

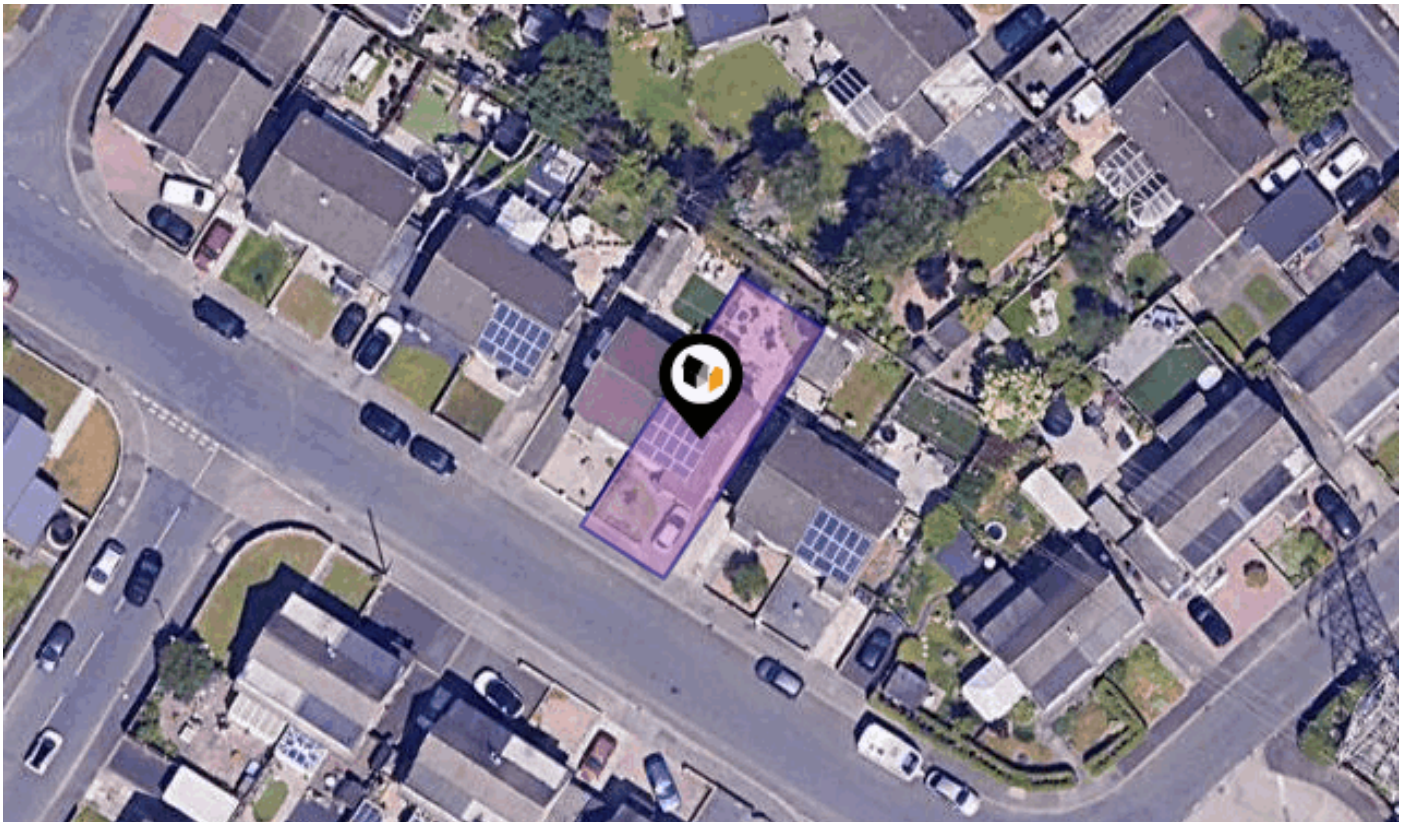


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd March 2025



CAMBRIDGE DRIVE, PADIHAM, BURNLEY, BB12

Pendle Hill Properties

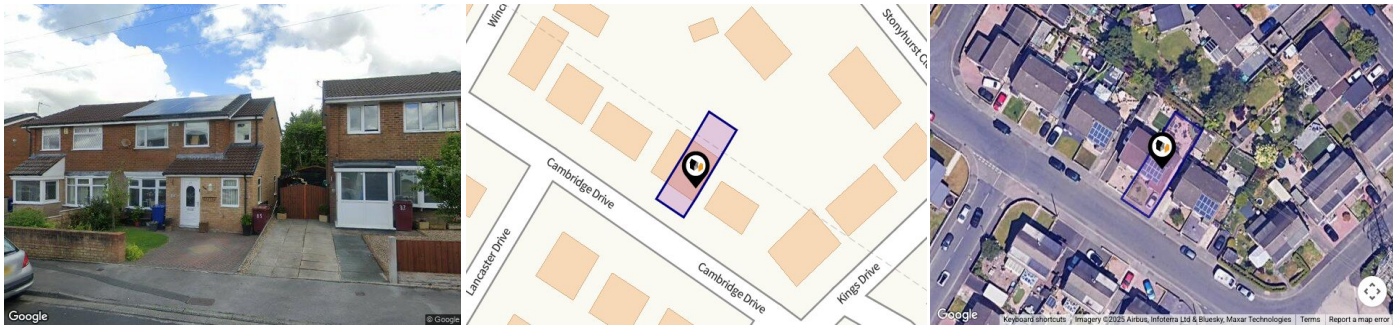
154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,134 ft ² / 105 m ²		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,826		
Title Number:	LA435755		

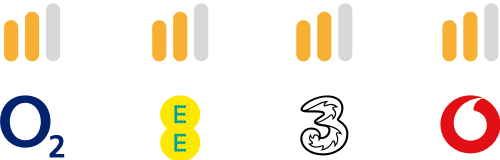
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



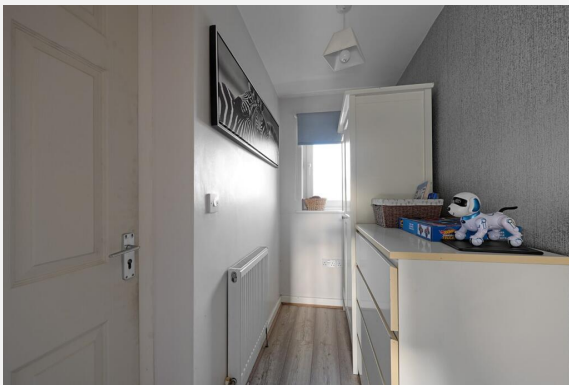
Planning History

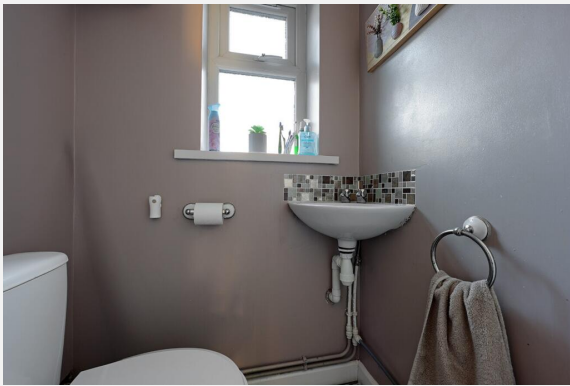
This Address

Planning records for: *Cambridge Drive, Padiham, Burnley, BB12*

Reference - Burnley/APP/2011/0424	
Decision:	Decided
Date:	25th August 2011
Description:	Proposed two storey extension





