

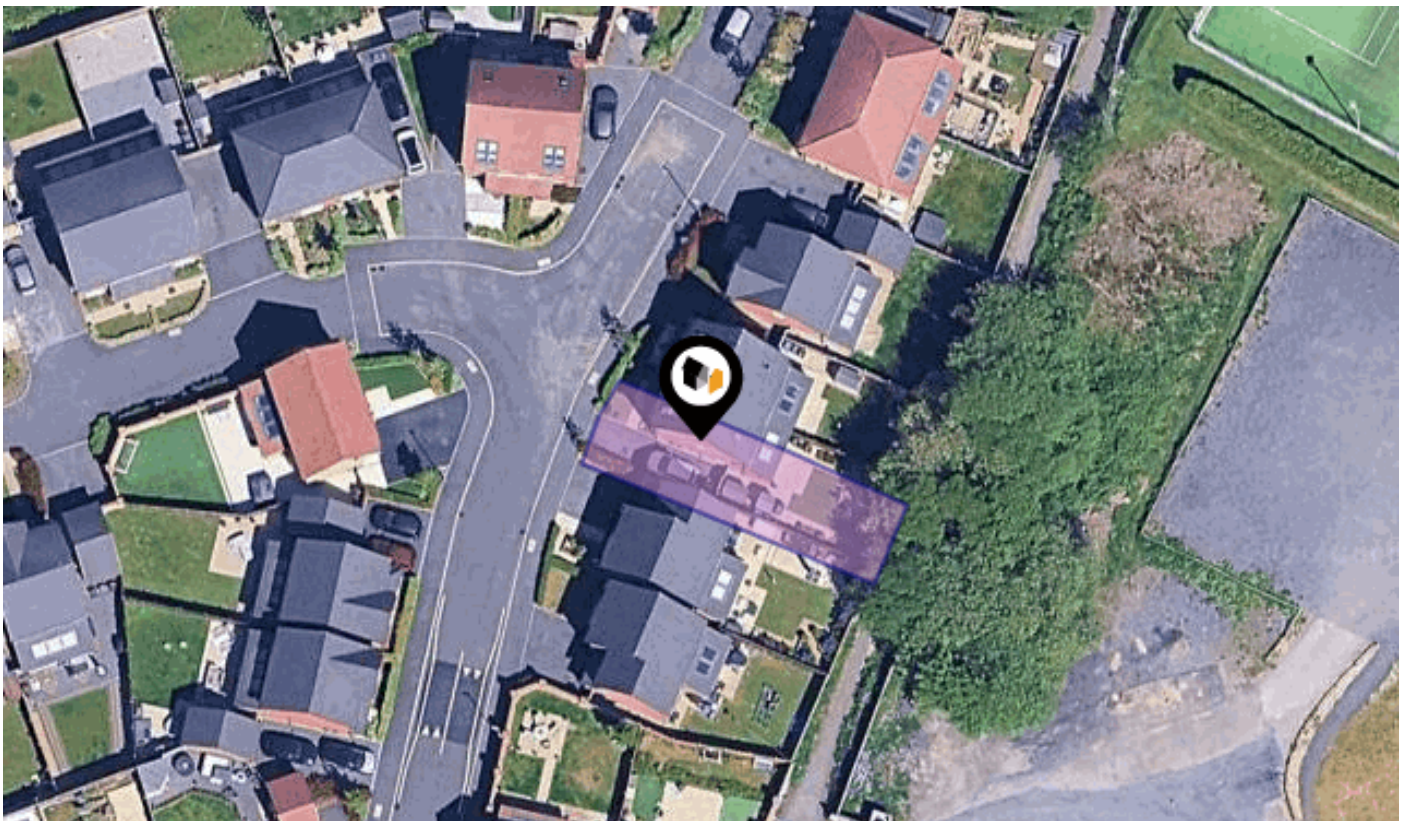


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th August 2026



BOWLER AVENUE, ACCRINGTON, BB5

Pendle Hill Properties

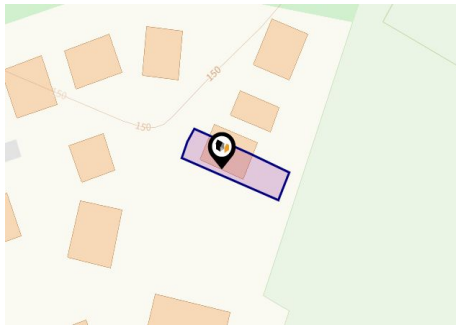
74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	973 ft ² / 90 m ²
Plot Area:	0.05 acres
Council Tax :	Band C
Annual Estimate:	£2,192
Title Number:	LAN268409

Tenure:	Freehold
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Local Area

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

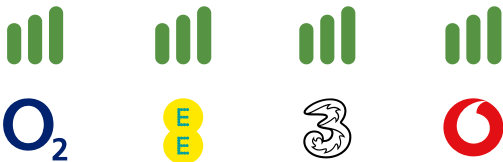
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

10	38	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





BOWLER AVENUE, ACCRINGTON, BB5

Second Floor

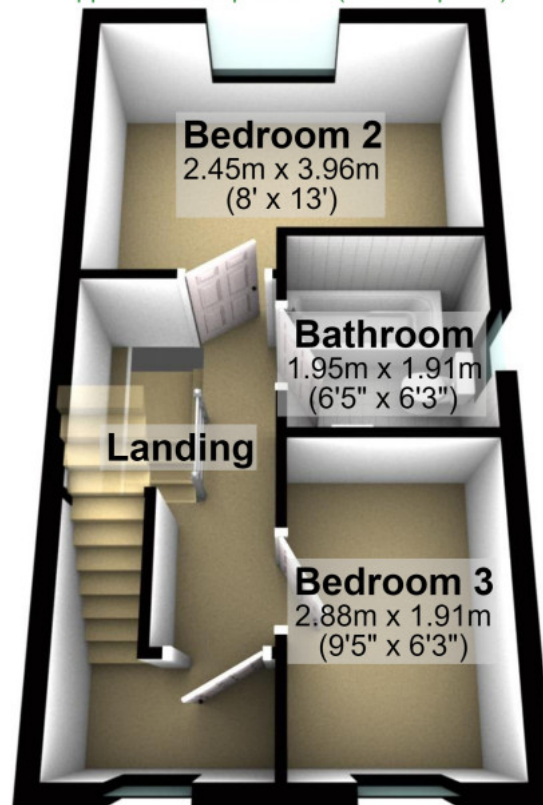
Approx. 25.8 sq. metres (277.7 sq. feet)



