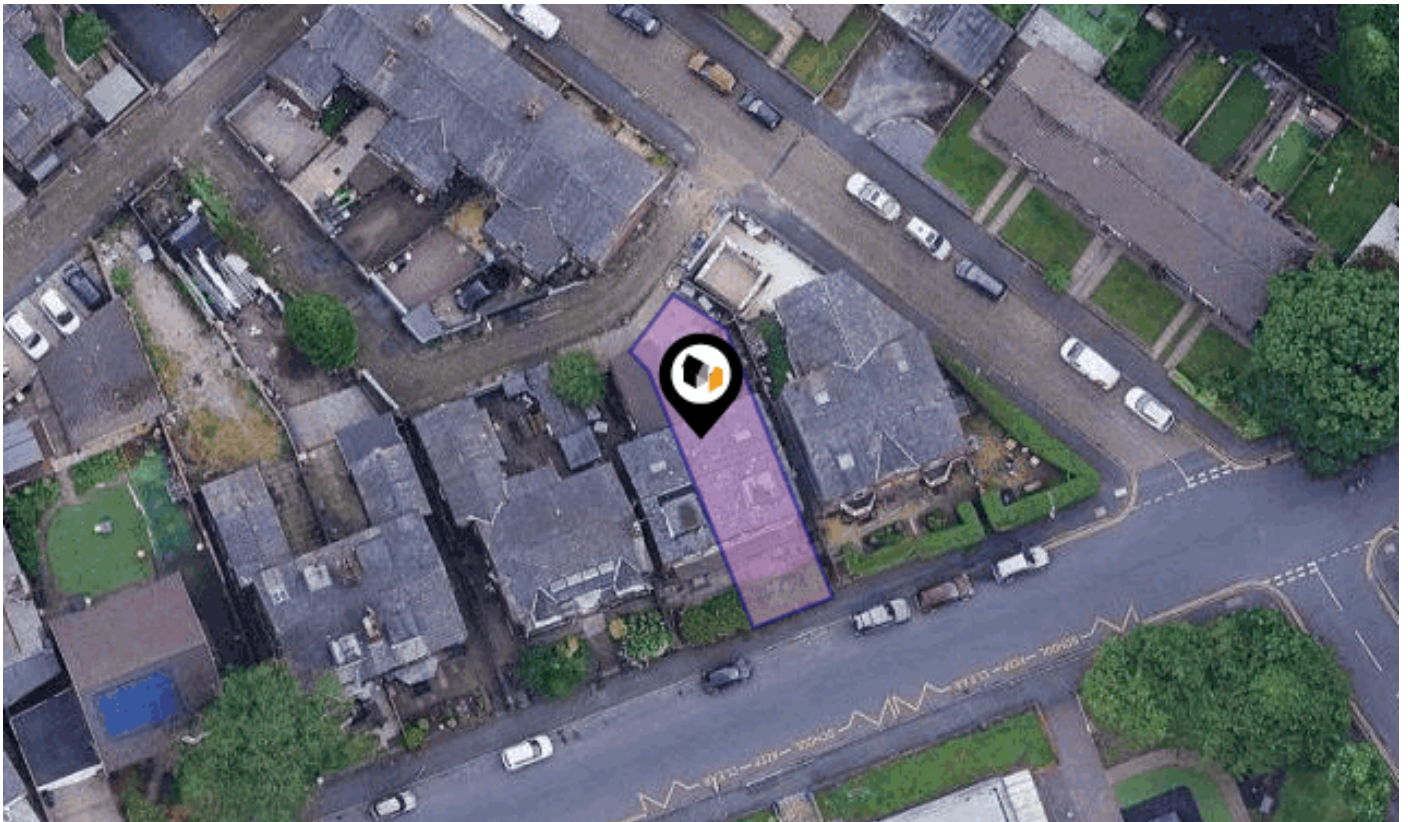See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 15th October 2025

21, CHADWICK STREET, BOLTON, BL2 1JN
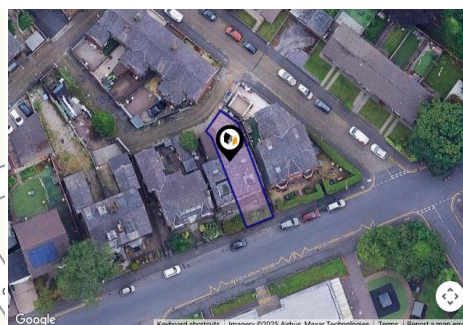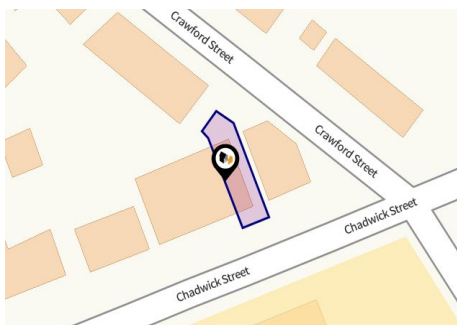
Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	HMO Not Further Divided	**Last Sold Date:**	13/04/2015
		Last Sold Price:	£198,000
Bedrooms:	3	**Last Sold £/ft²:**	£160
Floor Area:	1,237 ft² / 115 m²	**Tenure:**	Leasehold
Plot Area:	0.05 acres	**Start Date:**	26/01/1881
Council Tax :	Band C	**End Date:**	01/05/2879
Annual Estimate:	£2,015	**Lease Term:**	999 years from 1 May 1880
Title Number:	MAN224033	**Term Remaining:**	854 years
UPRN:	100010861555		

Local Area

Local Authority:	Bolton
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	**89** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
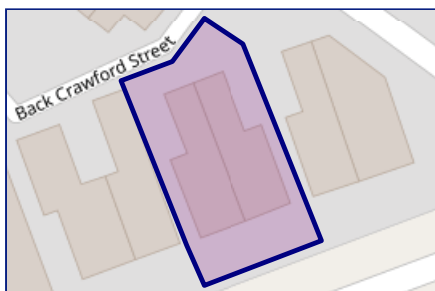
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning records for: *21, Chadwick Street, Bolton, BL2 1JN*

Reference - 77137/07

Decision:	Decided
Date:	-

Description:
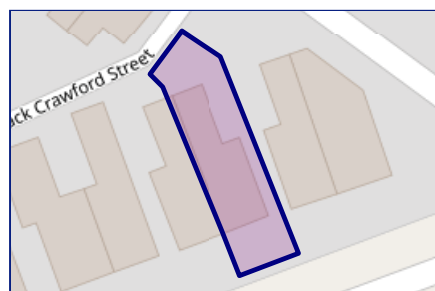CERTIFICATE OF LAWFULNESS (SECTION 191) FOR THE EXISTING USE OF PROPERTY AS 8 FLATS

LANDWOOD GROUP

Freehold Title Plan

GM332814

Leasehold Title Plan

MAN224033

Start Date:	26/01/1881
End Date:	01/05/2879
Lease Term:	999 years from 1 May 1880
Term Remaining:	854 years

Powered by
sprift
Know any property instantly

LANDWOOD GROUP

21 Chadwick Street BOLTON BL2 1JN

Energy rating

D

Valid until 03.08.2035

Certificate number
85352326050005863292

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 | C
55-68	D	68 | D	
39-54	E		
21-38	F		
1-20	G		

Powered by
sprift
Know any property instantly

EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	115 m^2

Maps
Coal Mining

LANDWOOD GROUP

This map displays nearby coal mine entrances and their classifications.
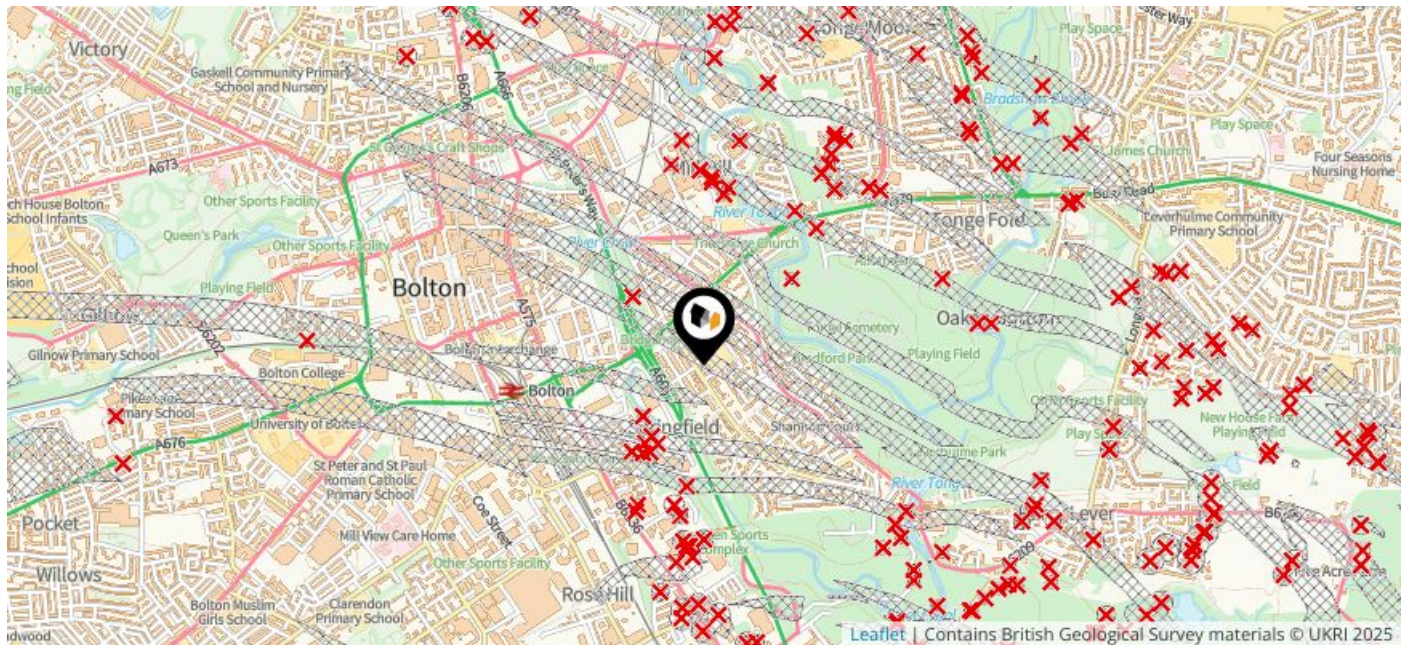
Mine Entry

✗ 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.

