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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th January 2026



POLLARD ROAD, HAPTON, BURNLEY, BB12

Pendle Hill Properties

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Property


Type:	Semi-Detached
Bedrooms:	2
Floor Area:	793 ft ² / 73 m ²
Plot Area:	0.04 acres
Year Built :	2020
Council Tax :	Band B
Annual Estimate:	£1,910
Title Number:	LAN237482

Tenure: Freehold

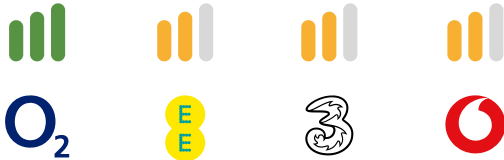
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s	45 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

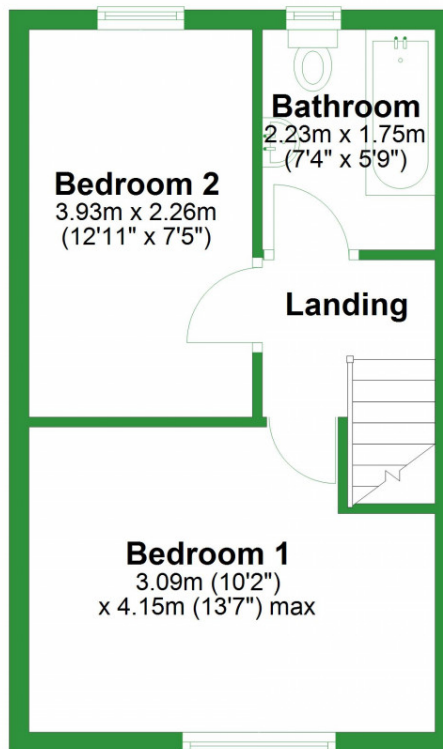




POLLARD ROAD, HAPTON, BURNLEY, BB12

First Floor

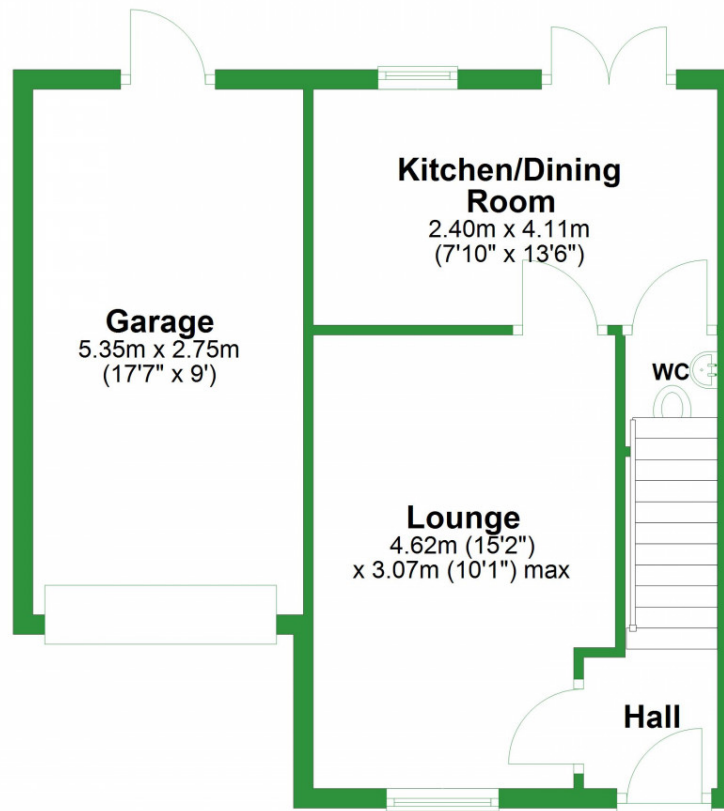
Approx. 29.2 sq. metres (314.8 sq. feet)



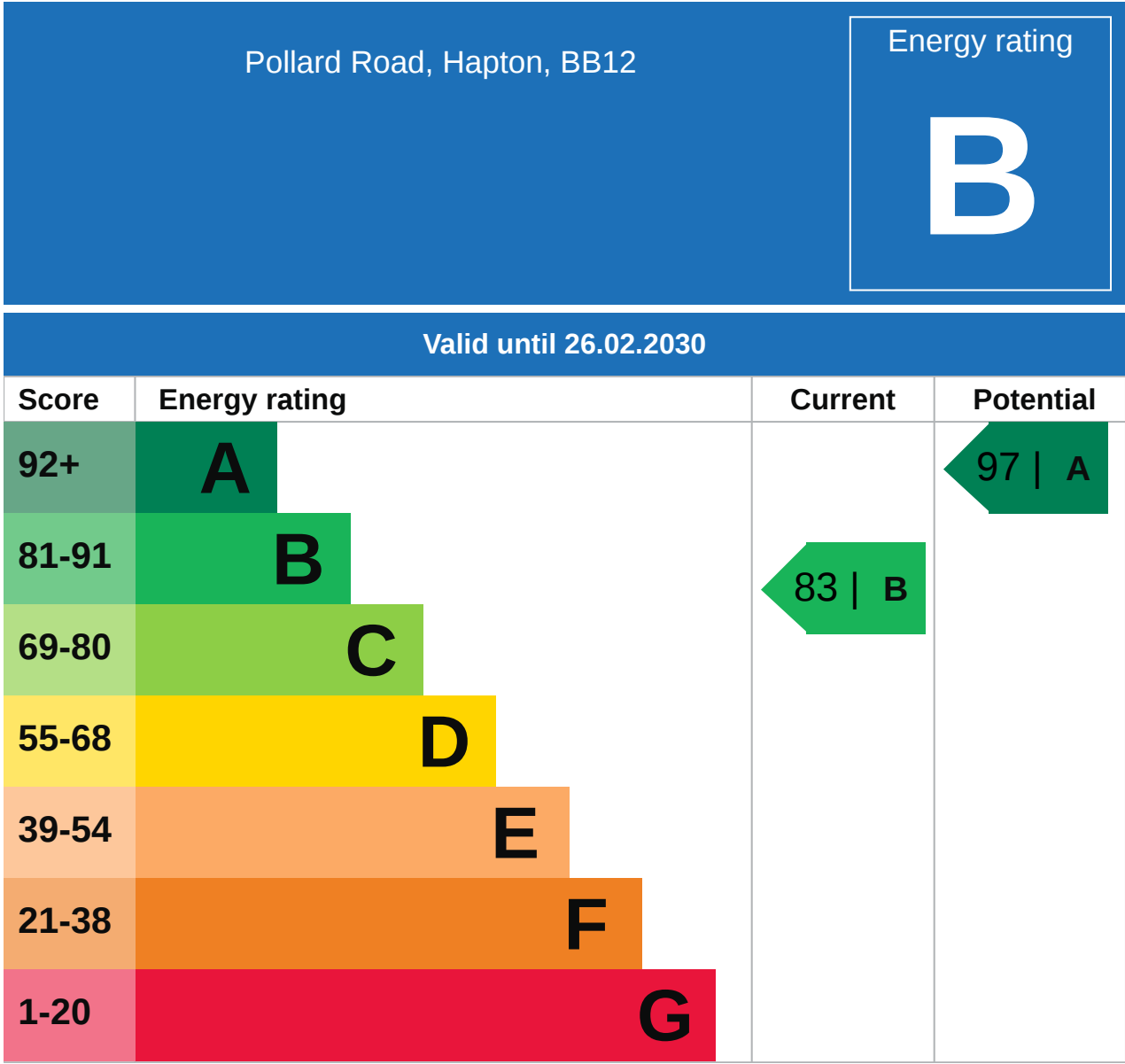
POLLARD ROAD, HAPTON, BURNLEY, BB12

Ground Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 73.7 sq. metres (793.6 sq. feet)



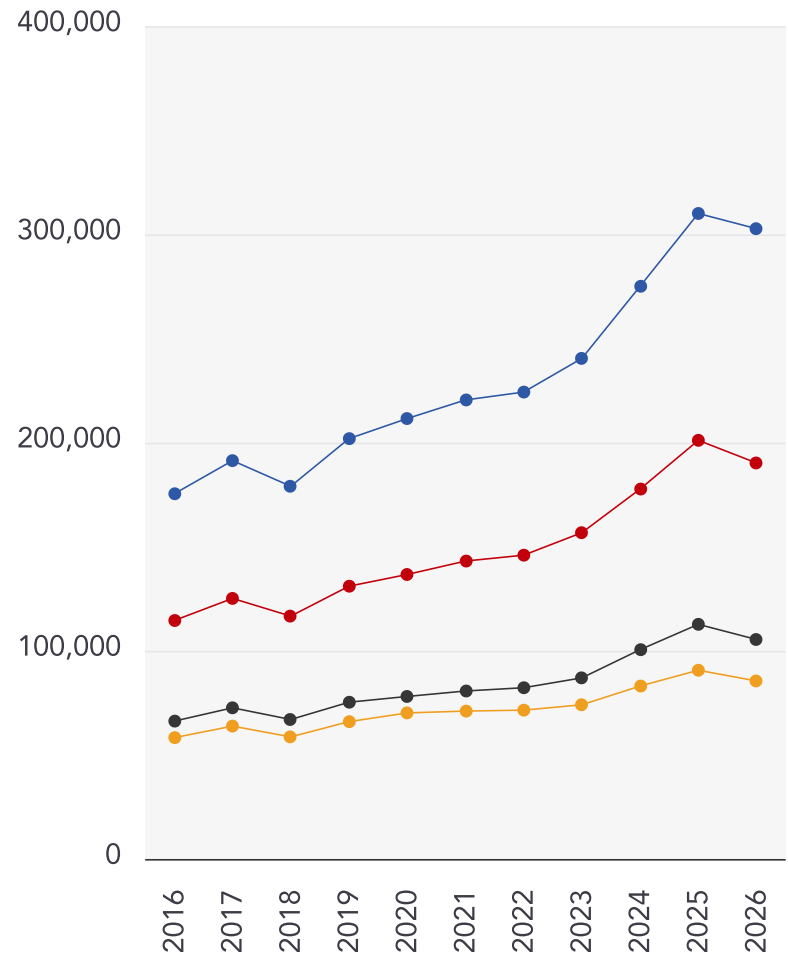
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 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 0.14 W/m-Â°K
Total Floor Area:	60 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%

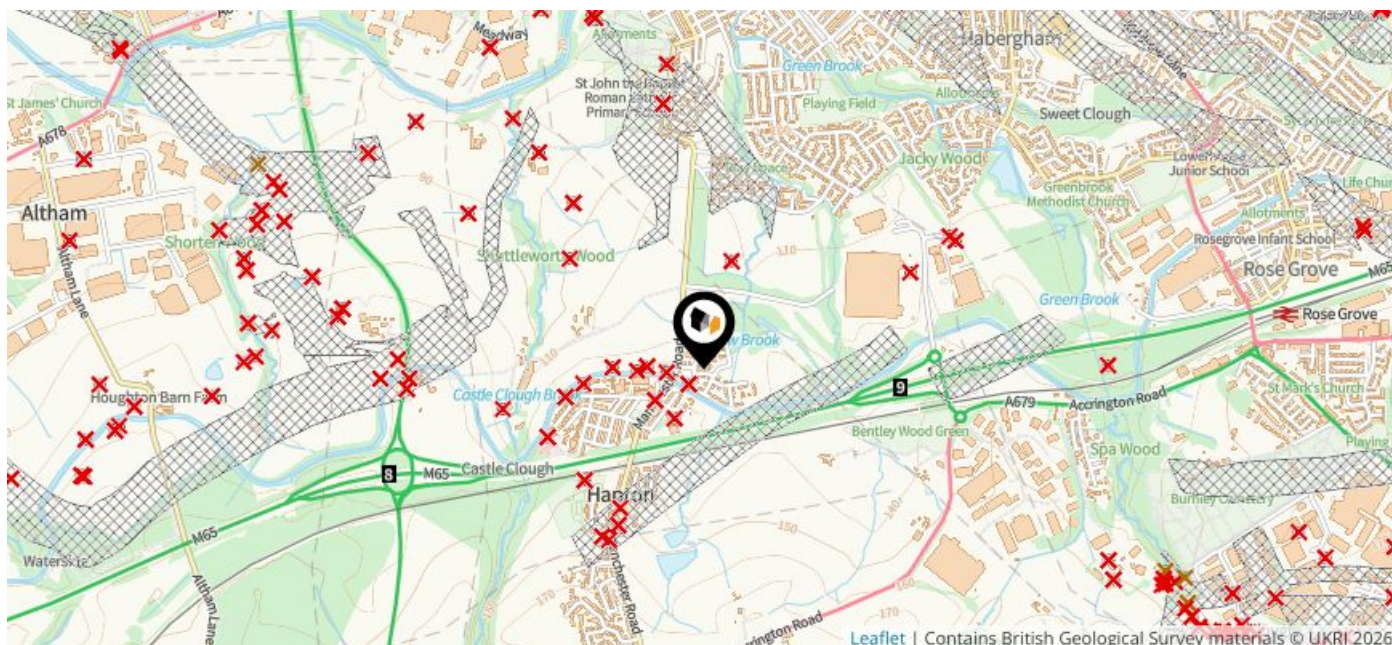
Flat

+46.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

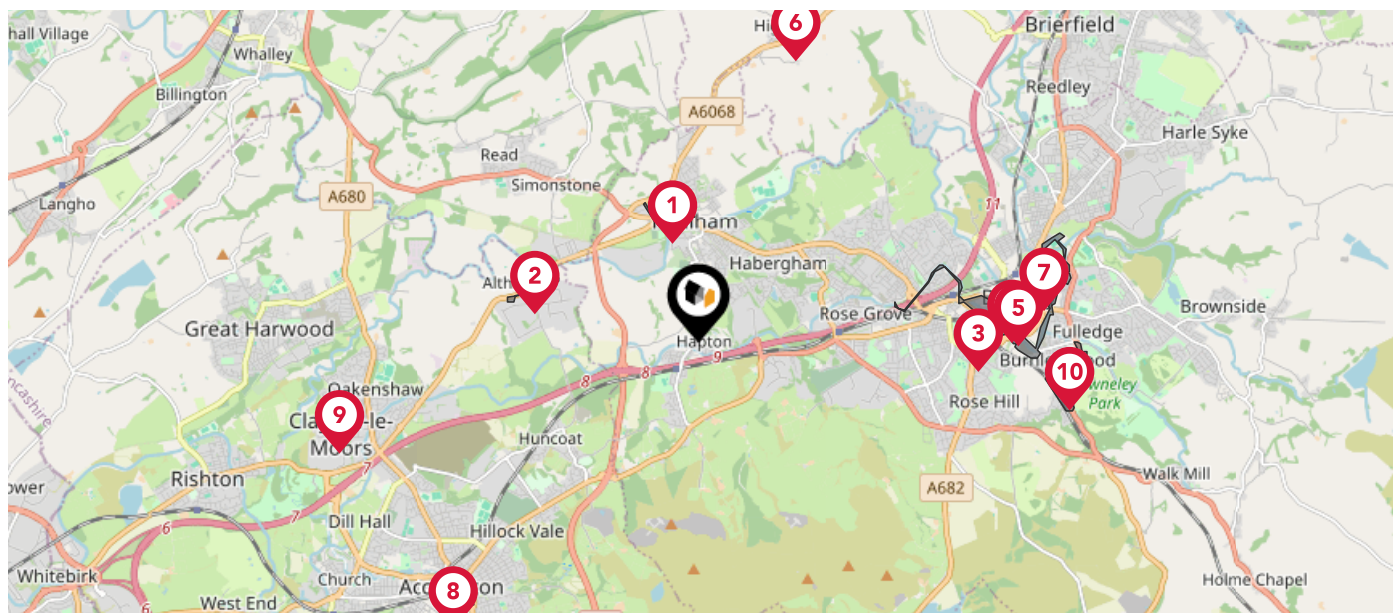
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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

Padiham

2

St James

3

Palatine

4

Canalside

5

Burnley Town Centre

6

Higham

7

Top o' th' Town

8

Accrington Town Centre

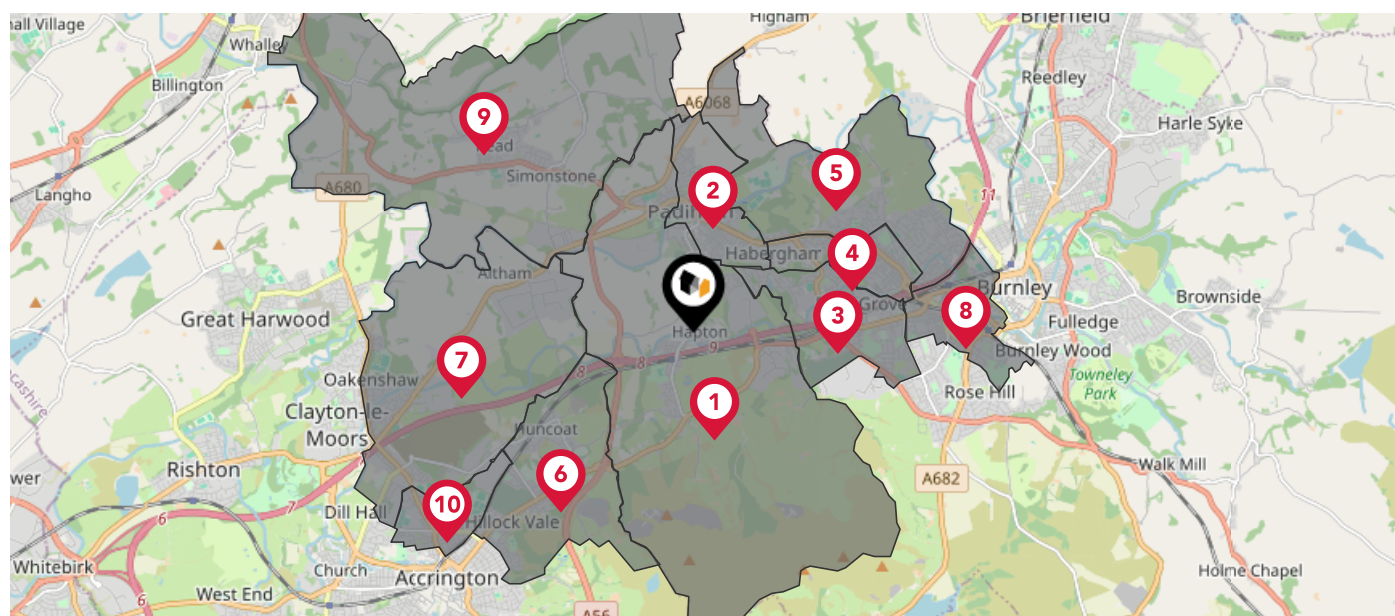
9

Mercer Park

10

Burnley Wood

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



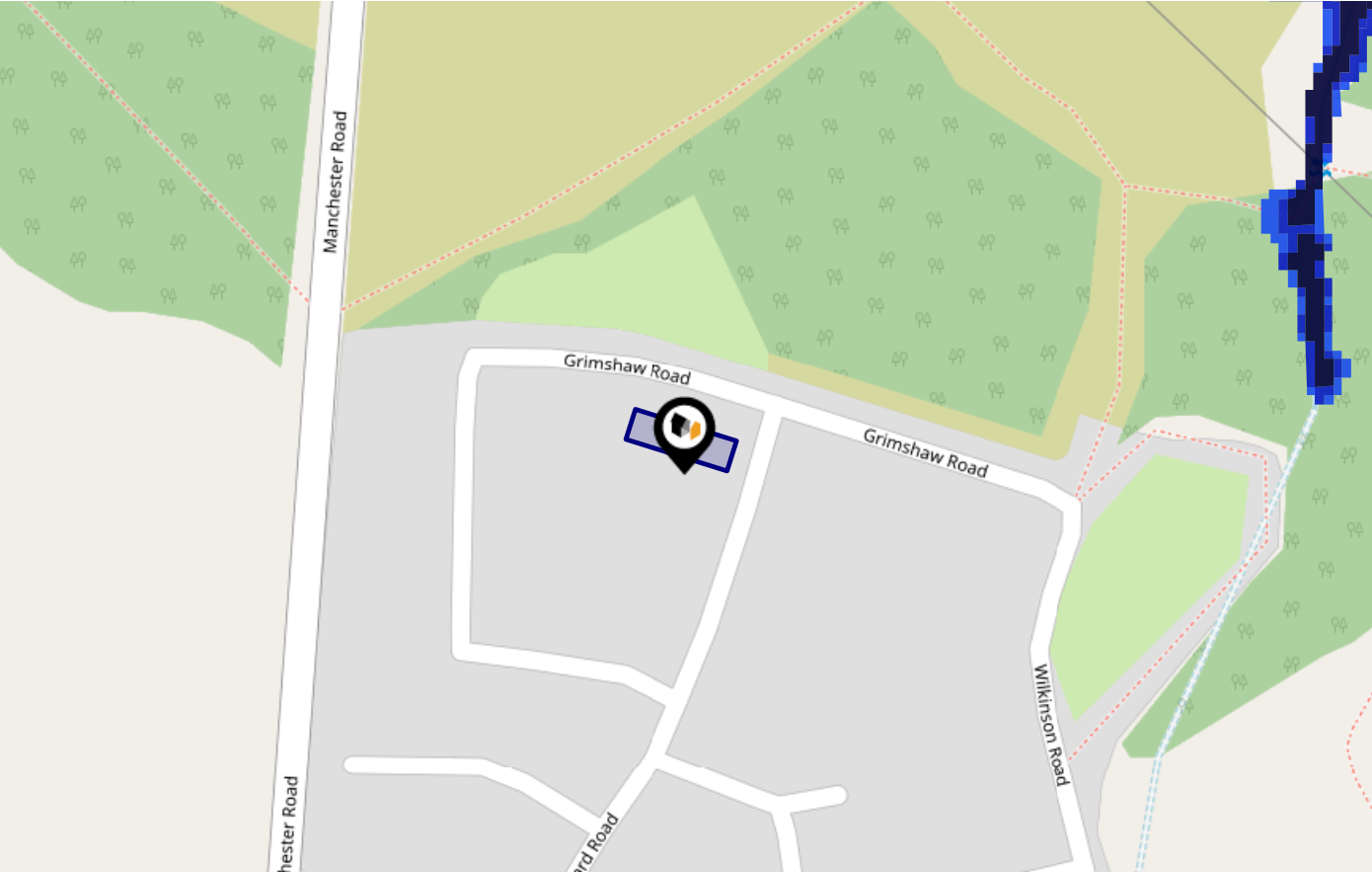
Nearby Council Wards

- 1 Hapton with Park Ward
- 2 Gawthorpe Ward
- 3 Rosegrove with Lowerhouse Ward
- 4 Gannow Ward
- 5 Whittlefield with Ightenhill Ward
- 6 Huncoat Ward
- 7 Altham Ward
- 8 Trinity Ward
- 9 East Whalley, Read & Simonstone Ward
- 10 Milnshaw Ward

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

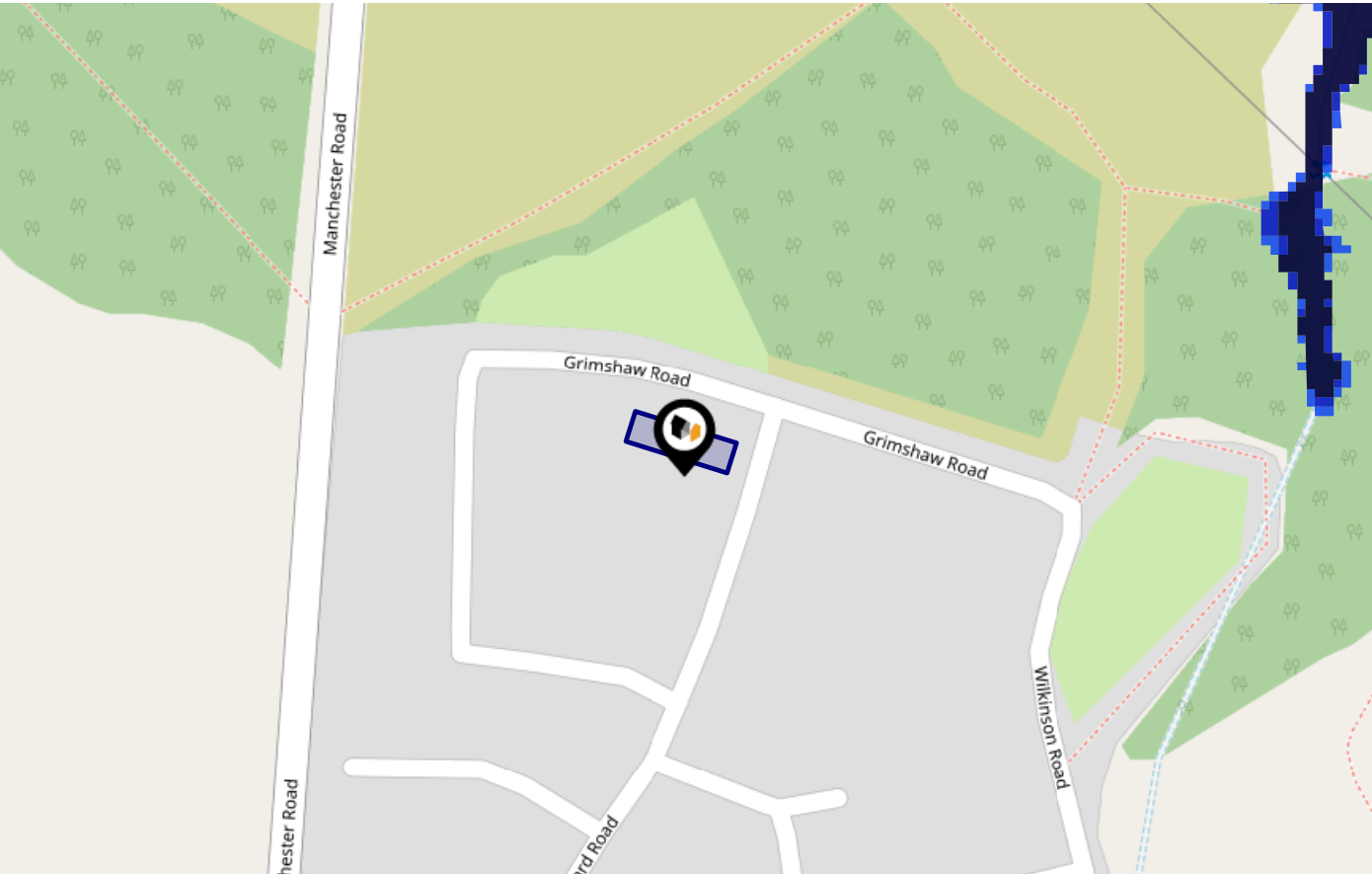
Chance of flooding to the following depths at this property:



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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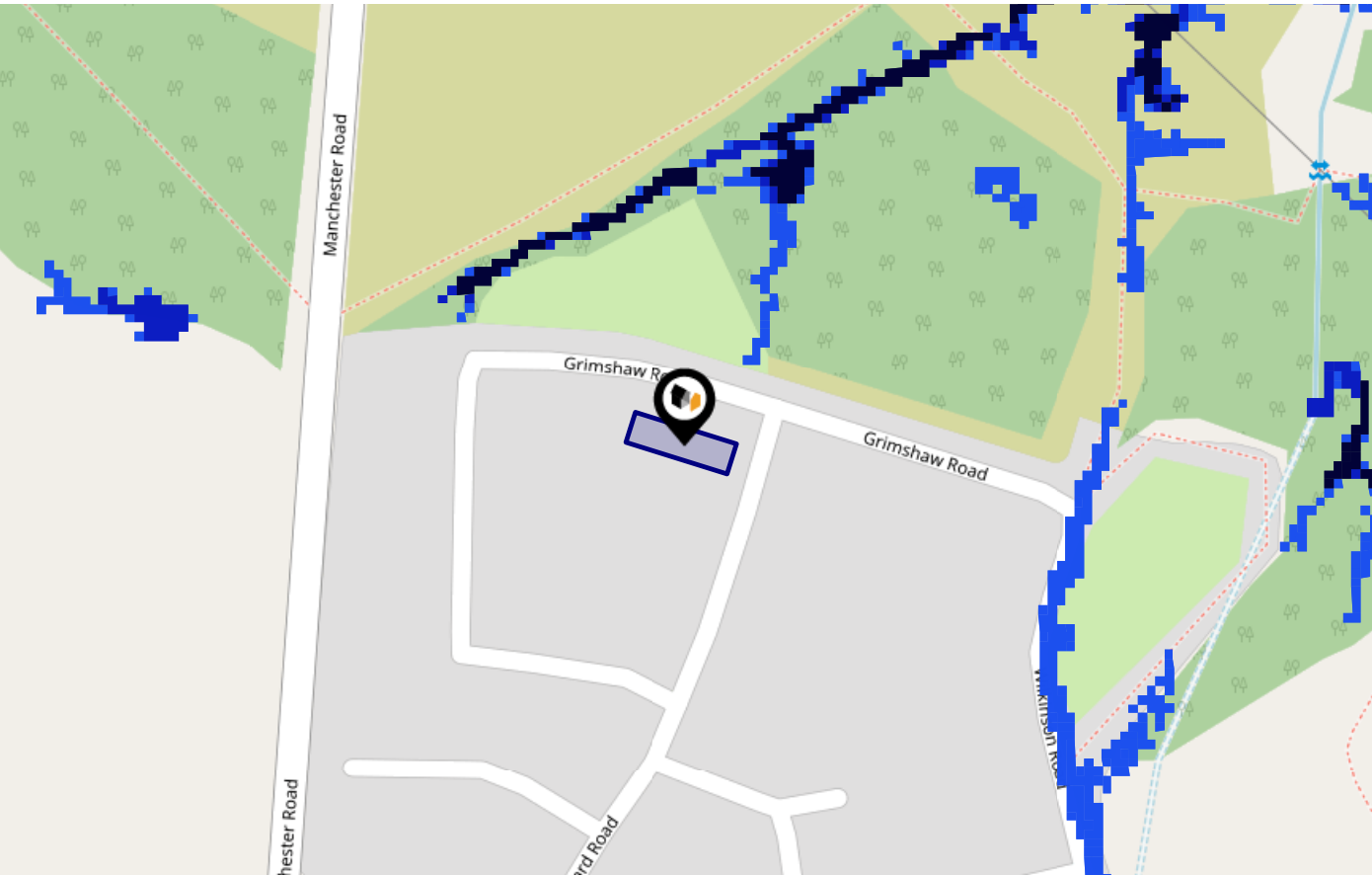
Chance of flooding to the following depths at this property:



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.

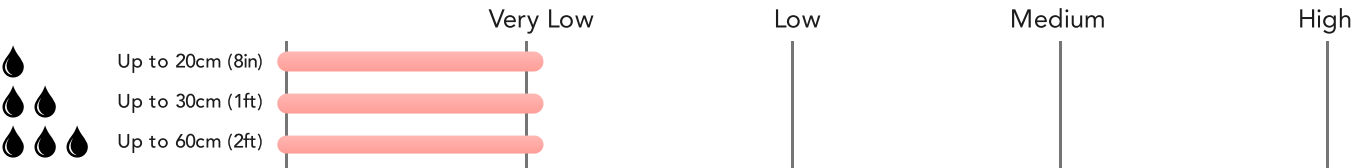


Risk Rating: Very low

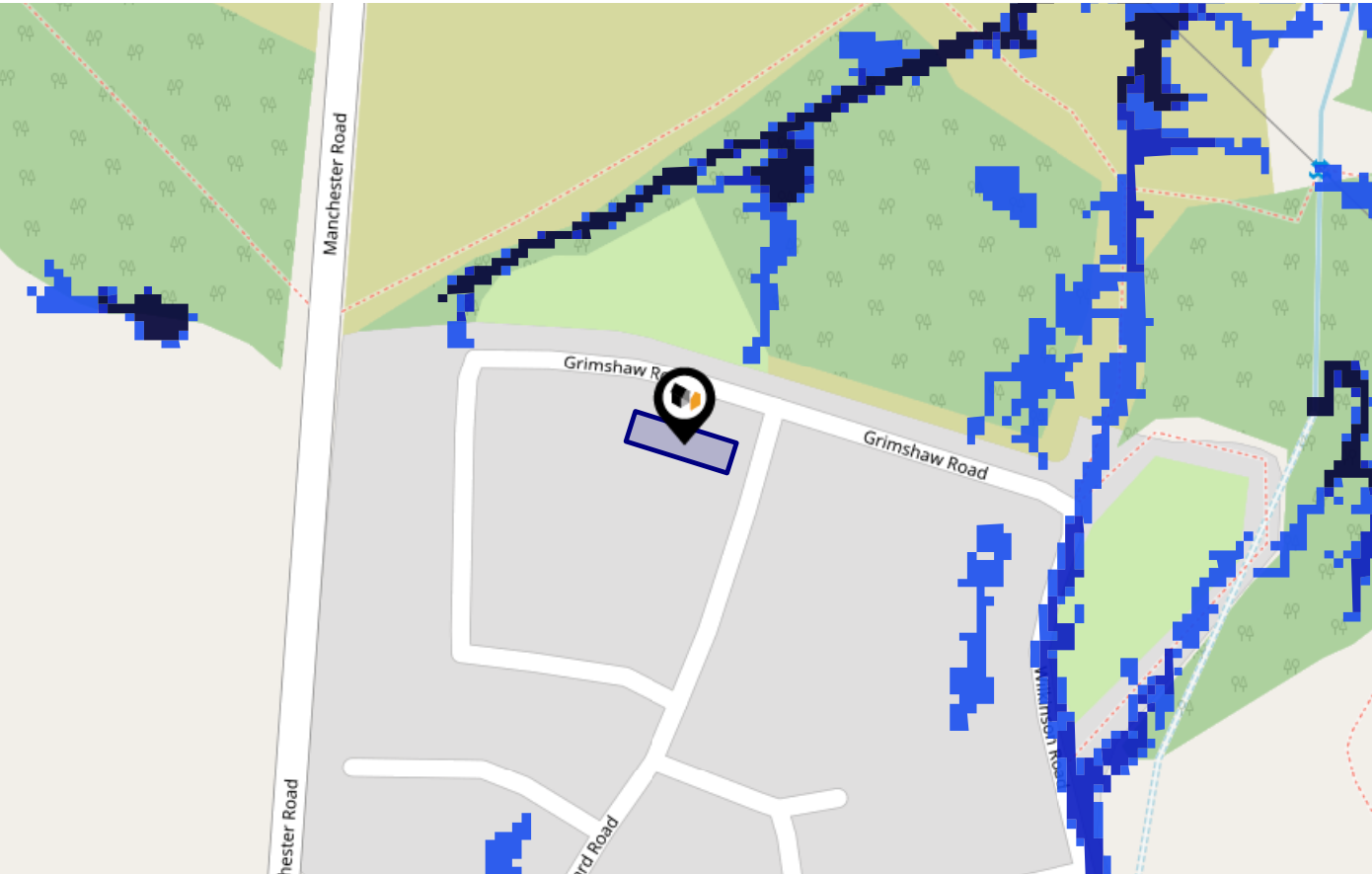
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:







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.

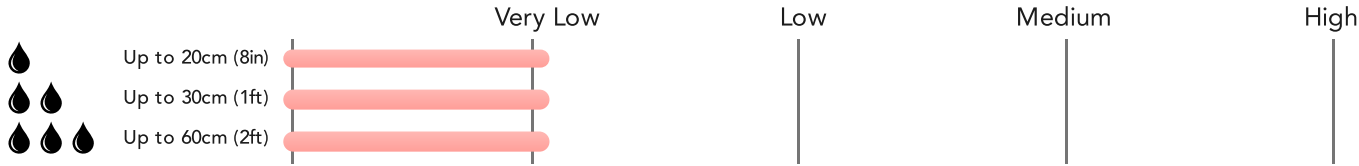


Risk Rating: Very low

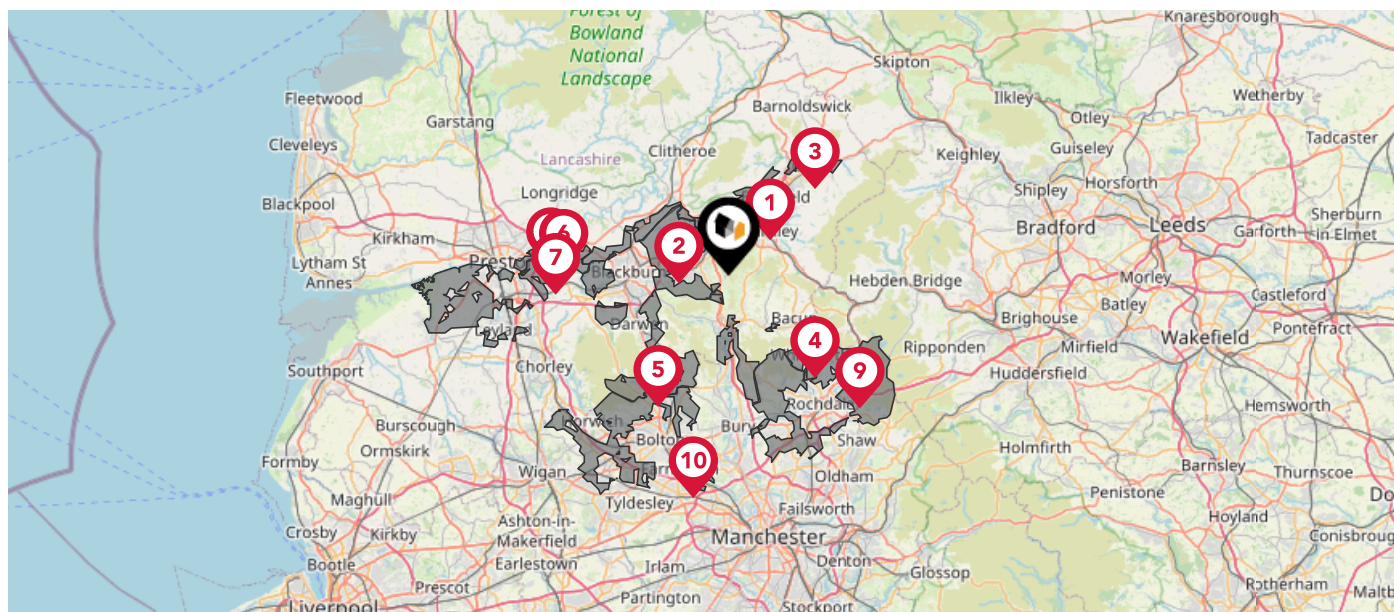
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
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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



Merseyside and Greater Manchester Green Belt - Burnley



Merseyside and Greater Manchester Green Belt - Hyndburn



Merseyside and Greater Manchester Green Belt - Pendle



Merseyside and Greater Manchester Green Belt - Rossendale



Merseyside and Greater Manchester Green Belt - Blackburn with Darwen



Merseyside and Greater Manchester Green Belt - Ribble Valley



Merseyside and Greater Manchester Green Belt - South Ribble



Merseyside and Greater Manchester Green Belt - Preston



Merseyside and Greater Manchester Green Belt - Rochdale



Merseyside and Greater Manchester Green Belt - Bolton

Maps

Landfill Sites

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.



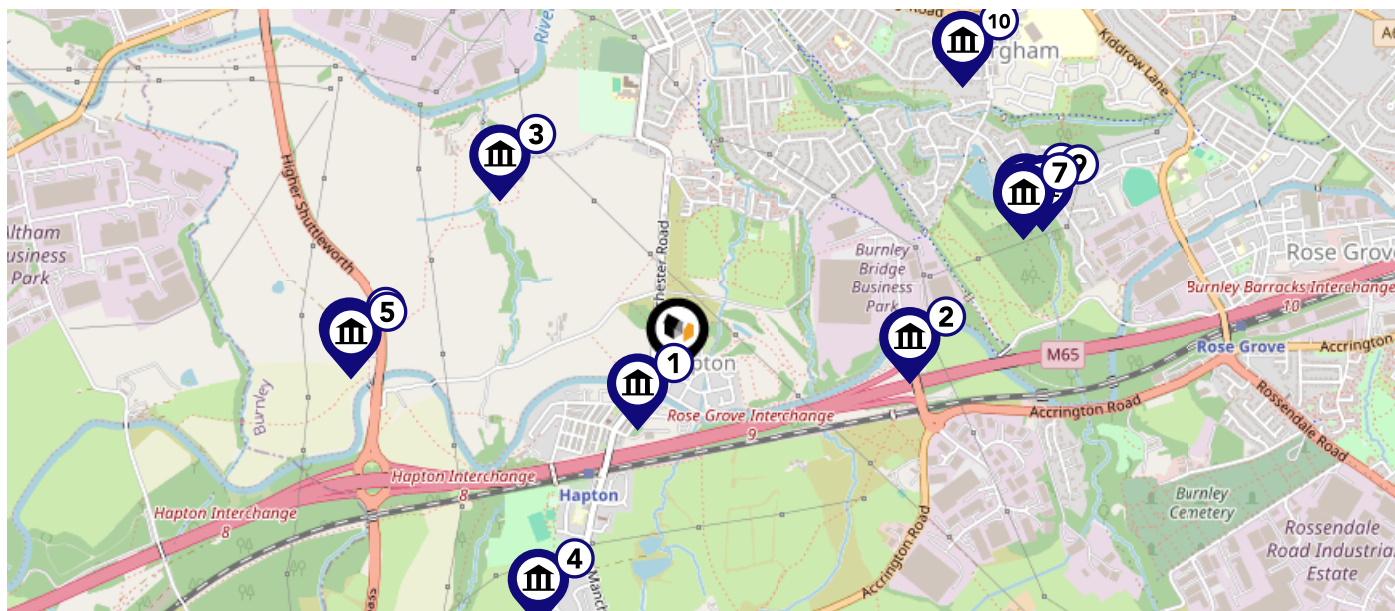
Nearby Landfill Sites











1	EA/EPR/KP3191CX/V007	Active Landfill	
2	Hapton-Wordworth Street, Hapton, Lancashire	Historic Landfill	
3	Shaw Brook-Off Manchester Road, Padiham, Burnley, Lancashire	Historic Landfill	
4	Hepworths-Cambridge Drive, Padiham, Burnley, Lancashire	Historic Landfill	
5	Allotment Gardens-Dorset Avenue, Padiham, Burnley, Lancashire	Historic Landfill	
6	Railway Line-Off Dorset Avenue, Padiham, Lancashire	Historic Landfill	
7	Lowerhouse Mill Lodges-Mollywood Land, Hapton, Lancashire	Historic Landfill	
8	Lowerhouse Lodges-Lowerhouse Lane, Lowerhouse, Lancashire	Historic Landfill	
9	Lowerhouse Lodges-Lowerhouse Lane, Lowerhouse, Lancashire	Historic Landfill	
10	Elizabeth Street-Elizabeth Street, Padiham, Burnley, Lancashire	Historic Landfill	

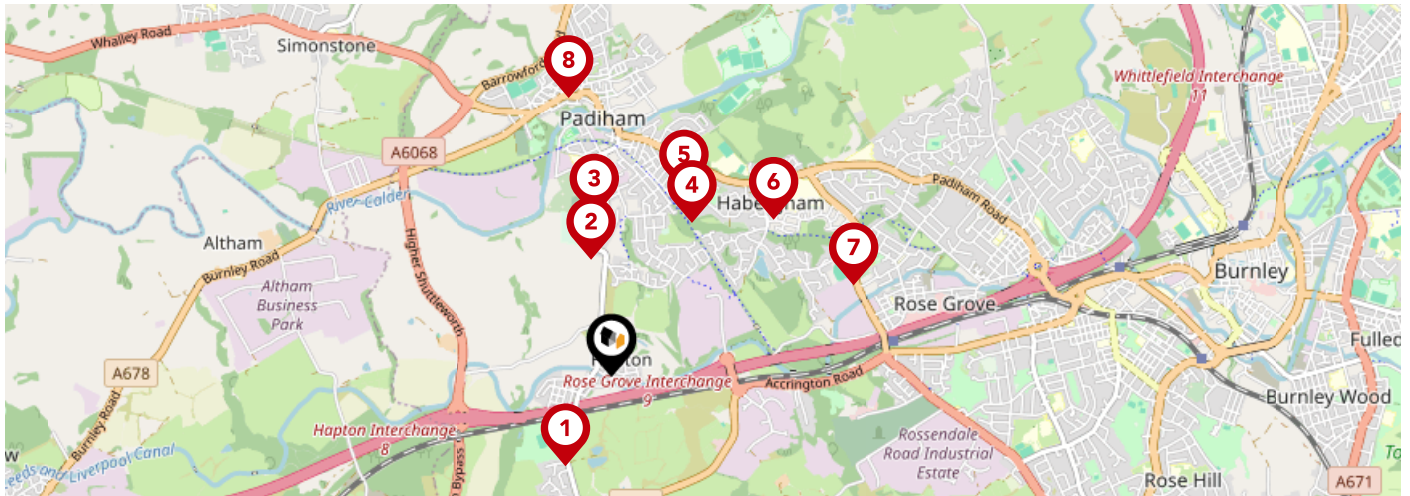
Maps

Listed Buildings

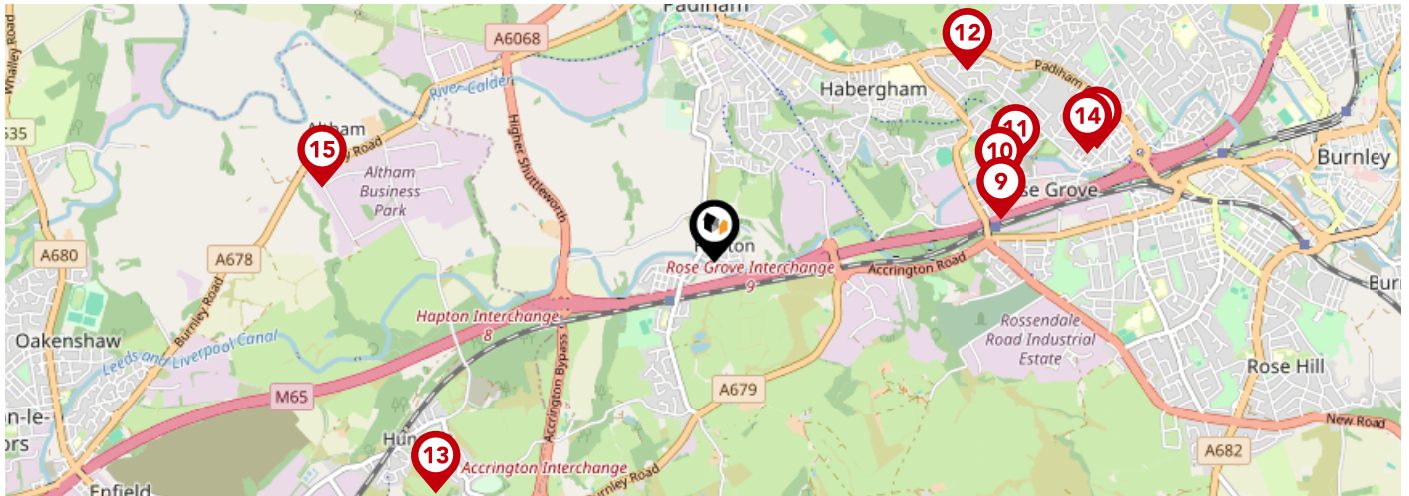
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1237624 - Canal Bridge Number 121	Grade II	0.1 miles
	1274433 - Canal Bridge (knotts Bridge)	Grade II	0.5 miles
	1238536 - Lower Fenny Fold Farmhouse	Grade II	0.5 miles
	1237623 - Hapton Hall Farmhouse	Grade II	0.6 miles
	1222599 - Arched Gateway And Garden Wall Attached To South Front Of Shuttleworth Hall	Grade II	0.7 miles
	1274420 - Shuttleworth Hall	Grade I	0.7 miles
	1244882 - 305, 306 And 308, Lowerhouse Lane	Grade II	0.8 miles
	1244880 - 295-317, Lowerhouse Lane	Grade II	0.8 miles
	1244879 - 274-298, Lowerhouse Lane	Grade II	0.9 miles
	1274222 - Boundary Stone At Sd 8054 3323	Grade II	0.9 miles



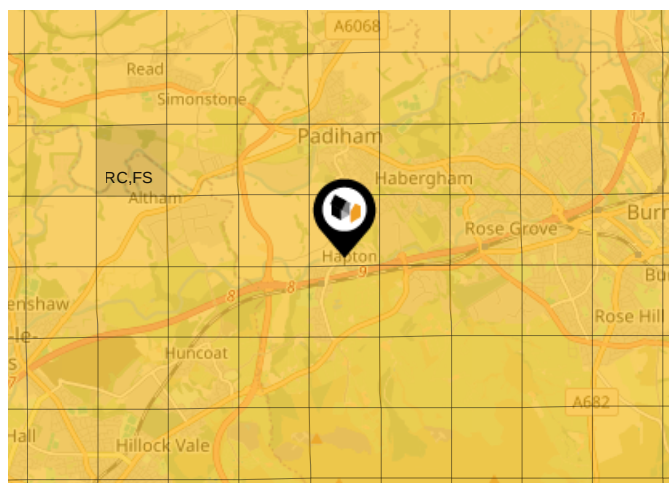
		Nursery	Primary	Secondary	College	Private
1	Hapton Church of England/Methodist Primary School Ofsted Rating: Good Pupils: 124 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good Pupils: 226 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:0.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Burnley High School Ofsted Rating: Good Pupils: 607 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burnley Lowerhouse Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance: 1.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Accrington Huncoat Primary School Ofsted Rating: Good Pupils: 205 Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance: 1.71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Altham St James Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance: 1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance: 1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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)		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

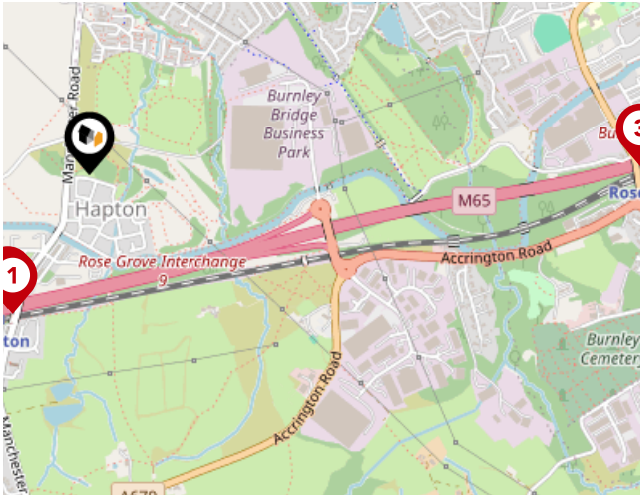


Primary Classifications (Most Common Clay Types)

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

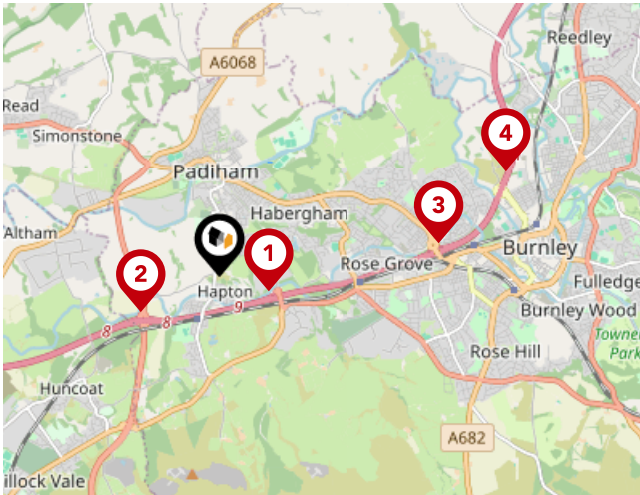
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	0.35 miles
2	Hapton Rail Station	0.35 miles
3	Rose Grove Rail Station	1.21 miles

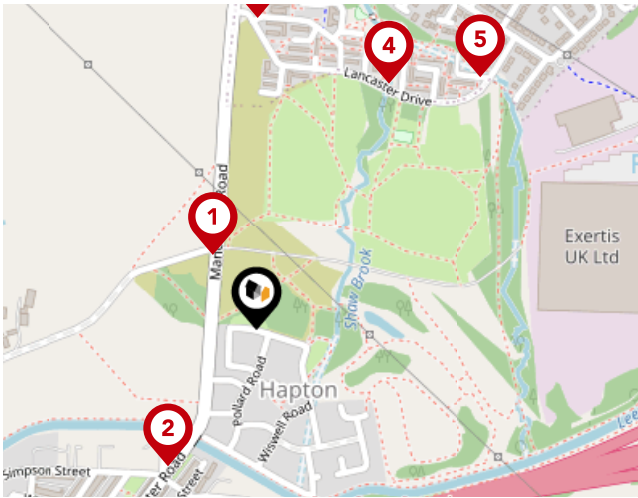


Trunk Roads/Motorways






Pin	Name	Distance
1	M65 J9	0.45 miles
2	M65 J8	0.76 miles
3	M65 J10	1.94 miles
4	M65 J11	2.67 miles
5	M65 J7	3.54 miles

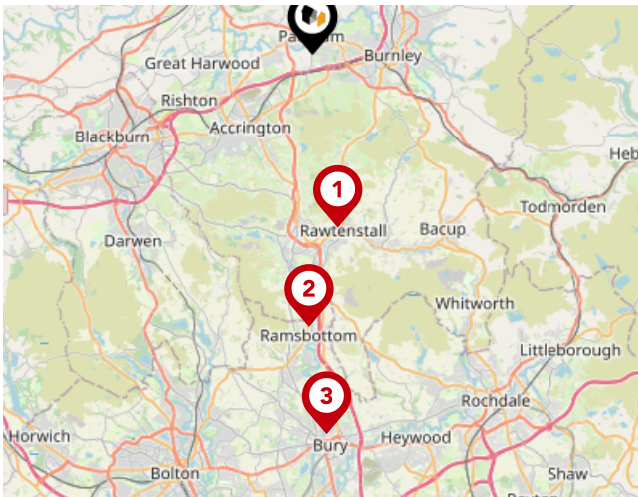
Area

Transport (Local)






Bus Stops/Stations

Pin	Name	Distance
	Stone Moor	0.1 miles
	Railway Inn	0.18 miles
	Malvern Avenue	0.34 miles
	Lancaster Drive	0.31 miles
	Shawbrook Walk	0.37 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	6.11 miles
	Ramsbottom (East Lancashire Railway)	9.55 miles
	Bury Bolton Street (East Lancashire Railway)	13.32 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/



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/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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Valuation Office
Agency

