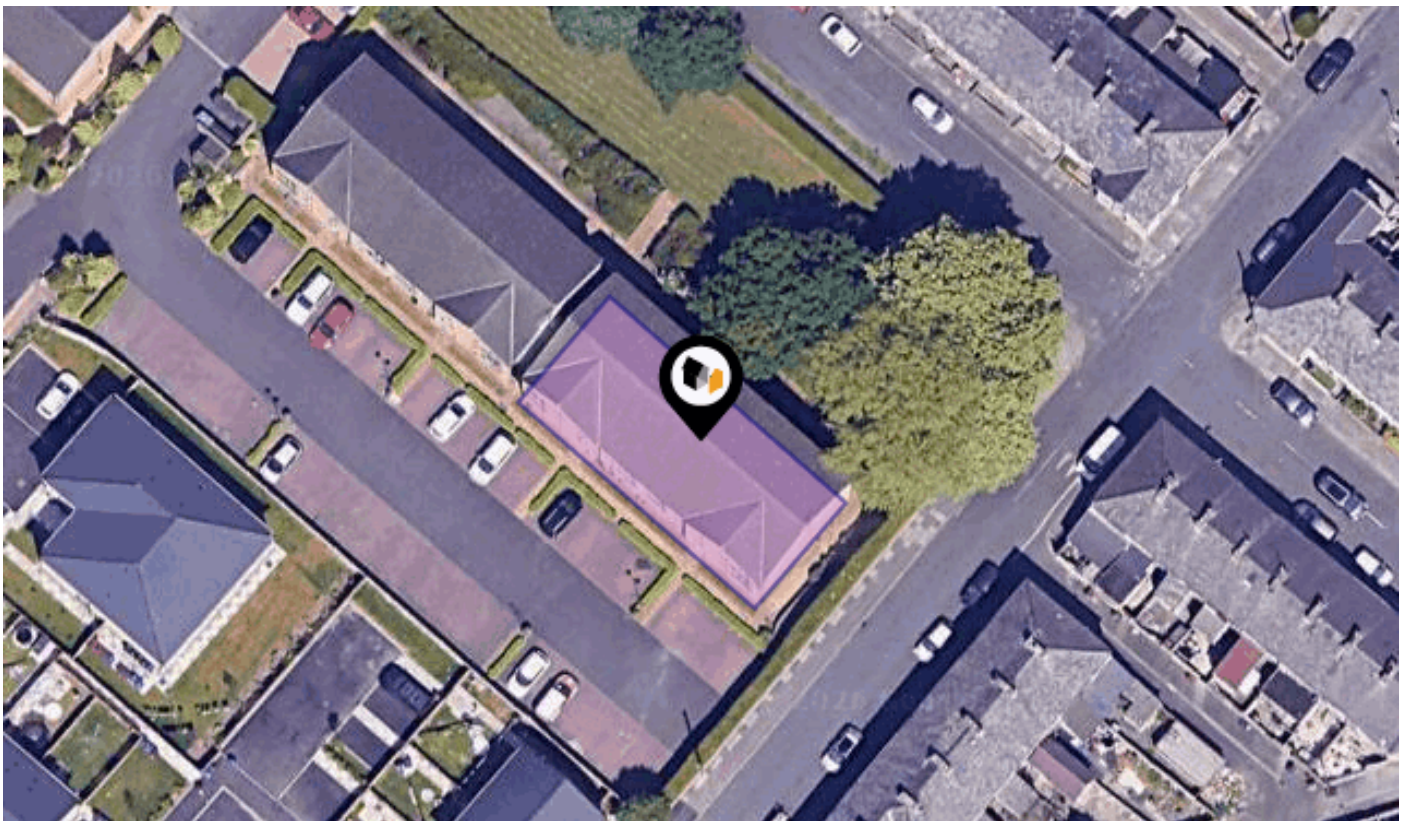




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 08th July 2026



20, BARLEYFIELD MEWS, BURNLEY, BB12 6QB

Landwood Group

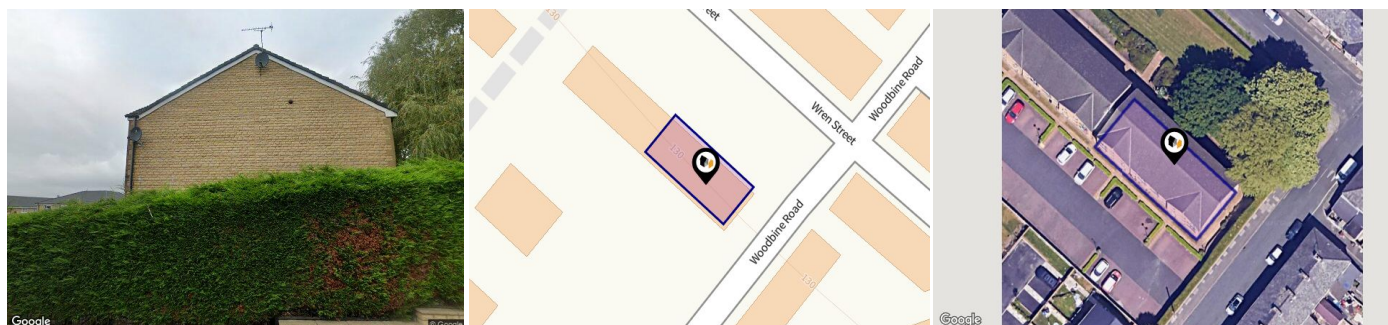
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





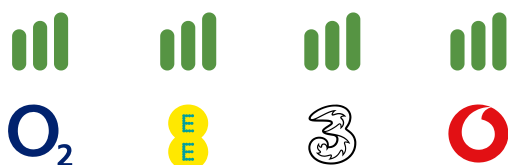
Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.07 acres		
Year Built :	After 2007		
Council Tax :	Band A		
Annual Estimate:	£1,700		
Title Number:	LAN162225		
UPRN:	10014137298		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Burnley	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
- Rivers & Seas - Surface Water	Very low Very low	6 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



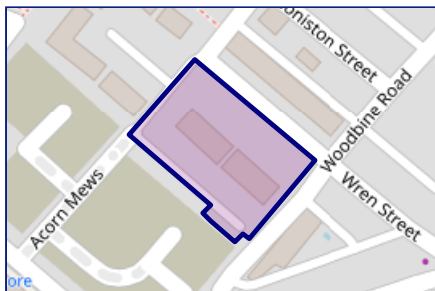
Satellite/Fibre TV Availability:



Property Multiple Title Plans

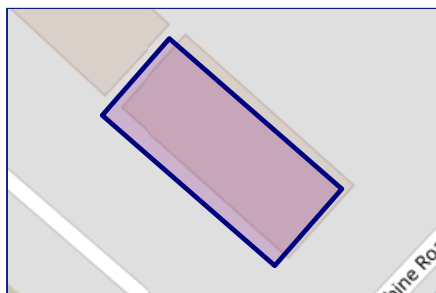
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Freehold Title Plan



LAN157871

Leasehold Title Plan



LAN162225

Start Date: 08/02/2015
End Date: 01/01/2264
Lease Term: 250 years from 1 January 2014
Term Remaining: 237 years

Property
EPC - Certificate

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20 Barleyfield Mews, BB12 6QB

Energy rating

C

Valid until 01.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	54 m ²

Market Sold in Street

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12, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	23/05/2025	24/01/2020	05/12/2014
Last Sold Price:	£71,000	£68,500	£70,995
24, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	31/05/2024	12/02/2015	
Last Sold Price:	£69,950	£69,950	
17, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	27/10/2023		
Last Sold Price:	£65,000		
2, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	09/09/2022		
Last Sold Price:	£48,000		
10, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	09/09/2022		
Last Sold Price:	£60,000		
7, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	04/04/2022	29/01/2015	
Last Sold Price:	£85,000	£69,995	
15, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	22/12/2020	03/02/2015	
Last Sold Price:	£68,000	£69,950	
11, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	19/12/2019	05/12/2014	
Last Sold Price:	£65,000	£70,995	
1, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	16/08/2019	14/11/2014	
Last Sold Price:	£65,000	£69,995	
22, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	15/02/2019		
Last Sold Price:	£75,000		
3, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	05/12/2014		
Last Sold Price:	£70,495		
21, Barleyfield Mews, Burnley, BB12 6QB	Flat-maisonette House		
Last Sold Date:	05/12/2014		
Last Sold Price:	£69,950		

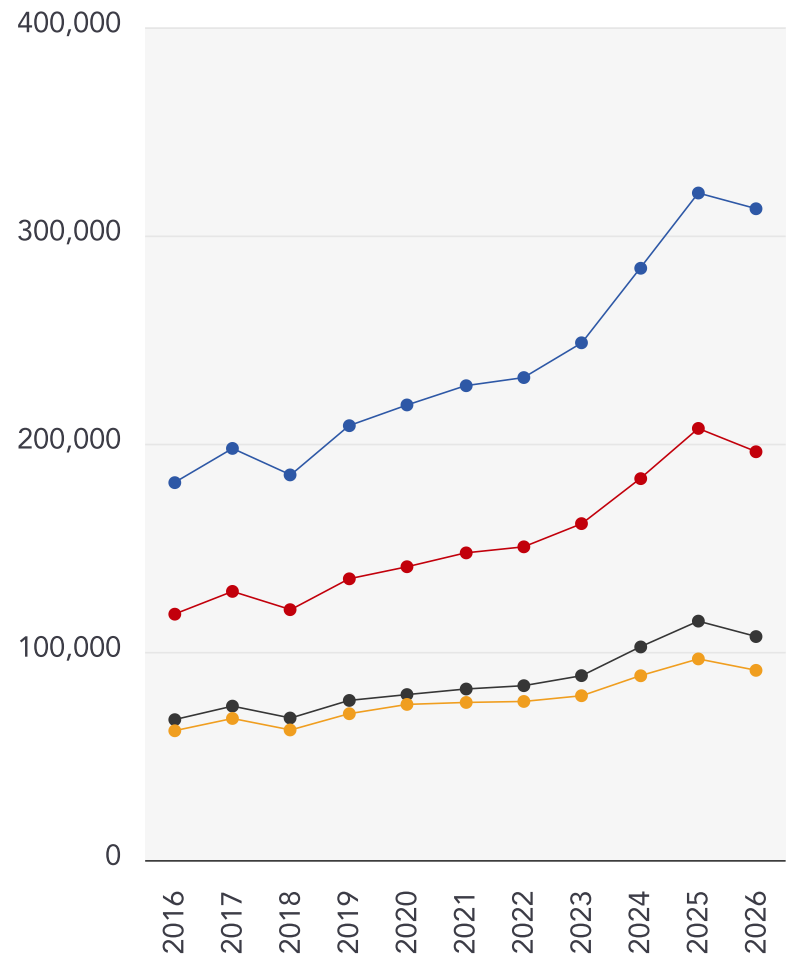
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

