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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th August 2026



PADIHAM ROAD, SABDEN, CLITHEROE, BB7

Pendle Hill Properties

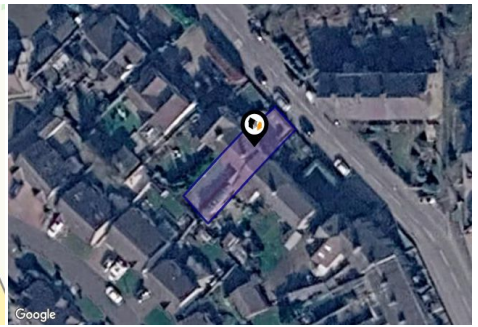
74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,049 ft ² / 97 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,856		
Title Number:	LA924438		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

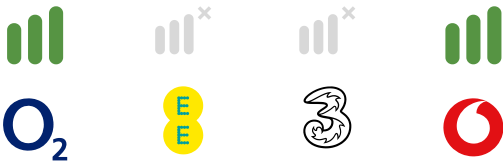
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	80	950
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

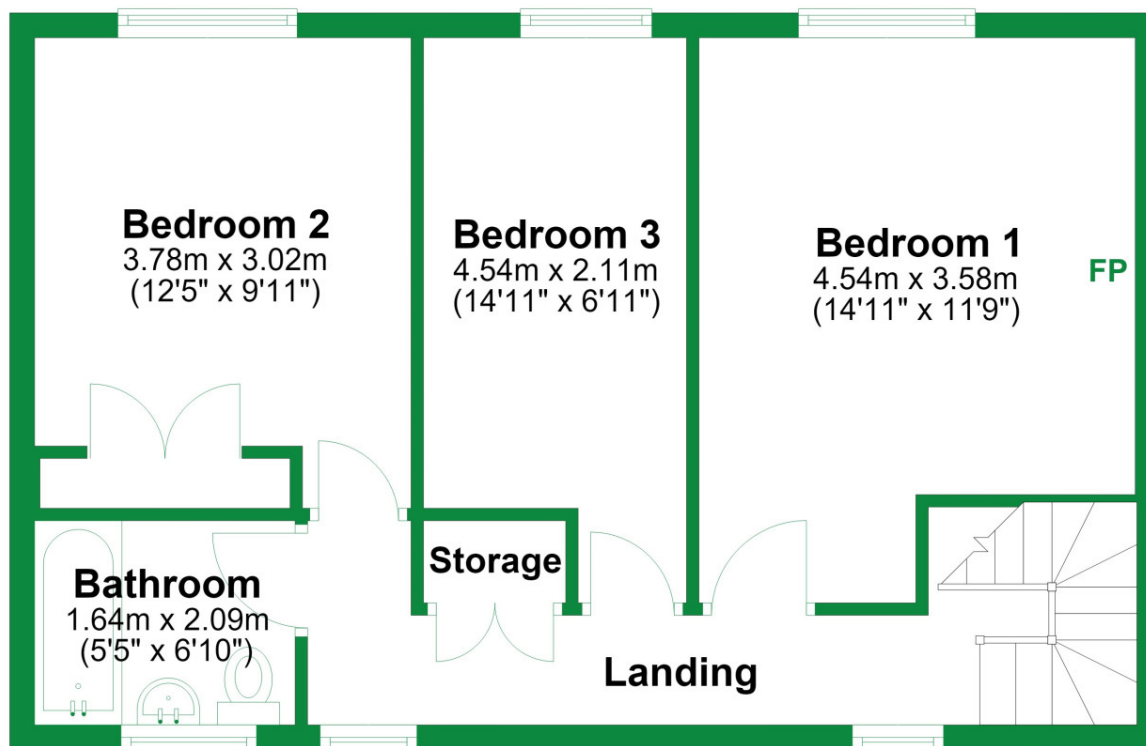




PADIHAM ROAD, SABDEN, CLITHEROE, BB7

First Floor

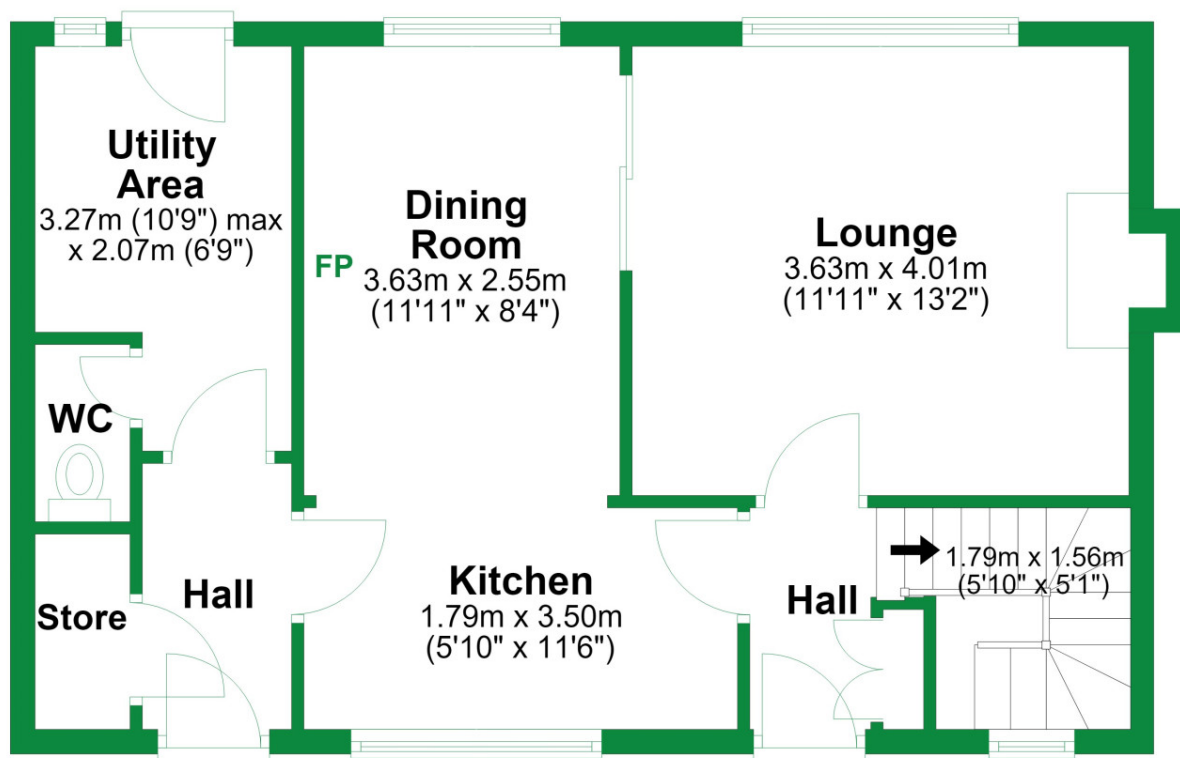
Approx. 48.7 sq. metres (524.6 sq. feet)



PADIHAM ROAD, SABDEN, CLITHEROE, BB7

Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)