BOWLER AVENUE, ACCRINGTON, BB5

First Floor

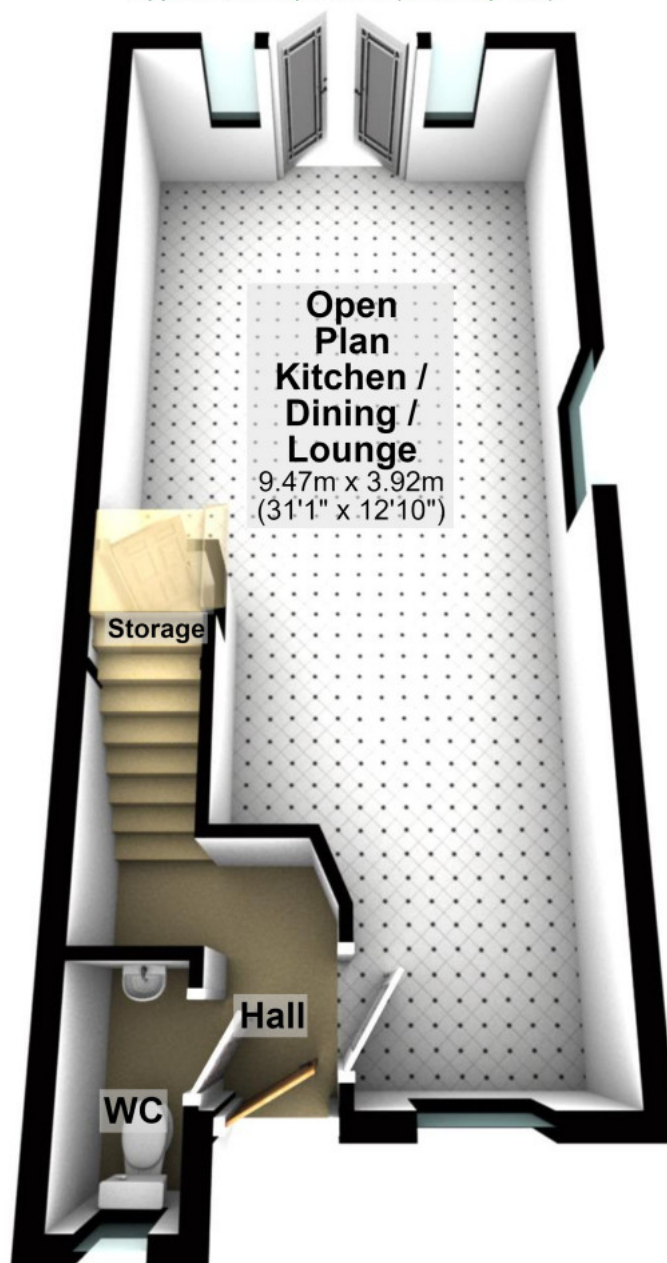
Approx. 29.0 sq. metres (311.8 sq. feet)



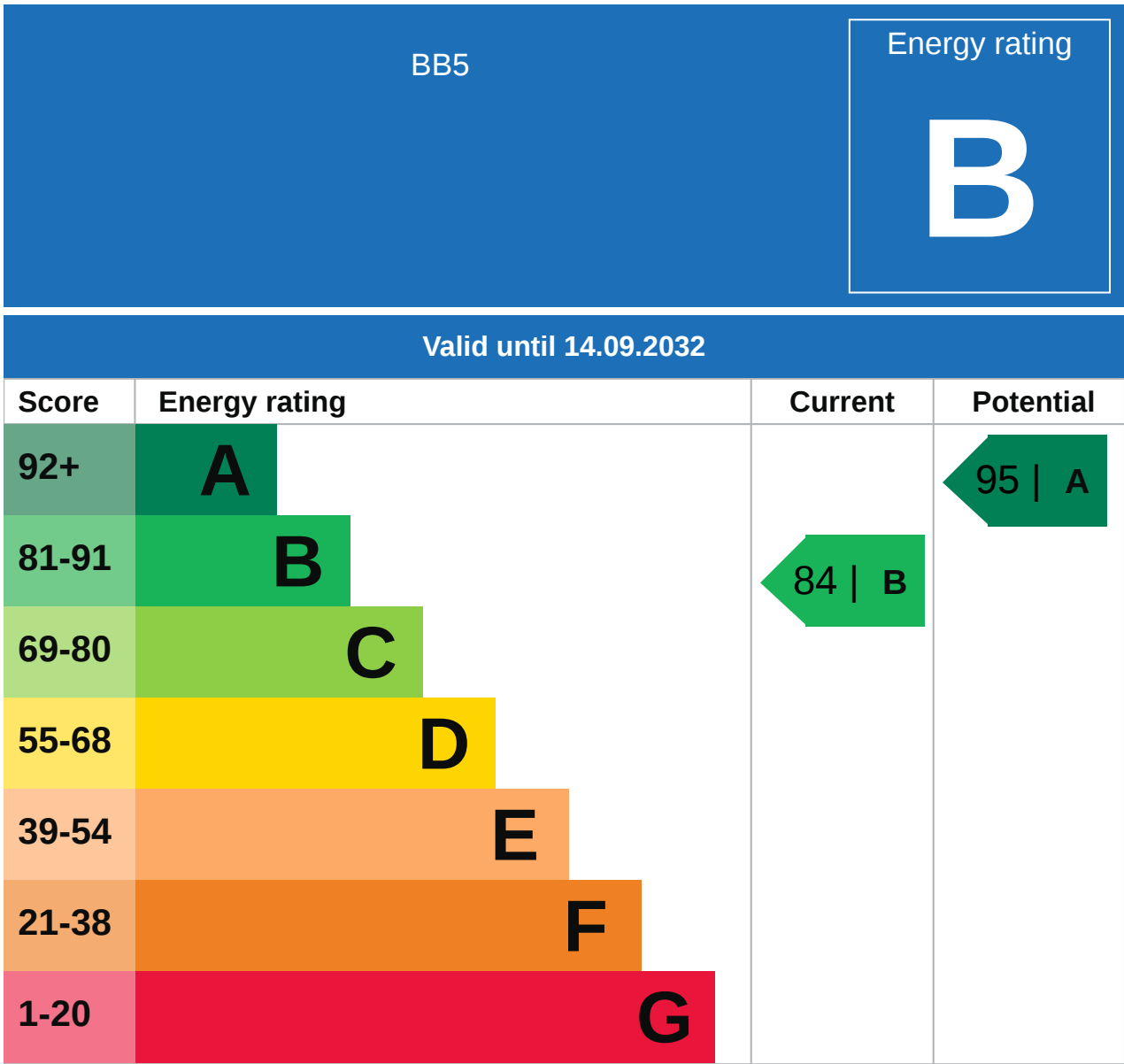
BOWLER AVENUE, ACCRINGTON, BB5

Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 90.4 sq. metres (973.1 sq. feet)



