

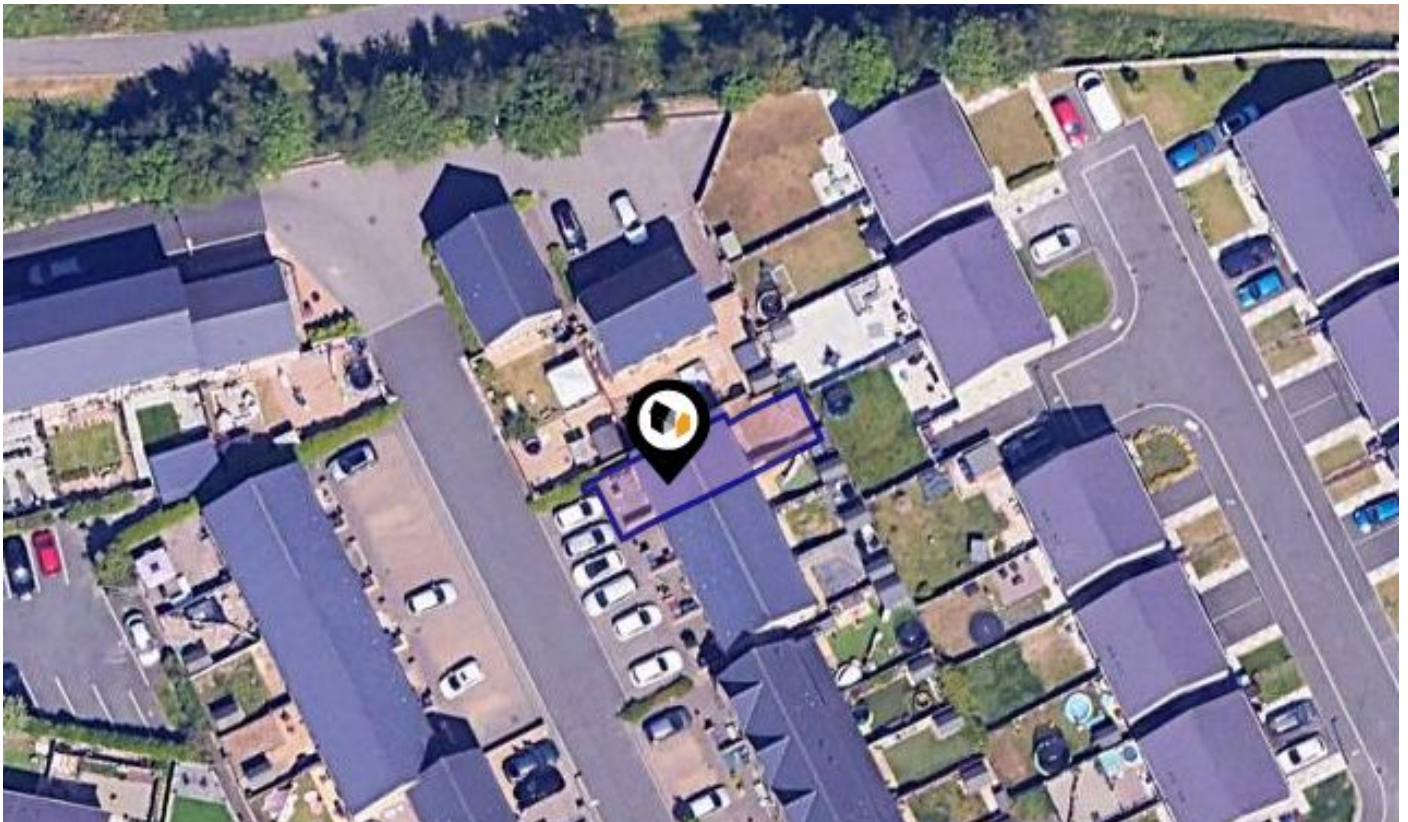


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> January 2026



**ORCHARD AVENUE, PADIHAM, BURNLEY, BB12**

## Pendle Hill Properties

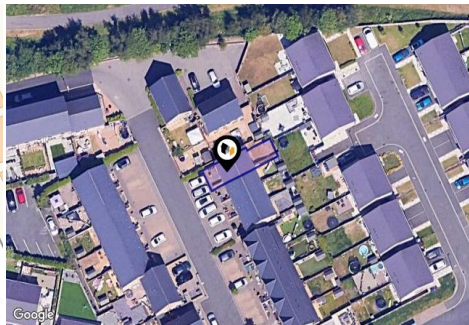
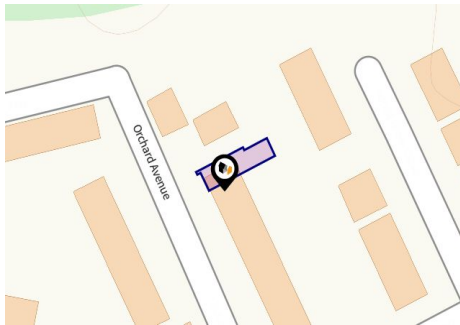
74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

[nicki@pendlehillproperties.co.uk](mailto:nicki@pendlehillproperties.co.uk)

[www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)





## Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.02 acres
Year Built :	2014
Council Tax :	Band B
Annual Estimate:	£1,910
Title Number:	LAN152765

**Tenure:** Freehold

## Local Area

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

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

**16**  
mb/s



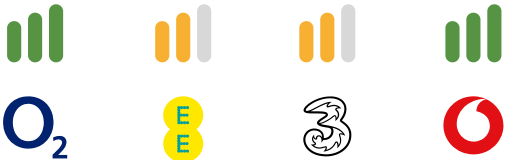
**80**  
mb/s



**2000**  
mb/s



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



**Satellite/Fibre TV Availability:**



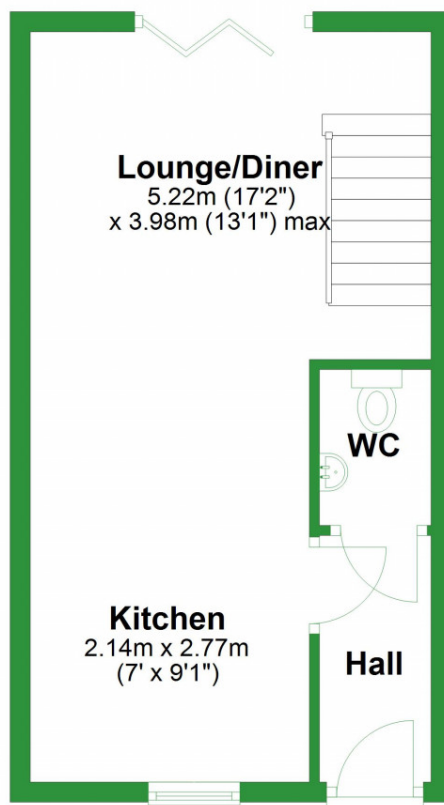




## ORCHARD AVENUE, PADIHAM, BURNLEY, BB12

### Ground Floor

Approx. 29.7 sq. metres (319.9 sq. feet)

