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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st July 2025



ARKWRIGHT STREET, BURNLEY, BB12

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,914 ft ² / 177 m ²		
Plot Area:	0.09 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£3,002		
Title Number:	LA564750		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	80 mb/s	2000 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O	BT	sky	Virgin media

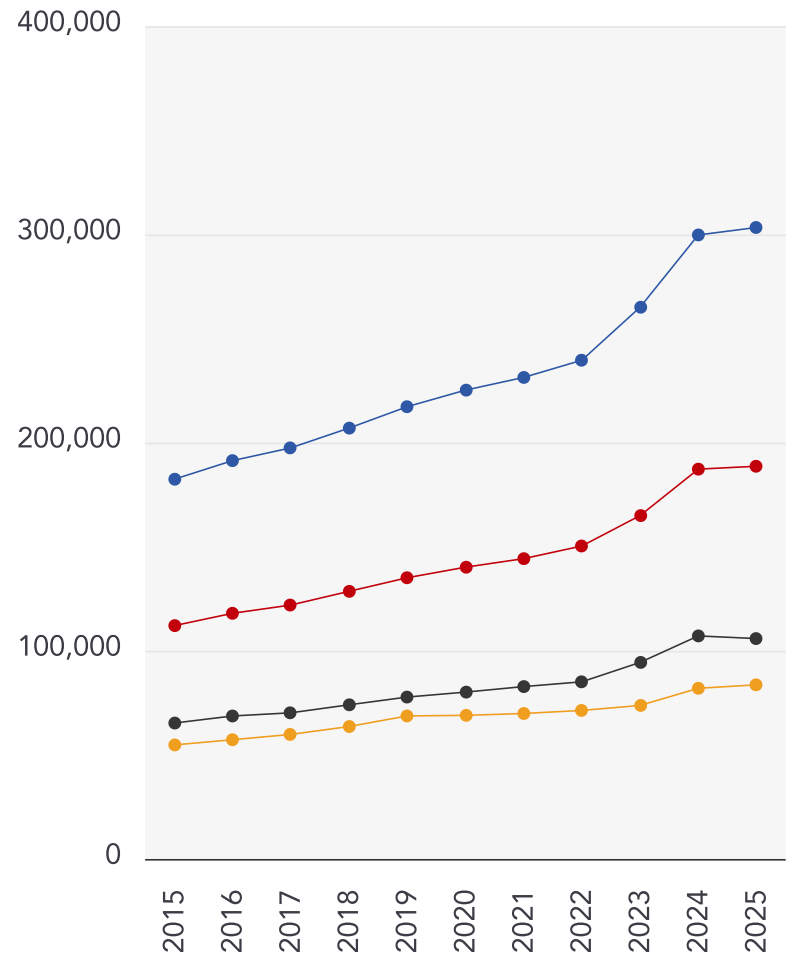




Market

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%

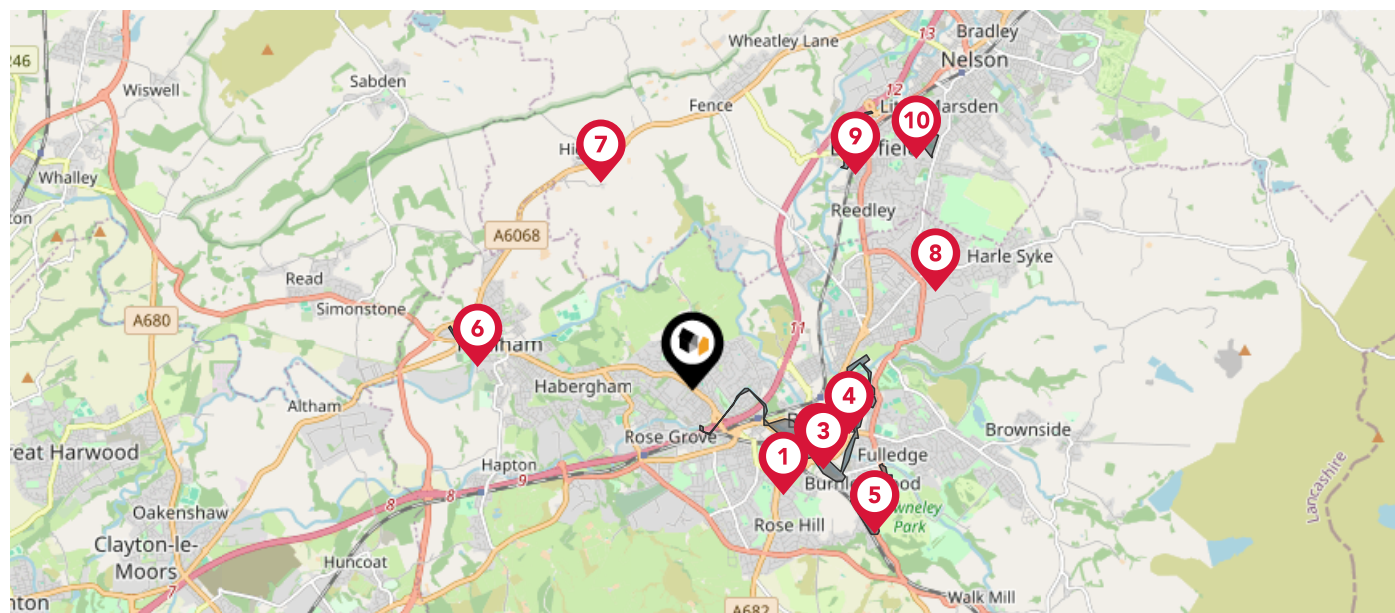
Flat

+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

Palatine

2

Canalside

3

