

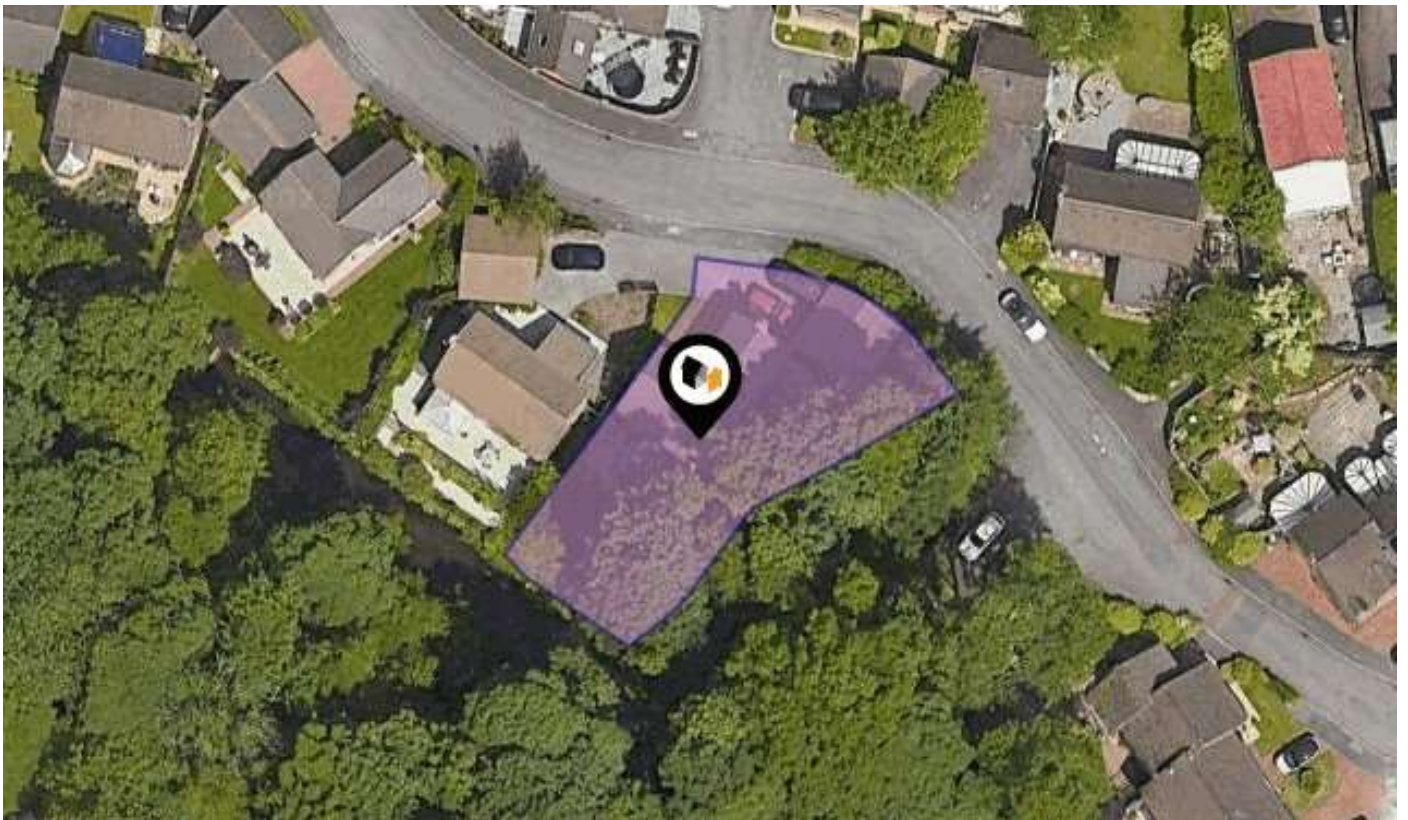


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



WHITSTERS HOLLOW, BOLTON, BL1 6TY.

Offers Over: £575,000

Redpath Leach Estate Agents

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01204 800292

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

# Property Overview



## Property

Type:	Detached	Offers Over:	£575,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,829 ft <sup>2</sup> / 170 m <sup>2</sup>		
Plot Area:	0.13 acres		
Council Tax :	Band F		
Annual Estimate:	£2,831		
Title Number:	GM632199		
UPRN:	100010941710		

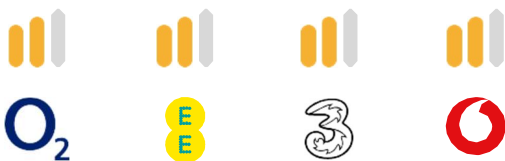
## Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
◆ Rivers & Seas	Medium	8	58	-
◆ Surface Water	Medium	mb/s	mb/s	mb/s



Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:



# Planning History This Address



Planning records for: *14, Whitsters Hollow, Bolton, BL1 6TY*

Reference - 11696/21	
Decision:	Decided
Date:	06th July 2021
Description:	PART A - FELLING OF 1NO. ASHPART B - PRUNING OF 1NO. SYCAMORE

# Property Multiple Title Plans



## Multiple Freehold Title Plans Detected



GM595367

## Multiple Freehold Title Plans Detected



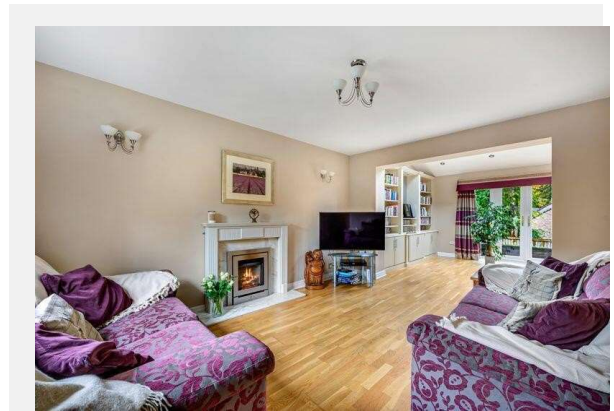
GM632199



# Gallery Photos

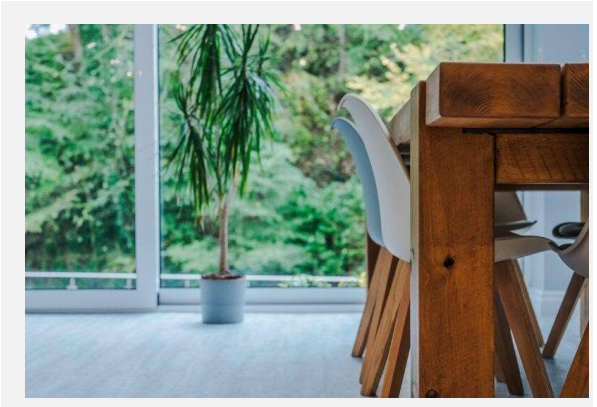
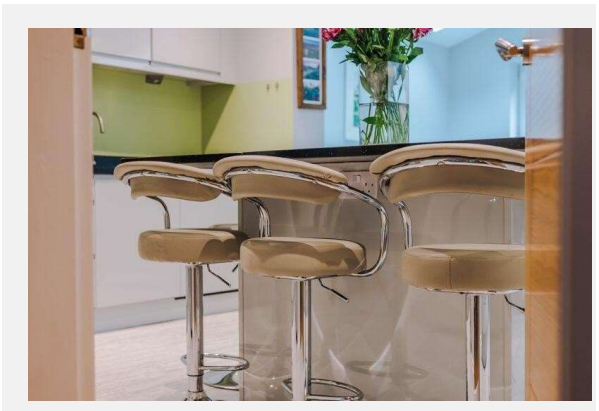


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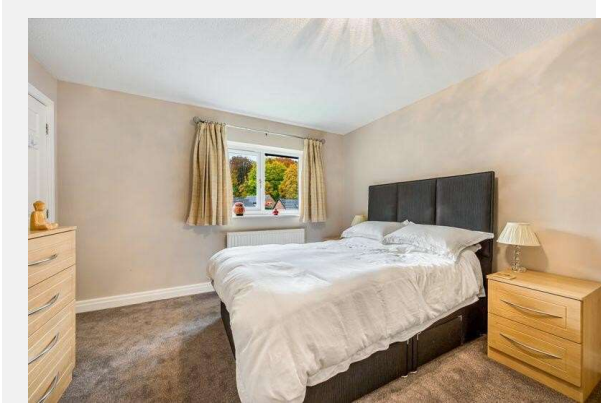
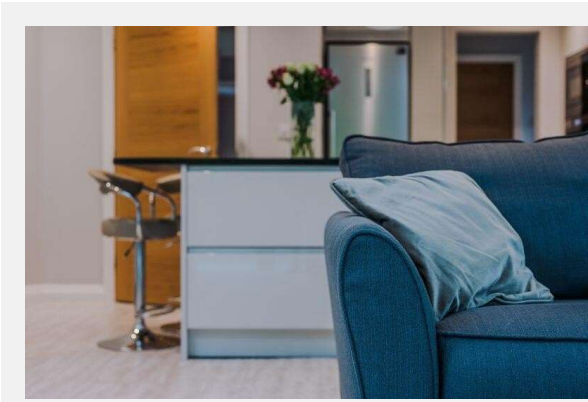
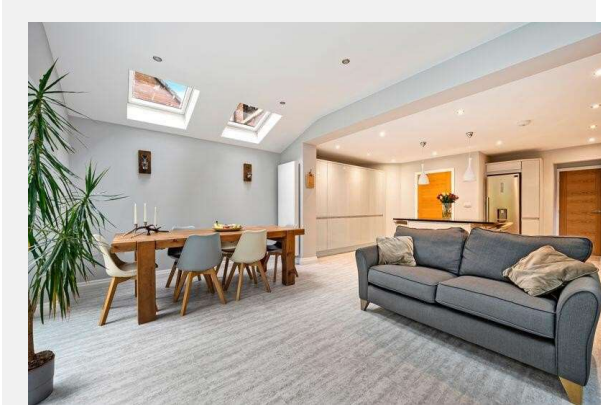


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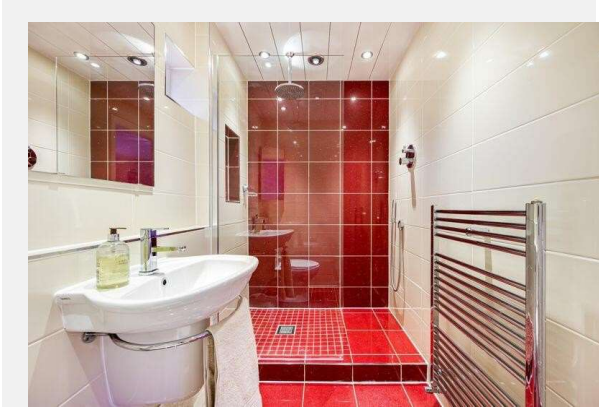
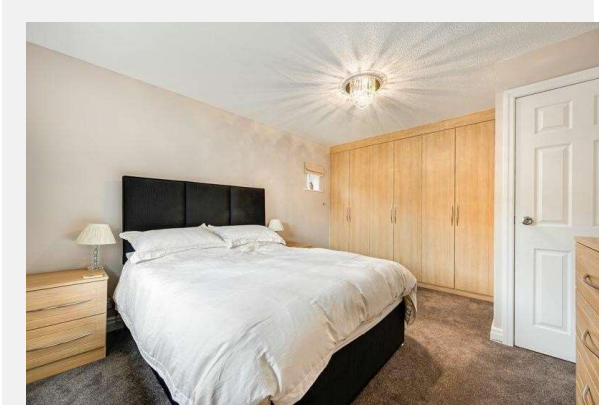


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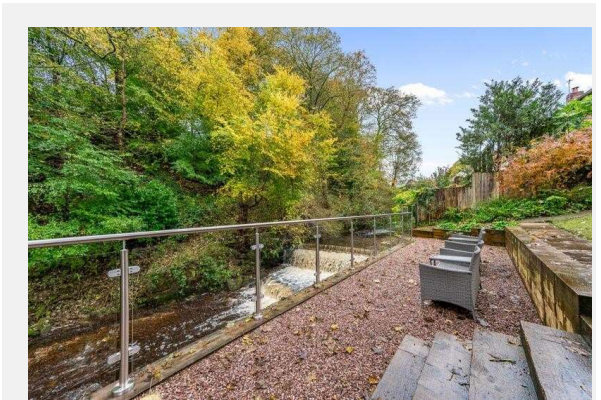
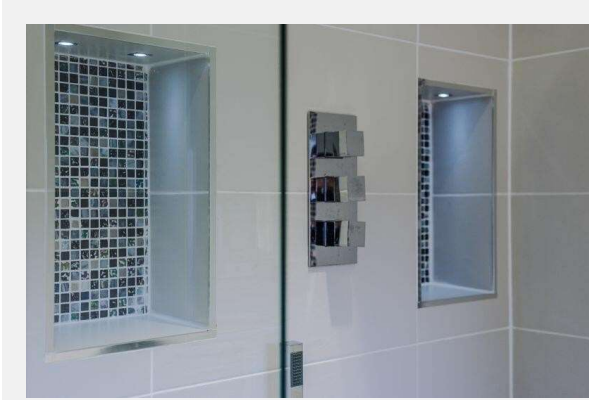


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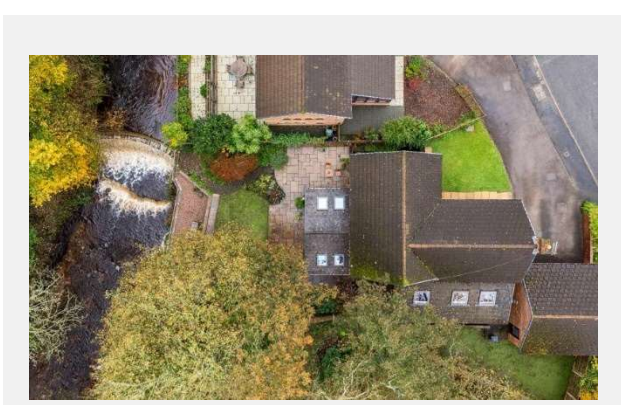
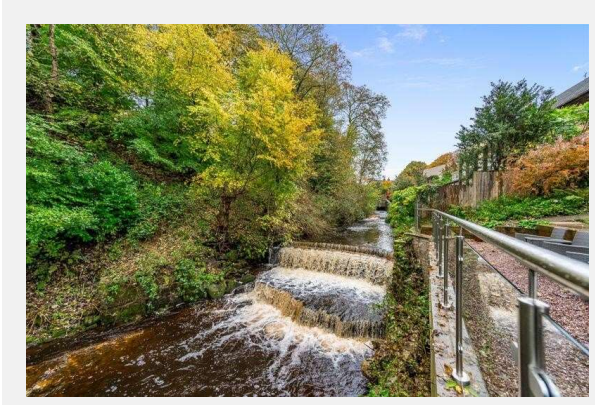


# Gallery Photos





# Gallery Photos





## WHITSTERS HOLLOW, BOLTON, BL1 6TY.

Total Approx. Floor Area 2181 Sq.ft. (202.7 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



BOLTON, BL1

Energy rating

**C**

Valid until 07.11.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



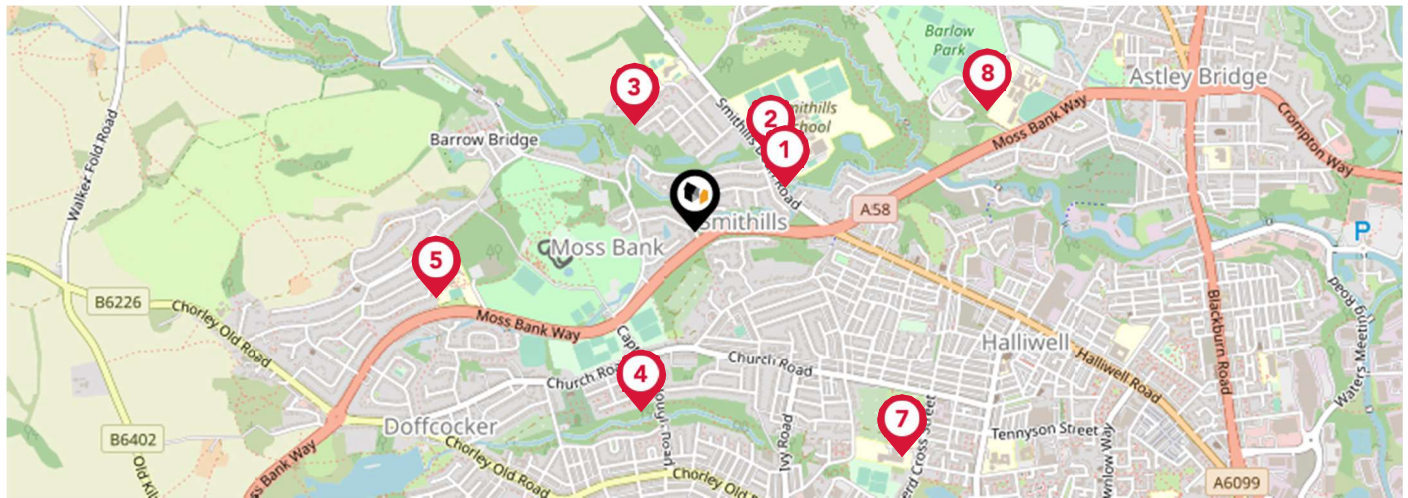
# Property EPC - Additional Data



## Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, roomthermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	170 m <sup>2</sup>

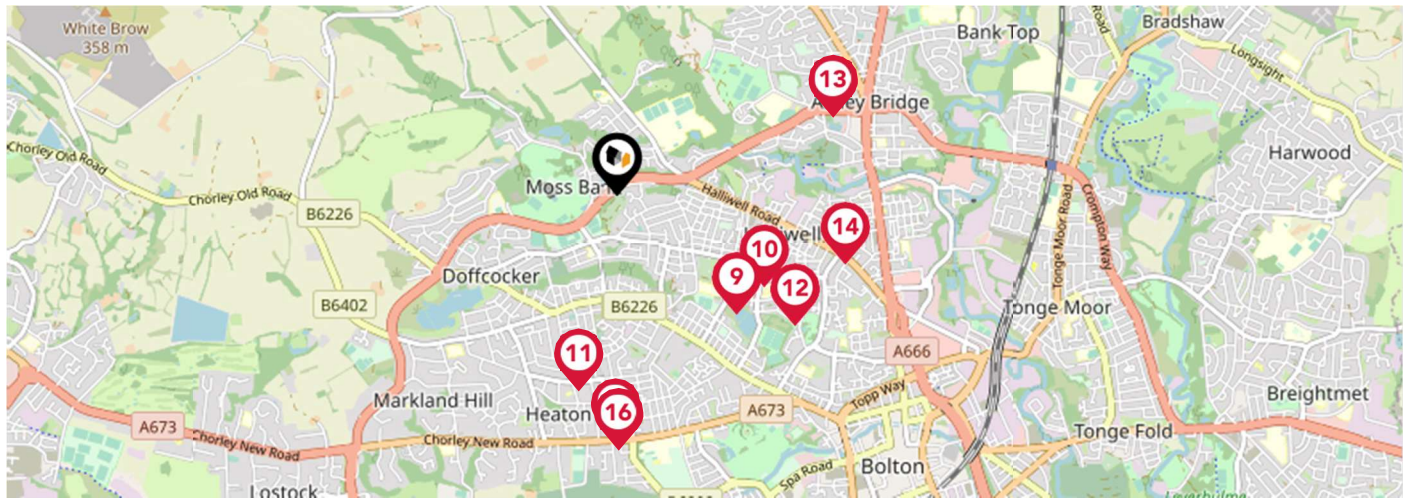
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Smithills School</p> <p>Ofsted Rating: Good   Pupils: 903   Distance:0.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Youth Challenge Pru</p> <p>Ofsted Rating: Outstanding   Pupils: 85   Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> St Peter's Smithill's Dean Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 209   Distance:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Church Road Primary School</p> <p>Ofsted Rating: Good   Pupils: 445   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Johnson Fold Community Primary School</p> <p>Ofsted Rating: Outstanding   Pupils: 246   Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Oxford Grove Primary School</p> <p>Ofsted Rating: Good   Pupils: 452   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> St Joseph's RC Primary School, Halliwell, Bolton</p> <p>Ofsted Rating: Good   Pupils: 218   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Thornleigh Salesian College</p> <p>Ofsted Rating: Good   Pupils: 1538   Distance:0.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

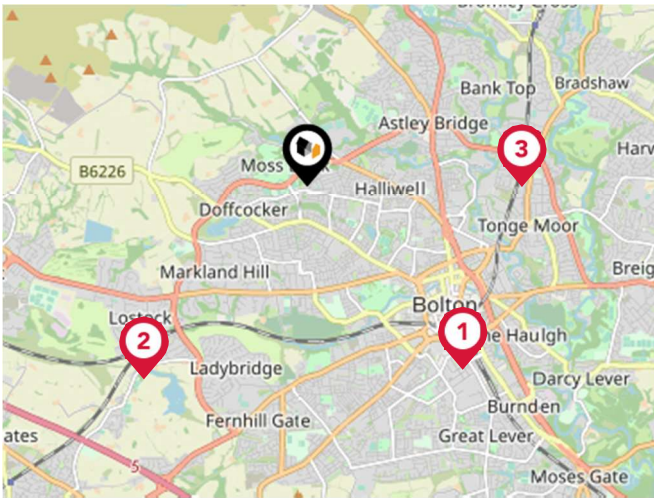


# Area Schools



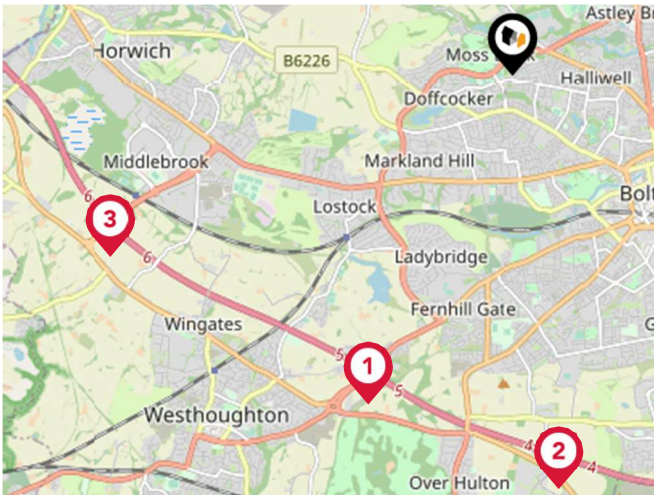
		Nursery	Primary	Secondary	College	Private
	Al-Huda Primary School Ofsted Rating: Good   Pupils: 116   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas C of E Primary School, Halliwell Ofsted Rating: Good   Pupils: 352   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas of Canterbury RC School Ofsted Rating: Good   Pupils: 419   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownlow Fold Primary School Ofsted Rating: Good   Pupils: 283   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good   Pupils: 210   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School Bolton Ofsted Rating: Outstanding   Pupils: 602   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonshire Road Primary School Ofsted Rating: Good   Pupils: 419   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thomasson Memorial School Ofsted Rating: Good   Pupils: 72   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



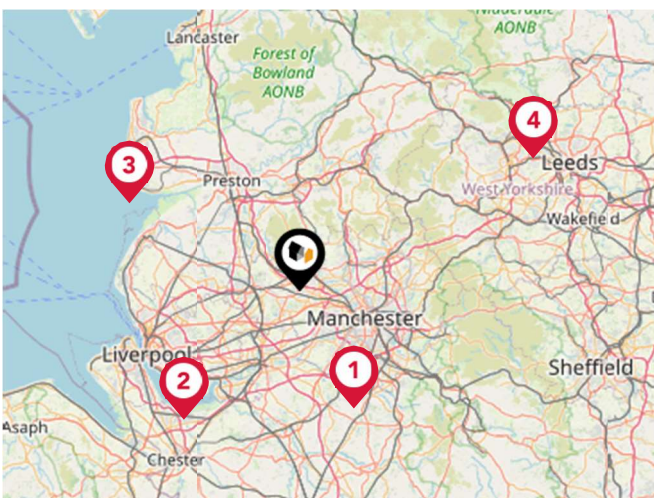
## National Rail Stations

Pin	Name	Distance
1	Bolton Rail Station	2.12 miles
2	Lostock Rail Station	2.22 miles
3	Hall i' th' Wood Rail Station	1.9 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J5	3.16 miles
2	M61 J4	3.66 miles
3	M61 J6	3.88 miles
4	M61 J3	4.91 miles
5	M61 J2	5.71 miles

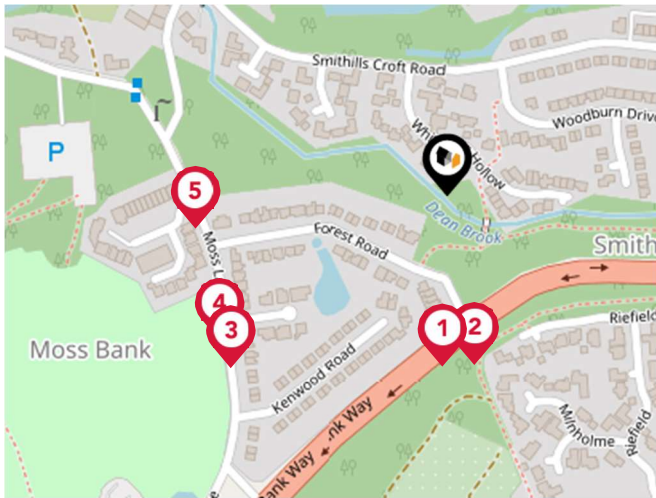


## Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	18.07 miles
2	Liverpool John Lennon Airport	24.26 miles
3	Blackpool International Airport	26.93 miles
4	Leeds Bradford International Airport	37.71 miles

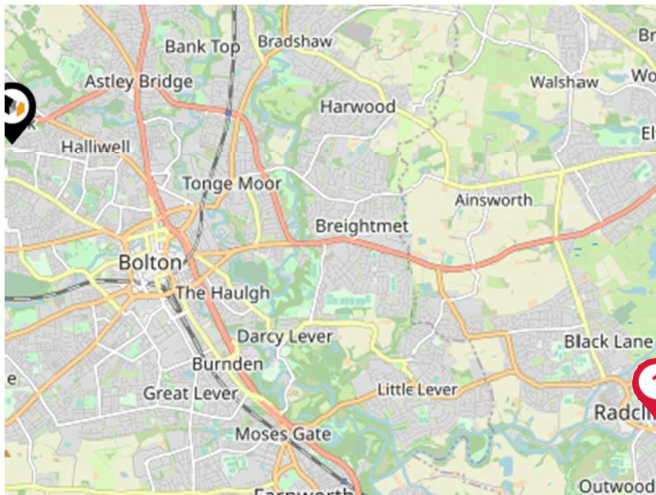


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Forest Road	0.09 miles
2	Forest Road	0.09 miles
3	Garwick Road	0.15 miles
4	Garwick Road	0.15 miles
5	Capitol Close	0.14 miles



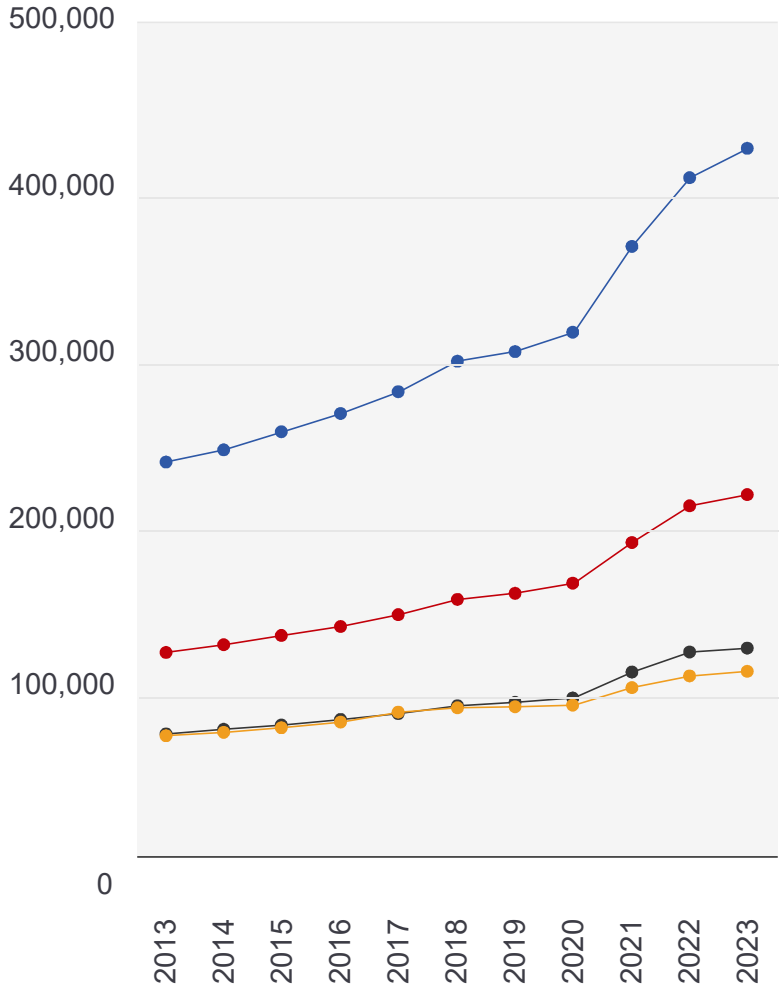
## Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	6.18 miles
2	Bury Bolton Street (East Lancashire Railway)	6.56 miles
3	Bury (Manchester Metrolink)	6.67 miles

# Market House Price Statistics



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



Detached

**+79.64%**

Semi-Detached

**+77.57%**

Terraced

**+70.16%**

Flat

**+53.58%**



## 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.

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