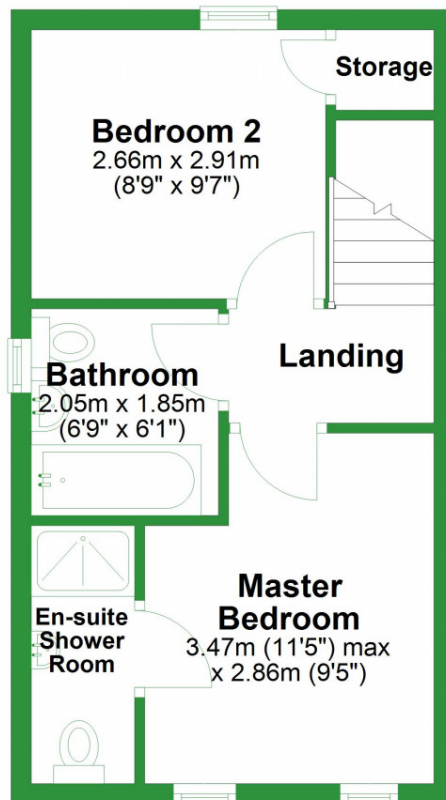


Total area: approx. 59.4 sq. metres (639.8 sq. feet)

## ORCHARD AVENUE, PADIHAM, BURNLEY, BB12

### First Floor

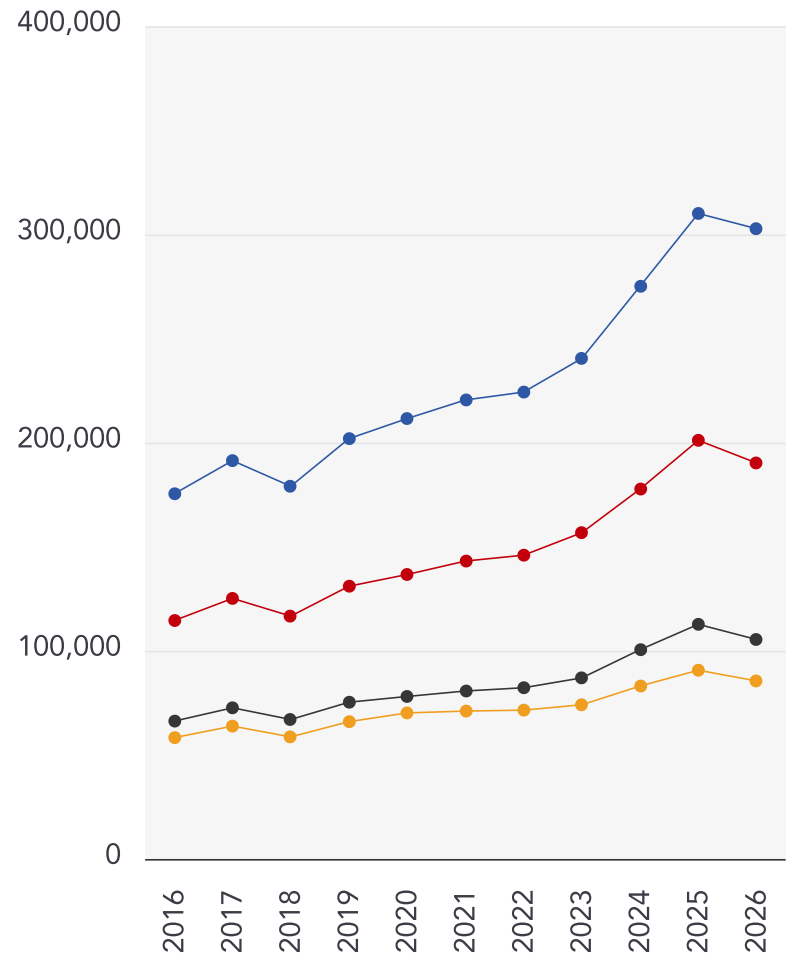
Approx. 29.7 sq. metres (319.9 sq. feet)



