



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



TRIGG LANE, HEAPEY, CHORLEY, PR6 9BZ.

Asking Price: £1,250,000

Redpath Leach Estate Agents

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

01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk



Property

Type:	Detached	Asking Price:	£1,250,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	1.4 acres		
Council Tax :	Band G		
Annual Estimate:	£3,905		
Title Number:	LA584067		

Local Area

Local Authority:	Lancashire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No		
Flood Risk:			
♦ Rivers & Seas	Very low	14	-
♦ Surface Water	Very low	mb/s	mb/s
			

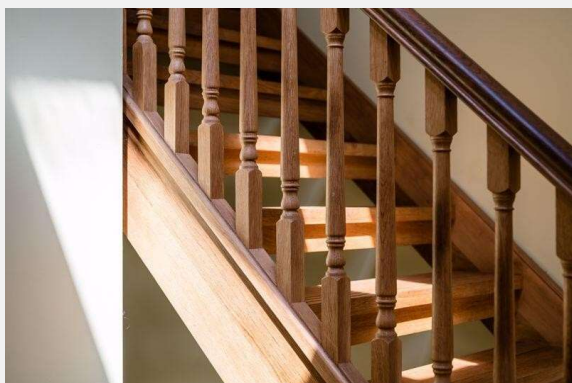
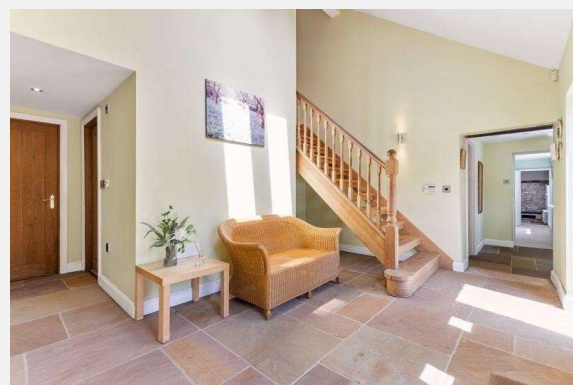
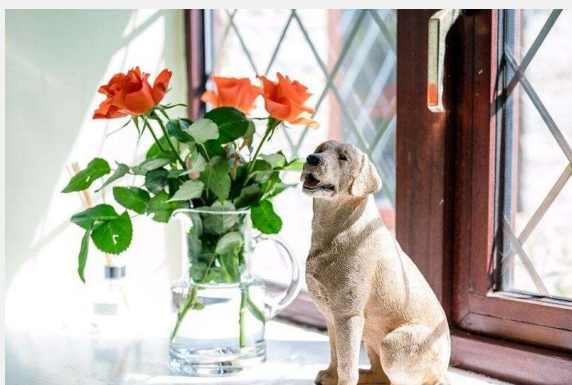
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
O ₂	EE	3	O	BT	sky	Virgin media

Planning History This Address

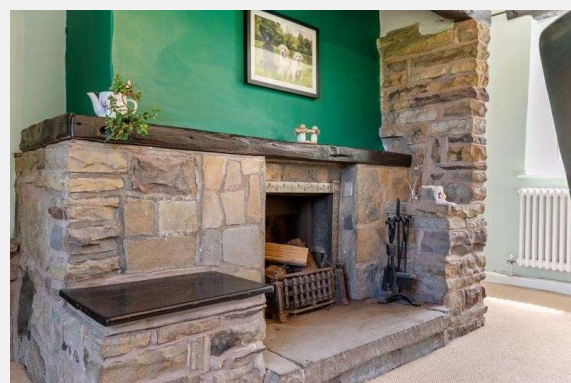
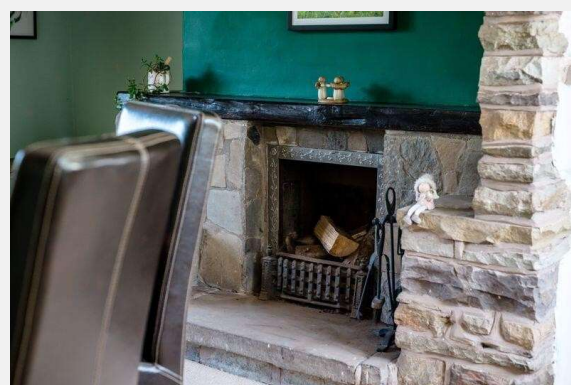


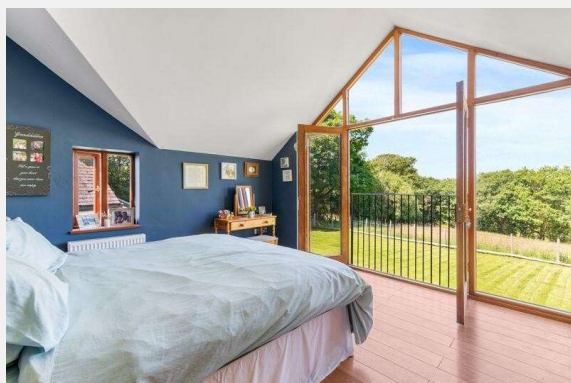
Planning records for: *Trigg Lane, Heapey, Chorley, PR6*

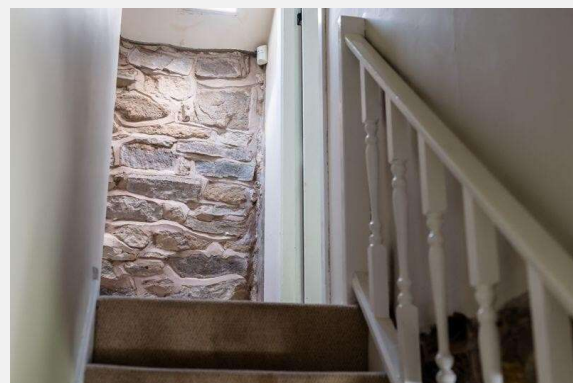
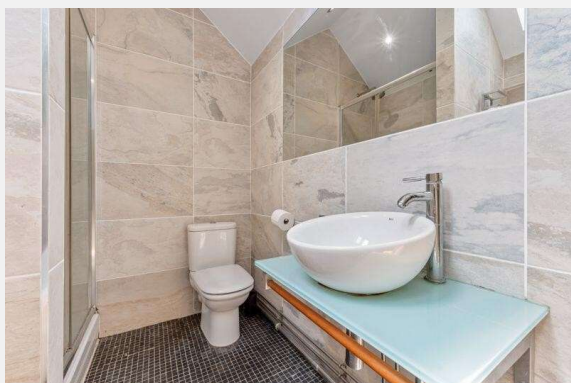
Reference - Chorley/12/00215/FUL	
Decision:	Decided
Date:	24th February 2012
Description:	Erection of a two storey rear extension and new main entrance to ground floor section of existing house











Gallery Photos



REDPATH LEACH

ESTATE AGENTS





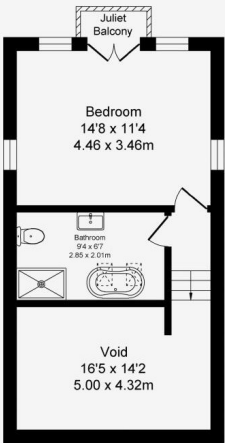




TRIGG LANE, HEAPEY, CHORLEY, PR6 9BZ.

Total Approx. Floor Area 2781 Sq.ft. (258.4 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.



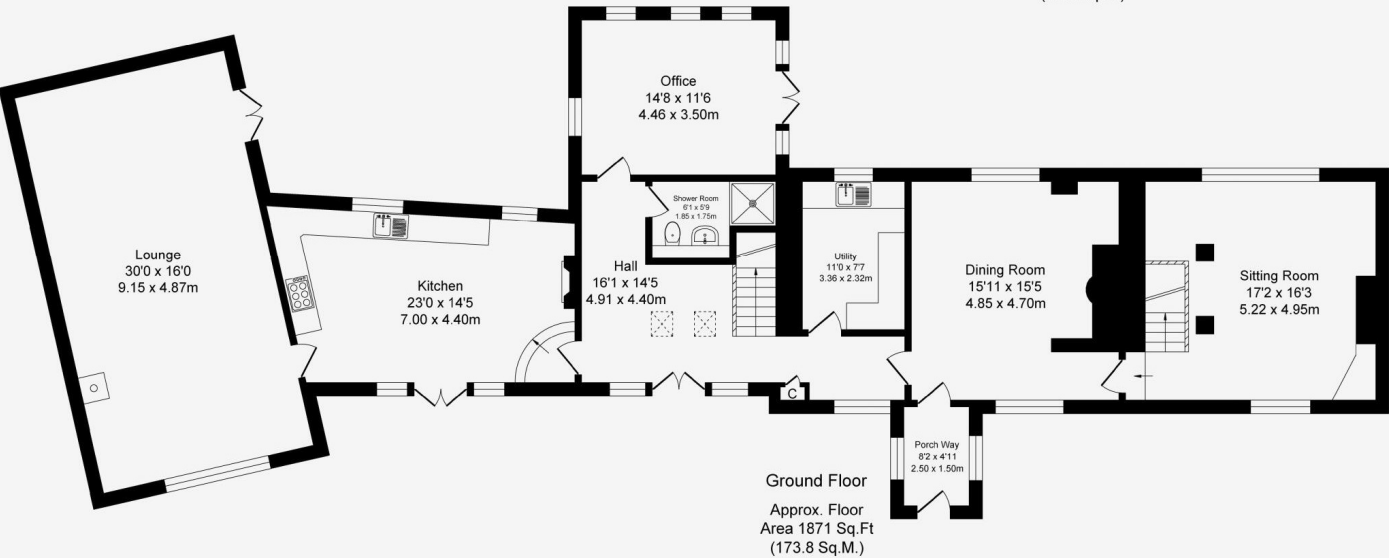
First Floor

Approx. Floor
Area 243 Sq.Ft
(22.6 Sq.M.)



