

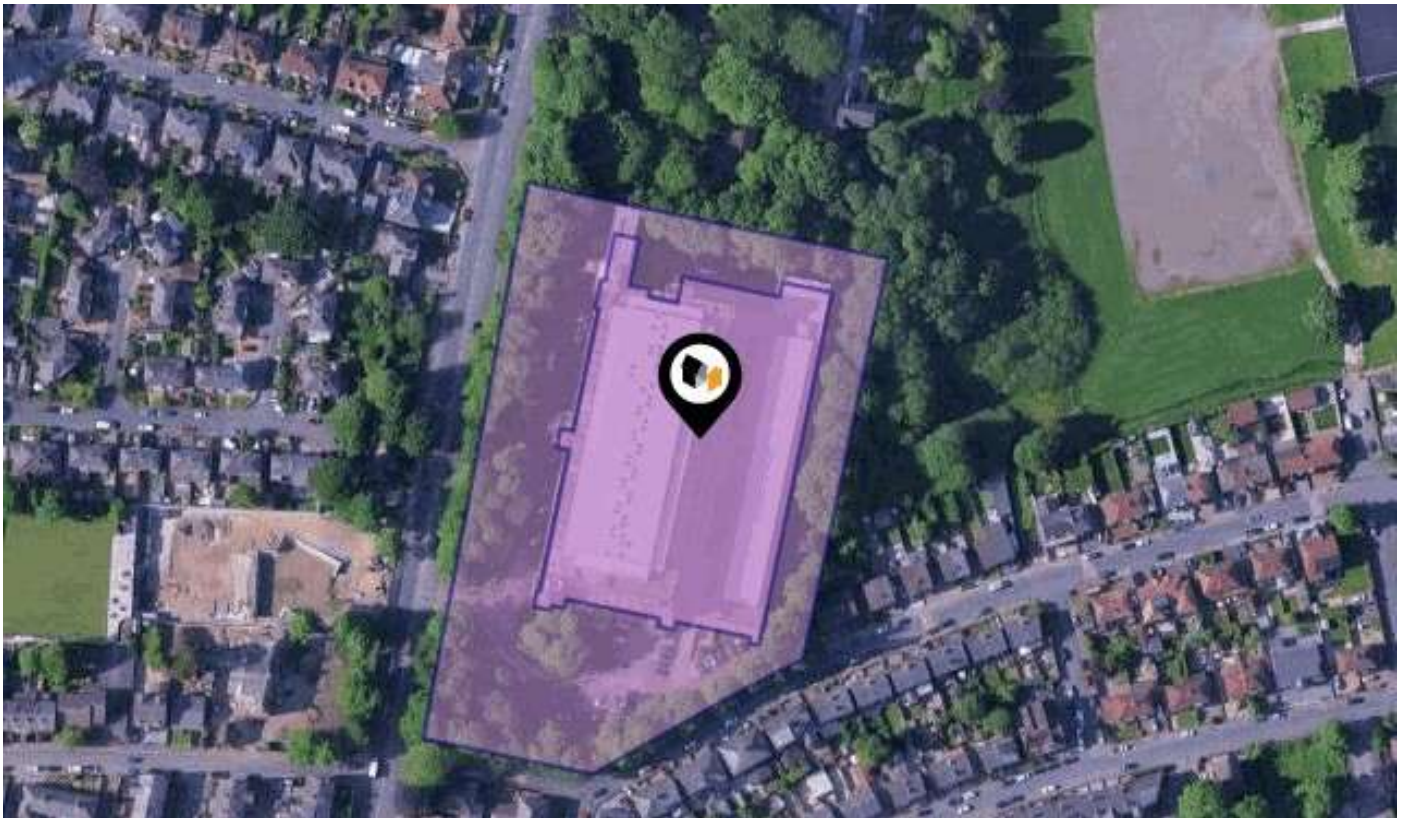


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



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

Asking Price: £100,000

Redpath Leach Estate Agents

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

01204 800292

[enquiries@redpathleach.co.uk](mailto:enquiries@redpathleach.co.uk)

[www.redpathleach.co.uk](http://www.redpathleach.co.uk)

# Property Overview



## Property

Type:	Flat / Maisonette	Asking Price:	£100,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	548 ft <sup>2</sup> / 51 m <sup>2</sup>	Start Date:	30/01/2014
Plot Area:	6.94 acres	End Date:	12/05/2923
Council Tax :	Band A	Lease Term:	999 years (less 1 day) from 12 May 1924
Annual Estimate:	£1,511	Term Remaining:	898 years
Title Number:	GM120100		

## Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
♦ Rivers & Seas	Very low	17 mb/s	80 mb/s	1800 mb/s
♦ Surface Water	High			

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

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

## Freehold Title Plan



GM945894

## Leasehold Title Plans



GM120100

Start Date: 10/11/1926  
End Date: 12/05/2923  
Lease Term: 999 years  
from 12 May  
1924  
Term Remaining: 898 years

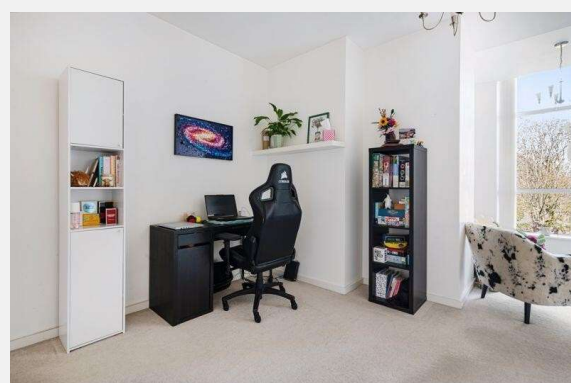
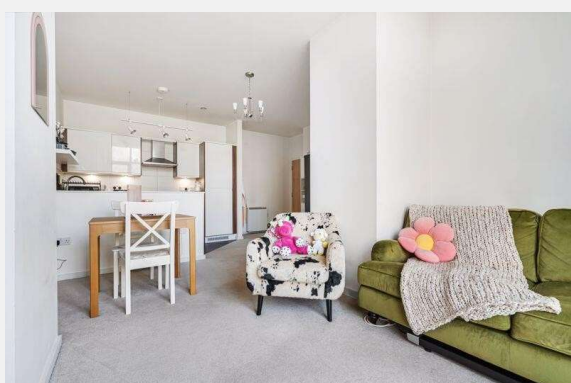
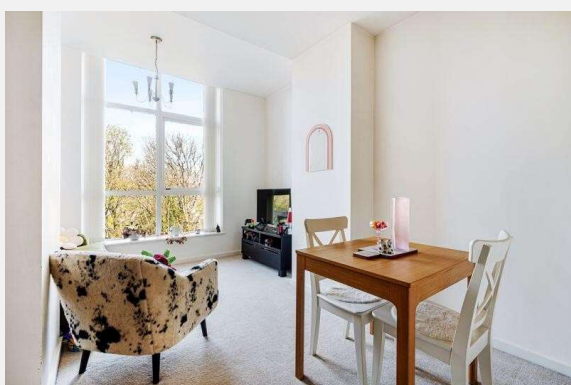


MAN223072

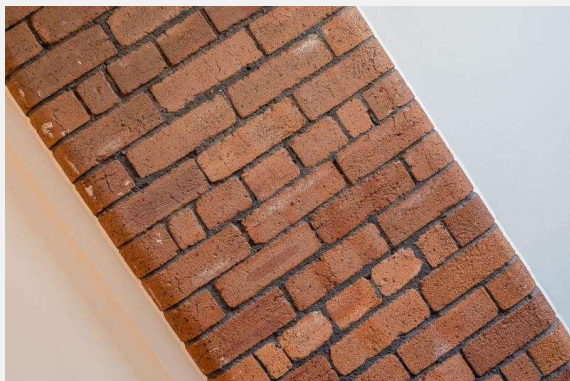
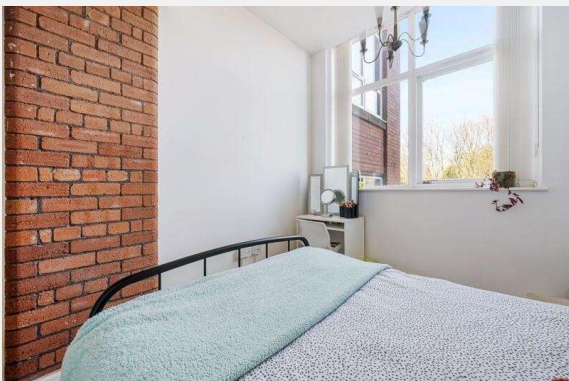
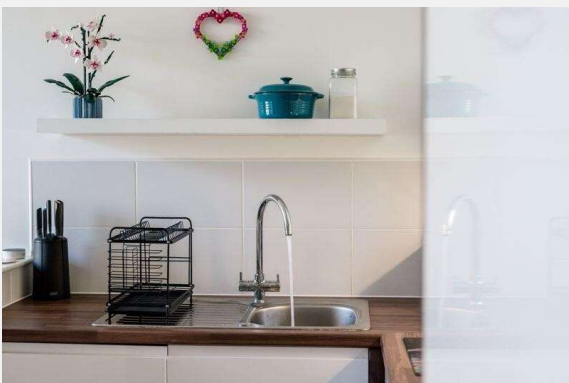
Start Date: 18/08/1937  
End Date: 12/05/2923  
Lease Term: 999 years  
from 12 May  
1924  
Term Remaining: 898 years

