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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 27th November 2024



COTTAGE CLOSE, CLITHEROE, BB7

Pendle Hill Properties

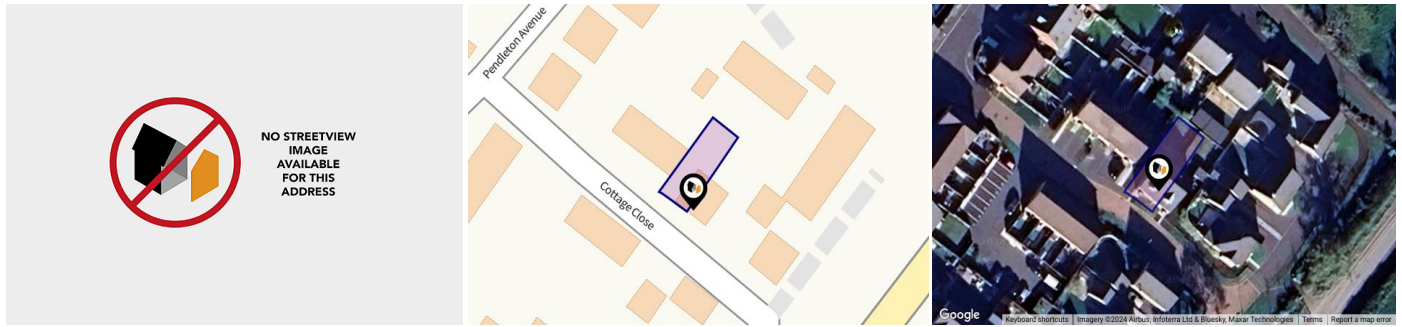
154 Whalley Road Read BB12 7PN

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.04 acres		
Year Built :	2021		
Council Tax :	Band D		
Annual Estimate:	£2,197		
Title Number:	LAN256737		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	43 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

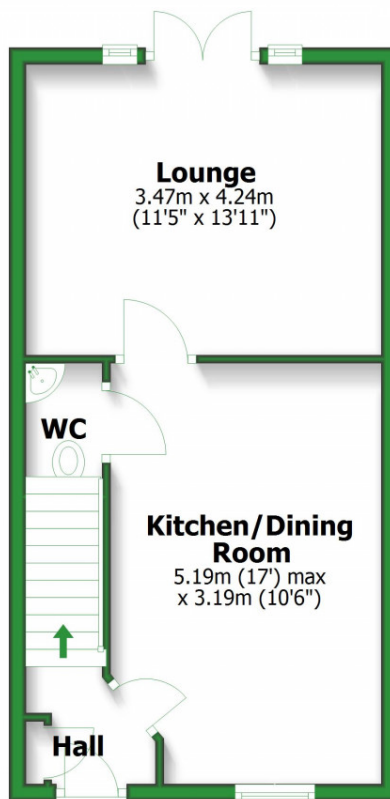




COTTAGE CLOSE, CLITHEROE, BB7

Ground Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



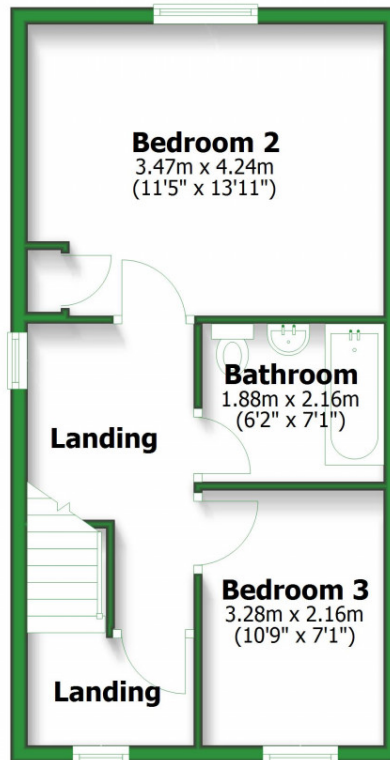
Total area: approx. 100.9 sq. metres (1086.2 sq. feet)

