

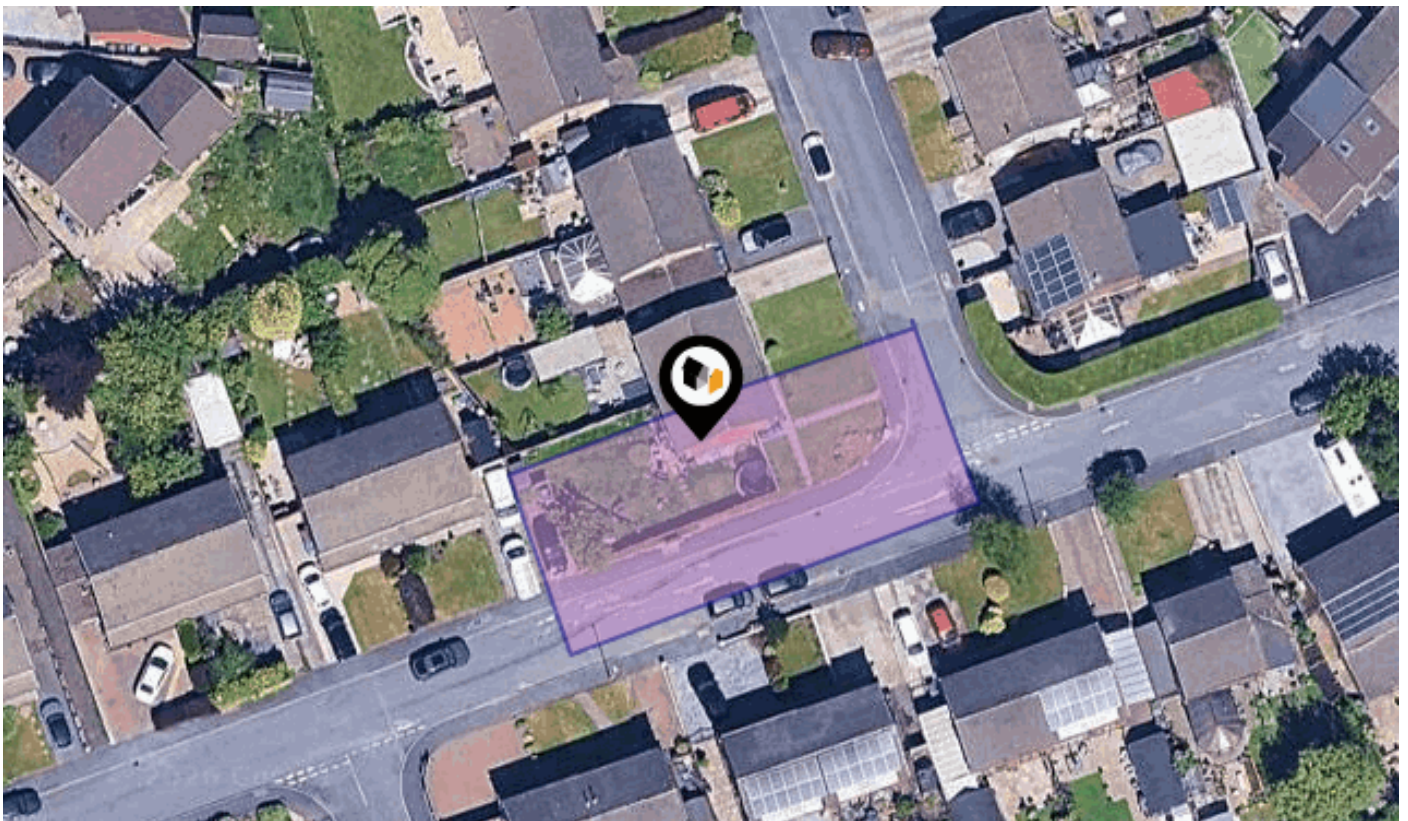


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th July 2026



POPLAR CLOSE, RISHTON, BLACKBURN, BB1

Pendle Hill Properties

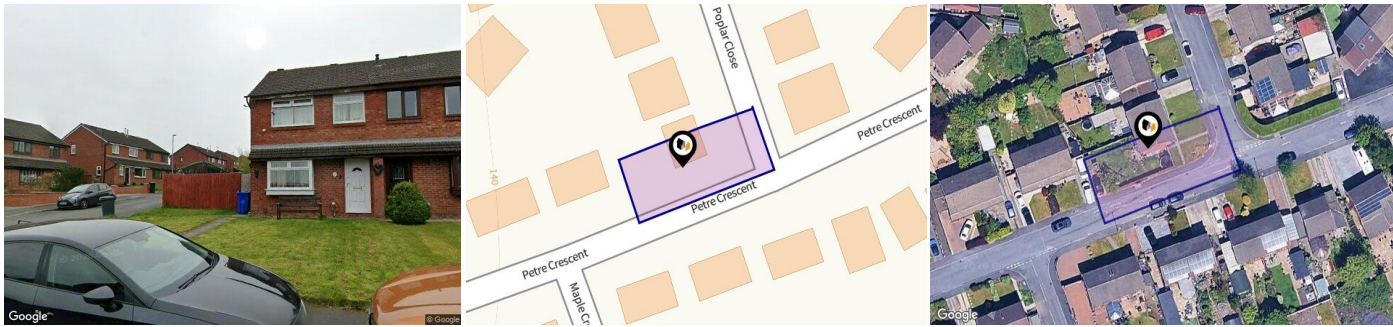
154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	757 ft ² / 70 m ²
Plot Area:	0.13 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£2,192
Title Number:	LA530072

Tenure: Leasehold

