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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 14<sup>th</sup> March 2025**



**HAUGH AVENUE, SIMONSTONE, BURNLEY, BB12**

## Pendle Hill Properties

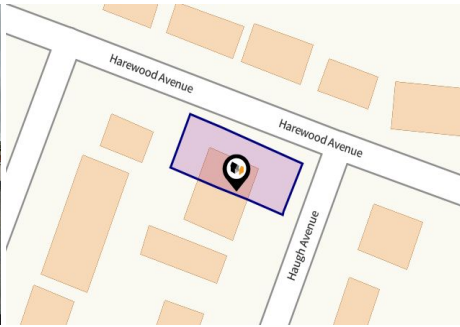
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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	29/06/1948
<b>Floor Area:</b>	1,627 ft <sup>2</sup> / 151 m <sup>2</sup>	<b>End Date:</b>	01/05/2946
<b>Plot Area:</b>	0.1 acres	<b>Lease Term:</b>	999 years from 1 May 1947
<b>Year Built :</b>	1950-1966	<b>Term Remaining:</b>	921 years
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,197		
<b>Title Number:</b>	LA424782		

## Local Area

<b>Local Authority:</b>	Lancashire	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>10</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
<b>Flood Risk:</b>				
<ul style="list-style-type: none"><li>Rivers &amp; Seas</li><li>Surface Water</li></ul>	<ul style="list-style-type: none"><li>Very low</li><li>Very low</li></ul>			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

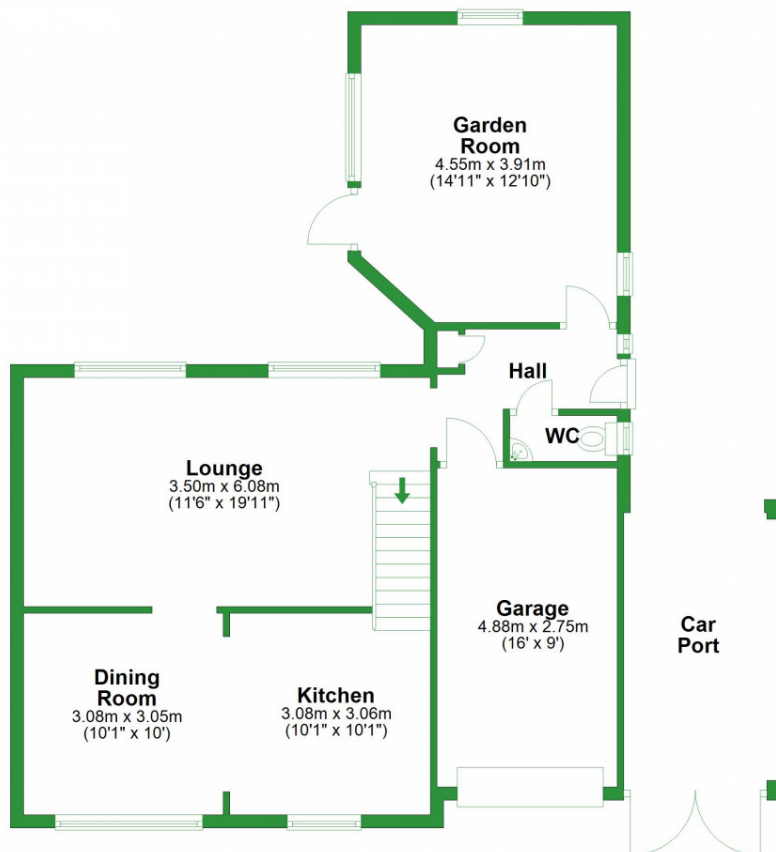




## HAUGH AVENUE, SIMONSTONE, BURNLEY, BB12

### Ground Floor

Approx. 88.4 sq. metres (951.6 sq. feet)



Total area: approx. 151.2 sq. metres (1627.9 sq. feet)

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

## HAUGH AVENUE, SIMONSTONE, BURNLEY, BB12

### First Floor

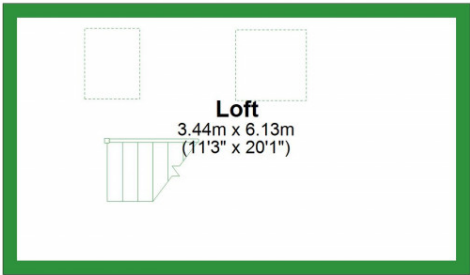
Approx. 41.5 sq. metres (446.4 sq. feet)

