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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 09th April 2026



CLITHEROE ROAD, SABDEN, CLITHEROE, BB7

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,067 ft ² / 99 m ²		
Plot Area:	0.19 acres		
Council Tax :	Band D		
Title Number:	LAN28098		

Local Area

Local Authority:	Lancashire
Conservation Area:	Sabden
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	41 mb/s	950 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Clitheroe Road, Sabden, Clitheroe, BB7*

Reference - RibbleValley/3/2008/0755
Decision: Decided
Date: 01st September 2008
Description: First floor extension.
Reference - 19101
Decision: Conditions
Date: 01st September 2008
Description: First floor extension.
Reference - 20415
Decision: Conditions
Date: 09th December 2009
Description: Proposed first floor extension.
Reference - RibbleValley/3/2008/0546
Decision: Decided
Date: 27th June 2008
Description: Proposed first floor extension providing a further bedroom.

Planning History

This Address

Planning records for: *Clitheroe Road, Sabden, Clitheroe, BB7*

Reference - RibbleValley/3/2009/1027
Decision: Decided
Date: 09th December 2009
Description: Proposed first floor extension.

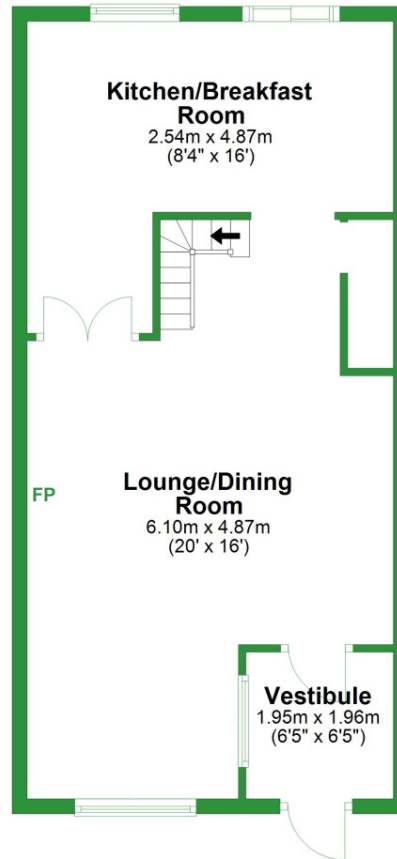
Reference - 18894
Decision: Withdrawn
Date: 27th June 2008
Description: Proposed first floor extension providing a further bedroom.



CLITHEROE ROAD, SABDEN, CLITHEROE, BB7

Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



Total area: approx. 99.2 sq. metres (1067.4 sq. feet)

