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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd September 2026



IGHTEN ROAD, BURNLEY, BB12

Pendle Hill Properties

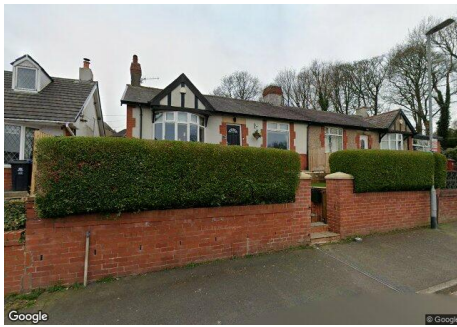
154 Whalley Road Read BB12 7PN

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,245 ft ² / 115 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,983
Title Number:	LAN239046

Tenure: Freehold

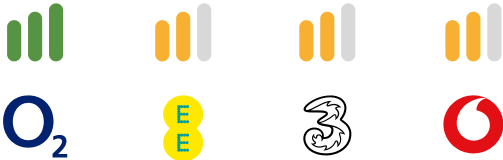
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	75 mb/s	1800 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: *Ighten Road, Burnley, BB12*

Reference - APP/2018/0126
Decision: -
Date: 07th March 2018
Description: Erection of 4 bedroom dwelling in rear garden (re-submission of APP/2017/0593)

Reference - APP/2017/0593
Decision: Withdrawn
Date: 08th December 2017
Description: Erection of 4 bedroom dwelling in rear garden

Reference - NOT/2013/0427
Decision: -
Date: 24th September 2013
Description: Proposed kitchen/dining and bedroom extension to rear of bungalow

Reference - NMA/2019/0201
Decision: -
Date: 30th April 2019
Description: Proposed erection of 4 bedroom dwelling in rear garden to 32 Ighten Road APP/2018/0126

Planning History

This Address

Planning records for: **Ighten Road, Burnley, BB12**

Reference - Burnley/NOT/2013/0427
Decision: Decided
Date: 04th October 2013
Description: Proposed kitchen/dining and bedroom extension to rear of bungalow

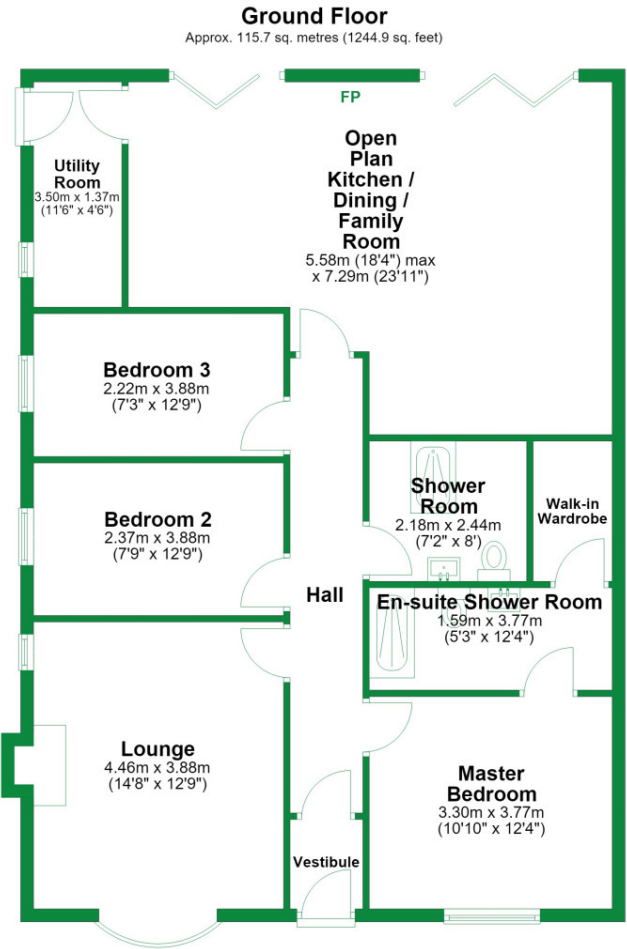
Reference - Burnley/APP/2018/0126
Decision: Decided
Date: 07th March 2018
Description: Erection of 4 bedroom dwelling in rear garden (re-submission of APP/2017/0593)

Reference - Burnley/APP/2017/0593
Decision: Decided
Date: 08th December 2017
Description: Erection of 4 bedroom dwelling in rear garden