First Floor

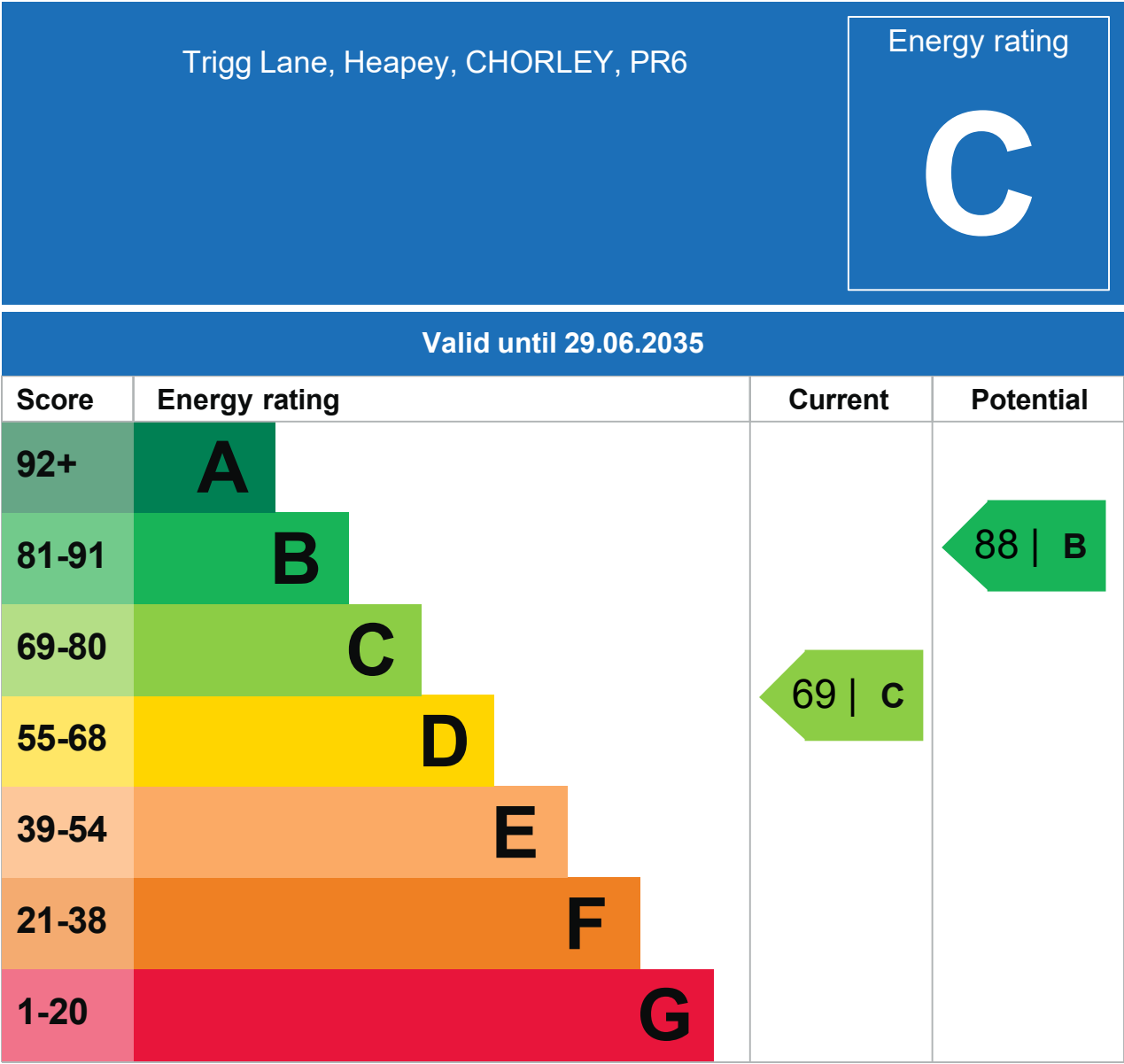
Approx. Floor
Area 667 Sq.Ft
(62.0 Sq.M.)



Ground Floor

Approx. Floor
Area 1871 Sq.Ft
(173.8 Sq.M.)

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

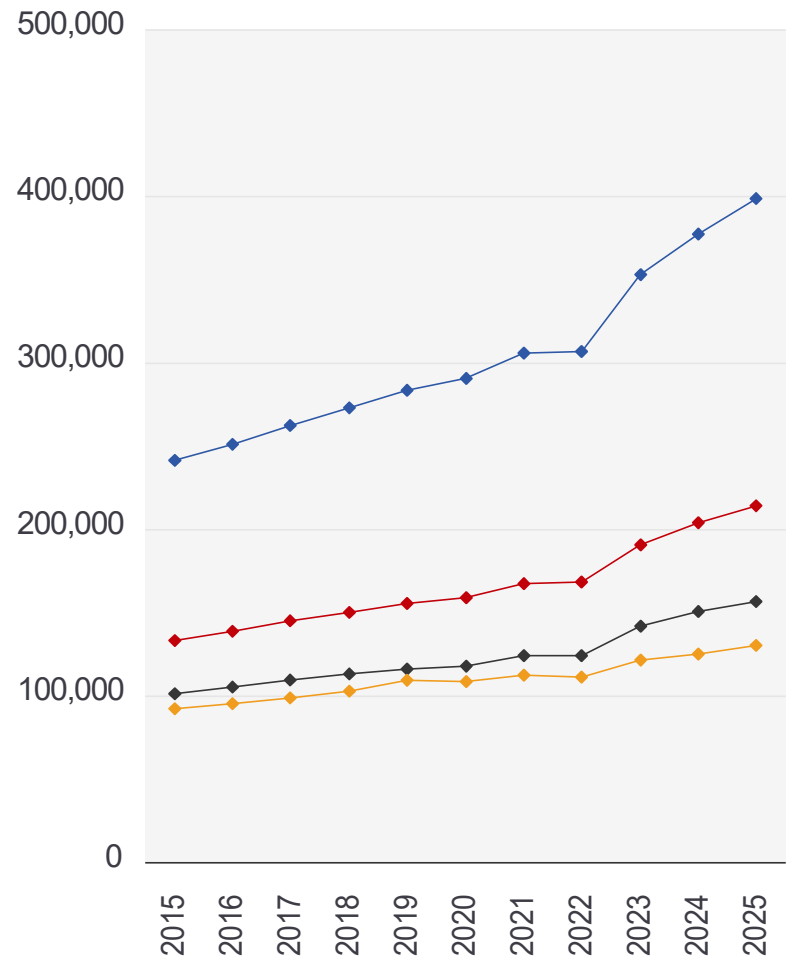
Property Type:	Detached house
Walls:	Solid brick, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	131 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PR6



Detached

+65.15%

Semi-Detached

+60.86%

Terraced

+54.85%

Flat

+41.19%

Maps

Coal Mining



REDPATH LEACH

ESTATE AGENTS

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

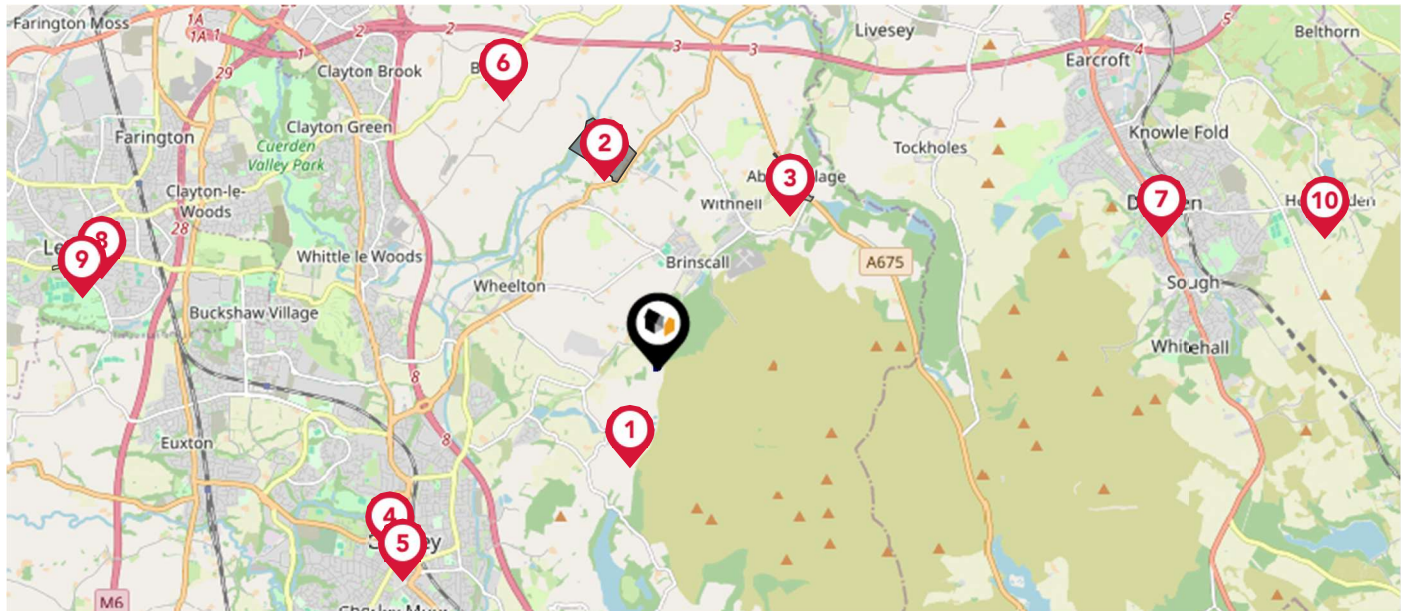
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



