

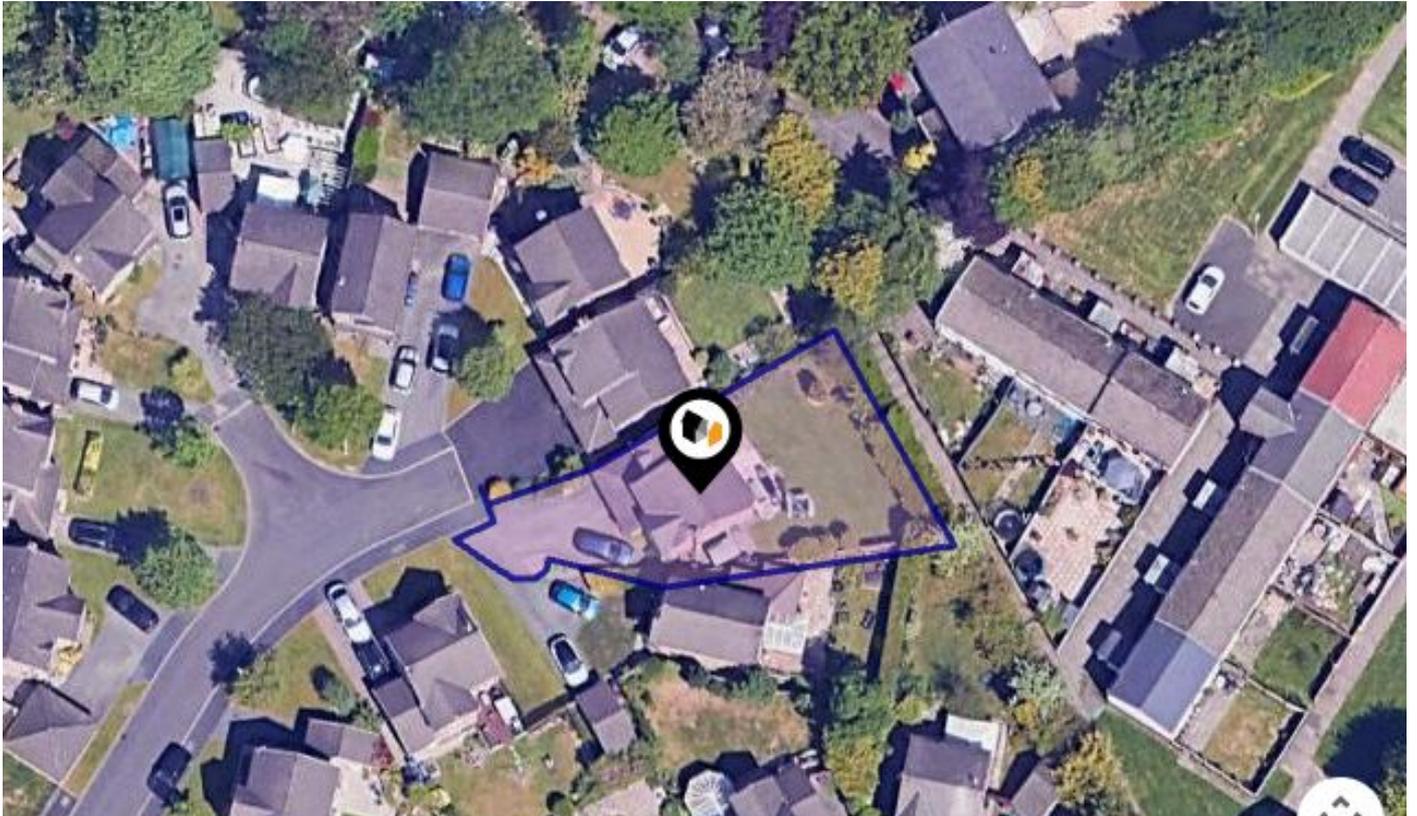


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th May 2025



ROCHESTER DRIVE, BURNLEY, BB10

Pendle Hill Properties

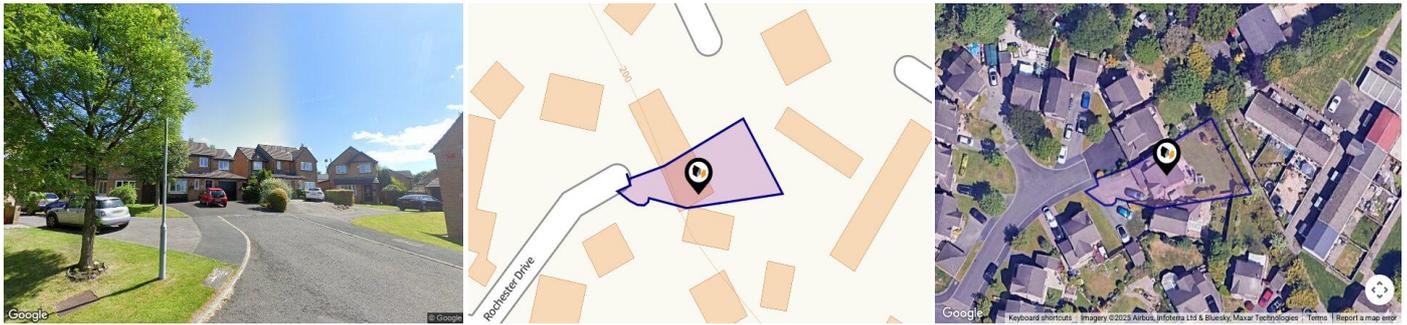
154 Whalley Road Read BB12 7PN

01282 772048

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,340 ft ² / 124 m ²		
Plot Area:	0.11 acres		
Year Built :	1997		
Council Tax :	Band E		
Annual Estimate:	£3,002		
Title Number:	LA796621		