CLITHEROE ROAD, SABDEN, CLITHEROE, BB7

First Floor

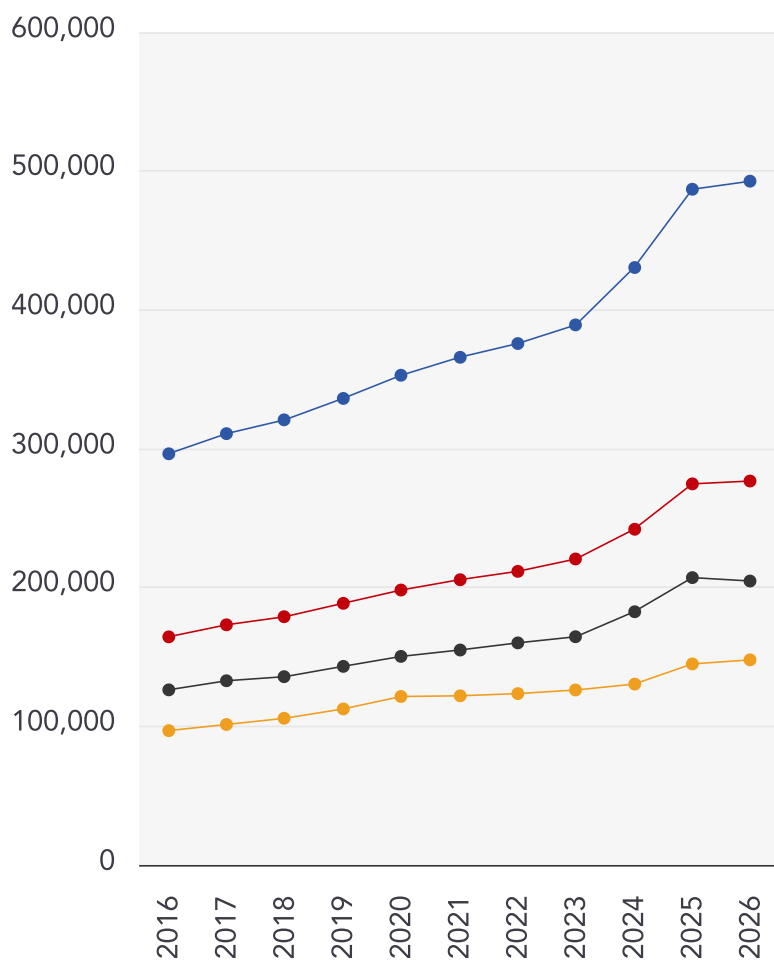
Approx. 43.3 sq. metres (466.1 sq. feet)



