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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 11th May 2026



KNOWSLEY ROAD, WILPSHIRE, BLACKBURN, BB1

Pendle Hill Properties

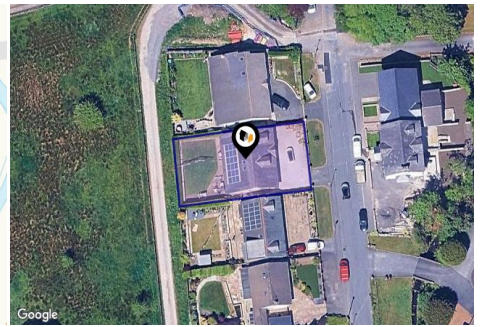
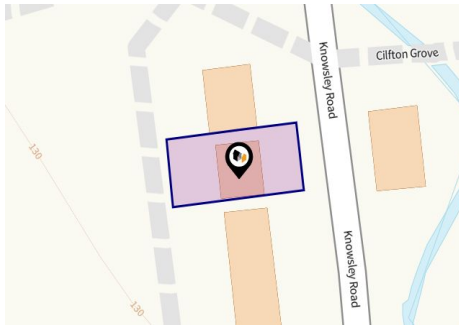
154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,269 ft ² / 210 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band F		
Annual Estimate:	£3,447		
Title Number:	LA920959		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Knowsley Road, Wilpshire, Blackburn, BB1*

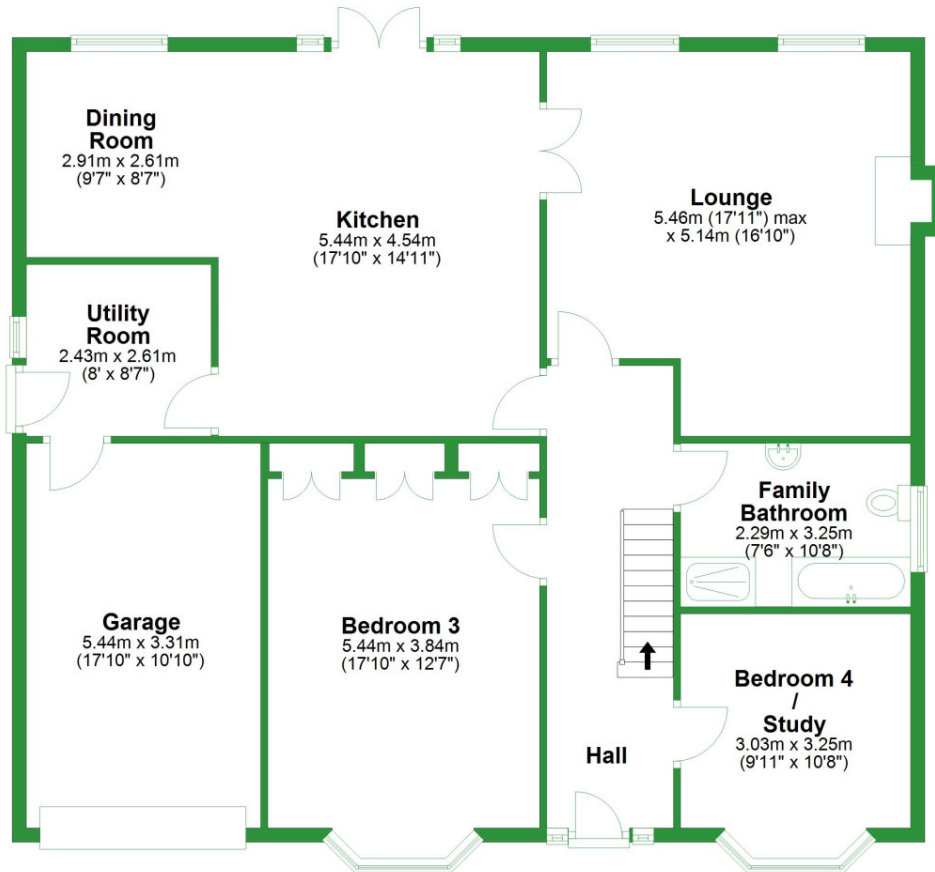
Reference - 20548
Decision: Conditions
Date: 03rd February 2010
Description: Proposed demolition of the existing bungalow and replacement with a detached dormer bungalow.
Reference - RibbleValley/3/2008/0368
Decision: Decided
Date: 30th April 2008
Description: Proposed extension and loft conversion including dormers to front and rooflights to rear.
Reference - RibbleValley/3/2010/0079
Decision: Decided
Date: 03rd February 2010
Description: Proposed demolition of the existing bungalow and replacement with a detached dormer bungalow.
Reference - 18719
Decision: Conditions
Date: 30th April 2008
Description: Proposed extension and loft conversion including dormers to front and rooflights to rear.



