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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 18th February 2026



LYDGATE, BURNLEY, BB10

Pendle Hill Properties

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,177 ft ² / 109 m ²		
Plot Area:	12.7 acres		
Council Tax :	Band C		
Annual Estimate:	£2,183		
Title Number:	LA409171		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	47 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



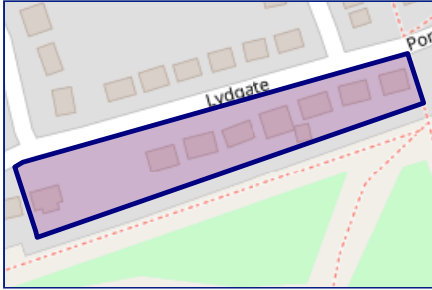
Planning History

This Address

Planning records for: *Lydgate, Burnley, BB10*

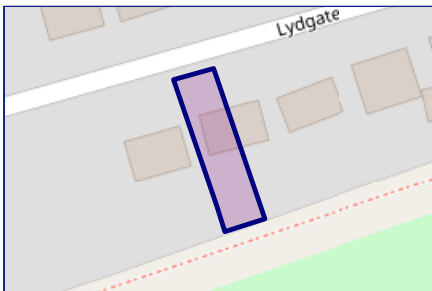
Reference - Burnley/APP/2004/0040	
Decision:	Decided
Date:	14th January 2004
Description:	Proposed detached single storey annexe

Multiple Freehold Title Plans Detected



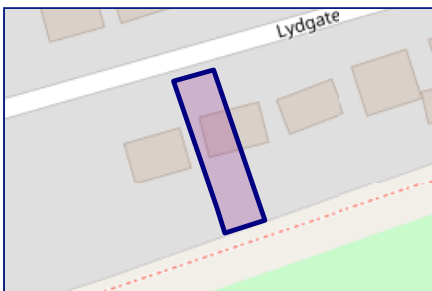
LA409171

Multiple Freehold Title Plans Detected



LA418401

Multiple Freehold Title Plans Detected



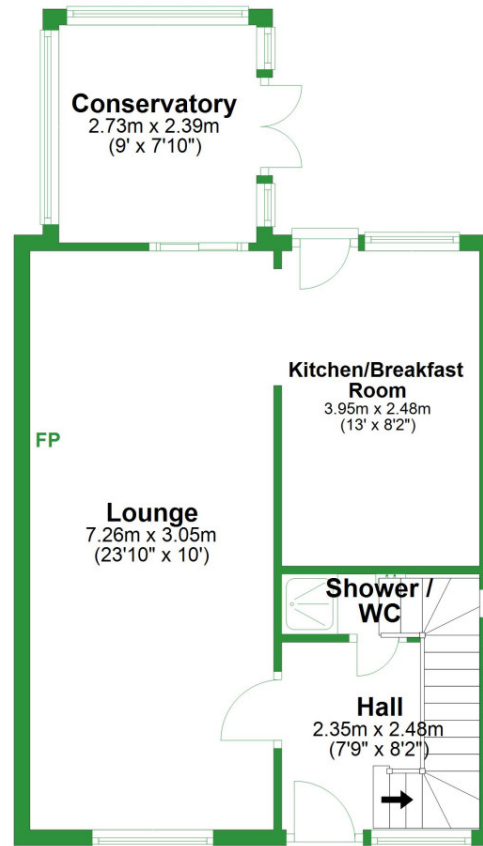
LA362794



LYDGATE, BURNLEY, BB10

Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)

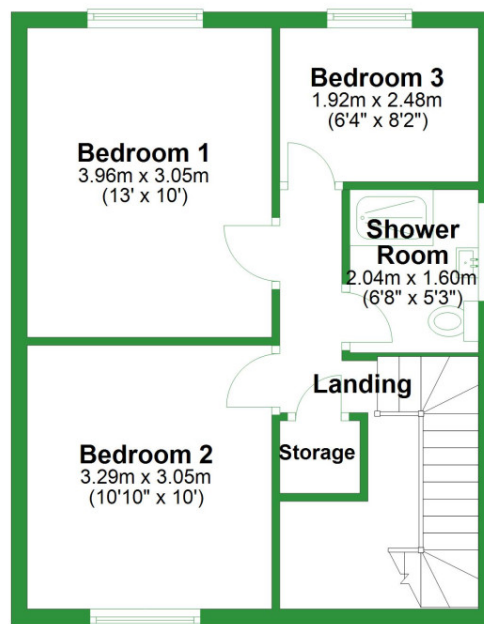


Total area: approx. 109.4 sq. metres (1177.3 sq. feet)

LYDGATE, BURNLEY, BB10

First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



BB10

Energy rating

D

Valid until 20.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

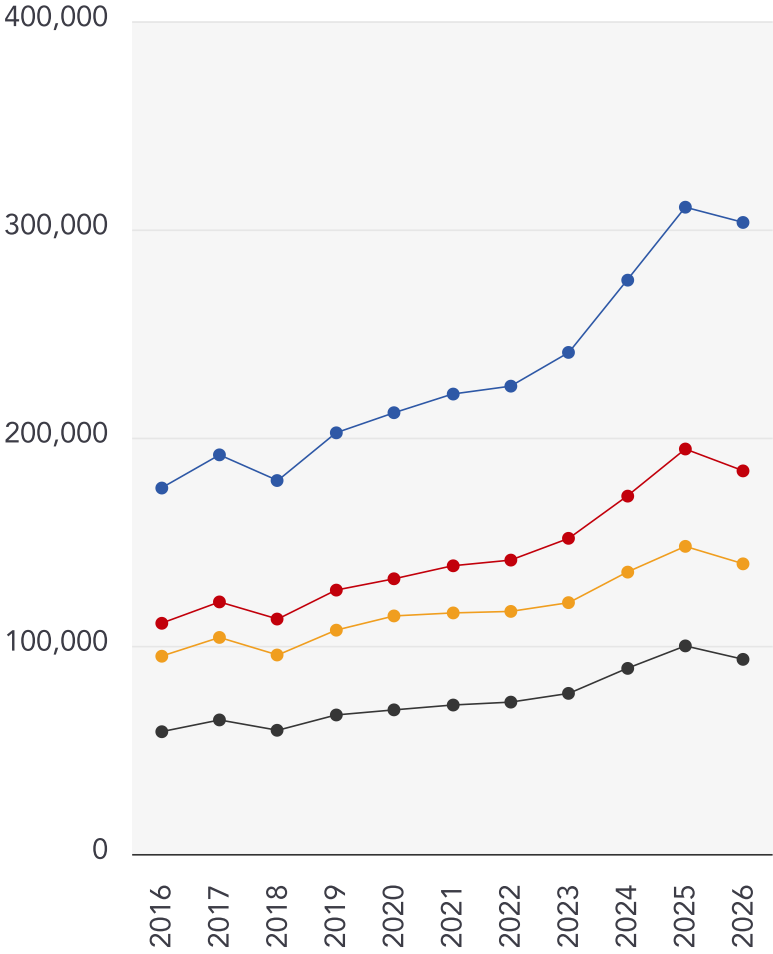
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	80 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%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

