

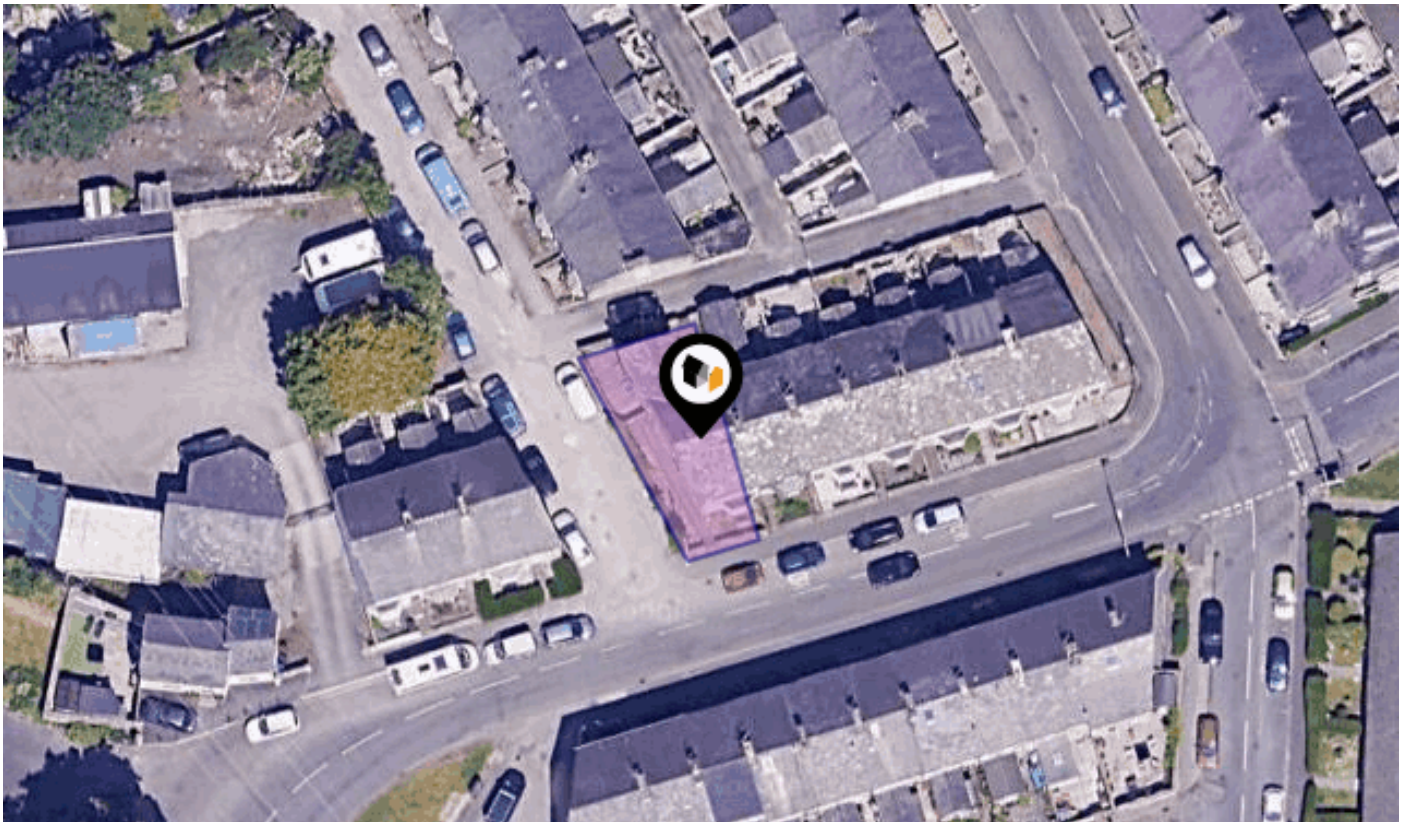


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd December 2024



CEMETERY ROAD, PADIHAM, BURNLEY, BB12

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	4	Start Date:	13/01/1897
Floor Area:	1,503 ft ² / 139 m ²	End Date:	01/11/2895
Plot Area:	0.04 acres	Lease Term:	999 years from 1 November 1896
Year Built :	1900-1929	Term Remaining:	871 years
Council Tax :	Band A		
Annual Estimate:	£1,565		
Title Number:	LA407577		