KNOWSLEY ROAD, WILPSHIRE, BLACKBURN, BB1

Ground Floor

Approx. 137.7 sq. metres (1481.7 sq. feet)

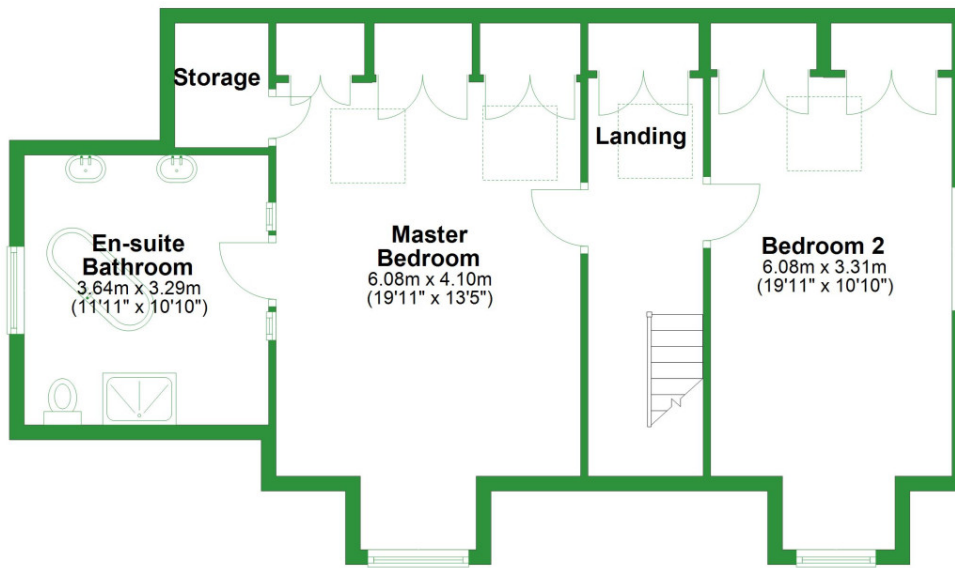


Total area: approx. 210.8 sq. metres (2269.1 sq. feet)

KNOWSLEY ROAD, WILPSHIRE, BLACKBURN, BB1

First Floor

Approx. 73.2 sq. metres (787.4 sq. feet)



Wilpshire, BB1

Energy rating

B

Valid until 25.08.2035

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

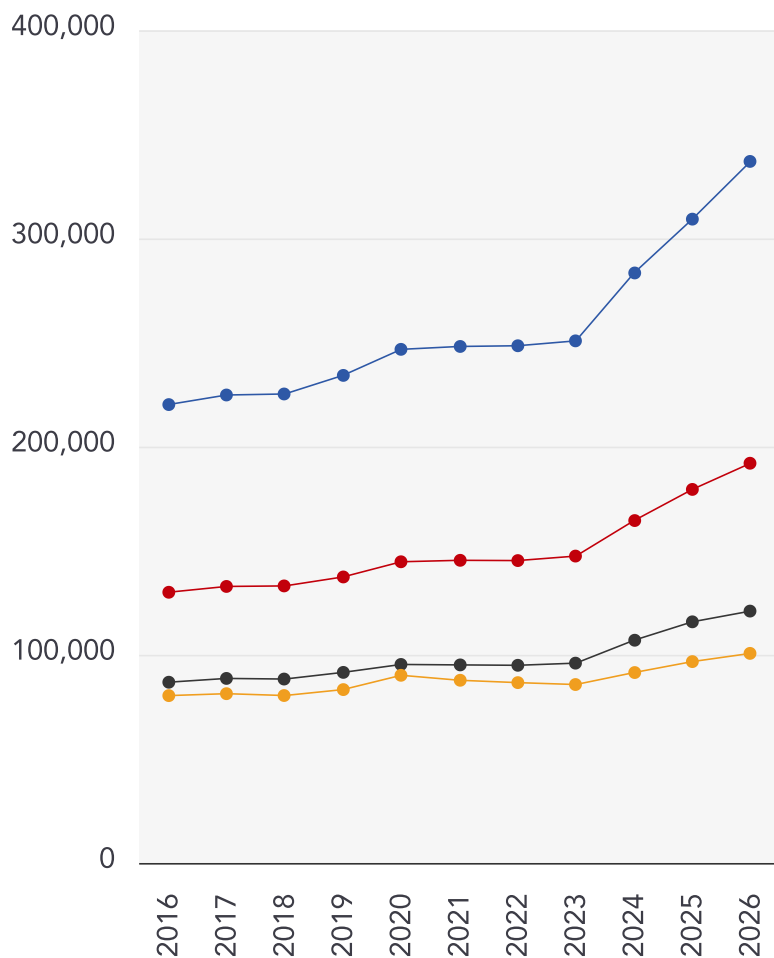
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Floors:	Solid, insulated (assumed)
Total Floor Area:	214 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB1



