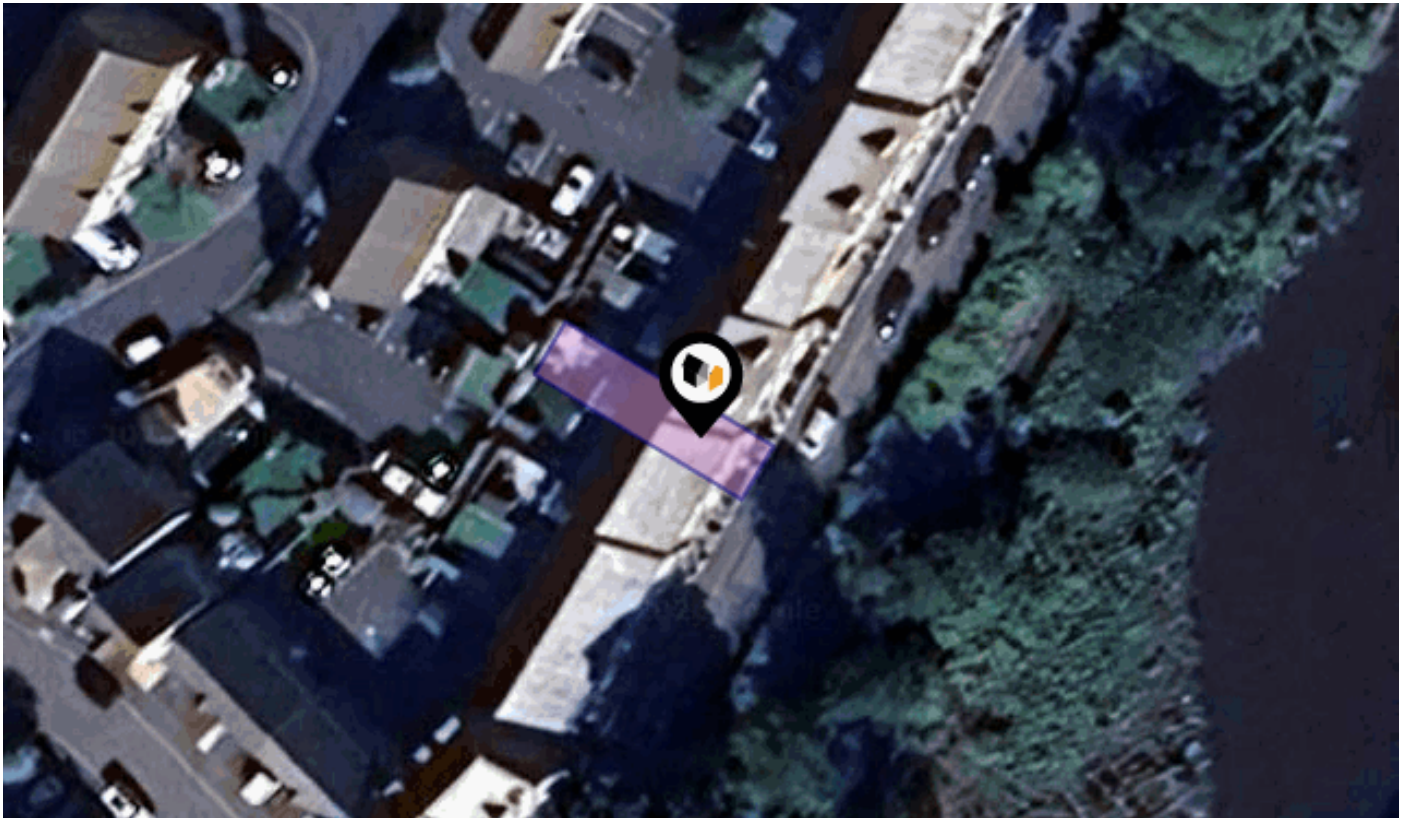




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 23rd June 2026



WOONE LANE, CLITHEROE, BB7

Pendle Hill Properties

74 Berry Ln, Longridge, Preston PR3 3WH

01772 319421

nicki@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk







Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3		
Floor Area:	895 ft ² / 83 m ²		
Plot Area:	0.02 acres		
Year Built :	2013		
Council Tax :	Band C		
Annual Estimate:	£2,121		
Title Number:	LAN153597		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	49 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

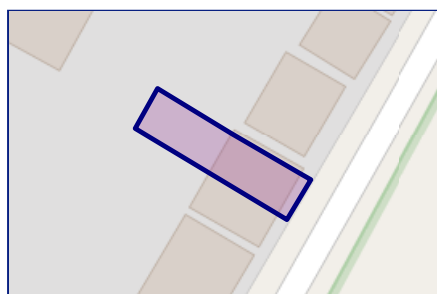


Freehold Title Plan



LAN170326

Leasehold Title Plan



LAN153597

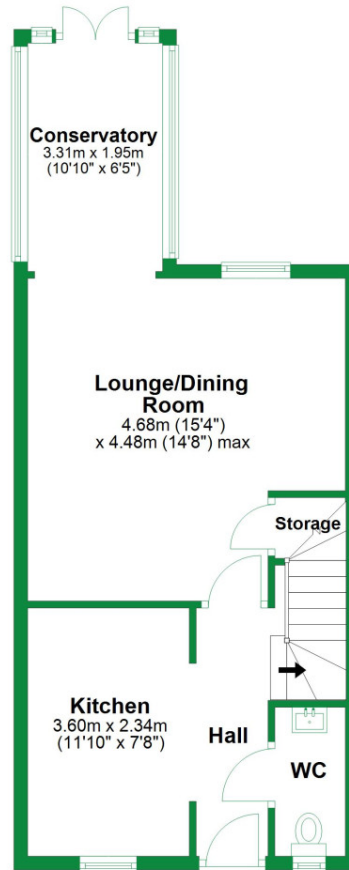
Start Date: 18/12/2013
End Date: 01/05/2263
Lease Term: 250 years from 1 May 2013
Term Remaining: 237 years



WOONE LANE, CLITHEROE, BB7

Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)

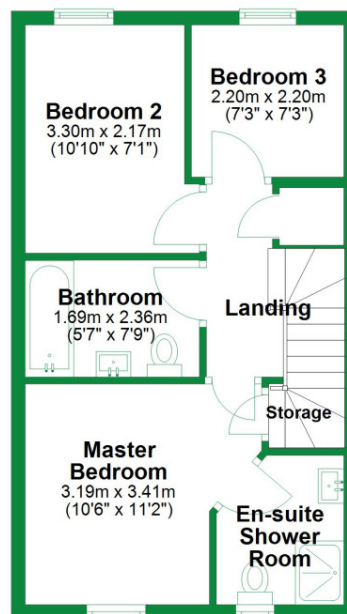


Total area: approx. 83.2 sq. metres (895.7 sq. feet)

