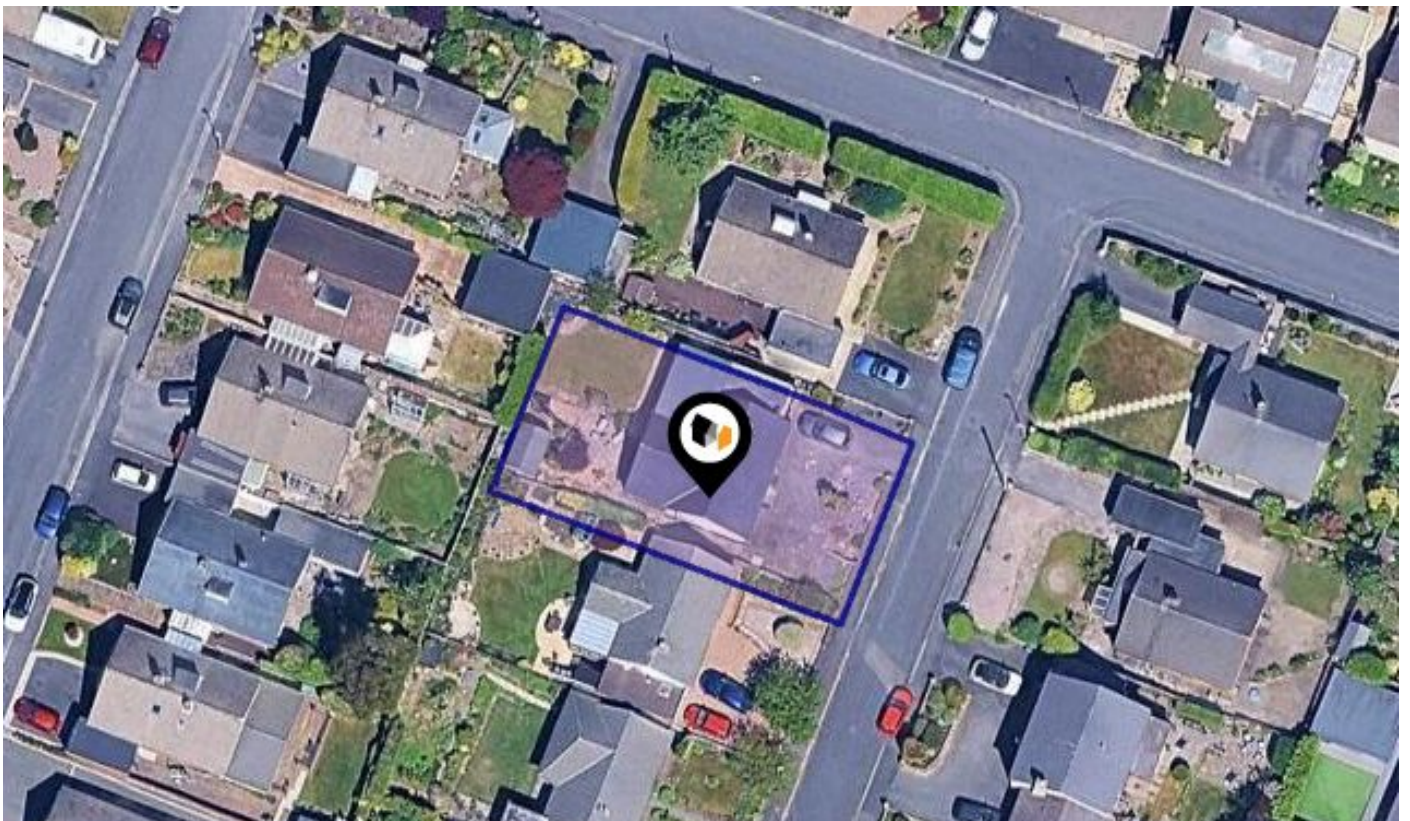




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Tuesday 02nd June 2026**



**SCOTT AVENUE, SIMONSTONE, BB12**

## **Pendle Hill Properties**

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





## Property

|                         |  |                |           |
|-------------------------|--|----------------|-----------|
| <b>Type:</b>            | Detached                                   | <b>Tenure:</b> | Leasehold |
| <b>Bedrooms:</b>        | 2  |                |           |
| <b>Floor Area:</b>      | 1,268 ft <sup>2</sup> / 117 m <sup>2</sup> |                |           |
| <b>Plot Area:</b>       | 0.12 acres                                 |                |           |
| <b>Year Built :</b>     | 1950-1966                                  |                |           |
| <b>Council Tax :</b>    | Band D                                     |                |           |
| <b>Annual Estimate:</b> | £2,387                                     |                |           |
| <b>Title Number:</b>    | LA881797                                   |                |           |