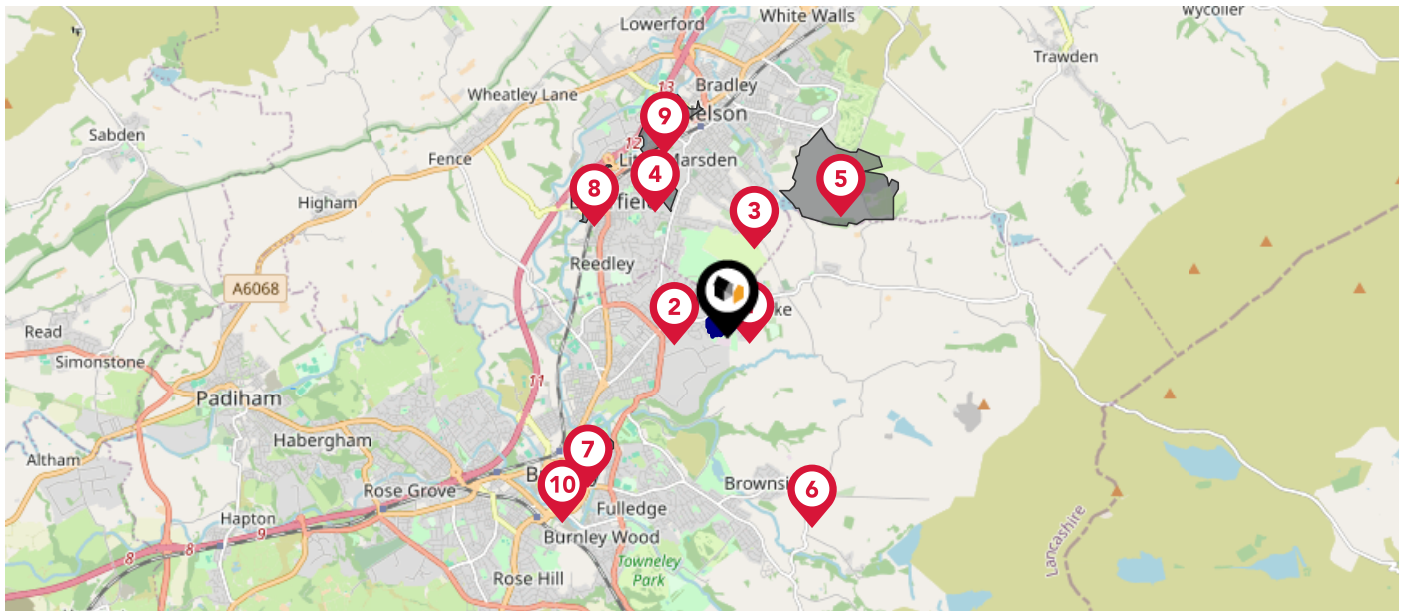
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



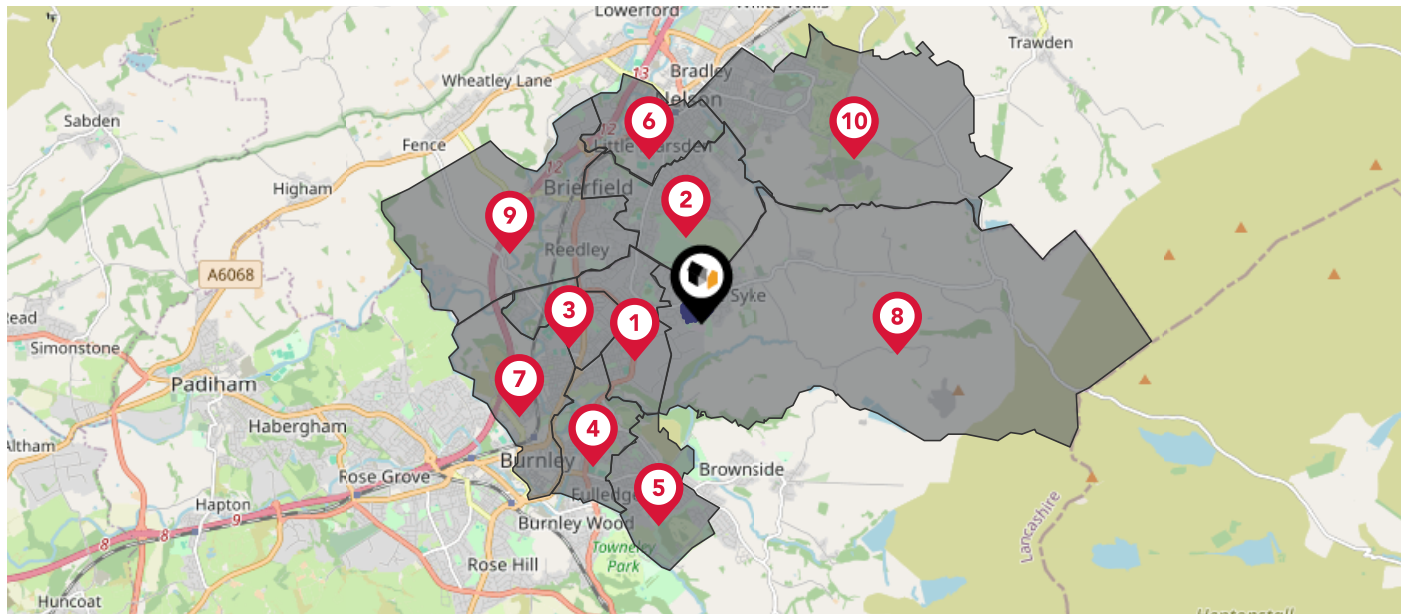
Nearby Conservation Areas

- 1 Harle Syke
- 2 Jib Hill
- 3 Scholefield and Coldweather, Nelson
- 4 Edge End, Nelson
- 5 Southfield, Nelson
- 6 Worsthorne
- 7 Top o' th' Town
- 8 Brierfield Mills
- 9 Whitefield, Nelson
- 10 Burnley Town Centre











Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



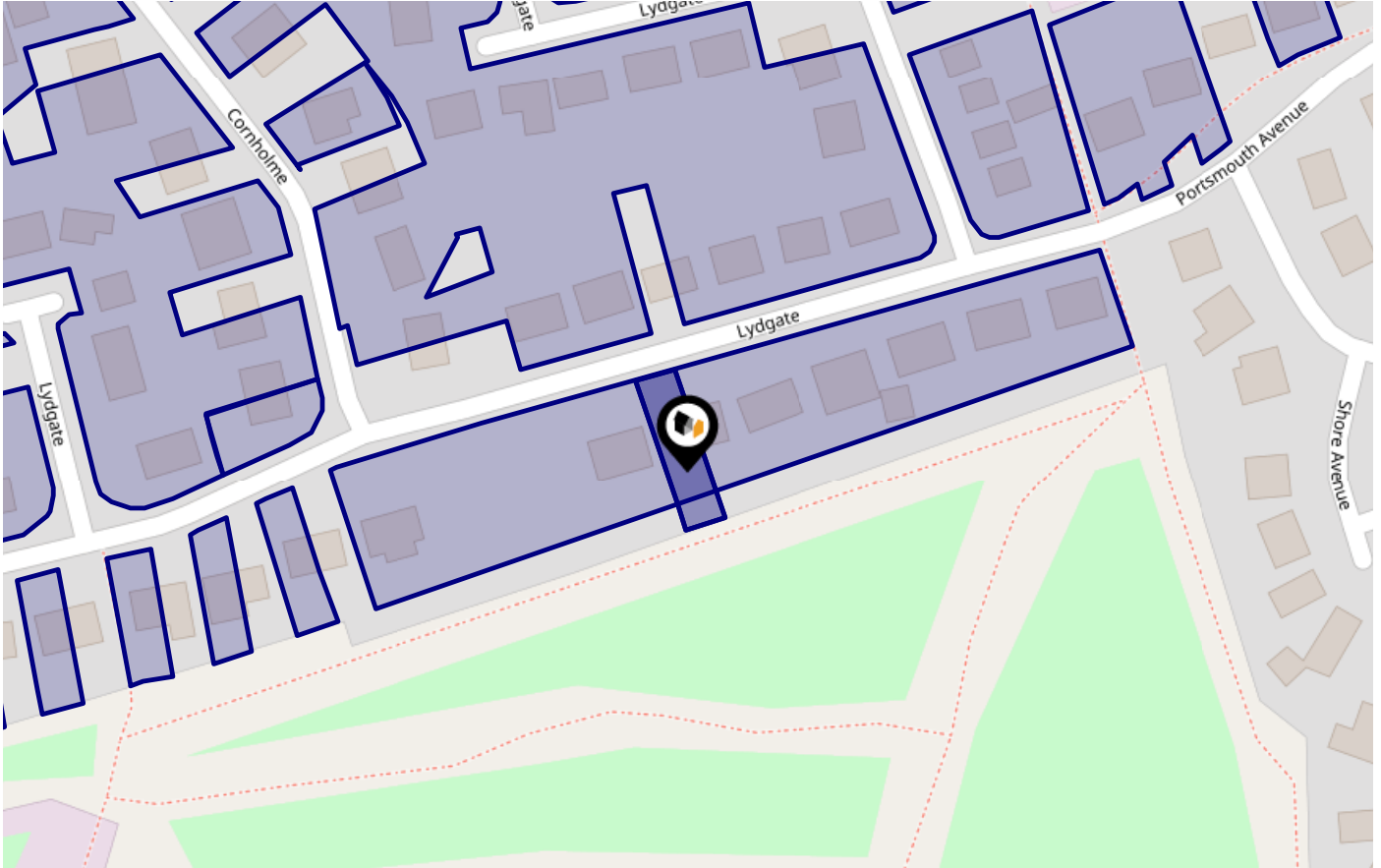
Nearby Council Wards

-  1 Lanehead Ward
-  2 Brierfield East & Clover Hill Ward
-  3 Queensgate Ward
-  4 Bank Hall Ward
-  5 Brunshaw Ward
-  6 Whitefield & Walverden Ward
-  7 Daneshouse with Stoneyholme Ward
-  8 Briercliffe Ward
-  9 Brierfield West & Reedley Ward
-  10 Marsden & Southfield Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