Local Area

Local Authority:	Hyndburn
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

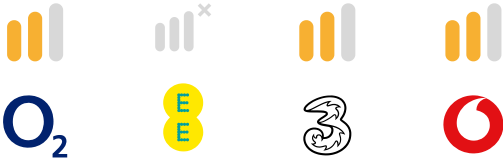
29
mb/s



10000
mb/s



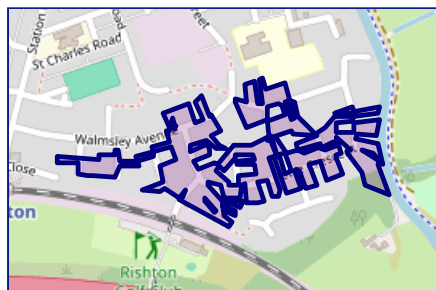
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

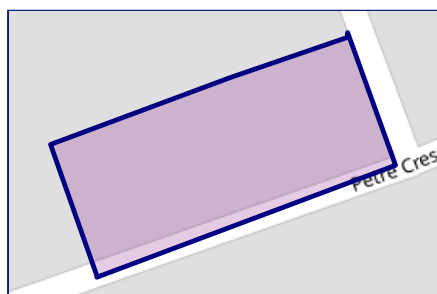


Freehold Title Plan



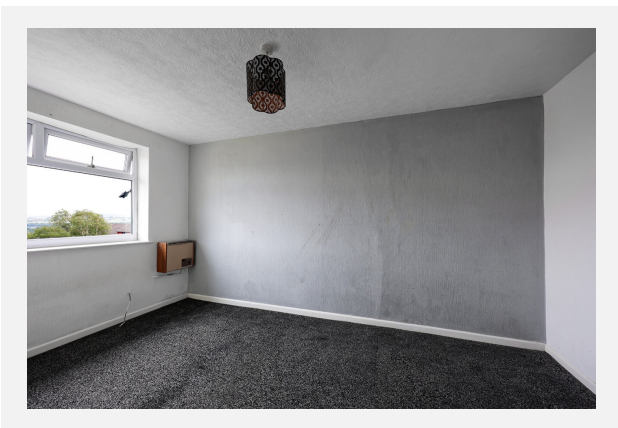
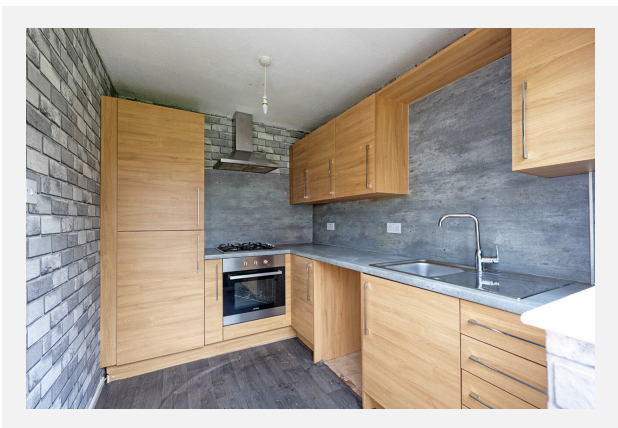
LA351087

