



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



RAWCLIFFE ROAD, CHORLEY, PR7 2HH

Offers Over: £312,000

Redpath Leach Estate Agents

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01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk

Property Overview



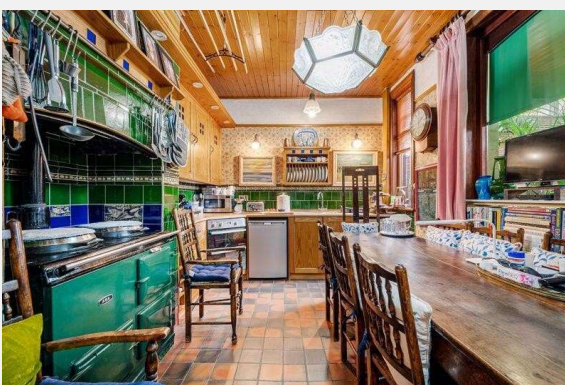
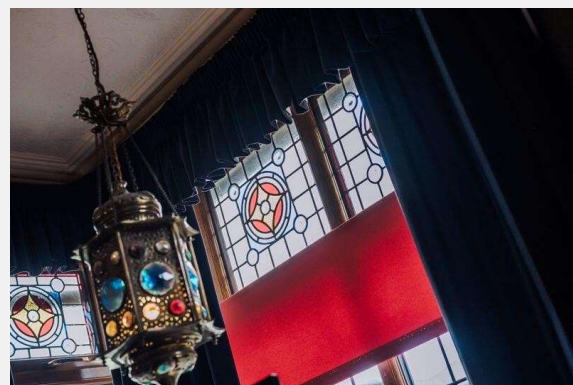
Property

Type:	Terraced	Offers Over:	£312,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	2,120 ft ² / 197 m ²		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,822		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
♦ Rivers & Seas	Very low	14	80	1800
♦ Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



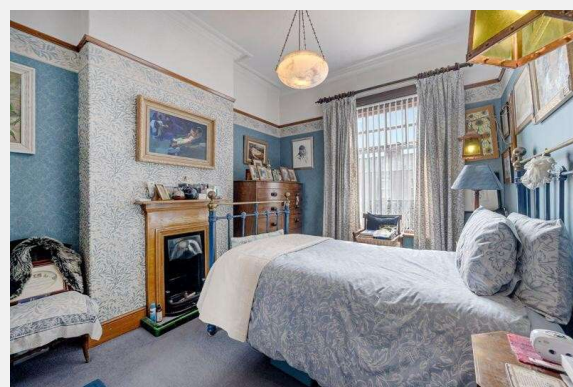
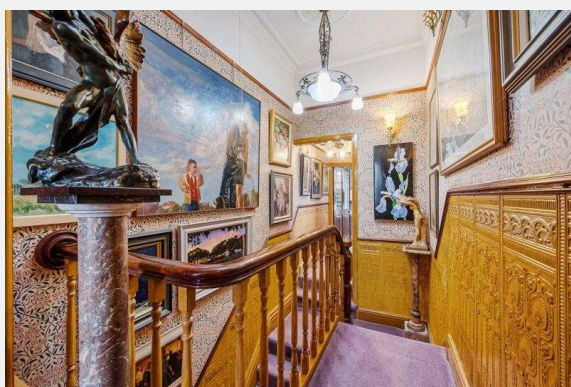
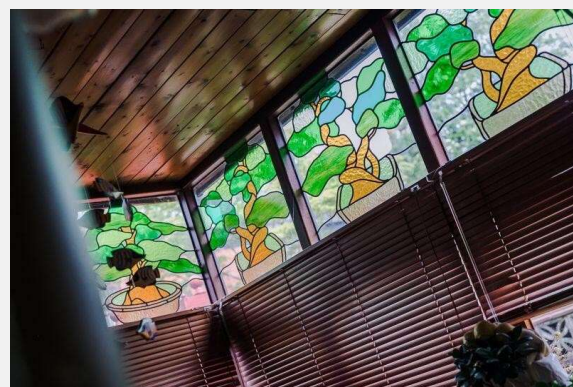


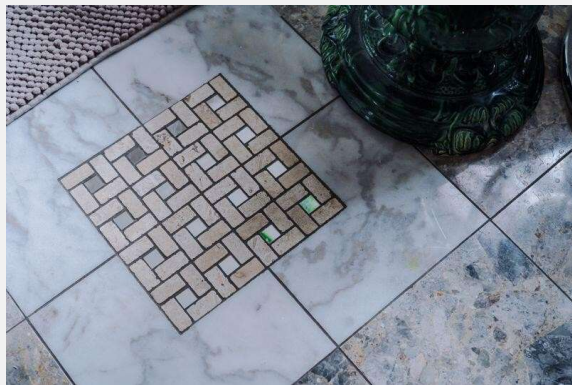
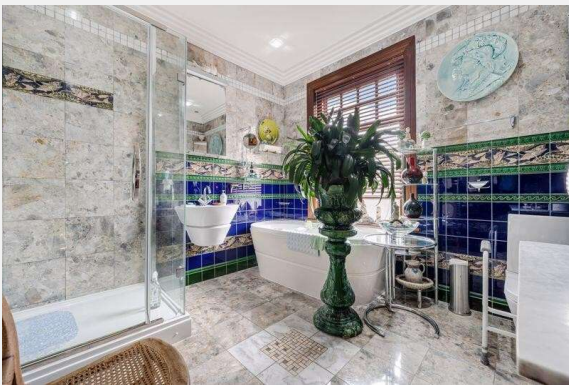
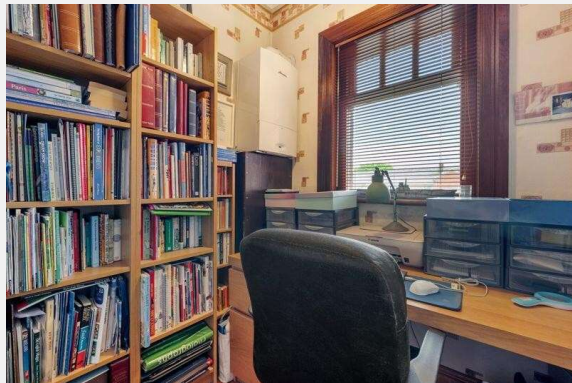
Gallery Photos



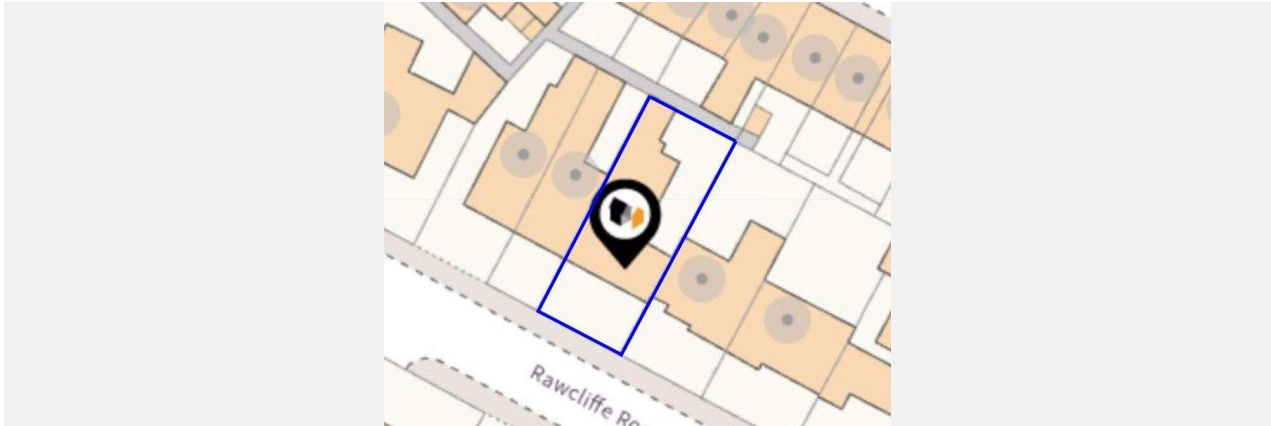
REDPATH LEACH

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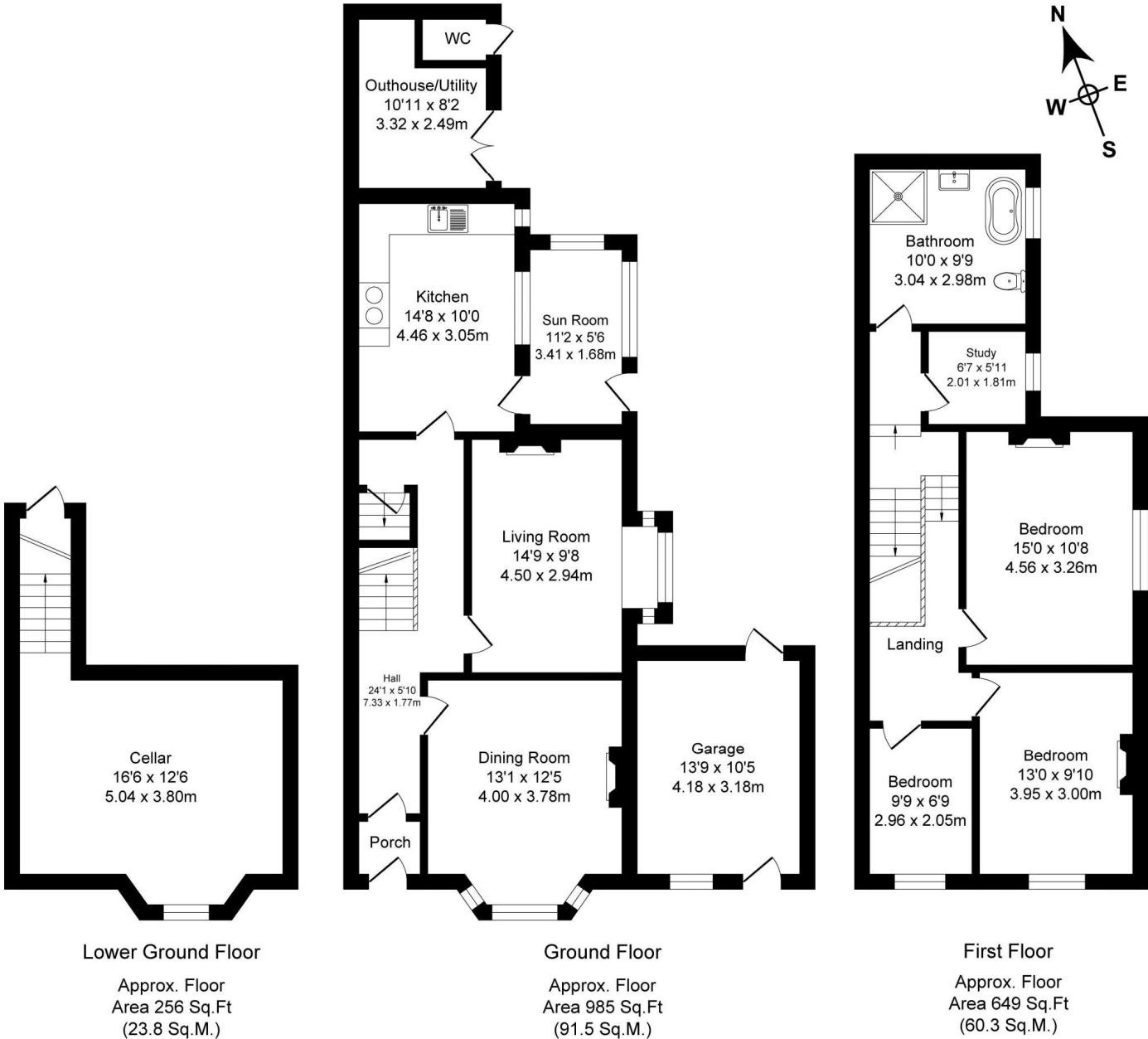




RAWCLIFFE ROAD, CHORLEY, PR7 2HH.

