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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th October 2025



COTTAGE CLOSE, CLITHEROE, BB7

Pendle Hill Properties

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,203 ft ² / 111 m ²		
Plot Area:	0.09 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£2,811		
Title Number:	LAN257138		

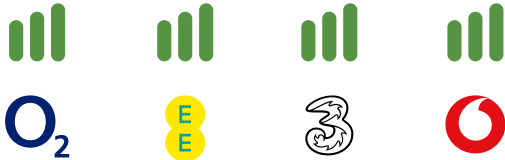
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	40 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

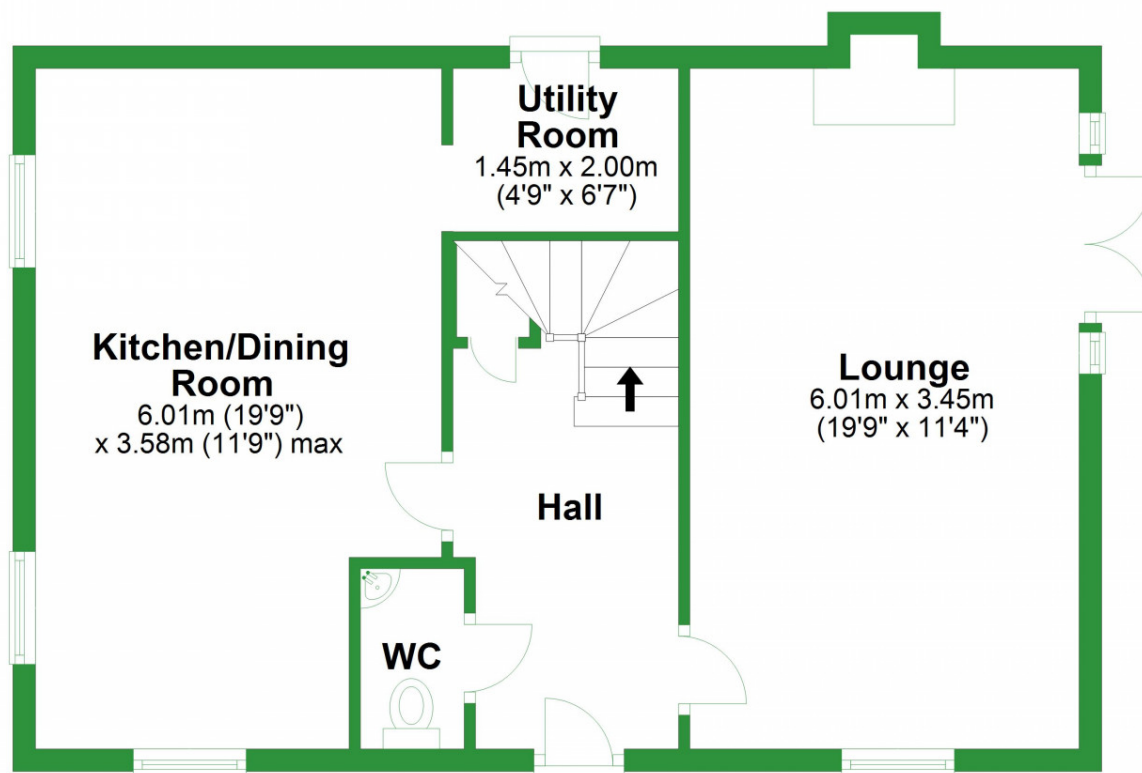




COTTAGE CLOSE, CLITHEROE, BB7

Ground Floor

Approx. 55.9 sq. metres (601.4 sq. feet)

