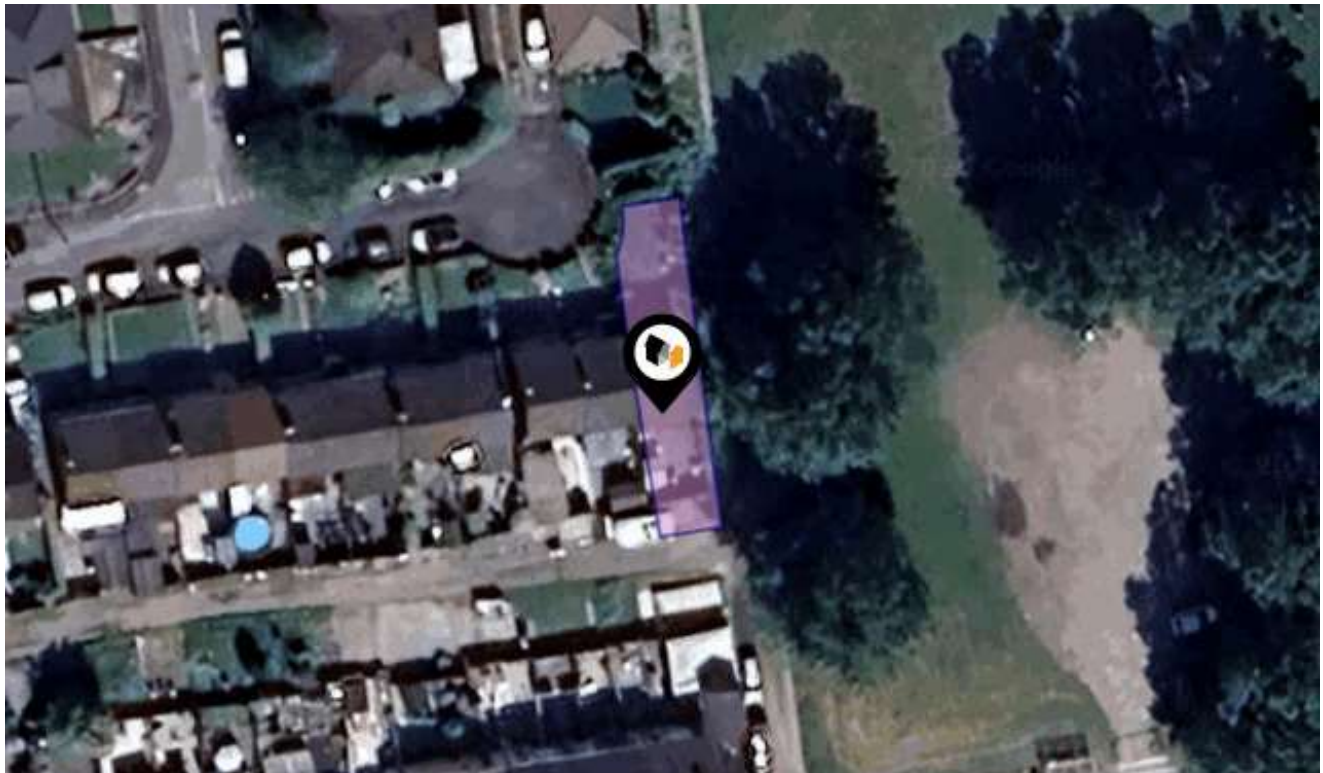




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 27th January 2026



48, HARDMAN CLOSE, BLACKBURN, BB1 2DT

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

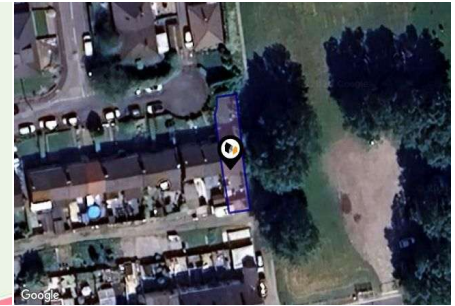
louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.04 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,587
Title Number:	LA31776
UPRN:	100010448684




Last Sold Date:	15/10/2010
Last Sold Price:	£111,250
Last Sold £/ft ² :	£141
Tenure:	Freehold

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	80	2000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

LANDWOOD
GROUP

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

LANDWOOD
GROUP

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

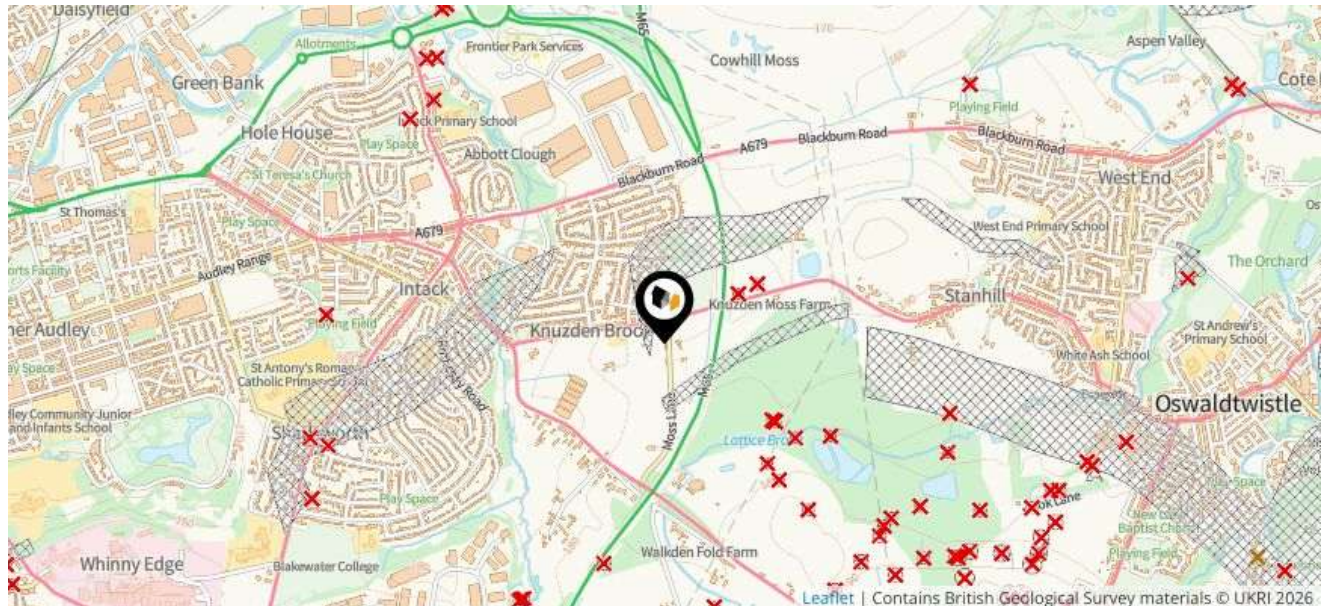
Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler and radiators, mains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

Maps

Coal Mining

LANDWOOD
GROUP

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.