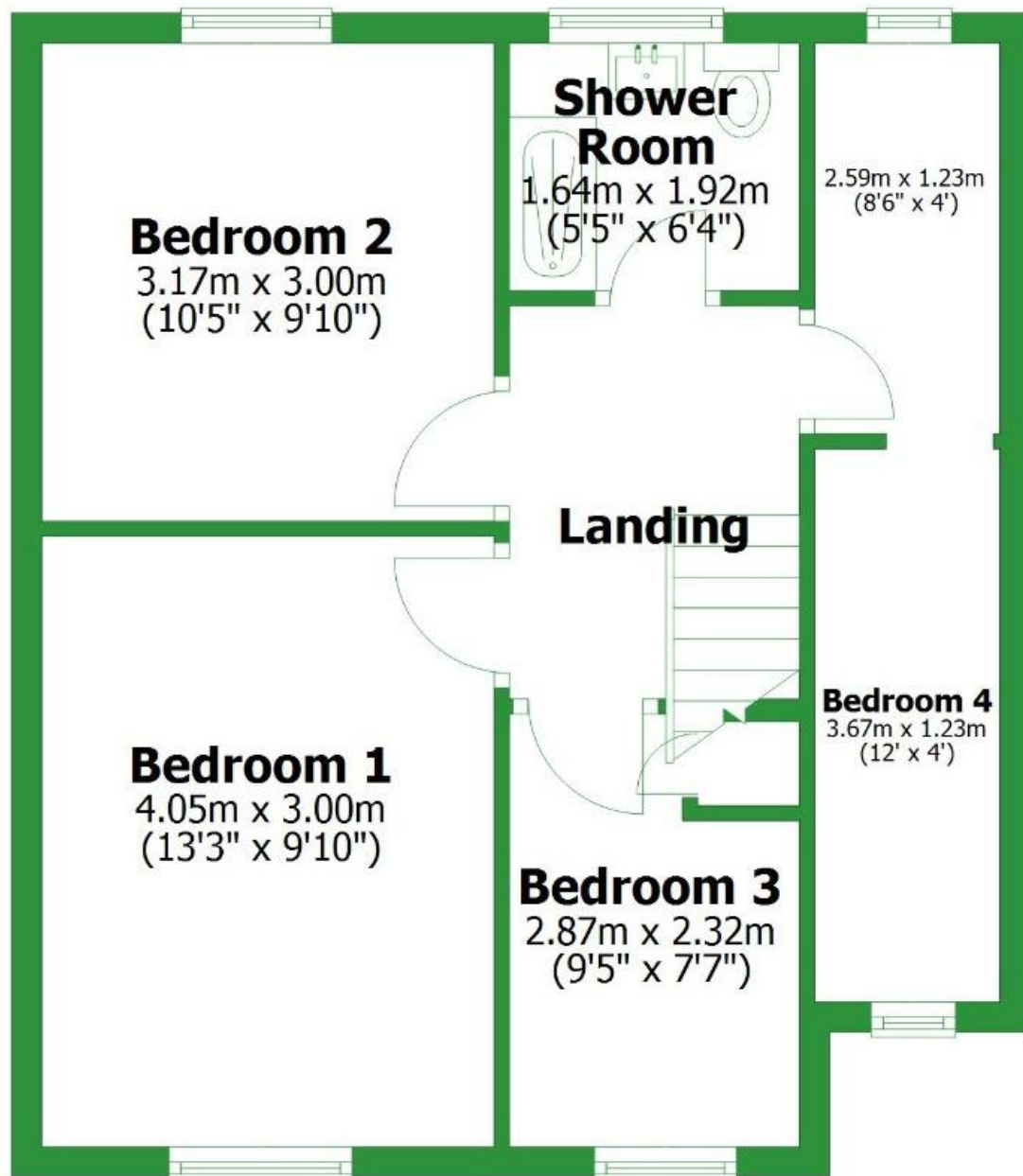




CAMBRIDGE DRIVE, PADIHAM, BURNLEY, BB12

First Floor

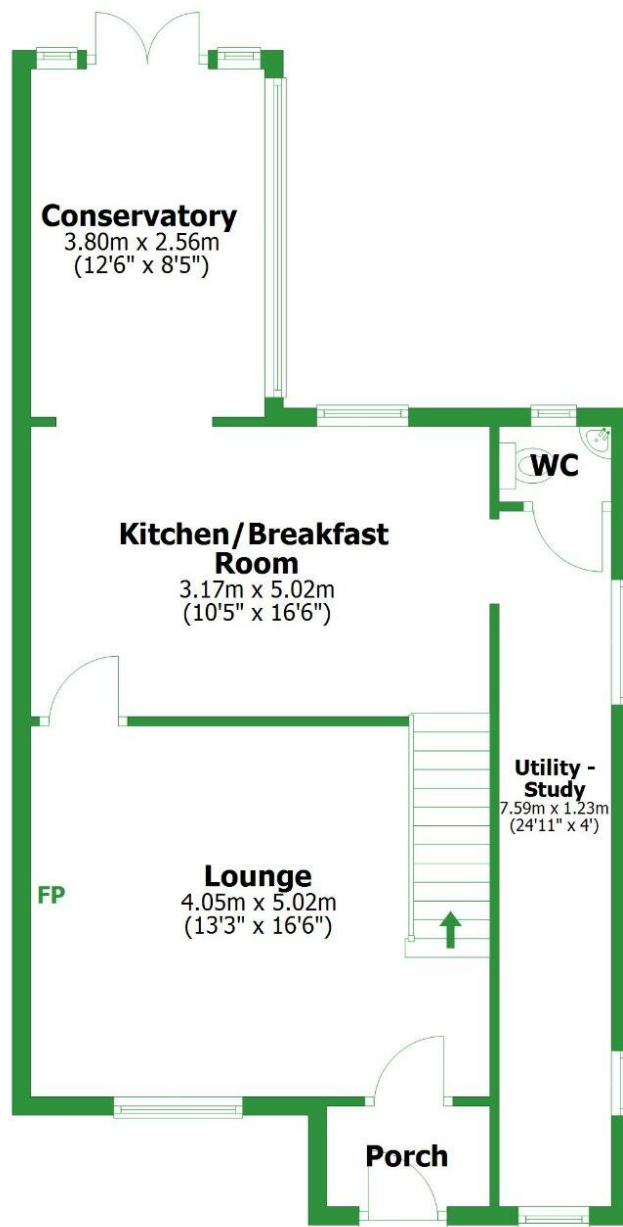
Approx. 45.2 sq. metres (486.5 sq. feet)