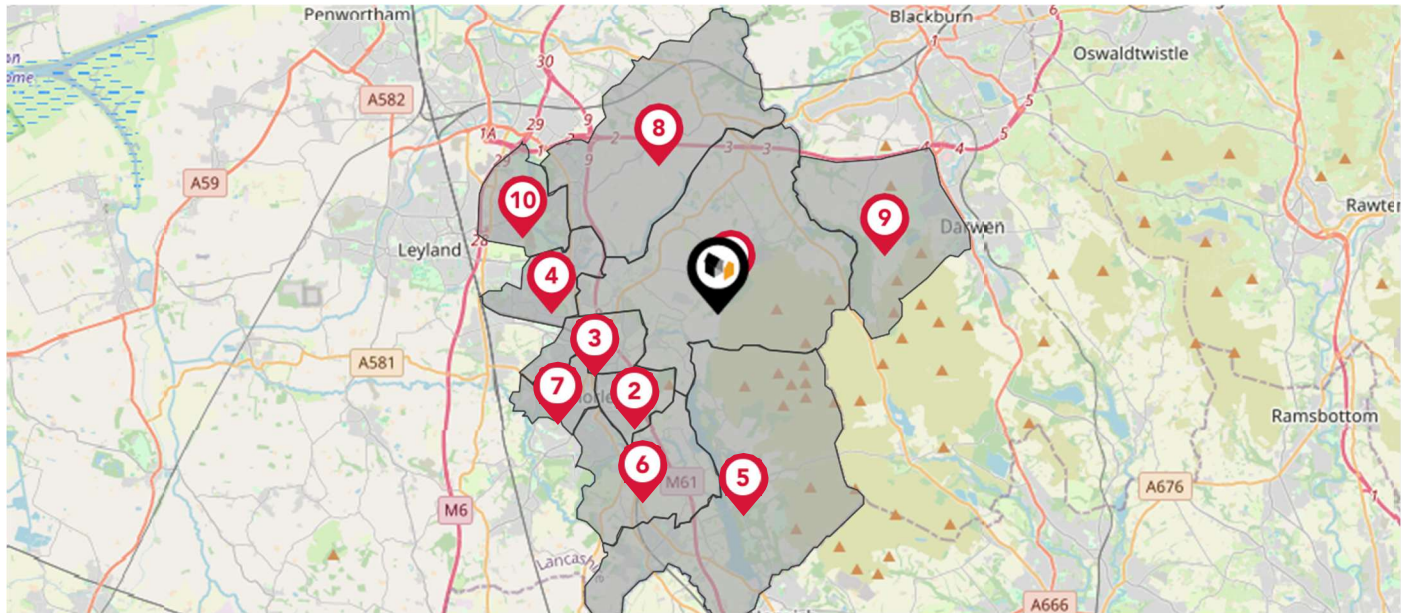
Nearby Conservation Areas

- | | |
|----|------------------------|
| 1 | White Coppice |
| 2 | Withnell Fold |
| 3 | Abbey Village |
| 4 | St Laurence's, Chorley |
| 5 | St George's, Chorley |
| 6 | Brindle |
| 7 | Darwen Town Centre |
| 8 | Sandy Lane |
| 9 | Leyland Cross |
| 10 | Hoddlesden |

Maps

Council Wards

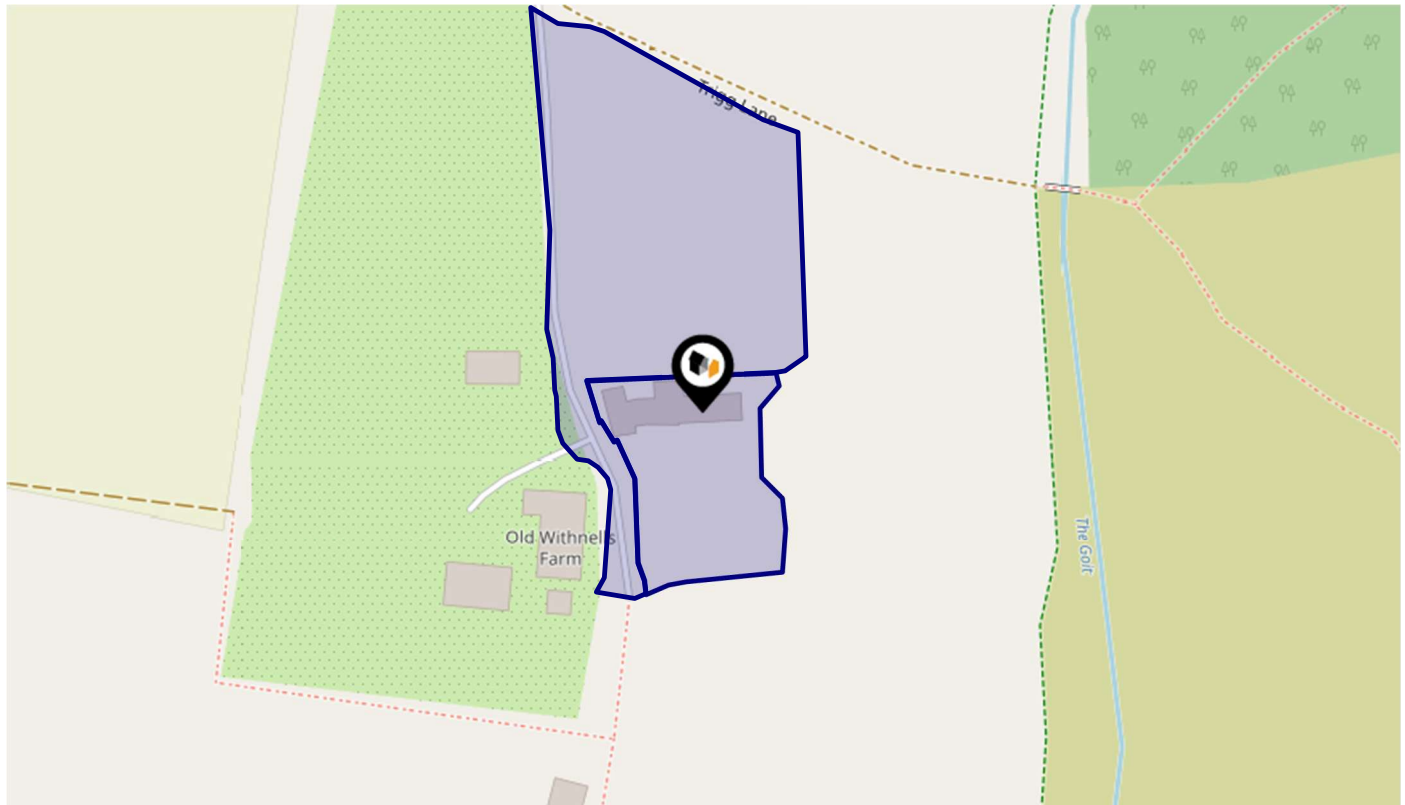
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Chorley North East Ward
-  Chorley East Ward
-  Chorley North & Astley Ward
-  Buckshaw & Whittle Ward
-  Adlington & Anderton Ward
-  Chorley South East & Heath Charnock Ward
-  Chorley North West Ward
-  Clayton East, Brindle & Hoghton Ward
-  Darwen West Ward
-  Clayton West & Cuerden 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:

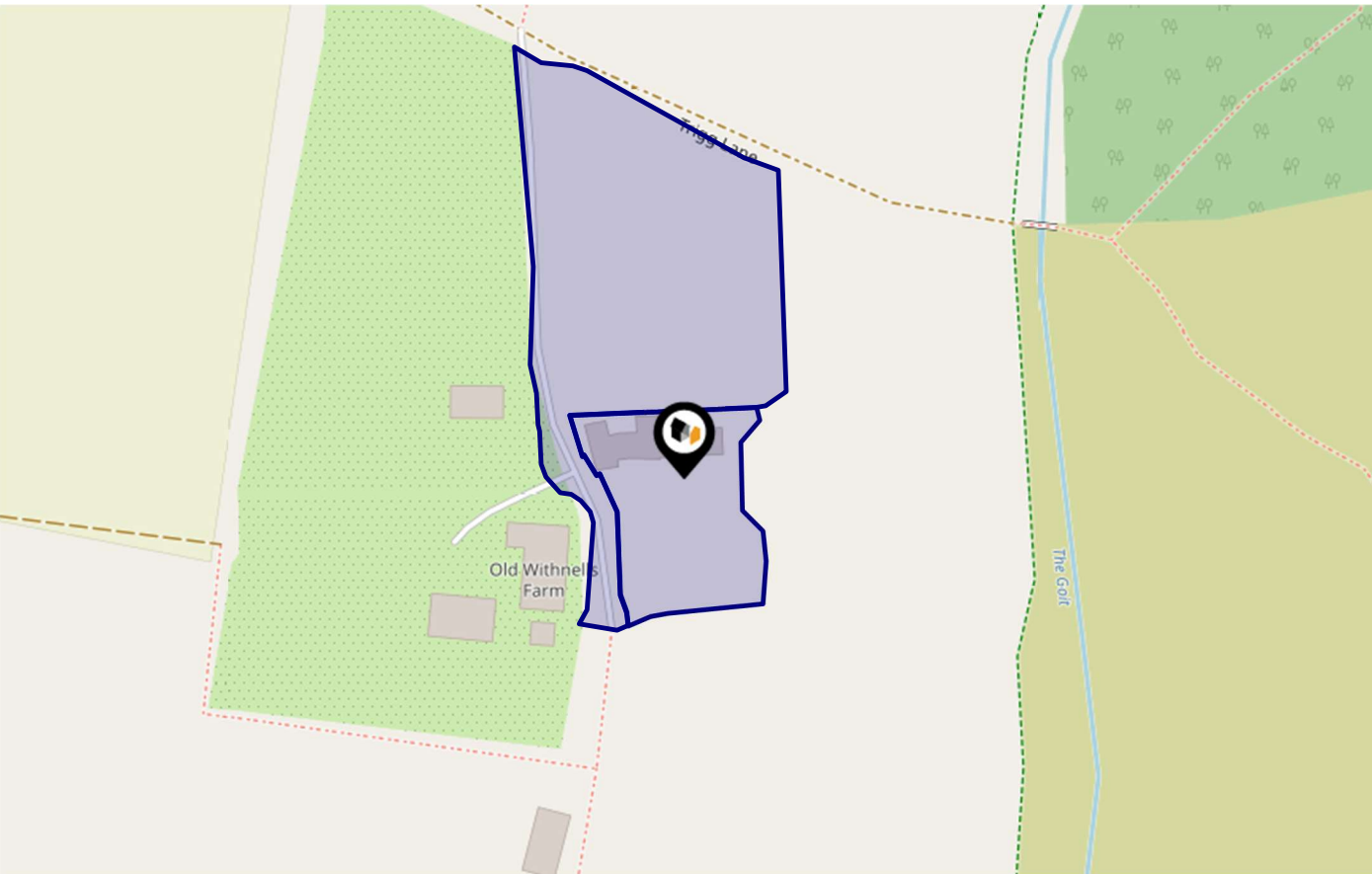
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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 (0.1%) 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:

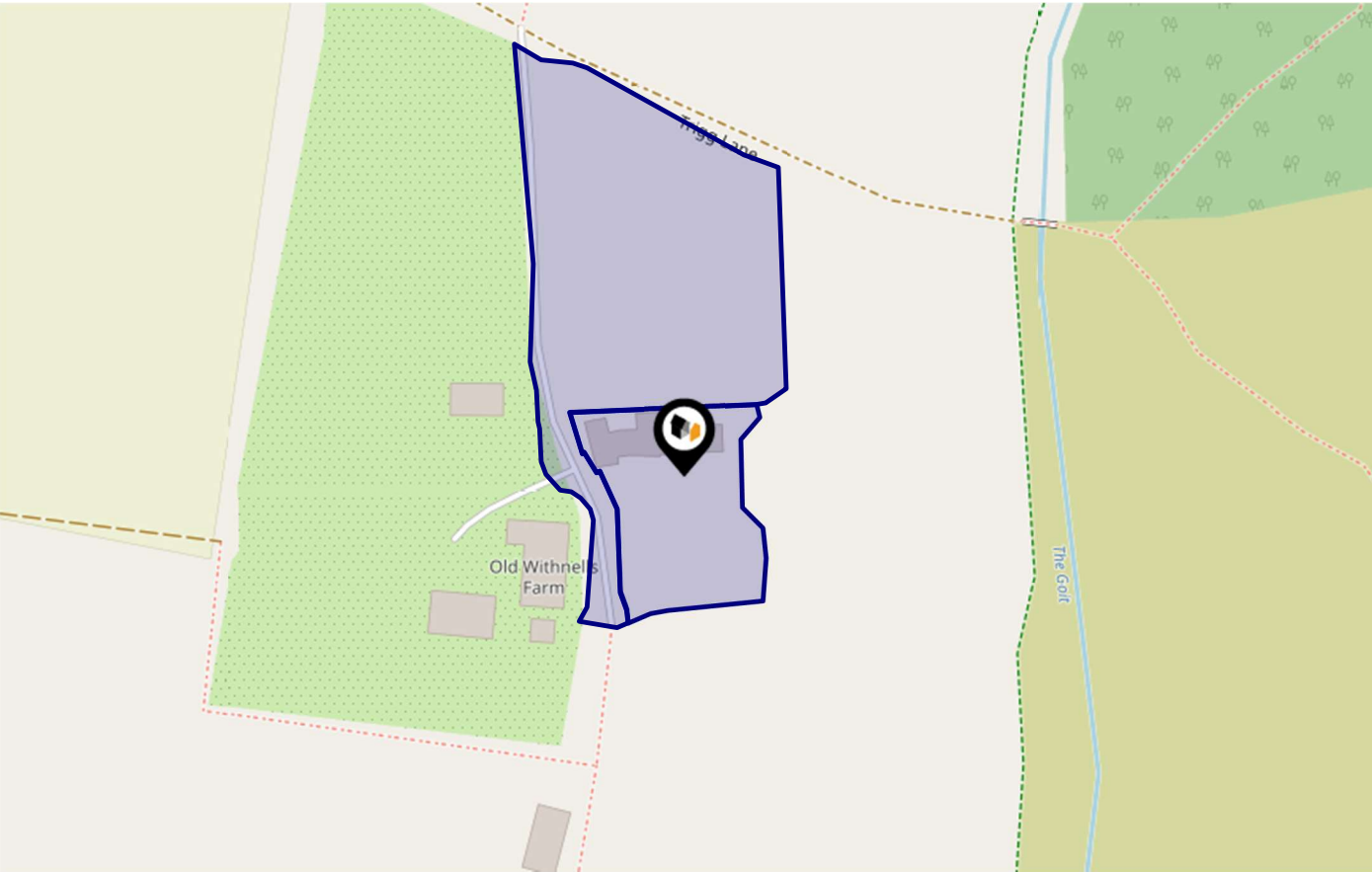
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Flood Risk

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.

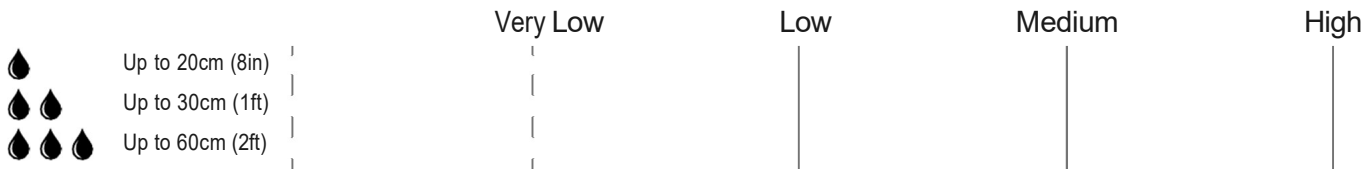


Risk Rating: Very low

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:

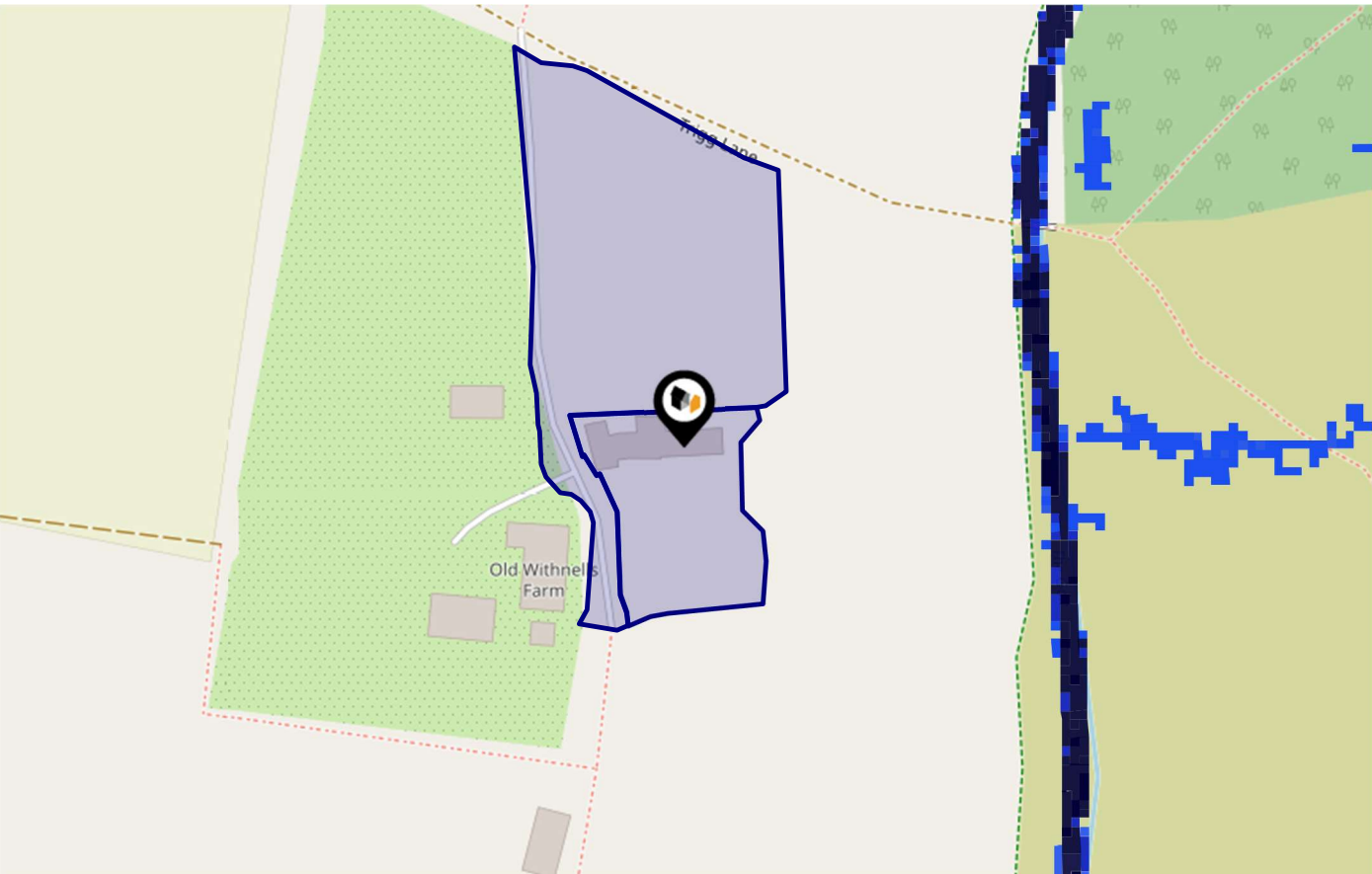


Flood Risk

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.

