

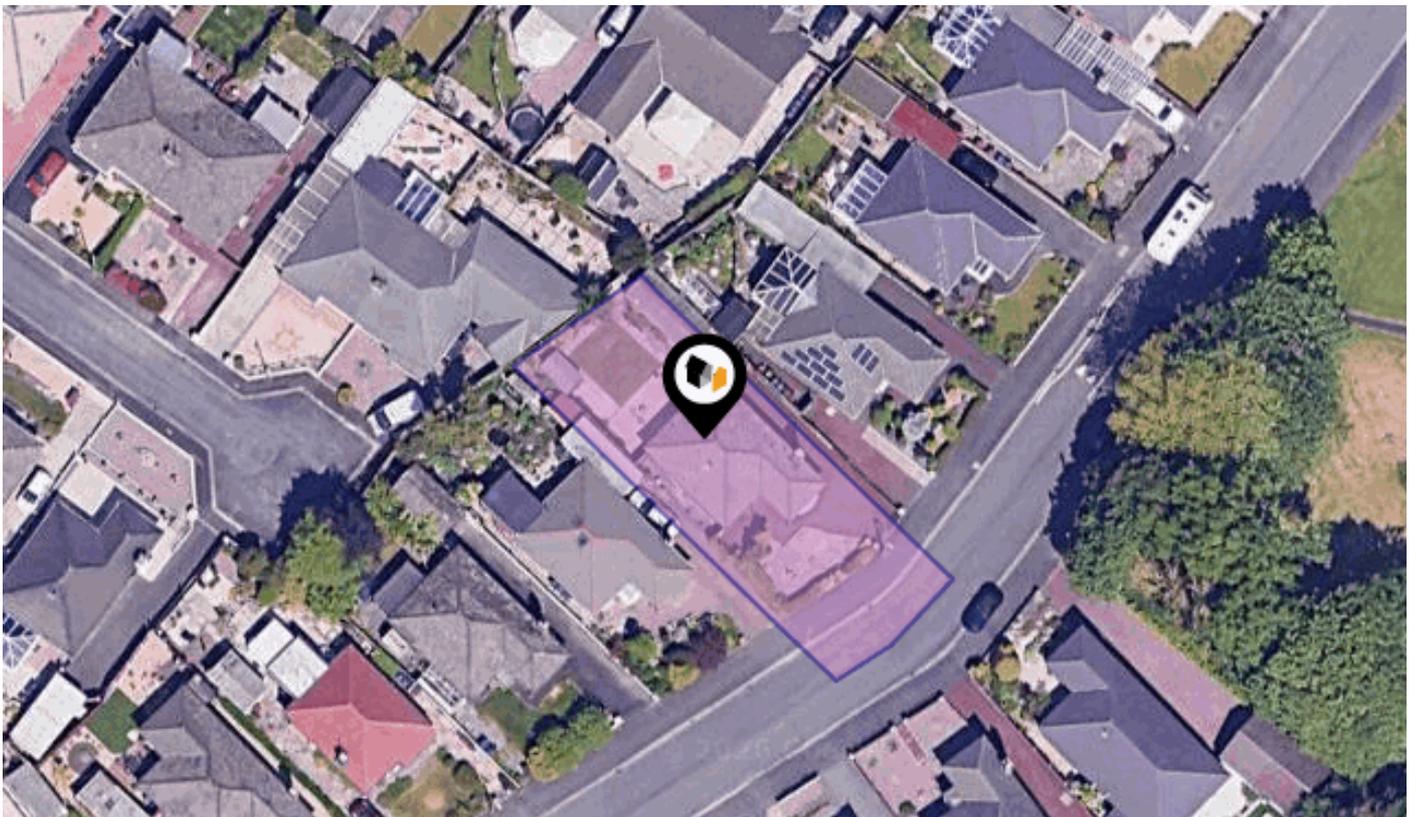


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th February 2026



CROW WOOD AVENUE, BURNLEY, BB12

Pendle Hill Properties

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	759 ft ² / 70 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£2,183		
Title Number:	LA105355		

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	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

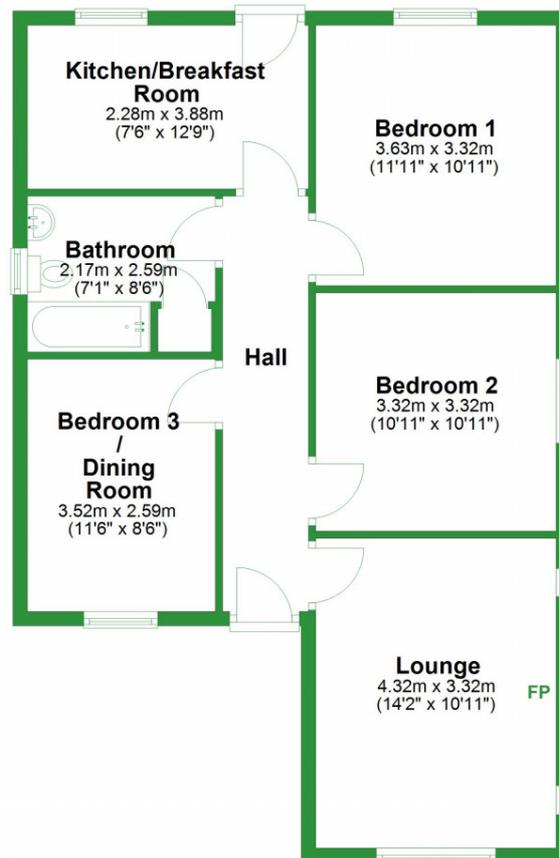




CROW WOOD AVENUE, BURNLEY, BB12

Ground Floor

Approx. 70.5 sq. metres (759.0 sq. feet)