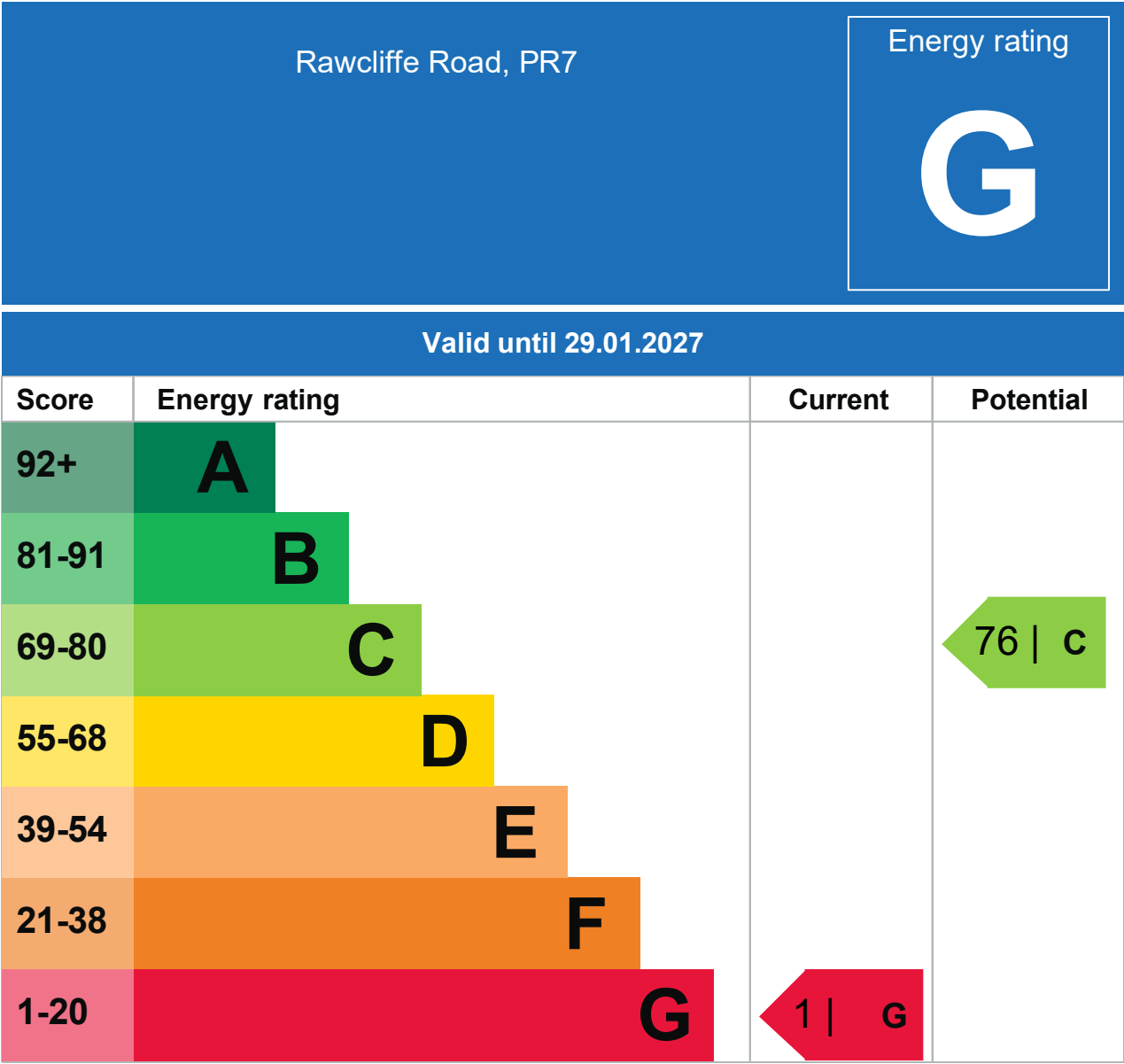
Total Approx. Floor Area 1890 Sq.ft. (175.6 Sq.M.)

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



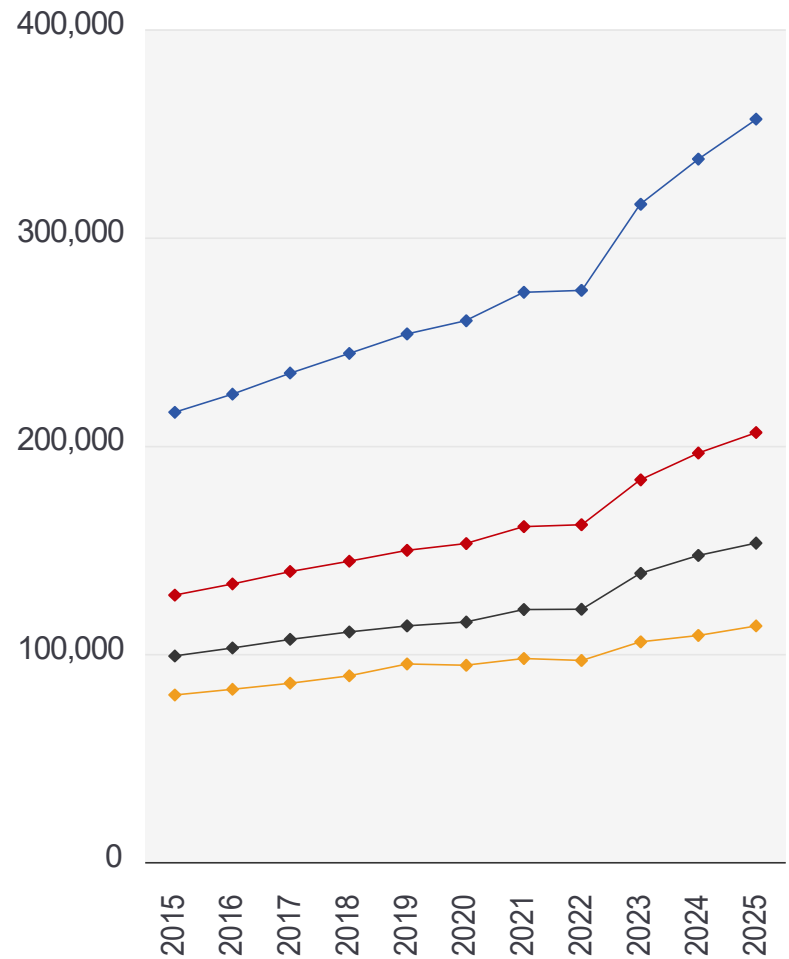
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	House coal (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, coal
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	197 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in PR7



Detached

+65.15%

Semi-Detached

+60.86%

Terraced

+54.85%

Flat

+41.19%

Maps

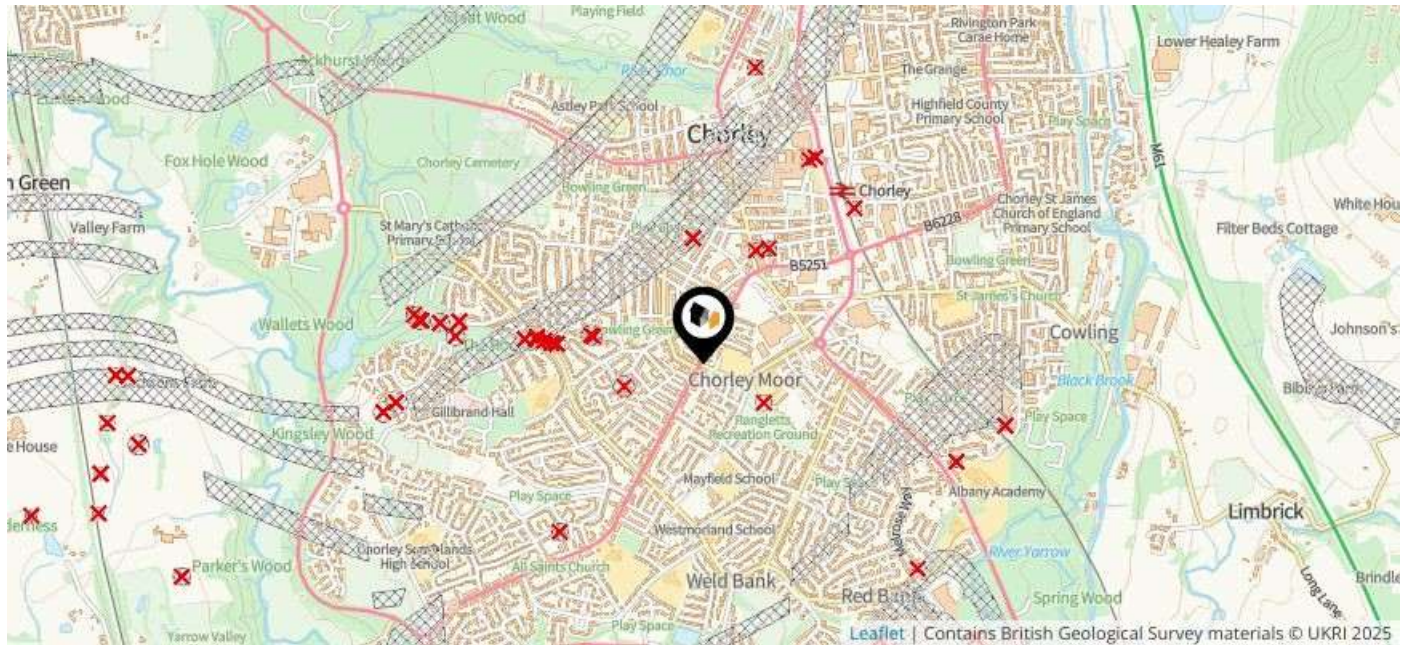
Coal Mining



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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

