

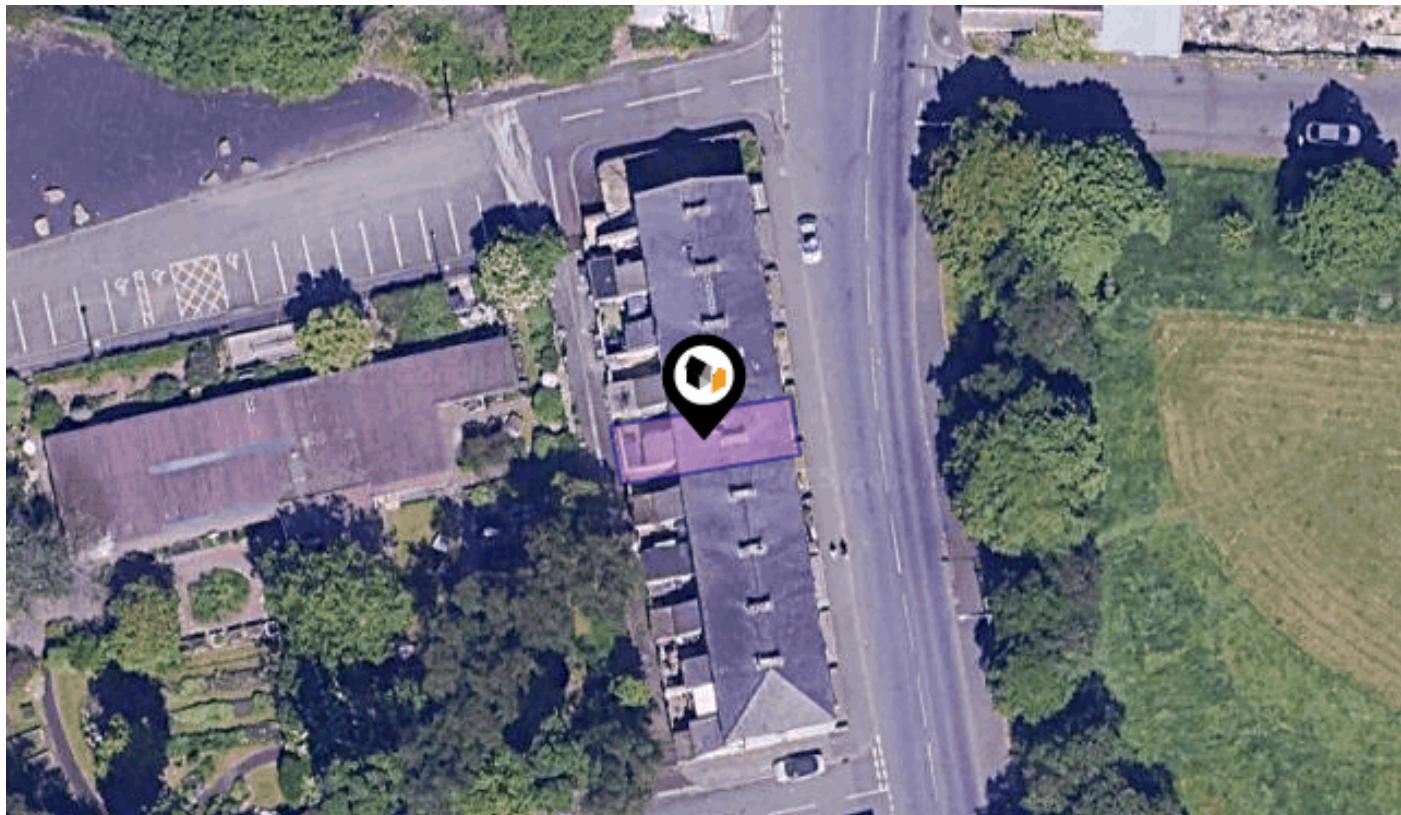


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 12<sup>th</sup> January 2026**



