

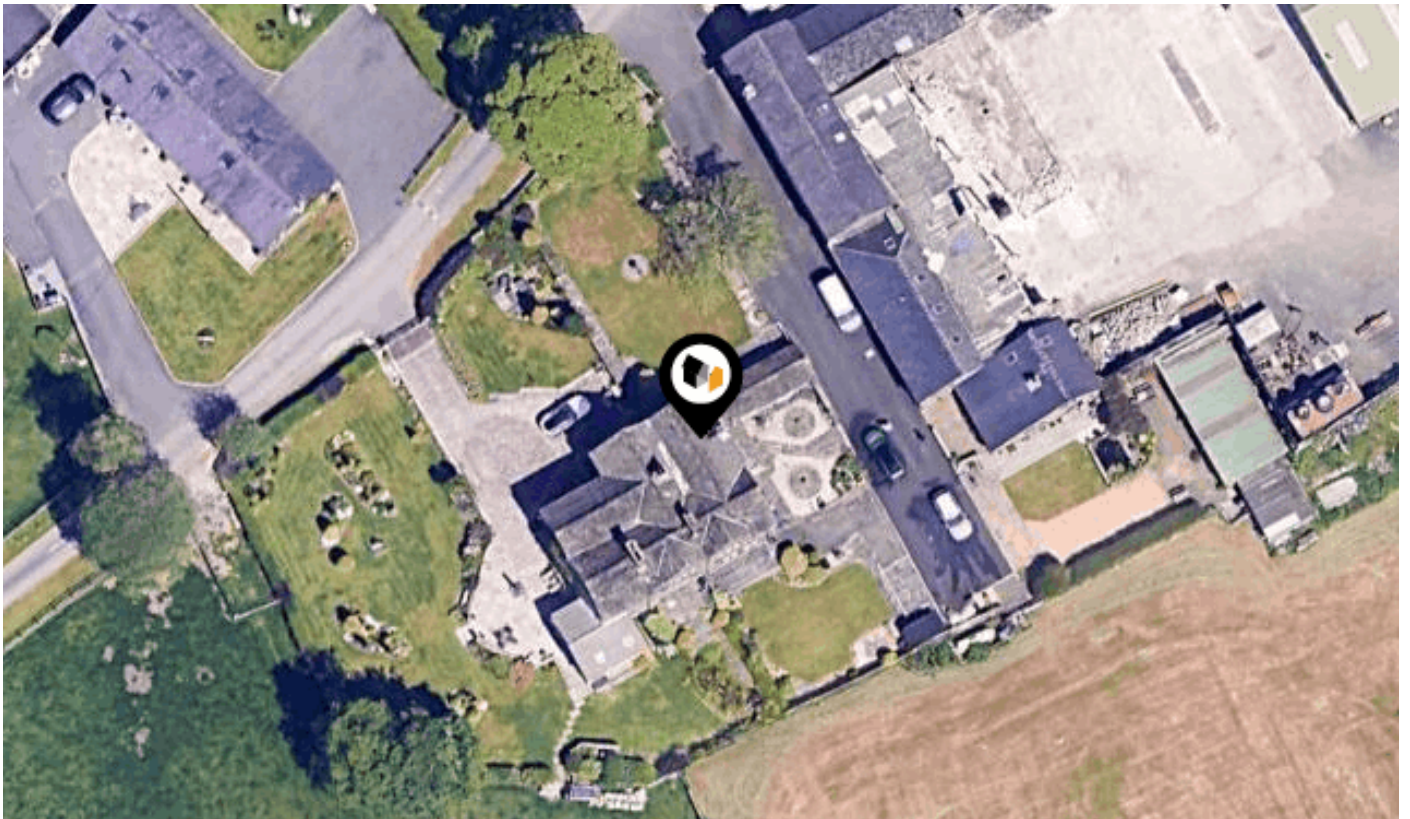


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 14<sup>th</sup> November 2024**



