

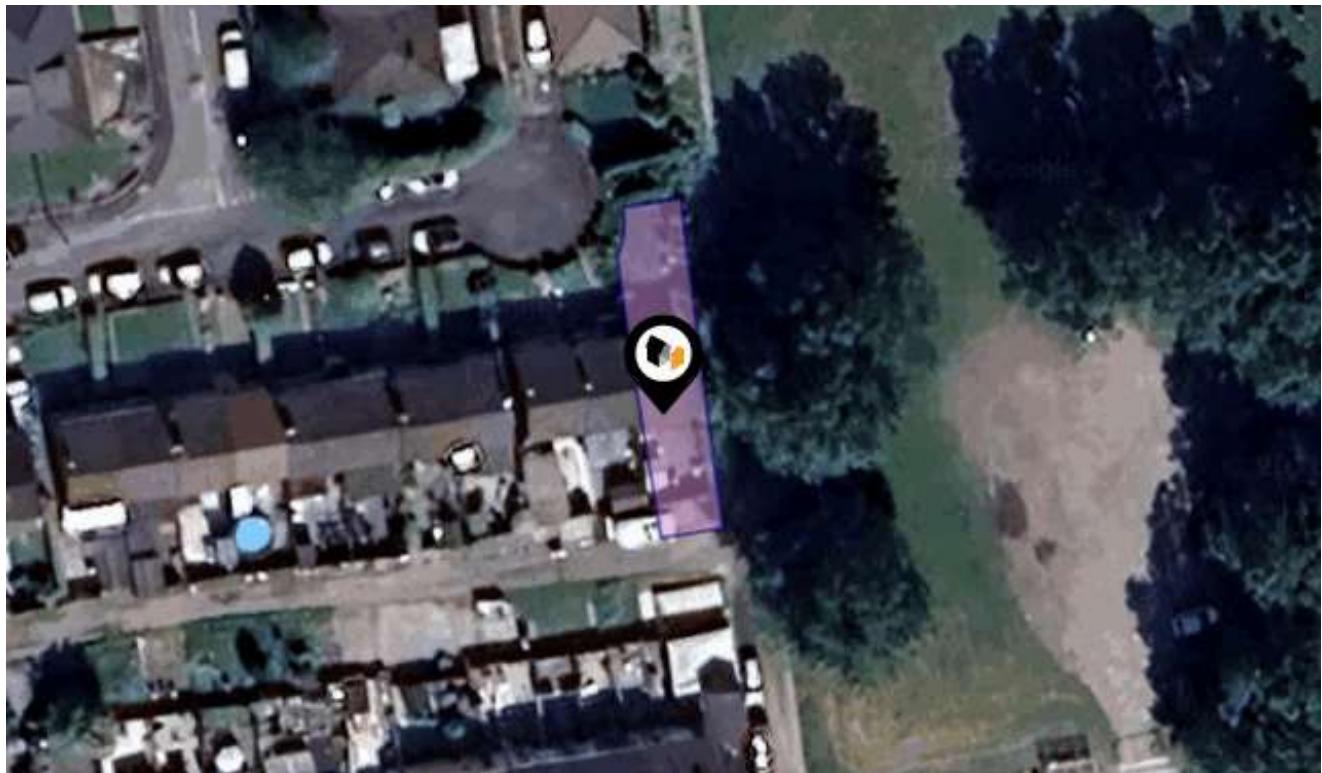


See More Online

# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Tuesday 27<sup>th</sup> January 2026**



**48, HARDMAN CLOSE, BLACKBURN, BB1 2DT**

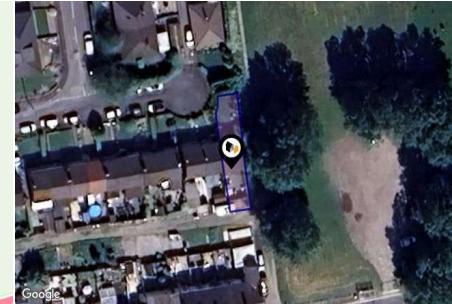
**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

[louise.bugeja@landwoodgroup.com](mailto:louise.bugeja@landwoodgroup.com)

<https://landwoodgroup.com/>



## Property

Type:	Terraced	Last Sold Date:	15/10/2010
Bedrooms:	3	Last Sold Price:	£111,250
Floor Area:	699 ft <sup>2</sup> / 65 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£141
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,587		
Title Number:	LA31776		
UPRN:	100010448684		

## Local Area

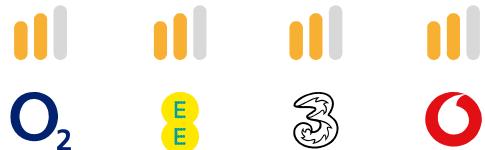
Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

4 mb/s    80 mb/s    2000 mb/s



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



**Satellite/Fibre TV Availability:**



# Planning History This Address

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Planning records for: **48, Hardman Close, Blackburn, BB1 2DT**

## Reference - 11/13/0309

**Decision:** Decided

**Date:** 15th August 2013

**Description:**

ERECTION OF SINGLE STOREY EXTENSION.

## Reference - Hyndburn/11/13/0309

**Decision:** Decided

**Date:** 15th August 2013

**Description:**

ERECTION OF SINGLE STOREY EXTENSION.

## Reference - 11/13/0437

**Decision:** Decided

**Date:** 15th November 2013

**Description:**

householder: erection of single storey extension (resubmission 11/13/0309)

## Reference - Hyndburn/11/13/0437

**Decision:** Decided

**Date:** 15th November 2013

**Description:**

householder: erection of single storey extension (resubmission 11/13/0309)

# Property EPC - Certificate

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48 Hardman Close BLACKBURN BB1 2DT

Energy rating

D

Valid until 11.08.2035

Certificate number  
03902022258025951335

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

# Property

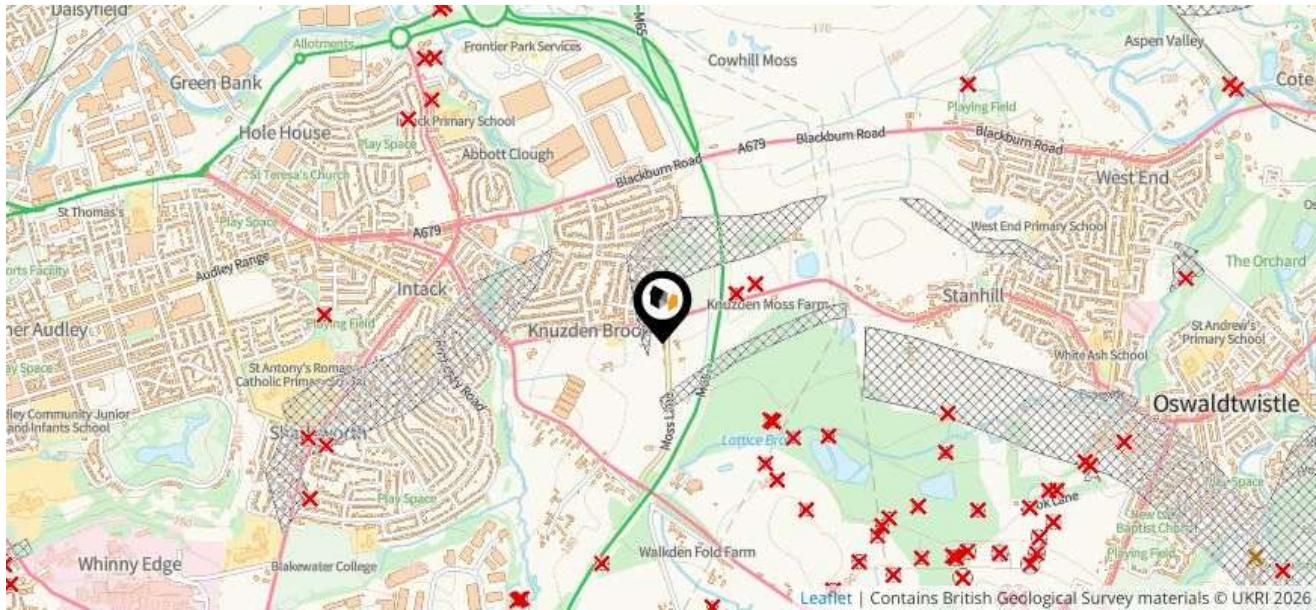
## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Pitched, insulated (assumed)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>

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.