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



Detached

+72.58%

Semi-Detached

+66.06%

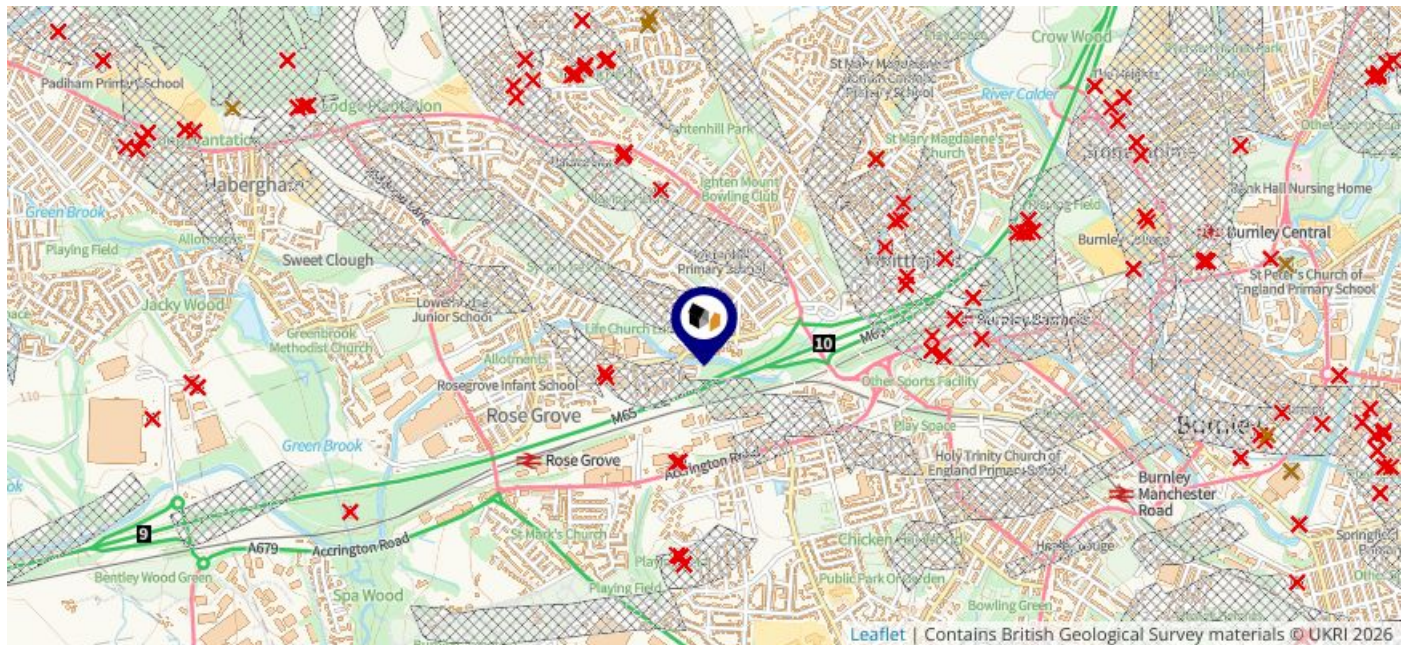
Terraced

+59.19%

Flat

+46.72%

This map displays nearby coal mine entrances and their classifications.



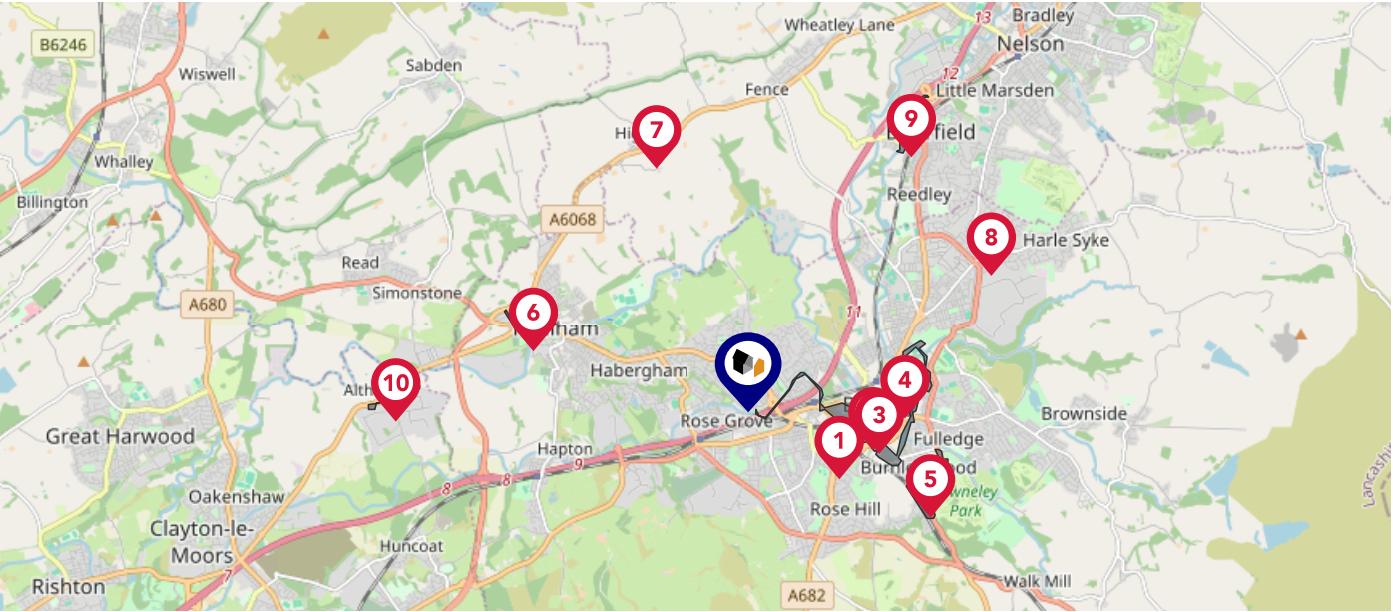
Mine Entry

- ✕ 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.

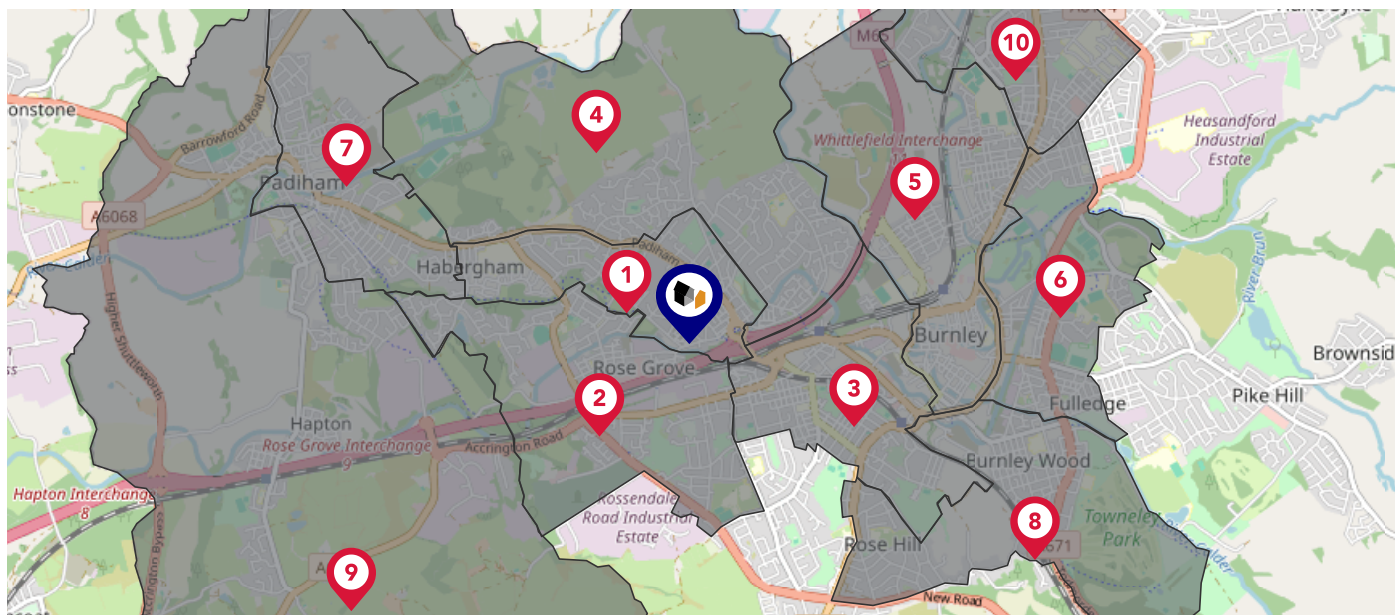
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1	Palatine
2	Canalside
3	Burnley Town Centre
4	Top o' th' Town
5	Burnley Wood
6	Padiham
7	Higham
8	Jib Hill
9	Brierfield Mills
10	St James