Leasehold Title Plan



LA530072

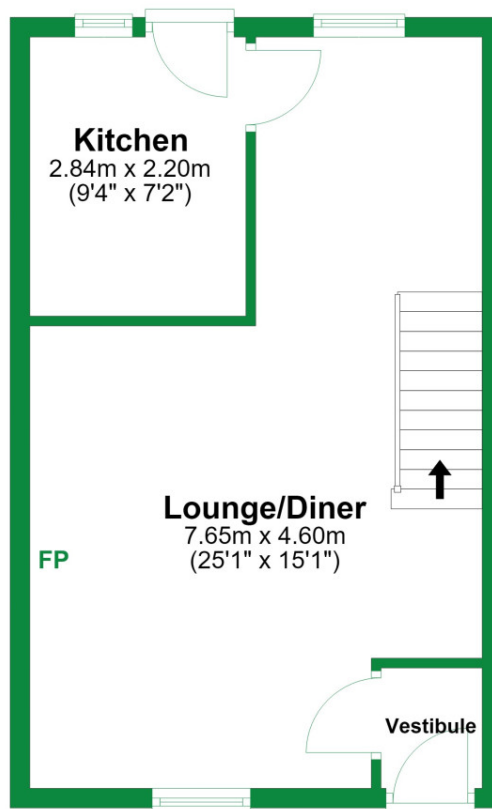
Start Date: 26/09/1985
End Date: 27/09/2984
Lease Term: 999 years from 27 September 1985
Term Remaining: 958 years



POPLAR CLOSE, RISHTON, BLACKBURN, BB1

Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)

