

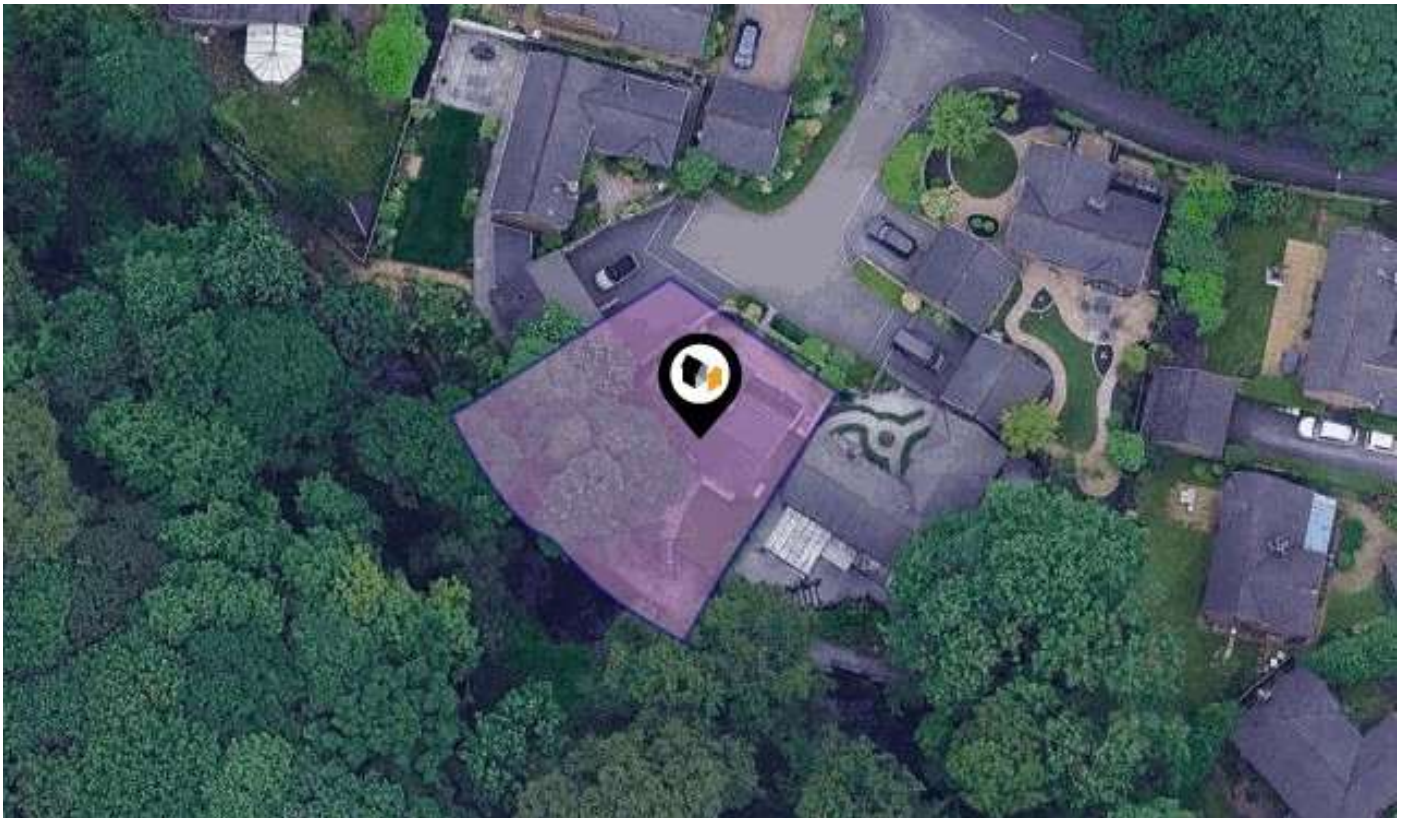


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



SMITHILLS CROFT ROAD, BOLTON, BL1 6TX.

Asking Price: £600,000

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:	£600,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,679 ft <sup>2</sup> / 156 m <sup>2</sup>		
Plot Area:	0.12 acres		
Year Built :	1997		
Council Tax :	Band G		
Annual Estimate:	£3,778		
Title Number:	GM770040		

## Local Area

Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
◆ Rivers & Seas	High	7	37	-
◆ Surface Water	Very low	mb/s	mb/s	mb/s

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

# Planning History This Address



Planning records for: *Smithills Croft Road, Bolton, BL1*

Reference - 01929/17
Decision: Decided
Date: 21st September 2017
Description: PRUNING OF 4 NO. SYCAMORE.

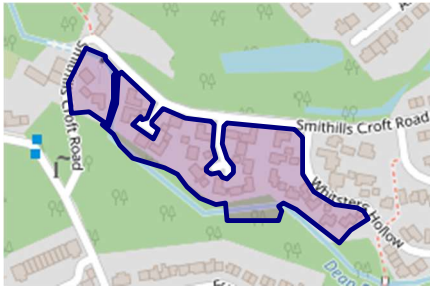
Reference - 65502/03
Decision: Decided
Date: 14th August 2003
Description: PRUNING OF THREE SYCAMORE TREES.

Reference - 18222/24
Decision: Decided
Date: 16th May 2024
Description: PRUNING OF 4 NO. SYCAMORE.

Reference - 09776/20
Decision: Decided
Date: 09th November 2020
Description: PART A - PRUNING OF 2NO. SYCAMOREPART B - FELLING OF 2NO. ASH

## Multiple Freehold Title Plans Detected

---



GM595367

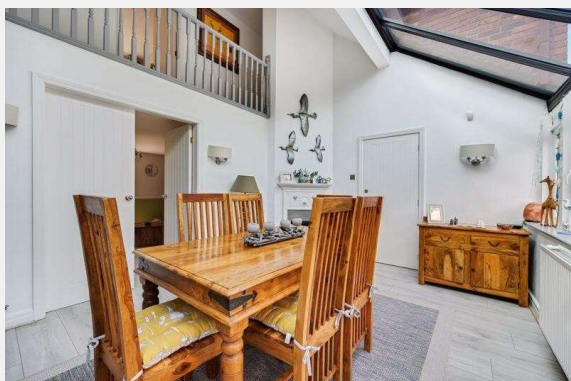
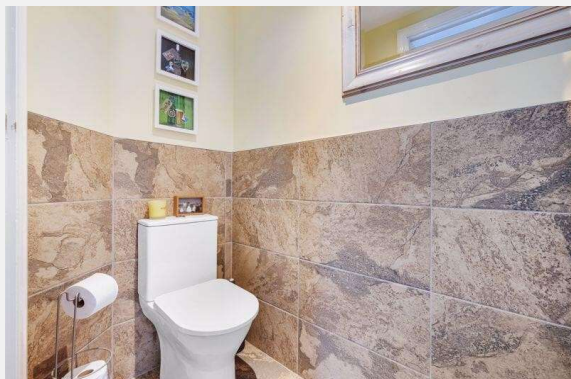
## Multiple Freehold Title Plans Detected

---

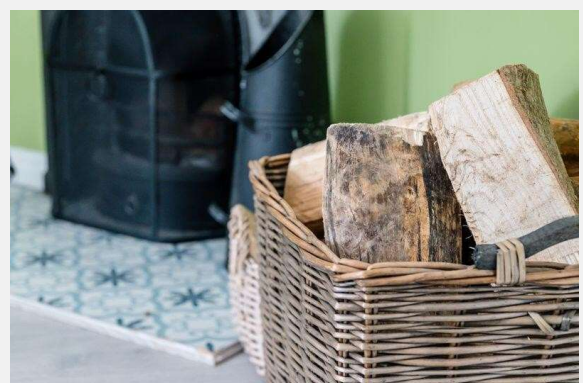


GM770040





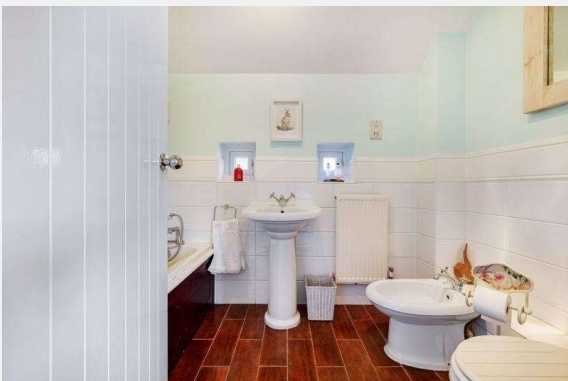








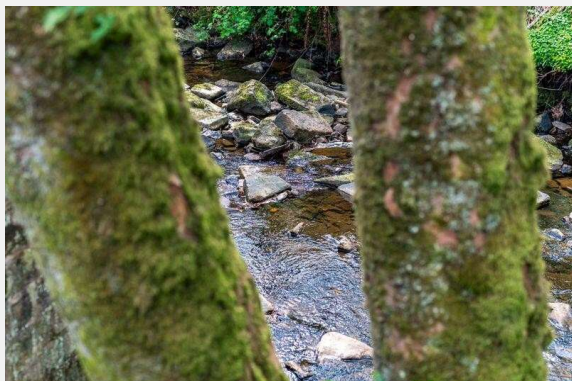




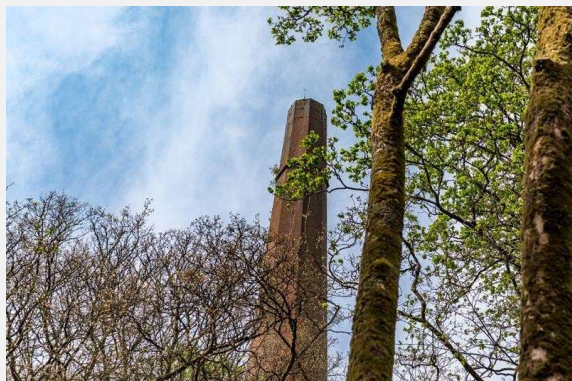


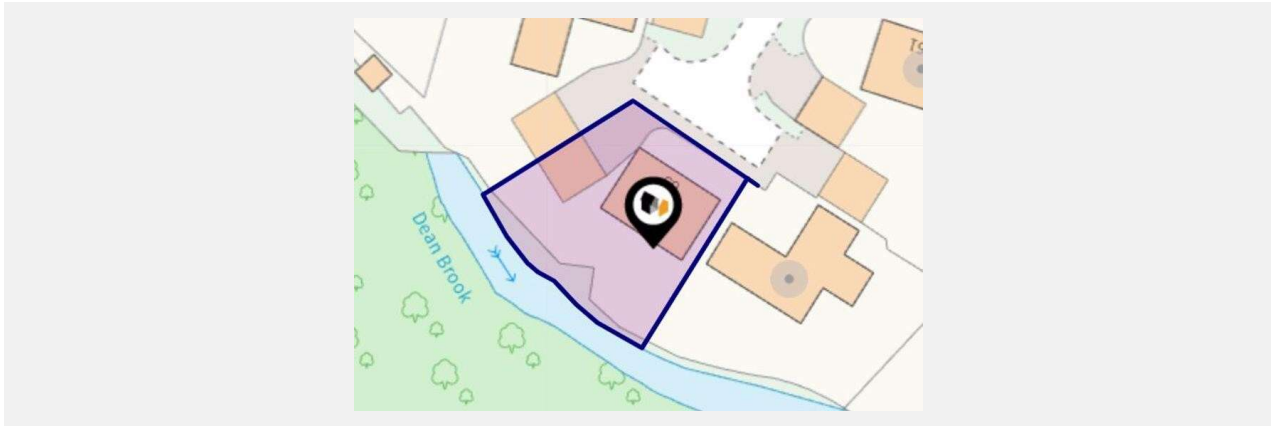










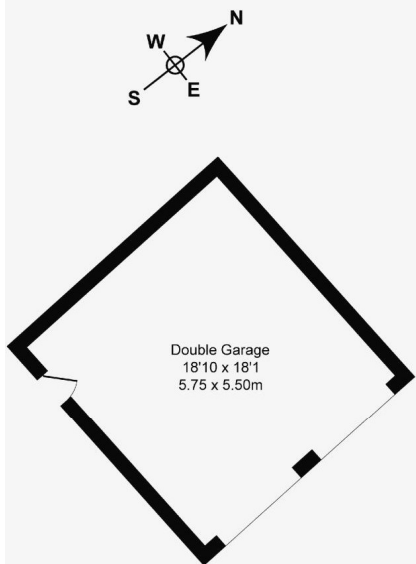




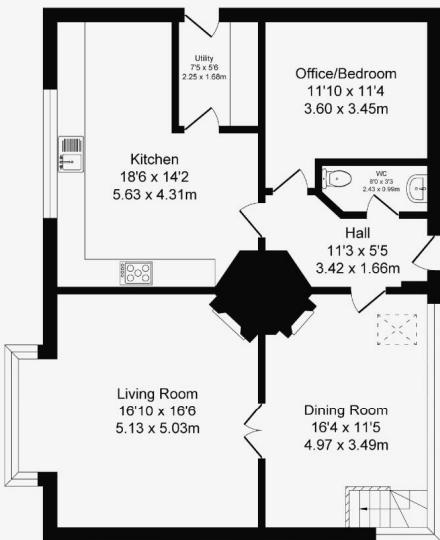
## SMITHILLS CROFT ROAD, BOLTON, BL1 6TX.

Total Approx. Floor Area 2061 Sq.ft. (191.5 Sq.M.)  
(Excluding Void)

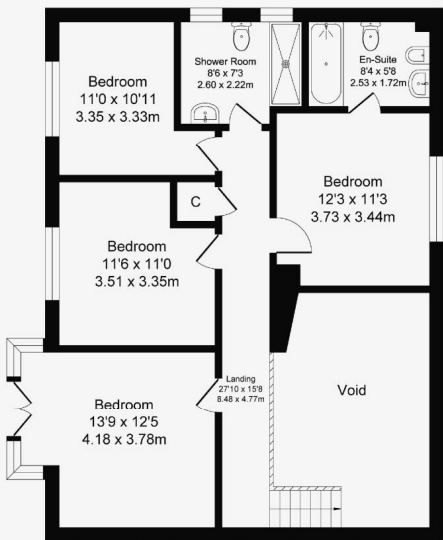
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage  
Approx. Floor  
Area 340 Sq.Ft  
(31.6 Sq.M.)



Ground Floor  
Approx. Floor  
Area 957 Sq.Ft  
(88.9 Sq.M.)



First Floor  
Approx. Floor  
Area 764 Sq.Ft  
(71.0 Sq.M.)

# Property EPC - Certificate



BOLTON, BL1		Energy rating	
		C	
Valid until 01.05.2035			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	79   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Property

## EPC - Additional Data



### Additional EPC Data

---

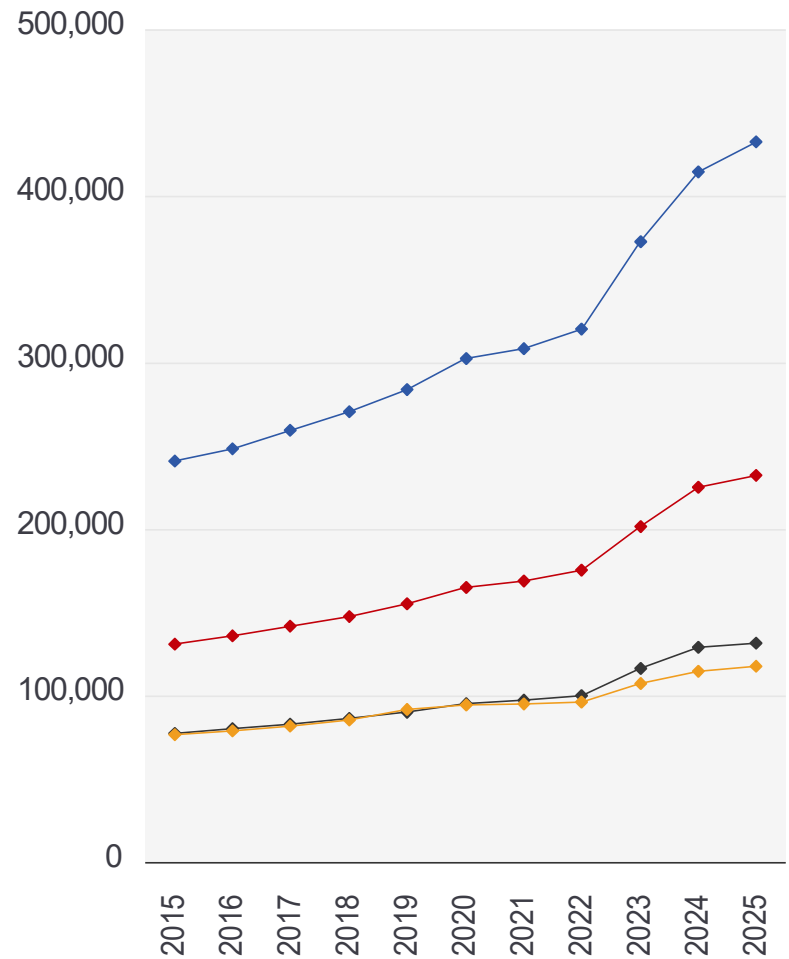
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, 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, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	156 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

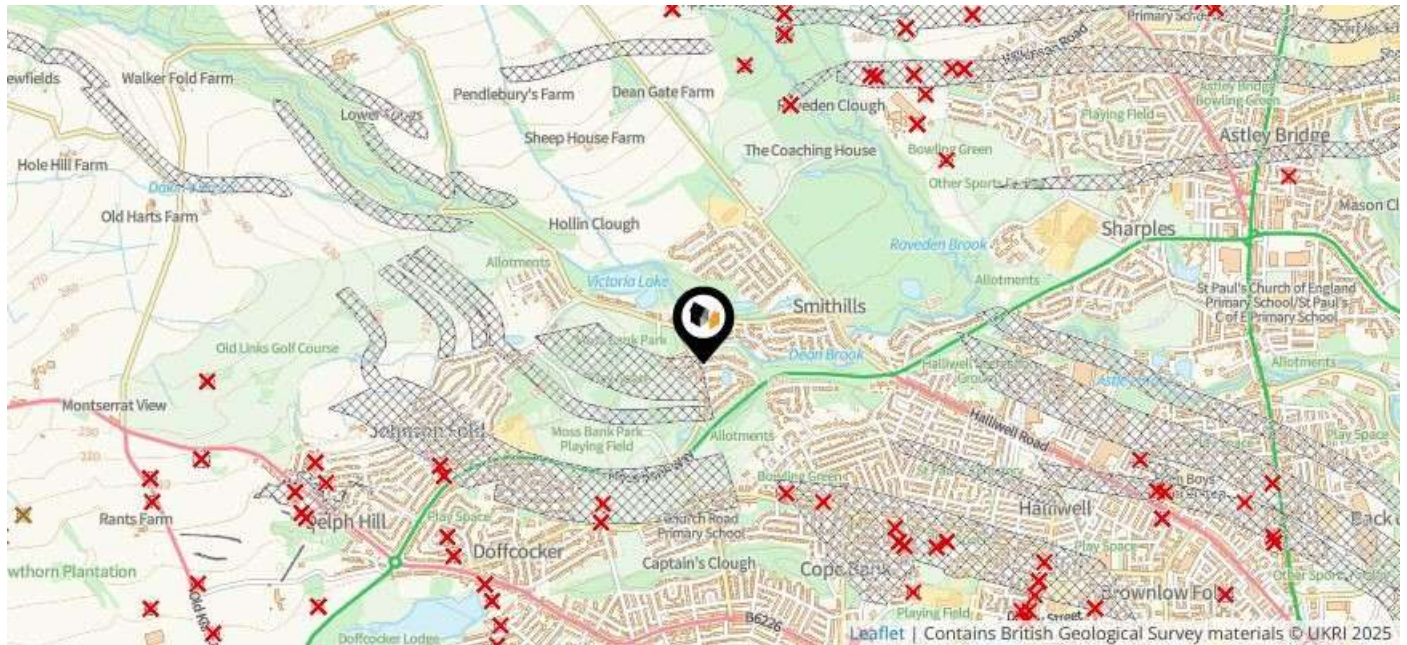
## Coal Mining



REDPATH LEACH

ESTATE AGENTS

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

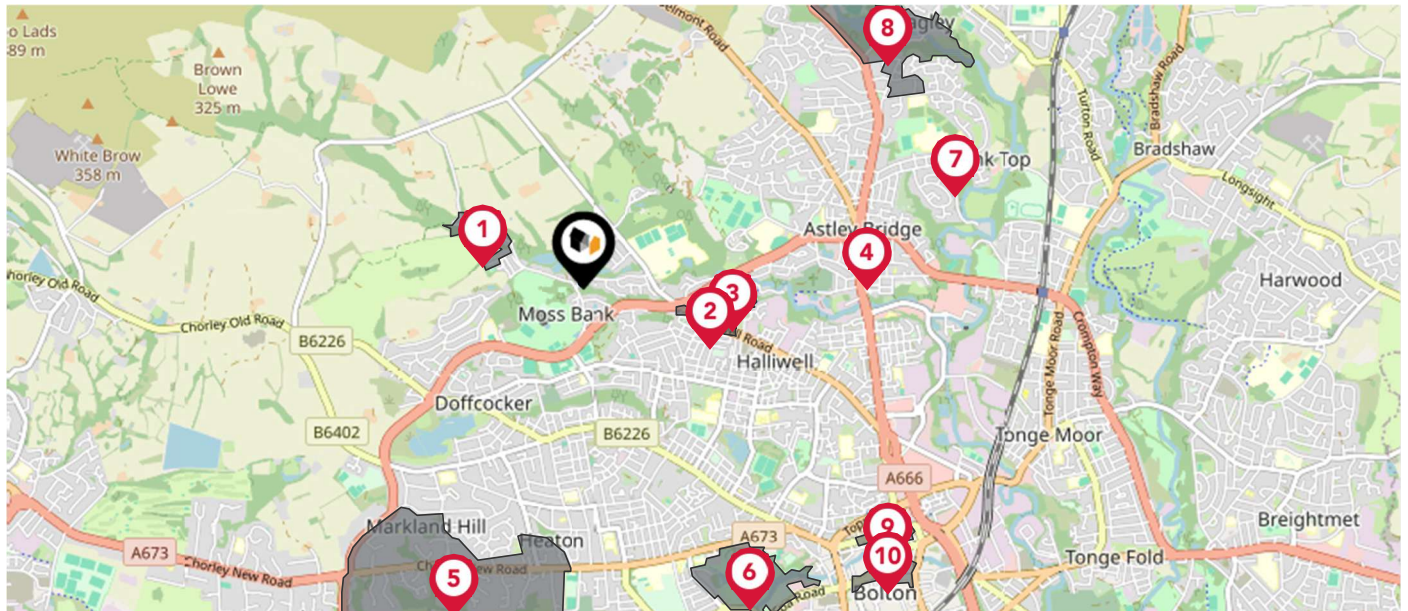
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

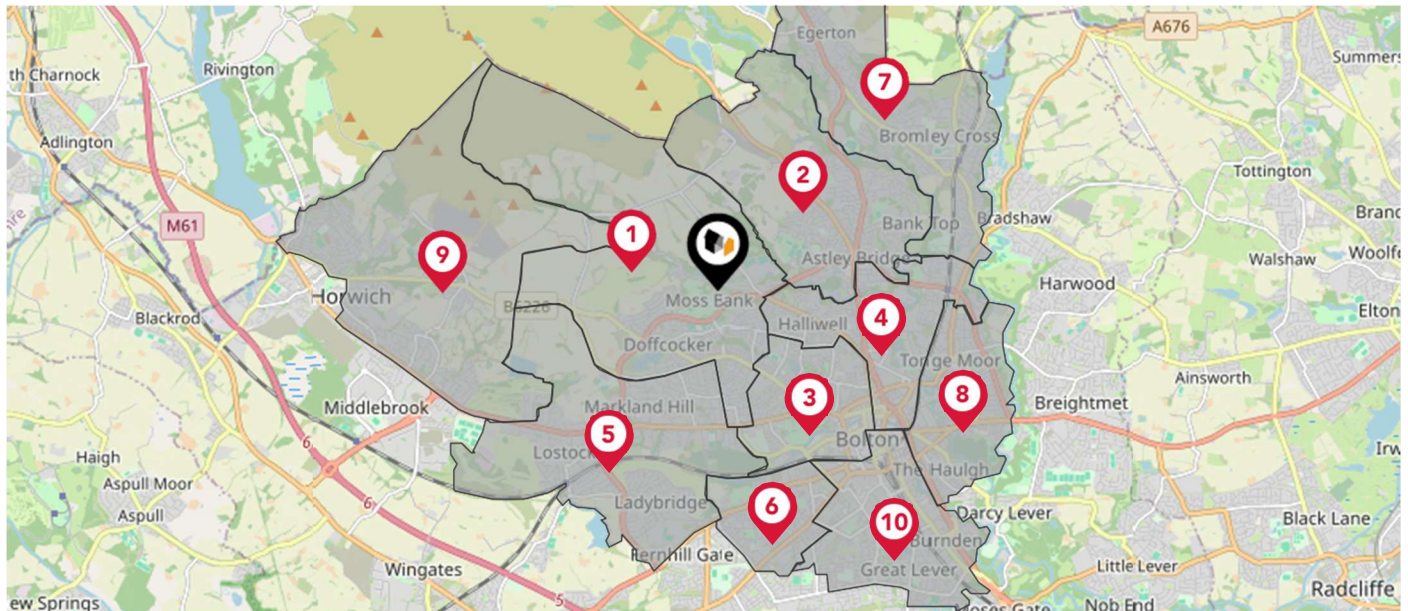


# Maps

## 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

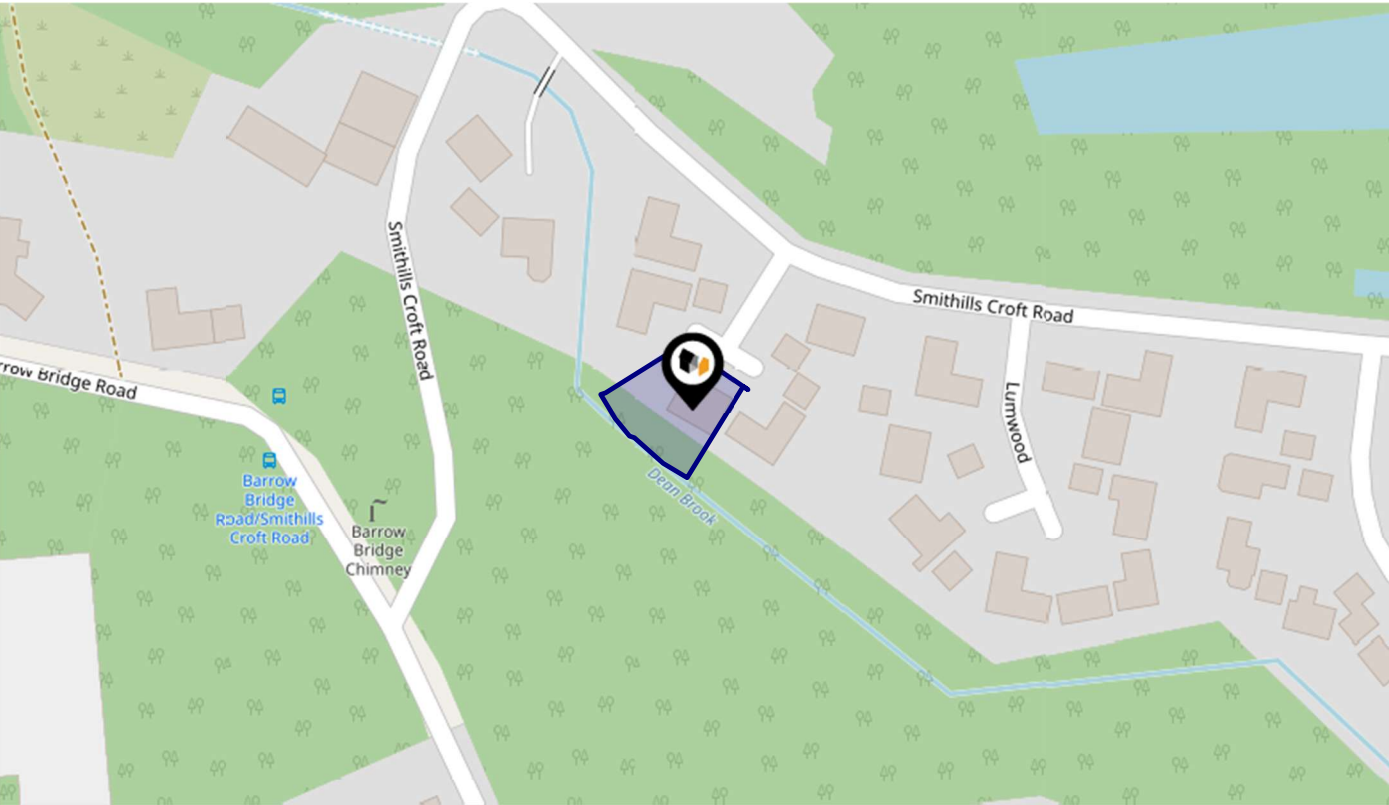
- |    |                            |
|----|----------------------------|
| 1  | Smithills Ward             |
| 2  | Astley Bridge Ward         |
| 3  | Halliwell Ward             |
| 4  | Crompton Ward              |
| 5  | Heaton and Lostock Ward    |
| 6  | Rumworth Ward              |
| 7  | Bromley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

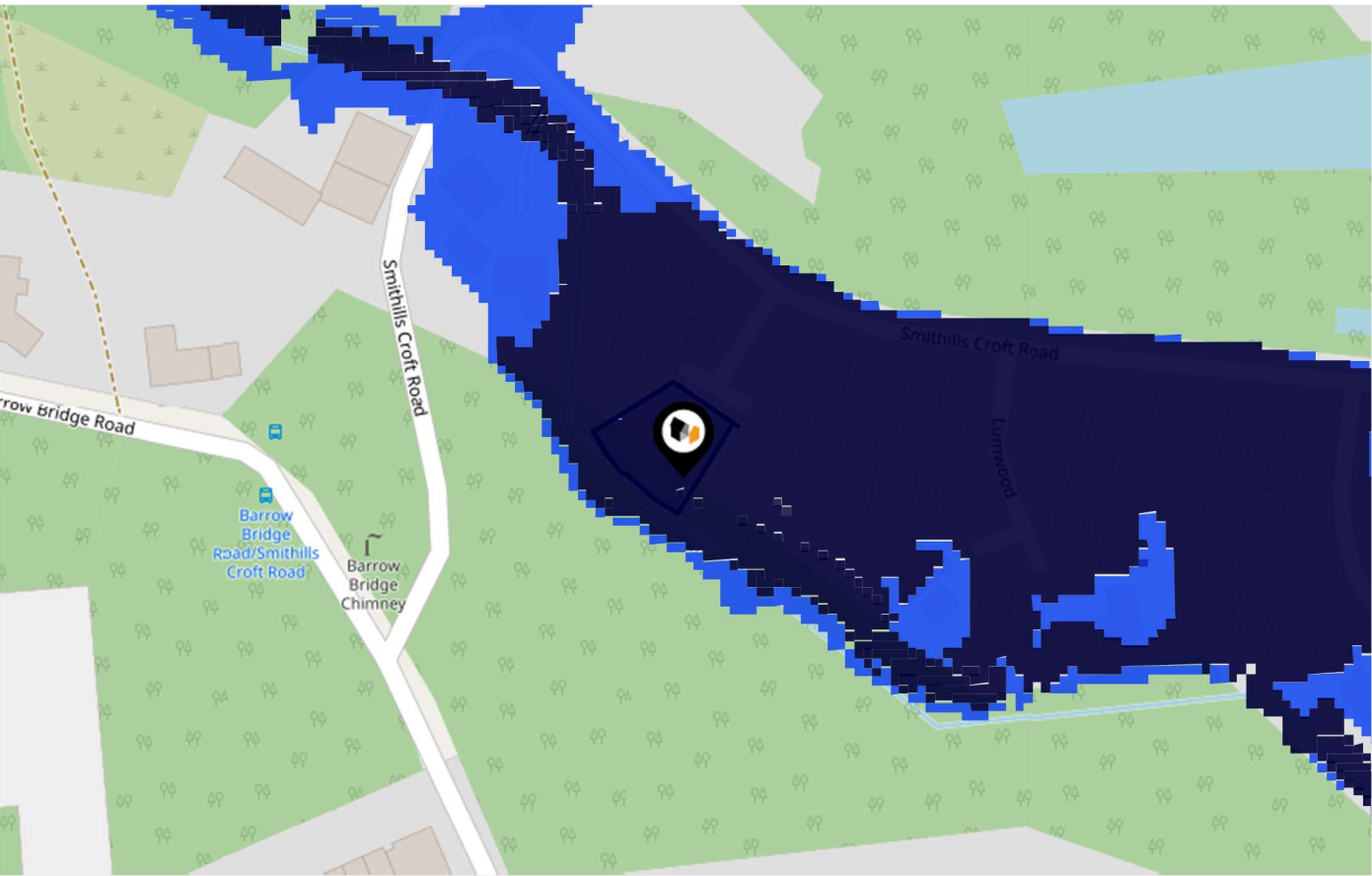
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# 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: 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:

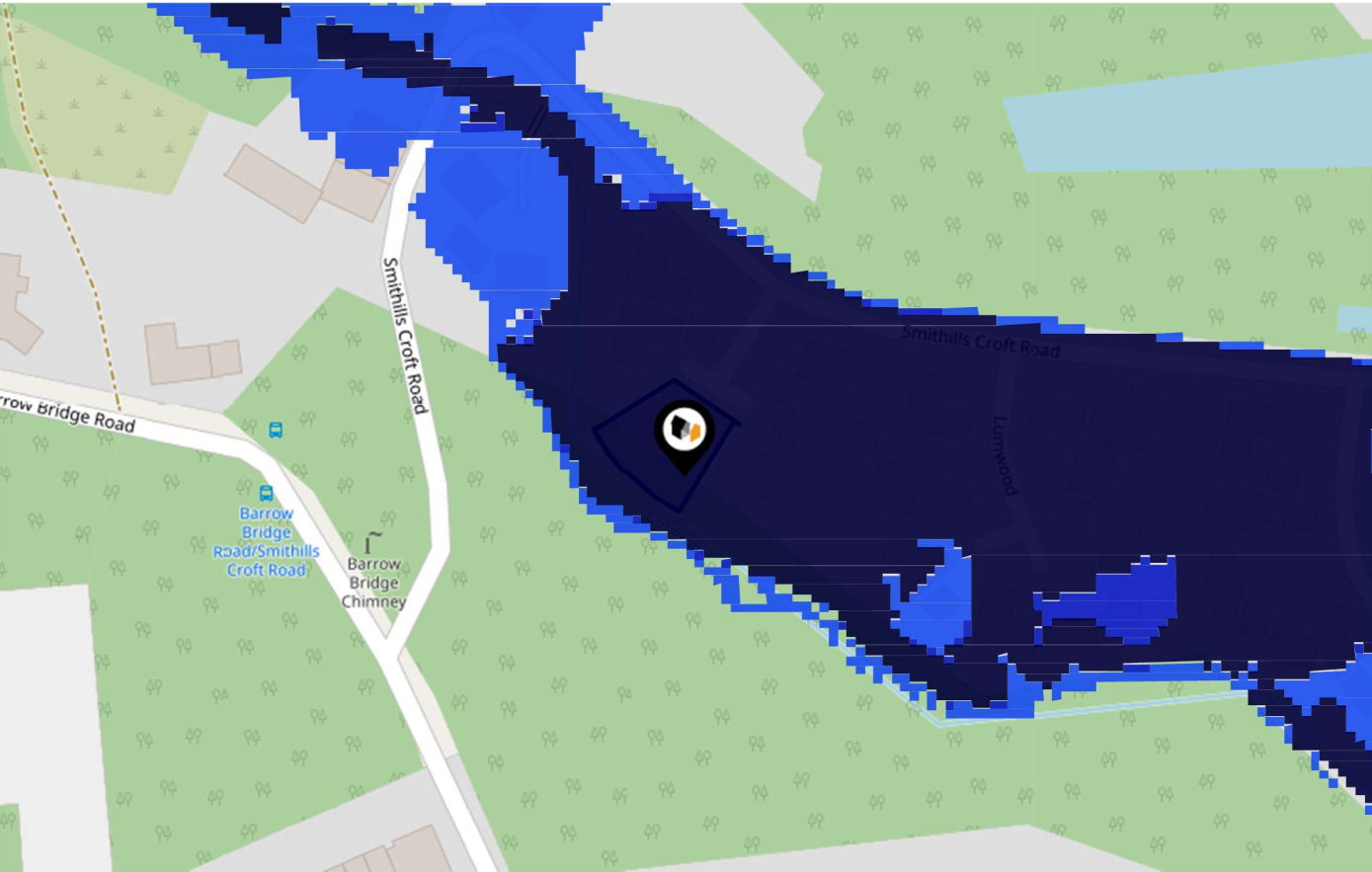
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

# Flood Risk

## 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: 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 (0.1%) 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:

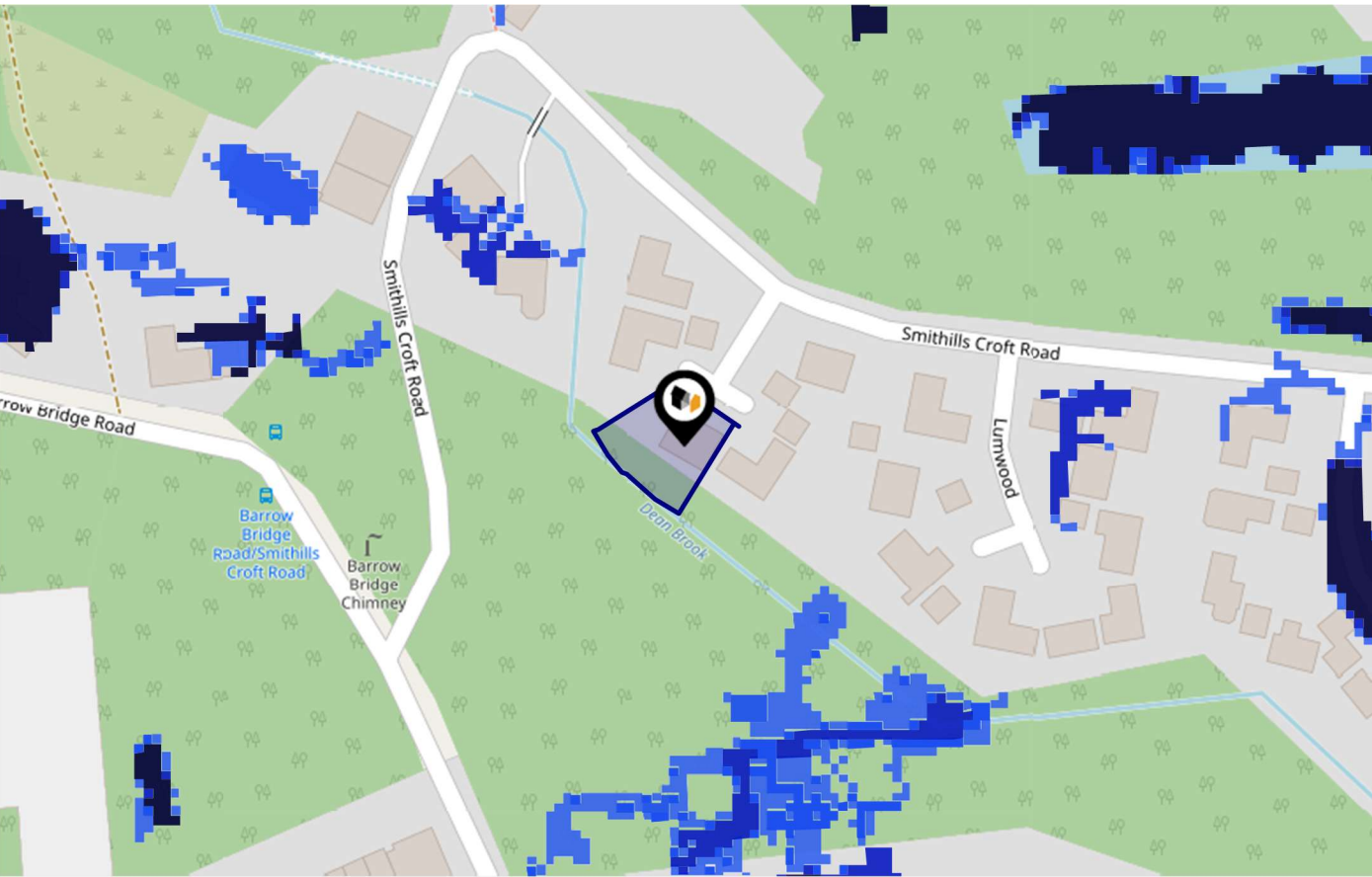
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

# 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:

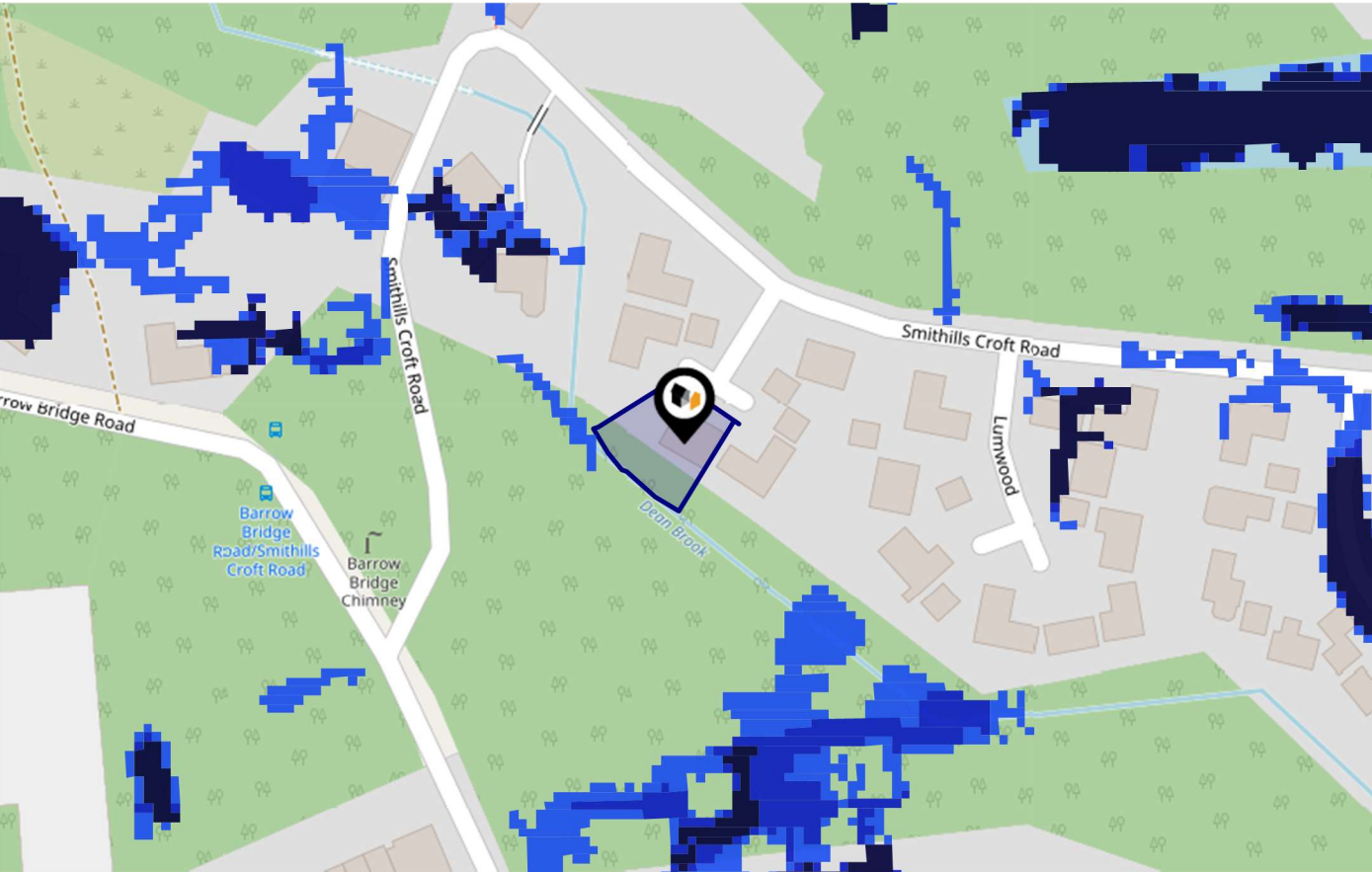
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

# 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

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.

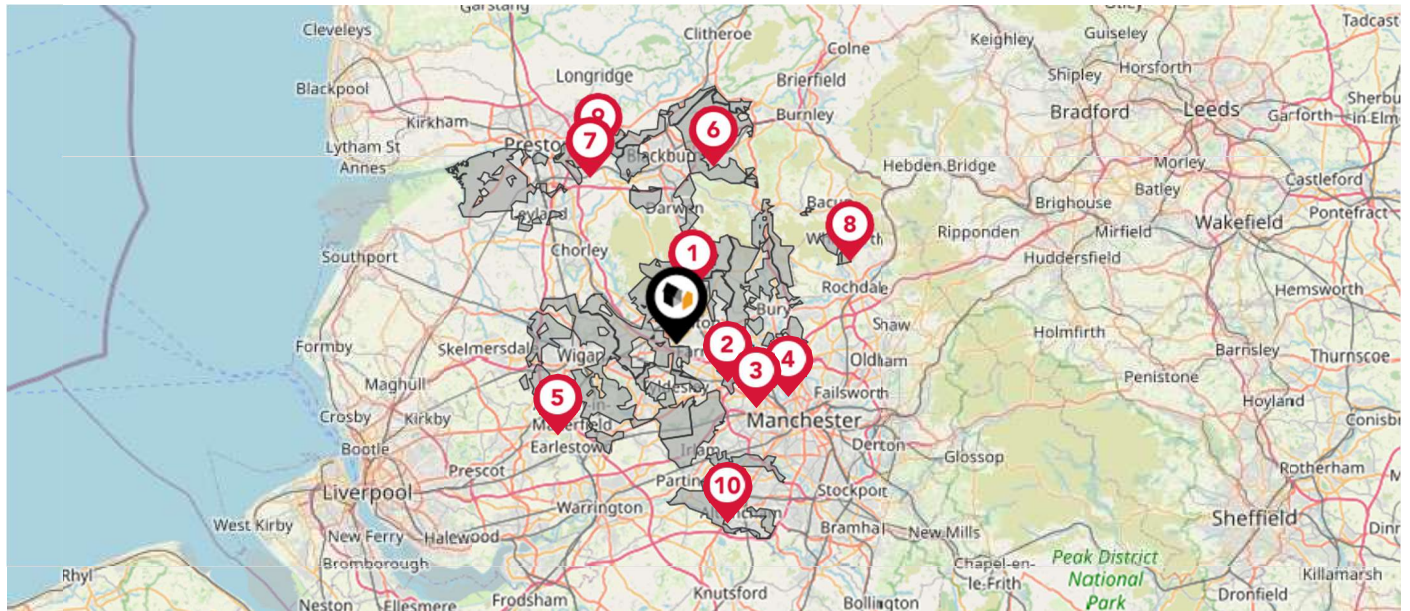
- High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one 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)				



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 - Bolton
-  Merseyside and Greater Manchester Green Belt - Salford
-  Merseyside and Greater Manchester Green Belt - Bury
-  Merseyside and Greater Manchester Green Belt - Wigan
-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Ribble Valley
-  Merseyside and Greater Manchester Green Belt - Trafford

# Maps

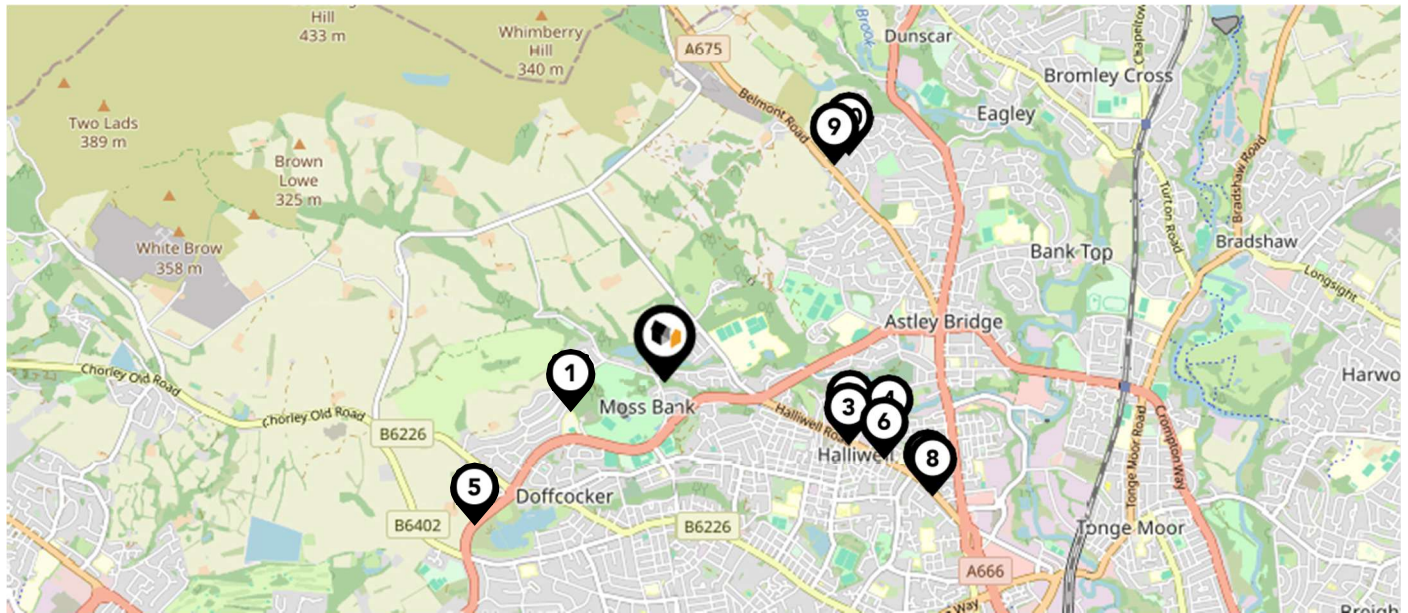
## Landfill Sites



REDPATH LEACH

ESTATE AGENTS

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Lightbounds Reservoir-Smithills, Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Halliwell Industrial Estate-Regan Street-Makants Road, Halliwell, Bolton	Historic Landfill	<input type="checkbox"/>
3	Halliwell Street-Bolton	Historic Landfill	<input type="checkbox"/>
4	Weymouth Street-Halliwell, Greater Manchester	Historic Landfill	<input type="checkbox"/>
5	Boot Lane Tip-Boot Lane, Chorley Old Road, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Halliwell Mill-Bertha Street, Greater Manchester	Historic Landfill	<input type="checkbox"/>
7	Boardman Street-Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Boardman Street-Greater Manchester	Historic Landfill	<input type="checkbox"/>
9	Springfield Heights Reservoir-Off Belmont Road, Sharples, Bolton	Historic Landfill	<input type="checkbox"/>
10	Springfield Heights Quarry-Off Belmont Road, Sharples, Bolton	Historic Landfill	<input type="checkbox"/>

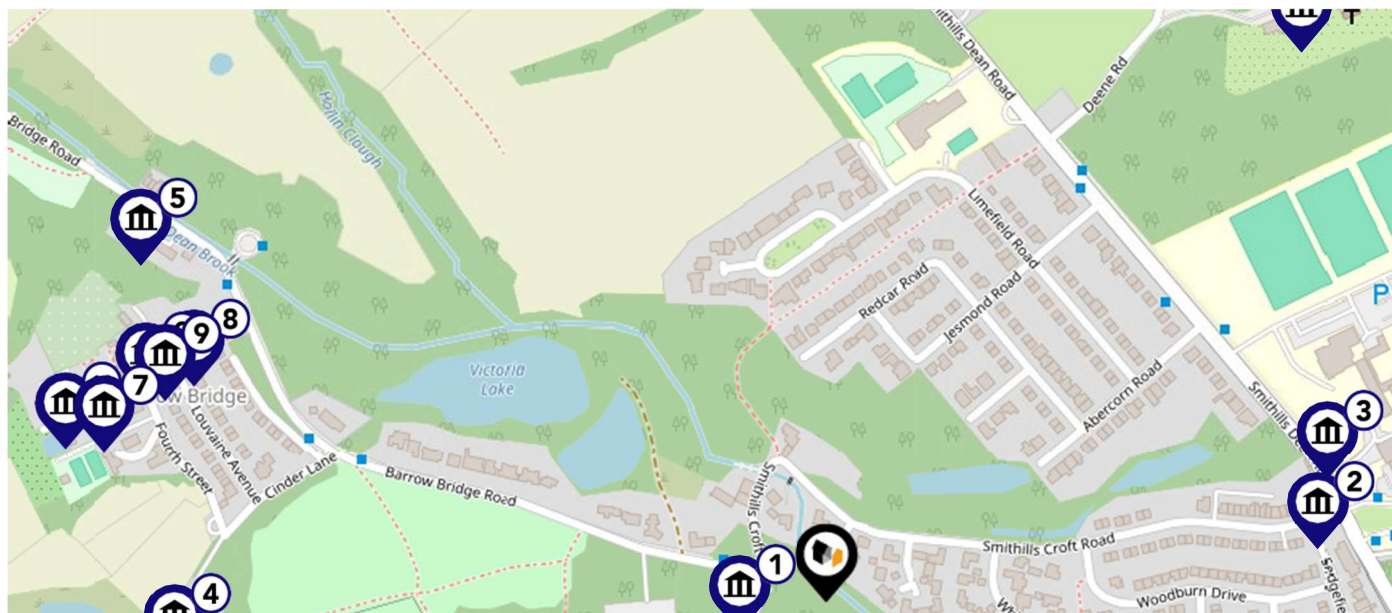













# Maps

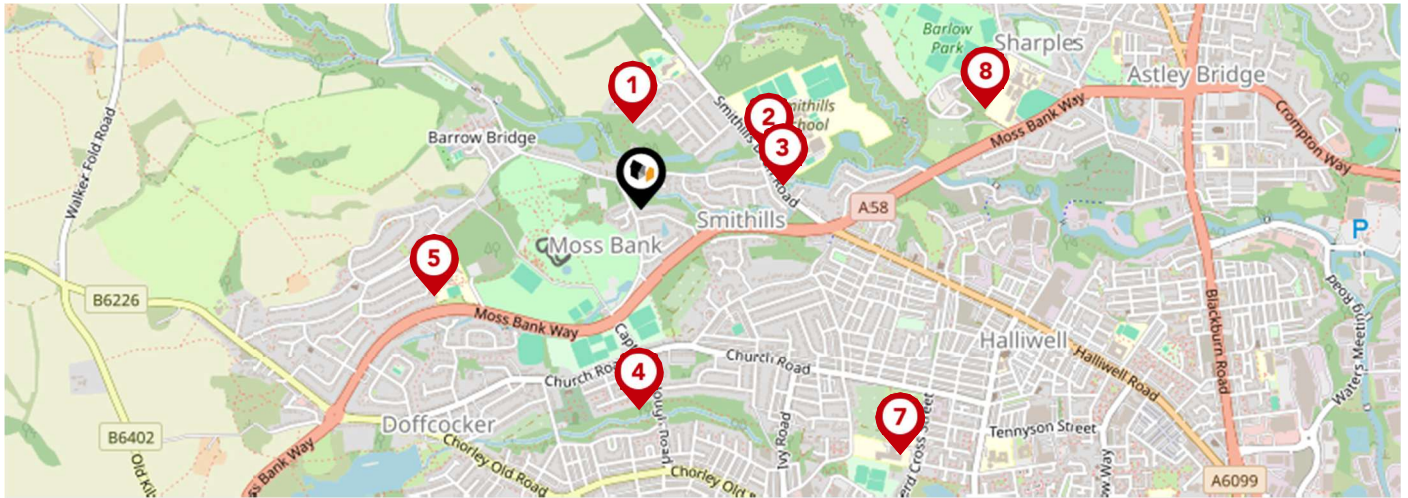
## Listed Buildings











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

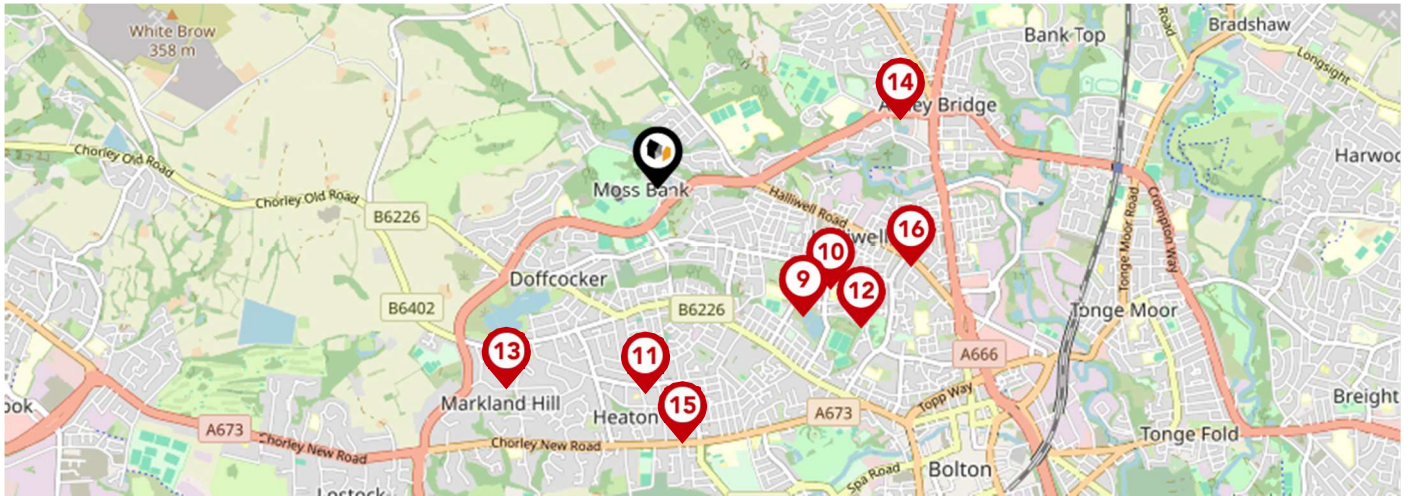










Listed Buildings in the local district		Grade	Distance
	1387893 - Chimney At Junction With Moss Lane	Grade II	0.0 miles
	1388275 - Beggars Acre	Grade II	0.3 miles
	1388277 - Park House	Grade II	0.3 miles
	1388105 - Lightbounds	Grade II	0.4 miles
	1387887 - 59-63, Barrow Bridge Road	Grade II	0.4 miles
	1388279 - Smithills Hall	Grade I	0.4 miles
	1387895 - Barrowdene House	Grade II	0.4 miles
	1387904 - Fifth Street, 47-51, Bazley Street	Grade II	0.4 miles
	1387903 - Fourth Street, 41-46, Bazley Street	Grade II	0.4 miles
	1387898 - First Street, 7-12, Bazley Street	Grade II	0.4 miles
	1387902 - Fourth Street, 35-40, Bazley Street	Grade II	0.4 miles



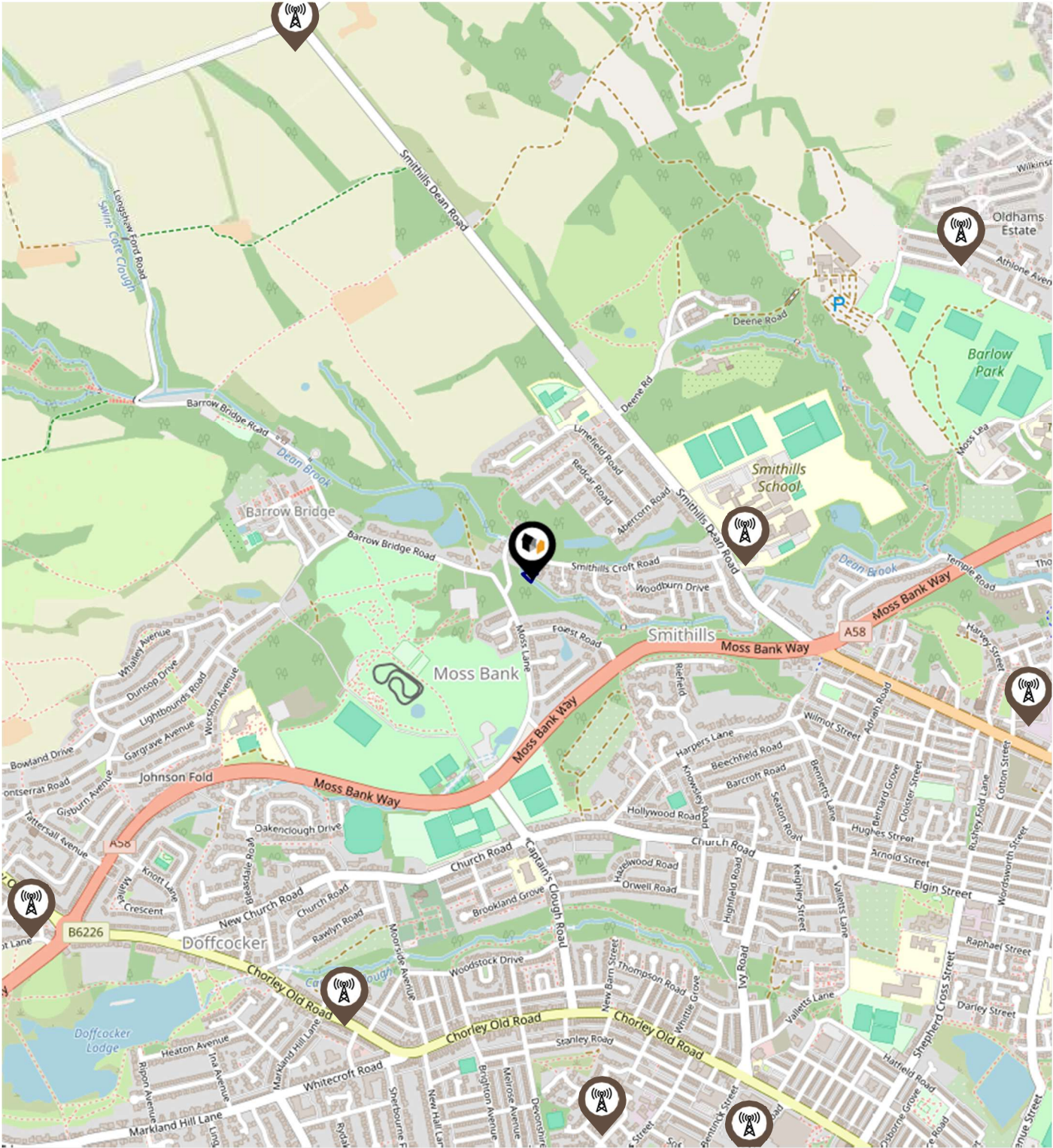
		Nursery	Primary	Secondary	College	Private
	<b>St Peter's Smithills Dean Church of England Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Youth Challenge Pru</b> Ofsted Rating: Outstanding   Pupils: 71   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Smithills School</b> Ofsted Rating: Requires improvement   Pupils: 1190   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Church Road Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.44	<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:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's RC Primary School, Halliwell, Bolton</b> Ofsted Rating: Good   Pupils: 230   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oxford Grove Primary School</b> Ofsted Rating: Outstanding   Pupils: 449   Distance:0.78	<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:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>







		Nursery	Primary	Secondary	College	Private
	<b>Al-Huda Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas C of E Primary School, Halliwell</b> Ofsted Rating: Good   Pupils: 369   Distance:0.88	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brownlow Fold Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:1.08	<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:1.11	<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:1.11	<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:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Boys' School Bolton</b> Ofsted Rating: Outstanding   Pupils: 621   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



Key:

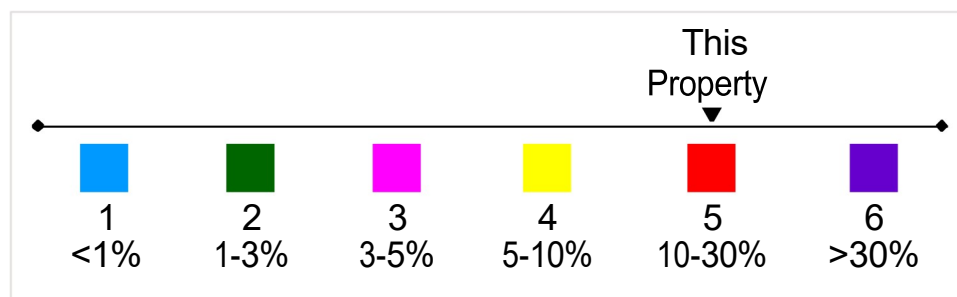
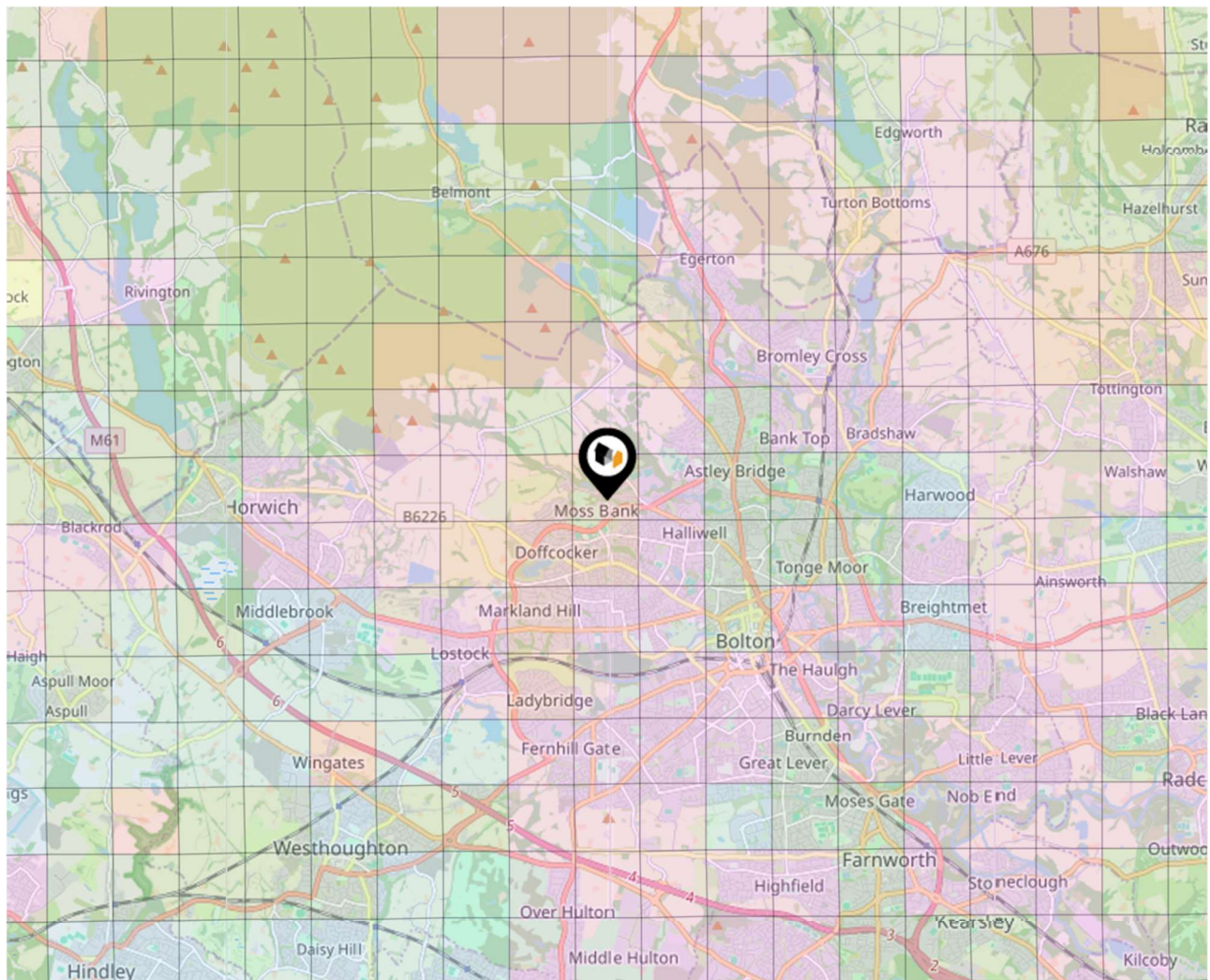
-  Power Pylons
-  Communication Masts



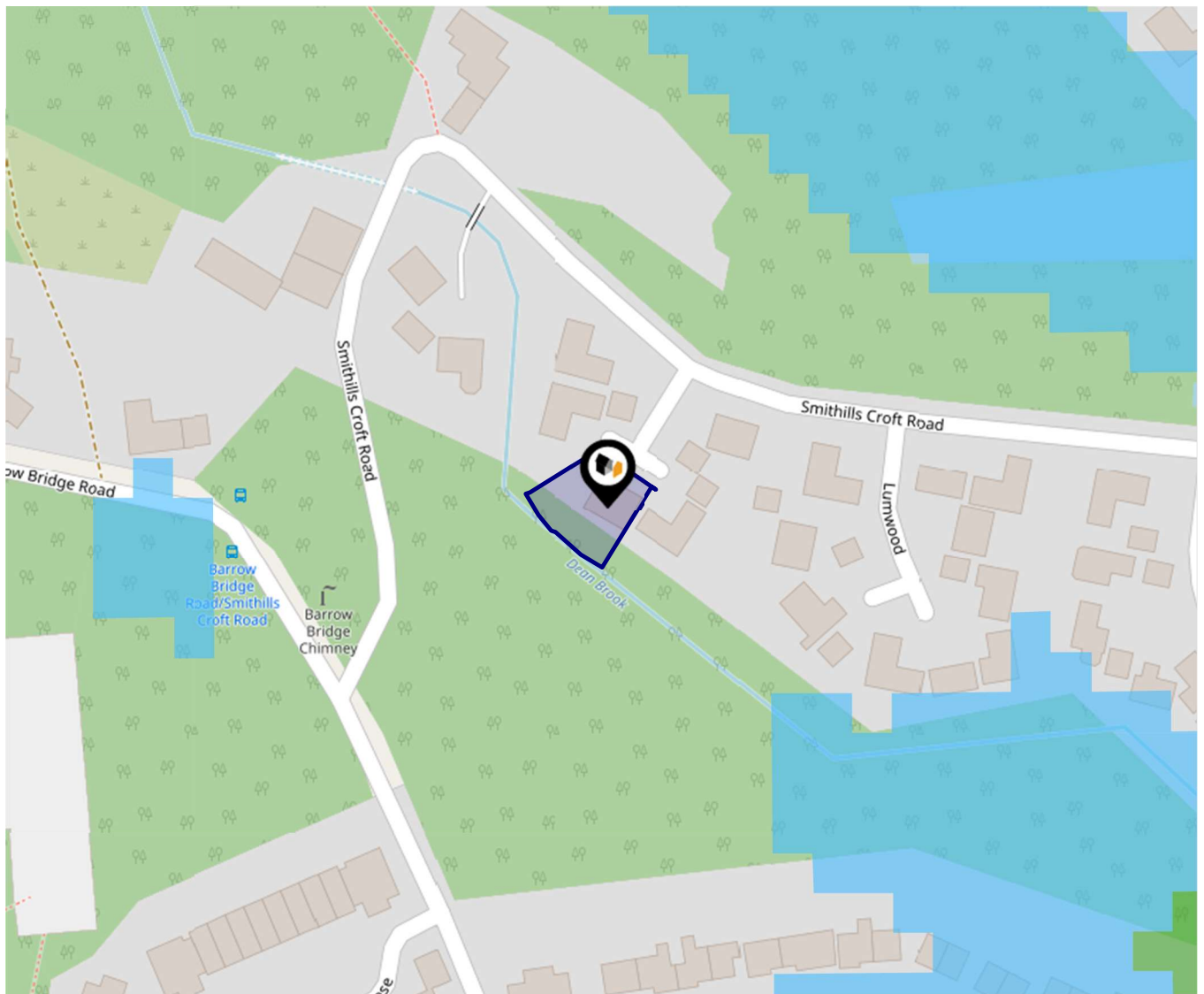
# Environment Radon Gas

## 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/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.

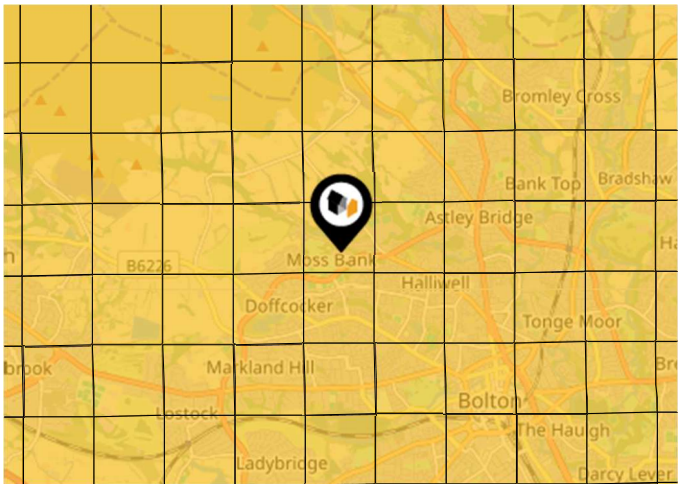
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  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)

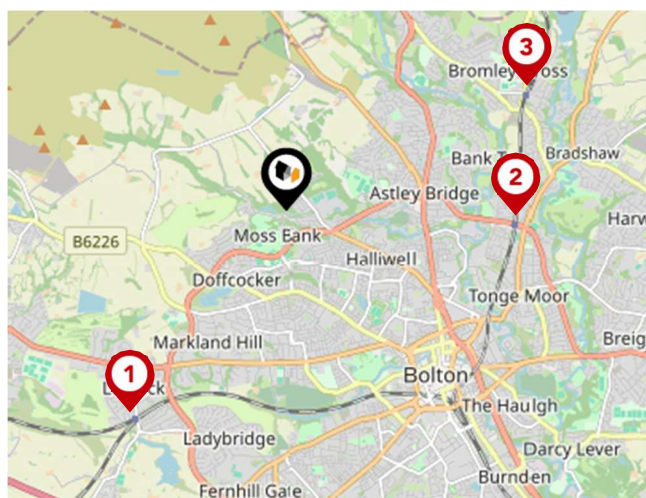
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		






## Primary Classifications (Most Common Clay Types)

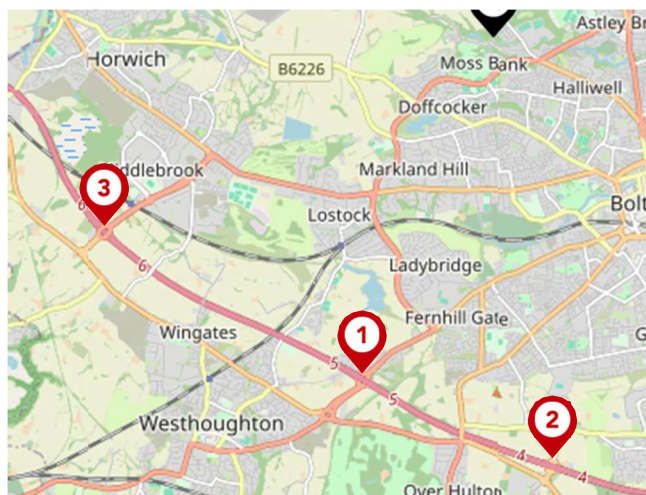
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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








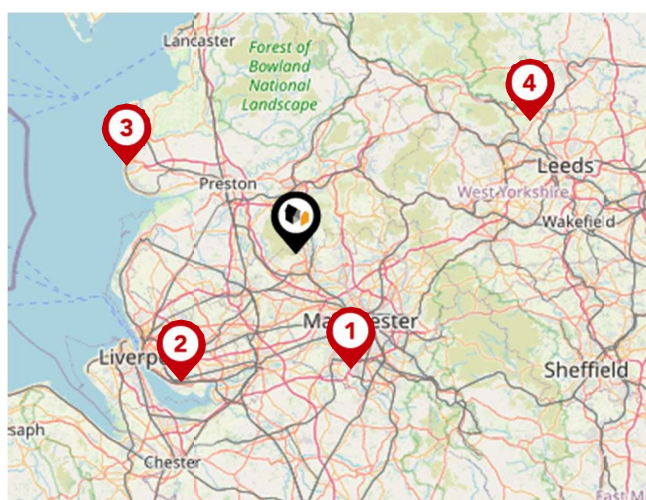
## National Rail Stations

Pin	Name	Distance
	Lostock Rail Station	2.25 miles
	Hall i' th' Wood Rail Station	2.02 miles
	Bromley Cross Rail Station	2.39 miles



## Trunk Roads/Motorways

Pin	Name	Distance
	M61 J5	3.15 miles
	M61 J4	3.72 miles
	M61 J6	3.79 miles
	M61 J3	5.01 miles
	M61 J2	5.81 miles

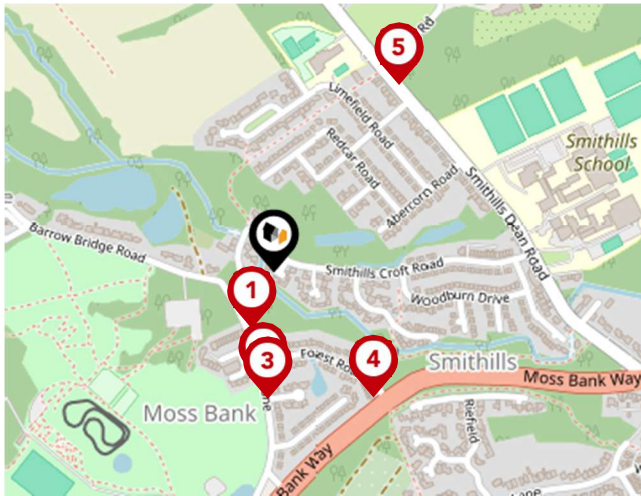


## Airports/Helipads

Pin	Name	Distance
	Manchester Airport	18.06 miles
	Speke	24.22 miles
	Highfield	26.8 miles
	Leeds Bradford Airport	37.78 miles

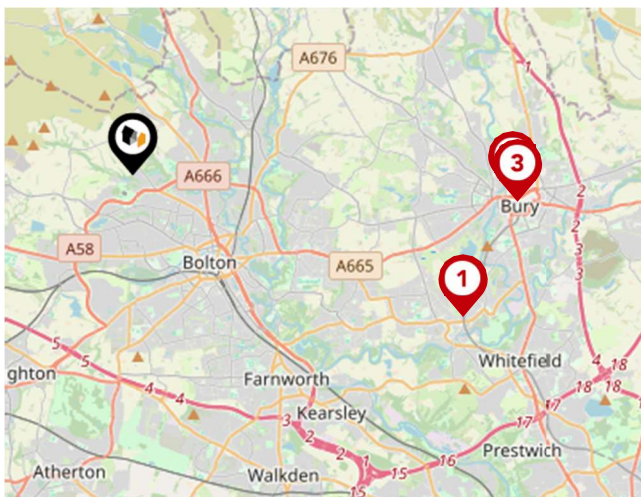


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Smithills Croft Road	0.07 miles
2	Garwick Road	0.12 miles
3	Garwick Road	0.14 miles
4	Forest Road	0.18 miles
5	Smithills Hall	0.25 miles



## Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	6.3 miles
2	Bury Bolton Street (East Lancashire Railway)	6.67 miles
3	Bury Interchange (Manchester Metrolink)	6.77 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.



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)