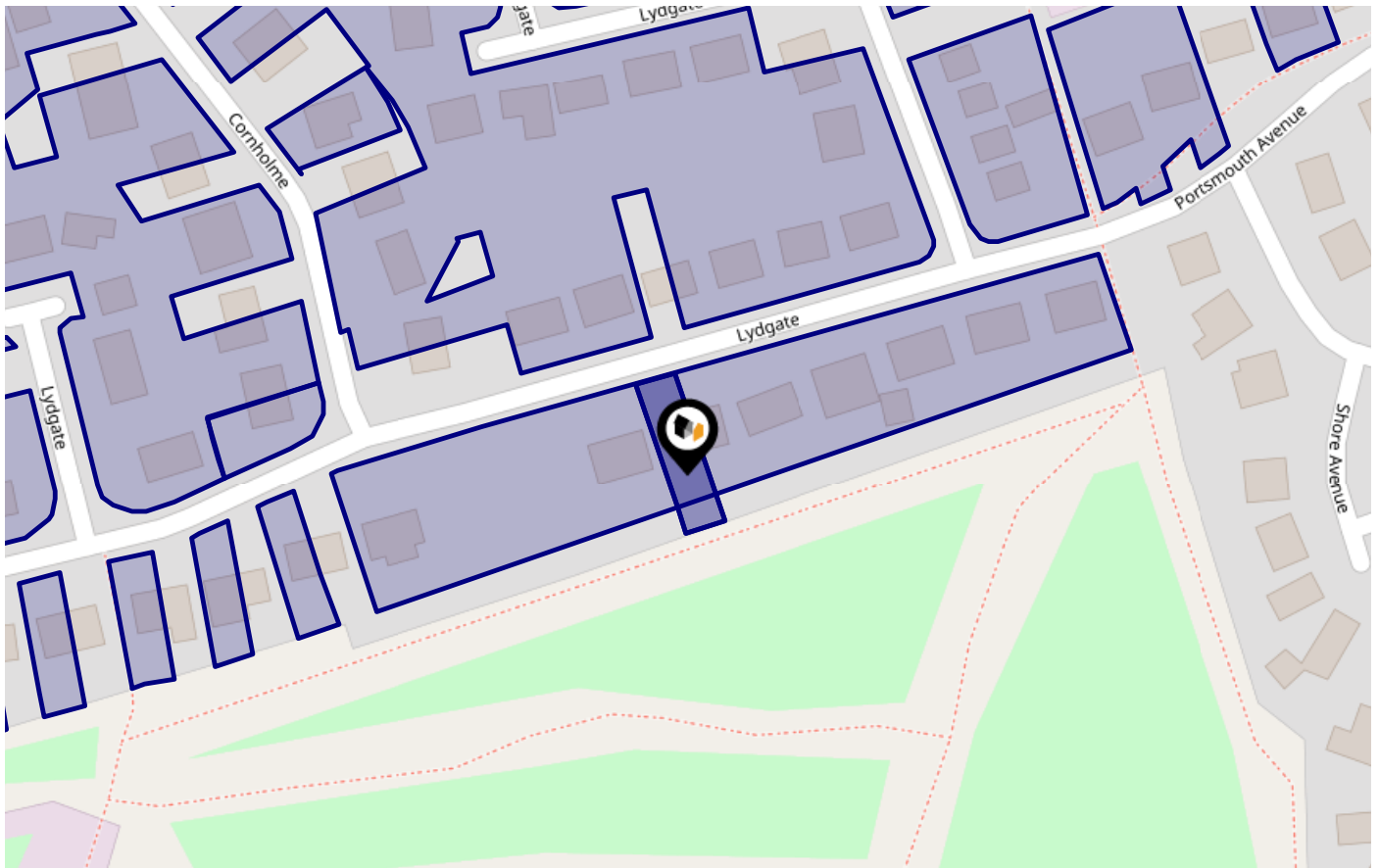
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

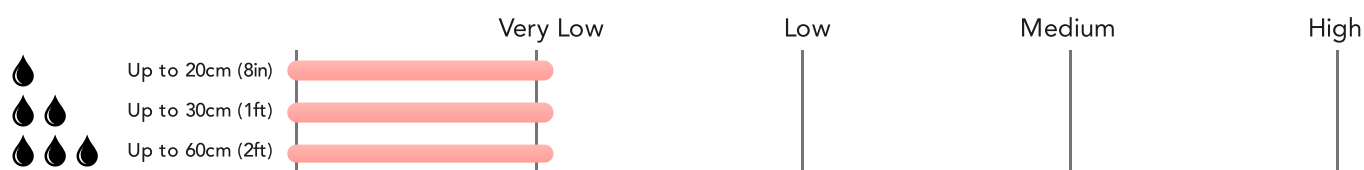


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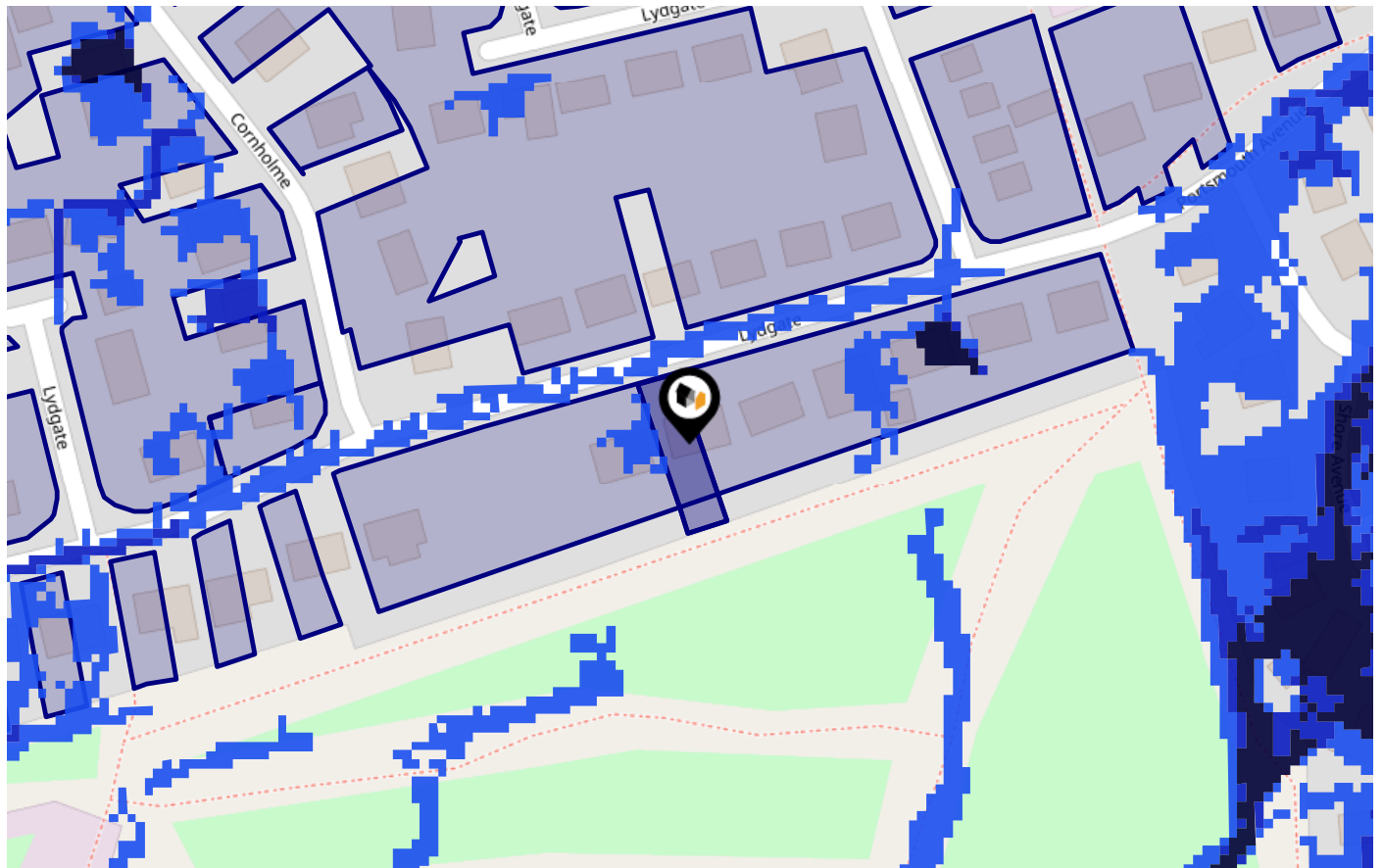
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

