

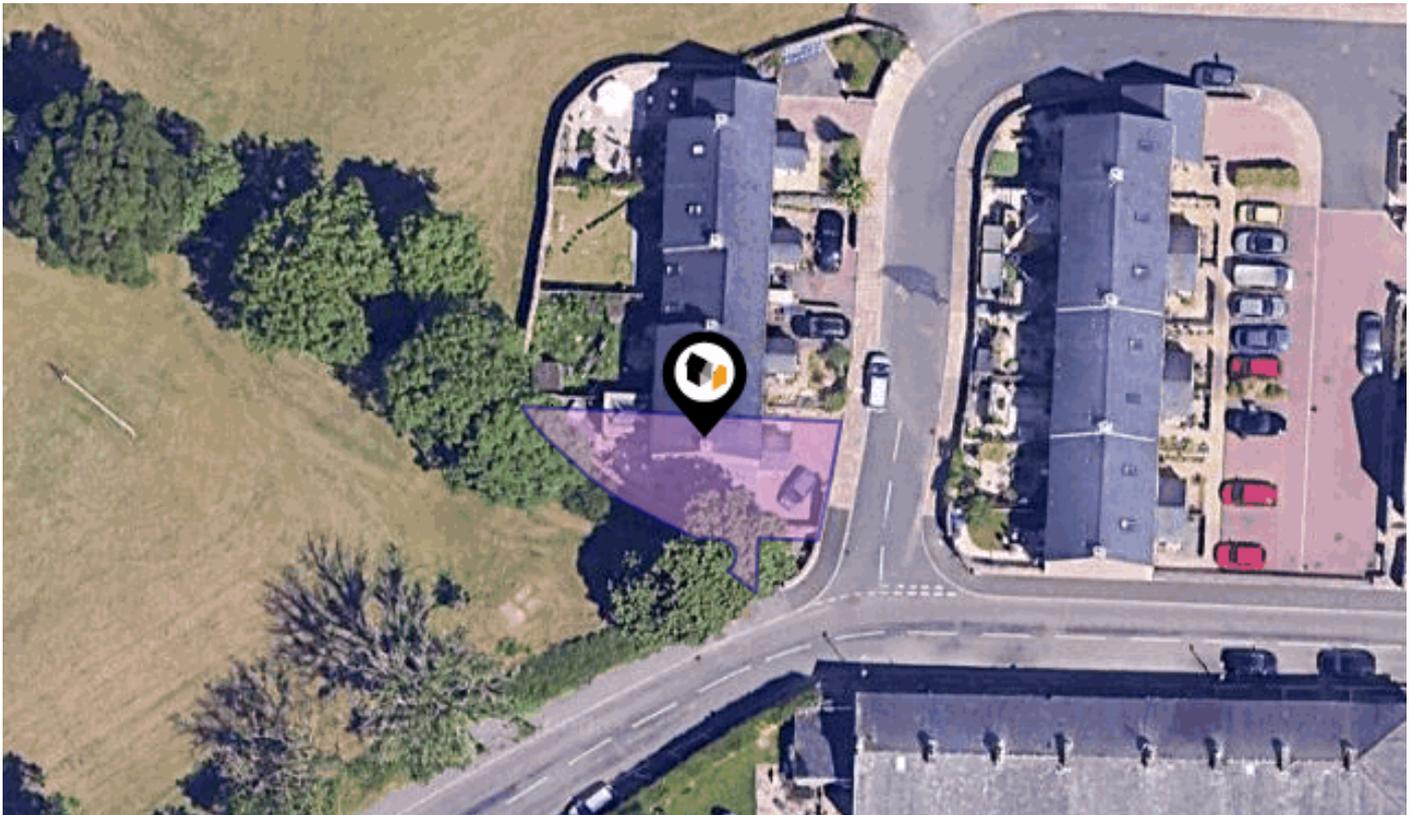


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09<sup>th</sup> May 2025



## CLOVER CROFT, HIGHAM, BURNLEY, BB12

### Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,493 ft <sup>2</sup> / 138 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2012		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,254		
<b>Title Number:</b>	LAN134024		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	Higham
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>3</b> mb/s	<b>62</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

