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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th March 2025



HALIFAX ROAD, NELSON, BB9

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	26/09/1927
Floor Area:	1,012 ft ² / 94 m ²	End Date:	01/05/2922
Plot Area:	0.48 acres	Lease Term:	995 years from 1 May 1927
Council Tax :	Band C	Term Remaining:	897 years
Annual Estimate:	£2,147		
Title Number:	LA801736		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

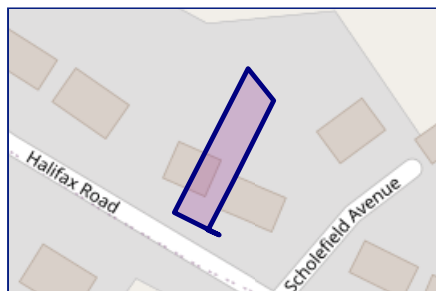


Satellite/Fibre TV Availability:



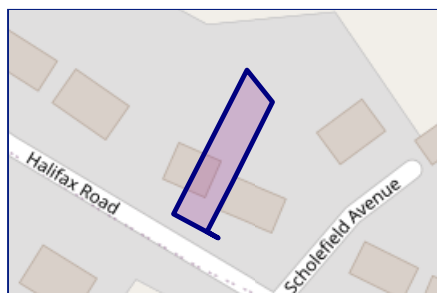
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



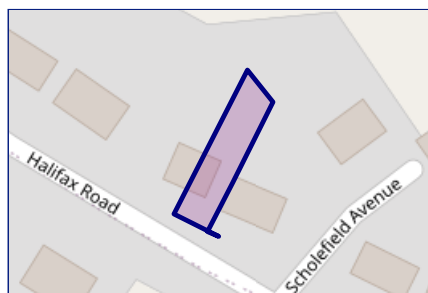
LA551553

Leasehold Title Plans



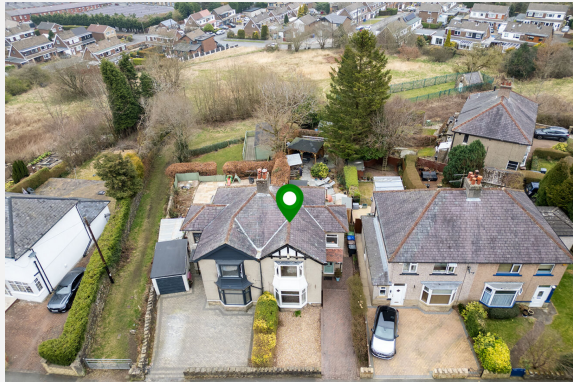
LA531749

Start Date: 26/09/1927
End Date: 01/05/2922
Lease Term: 995 years from 1 May
1927
Term Remaining: 897 years