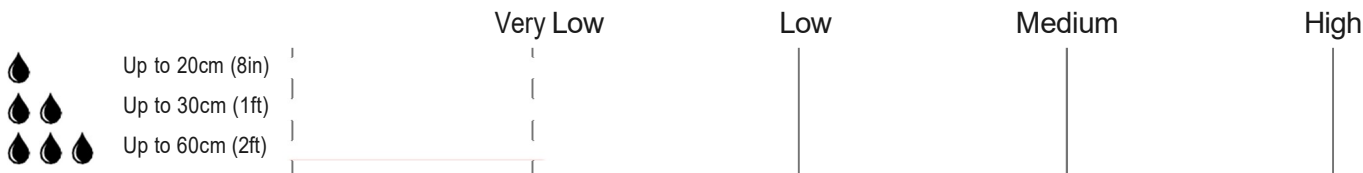


Risk Rating: Very low

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 (0.1%) 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:

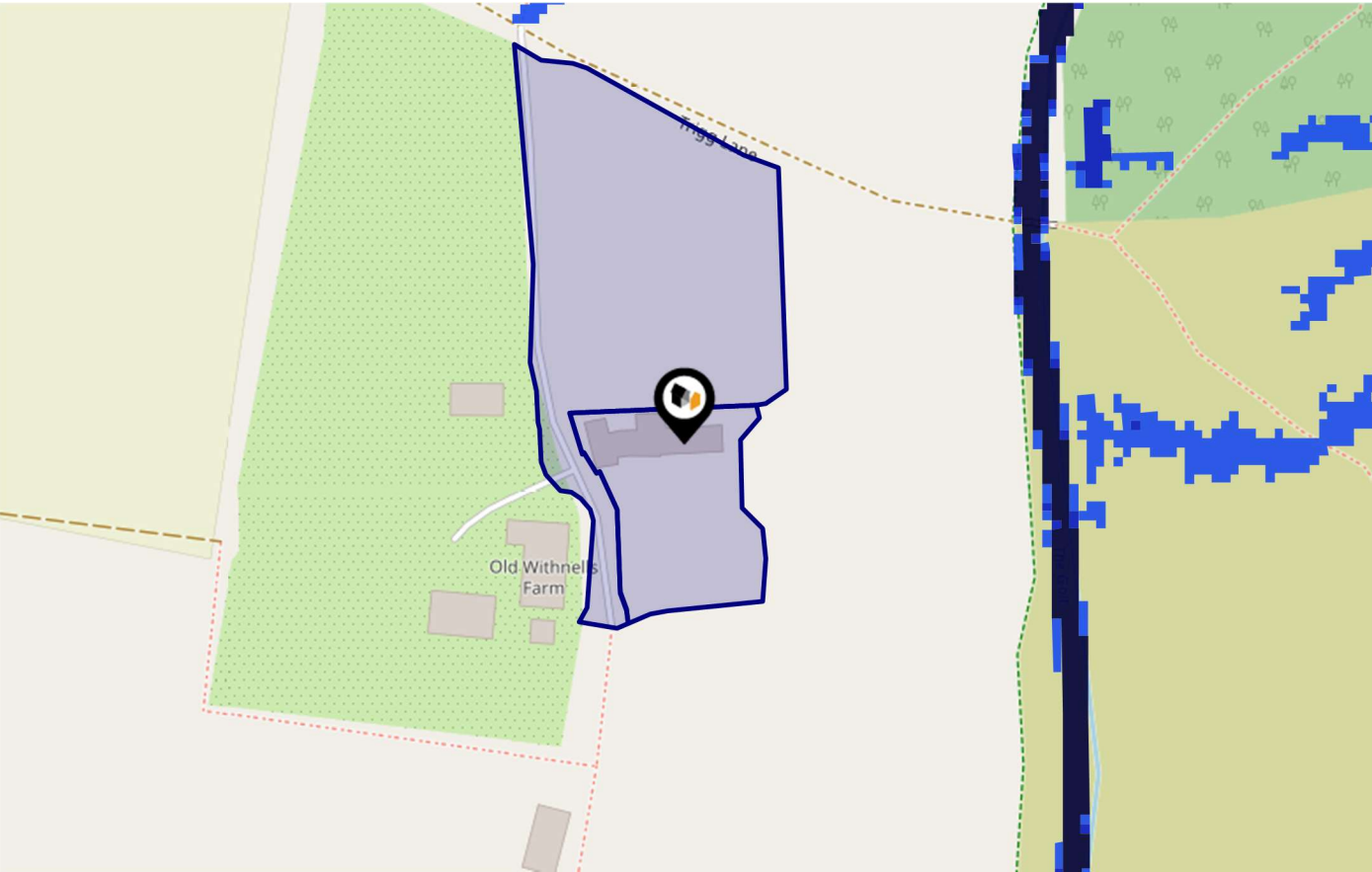


Flood Risk

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

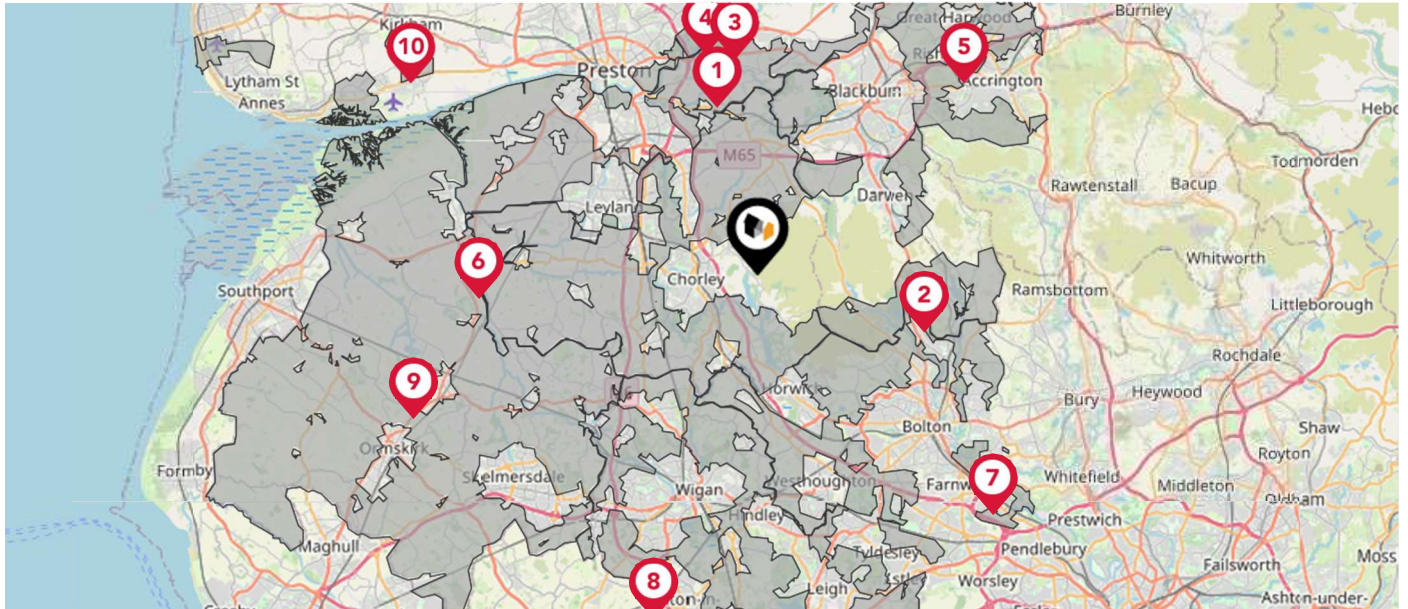
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

1

Merseyside and Greater Manchester Green Belt - South Ribble

2

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

3

Merseyside and Greater Manchester Green Belt - Ribble Valley

4

Merseyside and Greater Manchester Green Belt - Preston

5

Merseyside and Greater Manchester Green Belt - Hyndburn

6

Merseyside and Greater Manchester Green Belt - Chorley

7

Merseyside and Greater Manchester Green Belt - Bolton

8

Merseyside and Greater Manchester Green Belt - Wigan

9

Merseyside and Greater Manchester Green Belt - West Lancashire

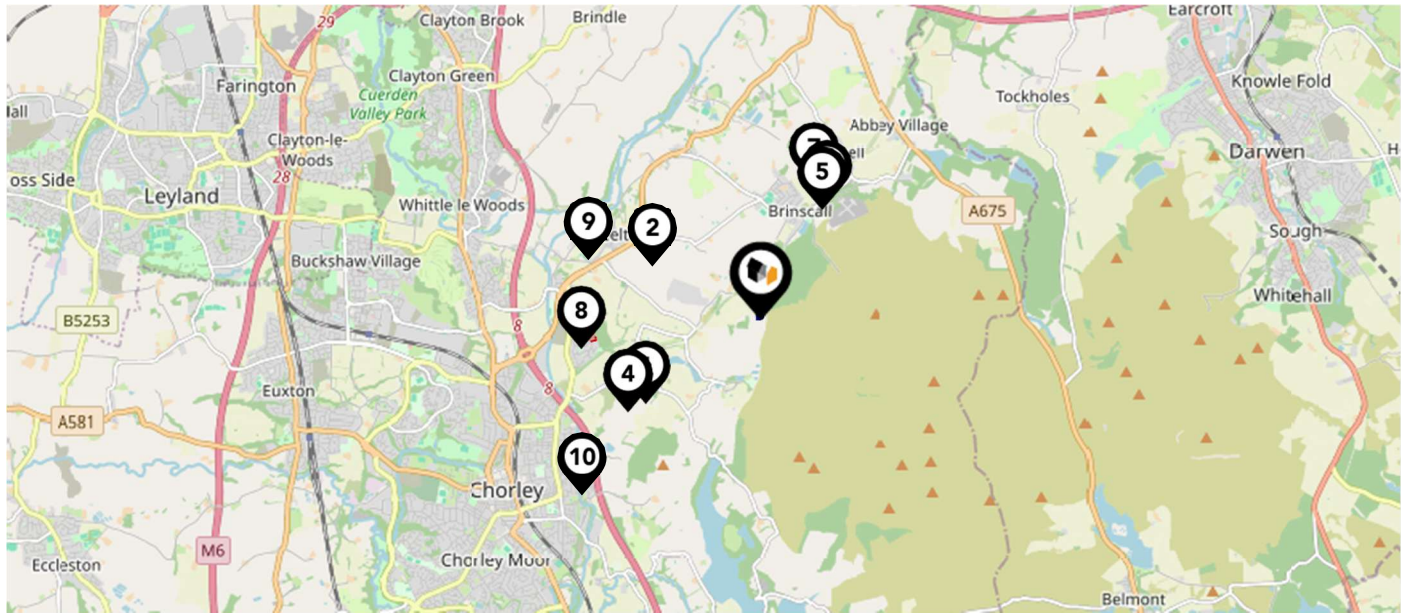
10

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.



