



REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



BRYANTS ACRE, BOLTON, BL1 5XJ.

Asking Price: £650,000

Redpath Leach Estate Agents

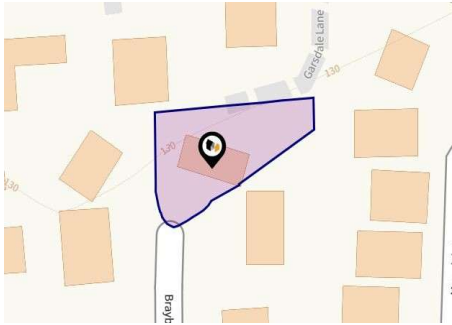
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

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

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

# Property Overview



## Property

Type:	Detached	Asking Price:	£650,000
Bedrooms:	4	Tenure:	Leasehold
Floor Area:	1,754 ft <sup>2</sup> / 163 m <sup>2</sup>	Start Date:	29/05/1980
Plot Area:	0.18 acres	End Date:	01/01/2979
Council Tax :	Band F	Lease Term:	999 years from 1 January 1980
Annual Estimate:	£3,274	Term Remaining:	954 years
Title Number:	GM212234		

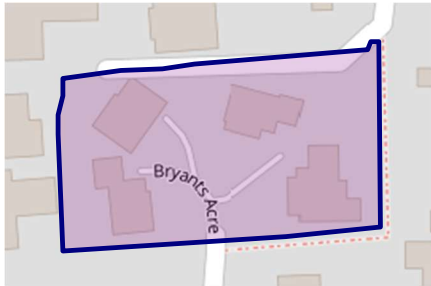
## Local Area

Local Authority:	Bolton	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
◆ Rivers & Seas	Very low	7	80	1000
◆ Surface Water	Very low	mb/s	mb/s	mb/s

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

## Freehold Title Plan

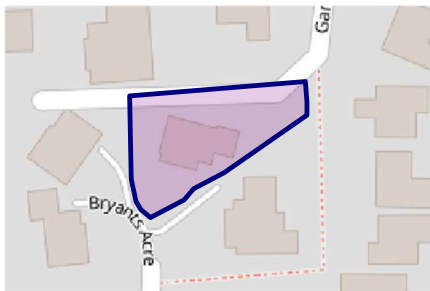
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GM865544

## Leasehold Title Plan

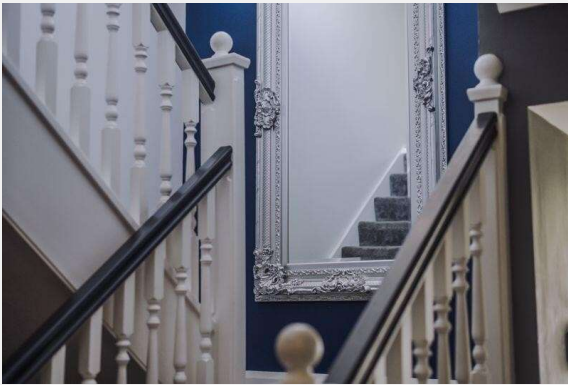
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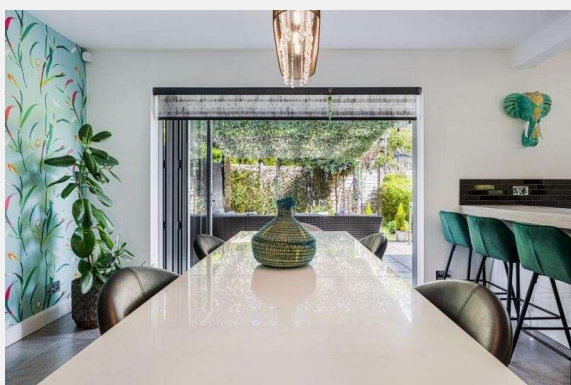
GM212234

Start Date:	29/05/1980
End Date:	01/01/2979
Lease Term:	999 years from 1 January 1980
Term Remaining:	954 years









