

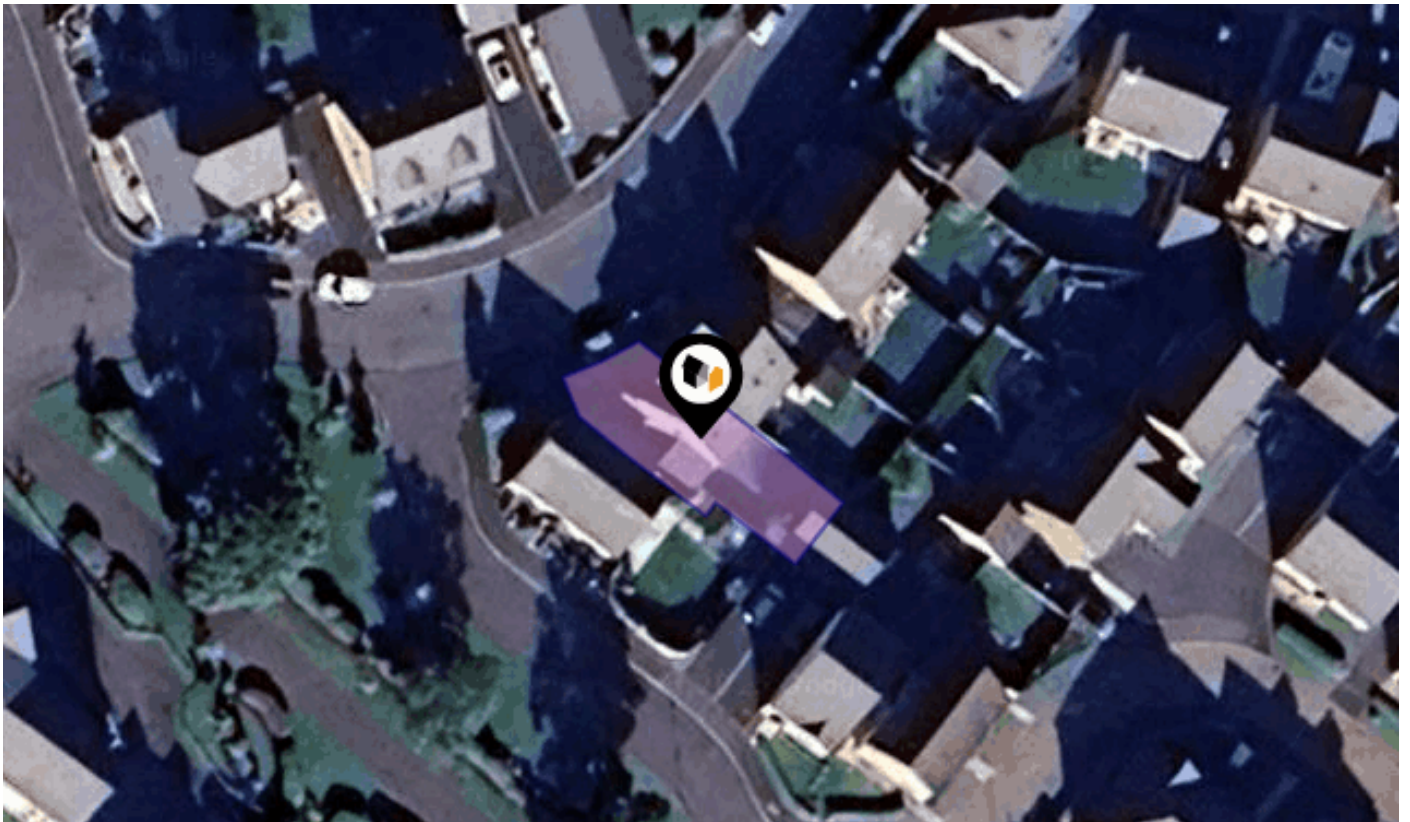


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 10<sup>th</sup> April 2025**



**HIGHER STANDEN DRIVE, CLITHEROE, BB7**

## Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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andrew@pendlehillproperties.co.uk