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



Gannow Ward



Rosegrove with Lowerhouse Ward



Trinity Ward



Whittlefield with Ightenhill Ward



Daneshouse with Stoneyholme Ward



Bank Hall Ward



Gawthorpe Ward



Rosehill with Burnley Wood Ward

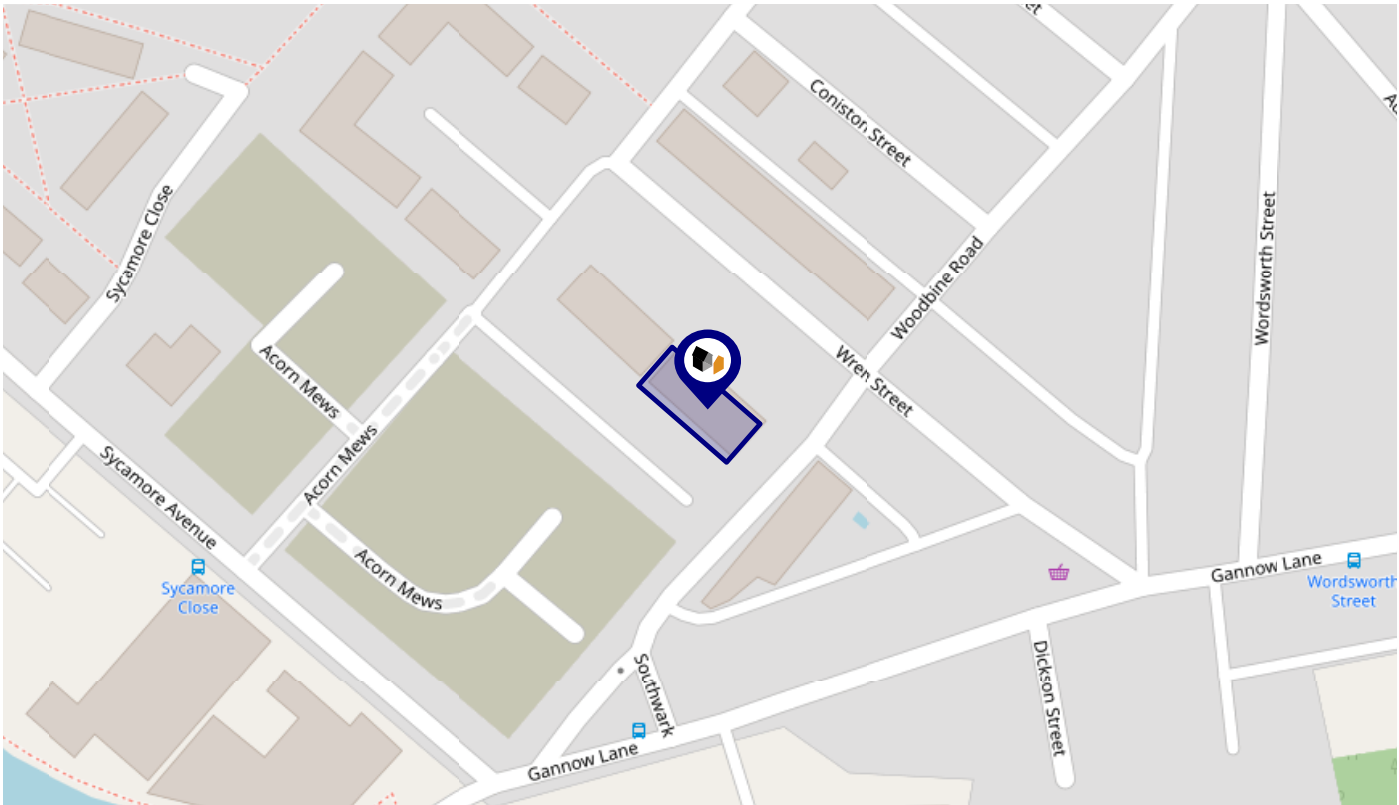


Hapton with Park Ward



Queensgate Ward

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:

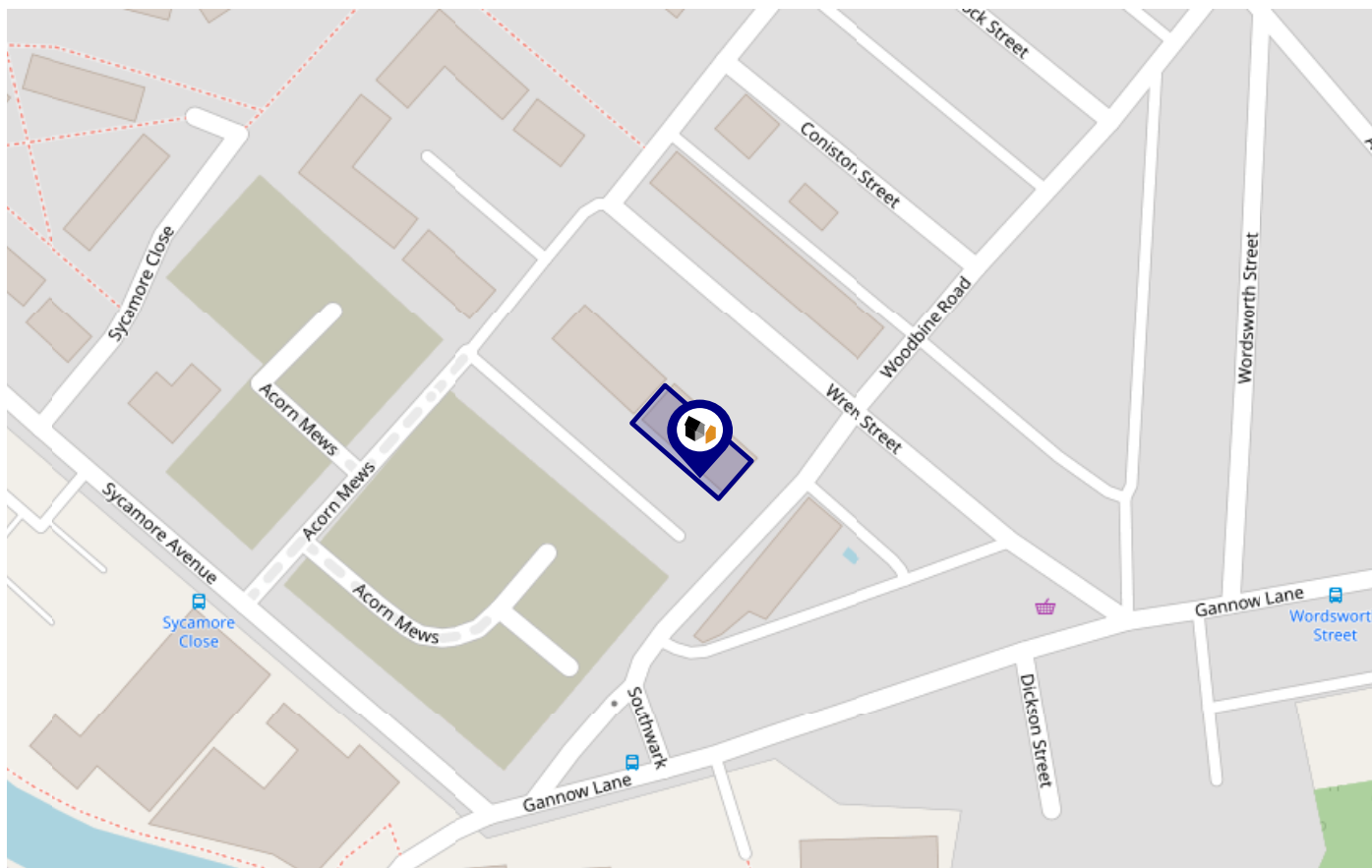
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

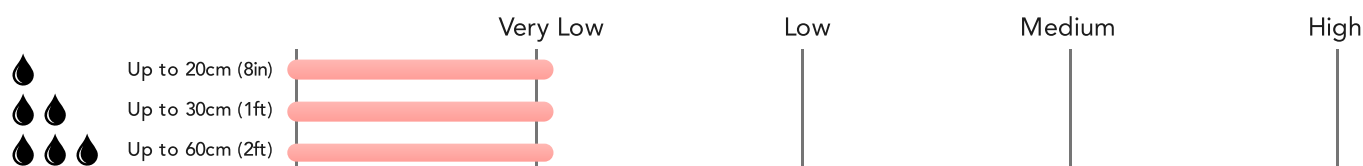


Risk Rating: Very low

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:

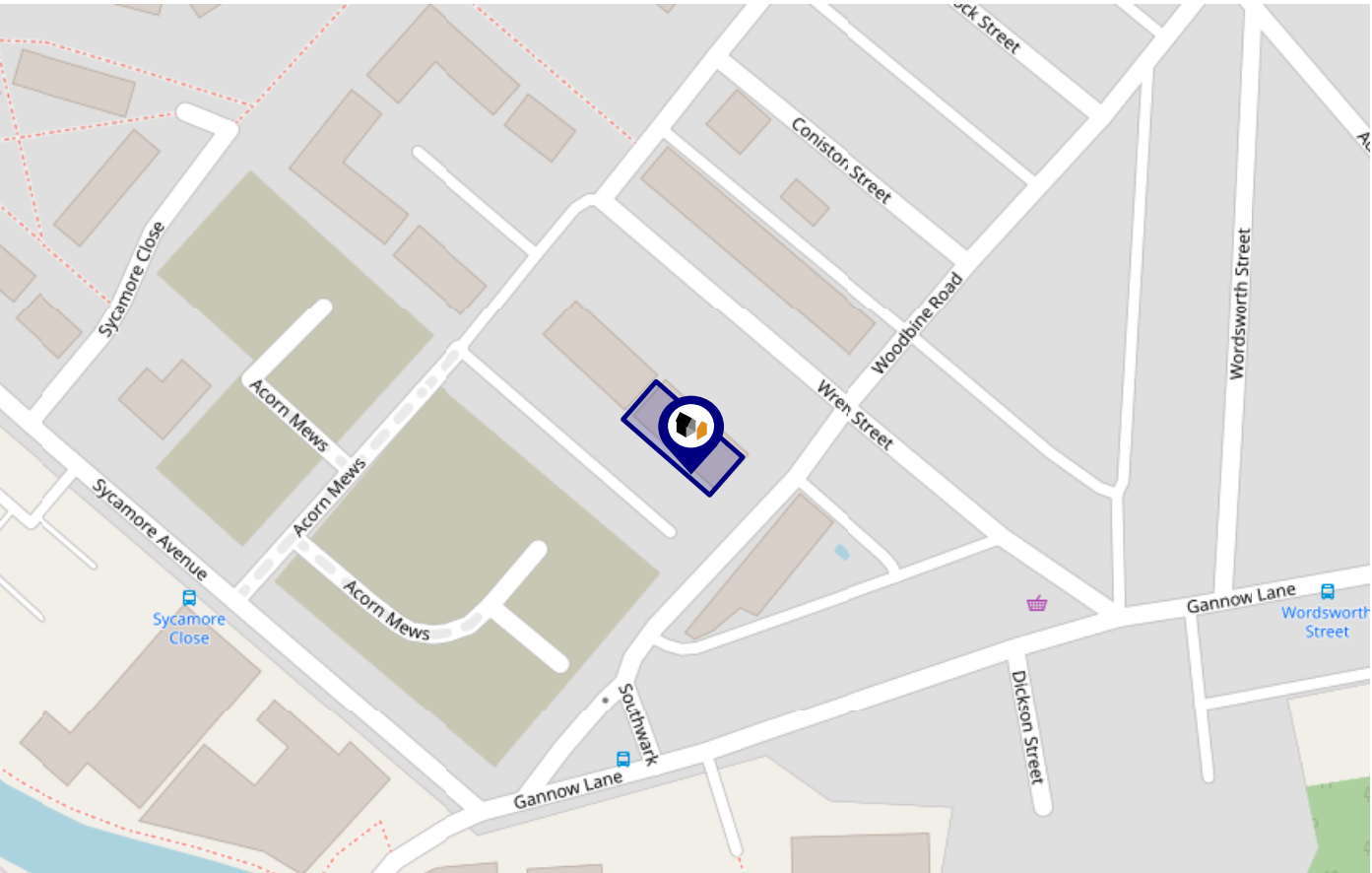


Flood Risk

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.

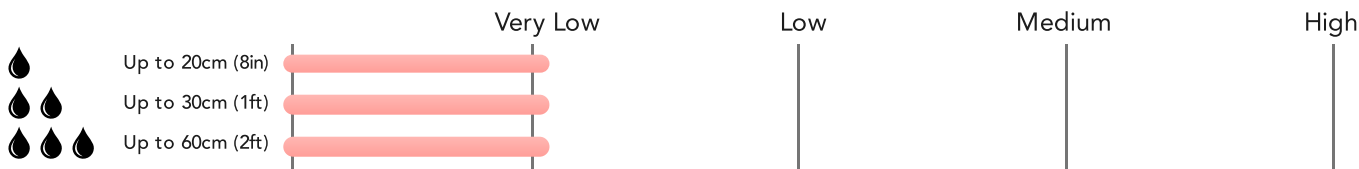


Risk Rating: Very low

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:

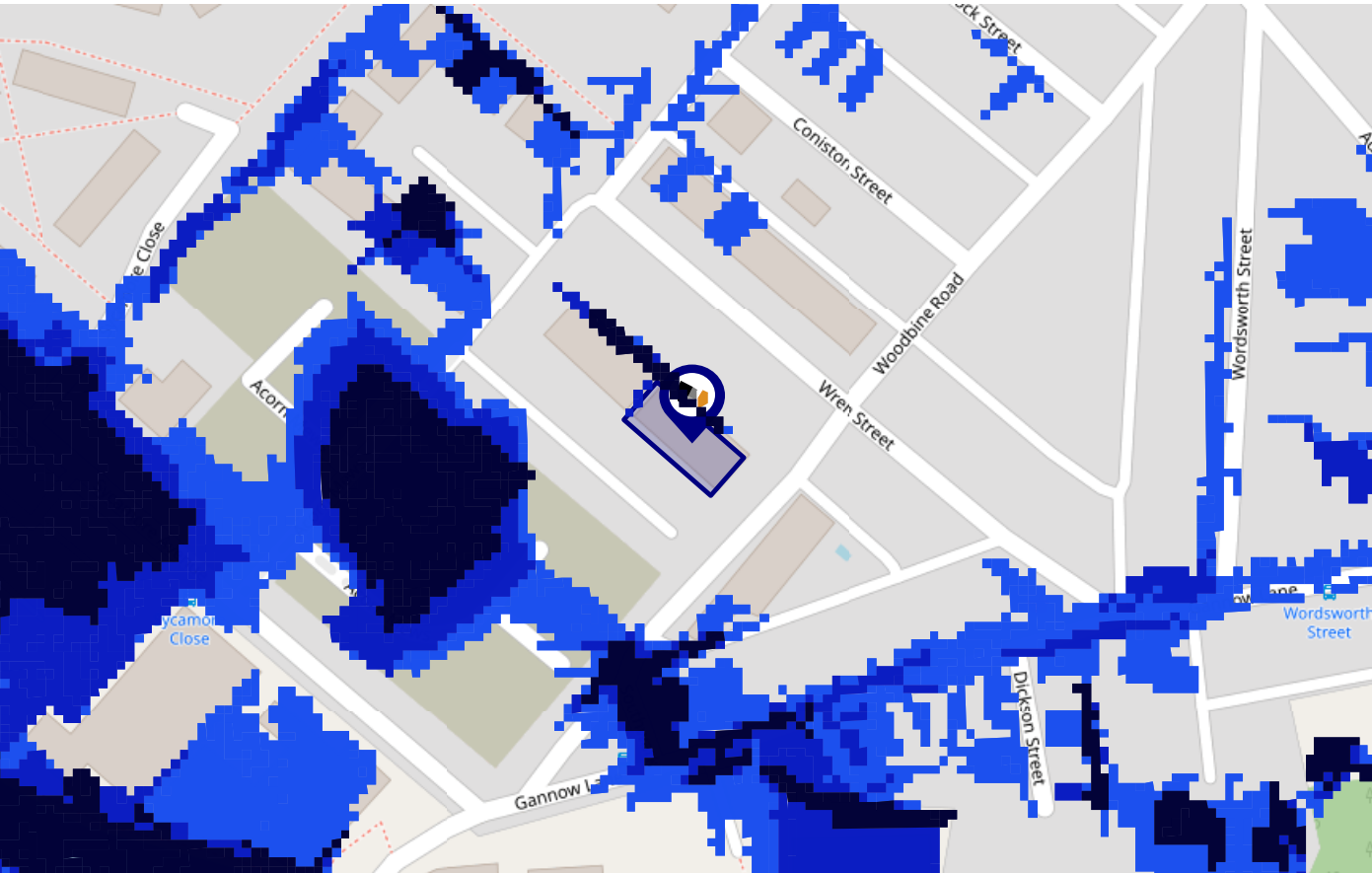


Flood Risk

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.

