



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



HIGHFIELD ROAD, ADLINGTON, CHORLEY, PR6 9RH.

Asking Price: £500,000

Redpath Leach Estate Agents

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

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www.redpathleach.co.uk

Property Overview



Property

Type:	Detached	Asking Price:	£500,000
Bedrooms:	5	Tenure:	Leasehold
Floor Area:	1,894 ft ² / 176 m ²	Start Date:	15/06/1966
Plot Area:	0.23 acres	End Date:	16/06/2965
Council Tax :	Band F	Lease Term:	999 years from 16 June 1966
Annual Estimate:	£3,384	Term Remaining:	940 years
Title Number:	LA900873		

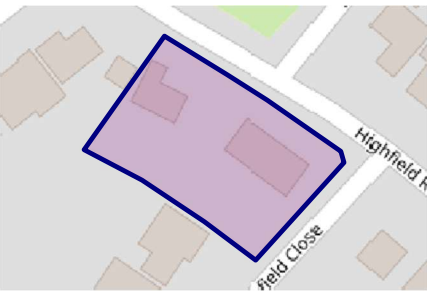
Local Area

Local Authority:	Chorley	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
◆ Rivers & Seas	Very low	19	80	-
◆ Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

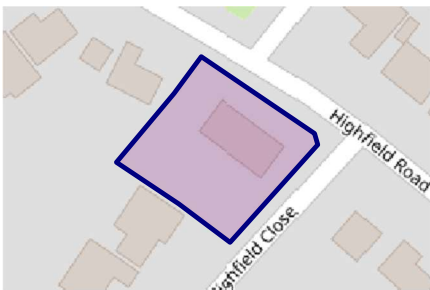
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



LAN15853

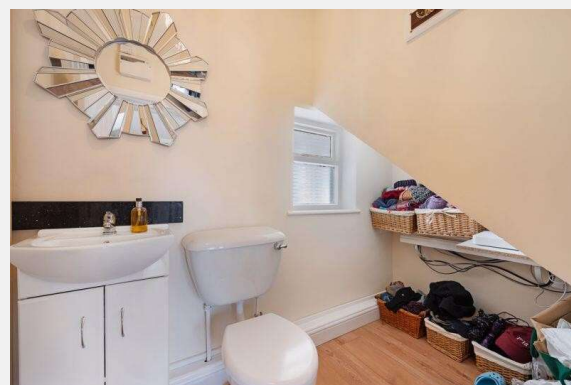
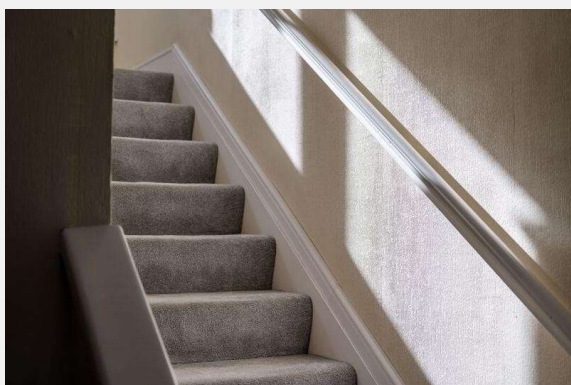
Leasehold Title Plan

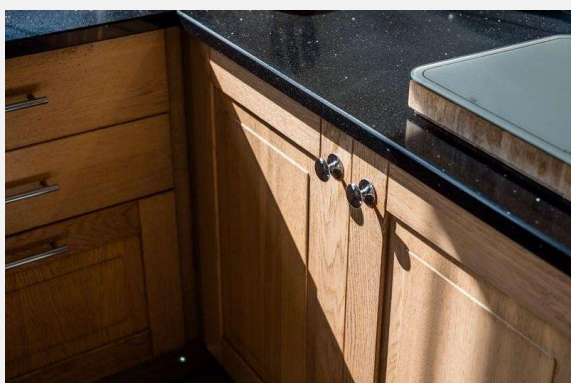


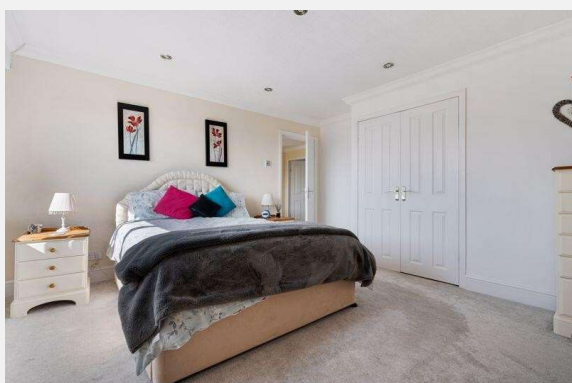
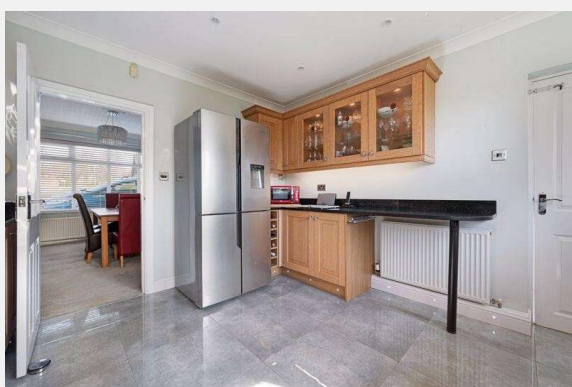
LA900873

Start Date: 23/12/1963
End Date: 24/12/2962
Lease Term: 999 years from 24 December 1963
Term 938 years
Remaining:

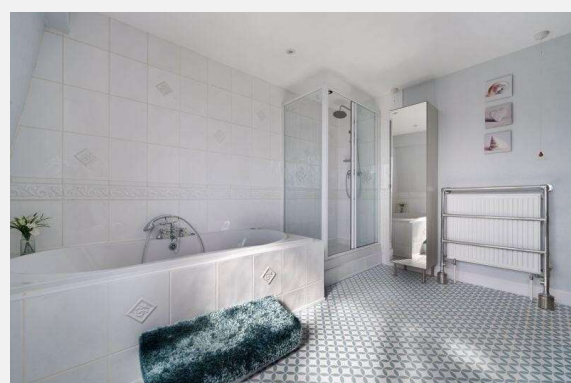
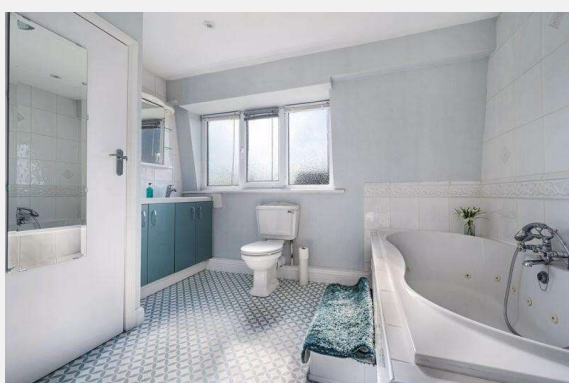
Start Date: 15/06/1966
End Date: 16/06/2965
Lease Term: 999 years from 16 June 1966
Term 940 years
Remaining:

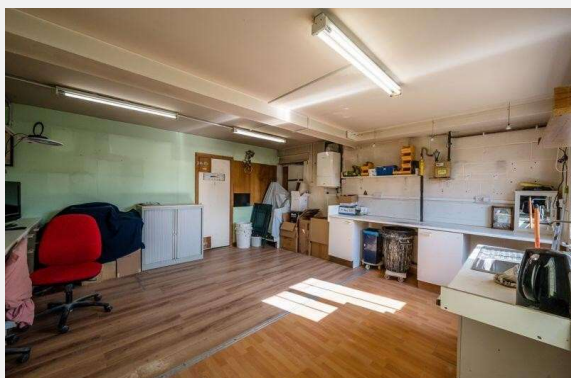


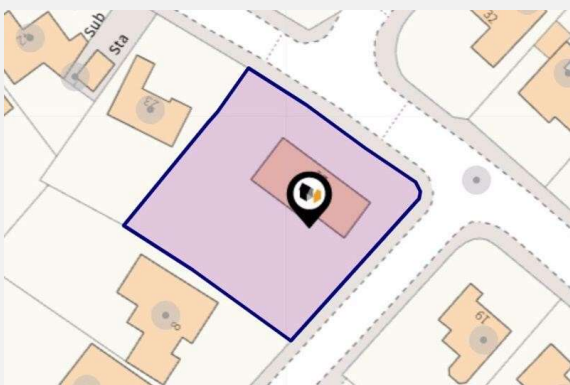








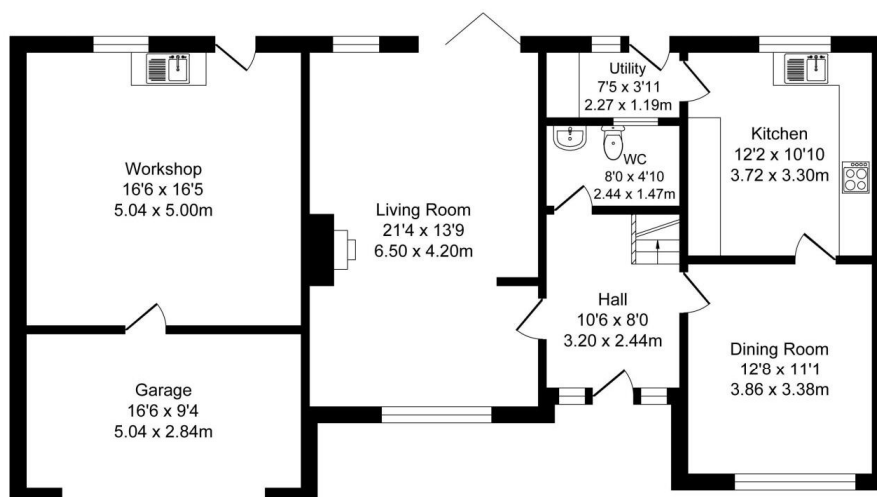




HIGHFIELD ROAD, ADLINGTON, CHORLEY, PR6 9RH.