## **NEW LAUND FARM, GREENHEAD LANE, REEDLEY, BURNLEY, BB12**

### **Pendle Hill Properties**

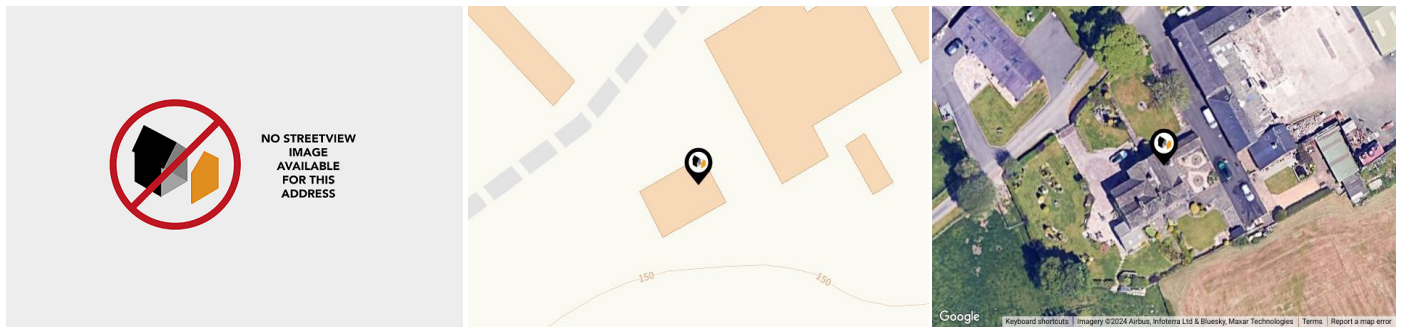
154 Whalley Road Read BB12 7PN

01282 772048

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www.pendlehillproperties.co.uk





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,591 ft <sup>2</sup> / 147 m <sup>2</sup>
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£3,488

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>26</b> mb/s	<b>-</b> mb/s

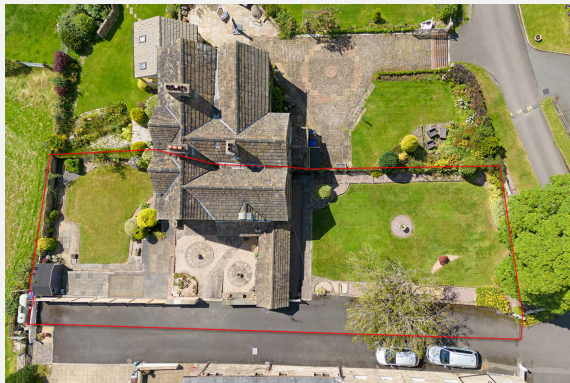
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



