



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



DUXBURY MANOR WAY, CHORLEY, PR7 3FJ.

Asking Price: £600,000

Redpath Leach Estate Agents

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www.redpathleach.co.uk

Property Overview



Property

Type:	Detached	Asking Price:	£600,000
Bedrooms:	5	Tenure:	Leasehold
Floor Area:	2,174 ft ² / 202 m ²	Start Date:	28/04/2015
Plot Area:	0.2 acres	End Date:	01/01/3010
Council Tax :	Band F	Lease Term:	999 years from 1 January 2011
Annual Estimate:	£3,384	Term Remaining:	984 years
Title Number:	LAN165101		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
◆ Rivers & Seas	Very low
◆ Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	60	1800
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Duxbury Manor Way, Chorley, PR7*

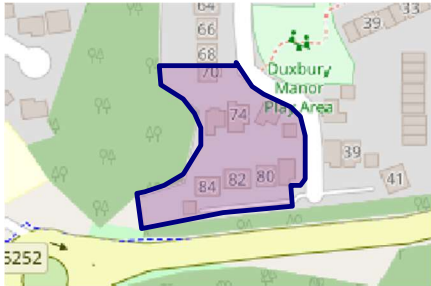
Reference - 22/00102/FULHH
Decision: Granted
Date: 26th January 2022
Description: Erection of extension to side (south) elevation of detached garage, elevational/window alterations to facilitate conversion of garage to home gymnasium

Reference - 20/01305/FULHH
Decision: Granted
Date: 04th December 2020
Description: Single storey side extension and single storey rear extension

Reference - Chorley/16/00426/TPO
Decision: Decided
Date: 06th May 2016
Description: Removal and replacement of one beech tree.

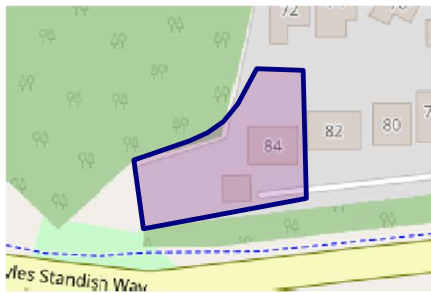
Reference - 20/00646/TPO
Decision: Granted
Date: 27th June 2020
Description: Application for works to protected trees - Chorley BC TPO 9 (Chorley) 1995: T1, T2, T3 and T4 Oaks - Prune branches overhanging garden by a maximum of 4 metres

Freehold Title Plan



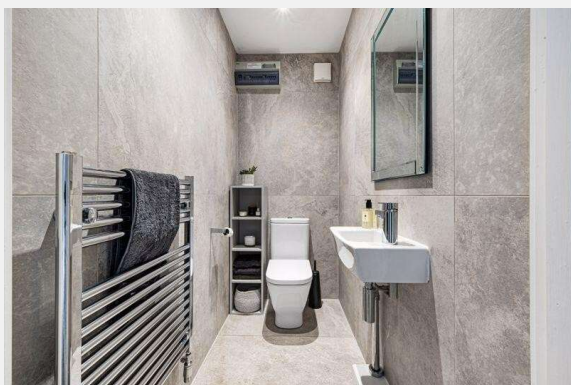
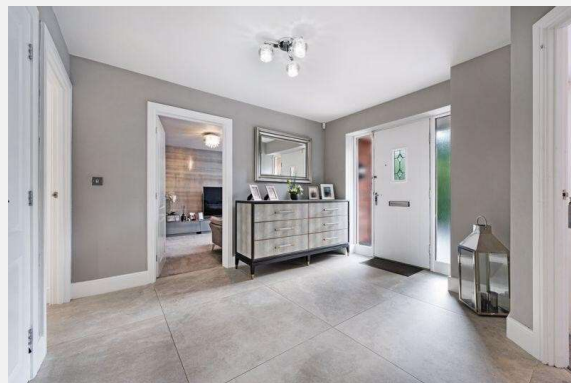
LAN183958

Leasehold Title Plan



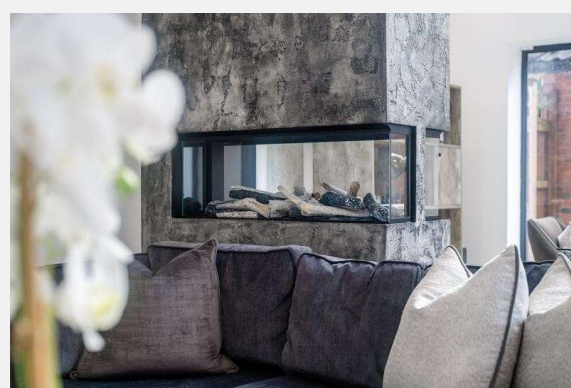
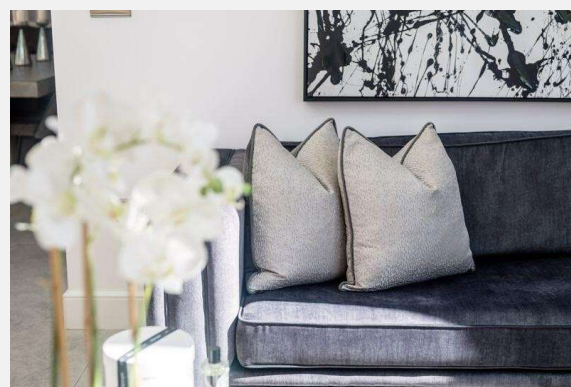
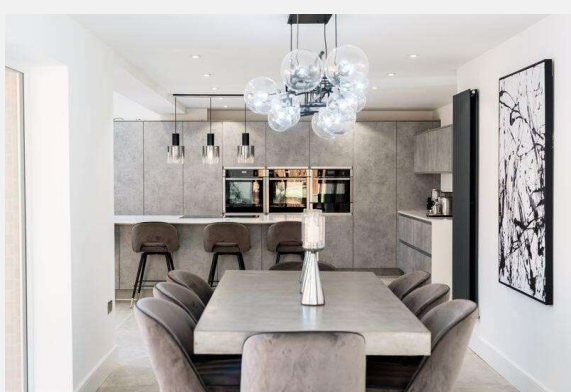
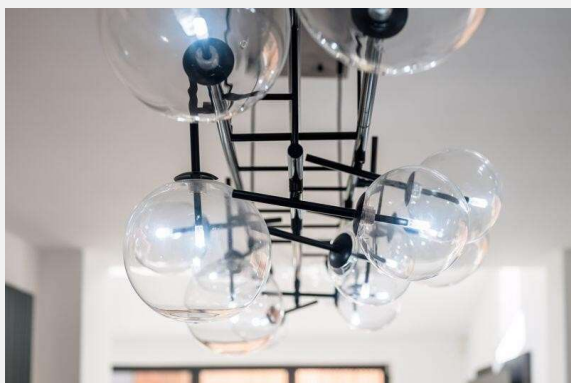
LAN165101

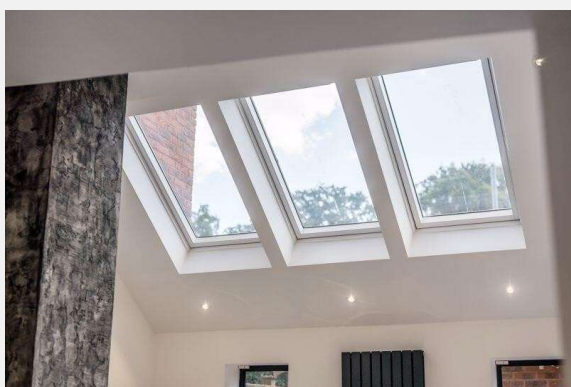
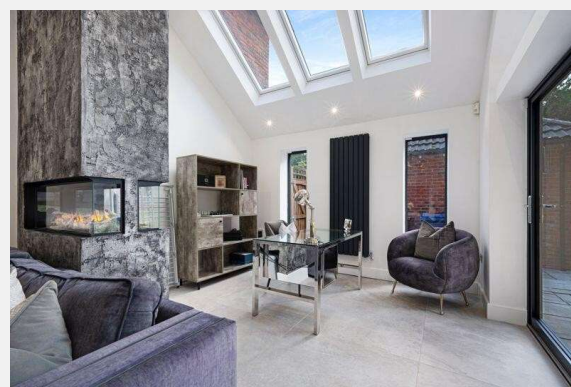
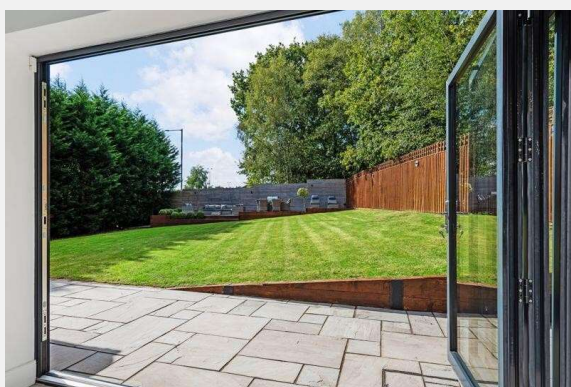
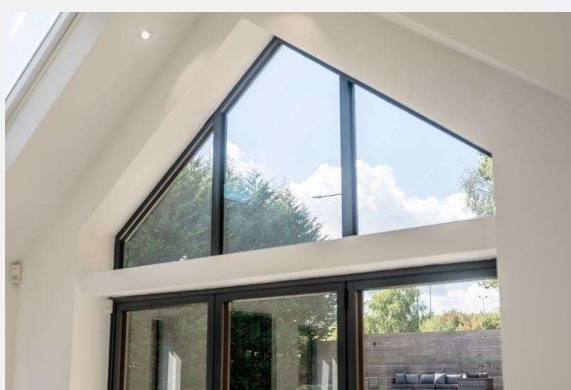
Start Date:	28/04/2015
End Date:	01/01/3010
Lease Term:	999 years from 1 January 2011
Term Remaining:	984 years