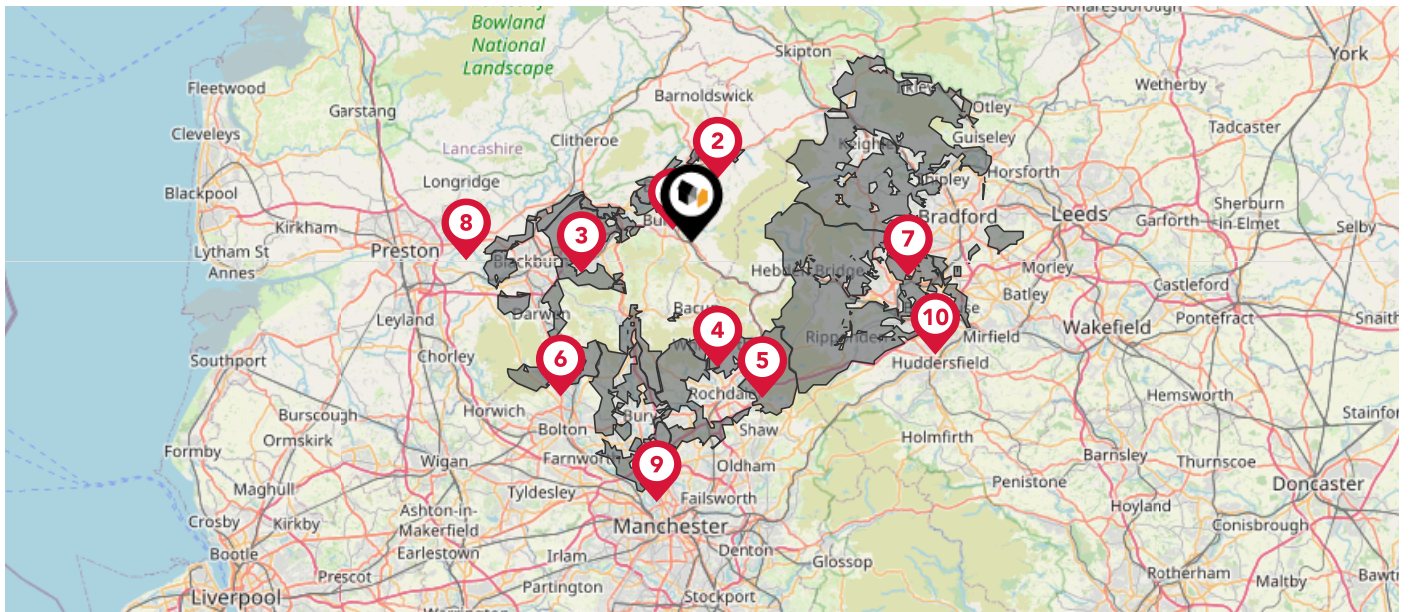
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Chance of flooding to the following depths at this property:



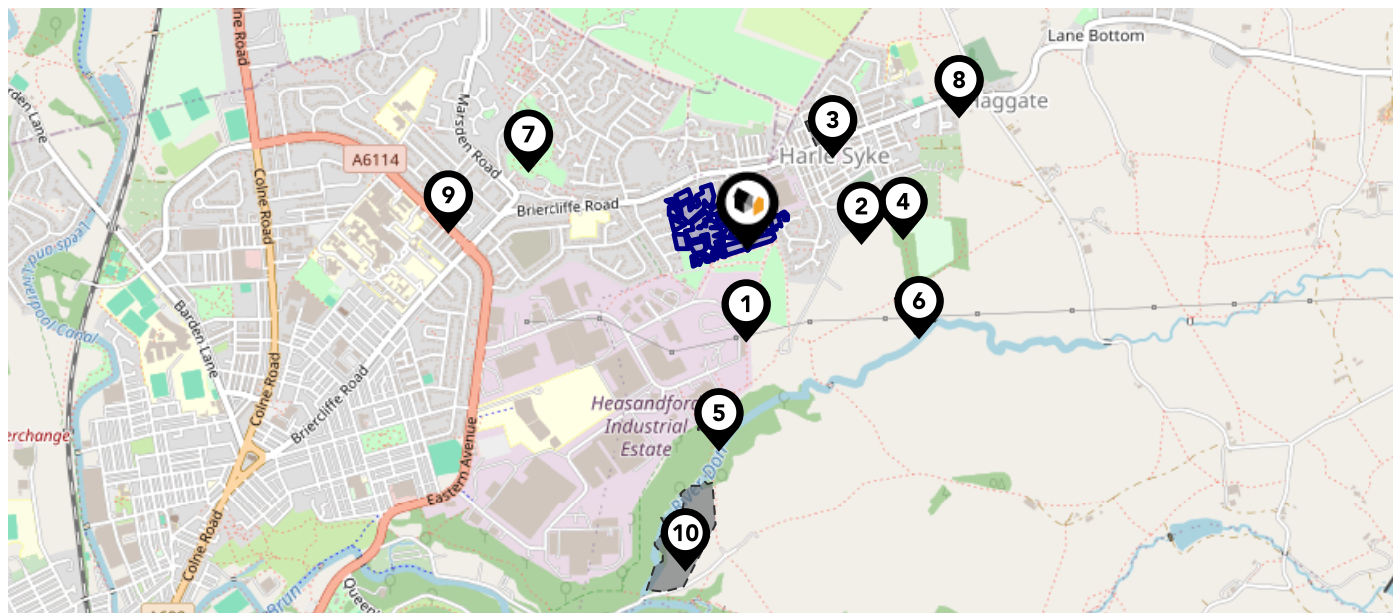
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Burnley
- 2 Merseyside and Greater Manchester Green Belt - Pendle
- 3 Merseyside and Greater Manchester Green Belt - Hyndburn
- 4 Merseyside and Greater Manchester Green Belt - Rossendale
- 5 Merseyside and Greater Manchester Green Belt - Rochdale
- 6 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 7 South and West Yorkshire Green Belt - Bradford
- 8 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 9 Merseyside and Greater Manchester Green Belt - Bury
- 10 South and West Yorkshire Green Belt - Calderdale