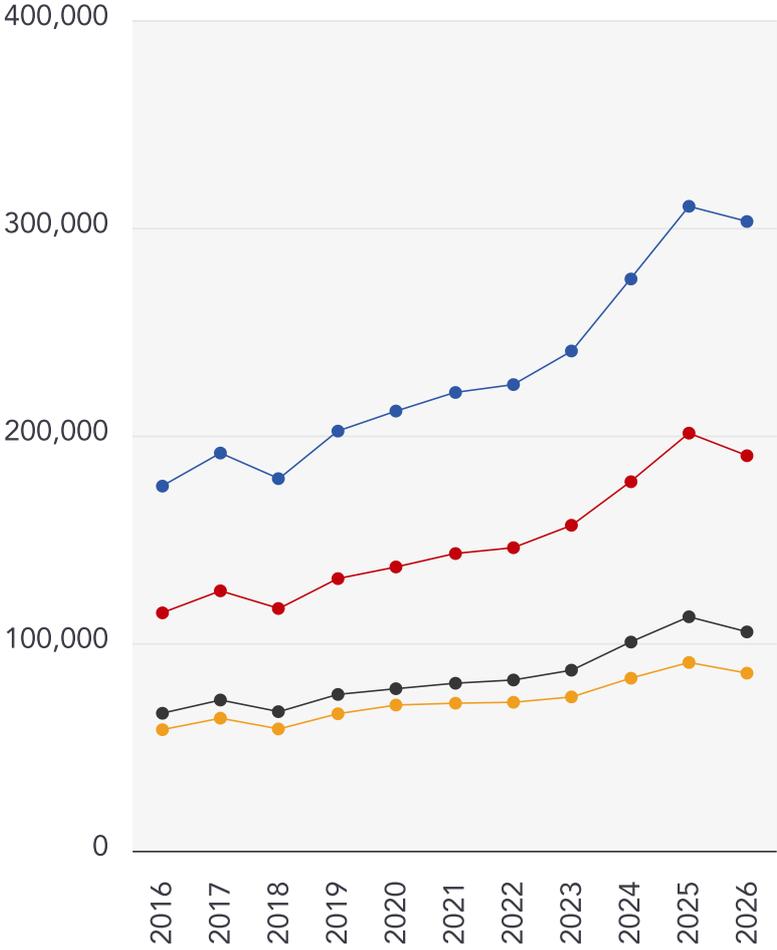


Total area: approx. 70.5 sq. metres (759.0 sq. feet)

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%

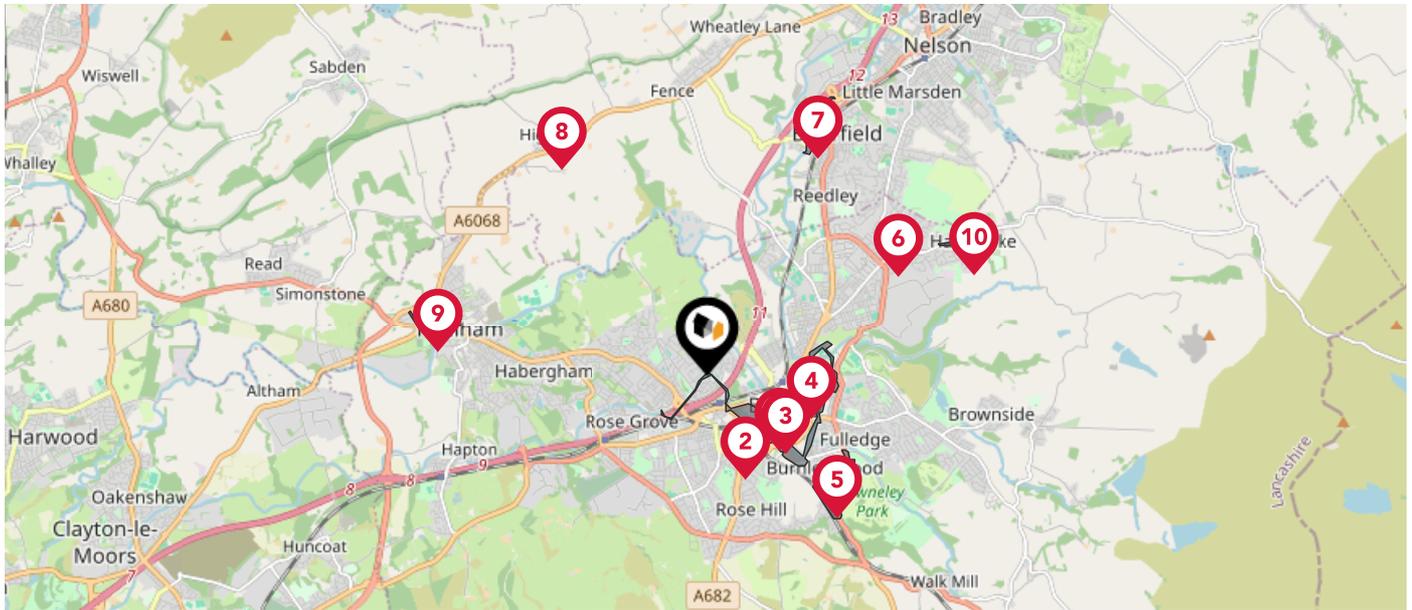
Flat

+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.



