

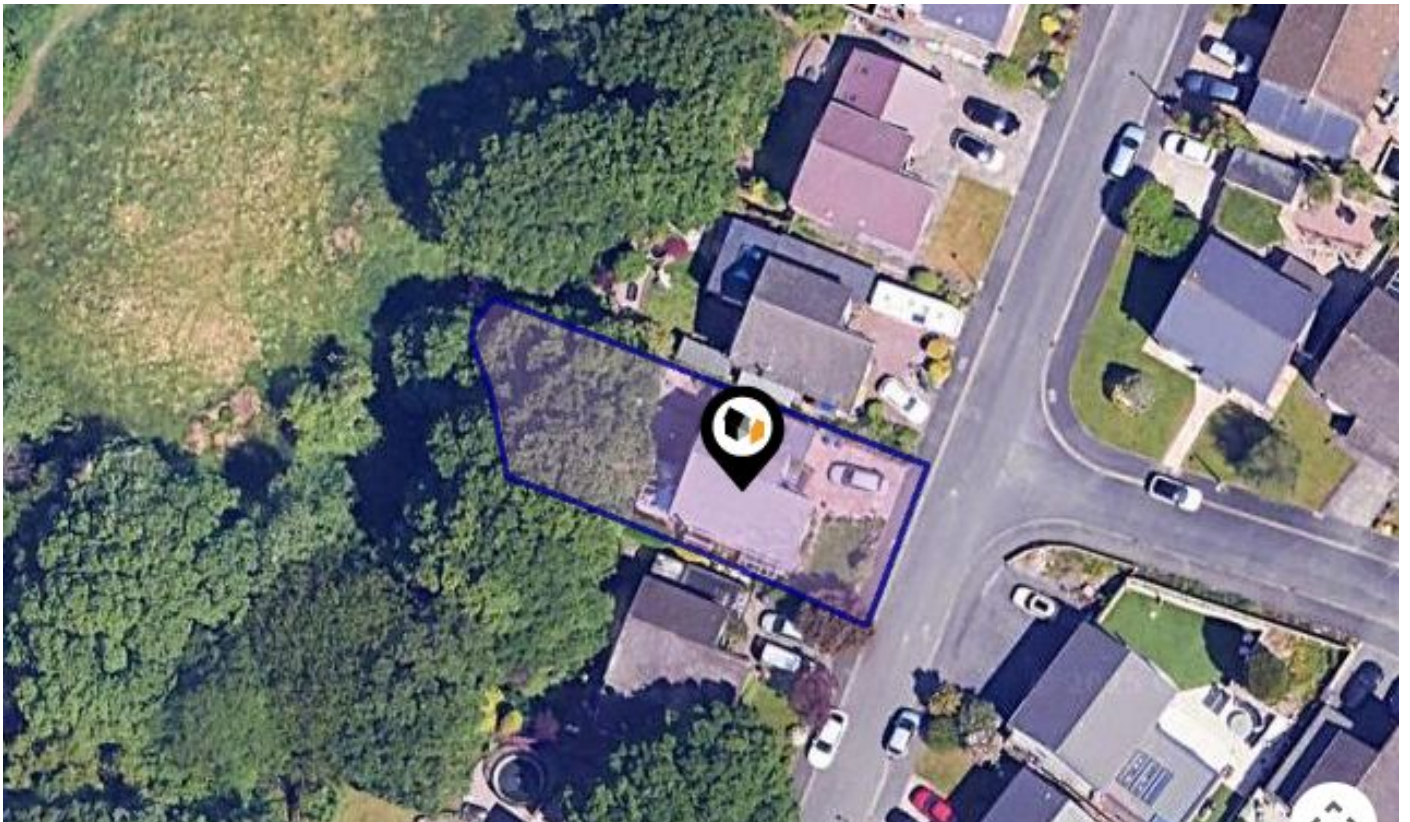


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 17<sup>th</sup> July 2025**



**ACRES BROOK ROAD, HIGHAM, BURNLEY, BB12**

## **Pendle Hill Properties**

154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,720 ft <sup>2</sup> / 159 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£3,099		
<b>Title Number:</b>	LA396309		

## Local Area

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

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

<b>2</b> mb/s	<b>62</b> mb/s	<b>950</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History This Address

