

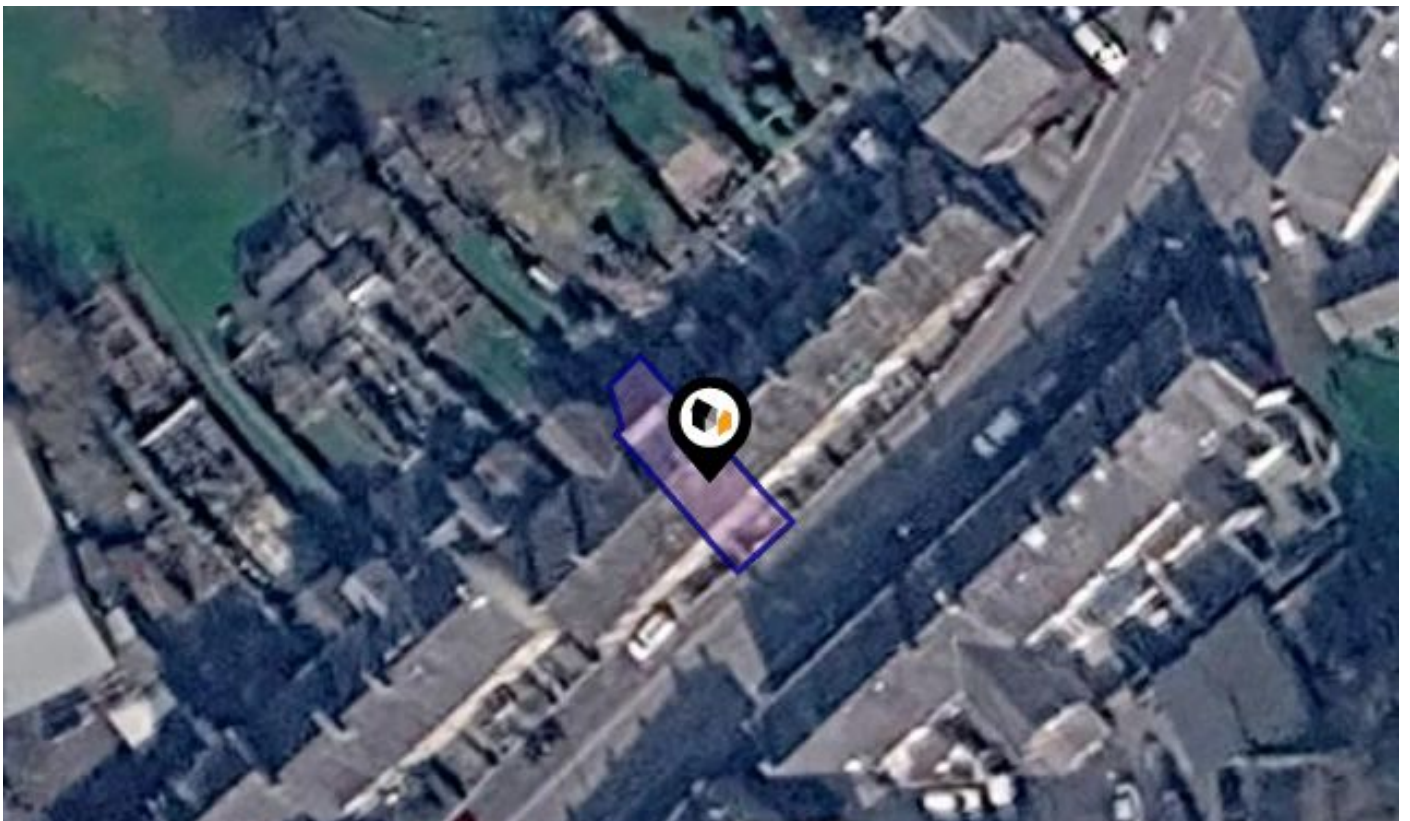


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th July 2026



WHALLEY ROAD, SABDEN, CLITHEROE, BB7

Pendle Hill Properties

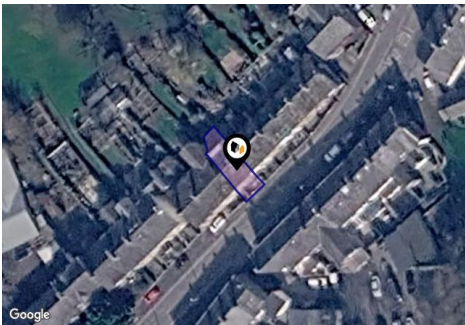
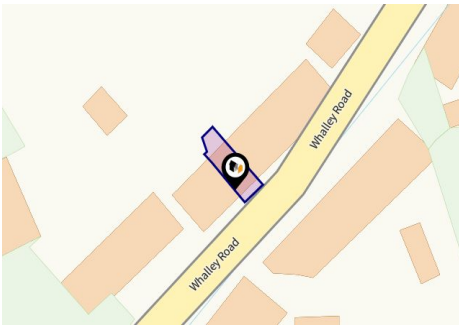
154 Whalley Road Read BB12 7PN

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www.pendlehillproperties.co.uk





Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	984 ft ² / 91 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,856		
Title Number:	LA750089		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	Sabden	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	High	4	80	1800
• Surface Water	High	mb/s	mb/s	mb/s

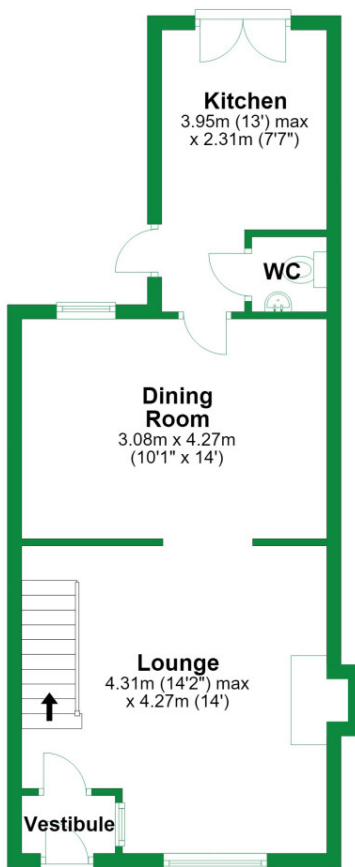
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



WHALLEY ROAD, SABDEN, CLITHEROE, BB7

Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)

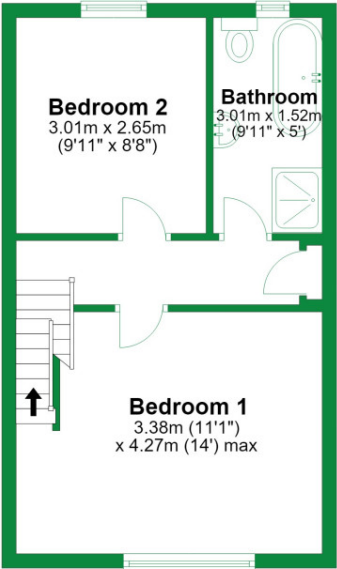


Total area: approx. 91.5 sq. metres (984.9 sq. feet)

WHALLEY ROAD, SABDEN, CLITHEROE, BB7

First Floor

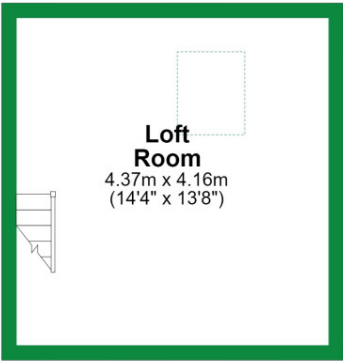
Approx. 32.0 sq. metres (344.3 sq. feet)