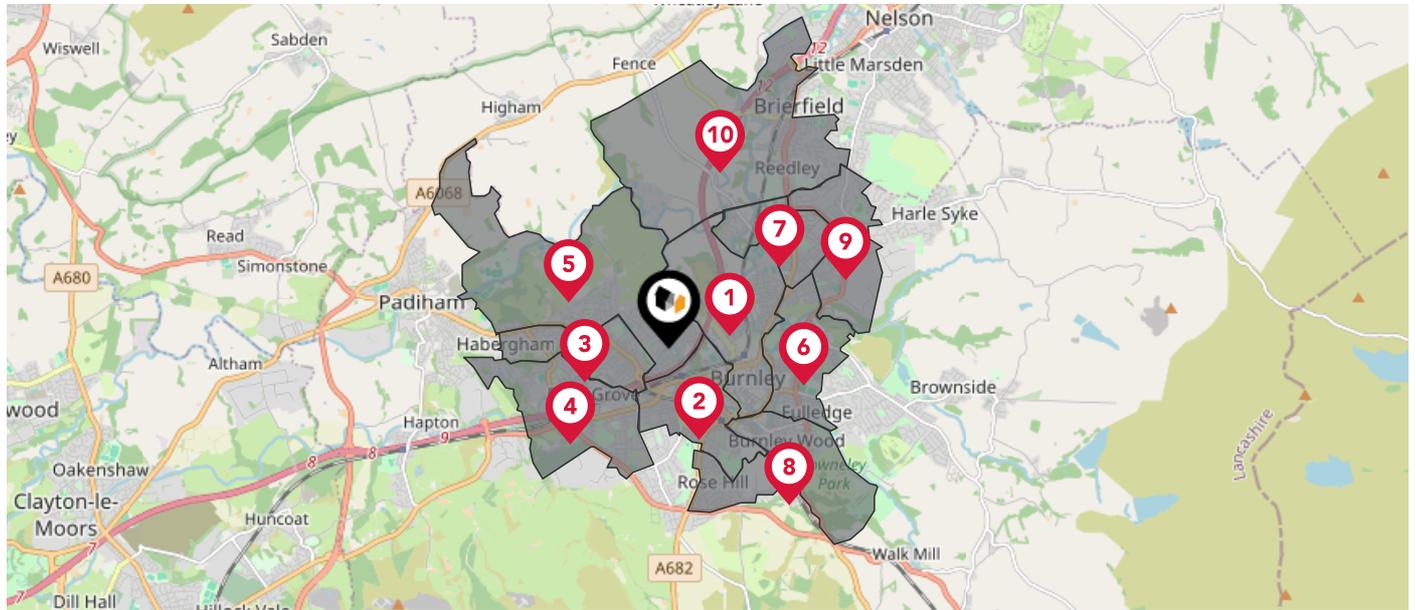
Nearby Conservation Areas

- 1 Canalside
- 2 Palatine
- 3 Burnley Town Centre
- 4 Top o' th' Town
- 5 Burnley Wood
- 6 Jib Hill
- 7 Brierfield Mills
- 8 Higham
- 9 Padiham
- 10 Harle Syke

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



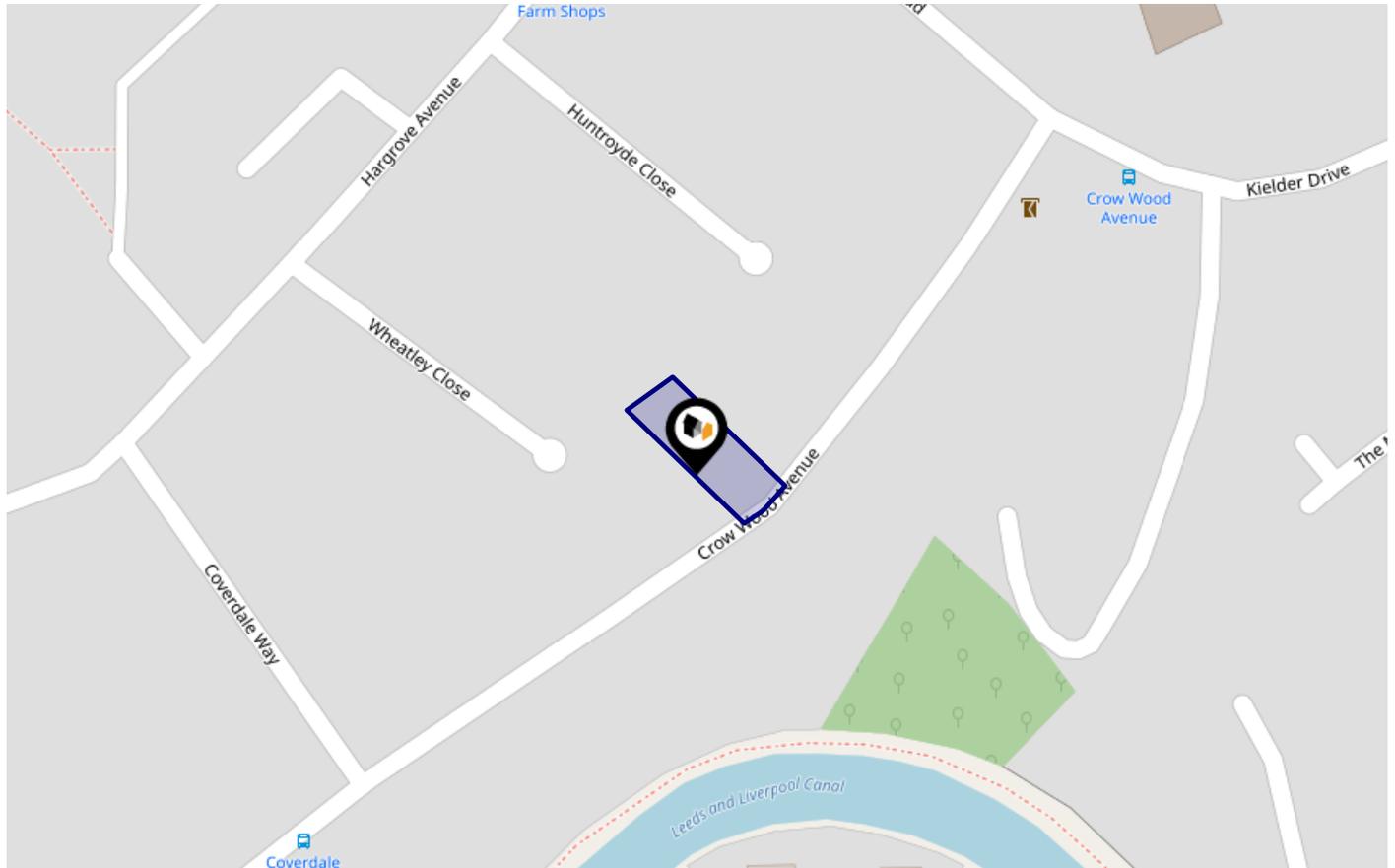
Nearby Council Wards

-  1 Daneshouse with Stoneyholme Ward
-  2 Trinity Ward
-  3 Gannow Ward
-  4 Rosegrove with Lowerhouse Ward
-  5 Whittlefield with Ightenhill Ward
-  6 Bank Hall Ward
-  7 Queensgate Ward
-  8 Rosehill with Burnley Wood Ward
-  9 Lanehead Ward
-  10 Brierfield West & Reedley 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.