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB7



Detached

+66.29%

Semi-Detached

+68.31%

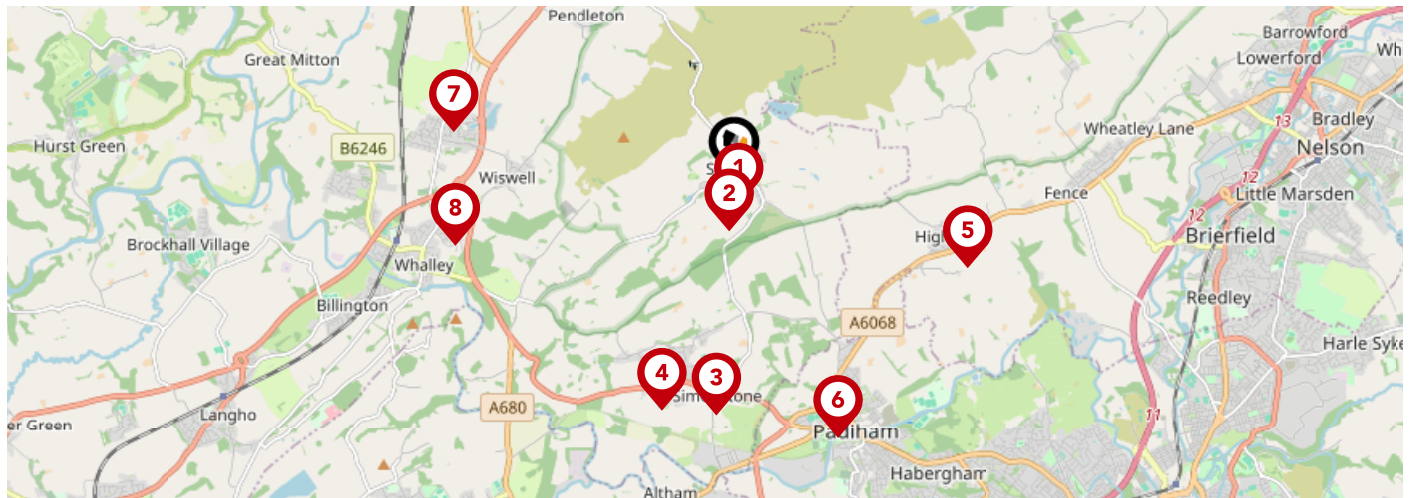
Terraced

+62.15%

Flat

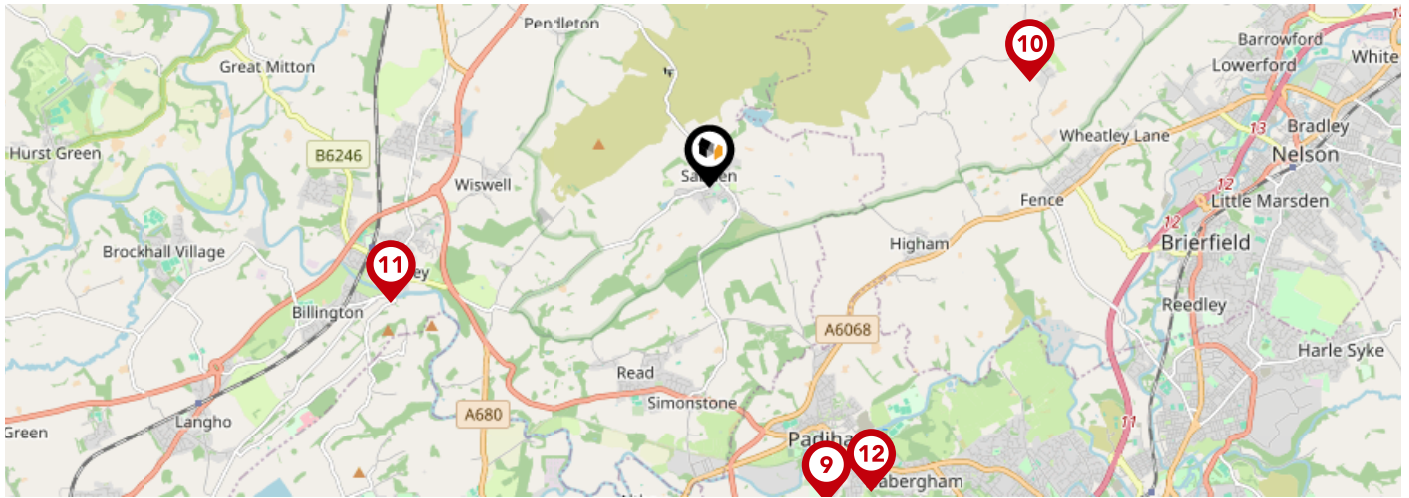
+52.7%









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Sabden Primary School Ofsted Rating: Good Pupils: 91 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good Pupils: 62 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Simonstone St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 133 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Read St John's CofE Primary School Ofsted Rating: Good Pupils: 194 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Higham St John's Church of England Primary School Ofsted Rating: Good Pupils: 127 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

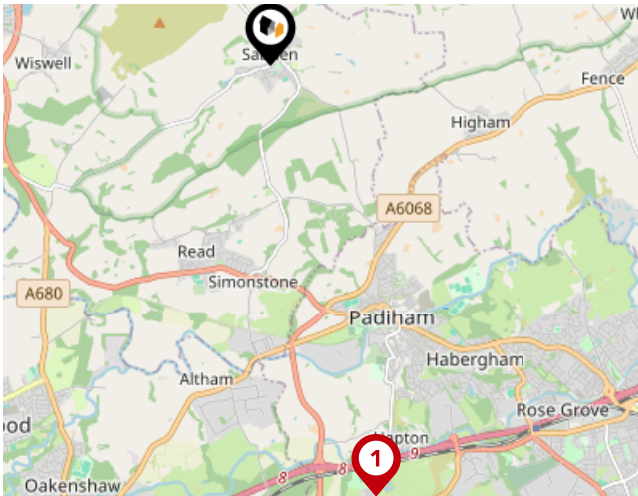
Area Schools



	Nursery	Primary	Secondary	College	Private
 Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newchurch-In-Pendle St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 55 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ribblesdale School Ofsted Rating: Good Pupils: 1396 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ribblesdale Nursery School Ofsted Rating: Good Pupils: 52 Distance:3.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St James' Church of England Primary School, Clitheroe Ofsted Rating: Good Pupils: 287 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Clitheroe Brookside Primary School Ofsted Rating: Good Pupils: 147 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