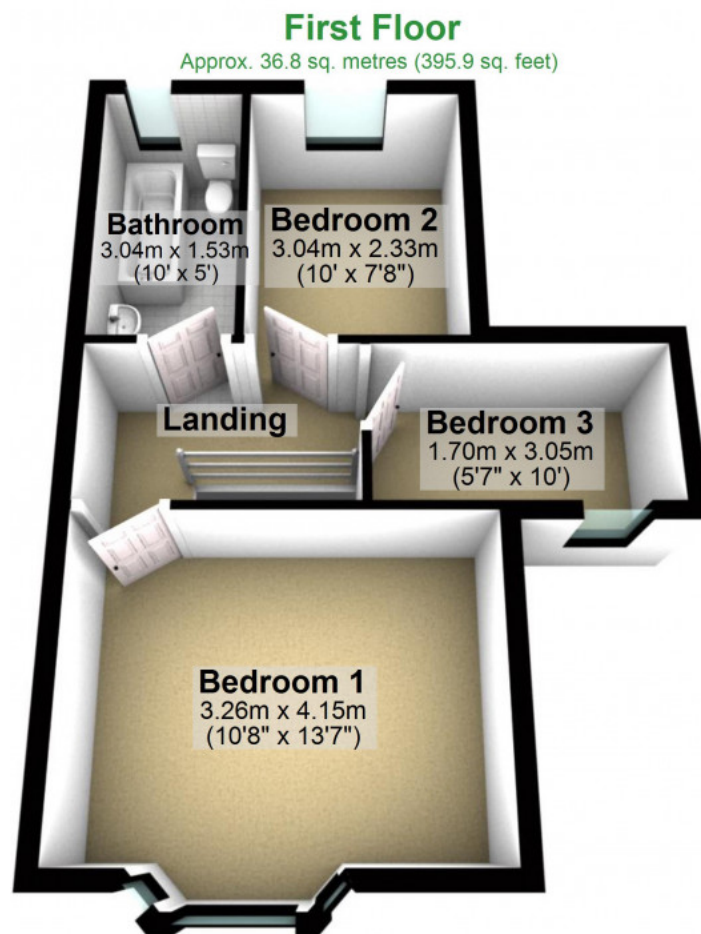


LA801736

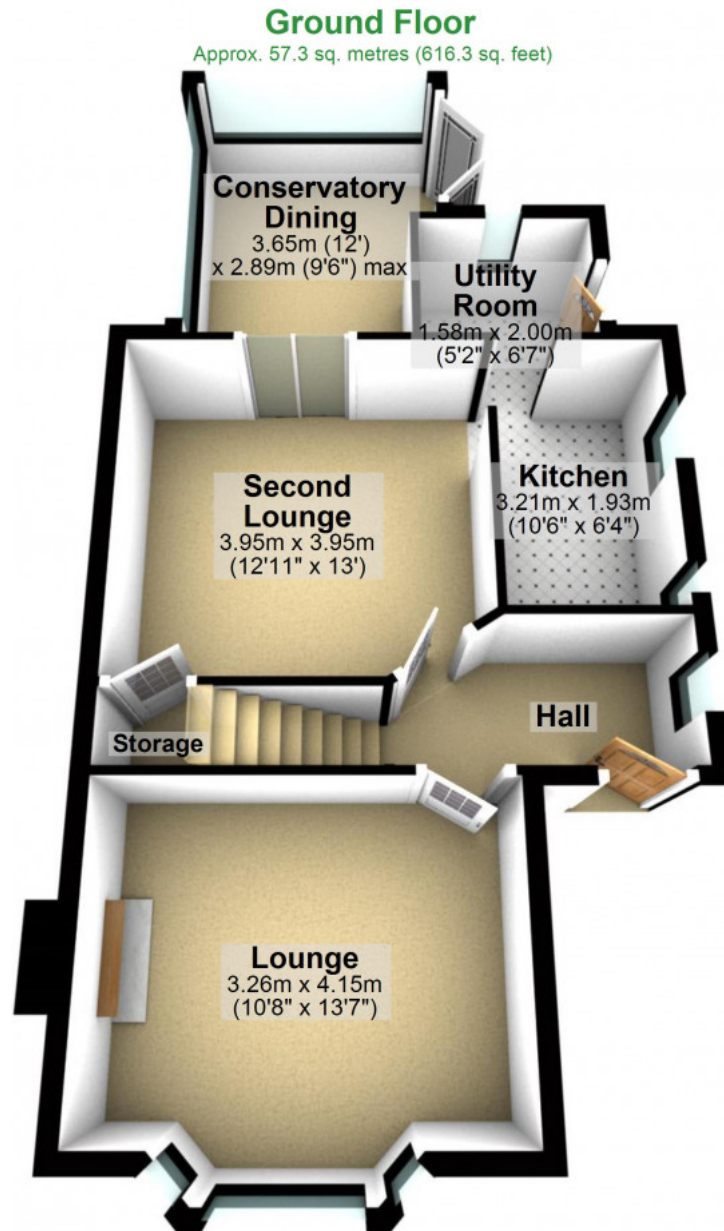
Start Date: 23/03/1927
End Date: 12/11/2925
Lease Term: 999 years from 12
November 1926
Term Remaining: 901 years



HALIFAX ROAD, NELSON, BB9



HALIFAX ROAD, NELSON, BB9



Total area: approx. 94.0 sq. metres (1012.2 sq. feet)

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

NELSON, BB9

Energy rating

E

Valid until 11.03.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

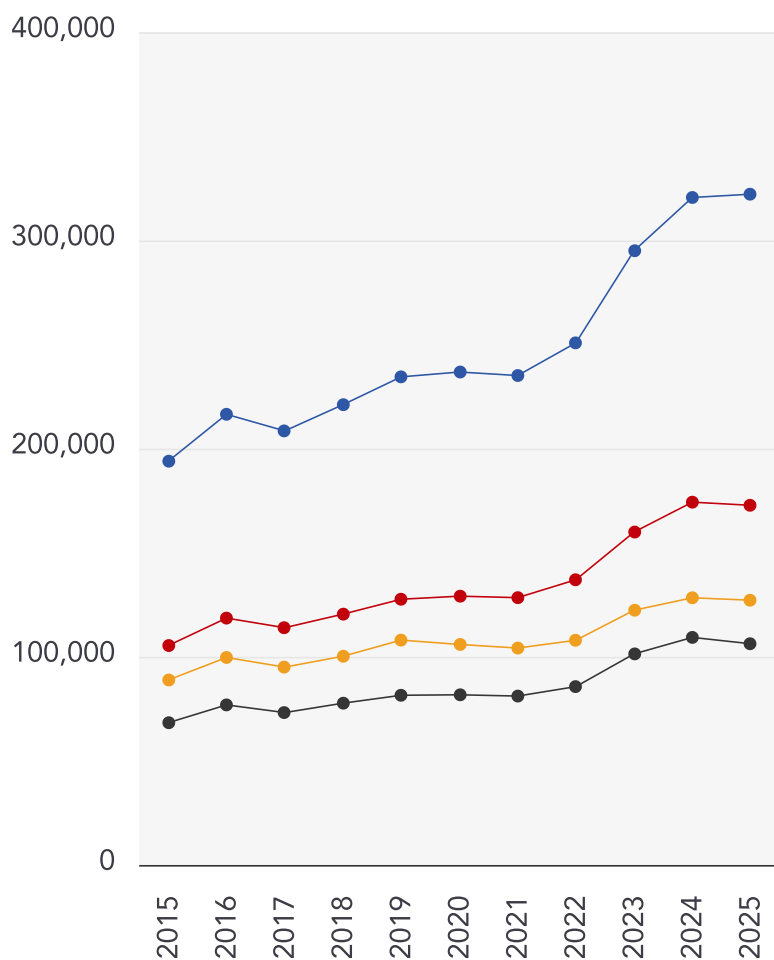
Additional EPC Data

Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 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, TRVs and bypass
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 6% of fixed outlets
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB9



