



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



BRAMHALL AVENUE, BOLTON, BL2 4ES.

Asking Price: £240,000

Redpath Leach Estate Agents

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

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Property Overview



Property

Type:	Semi-Detached	Asking Price:	£240,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	581 ft ² / 54 m ²	Start Date:	31/07/1956
Plot Area:	0.06 acres	End Date:	01/11/2954
Council Tax :	Band B	Lease Term:	999 years from 1 November 1955
Annual Estimate:	£1,763	Term Remaining:	929 years
Title Number:	GM679882		

Local Area

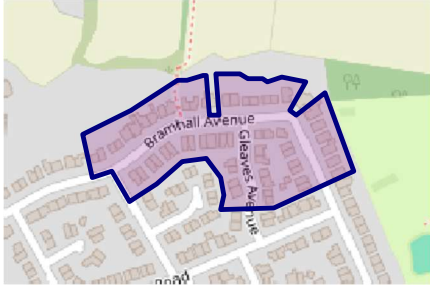
Local Authority:	Bolton	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
♦ Rivers & Seas	Very low	2	86	1800
♦ Surface Water	Very low	mb/s	mb/s	mb/s

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

Property Multiple Title Plans

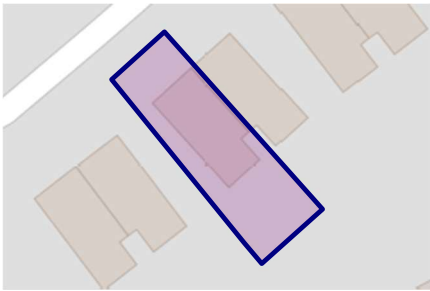


Freehold Title Plan



MAN146751

Leasehold Title Plan

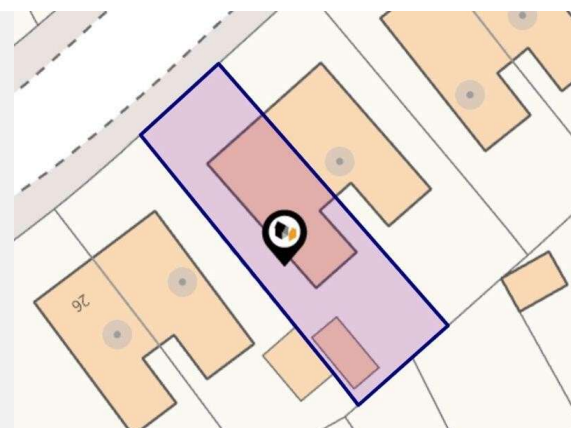


GM679882

Start Date:	31/07/1956
End Date:	01/11/2954
Lease Term:	999 years from 1 November 1955
Term Remaining:	929 years



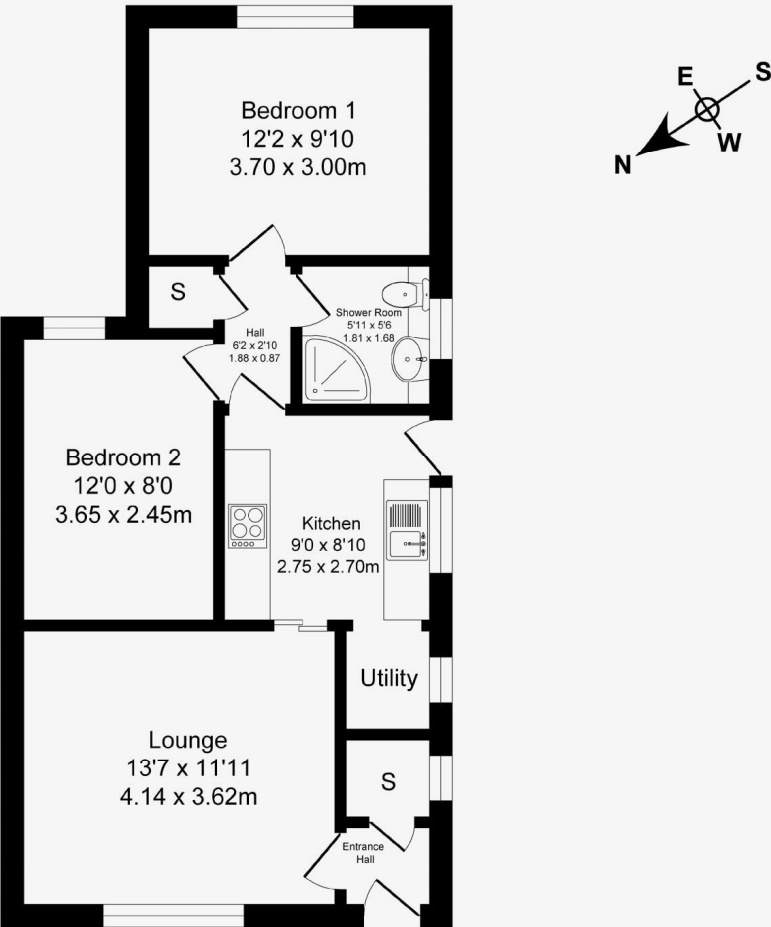




BRAMHALL AVENUE, BOLTON, BL2 4ES.

Total Approx. Floor Area 592 Sq.ft. (55.0 Sq.M.)

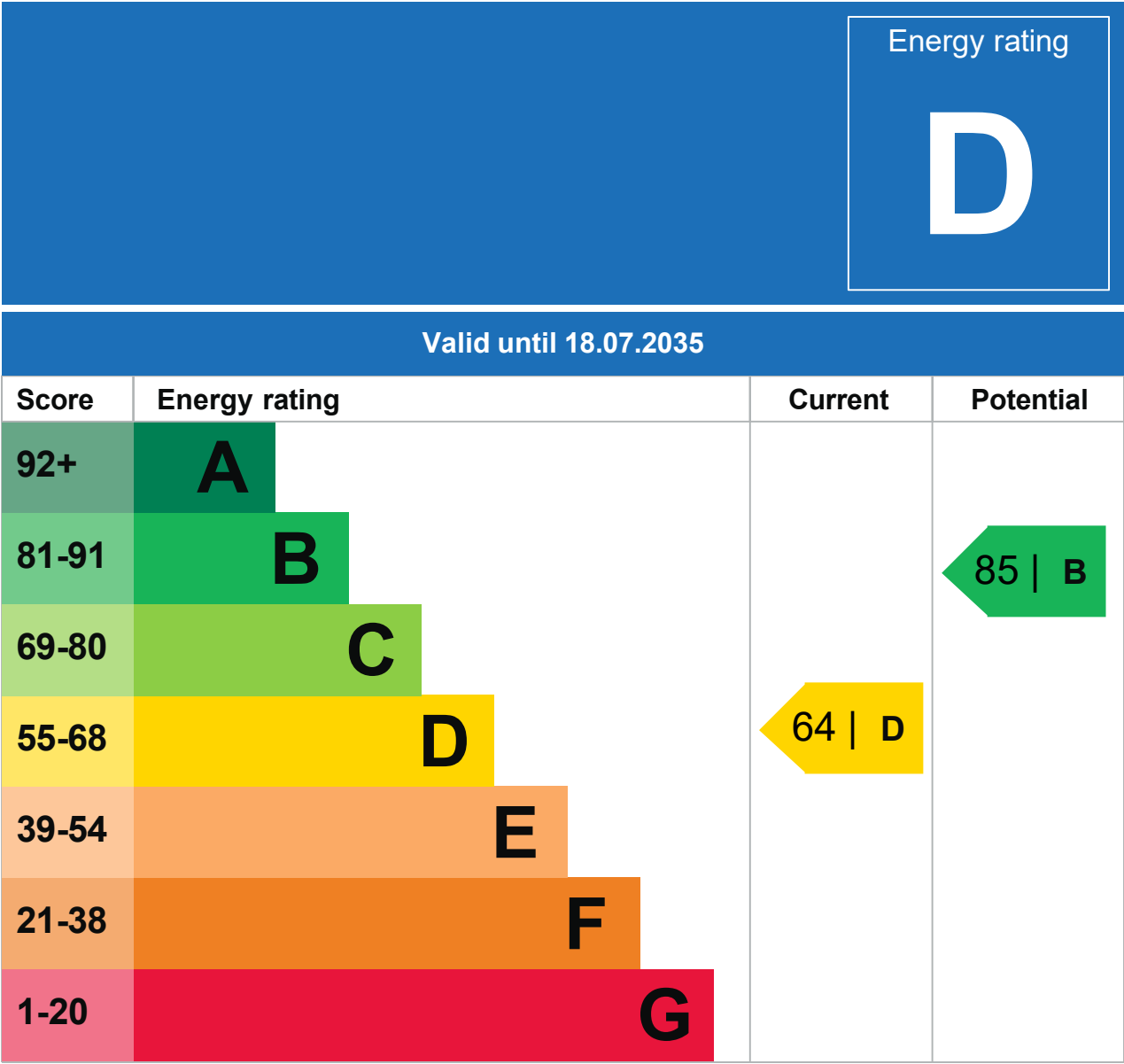
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor
Area 592 Sq.Ft
(55.0 Sq.M.)

