

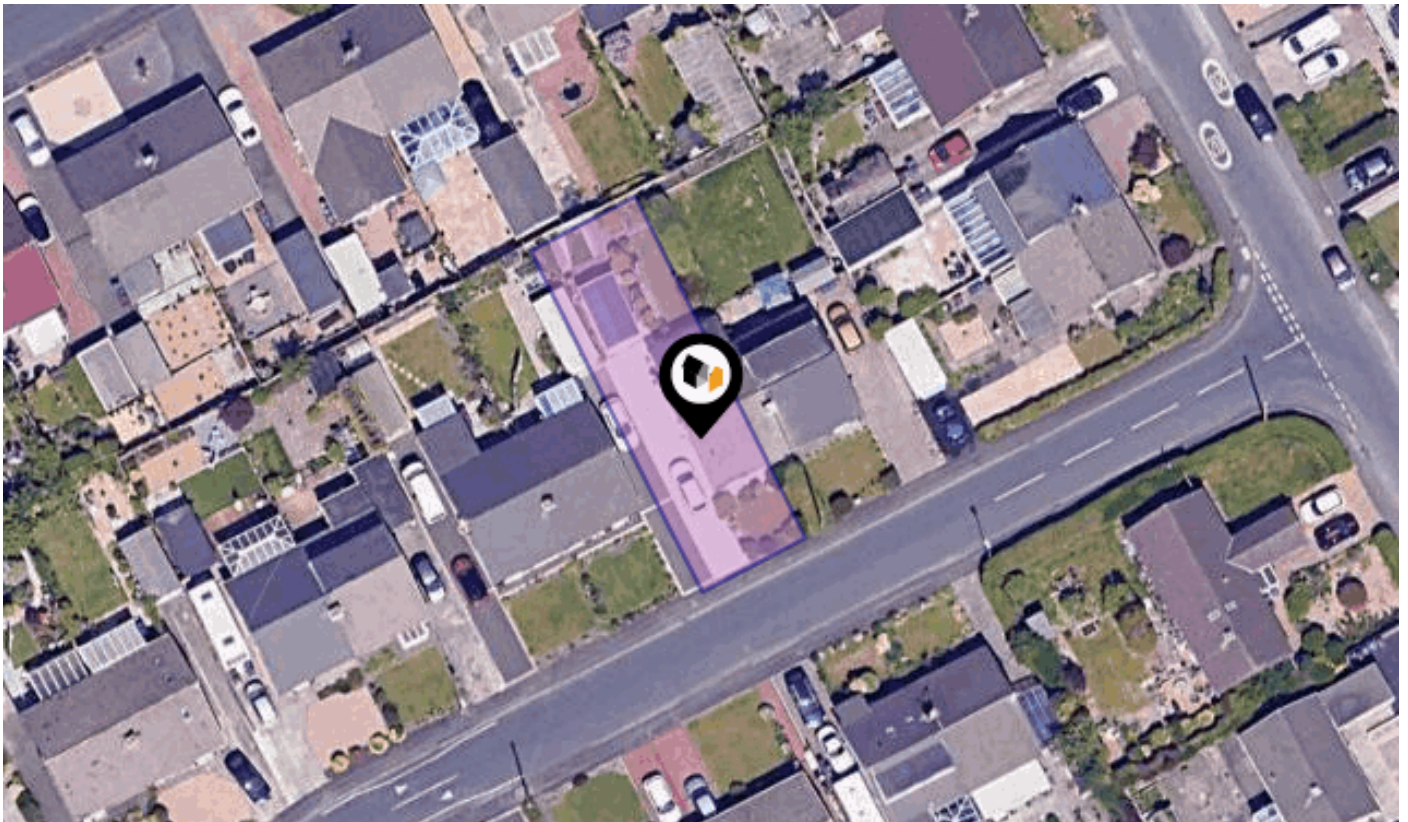


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 12<sup>th</sup> July 2025**



**VICTORIA ROAD, PADIHAM, BURNLEY, BB12**

## Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	645 ft <sup>2</sup> / 59 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,183
Title Number:	LA727183

Tenure:	Freehold
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## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**14**  
mb/s



