

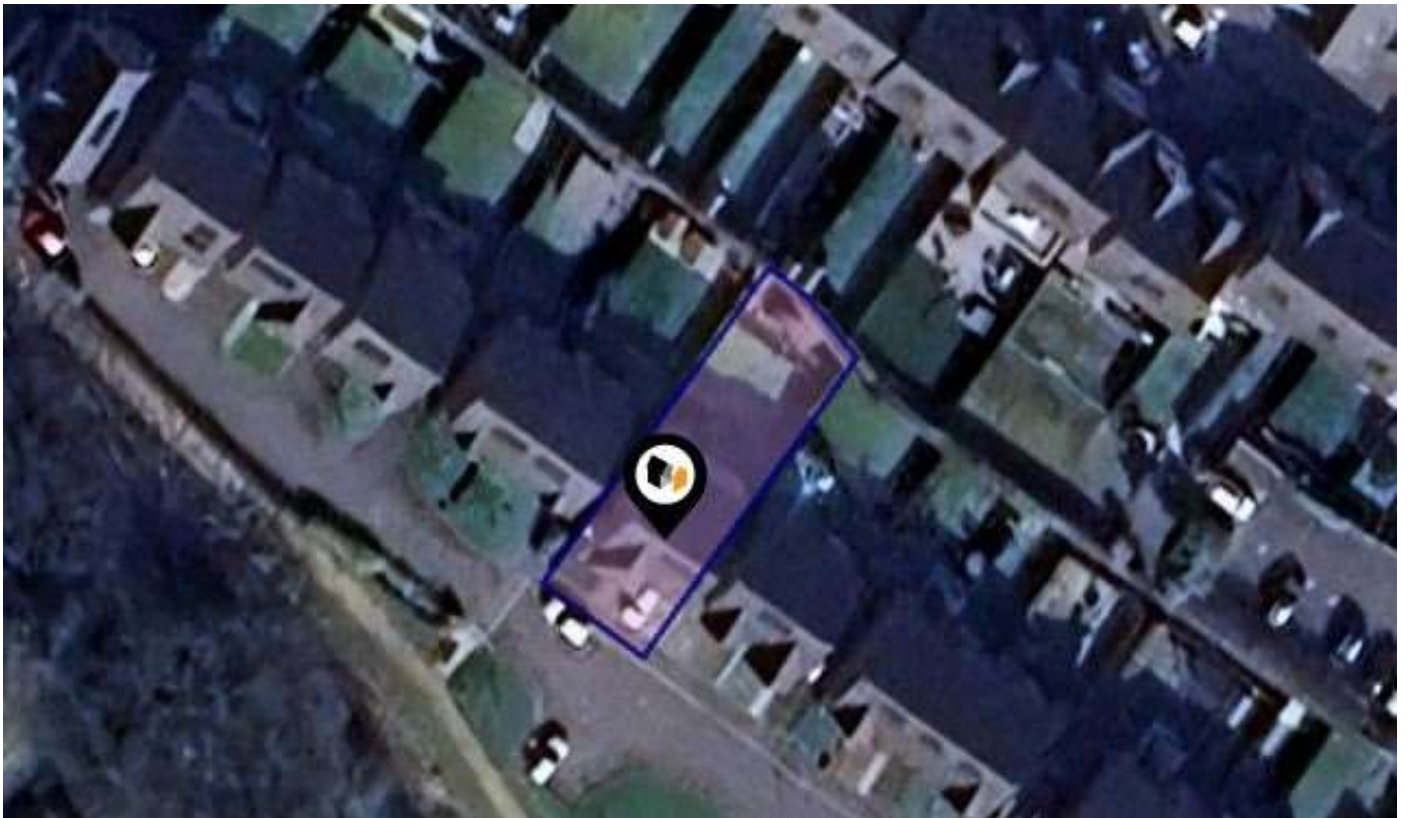


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



HORNBY CLOSE, ADLINGTON, CHORLEY, PR6 9FT.

Offers Over: £425,000

Redpath Leach Estate Agents

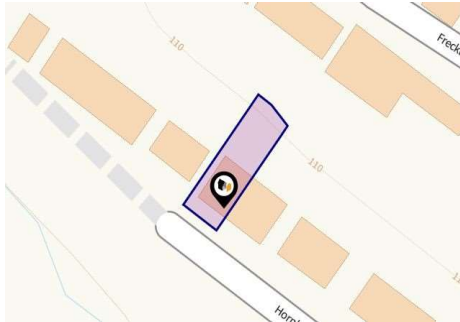
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk

Property Overview



Property

Type: Detached
Bedrooms: 4
Floor Area: 1,367 ft² / 127 m²
Plot Area: 0.08 acres
Year Built : 2017
Council Tax : Band E
Annual Estimate: £2,730
Title Number: LAN194039

Offers Over: £425,000
Tenure: Leasehold
Start Date: 13/07/2017
End Date: 25/03/2873
Lease Term: 913 years (less 10 days) from 25 March 1960
Term Remaining: 849 years

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s - mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

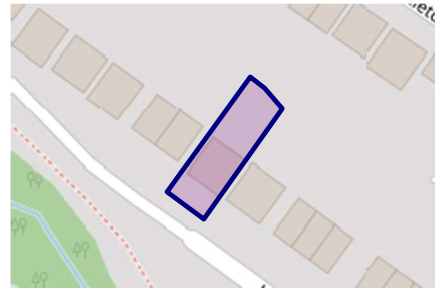


Property Multiple Title Plans



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



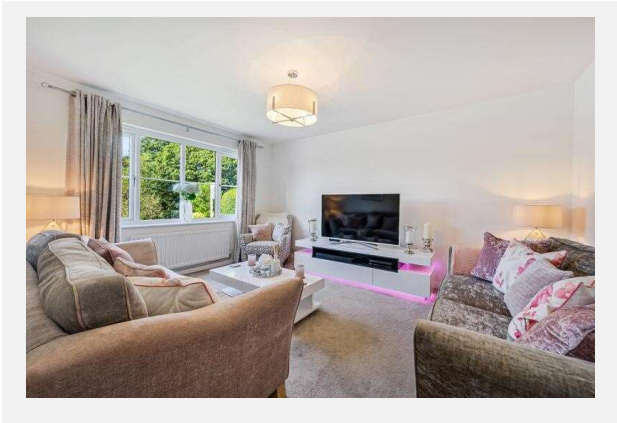
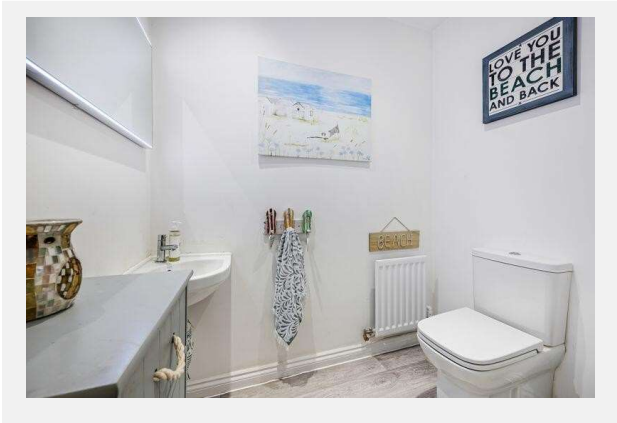
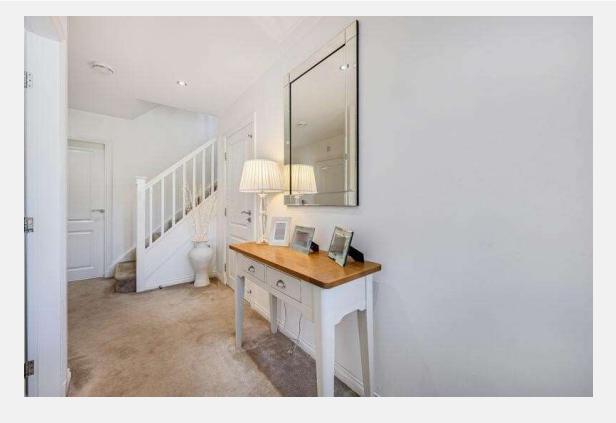
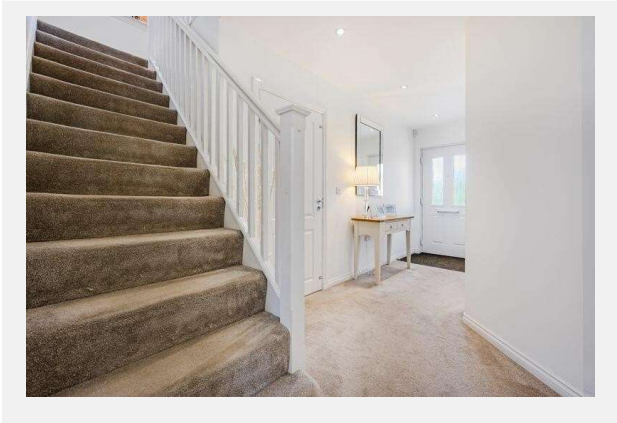
LAN96484

Start Date: 13/07/2017
End Date: 25/03/2873
Lease Term: 913 years (less 10 days)
from 25 March 1960
Term Remaining: 849 years

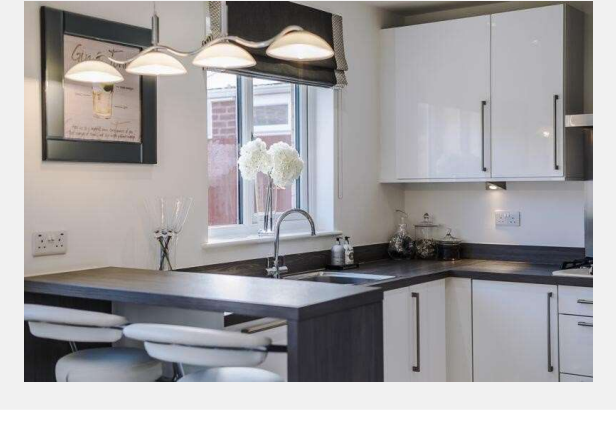
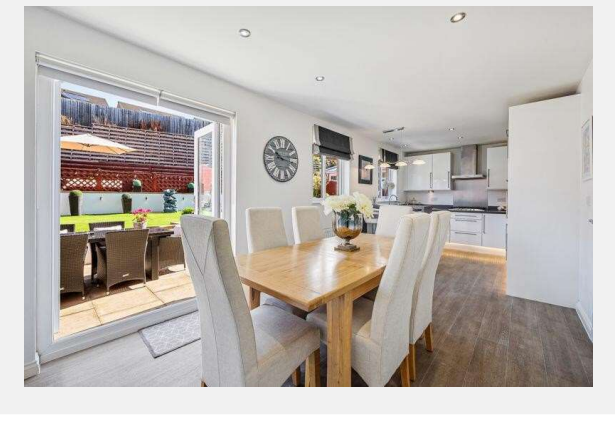
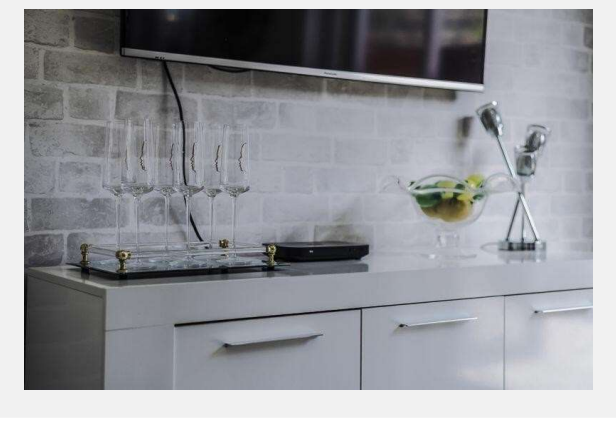
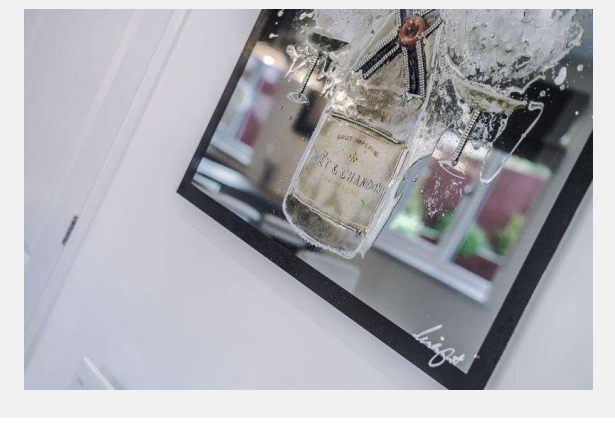
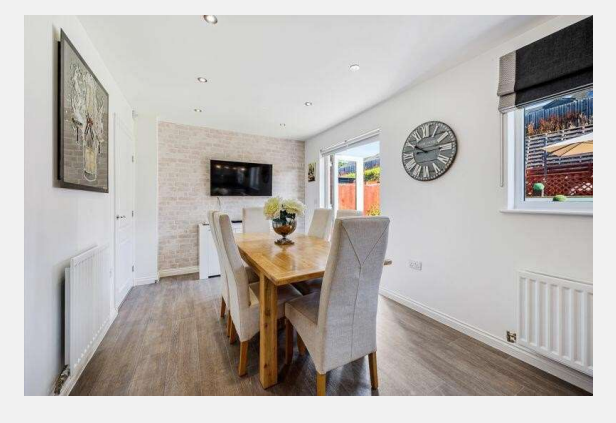
LAN194039

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

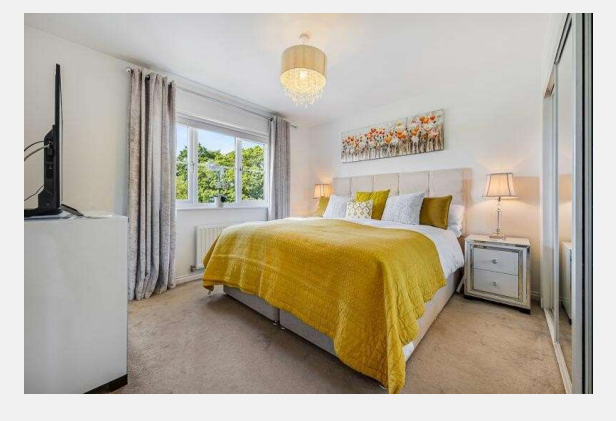
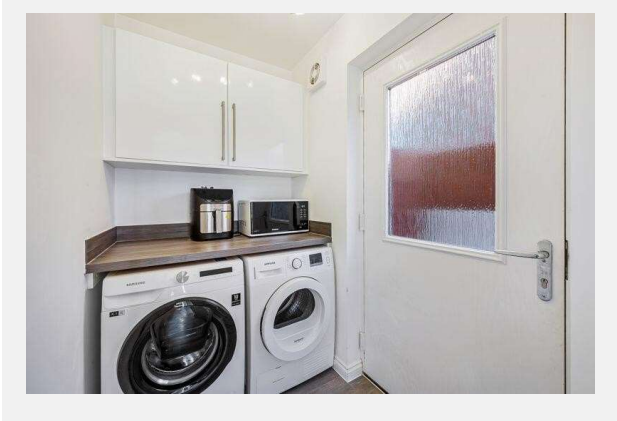
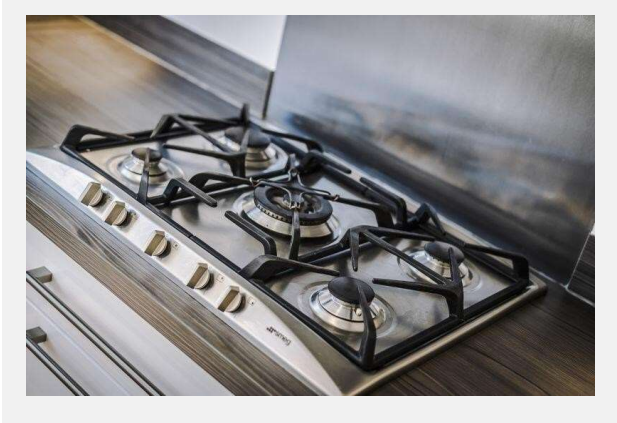
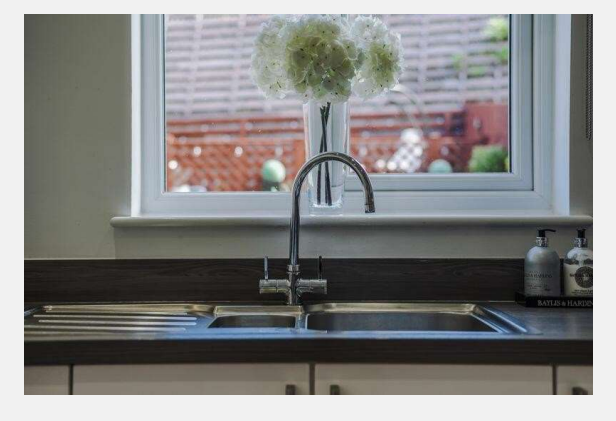
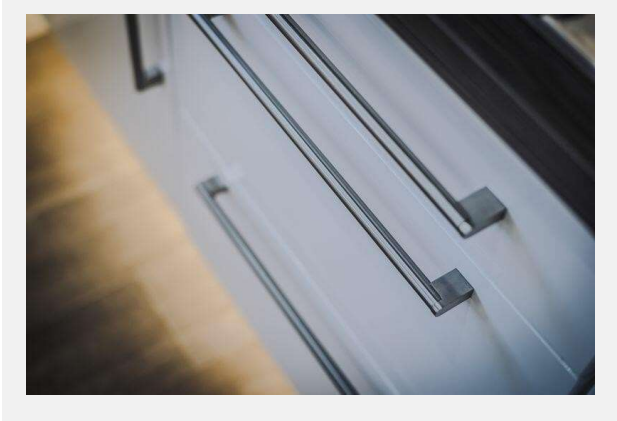
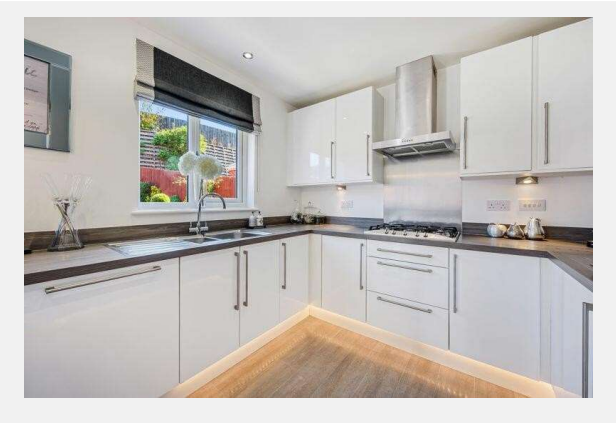
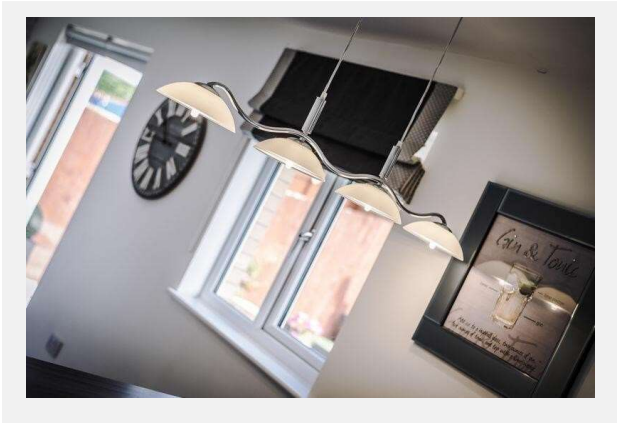
Gallery Photos



Gallery Photos



Gallery Photos

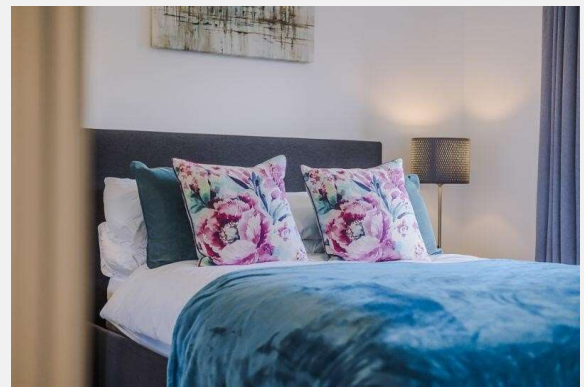
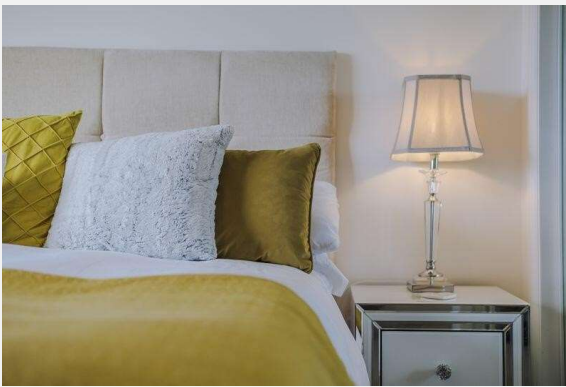


Gallery Photos

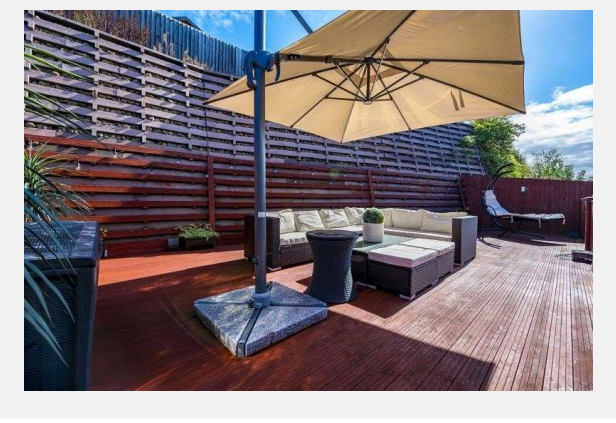
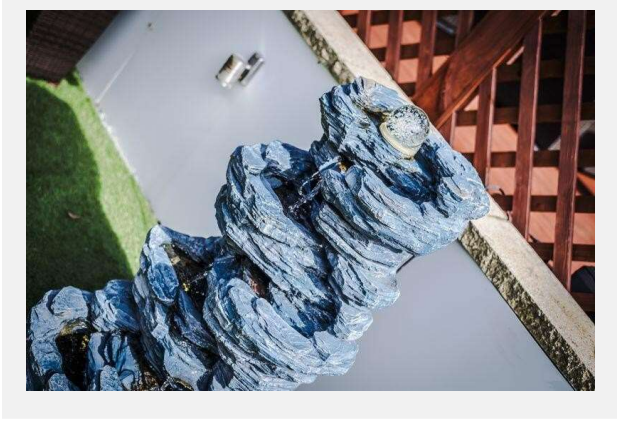
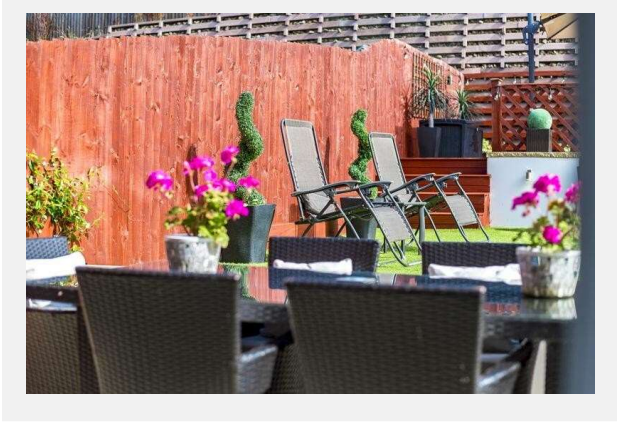
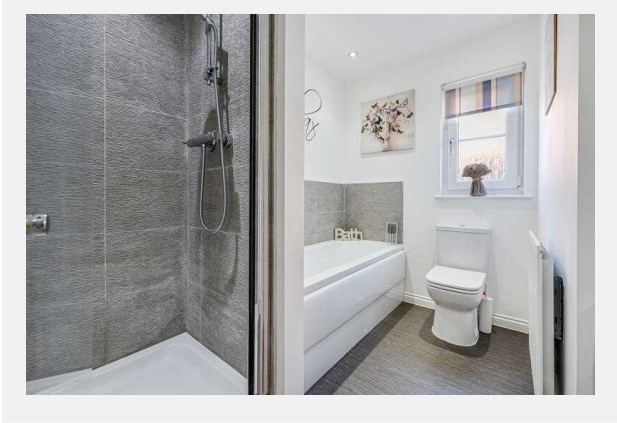
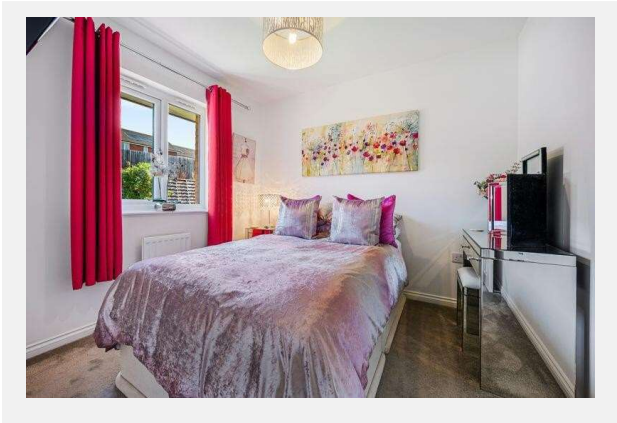


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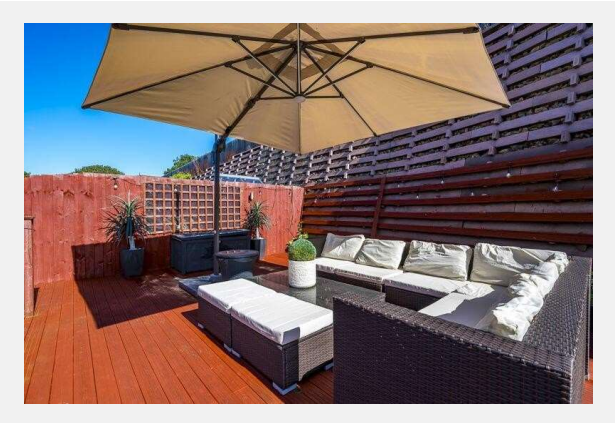
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Gallery Photos



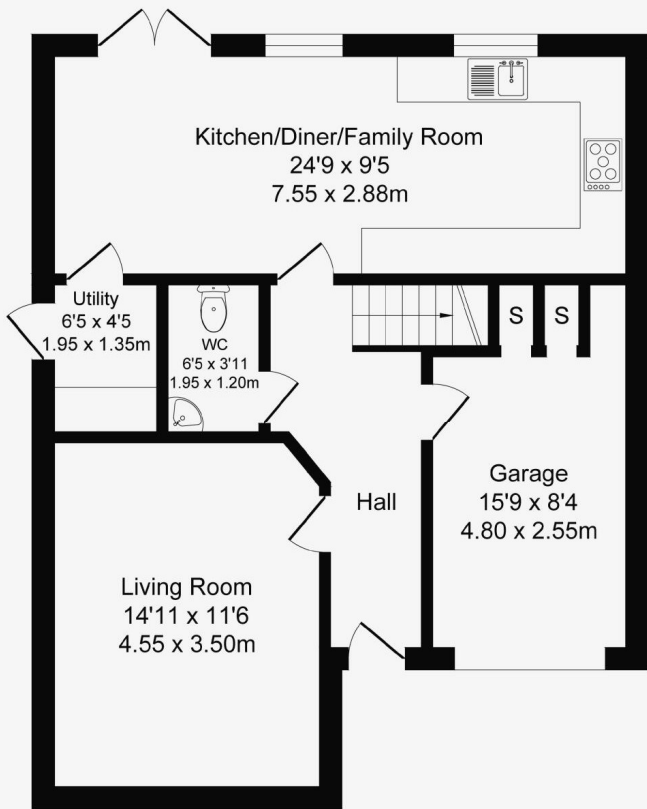
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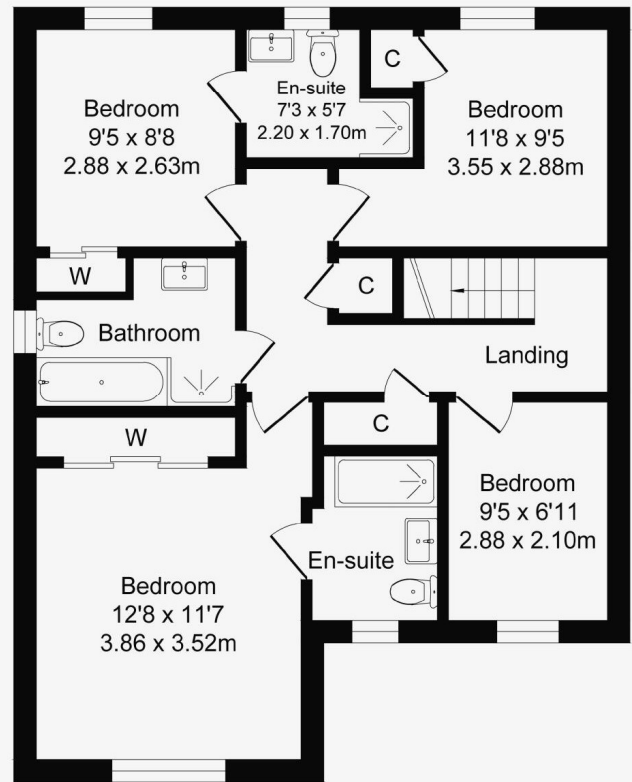
HORNBY CLOSE, ADLINGTON, CHORLEY, PR6 9FT.

Total Approx. Floor Area 1412 Sq.ft. (131.2 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 706 Sq.Ft (65.6 Sq.M.)



First Floor
Approx. Floor Area 706 Sq.Ft (65.6 Sq.M.)

Property EPC - Certificate



Hornby Close, Adlington, PR6

Energy rating

B

Valid until 28.06.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

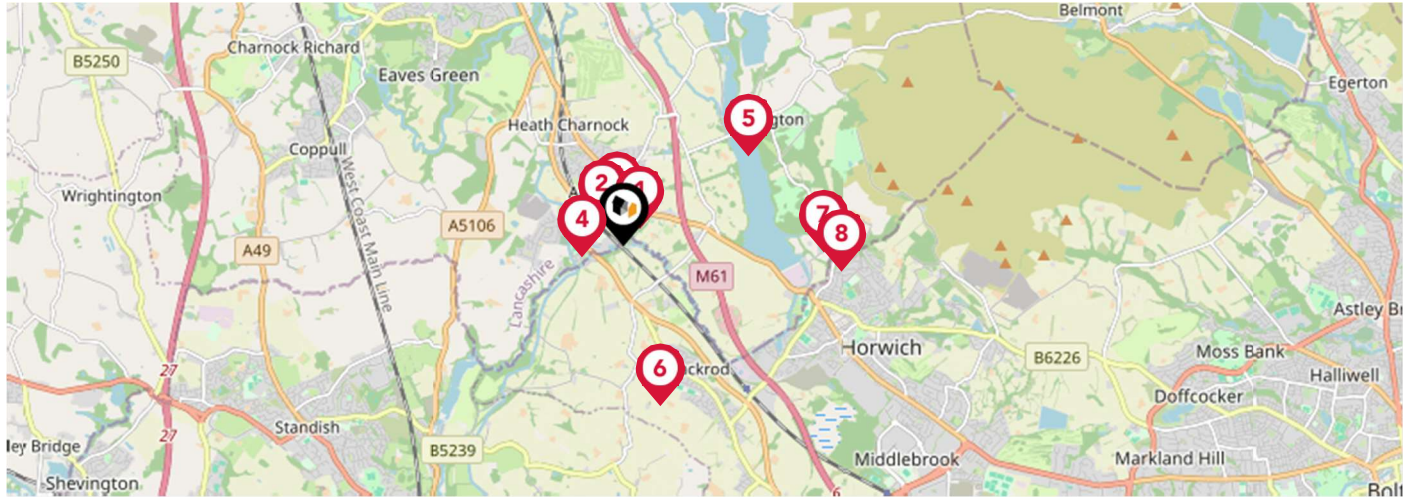
Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
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 0.26 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 0.14 W/m ² ·K
Total Floor Area:	127 m ²

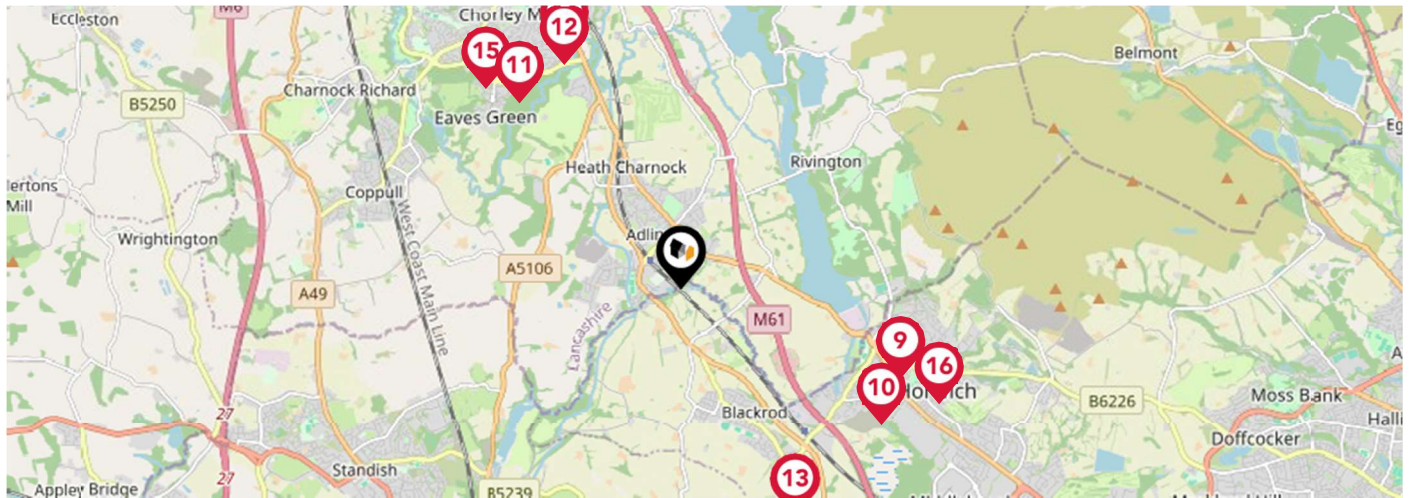
Area Schools



Nursery Primary Secondary College Private

	<p>St Joseph's Catholic Primary School, Anderton</p> <p>Ofsted Rating: Good Pupils: 175 Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Adlington St Paul's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 175 Distance:0.26</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: 190 Distance:0.28</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: 133 Distance:0.38</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: 111 Distance:1.36</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: 238 Distance:1.46</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: 89 Distance:1.77</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: Good Pupils: 1526 Distance:1.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

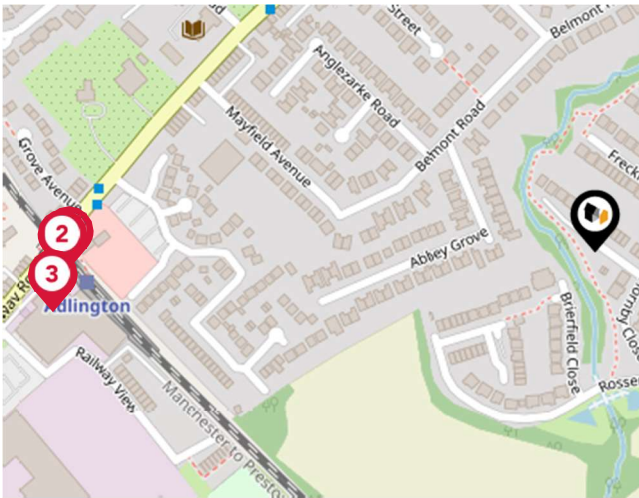
Area Schools



Nursery Primary Secondary College Private

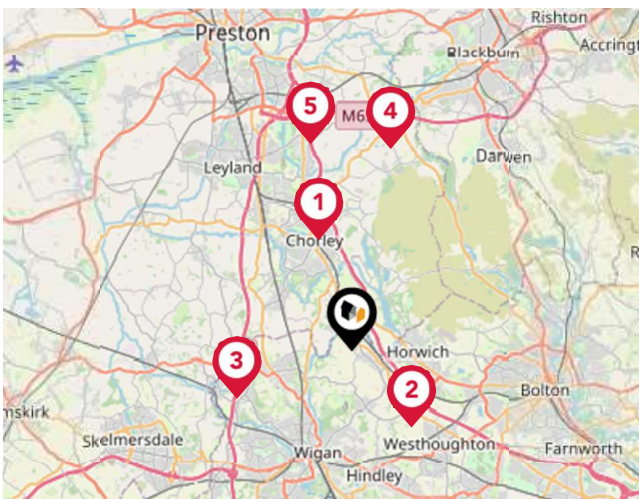
9	Beacon Primary School Ofsted Rating: Good Pupils: 198 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Catherine's CofE Primary School Ofsted Rating: Good Pupils: 239 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Holy Cross Catholic High School Ofsted Rating: Good Pupils: 984 Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St George's Church of England Primary School, Chorley Ofsted Rating: Outstanding Pupils: 312 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Blackrod Primary School Ofsted Rating: Outstanding Pupils: 312 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Albany Academy Ofsted Rating: Good Pupils: 719 Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Horwich Parish CofE Primary School Ofsted Rating: Good Pupils: 330 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



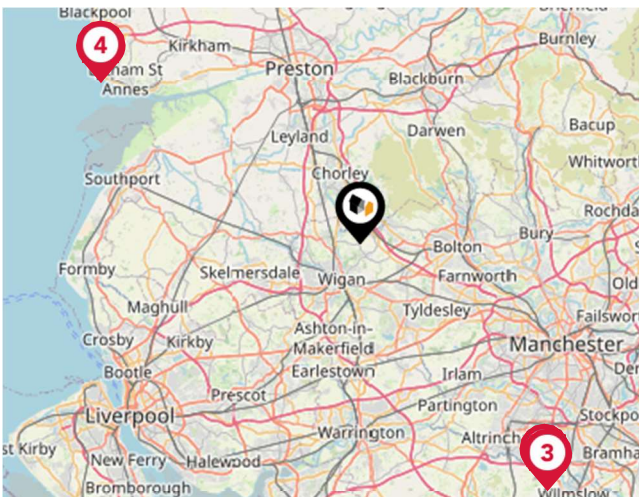
National Rail Stations

Pin	Name	Distance
1	Rail Station	0.29 miles
2	Adlington (Lancs) Rail Station	0.29 miles
3	Adlington (Lancs) Rail Station	0.3 miles



Trunk Roads/Motorways

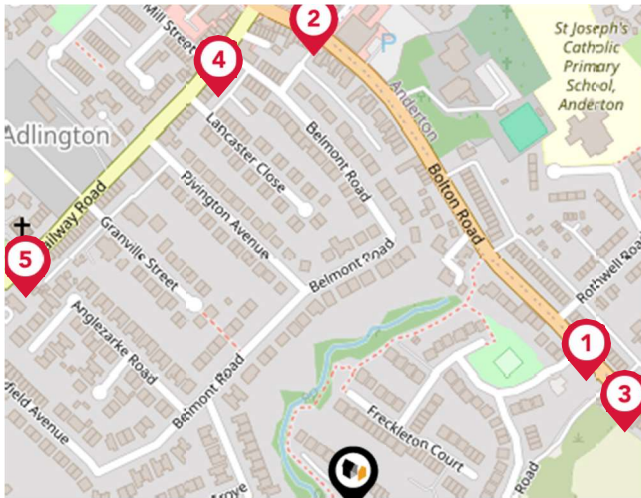
Pin	Name	Distance
1	M61 J8	4.08 miles
2	M61 J6	3.42 miles
3	M6 J27	4.37 miles
4	M65 J3	7.21 miles
5	M61 J9	7.39 miles



Airports/Helipads

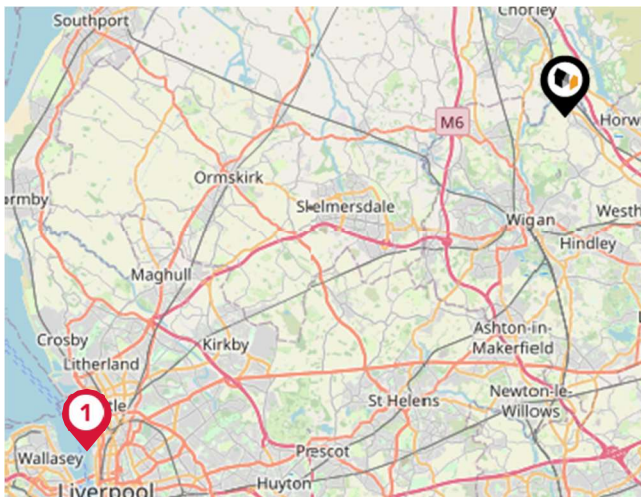
Pin	Name	Distance
1	Manchester Airport Terminal 2	21.45 miles
2	Terminal Two Access	21.46 miles
3	Manchester Airport Terminal 1	21.85 miles
4	Blackpool International Airport	21.51 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rothwell Road	0.15 miles
2	Elephant and Castle	0.25 miles
3	Rothwell Road	0.16 miles
4	Peel Street	0.24 miles
5	Library	0.21 miles



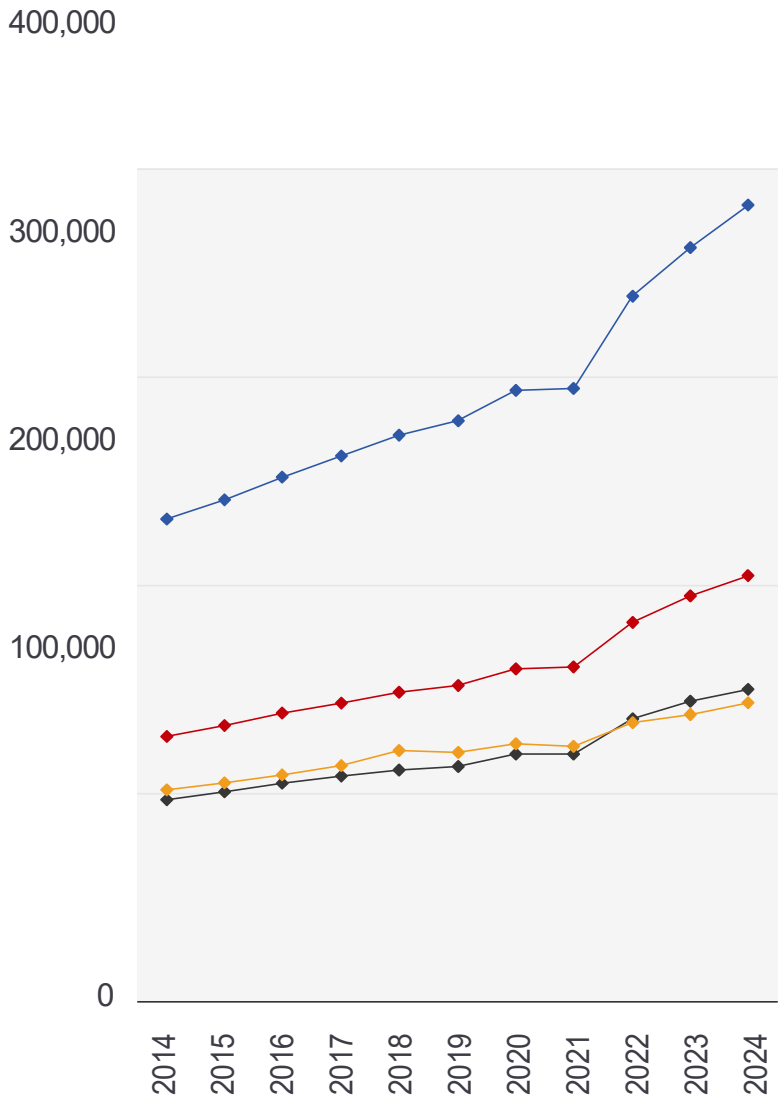
Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	20.56 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.

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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