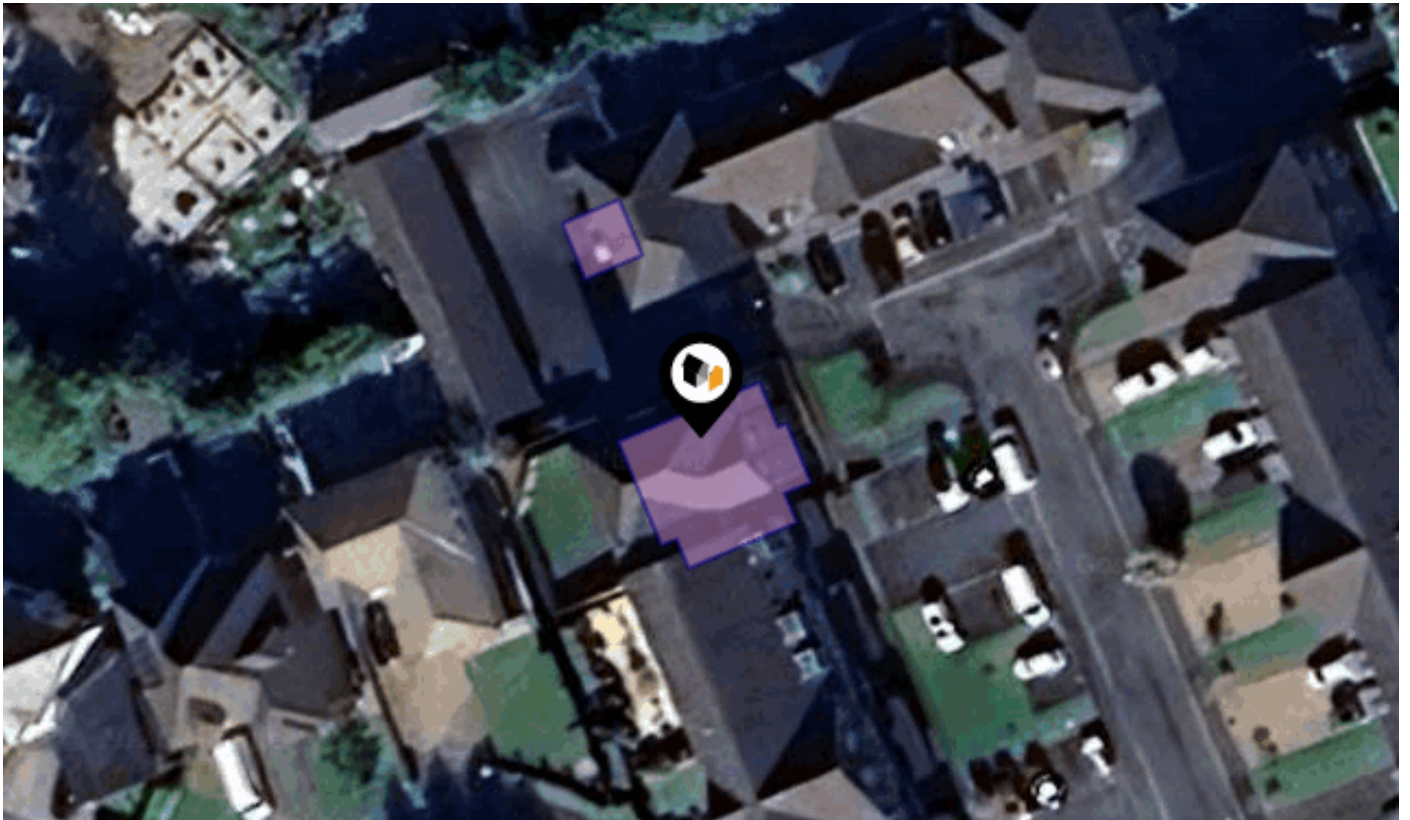




See More Online

KFB: Key Facts For Buyers

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



DICKENS COURT, OLD LANGHO, BLACKBURN, BB6

Pendle Hill Properties

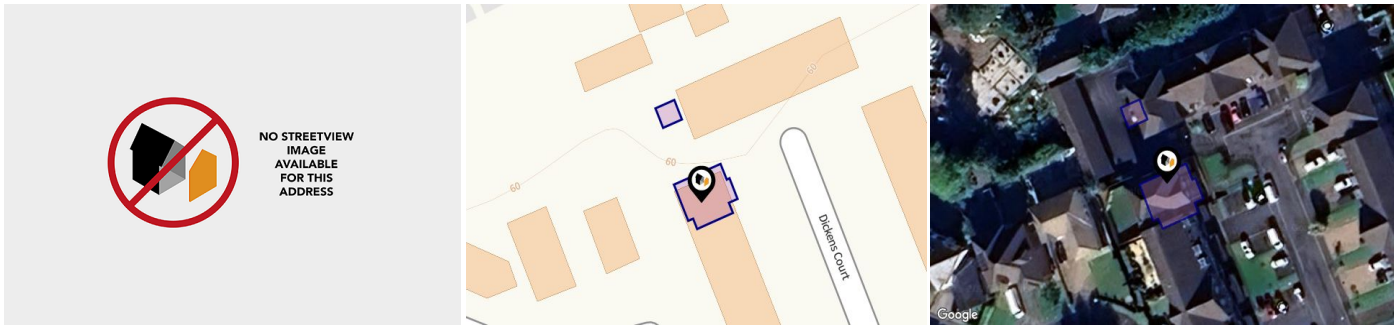
74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Plot Area:	0.04 acres		
Year Built :	2007		
Council Tax :	Band D		
Annual Estimate:	£2,387		
Title Number:	LAN61492		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	78 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

