REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area

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

Offers Over: £160,000

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

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Property

Type:	Flat / Maisonette	Offers Over:	£160,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	1,001 ft^2 / 93 m^2	Start Date:	08/04/2015
Plot Area:	6.94 acres	End Date:	12/05/2923
Year Built :	2015	Lease Term:	999 years (less 1 day) from 12 May 1924
Council Tax :	Band C	Term Remaining:	898 years
Annual Estimate:	£1,909		
Title Number:	MAN248600		

Local Area

Local Authority:	Bolton
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

Property
Multiple Title Plans

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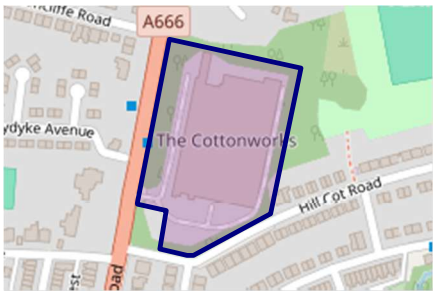
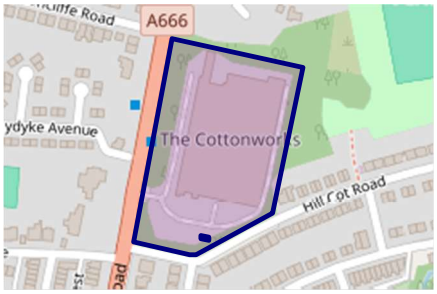
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



GM945894

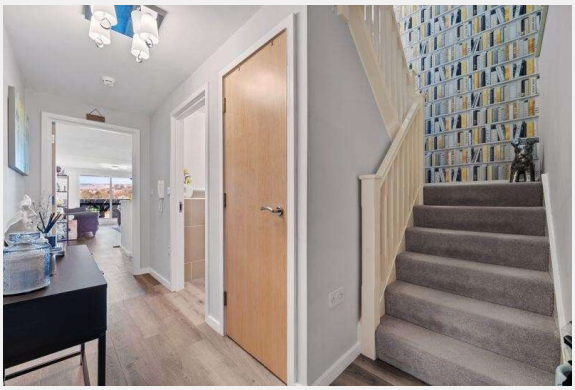
Leasehold Title Plans

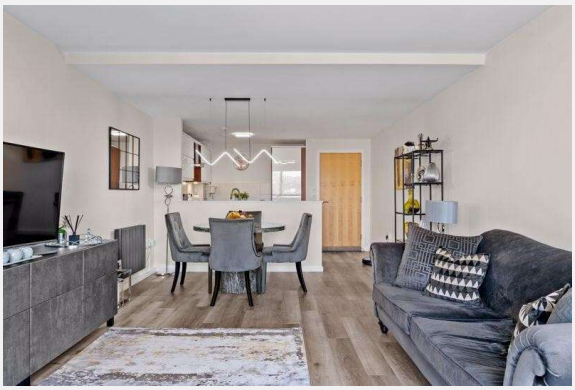


MAN248600		GM120100			
Start Date:	10/11/1926	Start Date:	18/08/1937	Start Date:	08/04/2015
End Date:	12/05/2923	End Date:	12/05/2923	End Date:	12/05/2923
Lease Term:	999 years from 12 May 1924	Lease Term:	999 years from 12 May 1924	Lease Term:	999 years (less 1 day) from 12 May 1924
Term Remaining:	898 years	Term Remaining:	898 years	Term Remaining:	898 years

Gallery
Photos

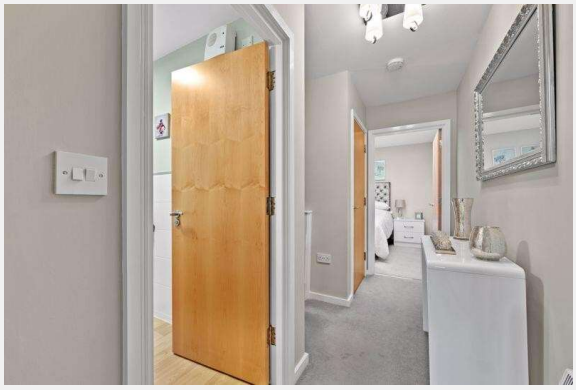
REDPATH LEACH
ESTATE AGENTS

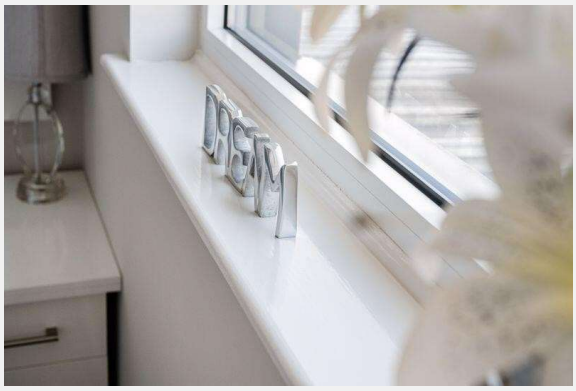




Gallery
Photos

REDPATH LEACH
ESTATE AGENTS





Gallery
Photos

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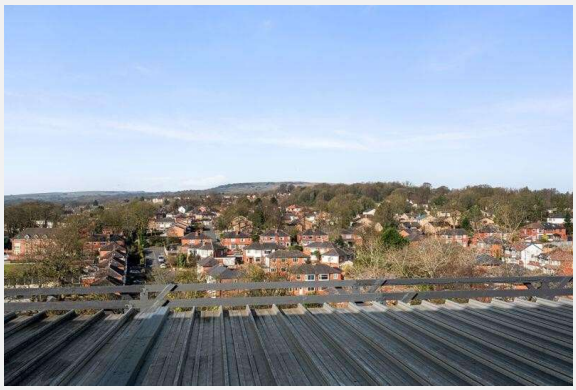
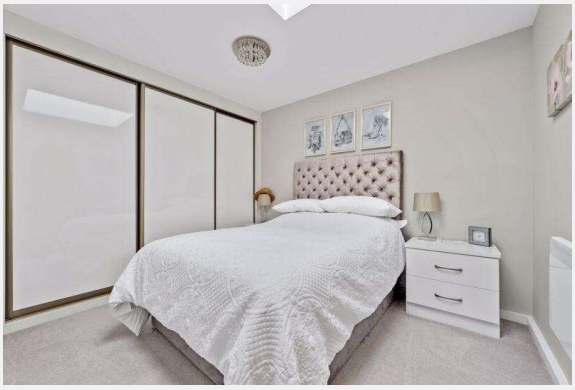
ESTATE AGENTS





Gallery
Photos

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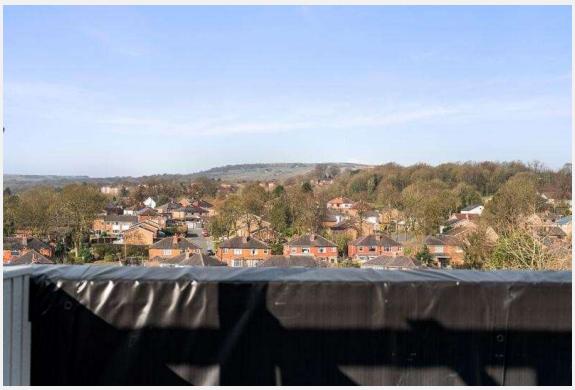
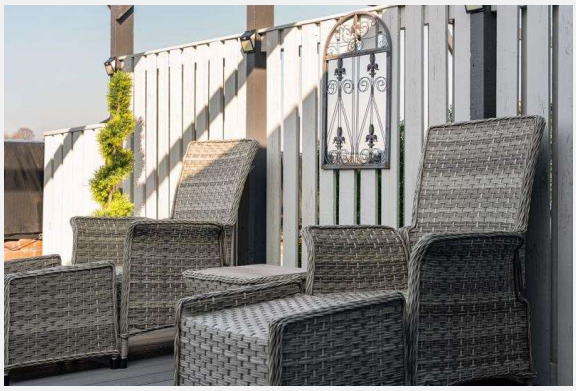
ESTATE AGENTS





