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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30th January 2026



ALBERT STREET, PADIHAM, BURNLEY, BB12

Pendle Hill Properties

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Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3	Start Date:	04/01/1871
Floor Area:	1,611 ft ² / 149 m ²	End Date:	12/11/2869
Plot Area:	0.03 acres	Lease Term:	999 years from 12 November 1870
Year Built :	Before 1900	Term Remaining:	844 years
Council Tax :	Band B		
Annual Estimate:	£1,910		
Title Number:	LA965538		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	2000 mb/s

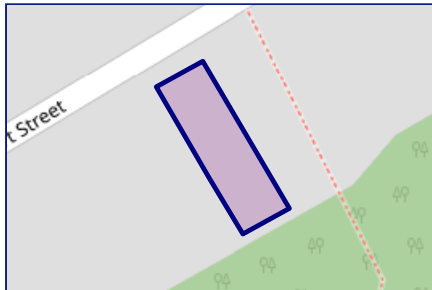
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

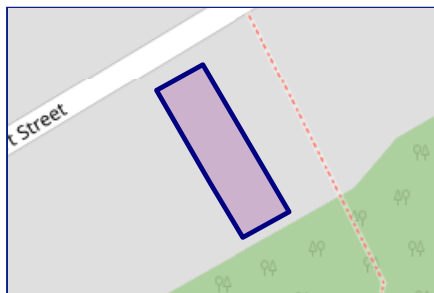


Freehold Title Plan



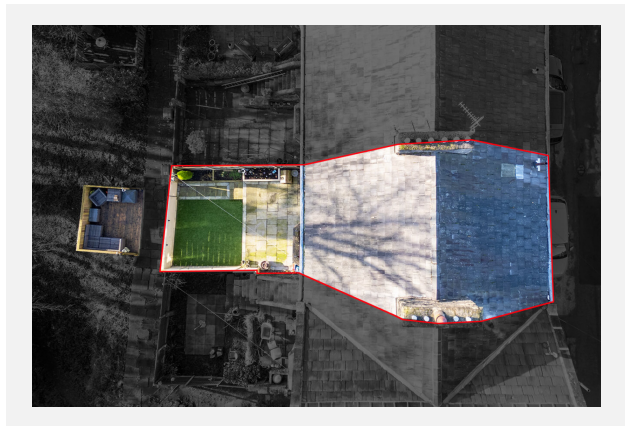
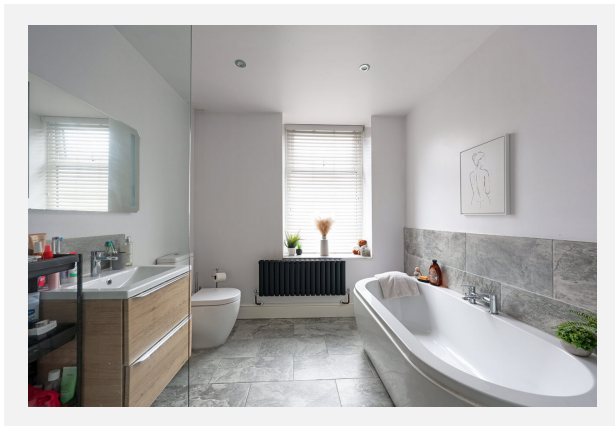
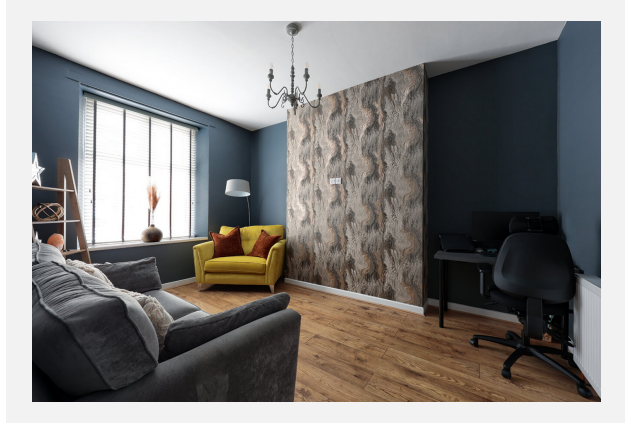
LAN86453

Leasehold Title Plan



LA965538

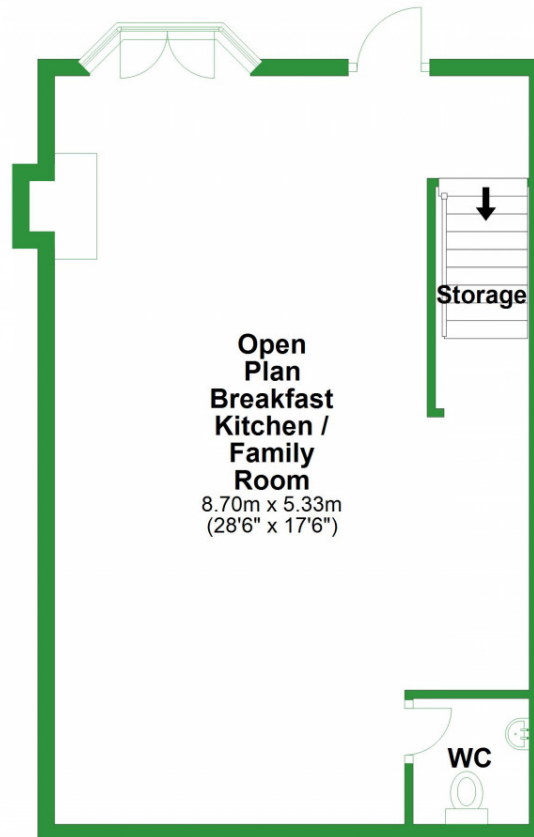
Start Date: 04/01/1871
End Date: 12/11/2869
Lease Term: 999 years from 12 November 1870
Term Remaining: 844 years