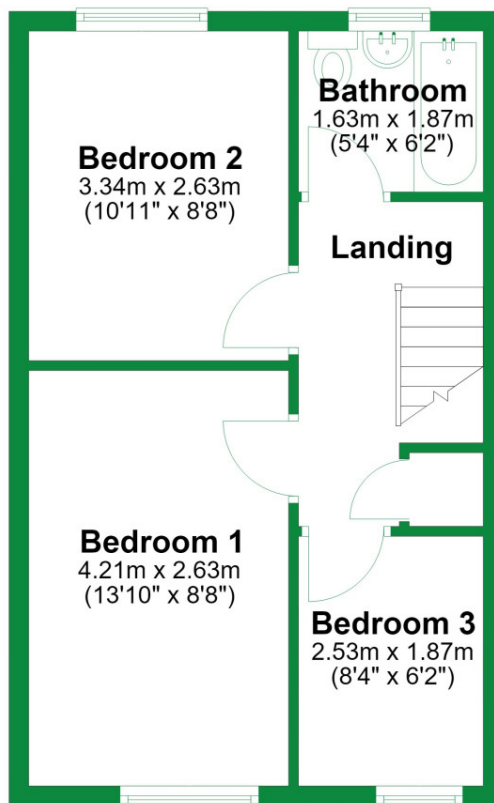


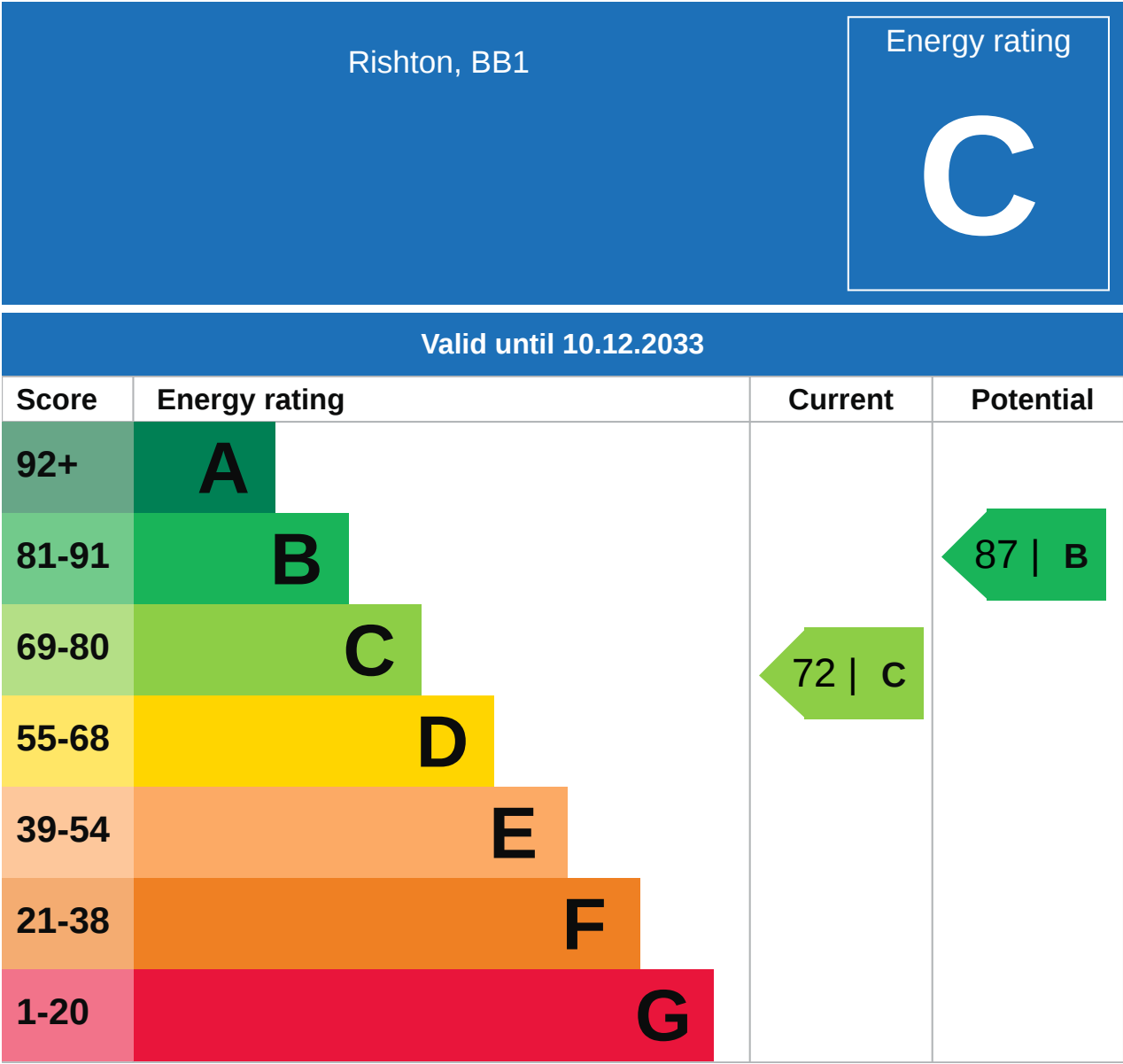
Total area: approx. 70.4 sq. metres (757.6 sq. feet)

POPLAR CLOSE, RISHTON, BLACKBURN, BB1

First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)





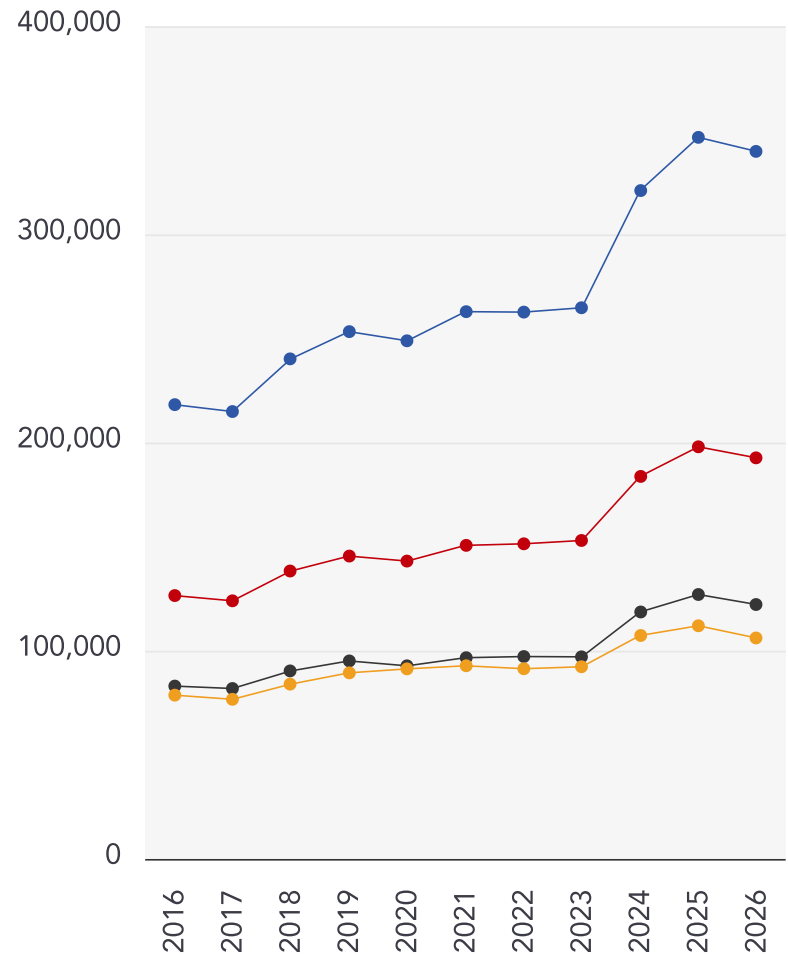
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB1