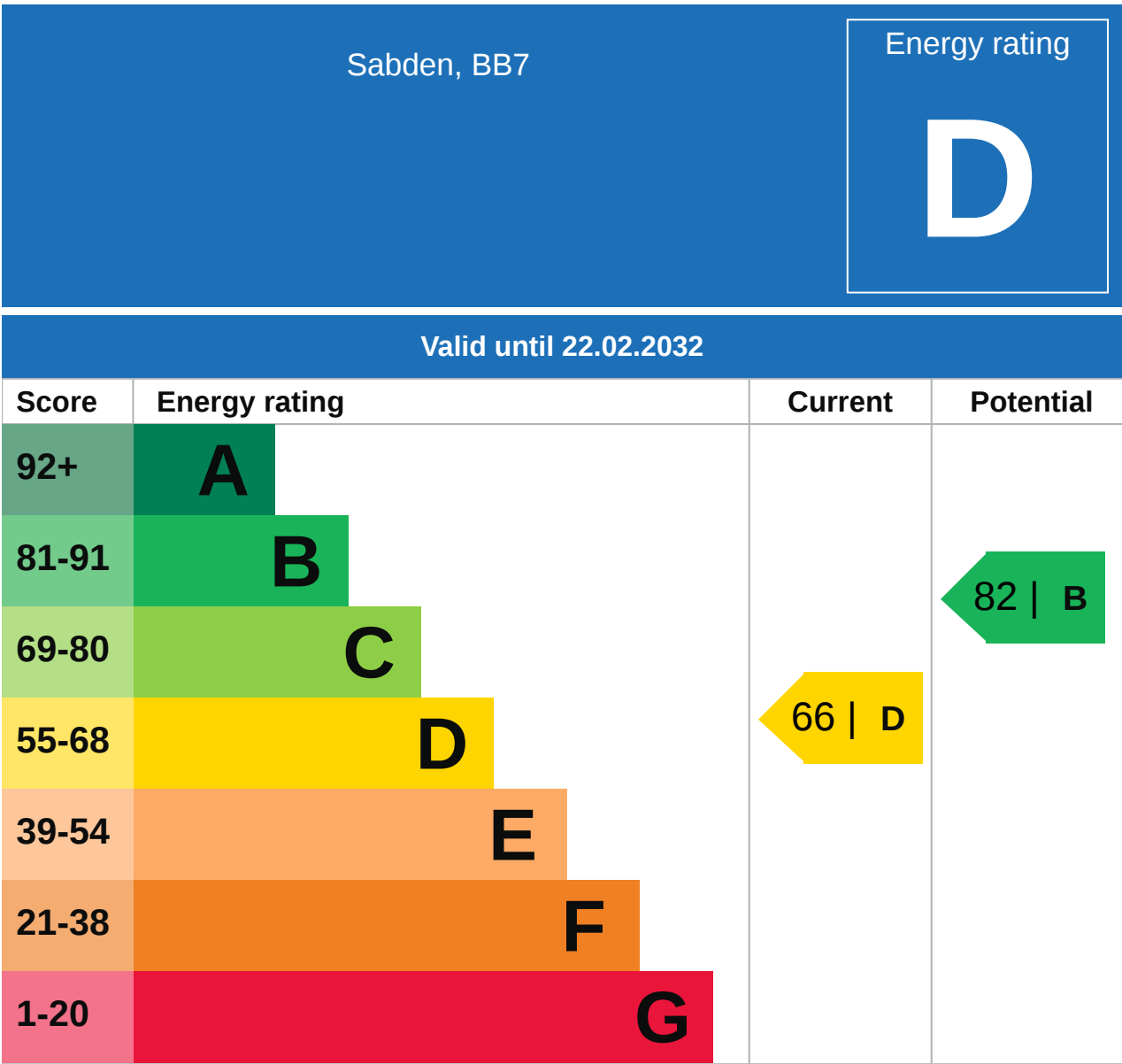


WHALLEY ROAD, SABDEN, CLITHEROE, BB7

Second Floor

Approx. 18.2 sq. metres (195.7 sq. feet)





