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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 13<sup>th</sup> October 2026**



**ROSEHILL ROAD, BURNLEY, BB11**

## Pendle Hill Properties

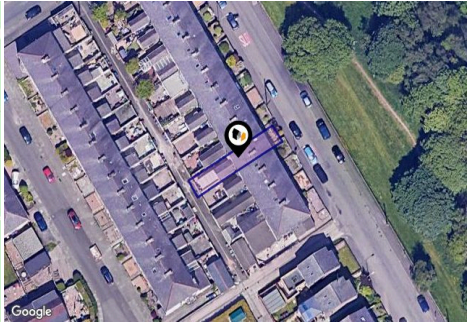
154 Whalley Road Read BB12 7PN

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## Property

|                  |                                            |         |           |
|------------------|--------------------------------------------|---------|-----------|
| Type:            | Terraced                                   | Tenure: | Leasehold |
| Bedrooms:        | 2                                          |         |           |
| Floor Area:      | 1,181 ft <sup>2</sup> / 109 m <sup>2</sup> |         |           |
| Plot Area:       | 0.03 acres                                 |         |           |
| Council Tax :    | Band B                                     |         |           |
| Annual Estimate: | £1,983                                     |         |           |
| Title Number:    | LA440190                                   |         |           |

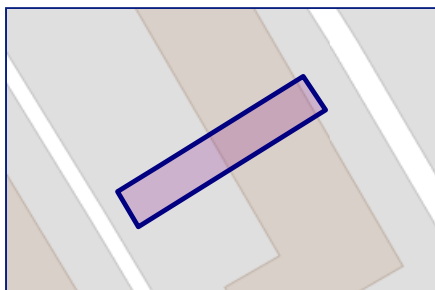
## Local Area

|                    |            |                                                                                     |                                                                                      |                                                                                       |
|--------------------|------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:   | Lancashire | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                      |                                                                                       |
| Conservation Area: | No         |                                                                                     |                                                                                      |                                                                                       |
| Flood Risk:        |            |                                                                                     |                                                                                      |                                                                                       |
| ● Rivers & Seas    | Very low   | 12<br>mb/s                                                                          | 80<br>mb/s                                                                           | 10000<br>mb/s                                                                         |
| ● Surface Water    | Very low   |  |  |  |

|                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Mobile Coverage:<br>(based on calls indoors)                                        |                                                                                     |                                                                                     |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                      |                                                                                       |
|  |  |  |  |  |  |  |
| O <sub>2</sub>                                                                      | EE                                                                                  | 3                                                                                   | O                                                                                   |                                                                                     |                                                                                      |                                                                                       |

## Freehold Title Plan

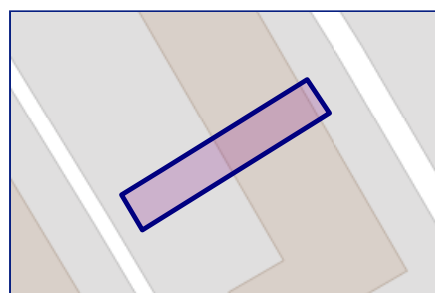
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**LA395784**

