

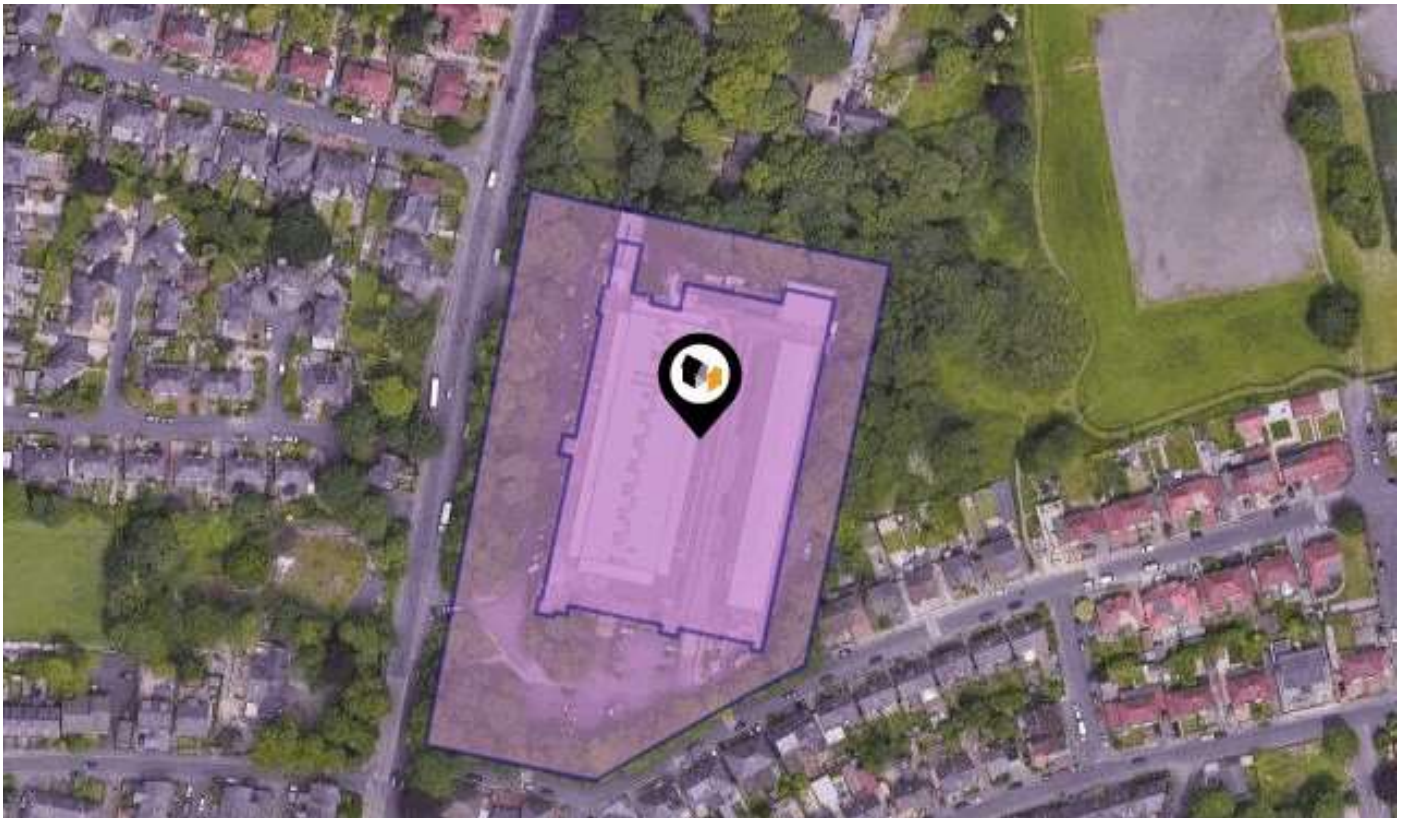


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



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

Asking Price : £125,000

Redpath Leach Estate Agents

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

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# Property Overview



## Property

|                  |   |                 |   |
|------------------|---|-----------------|---|
| Type:            | Flat / Maisonette                       | Asking Price:   | £125,000                                |
| Bedrooms:        | 1                                       | Tenure:         | Leasehold                               |
| Floor Area:      | 602 ft <sup>2</sup> / 56 m <sup>2</sup> | Start Date:     | 02/01/2008                              |
| Plot Area:       | 6.94 acres                              | End Date:       | 12/05/2923                              |
| Year Built :     | 2008                                    | Lease Term:     | 999 years from 12.5.1924 (less one day) |
| Council Tax :    | Band A                                  | Term Remaining: | 899 years                               |
| Annual Estimate: | £1,432                                  |                 |   |
| Title Number:    | GM120100                                |                 |   |

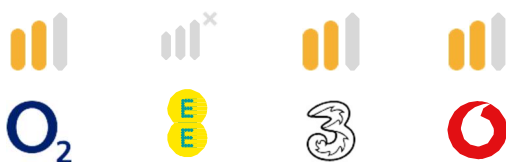
## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>22</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

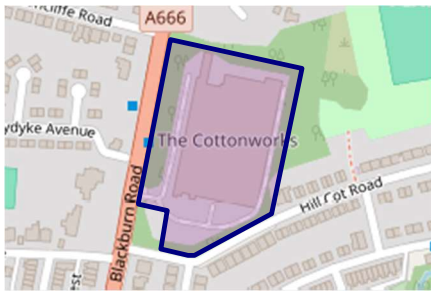


# Property Multiple Title Plans



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

Start Date: 10/11/1926  
 End Date: 12/05/2923  
 Lease Term: 999 years  
 from 12 May  
 1924  
 Term Remaining: 899 years



MAN106358

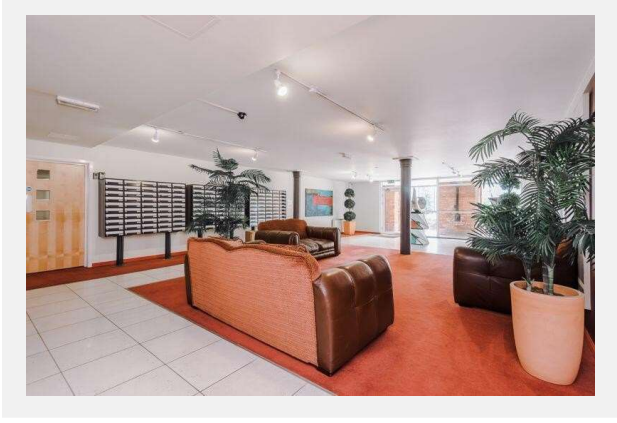
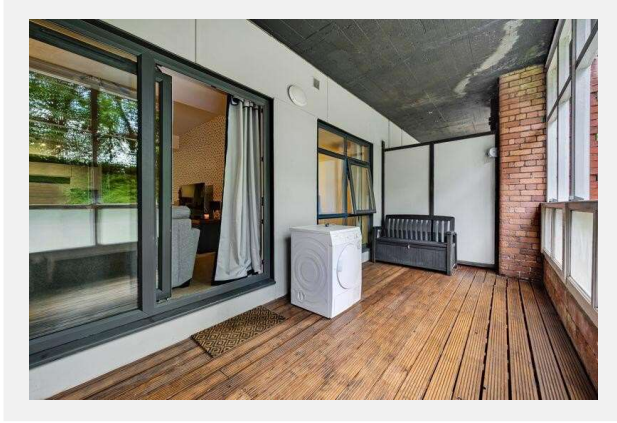
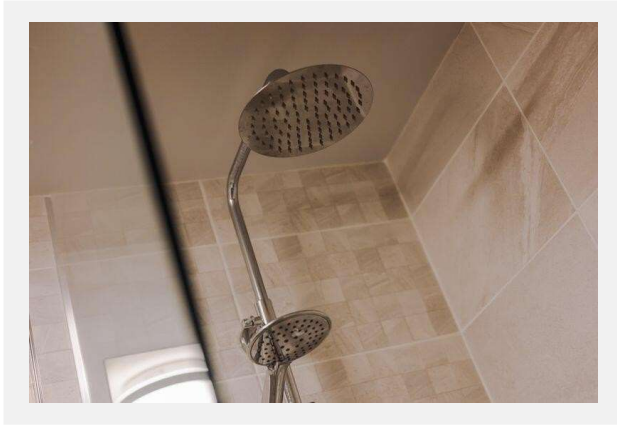
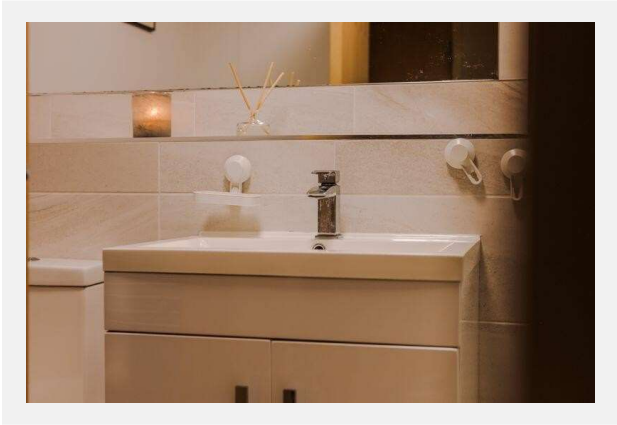
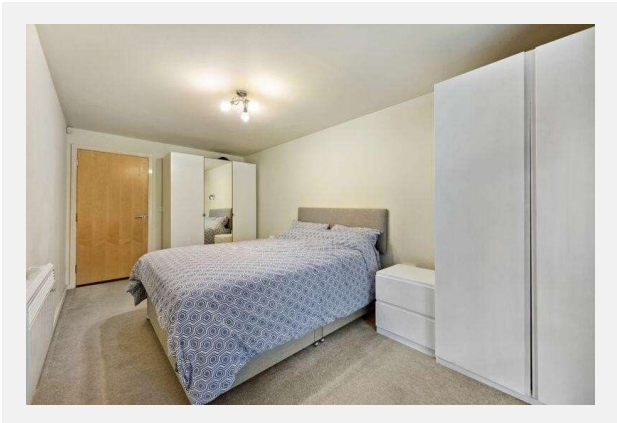
Start Date: 18/08/1937  
 End Date: 12/05/2923  
 Lease Term: 999 years  
 from 12 May  
 1924  
 Term Remaining: 899 years

Start Date: 02/01/2008  
 End Date: 12/05/2923  
 Lease Term: 999 years from  
 12.5.1924 (less  
 one day)  
 Term Remaining: 899 years

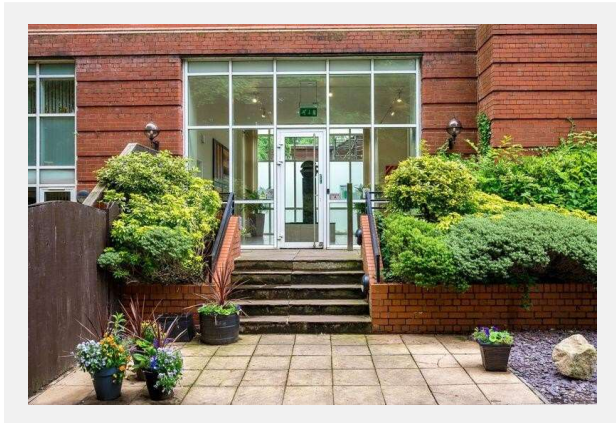
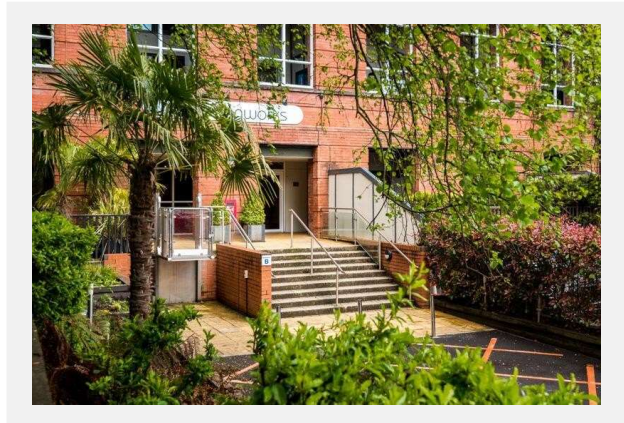
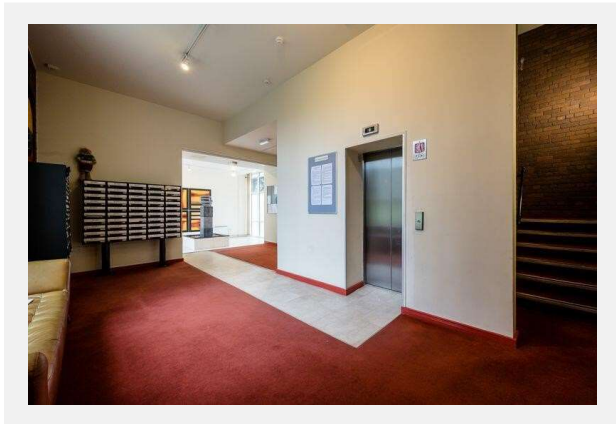
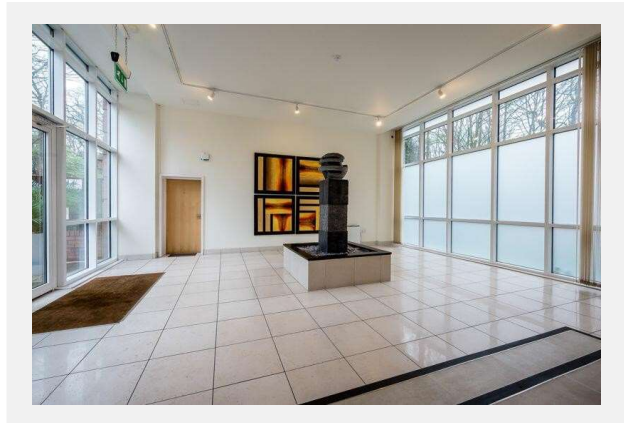
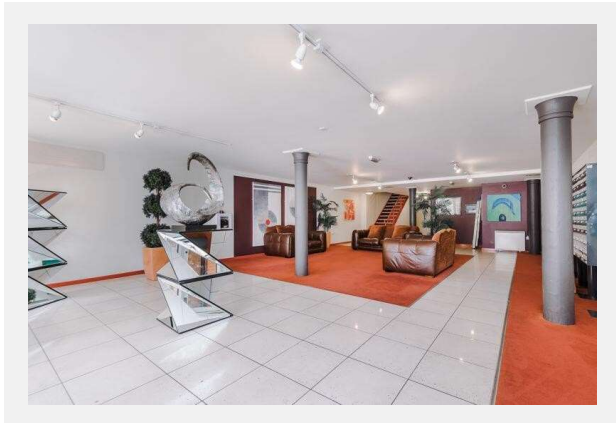
# Gallery Photos



# Gallery Photos



# Gallery Photos



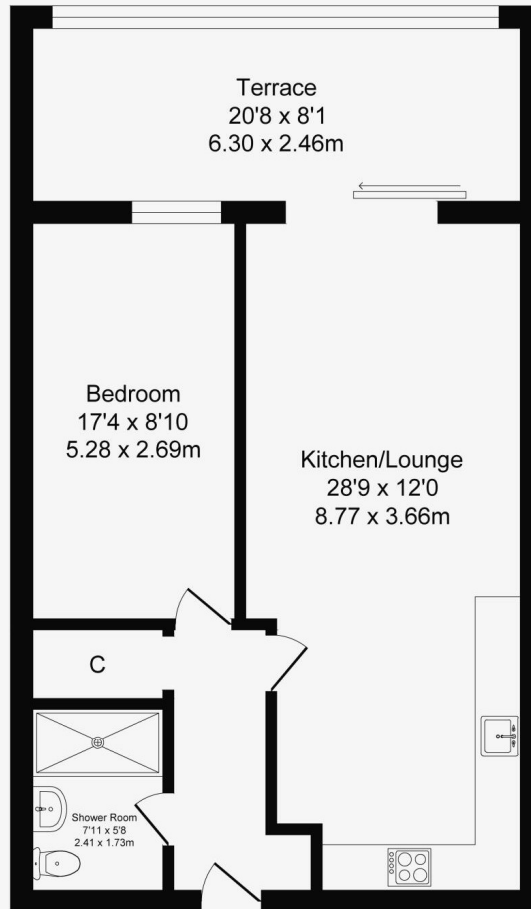
# Gallery Photos



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

Total Approx. Floor Area 622 Sq.ft. (57.8 Sq.M.) (Excluded Patio)

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.



Approx. Floor  
Area 622 Sq.Ft  
(57.8 Sq.M.)



# Property EPC - Certificate



Blackburn Road, BL1

Energy rating

# C

Valid until 04.08.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 78   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

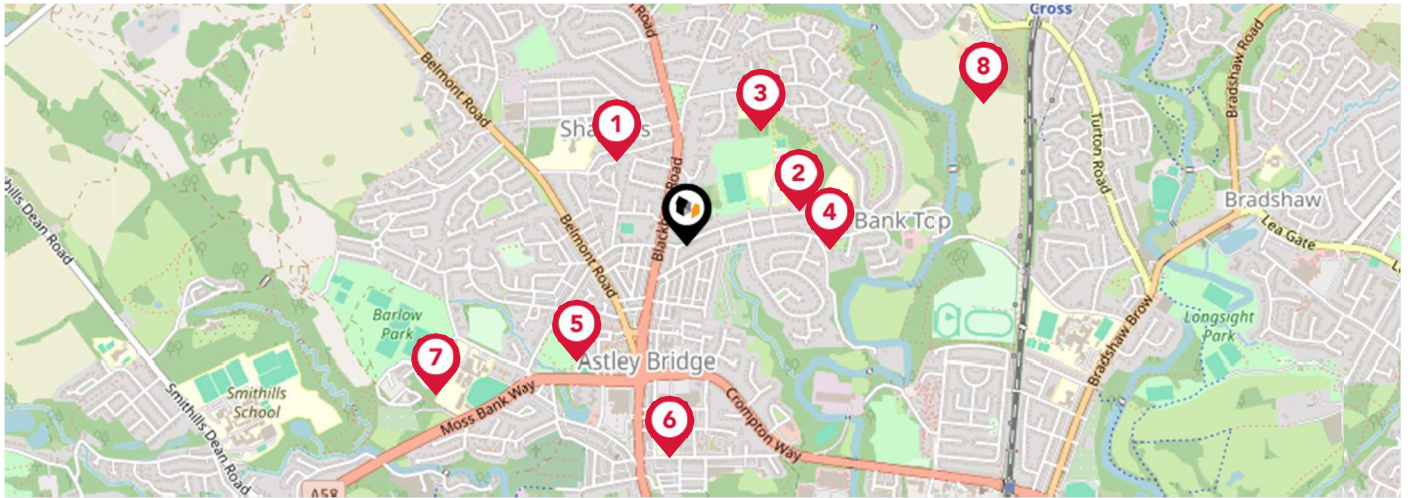
# Property EPC - Additional Data











## Additional EPC Data

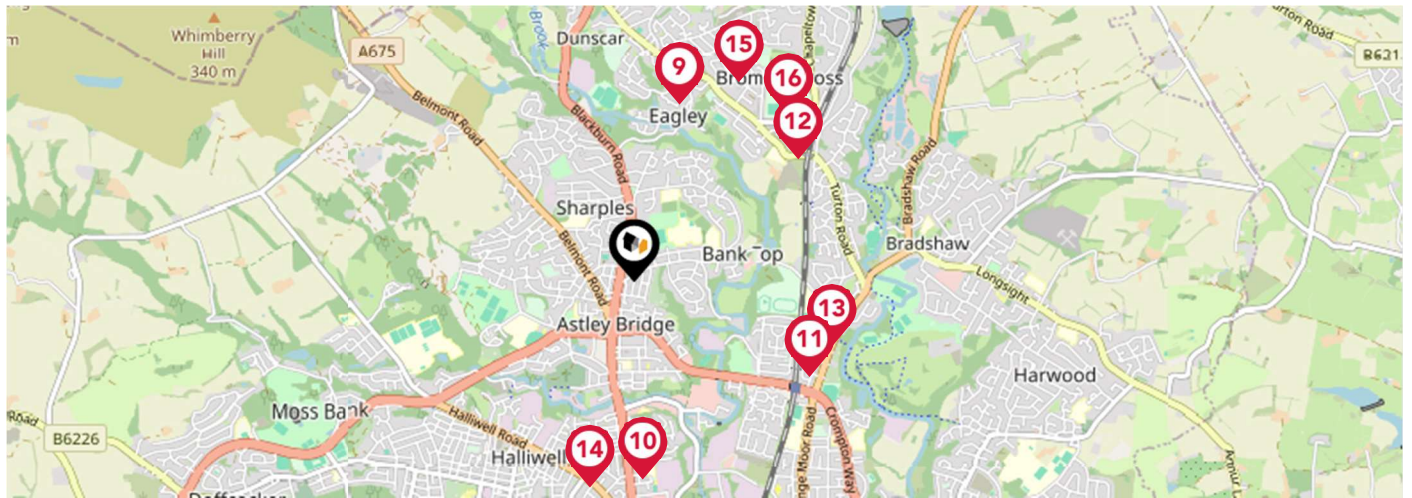
|                              |   |
|------------------------------|---|
| Property Type:               | Flat  |
| Build Form:                  | Mid-Terrace                                   |
| Transaction Type:            | Rental (private)                              |
| Energy Tariff:               | Unknown                                       |
| Main Fuel:                   | Electricity (not community)                   |
| Main Gas:                    | No  |
| Floor Level:                 | Ground  |
| 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:                        | (another dwelling above)                      |
| Main Heating:                | Room heaters, electric                        |
| Main Heating Controls:       | Programmer and appliance thermostats          |
| Hot Water System:            | Electric immersion, off-peak                  |
| Hot Water Energy Efficiency: | Poor  |
| Lighting:                    | No low energy lighting                        |
| Floors:                      | Solid, insulated (assumed)                    |
| Total Floor Area:            | 56 m <sup>2</sup>                             |

# Area Schools



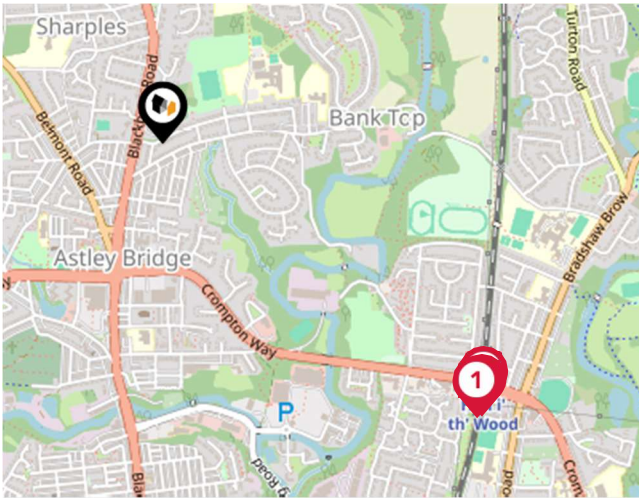
|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>High Lawn Primary School</b><br>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>Sharples School</b><br>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>The Oaks Primary School</b><br>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>Sharples Primary School</b><br>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>Holy Infant and St Anthony RC Primary School</b><br>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>St Paul's CofE Primary School, Astley Bridge</b><br>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>Thornleigh Salesian College</b><br>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>Birtenshaw</b><br>Ofsted Rating: Good   Pupils: 57   Distance:0.72   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



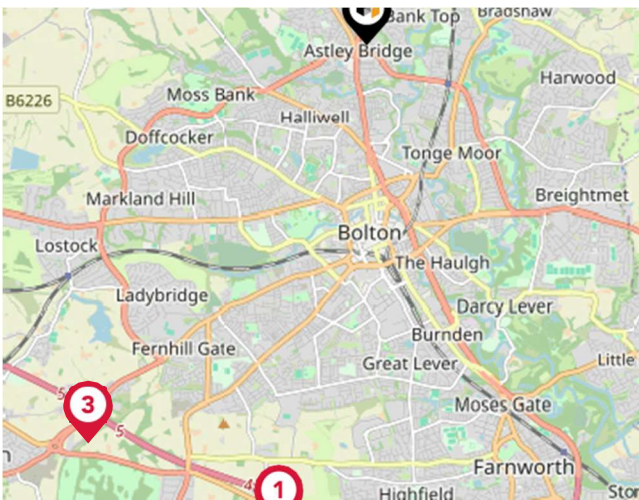
|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>St John the Evangelist RC Primary School, Bromley Cross, Bolton</b><br>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><br>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><br>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><br>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><br>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><br>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><br>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><br>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)



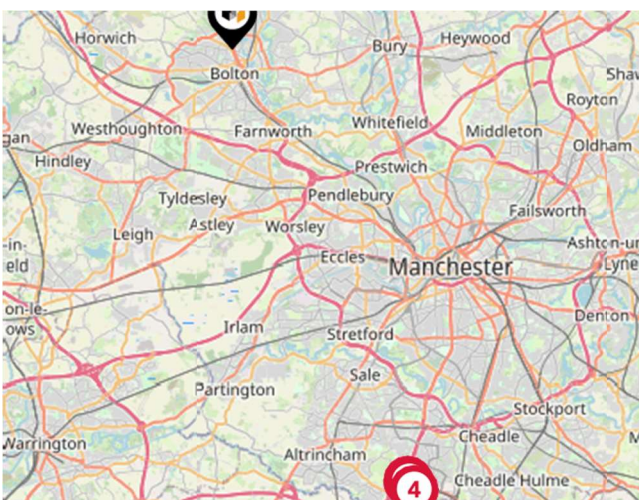
## National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Hall i' th' Wood Rail Station | 0.92 miles |
| 2   | Hall l'Th' Wood               | 0.91 miles |
| 3   | Hall i' th' Wood Rail Station | 0.92 miles |



## Trunk Roads/Motorways

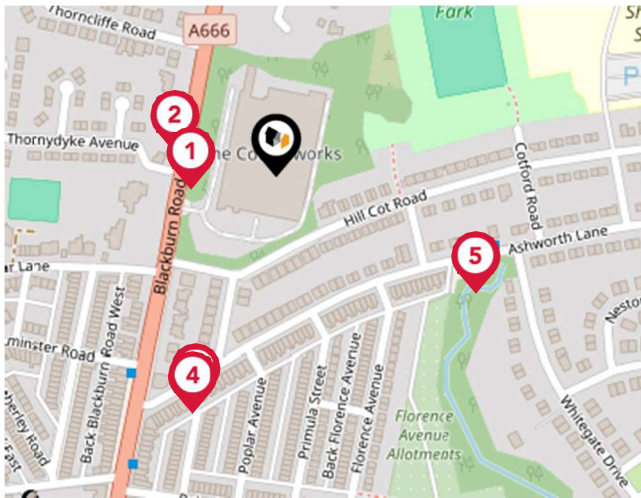
| Pin | Name   | Distance   |
|-----|--------|------------|
| 1   | M61 J4 | 4.31 miles |
| 2   | M61 J3 | 4.89 miles |
| 3   | M61 J5 | 4.27 miles |
| 4   | M61 J2 | 5.64 miles |
| 5   | M61 J1 | 6.14 miles |



## Airports/Helipads

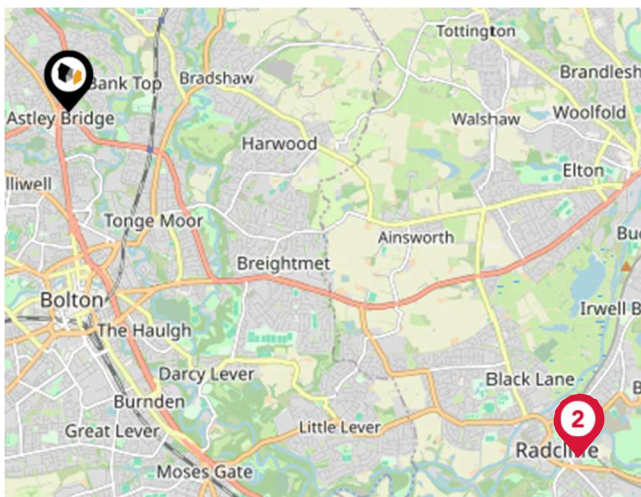
| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Terminal Two Access           | 17.62 miles |
| 2   | Manchester Airport Terminal 2 | 17.66 miles |
| 3   | Terminal Two Access           | 17.65 miles |
| 4   | Terminal One Access           | 18 miles    |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name                             | Distance   |
|-----|----------------------------------|------------|
| 1   | Thorndyke Avenue                 | 0.05 miles |
| 2   | Thorndyke Avenue                 | 0.06 miles |
| 3   | Hesketh Avenue                   | 0.13 miles |
| 4   | ASNWORTH LA (VVOA TO AET<br>rte) | 0.14 miles |
| 5   | Whitegate Drive                  | 0.13 miles |



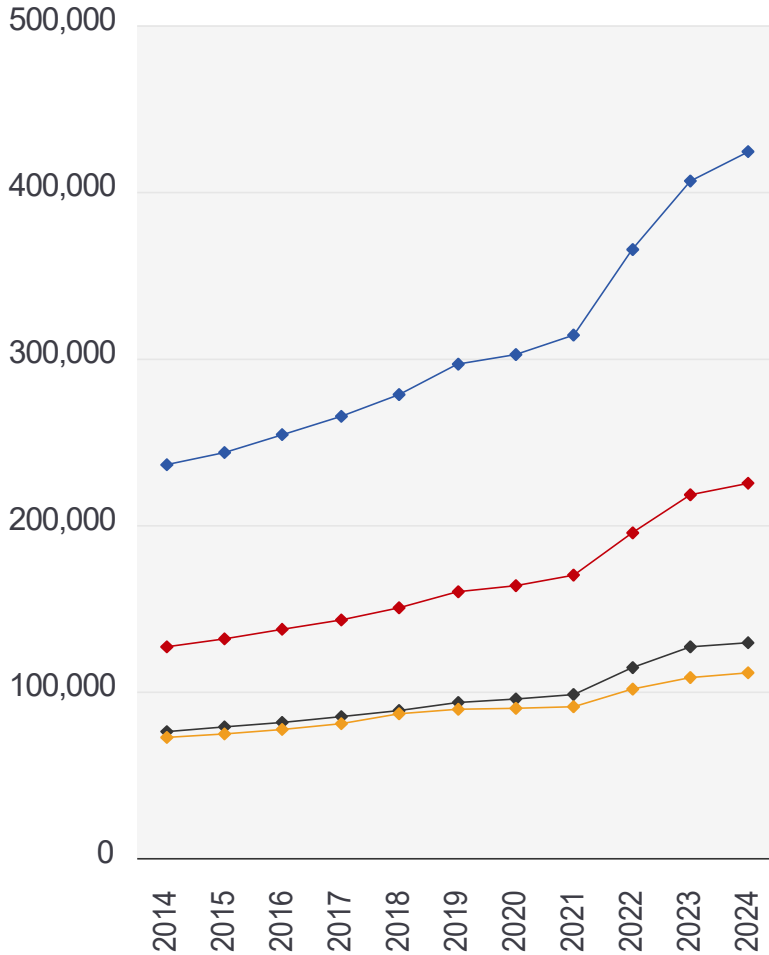
## Local Connections

| Pin | Name                                    | Distance   |
|-----|---|------------|
| 1   | Radcliffe (Manchester<br>Metrolink)     | 5.41 miles |
| 2   | Radcliffe Metrolink Station<br>Entrance | 5.41 miles |
| 3   | Radcliffe (Manchester<br>Metrolink)     | 5.41 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.

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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