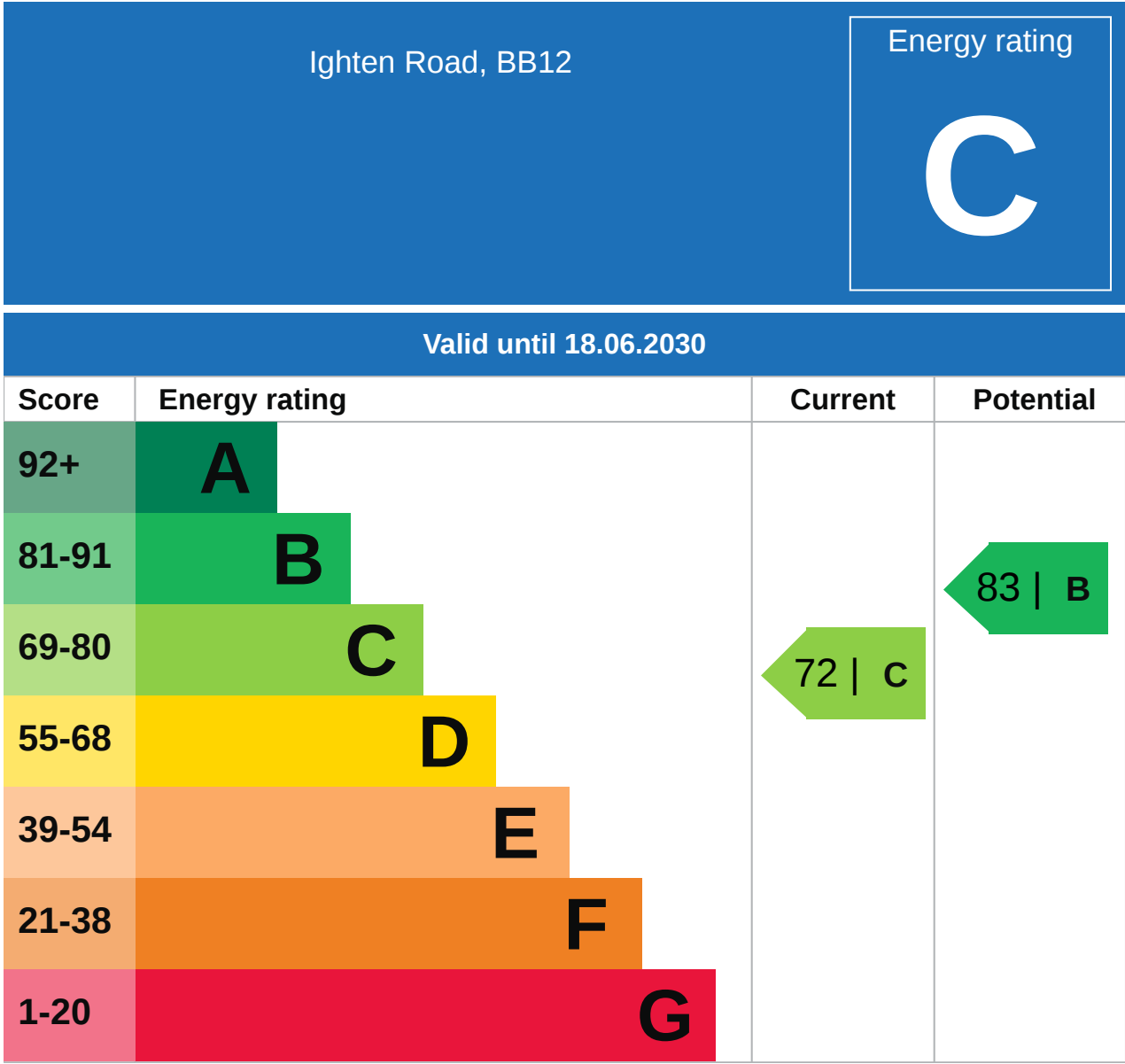
Reference - VAR/2020/0071
Decision: Awaiting decision
Date: 11th February 2020
Description: Variation of Condition 2 (approved plans-window openings and height); Condition 3 (glazing) and Condition 4 (landscaping) of planning application ref: APP/2018/0126



IGH TEN ROAD, BURNLEY, BB12



Total area: approx. 115.7 sq. metres (1244.9 sq. feet)



