

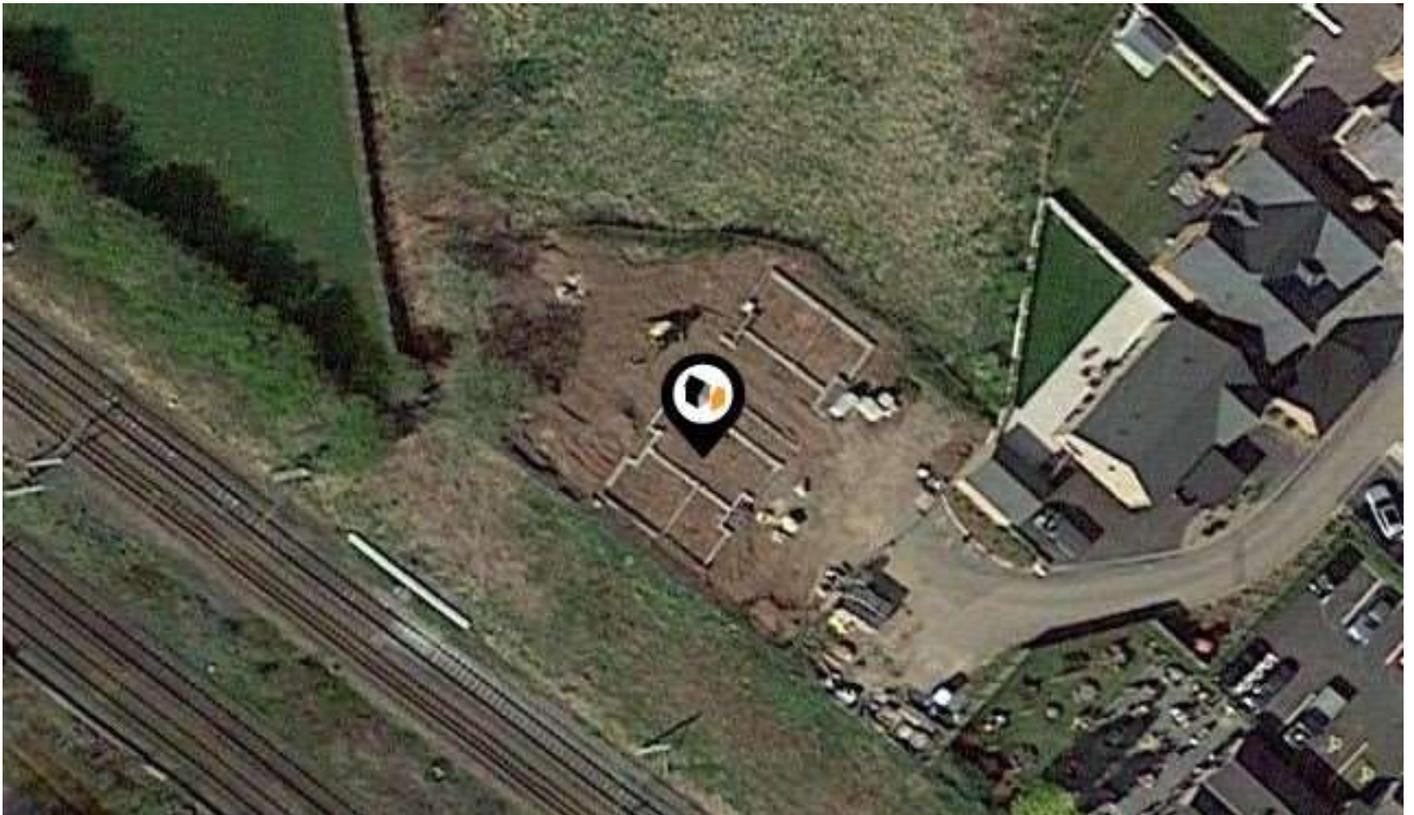


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



ANCHOR CLOSE, BALDWINS GATE, NEWCASTLE UNDER LYME, ST5 5FP.

Offers Over: £370,000

Redpath Leach Estate Agents

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

01204 800292

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



## Property

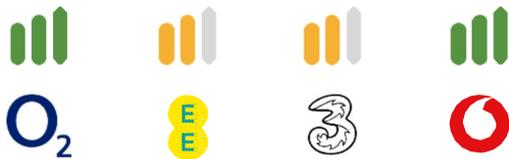
Type:	Semi-Detached	Offers Over:	£370,000
Bedrooms:	3		
Floor Area:	1,485 ft <sup>2</sup> / 138 m <sup>2</sup>		
Council Tax :	Band D		
Annual Estimate:	£2,144		

## Local Area

Local Authority:	Staffordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	20	80	-
Flood Risk:		mb/s	mb/s	mb/s
◆ Rivers & Seas	No Risk			



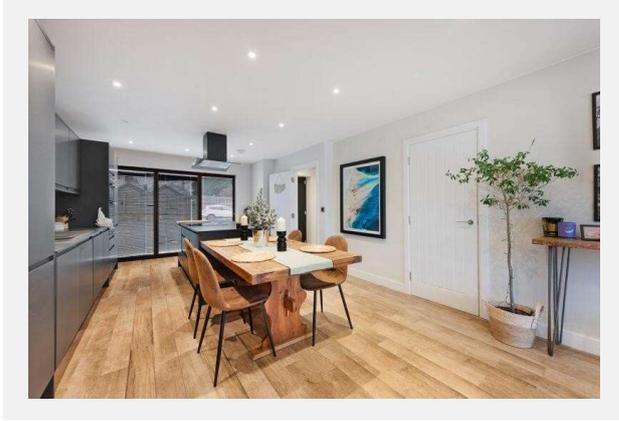
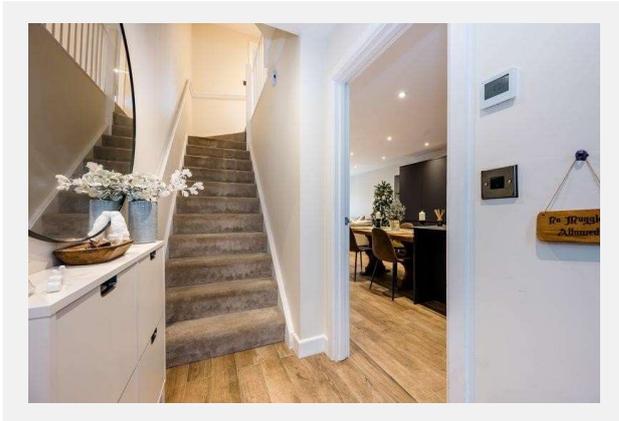
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



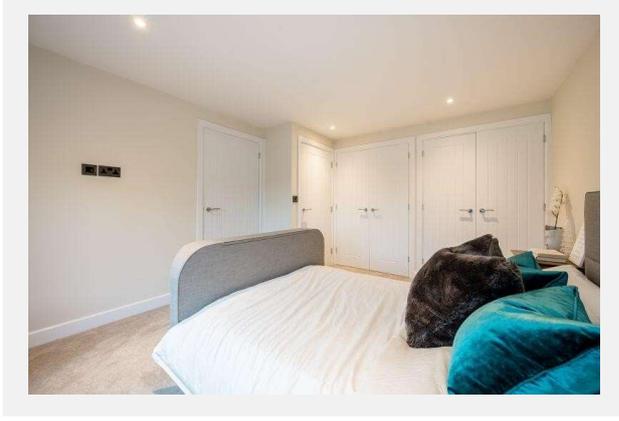
# Gallery Photos



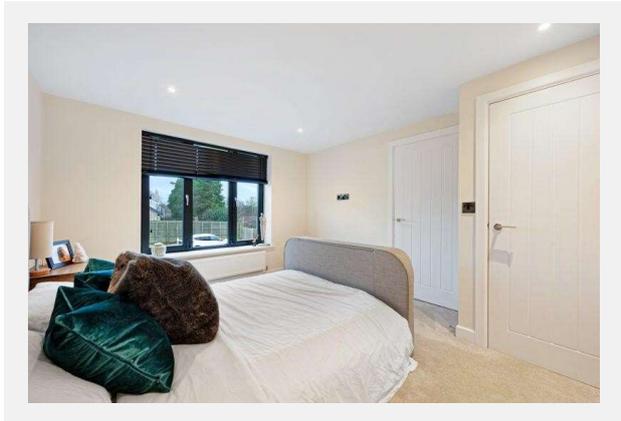
# Gallery Photos



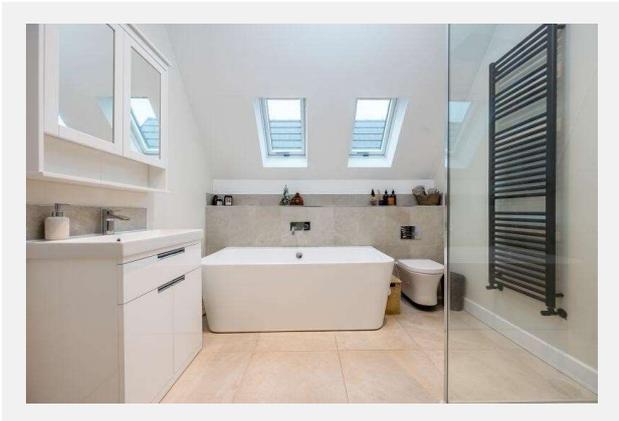
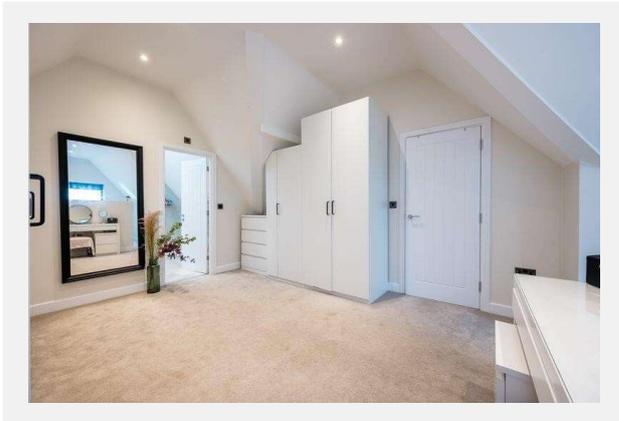
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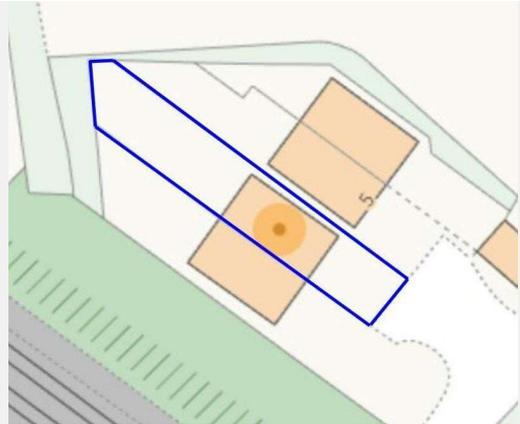


# Gallery Photos



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## ANCHOR CLOSE, BALDWINS GATE, NEWCASTLE UNDER LYME, ST5 5FP.

Total Approx. Floor Area 1502 Sq.ft. (139.6 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.



# Property EPC - Certificate



Whitmore, ST5

Energy rating

# B

Valid until 17.01.2033

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

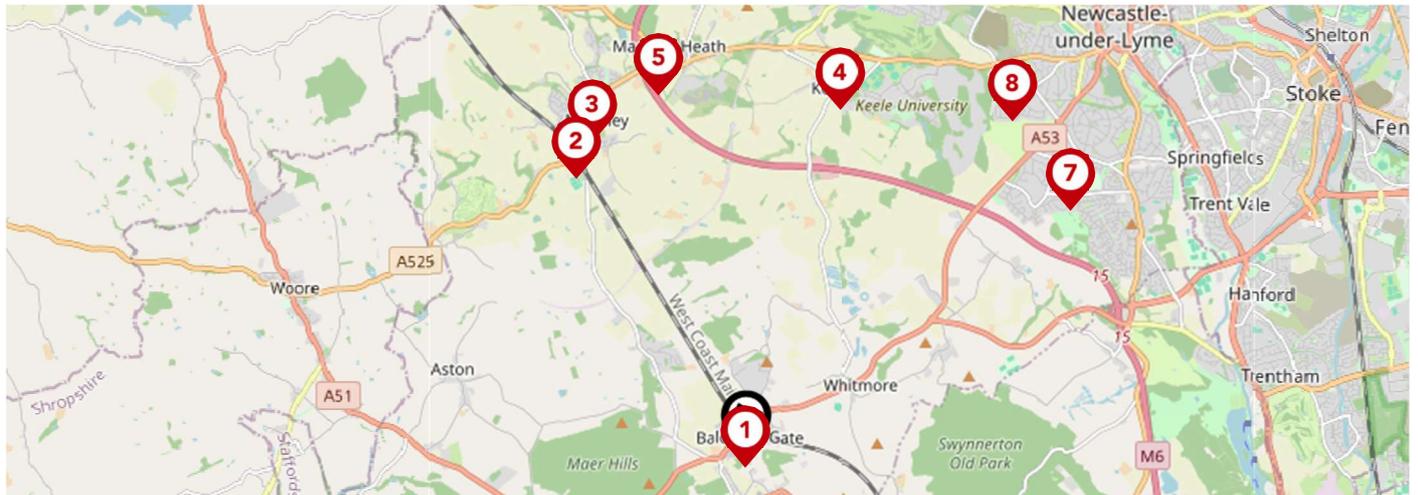
# Property EPC - Additional Data



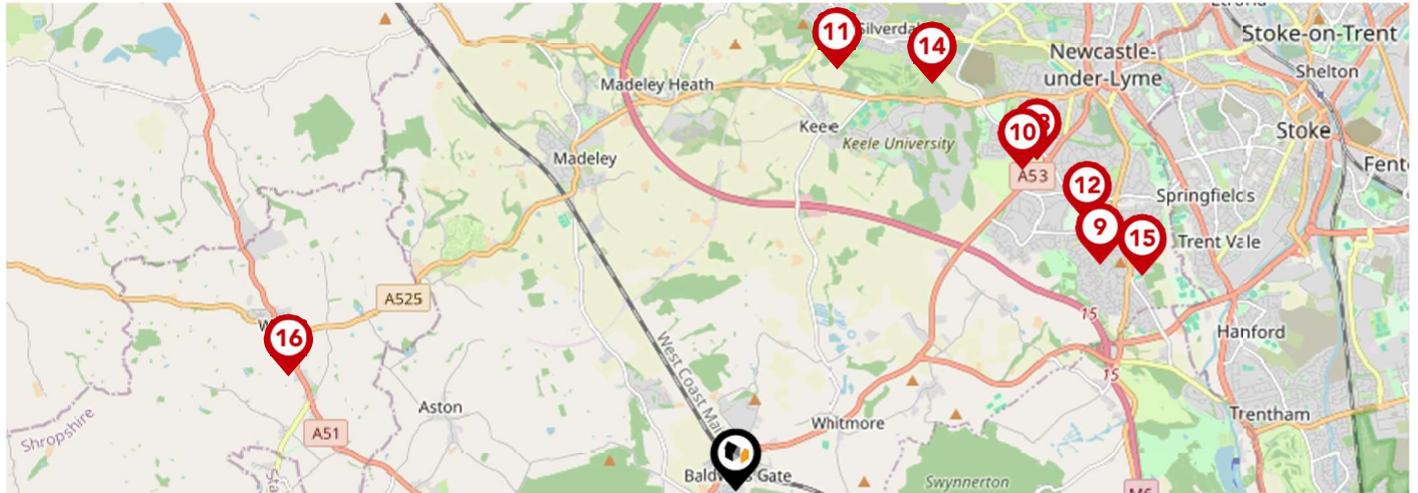
## Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.21 W/m <sup>2</sup> ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m <sup>2</sup> ·K
Roof Energy:	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 0.15 W/m <sup>2</sup> ·K
Total Floor Area:	138 m <sup>2</sup>

# Area Schools

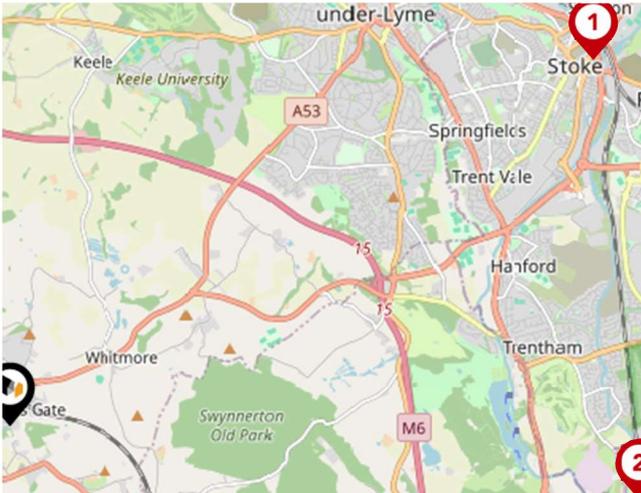


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Baldwins Gate CofE(VC) Primary School</b> Ofsted Rating: Good   Pupils: 151   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sir John Offley CofE (VC) Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Madeley High School</b> Ofsted Rating: Good   Pupils: 731   Distance:3.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St John's CofE (C) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 173   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Meadows Primary School</b> Ofsted Rating: Outstanding   Pupils: 106   Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>All Saints CofE (C) First School</b> Ofsted Rating: Good   Pupils: 51   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Seabridge Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Newcastle Academy</b> Ofsted Rating: Good   Pupils: 412   Distance:3.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



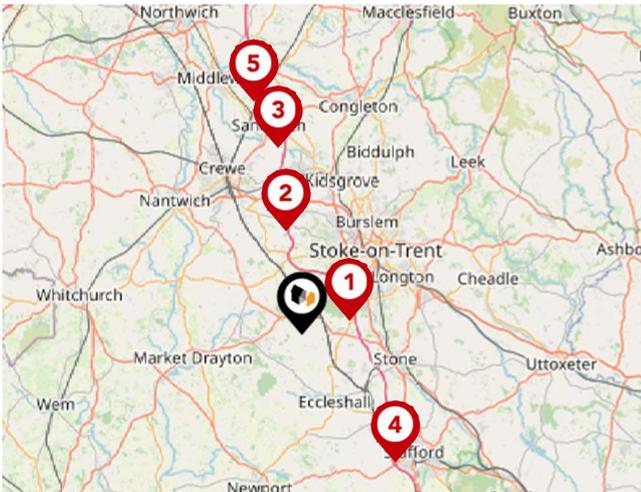
		Nursery	Primary	Secondary	College	Private
	Our Lady and St Werburgh's Catholic Primary School Ofsted Rating: Good   Pupils: 231   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westlands Primary School Ofsted Rating: Good   Pupils:0   Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE (C) Primary School Ofsted Rating: Requires improvement   Pupils: 195   Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langdale Primary School Ofsted Rating: Good   Pupils: 357   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Edenhurst Preparatory School Ofsted Rating: Not Rated   Pupils: 170   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Silverdale Primary Academy Ofsted Rating: Good   Pupils: 150   Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clayton Hall Academy Ofsted Rating: Good   Pupils: 790   Distance:4.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woore Primary and Nursery School Ofsted Rating: Good   Pupils: 82   Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



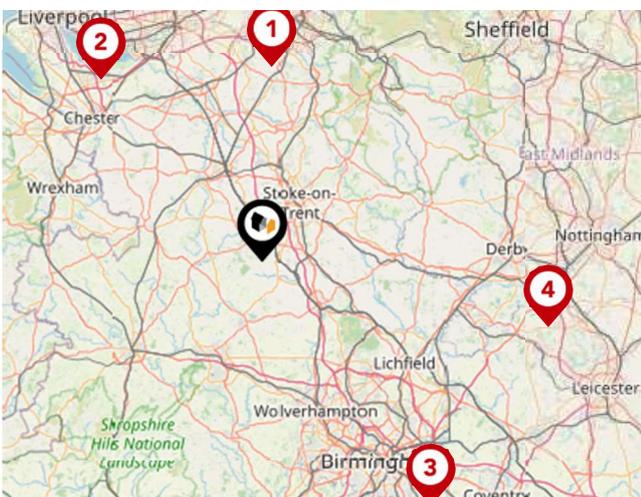
## National Rail Stations

Pin	Name	Distance
1	Stoke-on-Trent Rail Station	6.14 miles
2	Wedgwood Rail Station	5.66 miles
3	Barlaston Rail Station	5.86 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J15	3.49 miles
2	M6 J16	7.48 miles
3	M6 J17	13.39 miles
4	M6 J14	11.42 miles
5	M6 J18	16.93 miles



## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	27.81 miles
2	Speke	34.63 miles
3	Birmingham Airport	42.58 miles
4	East Mids Airport	41.79 miles

# Area Transport (Local)



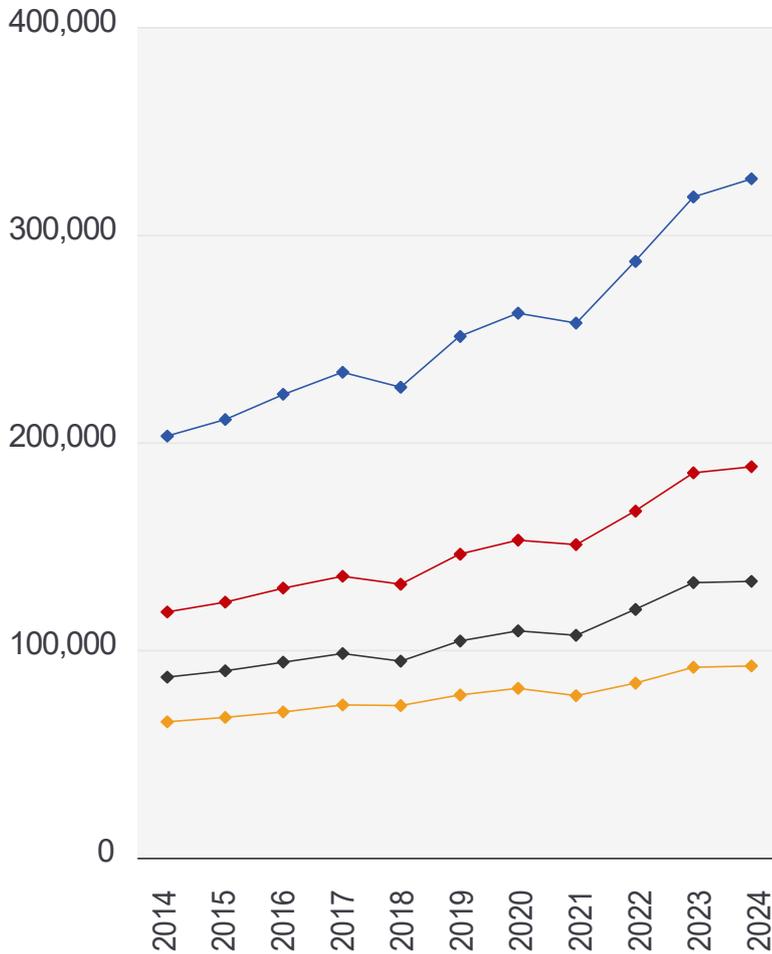
## Bus Stops/Stations

Pin	Name	Distance
1	Sheet Anchor PH	0.06 miles
2	Sandyfields	0.28 miles
3	Common Lane	0.25 miles
4	Common Lane	0.28 miles
5	Newcastle Road	0.44 miles

# Market House Price Statistics



### 10 Year History of Average House Prices by Property Type in ST5



Detached

**+61.04%**

Semi-Detached

**+59.16%**

Terraced

**+53.2%**

Flat

**+41.21%**



## 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.

Contains public sector information licensed under the Open Government License v3.0

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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