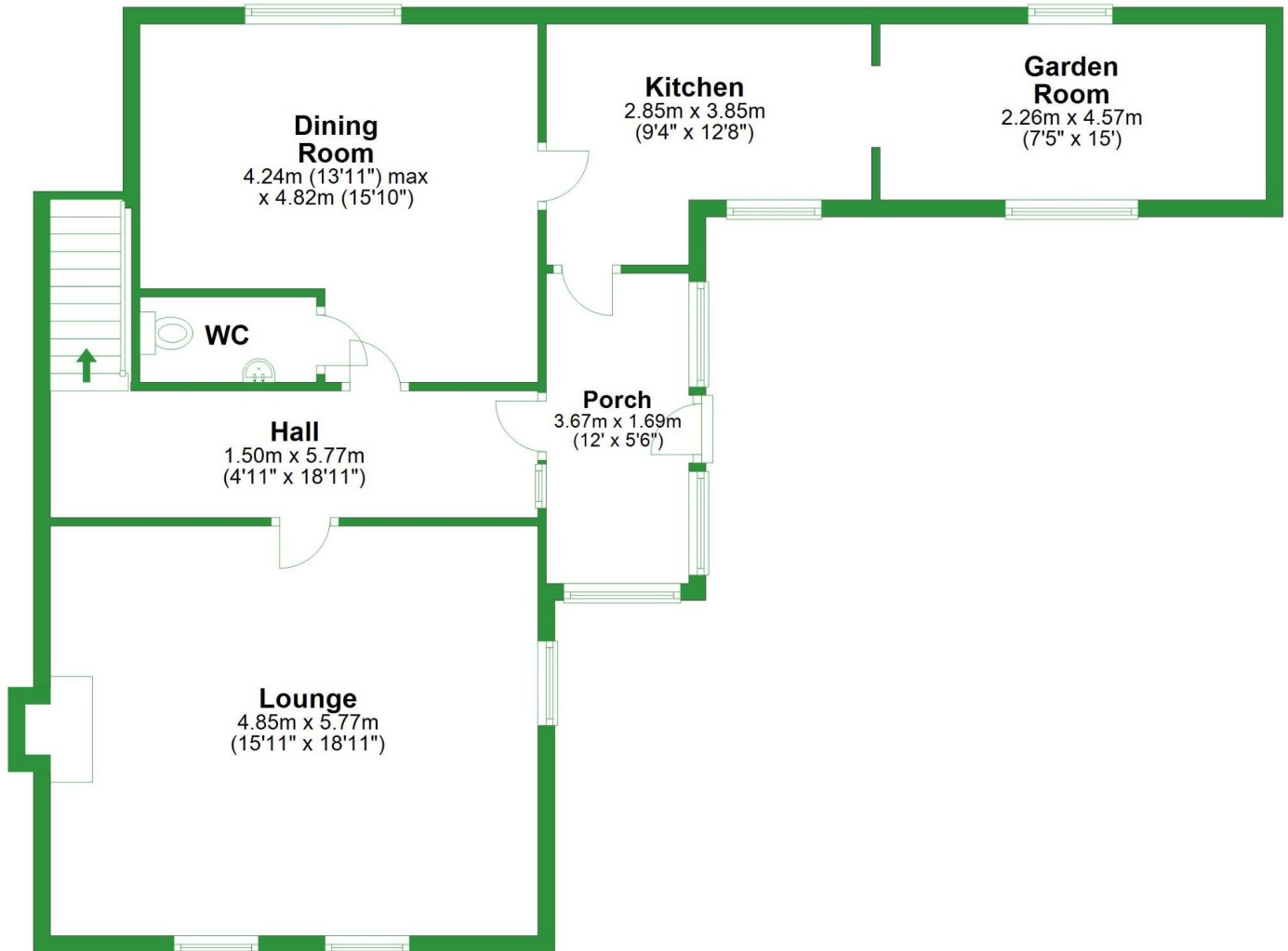




## NEW LAUND FARM, GREENHEAD LANE, REEDLEY, BURNLEY, BB12

### Ground Floor

Approx. 86.0 sq. metres (925.6 sq. feet)



