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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th August 2026



PHILLIPS LANE, COLNE, BB8

Pendle Hill Properties

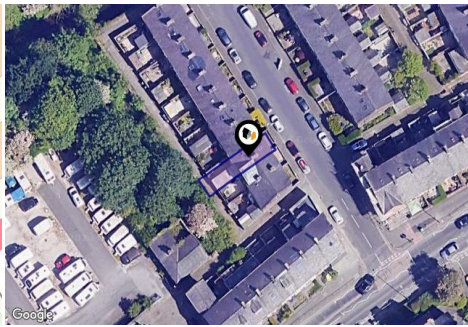
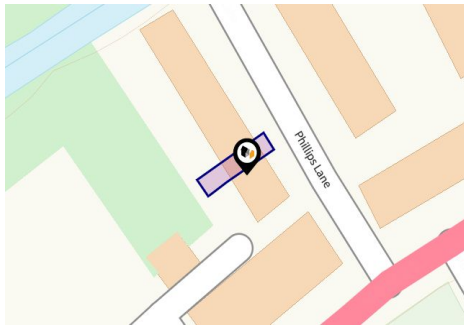
154 Whalley Road Read BB12 7PN

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Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	1,156 ft ² / 107 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,760		
Title Number:	LA809363		

Local Area

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

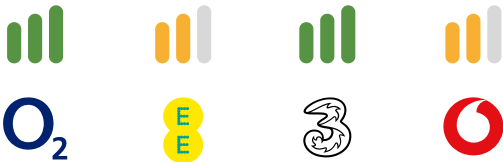
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	10000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



LA755882

Leasehold Title Plan



LA809363

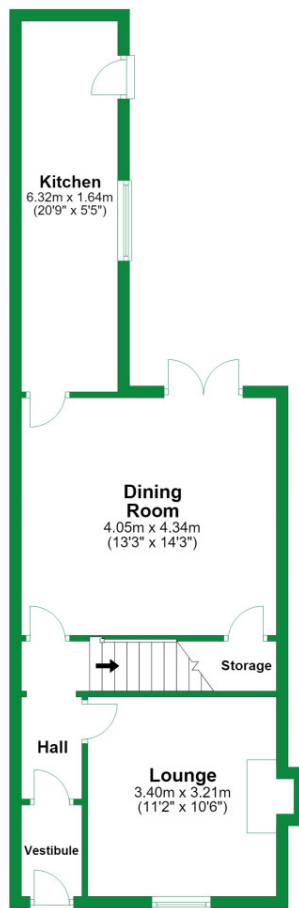
Start Date: 19/07/1895
End Date: 20/07/2894
Lease Term: 999 years from 20 July 1895
Term Remaining: 868 years



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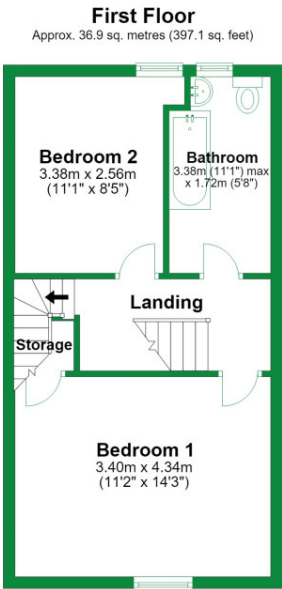
Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



Total area: approx. 107.4 sq. metres (1156.5 sq. feet)

