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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 18th July 2025



SHIPTON ROAD, CLITHEROE, BB7

Pendle Hill Properties

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,337 ft ² / 124 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band E		
Annual Estimate:	£2,811		
Title Number:	LAN277518		

Local Area

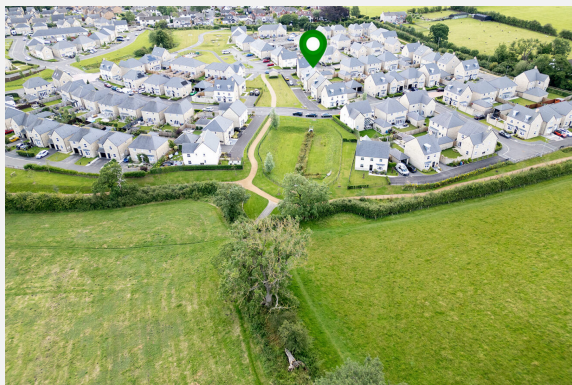
Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

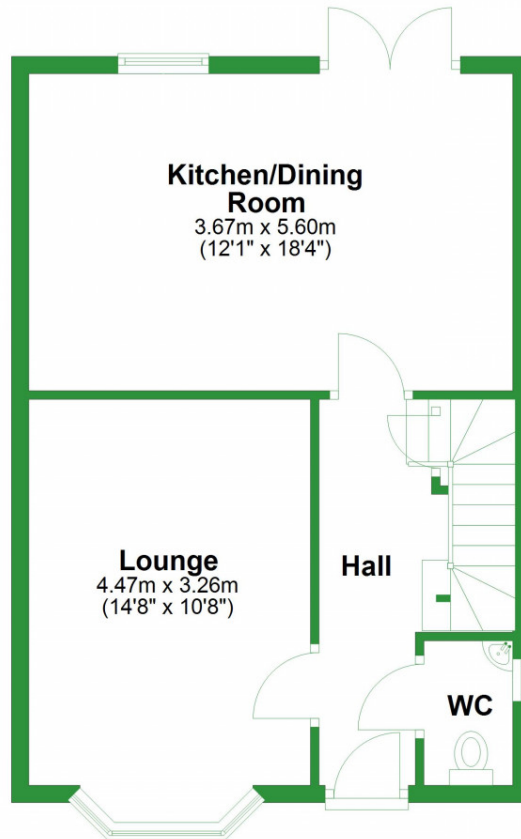




SHIPTON ROAD, CLITHEROE, BB7

Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)

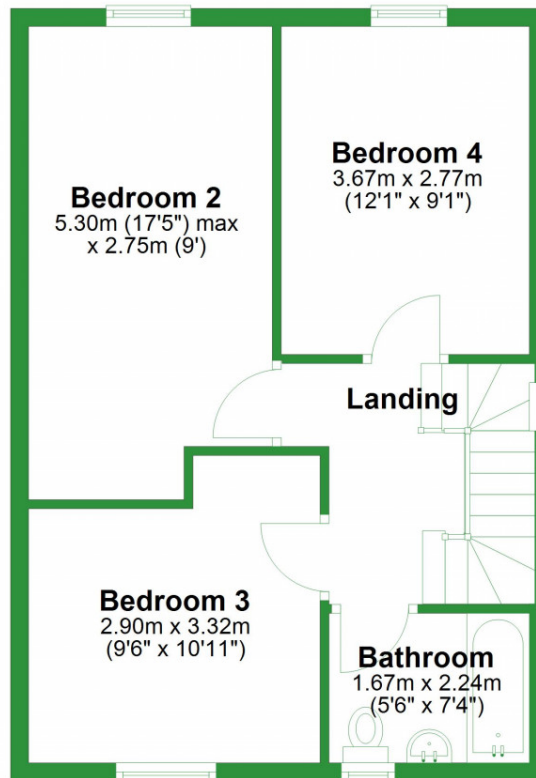


Total area: approx. 124.3 sq. metres (1337.5 sq. feet)

SHIPTON ROAD, CLITHEROE, BB7

First Floor

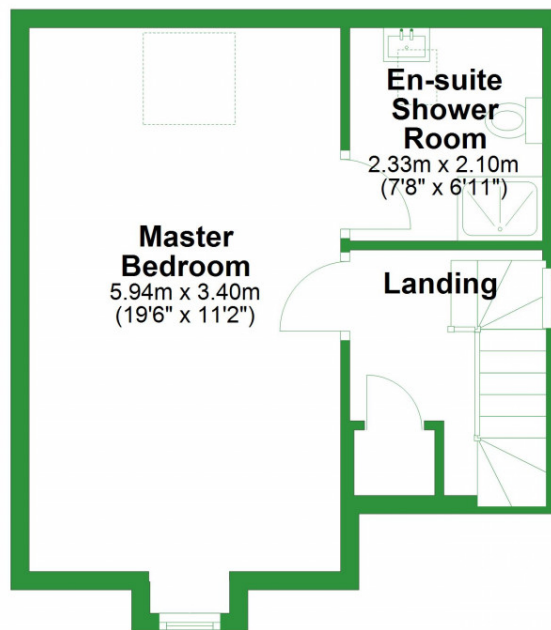
Approx. 46.1 sq. metres (496.3 sq. feet)