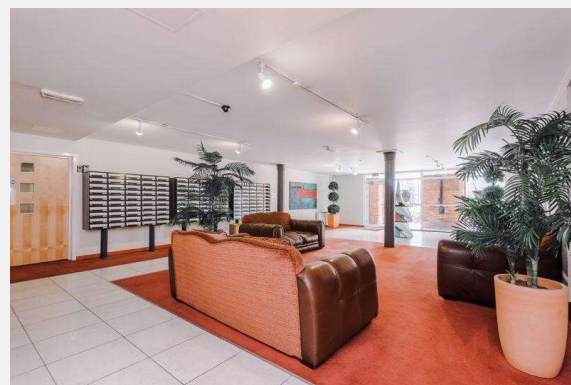
Start Date: 30/01/2014  
End Date: 12/05/2923  
Lease Term: 999 years (less 1  
day) from 12  
May 1924  
Term Remaining: 898 years



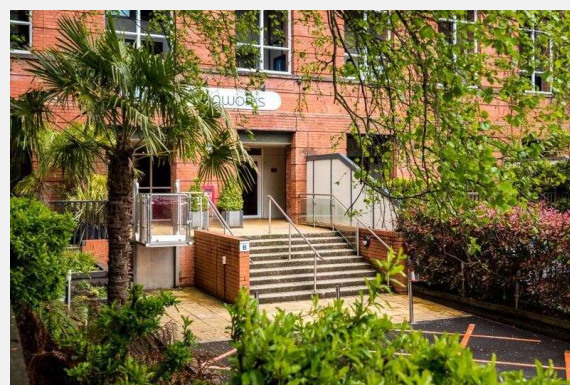
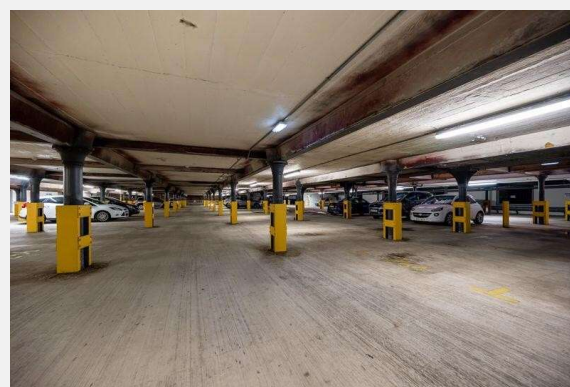
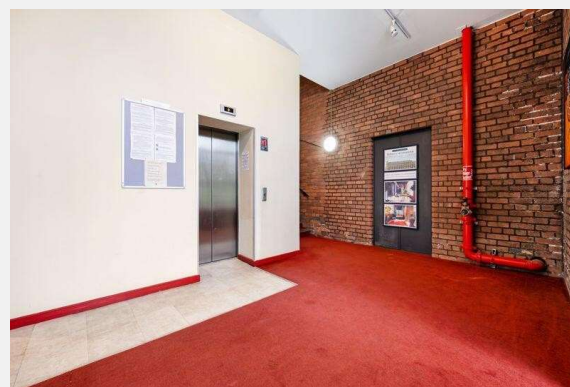
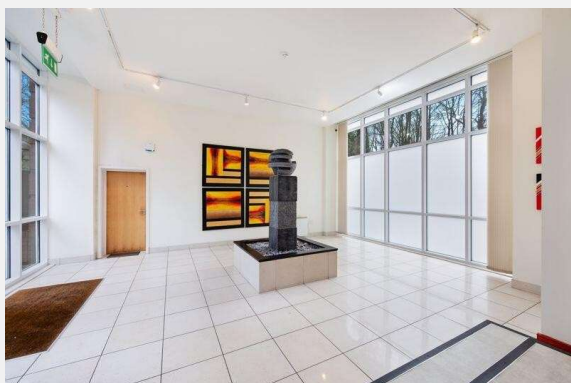




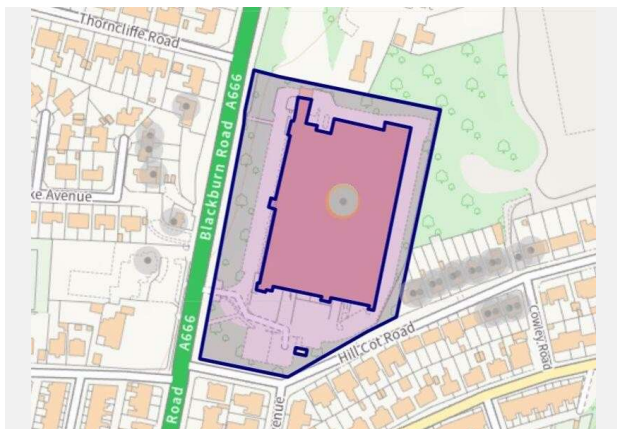










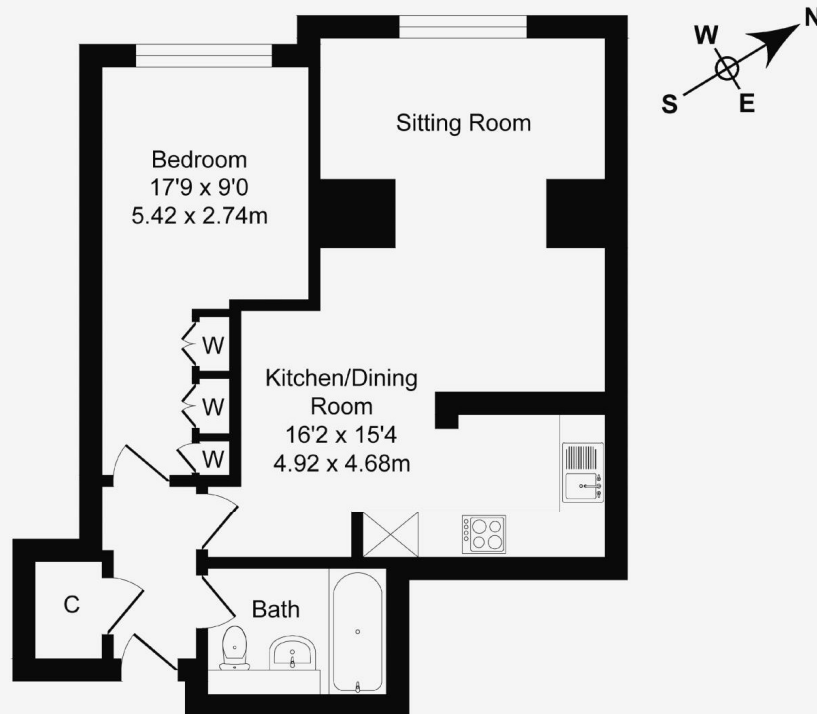




## HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7PN.

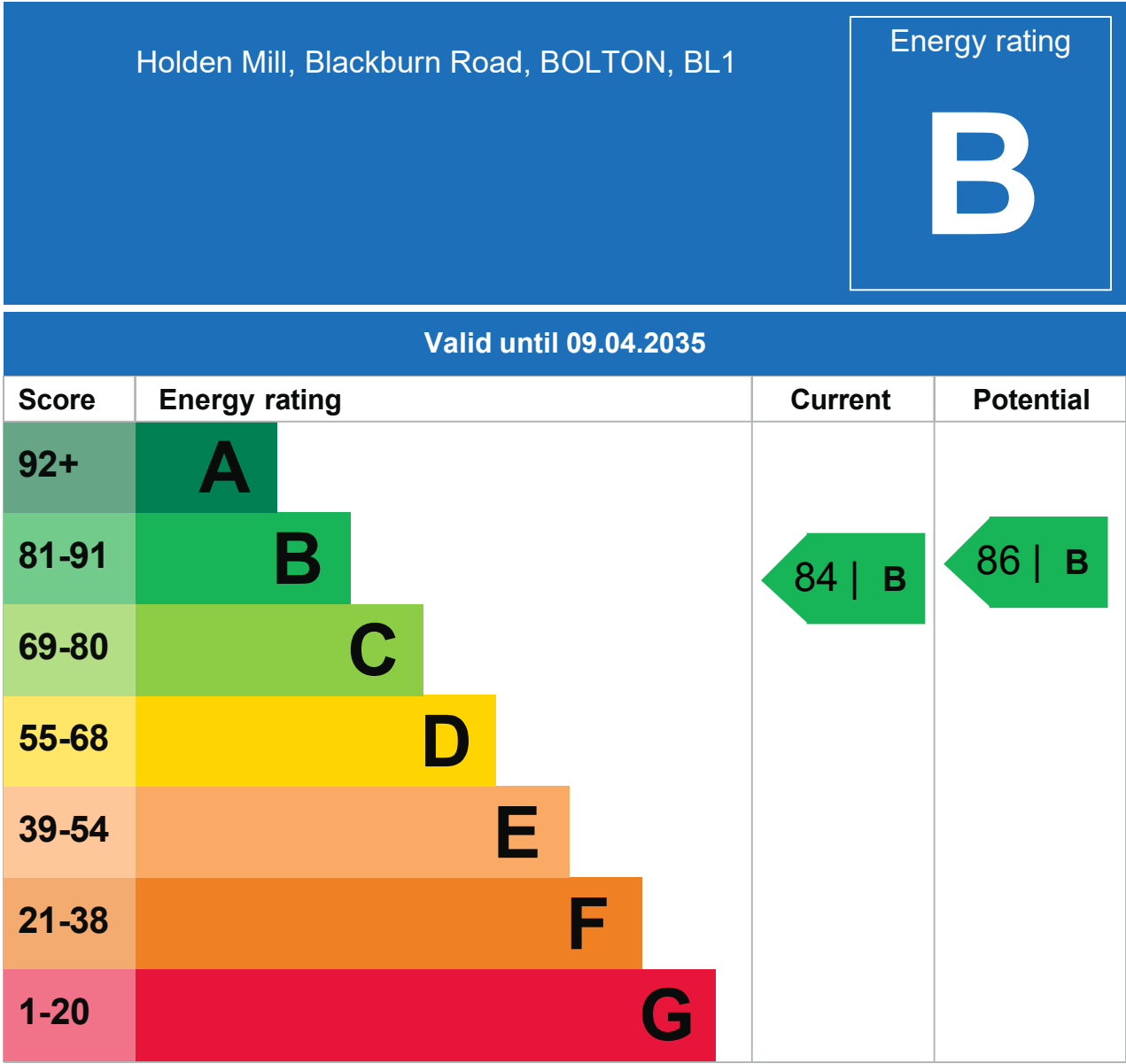
Total Approx. Floor Area 562 Sq.ft. (52.2 Sq.M.)

