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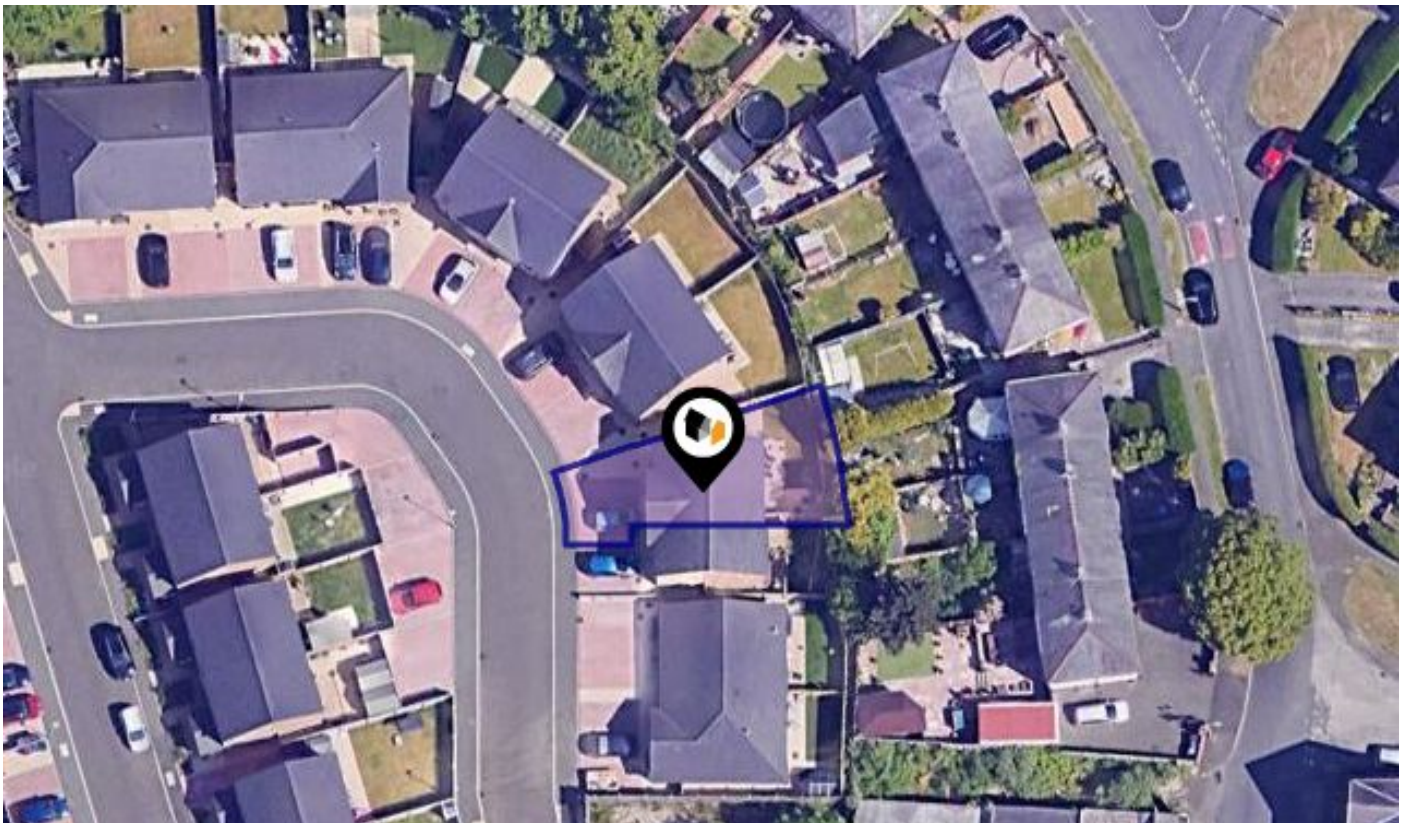
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th February 2026



OAK MILL DRIVE, COLNE, BB8

Pendle Hill Properties

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01772 319421
nicki@pendlehillproperties.co.uk
www.pendlehillproperties.co.uk

The Property Ombudsman

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Property
Overview

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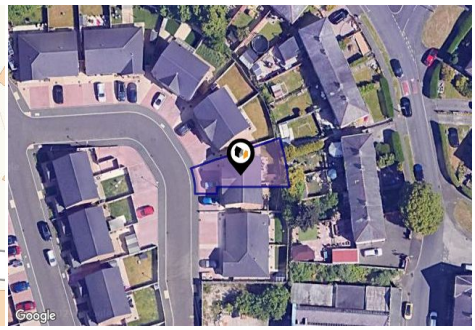

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	867 ft^2 / 80 m^2		
Plot Area:	0.05 acres		
Year Built :	2020		
Council Tax :	Band C		
Annual Estimate:	£2,254		
Title Number:	LAN256649		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15	80	2000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2	EE	3	Vodafone

Satellite/Fibre TV Availability:

BT	Sky	Virgin media

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Gallery
Photos

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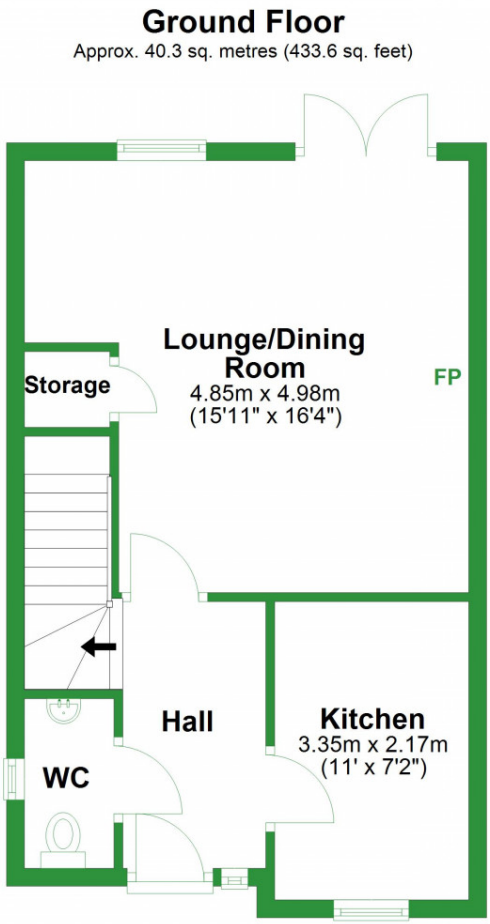
OAK MILL DRIVE, COLNE, BB8



Total area: approx. 80.6 sq. metres (867.4 sq. feet)

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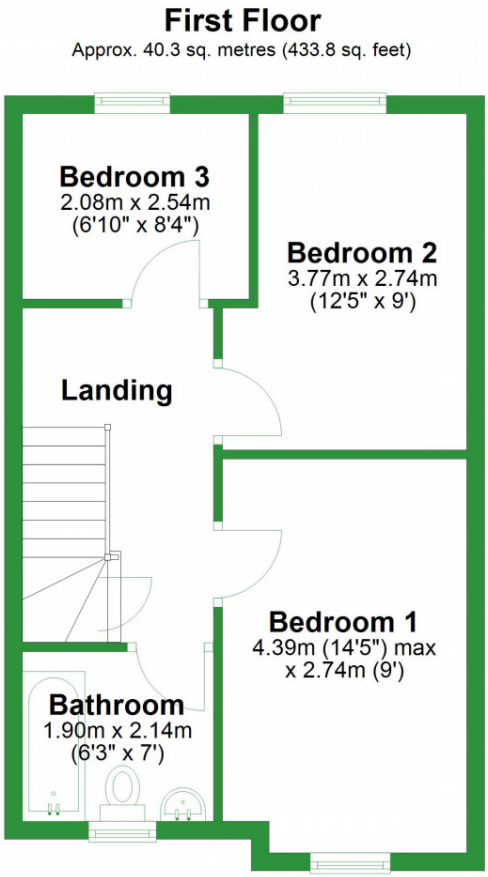
OAK MILL DRIVE, COLNE, BB8