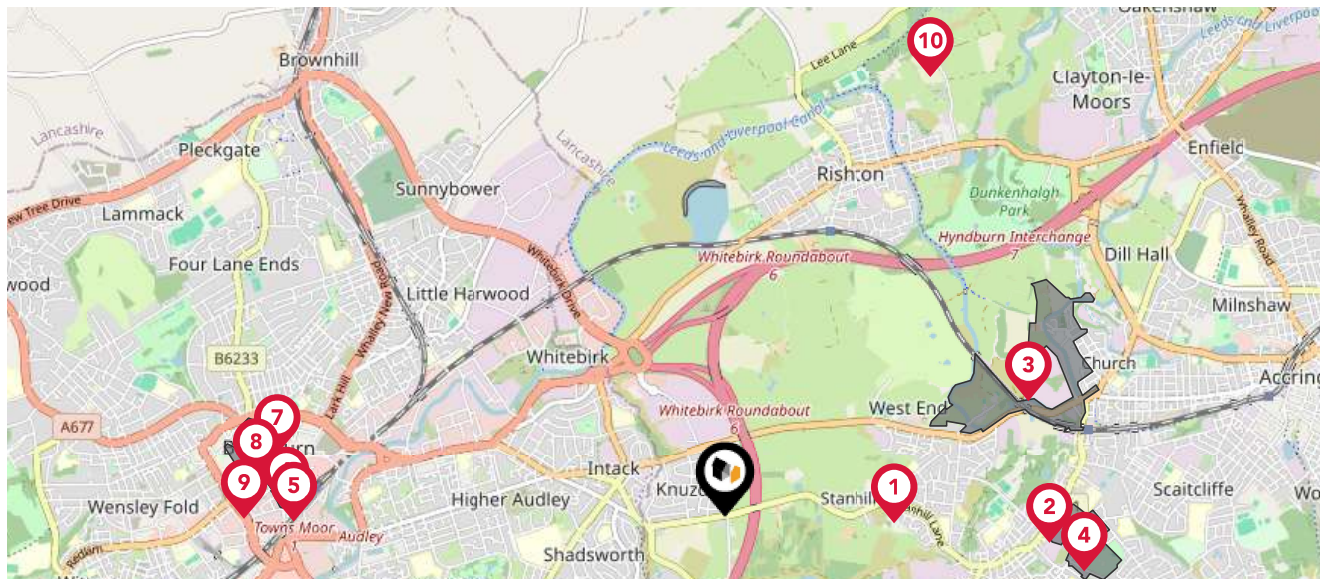
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

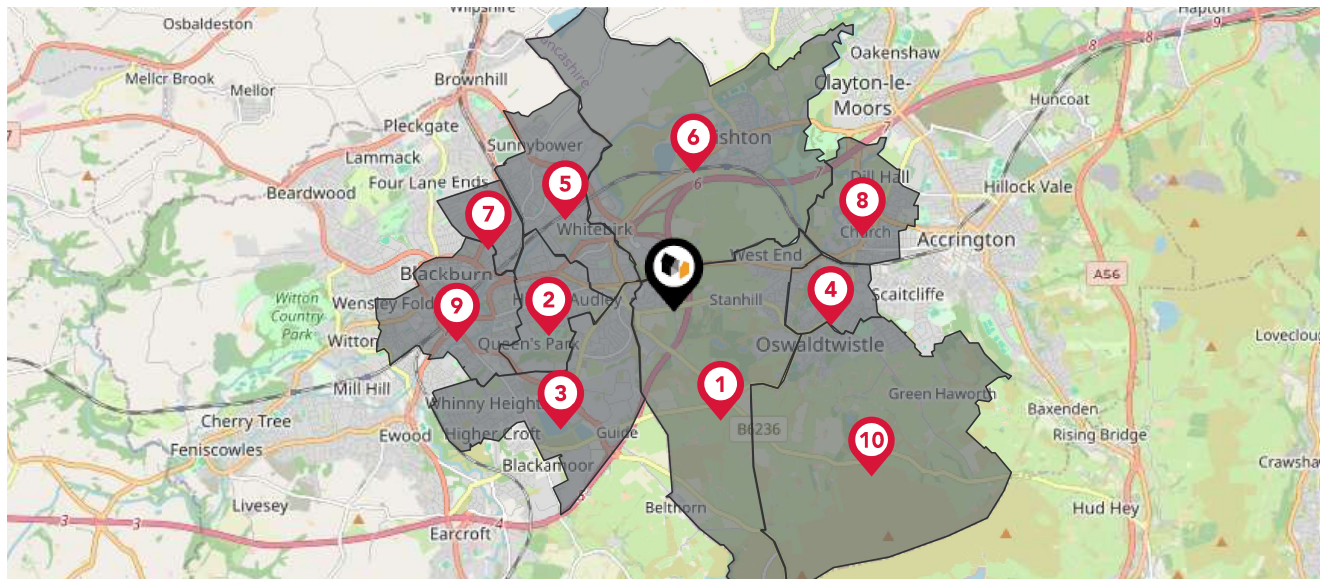
- 1 Stanhill
- 2 Straits
- 3 Church Canalside
- 4 Rhyddings
- 5 Darwen Street
- 6 Cathedral
- 7 Richmond Terrace
- 8 Northgate
- 9 King Street
- 10 Tottleworth

Maps

Council Wards

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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