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.



Approx. Floor  
Area 562 Sq.Ft  
(52.2 Sq.M.)

# Property EPC - Certificate





# Property

## EPC - Additional Data



### Additional EPC Data

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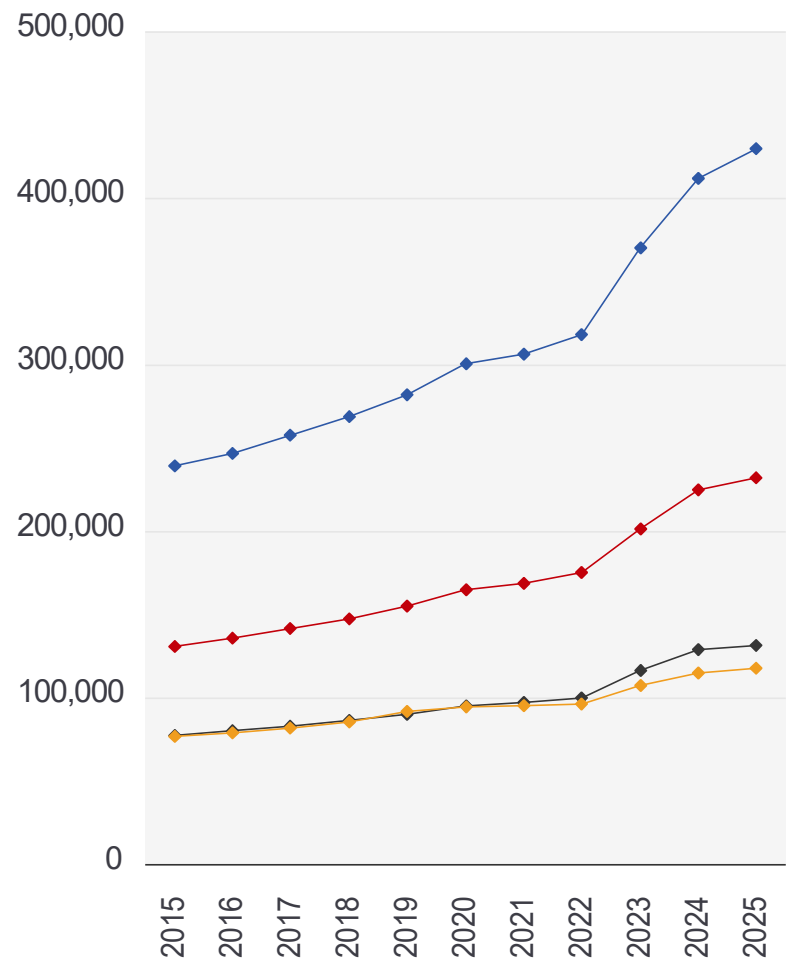
Property Type:	Mid-floor flat
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	51 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+79.64%**

Semi-Detached

**+77.57%**

Terraced

**+70.16%**

Flat

**+53.58%**



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

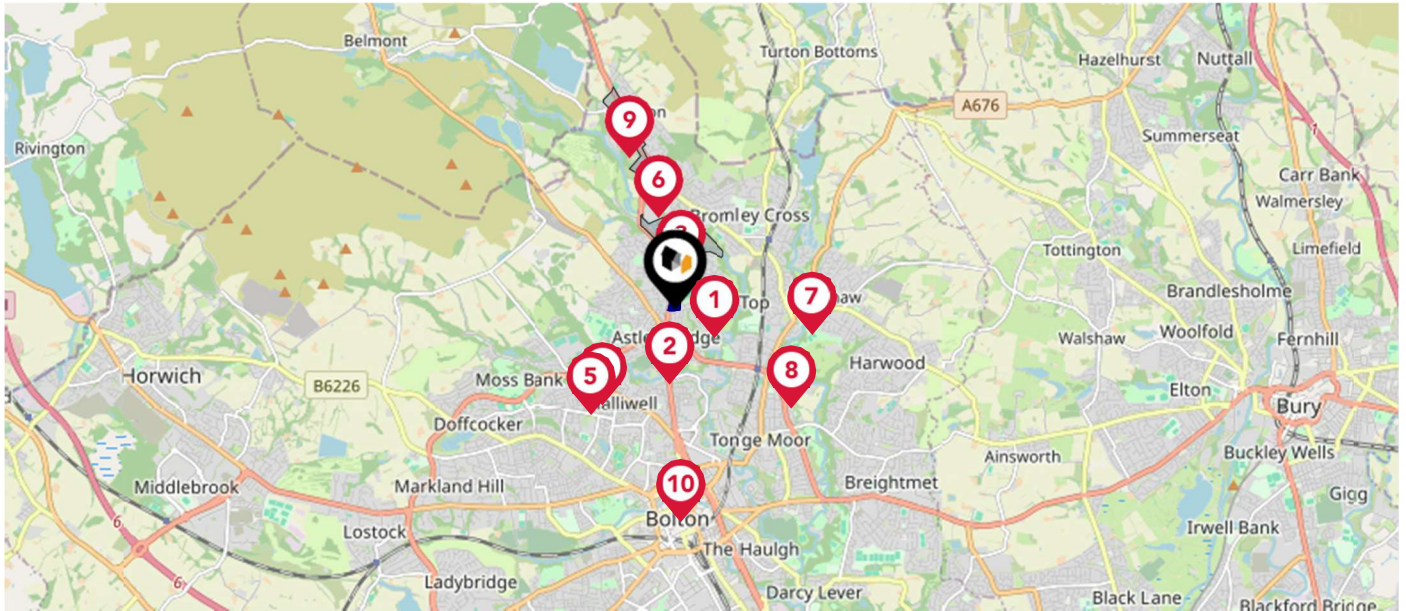
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