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EPC - Certificate

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BB8

Energy rating

B

Valid until 11.10.2031

Score	Energy rating	Current	Potential
92+	A		96 | A
81-91	B	84 | B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â¦K
Total Floor Area:	82 m^2

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Market
House Price Statistics

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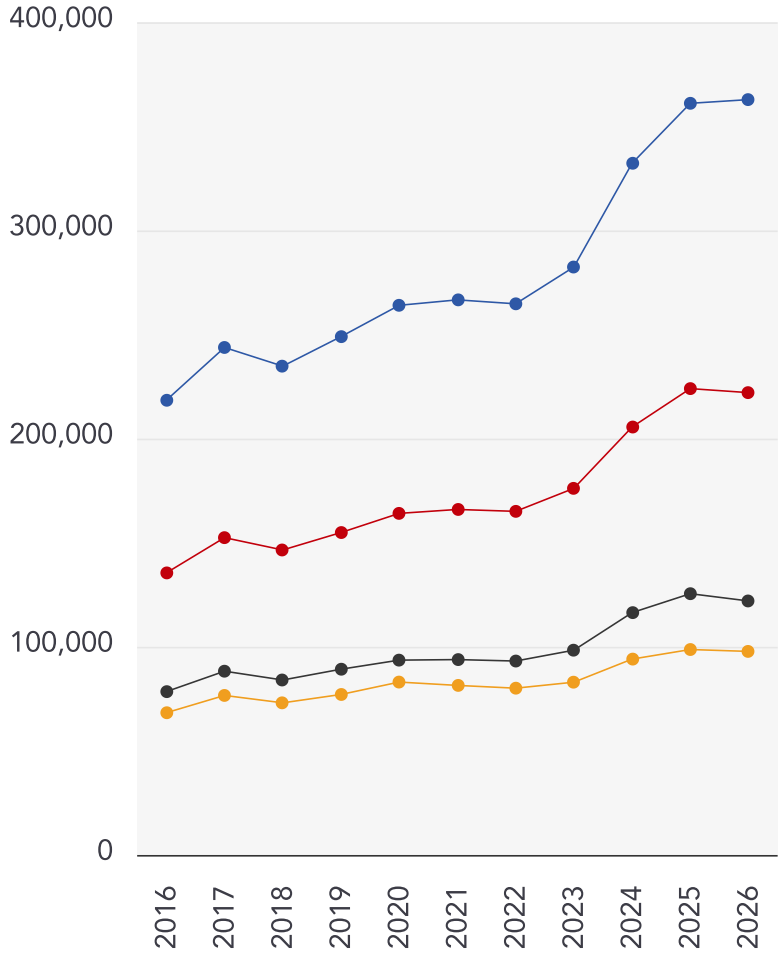
10 Year History of Average House Prices by Property Type in BB8



Detached

+66.12%

Semi-Detached

+63.91%

Terraced

+55.51%

Flat

+43.12%

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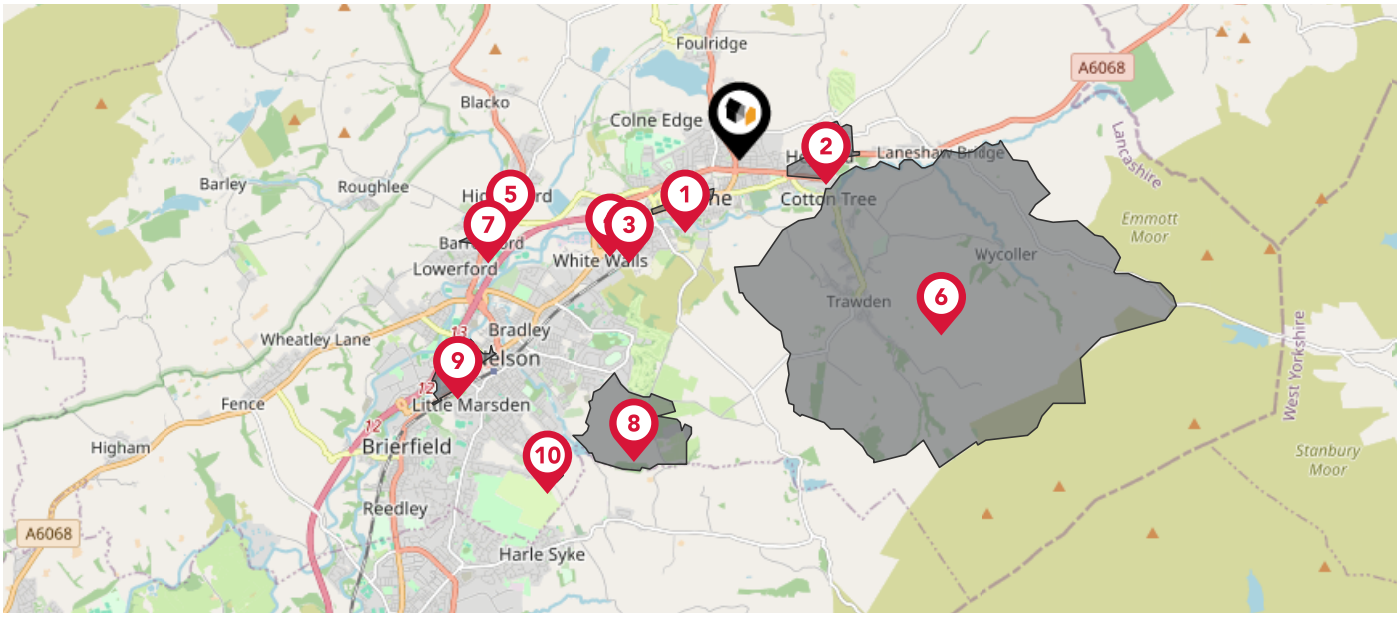
Maps
Conservation Areas