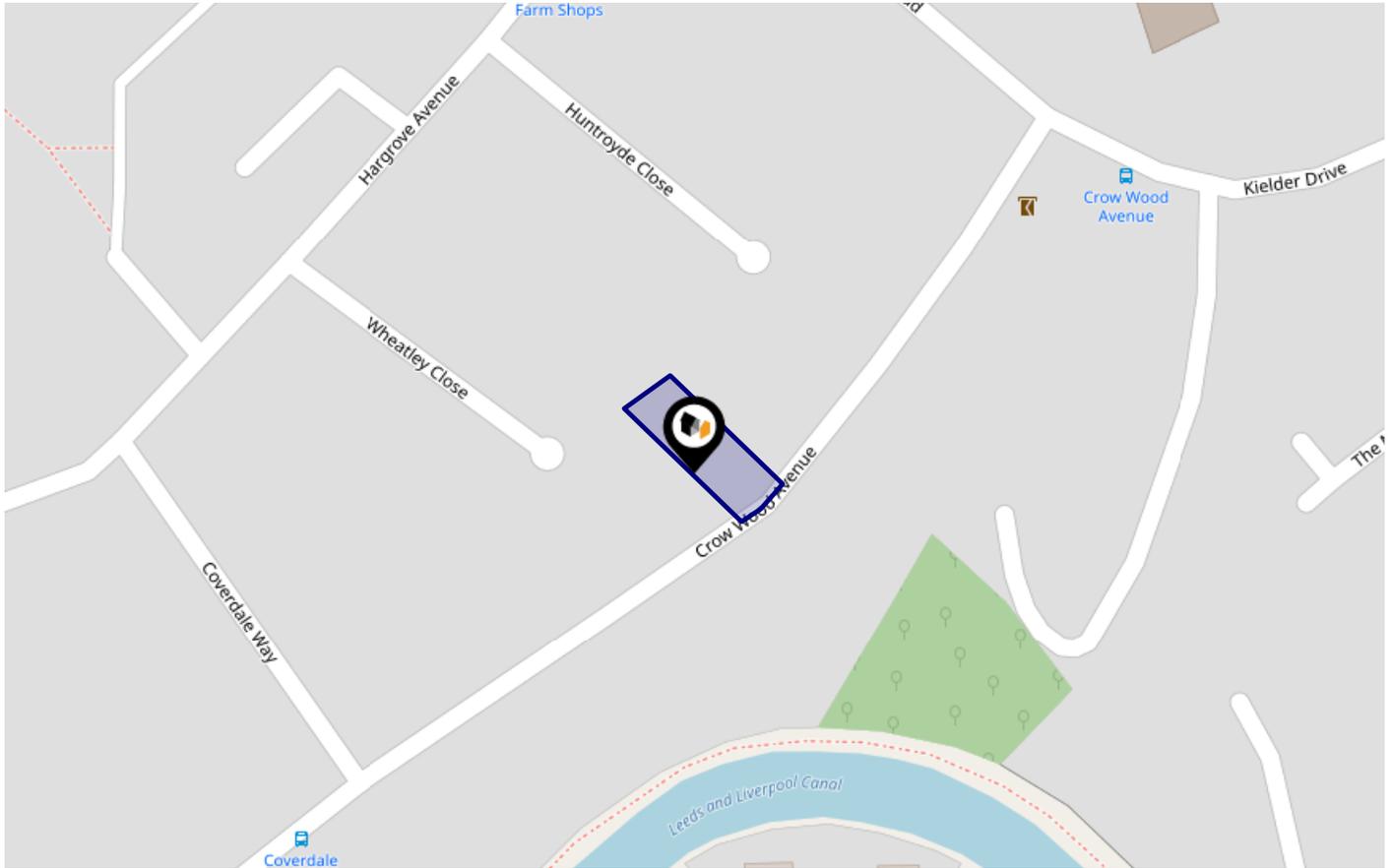
Chance of flooding to the following depths at this property:



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.

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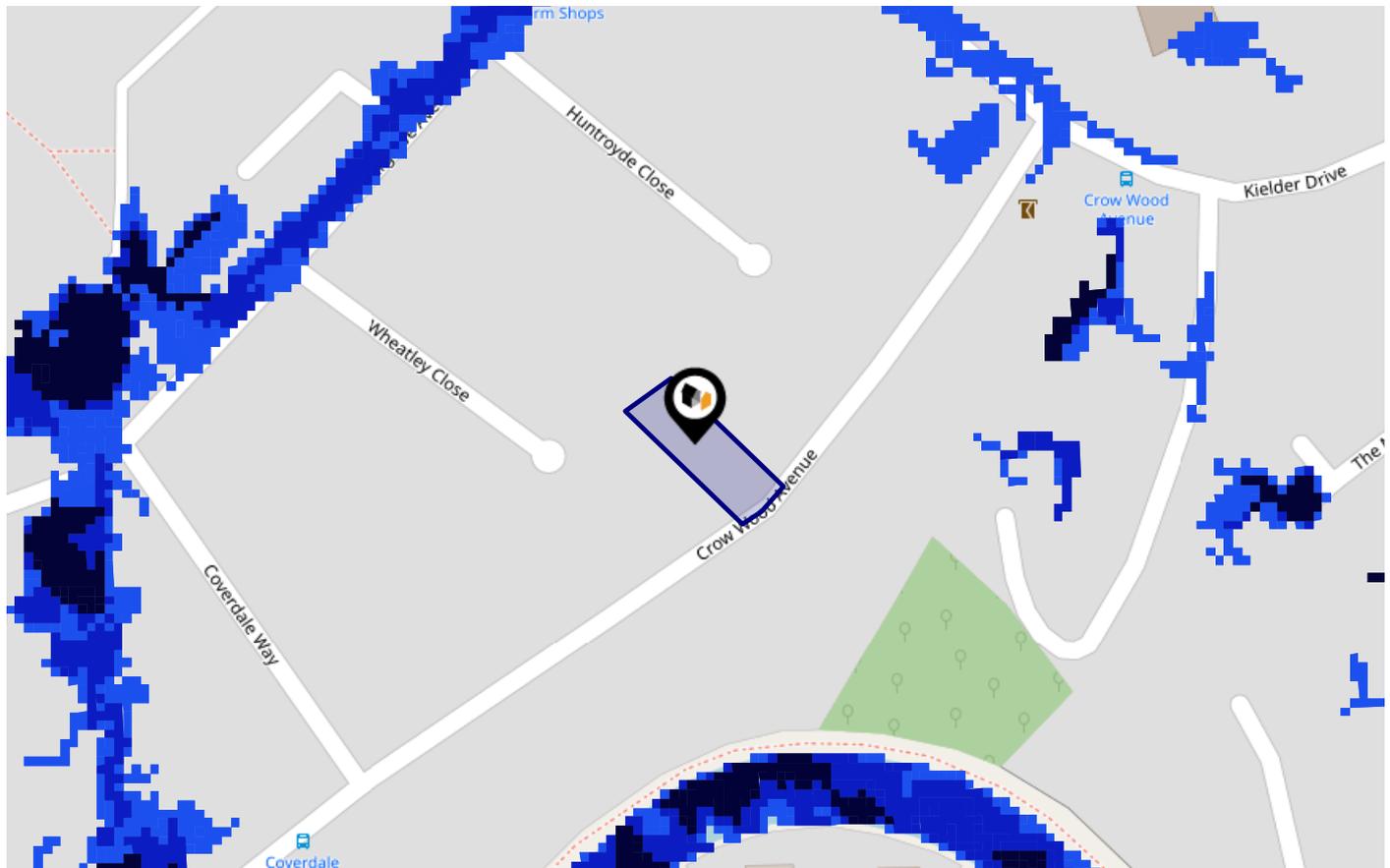
Chance of flooding to the following depths at this property:



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**

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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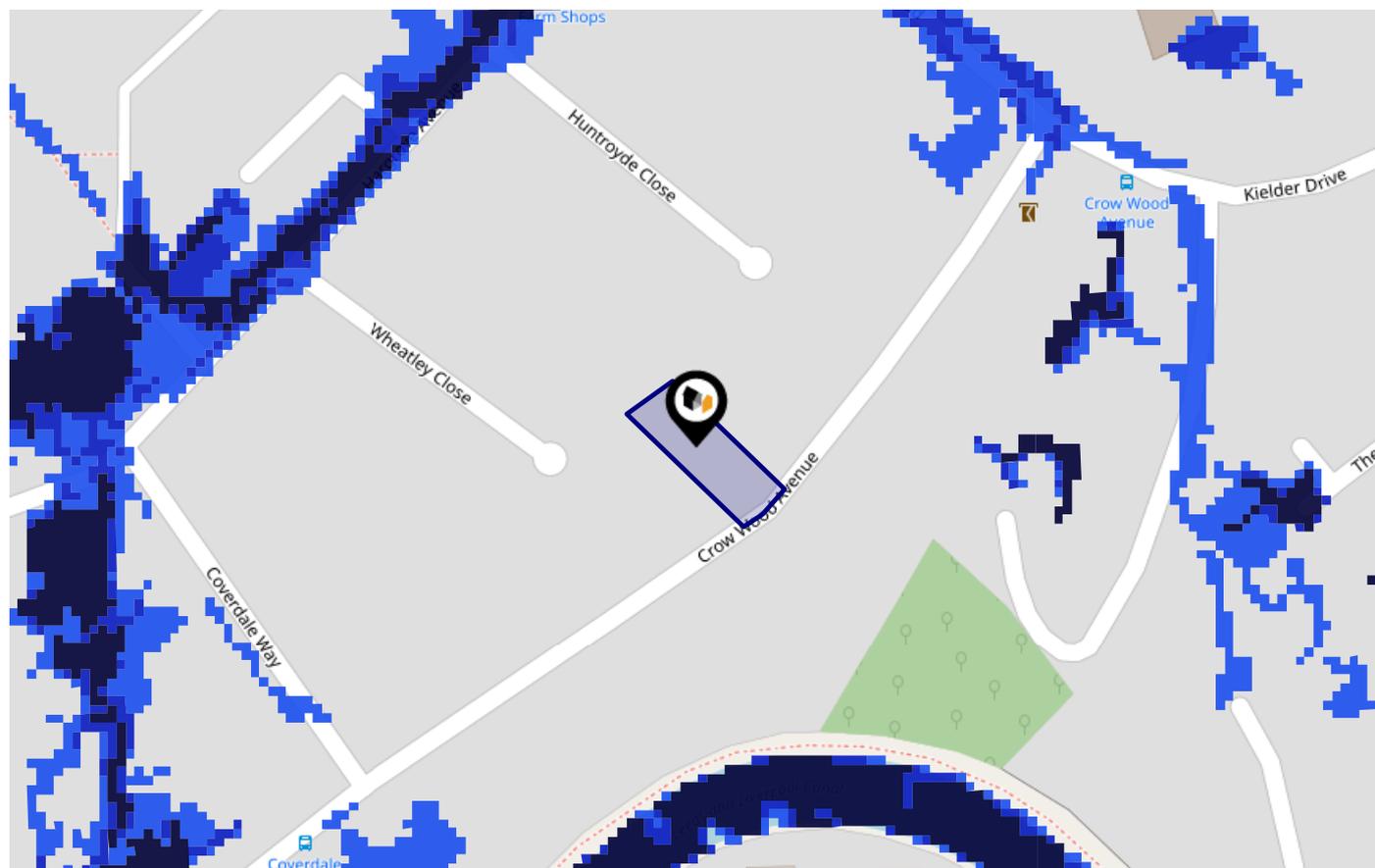
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

