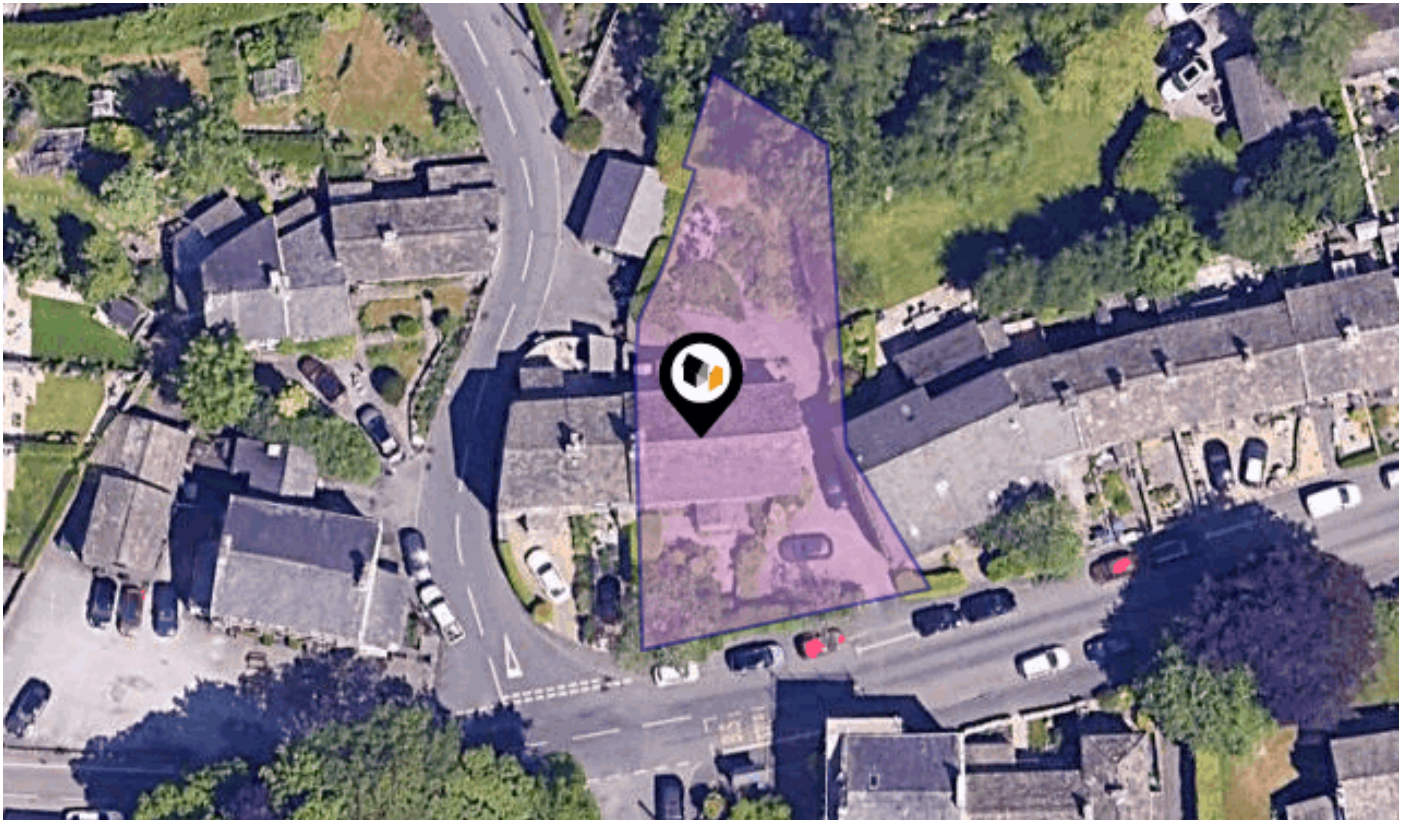




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 14th April 2026



HIGHAM HALL ROAD, HIGHAM, BURNLEY, BB12

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

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www.pendlehillproperties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,514 ft ² / 233 m ²		
Plot Area:	0.17 acres		
Year Built :	2001		
Council Tax :	Band F		
Title Number:	LA895934		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	63 mb/s	950 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *Higham Hall Road, Higham, Burnley, BB12*

