

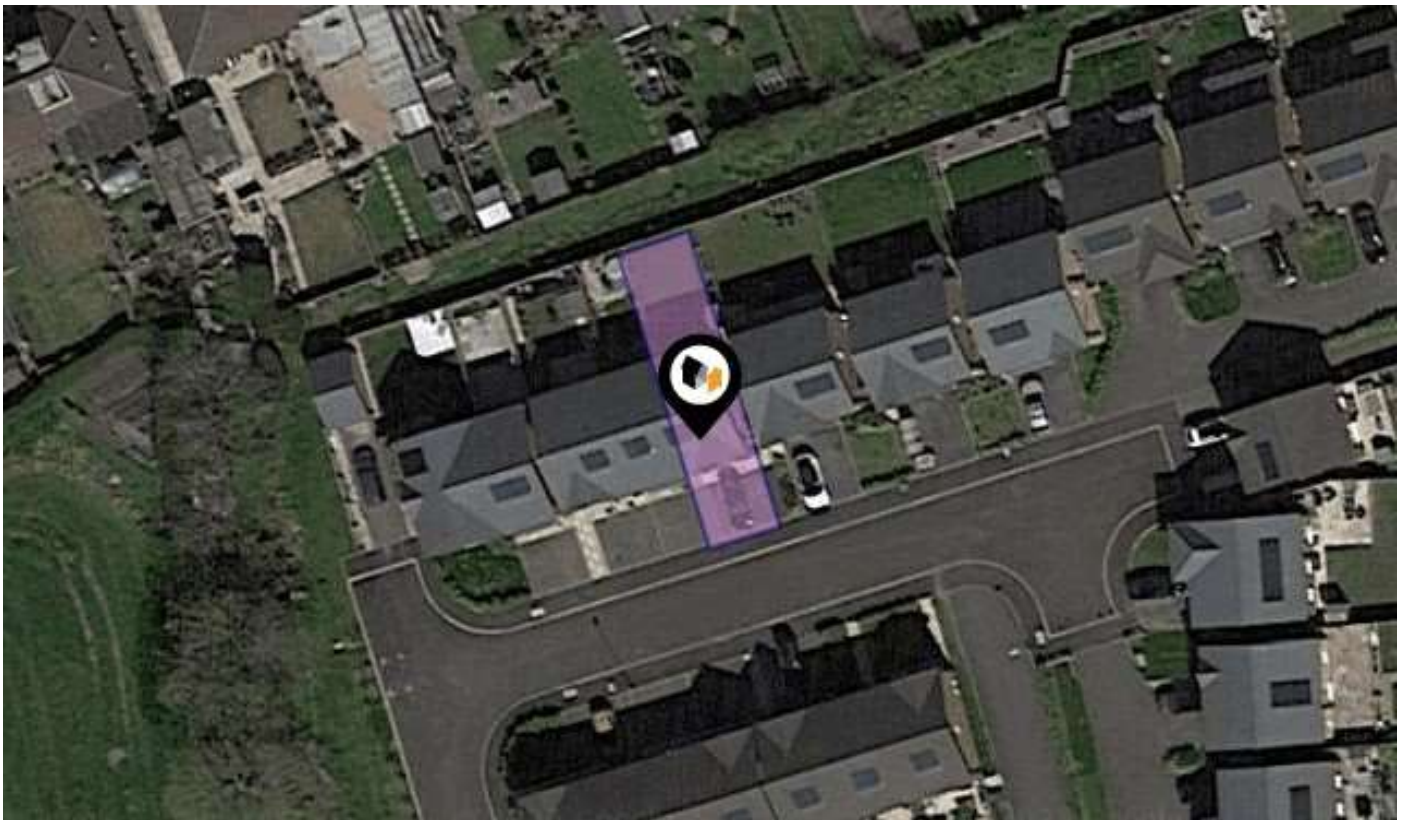


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



ALDCLIFFE COURT, ADLINGTON, CHORLEY, PR6 9FW

Offers Over: £242,500

Redpath Leach Estate Agents

17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

[enquiries@redpathleach.co.uk](mailto:enquiries@redpathleach.co.uk)

[www.redpathleach.co.uk](http://www.redpathleach.co.uk)