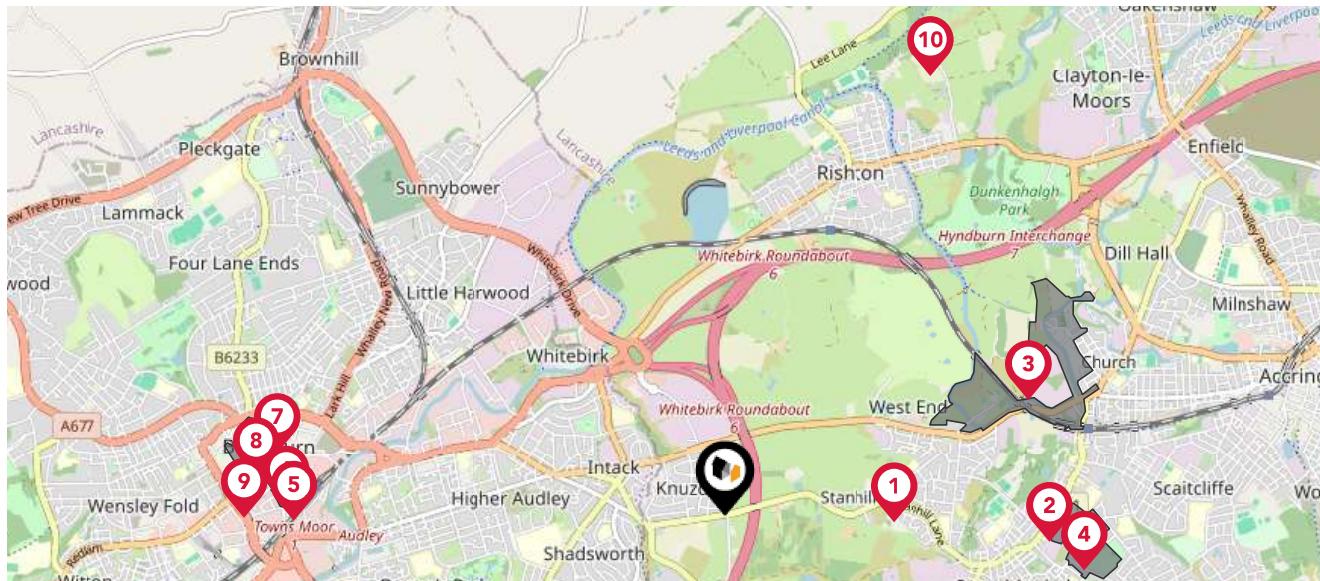
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas

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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 Stanhill

2 Straits

3 Church Canalside

4 Rhyddings

5 Darwen Street

6 Cathedral

7 Richmond Terrace

8 Northgate

9 King Street

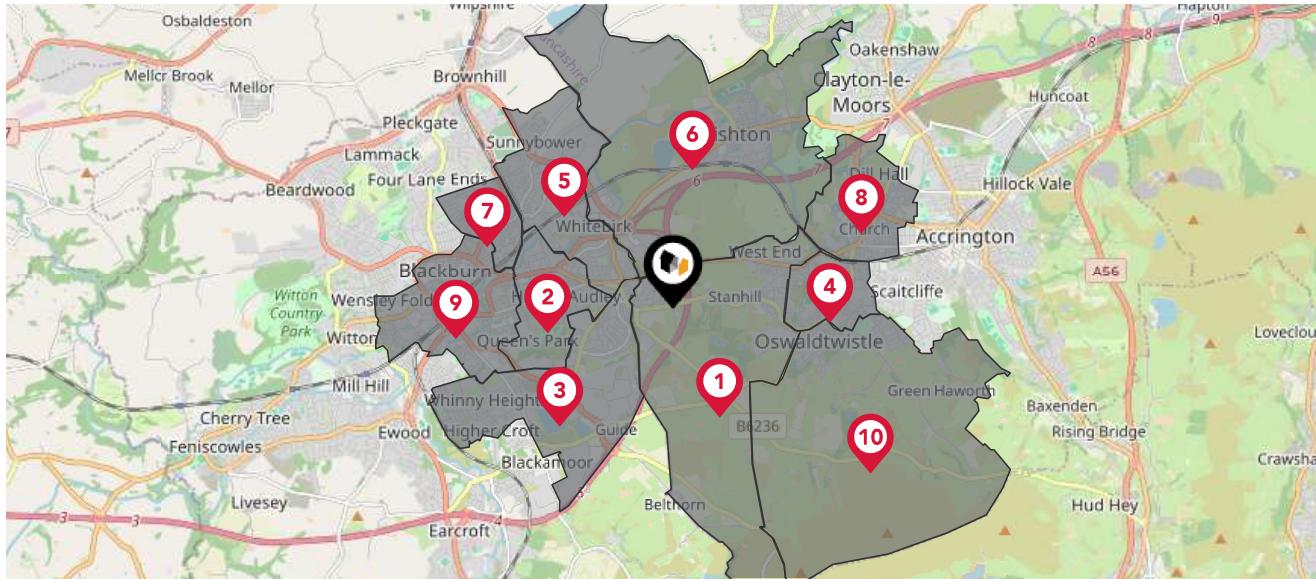
10 Tottleworth

# Maps

## Council Wards

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GROUP

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

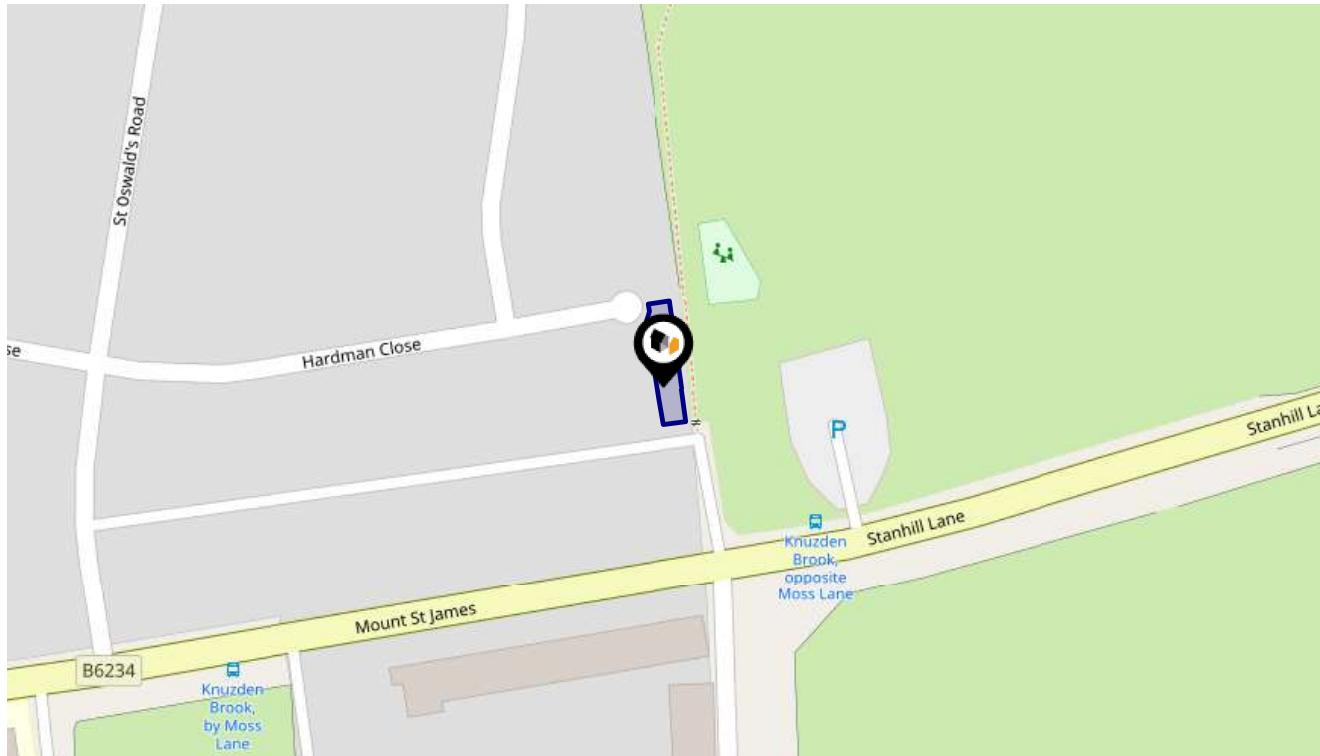
- 1 St. Oswald's Ward
- 2 Audley & Queen's Park Ward
- 3 Blackburn South East Ward
- 4 St. Andrew's Ward
- 5 Little Harwood & Whitebirk Ward
- 6 Rishton Ward
- 7 Bastwell & Daisyfield Ward
- 8 Church Ward
- 9 Blackburn Central Ward
- 10 Immanuel Ward

# Maps

## Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

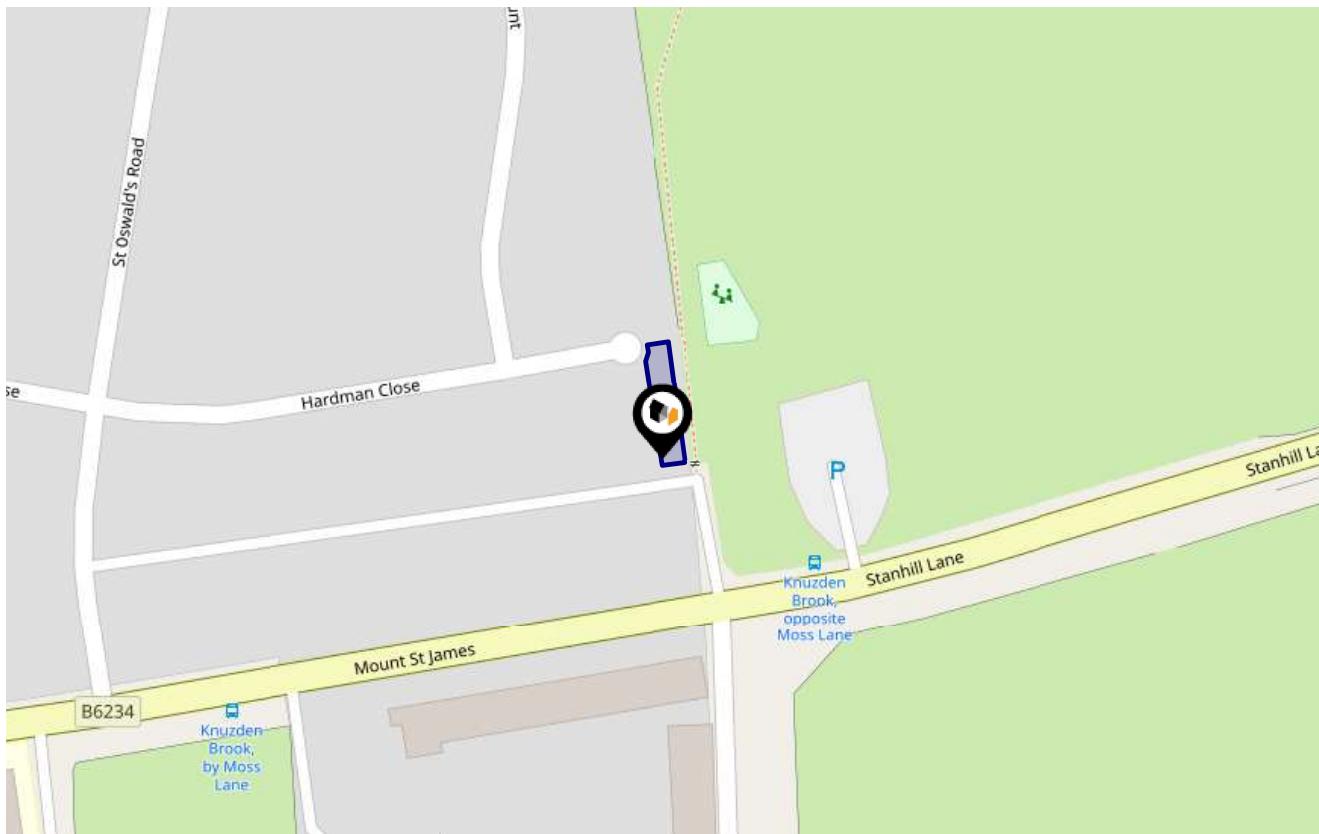
5		75.0+ dB	<span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>
4		70.0-74.9 dB	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>
3		65.0-69.9 dB	<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>
2		60.0-64.9 dB	<span style="background-color: green; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>
1		55.0-59.9 dB	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>

# Flood Risk

## Rivers & Seas - Flood Risk

LANDWOOD  
GROUP

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

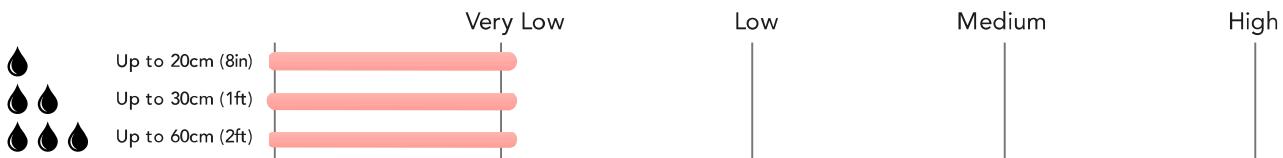


**Risk Rating: Very low**

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.

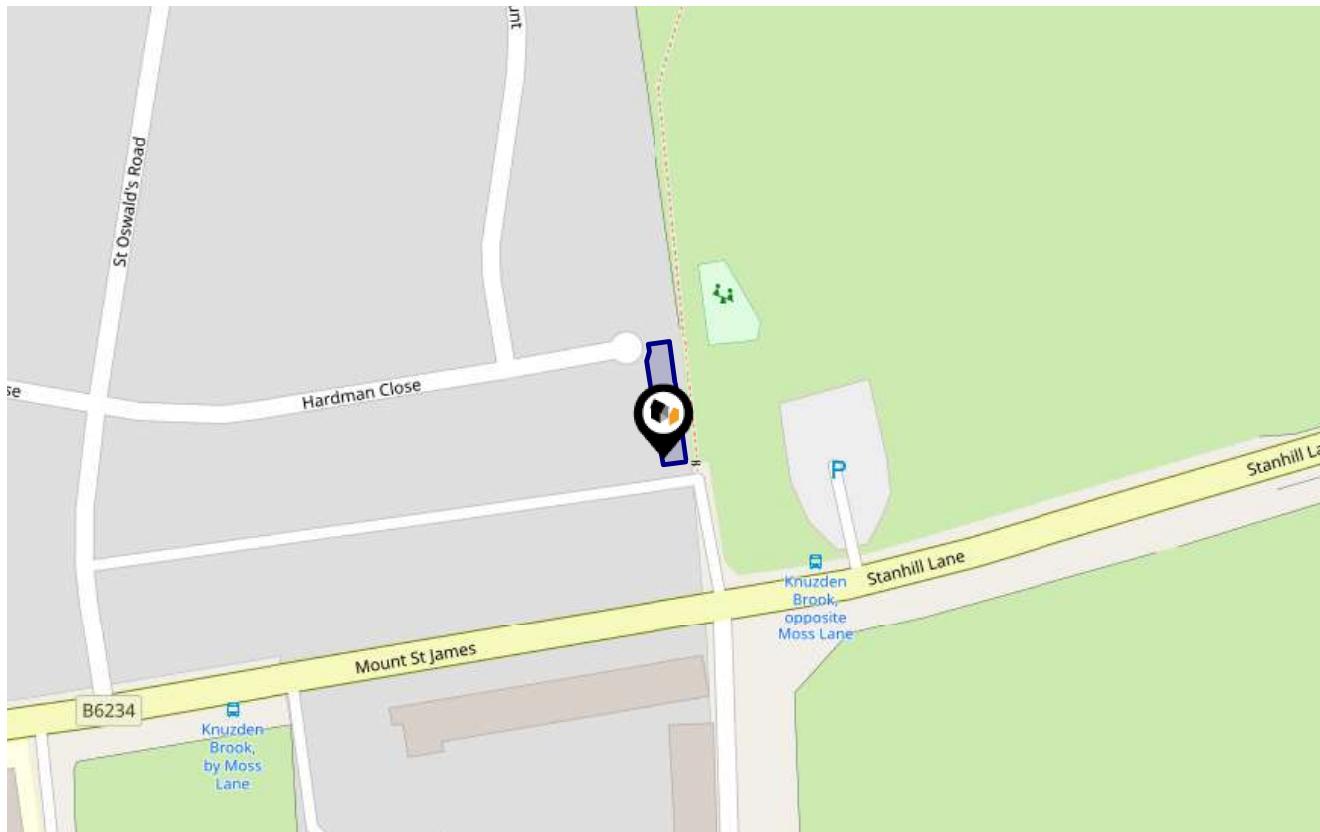
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

LANDWOOD  
GROUP

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.