Local Area

Local Authority:	Burnley
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

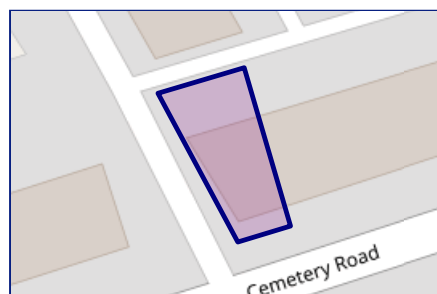


Freehold Title Plan



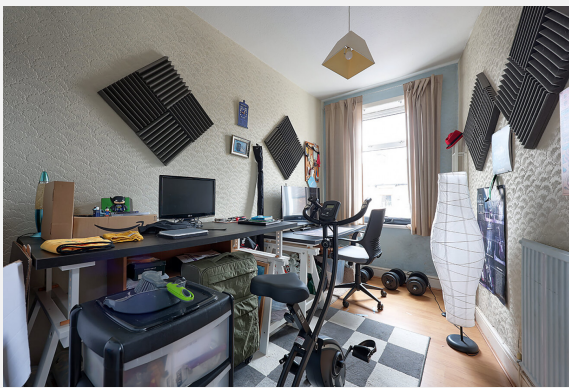
LAN71405

Leasehold Title Plan



LA407577

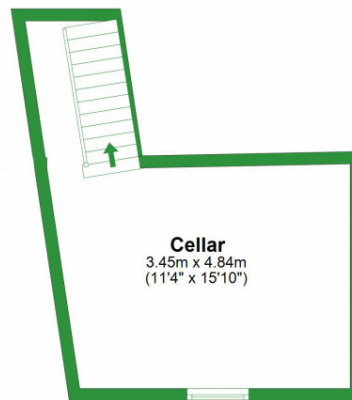
Start Date: 13/01/1897
End Date: 01/11/2895
Lease Term: 999 years from 1 November 1896
Term Remaining: 871 years



CEMETERY ROAD, PADIHAM, BURNLEY, BB12

Basement

Approx. 20.1 sq. metres (216.0 sq. feet)



Cellar

3.45m x 4.84m
(11'4" x 15'10")

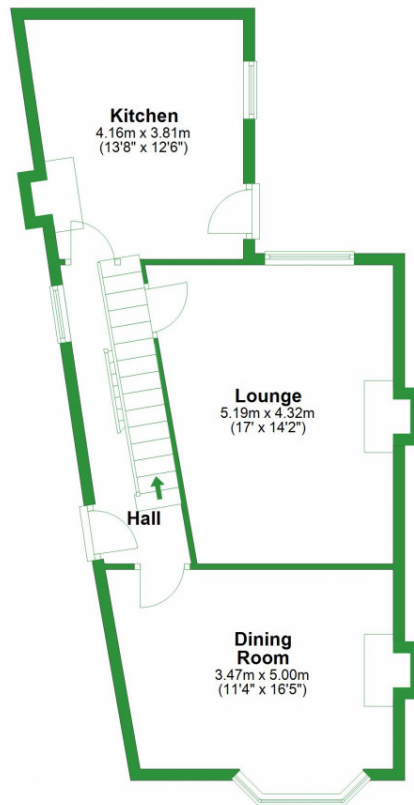
Total area: approx. 139.7 sq. metres (1503.5 sq. feet)

