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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th February 2025



CRABTREE STREET, COLNE, BB8

Pendle Hill Properties

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Property **Overview**









Property

Terraced Type:

Bedrooms:

Floor Area: 1,340 ft² / 124 m²

0.02 acres Plot Area: **Council Tax:** Band A **Annual Estimate:** £1,610

Title Number: LAN61499

Leasehold Tenure: Start Date: 03/01/1895 **End Date:** 24/12/2891

Lease Term: 999 years (less 10 days) from 24

December 1892

Term 867 years

Remaining:

Local Area

Local Authority: Conservation Area:

Flood Risk:

• Rivers & Seas

Surface Water

Lancashire

No

No Risk

Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16

64

1000

mb/s

mb/s

mb/s







Mobile Coverage:

(based on calls indoors)













Satellite/Fibre TV Availability:

















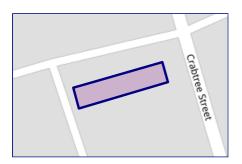




Property **Multiple Title Plans**

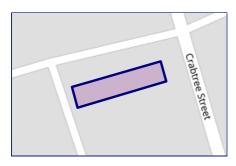


Freehold Title Plan



LA725373

Leasehold Title Plan



LAN61499

Start Date: 03/01/1895 End Date: 24/12/2891

Lease Term: 999 years (less 10 days) from 24 December 1892

Term Remaining: 867 years





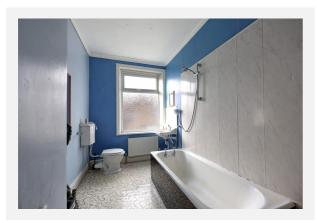
















Basement

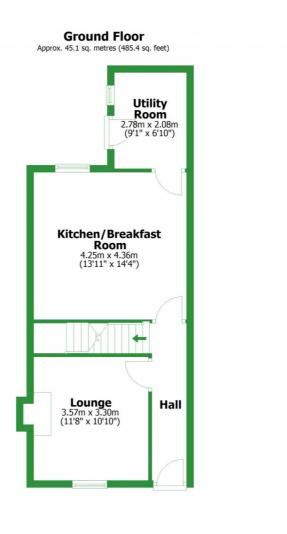
Approx. 15.0 sq. metres (161.2 sq. feet)



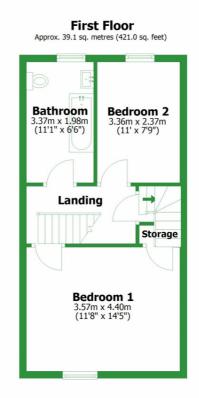
Total area: approx. 124.5 sq. metres (1340.1 sq. feet)

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



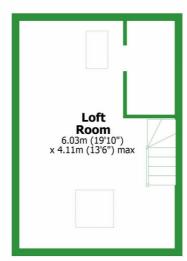








Second Floor Approx. 25.3 sq. metres (272.5 sq. feet)



Area **Schools**





		Nursery	Primary	Secondary	College	Private
	Colne Lord Street School					
<u> </u>	Ofsted Rating: Good Pupils: 355 Distance:0.12					
(2)	Newtown Nursery School					
V	Ofsted Rating: Good Pupils: 80 Distance:0.47					
<u>(3)</u>	Colne Primet Primary School					
9	Ofsted Rating: Good Pupils: 196 Distance:0.52					
4	West Street Community Primary School					
	Ofsted Rating: Good Pupils: 201 Distance: 0.53					
5	Colne Primet Academy			igwidth		
	Ofsted Rating: Requires improvement Pupils: 864 Distance:0.55					
6	The Nook School					
	Ofsted Rating: Good Pupils: 4 Distance:0.63					
7	Pendle View Primary School					
	Ofsted Rating: Outstanding Pupils: 131 Distance: 0.76					
8	Ss John Fisher and Thomas More Roman Catholic High School					
	Ofsted Rating: Requires improvement Pupils: 806 Distance:0.76			\checkmark		