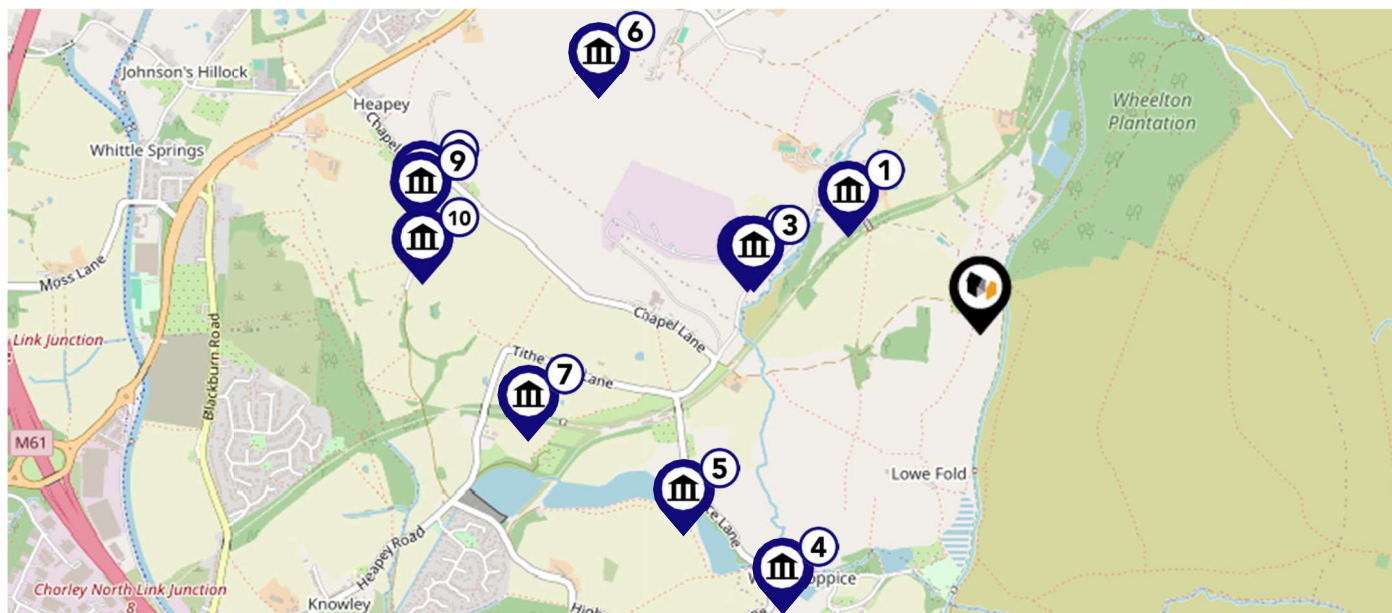
Nearby Landfill Sites

	Higher House Lane-Higher House Lane, Heapey, Chorley, Lancashire	Historic Landfill 
	Morris Fold Farm-Briers Brow, Wheelton, Lancashire	Historic Landfill 
	Thomas Witter-Heapey Road, Knowley, Chorley, Lancashire	Historic Landfill 
	Former Heapey Linoleum Works-Heapey Road, Knowley, Chorley, Lancashire	Historic Landfill 
	T. Witters Limited-Withnell Farm, Bury Lane, Withnell, Chorley, Lancashire	Historic Landfill 
	Bury Lane-Bury Lane, Withnell, Lancashire	Historic Landfill 
	Boardsman's Heights-Near Bury Lane, Withnell, Chorley, Lancashire	Historic Landfill 
	EA/EPR/KB3005FS/T001	Active Landfill 
	Cophurst Lane Sand Quarry-Cophurst Lane, Wheelton, Near Chorley, Lancashire	Historic Landfill 
	Talbot Mill-Froom Street, Chorley, Lancashire	Historic Landfill 

Maps

Listed Buildings

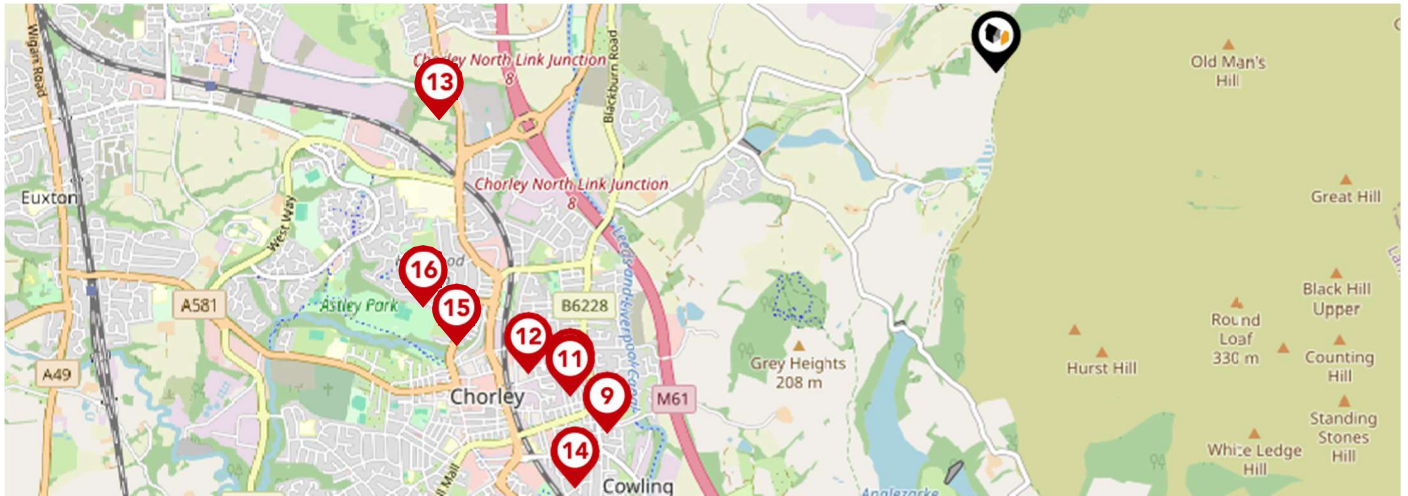
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1362131 - Lower House Fold Farmhouse With Adjoining Barn At Sd 616 204	Grade II	0.3 miles
	1362150 - Barn Circa 30 Metres West Of Wheelton House At Sd 613 202 (approximately)	Grade II	0.5 miles
	1072481 - Wheelton House And Attached Cottages And Coachhouse At Sd 613 202 (approx)	Grade II	0.5 miles
	1164189 - Warth Farmhouse	Grade II	0.7 miles
	1362132 - Causeway House Farmhouse	Grade II	0.8 miles
	1362151 - Miry Fold Cottages	Grade II	1.0 miles
	1317869 - Wogden's Farmhouse	Grade II	1.0 miles
	1164163 - Church Of St Barnabas	Grade II	1.2 miles
	1072524 - Rotunda Circa 30 Metres South Of Church Of St Barnabas	Grade II	1.2 miles
	1072523 - Barn With Shippon Circa 20 Metres South Of Eagle Tower Farmhouse	Grade II	1.2 miles