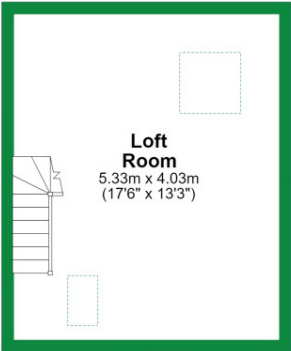
PHILLIPS LANE, COLNE, BB8

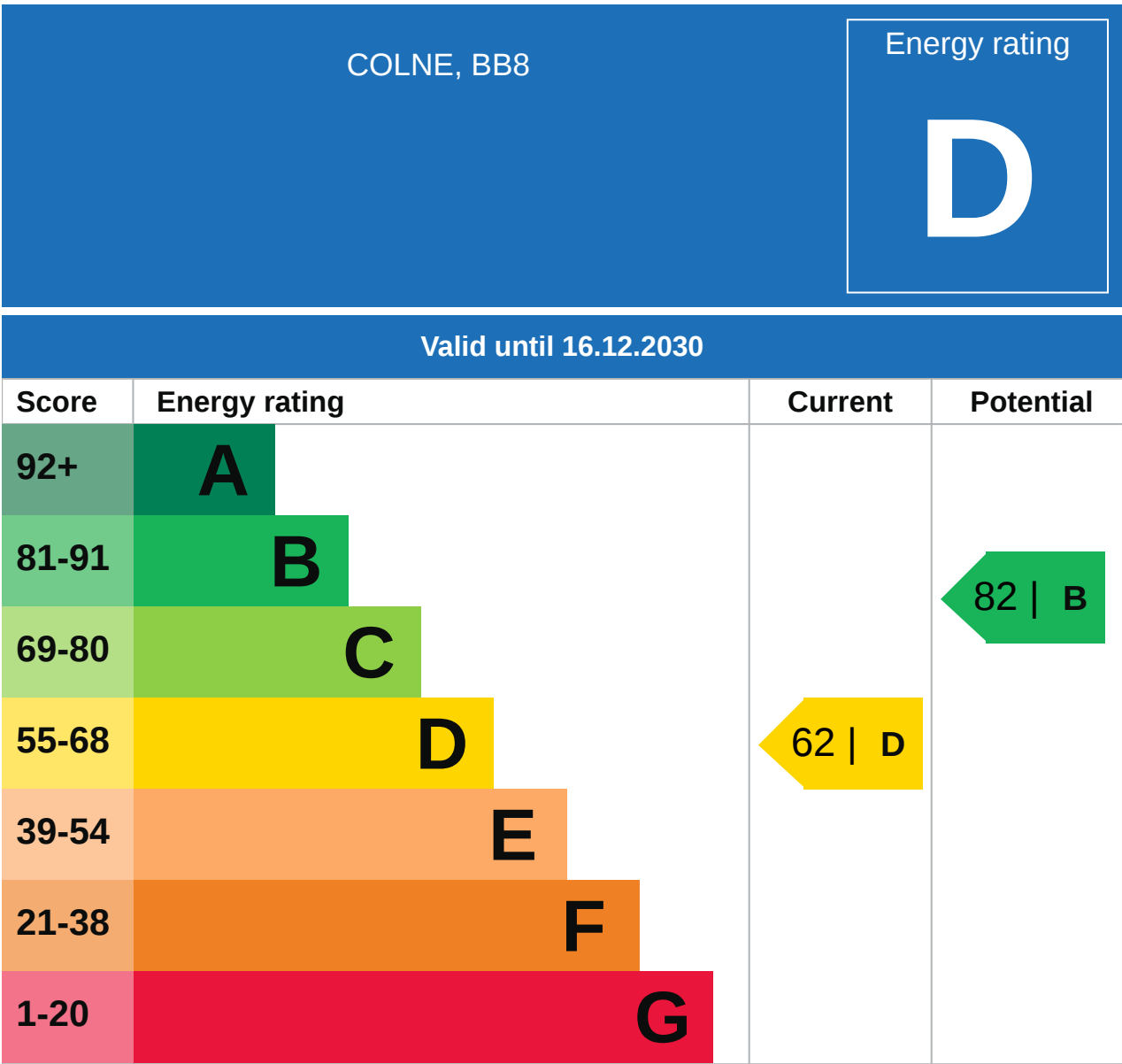


PHILLIPS LANE, COLNE, BB8

Second Floor

Approx. 23.1 sq. metres (249.0 sq. feet)





