

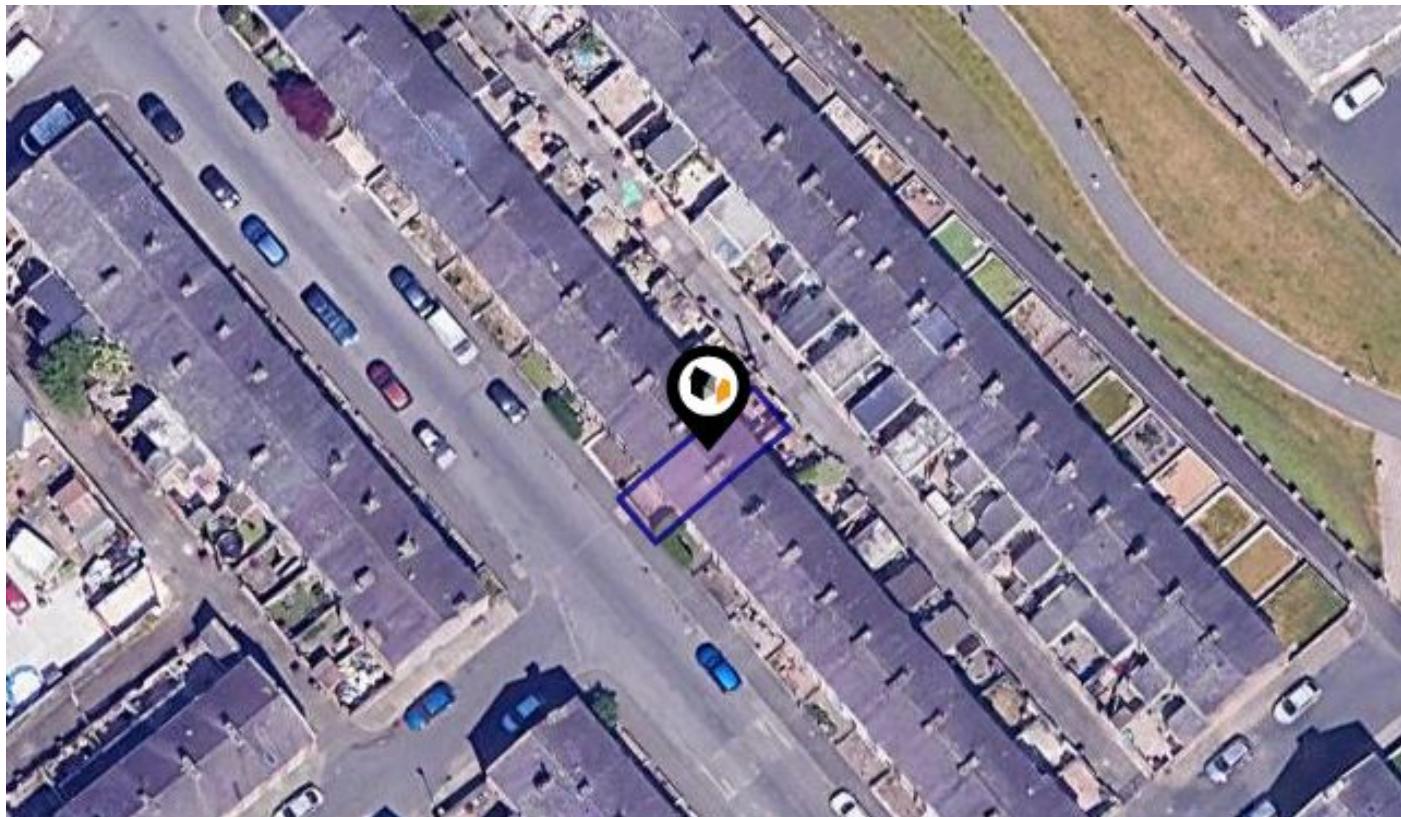


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27th January 2026



STOCKBRIDGE ROAD, PADIHAM, BURNLEY, BB12

Pendle Hill Properties

154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk



Property Overview



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	16/11/1885
Floor Area:	705 ft ² / 65 m ²	End Date:	25/04/2841
Plot Area:	0.02 acres	Lease Term:	999 years from 25 April 1842
Year Built :	Before 1900	Term Remaining:	815 years
Council Tax :	Band A		
Annual Estimate:	£1,637		
Title Number:	LA589765		

