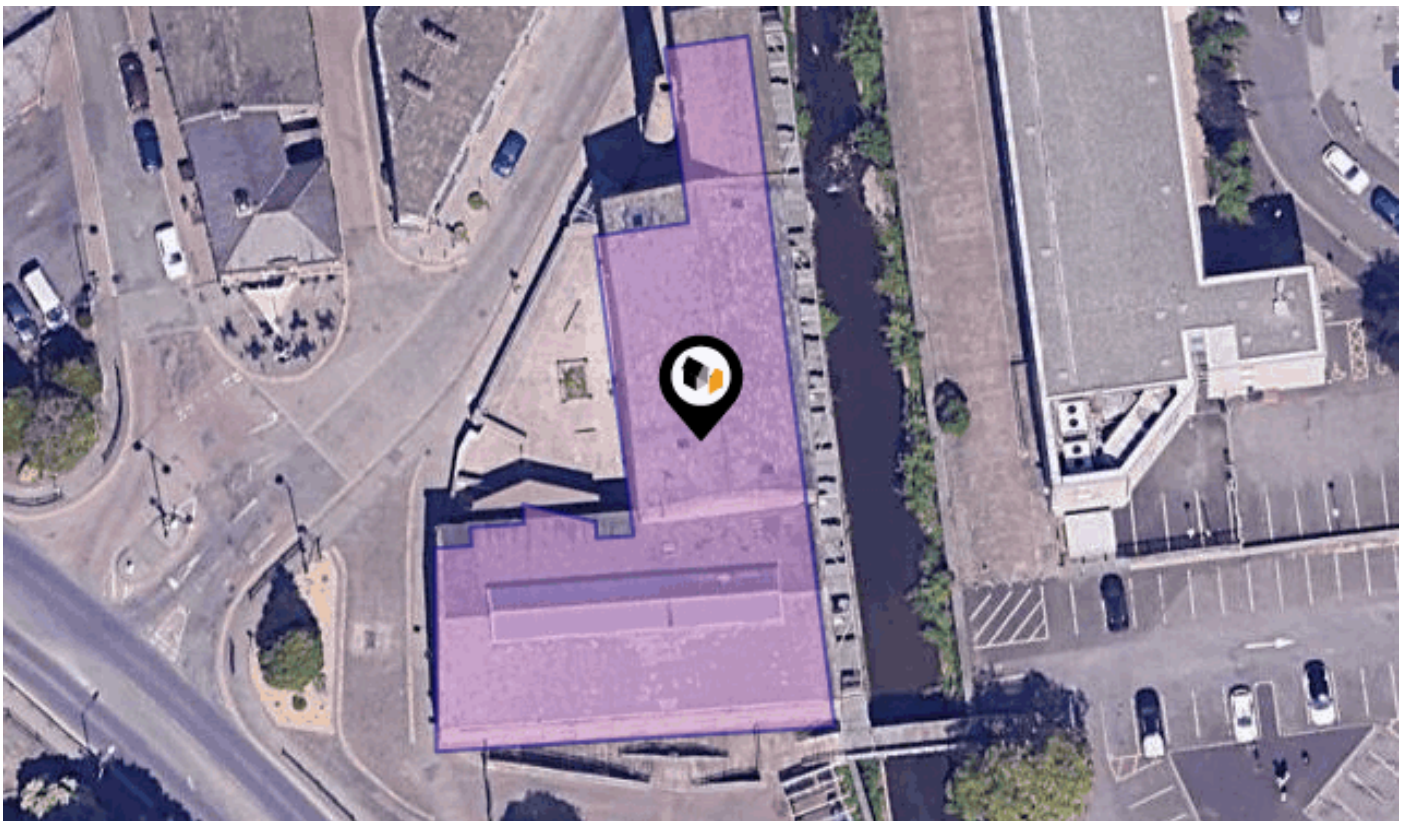




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 27th March 2025



**APARTMENT 21, THE FOUNDRY 22A, HAMMERTON
STREET, BURNLEY, BB11 1FD**

Landwood Group

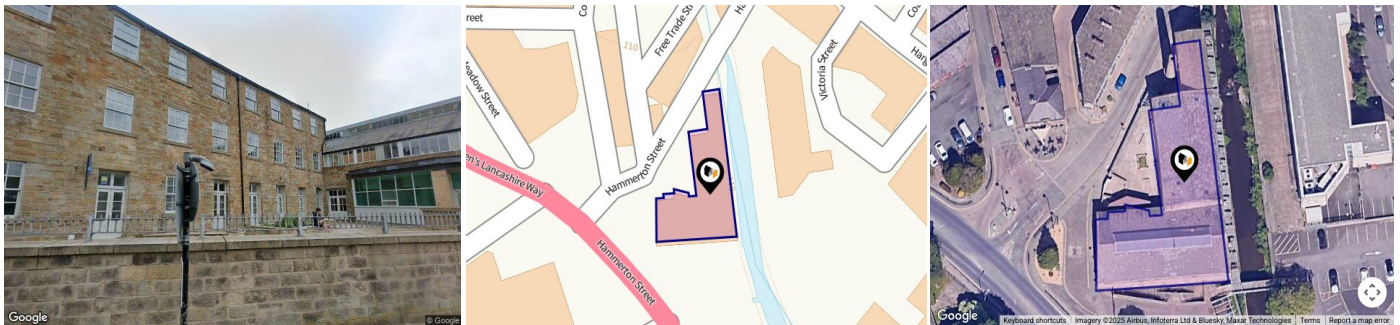
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Flat / Maisonette	Last Sold Date:	21/01/2022
Bedrooms:	2	Last Sold Price:	£180,000
Floor Area:	1,033 ft ² / 96 m ²	Last Sold £/ft²:	£174
Plot Area:	0.24 acres	Tenure:	Leasehold
Council Tax :	Band C	Start Date:	20/12/2022
Annual Estimate:	£2,086	End Date:	01/01/3020
Title Number:	LAN257470	Lease Term:	999 years from and including 1 January 2021
UPRN:	10094111861	Term Remaining:	995 years

Local Area

Local Authority:	Lancashire
Conservation Area:	Burnley Town Centre
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

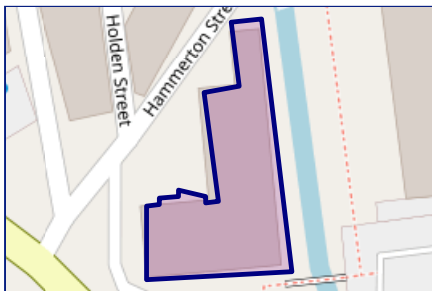
LANDWOOD
GROUP

Freehold Title Plan



LA862471

Leasehold Title Plan



LAN257470

Start Date: 20/12/2022
End Date: 01/01/3020
Lease Term: 999 years from and including 1 January 2021
Term Remaining: 995 years

Property EPC - Certificate

LANDWOOD
GROUP

Apartment 21 The Foundry 22a,, Hammerton Street, BB11 1FD		Energy rating	
		C	
Valid until 14.08.2034			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