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

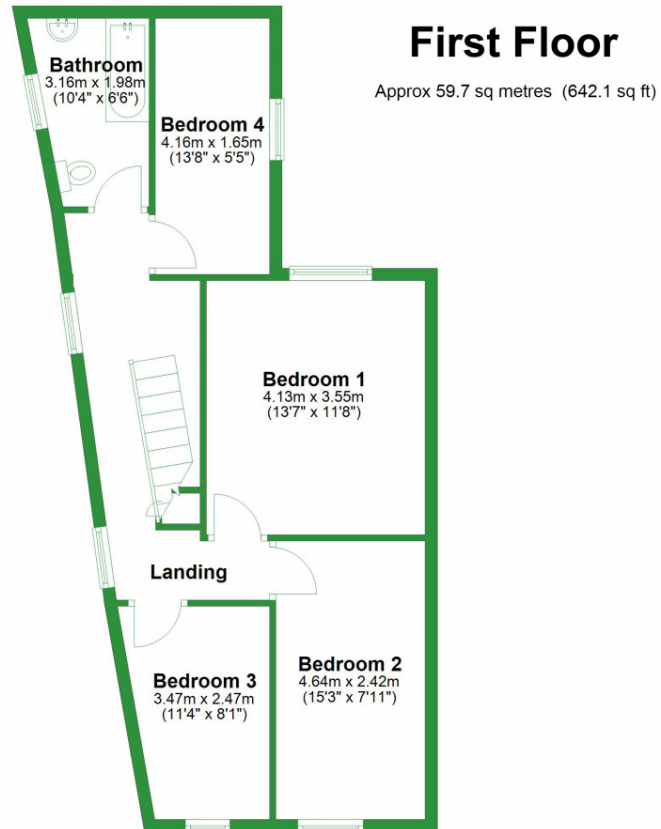
CEMETERY ROAD, PADIHAM, BURNLEY, BB12

Ground Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



CEMETERY ROAD, PADIHAM, BURNLEY, BB12



Cemetery Road, Padiham, BB12

Energy rating

E

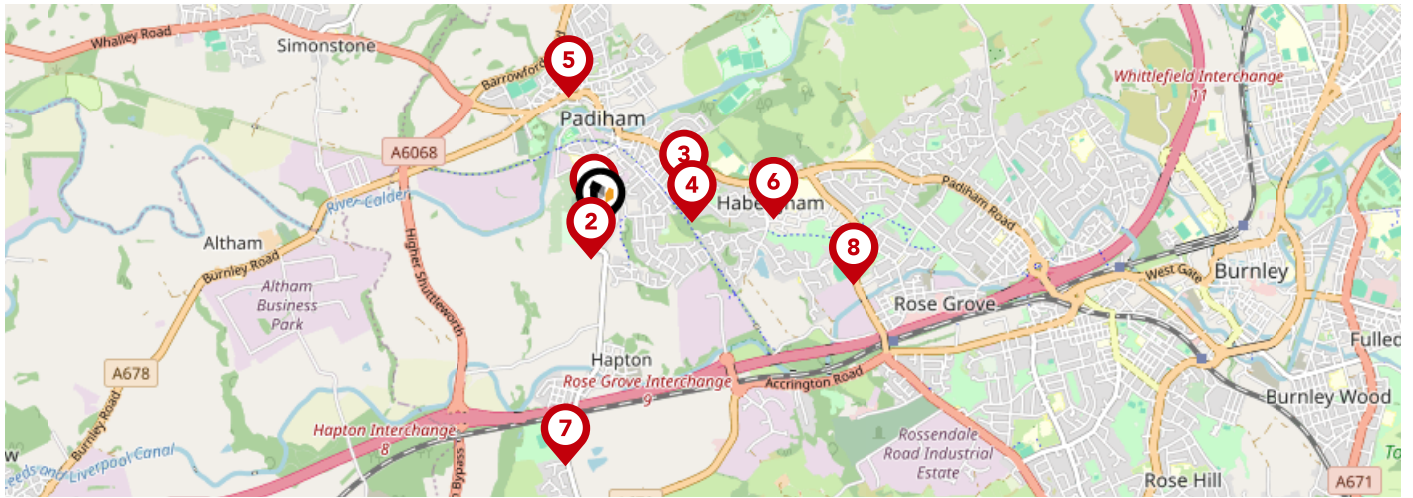
Valid until 29.06.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

