

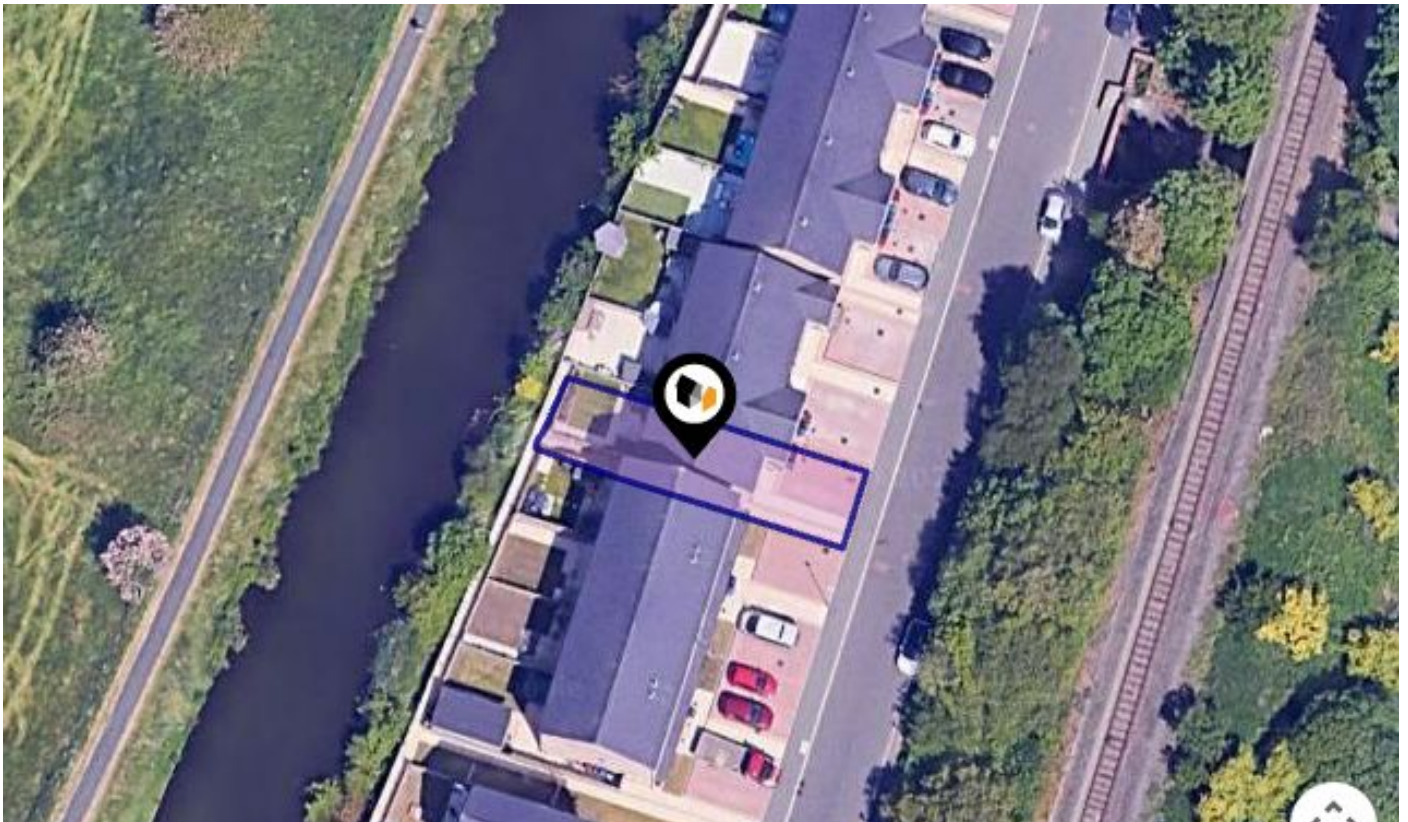


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th September 2025



MARINA VIEW, BURNLEY, BB12

Pendle Hill Properties

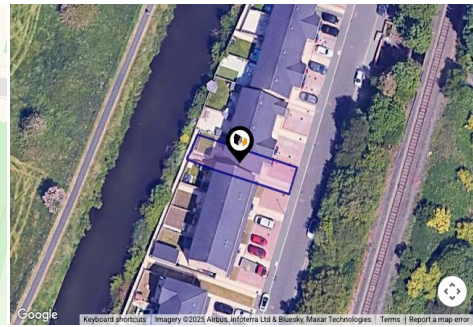
74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk















Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.04 acres		
Year Built :	2021		
Council Tax :	Band C		
Annual Estimate:	£2,183		
Title Number:	LAN246161		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	6 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			