Powered by
sprift
Know any property instantly

Conservation Areas

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.
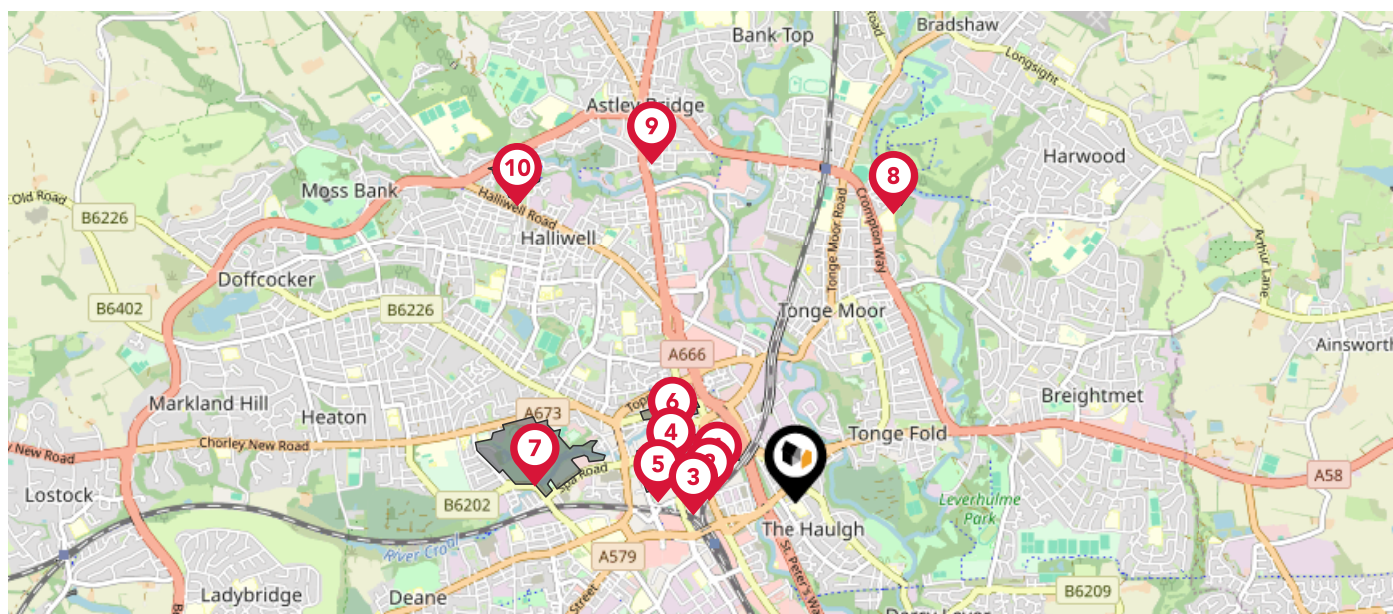
Nearby Conservation Areas

1	Churchgate
2	Silverwell Street and Wood Street
3	Mawdsley Street
4	Deansgate
5	Town Hall
6	St George's
7	Queens Park
8	Firwood Fold
9	Birley Street
10	Hill Top

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
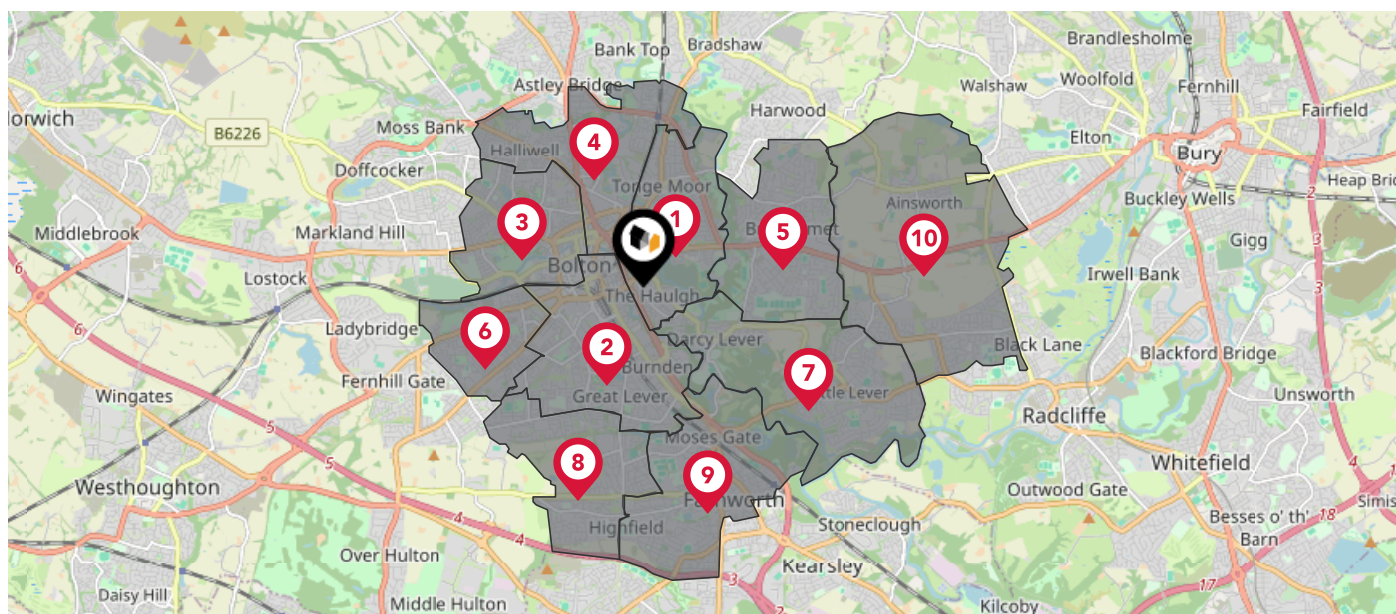

Nearby Council Wards

1	Tonge with the Haulgh Ward
2	Great Lever Ward
3	Halliwell Ward
4	Crompton Ward
5	Breightmet Ward
6	Rumworth Ward
7	Little Lever and Darcy Lever Ward
8	Harper Green Ward
9	Farnworth Ward
10	Radcliffe North & Ainsworth Ward