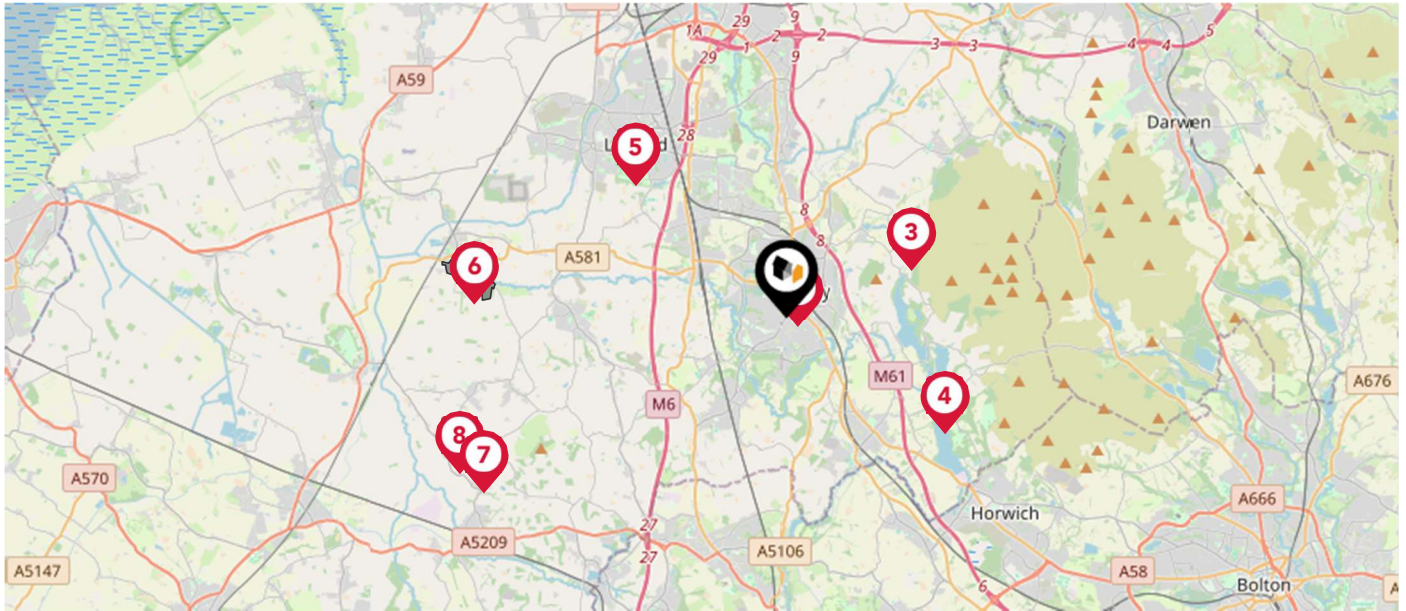
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



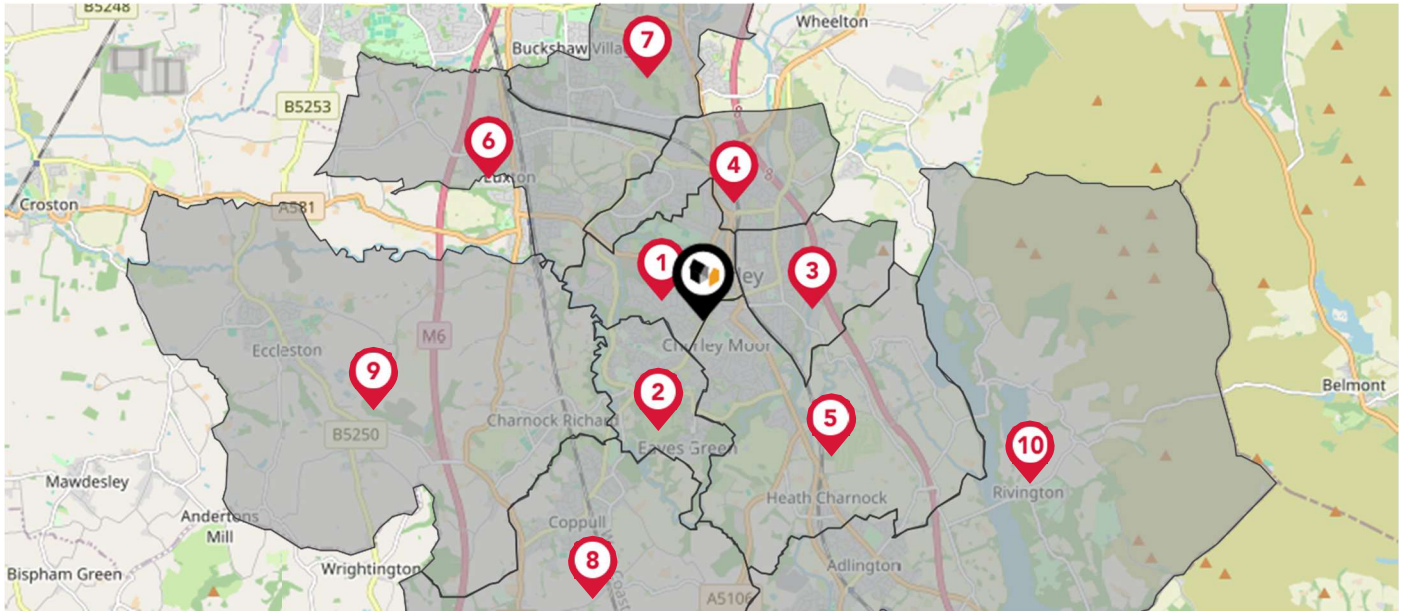
Nearby Conservation Areas

- | | |
|---|------------------------------|
|  | St George's, Chorley |
|  | St Laurence's, Chorley |
|  | White Coppice |
|  | Rivington |
|  | Leyland Cross |
|  | Croston |
|  | Maltkiln Lane / Chorley Road |
|  | Bispham Green |











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



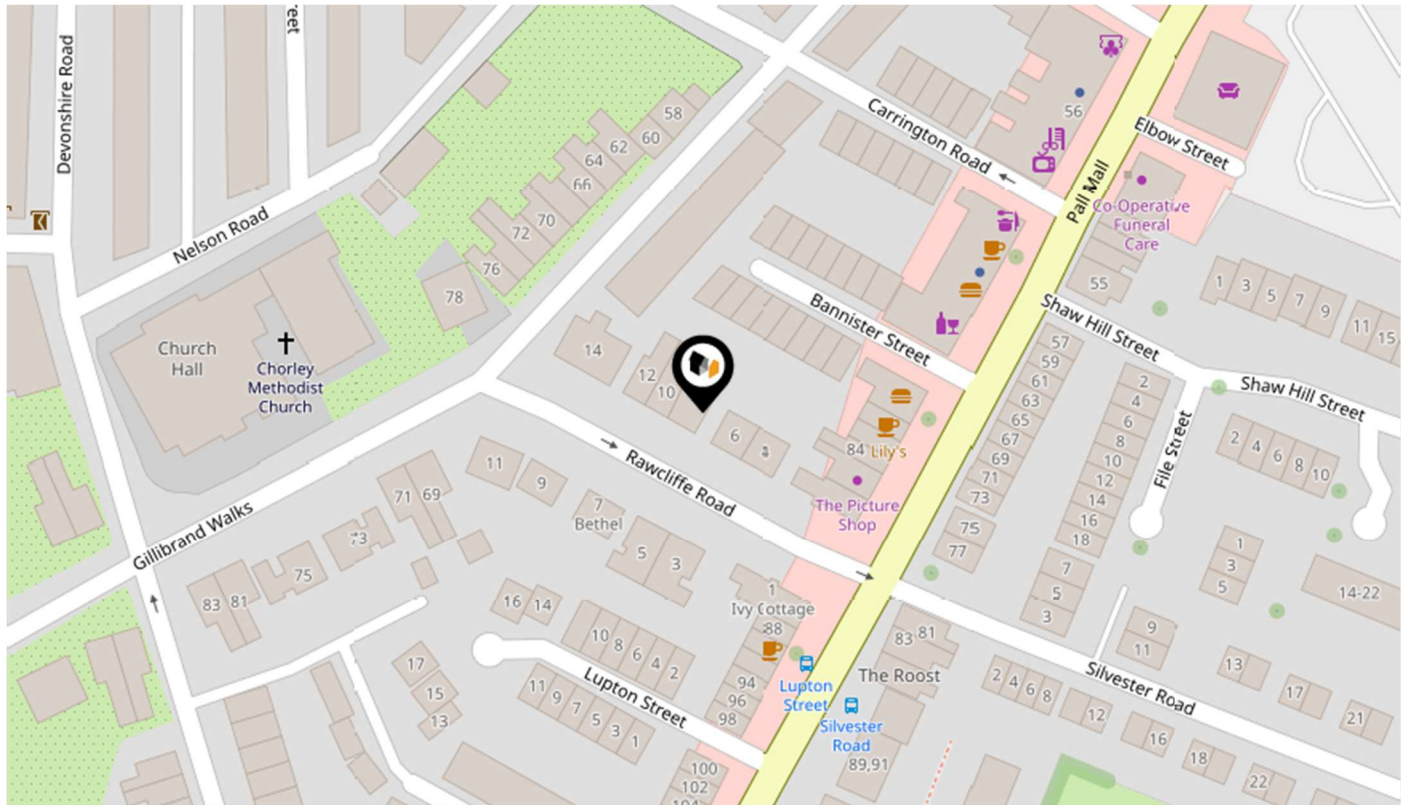
Nearby Council Wards

-  1 Chorley North West Ward
-  2 Chorley South West Ward
-  3 Chorley East Ward
-  4 Chorley North & Astley Ward
-  5 Chorley South East & Heath Charnock Ward
-  6 Euxton Ward
-  7 Buckshaw & Whittle Ward
-  8 Coppull Ward
-  9 Eccleston, Heskin & Charnock Richard Ward
-  10 Adlington & Anderton 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.