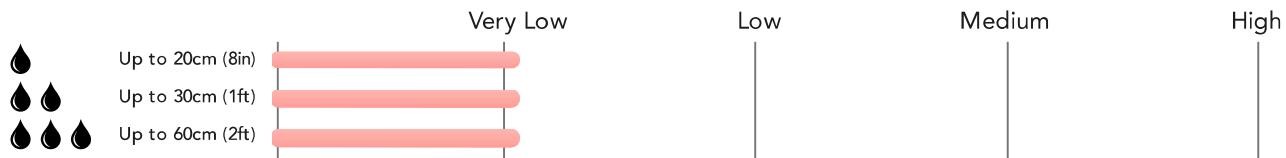


Risk Rating: Very low

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- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

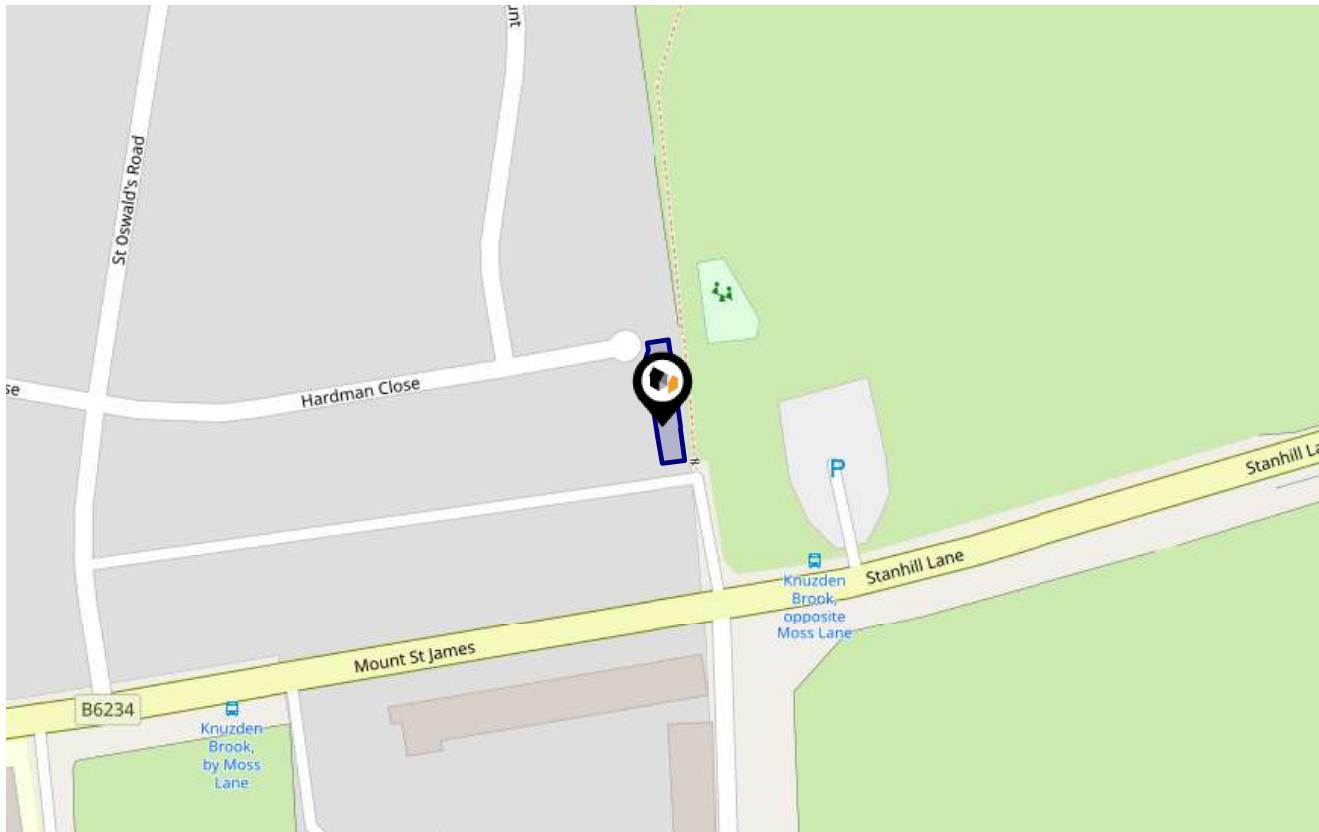


# Flood Risk

## Surface Water - Flood Risk

LANDWOOD  
GROUP

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

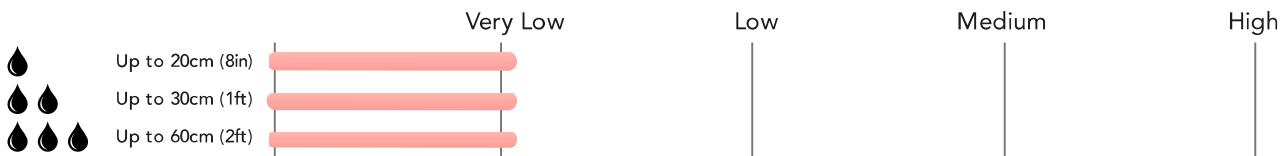


**Risk Rating: Very low**

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.
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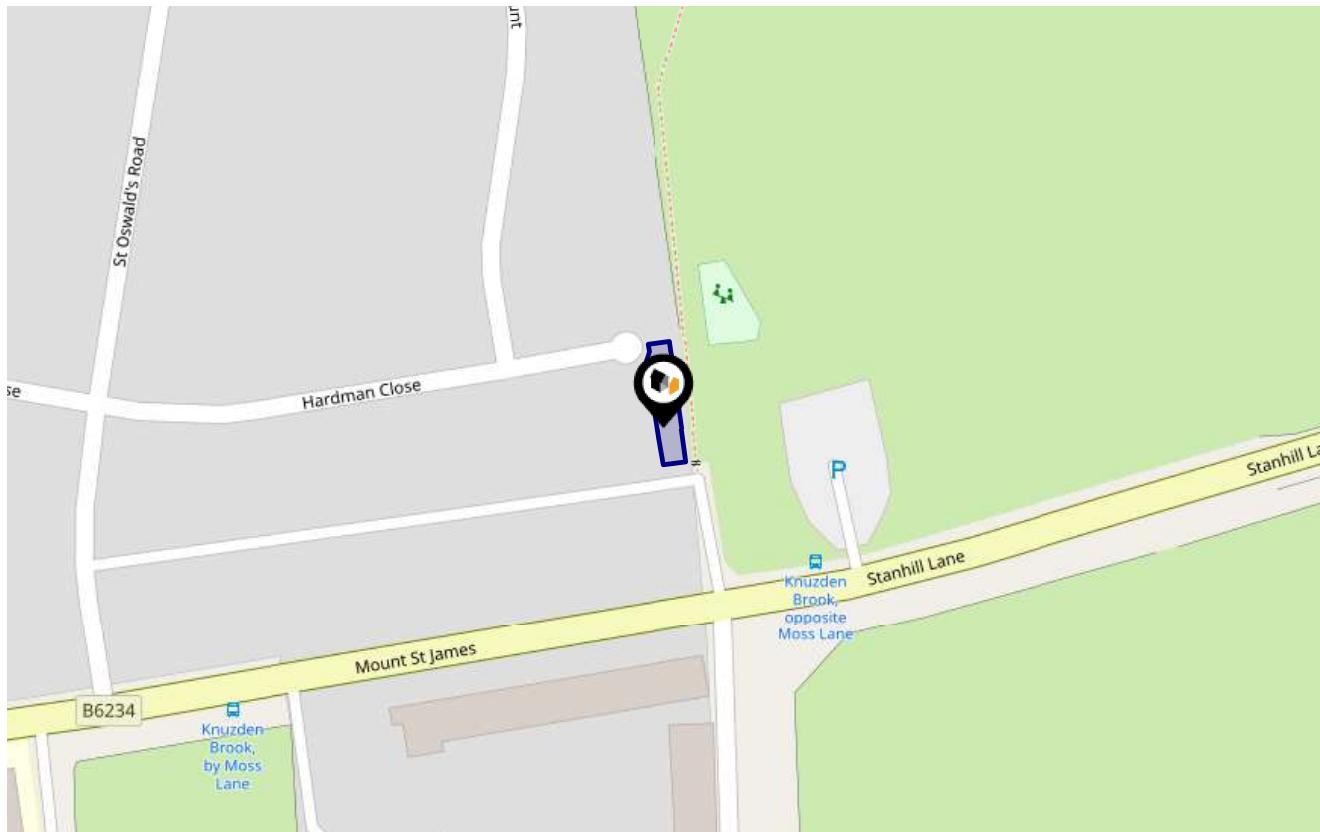
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

LANDWOOD  
GROUP

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.