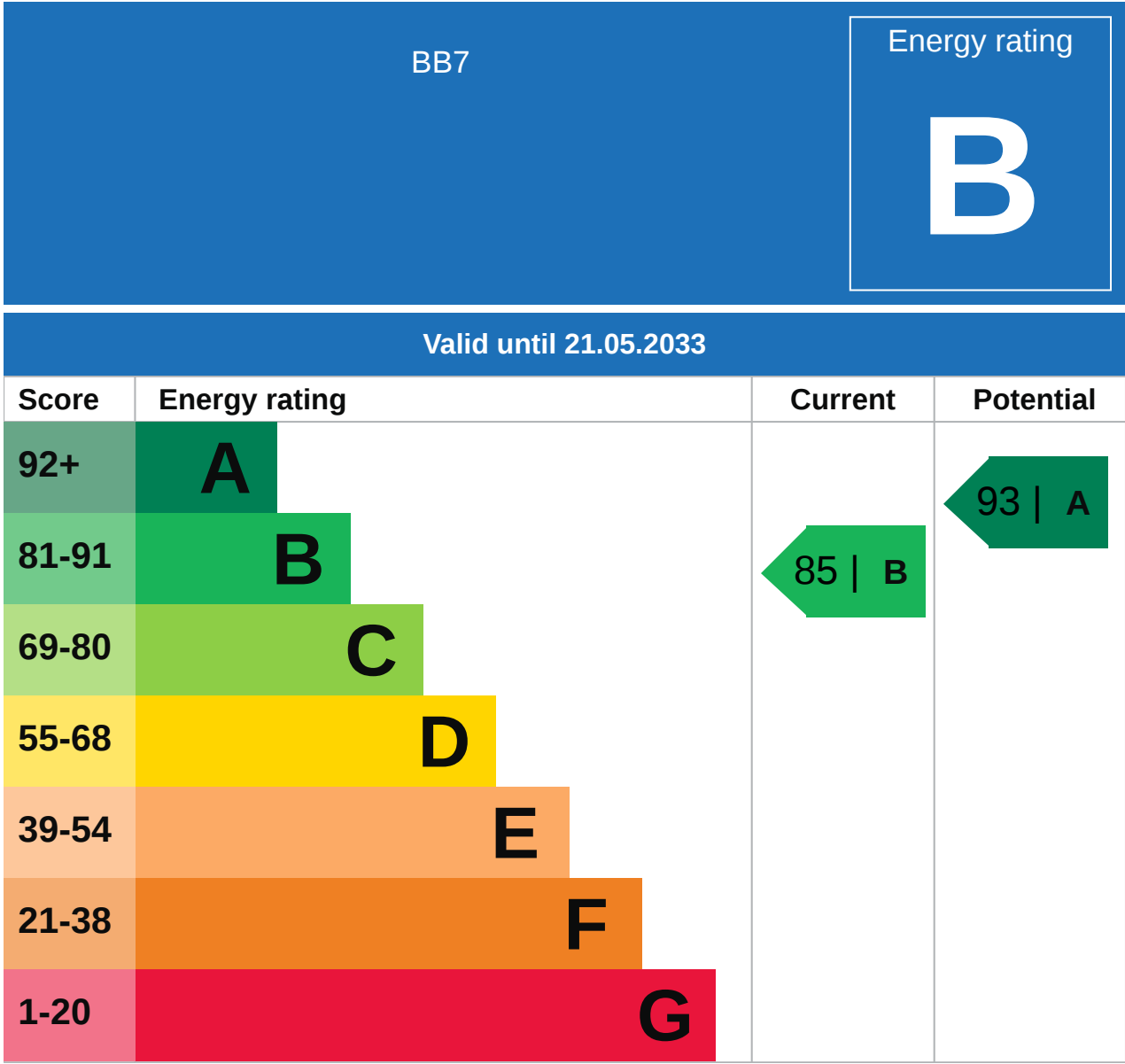


SHIPTON ROAD, CLITHEROE, BB7

Second Floor

Approx. 31.8 sq. metres (342.1 sq. feet)





