

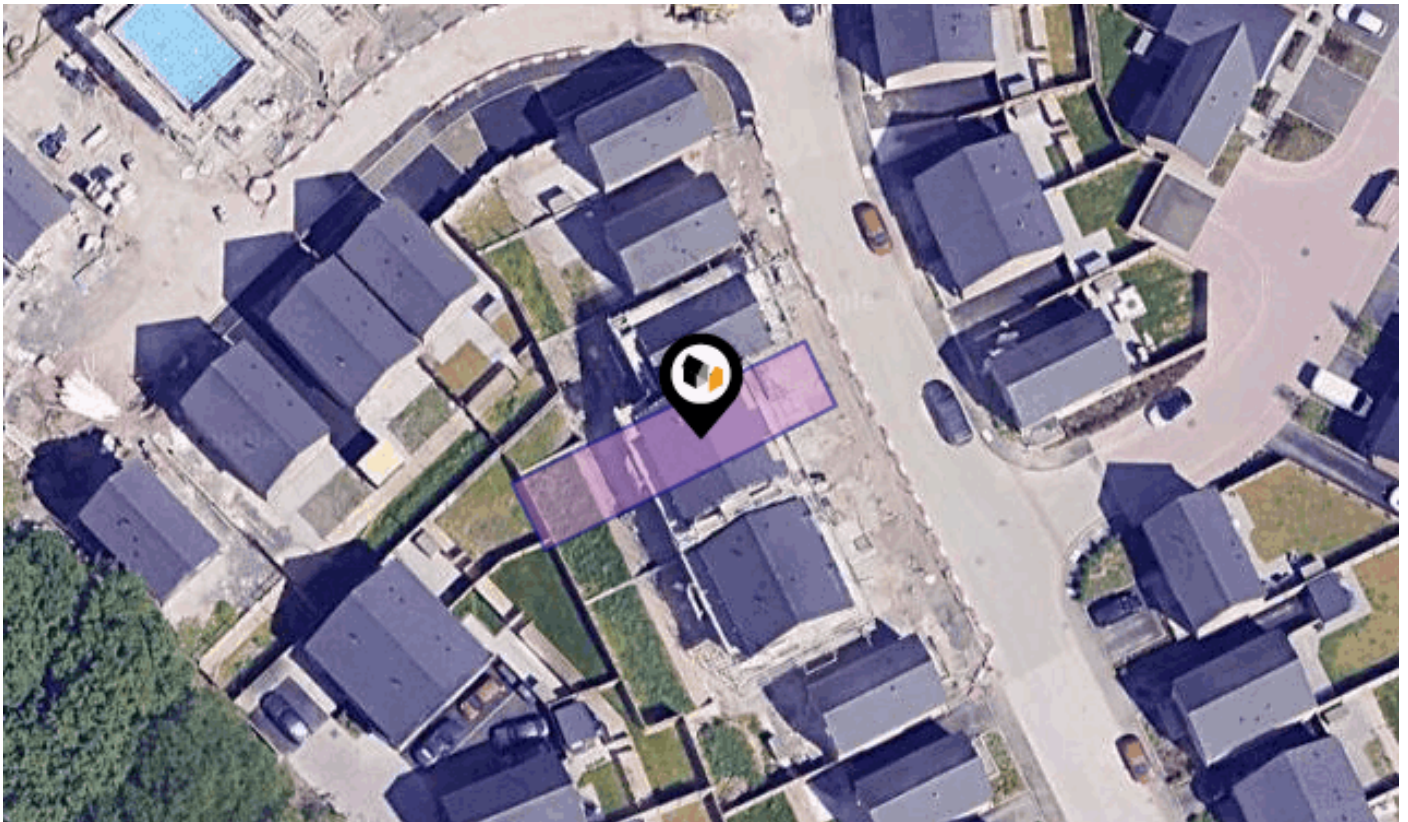


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02nd December 2025



TROUGH LAITHE ROAD, BARROWFORD, NELSON, BB9

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,118 ft ² / 103 m ²
Plot Area:	0.04 acres
Title Number:	LAN283784

Tenure:	Freehold
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Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14 mb/s	45 mb/s	- mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