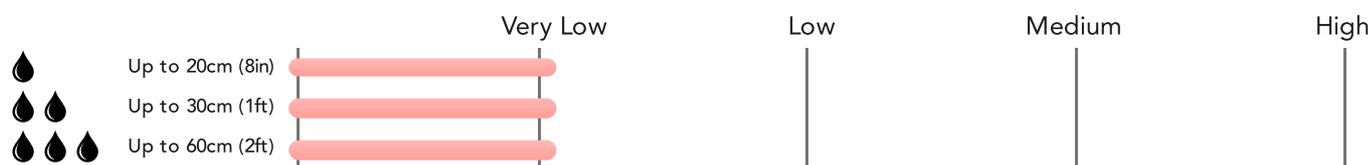


Risk Rating: **Very low**

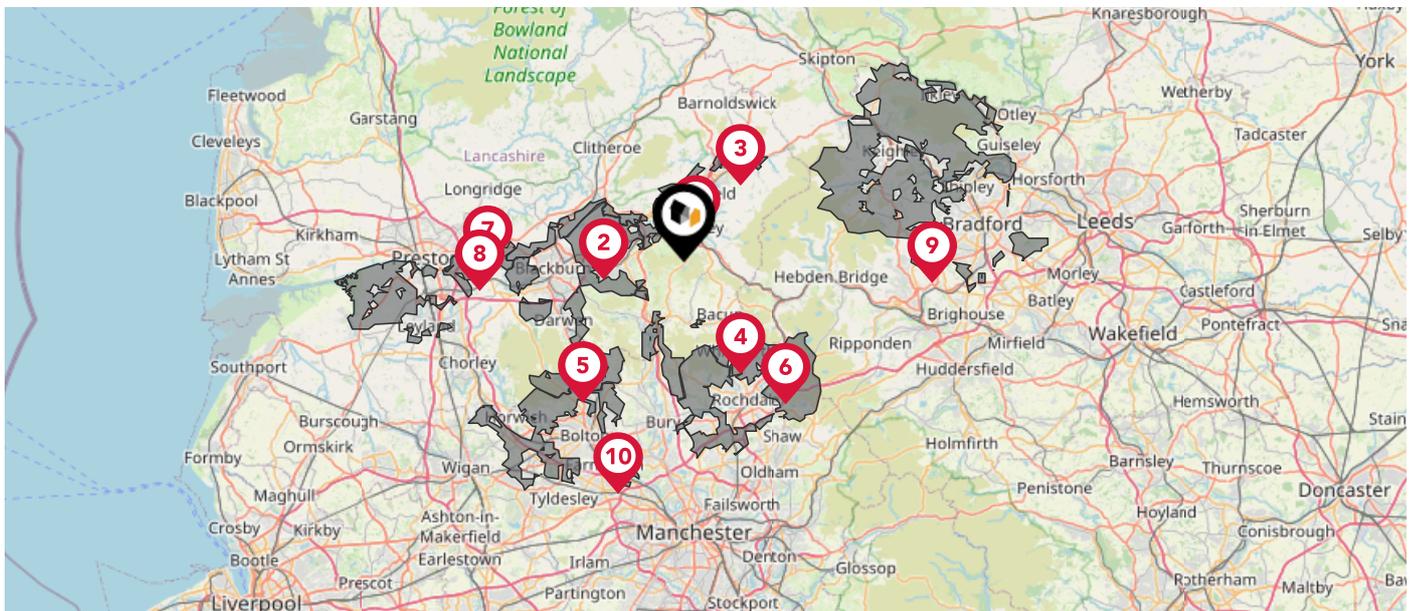
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Chance of flooding to the following depths at this property:



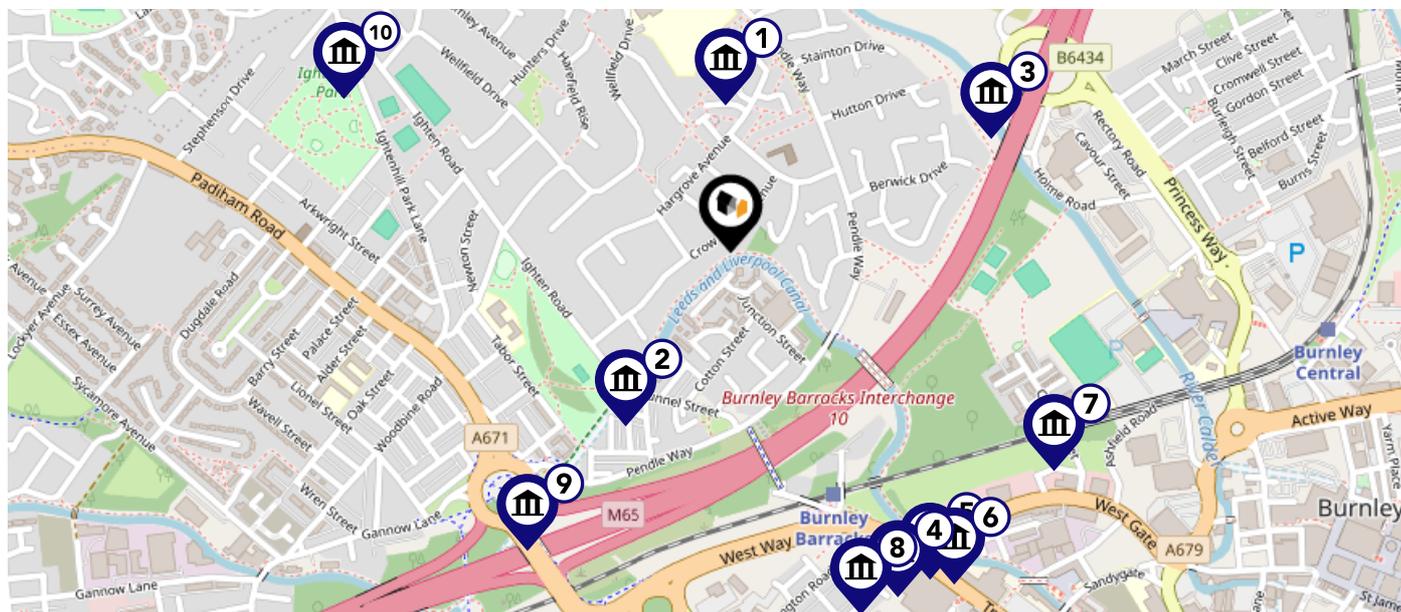
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