# Property Overview



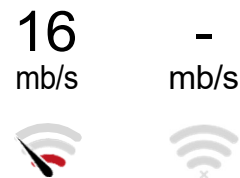
## Property

Type:	Terraced	Last Sold $\pounds/\text{ft}^2$ :	$\pounds 232$
Bedrooms:	3	Offers Over:	$\pounds 242,500$
Floor Area:	828 $\text{ft}^2$ / 77 $\text{m}^2$	Tenure:	Leasehold
Plot Area:	0.04 acres	Start Date:	25/03/1960
Year Built :	2018	End Date:	25/03/2873
Council Tax :	Band C	Lease Term:	913 years (less 10 days) from 25 March 1960
Annual Estimate:	$\pounds 1,821$	Term Remaining:	850 years
Title Number:	LAN213704		
UPRN:	10091496157		

## Local Area

Local Authority:	Chorley
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

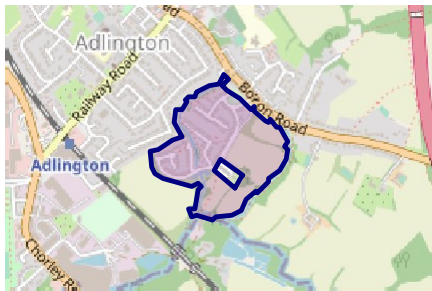


# Property Multiple Title Plans



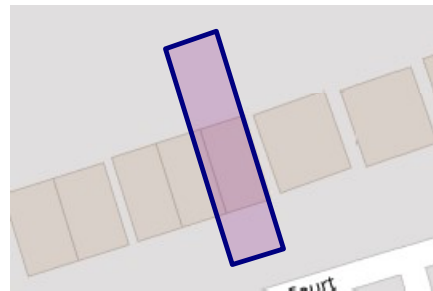
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Leasehold Title Plans



### LAN96484

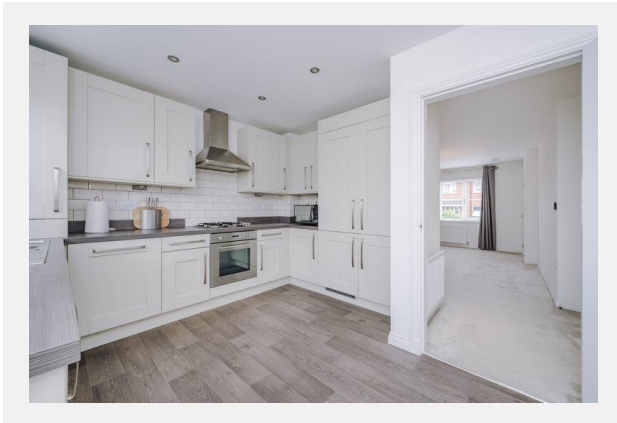
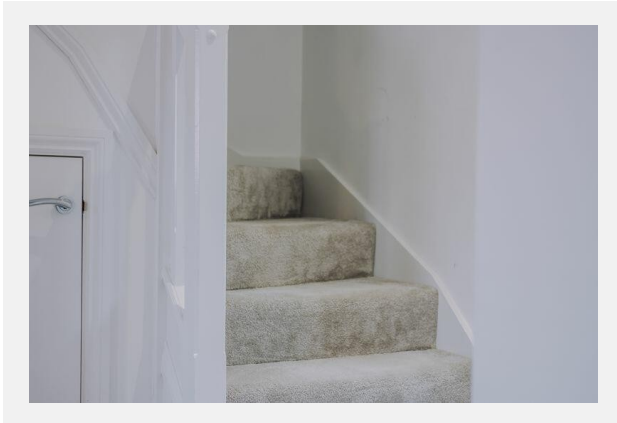
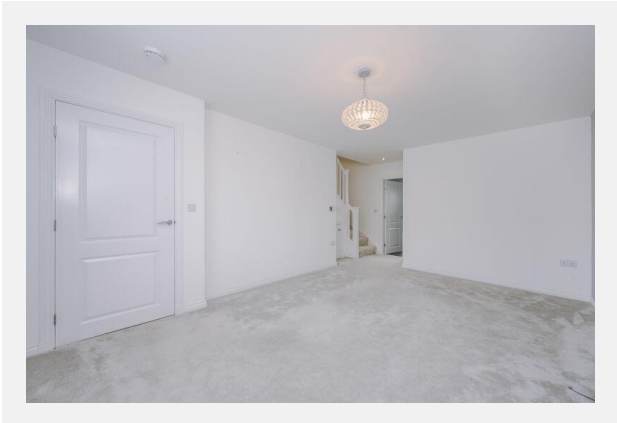
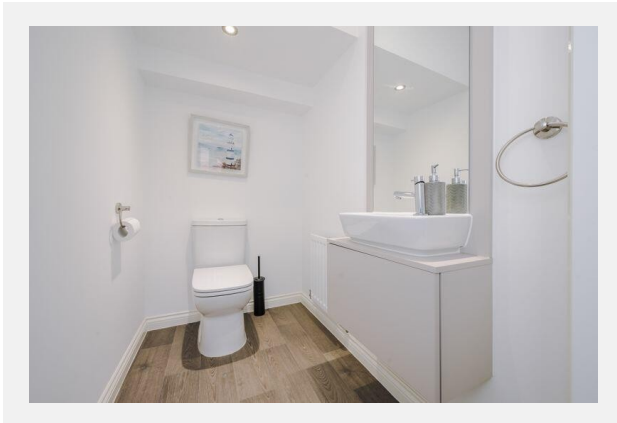
Start Date: 25/03/1960  
End Date: 25/03/2873  
Lease Term: 913 years (less 10 days)  
from 25 March 1960  
Term Remaining: 850 years