**COAL CLOUGH LANE, BURNLEY, BB11**

**Pendle Hill Properties**

154 Whalley Road Read BB12 7PN

01282 772048

[india@pendlehillproperties.co.uk](mailto:india@pendlehillproperties.co.uk)

[www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)



# Property Overview



## Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	17/04/1894
Plot Area:	0.02 acres	End Date:	01/01/2893
Year Built :	Before 1900	Lease Term:	999 years from 1 January 1894
Council Tax :	Band A	Term Remaining:	867 years
Annual Estimate:	£1,637		
Title Number:	LA142742		

## Local Area

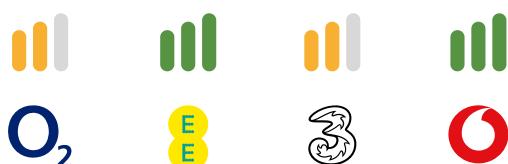
Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**28** mb/s      **2000** mb/s



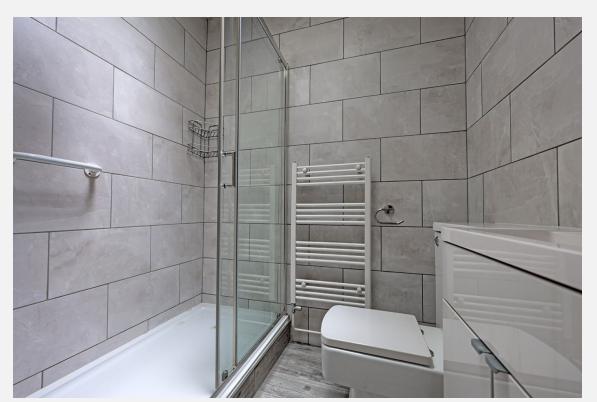
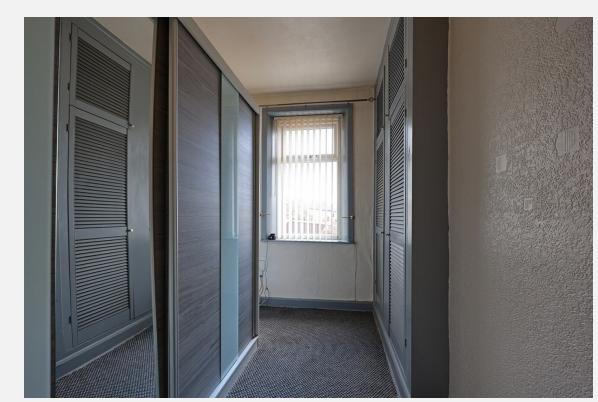
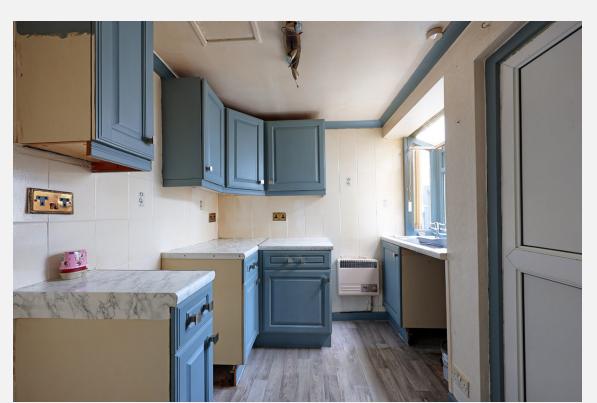
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



