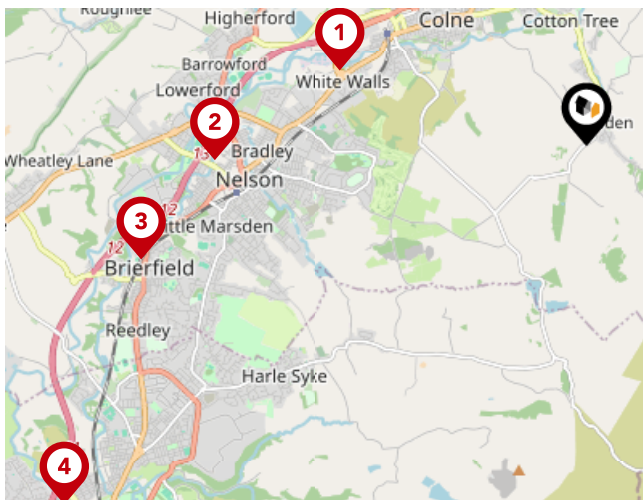
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Colne Rail Station	1.84 miles
2	Nelson Rail Station	3.12 miles
3	Brierfield Rail Station	4.21 miles

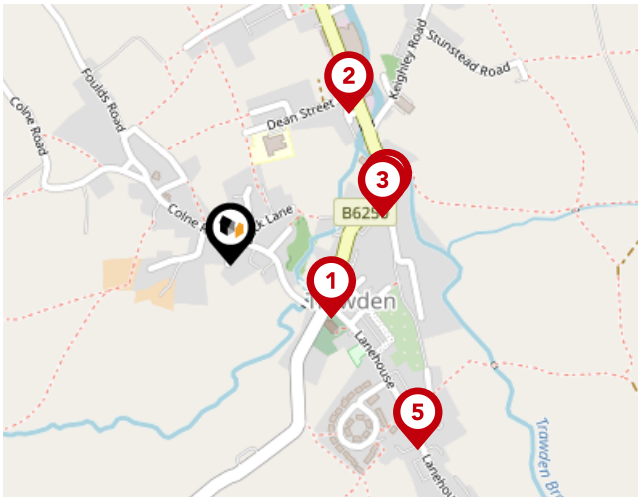


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J14	2.25 miles
2	M65 J13	3.25 miles
3	M65 J12	4.02 miles
4	M65 J11	5.55 miles
5	M65 J10	6.39 miles

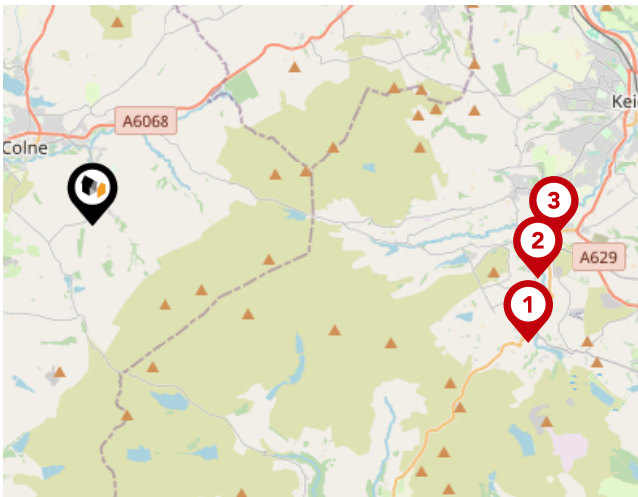
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Marys Church	0.13 miles
2	Dean Street	0.21 miles
3	Trawden Arms	0.17 miles
4	Trawden Arms	0.18 miles
5	Lane House Terminus	0.29 miles



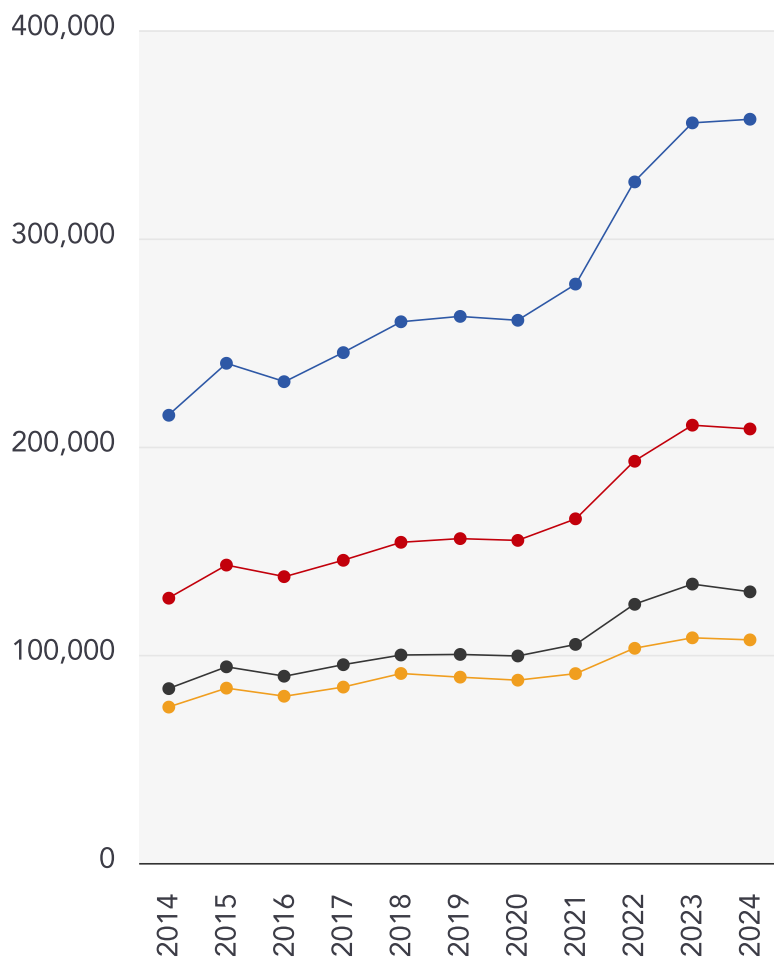
Local Connections

Pin	Name	Distance
1	Oxenhope (Keighley & Worth Valley Railway)	7.9 miles
2	Haworth (Keighley & Worth Valley Railway)	7.83 miles
3	Oakworth (Keighley & Worth Valley Railway)	8.06 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB8



Detached

+66.12%

Semi-Detached

+63.91%

Terraced

+55.51%

Flat

+43.12%



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



/PendleHillProperties/



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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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