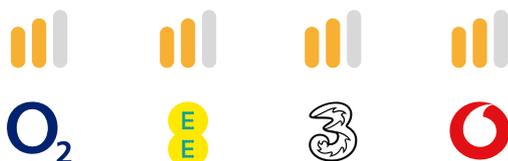
Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





ROCHESTER DRIVE, BURNLEY, BB10

First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



ROCHESTER DRIVE, BURNLEY, BB10

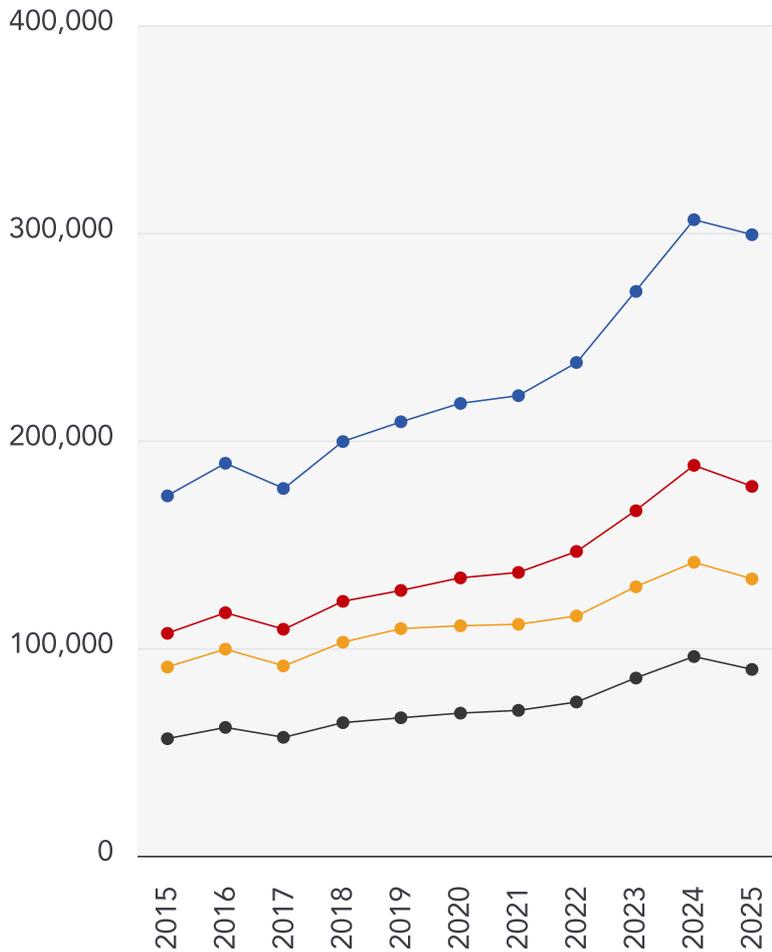


Total area: approx. 124.5 sq. metres (1340.1 sq. feet)

