

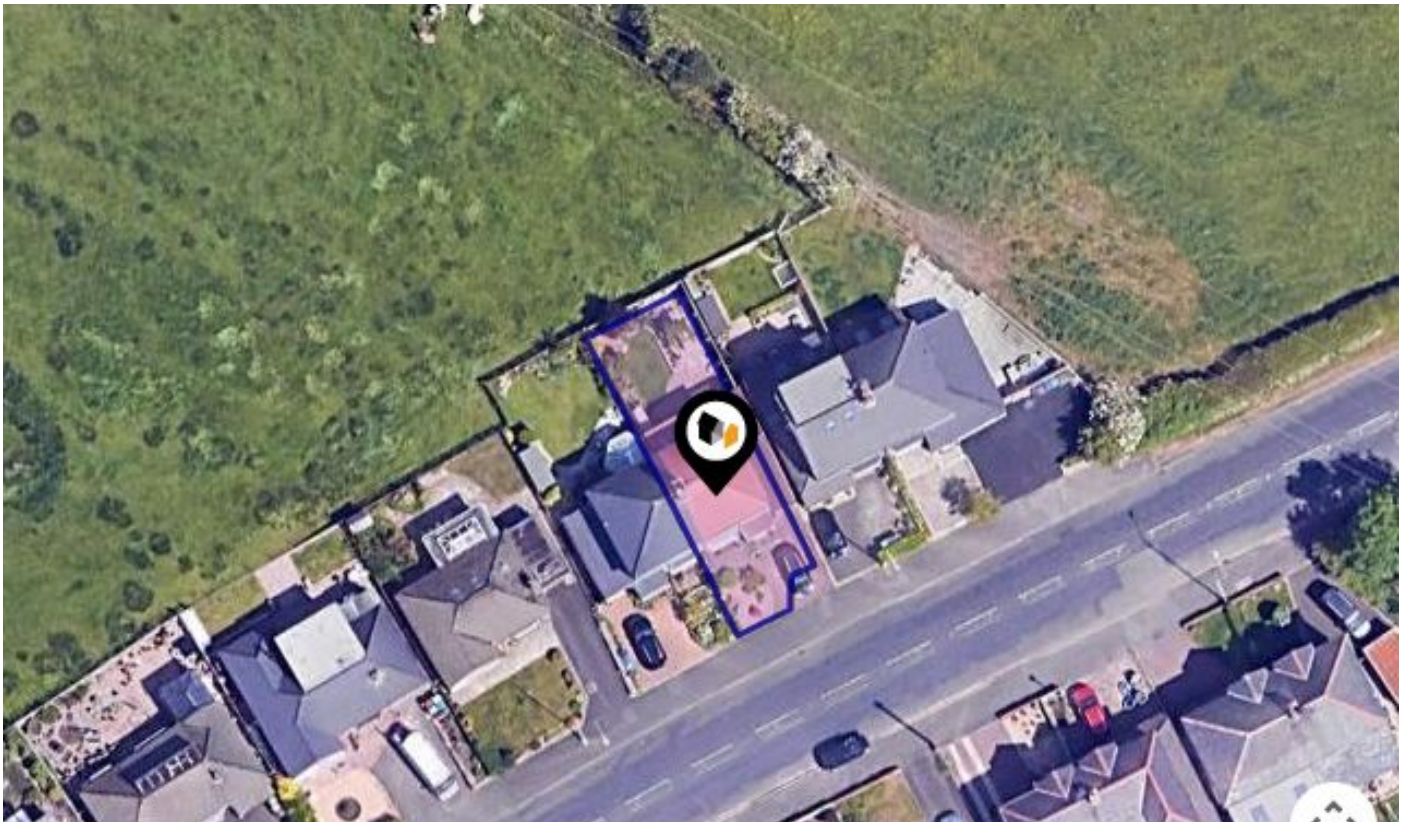


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 13<sup>th</sup> May 2025**



**WHEATLEY LANE ROAD, BARROWFORD, NELSON, BB9**

## Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	3	<b>Start Date:</b>	04/01/1933
<b>Floor Area:</b>	1,208 ft <sup>2</sup> / 112 m <sup>2</sup>	<b>End Date:</b>	01/11/2931
<b>Plot Area:</b>	0.05 acres	<b>Lease Term:</b>	999 years from 1 November 1932
<b>Year Built :</b>	1930-1949	<b>Term Remaining:</b>	907 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,254		
<b>Title Number:</b>	LA553660		

## Local Area

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

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

<b>11</b> mb/s	<b>67</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Planning History This Address

Planning records for: *Wheatley Lane Road, Barrowford, Nelson, BB9*

Reference - Pendle/13/06/0826P	
Decision:	Decided
Date:	20th December 2006
Description:	Full: Erect garage and utility room to side.