Burnley Town Centre

4

Top o' th' Town

5

Burnley Wood

6

Padiham

7

Higham

8

Jib Hill

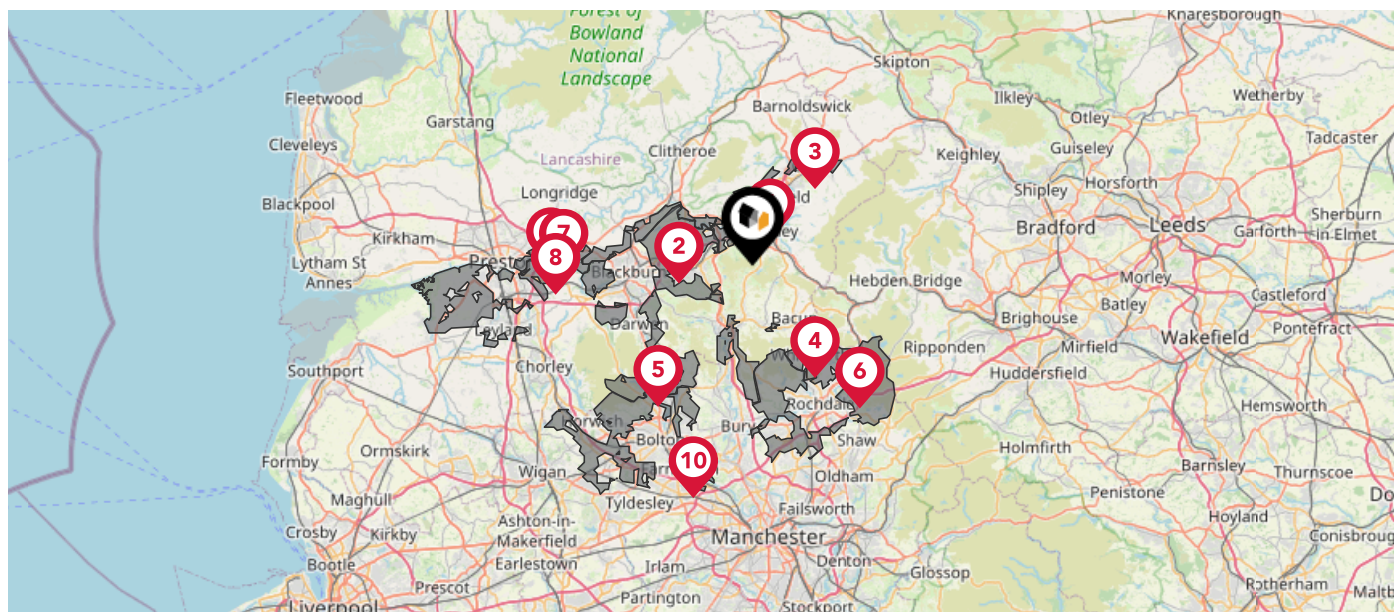
9

Brierfield Mills

10

Edge End, Nelson

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



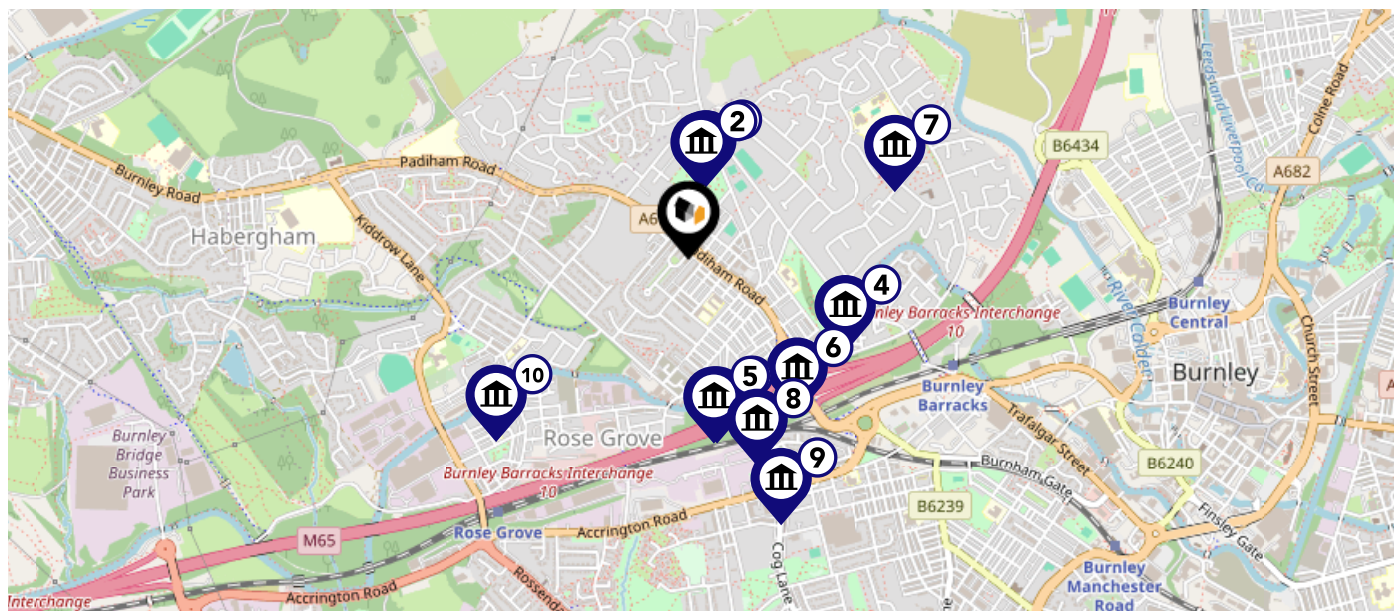
Nearby Green Belt Land

- 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 - Rossendale
- 5 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 6 Merseyside and Greater Manchester Green Belt - Rochdale
- 7 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 8 Merseyside and Greater Manchester Green Belt - South Ribble
- 9 Merseyside and Greater Manchester Green Belt - Preston
- 10 Merseyside and Greater Manchester Green Belt - Bolton