Detached

+66.12%

Semi-Detached

+63.91%

Flat

+43.12%

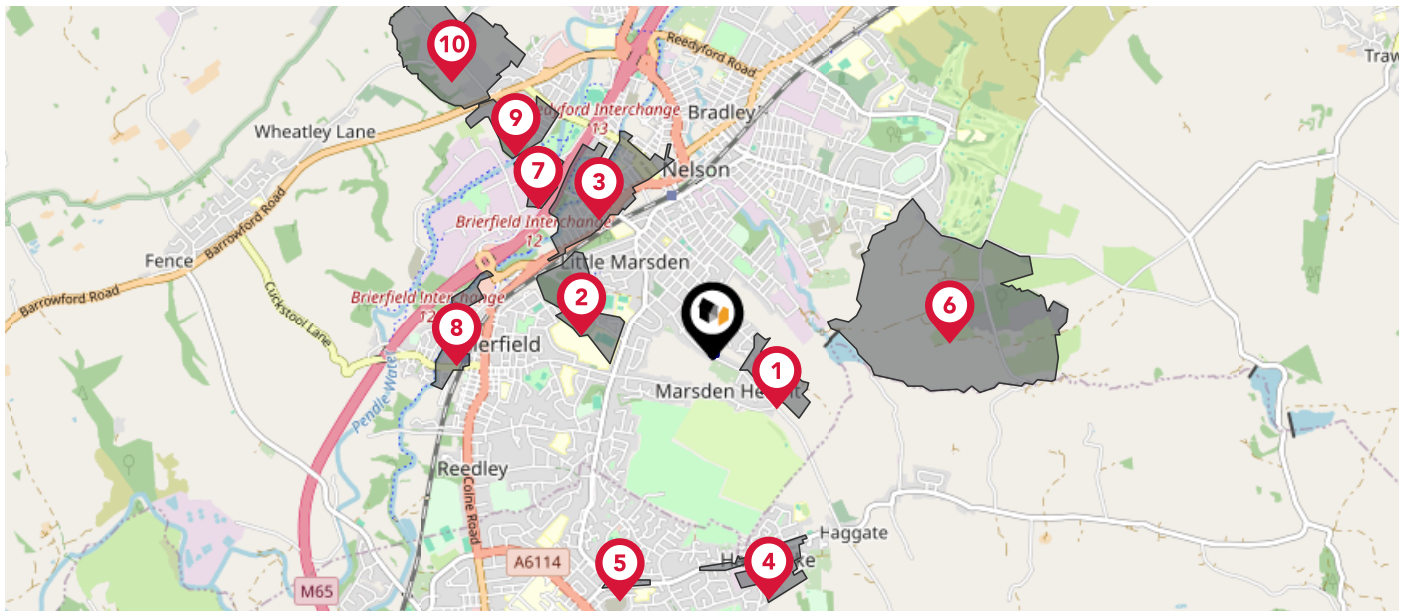
Terraced

+55.51%

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.



