

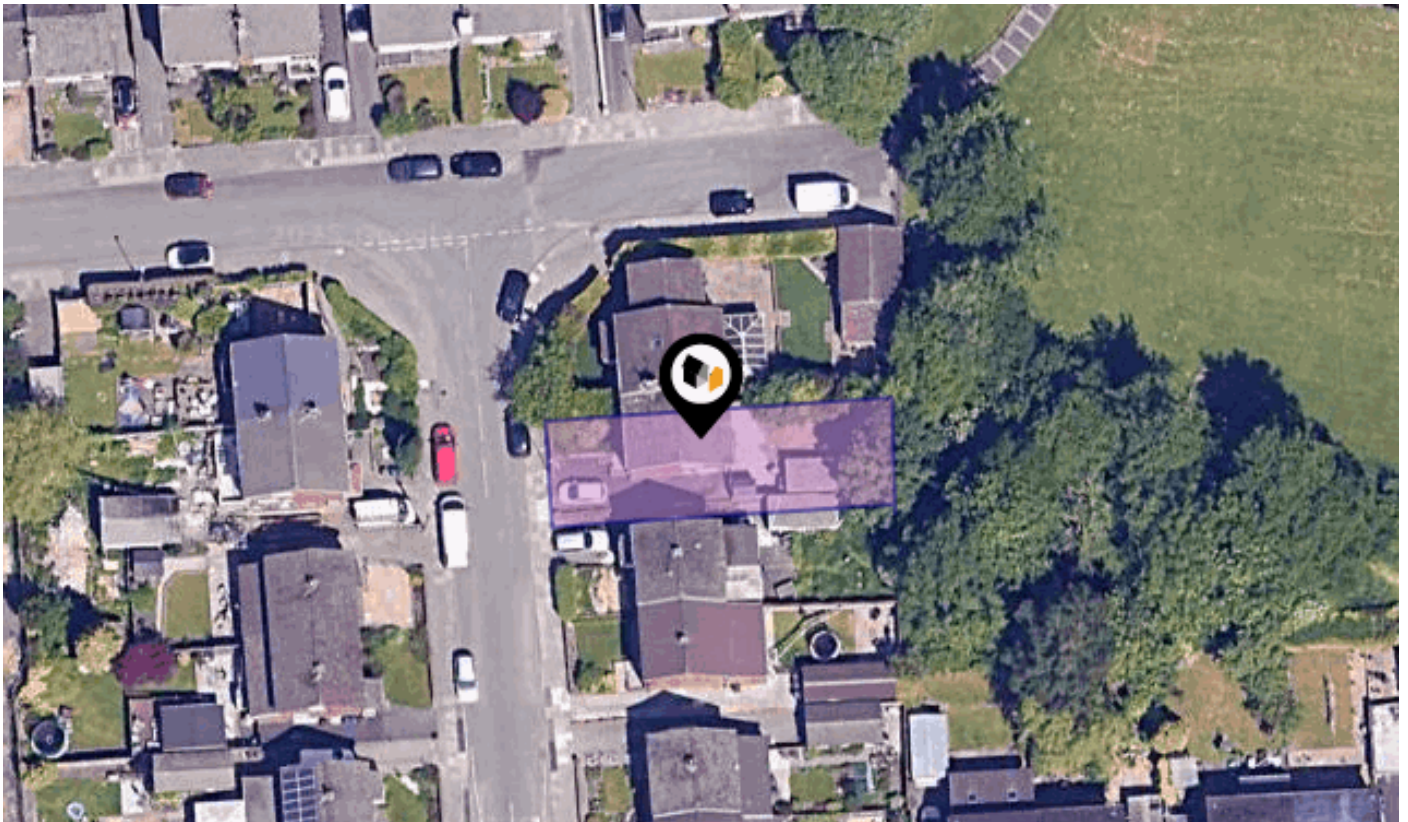


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



MINEHEAD AVENUE, BURNLEY, BB10

Pendle Hill Properties

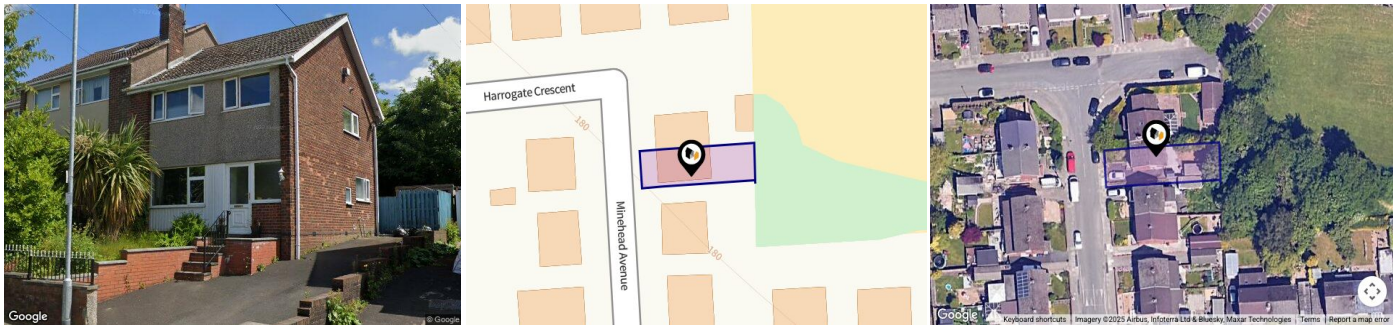
154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	18/03/1965
Floor Area:	895 ft ² / 83 m ²	End Date:	01/04/2163
Plot Area:	0.06 acres	Lease Term:	200 years (less 10 days) from 1 April 1963
Year Built :	1967-1975	Term Remaining:	137 years
Council Tax :	Band C		
Annual Estimate:	£2,183		
