

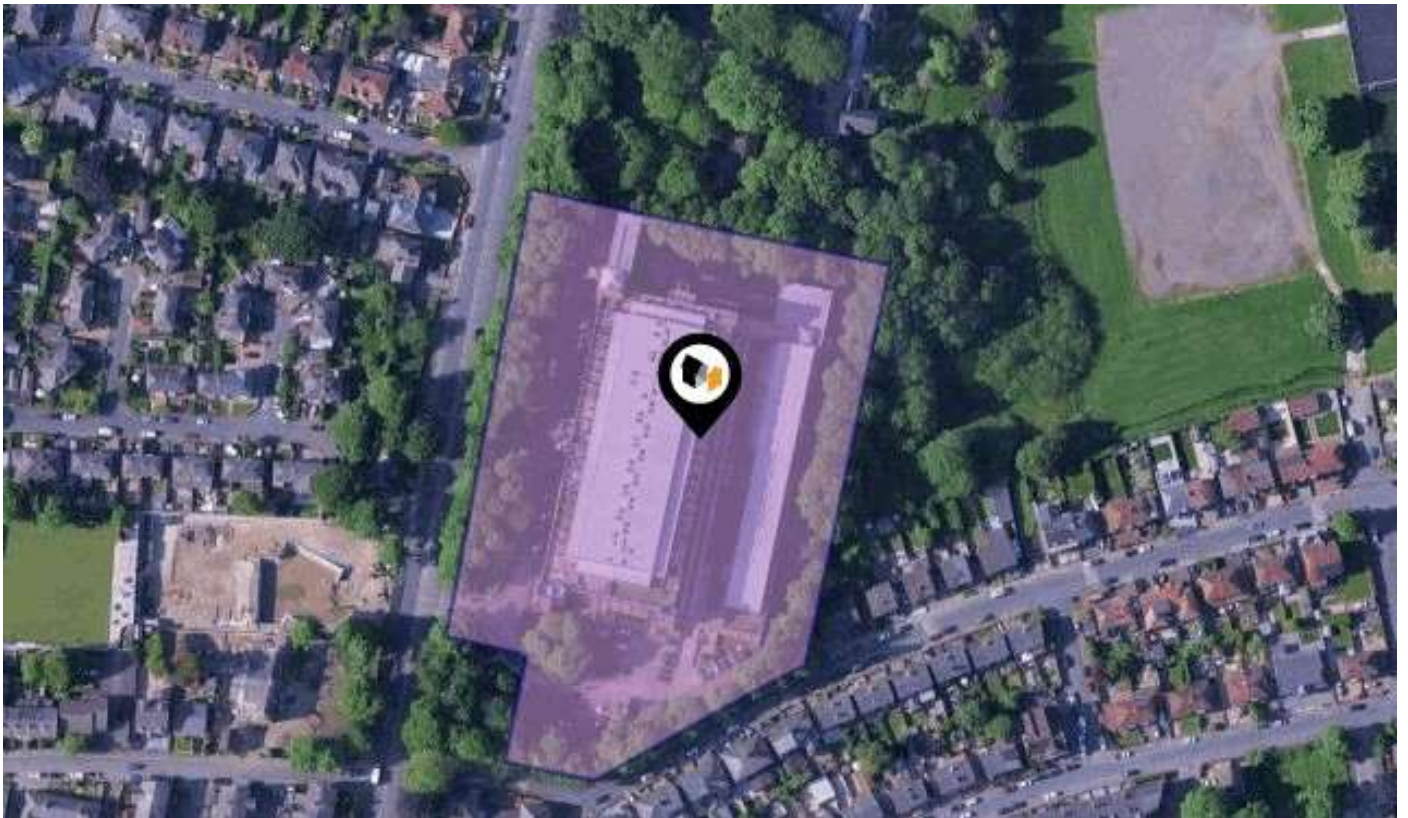


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7QJ.

Asking Price: £235,000

Redpath Leach Estate Agents

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

01204 800292

enquiries@redpathleach.co.uk

www.redpathleach.co.uk



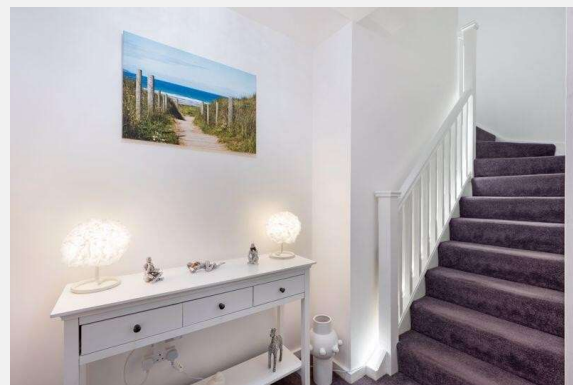
Property

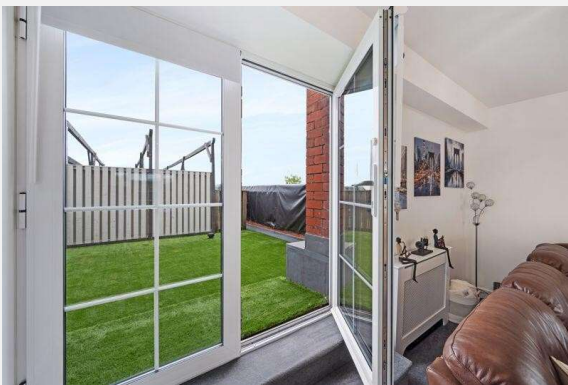
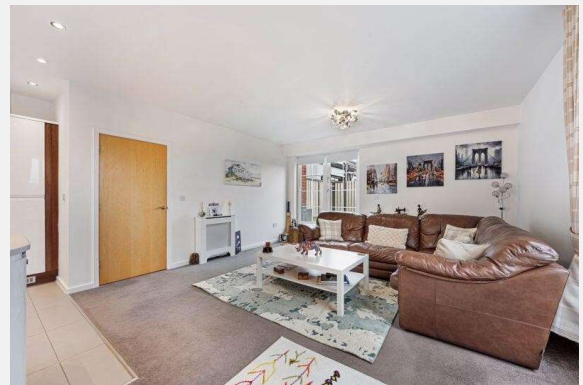
Type:	Flat / Maisonette	Asking Price:	£235,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	1,485 ft ² / 138 m ²		
Plot Area:	4.7 acres		
Year Built :	2015		
Council Tax :	Band B		
Annual Estimate:	£1,763		
Title Number:	GM945894		

Local Area

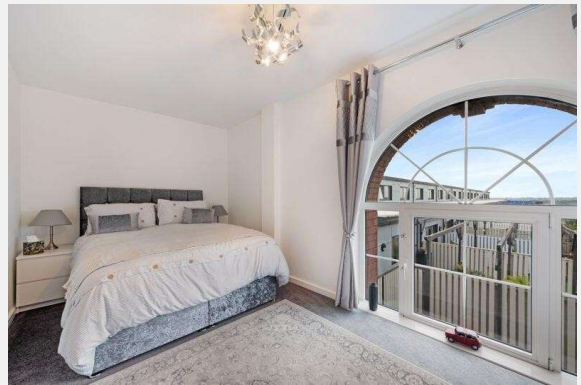
Local Authority:	Bolton	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
♦ Rivers & Seas	Very low	17 mb/s	80 mb/s	1800 mb/s
♦ Surface Water	High			

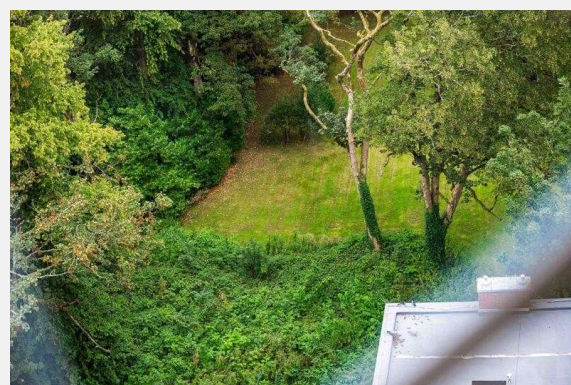
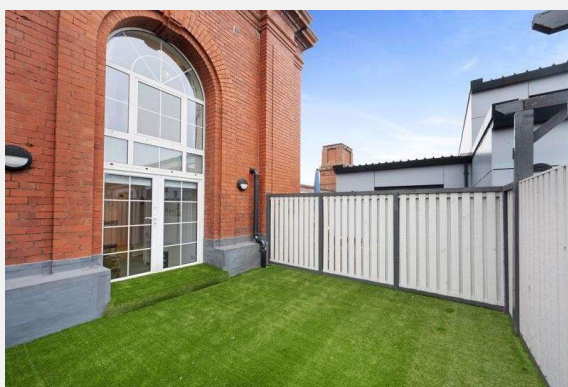
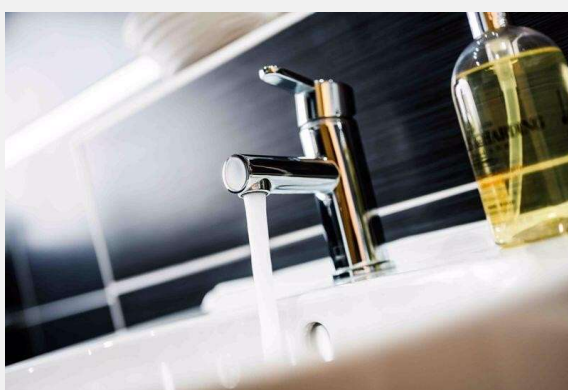
Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
				✓ BT	✓ sky	✓ Virgin media