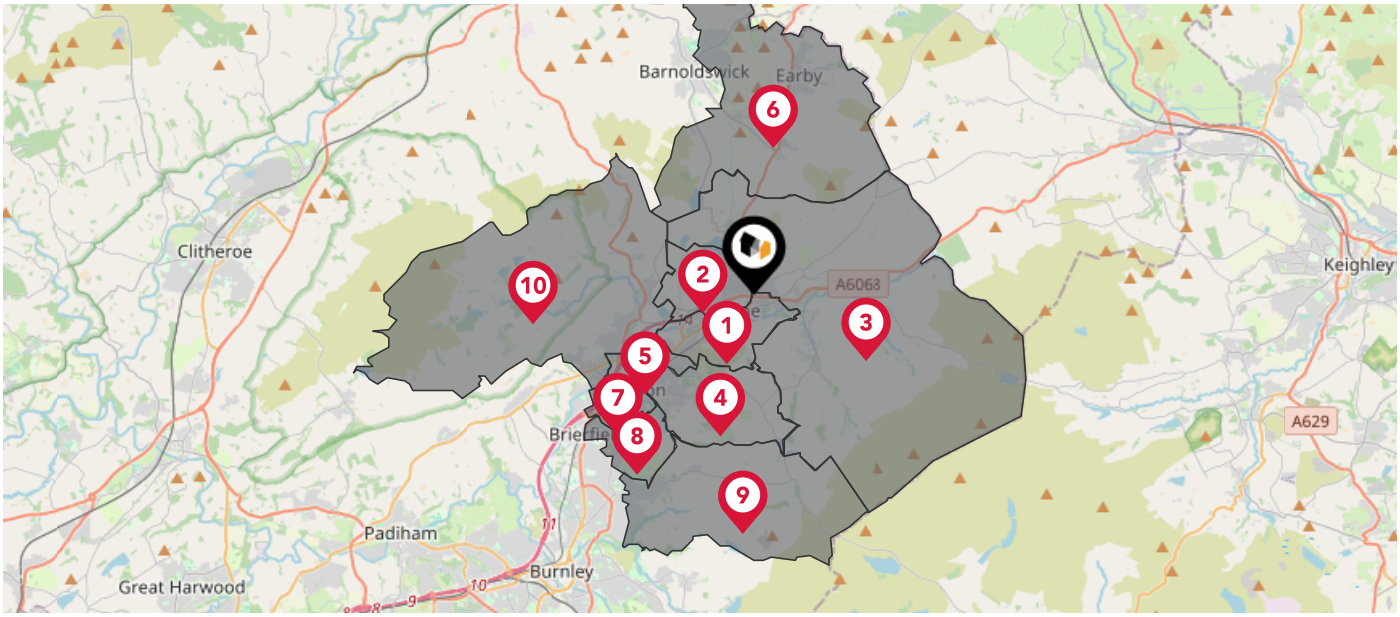
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Albert Road, Colne
2	Lidgett and Bents, Colne
3	Primet Bridge, Colne
4	Greenfield, Colne
5	Higherford
6	Wycoller
7	Barrowford
8	Southfield, Nelson
9	Whitefield, Nelson
10	Scholefield and Coldweather, Nelson

Maps
Council Wards

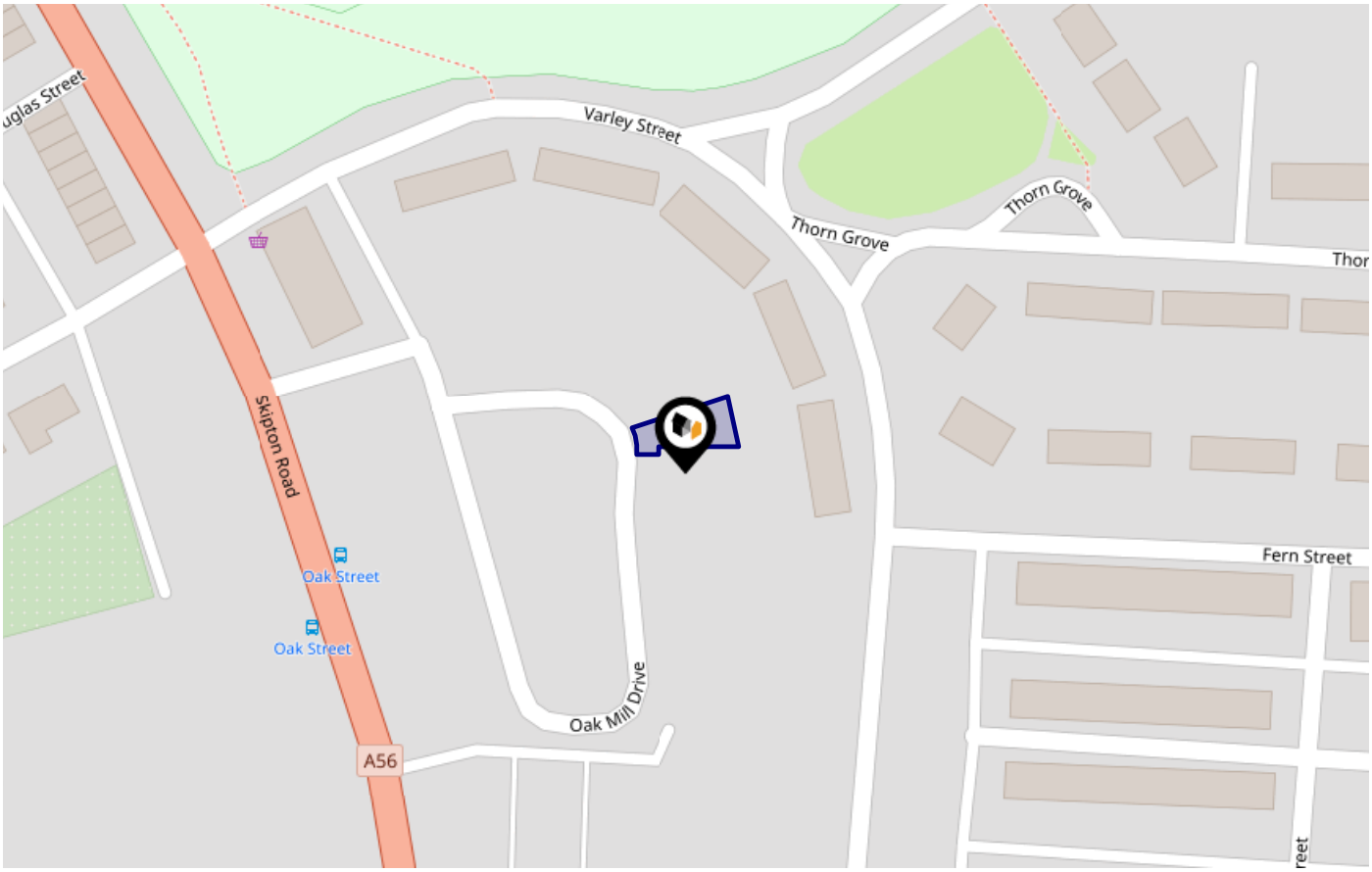
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Waterside & Horsfield Ward
2	Vivary Bridge Ward
3	Boulsworth & Foulridge Ward
4	Marsden & Southfield Ward
5	Bradley Ward
6	Earby & Coates Ward
7	Whitefield & Walverden Ward
8	Brierfield East & Clover Hill Ward
9	Briercliffe Ward
10	Barrowford & Pendleside 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.

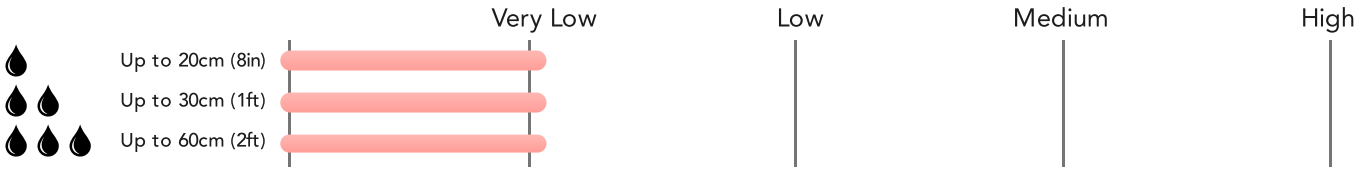


Risk Rating: Very low

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:



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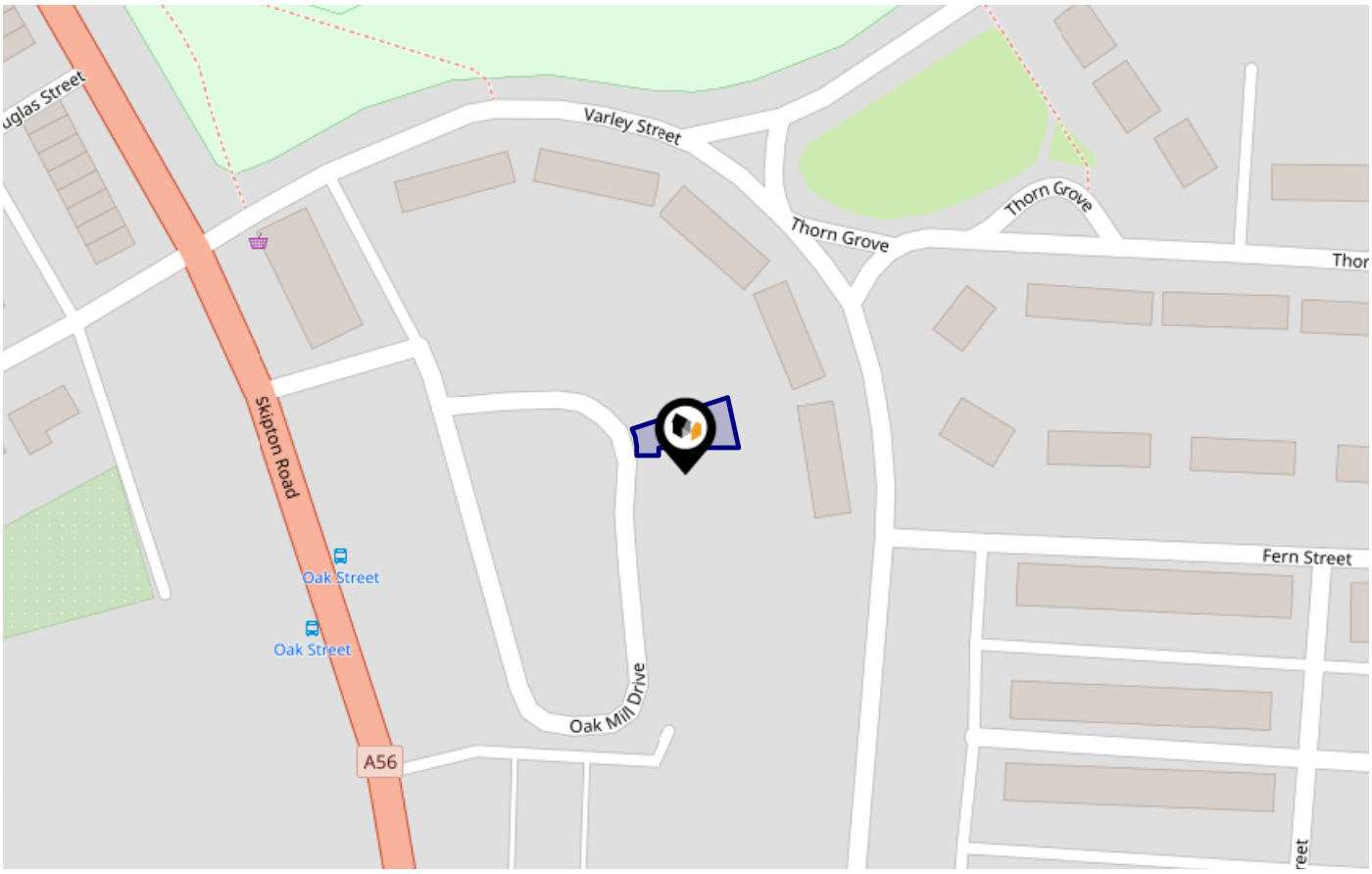
Flood Risk
Rivers & Seas - Climate Change

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.



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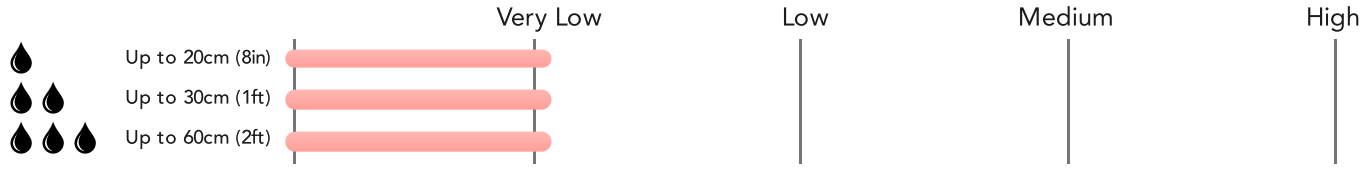

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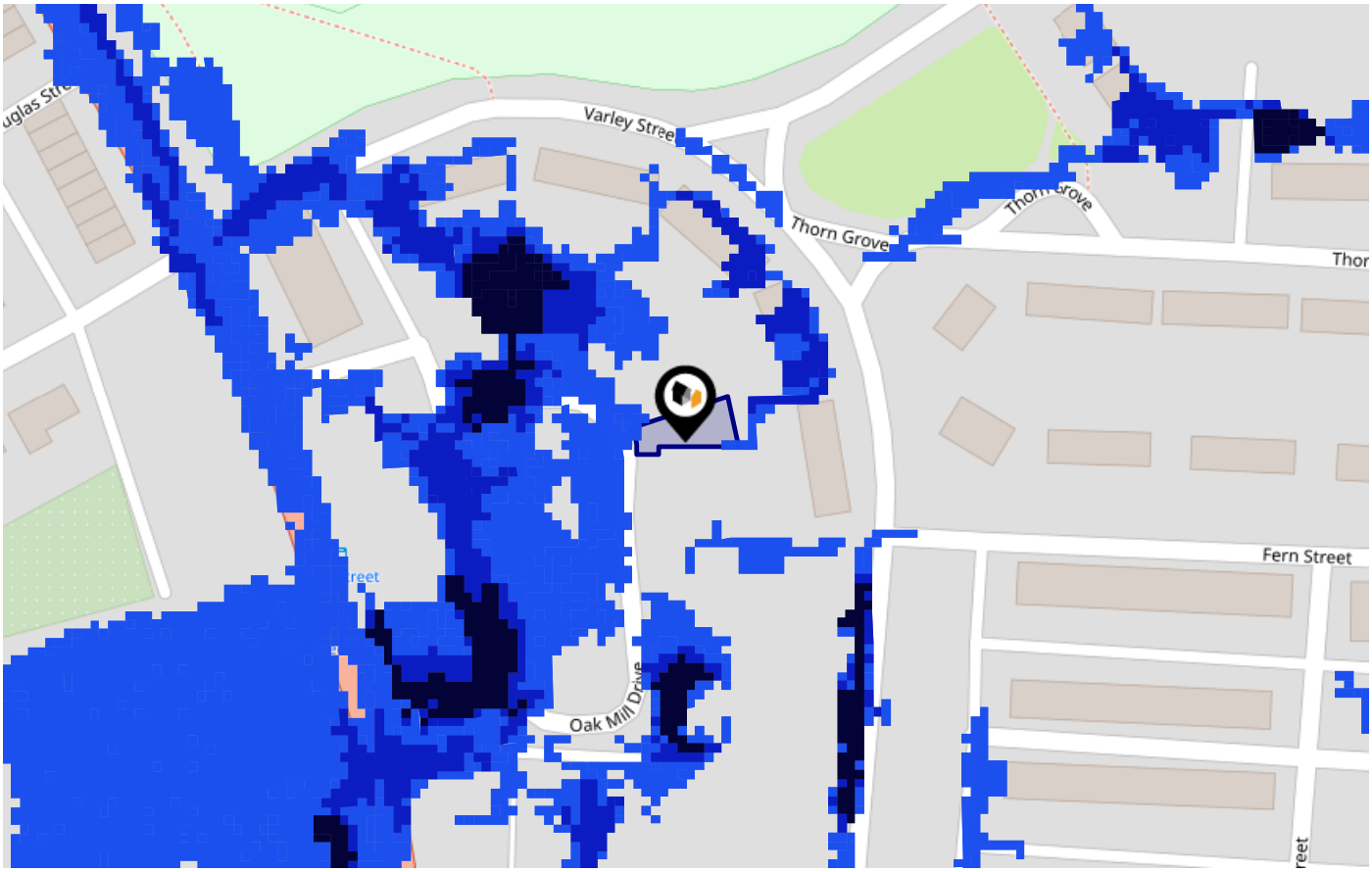
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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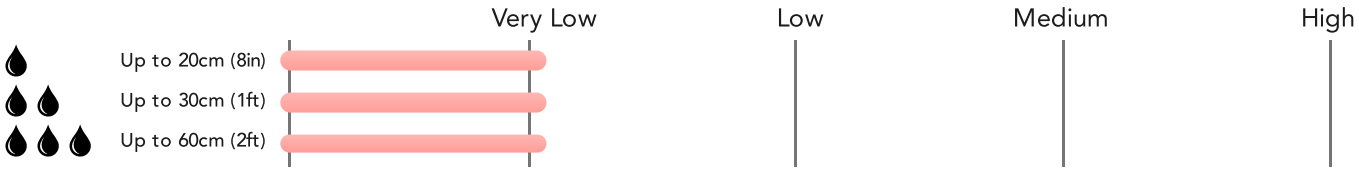