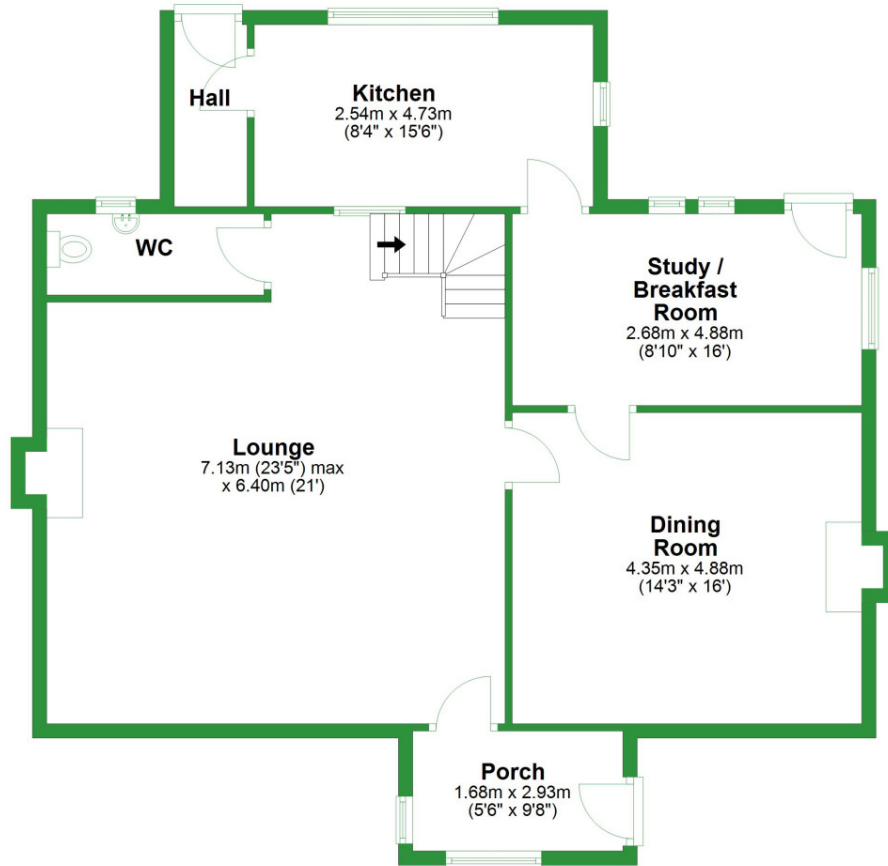
Reference - 24/0754/TCA	
Decision:	Decided
Date:	31st October 2024
Description:	Removal of dead Alder Tree



HIGHAM HALL ROAD, HIGHAM, BURNLEY, BB12

Ground Floor

Approx. 105.8 sq. metres (1138.6 sq. feet)

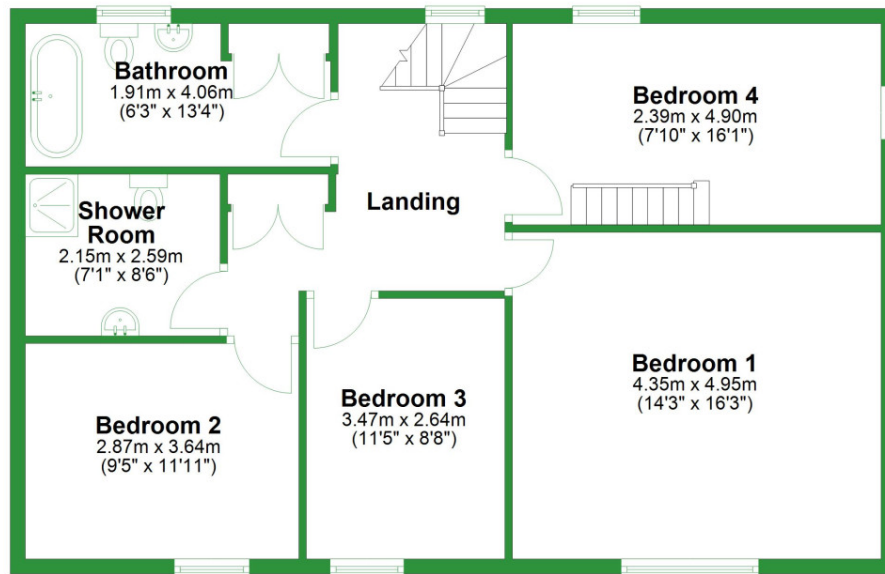


Total area: approx. 233.6 sq. metres (2514.0 sq. feet)

HIGHAM HALL ROAD, HIGHAM, BURNLEY, BB12

First Floor

Approx. 81.1 sq. metres (873.4 sq. feet)



HIGHAM HALL ROAD, HIGHAM, BURNLEY, BB12

Second Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



HIGHAM, BB12

Energy rating

F

Valid until 15.10.2024

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

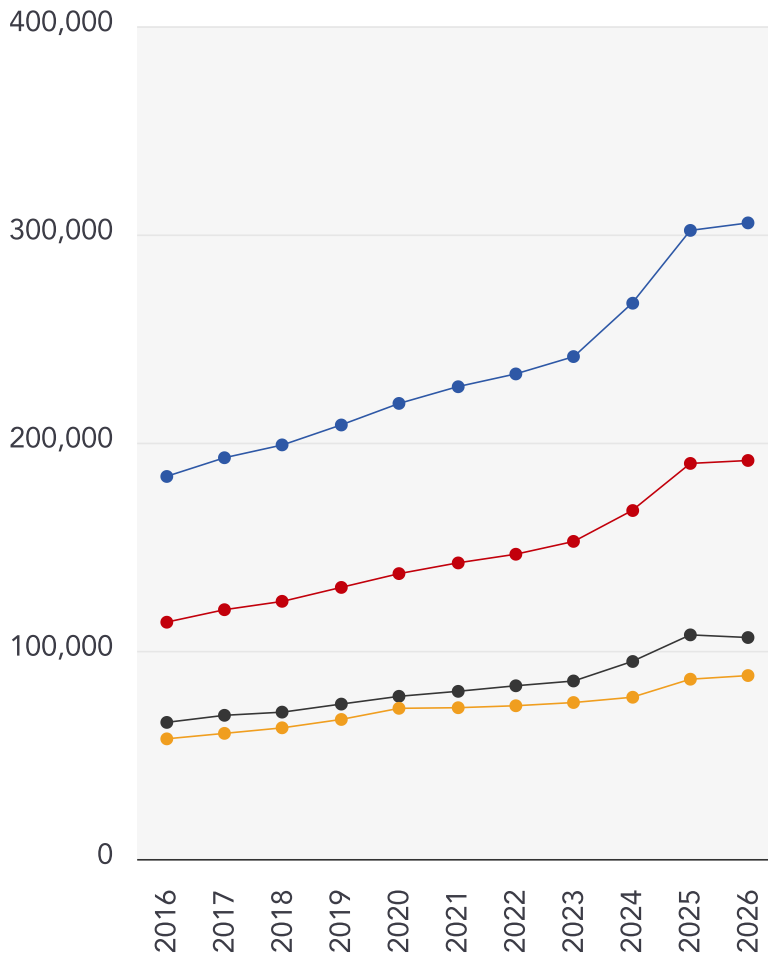
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Partial double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	216 m ²