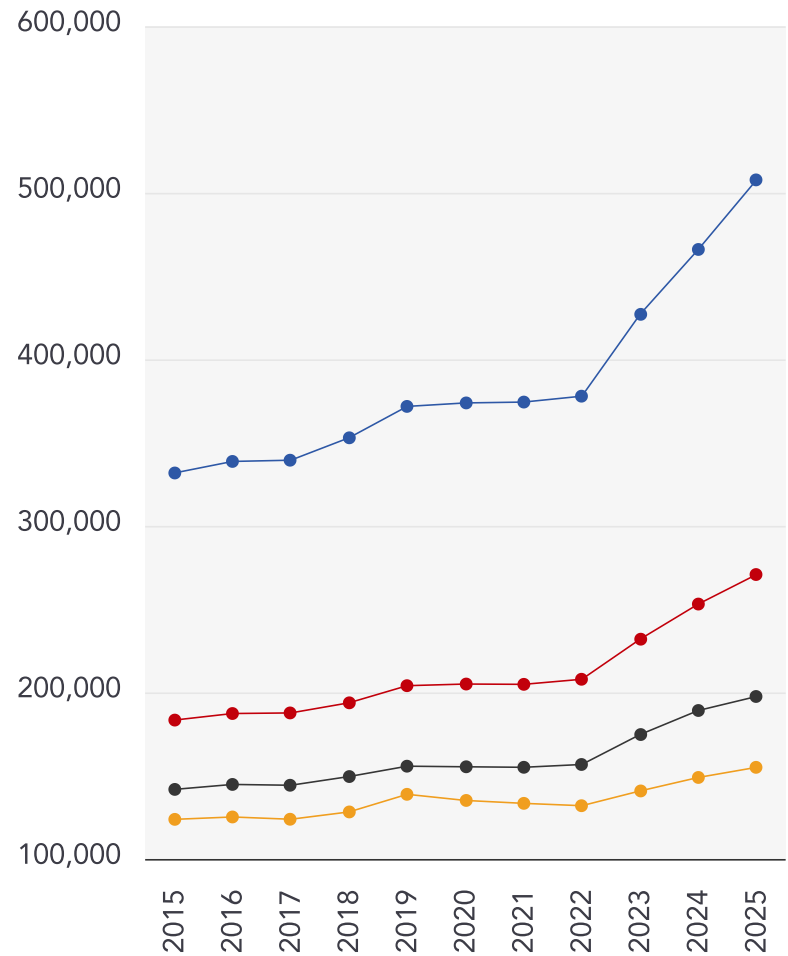
Additional EPC Data

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 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	129 m ²