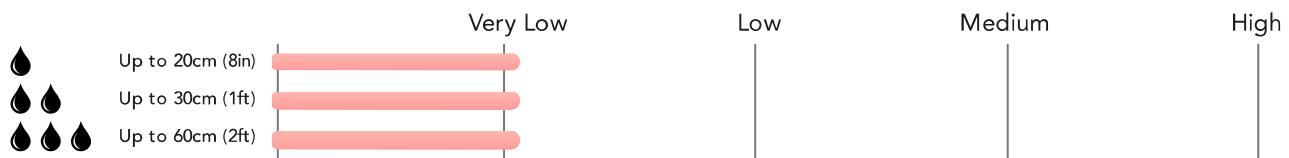


Risk Rating: **Very low**

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.
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Chance of flooding to the following depths at this property:

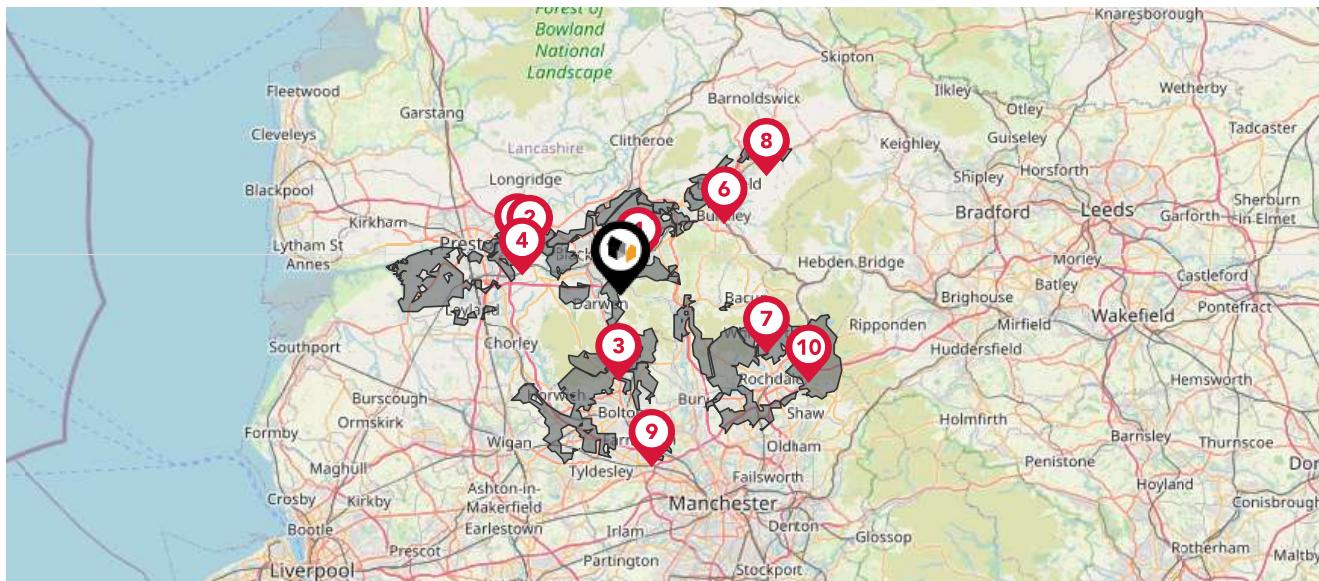


# Maps

## Green Belt

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



### Nearby Green Belt Land

1 Merseyside and Greater Manchester Green Belt - Hyndburn

2 Merseyside and Greater Manchester Green Belt - Ribble Valley

3 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

4 Merseyside and Greater Manchester Green Belt - South Ribble

5 Merseyside and Greater Manchester Green Belt - Preston

6 Merseyside and Greater Manchester Green Belt - Burnley

7 Merseyside and Greater Manchester Green Belt - Rossendale

8 Merseyside and Greater Manchester Green Belt - Pendle

9 Merseyside and Greater Manchester Green Belt - Bolton

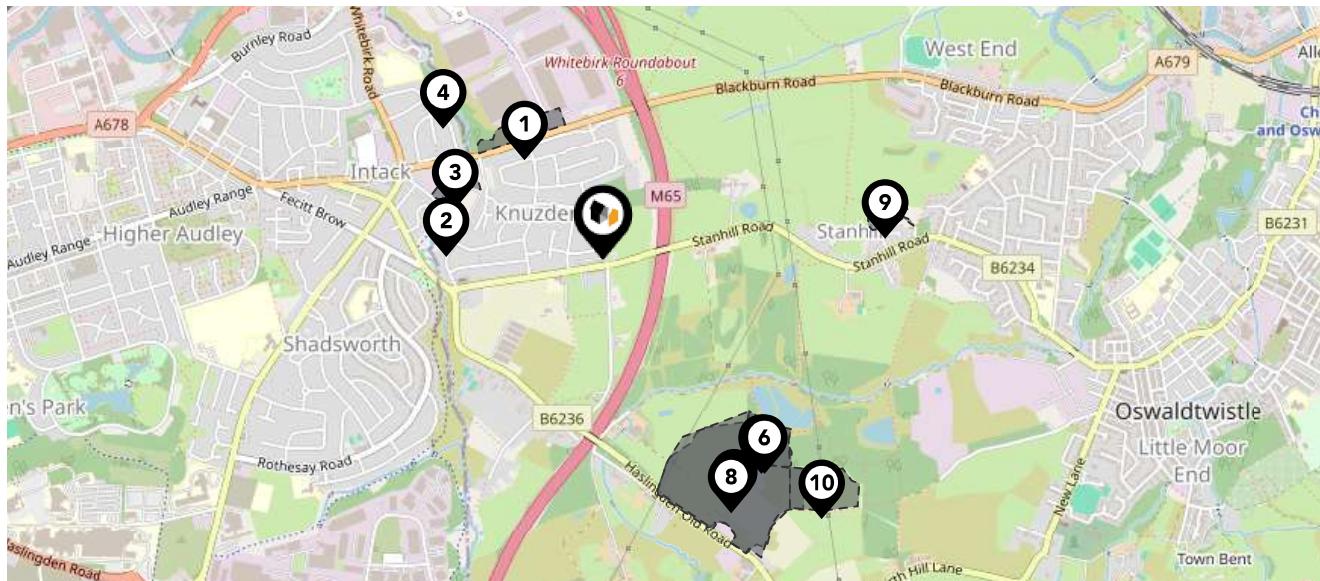
10 Merseyside and Greater Manchester Green Belt - Rochdale

# Maps

## Landfill Sites

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GROUP

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.