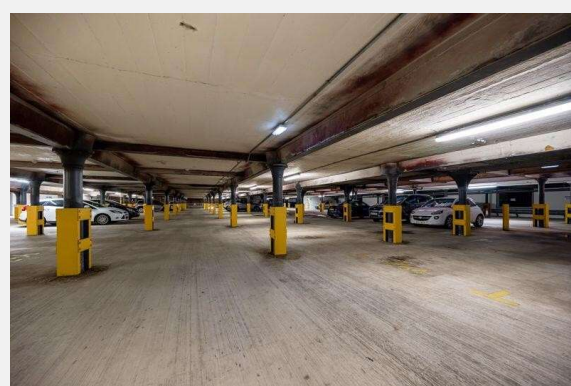
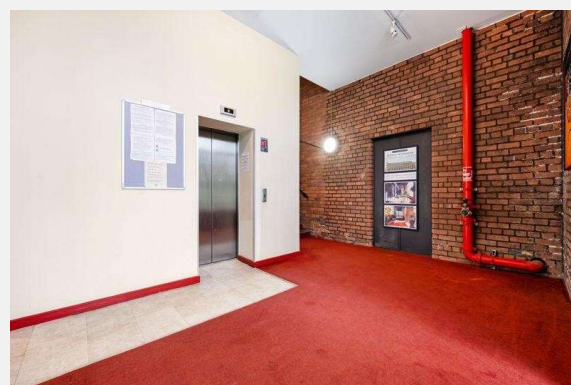
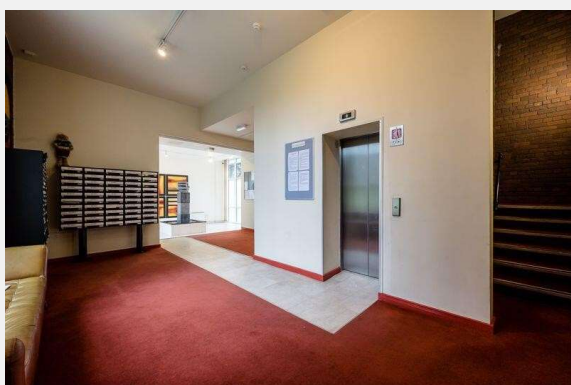
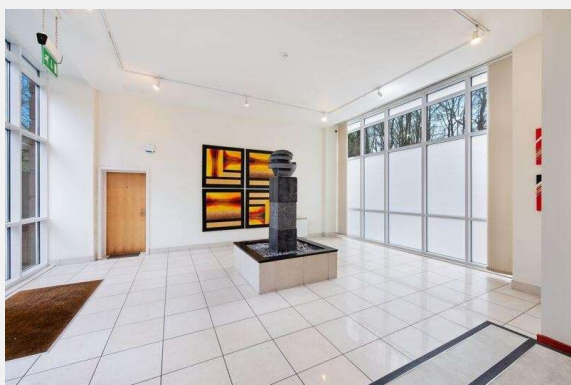


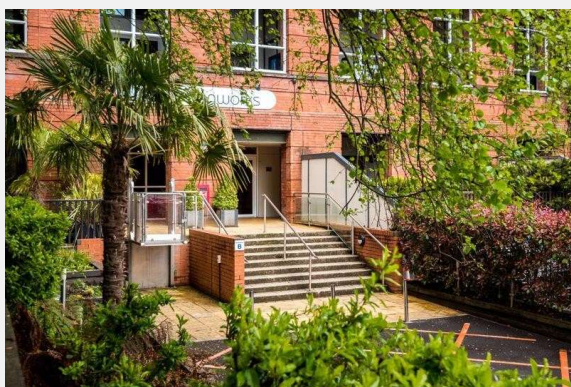








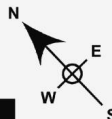




HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7QJ.

Total Approx. Floor Area 1263 Sq.ft. (117.2 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



Holden Mill, Blackburn Road, BOLTON, BL1		Energy rating C	
Valid until 23.08.2035			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

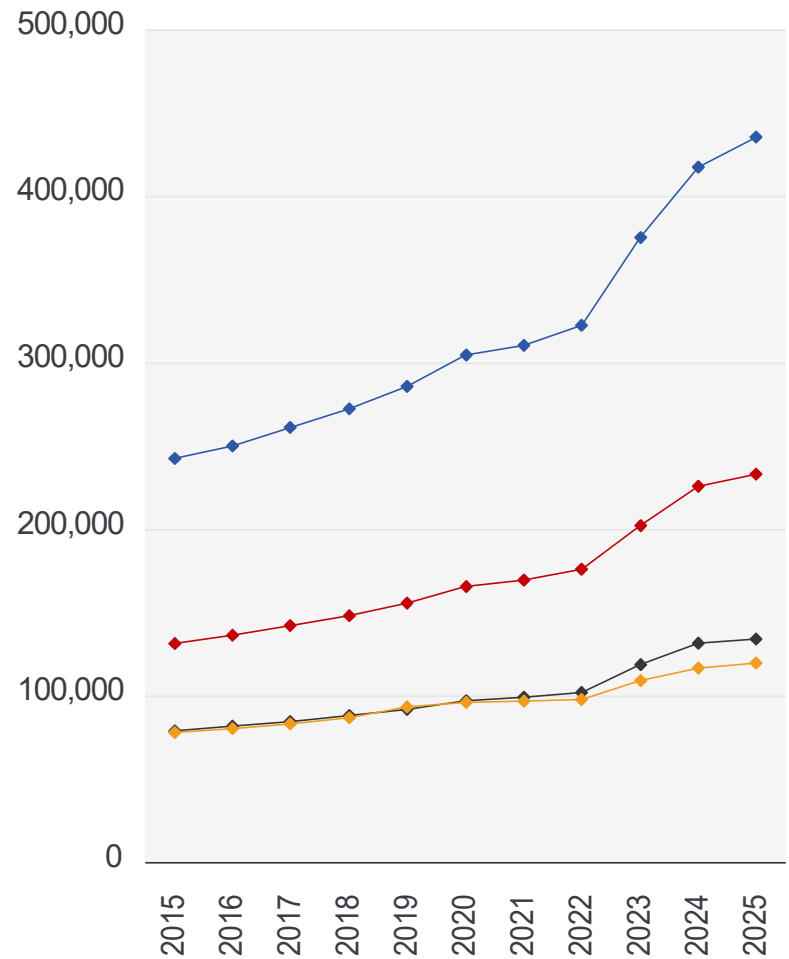
Property Type:	Top-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	Portable electric heaters (assumed)
Air Tightness:	(not tested)
Total Floor Area:	138 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BL1



Detached

+79.64%

Semi-Detached

+77.57%

Terraced

+70.16%

Flat

+53.58%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

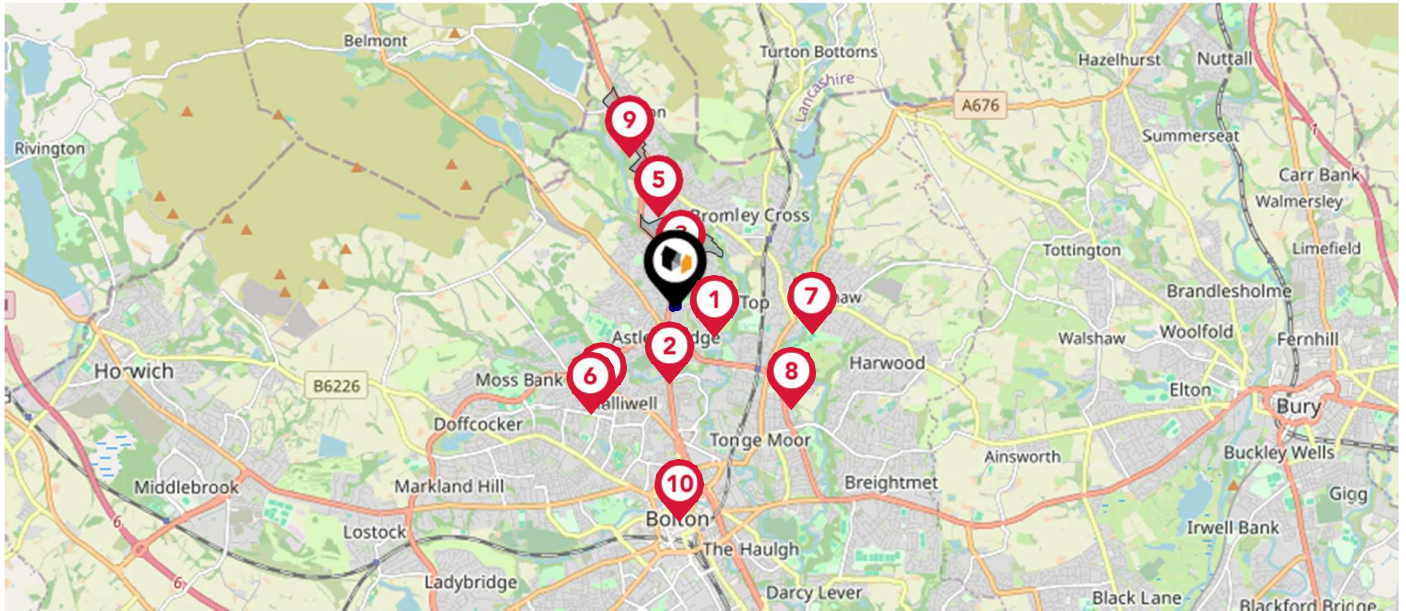
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Bank Top

2

Birley Street

3

Eagley Bank

4

Hill Top

5

Dunscar Fold

6

St Pauls

7

Bradshaw Chapel

8

Firwood Fold

9

Egerton

10

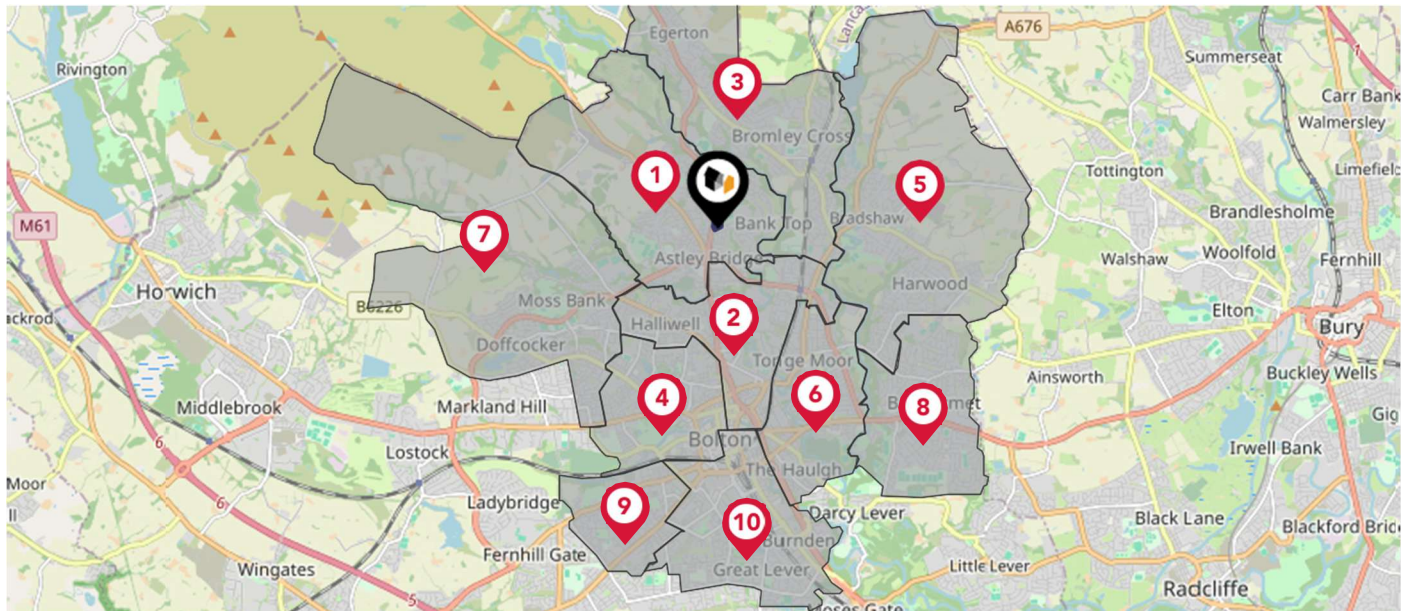
St George's

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



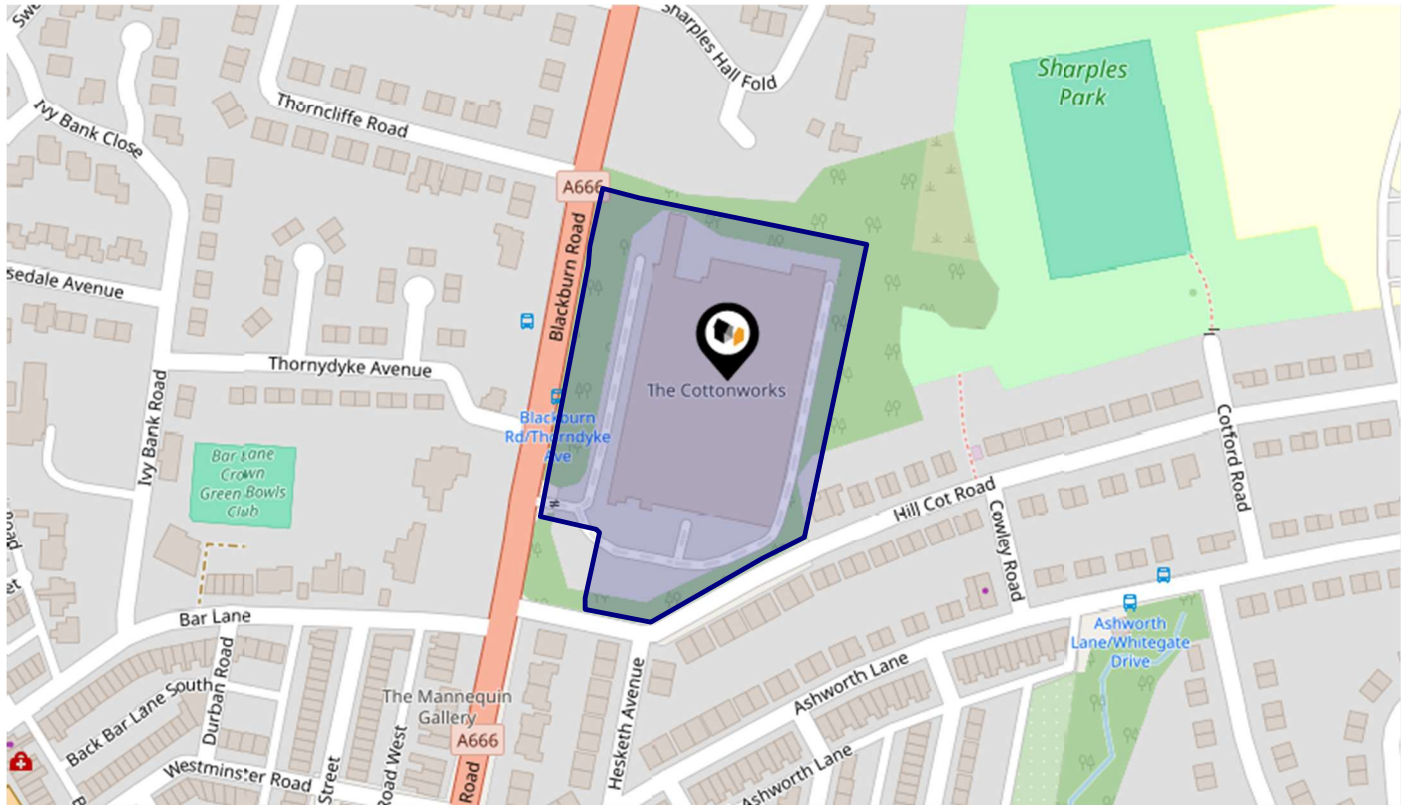
Nearby Council Wards

-  Astley Bridge Ward
-  Crompton Ward
-  Bromley Cross Ward
-  Halliwell Ward
-  Bradshaw Ward
-  Tonge with the Haulgh Ward
-  Smithills Ward
-  Breightmet Ward
-  Rumworth Ward
-  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:

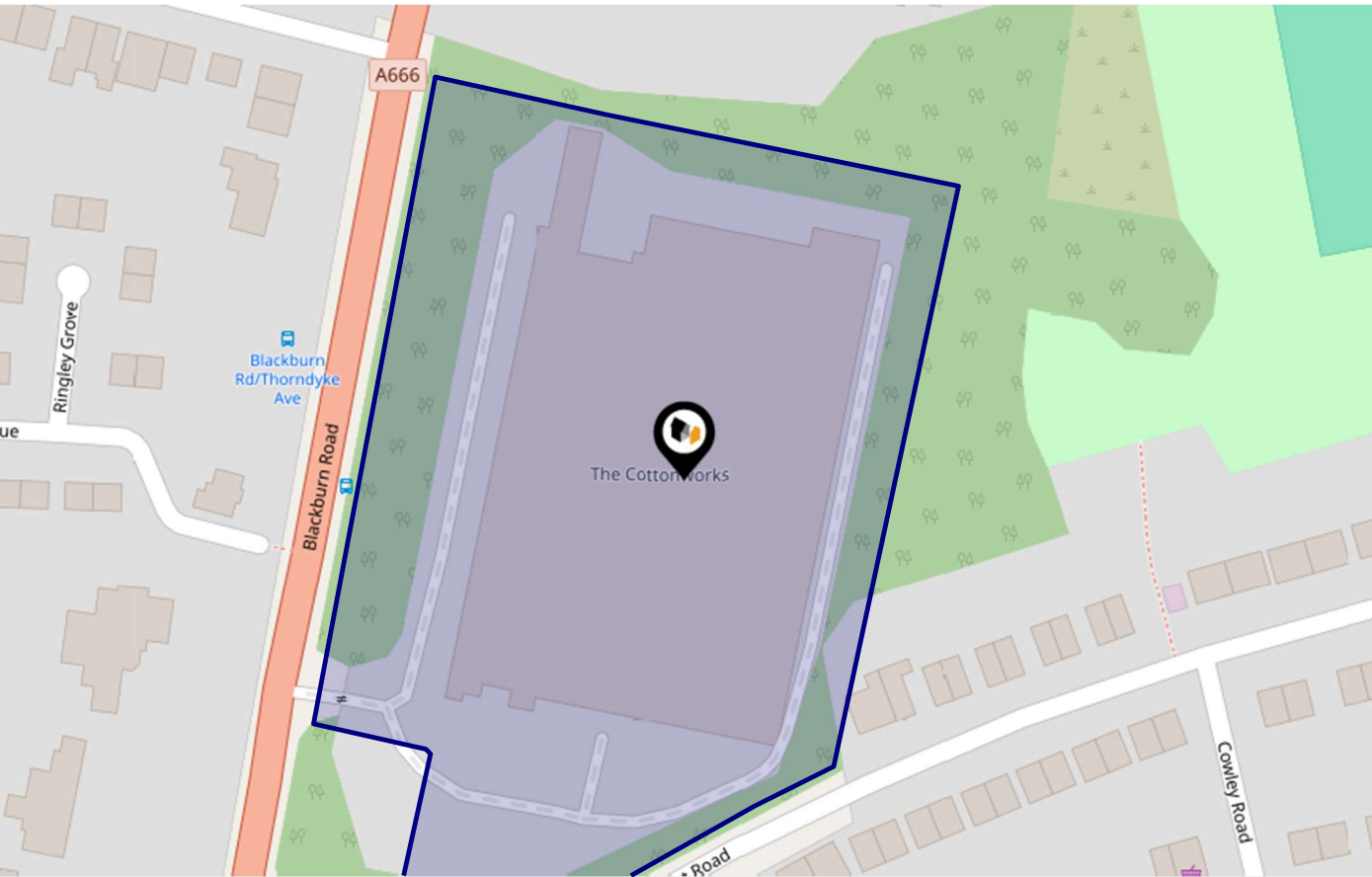
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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: 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:

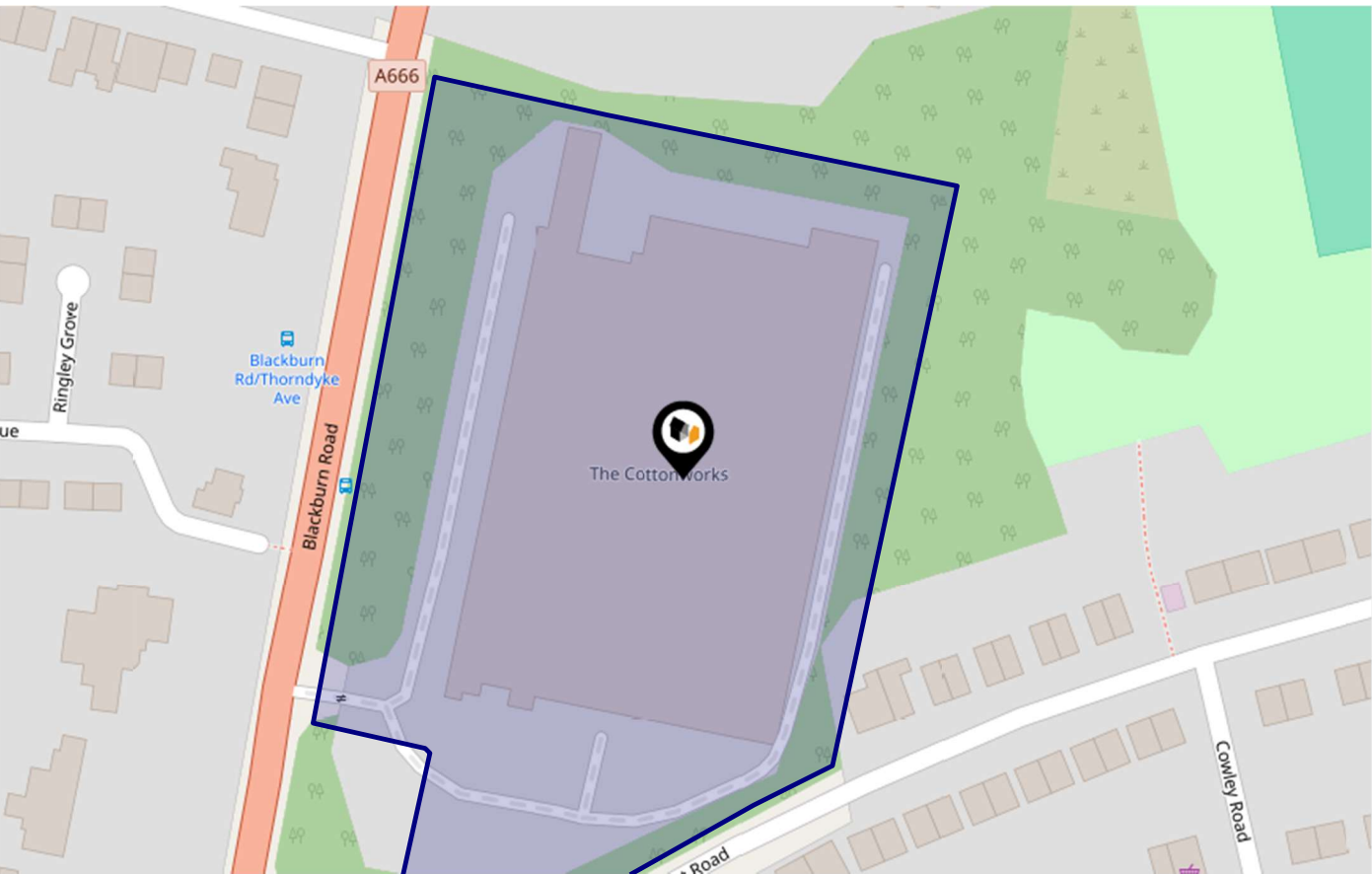
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
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Chance of flooding to the following depths at this property:

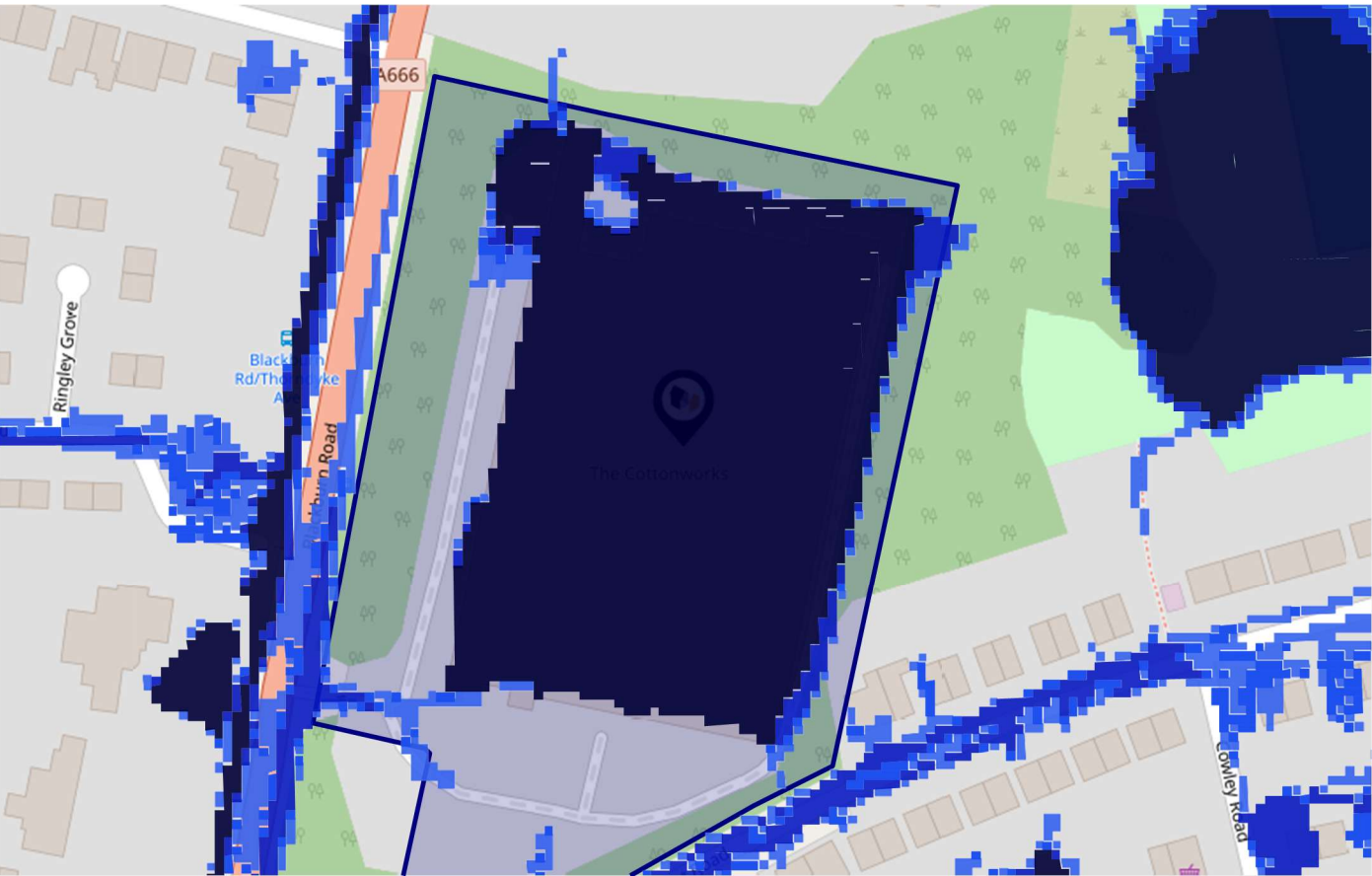
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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: 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:

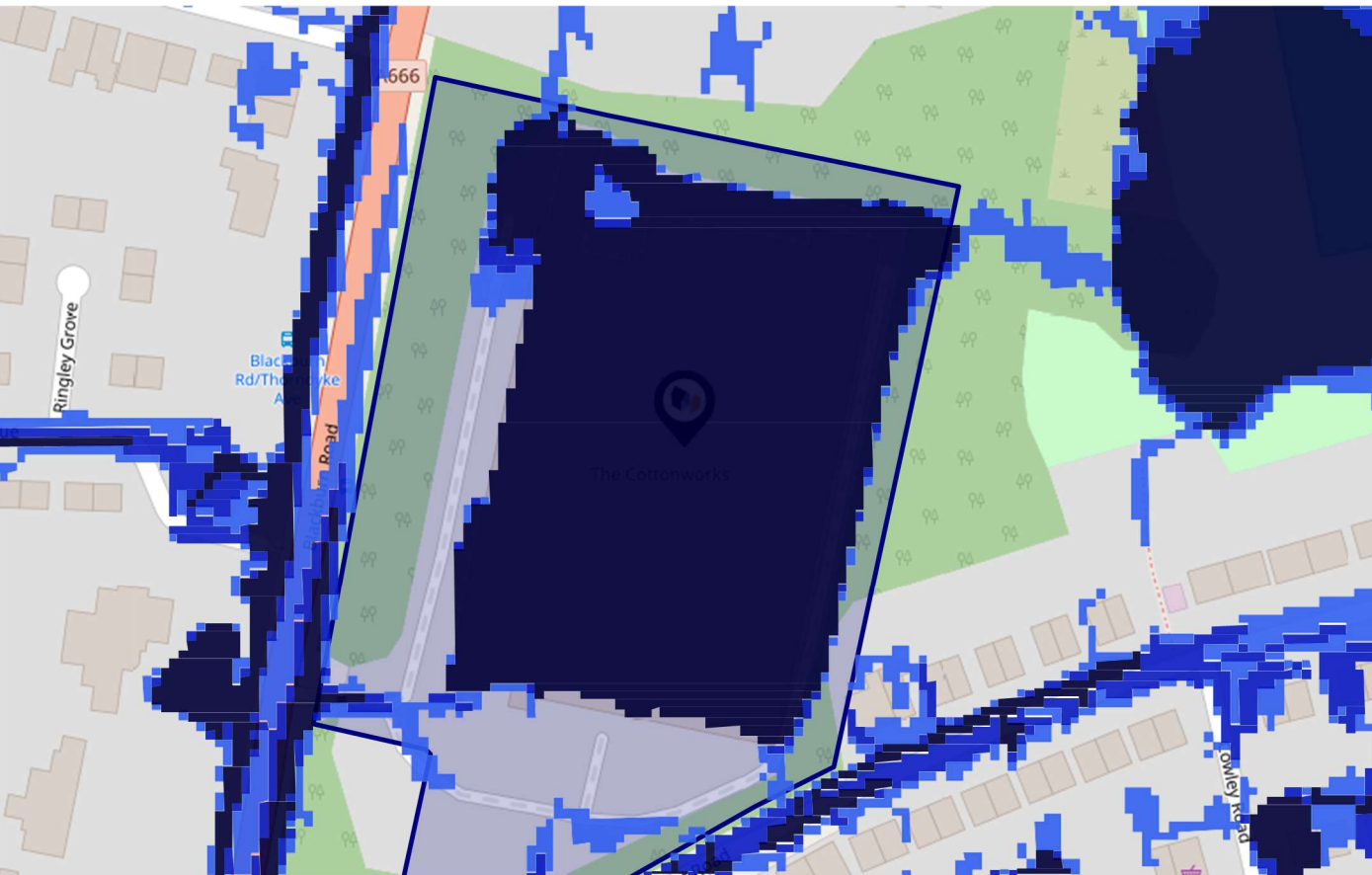
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Flood Risk

Surface Water - 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: High

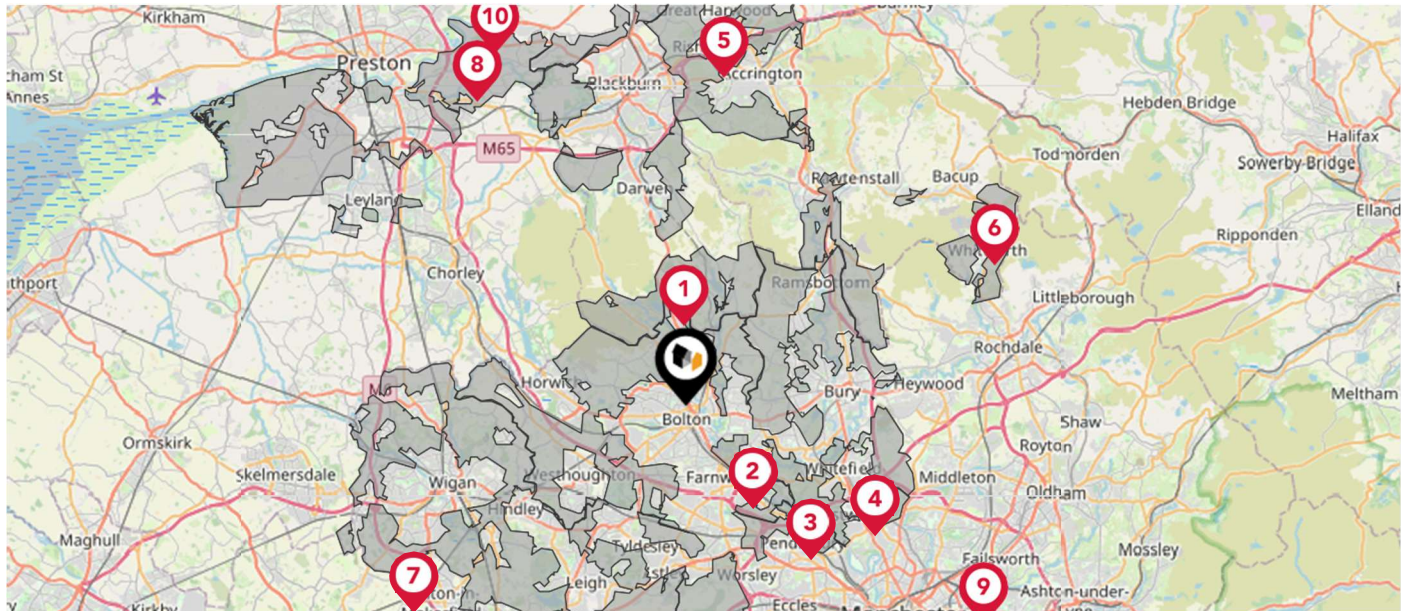
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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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 - 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 - Hyndburn
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Wigan
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Manchester
-  Merseyside and Greater Manchester Green Belt - Ribble Valley

Maps

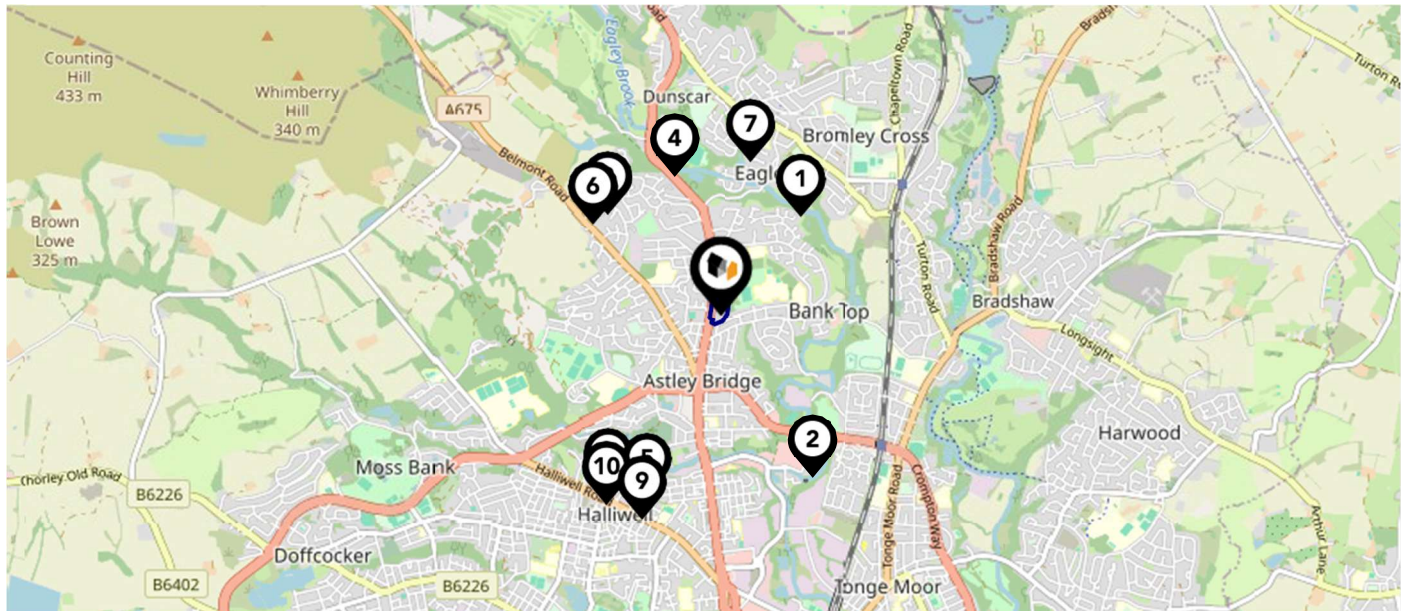
Landfill Sites



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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.



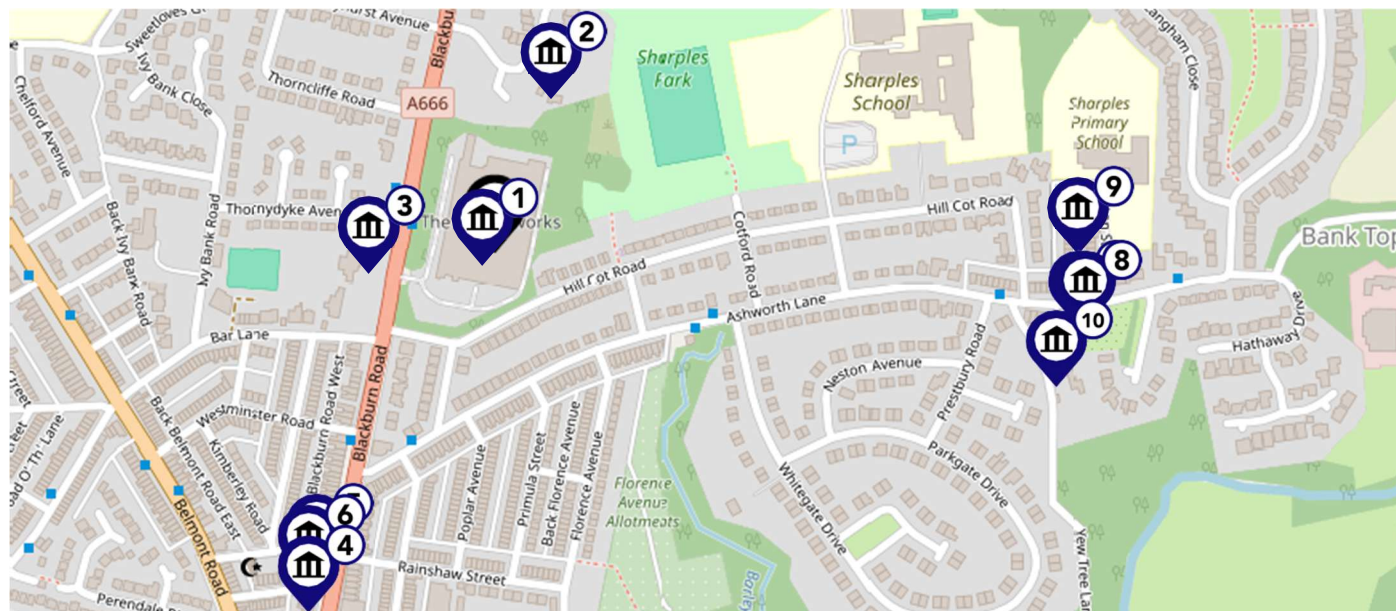
Nearby Landfill Sites

	John Street Playing Fields-Queens Avenue, Bromley Cross, Bolton	Historic Landfill 
	Waterworks Depot-Crompton Way, Bolton	Historic Landfill 
	Springfield Heights Quarry-Off Belmont Road, Sharples, Bolton	Historic Landfill 
	Dunscar Industrial Estate-Off Blackburn Road, Dunscar, Bolton	Historic Landfill 
	Weymouth Street-Halliwell, Greater Manchester	Historic Landfill 
	Springfield Heights Reservoir-Off Belmont Road, Sharples, Bolton	Historic Landfill 
	Hardman's Farm-Darwen Road, Bromley Cross, Bolton	Historic Landfill 
	Halliwell Industrial Estate-Regan Street-Makants Road, Halliwell, Bolton	Historic Landfill 
	Halliwell Mill-Bertha Street, Greater Manchester	Historic Landfill 
	Halliwell Street-Bolton	Historic Landfill 

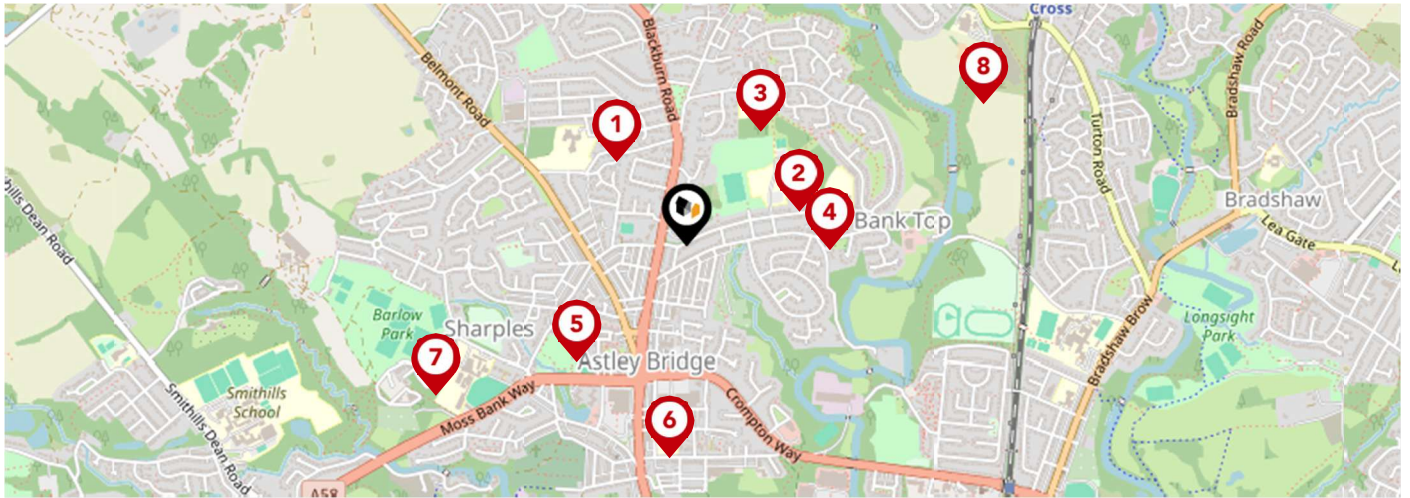
Maps

Listed Buildings

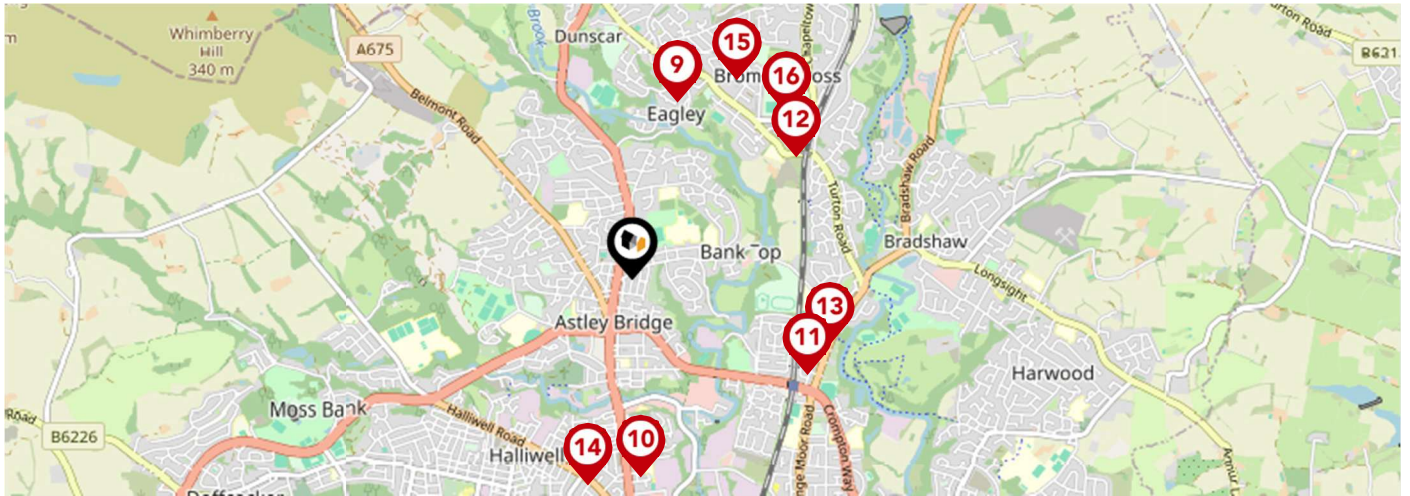
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1387926 - The Cottonworks	Grade II	0.0 miles
	1387927 - Sharples Hall Farmhouse	Grade II	0.1 miles
	1387924 - 733, Blackburn Road	Grade II	0.1 miles
	1387920 - Numbers 645 And 647 And The Bay Mare Public House	Grade II	0.2 miles
	1387922 - 653-661 Blackburn Road	Grade II	0.2 miles
	1388246 - 31, Ramsay Street	Grade II	0.2 miles
	1388081 - 2, Hugh Lupus Street	Grade II	0.3 miles
	1387864 - 245,247 And 249, Ashworth Lane	Grade II	0.3 miles
	1388083 - 18-28, Hugh Lupus Street	Grade II	0.3 miles
	1388033 - 2-16, Eleanor Street	Grade II	0.3 miles

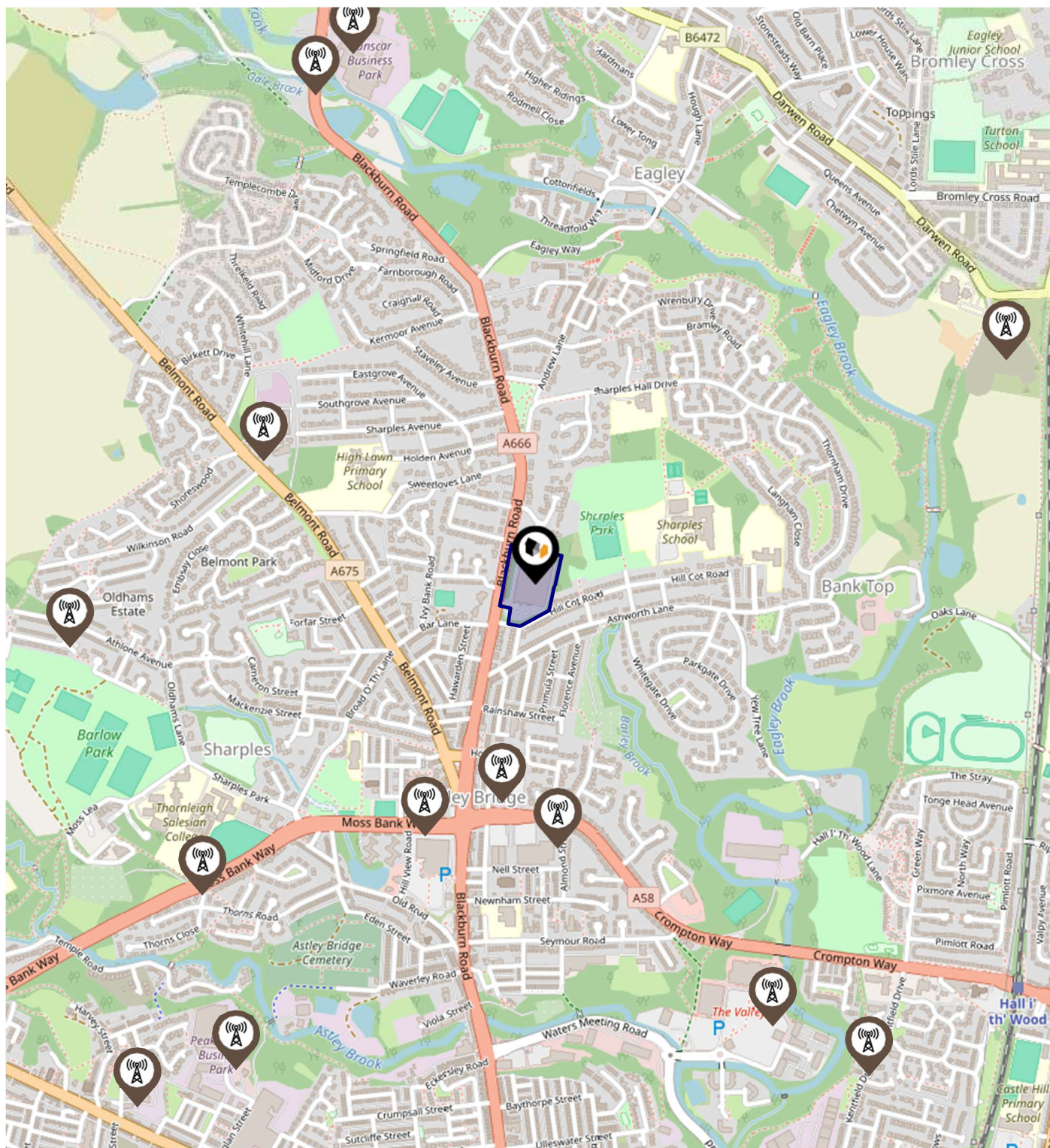


		Nursery	Primary	Secondary	College	Private
	High Lawn Primary School Ofsted Rating: Good Pupils: 486 Distance:0.24	☐	☒	☐	☐	☐
	Sharples School Ofsted Rating: Good Pupils: 1209 Distance:0.26	☐	☐	☒	☐	☐
	The Oaks Primary School Ofsted Rating: Good Pupils: 219 Distance:0.3	☐	☒	☐	☐	☐
	Sharples Primary School Ofsted Rating: Good Pupils: 260 Distance:0.31	☐	☒	☐	☐	☐
	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good Pupils: 203 Distance:0.35	☐	☒	☐	☐	☐
	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding Pupils: 263 Distance:0.47	☐	☒	☐	☐	☐
	Thornleigh Salesian College Ofsted Rating: Good Pupils: 1570 Distance:0.64	☐	☐	☒	☐	☐
	Birtenshaw School Bolton Ofsted Rating: Good Pupils: 103 Distance:0.72	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St John the Evangelist RC Primary School, Bromley Cross, Bolton Ofsted Rating: Good Pupils: 183 Distance:0.81	☐	☒	☐	☐	☐
	Madrasatul Imam Muhammad Zakariya Ofsted Rating: Good Pupils: 120 Distance:0.87	☐	☐	☒	☐	☐
	St Columba's RC Primary School Ofsted Rating: Good Pupils: 238 Distance:0.87	☐	☒	☐	☐	☐
	Turton School Ofsted Rating: Good Pupils: 1619 Distance:0.9	☐	☐	☒	☐	☐
	Canon Slade School Ofsted Rating: Requires improvement Pupils: 1753 Distance:0.91	☐	☐	☒	☐	☐
	Eden Boys' School Bolton Ofsted Rating: Outstanding Pupils: 621 Distance:0.92	☐	☐	☒	☐	☐
	Eagley Infant School Ofsted Rating: Good Pupils: 200 Distance:1	☐	☒	☐	☐	☐
	Eagley Junior School Ofsted Rating: Good Pupils: 232 Distance:1	☐	☒	☐	☐	☐

Local Area Masts & Pylons



Key:

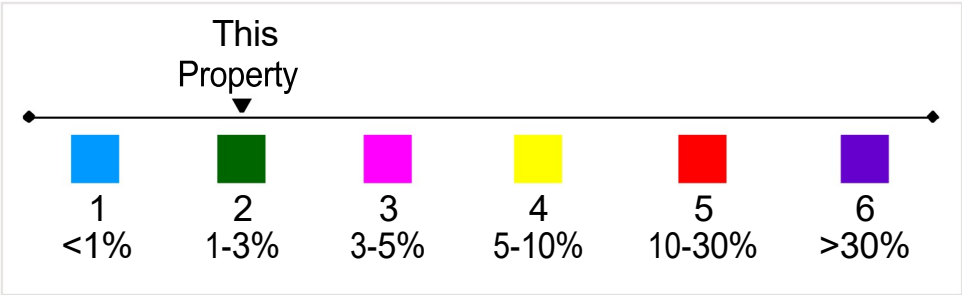
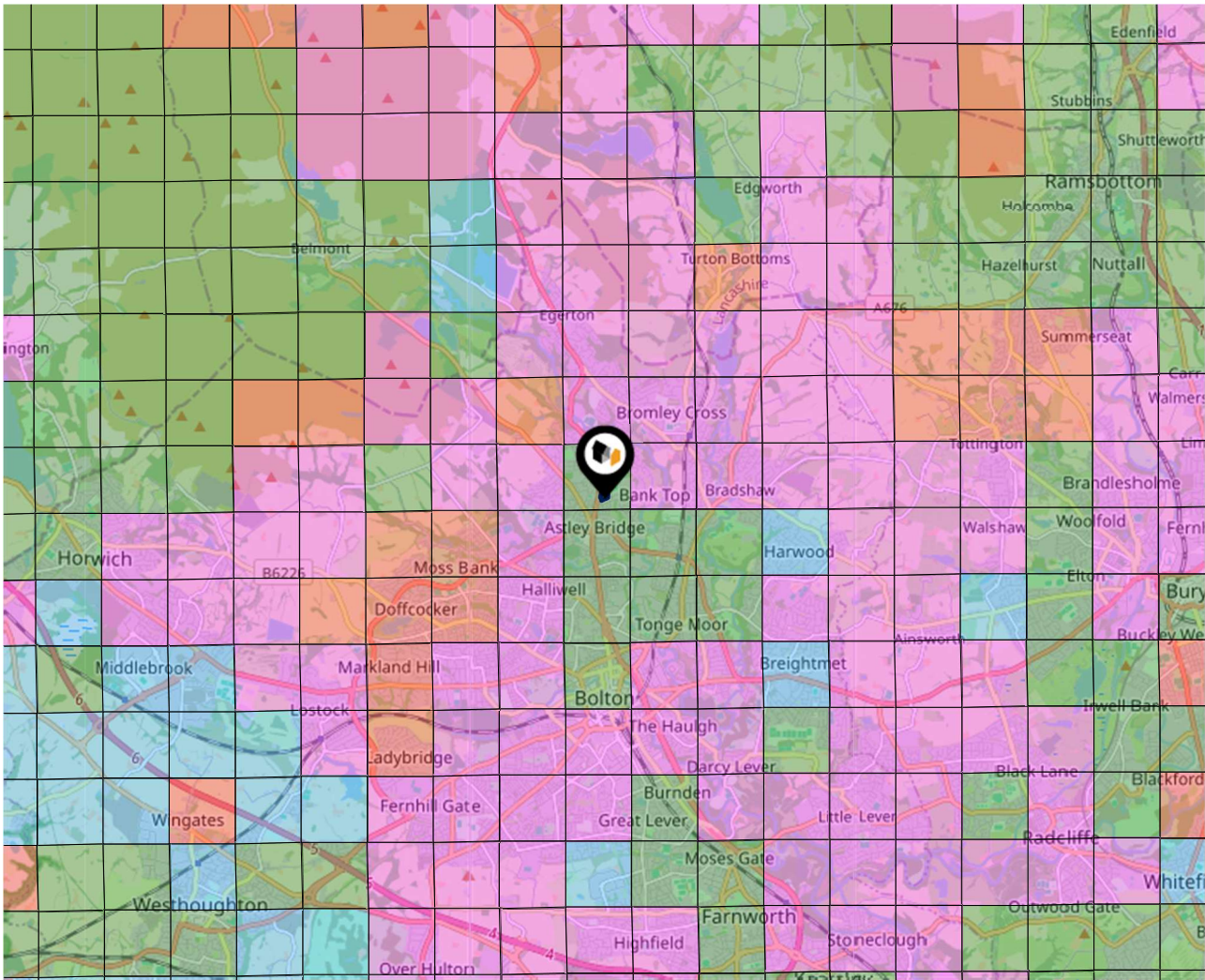
-  Power Pylons
-  Communication Masts

Environment

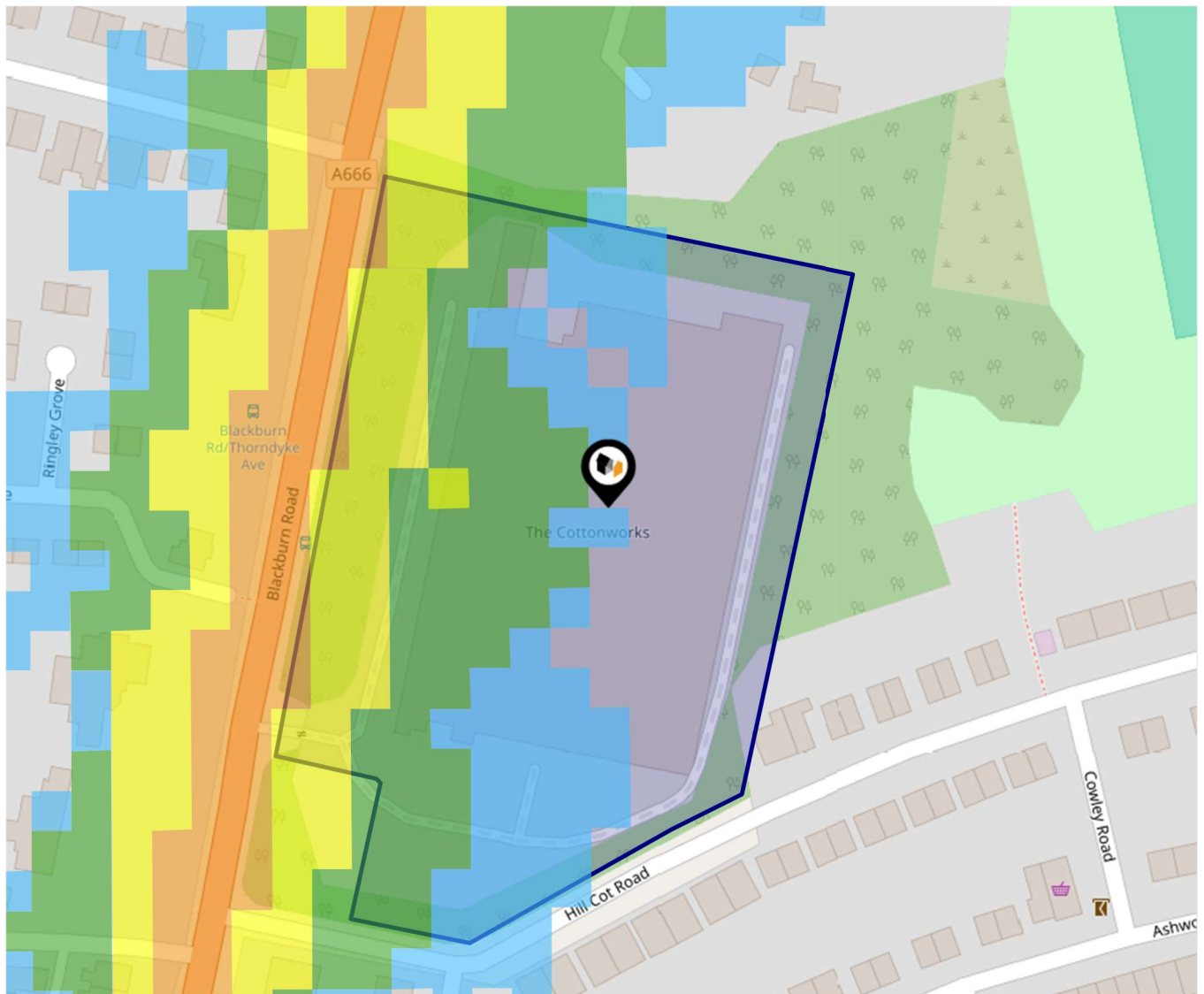
Radon Gas

What is Radon?

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



Local Area Road Noise



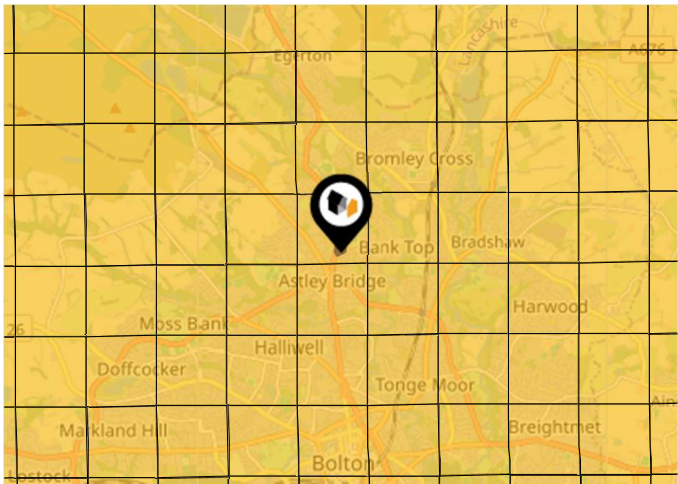
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

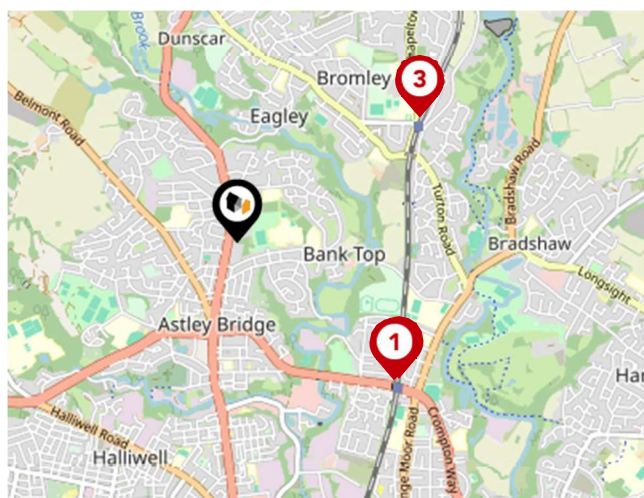
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

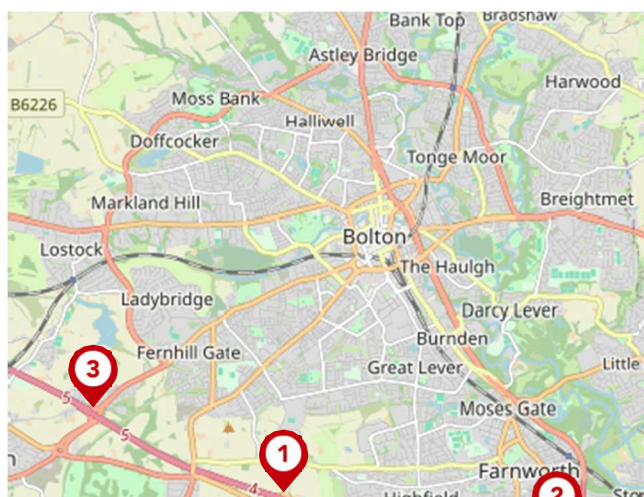
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hall i' th' Wood Rail Station	0.92 miles
2	Hall i' th' Wood Rail Station	0.93 miles
3	Bromley Cross Rail Station	0.98 miles



Trunk Roads/Motorways

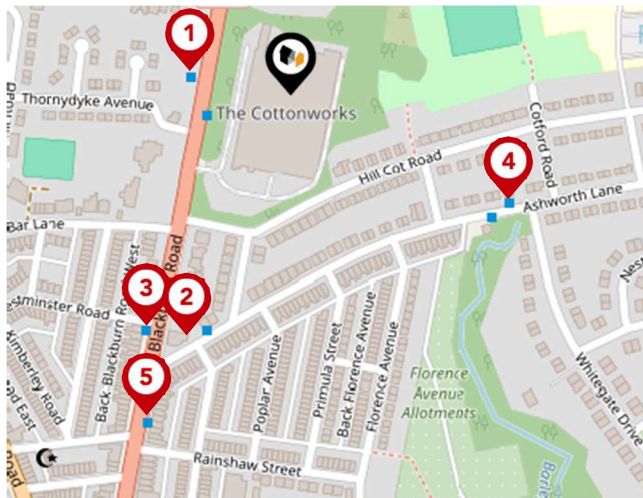
Pin	Name	Distance
1	M61 J4	4.31 miles
2	M61 J3	4.89 miles
3	M61 J5	4.27 miles
4	M61 J2	5.64 miles
5	M61 J1	6.14 miles



Airports/Helipads

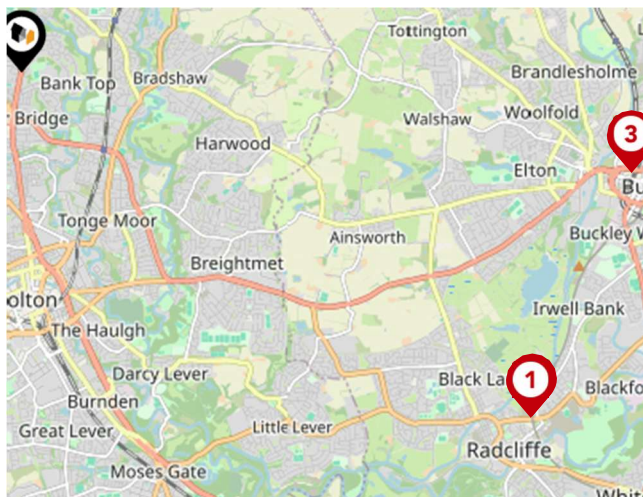
Pin	Name	Distance
1	Manchester Airport	17.62 miles
2	Speke	25.51 miles
3	Highfield	27.72 miles
4	Leeds Bradford Airport	36.37 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Thornydyke Avenue	0.06 miles
2	Hesketh Avenue	0.14 miles
3	Ashworth Lane	0.15 miles
4	Whitegate Drive	0.13 miles
5	Rainshaw Street	0.19 miles



Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	5.41 miles
2	Radcliffe (Manchester Metrolink)	5.41 miles
3	Bury Bolton Street (East Lancashire Railway)	5.43 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.

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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