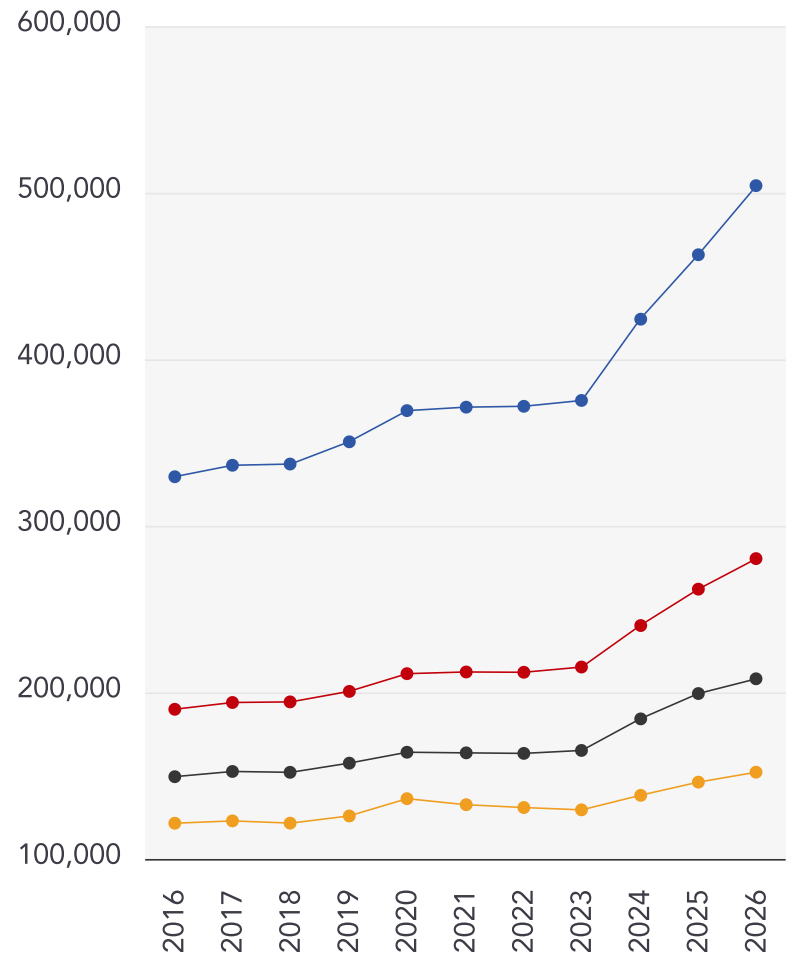


Total area: approx. 97.5 sq. metres (1049.3 sq. feet)

Market

House Price Statistics

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



Detached

+53.05%

Semi-Detached

+47.66%

Terraced

+39.35%

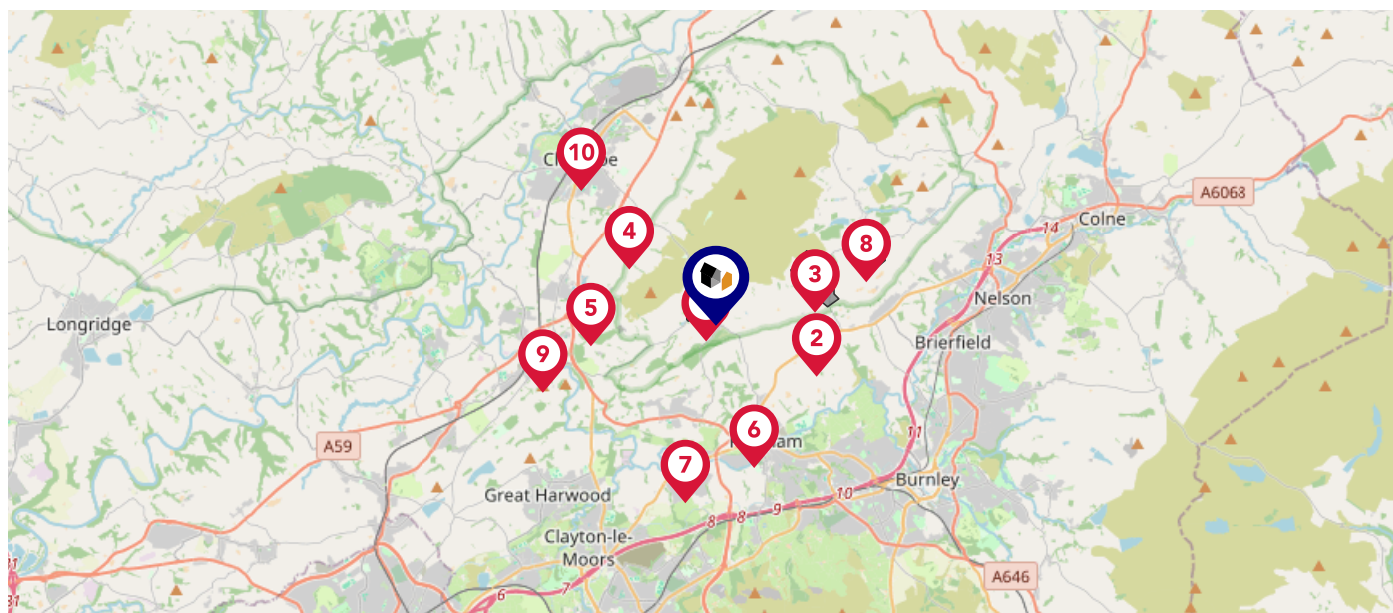
Flat

+25.24%

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.



