



REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



STOPES ROAD, RADCLIFFE, MANCHESTER, M26 3TL.

Offers Over: £185,000

Redpath Leach Estate Agents

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

01204 800292

[enquiries@redpathleach.co.uk](mailto:enquiries@redpathleach.co.uk)

[www.redpathleach.co.uk](http://www.redpathleach.co.uk)

# Property Overview



## Property

Type:	Terraced	Offers Over:	£185,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	839 ft <sup>2</sup> / 78 m <sup>2</sup>	Start Date:	26/07/1957
Plot Area:	0.03 acres	End Date:	25/12/2933
Council Tax :	Band A	Lease Term:	999 years (less 10 days) from 25 December 1934
Annual Estimate:	£1,610	Term Remaining:	908 years
Title Number:	GM67320		

## Local Area

Local Authority:	Bury	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	9	80	1800
Flood Risk:		mb/s	mb/s	mb/s
● Rivers & Seas	Very low			
● Surface Water	Very low			

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

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



GM879604

## Leasehold Title Plans



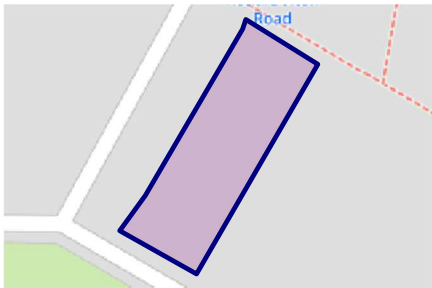
GM834053

Start Date: 26/07/1957  
End Date: 25/12/2933  
Lease Term: 999 years (less 10 days) from 25 December 1934  
Term Remaining: 908 years



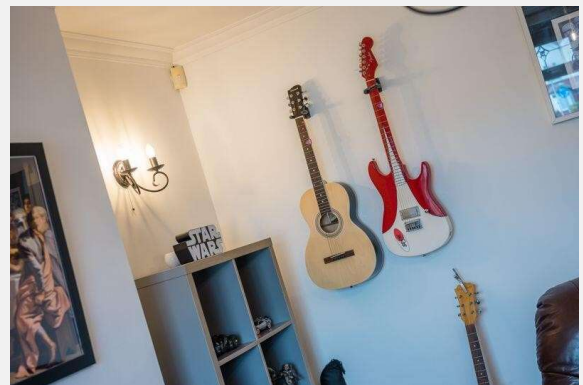
GM67320

Start Date: 09/05/1935  
End Date: 25/12/2932  
Lease Term: 999 years from 25 December 1933  
Term Remaining: 907 years



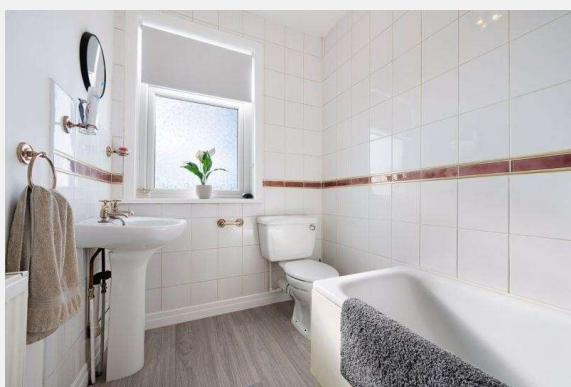
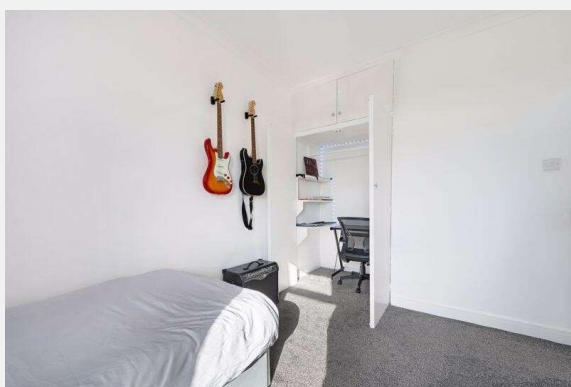
LA191678

Start Date: 04/11/1935  
End Date: 25/12/2933  
Lease Term: 999 years (less 10 days) from 25 December 1934  
Term Remaining: 908 years

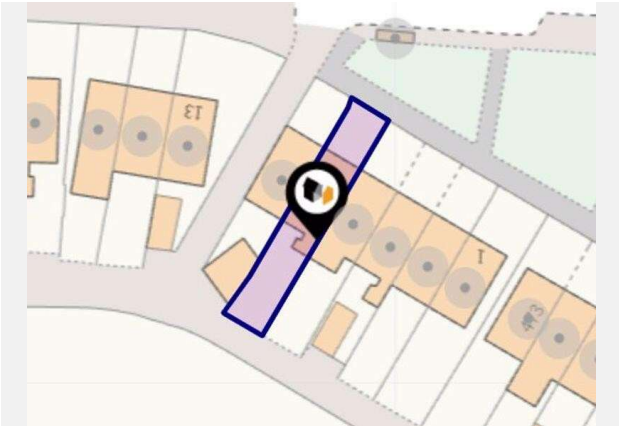








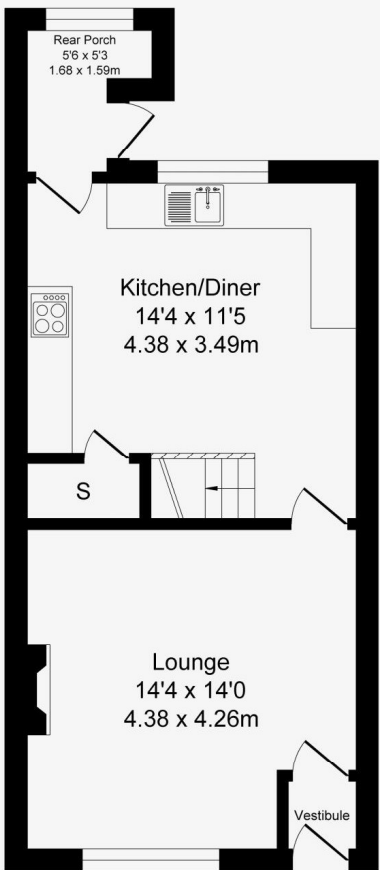




## STOPES ROAD, RADCLIFFE, MANCHESTER, M26 3TL.

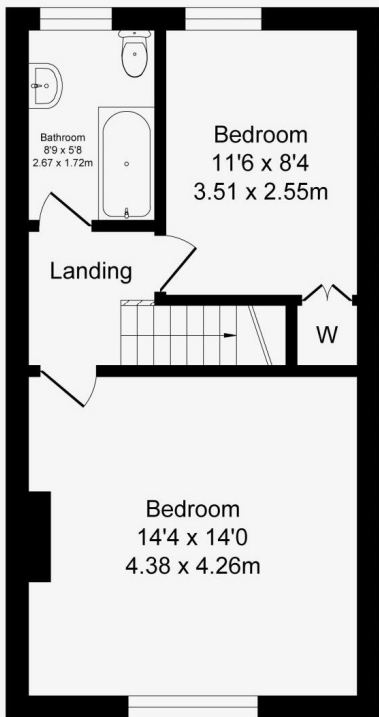
Total Approx. Floor Area 863 Sq.ft. (80.1 Sq.M.)

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.



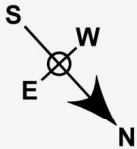
Ground Floor

Approx. Floor  
Area 445 Sq.Ft  
(41.3 Sq.M.)

