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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 01st November 2025



NOGGARTH ROAD, FENCE, BURNLEY, BB12

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	3,877 ft ² / 360 m ²		
Plot Area:	0.43 acres		
Year Built :	1900-1929		
Council Tax :	Band G		
Annual Estimate:	£4,225		
Title Number:	LA865731		

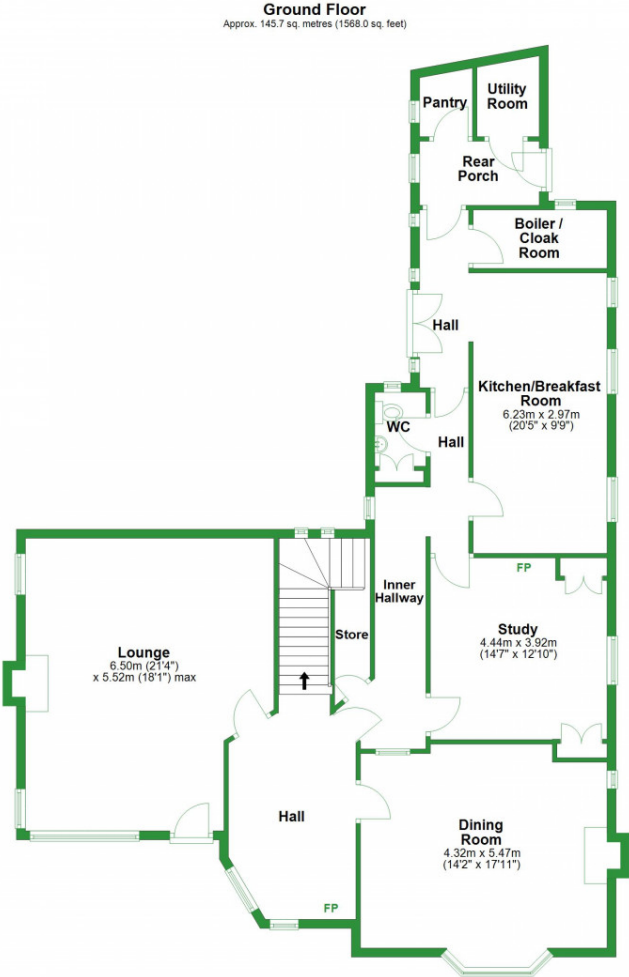
Local Area

Local Authority:	Pendle	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	6 mb/s	46 mb/s	- mb/s
● Surface Water	Medium			