WOONE LANE, CLITHEROE, BB7

First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Woone Lane, BB7

Energy rating

B

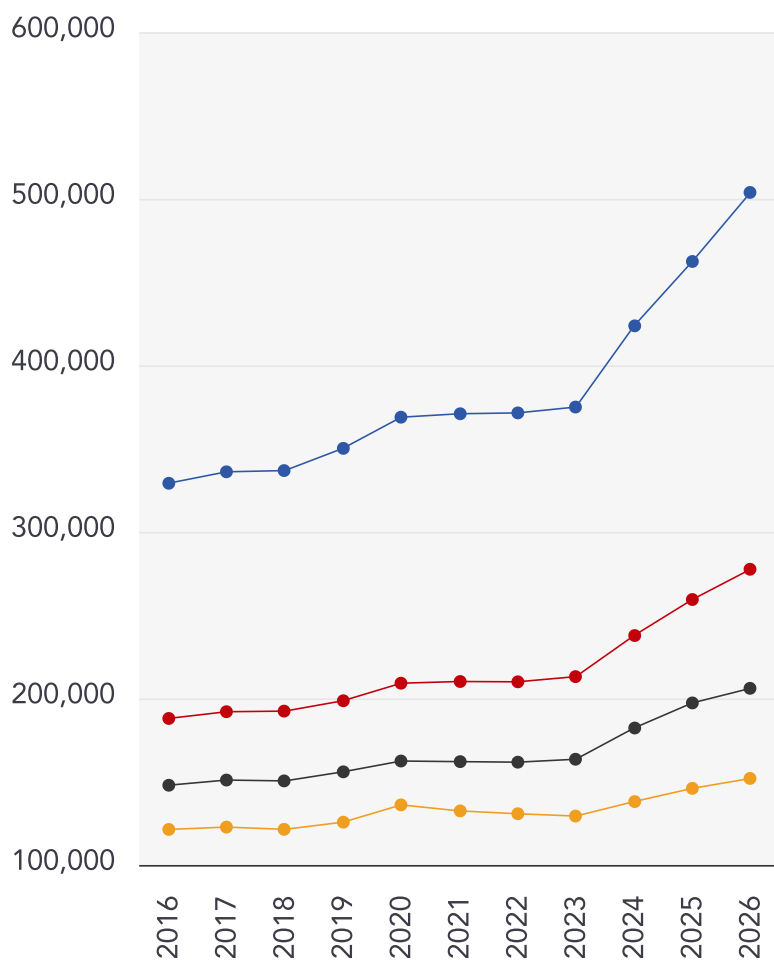
Valid until 25.09.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB7



Detached

+53.05%

Semi-Detached

+47.66%

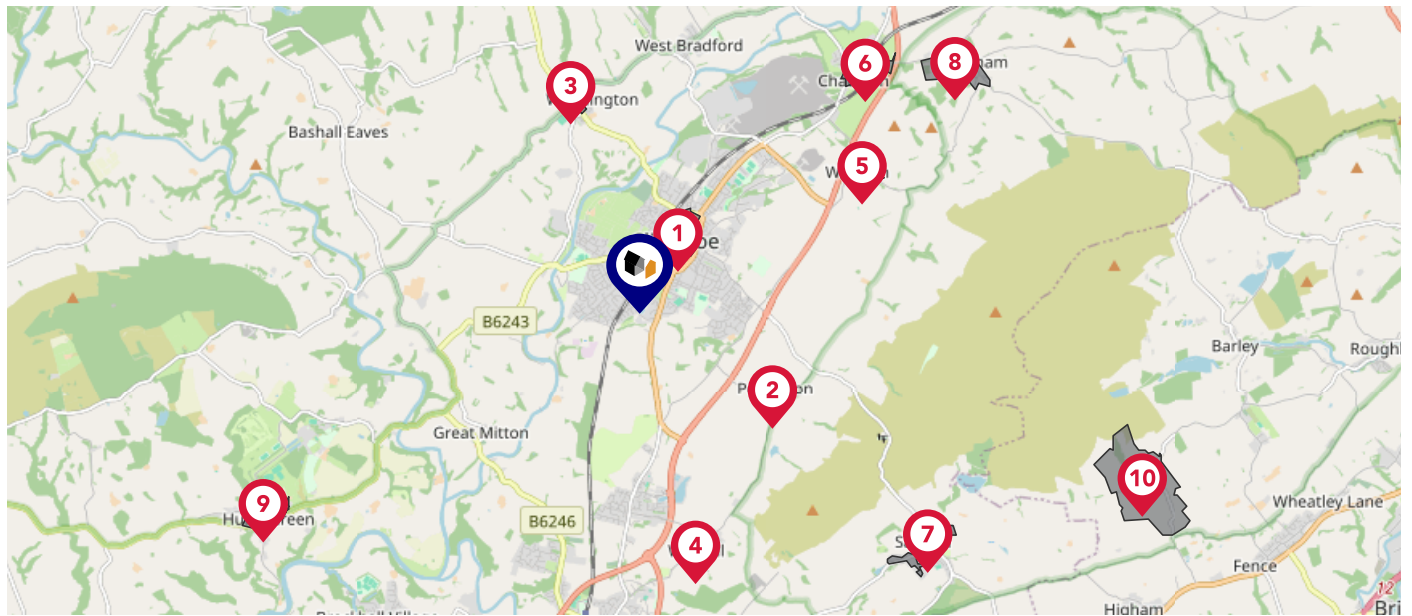
Terraced

+39.35%











Flat

+25.24%

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.



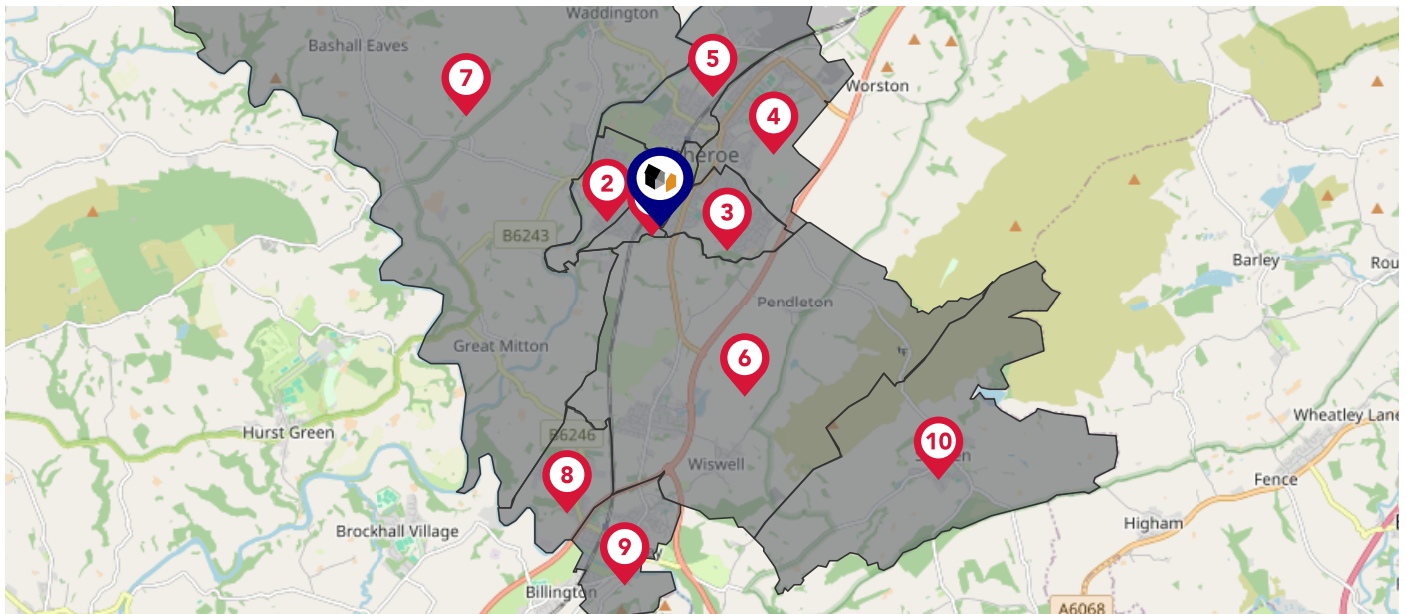
Nearby Conservation Areas

-  Clitheroe
-  Pendleton
-  Waddington
-  Wiswell
-  Worston
-  Chatburn
-  Sabden
-  Downham
-  Hurst Green
-  Sabden Fold

