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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th August 2026



NORTHLIGHT PENDLE, NORTHLIGHT PARADE, BRIERFIELD, NELSON, BB9

Pendle Hill Properties

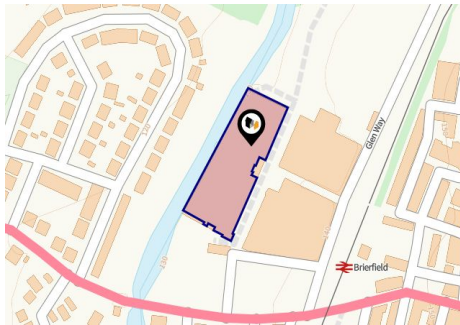
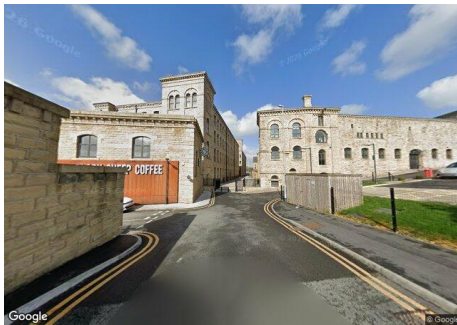
154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	1,036 ft ² / 96 m ²
Plot Area:	1.49 acres
Council Tax :	Band A
Annual Estimate:	£1,760
Title Number:	LAN279199

Tenure:	Leasehold
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Local Area

Local Authority:	Lancashire
Conservation Area:	Brierfield Mills
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	High

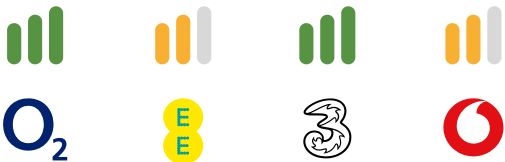
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



LAN182025

Leasehold Title Plan

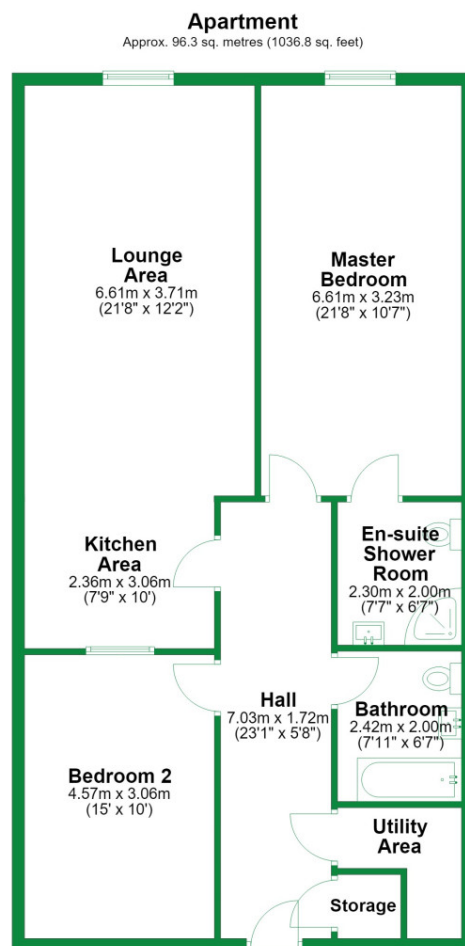


LAN279199

Start Date: 13/09/2023
End Date: 01/01/3019
Lease Term: 999 years from 1 January 2020
Term Remaining: 993 years



NORTHLIGHT PENDLE, NORTHLIGHT PARADE, BRIERFIELD, NELSON, BB9



Total area: approx. 96.3 sq. metres (1036.8 sq. feet)