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

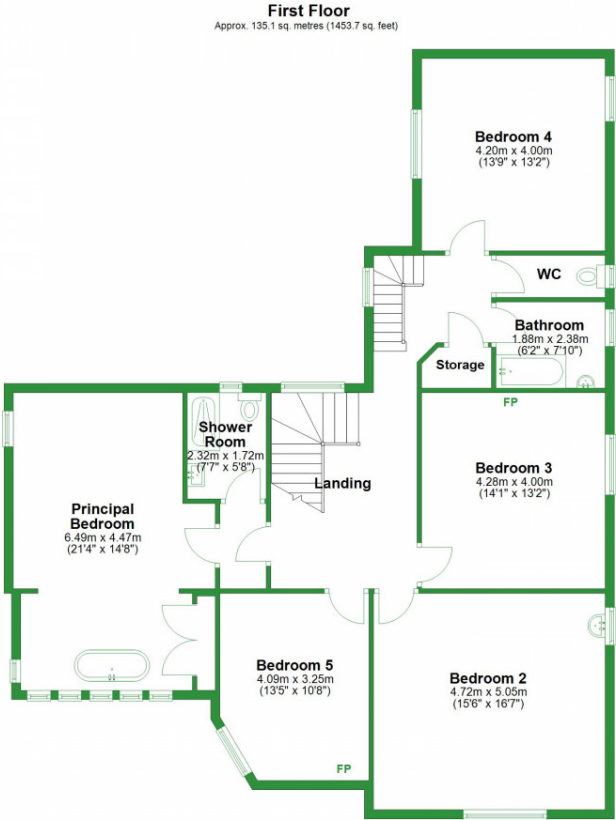


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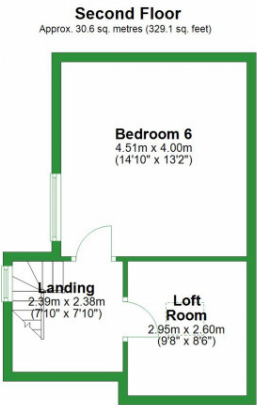


Total area: approx. 360.2 sq. metres (3877.2 sq. feet)

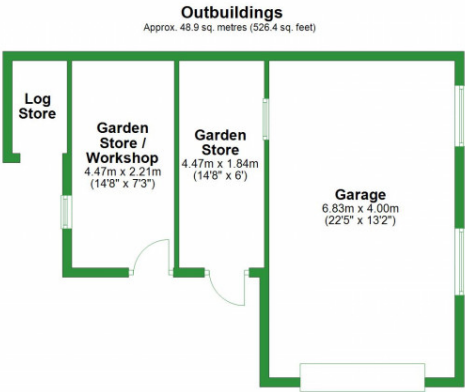
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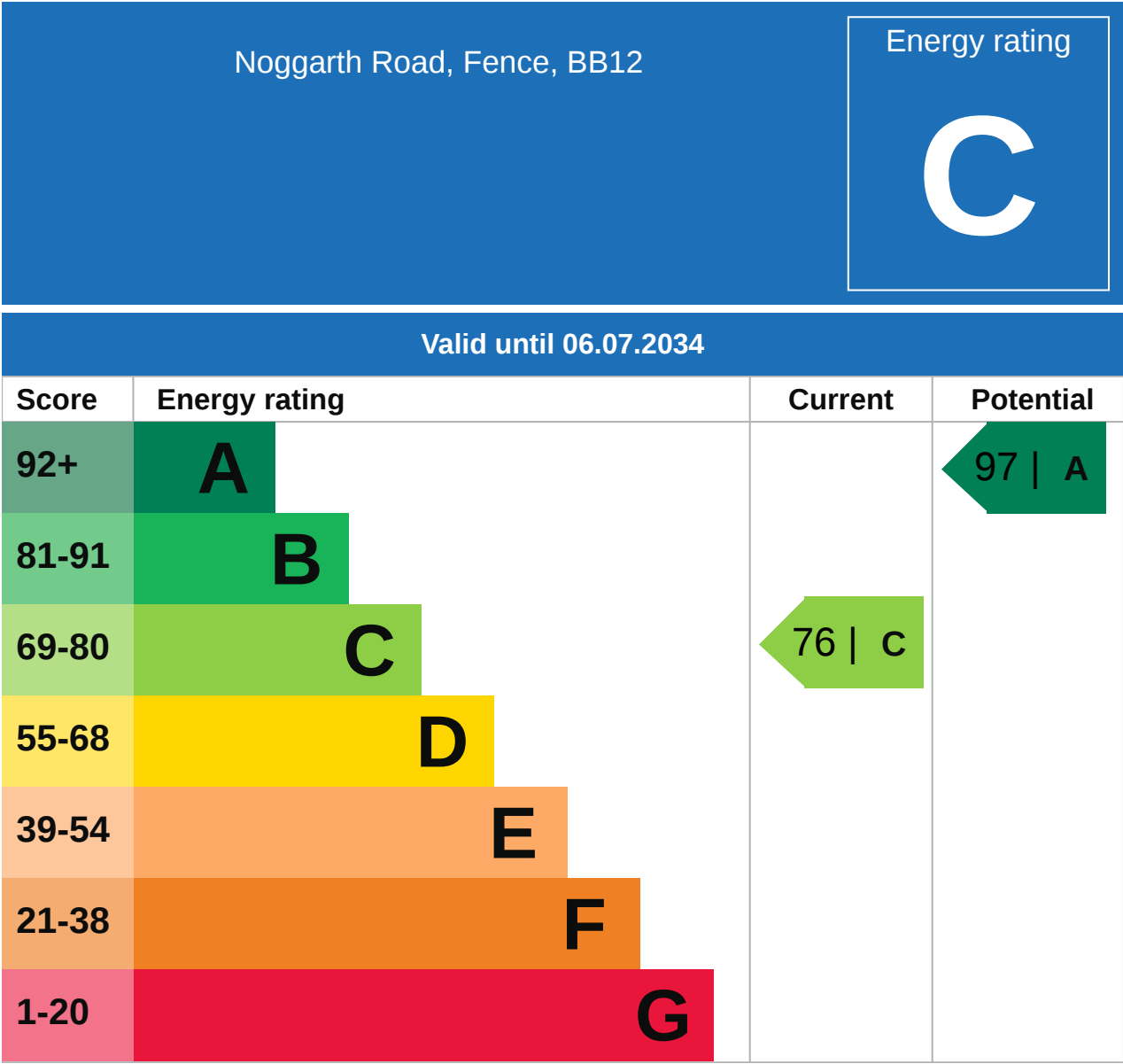