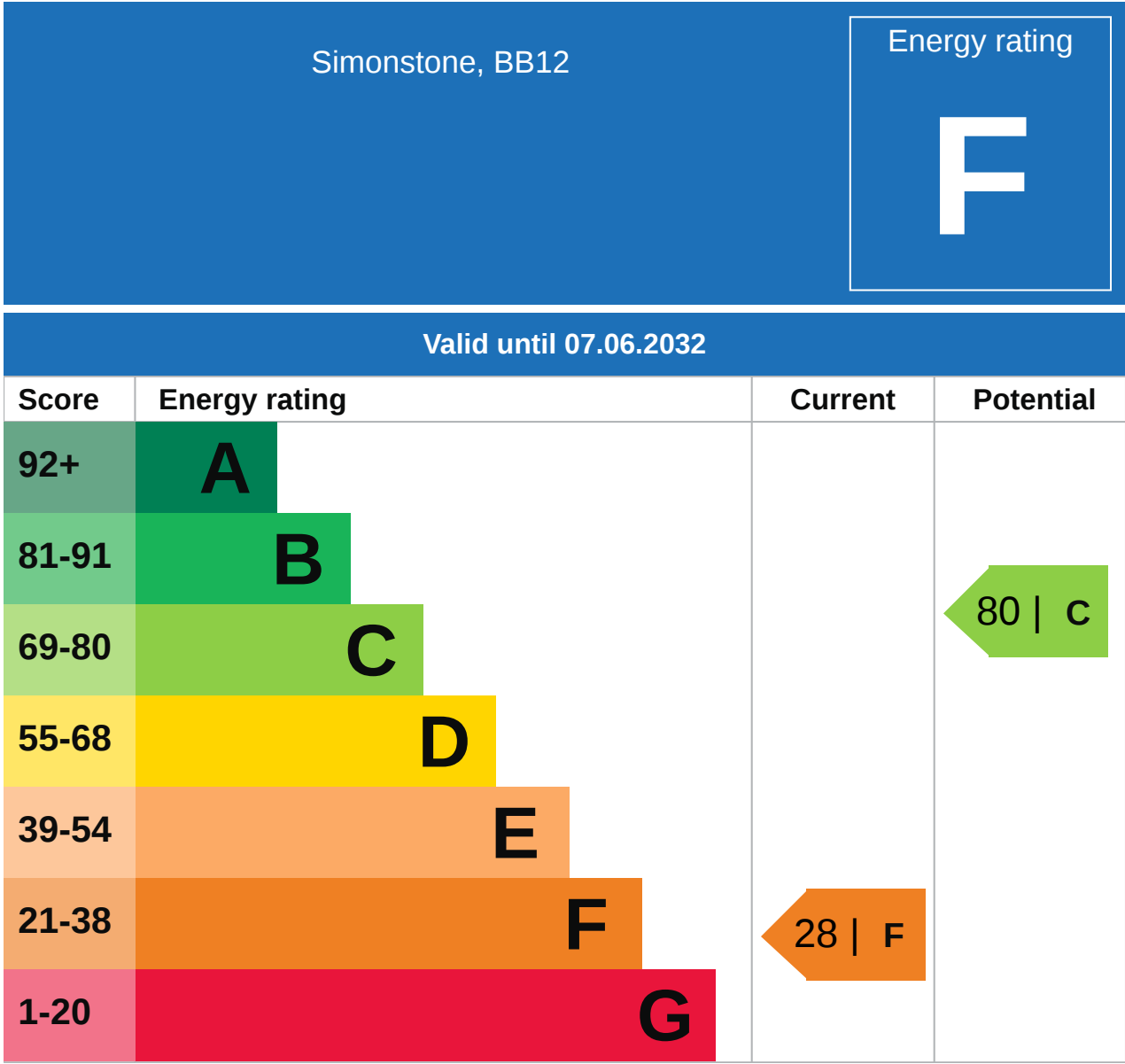


**HAUGH AVENUE, SIMONSTONE, BURNLEY, BB12**

**Second Floor**

Approx. 21.3 sq. metres (229.8 sq. feet)