CAMBRIDGE DRIVE, PADIHAM, BURNLEY, BB12

Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



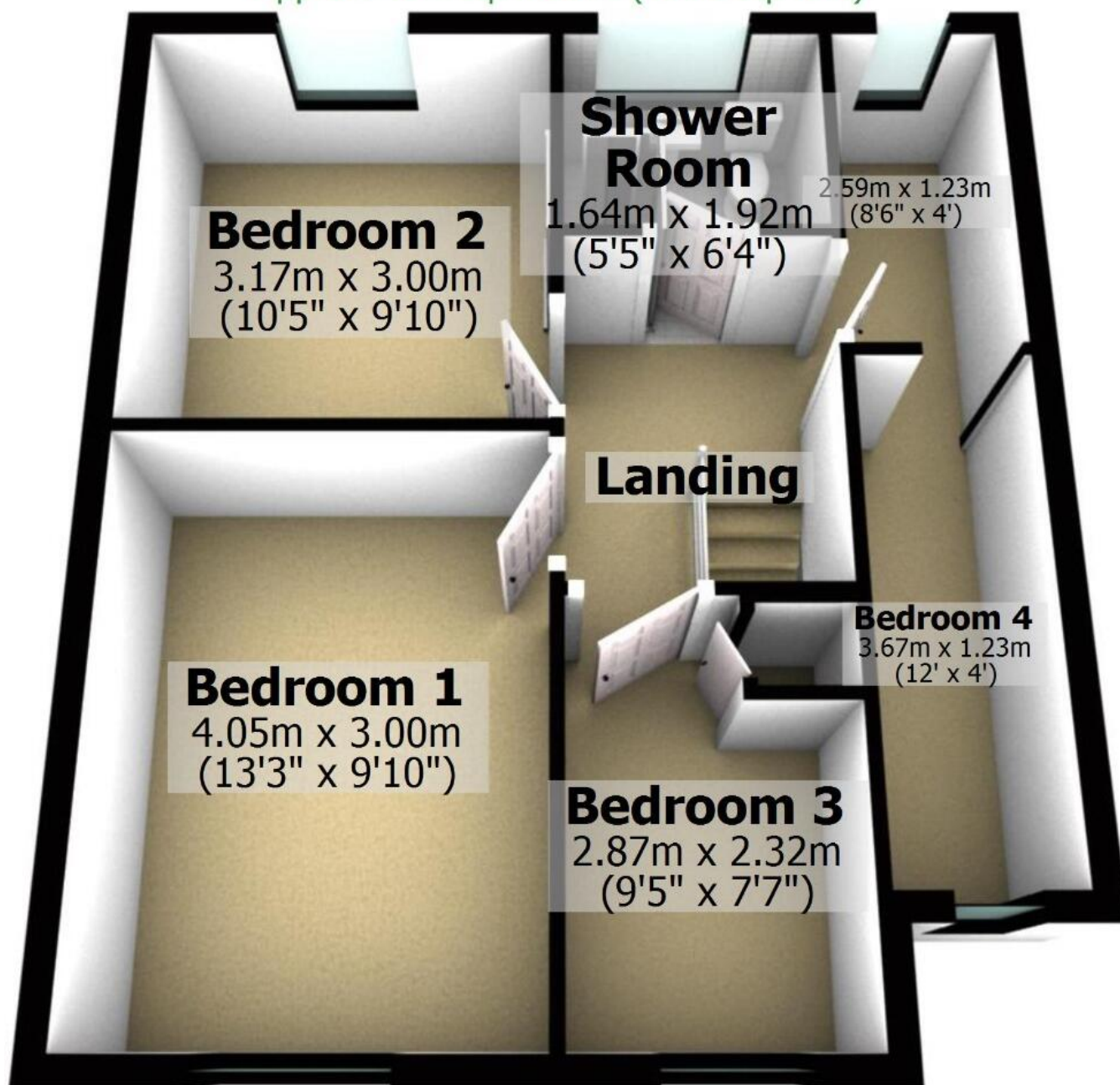
Total area: approx. 105.4 sq. metres (1134.6 sq. feet)

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

CAMBRIDGE DRIVE, PADIHAM, BURNLEY, BB12

First Floor

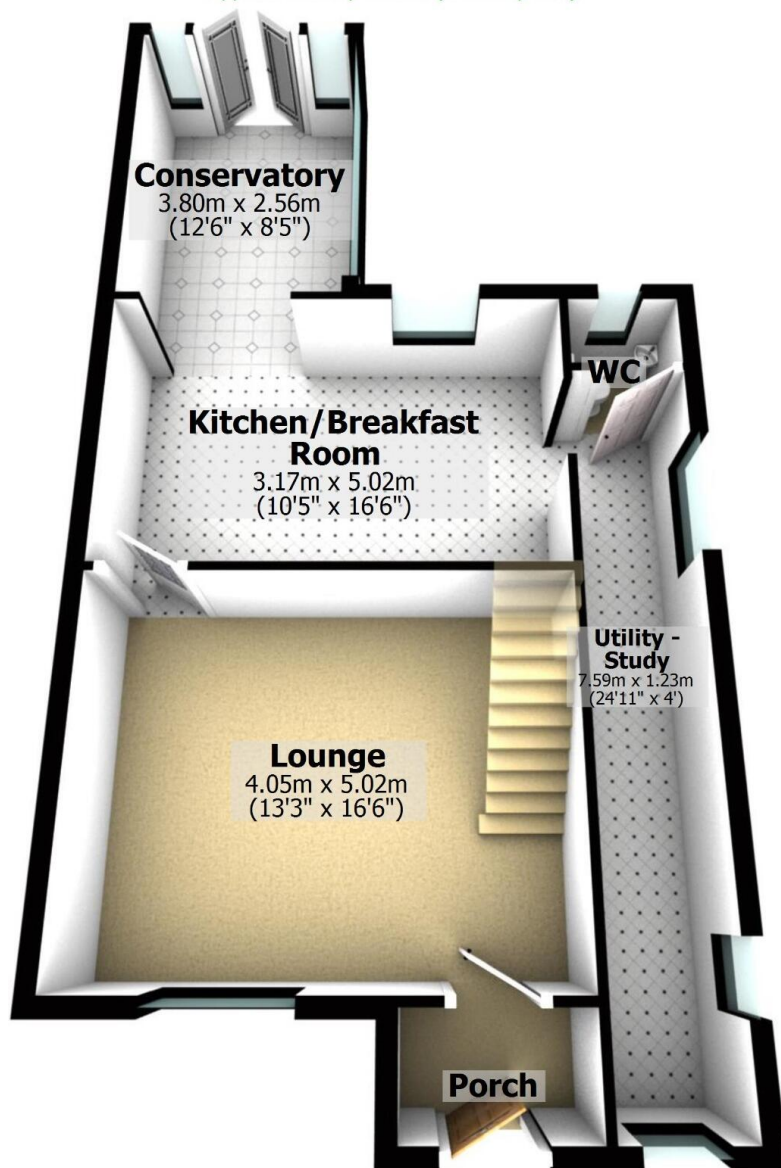
Approx. 45.2 sq. metres (486.5 sq. feet)



CAMBRIDGE DRIVE, PADIHAM, BURNLEY, BB12

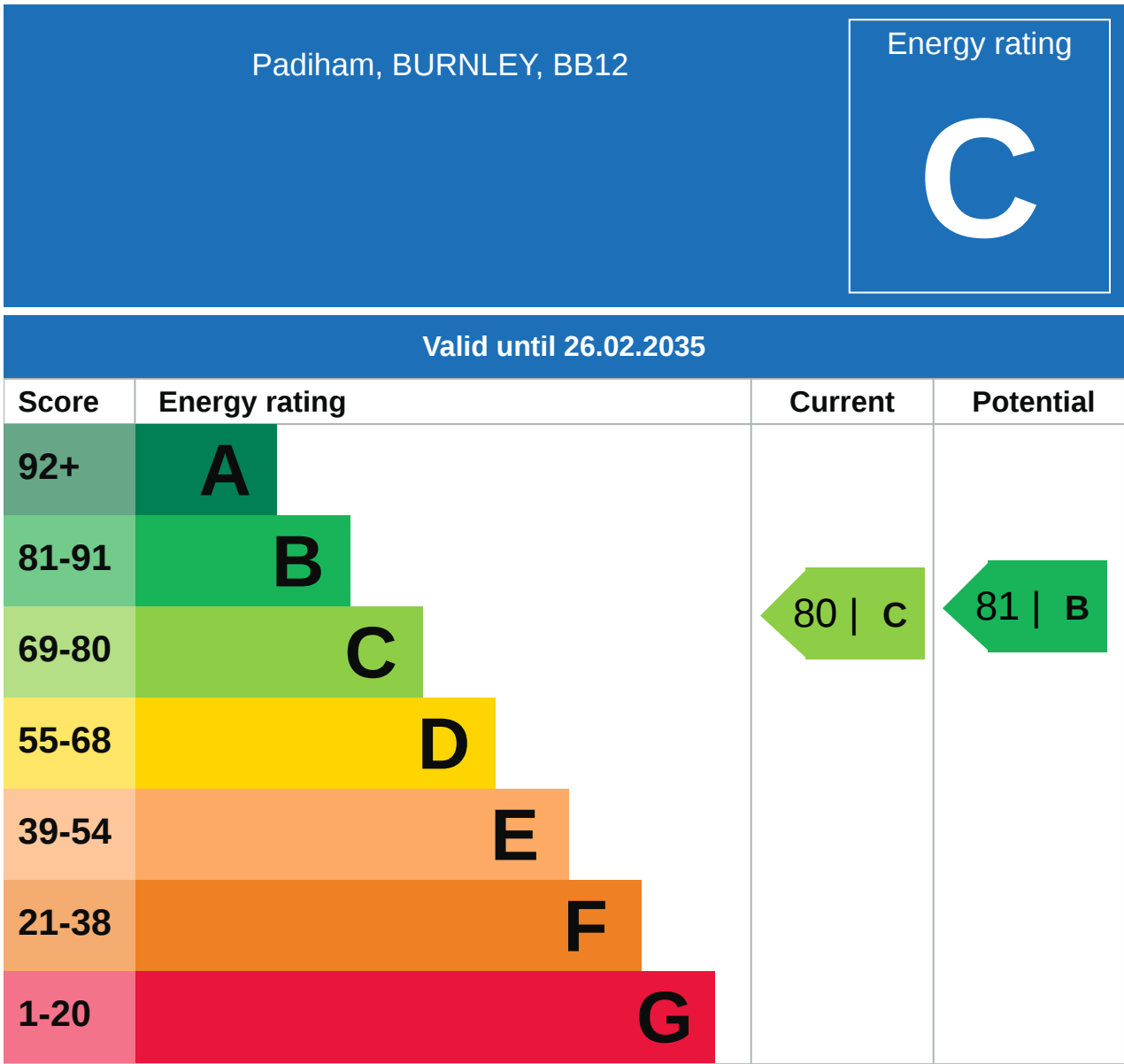
Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



Total area: approx. 105.4 sq. metres (1134.6 sq. feet)

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



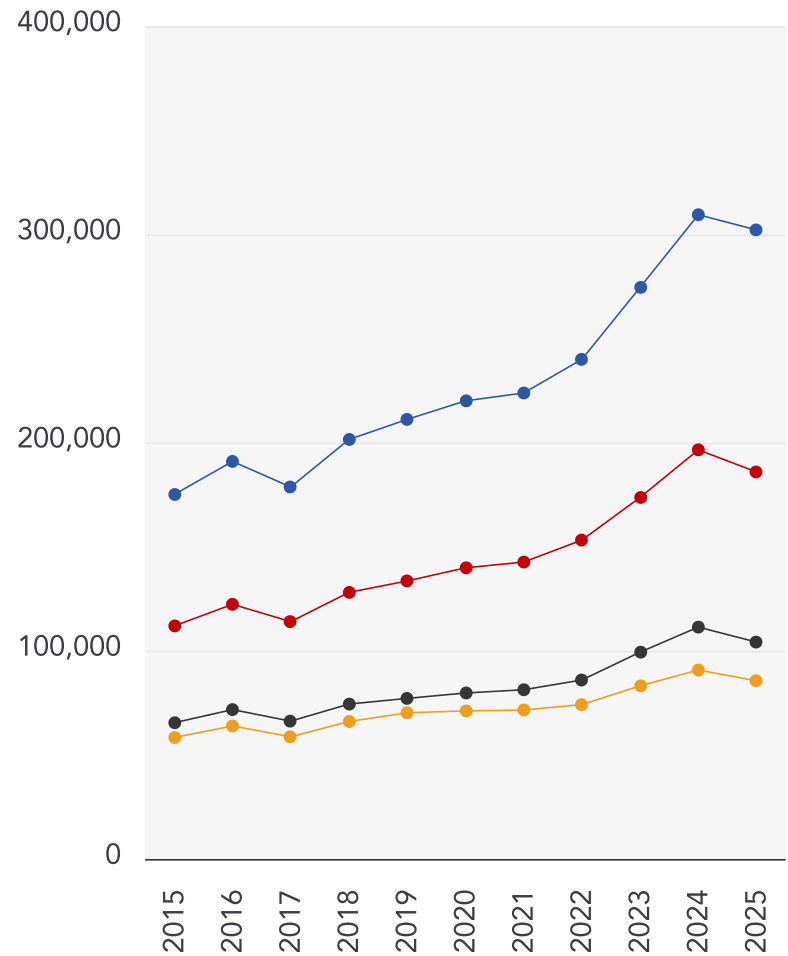
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 94% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	106 m ²

Market

House Price Statistics

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



Detached

+72.58%

Semi-Detached

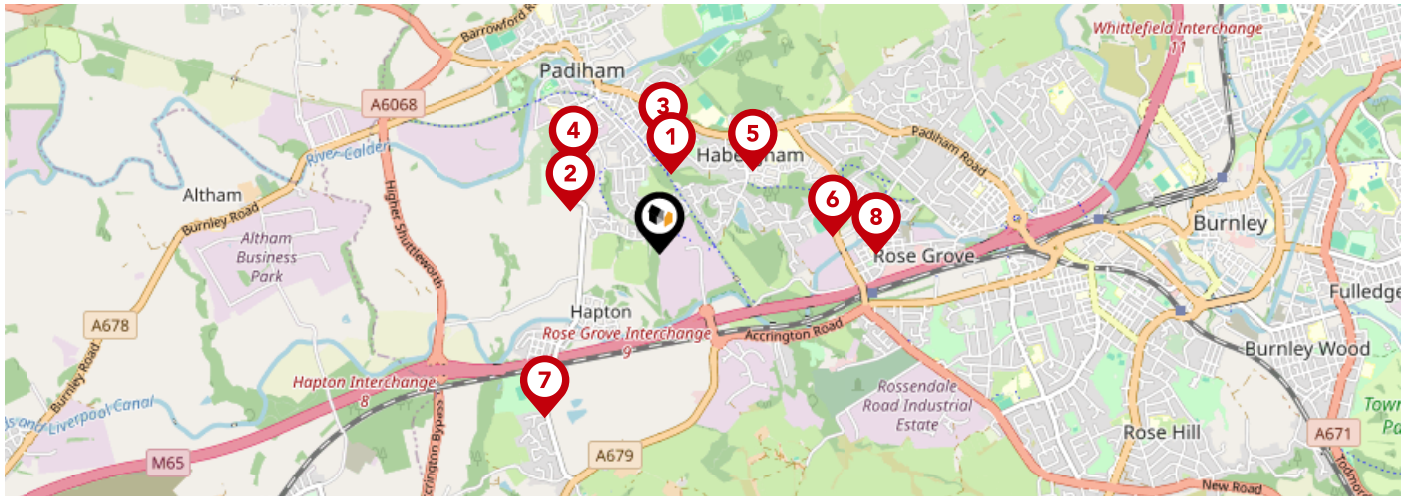
+66.06%

Terraced

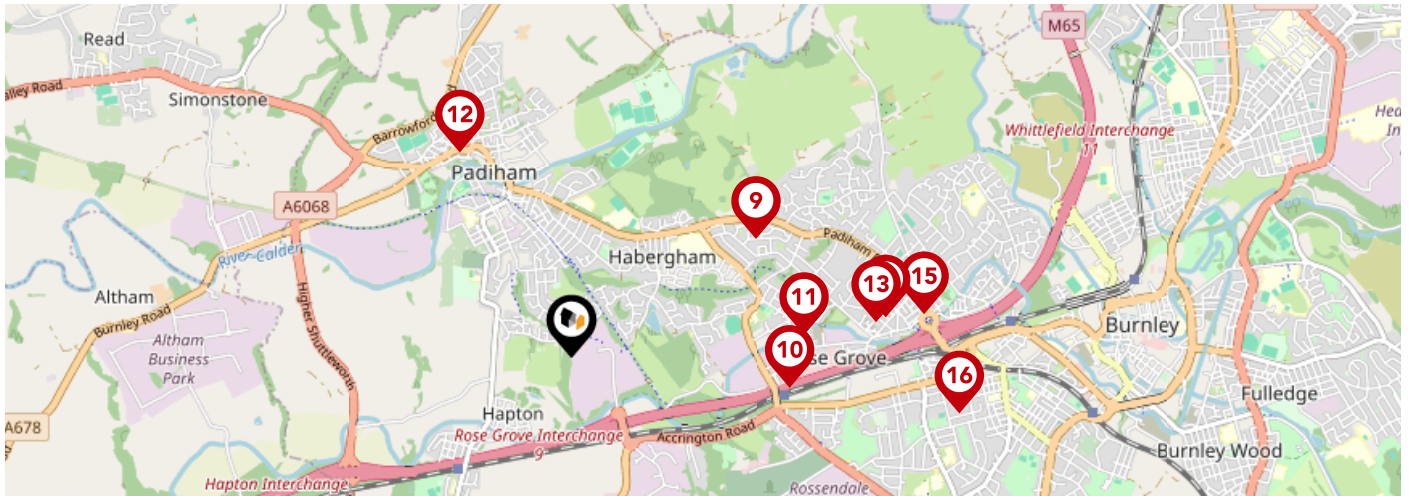
+59.19%

Flat

+46.72%



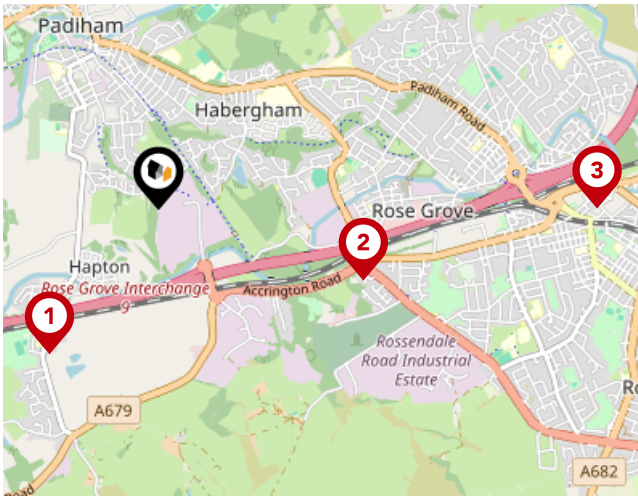
		Nursery	Primary	Secondary	College	Private
1	Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:0.35	☒	☐	☐	☐	☐
2	St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good Pupils: 226 Distance:0.44	☐	☒	☐	☐	☐
3	Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:0.48	☐	☒	☐	☐	☐
4	Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:0.54	☐	☒	☐	☐	☐
5	Burnley High School Ofsted Rating: Good Pupils: 607 Distance:0.54	☐	☐	☒	☐	☐
6	Burnley Lowerhouse Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:0.76	☐	☒	☐	☐	☐
7	Hapton Church of England/Methodist Primary School Ofsted Rating: Good Pupils: 124 Distance:0.88	☐	☒	☐	☐	☐
8	St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance:0.94	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance:0.95	☐	☒	☐	☐	☐
	Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance:0.96	☐	☒	☐	☐	☐
	Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance:1.02	☒	☐	☐	☐	☐
	Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:1.02	☐	☒	☐	☐	☐
	Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:1.34	☒	☐	☐	☐	☐
	Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance:1.39	☐	☒	☐	☐	☐
	Whittlefield Primary School Ofsted Rating: Good Pupils: 225 Distance:1.55	☐	☒	☐	☐	☐
	Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:1.71	☒	☐	☐	☐	☐

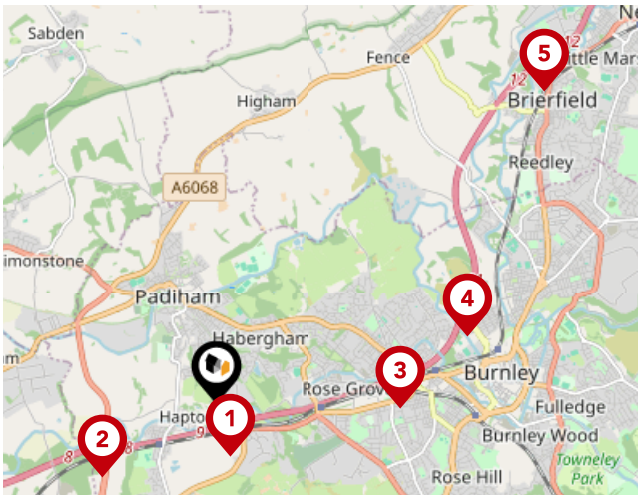
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	0.8 miles
2	Rose Grove Rail Station	0.95 miles
3	Burnley Barracks Rail Station	1.92 miles