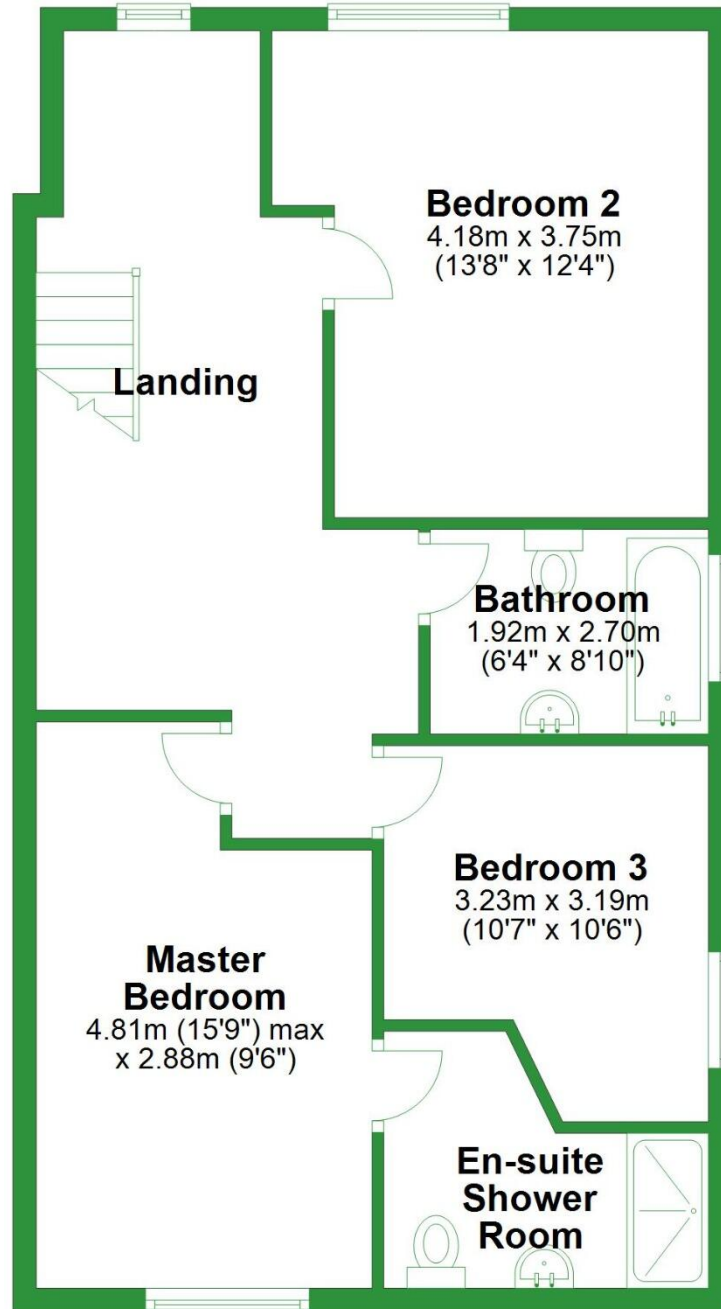
Total area: approx. 147.9 sq. metres (1591.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

**NEW LAUND FARM, GREENHEAD LANE, REEDLEY,  
BURNLEY, BB12**

**First Floor**

Approx. 61.9 sq. metres (666.1 sq. feet)



Greenhead Lane, Reedley, BB12

Energy rating

# F

Valid until 09.09.2033

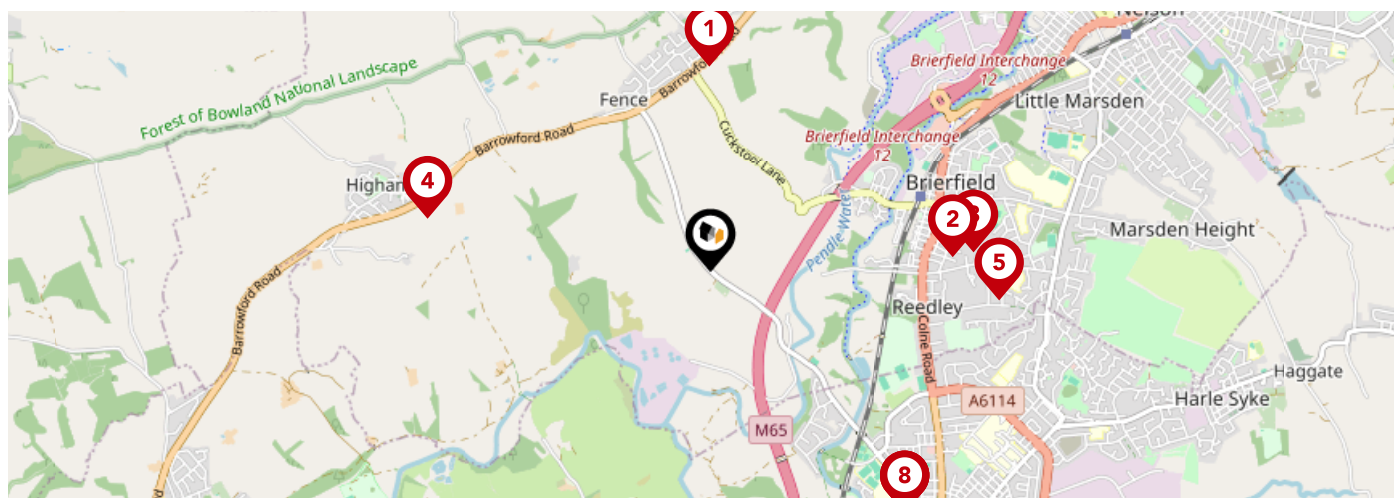
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E		
21-38	F	32   F	
1-20	G		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	LPG (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, LPG
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	157 m <sup>2</sup>