### LAN213704

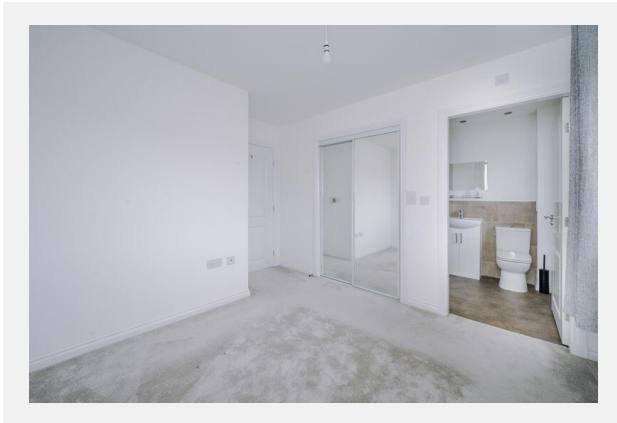
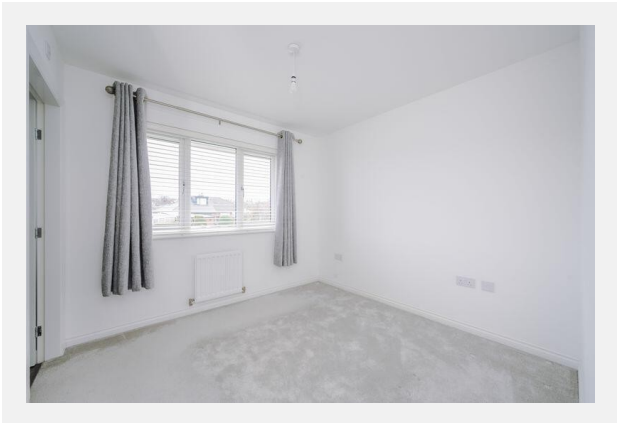
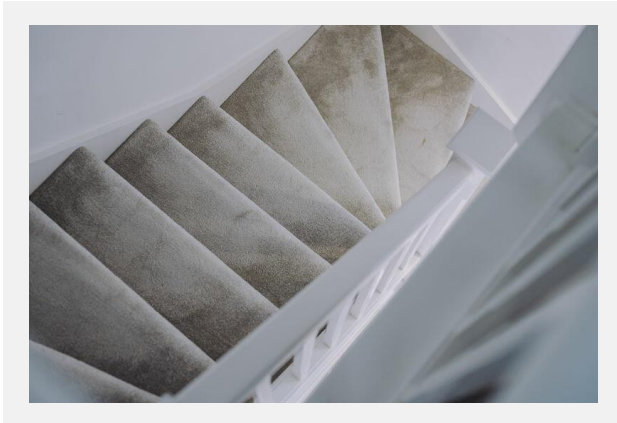
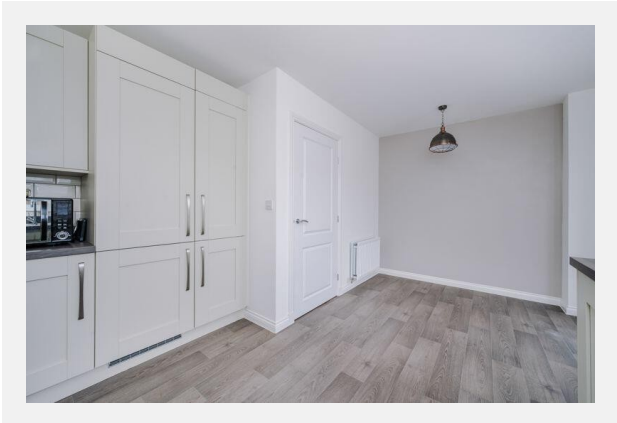
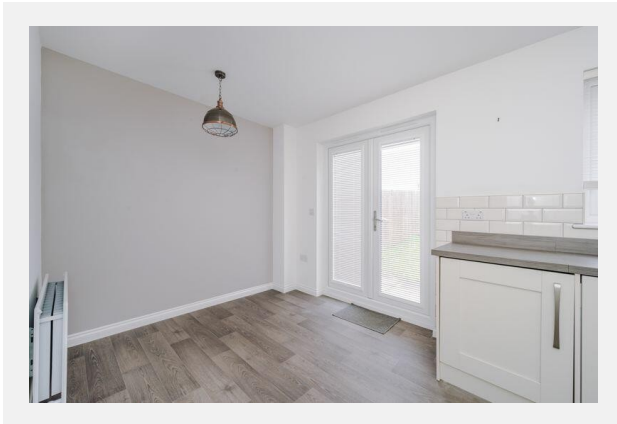