Detached

+53.05%

Semi-Detached

+47.66%

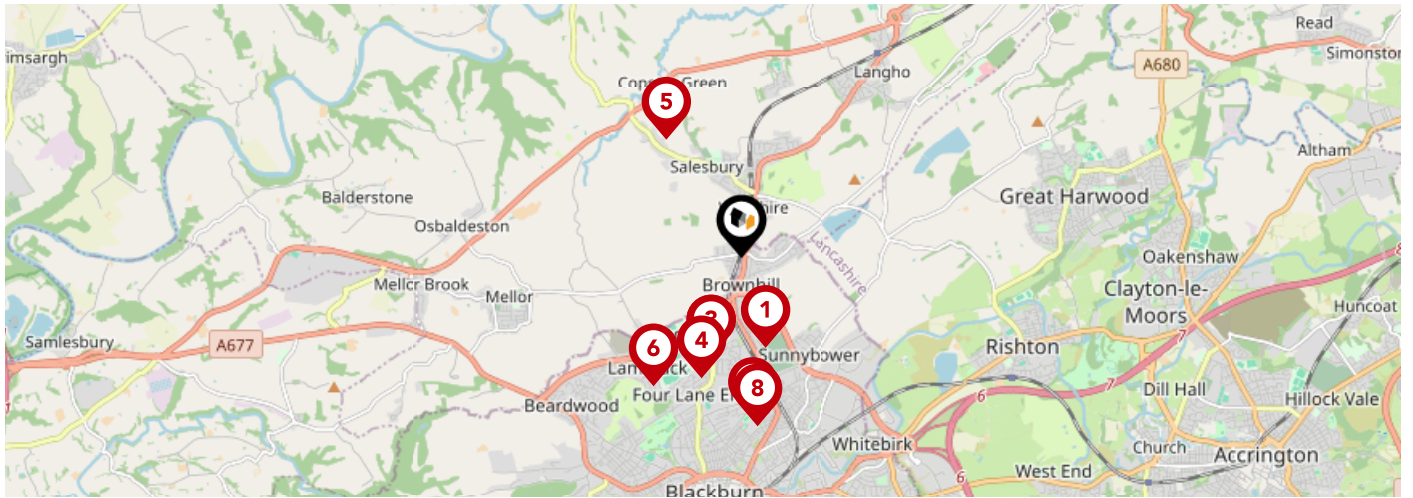
Terraced









+39.35%

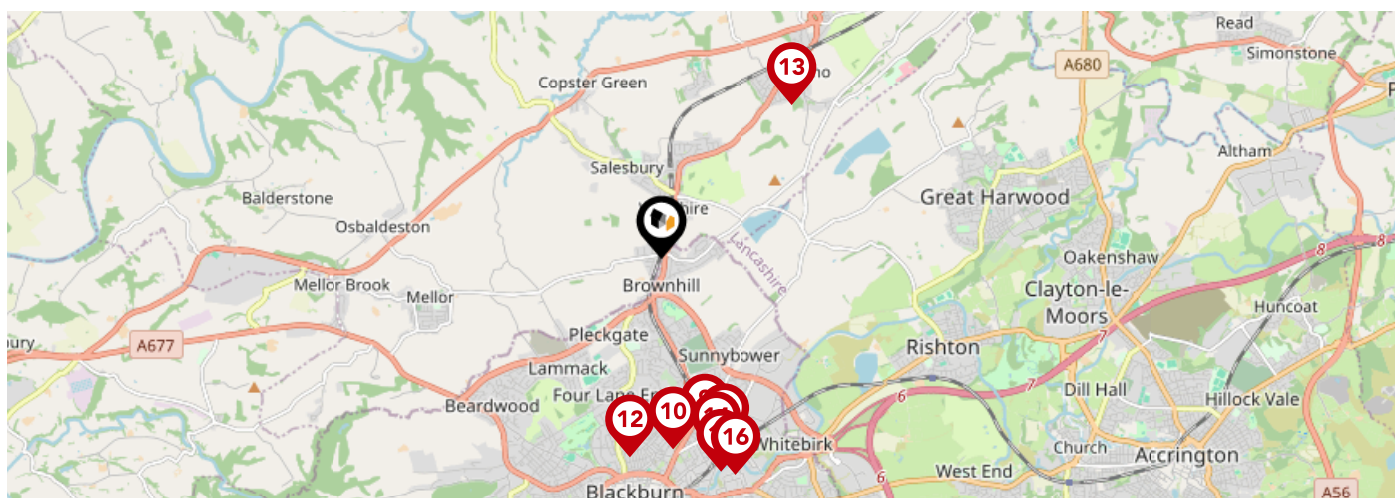
Flat

+25.24%

Area Schools



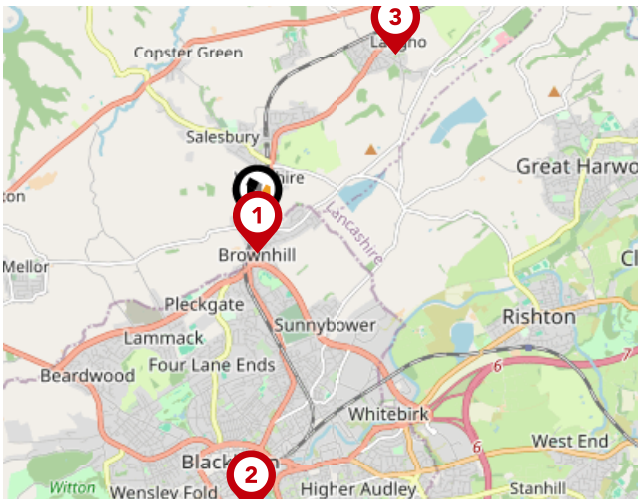
	Nursery	Primary	Secondary	College	Private
 Roe Lee Park Primary School Ofsted Rating: Good Pupils: 448 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Gabriel's Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Souls Roman Catholic Primary School Blackburn Ofsted Rating: Good Pupils: 208 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Pleckgate High School Ofsted Rating: Outstanding Pupils: 1350 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Salesbury Church of England Primary School Ofsted Rating: Good Pupils: 279 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lammack Primary School Ofsted Rating: Good Pupils: 506 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Thomas's Centre Ofsted Rating: Outstanding Pupils: 83 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cedars Primary School Ofsted Rating: Good Pupils: 397 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Islamiyah School Ofsted Rating: Not Rated Pupils: 183 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brookhouse Primary School Ofsted Rating: Good Pupils: 263 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Stephen's Church of England Primary School Ofsted Rating: Good Pupils: 395 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St James' Church of England Primary School Blackburn Ofsted Rating: Good Pupils: 439 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Roman Catholic Primary School, Langho Ofsted Rating: Good Pupils: 300 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rawdhatul Uloom Islamic Primary School Ofsted Rating: Good Pupils: 144 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daisyfield Primary School Ofsted Rating: Good Pupils: 290 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rawdhatul Ilm Wal Huda Ofsted Rating: Good Pupils: 144 Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