Local Area

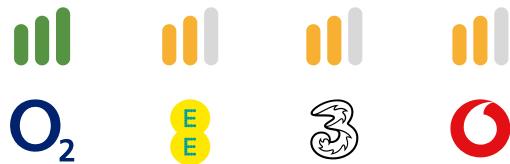
Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16
mb/s **65**
mb/s **2000**
mb/s



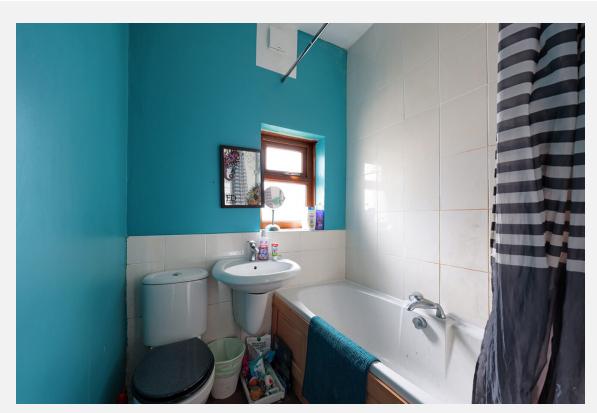
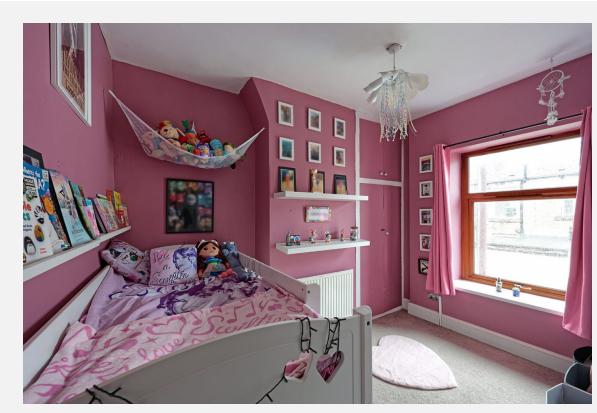
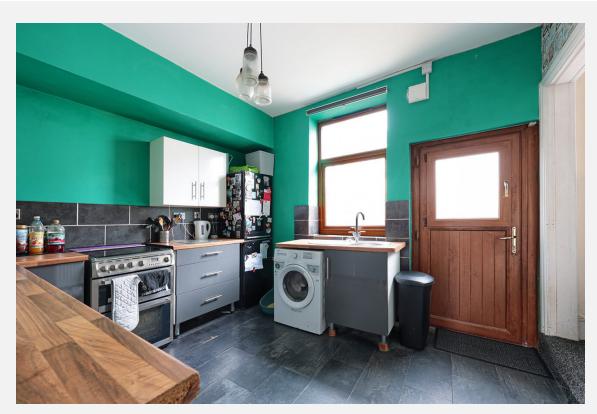
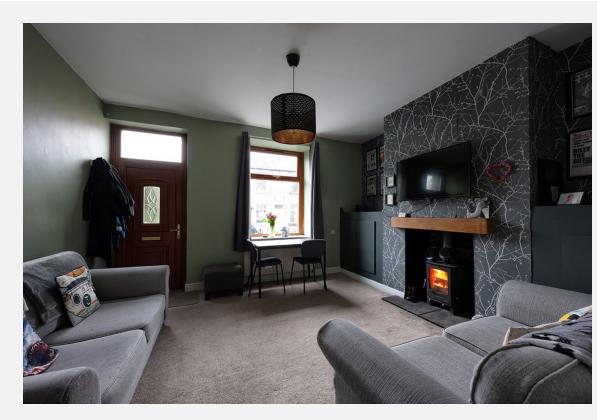
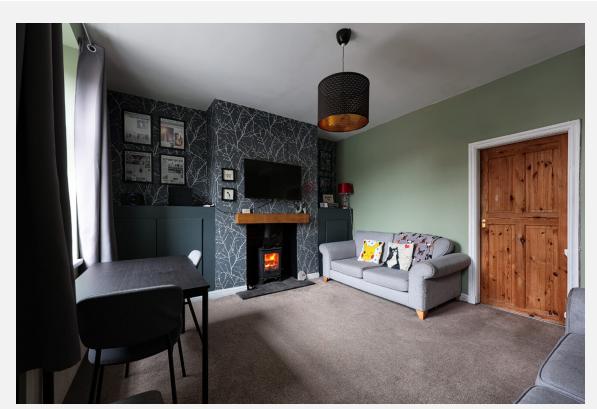
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



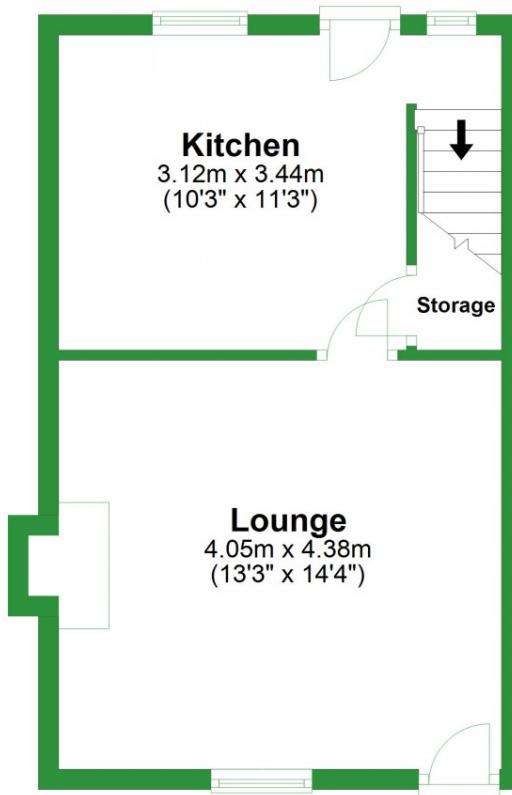
Gallery Photos



STOCKBRIDGE ROAD, PADIHAM, BURNLEY, BB12

Ground Floor

Approx. 31.8 sq. metres (342.7 sq. feet)

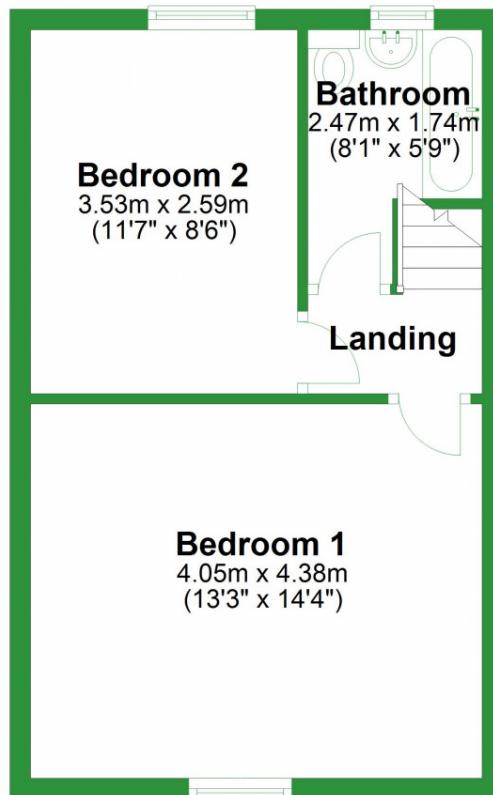


Total area: approx. 65.5 sq. metres (705.0 sq. feet)