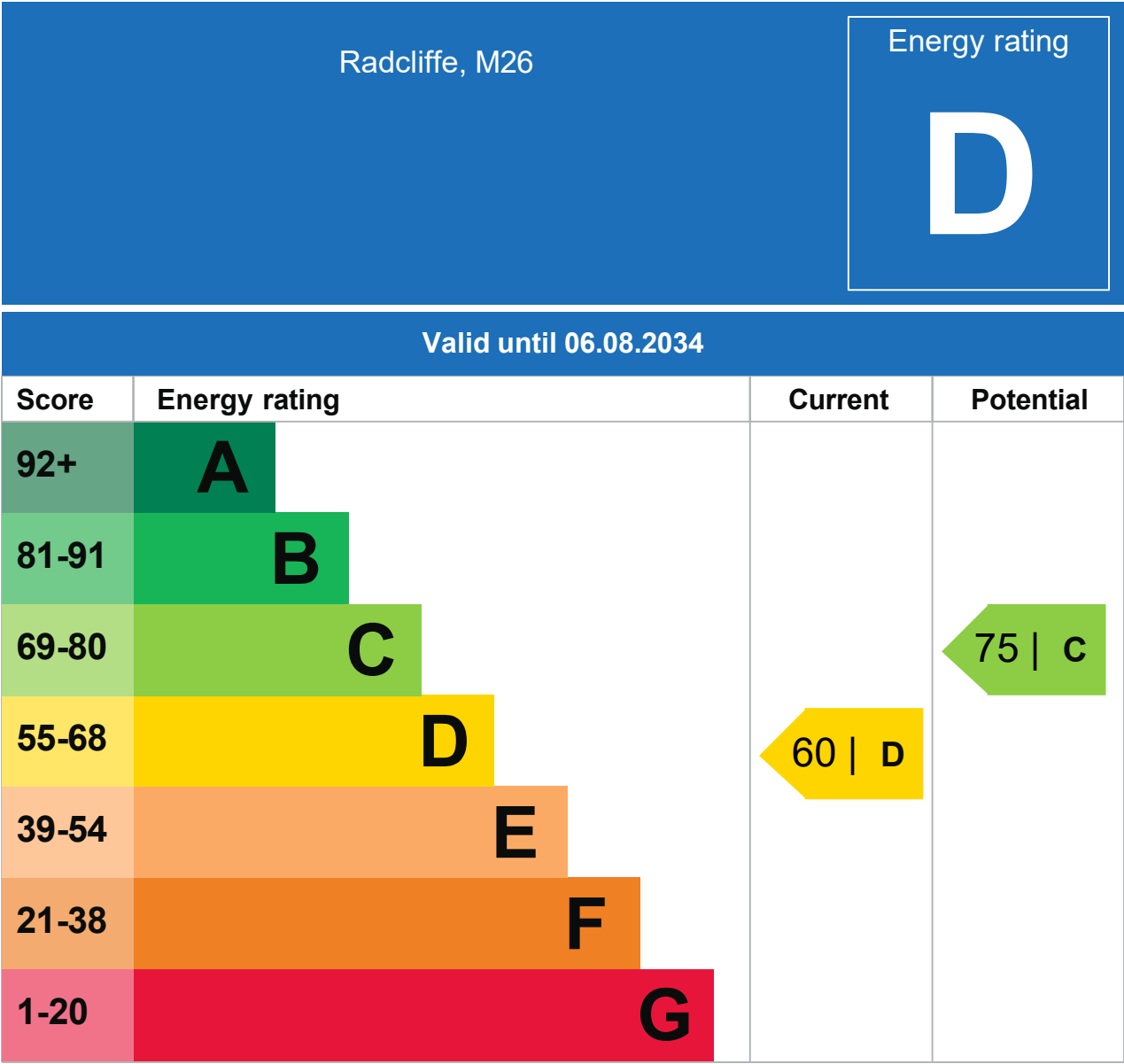


First Floor

Approx. Floor  
Area 418 Sq.Ft  
(38.8 Sq.M.)



# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

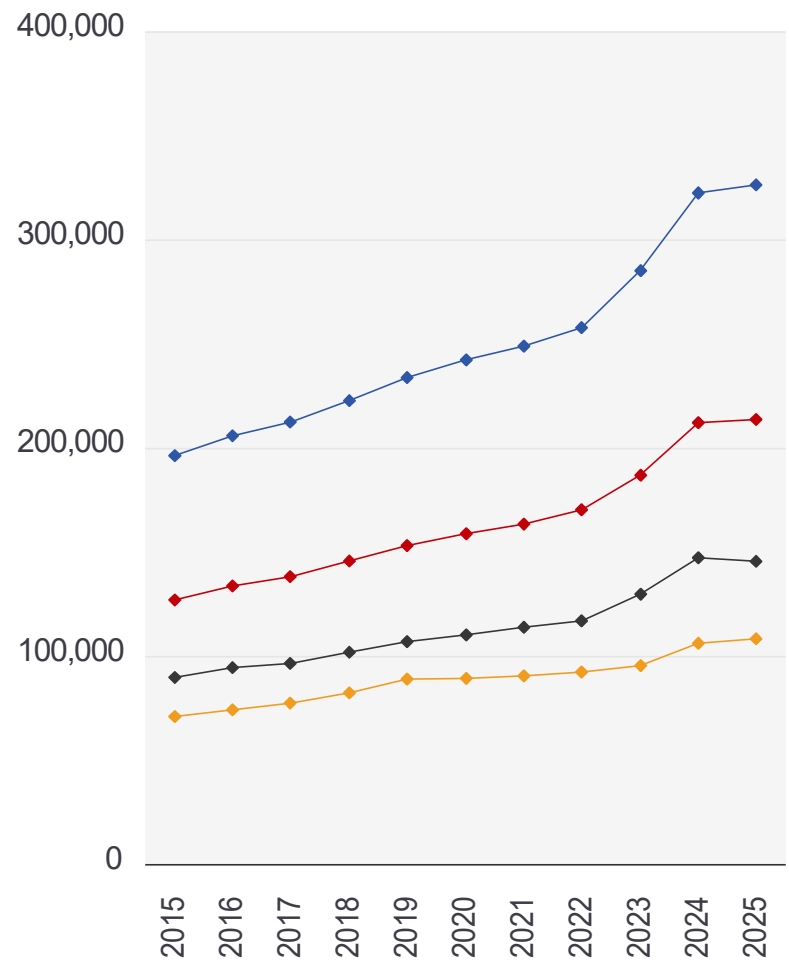
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Good
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	78 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in M26



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

Flat

**+52.7%**

# Maps

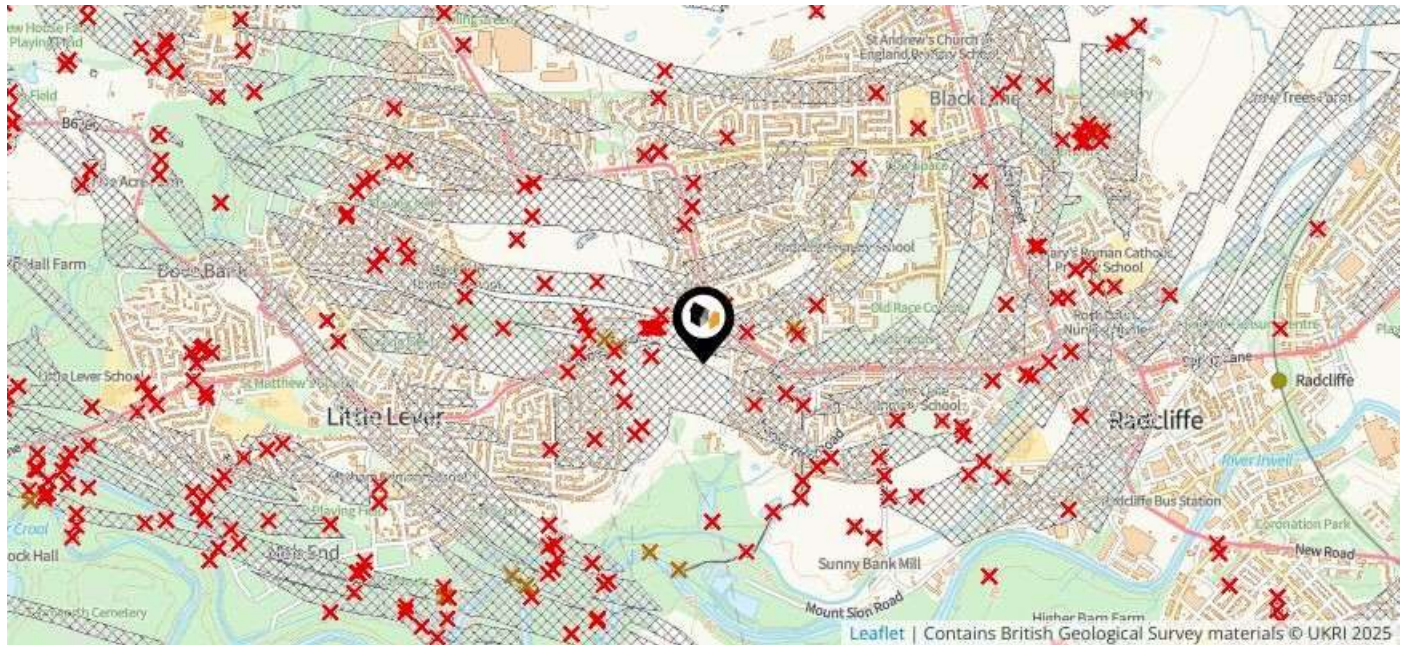
## Coal Mining



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.



REDPATH LEACH

---

ESTATE AGENTS

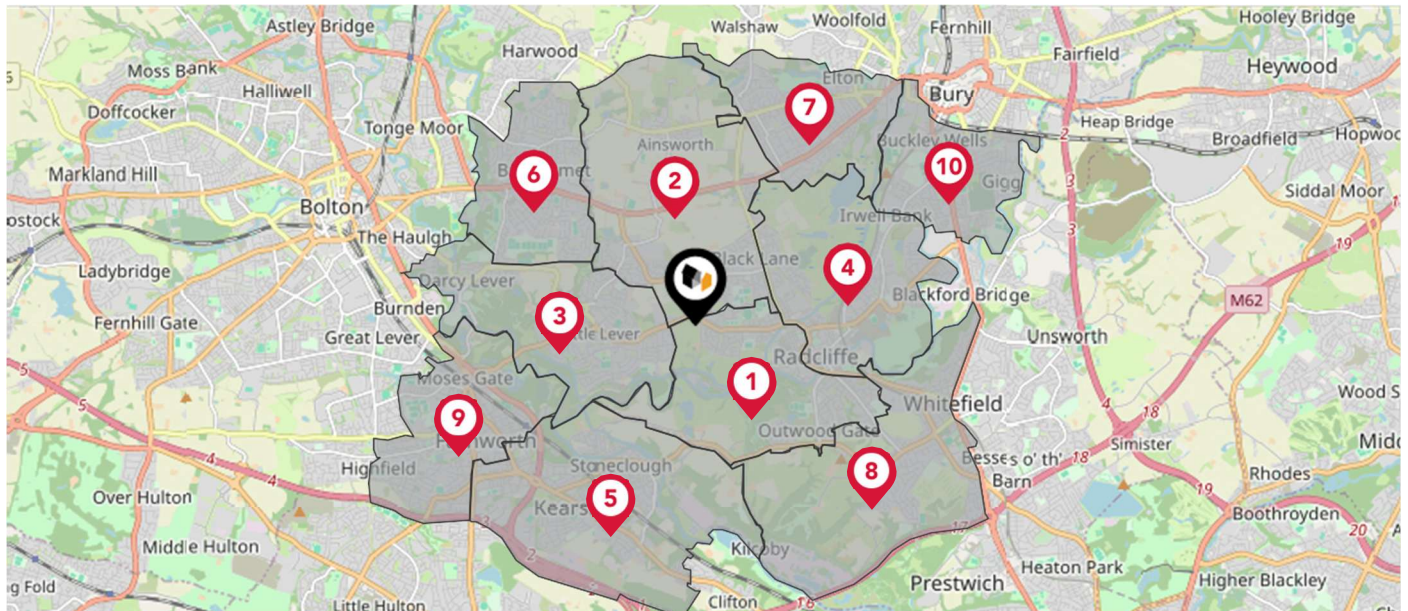
## Nearby Conservation Areas

- |    |                                   |
|----|-----------------------------------|
| 1  | Ringley Fold                      |
| 2  | Ainsworth Village                 |
| 3  | Greenside                         |
| 4  | All Saints, Whitefield            |
| 5  | Bury Town Centre                  |
| 6  | Firwood Fold                      |
| 7  | Churchgate                        |
| 8  | Silverwell Street and Wood Street |
| 9  | Mawdsley Street                   |
| 10 | Deansgate                         |