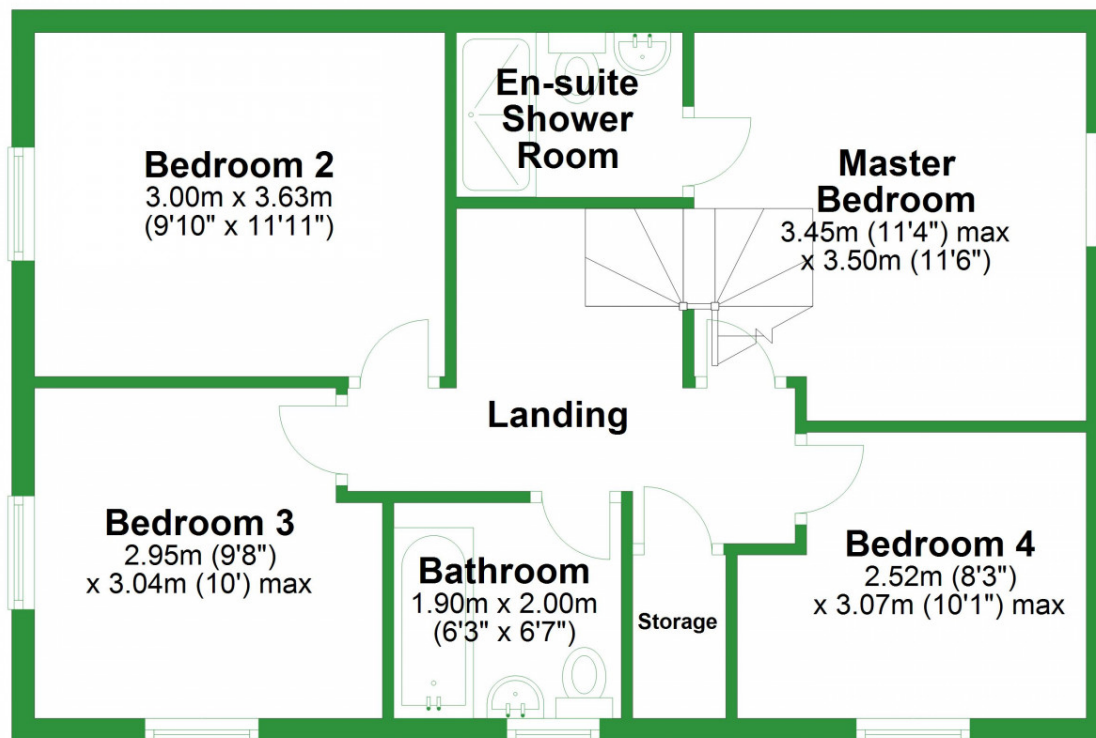


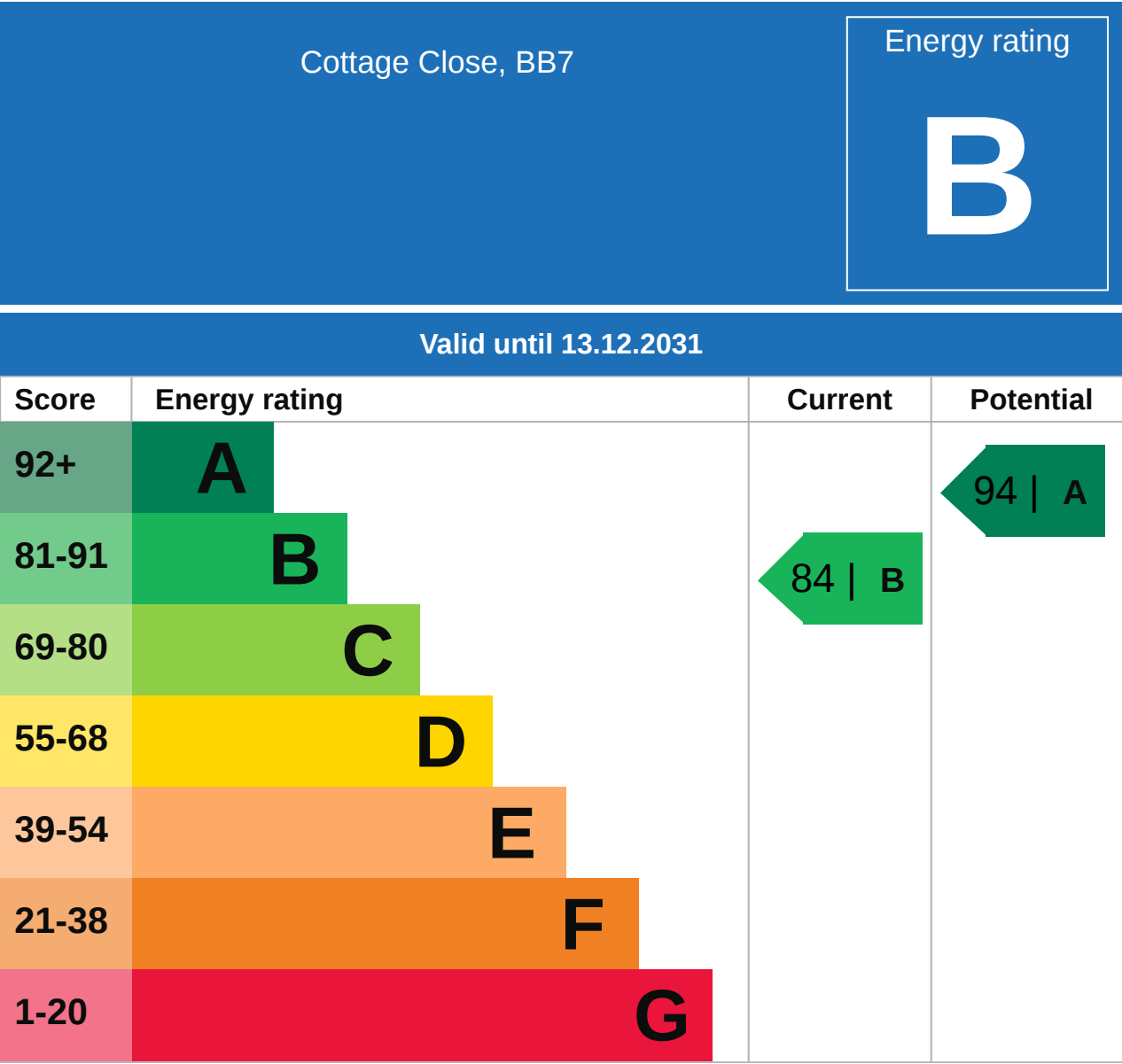
Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