# Market

## House Price Statistics

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



Detached

**+72.58%**

Semi-Detached

**+66.06%**

Terraced

**+59.19%**

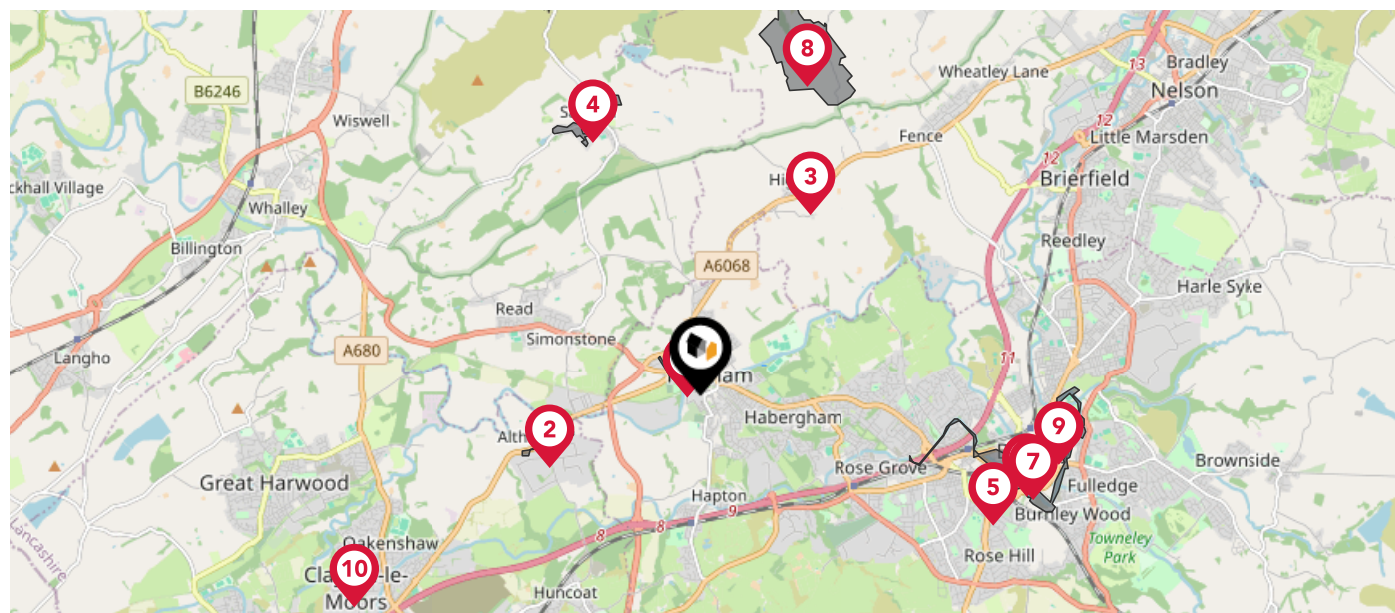
Flat

**+46.72%**

# 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

1

Padiham

2

St James

3

Higham

4

Sabden

5

Palatine

6

Canalside

7

Burnley Town Centre

8

Sabden Fold

9

Top o' th' Town

10

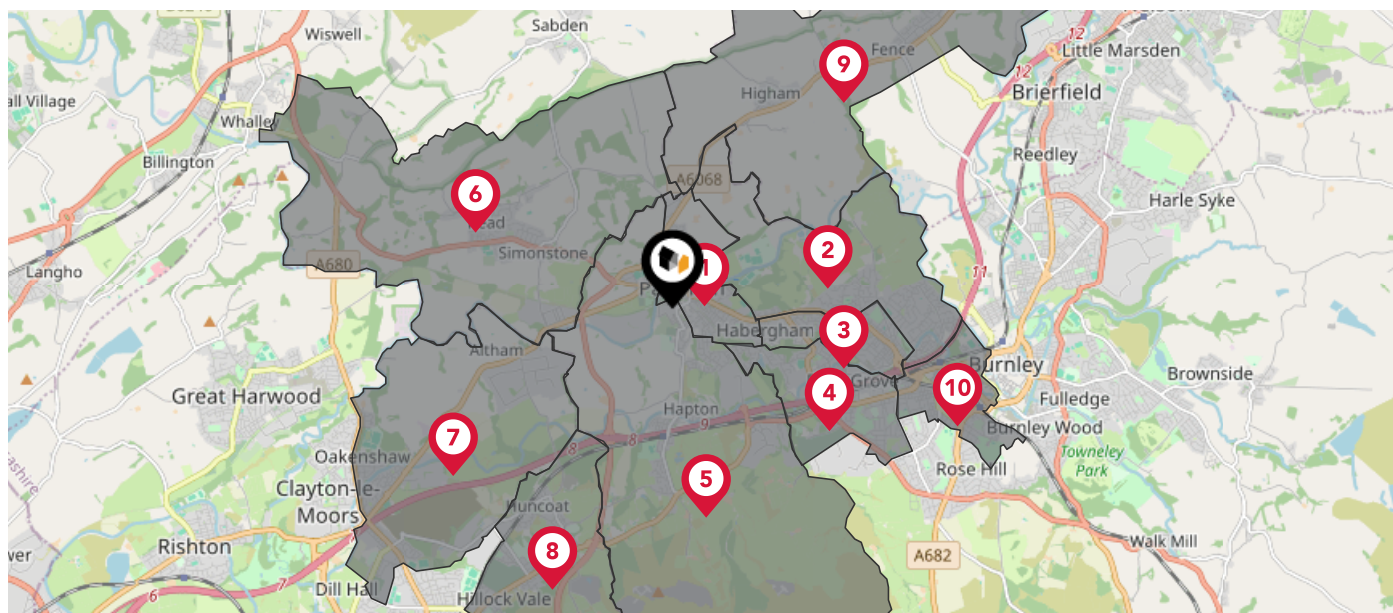
Mercer Park



# 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

Gawthorpe Ward

2

Whittlefield with Ightenhill Ward

3

Gannow Ward

4

Rosegrove with Lowerhouse Ward

5

Hapton with Park Ward

6

East Whalley, Read & Simonstone Ward

7

Altham Ward

8

Huncoat Ward

9

Fence & Higham Ward

10

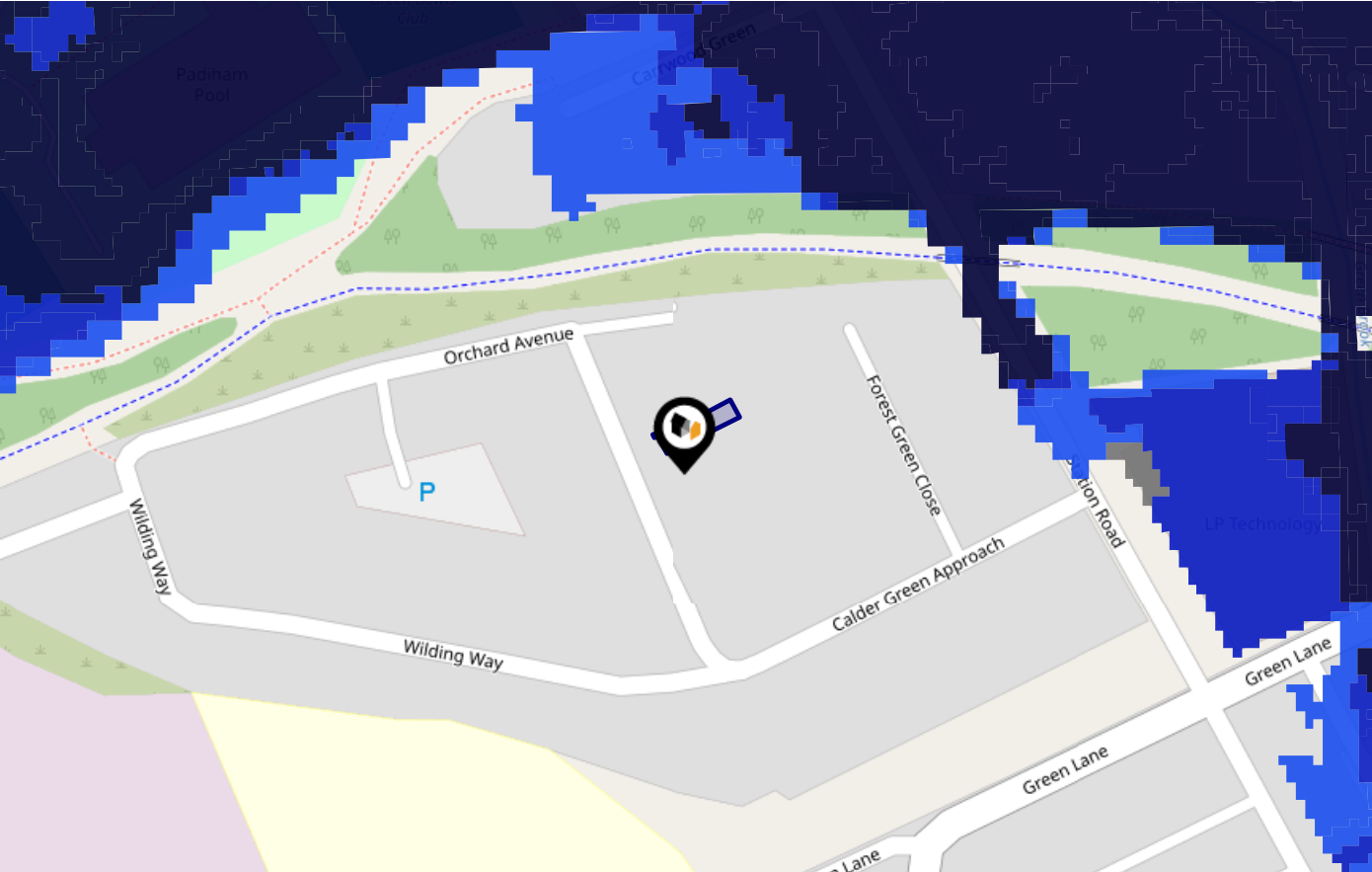
Trinity Ward



# 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.

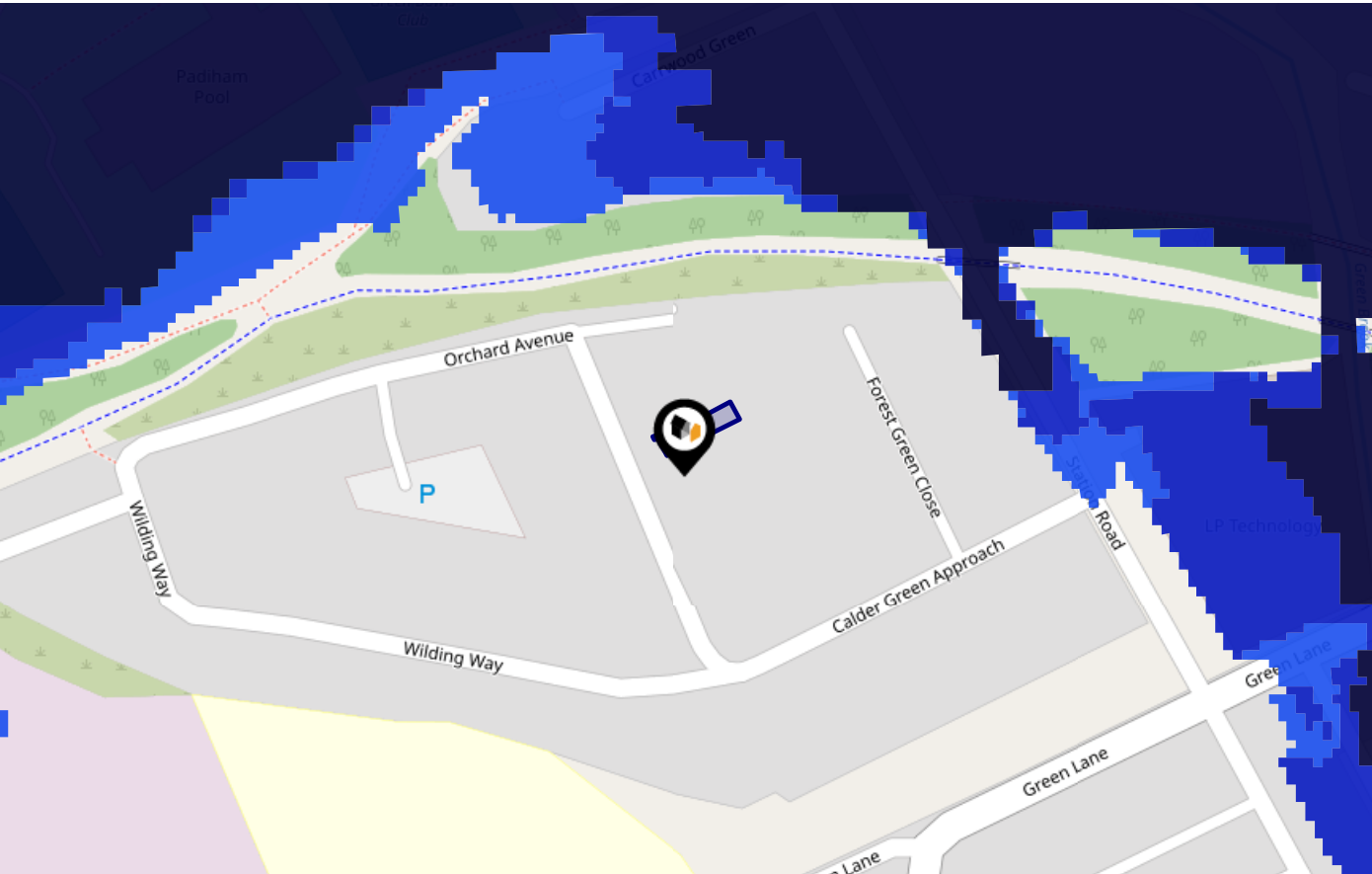
Chance of flooding to the following depths at this property:



# 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

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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

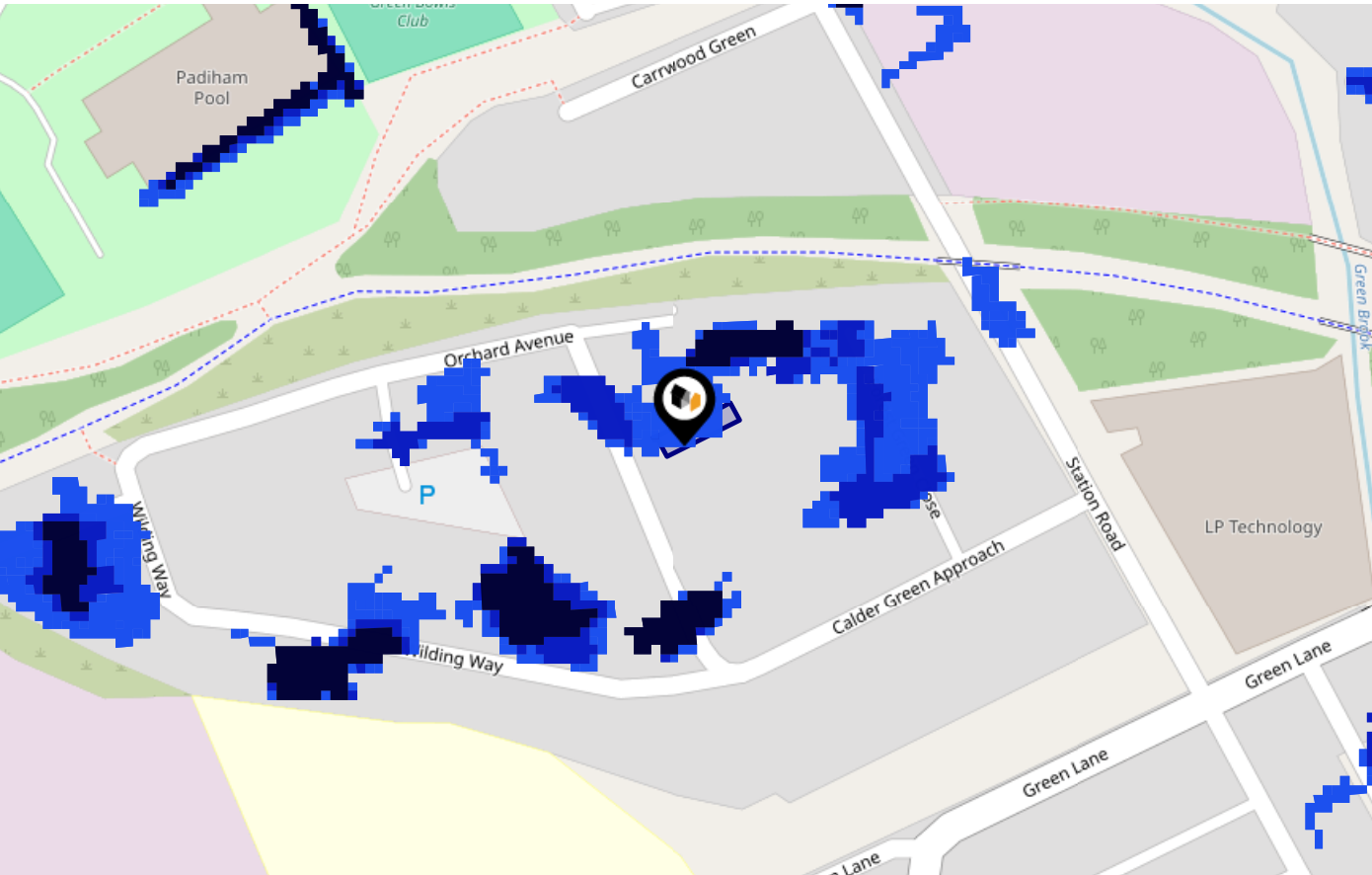
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - 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:** Low