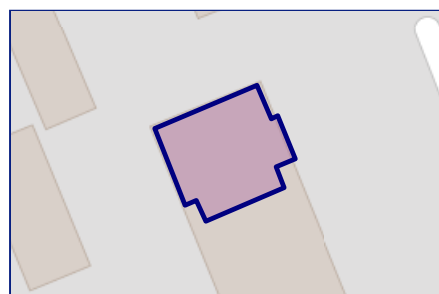


Freehold Title Plan



LAN298518

Leasehold Title Plan

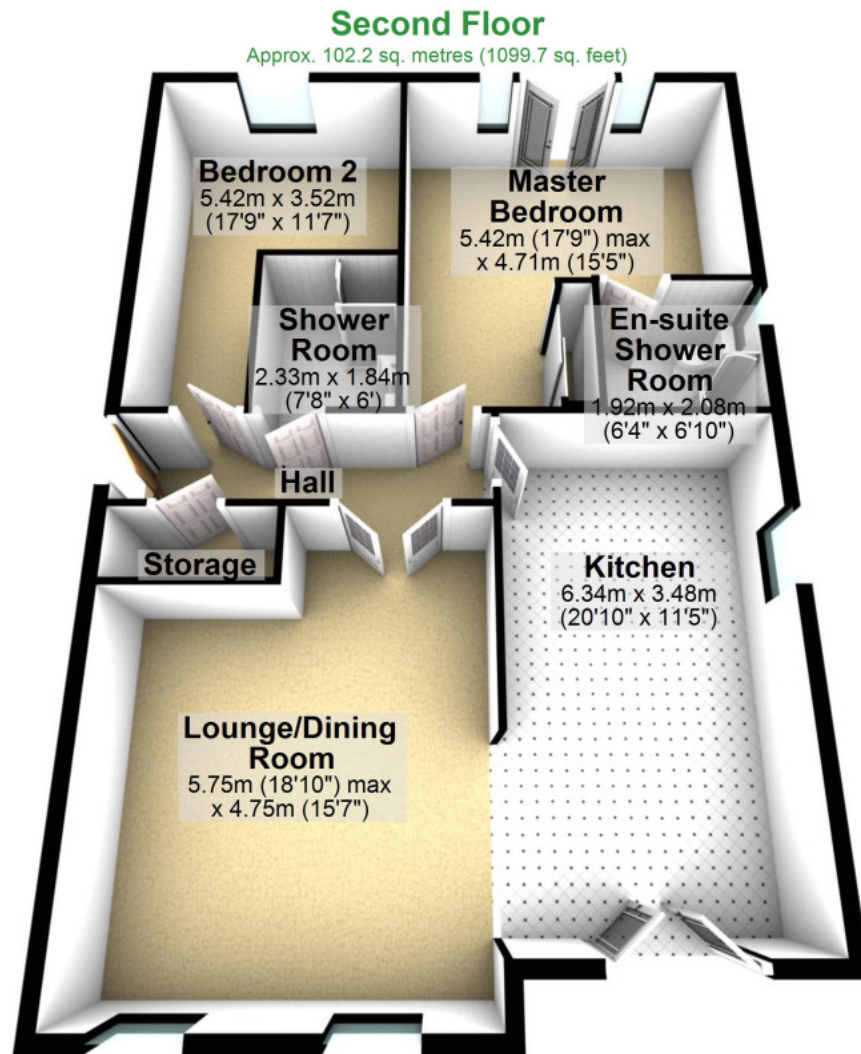


LAN61492

Start Date: 08/11/2007
End Date: 01/01/3005
Lease Term: 999 years from 1 January 2006
Term Remaining: 979 years



DICKENS COURT, OLD LANGHO, BLACKBURN, BB6

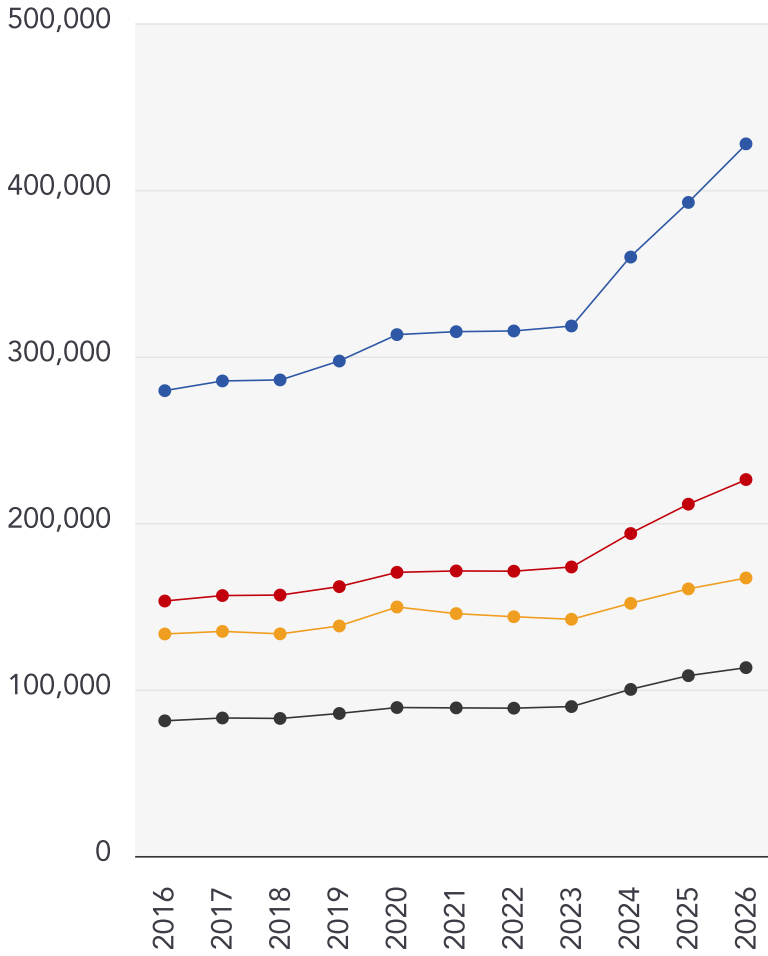


Total area: approx. 102.2 sq. metres (1099.7 sq. feet)

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%

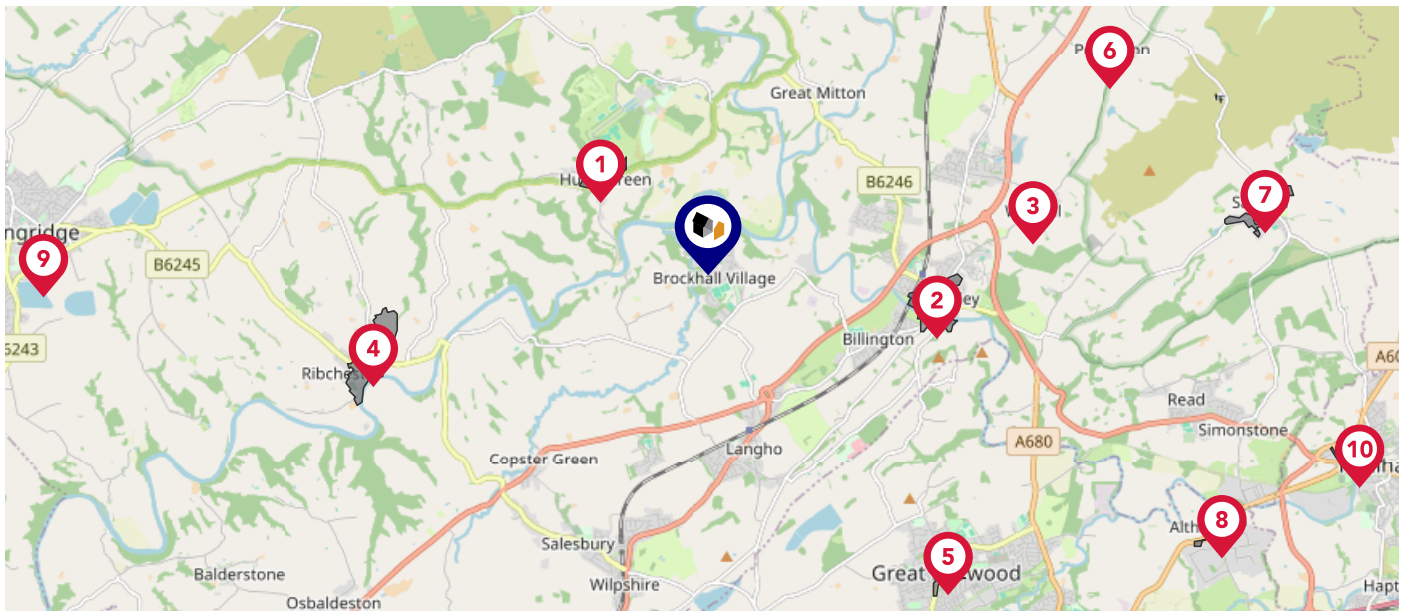
Terraced

+39.35%

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.