Market

House Price Statistics

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



Detached

+53.05%

Semi-Detached

+47.66%

Terraced

+39.35%

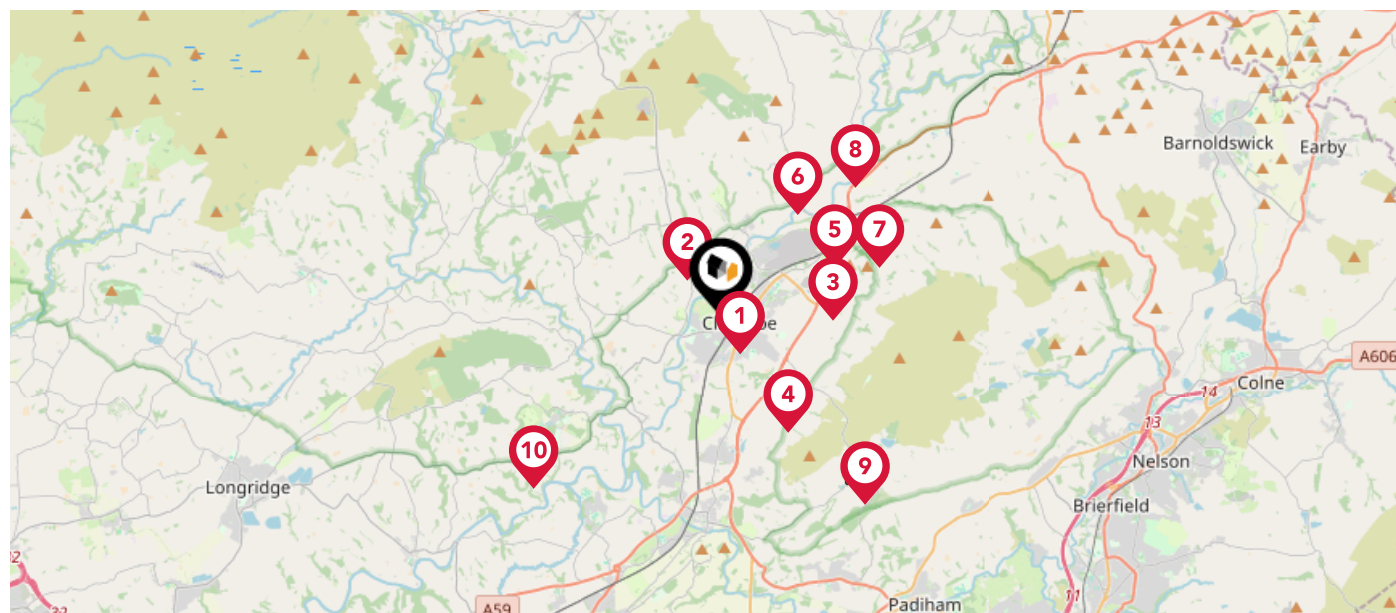
Flat

+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



Clitheroe



Waddington



Worston



Pendleton



Chatburn



Grindleton



Downham



Sawley



Sabden

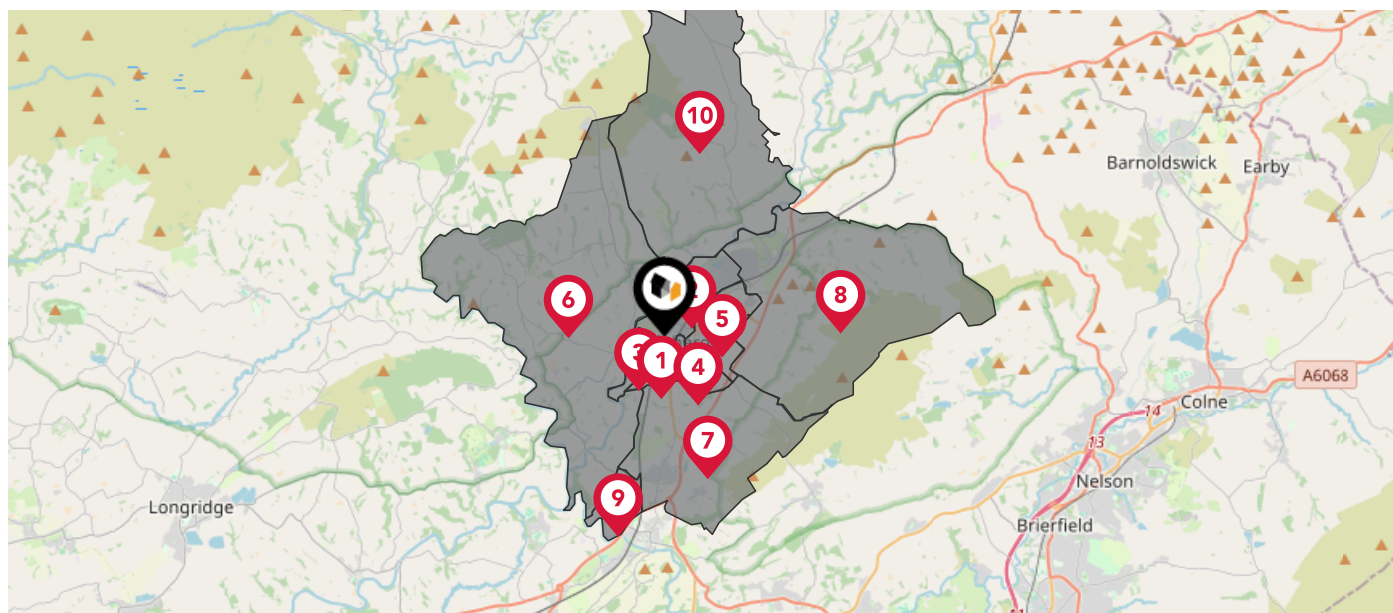


Hurst Green

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Primrose Ward



St. Mary's Ward