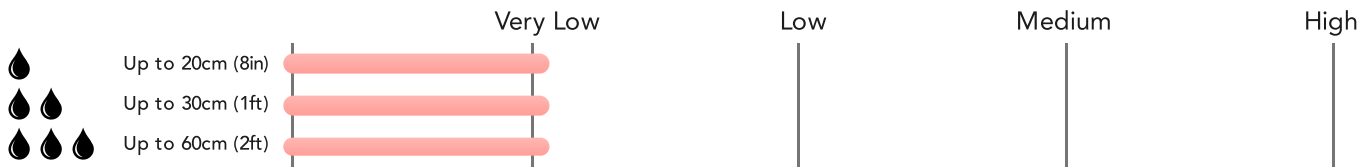


Risk Rating: Very low

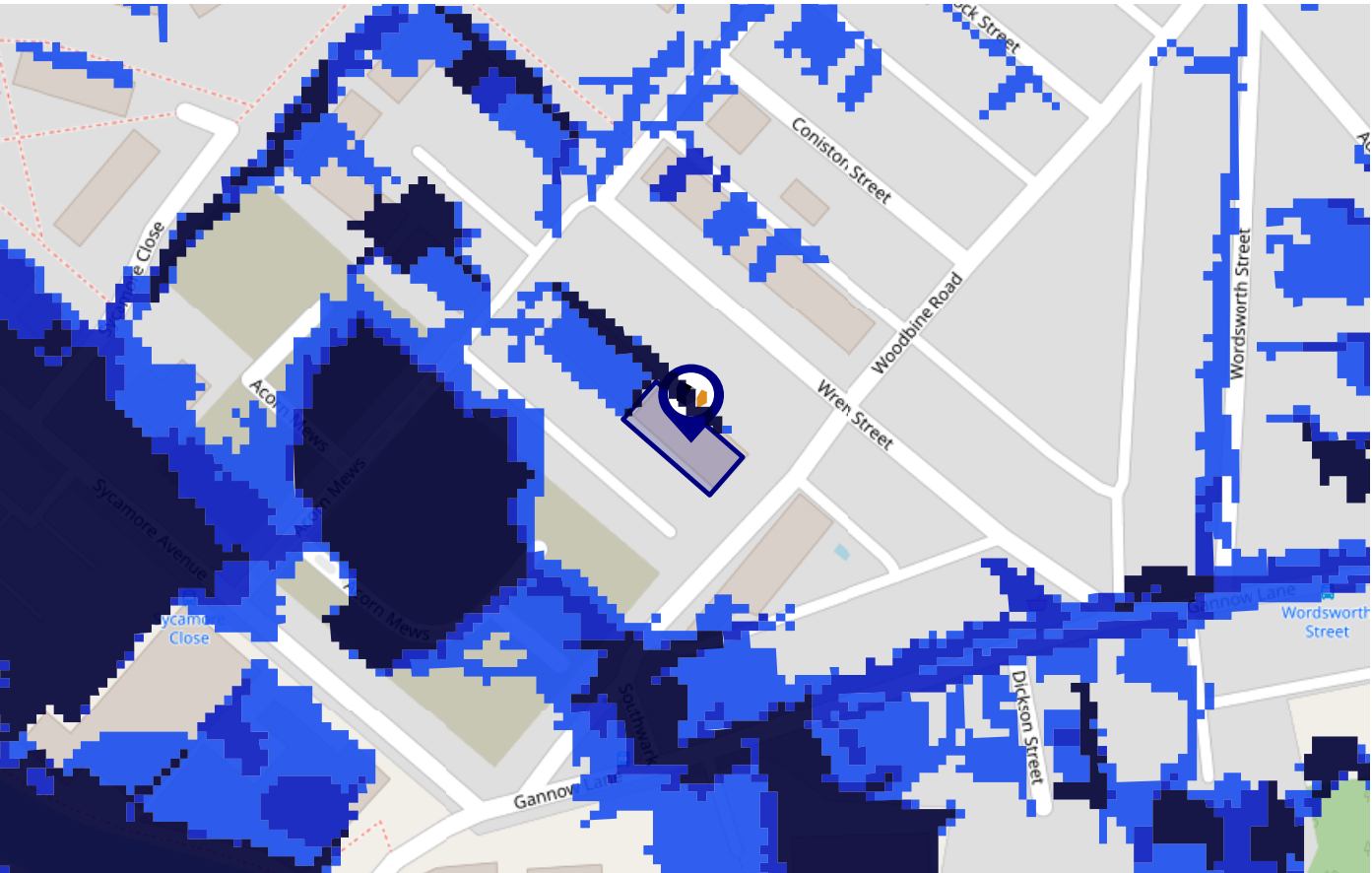
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

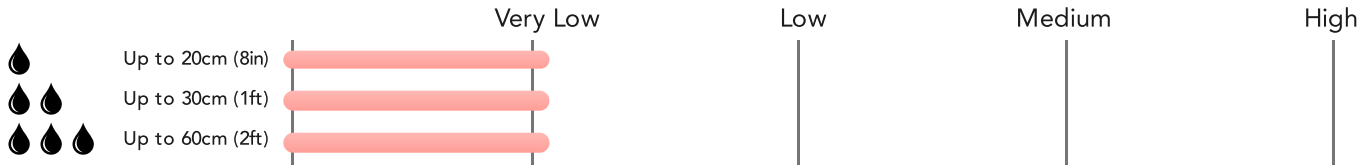


Risk Rating: Very low

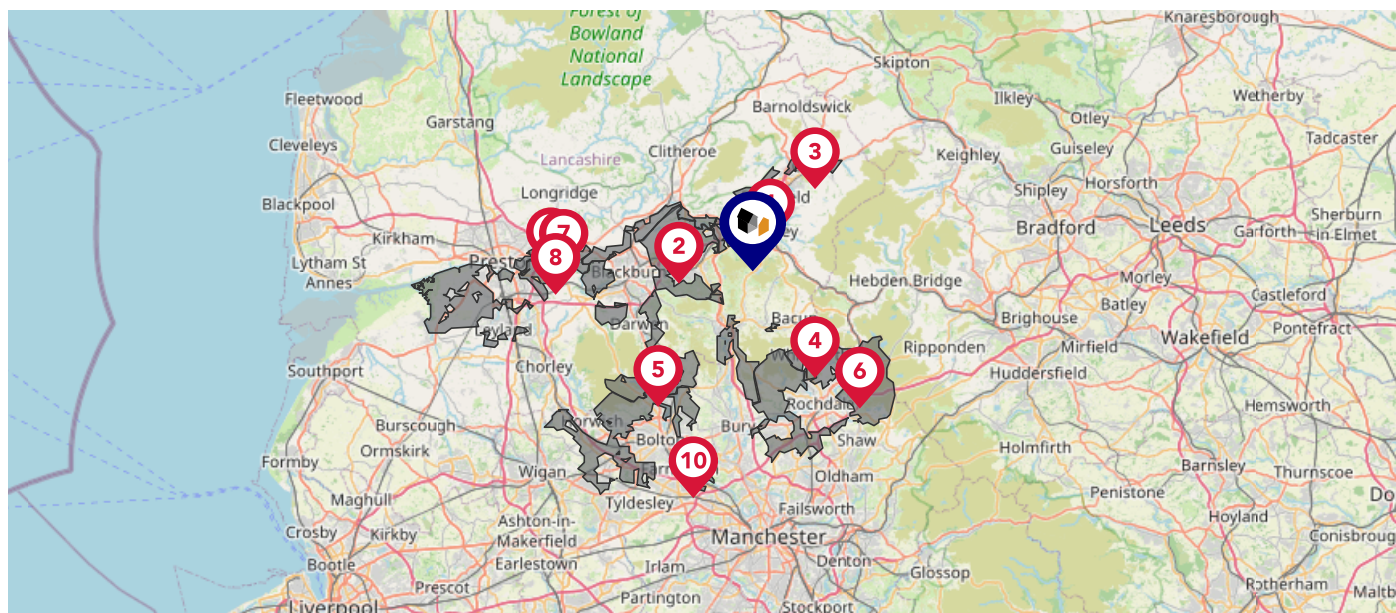
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

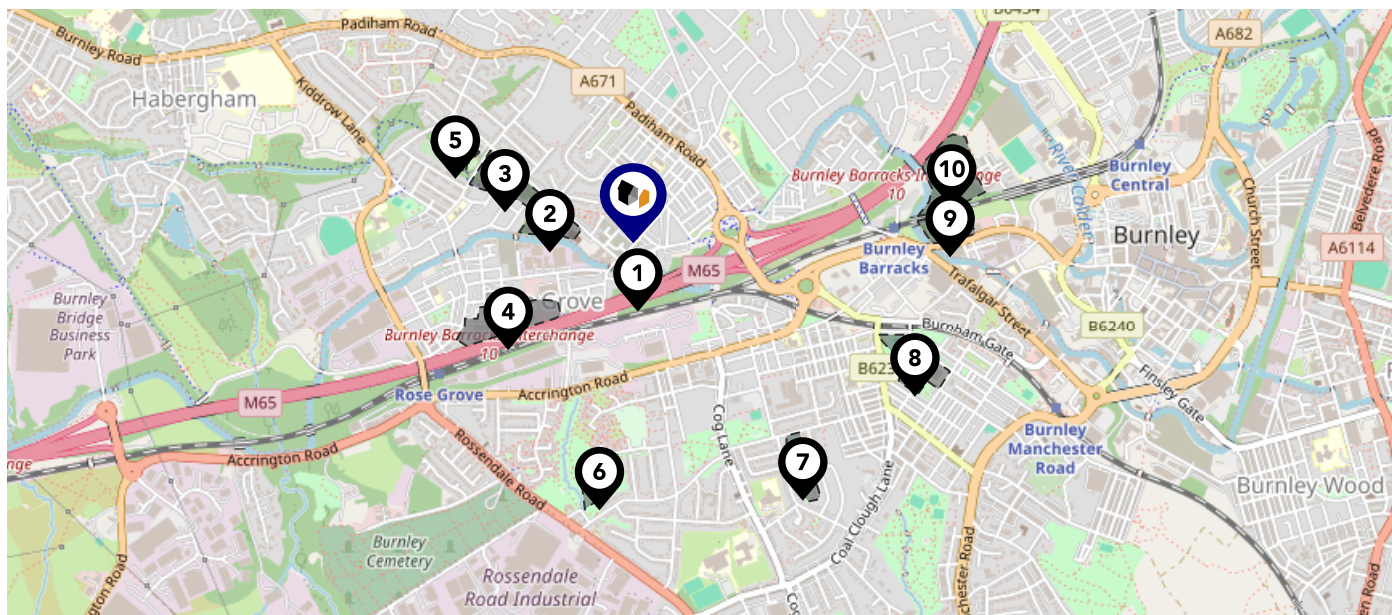
- 1 Merseyside and Greater Manchester Green Belt - Burnley
- 2 Merseyside and Greater Manchester Green Belt - Hyndburn
- 3 Merseyside and Greater Manchester Green Belt - Pendle
- 4 Merseyside and Greater Manchester Green Belt - Rossendale
- 5 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 6 Merseyside and Greater Manchester Green Belt - Rochdale
- 7 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 8 Merseyside and Greater Manchester Green Belt - South Ribble
- 9 Merseyside and Greater Manchester Green Belt - Preston
- 10 Merseyside and Greater Manchester Green Belt - Bolton

Maps

Landfill Sites

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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