Property EPC - Certificate

Northlight Parade, Brierfield, BB9

Energy rating

D

Valid until 23.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

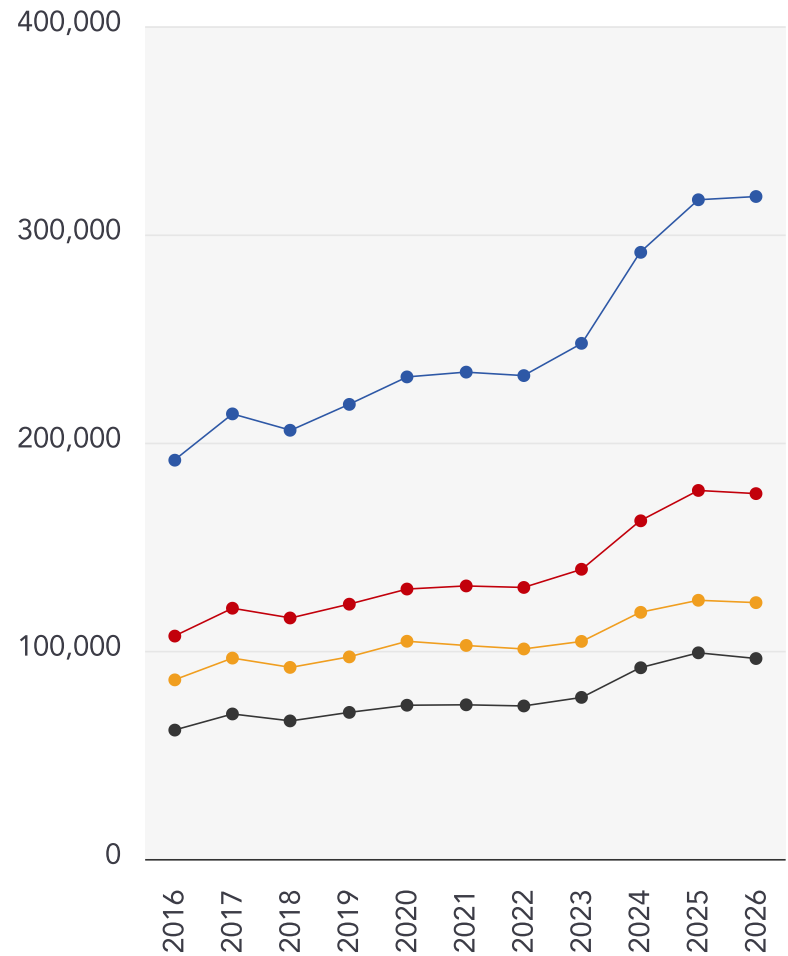
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	101 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB9