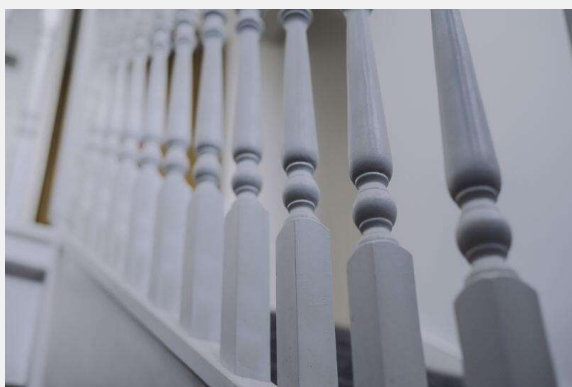




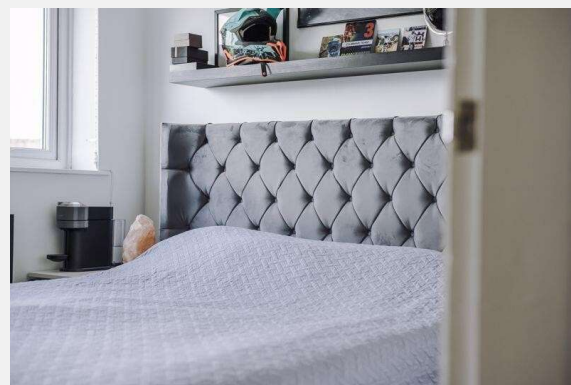








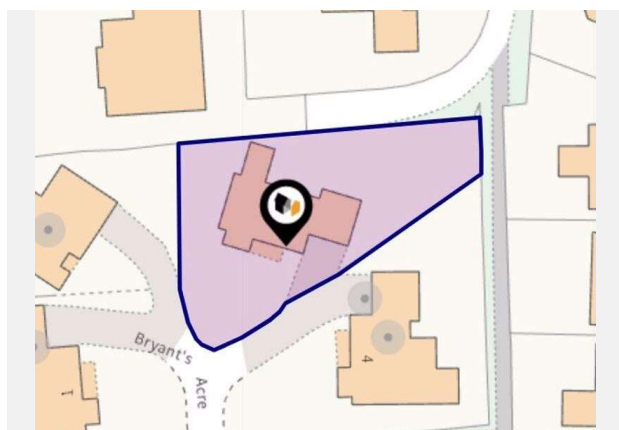










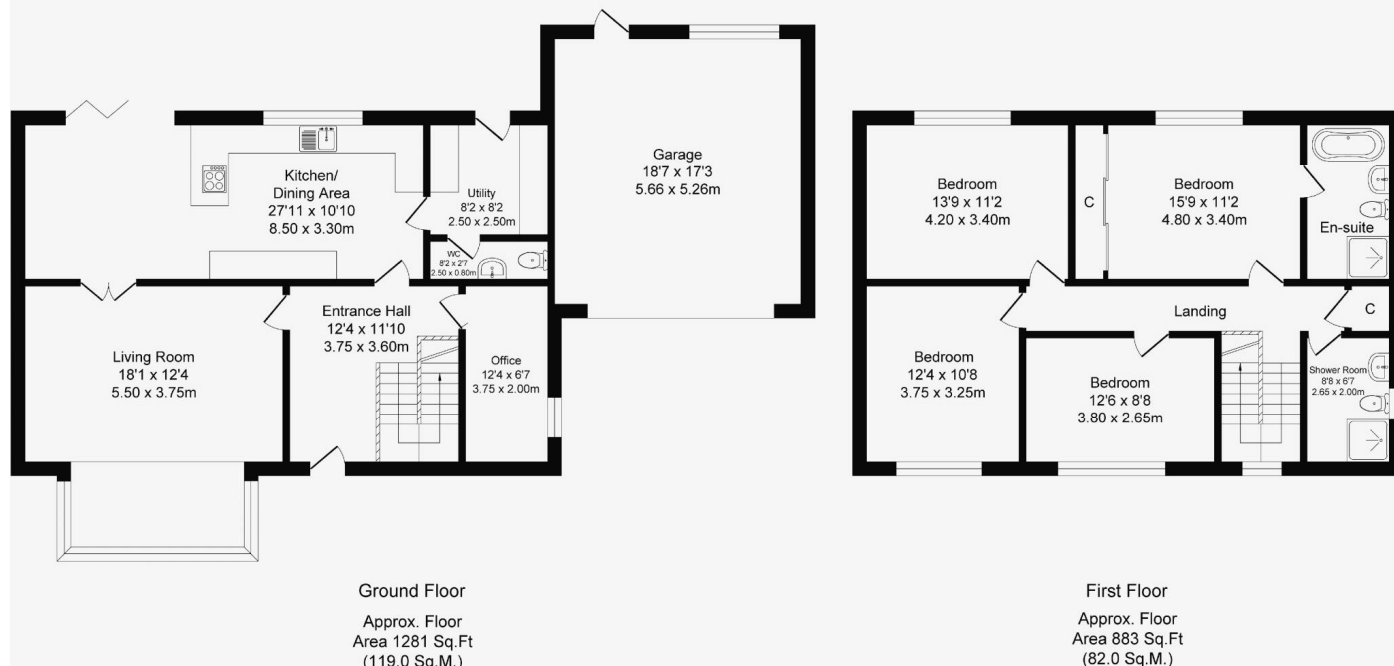




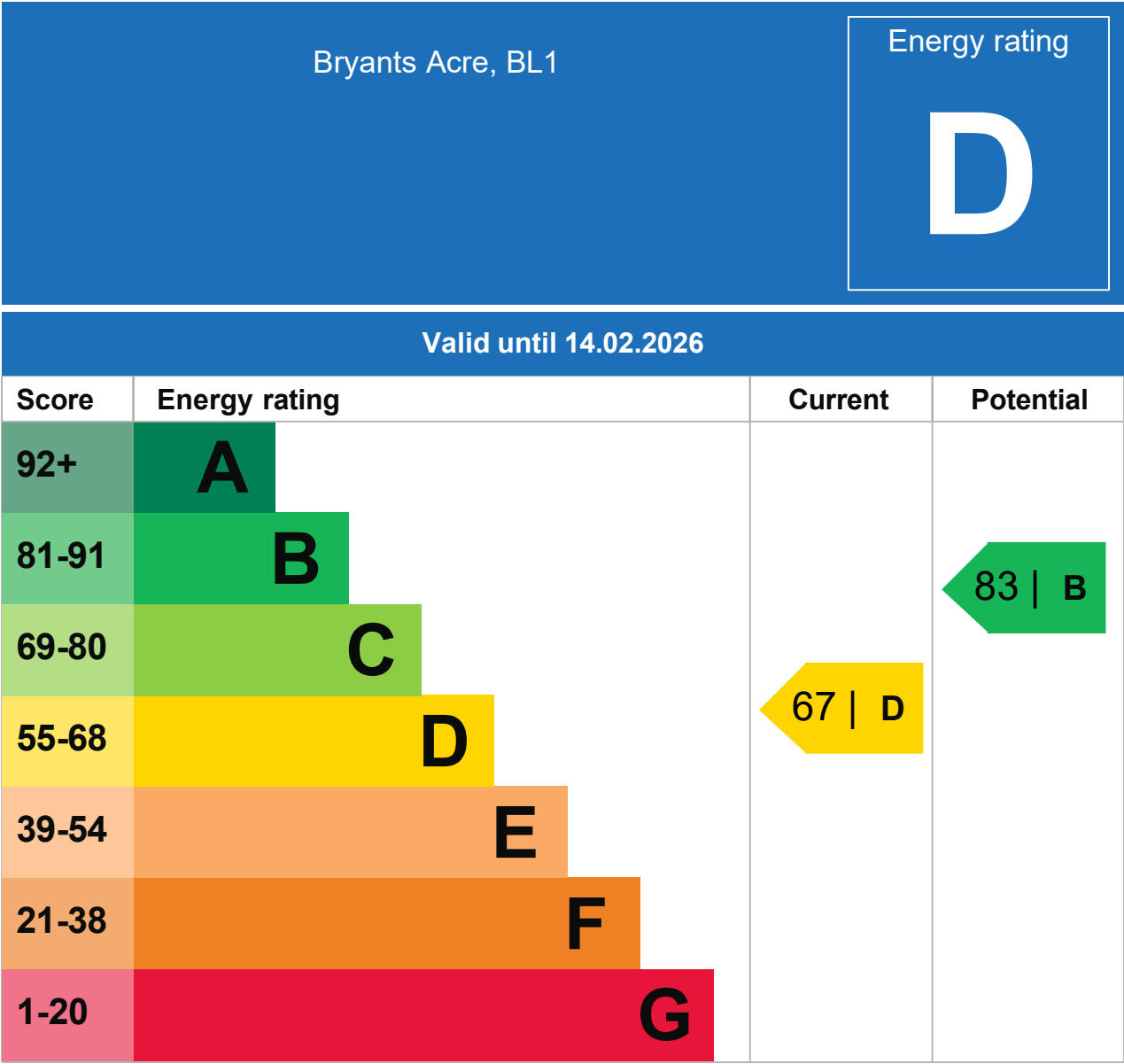
## BRYANTS ACRE, BOLTON, BL1 5XJ.

Total Approx. Floor Area 2164 Sq.ft. (201.0 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





# Property

## EPC - Additional Data



### Additional EPC Data

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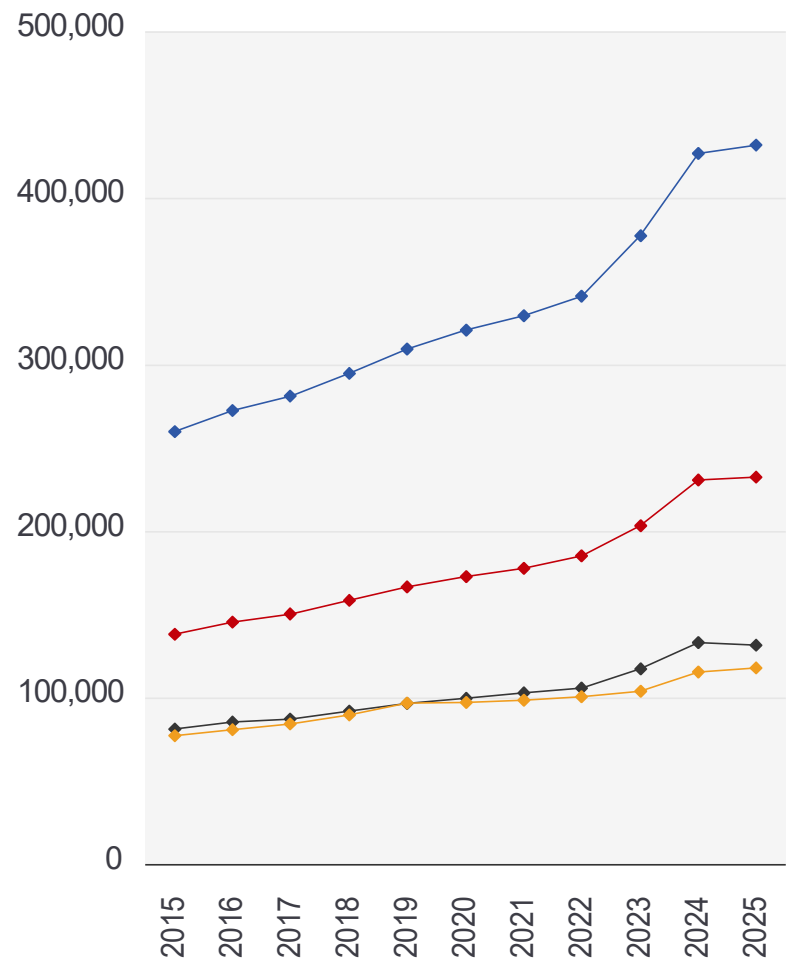
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	163 m <sup>2</sup>