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

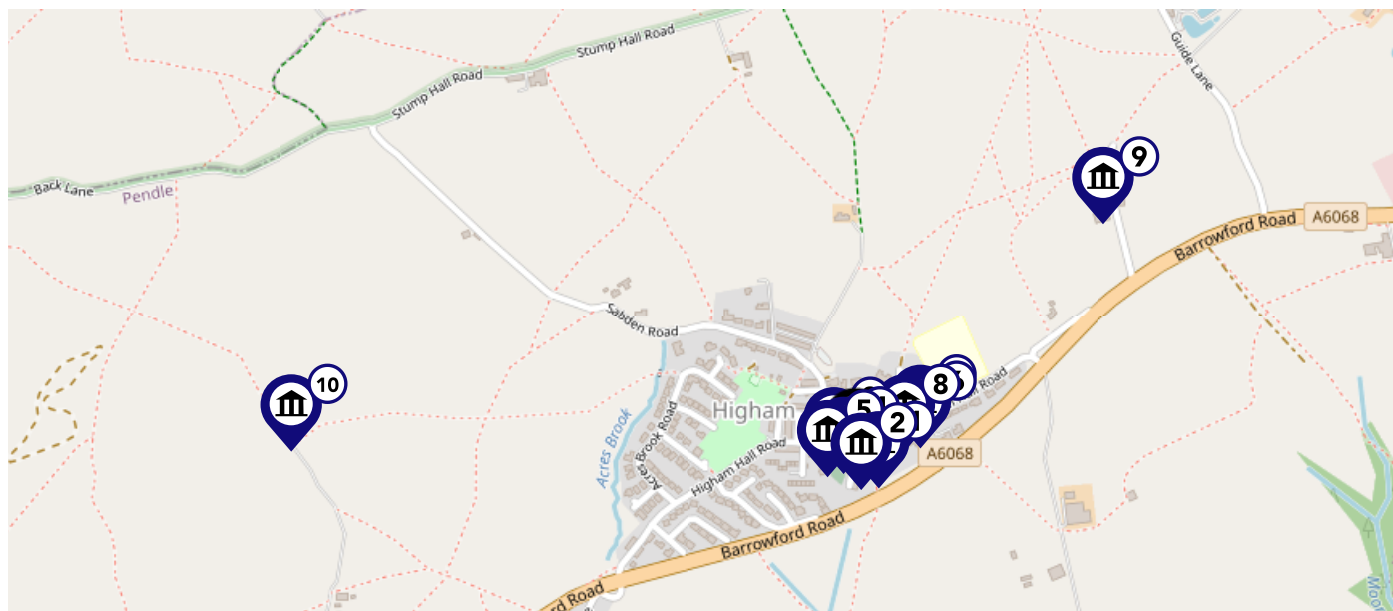
Flat











+52.7%

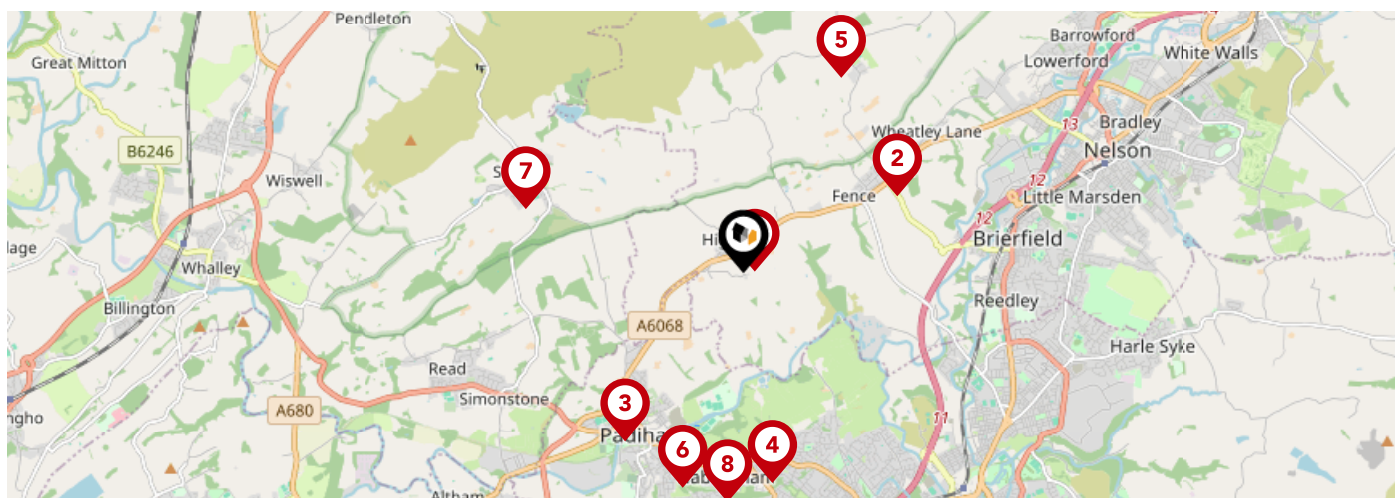
Maps

Listed Buildings

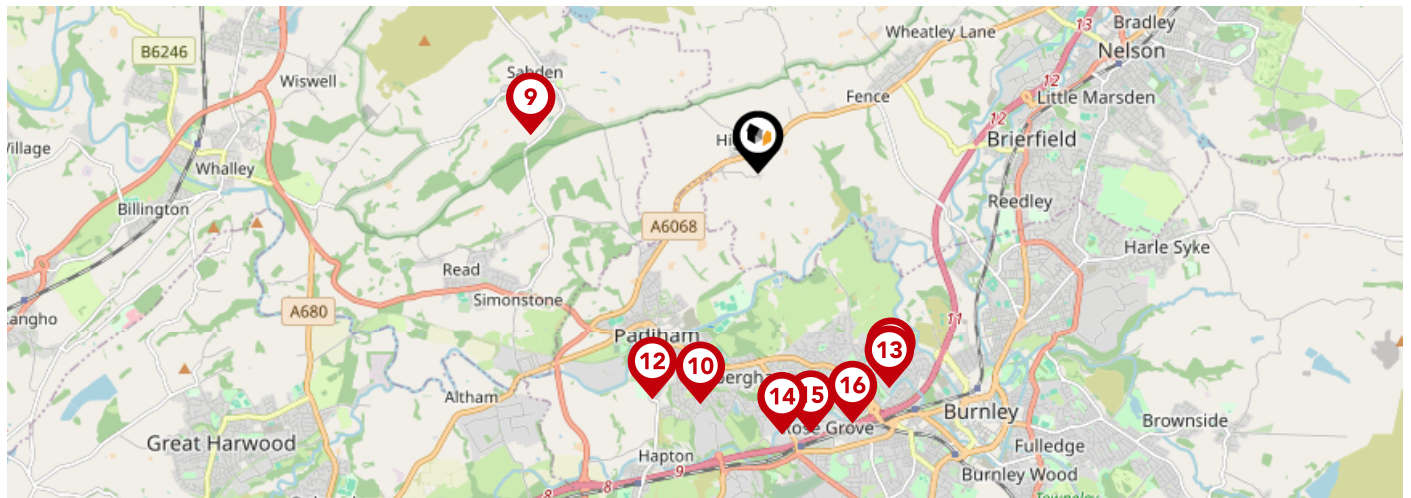
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1272881 - Higham Hall	Grade II	0.0 miles
	1463482 - Higham House	Grade II	0.0 miles
	1073368 - Jackson Fold	Grade II	0.0 miles
	1073367 - Lower House Farmhouse	Grade II	0.0 miles
	1243457 - Four Alls Inn	Grade II	0.0 miles
	1452686 - Higham War Memorial	Grade II	0.1 miles
	1428394 - Parish Church Of St John The Evangelist	Grade II	0.1 miles
	1361711 - School Adjacent To St John's Church	Grade II	0.1 miles
	1361710 - Higher White Lee Farmhouse	Grade II	0.4 miles
	1237661 - Copthurst Farmhouse And Cottage	Grade II	0.6 miles



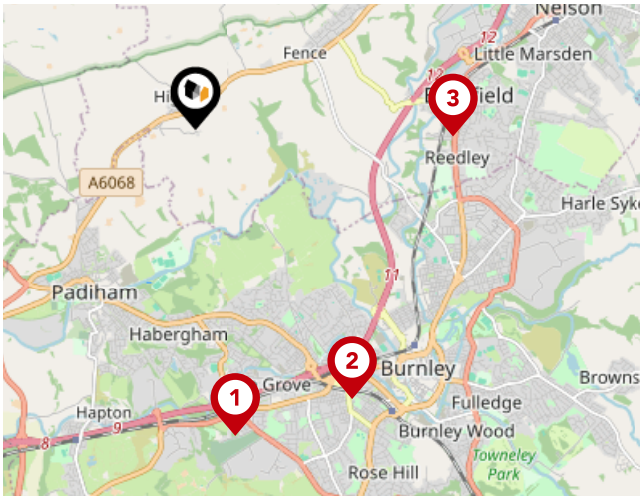
		Nursery	Primary	Secondary	College	Private
1	Higham St John's Church of England Primary School Ofsted Rating: Good Pupils: 127 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wheatley Lane Methodist Primary School Ofsted Rating: Good Pupils:0 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Newchurch-In-Pendle St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 55 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sabden Primary School Ofsted Rating: Good Pupils: 91 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Burnley High School Ofsted Rating: Good Pupils: 607 Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good Pupils: 62 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:2.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary Magdalene Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 195 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wellfield Methodist and Anglican Church School Ofsted Rating: Good Pupils: 203 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnley Lowerhouse Junior School Ofsted Rating: Requires improvement Pupils: 204 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rosegrove Nursery School Ofsted Rating: Outstanding Pupils: 91 Distance:2.32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 336 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