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



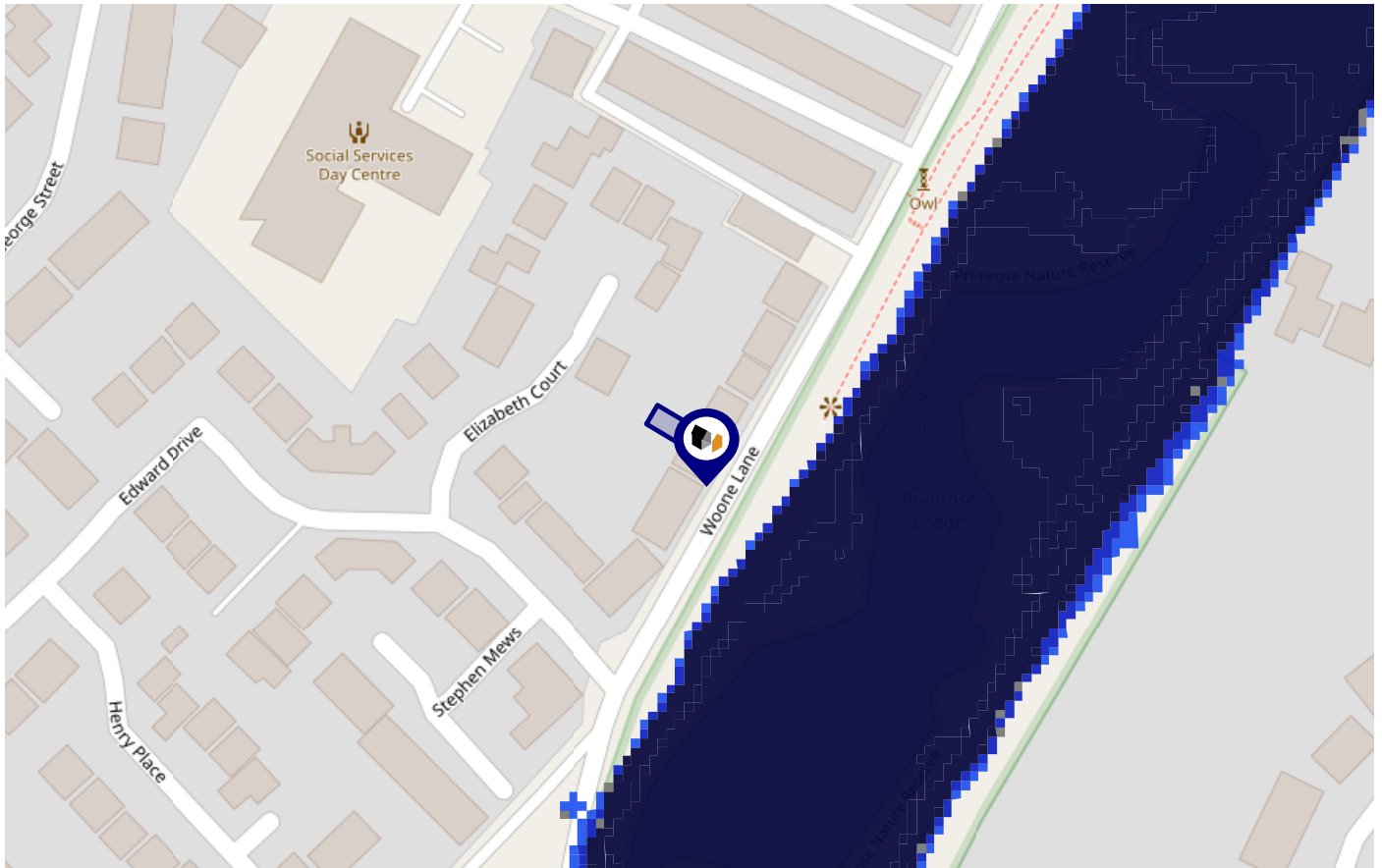
Nearby Council Wards

- 1 Primrose Ward
- 2 Edisford & Low Moor Ward
- 3 Littlemoor Ward
- 4 Salthill Ward
- 5 St. Mary's Ward
- 6 Wiswell & Barrow Ward
- 7 Waddington, Bashall Eaves & Mitton Ward
- 8 Whalley Nethertown Ward
- 9 Whalley & Painter Wood Ward
- 10 Sabden 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.

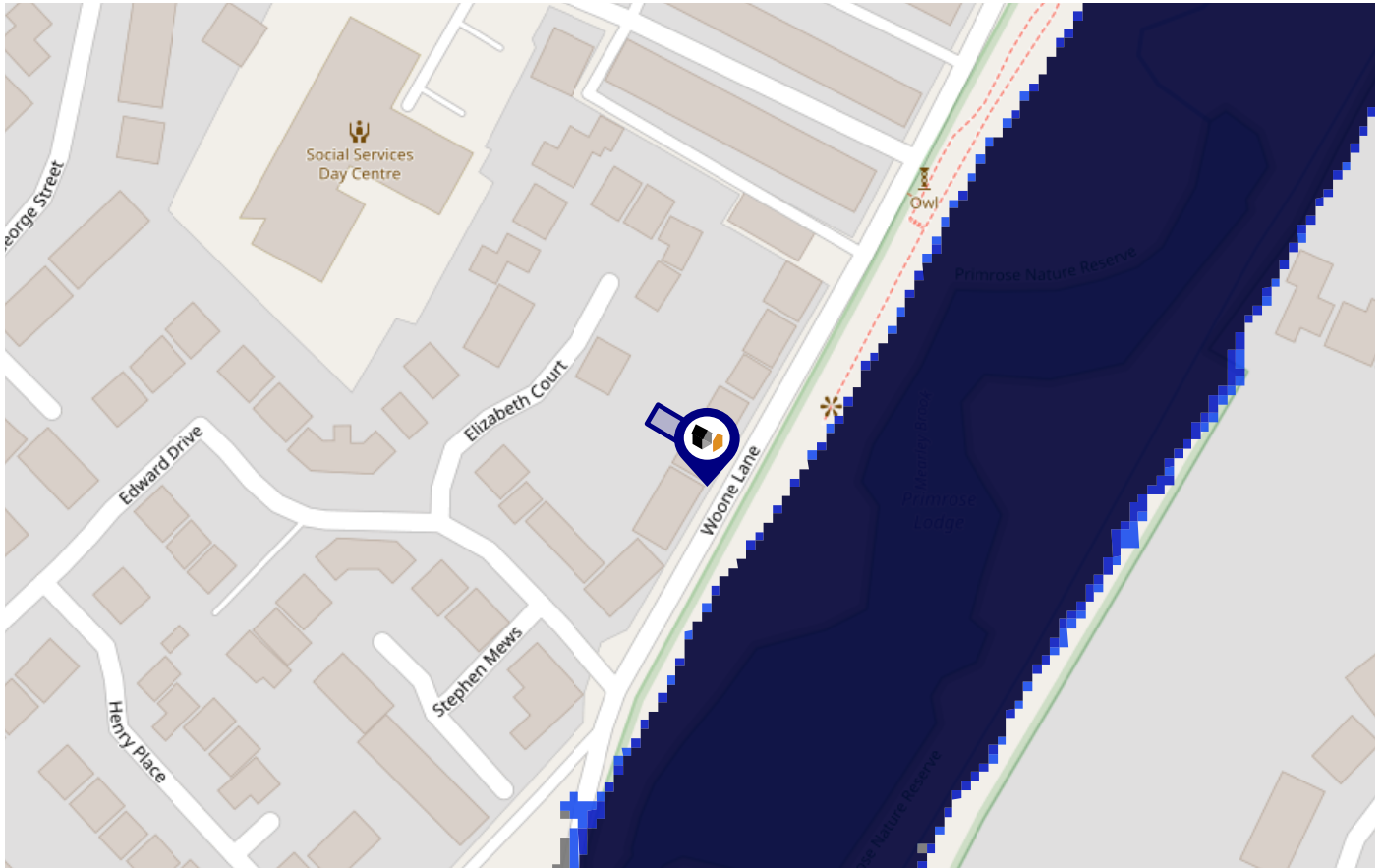
Chance of flooding to the following depths at this property:



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.
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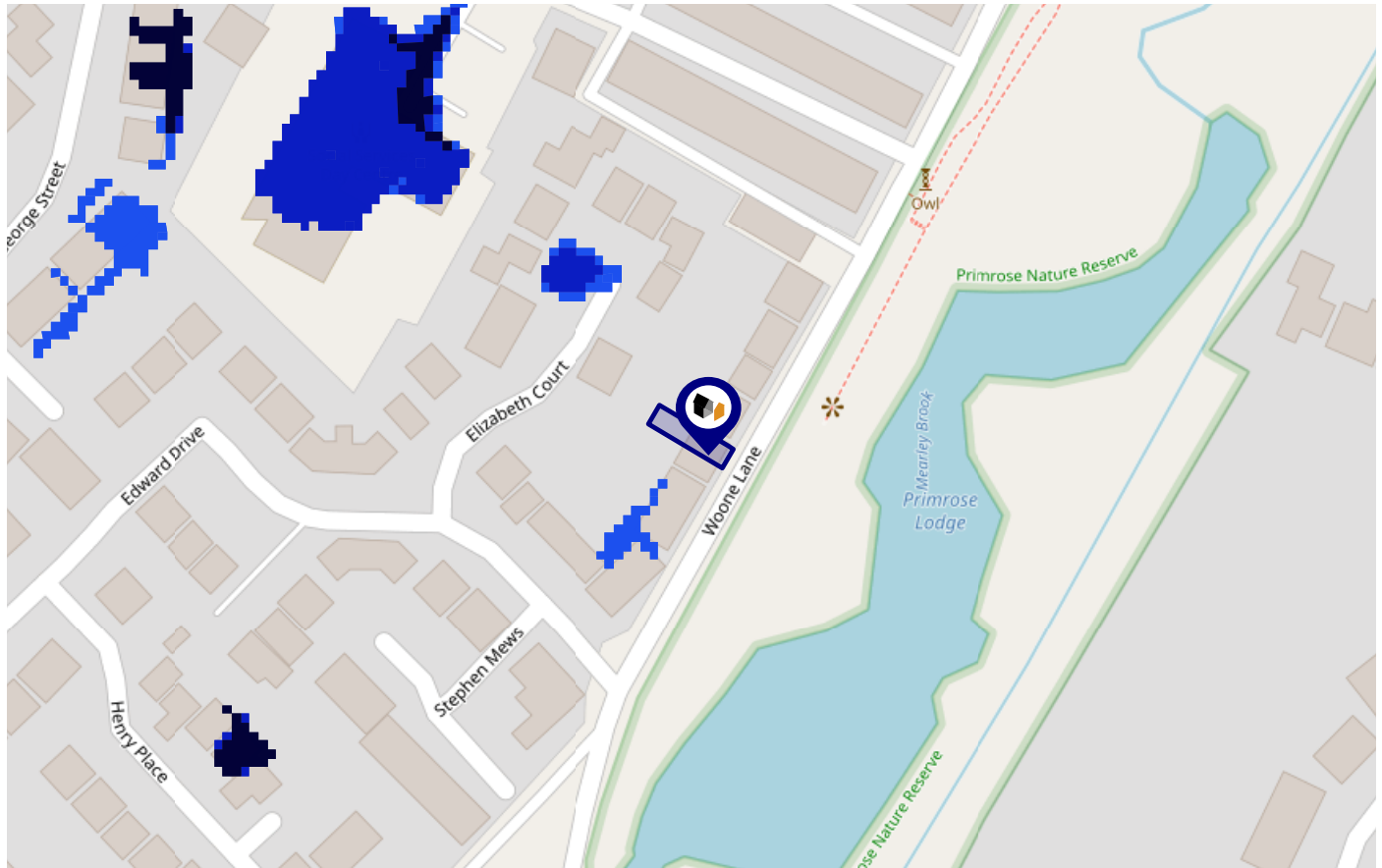
Chance of flooding to the following depths at this property:



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.
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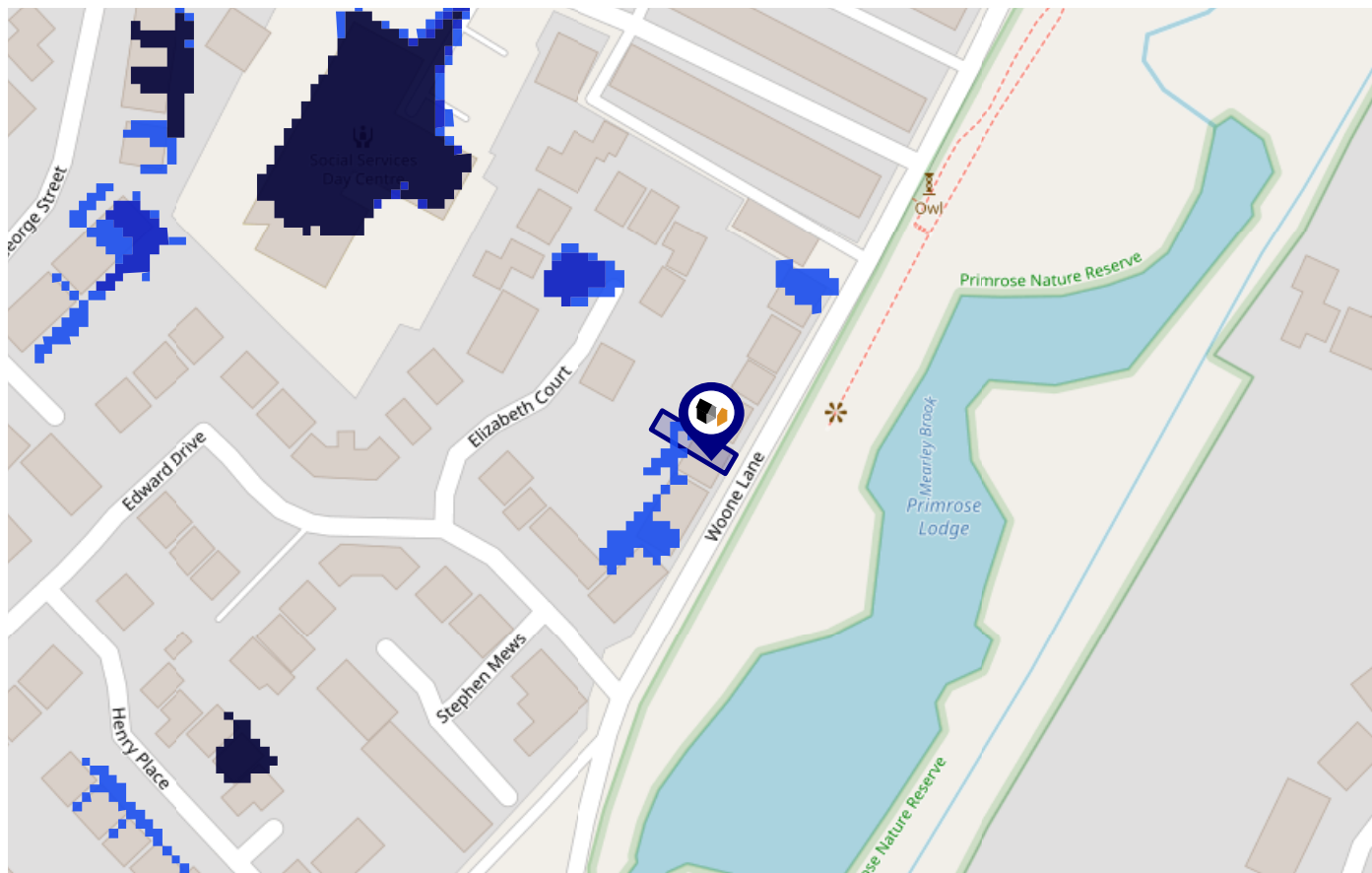
Chance of flooding to the following depths at this property:



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.

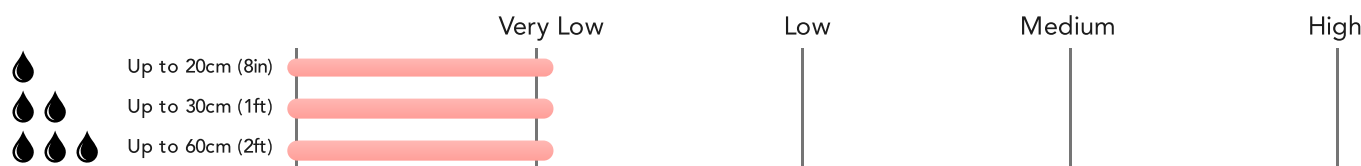


Risk Rating: Very low

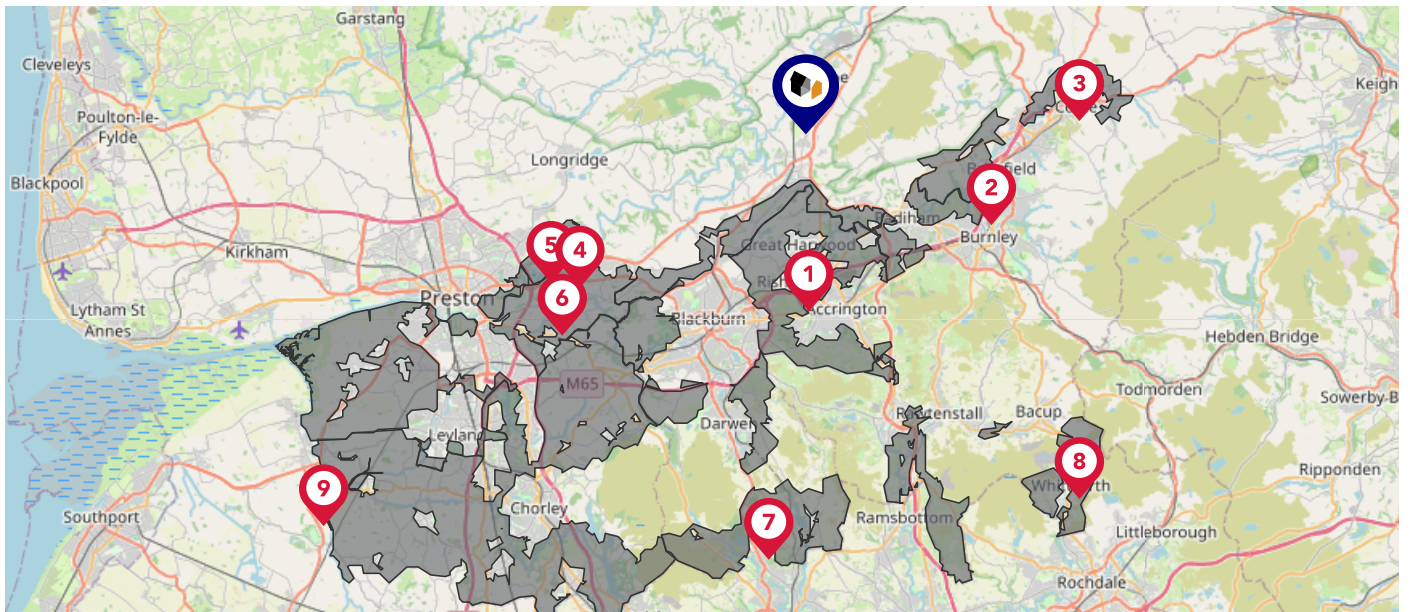
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



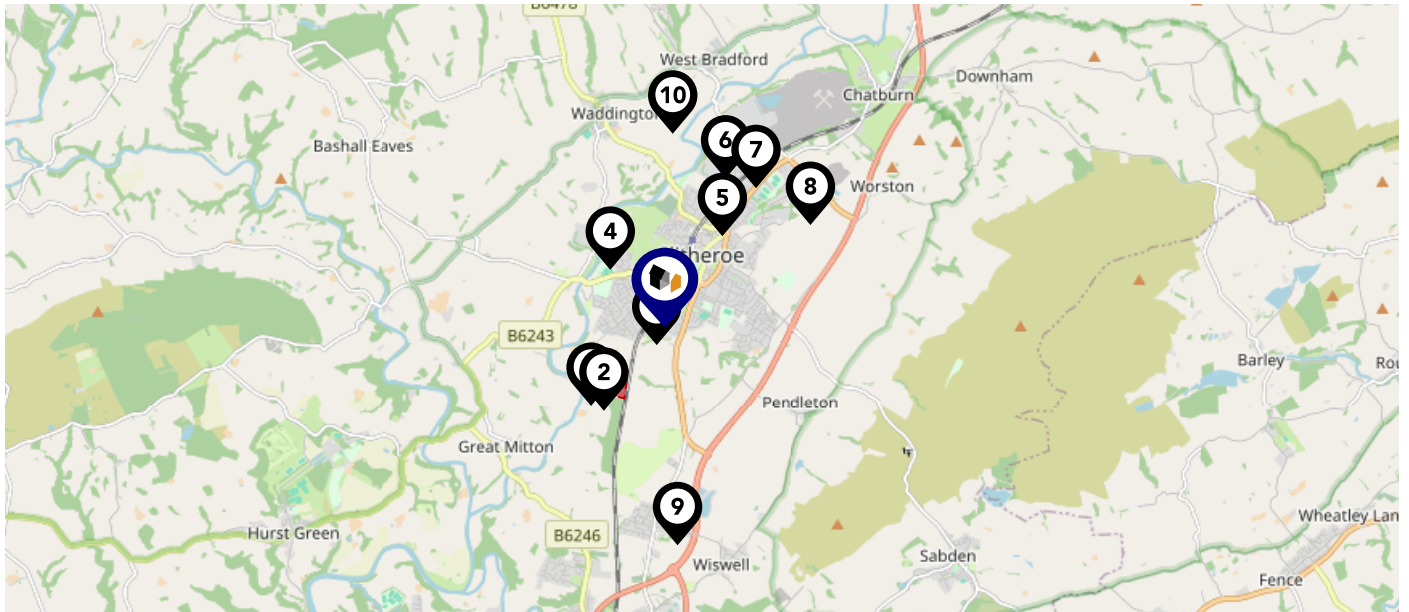
Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Merseyside and Greater Manchester Green Belt - Burnley
-  Merseyside and Greater Manchester Green Belt - Pendle
-  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 - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Chorley