## Local Area

|                           |            |
|---------------------------|------------|
| <b>Local Authority:</b>   | Lancashire |
| <b>Conservation Area:</b> | No         |
| <b>Flood Risk:</b>        |            |
| ● Rivers & Seas           | Very low   |
| ● Surface Water           | Very low   |

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

|                  |                   |                    |
|------------------|-------------------|--------------------|
| <b>8</b><br>mb/s | <b>80</b><br>mb/s | <b>950</b><br>mb/s |
|                  |                   |                    |

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



### Satellite/Fibre TV Availability:

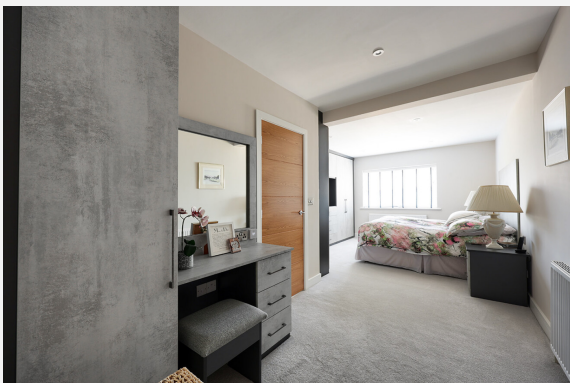


# Planning History

## This Address

Planning records for: *Scott Avenue, Simonstone, BB12*

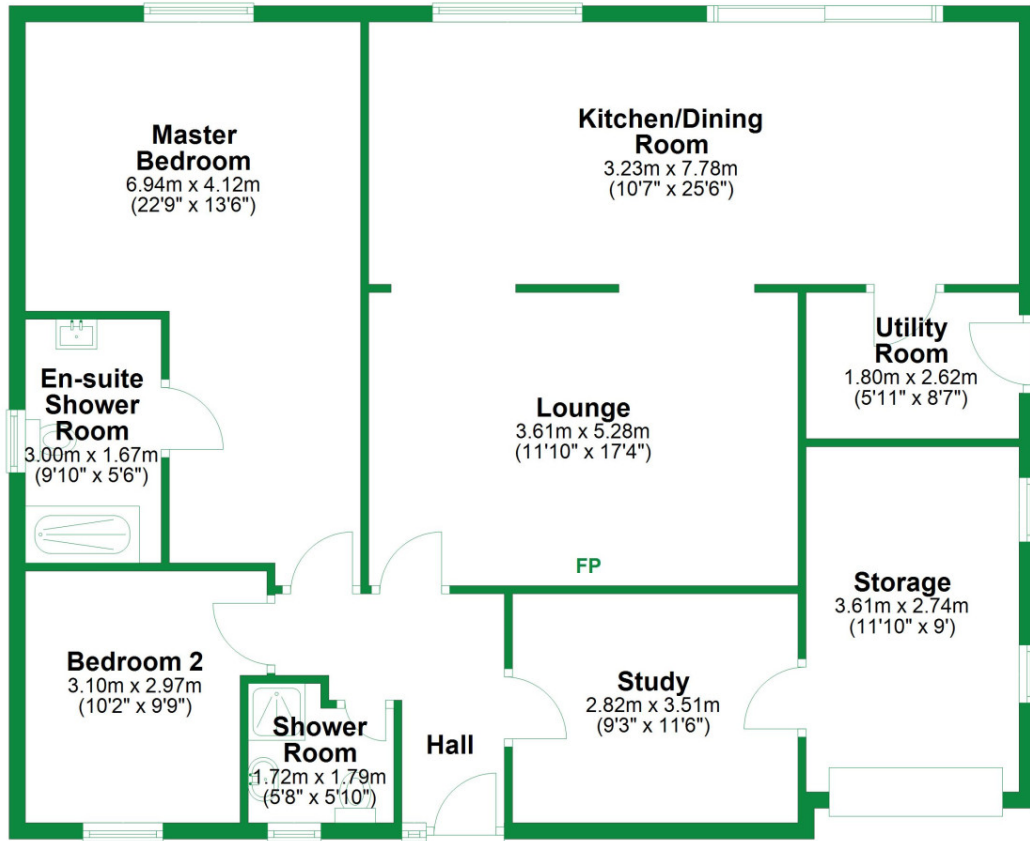
| Reference - 35104   |  |
|---------------------|--|
| <b>Decision:</b>    | Decided - Final Decision   |
| <b>Date:</b>        | 26th January 2023  |
| <b>Description:</b> | Prior notification for a larger home extension for a proposed single storey rear/side kitchen extension with flat roof and glass roof lantern.. Length 5.5m, max height 3.5m, height to eaves 2.87m. |



