

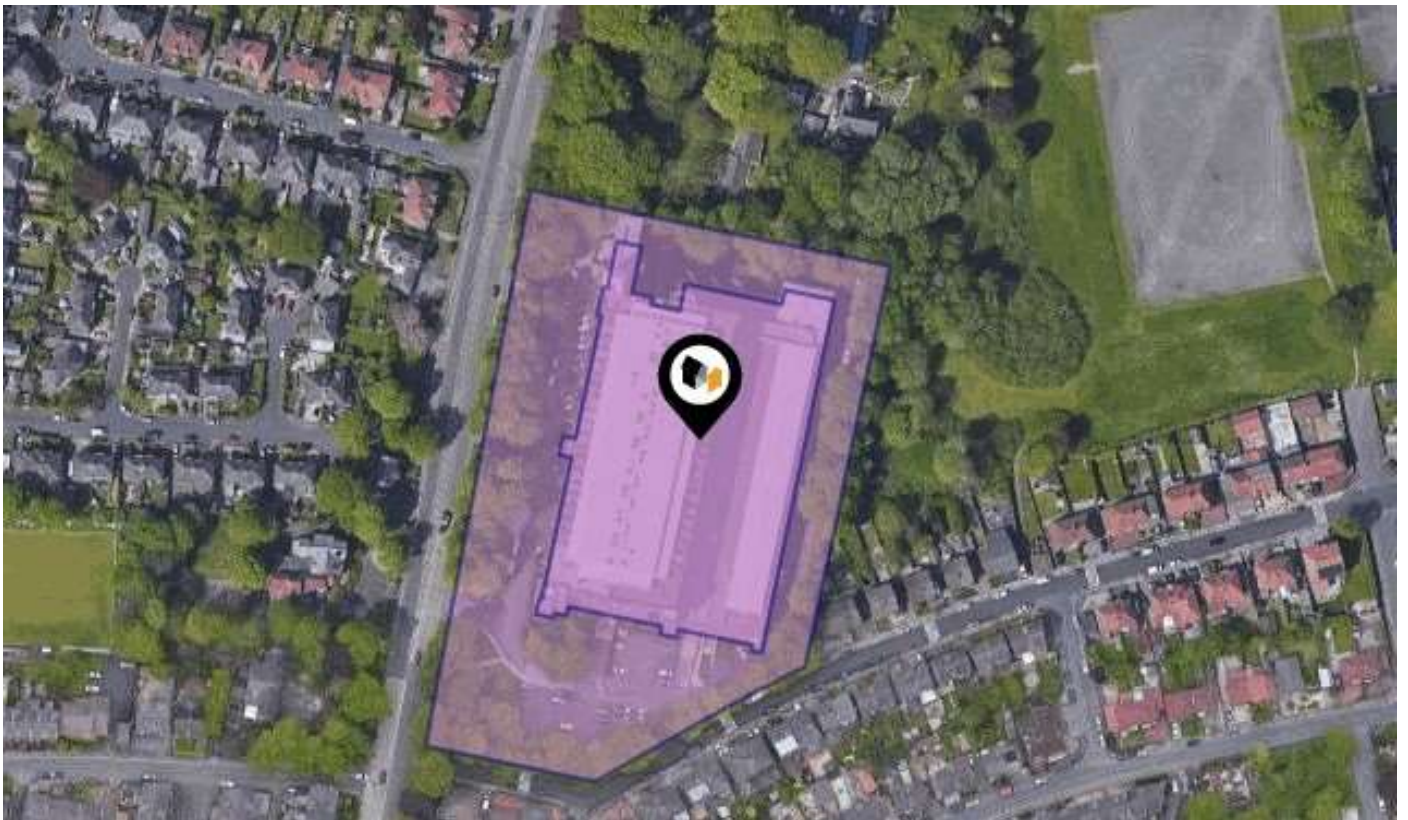


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7QP.

Offers Over: £300,000

Redpath Leach Estate Agents

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

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# Property Overview



## Property

Type:	Flat / Maisonette	Last Sold $\pounds/\text{ft}^2$ :	£168
Bedrooms:	3	Offers Over:	£300,000
Floor Area:	1,636 $\text{ft}^2$ / 152 $\text{m}^2$	Tenure:	Leasehold
Plot Area:	6.94 acres	Start Date:	30/11/2011
Year Built :	2011	End Date:	12/05/2923
Council Tax :	Band D	Lease Term:	999 years (less one day)
Annual Estimate:	£1,960		commencing on 12 May 1924
Title Number:	GM120100	Term Remaining:	900 years
UPRN:	10013869125		

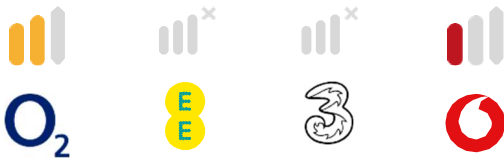
## Local Area

Local Authority:	Bolton
Conservation Area:	No
Flood Risk:	
◆ Rivers & Seas	Very Low
◆ Surface Water	Very Low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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.