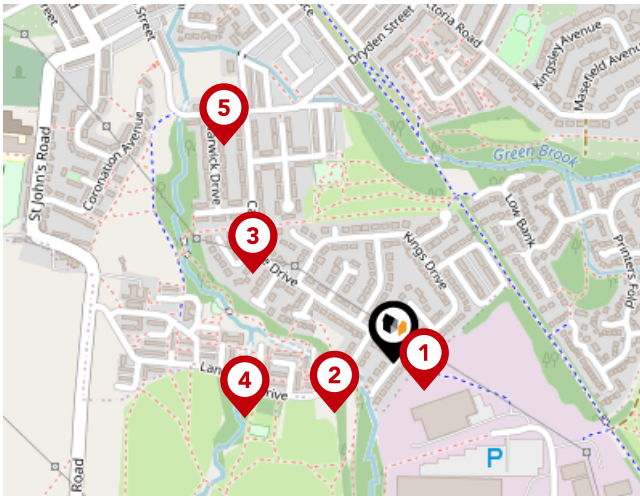


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J9	0.47 miles
2	M65 J8	1.19 miles
3	M65 J10	1.61 miles
4	M65 J11	2.27 miles
5	M65 J12	3.97 miles

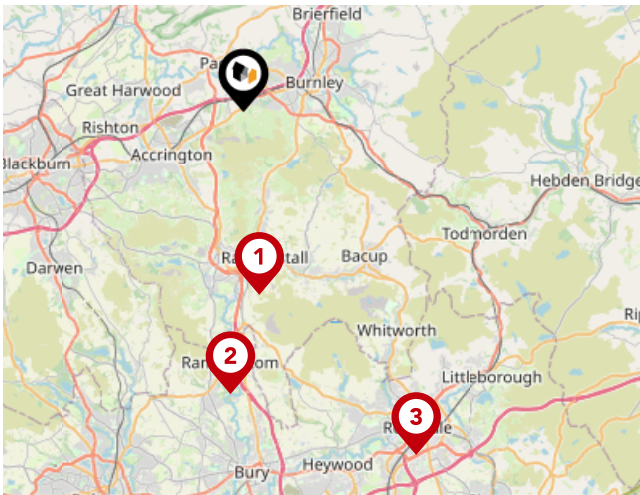
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Cambridge Drive Turn Round	0.04 miles
	Shawbrook Walk	0.08 miles
	Oxford Close	0.18 miles
	Lancaster Drive	0.17 miles
	Warwick Drive	0.3 miles



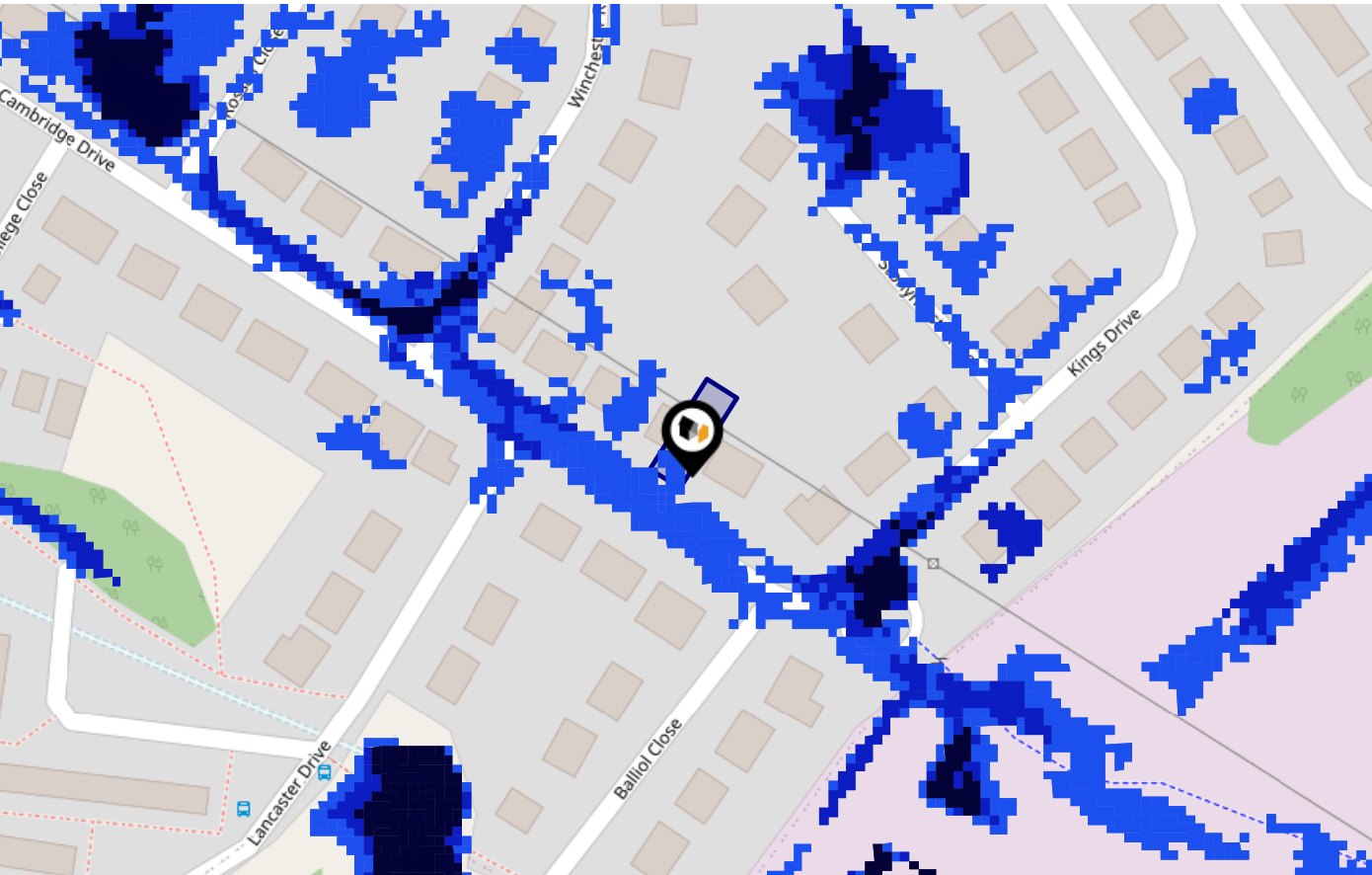
Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	6.4 miles
	Ramsbottom (East Lancashire Railway)	9.89 miles
	Rochdale Interchange (Manchester Metrolink)	13.46 miles

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.