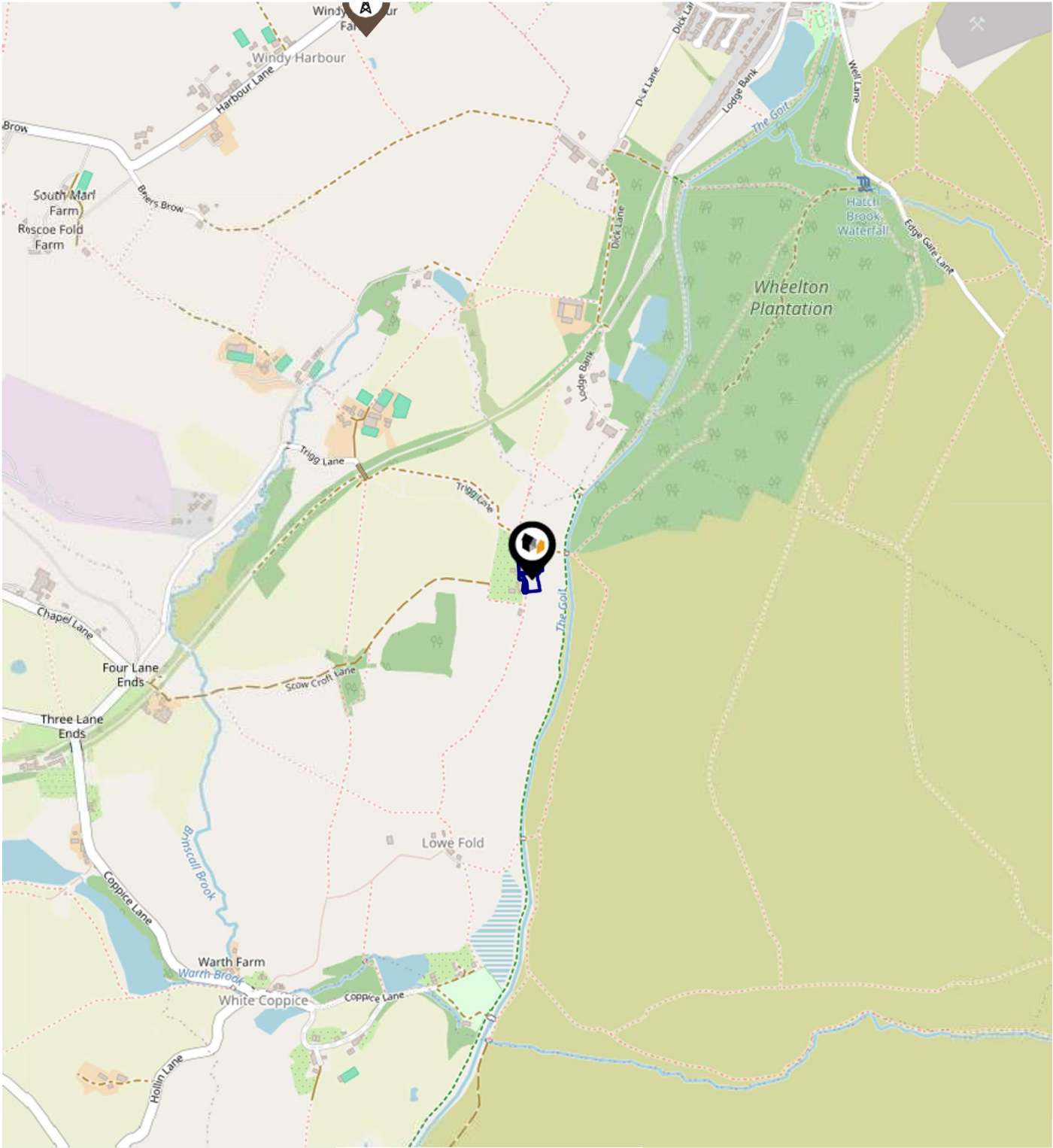


		Nursery	Primary	Secondary	College	Private
	Brinscall St John's CofE and Methodist Primary School Ofsted Rating: Good Pupils: 197 Distance:0.91	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Withnell Ofsted Rating: Outstanding Pupils: 98 Distance:1.52	☐	☒	☐	☐	☐
	St Chad's Catholic Primary School Ofsted Rating: Good Pupils: 139 Distance:1.58	☐	☒	☐	☐	☐
	Withnell Fold Primary School Ofsted Rating: Good Pupils: 80 Distance:1.93	☐	☒	☐	☐	☐
	Abbey Village Primary School Ofsted Rating: Good Pupils: 52 Distance:2.01	☐	☒	☐	☐	☐
	St Peter's CofE Primary School Chorley Ofsted Rating: Good Pupils: 306 Distance:2.06	☐	☒	☐	☐	☐
	St Joseph's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 238 Distance:2.15	☐	☒	☐	☐	☐
	Meadow View Learning Centre Ofsted Rating: Outstanding Pupils: 8 Distance:2.15	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Chorley St James' Church of England Primary School Ofsted Rating: Outstanding Pupils: 233 Distance:2.33	☐	☒	☐	☐	☐
	Highfield Nursery School Ofsted Rating: Outstanding Pupils: 69 Distance:2.34	☒	☐	☐	☐	☐
	Highfield Community Primary School Ofsted Rating: Good Pupils: 245 Distance:2.35	☐	☒	☐	☐	☐
	Mayfield House School Ofsted Rating: Good Pupils: 10 Distance:2.44	☐	☐	☒	☐	☐
	Waterloo Lodge Ofsted Rating: Good Pupils: 45 Distance:2.46	☐	☐	☒	☐	☐
	Sacred Heart Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:2.6	☐	☒	☐	☐	☐
	Chorley, the Parish of St Laurence Church of England Primary School Ofsted Rating: Good Pupils: 212 Distance:2.66	☐	☒	☐	☐	☐
	St Michael's Church of England High School Ofsted Rating: Good Pupils: 1139 Distance:2.72	☐	☐	☒	☐	☐

Local Area Masts & Pylons

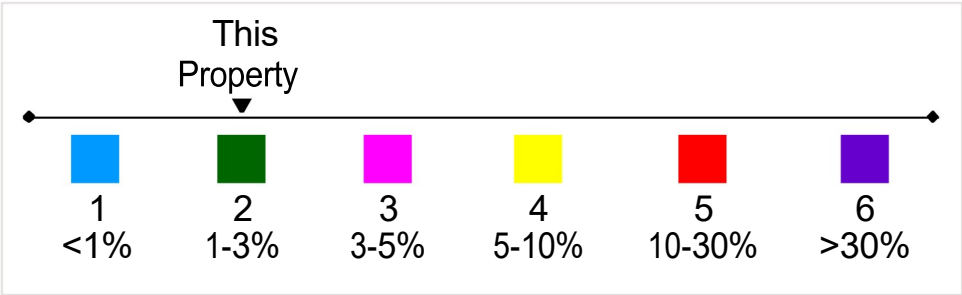
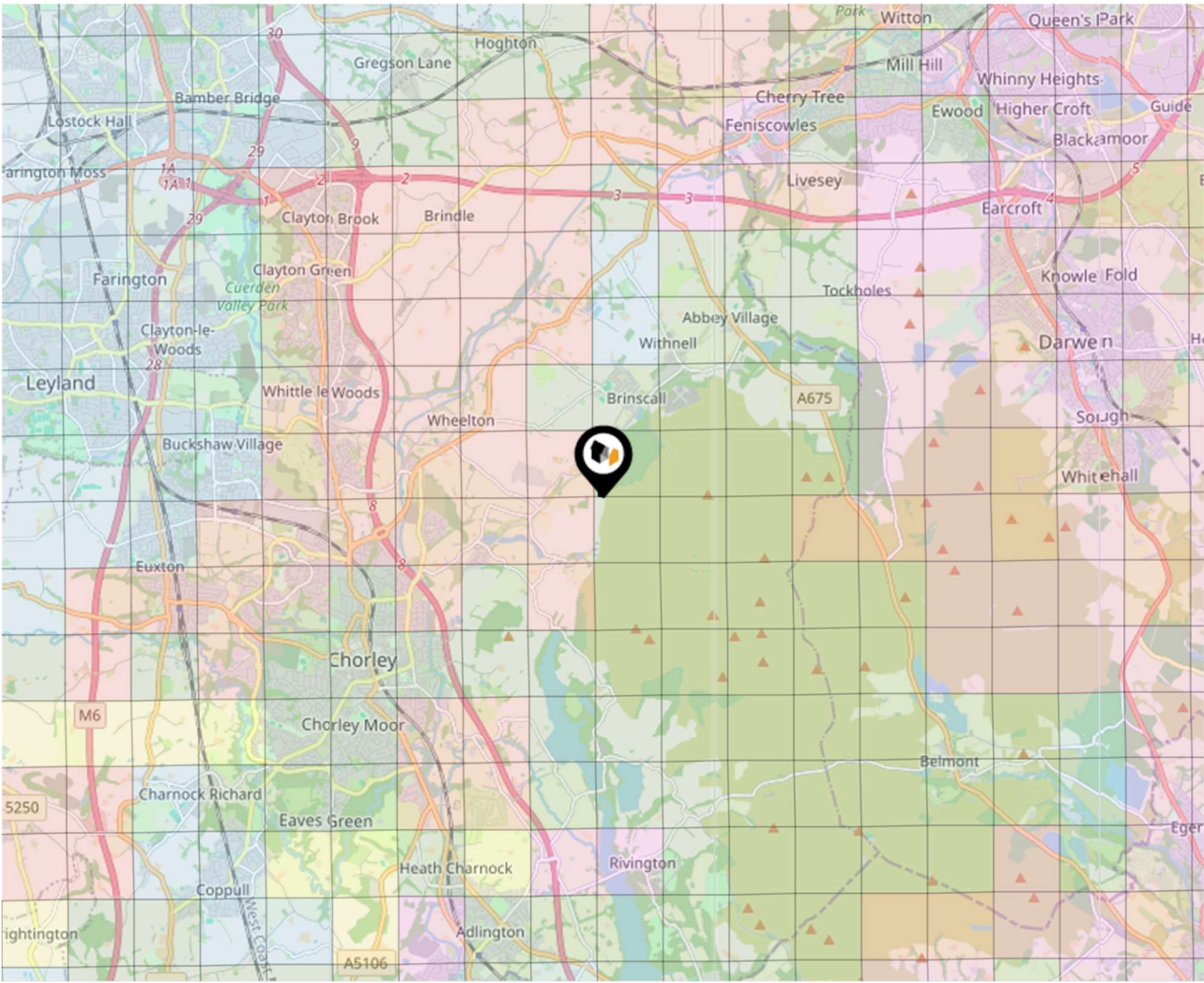


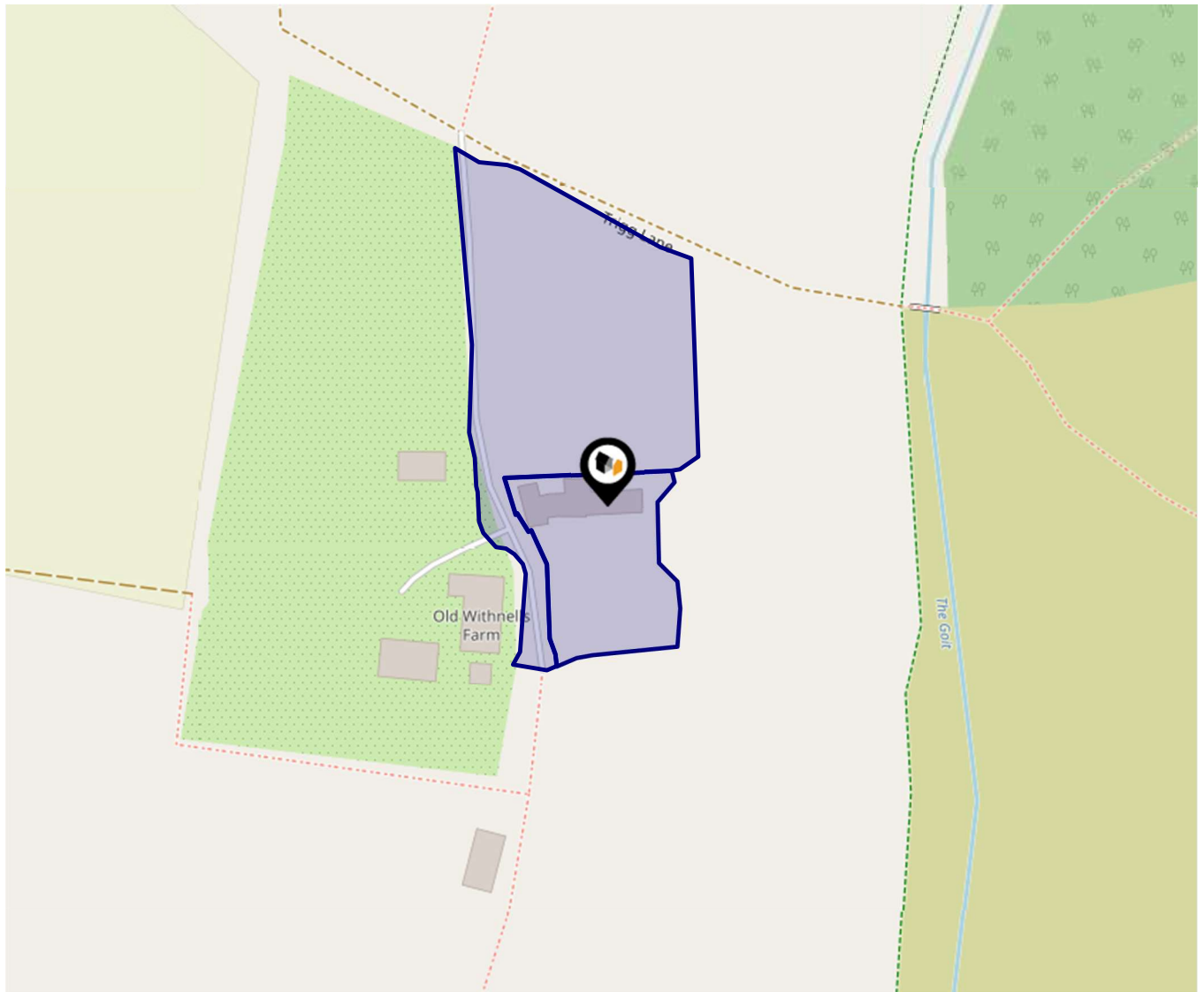
Key:

-  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).





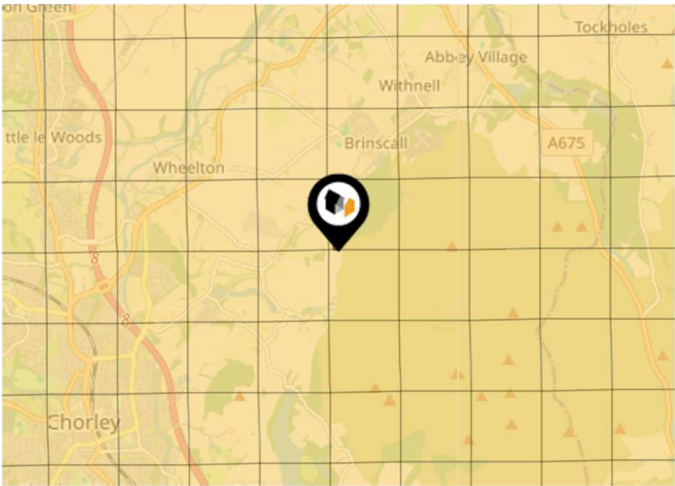
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

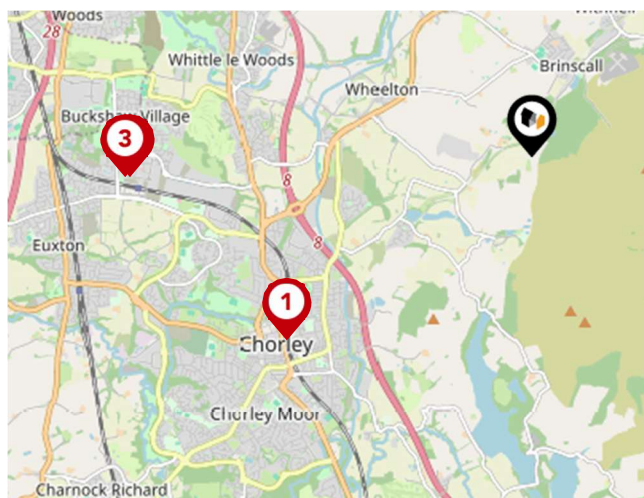
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

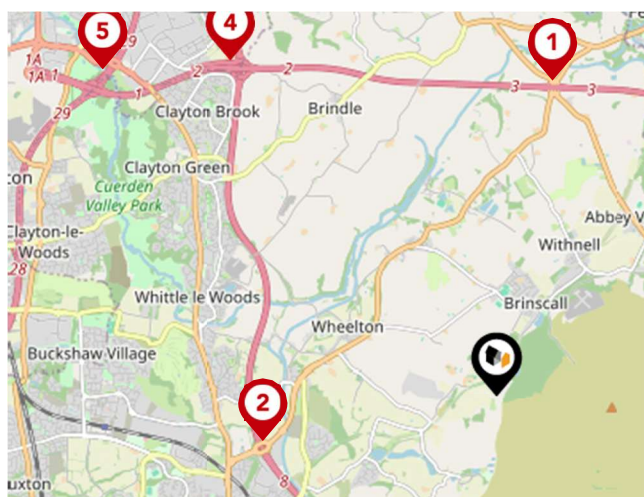
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



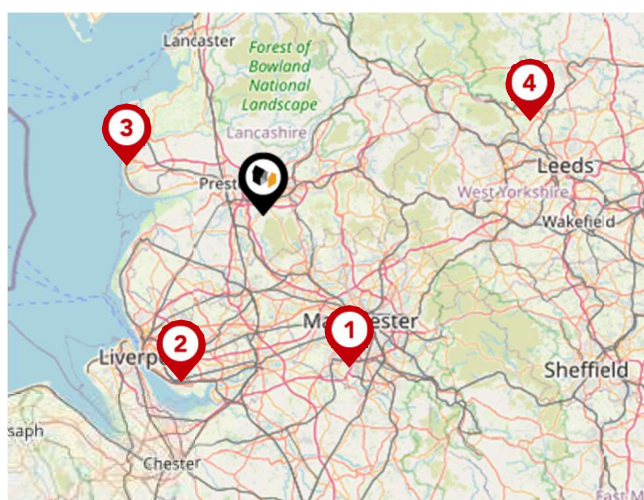
National Rail Stations

Pin	Name	Distance
	Chorley Rail Station	2.67 miles
	Buckshaw Parkway Rail Station	3.53 miles
	Buckshaw Parkway Rail Station	3.57 miles



Trunk Roads/Motorways

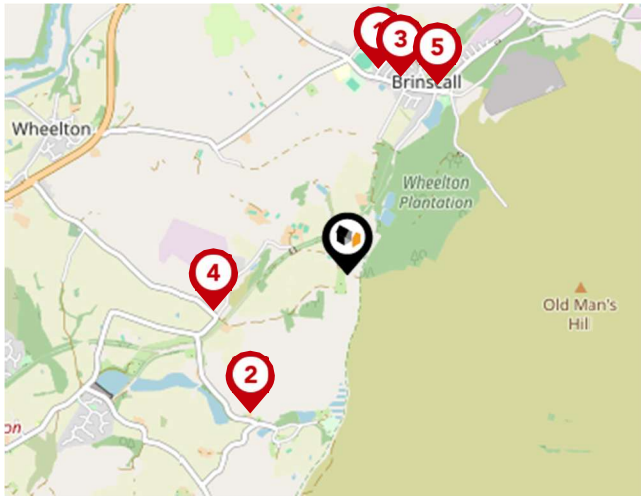
Pin	Name	Distance
	M65 J3	2.83 miles
	M61 J8	2.09 miles
	M61 J9	3.75 miles
	M65 J2	3.76 miles
	M6 J29	4.49 miles



Airports/Helipads

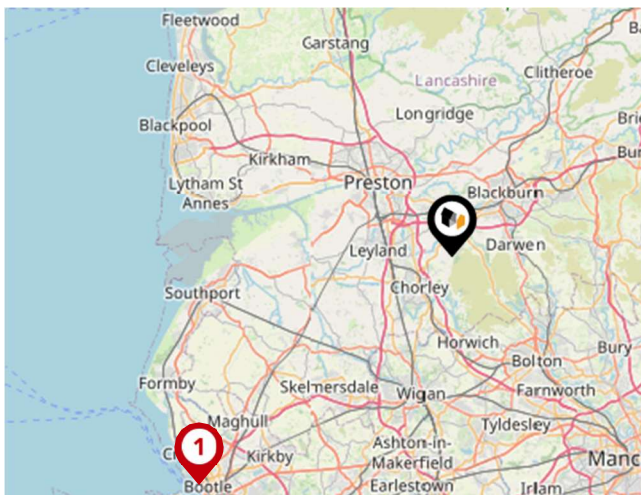
Pin	Name	Distance
	Manchester Airport	24.52 miles
	Speke	26.07 miles
	Highfield	20.38 miles
	Leeds Bradford Airport	39.7 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Windsor Drive	0.91 miles
2	School House	0.74 miles
3	War Memorial	0.9 miles
4	Garstang House Farm	0.61 miles
5	School Lane	0.93 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	23.92 miles
2	Knott End-On-Sea Ferry Landing	24.56 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.

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
www.redpathleach.co.uk