Gallery
Photos

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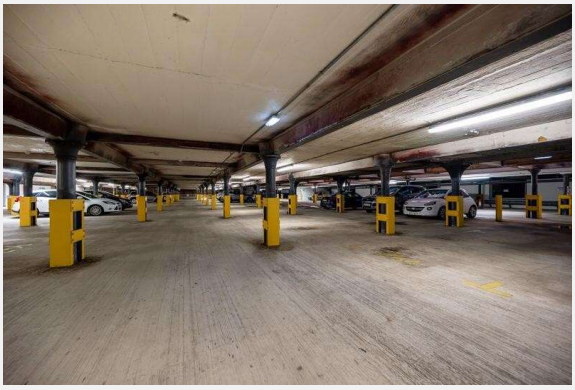
ESTATE AGENTS



Gallery
Photos

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Gallery
Floorplan

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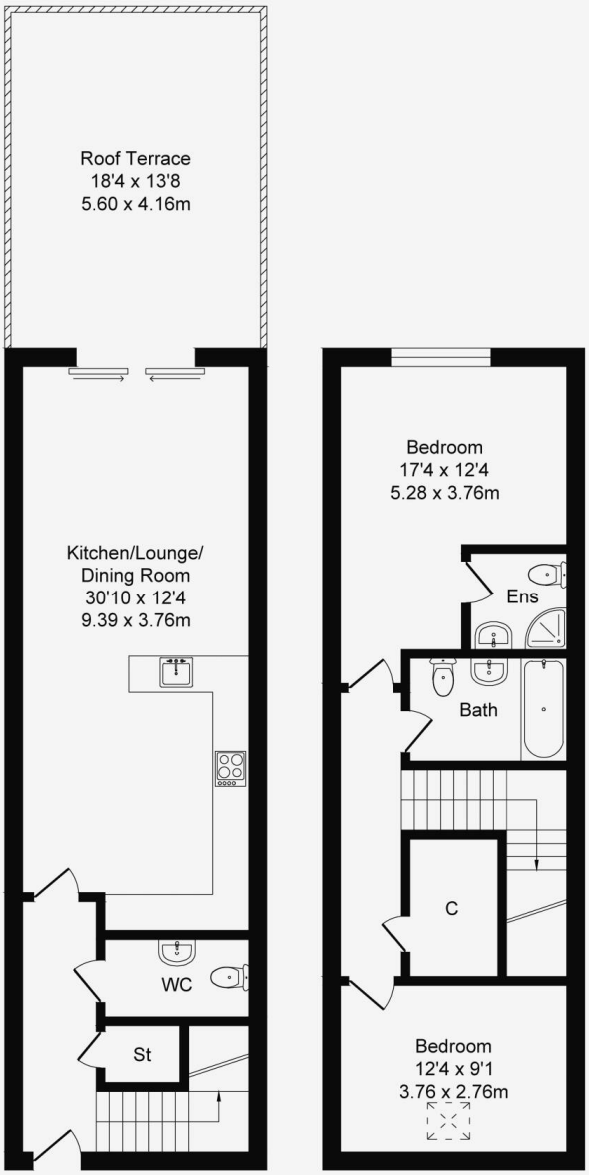
HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7QP.

Total Approx. Floor Area 1058 Sq.ft. (98.2 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 529 Sq.Ft
(49.1 Sq.M.)

First Floor

Approx. Floor
Area 529 Sq.Ft
(49.1 Sq.M.)

Property
EPC - Certificate

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Holden Mill, Blackburn Road, BOLTON, BL1

Energy rating

C

Valid until 11.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 | B
69-80	C	79 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property
EPC - Additional Data

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Additional EPC Data

Property Type:	Top-floor flat
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	93 m^2

Market
House Price Statistics

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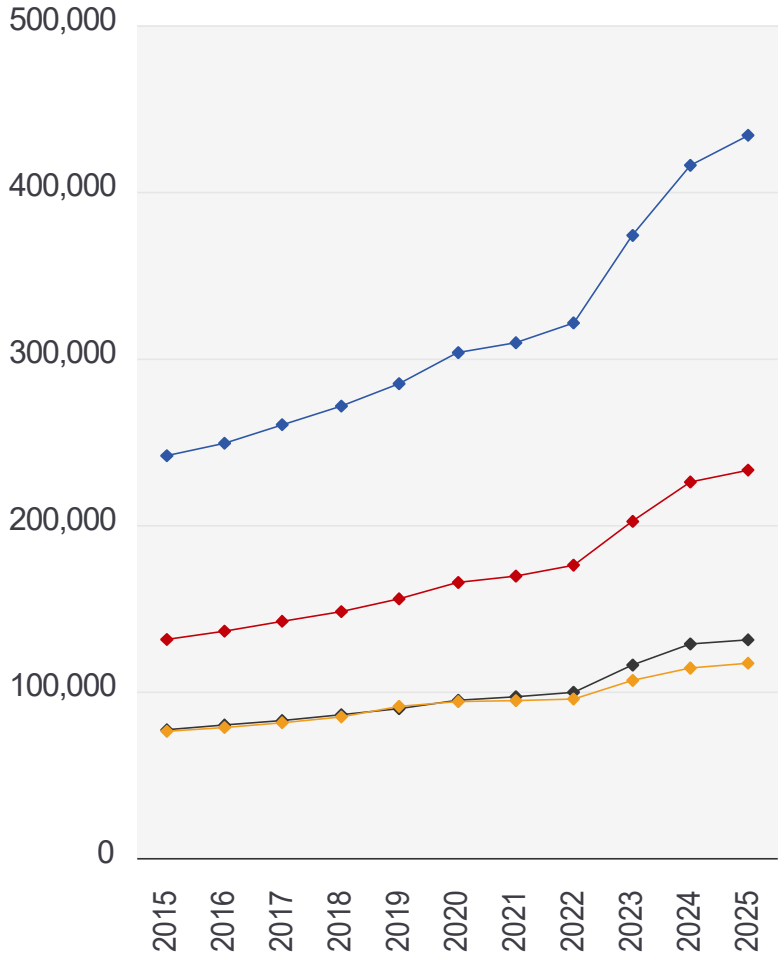
10 Year History of Average House Prices by Property Type in BL1



Detached

+79.64%

Semi-Detached

+77.57%

Terraced

+70.16%

Flat

+53.58%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

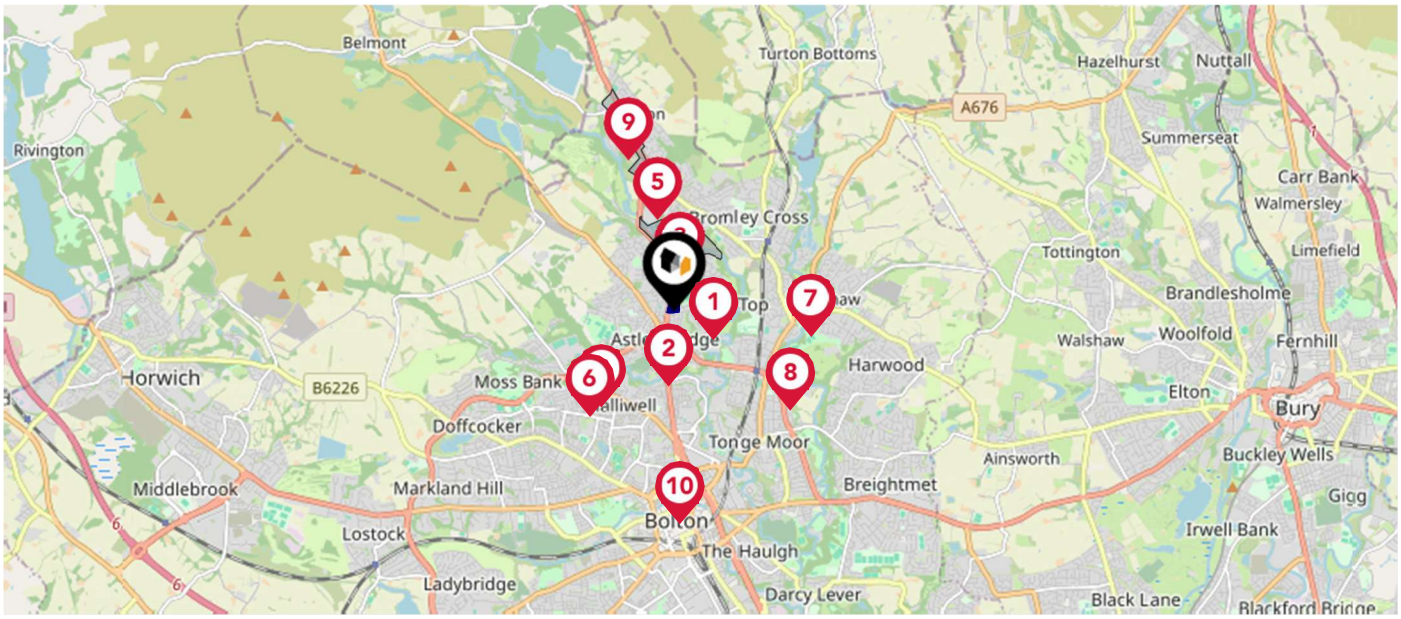
- Adit
- Gutter Pit
- Shaft

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.