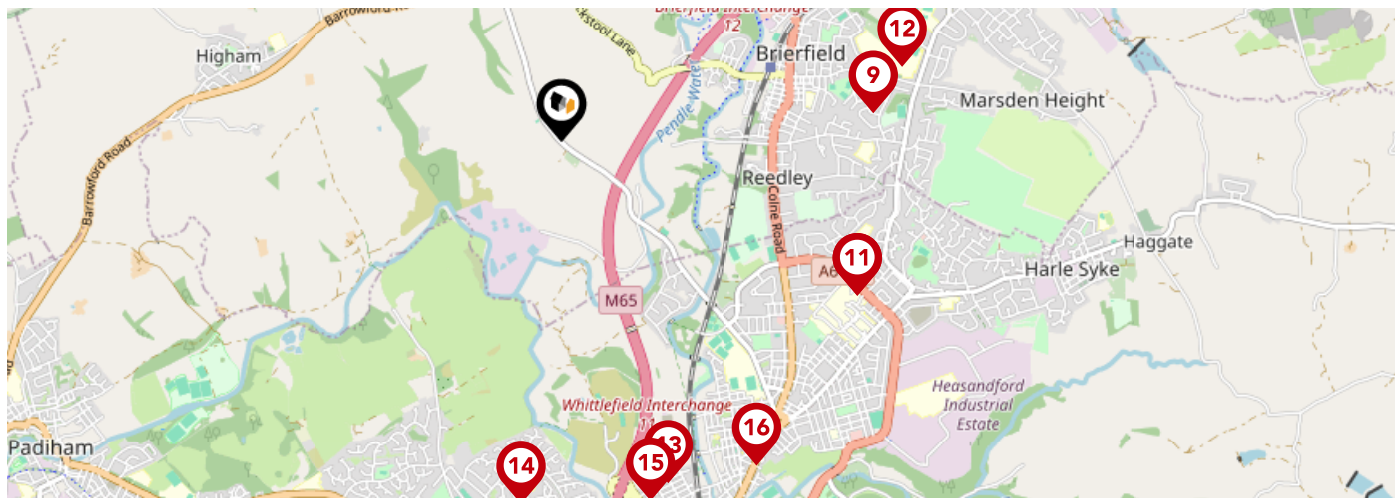
# Area Schools











	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Wheatley Lane Methodist Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Pendle Primary Academy</b> Ofsted Rating: Good   Pupils: 412   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Woodfield Nursery School</b> Ofsted Rating: Good   Pupils: 119   Distance:1.15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Higham St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 127   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Reedley Primary School</b> Ofsted Rating: Good   Pupils: 409   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Reedley Hallows Nursery School</b> Ofsted Rating: Outstanding   Pupils: 176   Distance:1.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Holly Grove School</b> Ofsted Rating: Outstanding   Pupils: 121   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Barden Primary School</b> Ofsted Rating: Good   Pupils: 476   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