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

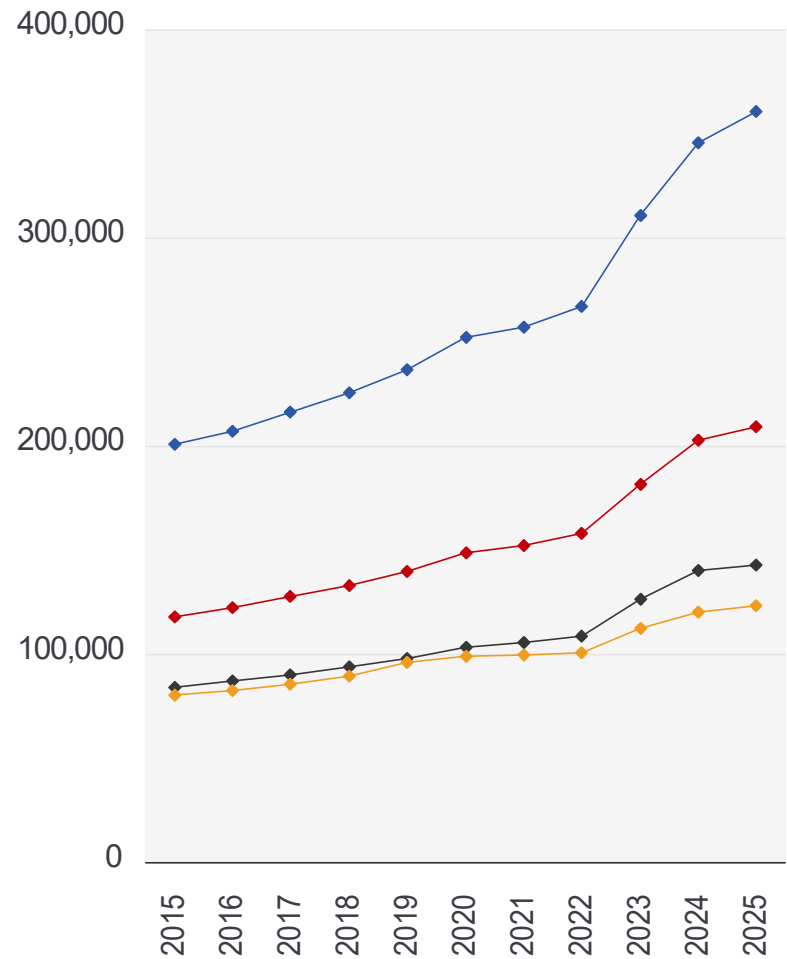
Property Type:	Semi-detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Pitched, 50 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	54 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BL2



Detached

+79.64%

Semi-Detached

+77.57%

Terraced

+70.16%

Flat

+53.58%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

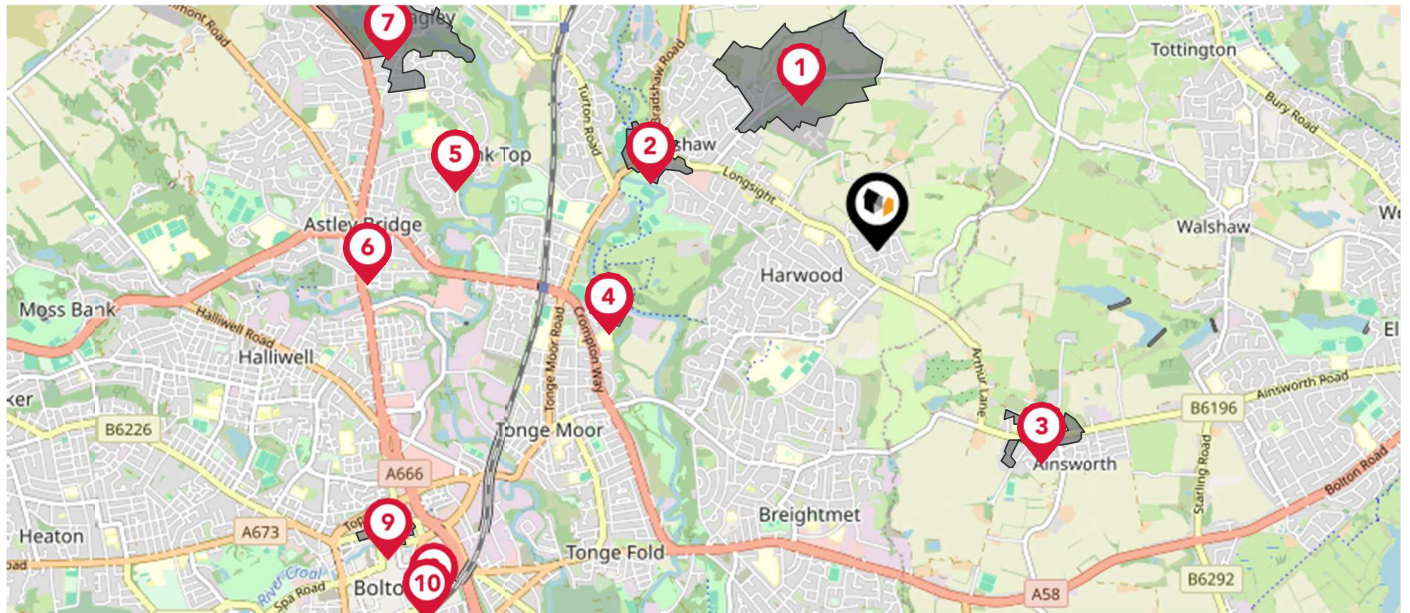
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

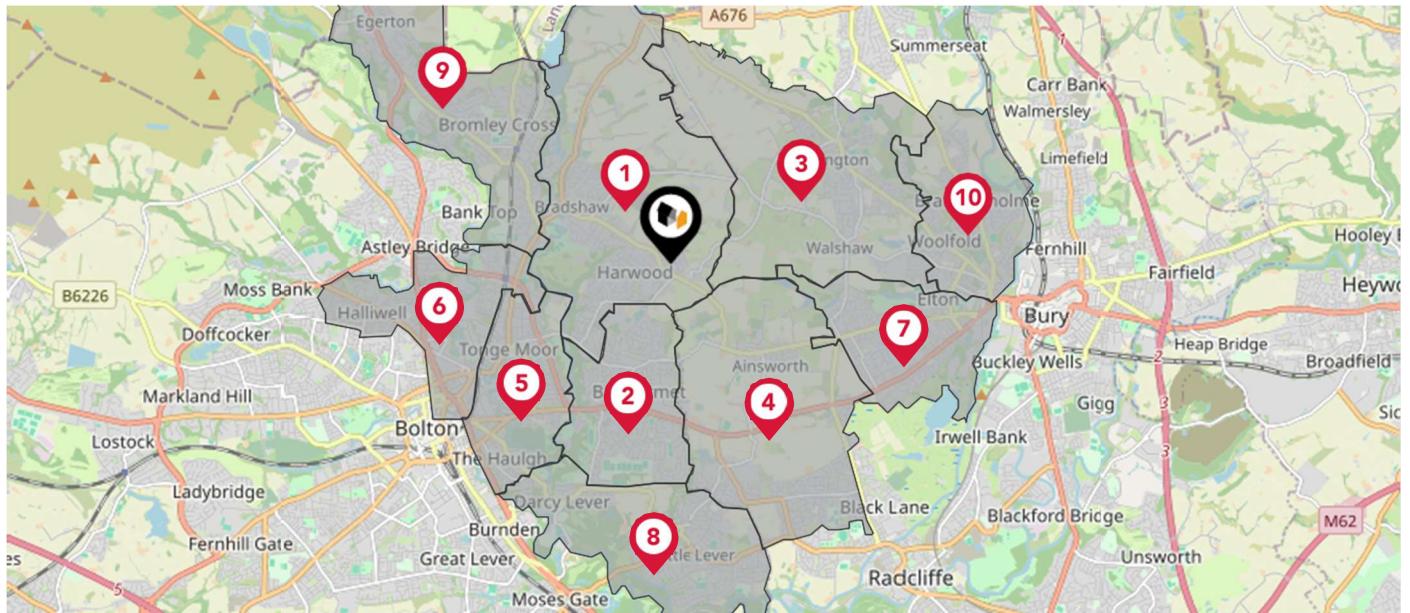
-  Riding Gate
-  Bradshaw Chapel
-  Ainsworth Village
-  Firwood Fold
-  Bank Top
-  Birley Street
-  Eagley Bank
-  Churchgate
-  St George's
-  Silverwell Street and Wood Street