St. Oswald's Ward



Audley & Queen's Park Ward



Blackburn South East Ward



St. Andrew's Ward



Little Harwood & Whitebirk Ward



Rishton Ward



Bastwell & Daisyfield Ward



Church Ward



Blackburn Central Ward



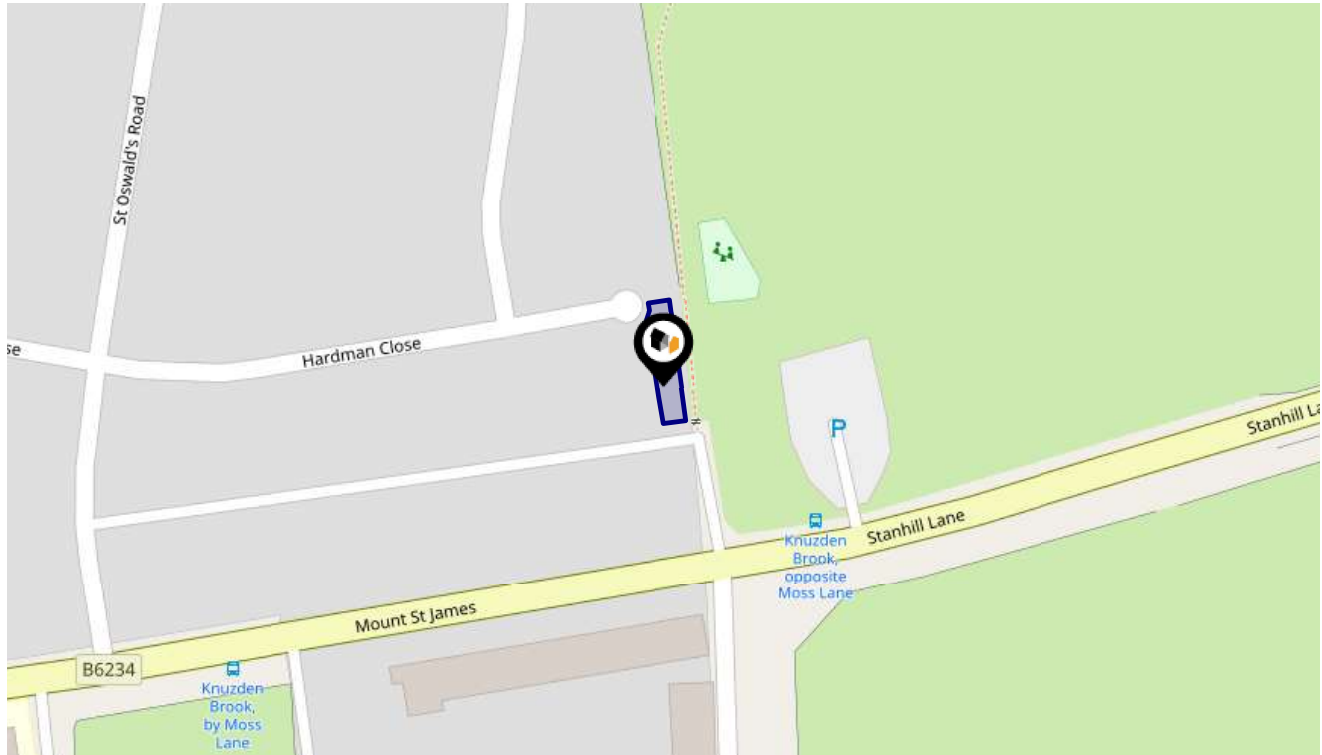
Immanuel Ward

Maps

Rail Noise

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GROUP

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:

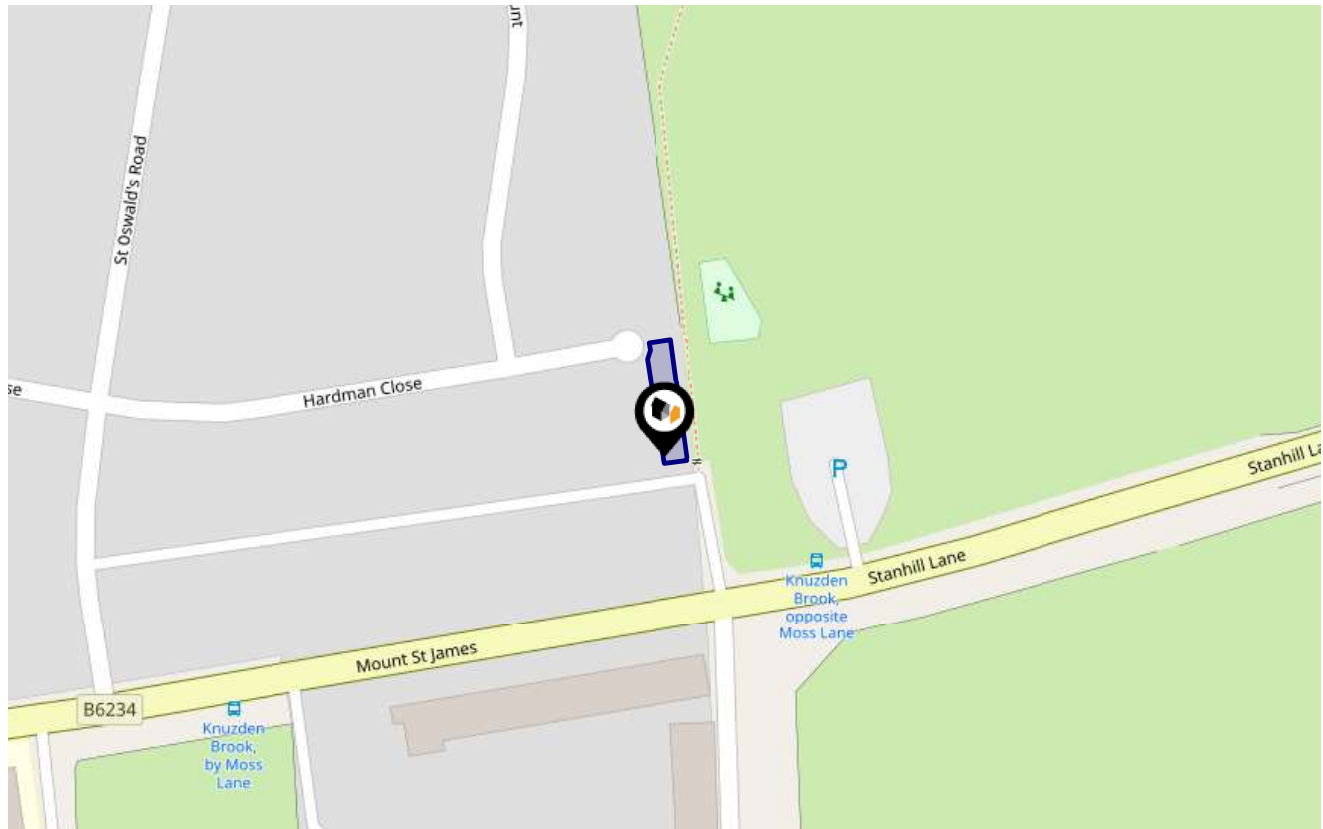
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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GROUP

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

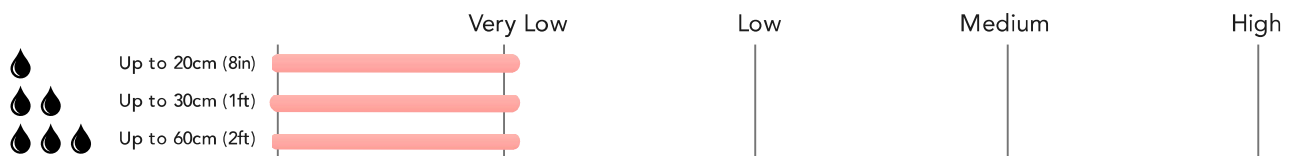


Risk Rating: Very low

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:

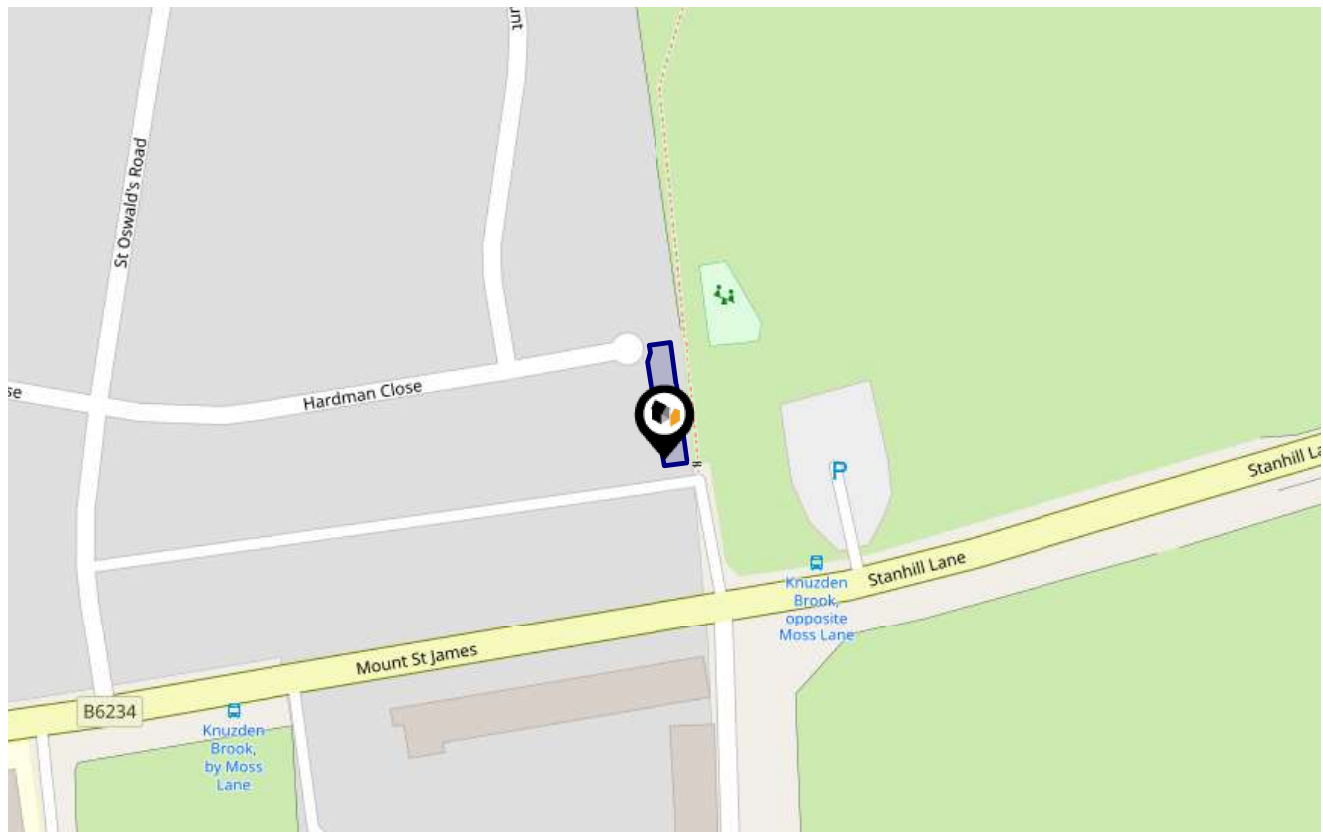


Flood Risk

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

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:



KPF - Key Property Facts

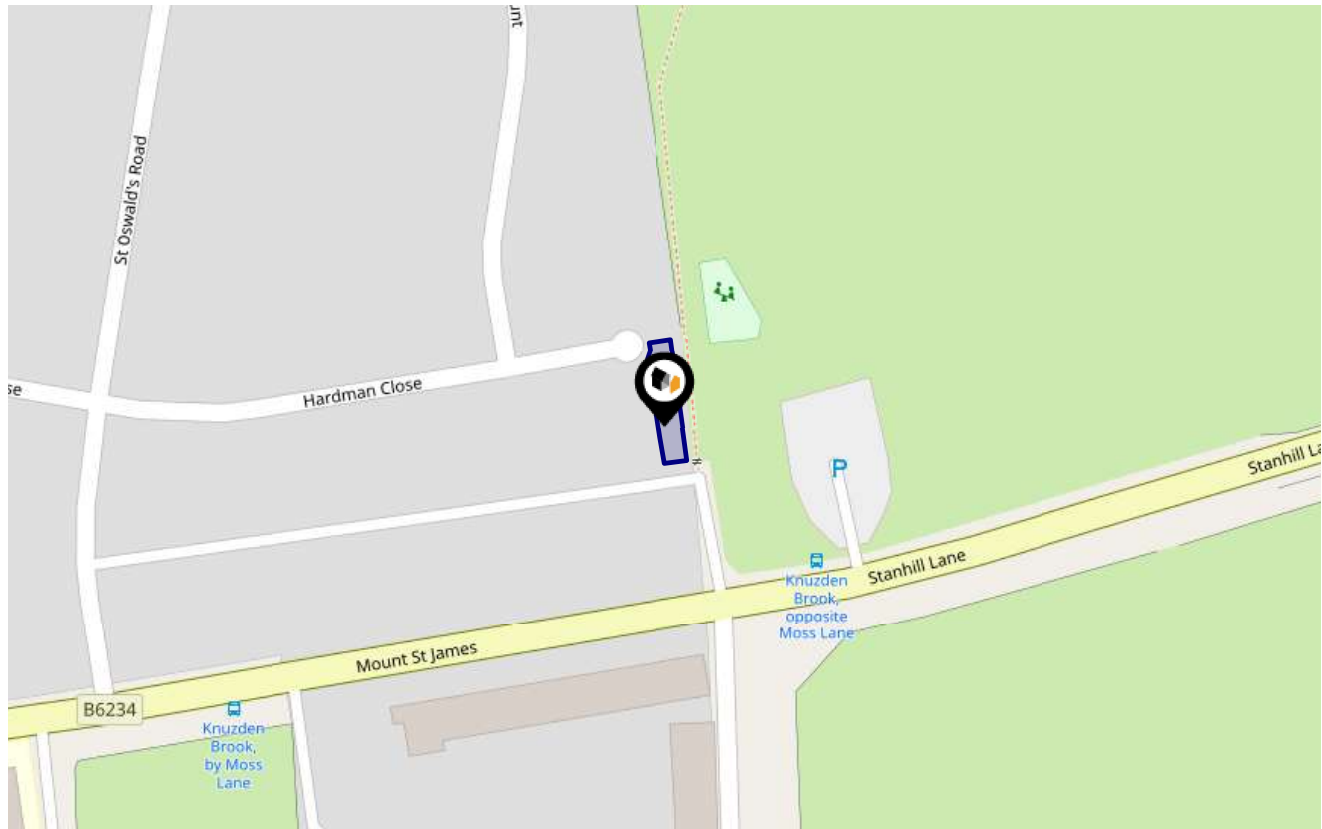
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Know any property instantly

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.
- 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:

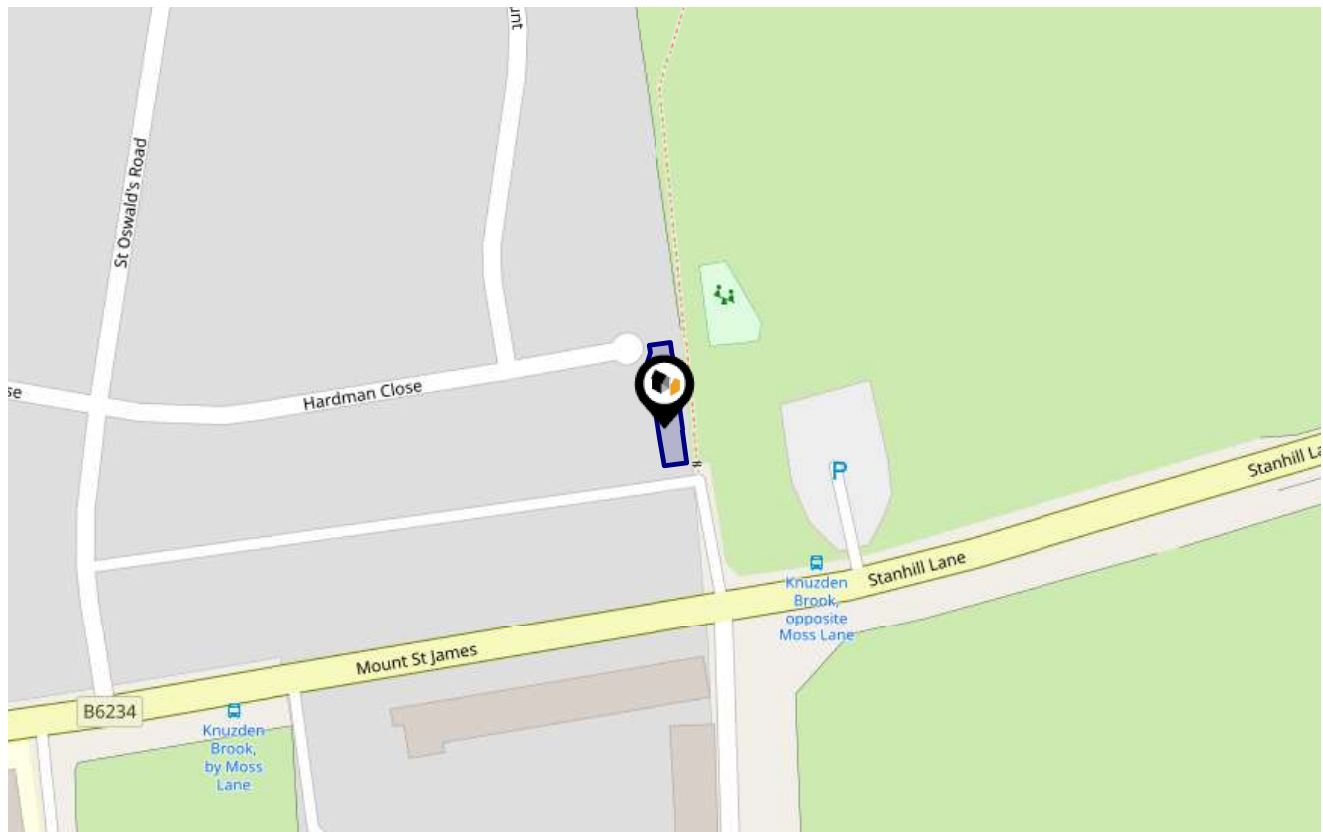


Flood Risk

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.
- 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:



KPF - Key Property Facts

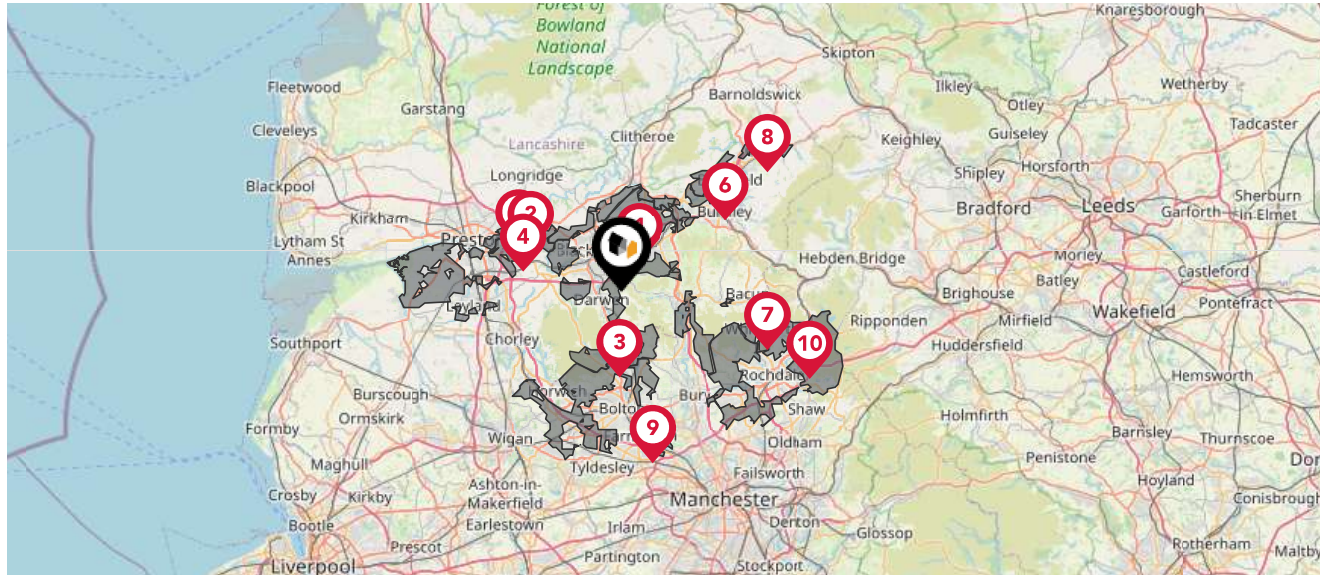
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Maps

Green Belt

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



Nearby Green Belt Land

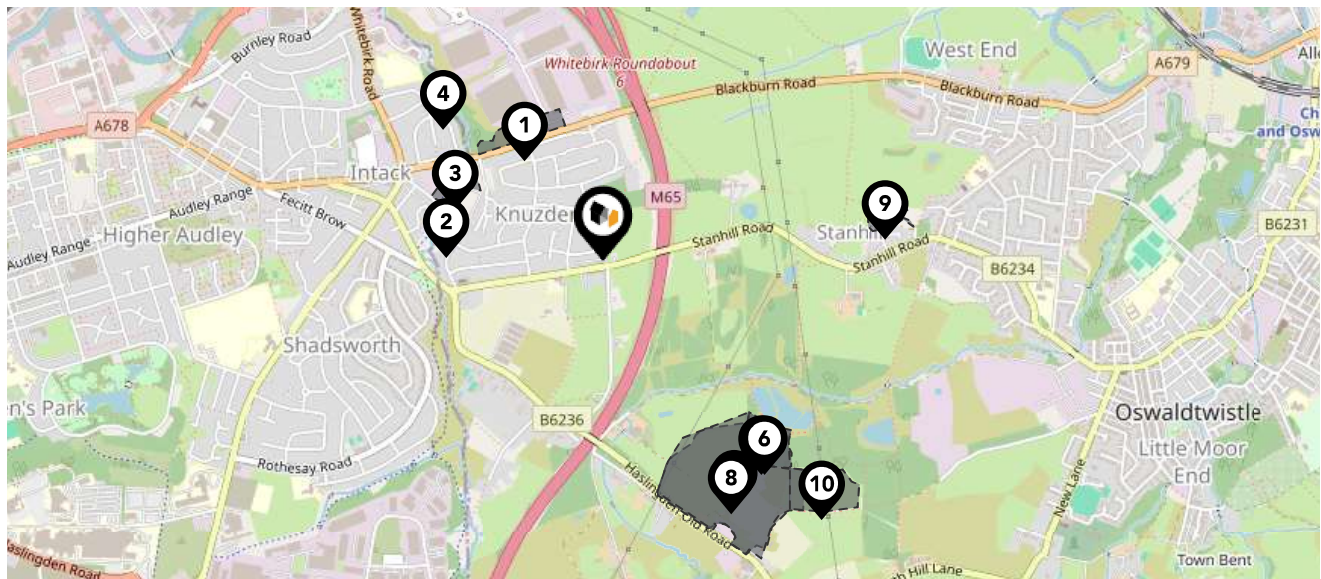
- 1 Merseyside and Greater Manchester Green Belt - Hyndburn
- 2 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 3 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 4 Merseyside and Greater Manchester Green Belt - South Ribble
- 5 Merseyside and Greater Manchester Green 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

