

Property Report

Report Generated on 28 / 03 / 2025



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

Asking Price: £300,000



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 our 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.



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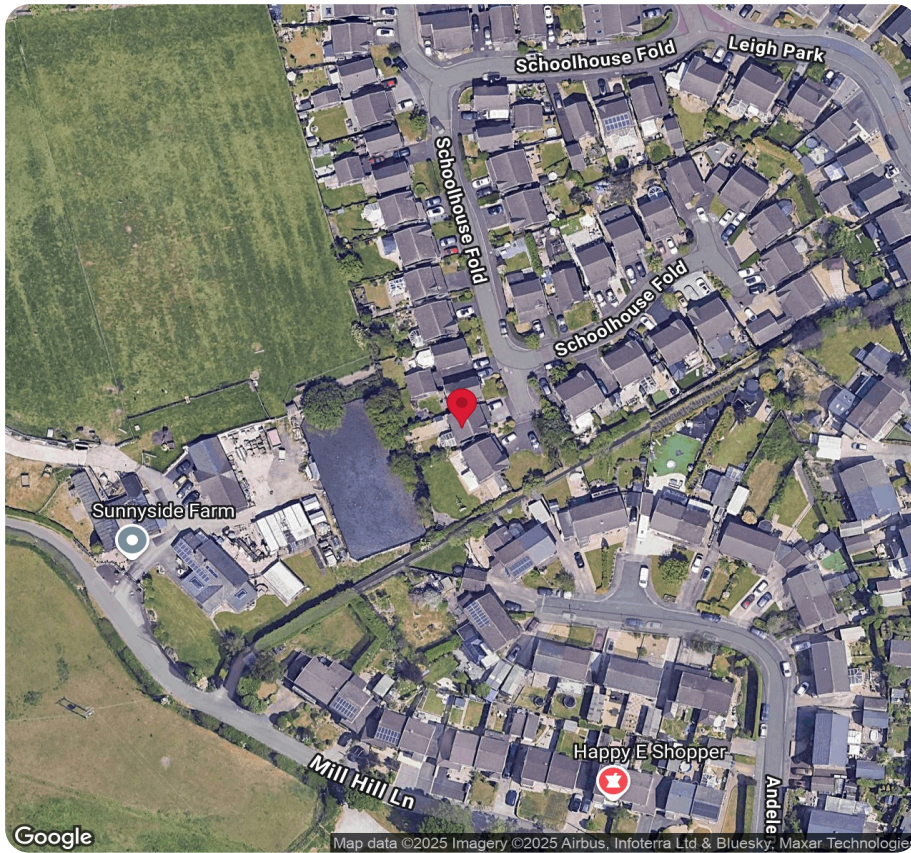
info@brookesteel.co.uk

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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.