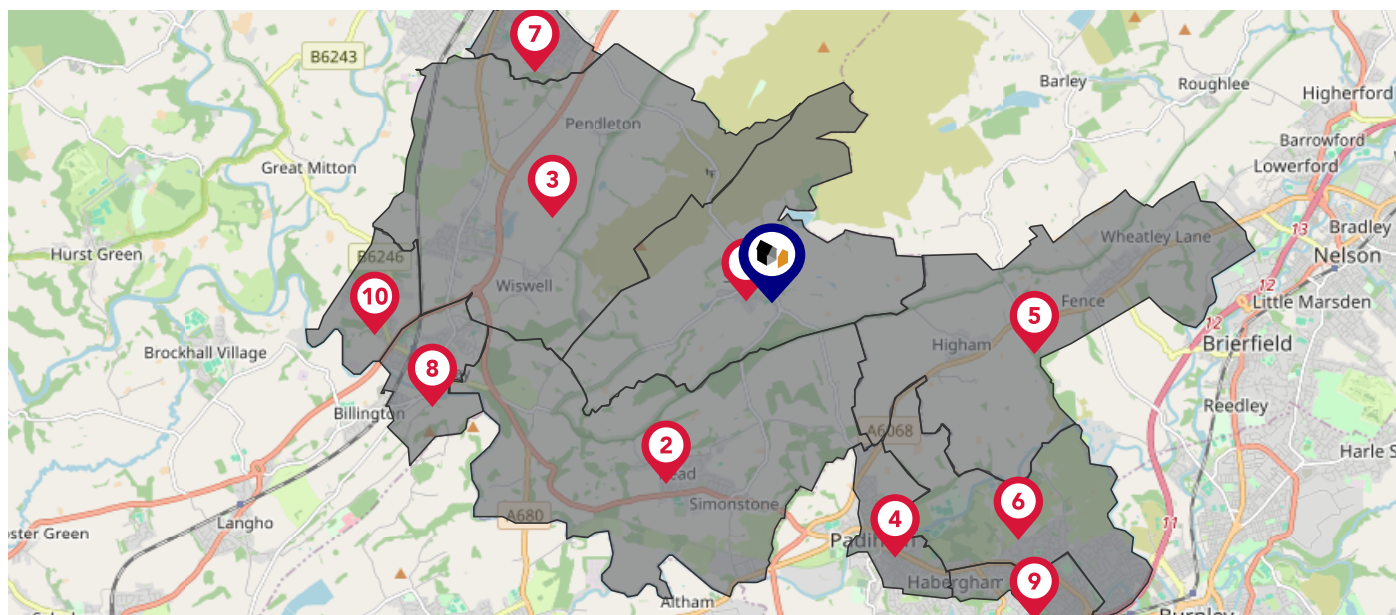
Nearby Conservation Areas

- | | |
|----|-------------------------|
| 1 | Sabden |
| 2 | Higham |
| 3 | Sabden Fold |
| 4 | Pendleton |
| 5 | Wiswell |
| 6 | Padiham |
| 7 | St James |
| 8 | Newchurch and Spenbrook |
| 9 | Whalley |
| 10 | Clitheroe |

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



Sabden Ward



East Whalley, Read & Simonstone Ward



Wiswell & Barrow Ward



Gawthorpe Ward



Fence & Higham Ward



Whittlefield with Ightenhill Ward



Littlemoor Ward



Whalley & Painter Wood Ward



Gannow Ward



Whalley Nethertown 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.

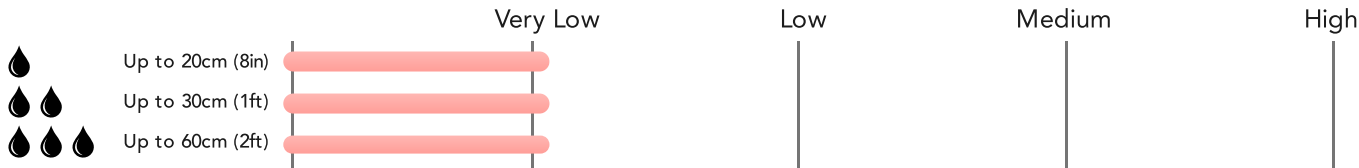


Risk Rating: Very low

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.

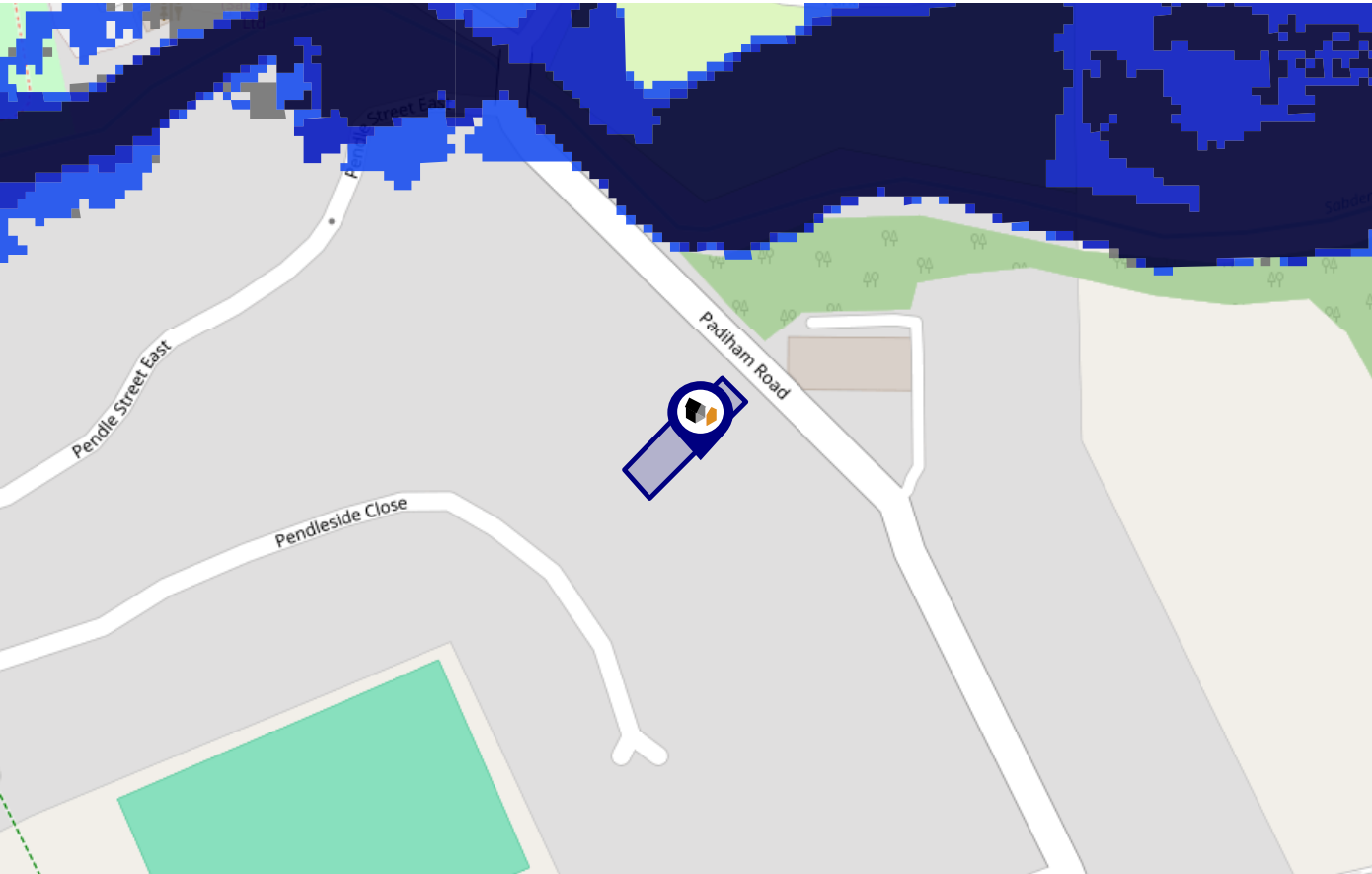
Chance of flooding to the following depths at this property:



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.