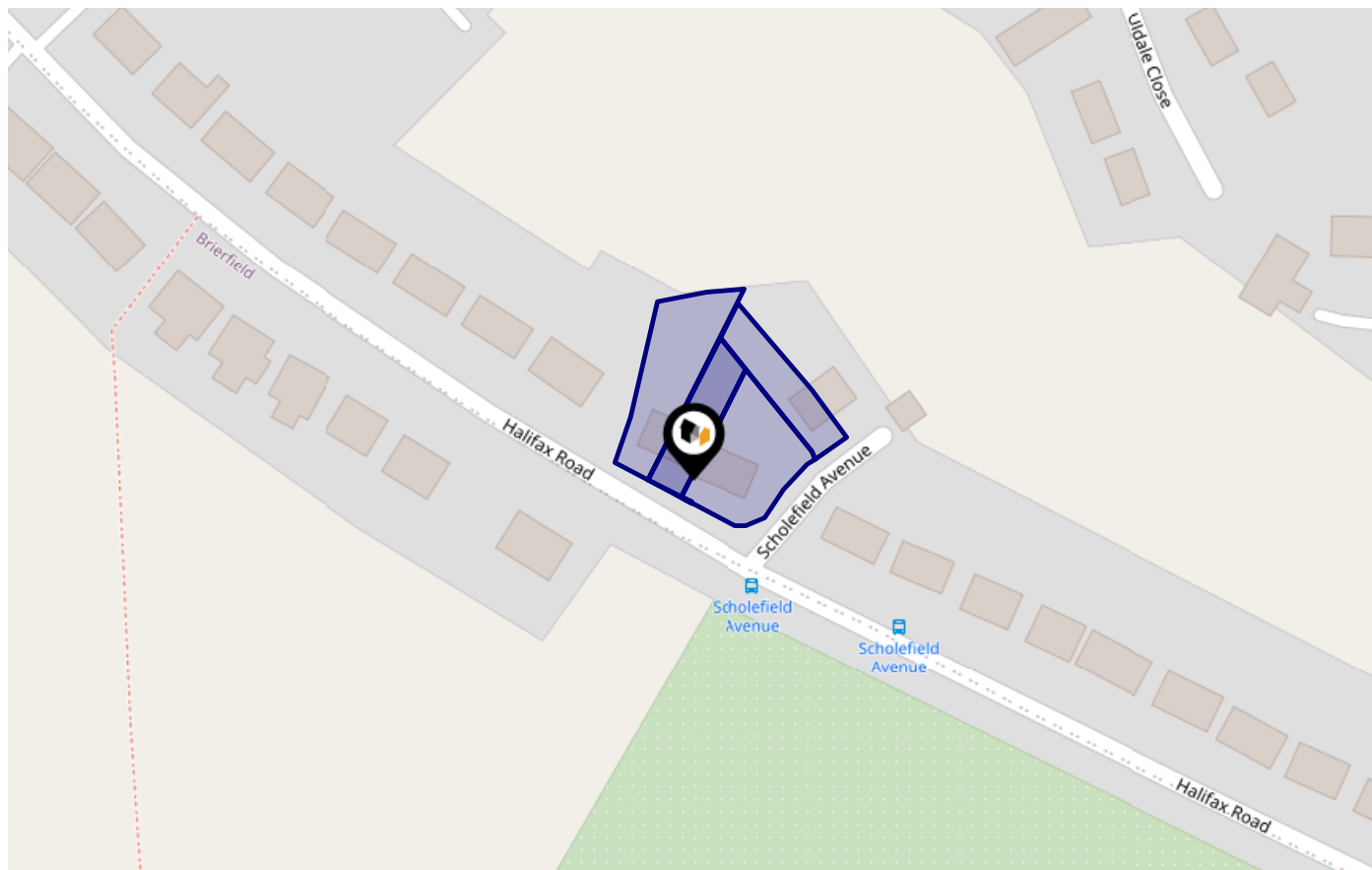
Nearby Conservation Areas

- 1 Scholefield and Coldweather, Nelson
- 2 Edge End, Nelson
- 3 Whitefield, Nelson
- 4 Harle Syke
- 5 Jib Hill
- 6 Southfield, Nelson
- 7 Lomeshaye Industrial Hamlet, Nelson
- 8 Brierfield Mills
- 9 Carr Hall Road, Barrowford
- 10 Carr Hall and Wheatley Lane Road, Barrowford

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.

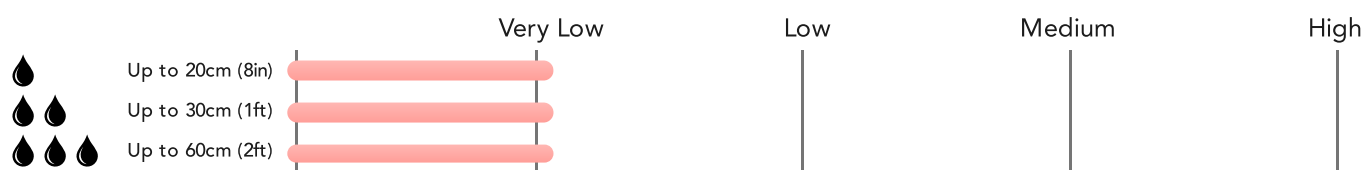


Risk Rating: Very low

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.

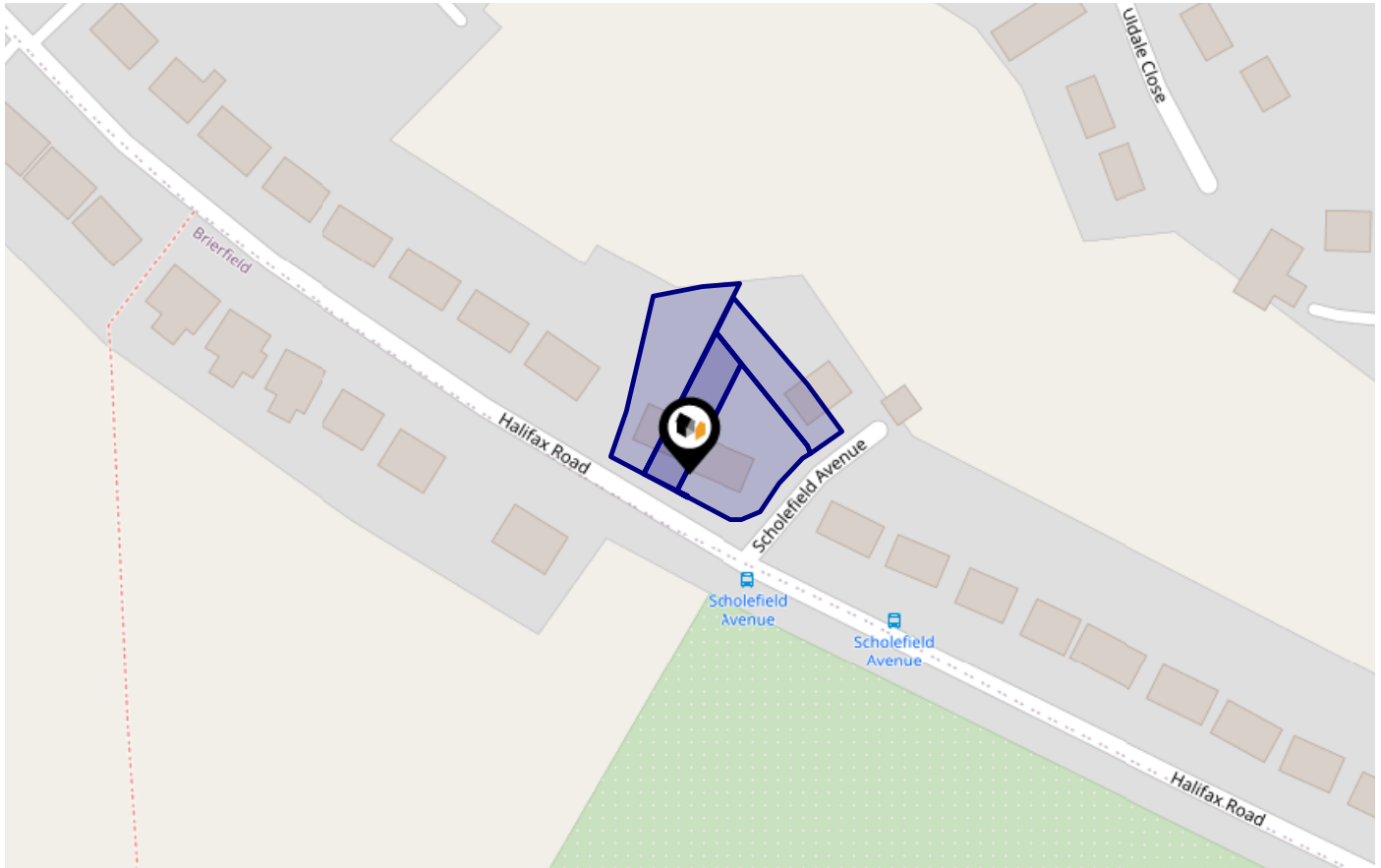
Chance of flooding to the following depths at this property:



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.
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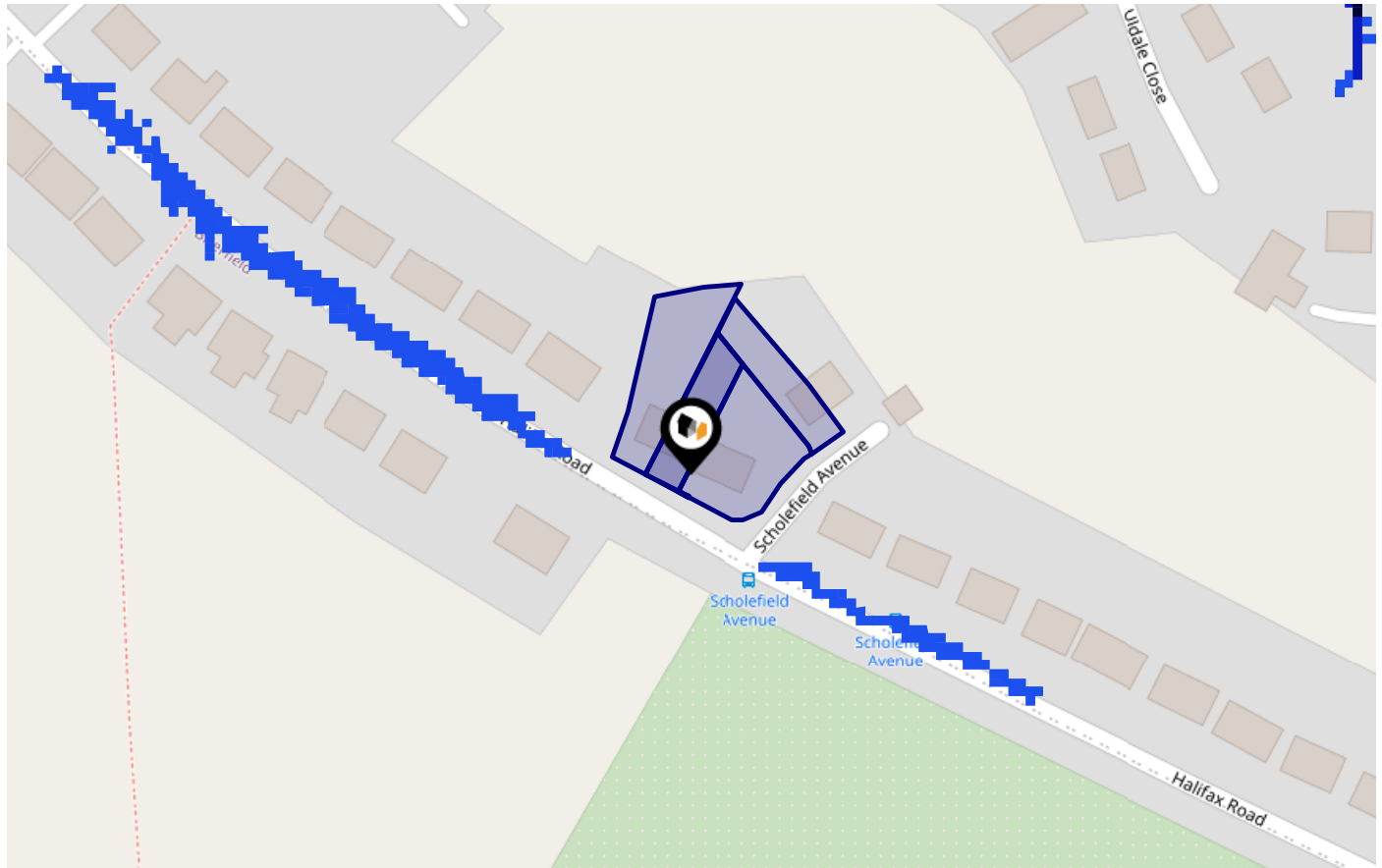
Chance of flooding to the following depths at this property:



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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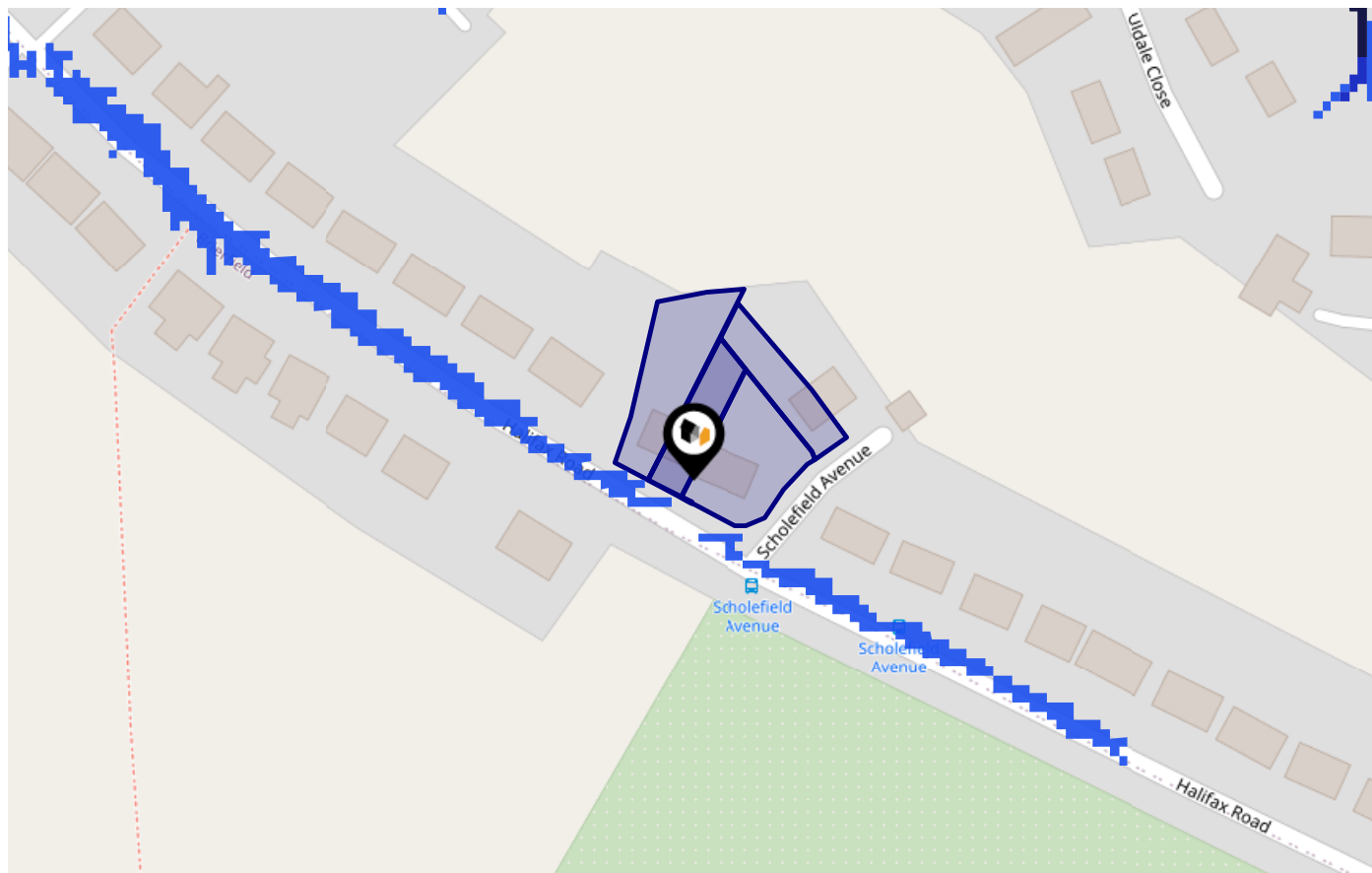
Chance of flooding to the following depths at this property:



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.