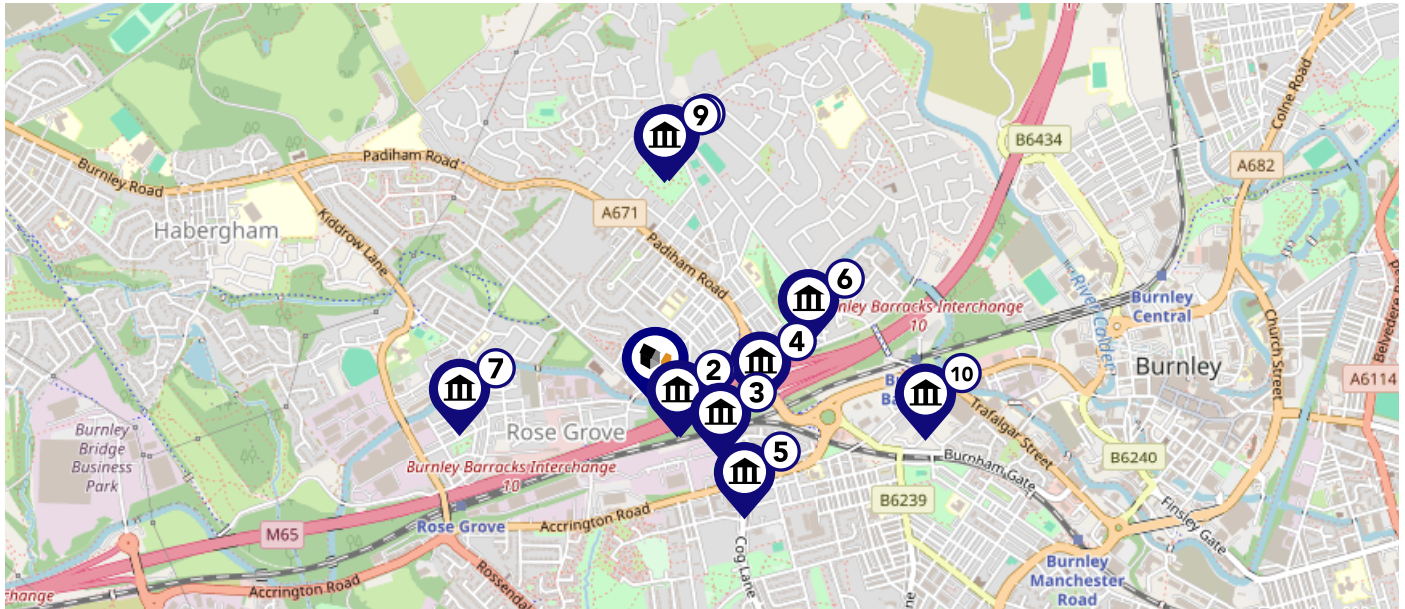
1	Gannow Lane-Rose Grove, Burnley, Lancashire	Historic Landfill	☐
2	Sycamore Avenue Playing Fields-Sycamore Avenue, Rose Grove, Burnley, Lancashire	Historic Landfill	☐
3	Lockyer Avenue Playing Fields-Lockyer Avenue, Rose Grove, Burnley, Lancashire	Historic Landfill	☐
4	Railway Sidings-Off Rose Grove Lane, Rose Grove, Burnley, Lancashire	Historic Landfill	☐
5	Lockyer Avenue-Off Middlesex Avenue, Rose Grove, Burnley, Lancashire	Historic Landfill	☐
6	Lawrence Avenue-Lawrence Avenue, Rose Grove, Burnley, Lancashire	Historic Landfill	☐
7	Melrose Avenue-Rose Hill, Burnley, Lancashire	Historic Landfill	☐
8	Every Street-Rose Hill, Burnley, Lancashire	Historic Landfill	☐
9	Westgate-Shaw Street, Burnley, Lancashire	Historic Landfill	☐
10	Clifton Colliery-Off Willow Street, Whittlefield, Burnley, Lancashire	Historic Landfill	☐

Maps

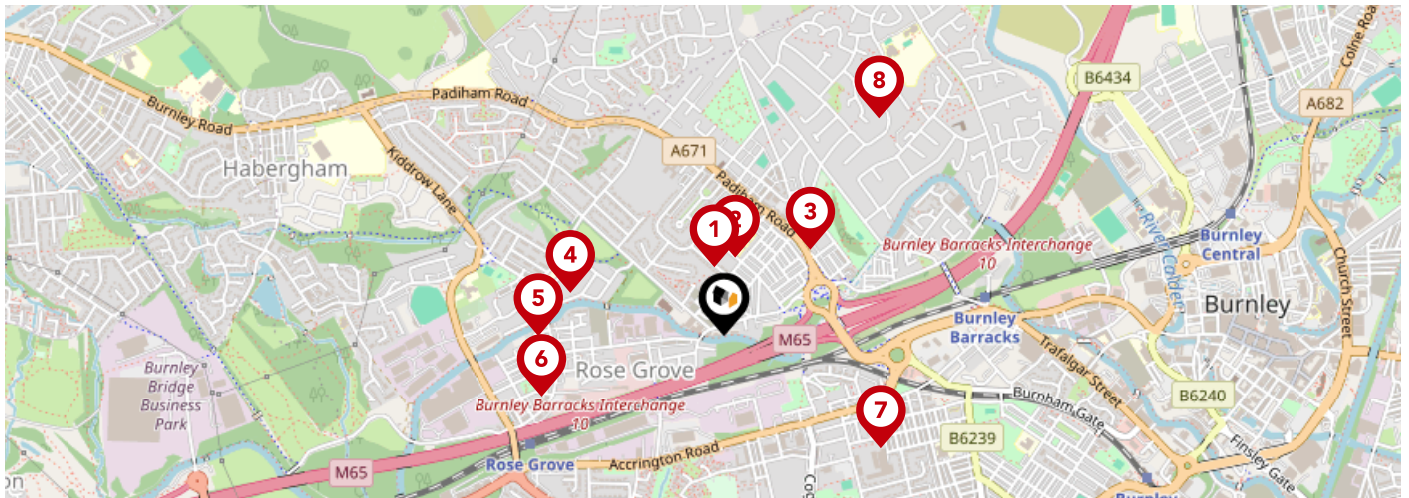
Listed Buildings

LANDWOOD
GROUP

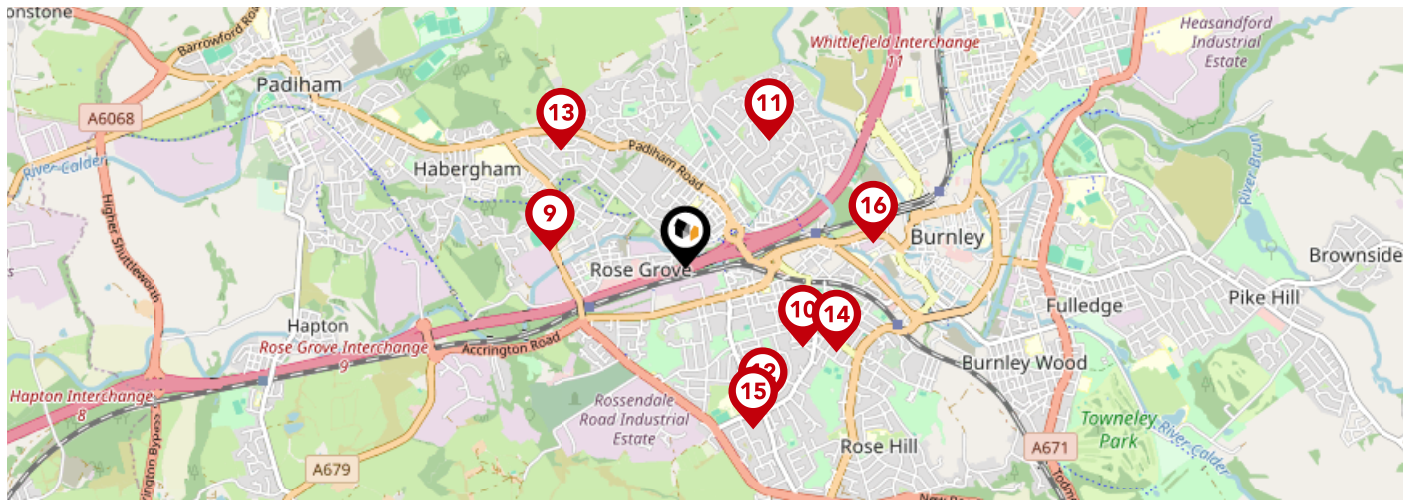
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1244806 - Old Vicarage	Grade II	0.1 miles
 1244807 - Gannow House	Grade II	0.1 miles
 1270965 - West Portal Of Gannow Tunnel	Grade II	0.2 miles
 1022604 - Leeds And Liverpool Canal Boundary Marker Above Gannow Tunnel At Sd 8262 3277	Grade II	0.2 miles
 1022606 - Woodtop Primary School, With Forecourt Walls, Piers, Railings And Overthrow	Grade II	0.3 miles
 1313389 - East Portal Of Gannow Tunnel	Grade II	0.4 miles
 1244883 - Warehouse And Canal Cottage At Dugdale Wharf	Grade II	0.4 miles
 1244850 - Boundary Stone On East Side Approximately 50 Metres South Of Junction With Ighten Road	Grade II	0.5 miles
 1244852 - Boundary Stone On West Side Approximately 50 Metres South Of Junction With Ighten Road	Grade II	0.5 miles
 1022605 - Church Of The Holy Trinity	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.15	☒	☐	☐	☐	☐
2	Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance:0.17	☐	☒	☐	☐	☐
3	Whittlefield Primary School Ofsted Rating: Good Pupils: 225 Distance:0.27	☐	☒	☐	☐	☐
4	Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance:0.35	☒	☐	☐	☐	☐
5	St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance:0.41	☐	☒	☐	☐	☐
6	Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance:0.42	☐	☒	☐	☐	☐
7	Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:0.42	☒	☐	☐	☐	☐
8	Wellfield Methodist and Anglican Church School Ofsted Rating: Good Pupils: 203 Distance:0.59	☐	☒	☐	☐	☐

