

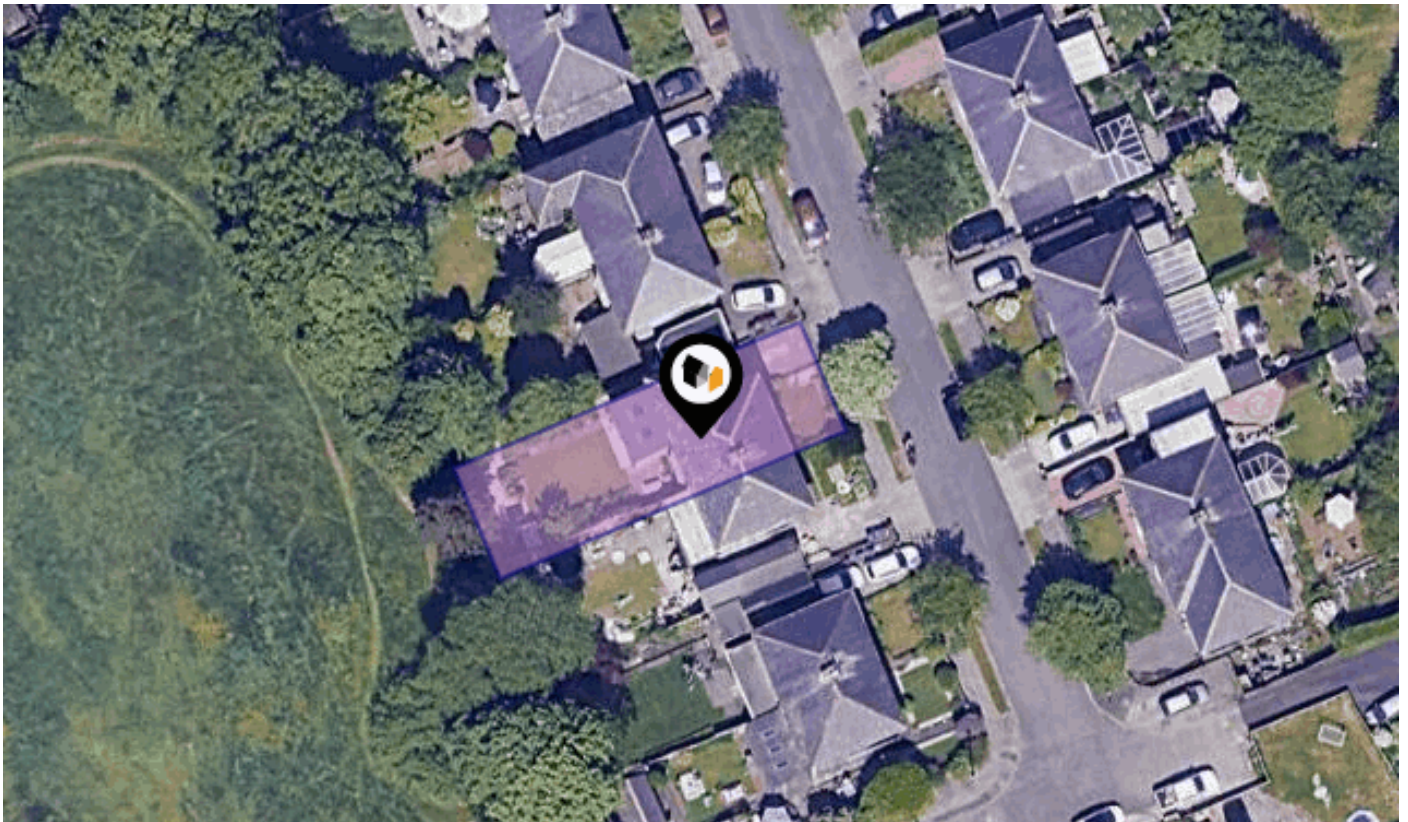


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th June 2025



WESTBOURNE AVENUE, BURNLEY, BB11

Pendle Hill Properties

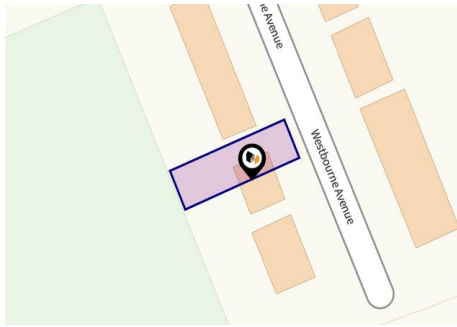
154 Whalley Road Read BB12 7PN

01282 772048

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Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	19/08/1936
Floor Area:	1,386 ft ² / 128 m ²	End Date:	01/05/2933
Plot Area:	0.07 acres	Lease Term:	999 years (less 10 days) from 1 May 1934
Council Tax :	Band C	Term Remaining:	908 years
Annual Estimate:	£2,183		
Title Number:	LA286489		

Local Area

Local Authority:	Burnley	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	6 mb/s	80 mb/s	1800 mb/s
Flood Risk:				