Detached

+66.12%

Semi-Detached

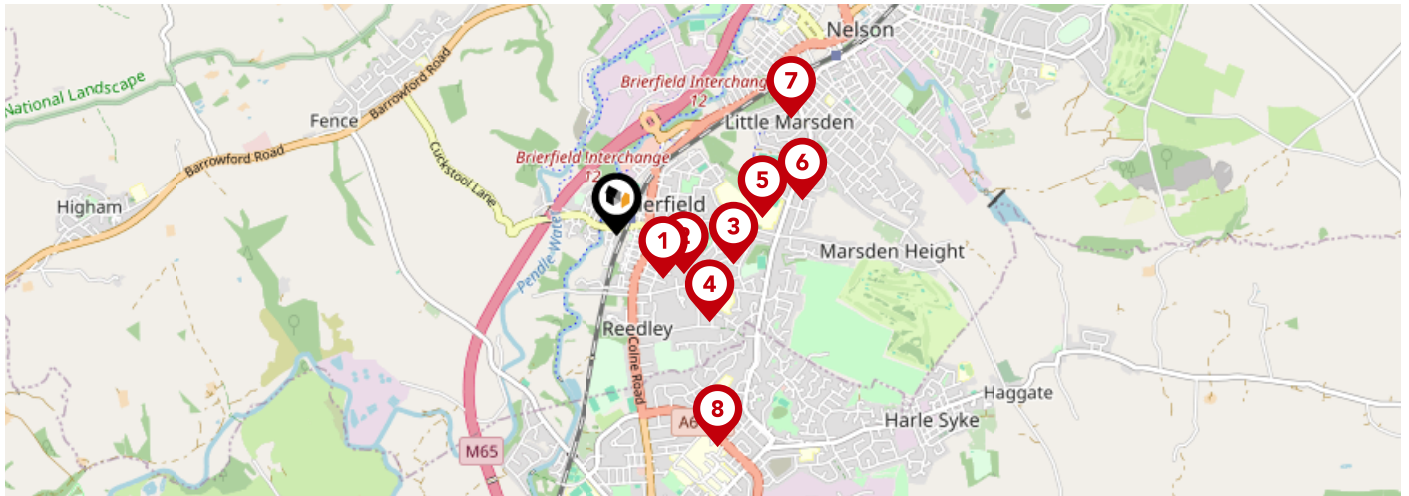
+63.91%

Flat

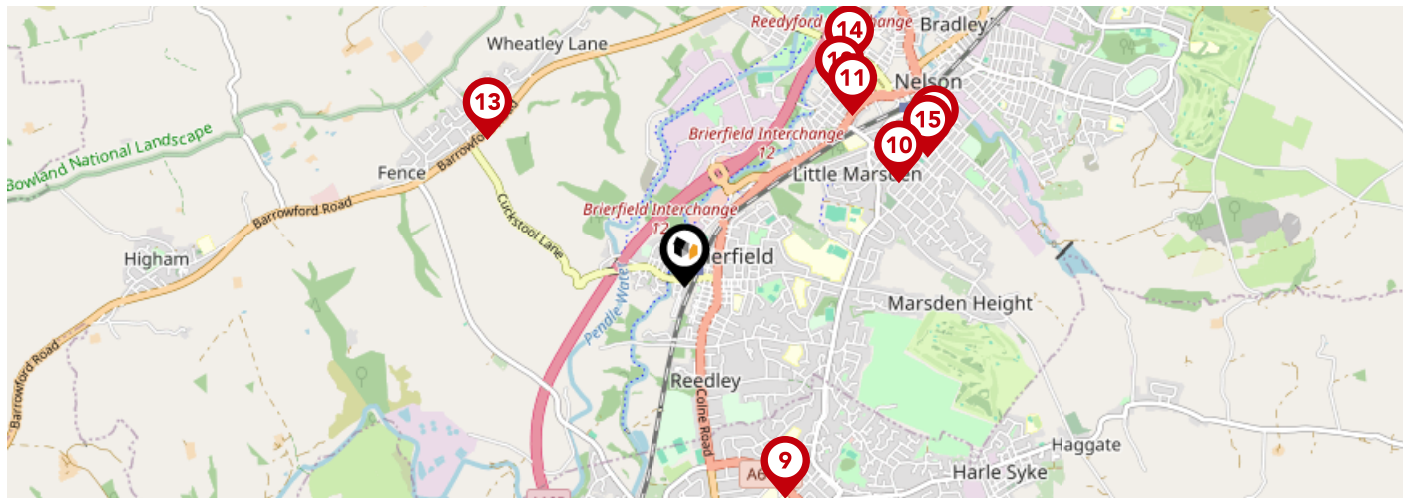
+43.12%

Terraced

+55.51%



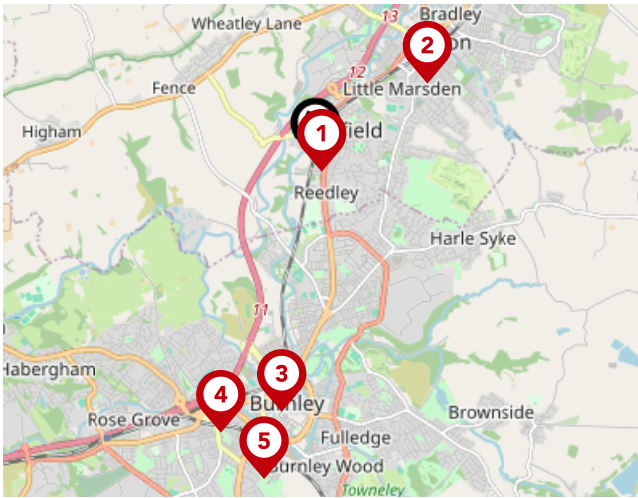
		Nursery	Primary	Secondary	College	Private
1	Pendle Primary Academy Ofsted Rating: Good Pupils: 412 Distance:0.28	☐	☒	☐	☐	☐
2	Woodfield Nursery School Ofsted Rating: Good Pupils: 119 Distance:0.34	☒	☐	☐	☐	☐
3	Holy Trinity Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 116 Distance:0.53	☐	☒	☐	☐	☐
4	Reedley Primary School Ofsted Rating: Good Pupils: 409 Distance:0.55	☐	☒	☐	☐	☐
5	Marsden Heights Community College Ofsted Rating: Good Pupils: 1037 Distance:0.64	☐	☐	☒	☐	☐
6	Nelson St Paul's Church of England Primary School Ofsted Rating: Good Pupils: 407 Distance:0.82	☐	☒	☐	☐	☐
7	St John Southworth RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 209 Distance:0.92	☐	☒	☐	☐	☐
8	Casterton Primary Academy Ofsted Rating: Good Pupils: 297 Distance:1.02	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St John the Baptist RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 214 Distance: 1.02	☐	☒	☐	☐	☐
	Marsden Community Primary School Ofsted Rating: Good Pupils: 449 Distance: 1.04	☐	☒	☐	☐	☐
	Whitefield Infant School and Nursery Ofsted Rating: Outstanding Pupils: 326 Distance: 1.05	☐	☒	☐	☐	☐
	Lomeshaye Junior School Ofsted Rating: Good Pupils: 366 Distance: 1.07	☐	☒	☐	☐	☐
	Wheatley Lane Methodist Primary School Ofsted Rating: Good Pupils: 0 Distance: 1.07	☐	☒	☐	☐	☐
	Al-Ikhlaas Primary School Ofsted Rating: Not Rated Pupils: 151 Distance: 1.2	☐	☒	☐	☐	☐
	McMillan Nursery School Ofsted Rating: Good Pupils: 84 Distance: 1.2	☒	☐	☐	☐	☐
	Edenfield Girls' High School Ofsted Rating: Not Rated Pupils: 95 Distance: 1.25	☐	☐	☒	☐	☐