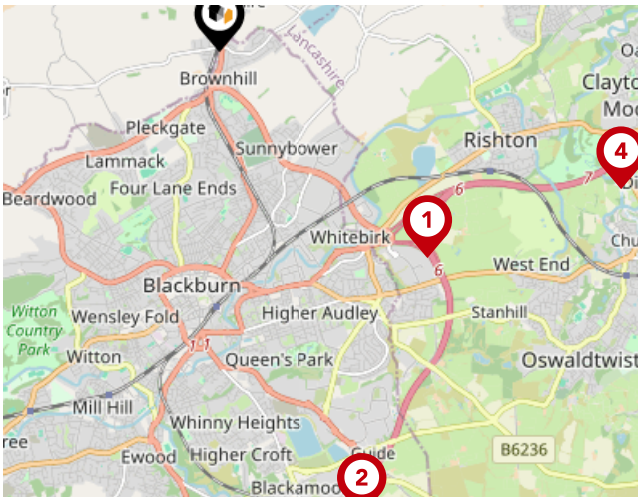
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Ramsgreave & Wilpshire Rail Station	0.23 miles
2	Blackburn Rail Station	2.5 miles
3	Langho Rail Station	1.93 miles

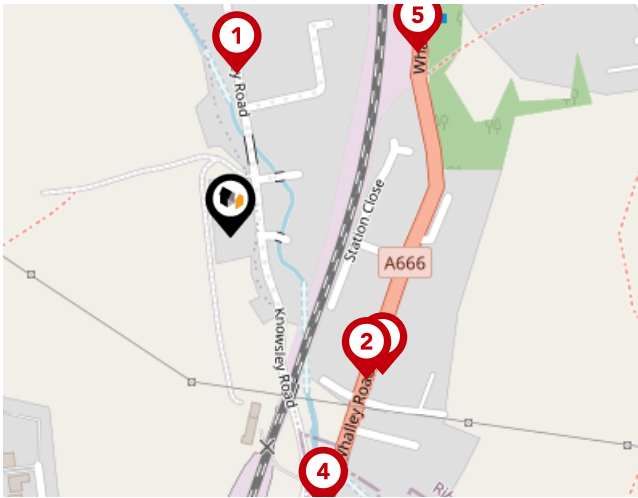


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J6	2.57 miles
2	M65 J5	4.26 miles
3	M65 J4	4.59 miles
4	M65 J7	3.72 miles
5	M65 J3	5.78 miles

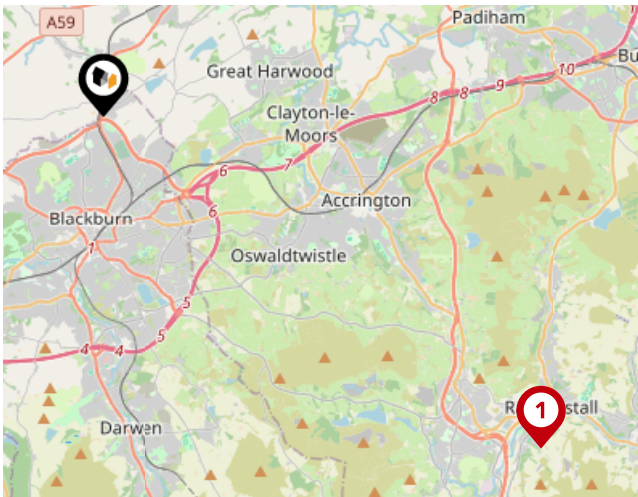
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mayfair Crescent	0.09 miles
2	Turning Circle	0.11 miles
3	Turning Circle	0.11 miles
4	Knowsley Road	0.16 miles
5	Old Railway Station	0.14 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	9.63 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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