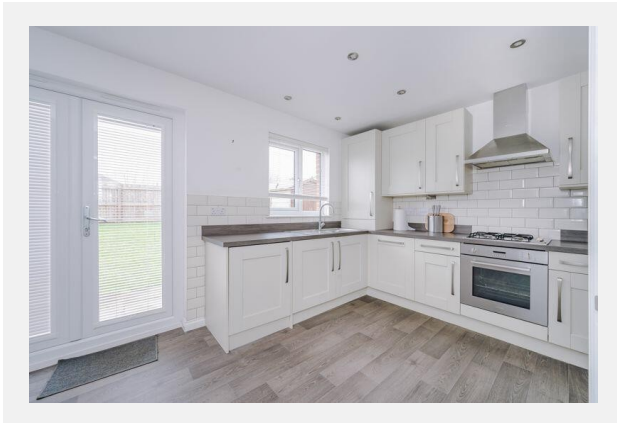
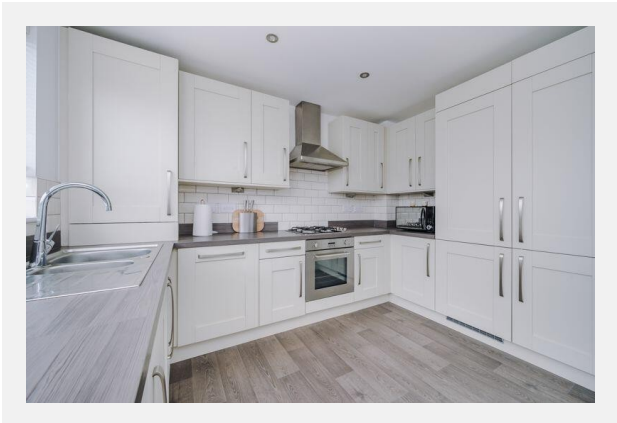
Start Date: 25/03/1960  
End Date: 25/03/2873  
Lease Term: 913 years from 25  
March 1960  
Term Remaining: 850 years