Title Number:	LA339439		

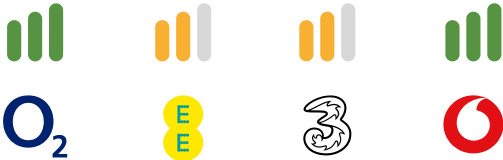
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	2000 mb/s
		

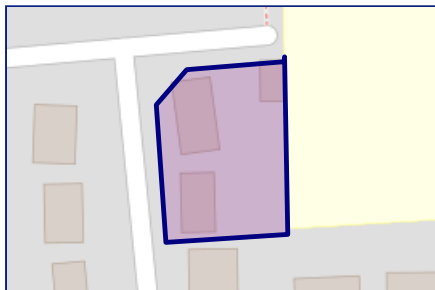
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

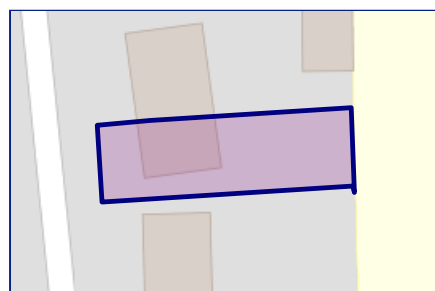


Freehold Title Plan



LA457493

Leasehold Title Plan



LA339439

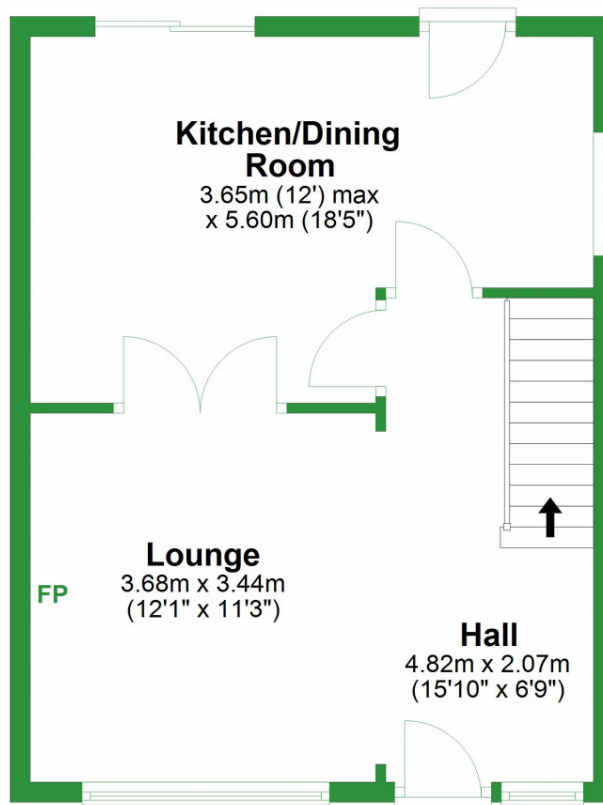
Start Date: 18/03/1965
End Date: 01/04/2163
Lease Term: 200 years (less 10 days) from 1 April 1963
Term Remaining: 137 years