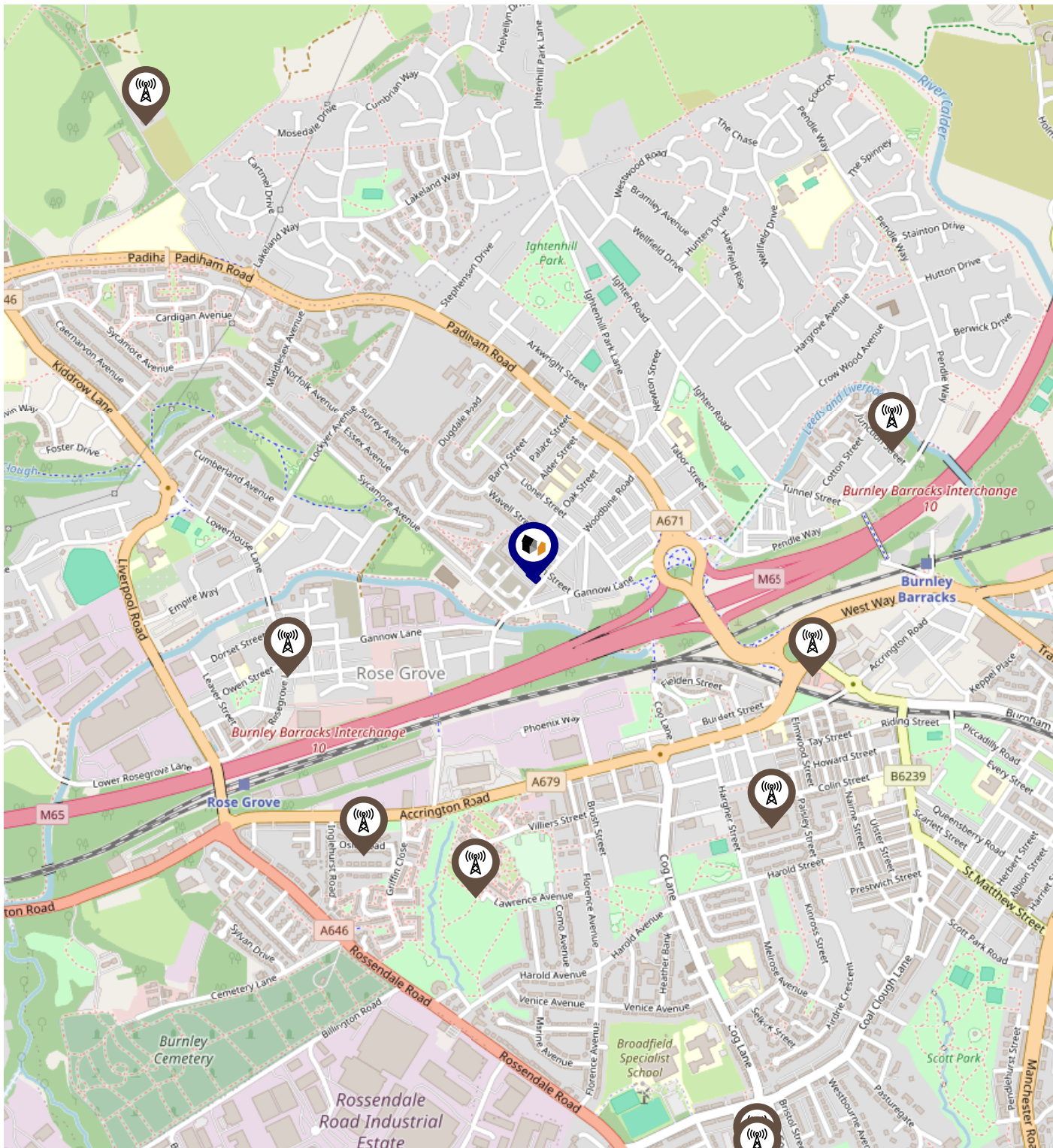


		Nursery	Primary	Secondary	College	Private
9	Burnley Lowerhouse Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:0.6	☐	☒	☐	☐	☐
10	Coal Clough Academy Ofsted Rating: Good Pupils: 118 Distance:0.62	☐	☐	☒	☐	☐
11	St Mary Magdalene Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:0.66	☐	☒	☐	☐	☐
12	The Rose School Ofsted Rating: Requires improvement Pupils: 67 Distance:0.71	☐	☐	☒	☐	☐
13	St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance:0.75	☐	☒	☐	☐	☐
14	Burnley Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.76	☐	☒	☐	☐	☐
15	Cherry Fold Community Primary School Ofsted Rating: Good Pupils: 411 Distance:0.76	☐	☒	☐	☐	☐
16	Lincoln House School Ofsted Rating: Good Pupils: 5 Distance:0.83	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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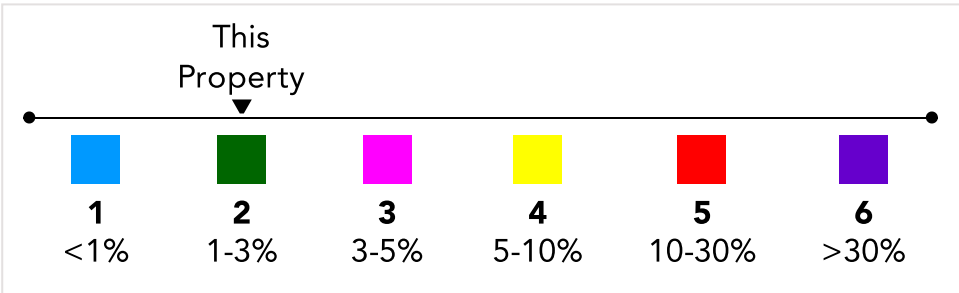
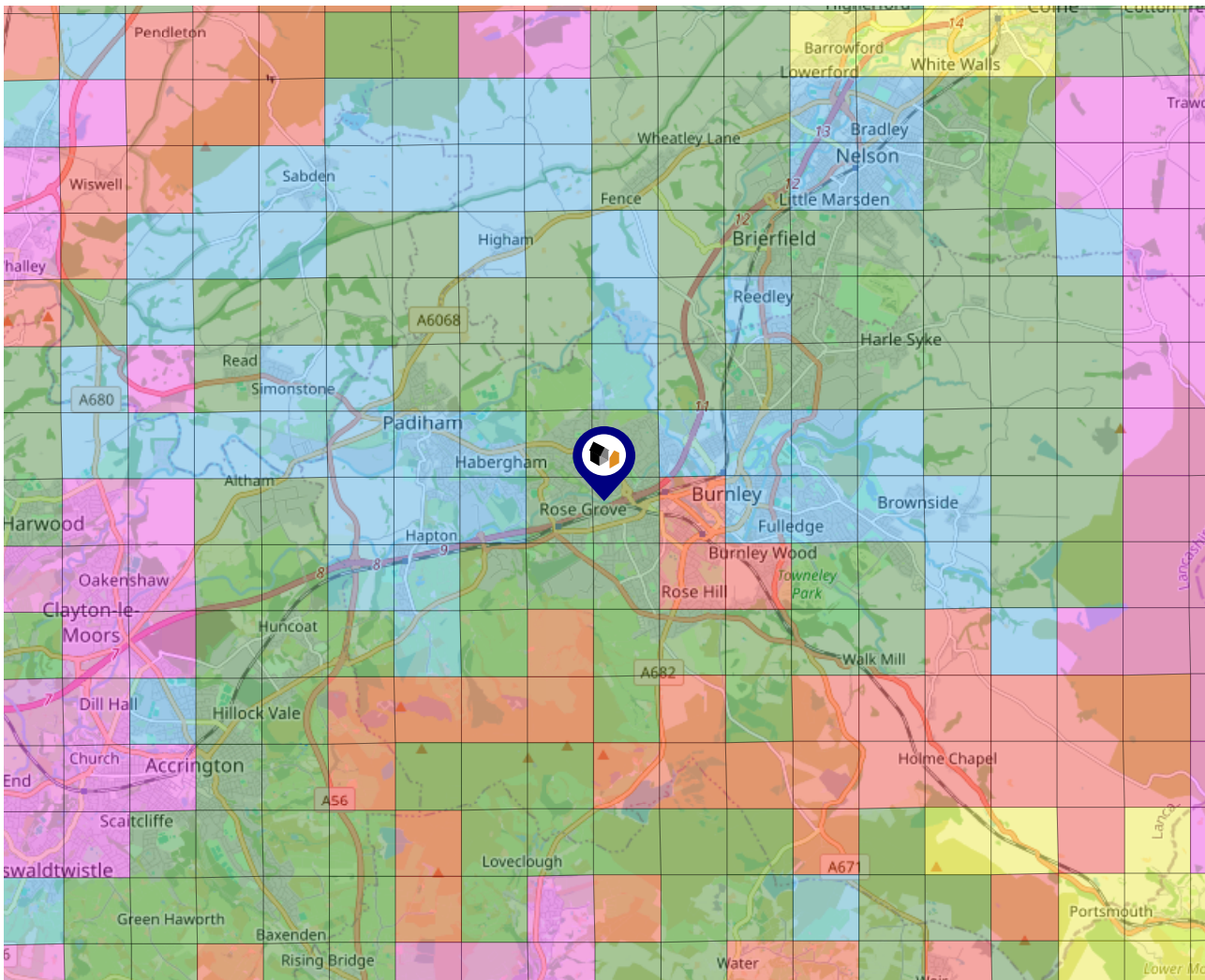