# Gallery Photos





# Gallery Photos



# Gallery Photos



REDPATH LEACH  
ESTATE AGENTS

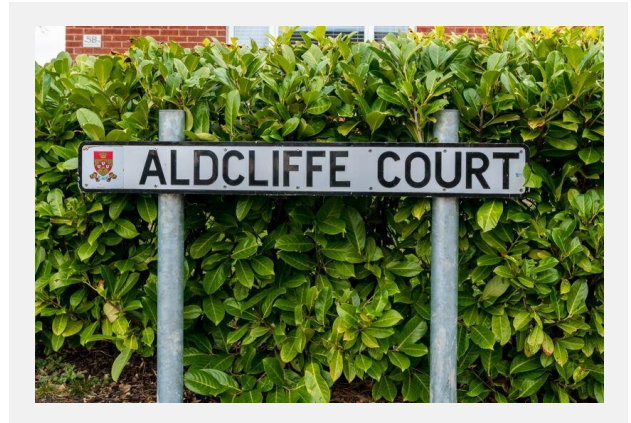


# Gallery Photos



REDPATH LEACH

ESTATE AGENTS

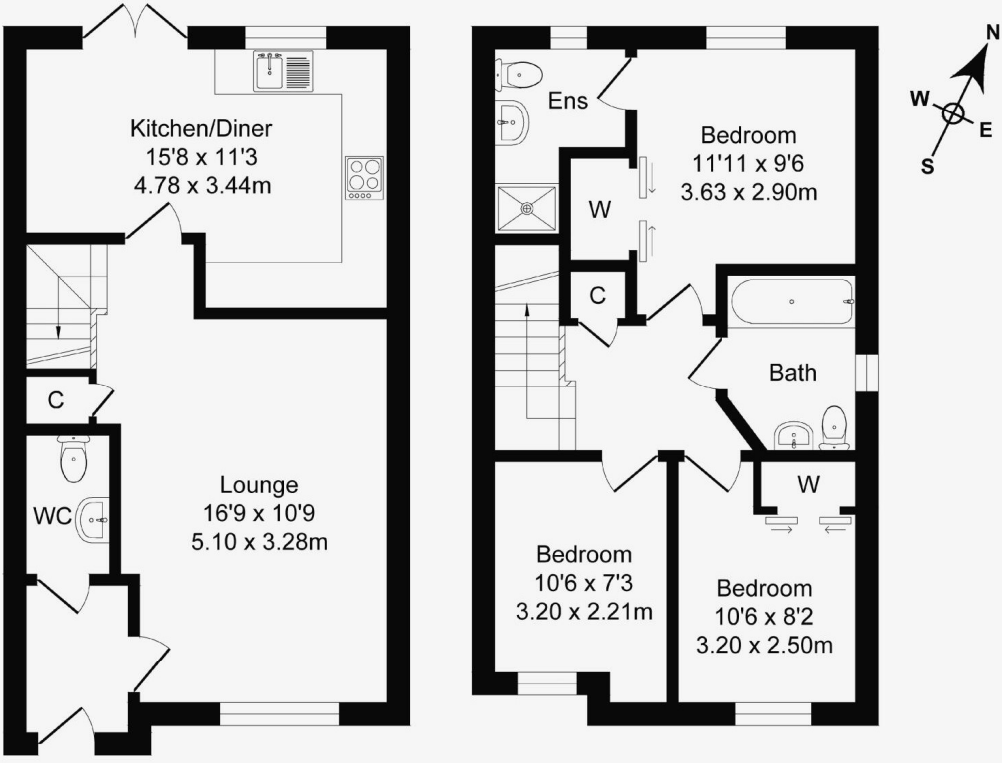




## ALDCLIFFE COURT, ADLINGTON, CHORLEY.

Total Approx. Floor Area 892 Sq.ft. (82.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 452 Sq.Ft (42.0 Sq.M.)

First Floor

Approx. Floor Area 440 Sq.Ft (40.9 Sq.M.)



# Property EPC - Certificate



Aldcliffe Court, Adlington, PR6

Energy rating

**B**

Valid until 12.03.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	87   <b>B</b>	88   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

