



REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



131, HIGH STREET, GOLBORNE, WARRINGTON, WA3 3TG.

Offers Over: £105,000

Redpath Leach Estate Agents

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www.redpathleach.co.uk

Property Overview



Property

Type:	Flat / Maisonette	Offers Over:	£105,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	688 ft ² / 64 m ²	Start Date:	15/07/2007
Plot Area:	0.05 acres	End Date:	01/01/2131
Year Built :	2007	Lease Term:	125 years from 1 January 2006
Council Tax :	Band A	Term Remaining:	105 years
Annual Estimate:	£1,354		
Title Number:	MAN99262		

Local Area

Local Authority:	Wigan	Estimated Broadband Speeds	
Conservation Area:	Golborne Town Centre	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	29 mb/s	2000 mb/s
● Surface Water	Very low		

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

Property Multiple Title Plans



Freehold Title Plan



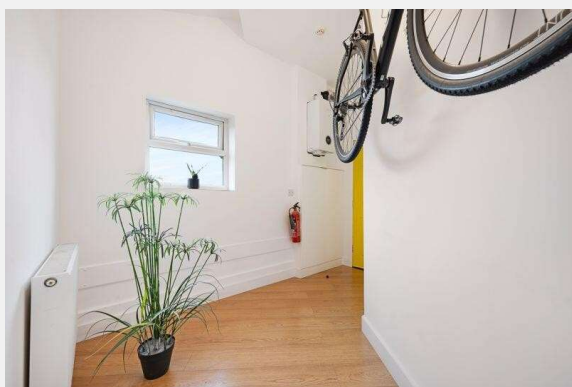
GM386340

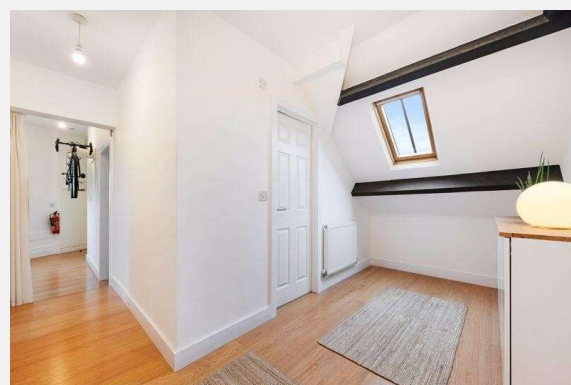
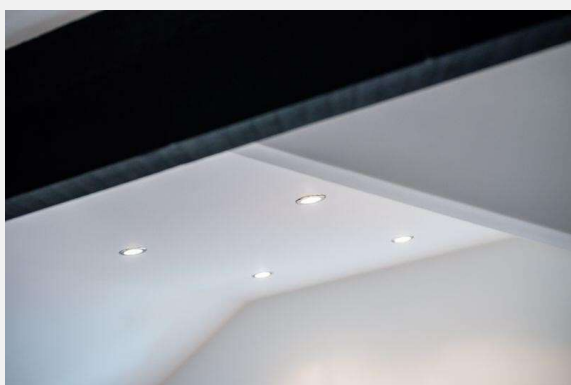
Leasehold Title Plan



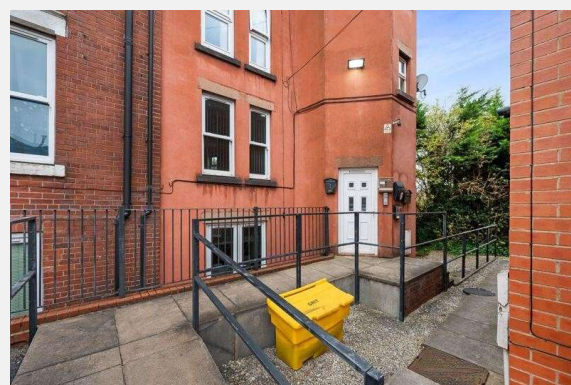
MAN99262

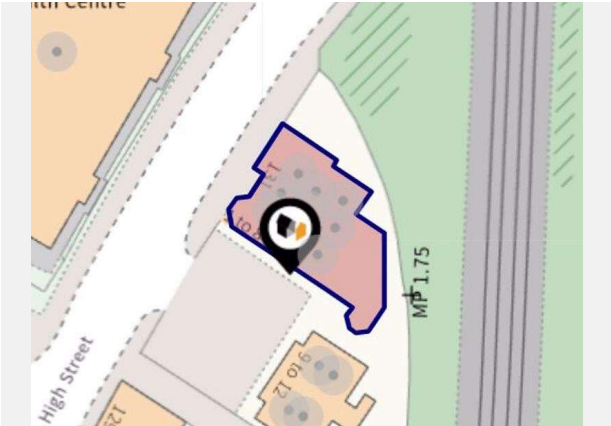
Start Date:	15/07/2007
End Date:	01/01/2131
Lease Term:	125 years from 1 January 2006
Term Remaining:	105 years







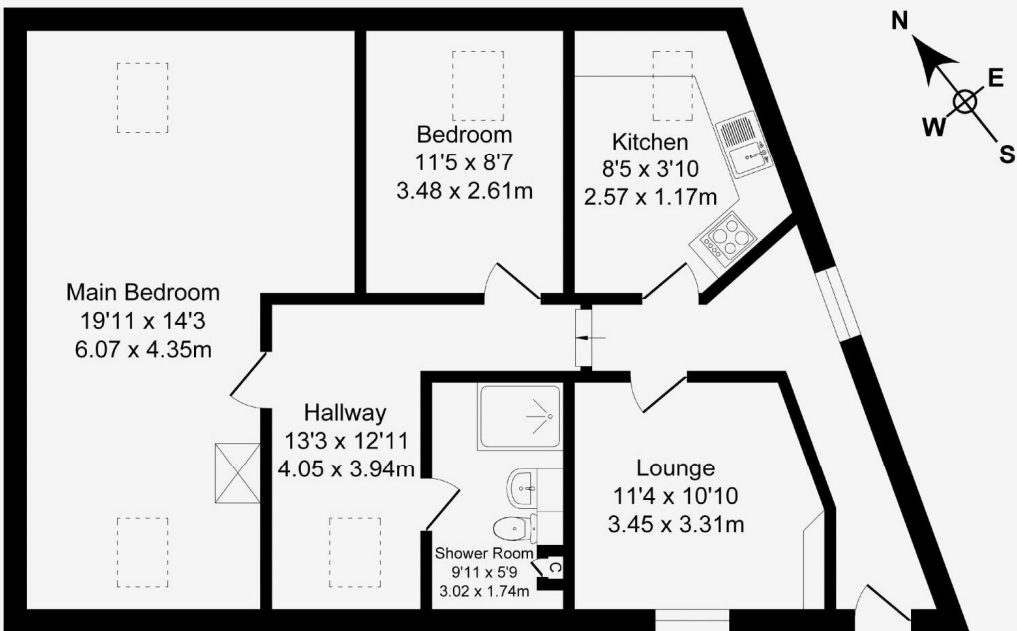




HIGH STREET, GOLBORNE, WARRINGTON, WA3 3TG.

Total Approx. Floor Area 882 Sq.ft. (81.9 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 882 Sq.Ft
(81.9 Sq.M.)