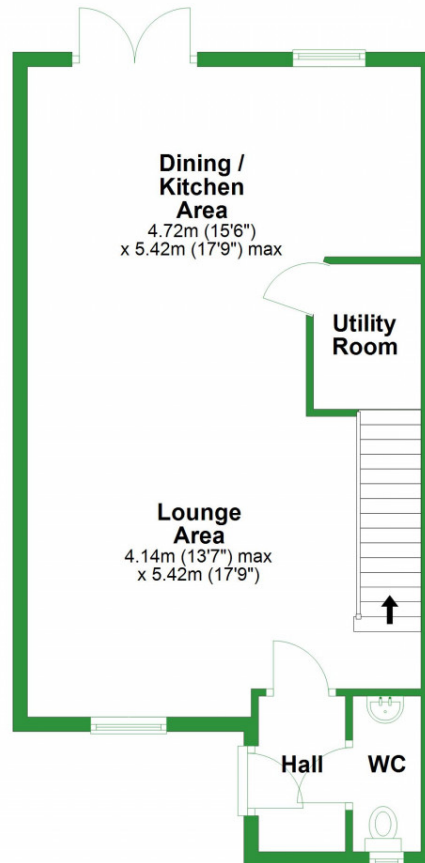
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
O ₂	EE	3	O2			



MARINA VIEW, BURNLEY, BB12

Ground Floor

Approx. 56.6 sq. metres (609.1 sq. feet)

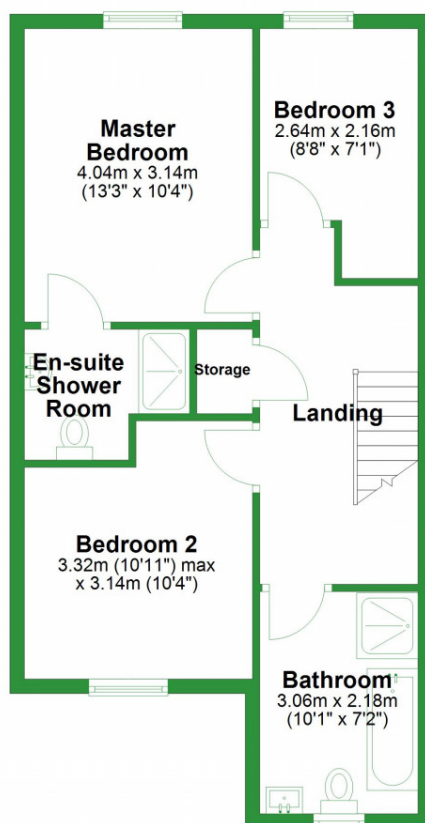


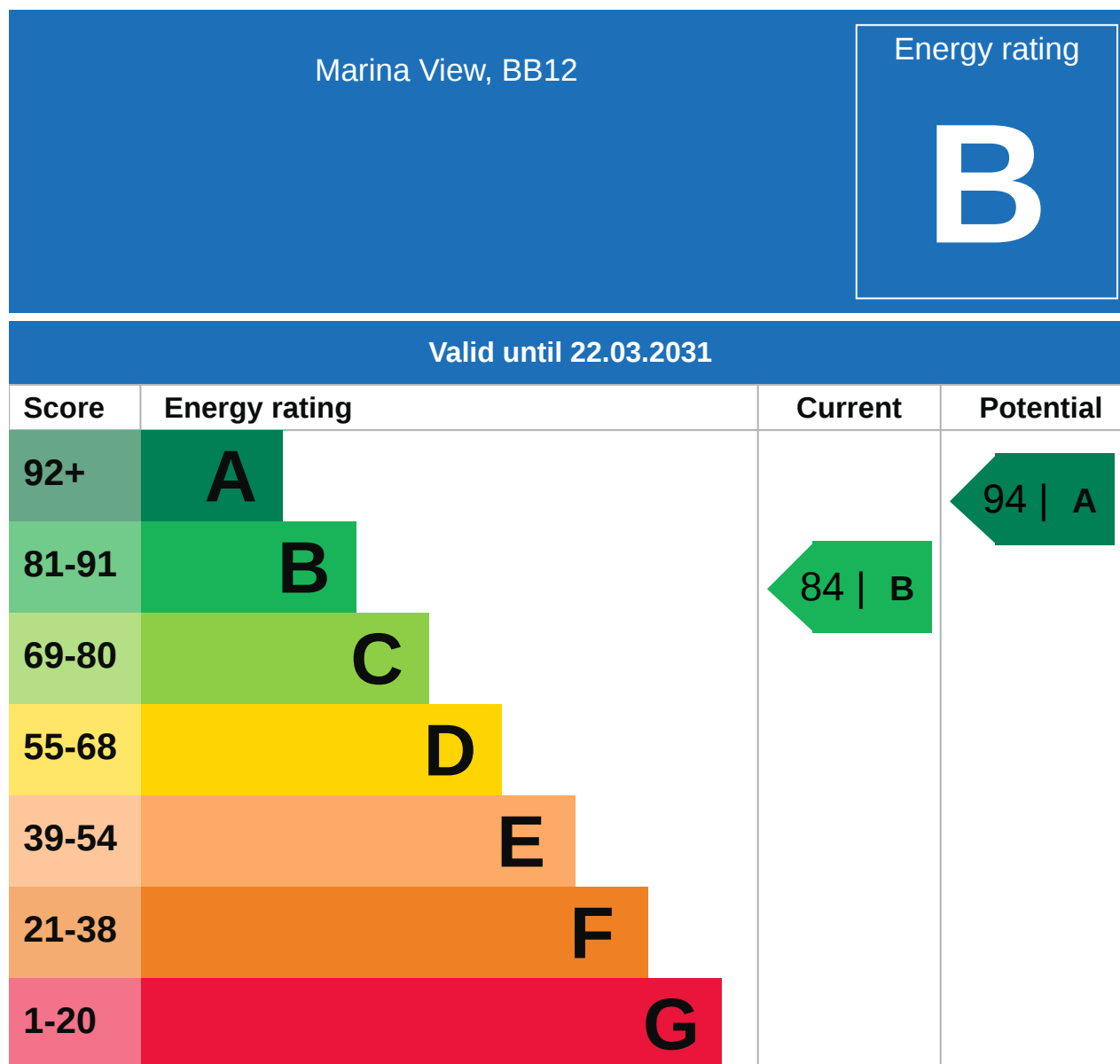
Total area: approx. 109.8 sq. metres (1181.4 sq. feet)

MARINA VIEW, BURNLEY, BB12

First Floor

Approx. 53.2 sq. metres (572.3 sq. feet)





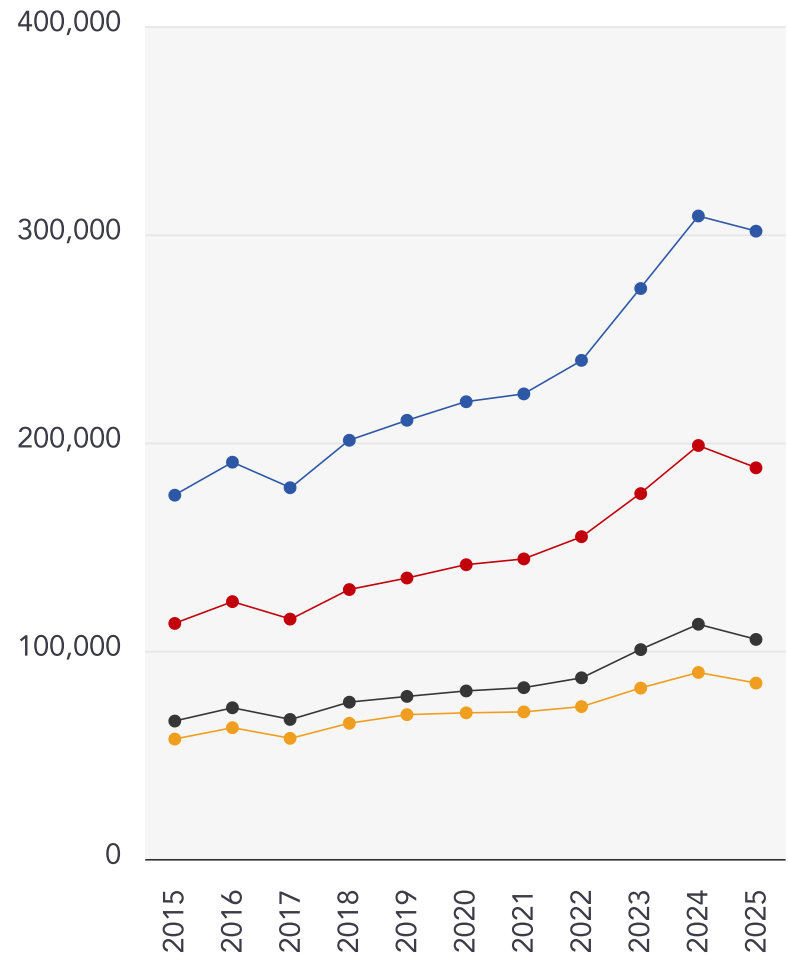
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m-Â°K
Total Floor Area:	108 m ²