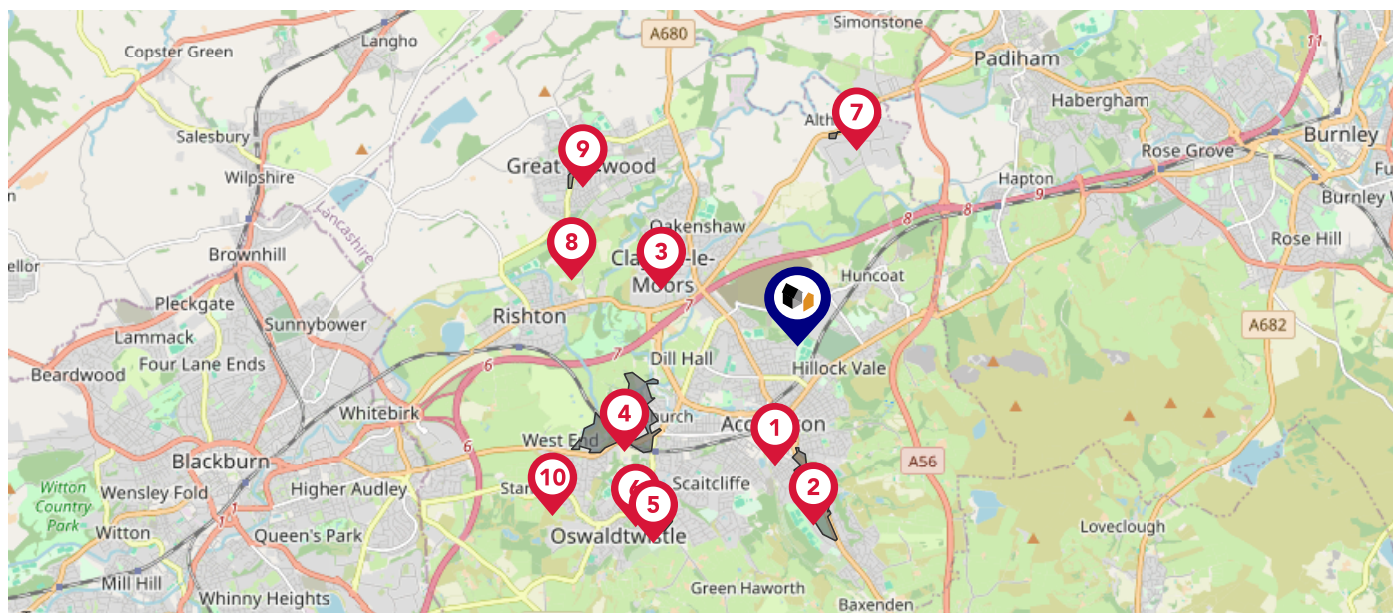
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m ² K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² K
Total Floor Area:	98 m ²

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.



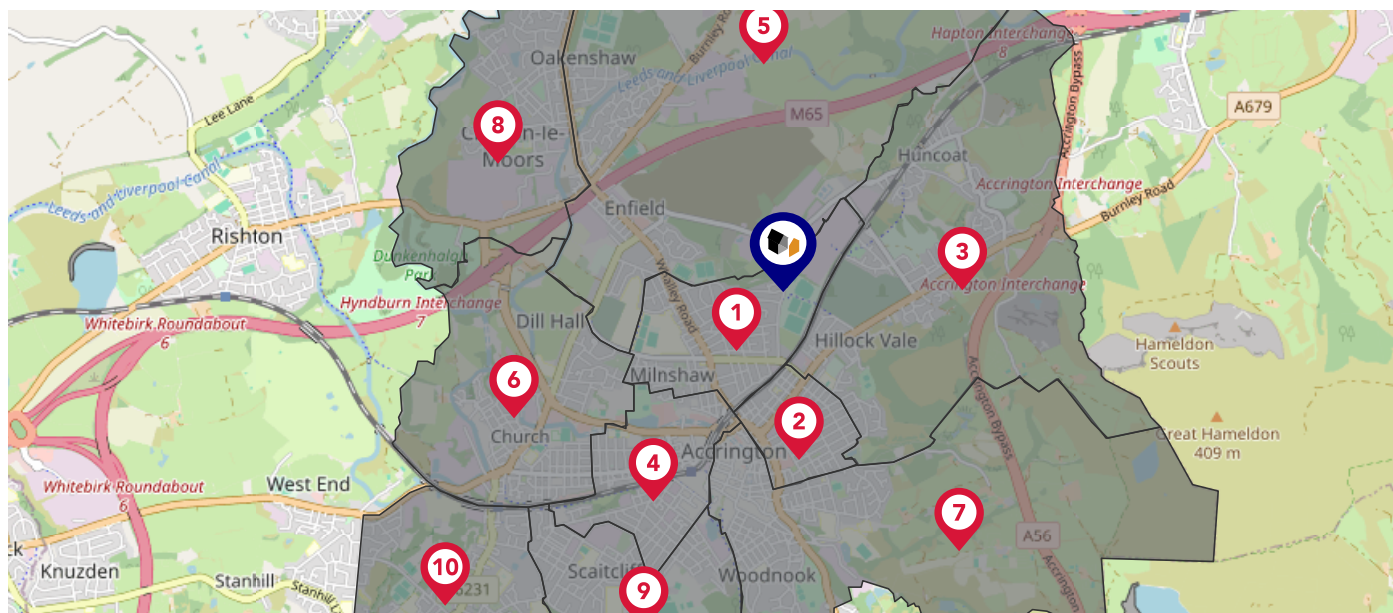
Nearby Conservation Areas

-  Accrington Town Centre
-  Christ Church
-  Mercer Park
-  Church Canalside
-  Rhyddings
-  Straits
-  St James
-  Tottleworth
-  Great Harwood
-  Stanhill