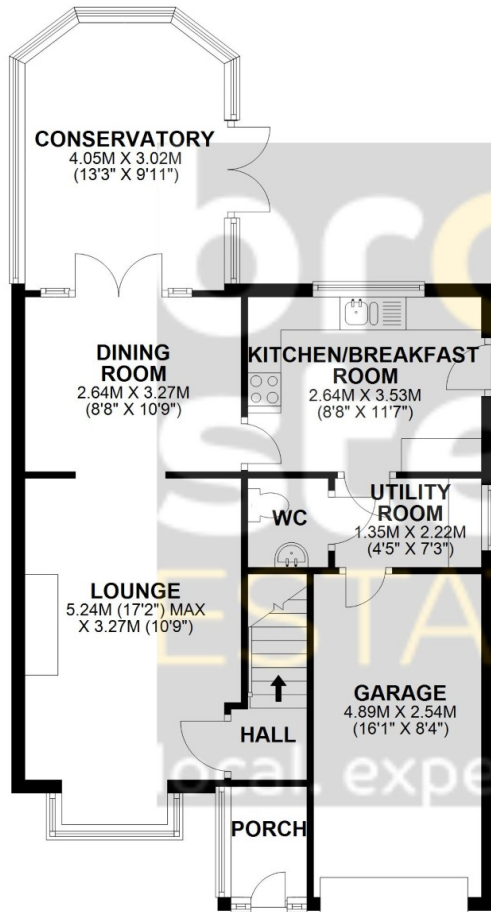
PROPERTY IMAGES



PROPERTY FLOOR PLAN

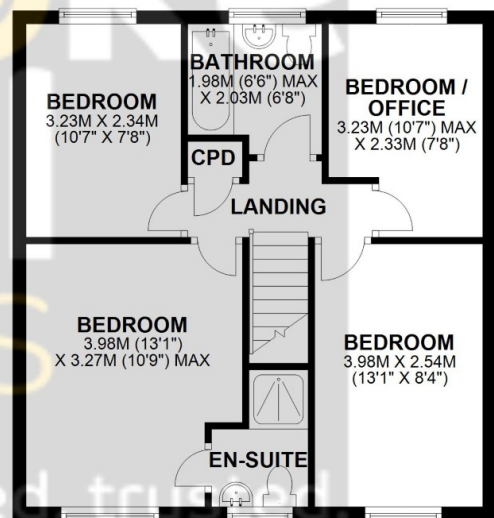
GROUND FLOOR

APPROX. 69.7 SQ. METRES (750.5 SQ. FEET)



FIRST FLOOR

APPROX. 50.4 SQ. METRES (543.0 SQ. FEET)




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


NO IMAGE AVAILABLE


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


NO IMAGE AVAILABLE


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.