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

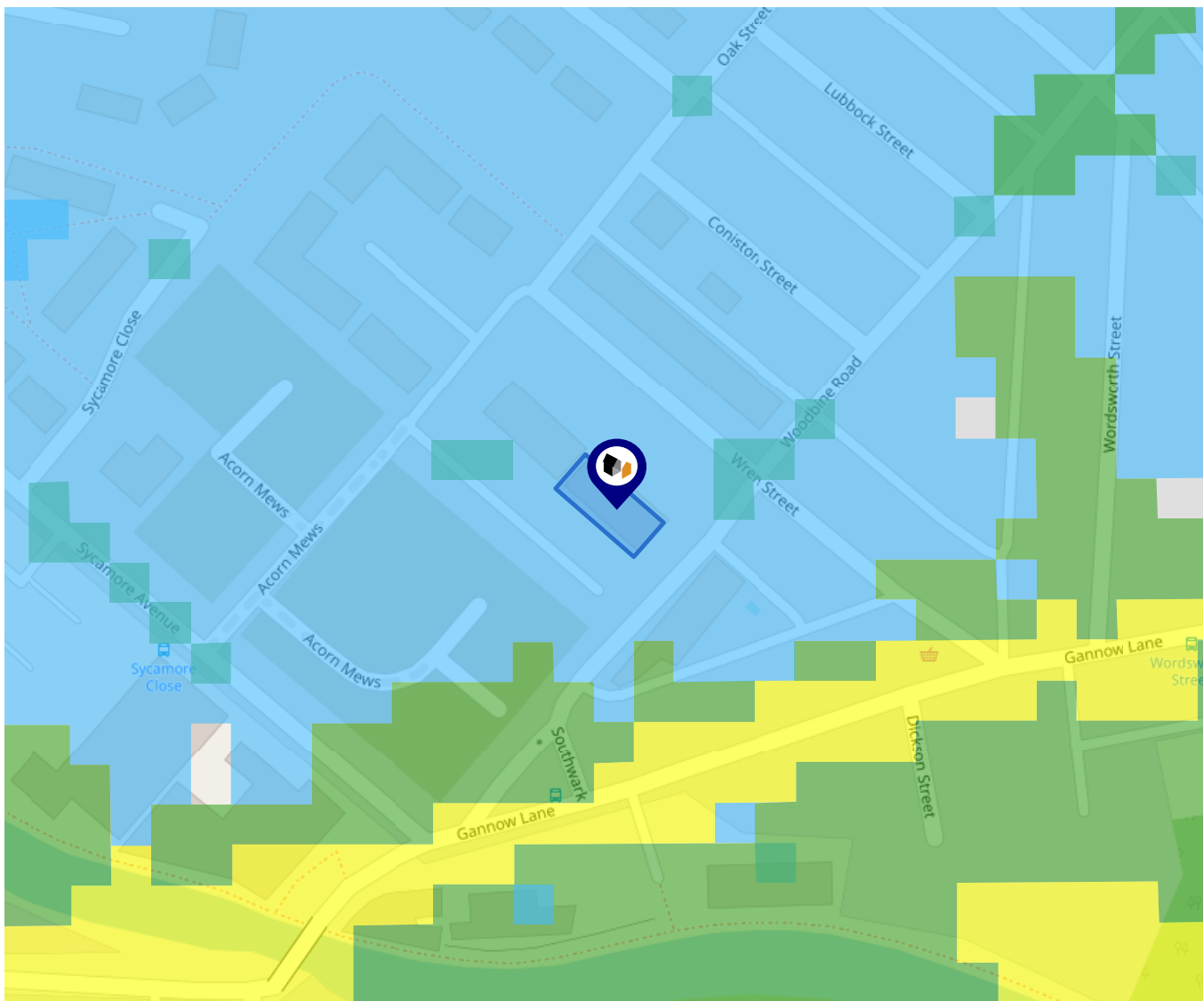
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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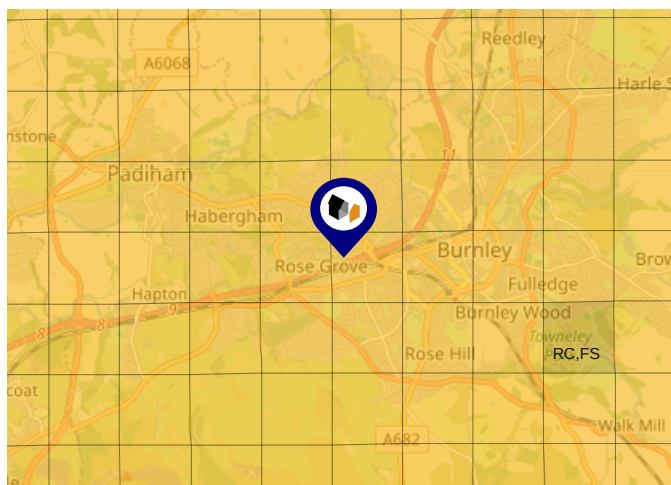


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		



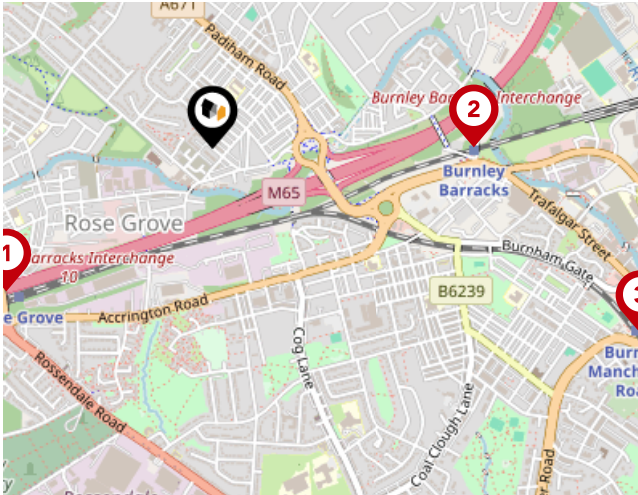
Primary Classifications (Most Common Clay Types)

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

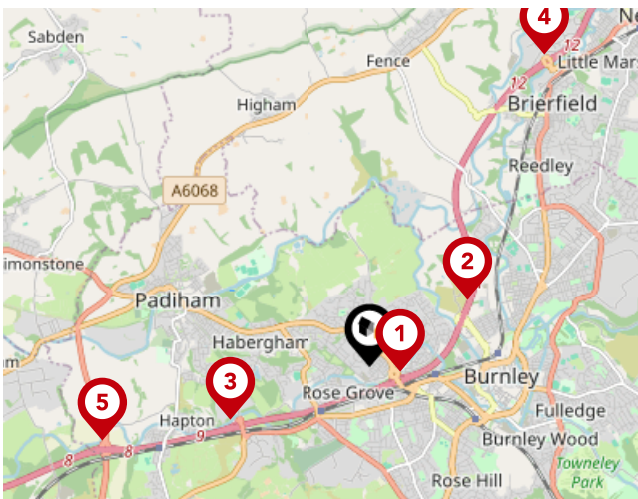
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Rose Grove Rail Station	0.55 miles
2	Burnley Barracks Rail Station	0.57 miles
3	Burnley Manchester Road Rail Station	1.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J10	0.26 miles
2	M65 J11	1.03 miles
3	M65 J9	1.31 miles
4	M65 J12	3.14 miles
5	M65 J8	2.44 miles



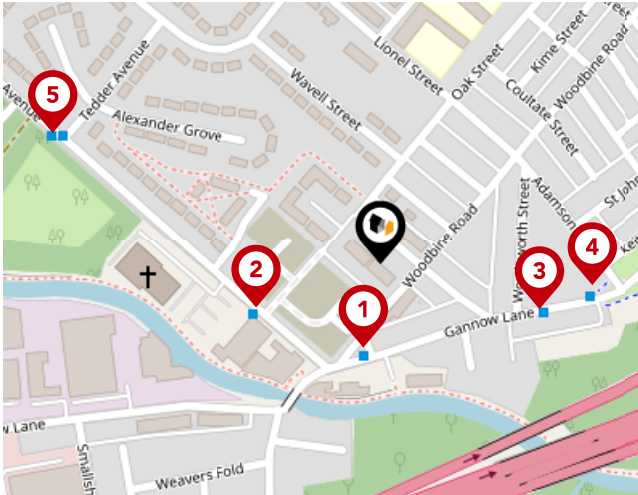
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	29.26 miles
2	Leeds Bradford Airport	25.56 miles
3	Speke	39.44 miles
4	Highfield	31.47 miles

Area

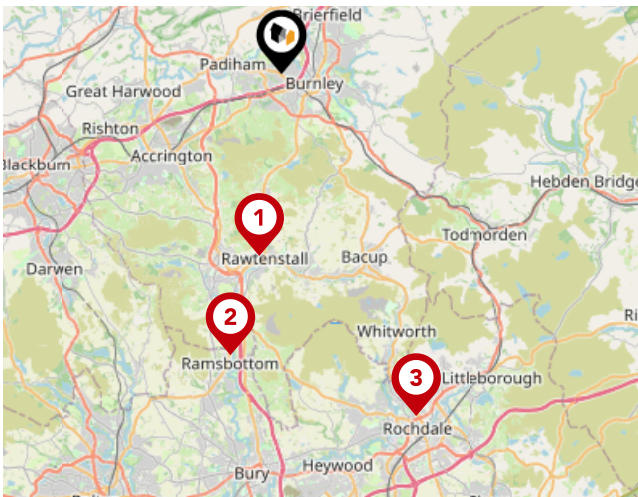
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Woodbine Road	0.05 miles
2	Sycamore Close	0.07 miles
3	Wordsworth Street	0.09 miles
4	Adamson Street	0.12 miles
5	Tedder Avenue	0.19 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.42 miles
2	Ramsbottom (East Lancashire Railway)	10.04 miles
3	Rochdale Interchange (Manchester Metrolink)	12.9 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" in white, uppercase, sans-serif font, stacked vertically on an orange square background.

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

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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