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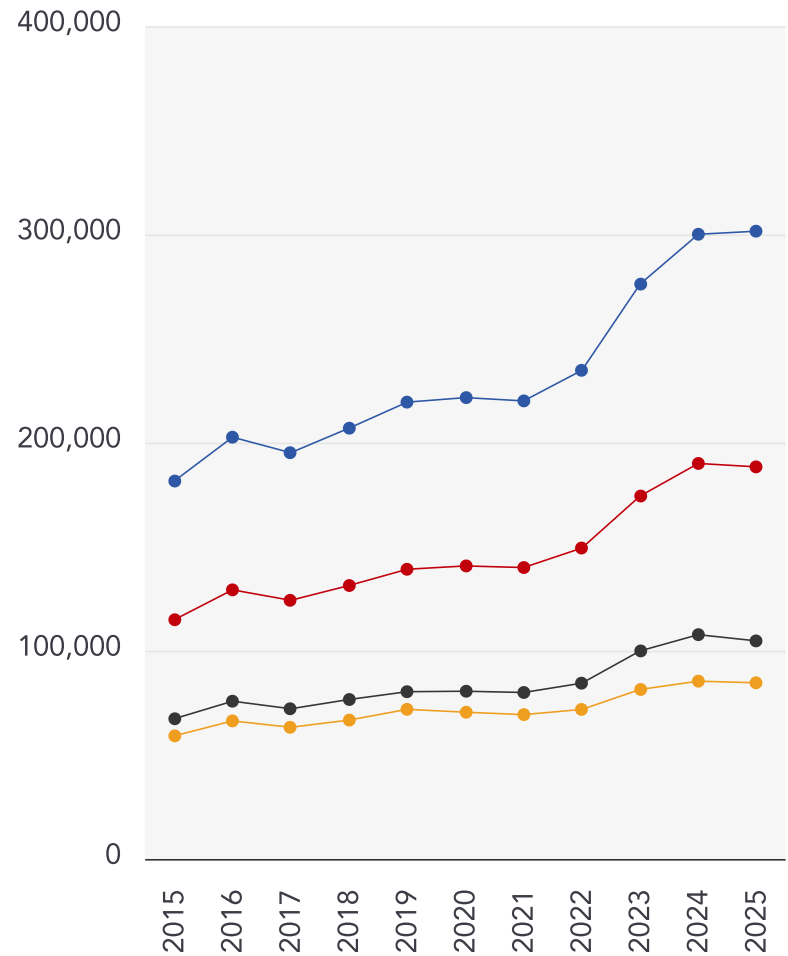
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	331 m ²