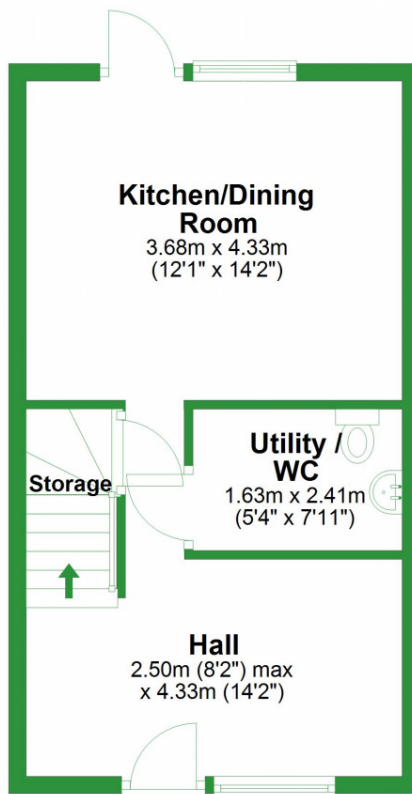




TROUGH LAITHE ROAD, BARROWFORD, NELSON, BB9

Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



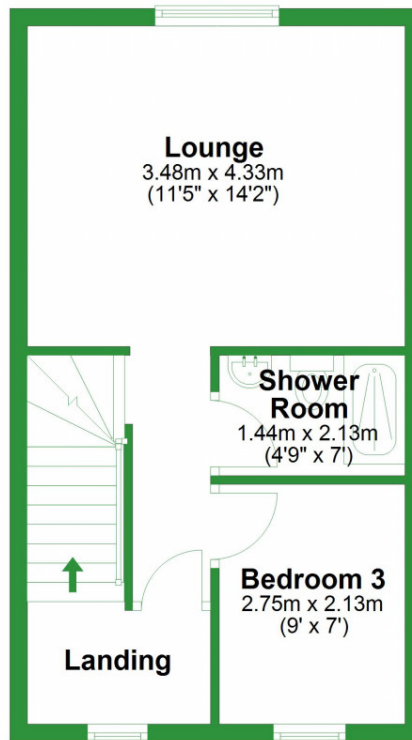
Total area: approx. 103.9 sq. metres (1118.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

TROUGH LAITHE ROAD, BARROWFORD, NELSON, BB9

First Floor

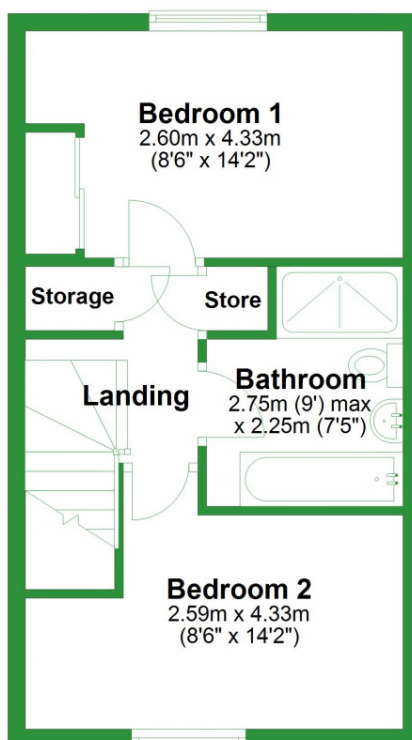
Approx. 34.6 sq. metres (372.8 sq. feet)

