

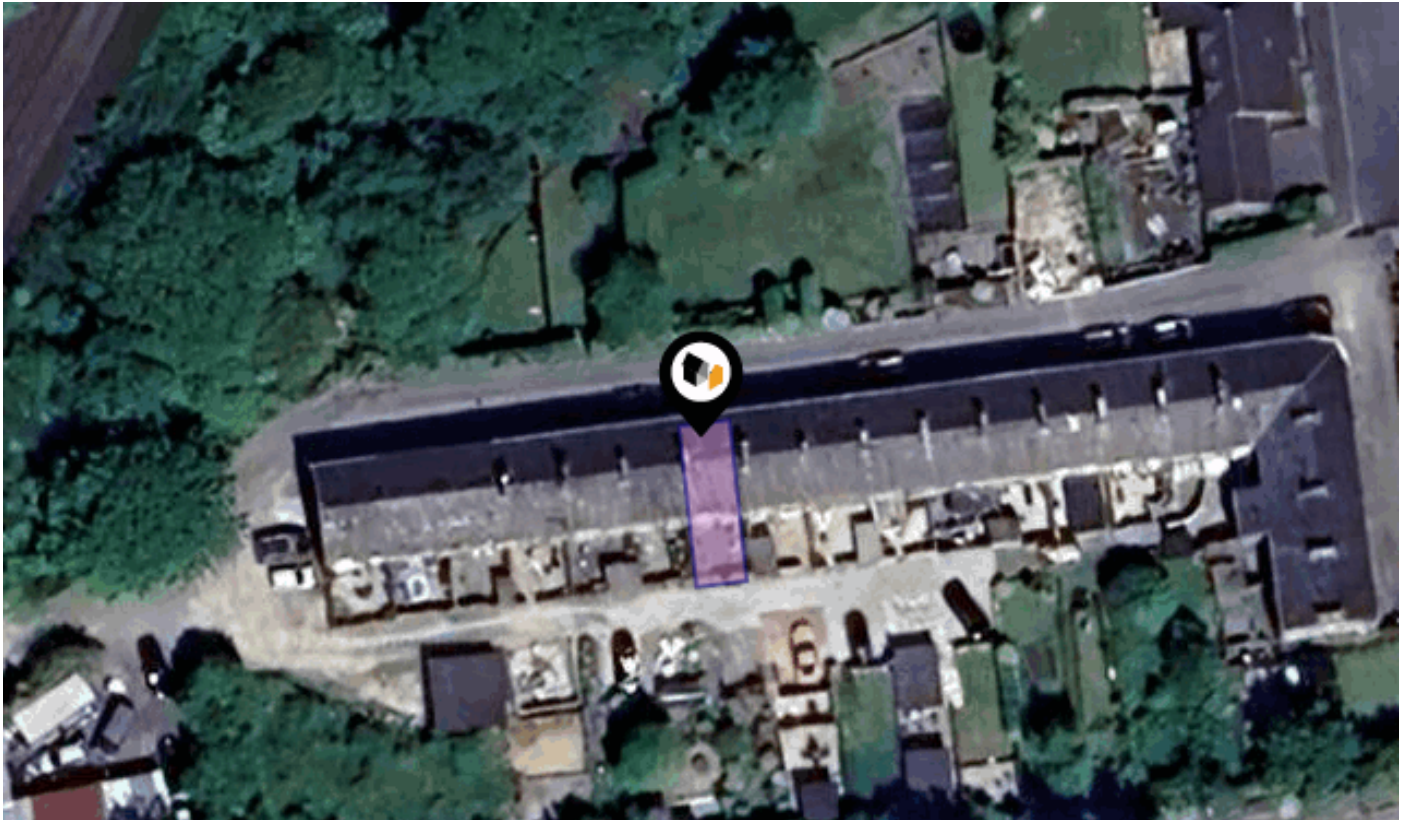


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th October 2025



BANK COTTAGES, BILLINGTON, CLITHEROE, BB7

Pendle Hill Properties

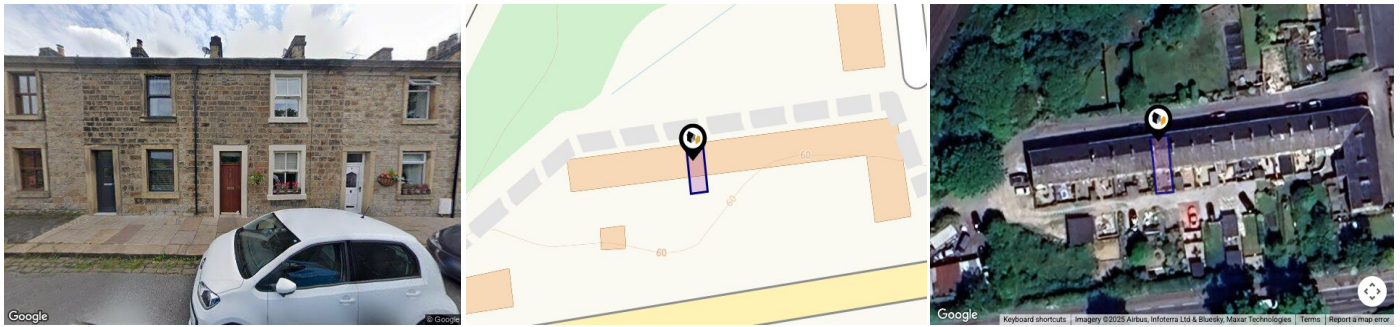
74 Berry Ln, Longridge, Preston PR3 3WH

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Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3	Start Date:	28/06/1852
Plot Area:	0.01 acres	End Date:	25/03/2851