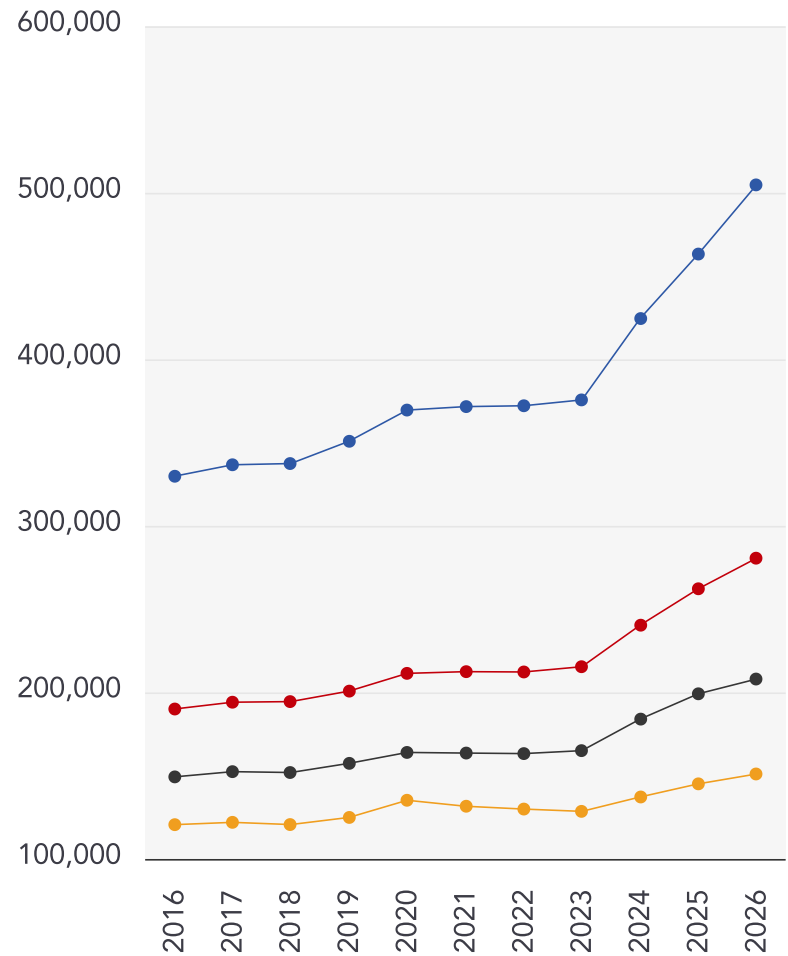
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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 82% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	95 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB7