St Pauls

6

Dunscar Fold

7

Bradshaw Chapel

8

Firwood Fold

9

Egerton

10

St George's

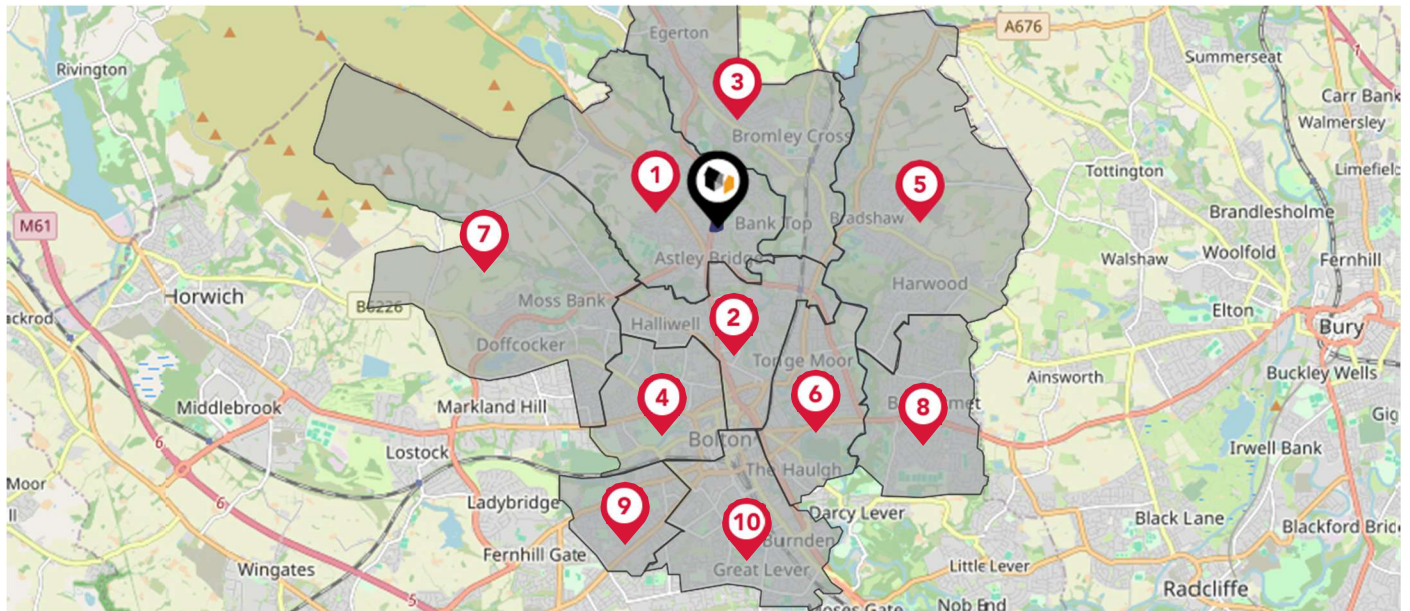


# Maps

## 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

Brightmet Ward

9

Rumworth Ward

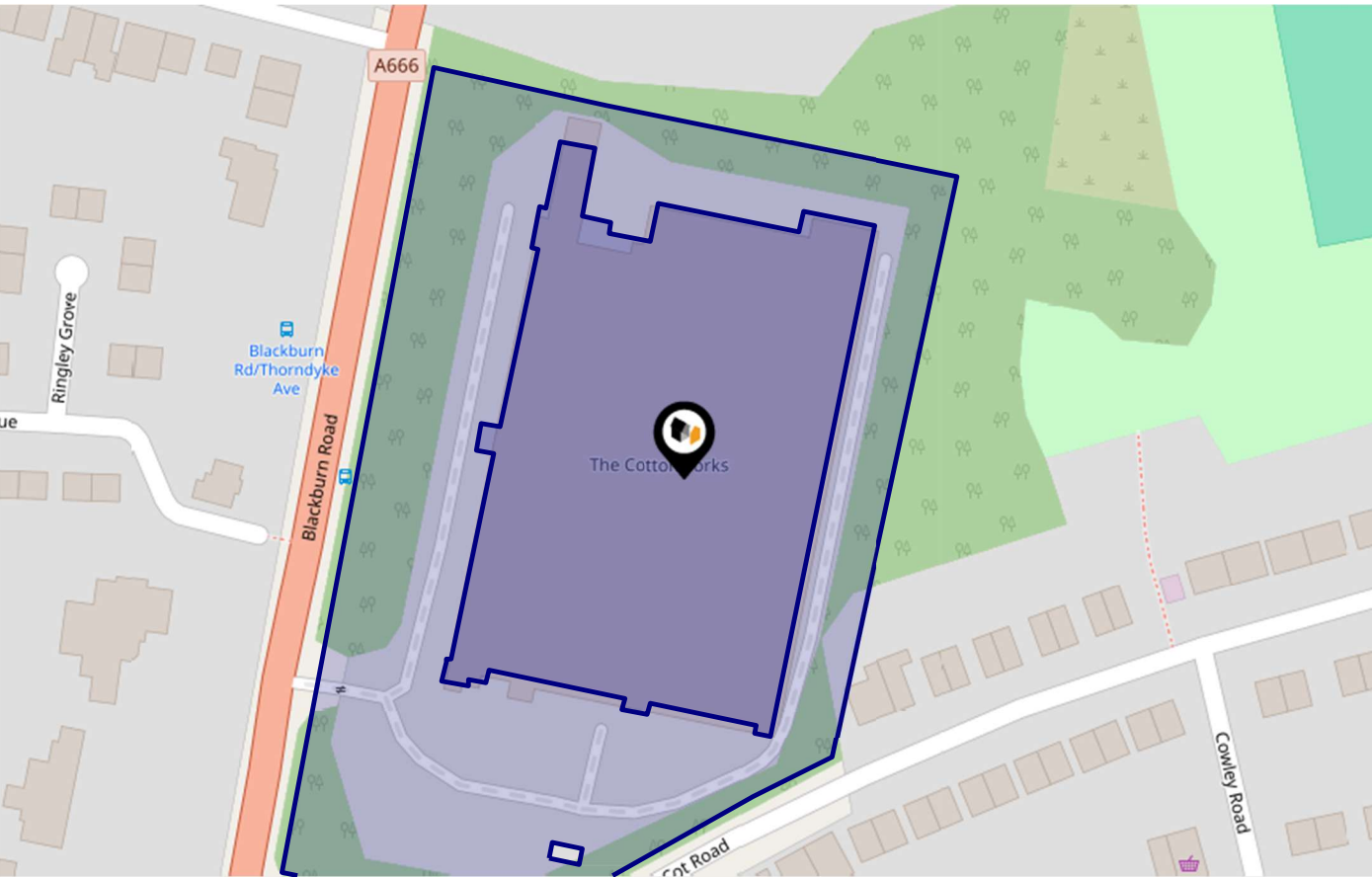
10

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.

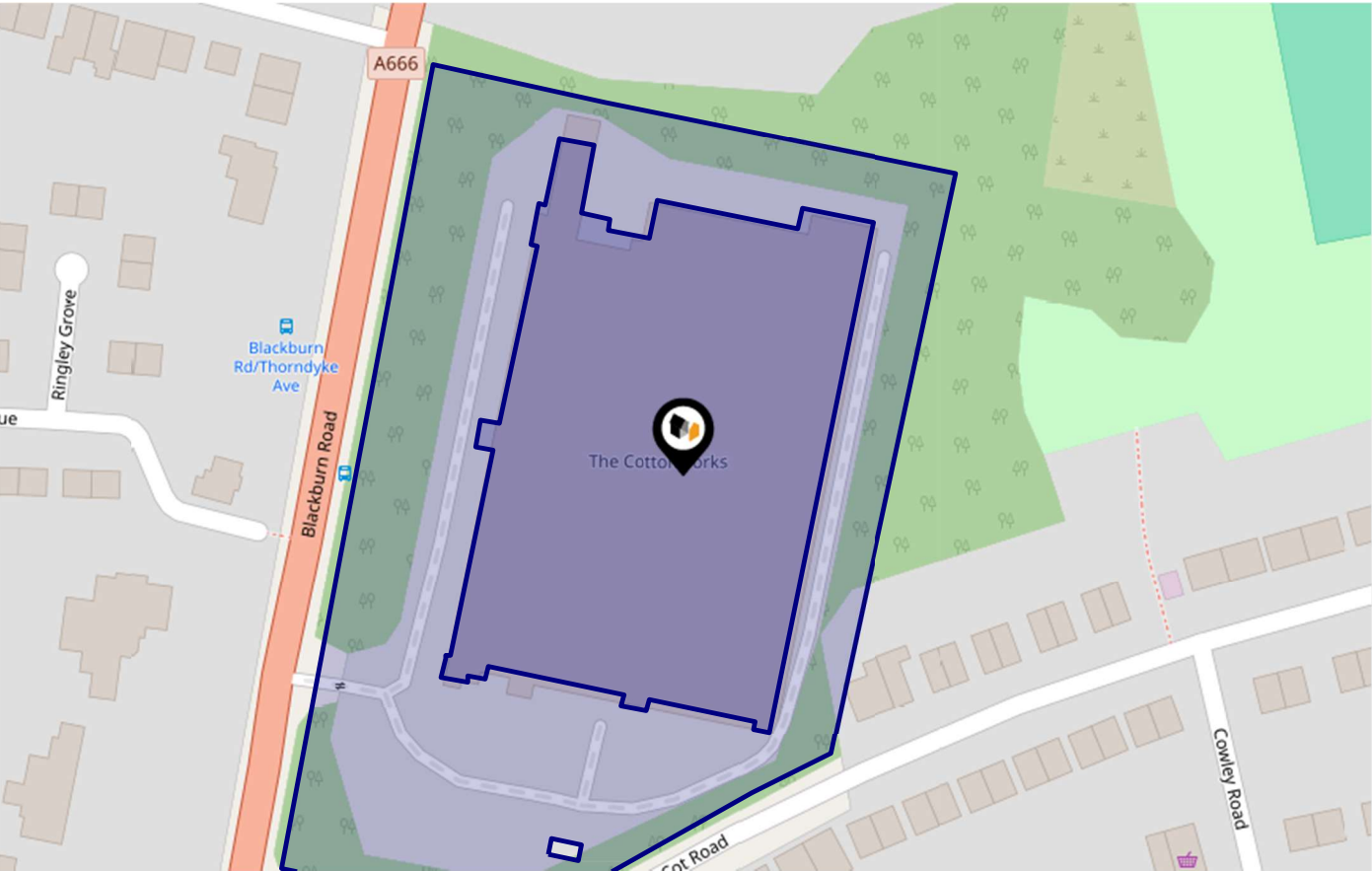
Chance of flooding to the following depths at this property:

	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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- 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)				

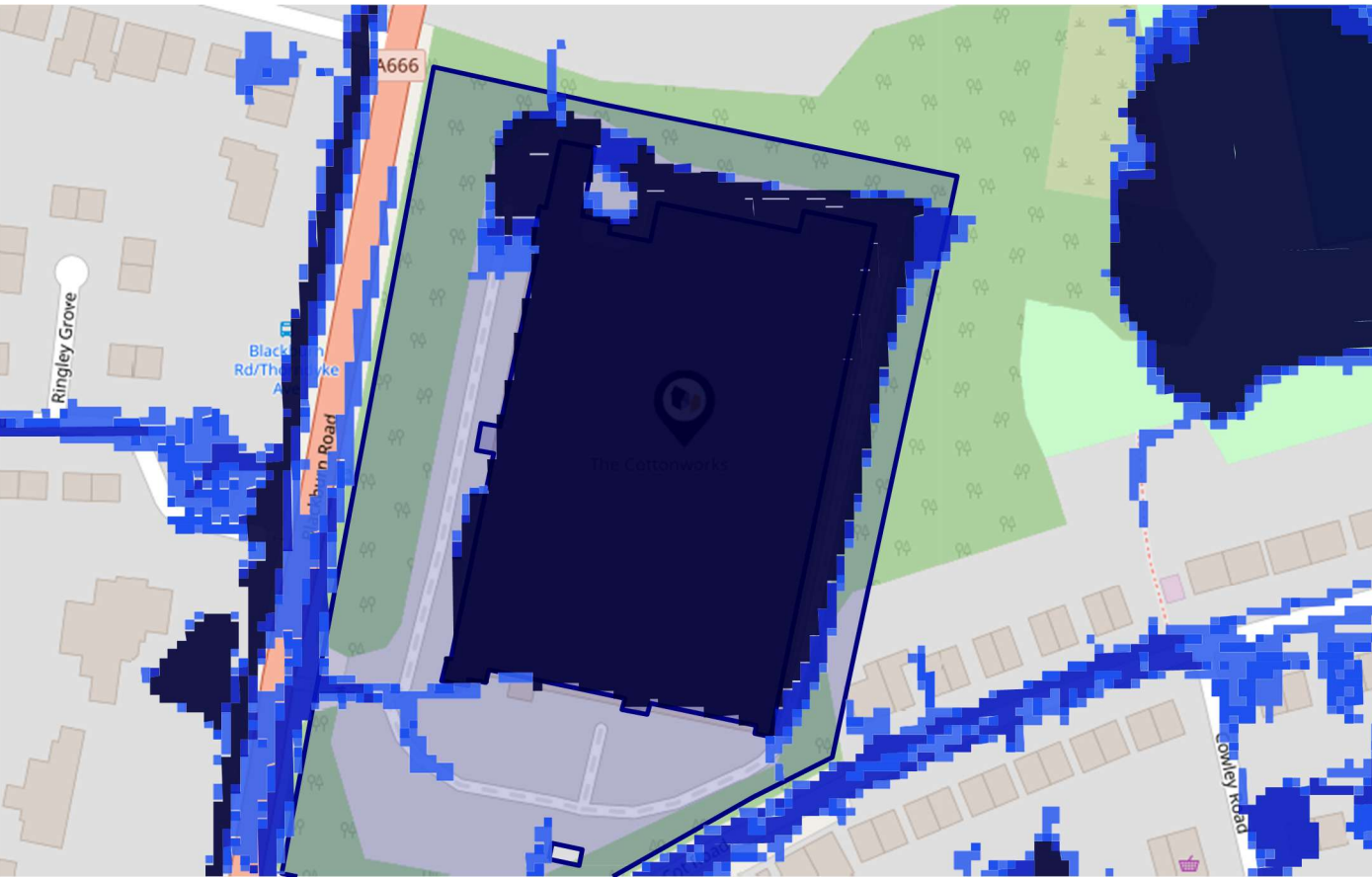


# Flood Risk

## 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

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:

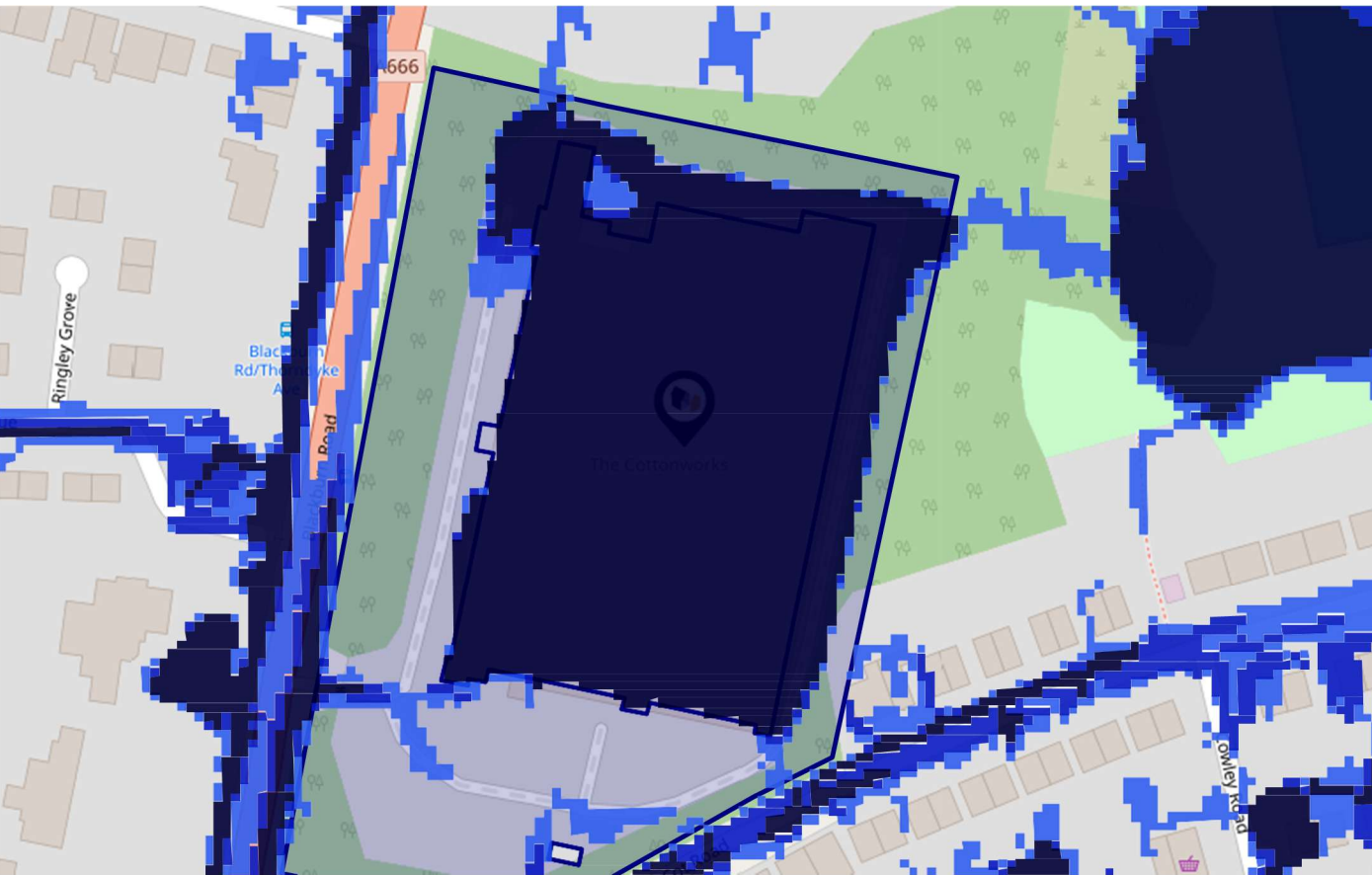
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

# 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: High

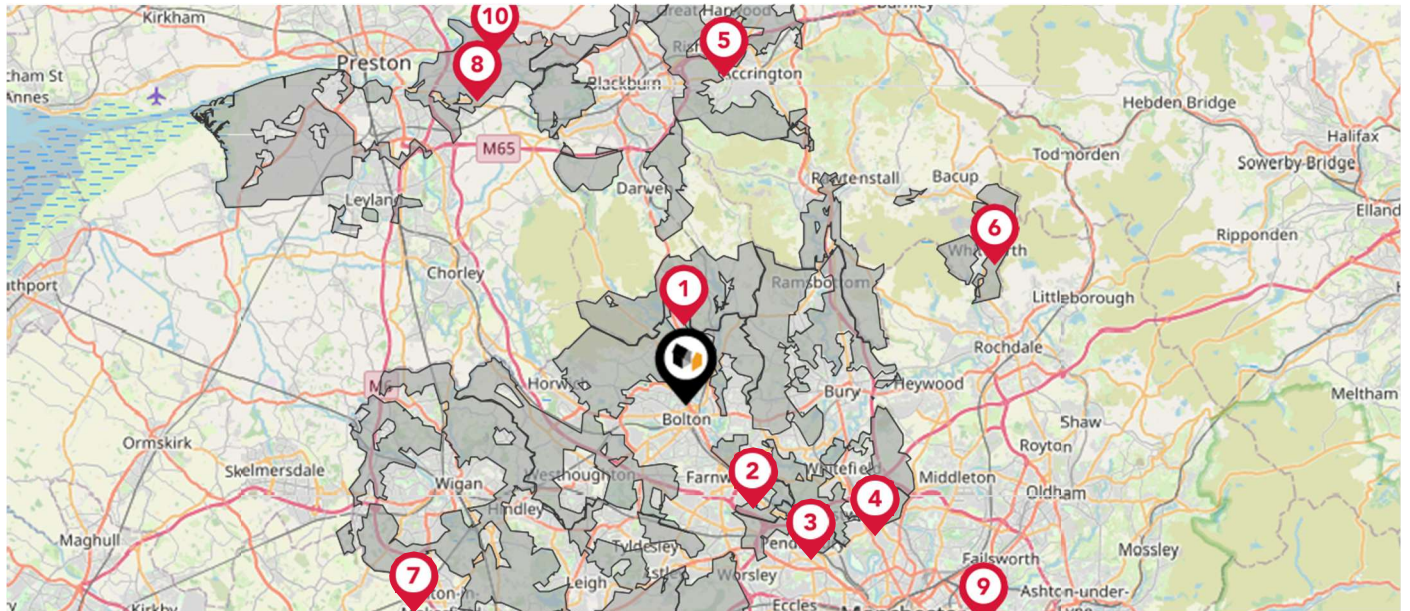
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 areas that have been designated as Green Belt...



## Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

2

Merseyside and Greater Manchester Green Belt - Bolton

3

Merseyside and Greater Manchester Green Belt - Salford

4

Merseyside and Greater Manchester Green Belt - Bury

5

Merseyside and Greater Manchester Green Belt - Hyndburn

6

Merseyside and Greater Manchester Green Belt - Rossendale

7

Merseyside and Greater Manchester Green Belt - Wigan

8

Merseyside and Greater Manchester Green Belt - South Ribble

9

Merseyside and Greater Manchester Green Belt - Manchester

10

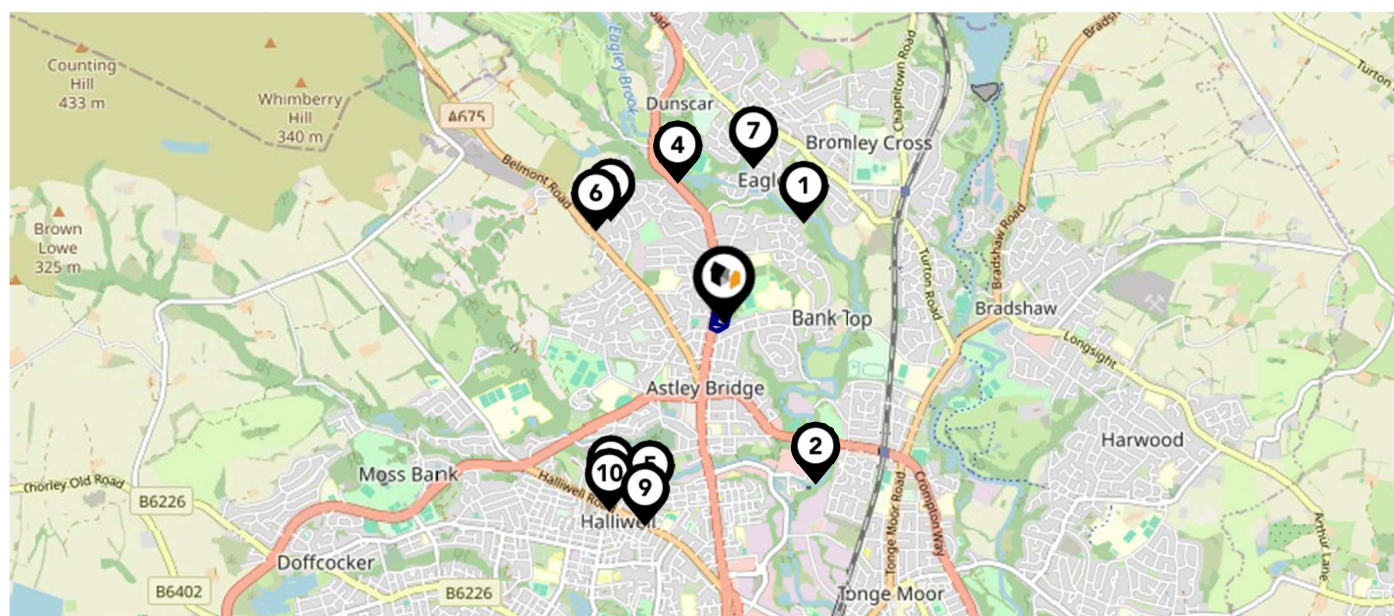
Merseyside and Greater Manchester Green Belt - Ribble Valley