## Freehold Title Plan



GM945894

## Leasehold Title Plans



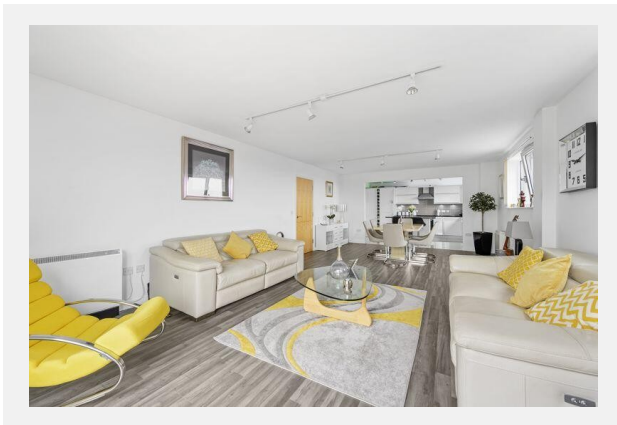
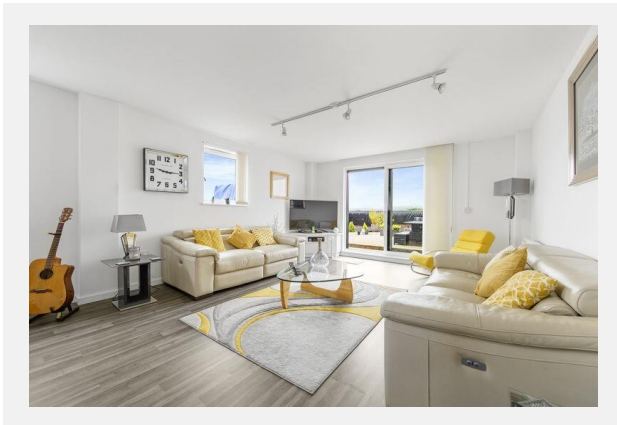
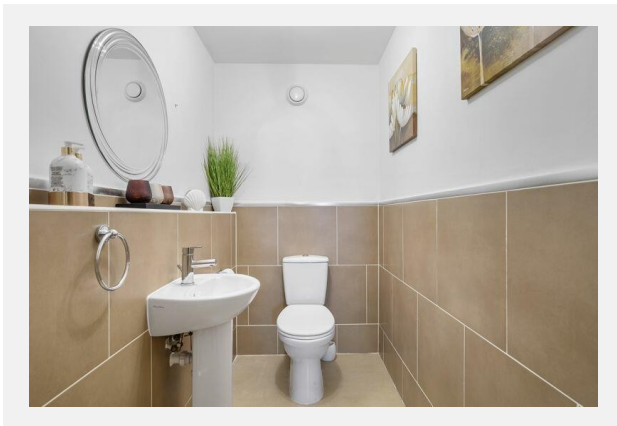
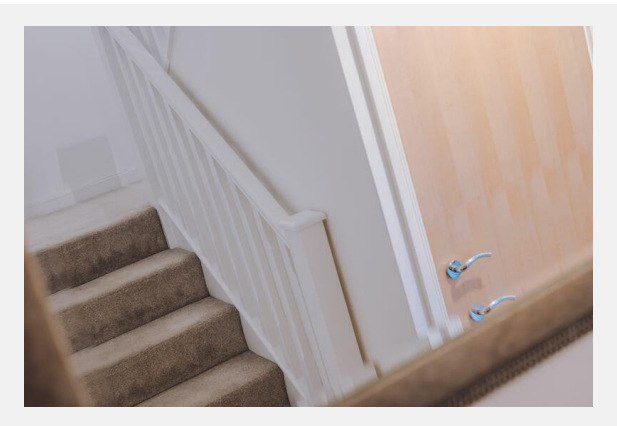
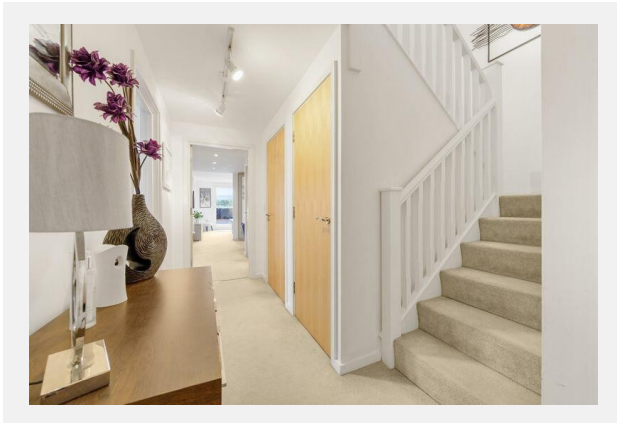
GM120100



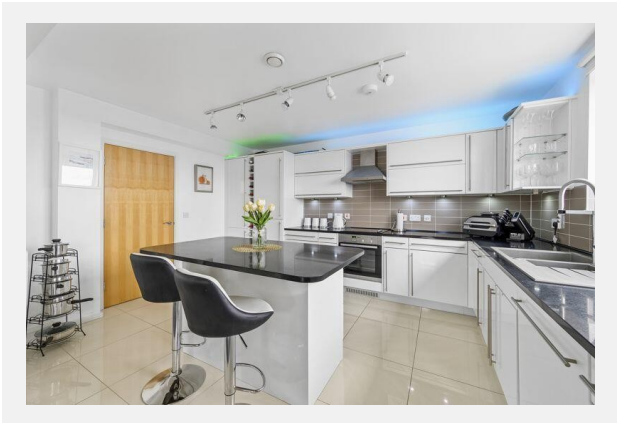
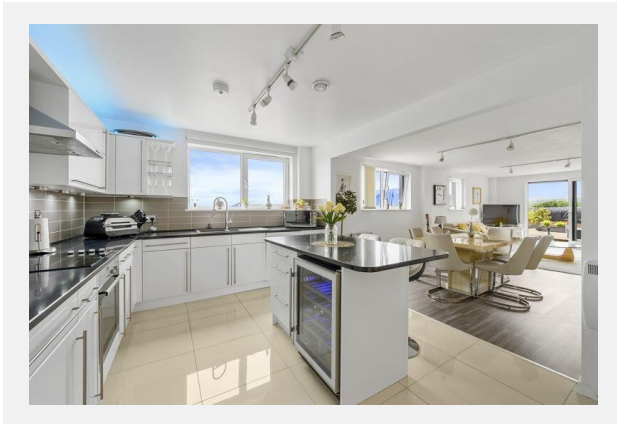
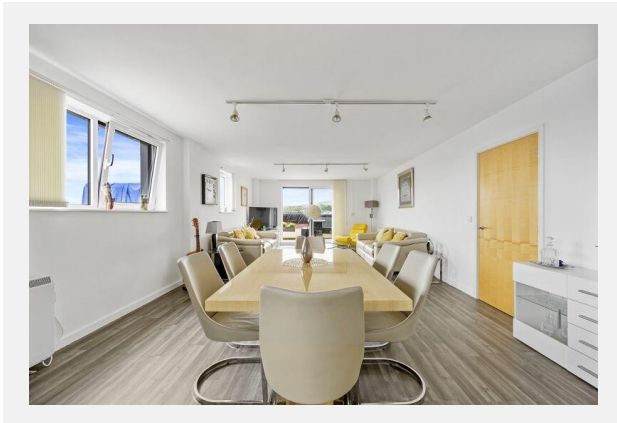
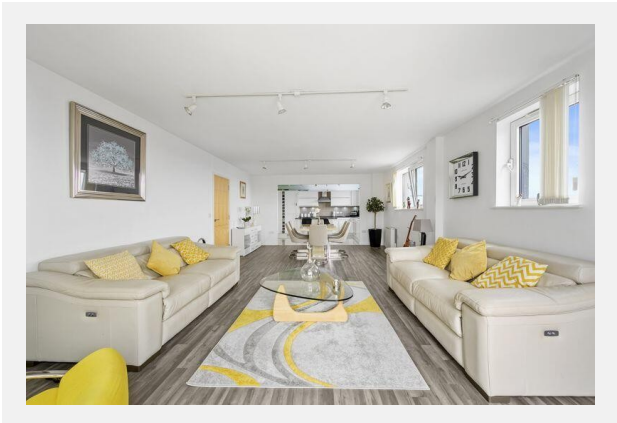
MAN185623