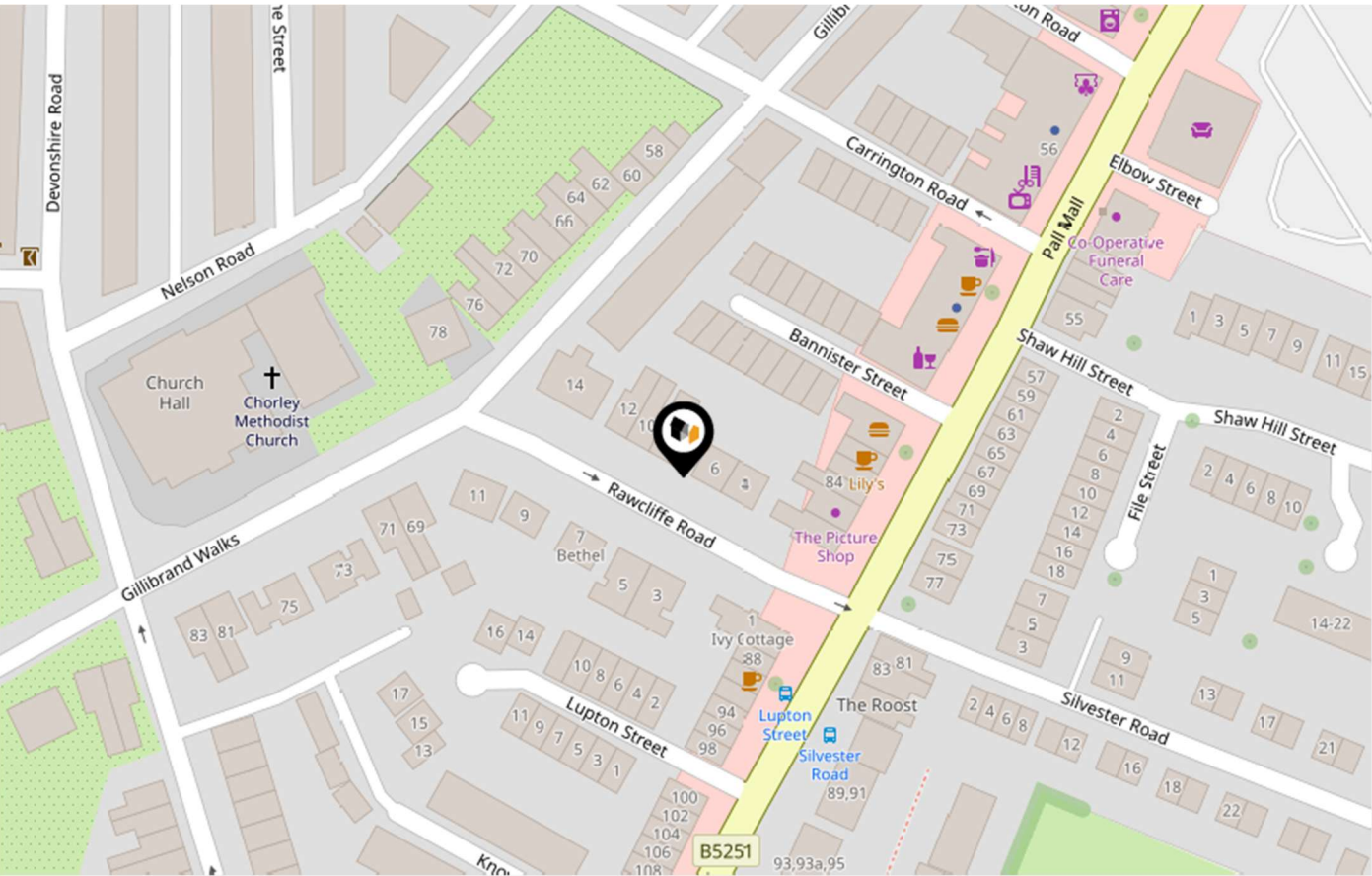
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

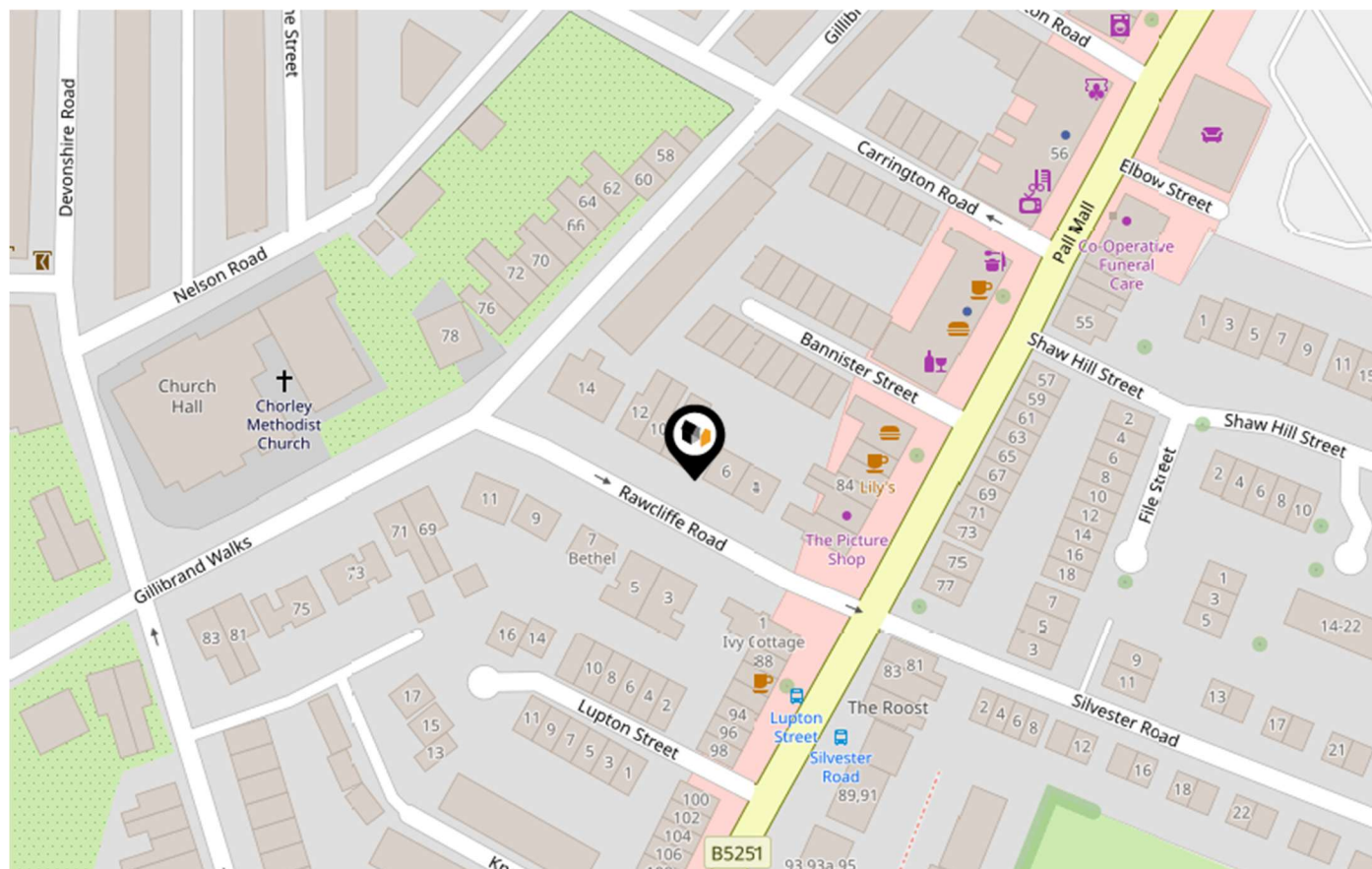
- High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one 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
<div> <div>Up to 20cm (8in)</div> <div>Up to 30cm (1ft)</div> <div>Up to 60cm (2ft)</div> </div>	<div> <div></div> <div></div> <div></div> </div>	<div> <div></div> <div></div> <div></div> </div>	<div> <div></div> <div></div> <div></div> </div>	<div> <div></div> <div></div> <div></div> </div>

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.

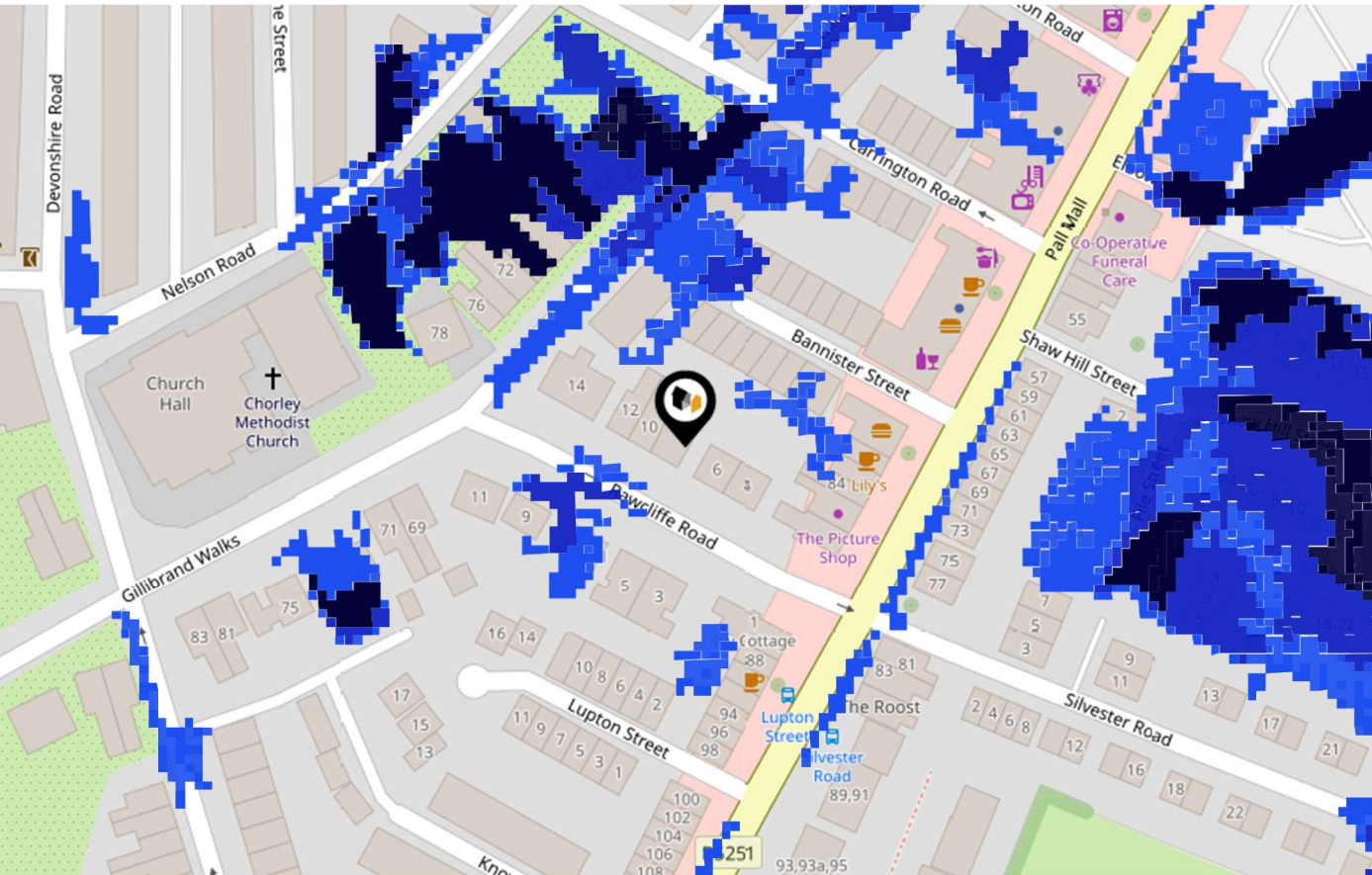
Chance of flooding to the following depths at this property:

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

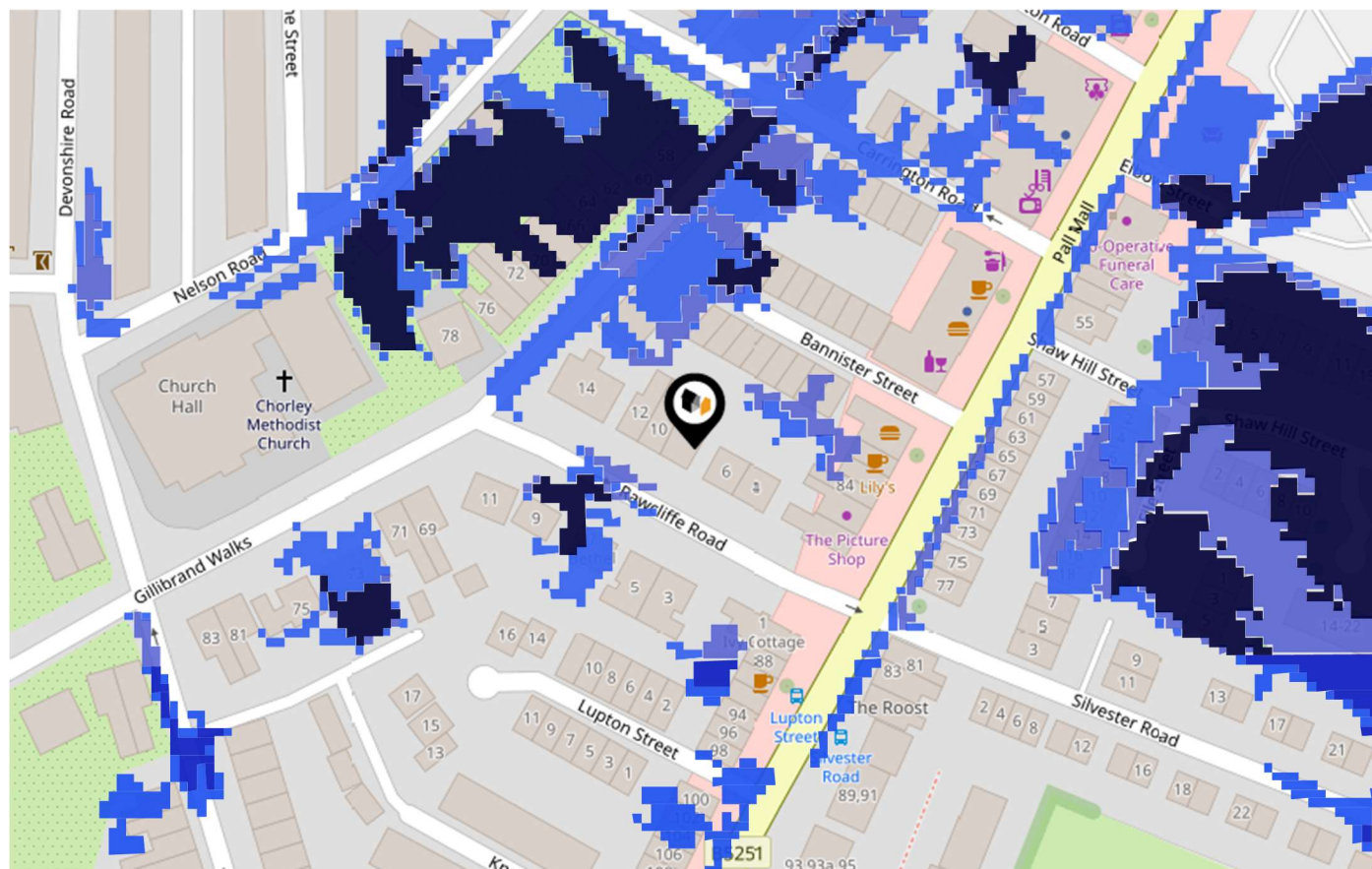
Chance of flooding to the following depths at this property:

	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

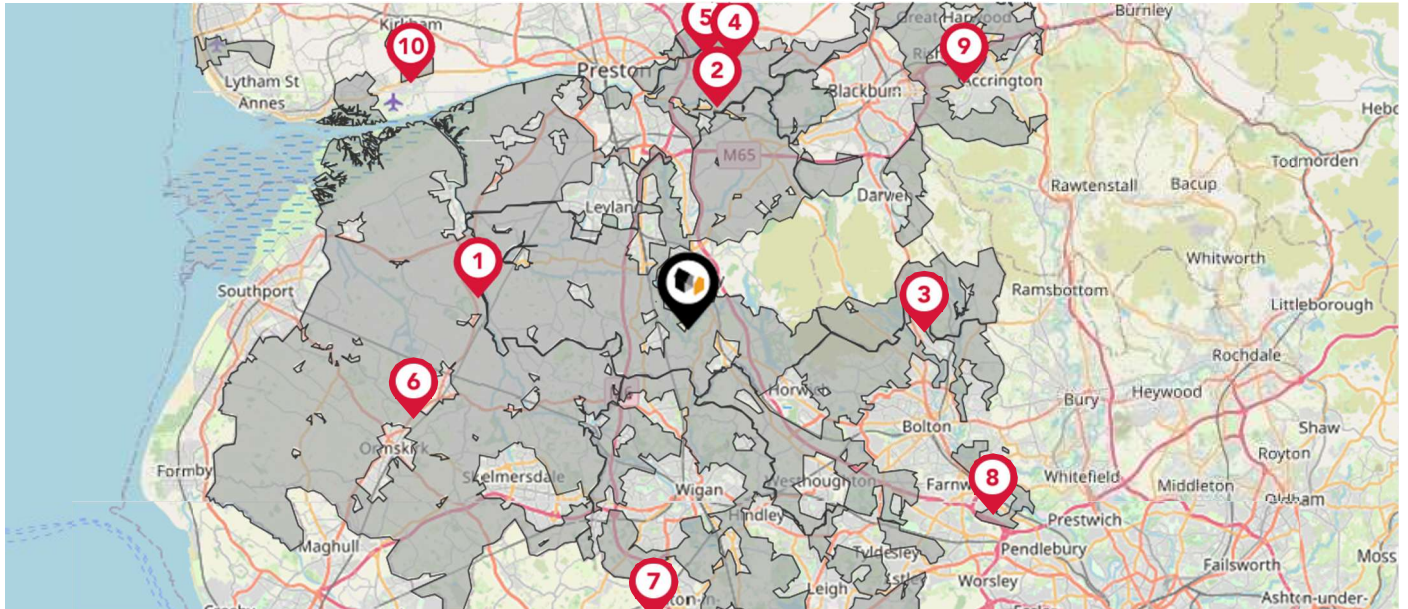
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



Merseyside and Greater Manchester Green Belt - Chorley



Merseyside and Greater Manchester Green Belt - South Ribble



Merseyside and Greater Manchester Green Belt - Blackburn with Darwen



Merseyside and Greater Manchester Green Belt - Ribble Valley



Merseyside and Greater Manchester Green Belt - Preston



Merseyside and Greater Manchester Green Belt - West Lancashire



Merseyside and Greater Manchester Green Belt - Wigan



Merseyside and Greater Manchester Green Belt - Bolton



Merseyside and Greater Manchester Green Belt - Hyndburn

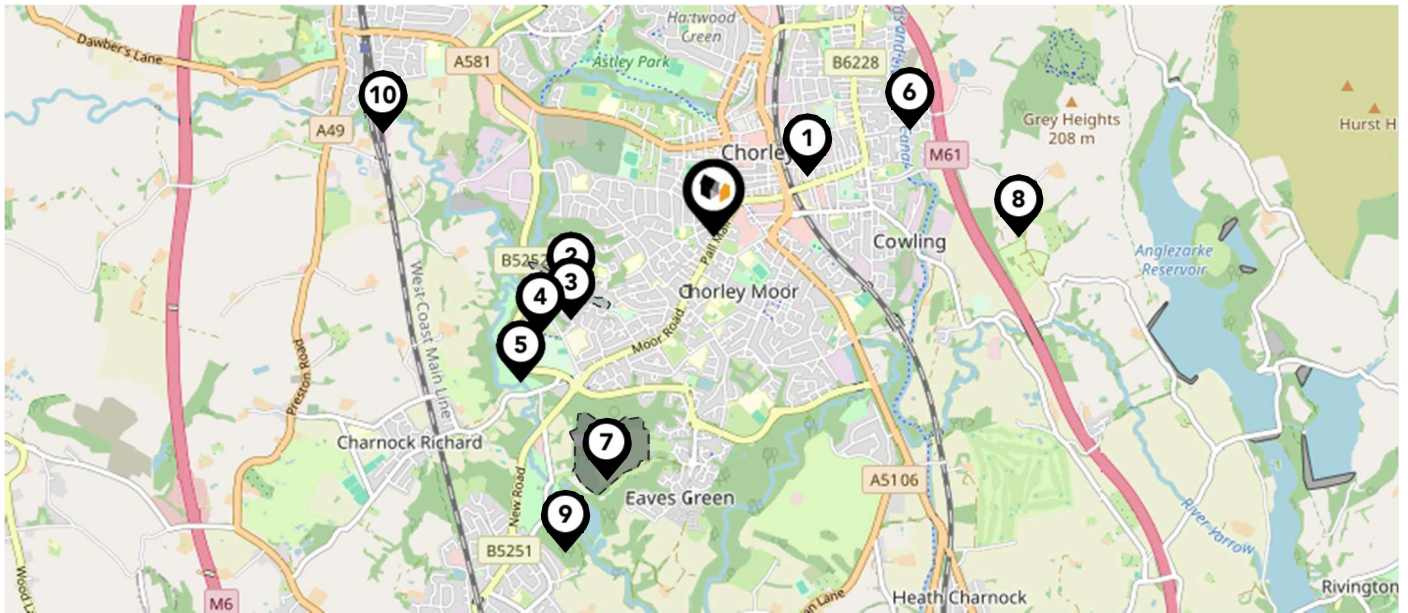


Blackpool Green Belt - Fylde

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

1	Chortex Mill-East Street, Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>
2	Gillibrand Park-Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>
3	Lawnwood Tip-Off Clover Road, Gillibrand, Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>
4	Kingsley Tip-Near Clover Road, Higher Kingsley, Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>
5	Clover Road-Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>
6	Talbot Mill-Froom Street, Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>
7	Lower Burgh-Burgh Hall Road, Eaves Green, Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>
8	Chorley Service Reservoir-Crosse Hall Lane, Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>
9	Birkacre Mineshaft No. 1-East of Birkacrebrow, Coppull, Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>
10	Hawkshead Avenue-Hawkshead Avenue, Euxton, Chorley, Lancashire	Historic Landfill	<input type="checkbox"/>

Maps

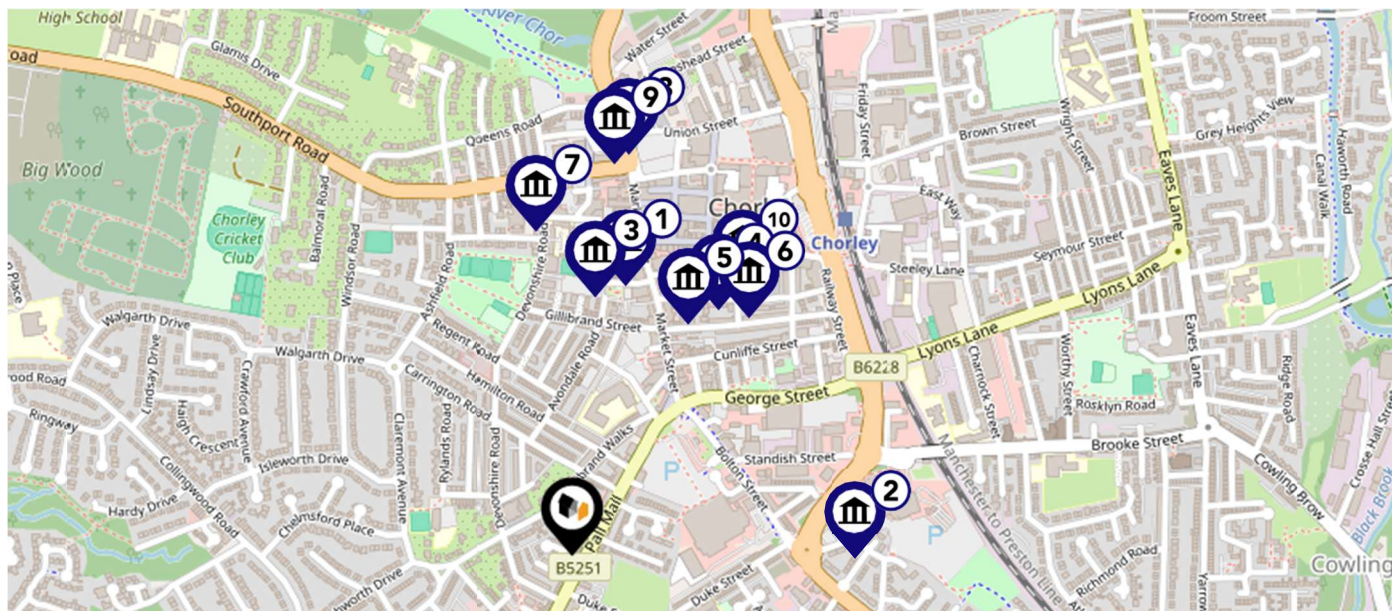
Listed Buildings



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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



1203896 - Gateway To Roman Catholic Church Of St Mary

Grade II

0.3 miles



1362042 - Chimney At Former Victoria Mill

Grade II

0.3 miles



1072652 - Roman Catholic Church Of St Mary

Grade II

0.3 miles



1362169 - 9-27, St George's Street

Grade II

0.3 miles



1072442 - The Old Coach House

Grade II

0.3 miles



1072441 - Church Of St George

Grade II

0.3 miles



1072443 - The Manor House

Grade II

0.4 miles



1072631 - Church Of St Laurence

Grade II

0.4 miles



1203725 - Railings Extending Circa 50 Metres Along West Perimeter Of St Laurences Churchyard

Grade II

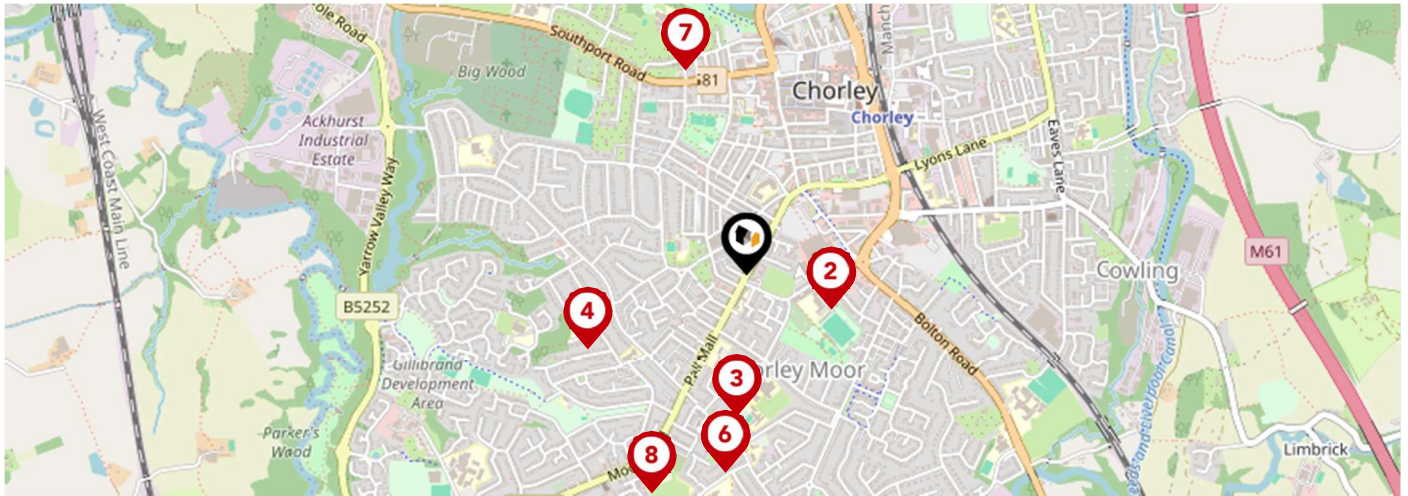
0.4 miles











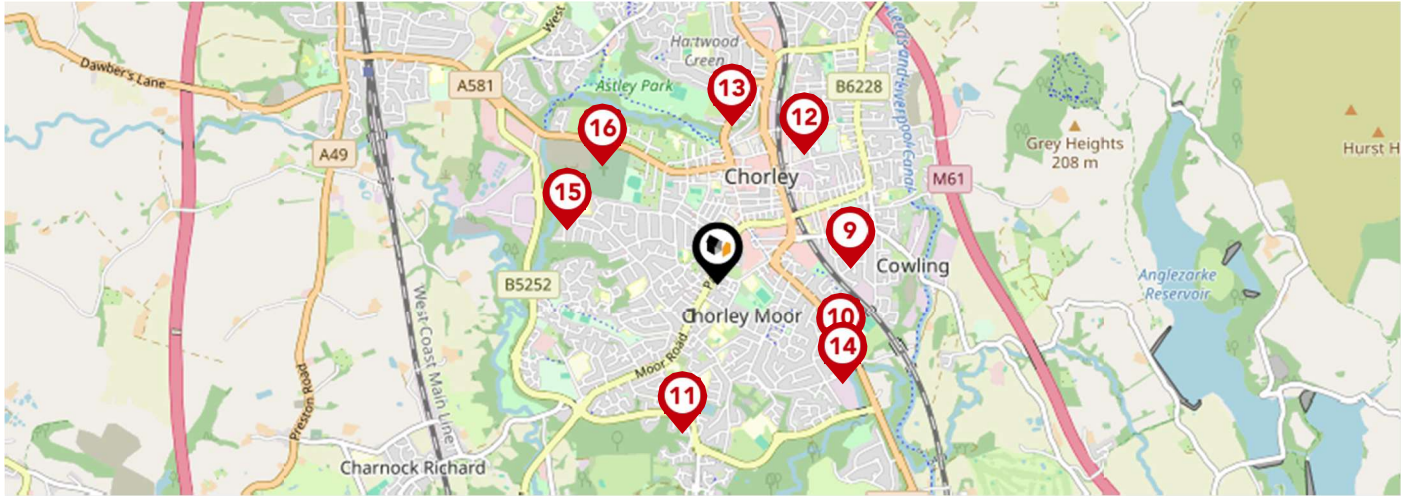
1362070 - 53, 55 And 57, Chapel Street









Grade II

0.4 miles

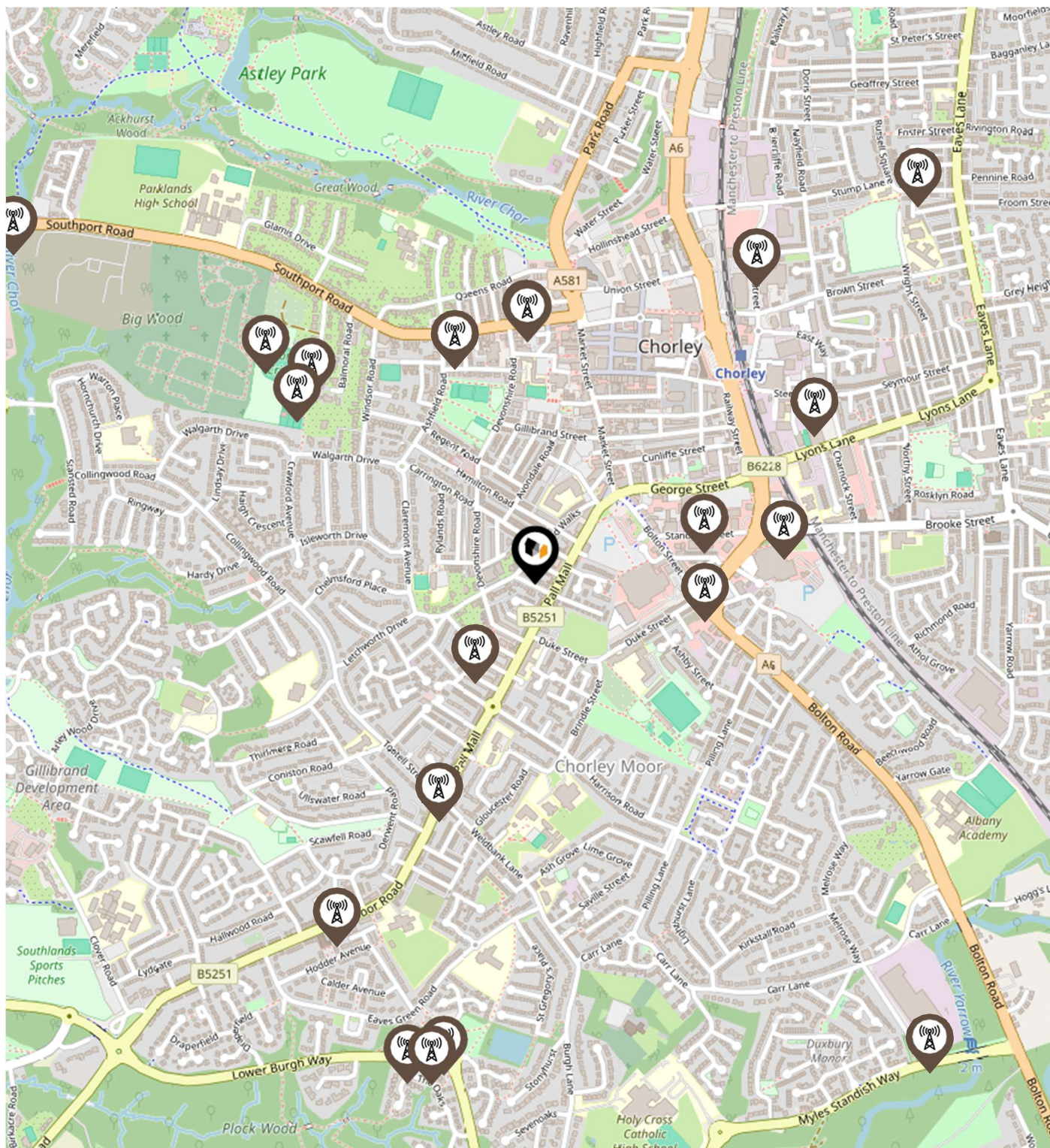


		Nursery	Primary	Secondary	College	Private
	Duke Street Nursery School Ofsted Rating: Outstanding Pupils: 102 Distance:0.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duke Street Primary School Ofsted Rating: Good Pupils: 326 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayfield School Ofsted Rating: Good Pupils: 116 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gillibrand Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westmorland School Ofsted Rating: Outstanding Pupils: 54 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shaftesbury High School Ofsted Rating: Good Pupils: 91 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chorley Astley Park School Ofsted Rating: Outstanding Pupils: 169 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chorley All Saints Church of England Primary School and Nursery Unit Ofsted Rating: Good Pupils: 202 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Sacred Heart Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albany Academy Ofsted Rating: Good Pupils: 719 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayfield House School Ofsted Rating: Good Pupils: 10 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chorley, the Parish of St Laurence Church of England Primary School Ofsted Rating: Good Pupils: 212 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's Church of England Primary School, Chorley Ofsted Rating: Outstanding Pupils: 312 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School and Nursery, Chorley Ofsted Rating: Good Pupils: 212 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parklands High School Ofsted Rating: Good Pupils: 1120 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

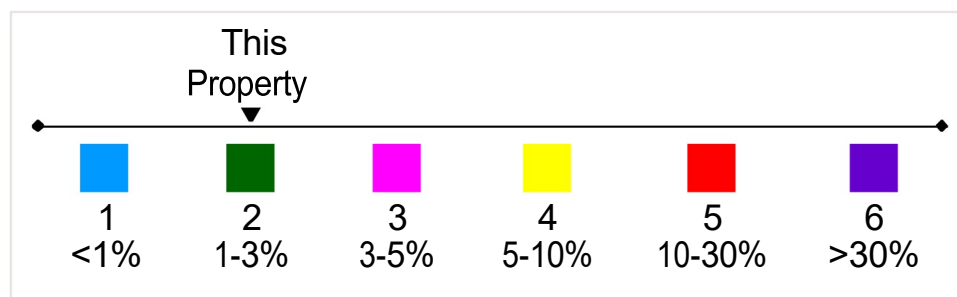
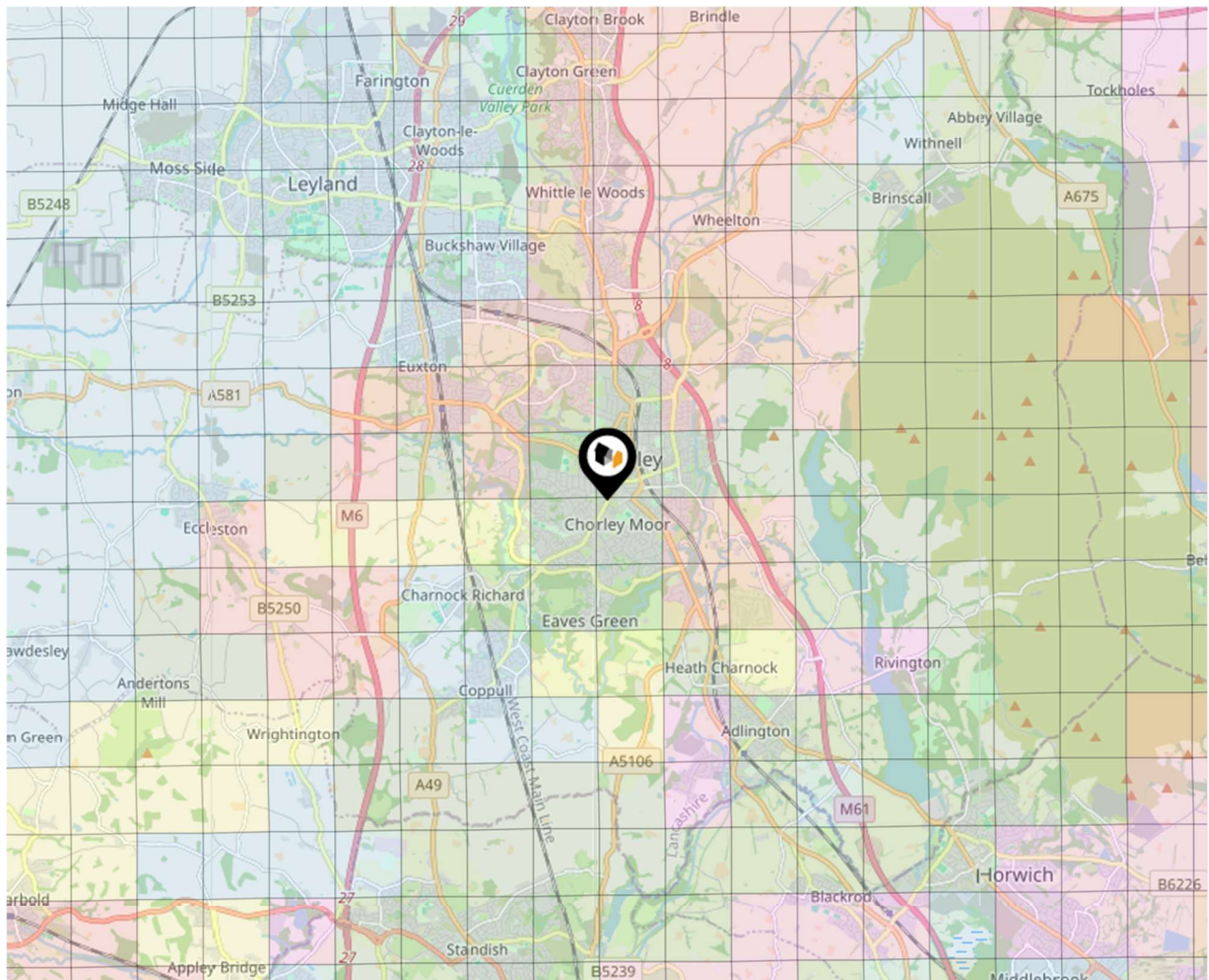


Key:

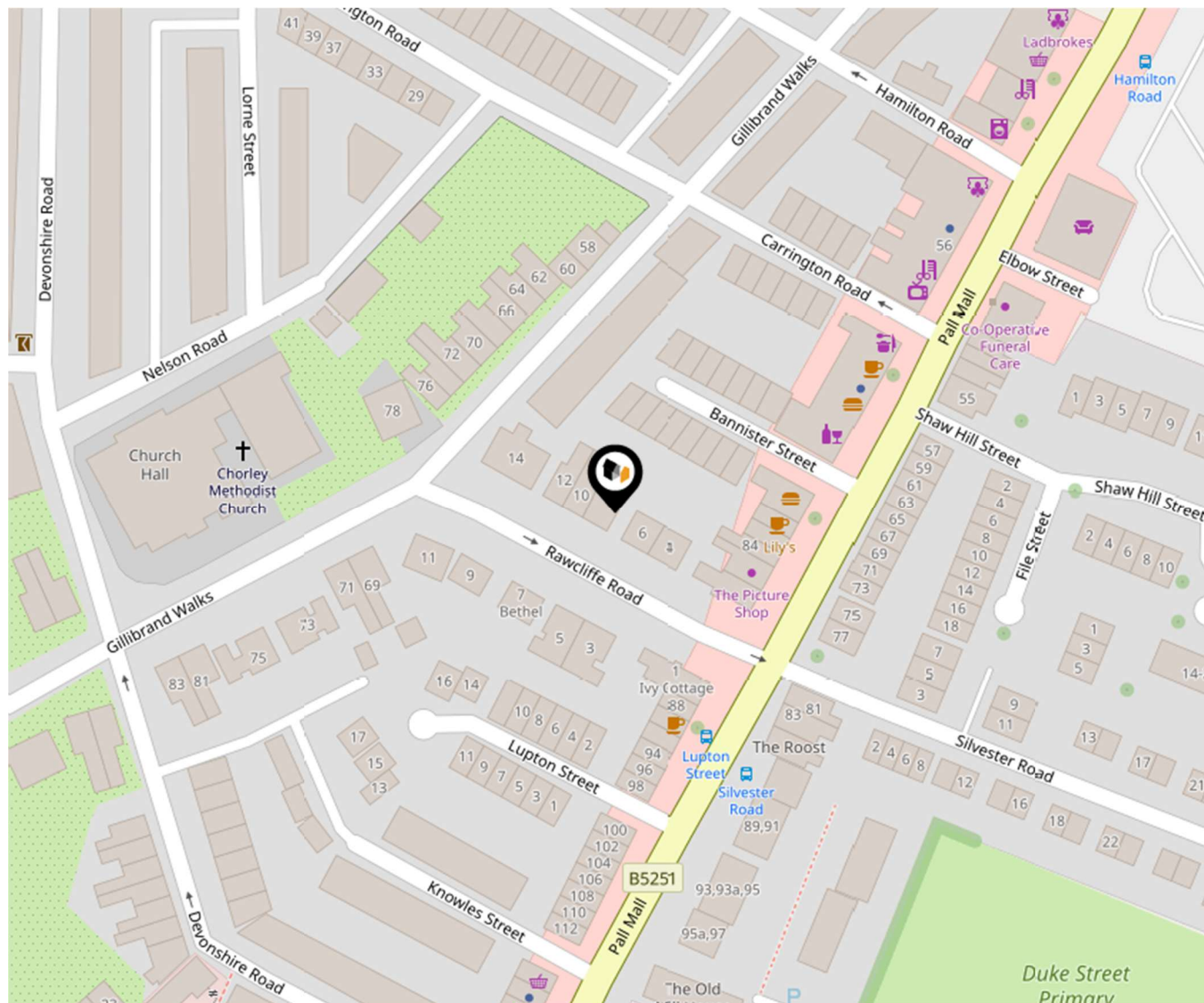
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



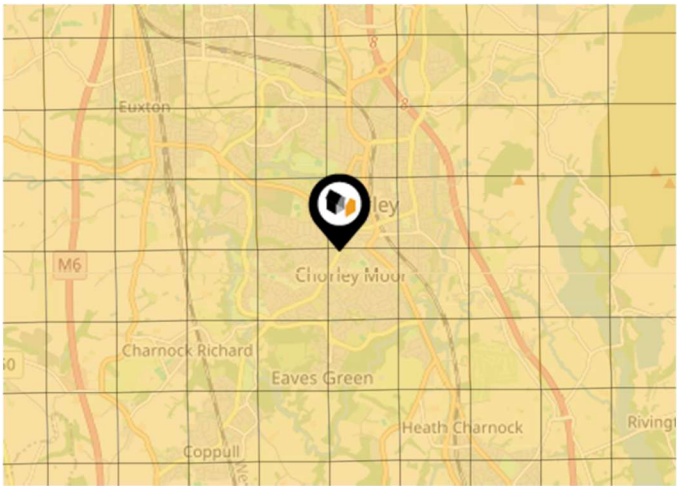
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

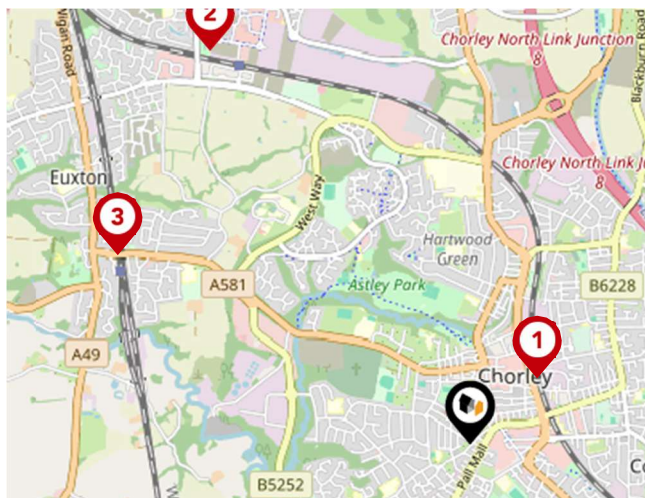
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

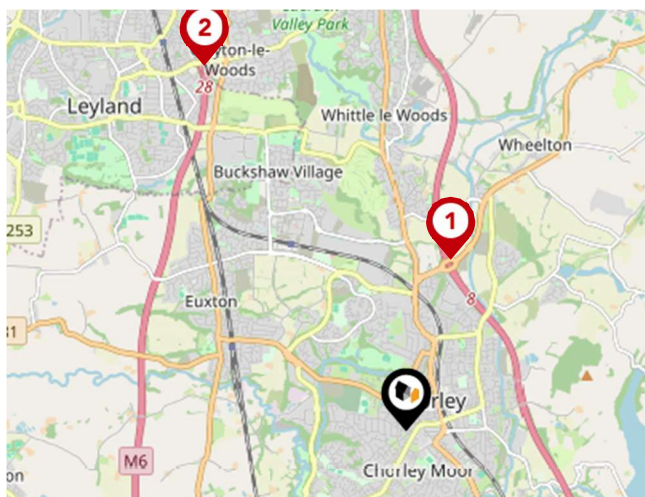
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



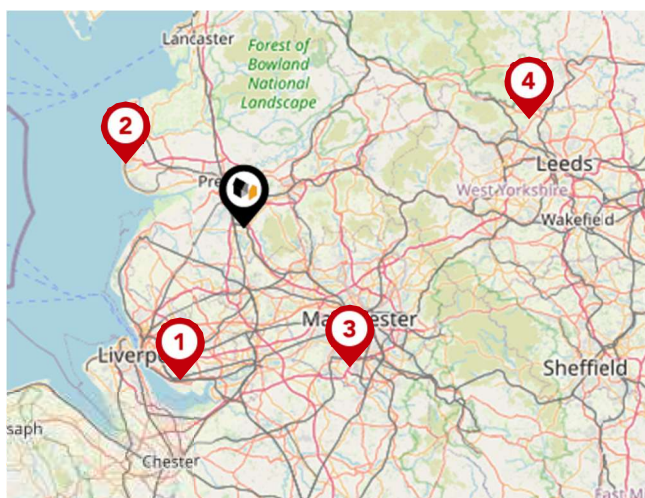
National Rail Stations

Pin	Name	Distance
	Chorley Rail Station	0.42 miles
	Buckshaw Parkway Rail Station	2.07 miles
	Euxton Balshaw Lane Rail Station	1.76 miles



Trunk Roads/Motorways

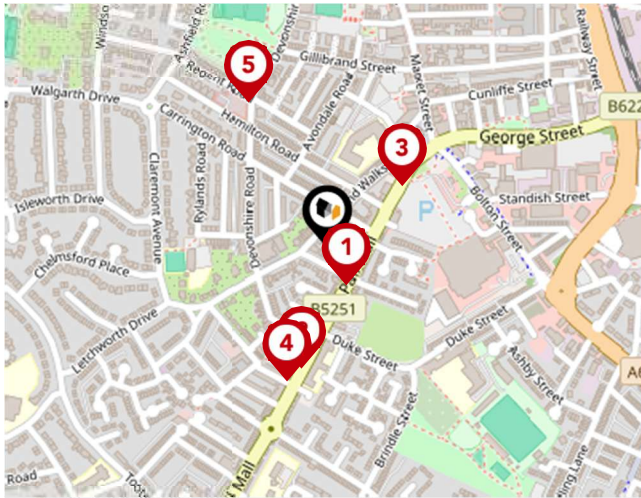
Pin	Name	Distance
	M61 J8	1.56 miles
	M6 J28	3.67 miles
	M61 J9	4.84 miles
	M65 J2	4.85 miles
	M6 J29	4.88 miles



Airports/Helipads

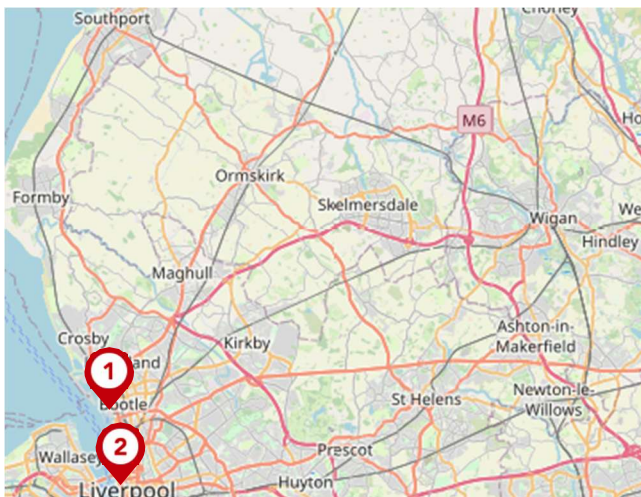
Pin	Name	Distance
	Speke	23.33 miles
	Highfield	18.94 miles
	Manchester Airport	24.72 miles
	Leeds Bradford Airport	42.65 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Silvester Road	0.05 miles
2	Coventry St	0.14 miles
3	Hamilton Road	0.11 miles
4	Coventry Street	0.15 miles
5	Hamilton Road	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	20.84 miles
2	Liverpool Pier Head Ferry Terminal	22.46 miles

Redpath Leach Estate Agents

About Us



Redpath Leach Estate Agents

Covering Bolton and the surrounding areas, Redpath Leach Estate Agents was established to reinvigorate the Estate Agency marketplace, offering a new and innovative approach to the process of moving home.

Being accredited by the Royal Institution of Chartered Surveyors and underpinned by their Valuer Registration programme, it is this prestigious hallmark which demonstrates our commitment to quality in every aspect of our business.

With a combined 25 years' experience within the local property market, our bespoke consultancy service is delivered personally by our directors, with our core business focus to ensure an experience which places our clients' needs at the fore, providing limitless support, guidance and advice.

We understand that moving home is a personal and emotive experience, so whilst our clients can always be assured of the highest levels of professionalism, they can similarly be reassured that an approachable, amenable and friendly individual will be available to support them through every stage of the process.

If we can be of any assistance in respect of buying or selling a home, then please do not hesitate to contact us.

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Redpath Leach Estate Agents or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Redpath Leach Estate Agents and therefore no warranties can be given as to their good working order.

Redpath Leach Estate Agents Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with the UK's leading supplier of property- specific data.

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Our partner aggregates this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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