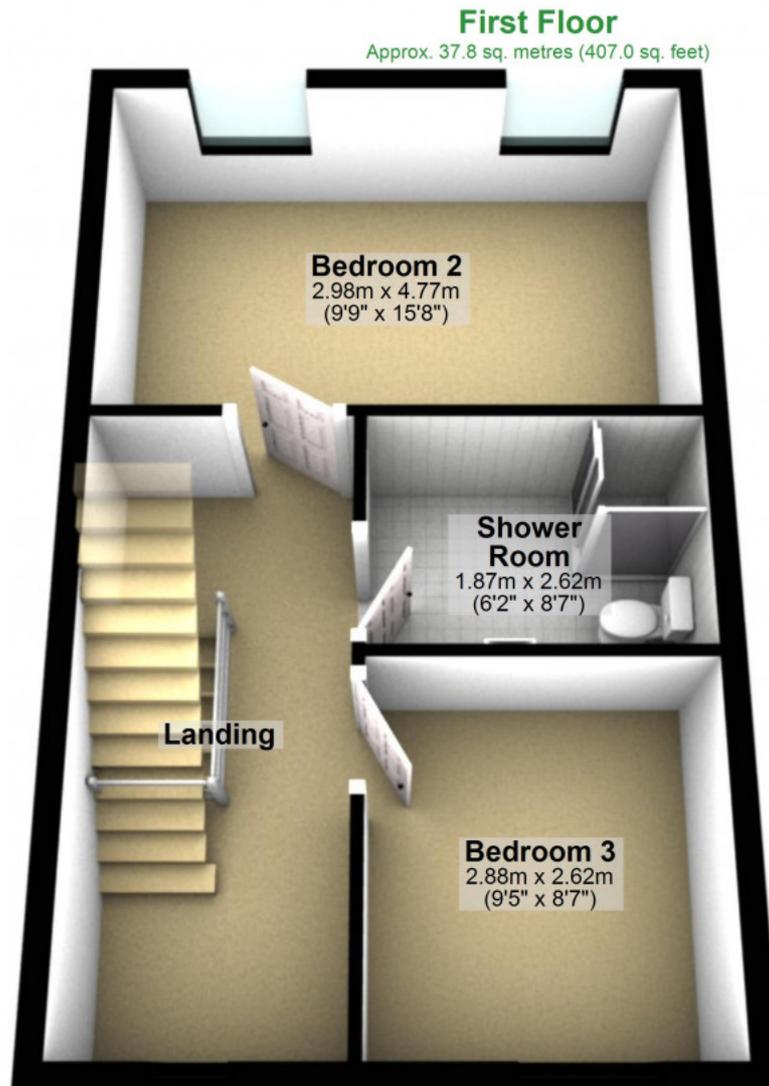
## This Address

Planning records for: *Clower Croft, Higham, Burnley, BB12*

<b>Reference - 21/0084/HHO</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th February 2021
<b>Description:</b>	Full: Erection of a single storey extension to the rear and an attached garage to the side.



## CLOVER CROFT, HIGHAM, BURNLEY, BB12



## CLOVER CROFT, HIGHAM, BURNLEY, BB12

### Second Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



## CLOVER CROFT, HIGHAM, BURNLEY, BB12

### Ground Floor

Approx. 69.7 sq. metres (750.5 sq. feet)



Total area: approx. 138.7 sq. metres (1493.3 sq. feet)

Clover Croft, Higham, BB12

Energy rating

# C

Valid until 18.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

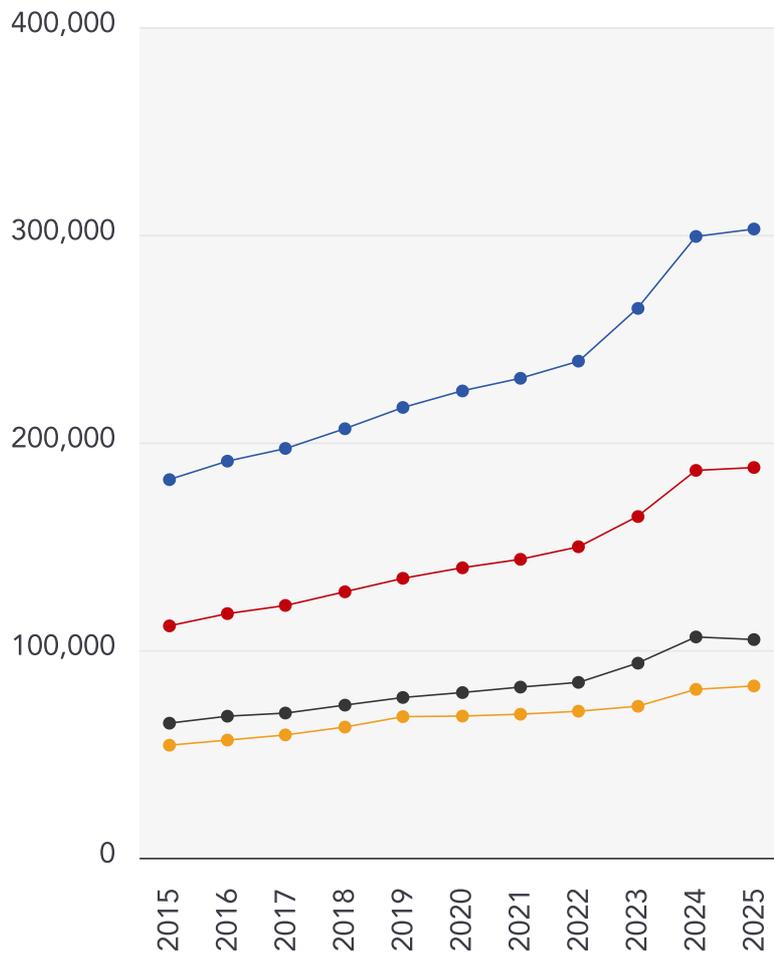
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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<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>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	108 m <sup>2</sup>