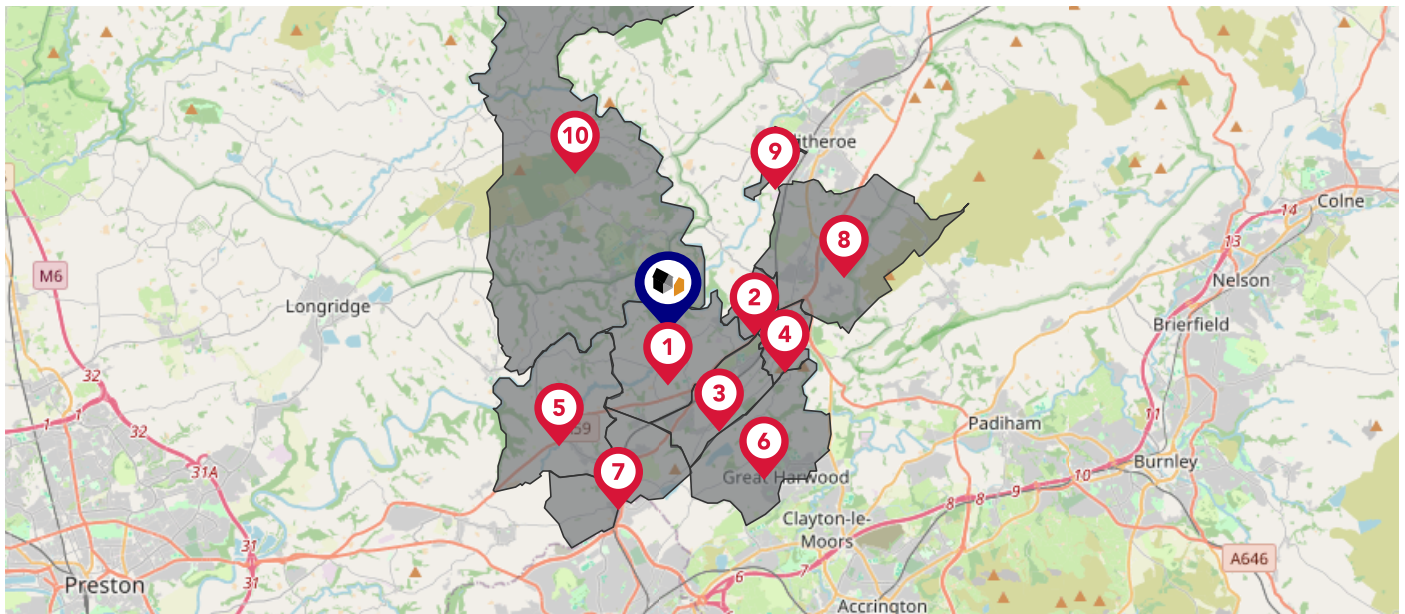
Nearby Conservation Areas

- 1 Hurst Green
- 2 Whalley
- 3 Wiswell
- 4 Ribchester
- 5 Great Harwood
- 6 Pendleton
- 7 Sabden
- 8 St James
- 9 St Lawrence's Church, Longridge
- 10 Padiham











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



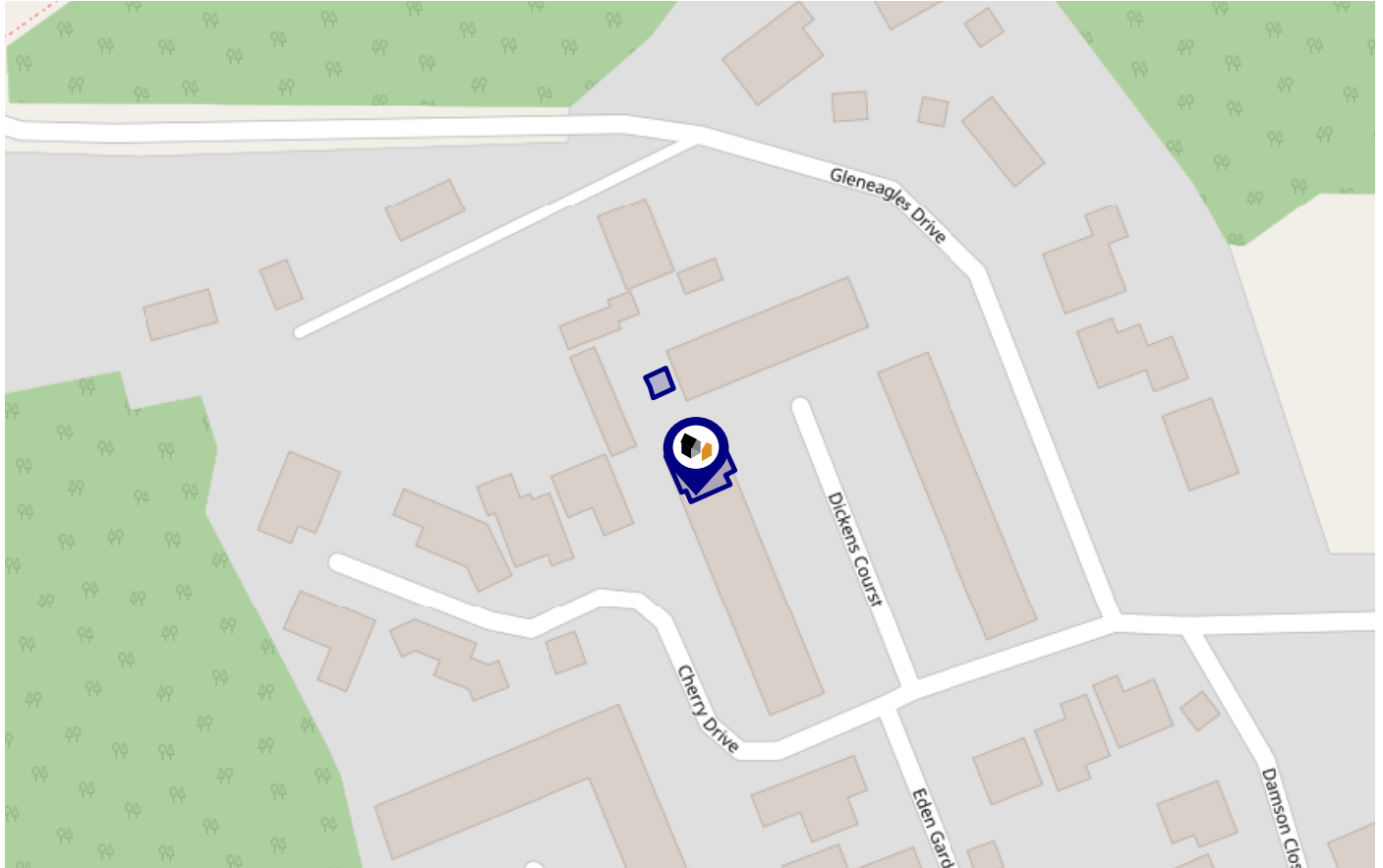
Nearby Council Wards

-  1 Brockhall & Dinckley Ward
-  2 Whalley Nethertown Ward
-  3 Billington & Langho Ward
-  4 Whalley & Painter Wood Ward
-  5 Clayton-le-Dale & Salesbury Ward
-  6 Overton Ward
-  7 Wilpshire & Ramsgreave Ward
-  8 Wiswell & Barrow Ward
-  9 Edisford & Low Moor Ward
-  10 Hurst Green & Whitewell 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.

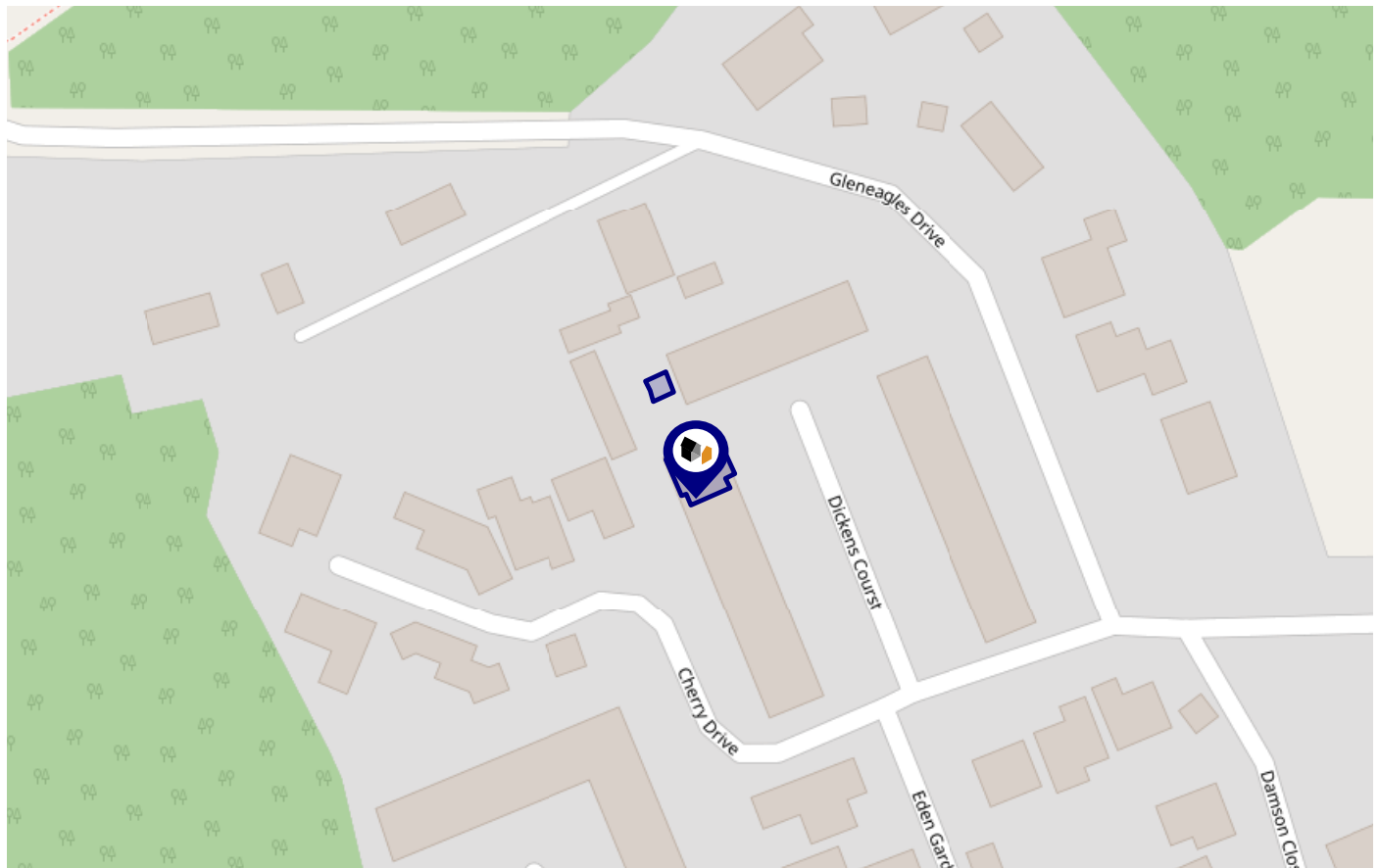
Chance of flooding to the following depths at this property:



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.



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.

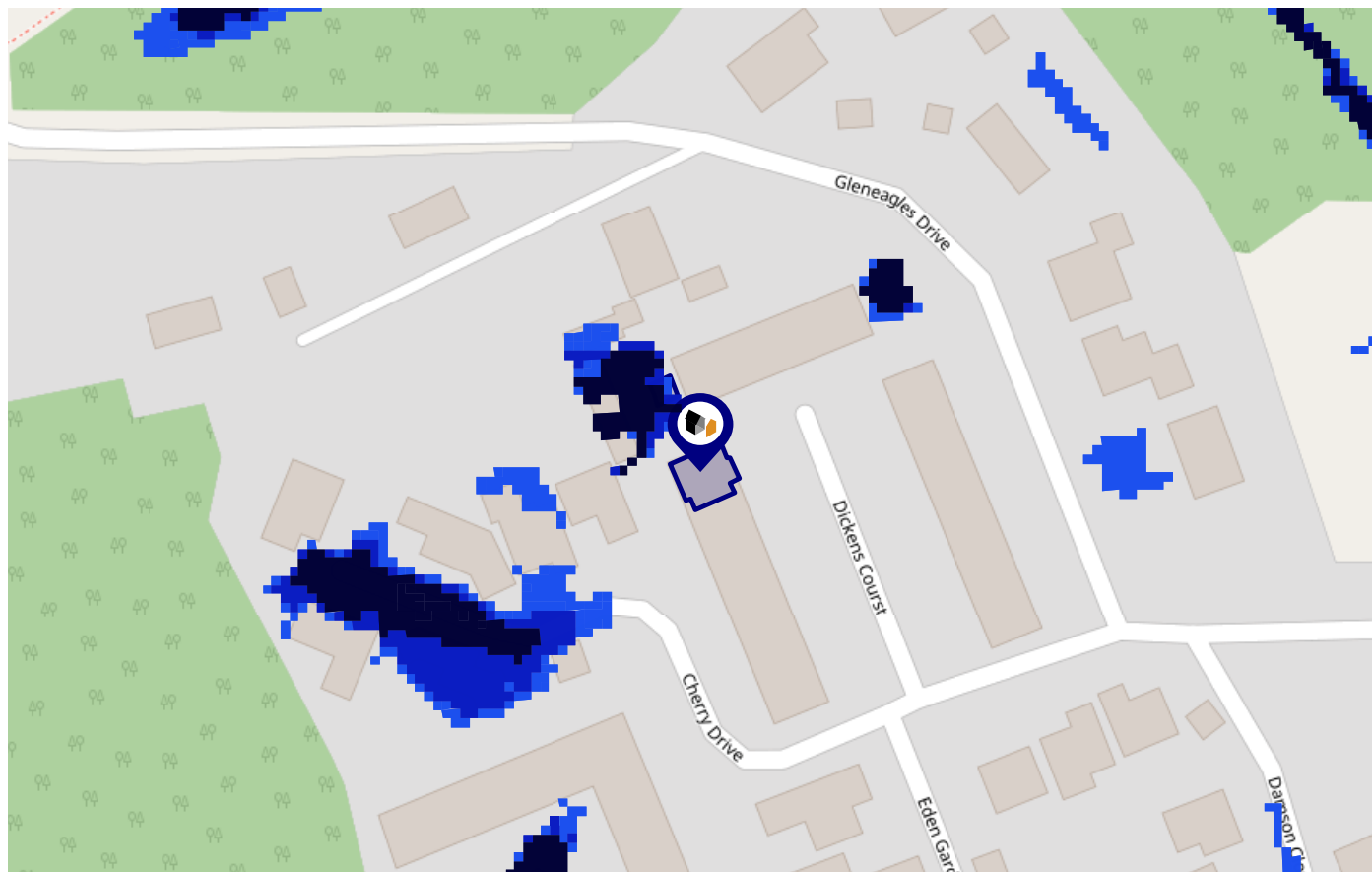
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

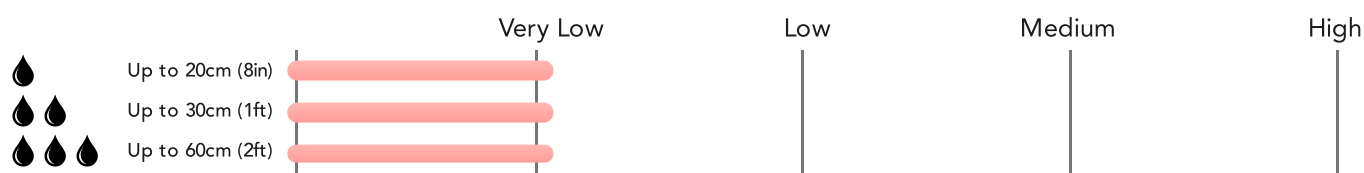


Risk Rating: Very low

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.

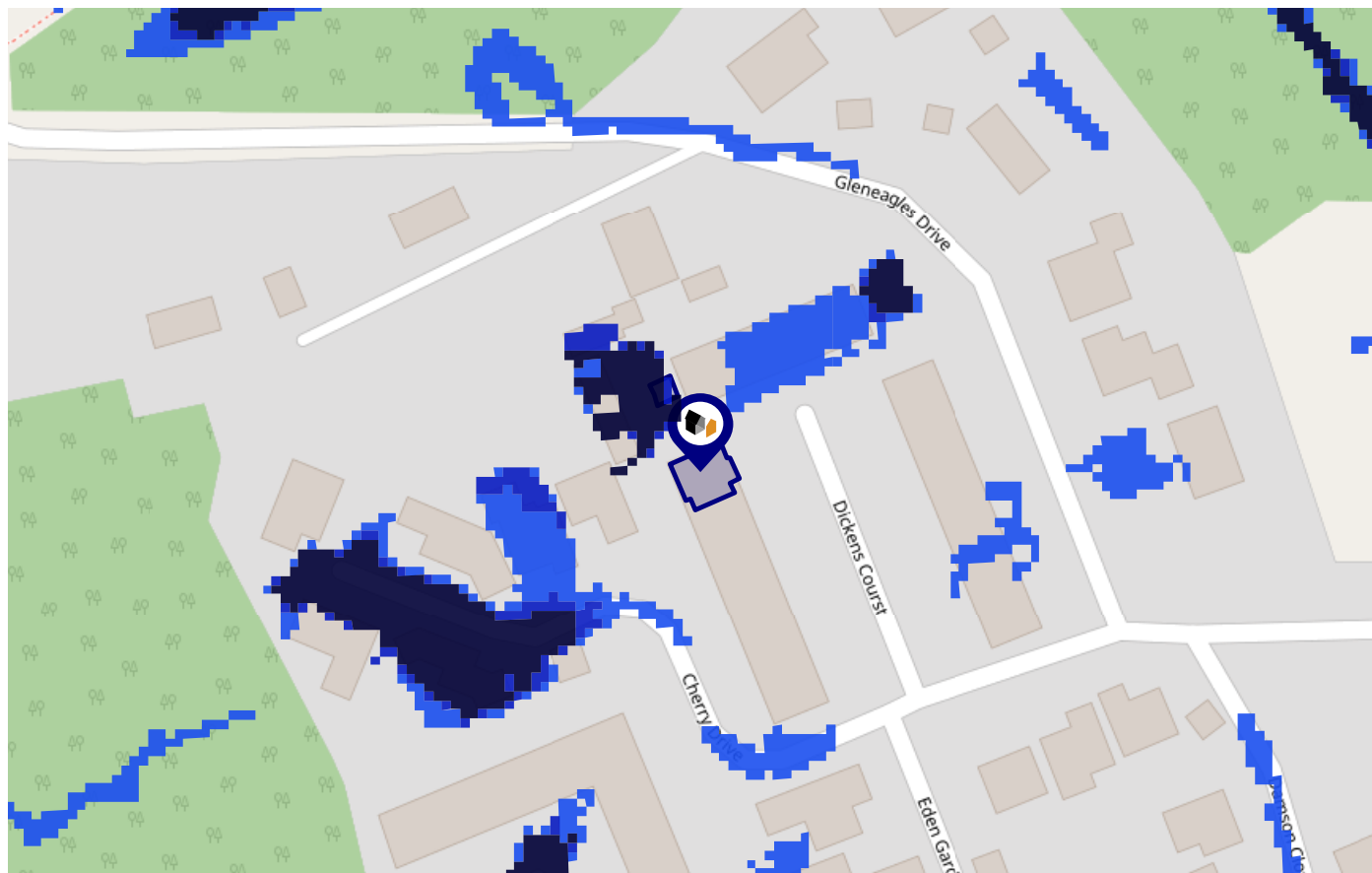
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

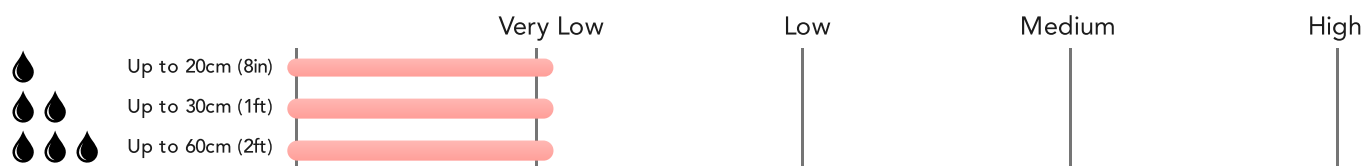


Risk Rating: **Very low**

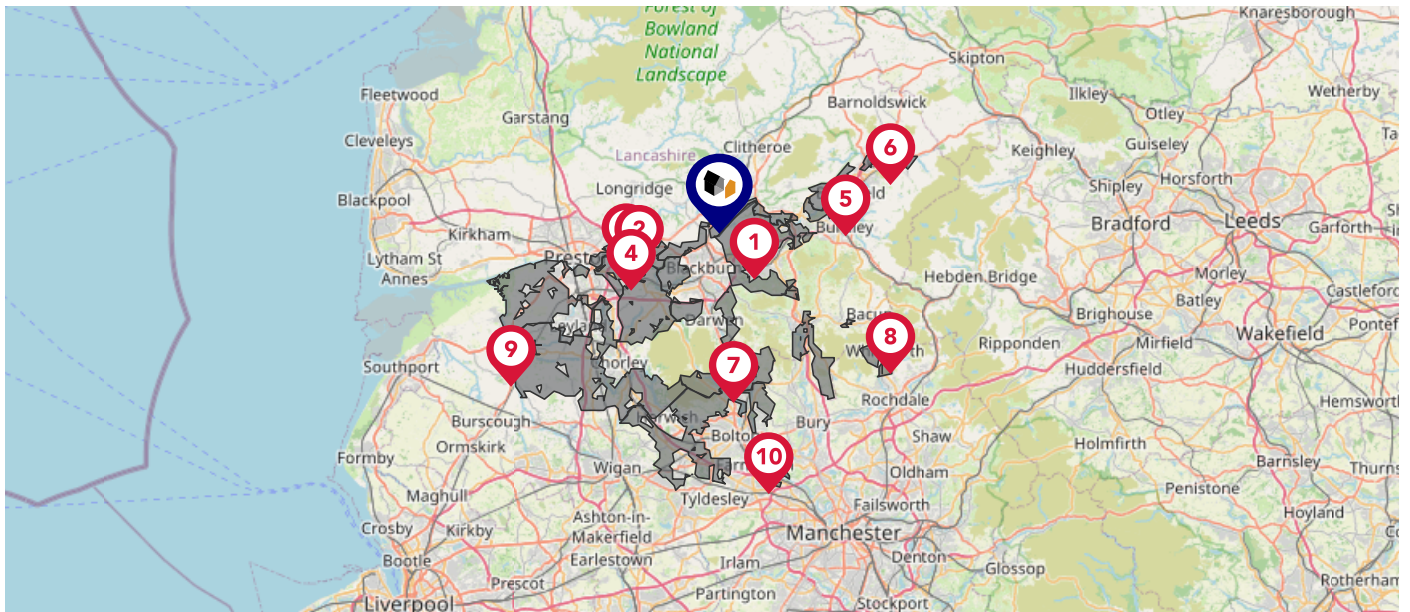
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



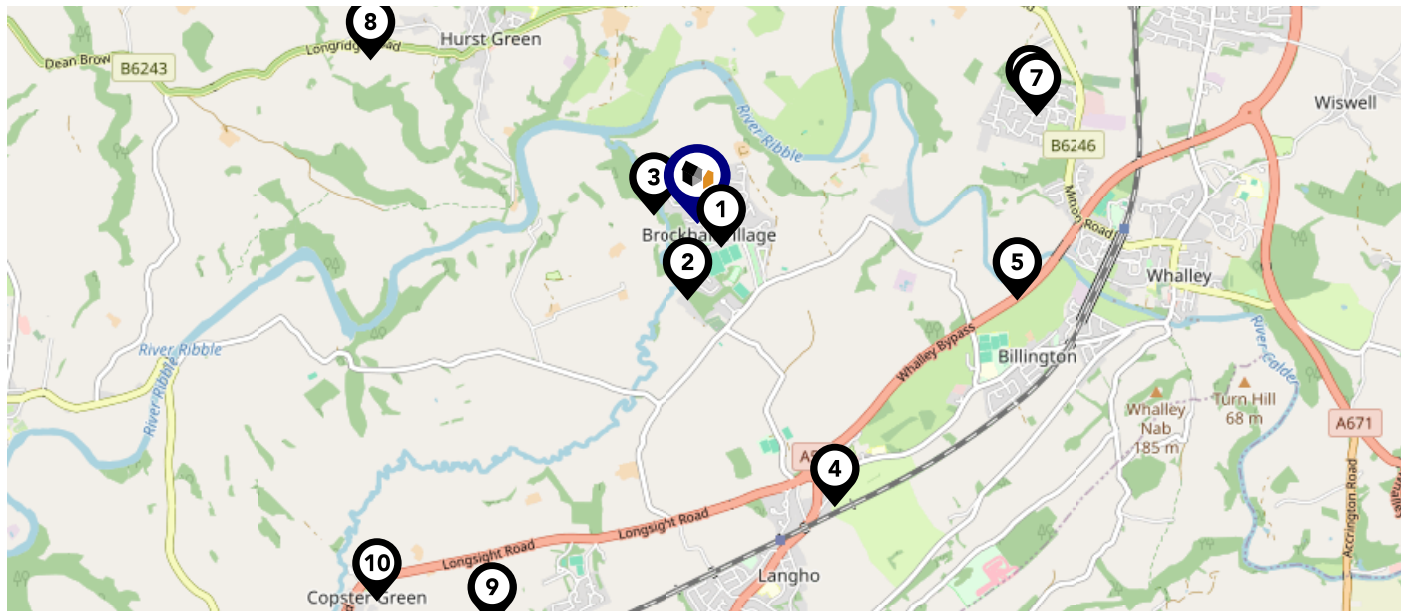
Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Merseyside and Greater Manchester Green Belt - Ribble Valley
-  Merseyside and Greater Manchester Green Belt - Preston
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Burnley
-  Merseyside and Greater Manchester Green Belt - Pendle
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Chorley
-  Merseyside and Greater Manchester Green Belt - Bolton

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.



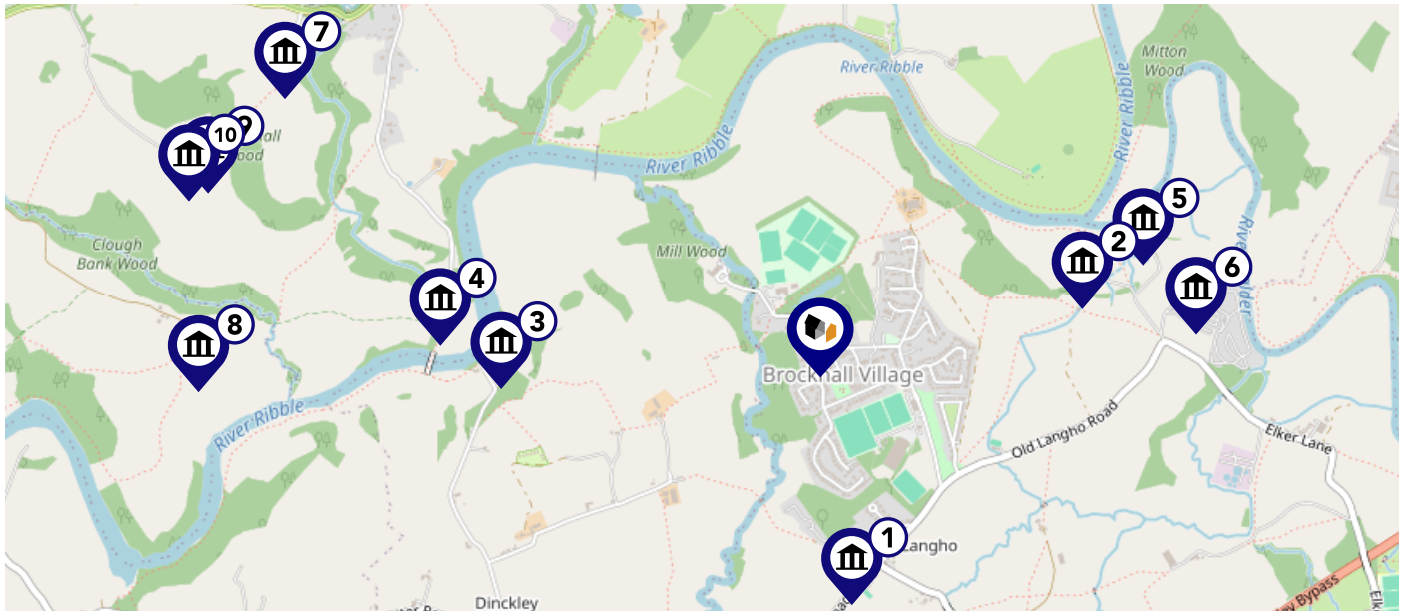
Nearby Landfill Sites











1	Brockhall Hospital B-Old Langho Road, Blackburn, Lancashire	Historic Landfill
2	Brockhall Hospital A-Old Langho Road, Blackburn, Lancashire	Historic Landfill
3	Mill Wood-Whalley, Lancashire	Historic Landfill
4	Petre Garage-Northcote Manor Hotel, Langho, Lancashire	Historic Landfill
5	Whalley Sewage Works-Riding Lane, Whalley, Blackburn, Lancashire	Historic Landfill
6	Calderstones Hospital B-Off Mitton Road, Whalley Moor, Blackburn, Lancashire	Historic Landfill
7	Calderstones Hospital A-Off Mitton Road, Whalley Moor, Blackburn, Lancashire	Historic Landfill
8	Shire Lane-Shire Lane, Hurst Green, Blackburn, Lancashire	Historic Landfill
9	Dewhurst Farm-Langho, Lancashire	Historic Landfill
10	Copster Hall-Longsight Road, Copster Green, Salisbury, Lancashire	Historic Landfill

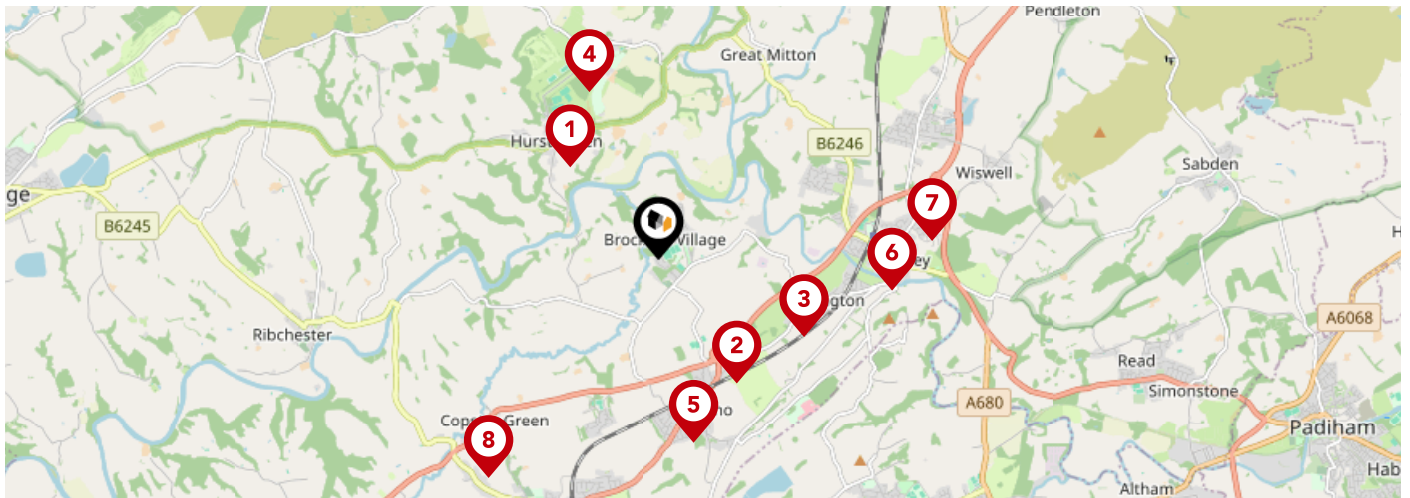
Maps

Listed Buildings

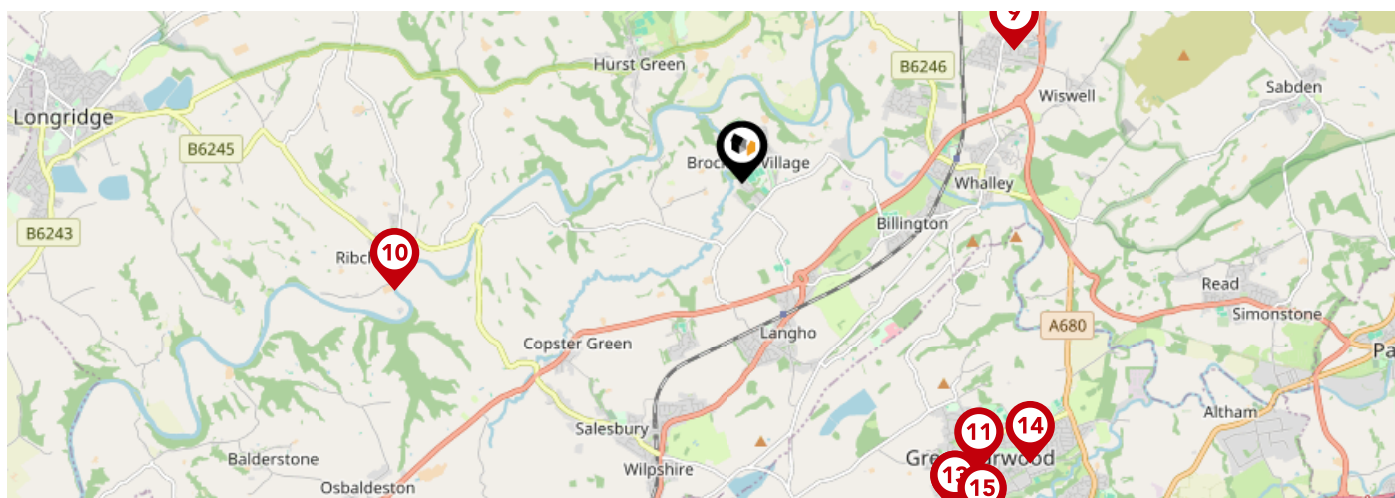
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1362341 - Chapel Of St Leonard	Grade I	0.5 miles
 1072065 - Hacking Hall With Wall Enclosing Garden To North West	Grade I	0.6 miles
 1072070 - Dinckley Hall	Grade II	0.7 miles
 1072309 - Trough House	Grade II	0.8 miles
 1072064 - Hacking Barn	Grade II	0.8 miles
 1362340 - Potter Ford Farmhouse	Grade II	0.8 miles
 1072334 - Merricks Hall	Grade II	1.3 miles
 1072291 - Hey Hurst	Grade II	1.3 miles
 1072306 - Bailey Hall	Grade II	1.4 miles
 1147023 - Barn Approximately 500 Metres West Of Bailey Hall	Grade II	1.4 miles

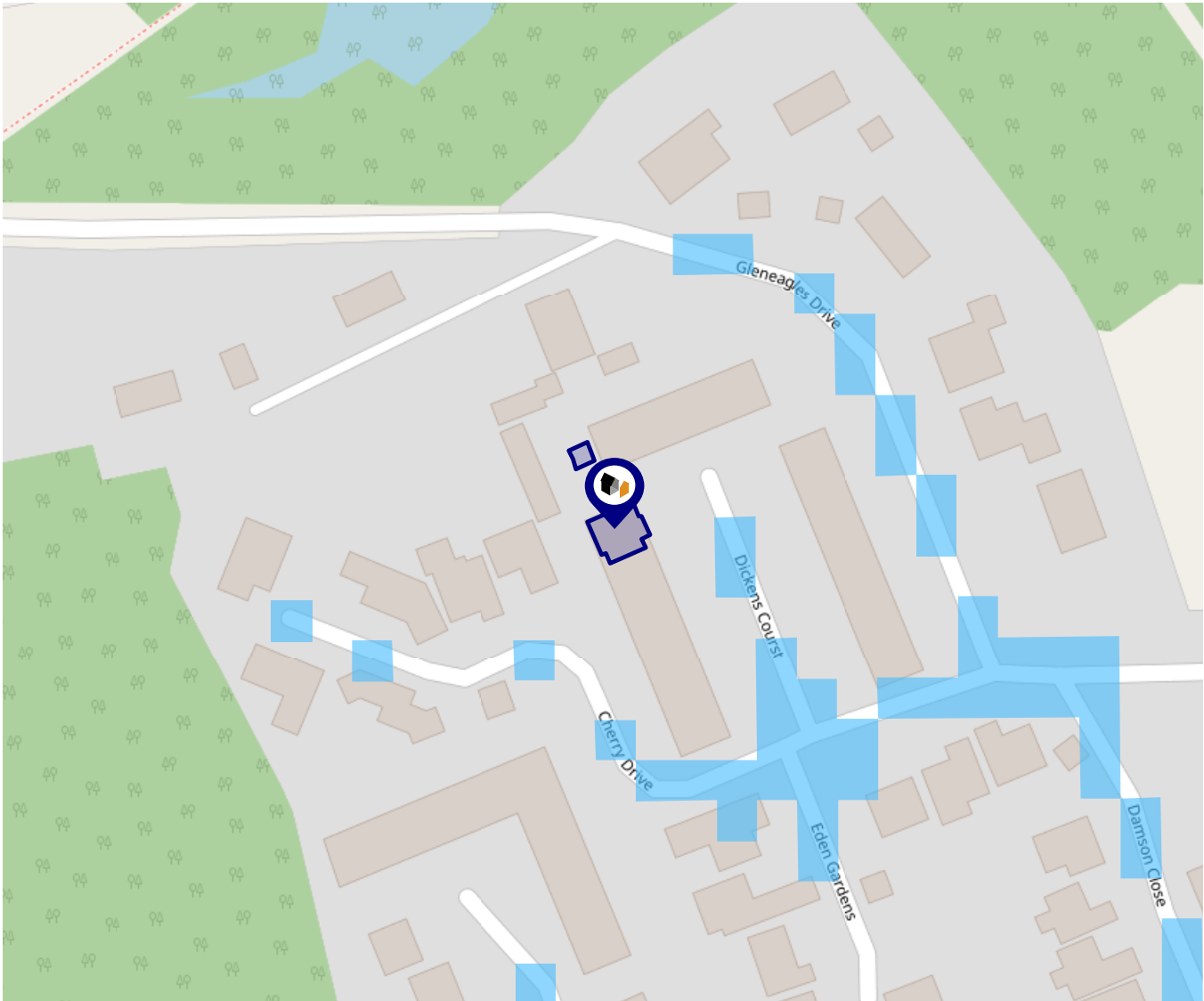


		Nursery	Primary	Secondary	College	Private
1	St Joseph's Roman Catholic Primary School, Hurst Green Ofsted Rating: Good Pupils: 110 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Langho and Billington St Leonards Church of England Primary School Ofsted Rating: Outstanding Pupils: 300 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Augustine's Roman Catholic High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1128 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stonyhurst College Ofsted Rating: Not Rated Pupils: 722 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Roman Catholic Primary School, Langho Ofsted Rating: Good Pupils: 300 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Salesbury Church of England Primary School Ofsted Rating: Good Pupils: 279 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ribchester St Wilfrid's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 77 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Great Harwood St Bartholomew's Parish Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 172 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Great Harwood Primary School Ofsted Rating: Good Pupils: 202 Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Wulstan's Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 147 Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Hubert's Roman Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 152 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Great Harwood St John's Church of England Primary School Ofsted Rating: Good Pupils: 159 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Roe Lee Park Primary School Ofsted Rating: Good Pupils: 448 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Road Noise

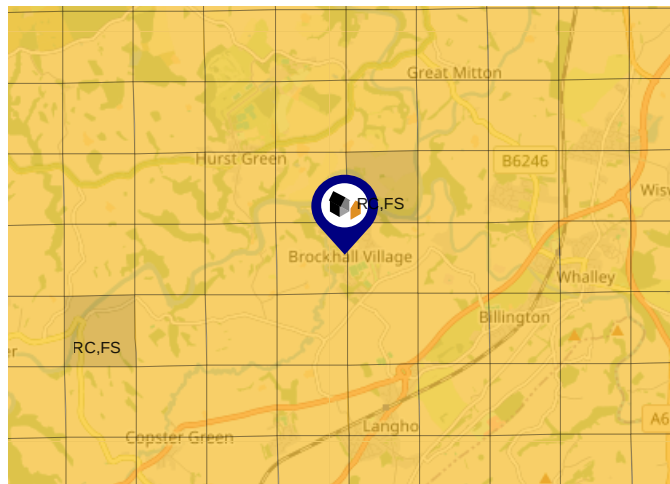


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

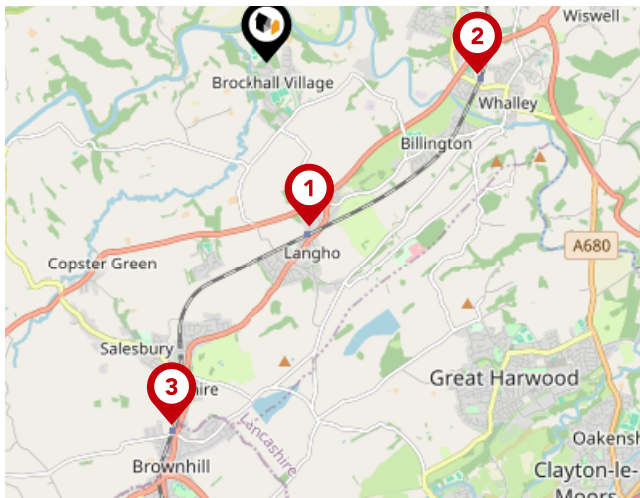


Primary Classifications (Most Common Clay Types)

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

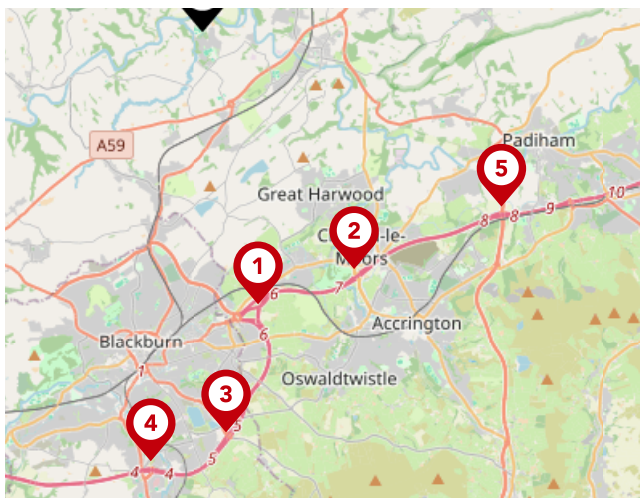
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Langho Rail Station	1.47 miles
2	Whalley Rail Station	1.85 miles
3	Ramsgreave & Wilpshire Rail Station	3.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J6	4.85 miles
2	M65 J7	4.93 miles
3	M65 J5	7.02 miles
4	M65 J4	7.58 miles
5	M65 J8	6.06 miles

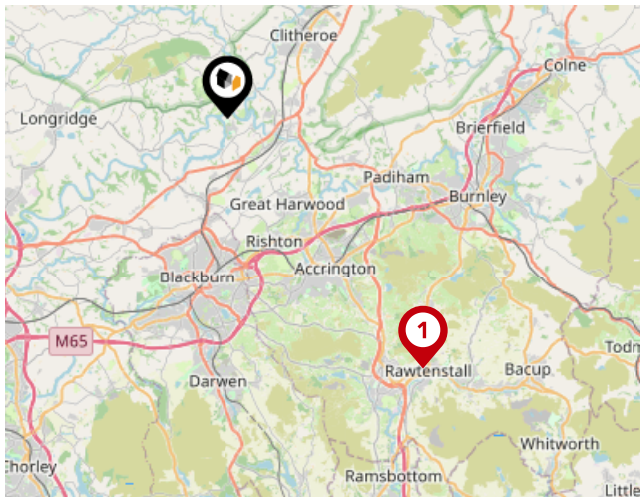
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Academy	0.27 miles
2	Northcote Road	0.49 miles
3	Brookside Close	0.47 miles
4	Kenyon Lane	0.92 miles
5	St Josephs RCPS	1.12 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	11.11 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/



/PendleHillProps



/pendlehillproperties/



/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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