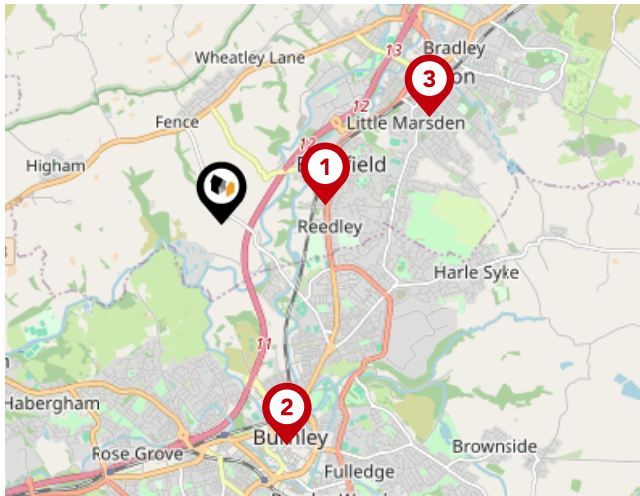
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Holy Trinity Roman Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 116   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Casterton Primary Academy</b> Ofsted Rating: Good   Pupils: 297   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St John the Baptist RC Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 214   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Marsden Heights Community College</b> Ofsted Rating: Good   Pupils: 1037   Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Burnley Stoneyholme Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 423   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary Magdalene Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Heights Burnley</b> Ofsted Rating: Good   Pupils: 4   Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rawdhatul Uloom</b> Ofsted Rating: Good   Pupils: 114   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

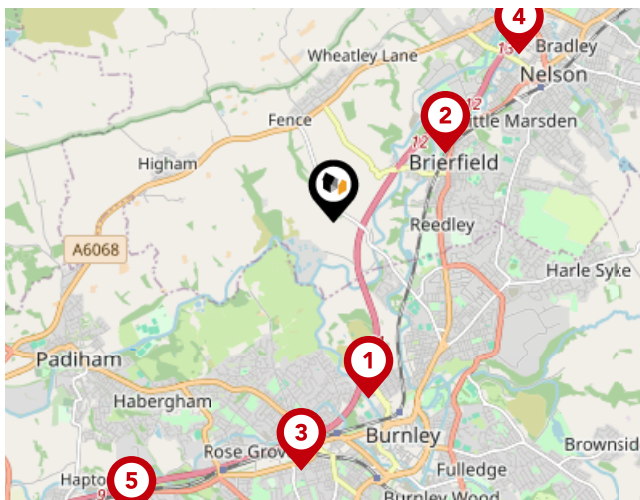
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	0.92 miles
2	Burnley Central Rail Station	2.03 miles
3	Nelson Rail Station	2.05 miles

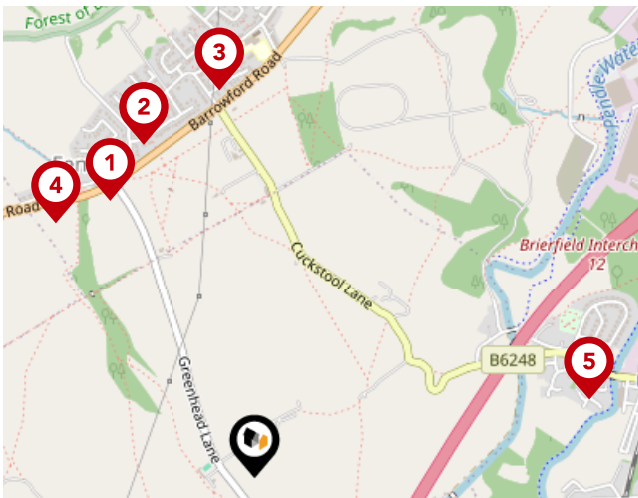


### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J11	1.58 miles
2	M65 J12	1.15 miles
3	M65 J10	2.2 miles
4	M65 J13	2.19 miles
5	M65 J9	3.14 miles

