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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th July 2026



**PENDLE VIEW, BROCKHALL VILLAGE, OLD LANGHO,
BLACKBURN, BB6**

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,269 ft ² / 117 m ²		
Plot Area:	0.11 acres		
Year Built :	1997		
Council Tax :	Band E		
Annual Estimate:	£2,917		
Title Number:	LA809879		

Local Area

Local Authority:	Ribble valley
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	1800 mb/s

Mobile Coverage: (based on calls indoors)

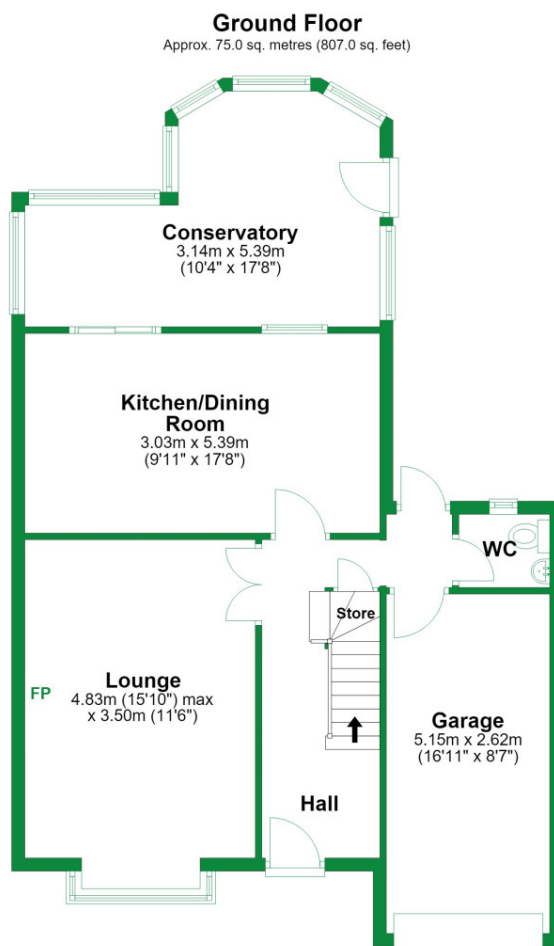


Satellite/Fibre TV Availability:





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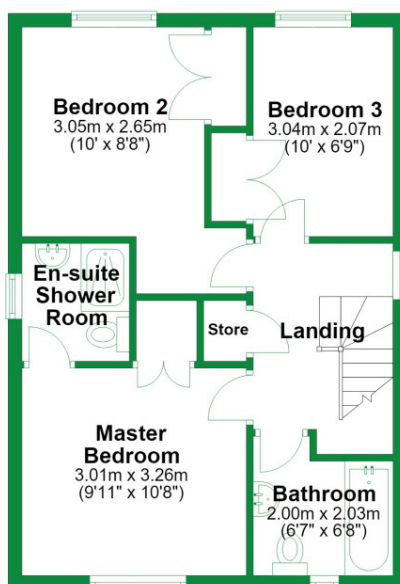


Total area: approx. 117.9 sq. metres (1268.8 sq. feet)