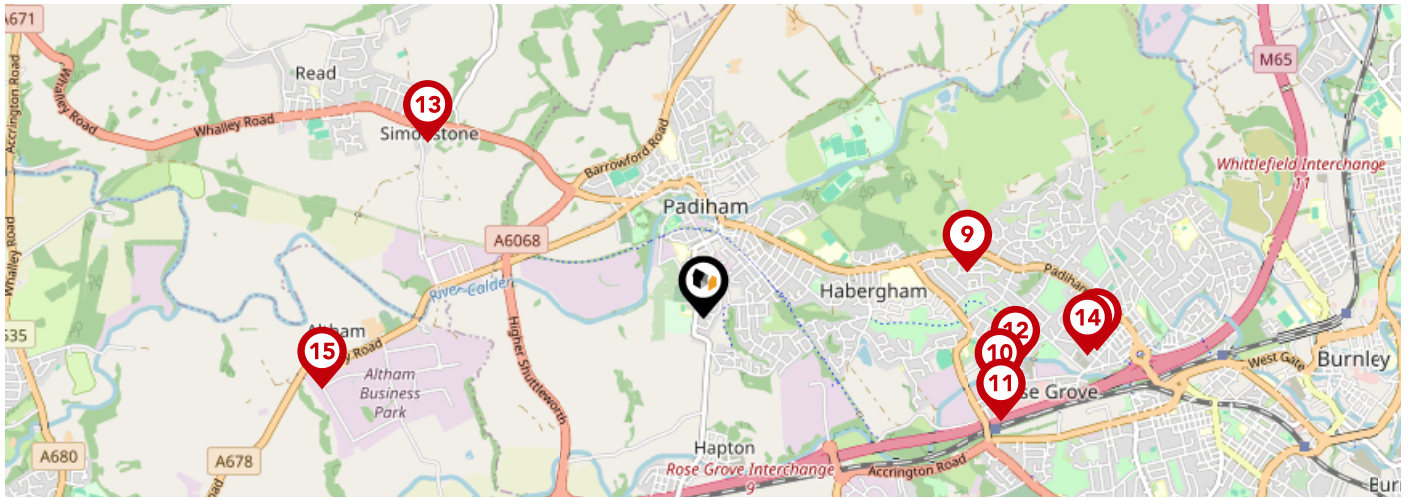
Additional EPC Data









Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Mechanical, extract only
Lightning:	Low energy lighting in all fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Floors:	Suspended, no insulation (assumed)
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Total Floor Area:	111 m ²

Area Schools



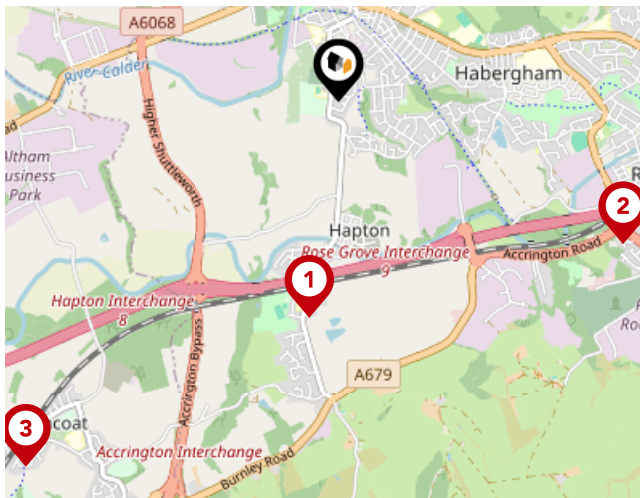
	Nursery	Primary	Secondary	College	Private
<p>1 Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good Pupils: 226 Distance:0.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:0.4</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Burnley High School Ofsted Rating: Good Pupils: 607 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Hapton Church of England/Methodist Primary School Ofsted Rating: Good Pupils: 124 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Burnley Lowerhouse Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance: 1.17	<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: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance: 1.38	<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: 1.38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Simonstone St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 133 Distance: 1.43	<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: 1.69	<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: 1.7	<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: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

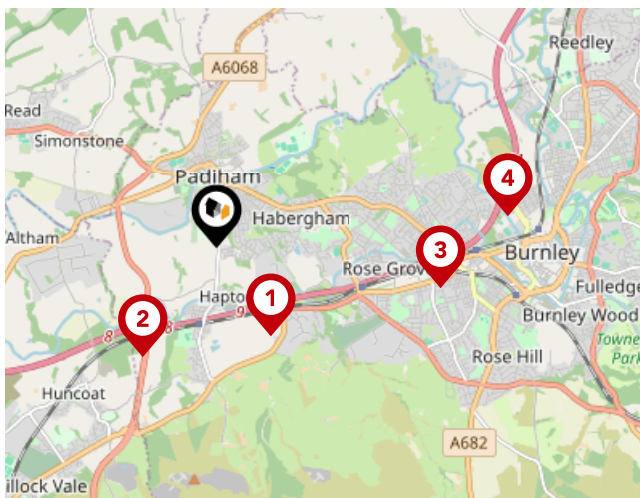
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	0.96 miles
2	Rose Grove Rail Station	1.4 miles
3	Huncoat Rail Station	2.11 miles

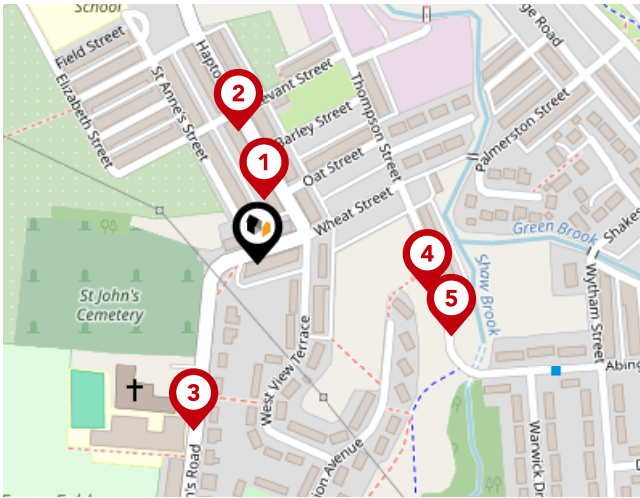


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J9	0.9 miles
2	M65 J8	1.16 miles
3	M65 J10	1.99 miles
4	M65 J11	2.56 miles
5	M65 J7	3.81 miles