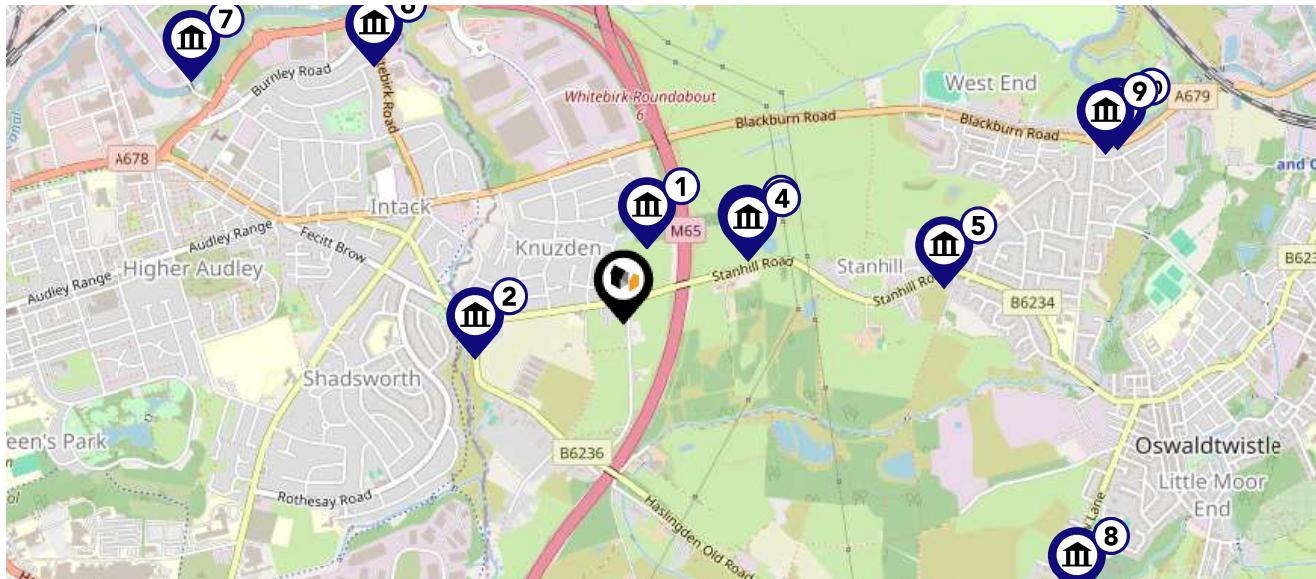
### Nearby Landfill Sites

 <b>1</b>	Abbott Clough-Blackburn Road, Blackburn, Intack, Hyndburn, Accrington	Historic Landfill 
 <b>2</b>	Knuzden Brook-St. Ives Road, Oswaldtwistle, Lancashire	Historic Landfill 
 <b>3</b>	Accrington Road-Blackburn Road, Intack, Blackburn, Lancashire	Historic Landfill 
 <b>4</b>	Peronne Crescent-Peronne Crescent, Intack	Historic Landfill 
 <b>5</b>	Cocker Chemicals-Duckworth Hall, Haslingden Road, Oswaldtwistle, Accrington, Lancashire	Historic Landfill 
 <b>6</b>	BTP Duckworth Hall-Duckworth Hall, Haslingden Road, Oswaldtwistle, Accrington, Lancashire	Historic Landfill 
 <b>7</b>	Cocker Chemical Co-Brookside Lane, Oswaldtwistle, Lancashire	Historic Landfill 
 <b>8</b>	Duckworth Hall-Haslingden Road, Lancashire	Historic Landfill 
 <b>9</b>	Stanhill Tip-Off Stanhill Lane, Oswaldtwistle, Stanhill, Lancashire	Historic Landfill 
 <b>10</b>	Duckworth Hall-Nooh Lane, Oswaldtwistle, Hyndburn, Lancashire	Historic Landfill 

# Maps Listed Buildings

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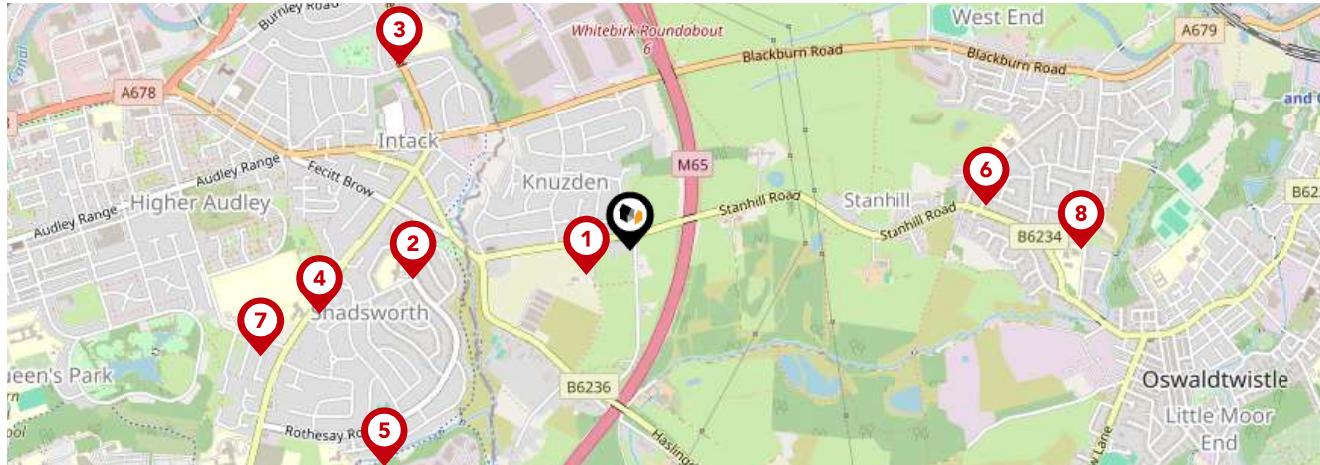
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1280403 - Peel Fold Farmhouse	Grade II	0.2 miles
1441026 - St Oswald's, Knuzden War Memorial	Grade II	0.3 miles
1072699 - Knuzden Hall Farmhouse	Grade II	0.3 miles
1280393 - Knuzden Hall	Grade II	0.3 miles
1362029 - Stanhill Hall	Grade II	0.8 miles
1267575 - Red Lion Inn	Grade II	0.8 miles
1273825 - Imperial Mill	Grade II	1.1 miles
1206058 - Church Of Immanuel	Grade II	1.2 miles
1072738 - Canal Bridge Number 110	Grade II	1.2 miles
1280404 - 2 And 4, Lower Aspen Cottage	Grade II	1.2 miles