# Maps

## Council Wards

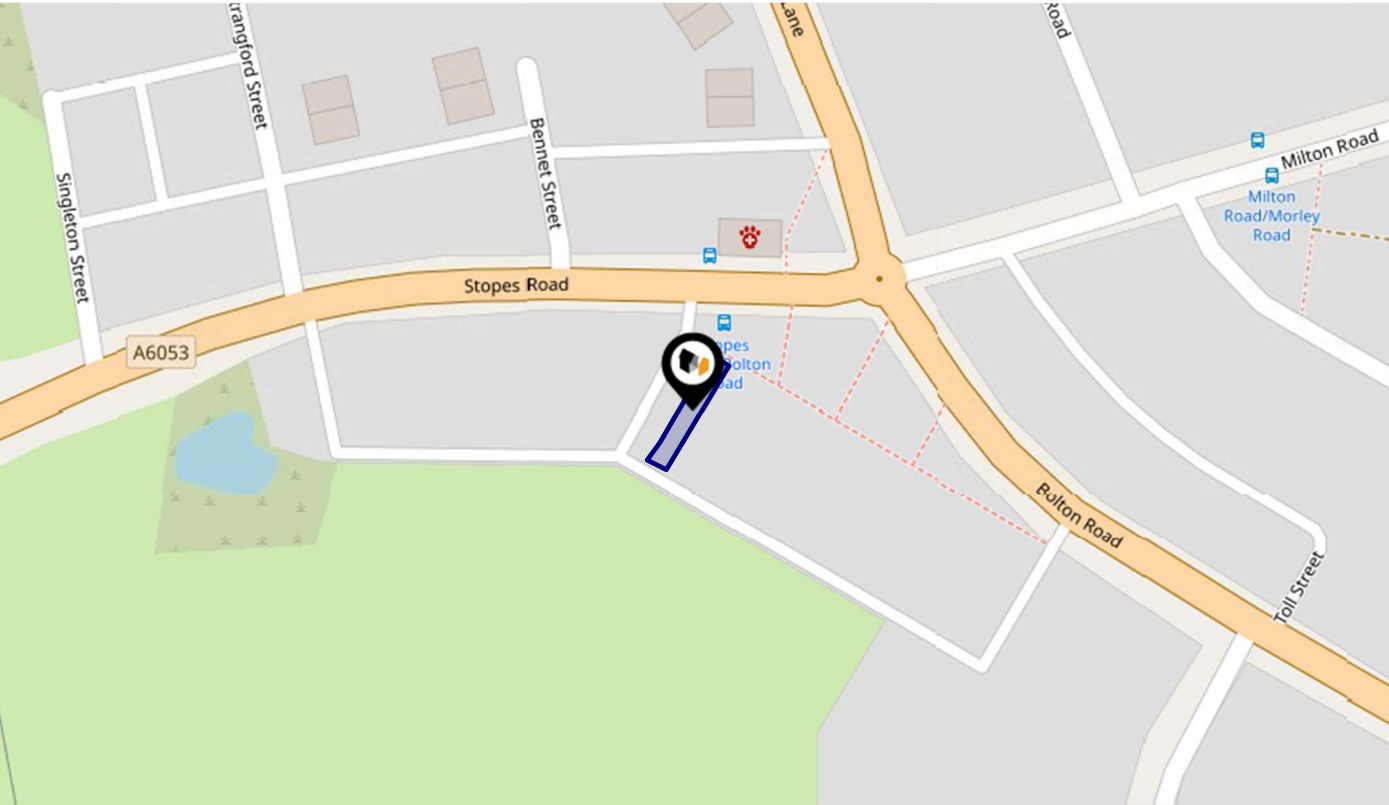
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Radcliffe West Ward
-  Radcliffe North & Ainsworth Ward
-  Little Lever and Darcy Lever Ward
-  Radcliffe East Ward
-  Kearsley Ward
-  Brightmet Ward
-  Bury West Ward
-  Pilkington Park Ward
-  Farnworth Ward
-  Redvales 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:

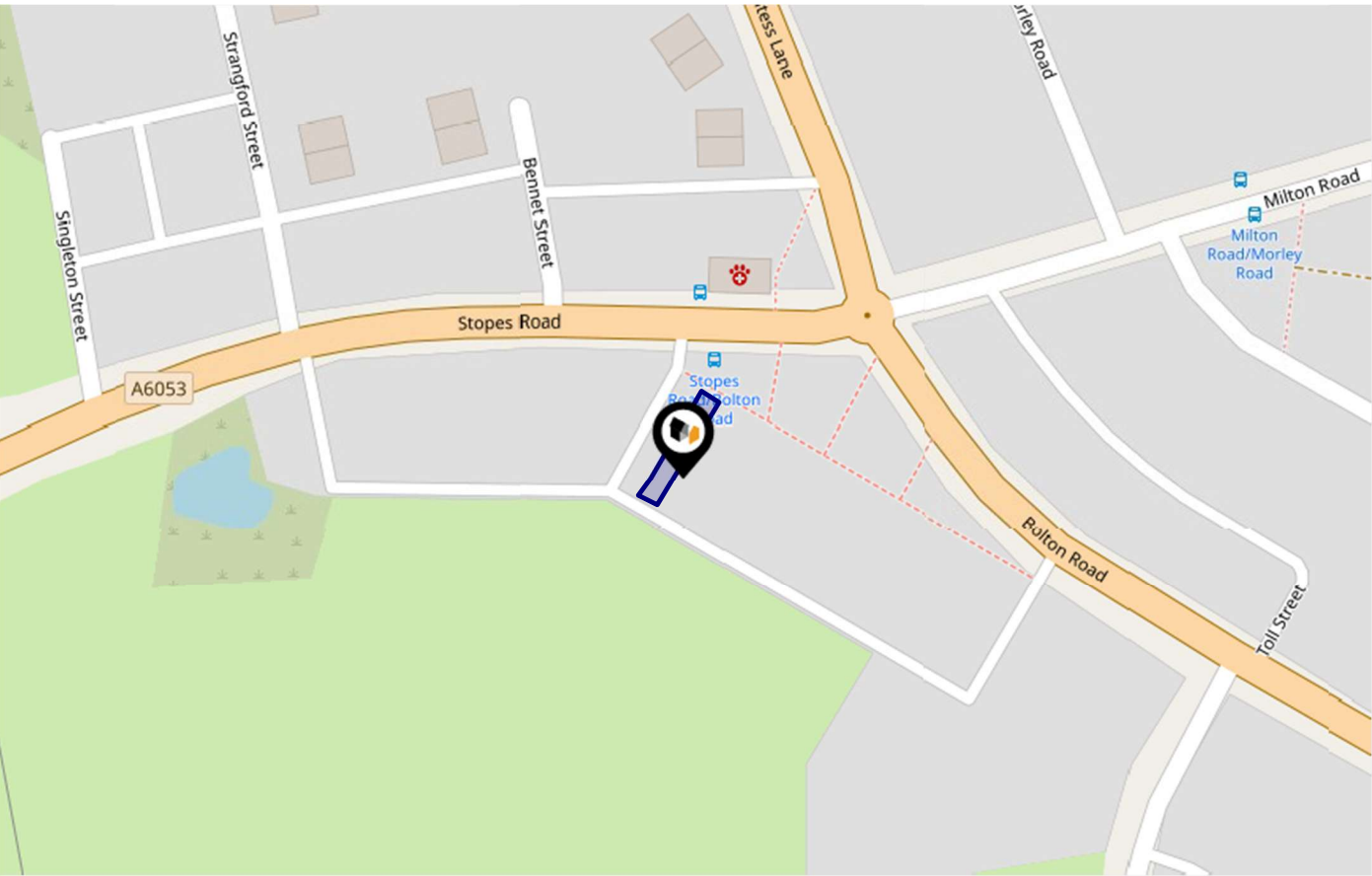
5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