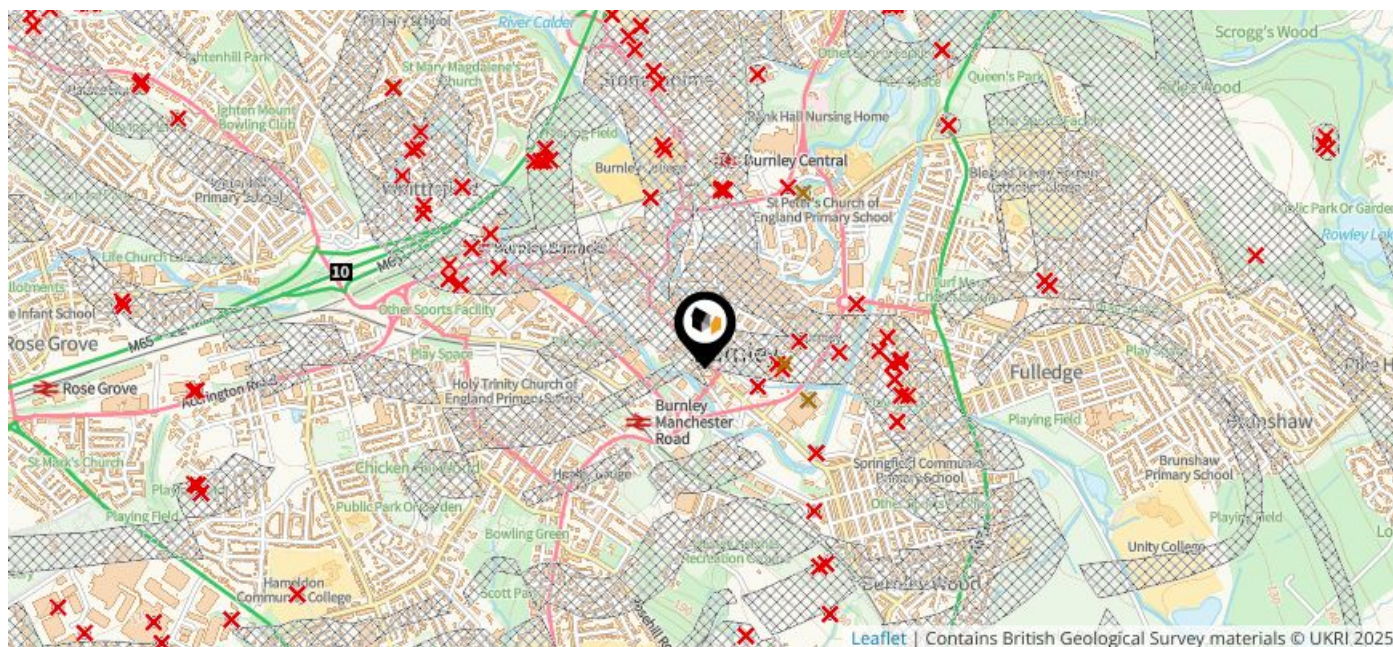
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, with internal insulation
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	96 m ²

This map displays nearby coal mine entrances and their classifications.



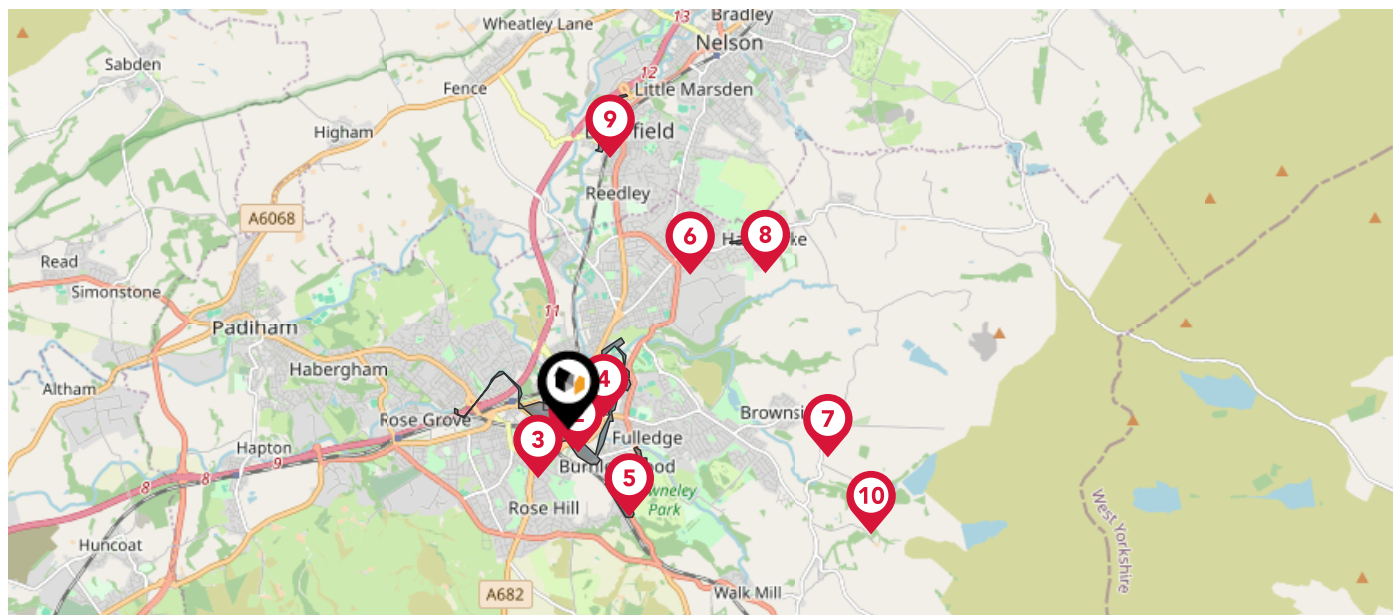
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



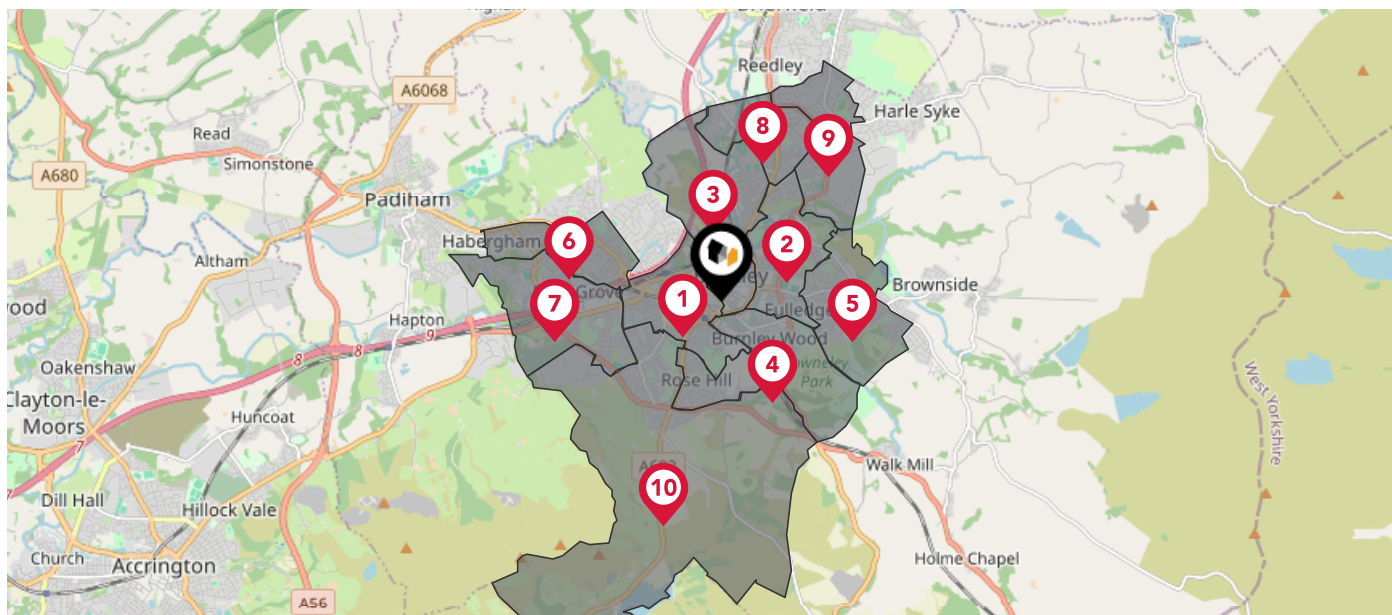
Nearby Conservation Areas

- 1** Canalside
- 2** Burnley Town Centre
- 3** Palatine
- 4** Top o' th' Town
- 5** Burnley Wood
- 6** Jib Hill
- 7** Worsthorne
- 8** Harle Syke
- 9** Brierfield Mills
- 10** Hurstwood

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Trinity Ward
- 2 Bank Hall Ward
- 3 Daneshouse with Stoneyholme Ward
- 4 Rosehill with Burnley Wood Ward
- 5 Brunshaw Ward
- 6 Gannow Ward
- 7 Rosegrove with Lowerhouse Ward
- 8 Queensgate Ward
- 9 Lanehead Ward
- 10 Coal Clough with Deerplay Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

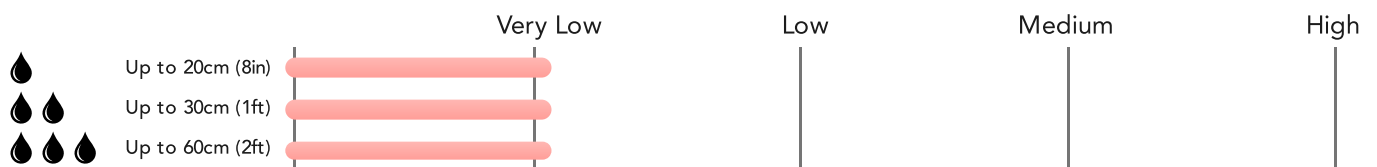


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

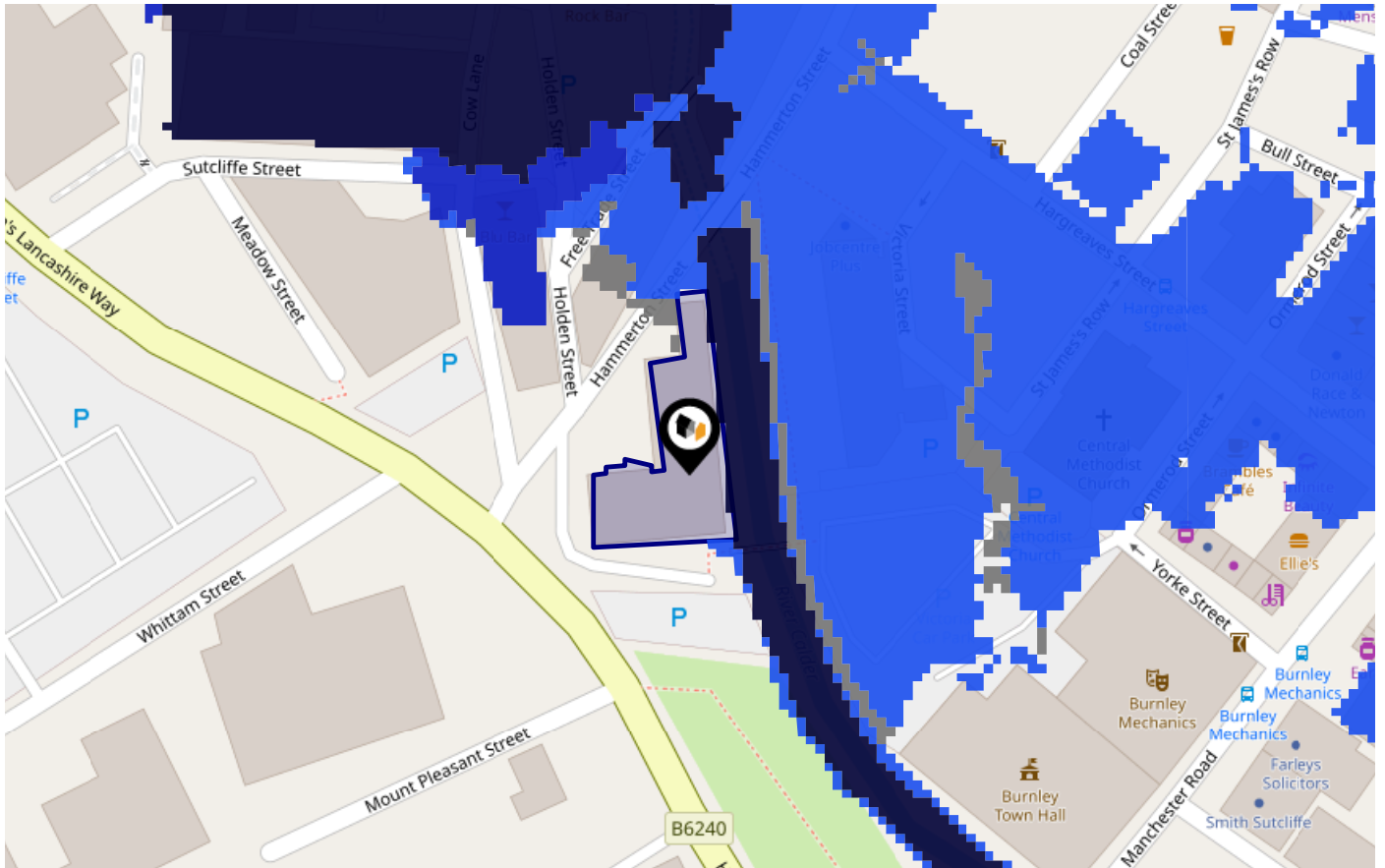
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

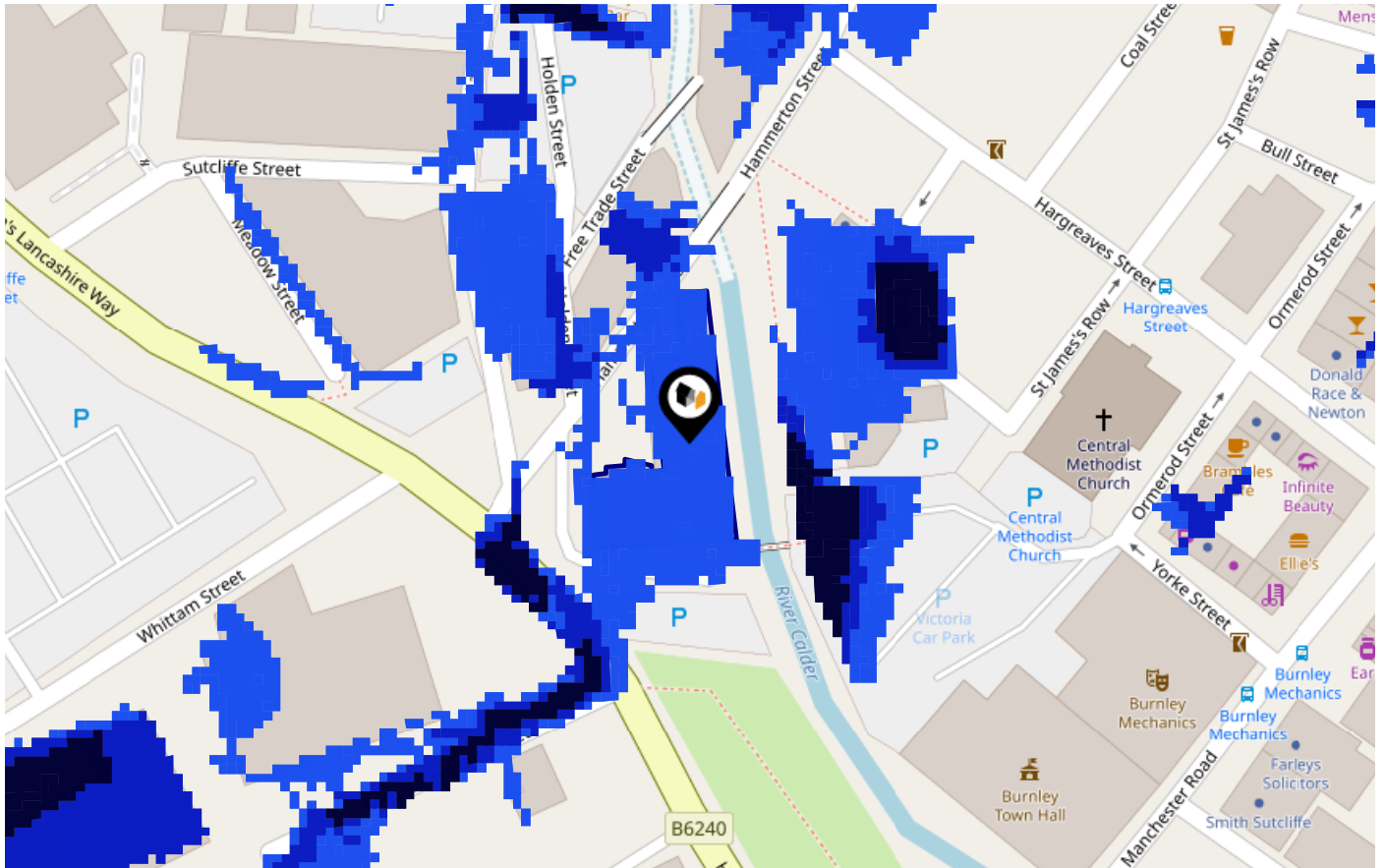
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

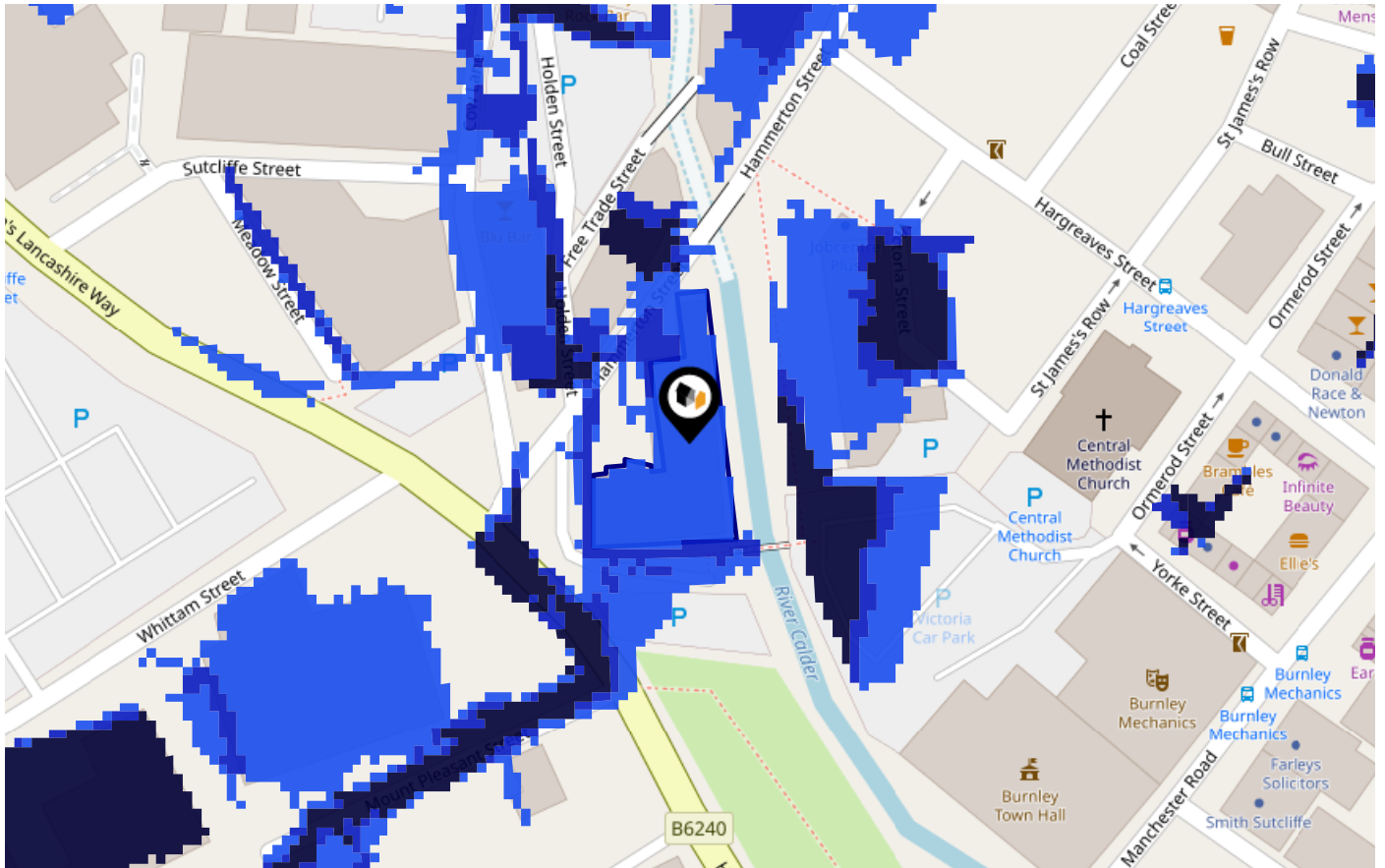
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

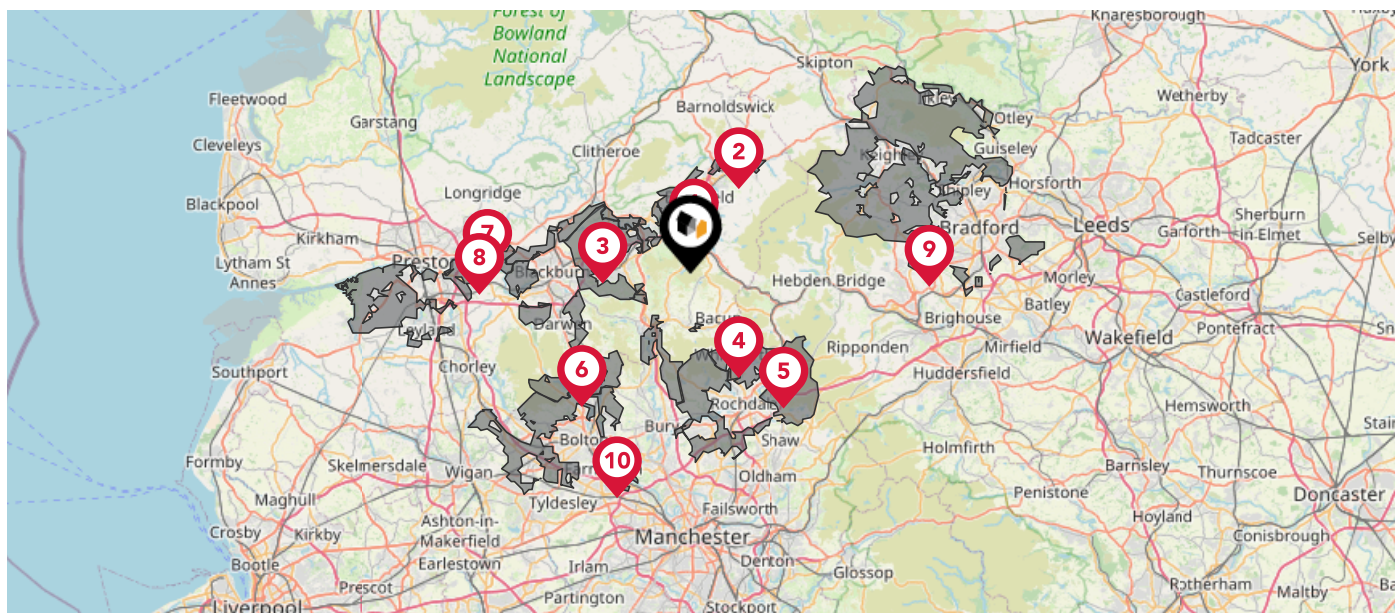
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



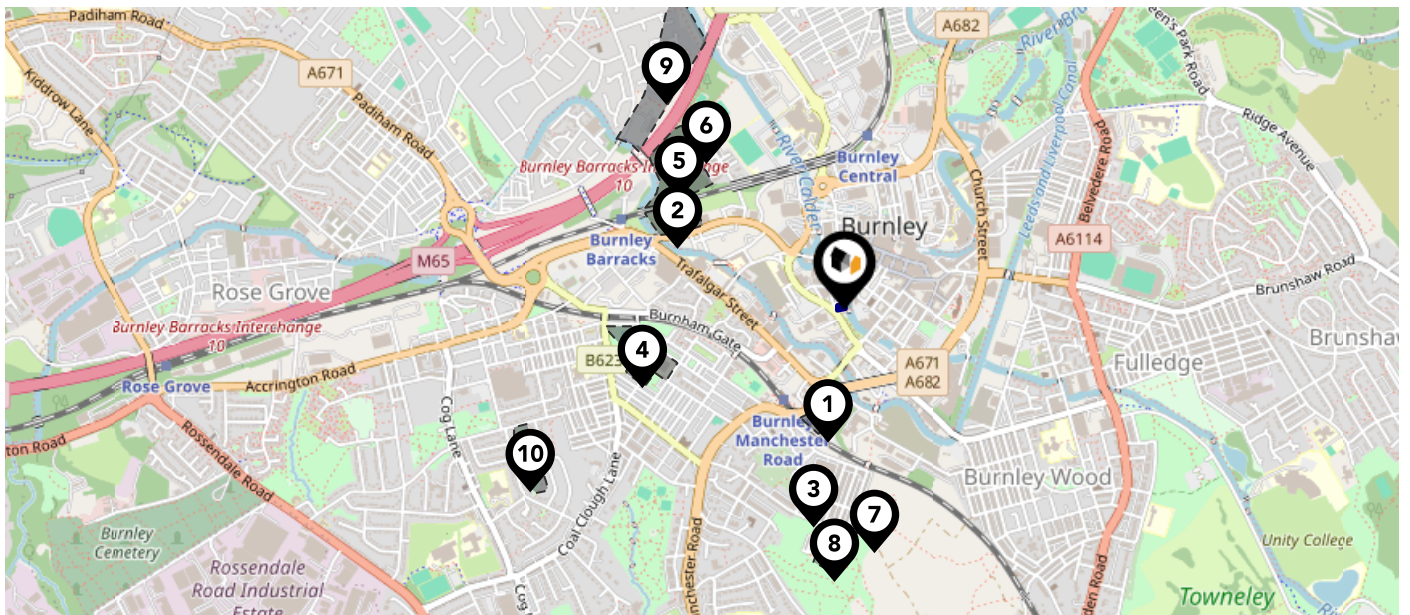
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Burnley
- 2 Merseyside and Greater Manchester Green Belt - Pendle
- 3 Merseyside and Greater Manchester Green Belt - Hyndburn
- 4 Merseyside and Greater Manchester Green Belt - Rossendale
- 5 Merseyside and Greater Manchester Green Belt - Rochdale
- 6 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 7 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 8 Merseyside and Greater Manchester Green Belt - South Ribble
- 9 South and West Yorkshire Green Belt - Bradford
- 10 Merseyside and Greater Manchester Green Belt - Bolton

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Healey Wood Road-Rose Hill, Burnley, Lancashire	Historic Landfill <input type="checkbox"/>
2	Westgate-Shaw Street, Burnley, Lancashire	Historic Landfill <input type="checkbox"/>
3	Springhill Road-Spring Hill Road, Rose Hill, Burnley, Lancashire	Historic Landfill <input type="checkbox"/>
4	Every Street-Rose Hill, Burnley, Lancashire	Historic Landfill <input type="checkbox"/>
5	Clifton Colliery-Off Willow Street, Whittlefield, Burnley, Lancashire	Historic Landfill <input type="checkbox"/>
6	Clifton Colliery House-Off Clifton Street, Whittlefield, Burnley, Lancashire	Historic Landfill <input type="checkbox"/>
7	Howarth Road-Burnley Wood, Burnley, Lancashire	Historic Landfill <input type="checkbox"/>
8	Healey Wood Quarry-Laithe Street, Burnley, Rose Hill, Burnley	Historic Landfill <input type="checkbox"/>
9	Near River Calder No.2-Off Berwick Drive, Whittlefield, Burnley, Lancashire	Historic Landfill <input type="checkbox"/>
10	Melrose Avenue-Rose Hill, Burnley, Lancashire	Historic Landfill <input type="checkbox"/>

Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district

Grade

Distance



1244816 - Proctors Works With Attached Chimney

Grade II

0.0 miles



1244811 - Former Burnley Cooperative Society Premises

Grade II

0.0 miles



1244814 - Shifters

Grade II

0.0 miles



1244886 - Endsleigh Insurance Imperial Chambers

Grade II

0.1 miles



1270963 - 1 And 3, Coal Street

Grade II

0.1 miles



1245014 - 4-10, Paradise Street

Grade II

0.1 miles



1244975 - 104 St James' Street And 1-7 Hammerton Street

Grade II

0.1 miles



1244905 - Burnley Mechanics

Grade II

0.1 miles



1244892 - Centre Warehouse To Rear Of Wharf Masters House At Manchester Road Canal Wharf

Grade II

0.1 miles



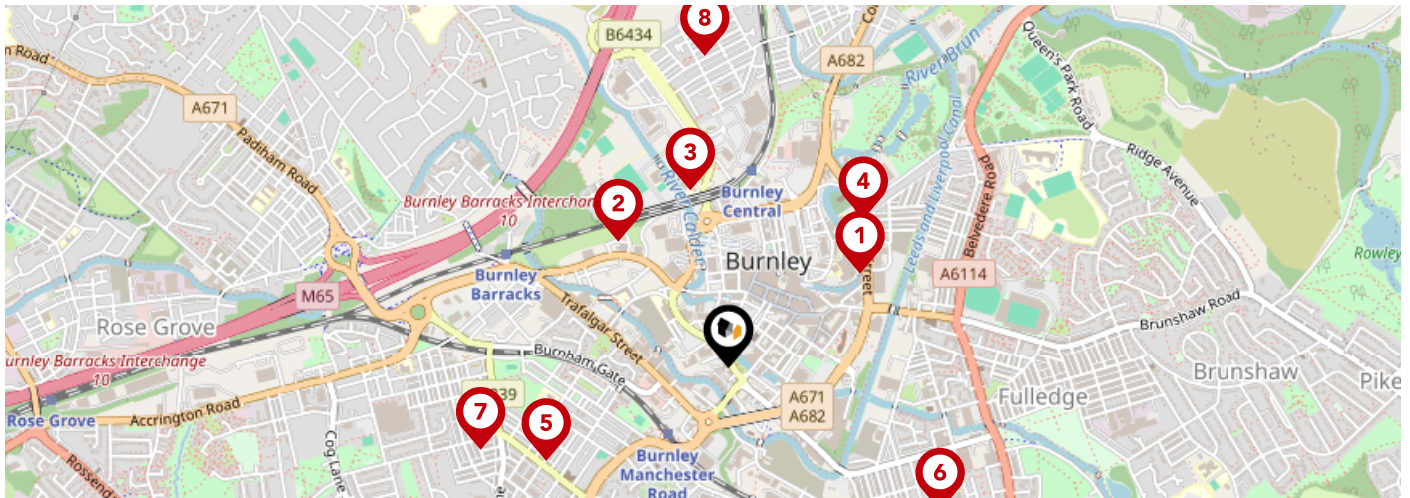
1270976 - 10, 12 And 14, Dugdale Street

Grade II

0.1 miles

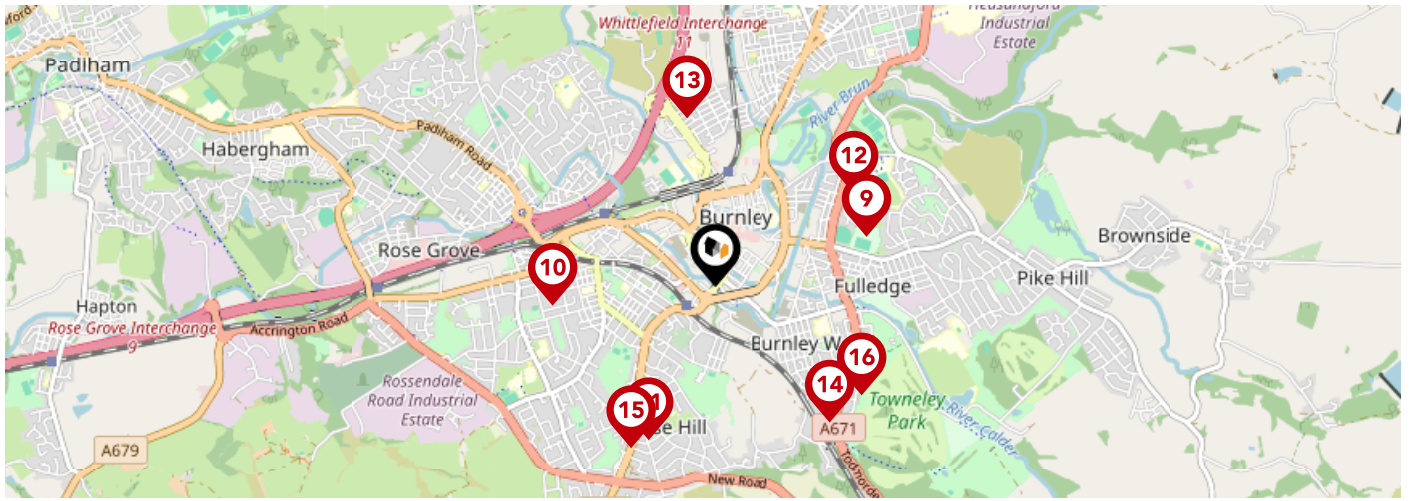
Area Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
1 Burnley St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Lincoln House School Ofsted Rating: Good Pupils: 5 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Burnley College Ofsted Rating: Good Pupils:0 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Olive High Ofsted Rating: Good Pupils: 262 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Burnley Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Burnley Springfield Community Primary School Ofsted Rating: Good Pupils: 212 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Coal Clough Academy Ofsted Rating: Good Pupils: 118 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Stoneyholme Nursery School Ofsted Rating: Outstanding Pupils: 86 Distance:0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

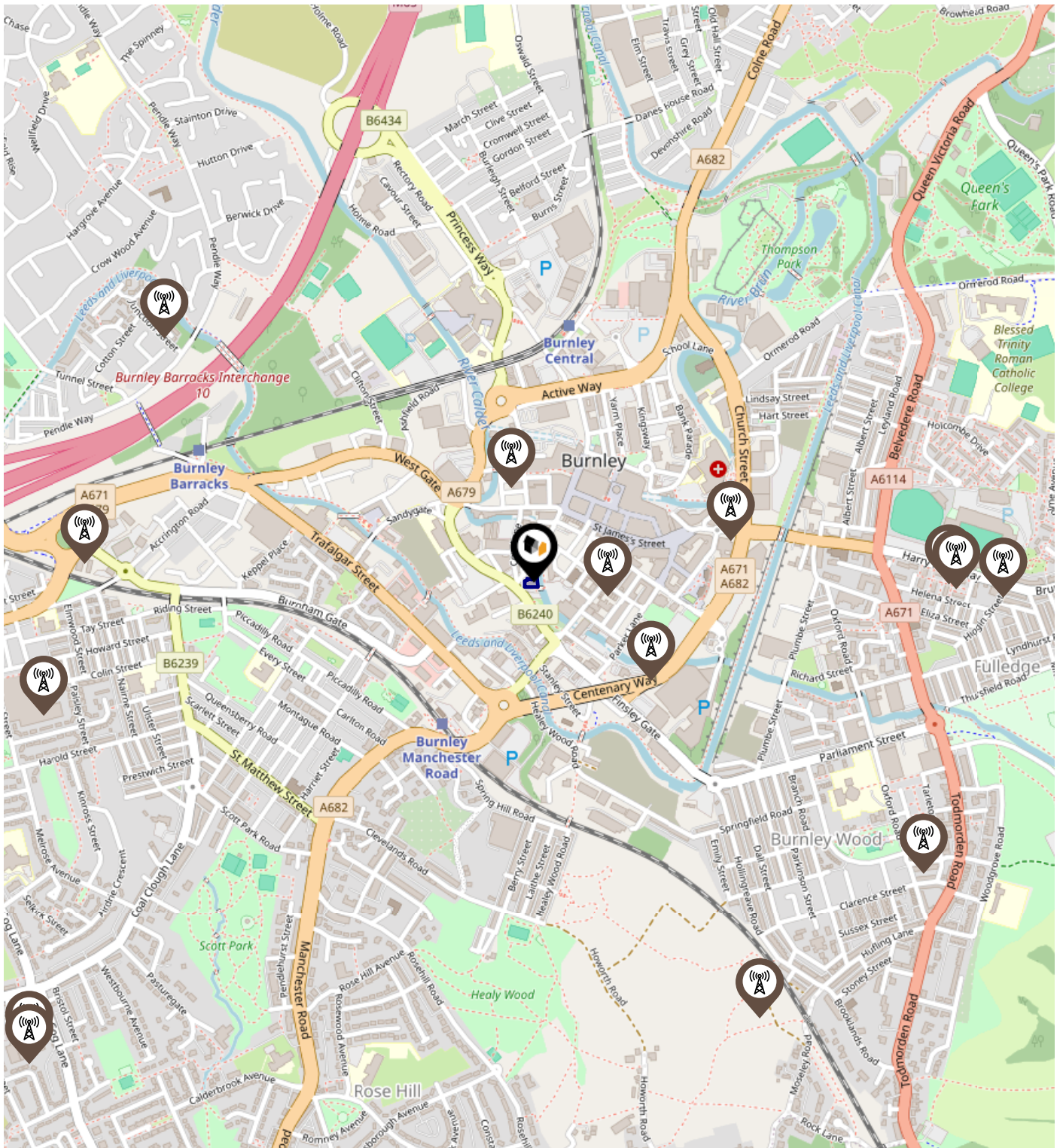


	Nursery	Primary	Secondary	College	Private
<p>9 St Mary's RC Primary School, a Voluntary Academy Ofsted Rating: Requires improvement Pupils: 211 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Taywood Nursery School Ofsted Rating: Good Pupils: 88 Distance:0.72</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Rosewood Primary School Ofsted Rating: Good Pupils: 435 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Blessed Trinity Roman Catholic College, A Voluntary Academy Ofsted Rating: Requires improvement Pupils: 1287 Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 The Heights Burnley Ofsted Rating: Good Pupils: 4 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Rockwood Nursery School Ofsted Rating: Outstanding Pupils: 119 Distance:0.78</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Christ The King Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 210 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Burnley St Stephen's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 209 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

LANDWOOD GROUP



Key:

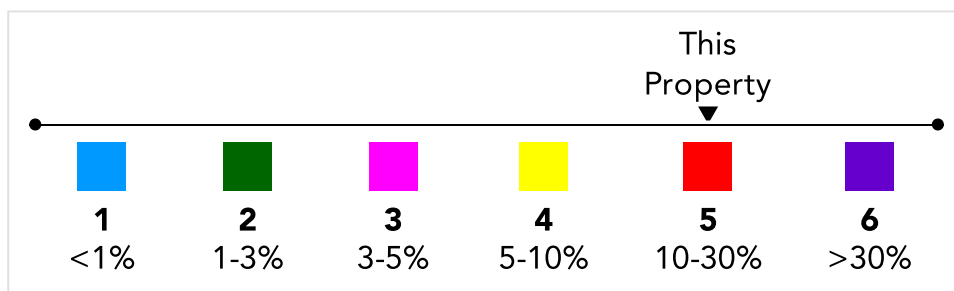
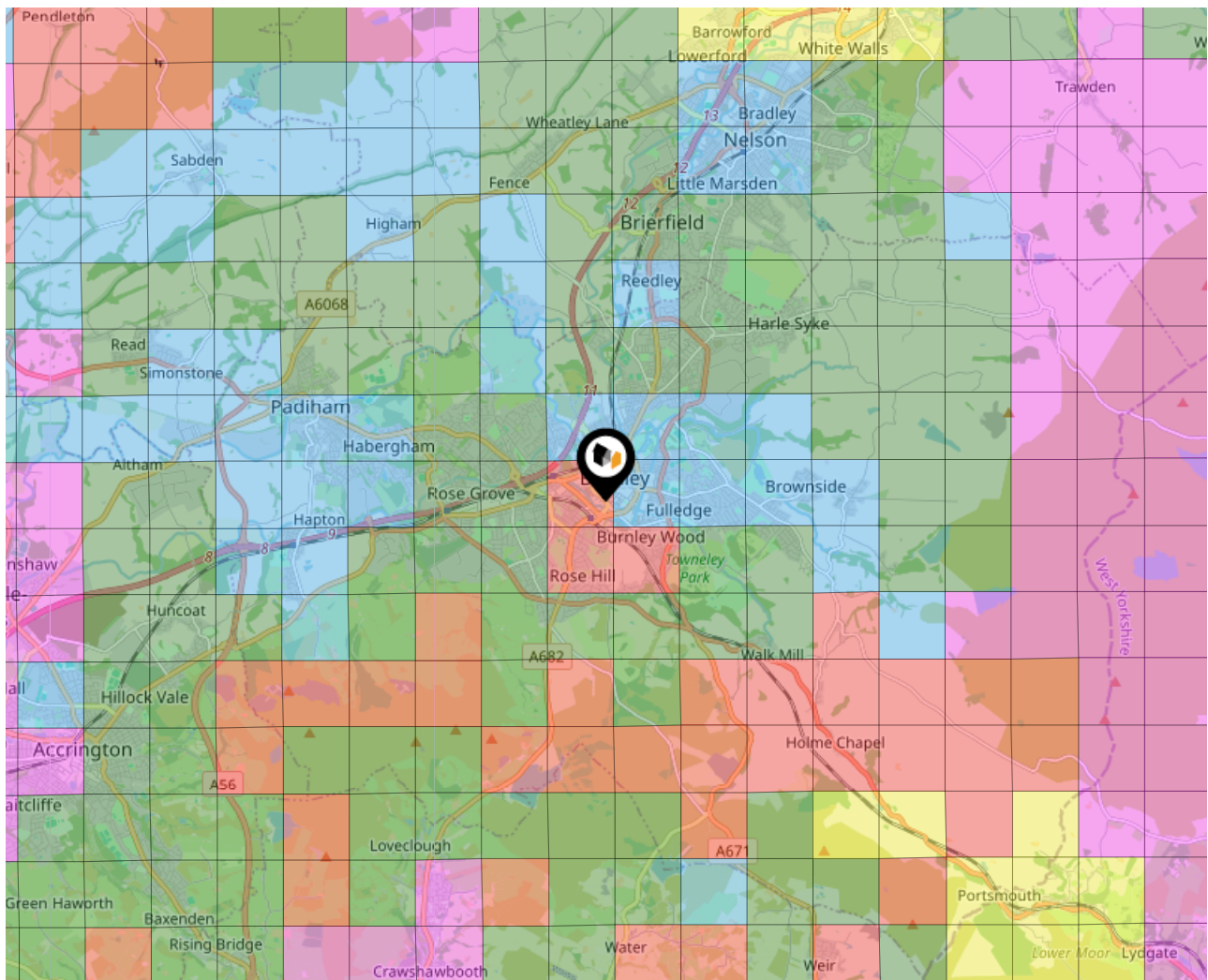
-  Power Pylons
-  Communication Masts

Environment

Radon Gas

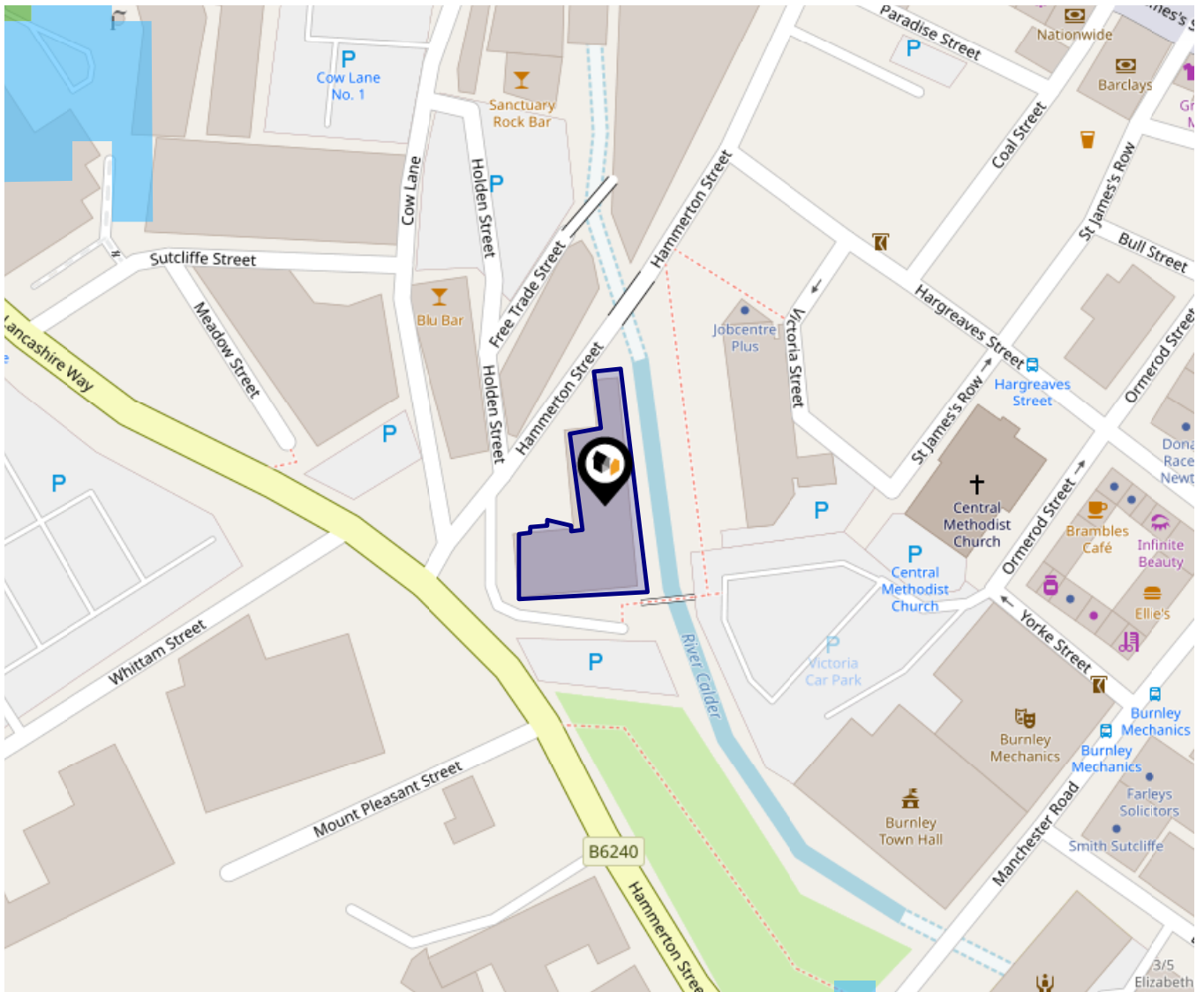
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

LANDWOOD
GROUP



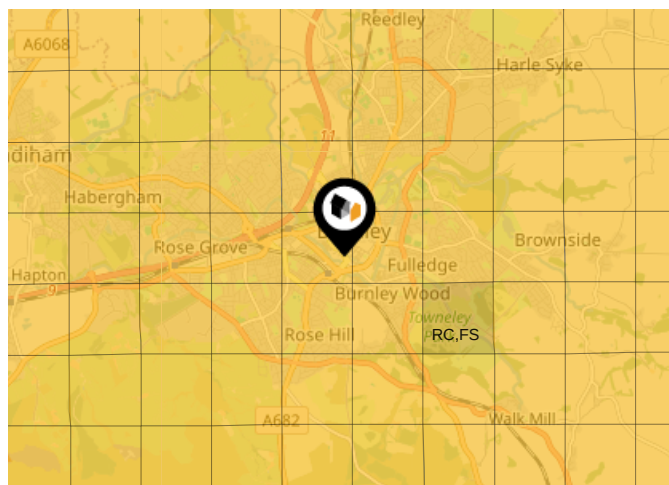
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



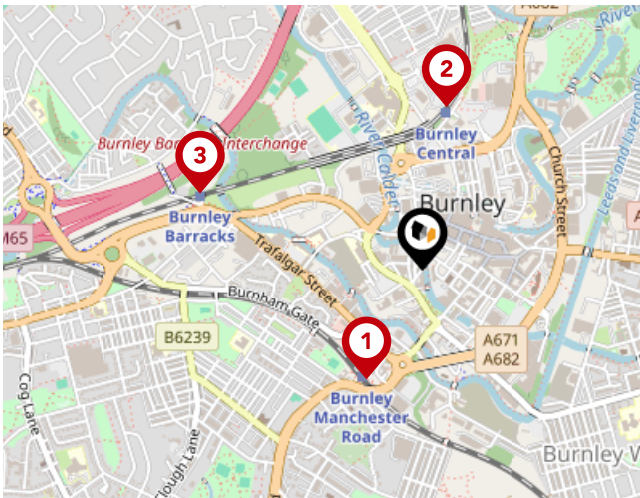
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

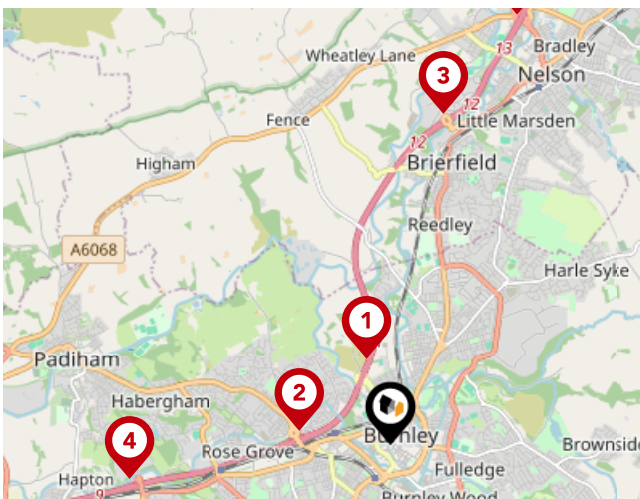
Transport (National)

LANDWOOD GROUP



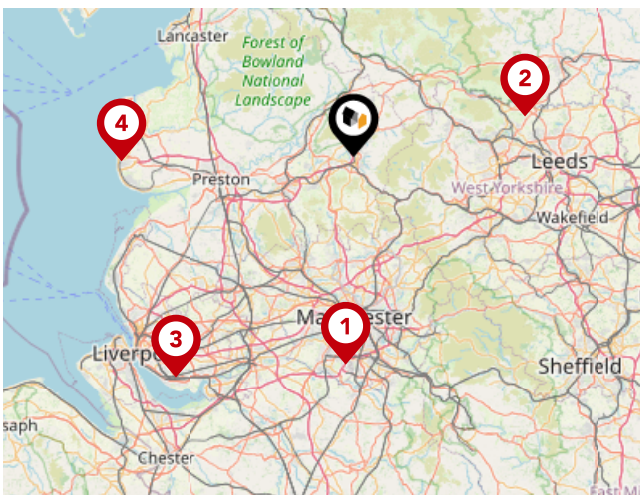
National Rail Stations

Pin	Name	Distance
1	Burnley Manchester Road Rail Station	0.27 miles
2	Burnley Central Rail Station	0.36 miles
3	Burnley Barracks Rail Station	0.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J11	0.79 miles
2	M65 J10	0.81 miles
3	M65 J12	2.94 miles
4	M65 J9	2.3 miles
5	M65 J13	3.93 miles



Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	29.47 miles
2	Leeds Bradford Airport	24.56 miles
3	Speke	39.97 miles
4	Highfield	32.53 miles

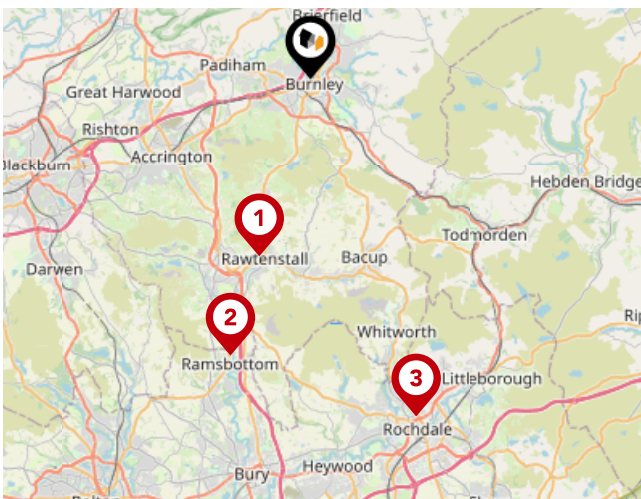
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St James Street	0.1 miles
2	Mechanics Institute	0.08 miles
3	Sutcliffe Street	0.08 miles
4	Mechanics Institute	0.09 miles
5	Sutcliffe Street	0.11 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	6.47 miles
2	Ramsbottom (East Lancashire Railway)	10.12 miles
3	Rochdale Interchange (Manchester Metrolink)	12.39 miles

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>