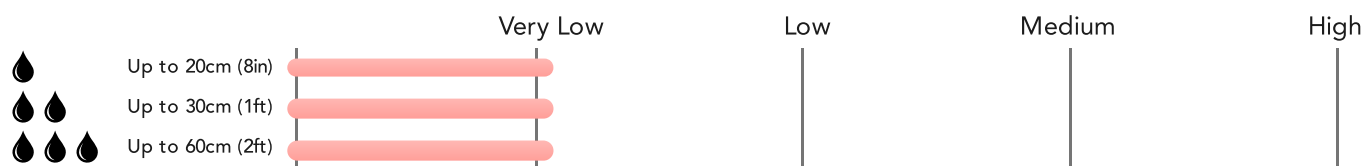


Risk Rating: **Very low**

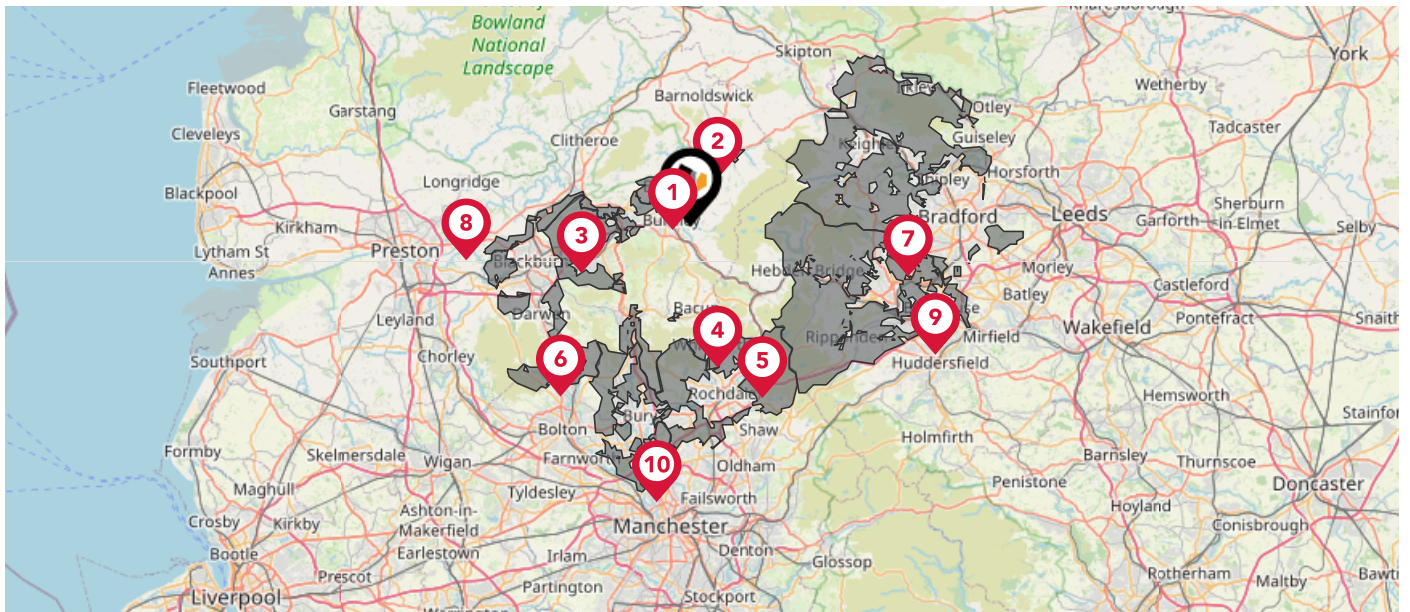
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- 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:



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

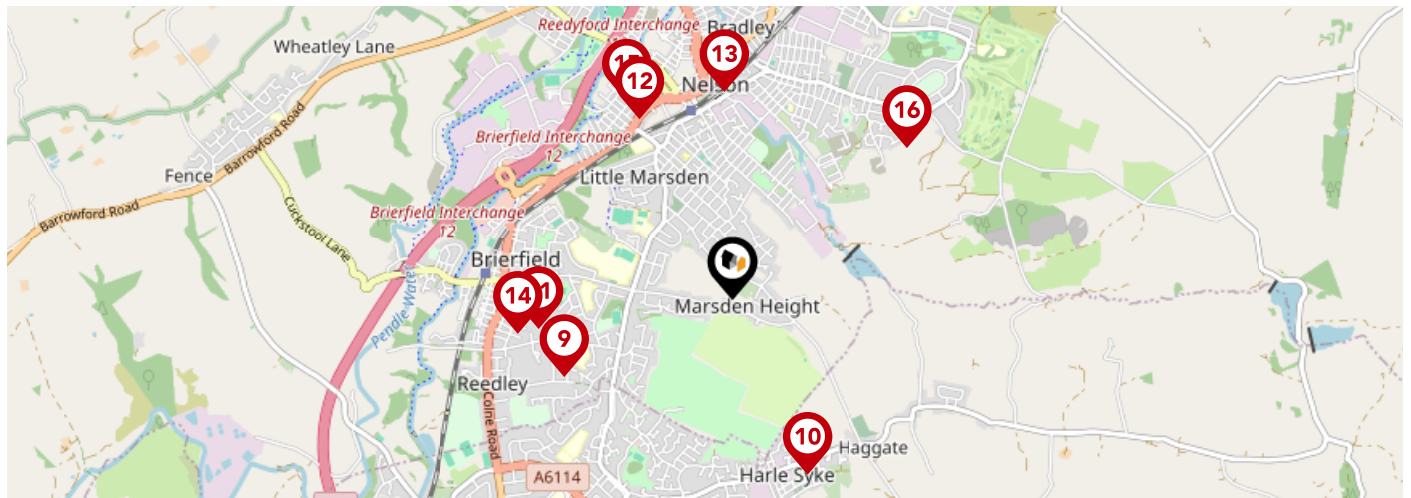










Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Burnley
- 2 Merseyside and Greater Manchester Green Belt - Pendle
- 3 Merseyside and Greater Manchester Green Belt - Hyndburn
- 4 Merseyside and Greater Manchester Green Belt - Rossendale
- 5 Merseyside and Greater Manchester Green Belt - Rochdale
- 6 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 7 South and West Yorkshire Green Belt - Bradford
- 8 Merseyside and Greater Manchester Green Belt - Ribblesdale
- 9 South and West Yorkshire Green Belt - Calderdale
- 10 Merseyside and Greater Manchester Green Belt - Bury