## Additional EPC Data

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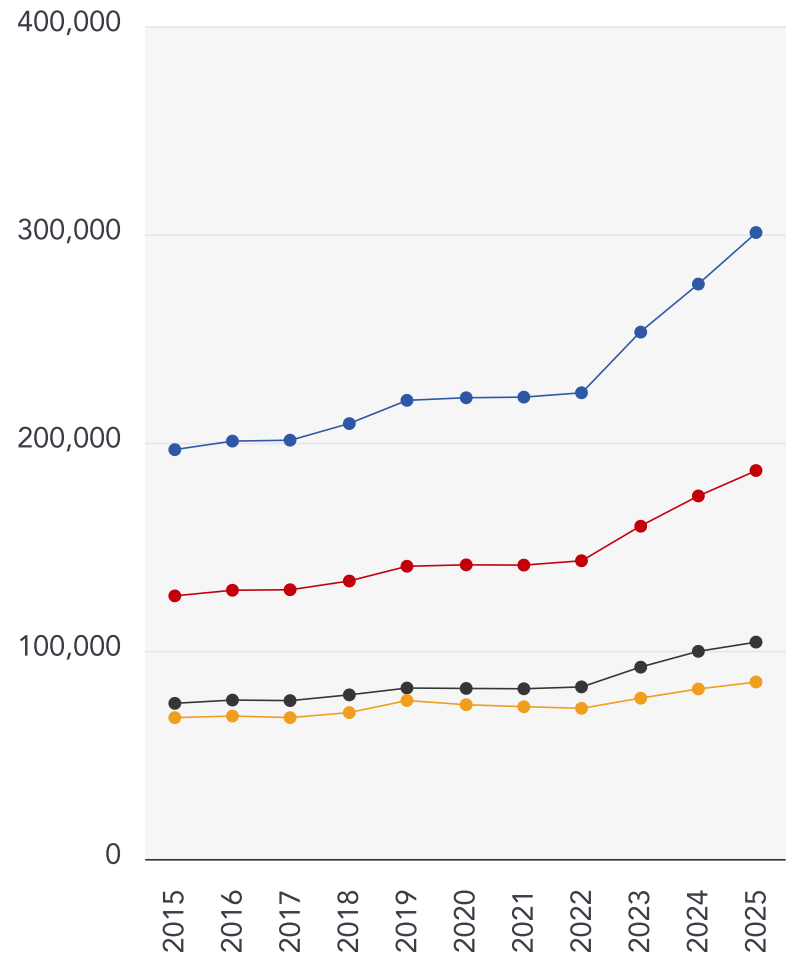
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	117 m <sup>2</sup>