## SCOTT AVENUE, SIMONSTONE, BB12

### Ground Floor

Approx. 117.8 sq. metres (1268.4 sq. feet)



Total area: approx. 117.8 sq. metres (1268.4 sq. feet)

Simonstone, BB12

Energy rating

# D

Valid until 18.07.2032

| Score | Energy rating | Current   | Potential   |
|-------|---------------|---|---|
| 92+   | A             |   |   |
| 81-91 | B             |   | <div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">83   B</span> </div> |
| 69-80 | C             |   |   |
| 55-68 | D             | <div style="background-color: #ffff00; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">65   D</span> </div> |   |
| 39-54 | E             |   |   |
| 21-38 | F             |   |   |
| 1-20  | G             |   |   |

## Additional EPC Data

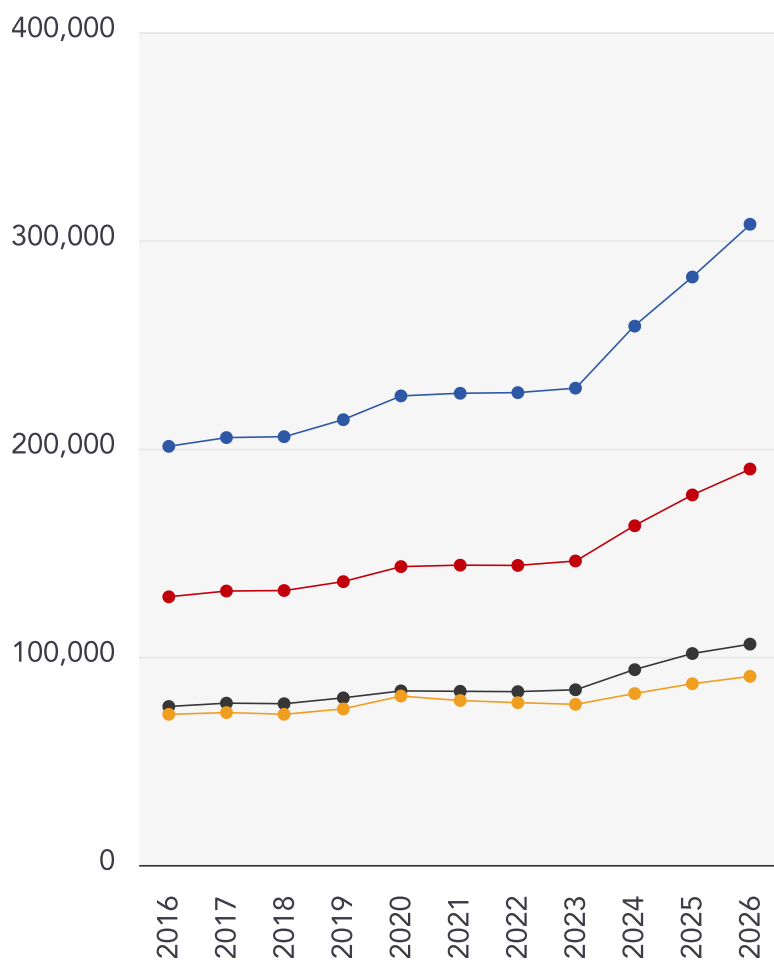
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|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Bungalow                                    |
| <b>Build Form:</b>                  | Detached                                    |
| <b>Transaction Type:</b>            | Marketed sale                               |
| <b>Energy Tariff:</b>               | Single                                      |
| <b>Main Fuel:</b>                   | Mains gas (not community)                   |
| <b>Main Gas:</b>                    | Yes   |
| <b>Glazing Type:</b>                | Double glazing, unknown install date        |
| <b>Previous Extension:</b>          | 2   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, filled cavity                  |
| <b>Walls Energy:</b>                | Average                                     |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation             |
| <b>Roof Energy:</b>                 | Average                                     |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas             |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs        |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in 46% of fixed outlets |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)          |
| <b>Total Floor Area:</b>            | 84 m <sup>2</sup>                           |