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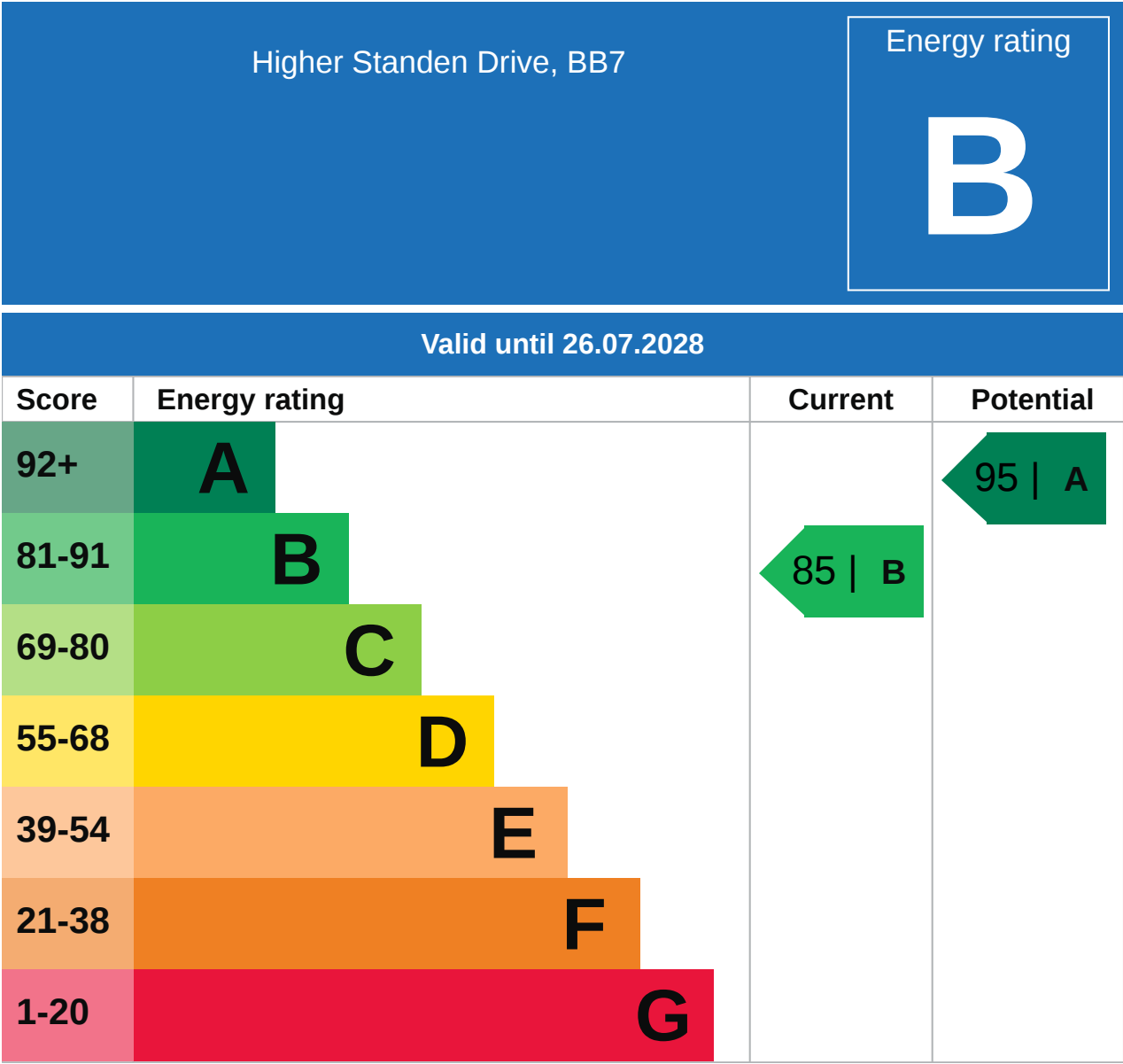
## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,213 ft <sup>2</sup> / 112 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	2018		
Council Tax :	Band D		
Annual Estimate:	£2,300		
Title Number:	LAN209977		

## Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	11 mb/s	31 mb/s	1800 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						



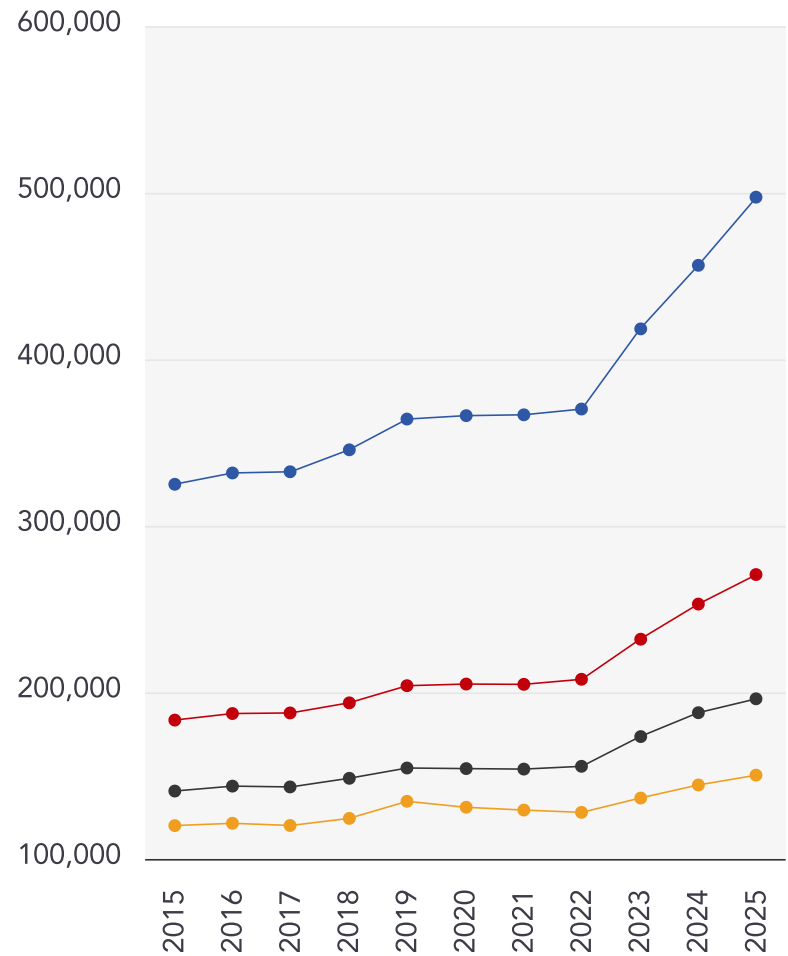
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<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 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.20 W/m-Â°K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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 0.15 W/m-Â°K
<b>Total Floor Area:</b>	104 m <sup>2</sup>