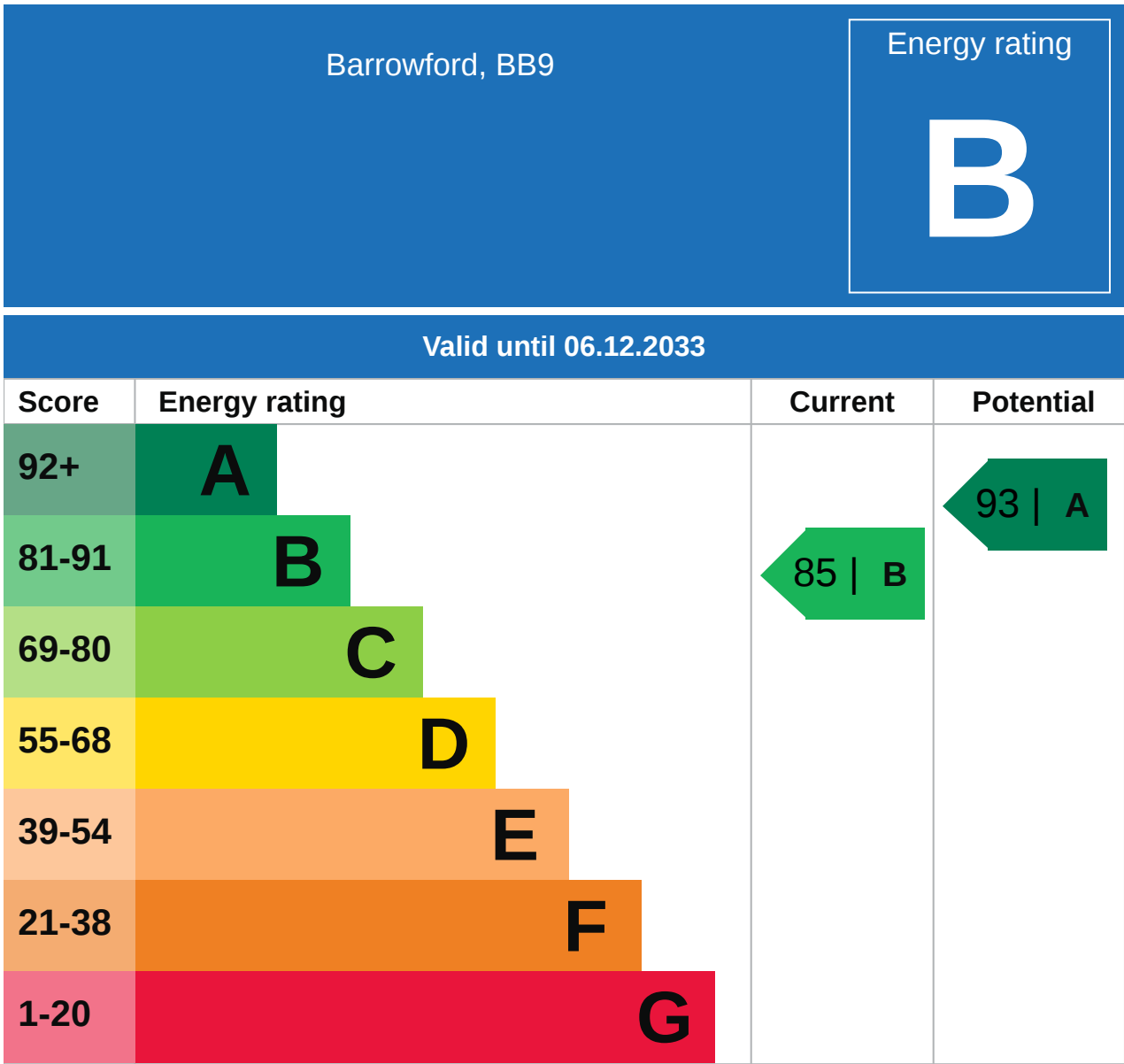


TROUGH LAITHE ROAD, BARROWFORD, NELSON, BB9

Second Floor

Approx. 34.6 sq. metres (372.8 sq. feet)





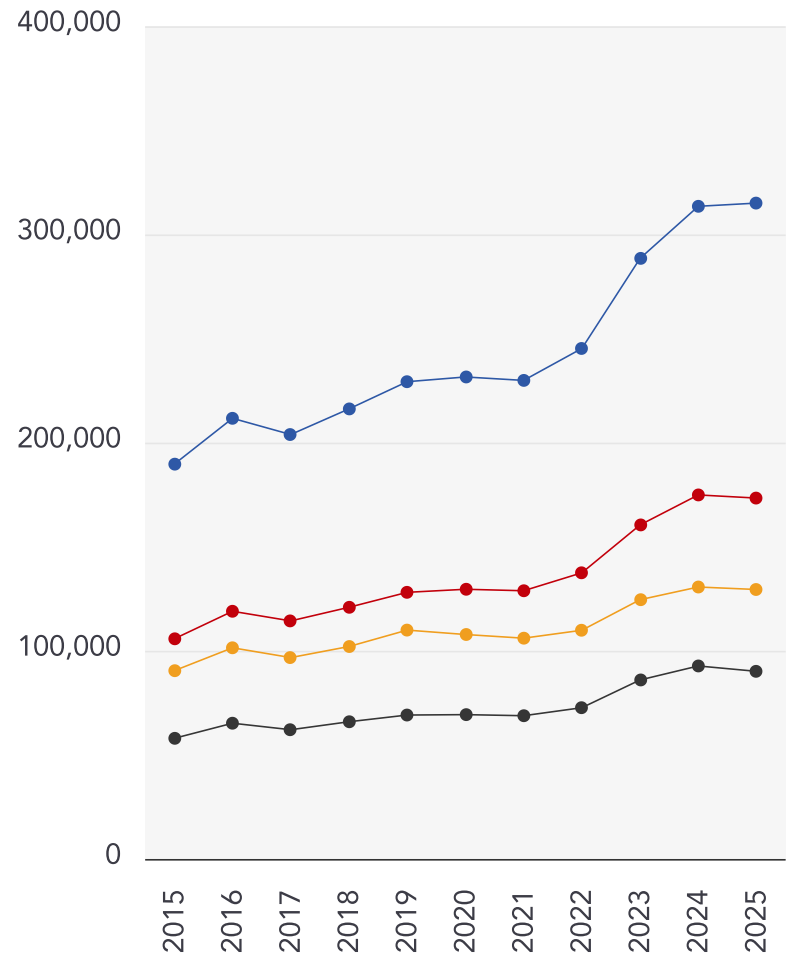
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.18 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, waste water heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m-Â°K
Total Floor Area:	105 m ²

Market

House Price Statistics

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



Detached

+66.12%

Semi-Detached

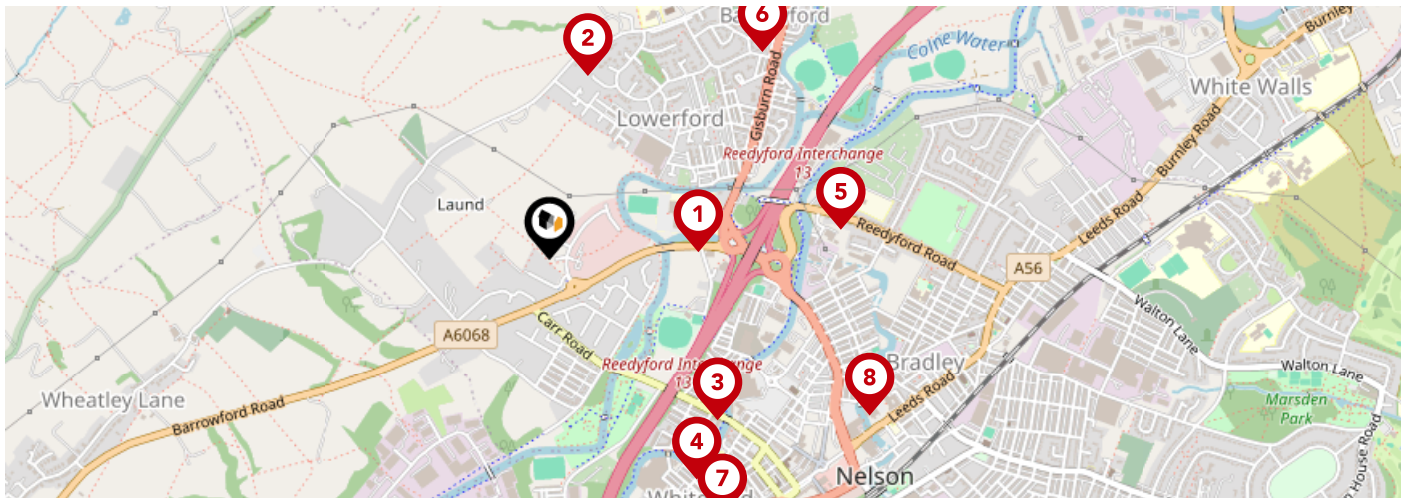
+63.91%

Flat

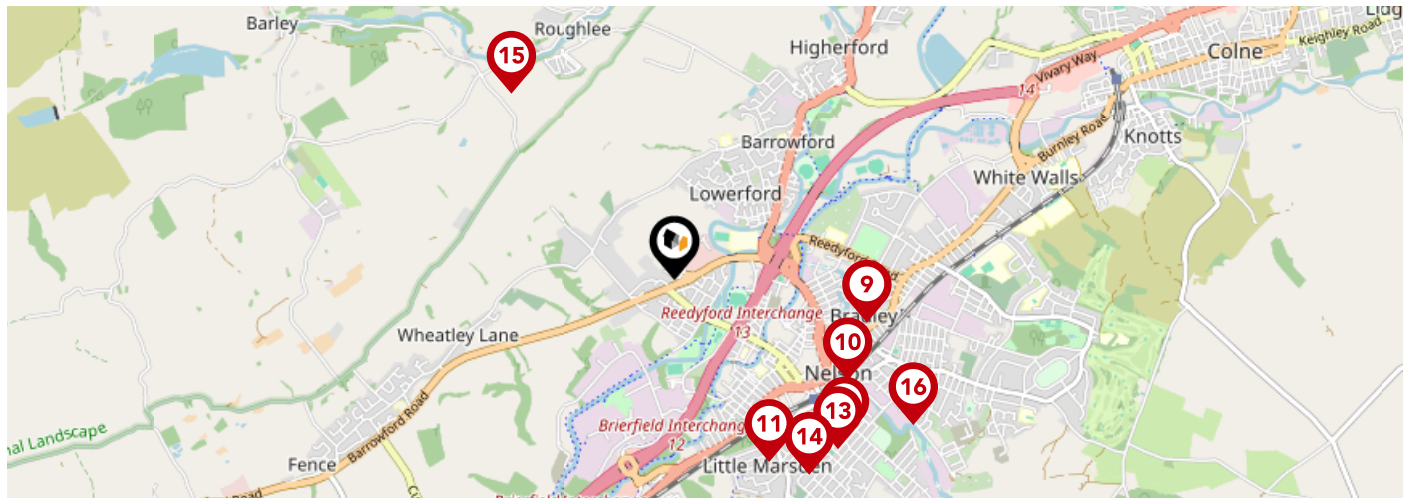
+43.12%

Terraced

+55.51%



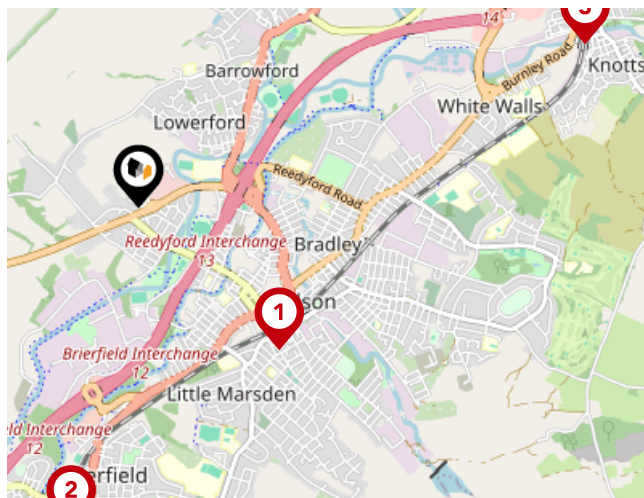
		Nursery	Primary	Secondary	College	Private
1	Nelson and Colne College Ofsted Rating: Outstanding Pupils:0 Distance:0.33	☐	☐	☒	☐	☐
2	Barrowford St Thomas Church of England Primary School Ofsted Rating: Outstanding Pupils: 119 Distance:0.41	☐	☒	☐	☐	☐
3	Al-Ikhlaas Primary School Ofsted Rating: Not Rated Pupils: 151 Distance:0.51	☐	☒	☐	☐	☐
4	Lomeshaye Junior School Ofsted Rating: Good Pupils: 366 Distance:0.58	☐	☒	☐	☐	☐
5	Holy Saviour Roman Catholic Primary School, Nelson Ofsted Rating: Good Pupils: 202 Distance:0.64	☐	☒	☐	☐	☐
6	Barrowford School Ofsted Rating: Good Pupils: 296 Distance:0.65	☐	☒	☐	☐	☐
7	Whitefield Infant School and Nursery Ofsted Rating: Outstanding Pupils: 326 Distance:0.68	☐	☒	☐	☐	☐
8	Bradley Nursery School Ofsted Rating: Good Pupils: 192 Distance:0.78	☒	☐	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Bradley Primary School Ofsted Rating: Good Pupils: 419 Distance:0.86	☐	☒	☐	☐	☐
	Nelson St Philip's Church of England Primary School Ofsted Rating: Good Pupils: 140 Distance:0.88	☐	☒	☐	☐	☐
	St John Southworth RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 209 Distance:0.9	☐	☒	☐	☐	☐
	Edenfield Girls' High School Ofsted Rating: Not Rated Pupils: 95 Distance:1.02	☐	☐	☒	☐	☐
	McMillan Nursery School Ofsted Rating: Good Pupils: 84 Distance:1.03	☒	☐	☐	☐	☐
	Marsden Community Primary School Ofsted Rating: Good Pupils: 449 Distance:1.03	☐	☒	☐	☐	☐
	Roughlee Church of England Primary School Ofsted Rating: Good Pupils: 49 Distance:1.09	☐	☒	☐	☐	☐
	Walverden Primary School Ofsted Rating: Good Pupils: 460 Distance:1.22	☐	☒	☐	☐	☐