COTTAGE CLOSE, CLITHEROE, BB7

First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)





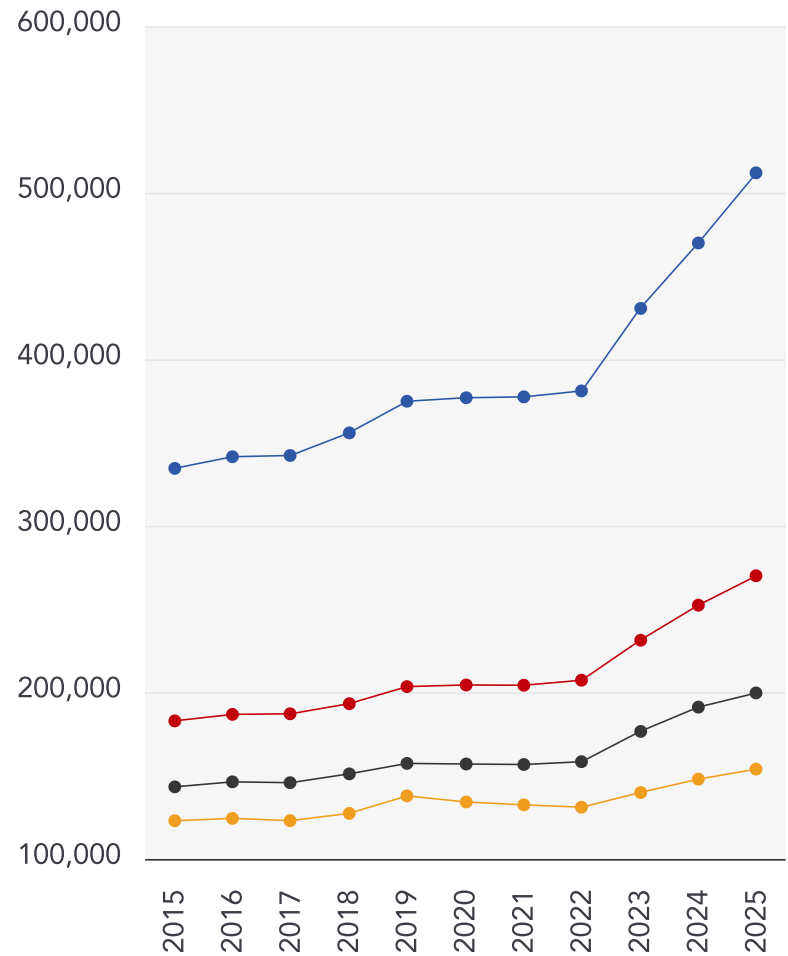
Additional EPC Data

Property Type:	House
Build Form:	Detached
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 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 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 0.15 W/m-Â°K
Total Floor Area:	114 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB7