Area **Schools**



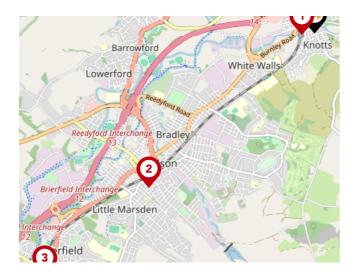


		Nursery	Primary	Secondary	College	Private
	Sacred Heart Roman Catholic Primary School, a Voluntary					
Ÿ	Academy		\checkmark			
	Ofsted Rating: Good Pupils: 223 Distance: 0.81					
<u> </u>	Park Primary School					
	Ofsted Rating: Good Pupils: 331 Distance:0.86		✓			
11)	Pendle Vale College					
	Ofsted Rating: Good Pupils: 1055 Distance:0.99					
12	Pendle Community High School & College					
	Ofsted Rating: Outstanding Pupils: 162 Distance:0.99			✓		
13	Castercliff Primary School					
	Ofsted Rating: Good Pupils: 402 Distance:1.13		✓ <u></u>			
14)	Colne Park High School					
	Ofsted Rating: Good Pupils: 1055 Distance:1.13					
15	Walton Lane Nursery School					
	Ofsted Rating: Outstanding Pupils: 71 Distance:1.15					
	Foulridge Saint Michael and All Angels CofE Voluntary Aided					
16	Primary School		\checkmark			
	Ofsted Rating: Good Pupils: 197 Distance:1.34					

Area

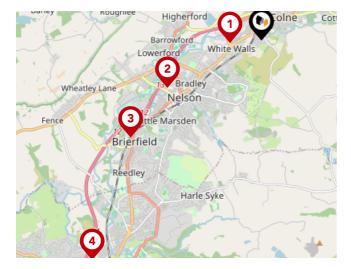
Transport (National)





National Rail Stations

Pin	Pin Name	
1	Colne Rail Station	0.11 miles
2	Nelson Rail Station	1.98 miles
3	Brierfield Rail Station	3.18 miles



Trunk Roads/Motorways

Pin	Name	Distance	
1	M65 J14	0.55 miles	
2	M65 J13	1.84 miles	
3	M65 J12	2.85 miles	
4	M65 J11	4.85 miles	
5	M65 J10	5.71 miles	



Area

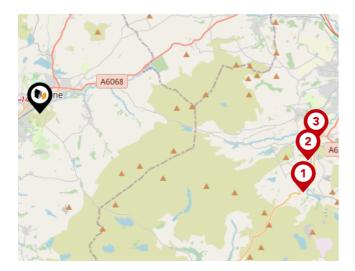
Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	Crabtree Street	0.03 miles
2	Crown Hotel	0.05 miles
3	Princess Street	0.14 miles
4	Hawley Street	0.15 miles
5	Municipal Hall	0.15 miles



Local Connections

Pin	Name	Distance		
1	Oxenhope (Keighley & Worth Valley Railway)	9.63 miles		
2	Haworth (Keighley & Worth Valley Railway)	9.52 miles		
3	Oakworth (Keighley & Worth Valley Railway)	9.71 miles		

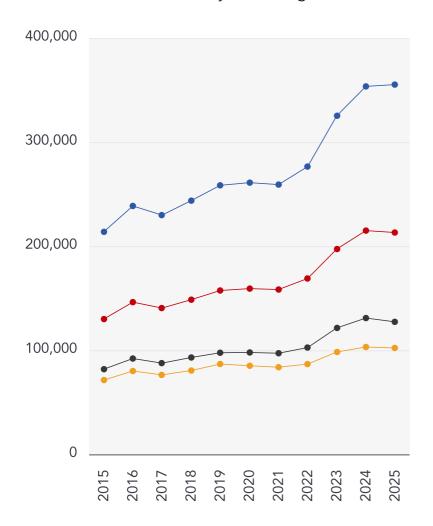


Market

House Price Statistics



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



+66.12%
Semi-Detached
+63.91%
Terraced
+55.51%
Flat
+43.12%



Pendle Hill Properties **About Us**





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.



Pendle Hill Properties **Testimonials**



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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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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