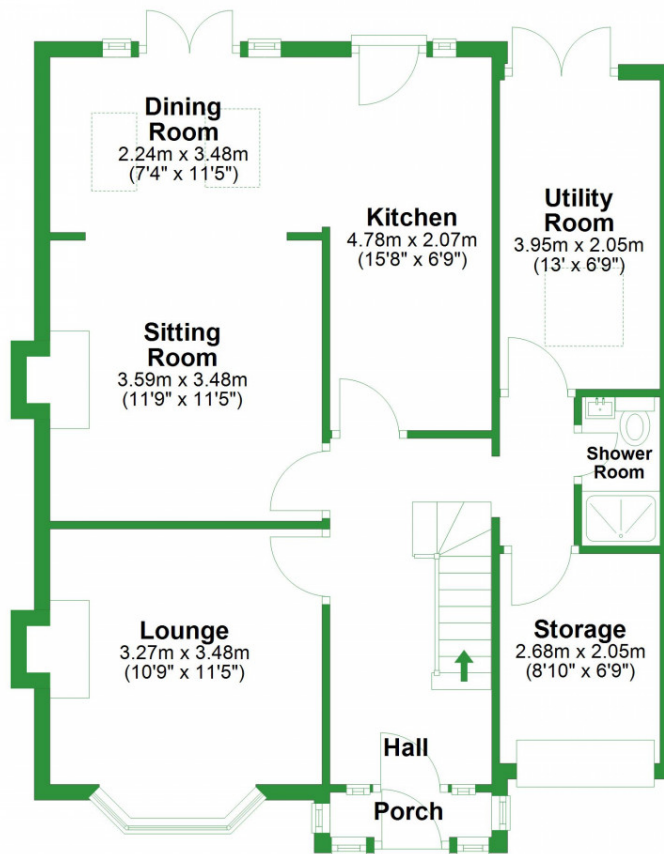




## WHEATLEY LANE ROAD, BARROWFORD, NELSON, BB9

### Ground Floor

Approx. 73.0 sq. metres (785.3 sq. feet)