Powered by
sprift
Know any property instantly

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
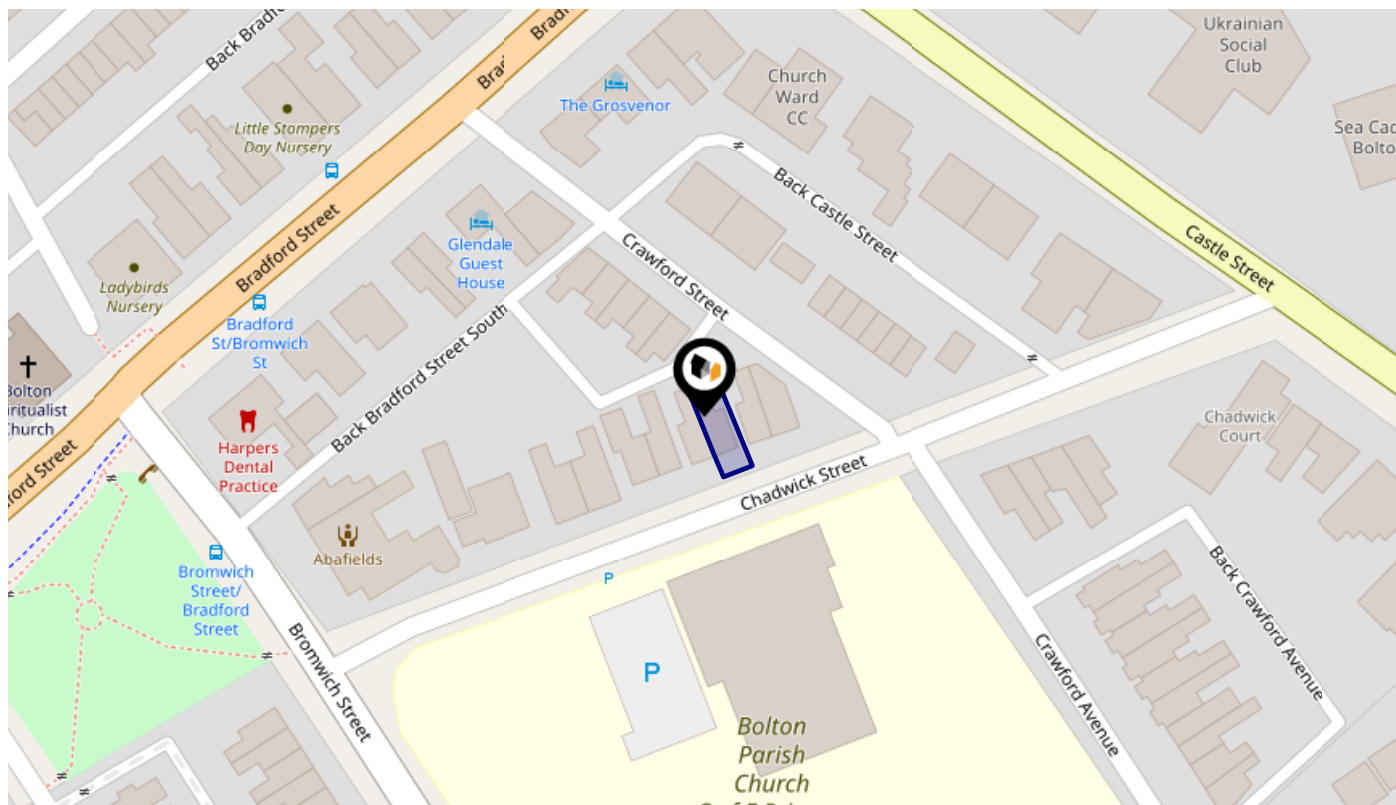
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:
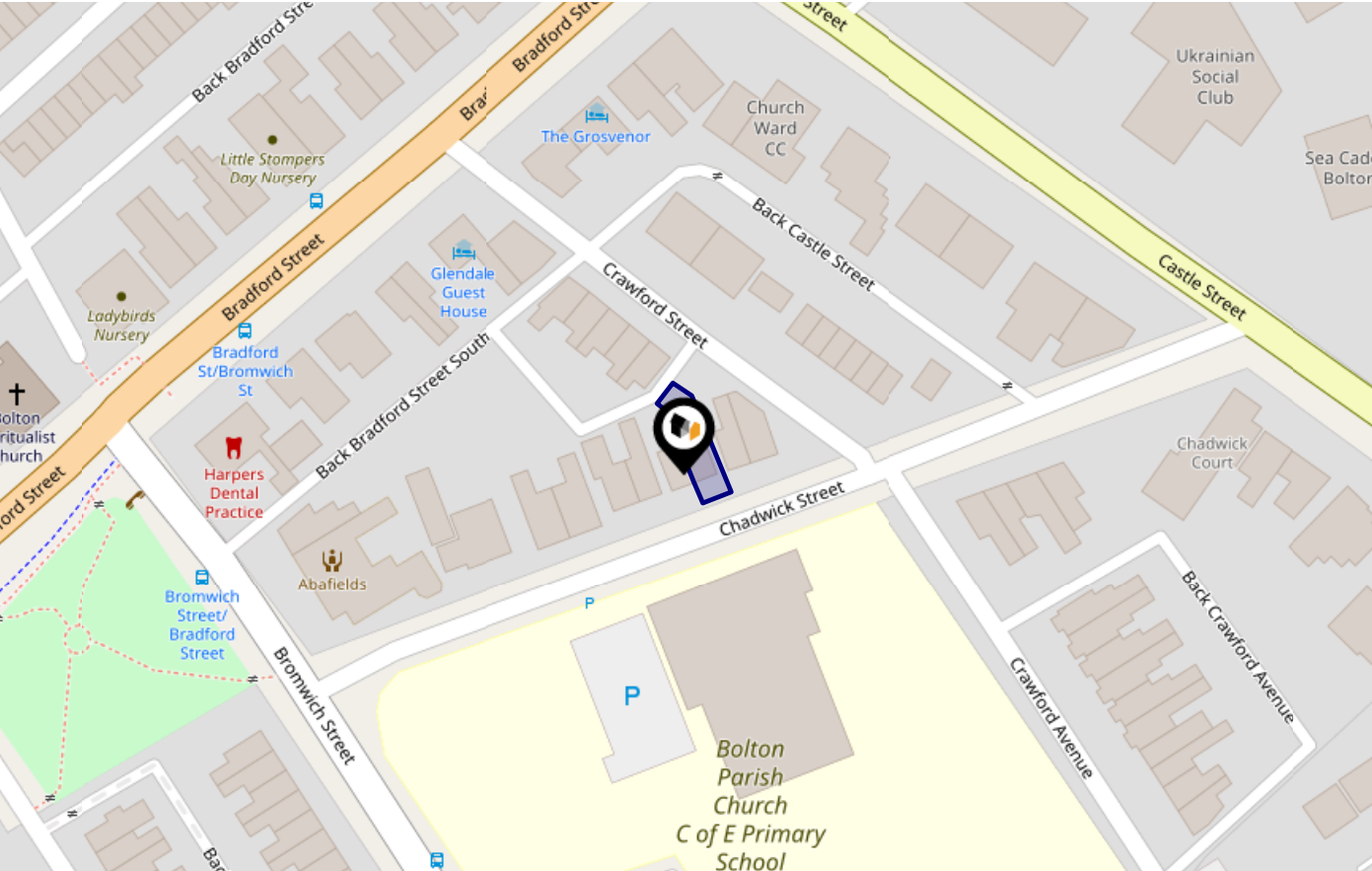
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Flood Risk
Rivers & Seas - Flood Risk

LANDWOOD GROUP

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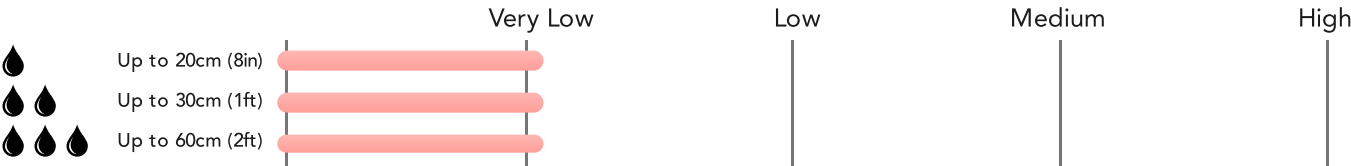

Risk Rating: Very low

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 (0.1%)** in any one year.

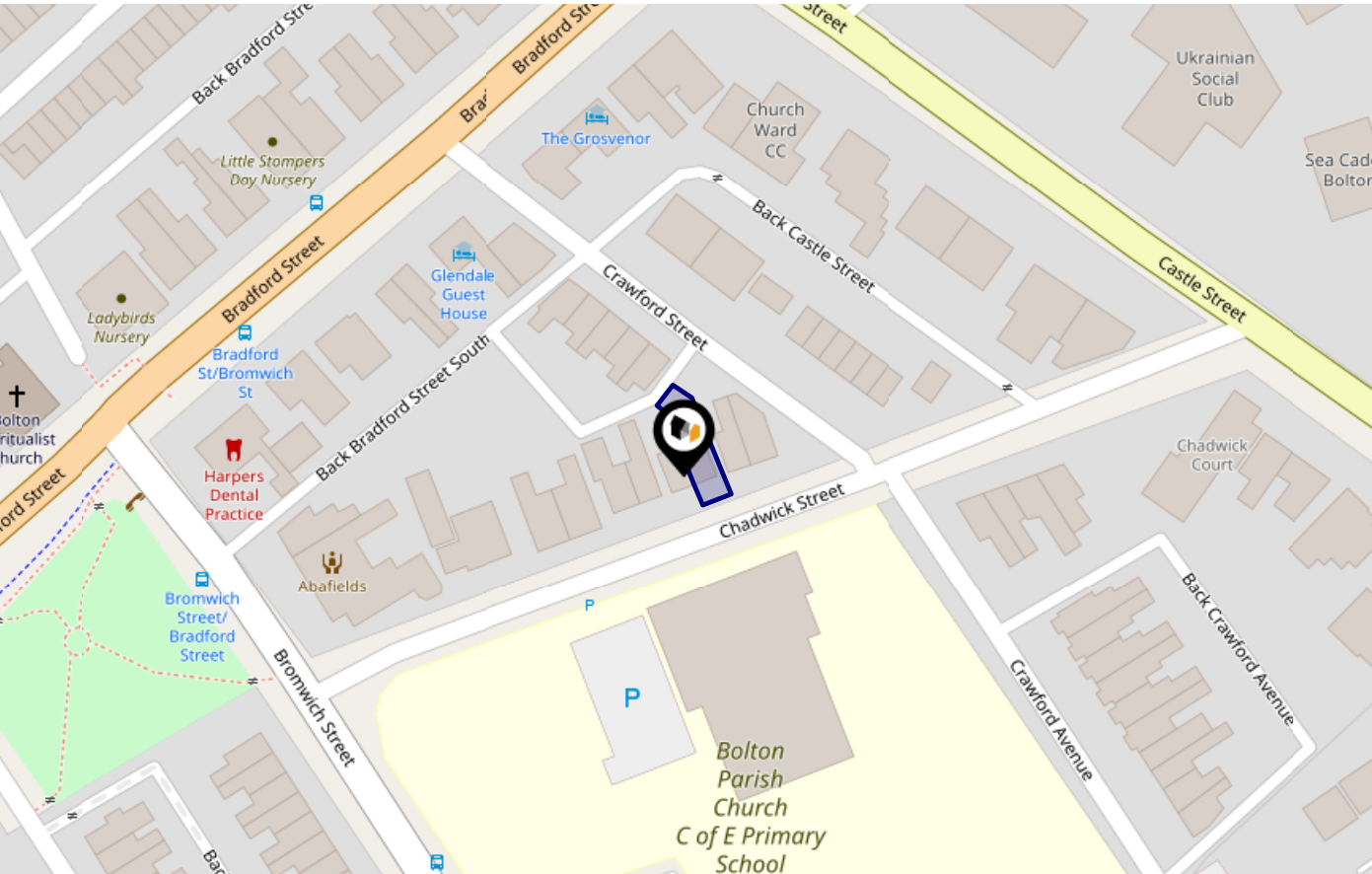■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Powered by
sprift
Know any property instantly