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









Maps

Listed Buildings

LANDWOOD
GROUP

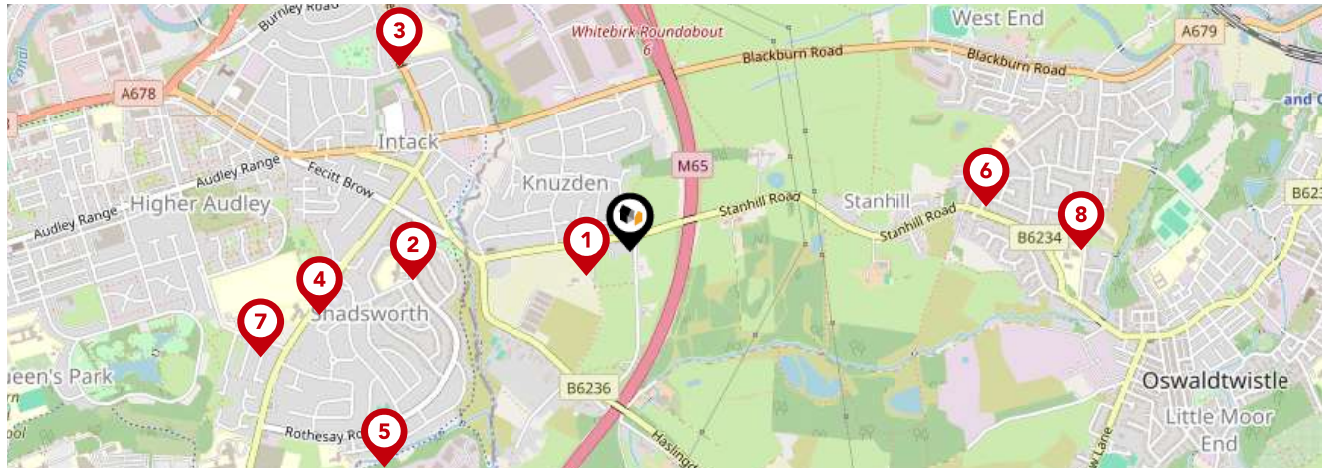
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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

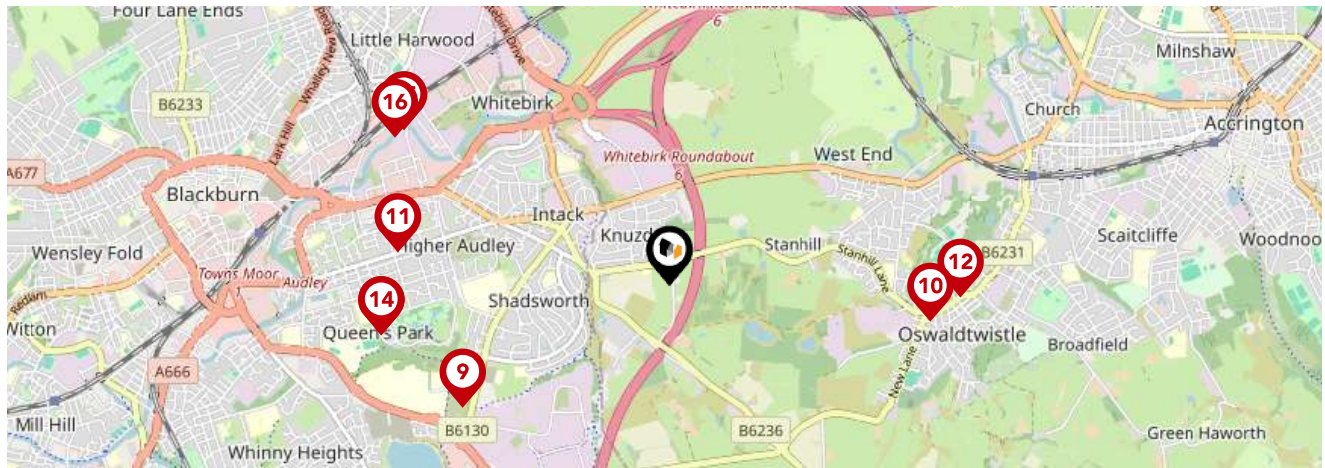
LANDWOOD
GROUP











		Nursery	Primary	Secondary	College	Private
1	Knuzden St Oswald's Church of England Primary Academy 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	Shadsworth Infant School 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	Intack Primary School 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	St Antony's RC Primary School 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	Shadsworth Junior School 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	Oswaldtwistle West End Primary School 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	Our Lady and St John RC High School, a Voluntary Academy 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	Oswaldtwistle White Ash School Ofsted Rating: Outstanding Pupils: 113 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