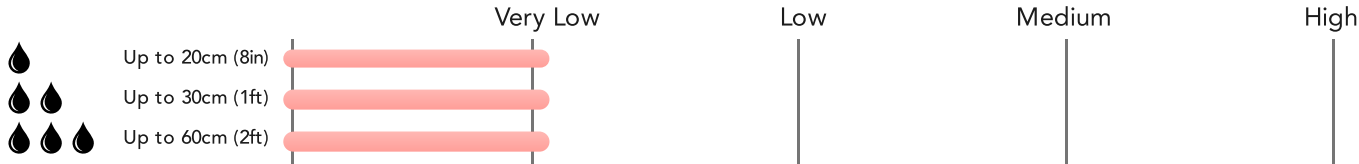


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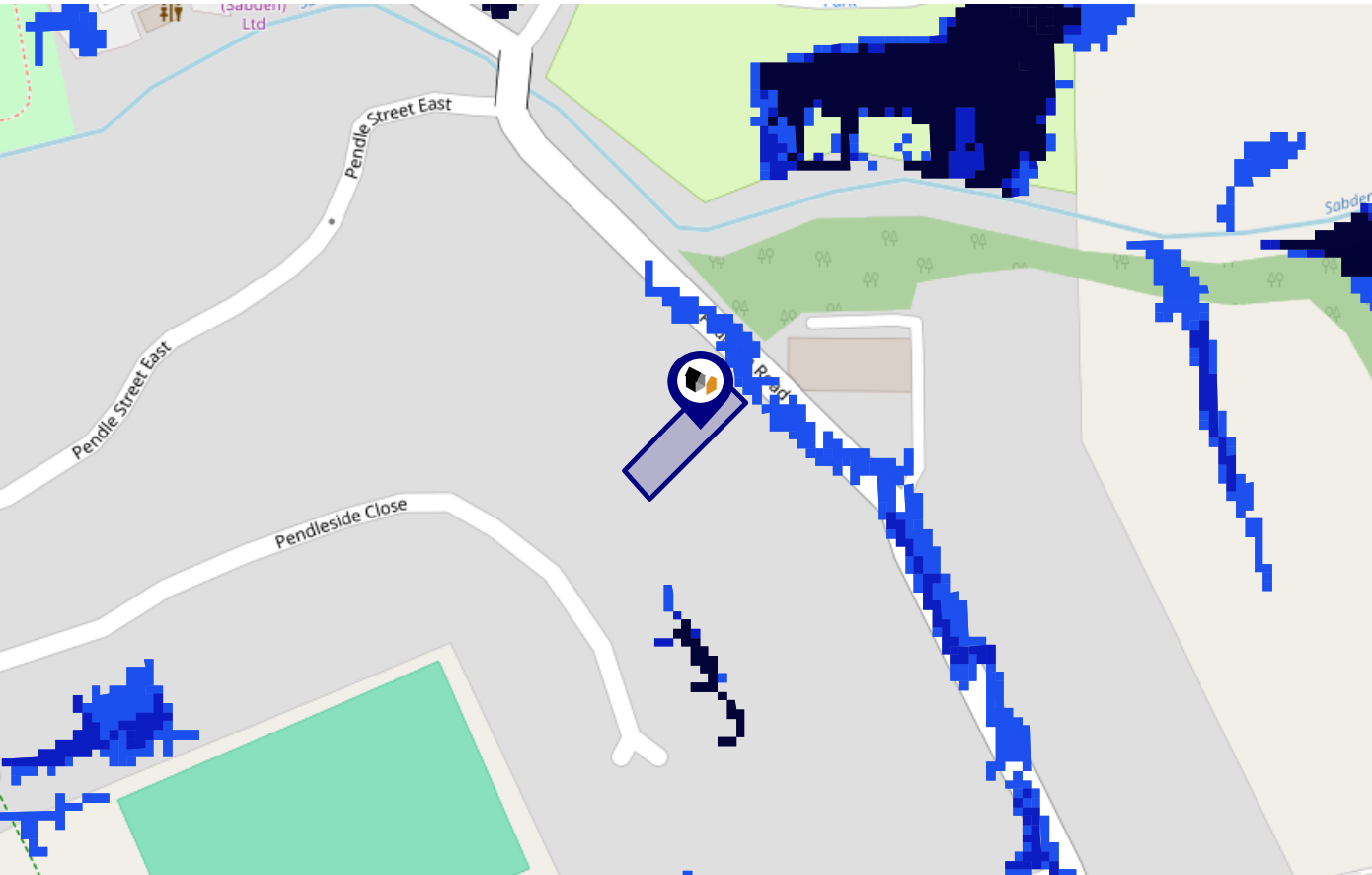
Chance of flooding to the following depths at this property:



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.

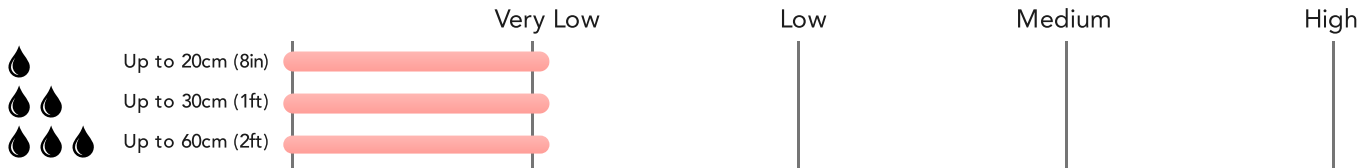


Risk Rating: **Very low**

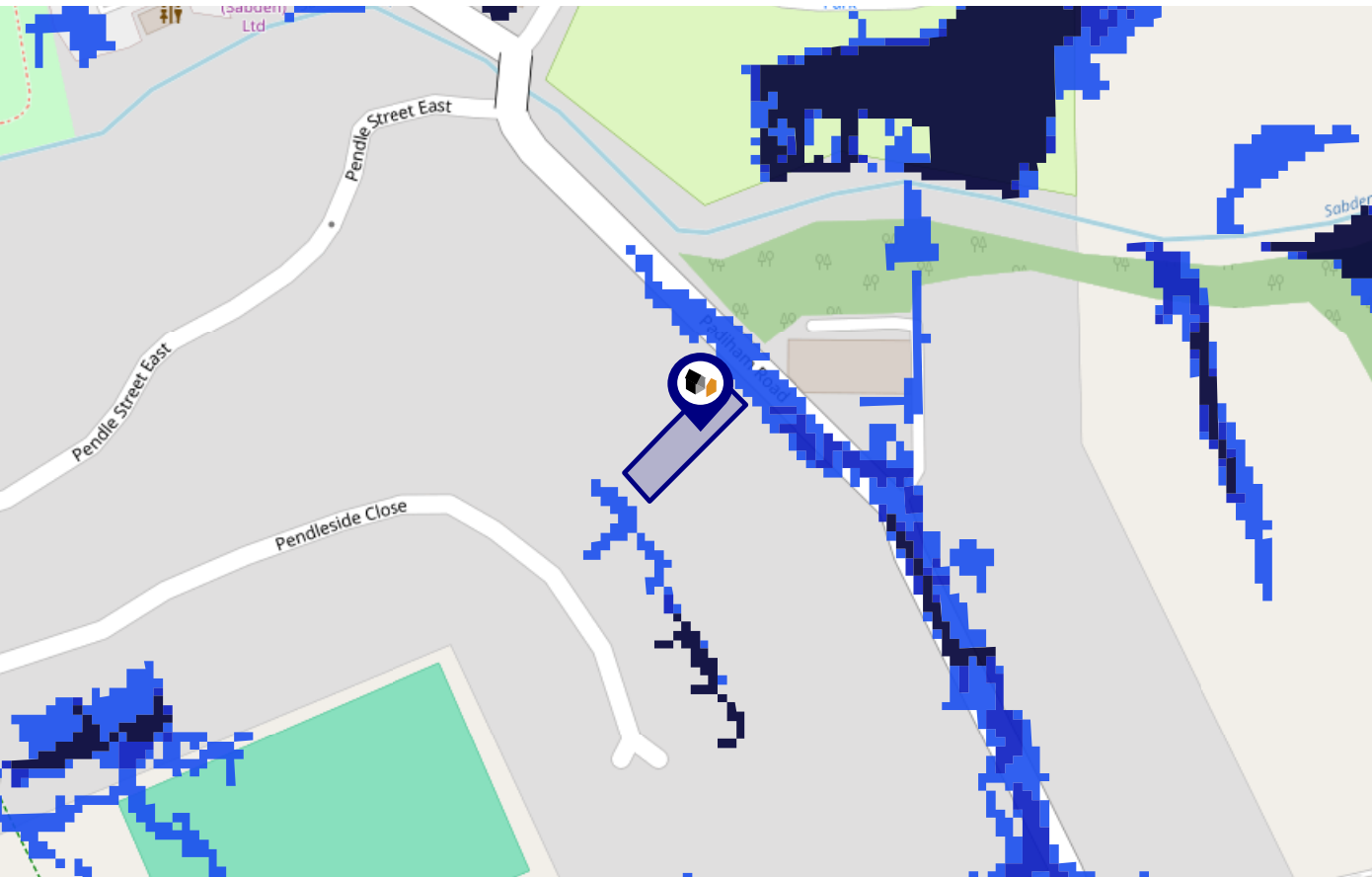
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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.