Market

House Price Statistics

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



Detached

+72.58%

Semi-Detached

+66.06%

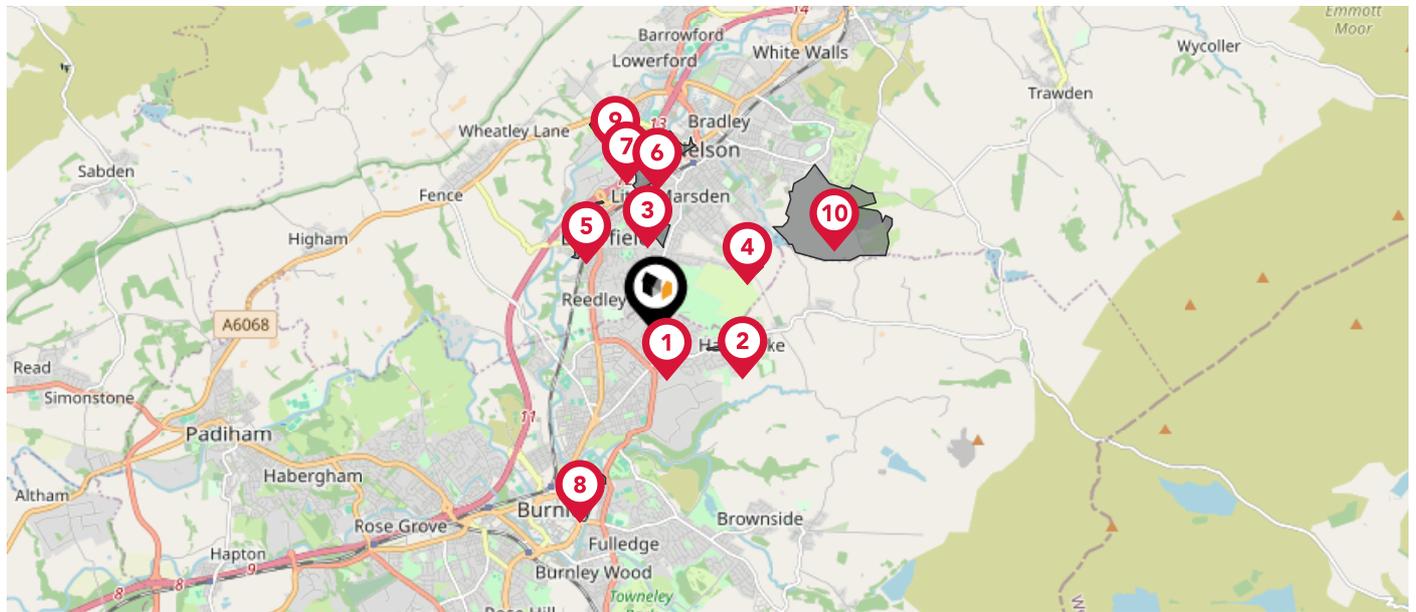
Flat

+46.72%

Terraced

+59.19%

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 Jib Hill

-  2 Harle Syke

-  3 Edge End, Nelson

-  4 Scholefield and Coldweather, Nelson

-  5 Brierfield Mills

-  6 Whitefield, Nelson

-  7 Lomeshaye Industrial Hamlet, Nelson

-  8 Top o' th' Town

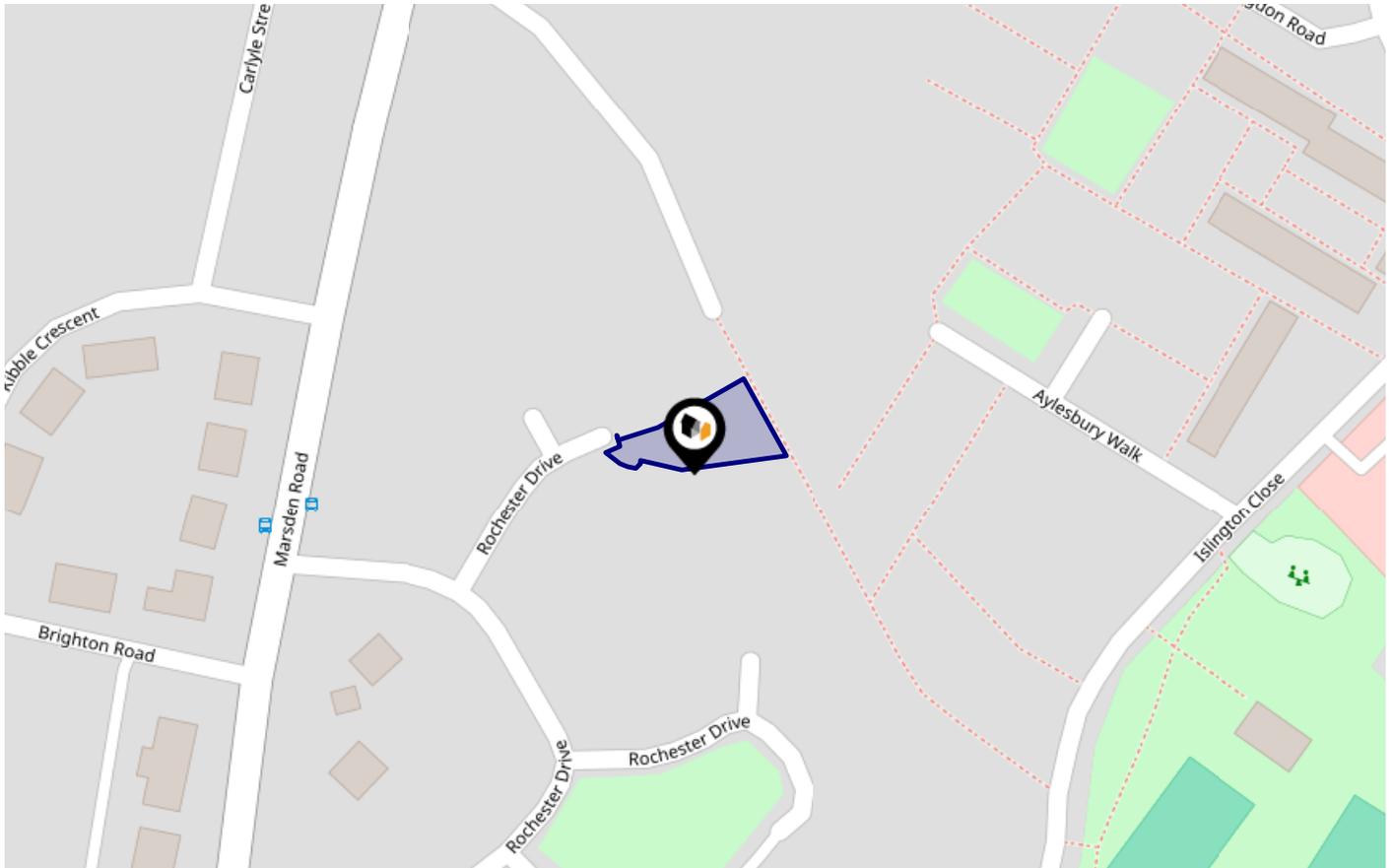
-  9 Carr Hall Road, Barrowford

-  10 Southfield, Nelson

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.