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

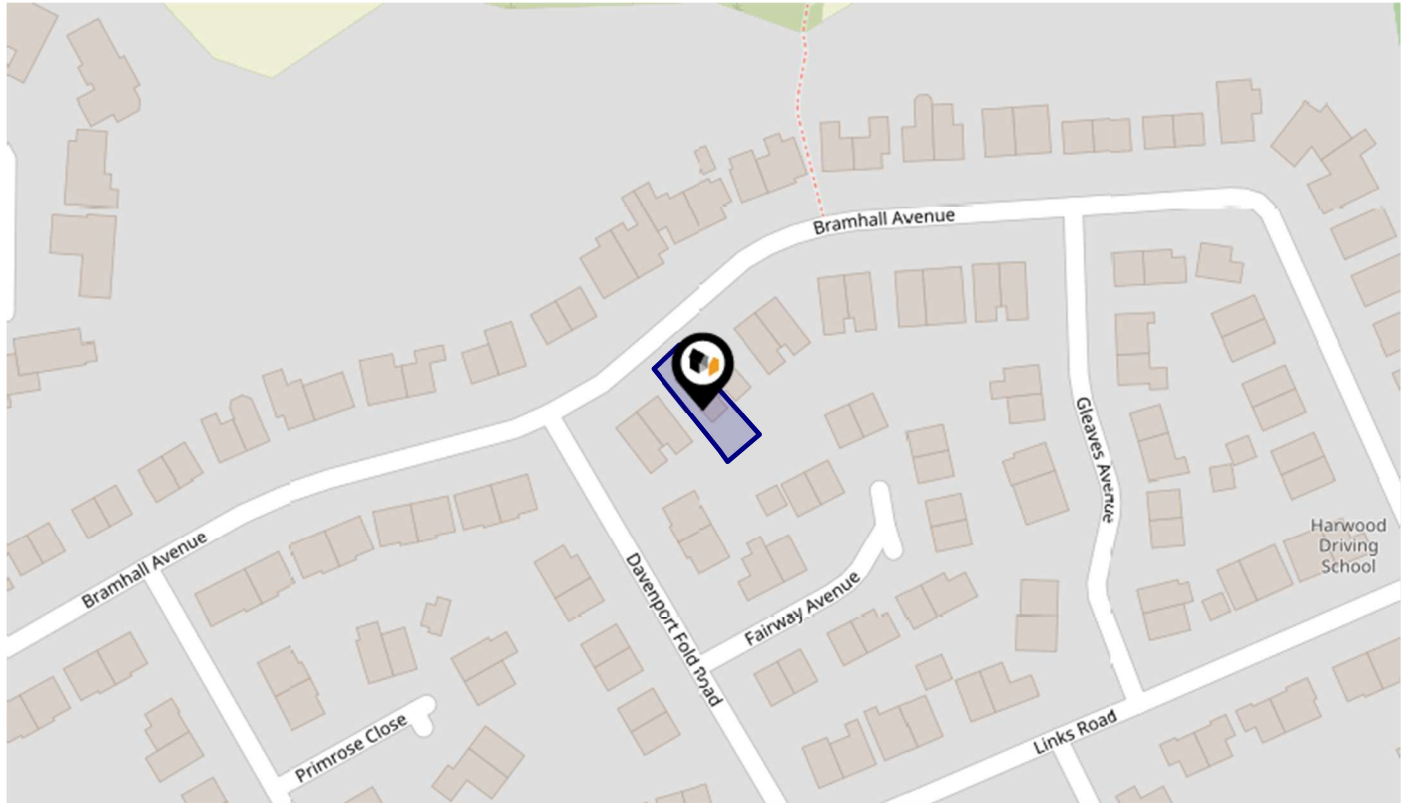
-  Bradshaw Ward
-  Brightmet Ward
-  Tottington Ward
-  Radcliffe North & Ainsworth Ward
-  Tonge with the Haulgh Ward
-  Crompton Ward
-  Bury West Ward
-  Little Lever and Darcy Lever Ward
-  Bromley Cross Ward
-  Elton Ward

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:

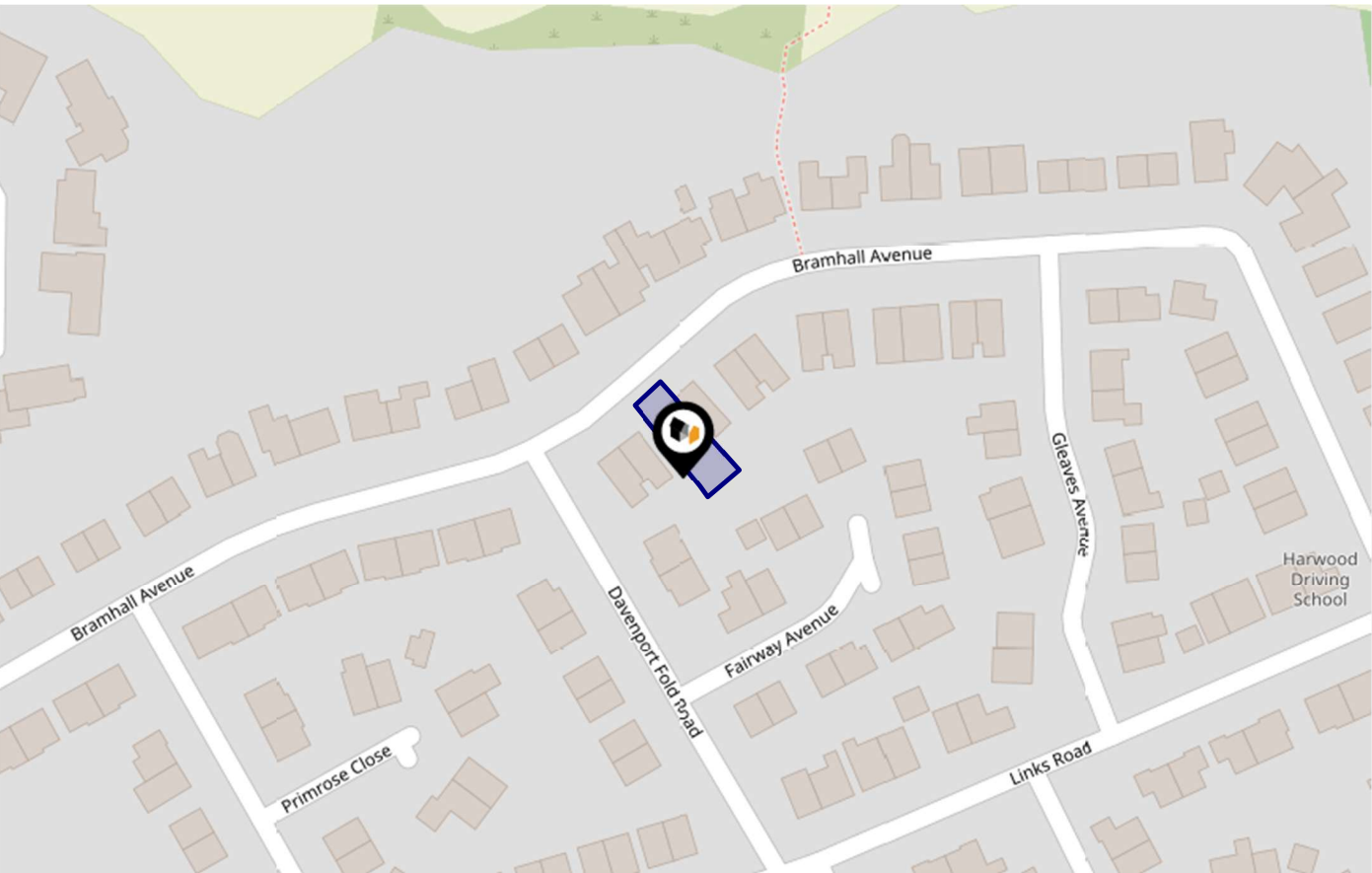
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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 (0.1%) 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:

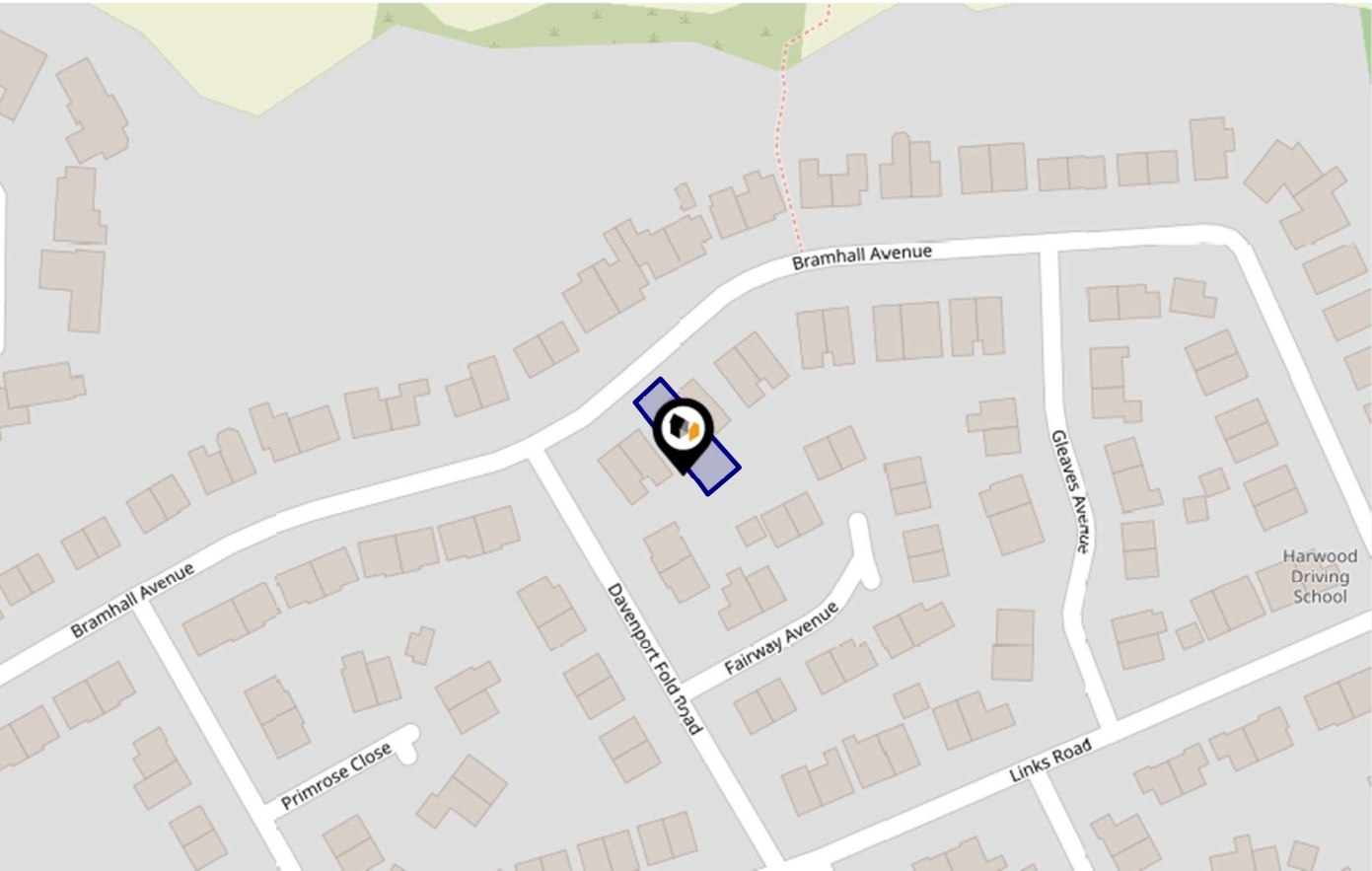
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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

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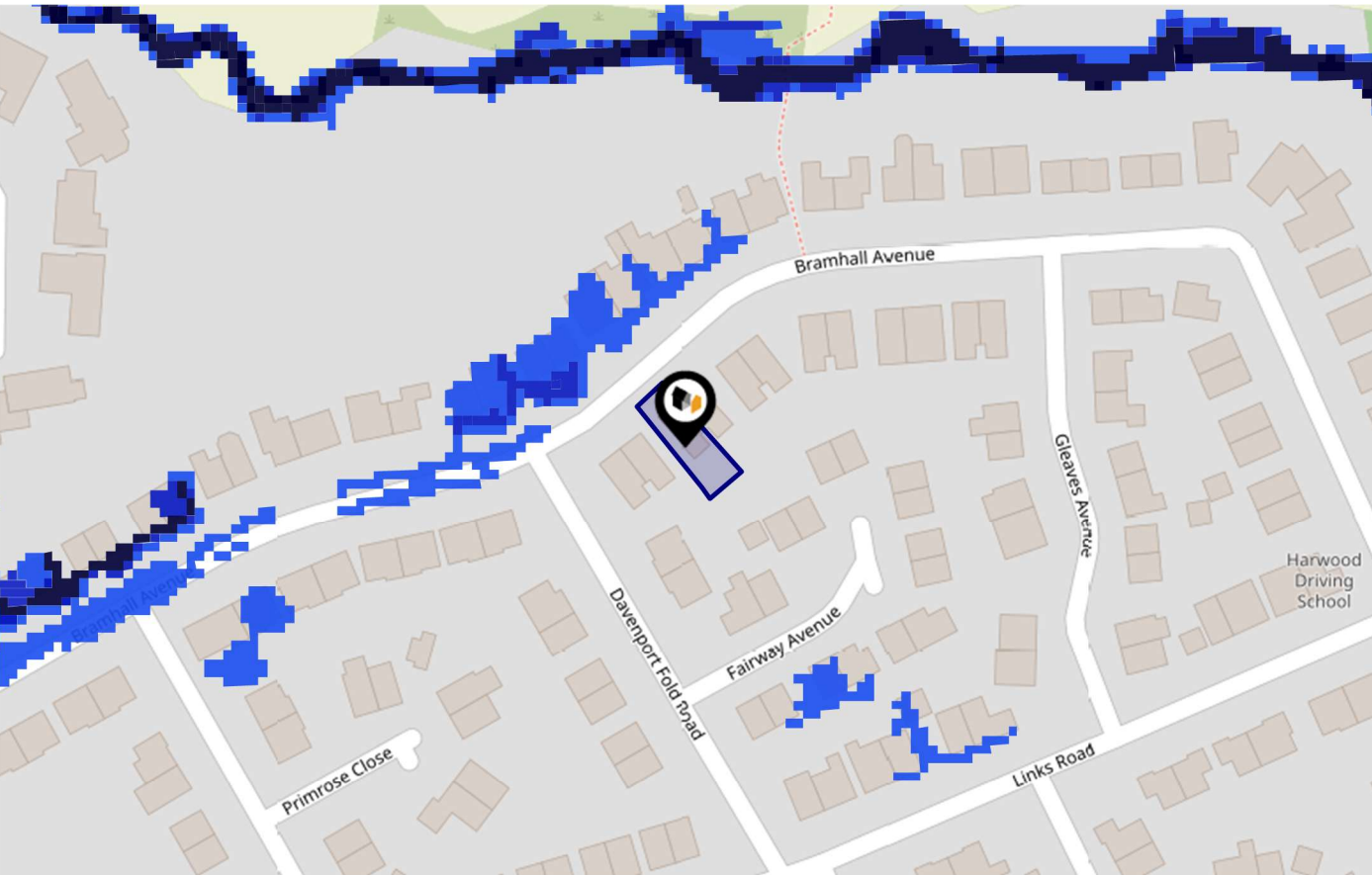
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.