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

COTTAGE CLOSE, CLITHEROE, BB7

First Floor

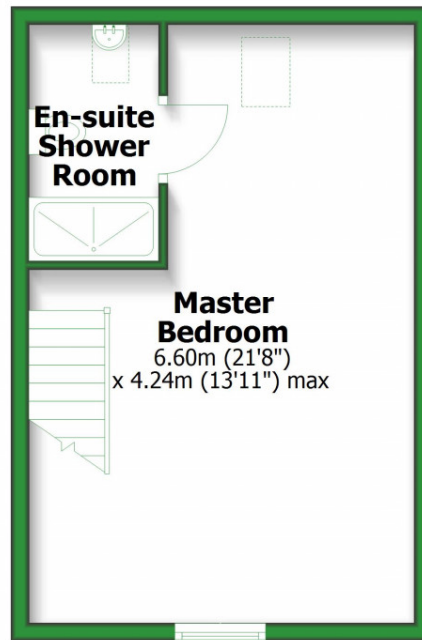
Approx. 36.5 sq. metres (392.5 sq. feet)



COTTAGE CLOSE, CLITHEROE, BB7

Second Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



Cottage Close, BB7

Energy rating

B

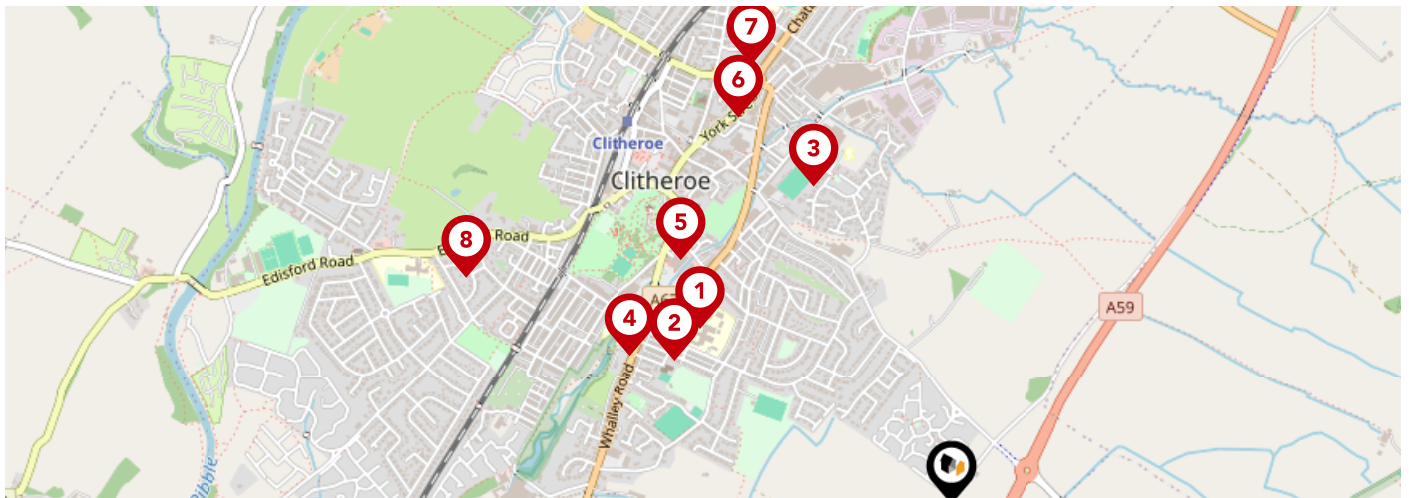
Valid until 10.11.2031

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

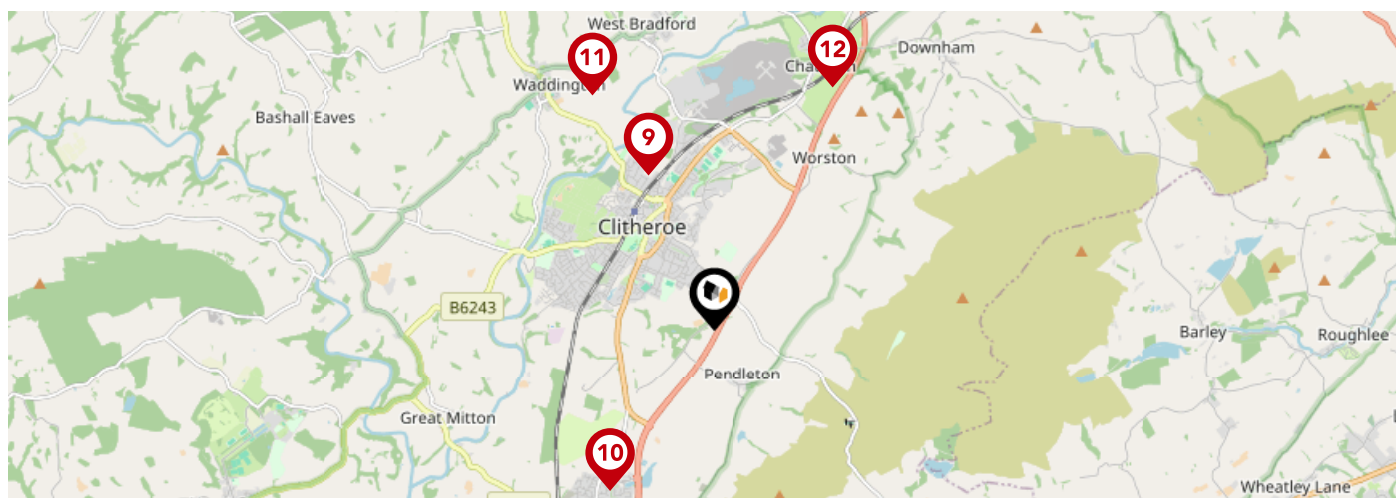
Additional EPC Data









Property Type:	House
Build Form:	Semi-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 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.20 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
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	104 m ²

Area Schools



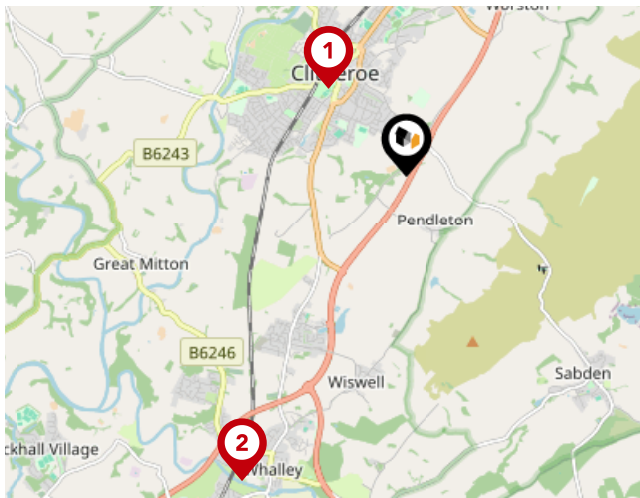
	Nursery	Primary	Secondary	College	Private
1 Ribblesdale Nursery School Ofsted Rating: Good Pupils: 52 Distance:0.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Ribblesdale School Ofsted Rating: Good Pupils: 1396 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Clitheroe Brookside Primary School Ofsted Rating: Good Pupils: 147 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St James' Church of England Primary School, Clitheroe Ofsted Rating: Good Pupils: 287 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Michael and St John's Roman Catholic Primary School, Clitheroe Ofsted Rating: Good Pupils: 155 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Clitheroe Royal Grammar School Ofsted Rating: Outstanding Pupils: 1441 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Clitheroe Pendle Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Edisford Primary School Ofsted Rating: Good Pupils: 217 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Moorland School Limited Ofsted Rating: Not Rated Pupils: 144 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waddington and West Bradford Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 208 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chatburn Church of England Primary School Ofsted Rating: Outstanding Pupils: 124 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:2.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sabden Primary School Ofsted Rating: Good Pupils: 91 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good Pupils: 62 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