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

Milnshaw Ward

2

Peel Ward

3

Huncoat Ward

4

Central Ward

5

Altham Ward

6

Church Ward

7

Barnfield Ward

8

Clayton-le-Moors Ward

9

Spring Hill Ward

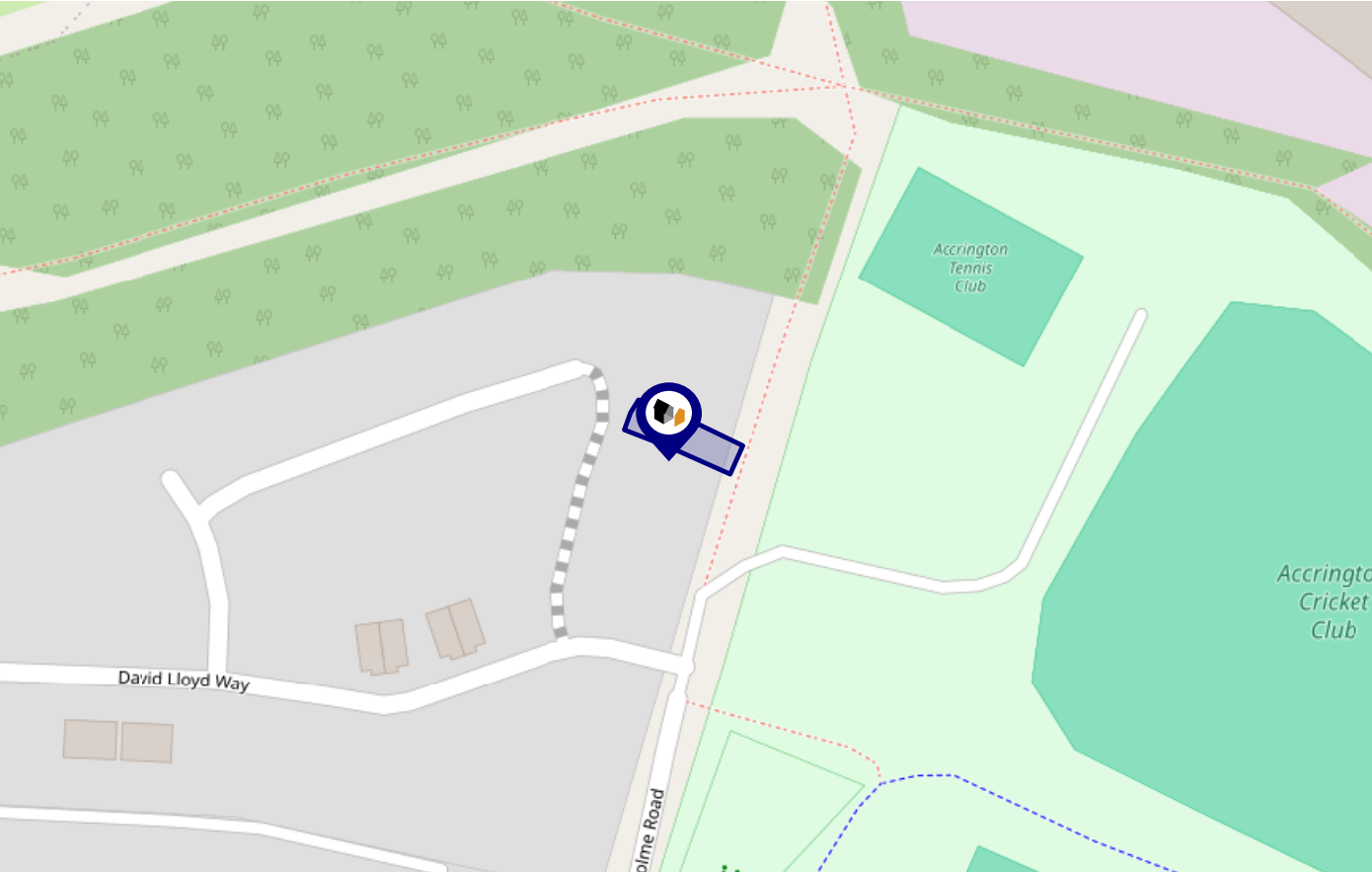
10

St. Andrew's 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.

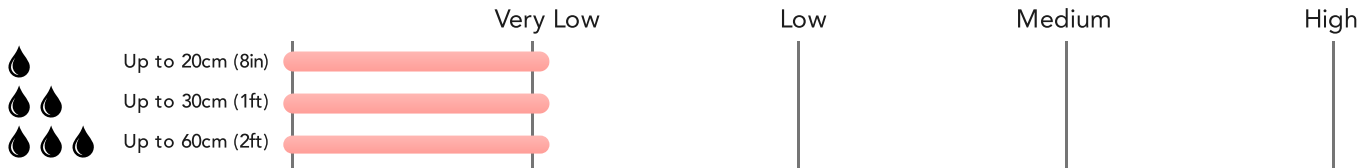


Risk Rating: Very low

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.

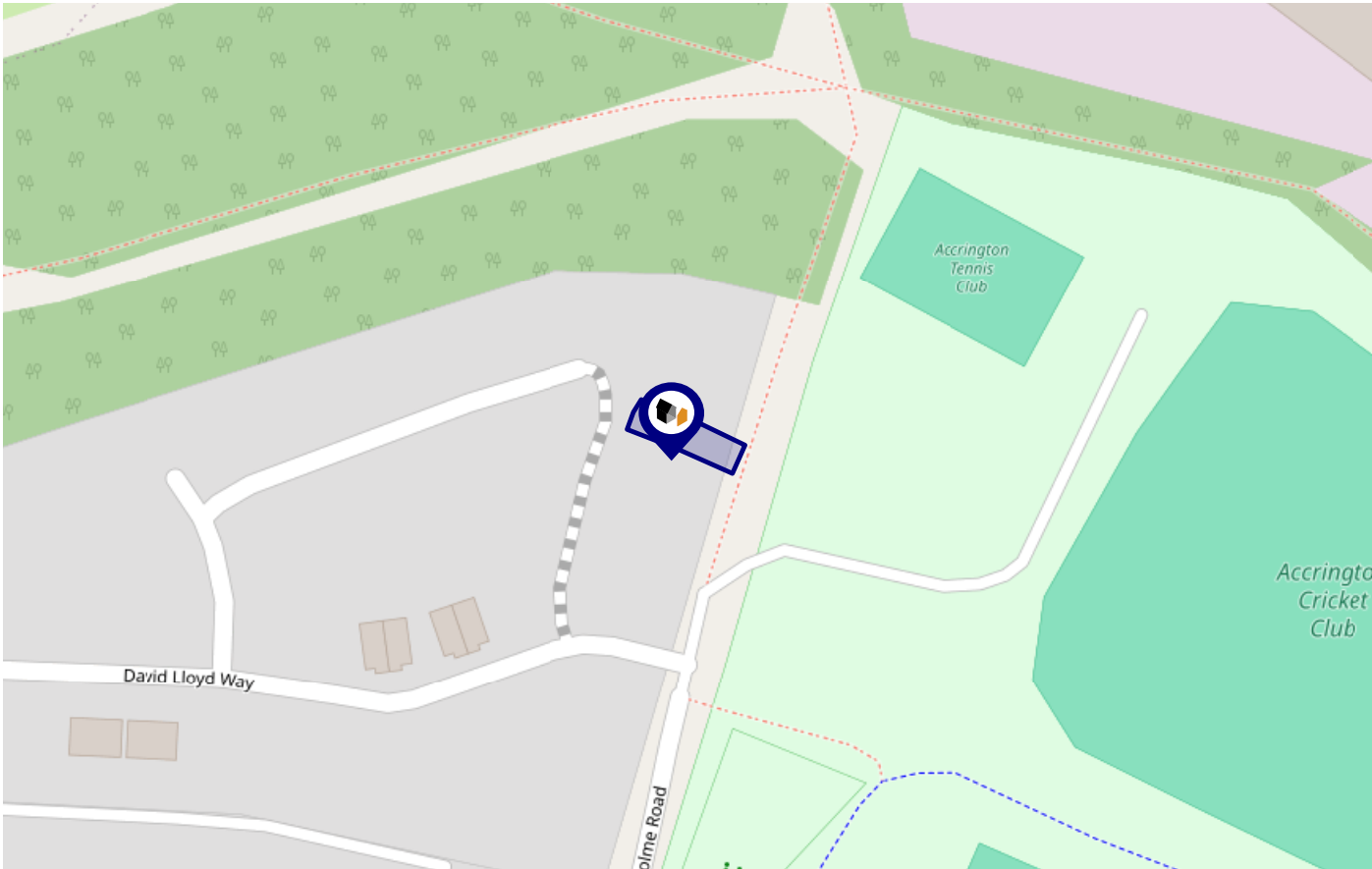
Chance of flooding to the following depths at this property:



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.

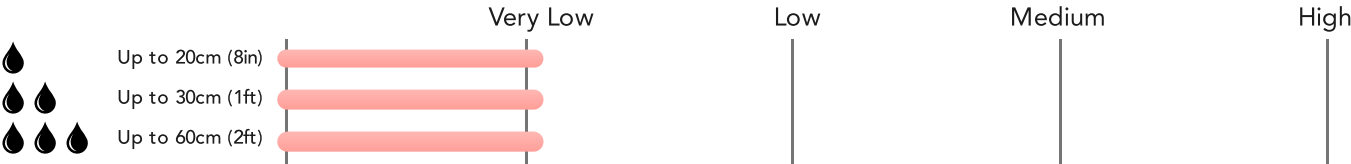


Risk Rating: Very low

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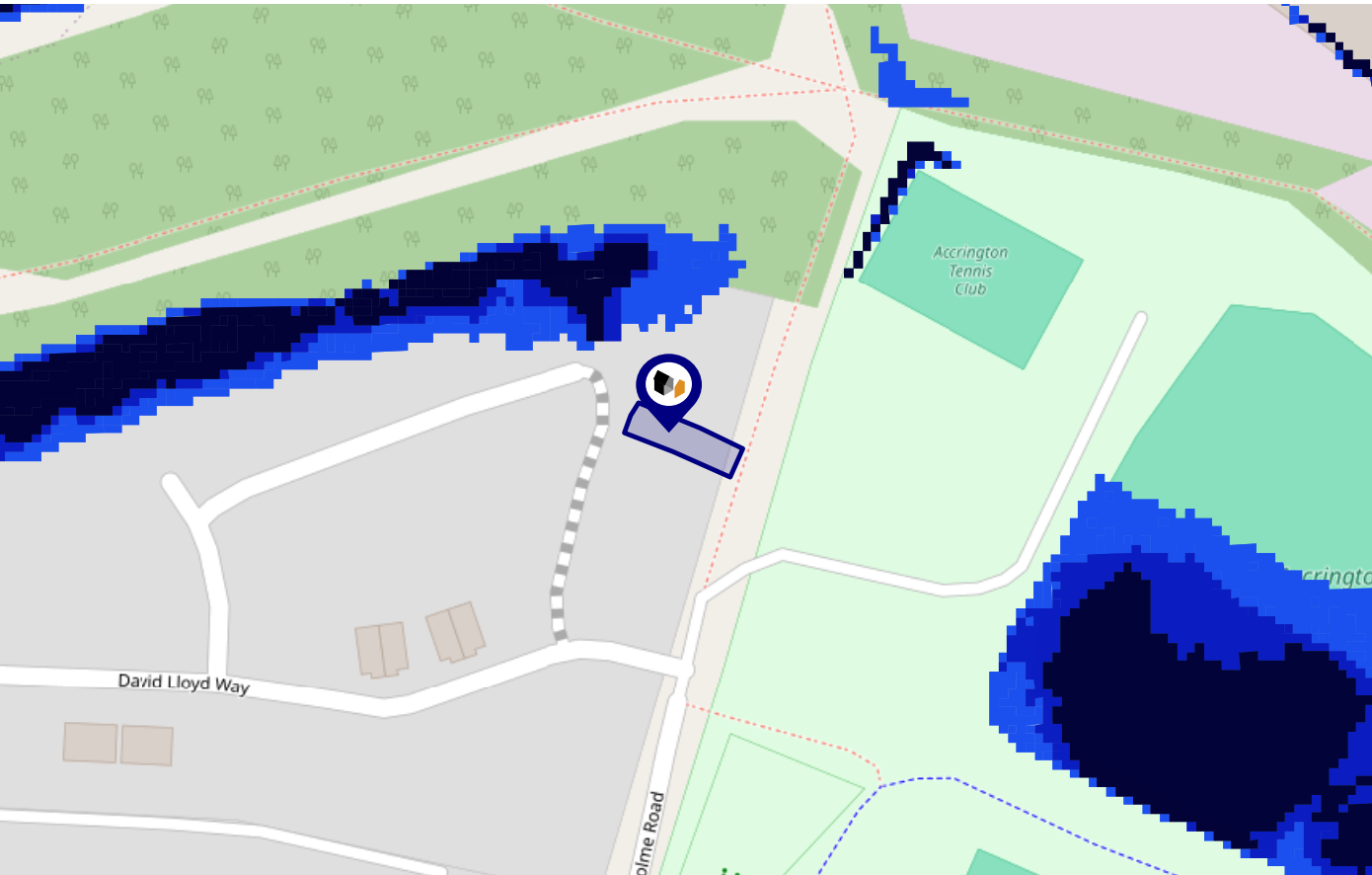
Chance of flooding to the following depths at this property:



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.

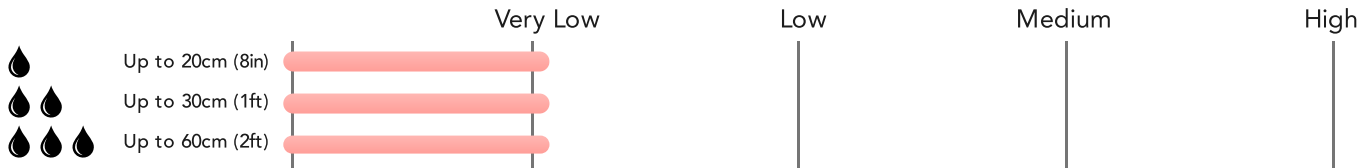


Risk Rating: Very low

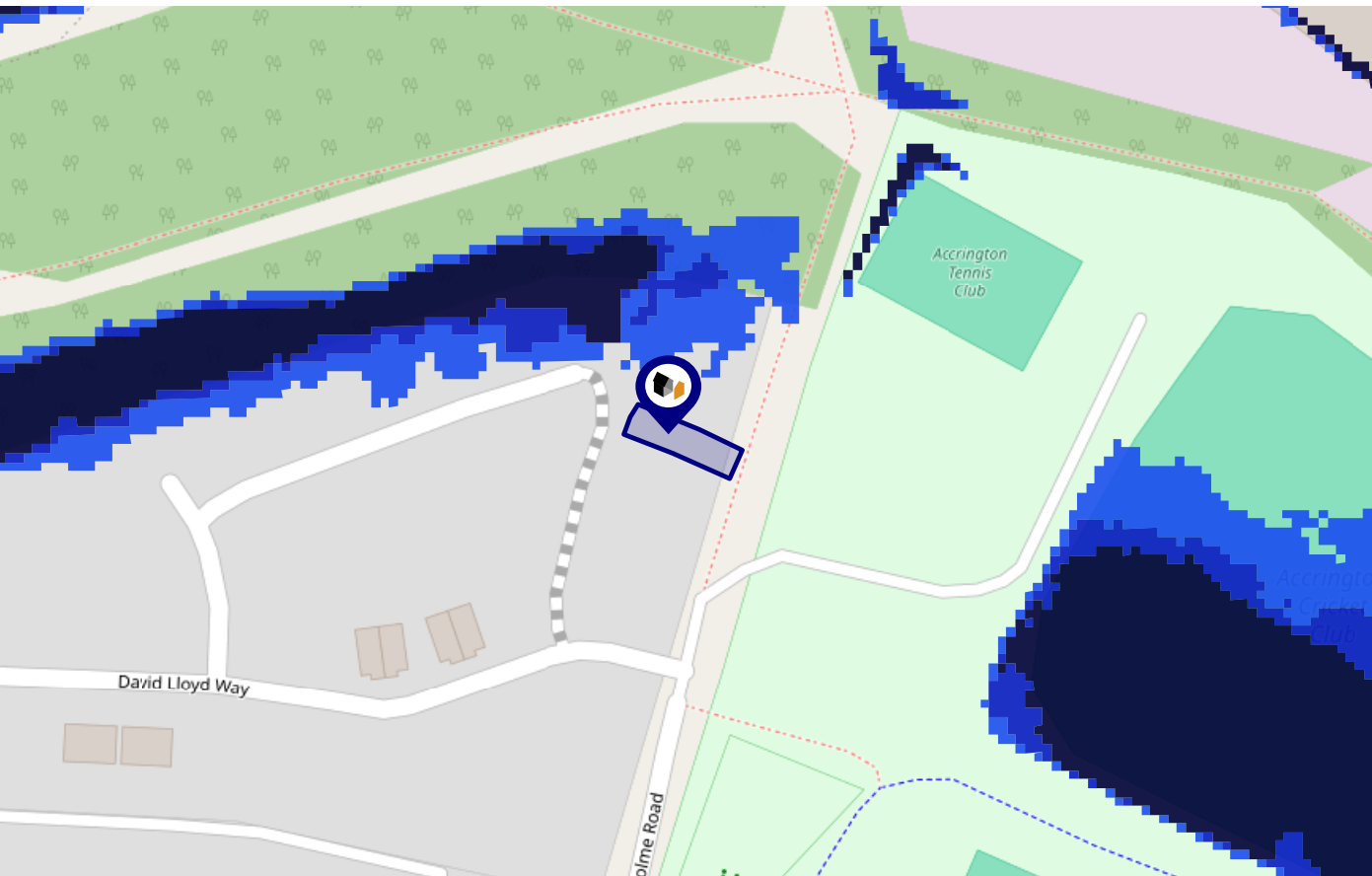
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