LANDWOOD
GROUP

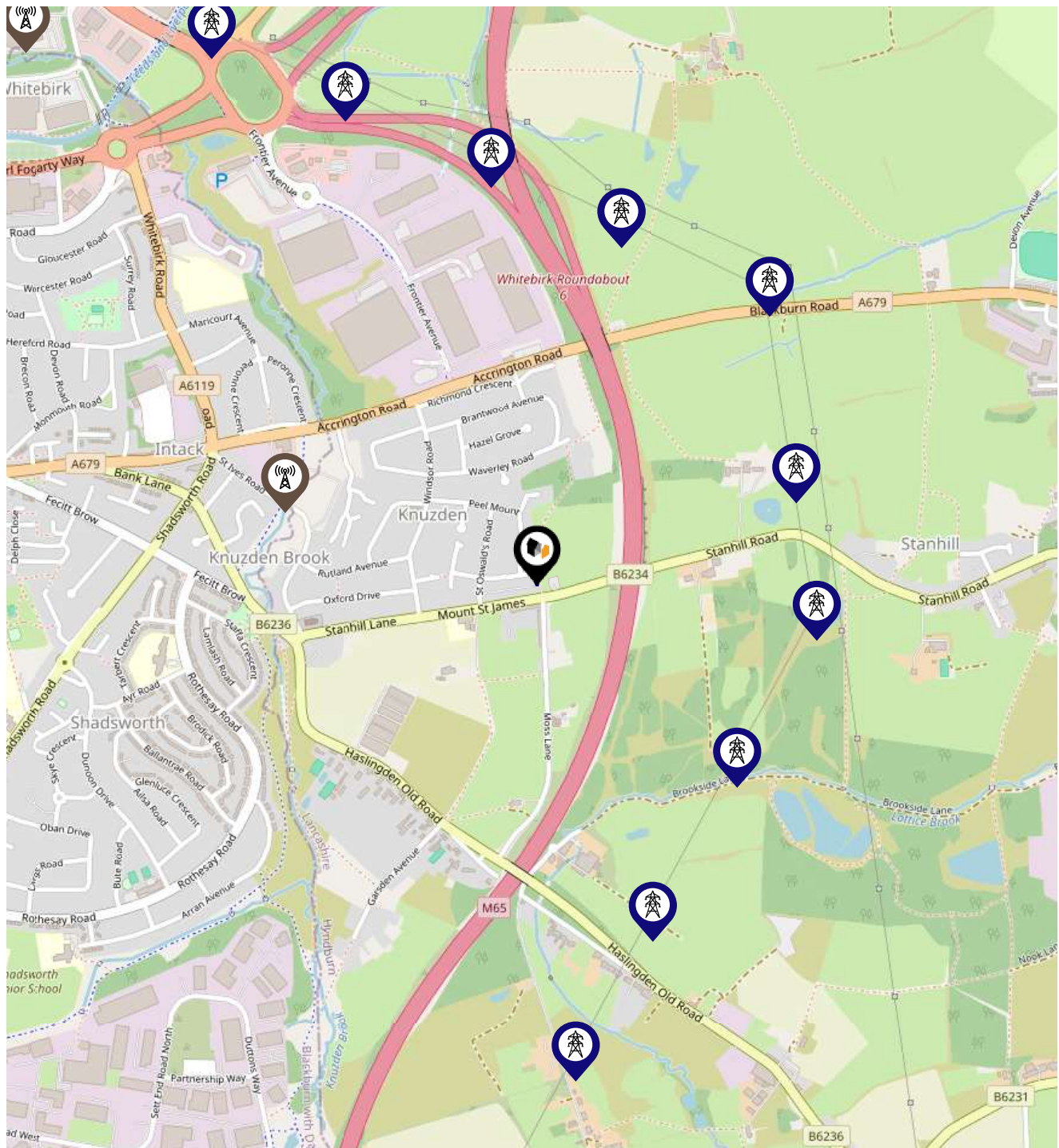


		Nursery	Primary	Secondary	College	Private
	Newfield School Ofsted Rating: Requires improvement Pupils: 229 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oswaldtwistle Moor End Primary School Ofsted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

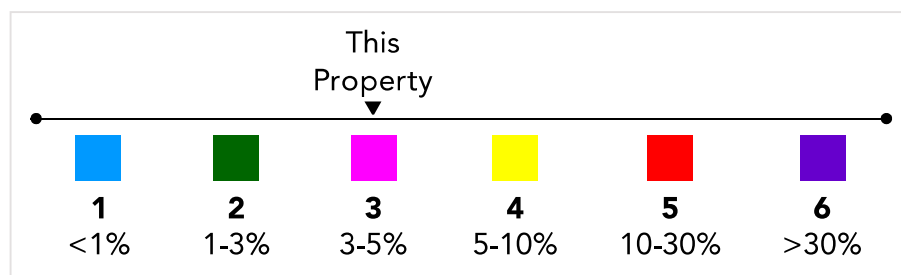
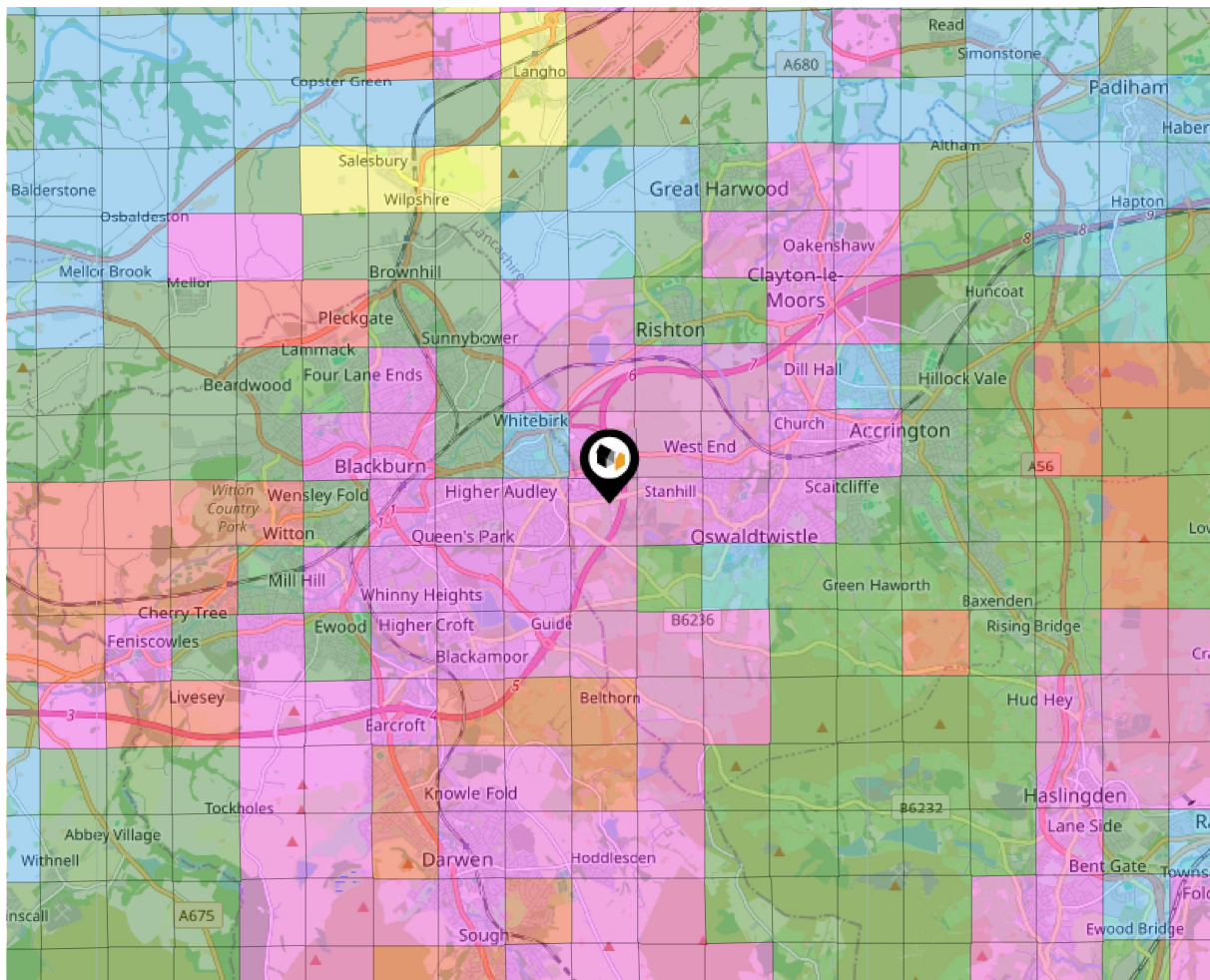