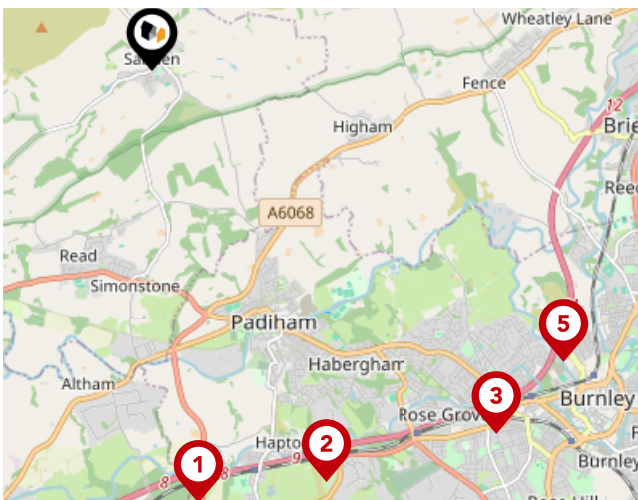
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	3.88 miles
2	Clitheroe Rail Station	3.42 miles
3	Whalley Rail Station	3.1 miles

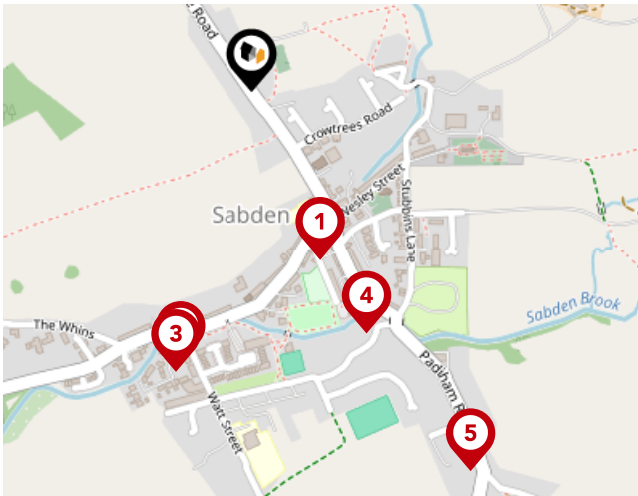


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	3.81 miles
2	M65 J9	3.91 miles
3	M65 J10	4.38 miles
4	M65 J7	5.34 miles
5	M65 J11	4.41 miles

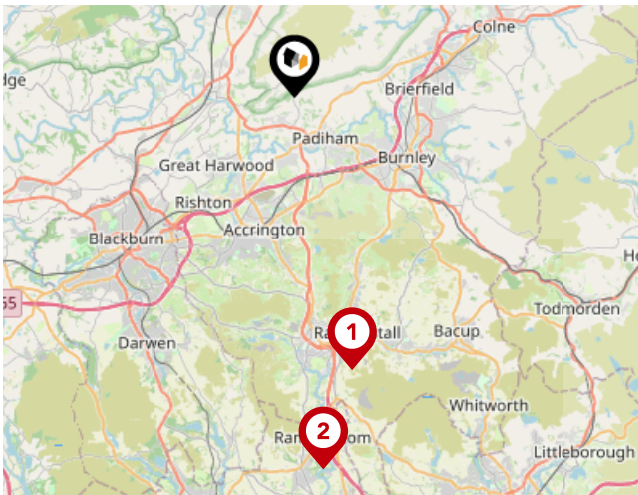
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Four Lane Ends	0.2 miles
2	Watt Street	0.31 miles
3	Watt Street	0.32 miles
4	White Hart	0.29 miles
5	Simonstone Road	0.48 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	9.72 miles
2	Ramsbottom (East Lancashire Railway)	13.06 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



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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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