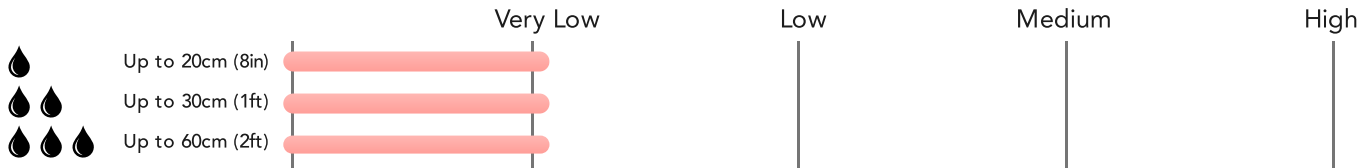


Risk Rating: Very low

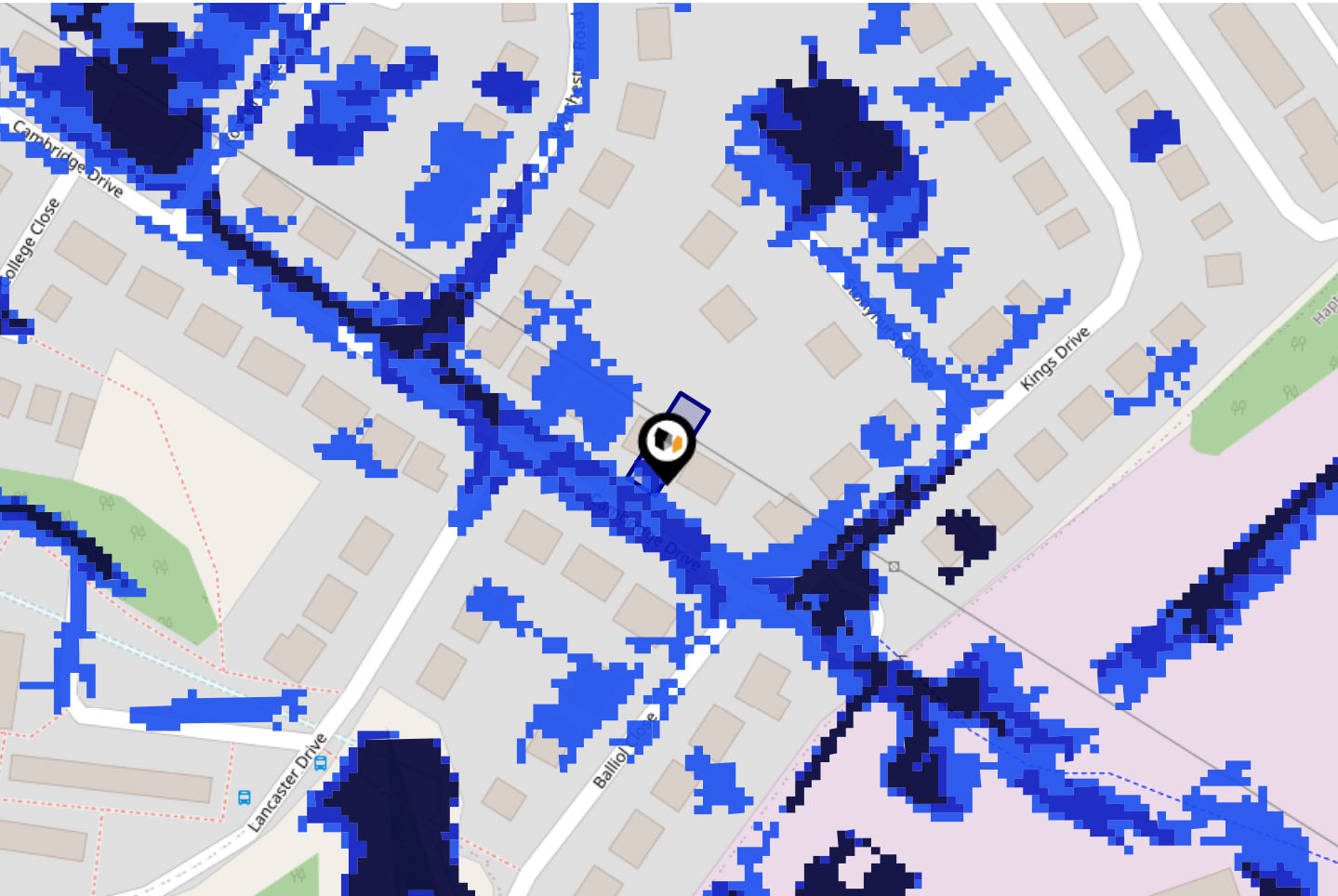
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) 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.

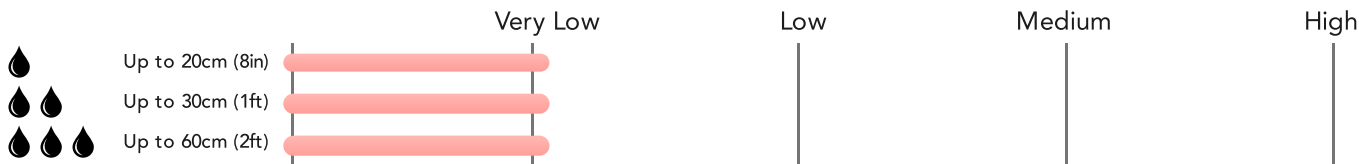


Risk Rating: Very low

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.
- 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.

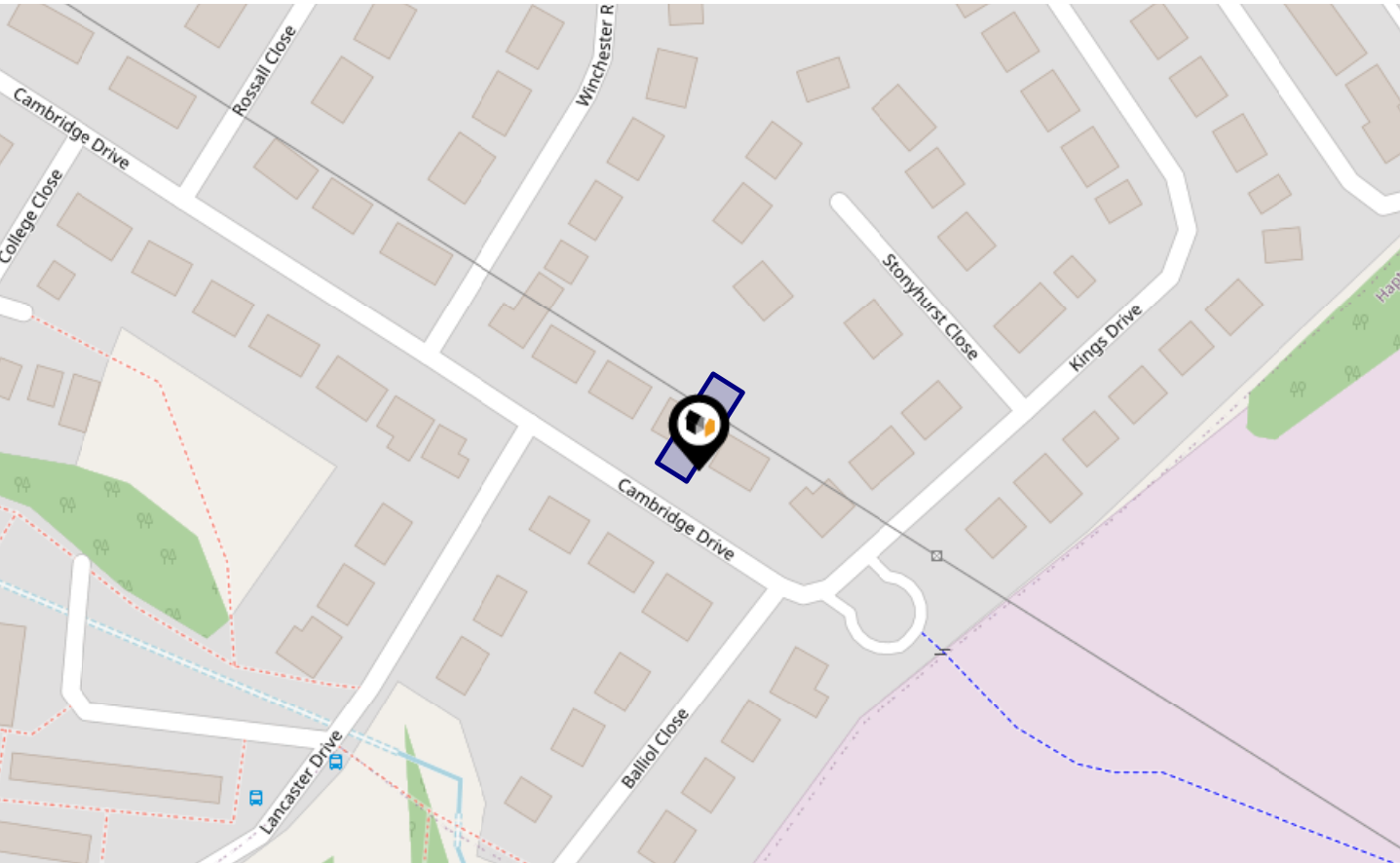
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