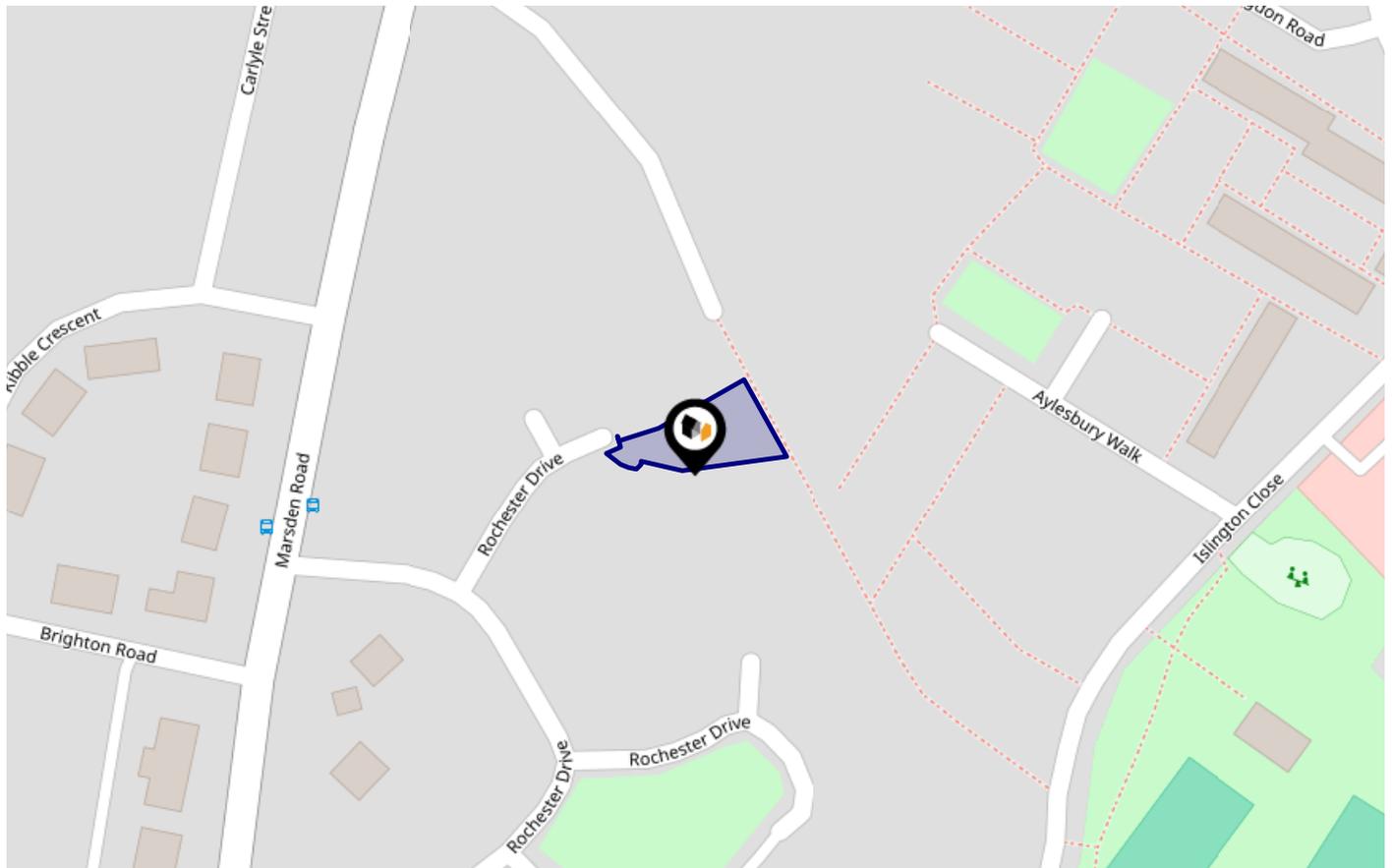
Chance of flooding to the following depths at this property:



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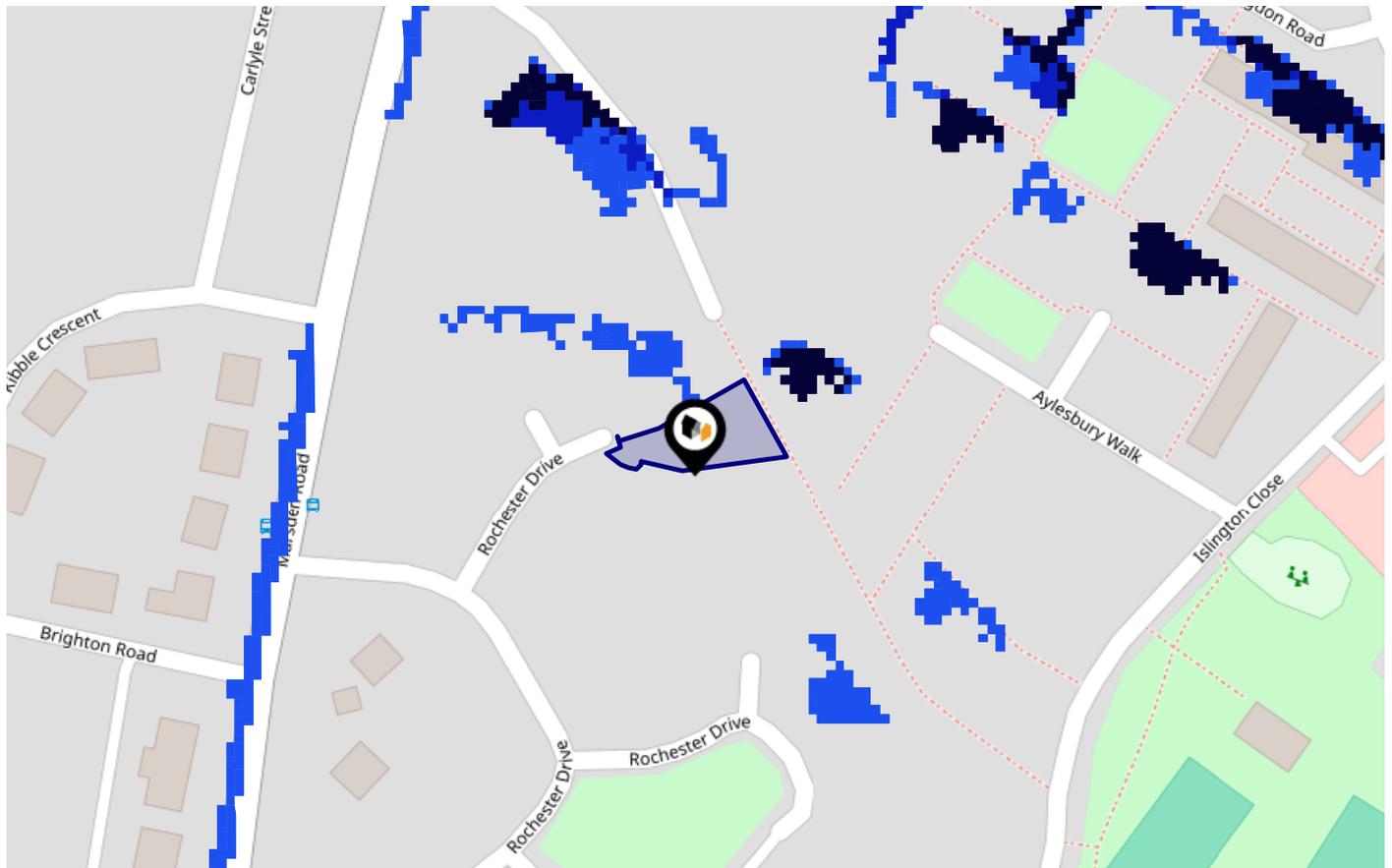
Chance of flooding to the following depths at this property:



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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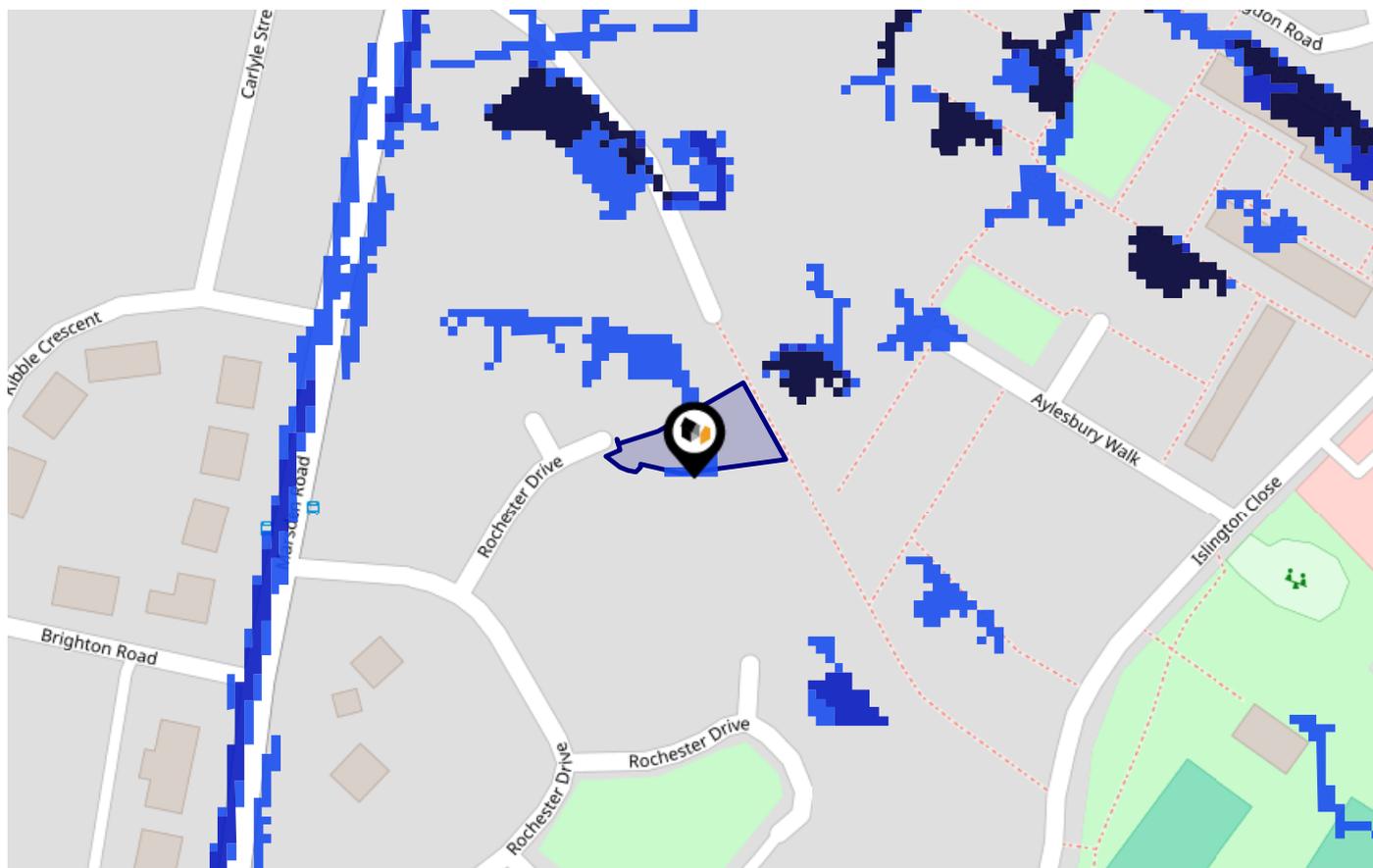
Chance of flooding to the following depths at this property:



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.