# 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:

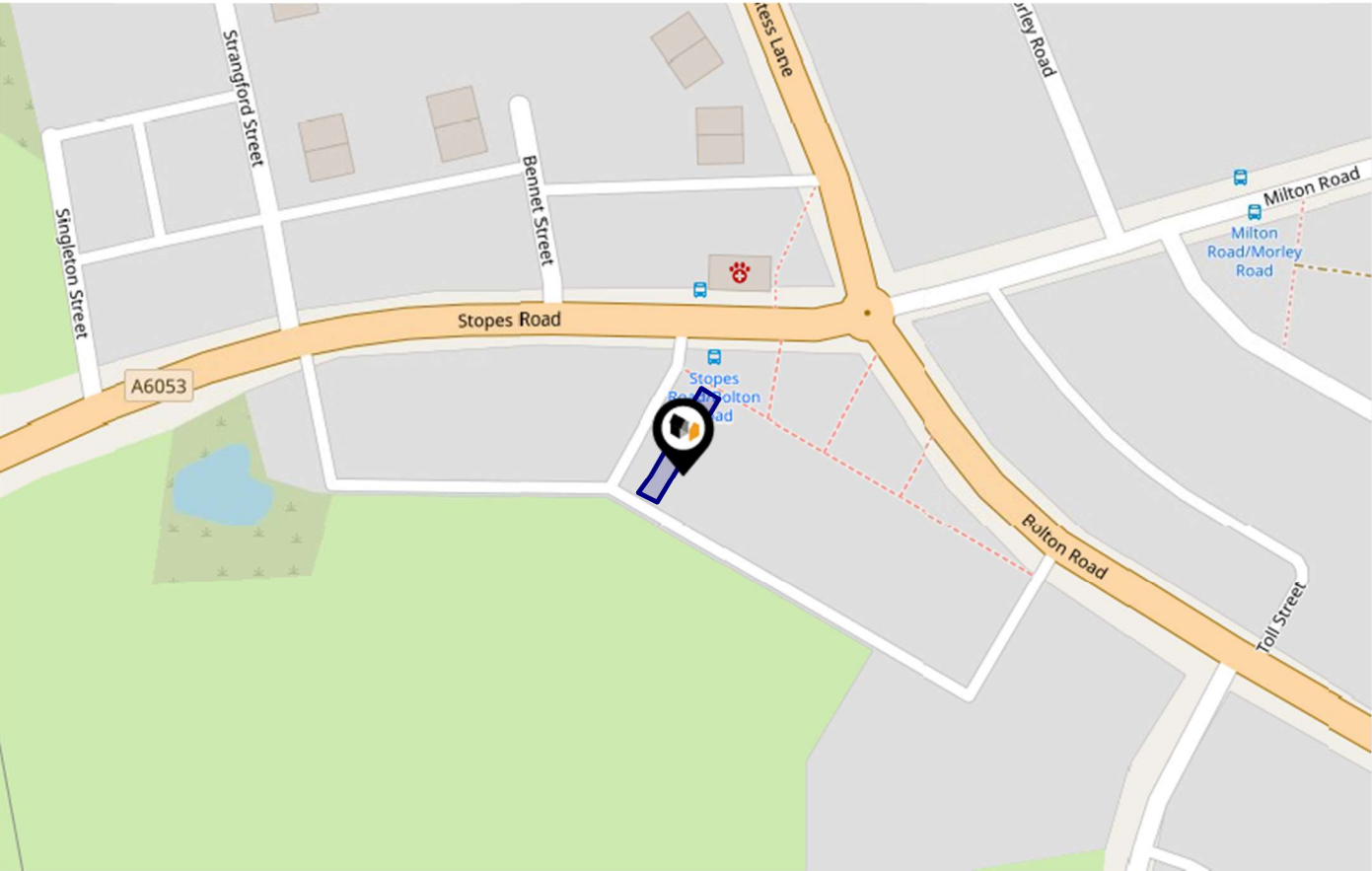
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

# 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:

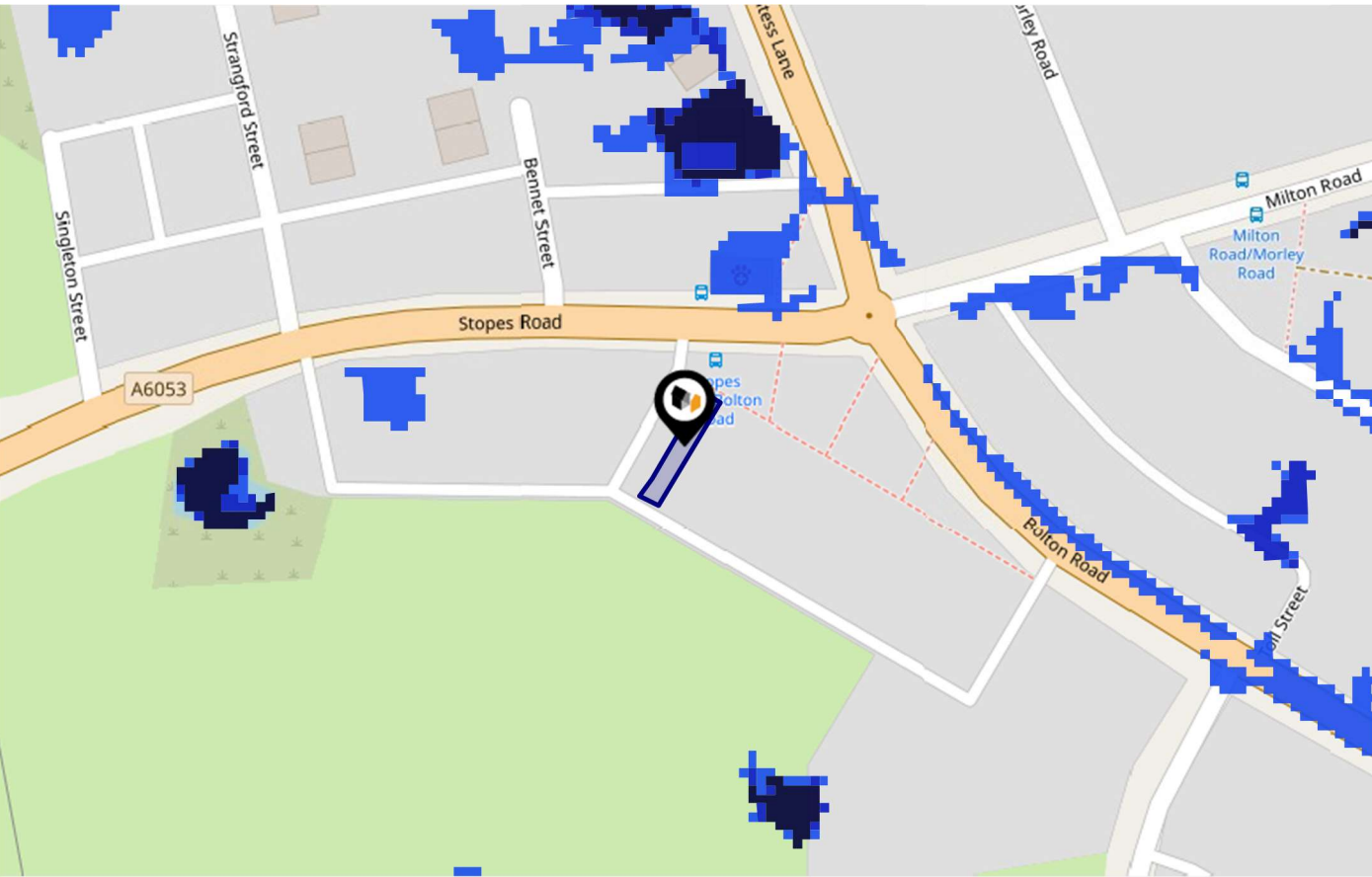
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

# 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.

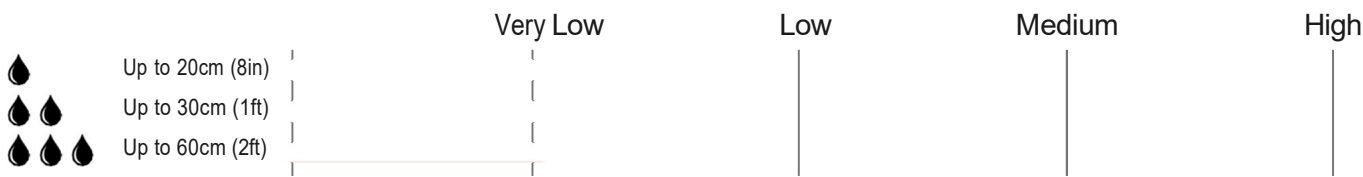


Risk Rating: Very low

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.
- 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:

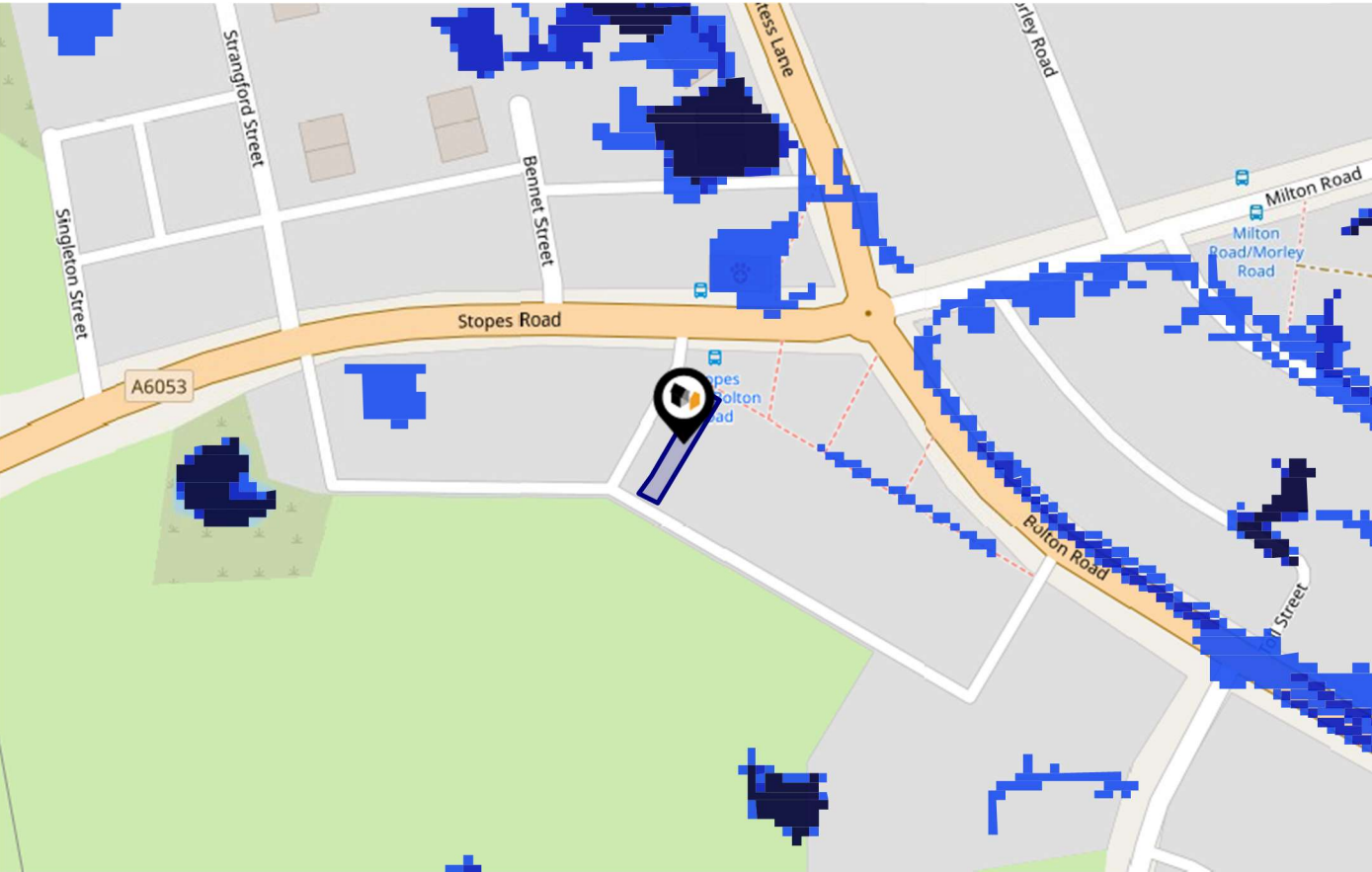


# Flood Risk

## 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

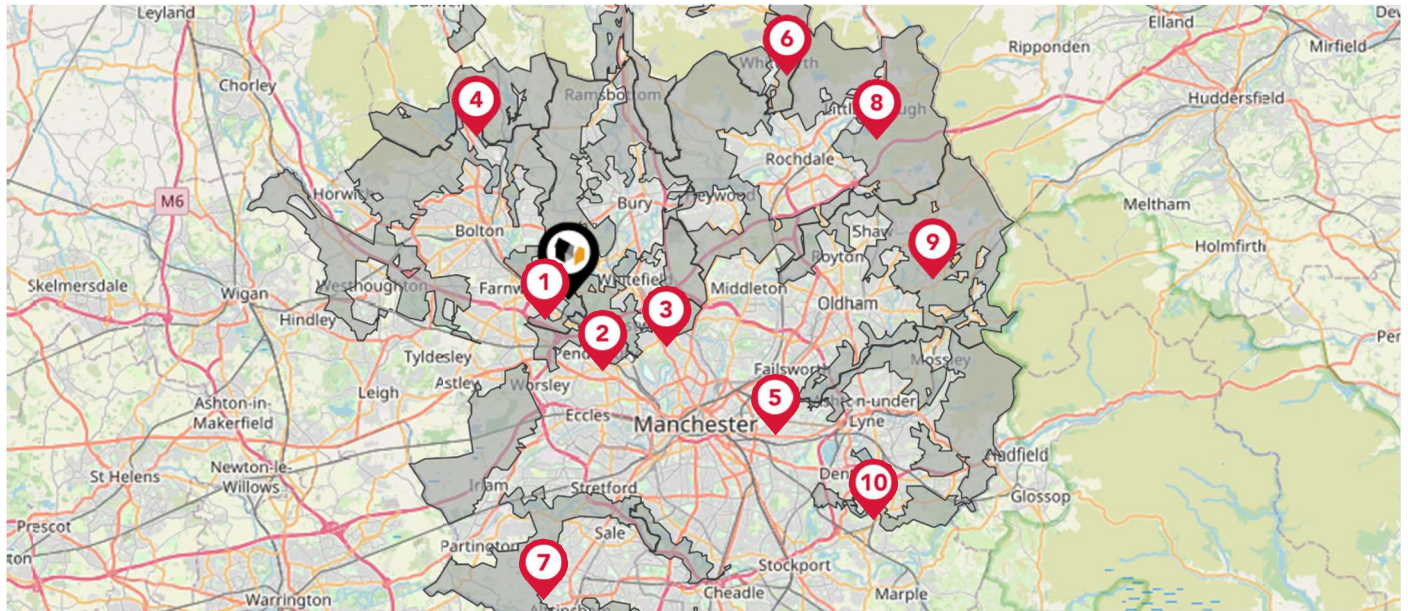
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