Start Date:	10/11/1926	Start Date:	18/08/1937	Start Date:	30/11/2011
End Date:	12/05/2923	End Date:	12/05/2923	End Date:	12/05/2923
Lease Term:	999 years from 12 May 1924	Lease Term:	999 years from 12 May 1924	Lease Term:	999 years (less one day) commencing on 12 May 1924
Term Remaining:	900 years	Term Remaining:	900 years	Term Remaining:	900 years

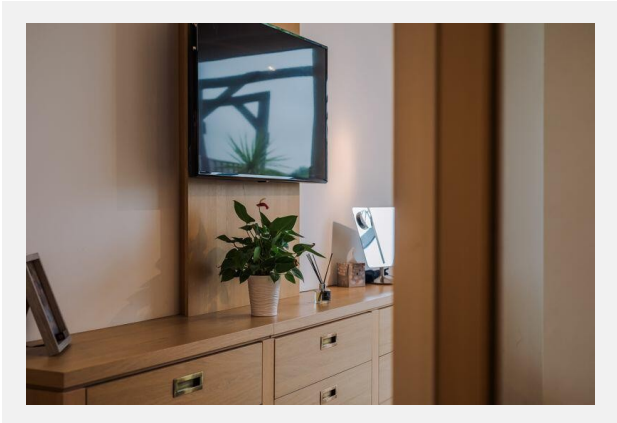
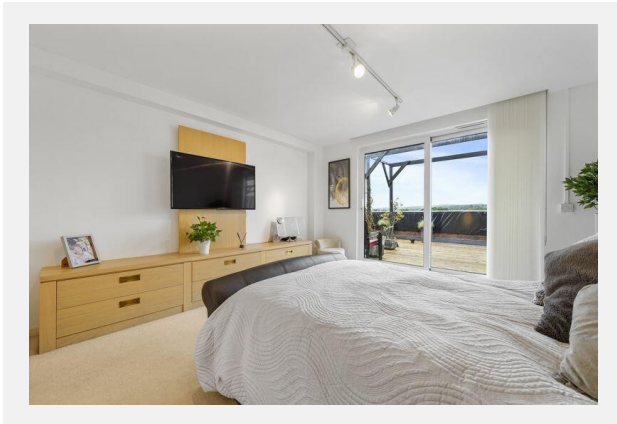
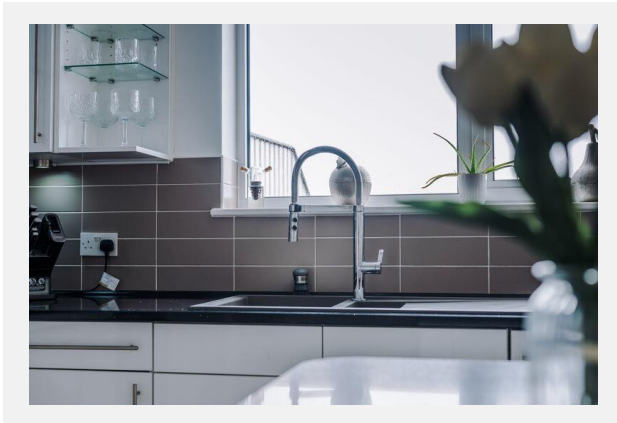
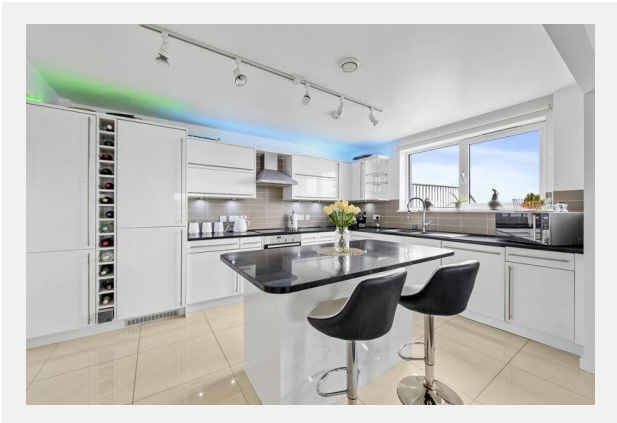
# Gallery Photos