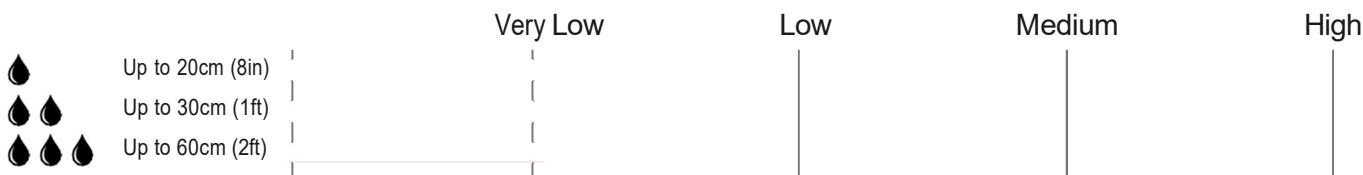


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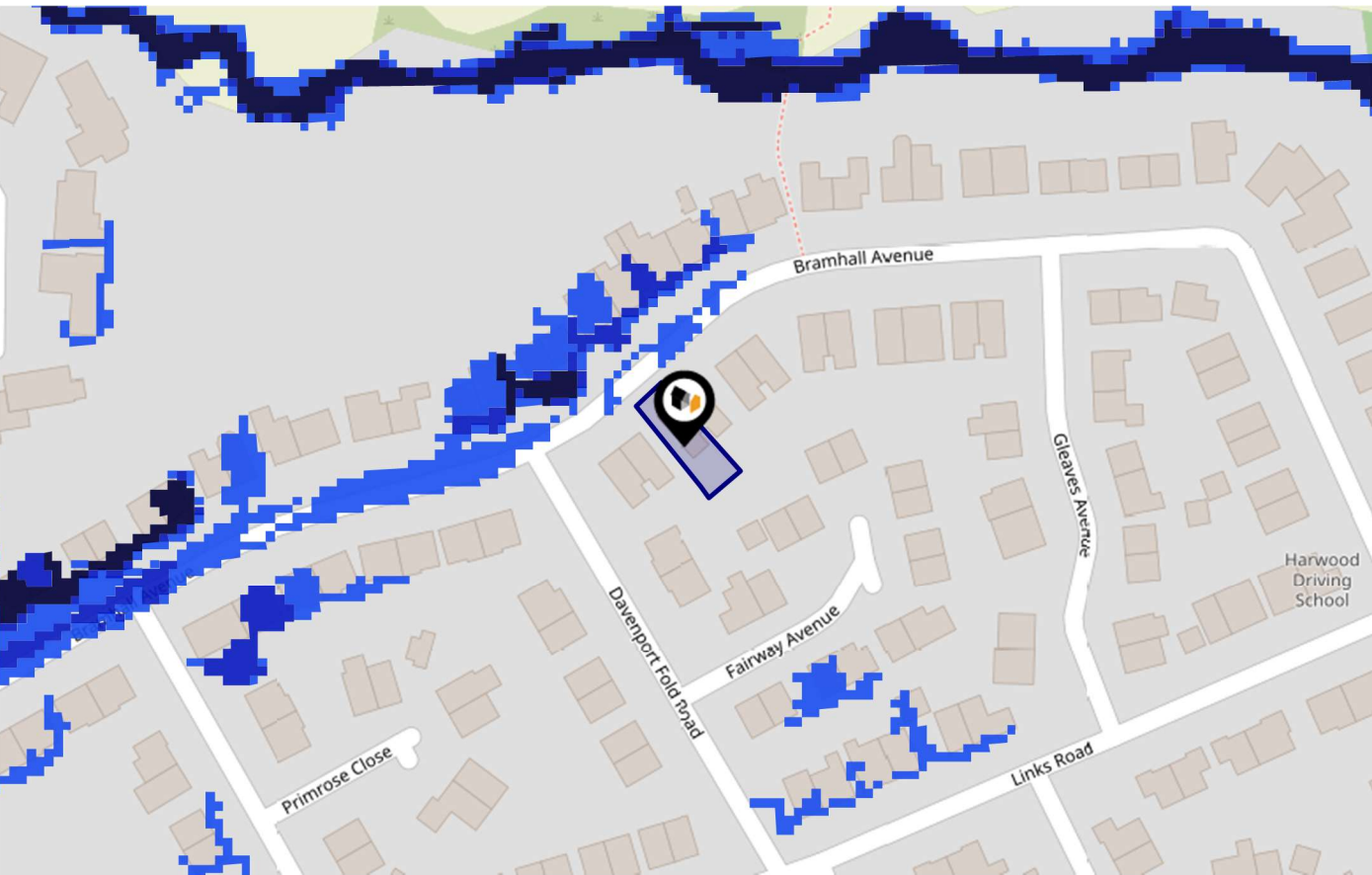


Flood Risk

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

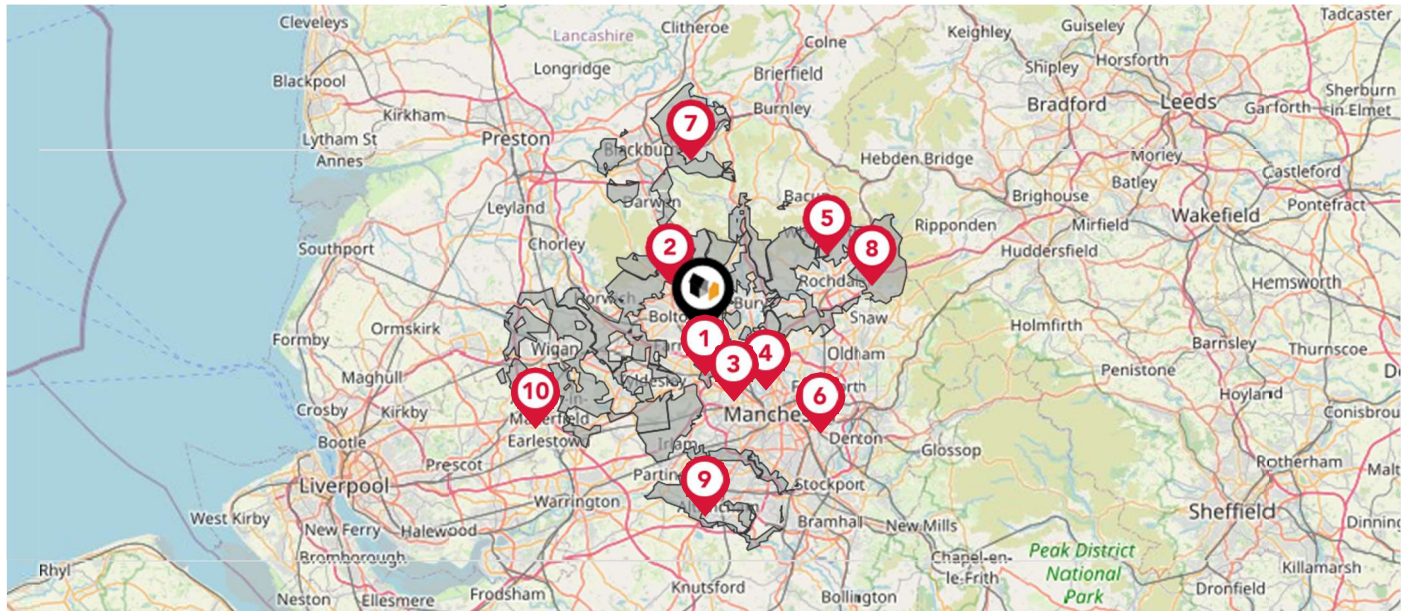
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