# 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%**

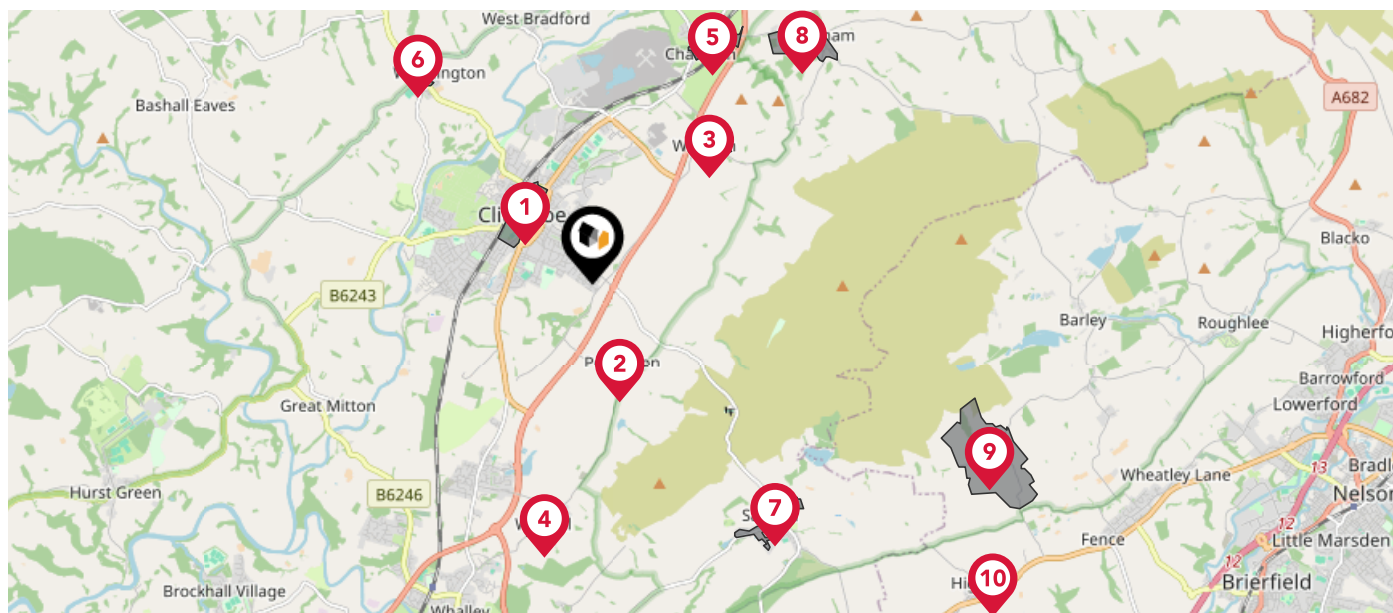
Flat

**+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

1

Clitheroe

2

Pendleton

3

Worston

4

Wiswell

5

Chatburn

6

Waddington

7

Sabden

8

Downham

9

Sabden Fold

10

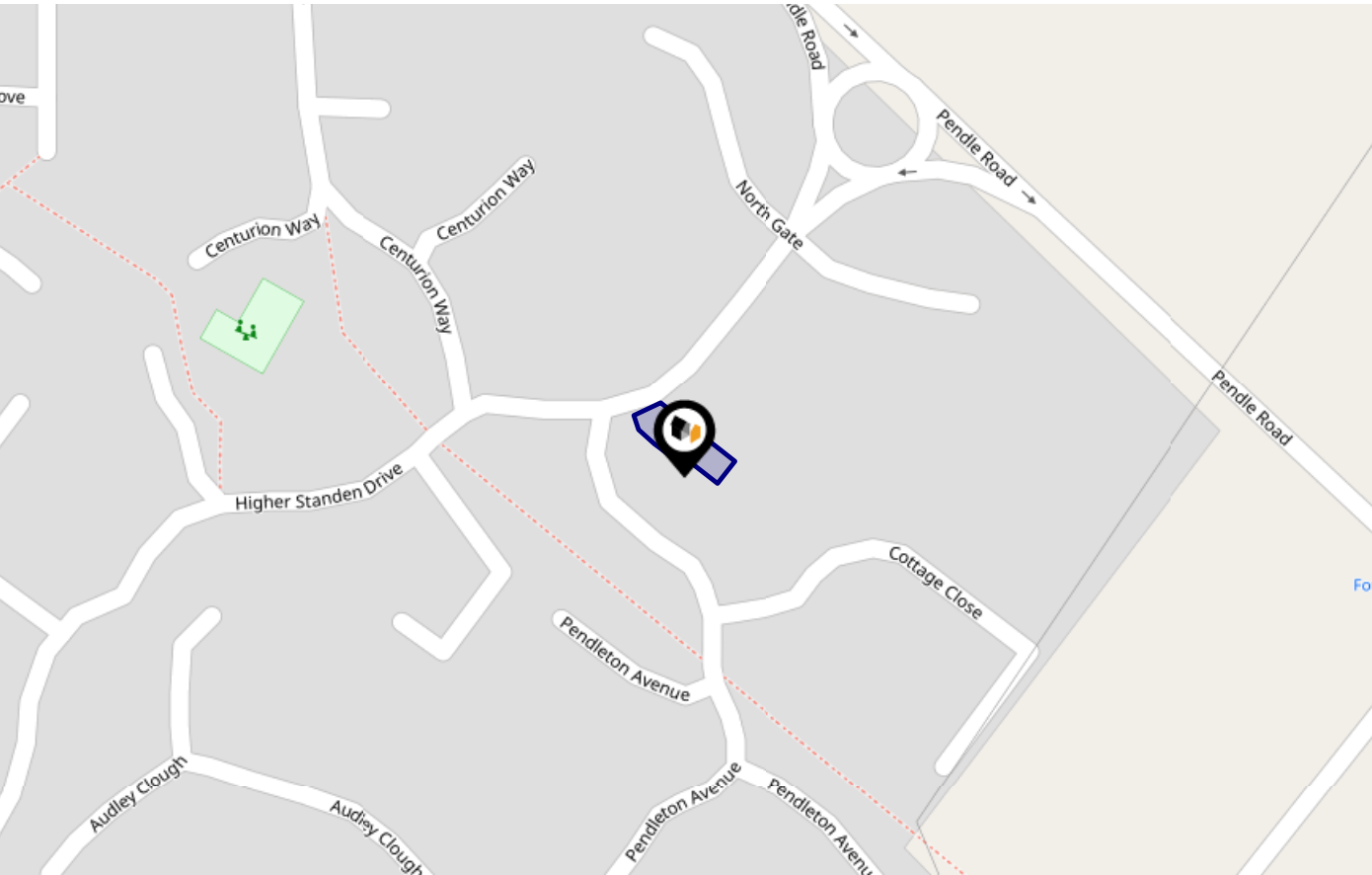
Higham



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

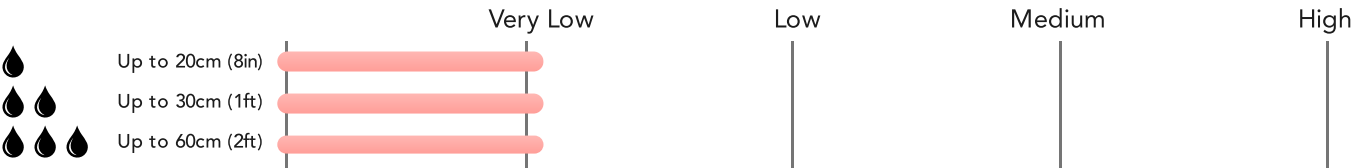


**Risk Rating:** Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

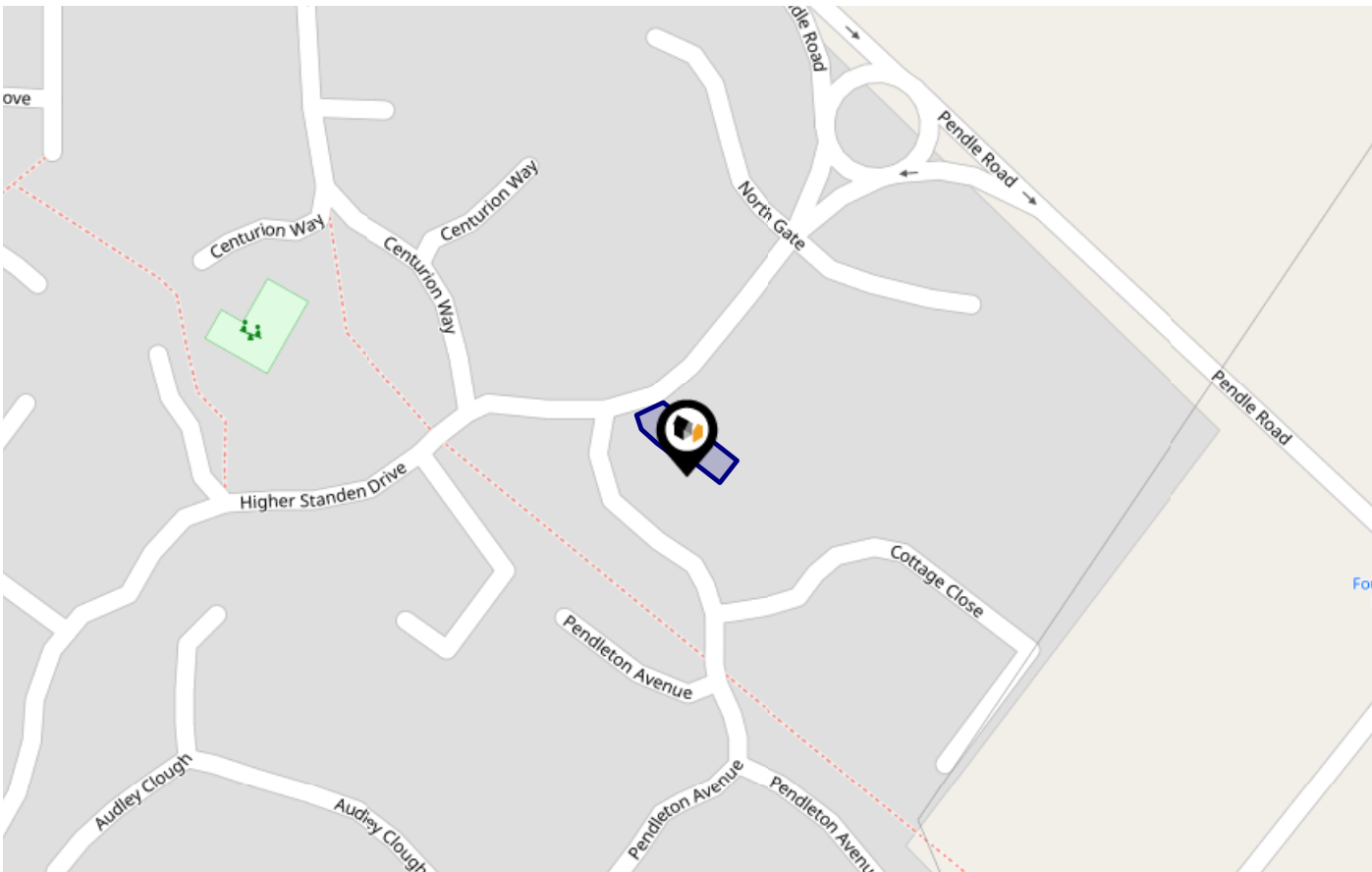
Chance of flooding to the following depths at this property:



# Flood Risk





## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. 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.

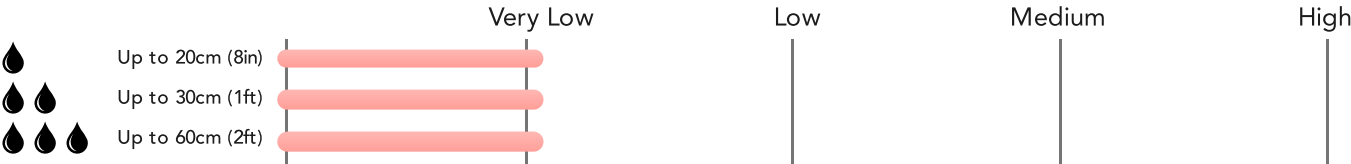


**Risk Rating:** Very low

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:

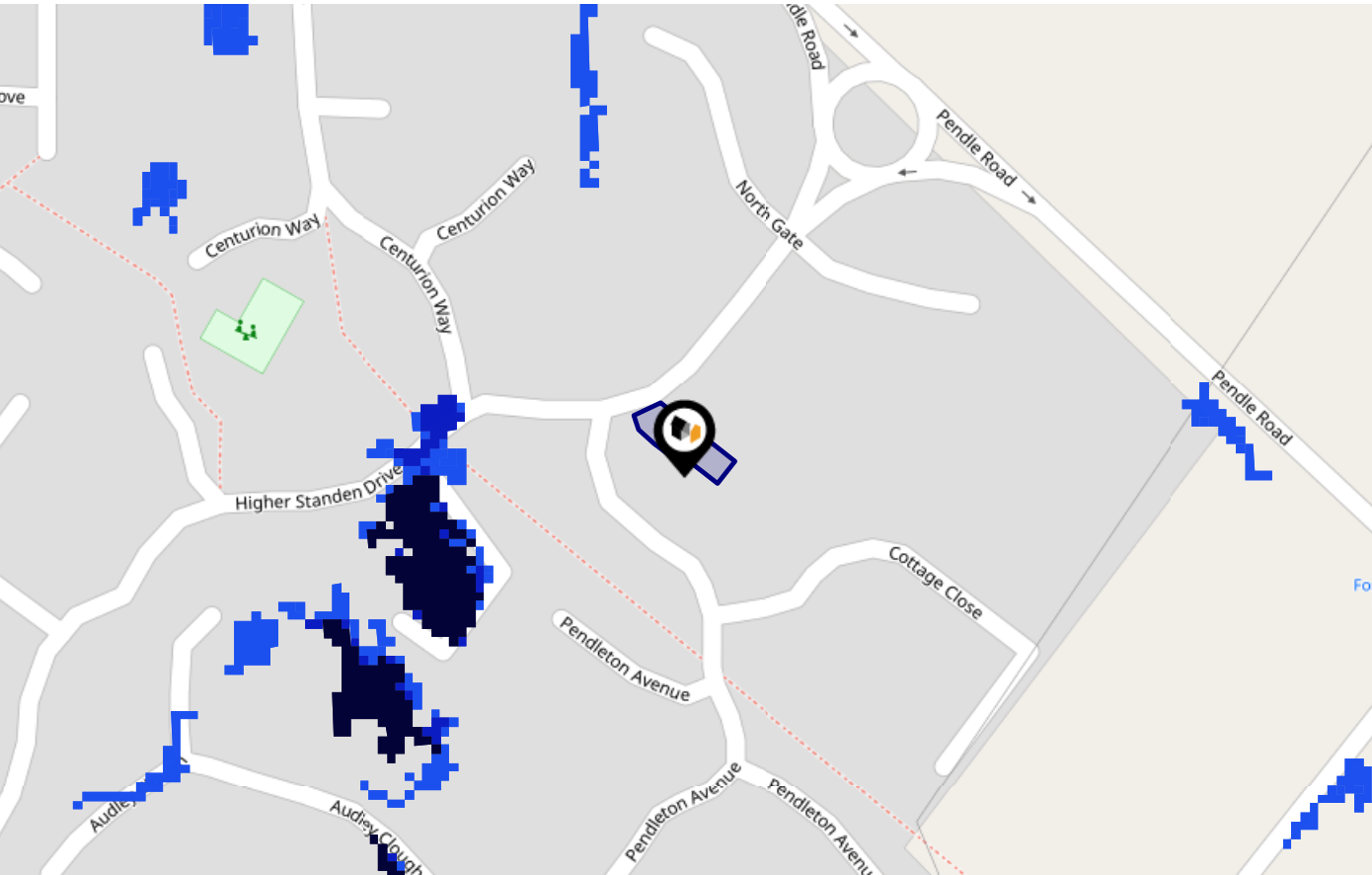




# Flood Risk

## 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

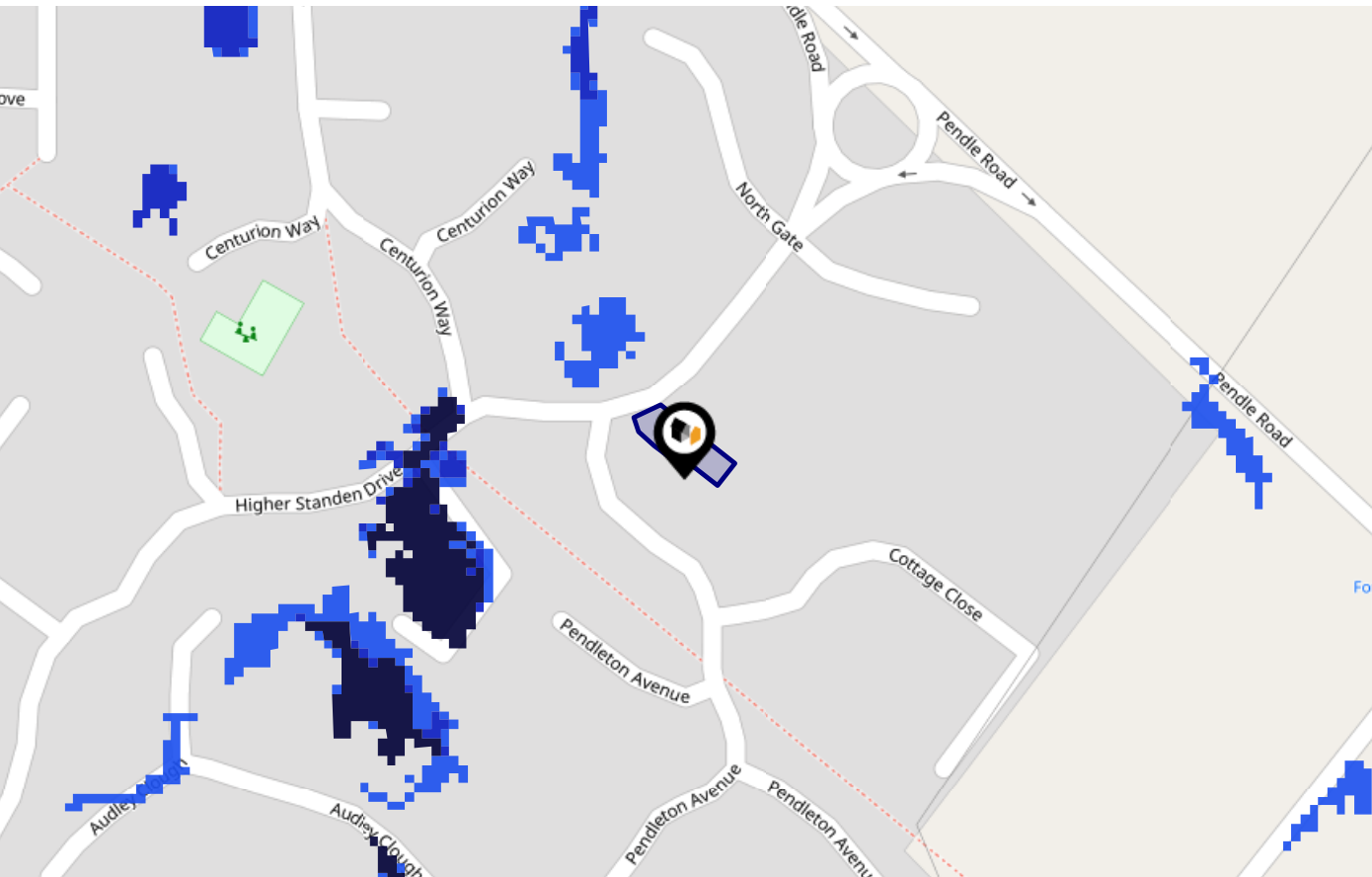
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) 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.