Detached

+55.74%

Semi-Detached

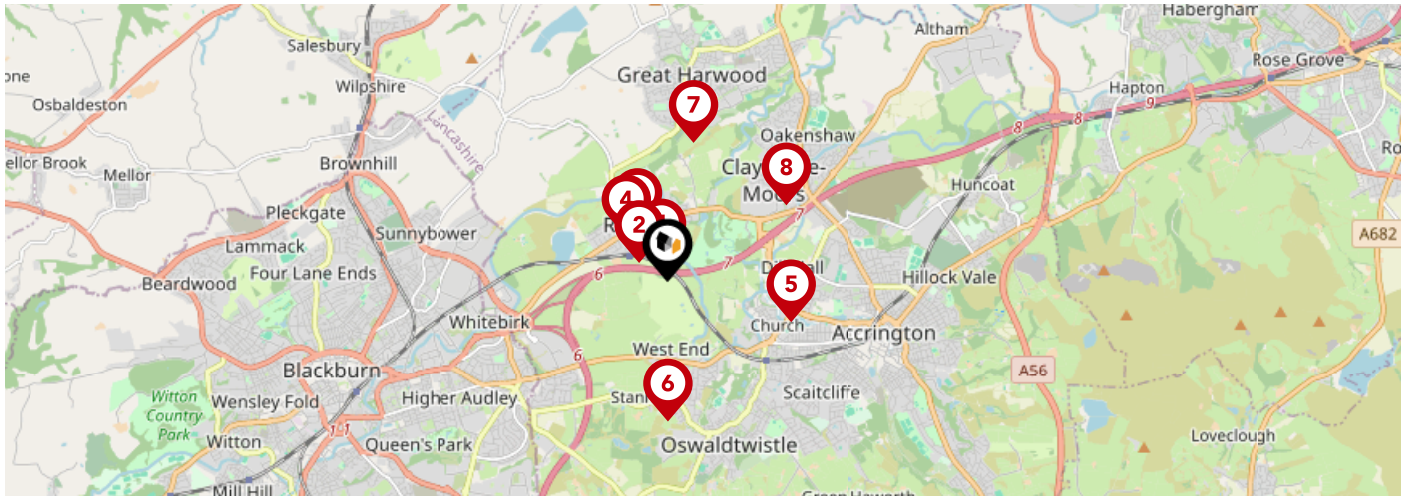
+52.28%

Terraced

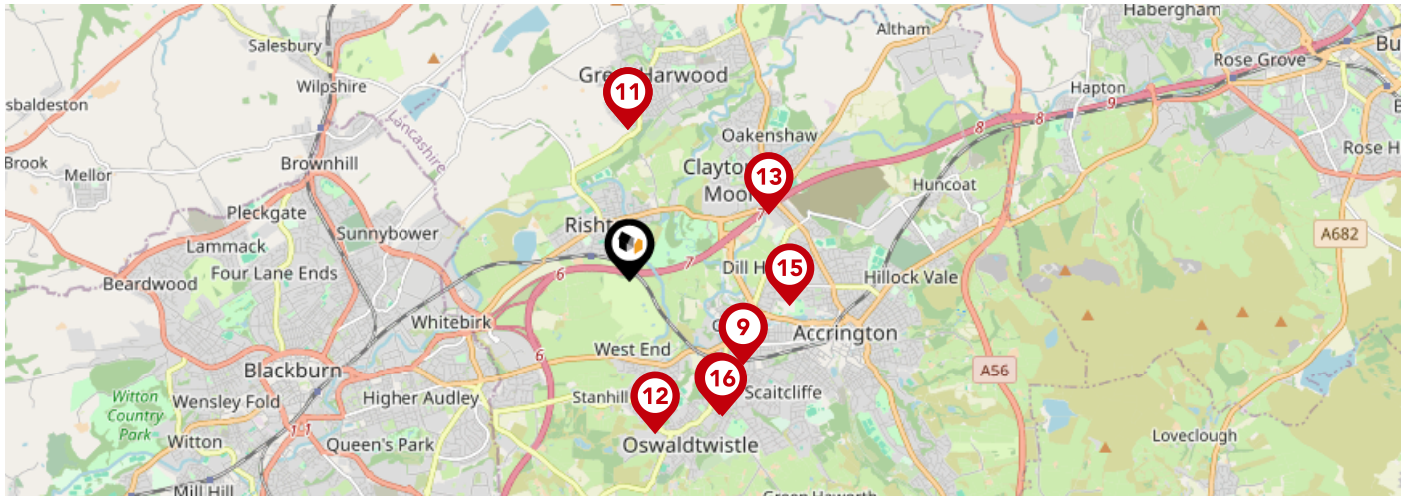
+47.17%

Flat

+34.9%



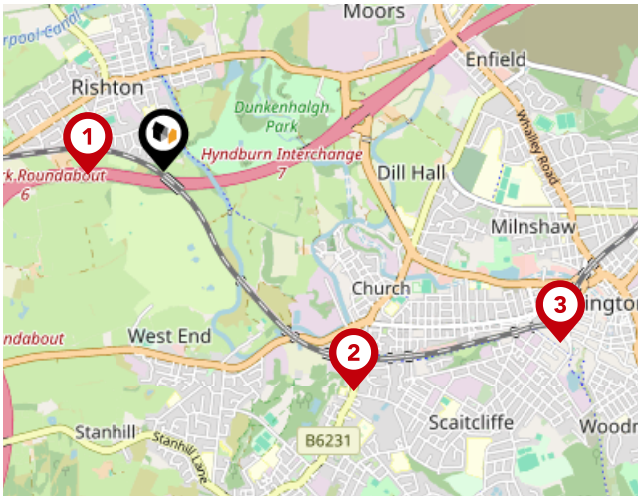
		Nursery	Primary	Secondary	College	Private
1	Rishton Methodist Primary School Ofsted Rating: Good Pupils: 165 Distance:0.19	☐	☒	☐	☐	☐
2	St Charles' RC School Ofsted Rating: Good Pupils: 161 Distance:0.29	☐	☒	☐	☐	☐
3	The Hyndburn Academy Ofsted Rating: Good Pupils: 617 Distance:0.53	☐	☐	☒	☐	☐
4	Rishton St Peter and St Paul's Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:0.53	☐	☒	☐	☐	☐
5	St Nicholas Church of England Primary School Ofsted Rating: Good Pupils: 198 Distance:1.14	☐	☒	☐	☐	☐
6	Oswaldtwistle West End Primary School Ofsted Rating: Good Pupils: 203 Distance:1.23	☐	☒	☐	☐	☐
7	Great Harwood St John's Church of England Primary School Ofsted Rating: Good Pupils: 159 Distance:1.23	☐	☒	☐	☐	☐
8	Clayton-le-Moors All Saints' Church of England Primary School Ofsted Rating: Good Pupils: 268 Distance:1.24	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Sacred Heart Roman Catholic Primary School, Church Ofsted Rating: Requires improvement Pupils: 205 Distance: 1.25	☐	☒	☐	☐	☐
	Great Harwood Primary School Ofsted Rating: Good Pupils: 202 Distance: 1.33	☐	☒	☐	☐	☐
	St Wulstan's Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 147 Distance: 1.33	☐	☒	☐	☐	☐
	Oswaldtwistle White Ash School Ofsted Rating: Outstanding Pupils: 113 Distance: 1.35	☐	☒	☐	☐	☐
	Clayton-le-Moors Mount Pleasant Primary School Ofsted Rating: Requires improvement Pupils: 377 Distance: 1.36	☐	☒	☐	☐	☐
	Oswaldtwistle School Ofsted Rating: Good Pupils: 77 Distance: 1.41	☐	☐	☒	☐	☐
	Accrington St Christopher's Church of England High School Ofsted Rating: Good Pupils: 1313 Distance: 1.43	☐	☐	☒	☐	☐
	Oswaldtwistle St Paul's Church of England Primary School Ofsted Rating: Good Pupils: 157 Distance: 1.43	☐	☒	☐	☐	☐

