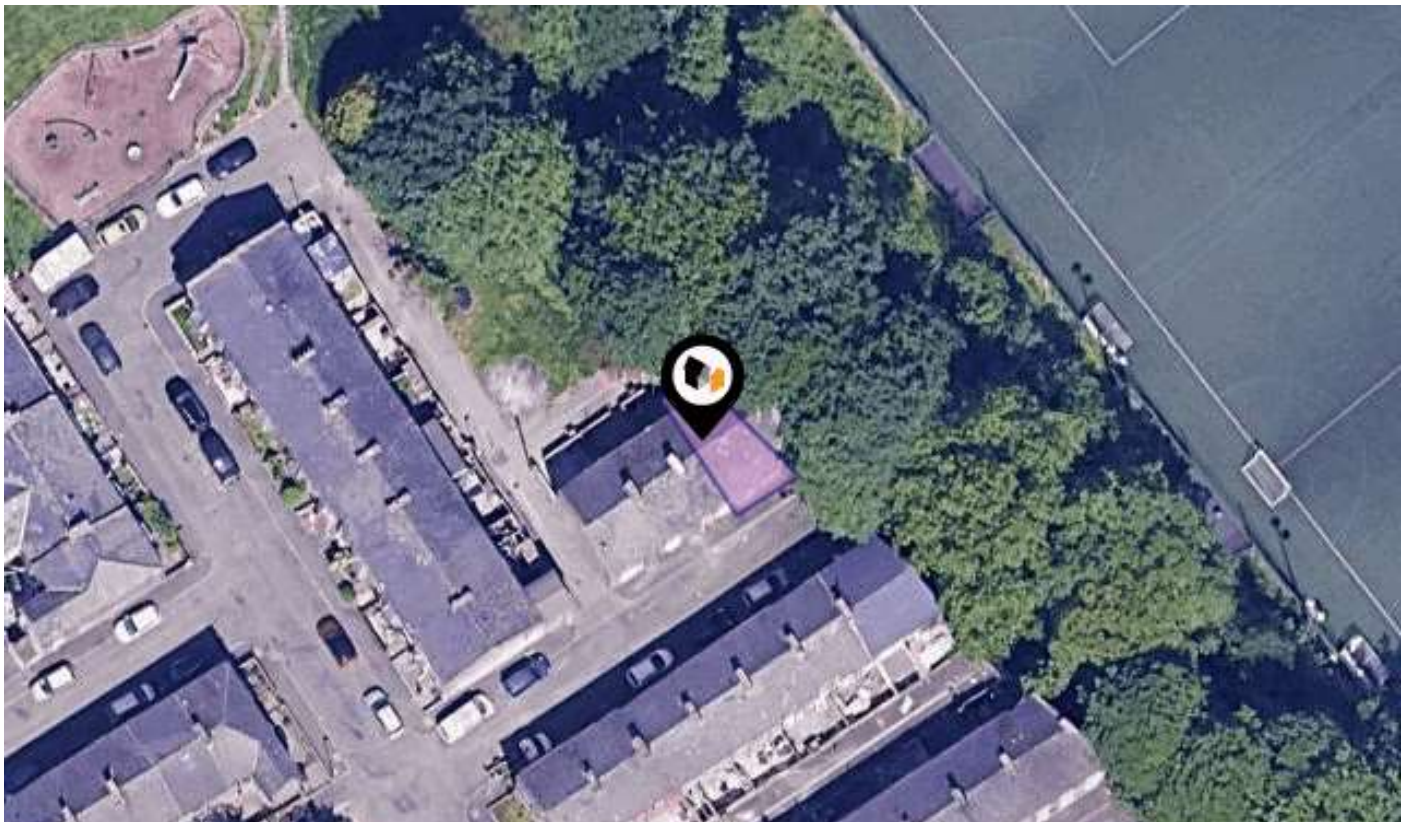




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 11th April 2024



8, GILL STREET, BURNLEY, BB12 0RB

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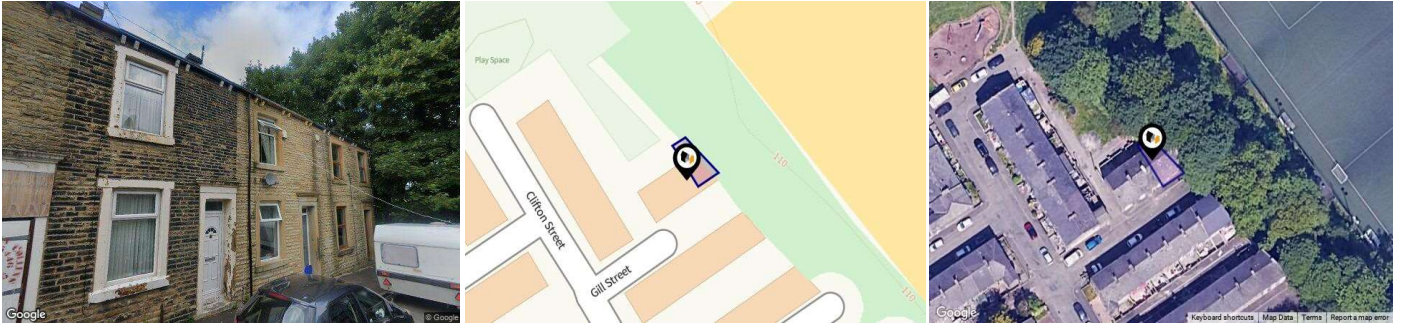
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>






Property

| | | | |
|-------------------------|---|------------------------------------|-------------------------------|
| Type: | Terraced | Last Sold Date: | 29/11/2007 |
| Bedrooms: | 2 | Last Sold Price: | £55,000 |
| Floor Area: | 796 ft ² / 74 m ² | Last Sold £/ft²: | £69 |
| Plot Area: | 0.01 acres | Tenure: | Leasehold |
| Year Built : | Before 1900 | Start Date: | 14/10/1873 |
| Council Tax : | Band A | End Date: | 01/10/2773 |
| Annual Estimate: | £1,565 | Lease Term: | 900 years from 1 October 1873 |
| Title Number: | LA481073 | Term Remaining: | 749 years |
| UPRN: | 100010339593 | | |

Local Area

| | |
|---------------------------|------------|
| Local Authority: | Lancashire |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | Very Low |
| ● Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|---|---|
| 17 mb/s | 80 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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8 GILL STREET, BB12 0RB

Energy rating

D

Valid until 29.07.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

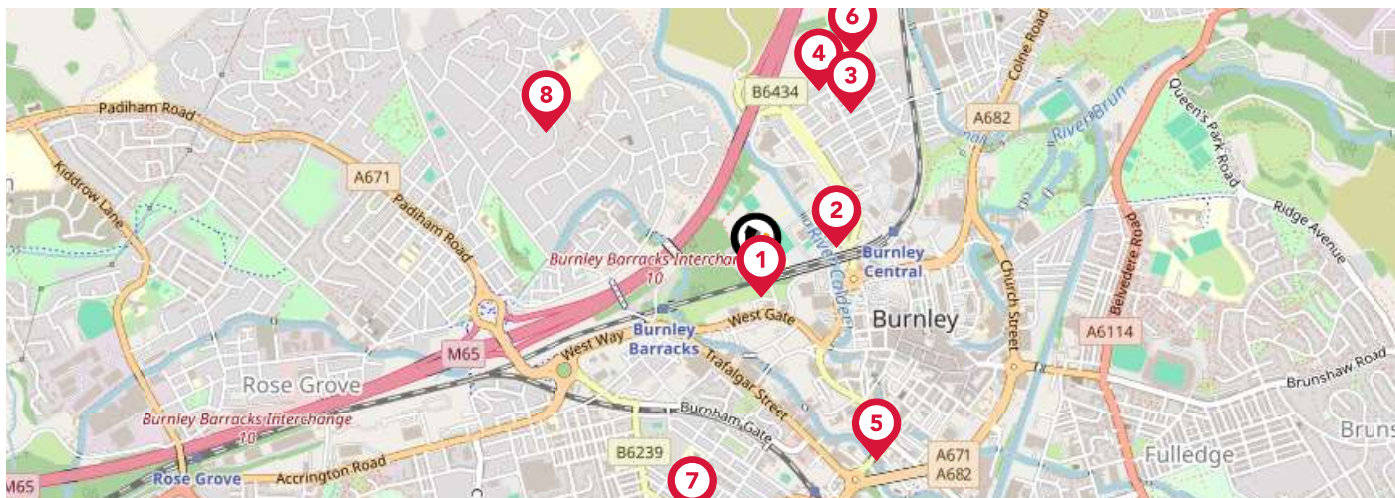
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Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Rental |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| 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: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 74 m ² |

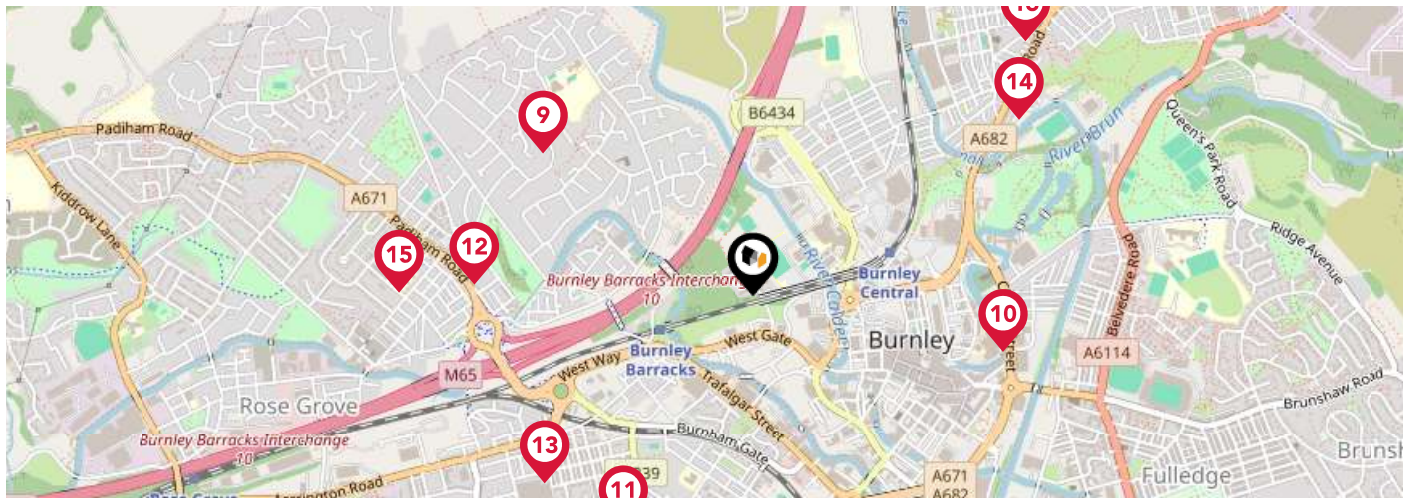
Area Schools

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| | Nursery | Primary | Secondary | College | Private |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 Lincoln House School Ofsted Rating: Good Pupils: 5 Distance:0.05</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Burnley College Ofsted Rating: Outstanding Pupils:0 Distance:0.18</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Stoneyholme Nursery School Ofsted Rating: Outstanding Pupils: 100 Distance:0.41</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 The Heights Burnley Ofsted Rating: Not Rated Pupils:0 Distance:0.43</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 The Aspire Hub Ofsted Rating: Good Pupils: 2 Distance:0.49</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Burnley Stoneyholme Community Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.53</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Burnley Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 206 Distance:0.55</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 St Mary Magdalene's Roman Catholic Primary School, Burnley Ofsted Rating: Good Pupils: 200 Distance:0.56</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

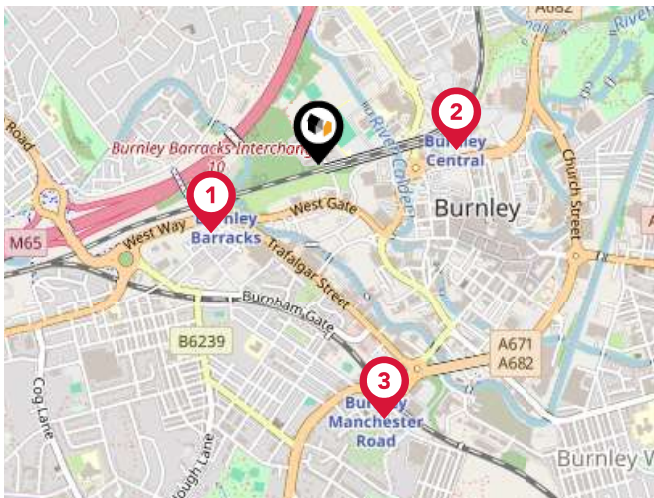
Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 Wellfield Methodist and Anglican Church School Ofsted Rating: Requires Improvement Pupils: 199 Distance:0.56</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Burnley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.56</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Coal Clough Academy Ofsted Rating: Good Pupils: 126 Distance:0.58</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 Whittlefield Primary School Ofsted Rating: Good Pupils: 240 Distance:0.61</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Taywood Nursery Ofsted Rating: Outstanding Pupils: 127 Distance:0.61</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 OLIVE HIGH Ofsted Rating: Good Pupils: 95 Distance:0.7</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 Burnley Ightenhill Primary School Ofsted Rating: Good Pupils: 346 Distance:0.78</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Rawdhatul Uloom Ofsted Rating: Good Pupils: 108 Distance:0.82</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

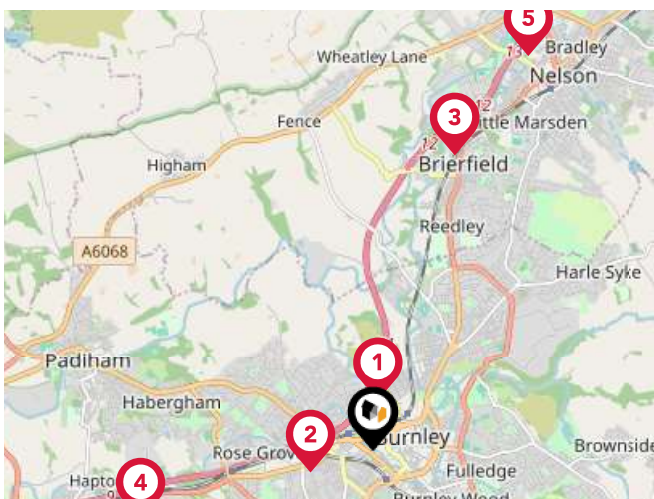
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------------------|------------|
| 1 | Burnley Barracks Rail Station | 0.28 miles |
| 2 | Burnley Central Rail Station | 0.3 miles |
| 3 | Burnley Manchester Road Rail Station | 0.58 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M65 J11 | 0.43 miles |
| 2 | M65 J10 | 0.58 miles |
| 3 | M65 J12 | 2.67 miles |
| 4 | M65 J9 | 2.12 miles |
| 5 | M65 J13 | 3.7 miles |

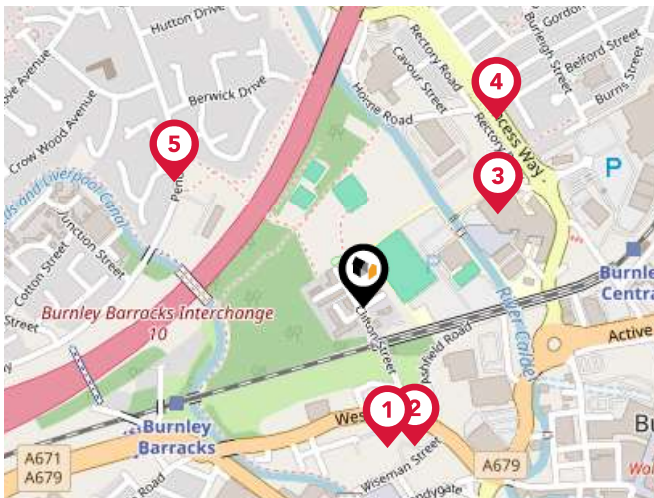


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Manchester Airport | 29.89 miles |
| 2 | Leeds Bradford International Airport | 24.74 miles |
| 3 | Liverpool John Lennon Airport | 40.06 miles |
| 4 | Blackpool International Airport | 32.28 miles |

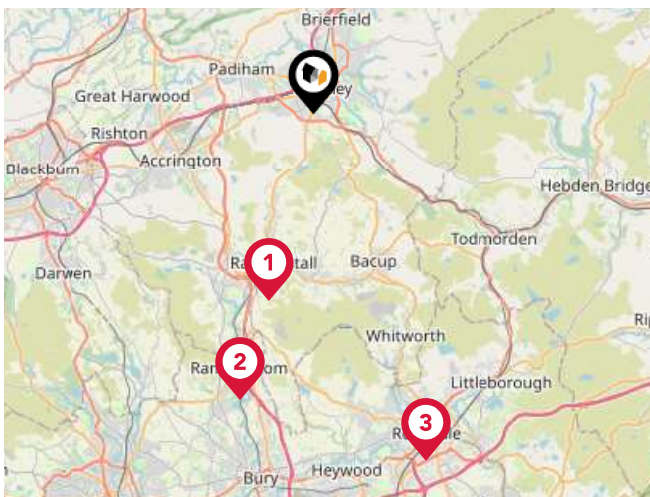
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Clifton Street | 0.16 miles |
| 2 | Clifton Street | 0.16 miles |
| 3 | Burnley College | 0.18 miles |
| 4 | Kent Street | 0.25 miles |
| 5 | Berwick Drive | 0.25 miles |



Local Connections

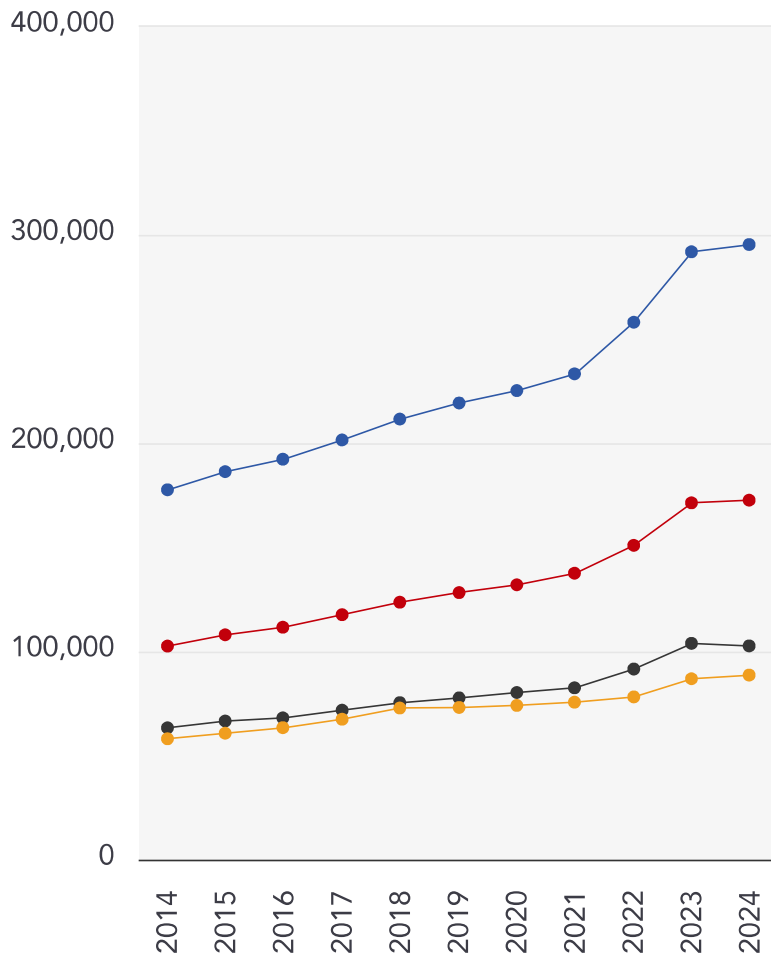
| Pin | Name | Distance |
|-----|---|-------------|
| 1 | Rawtenstall (East Lancashire Railway) | 6.72 miles |
| 2 | Ramsbottom (East Lancashire Railway) | 10.37 miles |
| 3 | Rochdale Town Centre (Manchester Metrolink) | 12.79 miles |

Market

House Price Statistics

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



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%

Landwood Group

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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