# Market

## House Price Statistics



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



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

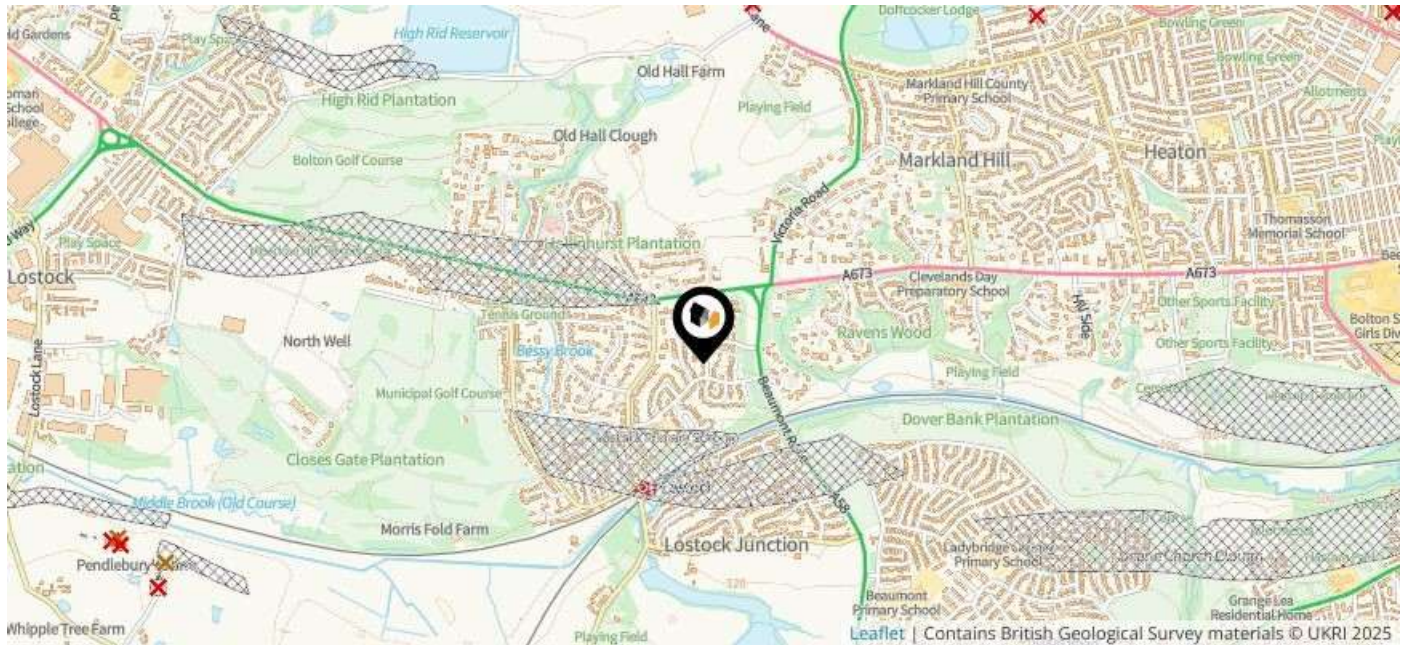
Flat

**+52.7%**

# 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.

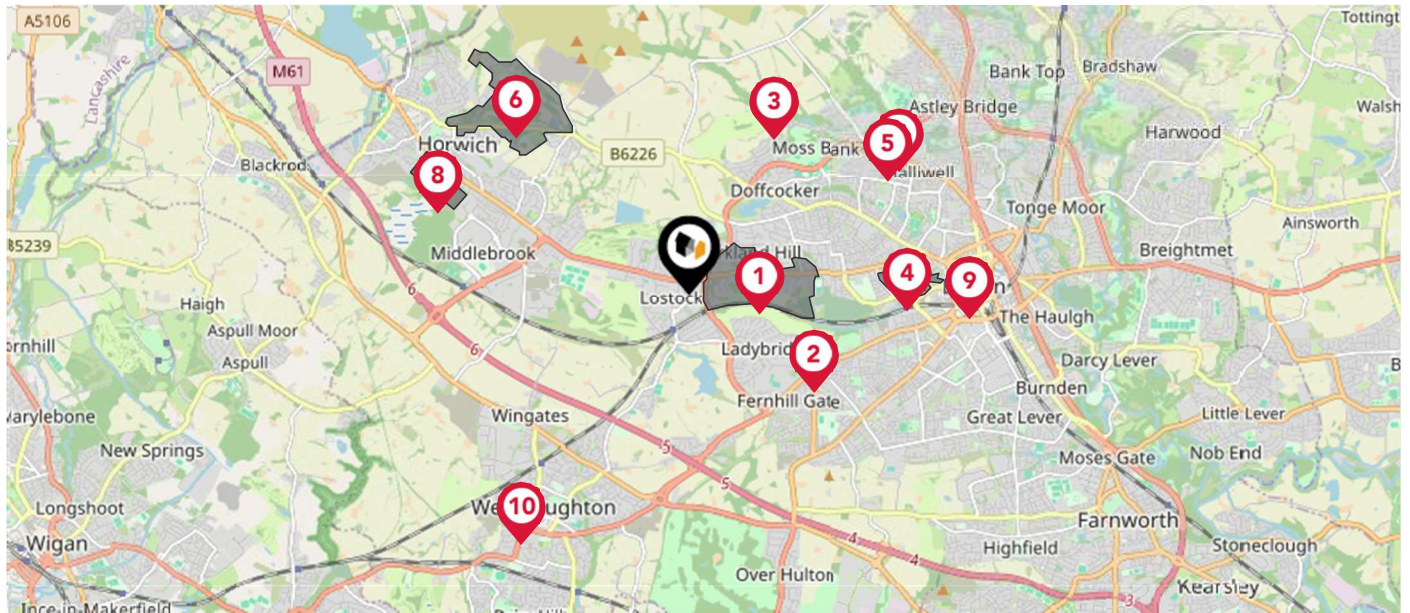


# Maps











## 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

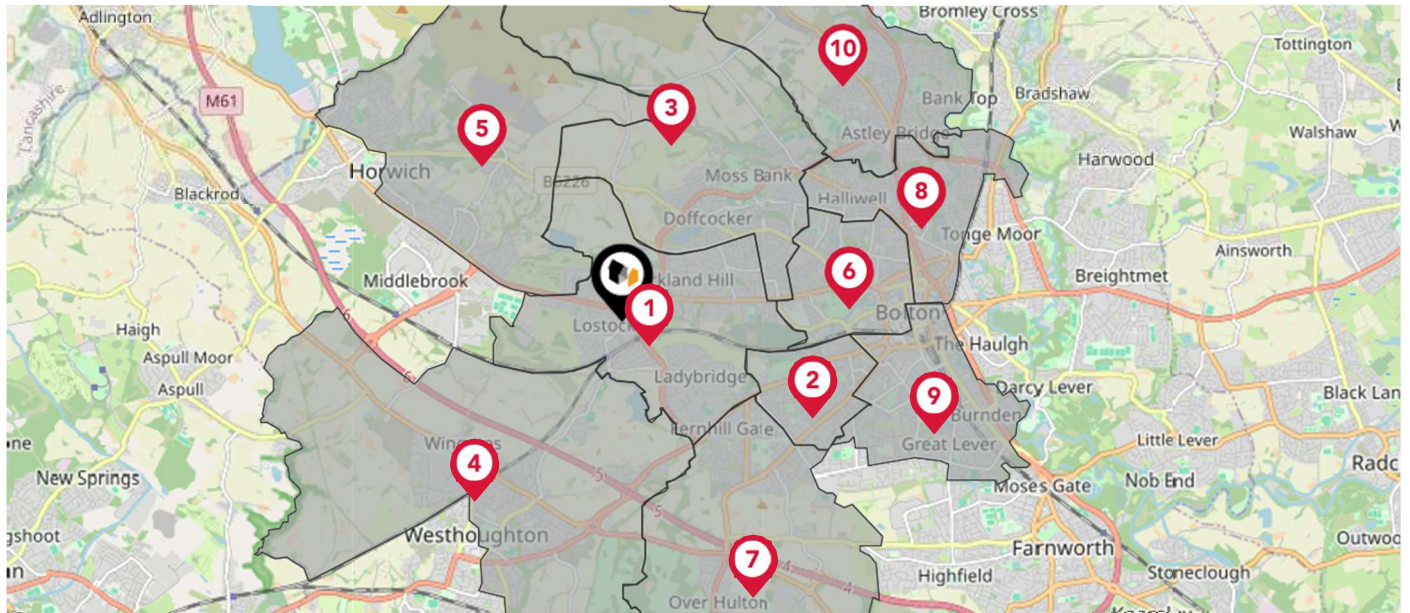
-  1 Chorley New Road
-  2 Deane Village
-  3 Barrow Bridge
-  4 Queens Park
-  5 St Pauls
-  6 Wallsuches
-  7 Hill Top
-  8 Horwich Locomotive Works
-  9 Town Hall
-  10 Westhoughton

# Maps

## Council Wards



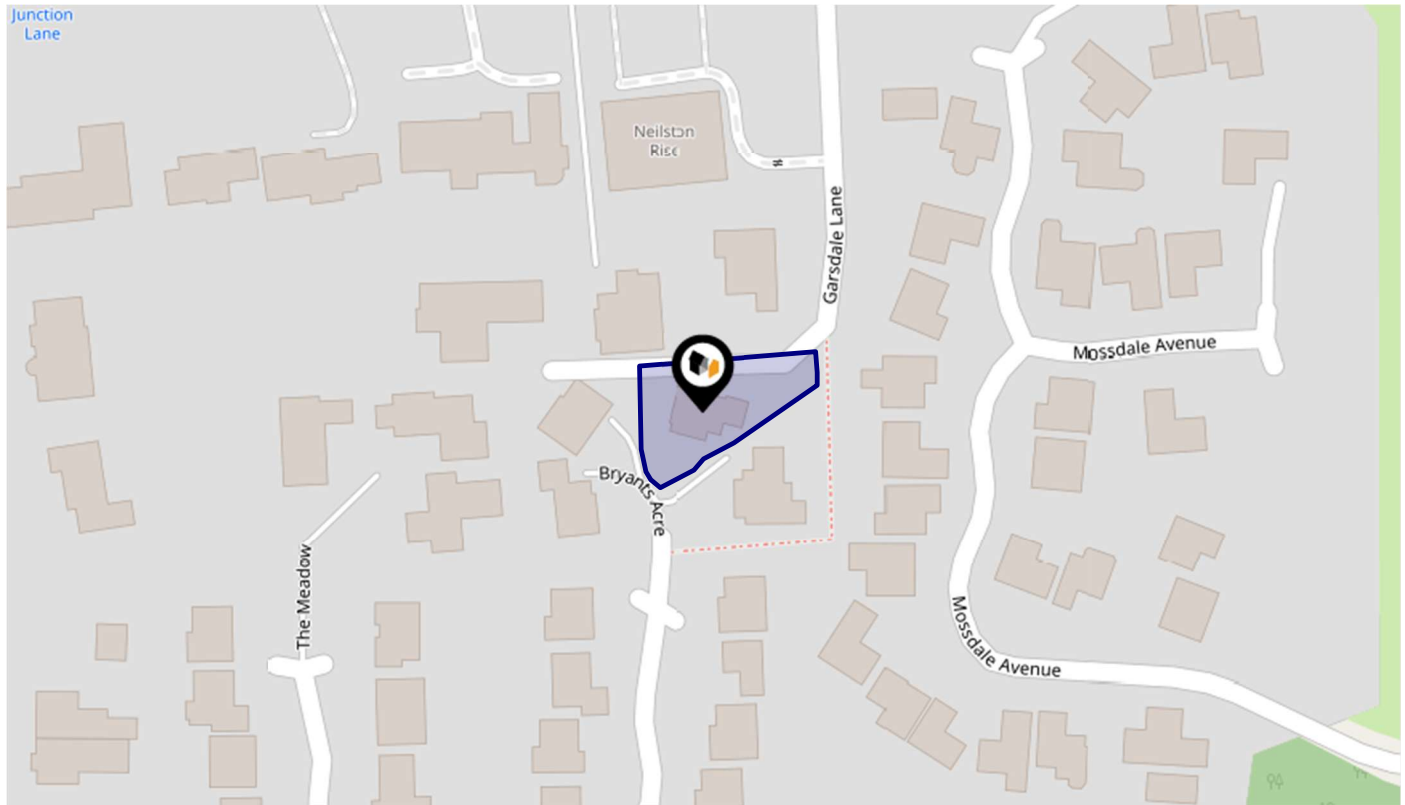
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- |    |                                       |
|----|---------------------------------------|
| 1  | Heaton and Lostock Ward               |
| 2  | Rumworth Ward                         |
| 3  | Smithills Ward                        |
| 4  | Westhoughton North and Chew Moor Ward |
| 5  | Horwich North East Ward               |
| 6  | Halliwell Ward                        |
| 7  | Hulton Ward                           |
| 8  | Crompton Ward                         |
| 9  | Great Lever Ward                      |
| 10 | Astley Bridge Ward                    |

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

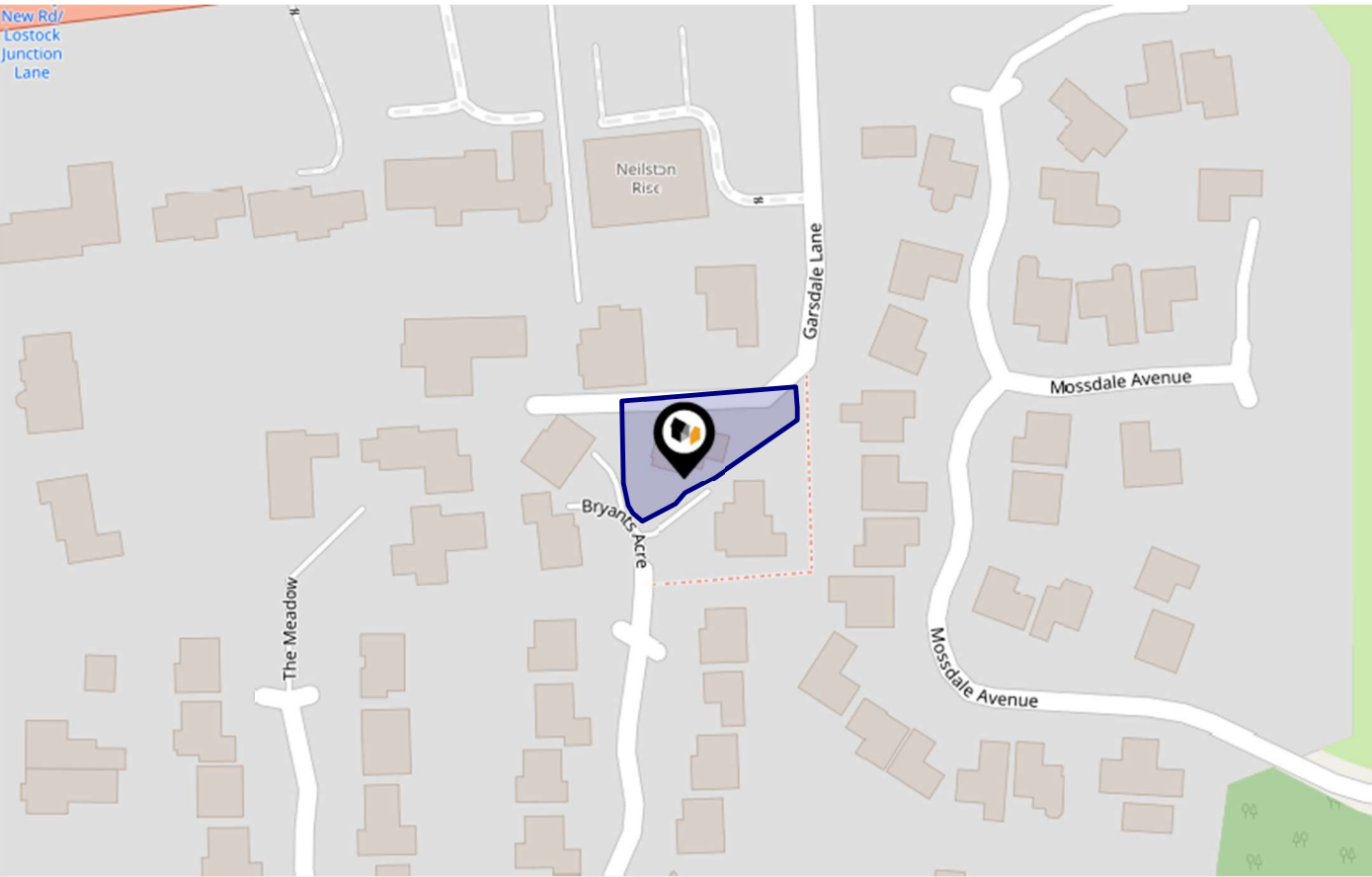


# Flood Risk

## 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.

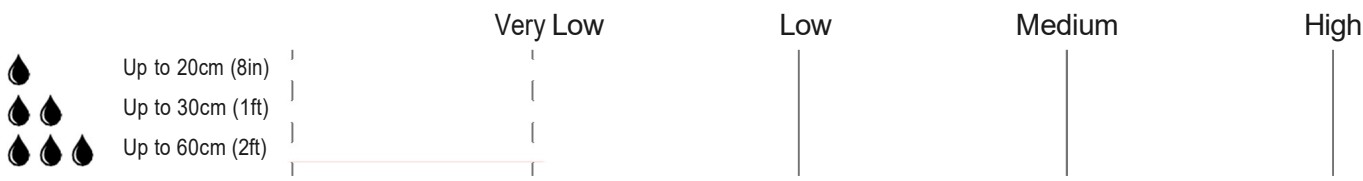


Risk Rating: Very low

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:

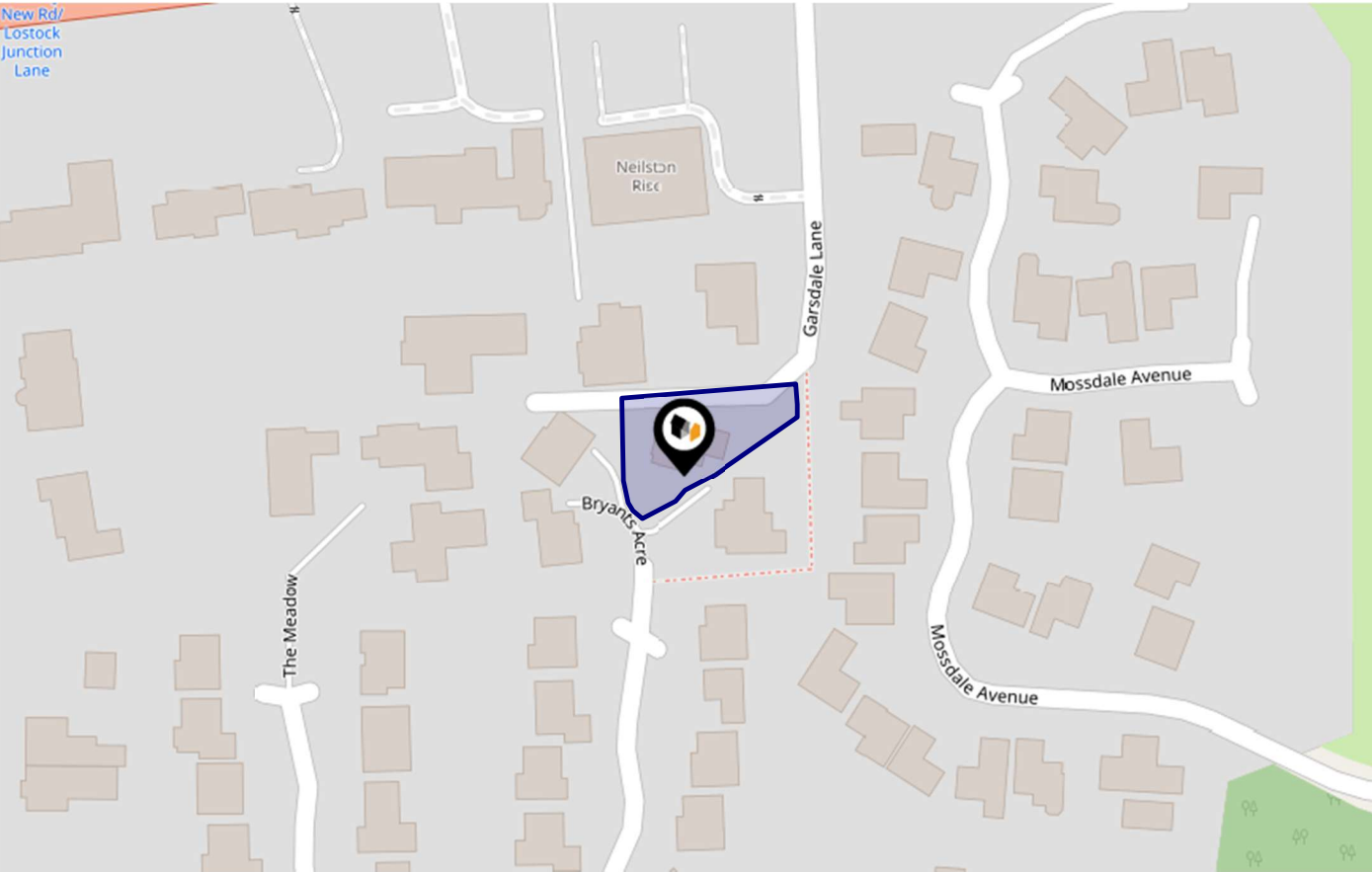


# Flood Risk

## 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.
- 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 (0.1%) in any one year.
- 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:

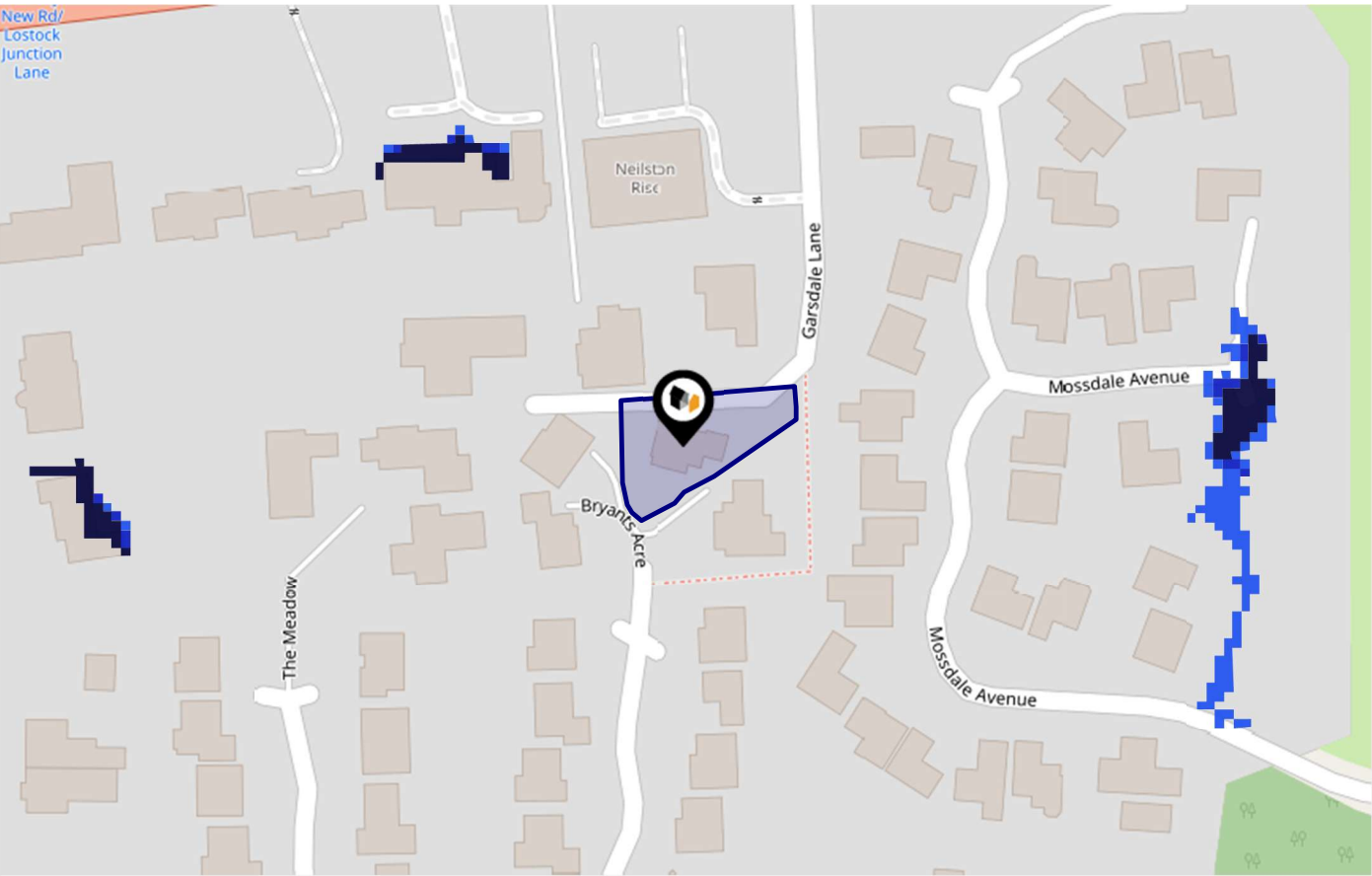
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

# 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: 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:

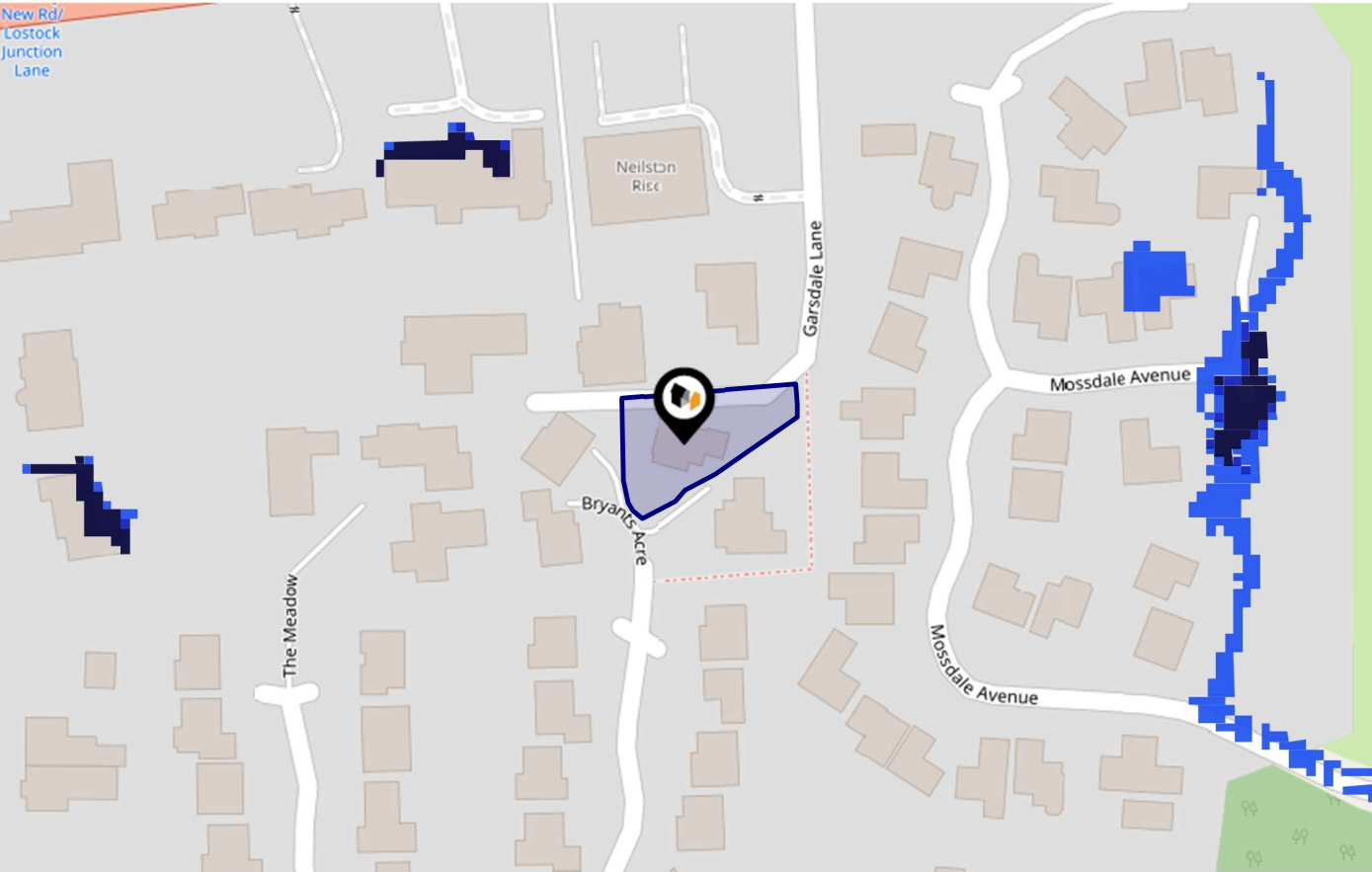
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				



# Flood Risk

## 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

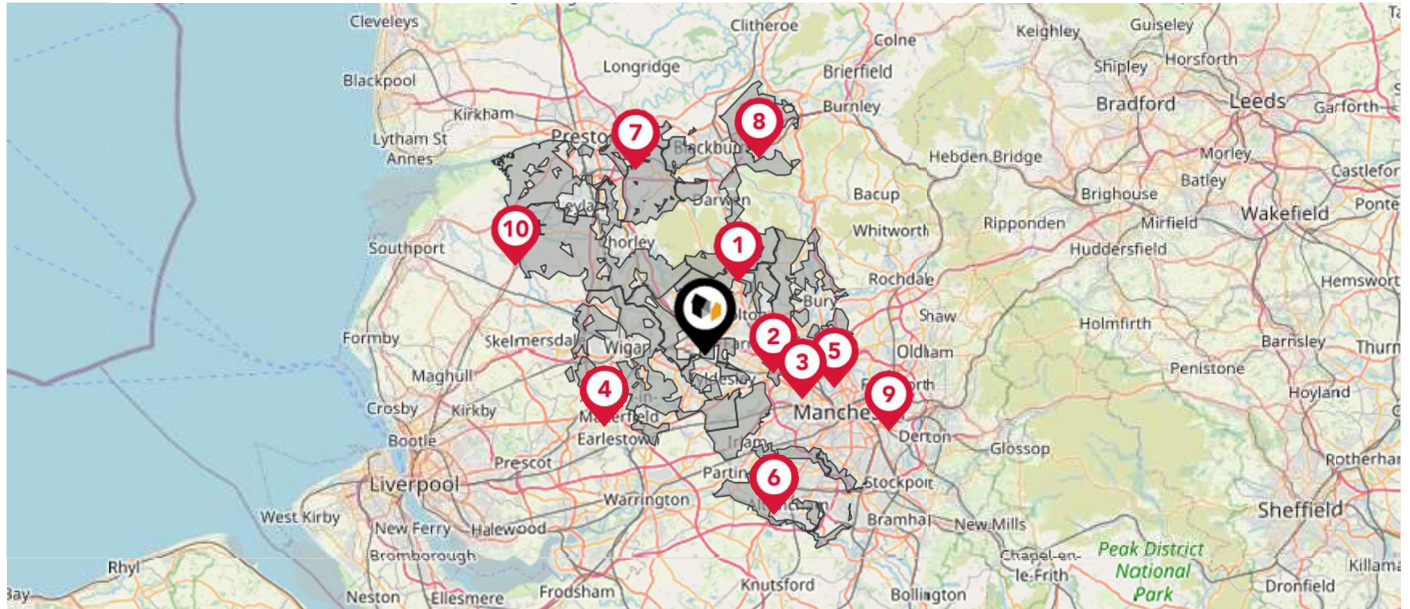
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Chance of flooding to the following depths at this property:

	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 - Wigan

5

Merseyside and Greater Manchester Green Belt - Bury

6

Merseyside and Greater Manchester Green Belt - Trafford

7

Merseyside and Greater Manchester Green Belt - South Ribble

8

Merseyside and Greater Manchester Green Belt - Hyndburn

9

Merseyside and Greater Manchester Green Belt - Manchester

10

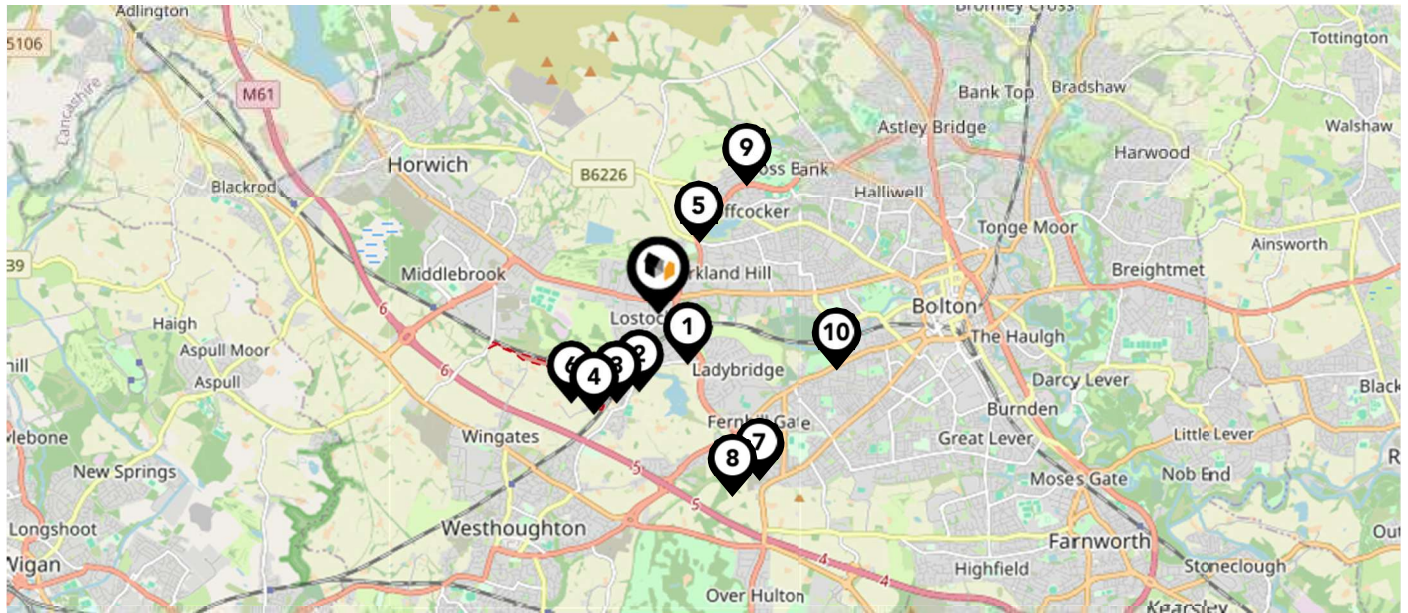
Merseyside and Greater Manchester Green Belt - Chorley



# 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.



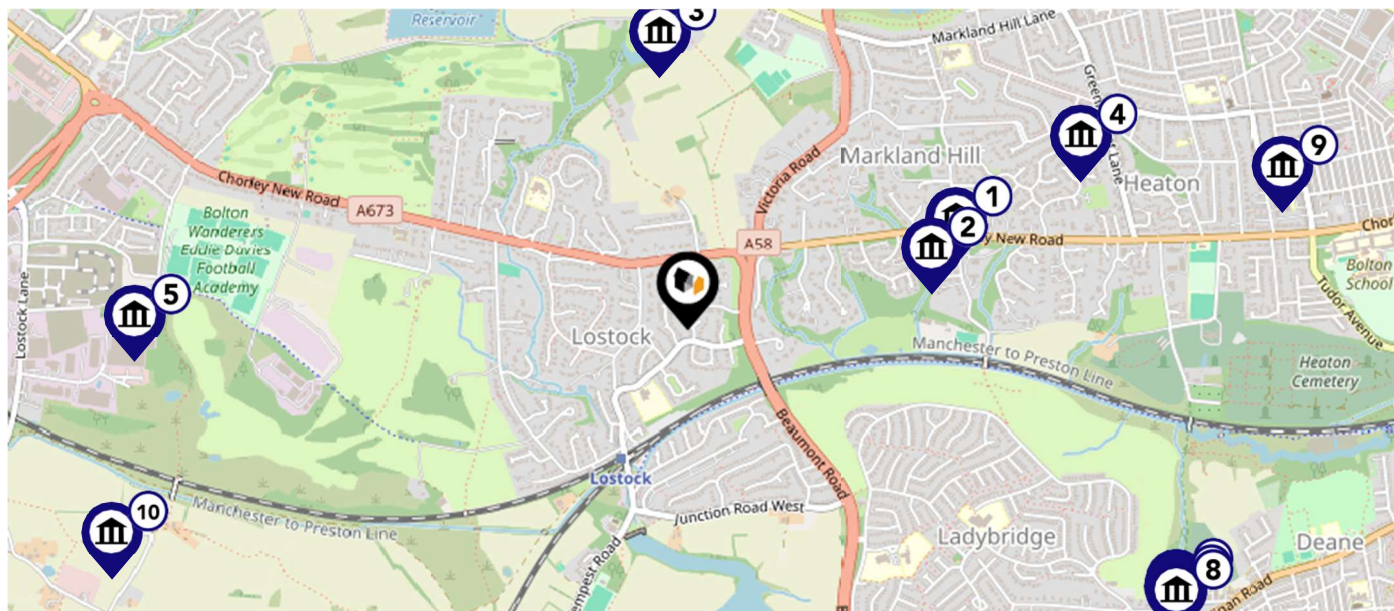
### Nearby Landfill Sites

<b>1</b>	Land Off Beaumont Road-Beaumont Road, Heaton Bridge, Bolton, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Piggery-Adjacent to Lostock Station, Rumworth Road, Lostock, Bolton, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Land Off Rumworth Road-Off Rumworth Road, Lostock, Near Bolton, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Chusley Gate Lane-Chew Moor, Bolton, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Boot Lane Tip-Boot Lane, Chorley Old Road, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>6</b>	EA/EPR/YP3596CN/A001	Active Landfill	<input checked="" type="checkbox"/>
<b>7</b>	Bolton-Kenyon Junction Railway Line-Bolton	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Bolton-Kenyon Junction Railway-Deane, Bolton, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Lightbounds Reservoir-Smithills, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Heaton Cemetery-Gilnow Road, Pocket, Bolton, Greater Manchester	Historic Landfill	<input type="checkbox"/>

# Maps

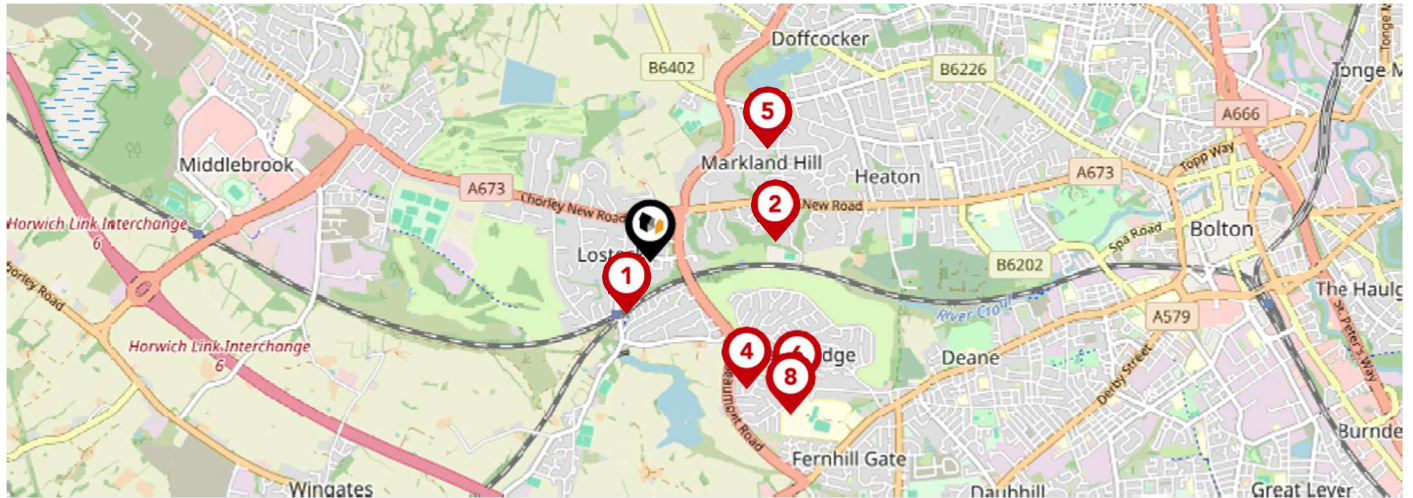
## Listed Buildings









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

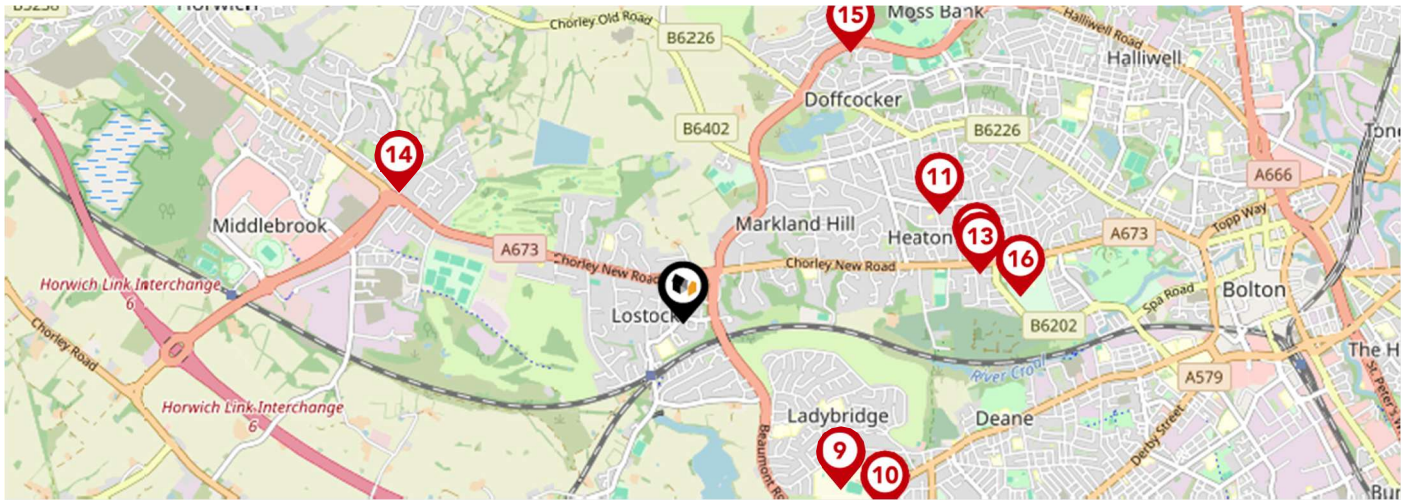










Listed Buildings in the local district		Grade	Distance
	1387954 - Christ Church	Grade II	0.6 miles
	1387955 - Woodside (woodside Junior School)	Grade II	0.6 miles
	1388191 - Old Hall Farmhouse And Attached Outbuilding	Grade II	0.6 miles
	1388049 - Random Cottage	Grade II	0.9 miles
	1388054 - Former Gatehouse To Lostock Hall (demolished) With Cottage Range To Rear	Grade II	1.2 miles
	1388086 - Edge Family Chest Tomb In St Mary's Churchyard	Grade II	1.3 miles
	1388085 - Church Of St Mary	Grade II	1.3 miles
	1388087 - George Marsh Memorial In St Mary's Churchyard	Grade II	1.3 miles
	1388284 - Somerset Road United Reformed Church And Attached Sunday School	Grade II	1.3 miles
	1388296 - Pendlebury Farmhouse And Attached Farm Buildings	Grade II	1.4 miles





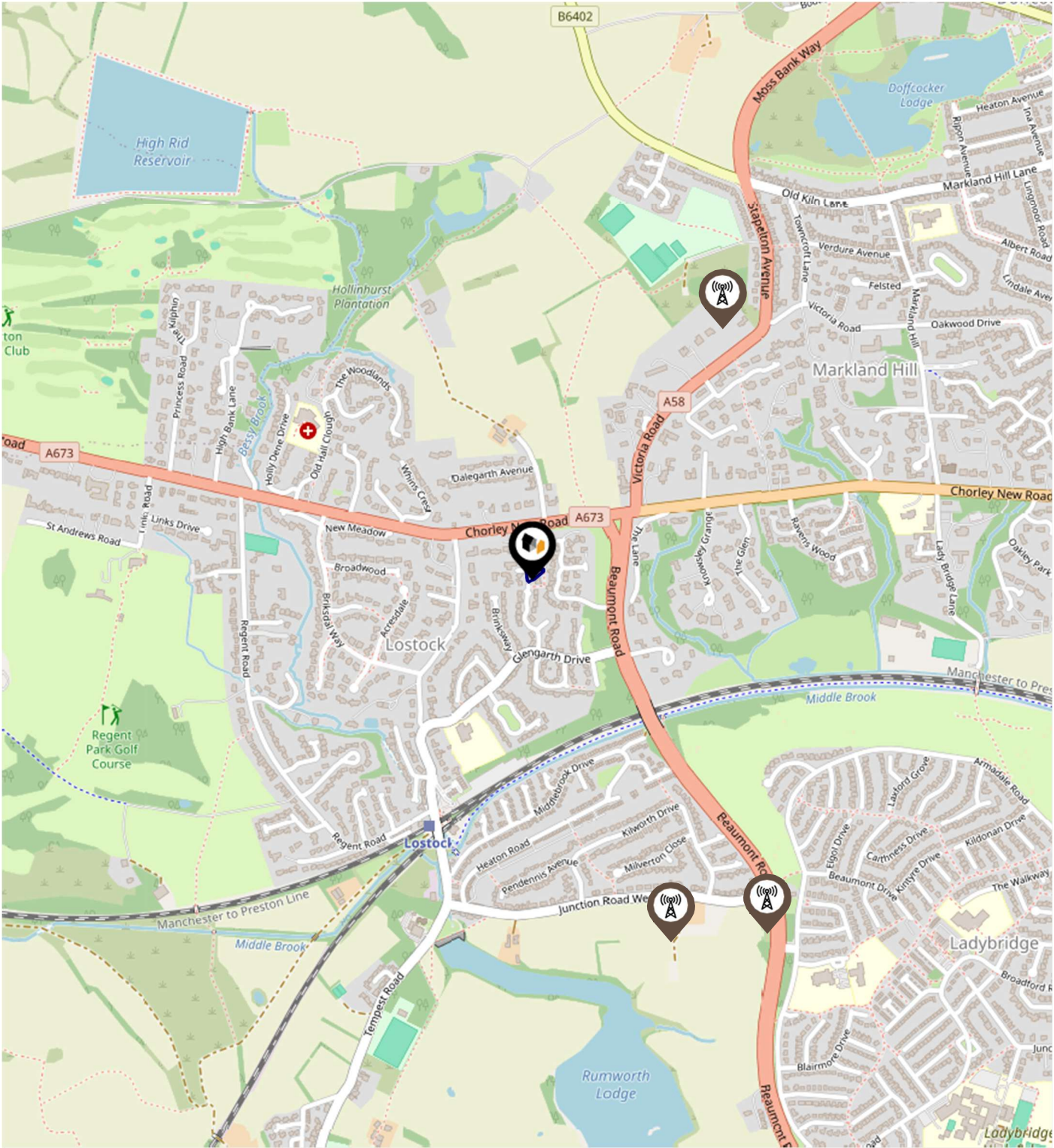
		Nursery	Primary	Secondary	College	Private
	<b>Lostock Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cleavelands Prep School</b> Ofsted Rating: Not Rated   Pupils: 126   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaumont Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bernard's RC Primary School, Bolton</b> Ofsted Rating: Good   Pupils: 202   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Markland Hill Primary School</b> Ofsted Rating: Outstanding   Pupils: 316   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ladybridge Community Primary School</b> Ofsted Rating: Good   Pupils: 365   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rumworth School</b> Ofsted Rating: Outstanding   Pupils: 335   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>LifeBridge ASEND</b> Ofsted Rating: Good   Pupils:0   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Ladybridge High School</b> Ofsted Rating: Good   Pupils: 1088   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's CofE Primary School, Deane</b> Ofsted Rating: Outstanding   Pupils: 505   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas of Canterbury RC School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Devonshire Road Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thomasson Memorial School</b> Ofsted Rating: Good   Pupils: 79   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Claypool Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Johnson Fold Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 229   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bolton School Infant &amp; Nursery School</b> Ofsted Rating: Not Rated   Pupils: 310   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



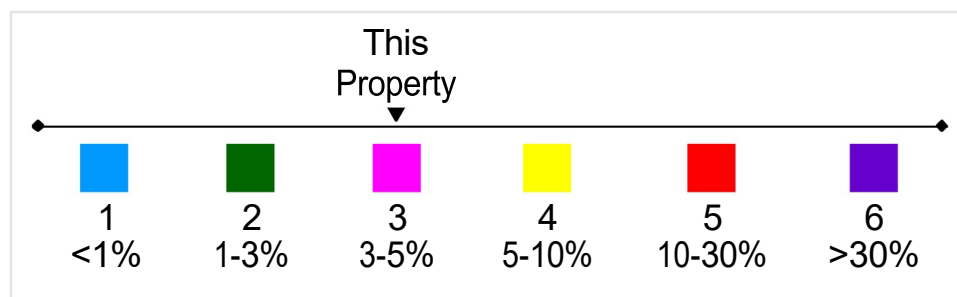
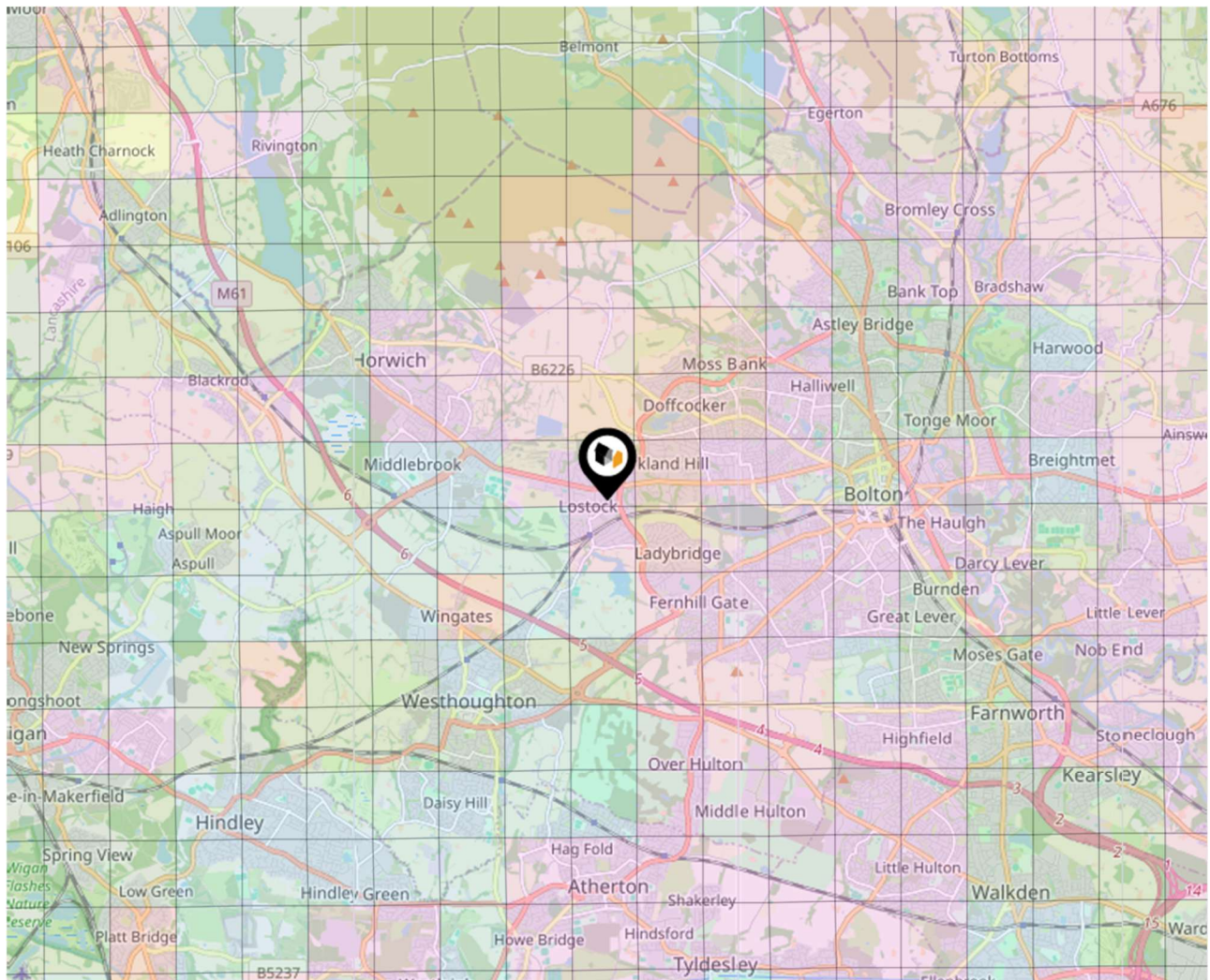
Key:

-  Power Pylons
-  Communication Masts

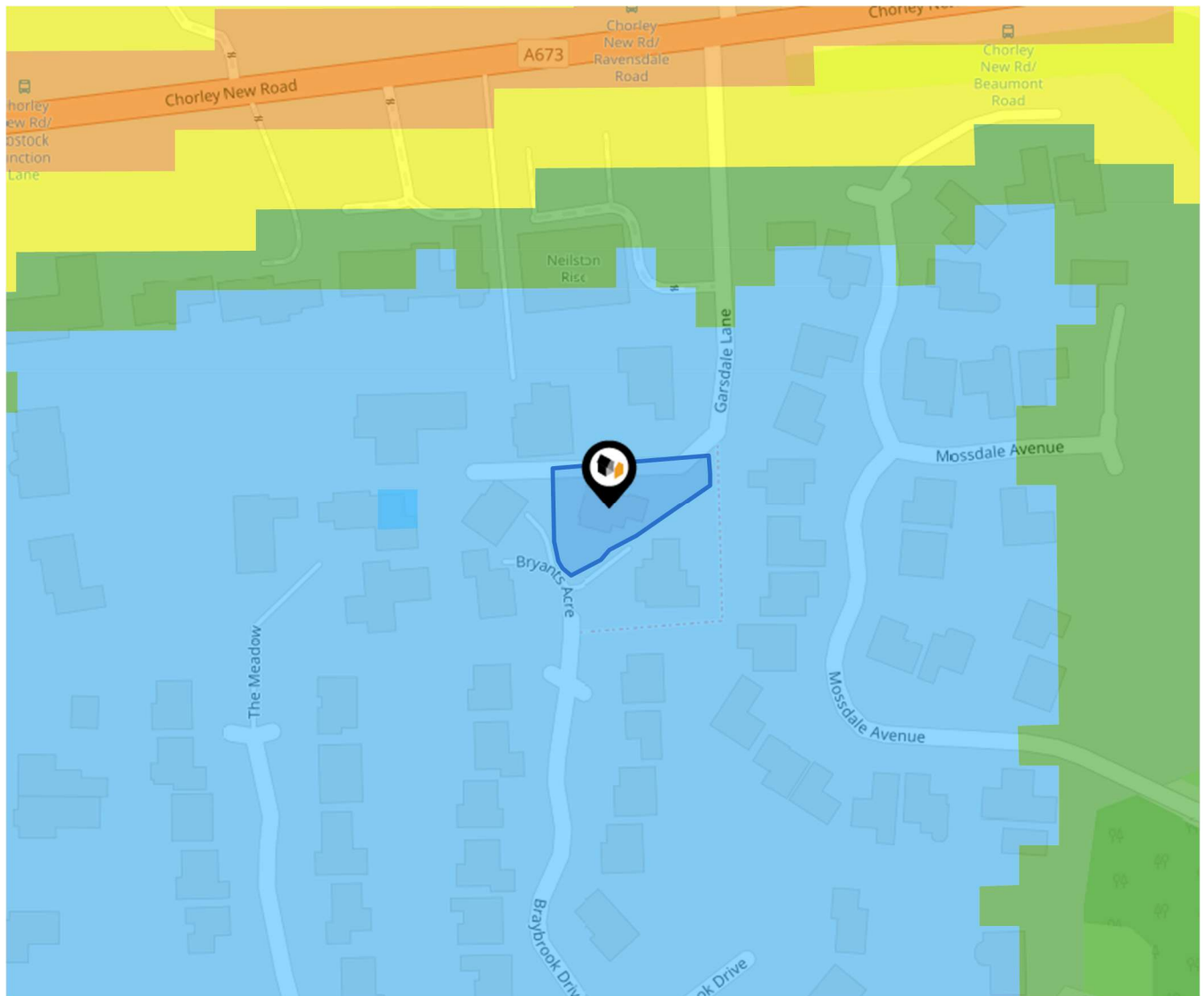


## What is Radon?

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.

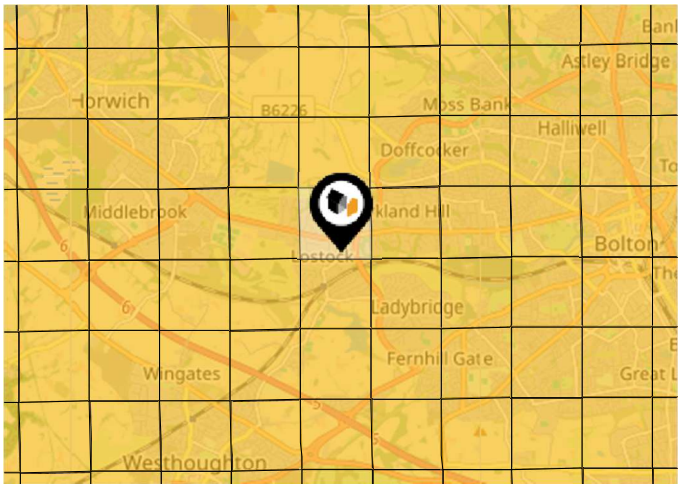
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  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)

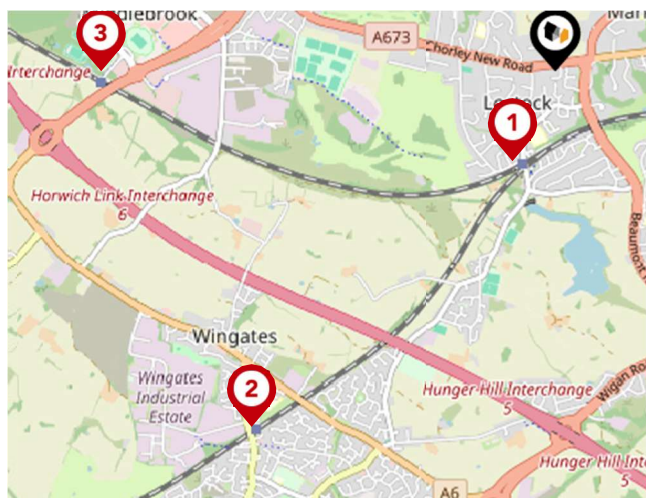
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

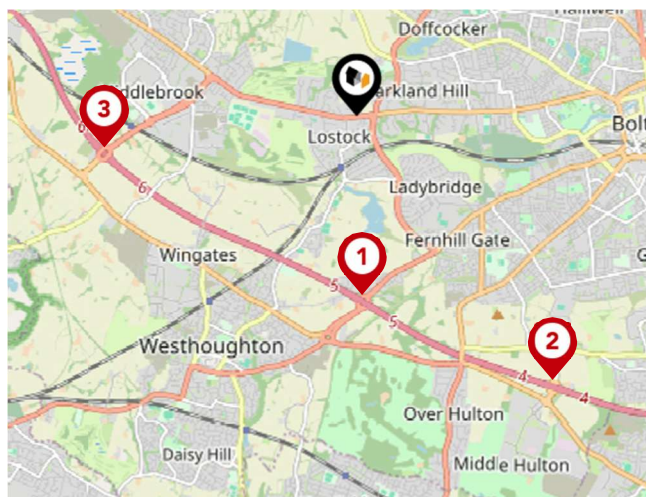
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



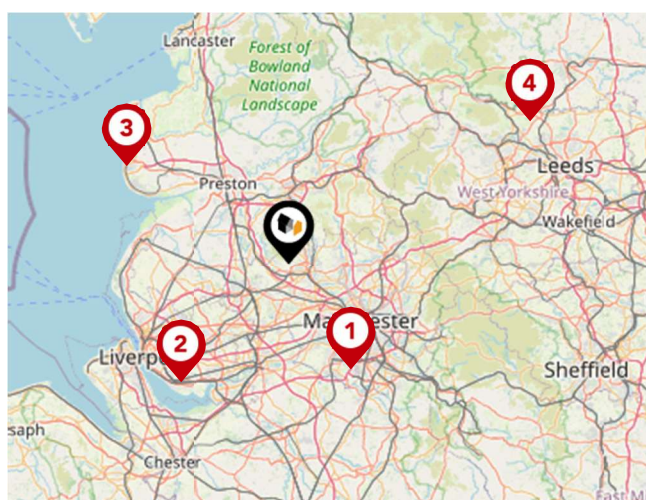
## National Rail Stations

Pin	Name	Distance
1	Lostock Rail Station	0.43 miles
2	Westthoughton Rail Station	2.06 miles
3	Horwich Parkway Rail Station	2 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J5	1.55 miles
2	M61 J4	2.87 miles
3	M61 J6	2.25 miles
4	M61 J3	4.92 miles
5	M61 J2	5.7 miles

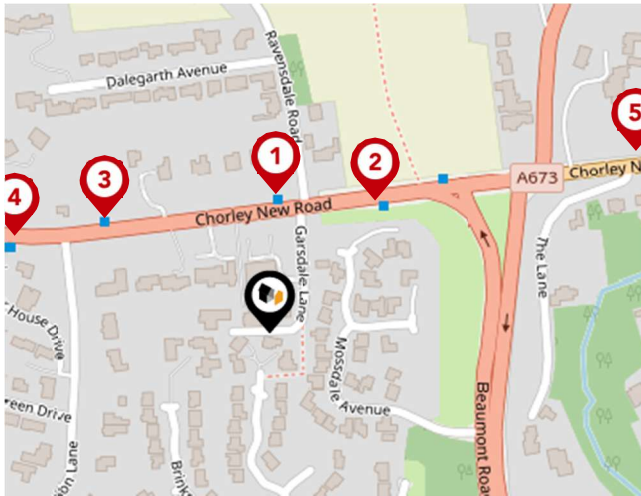


## Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	17.41 miles
2	Speke	22.39 miles
3	Highfield	26.46 miles
4	Leeds Bradford Airport	39.51 miles

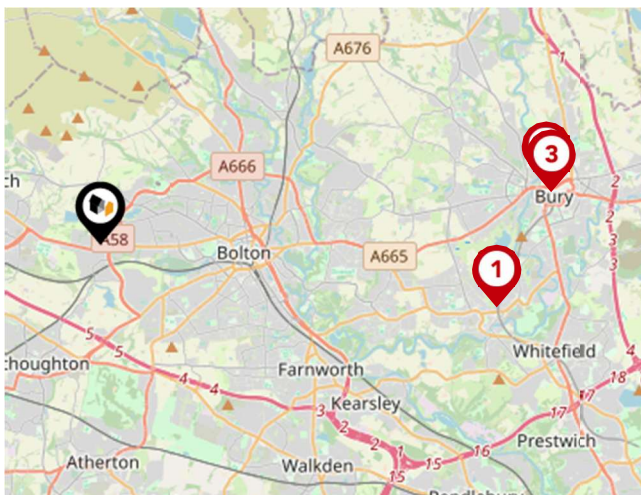
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Ravensdale Road	0.08 miles
2	Ravensdale Road	0.09 miles
3	Lostock Junction Lane	0.11 miles
4	Lostock Junction Lane	0.15 miles
5	Overton Lane	0.23 miles



### Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	7.06 miles
2	Bury Bolton Street (East Lancashire Railway)	7.93 miles
3	Bury Interchange (Manchester Metrolink)	8 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.



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