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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 10<sup>th</sup> December 2024**



## MCLINDON COURT, BRIERCLIFFE, BB10

### Pendle Hill Properties

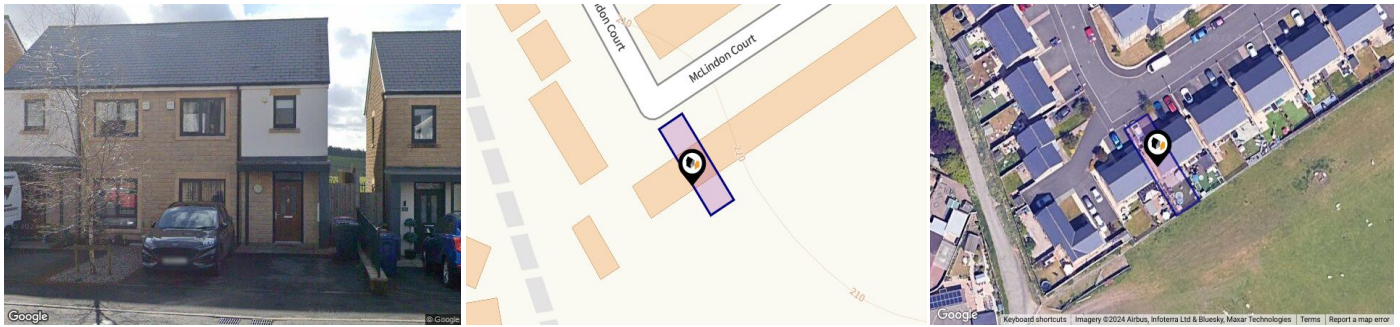
154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





## Property

|                         |   |                        |                               |
|-------------------------|---|------------------------|-------------------------------|
| <b>Type:</b>            | Semi-Detached                           | <b>Tenure:</b>         | Leasehold                     |
| <b>Bedrooms:</b>        | 3                                       | <b>Start Date:</b>     | 29/08/1906                    |
| <b>Floor Area:</b>      | 882 ft <sup>2</sup> / 82 m <sup>2</sup> | <b>End Date:</b>       | 30/08/2905                    |
| <b>Plot Area:</b>       | 0.04 acres                              | <b>Lease Term:</b>     | 999 years from 30 August 1906 |
| <b>Year Built :</b>     | 2016                                    | <b>Term Remaining:</b> | 881 years                     |
| <b>Council Tax :</b>    | Band B                                  |                        |                               |
| <b>Annual Estimate:</b> | £1,826                                  |                        |                               |
| <b>Title Number:</b>    | LAN176055                               |                        |                               |

## Local Area

|                           |            |
|---------------------------|------------|
| <b>Local Authority:</b>   | Lancashire |
| <b>Conservation Area:</b> | Harle Syke |
| <b>Flood Risk:</b>        |            |
| ● Rivers & Seas           | No Risk    |
| ● Surface Water           | Very Low   |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                  |                   |                     |
|------------------|-------------------|---------------------|
| <b>4</b><br>mb/s | <b>68</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                   |                     |

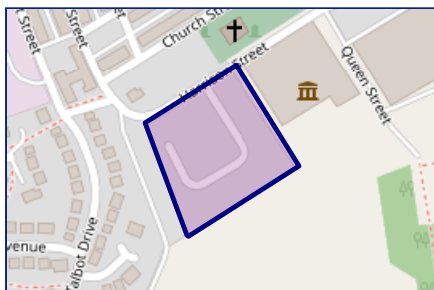
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