# Market

## House Price Statistics

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



Detached

**+53.05%**

Semi-Detached

**+47.66%**

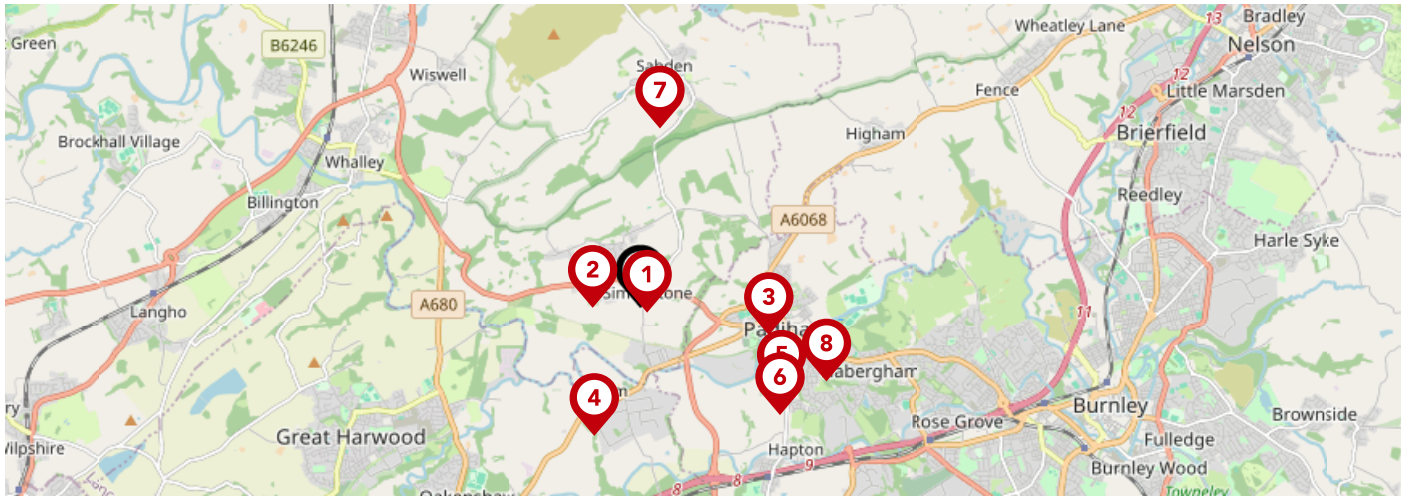
Terraced

**+39.35%**

Flat

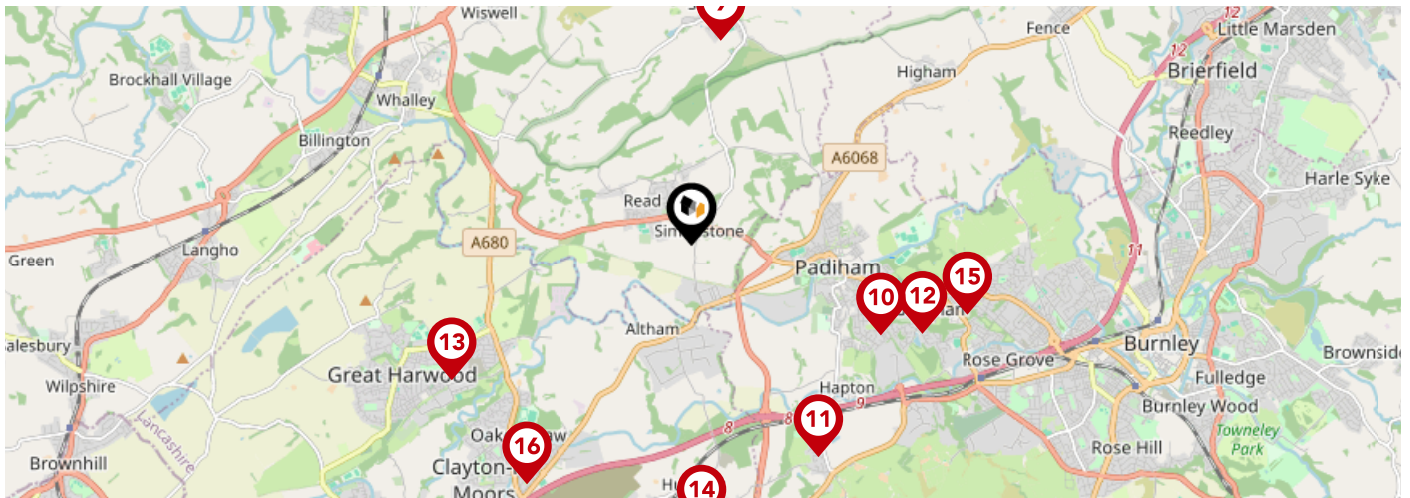
**+25.24%**









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Simonstone St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Read St John's CofE Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Padiham St Leonard's Voluntary Aided Church of England Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Altham St James Church of England Primary School</b> Ofsted Rating: Good   Pupils: 79   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Padiham Green Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 197   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St John the Baptist Roman Catholic Primary School, Padiham</b> Ofsted Rating: Good   Pupils: 226   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's Roman Catholic Primary School, Sabden</b> Ofsted Rating: Good   Pupils: 62   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Padiham Primary School</b> Ofsted Rating: Good   Pupils: 289   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

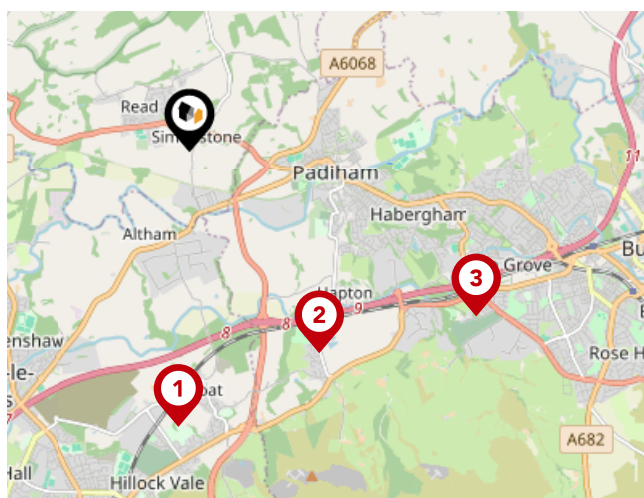
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Sabden Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitegate Nursery School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hapton Church of England/Methodist Primary School</b> Ofsted Rating: Good   Pupils: 124   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burnley High School</b> Ofsted Rating: Good   Pupils: 607   Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Hubert's Roman Catholic Primary School, Great Harwood</b> Ofsted Rating: Good   Pupils: 152   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Accrington Huncoat Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Park Hill School</b> Ofsted Rating: Not Rated   Pupils: 128   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Roman Catholic Primary School, Clayton-le-Moors</b> Ofsted Rating: Good   Pupils: 127   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