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 - Blackburn with Darwen



Merseyside and Greater Manchester Green Belt - Manchester



Merseyside and Greater Manchester Green Belt - Rossendale



Merseyside and Greater Manchester Green Belt - Trafford



Merseyside and Greater Manchester Green Belt - Rochdale



Merseyside and Greater Manchester Green Belt - Oldham

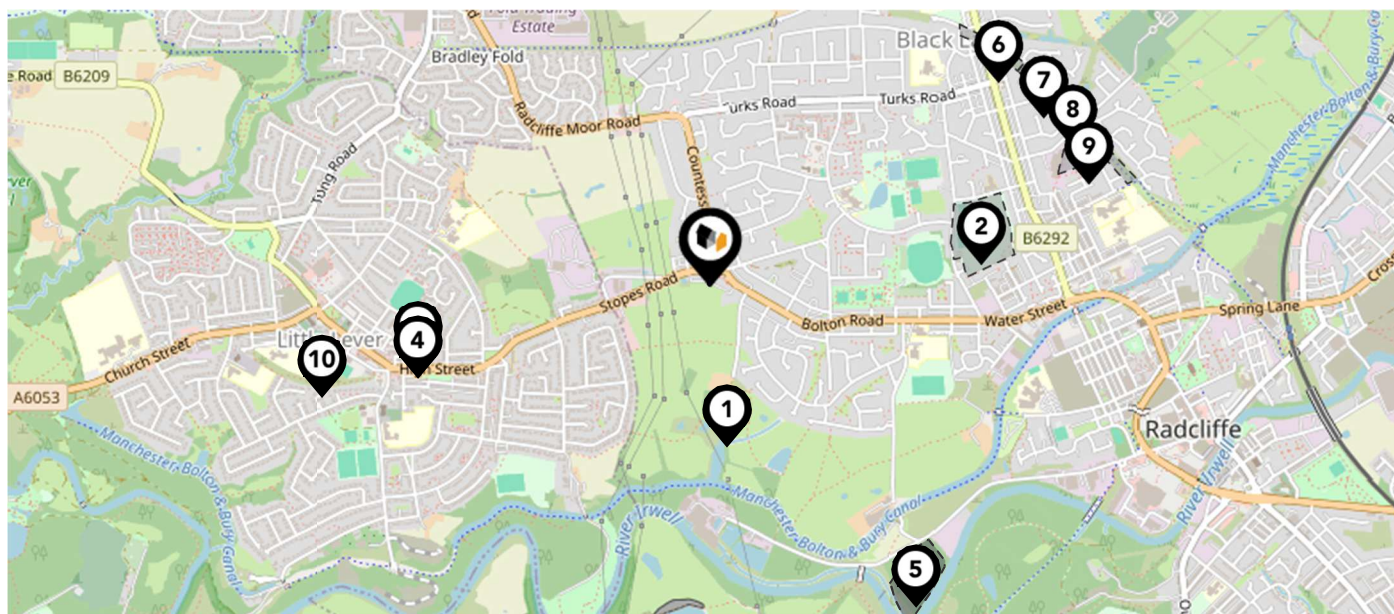


Merseyside and Greater Manchester Green Belt - Tameside

# 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.



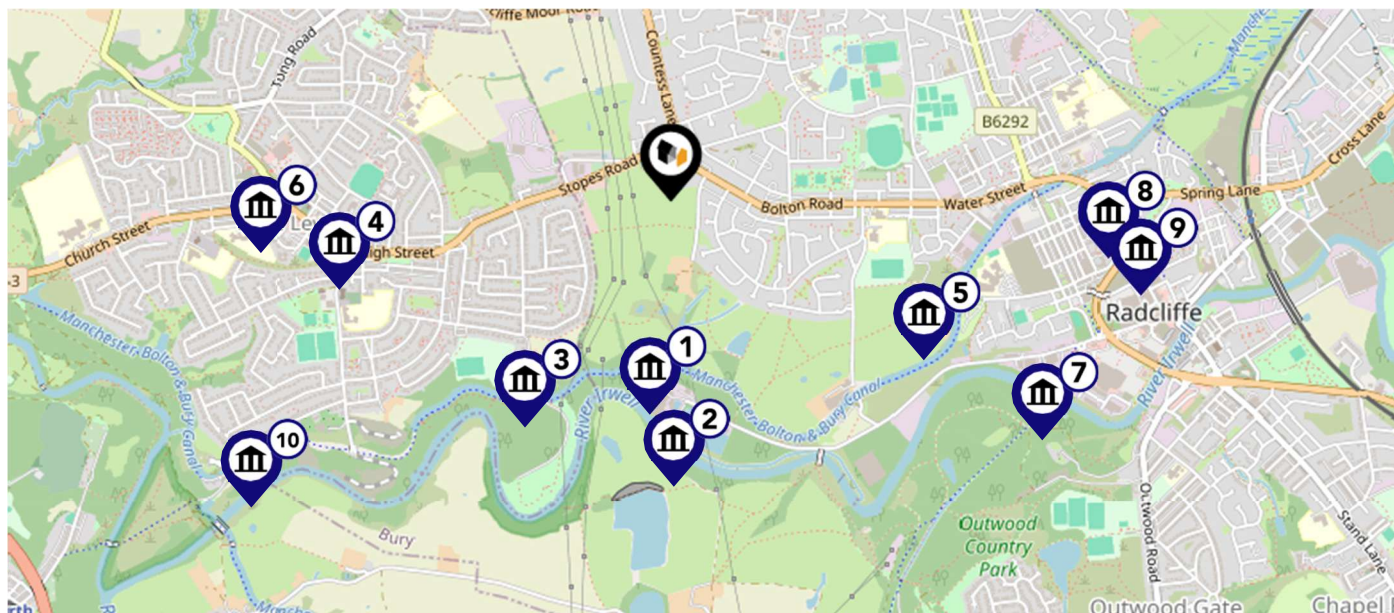
### Nearby Landfill Sites











	Land at Harper Fold Farm-Lavender Street, Radcliffe, Bury, Greater Manchester	Historic Landfill <input type="checkbox"/>
	Red Bank-Lowe Street, Radcliffe, Bury, Greater Manchester	Historic Landfill <input type="checkbox"/>
	Land Off Lord Street-Spring Street, Little Lever, Bolton, Lancashire	Historic Landfill <input type="checkbox"/>
	Land Off Lord Street-Spring Street, Little Lever, Bolton, Lancashire	Historic Landfill <input type="checkbox"/>
	Land at Mount Sion Street-Sion Street, Radcliffe, Bury, Greater Manchester	Historic Landfill <input type="checkbox"/>
	Land adjacent to Ainsworth Road - Coventry Road-Ainsworth Road, Radcliffe, Bury, Greater Manchester	Historic Landfill <input type="checkbox"/>
	Cemetery Road-Radcliffe, Greater Manchester	Historic Landfill <input type="checkbox"/>
	Land at Cemetery Road-Radcliffe, Bury, Greater Manchester	Historic Landfill <input type="checkbox"/>
	Cemetery Road-Radcliffe, Greater Manchester	Historic Landfill <input type="checkbox"/>
	Rear of Lever Ironworks-Market Street, Little Lever, Bolton, Greater Manchester	Historic Landfill <input type="checkbox"/>

# Maps

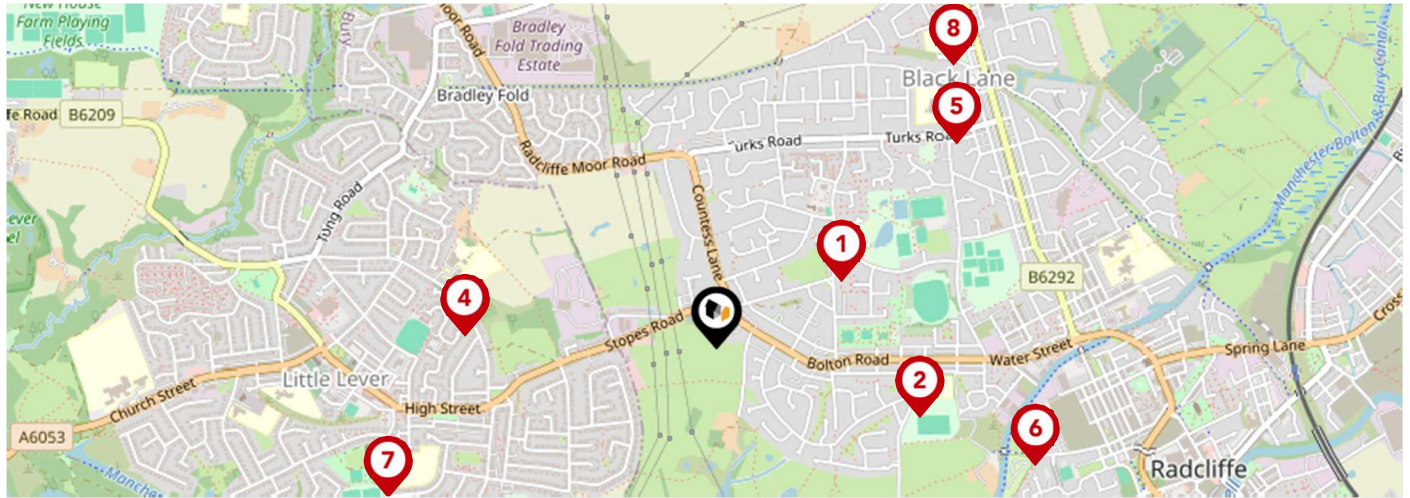
## Listed Buildings









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

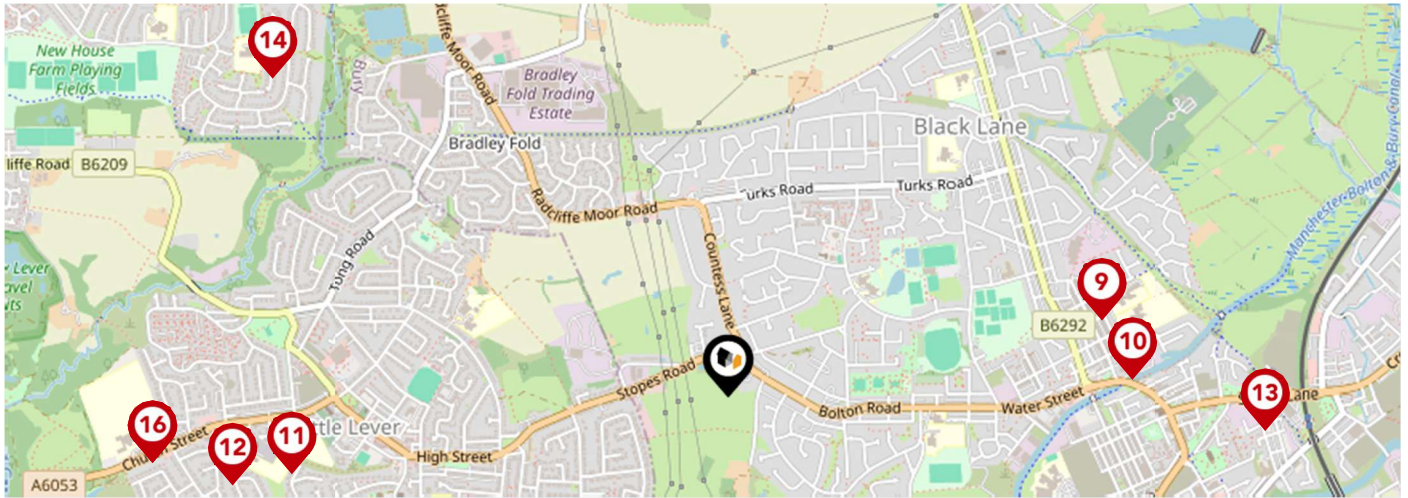










Listed Buildings in the local district	Grade	Distance
 1242921 - Mount Sion Steam Crane, Adjacent To The Manchester Bolton And Bury Canal	Grade II	0.5 miles
 1393833 - Water Powered Beam Pump	Grade II	0.6 miles
 1309425 - Ladyshore House	Grade II	0.6 miles
 1461676 - Little Lever Library War Memorial Plaque	Grade II	0.7 miles
 1067212 - Scotsen Fold Farmhouse	Grade II	0.7 miles
 1391096 - Church Of St Matthew	Grade II	0.9 miles
 1356840 - Outwood Viaduct	Grade II	1.0 miles
 1067192 - Radcliffe War Memorial	Grade II	1.0 miles
 1067282 - Church Of St Thomas And St John	Grade II	1.1 miles
 1162509 - Manchester Bolton And Bury Canal Milestone Approximatley 60 Metres East Of Prestolee Road	Grade II	1.1 miles