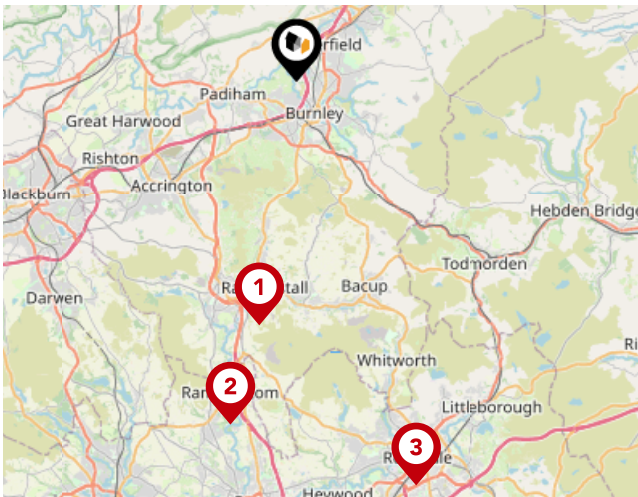
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fence Gate Inn	0.68 miles
2	Uplands Drive	0.77 miles
3	Harpers Lane	0.85 miles
4	Bay Horse Inn	0.71 miles
5	Quakers View	0.75 miles



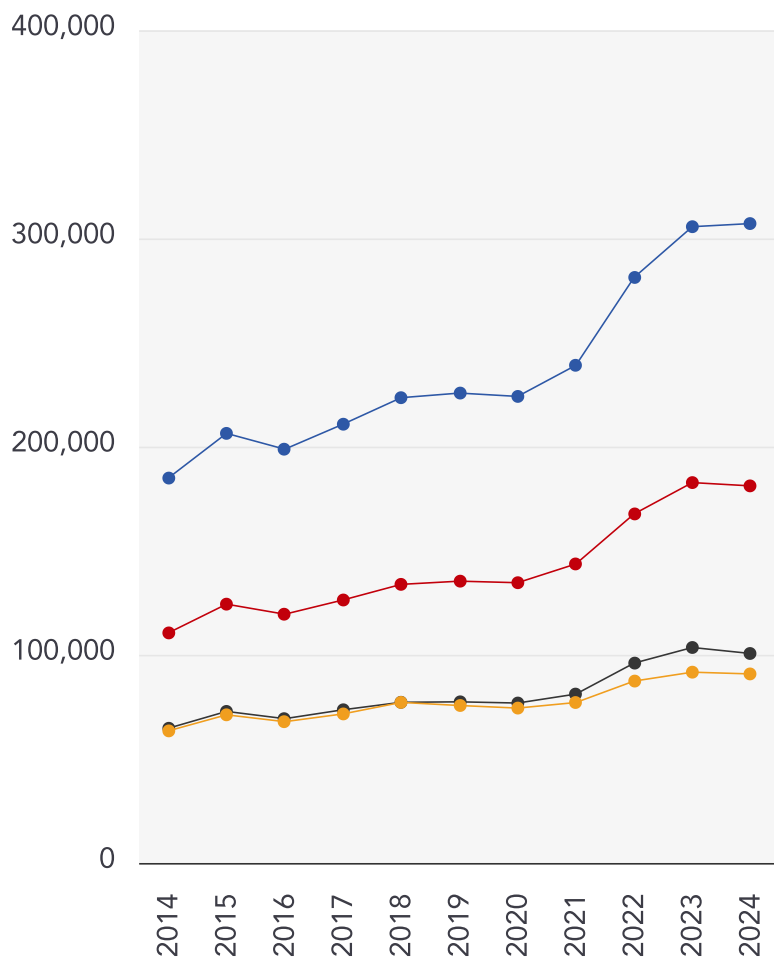
### Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	8.61 miles
2	Ramsbottom (East Lancashire Railway)	12.24 miles
3	Rochdale Interchange (Manchester Metrolink)	14.75 miles

# Market

## House Price Statistics

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



Detached

**+66.12%**

Semi-Detached

**+63.91%**

Terraced

**+55.51%**

Flat

**+43.12%**





### **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



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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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