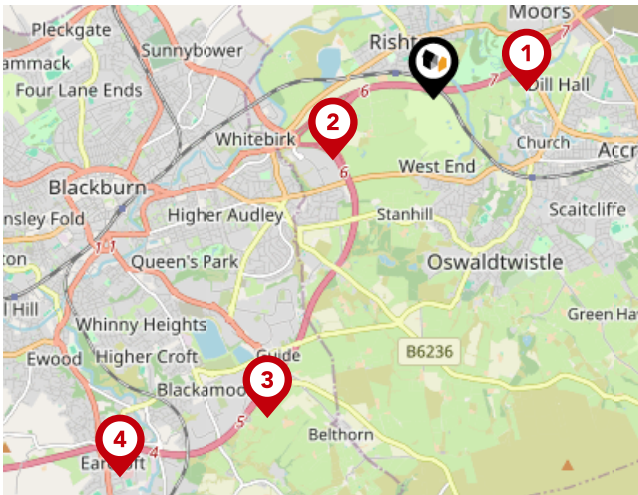
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Rishton Rail Station	0.33 miles
2	Church & Oswaldtwistle Rail Station	1.27 miles
3	Accrington Rail Station	1.9 miles

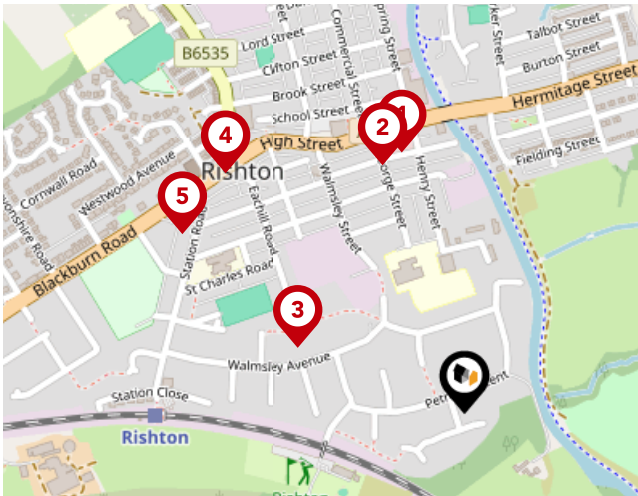


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	0.82 miles
2	M65 J6	1.03 miles
3	M65 J5	3.15 miles
4	M65 J4	4.31 miles
5	M65 J8	3.57 miles

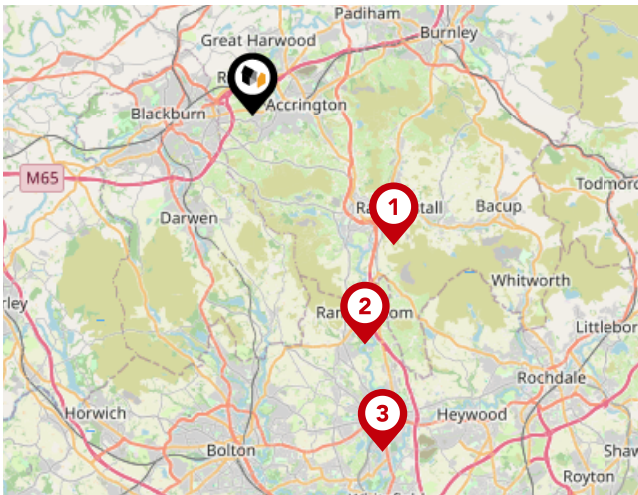
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roebuck Inn	0.29 miles
2	Roebuck Inn	0.29 miles
3	Eachill Gardens	0.2 miles
4	St Peter Street School Stop	0.37 miles
5	Station Road	0.37 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.73 miles
2	Ramsbottom (East Lancashire Railway)	8.99 miles
3	Bury Bolton Street (East Lancashire Railway)	12.68 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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/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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