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.



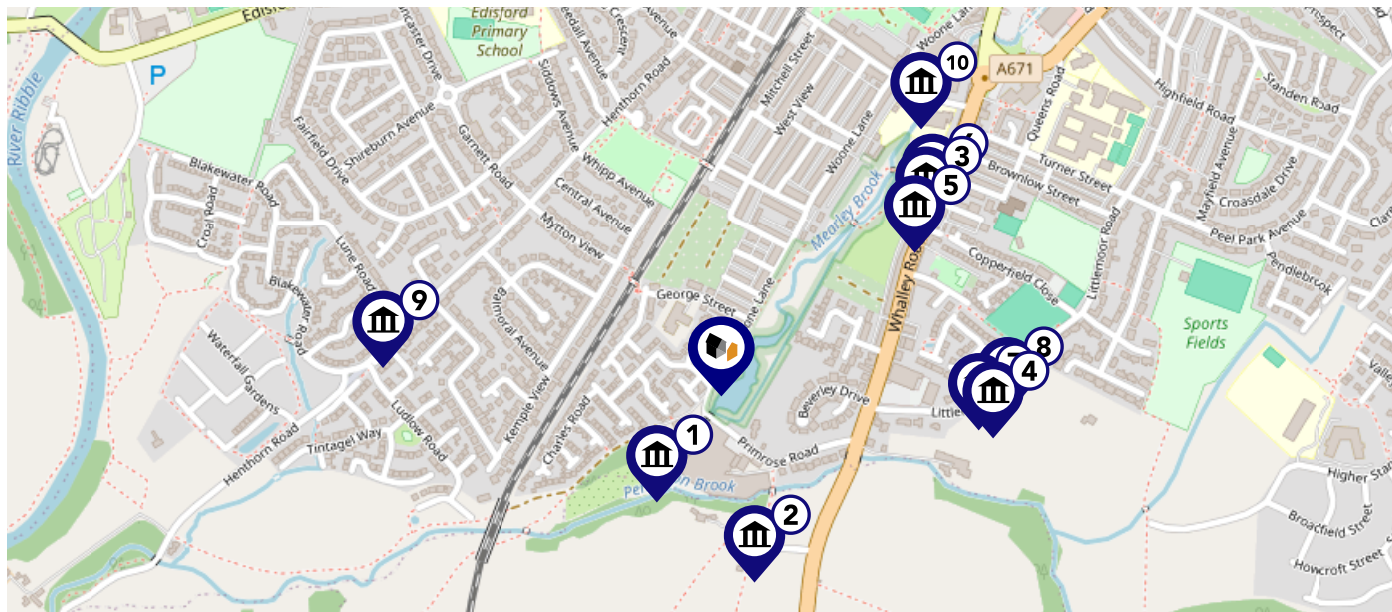
Nearby Landfill Sites











1	Stalwart Dying Company Limited-Off Kemple View, Near Clitheroe, Lancashire	Historic Landfill
2	EA/EPR/AP3095SA/V012	Active Landfill
3	Henthorn Tip-Hewthorn, Clitheroe, Lancashire	Historic Landfill
4	Ashworth's Farm-Low Moor, Clitheroe, Lancashire	Historic Landfill
5	Atkinsons of Clitheroe-Clitheroe, Ribble Valley, Lancashire	Historic Landfill
6	Crosshills Quarry-West Bradford Road, Pimlico, Clitheroe, Lancashire	Historic Landfill
7	EA/EPR/TP3691CB/V002	Active Landfill
8	Salt Hills Quarry-Off Pimlico - Bypass Link Road, Clitheroe, Ribble Valley, Lancashire	Historic Landfill
9	Barrow Lake-Whalley Road, Whalley, Blackburn, Lancashire	Historic Landfill
10	Waddington Brickworks-Waddington Road, West Bradford, Lancashire	Historic Landfill