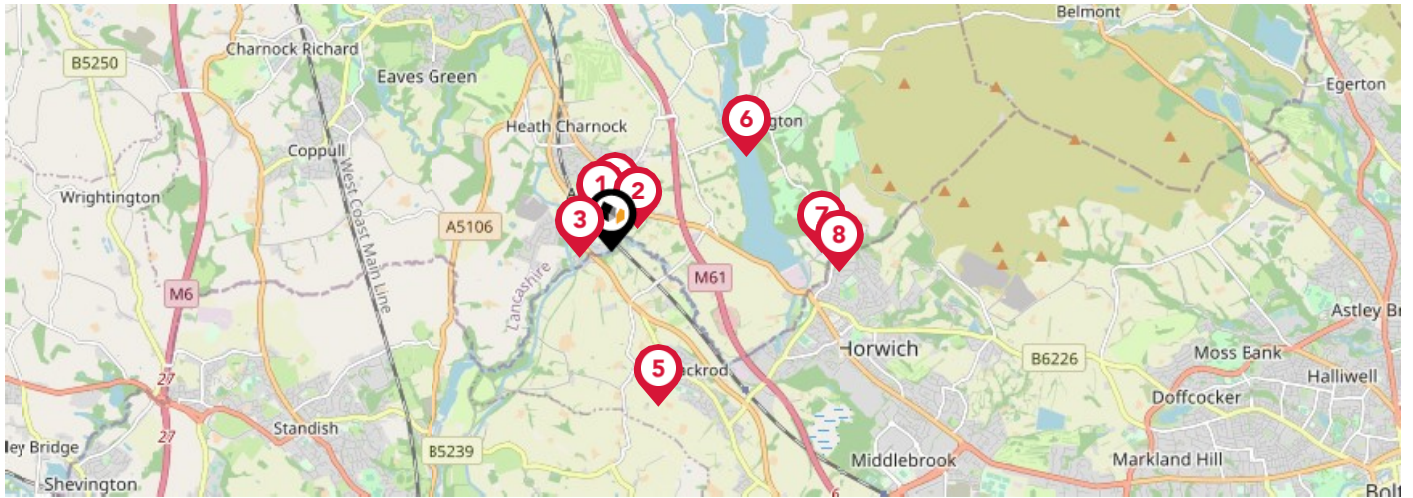
# Property EPC - Additional Data



## Additional EPC Data

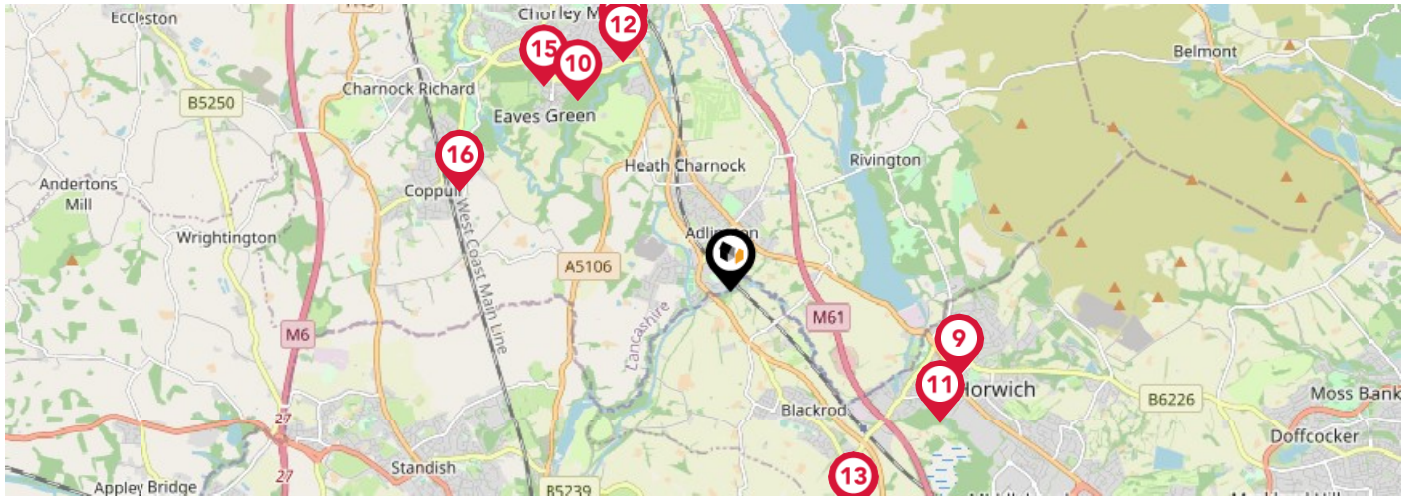
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m <sup>2</sup> K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m <sup>2</sup> K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.11 W/m <sup>2</sup> K
Total Floor Area:	77 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	Adlington St Paul's Church of England Primary School Ofsted Rating: Inadequate   Pupils: 189   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	St Joseph's Catholic Primary School, Anderton Ofsted Rating: Good   Pupils: 199   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	Adlington Primary School Ofsted Rating: Good   Pupils: 135   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	Anderton Primary School Ofsted Rating: Good   Pupils: 186   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	Blackrod Anglican/Methodist Primary School Ofsted Rating: Good   Pupils: 260   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	Rivington Foundation Primary School Ofsted Rating: Good   Pupils: 122   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	Cumberland School Ofsted Rating: Good   Pupils: 47   Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	Rivington and Blackrod High School Ofsted Rating: Requires Improvement   Pupils: 1683   Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