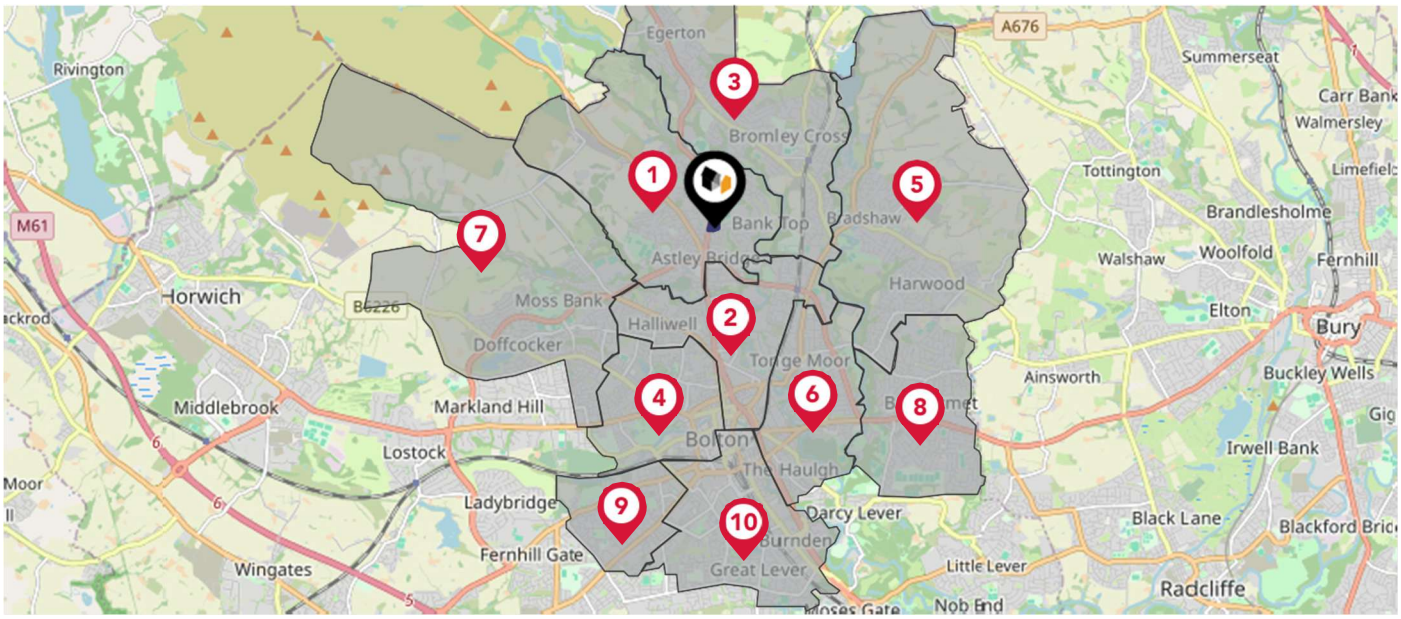


Nearby Conservation Areas

1	Bank Top
2	Birley Street
3	Eagley Bank
4	Hill Top
5	Dunscar Fold
6	St Pauls
7	Bradshaw Chapel
8	Firwood Fold
9	Egerton
10	St George's

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

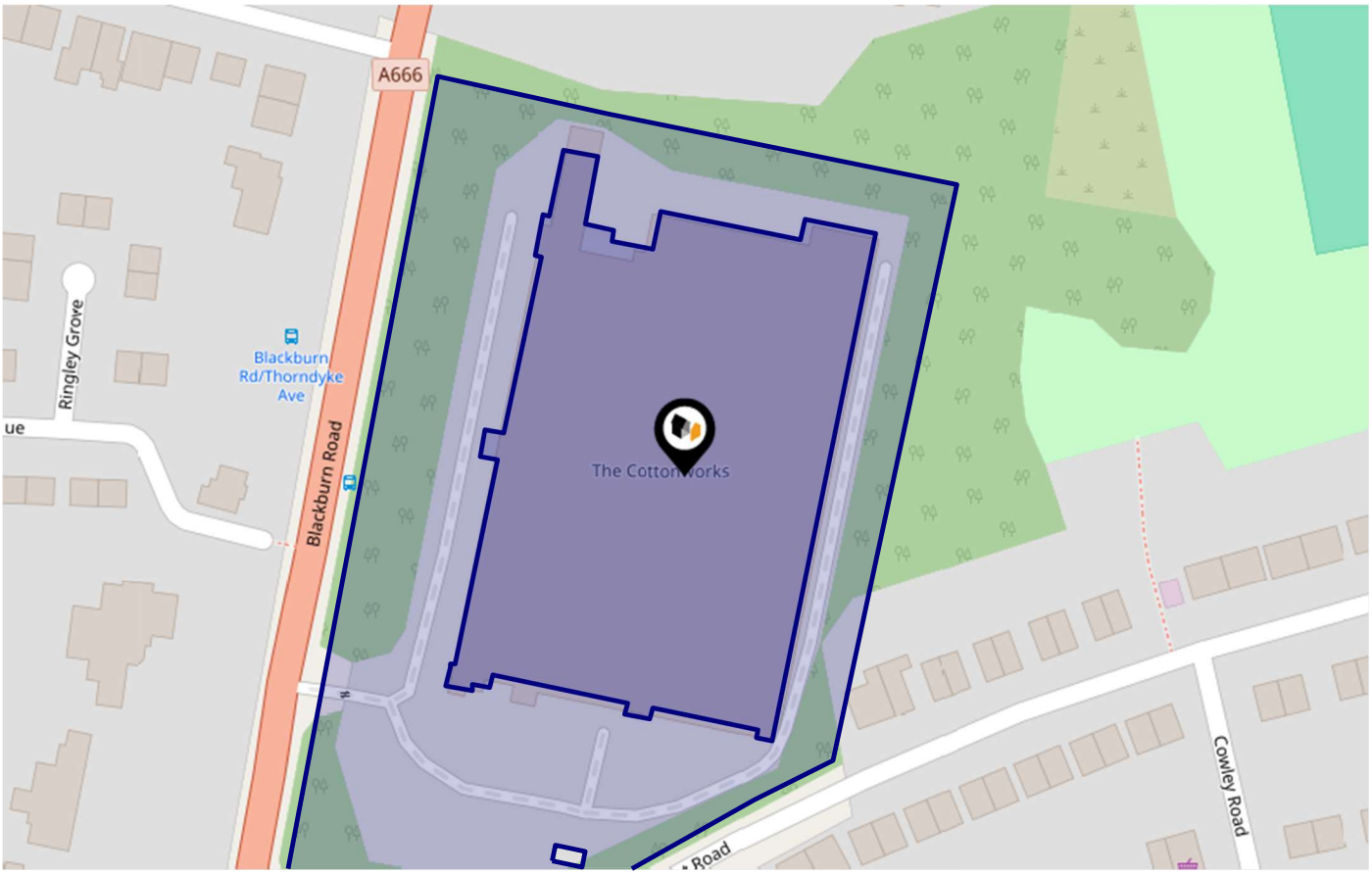


Nearby Council Wards

1	Astley Bridge Ward
2	Crompton Ward
3	Bromley Cross Ward
4	Halliwell Ward
5	Bradshaw Ward
6	Tonge with the Haulgh Ward
7	Smithills Ward
8	Breightmet Ward
9	Rumworth Ward
10	Great Lever Ward

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.