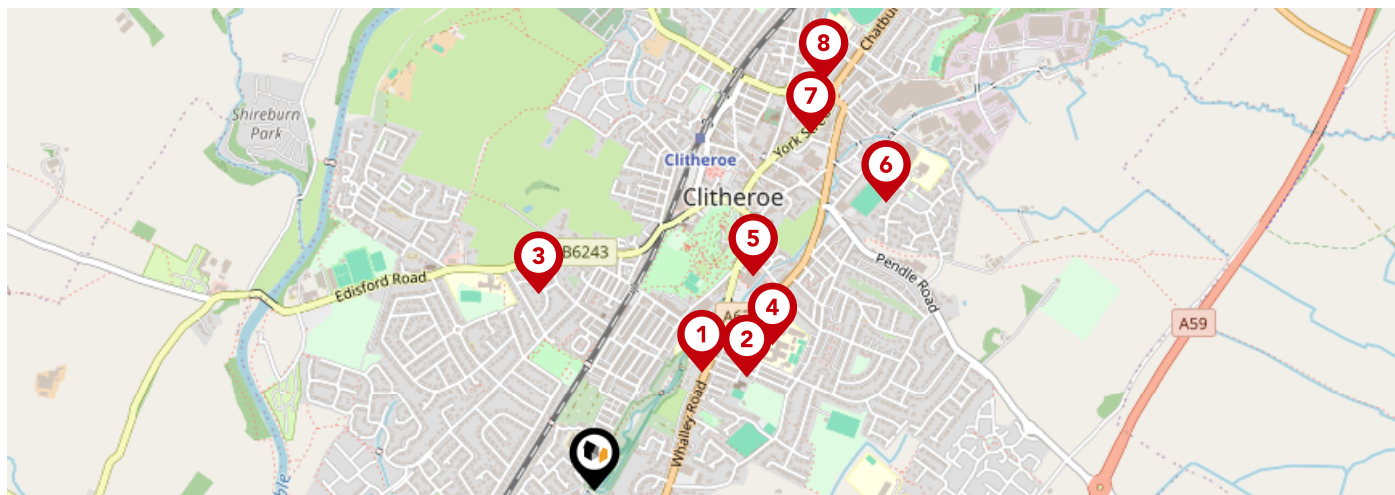
Maps

Listed Buildings

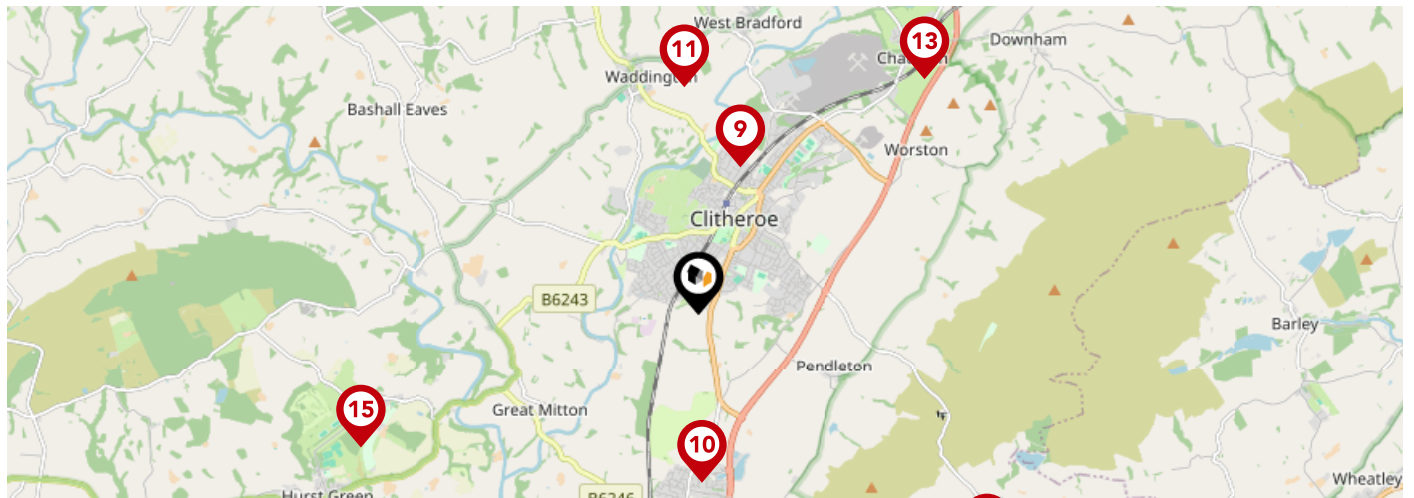
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1072357 - Primrose House	Grade II	0.1 miles
	1072091 - Lower Standen Farmhouse	Grade II	0.2 miles
	1072324 - 78-88, Whalley Road	Grade II	0.3 miles
	1072343 - 11-15, Little Moor	Grade II	0.3 miles
	1362229 - 90-110, Whalley Road	Grade II	0.3 miles
	1072323 - Commercial Hotel (including Stable Block To Rear)	Grade II	0.3 miles
	1362198 - Little Moor House	Grade II	0.3 miles
	1072342 - 1-9, Little Moor	Grade II	0.3 miles
	1072385 - Henthorn Farm And Henthorn Farm Cottage	Grade II	0.4 miles
	1413649 - Holmes Mill, Clitheroe	Grade II	0.4 miles



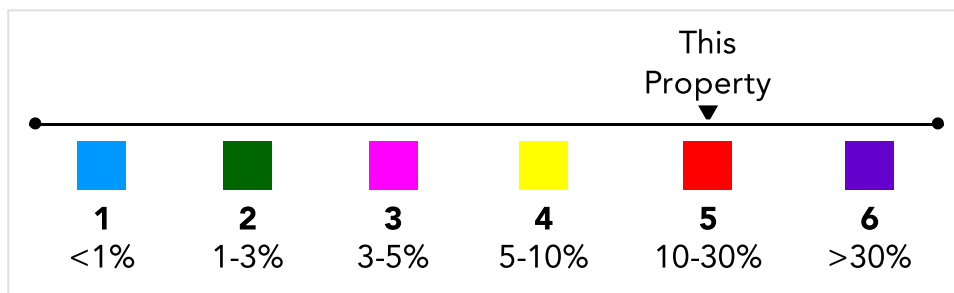
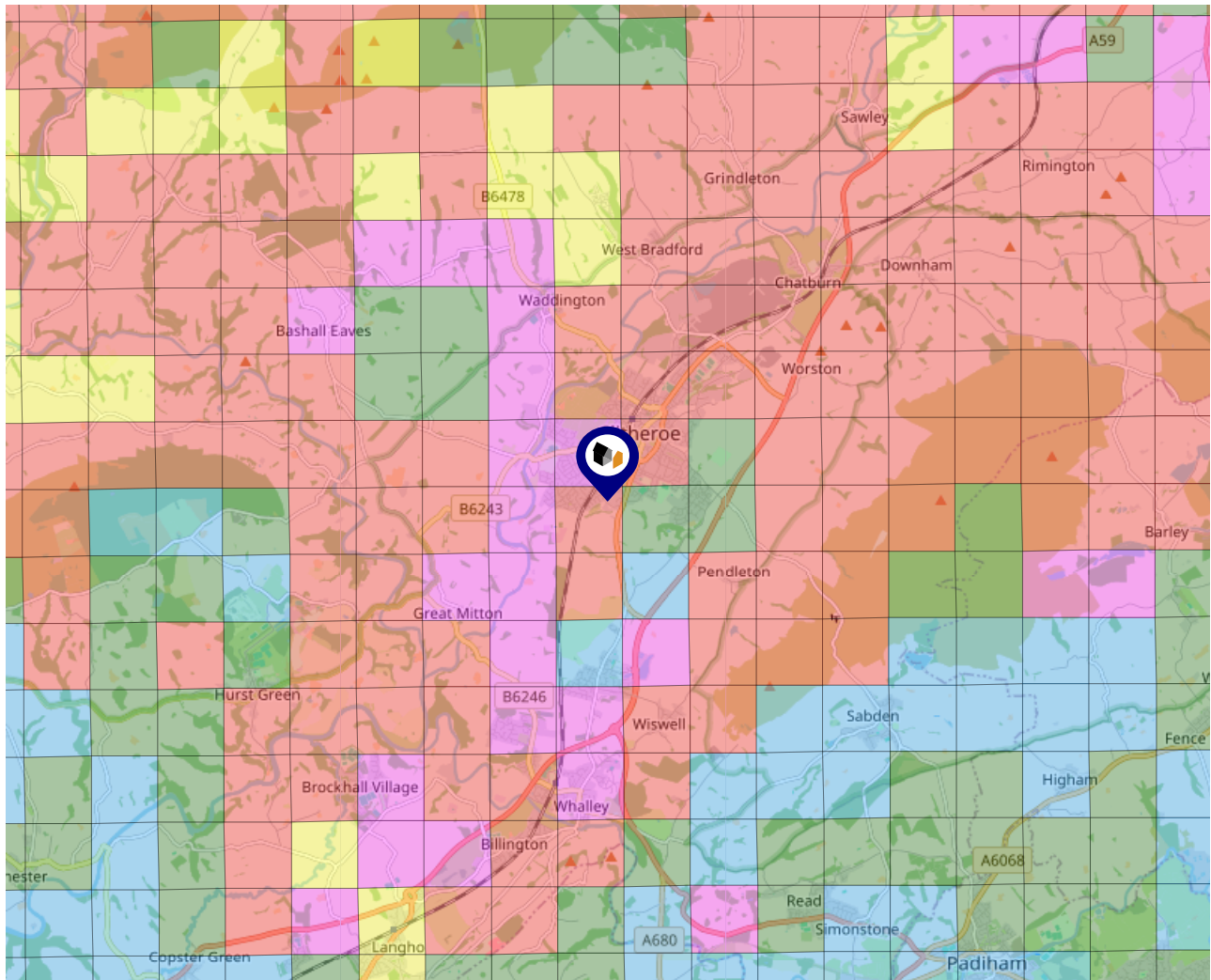
		Nursery	Primary	Secondary	College	Private
1	St James' Church of England Primary School, Clitheroe Ofsted Rating: Good Pupils: 287 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ribblesdale School Ofsted Rating: Good Pupils: 1396 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Edisford Primary School Ofsted Rating: Good Pupils: 217 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ribblesdale Nursery School Ofsted Rating: Good Pupils: 52 Distance:0.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Michael and St John's Roman Catholic Primary School, Clitheroe Ofsted Rating: Good Pupils: 155 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Clitheroe Brookside Primary School Ofsted Rating: Good Pupils: 147 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Clitheroe Royal Grammar School Ofsted Rating: Outstanding Pupils: 1441 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Clitheroe Pendle Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Moorland School Limited Ofsted Rating: Not Rated Pupils: 144 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waddington and West Bradford Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 208 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chatburn Church of England Primary School Ofsted Rating: Outstanding Pupils: 124 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stonyhurst College Ofsted Rating: Not Rated Pupils: 722 Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sabden Primary School Ofsted Rating: Good Pupils: 91 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