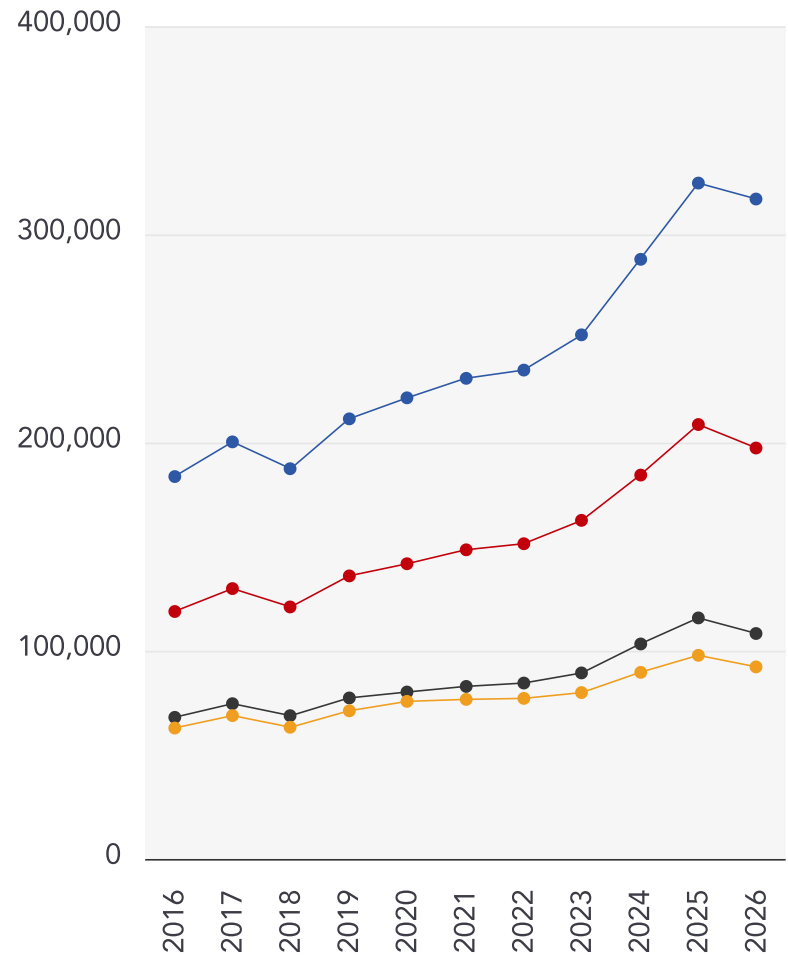
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	118 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB12



Detached

+72.58%

Semi-Detached

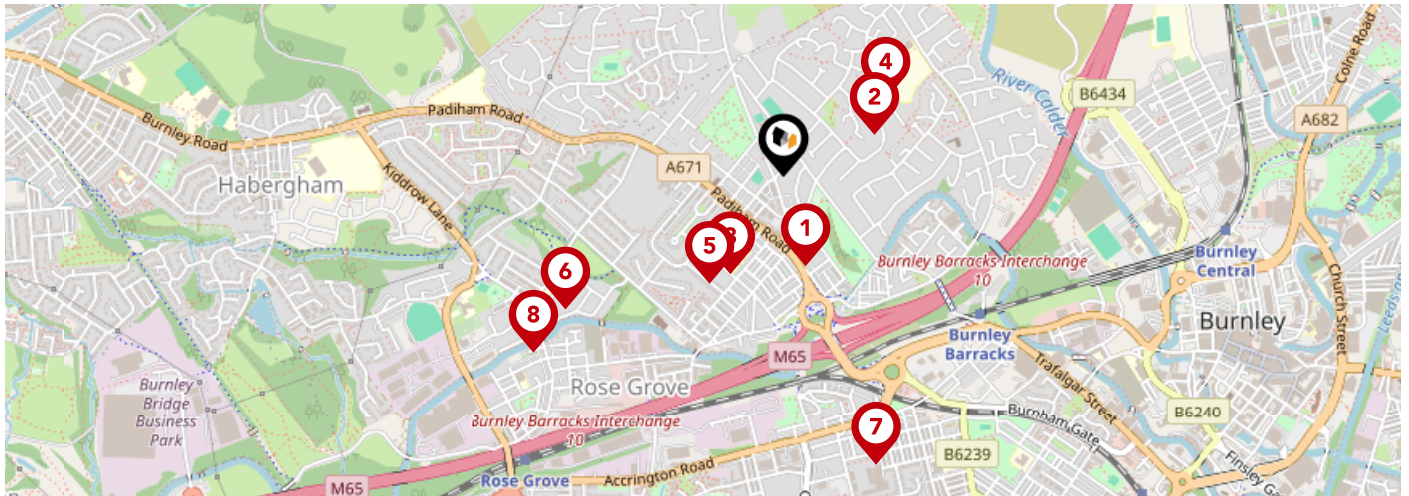
+66.06%

Terraced

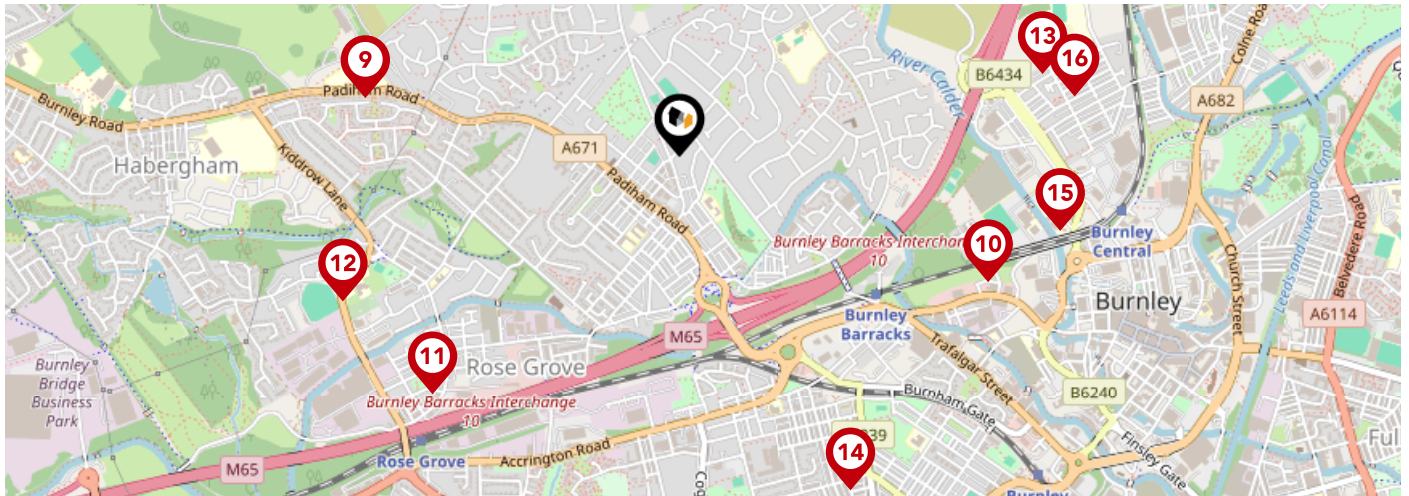
+59.19%

Flat

+46.72%



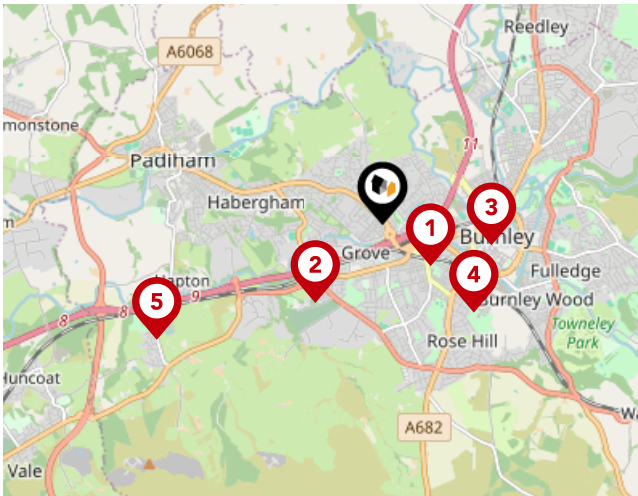
		Nursery	Primary	Secondary	College	Private
1	Whittlefield Primary School Ofsted Rating: Good Pupils: 225 Distance:0.2	☐	☒	☐	☐	☐
2	Wellfield Methodist and Anglican Church School Ofsted Rating: Good Pupils: 203 Distance:0.22	☐	☒	☐	☐	☐
3	Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance:0.24	☐	☒	☐	☐	☐
4	St Mary Magdalene Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:0.28	☐	☒	☐	☐	☐
5	Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.28	☒	☐	☐	☐	☐
6	Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance:0.56	☒	☐	☐	☐	☐
7	Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:0.66	☒	☐	☐	☐	☐
8	St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance:0.67	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance:0.7	☐	☒	☐	☐	☐
	Lincoln House School Ofsted Rating: Good Pupils: 5 Distance:0.73	☐	☐	☒	☐	☐
	Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance:0.75	☐	☒	☐	☐	☐
	Burnley Lowerhouse Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:0.8	☐	☒	☐	☐	☐
	The Heights Burnley Ofsted Rating: Good Pupils: 4 Distance:0.82	☐	☐	☒	☐	☐
	Coal Clough Academy Ofsted Rating: Good Pupils: 118 Distance:0.82	☐	☐	☒	☐	☐
	Burnley College Ofsted Rating: Good Pupils:0 Distance:0.85	☐	☐	☒	☐	☐
	Stoneyholme Nursery School Ofsted Rating: Outstanding Pupils: 86 Distance:0.88	☒	☐	☐	☐	☐