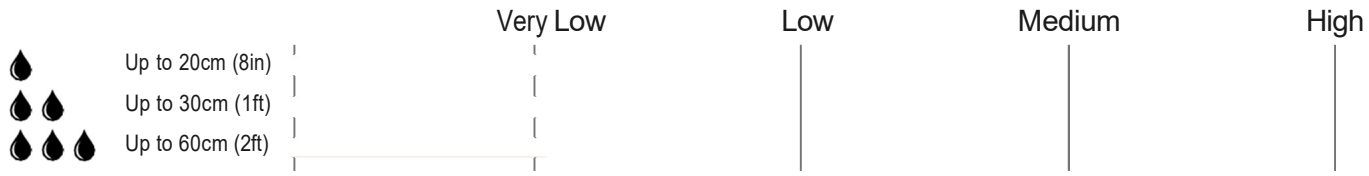


Risk Rating: Very low

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.

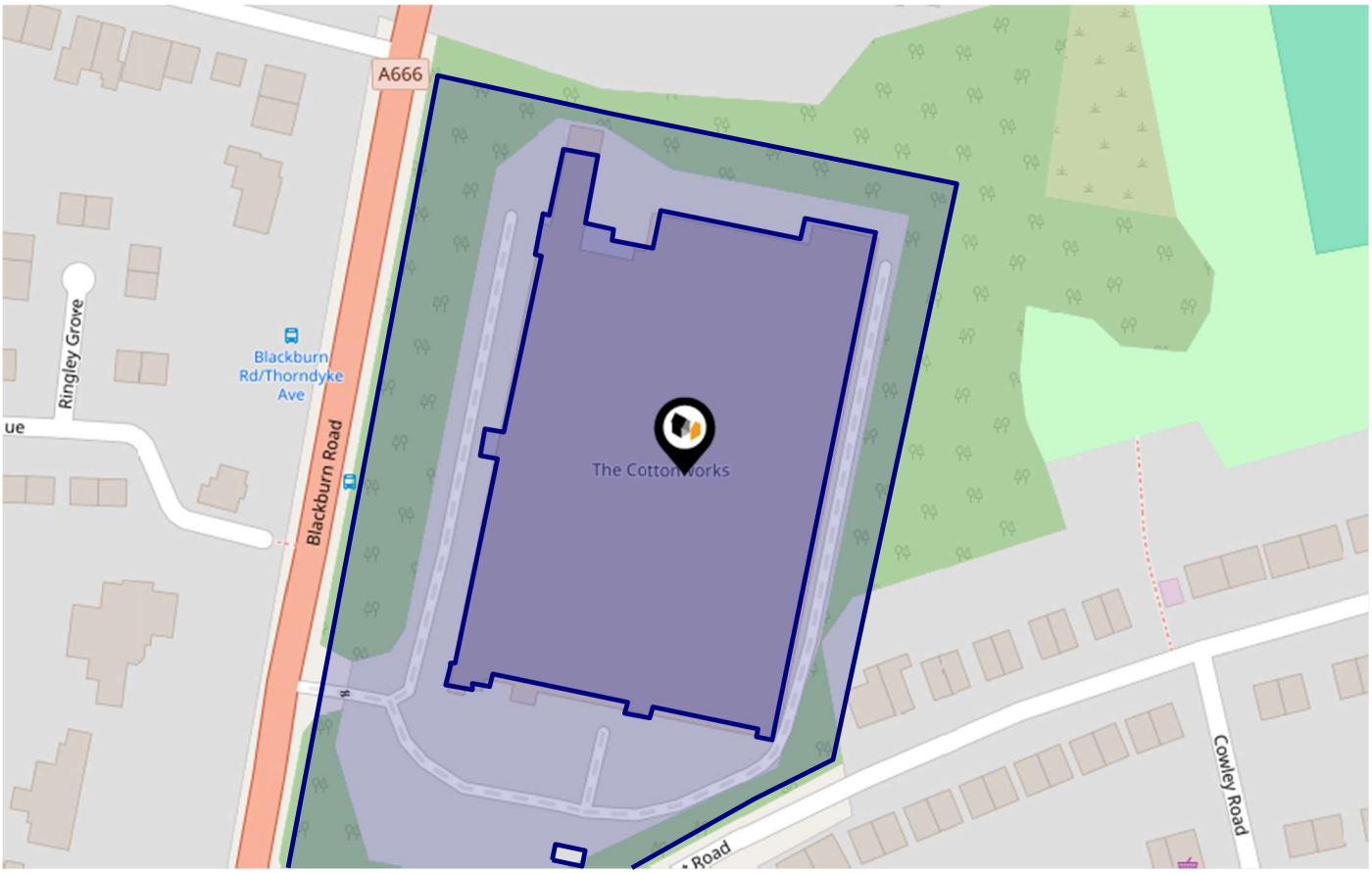
- High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one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



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.



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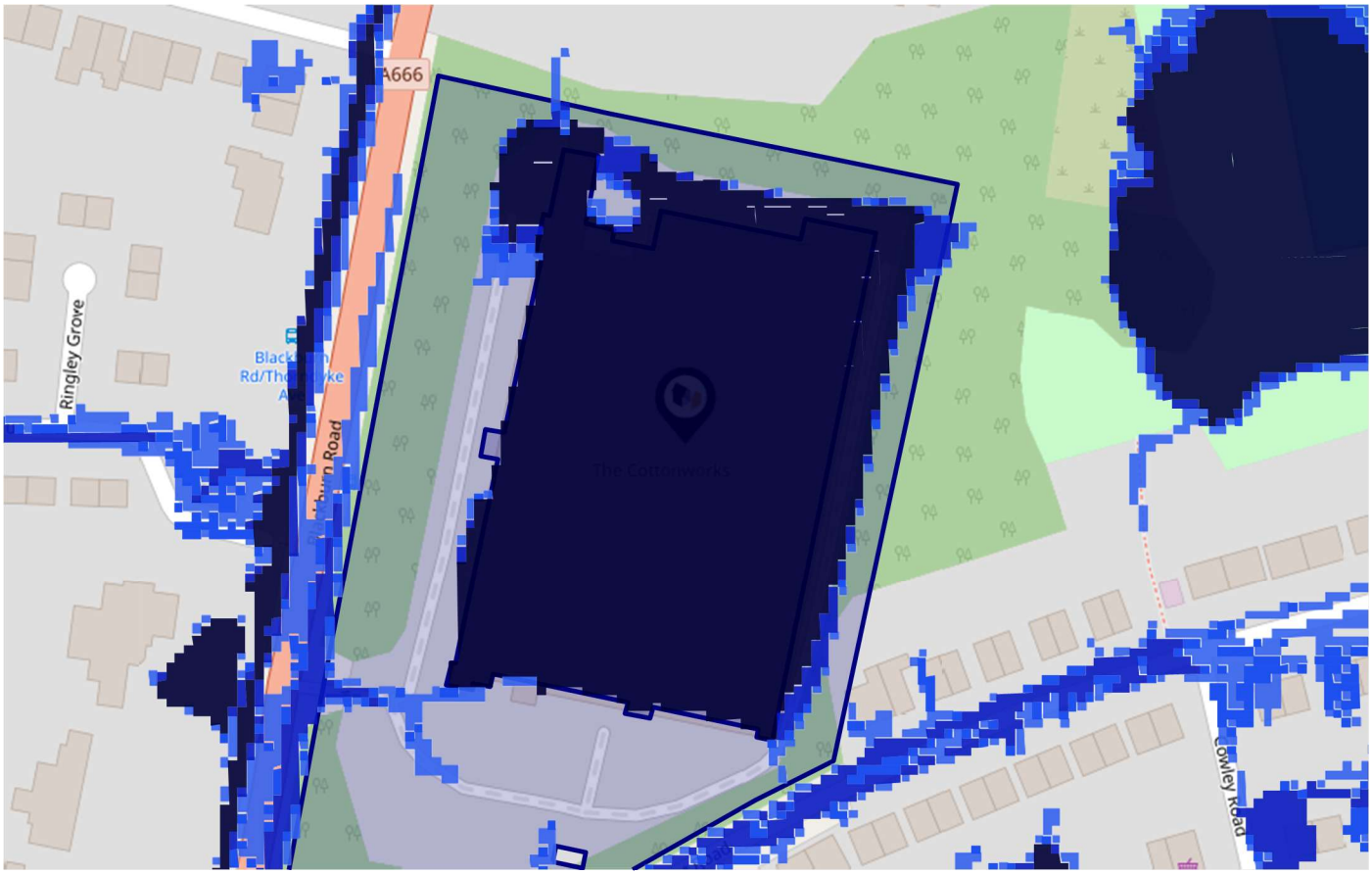
- Very Low Risk - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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 - 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: High

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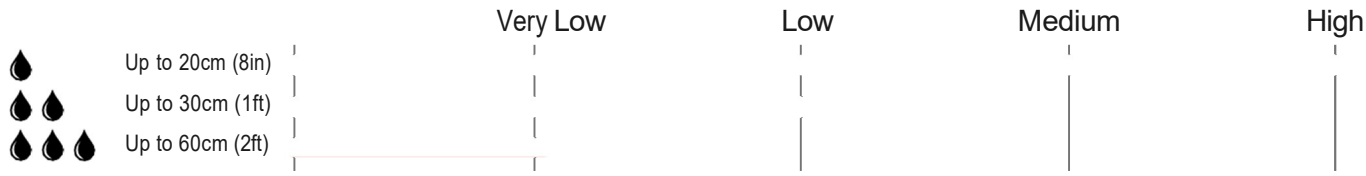
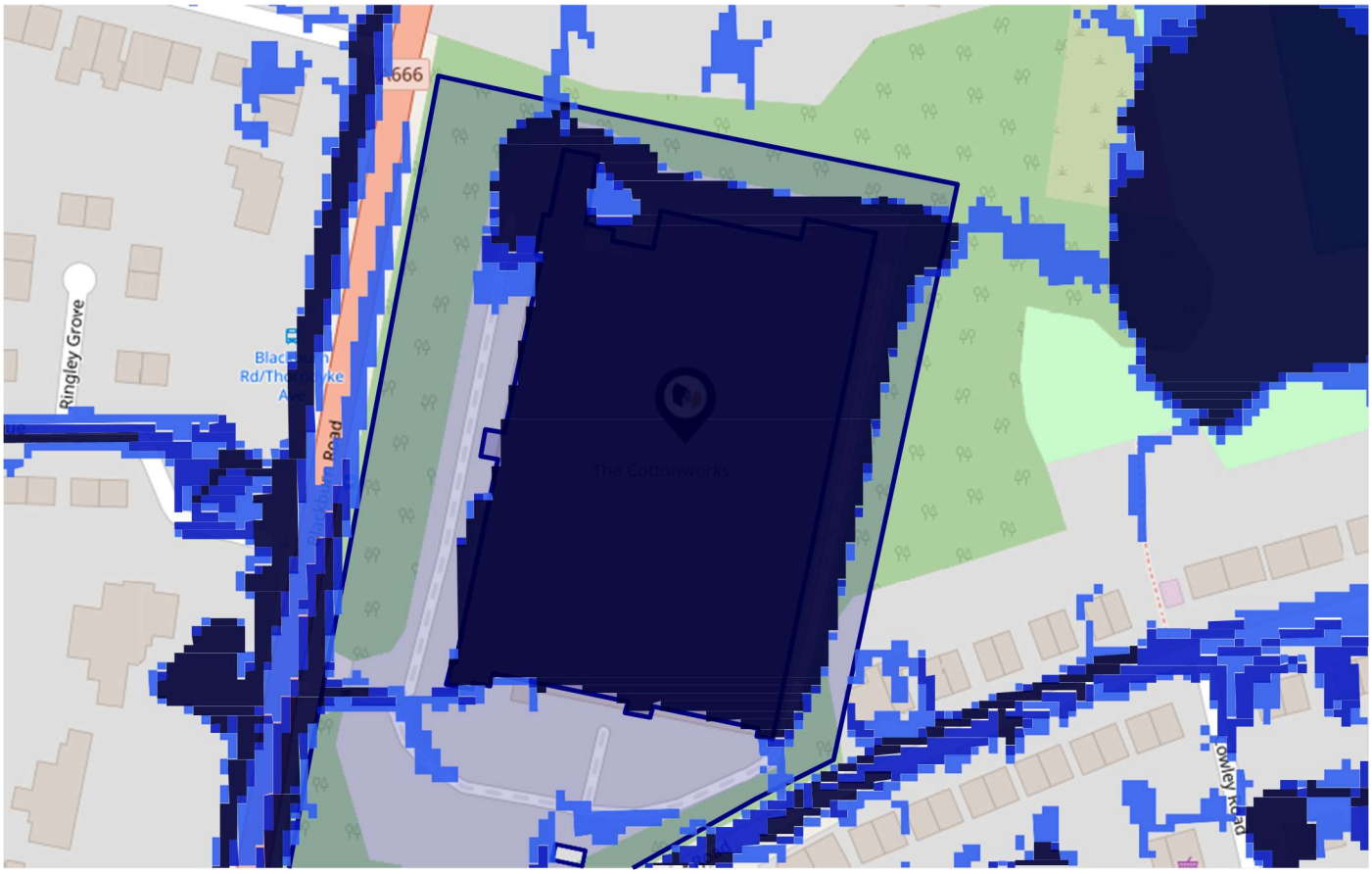


Flood Risk
Surface Water - Climate Change

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.



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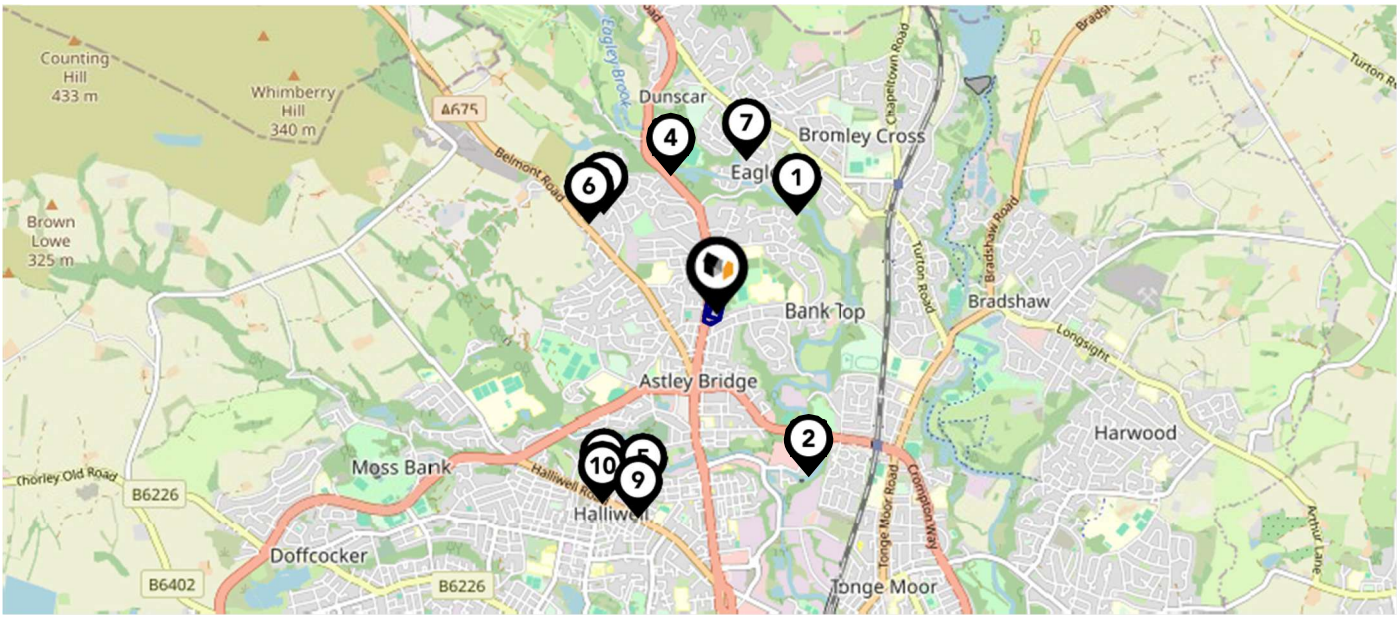
Chance of flooding to the following depths at this property:

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

Maps
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

1	John Street Playing Fields-Queens Avenue, Bromley Cross, Bolton	Historic Landfill
2	Waterworks Depot-Crompton Way, Bolton	Historic Landfill
3	Springfield Heights Quarry-Off Belmont Road, Sharples, Bolton	Historic Landfill
4	Dunscar Industrial Estate-Off Blackburn Road, Dunscar, Bolton	Historic Landfill
5	Weymouth Street-Halliwell, Greater Manchester	Historic Landfill
6	Springfield Heights Reservoir-Off Belmont Road, Sharples, Bolton	Historic Landfill
7	Hardman's Farm-Darwen Road, Bromley Cross, Bolton	Historic Landfill
8	Halliwell Industrial Estate-Regan Street-Makants Road, Halliwell, Bolton	Historic Landfill
9	Halliwell Mill-Bertha Street, Greater Manchester	Historic Landfill
10	Halliwell Street-Bolton	Historic Landfill

Area
Schools

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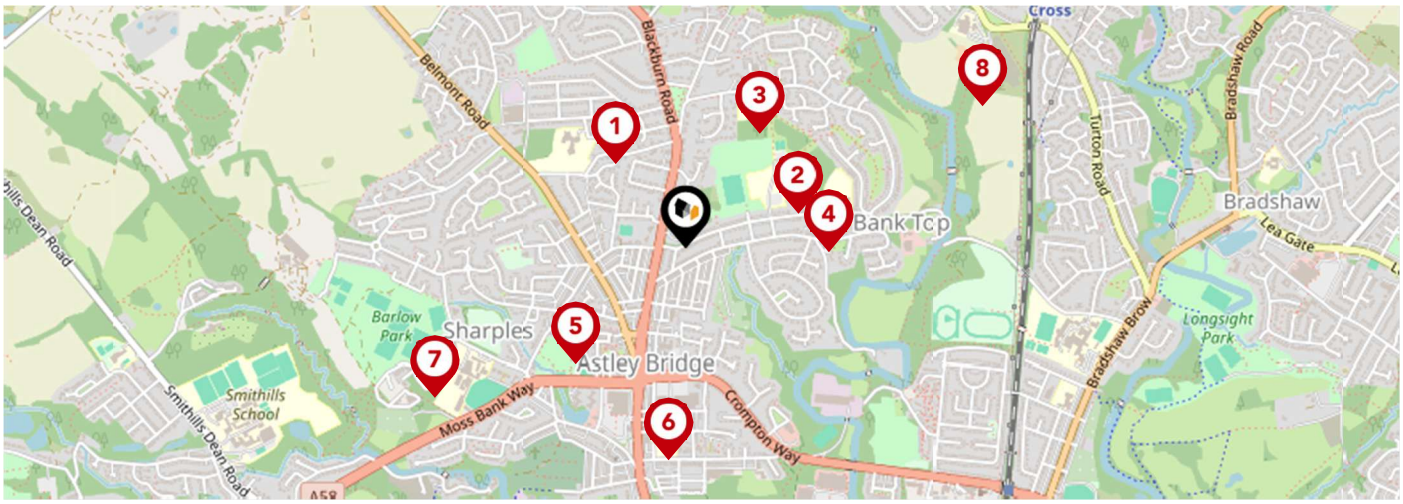

		Nursery	Primary	Secondary	College	Private
1	High Lawn Primary School Ofsted Rating: Good | Pupils: 486 | Distance:0.24		✓			
2	Sharples School Ofsted Rating: Good | Pupils: 1209 | Distance:0.26			✓		
3	The Oaks Primary School Ofsted Rating: Good | Pupils: 219 | Distance:0.3		✓			
4	Sharples Primary School Ofsted Rating: Good | Pupils: 260 | Distance:0.31		✓			
5	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good | Pupils: 203 | Distance:0.35		✓			
6	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding | Pupils: 263 | Distance:0.47		✓			
7	Thornleigh Salesian College Ofsted Rating: Good | Pupils: 1570 | Distance:0.64			✓		
8	Birtenshaw School Bolton Ofsted Rating: Good | Pupils: 103 | Distance:0.72			✓		

Area
Schools

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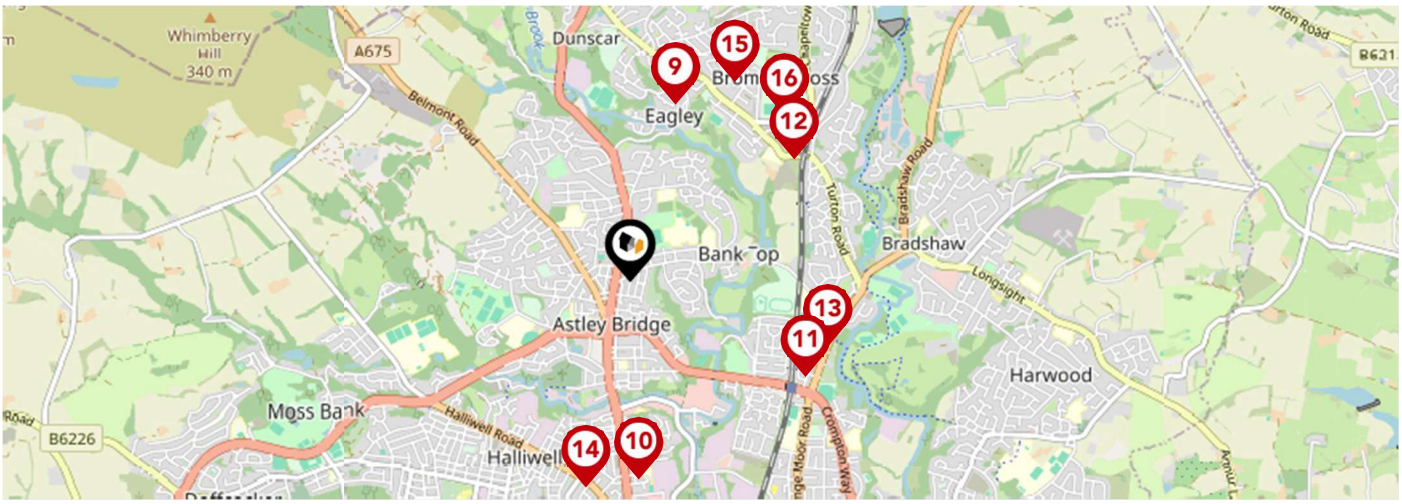

		Nursery	Primary	Secondary	College	Private
9	St John the Evangelist RC Primary School, Bromley Cross, Bolton Ofsted Rating: Good | Pupils: 183 | Distance:0.81		✓			
10	Madrasatul Imam Muhammad Zakariya Ofsted Rating: Good | Pupils: 120 | Distance:0.87			✓		
11	St Columba's RC Primary School Ofsted Rating: Good | Pupils: 238 | Distance:0.87		✓			
12	Turton School Ofsted Rating: Good | Pupils: 1619 | Distance:0.9			✓		
13	Canon Slade School Ofsted Rating: Requires improvement | Pupils: 1753 | Distance:0.91			✓		
14	Eden Boys' School Bolton Ofsted Rating: Outstanding | Pupils: 621 | Distance:0.92			✓		
15	Eagley Infant School Ofsted Rating: Good | Pupils: 200 | Distance:1		✓			
16	Eagley Junior School Ofsted Rating: Good | Pupils: 232 | Distance:1		✓			

Local Area
Masts & Pylons

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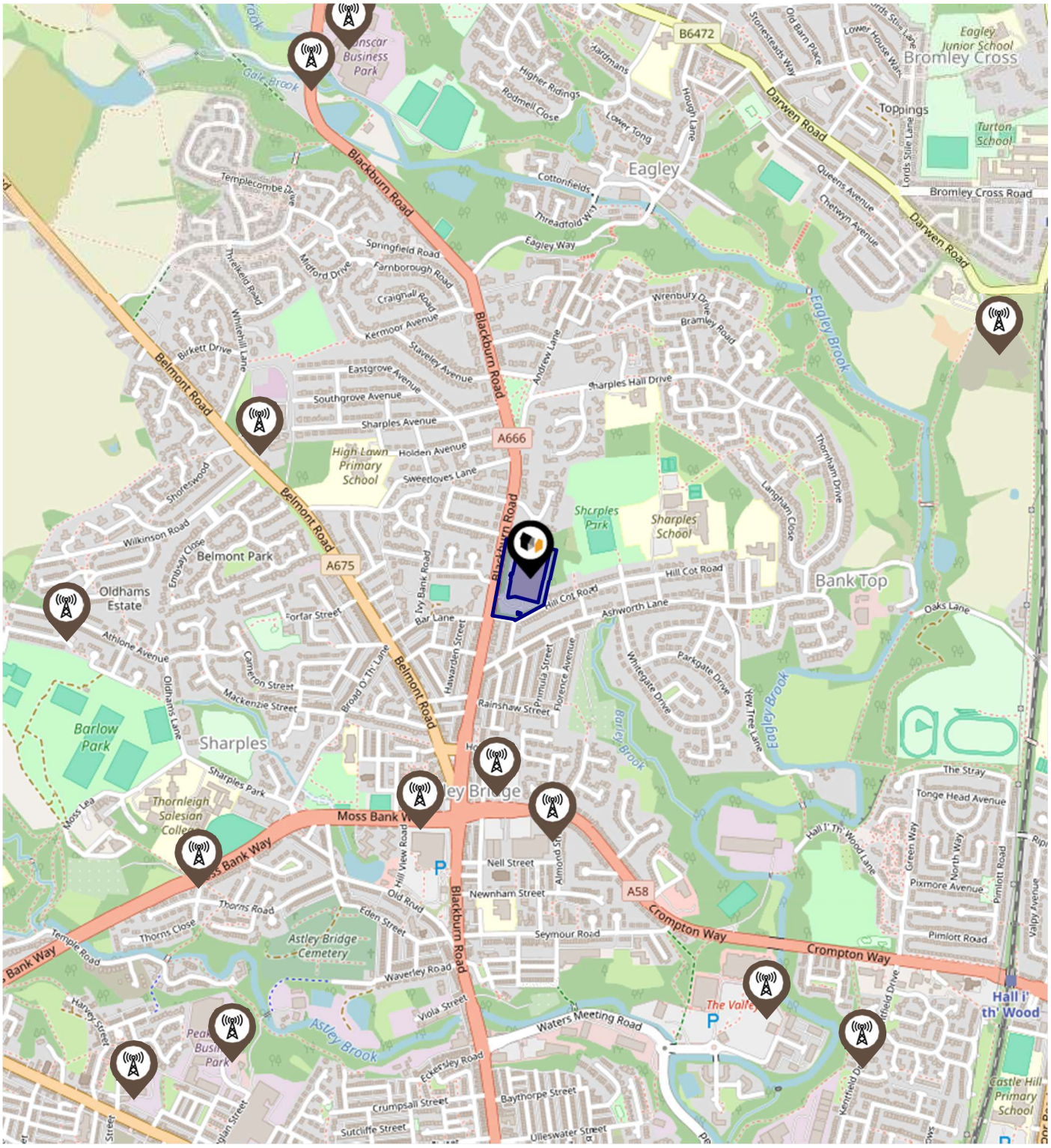

Key:

- Power Pylons
- Communication Masts

Environment
Radon Gas

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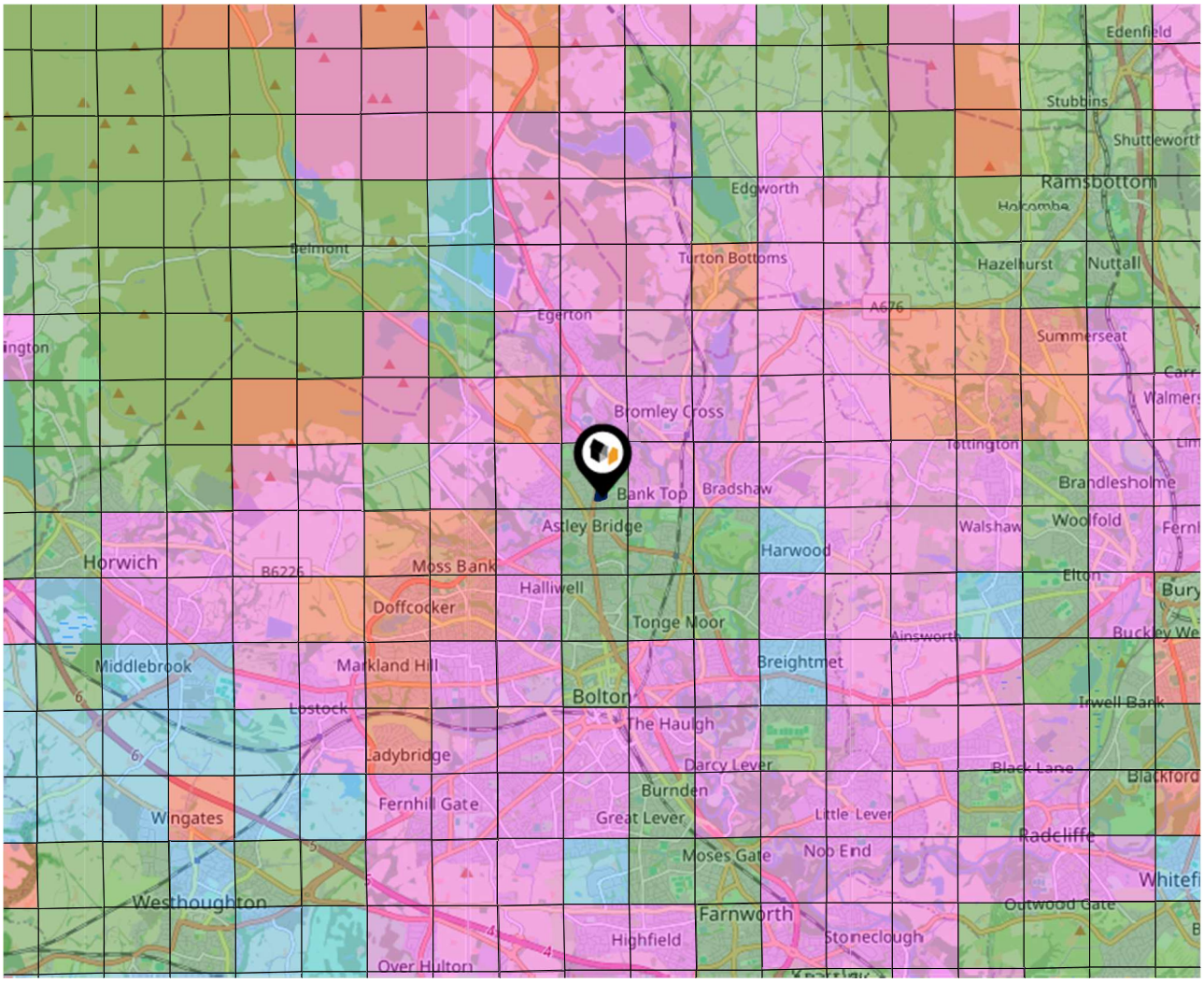
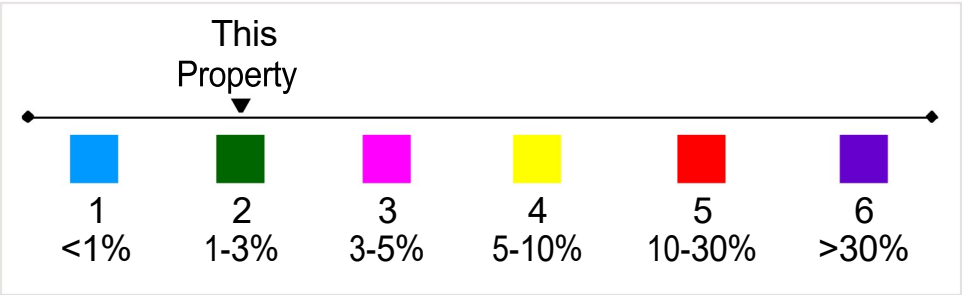
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

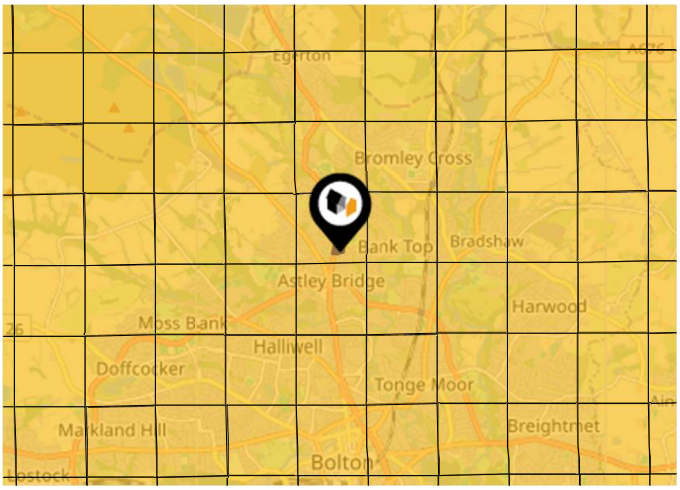




Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

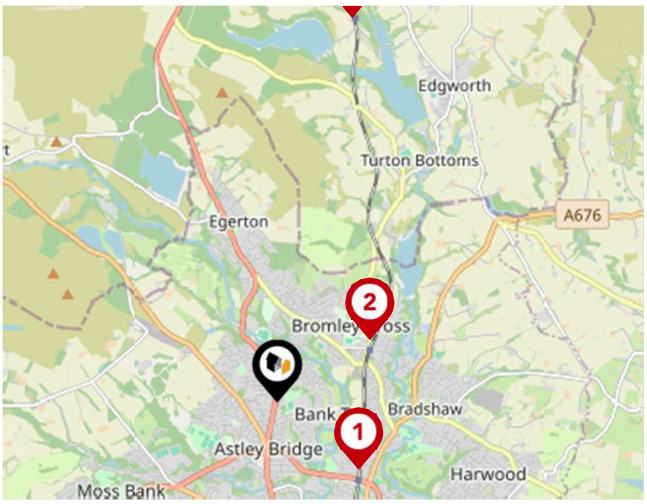


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

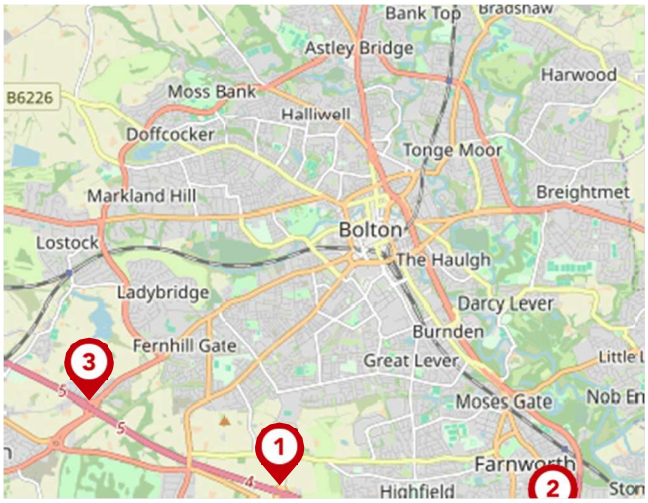
Area
Transport (National)

REDPATH LEACH
ESTATE AGENTS



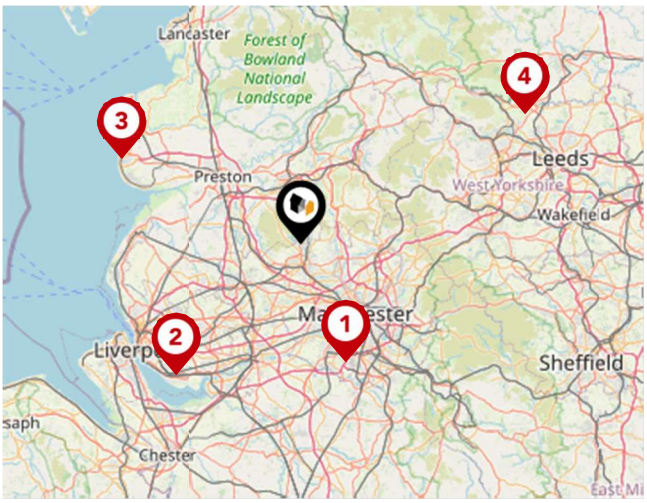
National Rail Stations

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

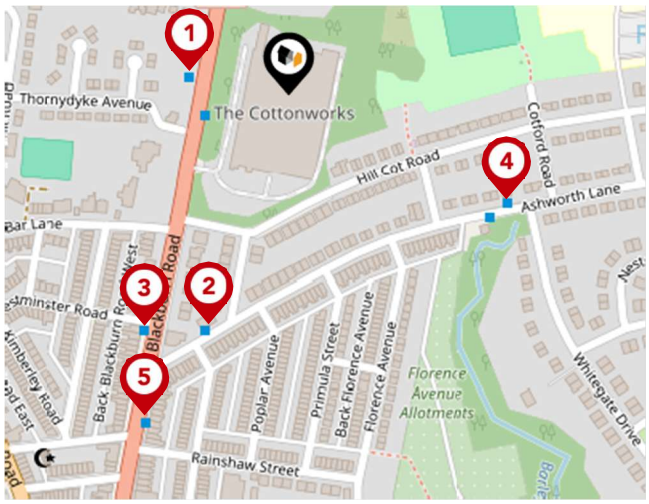
Pin	Name	Distance
1	M61 J4	4.31 miles
2	M61 J3	4.89 miles
3	M61 J5	4.27 miles
4	M61 J2	5.64 miles
5	M61 J1	6.14 miles



Airports/Helipads

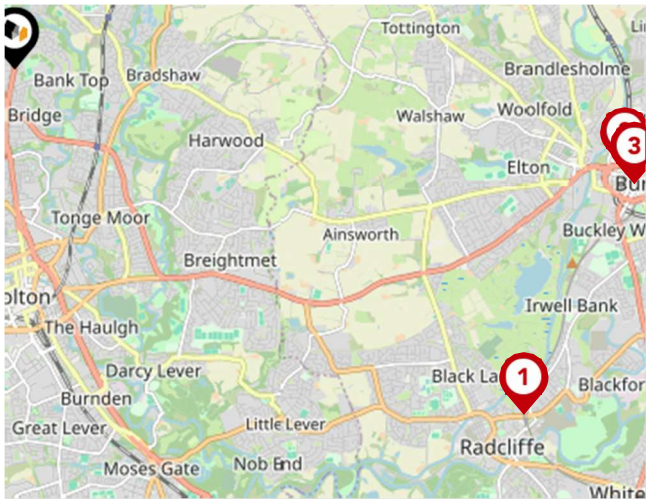
Pin	Name	Distance
1	Manchester Airport	18.05 miles
2	Speke	25.51 miles
3	Highfield	27.72 miles
4	Leeds Bradford Airport	36.37 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Thorndyke Avenue	0.06 miles
2	Hesketh Avenue	0.13 miles
3	Ashworth Lane	0.15 miles
4	Whitegate Drive	0.13 miles
5	Rainshaw Street	0.19 miles



Local Connections

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

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.

Agent
Disclaimer

REDPATH LEACH
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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.

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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