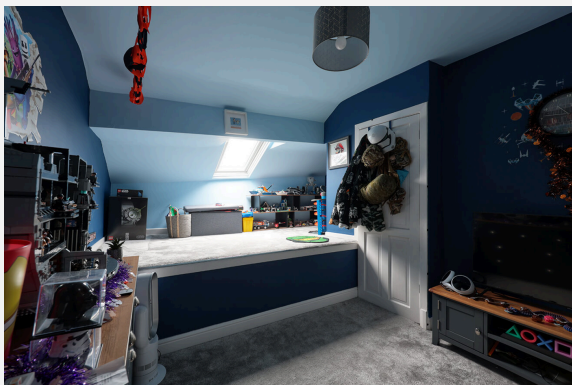
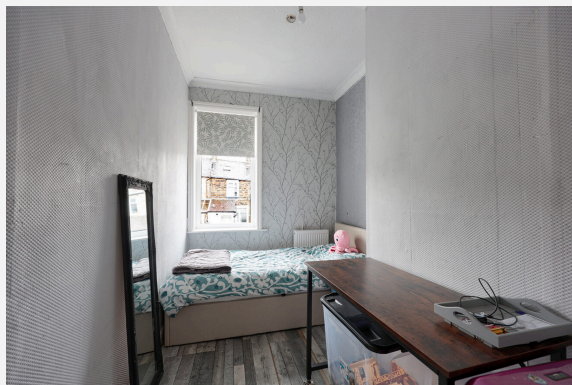
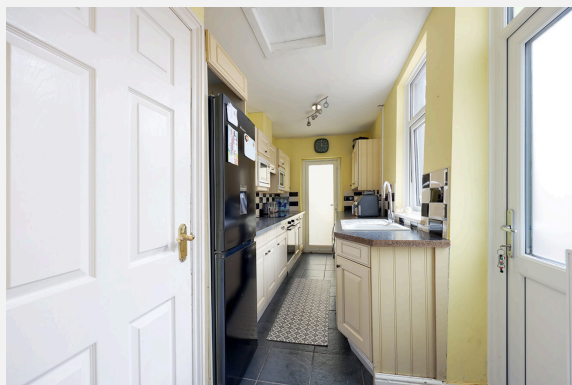
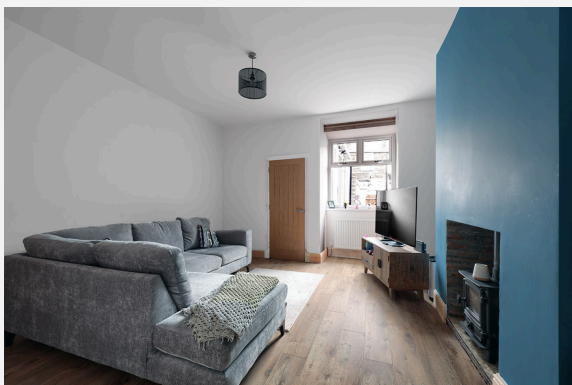
## Leasehold Title Plan

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**LA440190**

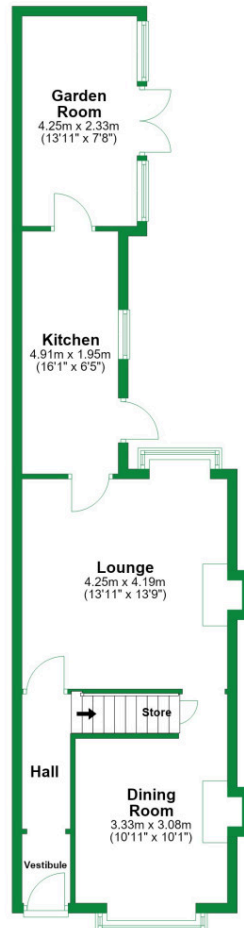
|                 |                              |
|-----------------|------------------------------|
| Start Date:     | 21/08/1906                   |
| End Date:       | 12/04/2905                   |
| Lease Term:     | 999 years from 12 April 1906 |
| Term Remaining: | 879 years                    |



## ROSEHILL ROAD, BURNLEY, BB11

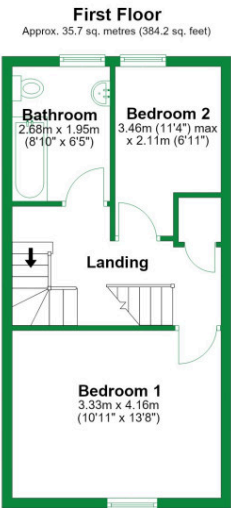
### Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



Total area: approx. 109.8 sq. metres (1181.8 sq. feet)