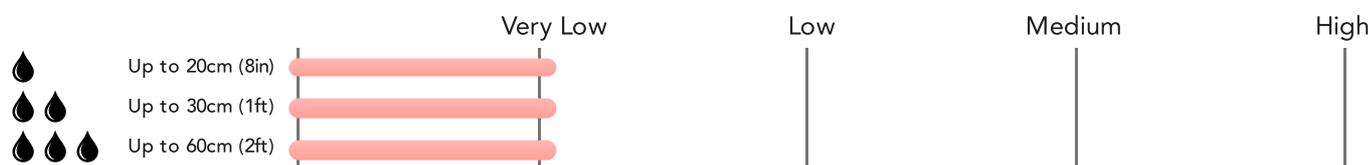


Risk Rating: Very low

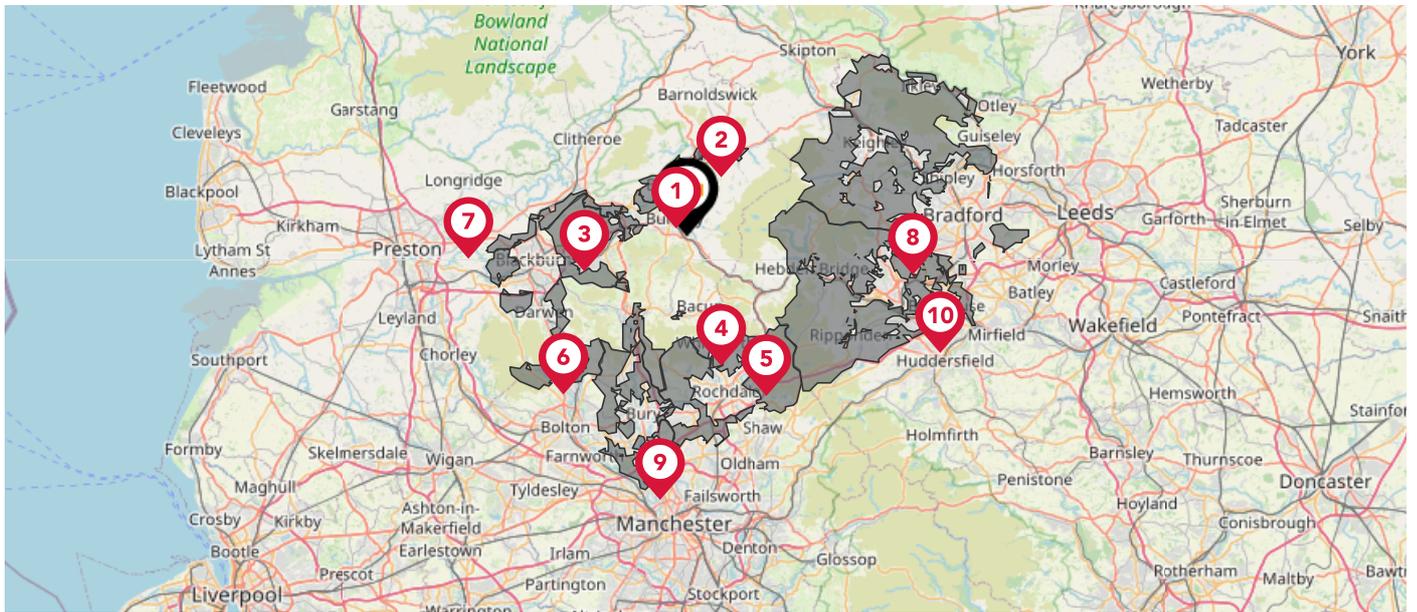
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Chance of flooding to the following depths at this property:



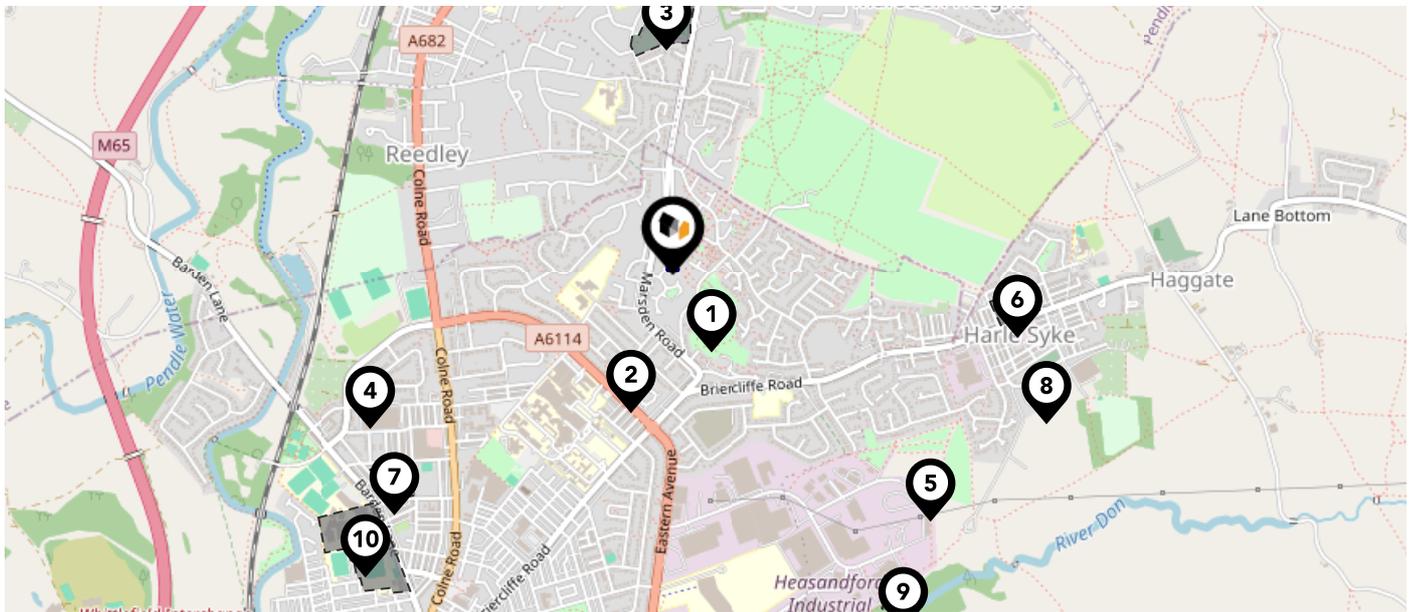
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