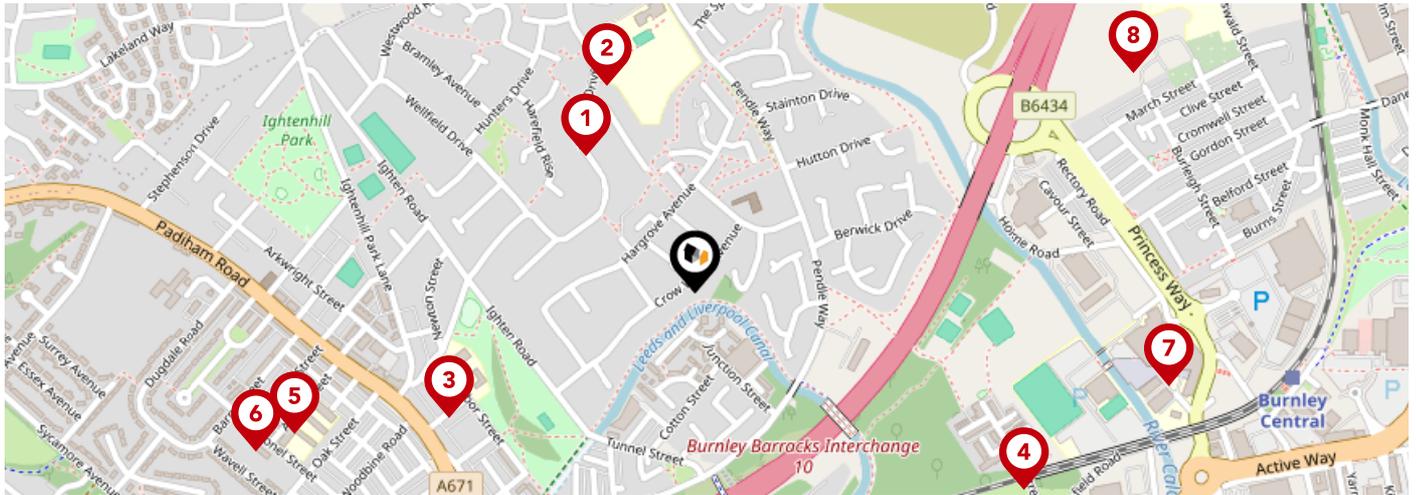
- 1 Merseyside and Greater Manchester Green Belt - Burnley
- 2 Merseyside and Greater Manchester Green Belt - Hyndburn
- 3 Merseyside and Greater Manchester Green Belt - Pendle
- 4 Merseyside and Greater Manchester Green Belt - Rossendale
- 5 Merseyside and Greater Manchester Green Belt - Blackburn with 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 South and West Yorkshire Green Belt - Bradford
- 10 Merseyside and Greater Manchester Green Belt - Bolton

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



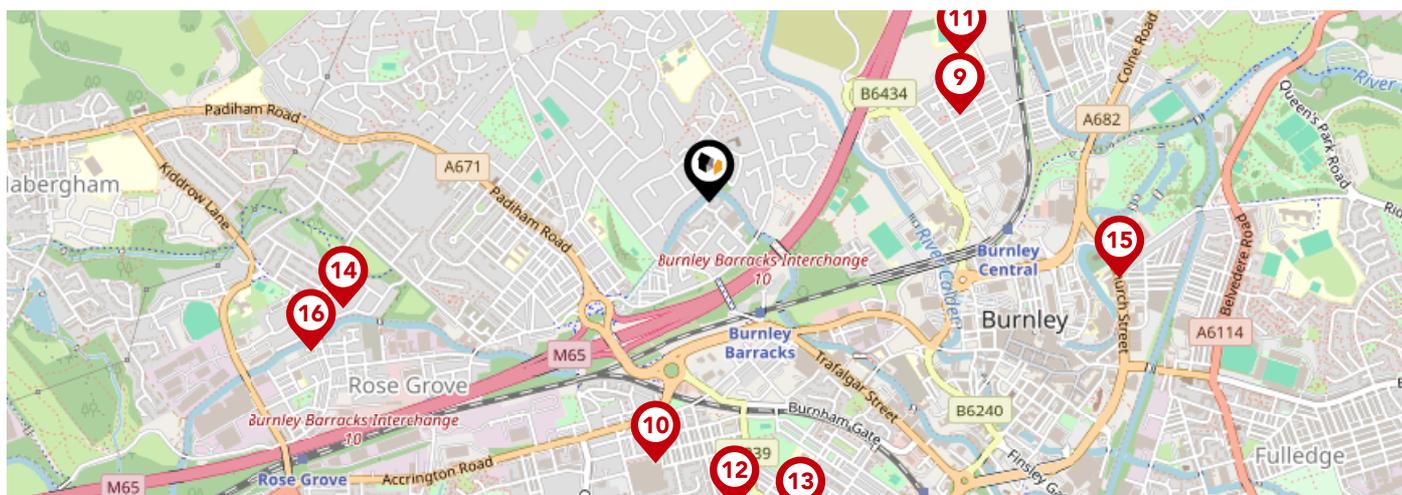
Listed Buildings in the local district	Grade	Distance
 1244833 - Former Clifton Farmhouse And Clifton Cottage	Grade II	0.2 miles
 1313389 - East Portal Of Gannow Tunnel	Grade II	0.2 miles
 1244843 - Royle Lodge And Gate Piers	Grade II	0.3 miles
 1247304 - The Former Billiards Hall	Grade II	0.4 miles
 1313391 - Belle Vue Terrace	Grade II	0.4 miles
 1313392 - Belle Vue Mill	Grade II	0.4 miles
 1365770 - Railway Bridge	Grade II	0.4 miles
 1022605 - Church Of The Holy Trinity	Grade II	0.4 miles
 1022604 - Leeds And Liverpool Canal Boundary Marker Above Gannow Tunnel At Sd 8262 3277	Grade II	0.4 miles
 1244850 - Boundary Stone On East Side Approximately 50 Metres South Of Junction With Ighten Road	Grade II	0.4 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Wellfield Methodist and Anglican Church School Ofsted Rating: Good Pupils: 203 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Mary Magdalene Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Whittlefield Primary School Ofsted Rating: Good Pupils: 225 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Lincoln House School Ofsted Rating: Good Pupils: 5 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Burnley College Ofsted Rating: Good Pupils:0 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Heights Burnley Ofsted Rating: Good Pupils: 4 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