Edisford & Low Moor Ward



Littlemoor Ward



Salthill Ward



Waddington, Bashall Eaves & Mitton Ward



Wiswell & Barrow Ward



Chatburn Ward



Whalley Nethertown Ward

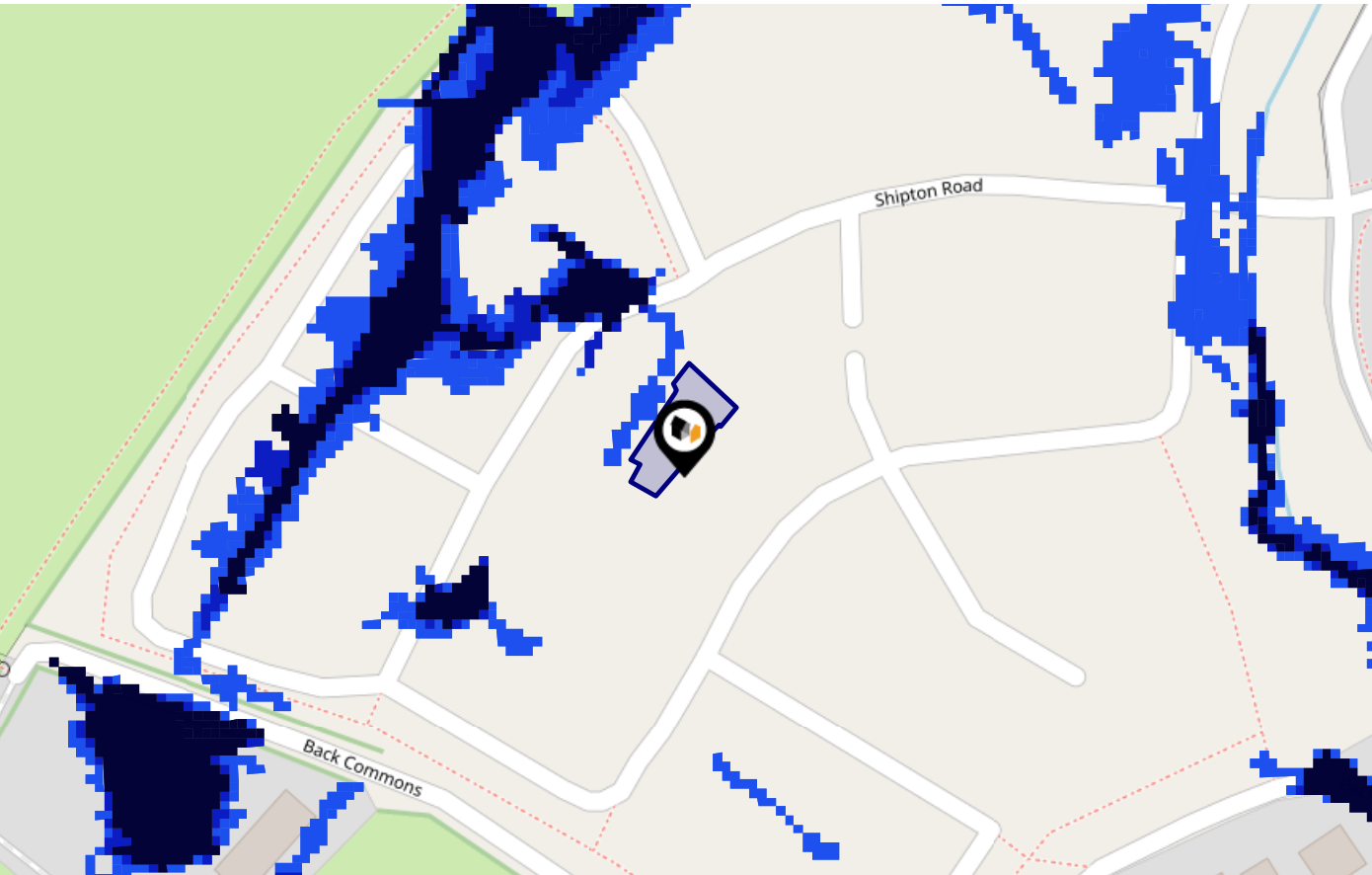


West Bradford & Grindleton Ward

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

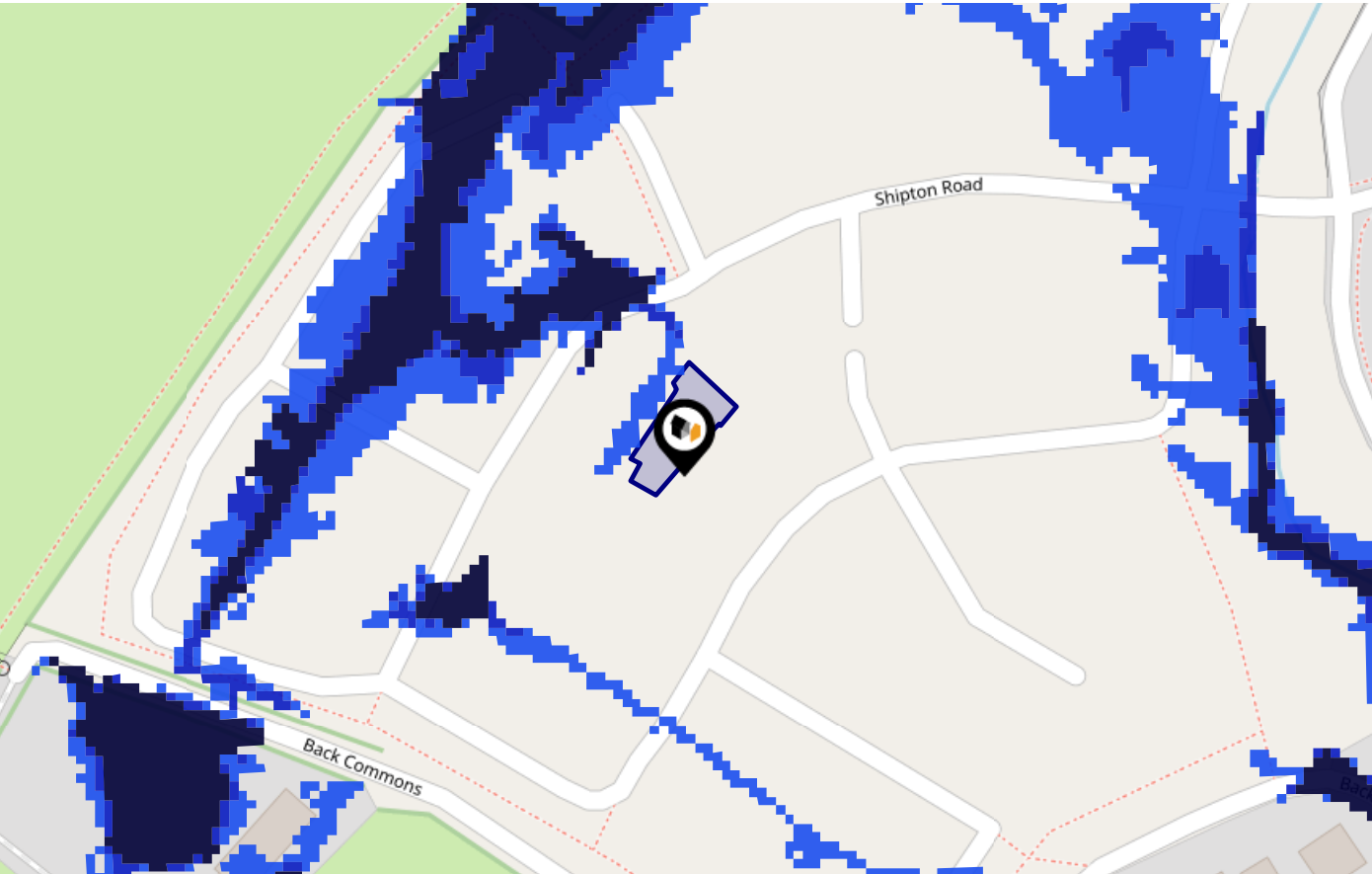
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:







This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. 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.