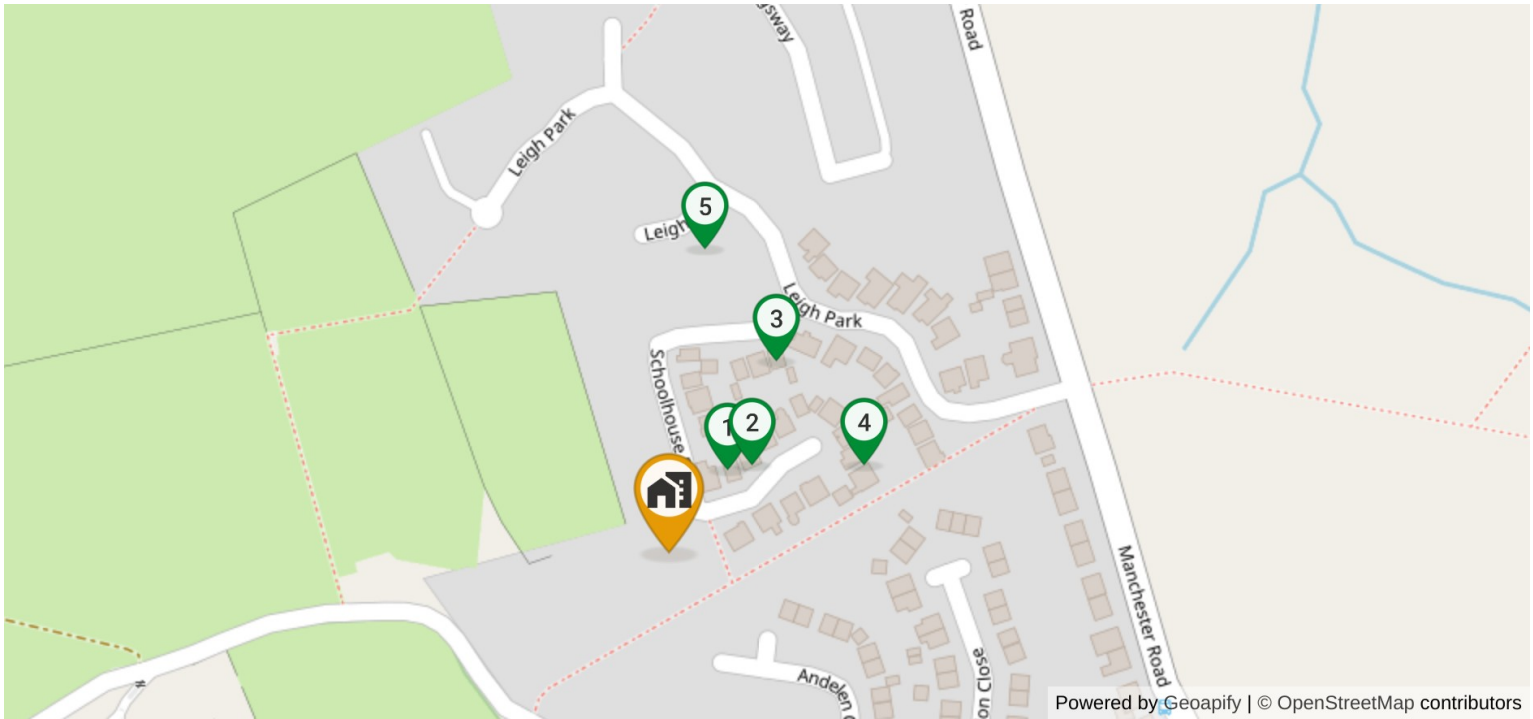


13-03-2024

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



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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