STOCKBRIDGE ROAD, PADIHAM, BURNLEY, BB12

First Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



Property EPC - Certificate

Stockbridge Road, Padiham, BB12

Energy rating

D

Valid until 12.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

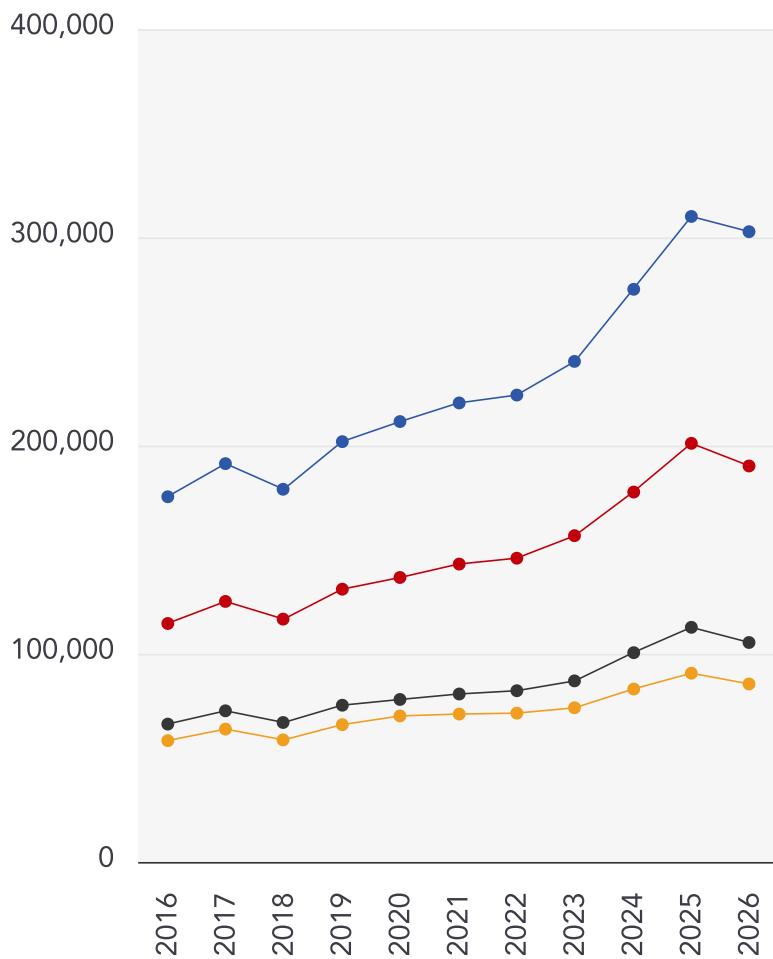
Property EPC - Additional Data

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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 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%

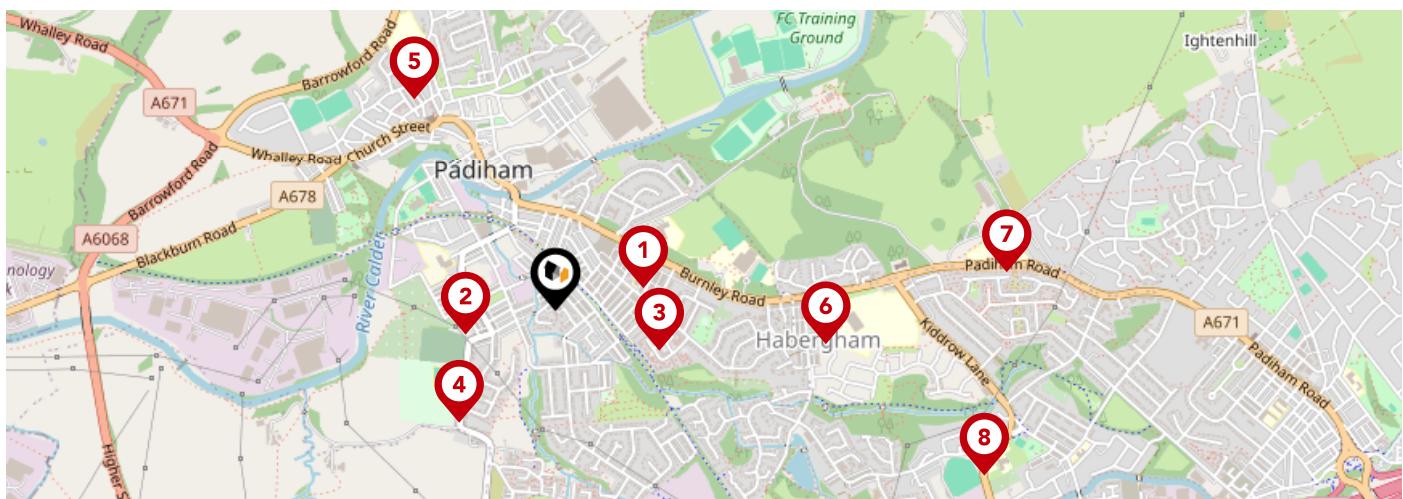
Terraced

+59.19%

Flat

+46.72%

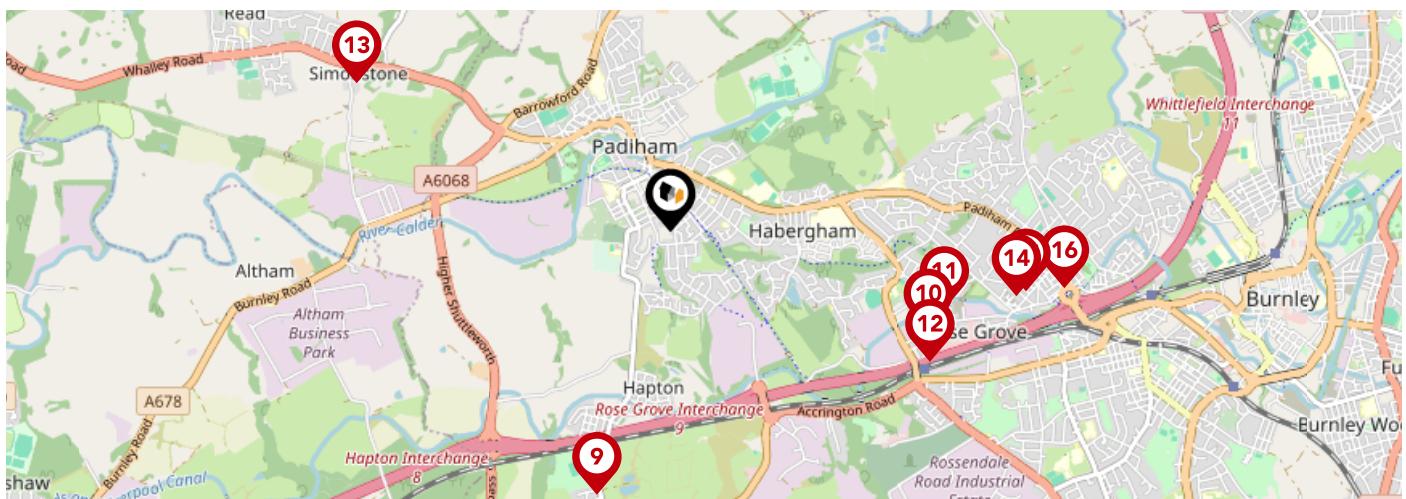
Area Schools



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Padiham Primary School	Good	289	0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Padiham Green Church of England Primary School	Requires improvement	197	0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Whitegate Nursery School	Outstanding	118	0.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John the Baptist Roman Catholic Primary School, Padiham	Good	226	0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Padiham St Leonard's Voluntary Aided Church of England Primary School	Good	328	0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Burnley High School	Good	607	0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's Park Hill School	Not Rated	128	0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Burnley Lowerhouse Junior School	Requires improvement	204	1.01	<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: 1.2



St Augustine of Canterbury RC Primary School, A Voluntary Academy

Ofsted Rating: Good | Pupils: 208 | Distance: 1.21



Rosegrove Nursery School

Ofsted Rating: Outstanding | Pupils: 91 | Distance: 1.24



Rosegrove Infant School

Ofsted Rating: Good | Pupils: 156 | Distance: 1.27



Simonstone St Peter's Church of England Primary School

Ofsted Rating: Good | Pupils: 133 | Distance: 1.52



Ightenhill Nursery School

Ofsted Rating: Outstanding | Pupils: 94 | Distance: 1.54



Burnley Ightenhill Primary School

Ofsted Rating: Good | Pupils: 336 | Distance: 1.58

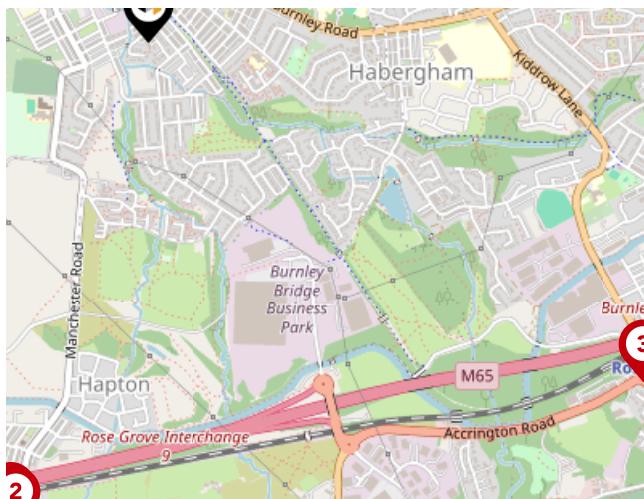


Whittlefield Primary School

Ofsted Rating: Good | Pupils: 225 | Distance: 1.74

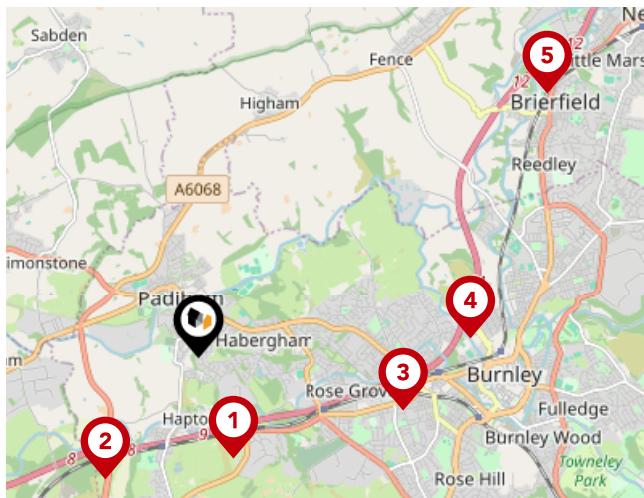


Area Transport (National)



National Rail Stations

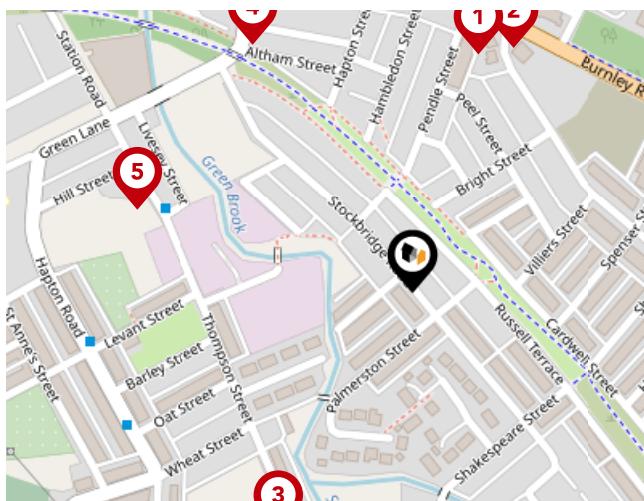
Pin	Name	Distance
1	Hapton Rail Station	1.1 miles
2	Hapton Rail Station	1.11 miles
3	Rose Grove Rail Station	1.31 miles



Trunk Roads/Motorways

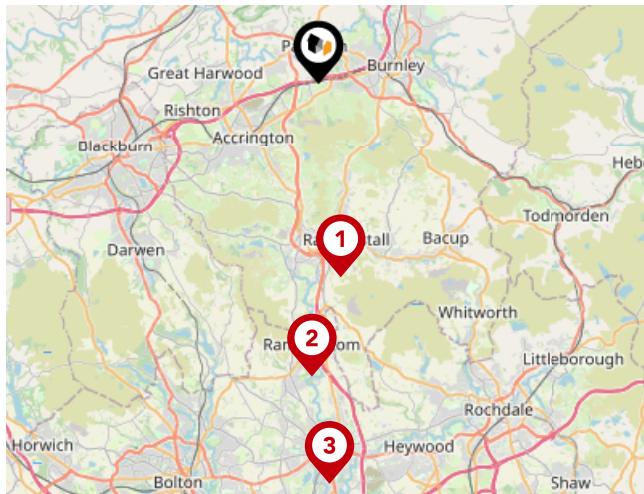
Pin	Name	Distance
1	M65 J9	0.94 miles
2	M65 J8	1.35 miles
3	M65 J10	1.85 miles
4	M65 J11	2.38 miles
5	M65 J12	3.83 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Victoria Road	0.14 miles
2	Victoria Road	0.15 miles
3	Thompson Street	0.15 miles
4	St James Place	0.16 miles
5	Hill Street	0.16 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.85 miles
2	Ramsbottom (East Lancashire Railway)	10.32 miles
3	Bury Bolton Street (East Lancashire Railway)	14.07 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.

Pendle Hill Properties

Testimonials



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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