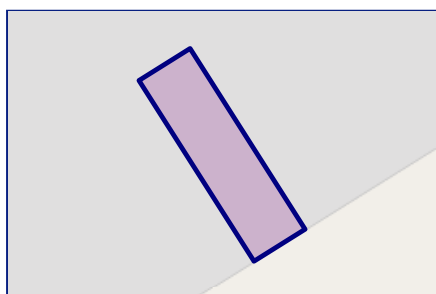


## Freehold Title Plan



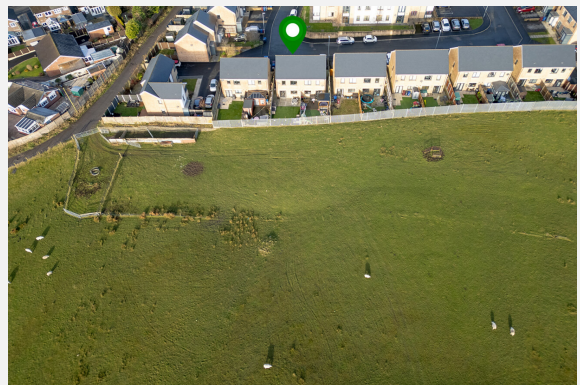
**LA476415**

## Leasehold Title Plan



**LAN176055**

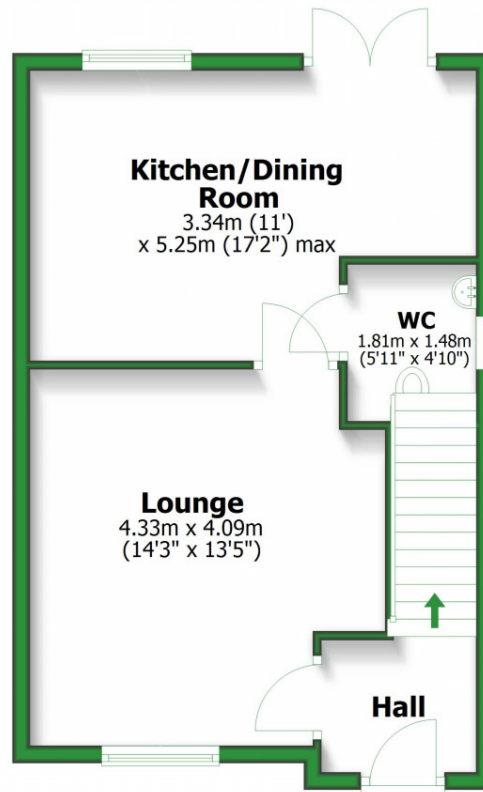
Start Date: 29/08/1906  
End Date: 30/08/2905  
Lease Term: 999 years from 30 August 1906  
Term Remaining: 881 years



## MCLINDON COURT, BRIERCLIFFE, BB10

### Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



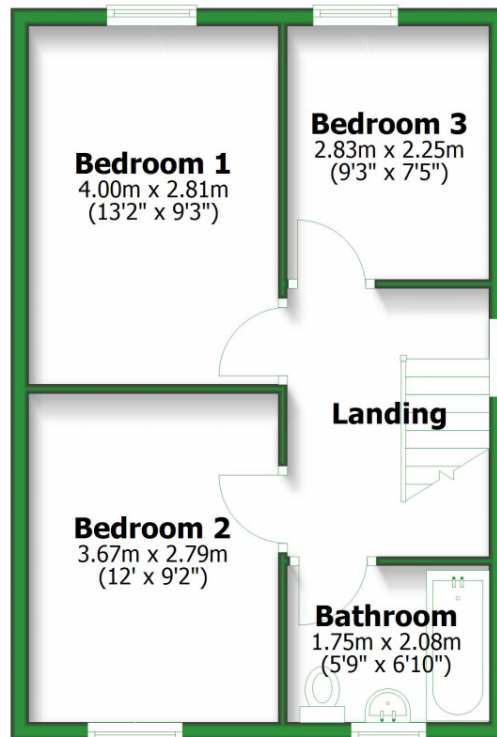
Total area: approx. 80.4 sq. metres (865.3 sq. feet)