# Area Schools

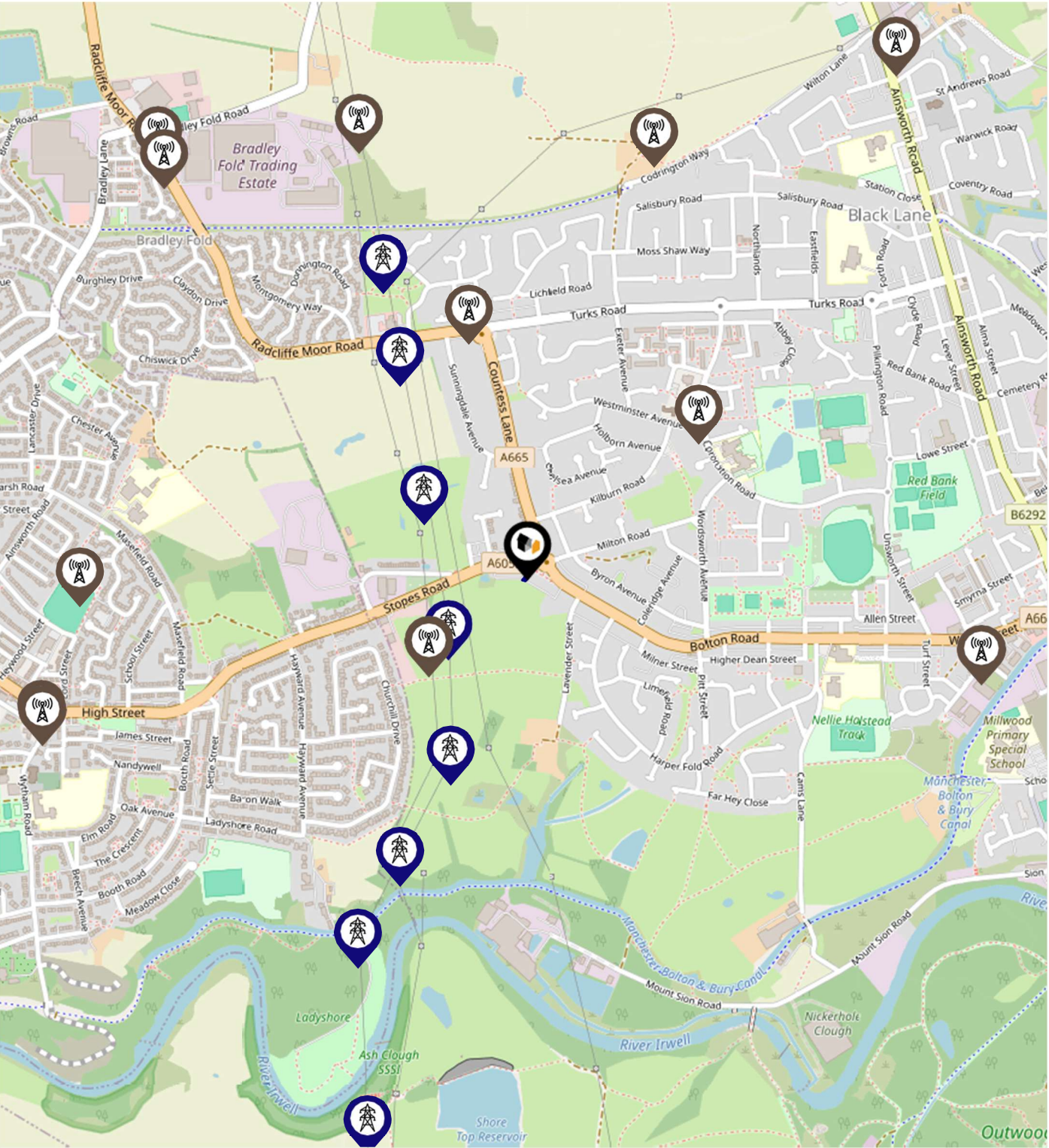




		Nursery	Primary	Secondary	College	Private
	<b>Radcliffe Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cams Lane Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Masefield Primary School</b> Ofsted Rating: Good   Pupils: 263   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ladywood School</b> Ofsted Rating: Outstanding   Pupils: 197   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wesley Methodist Primary School</b> Ofsted Rating: Good   Pupils: 301   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Millwood Primary Special School</b> Ofsted Rating: Outstanding   Pupils: 170   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mytham Primary School</b> Ofsted Rating: Good   Pupils: 368   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church of England Primary School, Radcliffe</b> Ofsted Rating: Good   Pupils: 234   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Mary's Roman Catholic Primary School, a Voluntary Academy Ofsted Rating: Good   Pupils:0   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gorsefield Primary School Ofsted Rating: Good   Pupils: 326   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's CofE Primary School, Little Lever Ofsted Rating: Good   Pupils: 207   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Teresa's RC Primary School Ofsted Rating: Good   Pupils: 131   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bury Secondary PRU Spring Lane School Ofsted Rating: Requires improvement   Pupils: 117   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackshaw Primary School Ofsted Rating: Good   Pupils: 229   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowness Primary School Ofsted Rating: Good   Pupils: 132   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Lever School Ofsted Rating: Good   Pupils: 1049   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

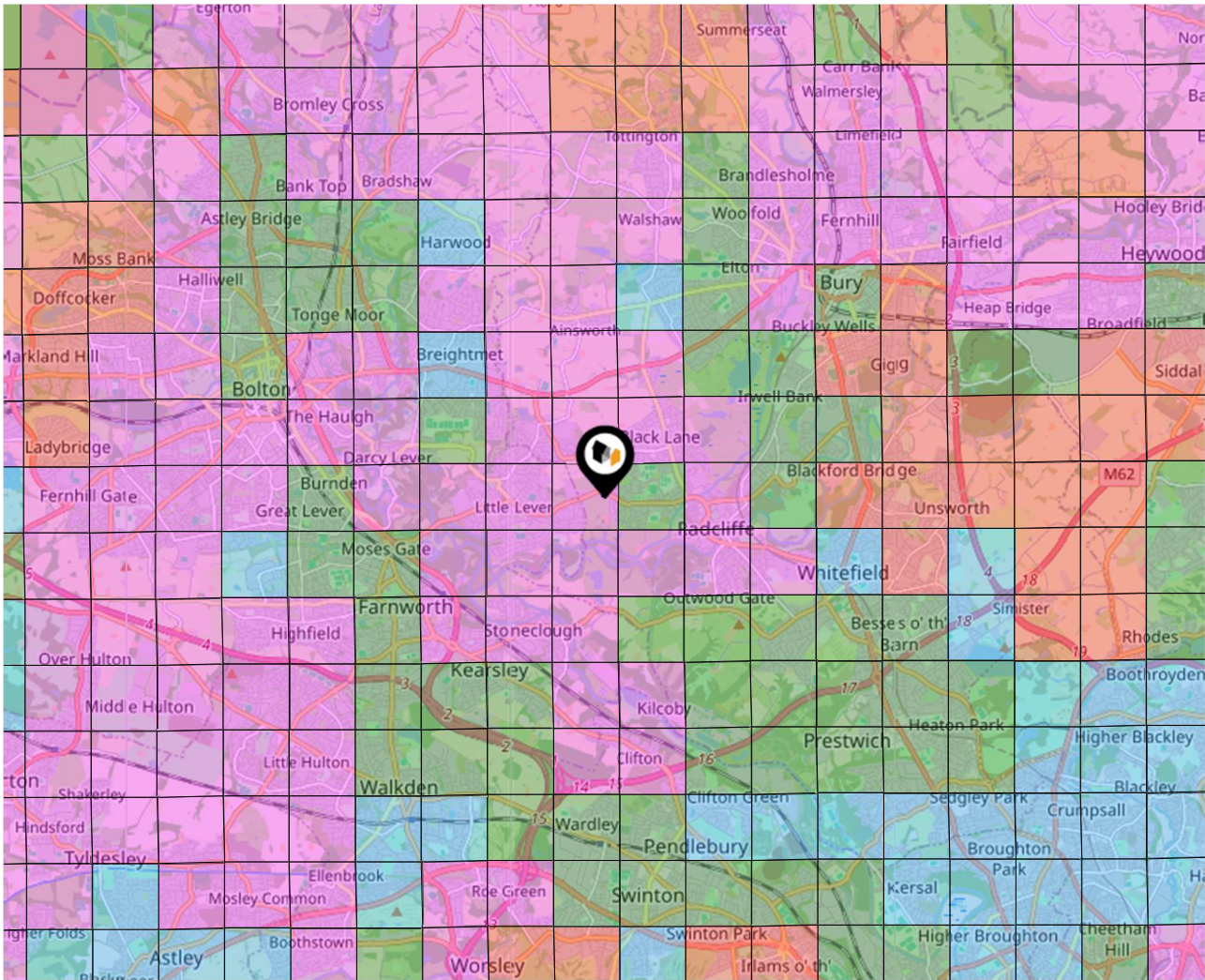
# Local Area Masts & Pylons



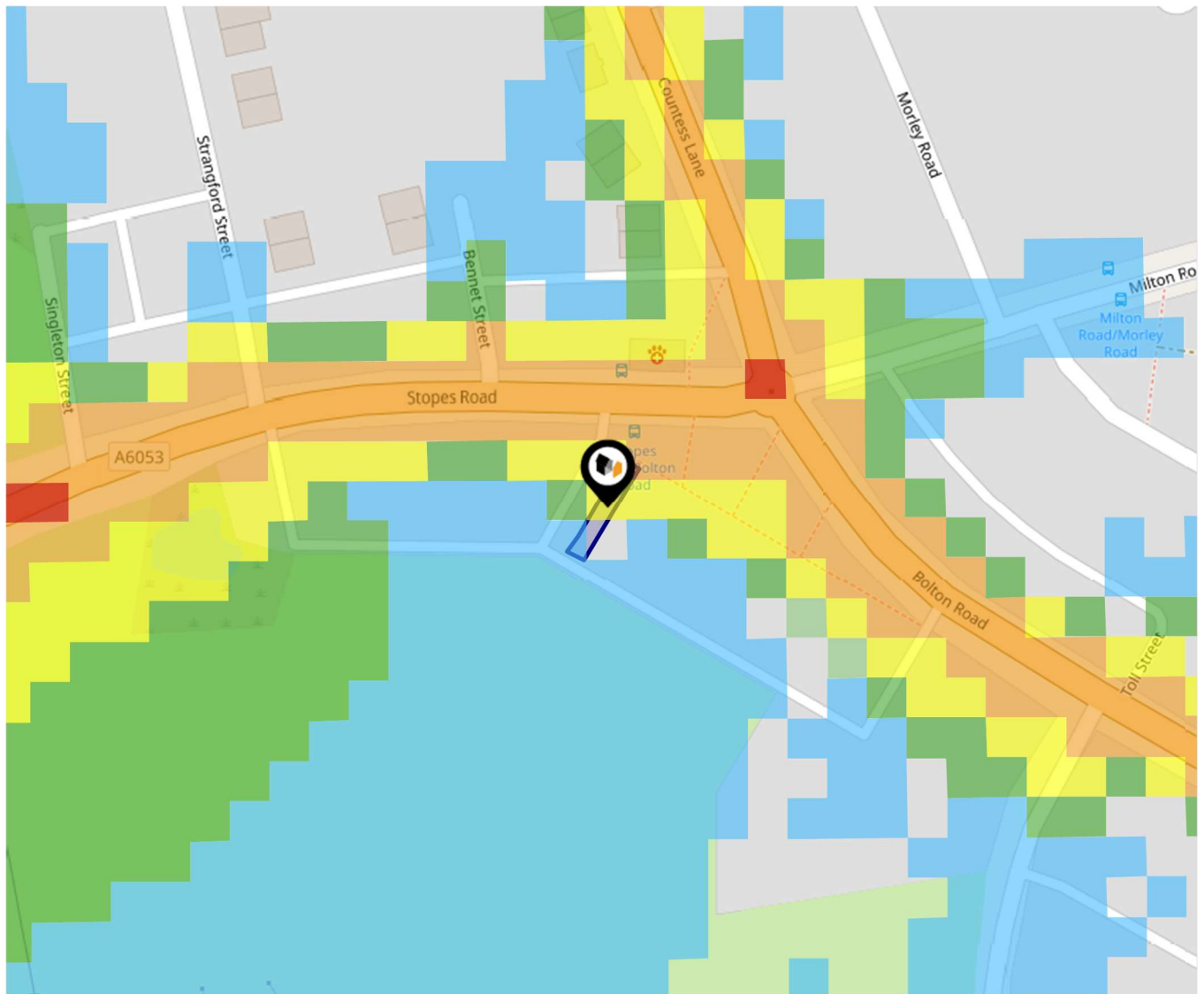
- Key:
-  Power Pylons
  -  Communication Masts

## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise



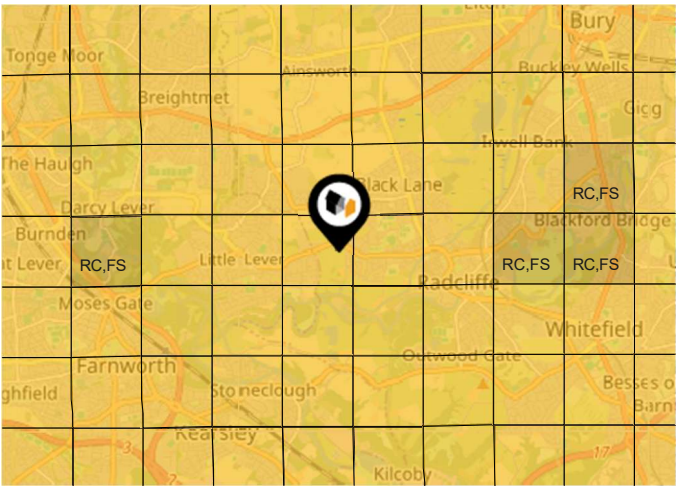
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

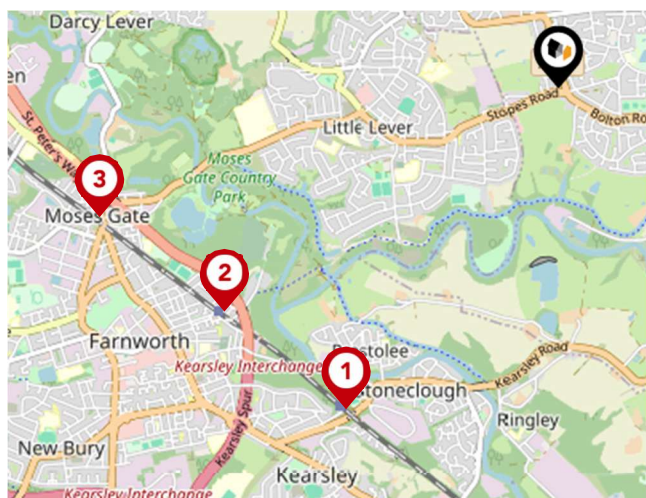
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		






## Primary Classifications (Most Common Clay Types)

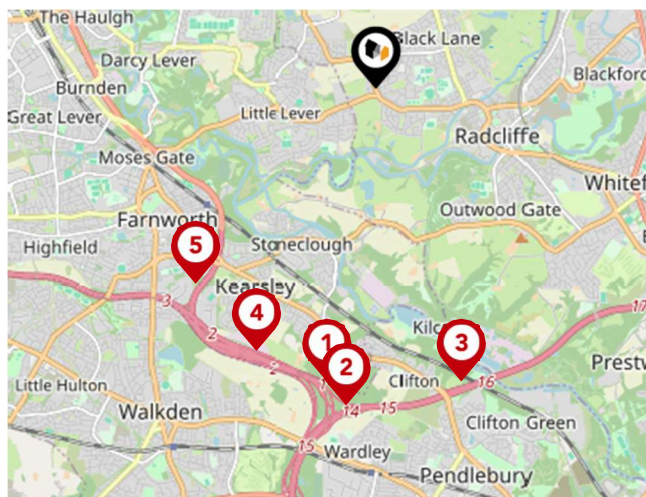
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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








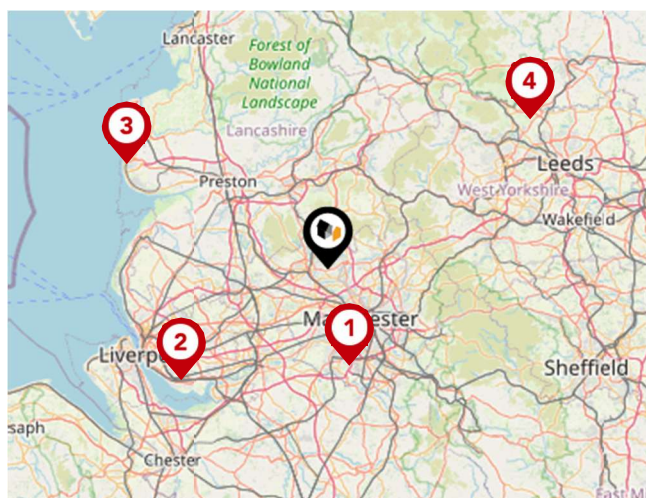
## National Rail Stations

Pin	Name	Distance
	Kearsley Rail Station	1.69 miles
	Farnworth Rail Station	1.77 miles
	Moses Gate Rail Station	2.11 miles



## Trunk Roads/Motorways

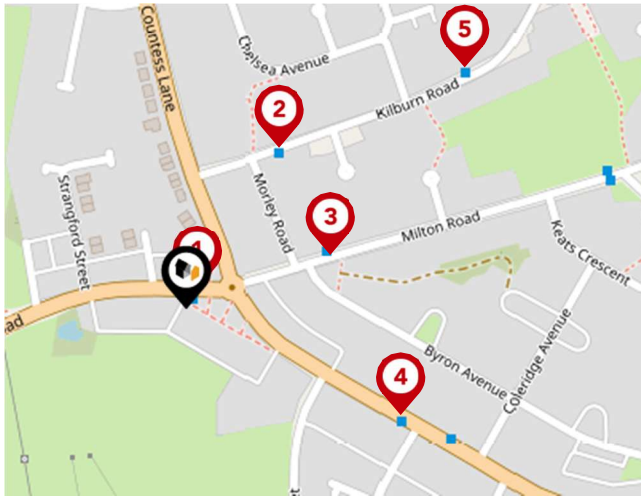
Pin	Name	Distance
	M61 J1	2.6 miles
	M60 J15	2.79 miles
	M60 J16	2.68 miles
	M61 J2	2.53 miles
	M61 J3	2.33 miles



## Airports/Helipads

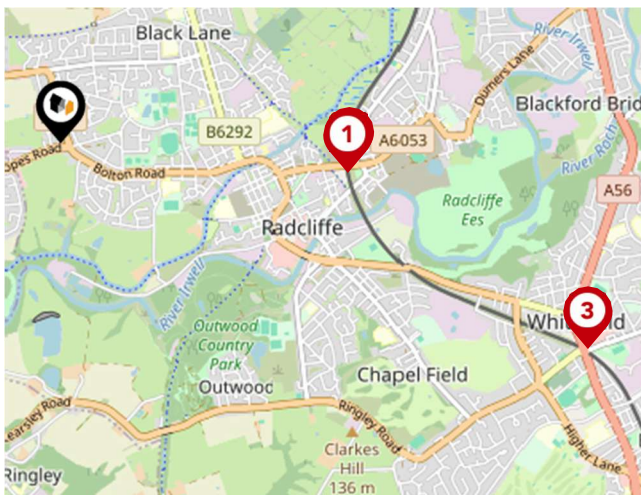
Pin	Name	Distance
	Manchester Airport	13.91 miles
	Speke	25.98 miles
	Highfield	31.9 miles
	Leeds Bradford Airport	35.3 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Bolton Road	0.01 miles
2	Morley Road	0.1 miles
3	Byron Avenue	0.09 miles
4	Coleridge Avenue	0.13 miles
5	Kilburn Road	0.2 miles



## Local Connections

Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	1.27 miles
2	Radcliffe (Manchester Metrolink)	1.27 miles
3	Whitefield (Manchester Metrolink)	2.49 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.



Redpath Leach Estate Agents

17-19 Chorley New Road, Bolton,  
Lancashire, BL1 4QR  
01204 800292  
[enquiries@redpathleach.co.uk](mailto:enquiries@redpathleach.co.uk)  
[www.redpathleach.co.uk](http://www.redpathleach.co.uk)