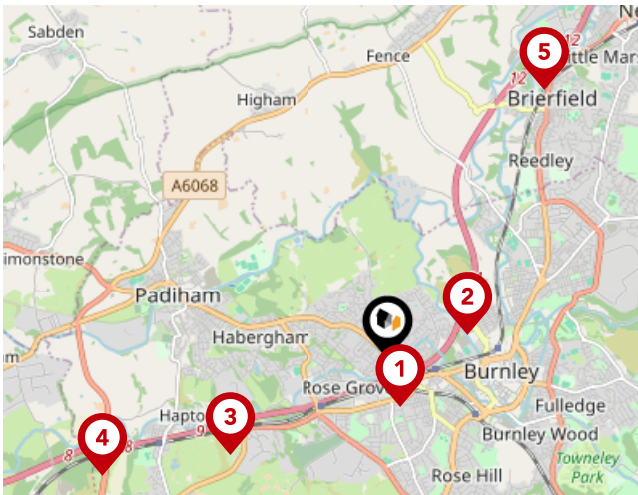
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Burnley Barracks Rail Station	0.56 miles
2	Rose Grove Rail Station	0.9 miles
3	Burnley Central Rail Station	0.97 miles
4	Burnley Manchester Road Rail Station	1.11 miles
5	Hapton Rail Station	2.21 miles

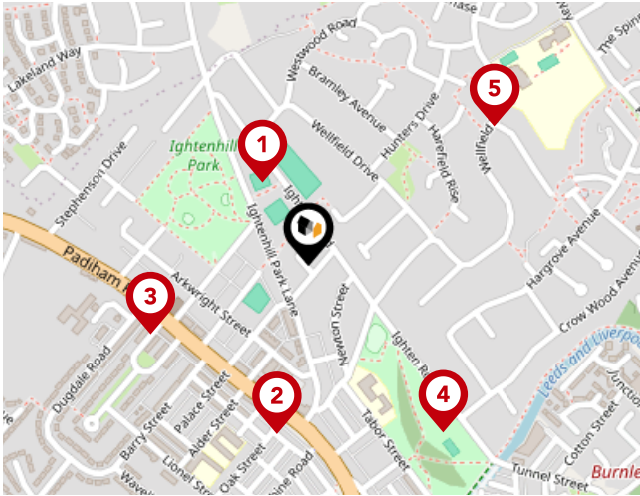


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J10	0.43 miles
2	M65 J11	0.73 miles
3	M65 J9	1.6 miles
4	M65 J8	2.69 miles
5	M65 J12	2.72 miles

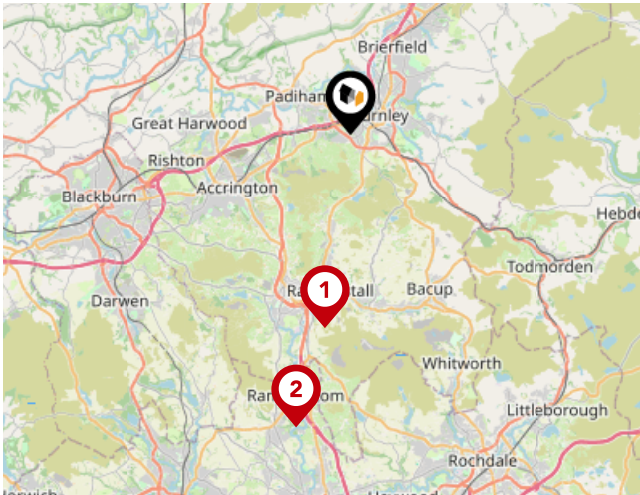
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Westwood Road	0.1 miles
	Tim Bobbin	0.18 miles
	Dugdale Road	0.18 miles
	Recreation Ground	0.23 miles
	St Mary Magdalenes RCPS	0.25 miles



Local Connections

Pin	Name	Distance
	Rawtenstall (East Lancashire Railway)	6.8 miles
	Ramsbottom (East Lancashire Railway)	10.42 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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