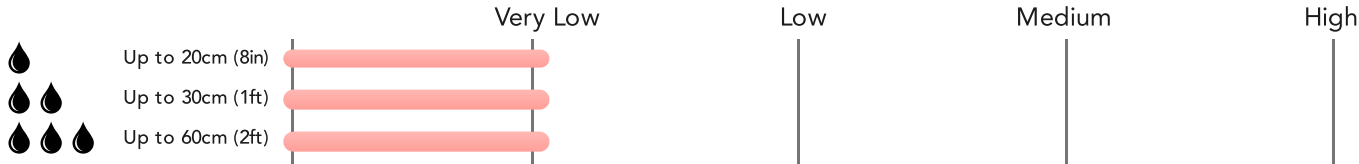


Risk Rating: Very low

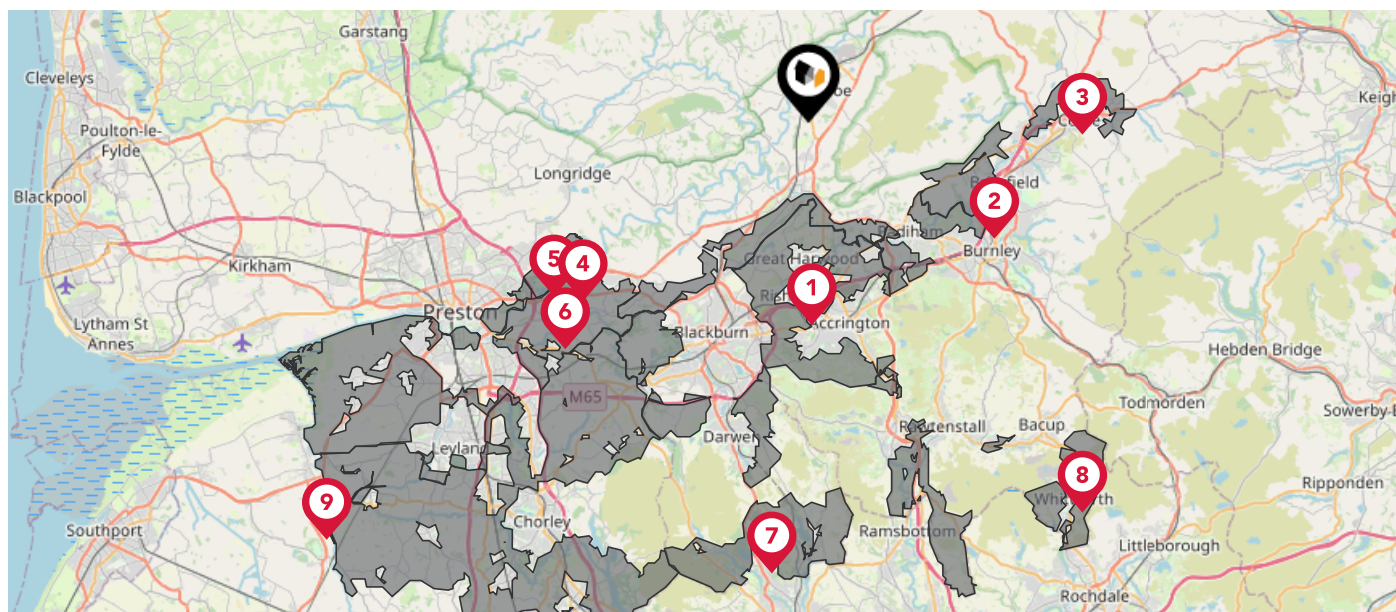
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Chance of flooding to the following depths at this property:



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



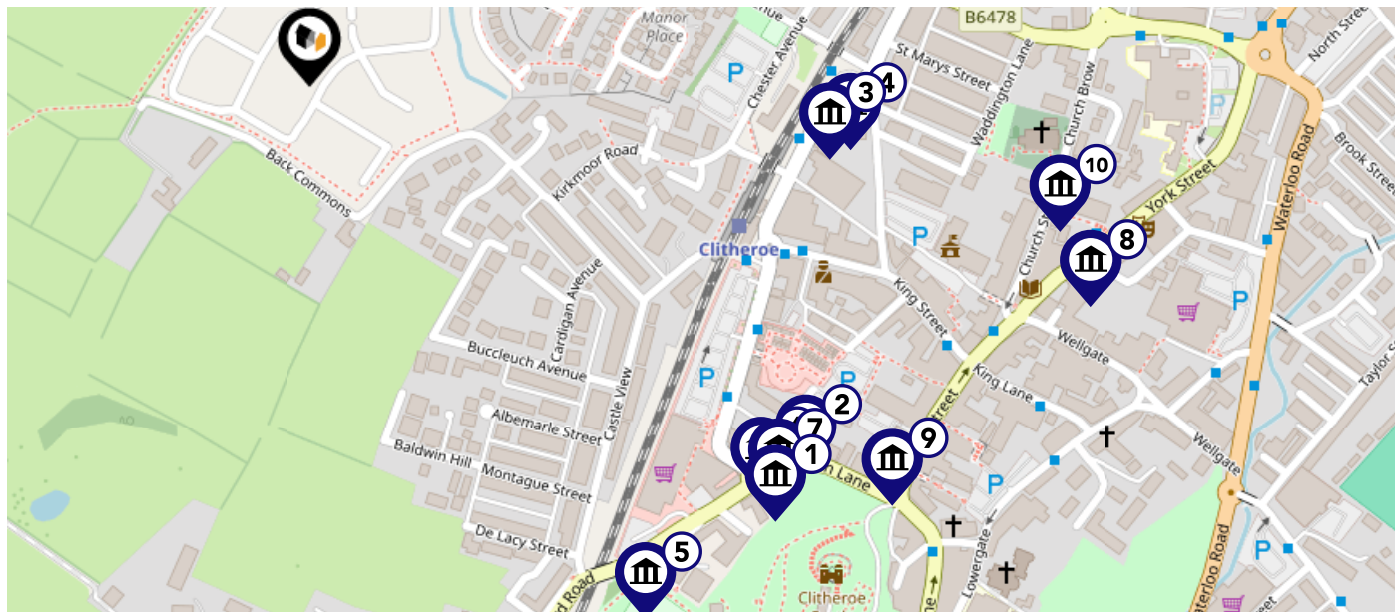
Nearby Green Belt Land










- 1** Merseyside and Greater Manchester Green Belt - Hyndburn
- 2** Merseyside and Greater Manchester Green Belt - Burnley
- 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 - Blackburn with Darwen
- 8** Merseyside and Greater Manchester Green Belt - Rossendale
- 9** Merseyside and Greater Manchester Green Belt - Chorley