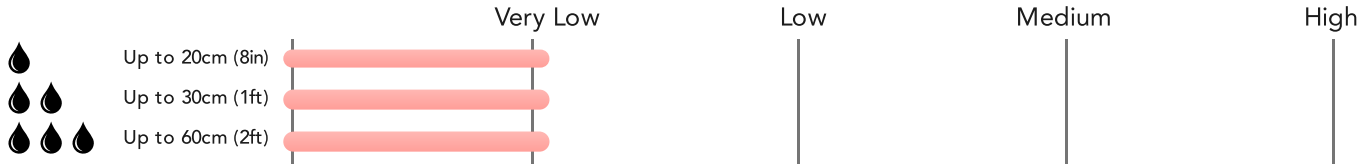


**Risk Rating:** Very low

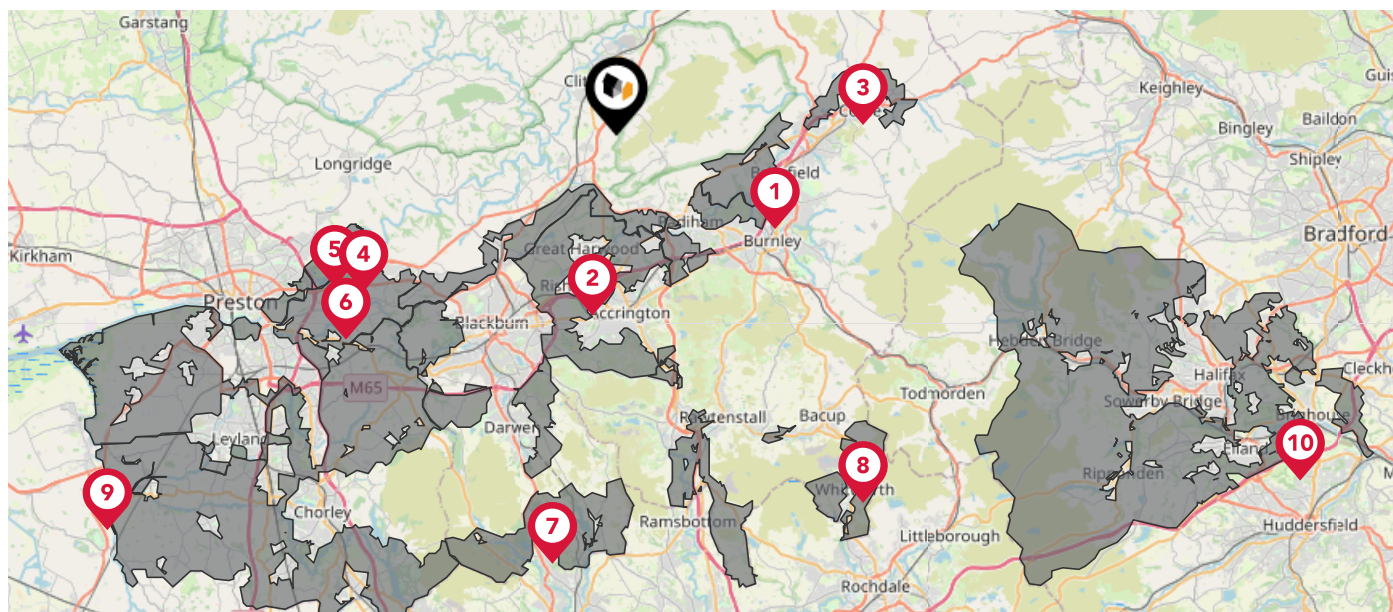
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
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-  **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:



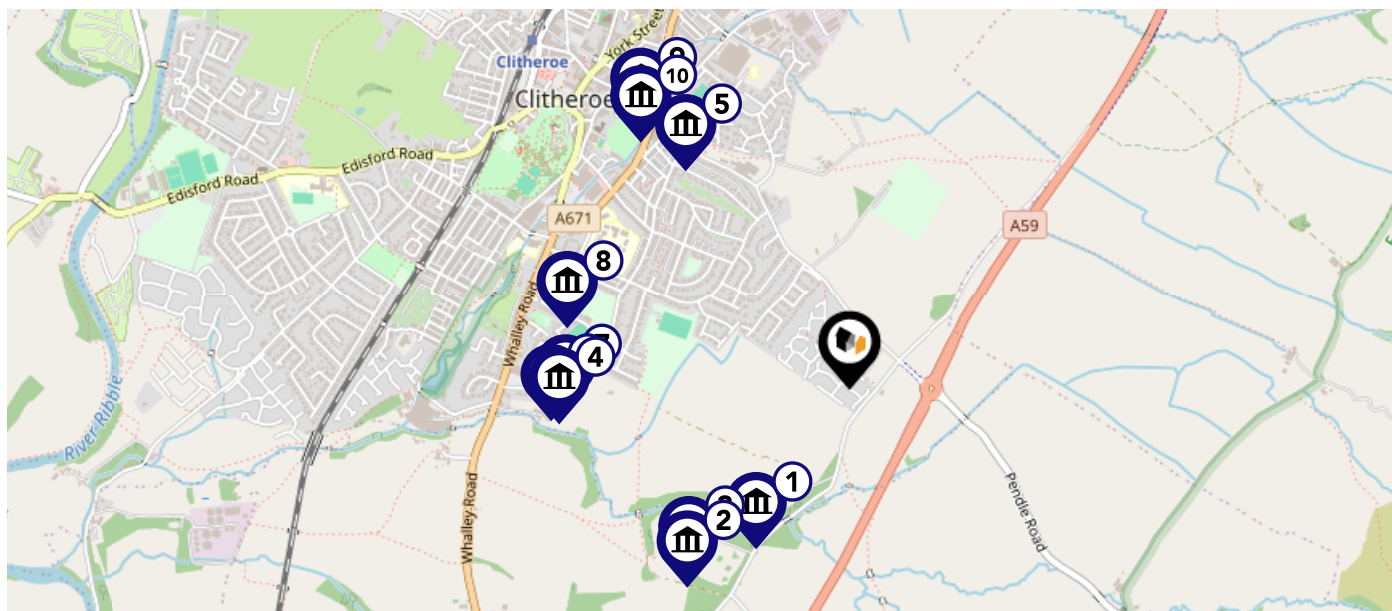
This map displays nearby areas that have been designated as Green Belt...













## Nearby Green Belt Land

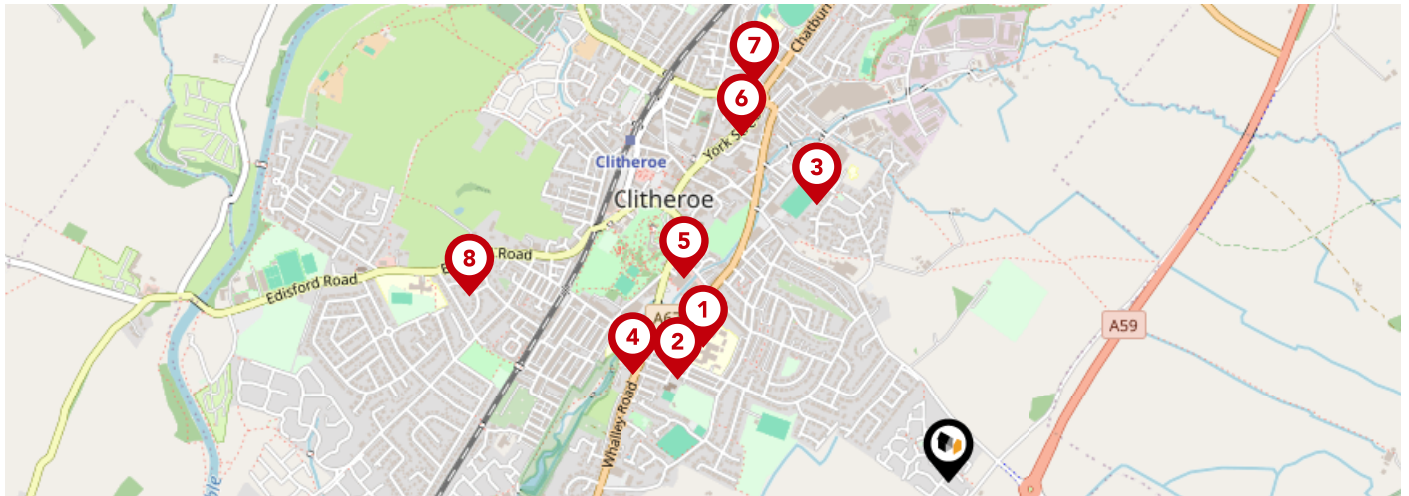
- 1** Merseyside and Greater Manchester Green Belt - Burnley
- 2** Merseyside and Greater Manchester Green Belt - Hyndburn
- 3** Merseyside and Greater Manchester Green Belt - Pendle
- 4** Merseyside and Greater Manchester Green Belt - Ribble Valley
- 5** Merseyside and Greater Manchester Green Belt - 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
- 10** South and West Yorkshire Green Belt - Calderdale

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
	1072386 - The Old Bothy	Grade II	0.4 miles
	1362348 - Mounting Block Approximately 40 Metres South Of South Front, Standen Hall	Grade II	0.5 miles
	1072085 - Standen Hall	Grade II	0.5 miles
	1072343 - 11-15, Little Moor	Grade II	0.6 miles
	1164286 - Ashgrove Shaw Cottage	Grade II	0.6 miles
	1362198 - Little Moor House	Grade II	0.6 miles
	1072342 - 1-9, Little Moor	Grade II	0.6 miles
	1072358 - Church Of St James	Grade II	0.6 miles
	1072381 - 6-12, Duck Street	Grade II	0.7 miles
	1072363 - 8 And 10, Shaw Bridge Street	Grade II	0.7 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ribblesdale Nursery School</b> Ofsted Rating: Good   Pupils: 52   Distance:0.61	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ribblesdale School</b> Ofsted Rating: Good   Pupils: 1396   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Clitheroe Brookside Primary School</b> Ofsted Rating: Good   Pupils: 147   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St James' Church of England Primary School, Clitheroe</b> Ofsted Rating: Good   Pupils: 287   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Michael and St John's Roman Catholic Primary School, Clitheroe</b> Ofsted Rating: Good   Pupils: 155   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Clitheroe Royal Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1441   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Clitheroe Pendle Primary School</b> Ofsted Rating: Outstanding   Pupils: 349   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Edisford Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

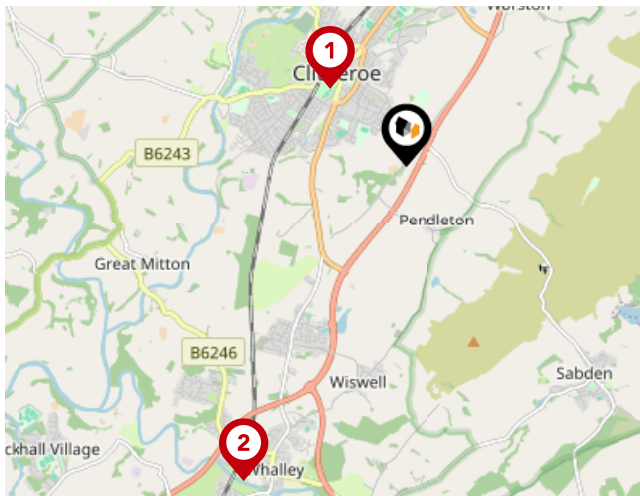


		Nursery	Primary	Secondary	College	Private
	<b>Moorland School Limited</b> Ofsted Rating: Not Rated   Pupils: 144   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barrow URC Primary School</b> Ofsted Rating: Outstanding   Pupils: 181   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waddington and West Bradford Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chatburn Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 124   Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakhill School</b> Ofsted Rating: Not Rated   Pupils: 321   Distance:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sabden Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Roman Catholic Primary School, Sabden</b> Ofsted Rating: Good   Pupils: 62   Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whalley Church of England Primary School</b> Ofsted Rating: Good   Pupils: 314   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



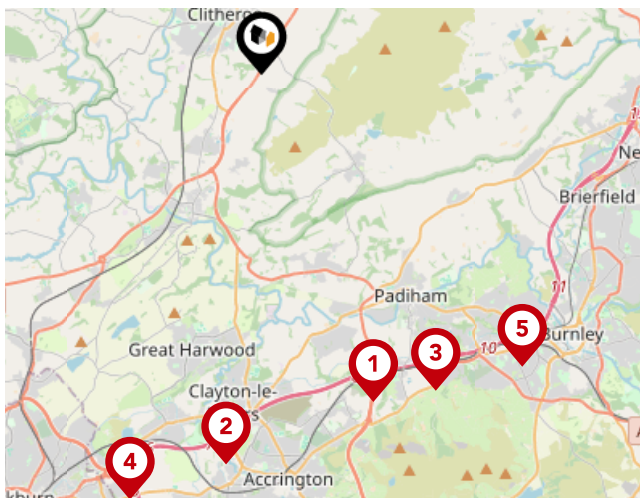
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Clitheroe Rail Station	0.96 miles
2	Whalley Rail Station	3.1 miles
3	Langho Rail Station	5.02 miles

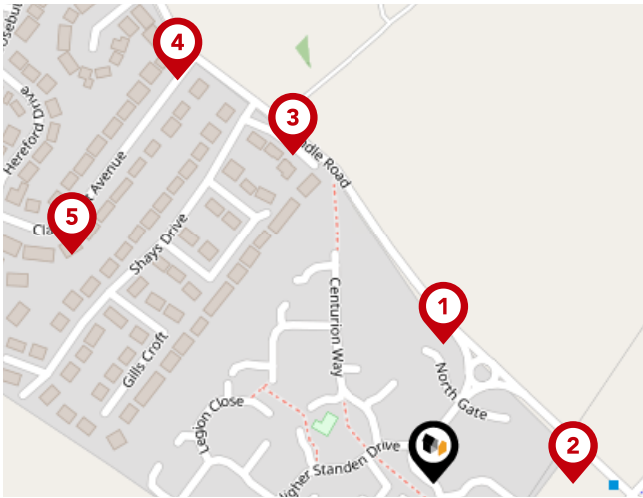


### Trunk Roads/Motorways






Pin	Name	Distance
1	M65 J8	6.03 miles
2	M65 J7	6.83 miles
3	M65 J9	6.31 miles
4	M65 J6	7.76 miles
5	M65 J10	6.84 miles

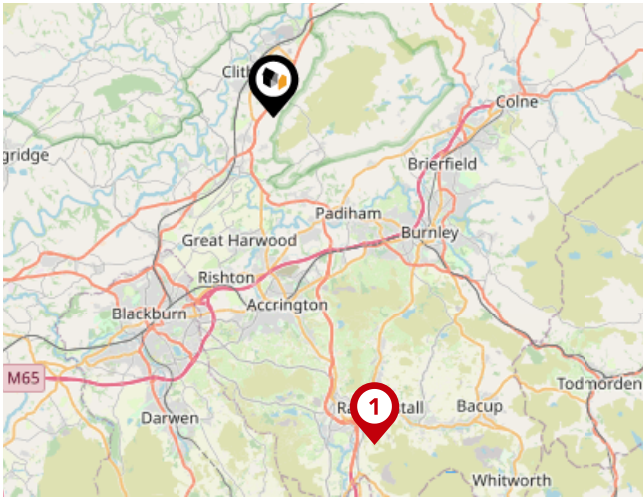
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Higher Standen Drive	0.08 miles
	Higher Standen Drive	0.08 miles
	Shays Drive	0.2 miles
	Claremont Avenue	0.26 miles
	Claremont Ave	0.23 miles



### Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	11.96 miles



### **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



/PendleHillProperties/



/pendlehillproperties/



/PendleHillProps



/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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