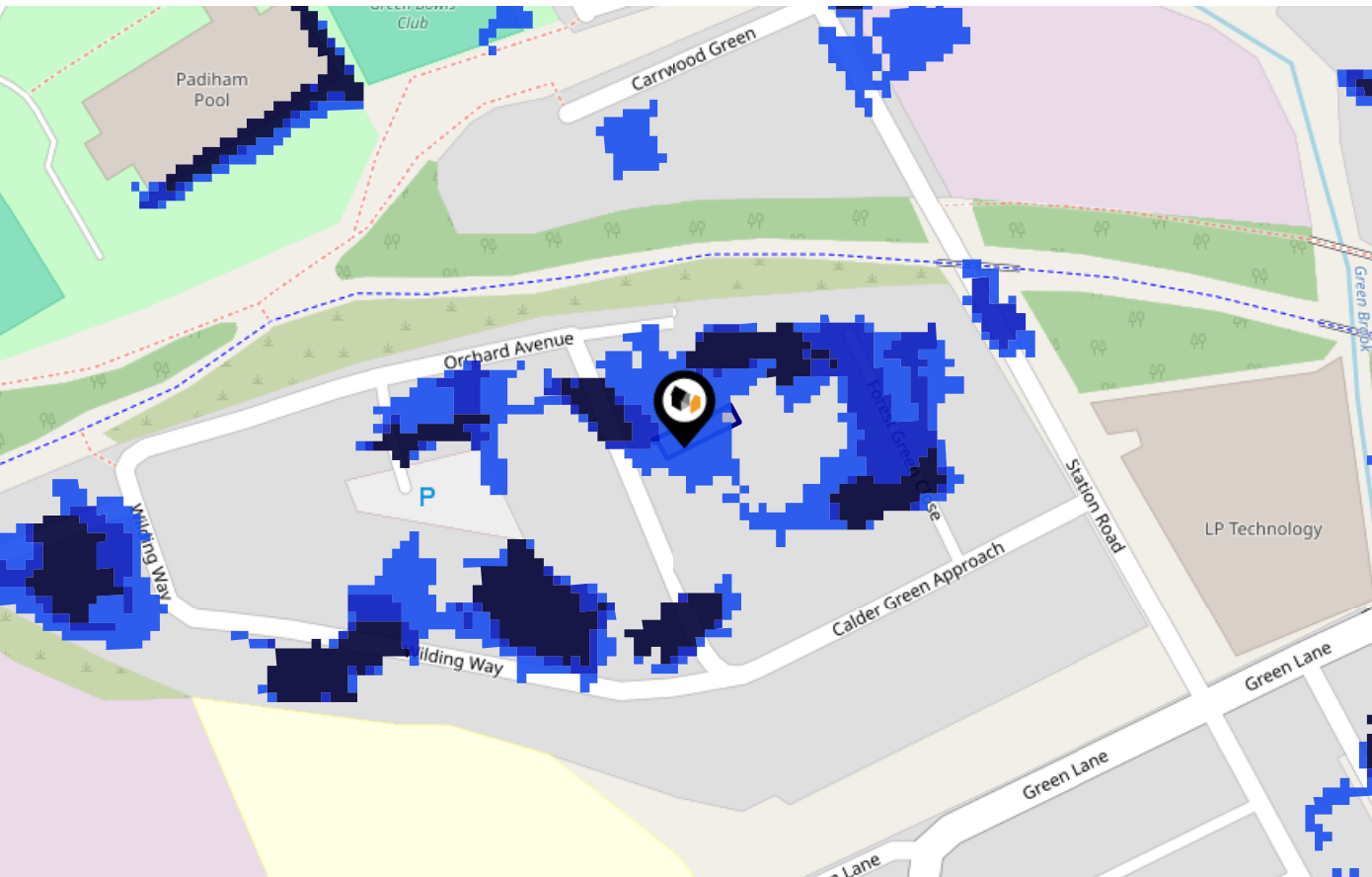
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



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.

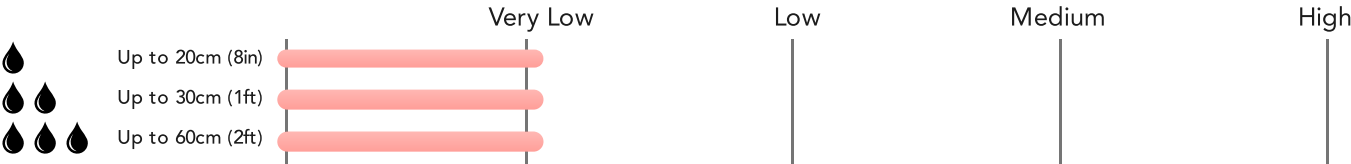


**Risk Rating:** Low

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.

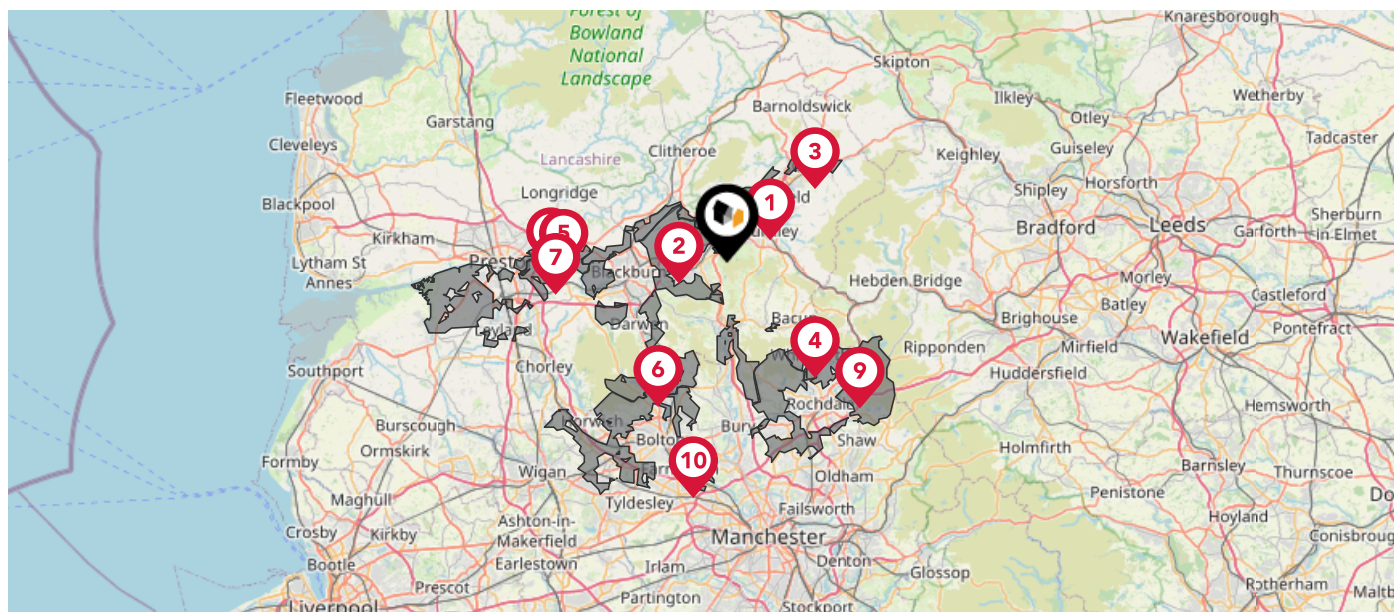
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:





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



### Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Burnley

2

Merseyside and Greater Manchester Green Belt - Hyndburn

3

Merseyside and Greater Manchester Green Belt - Pendle

4

Merseyside and Greater Manchester Green Belt - Rossendale

5

Merseyside and Greater Manchester Green Belt - Ribble Valley

6

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

7

Merseyside and Greater Manchester Green Belt - South Ribble

8

Merseyside and Greater Manchester Green Belt - Preston

9

Merseyside and Greater Manchester Green Belt - Rochdale

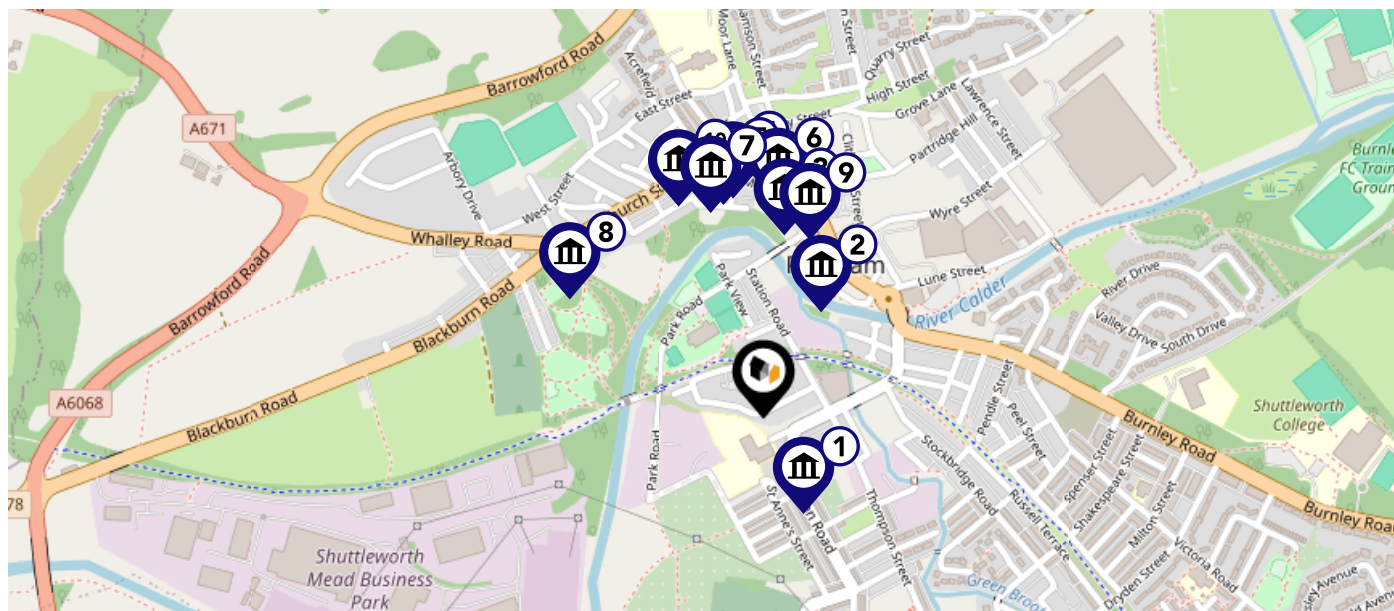
10











Merseyside and Greater Manchester Green Belt - Bolton

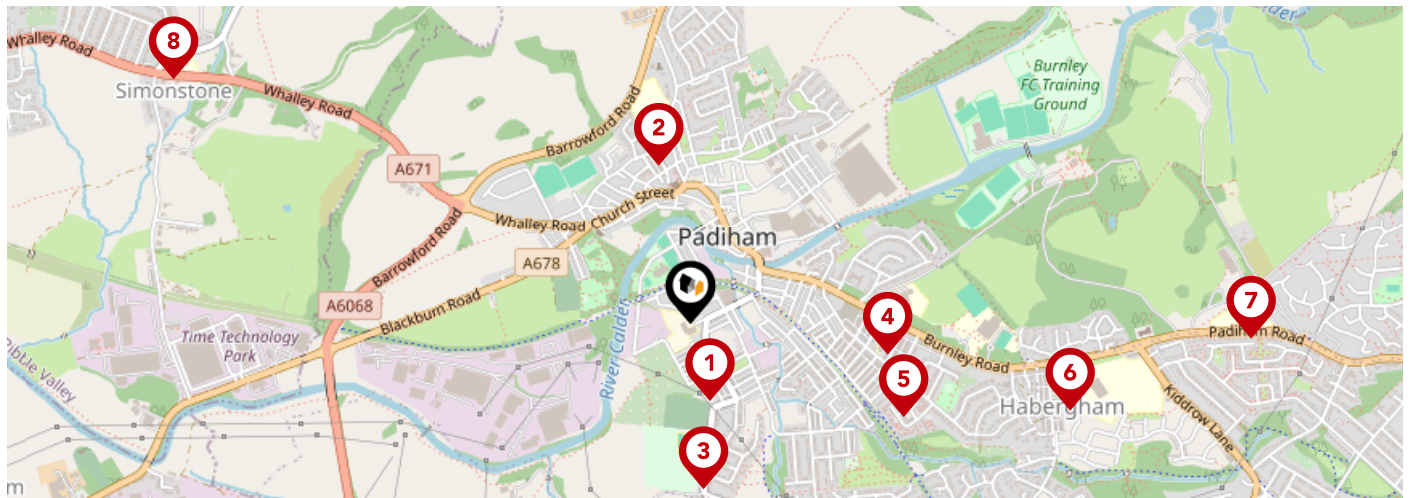
# Maps

## Listed Buildings

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

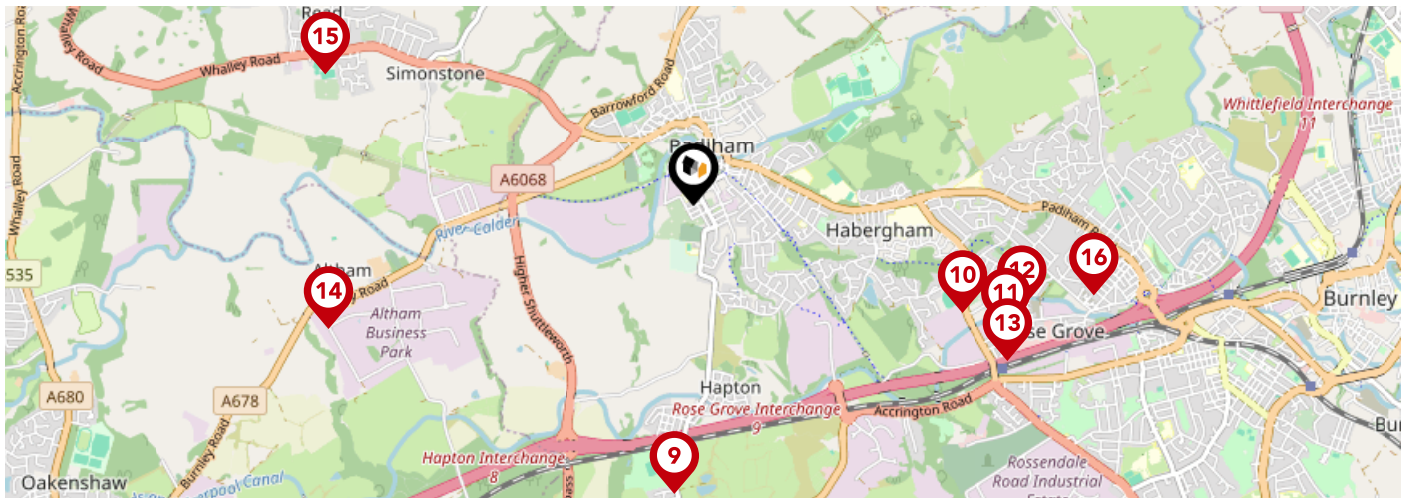


Listed Buildings in the local district		Grade	Distance
	1238469 - Green Farm Cottage Green Farm House	Grade II	0.1 miles
	1237652 - Town Hall	Grade II	0.1 miles
	1237658 - 29, Mill Street	Grade II	0.2 miles
	1238535 - 1 And 3 Moor Lane	Grade II	0.2 miles
	1238303 - Church Of St Leonard	Grade II	0.2 miles
	1238196 - Barclays Bank	Grade II	0.2 miles
	1274563 - Cellar Restaurant	Grade II	0.2 miles
	1238377 - Nazareth Unitarian Church	Grade II	0.2 miles
	1274553 - National Westminster Bank	Grade II	0.2 miles
	1238155 - 2, Bank Street (see Details For Further Address Information)	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Padiham Green Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 197   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Padiham St Leonard's Voluntary Aided Church of England Primary School</b> Ofsted Rating: Good   Pupils: 328   