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

## MCLINDON COURT, BRIERCLIFFE, BB10

### First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



McLindon Court, BB10

Energy rating

# B

Valid until 22.09.2025

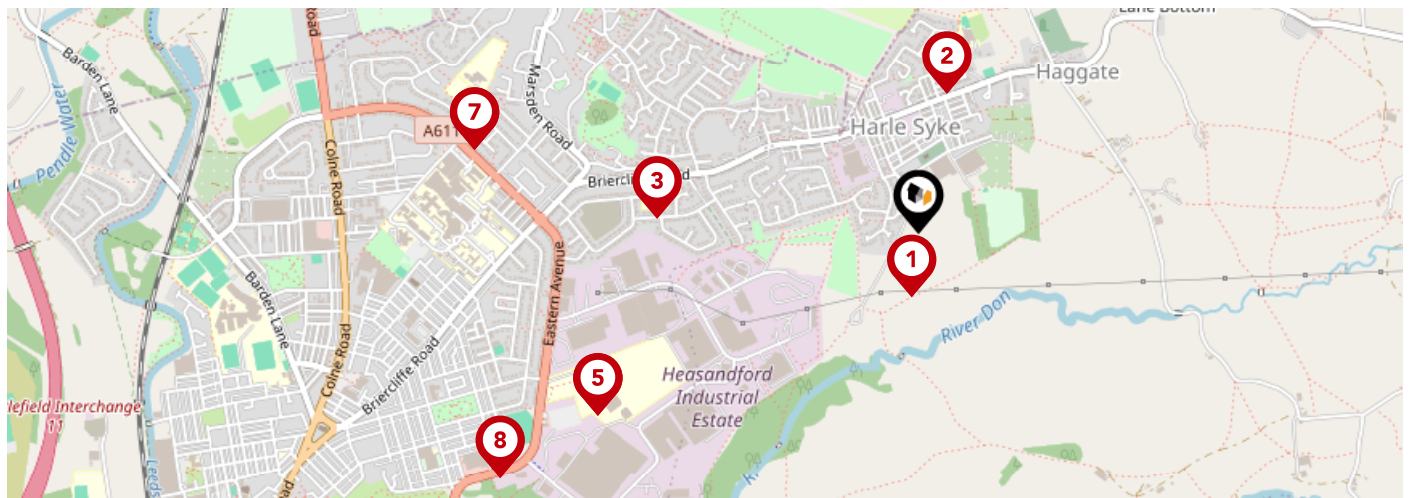
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95   A    |
| 81-91 | B             | 83   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | NO DATA!  |
| <b>Transaction Type:</b>            | New dwelling  |
| <b>Energy Tariff:</b>               | Standard tariff   |
| <b>Main Fuel:</b>                   | Mains gas - this is for backwards compatibility only and should not be used |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Walls:</b>                       | Average thermal transmittance 0.21 W/m-Â°K                                  |
| <b>Walls Energy:</b>                | Very Good   |
| <b>Roof:</b>                        | Average thermal transmittance 0.11 W/m-Â°K                                  |
| <b>Roof Energy:</b>                 | Very Good   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas   |
| <b>Main Heating Controls:</b>       | Time and temperature zone control   |
| <b>Hot Water System:</b>            | From main system  |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets                                    |
| <b>Floors:</b>                      | Average thermal transmittance 0.12 W/m-Â°K                                  |
| <b>Total Floor Area:</b>            | 82 m <sup>2</sup>   |

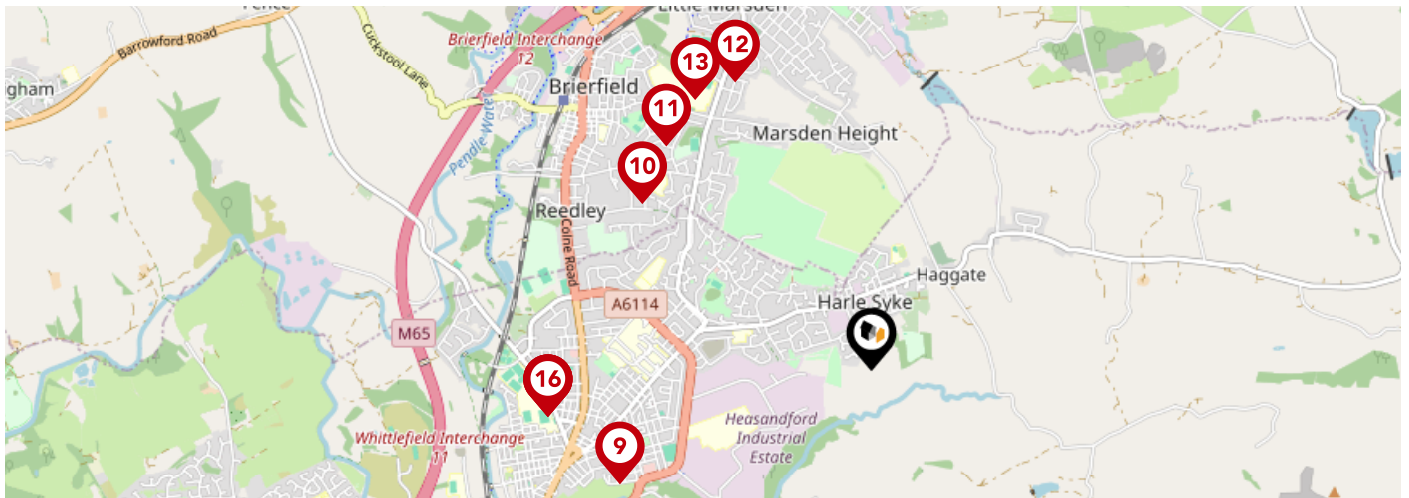










# Area Schools



|   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> <b>Compass Community School Lancashire</b><br>Ofsted Rating: Good   Pupils: 1   Distance:0.14                          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> <b>Briercliffe Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 396   Distance:0.31                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> <b>St James' Lanehead Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 280   Distance:0.57        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> <b>Ridgewood Community High School</b><br>Ofsted Rating: Good   Pupils: 186   Distance:0.81                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> <b>Sir John Thursby Community College</b><br>Ofsted Rating: Good   Pupils: 1117   Distance:0.81                        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> <b>Casterton Primary Academy</b><br>Ofsted Rating: Good   Pupils: 297   Distance:0.99                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> <b>St John the Baptist RC Primary School, a Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 214   Distance:0.99 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> <b>Basnett Street Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 106   Distance:1.06                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