- Rivers & Seas - Surface Water	- Very low - Very low			

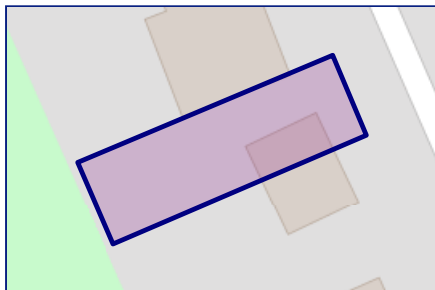
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

Planning History This Address

Planning records for: ***Westbourne Avenue, Burnley, BB11***

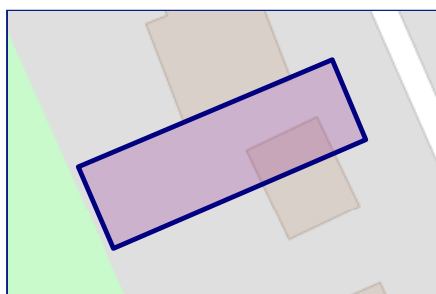
Reference - HOU/2019/0160	
Decision:	-
Date:	29th March 2019
Description:	Proposed to demolish existing garage and utility construct 2 storey extension comprising garage, kitchen, bedroom and study

Freehold Title Plan



LA404017

Leasehold Title Plan



LA286489

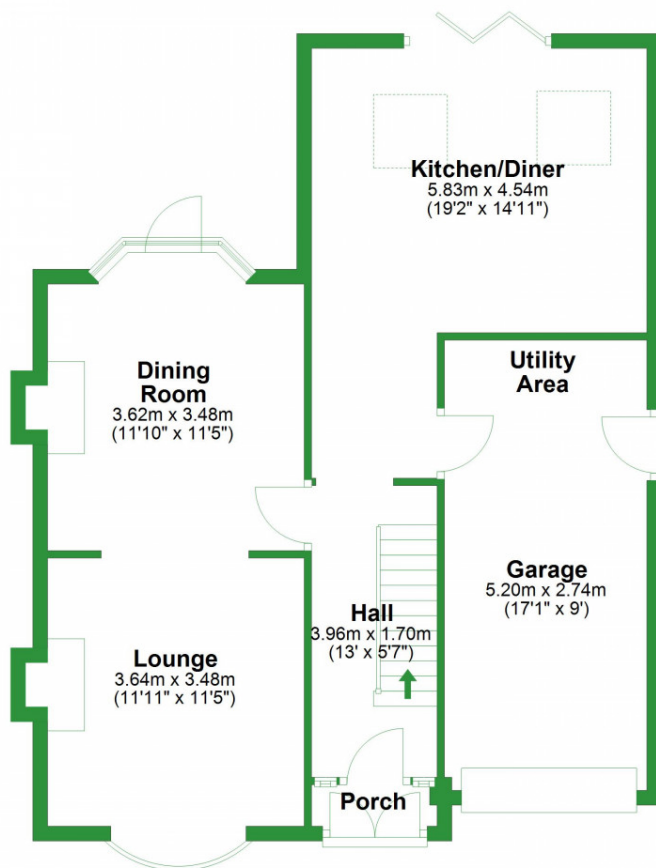
Start Date:	19/08/1936
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Lease Term:	999 years (less 10 days) from 1 May 1934
Term Remaining:	908 years