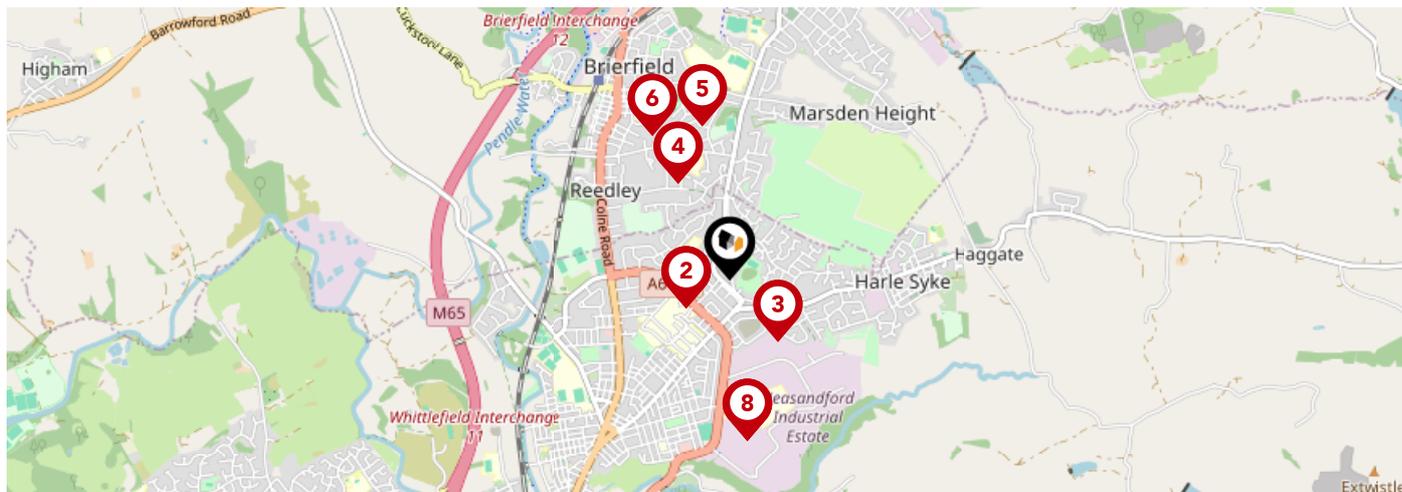
- 1 Merseyside and Greater Manchester Green Belt - Burnley
- 2 Merseyside and Greater Manchester Green Belt - Pendle
- 3 Merseyside and Greater Manchester Green Belt - Hyndburn
- 4 Merseyside and Greater Manchester Green Belt - Rossendale
- 5 Merseyside and Greater Manchester Green Belt - Rochdale
- 6 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 7 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 8 South and West Yorkshire Green Belt - Bradford
- 9 Merseyside and Greater Manchester Green Belt - Bury
- 10 South and West Yorkshire Green Belt - Calderdale

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

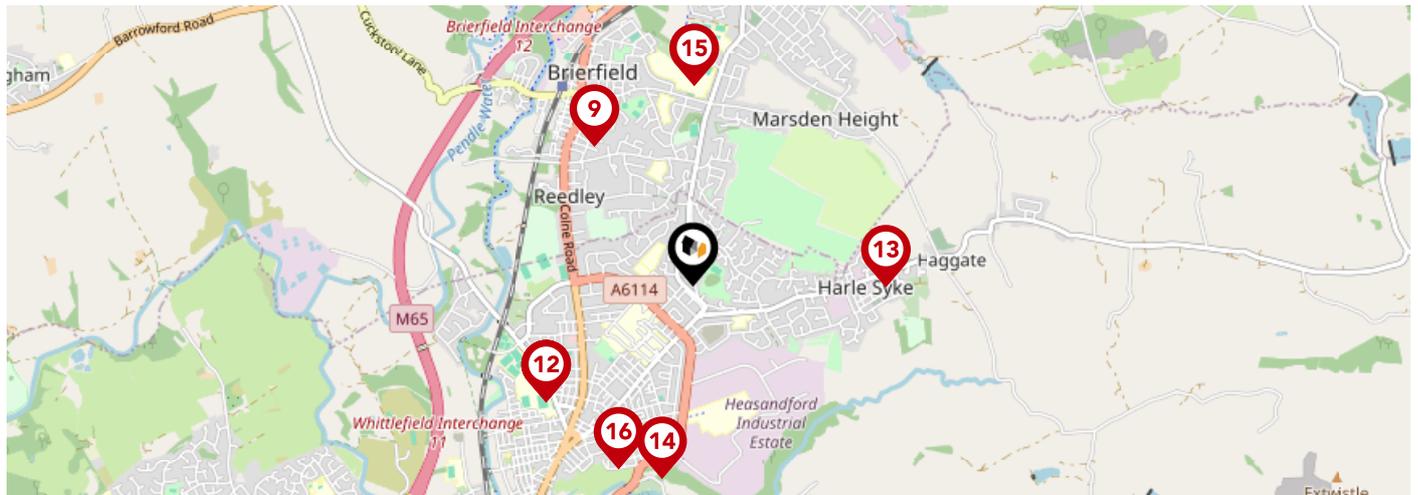


Nearby Landfill Sites

1	Lane Head Quarry-Marsden Road, Brierfield, Burnley	Historic Landfill	<input type="checkbox"/>
2	Ribble Avenue Mill-Casterton Avenue, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
3	Higher Reedley Road-Higher Reedley Road, Brierfield, Nelson, Lancashire	Historic Landfill	<input type="checkbox"/>
4	Keswick Road Reservoir-Burnley Lane, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
5	Walshaw Clough Reservoir-Off Balderston Lane, Harle Syke, Brierfield, Burnley	Historic Landfill	<input type="checkbox"/>
6	Oxford Street Mill-Oxford Street, Harle Syke, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
7	Pratt Street-Pratt Street - Disraeli Street, Brierfield, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
8	Harrison Street Reservoir-Harle Syke, Brierfield, Burnley	Historic Landfill	<input type="checkbox"/>
9	Adjacent to River Don-South of Widow Hill Road, Heasandford Industrial Estate, Heasandford, Burnley	Historic Landfill	<input type="checkbox"/>
10	Barden Lane Sports Track-Barden Lane, Brierfield, Lancashire	Historic Landfill	<input type="checkbox"/>