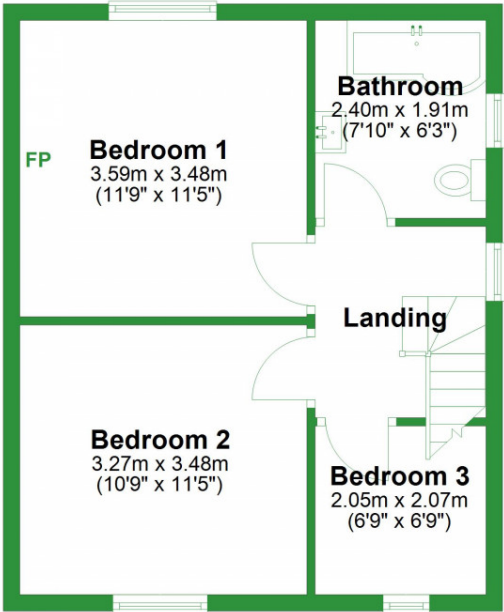


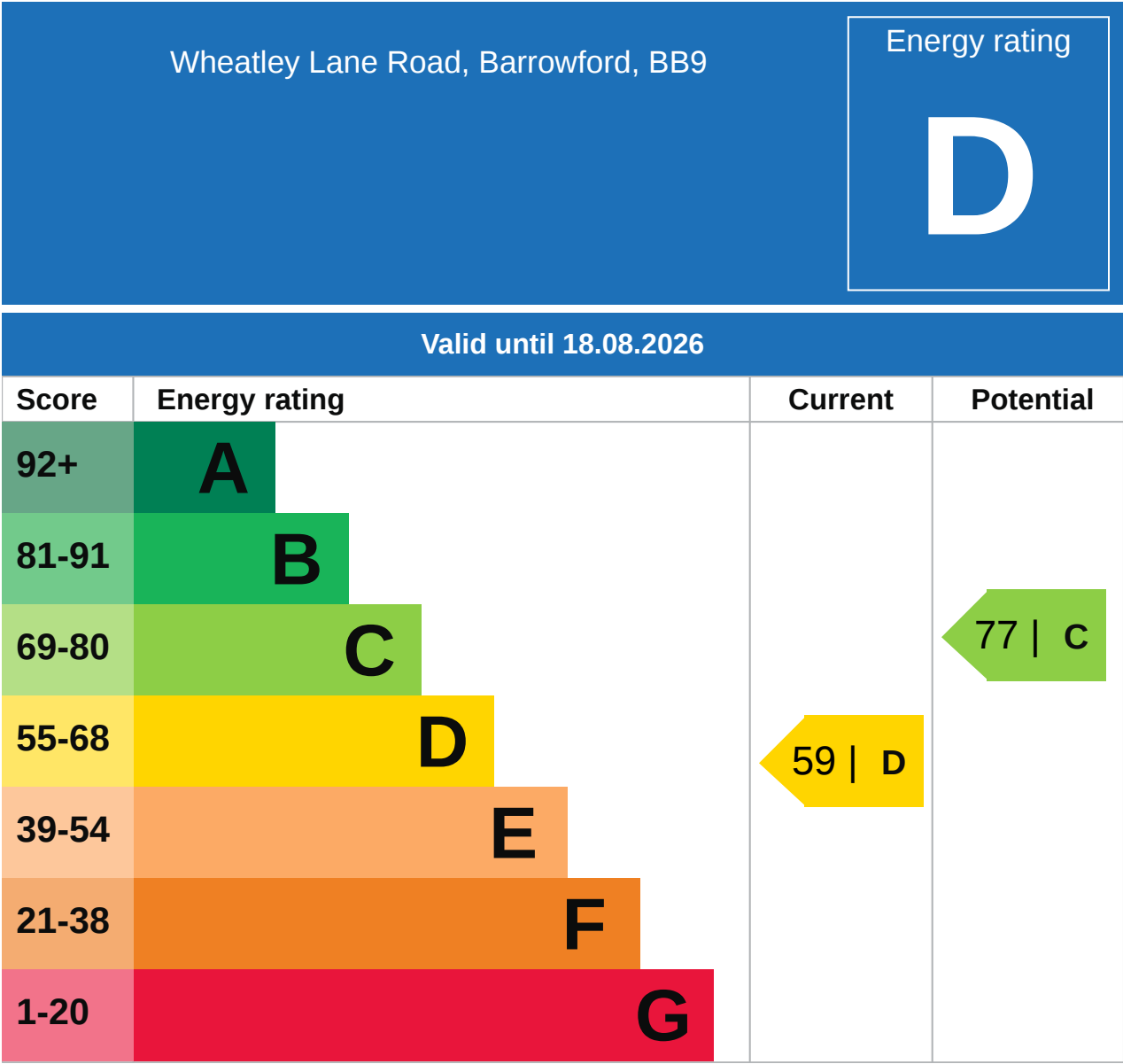
Total area: approx. 112.3 sq. metres (1208.4 sq. feet)

WHEATLEY LANE ROAD, BARROWFORD, NELSON, BB9

First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)