# Market

## House Price Statistics

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



Detached

**+53.05%**

Semi-Detached

**+47.66%**

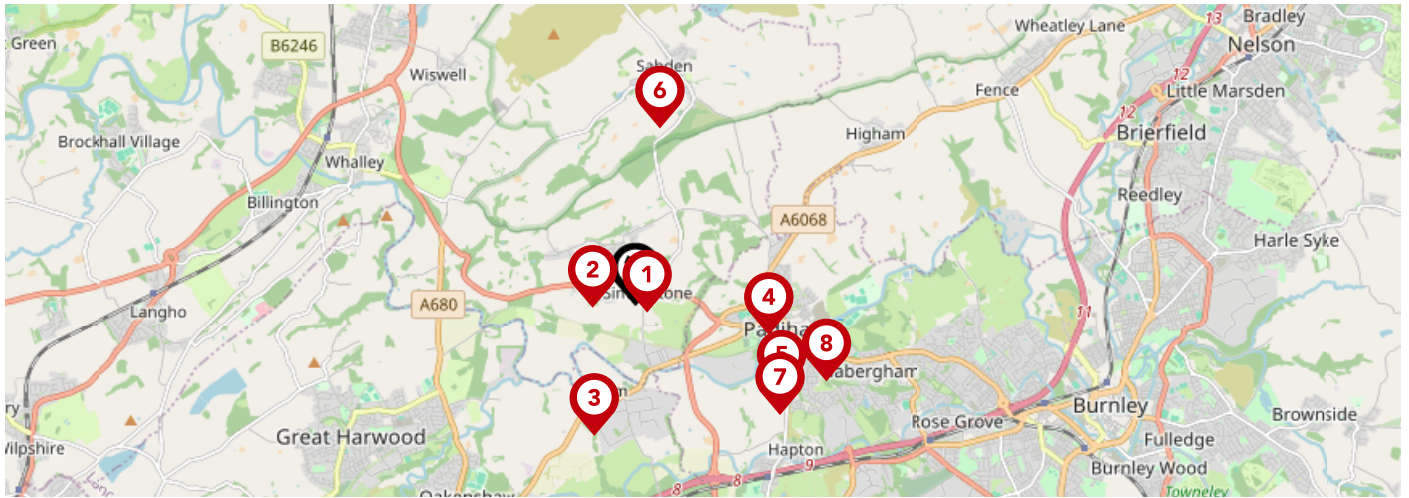
Terraced









**+39.35%**

Flat

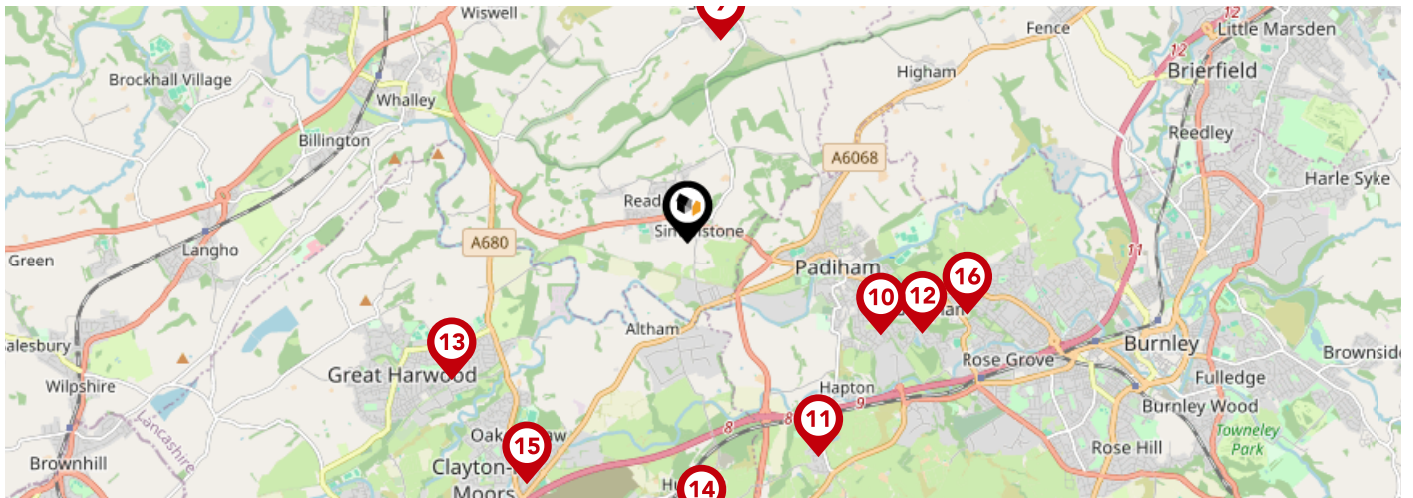
**+25.24%**









# Area Schools



|   |   | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|    | <b>Simonstone St Peter's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 133   Distance:0.12                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Read St John's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 194   Distance:0.37                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Altham St James Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 79   Distance:1.18                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Padiham St Leonard's Voluntary Aided Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 328   Distance:1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Padiham Green Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 197   Distance:1.49        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Mary's Roman Catholic Primary School, Sabden</b><br>Ofsted Rating: Good   Pupils: 62   Distance:1.58                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St John the Baptist Roman Catholic Primary School, Padiham</b><br>Ofsted Rating: Good   Pupils: 226   Distance:1.58            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Padiham Primary School</b><br>Ofsted Rating: Good   Pupils: 289   Distance:1.79  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