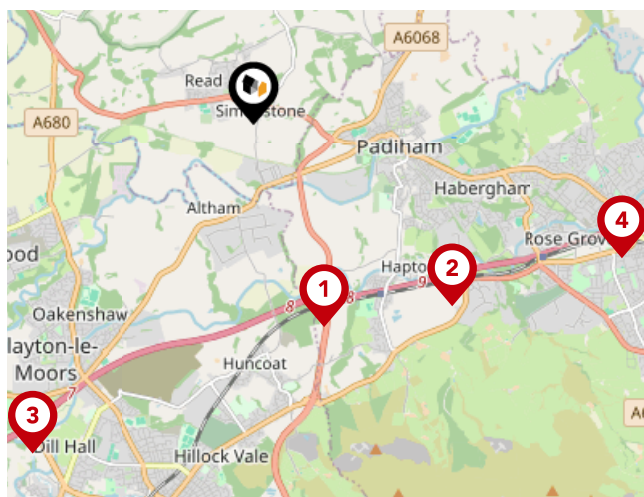
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Huncoat Rail Station	2.42 miles
2	Hapton Rail Station	2.1 miles
3	Rose Grove Rail Station	2.9 miles

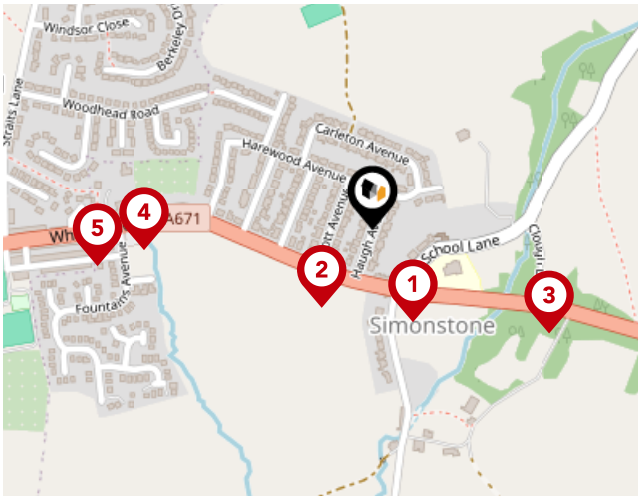


### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	1.88 miles
2	M65 J9	2.36 miles
3	M65 J7	3.47 miles
4	M65 J10	3.43 miles
5	M65 J11	3.85 miles

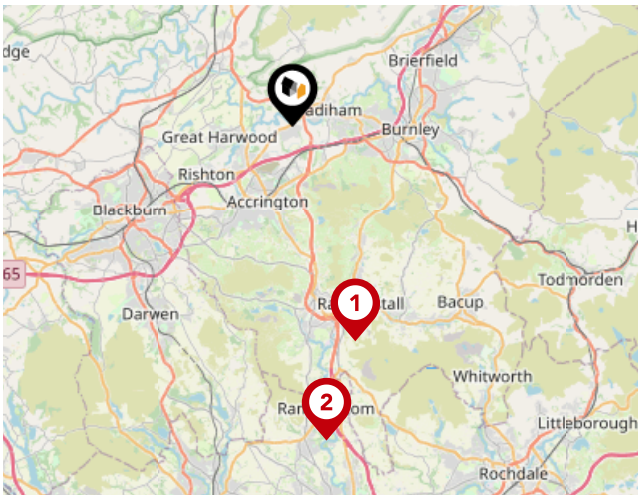
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	School Lane	0.11 miles
2	Haugh Avenue	0.1 miles
3	Clough Lane	0.22 miles
4	Stork Hotel	0.25 miles
5	Fountains Avenue	0.3 miles



### Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	7.82 miles
2	Ramsbottom (East Lancashire Railway)	11.08 miles





### **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

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