## Additional EPC Data

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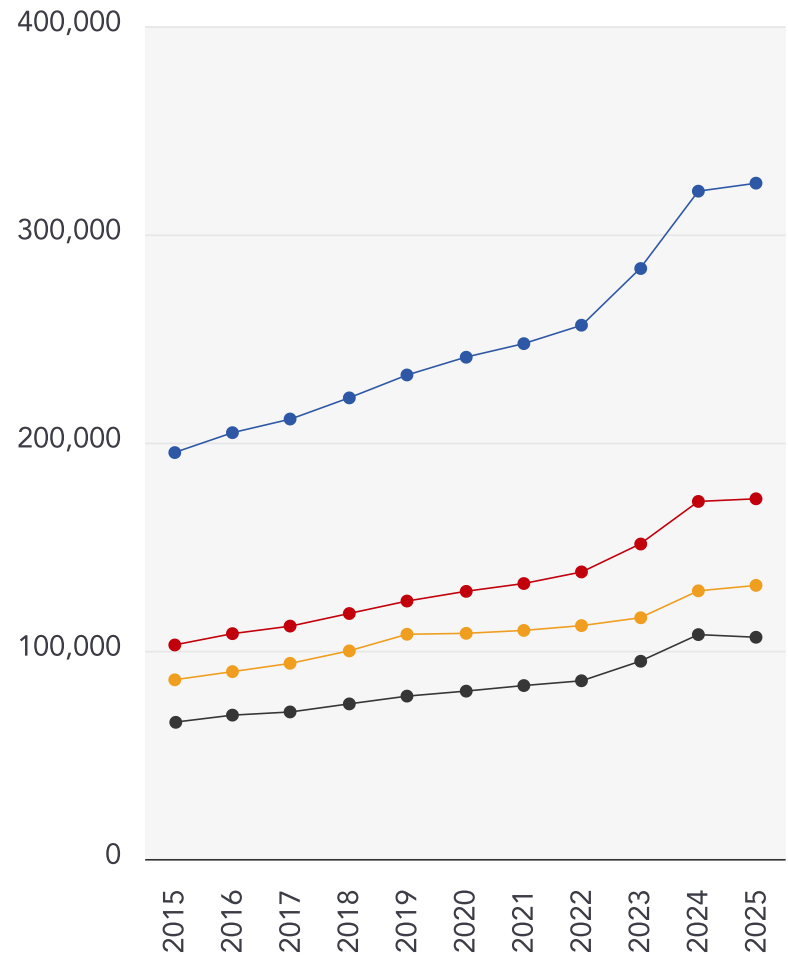
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<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, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 59% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	100 m <sup>2</sup>



# Market

## House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

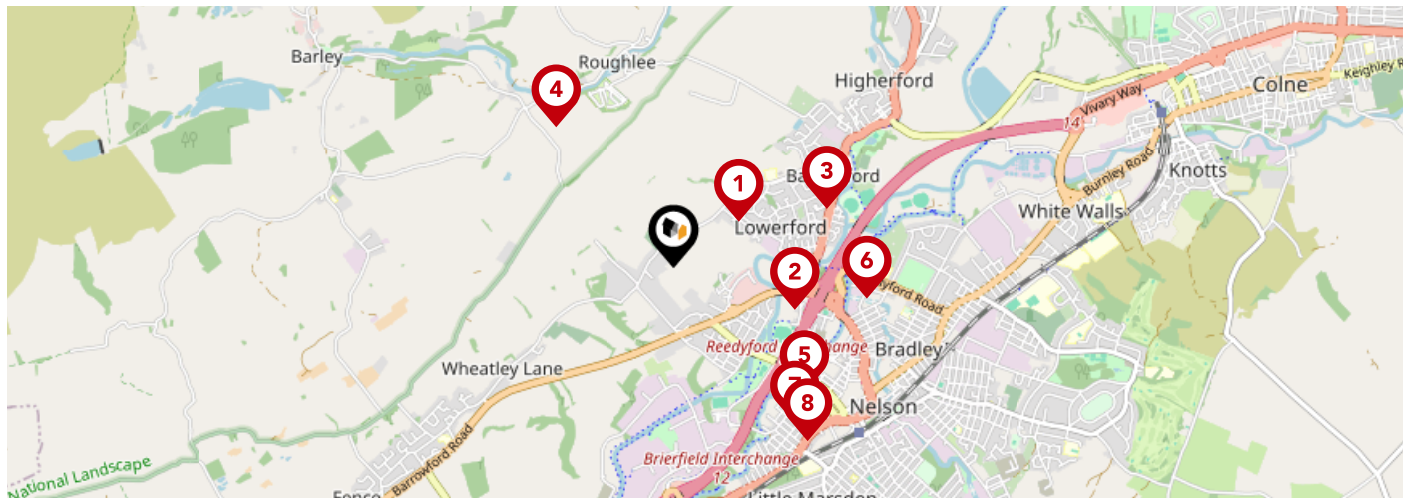
**+68.31%**

Flat

**+52.7%**

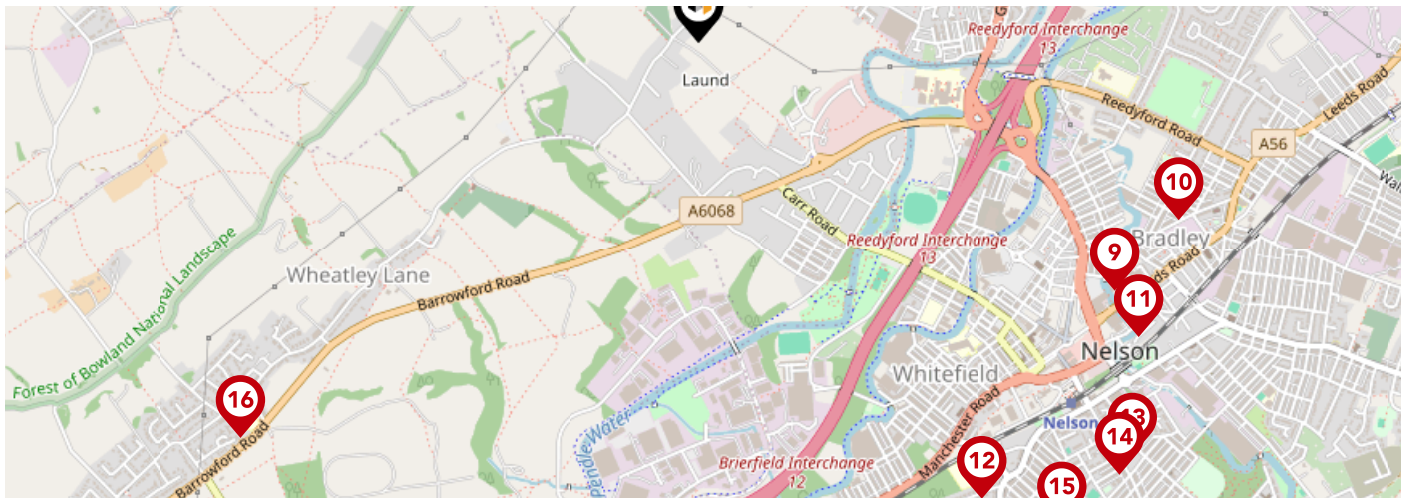
Terraced

**+62.15%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Barrowford St Thomas Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 119   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Nelson and Colne College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barrowford School</b> Ofsted Rating: Good   Pupils: 296   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Roughlee Church of England Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Al-Ikhlaas Primary School</b> Ofsted Rating: Not Rated   Pupils: 151   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Holy Saviour Roman Catholic Primary School, Nelson</b> Ofsted Rating: Good   Pupils: 202   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lomeshaye Junior School</b> Ofsted Rating: Good   Pupils: 366   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whitefield Infant School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 326   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

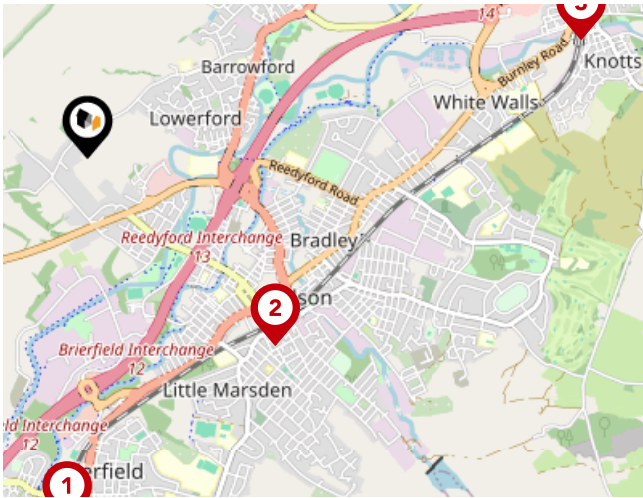
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Bradley Nursery School</b> Ofsted Rating: Good   Pupils: 192   Distance: 1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Bradley Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Nelson St Philip's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 140   Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St John Southworth RC Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 209   Distance: 1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Edenfield Girls' High School</b> Ofsted Rating: Not Rated   Pupils: 95   Distance: 1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>McMillan Nursery School</b> Ofsted Rating: Good   Pupils: 84   Distance: 1.32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Marsden Community Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Wheatley Lane Methodist Primary School</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