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



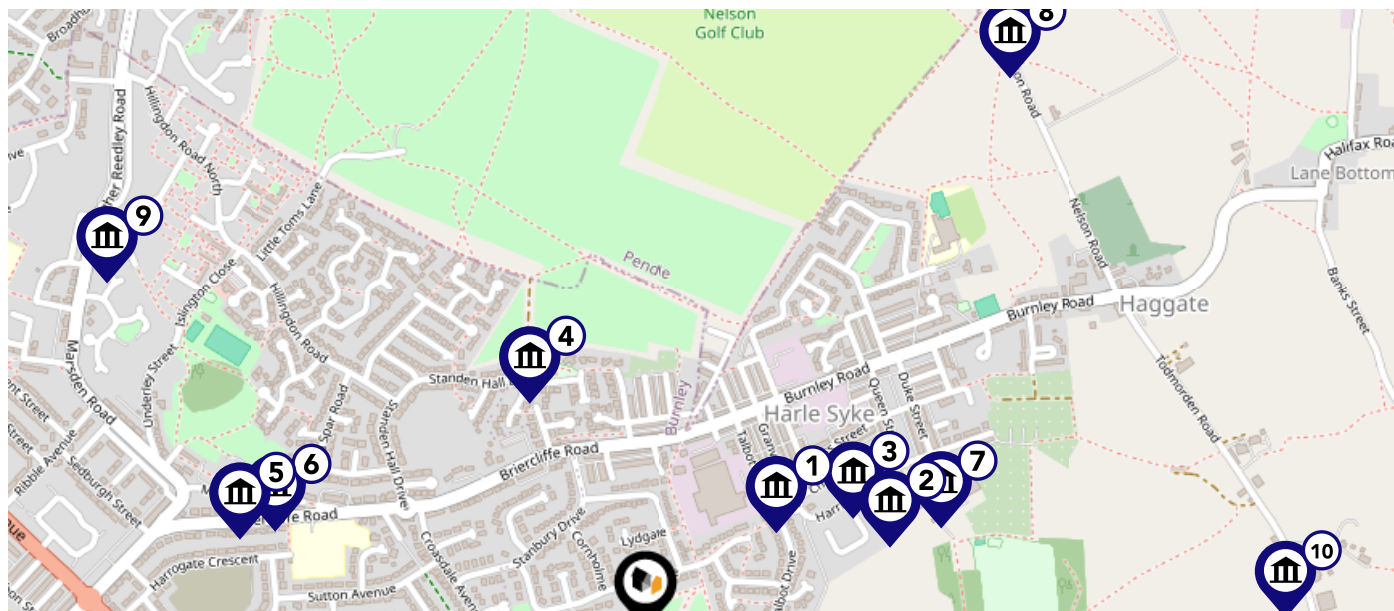
Nearby Landfill Sites











1	Walshaw Clough Reservoir-Off Balderston Lane, Harle Syke, Brierfield, Burnley	Historic Landfill
2	Harrison Street Reservoir-Harle Syke, Brierfield, Burnley	Historic Landfill
3	Oxford Street Mill-Oxford Street, Harle Syke, Burnley, Lancashire	Historic Landfill
4	Queens Street Reservoir-Queens Street, Harle Syke, Brierfield, Burnley	Historic Landfill
5	Adjacent to River Don-South of Widow Hill Road, Heasandford Industrial Estate, Heasandford, Burnley	Historic Landfill
6	Briercliffe-Queen Street, Harle Syke, Burnley, Lancashire	Historic Landfill
7	Lane Head Quarry-Marsden Road, Brierfield, Burnley	Historic Landfill
8	Haggate-Nelson Road, Burnley, Haggate, Lancashire	Historic Landfill
9	Ribble Avenue Mill-Casterton Avenue, Burnley, Lancashire	Historic Landfill
10	Netherwood Farm-Netherwood Road, Burnley, Lancashire	Historic Landfill

Maps

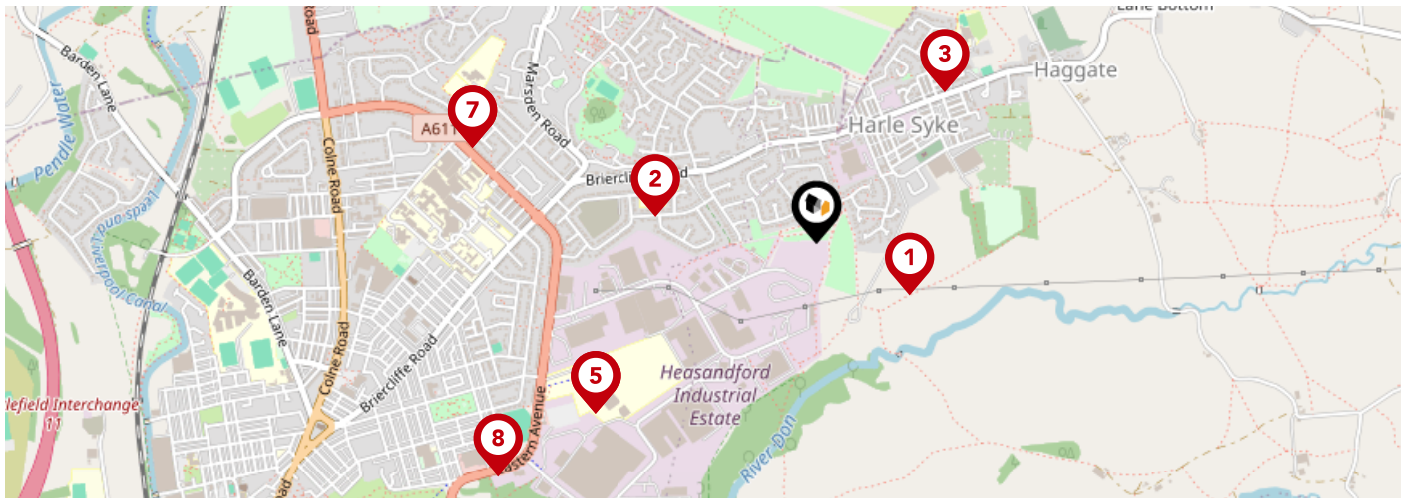
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1362051 - Tattersall Barn Farmhouse And Attached Barn	Grade II	0.2 miles
	1416482 - Queen Street Mill	Grade I	0.3 miles
	1072658 - Church Of St James	Grade II	0.3 miles
	1244996 - Higher Saxifield Farmhouse	Grade II	0.3 miles
	1244917 - 25 And 27, Marsden Road	Grade II	0.4 miles
	1244915 - 11 And 13, Marsden Road	Grade II	0.4 miles
	1433792 - King's Mill	Grade II	0.4 miles
	1362049 - Higher House With Attached Cottage	Grade II	0.7 miles
	1244920 - Kibble Bank Farmhouse	Grade II	0.7 miles
	1072667 - Croft House	Grade II	0.7 miles









Area Schools



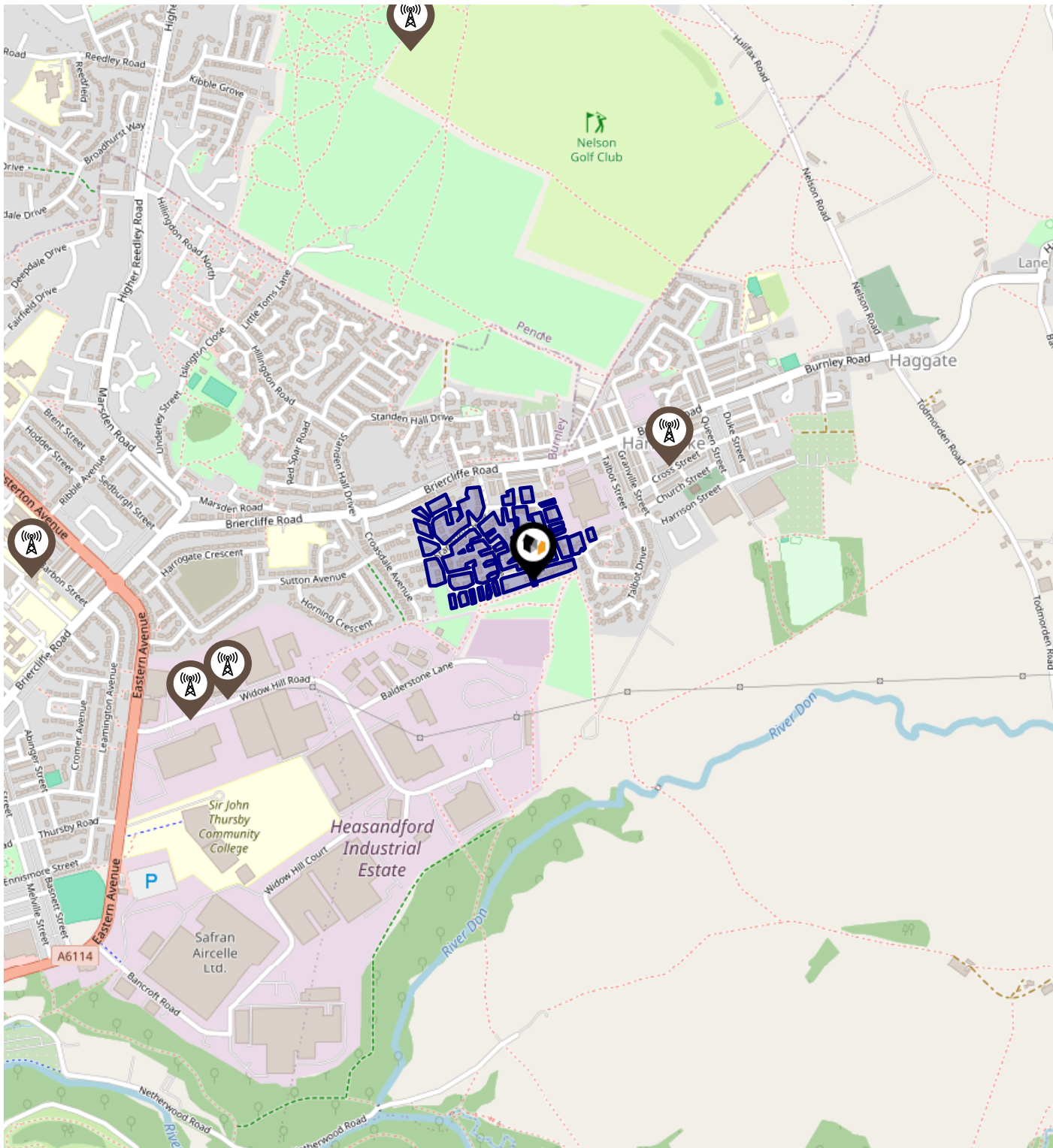
	Nursery	Primary	Secondary	College	Private
1 Compass Community School Lancashire Ofsted Rating: Good Pupils: 1 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St James' Lanehead Church of England Primary School Ofsted Rating: Good Pupils: 280 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Briercliffe Primary School Ofsted Rating: Requires improvement Pupils: 396 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Ridgewood Community High School Ofsted Rating: Good Pupils: 186 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Sir John Thursby Community College Ofsted Rating: Good Pupils: 1117 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Casterton Primary Academy Ofsted Rating: Good Pupils: 297 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St John the Baptist RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 214 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Basnett Street Nursery School Ofsted Rating: Outstanding Pupils: 106 Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
 Heasandford Primary School Ofsted Rating: Good Pupils: 630 Distance: 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Reedley Hallows Nursery School Ofsted Rating: Outstanding Pupils: 176 Distance: 1.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holly Grove School Ofsted Rating: Outstanding Pupils: 121 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barden Primary School Ofsted Rating: Good Pupils: 476 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Trinity Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 116 Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rawdhatul Uloom Ofsted Rating: Good Pupils: 114 Distance: 1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance: 1.32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

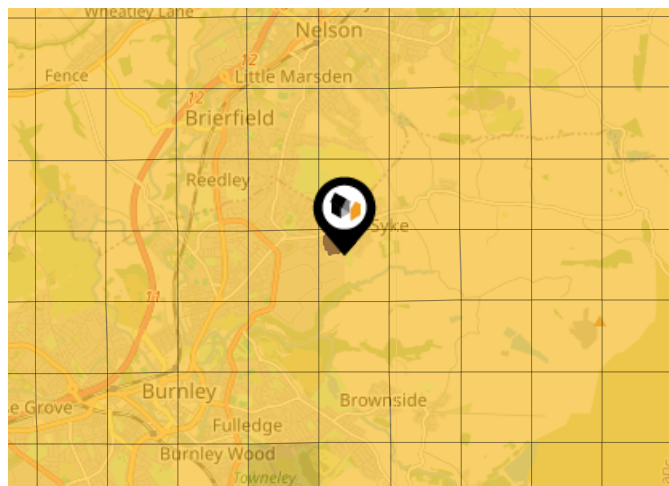


Key:

-  Power Pylons
-  Communication Masts

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

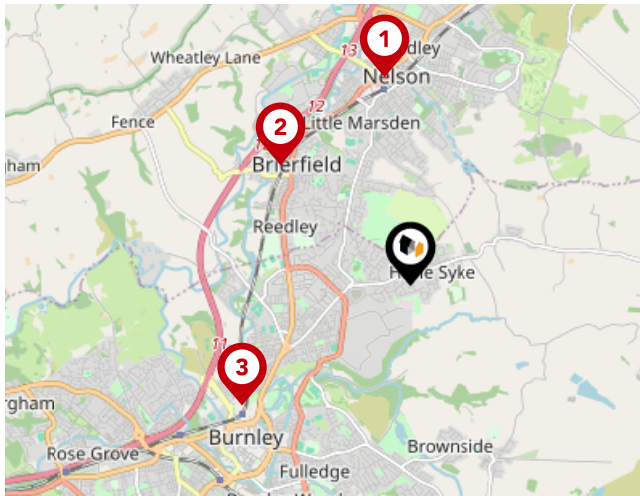


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

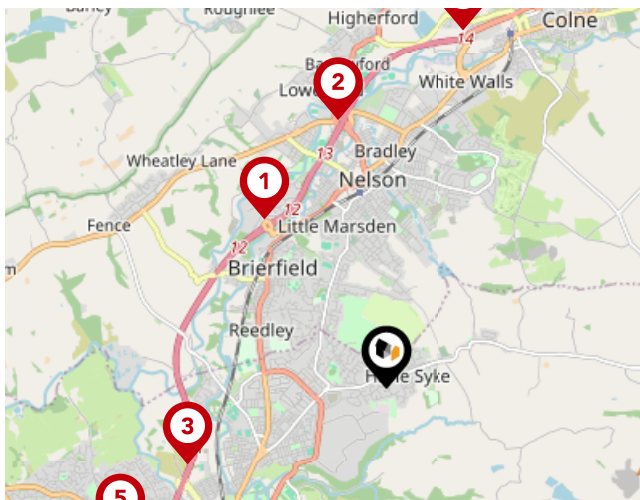
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Nelson Rail Station	1.83 miles
2	Brierfield Rail Station	1.54 miles
3	Burnley Central Rail Station	1.82 miles

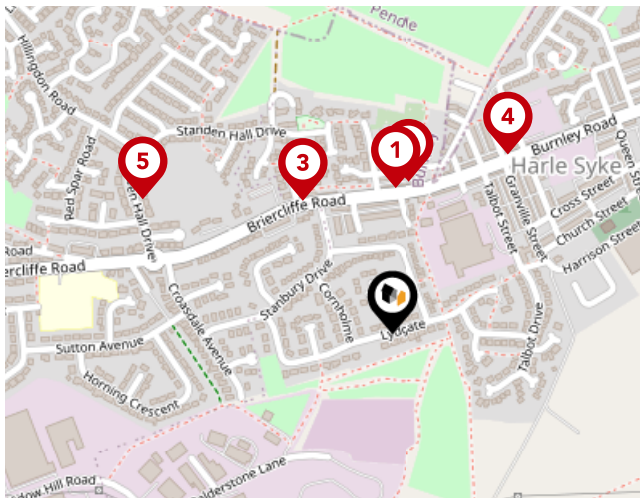


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J12	1.83 miles
2	M65 J13	2.38 miles
3	M65 J11	1.87 miles
4	M65 J14	3.21 miles
5	M65 J10	2.66 miles

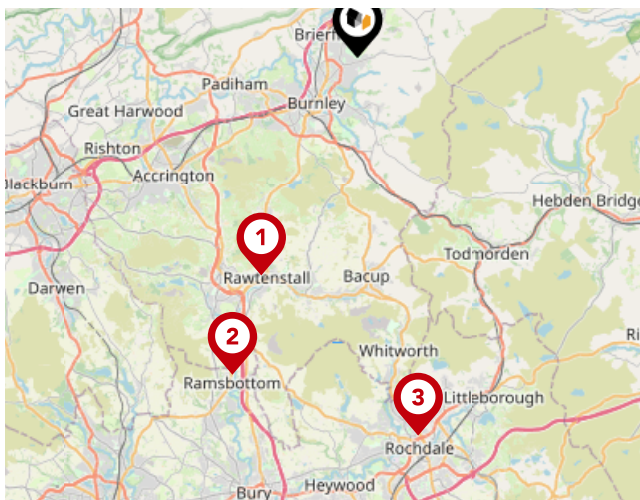
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moorview Close	0.16 miles
2	Moorview Close	0.17 miles
3	Craven Heifer	0.18 miles
4	Granville Street	0.23 miles
5	Red Spar Road	0.31 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	8.33 miles
2	Ramsbottom (East Lancashire Railway)	11.96 miles
3	Rochdale Interchange (Manchester Metrolink)	13.43 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



/PendleHillProperties/



/PendleHillProps



/pendlehillproperties/



/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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