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St John the Baptist Roman Catholic Primary School, Padiham</b> Ofsted Rating: Good   Pupils: 226   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Padiham Primary School</b> Ofsted Rating: Good   Pupils: 289   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitegate Nursery School</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Burnley High School</b> Ofsted Rating: Good   Pupils: 607   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Joseph's Park Hill School</b> Ofsted Rating: Not Rated   Pupils: 128   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Simonstone St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



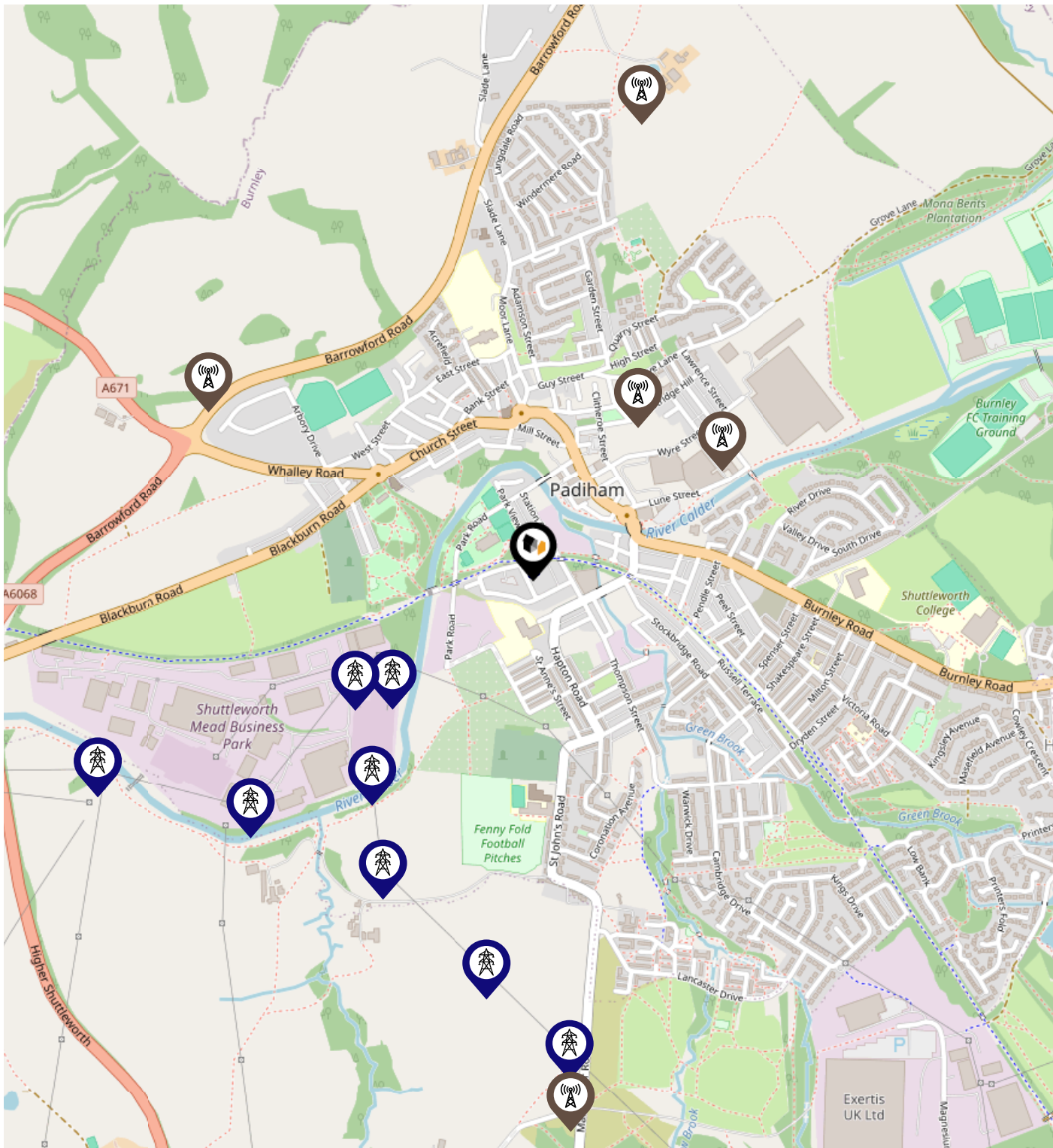


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Hapton Church of England/Methodist Primary School</b> Ofsted Rating: Good   Pupils: 124   Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Burnley Lowerhouse Junior School</b> Ofsted Rating: Requires improvement   Pupils: 204   Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Augustine of Canterbury RC Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Rosegrove Nursery School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance: 1.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Rosegrove Infant School</b> Ofsted Rating: Good   Pupils: 156   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Altham St James Church of England Primary School</b> Ofsted Rating: Good   Pupils: 79   Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Read St John's CofE Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Ightenhill Nursery School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance: 1.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