ALBERT STREET, PADIHAM, BURNLEY, BB12

Basement

Approx. 50.0 sq. metres (537.8 sq. feet)

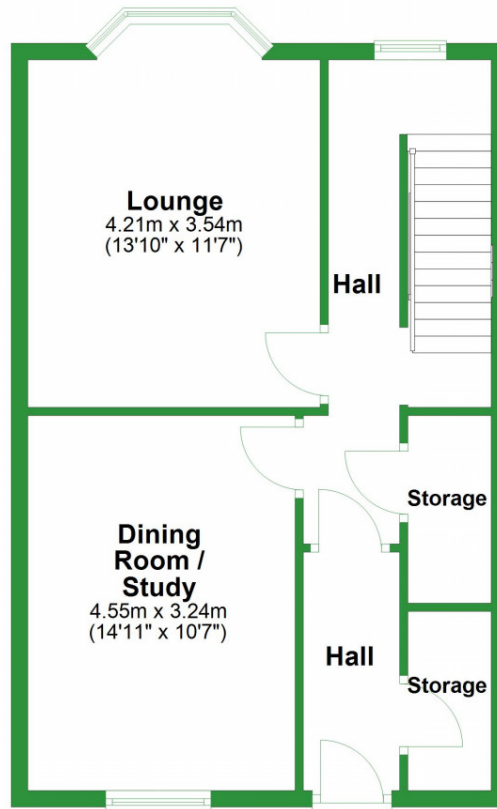


Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

ALBERT STREET, PADIHAM, BURNLEY, BB12

Ground Floor

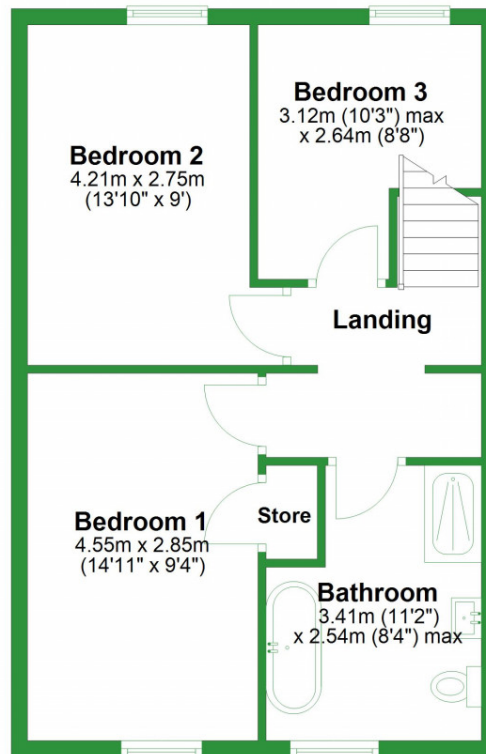
Approx. 50.0 sq. metres (538.0 sq. feet)



ALBERT STREET, PADIHAM, BURNLEY, BB12

First Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



Albert Street, Padiham, BB12

Energy rating

F

Valid until 23.07.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #92d050; padding: 5px; display: inline-block;"> 76 C </div>
55-68	D		
39-54	E		
21-38	F	<div style="background-color: #ff9933; padding: 5px; display: inline-block;"> 25 F </div>	
1-20	G		

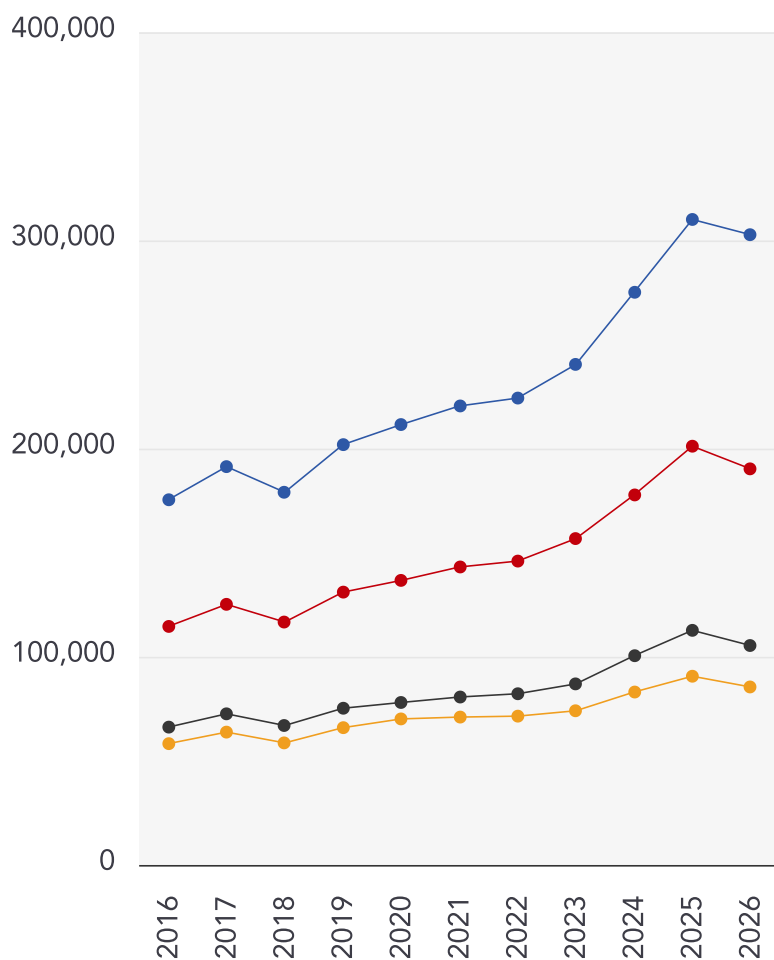
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 30% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	98 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%