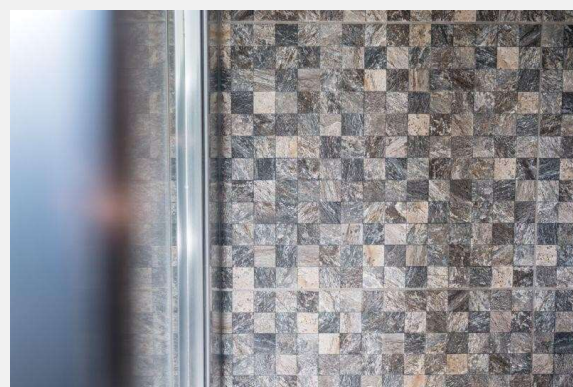
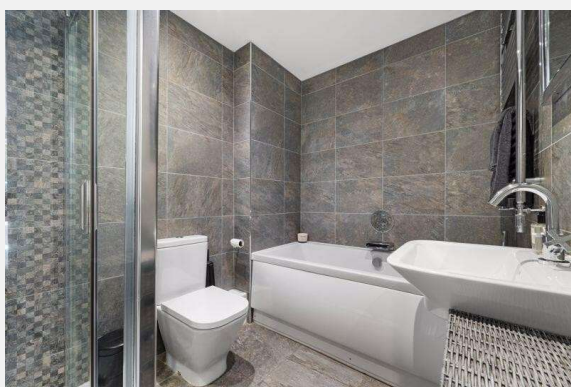
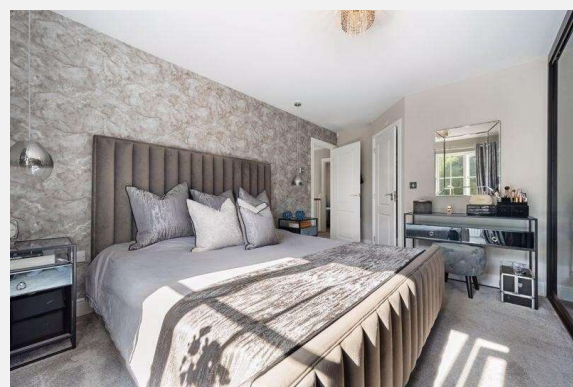
















Gallery Photos

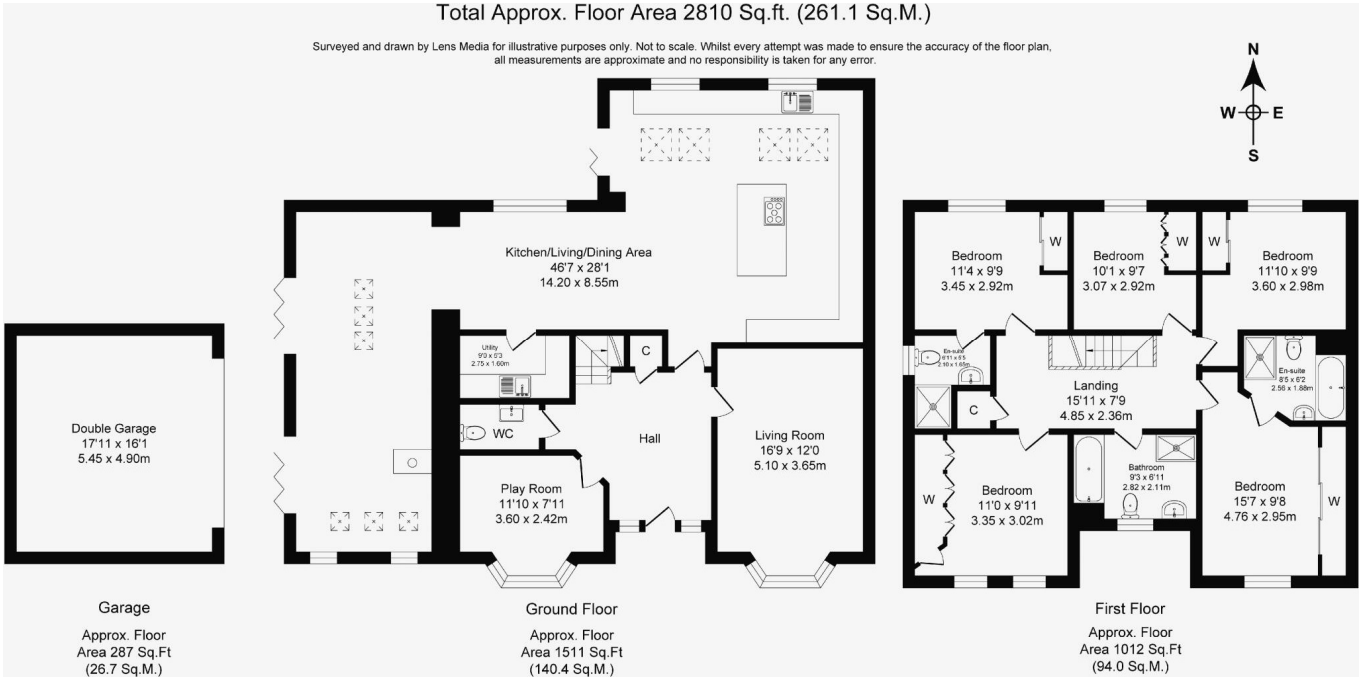


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DUXBURY MANOR WAY, CHORLEY, PR7 3FJ.



Property EPC - Certificate



CHORLEY, PR7

Energy rating

C

Valid until 20.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

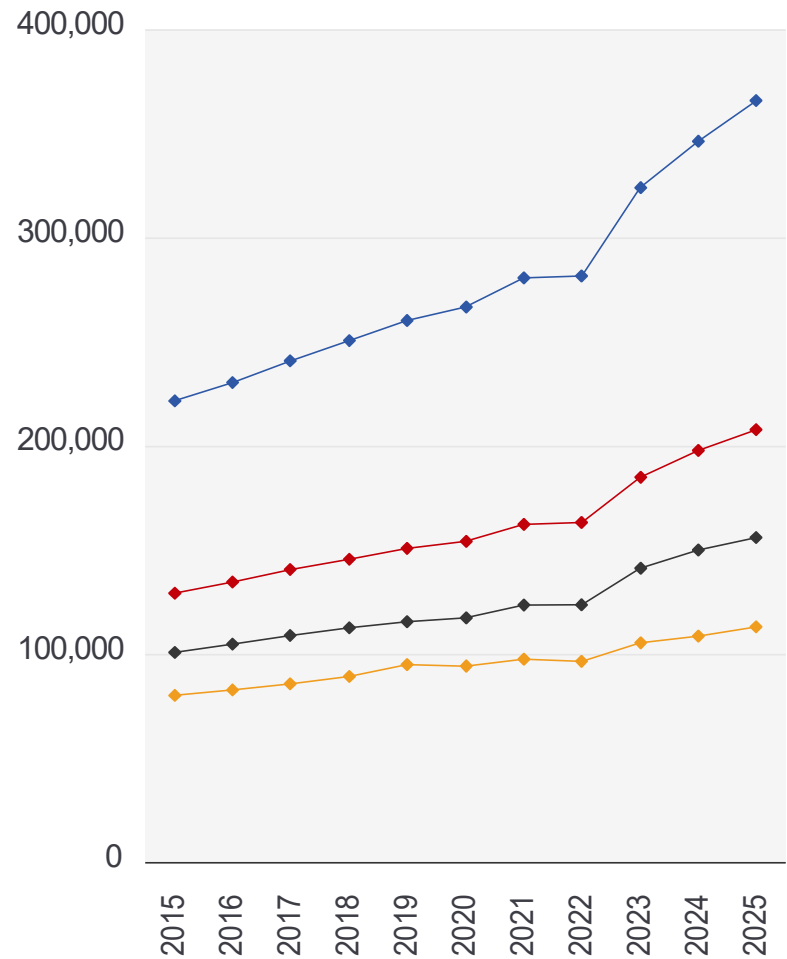
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat, plus solar
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	202 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

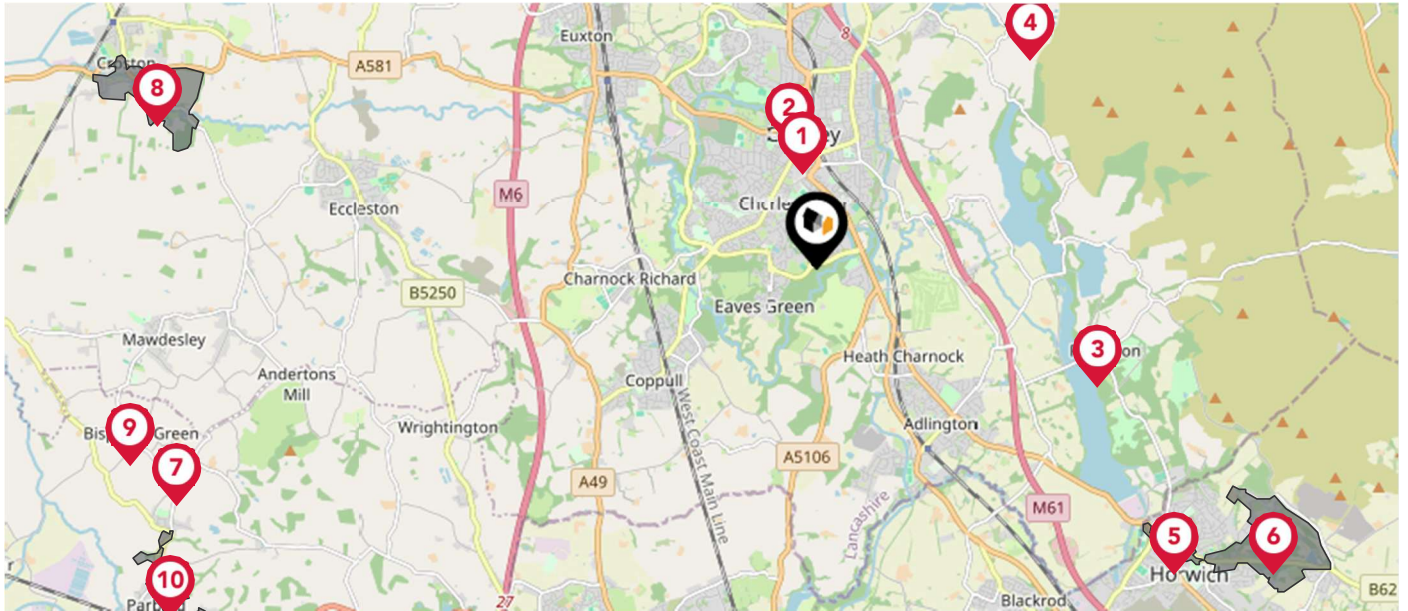
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