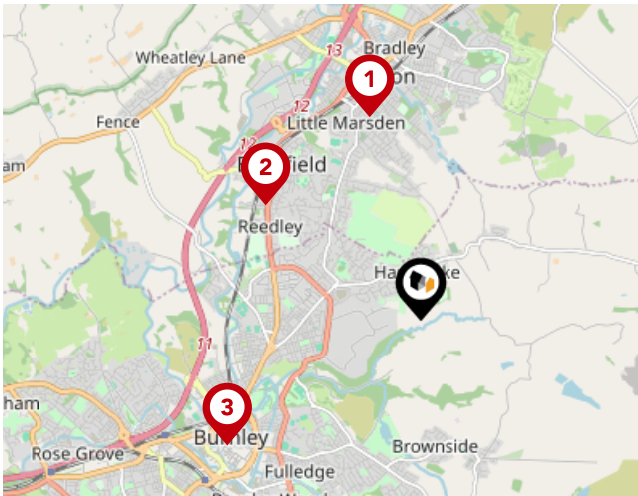
# Area Schools



|  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  <b>Heasandford Primary School</b><br>Ofsted Rating: Good   Pupils: 630   Distance: 1.21  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Reedley Primary School</b><br>Ofsted Rating: Good   Pupils: 409   Distance: 1.24   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Holy Trinity Roman Catholic Primary School, a Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 116   Distance: 1.33 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Nelson St Paul's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 407   Distance: 1.4                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Marsden Heights Community College</b><br>Ofsted Rating: Good   Pupils: 1037   Distance: 1.41                              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Reedley Hallows Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 176   Distance: 1.43                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Holly Grove School</b><br>Ofsted Rating: Outstanding   Pupils: 121   Distance: 1.43                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Barden Primary School</b><br>Ofsted Rating: Good   Pupils: 476   Distance: 1.43   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

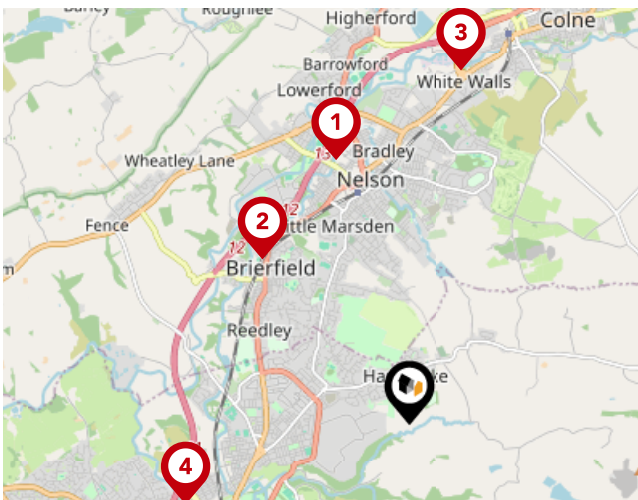
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Nelson Rail Station          | 1.84 miles |
| 2   | Brierfield Rail Station      | 1.69 miles |
| 3   | Burnley Central Rail Station | 2.02 miles |

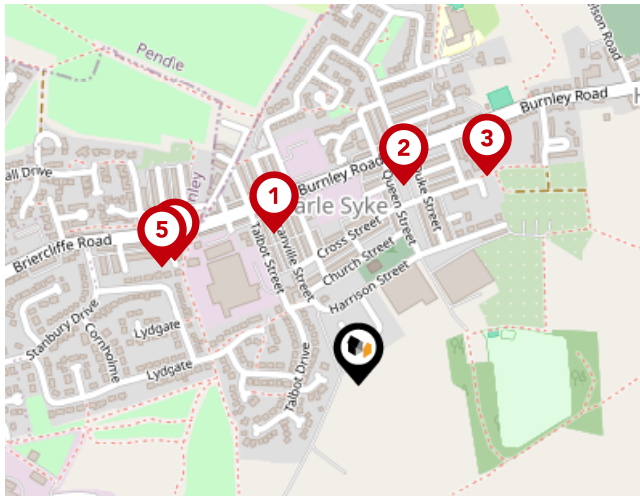


### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M65 J13 | 2.4 miles  |
| 2   | M65 J12 | 1.94 miles |
| 3   | M65 J14 | 3.14 miles |
| 4   | M65 J11 | 2.08 miles |
| 5   | M65 J10 | 2.87 miles |