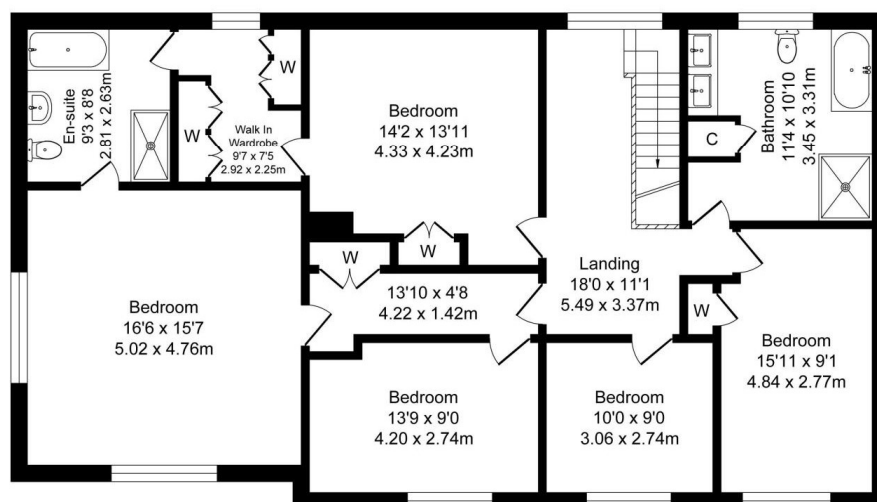
Total Approx. Floor Area 2587 Sq.ft. (240.4 Sq.M.)

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 1200 Sq.Ft
(111.5 Sq.M.)



First Floor

Approx. Floor
Area 1387 Sq.Ft
(128.9 Sq.M.)

Property

EPC - Certificate



Adlington, CHORLEY, PR6

Energy rating

D

Valid until 19.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

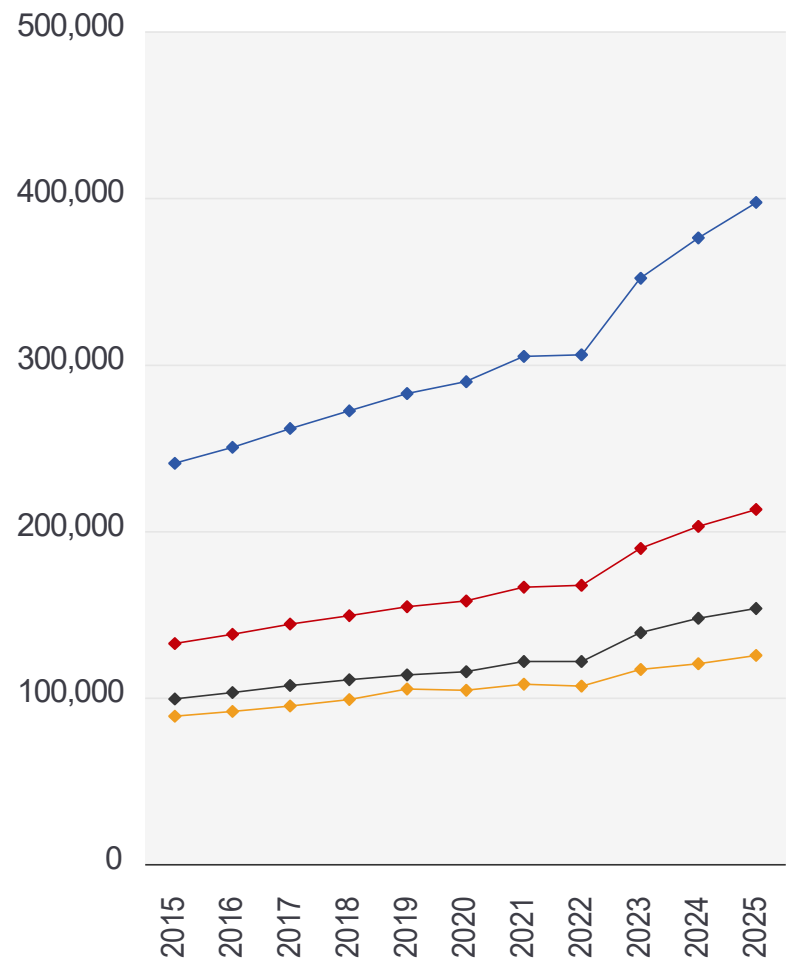
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	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, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	176 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PR6



Detached

+65.15%

Semi-Detached

+60.86%

Terraced

+54.85%

Flat

+41.19%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

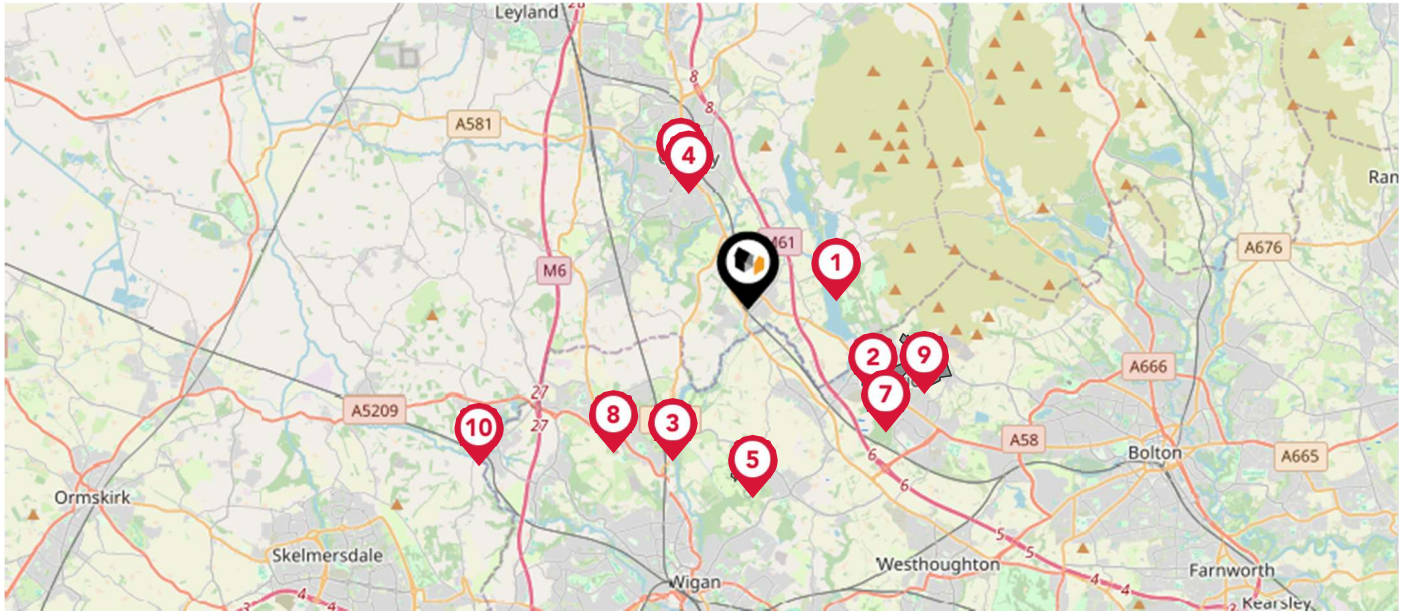
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