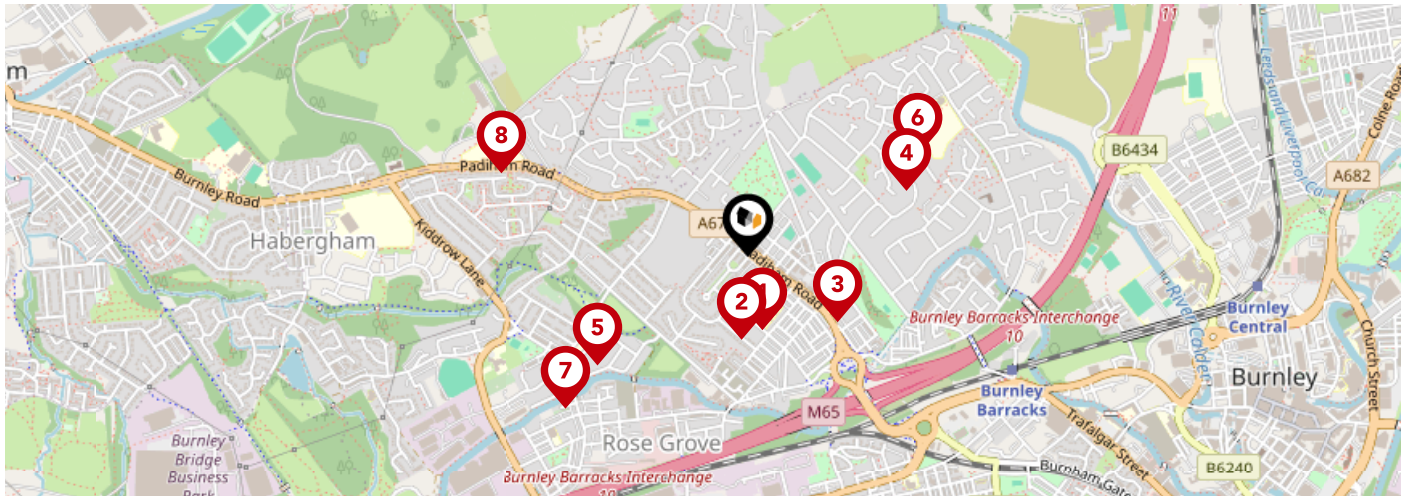
Maps

Listed Buildings

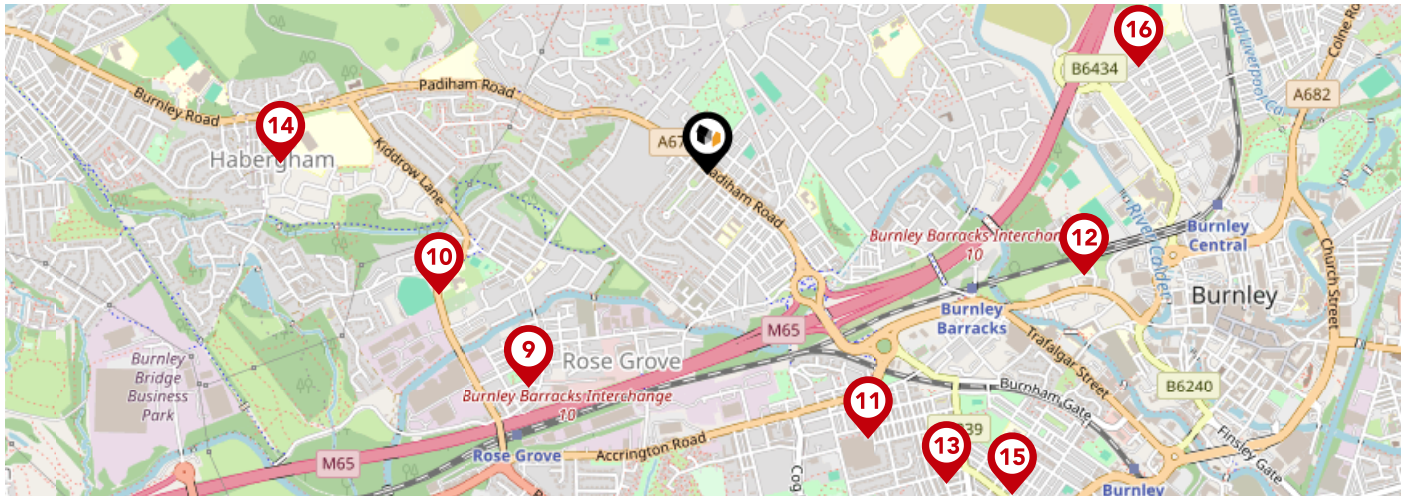
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1244850 - Boundary Stone On East Side Approximately 50 Metres South Of Junction With Ighten Road	Grade II	0.2 miles
	1244852 - Boundary Stone On West Side Approximately 50 Metres South Of Junction With Ighten Road	Grade II	0.2 miles
	1244806 - Old Vicarage	Grade II	0.4 miles
	1313389 - East Portal Of Gannow Tunnel	Grade II	0.4 miles
	1244807 - Gannow House	Grade II	0.4 miles
	1022604 - Leeds And Liverpool Canal Boundary Marker Above Gannow Tunnel At Sd 8262 3277	Grade II	0.4 miles
	1244833 - Former Clifton Farmhouse And Clifton Cottage	Grade II	0.5 miles
	1270965 - West Portal Of Gannow Tunnel	Grade II	0.5 miles
	1022606 - Woodtop Primary School, With Forecourt Walls, Piers, Railings And Overthrow	Grade II	0.6 miles
	1244883 - Warehouse And Canal Cottage At Dugdale Wharf	Grade II	0.6 miles



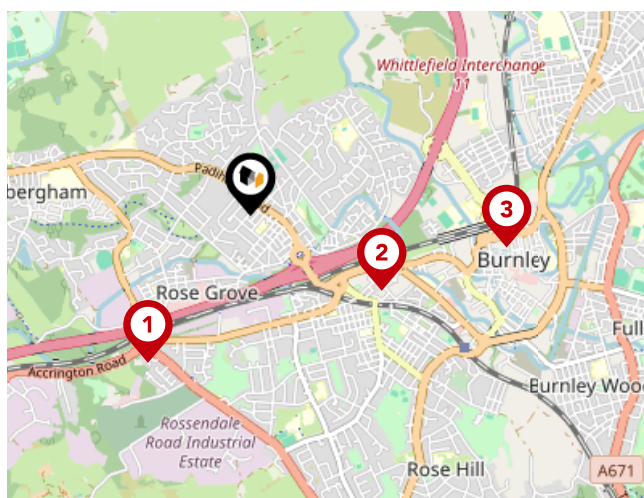
		Nursery	Primary	Secondary	College	Private
1	Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Whittlefield Primary School Ofsted Rating: Good Pupils: 225 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wellfield Methodist and Anglican Church School Ofsted Rating: Good Pupils: 203 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance:0.41	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary Magdalene Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Burnley Lowerhouse Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:0.68	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lincoln House School Ofsted Rating: Good Pupils: 5 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Coal Clough Academy Ofsted Rating: Good Pupils: 118 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Burnley High School Ofsted Rating: Good Pupils: 607 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Burnley Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Heights Burnley Ofsted Rating: Good Pupils: 4 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