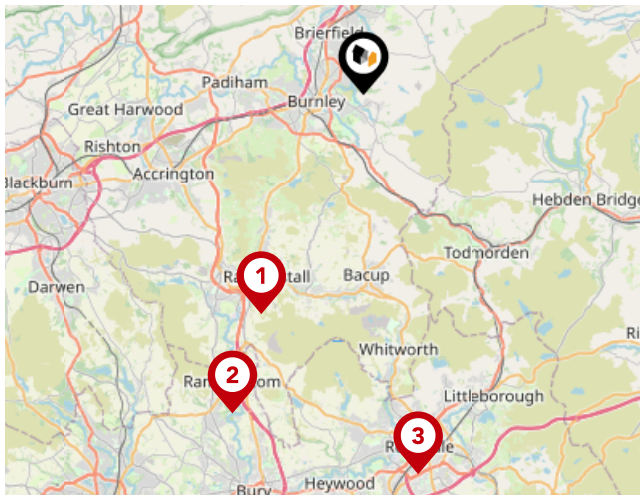
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Granville Street | 0.19 miles |
| 2   | Queen Street     | 0.23 miles |
| 3   | Turning Circle   | 0.27 miles |
| 4   | Moorview Close   | 0.24 miles |
| 5   | Moorview Close   | 0.25 miles |



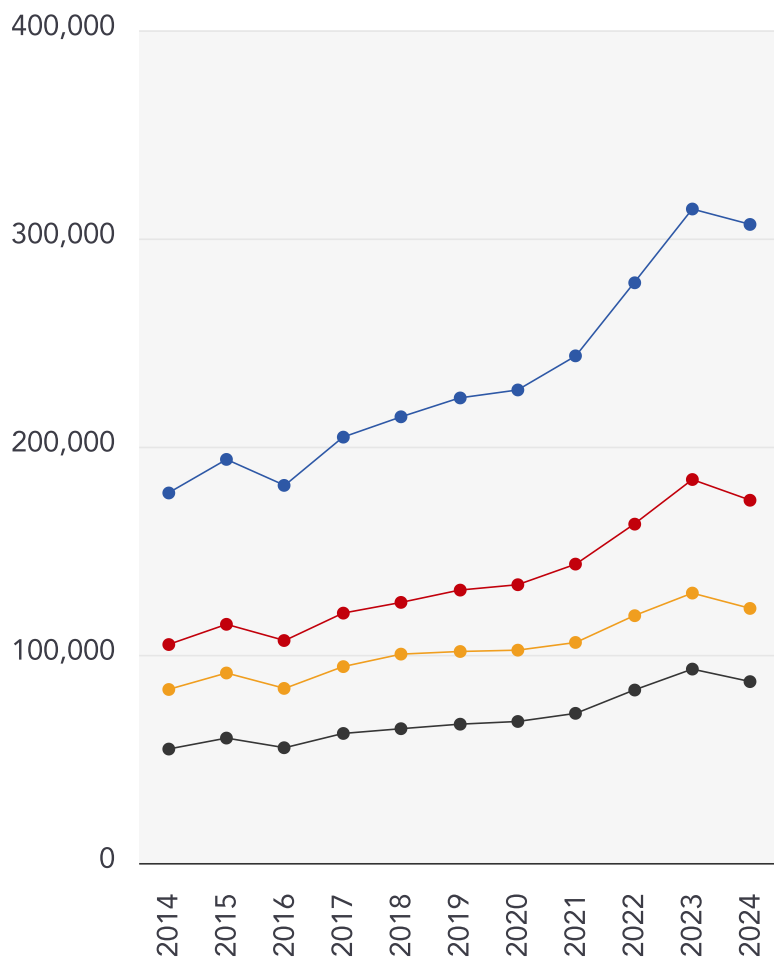
### Local Connections

| Pin | Name  | Distance    |
|-----|---|-------------|
| 1   | Rawtenstall (East Lancashire Railway)       | 8.45 miles  |
| 2   | Ramsbottom (East Lancashire Railway)        | 12.07 miles |
| 3   | Rochdale Town Centre (Manchester Metrolink) | 13.42 miles |

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in BB10



Detached

**+72.58%**

Semi-Detached

**+66.06%**

Flat

**+46.72%**

Terraced

**+59.19%**



### **Pendle Hill Properties**

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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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/PendleHillProps



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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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