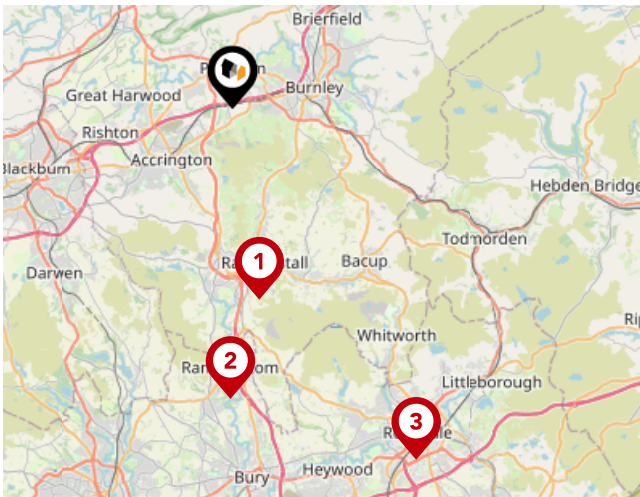
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oat Street	0.04 miles
2	Levant Street	0.07 miles
3	St John the Baptist RCPS	0.1 miles
4	Thompson Street	0.09 miles
5	Thompson Street	0.11 miles



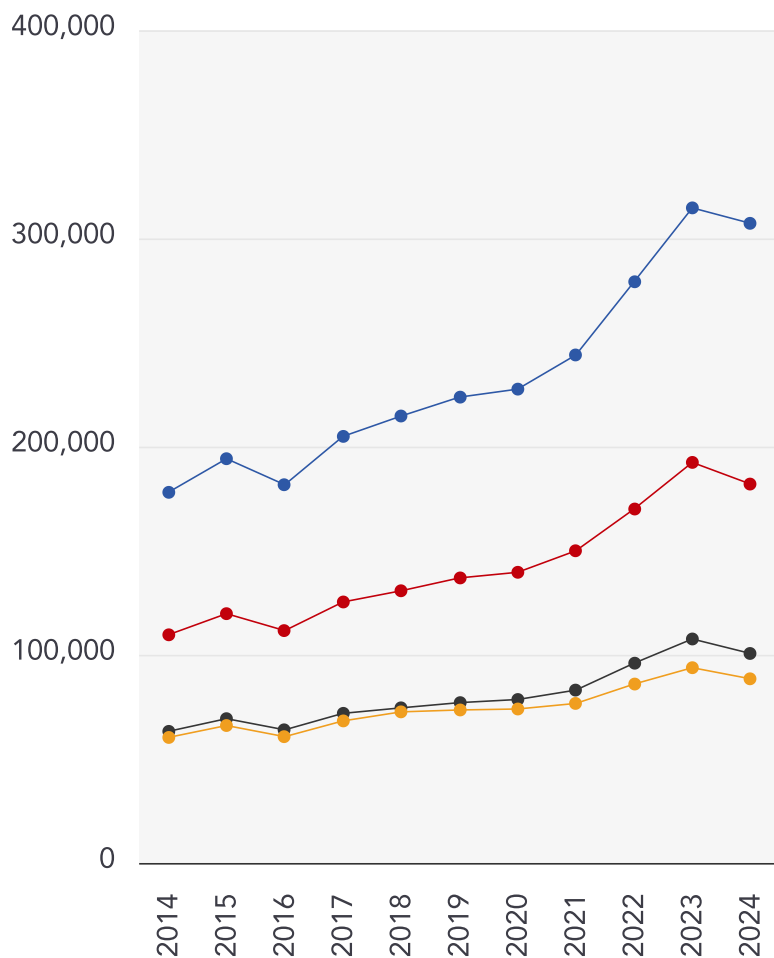
Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.75 miles
2	Ramsbottom (East Lancashire Railway)	10.2 miles
3	Rochdale Interchange (Manchester Metrolink)	13.9 miles

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%



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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