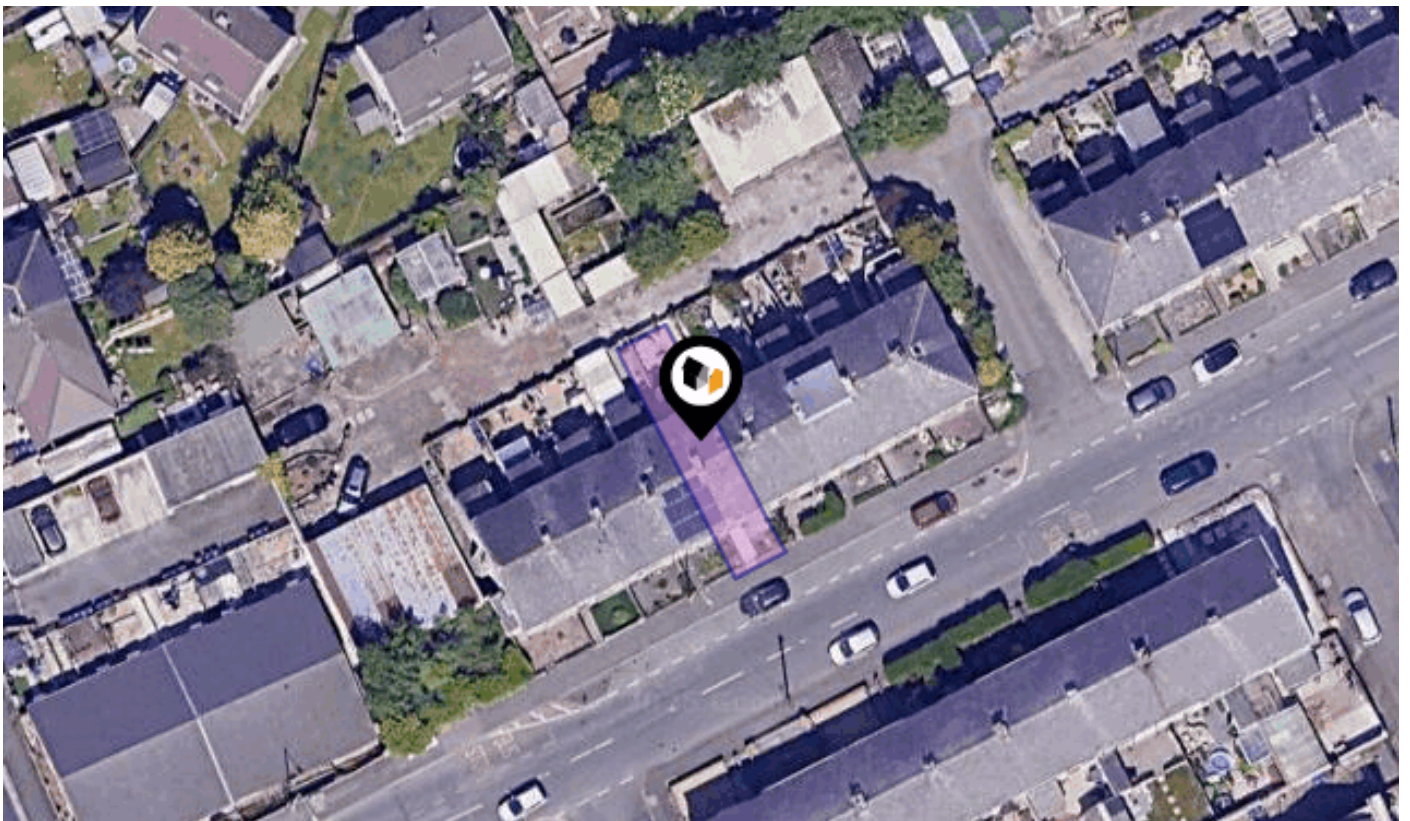




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 14<sup>th</sup> February 2025



**283, COAL CLOUGH LANE, BURNLEY, BB11 4DH**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

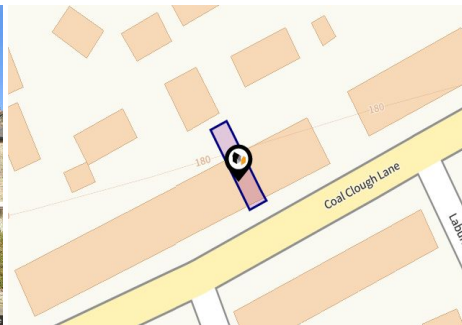
Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>



# Property Overview

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## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	23/08/2019
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£100,000
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£117
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	Before 1900	<b>Start Date:</b>	23/09/1919
<b>Council Tax :</b>	Band A	<b>End Date:</b>	22/09/2912
<b>Annual Estimate:</b>	£1,565	<b>Lease Term:</b>	999 years (less 10 days) from 22 September 1913
<b>Title Number:</b>	LA862906	<b>Term Remaining:</b>	888 years
<b>UPRN:</b>	100010334707		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>38</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



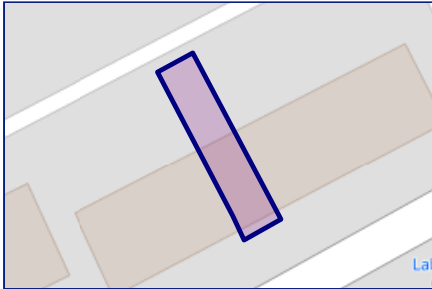
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

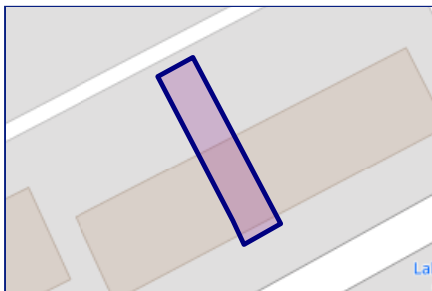
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## Freehold Title Plan



**LAN235573**

## Leasehold Title Plan



**LA862906**

Start Date: 23/09/1919  
End Date: 22/09/2912  
Lease Term: 999 years (less 10 days) from 22 September 1913  
Term Remaining: 888 years

# Property EPC - Certificate

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283, Coal Clough Lane, BB11 4DH

Energy rating

**D**

Valid until 05.05.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

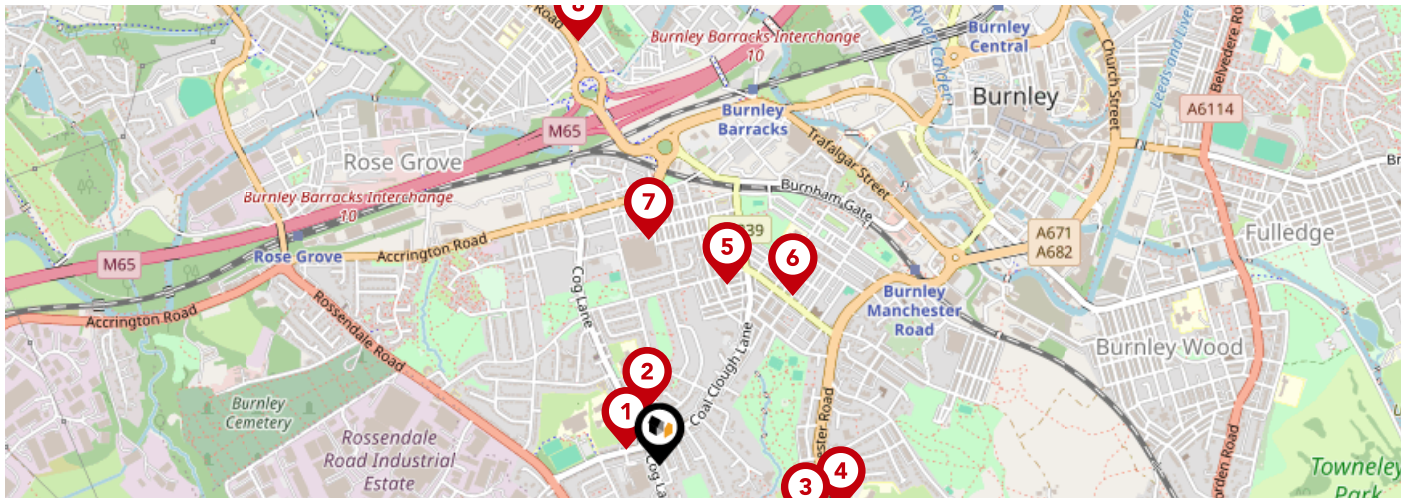
## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	79 m <sup>2</sup>

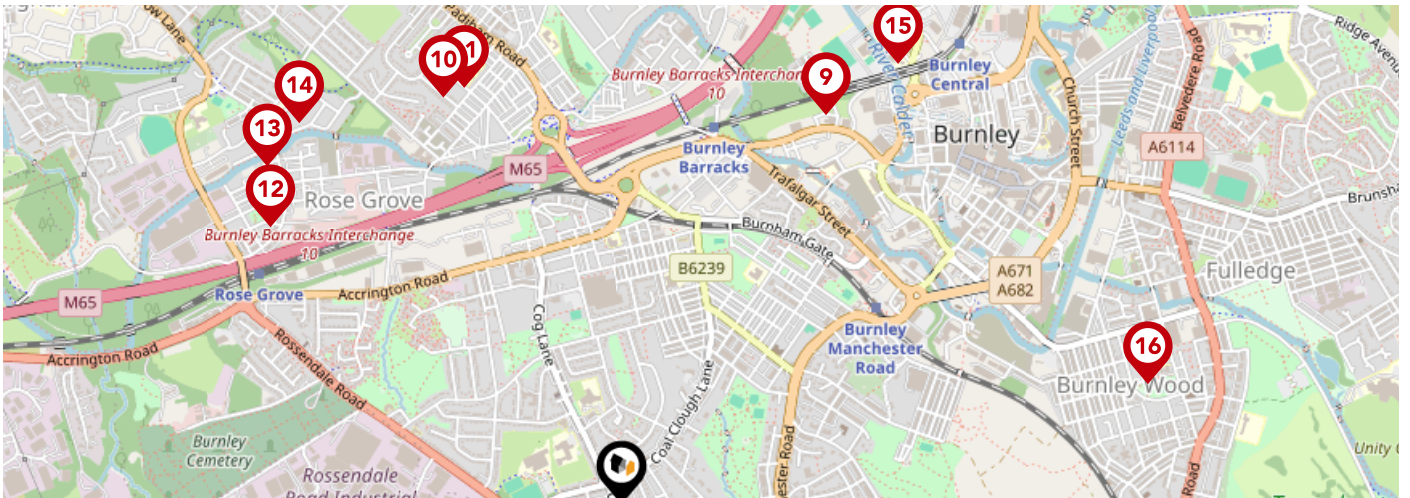
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Cherry Fold Community Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>The Rose School</b> Ofsted Rating: Requires improvement   Pupils: 67   Distance:0.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Christ The King Roman Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Good   Pupils: 210   Distance:0.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Rosewood Primary School</b> Ofsted Rating: Good   Pupils: 435   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Coal Clough Academy</b> Ofsted Rating: Good   Pupils: 118   Distance:0.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Burnley Holy Trinity Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Taywood Nursery School</b> Ofsted Rating: Good   Pupils: 88   Distance:0.49</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Whittlefield Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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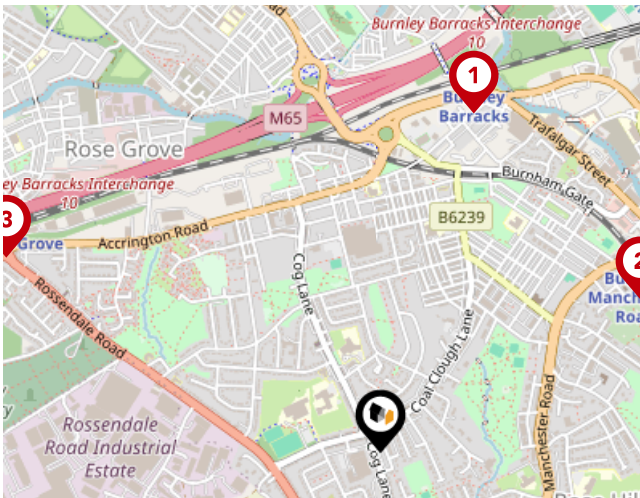


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Lincoln House School</b> Ofsted Rating: Good   Pupils: 5   Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Ightenhill Nursery School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance:0.97</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Burnley Ightenhill Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Rosegrove Infant School</b> Ofsted Rating: Good   Pupils: 156   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St Augustine of Canterbury RC Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Rosegrove Nursery School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:1.09</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Burnley College</b> Ofsted Rating: Good   Pupils:0   Distance:1.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Burnley Springfield Community Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

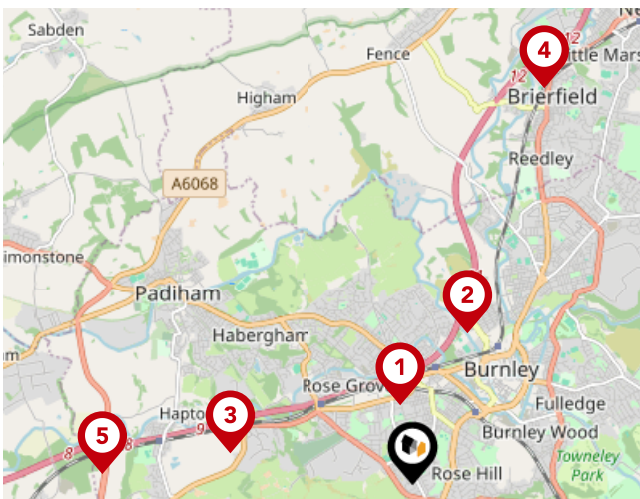
## Transport (National)

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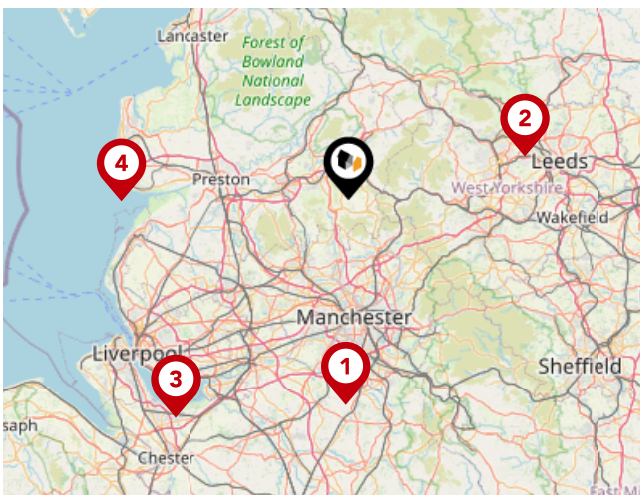
### National Rail Stations

Pin	Name	Distance
1	Burnley Barracks Rail Station	0.77 miles
2	Burnley Manchester Road Rail Station	0.66 miles
3	Rose Grove Rail Station	0.92 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J10	0.71 miles
2	M65 J11	1.41 miles
3	M65 J9	1.62 miles
4	M65 J12	3.67 miles
5	M65 J8	2.72 miles



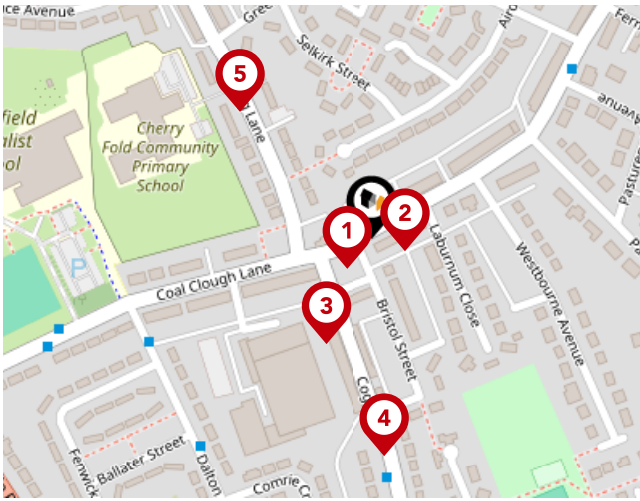
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	28.88 miles
2	Leeds Bradford Airport	25.37 miles
3	Speke	39.09 miles
4	Highfield	31.83 miles



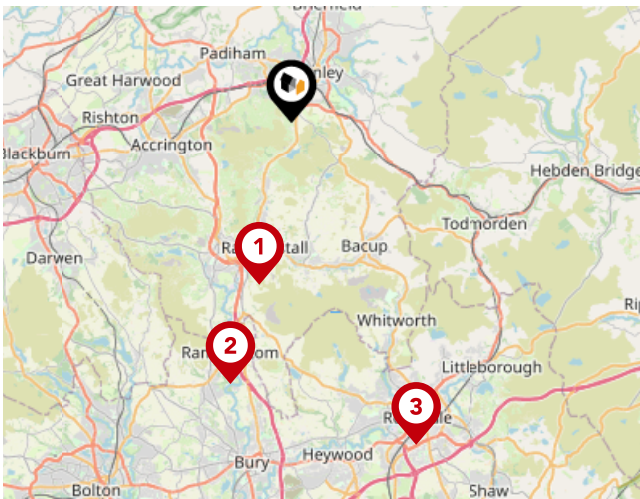
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Laburnum Close	0.02 miles
2	Laburnum Close	0.02 miles
3	Bristol Street	0.06 miles
4	Bristol Street	0.12 miles
5	Cog Lane Stores	0.1 miles



### Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	5.75 miles
2	Ramsbottom (East Lancashire Railway)	9.39 miles
3	Rochdale Interchange (Manchester Metrolink)	12.08 miles

# Landwood Group

## Data Quality

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#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