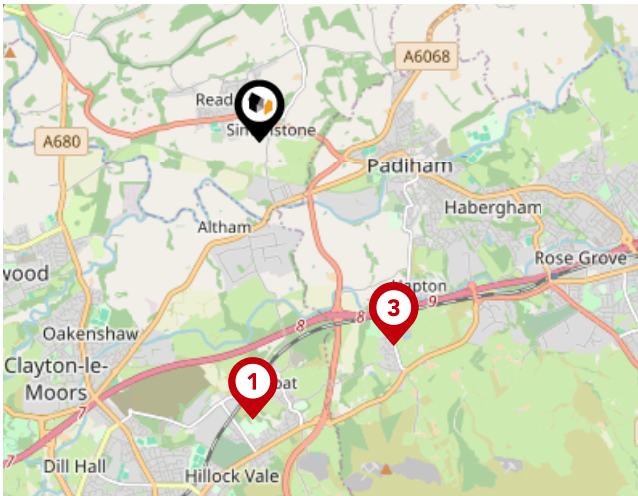
# Area Schools



|   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  <b>Sabden Primary School</b><br>Ofsted Rating: Good   Pupils: 91   Distance:1.8   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Whitegate Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 118   Distance:1.88                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Hapton Church of England/Methodist Primary School</b><br>Ofsted Rating: Good   Pupils: 124   Distance:2.18         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Burnley High School</b><br>Ofsted Rating: Good   Pupils: 607   Distance:2.21                                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>St Hubert's Roman Catholic Primary School, Great Harwood</b><br>Ofsted Rating: Good   Pupils: 152   Distance:2.38  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Accrington Huncoat Primary School</b><br>Ofsted Rating: Good   Pupils: 205   Distance:2.48                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>St Mary's Roman Catholic Primary School, Clayton-le-Moors</b><br>Ofsted Rating: Good   Pupils: 127   Distance:2.52 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>St Joseph's Park Hill School</b><br>Ofsted Rating: Not Rated   Pupils: 128   Distance:2.54                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