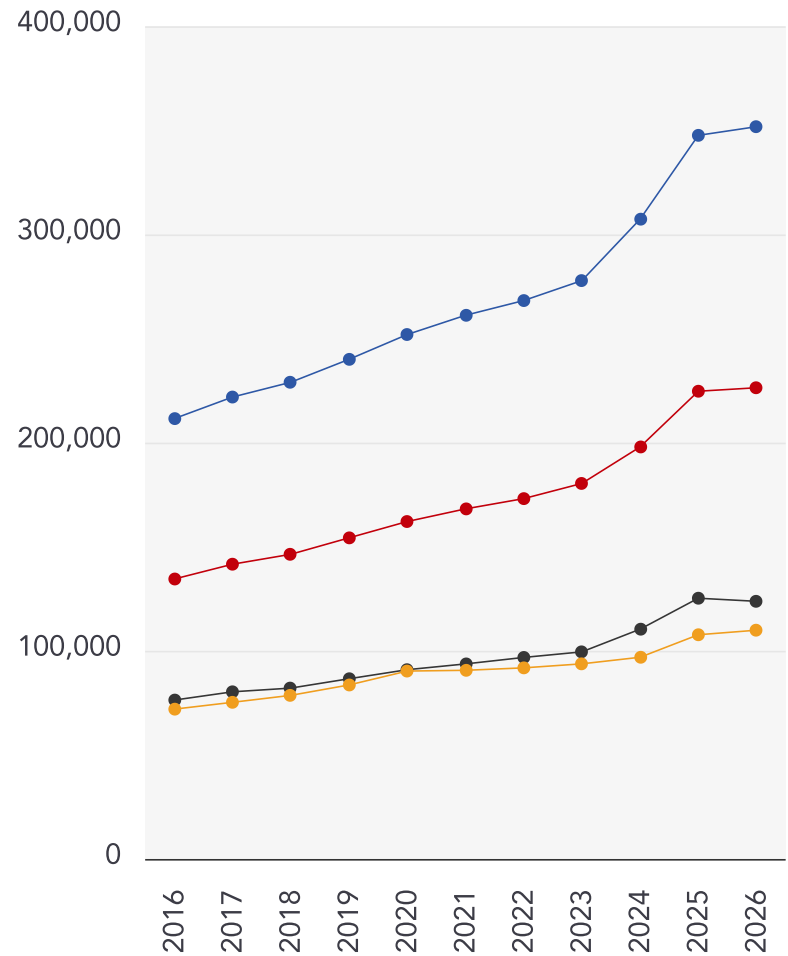
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 80% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	101 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB8



Detached

+66.29%

Semi-Detached

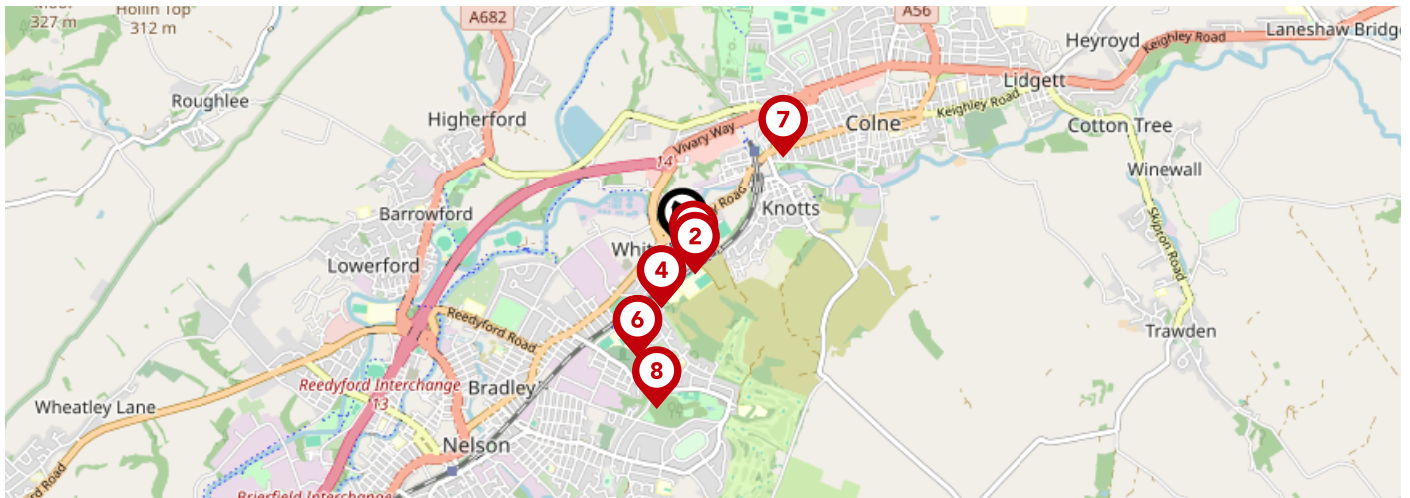
+68.31%

Terraced

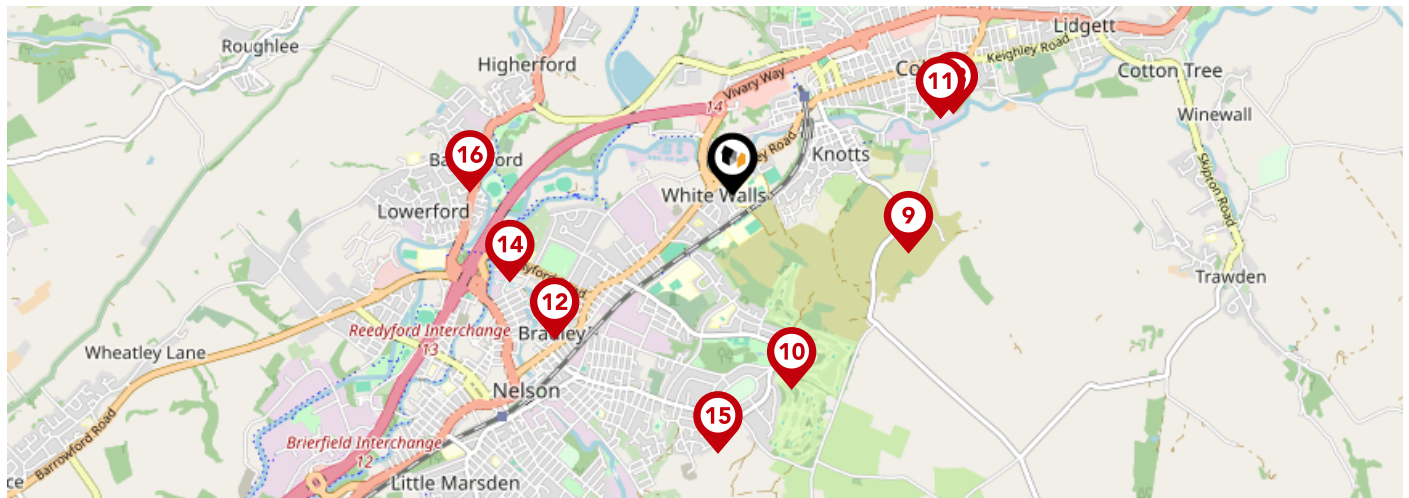
+62.15%

Flat

+52.7%



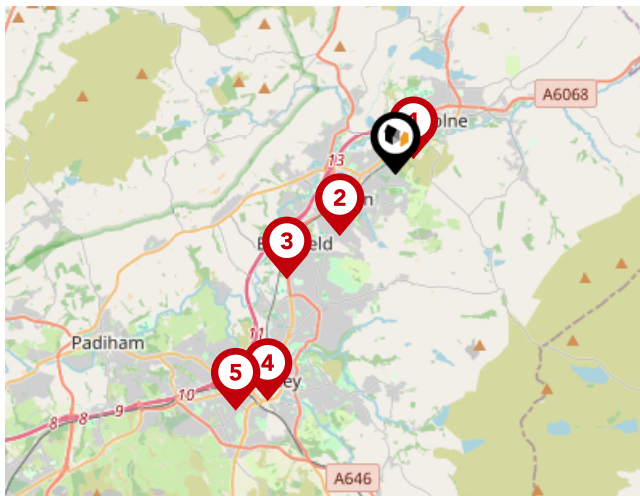
		Nursery	Primary	Secondary	College	Private
1	Colne Primet Primary School Ofsted Rating: Good Pupils: 196 Distance:0.07	☐	☒	☐	☐	☐
2	Colne Primet Academy Ofsted Rating: Requires improvement Pupils: 864 Distance:0.12	☐	☐	☒	☐	☐
3	Pendle View Primary School Ofsted Rating: Outstanding Pupils: 131 Distance:0.27	☐	☒	☐	☐	☐
4	Ss John Fisher and Thomas More Roman Catholic High School Ofsted Rating: Requires improvement Pupils: 806 Distance:0.27	☐	☐	☒	☐	☐
5	Pendle Vale College Ofsted Rating: Good Pupils: 1055 Distance:0.51	☐	☐	☒	☐	☐
6	Pendle Community High School & College Ofsted Rating: Outstanding Pupils: 162 Distance:0.51	☐	☐	☒	☐	☐
7	Colne Lord Street School Ofsted Rating: Good Pupils: 355 Distance:0.6	☐	☒	☐	☐	☐
8	Castercliff Primary School Ofsted Rating: Good Pupils: 402 Distance:0.7	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Nook School Ofsted Rating: Good Pupils: 4 Distance:0.81	☐	☐	☒	☐	☐
	Walton Lane Nursery School Ofsted Rating: Outstanding Pupils: 71 Distance:0.89	☒	☐	☐	☐	☐
	Newtown Nursery School Ofsted Rating: Good Pupils: 80 Distance:0.97	☒	☐	☐	☐	☐
	Bradley Primary School Ofsted Rating: Good Pupils: 419 Distance:1	☐	☒	☐	☐	☐
	West Street Community Primary School Ofsted Rating: Good Pupils: 201 Distance:1.03	☐	☒	☐	☐	☐
	Holy Saviour Roman Catholic Primary School, Nelson Ofsted Rating: Good Pupils: 202 Distance:1.05	☐	☒	☐	☐	☐
	Great Marsden St John's Primary School A Church of England Academy Ofsted Rating: Good Pupils: 208 Distance:1.13	☐	☒	☐	☐	☐
	Barrowford School Ofsted Rating: Good Pupils: 296 Distance:1.15	☐	☒	☐	☐	☐