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

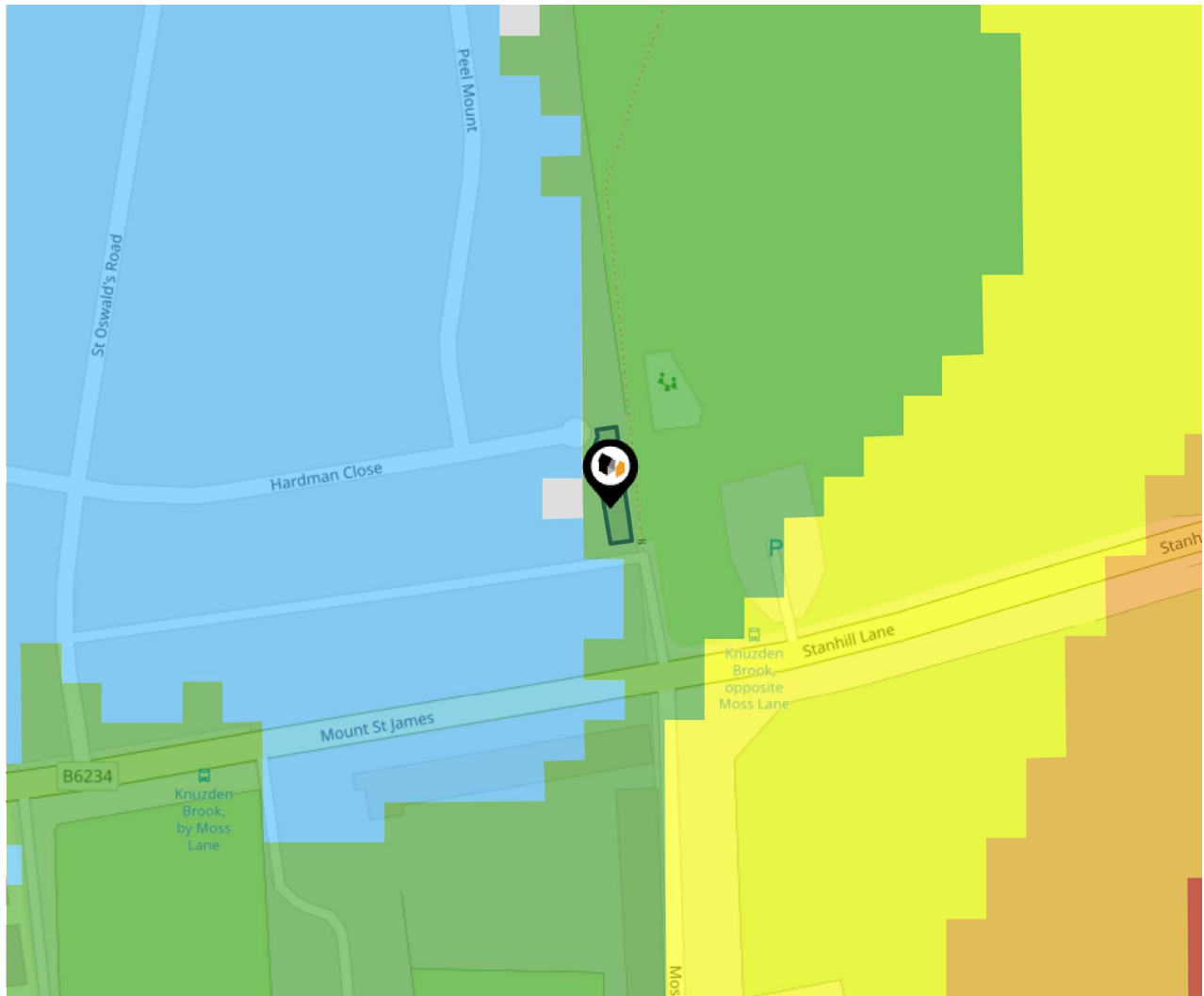
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

LANDWOOD
GROUP



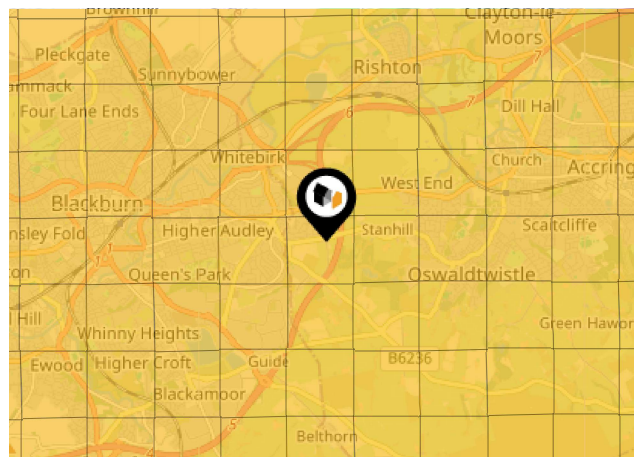
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

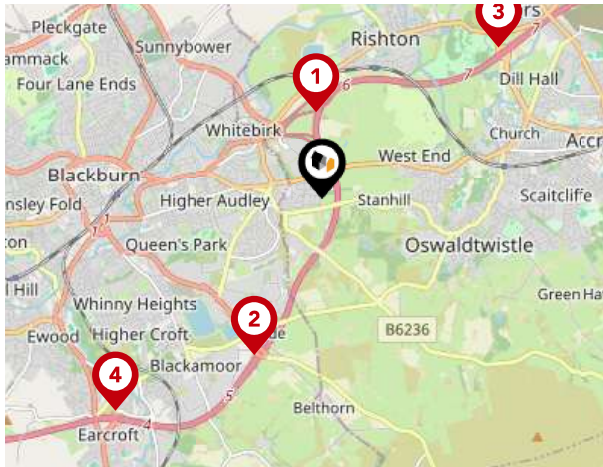
Transport (National)

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National Rail Stations

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



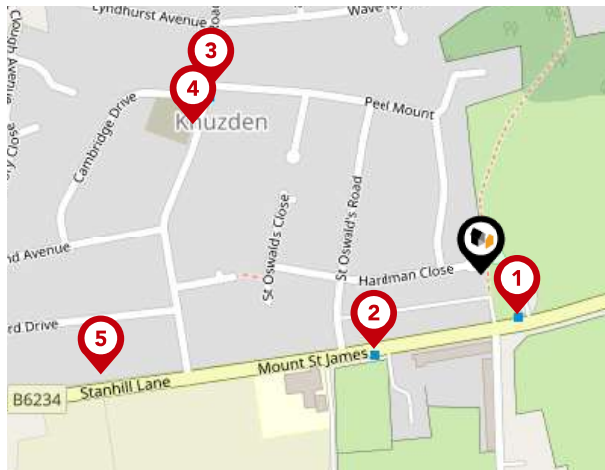
Trunk Roads/Motorways

Pin	Name	Distance
	M65 J6	0.8 miles
	M65 J5	1.59 miles
	M65 J7	2.16 miles
	M65 J4	2.76 miles
	M65 J8	4.89 miles



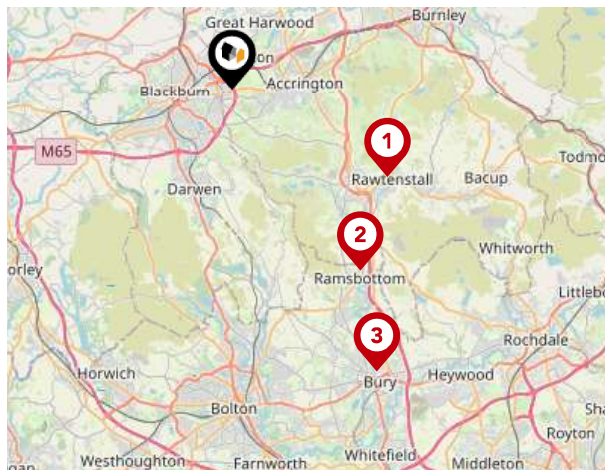
Airports/Helipads

Pin	Name	Distance
	Manchester Airport	26.85 miles
	Speke	33.11 miles
	Highfield	25.03 miles
	Leeds Bradford Airport	32.67 miles



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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