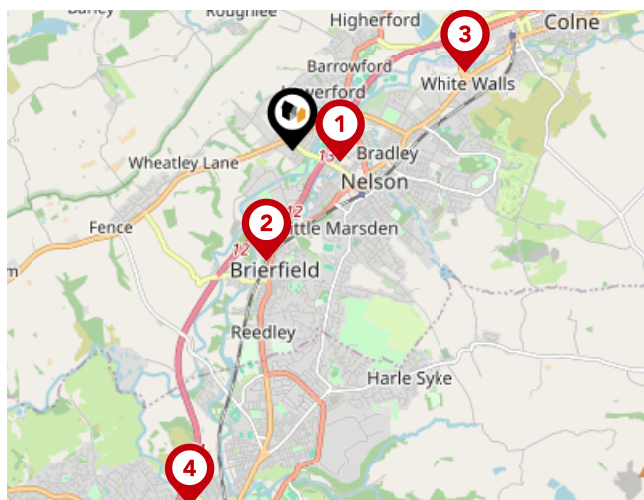
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Nelson Rail Station	0.88 miles
2	Brierfield Rail Station	1.43 miles
3	Colne Rail Station	2.08 miles

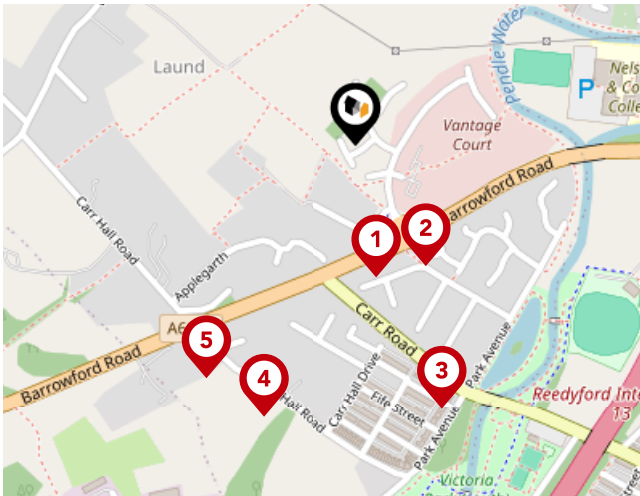


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J13	0.43 miles
2	M65 J12	0.99 miles
3	M65 J14	1.66 miles
4	M65 J11	3.24 miles
5	M65 J10	4.03 miles

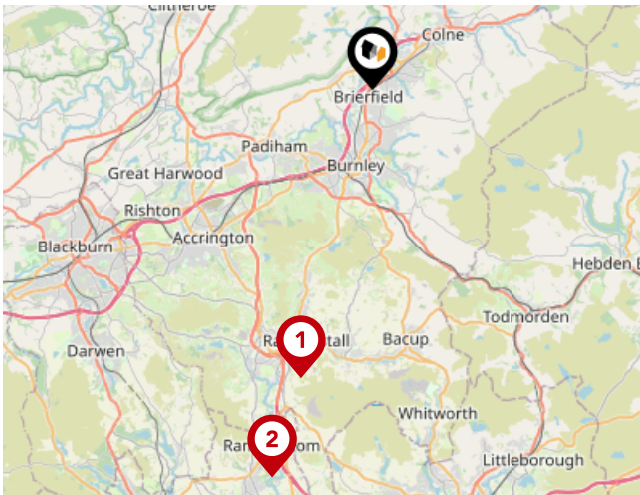
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Riverside Business Park	0.15 miles
2	Riverside Business Park	0.15 miles
3	Park Avenue	0.3 miles
4	Carr Hall Road	0.31 miles
5	Willow Close	0.3 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	10.38 miles
2	Ramsbottom (East Lancashire Railway)	14.03 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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