Property EPC - Certificate



High Street, Golborne, WA3

Energy rating

D

Valid until 14.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

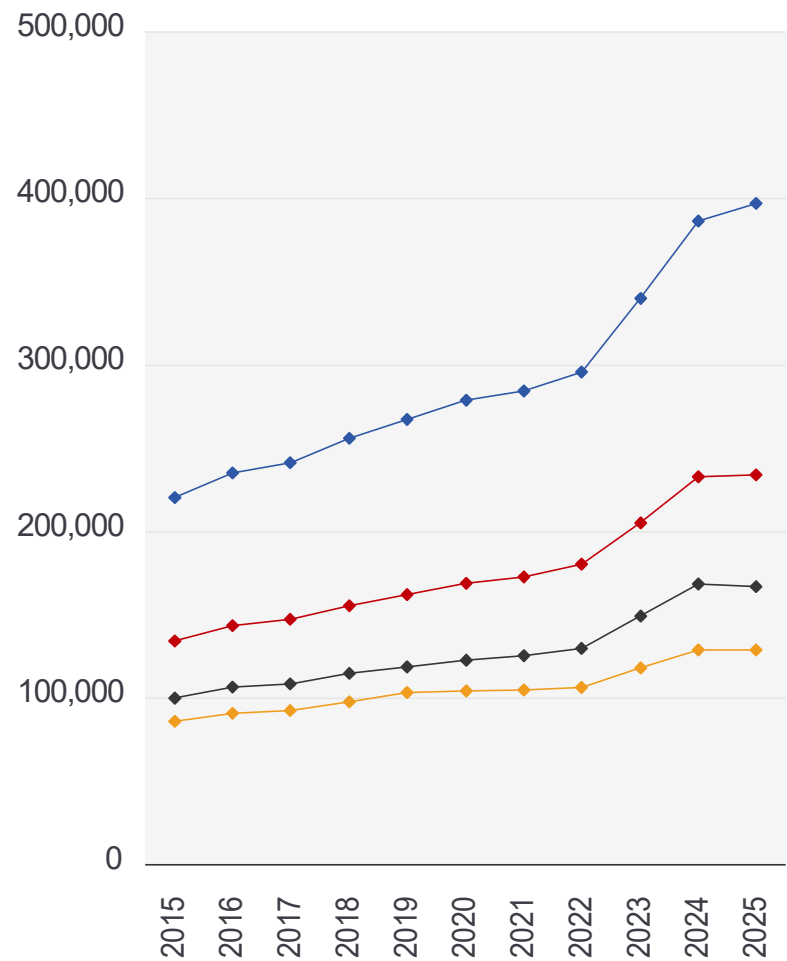
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	No
Floor Level:	5th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, 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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	64 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in WA3



Detached

+80.3%

Semi-Detached

+74.5%

Terraced

+67.18%

Flat

+49.95%

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

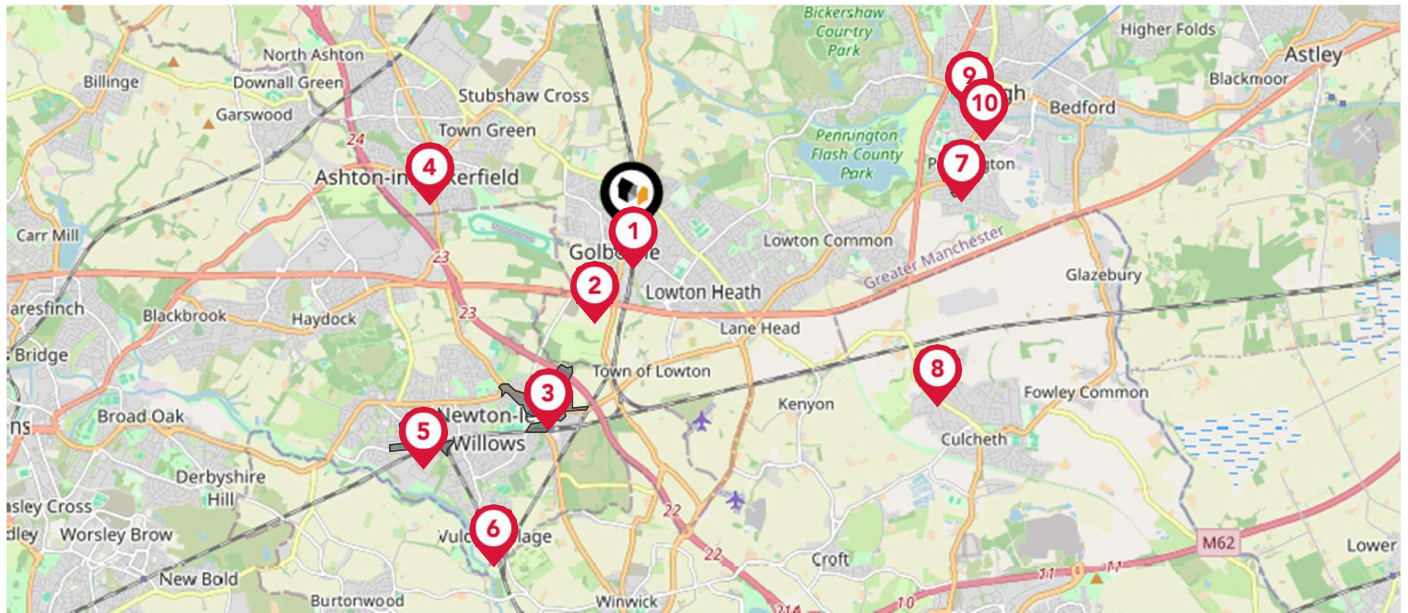
Conservation Areas



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ESTATE AGENTS

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

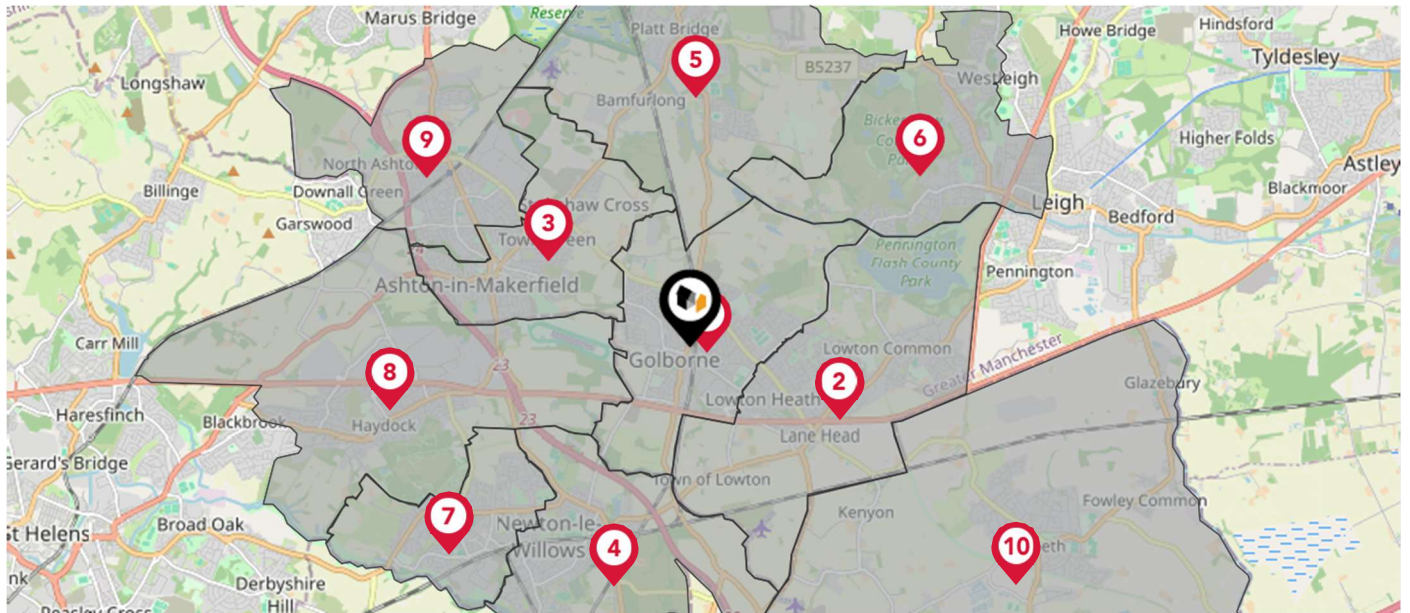
- 1 Golborne Town Centre
- 2 Park Road, Golborne
- 3 Newton-le-Willows
- 4 Ashton-in-Makerfield Town Centre
- 5 Earlestown
- 6 Vulcan Village
- 7 Pennington, Leigh
- 8 Culcheth (Newchurch)
- 9 Railway Road, Leigh
- 10 Leigh Bridge

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



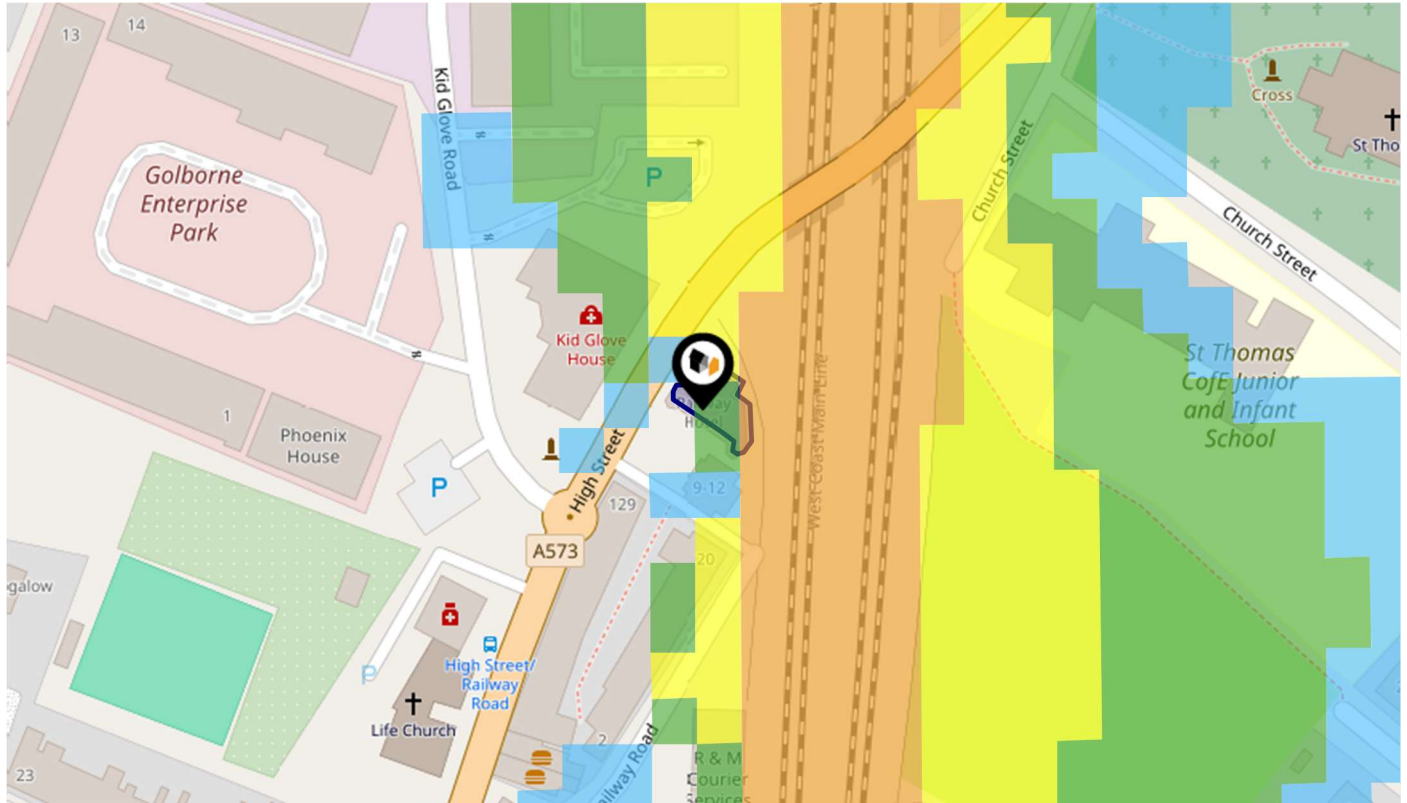
Nearby Council Wards

- 1 Golborne and Lowton West Ward
- 2 Lowton East Ward
- 3 Ashton Ward
- 4 Newton-le-Willows East Ward
- 5 Abram Ward
- 6 Leigh West Ward
- 7 Newton-le-Willows West Ward
- 8 Haydock Ward
- 9 Bryn Ward
- 10 Culcheth, Glazebury & Croft 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.

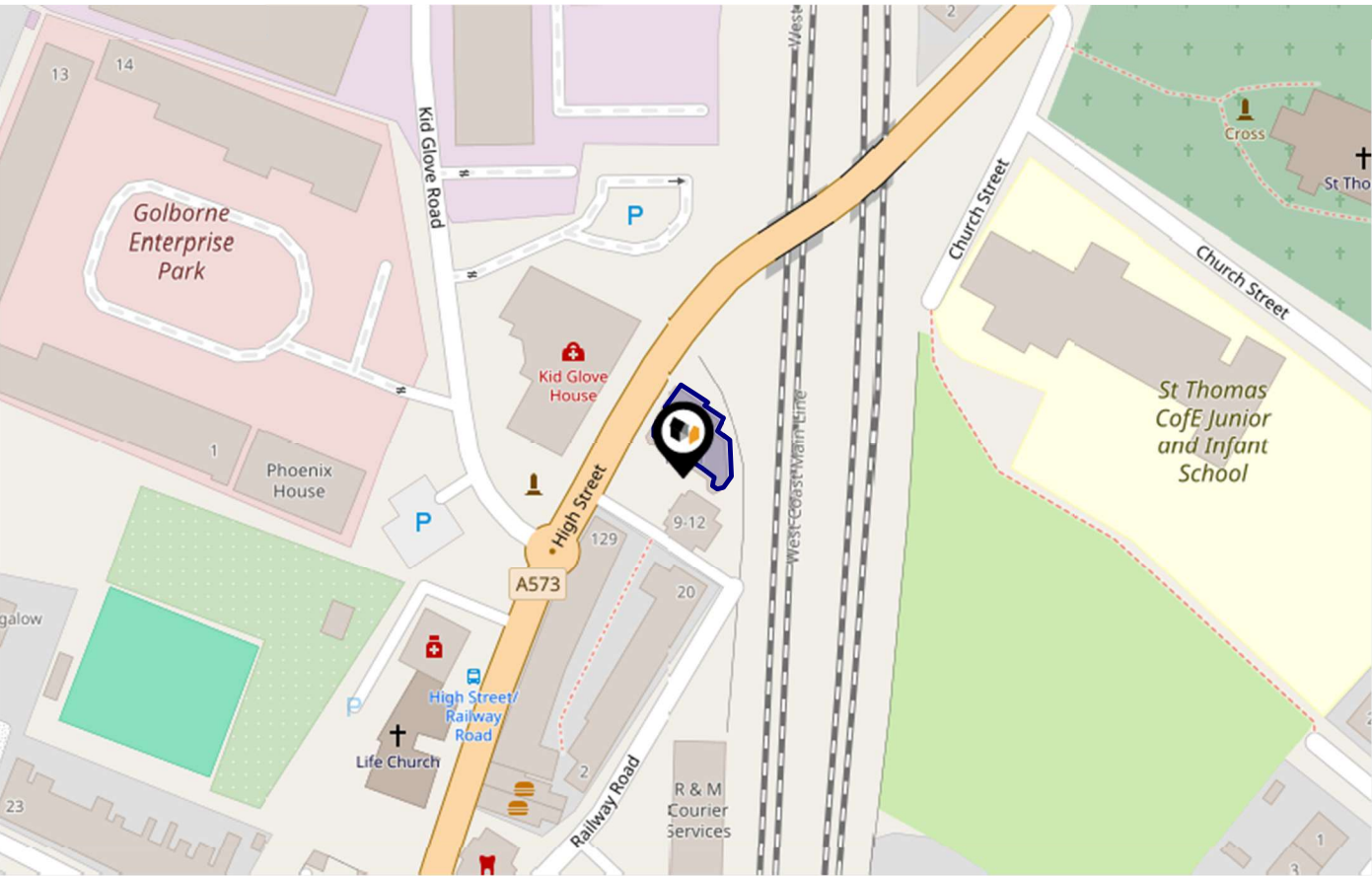
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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:

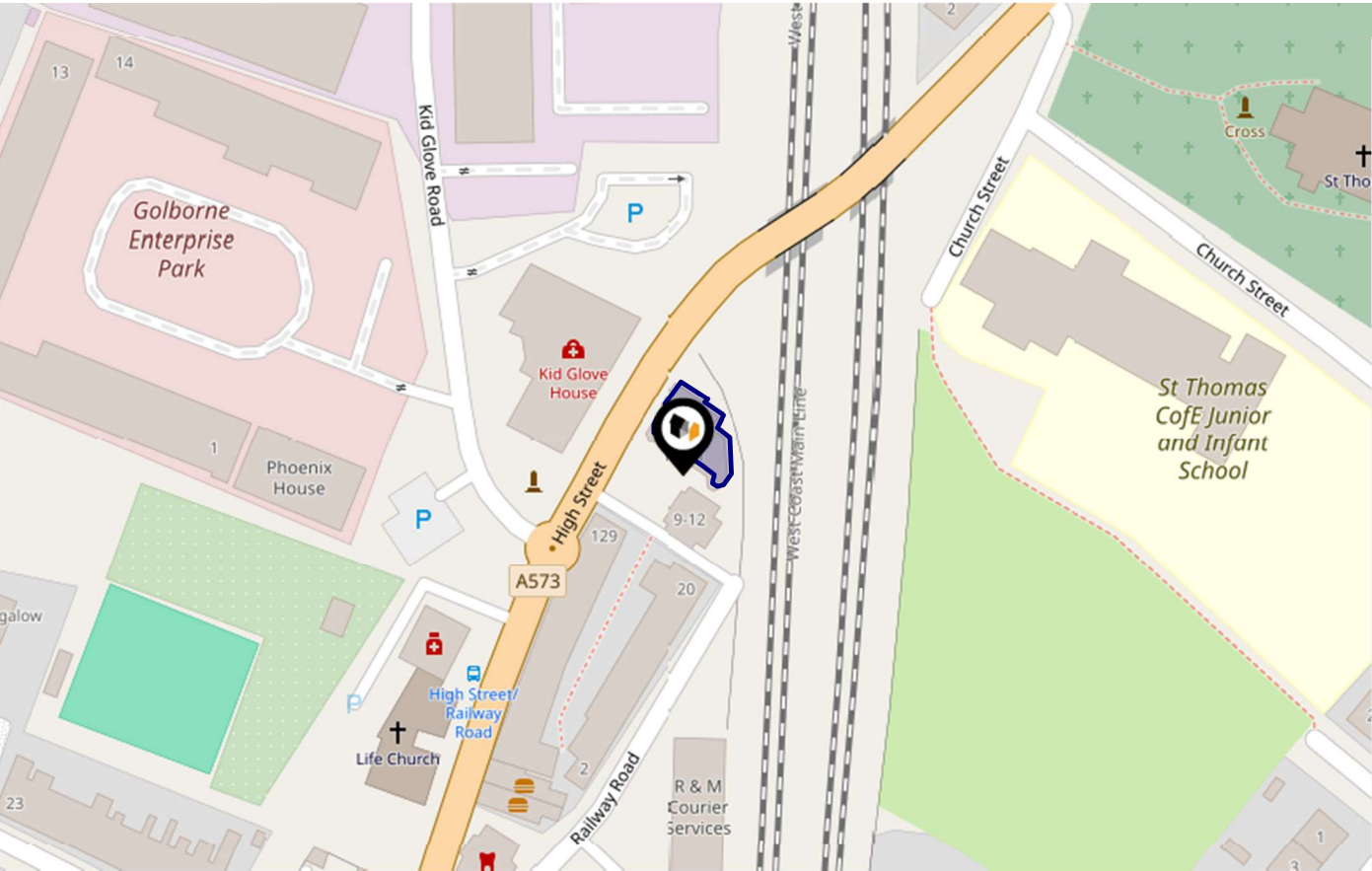
	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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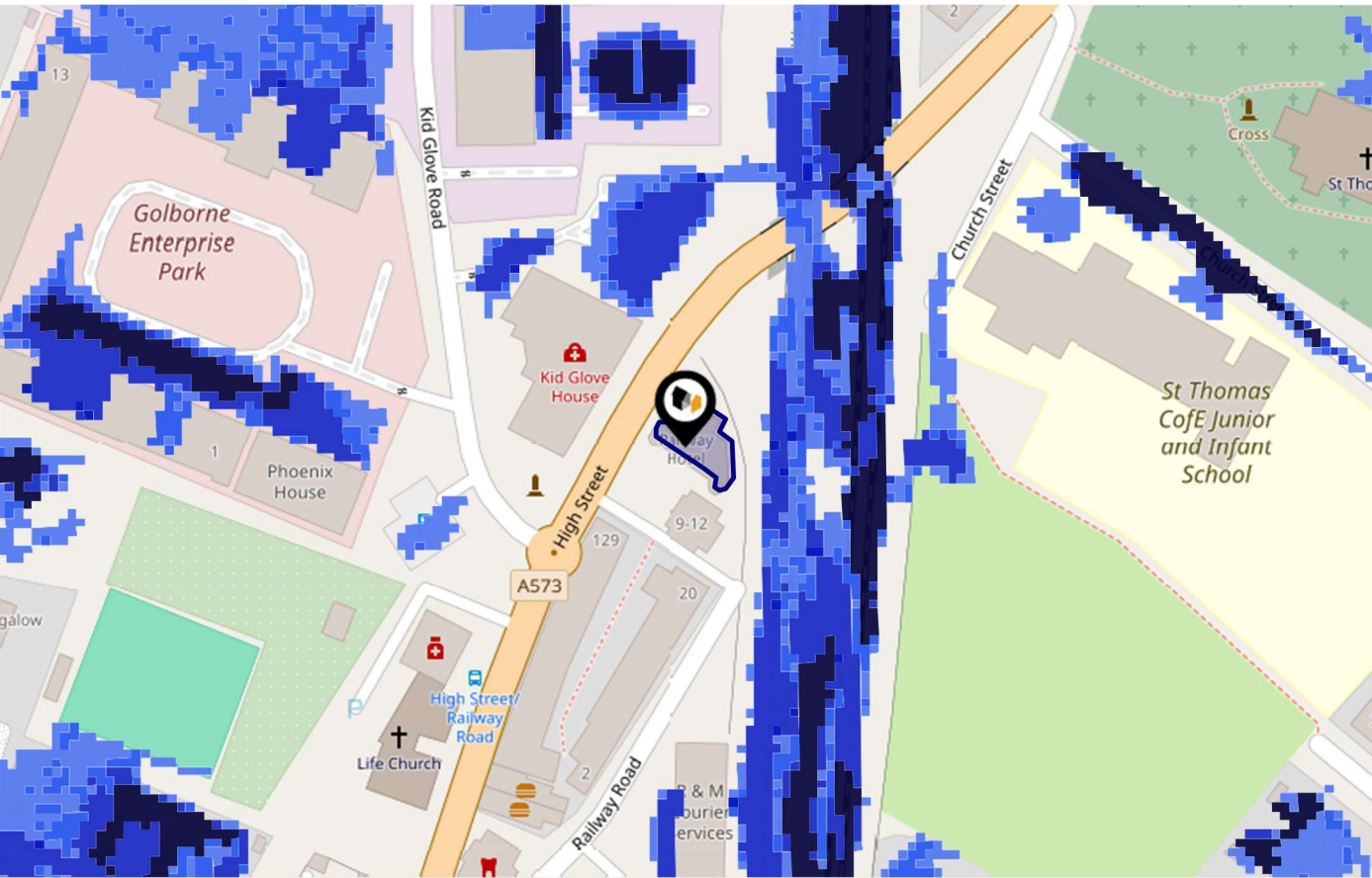
Chance of flooding to the following depths at this property:

	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.
- 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.

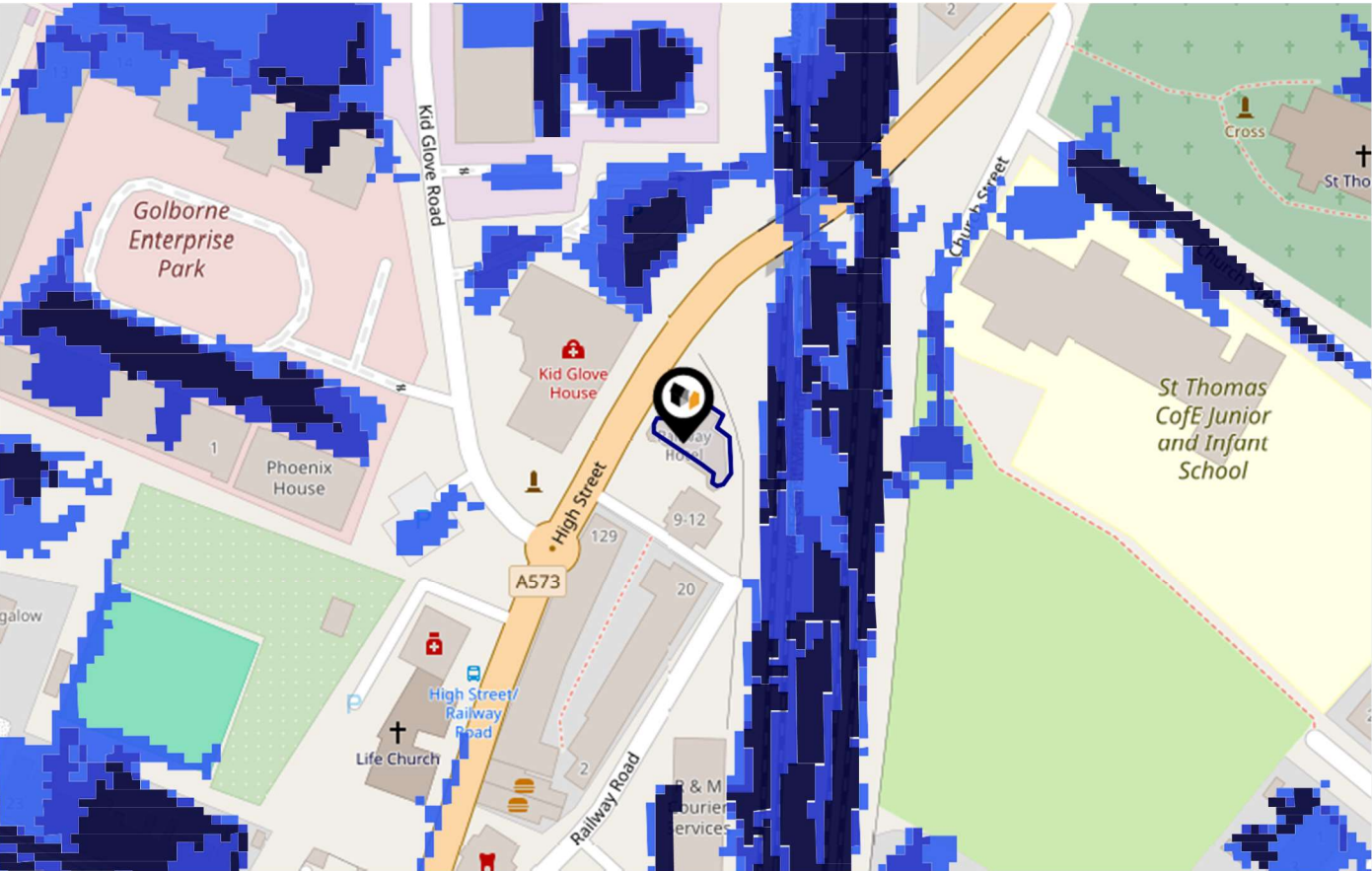
Chance of flooding to the following depths at this property:

	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: Very low

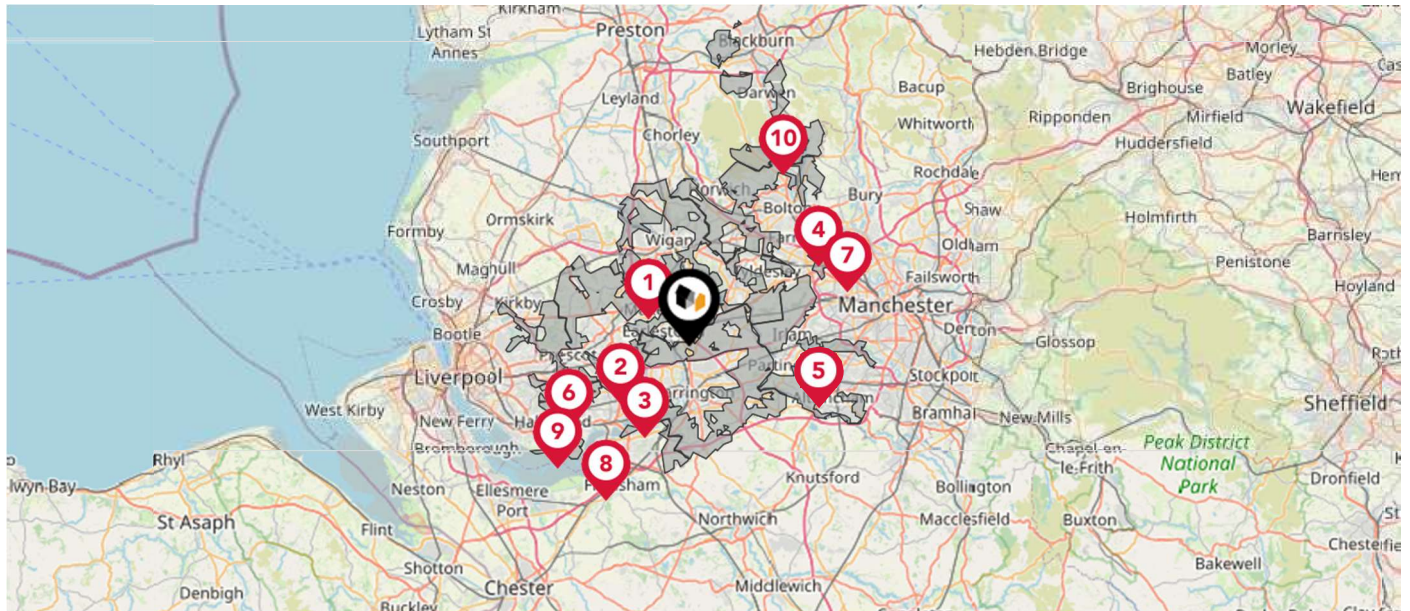
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Chance of flooding to the following depths at this property:

	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 - Wigan

2

Merseyside and Greater Manchester Green Belt - St. Helens

3

Merseyside and Greater Manchester Green Belt - Warrington

4

Merseyside and Greater Manchester Green Belt - Bolton

5

Merseyside and Greater Manchester Green Belt - Trafford

6

Merseyside and Greater Manchester Green Belt - Knowsley

7

Merseyside and Greater Manchester Green Belt - Salford

8

Merseyside and Greater Manchester Green Belt - Halton

9

Merseyside and Greater Manchester Green Belt - Liverpool

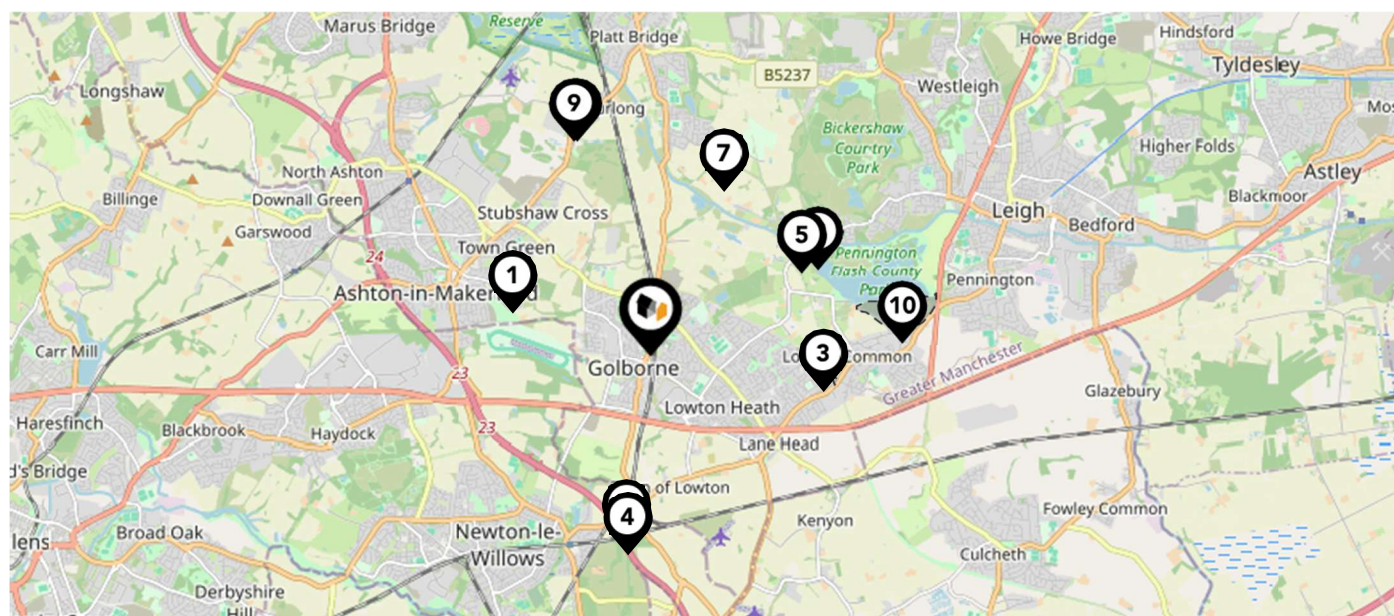
10

Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

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.



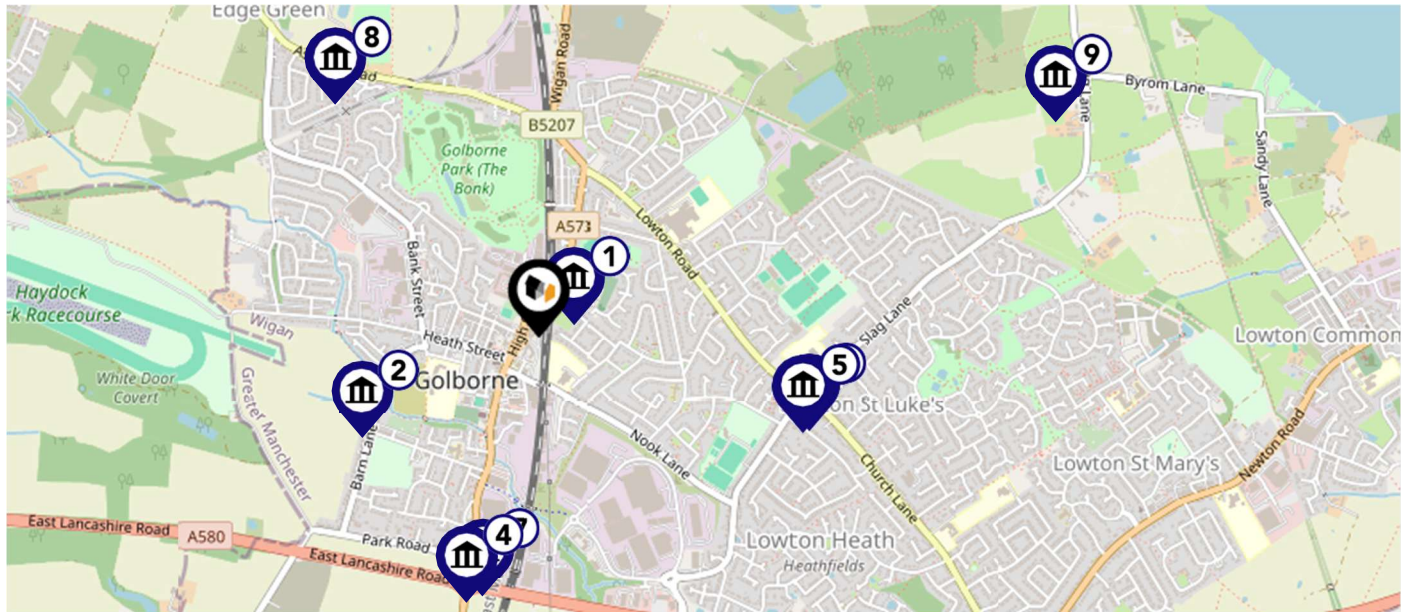
Nearby Landfill Sites

1	Princess Road-Ashton-In-Makerfield, Wigan, Merseyside	Historic Landfill ☐
2	Southworth Road / Parkside Road-St. Helens, Merseyside	Historic Landfill ☐
3	Lowton Sidings-Greater Manchester	Historic Landfill ☐
4	Southworth Road / Parkside Road-St. Helens, Merseyside	Historic Landfill ☐
5	Plank Lane Site-Slag Lane, Golborne, Wigan	Historic Landfill ☐
6	Adjacent to Leeds / Liverpool Consl-Plank Lane, Abram, Warrington, Cheshire	Historic Landfill ☐
7	Maypole Industrial Site-Abram	Historic Landfill ☐
8	Landgate Farm-Bryn Gates Lane,Bamfurlong,Wigan,Lancashire	Historic Landfill ☐
9	Land to Rear of 120 Lily Lane-Bryn Hall Farm, Greater Manchester	Historic Landfill ☐
10	Pennington-Lowton, Warrington, Cheshire	Historic Landfill ☐

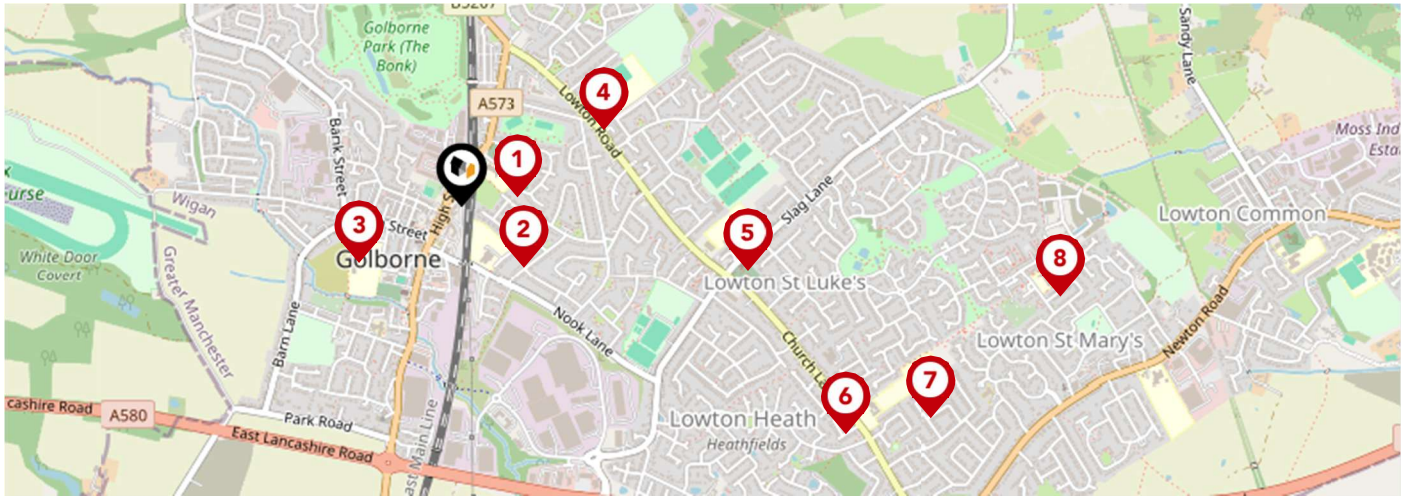
Maps

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
	1162930 - Church Of St Thomas	Grade II	0.1 miles
	1356245 - 37, Barn Lane	Grade II	0.4 miles
	1068478 - Sundial Adjacent To West Entrance Of Church Of St. Luke	Grade II	0.6 miles
	1162917 - Town Farmhouse	Grade II	0.6 miles
	1162981 - Village Stocks Against St. Luke's Churchyard Wall	Grade II	0.6 miles
	1162972 - Church Of St. Luke	Grade II	0.6 miles
	1356256 - Lawson's Farmhouse And Attached Garden Wall	Grade II	0.6 miles
	1162886 - Ashton Road Farmhouse	Grade II	0.7 miles
	1356257 - Byrom Hall	Grade II	1.3 miles



		Nursery	Primary	Secondary	College	Private
	St Thomas CofE Junior and Infant School Ofsted Rating: Good Pupils: 218 Distance:0.13	☐	☒	☐	☐	☐
	All Saints Catholic Primary School, Golborne, Wigan Ofsted Rating: Outstanding Pupils: 241 Distance:0.19	☐	☒	☐	☐	☐
	Golborne Community Primary School Ofsted Rating: Good Pupils: 352 Distance:0.26	☐	☒	☐	☐	☐
	Golborne High School Ofsted Rating: Outstanding Pupils: 1149 Distance:0.36	☐	☐	☒	☐	☐
	Lowton West Primary School Ofsted Rating: Good Pupils: 434 Distance:0.65	☐	☒	☐	☐	☐
	St Luke's CofE Primary School Ofsted Rating: Good Pupils: 216 Distance:0.99	☐	☒	☐	☐	☐
	St Catherine's Catholic Primary School, Lowton Ofsted Rating: Good Pupils: 216 Distance:1.14	☐	☒	☐	☐	☐
	Green Meadow Independent Primary School Ofsted Rating: Good Pupils: 14 Distance:1.34	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Willow Grove Primary School Ofsted Rating: Good Pupils: 67 Distance:1.53	☐	☒	☐	☐	☐
	St Wilfrids Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.56	☐	☒	☐	☐	☐
	Lowton Junior and Infant School Ofsted Rating: Requires improvement Pupils: 210 Distance:1.6	☐	☒	☐	☐	☐
	Hope Academy Ofsted Rating: Requires improvement Pupils: 1349 Distance:1.66	☐	☐	☒	☐	☐
	St Thomas CofE Primary School Ofsted Rating: Good Pupils: 196 Distance:1.68	☐	☒	☐	☐	☐
	Lowton St Mary's CofE (Voluntary Aided) Primary School Ofsted Rating: Good Pupils: 247 Distance:1.74	☐	☒	☐	☐	☐
	St Peter's CofE Primary School Ofsted Rating: Outstanding Pupils: 228 Distance:1.79	☐	☒	☐	☐	☐
	St Edmund Arrowsmith Catholic High School, Ashton-in-Makerfield Ofsted Rating: Good Pupils: 1211 Distance:1.85	☐	☐	☒	☐	☐

Local Area Masts & Pylons

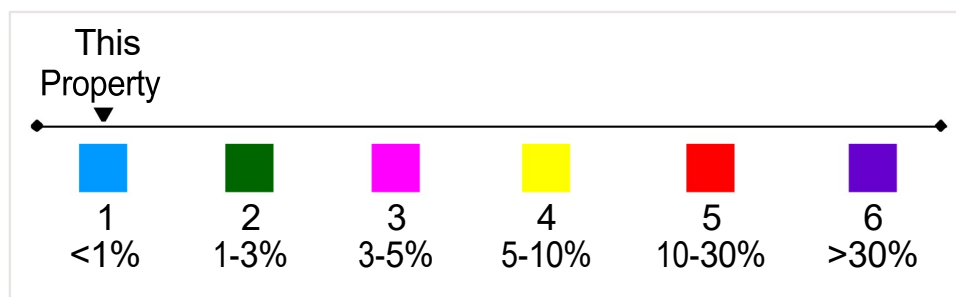
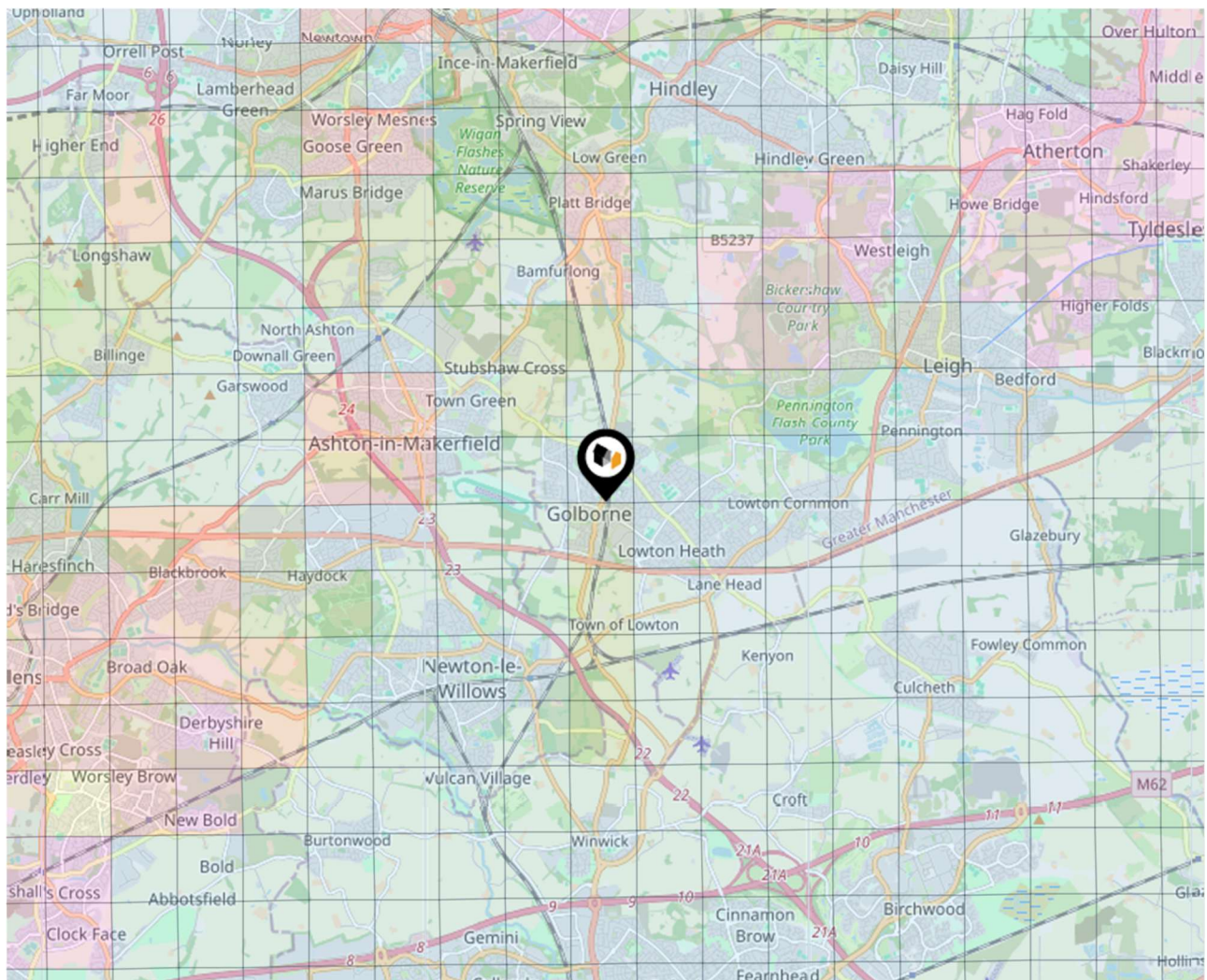


Key:

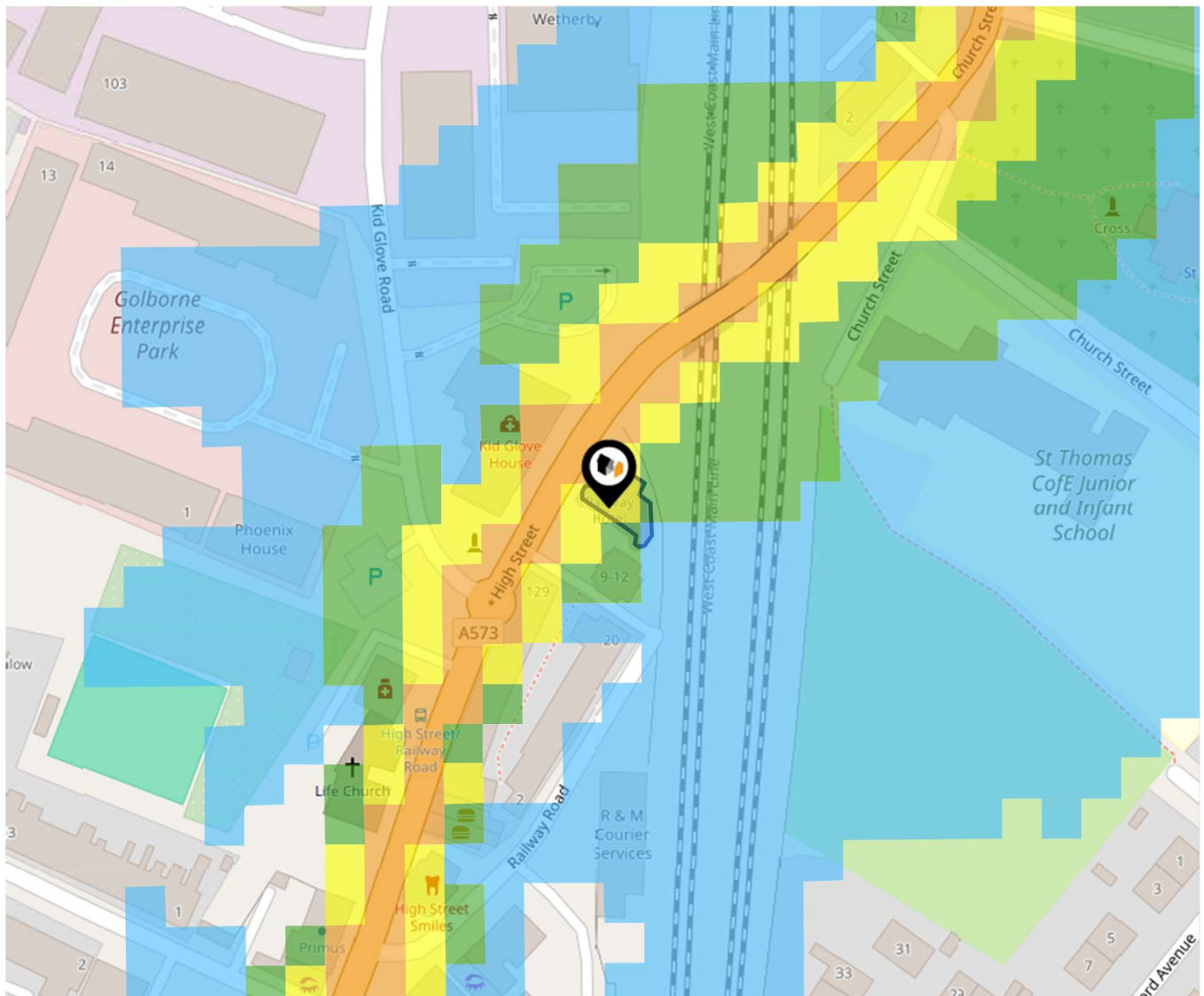
-  Power Pylons
-  Communication Masts

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



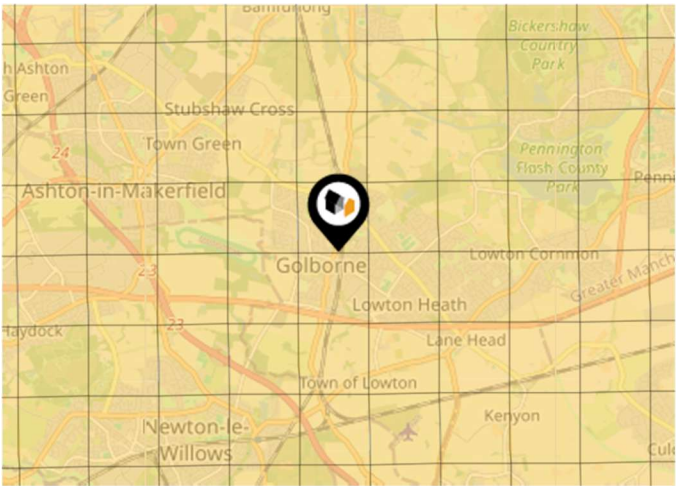
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

