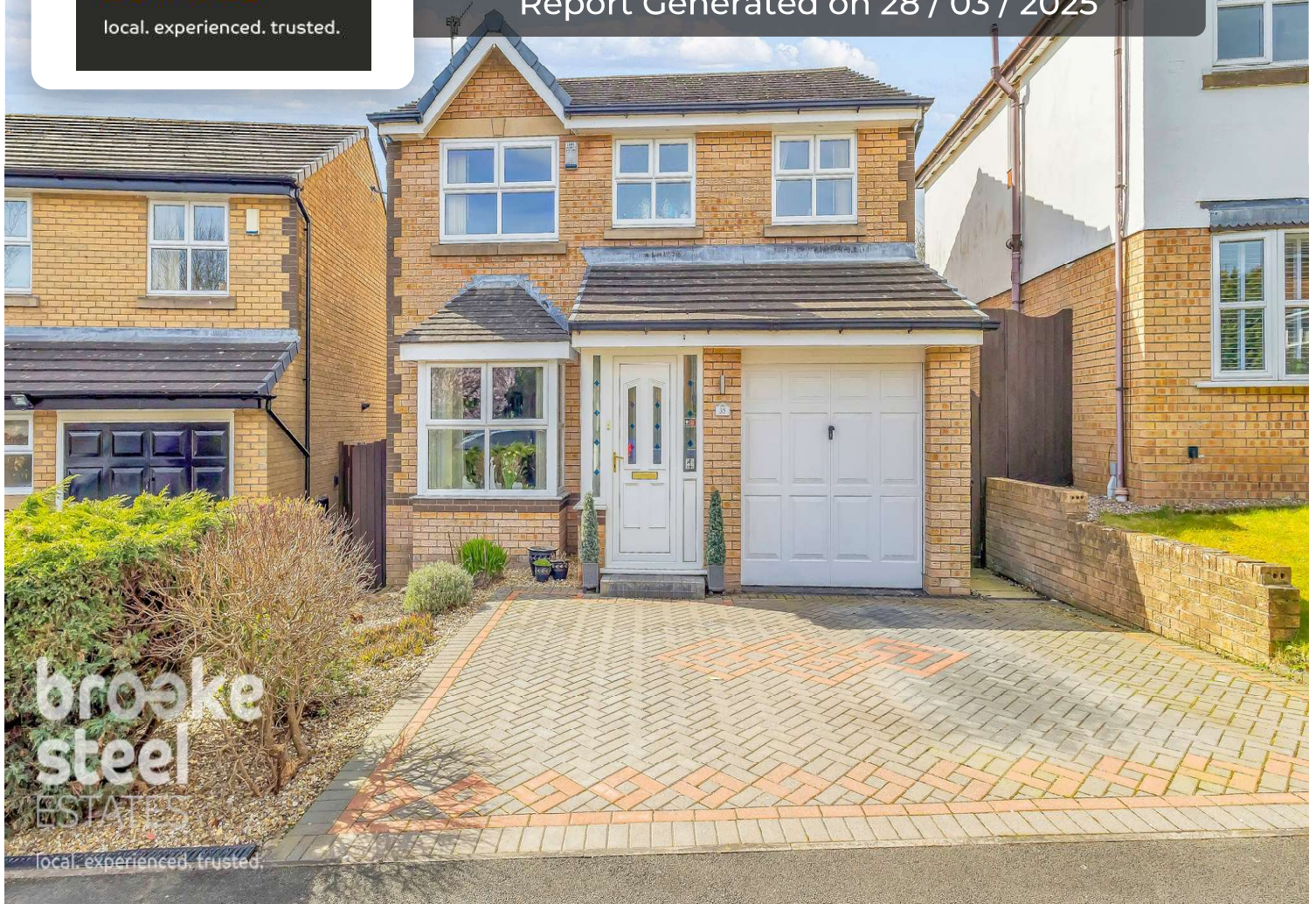


Property Report

Report Generated on 28 / 03 / 2025



🏠 **35, School House Fold, Burnley, BB11 5PT**

Asking Price: £300,000



01706940335



info@brookesteel.co.uk



ABOUT US

Our Core Values

1- People

Human beings are the heart of our business and properties are their assets. We love properties but our business is focused on helping people. We identify what each individual client needs from us and then we tweak our service to suit.

2- Continuous improvements

Reviewing our processes and services to continue to grow and develop. Client education and empowerment is important to us, as is staff development and training

3-Community

We care and listen to the needs of our community. Actively participating to give back and help our local community. Uniform rail is located at our office for local school to help parents. Any donations received go into food bank to help those in need.