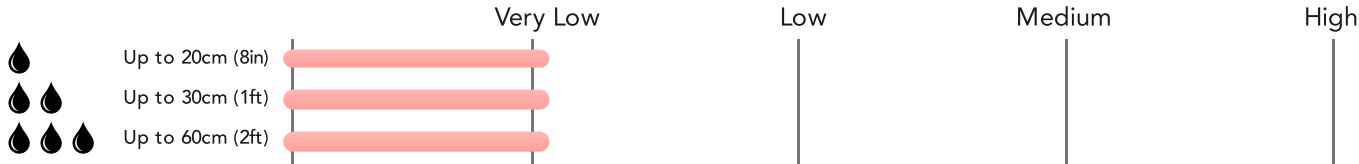


Risk Rating: Very low

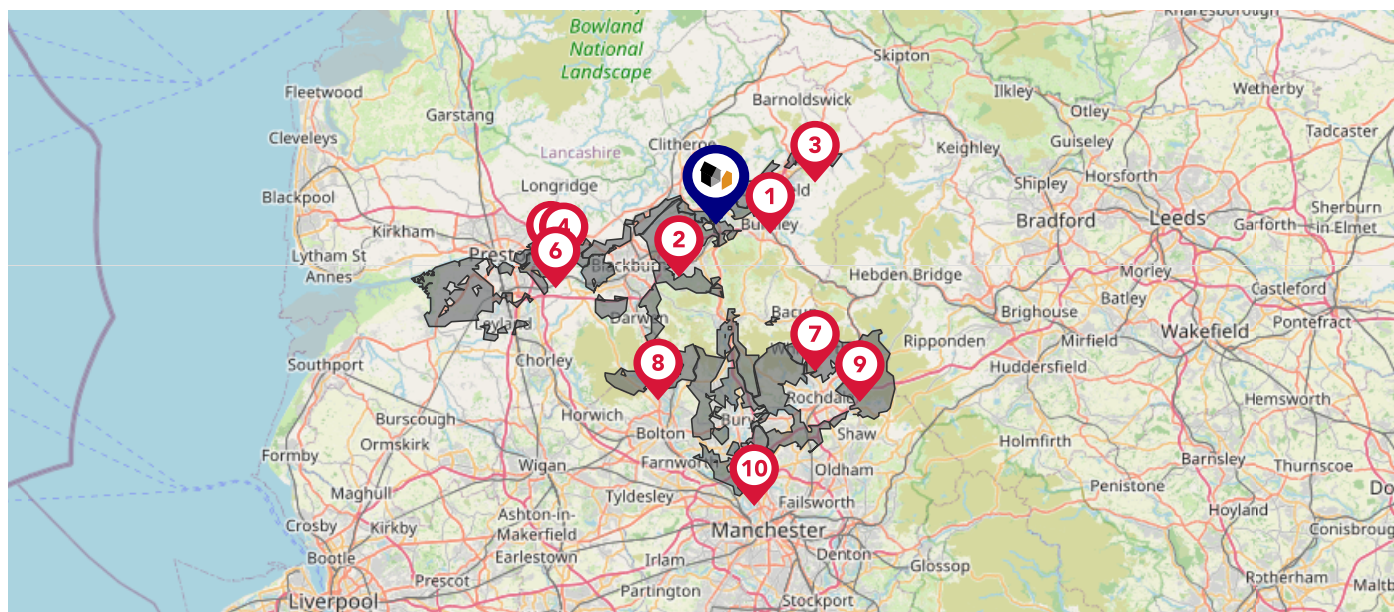
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-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance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

