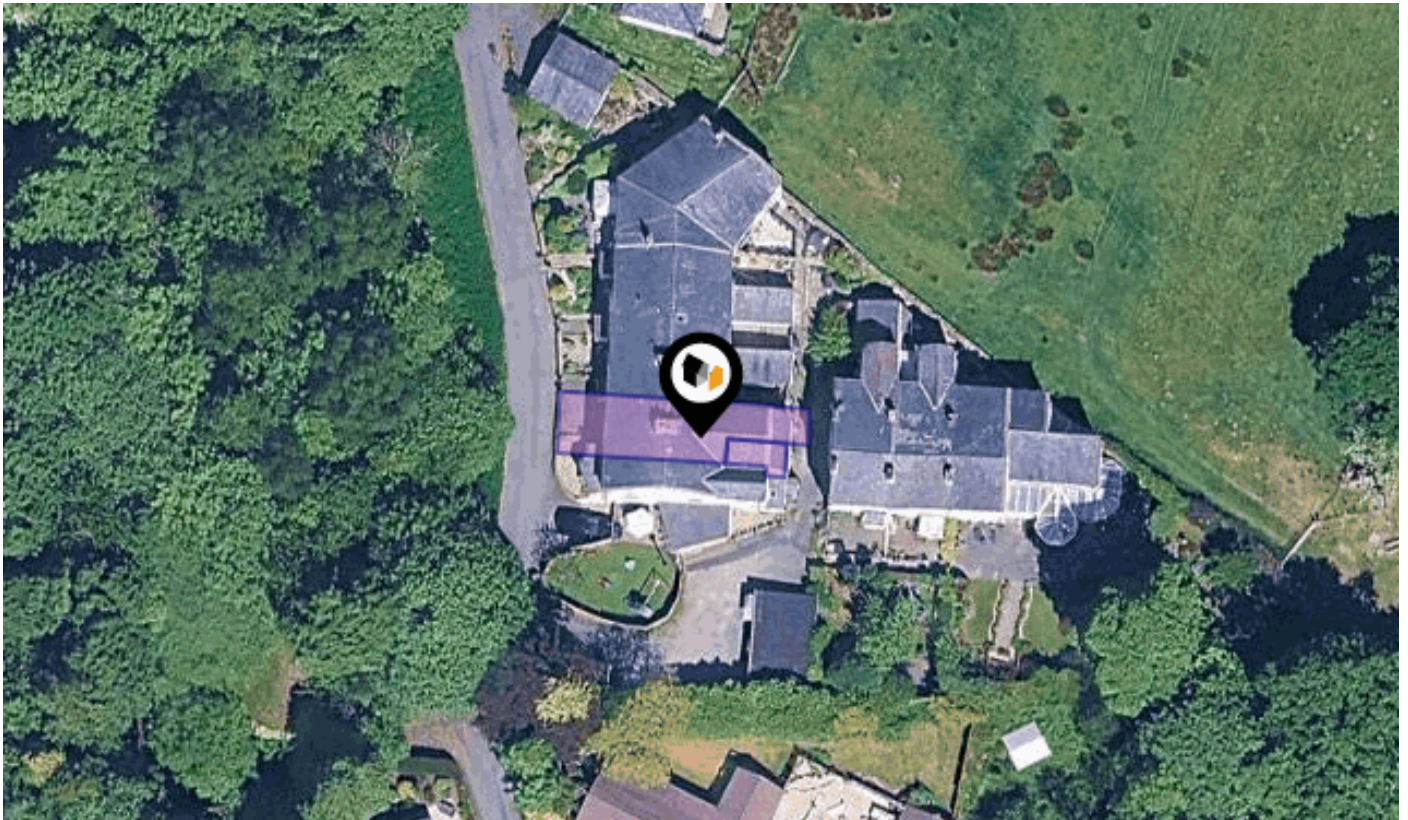




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 16th April 2026



CLOUGH LANE, SIMONSTONE, BURNLEY, BB12

Pendle Hill Properties

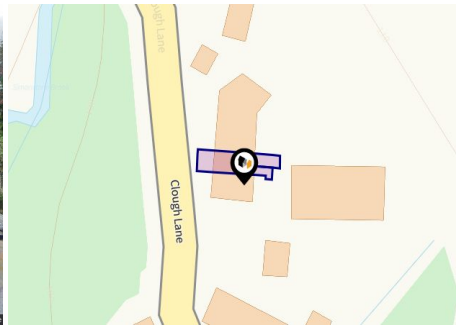
154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk







Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,121		
Title Number:	LA840199		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25 mb/s	1800 mb/s
	

Mobile Coverage: (based on calls indoors)

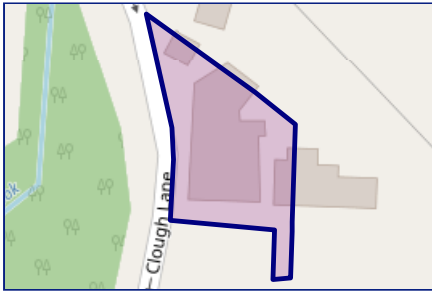


Satellite/Fibre TV Availability:



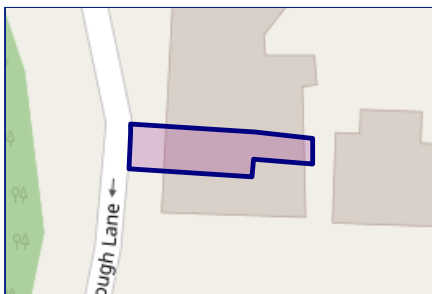
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



LA461750

Leasehold Title Plan



LA453977

Start Date: 11/05/1881
End Date: 12/05/2880
Lease Term: 999 years from 12 May 1881
Term: 854 years
Remaining:

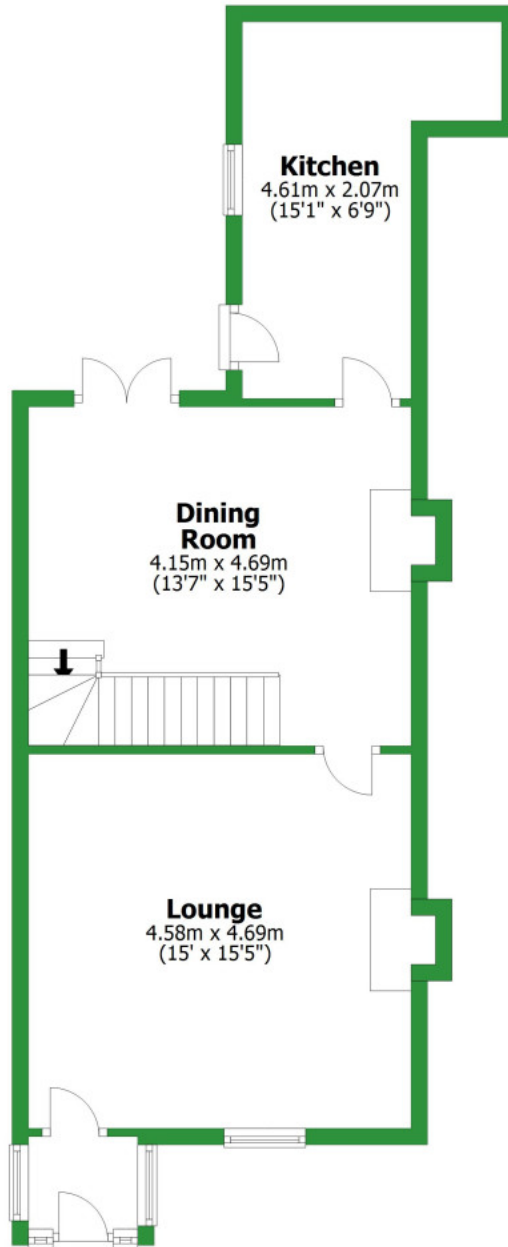
Start Date: 11/05/1881
End Date: 12/05/2880
Lease Term: 999 years from 12 May 1881
Term: 854 years
Remaining:



CLOUGH LANE, SIMONSTONE, BURNLEY, BB12

Ground Floor

Approx. 54.2 sq. metres (582.9 sq. feet)

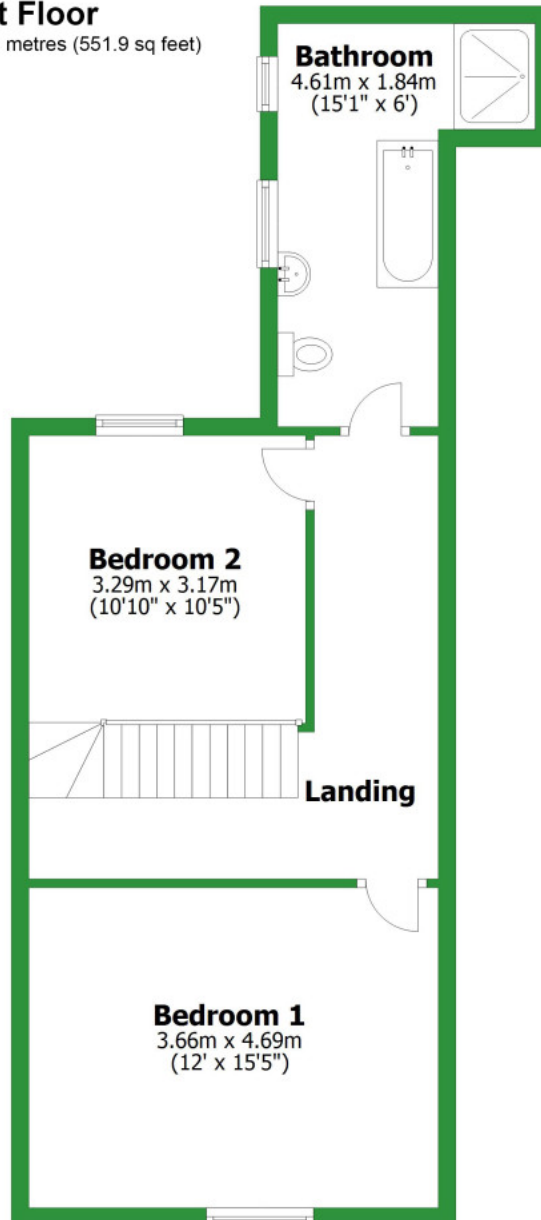


Total area: approx. 105.4 sq. metres (1134.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

CLOUGH LANE, SIMONSTONE, BURNLEY, BB12

First Floor
Approx 51.3 sq. metres (551.9 sq feet)



Clough Lane, Simonstone, BB12

Energy rating

D

Valid until 20.07.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

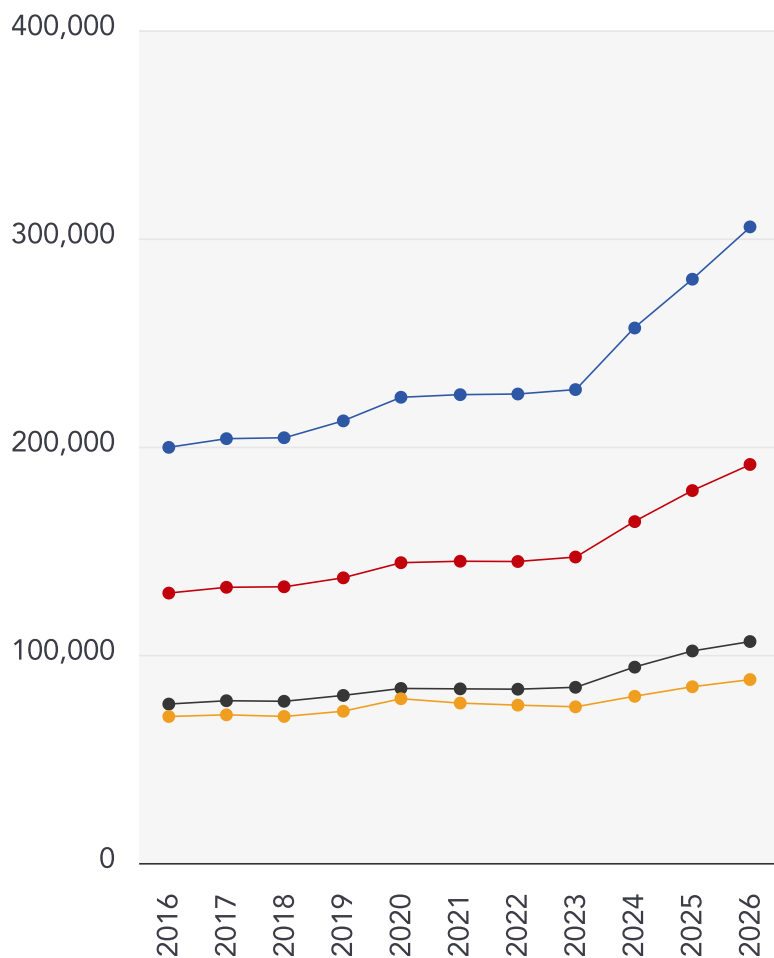
Additional EPC Data

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 installed before 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 9% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	108 m ²