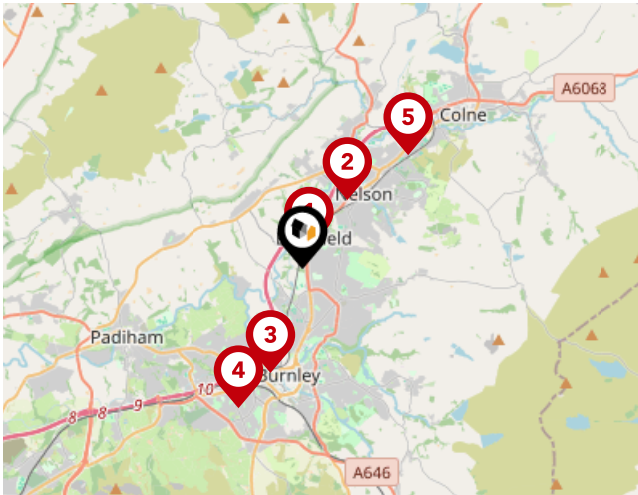
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	0.1 miles
2	Nelson Rail Station	1.18 miles
3	Burnley Central Rail Station	2.21 miles
4	Burnley Barracks Rail Station	2.51 miles
5	Burnley Manchester Road Rail Station	2.82 miles

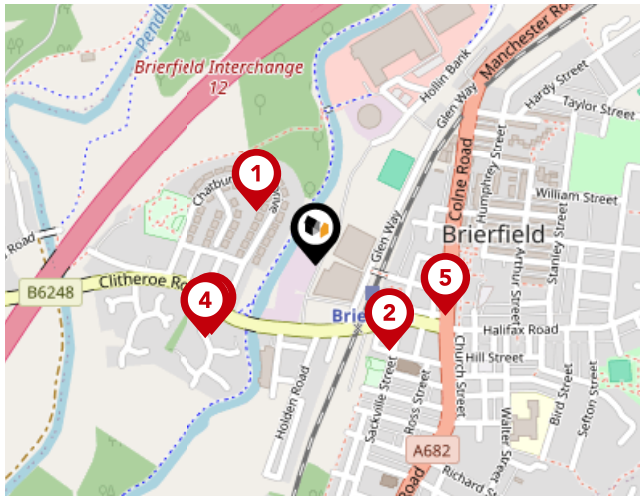


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J12	0.36 miles
2	M65 J13	1.43 miles
3	M65 J11	1.88 miles
4	M65 J10	2.68 miles
5	M65 J14	2.72 miles

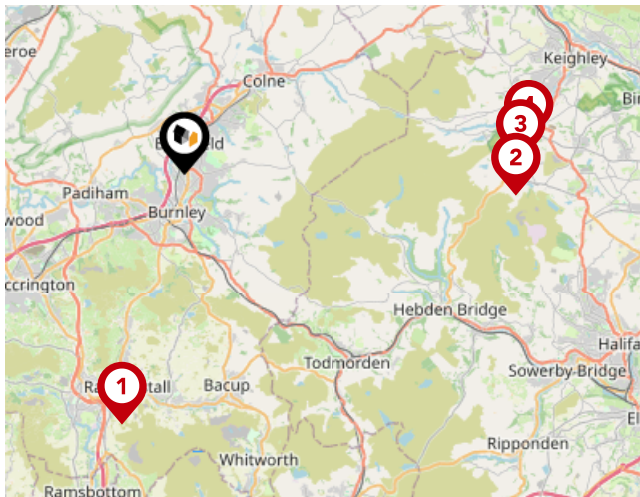
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chatburn Park Drive	0.08 miles
2	Sackville Street	0.12 miles
3	Berkeley Street	0.13 miles
4	Quakers View	0.14 miles
5	Town Hall	0.15 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	9.01 miles
2	Oxenhope (Keighley & Worth Valley Railway)	11.65 miles
3	Haworth (Keighley & Worth Valley Railway)	11.78 miles
4	Oakworth (Keighley & Worth Valley Railway)	12.11 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



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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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Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk