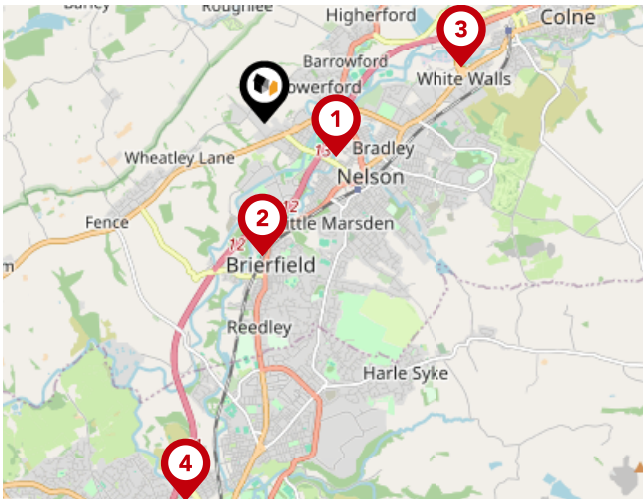
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	1.61 miles
2	Nelson Rail Station	1.17 miles
3	Colne Rail Station	2.22 miles



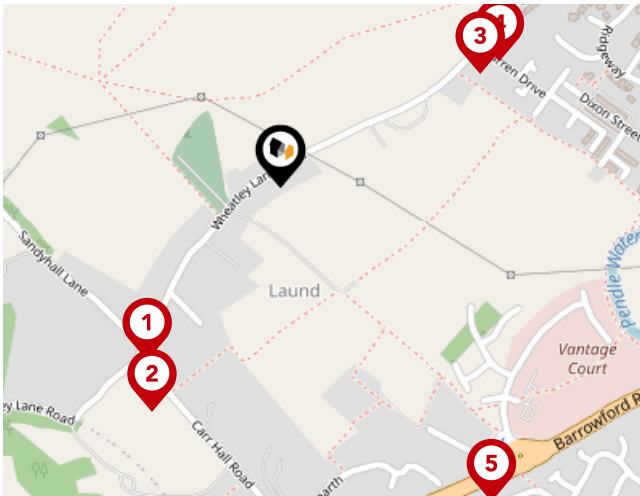
### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J13	0.7 miles
2	M65 J12	1.16 miles
3	M65 J14	1.79 miles
4	M65 J11	3.38 miles
5	M65 J10	4.14 miles



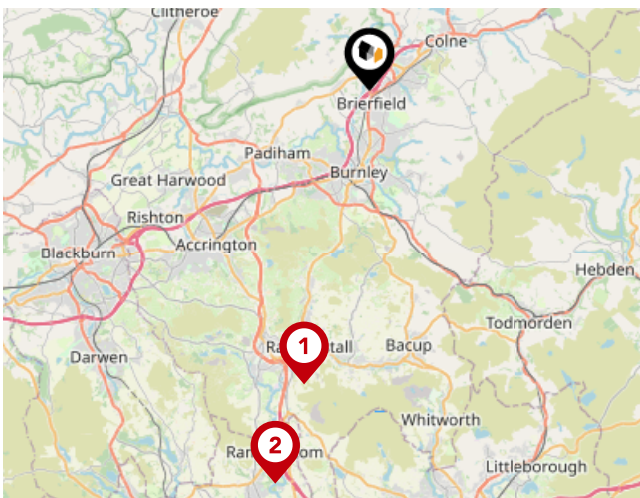
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Sandyhall Lane	0.24 miles
2	Carr Hall Road	0.28 miles
3	Warren Drive	0.25 miles
4	Warren Drive	0.28 miles
5	Riverside Business Park	0.42 miles



### Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	10.53 miles
2	Ramsbottom (East Lancashire Railway)	14.17 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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