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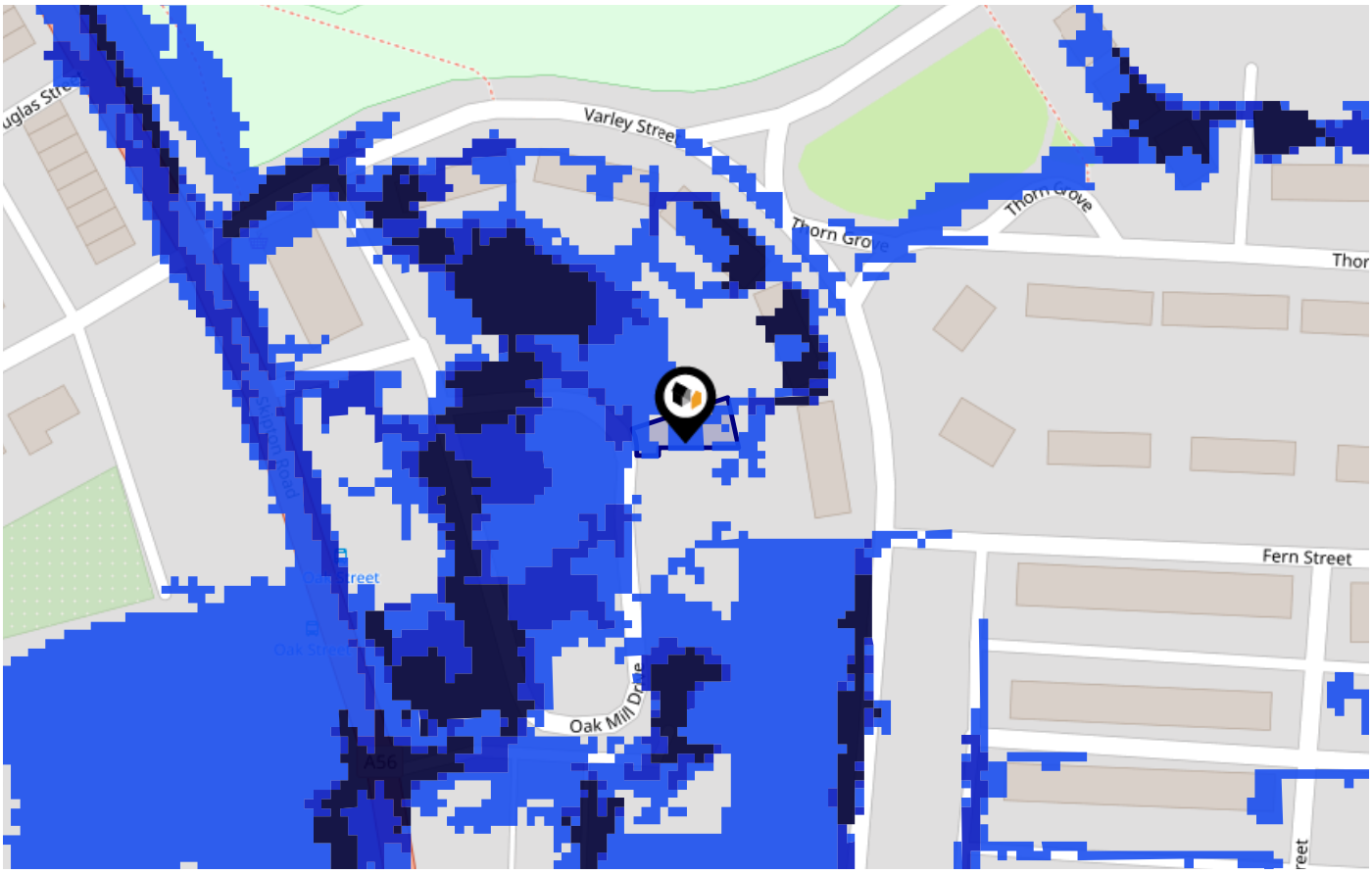
Flood Risk
Surface Water - Climate Change

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: Low

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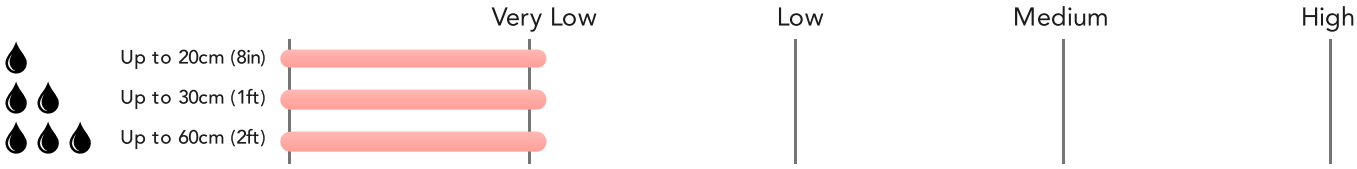

