



REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



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

Asking Price: £110,000

Redpath Leach Estate Agents

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# Property Overview



## Property

Type:	Flat / Maisonette	Asking Price:	£110,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	602 ft <sup>2</sup> / 56 m <sup>2</sup>	Start Date:	06/11/2013
Plot Area:	6.94 acres	End Date:	12/05/2923
Year Built :	2013	Lease Term:	999 years (less 1 day) from 12 May 1924
Council Tax :	Band A	Term Remaining:	898 years
Annual Estimate:	£1,432		
Title Number:	GM120100		

## Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	22	80	1000
Flood Risk:		mb/s	mb/s	mb/s
◆ Rivers & Seas	No Risk			
◆ Surface Water	Very Low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
O <sub>2</sub>	EE	3	O2	BT	sky	Virgin media

# 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: 898 years

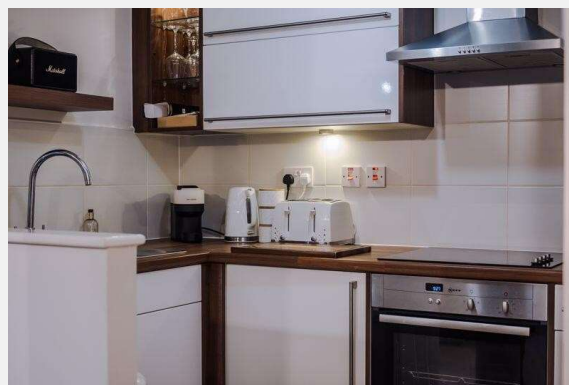
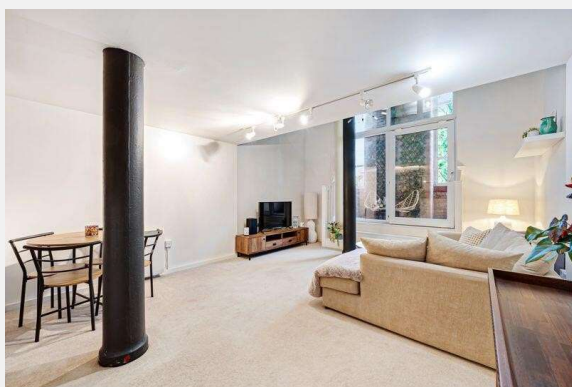
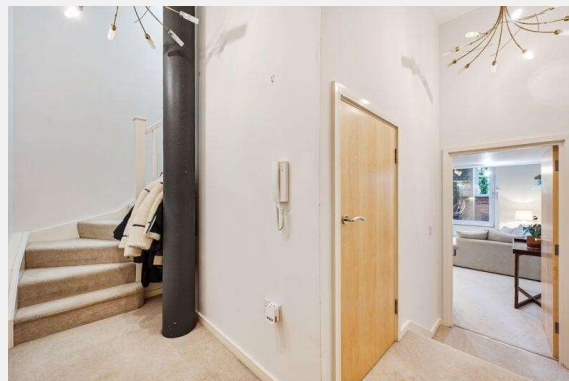


MAN218300

Start Date: 18/08/1937  
End Date: 12/05/2923  
Lease Term: 999 years  
from 12 May  
1924  
Term Remaining: 898 years

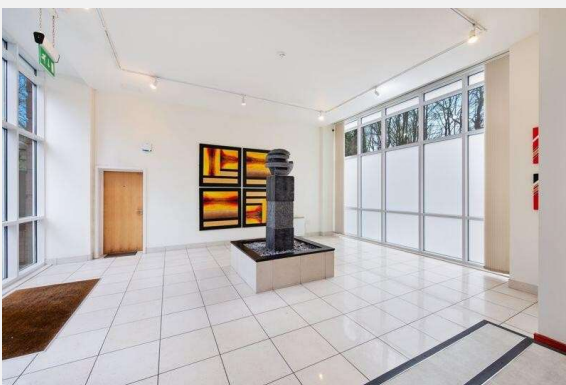
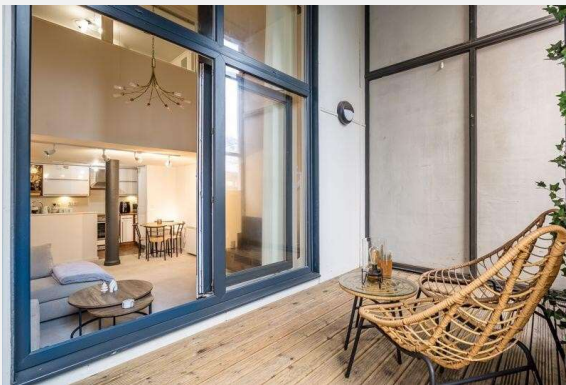
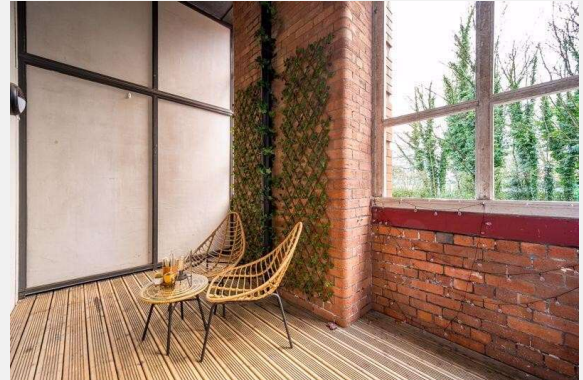
Start Date: 06/11/2013  
End Date: 12/05/2923  
Lease Term: 999 years (less 1  
day) from 12  
May 1924  
Term Remaining: 898 years



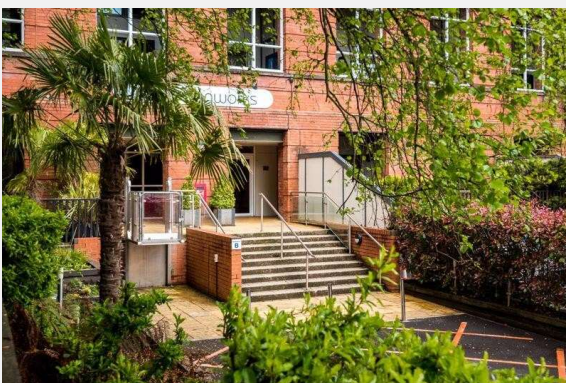




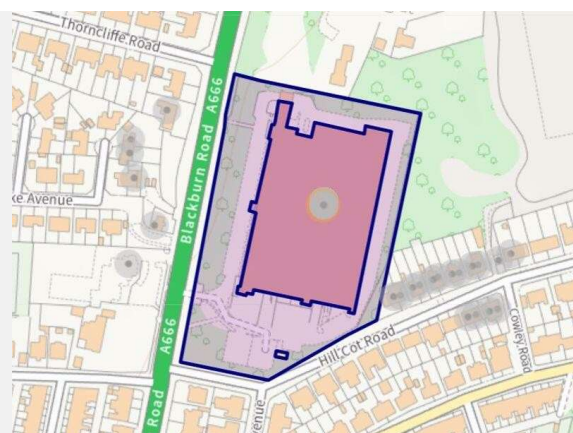










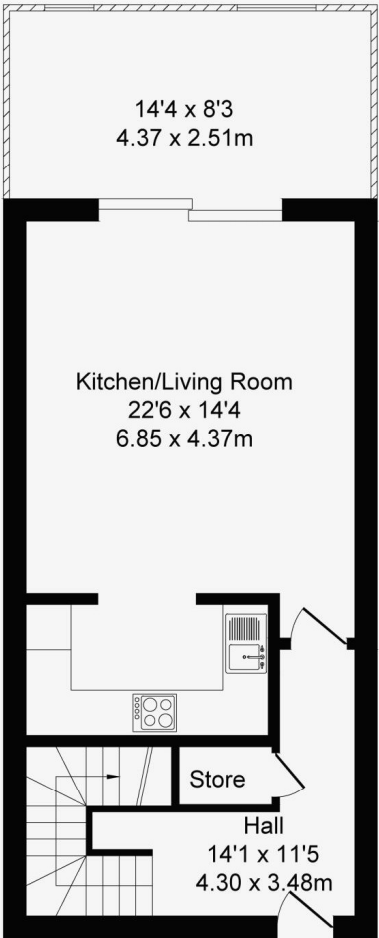




## HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7LS.

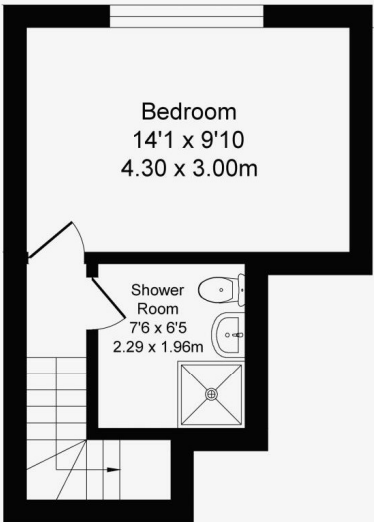
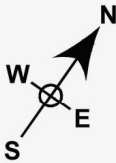
Total Approx. Floor Area 666 Sq.ft. (61.9 Sq.M.)

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

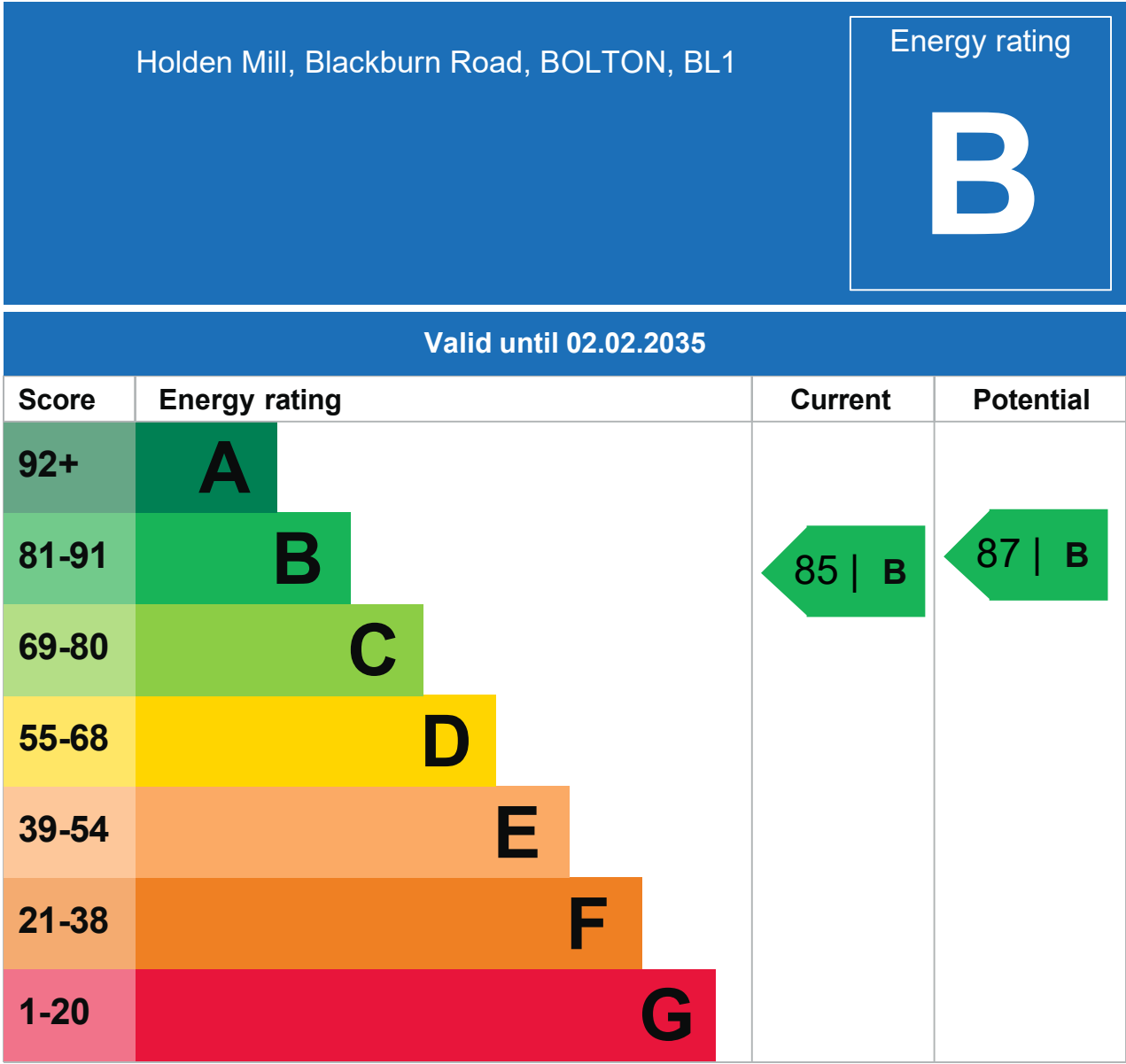
Approx. Floor  
Area 435 Sq.Ft  
(40.4 Sq.M.)



First Floor

Approx. Floor  
Area 231 Sq.Ft  
(21.5 Sq.M.)

# Property EPC - Certificate





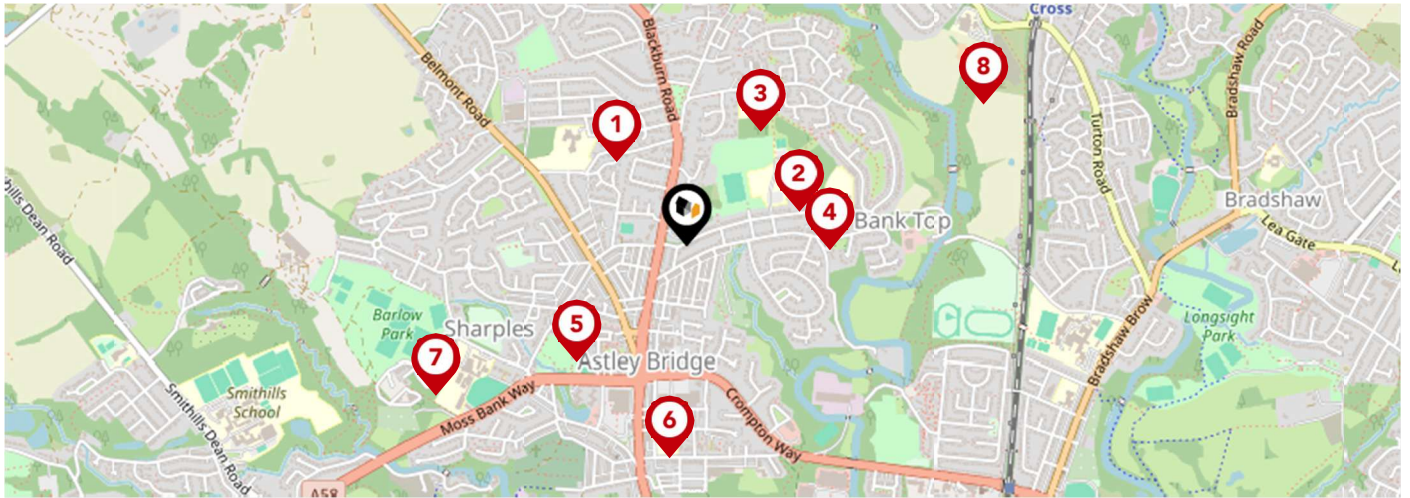
# Property









## EPC - Additional Data



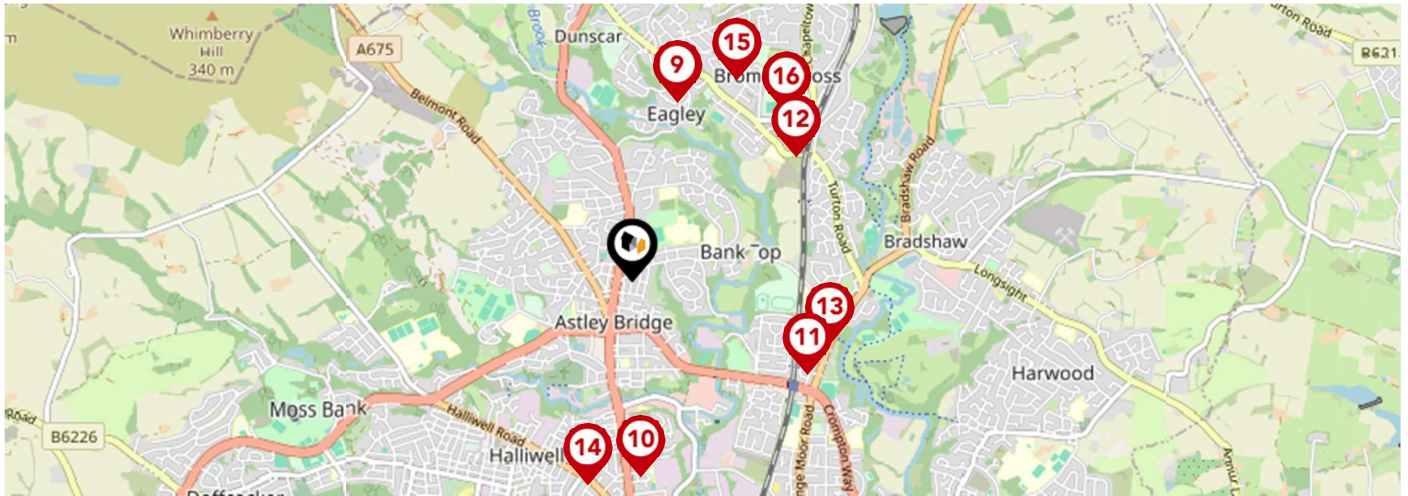
### Additional EPC Data









Property Type:	Mid-floor flat
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	56 m <sup>2</sup>



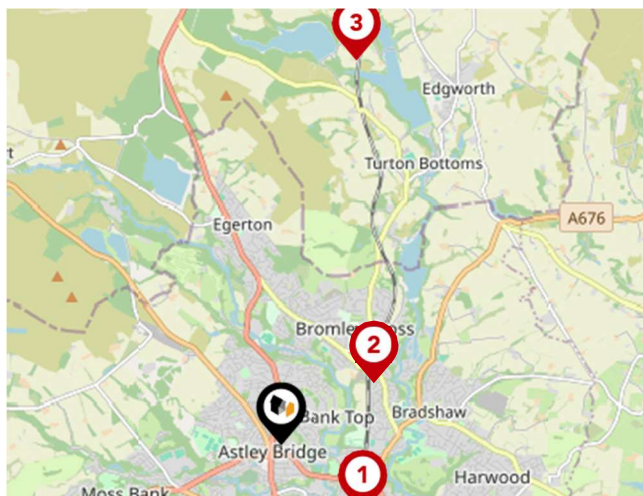
		Nursery	Primary	Secondary	College	Private
	<b>High Lawn Primary School</b> Ofsted Rating: Good   Pupils: 486   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sharples School</b> Ofsted Rating: Good   Pupils: 1209   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> Ofsted Rating: Good   Pupils: 219   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sharples Primary School</b> Ofsted Rating: Good   Pupils: 260   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> Ofsted Rating: Good   Pupils: 203   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> Ofsted Rating: Outstanding   Pupils: 263   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thornleigh Salesian College</b> Ofsted Rating: Good   Pupils: 1570   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Birtenshaw School Bolton</b> Ofsted Rating: Good   Pupils: 103   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





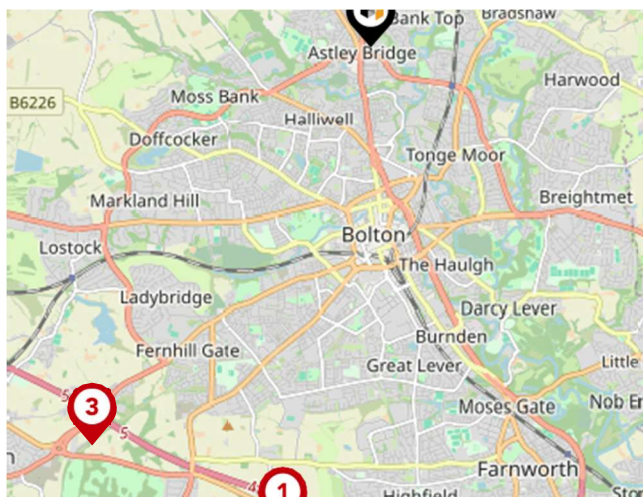
		Nursery	Primary	Secondary	College	Private
	<b>St John the Evangelist RC Primary School, Bromley Cross, Bolton</b> Ofsted Rating: Good   Pupils: 183   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Madrasatul Imam Muhammad Zakariya</b> Ofsted Rating: Good   Pupils: 120   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Columba's RC Primary School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Turton School</b> Ofsted Rating: Good   Pupils: 1619   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Canon Slade School</b> Ofsted Rating: Requires improvement   Pupils: 1753   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> Ofsted Rating: Outstanding   Pupils: 621   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eagley Infant School</b> Ofsted Rating: Good   Pupils: 200   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eagley Junior School</b> Ofsted Rating: Good   Pupils: 232   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



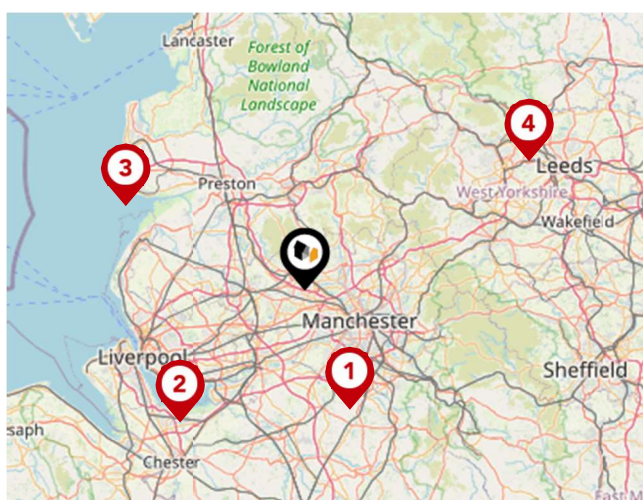
## National Rail Stations

Pin	Name	Distance
1	Hall i' th' Wood Rail Station	0.93 miles
2	Bromley Cross Rail Station	0.98 miles
3	Entwistle Rail Station	3.45 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

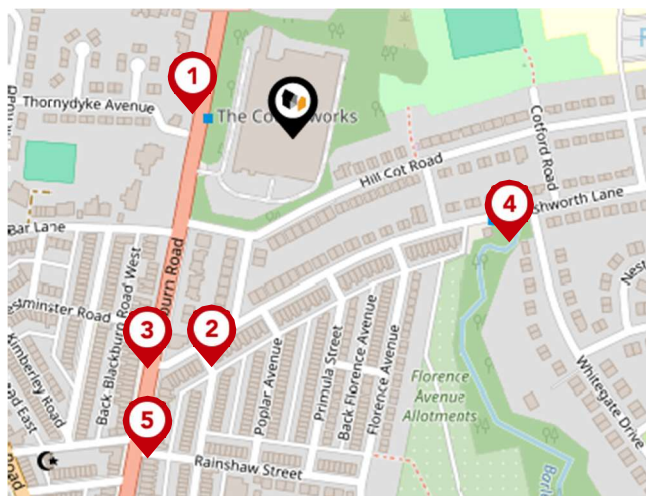


## Airports/Helipads






Pin	Name	Distance
1	Manchester Airport	18.05 miles
2	Speke	25.51 miles
3	Highfield	27.72 miles
4	Leeds Bradford Airport	36.37 miles

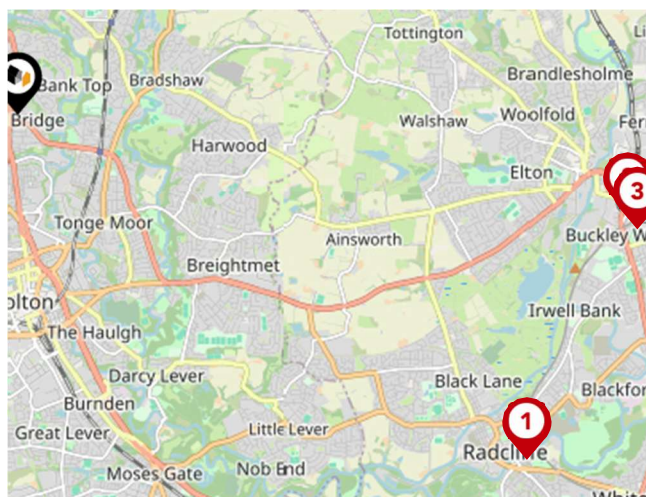


# Area Transport (Local)






## Bus Stops/Stations

Pin	Name	Distance
	Thornydyke Avenue	0.06 miles
	Hesketh Avenue	0.13 miles
	Ashworth Lane	0.15 miles
	Whitegate Drive	0.13 miles
	Rainshaw Street	0.19 miles



## Local Connections

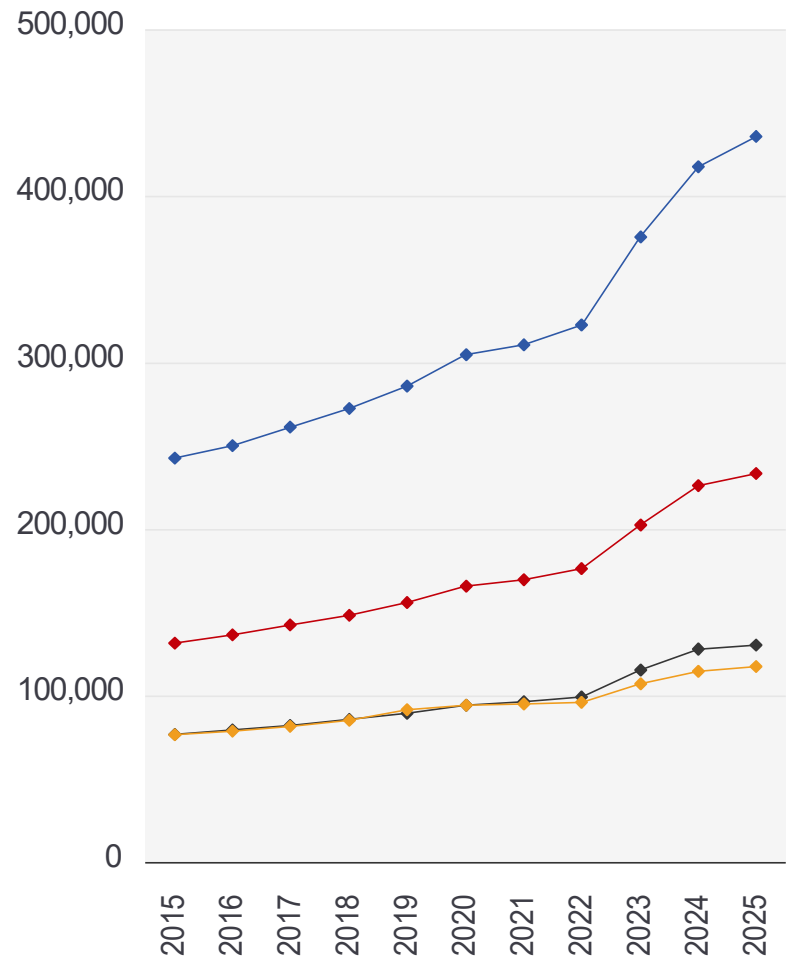
Pin	Name	Distance
	Radcliffe (Manchester Metrolink)	5.41 miles
	Bury Bolton Street (East Lancashire Railway)	5.43 miles
	Bury Interchange (Manchester Metrolink)	5.53 miles

# 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

## About Us



### 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.

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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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