# Area Schools

LANDWOOD GROUP



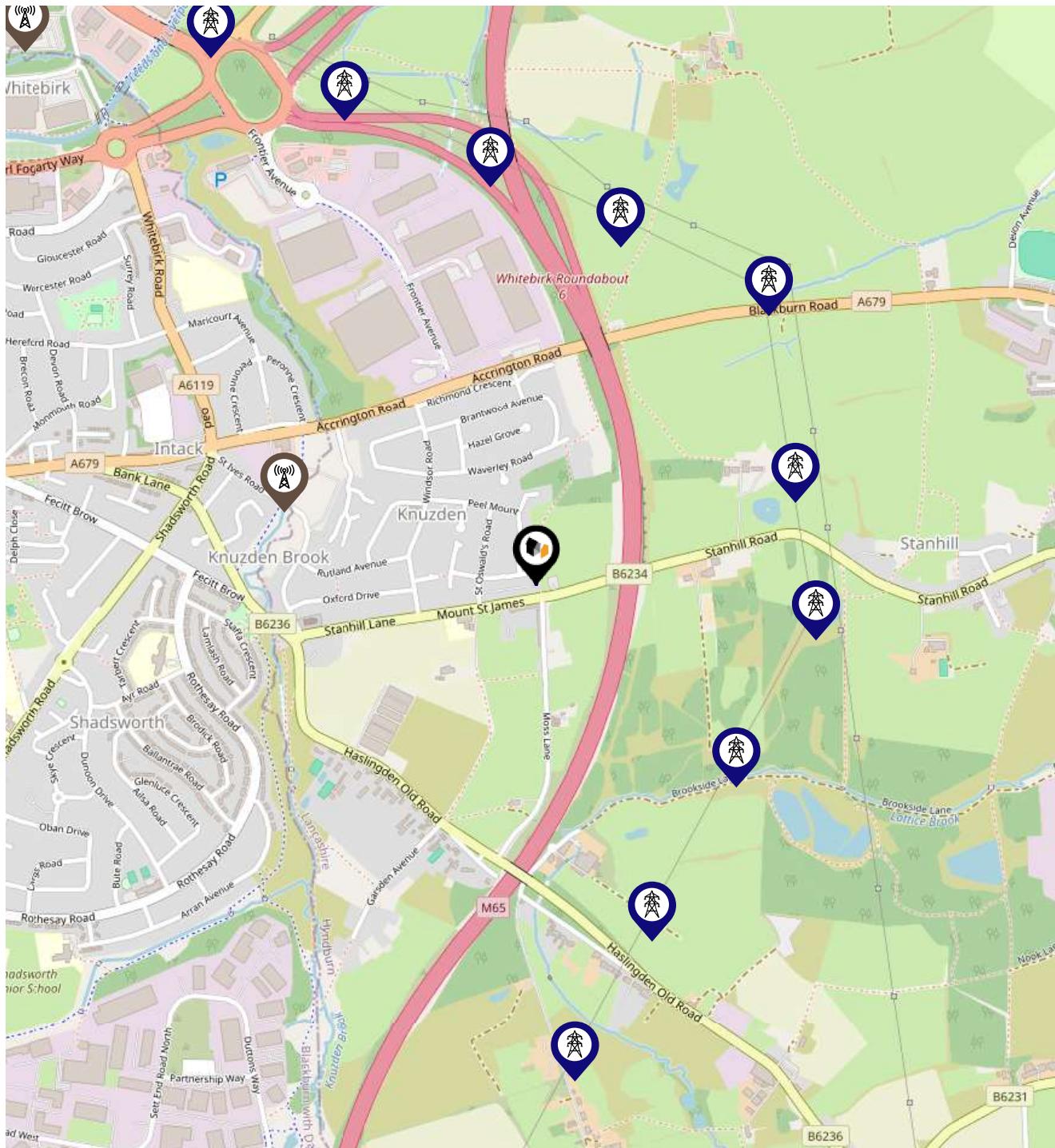
		Nursery	Primary	Secondary	College	Private
1	<b>Knuzden St Oswald's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 180   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Shadsworth Infant School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Intack Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>St Antony's RC Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Shadsworth Junior School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>Oswaldtwistle West End Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Our Lady and St John RC High School, a Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 821   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Oswaldtwistle White Ash School</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	<b>Newfield School</b> Ofsted Rating: Requires improvement   Pupils: 229   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Oswaldtwistle Moor End Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Blackburn St Thomas' Church of England Primary School</b> Ofsted Rating: Good   Pupils: 456   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Oswaldtwistle St Andrew's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Audley Junior School</b> Ofsted Rating: Good   Pupils: 388   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Audley Infant School</b> Ofsted Rating: Good   Pupils: 283   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Rawdhatul Ilm Wal Huda</b> Ofsted Rating: Good   Pupils: 144   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Jamiatul-Ilm Wal-Huda UK School</b> Ofsted Rating: Good   Pupils: 436   Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

LANDWOOD  
GROUP

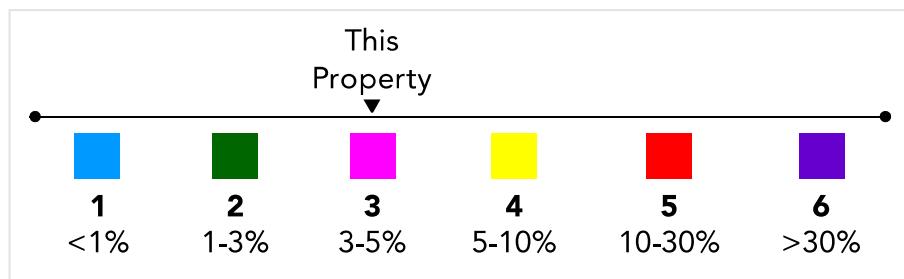
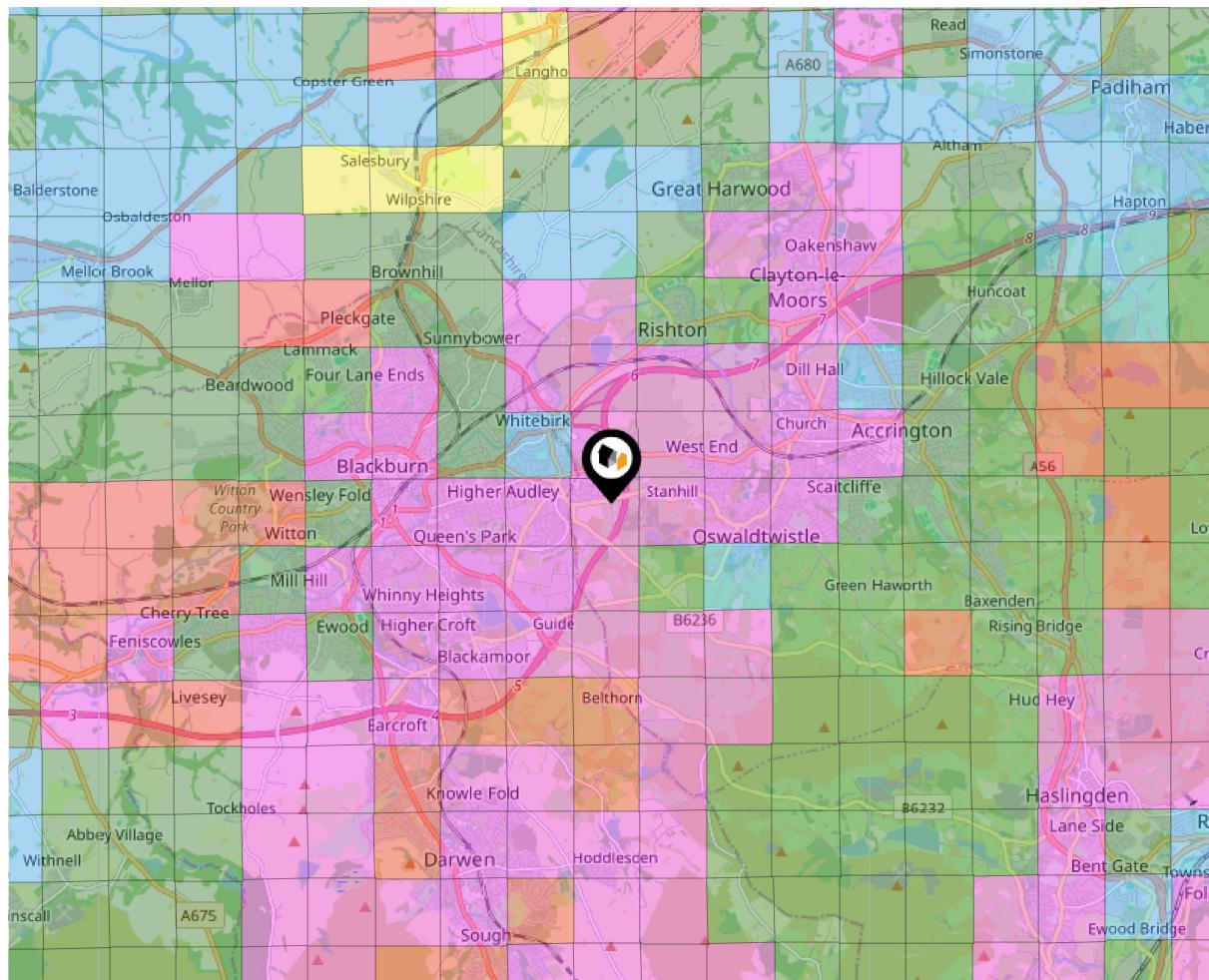


## Key:

- Power Pylons
- Communication Masts

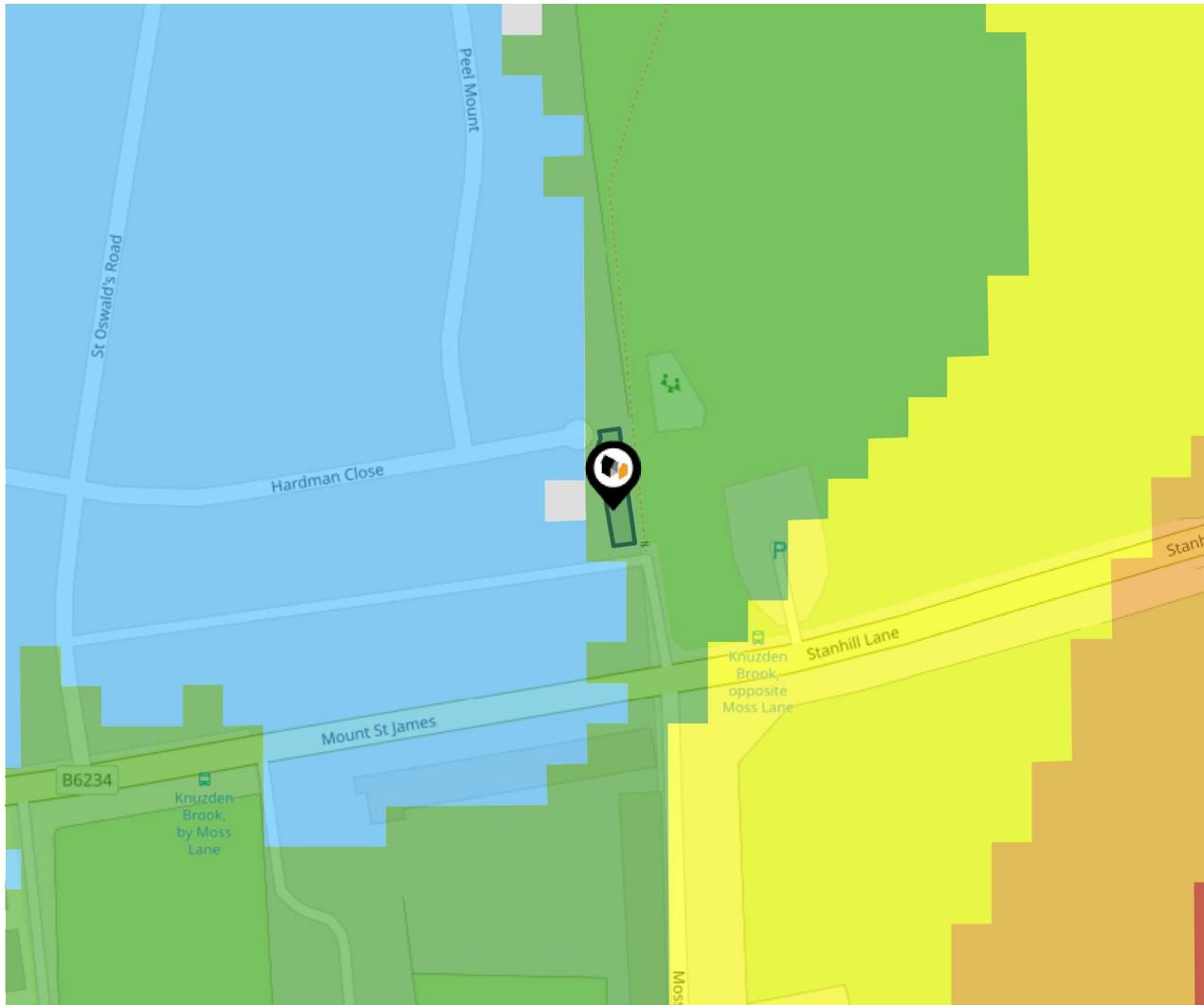
## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

LANDWOOD  
GROUP



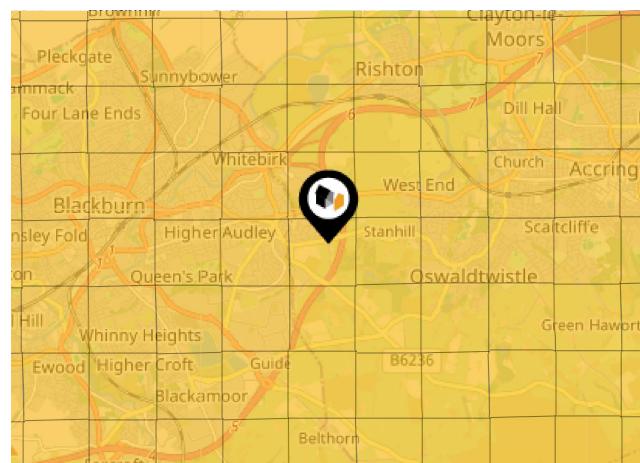
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

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

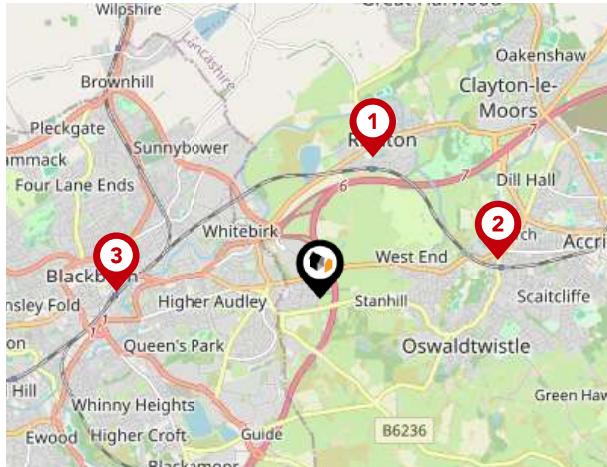


## Primary Classifications (Most Common Clay Types)

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

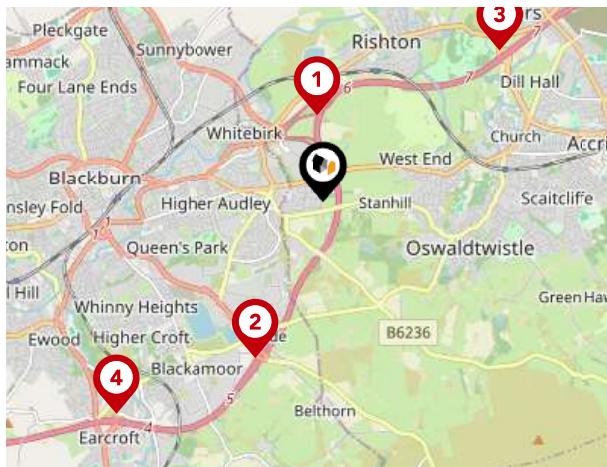
# Area Transport (National)

LANDWOOD  
GROUP



## National Rail Stations

Pin	Name	Distance
1	Rishton Rail Station	1.41 miles
2	Church & Oswaldtwistle Rail Station	1.7 miles
3	Blackburn Rail Station	1.9 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J6	0.8 miles
2	M65 J5	1.59 miles
3	M65 J7	2.16 miles
4	M65 J4	2.76 miles
5	M65 J8	4.89 miles



## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	26.85 miles
2	Speke	33.11 miles
3	Highfield	25.03 miles
4	Leeds Bradford Airport	32.67 miles

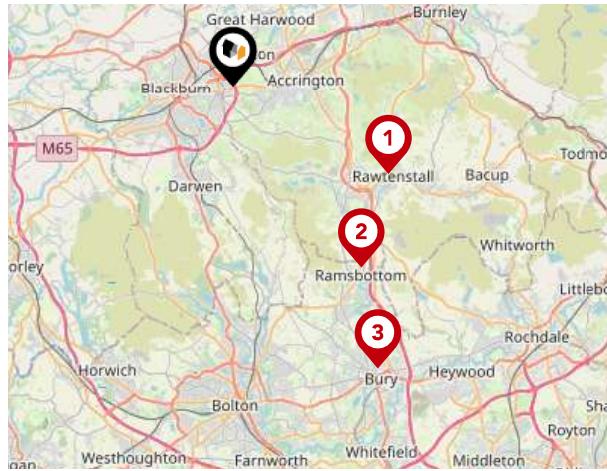
# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	Moss Lane	0.03 miles
2	Moss Lane	0.08 miles
3	Cambridge Drive	0.19 miles
4	Cambridge Drive	0.19 miles
5	Cabin End Row	0.23 miles



## Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.62 miles
2	Ramsbottom (East Lancashire Railway)	8.27 miles
3	Bury Bolton Street (East Lancashire Railway)	11.8 miles

# Landwood Group

## 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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The Landwood Group logo consists of the company name 'LANDWOOD GROUP' in a white, sans-serif font, enclosed within a rounded orange square.

### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

[louise.bugeja@landwoodgroup.com](mailto:louise.bugeja@landwoodgroup.com)

<https://landwoodgroup.com/>



Land Registry