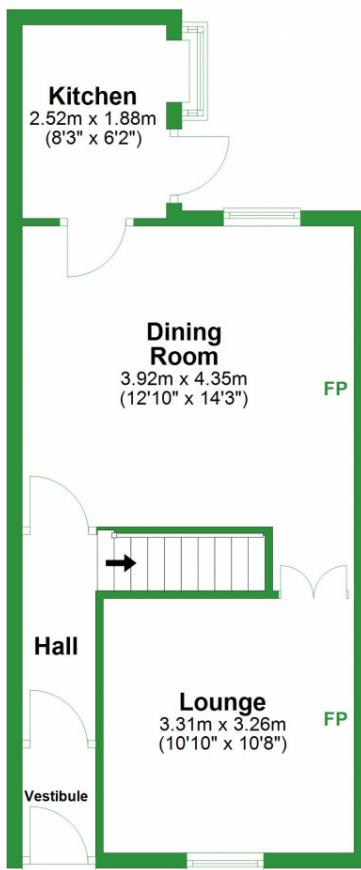
# Gallery Photos



## COAL CLOUGH LANE, BURNLEY, BB11

### Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)

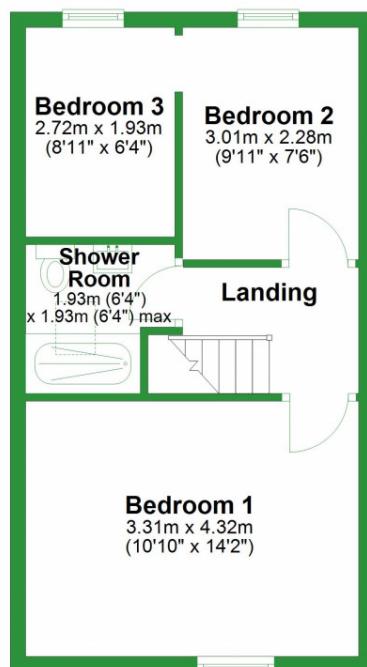


Total area: approx. 75.3 sq. metres (810.6 sq. feet)

## COAL CLOUGH LANE, BURNLEY, BB11

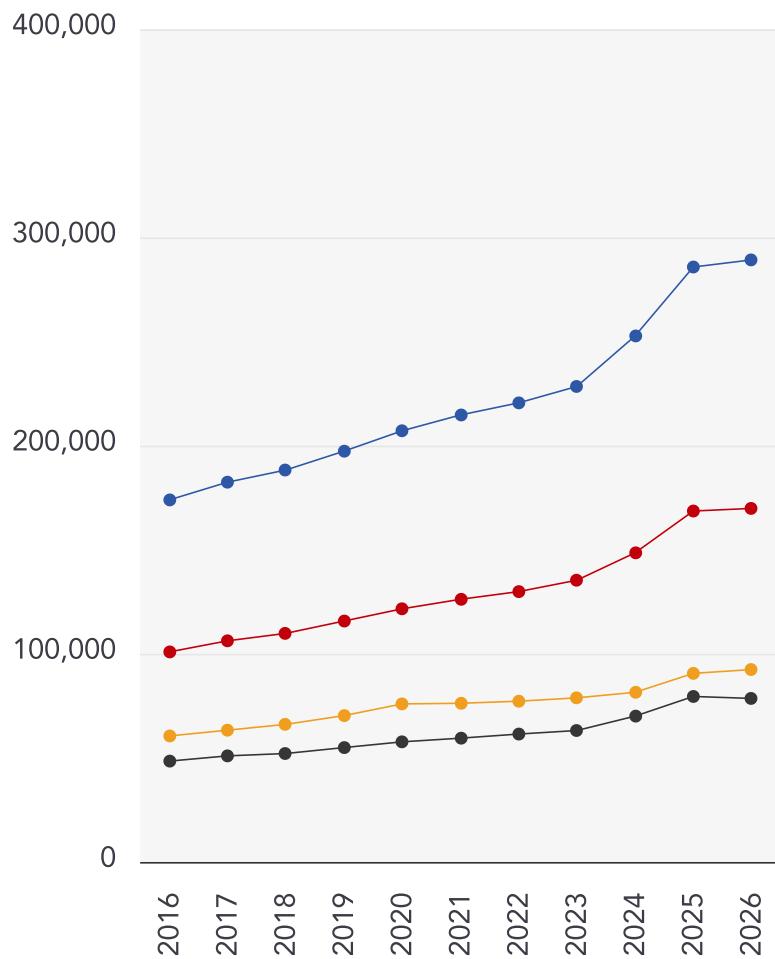
### First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