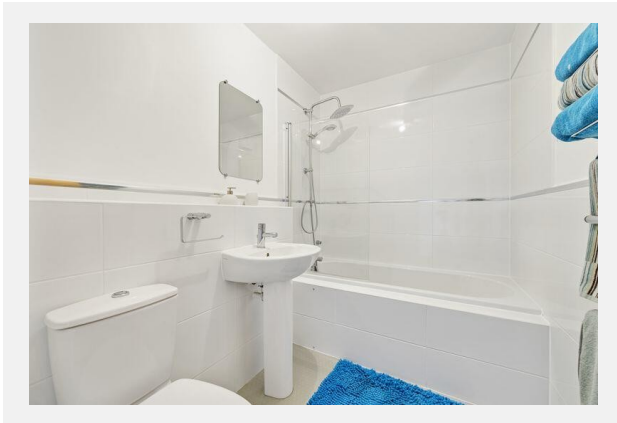
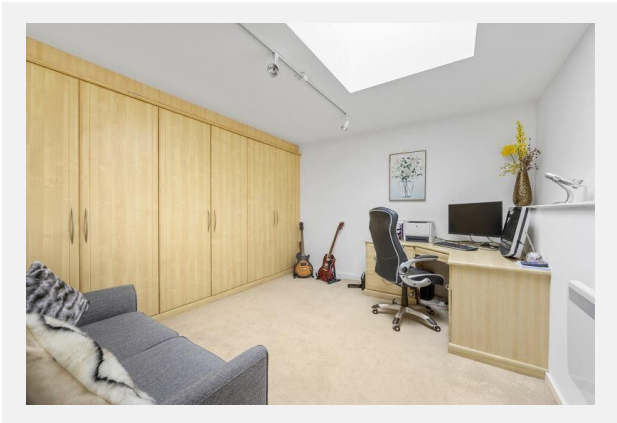
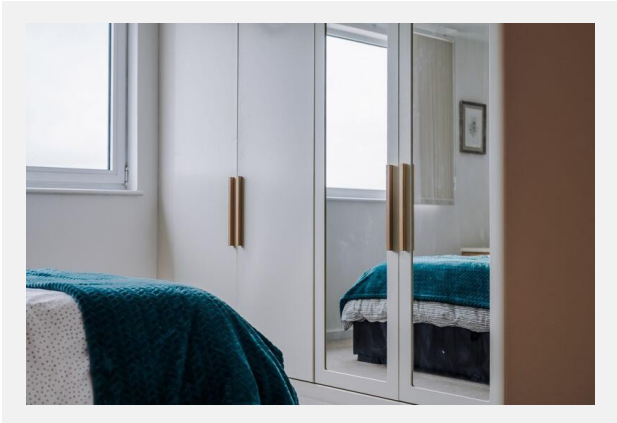
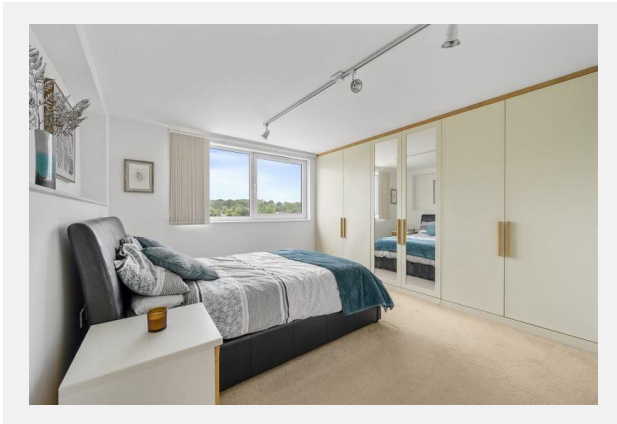
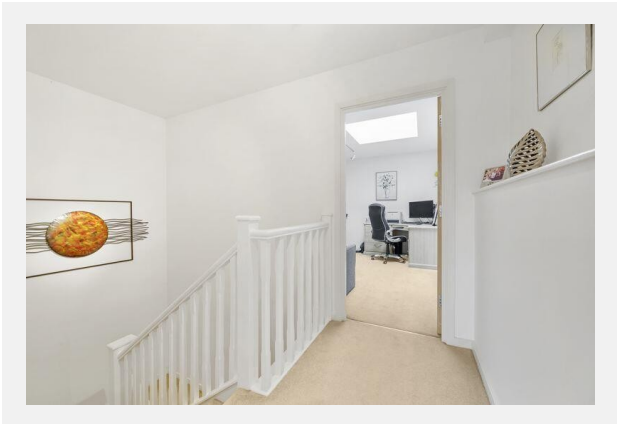
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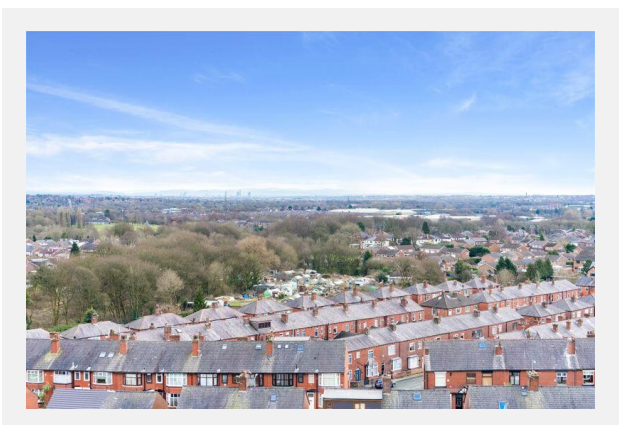
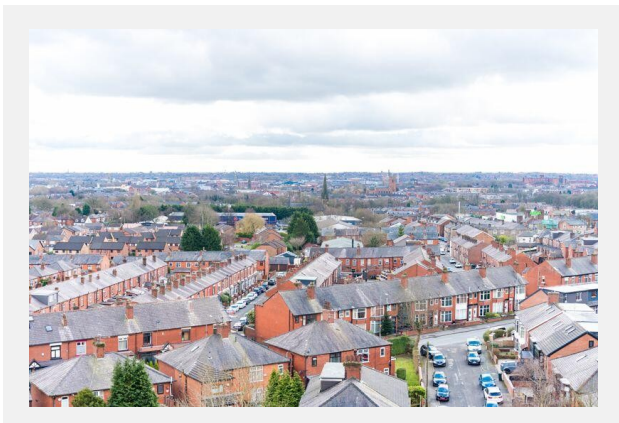
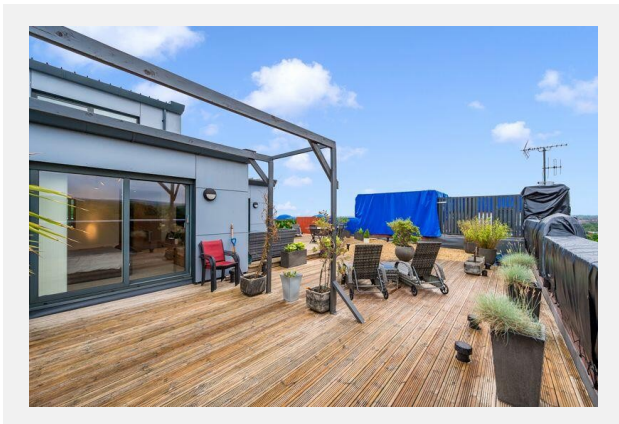
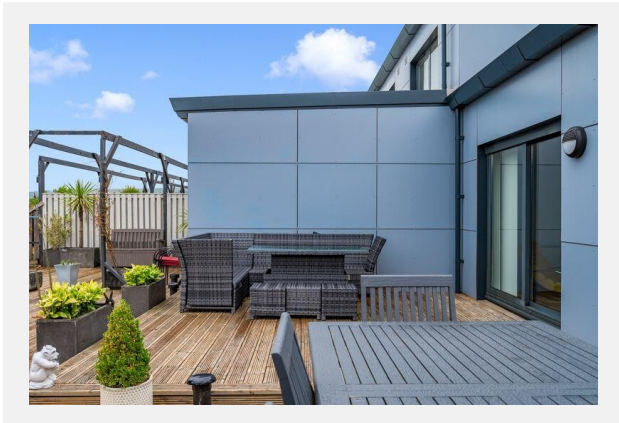
# Gallery Photos



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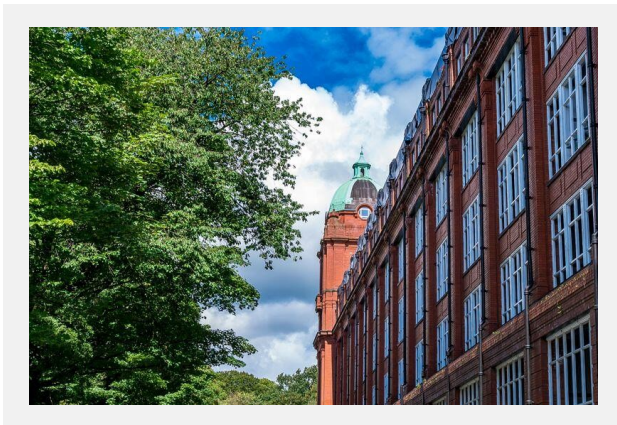
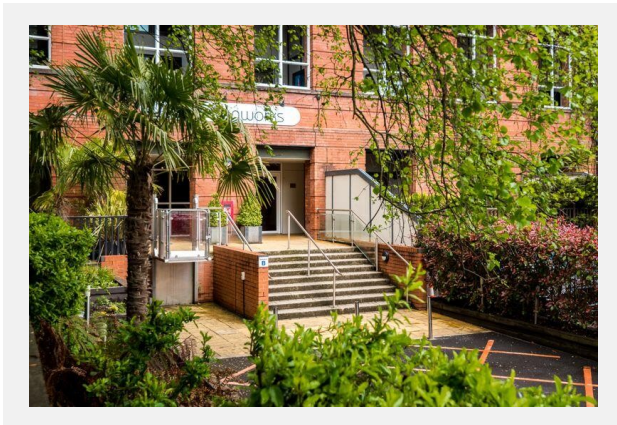
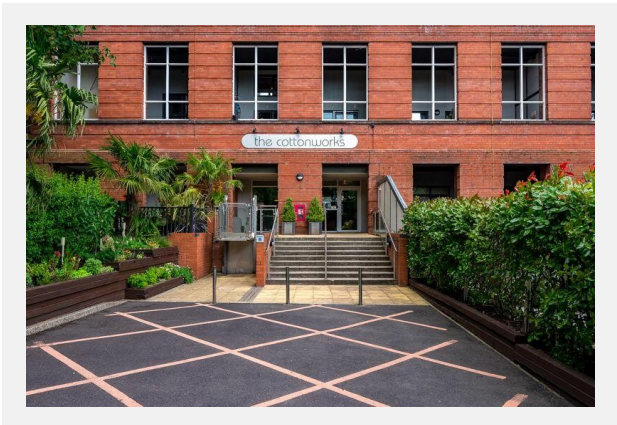
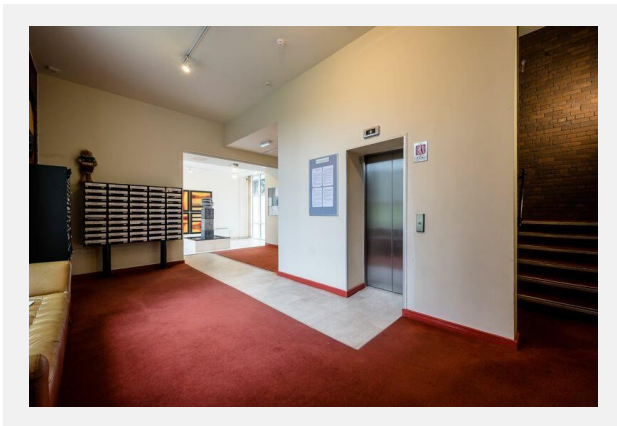
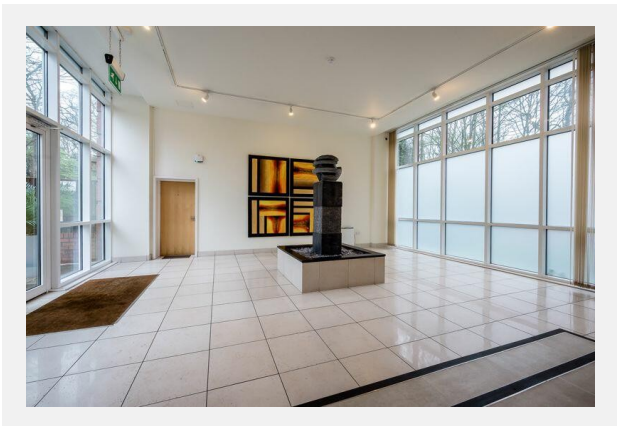


# Gallery Photos





# Gallery Photos



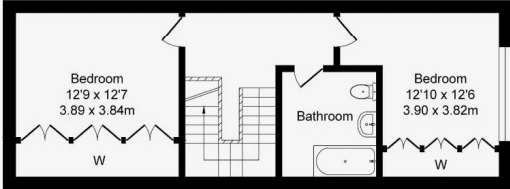
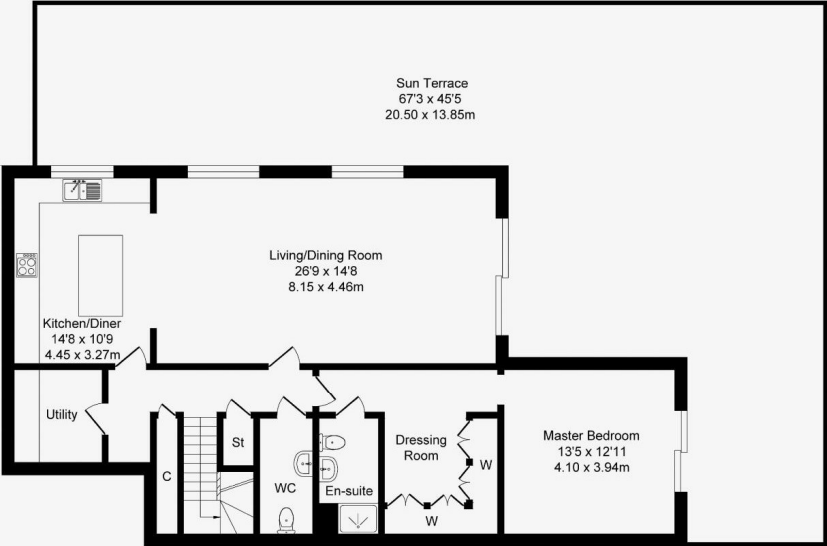
# Gallery Photos



## HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7QP.

Total Approx. Floor Area 1677 Sq.ft. (155.8 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 1184 Sq.Ft (110.0 Sq.M.)

First Floor  
Approx. Floor Area 493 Sq.Ft (45.8 Sq.M.)

# Property EPC - Certificate



Blackburn Road, BL1

Energy rating

# C

Valid until 23.09.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

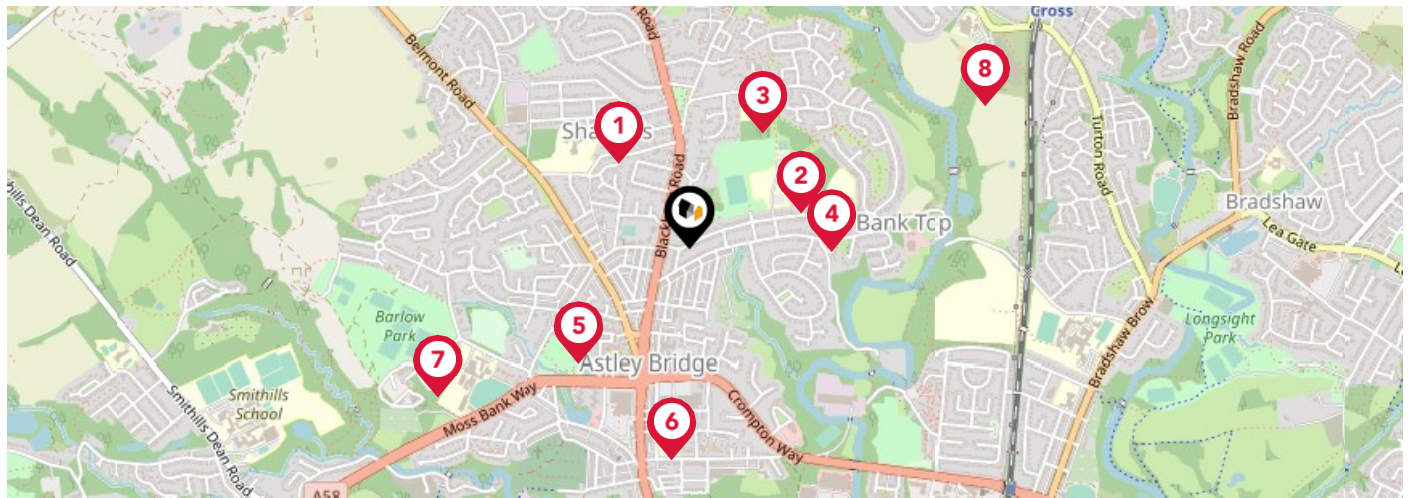
# Property EPC - Additional Data



## Additional EPC Data

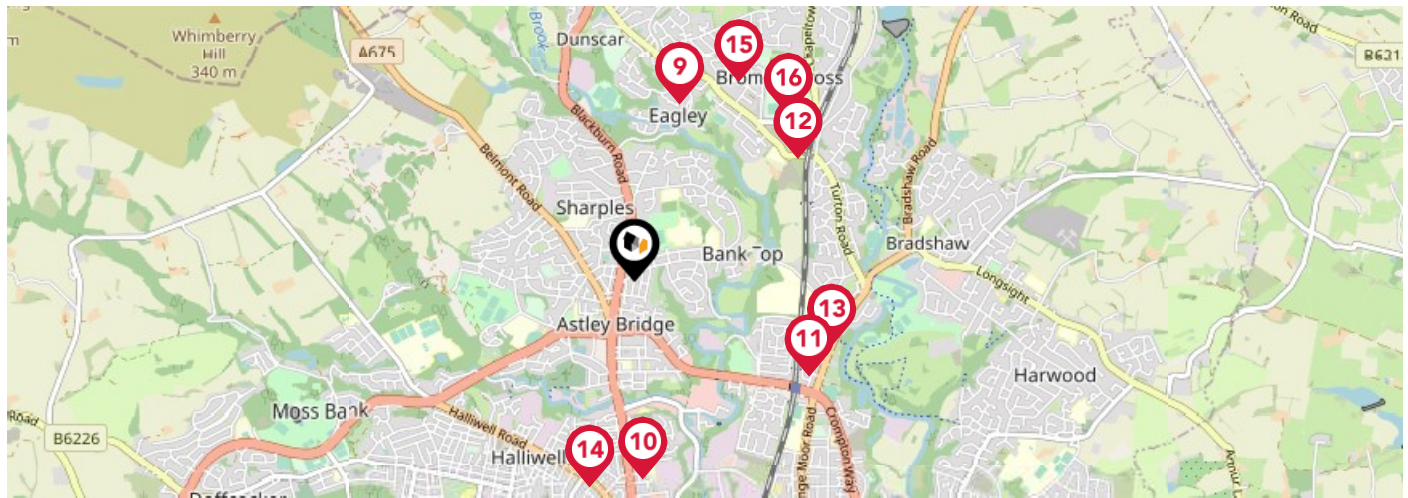
Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Dual (24 hour)
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	6th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	(other premises below)
Total Floor Area:	152 m <sup>2</sup>

# Area Schools



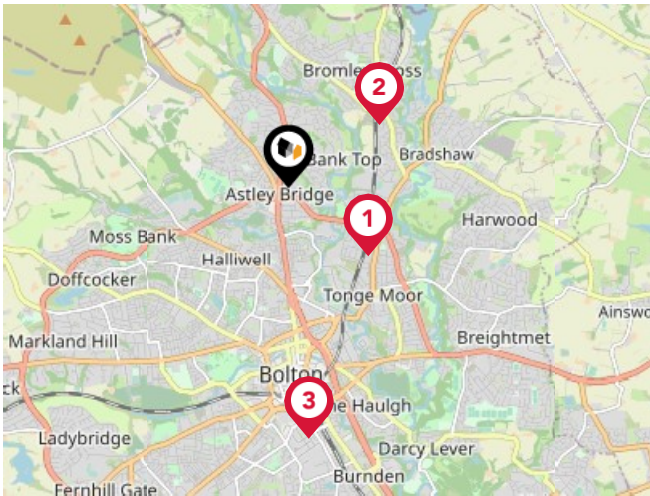
		Nursery	Primary	Secondary	College	Private
<b>1</b>	High Lawn Primary School Ofsted Rating: Good   Pupils: 482   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	Sharples School Ofsted Rating: Good   Pupils: 1041   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	The Oaks Primary School Ofsted Rating: Outstanding   Pupils: 218   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	Sharples Primary School Ofsted Rating: Good   Pupils: 225   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good   Pupils: 210   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding   Pupils: 272   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	Thornleigh Salesian College Ofsted Rating: Good   Pupils: 1538   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	Birtenshaw Ofsted Rating: Good   Pupils: 57   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



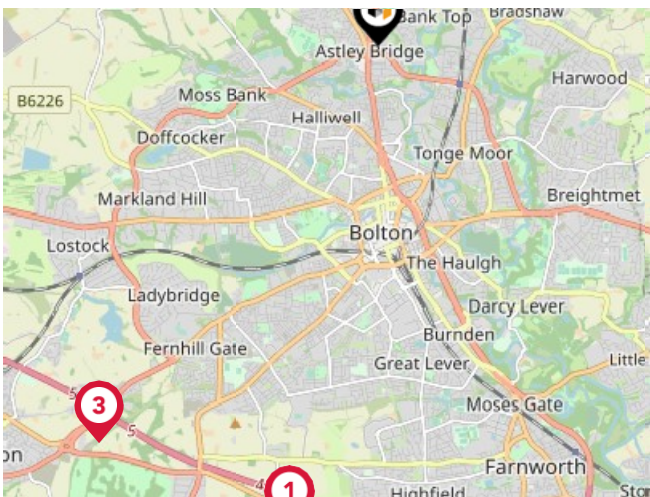
		Nursery	Primary	Secondary	College	Private
	<b>St John the Evangelist RC Primary School, Bromley Cross, Bolton</b> Ofsted Rating: Good   Pupils: 205   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Madrasatul Imam Muhammad Zakariya</b> Ofsted Rating: Good   Pupils: 121   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Columba's RC Primary School</b> Ofsted Rating: Outstanding   Pupils: 239   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Turton School</b> Ofsted Rating: Good   Pupils: 1535   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Canon Slade CofE School</b> Ofsted Rating: Outstanding   Pupils: 1710   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Boys' School Bolton</b> Ofsted Rating: Outstanding   Pupils: 602   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eagley Infant School</b> Ofsted Rating: Good   Pupils: 202   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eagley Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1	<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	Hall i' th' Wood Rail Station	0.92 miles
2	Bromley Cross Rail Station	0.96 miles
3	Bolton Rail Station	2.22 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J4	4.31 miles
2	M61 J3	4.89 miles
3	M61 J5	4.27 miles
4	M61 J2	5.64 miles
5	M61 J1	6.14 miles

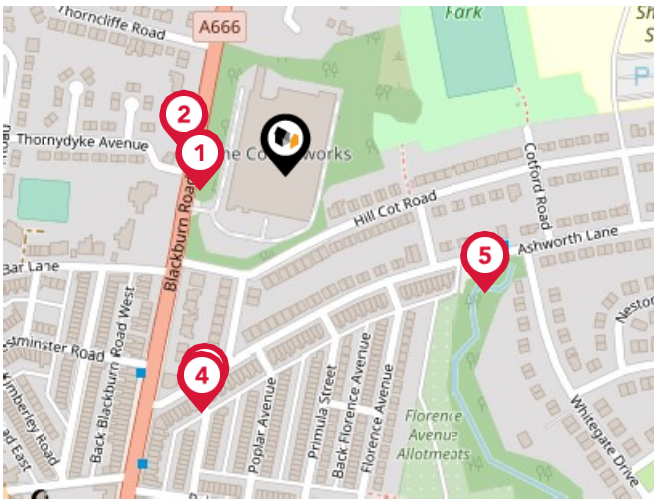


## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.14 miles
2	Liverpool John Lennon Airport	25.51 miles
3	Blackpool International Airport	27.72 miles
4	Leeds Bradford International Airport	36.37 miles

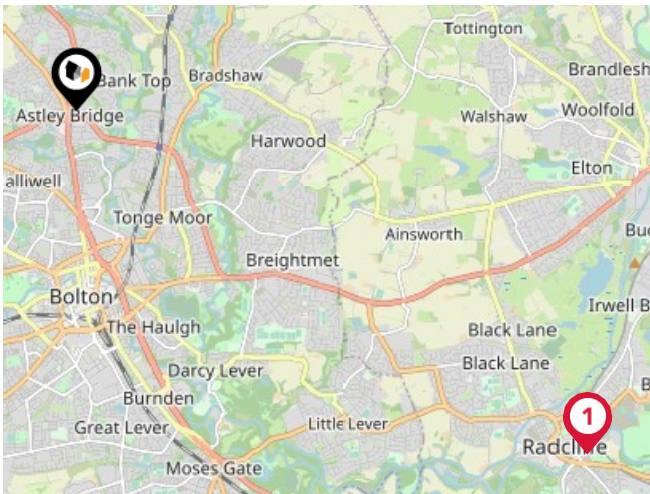


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Thorndyke Avenue	0.05 miles
2	Thorndyke Avenue	0.06 miles
3	Blackburn Road	0.13 miles
4	Ashworth La (Wbd to def rte)	0.14 miles
5	Whitegate Drive	0.13 miles



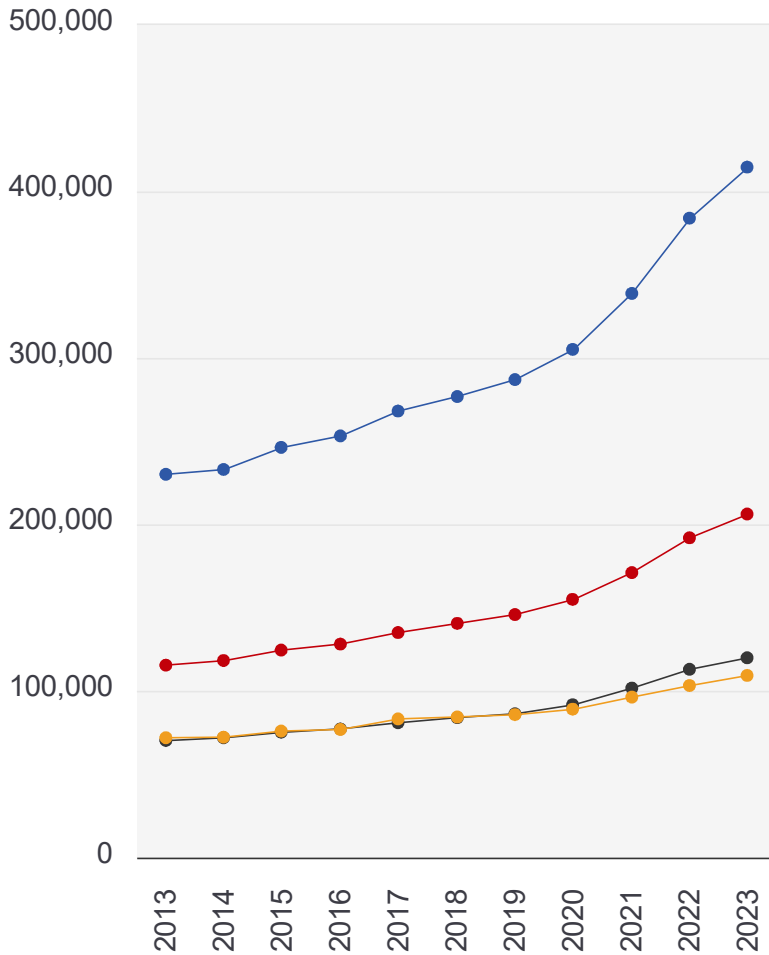
## Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	5.41 miles
2	Ramsbottom (East Lancashire Railway)	5.54 miles
3	Bury Bolton Street (East Lancashire Railway)	5.43 miles

# Market House Price Statistics



### 10 Year History of Average House Prices by Property Type in BL1



Detached

**+80.12%**

Semi-Detached

**+78.53%**

Terraced

**+70.59%**

Flat

**+51.9%**



## Redpath Leach Estate Agents

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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



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## Important - Please Read

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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.



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