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

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Bolton

2

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

3

Merseyside and Greater Manchester Green Belt - Salford

4

Merseyside and Greater Manchester Green Belt - Bury

5

Merseyside and Greater Manchester Green Belt - Rossendale

6

Merseyside and Greater Manchester Green Belt - Manchester

7

Merseyside and Greater Manchester Green Belt - Hyndburn

8

Merseyside and Greater Manchester Green Belt - Rochdale

9

Merseyside and Greater Manchester Green Belt - Trafford

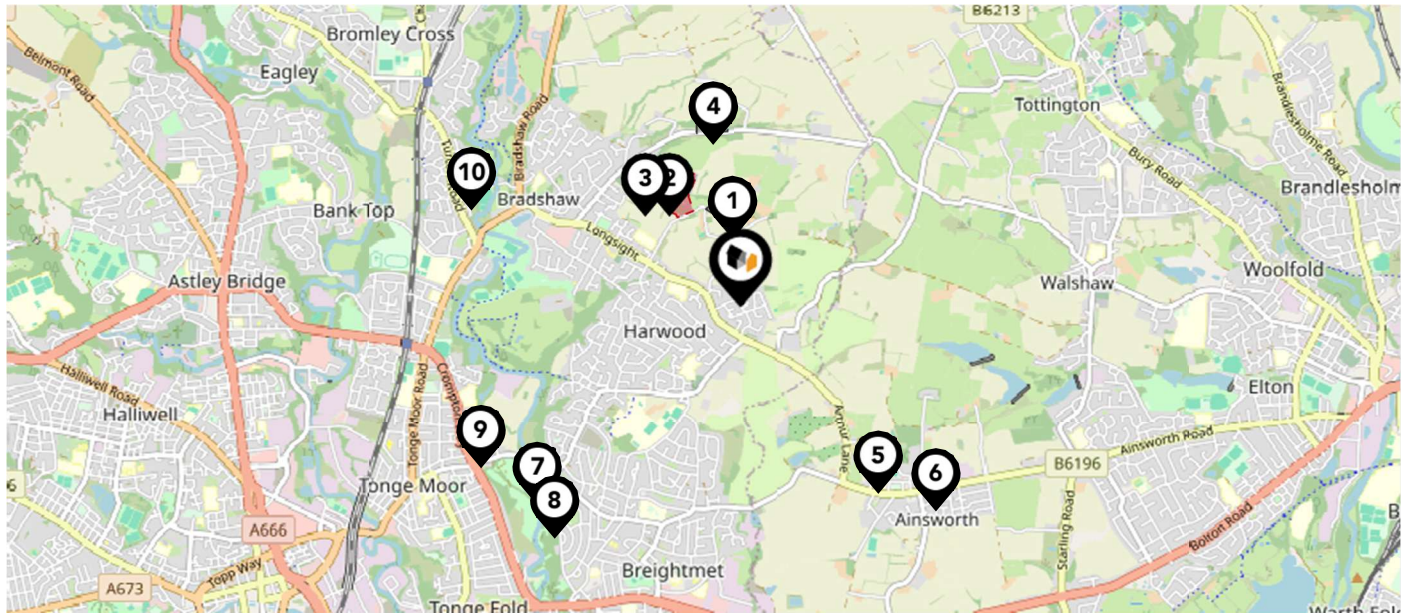
10

Merseyside and Greater Manchester Green Belt - Wigan

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

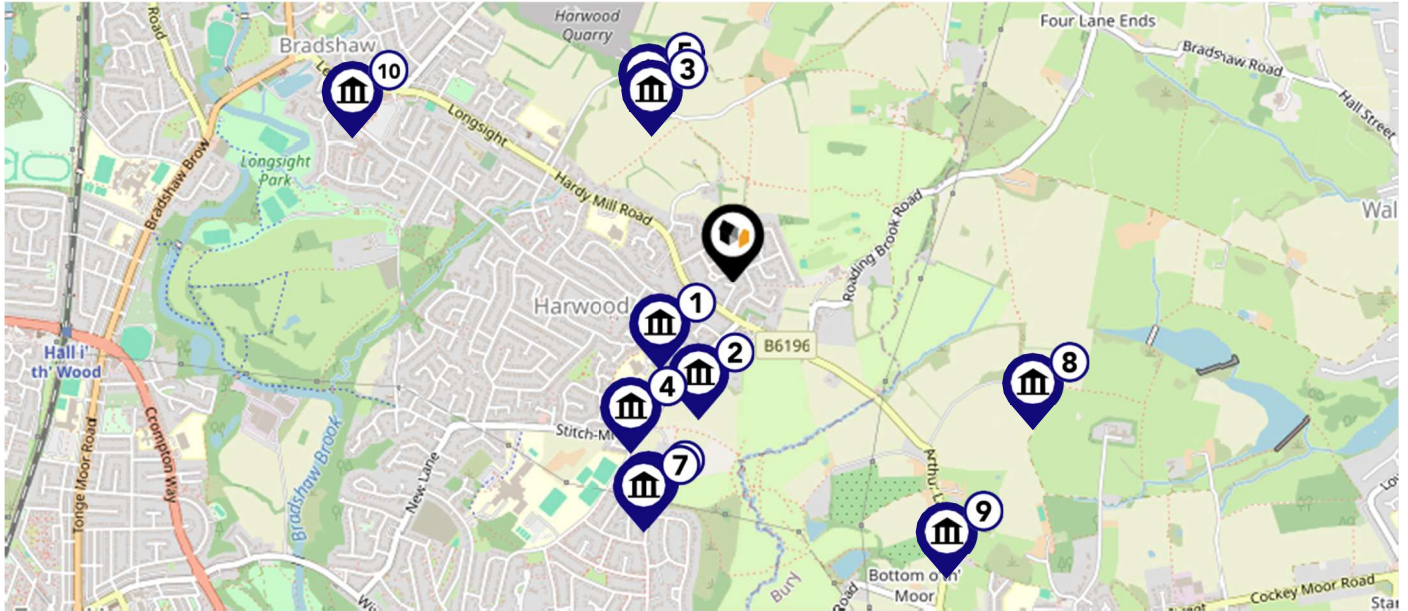
1	Asmus Farm-Brookfold Lane, Harwood, Greater Manchester	Historic Landfill	☐
2	No name provided by source	Active Landfill	☒
3	EA/EPR/XP3796CW/V002	Active Landfill	☒
4	Tottington Road Quarry-Top O'th' Knotts Farm, Harwood, Bolton	Historic Landfill	☐
5	Delph Lane Quarry / Land at Egypt Lane-Simister, Ainsworth, Bury, Greater Manchester	Historic Landfill	☐
6	Delph Lodge-Ainsworth, Greater Manchester	Historic Landfill	☐
7	Wagon Road-Brightmet, Bolton, Greater Manchester	Historic Landfill	☐
8	Wagon Road-Brightmet, Bolton, Greater Manchester	Historic Landfill	☐
9	Thicketford Brow-Tonge Moor, Bolton, Greater Manchester	Historic Landfill	☐
10	Bradshaw-Dell Street, Bradshaw, Greater Manchester	Historic Landfill	☐

Maps

Listed Buildings



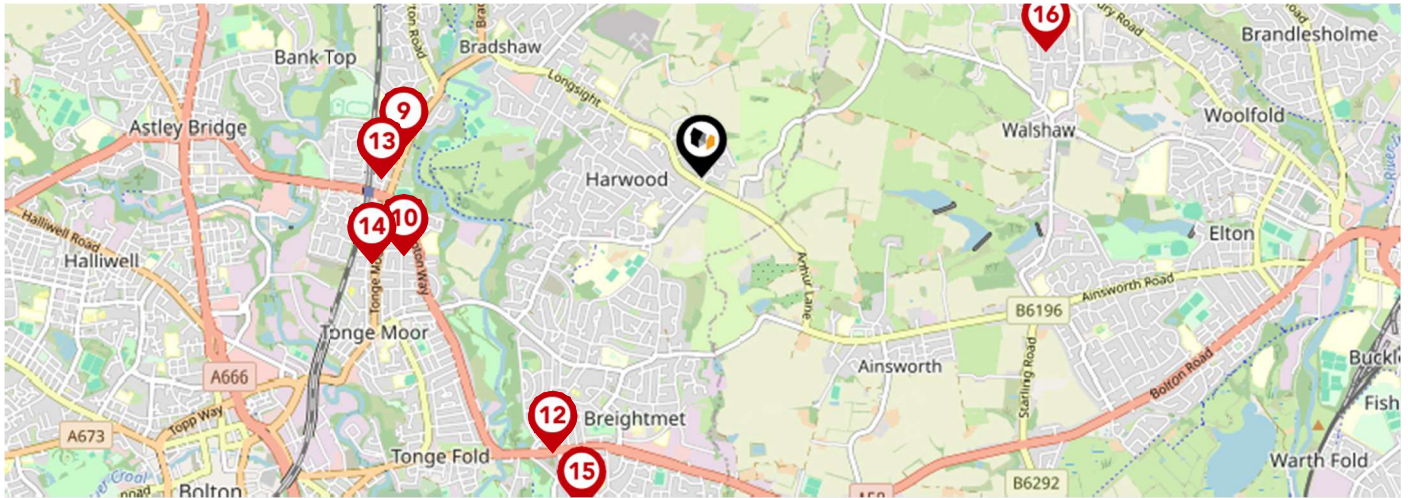
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1067311 - Hough Fold	Grade II	0.2 miles
	1356805 - Harwood Lodge	Grade II	0.3 miles
	1356803 - Brook Fold Farmhouse	Grade II	0.4 miles
	1162799 - Christ's Church	Grade II	0.4 miles
	1162671 - 61, Brookfold Lane	Grade II	0.4 miles
	1388196 - Barn To North Of Brown Hill	Grade II	0.6 miles
	1388194 - Brown Hill	Grade II	0.6 miles
	1356789 - Barrack Fold Farmhouse	Grade II	0.7 miles
	1067278 - Barn At Davenport Farm	Grade II	0.8 miles
	1162725 - Lea Gate Farmhouse	Grade II	0.9 miles

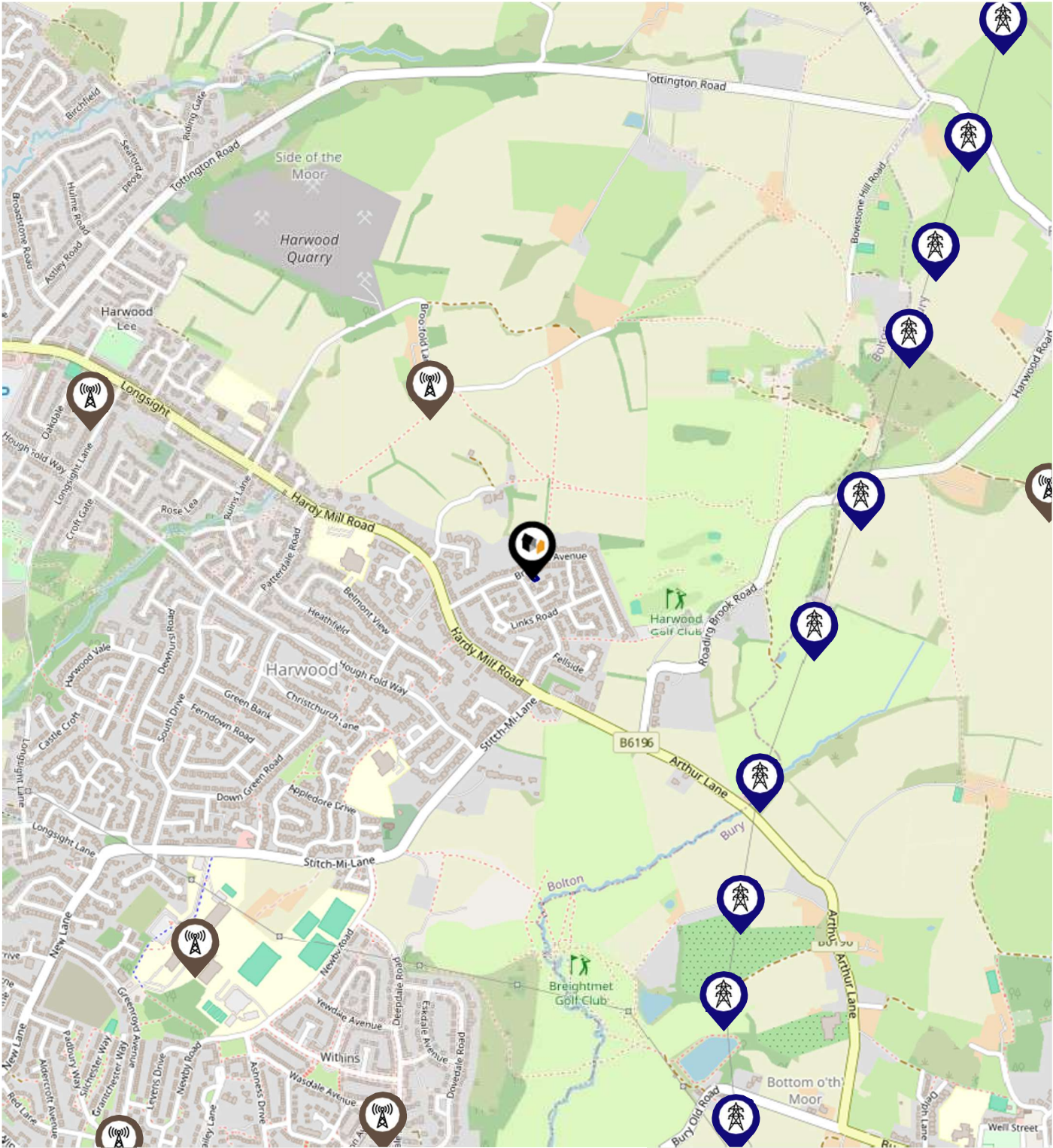


		Nursery	Primary	Secondary	College	Private
	Hardy Mill Primary School Ofsted Rating: Good Pupils: 320 Distance:0.21	☐	☒	☐	☐	☐
	Harwood Meadows Primary School Ofsted Rating: Good Pupils: 226 Distance:0.31	☐	☒	☐	☐	☐
	St Brendan's RC Primary School, Harwood, Bolton Ofsted Rating: Good Pupils: 202 Distance:0.44	☐	☒	☐	☐	☐
	Firwood High School Ofsted Rating: Good Pupils: 212 Distance:0.6	☐	☐	☒	☐	☐
	Bolton St Catherine's Academy Ofsted Rating: Requires improvement Pupils: 1051 Distance:0.6	☐	☒	☒	☐	☐
	Red Lane Primary School Ofsted Rating: Good Pupils: 492 Distance:0.96	☐	☒	☐	☐	☐
	St Maxentius CofE Primary School Ofsted Rating: Good Pupils: 186 Distance:1.03	☐	☒	☐	☐	☐
	Christ Church Ainsworth Church of England Primary School Ofsted Rating: Good Pupils: 250 Distance:1.05	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Canon Slade School Ofsted Rating: Requires improvement Pupils: 1753 Distance:1.32	☐	☐	☒	☐	☐
	Birtenshaw College Ofsted Rating: Requires improvement Pupils:0 Distance:1.35	☐	☐	☒	☐	☐
	Forwards Centre Ofsted Rating: Good Pupils: 40 Distance:1.38	☐	☒	☐	☐	☐
	Park School Teaching Service Ofsted Rating: Good Pupils: 11 Distance:1.38	☐	☐	☒	☐	☐
	St Columba's RC Primary School Ofsted Rating: Good Pupils: 238 Distance:1.41	☐	☒	☐	☐	☐
	Castle Hill Primary School Ofsted Rating: Good Pupils: 230 Distance:1.5	☐	☒	☐	☐	☐
	Leverhulme Community Primary School Ofsted Rating: Good Pupils: 456 Distance:1.55	☐	☒	☐	☐	☐
	Tottington Primary School Ofsted Rating: Good Pupils: 337 Distance:1.61	☐	☒	☐	☐	☐

Local Area Masts & Pylons

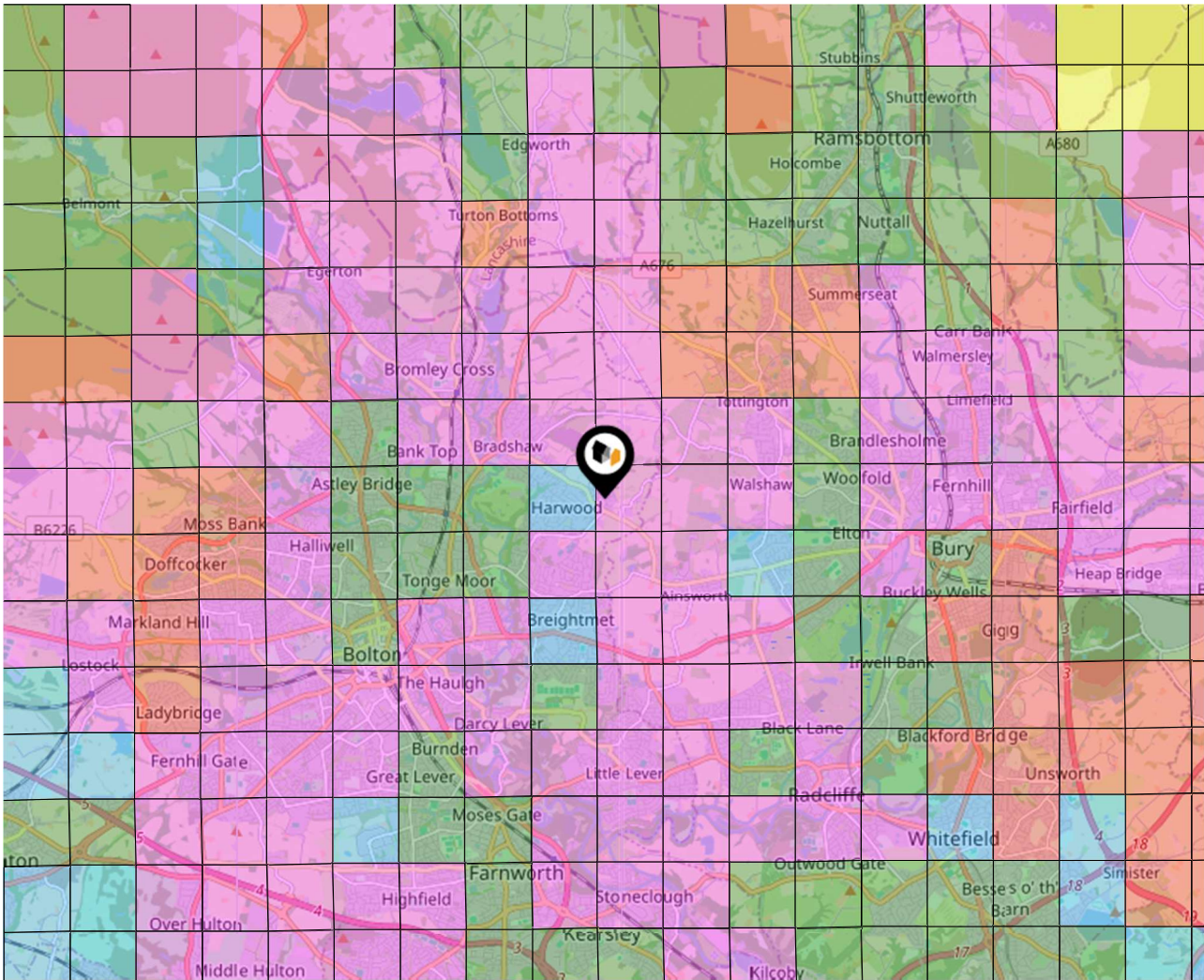


Key:

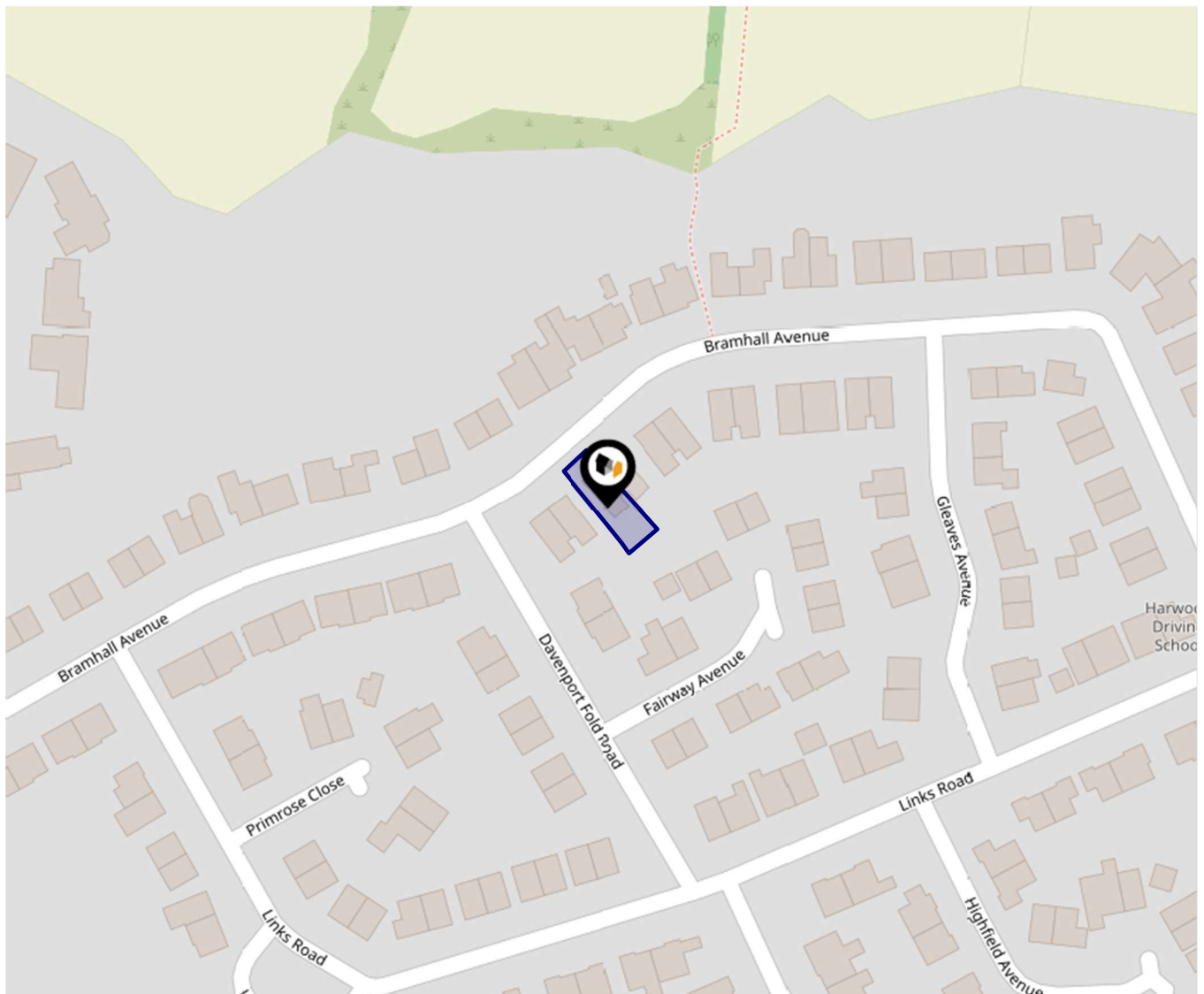
-  Power Pylons
-  Communication Masts

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



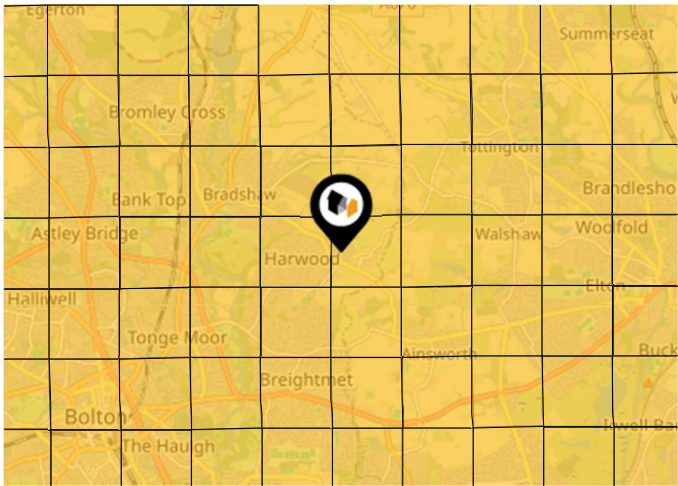
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

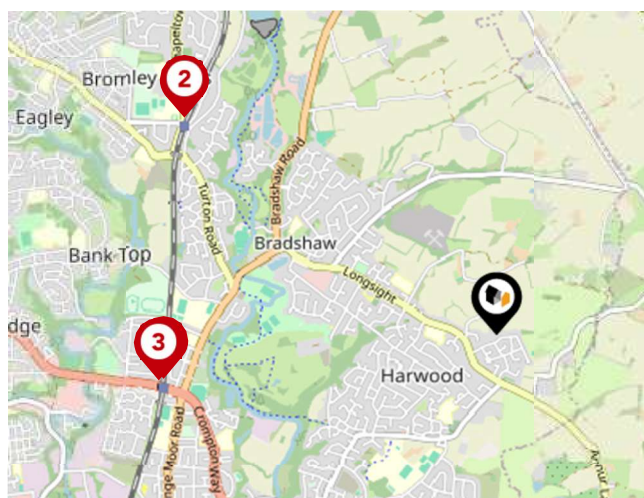
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

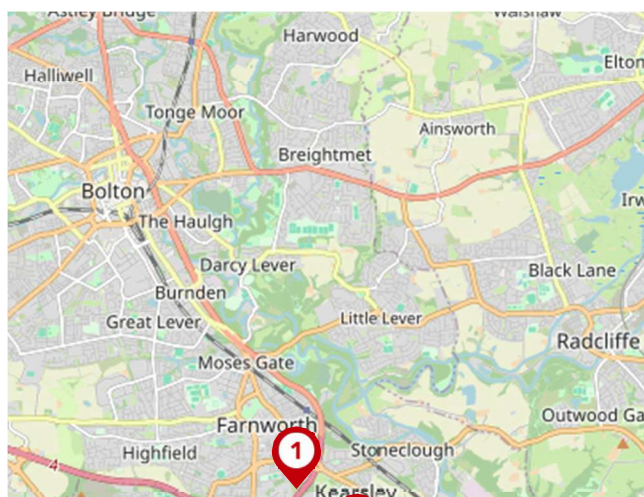
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



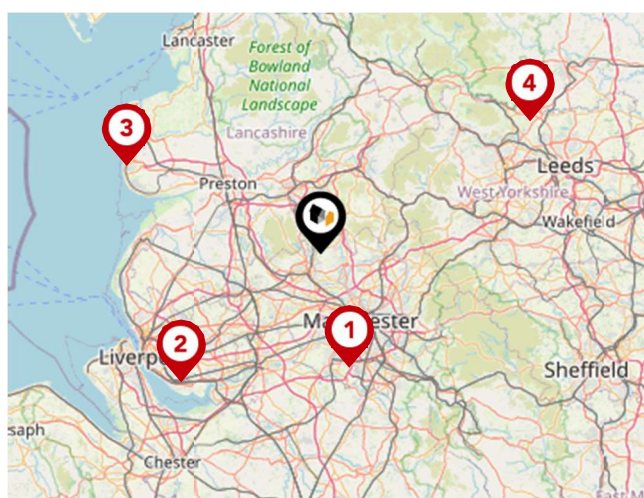
National Rail Stations

Pin	Name	Distance
	Hall i' th' Wood Rail Station	1.48 miles
	Bromley Cross Rail Station	1.68 miles
	Hall i' th' Wood Rail Station	1.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M61 J3	4.24 miles
	M61 J2	4.8 miles
	M61 J1	5.11 miles
	M60 J15	5.33 miles
	M60 J16	5.37 miles

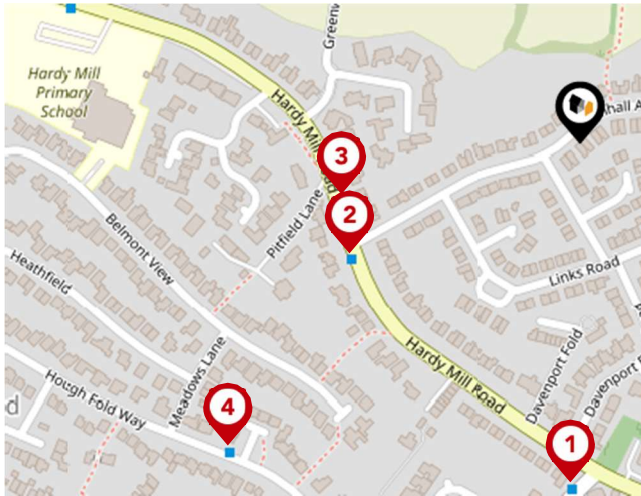


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	16.58 miles
	Speke	26.78 miles
	Highfield	29.87 miles
	Leeds Bradford Airport	34.72 miles

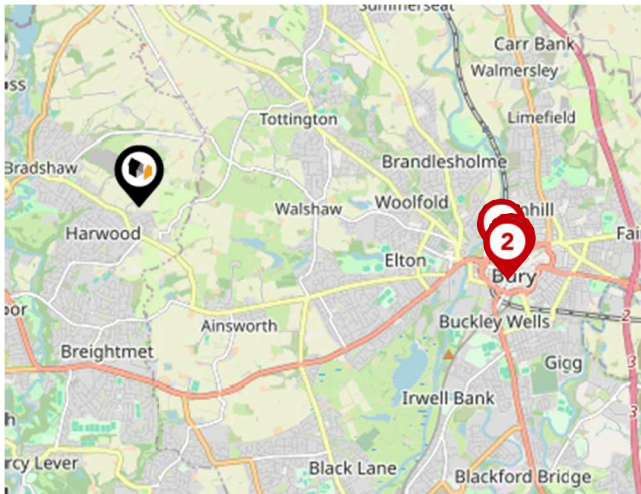
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shillingstone Close	0.19 miles
2	Bramhall Avenue	0.14 miles
3	Bramhall Avenue	0.13 miles
4	Ash Grove	0.25 miles
5	Patterdale Road	0.29 miles



Local Connections

Pin	Name	Distance
1	Bury Bolton Street (East Lancashire Railway)	3.21 miles
2	Bury Interchange (Manchester Metrolink)	3.31 miles
3	Bury Interchange (Manchester Metrolink)	3.32 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.

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.

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