Planning records for: *Acres Brook Road, Higham, Burnley, BB12*

Reference - Pendle/17/0168/TPO	
<b>Decision:</b>	Decided
<b>Date:</b>	07th April 2017
<b>Description:</b>	Work to the protected trees T1 and T2

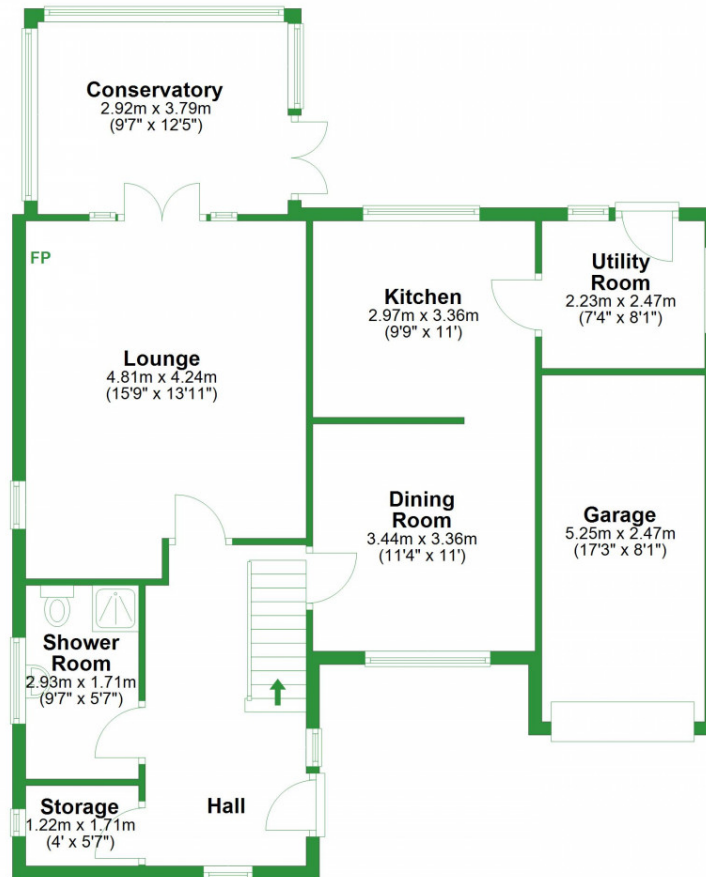
Reference - 24/0109/TPO	
<b>Decision:</b>	Decided
<b>Date:</b>	17th February 2024
<b>Description:</b>	T1 Oak - Crown Clean crossing rubbing branches and deadwood and Crown raise secondary branches upto 5m. Crown Reduce lowest limb at the rear of the tree by up to 2m back to a suitable growing point.



## ACRES BROOK ROAD, HIGHAM, BURNLEY, BB12

### Ground Floor

Approx. 94.8 sq. metres (1020.2 sq. feet)

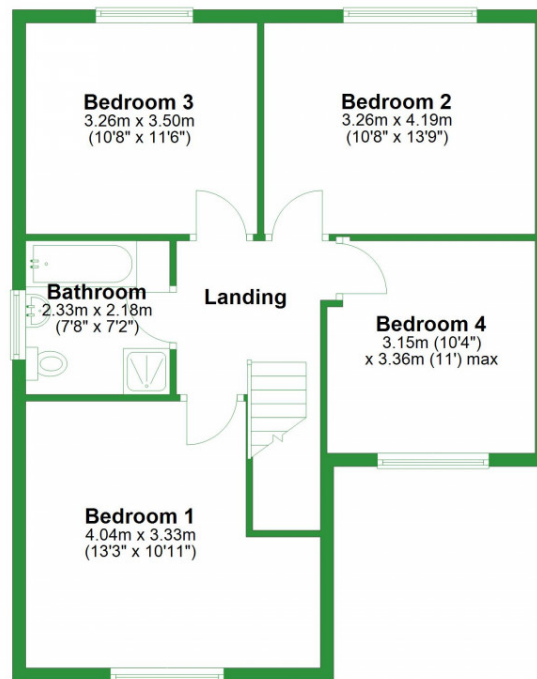


Total area: approx. 159.8 sq. metres (1719.7 sq. feet)

## ACRES BROOK ROAD, HIGHAM, BURNLEY, BB12

### First Floor

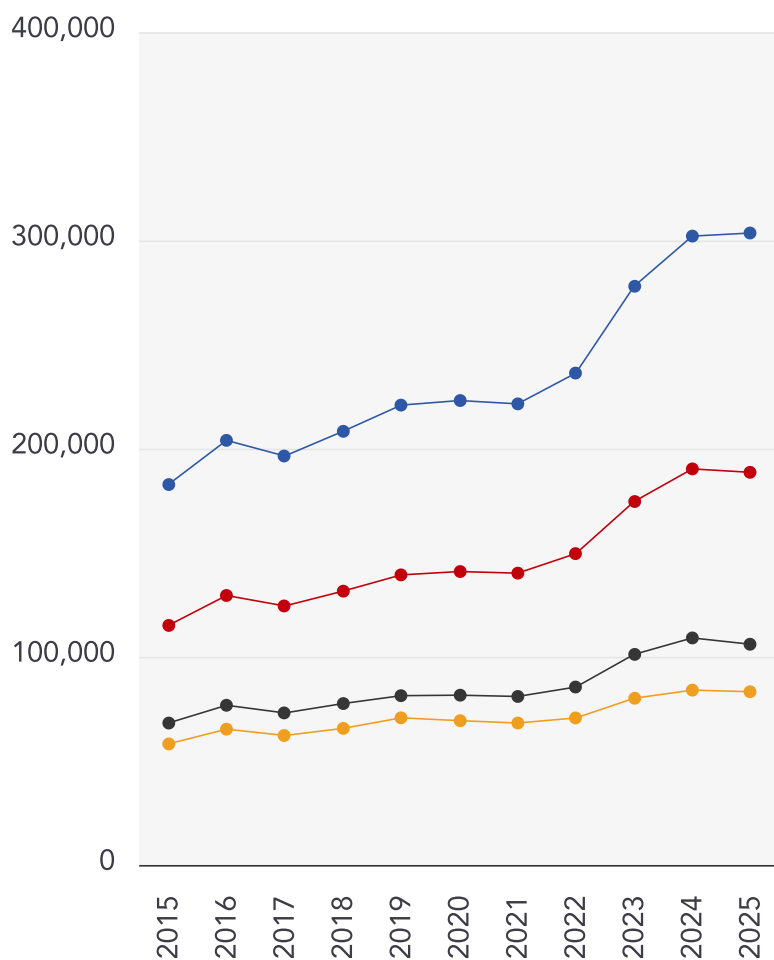
Approx. 65.0 sq. metres (699.5 sq. feet)



# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in BB12



Detached

**+66.12%**

Semi-Detached

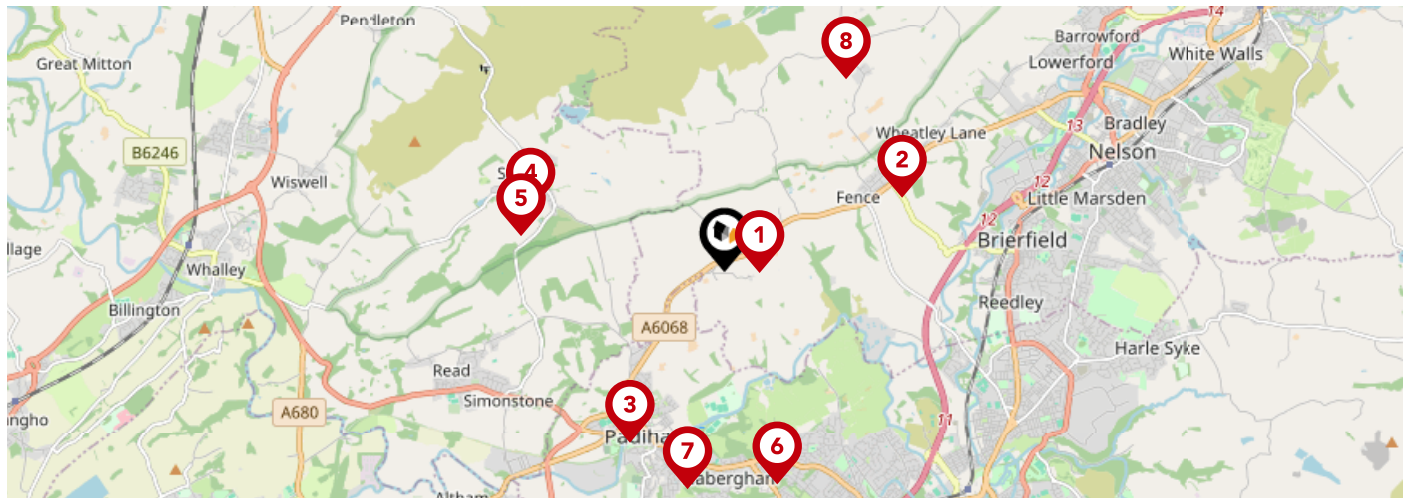
**+63.91%**









Terraced

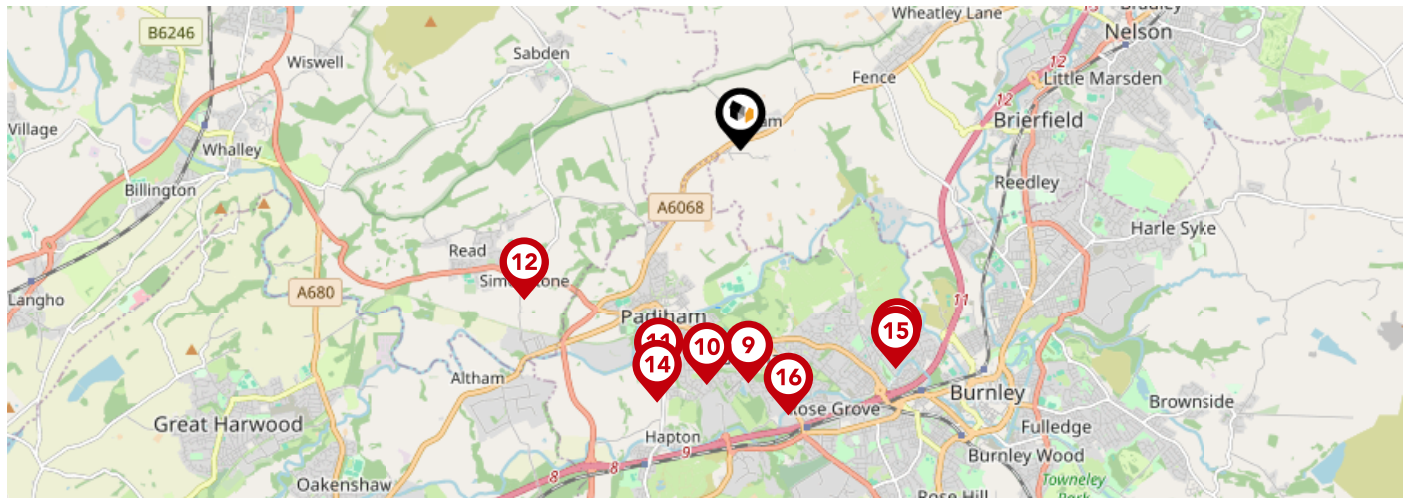
**+55.51%**

Flat

**+43.12%**



	Nursery	Primary	Secondary	College	Private
 <b>Higham St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 127   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Wheatley Lane Methodist Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Padiham St Leonard's Voluntary Aided Church of England Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sabden Primary School</b> Ofsted Rating: Good   Pupils: 91   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's Roman Catholic Primary School, Sabden</b> Ofsted Rating: Good   Pupils: 62   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Joseph's Park Hill School</b> Ofsted Rating: Not Rated   Pupils: 128   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Padiham Primary School</b> Ofsted Rating: Good   Pupils: 289   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Newchurch-In-Pendle St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 55   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Burnley High School</b> Ofsted Rating: Good   Pupils: 607   Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whitegate Nursery School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:2.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Padiham Green Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 197   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Simonstone St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary Magdalene Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 195   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St John the Baptist Roman Catholic Primary School, Padiham</b> Ofsted Rating: Good   Pupils: 226   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wellfield Methodist and Anglican Church School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Burnley Lowerhouse Junior School</b> Ofsted Rating: Requires improvement   Pupils: 204   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



### **Pendle Hill Properties**

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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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