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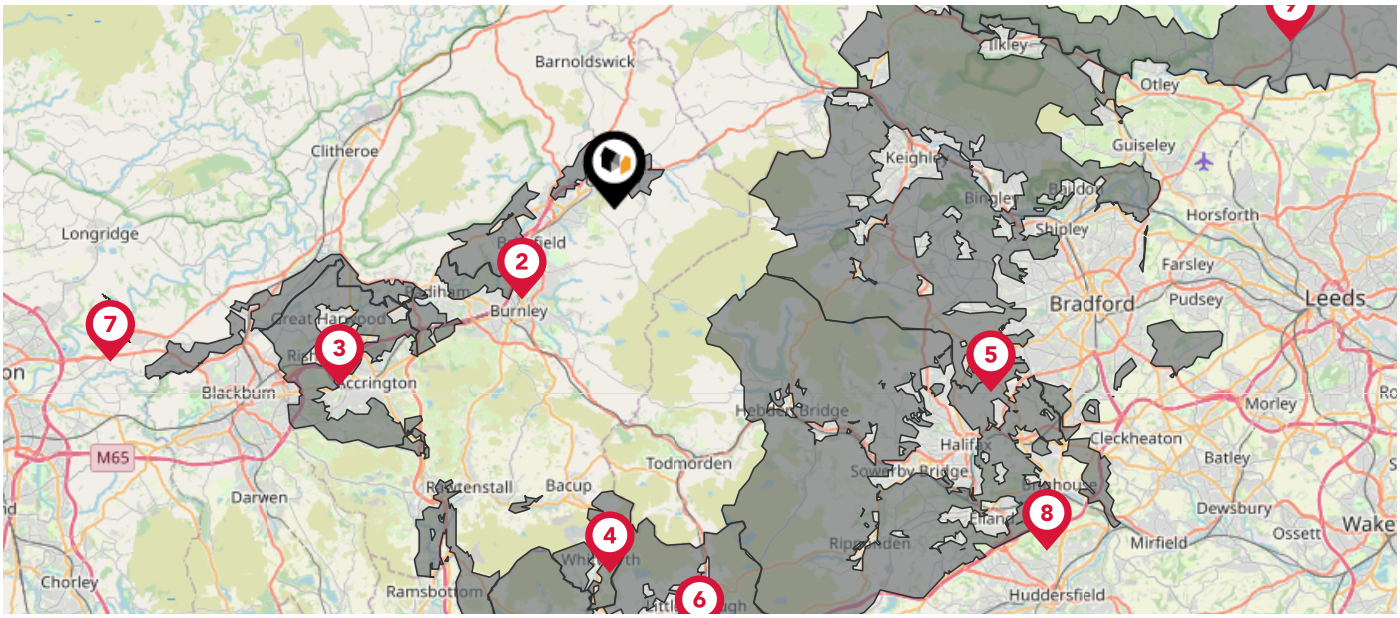
Maps
Green Belt

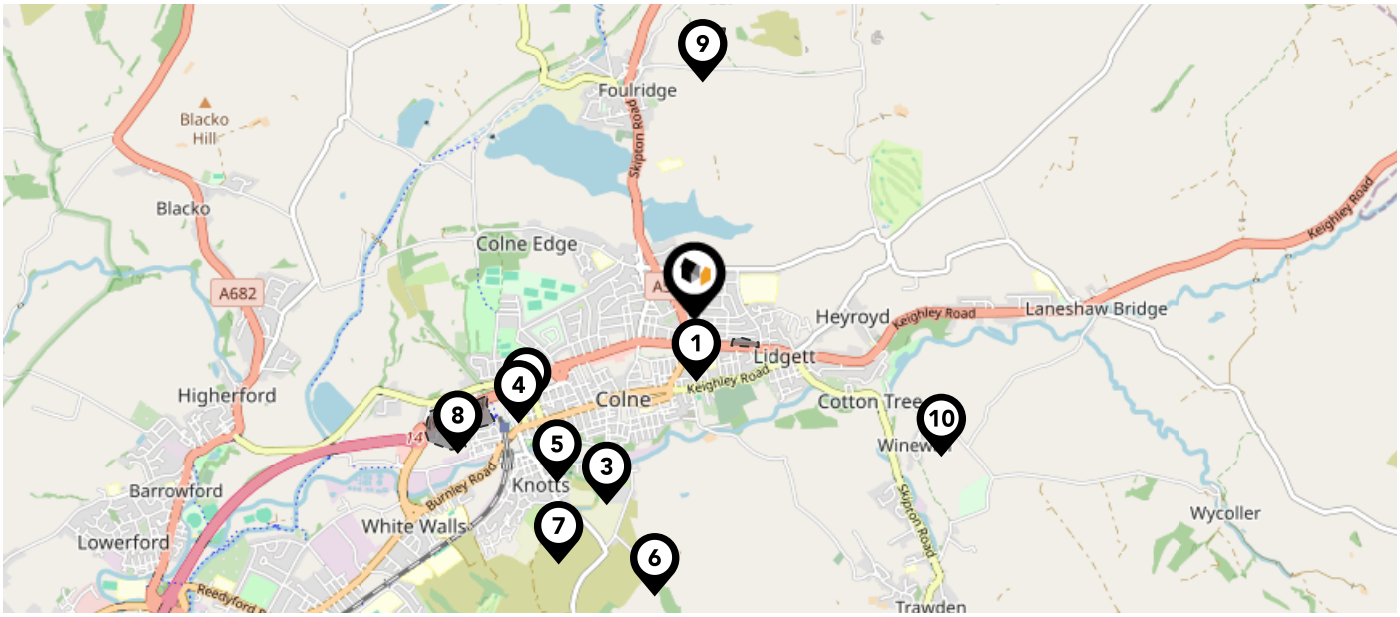
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Merseyside and Greater Manchester Green Belt - Pendle
2	Merseyside and Greater Manchester Green Belt - Burnley
3	Merseyside and Greater Manchester Green Belt - Hyndburn
4	Merseyside and Greater Manchester Green Belt - Rossendale
5	South and West Yorkshire Green Belt - Bradford
6	Merseyside and Greater Manchester Green Belt - Rochdale
7	Merseyside and Greater Manchester Green Belt - Ribble Valley
8	South and West Yorkshire Green Belt - Calderdale
9	South and West Yorkshire Green Belt - Harrogate

Maps
Landfill Sites

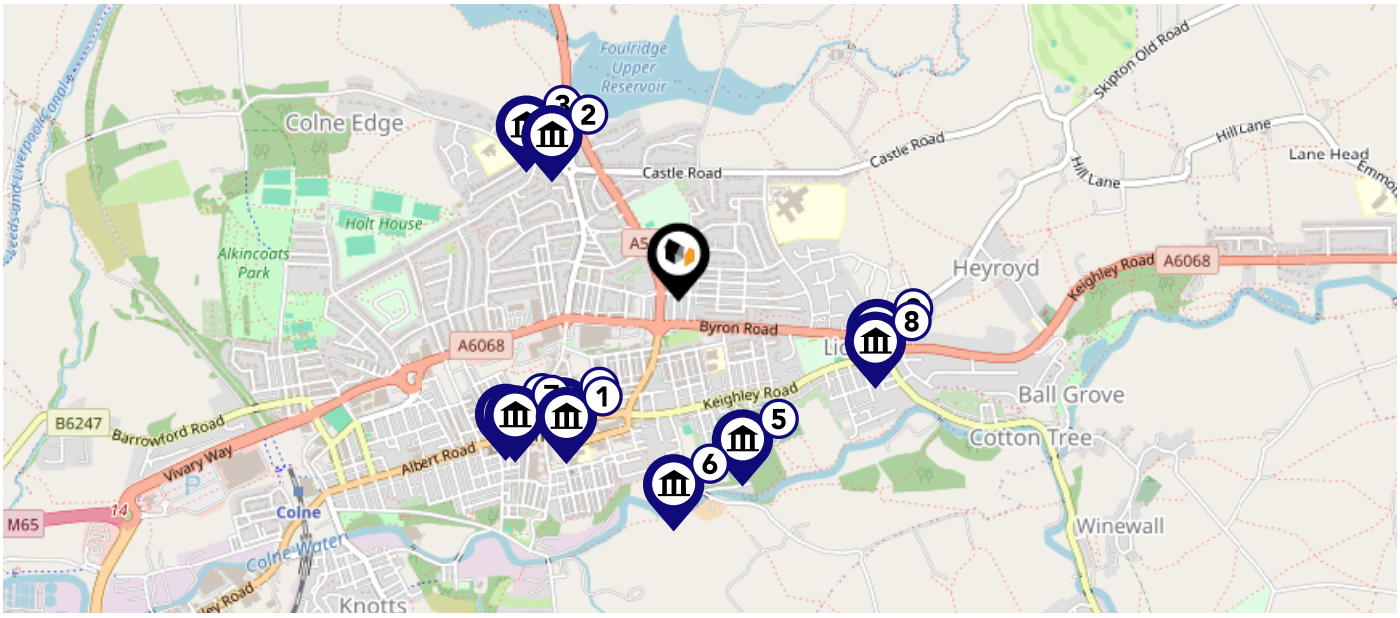
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Byron Road-Byron Road, Colne, Pendle, Lancashire	Historic Landfill
2	Barrowford Road Refuse Tip-Colne, Lancashire	Historic Landfill
3	Birchenlee Foundry-Waterside, Colne, Lancashire	Historic Landfill
4	Coal Wharf-North Valley Road, Colne, Lancashire	Historic Landfill
5	Site of Former Gas Holder-Green Lane, Colne, Lancashire	Historic Landfill
6	Coal Pit Meadow-Birchenlee Lane, Colne, Lancashire	Historic Landfill
7	Knotts Lane-Knotts Lane, Colne, Lancashire	Historic Landfill
8	Bunkers Hill, Land between M65 to North Valley Road-Bunkers Hill, Cross Street West, Colne, Pendle, Lancashire	Historic Landfill
9	Noyna Quarry-Off Noyna Road, Foulridge, Colne, Lancashire	Historic Landfill
10	Winewall Trawden-Lane Top, Winewall, Colne, Pendle, Lancashire	Historic Landfill