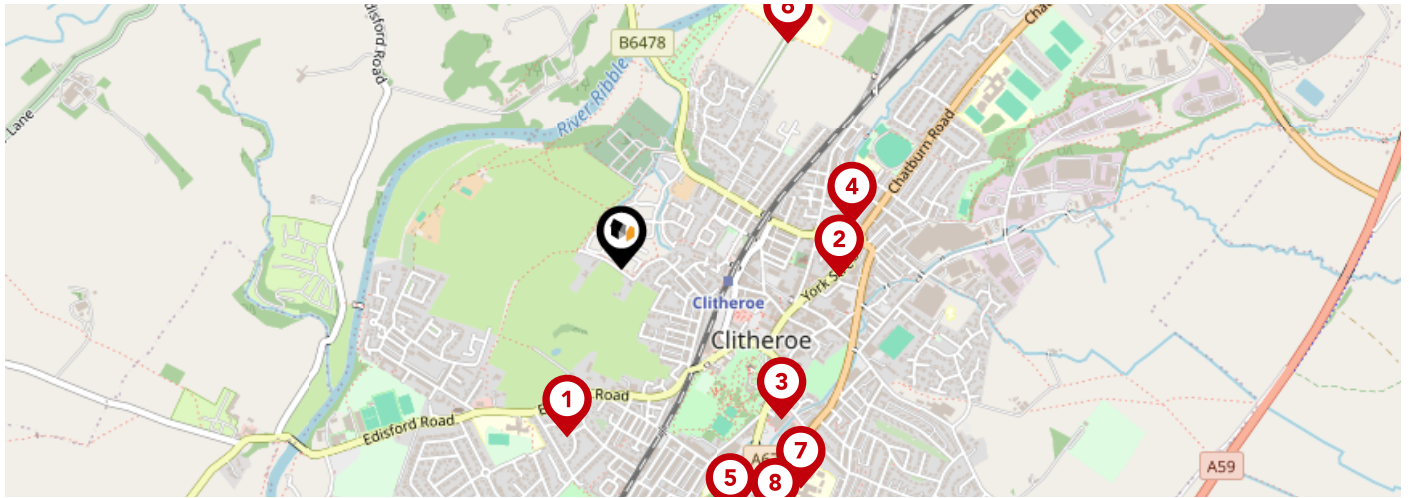
Maps

Listed Buildings

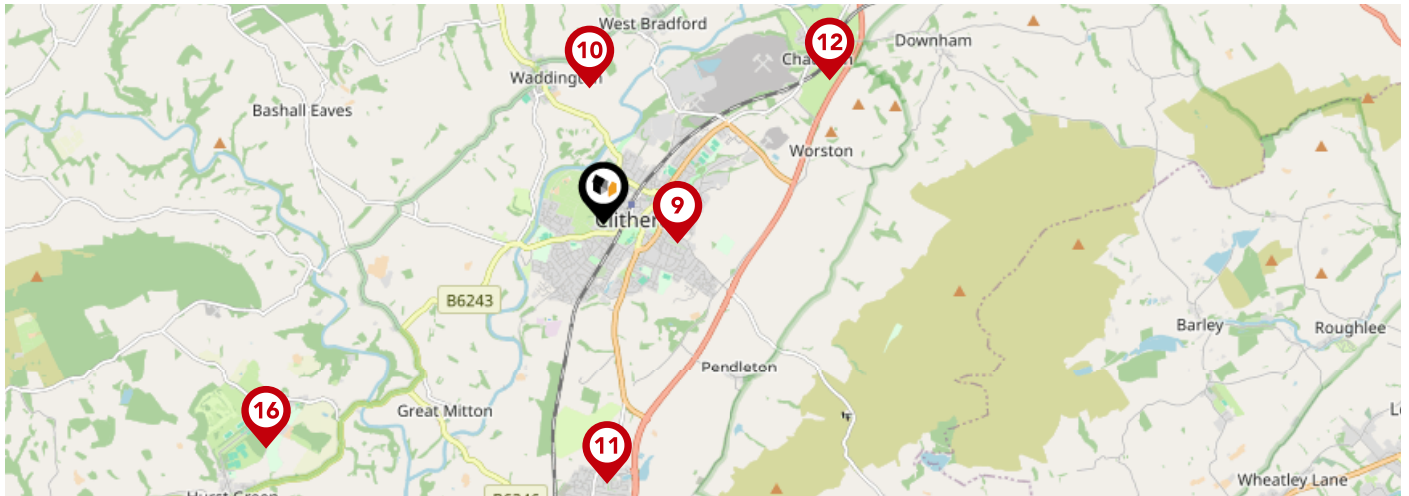
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1164171 - 1 And 3, Parson Lane	Grade II	0.3 miles
	1072355 - New Inn	Grade II	0.3 miles
	1164238 - Nos. 11 And 13, Railway View Road	Grade II	0.3 miles
	1362208 - 3-9, Railway View Avenue	Grade II	0.3 miles
	1072354 - Stocks Wells	Grade II	0.3 miles
	1164199 - 32-36, Parson Lane	Grade II	0.3 miles
	1362207 - 28 And 30, Parson Lane	Grade II	0.3 miles
	1072327 - 2-6, York Street	Grade II	0.4 miles
	1362212 - 11, Castle Street	Grade II	0.4 miles
	1163695 - 22 Church Street	Grade II	0.4 miles