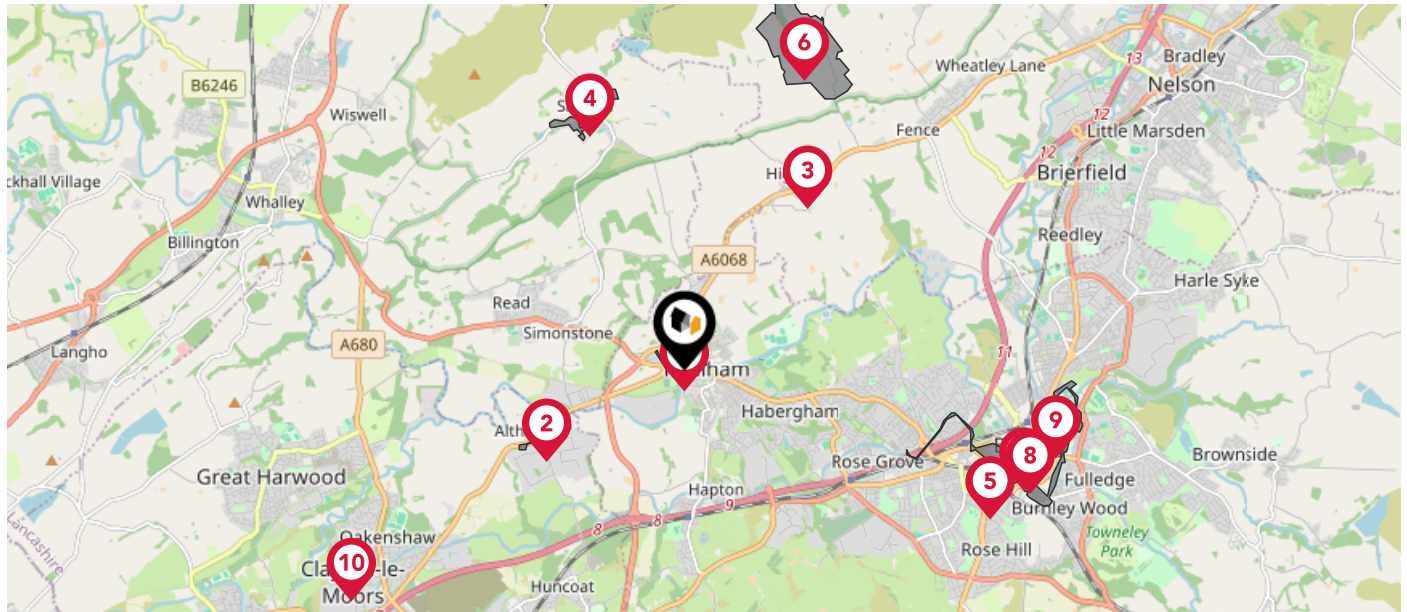
Terraced

+59.19%


Flat


+46.72%


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


-  Padiham


-  St James


-  Higham


-  Sabden


-  Palatine

-  Sabden Fold

-  Canalside

-  Burnley Town Centre

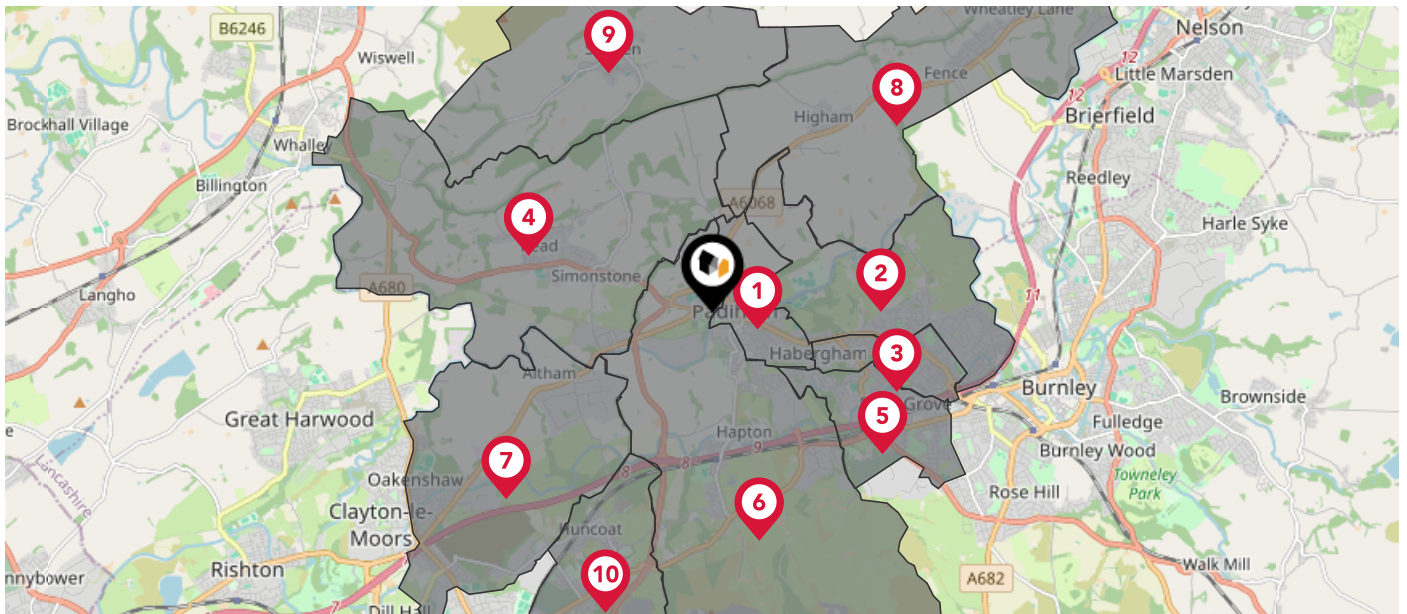
-  Top o' th' Town

-  Mercer Park

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



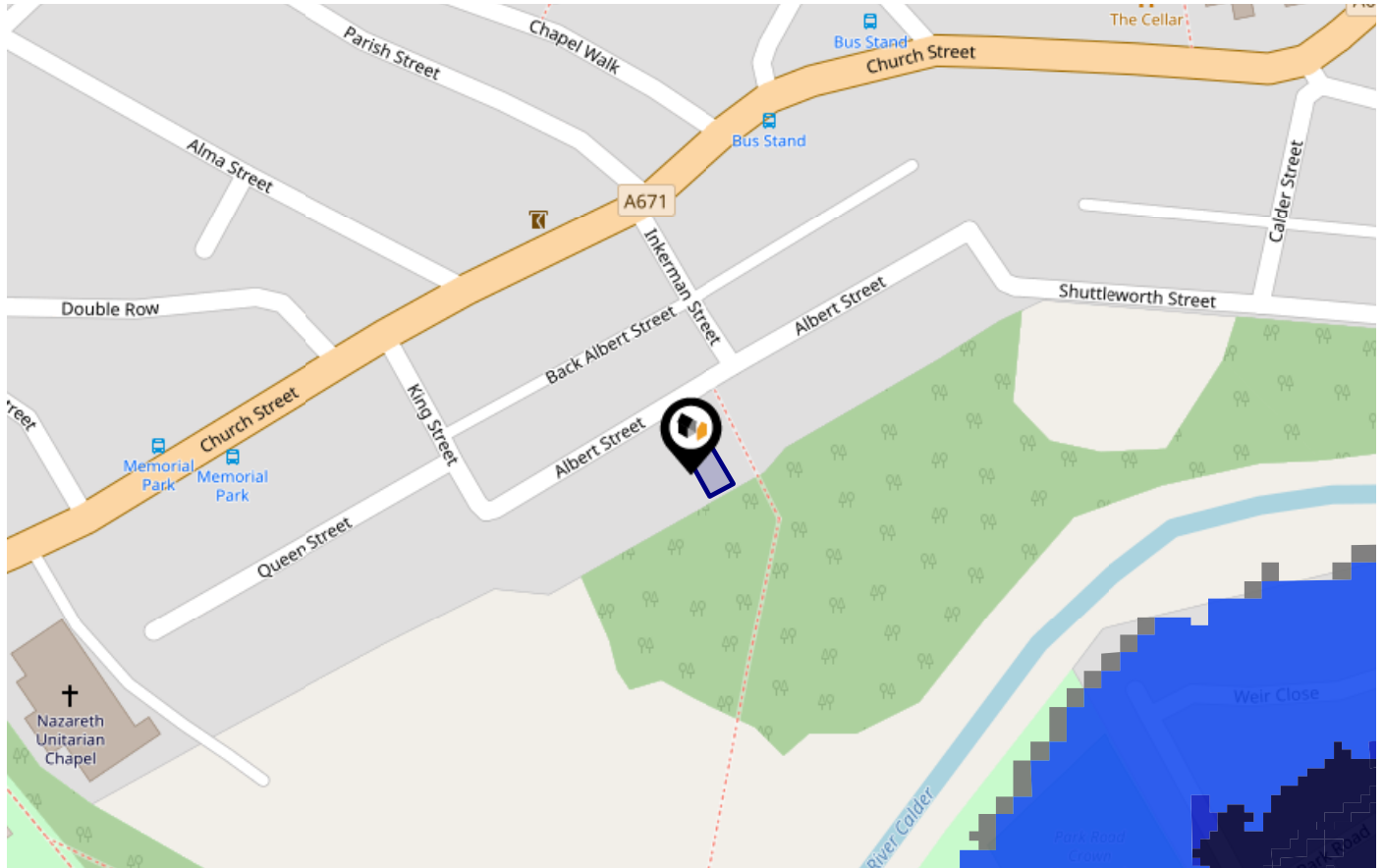
Nearby Council Wards

- 1 Gawthorpe Ward
- 2 Whittlefield with Ightenhill Ward
- 3 Gannow Ward
- 4 East Whalley, Read & Simonstone Ward
- 5 Rosegrove with Lowerhouse Ward
- 6 Hapton with Park Ward
- 7 Altham Ward
- 8 Fence & Higham Ward
- 9 Sabden Ward
- 10 Huncoat 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.

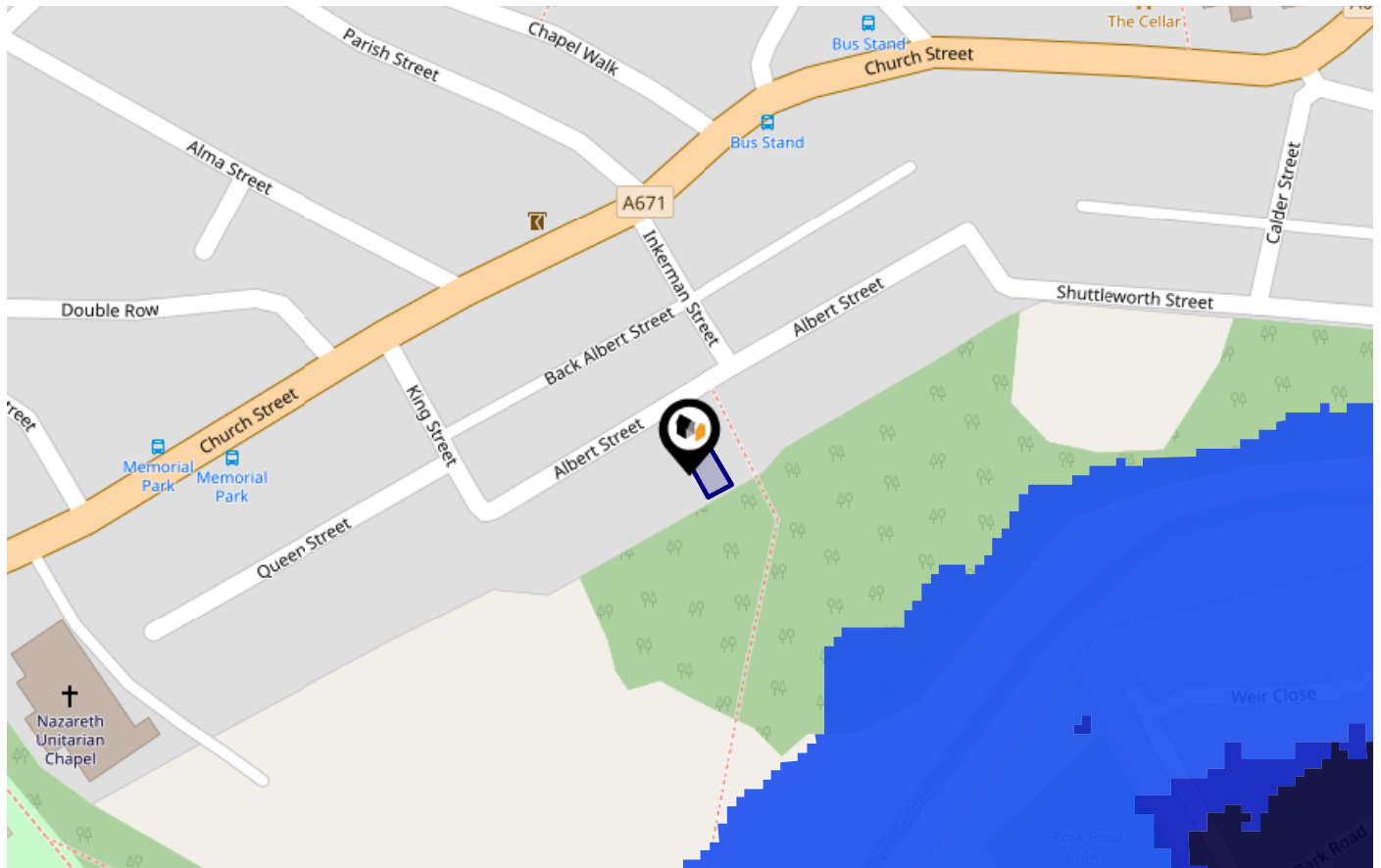
Chance of flooding to the following depths at this property:



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

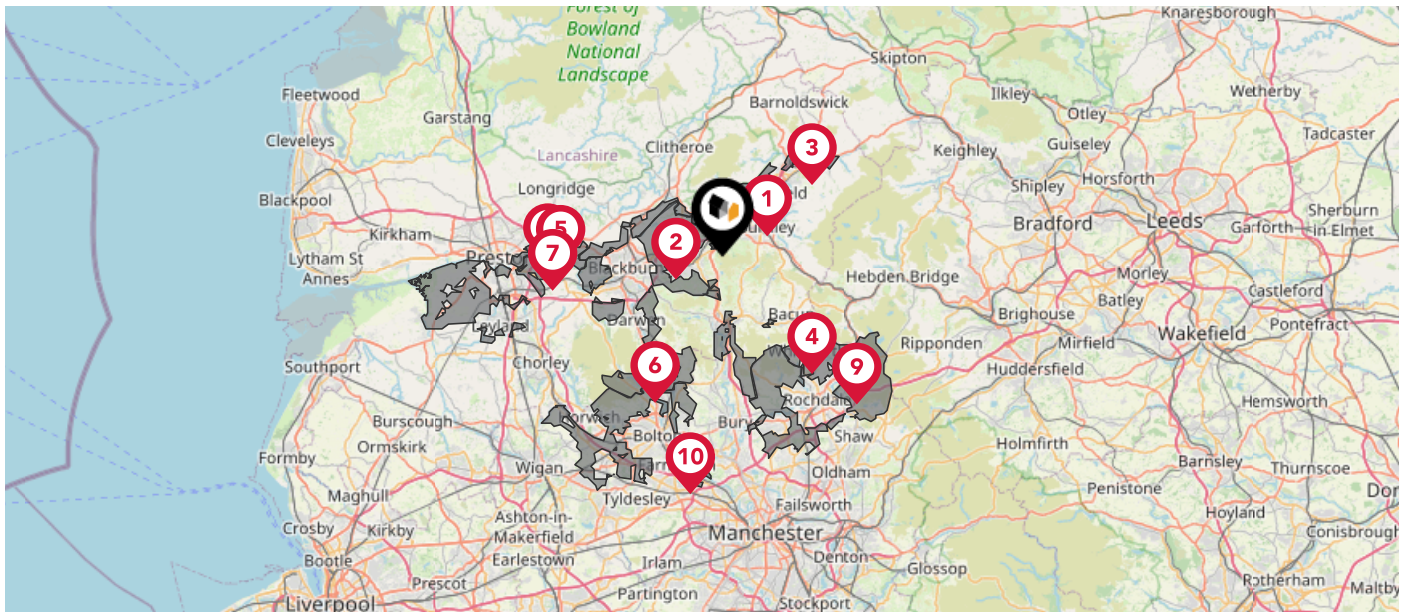
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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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- 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...



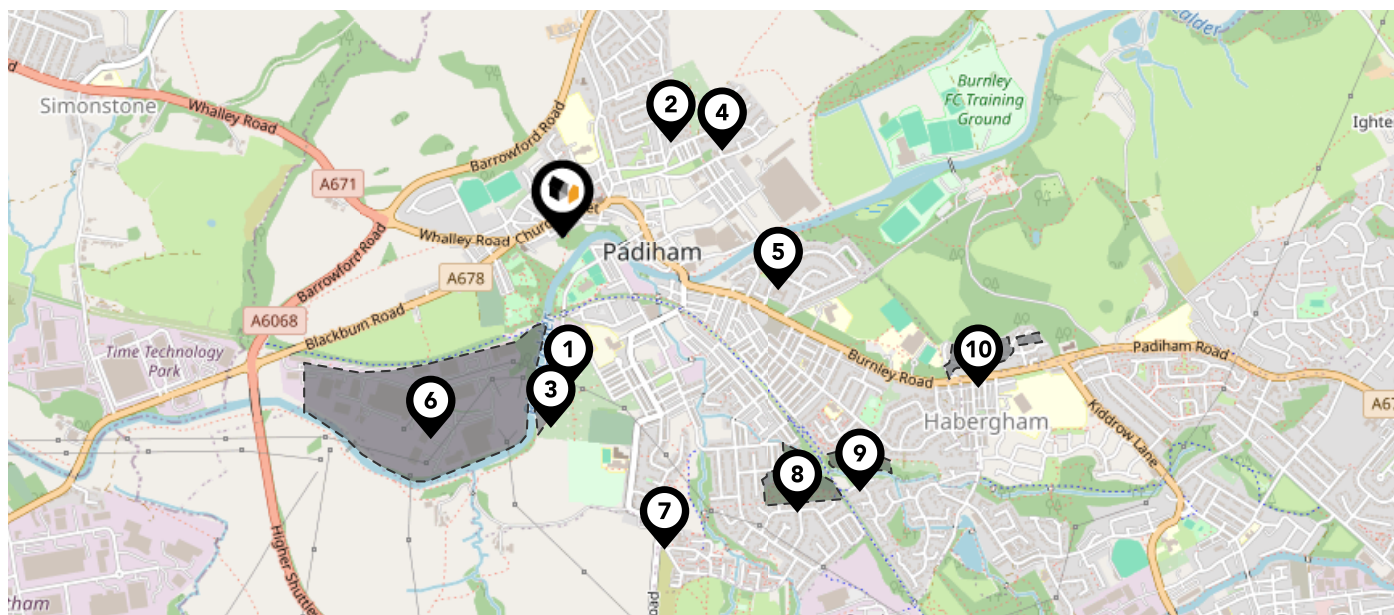
Nearby Green Belt Land

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

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.



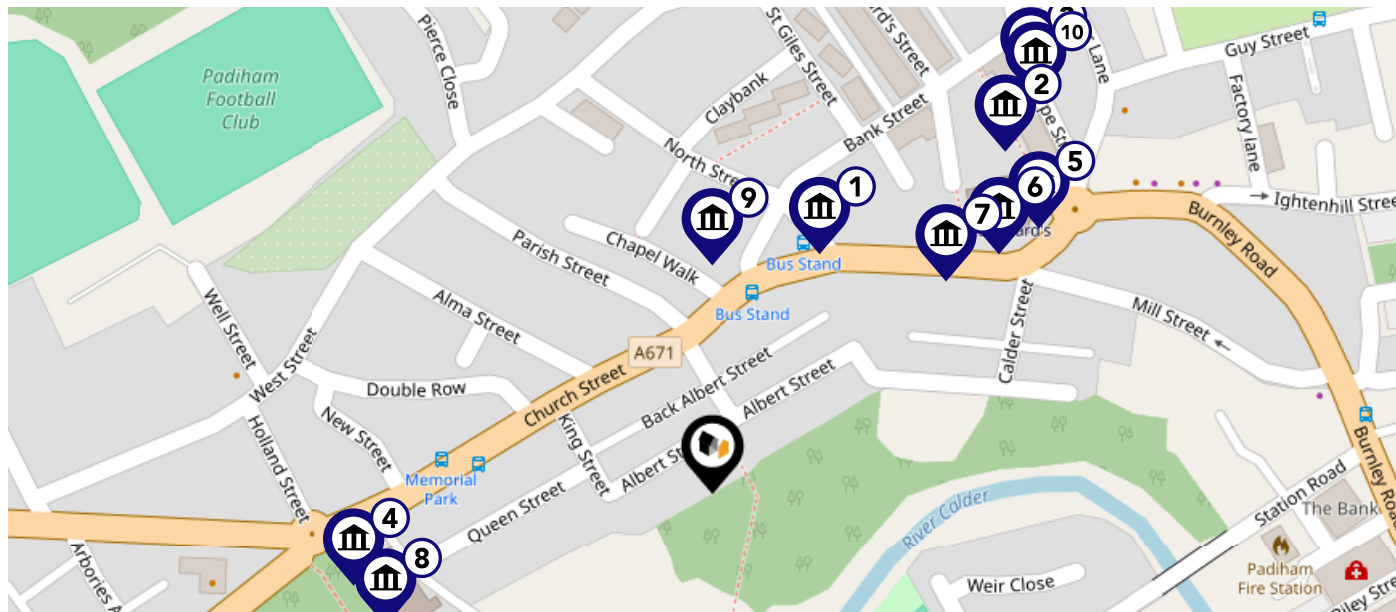
Nearby Landfill Sites











1	British Gas-British Gas Holder Station, Park Road, Padiham, Lancashire	Historic Landfill	<input type="checkbox"/>
2	Quarry Street Tip-Quarry Street, Padiham, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
3	Elizabeth Street-Elizabeth Street, Padiham, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
4	Garden Street-Off Grove Lane, Padiham, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
5	Lune Street-Padiham, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
6	Padiham Power Station-Land off Blackburn Road, Simonstone, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
7	Shaw Brook-Off Manchester Road, Padiham, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
8	Allotment Gardens-Dorset Avenue, Padiham, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>
9	Railway Line-Off Dorset Avenue, Padiham, Lancashire	Historic Landfill	<input type="checkbox"/>
10	Whitegate Quarry-Padiham Road, Habergham, Burnley, Lancashire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings









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



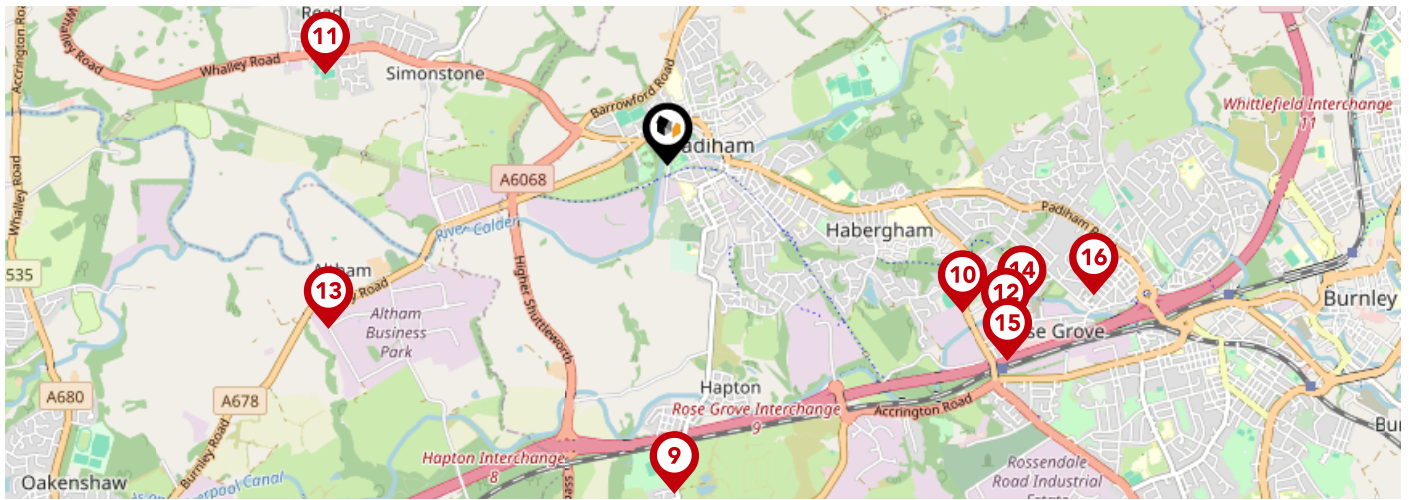
Listed Buildings in the local district		Grade	Distance
	1238155 - 2, Bank Street (see Details For Further Address Information)	Grade II	0.1 miles
	1274185 - 1-21, Gawthorpe Street	Grade II	0.1 miles
	1237630 - 22-26, Bank Street	Grade II	0.1 miles
	1274565 - Gate Piers And Gates At Nazareth Unitarian Church	Grade II	0.1 miles
	1238535 - 1 And 3 Moor Lane	Grade II	0.1 miles
	1238303 - Church Of St Leonard	Grade II	0.1 miles
	1274563 - Cellar Restaurant	Grade II	0.1 miles
	1238377 - Nazareth Unitarian Church	Grade II	0.1 miles
	1274564 - Trevelyan Guest House	Grade II	0.1 miles
	1274567 - 2-6, Gawthorpe Street	Grade II	0.1 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
 <p>Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p>Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:0.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p>St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good Pupils: 226 Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p>Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p>Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:0.69</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p>Burnley High School Ofsted Rating: Good Pupils: 607 Distance:1.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p>Simonstone St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 133 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <p>St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

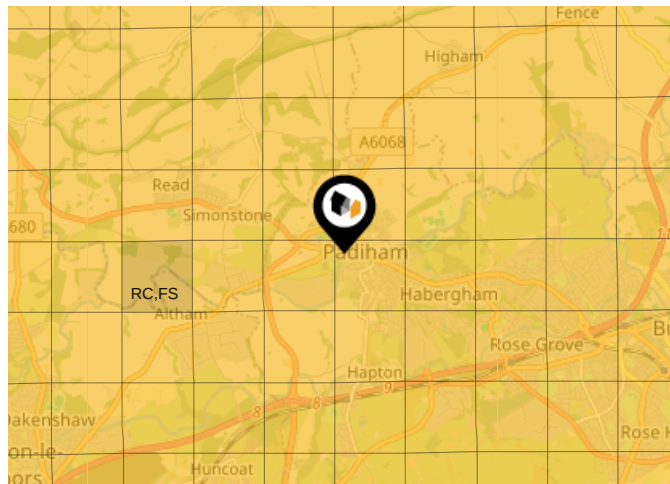
Area Schools



	Nursery	Primary	Secondary	College	Private
Hapton Church of England/Methodist Primary School Ofsted Rating: Good Pupils: 124 Distance: 1.44	<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: 1.45	<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: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Augustine of Canterbury RC Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 208 Distance: 1.64	<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: 1.65	<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: 1.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rosegrove Infant School Ofsted Rating: Good Pupils: 156 Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ightenhill Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance: 1.95	<input checked="" type="checkbox"/>	<input 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		

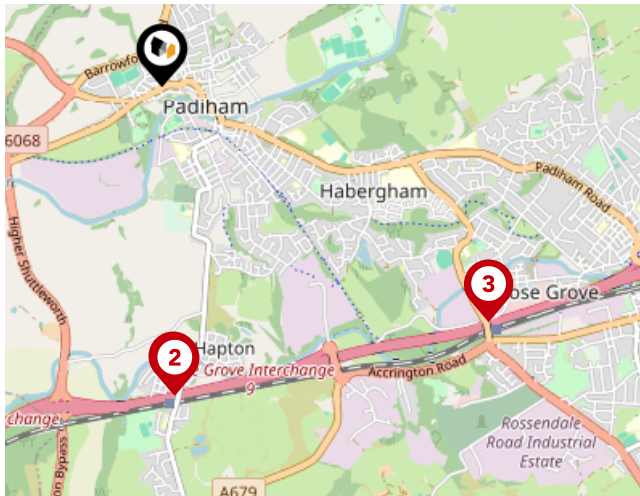


Primary Classifications (Most Common Clay Types)

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

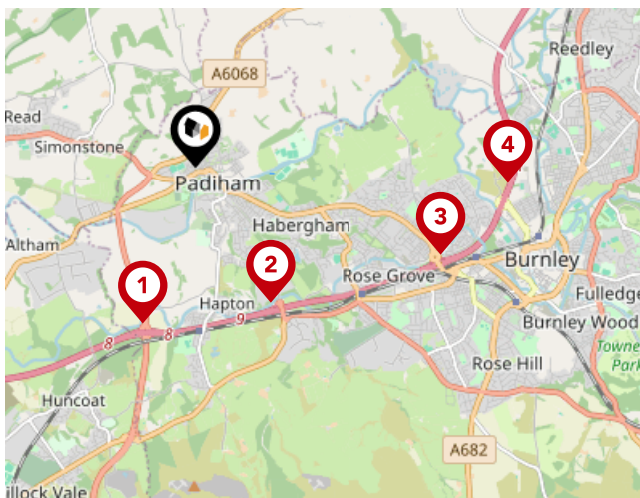
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	1.34 miles
2	Hapton Rail Station	1.35 miles
3	Rose Grove Rail Station	1.77 miles

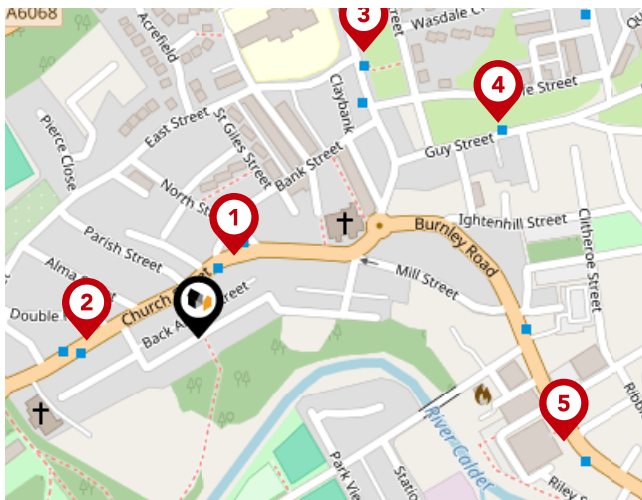


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	1.44 miles
2	M65 J9	1.34 miles
3	M65 J10	2.28 miles
4	M65 J11	2.73 miles
5	M65 J7	3.89 miles

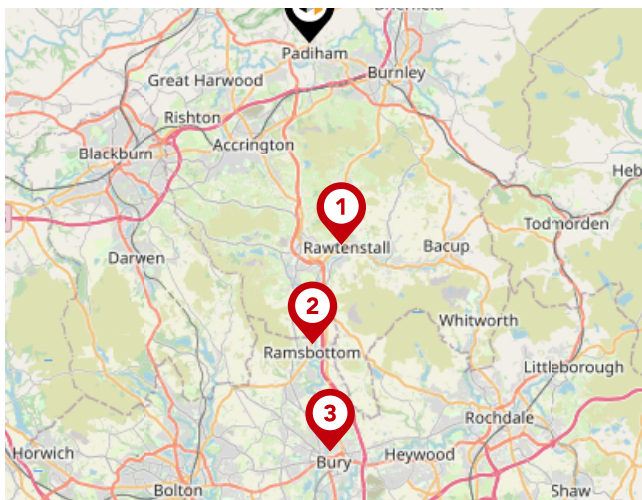
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	North Street	0.05 miles
2	Memorial Park	0.06 miles
3	Bank Street	0.18 miles
4	Guy Street	0.2 miles
5	Town Hall	0.21 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	7.17 miles
2	Ramsbottom (East Lancashire Railway)	10.6 miles
3	Bury Bolton Street (East Lancashire Railway)	14.37 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

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