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.

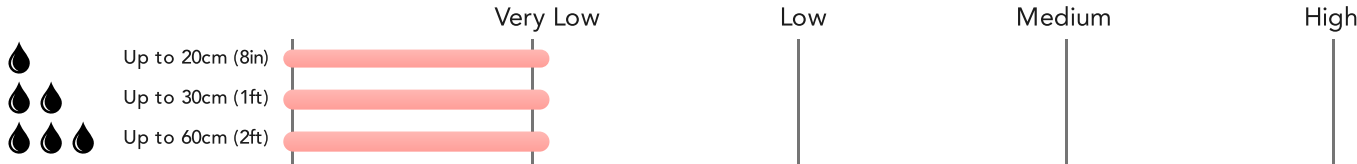


Risk Rating: Very low

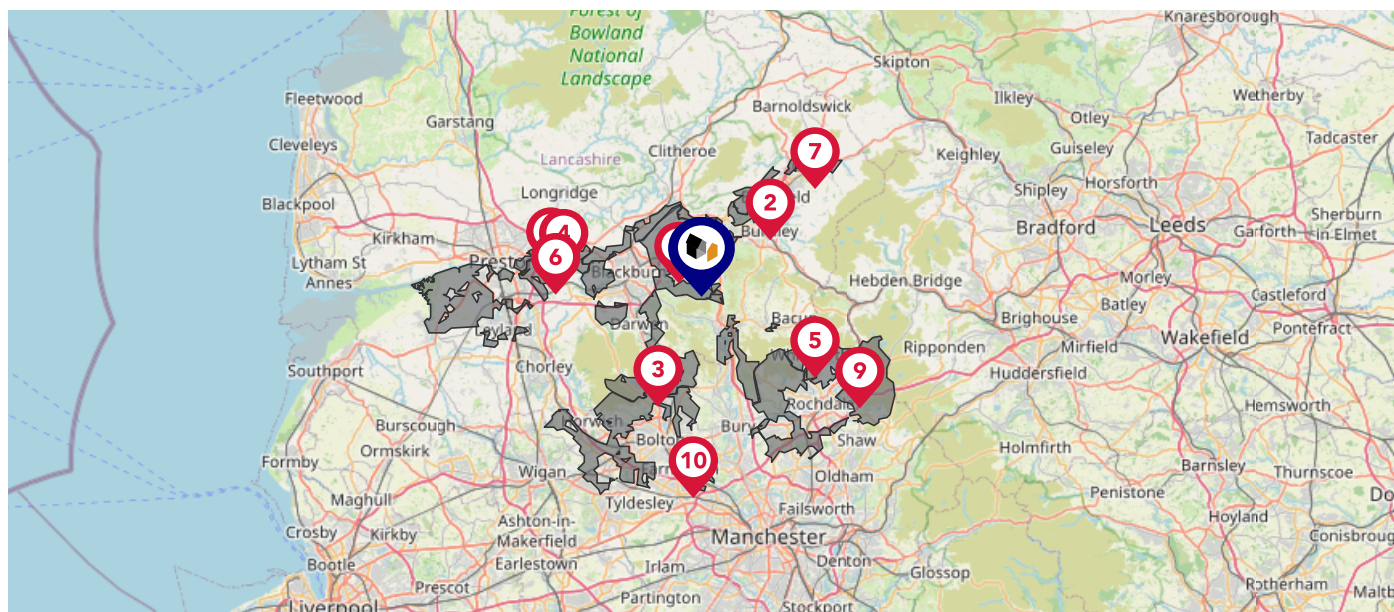
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Hyndburn

2

Merseyside and Greater Manchester Green Belt - Burnley

3

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

4

Merseyside and Greater Manchester Green Belt - Ribble Valley

5

Merseyside and Greater Manchester Green Belt - Rossendale

6

Merseyside and Greater Manchester Green Belt - South Ribble

7

Merseyside and Greater Manchester Green Belt - Pendle

8

Merseyside and Greater Manchester Green Belt - Preston

9

Merseyside and Greater Manchester Green Belt - Rochdale

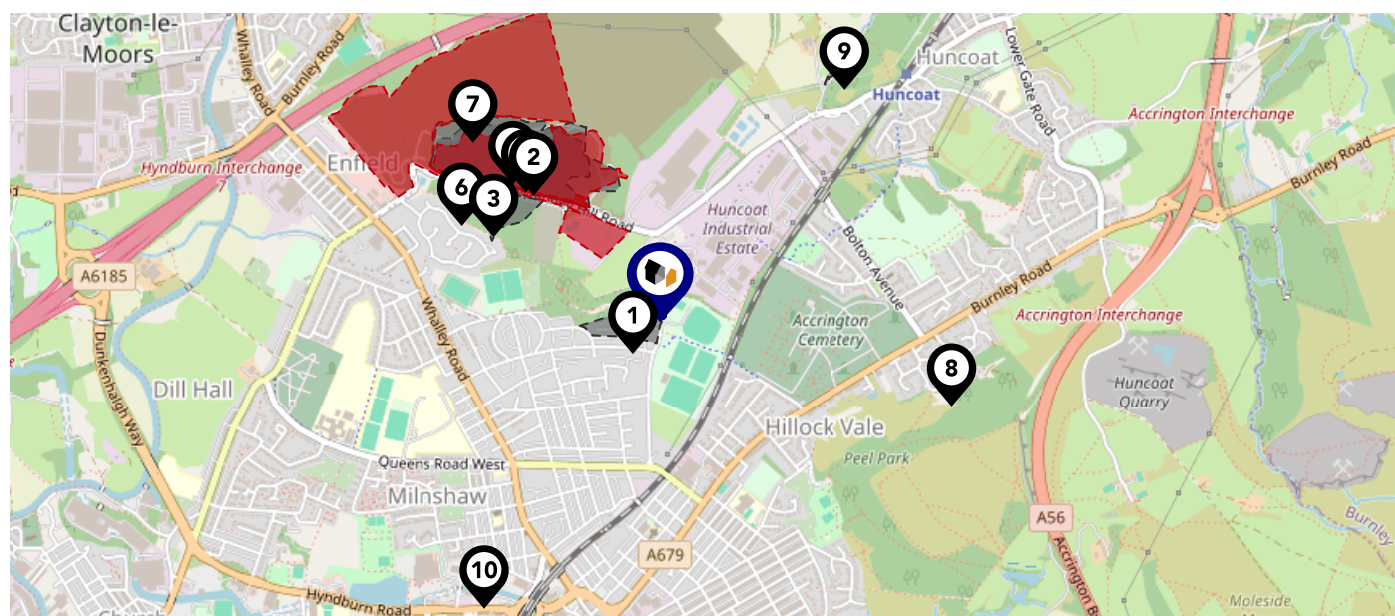
10

Merseyside and Greater Manchester Green Belt - Bolton

Maps

Landfill Sites

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.



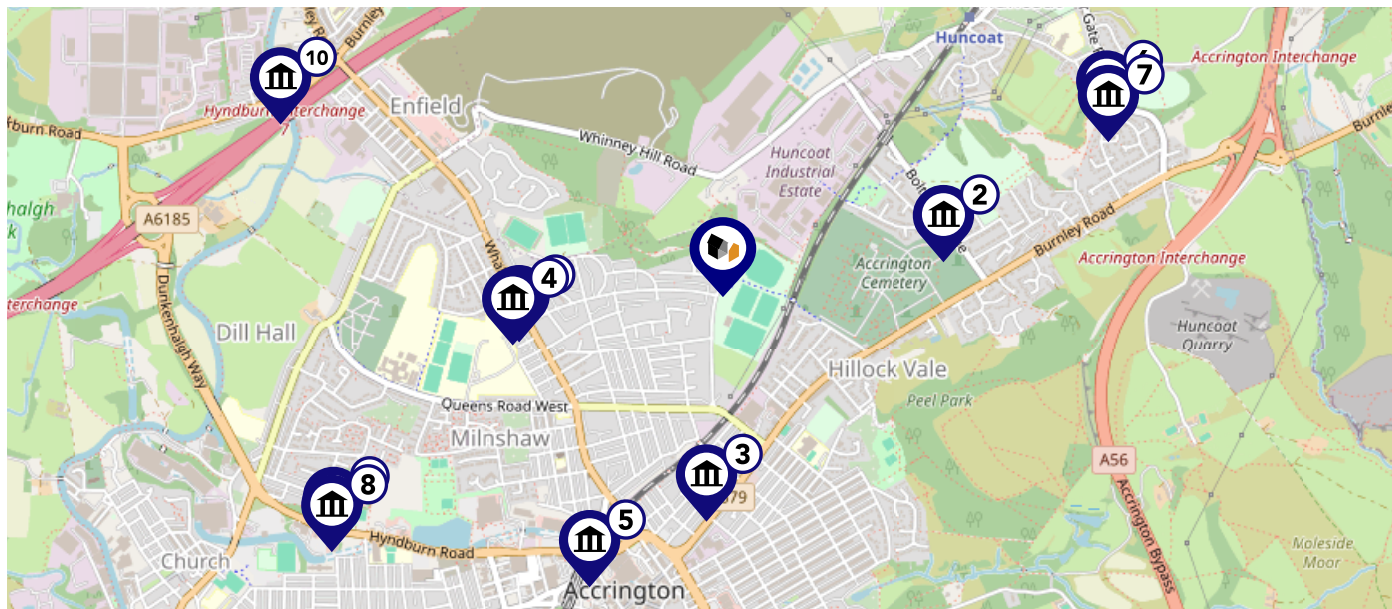
Nearby Landfill Sites

1	Laneside-Ribblesdale Avenue, Accrington, Hyndburn, Lancashire	Historic Landfill	
2	EA/EPR/AP3096LZ/V011	Active Landfill	
3	Accrington Brick and Tile Works-Whinney Hill Road, Accrington, Lancashire	Historic Landfill	
4	Nori (Whinney Hill) Quarry-Whinney Hill Road, Accrington, Lancashire	Historic Landfill	
5	Nori Brickworks-Altham, Lancashire	Historic Landfill	
6	Accrington Brick and Tile Works-Whinney Hill Road, Clayton le Moors, Accrington, Lancashire	Historic Landfill	
7	No name provided by source	Active Landfill	
8	Foxwood Chase-Burnley Road, Huncoat, Accrington, Lancashire	Historic Landfill	
9	Huncoat Sewage and Treatment Works-Off Enfield Road, Huncoat, Lancashire	Historic Landfill	
10	Gas Holder Station-Hyndburn Road, Accrington, Lancashire	Historic Landfill	

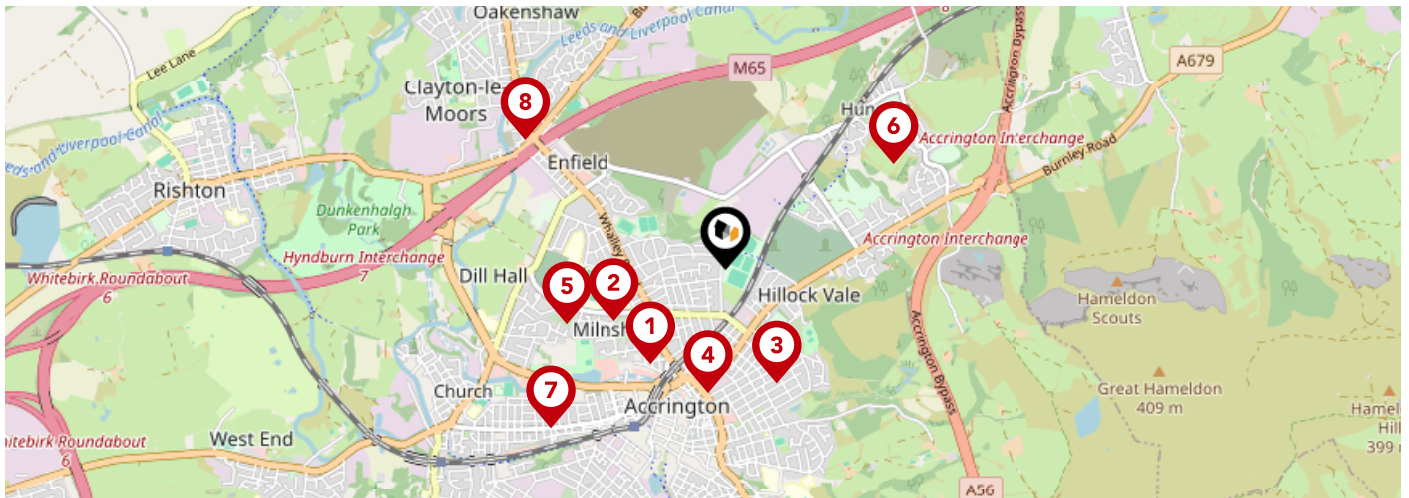
Maps

Listed Buildings

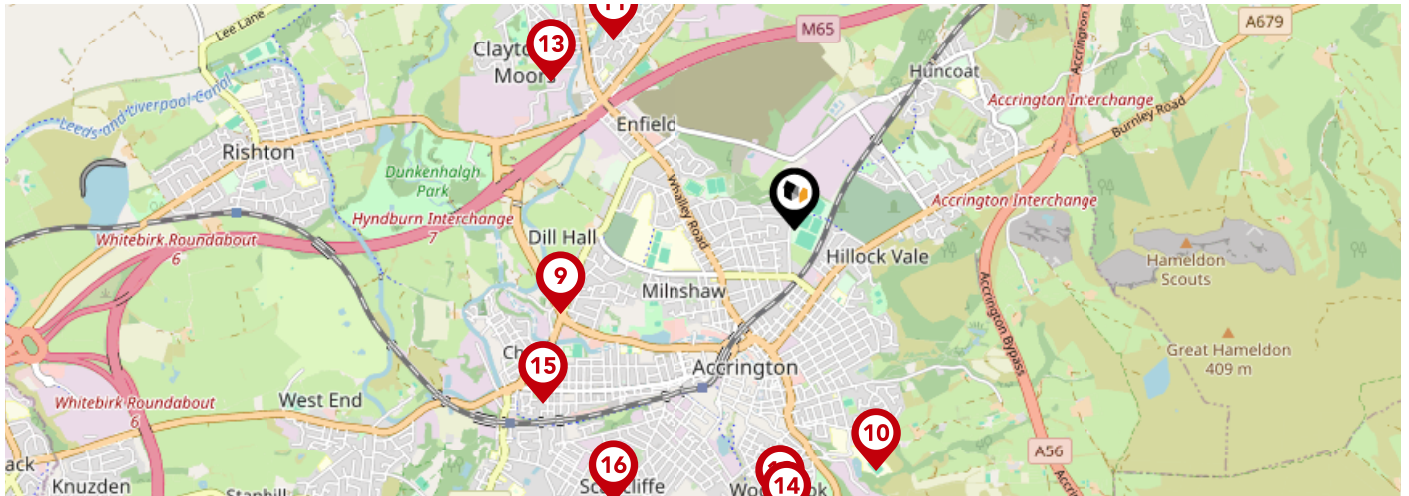
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1280501 - Dyke Nook Lodge	Grade II	0.4 miles
 1072745 - Church Of St Augustine (of Hippo)	Grade II	0.5 miles
 1072742 - Church Of St John The Evangelist	Grade II	0.5 miles
 1362020 - Gate Piers And Perimeter Wall To Dyke Nook Lodge	Grade II	0.5 miles
 1362012 - Railway Viaduct	Grade II	0.7 miles
 1362019 - Hill House Farmhouse	Grade II	0.9 miles
 1280536 - Village Stocks In Corner Of Road 100 Metres East Of Hill House	Grade II	0.9 miles
 1072727 - War Memorial Circa 30 Metres In Front Of Elmfield Hall	Grade II	1.0 miles
 1072726 - Elmfield Hall	Grade II	1.0 miles
 1362002 - Stable Block On East Side Of Leeds-liverpool Canal Opposite Canal Company Warehouses	Grade II	1.0 miles



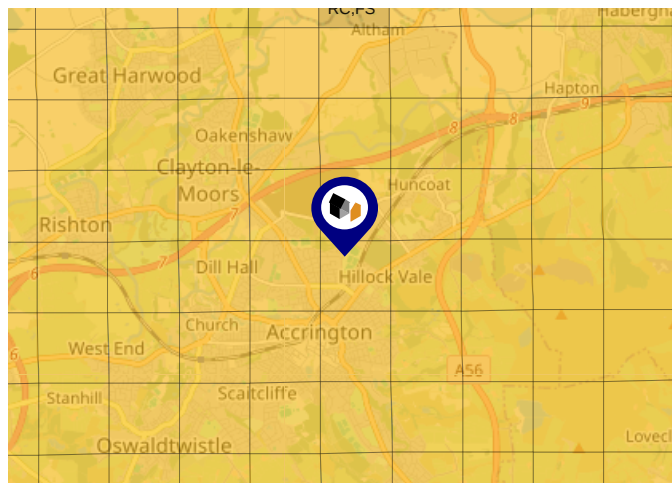
		Nursery	Primary	Secondary	College	Private
1	Accrington St Mary Magdalen's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.54	☐	☒	☐	☐	☐
2	Accrington Academy Ofsted Rating: Requires improvement Pupils: 1051 Distance:0.55	☐	☐	☒	☐	☐
3	Accrington Peel Park Primary School Ofsted Rating: Outstanding Pupils: 620 Distance:0.55	☐	☒	☐	☐	☐
4	Accrington St John with St Augustine Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.55	☐	☒	☐	☐	☐
5	Accrington St Christopher's Church of England High School Ofsted Rating: Good Pupils: 1313 Distance:0.74	☐	☐	☒	☐	☐
6	Accrington Huncoat Primary School Ofsted Rating: Good Pupils: 205 Distance:0.87	☐	☒	☐	☐	☐
7	Accrington Hyndburn Park Primary School Ofsted Rating: Good Pupils: 449 Distance:1.04	☐	☒	☐	☐	☐
8	Clayton-le-Moors Mount Pleasant Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance:1.05	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Nicholas Church of England Primary School Ofsted Rating: Good Pupils: 198 Distance: 1.09	☐	☒	☐	☐	☐
10	St Anne's and St Joseph's RC Primary School, A Voluntary Academy Ofsted Rating: Not Rated Pupils: 153 Distance: 1.11	☐	☒	☐	☐	☐
11	St Mary's Roman Catholic Primary School, Clayton-le-Moors Ofsted Rating: Good Pupils: 127 Distance: 1.16	☐	☒	☐	☐	☐
12	Accrington Woodnook Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.22	☐	☒	☐	☐	☐
13	Clayton-le-Moors All Saints' Church of England Primary School Ofsted Rating: Good Pupils: 268 Distance: 1.25	☐	☒	☐	☐	☐
14	Lee Royd Nursery School Ofsted Rating: Good Pupils: 96 Distance: 1.29	☒	☐	☐	☐	☐
15	Sacred Heart Roman Catholic Primary School, Church Ofsted Rating: Requires improvement Pupils: 205 Distance: 1.34	☐	☒	☐	☐	☐
16	Accrington Spring Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 382 Distance: 1.43	☐	☒	☐	☐	☐

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)		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



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



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/



/pendlehillproperties/



/PendleHillProps



/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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