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First Floor

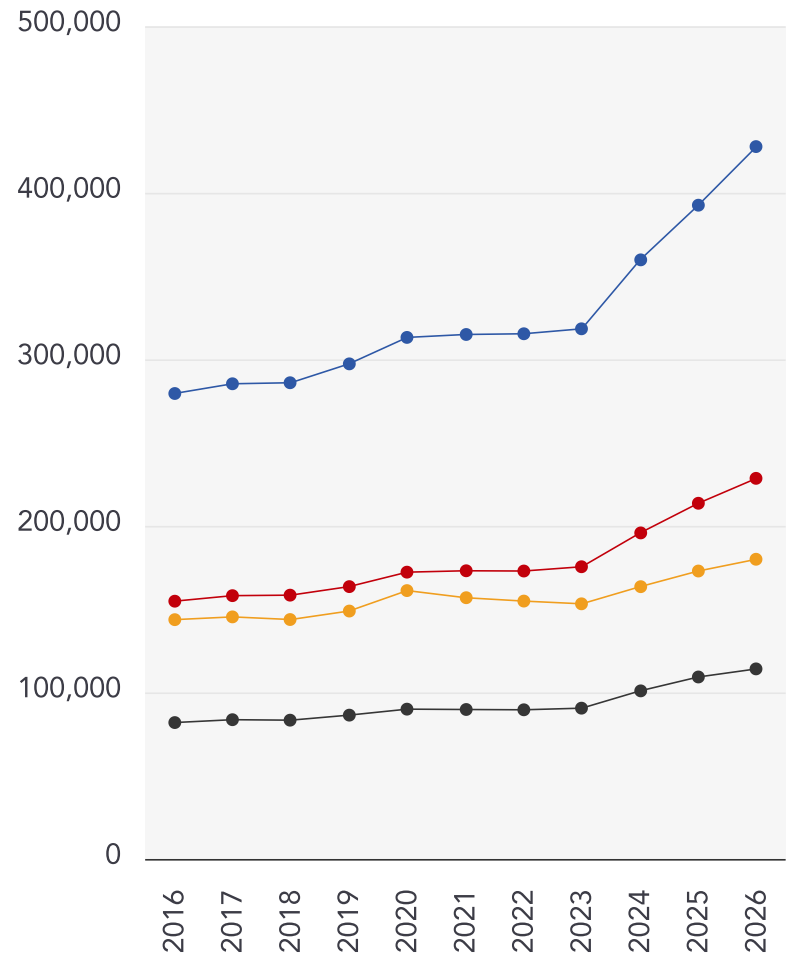
Approx. 42.9 sq. metres (461.8 sq. feet)