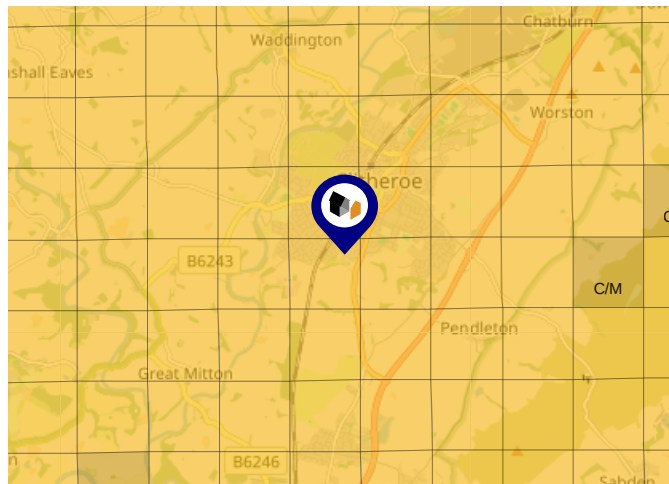
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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		

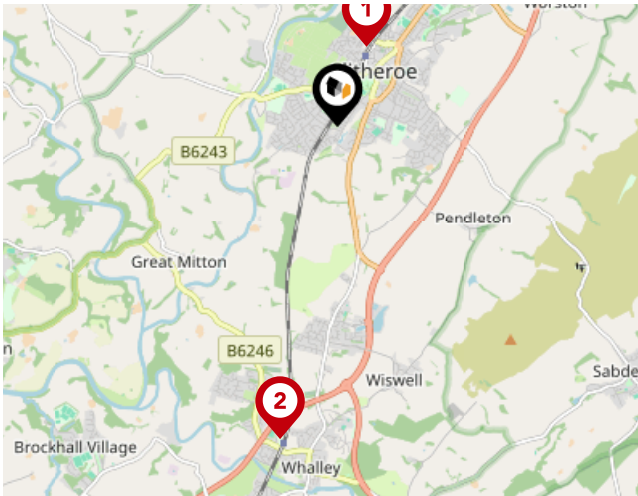


Primary Classifications (Most Common Clay Types)

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

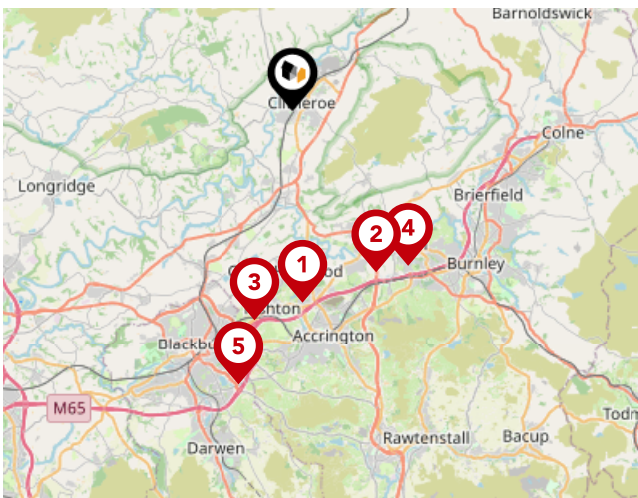
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Clitheroe Rail Station	0.75 miles
2	Whalley Rail Station	2.78 miles
3	Langho Rail Station	4.52 miles

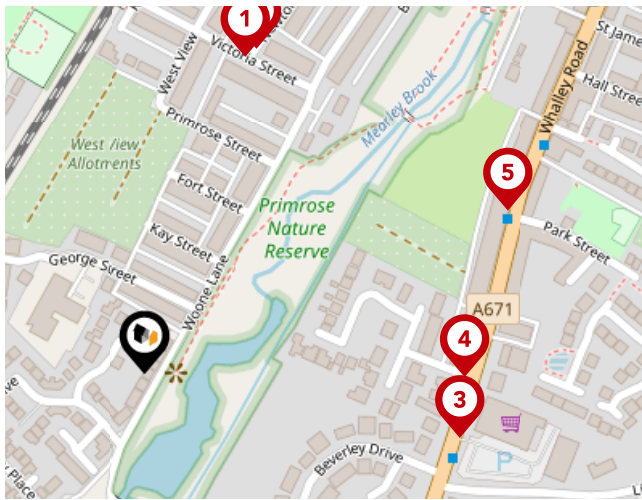


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	6.79 miles
2	M65 J8	6.37 miles
3	M65 J6	7.51 miles
4	M65 J9	6.79 miles
5	M65 J5	9.84 miles

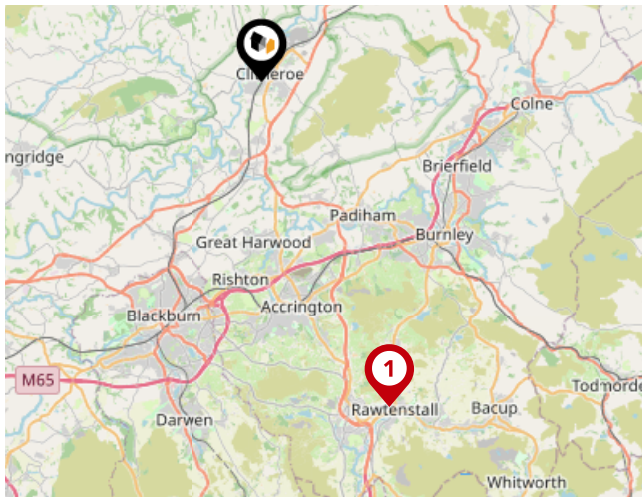
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Newton Street	0.18 miles
2	Newton Street	0.19 miles
3	Littlemoor Road	0.18 miles
4	Littlemoor Road	0.17 miles
5	Park Street	0.22 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	12.25 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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