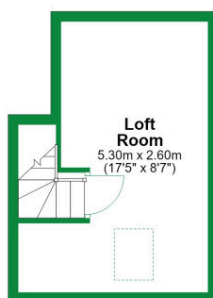
**ROSEHILL ROAD, BURNLEY, BB11**

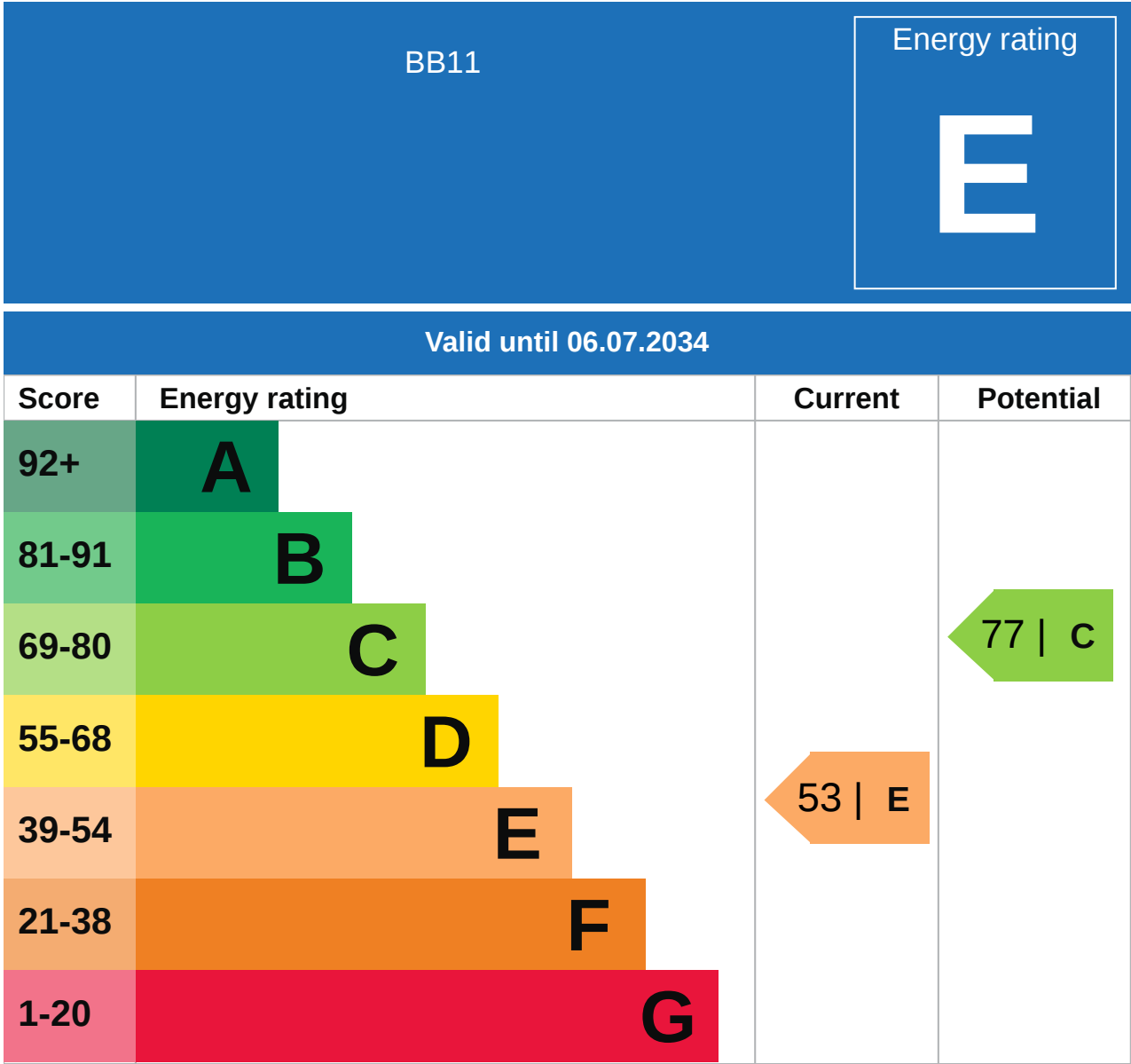


## ROSEHILL ROAD, BURNLEY, BB11

### Second Floor

Approx. 18.0 sq. metres (193.5 sq. feet)