01706940335



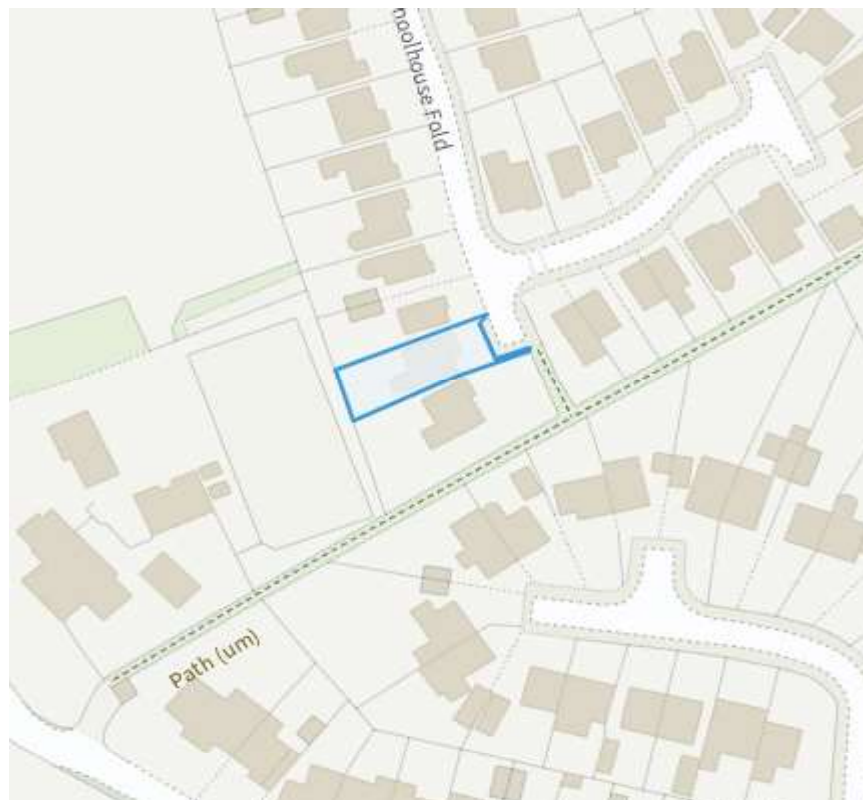
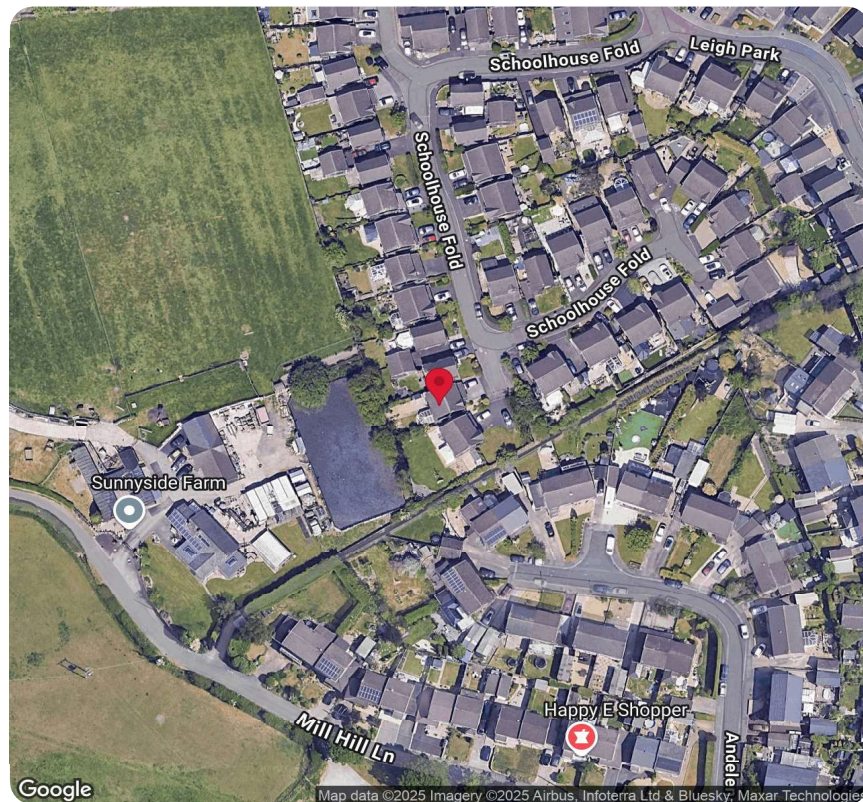
info@brookesteel.co.uk

REPORT CONTENT

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STREET VIEW / ORDNANCE SURVEY MAP



PROPERTY SUMMARY

KEY FEATURES



£300,000
CURRENT MARKET
PRICE



Detached
PROPERTY TYPE



-
BEDROOMS



-
BATHROOMS



-
FLOOR AREA



£135,000
LAST SOLD PRICE



23-05-2003
LAST SOLD DATE



LA860848
TITLE NUMBER



Freehold
TENURE



1999
YEAR BUILT



-
COMPANY OWNED



**Flood Risk
Area**
FLOOD RISK

KEY DETAILS

Burnley
COUNCIL

Lancashire
COUNTY

Burnley
CONSTITUENCY

North West
REGION

Nil
EPC RATING

[Domestic EPC in the Area](#)
[Non-Domestic EPC in the Area](#)
EPC RATINGS IN THE AREA

-
PLANNING APPLICATION

Yes
PARKING FACILITIES

No
ACCESSIBILITY FEATURES

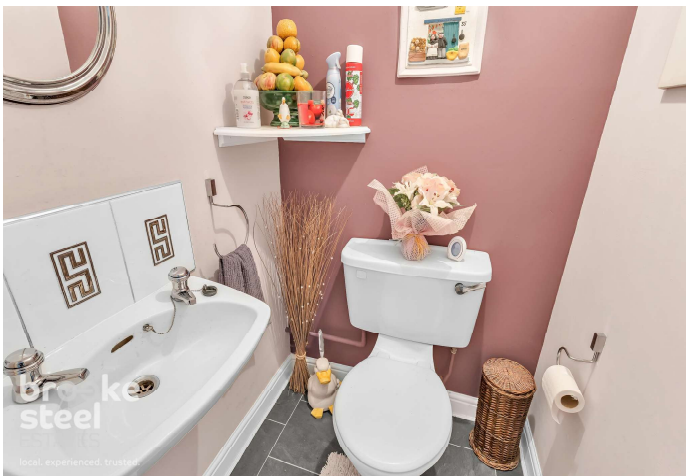
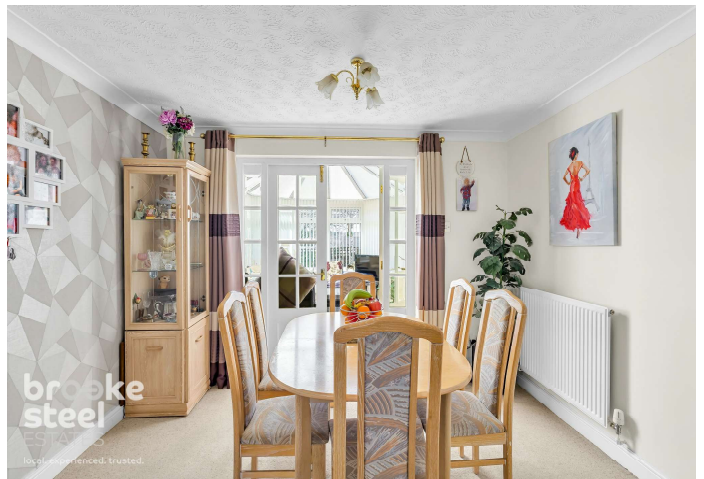
Yes
GAS SUPPLY