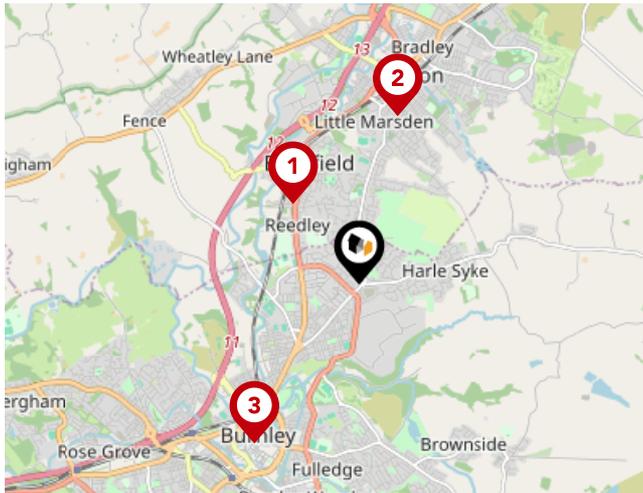
		Nursery	Primary	Secondary	College	Private
1	Casterton Primary Academy Ofsted Rating: Good Pupils: 297 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John the Baptist RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 214 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St James' Lanehead Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holy Trinity Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 116 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance:0.71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ridgewood Community High School Ofsted Rating: Good Pupils: 186 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sir John Thursby Community College Ofsted Rating: Good Pupils: 1117 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Pendle Primary Academy Ofsted Rating: Good Pupils: 412 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reedley Hallows Nursery School Ofsted Rating: Outstanding Pupils: 176 Distance:0.82	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holly Grove School Ofsted Rating: Outstanding Pupils: 121 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barden Primary School Ofsted Rating: Good Pupils: 476 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Briercliffe Primary School Ofsted Rating: Requires improvement Pupils: 396 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Basnett Street Nursery School Ofsted Rating: Outstanding Pupils: 106 Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marsden Heights Community College Ofsted Rating: Good Pupils: 1037 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heasandford Primary School Ofsted Rating: Good Pupils: 630 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

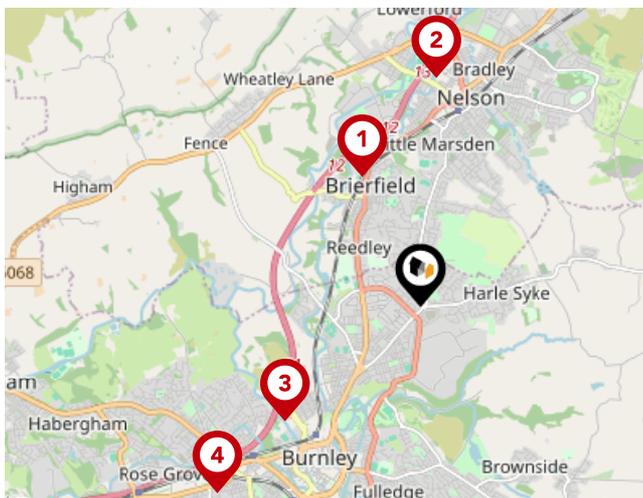
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	0.91 miles
2	Nelson Rail Station	1.52 miles
3	Burnley Central Rail Station	1.68 miles

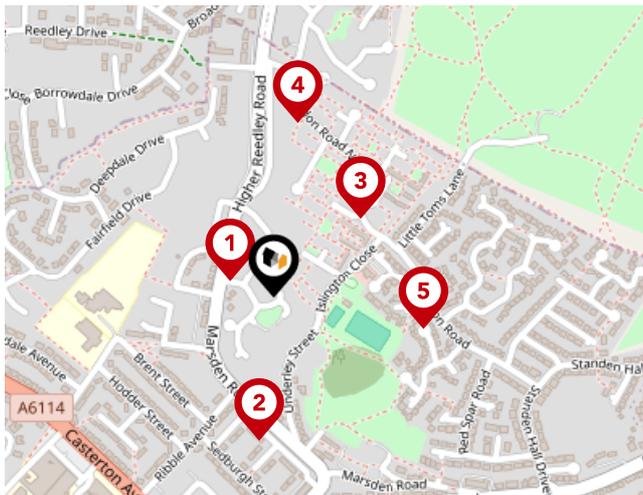


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J12	1.25 miles
2	M65 J13	2.01 miles
3	M65 J11	1.55 miles
4	M65 J10	2.41 miles
5	M65 J14	3.05 miles

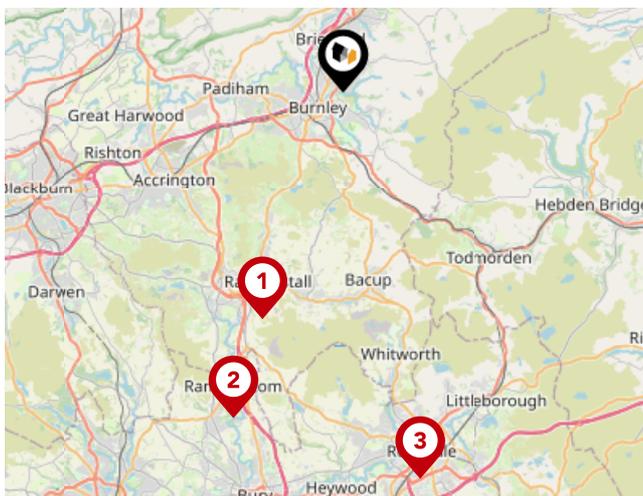
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kibble Crescent	0.05 miles
2	Underley Street	0.16 miles
3	Beckenham Court	0.13 miles
4	Chislehurst Grove	0.19 miles
5	Clock House Court	0.17 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	8.44 miles
2	Ramsbottom (East Lancashire Railway)	12.09 miles
3	Rochdale Town Centre (Manchester Metrolink)	13.86 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/



/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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