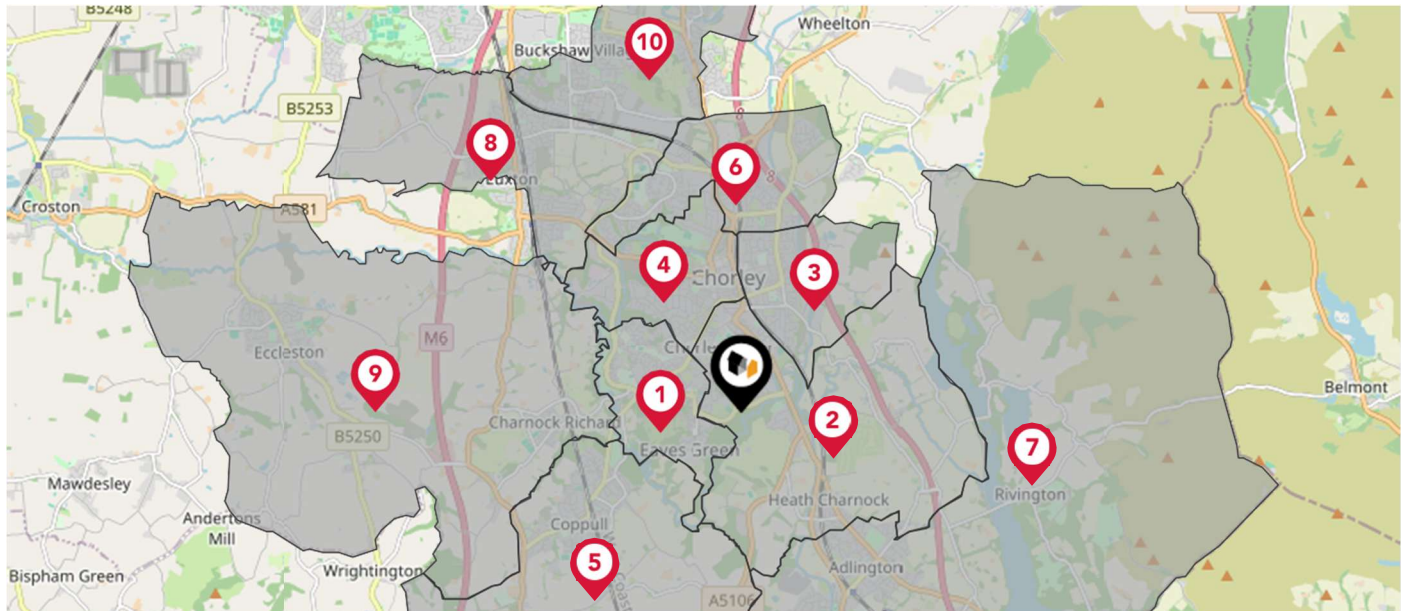
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  St George's, Chorley
-  St Laurence's, Chorley
-  Rivington
-  White Coppice
-  Horwich Town Centre
-  Wallsuches
-  Maltkiln Lane / Chorley Road
-  Croston
-  Bispham Green
-  Lancaster Lane

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



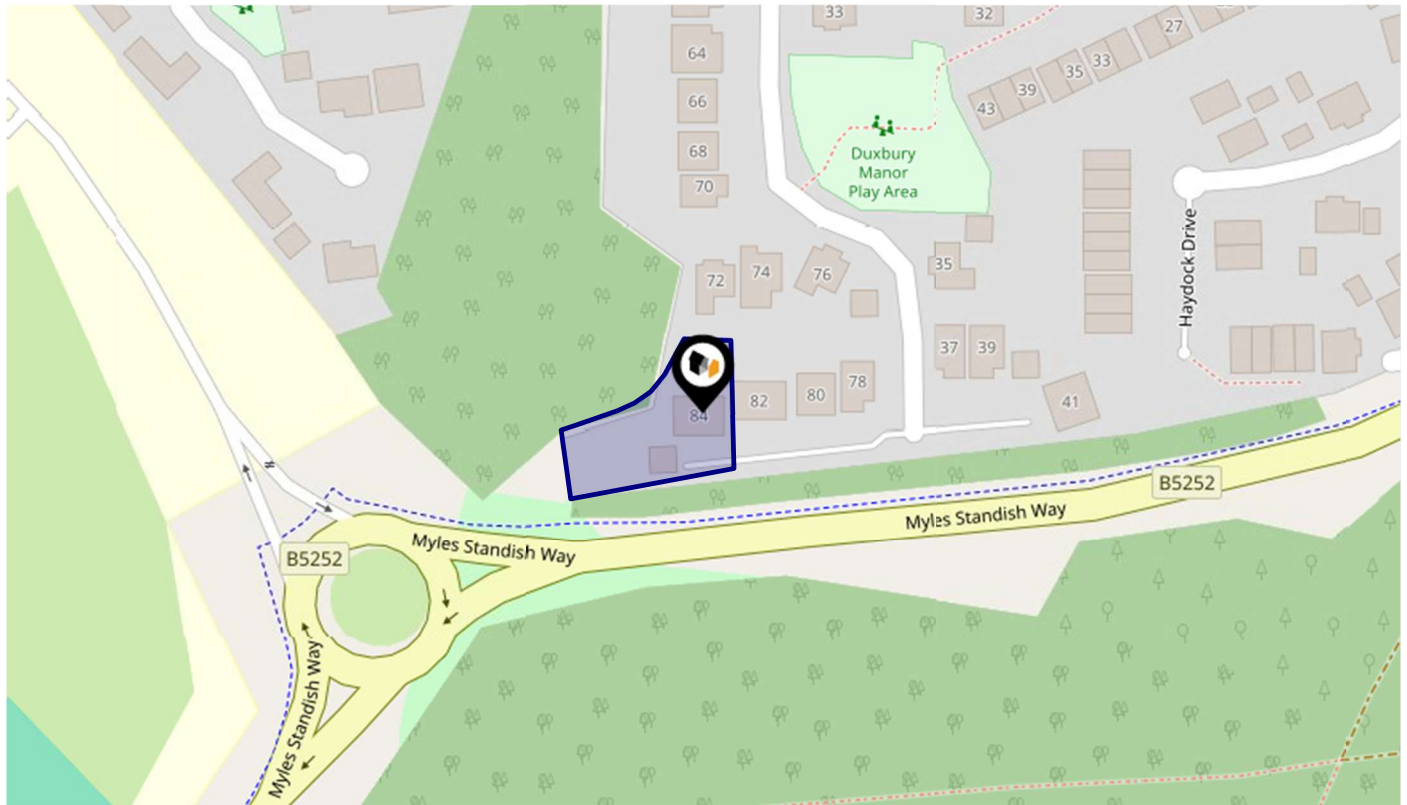
Nearby Council Wards

-  Chorley South West Ward
-  Chorley South East & Heath Charnock Ward
-  Chorley East Ward
-  Chorley North West Ward
-  Coppull Ward
-  Chorley North & Astley Ward
-  Adlington & Anderton Ward
-  Euxton Ward
-  Eccleston, Heskin & Charnock Richard Ward
-  Buckshaw & Whittle 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:

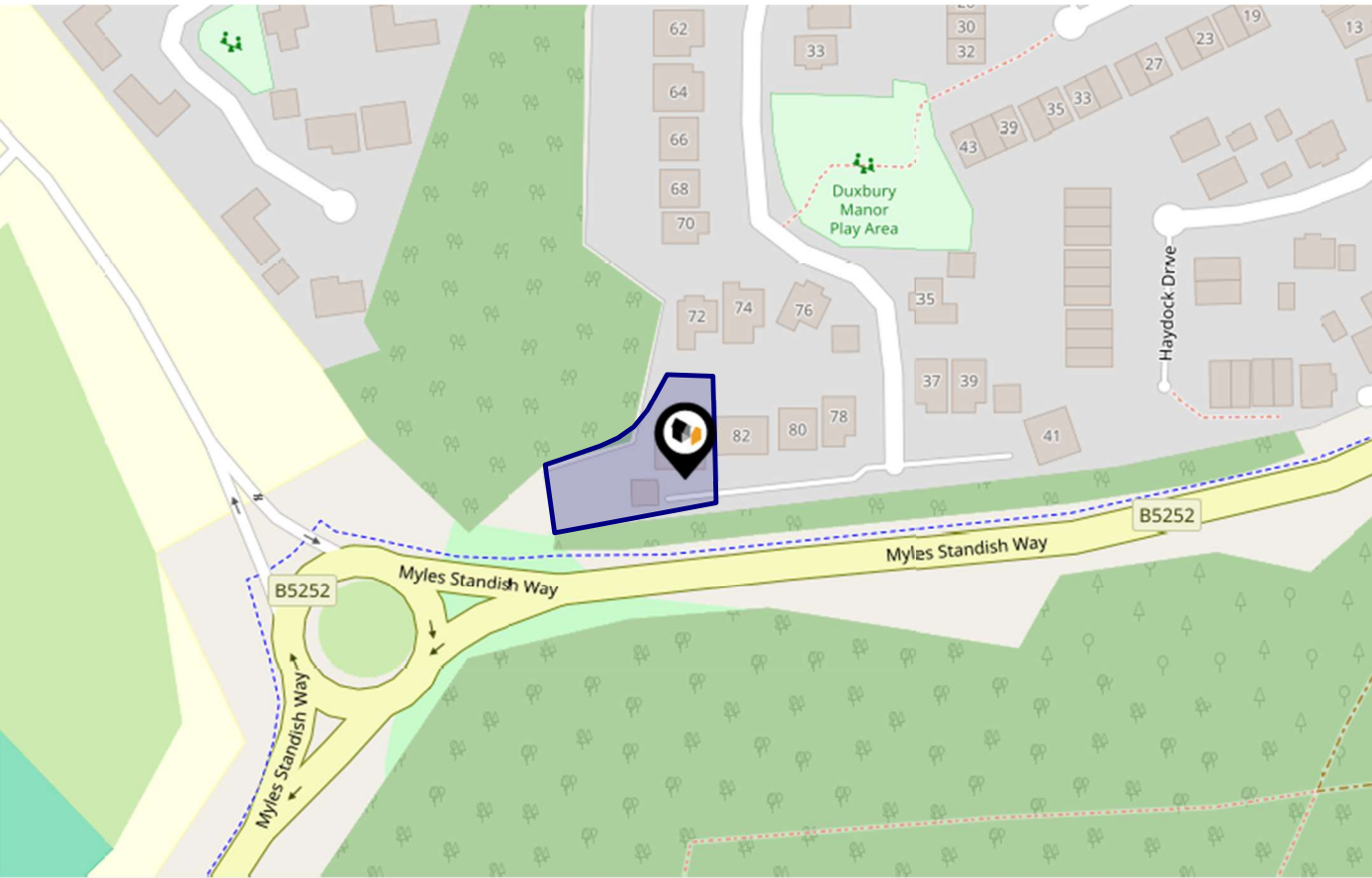
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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:

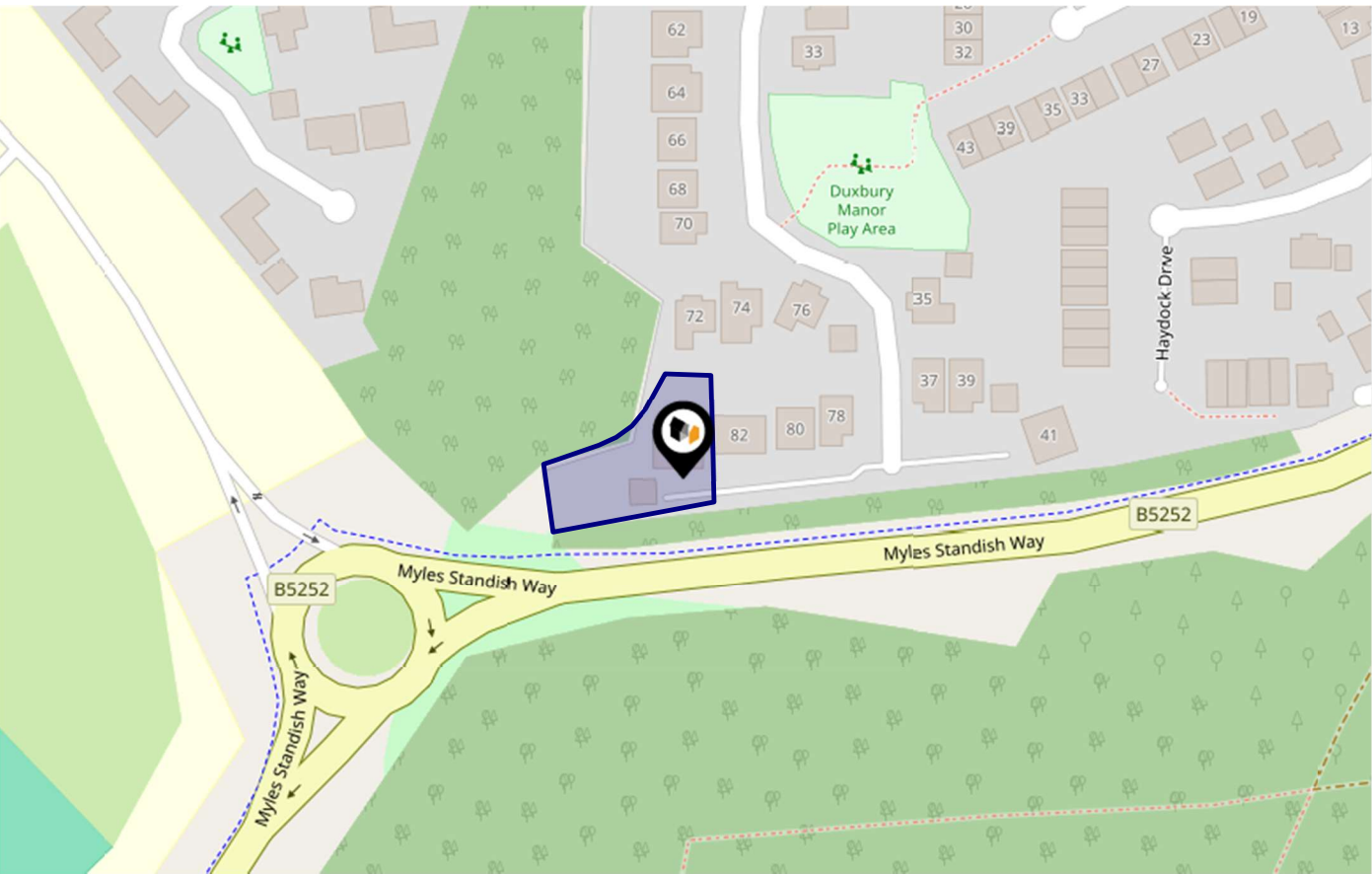
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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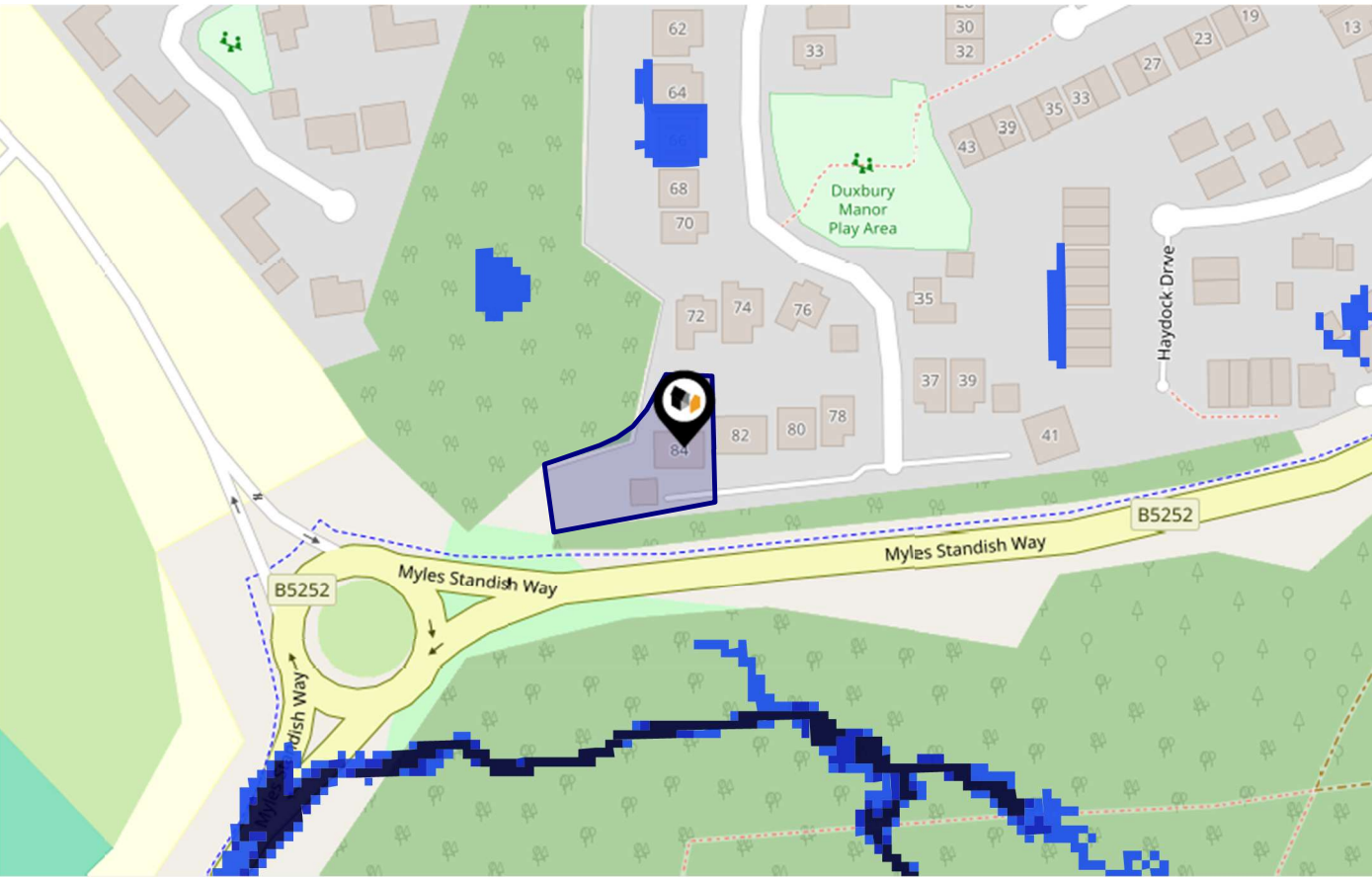
Chance of flooding to the following depths at this property:

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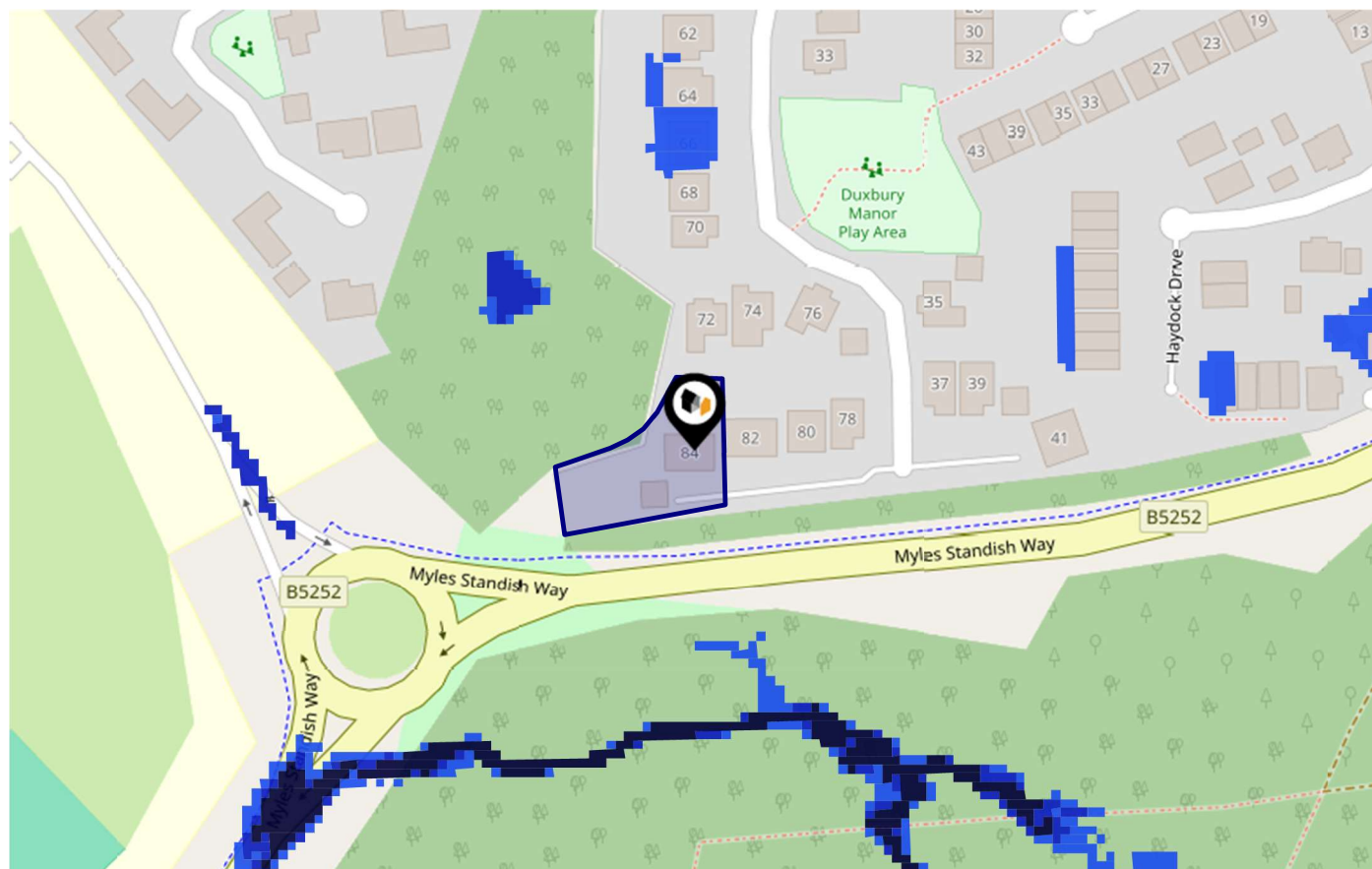
Chance of flooding to the following depths at this property:

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

Flood Risk

Surface Water - 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

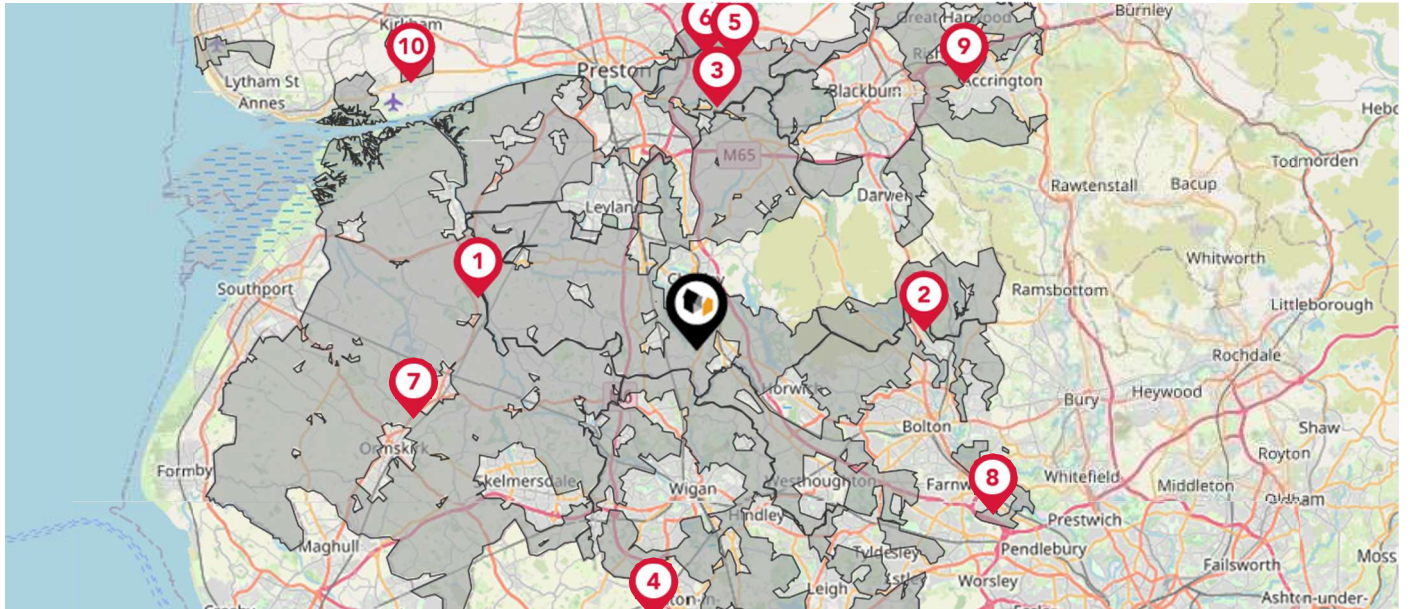
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  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.
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-  Very Low Risk - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

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

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



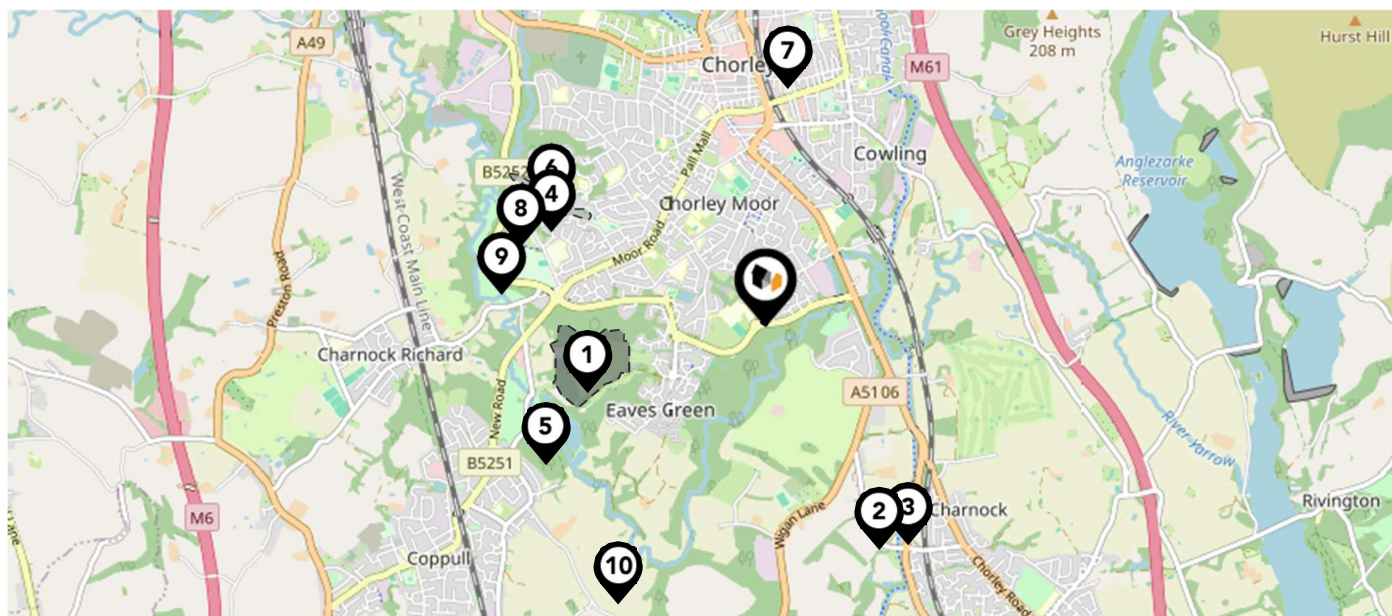
Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Chorley
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - South Ribble
-  Merseyside and Greater Manchester Green Belt - Wigan
-  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 - 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.



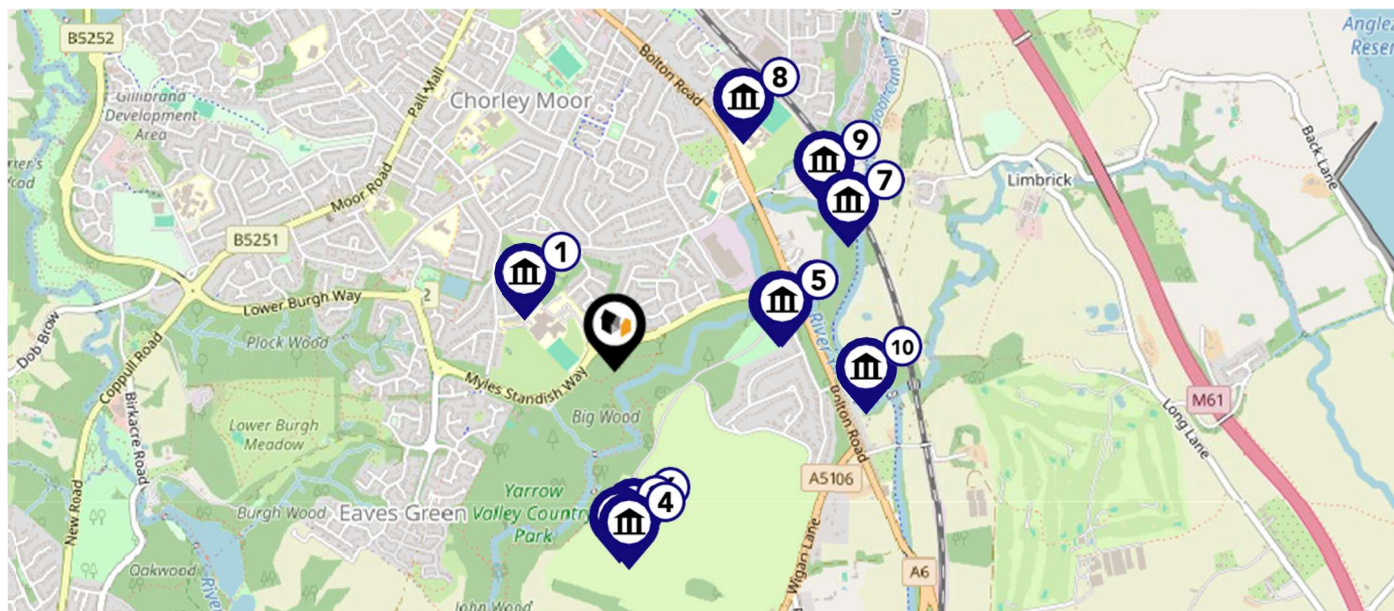
Nearby Landfill Sites

	Lower Burgh-Burgh Hall Road, Eaves Green, Chorley, Lancashire	Historic Landfill 
	110 Rawlinson Lane-Rawlinson Lane, Heath Charnock, Chorley, Lancashire	Historic Landfill 
	Westhoughton Road-Heath Charnock, Chorley, Lancashire	Historic Landfill 
	Lawnwood Tip-Off Clover Road, Gillibrand, Chorley, Lancashire	Historic Landfill 
	Birkacre Mineshaft No.1-East of Birkacrebrow, Coppull, Chorley, Lancashire	Historic Landfill 
	Gillibrand Park-Chorley, Lancashire	Historic Landfill 
	Chortex Mill-East Street, Chorley, Lancashire	Historic Landfill 
	Kingsley Tip-Near Clover Road, Higher Kingsley, Chorley, Lancashire	Historic Landfill 
	Clover Road-Chorley, Lancashire	Historic Landfill 
	Coppull Old Hall Farm Tip-Site A, Coppull Hall Lane, Coppull, Chorley, Lancashire	Historic Landfill 

Maps

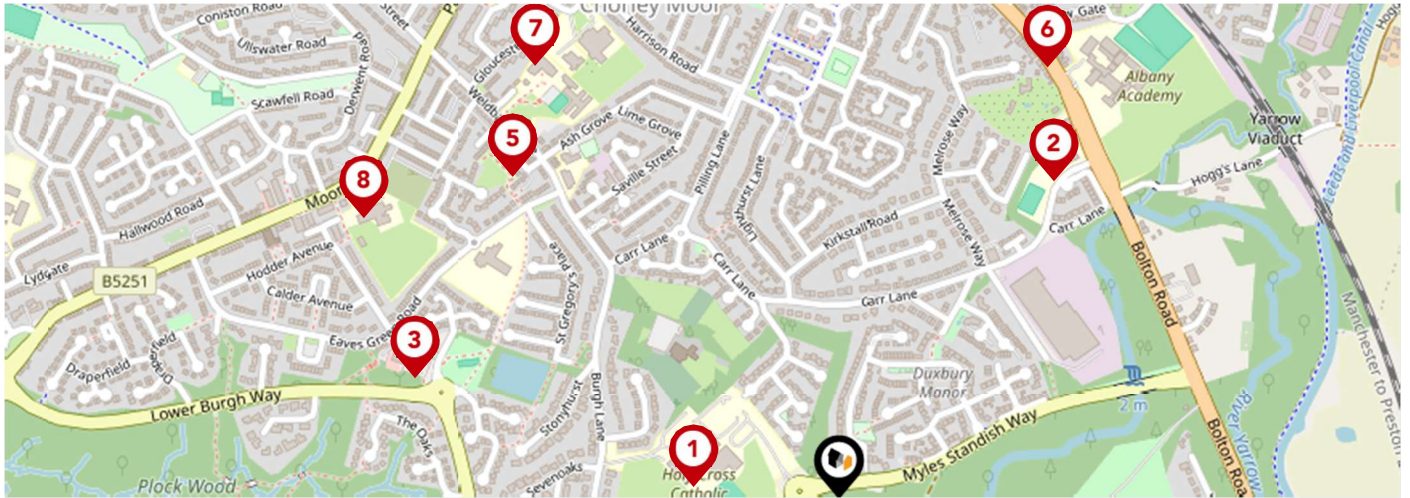
Listed Buildings

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

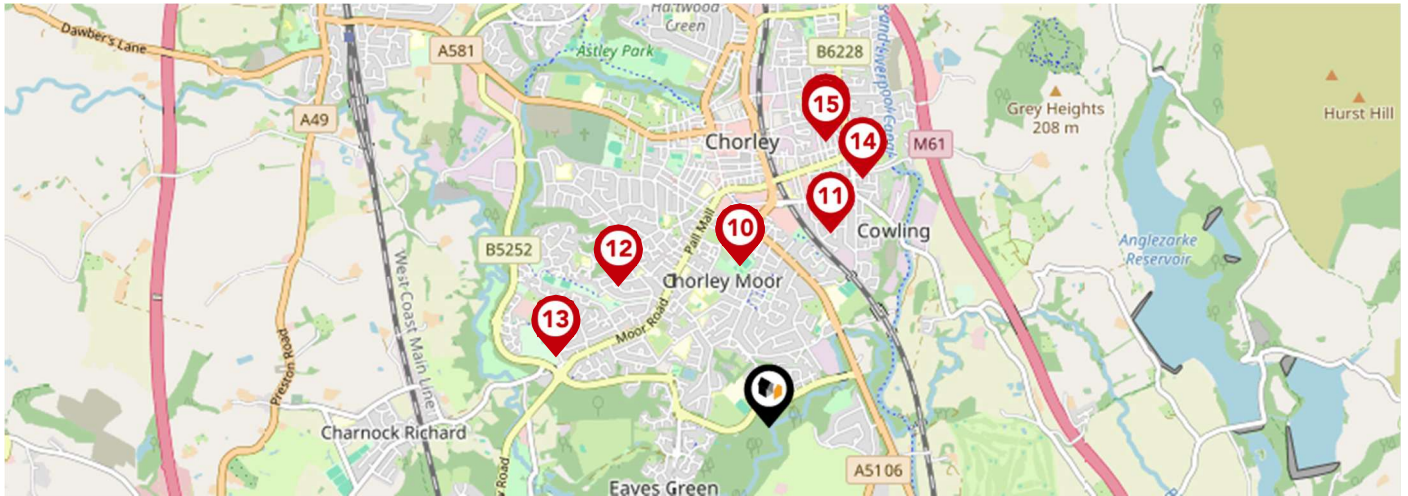


Listed Buildings in the local district		Grade	Distance
	1362171 - Roman Catholic Church Of St Gregory	Grade II	0.2 miles
	1281554 - Chorley Lodge To Duxbury Park	Grade II	0.4 miles
	1072646 - Duxbury Hall Barn	Grade II	0.4 miles
	1072647 - Duxbury Hall Stable Block	Grade II	0.4 miles
	1362069 - Gate Piers And Railings At Chorley Lodge To Duxbury Park	Grade II	0.4 miles
	1362041 - Duxbury Hall Coachhouse	Grade II	0.4 miles
	1072650 - Leeds Liverpool Canal, Railway Bridge Over Leeds Liverpool Canal At Sd 595 162	Grade II	0.6 miles
	1362172 - Halliwell House	Grade II	0.6 miles
	1203855 - Railway Viaduct	Grade II	0.6 miles
	1204444 - Canal Bridge Number 74 At Sd 595 156 Winstanley Bridge	Grade II	0.6 miles

Area Schools

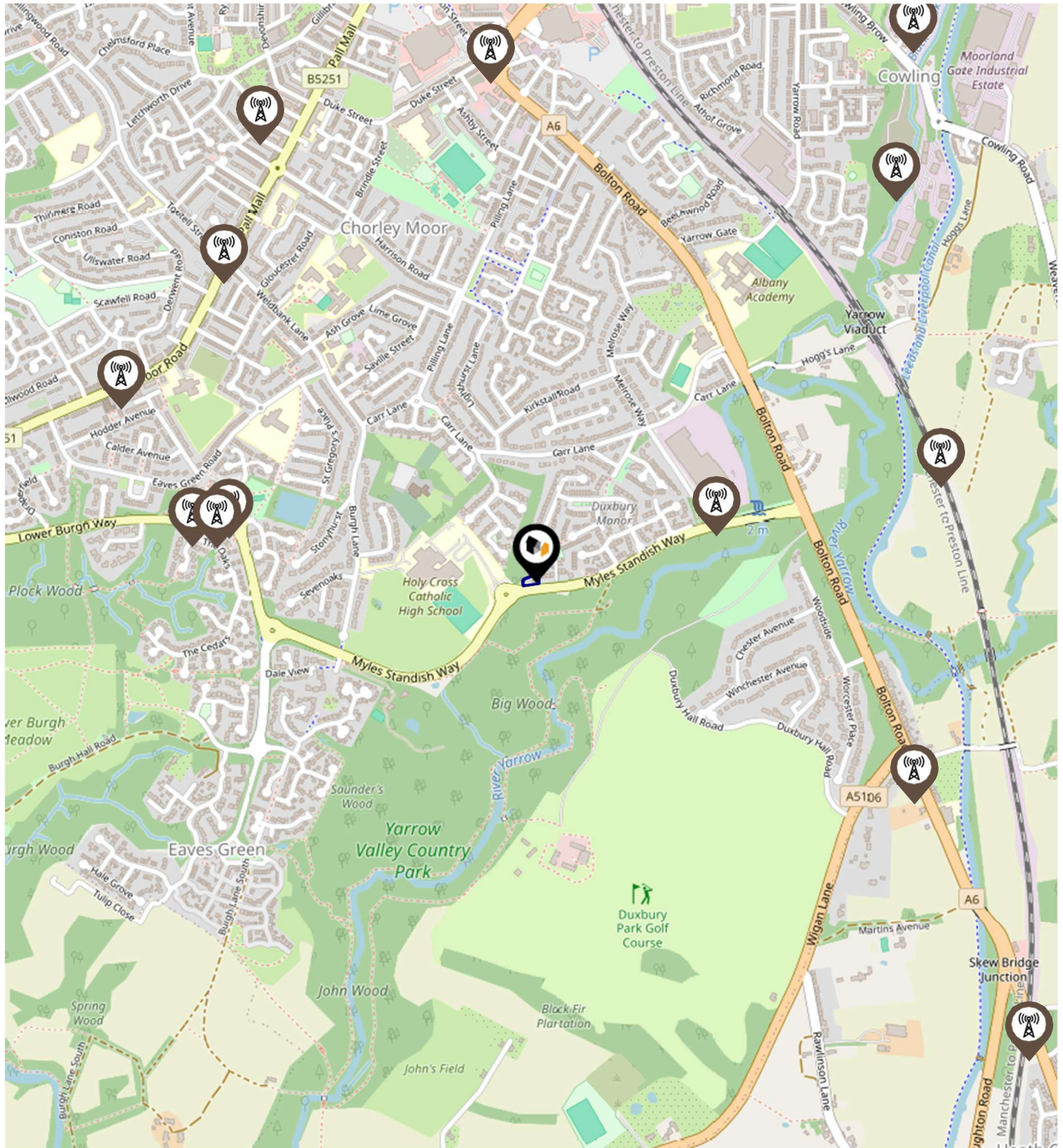


		Nursery	Primary	Secondary	College	Private
1	Holy Cross Catholic High School Ofsted Rating: Good Pupils: 984 Distance:0.16	☐	☐	☒	☐	☐
2	St George's Church of England Primary School, Chorley Ofsted Rating: Outstanding Pupils: 312 Distance:0.42	☐	☒	☐	☐	☐
3	St Gregory's Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:0.49	☐	☒	☐	☐	☐
4	Westmorland School Ofsted Rating: Outstanding Pupils: 54 Distance:0.5	☐	☒	☐	☐	☐
5	Shaftesbury High School Ofsted Rating: Good Pupils: 91 Distance:0.5	☐	☐	☒	☐	☐
6	Albany Academy Ofsted Rating: Good Pupils: 719 Distance:0.53	☐	☐	☒	☐	☐
7	Mayfield School Ofsted Rating: Good Pupils: 116 Distance:0.58	☐	☐	☒	☐	☐
8	Chorley All Saints Church of England Primary School and Nursery Unit Ofsted Rating: Good Pupils: 202 Distance:0.61	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Duke Street Nursery School Ofsted Rating: Outstanding Pupils: 102 Distance:0.72	☒	☐	☐	☐	☐
	Duke Street Primary School Ofsted Rating: Good Pupils: 326 Distance:0.72	☐	☒	☐	☐	☐
	Sacred Heart Catholic Primary School, Chorley Ofsted Rating: Good Pupils: 202 Distance:0.9	☐	☒	☐	☐	☐
	Gillibrand Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.91	☐	☒	☐	☐	☐
	Southlands High School Ofsted Rating: Requires improvement Pupils: 926 Distance:0.99	☐	☐	☒	☐	☐
	Chorley St James' Church of England Primary School Ofsted Rating: Outstanding Pupils: 233 Distance:1.17	☐	☒	☐	☐	☐
	Highfield Community Primary School Ofsted Rating: Good Pupils: 245 Distance:1.28	☐	☒	☐	☐	☐
	Highfield Nursery School Ofsted Rating: Outstanding Pupils: 69 Distance:1.31	☒	☐	☐	☐	☐

Local Area Masts & Pylons



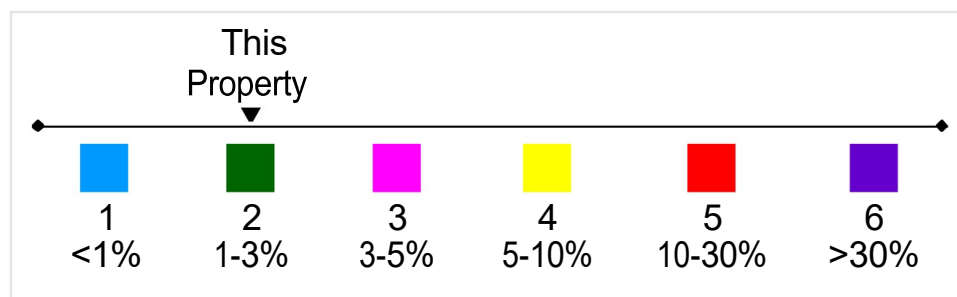
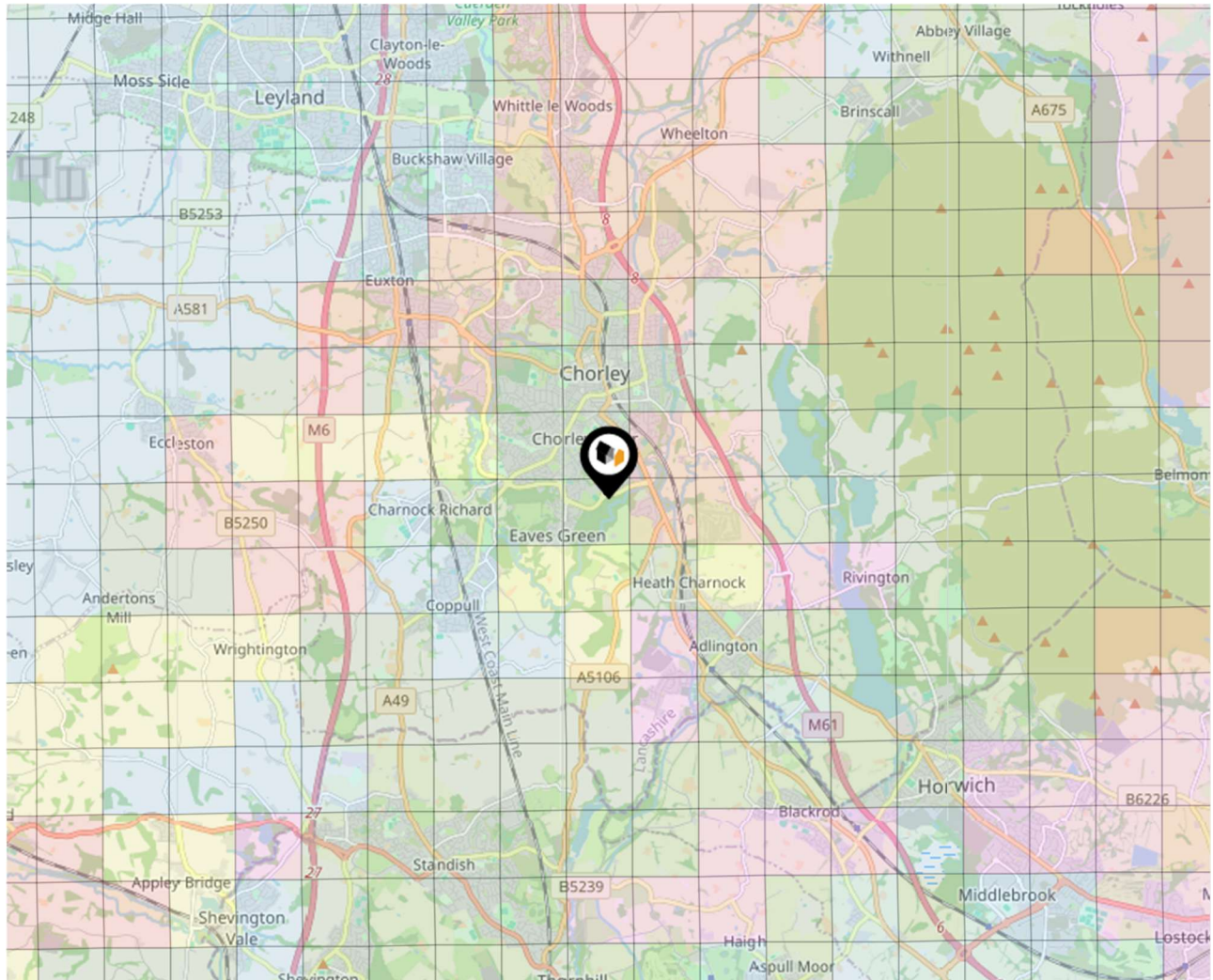
Key:

-  Power Pylons
-  Communication Masts

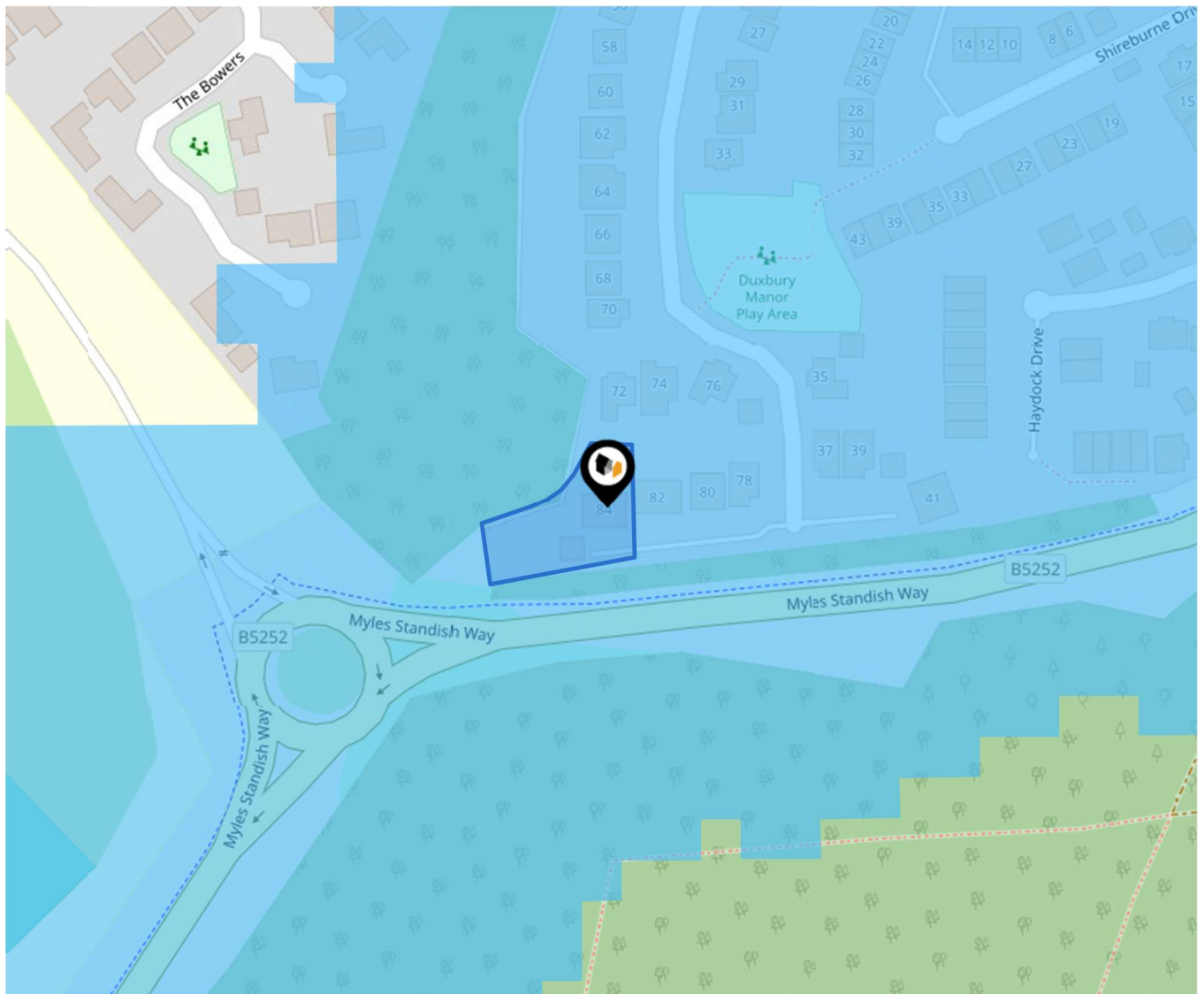
Environment Radon Gas

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



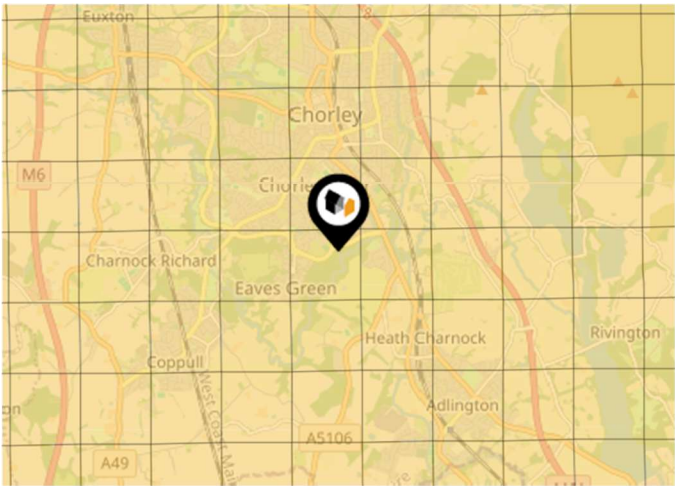
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

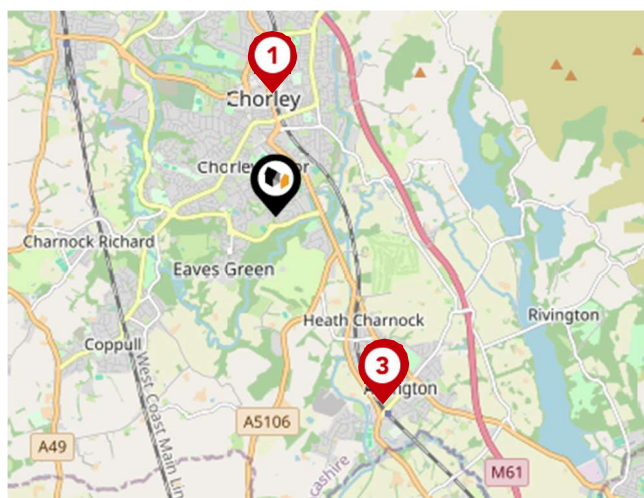
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

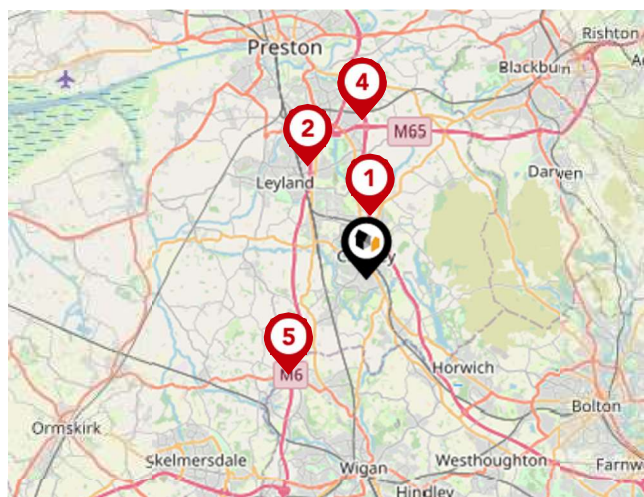
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



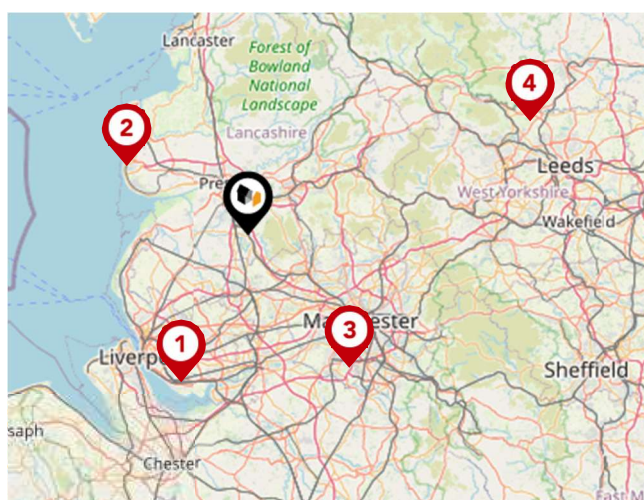
National Rail Stations

Pin	Name	Distance
1	Chorley Rail Station	1.08 miles
2	Adlington (Lancs) Rail Station	1.89 miles
3	Adlington (Lancs) Rail Station	1.91 miles



Trunk Roads/Motorways

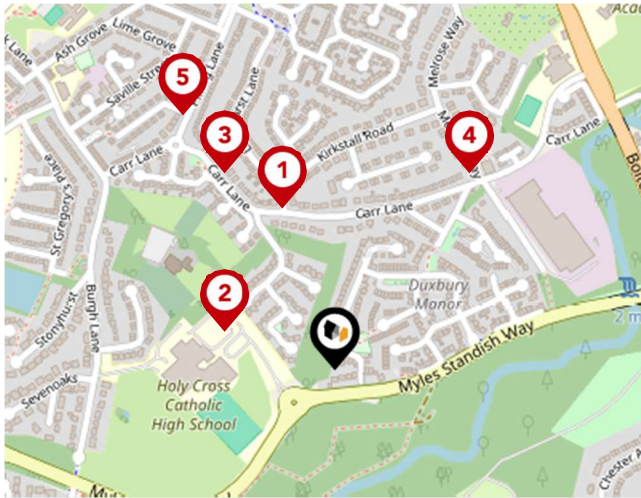
Pin	Name	Distance
1	M61 J8	2.29 miles
2	M6 J28	4.51 miles
3	M61 J9	5.63 miles
4	M65 J2	5.63 miles
5	M6 J27	4.31 miles



Airports/Helipads

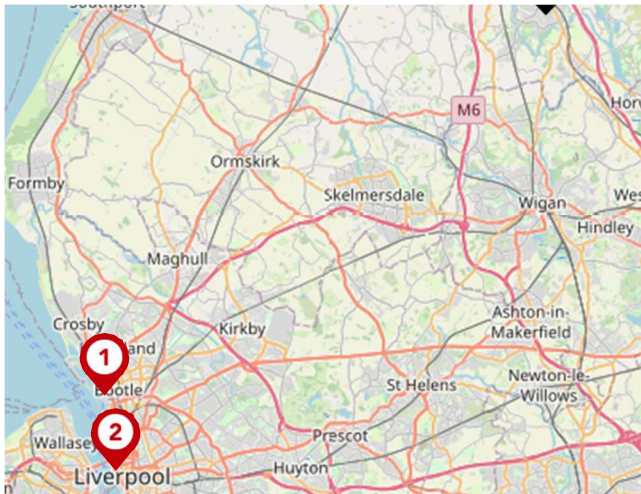
Pin	Name	Distance
1	Speke	22.74 miles
2	Highfield	19.6 miles
3	Manchester Airport	23.47 miles
4	Leeds Bradford Airport	42.65 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kirkstall Road	0.19 miles
2	Holy Cross School	0.13 miles
3	Carr Lane	0.25 miles
4	Melrose Way	0.26 miles
5	Weld Avenue	0.33 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	20.56 miles
2	Liverpool Pier Head Ferry Terminal	22.1 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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