WESTBOURNE AVENUE, BURNLEY, BB11

Ground Floor

Approx. 73.4 sq. metres (790.3 sq. feet)

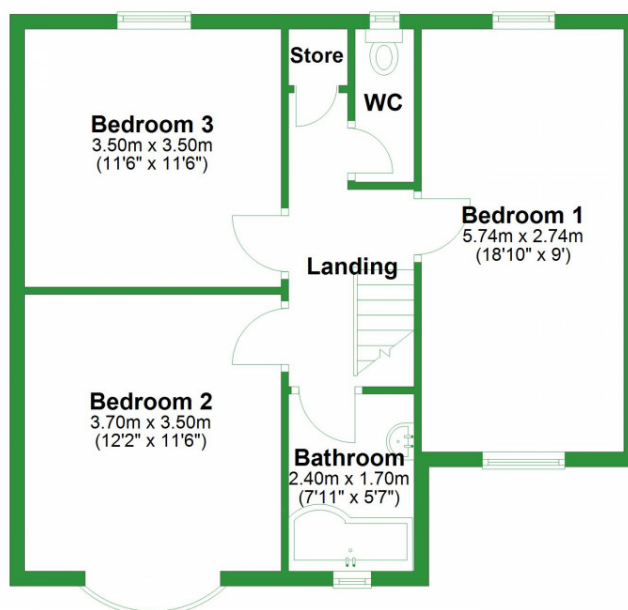


Total area: approx. 128.8 sq. metres (1386.7 sq. feet)

WESTBOURNE AVENUE, BURNLEY, BB11

First Floor

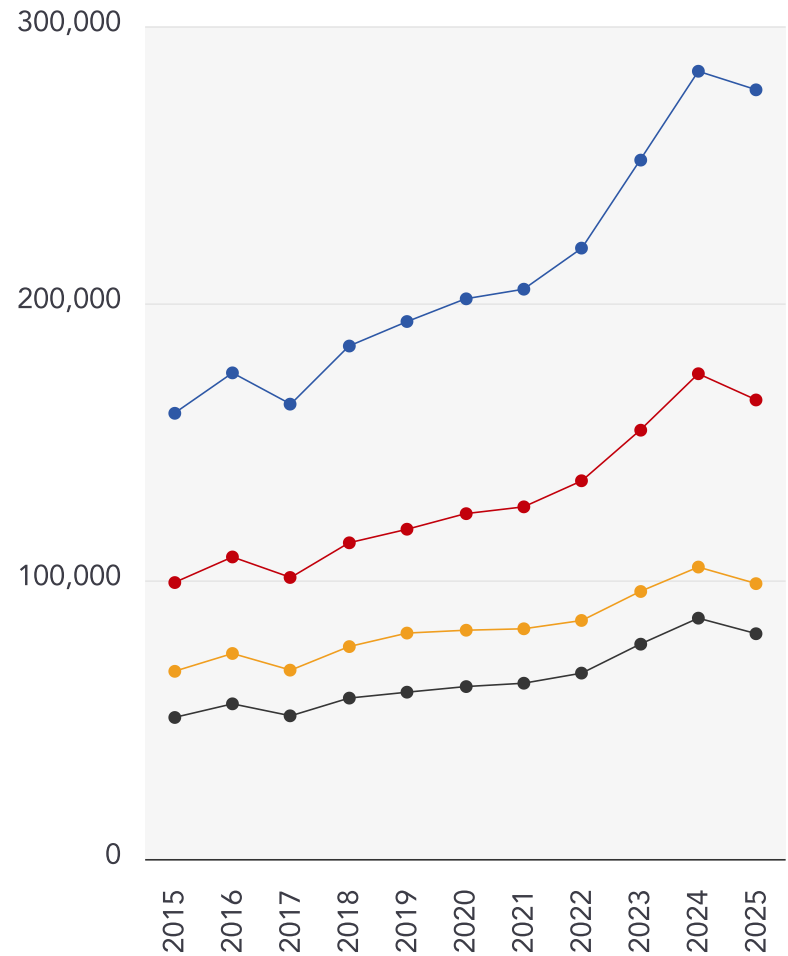
Approx. 55.4 sq. metres (596.5 sq. feet)



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB11



Detached

+72.58%

Semi-Detached

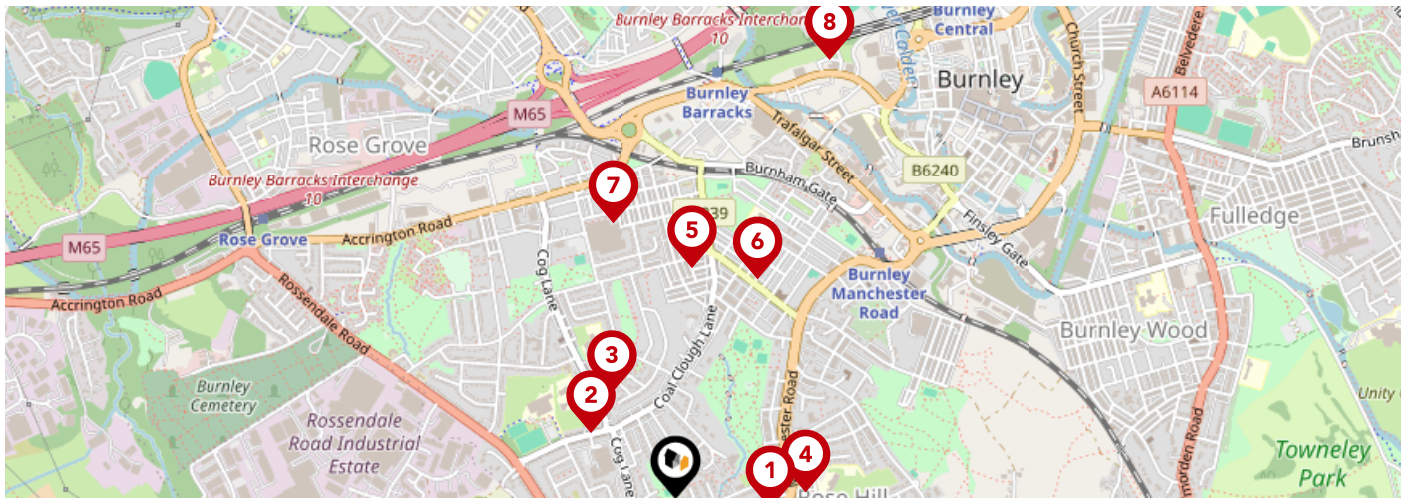
+66.06%

Flat

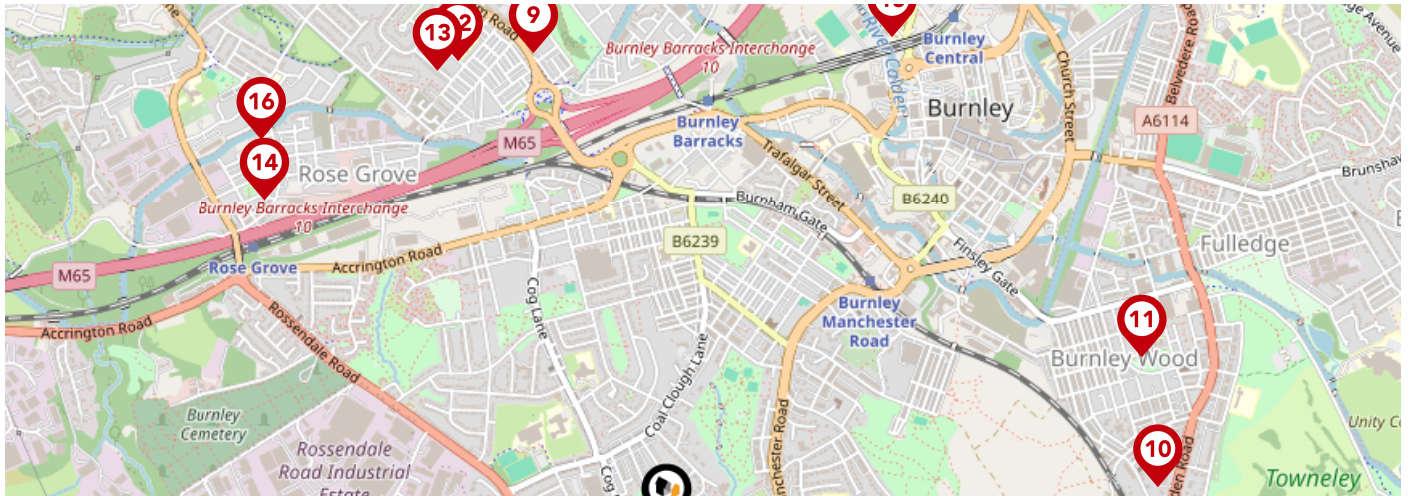
+46.72%

Terraced

+59.19%



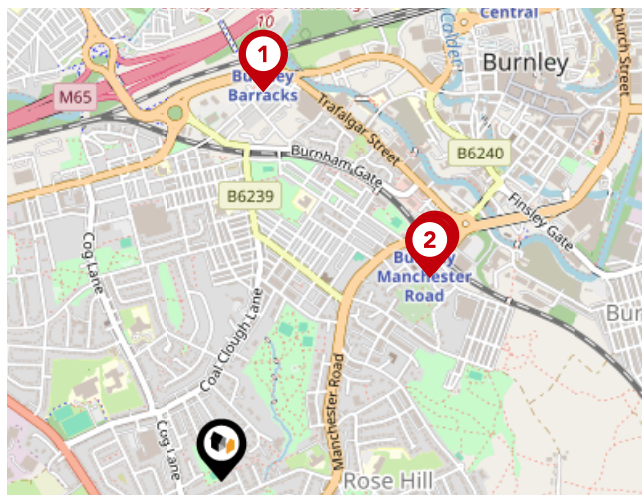
		Nursery	Primary	Secondary	College	Private
1	Christ The King Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 210 Distance:0.21	☐	☒	☐	☐	☐
2	Cherry Fold Community Primary School Ofsted Rating: Good Pupils: 411 Distance:0.24	☐	☒	☐	☐	☐
3	The Rose School Ofsted Rating: Requires improvement Pupils: 67 Distance:0.27	☐	☐	☒	☐	☐
4	Rosewood Primary School Ofsted Rating: Good Pupils: 435 Distance:0.29	☐	☒	☐	☐	☐
5	Coal Clough Academy Ofsted Rating: Good Pupils: 118 Distance:0.51	☐	☐	☒	☐	☐
6	Burnley Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.51	☐	☒	☐	☐	☐
7	Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:0.62	☒	☐	☐	☐	☐
8	Lincoln House School Ofsted Rating: Good Pupils: 5 Distance:1.02	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Whittlefield Primary School Ofsted Rating: Good Pupils: 225 Distance: 1.08	☐	☒	☐	☐	☐
10	Rockwood Nursery School Ofsted Rating: Outstanding Pupils: 119 Distance: 1.08	☒	☐	☐	☐	☐
11	Burnley Springfield Community Primary School Ofsted Rating: Good Pupils: 212 Distance: 1.1	☐	☒	☐	☐	☐
12	Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance: 1.12	☐	☒	☐	☐	☐
13	Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance: 1.12	☒	☐	☐	☐	☐
14	Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance: 1.13	☐	☒	☐	☐	☐
15	Burnley College Ofsted Rating: Good Pupils: 0 Distance: 1.18	☐	☐	☒	☐	☐
16	St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance: 1.23	☐	☒	☐	☐	☐

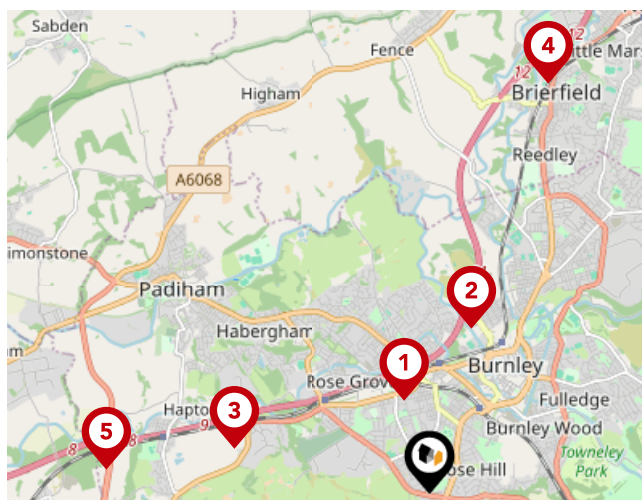
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Burnley Barracks Rail Station	0.86 miles
2	Burnley Manchester Road Rail Station	0.64 miles
3	Burnley Manchester Road Rail Station	0.65 miles

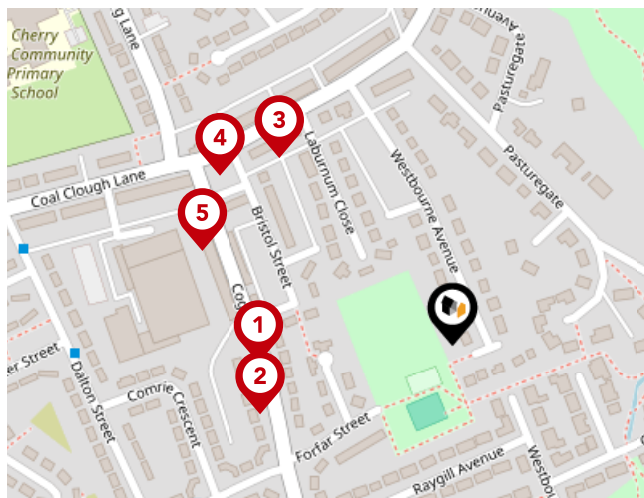


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J10	0.84 miles
2	M65 J11	1.48 miles
3	M65 J9	1.75 miles
4	M65 J12	3.74 miles
5	M65 J8	2.84 miles

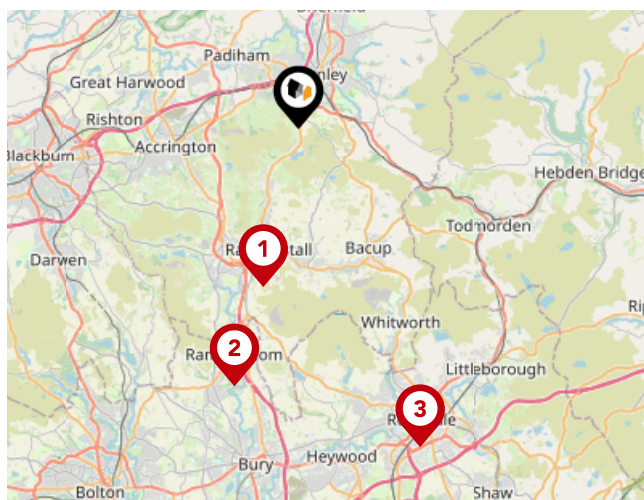
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Bristol Street	0.11 miles
	Forfar Street	0.11 miles
	Laburnum Close	0.14 miles
	Laburnum Close	0.16 miles
	Bristol Street	0.15 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	5.66 miles
	Ramsbottom (East Lancashire Railway)	9.31 miles
	Rochdale Interchange (Manchester Metrolink)	11.94 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



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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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Valuation Office
Agency