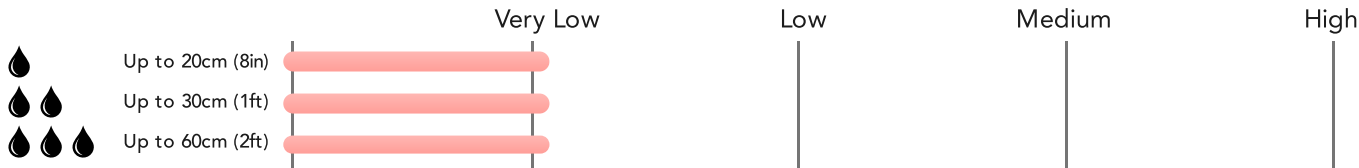


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

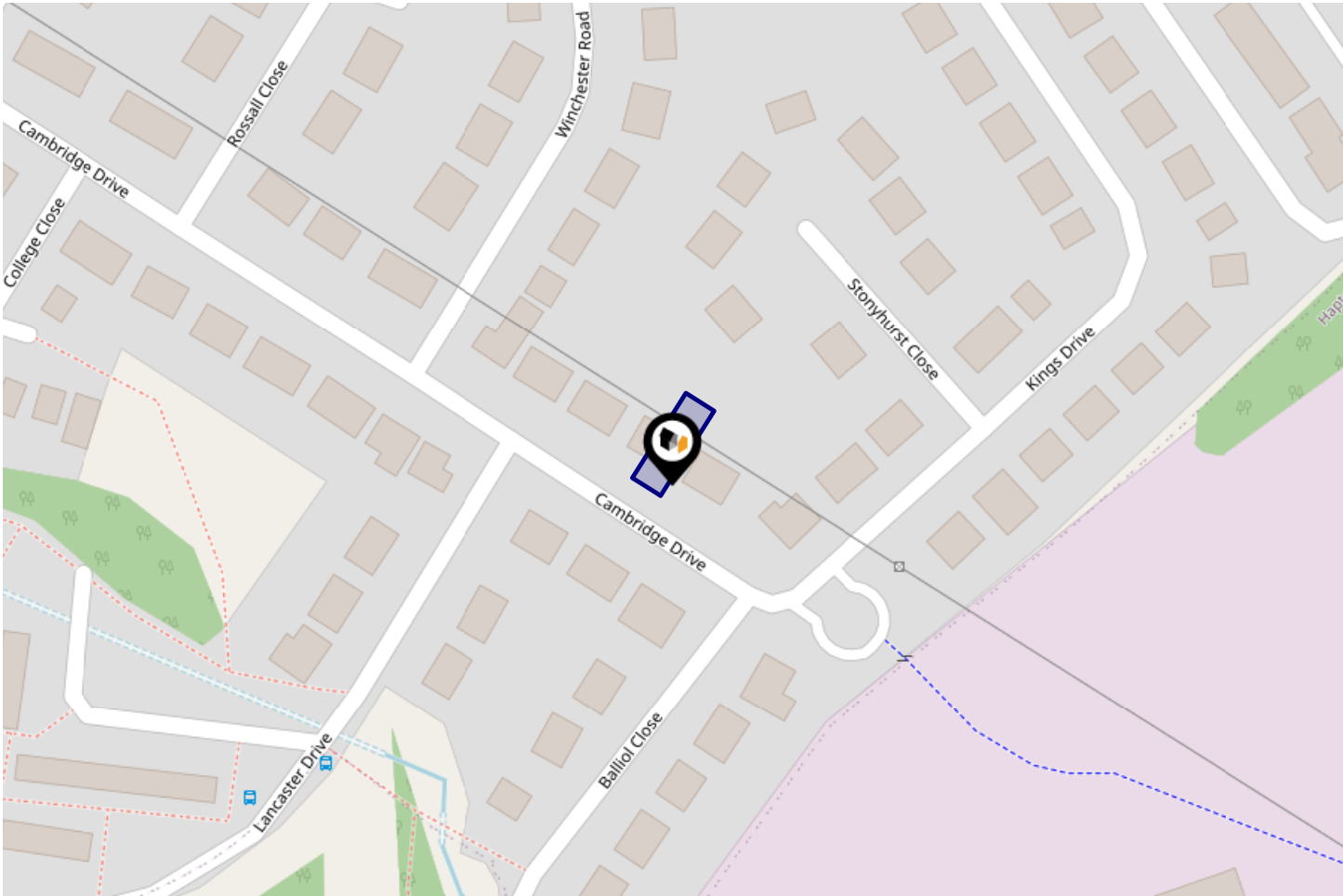
Chance of flooding to the following depths at this property:



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.

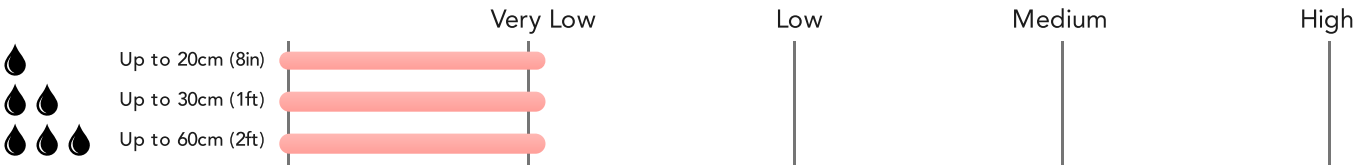


Risk Rating: Very low

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.
- 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:





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/



/pendlehillproperties/



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

andrew@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk