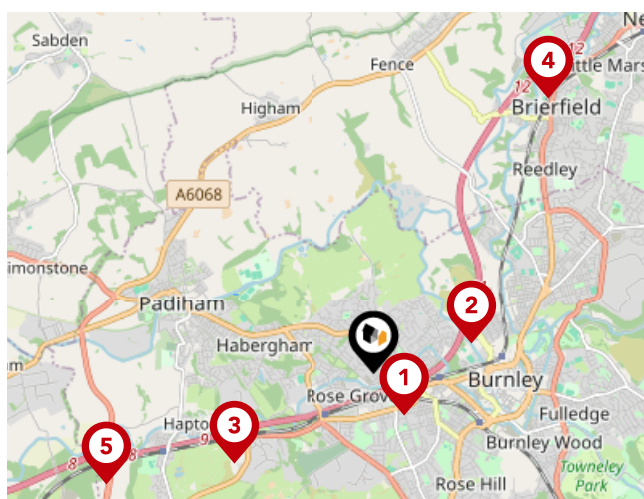
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Rose Grove Rail Station	0.79 miles
2	Burnley Barracks Rail Station	0.66 miles
3	Burnley Central Rail Station	1.13 miles

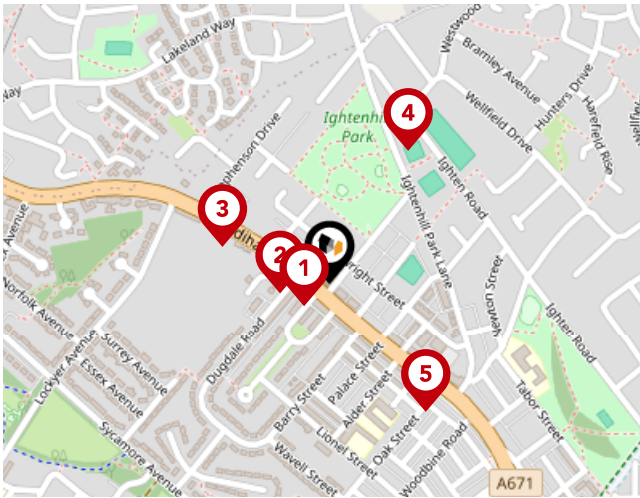


Trunk Roads/Motorways






Pin	Name	Distance
1	M65 J10	0.46 miles
2	M65 J11	0.89 miles
3	M65 J9	1.45 miles
4	M65 J12	2.85 miles
5	M65 J8	2.54 miles

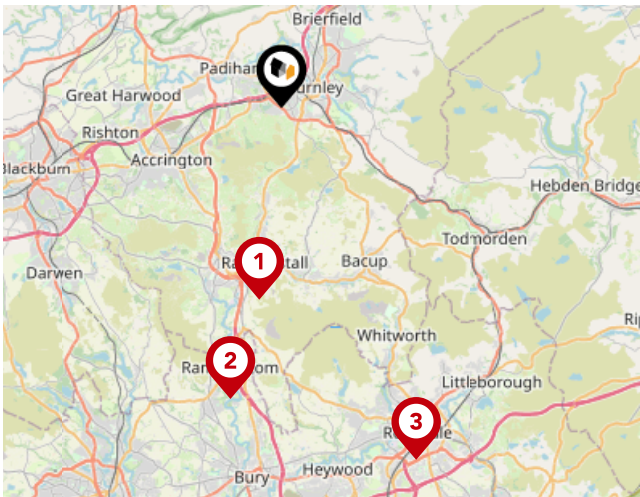
Area

Transport (Local)






Bus Stops/Stations

Pin	Name	Distance
	Dugdale Road	0.04 miles
	Dugdale Road	0.06 miles
	Lockyer Avenue	0.12 miles
	Westwood Road	0.17 miles
	Ightenhill Park Lane	0.18 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	6.75 miles
	Ramsbottom (East Lancashire Railway)	10.36 miles
	Rochdale Interchange (Manchester Metrolink)	13.21 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



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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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