# Market House Price Statistics

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



Detached

**+66.29%**

Semi-Detached

**+68.31%**

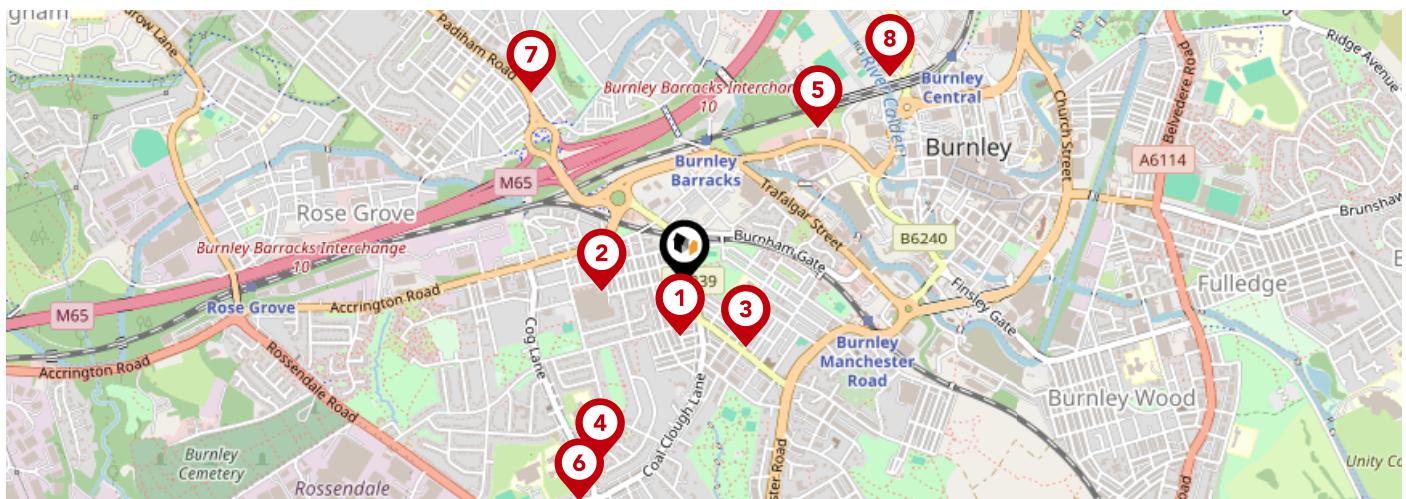
Flat

**+52.7%**

Terraced

**+62.15%**

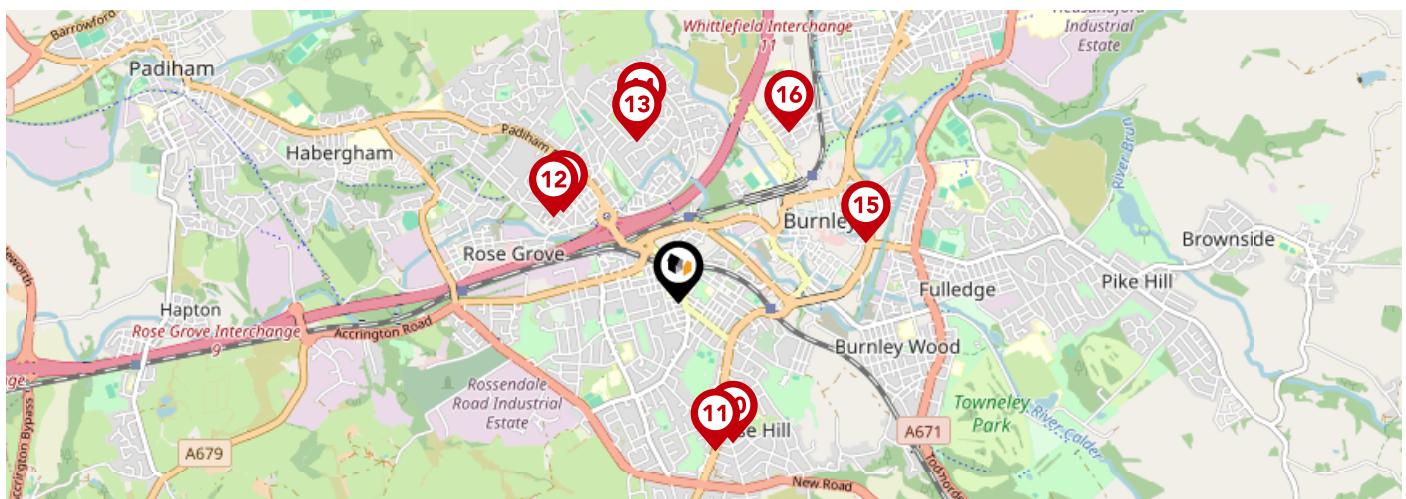
# Area Schools



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	<b>Coal Clough Academy</b>	Good	118	0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Taywood Nursery School</b>	Good	88	0.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Burnley Holy Trinity Church of England Primary School</b>	Good	209	0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>The Rose School</b>	Requires improvement	67	0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Lincoln House School</b>	Good	5	0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>Cherry Fold Community Primary School</b>	Good	411	0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Whittlefield Primary School</b>	Good	225	0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Burnley College</b>	Good	0	0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

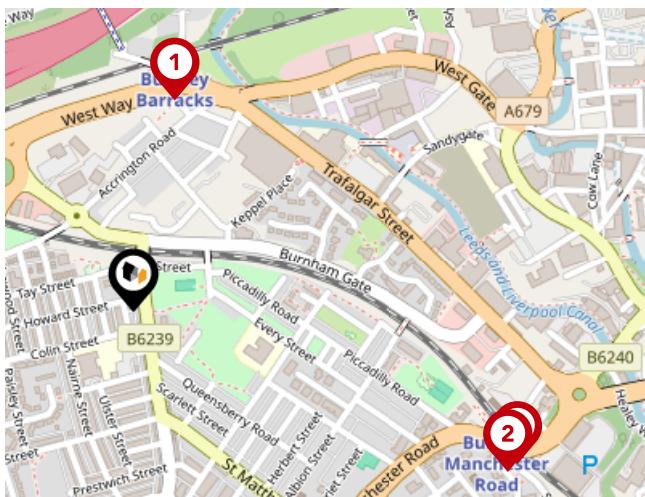
# Area Schools



Nursery Primary Secondary College Private

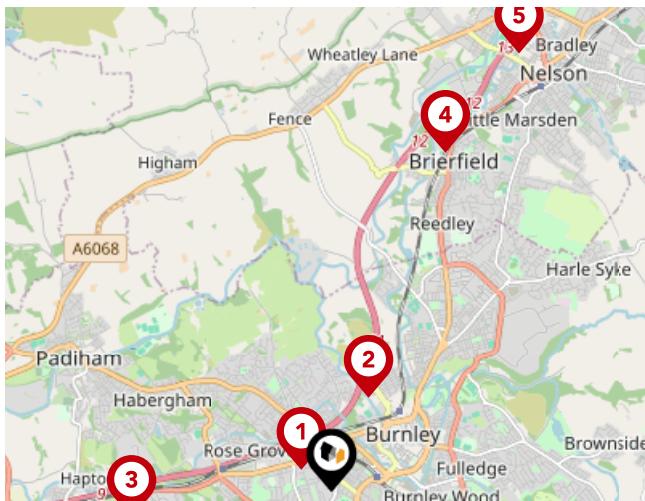
<b>9</b>	<b>Burnley Iglenhill Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 336   Distance:0.64					
<b>10</b>	<b>Rosewood Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 435   Distance:0.65					
<b>11</b>	<b>Christ The King Roman Catholic Primary School, a Voluntary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 210   Distance:0.66					
<b>12</b>	<b>Iglenhill Nursery School</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 94   Distance:0.67					
<b>13</b>	<b>Wellfield Methodist and Anglican Church School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 203   Distance:0.73					
<b>14</b>	<b>St Mary Magdalene Catholic Primary School, a Voluntary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 195   Distance:0.8					
<b>15</b>	<b>Burnley St Peter's Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 213   Distance:0.86					
<b>16</b>	<b>Stoneyholme Nursery School</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 86   Distance:0.89					

# Area Transport (National)



## National Rail Stations

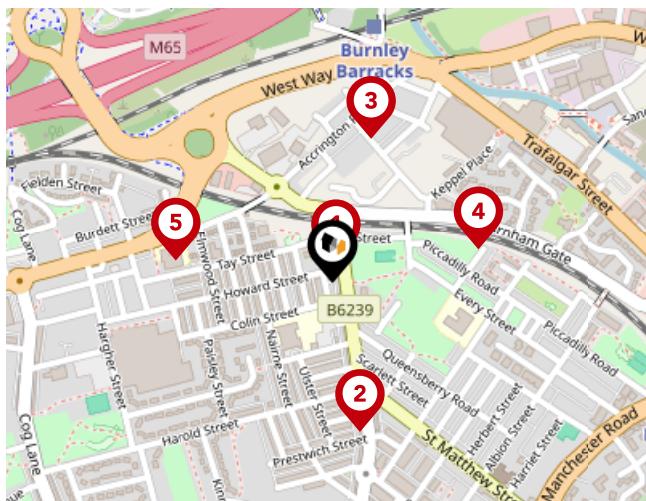
Pin	Name	Distance
1	Burnley Barracks Rail Station	0.24 miles
2	Burnley Manchester Road Rail Station	0.45 miles
3	Burnley Manchester Road Rail Station	0.45 miles



## Trunk Roads/Motorways

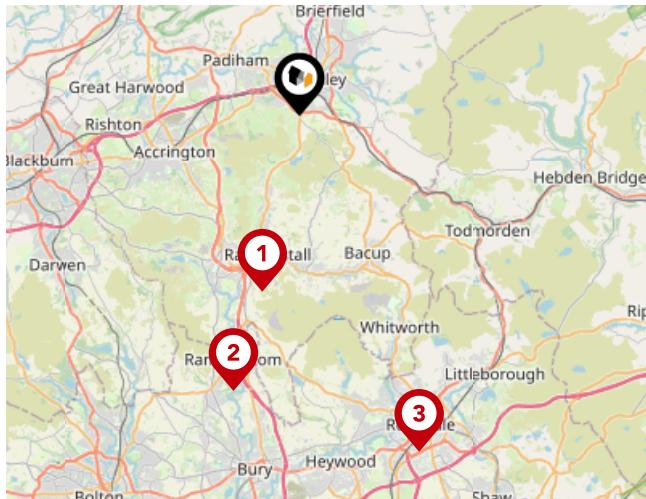
Pin	Name	Distance
1	M65 J10	0.33 miles
2	M65 J11	0.88 miles
3	M65 J9	1.77 miles
4	M65 J12	3.13 miles
5	M65 J13	4.17 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Coal Clough Bridge	0.02 miles
2	St Matthew Street	0.16 miles
3	Accrington Road	0.16 miles
4	Gill and Hob Club	0.16 miles
5	Hameldon Approach	0.17 miles



## Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.28 miles
2	Ramsbottom (East Lancashire Railway)	9.92 miles
3	Rochdale Interchange (Manchester Metrolink)	12.5 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.

# Pendle Hill Properties

## Testimonials



### 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/



/pendlehillproperties/



/PendleHillProps



/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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**Pendle Hill Properties**

estate and letting agents

### Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

[www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)



Land Registry



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