# 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

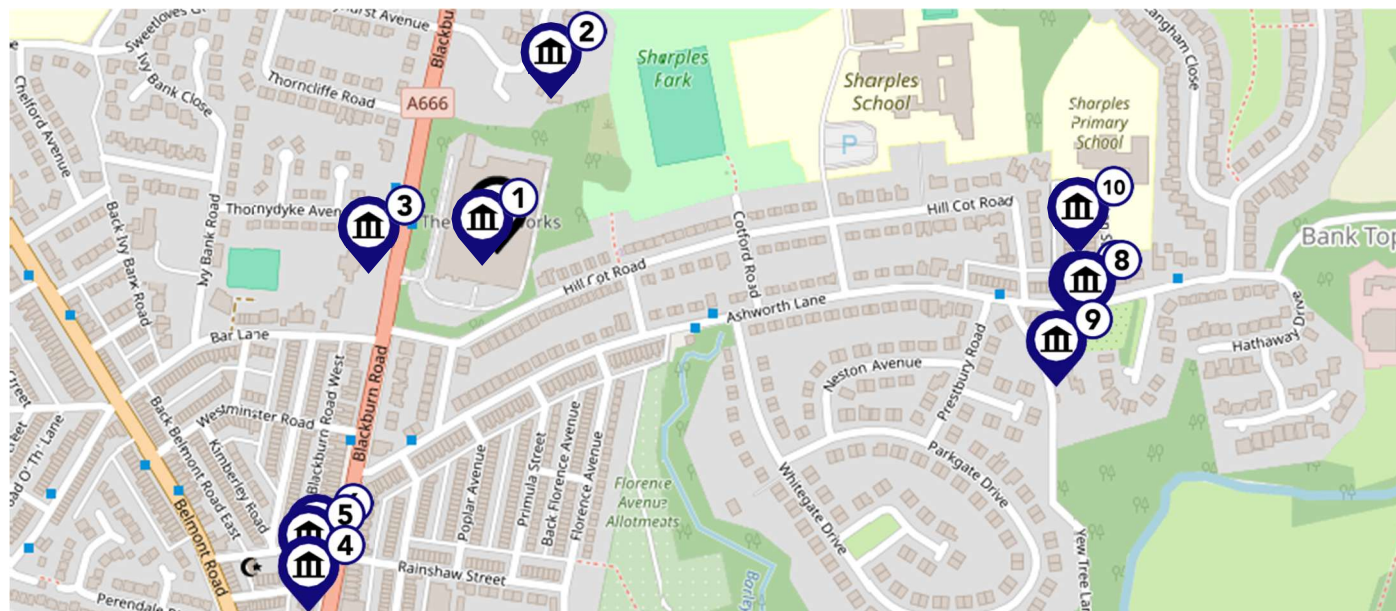
<b>1</b>	John Street Playing Fields-Queens Avenue, Bromley Cross, Bolton	Historic Landfill <input type="checkbox"/>
<b>2</b>	Waterworks Depot-Crompton Way, Bolton	Historic Landfill <input type="checkbox"/>
<b>3</b>	Springfield Heights Quarry-Off Belmont Road, Sharples, Bolton	Historic Landfill <input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











# Maps

## Listed Buildings

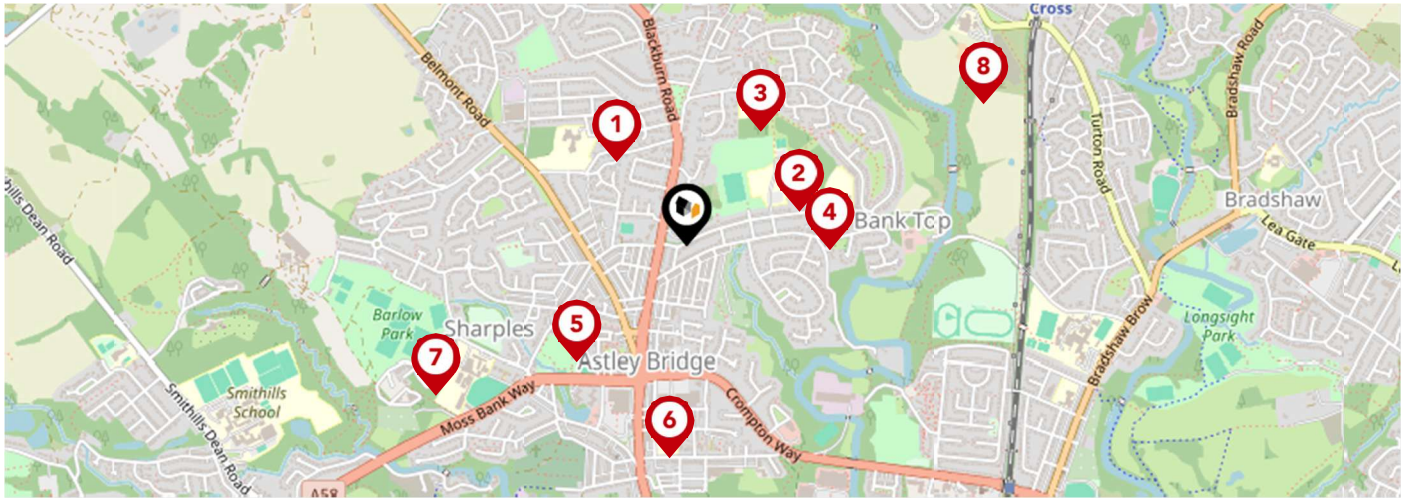










This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

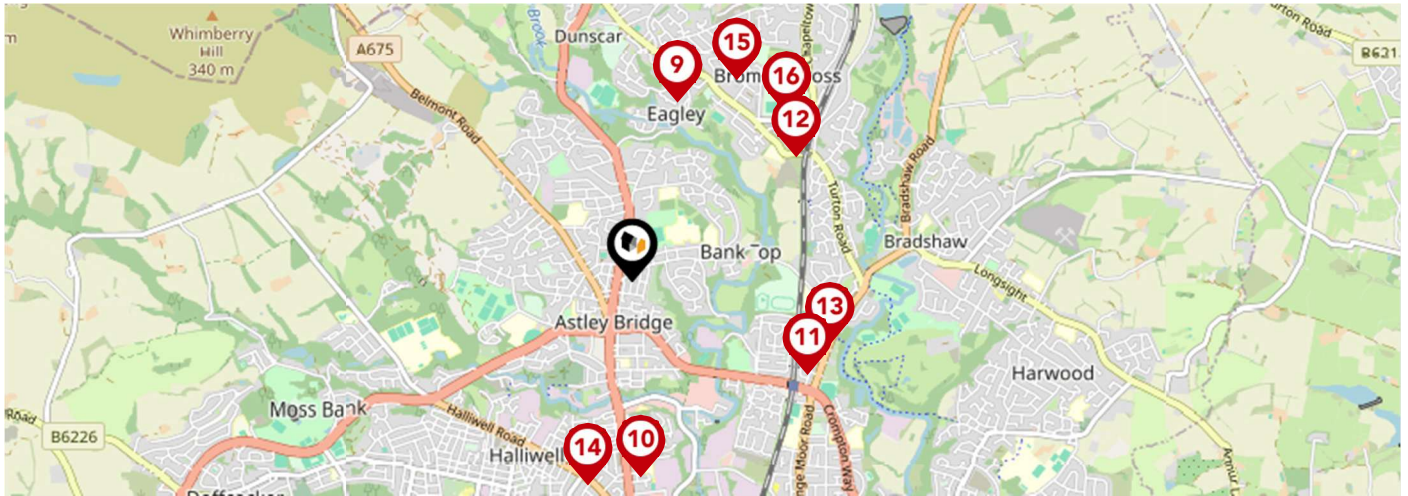










Listed Buildings in the local district		Grade	Distance
	1387926 - The Cottonworks	Grade II	0.0 miles
	1387927 - Sharples Hall Farmhouse	Grade II	0.1 miles
	1387924 - 733, Blackburn Road	Grade II	0.1 miles
	1387920 - Numbers 645 And 647 And The Bay Mare Public House	Grade II	0.2 miles
	1388246 - 31, Ramsay Street	Grade II	0.2 miles
	1387922 - 653-661 Blackburn Road	Grade II	0.2 miles
	1388081 - 2, Hugh Lupus Street	Grade II	0.3 miles
	1387864 - 245,247 And 249, Ashworth Lane	Grade II	0.3 miles
	1388033 - 2-16, Eleanor Street	Grade II	0.3 miles
	1388083 - 18-28, Hugh Lupus Street	Grade II	0.3 miles