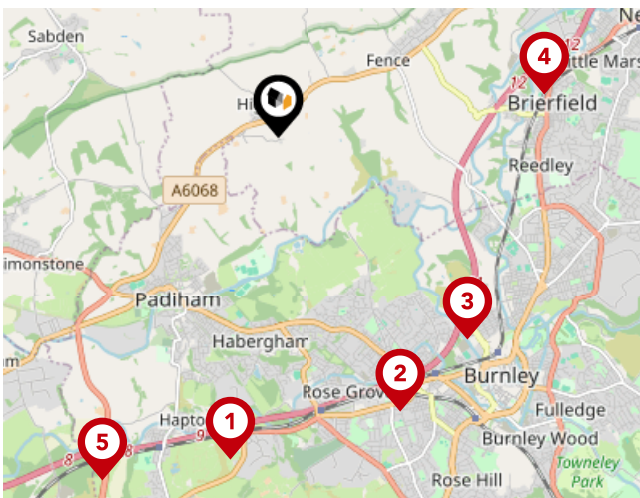
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Rose Grove Rail Station	2.7 miles
2	Burnley Barracks Rail Station	2.73 miles
3	Brierfield Rail Station	2.26 miles

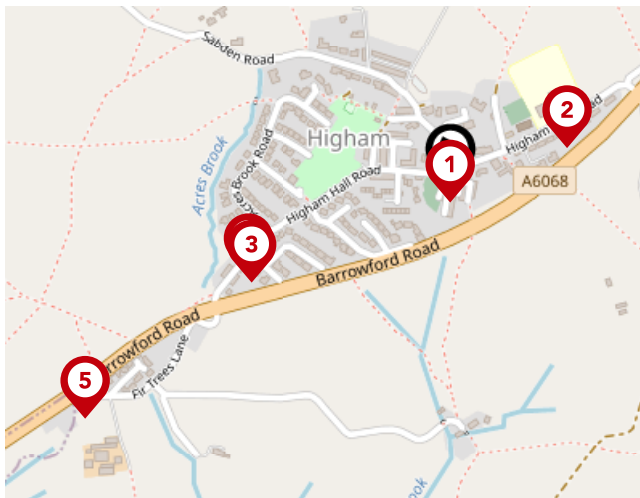


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J9	2.85 miles
2	M65 J10	2.63 miles
3	M65 J11	2.42 miles
4	M65 J12	2.36 miles
5	M65 J8	3.38 miles

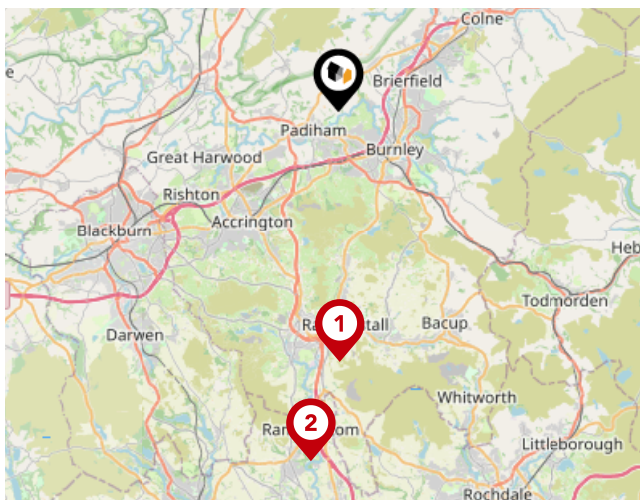
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Four Alls Inn	0.02 miles
2	St Johns CEPS	0.13 miles
3	Leet Road	0.24 miles
4	Leet Road	0.24 miles
5	Fir Trees Lane	0.47 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	8.74 miles
2	Ramsbottom (East Lancashire Railway)	12.28 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/



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/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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