Detached

+53.05%

Semi-Detached

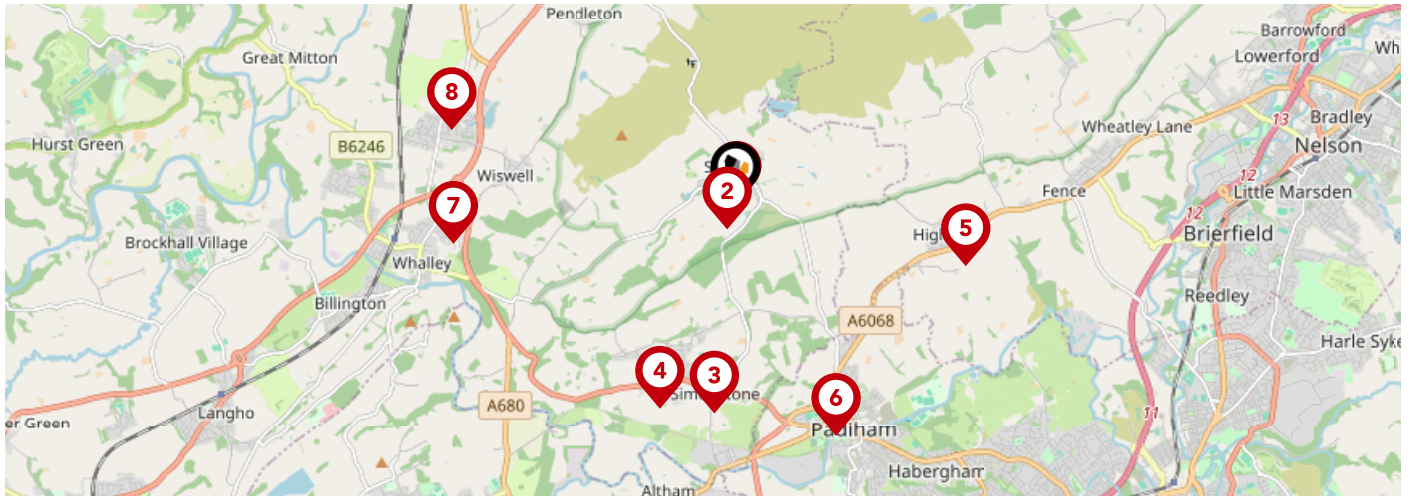
+47.66%

Terraced

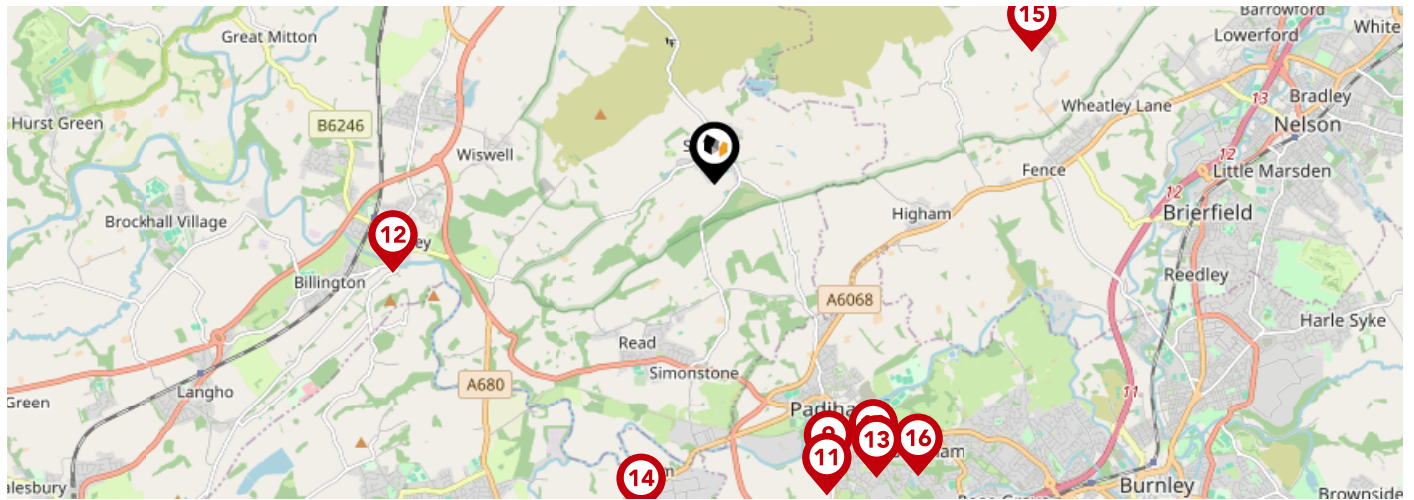
+39.35%

Flat

+25.24%



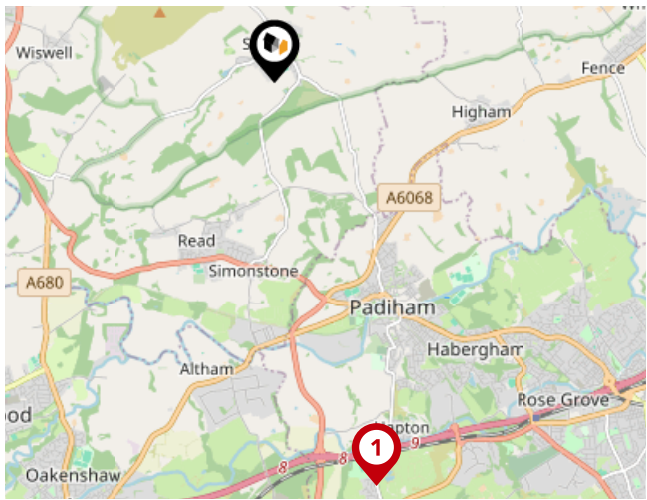
		Nursery	Primary	Secondary	College	Private
1	Sabden Primary School Ofsted Rating: Good Pupils: 91 Distance:0.02	☐	☒	☐	☐	☐
2	St Mary's Roman Catholic Primary School, Sabden Ofsted Rating: Good Pupils: 62 Distance:0.21	☐	☒	☐	☐	☐
3	Simonstone St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 133 Distance:1.83	☐	☒	☐	☐	☐
4	Read St John's CofE Primary School Ofsted Rating: Good Pupils: 194 Distance:1.9	☐	☒	☐	☐	☐
5	Higham St John's Church of England Primary School Ofsted Rating: Good Pupils: 127 Distance:2.09	☐	☒	☐	☐	☐
6	Padiham St Leonard's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 328 Distance:2.2	☐	☒	☐	☐	☐
7	Oakhill School Ofsted Rating: Not Rated Pupils: 321 Distance:2.48	☐	☐	☒	☐	☐
8	Barrow URC Primary School Ofsted Rating: Outstanding Pupils: 181 Distance:2.56	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Padiham Green Church of England Primary School Ofsted Rating: Requires improvement Pupils: 197 Distance:2.72	☐	☒	☐	☐	☐
10	Padiham Primary School Ofsted Rating: Good Pupils: 289 Distance:2.79	☐	☒	☐	☐	☐
11	St John the Baptist Roman Catholic Primary School, Padiham Ofsted Rating: Good Pupils: 226 Distance:2.89	☐	☒	☐	☐	☐
12	Whalley Church of England Primary School Ofsted Rating: Good Pupils: 314 Distance:2.92	☐	☒	☐	☐	☐
13	Whitegate Nursery School Ofsted Rating: Outstanding Pupils: 118 Distance:2.93	☒	☐	☐	☐	☐
14	Altham St James Church of England Primary School Ofsted Rating: Good Pupils: 79 Distance:2.97	☐	☒	☐	☐	☐
15	Newchurch-In-Pendle St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 55 Distance:3.02	☐	☒	☐	☐	☐
16	Burnley High School Ofsted Rating: Good Pupils: 607 Distance:3.11	☐	☐	☒	☐	☐

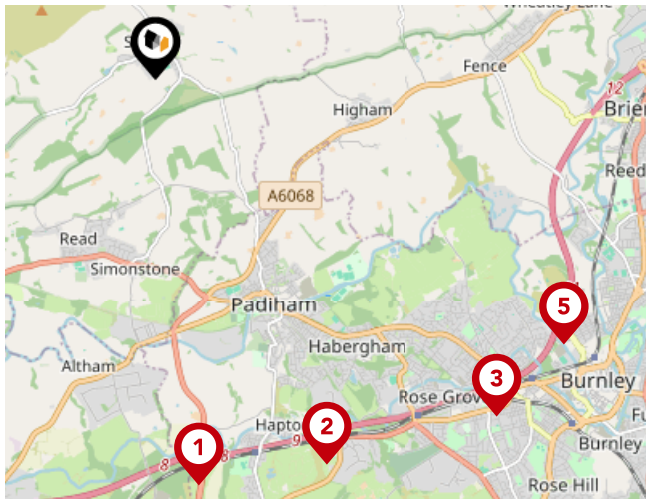
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hapton Rail Station	3.64 miles
2	Clitheroe Rail Station	3.63 miles
3	Whalley Rail Station	3.06 miles

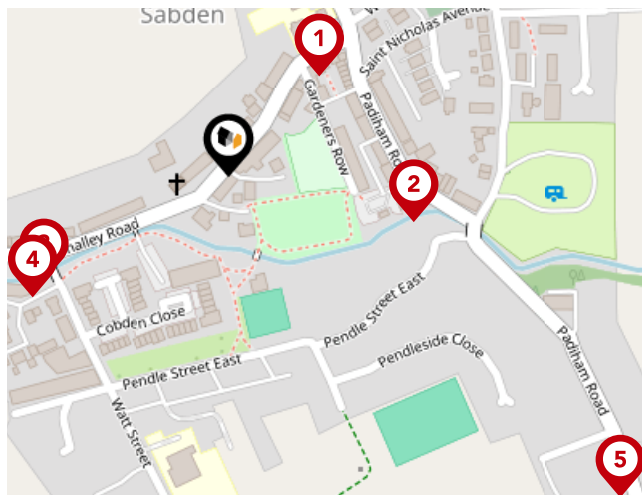


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J8	3.57 miles
2	M65 J9	3.68 miles
3	M65 J10	4.19 miles
4	M65 J7	5.13 miles
5	M65 J11	4.26 miles

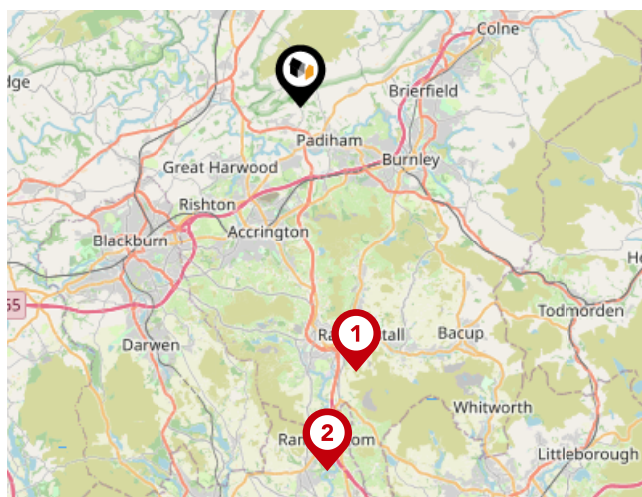
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Four Lane Ends	0.08 miles
2	White Hart	0.1 miles
3	Watt Street	0.12 miles
4	Watt Street	0.13 miles
5	Simonstone Road	0.28 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	9.48 miles
2	Ramsbottom (East Lancashire Railway)	12.82 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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