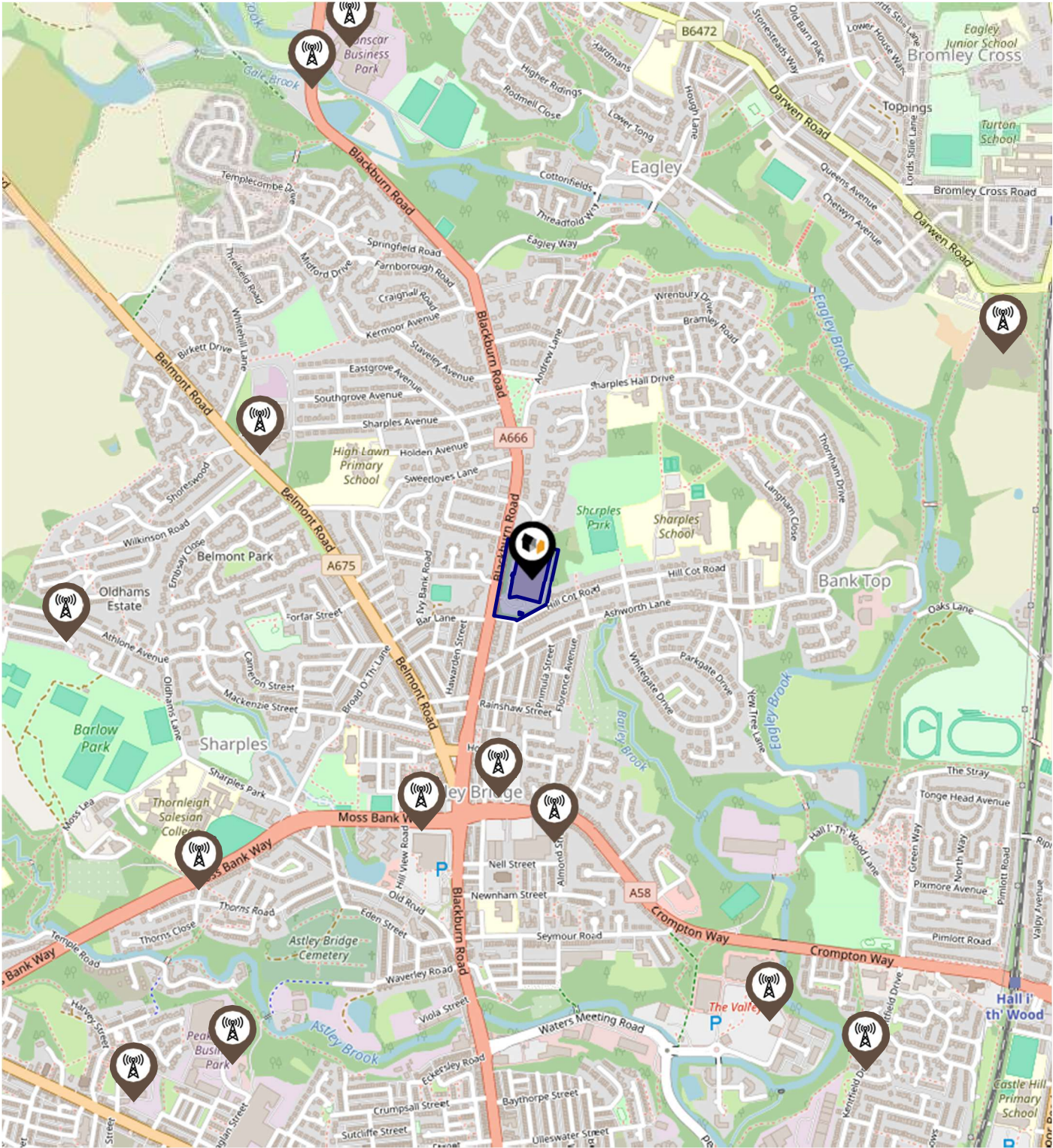
		Nursery	Primary	Secondary	College	Private
	<b>High Lawn Primary School</b> Ofsted Rating: Good   Pupils: 486   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sharples School</b> Ofsted Rating: Good   Pupils: 1209   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Oaks Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sharples Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Infant and St Anthony RC Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's CofE Primary School, Astley Bridge</b> Ofsted Rating: Outstanding   Pupils: 263   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thornleigh Salesian College</b> Ofsted Rating: Good   Pupils: 1570   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Birtenshaw School Bolton</b> Ofsted Rating: Good   Pupils: 103   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>St John the Evangelist RC Primary School, Bromley Cross, Bolton</b> Ofsted Rating: Good   Pupils: 183   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Madrasatul Imam Muhammad Zakariya</b> Ofsted Rating: Good   Pupils: 120   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Columba's RC Primary School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Turton School</b> Ofsted Rating: Good   Pupils: 1619   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Canon Slade School</b> Ofsted Rating: Requires improvement   Pupils: 1753   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Boys' School Bolton</b> Ofsted Rating: Outstanding   Pupils: 621   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eagley Infant School</b> Ofsted Rating: Good   Pupils: 200   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eagley Junior School</b> Ofsted Rating: Good   Pupils: 232   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



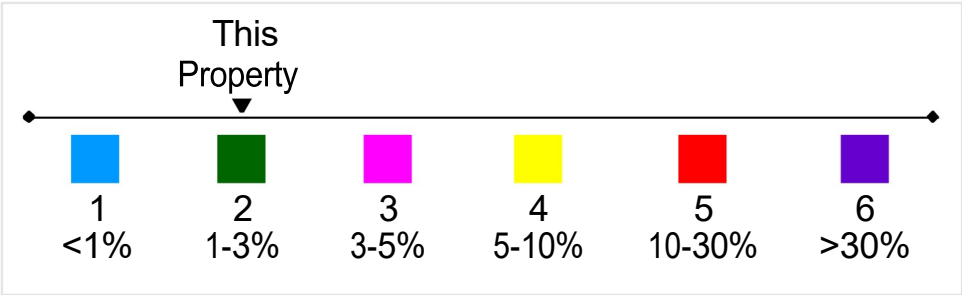
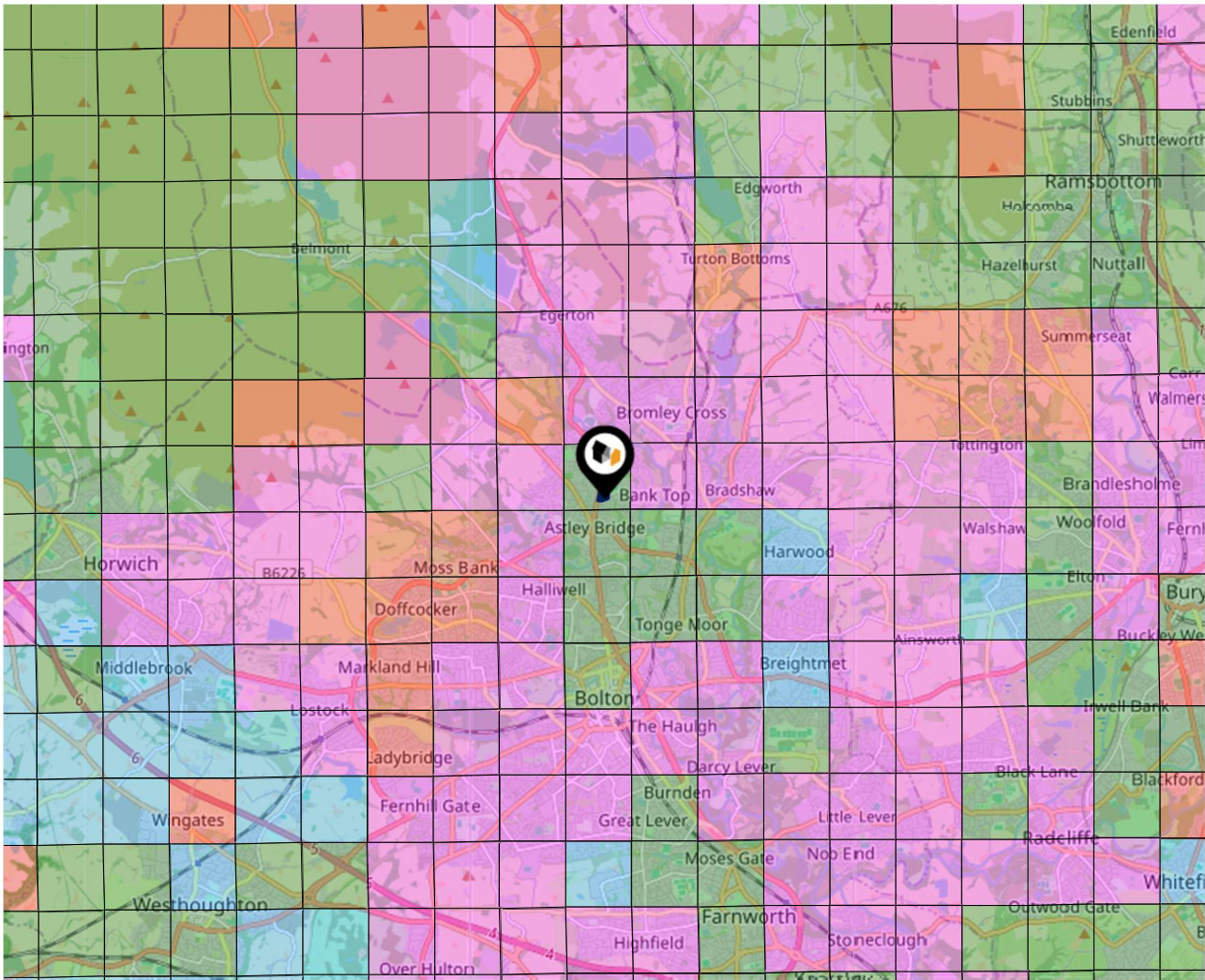
Key:

-  Power Pylons
-  Communication Masts

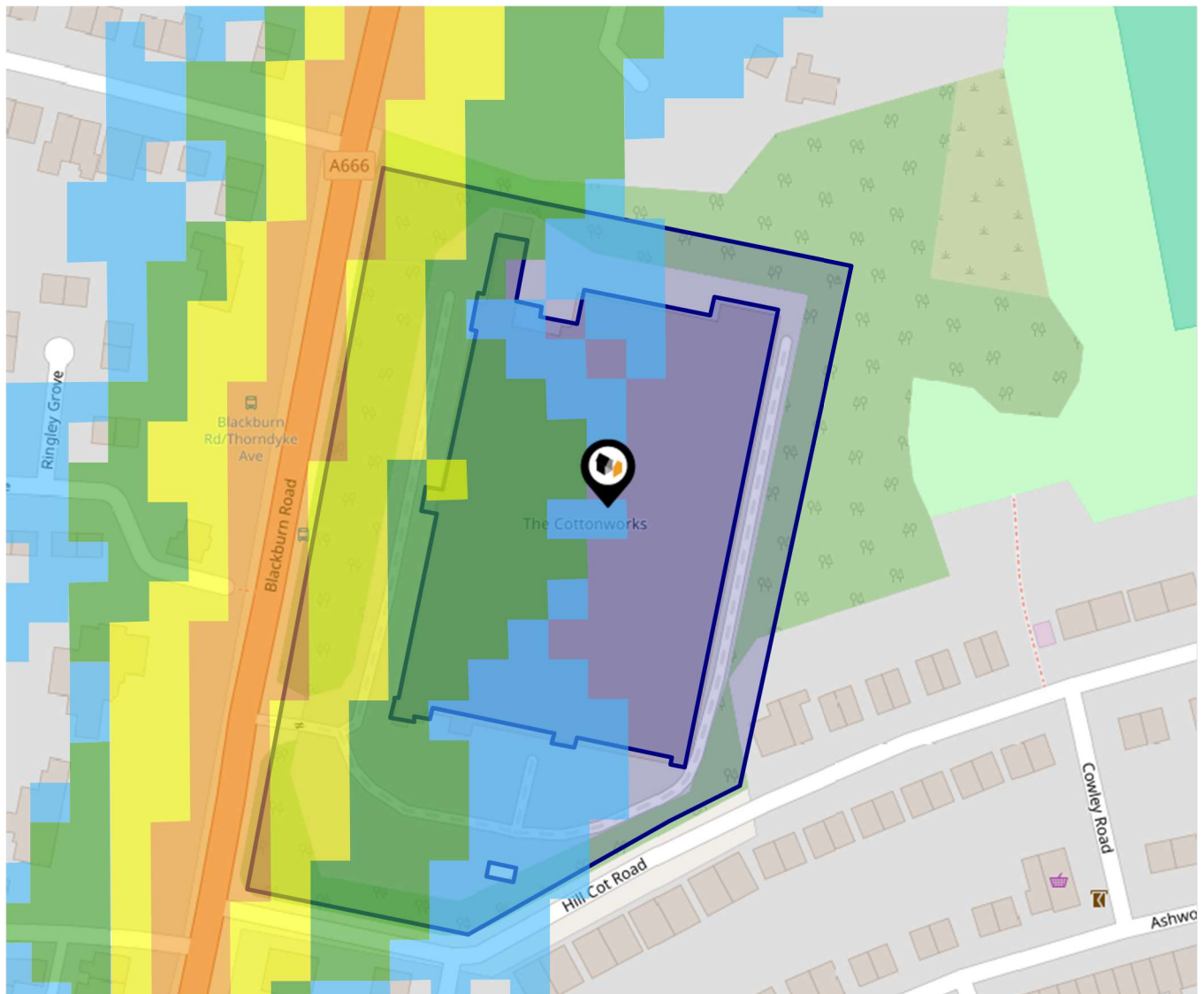


## What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



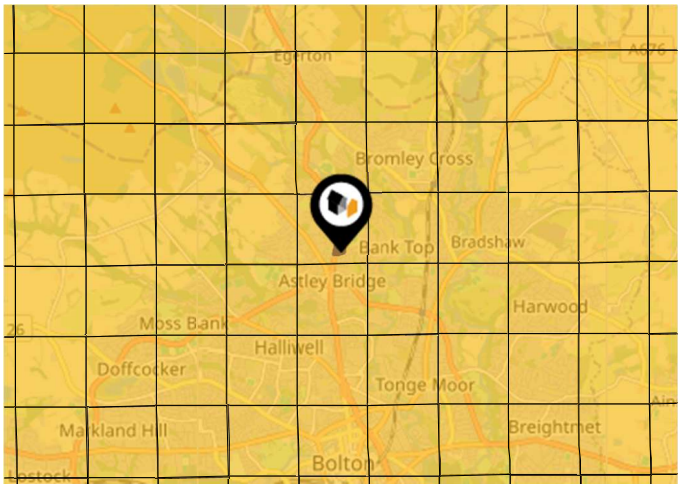
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

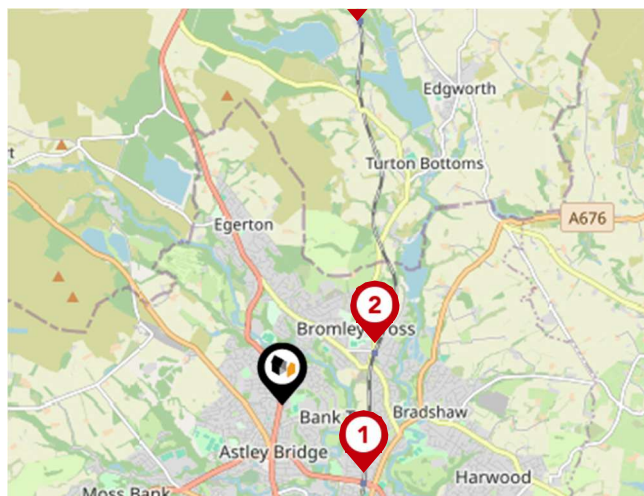


## Primary Classifications (Most Common Clay Types)




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

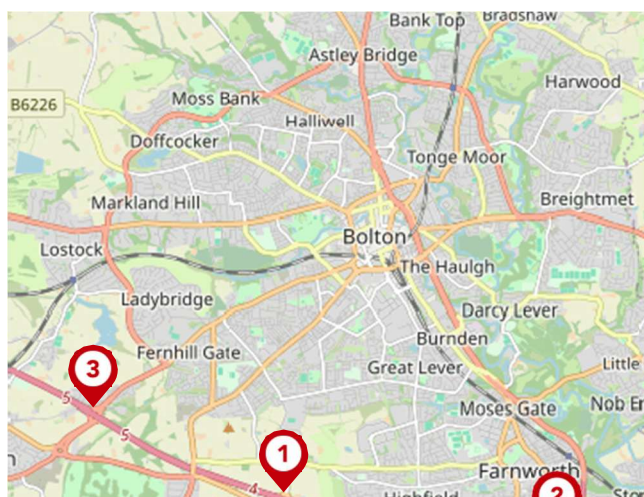


# Area Transport (National)








## National Rail Stations

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



## Trunk Roads/Motorways

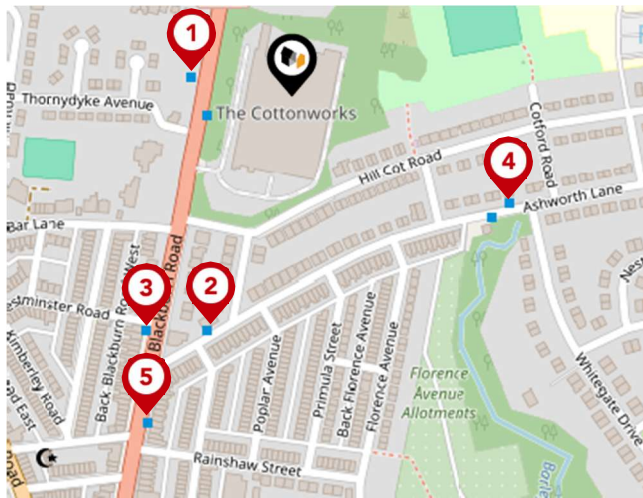
Pin	Name	Distance
	M61 J4	4.31 miles
	M61 J3	4.89 miles
	M61 J5	4.27 miles
	M61 J2	5.64 miles
	M61 J1	6.14 miles



## Airports/Helipads

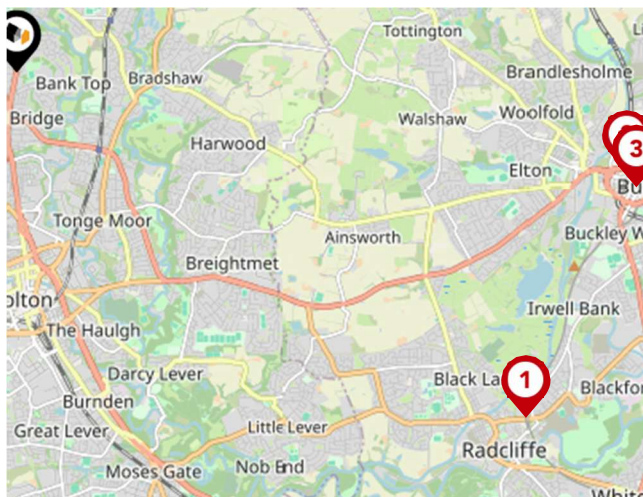
Pin	Name	Distance
	Manchester Airport	18.05 miles
	Speke	25.51 miles
	Highfield	27.72 miles
	Leeds Bradford Airport	36.37 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Thornydyke 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

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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.



# Agent Disclaimer



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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.

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.



Redpath Leach Estate Agents

17-19 Chorley New Road, Bolton,  
Lancashire, BL1 4QR  
01204 800292  
[enquiries@redpathleach.co.uk](mailto:enquiries@redpathleach.co.uk)  
[www.redpathleach.co.uk](http://www.redpathleach.co.uk)