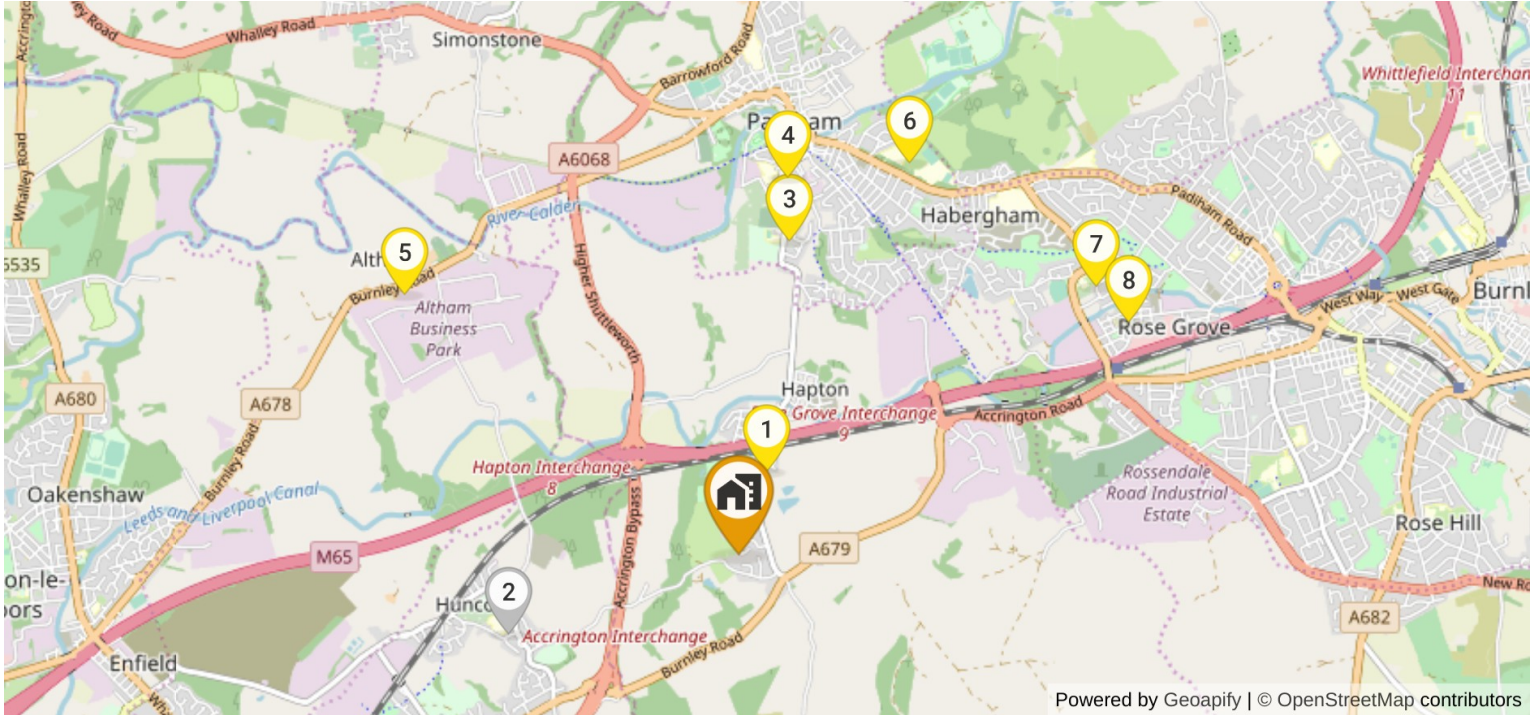
NEAREST PRIMARY SCHOOLS



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



Outstanding Good Requires Improvement Lowest Not Rated



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Hapton Church of England/Methodist Primary School

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

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



Accrington Huncoat Primary School

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

224 Mixed No No 0.96 Miles
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE



St John the Baptist Roman Catholic Primary School, Padiham

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

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



Padiham Green Church of England Primary School

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

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



Altham St James Church of England Primary School

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

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



Padiham Primary School

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

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



Burnley Lowerhouse Junior School

Liverpool Road, Burnley, Lancashire, BB12 6LN

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



Rosegrove Infant School

Owen Street, Burnley, Lancashire, BB12 6HW

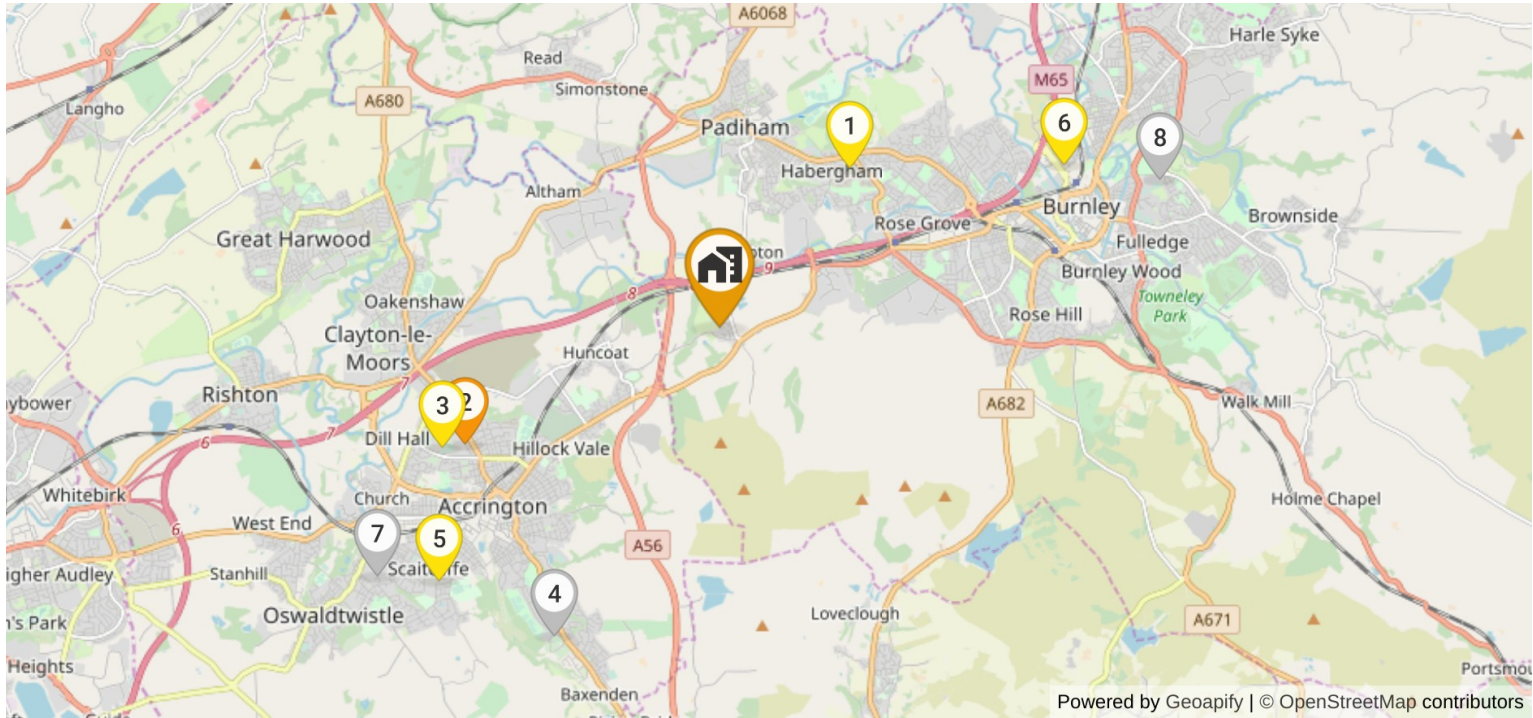
172 Mixed No No 1.79 Miles
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

NEAREST SECONDARY SCHOOLS

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



Outstanding Good Requires Improvement Lowest Not Rated



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1 **Burnley High School**
Byron Street, Burnley, Lancashire, BB12 6NX
557 Mixed No No 1.75 Miles
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

2 **Accrington Academy**
Queens Road West, Accrington, Lancashire, BB5 4FF
1105 Mixed No No 2.36 Miles
PUPILS GENDER HAS NURSERY PRIVATE DISTANCE

3 **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

4 **The Hollins**
Hollins Lane, Accrington, Lancashire, BB5 2QY
PUPILS Mixed No No 2.94 Miles
GENDER HAS NURSERY PRIVATE DISTANCE

5 **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

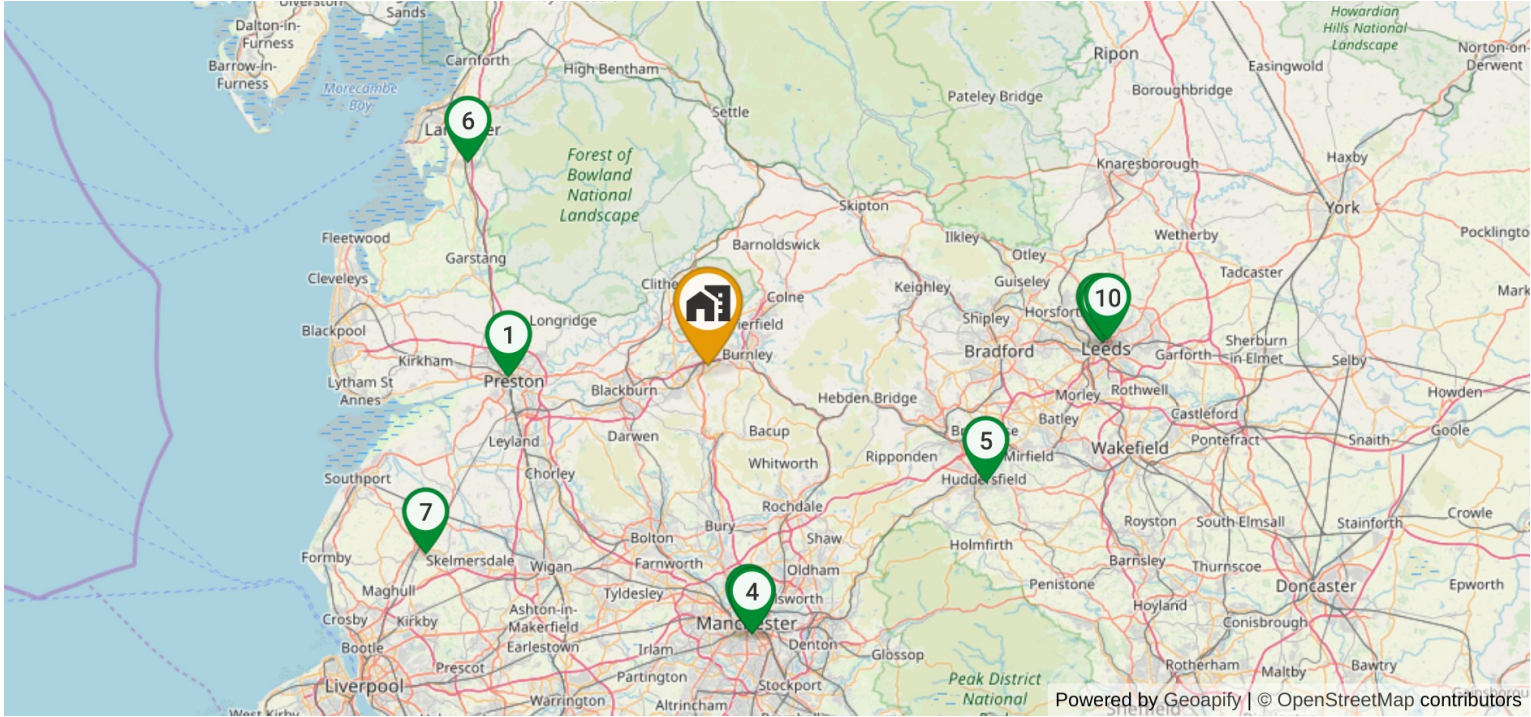
6 **Burnley College**
Princess Way, Burnley, Lancashire, BB12 0AN
PUPILS Mixed No No 3.22 Miles
GENDER HAS NURSERY PRIVATE DISTANCE

7 **Rhyddings**
Haworth Street, Oswaldtwistle, Accrington, Lancashire, BB5 3EA
PUPILS Mixed No No 3.57 Miles
GENDER HAS NURSERY PRIVATE DISTANCE

8 **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**



1 University of Central Lancashire ★★★★★
Fylde Rd, Preston PR1 2HE, United Kingdom
15.93 Miles
DISTANCE

3 Manchester University ★★★★★
Oxford Rd, Manchester M13 9PL, United Kingdom
21.61 Miles
DISTANCE

5 Huddersfield University ★★★★★
Queensgate, Huddersfield HD1 3DH, United Kingdom
23.93 Miles
DISTANCE

7 Edge Hill University ★★★★★
St Helens Rd, Ormskirk L39 4QP, United Kingdom
27.1 Miles
DISTANCE

9 Leeds Beckett University ★★★★★
Leeds LS1 3HE, United Kingdom
31.52 Miles
DISTANCE

2 Manchester Metropolitan University ★★★★★
All Saints, All Saints Building, Manchester M15 6BH, United Kingdom
21.33 Miles
DISTANCE

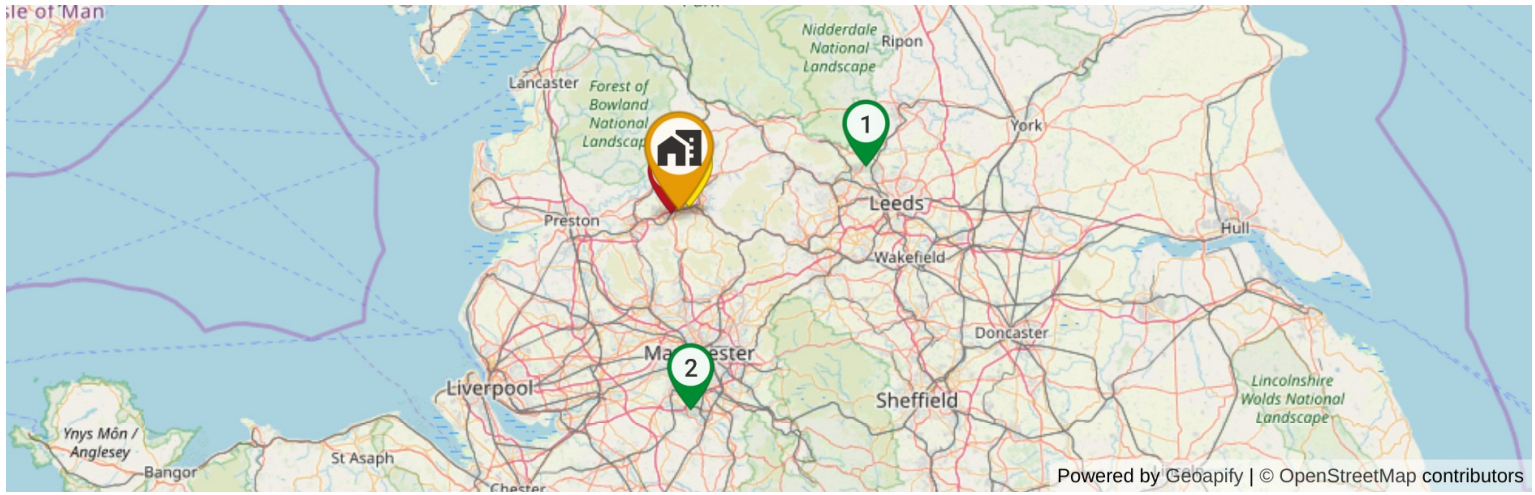
4 University of Manchester ★★★★★
Oxford Rd, Manchester M13 9PL, United Kingdom
21.61 Miles
DISTANCE

6 Lancaster University ★★★★★
Bailrigg, Lancaster LA1 4YW, United Kingdom
25.06 Miles
DISTANCE




8 Leeds University ★★★★★
Woodhouse, Leeds LS2 9JT, United Kingdom
31.24 Miles
DISTANCE

10 University of Leeds ★★★★★
University of Leeds
31.88 Miles
DISTANCE



TRANSPORT LINKS






AIRPORTS

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

BUS STATION

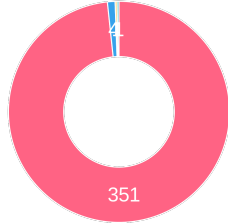
-  Rail Station, United Kingdom
1.67 Miles
-  Rail Station, United Kingdom
1.68 Miles
-  Accrington Bus Station Stand 1, United Kingdom
2.47 Miles

TRAIN STATION

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

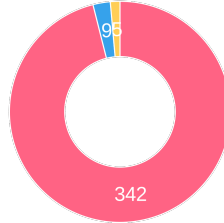
CENSUS DATA

Country Of Birth



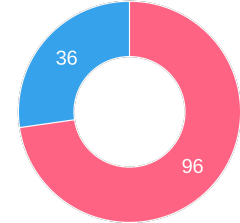
Total		357
Europe	351	98.3 %
Middle East and Asia	4	1.1 %
Africa	1	0.3 %
British Overseas	1	0.3 %

Second Address



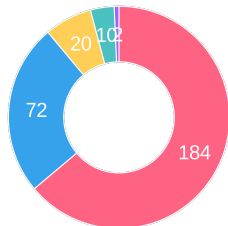
Total		356
No second address	342	96.1%
Second address is in the UK	9	2.5%
Second address is outside the UK	5	1.4%

Accommodation



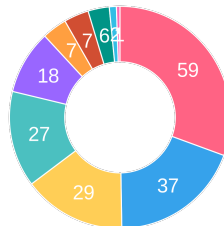
Total		132
Detached	96	72.7%
Semi-detached	36	27.3%

Marital/Civil



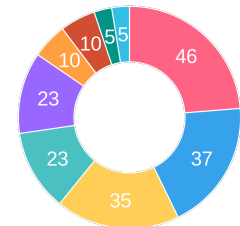
Total		288
Married or in a registered civil partnership	184	63.9%
Never married and never registered a civil partner...	72	25.0%
Divorced or civil partnership dissolved	20	6.9%
Widowed or surviving civil partnership partner	10	3.5%
Separated, but still legally married or still legal...	2	0.7%

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 fi...	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

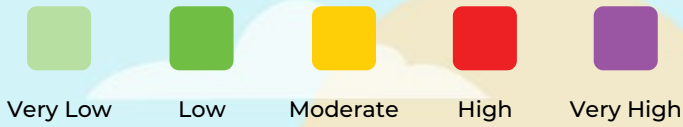
Avenue Parade Dental Practice
1 Avenue Parade Accrington BB5 6PN
2.21 Miles

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.