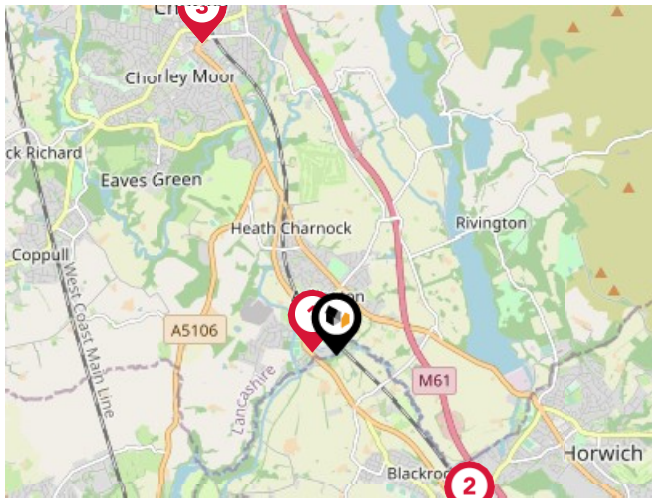
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Beacon Primary School</b> Ofsted Rating: Inadequate   Pupils: 215   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic High School</b> Ofsted Rating: Good   Pupils: 918   Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Catherine's CofE Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's Church of England Primary School, Chorley</b> Ofsted Rating: Outstanding   Pupils: 284   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blackrod Primary School</b> Ofsted Rating: Outstanding   Pupils: 281   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Albany Academy</b> Ofsted Rating: Good   Pupils: 693   Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gregory's Catholic Primary School, Chorley</b> Ofsted Rating: Good   Pupils: 215   Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coppull Parish Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

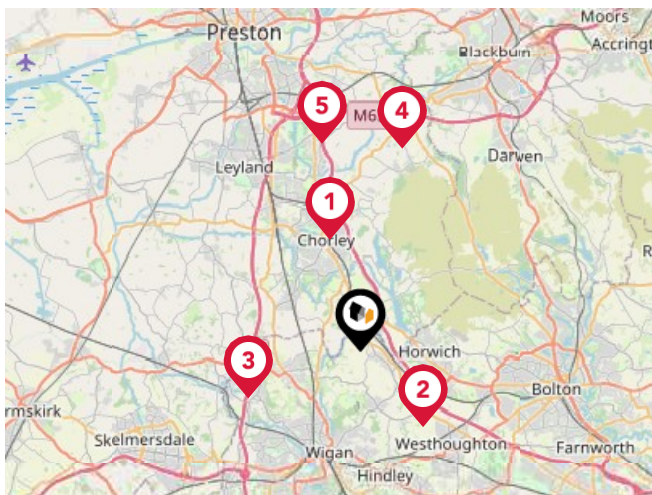


# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Adlington (Lancs) Rail Station	0.22 miles
2	Blackrod Rail Station	1.87 miles
3	Chorley Rail Station	3 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J8	4.11 miles
2	M61 J6	3.42 miles
3	M6 J27	4.28 miles
4	M65 J3	7.28 miles
5	M61 J9	7.42 miles

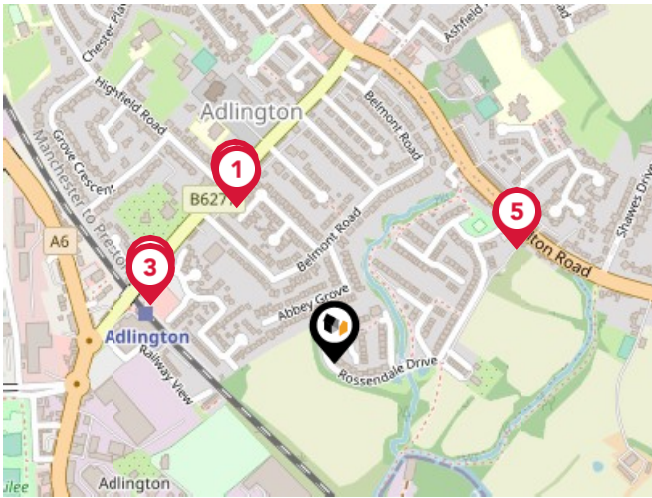


## Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	21.77 miles
2	Manchester Airport	21.96 miles
3	Blackpool International Airport	21.47 miles
4	Leeds Bradford International Airport	42.25 miles

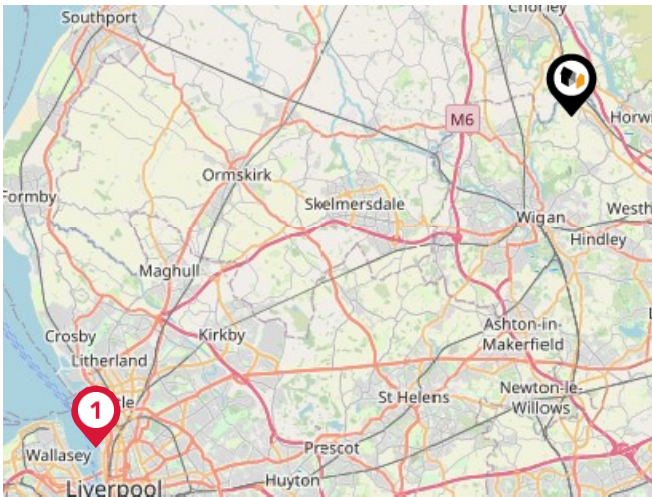
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Library	0.2 miles
2	Library	0.21 miles
3	Railway Station	0.21 miles
4	Railway Station	0.21 miles
5	Rothwell Road	0.24 miles