MINEHEAD AVENUE, BURNLEY, BB10

Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)

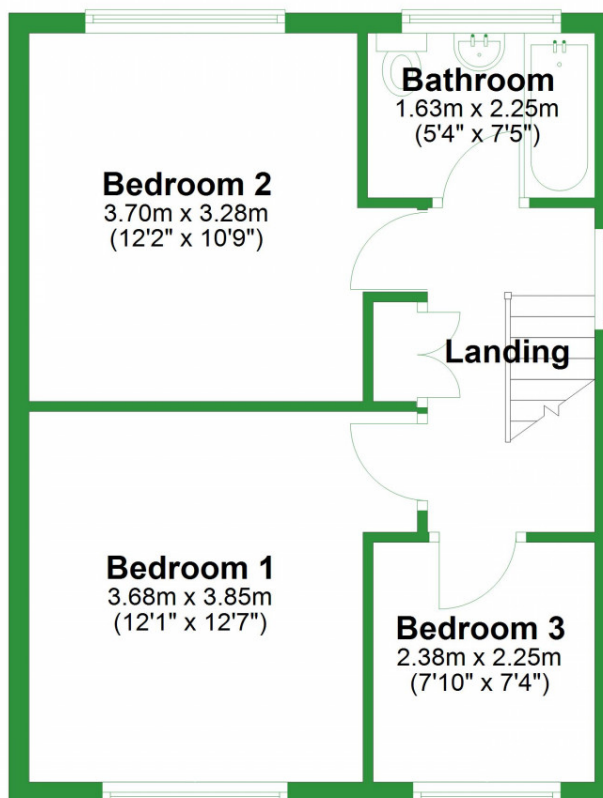


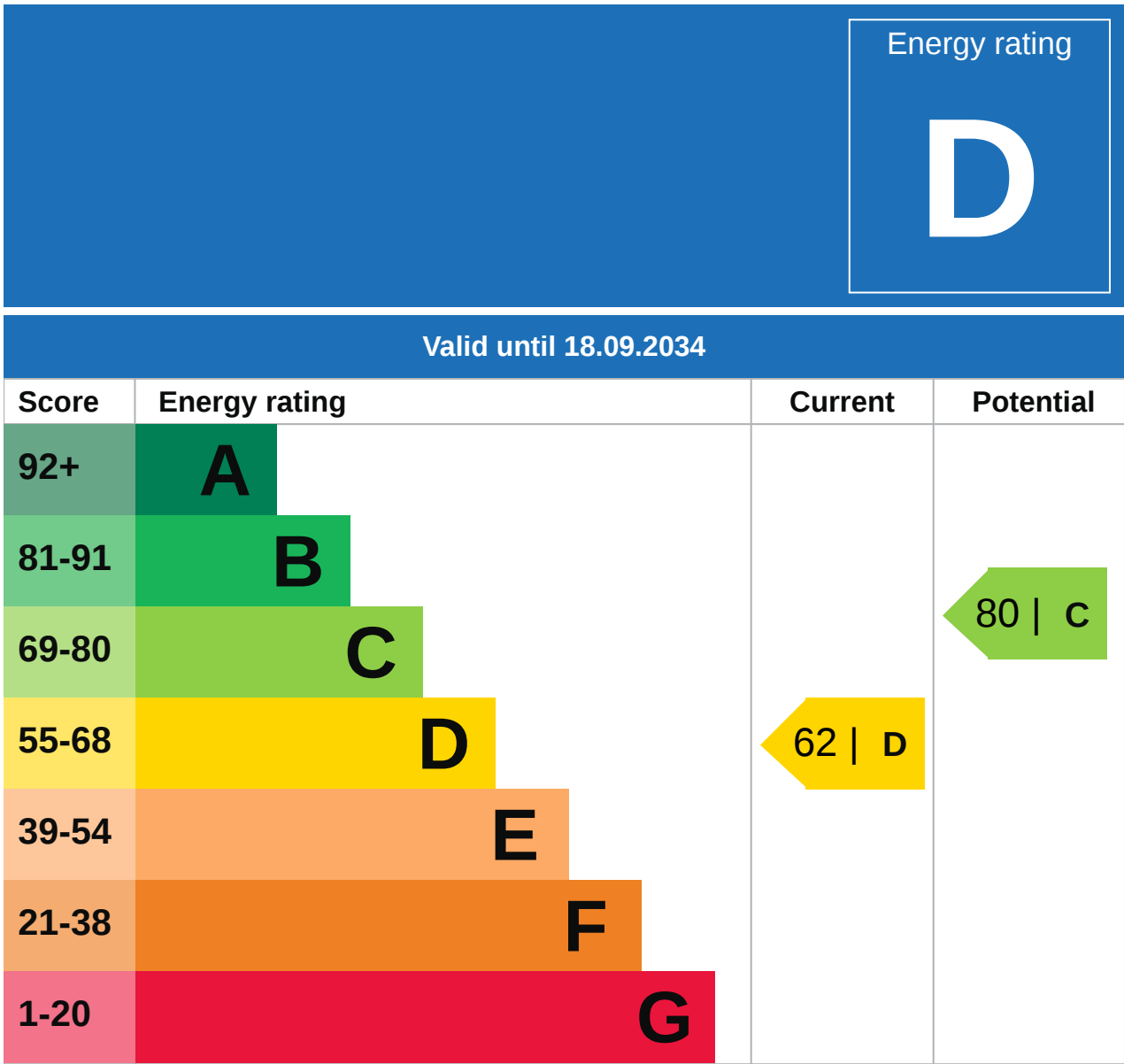
Total area: approx. 83.2 sq. metres (895.7 sq. feet)

MINEHEAD AVENUE, BURNLEY, BB10

First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)





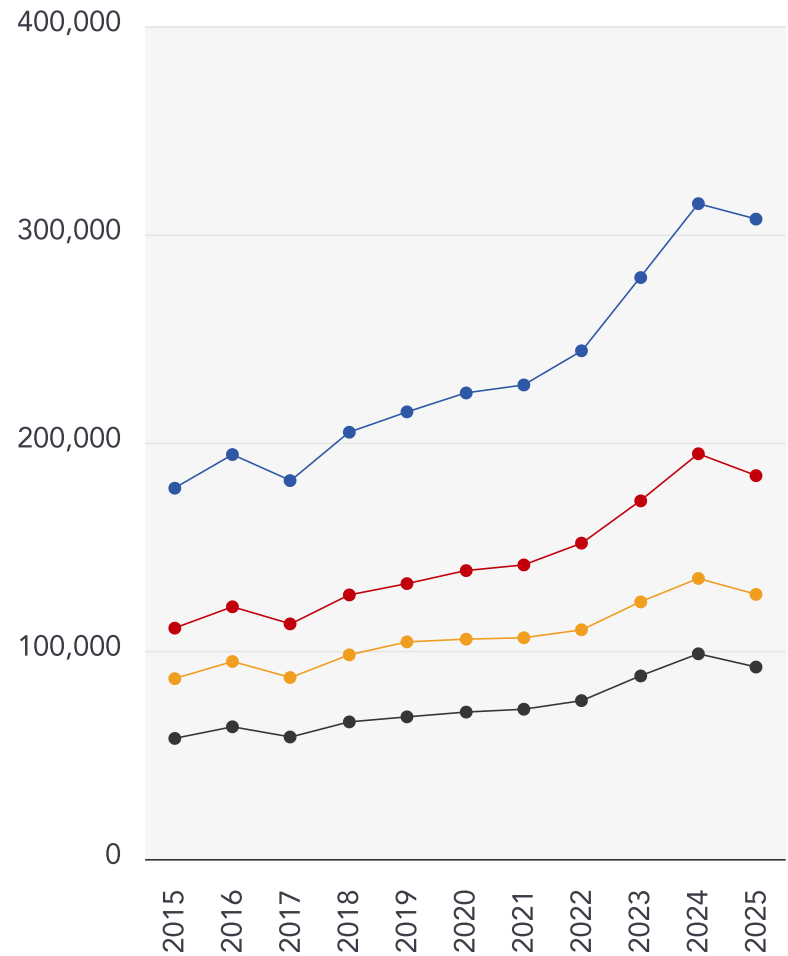
Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
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:	Suspended no insulation (assumed)
Total Floor Area:	87 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB10



Detached

+72.58%

Semi-Detached

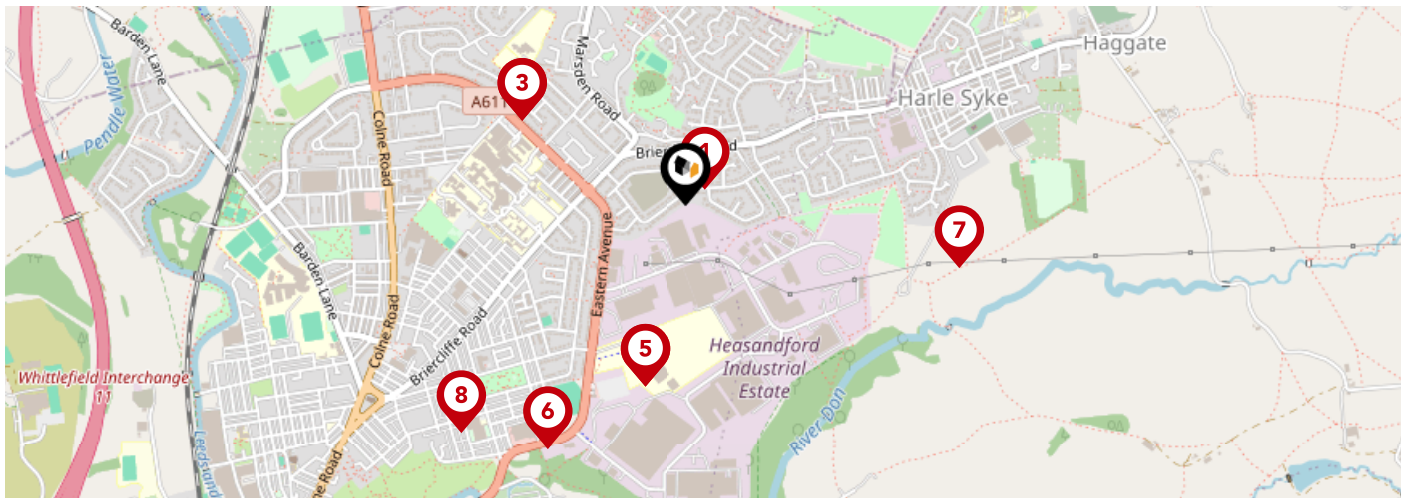
+66.06%

Flat

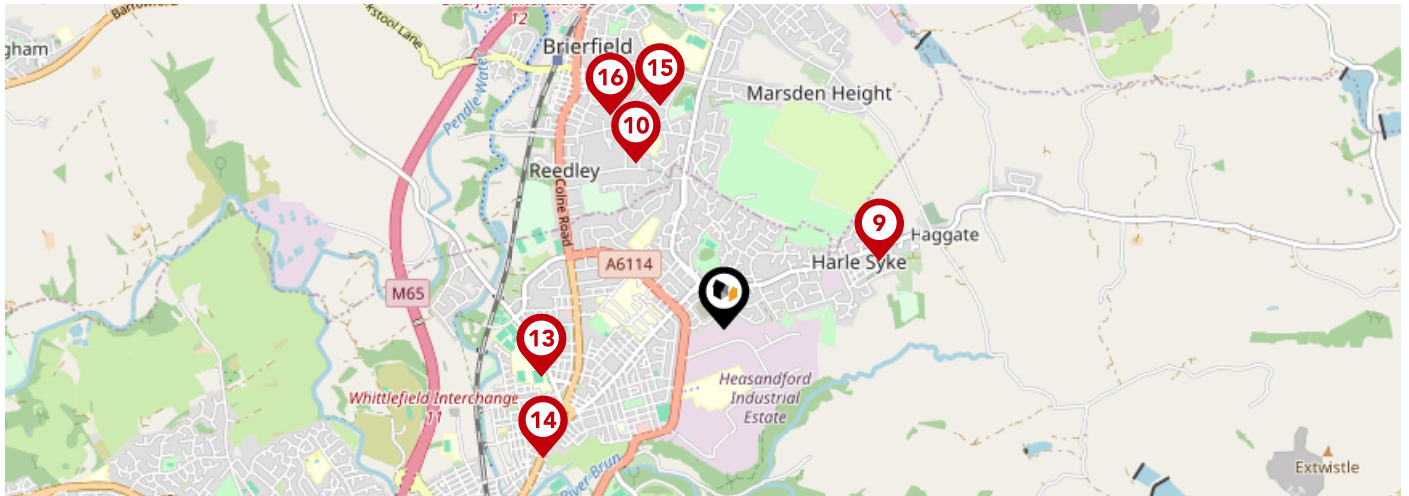
+46.72%

Terraced

+59.19%



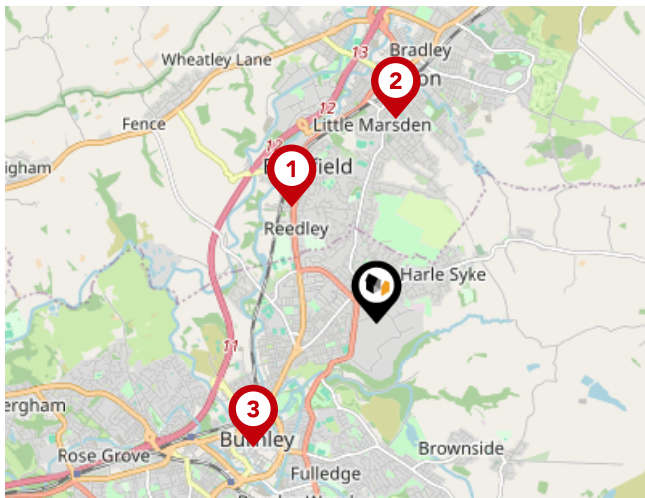
		Nursery	Primary	Secondary	College	Private
1	St James' Lanehead Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:0.06	☐	☒	☐	☐	☐
2	Casterton Primary Academy Ofsted Rating: Good Pupils: 297 Distance:0.4	☐	☒	☐	☐	☐
3	St John the Baptist RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 214 Distance:0.4	☐	☒	☐	☐	☐
4	Ridgewood Community High School Ofsted Rating: Good Pupils: 186 Distance:0.41	☐	☐	☒	☐	☐
5	Sir John Thursby Community College Ofsted Rating: Good Pupils: 1117 Distance:0.41	☐	☐	☒	☐	☐
6	Basnett Street Nursery School Ofsted Rating: Outstanding Pupils: 106 Distance:0.61	☒	☐	☐	☐	☐
7	Compass Community School Lancashire Ofsted Rating: Good Pupils: 1 Distance:0.62	☐	☐	☒	☐	☐
8	Heasandford Primary School Ofsted Rating: Good Pupils: 630 Distance:0.7	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Briercliffe Primary School Ofsted Rating: Requires improvement Pupils: 396 Distance:0.74	☐	☒	☐	☐	☐
	Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance:0.83	☐	☒	☐	☐	☐
	Reedley Hallows Nursery School Ofsted Rating: Outstanding Pupils: 176 Distance:0.83	☒	☐	☐	☐	☐
	Holly Grove School Ofsted Rating: Outstanding Pupils: 121 Distance:0.83	☐	☒	☐	☐	☐
	Barden Primary School Ofsted Rating: Good Pupils: 476 Distance:0.83	☐	☒	☐	☐	☐
	Rawdhatul Uloom Ofsted Rating: Good Pupils: 114 Distance:0.97	☐	☒	☐	☐	☐
	Holy Trinity Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 116 Distance:1.02	☐	☒	☐	☐	☐
	Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance:1.07	☒	☐	☐	☐	☐

