



REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



BOURNVILLE DRIVE, BURY, BL8 2UF.

Offers Over: £340,000

Redpath Leach Estate Agents

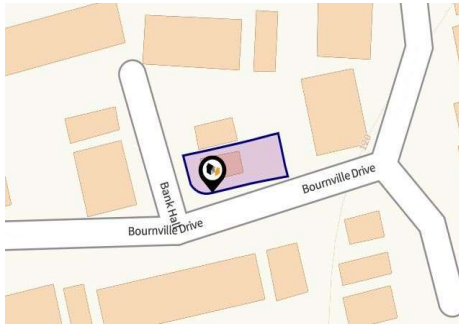
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

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# Property Overview



## Property

|                  |   |              |          |
|------------------|---|--------------|----------|
| Type:            | Detached                                | Offers Over: | £340,000 |
| Bedrooms:        | 3                                       | Tenure:      | Freehold |
| Floor Area:      | 753 ft <sup>2</sup> / 70 m <sup>2</sup> |              |          |
| Plot Area:       | 0.06 acres                              |              |          |
| Year Built :     | 1995                                    |              |          |
| Council Tax :    | Band D                                  |              |          |
| Annual Estimate: | £2,289                                  |              |          |
| Title Number:    | GM688607                                |              |          |

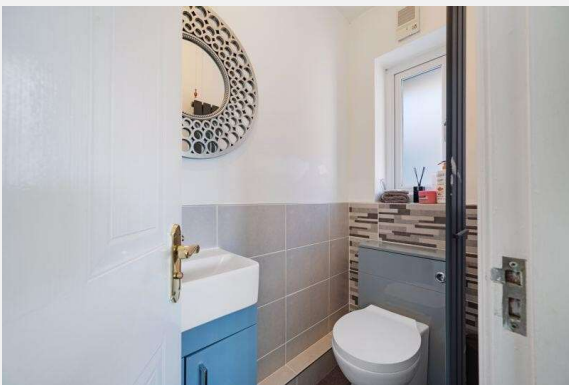
## Local Area

|  |          |  |      |      |
|--|----------|--|------|------|
| Local Authority:                             | Bury     | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast) |      |      |
| Conservation Area:                           | No       |  |      |      |
| Flood Risk:                                  |          |  |      |      |
| ♦ Rivers & Seas                              | Very low | 6  | 80   | 1800 |
| ♦ Surface Water                              | Low      | mb/s   | mb/s | mb/s |
|  |          |  |      |      |
| Mobile Coverage:<br>(based on calls indoors) |          | Satellite/Fibre TV Availability:                                 |      |      |
|  |          |  |      |      |
|  |          |  |      |      |
|  |          |  |      |      |









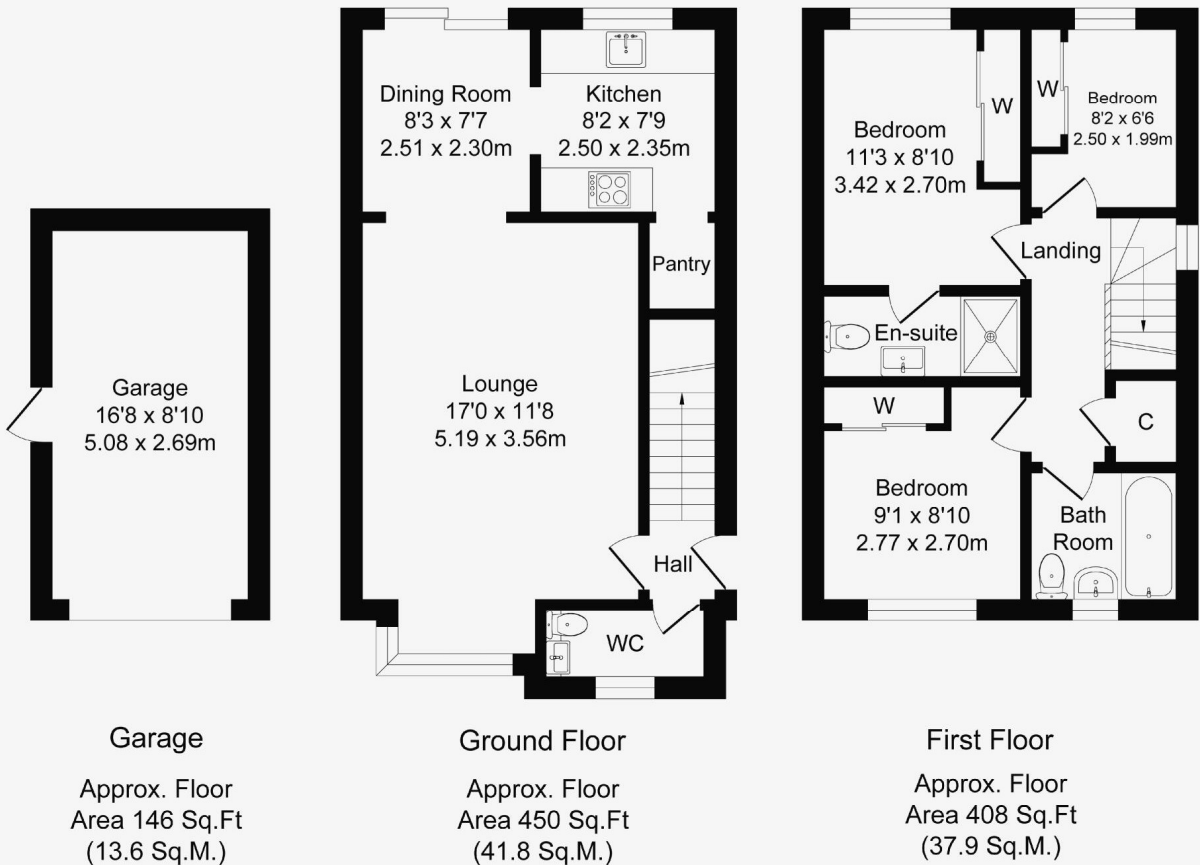




## BOURNVILLE DRIVE, BURY, BL8 2UF.

Total Approx. Floor Area 1004 Sq.ft. (93.3 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



| BURY, BL8              |               | Energy rating |           |
|------------------------|---------------|---------------|-----------|
|                        |               | C             |           |
| Valid until 02.03.2035 |               |               |           |
| Score                  | Energy rating | Current       | Potential |
| 92+                    | A             |               |           |
| 81-91                  | B             |               | 89   B    |
| 69-80                  | C             | 76   c        |           |
| 55-68                  | D             |               |           |
| 39-54                  | E             |               |           |
| 21-38                  | F             |               |           |
| 1-20                   | G             |               |           |

# Property

## EPC - Additional Data



### Additional EPC Data

---

|                               |  |
|-------------------------------|--|
| Property Type:                | Detached house                             |
| Walls:                        | Cavity wall, as built, insulated (assumed) |
| Walls Energy:                 | Good                                       |
| Roof:                         | Pitched, insulated (assumed)               |
| Roof Energy:                  | Good                                       |
| Window:                       | Fully double glazed                        |
| Window Energy:                | Good                                       |
| Main Heating:                 | Boiler and radiators, mains gas            |
| Main Heating Energy:          | Good                                       |
| Main Heating Controls:        | Programmer, room thermostat 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:                       | Solid, insulated (assumed)                 |
| Secondary Heating:            | None                                       |
| Total Floor Area:             | 70 m <sup>2</sup>                          |

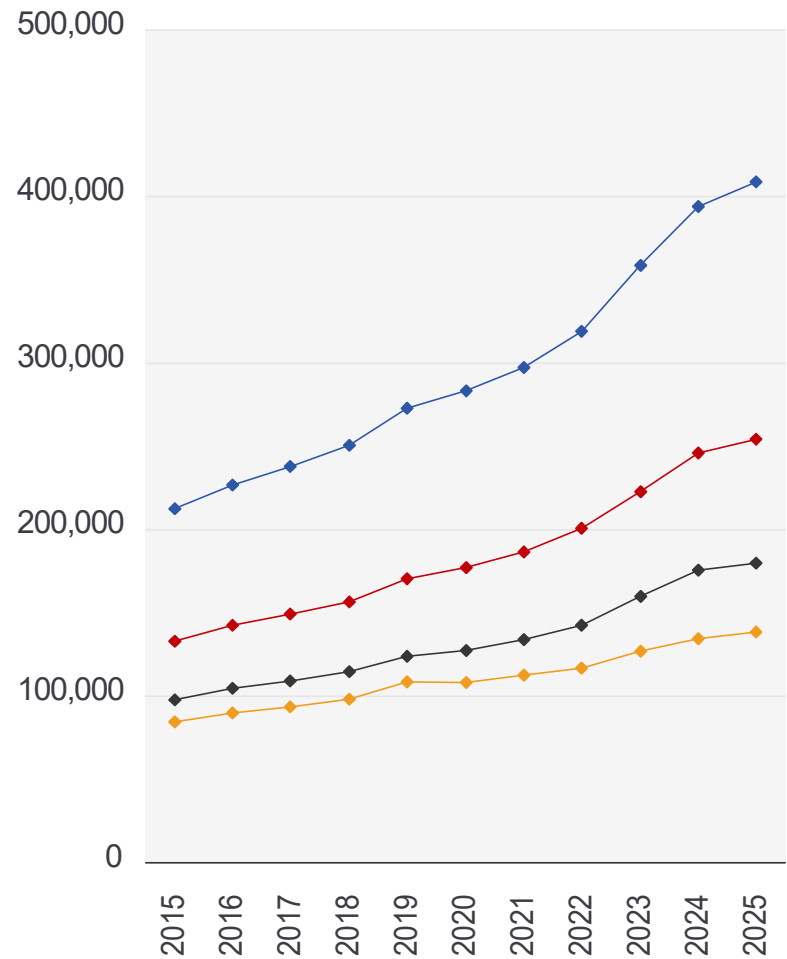


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in BL8



Detached

**+92.55%**

Semi-Detached

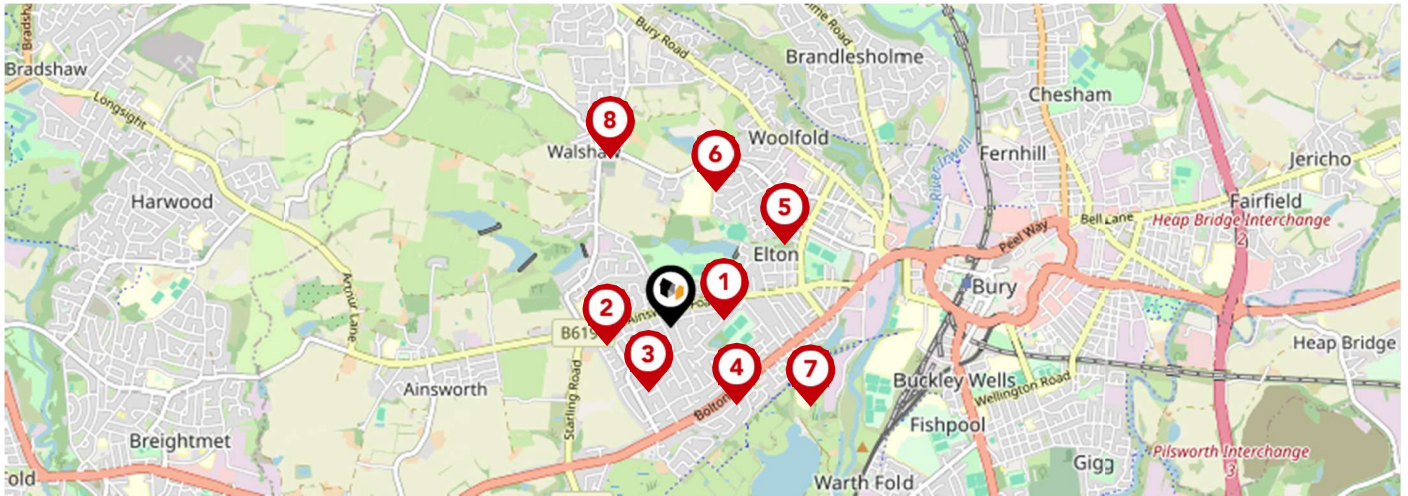
**+91.48%**









Terraced

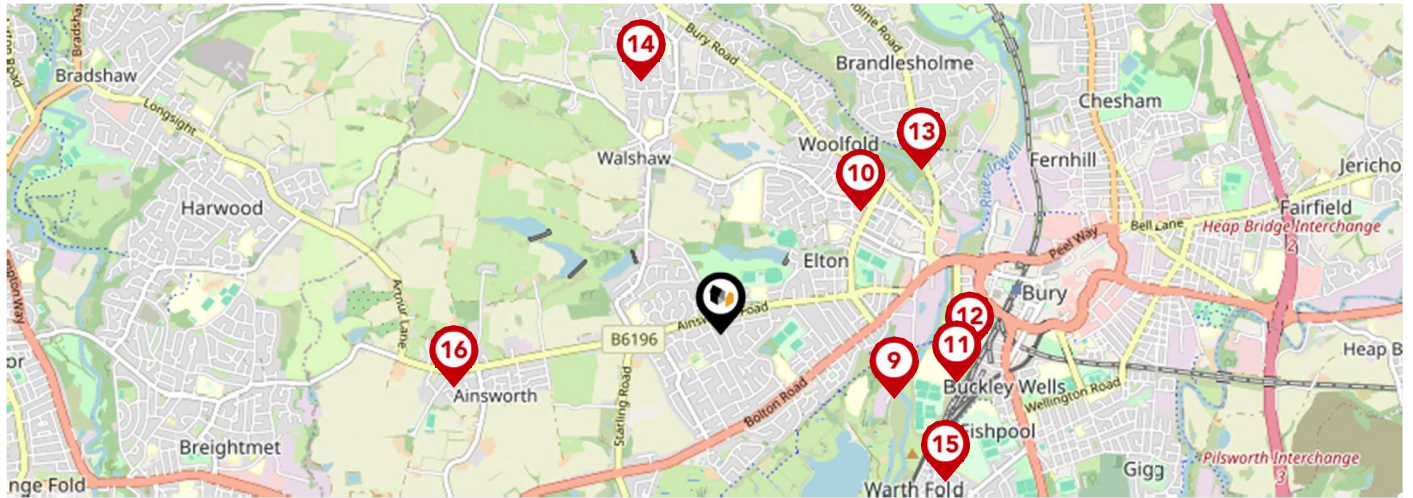
**+84.44%**









Flat

**+64.03%**



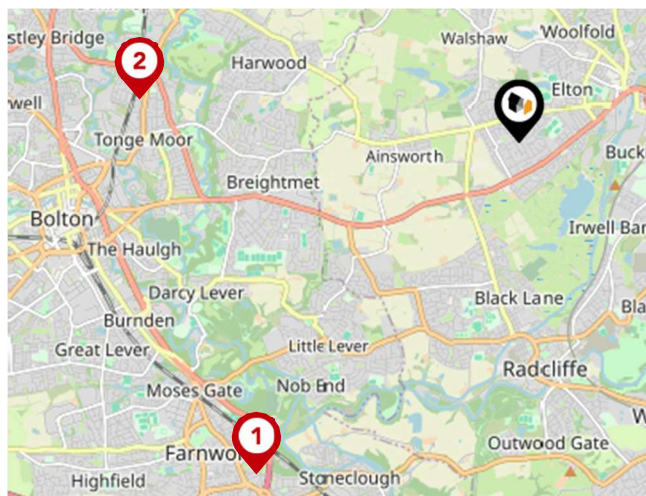
|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>1</b> Chantlers Primary School<br>Ofsted Rating: Good   Pupils: 303   Distance:0.23                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>2</b> Lowercroft Primary School<br>Ofsted Rating: Good   Pupils: 237   Distance:0.29                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>3</b> Greenhill Primary School<br>Ofsted Rating: Good   Pupils: 241   Distance:0.3                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>4</b> St Stephen's Church of England Primary School<br>Ofsted Rating: Requires improvement   Pupils: 200   Distance:0.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>5</b> Guardian Angels Roman Catholic Primary School, Bury<br>Ofsted Rating: Outstanding   Pupils: 238   Distance:0.62    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>6</b> The Elton High School<br>Ofsted Rating: Good   Pupils: 1040   Distance:0.63  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>7</b> Excel and Exceed Centre<br>Ofsted Rating: Good   Pupils: 22   Distance:0.7   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>8</b> Christ Church CofE Primary School<br>Ofsted Rating: Good   Pupils: 236   Distance:0.79                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |






|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Mill School - Bury</b><br>Ofsted Rating: Good   Pupils: 53   Distance:0.81                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Elton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 323   Distance:0.82                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Gabriel's RC High School, a Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 1060   Distance:1.05       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bury Grammar Schools</b><br>Ofsted Rating: Not Rated   Pupils: 1355   Distance:1.1                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Woodbank Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.14                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Tottington Primary School</b><br>Ofsted Rating: Good   Pupils: 337   Distance:1.17                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Derby High School</b><br>Ofsted Rating: Good   Pupils: 953   Distance:1.18                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Christ Church Ainsworth Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 250   Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

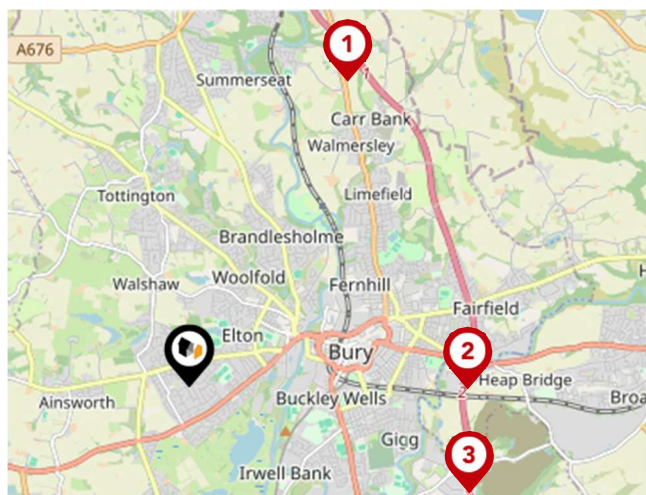


# Area Transport (National)








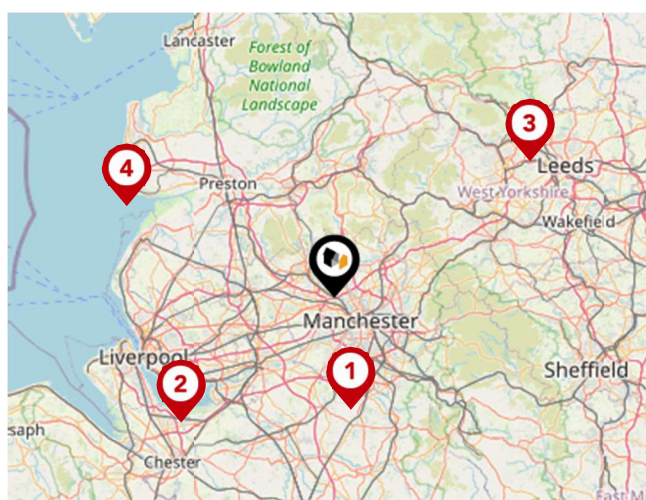
## National Rail Stations

| Pin   | Name                          | Distance   |
|---|-------------------------------|------------|
|  | Farnworth Rail Station        | 3.72 miles |
|  | Hall i' th' Wood Rail Station | 3.35 miles |
|  | Bromley Cross Rail Station    | 3.58 miles |



## Trunk Roads/Motorways

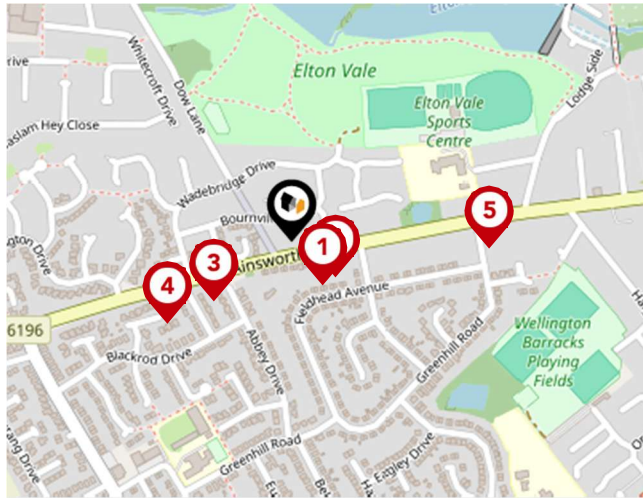
| Pin   | Name    | Distance   |
|---|---------|------------|
|  | M66 J1  | 3.03 miles |
|  | M66 J2  | 2.46 miles |
|  | M66 J3  | 2.64 miles |
|  | M60 J16 | 4.5 miles  |
|  | M60 J17 | 4.07 miles |



## Airports/Helipads

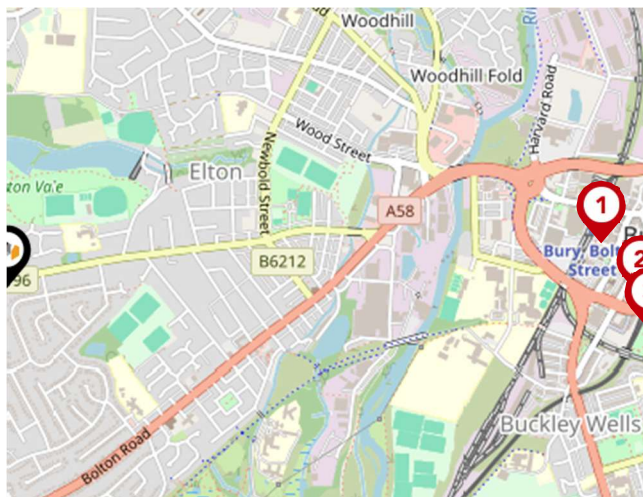
| Pin   | Name                   | Distance    |
|---|------------------------|-------------|
|  | Manchester Airport     | 16.06 miles |
|  | Speke                  | 27.83 miles |
|  | Leeds Bradford Airport | 33.49 miles |
|  | Highfield              | 31.8 miles  |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Chantlers Avenue | 0.06 miles |
| 2   | Chantlers Avenue | 0.06 miles |
| 3   | Wadebridge Drive | 0.11 miles |
| 4   | Wadebridge Drive | 0.16 miles |
| 5   | Greenhill Road   | 0.22 miles |



## Local Connections

| Pin | Name   | Distance   |
|-----|--|------------|
| 1   | Bury Bolton Street (East Lancashire Railway) | 1.31 miles |
| 2   | Bury Interchange (Manchester Metrolink)      | 1.4 miles  |
| 3   | Bury (Manchester Metrolink)                  | 1.42 miles |

# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

|                  | Very Low | Low | Medium | High |
|------------------|----------|-----|--------|------|
| Up to 20cm (8in) |          |     |        |      |
| Up to 30cm (1ft) |          |     |        |      |
| Up to 60cm (2ft) |          |     |        |      |

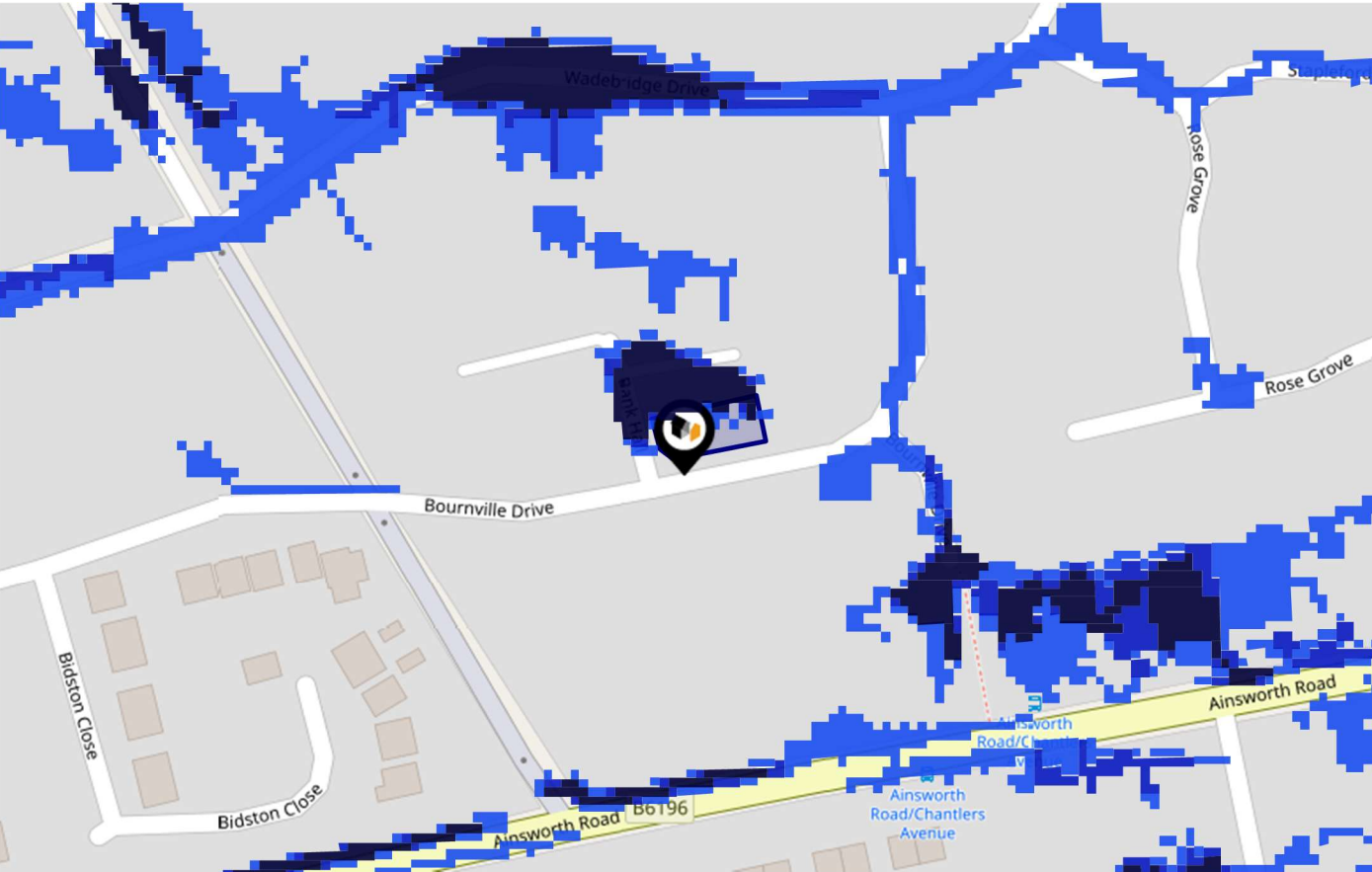


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding between 2040 and 2060 where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

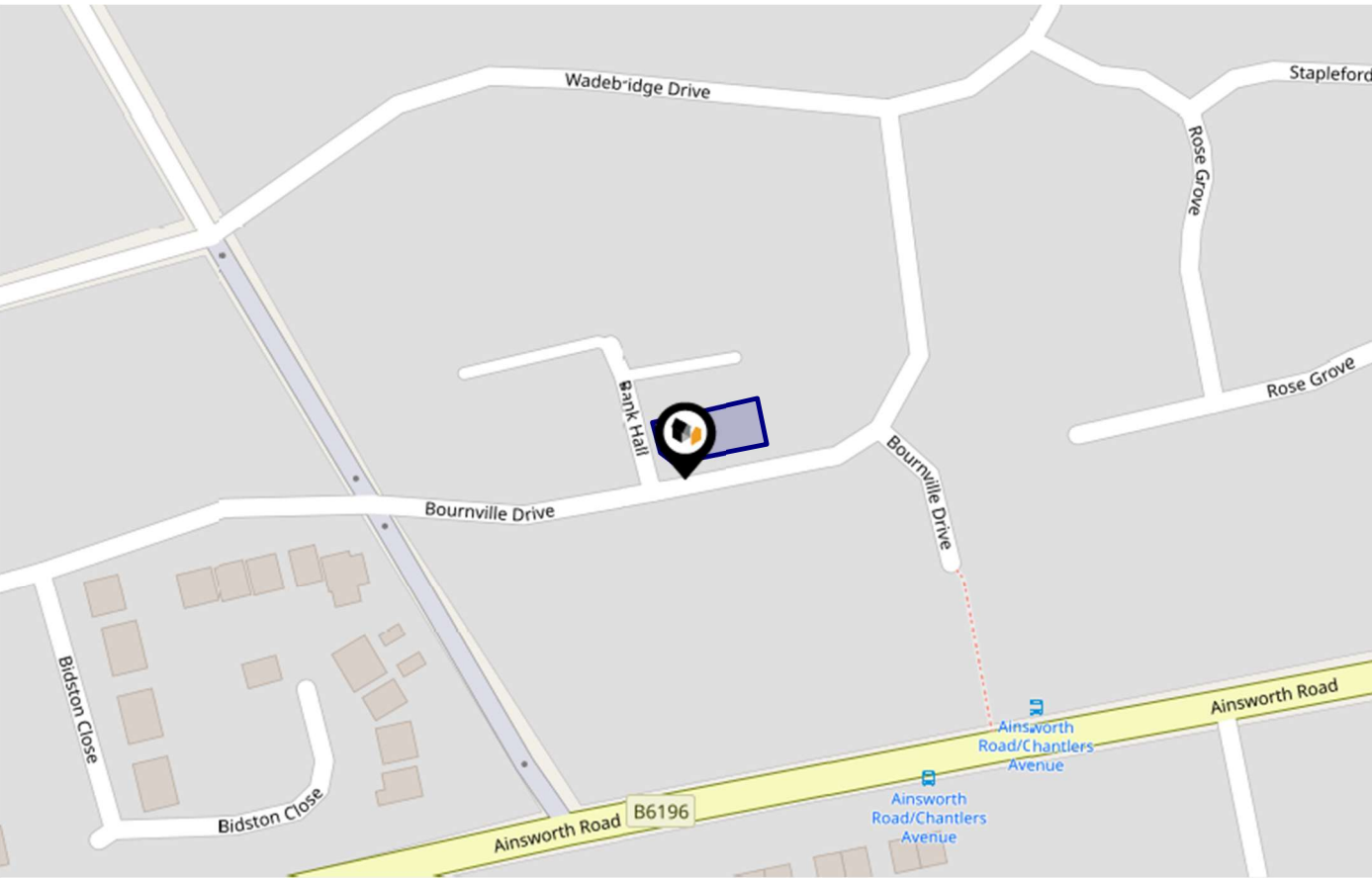
|                  | Very Low | Low | Medium | High |
|------------------|----------|-----|--------|------|
| Up to 20cm (8in) |          |     |        |      |
| Up to 30cm (1ft) |          |     |        |      |
| Up to 60cm (2ft) |          |     |        |      |

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

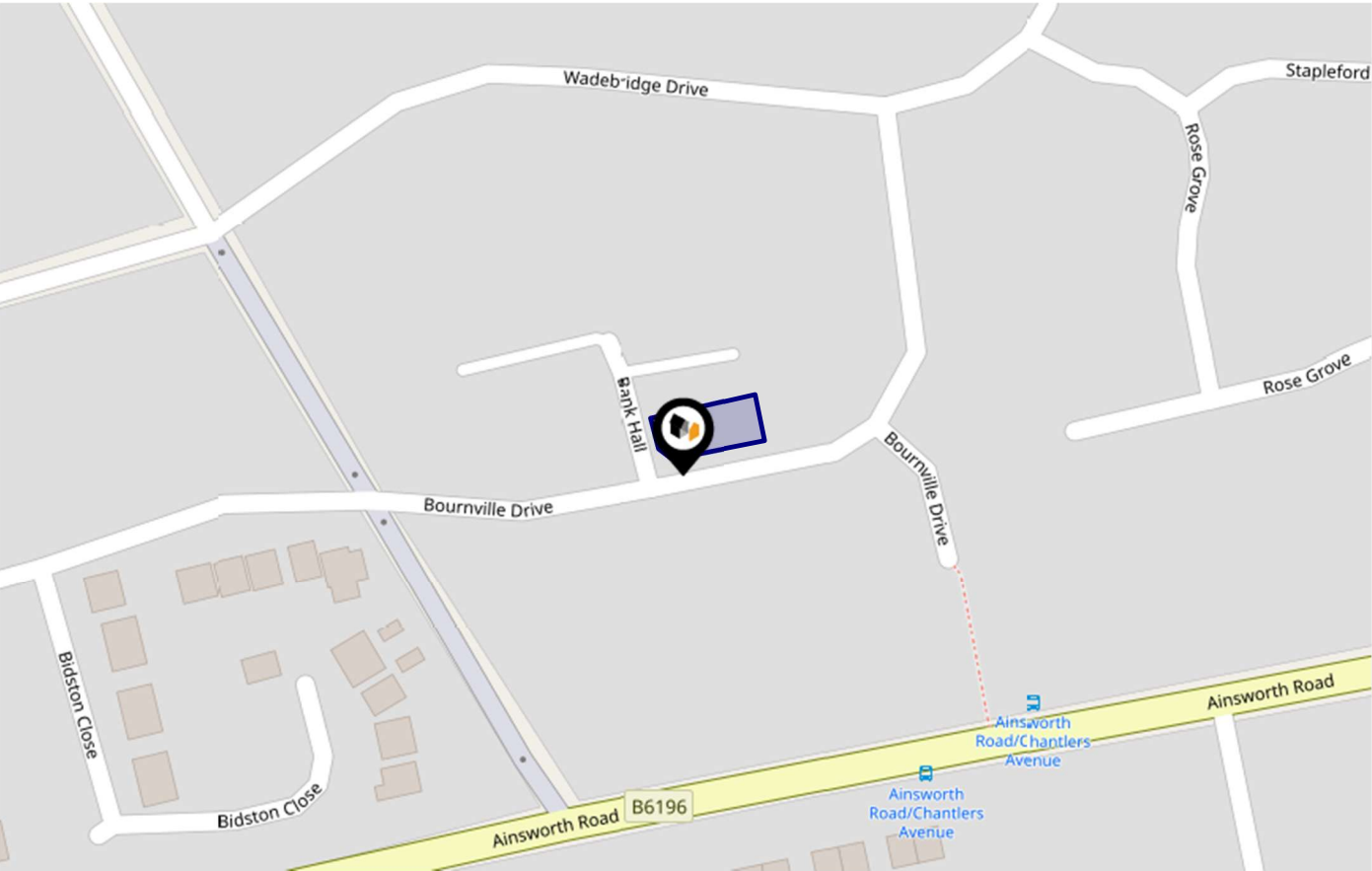
|                  | Very Low | Low | Medium | High |
|------------------|----------|-----|--------|------|
| Up to 20cm (8in) |          |     |        |      |
| Up to 30cm (1ft) |          |     |        |      |
| Up to 60cm (2ft) |          |     |        |      |

# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea between 2036 and 2069, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

|                  | Very Low | Low | Medium | High |
|------------------|----------|-----|--------|------|
| Up to 20cm (8in) |          |     |        |      |
| Up to 30cm (1ft) |          |     |        |      |
| Up to 60cm (2ft) |          |     |        |      |



# Maps

## Coal Mining



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This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

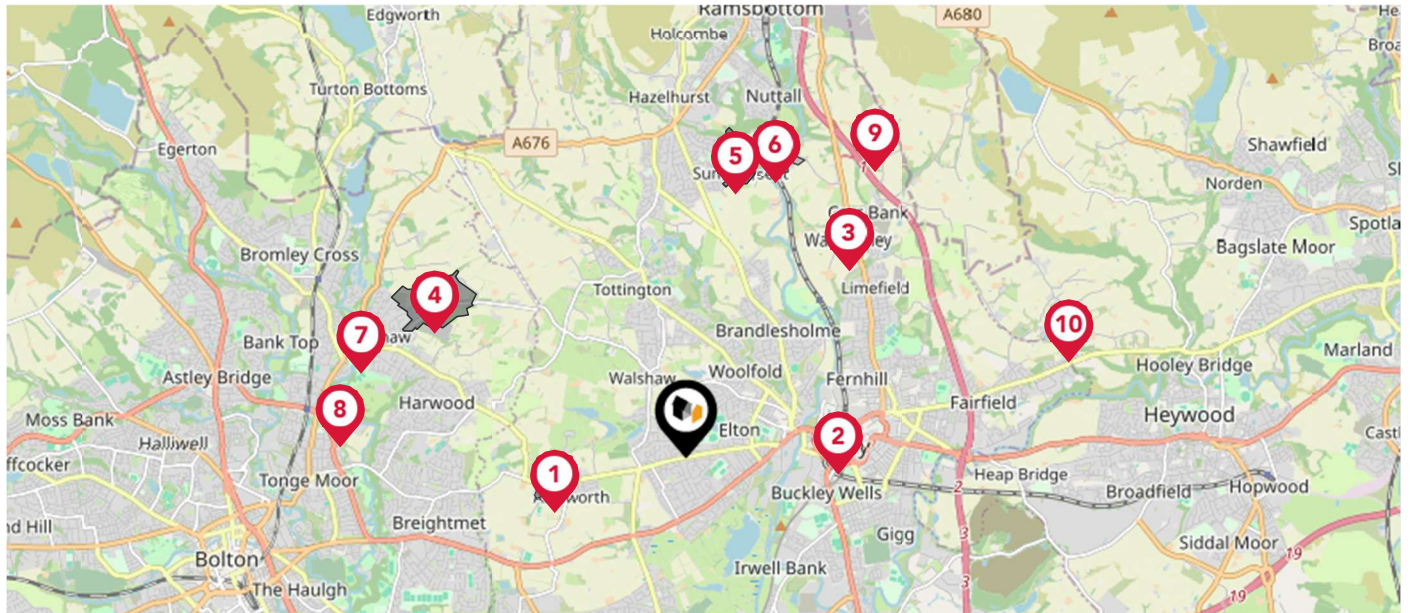
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- |    |                            |
|----|----------------------------|
| 1  | Ainsworth Village          |
| 2  | Bury Town Centre           |
| 3  | Walmersley                 |
| 4  | Riding Gate                |
| 5  | Summerseat                 |
| 6  | Brooksbottoms and Rowlands |
| 7  | Bradshaw Chapel            |
| 8  | Firwood Fold               |
| 9  | Mount Pleasant             |
| 10 | Birtle                     |

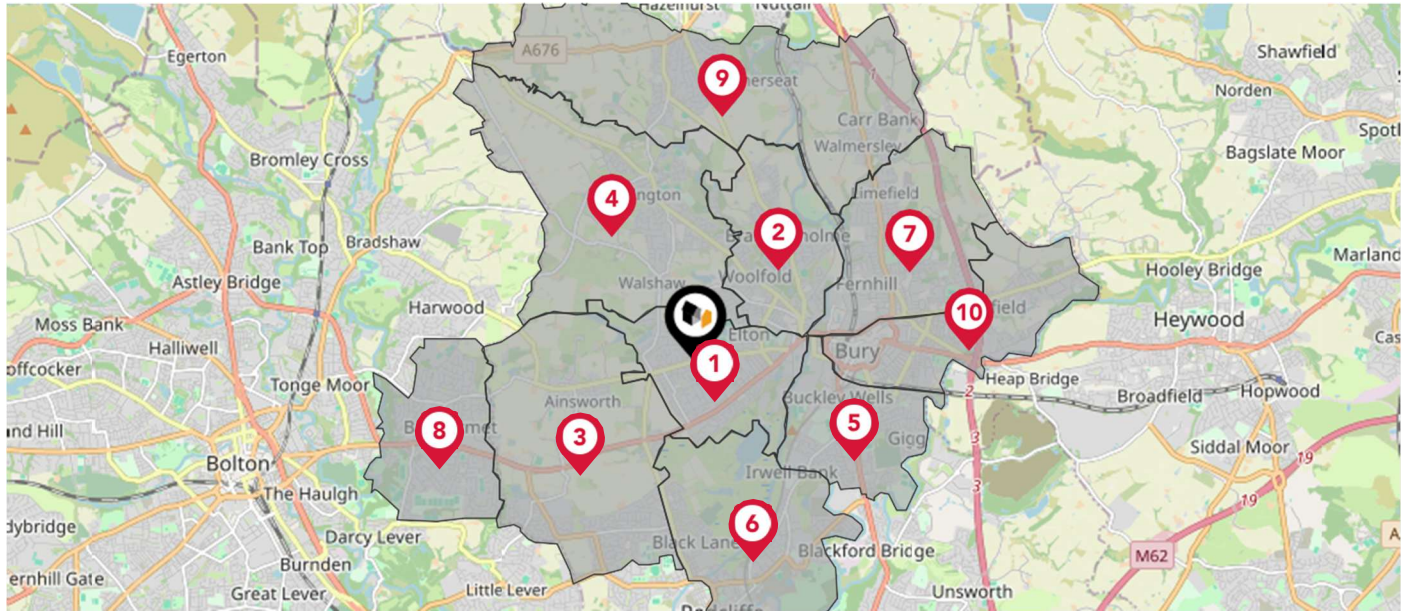


# Maps

## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

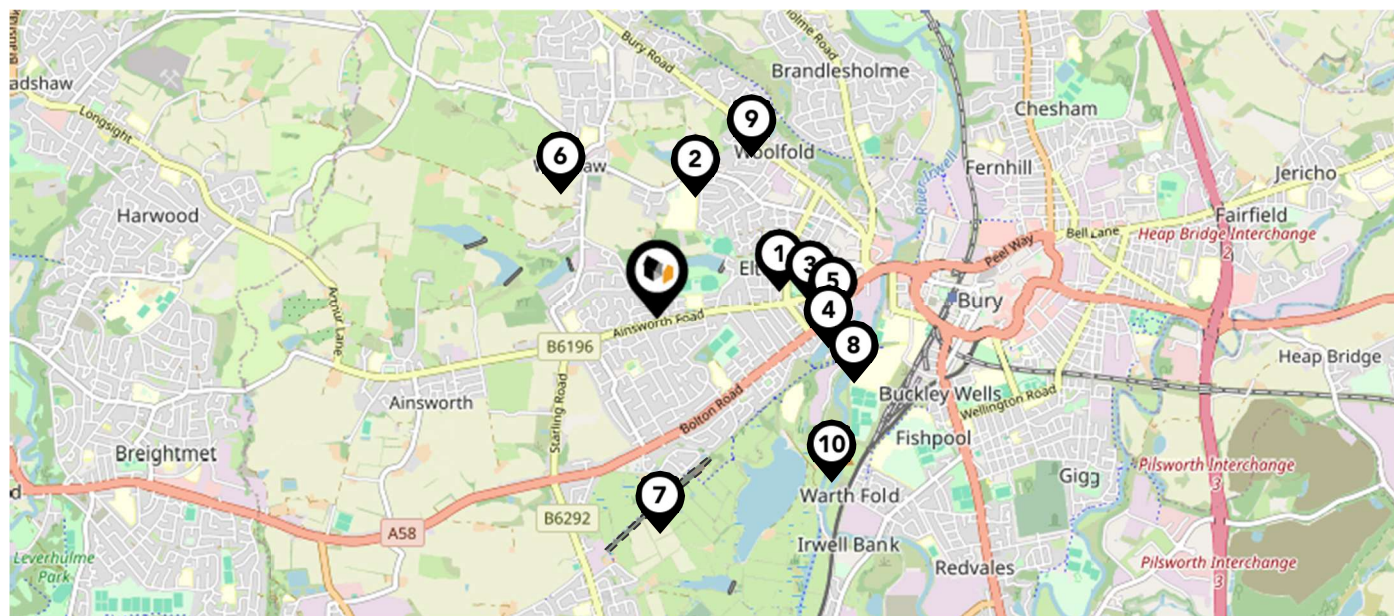
- 1 Bury West Ward
- 2 Elton Ward
- 3 Radcliffe North & Ainsworth Ward
- 4 Tottington Ward
- 5 Redvales Ward
- 6 Radcliffe East Ward
- 7 Moorside Ward
- 8 Breightmet Ward
- 9 North Manor Ward
- 10 Bury East Ward























# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|   |   |   |
|---|---|---|
|  | Land off Newbold Street-Newbold Street, Bury  | Historic Landfill  |
|  | Bolholt Works-Walshaw Road, Bury  | Historic Landfill  |
|  | King George V Playing Fields-Elton, Bury, Greater Manchester                            | Historic Landfill  |
|  | Elton Works-Victoria Street, Bury   | Historic Landfill  |
|  | Ainsworth Road-Gasworks, off Ainsworth Road, Bury                                       | Historic Landfill  |
|  | Newhive Works-Walshaw, Greater Manchester   | Historic Landfill  |
|  | Disused Bury-Bolton Railway line-East Of, Ainsworth Road, Radcliffe, Greater Manchester | Historic Landfill  |
|  | Wellington Street-Bury, Greater Manchester  | Historic Landfill  |
|  | Tottington-Bury   | Historic Landfill  |
|  | Land At Hinds Lane-Elton, Bury, Greater Manchester                                      | Historic Landfill  |

# 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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