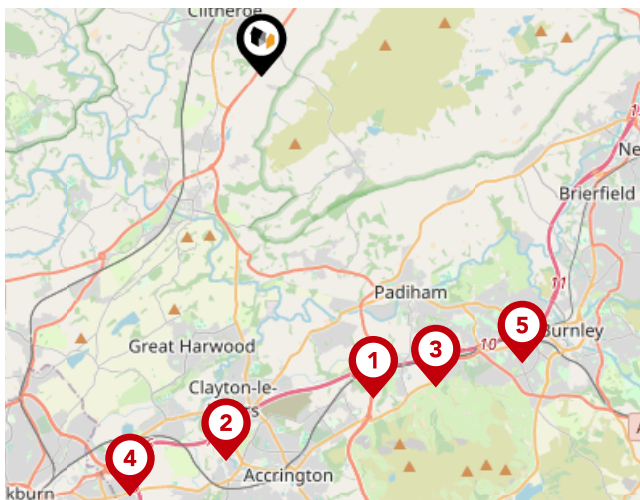
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Clitheroe Rail Station	1.04 miles
2	Whalley Rail Station	3.04 miles
3	Langho Rail Station	4.95 miles

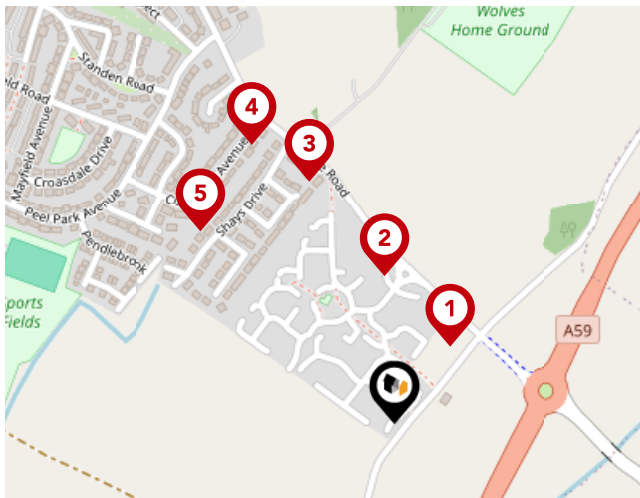


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	5.94 miles
2	M65 J7	6.74 miles
3	M65 J9	6.23 miles
4	M65 J6	7.68 miles
5	M65 J10	6.77 miles

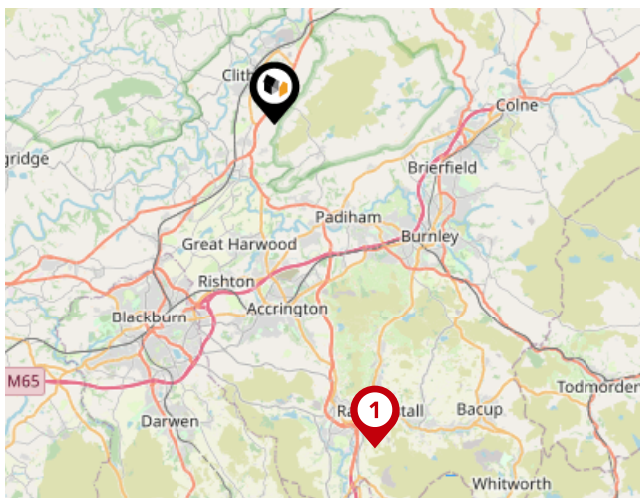
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Higher Standen Drive	0.11 miles
2	Higher Standen Drive	0.16 miles
3	Shays Drive	0.28 miles
4	Claremont Avenue	0.34 miles
5	Claremont Ave	0.3 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	11.88 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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