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB6



Detached

+53.05%

Semi-Detached

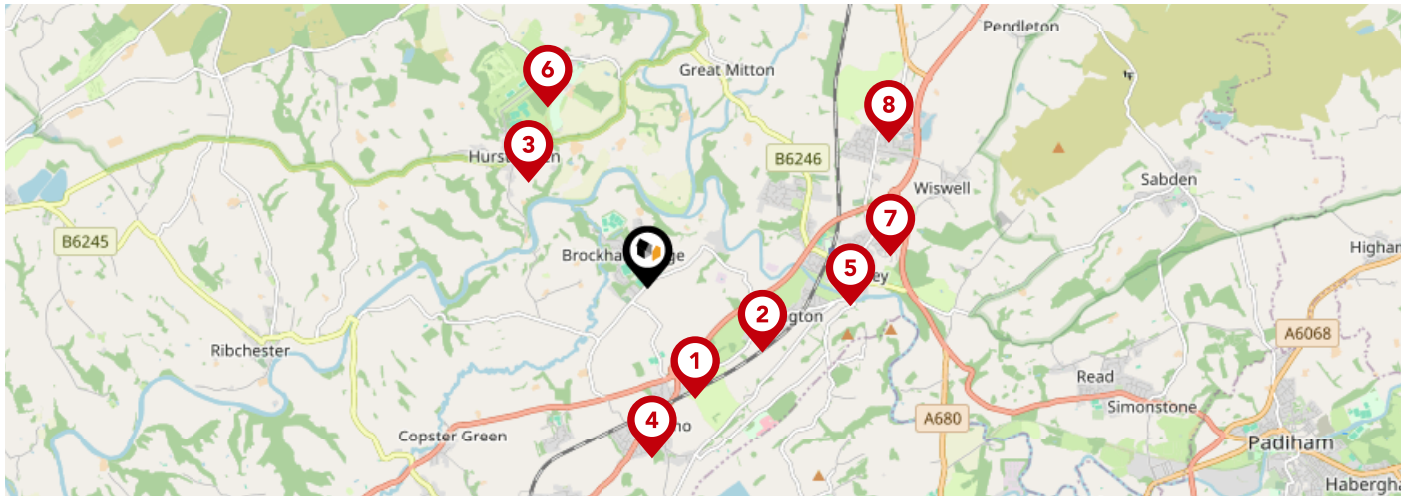
+47.66%

Flat

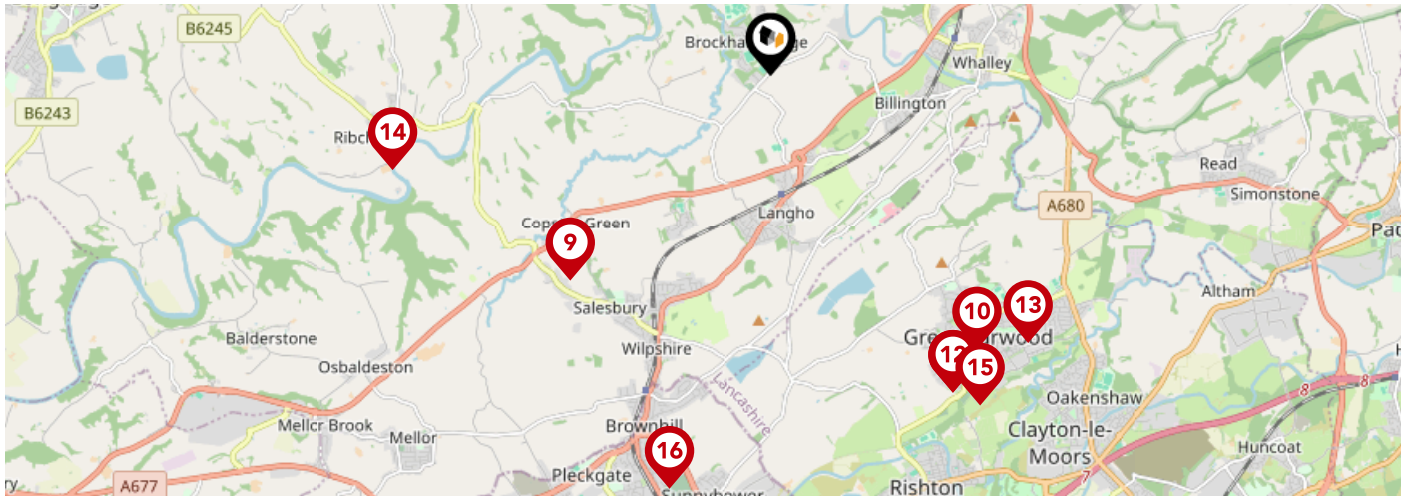
+25.24%

Terraced

+39.35%



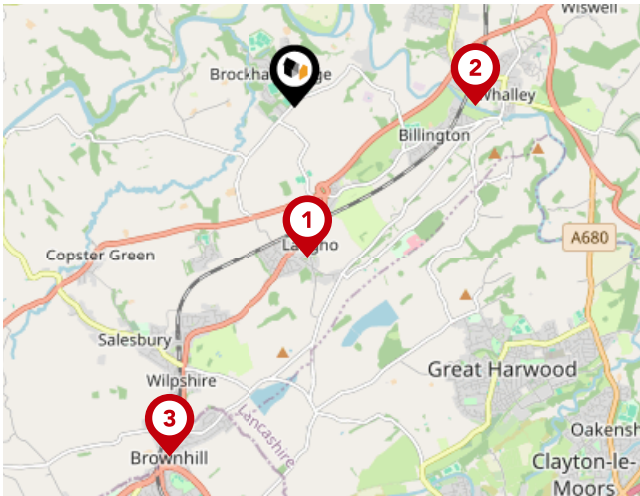
		Nursery	Primary	Secondary	College	Private
1	Langho and Billington St Leonards Church of England Primary School Ofsted Rating: Outstanding Pupils: 300 Distance:1.05	☐	☒	☐	☐	☐
2	St Augustine's Roman Catholic High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1128 Distance:1.16	☐	☐	☒	☐	☐
3	St Joseph's Roman Catholic Primary School, Hurst Green Ofsted Rating: Good Pupils: 110 Distance:1.39	☐	☒	☐	☐	☐
4	St Mary's Roman Catholic Primary School, Langho Ofsted Rating: Good Pupils: 300 Distance:1.48	☐	☒	☐	☐	☐
5	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:1.78	☐	☒	☐	☐	☐
6	Stonyhurst College Ofsted Rating: Not Rated Pupils: 722 Distance:1.81	☐	☐	☒	☐	☐
7	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:2.15	☐	☐	☒	☐	☐
8	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:2.48	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Salesbury Church of England Primary School Ofsted Rating: Good Pupils: 279 Distance:2.5	☐	☒	☐	☐	☐
	Great Harwood St Bartholomew's Parish Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 172 Distance:3	☐	☒	☐	☐	☐
	St Wulstan's Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 147 Distance:3.2	☐	☒	☐	☐	☐
	Great Harwood Primary School Ofsted Rating: Good Pupils: 202 Distance:3.2	☐	☒	☐	☐	☐
	St Hubert's Roman Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 152 Distance:3.25	☐	☒	☐	☐	☐
	Ribchester St Wilfrid's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 77 Distance:3.41	☐	☒	☐	☐	☐
	Great Harwood St John's Church of England Primary School Ofsted Rating: Good Pupils: 159 Distance:3.42	☐	☒	☐	☐	☐
	Roe Lee Park Primary School Ofsted Rating: Good Pupils: 448 Distance:3.72	☐	☒	☐	☐	☐

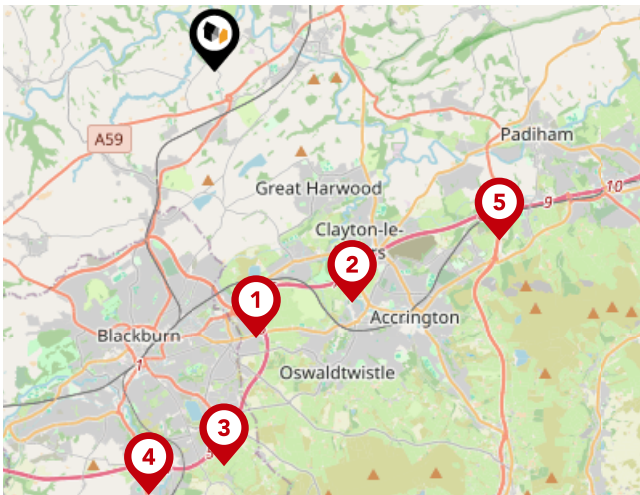
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Langho Rail Station	1.32 miles
2	Whalley Rail Station	1.59 miles
3	Ramsgreave & Wilpshire Rail Station	3.24 miles

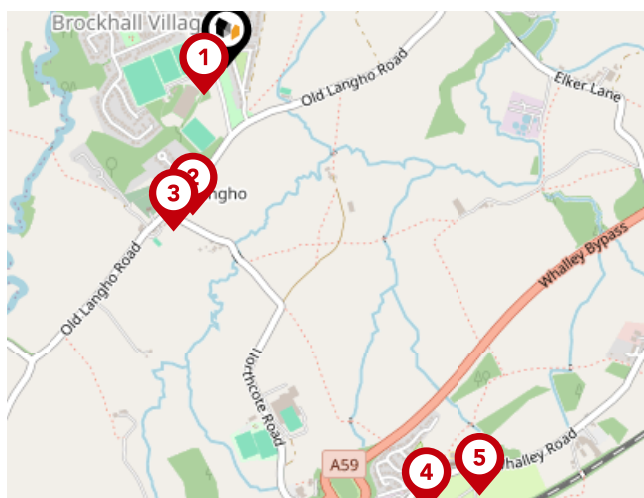


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J6	4.7 miles
2	M65 J7	4.7 miles
3	M65 J5	6.9 miles
4	M65 J4	7.5 miles
5	M65 J8	5.78 miles

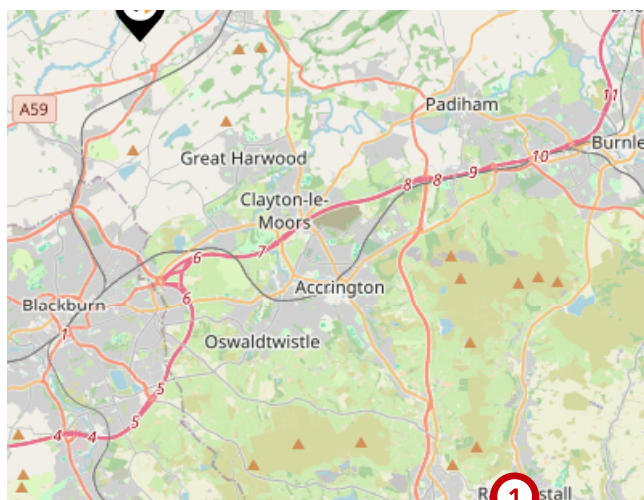
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	The Academy	0.08 miles
	Brookside Close	0.33 miles
	Northcote Road	0.38 miles
	Longsight Road	1.06 miles
	St Leonards CEPS	1.09 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	10.87 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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