

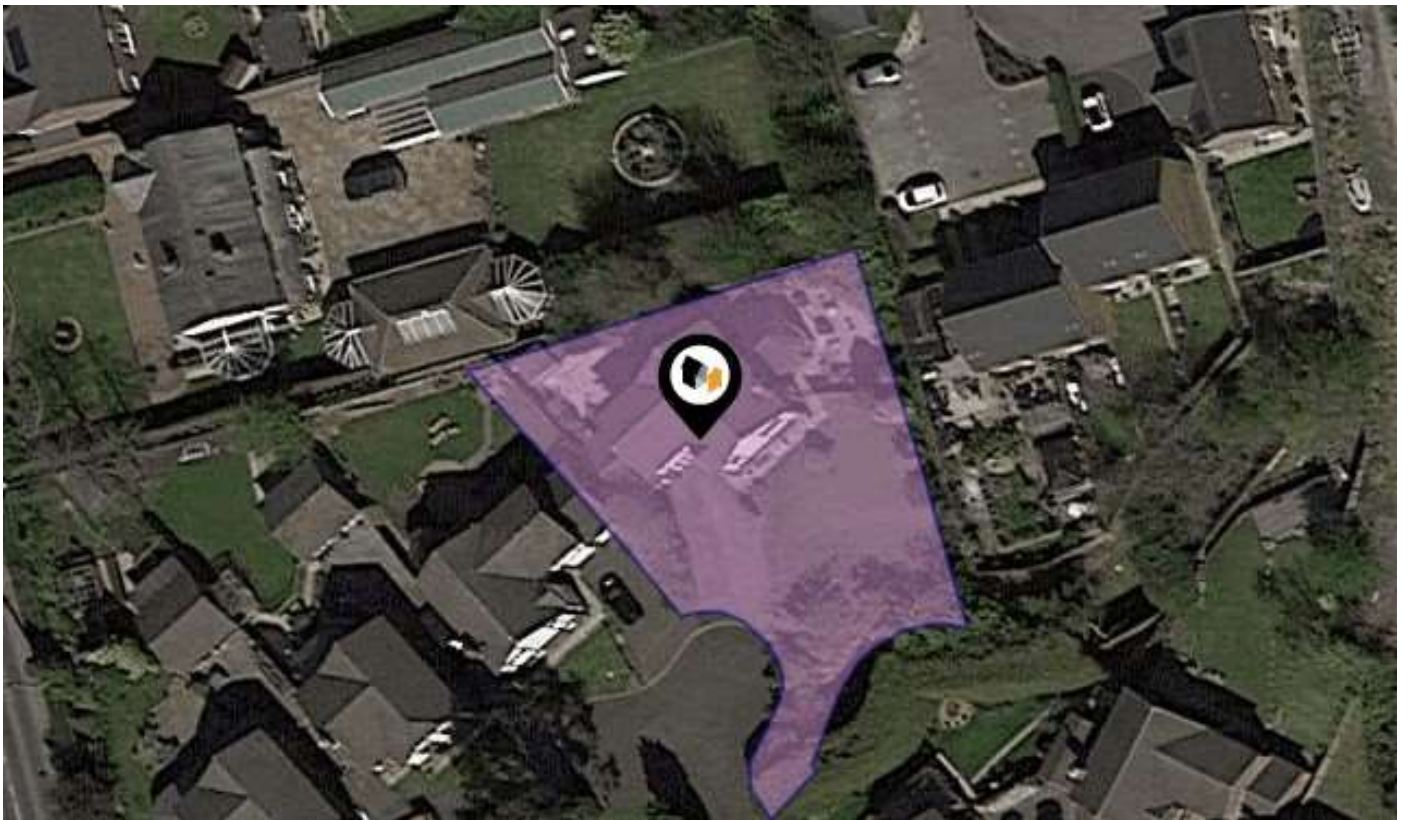


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



KINGS LEA, ADLINGTON, CHORLEY, PR7 4EN.

Asking Price: £470,000

Redpath Leach Estate Agents

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# Property Overview



## Property

Type:	Detached	Last Sold $\text{£}/\text{ft}^2$ :	£116
Bedrooms:	5	Asking Price:	£470,000
Floor Area:	1,765 $\text{ft}^2$ / 164 $\text{m}^2$	Tenure:	Leasehold
Plot Area:	0.21 acres	Start Date:	17/09/1989
Year Built :	1991-1995	End Date:	01/01/2987
Council Tax :	Band F	Lease Term:	999 years from 1 January 1988
Annual Estimate:	£2,959	Term Remaining:	963 years
Title Number:	LA633957		
UPRN:	100010376164		

## Local Area

Local Authority:	Chorley
Conservation Area:	No
Flood Risk:	

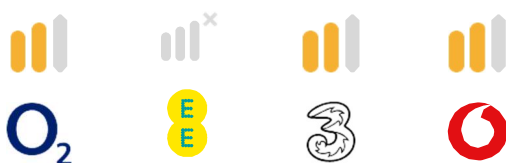
- ◆ Rivers & Seas      Very Low
- ◆ Surface Water      Medium

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

**14**      **48**      **9000**  
mb/s      mb/s      mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

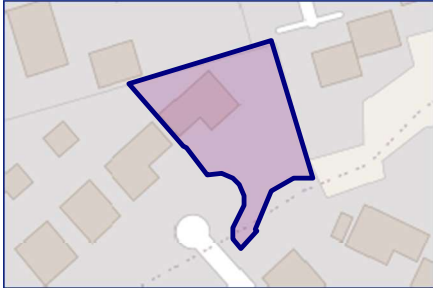


# Property Multiple Title Plans



## Freehold Title Plan

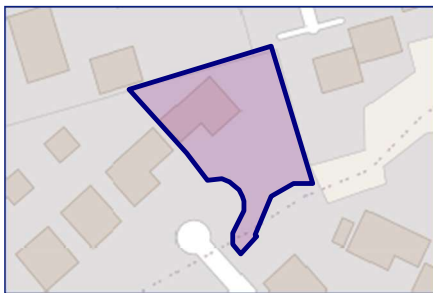
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LA664399

## Leasehold Title Plan

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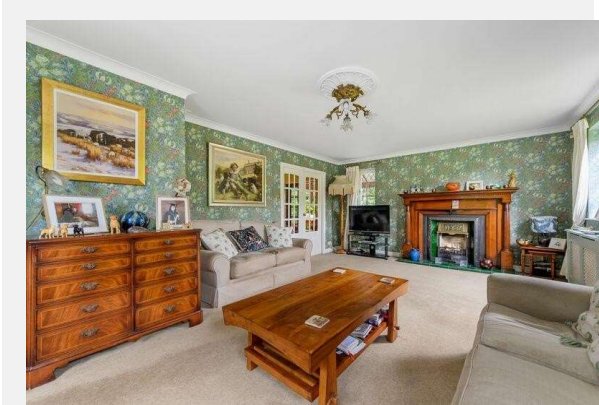
LA633957

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Start Date:	17/09/1989
End Date:	01/01/2987
Lease Term:	999 years from 1 January 1988
Term Remaining:	963 years

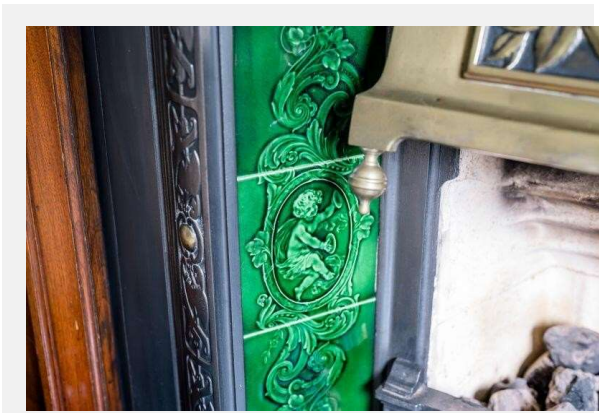
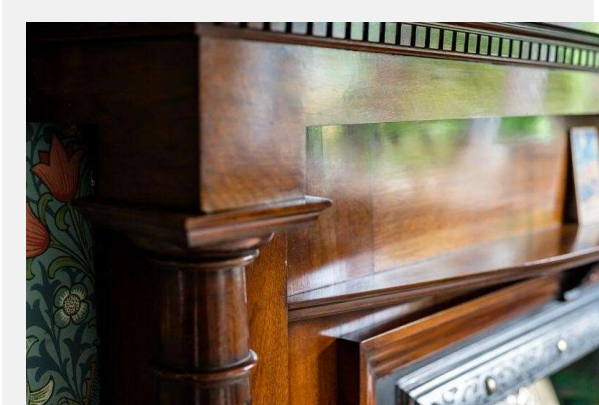


# Gallery Photos



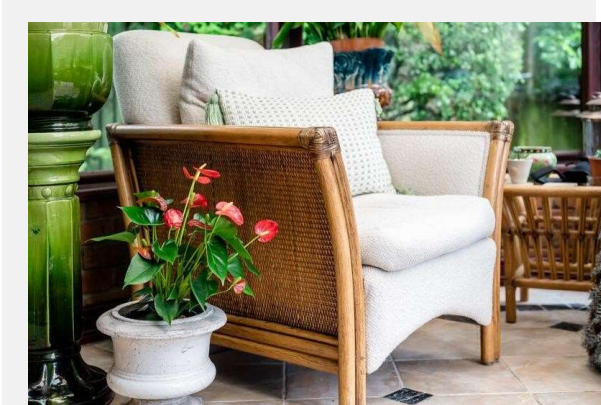
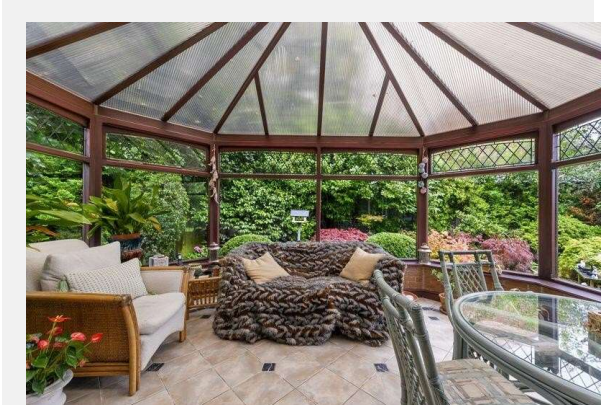


# Gallery Photos



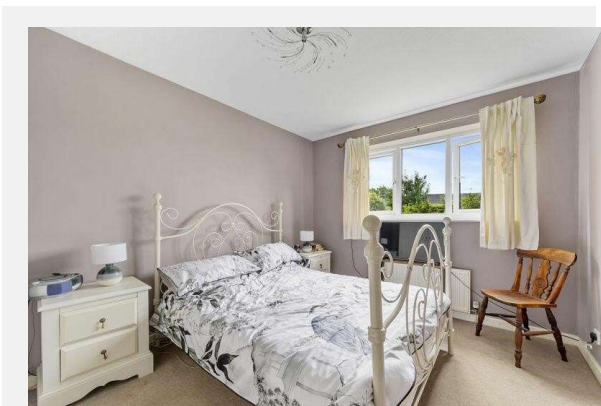
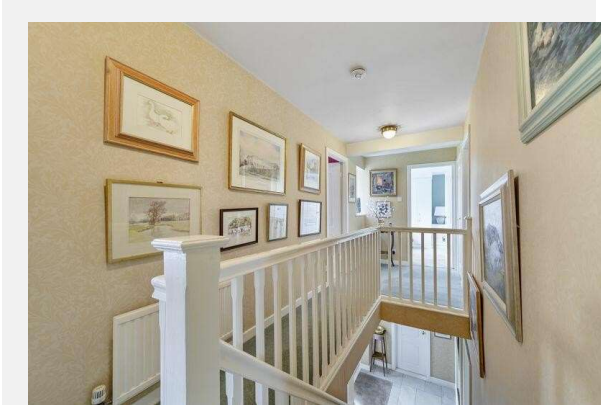
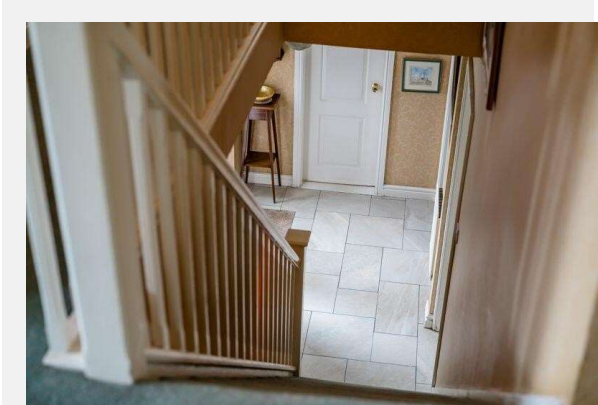


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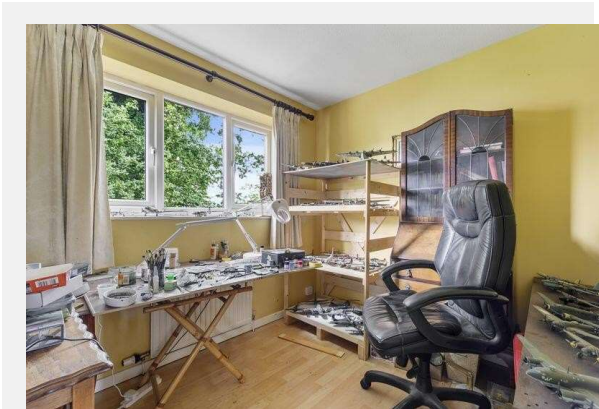


# Gallery Photos





# Gallery Photos



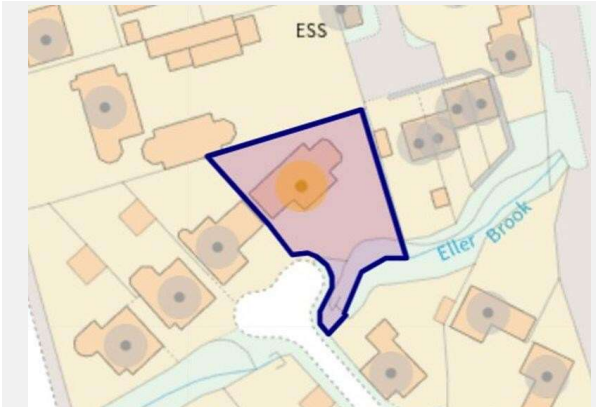
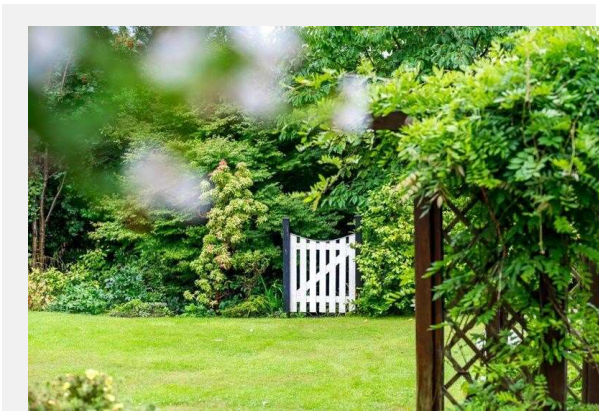


# Gallery Photos





# Gallery Photos





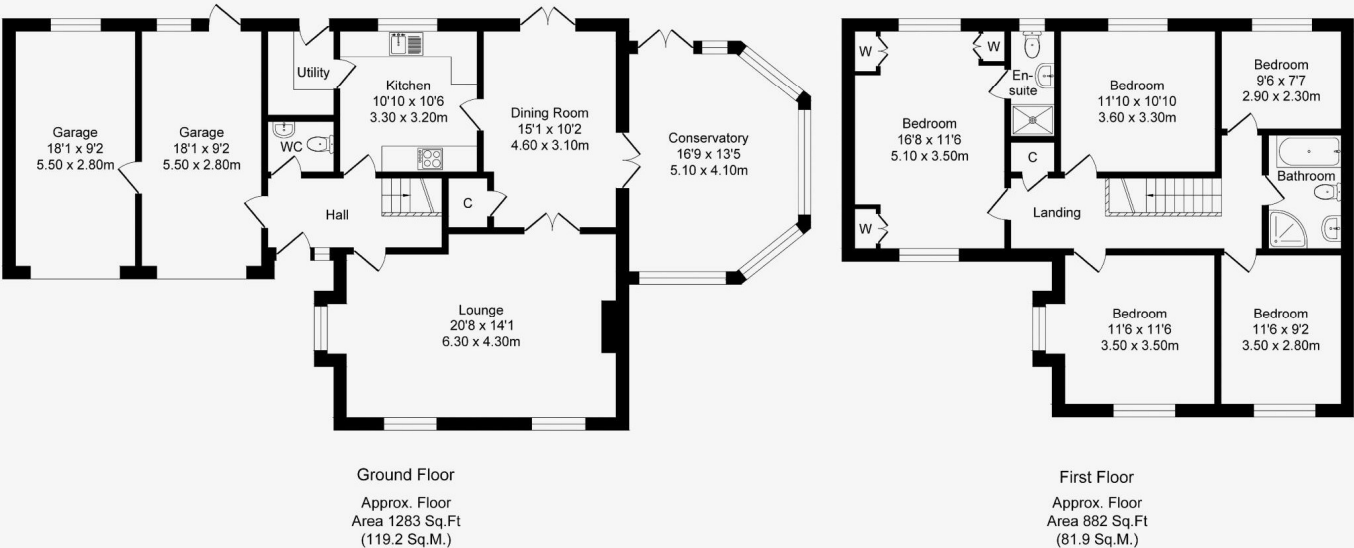
# Gallery Floorplan



## KINGS LEA, ADLINGTON, CHORLEY, PR7 4EN.

Total Approx. Floor Area 2165 Sq.ft. (201.1 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.



# Property EPC - Certificate



Adlington, PR7

Energy rating

**C**

Valid until 03.08.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



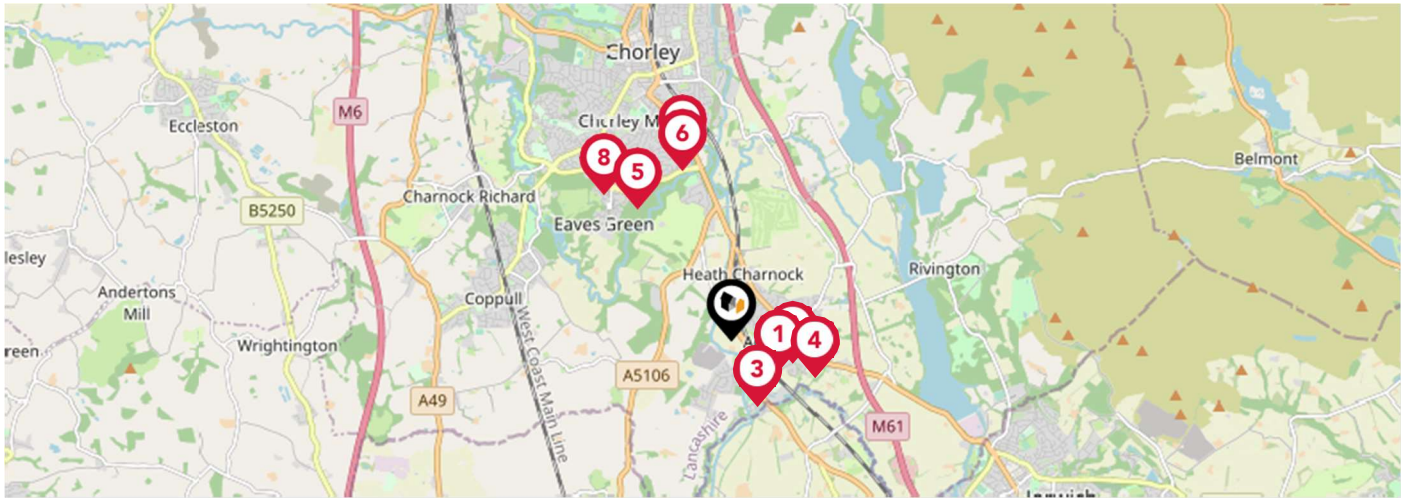
# Property EPC - Additional Data



## Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in 69% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	164 m <sup>2</sup>

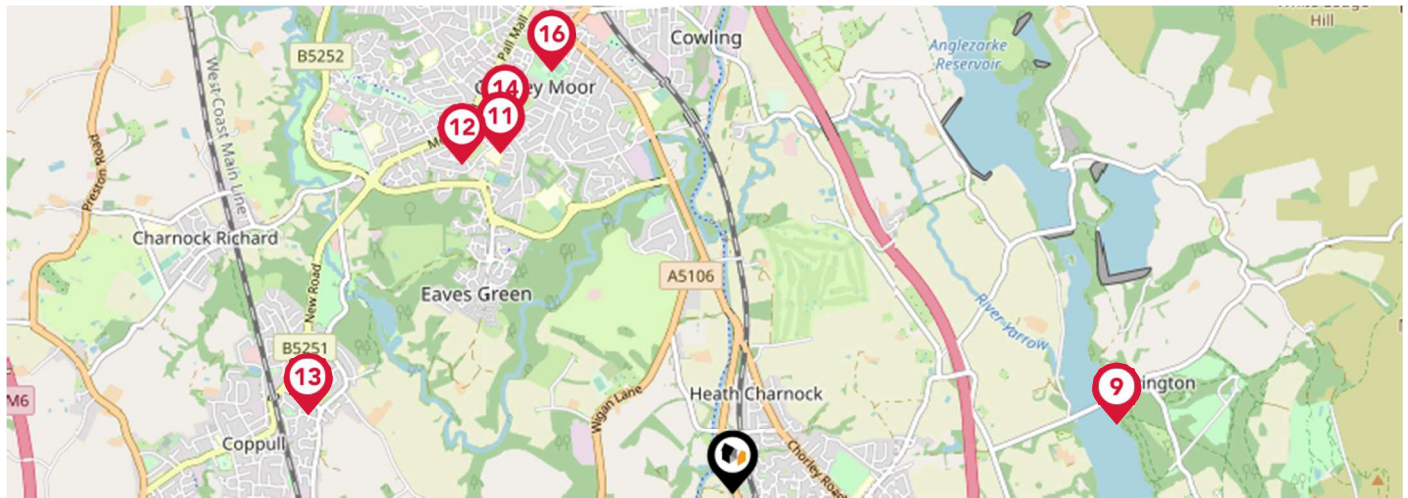
# Area Schools











		Nursery	Primary	Secondary	College	Private
	<b>Adlington St Paul's Church of England Primary School</b> Ofsted Rating: Inadequate   Pupils: 189   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Anderton Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Adlington Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School, Anderton</b> Ofsted Rating: Good   Pupils: 199   Distance:0.8	<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:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:1.55	<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:1.67	<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:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

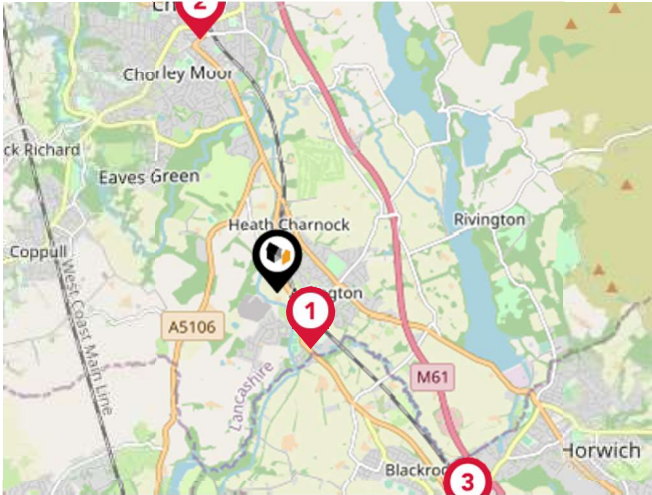


# Area Schools



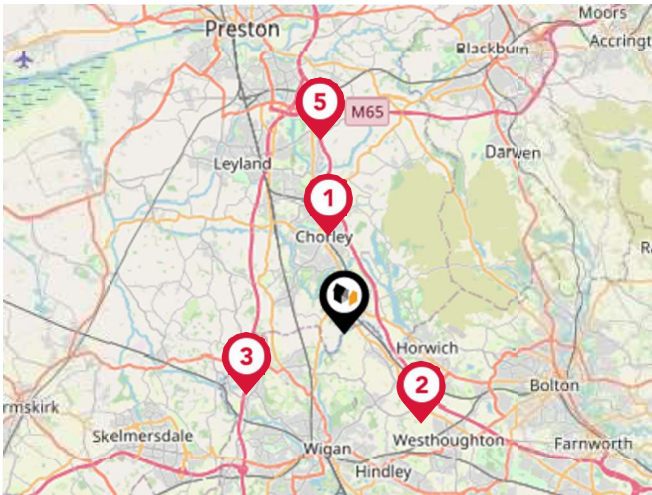
		Nursery	Primary	Secondary	College	Private
	<b>Rivington Foundation Primary School</b> Ofsted Rating: Good   Pupils: 122   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westmorland School</b> Ofsted Rating: Outstanding   Pupils: 56   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shaftesbury High School</b> Ofsted Rating: Good   Pupils: 82   Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chorley All Saints Church of England Primary School and Nursery Unit</b> Ofsted Rating: Good   Pupils: 221   Distance:1.87	<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:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mayfield School</b> Ofsted Rating: Good   Pupils: 122   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Duke Street Primary School</b> Ofsted Rating: Good   Pupils: 335   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Duke Street Nursery School</b> Ofsted Rating: Outstanding   Pupils: 106   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



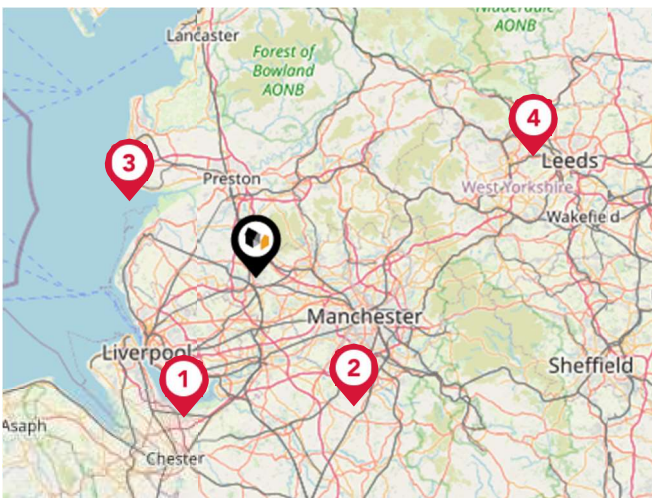
## National Rail Stations

Pin	Name	Distance
1	Adlington (Lancs) Rail Station	0.58 miles
2	Chorley Rail Station	2.32 miles
3	Blackrod Rail Station	2.61 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J8	3.48 miles
2	M61 J6	4.16 miles
3	M6 J27	4.07 miles
4	M61 J9	6.82 miles
5	M65 J2	6.82 miles

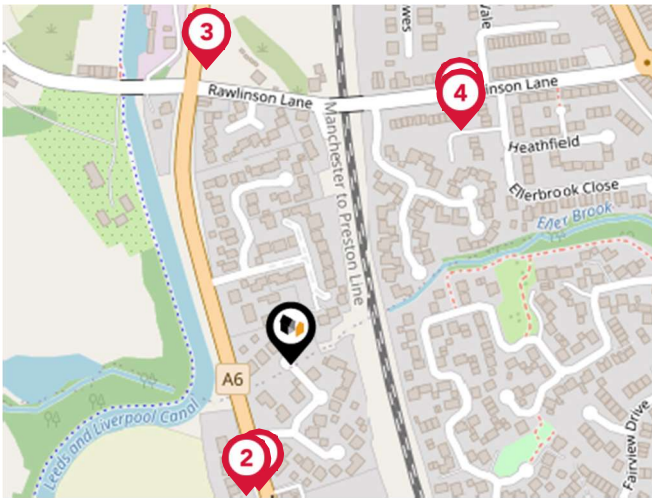


## Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	22 miles
2	Manchester Airport	22.69 miles
3	Blackpool International Airport	20.76 miles
4	Leeds Bradford International Airport	42.49 miles

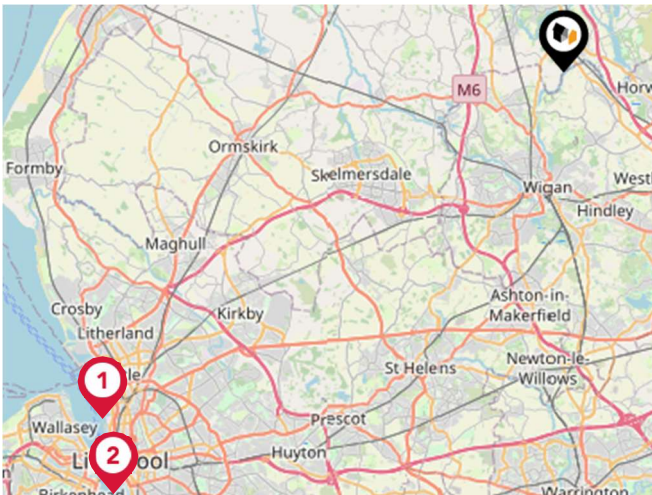


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Kings Lea	0.07 miles
2	Kings Lea	0.08 miles
3	Rawlinson Lane	0.17 miles
4	Rawlinson Lane	0.16 miles
5	Rawlinson Lane	0.16 miles



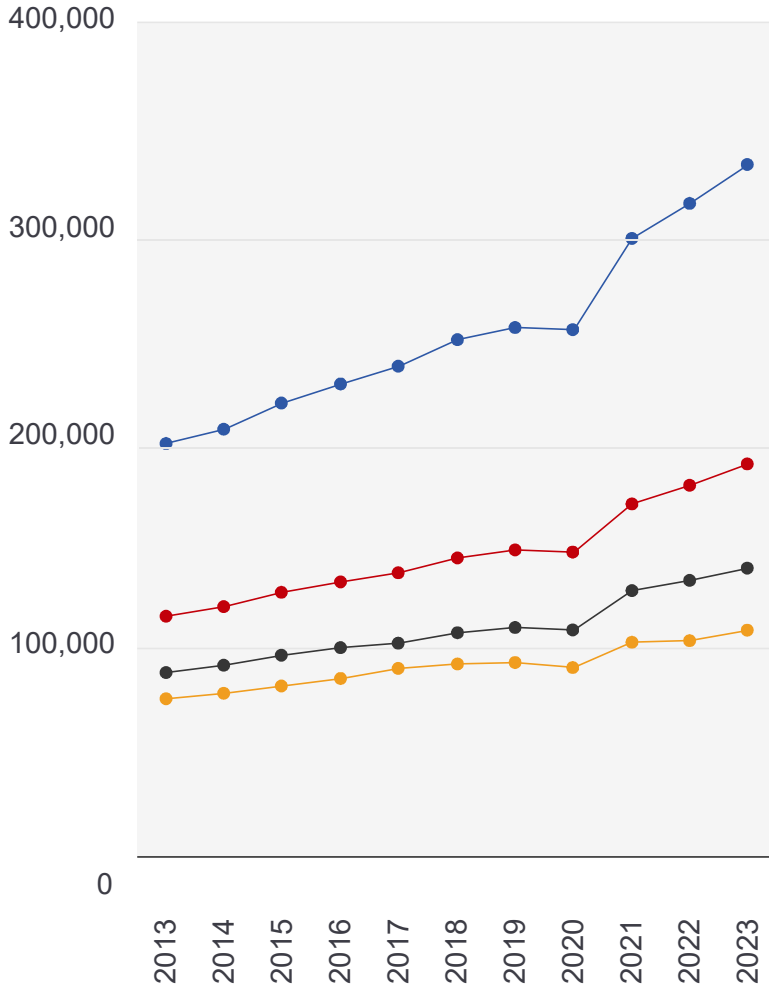
## Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	20.37 miles
2	Liverpool Pier Head Ferry Terminal	21.77 miles

# Market House Price Statistics



### 10 Year History of Average House Prices by Property Type in PR7



Detached

**+67.65%**

Semi-Detached

**+63.52%**

Terraced

**+56.91%**

Flat

**+43.61%**





## 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.

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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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