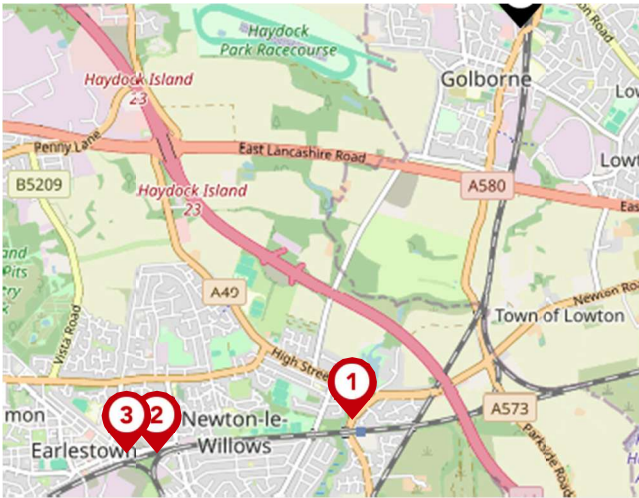
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

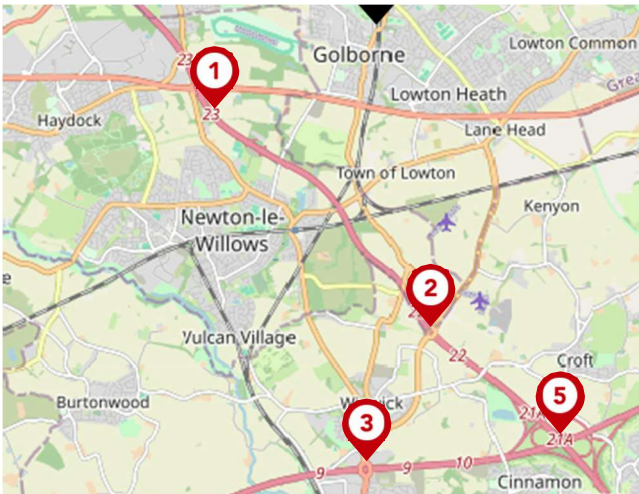
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



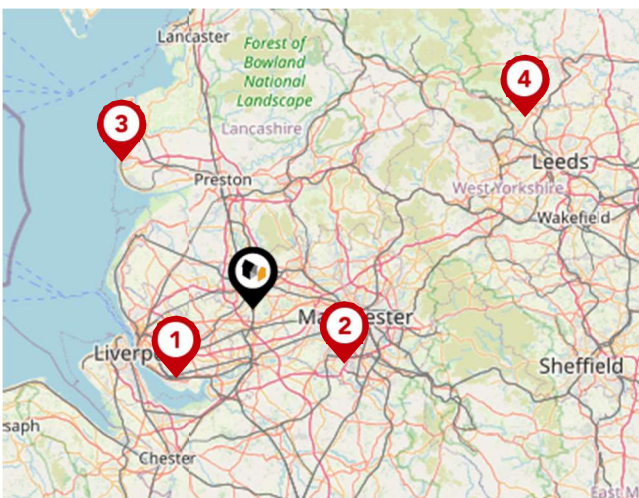
National Rail Stations

Pin	Name	Distance
	Newton-le-Willows Rail Station	1.88 miles
	Earlestown Rail Station	2.47 miles
	Earlestown Rail Station	2.56 miles



Trunk Roads/Motorways

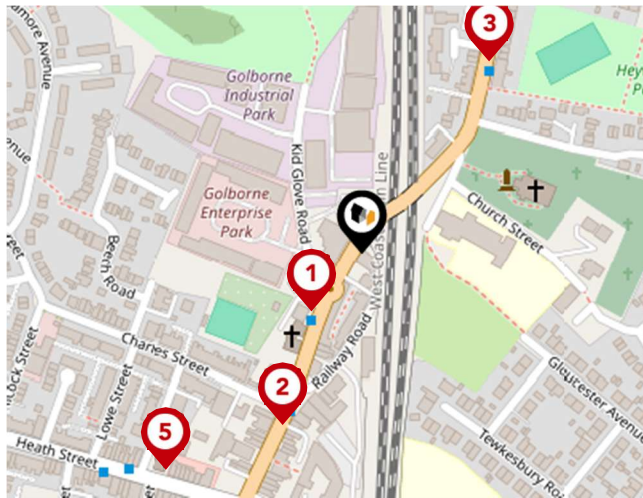
Pin	Name	Distance
	M6 J23	1.61 miles
	M6 J22	2.7 miles
	M62 J9	3.85 miles
	M6 J24	2.48 miles
	M62 J10	3.96 miles



Airports/Helipads

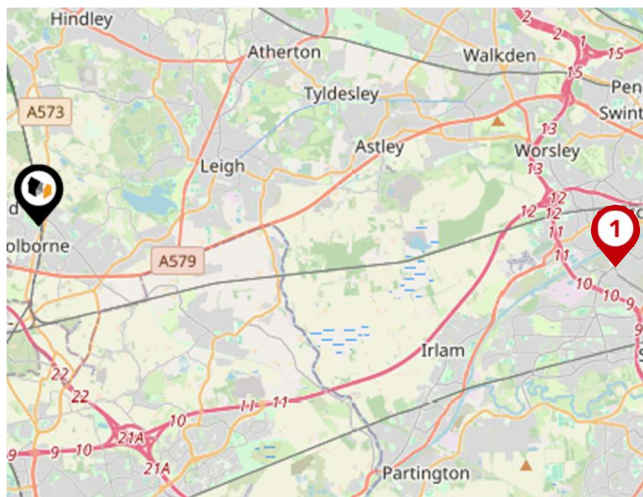
Pin	Name	Distance
	Speke	14.46 miles
	Manchester Airport	15.11 miles
	Highfield	27.66 miles
	Leeds Bradford Airport	46.89 miles

Area Transport (Local)



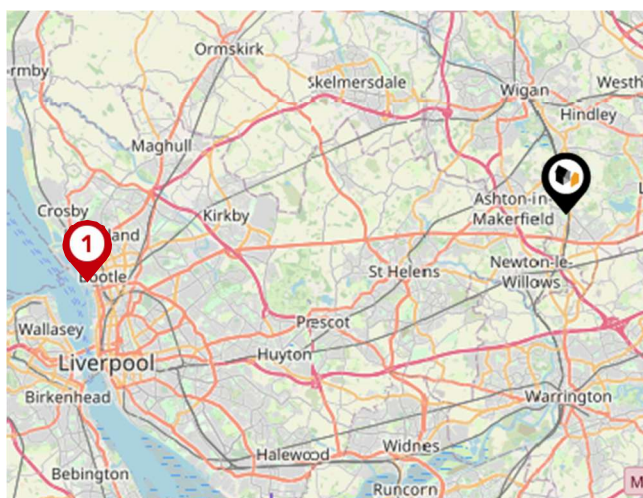
Bus Stops/Stations

Pin	Name	Distance
1	Railway Road	0.04 miles
2	Railway Road	0.11 miles
3	Church Green Gardens	0.13 miles
4	Church Green Gardens	0.15 miles
5	Salisbury Street	0.16 miles



Local Connections

Pin	Name	Distance
1	The Trafford Centre (Manchester Metrolink)	10.2 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	17.08 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.

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