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in BB12



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

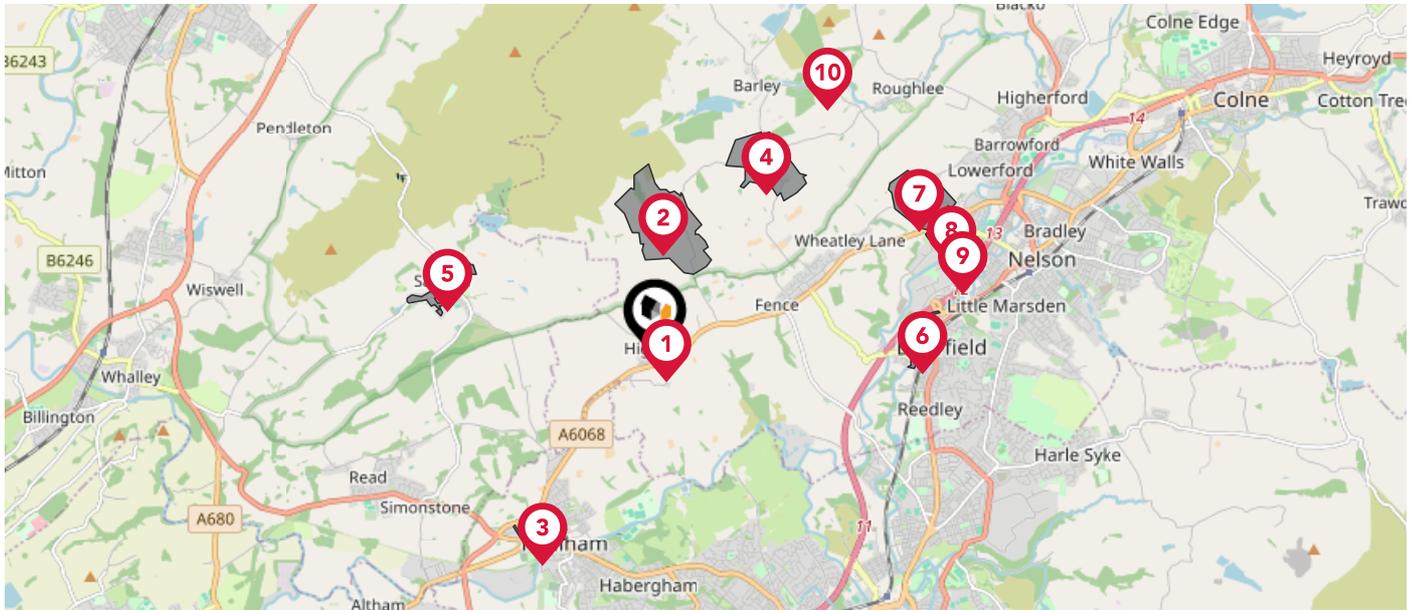
Flat

**+52.7%**

# 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.



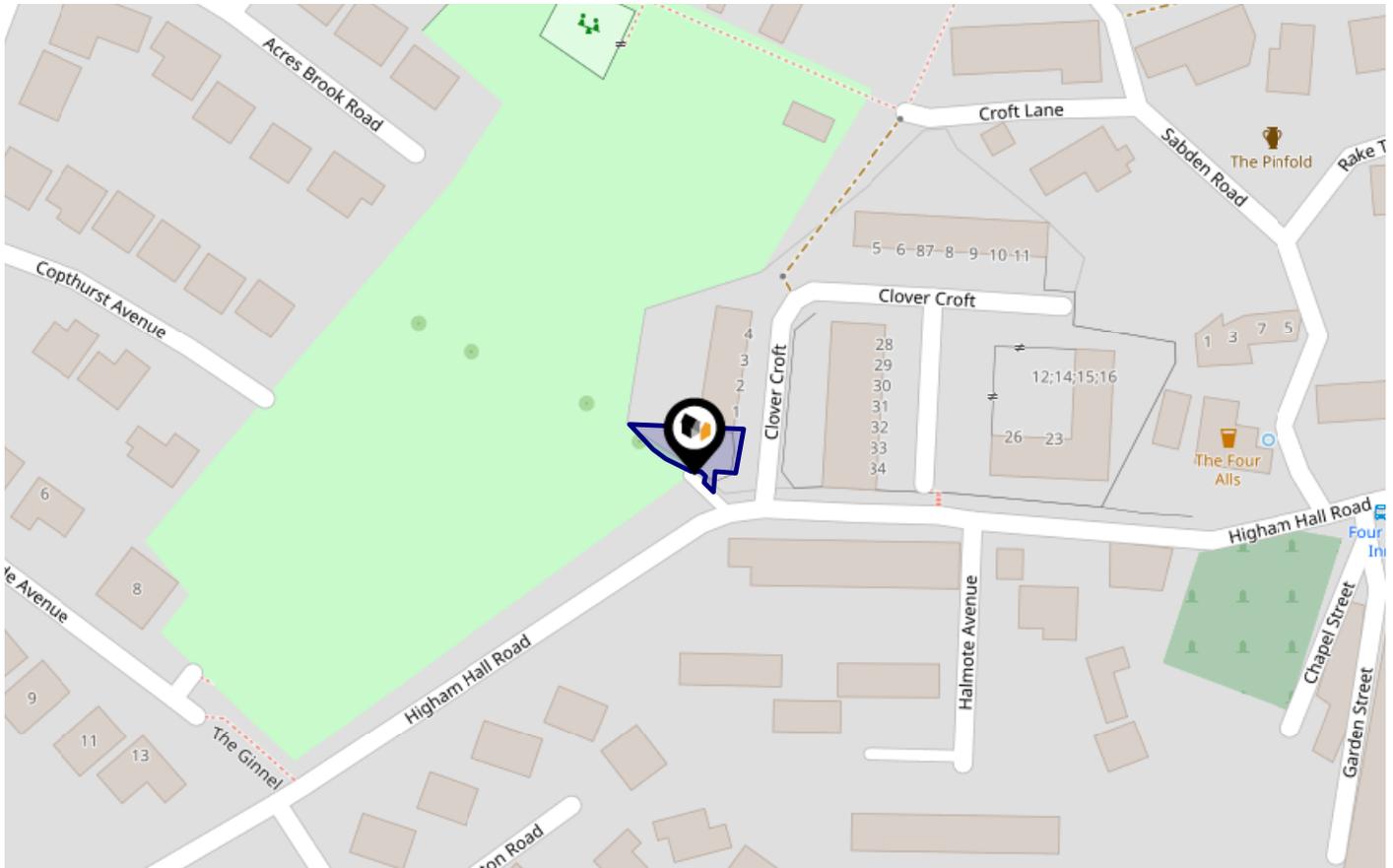
### Nearby Conservation Areas

- 1 Higham
- 2 Sabden Fold
- 3 Padiham
- 4 Newchurch and Spensbrook
- 5 Sabden
- 6 Brierfield Mills
- 7 Carr Hall and Wheatley Lane Road, Barrowford
- 8 Carr Hall Road, Barrowford
- 9 Lomeshaye Industrial Hamlet, Nelson
- 10 Whitehough, Barley

# 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.

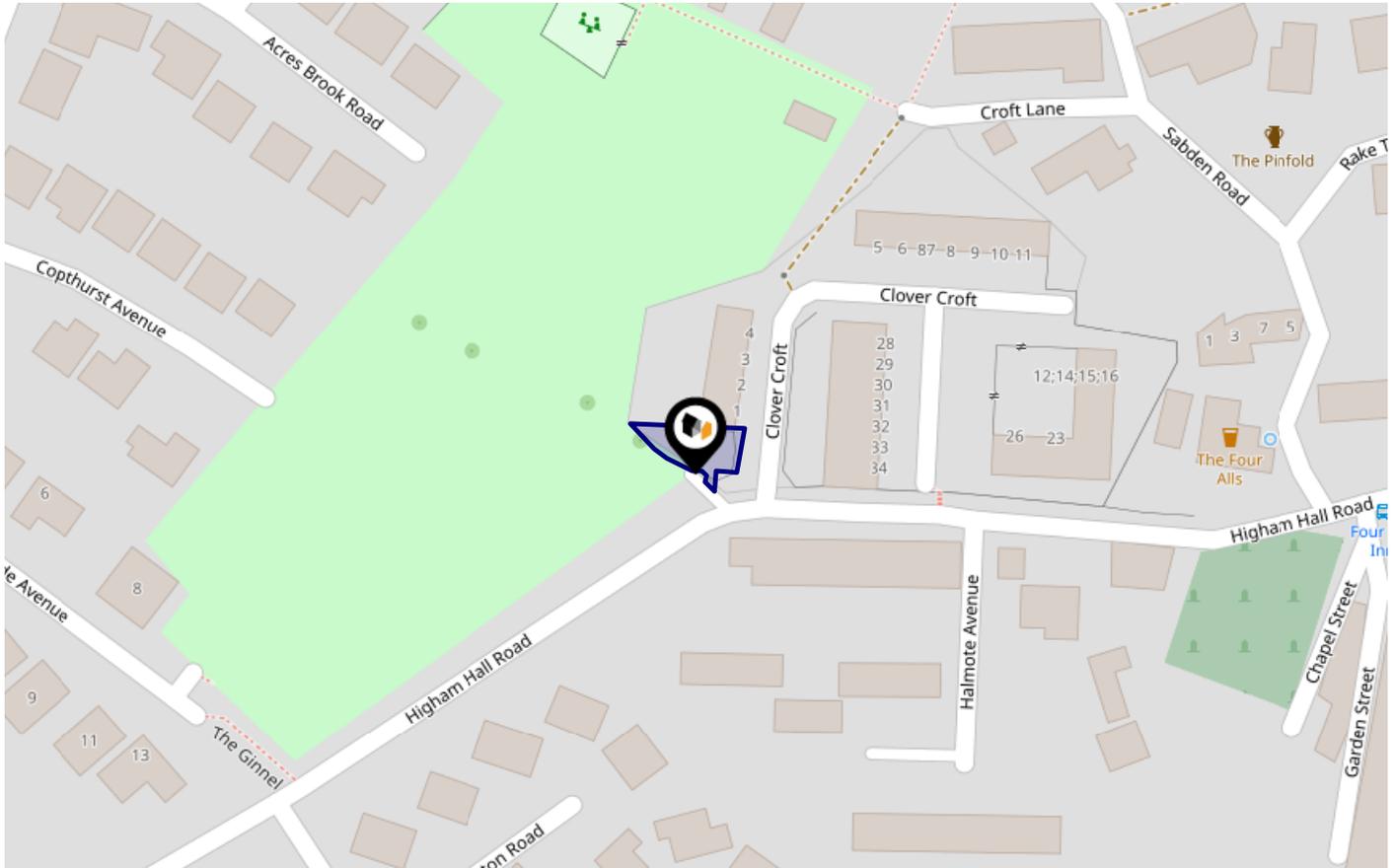
Chance of flooding to the following depths at this property:



# 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.

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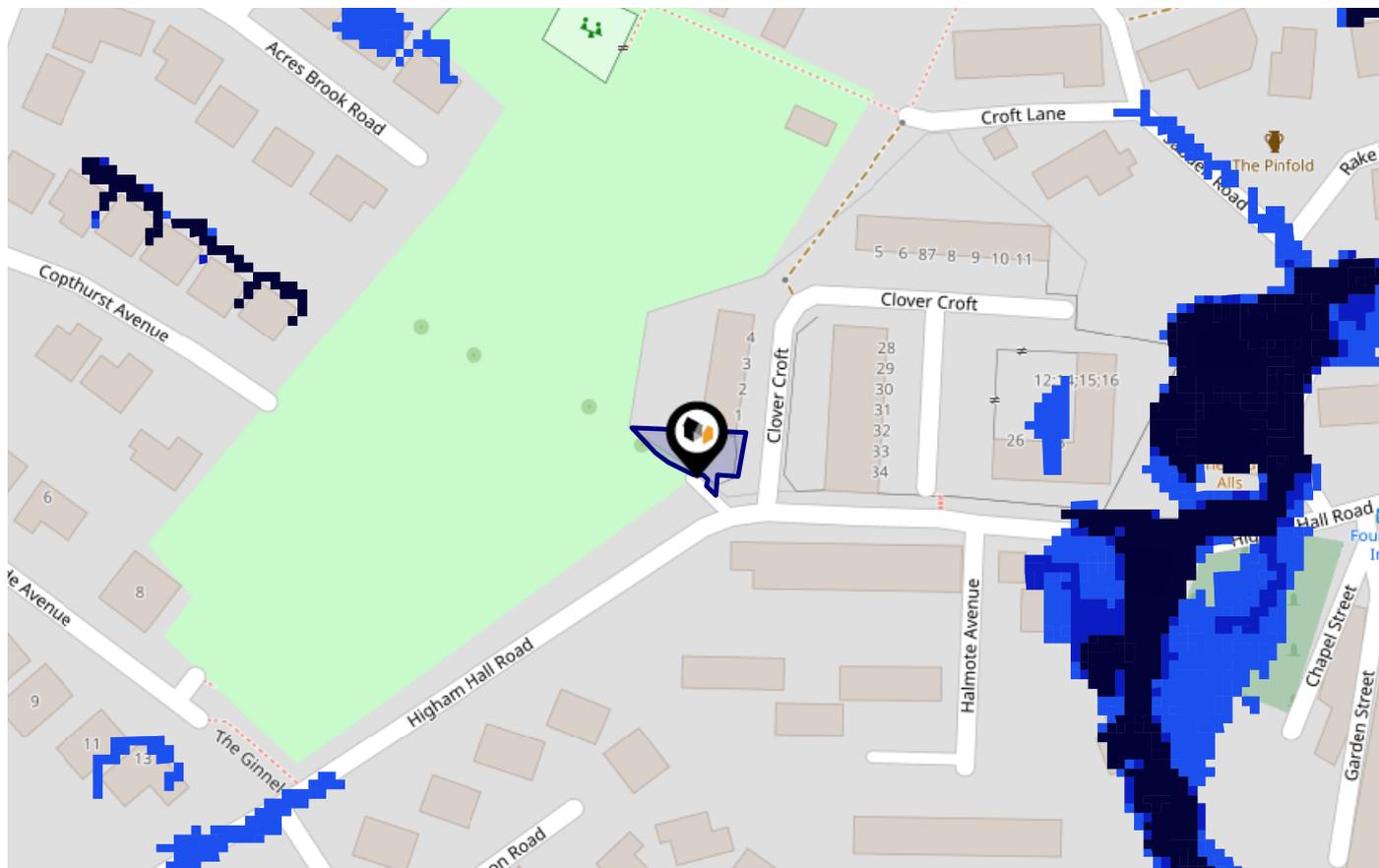
Chance of flooding to the following depths at this property:



# 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.
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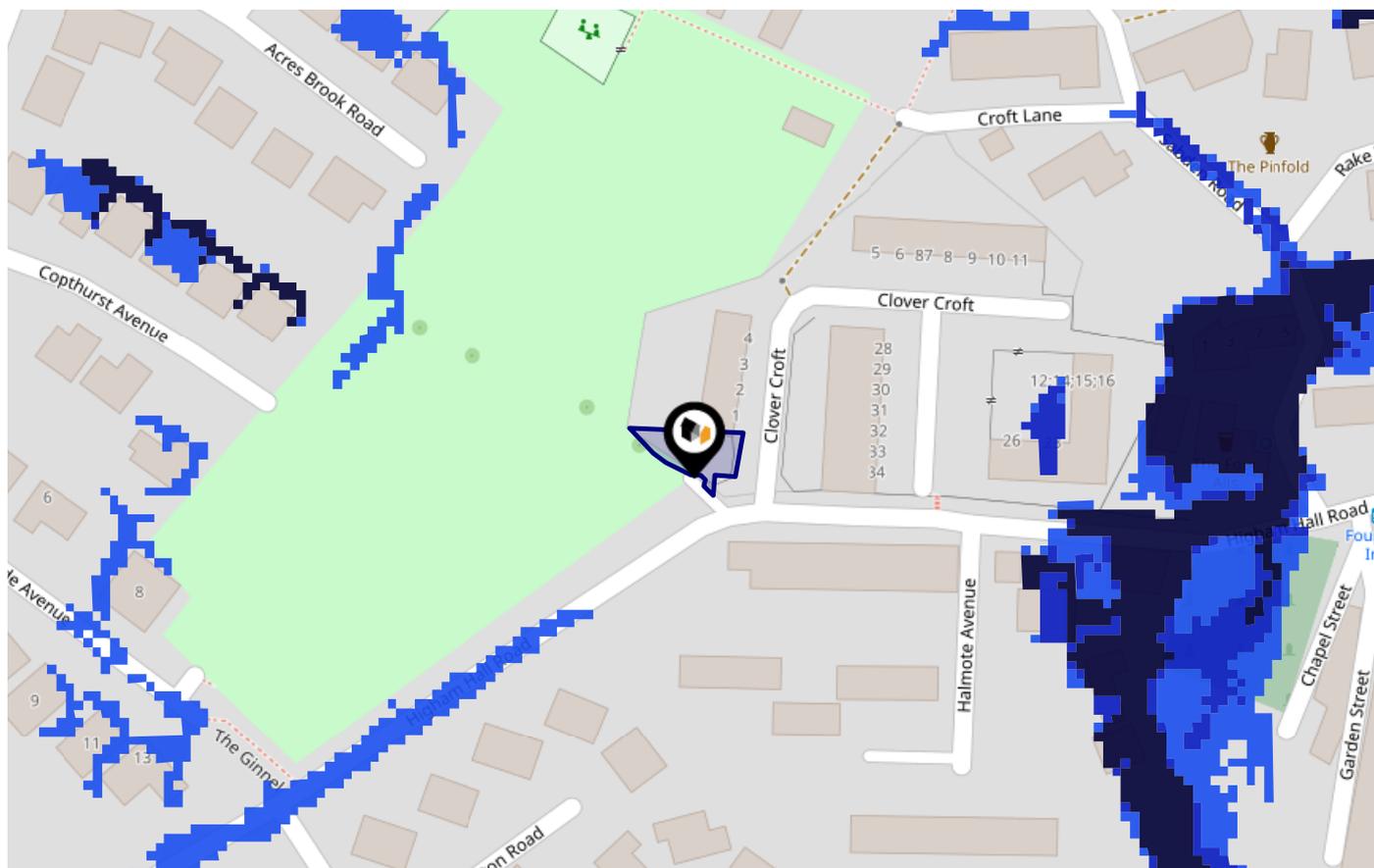
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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.

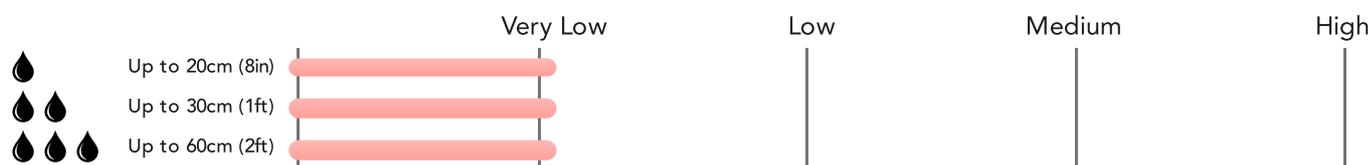


**Risk Rating:** Very low

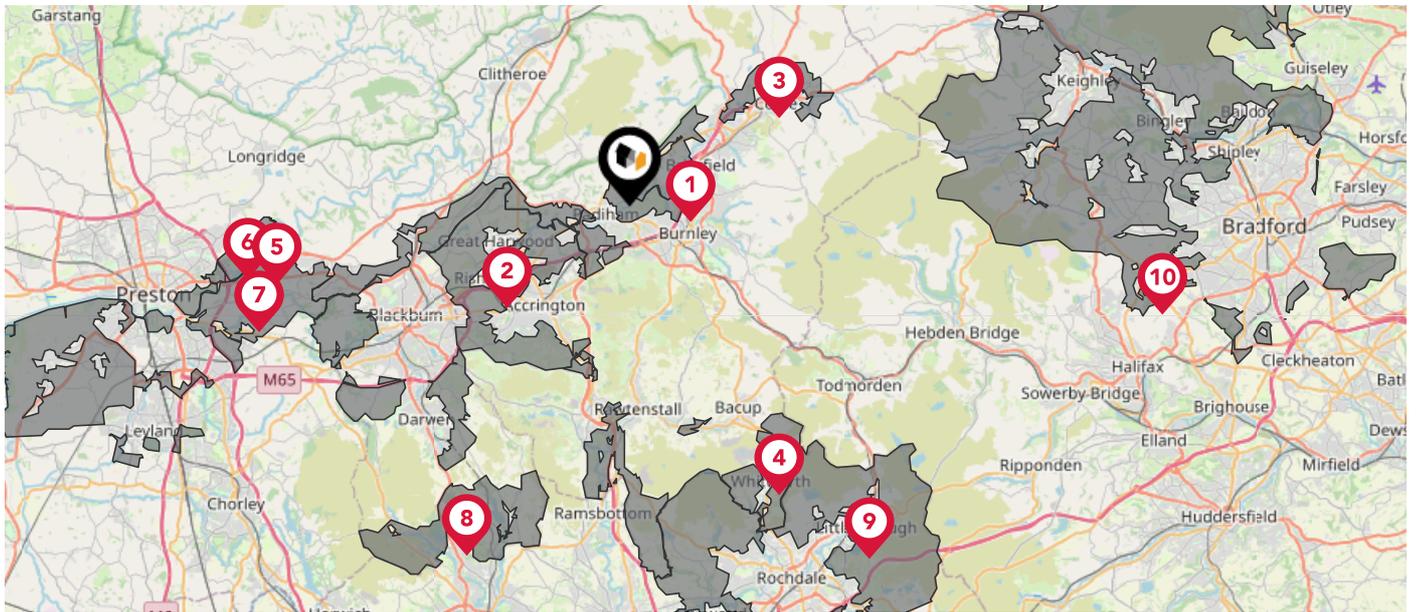
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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...



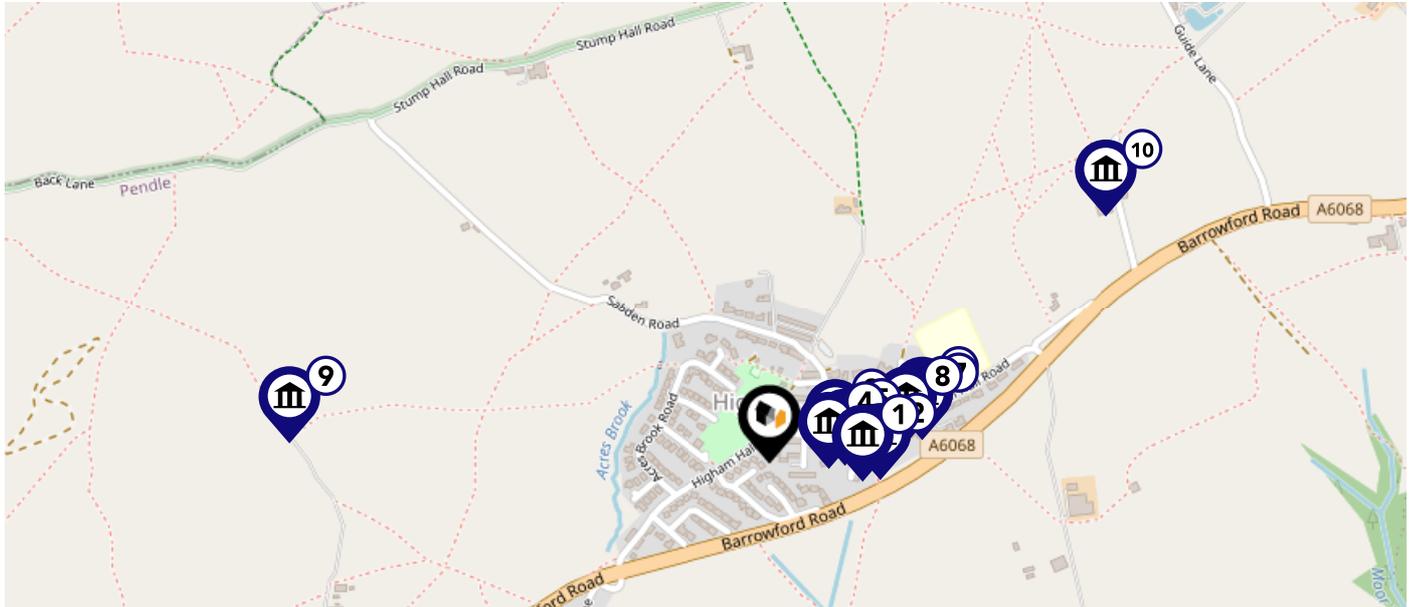
## Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Burnley
-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Merseyside and Greater Manchester Green Belt - Pendle
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Ribble Valley
-  Merseyside and Greater Manchester Green Belt - Preston
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Rochdale
-  South and West Yorkshire Green Belt - Bradford

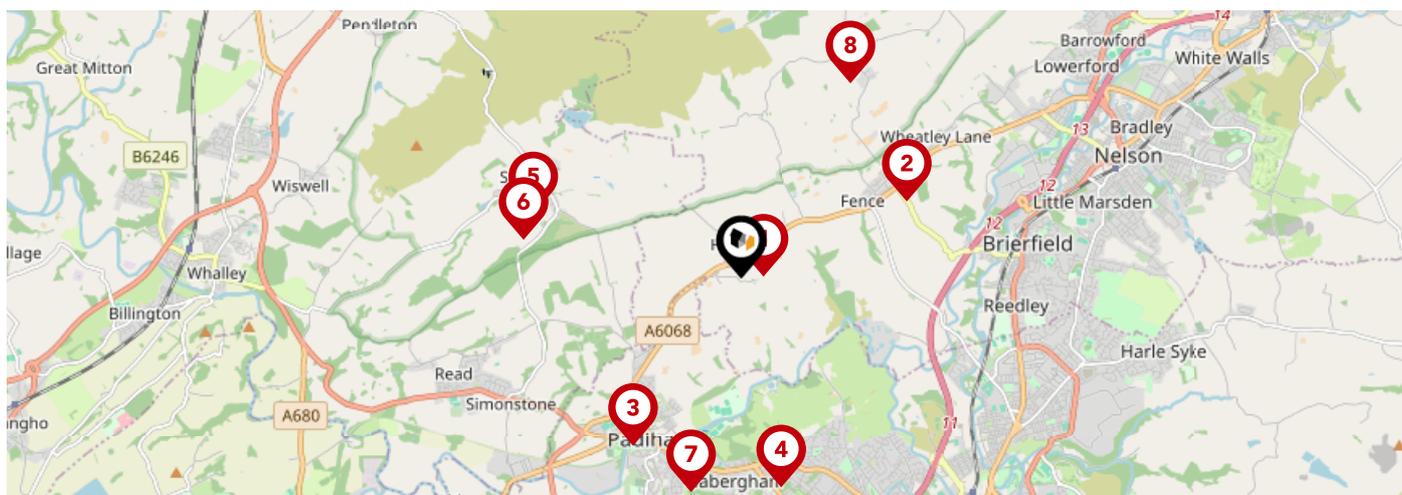
# Maps

## Listed Buildings

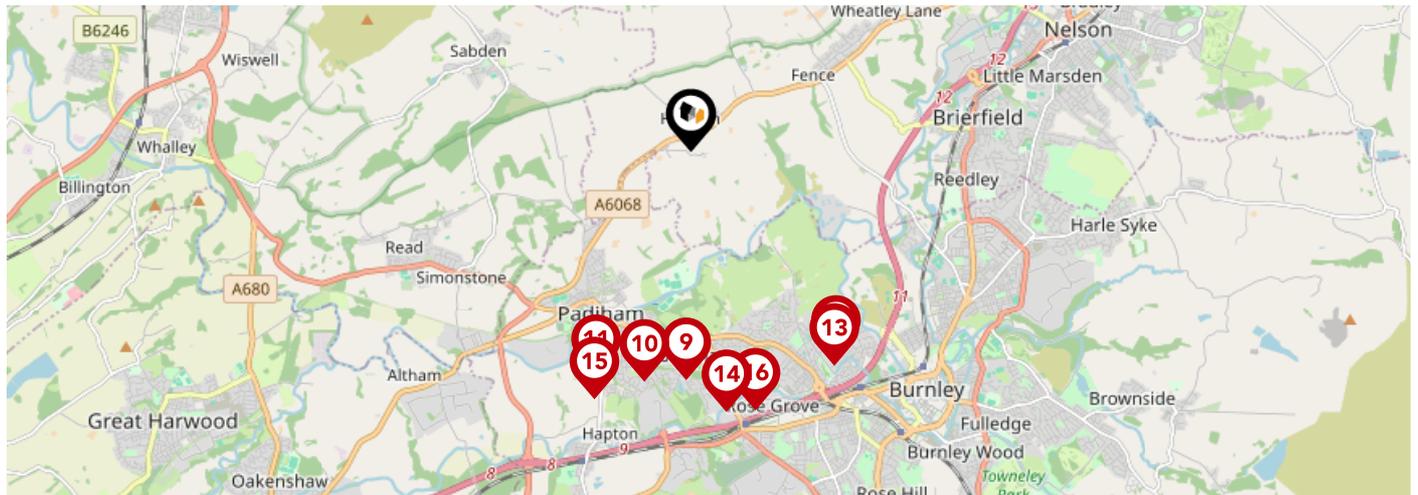
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1463482 - Higham House	Grade II	0.1 miles
	1272881 - Higham Hall	Grade II	0.1 miles
	1073368 - Jackson Fold	Grade II	0.1 miles
	1243457 - Four Alls Inn	Grade II	0.1 miles
	1073367 - Lower House Farmhouse	Grade II	0.1 miles
	1428394 - Parish Church Of St John The Evangelist	Grade II	0.2 miles
	1452686 - Higham War Memorial	Grade II	0.2 miles
	1361711 - School Adjacent To St John's Church	Grade II	0.2 miles
	1237661 - Copthurst Farmhouse And Cottage	Grade II	0.5 miles
	1361710 - Higher White Lee Farmhouse	Grade II	0.5 miles