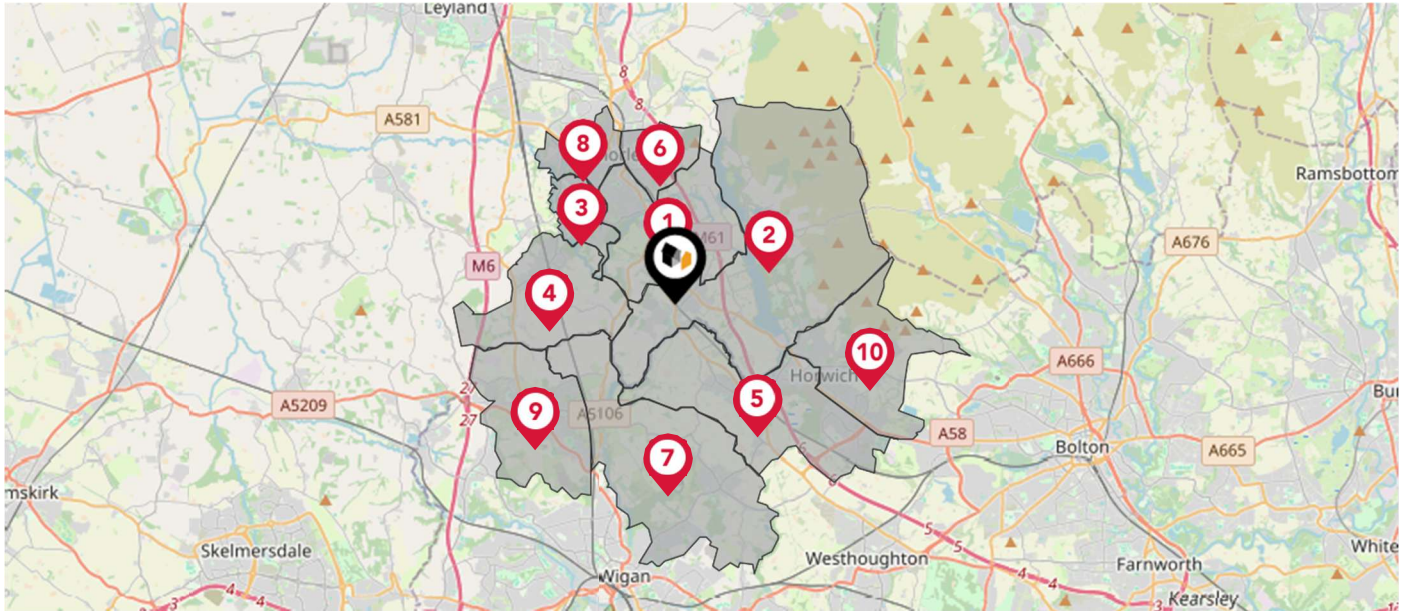
Nearby Conservation Areas

- | | |
|----|--------------------------|
| 1 | Rivington |
| 2 | Horwich Town Centre |
| 3 | Mayflower, Standish |
| 4 | St George's, Chorley |
| 5 | Haigh Village, Haigh |
| 6 | St Laurence's, Chorley |
| 7 | Horwich Locomotive Works |
| 8 | Standish |
| 9 | Wallsuches |
| 10 | Ashfield Terrace |











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

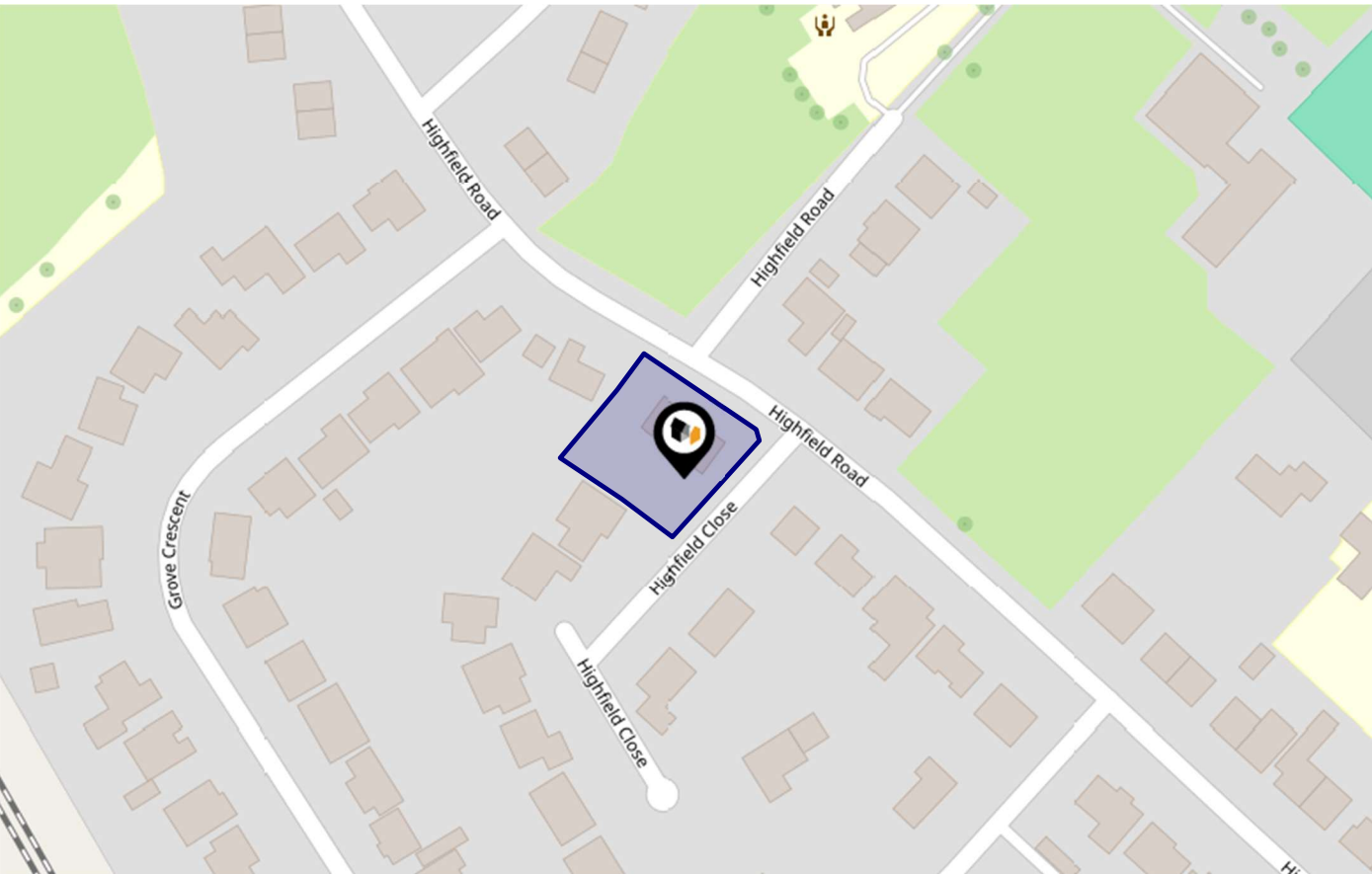
-  Chorley South East & Heath Charnock Ward
-  Adlington & Anderton Ward
-  Chorley South West Ward
-  Coppull Ward
-  Horwich and Blackrod Ward
-  Chorley East Ward
-  Aspull New Springs Whelley Ward
-  Chorley North West Ward
-  Standish with Langtree Ward
-  Horwich North East Ward

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.

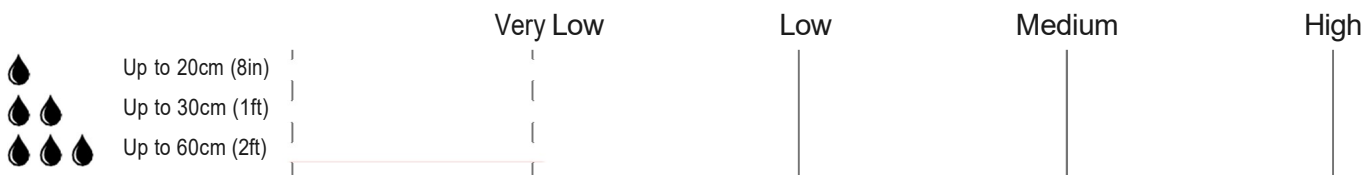


Risk Rating: Very low

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:

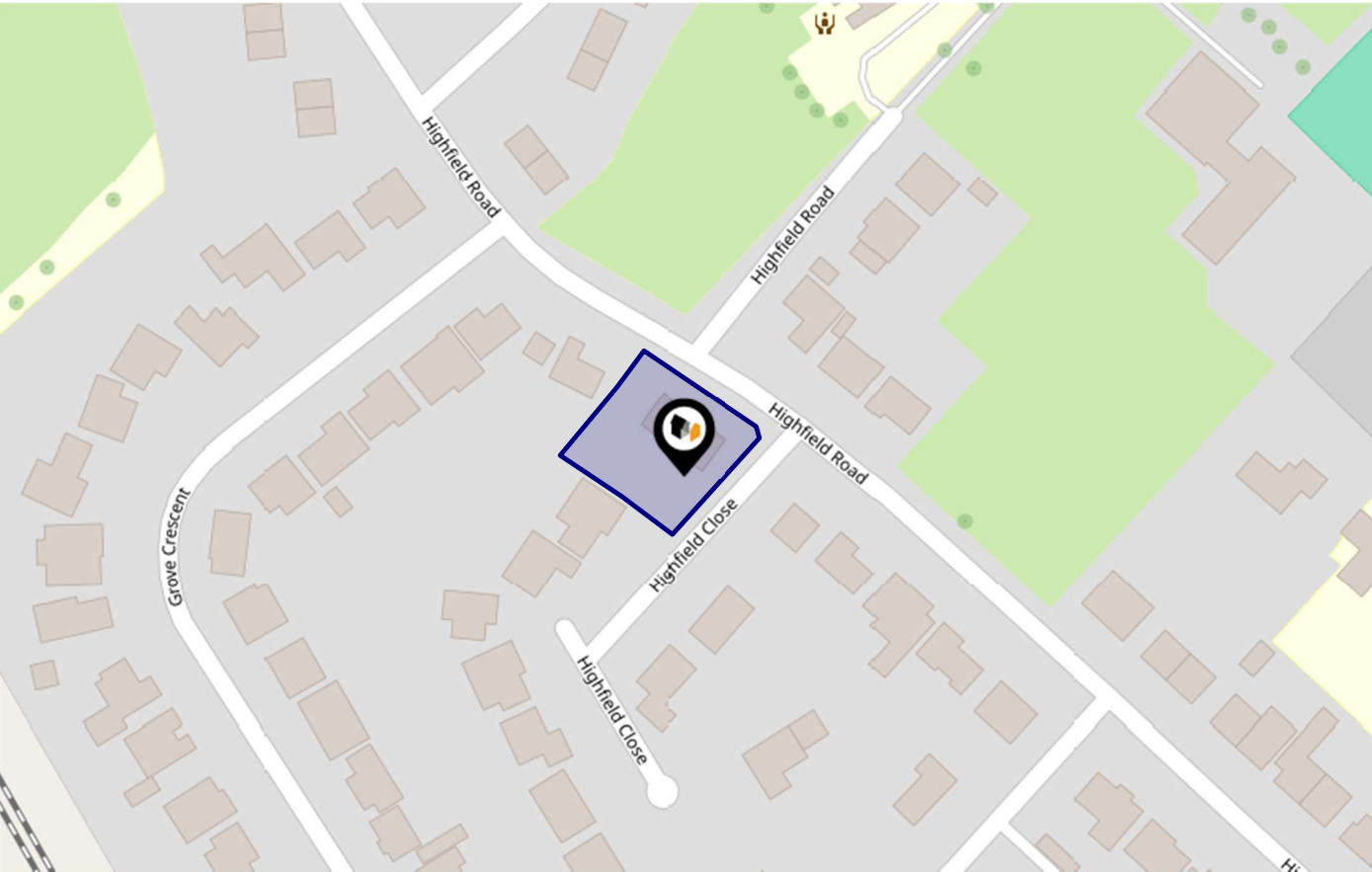


Flood Risk

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.



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:

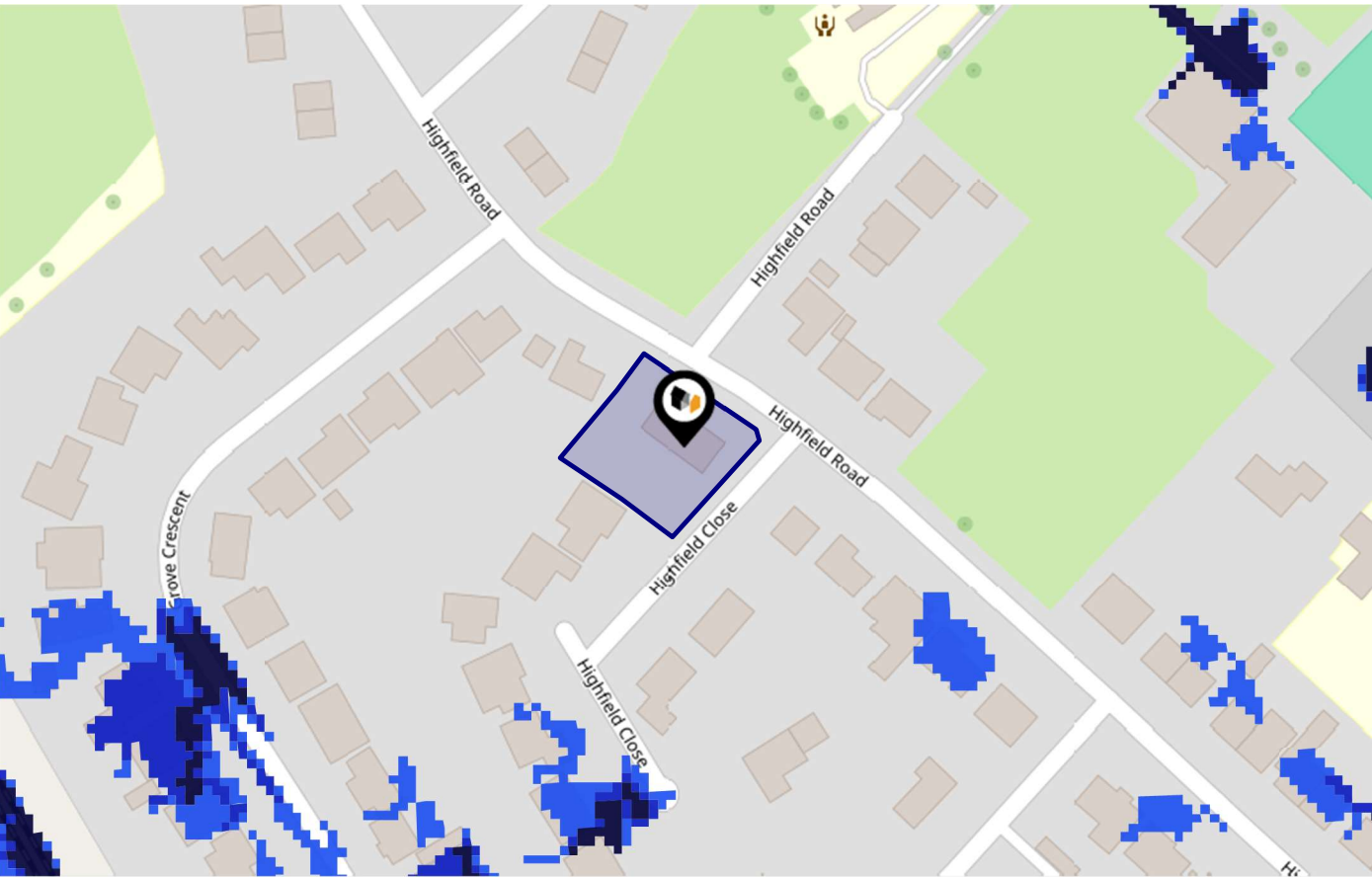
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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: 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:

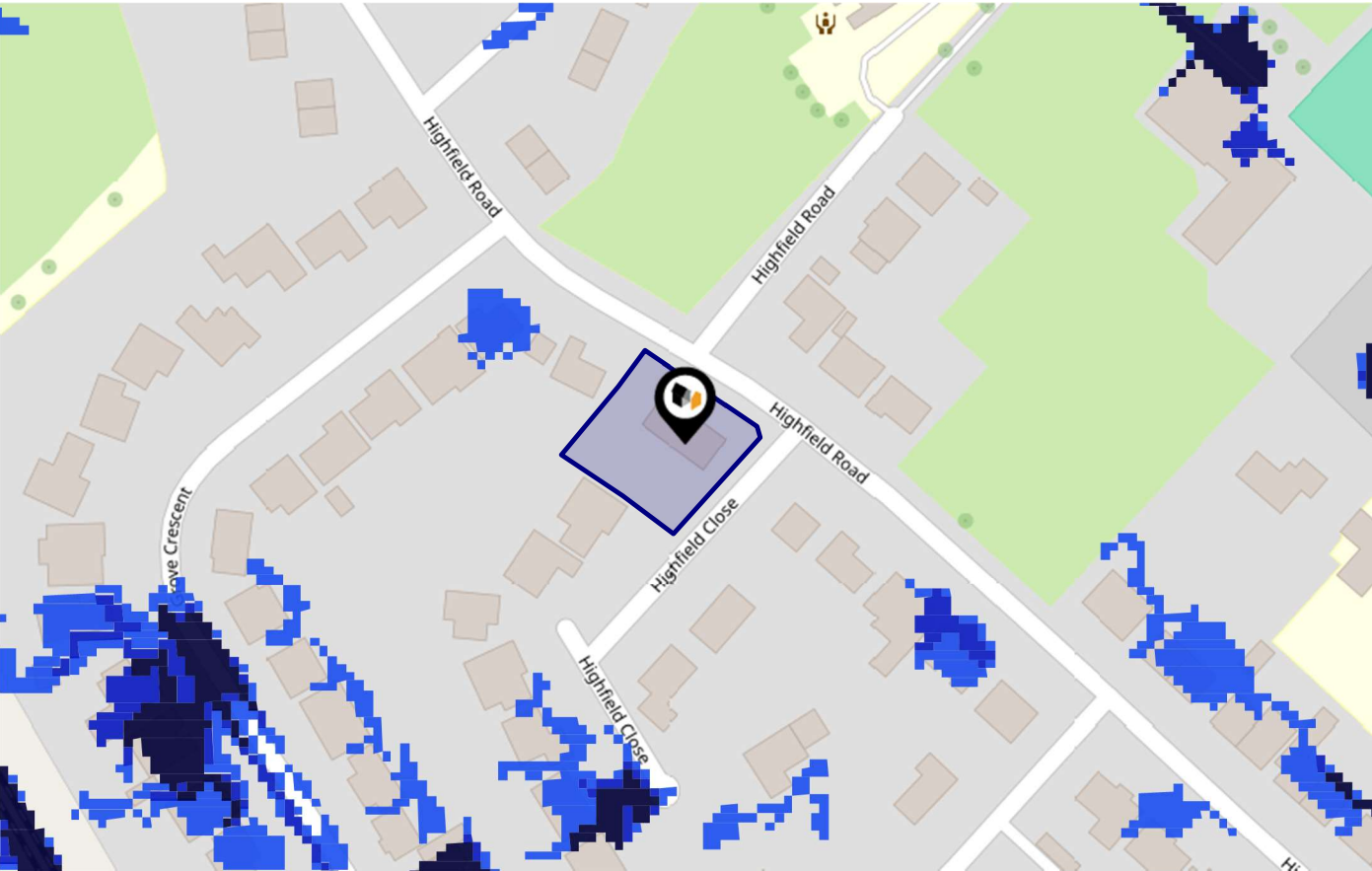
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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: Very low

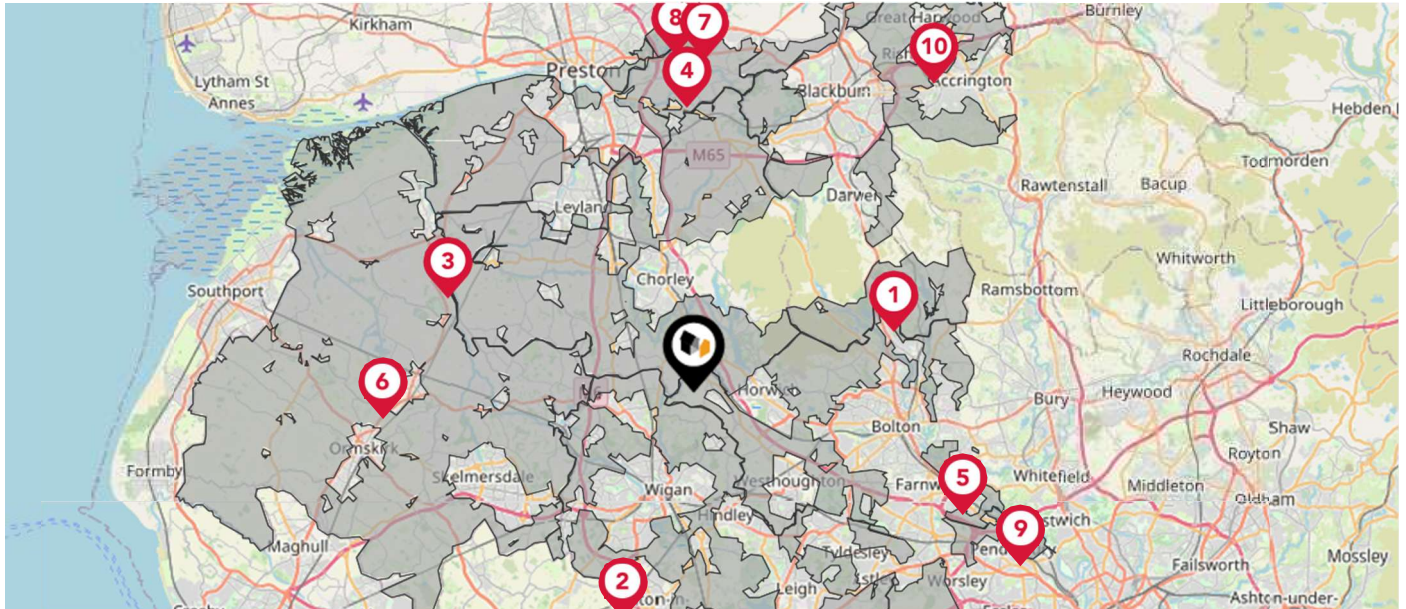
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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)				

This map displays nearby areas that have been designated as Green Belt...



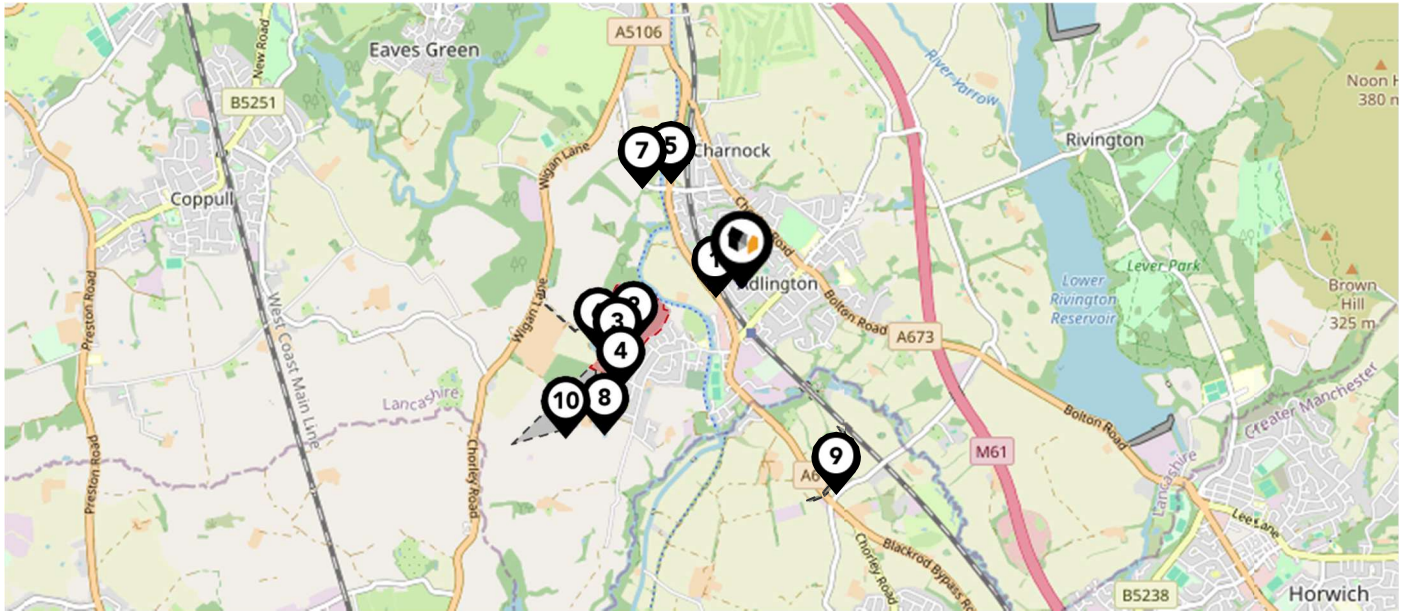
Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Wigan
-  Merseyside and Greater Manchester Green Belt - Chorley
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Bolton
-  Merseyside and Greater Manchester Green Belt - West Lancashire
-  Merseyside and Greater Manchester Green Belt - Ribble Valley
-  Merseyside and Greater Manchester Green Belt - Preston
-  Merseyside and Greater Manchester Green Belt - Salford
-  Merseyside and Greater Manchester Green Belt - Hyndburn

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

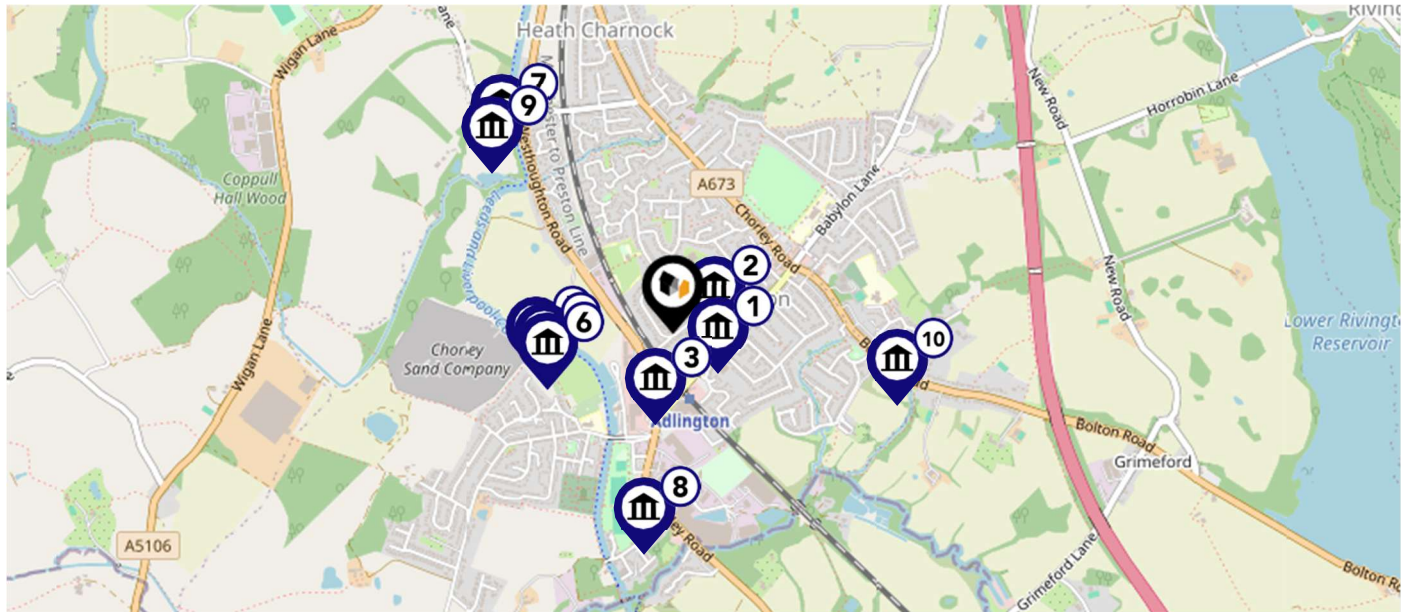
	Fairview Farm-Groves Street, Adlington, Chorley	Historic Landfill 
	EA/EPR/CB3606CU/V002	Active Landfill 
	Sandons Farm-Sandy Lane, Adlington, Chorley, Lancashire	Historic Landfill 
	EA/EPR/CP3991CN/A001	Active Landfill 
	Westhoughton Road-Heath Charnock, Chorley, Lancashire	Historic Landfill 
	Sandon House-6 Ellerbeck View, Chorley, Adlington, Lancashire	Historic Landfill 
	110 Rawlinson Lane-Rawlinson Lane, Heath Charnock, Chorley, Lancashire	Historic Landfill 
	Castle Drive-Castle Drive, Adlington, Chorley, Lancashire	Historic Landfill 
	Railway Branch Line-Chorley Road, Blackrod, Bolton, Greater Manchester	Historic Landfill 
	Houghton House Farm-Castle Drive, Adlington, Chorley, Lancashire	Historic Landfill 











Maps

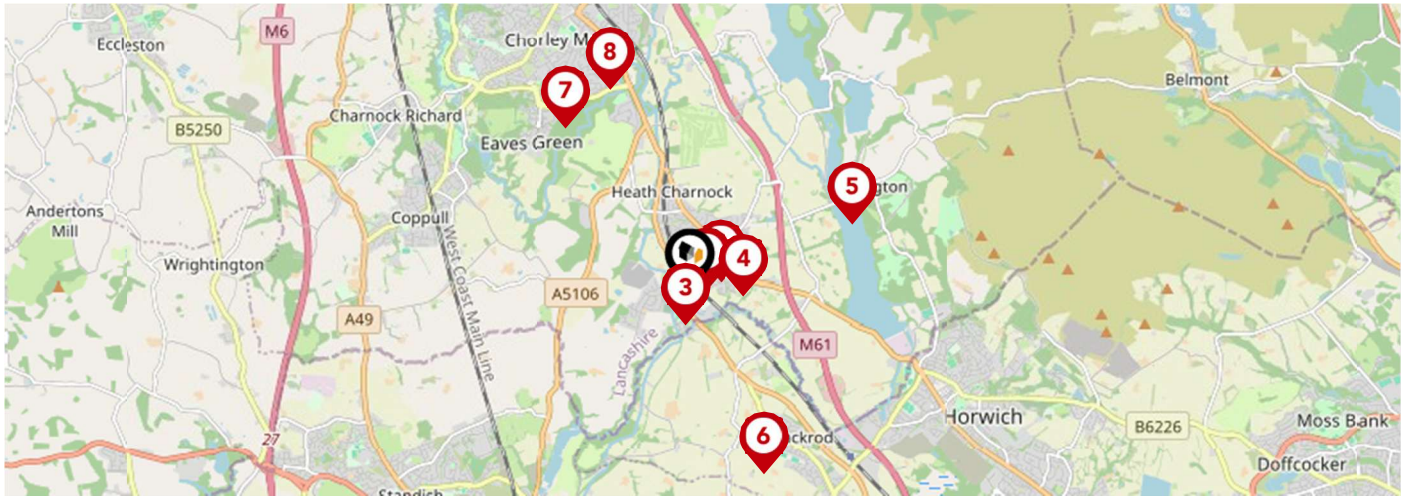
Listed Buildings











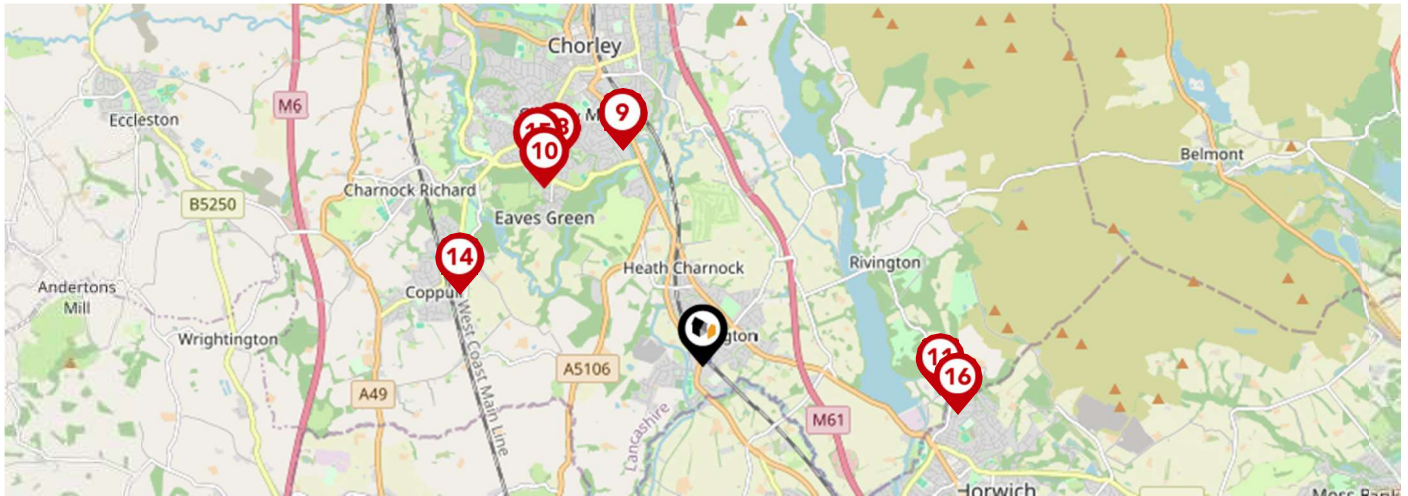
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1429220 - Adlington And District War Memorial	Grade II	0.1 miles
	1072623 - Church Of St Paul	Grade II	0.1 miles
	1362061 - Christ Church	Grade II	0.2 miles
	1362065 - Barn Circa 50 Metres East Of Allanson Hall	Grade II	0.3 miles
	1072624 - Allanson Hall	Grade II	0.3 miles
	1362064 - Rigshaw Bridge Number 70	Grade II	0.3 miles
	1204509 - Canal Bridge Number 71	Grade II	0.5 miles
	1072622 - 72, 74 And 76, Market Street	Grade II	0.5 miles
	1362146 - Barn At Nightingale's Farm	Grade II	0.5 miles
	1072558 - Norris Fold Farmhouse And Cottage, With Garden Wall	Grade II	0.5 miles

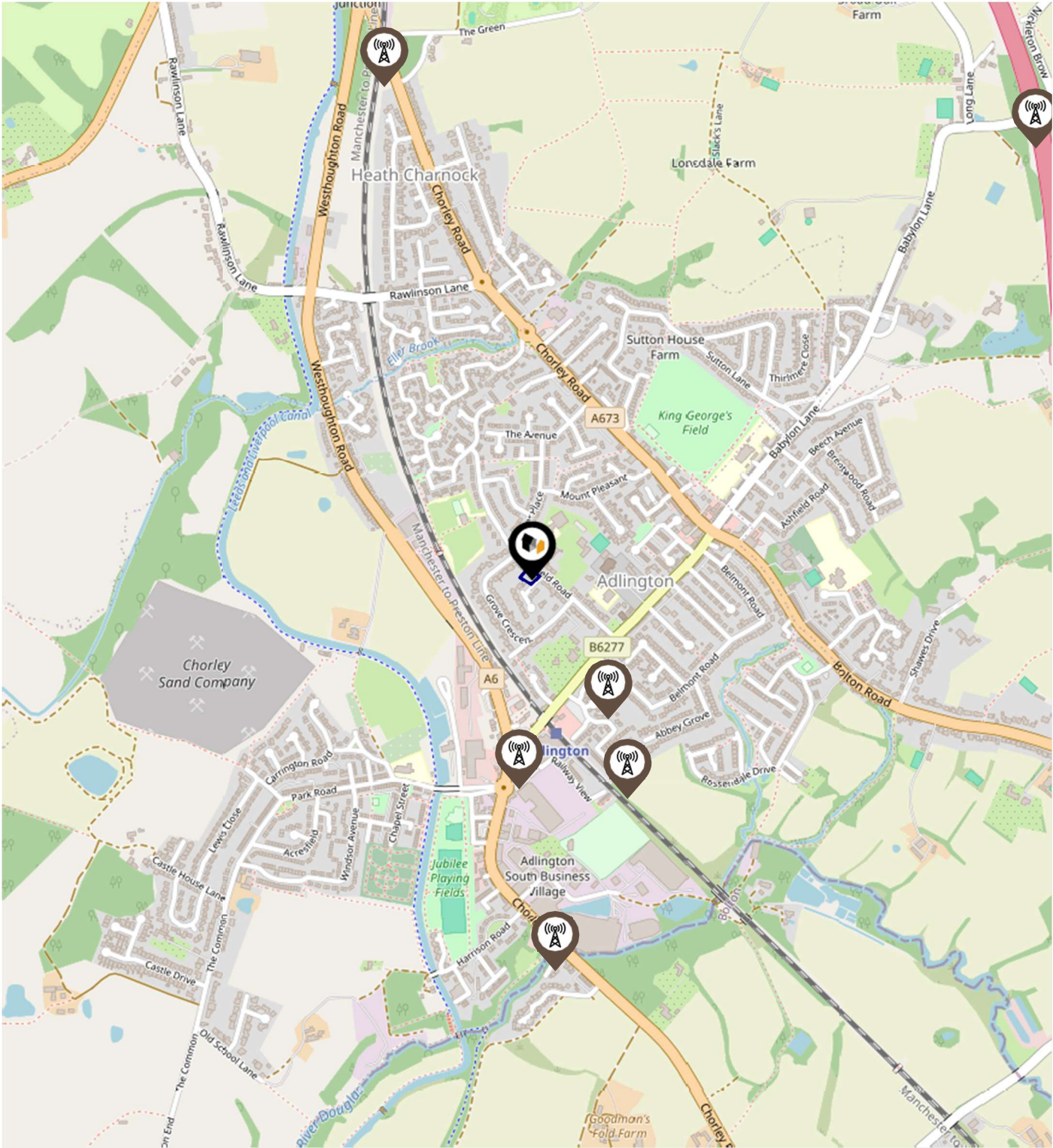


		Nursery	Primary	Secondary	College	Private
	Adlington St Paul's Church of England Primary School Ofsted Rating: Good Pupils: 175 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Anderton Primary School Ofsted Rating: Good Pupils: 190 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adlington Primary School Ofsted Rating: Good Pupils: 133 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Anderton Ofsted Rating: Good Pupils: 175 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rivington Foundation Primary School Ofsted Rating: Good Pupils: 111 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackrod Anglican/Methodist Primary School Ofsted Rating: Good Pupils: 238 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic High School Ofsted Rating: Good Pupils: 984 Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's Church of England Primary School, Chorley Ofsted Rating: Outstanding Pupils: 312 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Albany Academy Ofsted Rating: Good Pupils: 719 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cumberland School Ofsted Rating: Good Pupils: 89 Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westmorland School Ofsted Rating: Outstanding Pupils: 54 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shaftesbury High School Ofsted Rating: Good Pupils: 91 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coppull Parish Church of England Primary School Ofsted Rating: Good Pupils: 191 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chorley All Saints Church of England Primary School and Nursery Unit Ofsted Rating: Good Pupils: 202 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rivington and Blackrod High School Ofsted Rating: Good Pupils: 1526 Distance:2.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



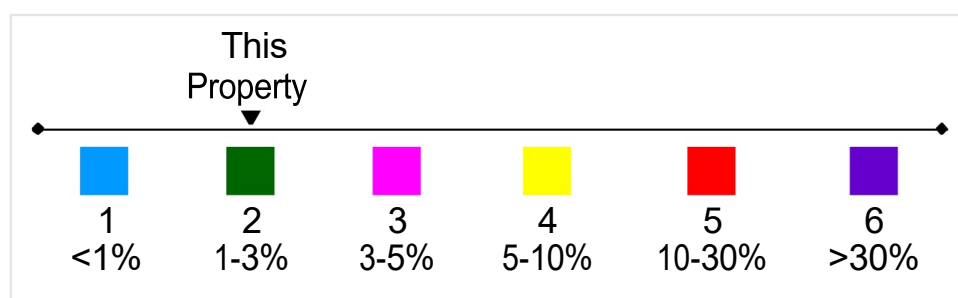
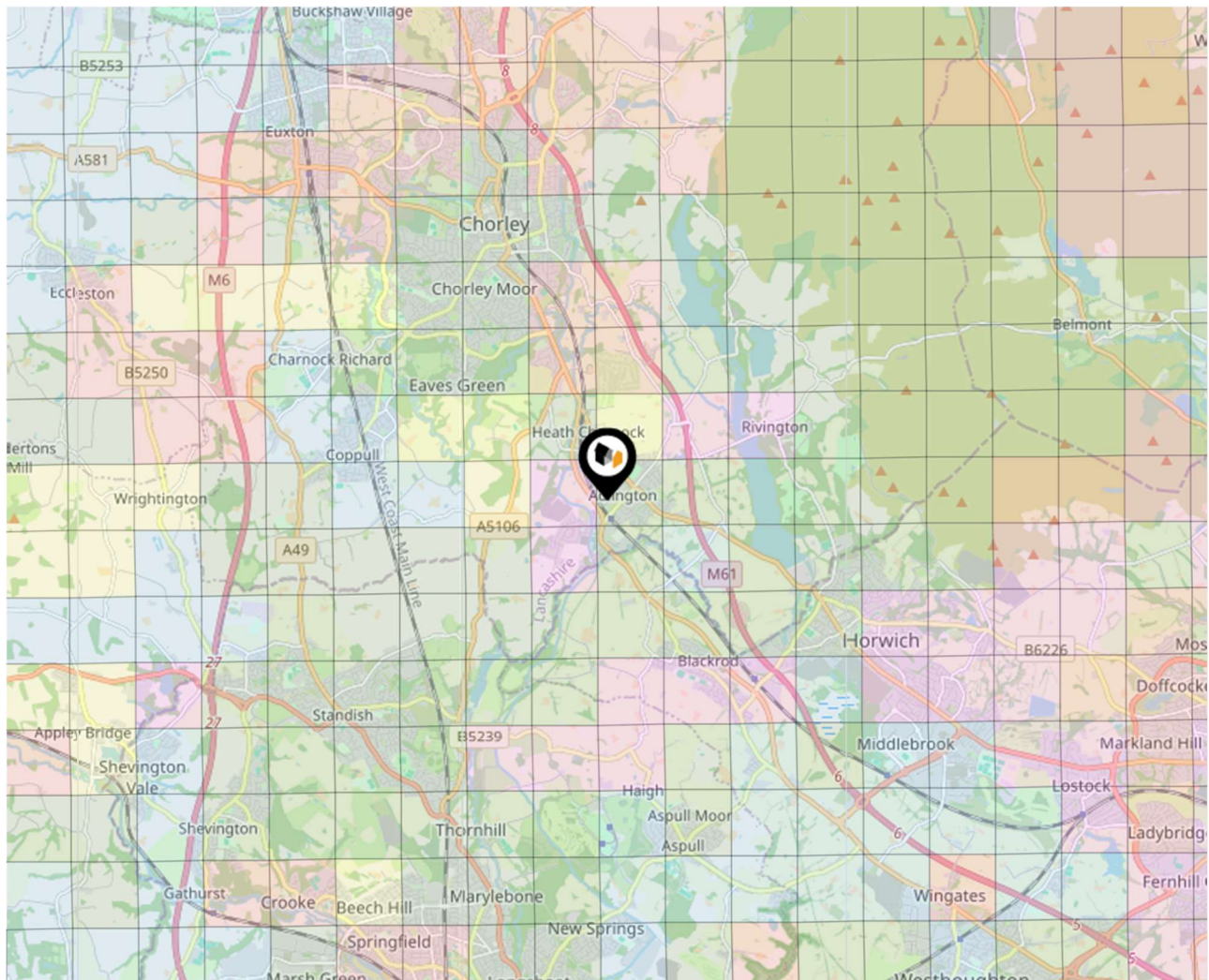
Key:

-  Power Pylons
-  Communication Masts

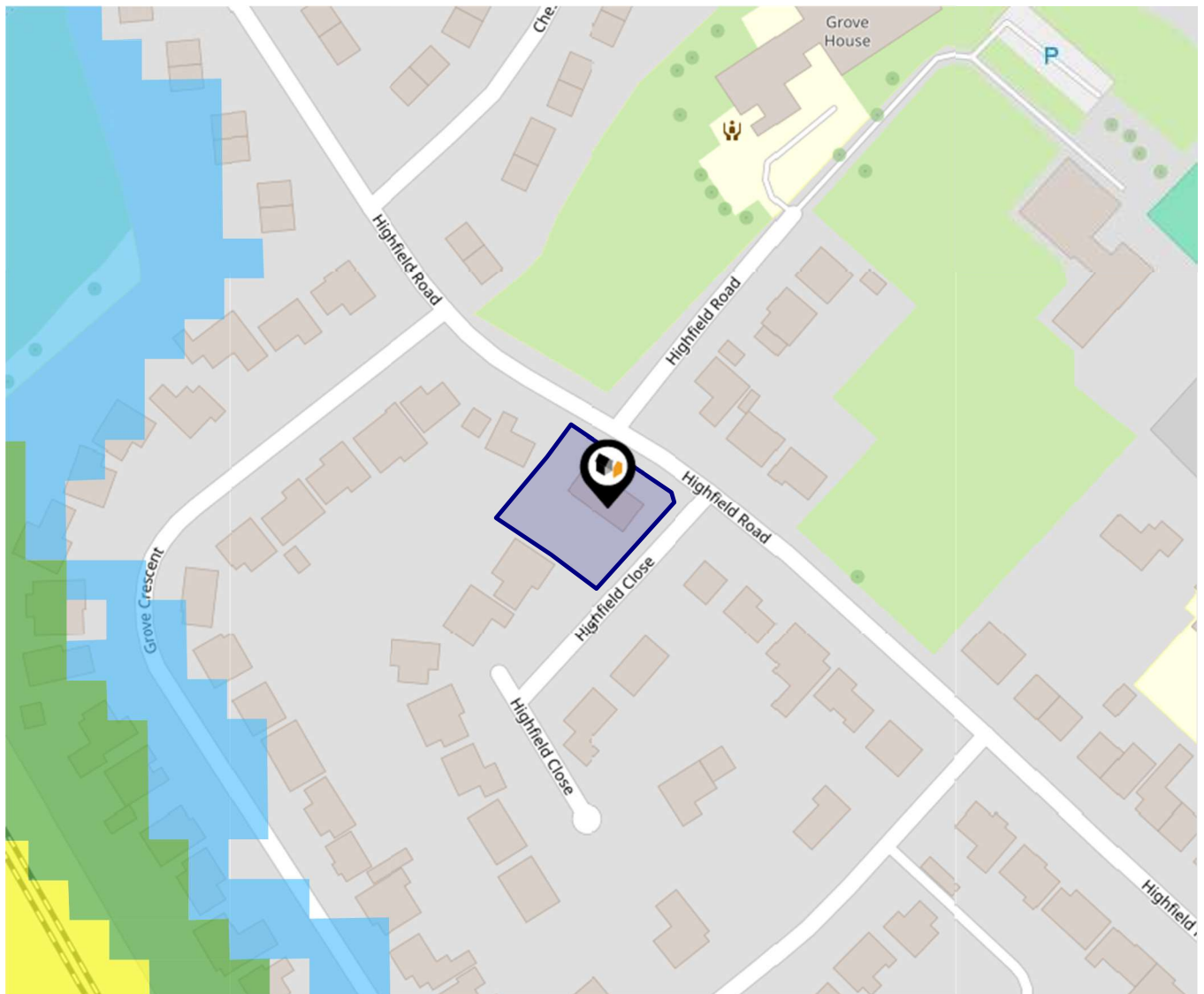
Environment Radon Gas

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).








Local Area Road Noise



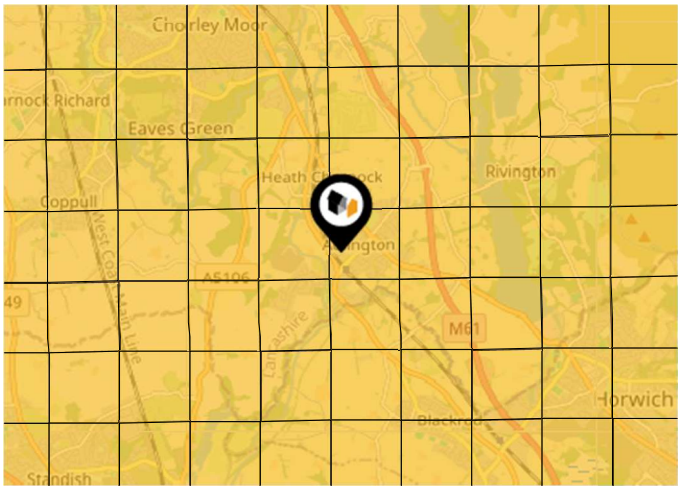
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

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

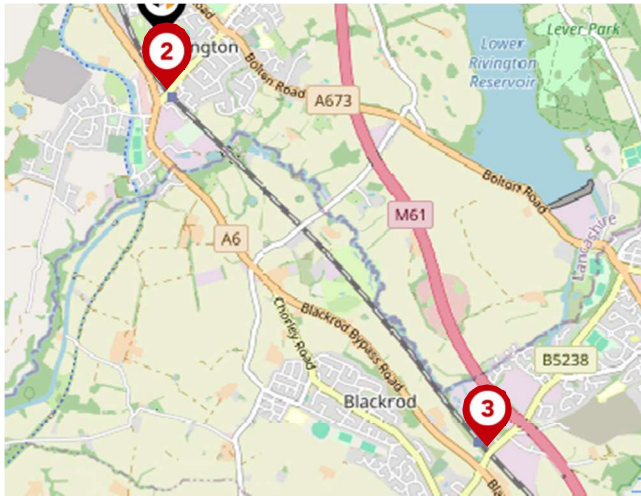
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

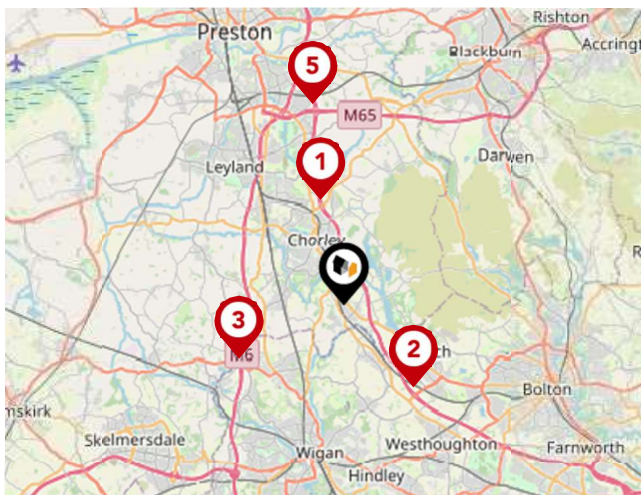
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



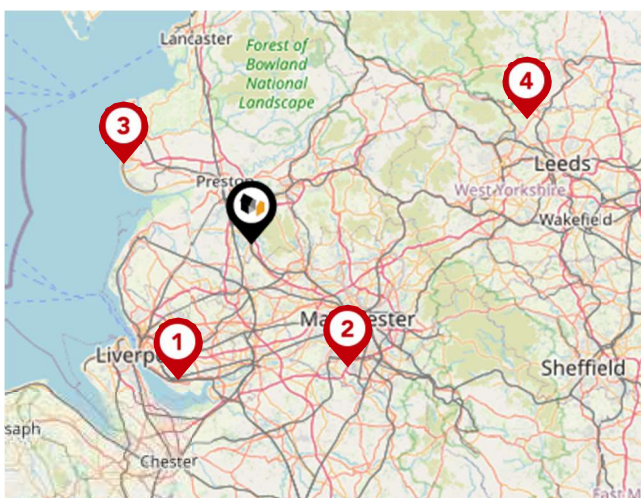
National Rail Stations

Pin	Name	Distance
	Adlington (Lancs) Rail Station	0.21 miles
	Adlington (Lancs) Rail Station	0.23 miles
	Blackrod Rail Station	2.3 miles



Trunk Roads/Motorways

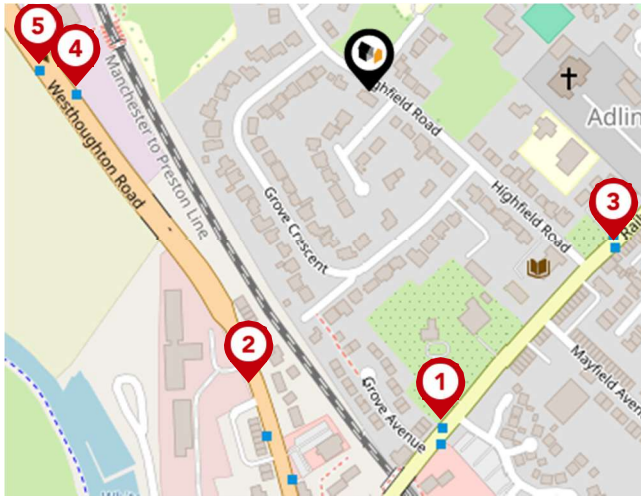
Pin	Name	Distance
	M61 J8	3.81 miles
	M61 J6	3.77 miles
	M6 J27	4.16 miles
	M61 J9	7.14 miles
	M65 J2	7.14 miles



Airports/Helipads

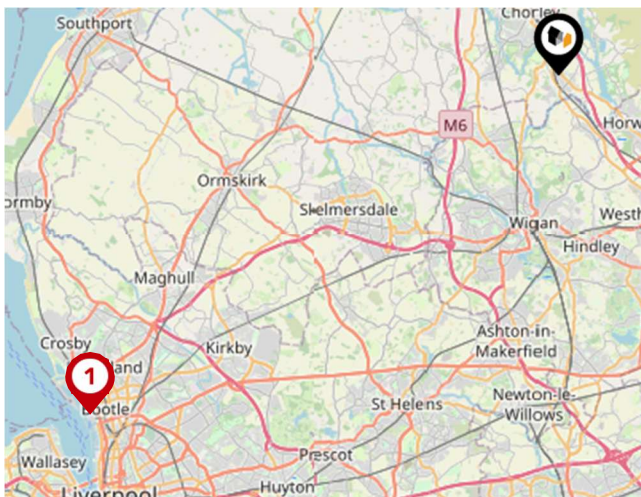
Pin	Name	Distance
	Speke	21.88 miles
	Manchester Airport	22.22 miles
	Highfield	21.13 miles
	Leeds Bradford Airport	42.37 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Railway Station	0.19 miles
2	Gabbot Street	0.17 miles
3	Library	0.16 miles
4	Allanson Hall Farm	0.16 miles
5	Allanson Hall Farm	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	20.42 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



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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