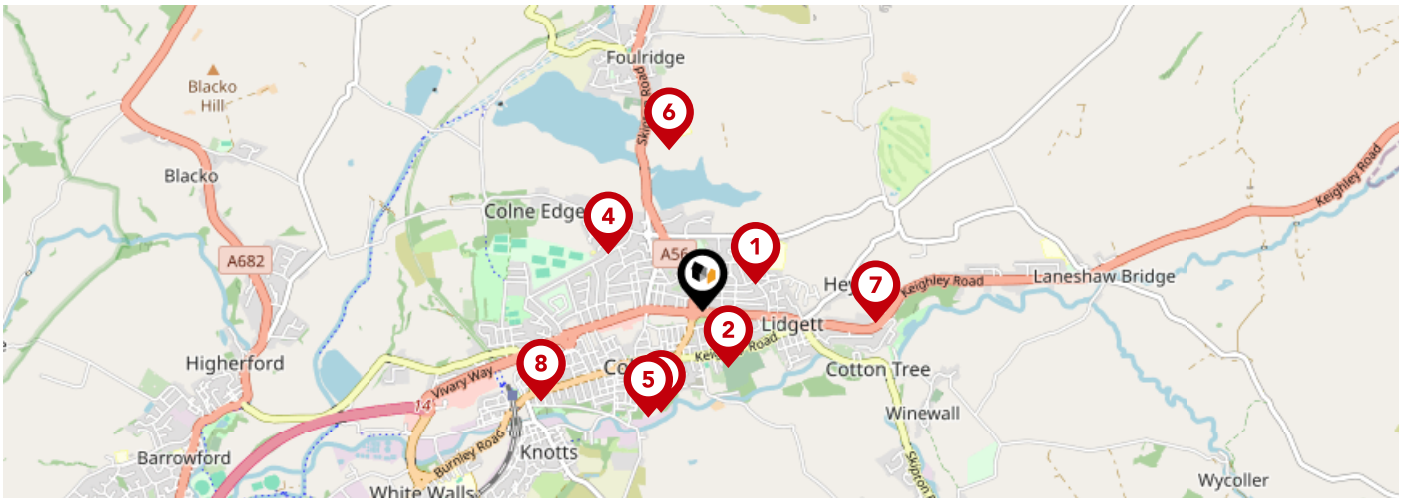
Maps
Listed Buildings

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
1 1243202 - Market Cross	Grade II	0.4 miles
2 1361716 - Langroyd Farmhouse And Attached Outbuildings	Grade II	0.4 miles
3 1073380 - Langroyd Hall	Grade II	0.4 miles
4 1073381 - Red Lion	Grade II	0.4 miles
5 1423381 - Gravestone Of Wallace Hartley	Grade II	0.4 miles
6 1273041 - 1-3, Carry Lane	Grade II	0.5 miles
7 1361694 - Sunday School Adjacent To St Bartholomew's Parish Church	Grade II	0.5 miles
8 1389470 - Former Toll House, Cottage And Stable	Grade II	0.5 miles
9 1243321 - Lidgett	Grade II	0.5 miles
10 1073414 - Church Of St Bartholomew	Grade I	0.5 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Colne Park High School** Ofsted Rating: Good | Pupils: 1055 | Distance:0.27	☐	☐	☑	☐	☐
2	**Park Primary School** Ofsted Rating: Good | Pupils: 331 | Distance:0.28	☐	☑	☐	☐	☐
3	**West Street Community Primary School** Ofsted Rating: Good | Pupils: 201 | Distance:0.48	☐	☑	☐	☐	☐
4	**Sacred Heart Roman Catholic Primary School, a Voluntary Academy** Ofsted Rating: Good | Pupils: 223 | Distance:0.48	☐	☑	☐	☐	☐
5	**Newtown Nursery School** Ofsted Rating: Good | Pupils: 80 | Distance:0.52	☑	☐	☐	☐	☐
6	**Foulridge Saint Michael and All Angels CofE Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 197 | Distance:0.72	☐	☑	☐	☐	☐
7	**Colne Christ Church Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 188 | Distance:0.76	☐	☑	☐	☐	☐
8	**Colne Lord Street School** Ofsted Rating: Good | Pupils: 355 | Distance:0.81	☐	☑	☐	☐	☐

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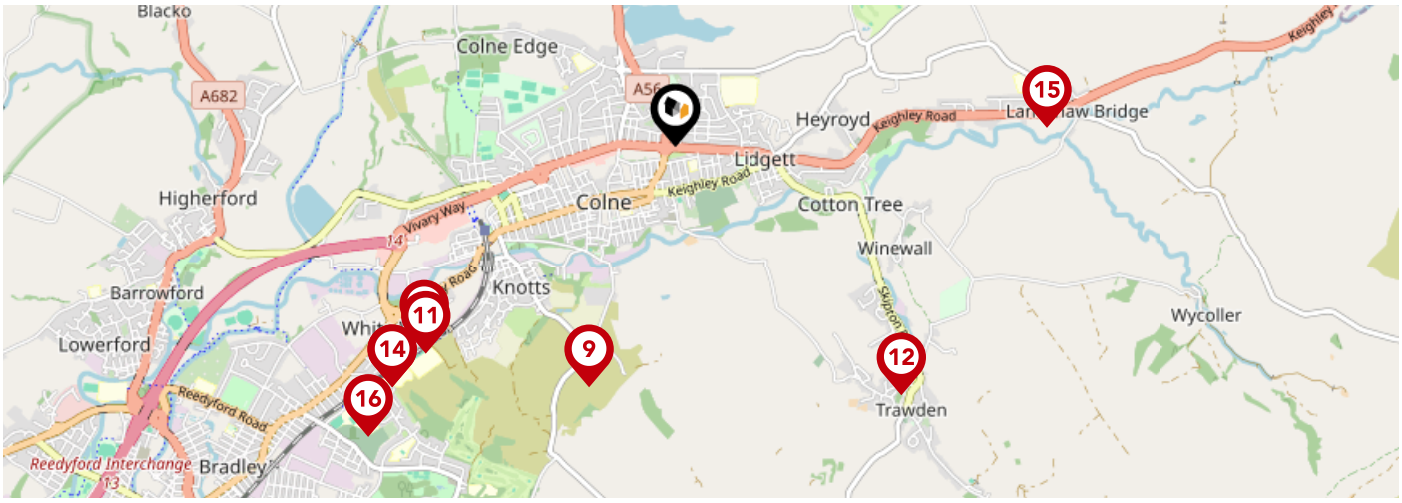
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**The Nook School** Ofsted Rating: Good | Pupils: 4 | Distance:1.12			✓		
10	**Colne Primet Primary School** Ofsted Rating: Good | Pupils: 196 | Distance:1.39		✓			
11	**Colne Primet Academy** Ofsted Rating: Requires improvement | Pupils: 864 | Distance:1.42			✓		
12	**Trawden Forest Primary School** Ofsted Rating: Good | Pupils: 207 | Distance:1.47		✓			
13	**Pendle View Primary School** Ofsted Rating: Outstanding | Pupils: 131 | Distance:1.62		✓			
14	**Ss John Fisher and Thomas More Roman Catholic High School** Ofsted Rating: Requires improvement | Pupils: 806 | Distance:1.62			✓		
15	**Laneshaw Bridge Primary** Ofsted Rating: Outstanding | Pupils: 204 | Distance:1.63		✓			
16	**Pendle Vale College** Ofsted Rating: Good | Pupils: 1055 | Distance:1.85			✓		