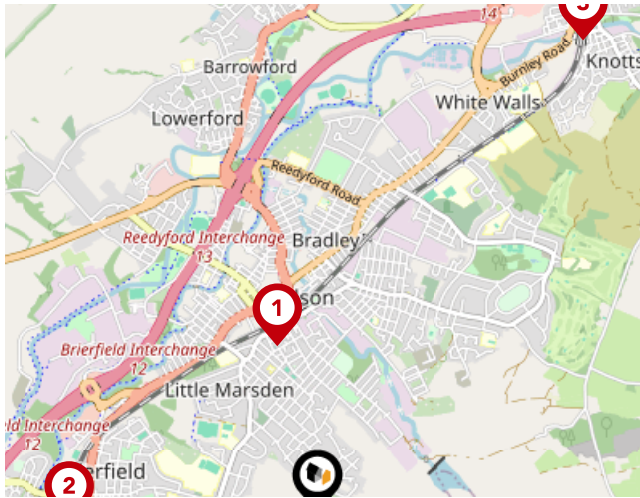
	Nursery	Primary	Secondary	College	Private
1 Nelson St Paul's Church of England Primary School Ofsted Rating: Good Pupils: 407 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Marsden Heights Community College Ofsted Rating: Good Pupils: 1037 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Marsden Community Primary School Ofsted Rating: Good Pupils: 449 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 McMillan Nursery School Ofsted Rating: Good Pupils: 84 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Holy Trinity Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 116 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Edenfield Girls' High School Ofsted Rating: Not Rated Pupils: 95 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St John Southworth RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 209 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Walverden Primary School Ofsted Rating: Good Pupils: 460 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Briercliffe Primary School Ofsted Rating: Requires improvement Pupils: 396 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitefield Infant School and Nursery Ofsted Rating: Outstanding Pupils: 326 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nelson St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 140 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pendle Primary Academy Ofsted Rating: Good Pupils: 412 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lomeshaye Junior School Ofsted Rating: Good Pupils: 366 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Marsden St John's Primary School A Church of England Academy Ofsted Rating: Good Pupils: 208 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

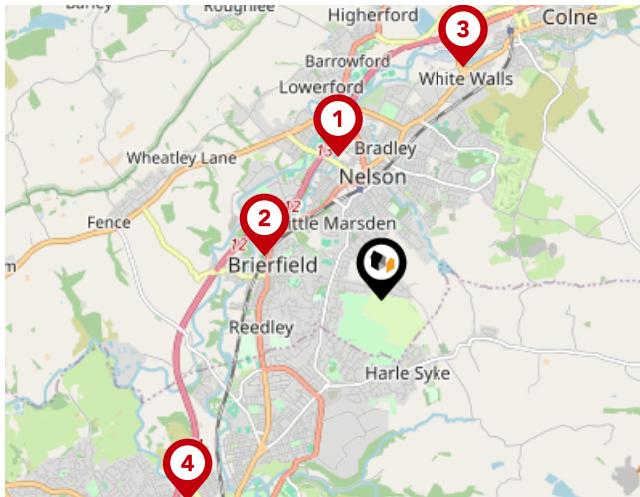
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Nelson Rail Station	0.75 miles
2	Brierfield Rail Station	1.09 miles
3	Colne Rail Station	2.37 miles

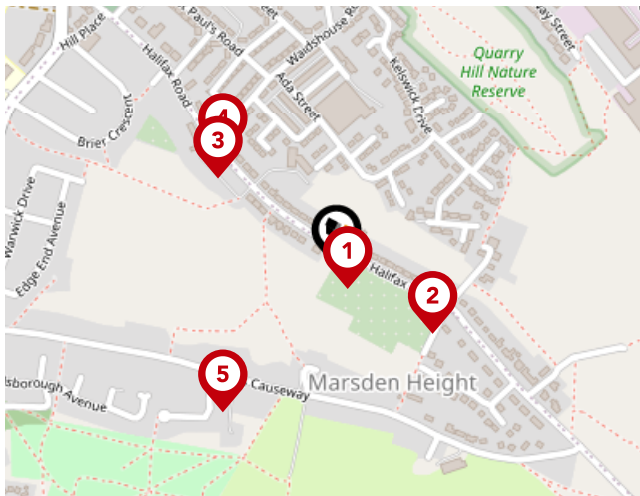


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J13	1.31 miles
2	M65 J12	1.09 miles
3	M65 J14	2.17 miles
4	M65 J11	2.44 miles
5	M65 J10	3.3 miles

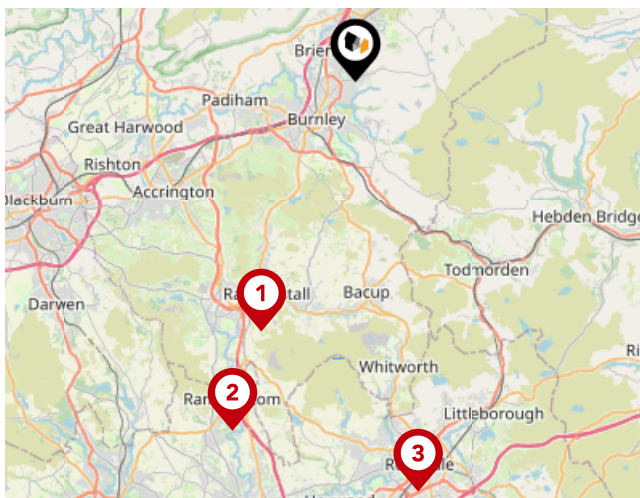
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Scholefield Avenue	0.03 miles
2	Scholefield Lane	0.13 miles
3	Waidshouse Road Top	0.16 miles
4	Halifax Road	0.18 miles
5	Westherhill Crescent	0.2 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	9.33 miles
2	Ramsbottom (East Lancashire Railway)	12.96 miles
3	Rochdale Town Centre (Manchester Metrolink)	14.51 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



/PendleHillProperties/



/PendleHillProps



/pendlehillproperties/



/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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