Council Tax :	Band A	Lease Term:	999 years from 25 March 1852
Annual Estimate:	£1,533	Term Remaining:	825 years
Title Number:	LA915411		

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)

14 mb/s	57 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

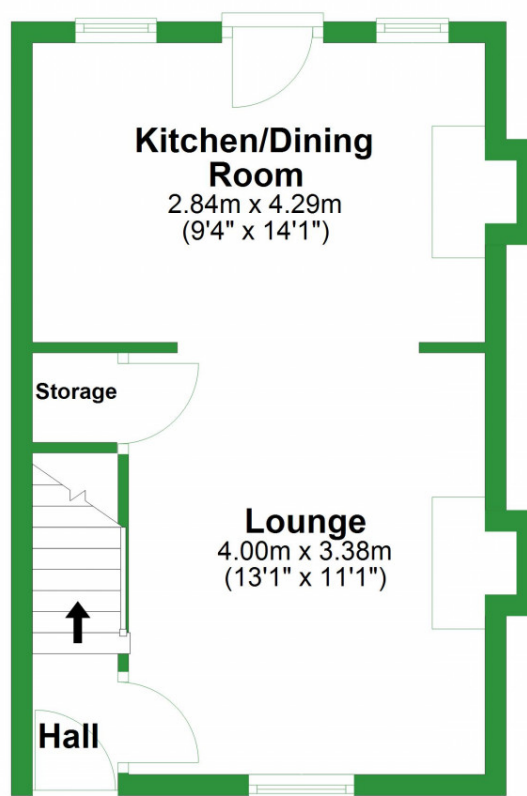




BANK COTTAGES, BILLINGTON, CLITHEROE, BB7

Ground Floor

Approx. 29.7 sq. metres (320.2 sq. feet)

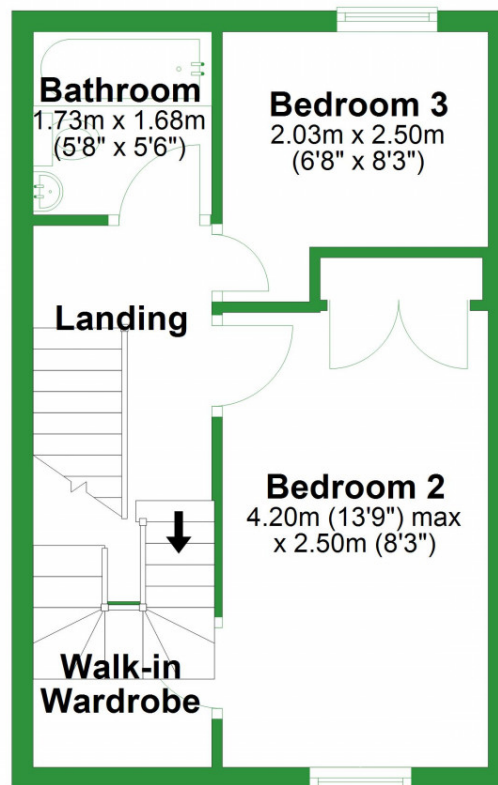


Total area: approx. 81.8 sq. metres (880.9 sq. feet)

BANK COTTAGES, BILLINGTON, CLITHEROE, BB7

First Floor

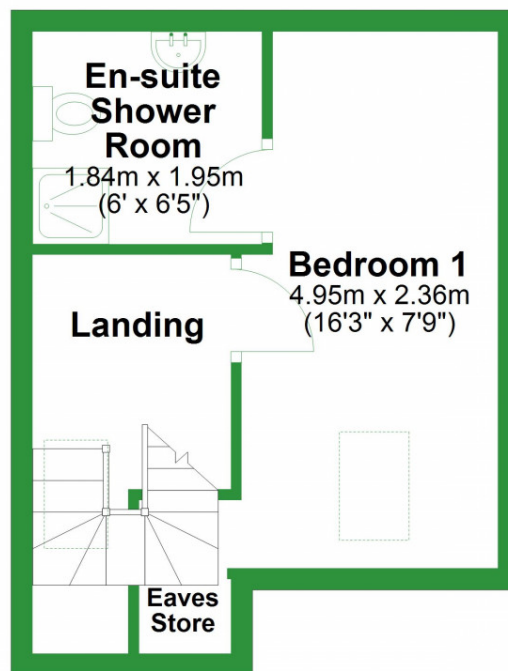
Approx. 29.7 sq. metres (320.2 sq. feet)



BANK COTTAGES, BILLINGTON, CLITHEROE, BB7

Second Floor

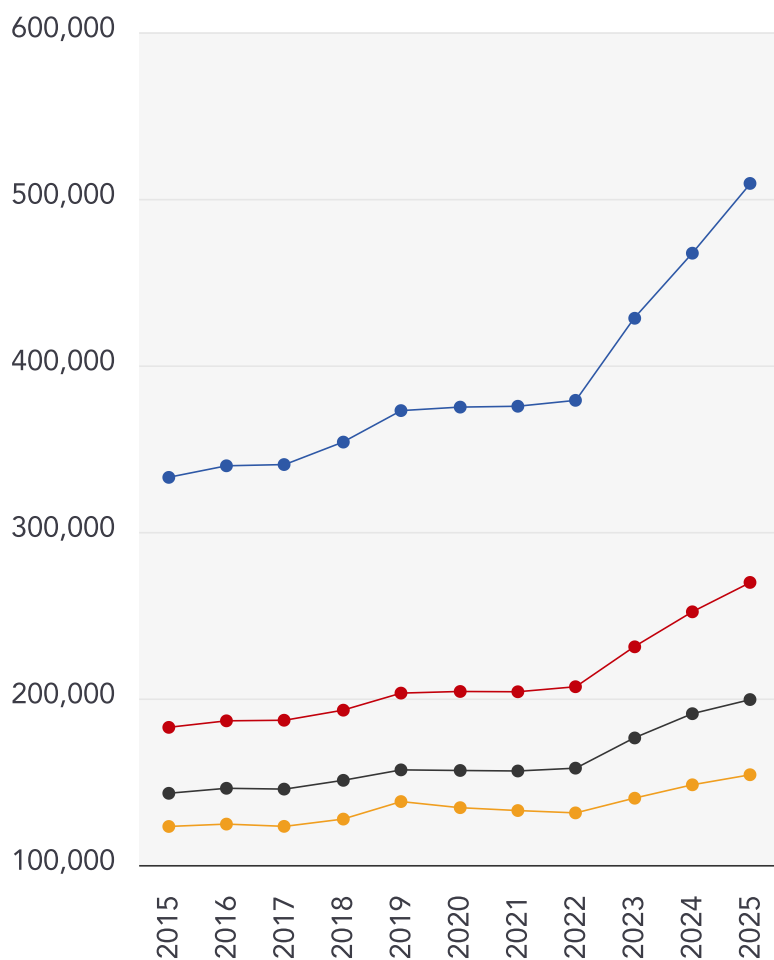
Approx. 22.4 sq. metres (240.6 sq. feet)



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%

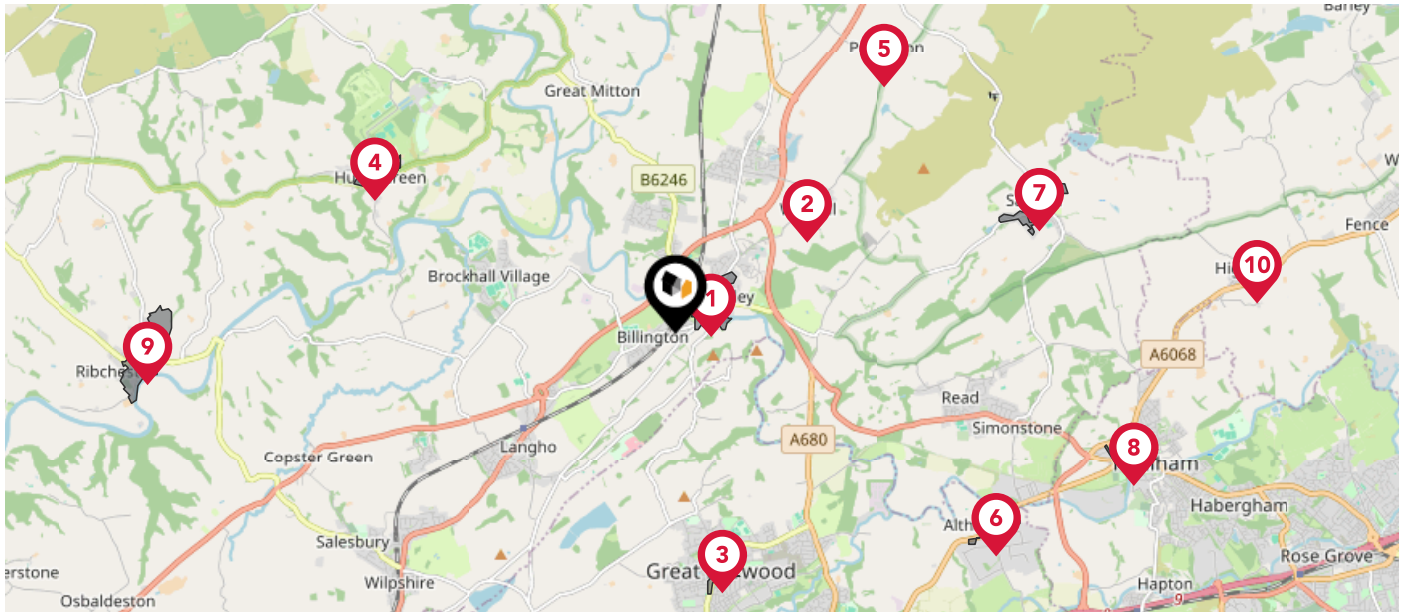
Flat

+25.24%

Maps

Conservation Areas

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

1 Whalley

2 Wiswell

3 Great Harwood

4 Hurst Green

5 Pendleton

6 St James

7 Sabden

8 Padiham

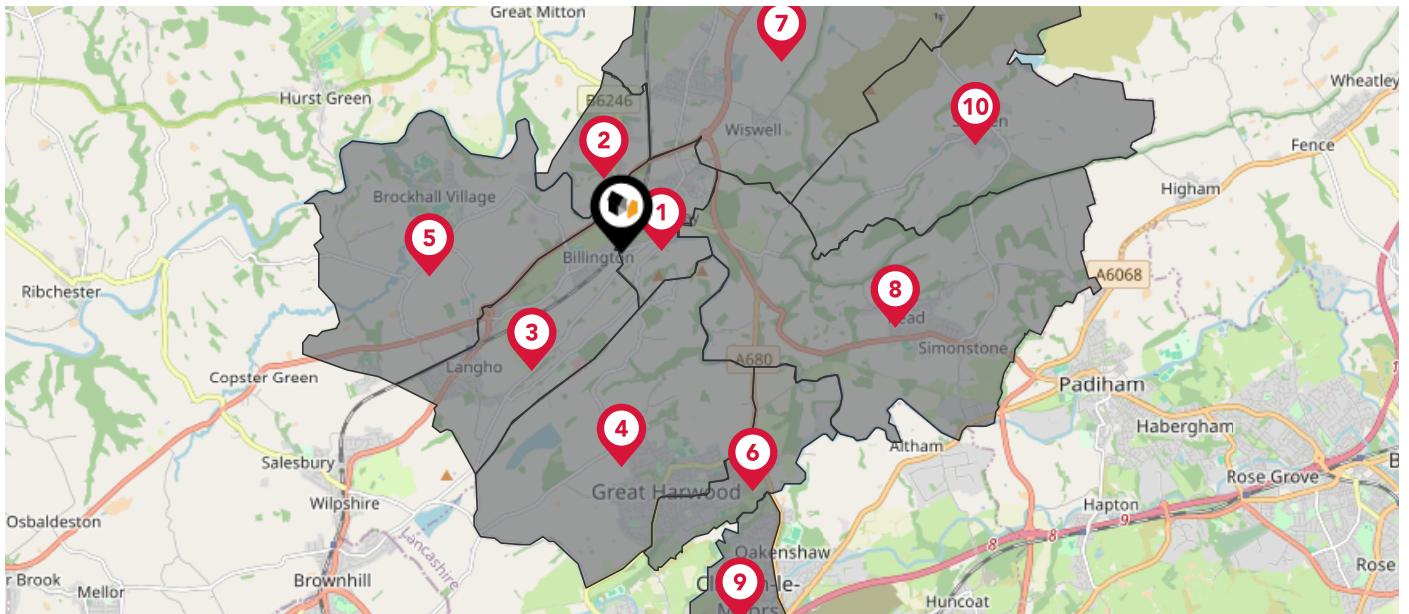
9 Ribchester

10 Higham

Maps

Council Wards

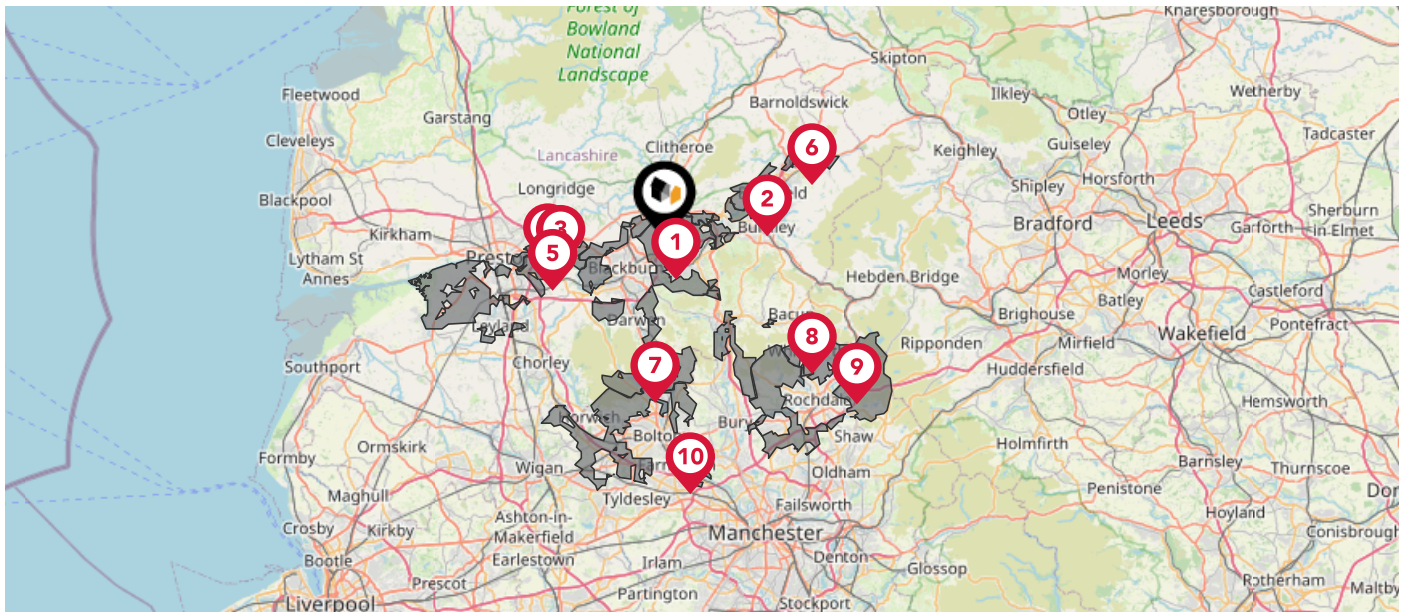
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500













Nearby Council Wards

- 1 Whalley & Painter Wood Ward
- 2 Whalley Nethertown Ward
- 3 Billington & Langho Ward
- 4 Overton Ward
- 5 Brockhall & Dinckley Ward
- 6 Netherton Ward
- 7 Wiswell & Barrow Ward
- 8 East Whalley, Read & Simonstone Ward
- 9 Clayton-le-Moors Ward
- 10 Sabden Ward

This map displays nearby areas that have been designated as Green Belt...



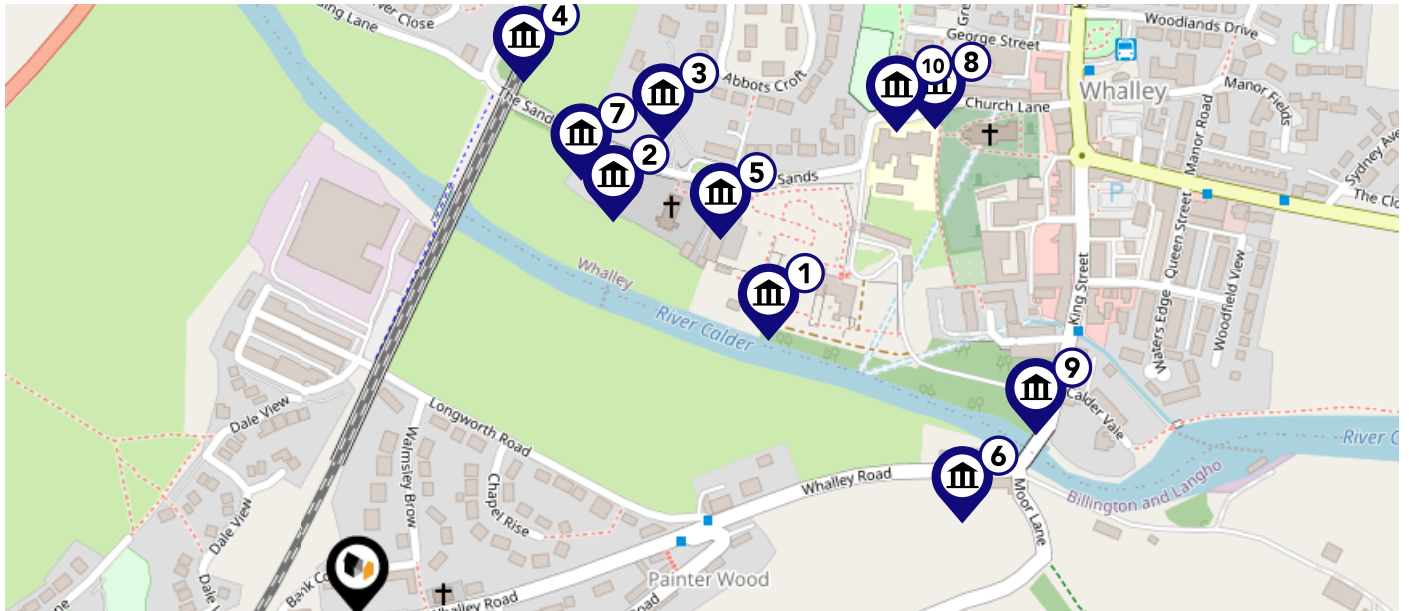
Nearby Green Belt Land











-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Merseyside and Greater Manchester Green Belt - Burnley
-  Merseyside and Greater Manchester Green Belt - Ribble Valley
-  Merseyside and Greater Manchester Green Belt - Preston
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Pendle
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Rochdale
-  Merseyside and Greater Manchester Green Belt - Bolton

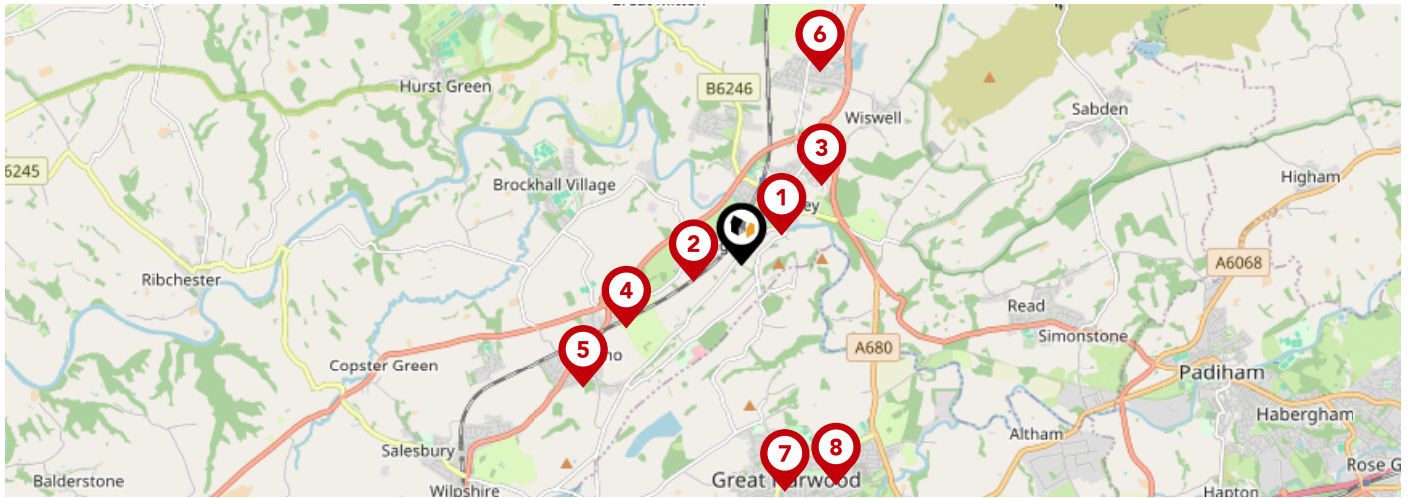
Maps

Listed Buildings

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

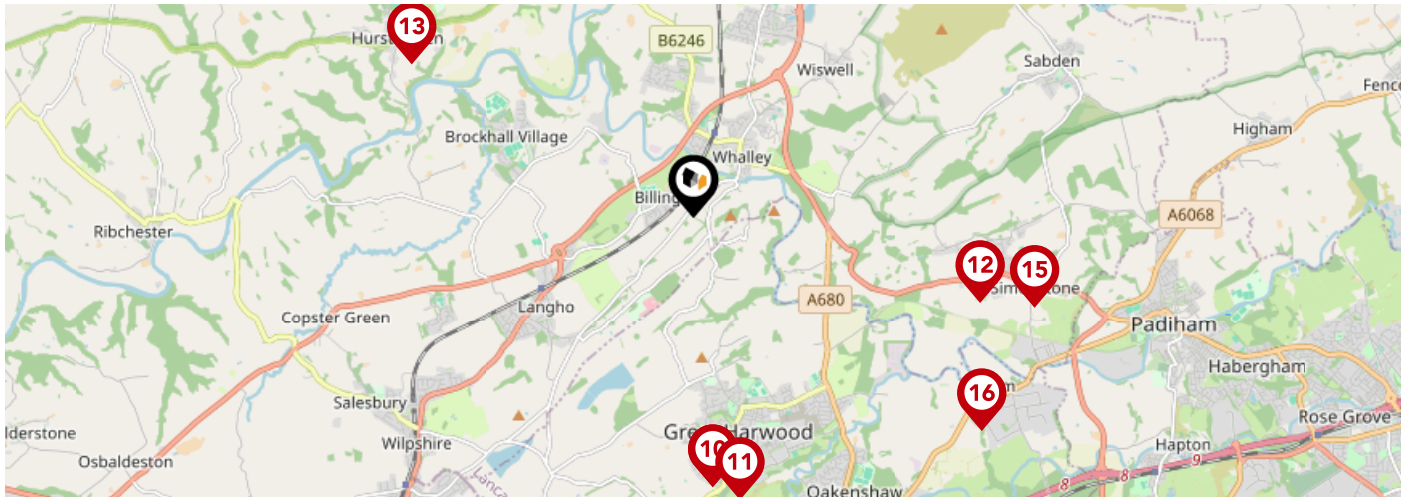


Listed Buildings in the local district	Grade	Distance
 1164643 - Whalley Abbey	Grade I	0.3 miles
 1072047 - 1, 2 And 3 Abbeycroft	Grade II	0.3 miles
 1164758 - Sands Cottage	Grade II	0.3 miles
 1164458 - Whalley Viaduct	Grade II	0.3 miles
 1164750 - Abbey Presbytery	Grade II	0.3 miles
 1164464 - 10-18, Terrace Row	Grade II	0.3 miles
 1362365 - North West Gateway (formerly Included As An Integral Part Of Whalley Abbey)	Grade I	0.3 miles
 1164698 - 16, Church Lane	Grade II	0.4 miles
 1072045 - Lodge At Entrance To Whalley Abbey Grounds	Grade II	0.4 miles
 1164730 - Poole House	Grade II	0.4 miles



	Nursery	Primary	Secondary	College	Private
<p>1 Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Augustine's Roman Catholic High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1128 Distance:0.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:0.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Langho and Billington St Leonards Church of England Primary School Ofsted Rating: Outstanding Pupils: 300 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Mary's Roman Catholic Primary School, Langho Ofsted Rating: Good Pupils: 300 Distance:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:1.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Great Harwood St Bartholomew's Parish Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 172 Distance:2.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Hubert's Roman Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 152 Distance:2.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

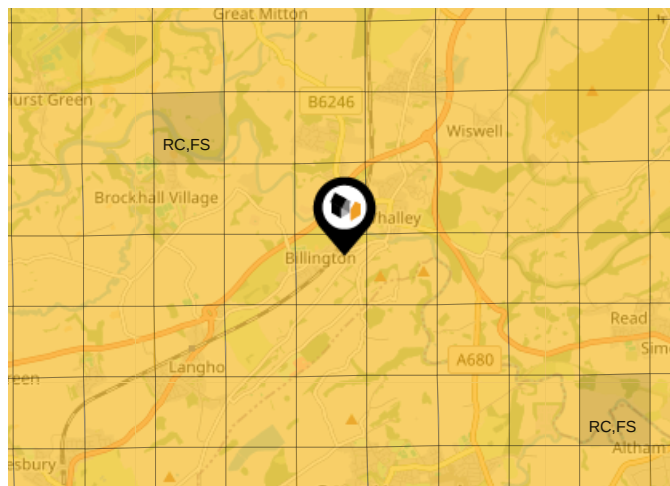
Area Schools



	Nursery	Primary	Secondary	College	Private
Great Harwood Primary School Ofsted Rating: Good Pupils: 202 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Wulstan's Catholic Primary School, Great Harwood Ofsted Rating: Good Pupils: 147 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Great Harwood St John's Church of England Primary School Ofsted Rating: Good Pupils: 159 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Read St John's CofE Primary School Ofsted Rating: Good Pupils: 194 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Joseph's Roman Catholic Primary School, Hurst Green Ofsted Rating: Good Pupils: 110 Distance:2.81	<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:3.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Simonstone St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 133 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Altham St James Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		

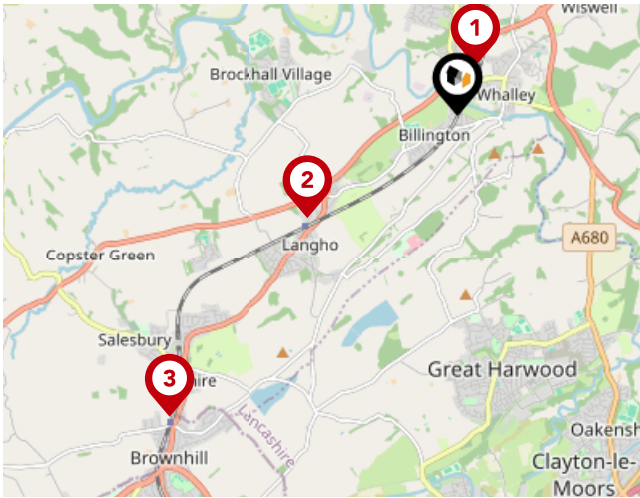


Primary Classifications (Most Common Clay Types)

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	Whalley Rail Station	0.46 miles
2	Langho Rail Station	1.6 miles
3	Ramsgreave & Wilpshire Rail Station	3.65 miles

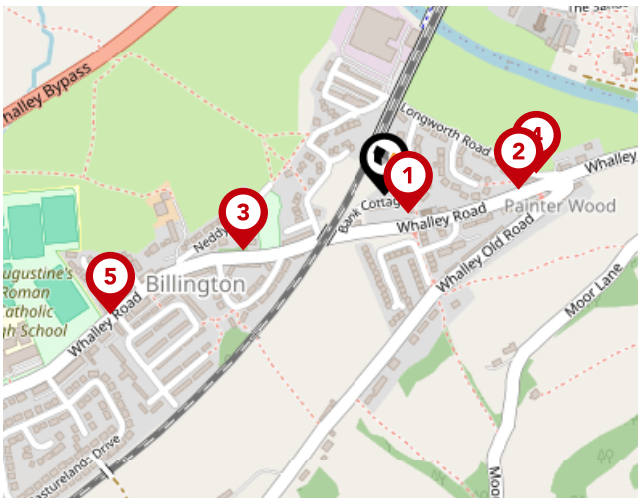


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	3.75 miles
2	M65 J6	4.28 miles
3	M65 J8	4.35 miles
4	M65 J5	6.61 miles
5	M65 J9	5.21 miles

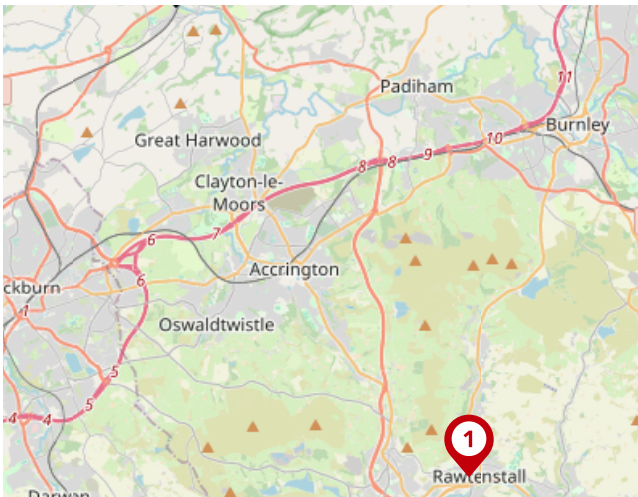
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nab Rise	0.03 miles
2	Judge Walmesley Hotel	0.15 miles
3	Calder Avenue	0.17 miles
4	Judge Walmesley Hotel	0.17 miles
5	Billington Gardens	0.33 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	9.71 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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