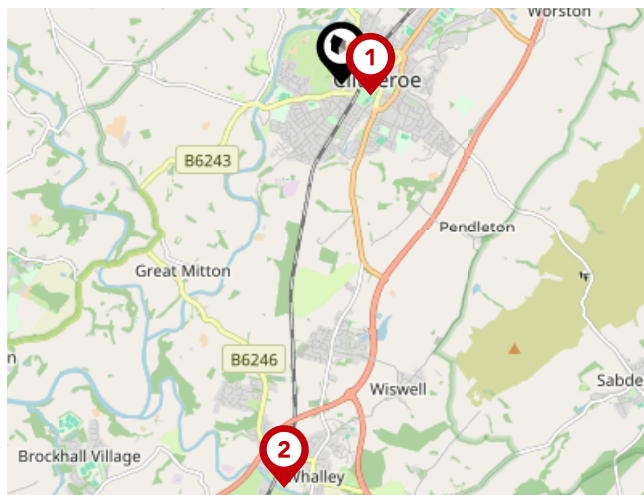
		Nursery	Primary	Secondary	College	Private
1	Edisford Primary School Ofsted Rating: Good Pupils: 217 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Clitheroe Royal Grammar School Ofsted Rating: Outstanding Pupils: 1441 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Michael and St John's Roman Catholic Primary School, Clitheroe Ofsted Rating: Good Pupils: 155 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Clitheroe Pendle Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St James' Church of England Primary School, Clitheroe Ofsted Rating: Good Pupils: 287 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moorland School Limited Ofsted Rating: Not Rated Pupils: 144 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ribblesdale Nursery School Ofsted Rating: Good Pupils: 52 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ribblesdale School Ofsted Rating: Good Pupils: 1396 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Clitheroe Brookside Primary School Ofsted Rating: Good Pupils: 147 Distance:0.66	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:2.27	<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:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grindleton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 37 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowland High Ofsted Rating: Good Pupils: 590 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:3.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stonyhurst College Ofsted Rating: Not Rated Pupils: 722 Distance:3.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

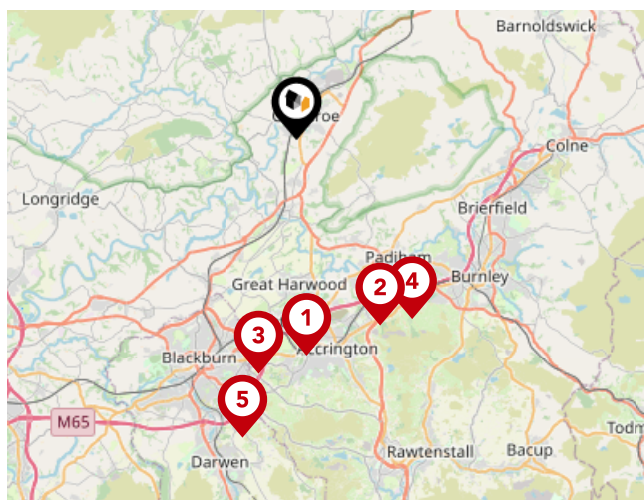
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Clitheroe Rail Station	0.26 miles
2	Whalley Rail Station	3.57 miles
3	Langho Rail Station	5.25 miles

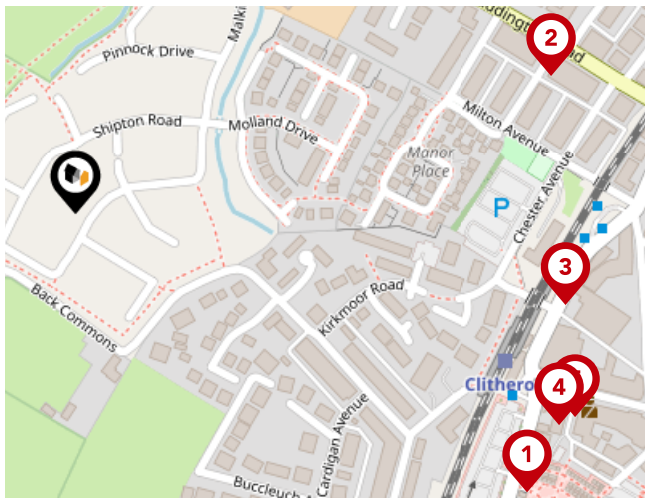


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	7.58 miles
2	M65 J8	7.09 miles
3	M65 J6	8.3 miles
4	M65 J9	7.46 miles
5	M65 J5	10.62 miles

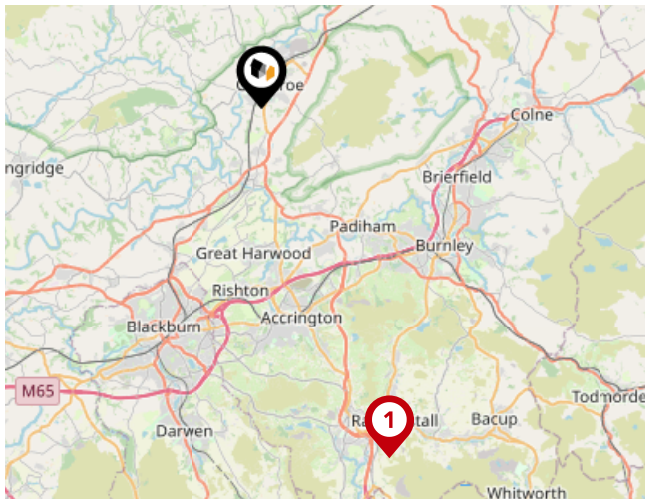
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.29 miles
2	Cowper Avenue	0.27 miles
3	Interchange	0.27 miles
4	Interchange	0.29 miles
5	Interchange	0.29 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	13 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



/PendleHillProperties/



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/company/pendle-hill-properties/

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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Valuation Office
Agency