Market

House Price Statistics

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



Detached

+53.05%

Semi-Detached

+47.66%

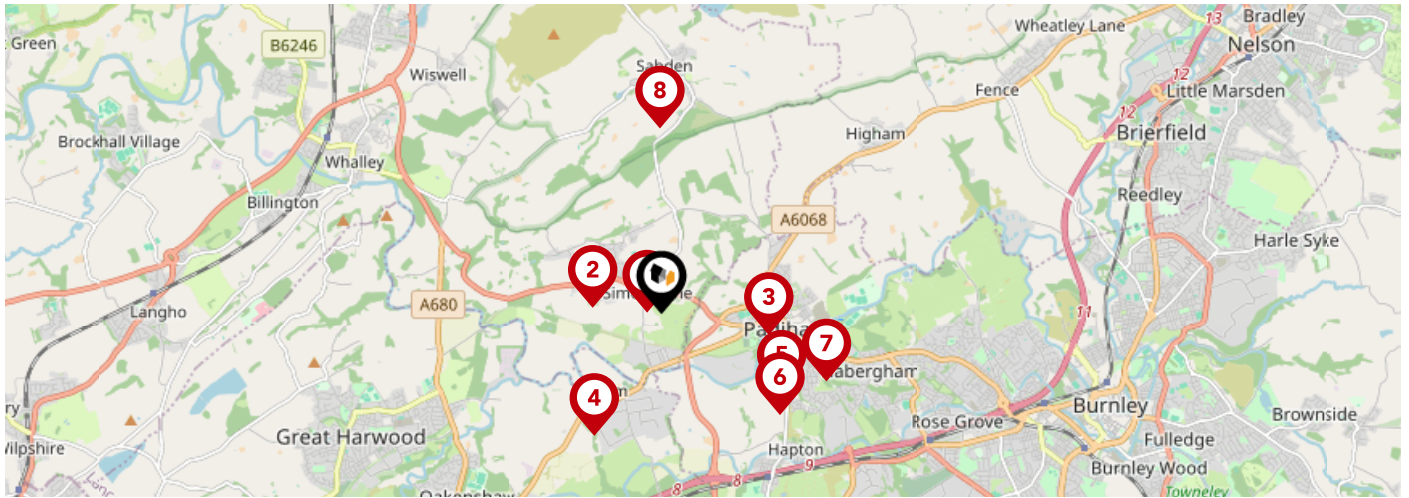
Terraced









+39.35%

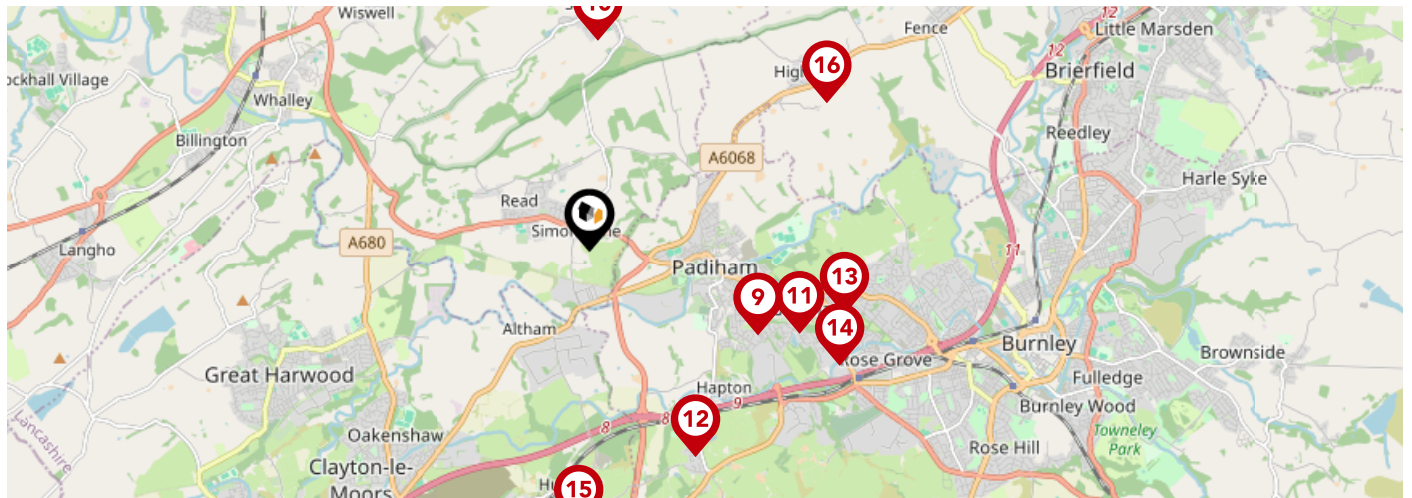
Flat

+25.24%

Area Schools



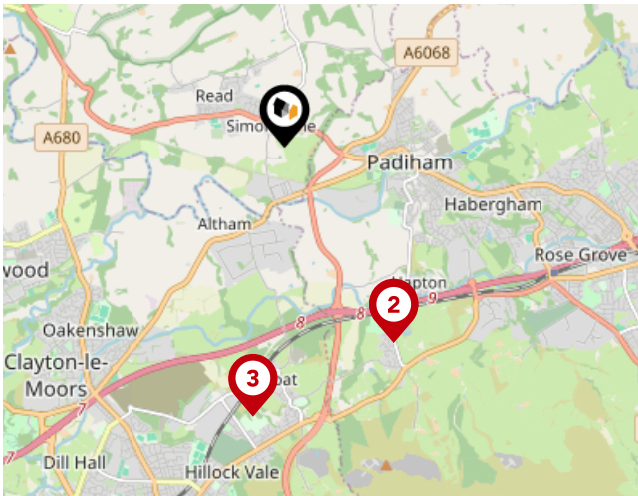
		Nursery	Primary	Secondary	College	Private
	Simonstone St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 133 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Read St John's CofE Primary School Ofsted Rating: Good Pupils: 194 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:0.95	<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:1.22	<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:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good Pupils: 226 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good Pupils: 62 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:1.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sabden Primary School Ofsted Rating: Good Pupils: 91 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burnley High School Ofsted Rating: Good Pupils: 607 Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hapton Church of England/Methodist Primary School Ofsted Rating: Good Pupils: 124 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Joseph's Park Hill School Ofsted Rating: Not Rated Pupils: 128 Distance:2.3	<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:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accrington Huncoat Primary School Ofsted Rating: Good Pupils: 205 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Higham St John's Church of England Primary School Ofsted Rating: Good Pupils: 127 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

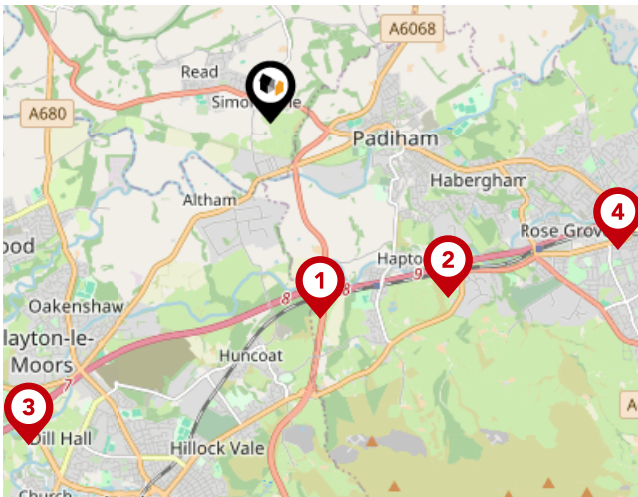
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	1.94 miles
2	Hapton Rail Station	1.95 miles
3	Huncoat Rail Station	2.37 miles

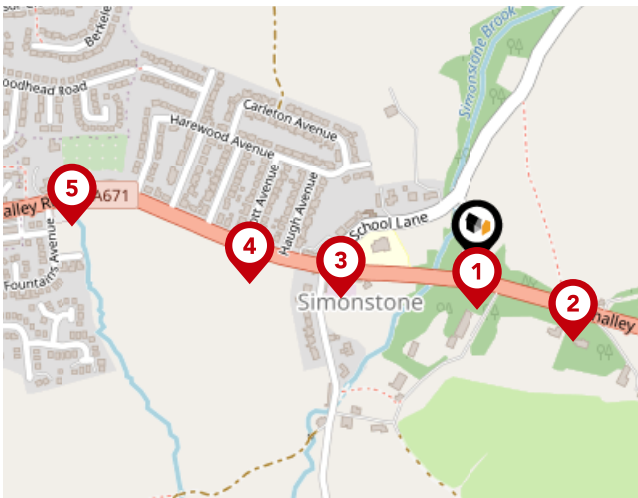


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	1.77 miles
2	M65 J9	2.17 miles
3	M65 J7	3.53 miles
4	M65 J10	3.23 miles
5	M65 J11	3.65 miles

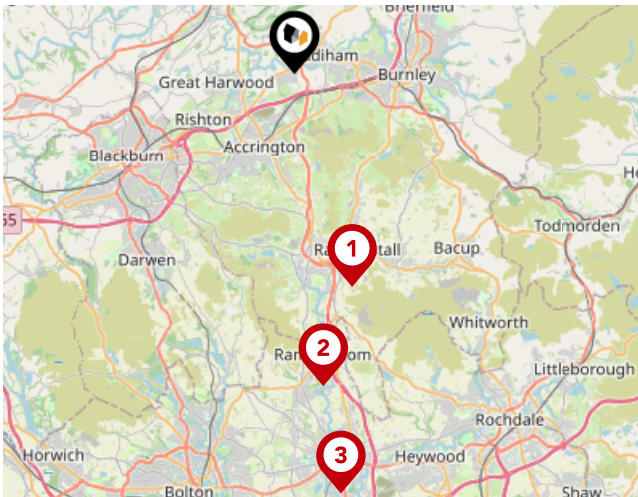
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clough Lane	0.05 miles
2	Clough Lane	0.14 miles
3	School Lane	0.15 miles
4	Haugh Avenue	0.25 miles
5	Stork Hotel	0.44 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	7.71 miles
2	Ramsbottom (East Lancashire Railway)	11 miles
3	Bury Bolton Street (East Lancashire Railway)	14.79 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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/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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