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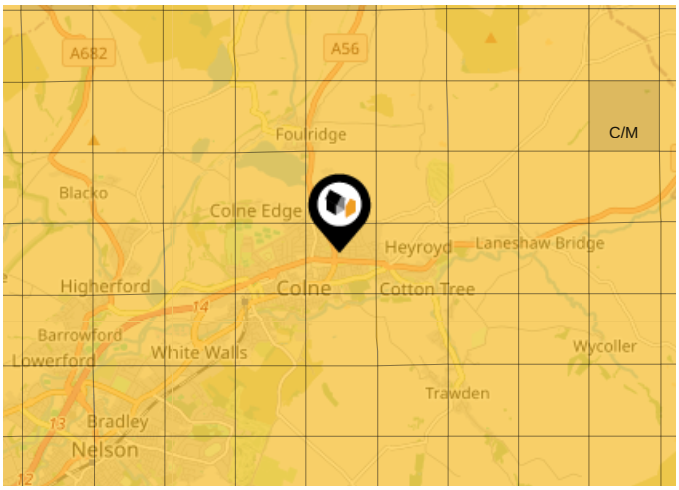
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

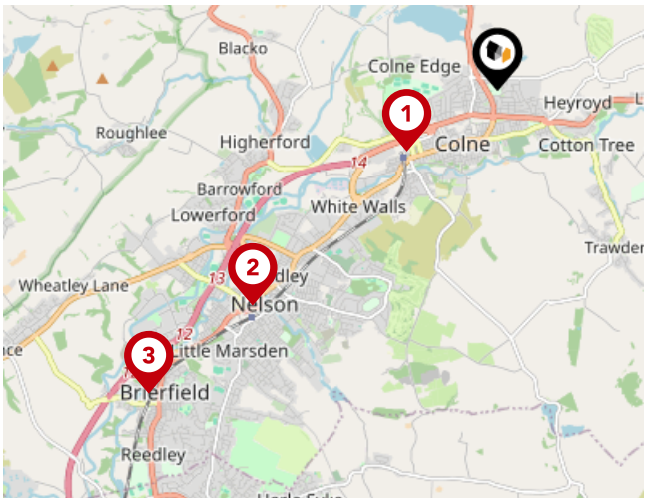
Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

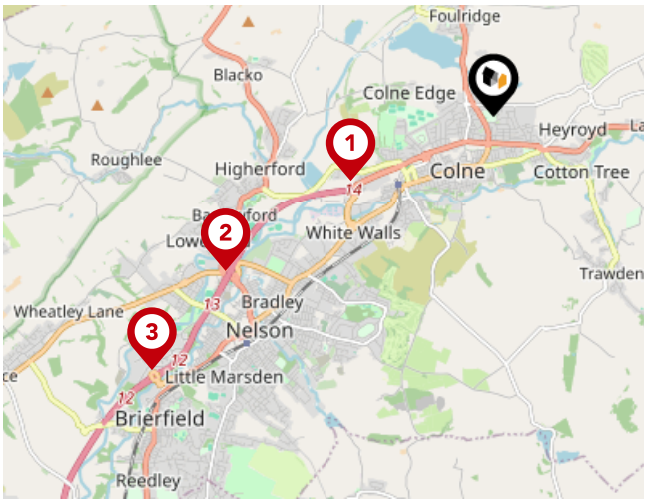
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

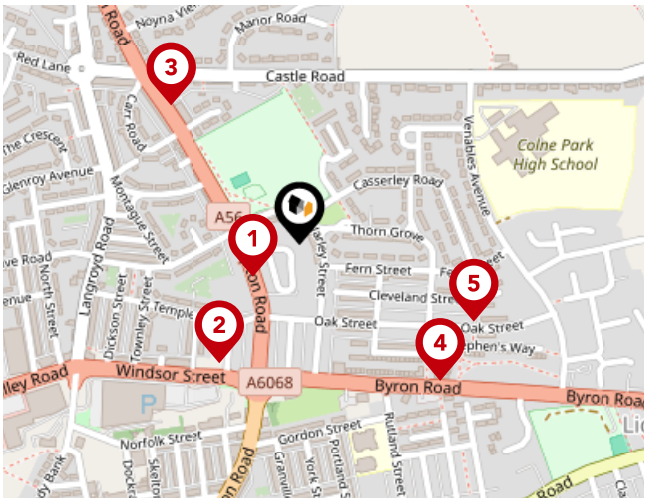
Pin	Name	Distance
1	Colne Rail Station	0.97 miles
2	Nelson Rail Station	2.84 miles
3	Brierfield Rail Station	4.04 miles



Trunk Roads/Motorways

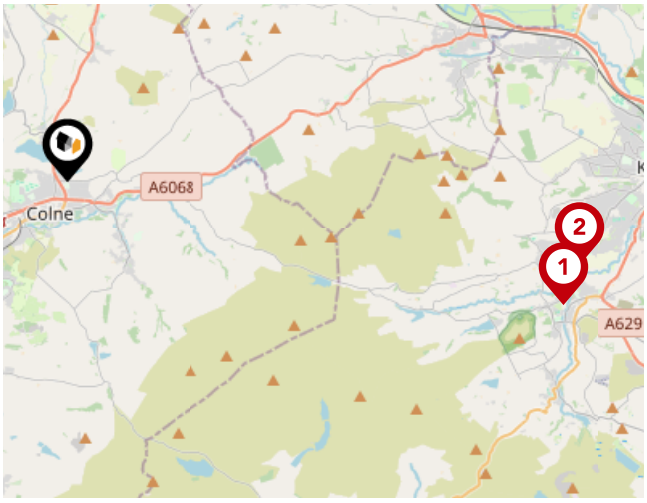
Pin	Name	Distance
1	M65 J14	1.37 miles
2	M65 J13	2.7 miles
3	M65 J12	3.71 miles
4	M65 J11	5.69 miles
5	M65 J10	6.55 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oak Street	0.06 miles
2	New Bath Street	0.16 miles
3	Noyna Street	0.21 miles
4	Byron Road Community Centre	0.21 miles
5	Vincent Street	0.21 miles



Local Connections

Pin	Name	Distance
1	Haworth (Keighley & Worth Valley Railway)	8.94 miles
2	Oakworth (Keighley & Worth Valley Railway)	9.08 miles

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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.

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Pendle Hill Properties
Testimonials

Pendle Hill Properties
estate and letting agents

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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Know any property instantly

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Pendle Hill Properties
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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail