

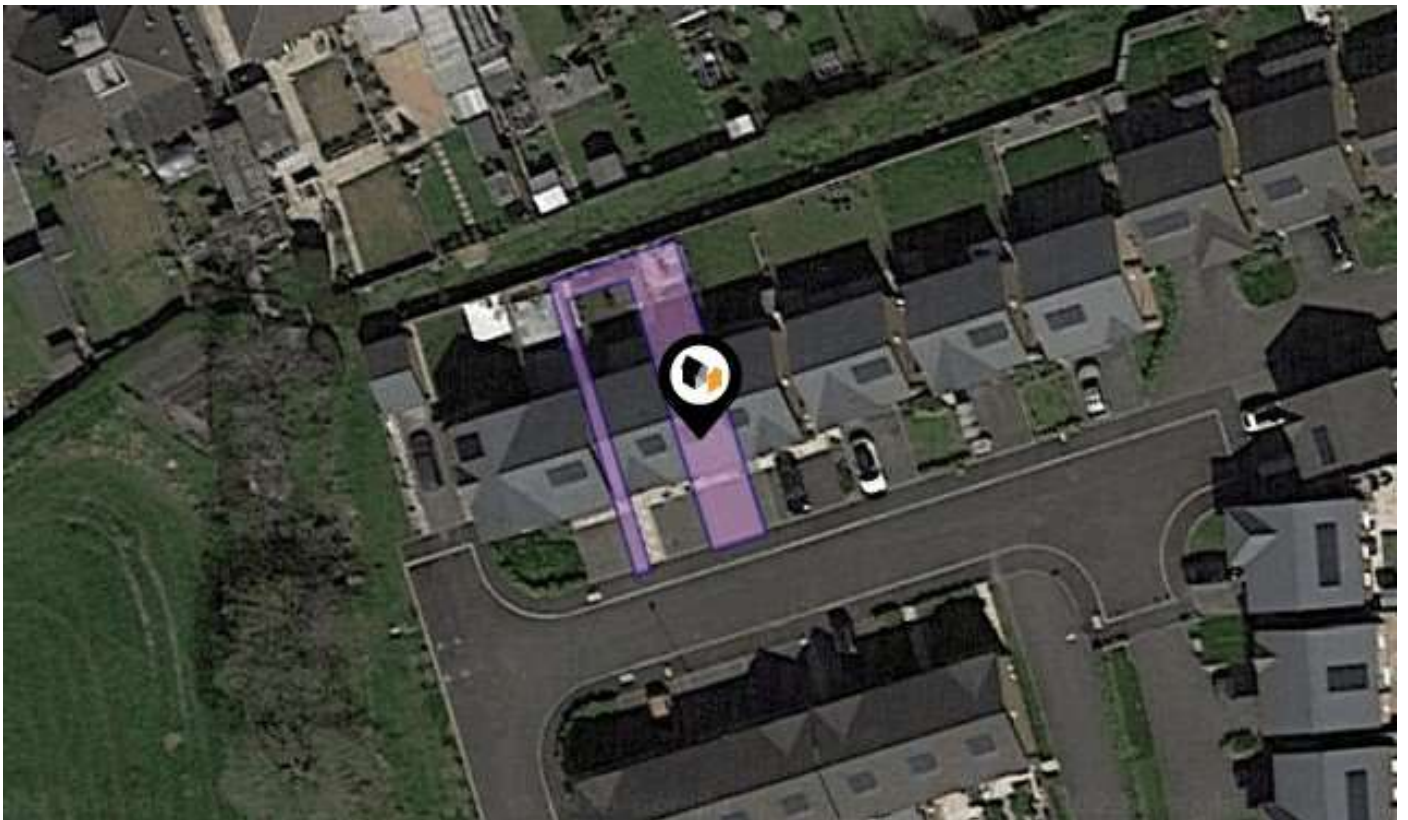


REDPATH LEACH

ESTATE AGENTS

KFB: PROPERTY FACT REPORT

A Guide to This Property & the Local Area



ALDCLIFFE COURT, ADLINGTON, CHORLEY, PR6 9FW.

Offers Over: £200,000

Redpath Leach Estate Agents

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

01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk

Property Overview



Property

Type:	Terraced	Last Sold \pounds/ft^2 :	$\pounds225$
Bedrooms:	3	Offers Over:	$\pounds200,000$
Floor Area:	753 ft^2 / 70 m^2	Tenure:	Leasehold
Plot Area:	0.04 acres	Start Date:	13/12/2018
Year Built :	2018	End Date:	25/03/2873
Council Tax :	Band B	Lease Term:	913 years (less 10 days) from 25 March 1960
Annual Estimate:	$\pounds1,593$	Term Remaining:	849 years
Title Number:	LAN216932		
UPRN:	10091496158		

Local Area

Local Authority:	Chorley	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)
Conservation Area:	No	
Flood Risk:		

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

16 -
mb/s mb/s



Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Property Multiple Title Plans



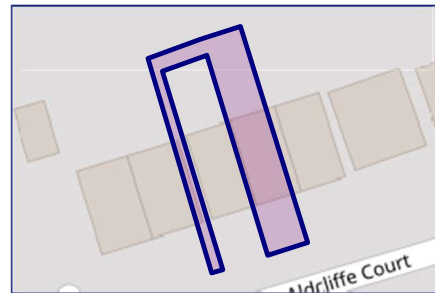
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



LAN96484

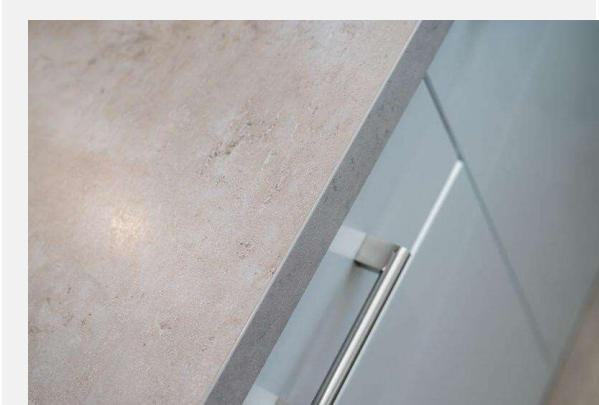
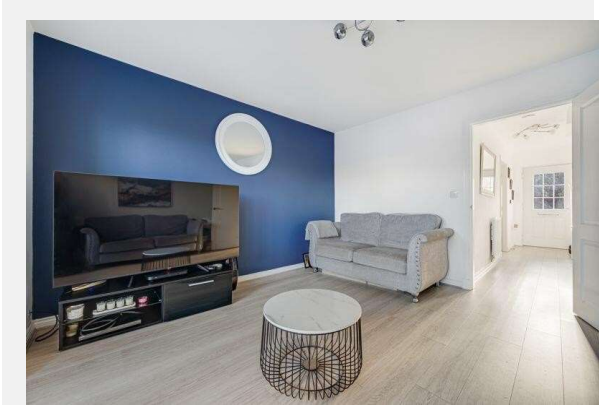
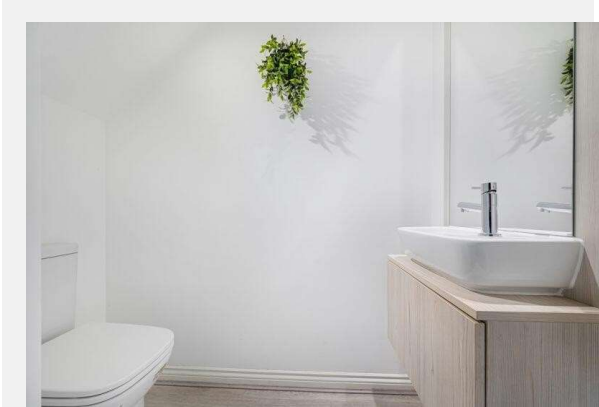
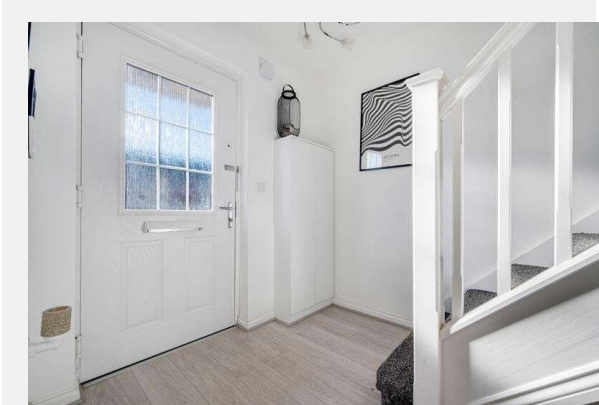
Start Date:	13/12/2018
End Date:	25/03/2873
Lease Term:	913 years (less 10 days) from 25 March 1960
Term Remaining:	849 years



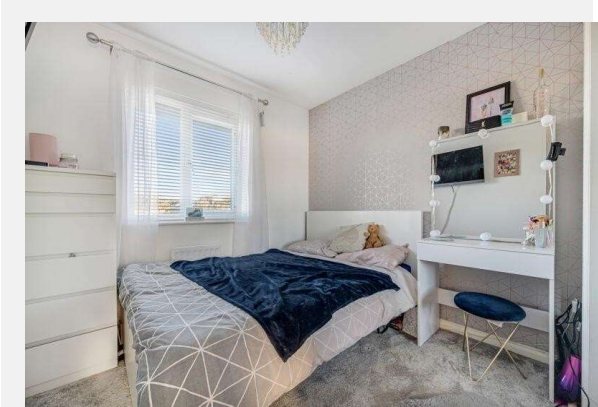
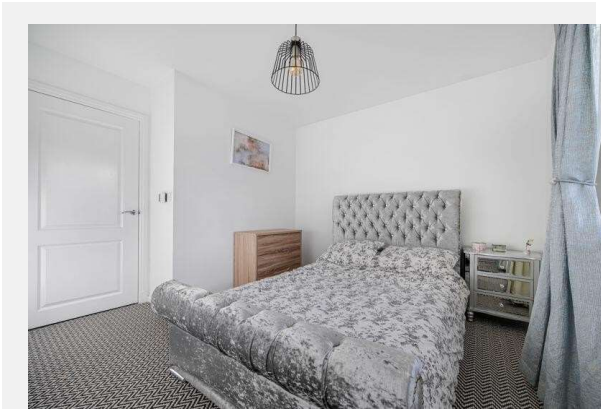
LAN216932

Start Date:	26/01/1961
End Date:	25/03/2873
Lease Term:	913 years from 25 March 1960
Term Remaining:	849 years

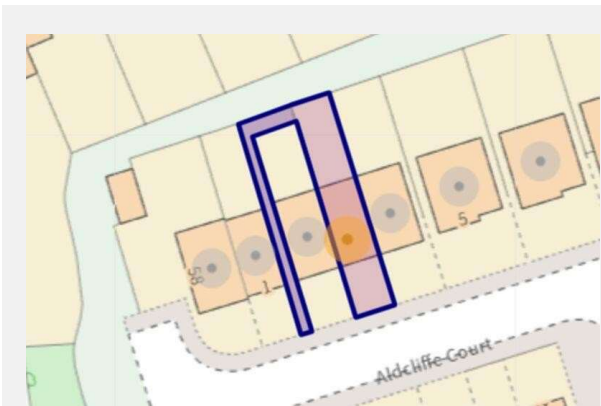
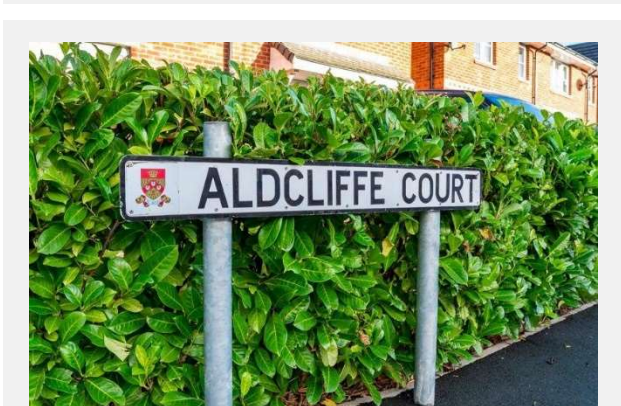
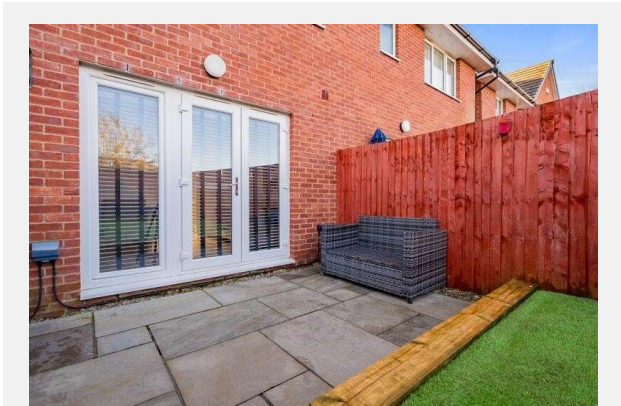
Gallery Photos



Gallery Photos



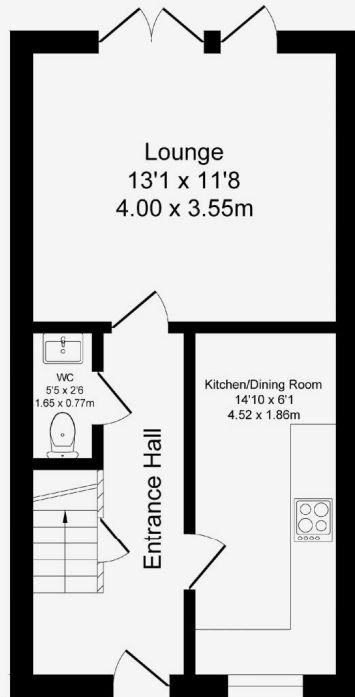
Gallery Photos



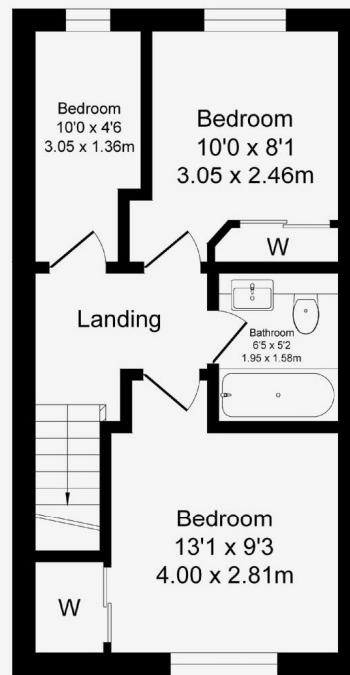
ALDCLIFFE COURT, ADLINGTON, CHORLEY.

Total Approx. Floor Area 706 Sq.ft. (65.6 Sq.M.)

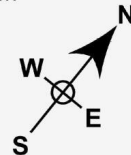
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 353 Sq.Ft
(32.8 Sq.M.)



First Floor
Approx. Floor
Area 353 Sq.Ft
(32.8 Sq.M.)



Property EPC - Certificate



Aldcliffe Court, Adlington, PR6

Energy rating

B

Valid until 16.03.2027

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

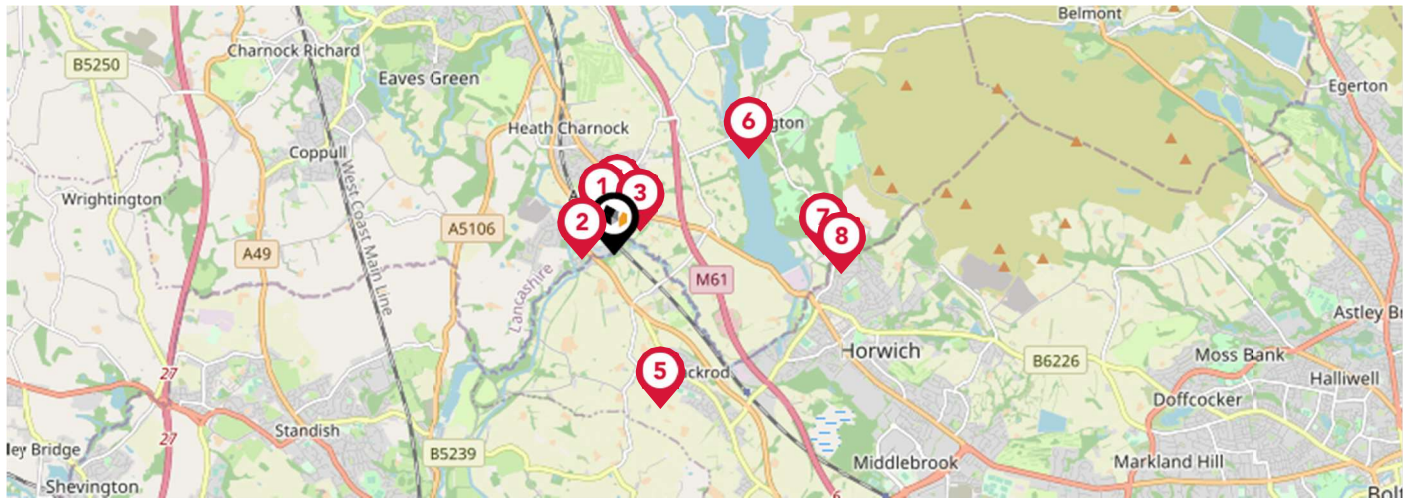
Property EPC - Additional Data



Additional EPC Data

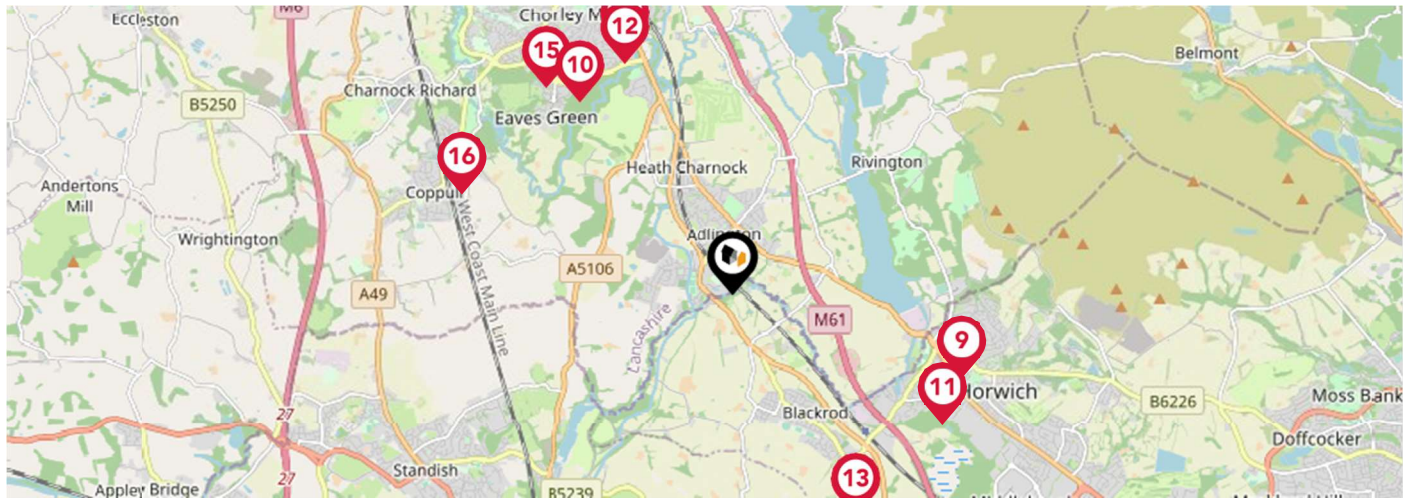
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 W/m ² ·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 0.10 W/m ² ·K
Total Floor Area:	70 m ²









Area Schools



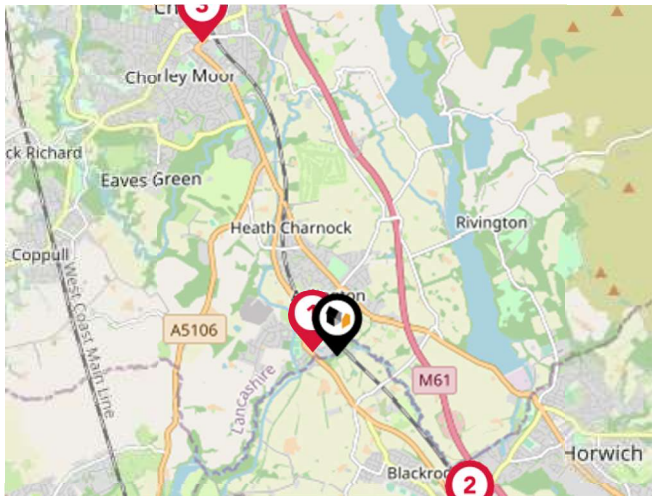
		Nursery	Primary	Secondary	College	Private
	<p>Adlington St Paul's Church of England Primary School</p> <p>Ofsted Rating: Inadequate Pupils: 189 Distance:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Adlington Primary School</p> <p>Ofsted Rating: Good Pupils: 135 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>St Joseph's Catholic Primary School, Anderton</p> <p>Ofsted Rating: Good Pupils: 199 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Anderton Primary School</p> <p>Ofsted Rating: Good Pupils: 186 Distance:0.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Blackrod Anglican/Methodist Primary School</p> <p>Ofsted Rating: Good Pupils: 260 Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Rivington Foundation Primary School</p> <p>Ofsted Rating: Good Pupils: 122 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Cumberland School</p> <p>Ofsted Rating: Good Pupils: 47 Distance:1.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Rivington and Blackrod High School</p> <p>Ofsted Rating: Requires Improvement Pupils: 1683 Distance:2.01</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools






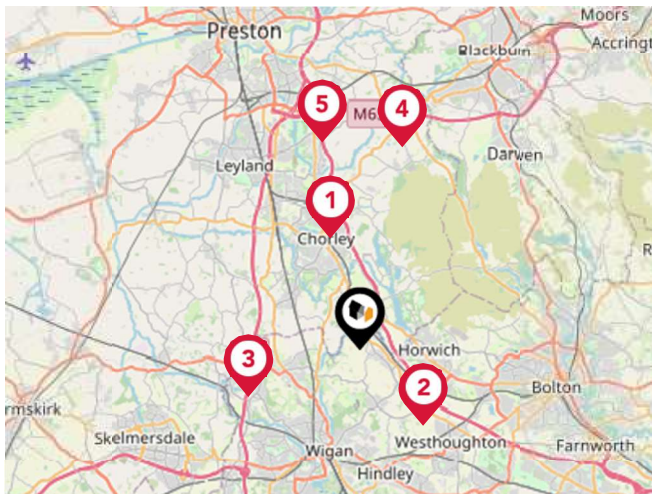
		Nursery	Primary	Secondary	College	Private
	Beacon Primary School Ofsted Rating: Inadequate Pupils: 215 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic High School Ofsted Rating: Good Pupils: 918 Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Catherine's CofE Primary School Ofsted Rating: Good Pupils: 235 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's Church of England Primary School, Chorley Ofsted Rating: Outstanding Pupils: 284 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackrod Primary School Ofsted Rating: Outstanding Pupils: 281 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albany Academy Ofsted Rating: Good Pupils: 693 Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 215 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coppull Parish Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)








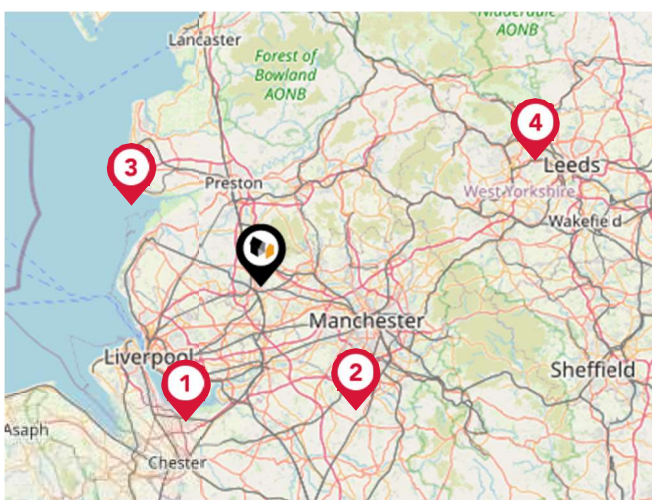
National Rail Stations

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



Trunk Roads/Motorways

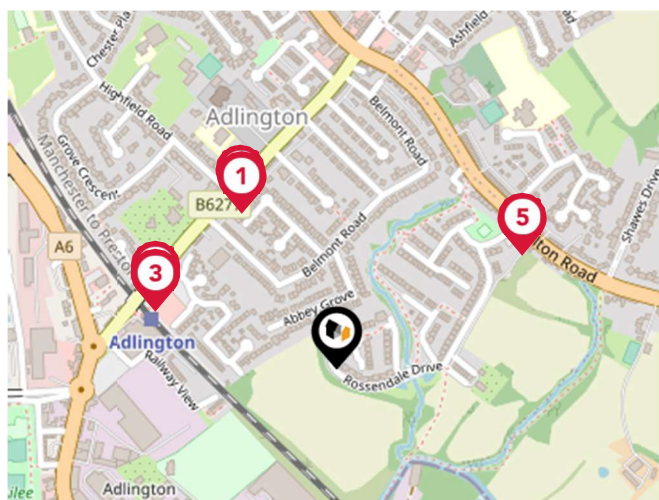
Pin	Name	Distance
	M61 J8	4.11 miles
	M61 J6	3.42 miles
	M6 J27	4.28 miles
	M65 J3	7.28 miles
	M61 J9	7.43 miles



Airports/Helipads

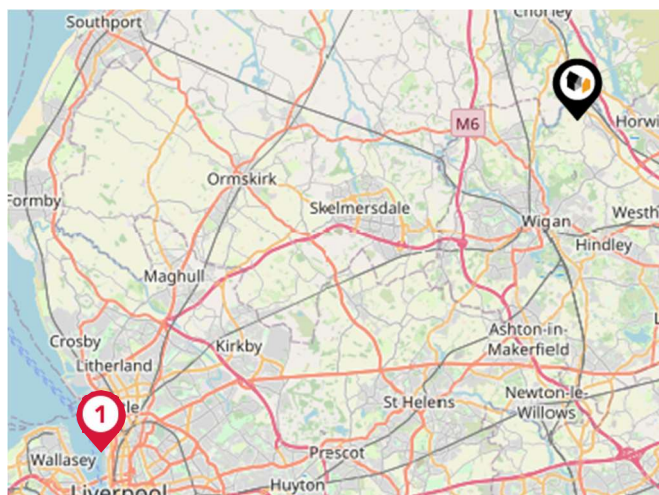
Pin	Name	Distance
	Liverpool John Lennon Airport	21.77 miles
	Manchester Airport	21.96 miles
	Blackpool International Airport	21.47 miles
	Leeds Bradford International Airport	42.25 miles

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



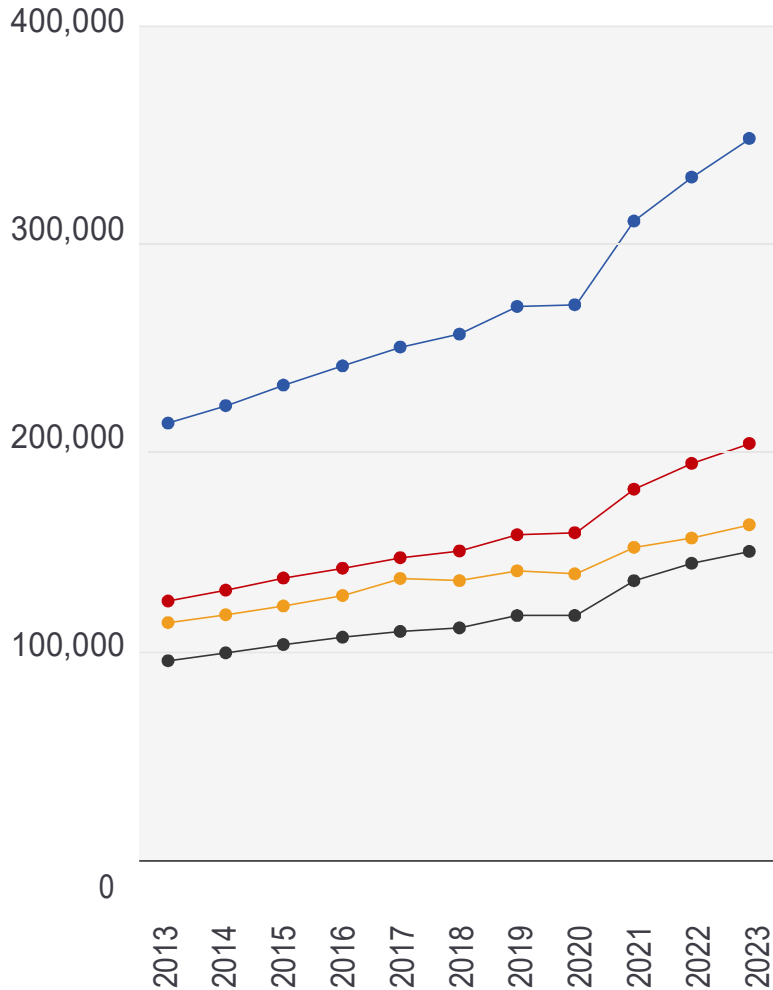
Ferry Terminals

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

+65.15%

Semi-Detached

+60.86%

Flat

+41.19%

Terraced

+54.85%



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.

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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.

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