Detached

+53.05%

Semi-Detached

+47.66%

Terraced

+39.35%

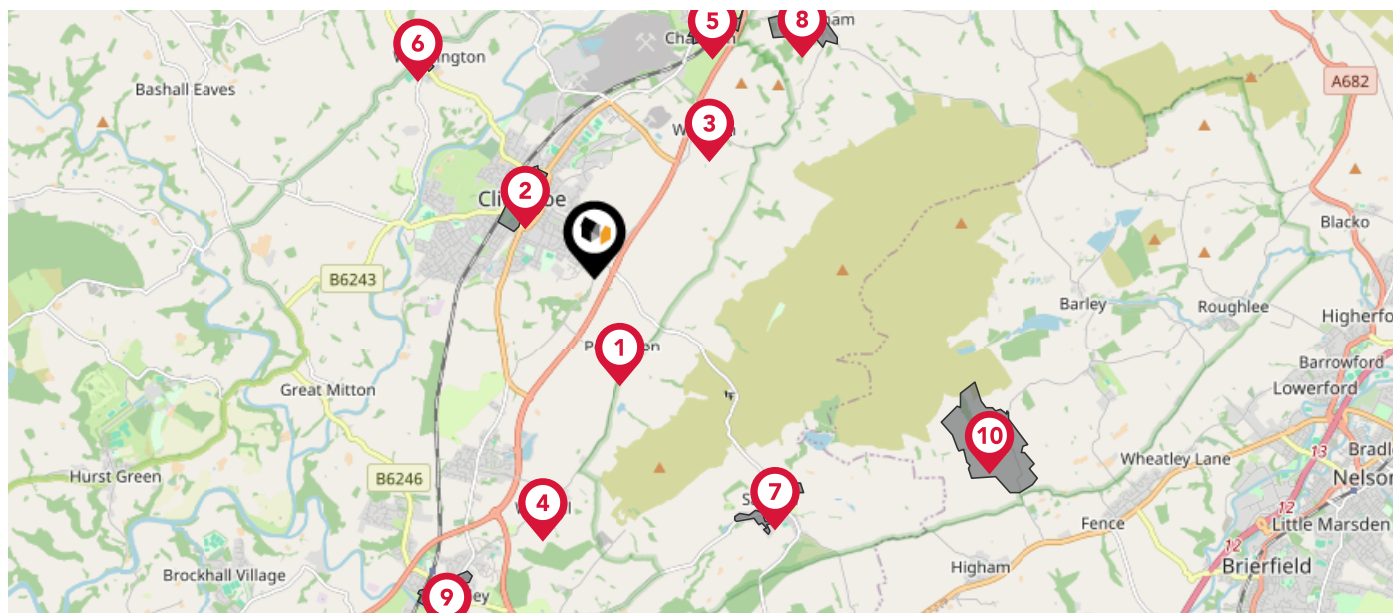
Flat

+25.24%

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.



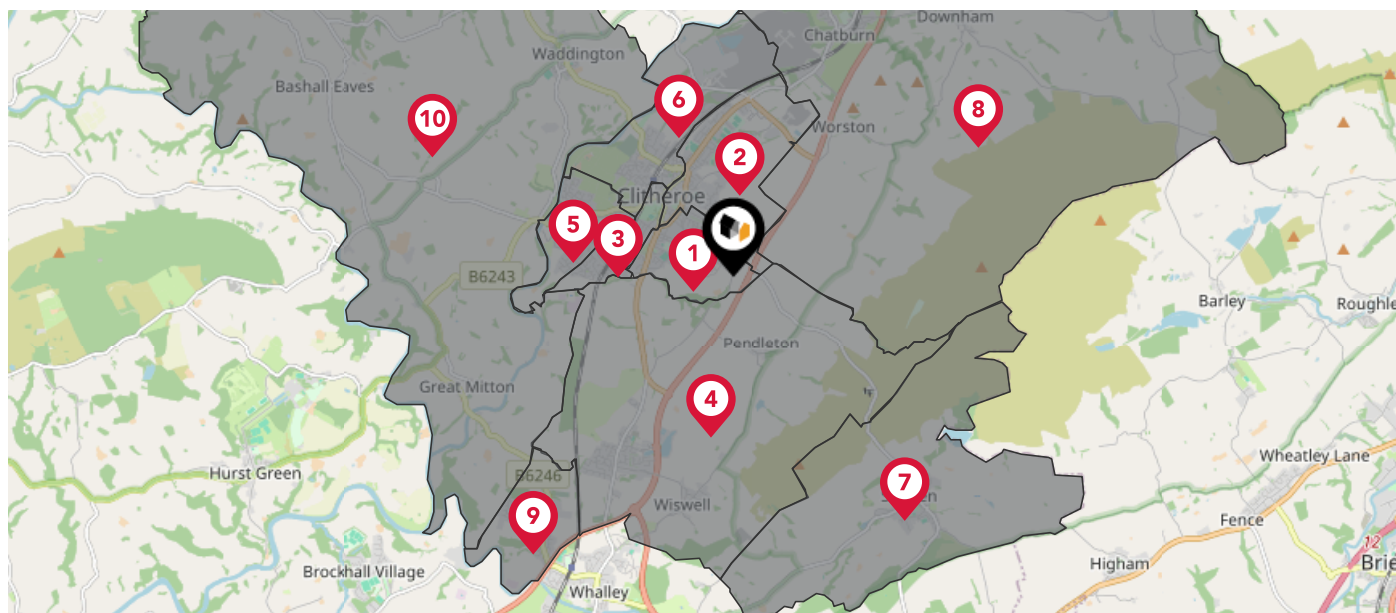
Nearby Conservation Areas

- | | |
|----|-------------|
| 1 | Pendleton |
| 2 | Clitheroe |
| 3 | Worston |
| 4 | Wiswell |
| 5 | Chatburn |
| 6 | Waddington |
| 7 | Sabden |
| 8 | Downham |
| 9 | Whalley |
| 10 | Sabden Fold |

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



Littlemoor Ward



Salthill Ward



Primrose Ward



Wiswell & Barrow Ward



Edisford & Low Moor Ward



St. Mary's Ward



Sabden Ward



Chatburn Ward

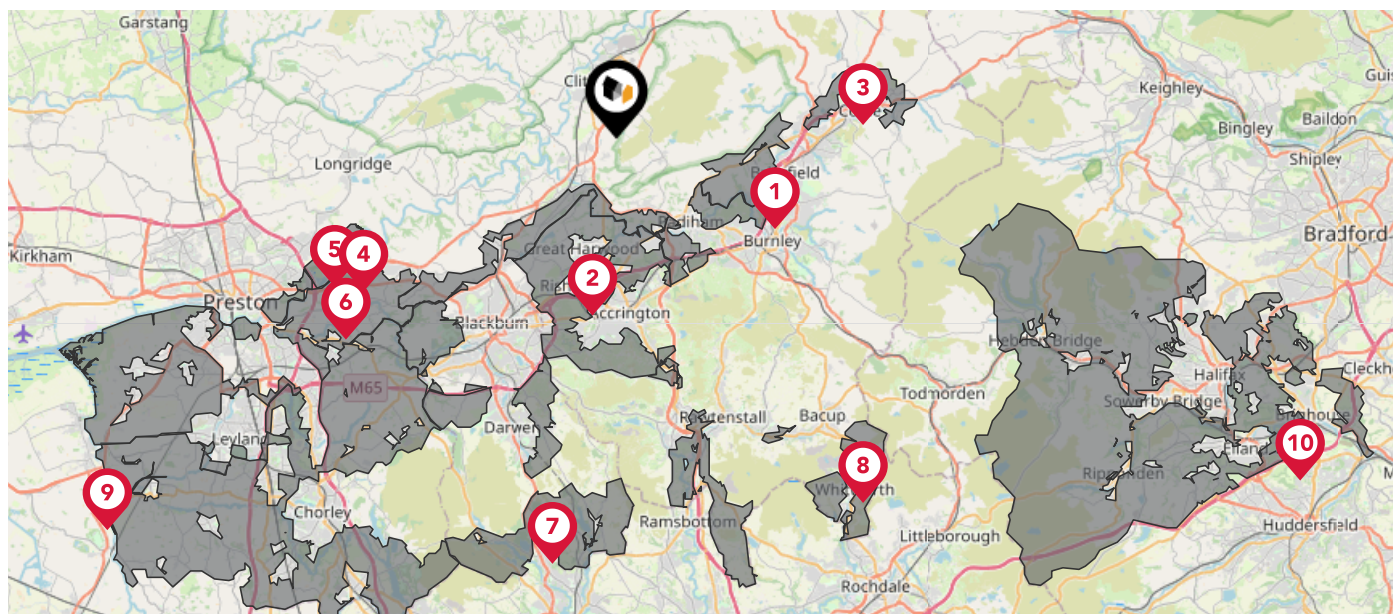


Whalley Nethertown Ward



Waddington, Bashall Eaves & Mitton Ward

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



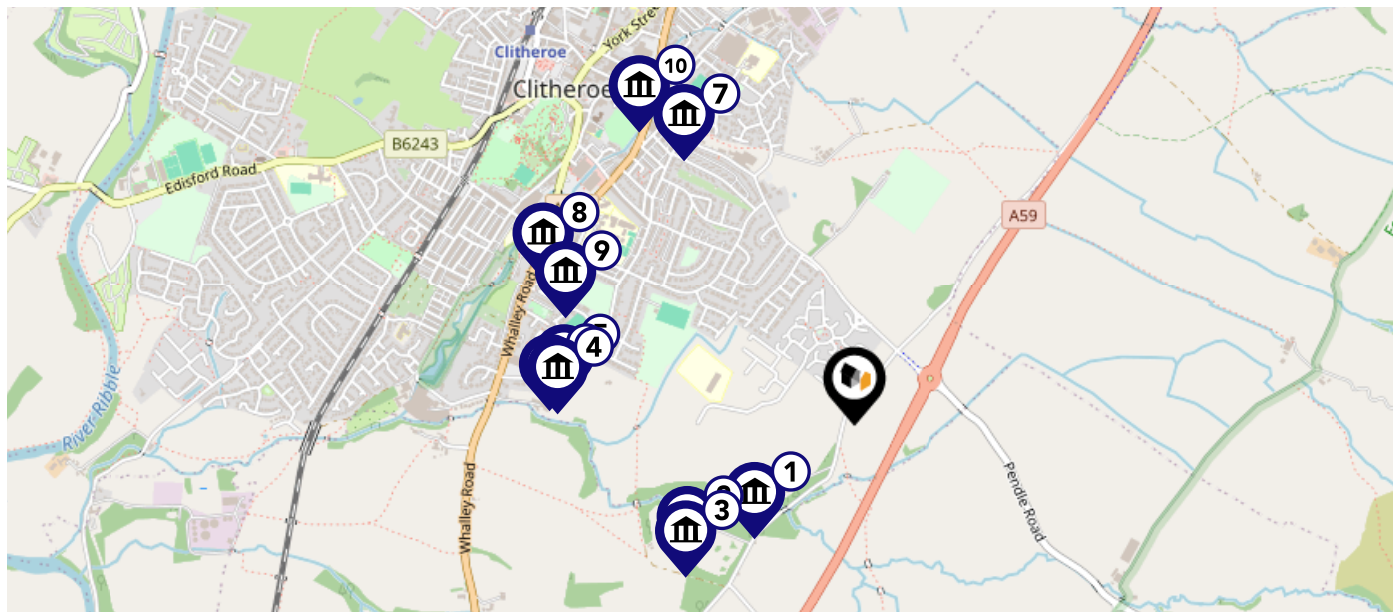
Nearby Green Belt Land

- 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 - Ribble Valley
- 5** Merseyside and Greater Manchester Green Belt - Preston
- 6** Merseyside and Greater Manchester Green Belt - South Ribble
- 7** Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 8** Merseyside and Greater Manchester Green Belt - Rossendale
- 9** Merseyside and Greater Manchester Green Belt - Chorley
- 10** South and West Yorkshire Green Belt - Calderdale

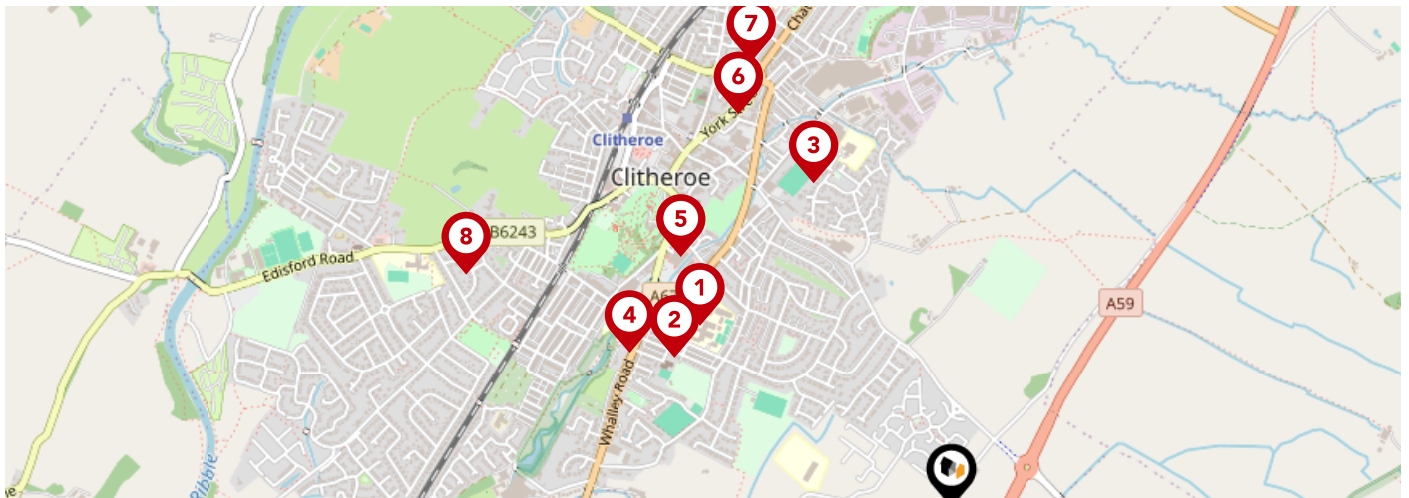
Maps

Listed Buildings

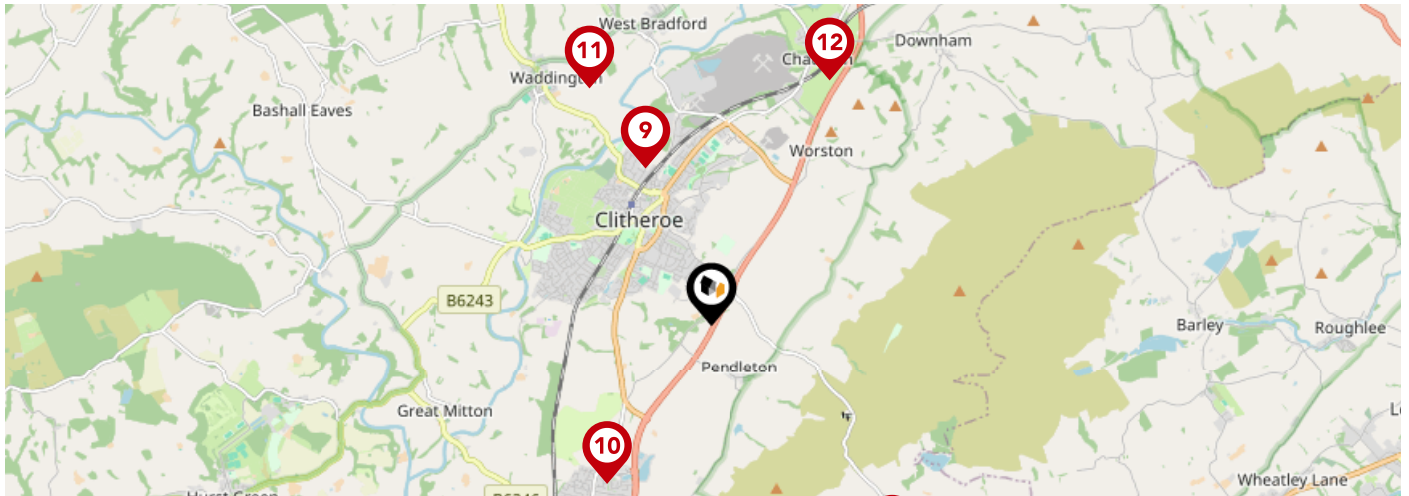
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1072386 - The Old Bothy	Grade II	0.3 miles
	1072085 - Standen Hall	Grade II	0.5 miles
	1362348 - Mounting Block Approximately 40 Metres South Of South Front, Standen Hall	Grade II	0.5 miles
	1072343 - 11-15, Little Moor	Grade II	0.6 miles
	1072342 - 1-9, Little Moor	Grade II	0.6 miles
	1362198 - Little Moor House	Grade II	0.6 miles
	1164286 - Ashgrove Shaw Cottage	Grade II	0.7 miles
	1362228 - 45 And 47 Whalley Road	Grade II	0.7 miles
	1072358 - Church Of St James	Grade II	0.7 miles
	1072363 - 8 And 10, Shaw Bridge Street	Grade II	0.8 miles



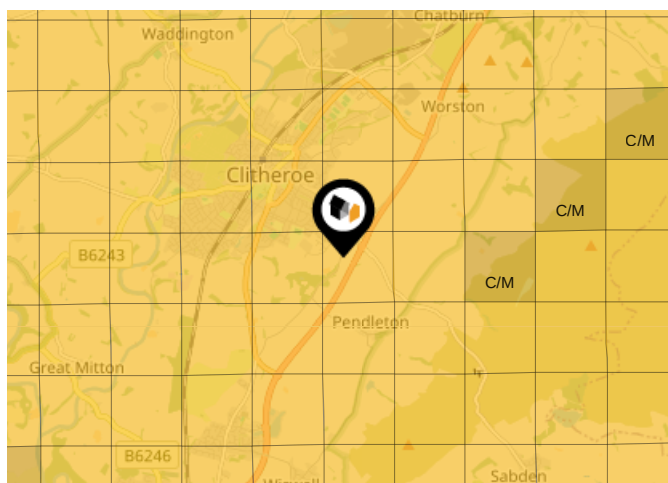
		Nursery	Primary	Secondary	College	Private
1	Ribblesdale Nursery School Ofsted Rating: Good Pupils: 52 Distance:0.68	☒	☐	☐	☐	☐
2	Ribblesdale School Ofsted Rating: Good Pupils: 1396 Distance:0.69	☐	☒	☒	☐	☐
3	Clitheroe Brookside Primary School Ofsted Rating: Good Pupils: 147 Distance:0.77	☐	☒	☐	☐	☐
4	St James' Church of England Primary School, Clitheroe Ofsted Rating: Good Pupils: 287 Distance:0.78	☐	☒	☐	☐	☐
5	St Michael and St John's Roman Catholic Primary School, Clitheroe Ofsted Rating: Good Pupils: 155 Distance:0.8	☐	☒	☐	☐	☐
6	Clitheroe Royal Grammar School Ofsted Rating: Outstanding Pupils: 1441 Distance:0.98	☐	☐	☒	☐	☐
7	Clitheroe Pendle Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:1.07	☐	☒	☐	☐	☐
8	Edisford Primary School Ofsted Rating: Good Pupils: 217 Distance:1.18	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Moorland School Limited Ofsted Rating: Not Rated Pupils: 144 Distance:1.48	☐	☐	☒	☐	☐
	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:1.66	☐	☒	☐	☐	☐
	Waddington and West Bradford Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 208 Distance:2.34	☐	☒	☐	☐	☐
	Chatburn Church of England Primary School Ofsted Rating: Outstanding Pupils: 124 Distance:2.37	☐	☒	☐	☐	☐
	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:2.55	☐	☐	☒	☐	☐
	Sabden Primary School Ofsted Rating: Good Pupils: 91 Distance:2.58	☐	☒	☐	☐	☐
	St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good Pupils: 62 Distance:2.71	☐	☒	☐	☐	☐
	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:3.09	☐	☒	☐	☐	☐

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

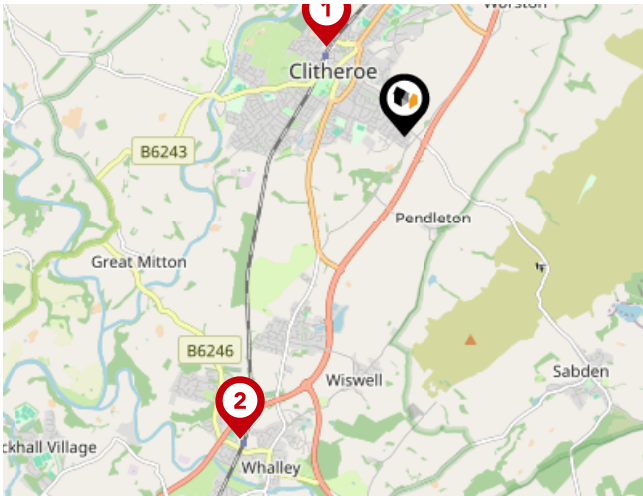


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

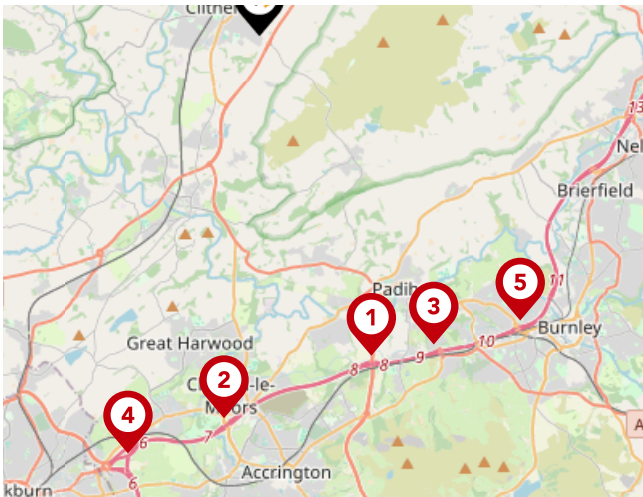
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Clitheroe Rail Station	1.05 miles
2	Whalley Rail Station	3.02 miles
3	Langho Rail Station	4.94 miles

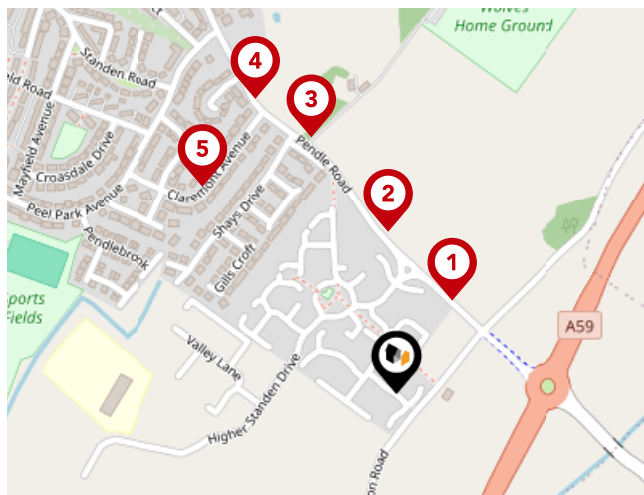


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	5.93 miles
2	M65 J7	6.73 miles
3	M65 J9	6.22 miles
4	M65 J6	7.67 miles
5	M65 J10	6.76 miles

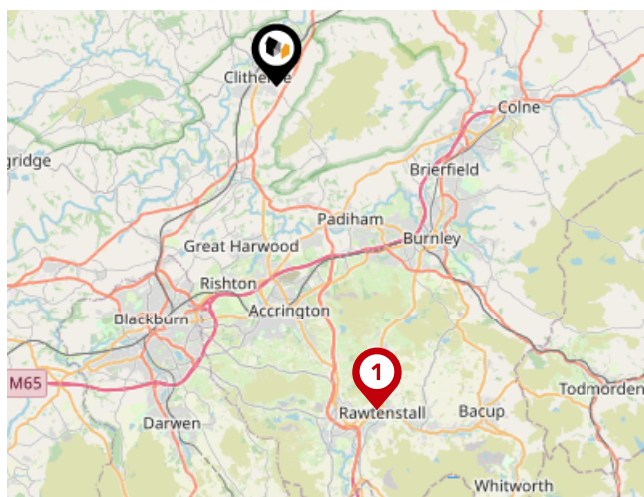
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Higher Standen Drive	0.12 miles
	Higher Standen Drive	0.18 miles
	Shays Drive	0.29 miles
	Claremont Avenue	0.36 miles
	Claremont Ave	0.31 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	11.86 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



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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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Valuation Office
Agency