## Additional EPC Data

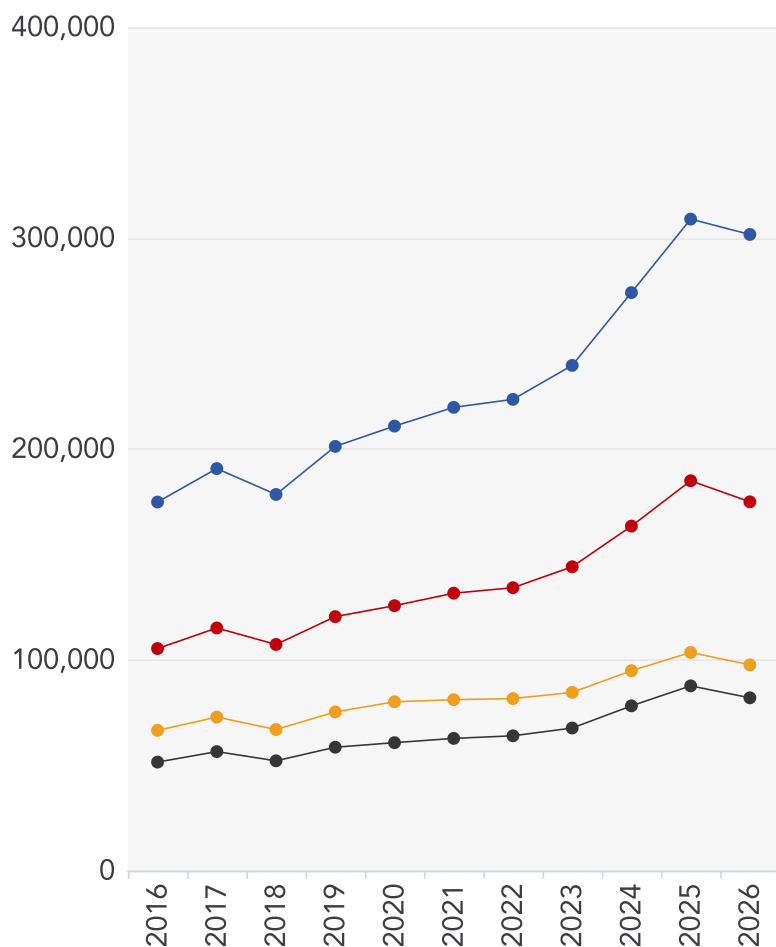
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|                                     |                                                           |
|-------------------------------------|-----------------------------------------------------------|
| <b>Property Type:</b>               | House                                                     |
| <b>Build Form:</b>                  | Mid-Terrace                                               |
| <b>Transaction Type:</b>            | Marketed sale                                             |
| <b>Energy Tariff:</b>               | Unknown                                                   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                                 |
| <b>Main Gas:</b>                    | Yes                                                       |
| <b>Flat Top Storey:</b>             | No                                                        |
| <b>Glazing Type:</b>                | Double glazing, unknown install date                      |
| <b>Previous Extension:</b>          | 1                                                         |
| <b>Open Fireplace:</b>              | 0                                                         |
| <b>Ventilation:</b>                 | Natural                                                   |
| <b>Walls:</b>                       | Sandstone or limestone, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                                 |
| <b>Roof:</b>                        | Pitched, no insulation (assumed)                          |
| <b>Roof Energy:</b>                 | Very Poor                                                 |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                           |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs                      |
| <b>Hot Water System:</b>            | From main system                                          |
| <b>Hot Water Energy Efficiency:</b> | Good                                                      |
| <b>Lighting:</b>                    | Low energy lighting in 82% of fixed outlets               |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)                        |
| <b>Total Floor Area:</b>            | 106 m <sup>2</sup>                                        |

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in BB11



Detached

**+72.58%**

Semi-Detached

**+66.06%**

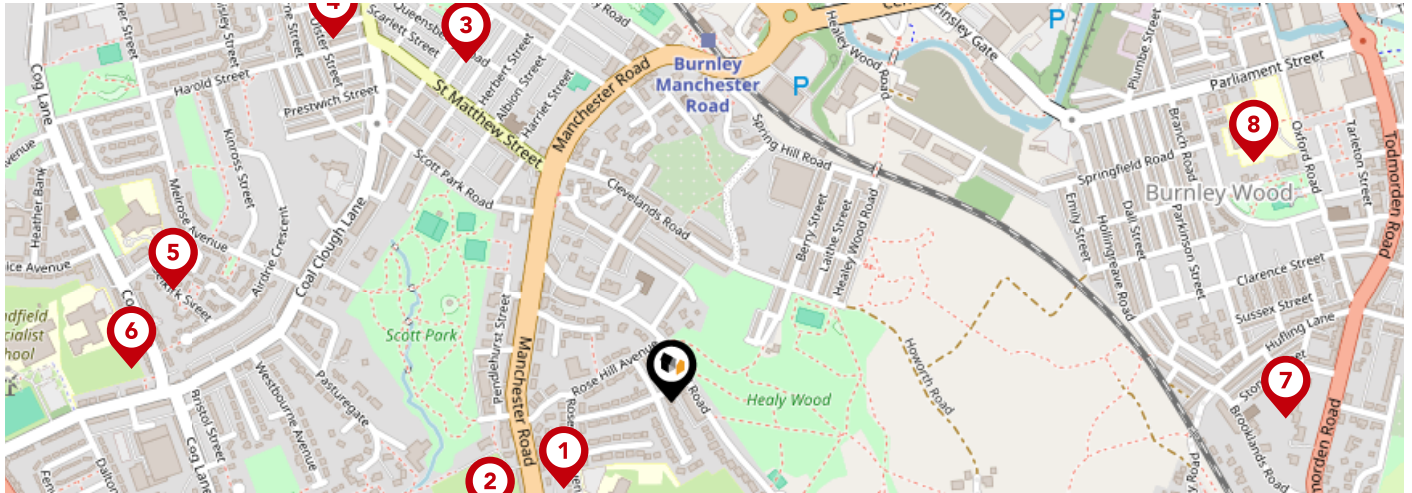
Flat

**+46.72%**

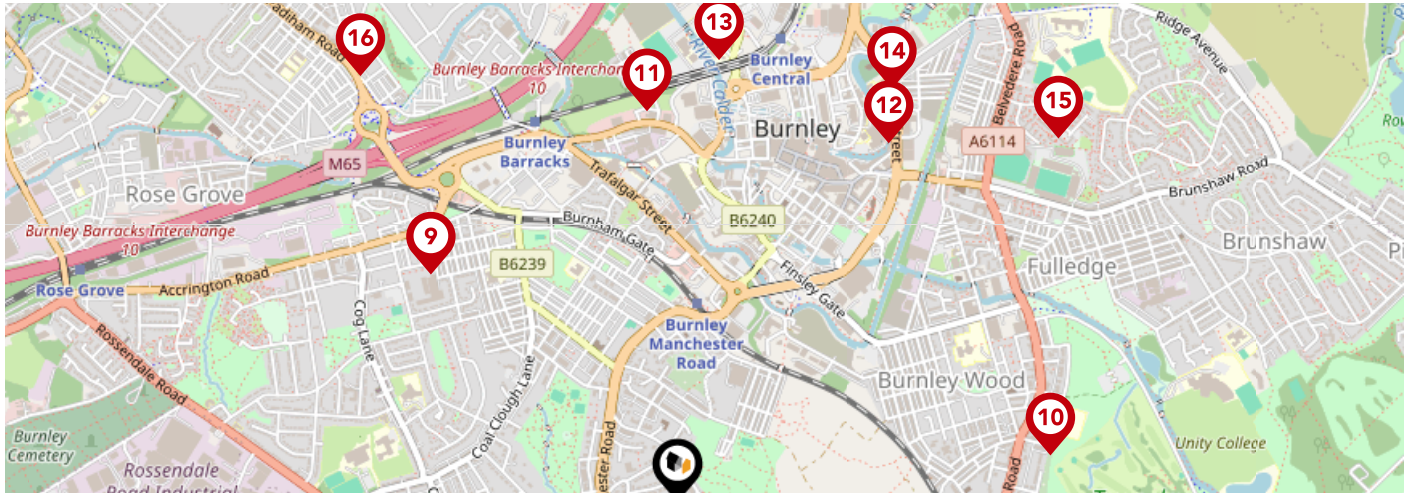
Terraced

**+59.19%**

# Area Schools



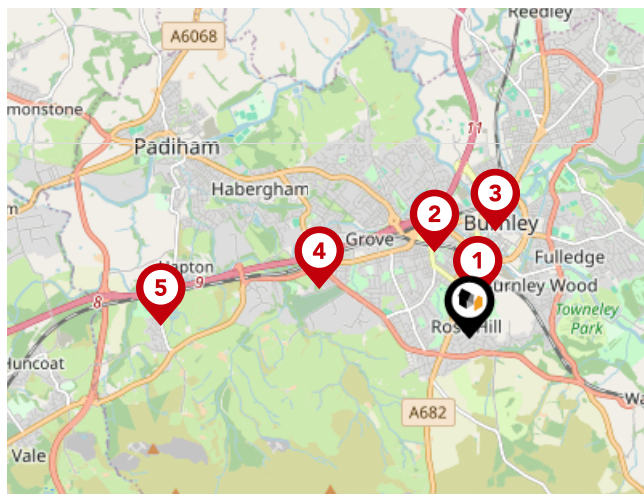
|          |                                                                                                                                | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Rosewood Primary School</b><br>Ofsted Rating: Good   Pupils: 435   Distance:0.15                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Christ The King Roman Catholic Primary School, a Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 210   Distance:0.24 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Burnley Holy Trinity Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 209   Distance:0.44              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Coal Clough Academy</b><br>Ofsted Rating: Good   Pupils: 118   Distance:0.54                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The Rose School</b><br>Ofsted Rating: Requires improvement   Pupils: 67   Distance:0.56                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Cherry Fold Community Primary School</b><br>Ofsted Rating: Good   Pupils: 411   Distance:0.59                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Rockwood Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 119   Distance:0.67                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Burnley Springfield Community Primary School</b><br>Ofsted Rating: Good   Pupils: 212   Distance:0.69                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|           |                                                                                                                                   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Taywood Nursery School</b><br>Ofsted Rating: Good   Pupils: 88   Distance:0.73                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Burnley St Stephen's Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 209   Distance:0.82 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Lincoln House School</b><br>Ofsted Rating: Good   Pupils: 5   Distance:0.86                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Burnley St Peter's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 213   Distance:0.91                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Burnley College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.97                                                          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Olive High</b><br>Ofsted Rating: Good   Pupils: 262   Distance:1.02                                                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>St Mary's RC Primary School, a Voluntary Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 211   Distance:1.15      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Whittlefield Primary School</b><br>Ofsted Rating: Good   Pupils: 225   Distance:1.16                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

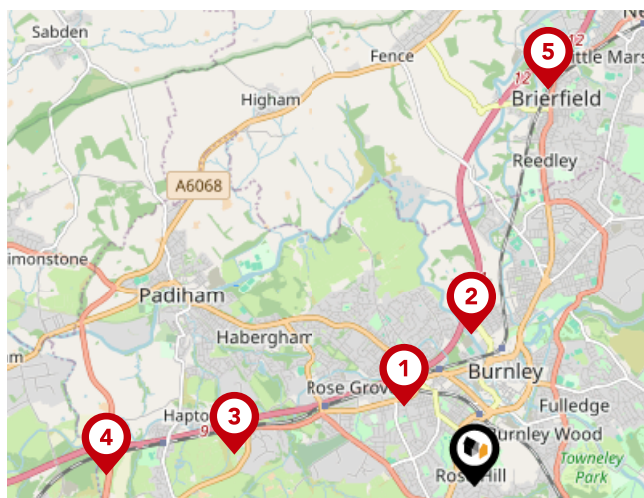
# Area

## Transport (National)



### National Rail Stations

| Pin | Name                                 | Distance   |
|-----|--------------------------------------|------------|
| 1   | Burnley Manchester Road Rail Station | 0.35 miles |
| 2   | Burnley Barracks Rail Station        | 0.82 miles |
| 3   | Burnley Central Rail Station         | 0.96 miles |
| 4   | Rose Grove Rail Station              | 1.39 miles |
| 5   | Hapton Rail Station                  | 2.72 miles |

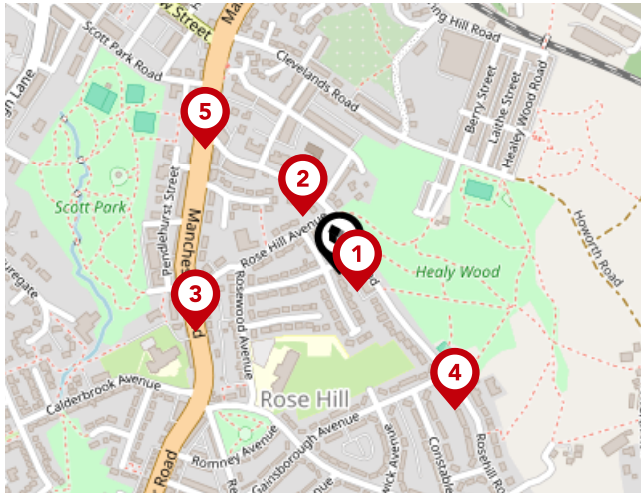


### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M65 J10 | 0.93 miles |
| 2   | M65 J11 | 1.33 miles |
| 3   | M65 J9  | 2.12 miles |
| 4   | M65 J8  | 3.23 miles |
| 5   | M65 J12 | 3.53 miles |

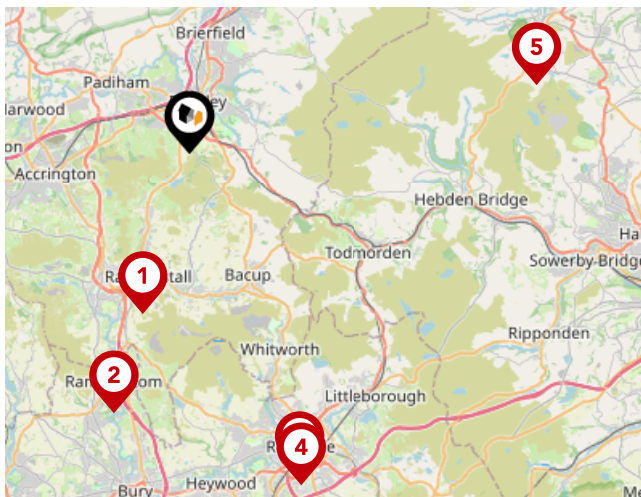
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Healey View         | 0.02 miles |
| 2   | Hawthorne Road      | 0.07 miles |
| 3   | Rose Hill Avenue    | 0.17 miles |
| 4   | Gainsborough Avenue | 0.19 miles |
| 5   | Rose Hill Road      | 0.2 miles  |



### Local Connections

| Pin | Name                                            | Distance    |
|-----|-------------------------------------------------|-------------|
| 1   | Rawtenstall (East Lancashire Railway)           | 5.85 miles  |
| 2   | Ramsbottom (East Lancashire Railway)            | 9.5 miles   |
| 3   | Rochdale Town Centre (Manchester Metrolink)     | 11.88 miles |
| 4   | Rochdale Railway Station (Manchester Metrolink) | 12.31 miles |
| 5   | Oxenhope (Keighley & Worth Valley Railway)      | 12.39 miles |



### **Pendle Hill Properties**

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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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/PendleHillProps



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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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