5

Merseyside and Greater Manchester Green Belt - Preston

6

Merseyside and Greater Manchester Green Belt - South Ribble

7

Merseyside and Greater Manchester Green Belt - Rossendale

8

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

9

Merseyside and Greater Manchester Green Belt - Rochdale

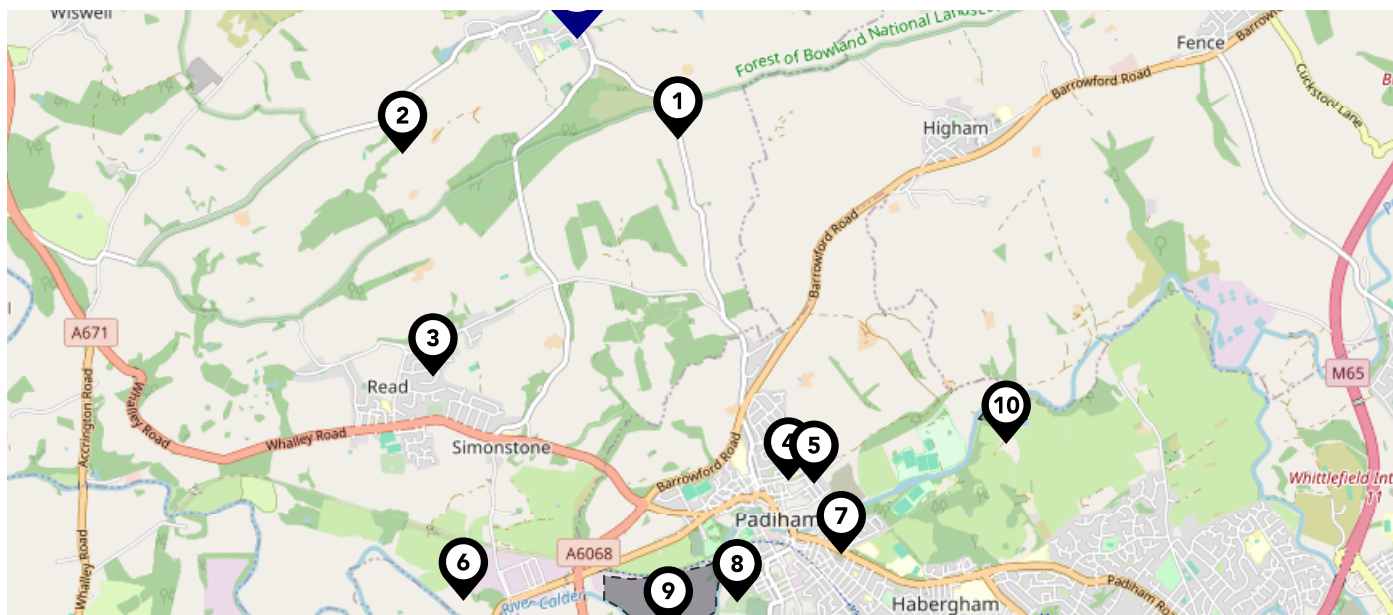
10

Merseyside and Greater Manchester Green Belt - Bury

Maps

Landfill Sites

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.



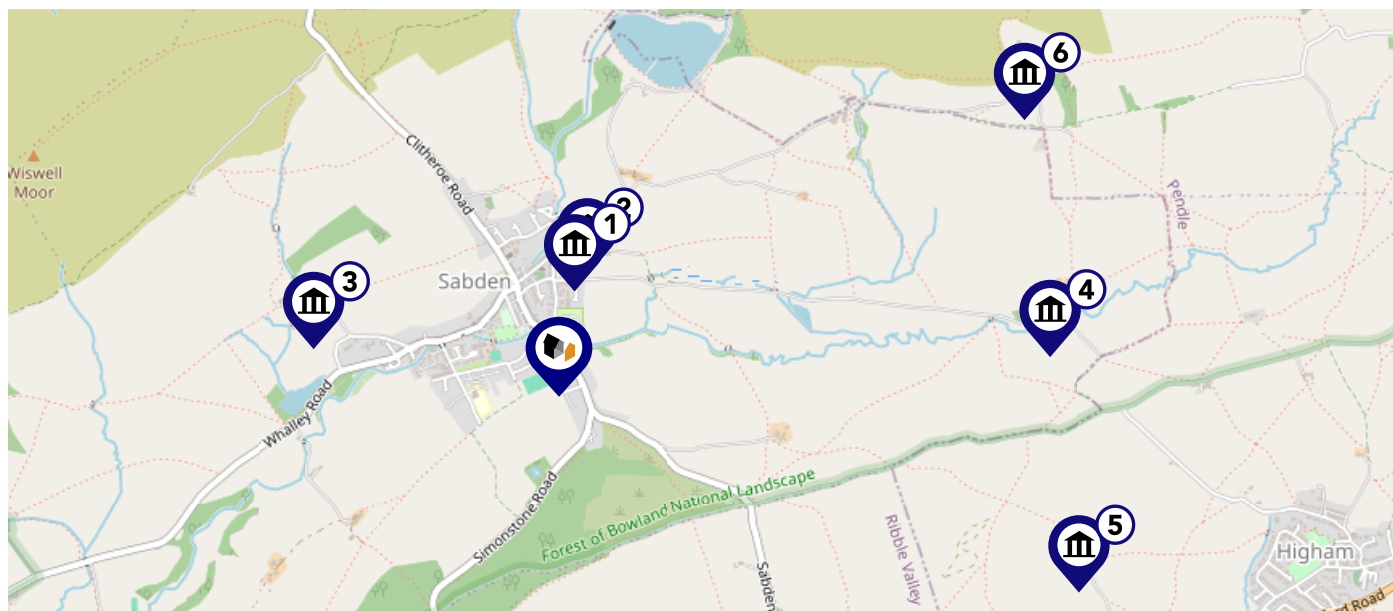
Nearby Landfill Sites

1	Black Hill-Back Lane, Sabden, Lancashire	Historic Landfill	
2	Sabden Sewage Works-Whalley Road, Sabden, Lancashire	Historic Landfill	
3	Whins Lane-Whins Lane, Read, Lancashire	Historic Landfill	
4	Quarry Street Tip-Quarry Street, Padiham, Burnley, Lancashire	Historic Landfill	
5	Garden Street-Off Grove Lane, Padiham, Burnley, Lancashire	Historic Landfill	
6	Mullard Simonstone-West of Simonstone Lane, Simonstone, Burnley, Lancashire	Historic Landfill	
7	Lune Street-Padiham, Burnley, Lancashire	Historic Landfill	
8	British Gas-British Gas Holder Station, Park Road, Padiham, Lancashire	Historic Landfill	
9	Padiham Power Station-Land off Blackburn Road, Simonstone, Burnley, Lancashire	Historic Landfill	
10	Cornfield Farm-Cornfield Grove, Burnley, Lancashire	Historic Landfill	