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%

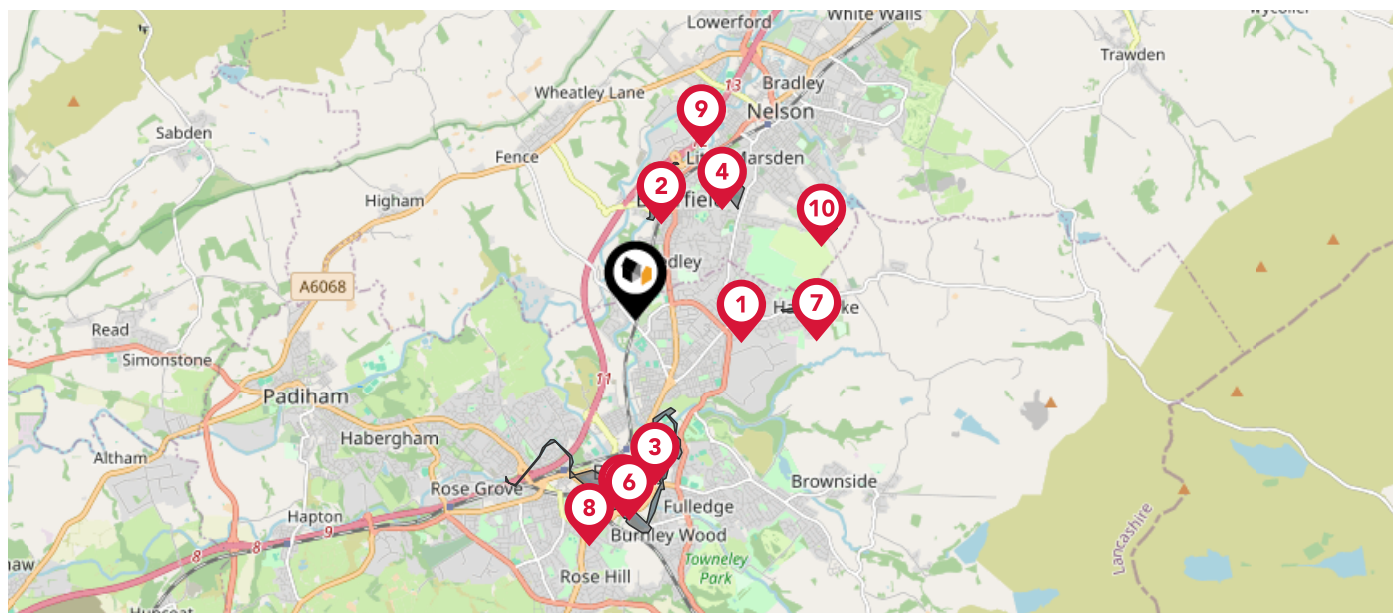
Flat

+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



Jib Hill



Brierfield Mills



Top o' th' Town



Edge End, Nelson



Canalside



Burnley Town Centre



Harle Syke



Palatine

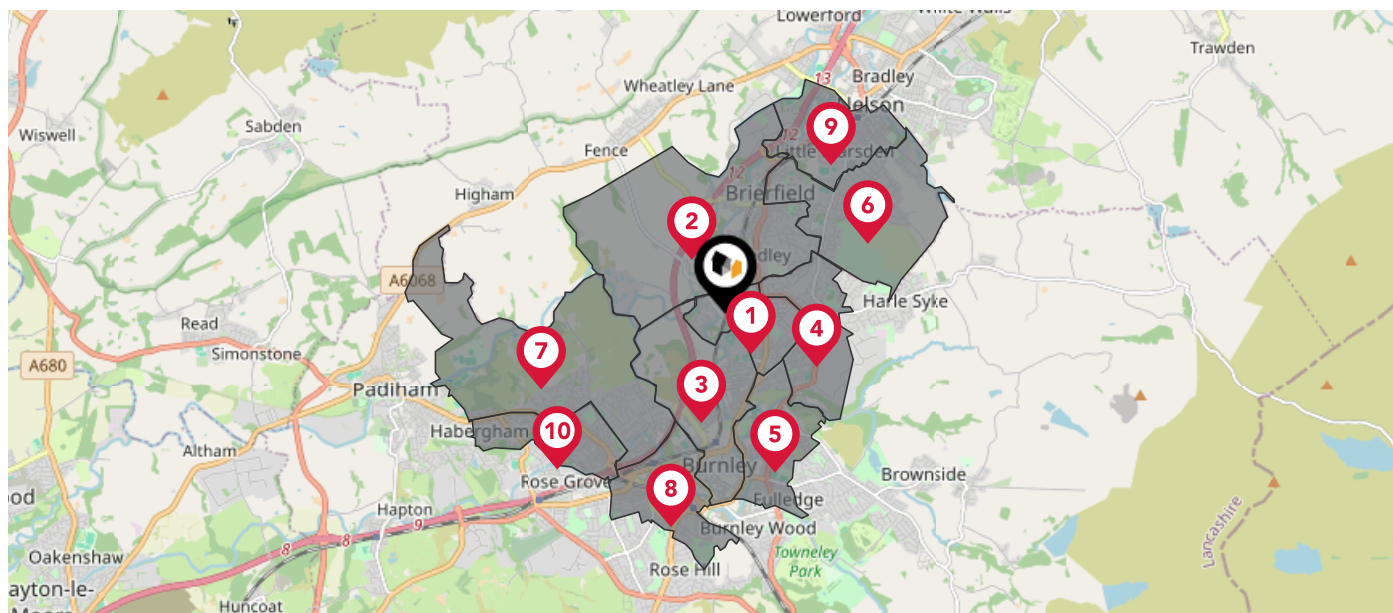


Lomeshaye Industrial Hamlet, Nelson



Scholefield and Coldweather, Nelson

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

1

Queensgate Ward

2

Brierfield West & Reedley Ward

3

Daneshouse with Stoneyholme Ward

4

Lanehead Ward

5

Bank Hall Ward

6

Brierfield East & Clover Hill Ward

7

Whittlefield with Ightenhill Ward

8

Trinity Ward

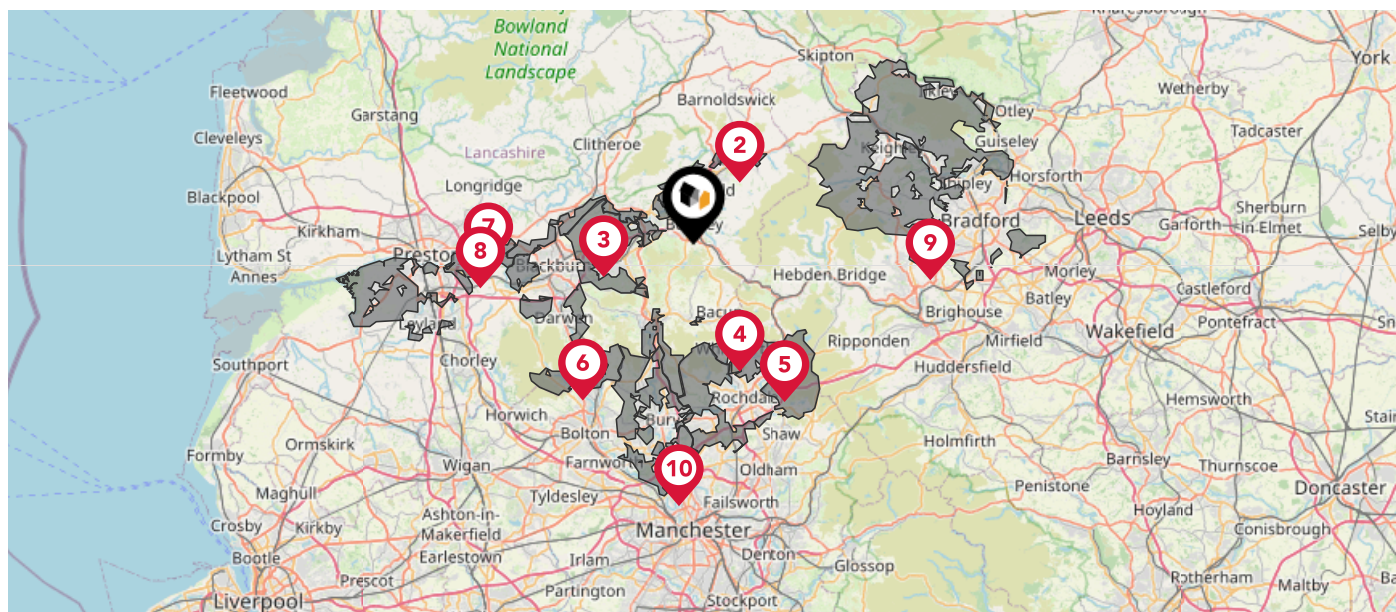
9

Whitefield & Walverden Ward

10

Gannow Ward

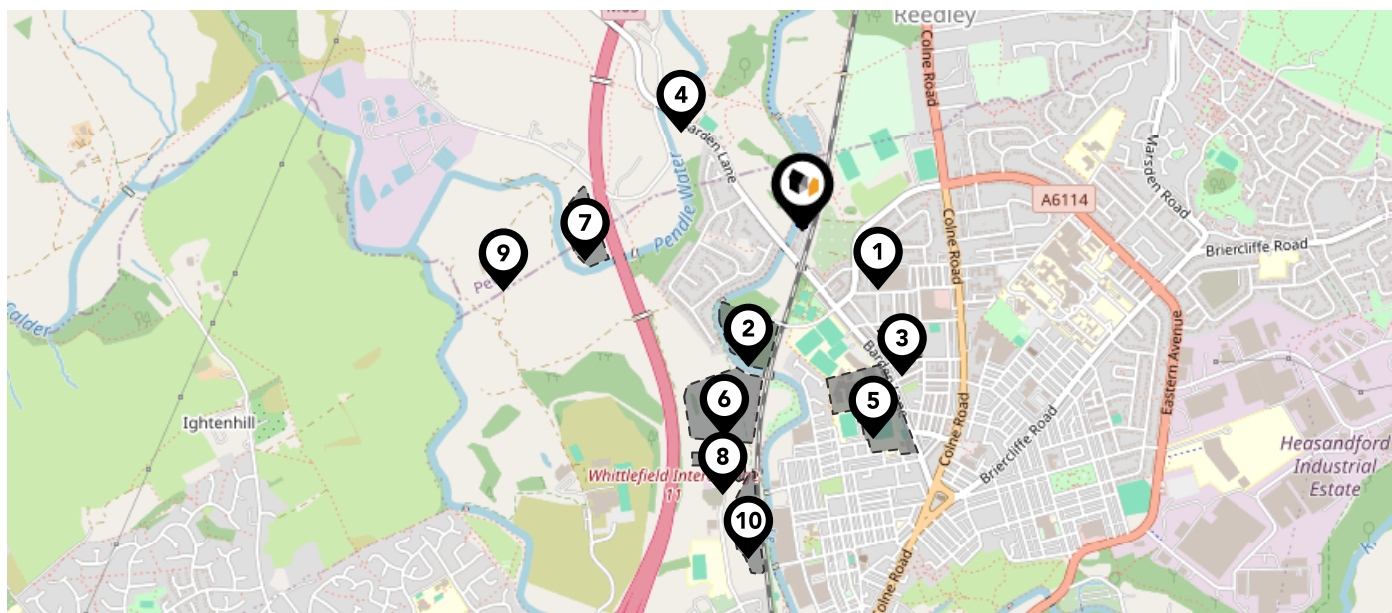
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Burnley
- 2 Merseyside and Greater Manchester Green Belt - 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 Merseyside and Greater Manchester Green Belt - South Ribble
- 9 South and West Yorkshire Green Belt - Bradford
- 10 Merseyside and Greater Manchester Green Belt - Bury

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.



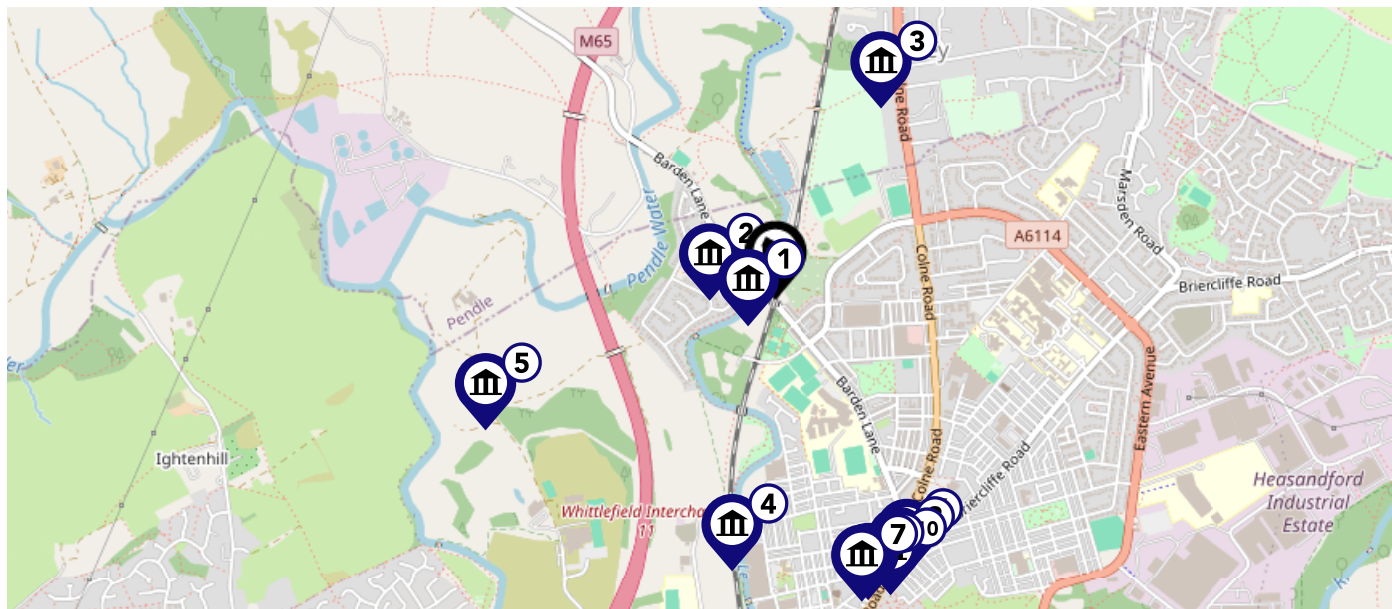
Nearby Landfill Sites

1	Keswick Road Reservoir-Burnley Lane, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
2	Heald Road Works-Heald Road, Brierfield, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
3	Pratt Street-Pratt Street - Disraeli Street, Brierfield, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
4	Barden Tip-Barden Lane, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
5	Barden Lane Sports Track-Barden Lane, Brierfield, Lancashire	Historic Landfill	<input type="checkbox"/>
6	Railway Line-Near M65, Brierfield, Lancashire	Historic Landfill	<input type="checkbox"/>
7	Higher Duckpits-Adamsons Tip, Bounded by M65 and Pendle Water, Adamsons Bridge, Reedley Hallows, Lancashire	Historic Landfill	<input type="checkbox"/>
8	B G Transco, Oswald Street-Oswald Street, Stoneyholme, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
9	Adamsons Farm-Royle Road, Reedley Hallows, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
10	Old Hall Farm-Off Oswald Street, Soneyholme, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>

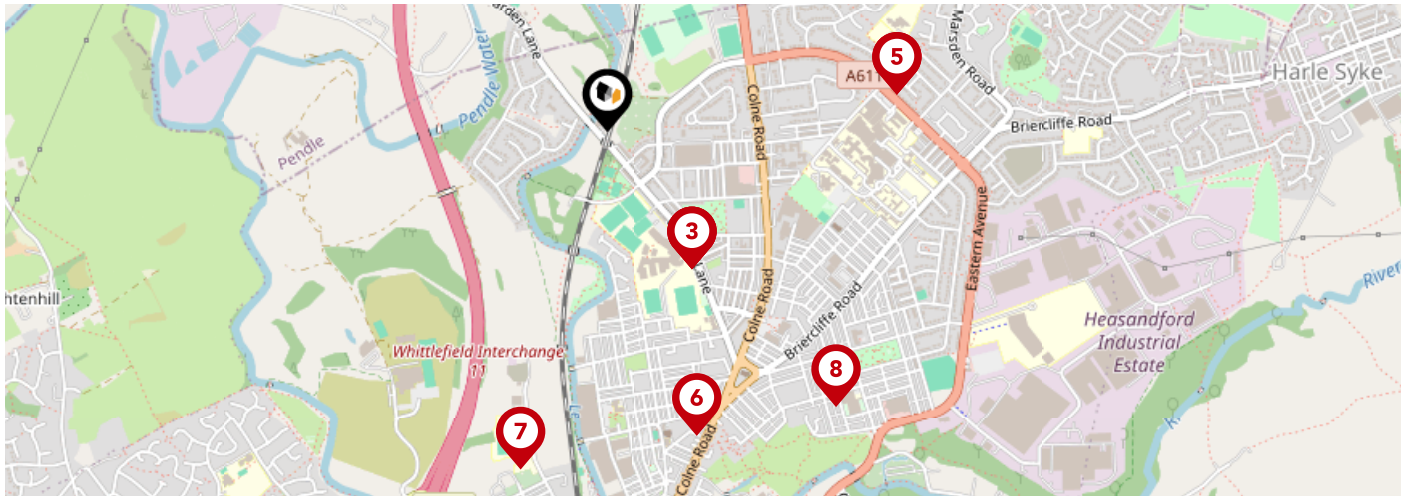
Maps

Listed Buildings

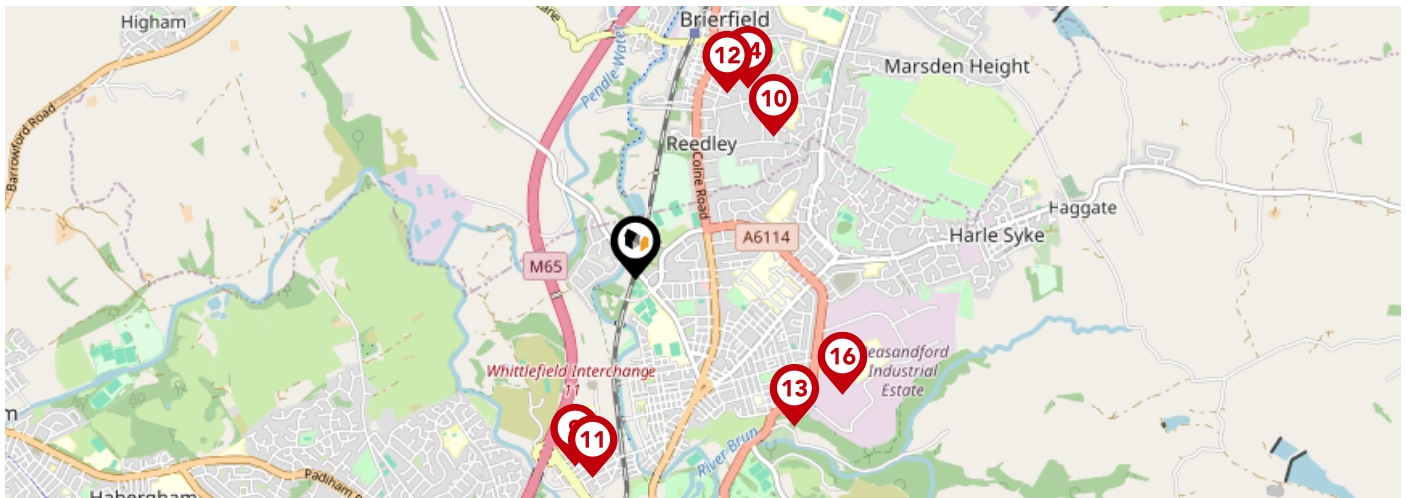
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1022627 - Lodge Canal Bridge	Grade II	0.1 miles
	1022628 - Lodge Farmhouse	Grade II	0.1 miles
	1408101 - Domus, 542 Colne Road, Burnley	Grade II	0.5 miles
	1244922 - New Hall Bridge	Grade II	0.6 miles
	1244838 - Royle Cottage	Grade II	0.7 miles
	1270970 - Church Of St Andrew	Grade II	0.7 miles
	1244992 - Jamia Mosque Farooq-e-azam With Attached Boundary Wall And Railings	Grade II	0.7 miles
	1270972 - St Andrews School	Grade II	0.7 miles
	1022607 - Former Angle Street Baptist Church And Attached Forecourt Railings, Piers And Gates	Grade II	0.7 miles
	1270966 - Duke Of York Hotel	Grade II	0.7 miles



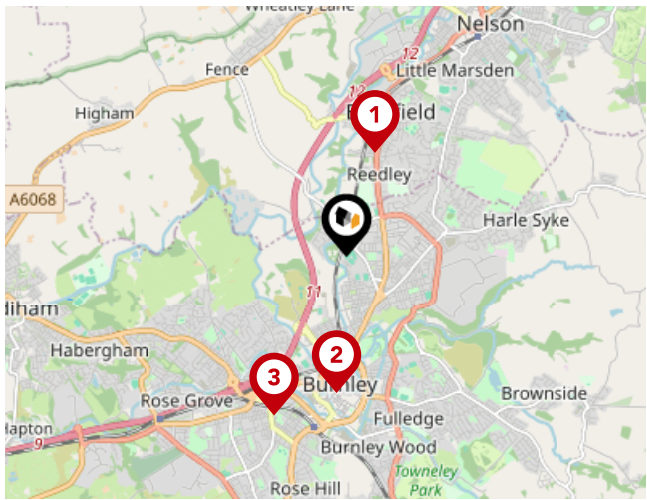
		Nursery	Primary	Secondary	College	Private
1	Reedley Hallows Nursery School Ofsted Rating: Outstanding Pupils: 176 Distance:0.36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holly Grove School Ofsted Rating: Outstanding Pupils: 121 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barden Primary School Ofsted Rating: Good Pupils: 476 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Casterton Primary Academy Ofsted Rating: Good Pupils: 297 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John the Baptist RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 214 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Rawdhatul Uloom Ofsted Rating: Good Pupils: 114 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burnley Stoneyholme Community Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Heasandford Primary School Ofsted Rating: Good Pupils: 630 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	The Heights Burnley Ofsted Rating: Good Pupils: 4 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Stoneyholme Nursery School Ofsted Rating: Outstanding Pupils: 86 Distance:0.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Pendle Primary Academy Ofsted Rating: Good Pupils: 412 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Basnett Street Nursery School Ofsted Rating: Outstanding Pupils: 106 Distance:0.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ridgewood Community High School Ofsted Rating: Good Pupils: 186 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sir John Thursby Community College Ofsted Rating: Good Pupils: 1117 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

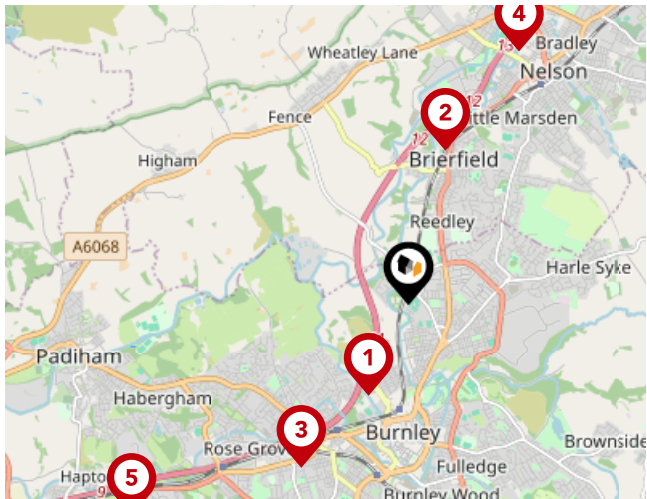
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	0.95 miles
2	Burnley Central Rail Station	1.2 miles
3	Burnley Barracks Rail Station	1.52 miles

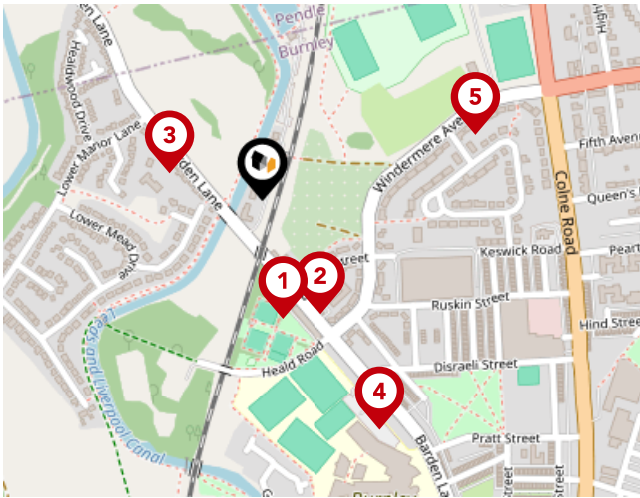


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J11	0.87 miles
2	M65 J12	1.39 miles
3	M65 J10	1.71 miles
4	M65 J13	2.42 miles
5	M65 J9	3.05 miles

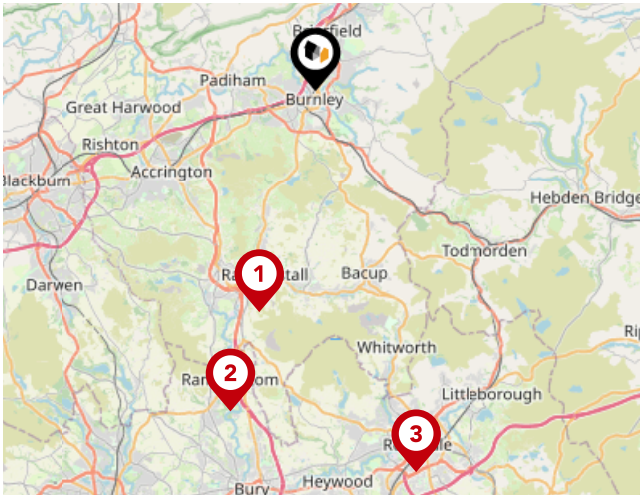
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blacker Street	0.13 miles
2	Barden Lane	0.14 miles
3	Lower Manor Lane	0.11 miles
4	Disraeli Street	0.28 miles
5	Shap Grove	0.24 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	8 miles
2	Ramsbottom (East Lancashire Railway)	11.65 miles
3	Rochdale Interchange (Manchester Metrolink)	13.85 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/



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Pendle Hill Properties

74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk



Valuation Office
Agency