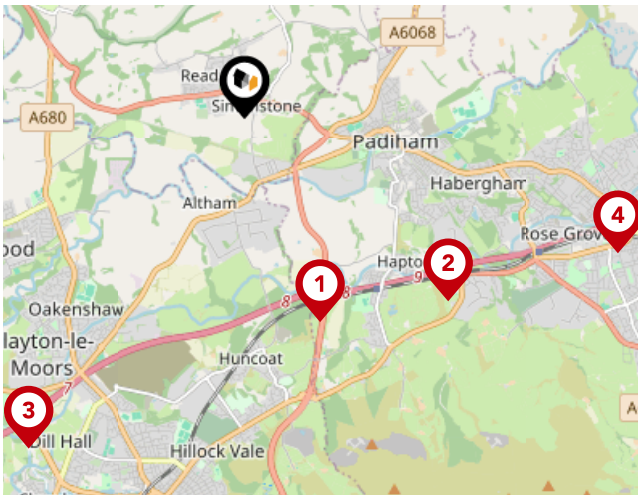
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Huncoat Rail Station | 2.42 miles |
| 2   | Hapton Rail Station  | 2.12 miles |
| 3   | Hapton Rail Station  | 2.13 miles |

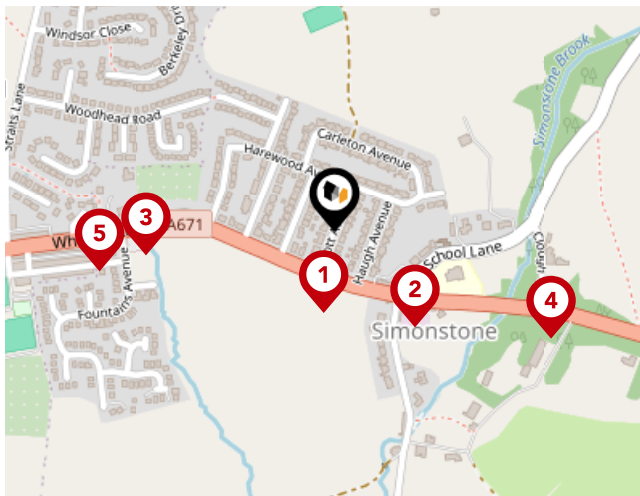


### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M65 J8  | 1.9 miles  |
| 2   | M65 J9  | 2.39 miles |
| 3   | M65 J7  | 3.44 miles |
| 4   | M65 J10 | 3.48 miles |
| 5   | M65 J11 | 3.89 miles |

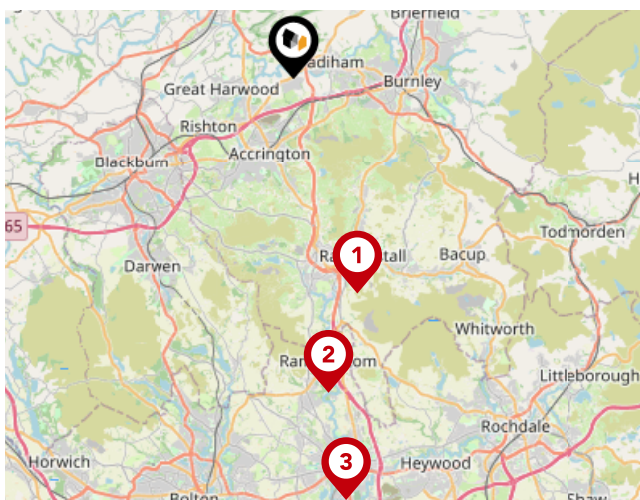
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Haugh Avenue     | 0.09 miles |
| 2   | School Lane      | 0.14 miles |
| 3   | Stork Hotel      | 0.21 miles |
| 4   | Clough Lane      | 0.26 miles |
| 5   | Fountains Avenue | 0.26 miles |



### Local Connections

| Pin | Name   | Distance    |
|-----|--|-------------|
| 1   | Rawtenstall (East Lancashire Railway)        | 7.84 miles  |
| 2   | Ramsbottom (East Lancashire Railway)         | 11.09 miles |
| 3   | Bury Bolton Street (East Lancashire Railway) | 14.89 miles |



### **Pendle Hill Properties**

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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

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