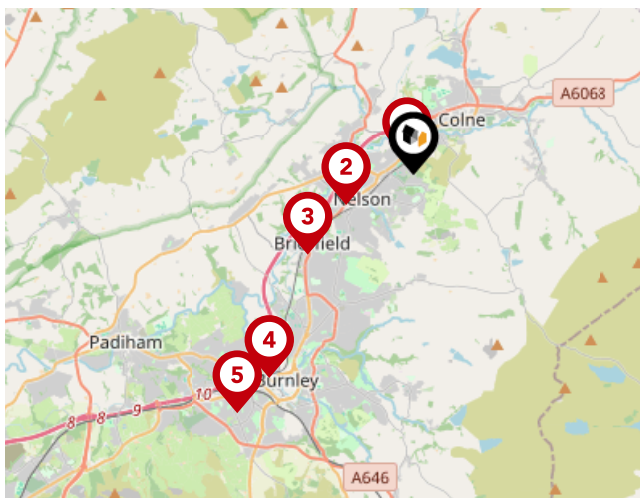
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Colne Rail Station	0.42 miles
2	Nelson Rail Station	1.46 miles
3	Brierfield Rail Station	2.65 miles
4	Burnley Central Rail Station	4.54 miles
5	Burnley Barracks Rail Station	4.98 miles

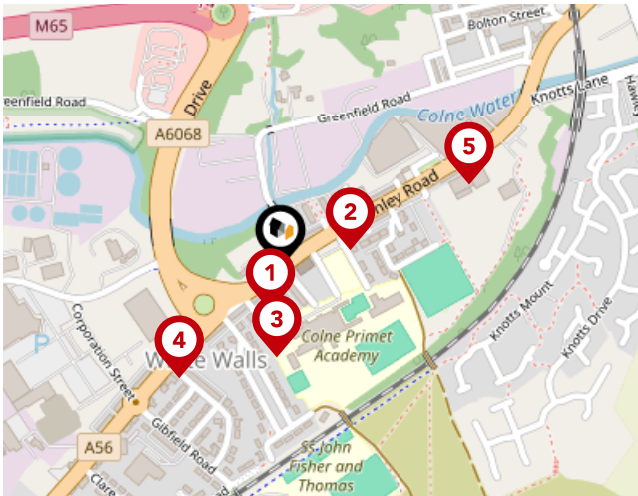


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J14	0.26 miles
2	M65 J13	1.31 miles
3	M65 J12	2.31 miles
4	M65 J11	4.35 miles
5	M65 J10	5.2 miles

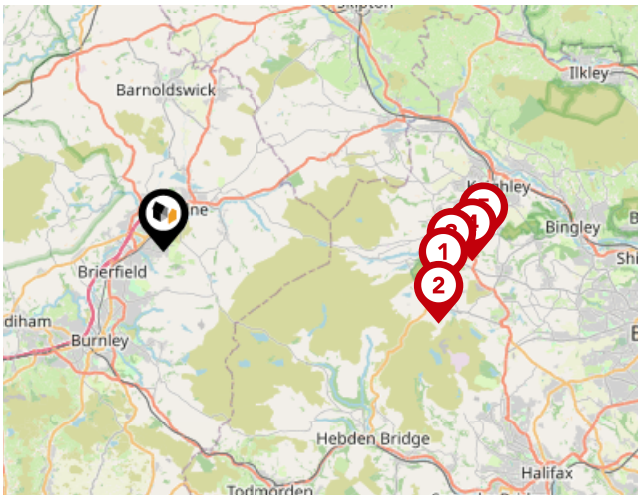
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Phillips Lane	0.04 miles
2	Phillips Lane	0.07 miles
3	Primit High School	0.09 miles
4	Whitewalls Drive	0.16 miles
5	Masons Mill	0.22 miles



Local Connections

Pin	Name	Distance
1	Haworth (Keighley & Worth Valley Railway)	9.89 miles
2	Oxenhope (Keighley & Worth Valley Railway)	9.97 miles
3	Oakworth (Keighley & Worth Valley Railway)	10.11 miles
4	Damems (Keighley & Worth Valley Railway)	10.81 miles
5	Ingrow West (Keighley & Worth Valley Railway)	11.18 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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