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.
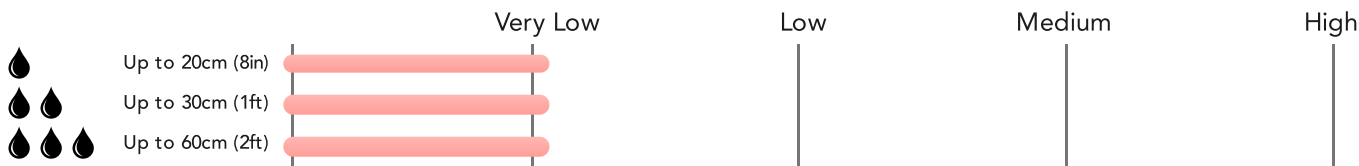

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Powered by
sprift
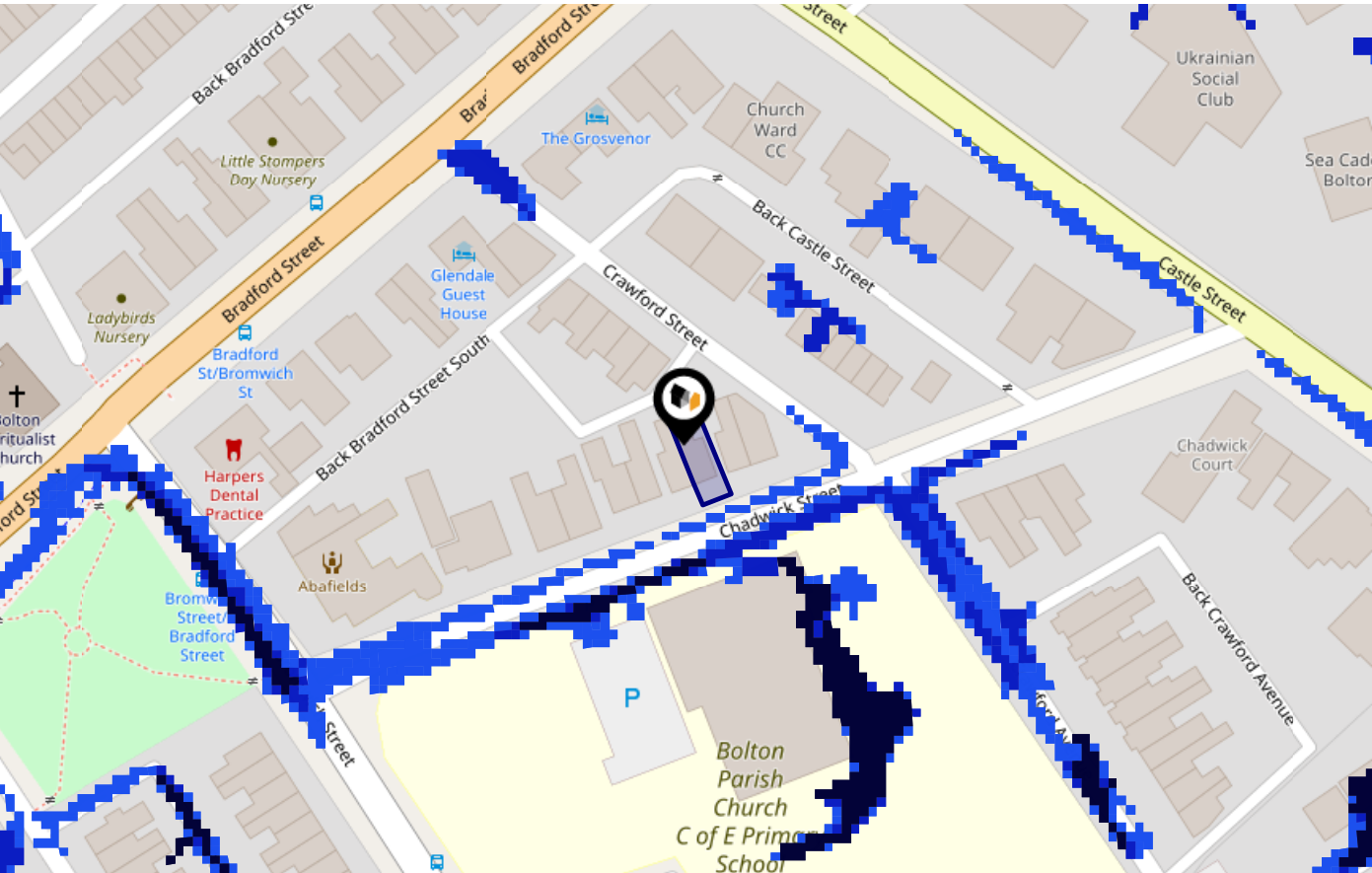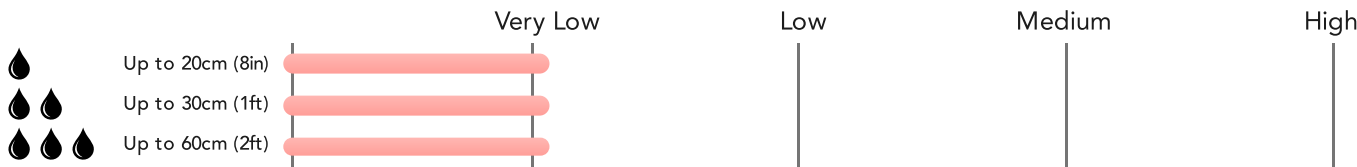Know any property instantly

Flood Risk
Surface Water - Flood Risk

LANDWOOD GROUP

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: 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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Powered by
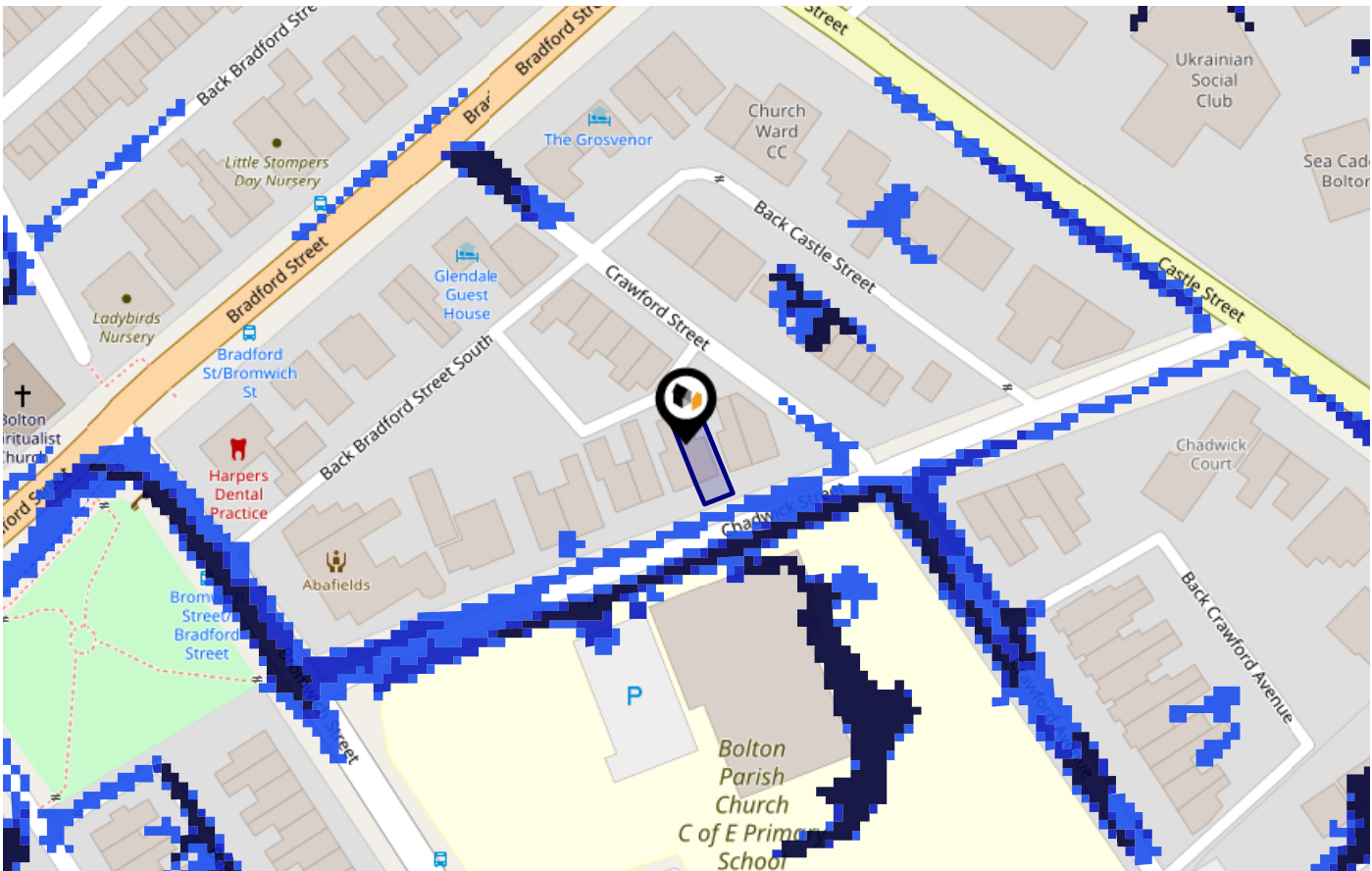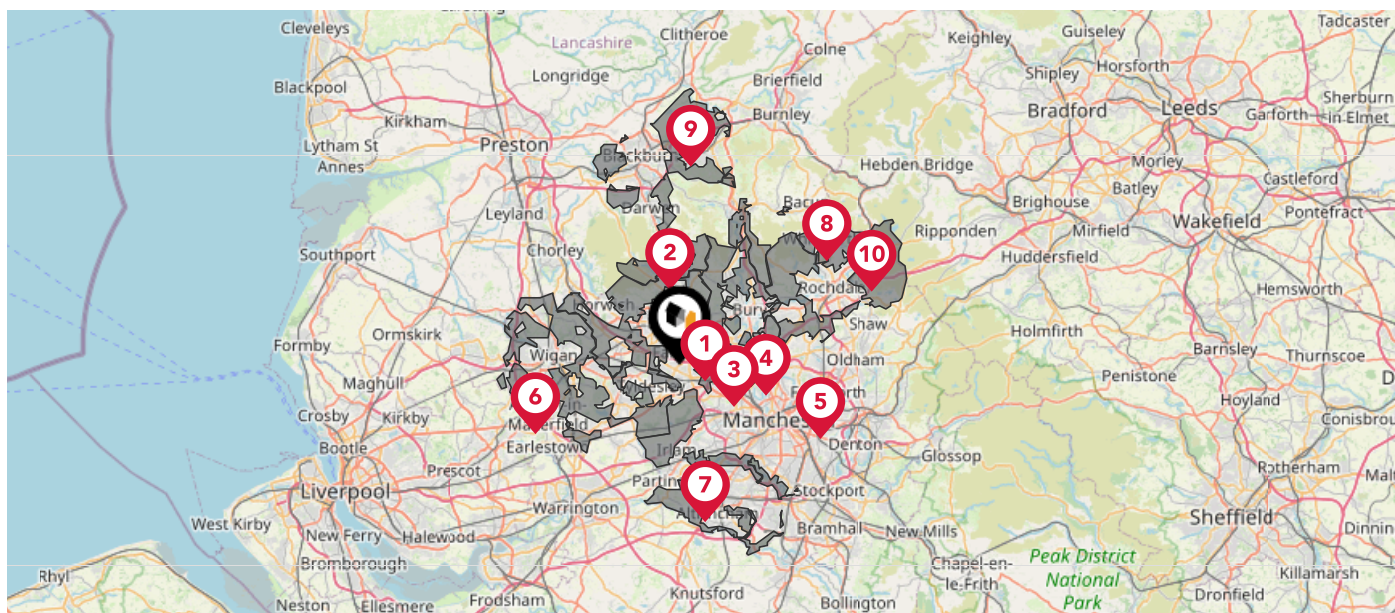**sprift**
Know any property instantly

Flood Risk
Surface Water - Climate Change

LANDWOOD GROUP

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: 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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KPF - Key Property Facts

Powered by
sprift
Know any property instantly

Green Belt

LANDWOOD GROUP

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

Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - Bolton
2	Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
3	Merseyside and Greater Manchester Green Belt - Salford
4	Merseyside and Greater Manchester Green Belt - Bury
5	Merseyside and Greater Manchester Green Belt - Manchester
6	Merseyside and Greater Manchester Green Belt - Wigan
7	Merseyside and Greater Manchester Green Belt - Trafford
8	Merseyside and Greater Manchester Green Belt - Rossendale
9	Merseyside and Greater Manchester Green Belt - Hyndburn
10	Merseyside and Greater Manchester Green Belt - Rochdale

Powered by
sprift
Know any property instantly

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.
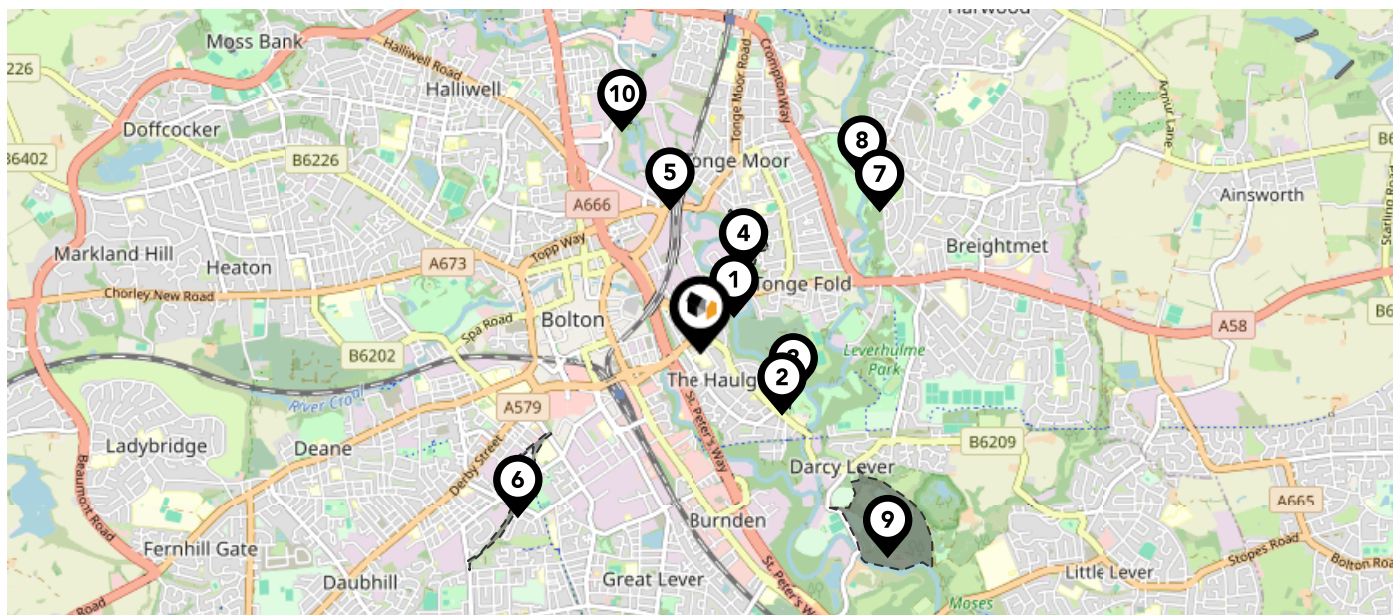
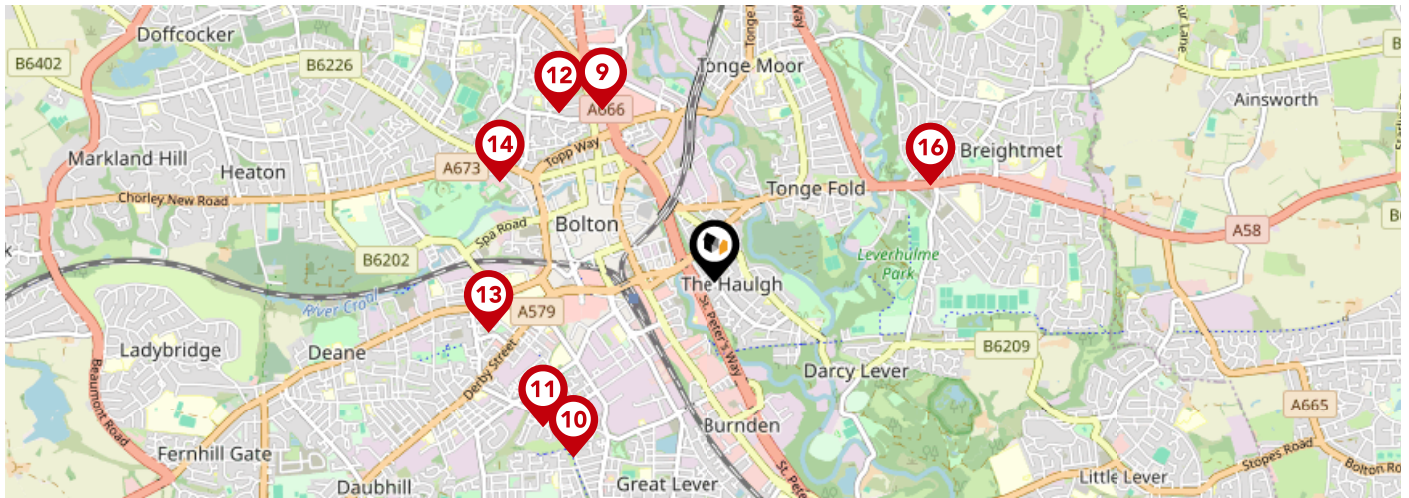|	Nearby Landfill Sites		
1	Land off Hypatia Street-Mill Hill, Bolton, Greater Manchester	Historic Landfill	
2	Land at Bradford Park-Hag End Brow, Darcy Lever, Bolton, Greater Manchester	Historic Landfill	
3	Tonge Cemetery-Cemetery Road, Darcy Lever, Bolton, Greater Manchester	Historic Landfill	
4	Land off Hypatia Street, Brookfield-Mill Hill, Bolton, Greater Manchester	Historic Landfill	
5	EA/EPR/CP3496CN/A001	Active Landfill	
6	Bolton - Keynon Junction Railway Line-Bolton	Historic Landfill	
7	Wagon Road-Breightmet, Bolton, Greater Manchester	Historic Landfill	
8	Wagon Road-Breightmet, Bolton, Greater Manchester	Historic Landfill	
9	Land off Maze Street-Darcy Lever, Bolton, Greater Manchester	Historic Landfill	
10	Bolton Powerstation-Tippings Road, Bolton, Lancashire	Historic Landfill	

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
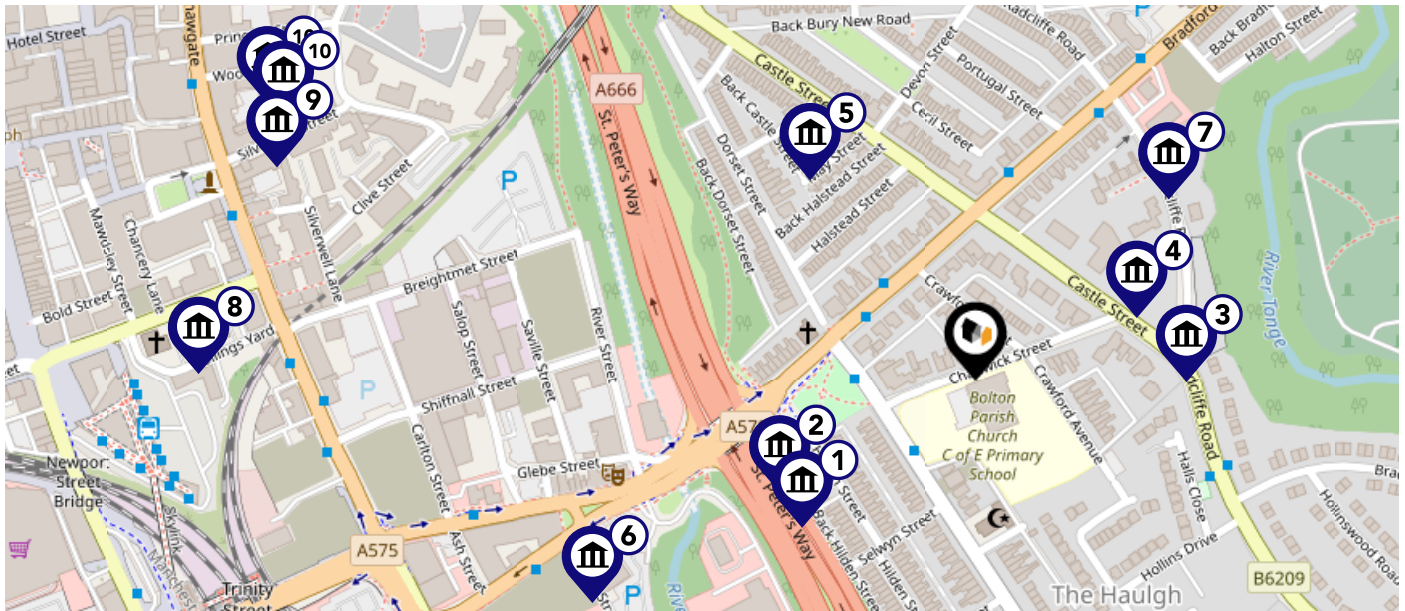
Listed Buildings in the local district	Grade	Distance
1388072 - Former School Of Art And Design And Boundary Wall	Grade II	0.1 miles
1388073 - Haulgh Hall	Grade II	0.1 miles
1388245 - 121, Radcliffe Road	Grade II	0.1 miles
1388244 - Bolton Sea Cadets	Grade II	0.1 miles
1391873 - Castle Street Police Station	Grade II	0.1 miles
1388110 - Former Public Baths	Grade II	0.2 miles
1388243 - Haulgh Cottage	Grade II	0.2 miles
1388043 - Former County Grammar School With Boundary Railings	Grade II	0.4 miles
1388272 - 15 And 17, Silverwell Street	Grade II	0.4 miles
1388301 - 18 And 20, Wood Street	Grade II	0.4 miles
1388299 - 15 And 17, Wood Street	Grade II	0.4 miles

KPF - Key Property Facts

Area
Schools
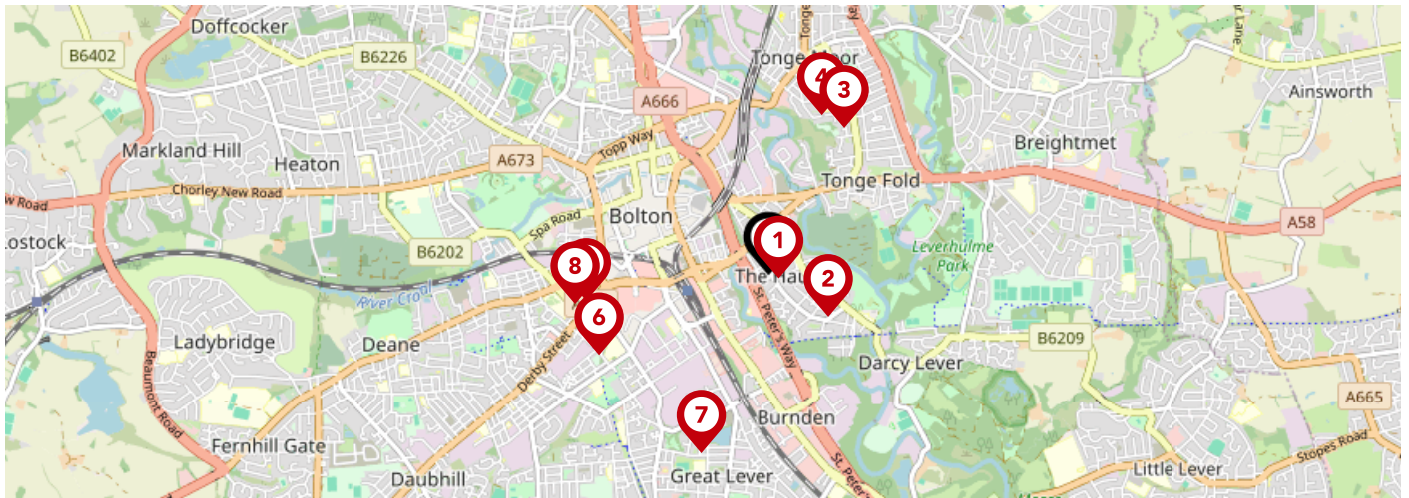
		Nursery	Primary	Secondary	College	Private
1	**Bolton Parish Church CofE Primary School** Ofsted Rating: Good | Pupils: 247 | Distance:0.05	☐	☑	☐	☐	☐
2	**St Stephen and All Martyrs' CofE School, Lever Bridge** Ofsted Rating: Good | Pupils: 196 | Distance:0.32	☐	☑	☐	☐	☐
3	**Moorgate Primary School** Ofsted Rating: Outstanding | Pupils: 331 | Distance:0.73	☐	☑	☐	☐	☐
4	**Tonge Moor Primary Academy** Ofsted Rating: Good | Pupils: 445 | Distance:0.74	☐	☑	☐	☐	☐
5	**Bolton Sixth Form College** Ofsted Rating: Good | Pupils:0 | Distance:0.81	☐	☐	☑	☐	☐
6	**St Peter and St Paul RC Primary School** Ofsted Rating: Good | Pupils: 221 | Distance:0.83	☐	☑	☐	☐	☐
7	**Bolton Islamic Girls School** Ofsted Rating: Good | Pupils: 120 | Distance:0.84	☐	☐	☑	☐	☐
8	**Bolton College** Ofsted Rating: Requires improvement | Pupils:0 | Distance:0.86	☐	☐	☑	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**The Olive School, Bolton** Ofsted Rating: Outstanding | Pupils: 424 | Distance:0.91	☐	☑	☐	☐	☐
10	**Bishop Bridgeman CofE Primary School** Ofsted Rating: Good | Pupils: 467 | Distance:0.98	☐	☑	☐	☐	☐
11	**Clarendon Primary School** Ofsted Rating: Good | Pupils: 472 | Distance:0.99	☐	☑	☐	☐	☐
12	**St Matthew's CofE Primary School, Bolton** Ofsted Rating: Good | Pupils: 436 | Distance:1.01	☐	☑	☐	☐	☐
13	**University Collegiate School** Ofsted Rating: Special Measures | Pupils: 542 | Distance:1.02	☐	☐	☑	☐	☐
14	**Gaskell Community Primary School** Ofsted Rating: Requires improvement | Pupils: 467 | Distance:1.05	☐	☑	☐	☐	☐
15	**Forwards Centre** Ofsted Rating: Good | Pupils: 40 | Distance:1.05	☐	☑	☐	☐	☐
16	**Park School Teaching Service** Ofsted Rating: Good | Pupils: 11 | Distance:1.05	☐	☐	☑	☐	☐
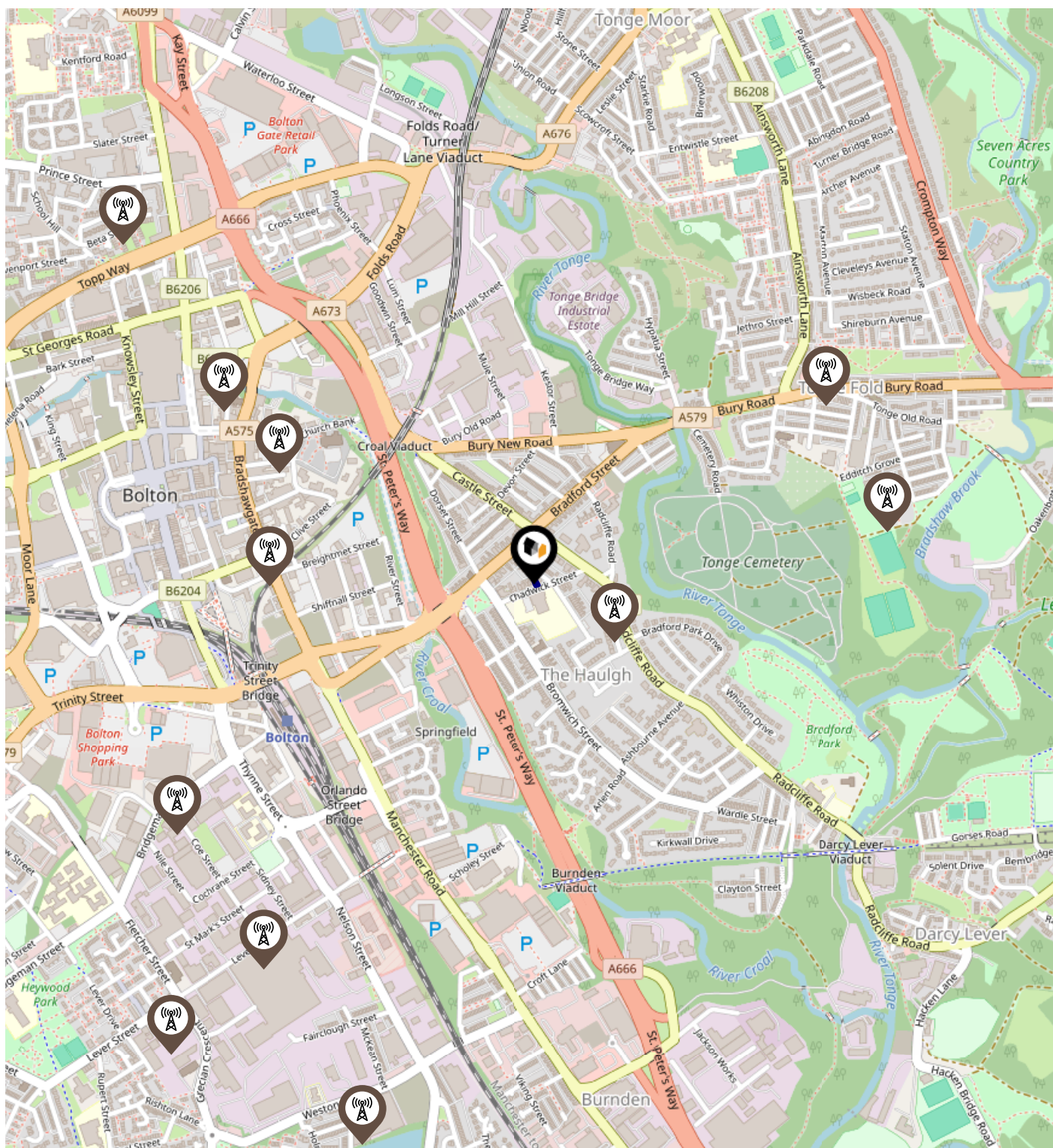
Key:

Power Pylons

Communication Masts

Environment
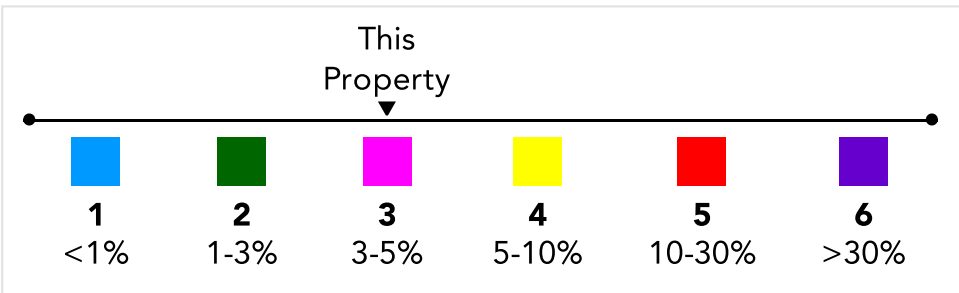# Radon Gas

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).
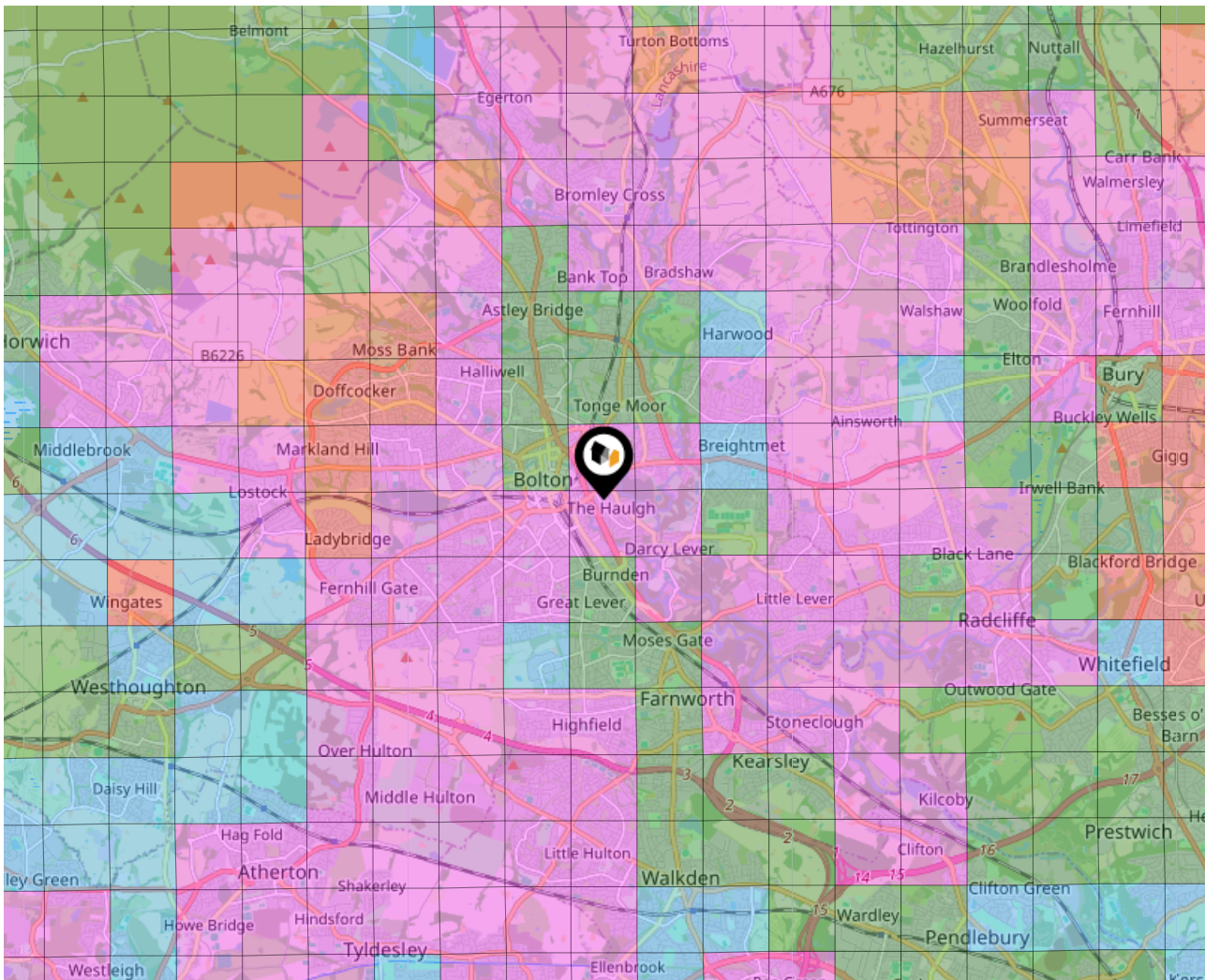
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
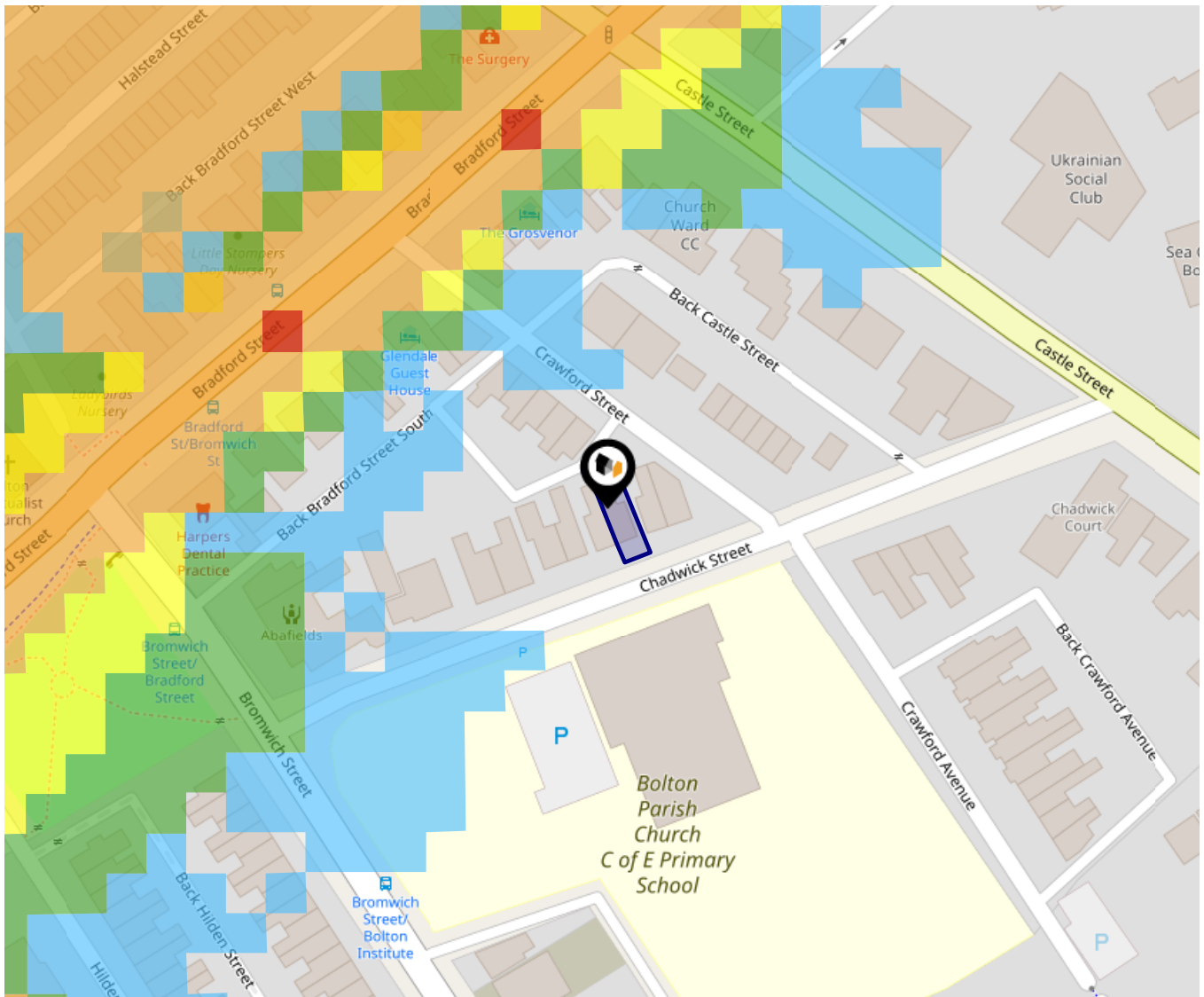
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		
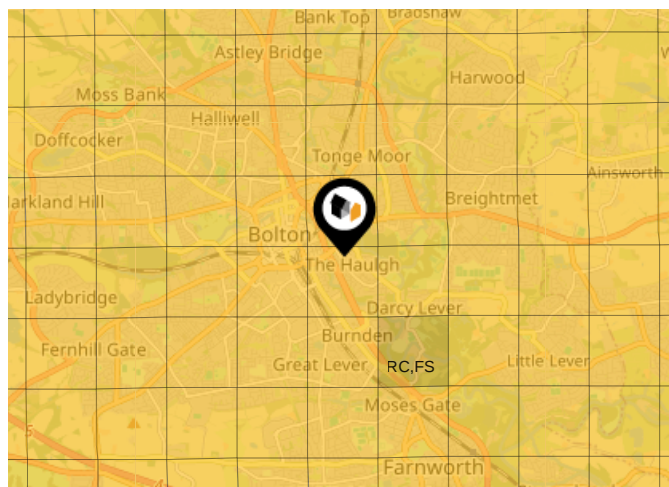
Primary Classifications (Most Common Clay Types)

|	
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

Transport (National)
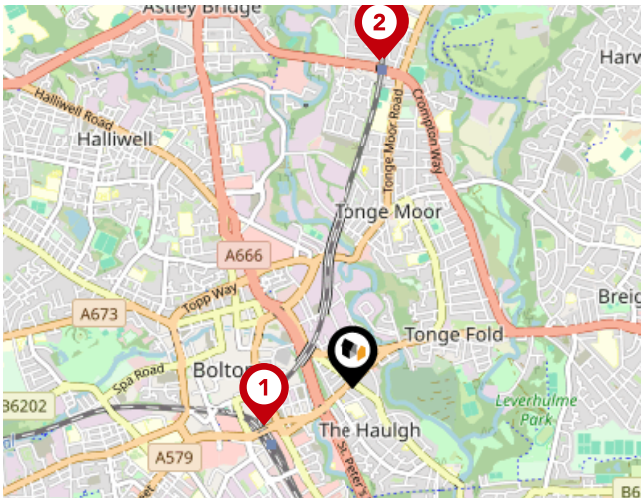
National Rail Stations

Pin	Name	Distance
1	Bolton Rail Station	0.42 miles
2	Hall i' th' Wood Rail Station	1.45 miles
3	Hall i' th' Wood Rail Station	1.46 miles
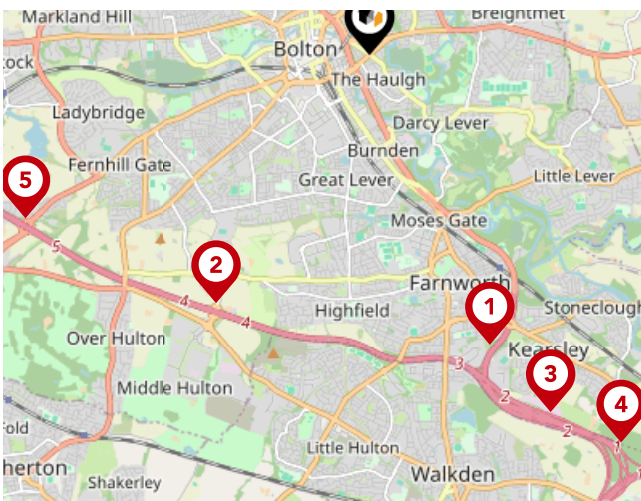
Trunk Roads/Motorways

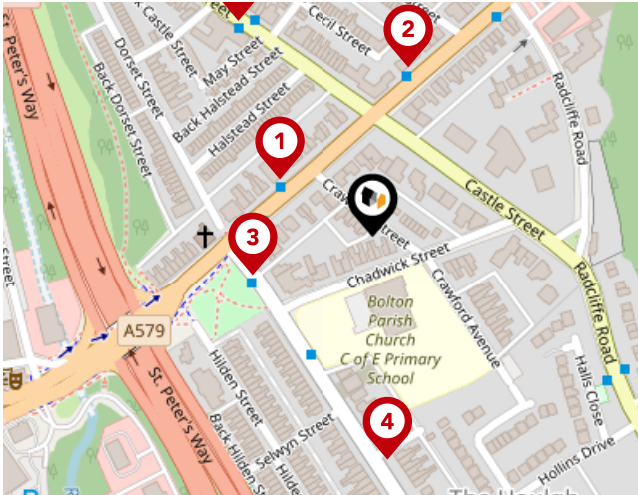| Pin	Name	Distance
1	M61 J3	2.77 miles
2	M61 J4	2.57 miles
3	M61 J2	3.54 miles
4	M61 J1	4.08 miles
5	M61 J5	3.36 miles
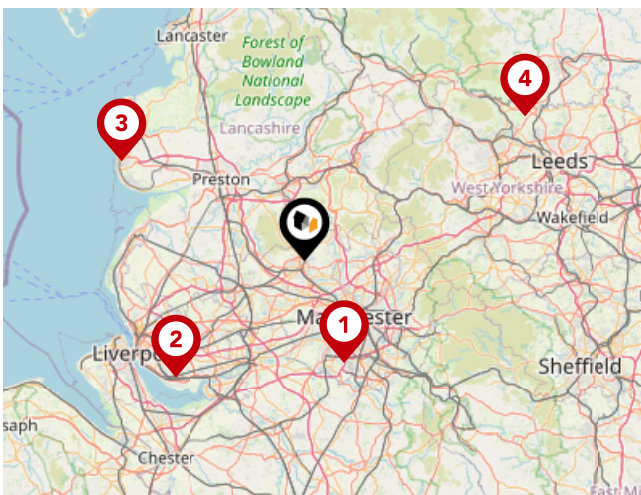
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	15.5 miles
2	Speke	24.48 miles
3	Highfield	29.17 miles
4	Leeds Bradford Airport	36.97 miles

Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Crawford Street	0.06 miles
2	Castle Street	0.1 miles
3	Chadwick Street	0.07 miles
4	Rydley Street	0.12 miles
5	Castle Street	0.14 miles
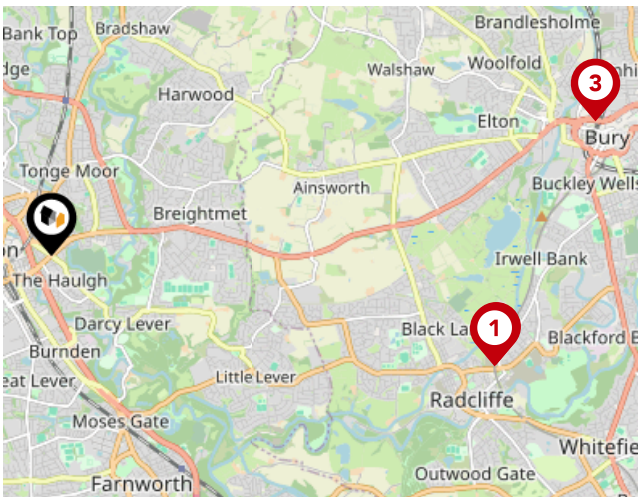
Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	4.03 miles
2	Radcliffe (Manchester Metrolink)	4.03 miles
3	Bury Bolton Street (East Lancashire Railway)	4.93 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.

Powered by

SPRIFT
Know any property instantly

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

The information contained within this report is for general information purposes only.

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.

KPF - Key Property Facts

Landwood Group

77 Deansgate Manchester M3 2BW
0161 710 2010
Heather.twiss@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail