



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



BOURNVILLE DRIVE, BURY, BL8 2UF.

Asking Price: £330,000

Redpath Leach Estate Agents

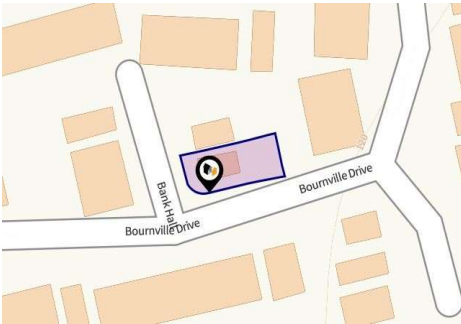
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

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Property Overview



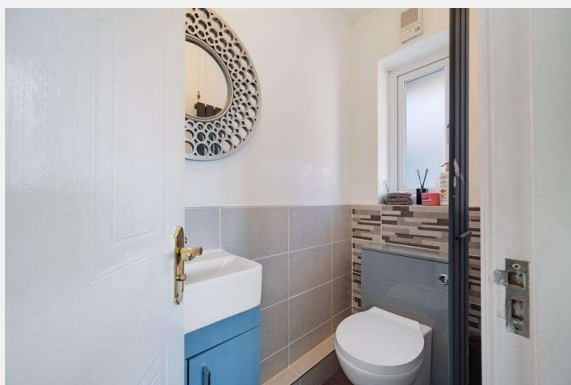
Property

Type:	Detached	Asking Price:	£330,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	753 ft ² / 70 m ²		
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 (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: (based on calls indoors)		Satellite/Fibre TV Availability:		



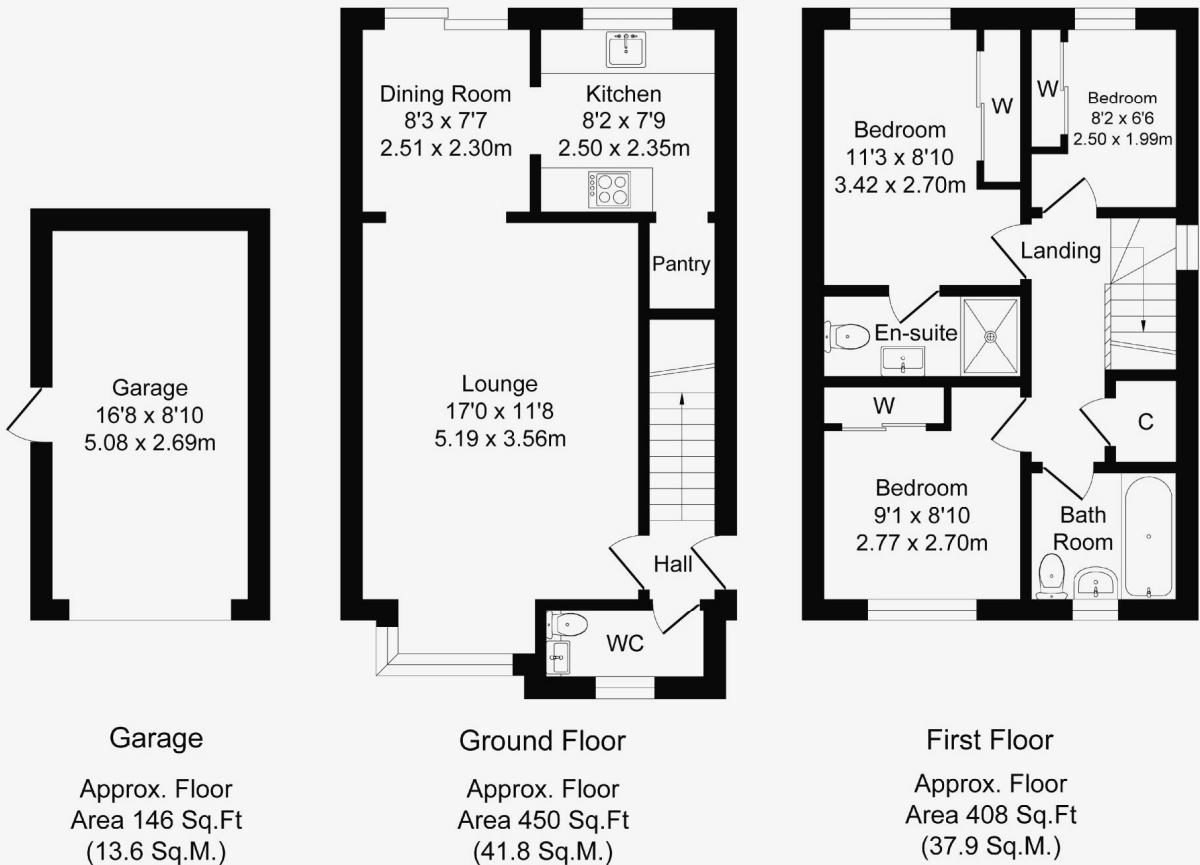




BOURNVILLE DRIVE, BURY, BL8 2UF.

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

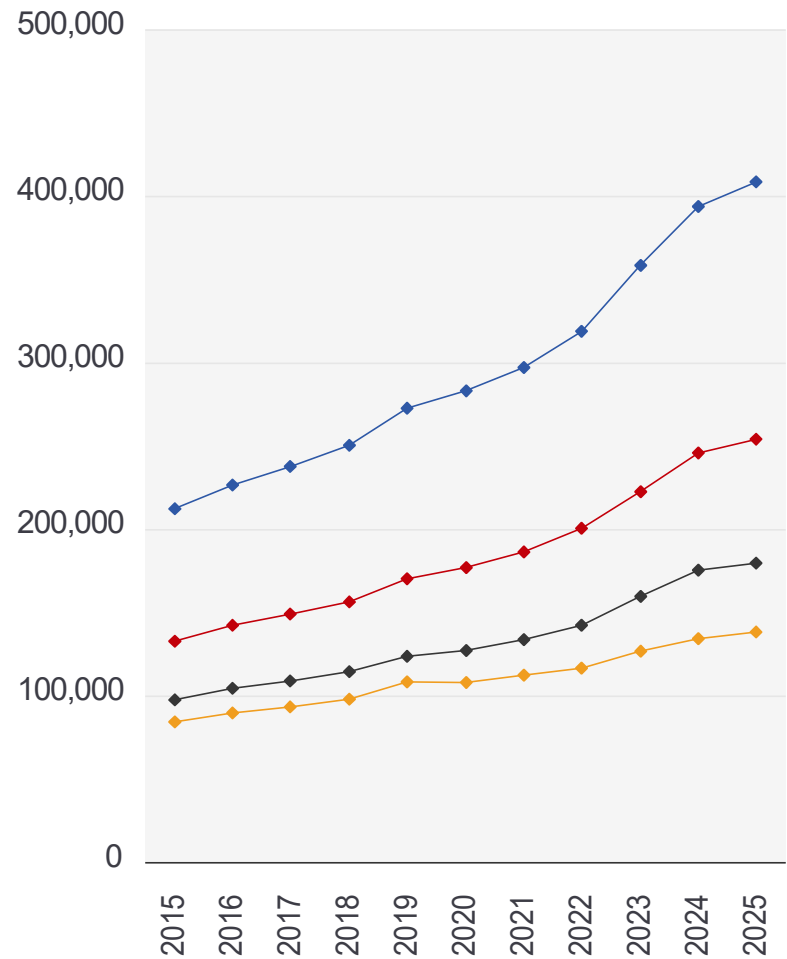
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, 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 ²

Market

House Price Statistics



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



Detached

+92.55%

Semi-Detached

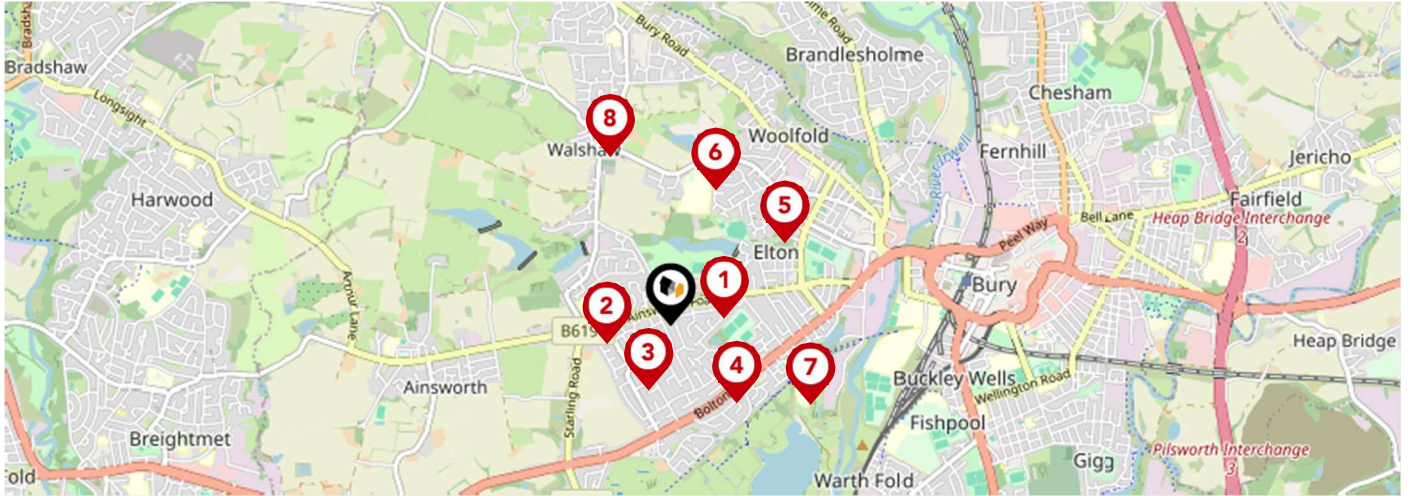
+91.48%

Terraced

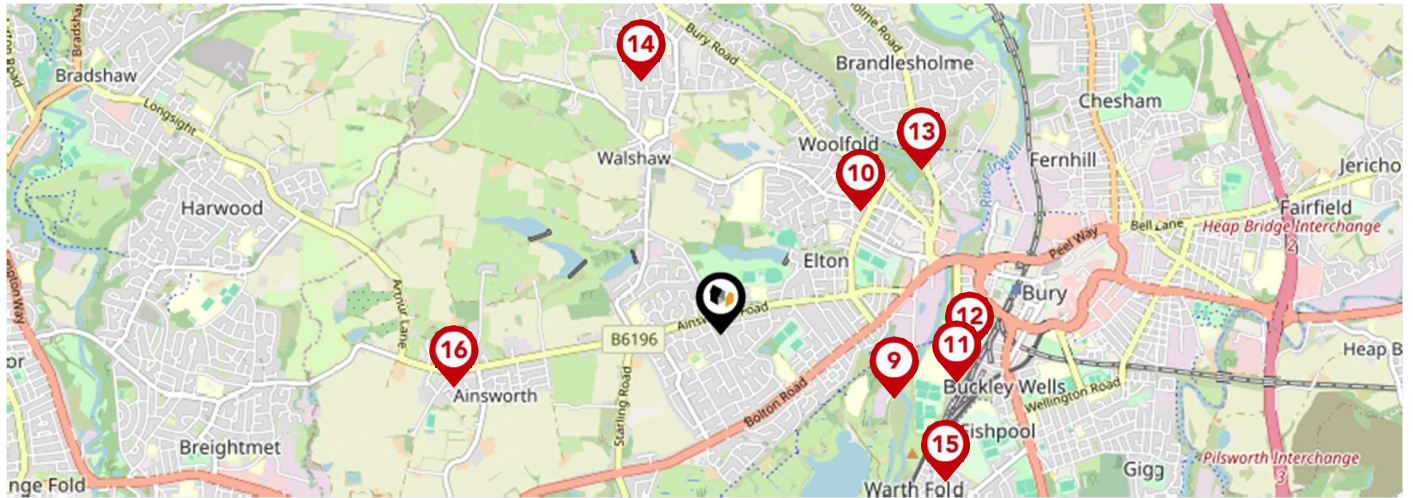
+84.44%

Flat

+64.03%

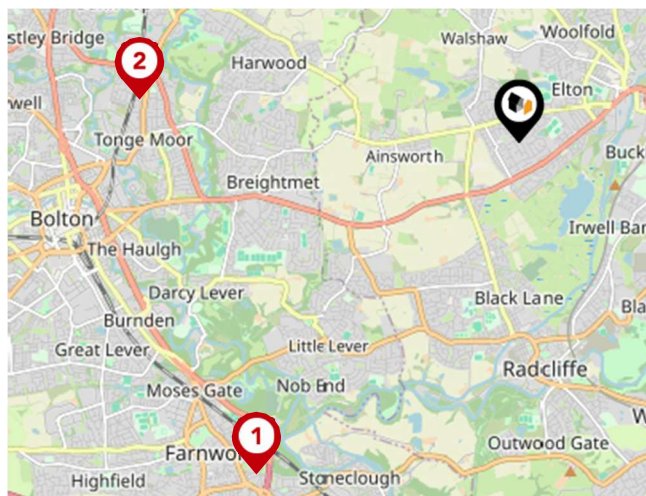


		Nursery	Primary	Secondary	College	Private
	Chantlers Primary School Ofsted Rating: Good Pupils: 303 Distance:0.23	☐	☒	☐	☐	☐
	Lowercroft Primary School Ofsted Rating: Good Pupils: 237 Distance:0.29	☐	☒	☐	☐	☐
	Greenhill Primary School Ofsted Rating: Good Pupils: 241 Distance:0.3	☐	☒	☐	☐	☐
	St Stephen's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 200 Distance:0.44	☐	☒	☐	☐	☐
	Guardian Angels Roman Catholic Primary School, Bury Ofsted Rating: Outstanding Pupils: 238 Distance:0.62	☐	☒	☐	☐	☐
	The Elton High School Ofsted Rating: Good Pupils: 1040 Distance:0.63	☐	☐	☒	☐	☐
	Excel and Exceed Centre Ofsted Rating: Good Pupils: 22 Distance:0.7	☐	☐	☒	☐	☐
	Christ Church CofE Primary School Ofsted Rating: Good Pupils: 236 Distance:0.79	☐	☒	☐	☐	☐



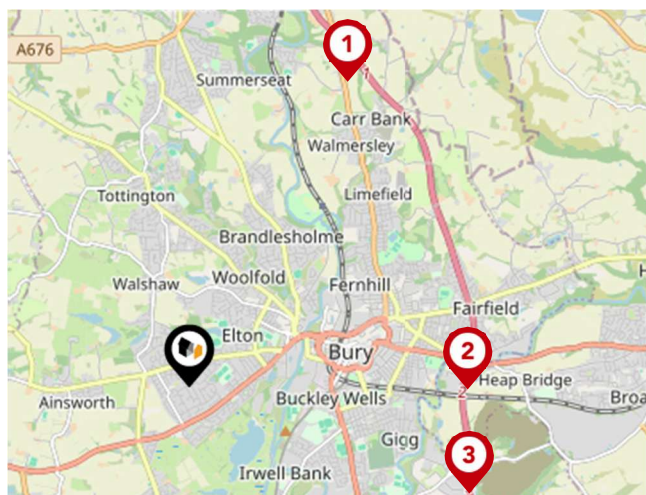
		Nursery	Primary	Secondary	College	Private
	Mill School - Bury Ofsted Rating: Good Pupils: 53 Distance:0.81	☐	☐	☒	☐	☐
	Elton Community Primary School Ofsted Rating: Good Pupils: 323 Distance:0.82	☐	☒	☐	☐	☐
	St Gabriel's RC High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1060 Distance:1.05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

Area Transport (National)



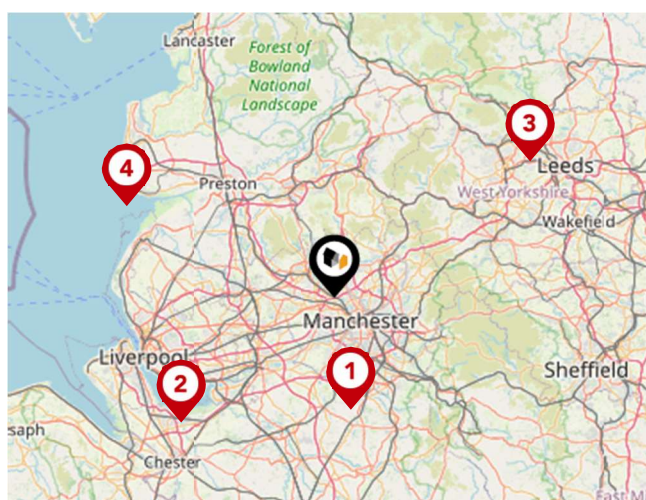
National Rail Stations

Pin	Name	Distance
1	Farnworth Rail Station	3.72 miles
2	Hall i' th' Wood Rail Station	3.35 miles
3	Bromley Cross Rail Station	3.58 miles



Trunk Roads/Motorways

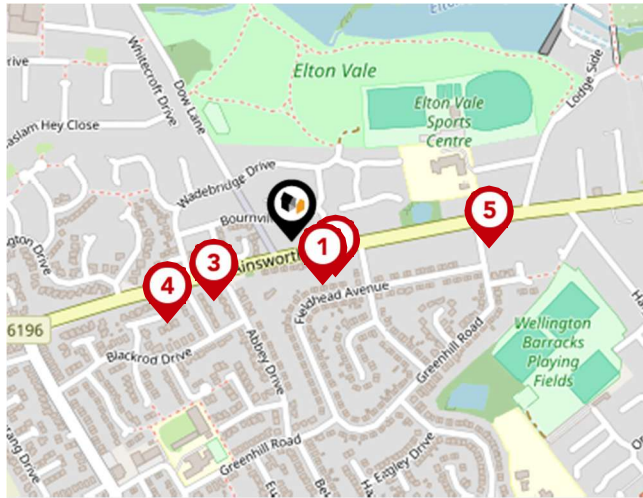
Pin	Name	Distance
1	M66 J1	3.03 miles
2	M66 J2	2.46 miles
3	M66 J3	2.64 miles
4	M60 J16	4.5 miles
5	M60 J17	4.07 miles



Airports/Helipads

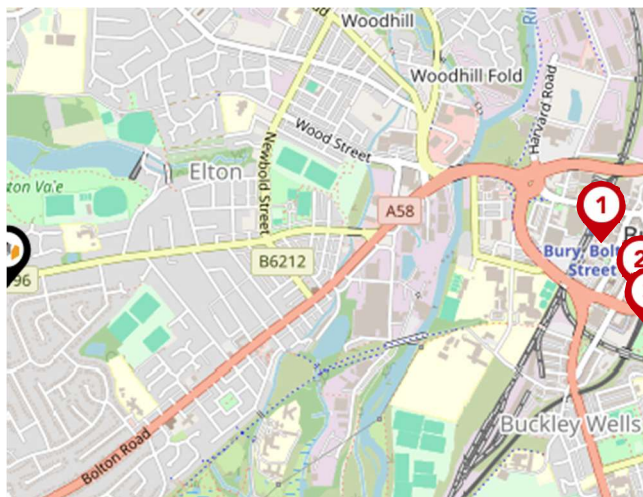
Pin	Name	Distance
1	Manchester Airport	16.06 miles
2	Speke	27.83 miles
3	Leeds Bradford Airport	33.49 miles
4	Highfield	31.8 miles

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:

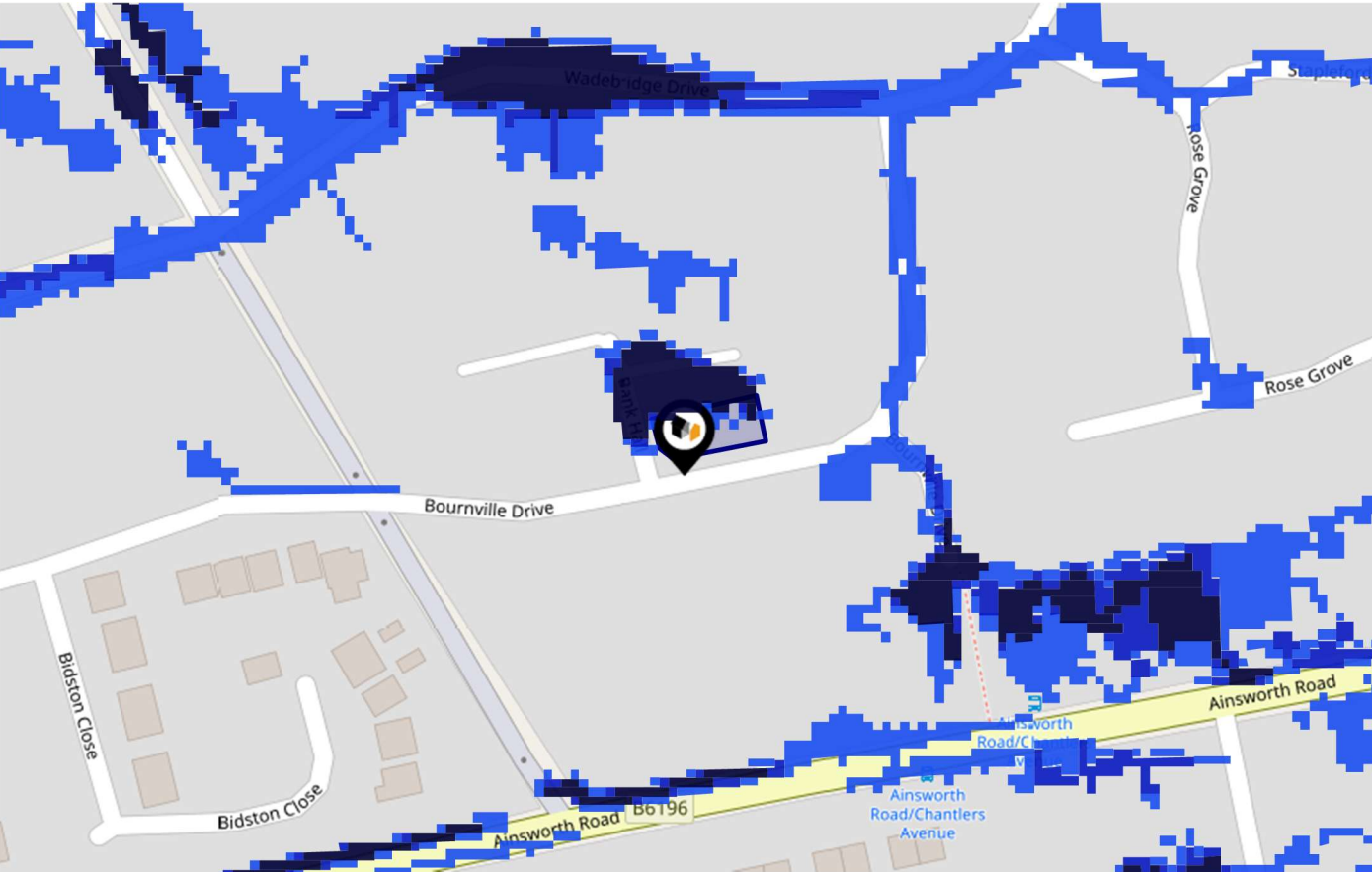
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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

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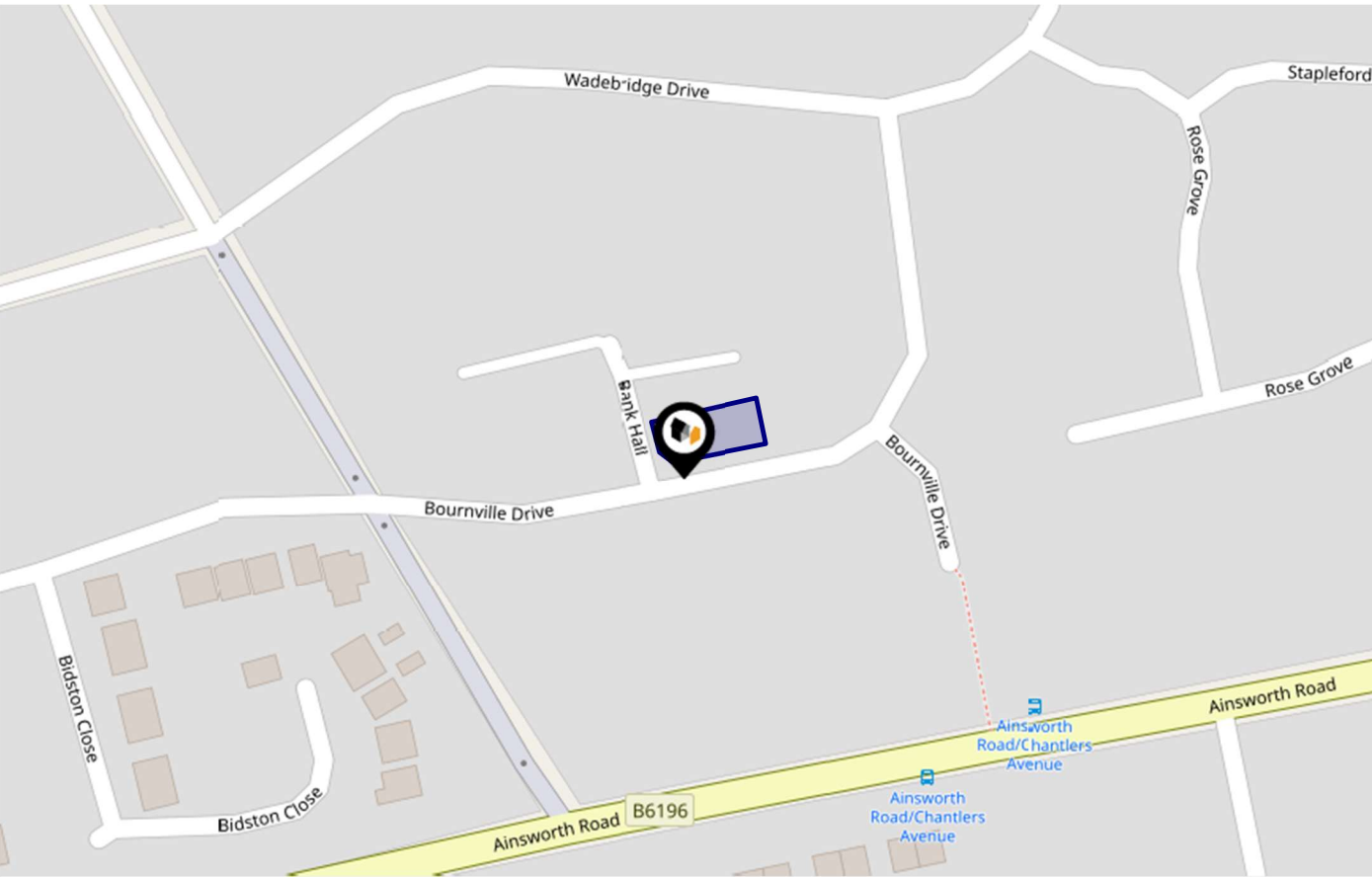
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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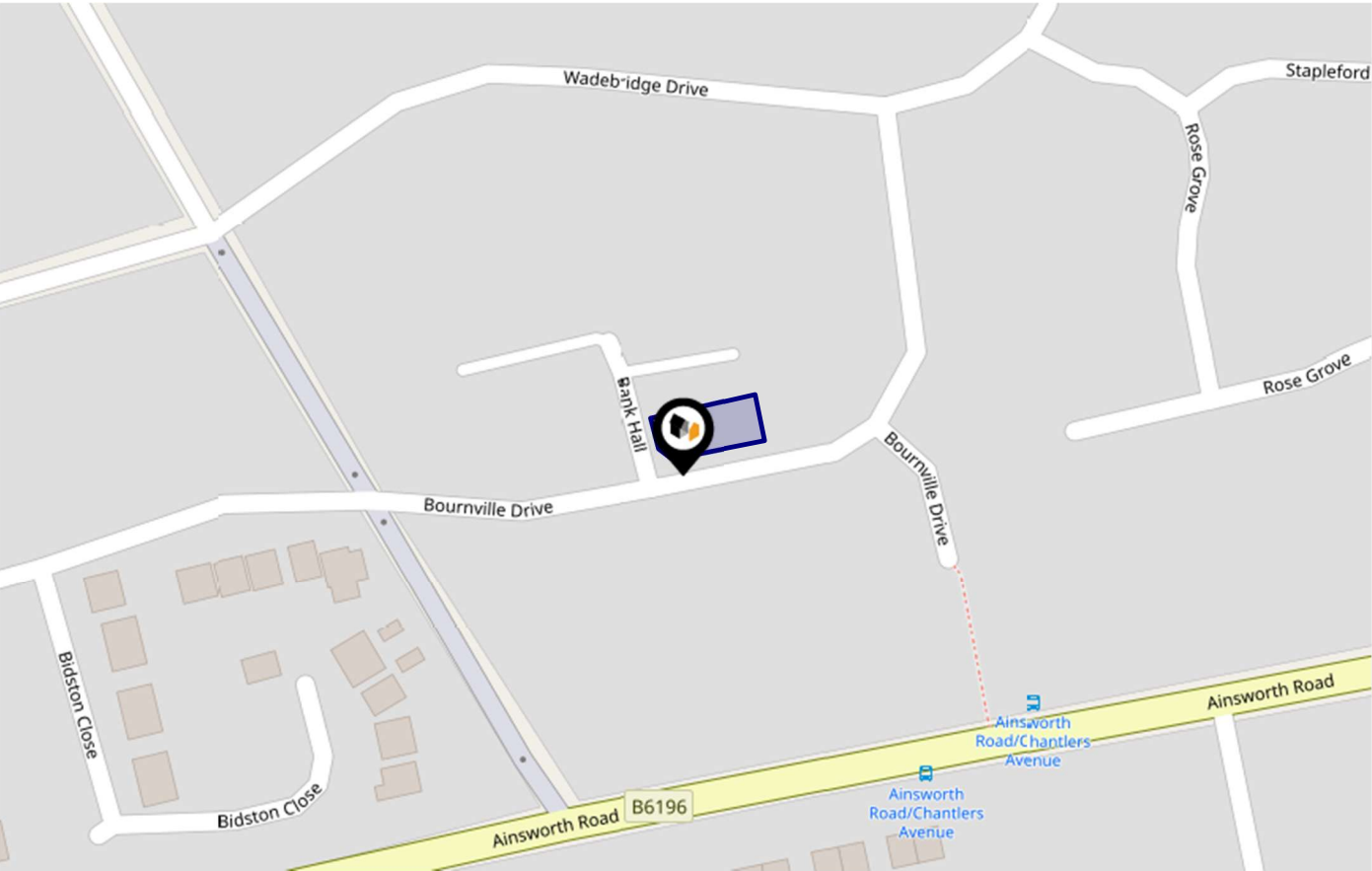
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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)				

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

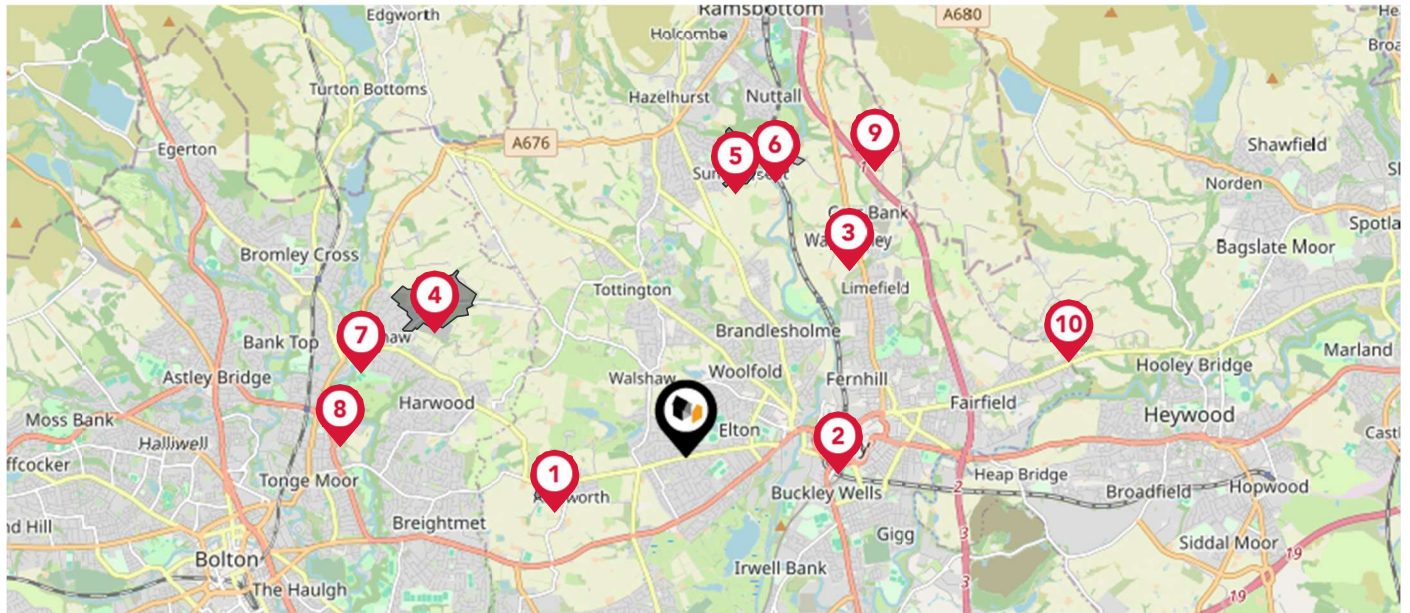
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



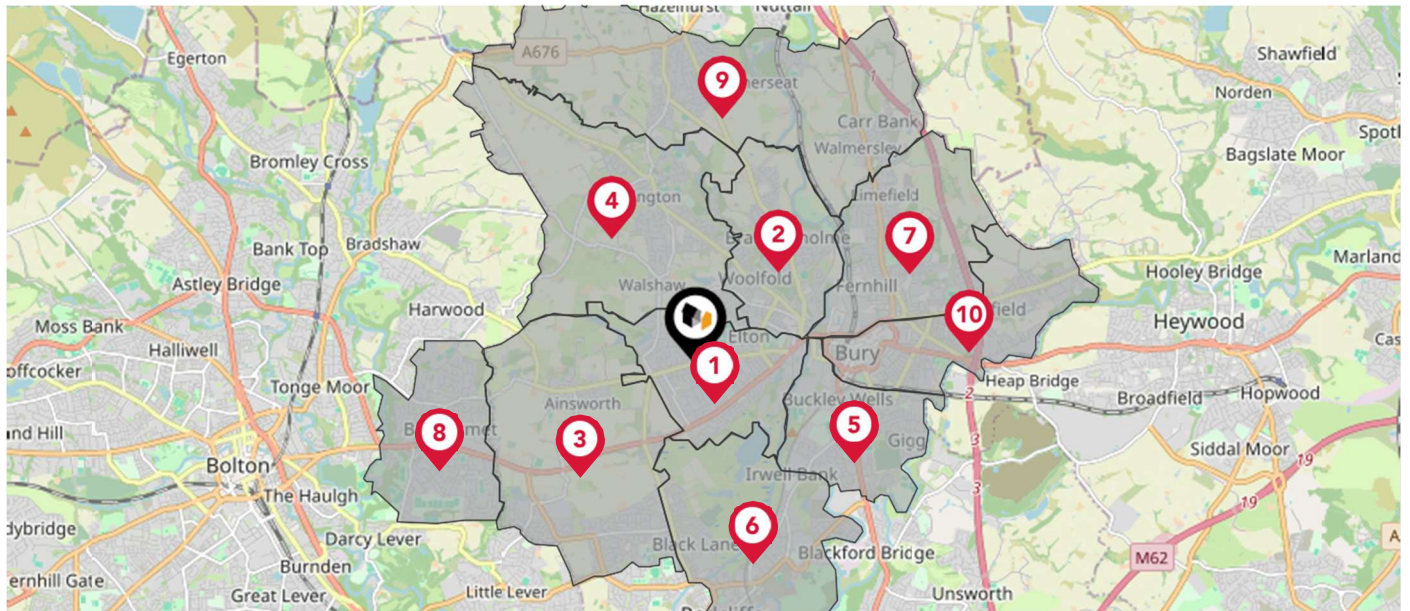
Nearby Conservation Areas

-  Ainsworth Village
-  Bury Town Centre
-  Walmersley
-  Riding Gate
-  Summerseat
-  Brooksbottoms and Rowlands
-  Bradshaw Chapel
-  Firwood Fold
-  Mount Pleasant
-  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



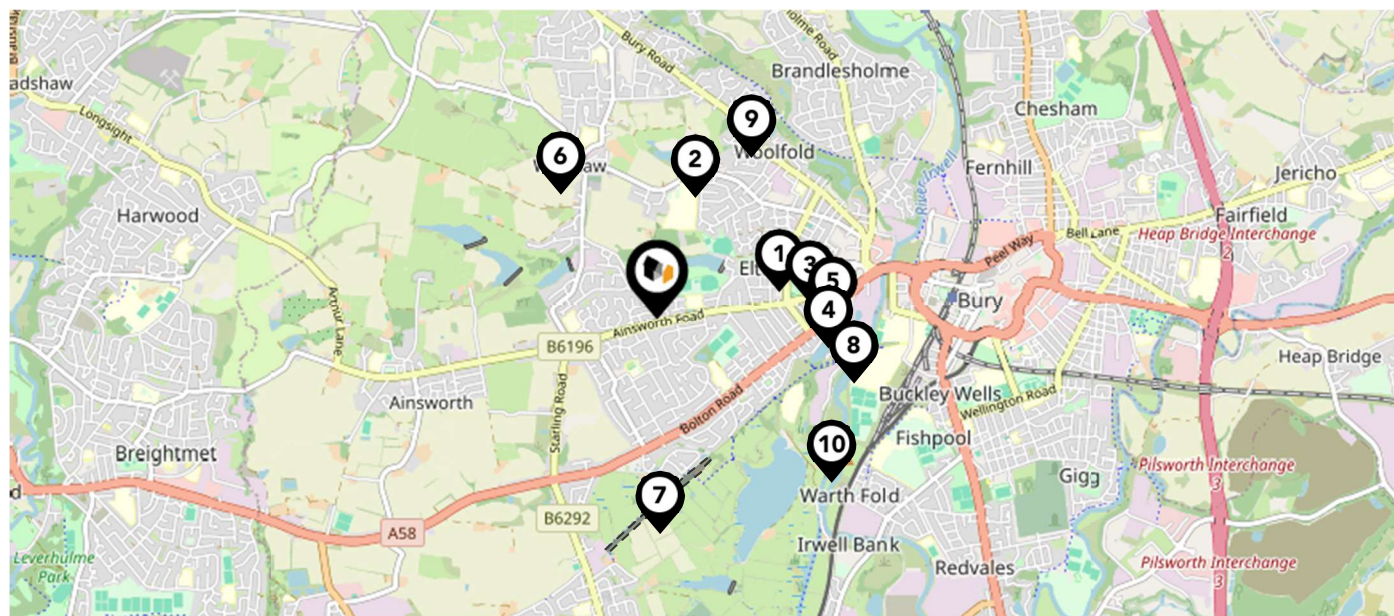
Nearby Council Wards

-  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

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.

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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