



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



SEDGEFIELD DRIVE, BOLTON, BL1 6ND.

Offers Over: £550,000

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



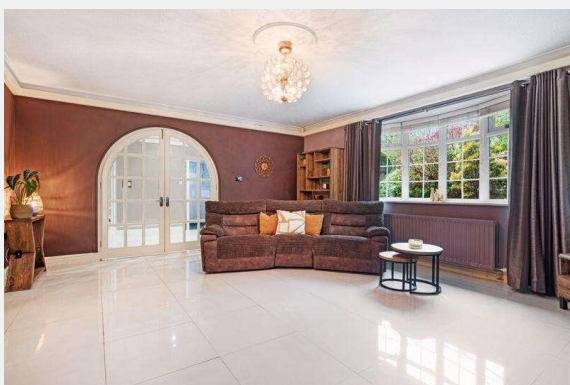
Property

Type:	Detached	Offers Over:	£550,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.35 acres		
Council Tax :	Band F		
Annual Estimate:	£3,274		
Title Number:	LA326050		

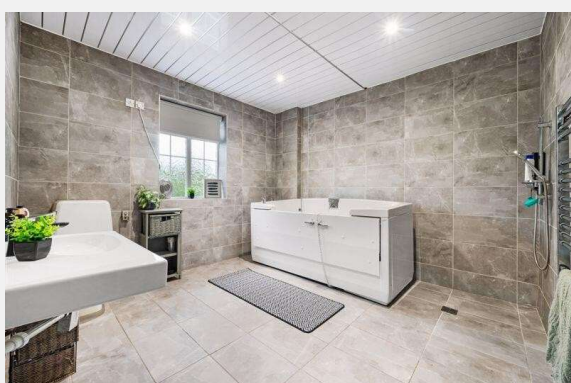
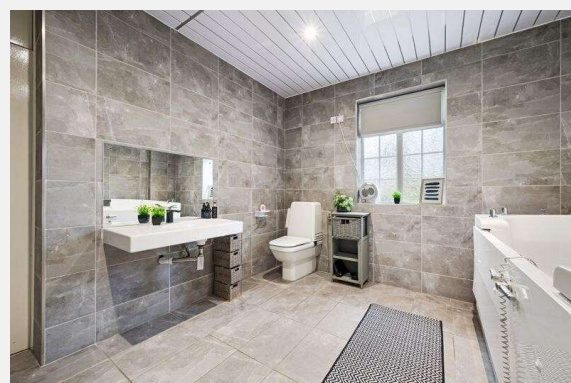
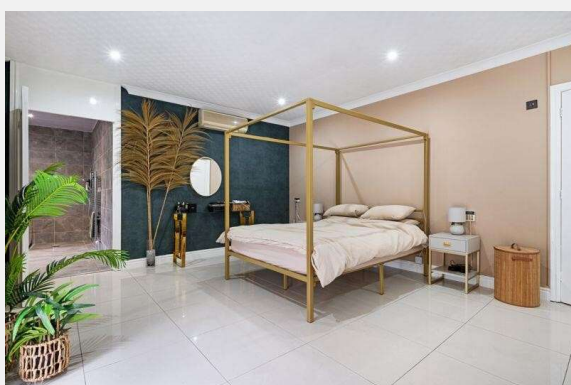
Local Area

Local Authority:	Bolton	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	9	70	1000
● Surface Water	Low	mb/s	mb/s	mb/s

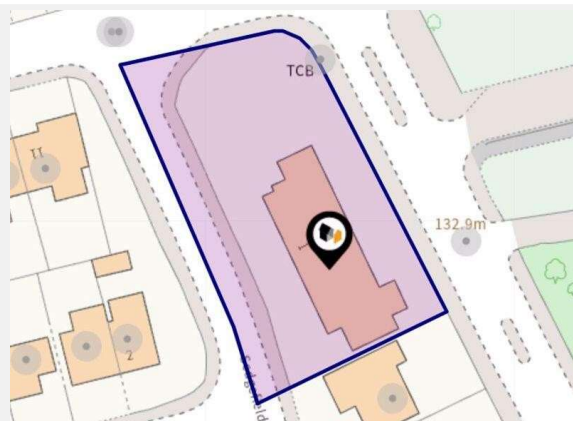
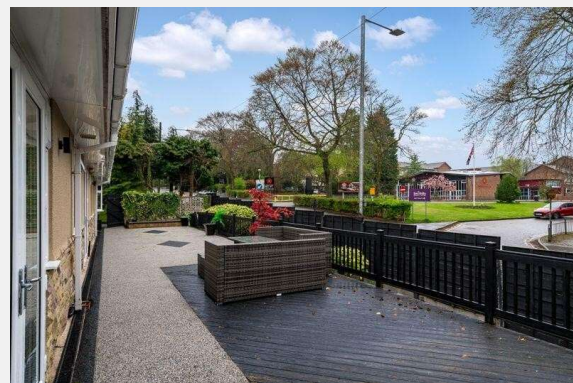
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						









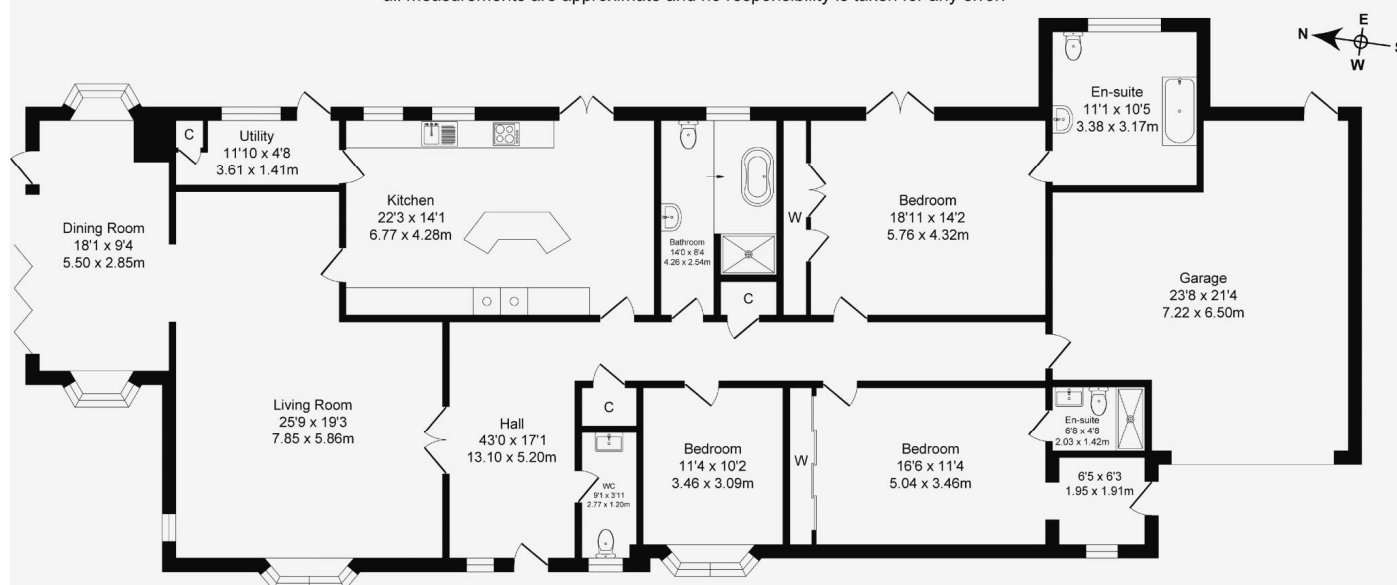




SEDFIELD DRIVE, BOLTON, BL1 6ND.

Total Approx. Floor Area 2780 Sq.ft. (258.3 Sq.M.)

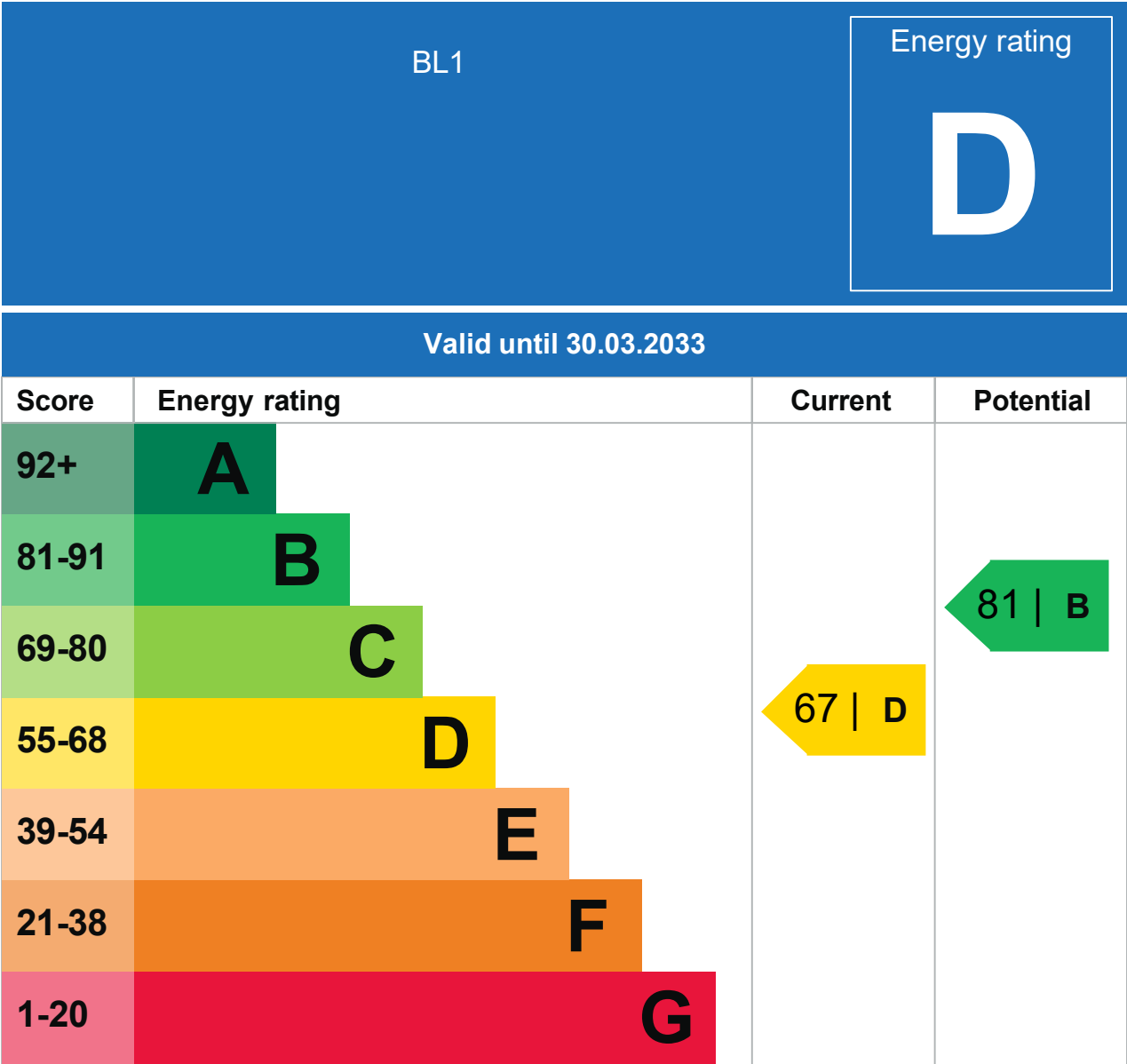
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 2780 Sq.Ft
(258.3 Sq.M.)

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

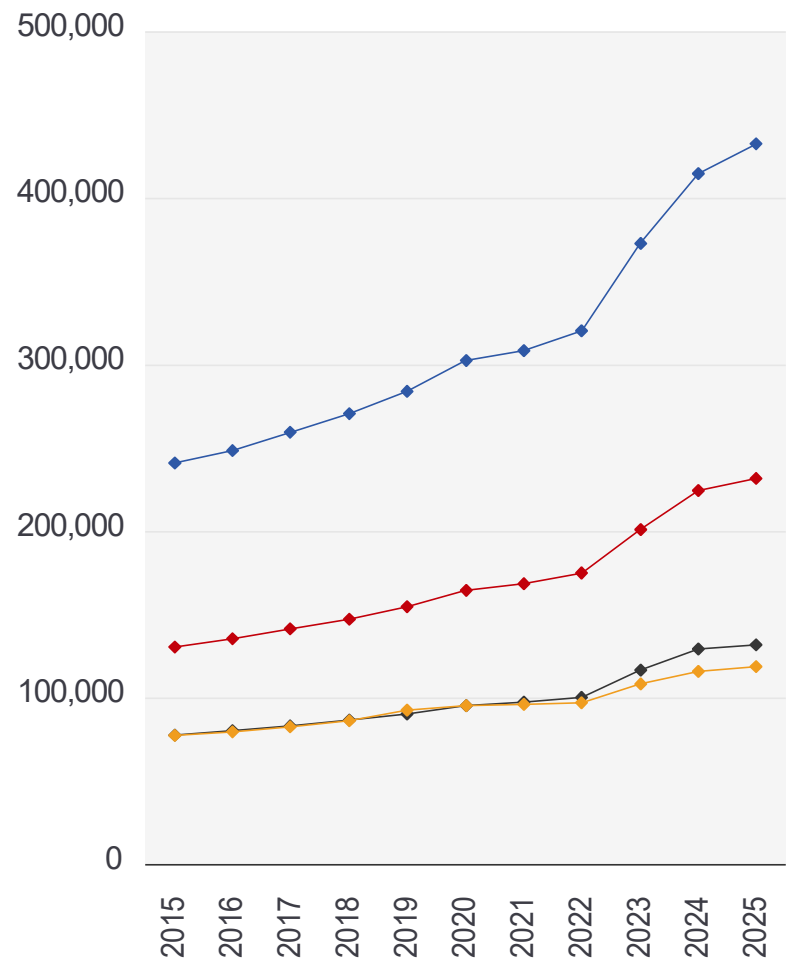
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	158 m ²

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



REDPATH LEACH

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

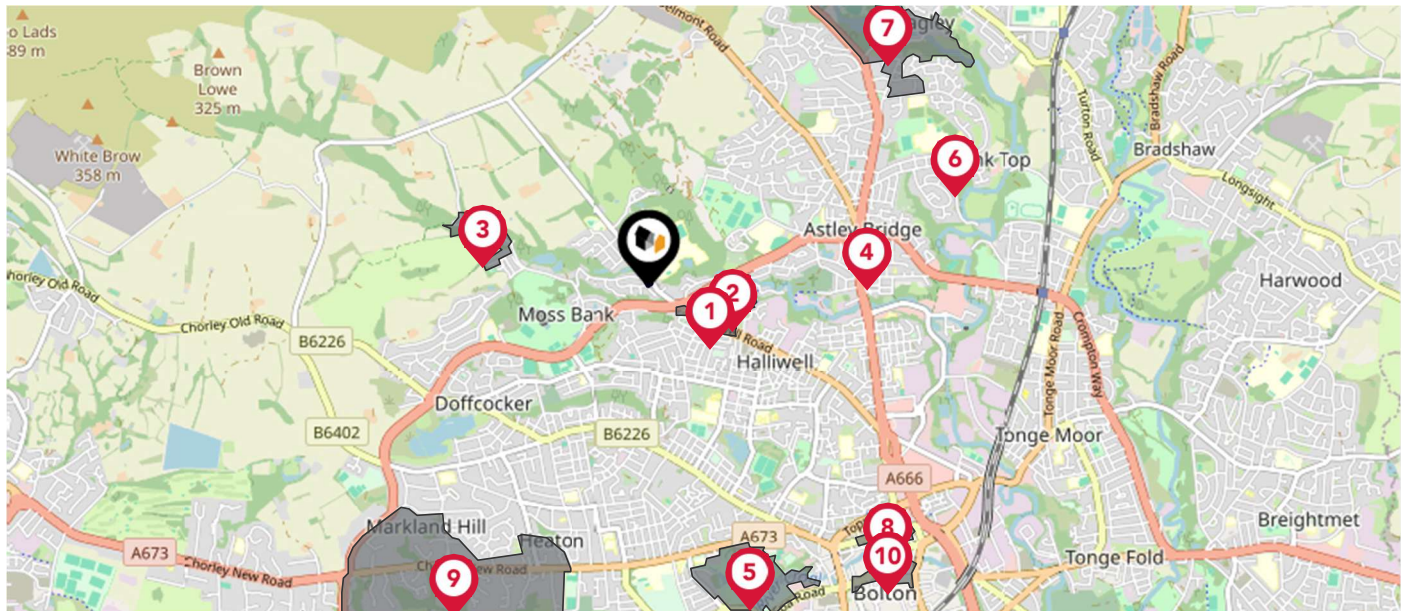
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

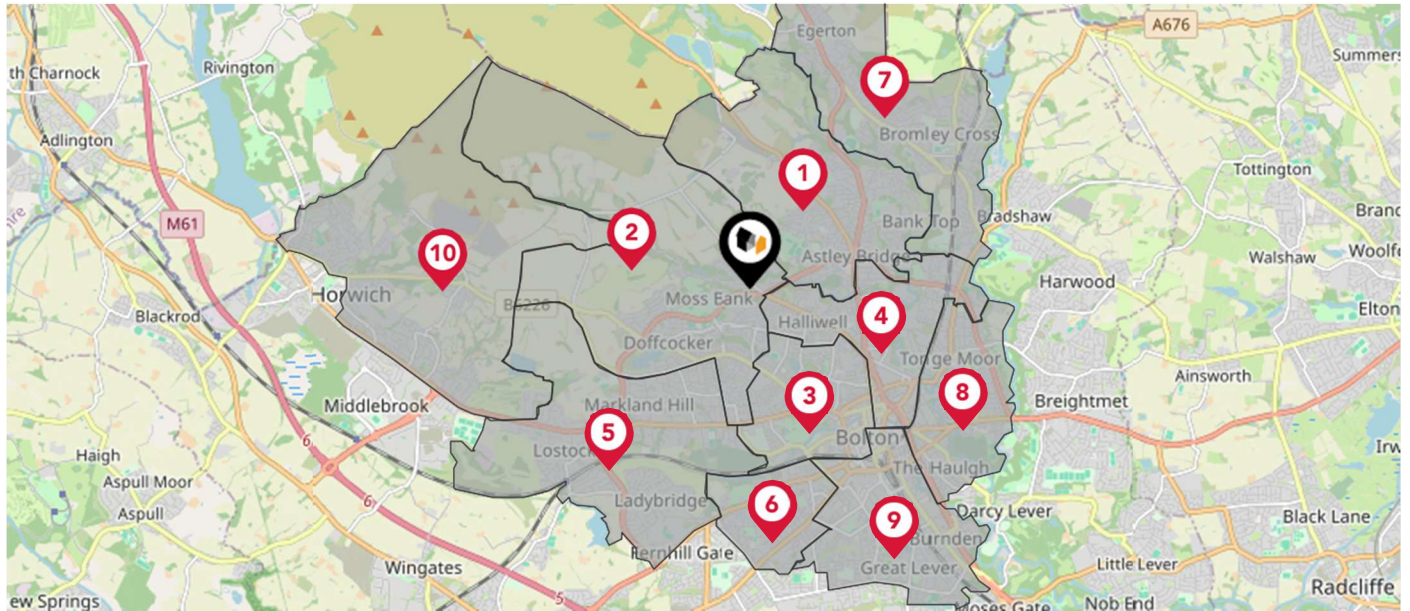
- | | |
|----|------------------|
| 1 | St Pauls |
| 2 | Hill Top |
| 3 | Barrow Bridge |
| 4 | Birley Street |
| 5 | Queens Park |
| 6 | Bank Top |
| 7 | Eagley Bank |
| 8 | St George's |
| 9 | Chorley New Road |
| 10 | Deansgate |

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



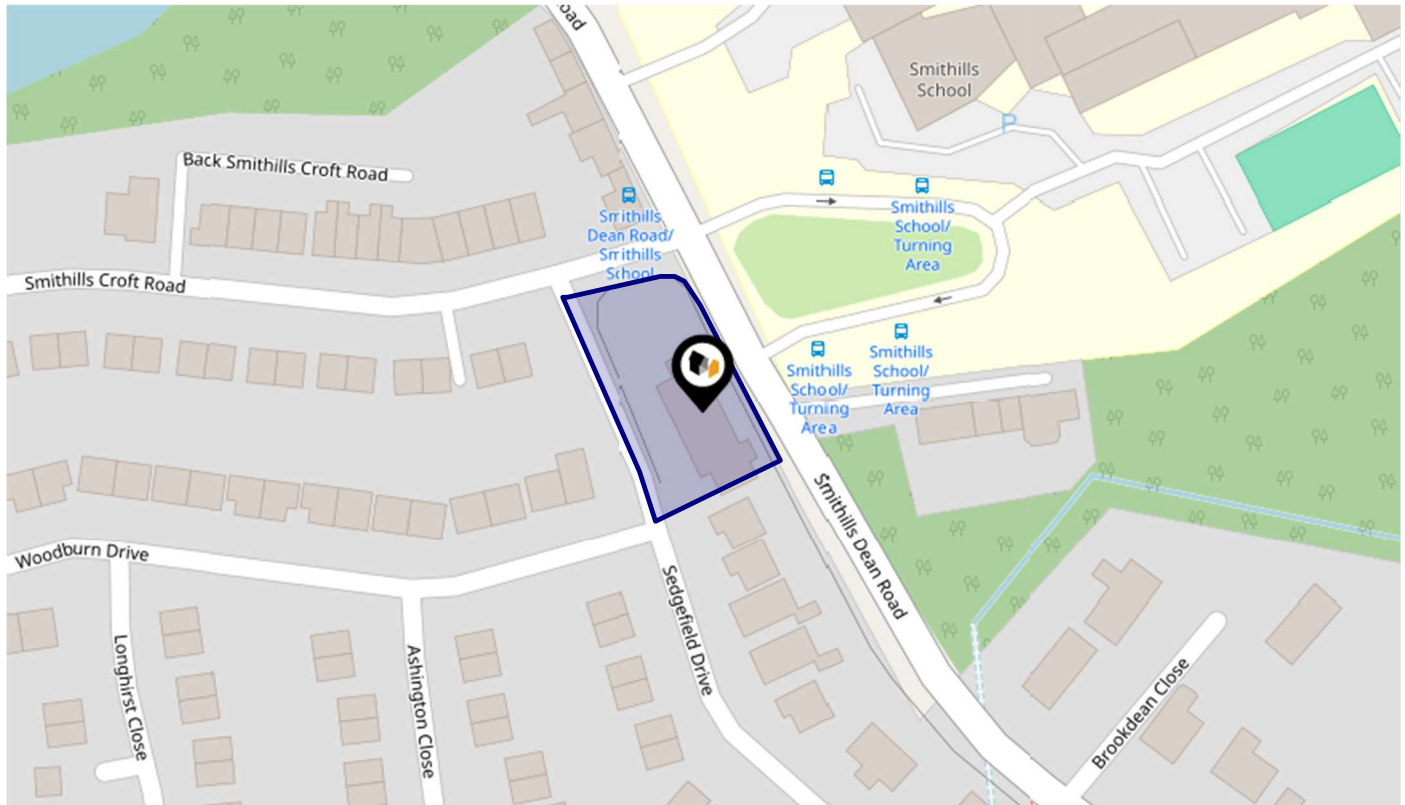
Nearby Council Wards

- | | |
|----|----------------------------|
| 1 | Astley Bridge Ward |
| 2 | Smithills Ward |
| 3 | Halliwell Ward |
| 4 | Crompton Ward |
| 5 | Heaton and Lostock Ward |
| 6 | Rumworth Ward |
| 7 | Bromley Cross Ward |
| 8 | Tonge with the Haulgh Ward |
| 9 | Great Lever Ward |
| 10 | Horwich North East Ward |

Maps

Rail Noise

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:

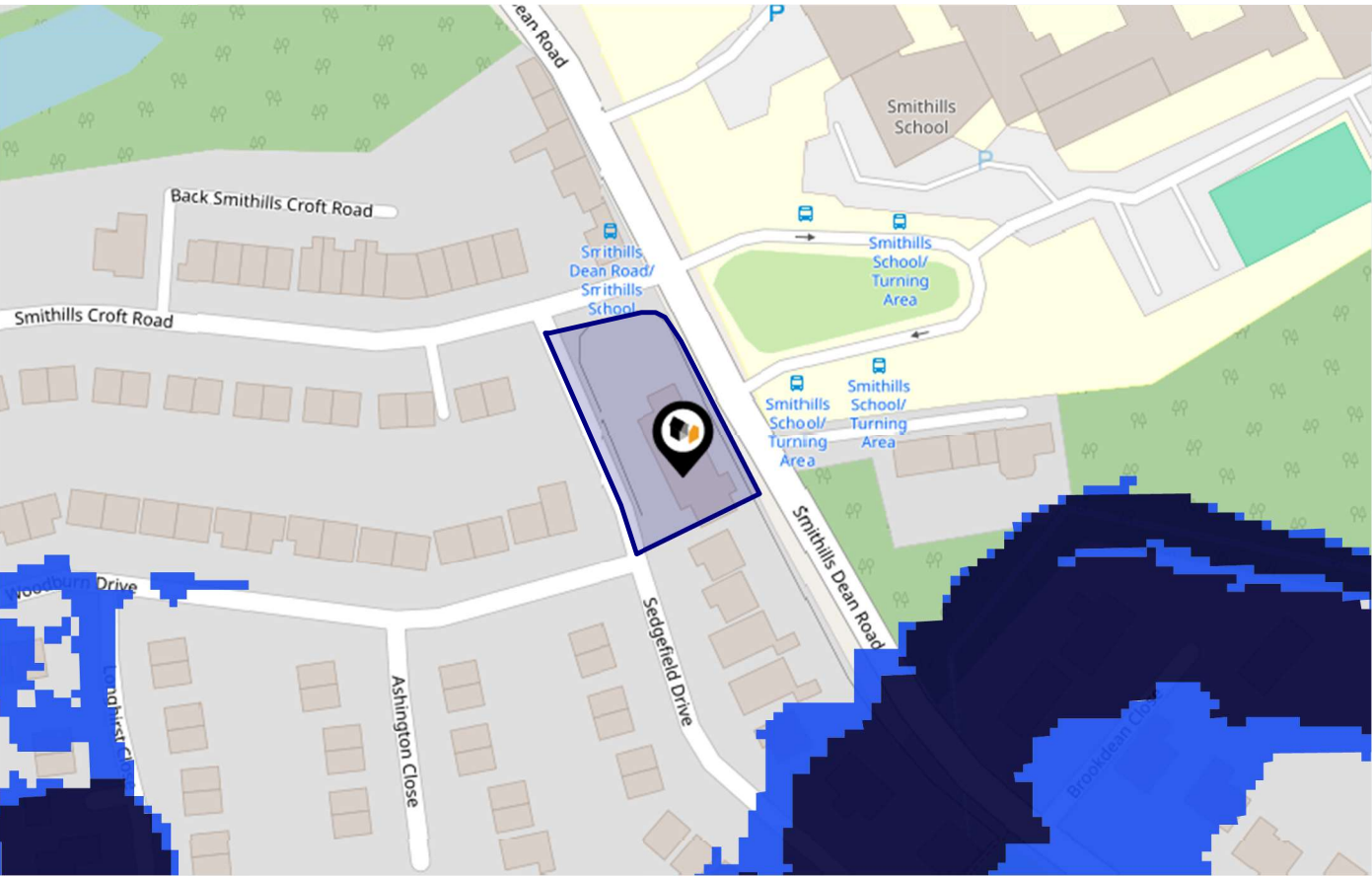
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

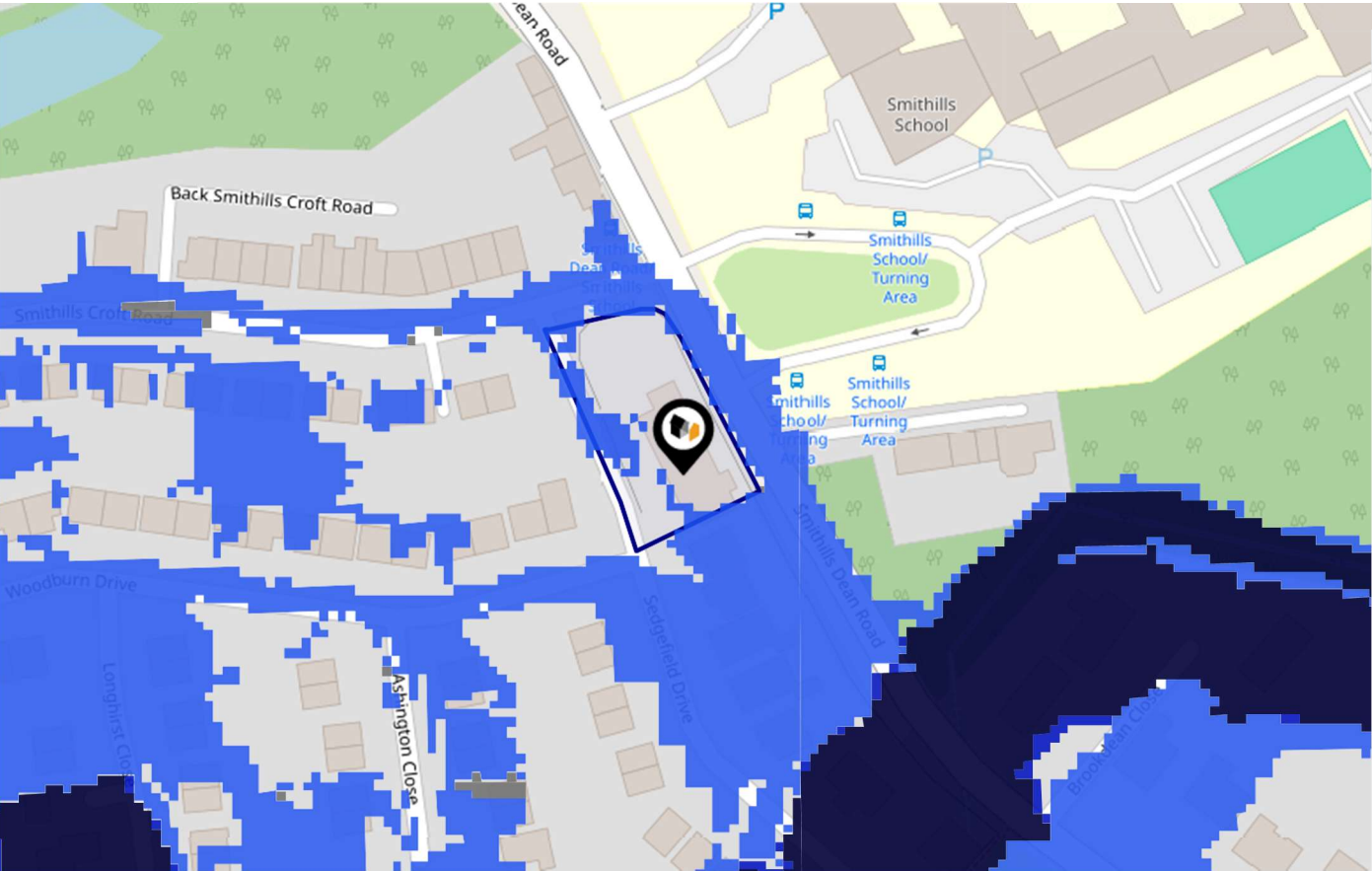
	Very Low	Low	Medium	High
 Up to 20cm (8in)				
 Up to 30cm (1ft)				
 Up to 60cm (2ft)				

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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- 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:

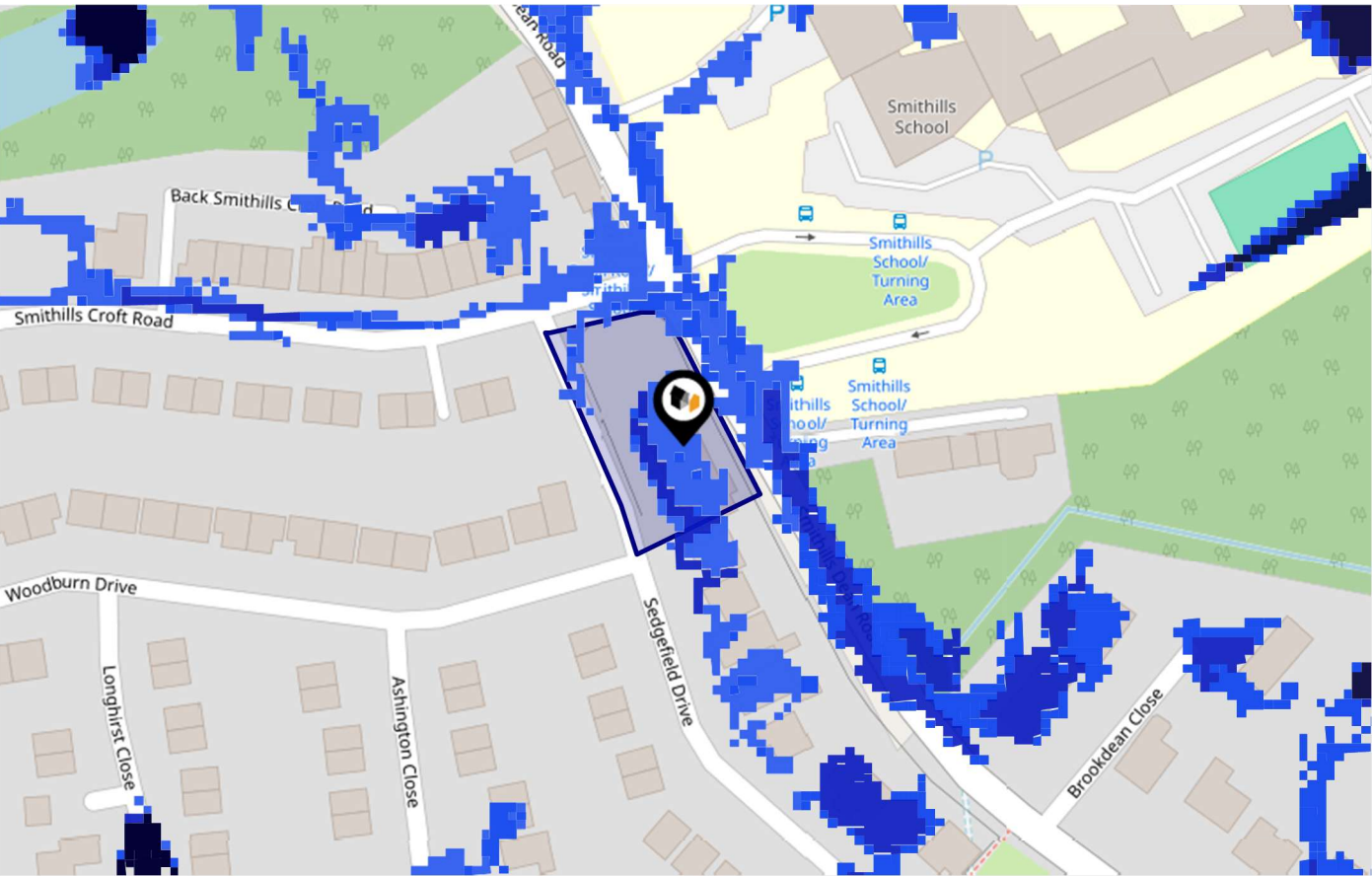
	Very Low	Low	Medium	High
<div> <div> <div></div> <div>Up to 20cm (8in)</div> </div> <div> <div></div> <div>Up to 30cm (1ft)</div> </div> <div> <div></div> <div>Up to 60cm (2ft)</div> </div> </div>				

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Low

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

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

Chance of flooding to the following depths at this property:

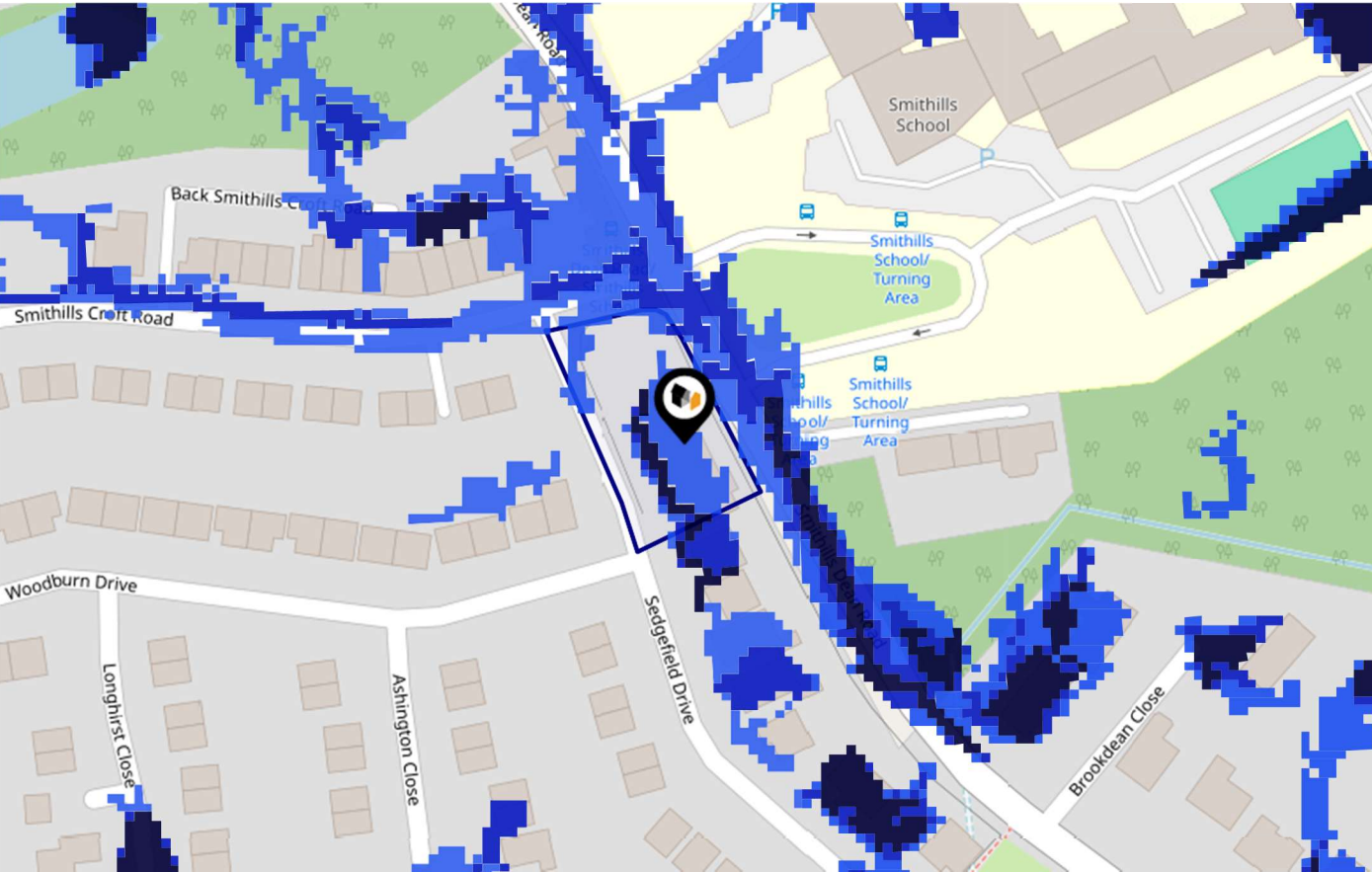
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding between 2040 and 2060 where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

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.

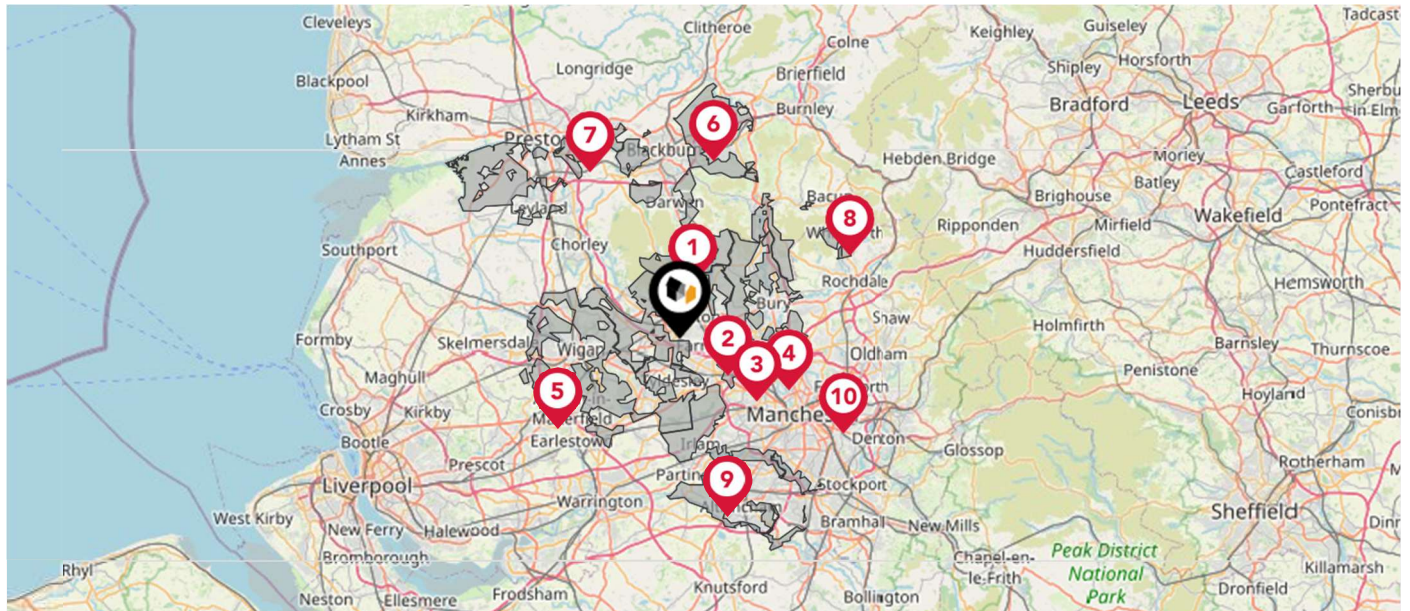
Chance of flooding to the following depths at this property:

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

Maps

Green Belt

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 - Wigan
- 6 Merseyside and Greater Manchester Green Belt - Hyndburn
- 7 Merseyside and Greater Manchester Green Belt - South Ribble
- 8 Merseyside and Greater Manchester Green Belt - Rossendale
- 9 Merseyside and Greater Manchester Green Belt - Trafford
- 10 Merseyside and Greater Manchester Green Belt - Manchester

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

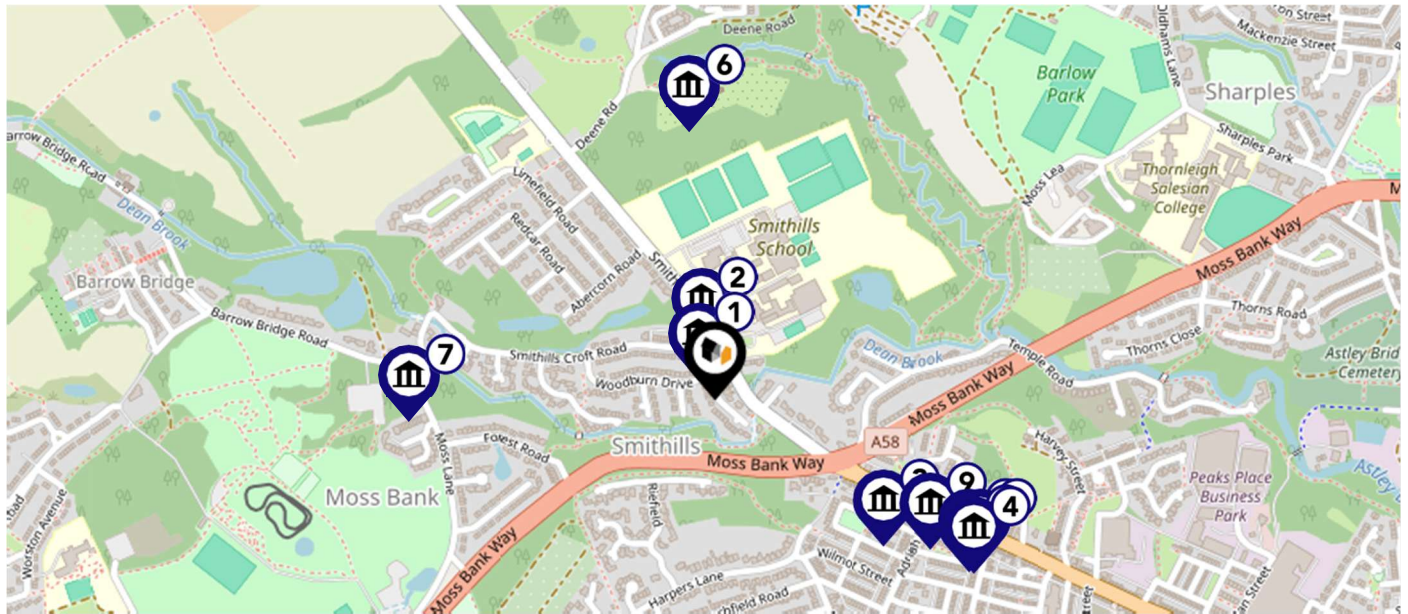
	Halliwell Industrial Estate-Regan Street-Makants Road, Halliwell, Bolton	Historic Landfill 
	Halliwell Street-Bolton	Historic Landfill 
	Lightbounds Reservoir-Smithills, Greater Manchester	Historic Landfill 
	Weymouth Street-Halliwell, Greater Manchester	Historic Landfill 
	Halliwell Mill-Bertha Street, Greater Manchester	Historic Landfill 
	Boardman Street-Greater Manchester	Historic Landfill 
	Boardman Street-Greater Manchester	Historic Landfill 
	Springfield Heights Reservoir-Off Belmont Road, Sharples, Bolton	Historic Landfill 
	Springfield Heights Quarry-Off Belmont Road, Sharples, Bolton	Historic Landfill 
	Boot Lane Tip-Boot Lane, Chorley Old Road, Greater Manchester	Historic Landfill 











Maps

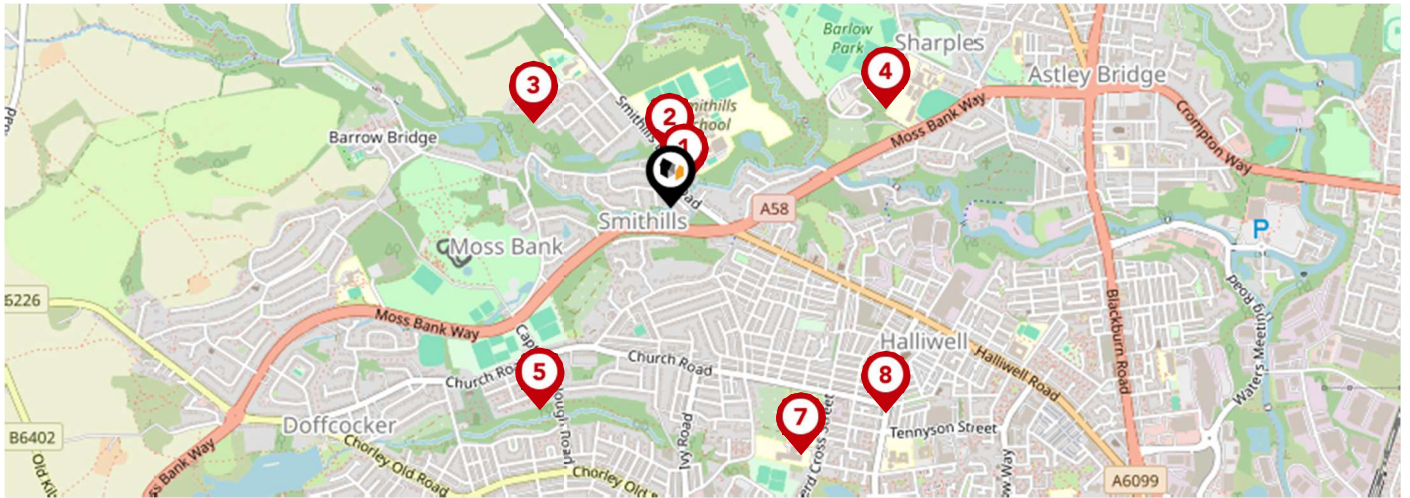
Listed Buildings



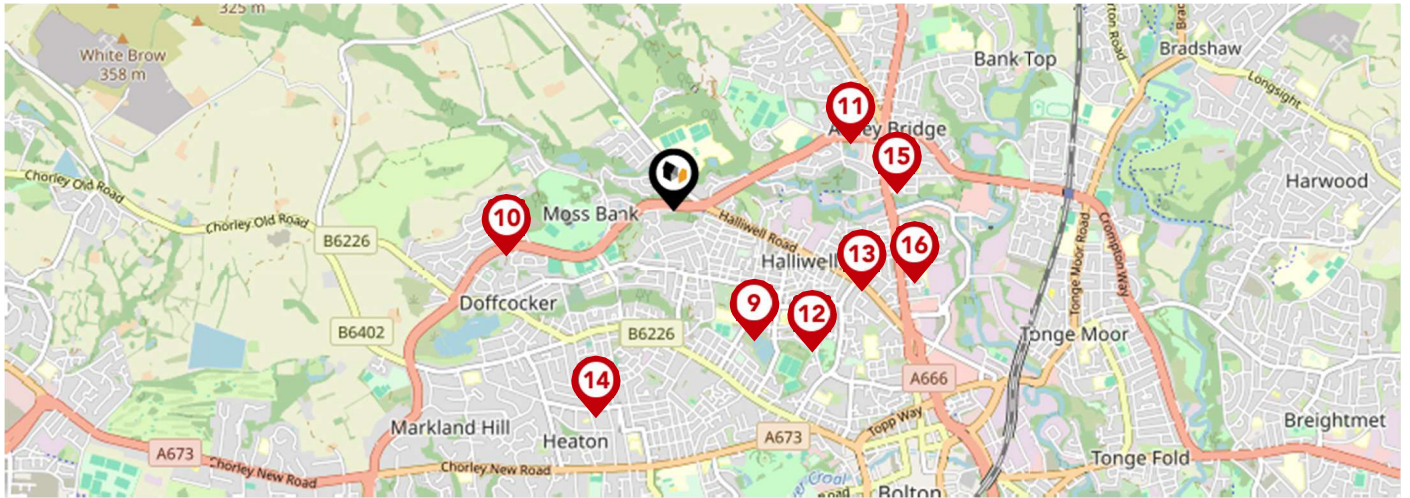
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1388275 - Beggars Acre	Grade II	0.0 miles
	1388277 - Park House	Grade II	0.1 miles
	1388056 - 591 And 593, Halliwell Road	Grade II	0.2 miles
	1388058 - Boundary Wall Gates And Railings To Albert Row Numbers 1-11 St Pauls Place	Grade II	0.3 miles
	1388060 - St Pauls School (north Of Church)	Grade II	0.3 miles
	1388279 - Smithills Hall	Grade I	0.3 miles
	1387893 - Chimney At Junction With Moss Lane	Grade II	0.3 miles
	1388057 - Albert Row: Numbers 1-11 St Pauls Place	Grade II	0.3 miles
	1388055 - Stork Tavern	Grade II	0.3 miles
	1388061 - Boundary Wall To St Pauls School (north Of Church)	Grade II	0.3 miles

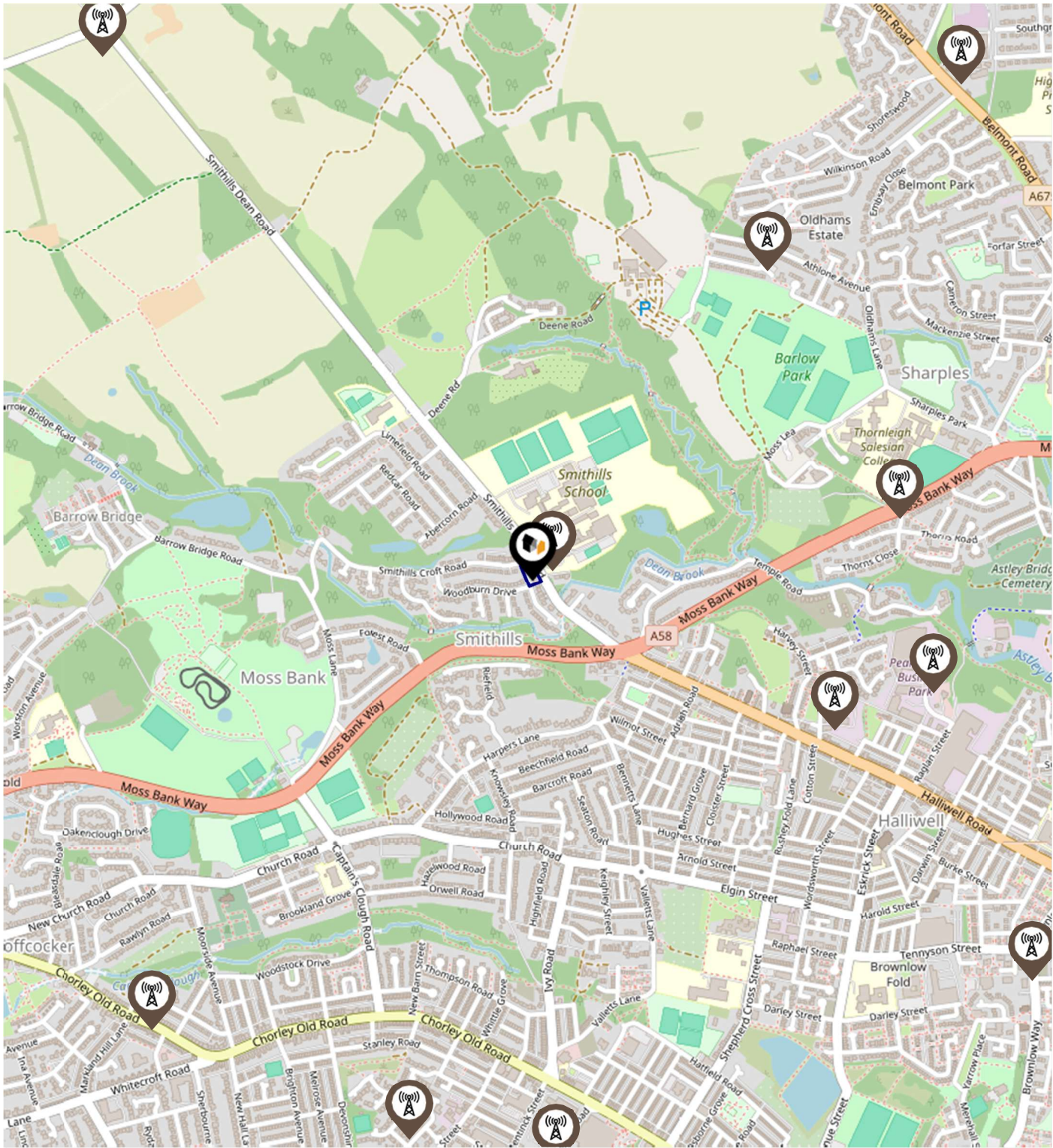


		Nursery	Primary	Secondary	College	Private
1	Smithills School Ofsted Rating: Requires improvement Pupils: 1190 Distance:0.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Youth Challenge Pru Ofsted Rating: Outstanding Pupils: 71 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's Smithills Dean Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Thornleigh Salesian College Ofsted Rating: Good Pupils: 1570 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Church Road Primary School Ofsted Rating: Good Pupils: 458 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oxford Grove Primary School Ofsted Rating: Outstanding Pupils: 449 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's RC Primary School, Halliwell, Bolton Ofsted Rating: Good Pupils: 230 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Thomas C of E Primary School, Halliwell Ofsted Rating: Good Pupils: 369 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Al-Huda Primary School Ofsted Rating: Good Pupils: 141 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Johnson Fold Community Primary School Ofsted Rating: Outstanding Pupils: 229 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good Pupils: 203 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownlow Fold Primary School Ofsted Rating: Good Pupils: 235 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School Bolton Ofsted Rating: Outstanding Pupils: 621 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas of Canterbury RC School Ofsted Rating: Good Pupils: 417 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding Pupils: 263 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Madrasatul Imam Muhammad Zakariya Ofsted Rating: Good Pupils: 120 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



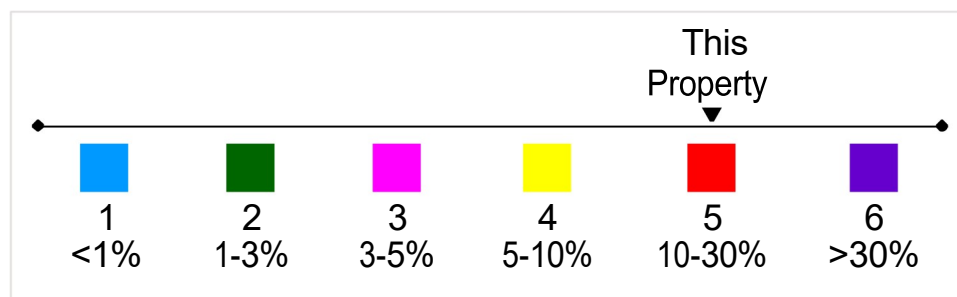
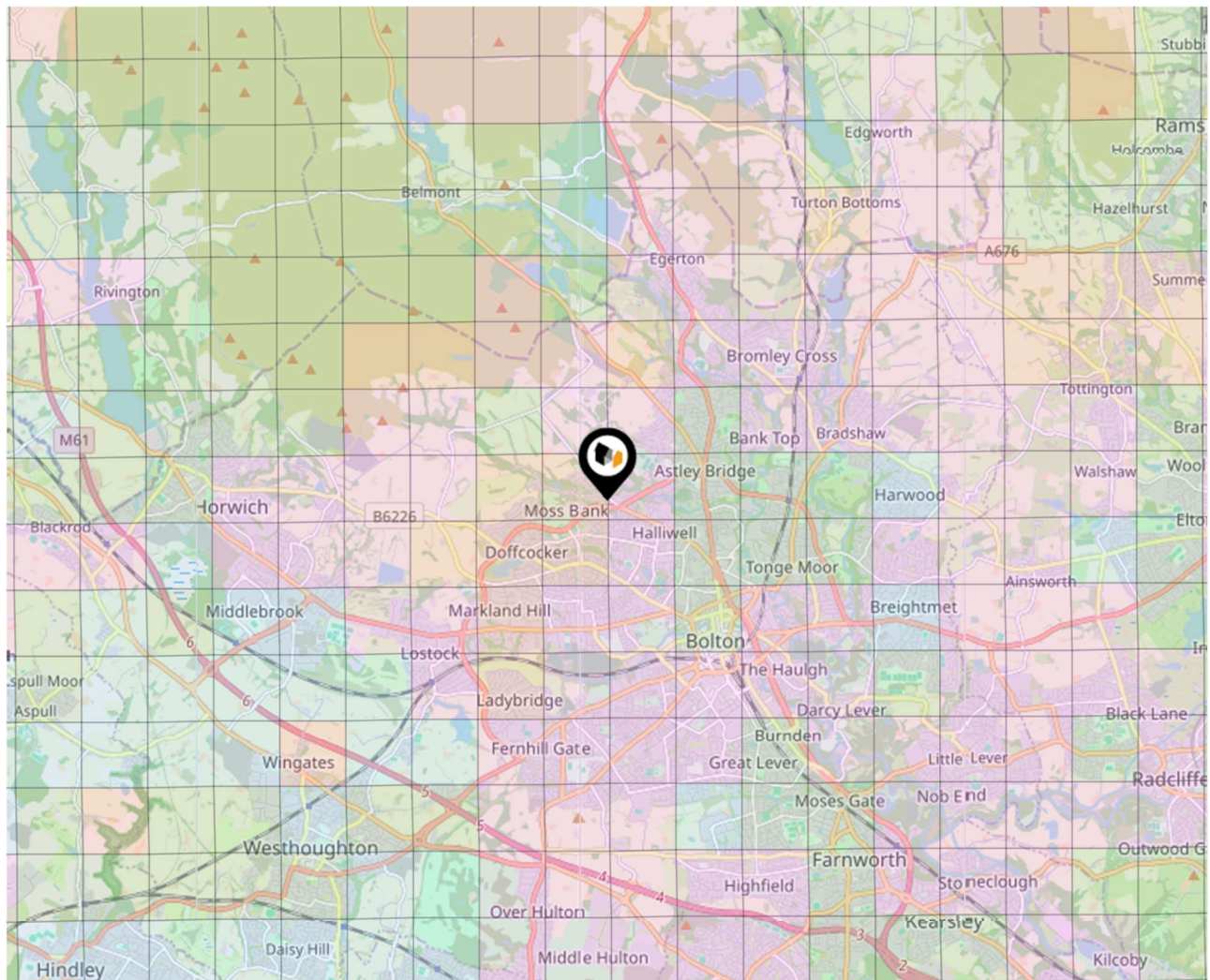
Key:

-  Power Pylons
-  Communication Masts

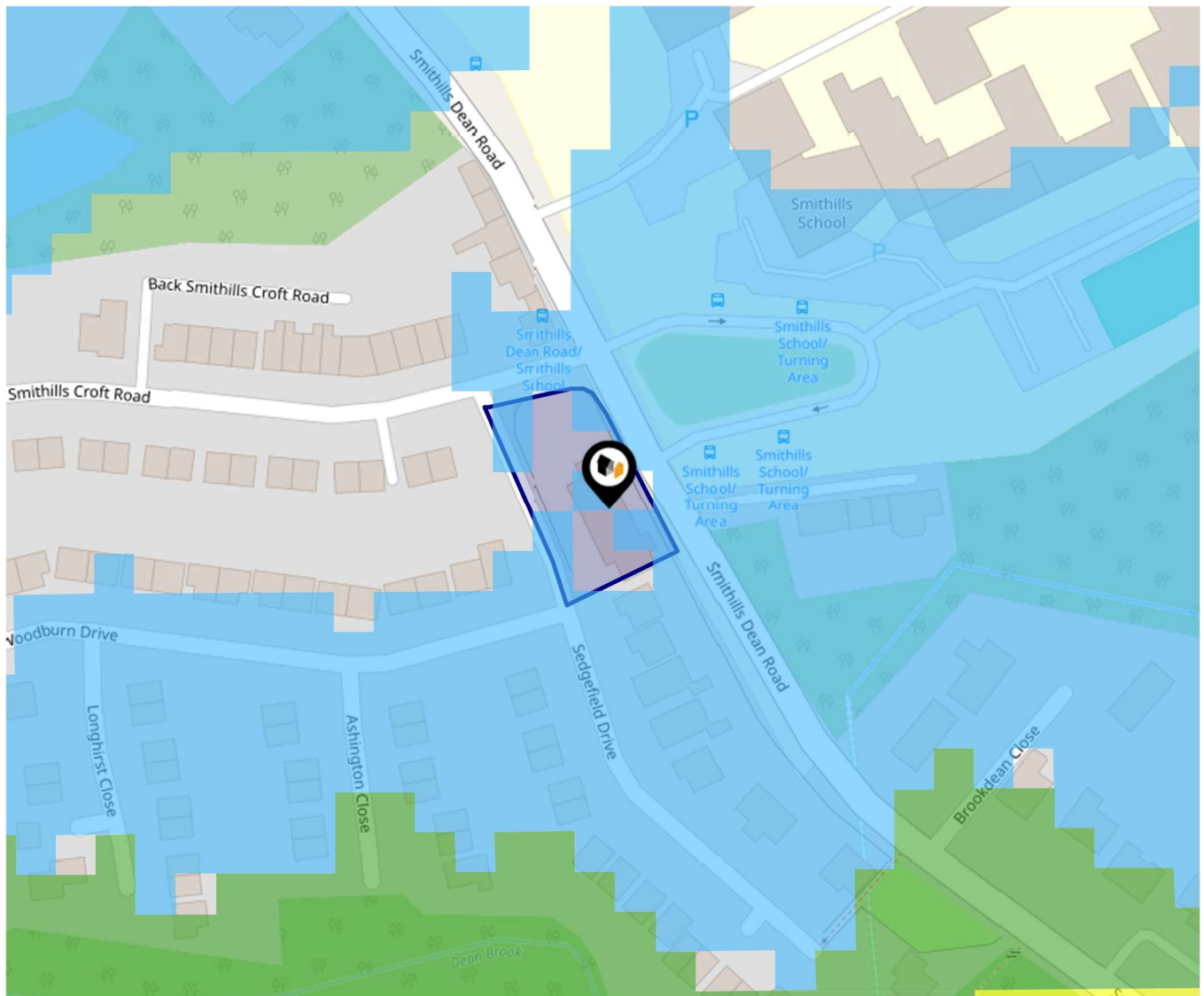
Environment Radon Gas

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



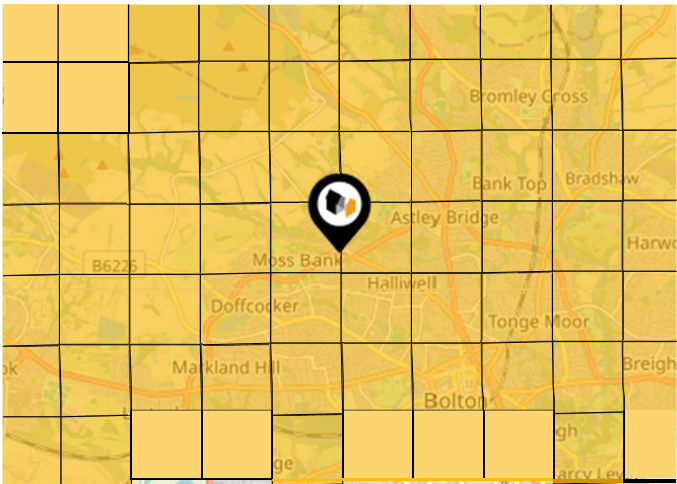
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

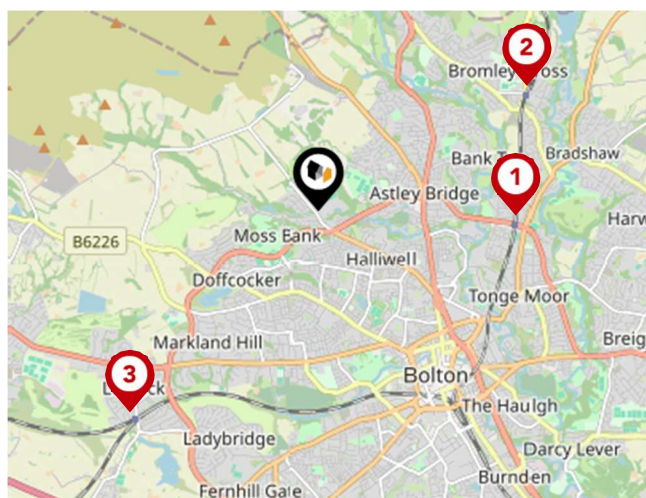
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

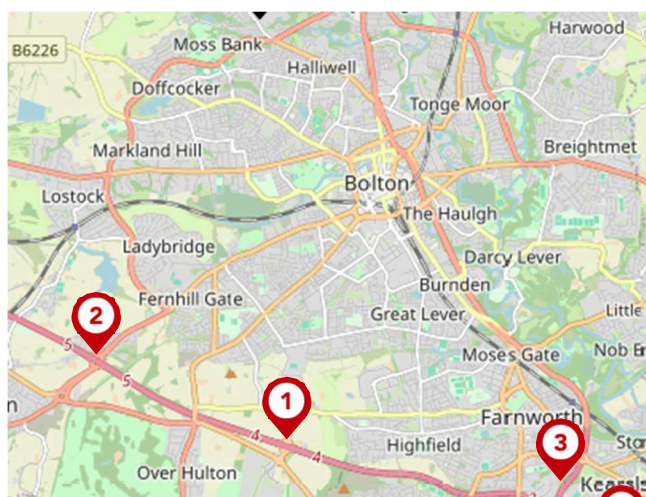
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



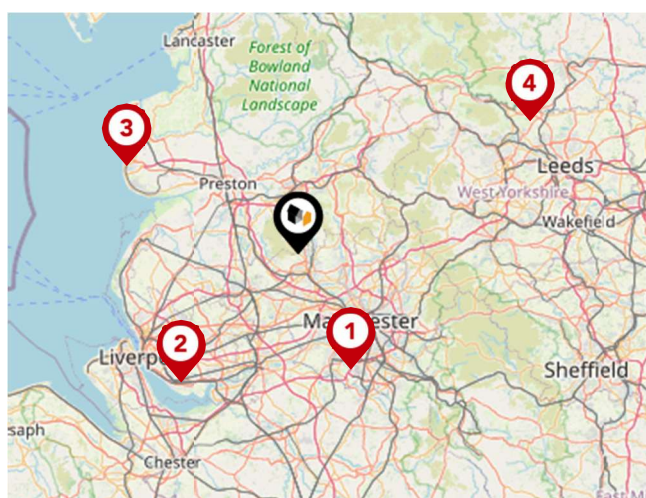
National Rail Stations

Pin	Name	Distance
	Hall i' th' Wood Rail Station	1.74 miles
	Bromley Cross Rail Station	2.14 miles
	Lostock Rail Station	2.43 miles



Trunk Roads/Motorways

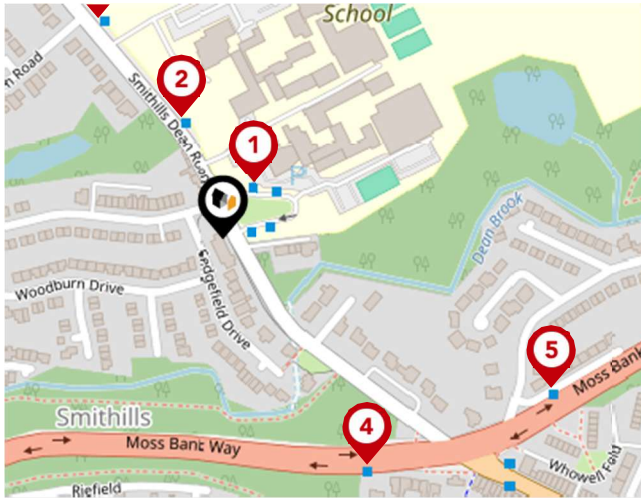
Pin	Name	Distance
	M61 J4	3.7 miles
	M61 J5	3.27 miles
	M61 J3	4.85 miles
	M61 J6	4.06 miles
	M61 J2	5.65 miles



Airports/Helipads

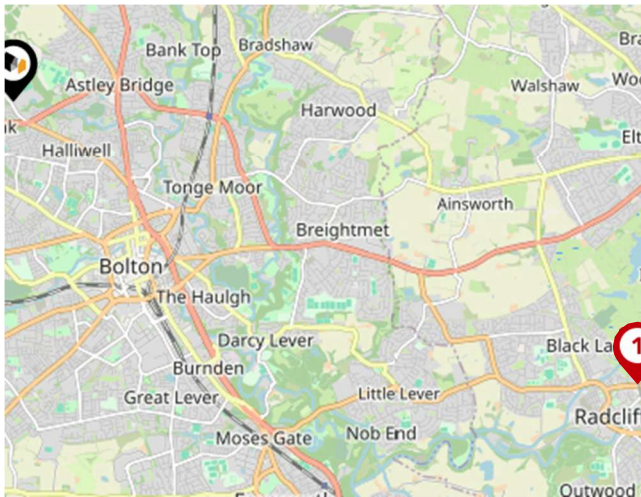
Pin	Name	Distance
	Manchester Airport	17.94 miles
	Speke	24.41 miles
	Highfield	27.05 miles
	Leeds Bradford Airport	37.53 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Smithills High School	0.03 miles
2	Smithills School	0.07 miles
3	Abercorn Road	0.14 miles
4	Halliwell Road	0.15 miles
5	Halliwell Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	6.04 miles
2	Bury Bolton Street (East Lancashire Railway)	6.39 miles
3	Bury Interchange (Manchester Metrolink)	6.48 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

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Redpath Leach Estate Agents Data Quality

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Redpath Leach Estate Agents

17-19 Chorley New Road, Bolton,
Lancashire, BL1 4QR
01204 800292
enquiries@redpathleach.co.uk
www.redpathleach.co.uk