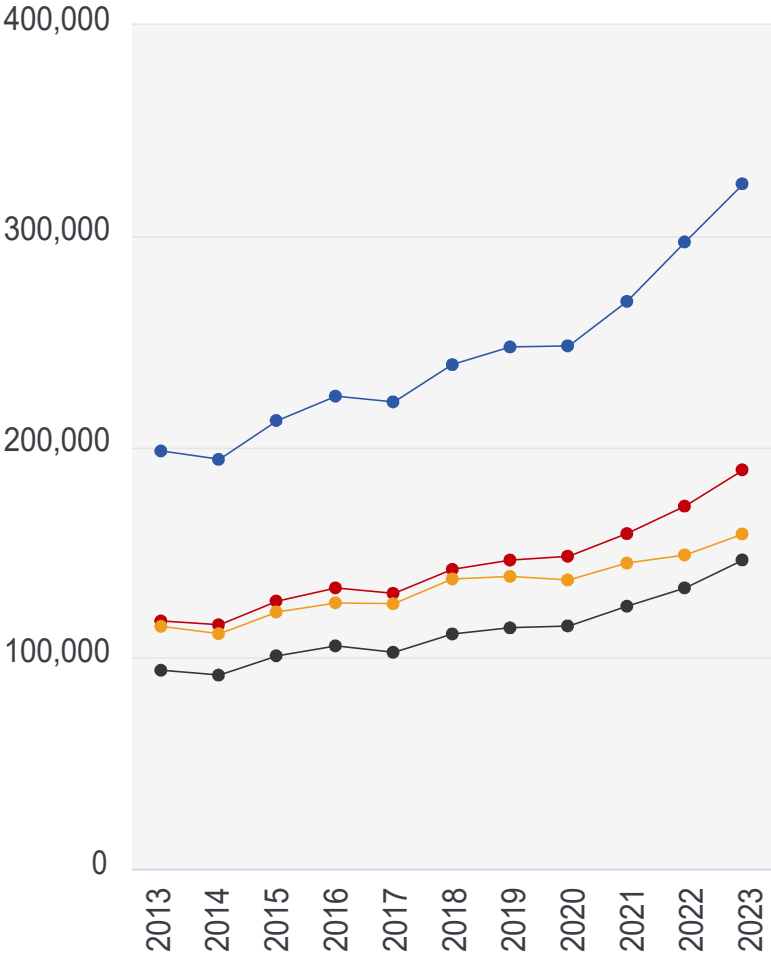
### Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	20.47 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in PR6



Detached

**+63.94%**

Semi-Detached

**+60.98%**

Flat

**+38.14%**

Terraced

**+55.51%**



## Redpath Leach Estate Agents

---

Covering Bolton and the surrounding areas, Redpath Leach Estate Agents was established to reinvigorate the Estate Agency marketplace, offering a new and innovative approach to the process of moving home.

Being accredited by the Royal Institution of Chartered Surveyors and underpinned by their Valuer Registration programme, it is this prestigious hallmark which demonstrates our commitment to quality in every aspect of our business.

With a combined 25 years' experience within the local property market, our bespoke consultancy service is delivered personally by our directors, with our core business focus to ensure an experience which places our clients' needs at the fore, providing limitless support, guidance and advice.

We understand that moving home is a personal and emotive experience, so whilst our clients can always be assured of the highest levels of professionalism, they can similarly be reassured that an approachable, amenable and friendly individual will be available to support them through every stage of the process.

If we can be of any assistance in respect of buying or selling a home, then please do not hesitate to contact us.



# Agent Disclaimer



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Redpath Leach Estate Agents or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Redpath Leach Estate Agents and therefore no warranties can be given as to their good working order.

# Redpath Leach Estate Agents 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 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.

Our partner aggregates 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.



Redpath Leach Estate Agents

17-19 Chorley New Road, Bolton,  
Lancashire, BL1 4QR  
01204 800292  
[enquiries@redpathleach.co.uk](mailto:enquiries@redpathleach.co.uk)  
[www.redpathleach.co.uk](http://www.redpathleach.co.uk)