Yes
ELECTRICITY SUPPLY

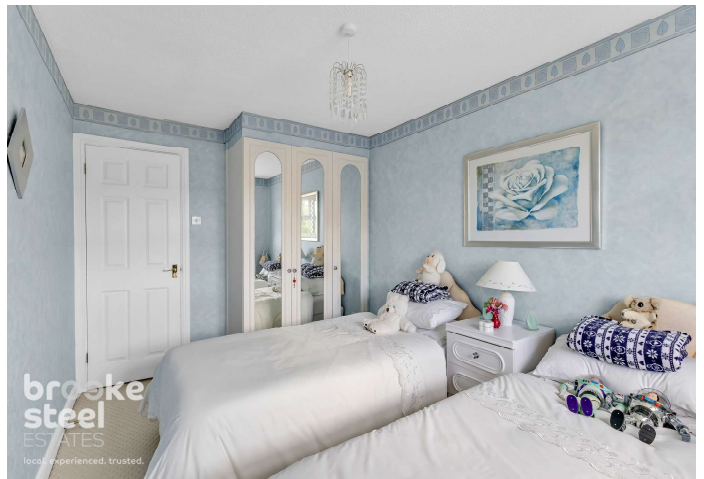
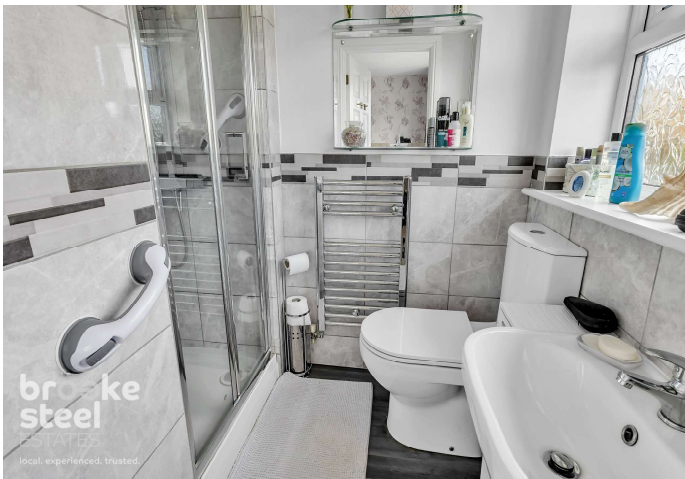
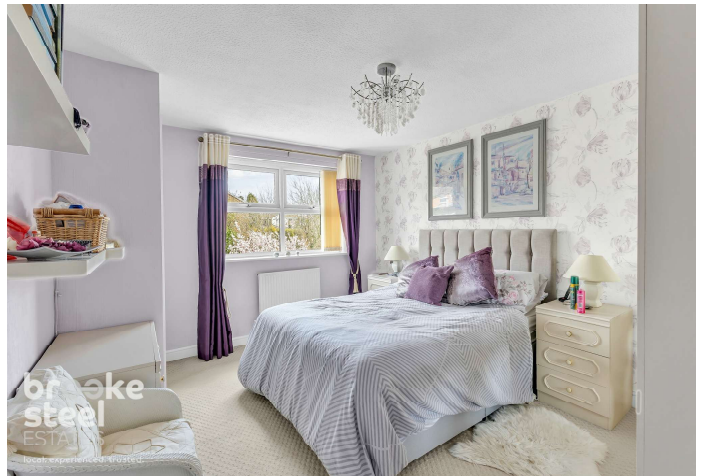
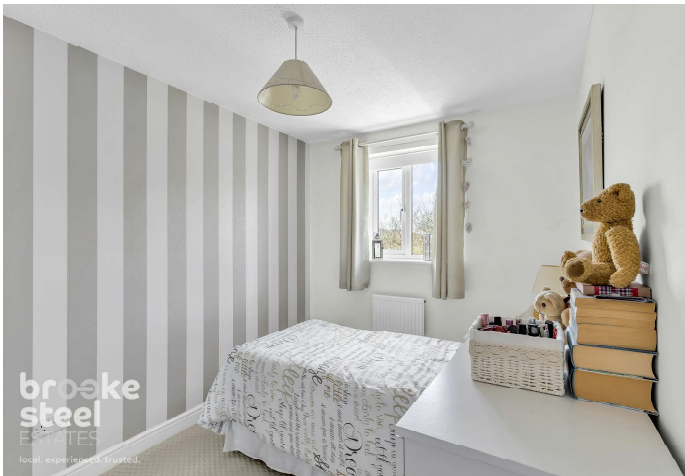
Yes
WATER SUPPLY

PROPERTY IMAGES

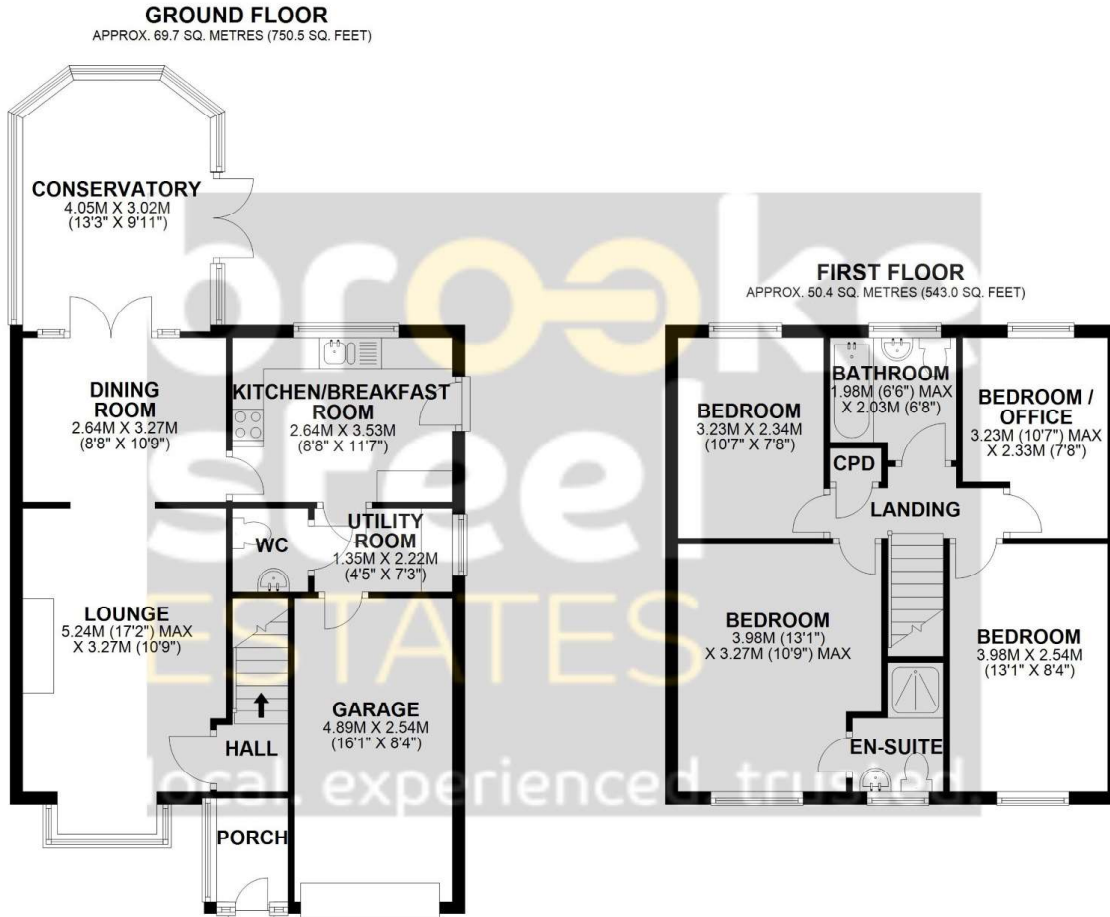
Browse through the property images to get a better idea -
Take a look at the property images.



PROPERTY IMAGES



PROPERTY FLOOR PLAN



TOTAL AREA: APPROX. 120.2 SQ. METRES (1293.5 SQ. FEET)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.

SOLD PRICES ON STREET



33, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£205,000

DETACHED 3 775 Sq.Ft.

LEASEHOLD

Sold Date
24/03/2023



16, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£254,000

DETACHED 4 1044 Sq.Ft.

LEASEHOLD

Sold Date
24/03/2022



2, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£200,000

DETACHED 3 850 Sq.Ft.

FREEHOLD

Sold Date
30/04/2021



24, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£225,000

DETACHED 3 883 Sq.Ft.

LEASEHOLD

Sold Date
18/02/2021



14, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£270,000

DETACHED 4 1152 Sq.Ft.

LEASEHOLD

Sold Date
07/02/2020



20, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£219,000

DETACHED 4 1133 Sq.Ft.

FREEHOLD

Sold Date
20/09/2019



6, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£170,000

DETACHED 3 753 Sq.Ft.

LEASEHOLD

Sold Date
18/04/2019



43, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£132,500

SEMI 3 721 Sq.Ft.

DETACHED

LEASEHOLD

Sold Date
10/04/2019



21, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£170,000

DETACHED 3 827 Sq.Ft.

LEASEHOLD

Sold Date
27/03/2019



3, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£159,950

DETACHED 3 756 Sq.Ft.

LEASEHOLD

Sold Date
17/09/2018



5, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£172,000

SEMI 3 829 Sq.Ft.

DETACHED

LEASEHOLD

Sold Date
31/07/2018



11, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£230,000

DETACHED 4 1023 Sq.Ft.

LEASEHOLD

Sold Date
21/05/2018



9, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£245,000

DETACHED 1184 Sq.Ft.

LEASEHOLD

Sold Date
26/02/2018



53, School House Fold, Hapton, Burnley,
Lancashire BB11 5PT

£174,000

DETACHED 4 1141 Sq.Ft.

LEASEHOLD

Sold Date
28/06/2017

NEIGHBOURING PLANNING HISTORY



21-10-2021

Ref.No.
HOU/2021/0410

74 Leigh Park Hapton Burnley Lancashire BB11 5PD

Decision -

Detailed Plans Approved

Description -

Single storey flat roof rear extension, internal re-model, flat roof rear roof dormer extension



09-05-2022

Ref.No.
PAH/2022/0078

22 Hameldon Close Hapton Lancashire BB11 5QY

Decision -

Prior Approval not required accept

Description -

Proposed single storey extension to rear, to extend 6m externally beyond the rear wall, height of...



02-05-2024

Ref.No.
HOU/2024/0118

Sunnyside Barn Mill Hill Lane Hapton Lancashire BB11 5QU

Decision -

Detailed Plans Approved

Description -

Rear extension.



31-01-2021

Ref.No.
HOU/2020/0355

30 Mill Hill Lane Hapton Lancashire BB11 5QU

Decision -

Approve with Conditions

Description -

Two Storey Extension to side of main residence



11-03-2025

Ref.No.
HOU/2025/0026

197 Manchester Road Hapton Lancashire BB11 5RA

Decision -

Detailed Plans Approved

Description -

Single storey rear extension.



16-06-2022

Ref.No.
PAH/2022/0175

6 Kingsway Hapton Lancashire BB11 5RB

Decision -

Detailed Plans Approved

Description -

Addition of new storey to existing dormer bungalow (maximum height 8.9 metres.)



21-02-2021

Ref.No.
HOU/2020/0558

7 Hameldon Close Hapton Lancashire BB11 5QY

Decision -

Detailed Plans Approved

Description -

Single Storey rear extension



13-09-2021

Ref.No.
HOU/2021/0369

11 Mill Hill Lane Hapton Lancashire BB11 5QU

Decision -

Detailed Plans Approved

Description -

Proposed single storey extension to side and rear



09-01-2024

Ref.No.
PAG/2023/0745

Hapton Hall Farm Lyndale Road Hapton Lancashire BB11 5RD

Decision -

Other

Description -

Agricultural building to be used as storage for farming vehicles and other ancillary equipment.



13-03-2024

Ref.No.
FUL/2024/0020

Hapton Hall Farm Lyndale Road Hapton Lancashire BB11 5RD

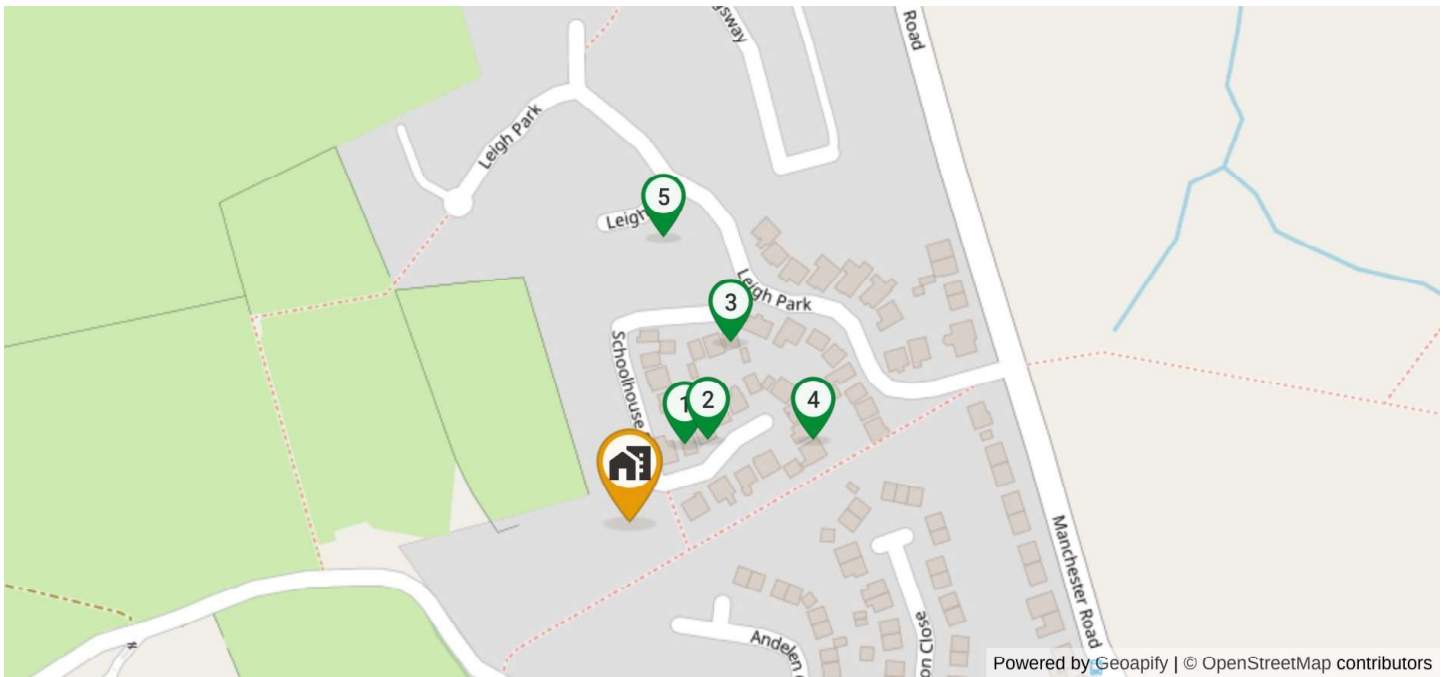
Decision -

Detailed Plans Approved

Description -

Agricultural building to be used as storage.

ON MARKET COMPARABLES



18, School House Fold, Hapton, Burnley, Lancashire, BB11 5PT

£225,000 Detached 3

Leasehold 0.01 Miles
Tenure Distance

Mortimers, Accrington
Agent

Listing Date
05/12/2024



Sold STC



20, School House Fold, Hapton, Burnley, Lancashire, BB11 5PT

£300,000 Detached 4

1209 Sq.Ft. Freehold 0.02 Miles
Size Tenure Distance

Pendle Hill Properties, Read
Agent

Listing Date
20/03/2025



On Market



2, School House Fold, Hapton, Burnley, Lancashire, BB11 5PT

£230,000 Detached 3

Freehold 0.03 Miles
Tenure Distance

Keenans Estate Agents, Burnley
Agent

Listing Date
24/09/2024



On Market



51, School House Fold, Hapton, Burnley, Lancashire, BB11 5PT

£325,000 Detached 4

1731 Sq.Ft. Freehold 0.04 Miles
Size Tenure Distance

Pendle Hill Properties, Read
Agent

Listing Date
15/03/2025



On Market



Leigh Park, Hapton, Burnley, Lancashire, BB11 5PD

£360,000 Detached 4

Freehold 0.05 Miles
Tenure Distance

Entwistle Green, Burnley
Agent

Listing Date
23/01/2025



On Market



NEAREST PRIMARY SCHOOLS



**35, School House Fold,
Burnley,
BB11 5PT**



Outstanding



Good



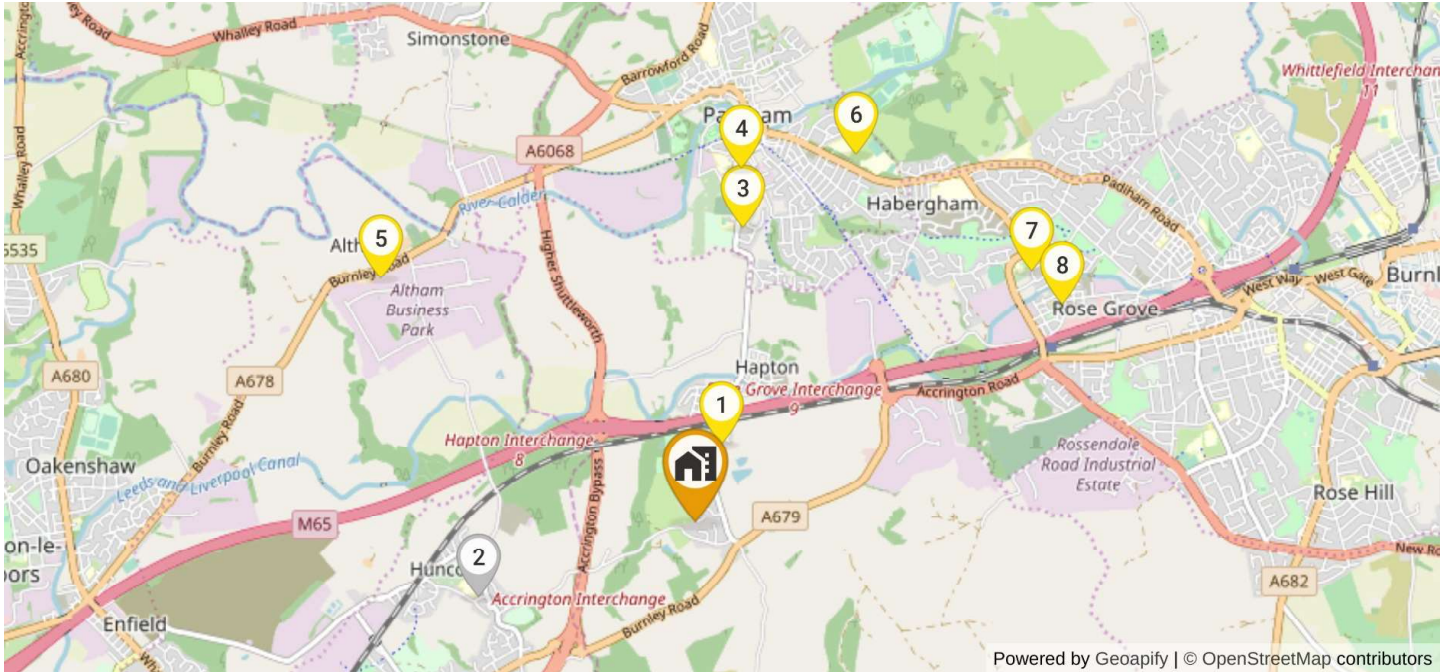
Requires Improvement



Lowest



Not Rated



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1

Hapton Church of England/Methodist Primary School

Manchester Road, Hapton, Burnley, Lancashire, BB11 5RF

124 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 0.35 Miles DISTANCE

2

Accrington Huncoat Primary School

Lynwood Road, Huncoat, Accrington, Lancashire, BB5 6LR

PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 0.96 Miles DISTANCE

3

St John the Baptist Roman Catholic Primary School, Padiham

St John's Road, Padiham, Burnley, Lancashire, BB12 7BN

226 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 1.26 Miles DISTANCE

4

Padiham Green Church of England Primary School

St Anne's Street, Padiham, Lancashire, BB12 7AX

202 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 1.5 Miles DISTANCE

5

Altham St James Church of England Primary School

Altham St James CE Primary School, Burnley Road, Accrington, Lancashire, BB5 5UH

70 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 1.67 Miles DISTANCE

6

Padiham Primary School

Burnley Road, Padiham, Burnley, Lancashire, BB12 8SJ

297 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 1.69 Miles DISTANCE

7

Burnley Lowerhouse Junior School

Liverpool Road, Burnley, Lancashire, BB12 6LN

221 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 1.76 Miles DISTANCE

8

Rosegrove Infant School

Owen Street, Burnley, Lancashire, BB12 6HW

172 PUPILS Mixed GENDER No HAS NURSERY No PRIVATE 1.79 Miles DISTANCE

NEAREST SECONDARY SCHOOLS



**35, School House Fold,
Burnley,
BB11 5PT**



Outstanding



Good



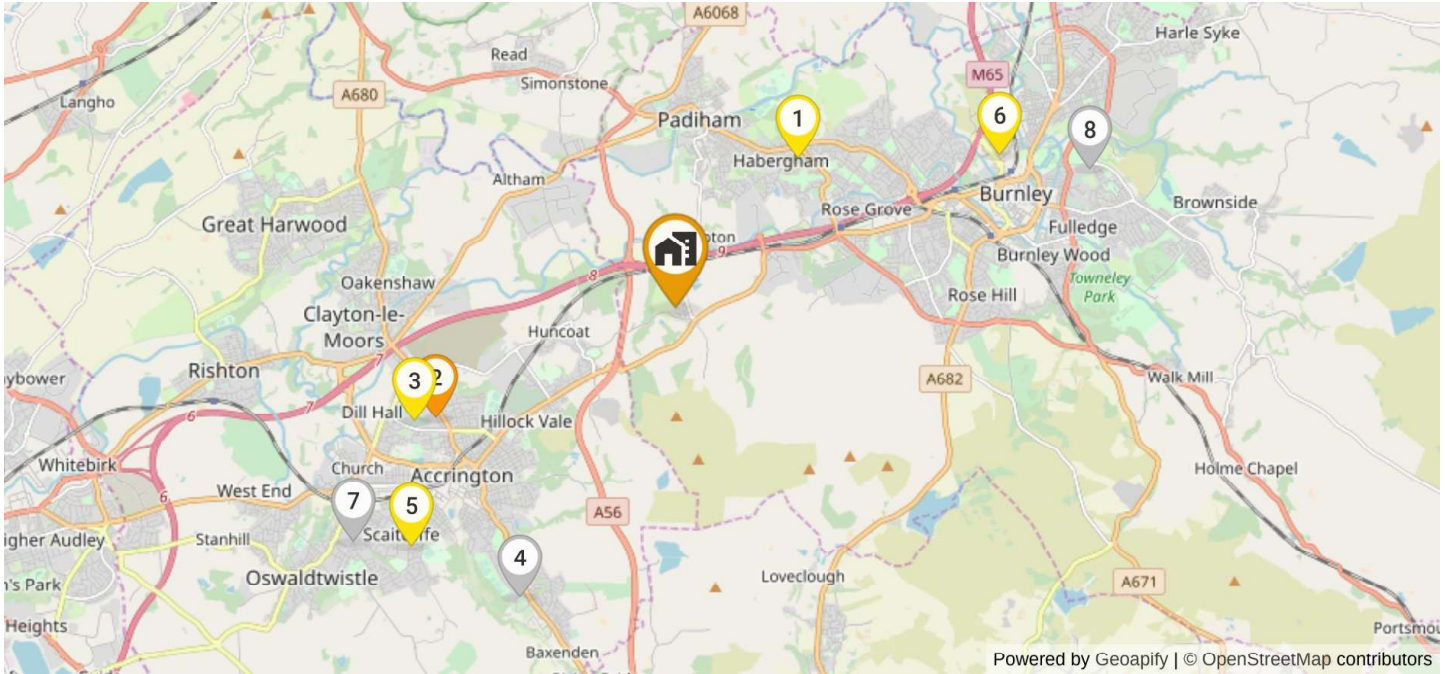
Requires Improvement



Lowest



Not Rated



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Burnley High School

Byron Street, Burnley, Lancashire, BB12 6NX

557 **Mixed** **No** **No** **1.75 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Accrington Academy

Queens Road West, Accrington, Lancashire, BB5 4FF

1105 **Mixed** **No** **No** **2.36 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Accrington St Christopher's Church of England High School

Queen's Road West, Accrington, Lancashire, BB5 4AY

1304 **Mixed** **No** **No** **2.54 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



The Hollins

Hollins Lane, Accrington, Lancashire, BB5 2QY

PUPILS **Mixed** **No** **No** **2.94 Miles**
GENDER HAS NURSERY PRIVATE DISTANCE



Mount Carmel Roman Catholic High School, Hyndburn

Wordsworth Road, Accrington, Lancashire, BB5 0LU

780 **Mixed** **No** **No** **3.19 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



Burnley College

Princess Way, Burnley, Lancashire, BB12 0AN

PUPILS **Mixed** **No** **No** **3.22 Miles**
GENDER HAS NURSERY PRIVATE DISTANCE



Rhyddings

Haworth Street, Oswaldtwistle, Accrington, Lancashire, BB5 3EA

PUPILS **Mixed** **No** **No** **3.57 Miles**
GENDER HAS NURSERY PRIVATE DISTANCE



Blessed Trinity Roman Catholic College, A Voluntary Academy

Ormerod Road, Burnley, Lancashire, BB10 3AA

1284 **Mixed** **No** **No** **3.93 Miles**
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



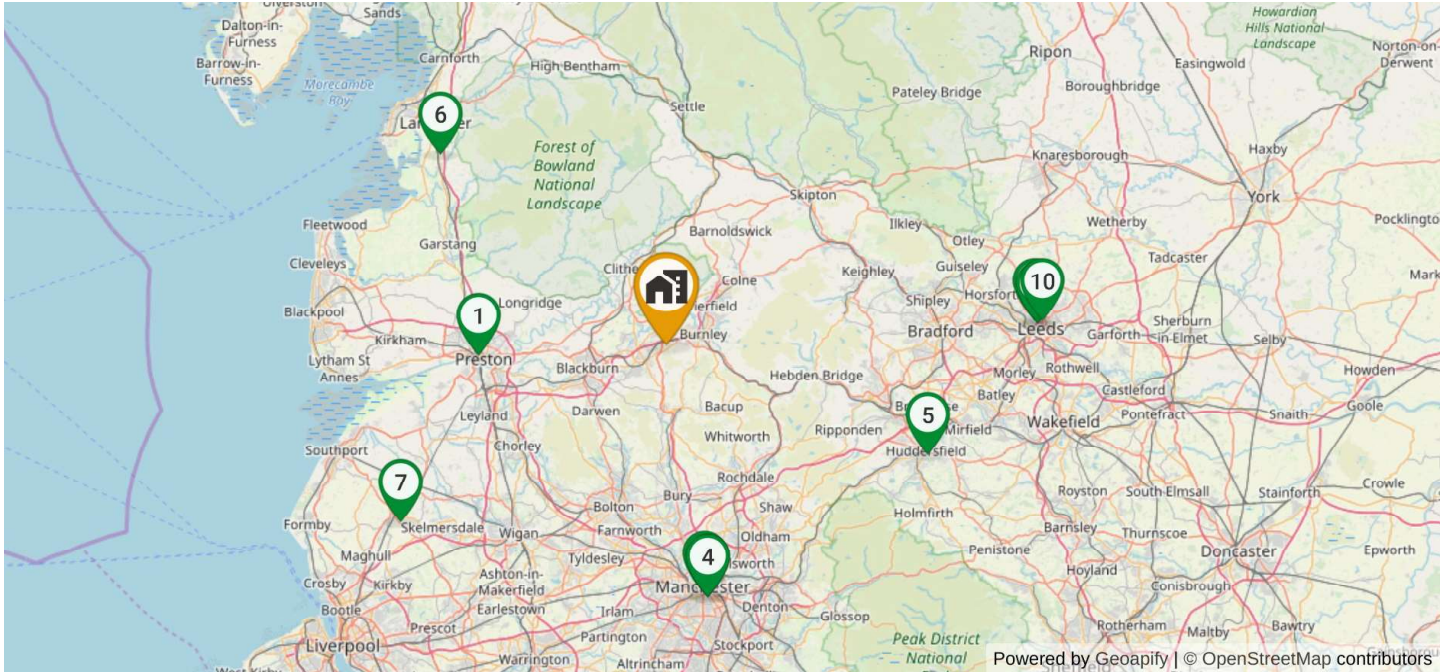
UNIVERSITIES & COLLEGES



**35, School House Fold,
Burnley,
BB11 5PT**



No Rating



1 University of Central Lancashire

Fylde Rd, Preston PR1 2HE, United Kingdom

15.93 Miles

DISTANCE



2 Manchester Metropolitan University

All Saints, All Saints Building, Manchester
M15 6BH, United Kingdom

21.33 Miles

DISTANCE



3 Manchester University

Oxford Rd, Manchester M13 9PL, United Kingdom

21.61 Miles

DISTANCE



4 University of Manchester

Oxford Rd, Manchester M13 9PL, United Kingdom

21.61 Miles

DISTANCE



5 Huddersfield University

Queensgate, Huddersfield HD1 3DH, United Kingdom

23.93 Miles

DISTANCE



6 Lancaster University

Bailrigg, Lancaster LA1 4YW, United Kingdom

25.06 Miles

DISTANCE



7 Edge Hill University

St Helens Rd, Ormskirk L39 4QP, United Kingdom

27.1 Miles

DISTANCE



8 Leeds University

Woodhouse, Leeds LS2 9JT, United Kingdom

31.24 Miles

DISTANCE



9 Leeds Beckett University

Leeds LS1 3HE, United Kingdom

31.52 Miles

DISTANCE



10 University of Leeds

University of Leeds

31.88 Miles

DISTANCE

TRANSPORT LINKS



AIRPORTS

- 1 Leeds Bradford Airport, Leeds Bradford Airport, Mid stay 2, Yeadon, Leeds LS19 7TU, United Kingdom
27.93 Miles
- 2 Manchester Airport, Manchester M90 1QX, United Kingdom
29.07 Miles
- 3 Blackpool Airport, Squires Gate Ln, Blackpool FY4 2QY, United Kingdom
29.59 Miles



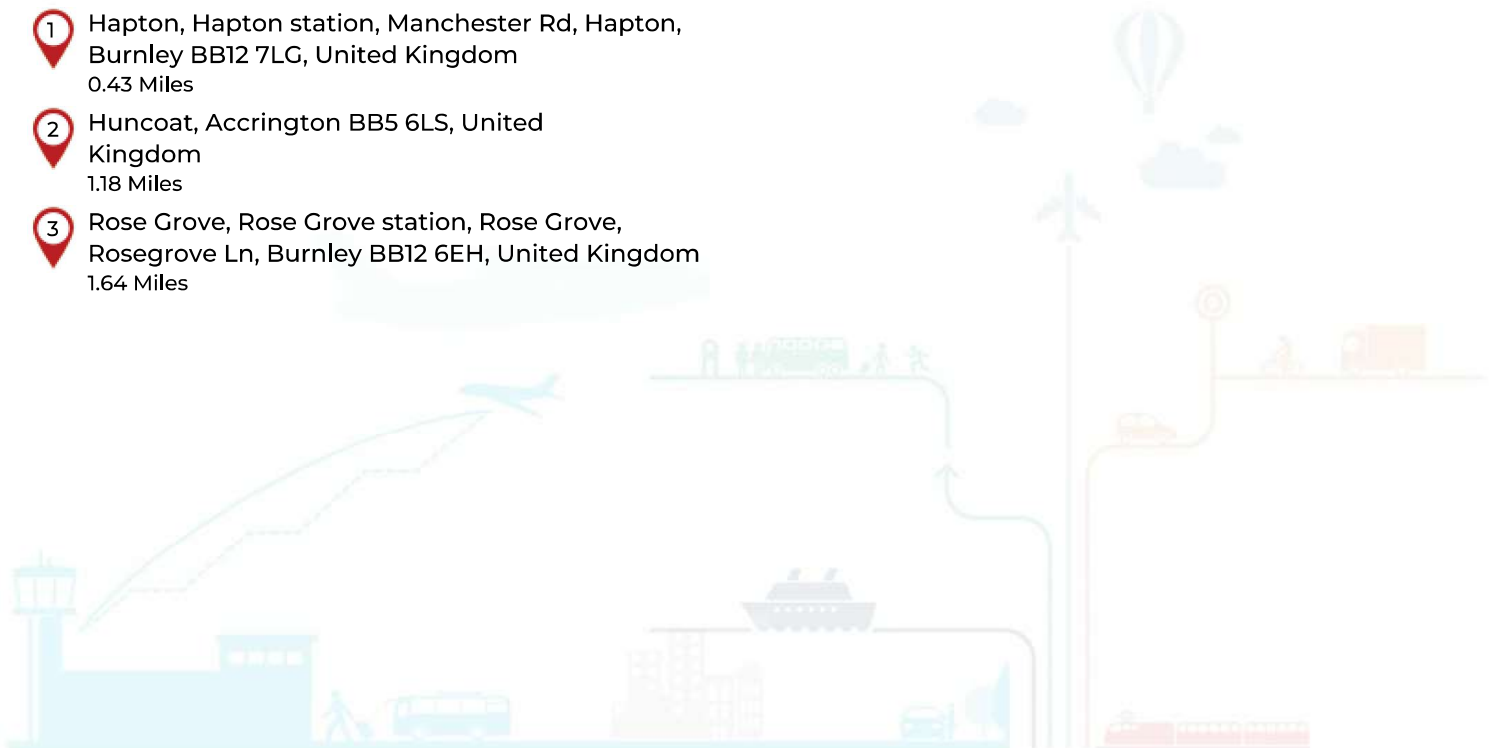
BUS STATION

- 1 Rail Station, United Kingdom
1.67 Miles
- 2 Rail Station, United Kingdom
1.68 Miles
- 3 Accrington Bus Station Stand 1, United Kingdom
2.47 Miles



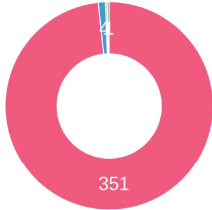
TRAIN STATION

- 1 Hapton, Hapton station, Manchester Rd, Hapton, Burnley BB12 7LG, United Kingdom
0.43 Miles
- 2 Huncoat, Accrington BB5 6LS, United Kingdom
1.18 Miles
- 3 Rose Grove, Rose Grove station, Rose Grove, Rosegrove Ln, Burnley BB12 6EH, United Kingdom
1.64 Miles



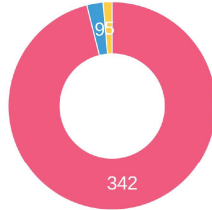
CENSUS DATA

Country Of Birth



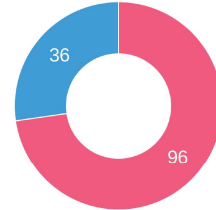
Total	357
Europe	351 98.3 %
Middle East and Asia	4 1.1 %
Africa	1 0.3 %
British Overseas	1 0.3 %

Second Address



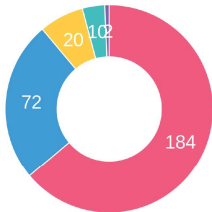
Total	356
No second address	342 96.1%
Second address is in the UK	9 2.5%
Second address is outside the UK	5 1.4%

Accommodation



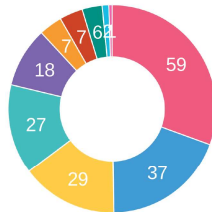
Total	132
Detached	96 72.7%
Semi-detached	36 27.3%

Marital/Civil



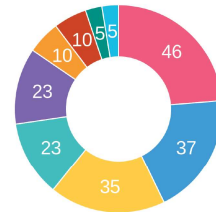
Total	288
Married or in a registered civil partnership	184 63.9%
Never married and never registered a civil partner...	72 25.0%
Divorced or civil partnership dissolved	20 6.9%
Widowed or surviving civil partnership partner	10 3.5%
Separated, but still legally married or still legally separated	2 0.7%

Distance To Work



Total	193
Works mainly from home	59 30.6%
10km to less than 20km	37 19.2%
5km to less than 10km	29 15.0%
2km to less than 5km	27 14.0%
Works mainly at an offshore installation, in no fixed location	18 9.3%
Less than 2km	7 3.6%
20km to less than 30km	7 3.6%
30km to less than 40km	6 3.1%
40km to less than 60km	2 1.0%
60km and over	1 0.5%

Area Occupations



Total	194
Professional occupations	46 23.7%
Managers, directors and senior officials	37 19.1%
Associate professional and technical occupations	35 18.0%
Administrative and secretarial occupations	23 11.9%
Skilled trades occupations	23 11.9%
Caring, leisure and other service occupations	10 5.2%
Elementary occupations	10 5.2%
Sales and customer service occupations	5 2.6%
Process, plant and machine operatives	5 2.6%

NEAREST HOSPITALS / GP / DENTISTS / NHS



HOSPITALS (NHS)

Accrington Victoria Hospital
Haywood Road Accrington BB5 6AS
2.26 Miles

Lancs Bowel Cancer Screening - Burnley General Hospital
Burnley Health Care N H S Trus Burnley
General Hospital Burnley BB10 2PQ
4.42 Miles

Burnley General Hospital
Casterton Avenue Burnley BB10 2PQ
4.42 Miles



GP (NHS)

Padiham Group Practice
Padiham Medical Centre 36 Burnley Road
Burnley BB12 8BP
1.74 Miles

Burnley Group Practice - Kiddrow Lane Site
Kiddrow Lane Burnley BB12 6LH
1.83 Miles

Rosegrove Surgery
225-227 Gannow Lane Burnley BB12 6HY
1.85 Miles



DENTIST (NHS)

Padiham Dental Practice
106 Burnley Road Padiham Burnley BB12 8QN
1.66 Miles

The Terrace Dental Practice
61-63 Church Street Padiham Lancashire
BB12 8JH
1.78 Miles

Avenue Parade Dental Practice
Avenue Parade Dental Practice 1 Avenue
Parade Accrington BB5 6PN
2.2 Miles



HOSPITALS (CQC)

Insta-Scan
129 Burnley Road Padiham Burnley BB12 8BA
1.68 Miles

Accrington Victoria Hospital
Hayward Road Accrington BB5 6AS
2.26 Miles

Precious Glimpse Burnley
11 Hammerton Street Burnley BB11 1NA
3.12 Miles



GP (CQC)

Padiham Group Practice
Padiham Medical Centre Burnley BB12 8BP
1.74 Miles

Rosegrove Surgery
225-227 Gannow Lane Burnley BB12 6HY
1.85 Miles

Accrington Victoria Hospital
Hayward Road Accrington BB5 6AS
2.26 Miles



DENTIST (CQC)

Padiham Dental Limited
106 Burnley Road Padiham Burnley BB12 8QN
1.66 Miles

Synergy Dental Clinic Burnley
61 Church Street Padiham Burnley BB12 8JH
1.78 Miles

Avenue Parade Dental Practice
1 Avenue Parade Accrington BB5 6PN
2.21 Miles



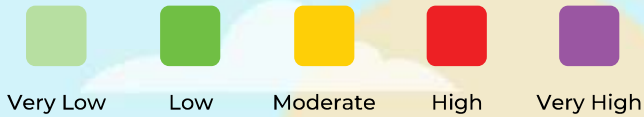
RESPONSE TIMES OF NHS SERVICES

Category Approx. Response Time

C1	00 hrs 08 mins 07 secs	C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)
C1T	00 hrs 10 mins 07 secs	C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)
C2	00 hrs 32 mins 04 secs	C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)
C3	02 hrs 33 mins 44 secs	C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required
C4	02 hrs 32 mins 00 secs	C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

CARBON FOOTPRINT

**Measure carbon footprints The first step in
your climate action journey**



Current Carbon Intensity
21

gCO₂/kWh


Very Low

(Lower is Better)

Fuel Type	Percentage (%)
Wind	60
Nuclear	26.5
Gas	4.8
Imports	4.2
Solar	3.1
Biomass	1.4
Coal	0
Other	0
Hydro	0

The Carbon Intensity forecast includes CO₂ emissions related to electric power generation. This includes emissions from all large metered power stations, interconnector imports, transmission and distribution losses. It also accounts for renewable national electricity demand for embedded wind and solar generation.



 4 Market Street, Edenfield, BL0 0JN

 **Tel: 01706940335**

 Email: info@brookesteel.co.uk

DATA PROVIDERS

HM Land Registry 

 Department for Transport

 Office for National Statistics



 Ordnance Survey





 Geoapify





 Care Quality Commission

Disclaimer : The information contained within this report is for general information purposes only and to act as a guide.

Lets Bid Property 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.