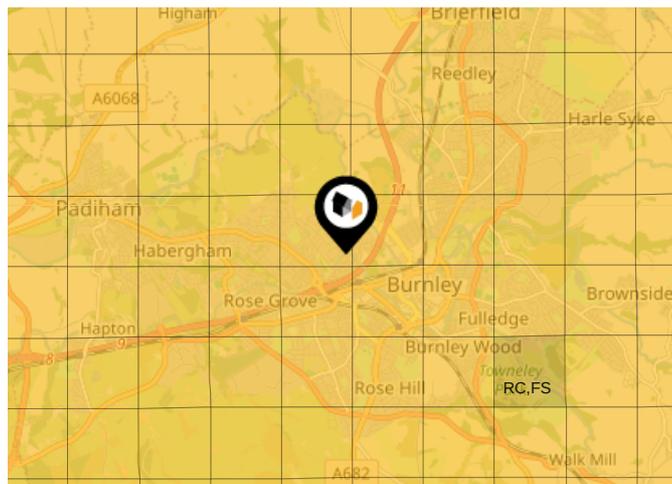
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Stoneyholme Nursery School Ofsted Rating: Outstanding Pupils: 86 Distance:0.58</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:0.58</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Burnley Stoneyholme Community Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Coal Clough Academy Ofsted Rating: Good Pupils: 118 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Burnley Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance:0.83</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Olive High Ofsted Rating: Good Pupils: 262 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance:0.93</p>	<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)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

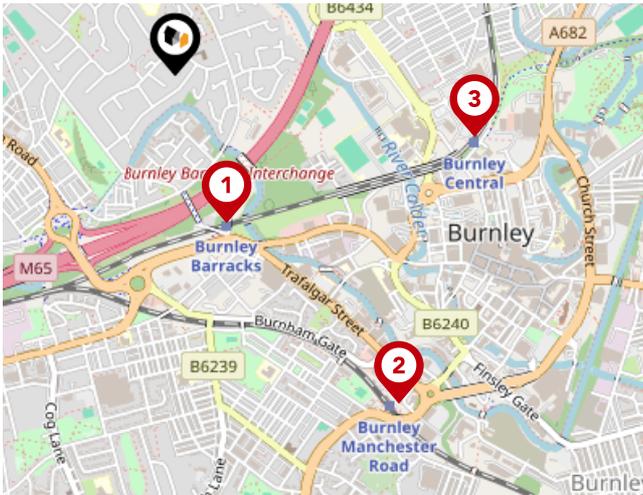


Primary Classifications (Most Common Clay Types)

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

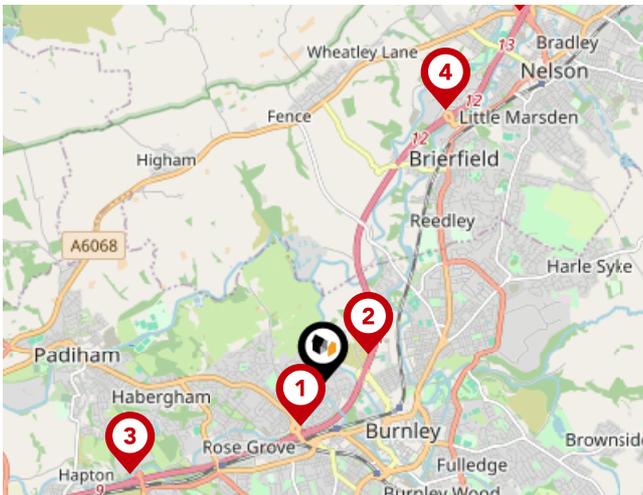
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Burnley Barracks Rail Station	0.34 miles
2	Burnley Manchester Road Rail Station	0.87 miles
3	Burnley Central Rail Station	0.67 miles

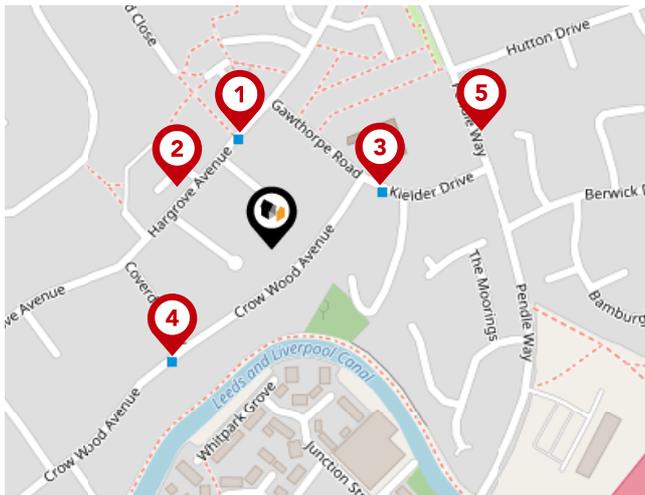


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J10	0.42 miles
2	M65 J11	0.47 miles
3	M65 J9	1.86 miles
4	M65 J12	2.64 miles
5	M65 J13	3.7 miles

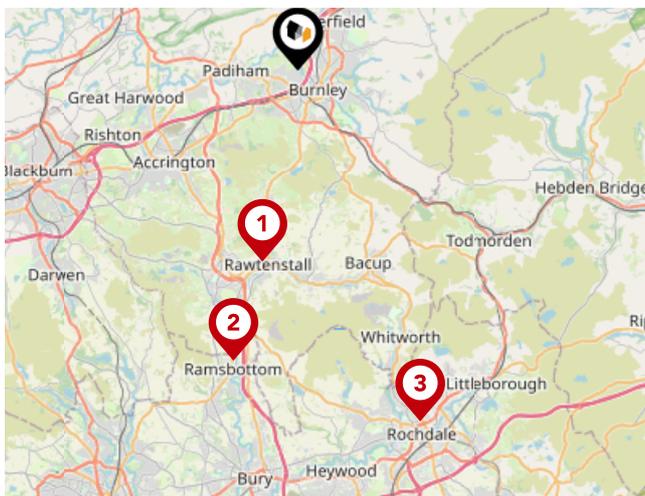
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clifton Farm Shops	0.07 miles
2	Clifton Farm Shops	0.06 miles
3	Crow Wood Avenue	0.07 miles
4	Coverdale Way	0.08 miles
5	Kielder Drive	0.13 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.81 miles
2	Ramsbottom (East Lancashire Railway)	10.45 miles
3	Rochdale Interchange (Manchester Metrolink)	13.05 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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/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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