Market

House Price Statistics

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



Detached

+66.12%

Semi-Detached

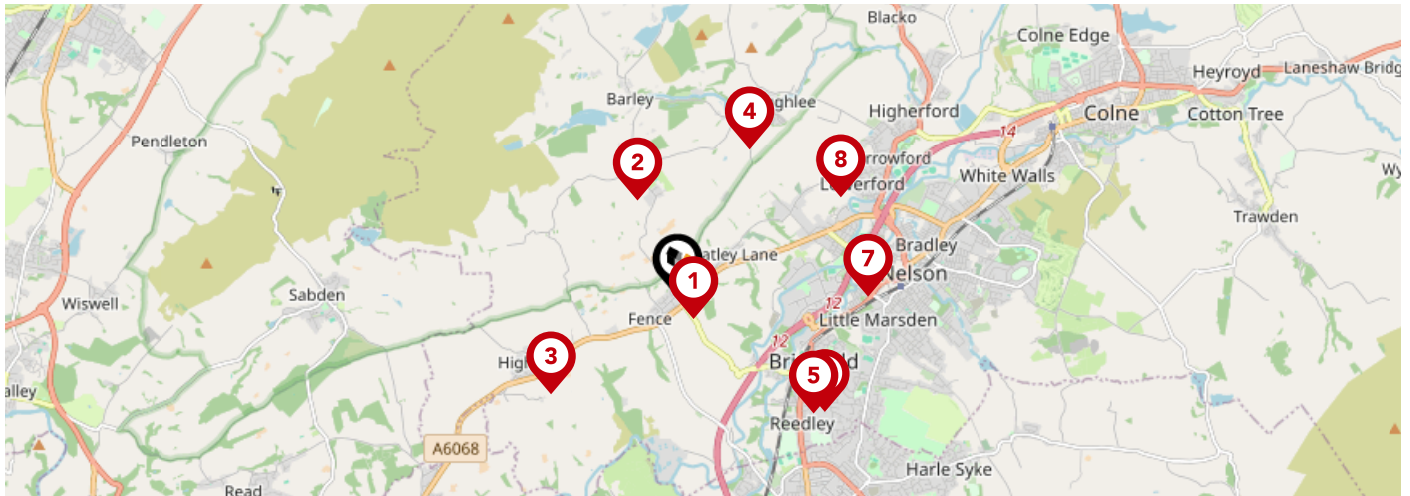
+63.91%

Terraced

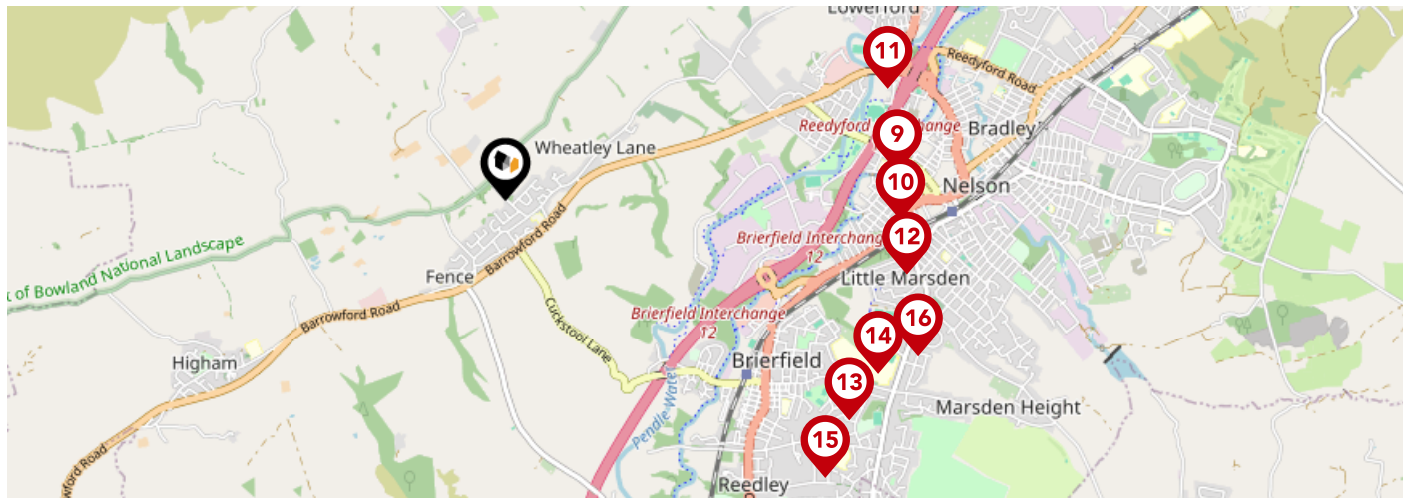
+55.51%

Flat

+43.12%



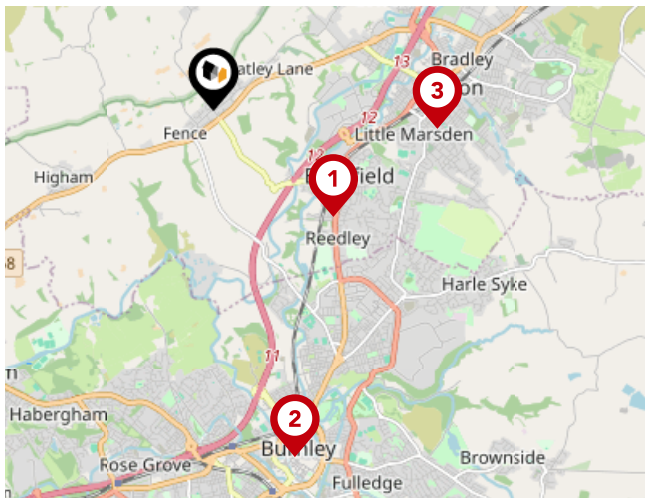
		Nursery	Primary	Secondary	College	Private
1	Wheatley Lane Methodist Primary School Ofsted Rating: Good Pupils:0 Distance:0.23	☐	☒	☐	☐	☐
2	Newchurch-In-Pendle St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 55 Distance:0.91	☐	☒	☐	☐	☐
3	Higham St John's Church of England Primary School Ofsted Rating: Good Pupils: 127 Distance:1.4	☐	☒	☐	☐	☐
4	Roughlee Church of England Primary School Ofsted Rating: Good Pupils: 49 Distance:1.43	☐	☒	☐	☐	☐
5	Pendle Primary Academy Ofsted Rating: Good Pupils: 412 Distance:1.57	☐	☒	☐	☐	☐
6	Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance:1.63	☒	☐	☐	☐	☐
7	Lomeshaye Junior School Ofsted Rating: Good Pupils: 366 Distance:1.67	☐	☒	☐	☐	☐
8	Barrowford St Thomas Church of England Primary School Ofsted Rating: Outstanding Pupils: 119 Distance:1.67	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Al-Ikhlaas Primary School Ofsted Rating: Not Rated Pupils: 151 Distance:1.72	☐	☒	☐	☐	☐
10	Whitefield Infant School and Nursery Ofsted Rating: Outstanding Pupils: 326 Distance:1.73	☐	☒	☐	☐	☐
11	Nelson and Colne College Ofsted Rating: Outstanding Pupils:0 Distance:1.74	☐	☐	☒	☐	☐
12	St John Southworth RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 209 Distance:1.78	☐	☒	☐	☐	☐
13	Holy Trinity Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 116 Distance:1.79	☐	☒	☐	☐	☐
14	Marsden Heights Community College Ofsted Rating: Good Pupils: 1037 Distance:1.79	☐	☐	☒	☐	☐
15	Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance:1.85	☐	☒	☐	☐	☐
16	Nelson St Paul's Church of England Primary School Ofsted Rating: Good Pupils: 407 Distance:1.93	☐	☒	☐	☐	☐

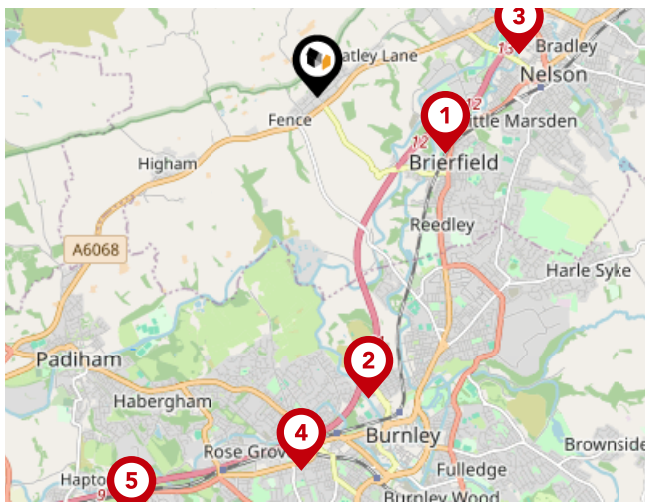
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	1.4 miles
2	Burnley Central Rail Station	3.12 miles
3	Nelson Rail Station	1.97 miles

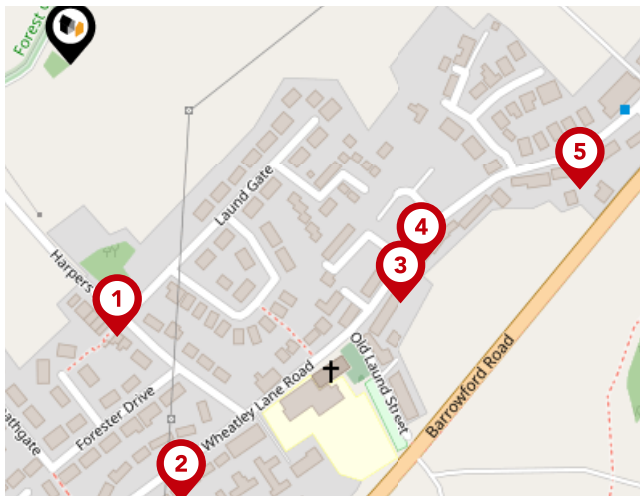


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J12	1.22 miles
2	M65 J11	2.68 miles
3	M65 J13	1.8 miles
4	M65 J10	3.27 miles
5	M65 J9	4.03 miles

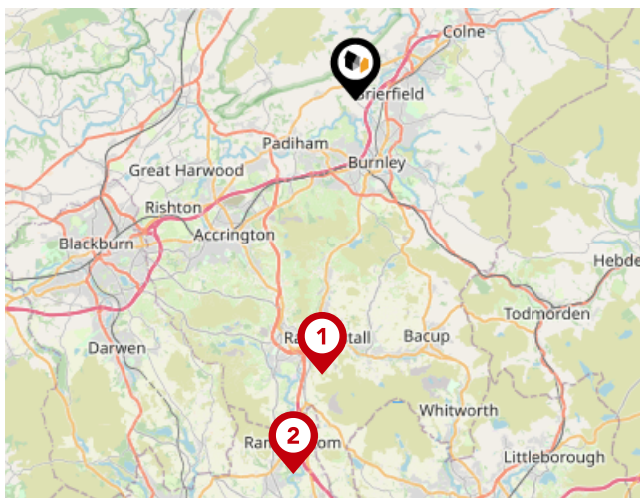
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Harpers Inn	0.15 miles
	Harpers Lane	0.25 miles
	Old Laund Street	0.22 miles
	Old Laund Street	0.22 miles
	Village Store	0.29 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	9.67 miles
	Ramsbottom (East Lancashire Railway)	13.29 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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