**54**  
mb/s

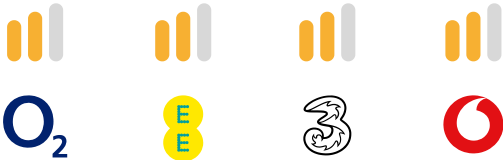


**1000**  
mb/s



### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



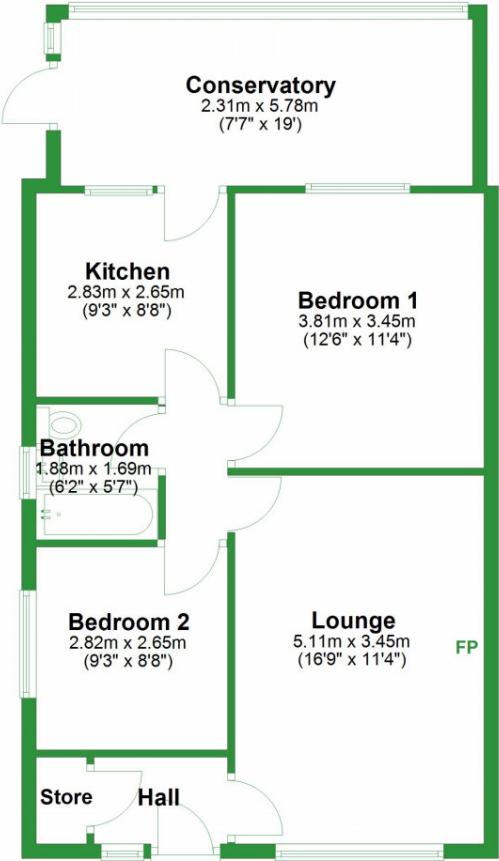




VICTORIA ROAD, PADIHAM, BURNLEY, BB12

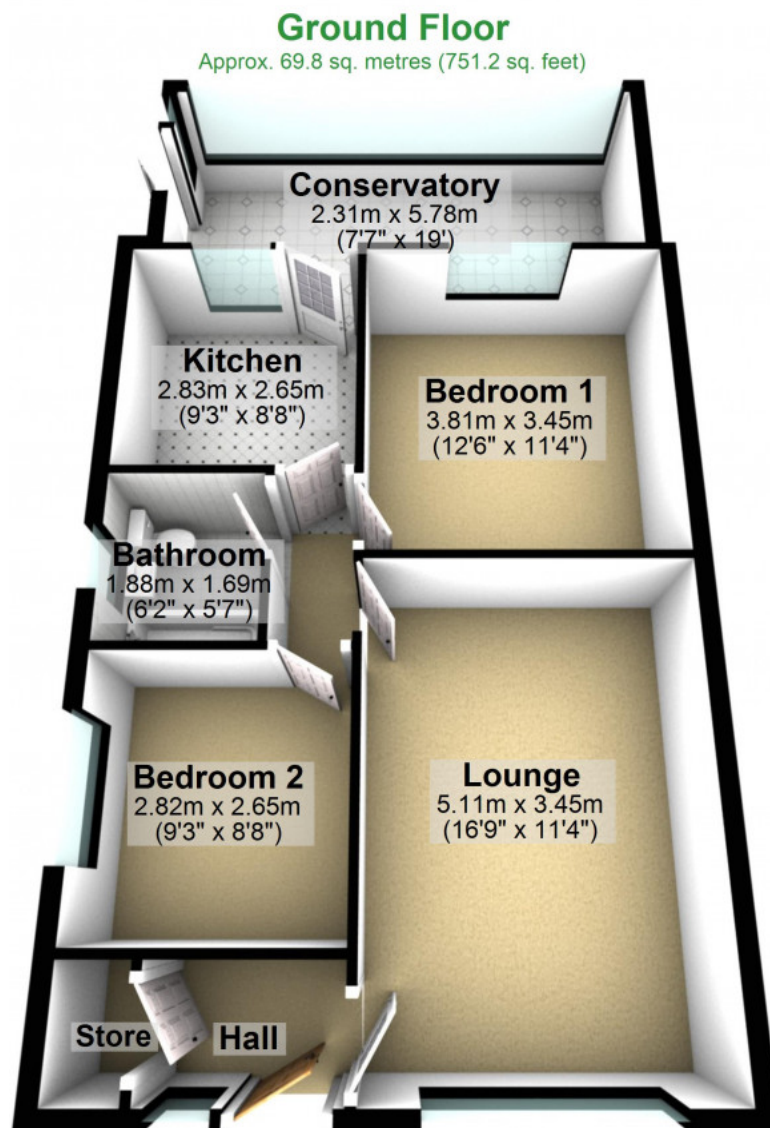
Ground Floor

Approx. 69.8 sq. metres (751.2 sq. feet)



Total area: approx. 69.8 sq. metres (751.2 sq. feet)

## VICTORIA ROAD, PADIHAM, BURNLEY, BB12

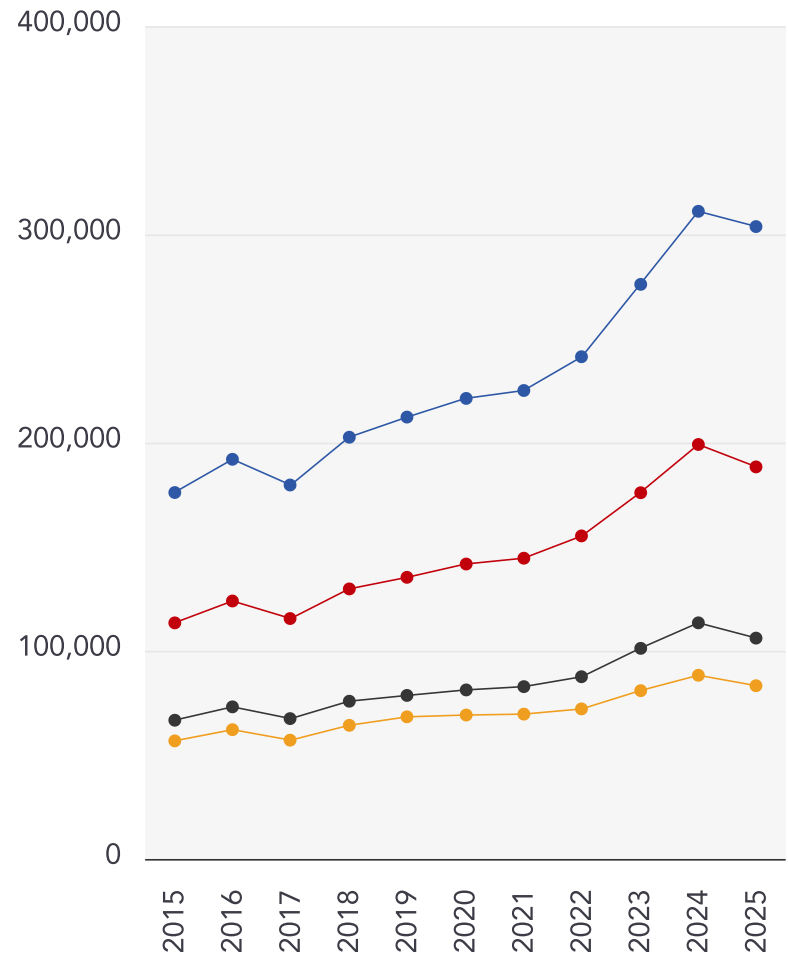


Total area: approx. 69.8 sq. metres (751.2 sq. feet)

# Market

## House Price Statistics

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



Detached

**+72.58%**

Semi-Detached

**+66.06%**

Terraced

**+59.19%**

Flat

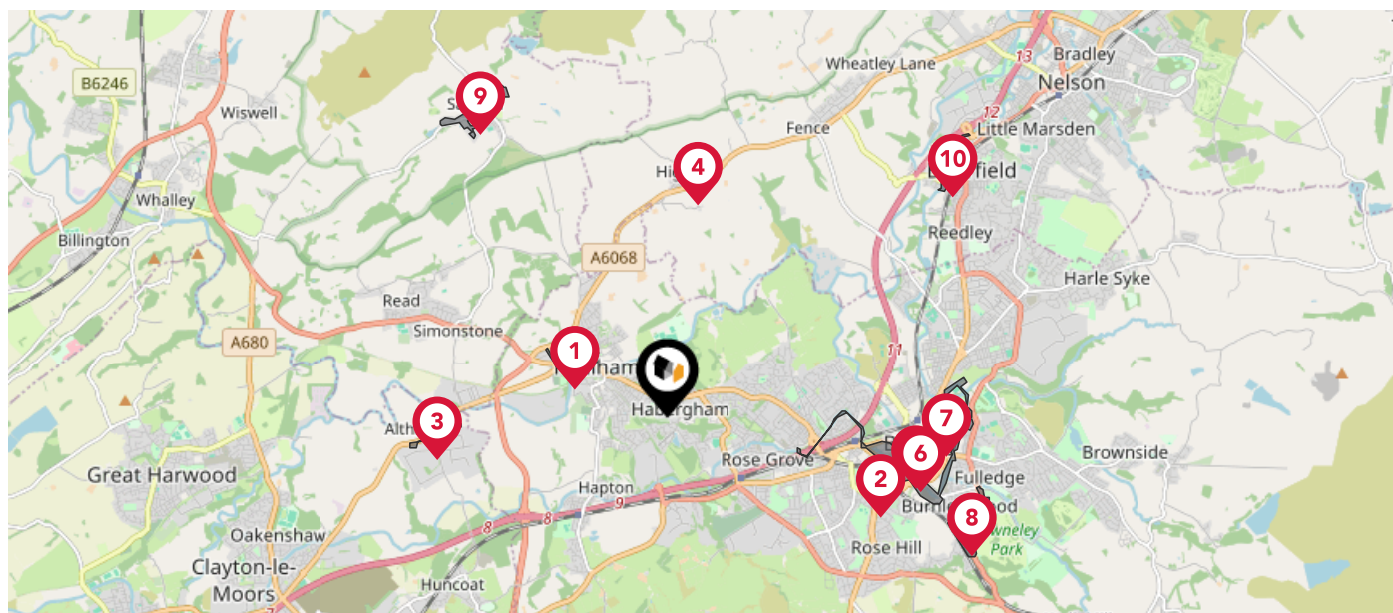
**+46.72%**



# 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



Padiham



Palatine



St James



Higham



Canalside



Burnley Town Centre



Top o' th' Town



Burnley Wood



Sabden

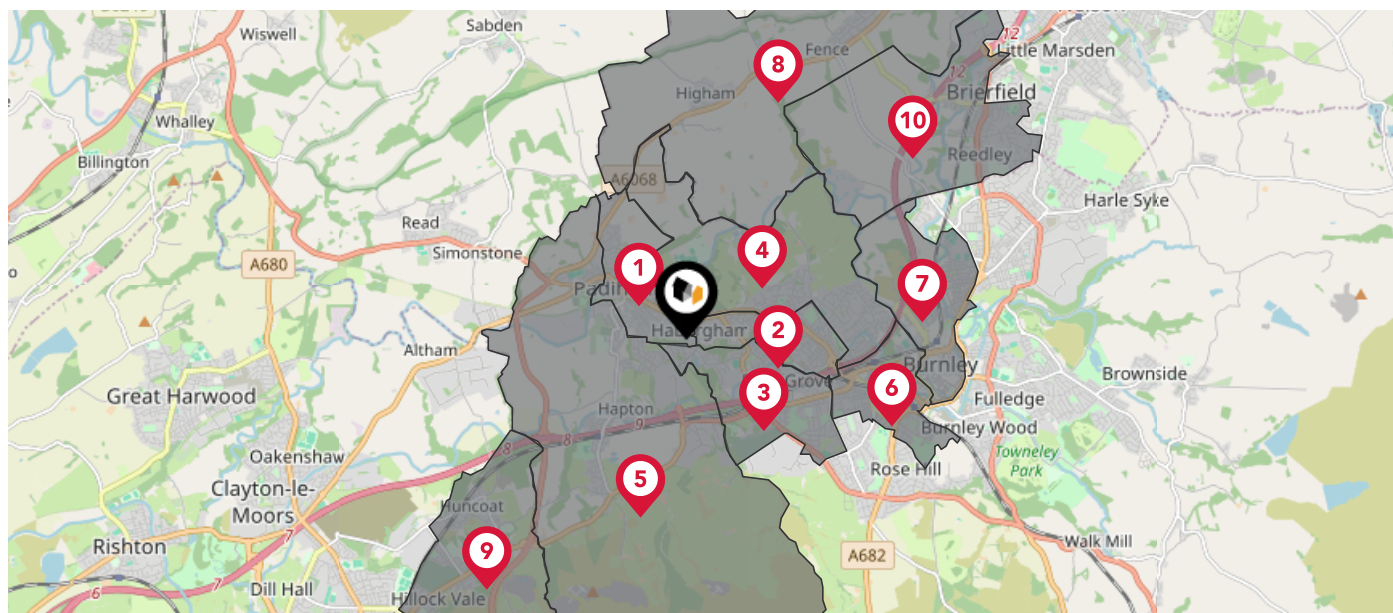


Brierfield Mills

# Maps

## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Gawthorpe Ward



Gannow Ward



Rosegrove with Lowerhouse Ward



Whittlefield with Ightenhill Ward



Hapton with Park Ward



Trinity Ward



Daneshouse with Stoneyholme Ward



Fence & Higham Ward



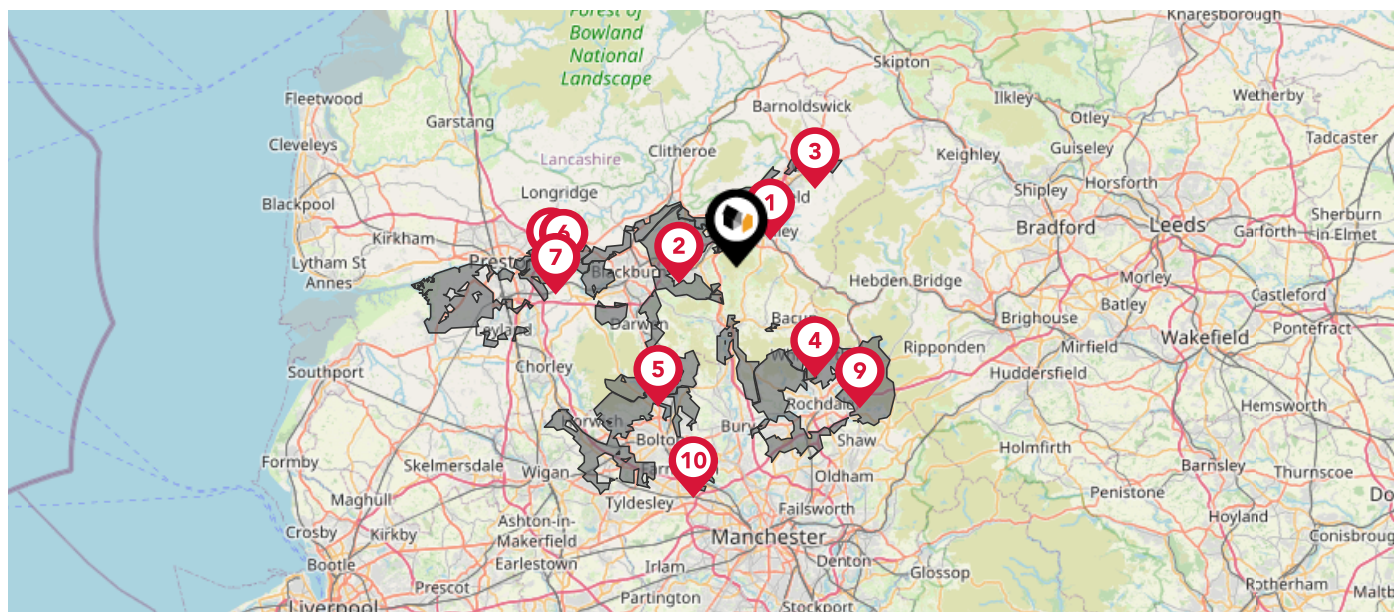
Huncoat Ward



Brierfield West & Reedley Ward



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 - Ribbles Valley

7

Merseyside and Greater Manchester Green Belt - South Ribbles

8

Merseyside and Greater Manchester Green Belt - Preston

9

Merseyside and Greater Manchester Green Belt - Rochdale

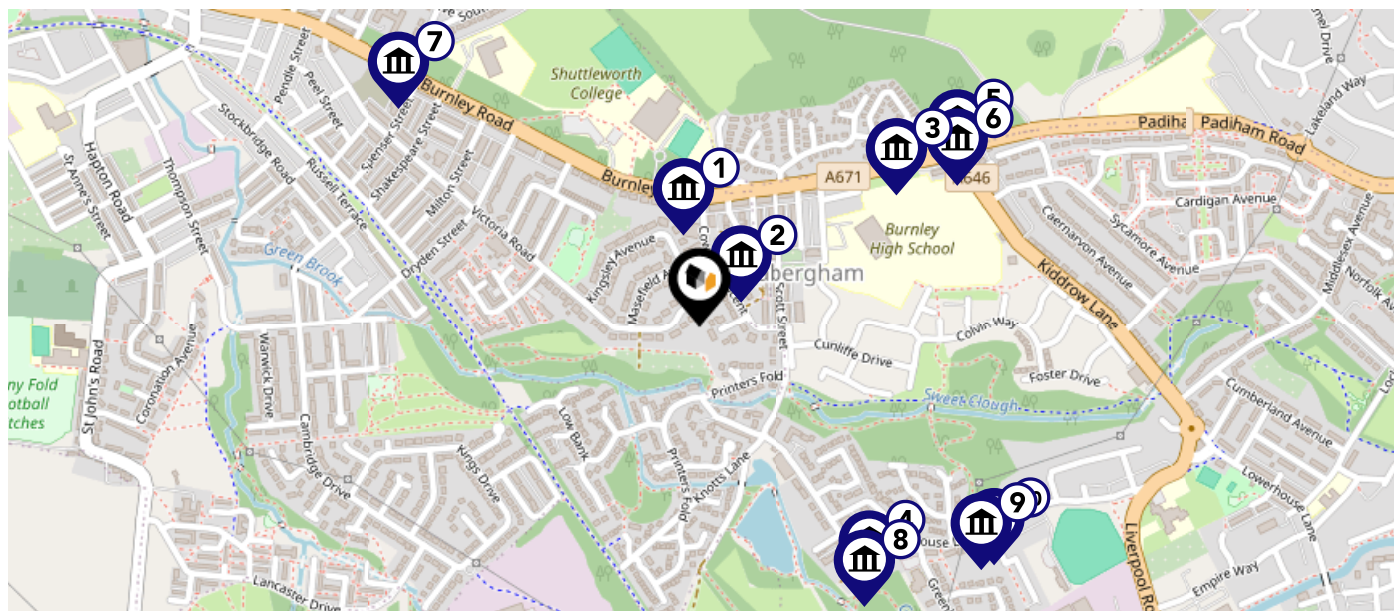
10











Merseyside and Greater Manchester Green Belt - Bolton

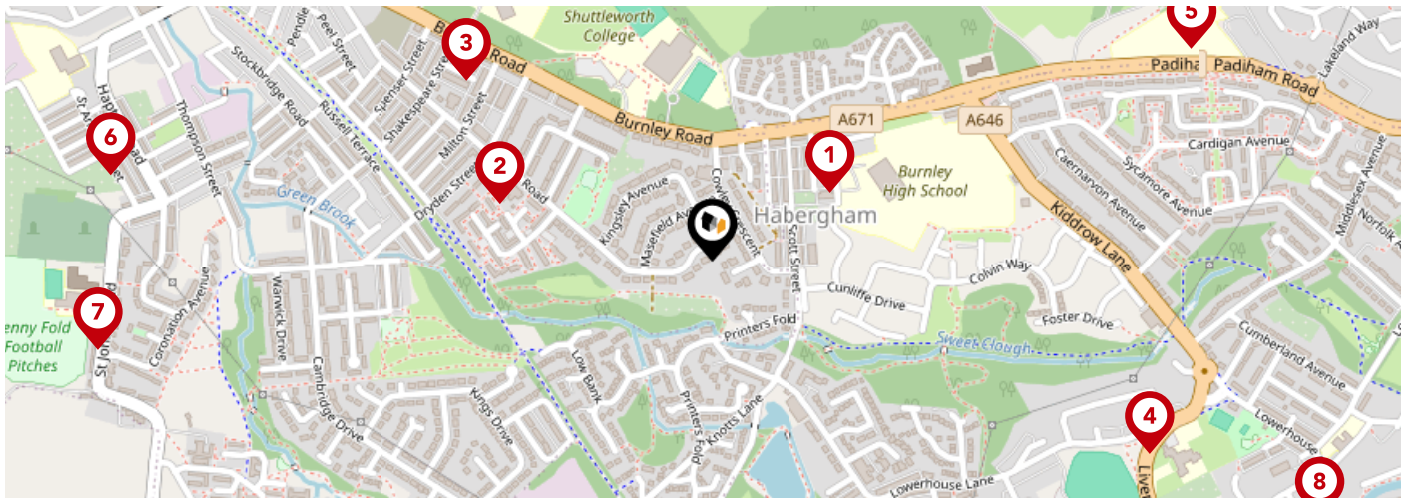
# Maps

## Listed Buildings

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

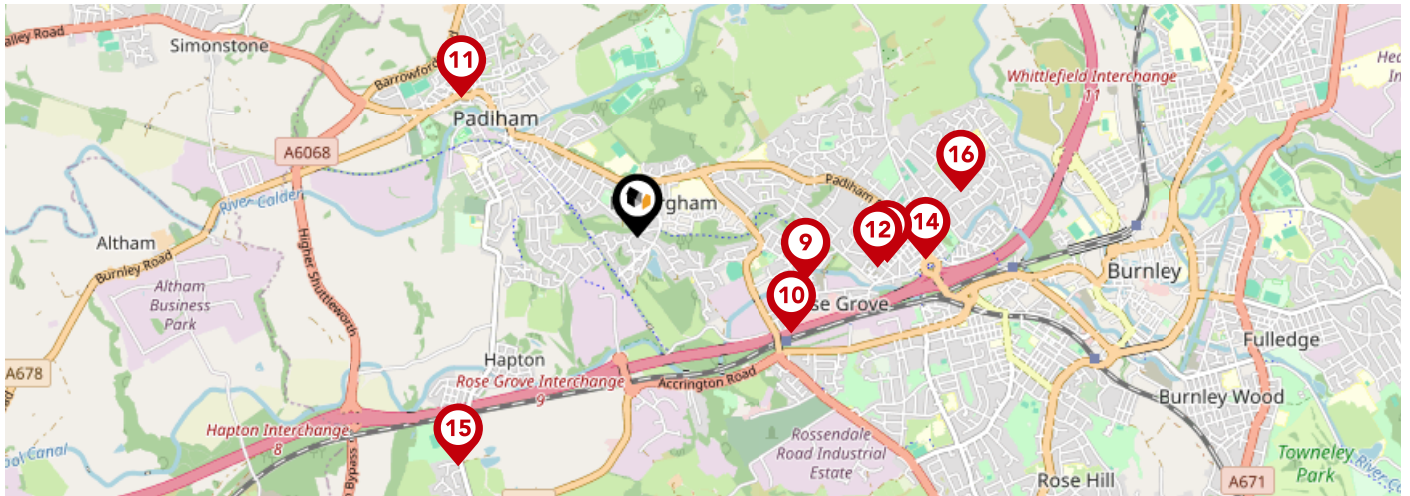


Listed Buildings in the local district		Grade	Distance
	1274248 - Boundary Stone At Sd 8046 3337	Grade II	0.1 miles
	1274222 - Boundary Stone At Sd 8054 3323	Grade II	0.1 miles
	1245005 - 487, Padiham Road	Grade II	0.3 miles
	1244880 - 295-317, Lowerhouse Lane	Grade II	0.3 miles
	1245007 - Church Of All Saints	Grade II	0.3 miles
	1245009 - Gateway And Wall To Churchyard Of Church Of All Saints	Grade II	0.3 miles
	1237634 - Gatepiers At Stockbridge Lodge	Grade II	0.4 miles
	1244882 - 305, 306 And 308, Lowerhouse Lane	Grade II	0.4 miles
	1244876 - 217-227, Lowerhouse Lane	Grade II	0.4 miles
	1244878 - Lamp Post Opposite Number 217	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Burnley High School</b> Ofsted Rating: Good   Pupils: 607   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitegate Nursery School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Padiham Primary School</b> Ofsted Rating: Good   Pupils: 289   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Burnley Lowerhouse Junior School</b> Ofsted Rating: Requires improvement   Pupils: 204   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Joseph's Park Hill School</b> 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"/>
<b>6</b>	<b>Padiham Green Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 197   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St John the Baptist Roman Catholic Primary School, Padiham</b> Ofsted Rating: Good   Pupils: 226   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Augustine of Canterbury RC Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Rosegrove Nursery School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:0.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Rosegrove Infant School</b> Ofsted Rating: Good   Pupils: 156   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Padiham St Leonard's Voluntary Aided Church of England Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Ightenhill Nursery School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance:1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Burnley Ightenhill Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Whittlefield Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Hapton Church of England/Methodist Primary School</b> Ofsted Rating: Good   Pupils: 124   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Wellfield Methodist and Anglican Church School</b> Ofsted Rating: Good   Pupils: 203   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

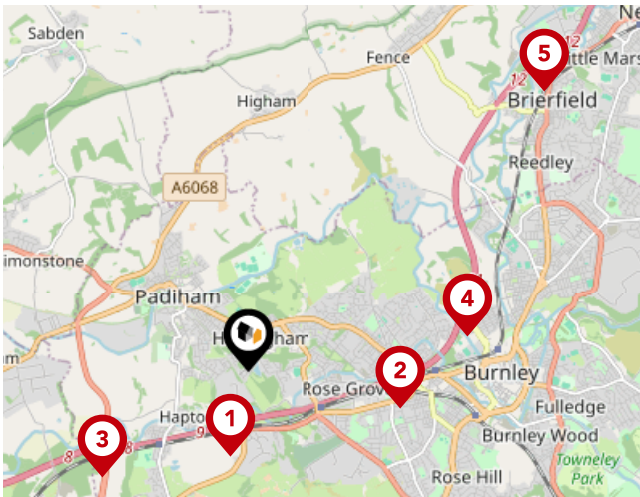
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Rose Grove Rail Station	0.86 miles
2	Hapton Rail Station	1.19 miles
3	Hapton Rail Station	1.19 miles

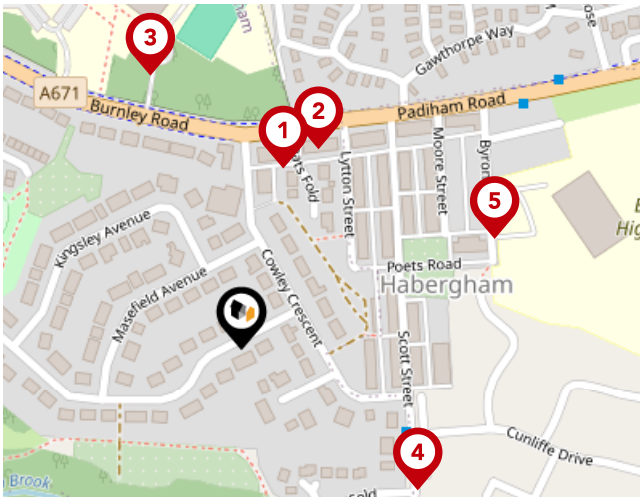


### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J9	0.75 miles
2	M65 J10	1.37 miles
3	M65 J8	1.58 miles
4	M65 J11	1.94 miles
5	M65 J12	3.57 miles

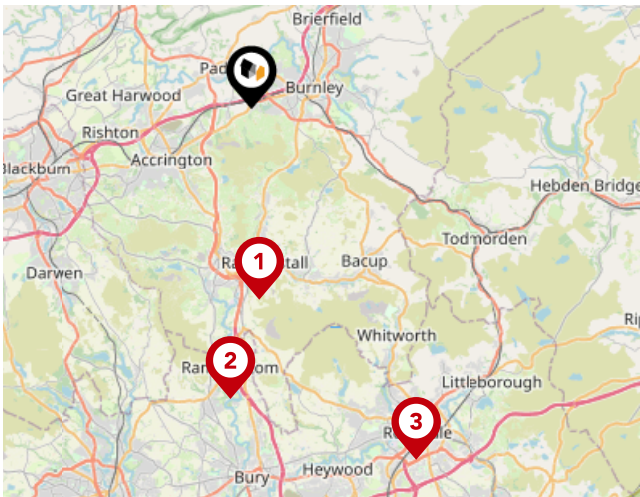
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cowley Crescent	0.1 miles
2	Whitegate	0.12 miles
3	Shuttleworth College Grounds	0.16 miles
4	Printers Fold	0.12 miles
5	Ivy Bank School	0.15 miles



### Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.66 miles
2	Ramsbottom (East Lancashire Railway)	10.19 miles
3	Rochdale Interchange (Manchester Metrolink)	13.59 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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