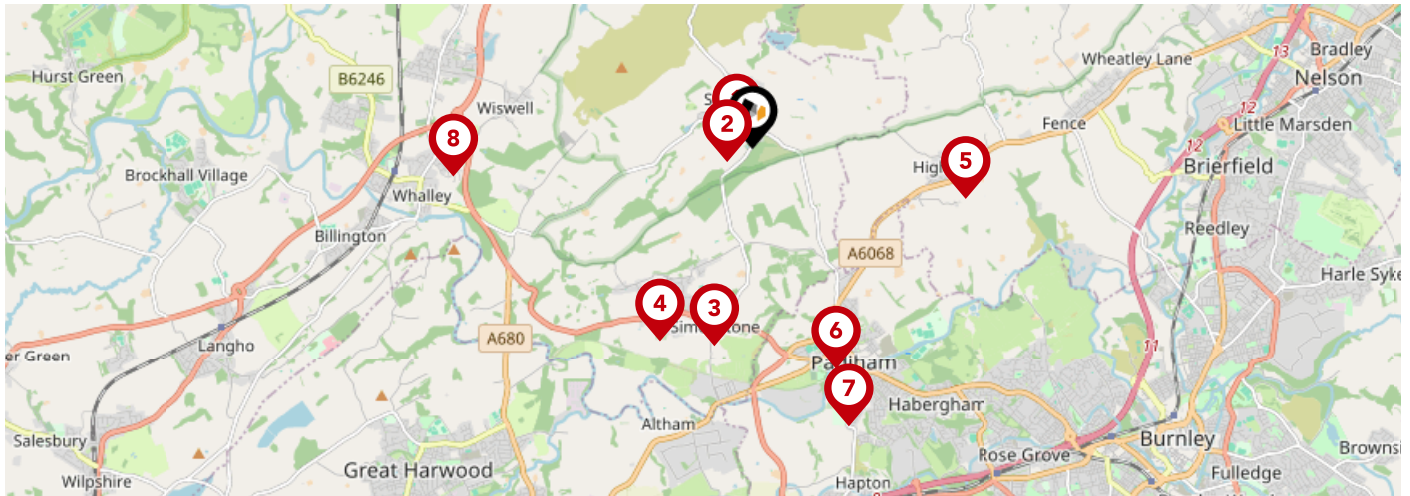
Maps

Listed Buildings

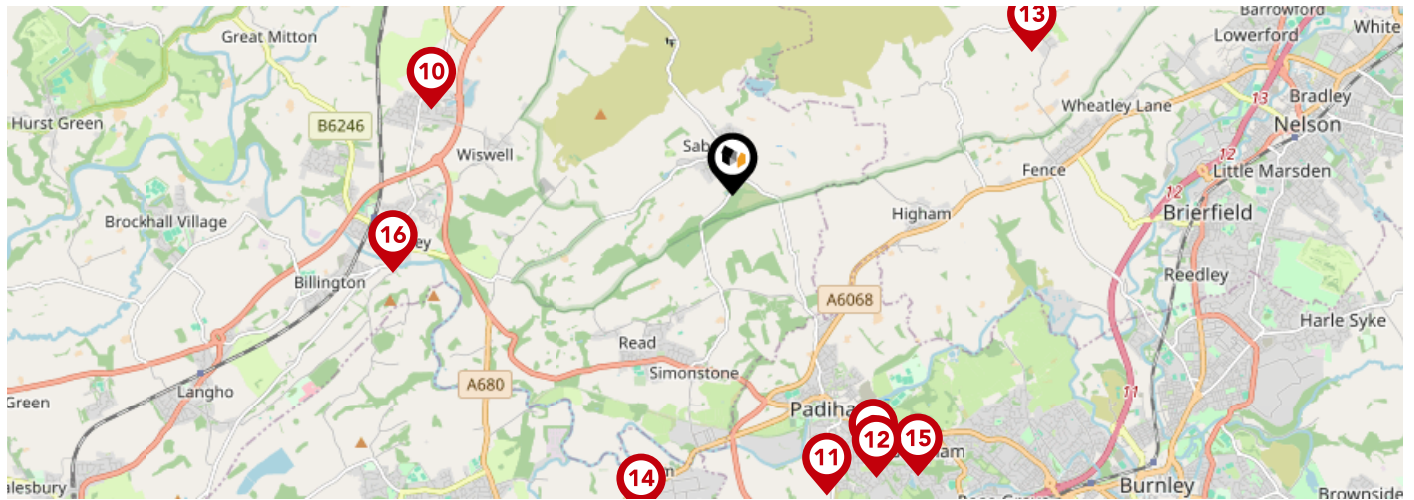
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1164597 - Church Of St Nicholas	Grade II	0.2 miles
	1393829 - Sabden House	Grade II	0.3 miles
	1317710 - Whins House	Grade II	0.5 miles
	1362344 - Dean Farmhouse	Grade II	1.1 miles
	1237661 - Copthurst Farmhouse And Cottage	Grade II	1.2 miles
	1361729 - Stainscomb Farmhouse	Grade II	1.2 miles



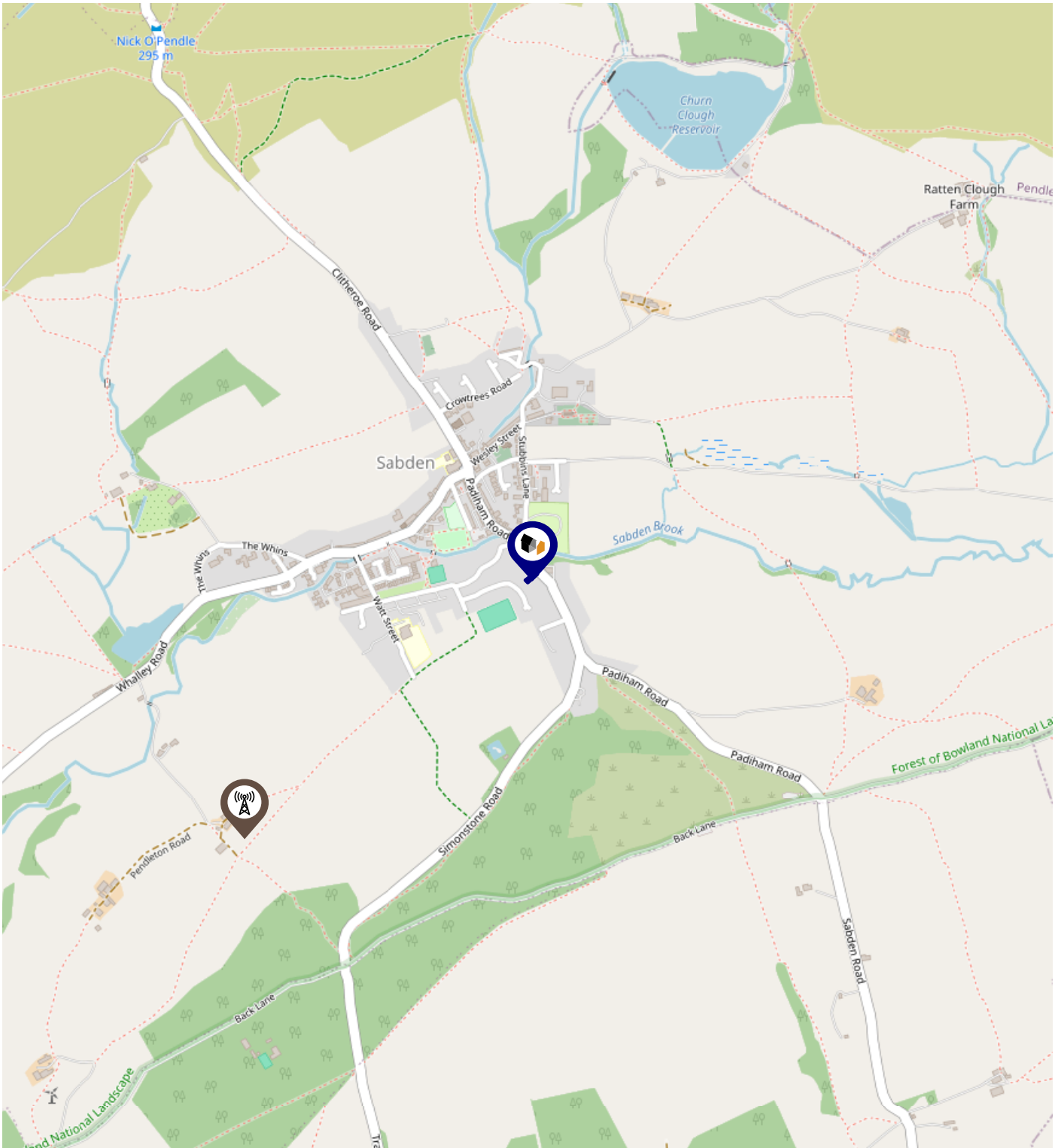
		Nursery	Primary	Secondary	College	Private
1	Sabden Primary School Ofsted Rating: Good Pupils: 91 Distance:0.18	☐	☒	☐	☐	☐
2	St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good Pupils: 62 Distance:0.25	☐	☒	☐	☐	☐
3	Simonstone St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 133 Distance:1.76	☐	☒	☐	☐	☐
4	Read St John's CofE Primary School Ofsted Rating: Good Pupils: 194 Distance:1.87	☐	☒	☐	☐	☐
5	Higham St John's Church of England Primary School Ofsted Rating: Good Pupils: 127 Distance:1.92	☐	☒	☐	☐	☐
6	Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:2.05	☐	☒	☐	☐	☐
7	Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:2.57	☐	☒	☐	☐	☐
8	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:2.63	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:2.63	☐	☒	☐	☐	☐
10	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:2.73	☐	☒	☐	☐	☐
11	St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good Pupils: 226 Distance:2.75	☐	☒	☐	☐	☐
12	Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:2.77	☒	☐	☐	☐	☐
13	Newchurch-In-Pendle St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 55 Distance:2.91	☐	☒	☐	☐	☐
14	Altham St James Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance:2.91	☐	☒	☐	☐	☐
15	Burnley High School Ofsted Rating: Good Pupils: 607 Distance:2.94	☐	☐	☒	☐	☐
16	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:3.05	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

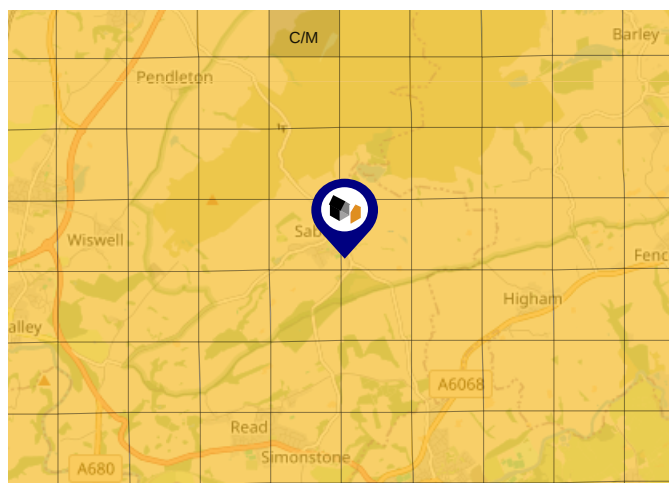


Key:

-  Power Pylons
-  Communication Masts

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)		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

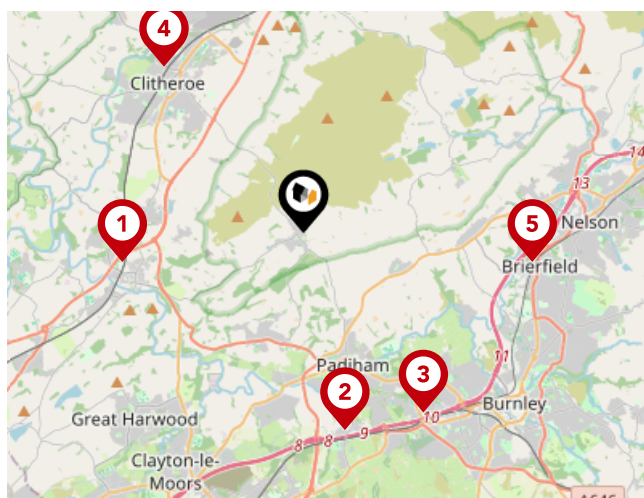


Primary Classifications (Most Common Clay Types)

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

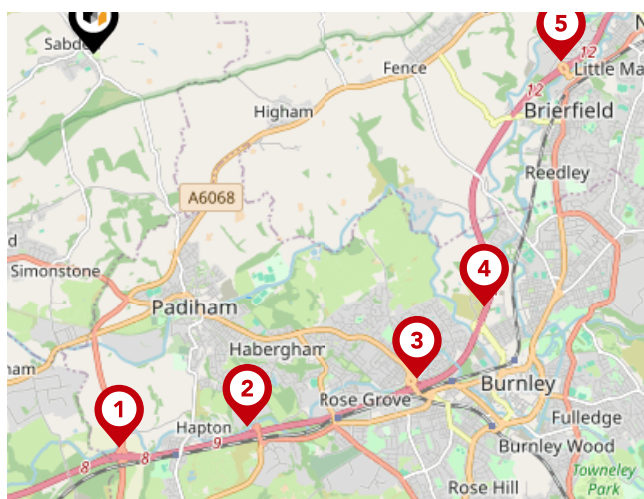
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Whalley Rail Station	3.19 miles
2	Hapton Rail Station	3.5 miles
3	Rose Grove Rail Station	3.77 miles
4	Clitheroe Rail Station	3.78 miles
5	Brierfield Rail Station	4.04 miles

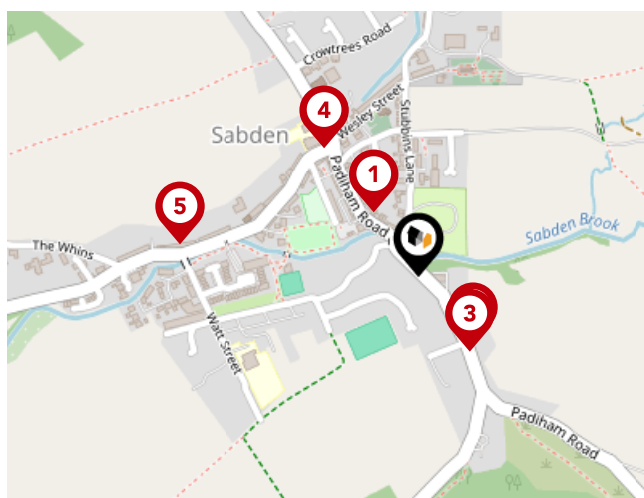


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	3.45 miles
2	M65 J9	3.52 miles
3	M65 J10	4.01 miles
4	M65 J11	4.06 miles
5	M65 J12	4.08 miles

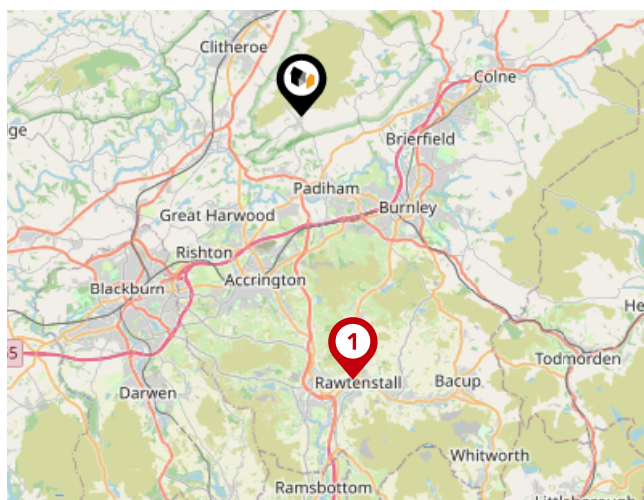
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	White Hart	0.08 miles
	Thorn Street	0.09 miles
	Simonstone Road	0.09 miles
	Four Lane Ends	0.17 miles
	Watt Street	0.26 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	9.34 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/



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/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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