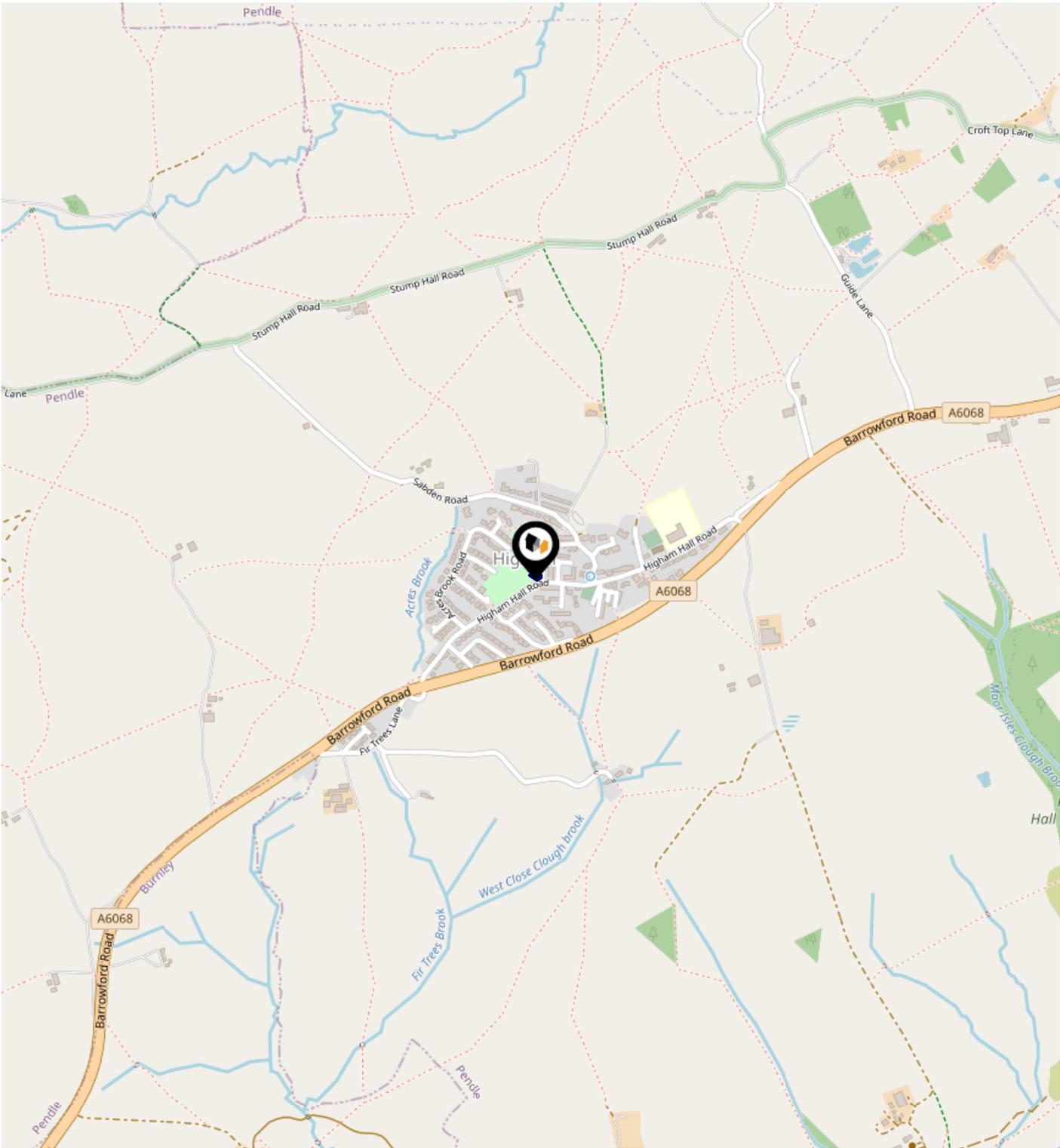
	Nursery	Primary	Secondary	College	Private
 <b>Higham St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 127   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Wheatley Lane Methodist Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Padiham St Leonard's Voluntary Aided Church of England Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Joseph's Park Hill School</b> Ofsted Rating: Not Rated   Pupils: 128   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sabden Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:1.9	<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:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Padiham Primary School</b> Ofsted Rating: Good   Pupils: 289   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Newchurch-In-Pendle St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 55   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 <b>Burnley High School</b> Ofsted Rating: Good   Pupils: 607   Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whitegate Nursery School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:2.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Padiham Green Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 197   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary Magdalene Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Wellfield Methodist and Anglican Church School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Burnley Lowerhouse Junior School</b> Ofsted Rating: Requires improvement   Pupils: 204   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St John the Baptist Roman Catholic Primary School, Padiham</b> Ofsted Rating: Good   Pupils: 226   Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rosegrove Nursery School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:2.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts



### **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/



/PendleHillProps



/pendlehillproperties/



/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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