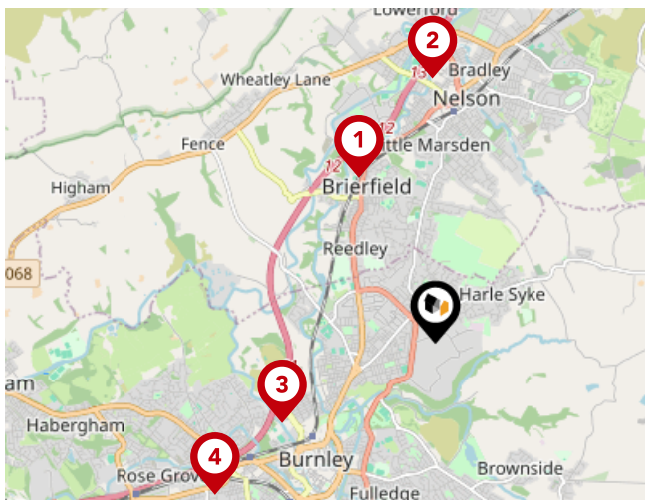
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	1.26 miles
2	Nelson Rail Station	1.8 miles
3	Burnley Central Rail Station	1.53 miles

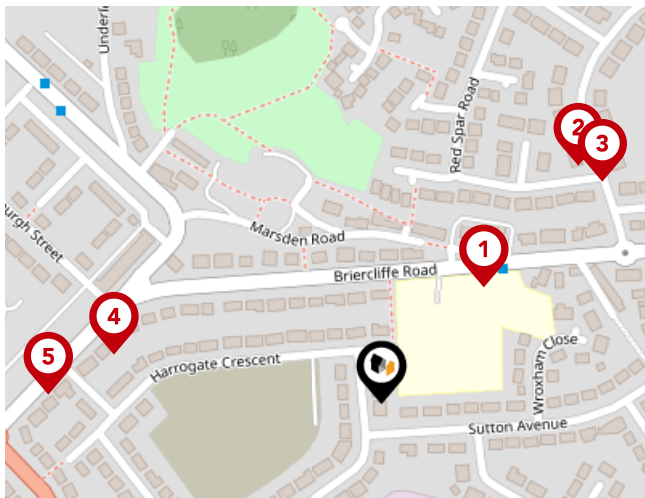


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J12	1.6 miles
2	M65 J13	2.32 miles
3	M65 J11	1.52 miles
4	M65 J10	2.34 miles
5	M65 J14	3.29 miles

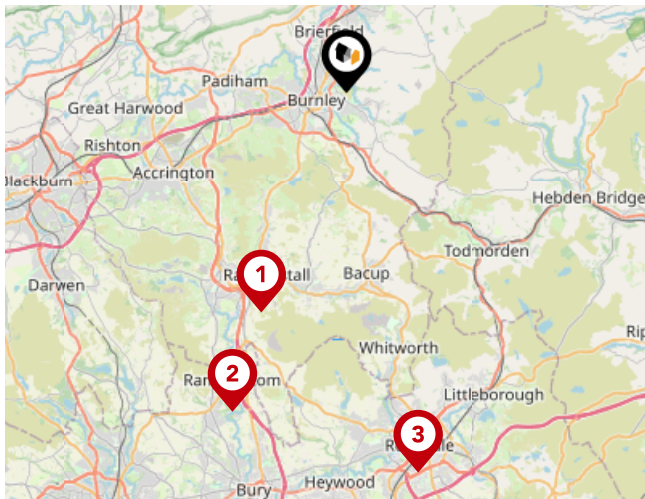
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	St James School	0.08 miles
	Red Spar Road	0.17 miles
	Red Spar Road	0.17 miles
	Lytham Road	0.15 miles
	Lytham Road	0.18 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	8.21 miles
	Ramsbottom (East Lancashire Railway)	11.84 miles
	Rochdale Interchange (Manchester Metrolink)	13.52 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