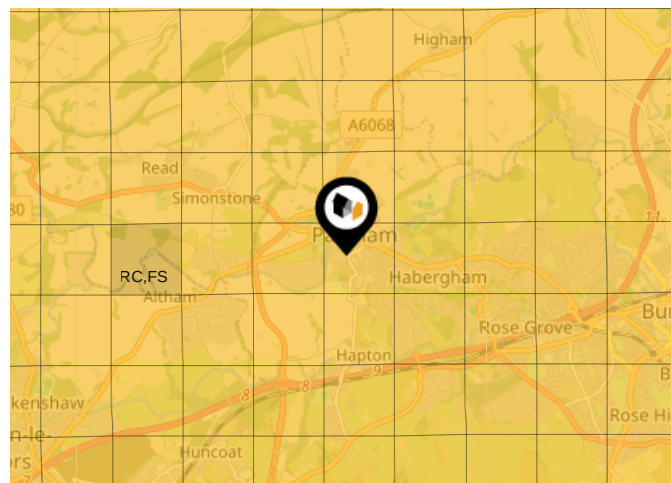


**Key:**

-  Power Pylons
-  Communication Masts

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 (ARGILLIC- RUDACEOUS)		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP

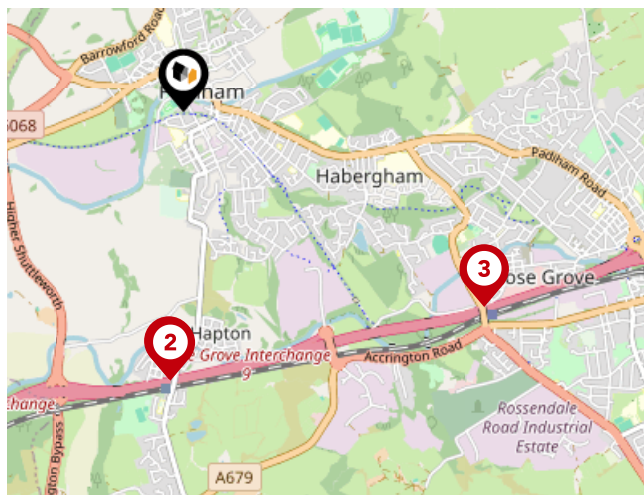


## Primary Classifications (Most Common Clay Types)

<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

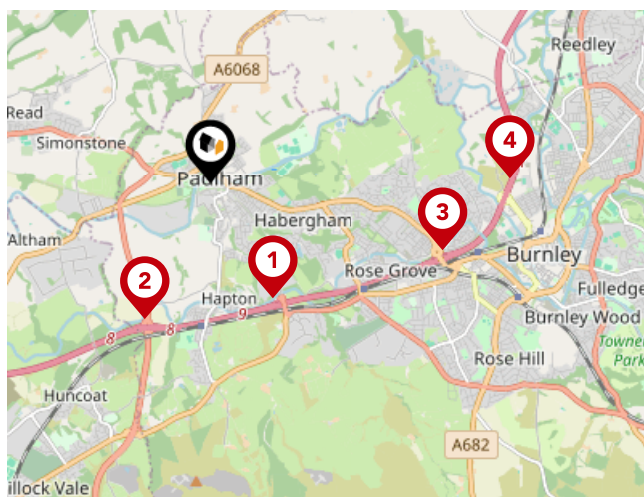
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	1.17 miles
2	Hapton Rail Station	1.18 miles
3	Rose Grove Rail Station	1.58 miles



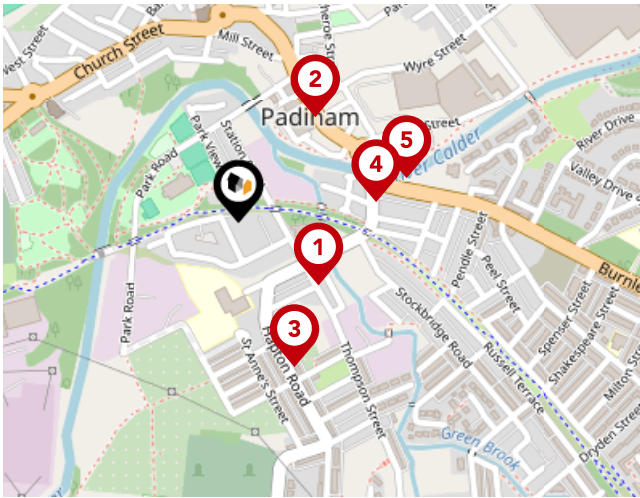
### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J9	1.14 miles
2	M65 J8	1.32 miles
3	M65 J10	2.12 miles
4	M65 J11	2.62 miles
5	M65 J7	3.88 miles



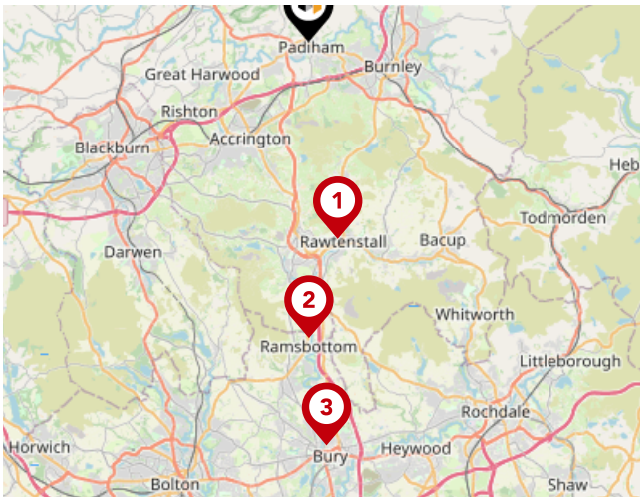
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hill Street	0.11 miles
2	Town Hall	0.14 miles
3	Levant Street	0.17 miles
4	St James Place	0.15 miles
5	Bridge Inn	0.19 miles



### Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.99 miles
2	Ramsbottom (East Lancashire Railway)	10.43 miles
3	Bury Bolton Street (East Lancashire Railway)	14.2 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



/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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[www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)



Valuation Office  
Agency

