



REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



OVERGREEN, BOLTON, BL2 4LY.

Asking Price: £200,000

Redpath Leach Estate Agents

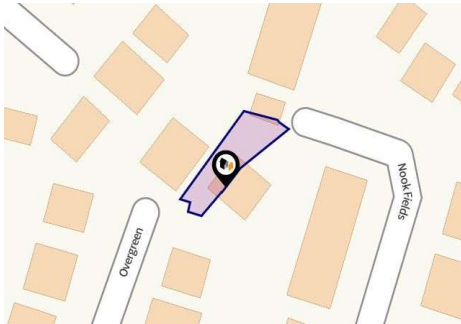
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

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

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

# Property Overview



## Property

|                  |                                         |               |          |
|------------------|-----------------------------------------|---------------|----------|
| Type:            | Semi-Detached                           | Asking Price: | £200,000 |
| Bedrooms:        | 2                                       | Tenure:       | Freehold |
| Floor Area:      | 559 ft <sup>2</sup> / 52 m <sup>2</sup> |               |          |
| Plot Area:       | 0.06 acres                              |               |          |
| Council Tax :    | Band B                                  |               |          |
| Annual Estimate: | £1,763                                  |               |          |
| Title Number:    | GM549463                                |               |          |

## Local Area

|                    |          |                                                                  |      |      |
|--------------------|----------|------------------------------------------------------------------|------|------|
| Local Authority:   | Bolton   | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast) |      |      |
| Conservation Area: | No       |                                                                  |      |      |
| Flood Risk:        |          |                                                                  |      |      |
| ● Rivers & Seas    | Very low | 5                                                                | 80   | 1800 |
| ● Surface Water    | Very low | mb/s                                                             | mb/s | mb/s |
|                    |          |                                                                  |      |      |

|                                              |                                  |  |  |
|----------------------------------------------|----------------------------------|--|--|
| Mobile Coverage:<br>(based on calls indoors) | Satellite/Fibre TV Availability: |  |  |
|                                              |                                  |  |  |
|                                              |                                  |  |  |
|                                              |                                  |  |  |





# Gallery Photos



REDPATH LEACH

ESTATE AGENTS



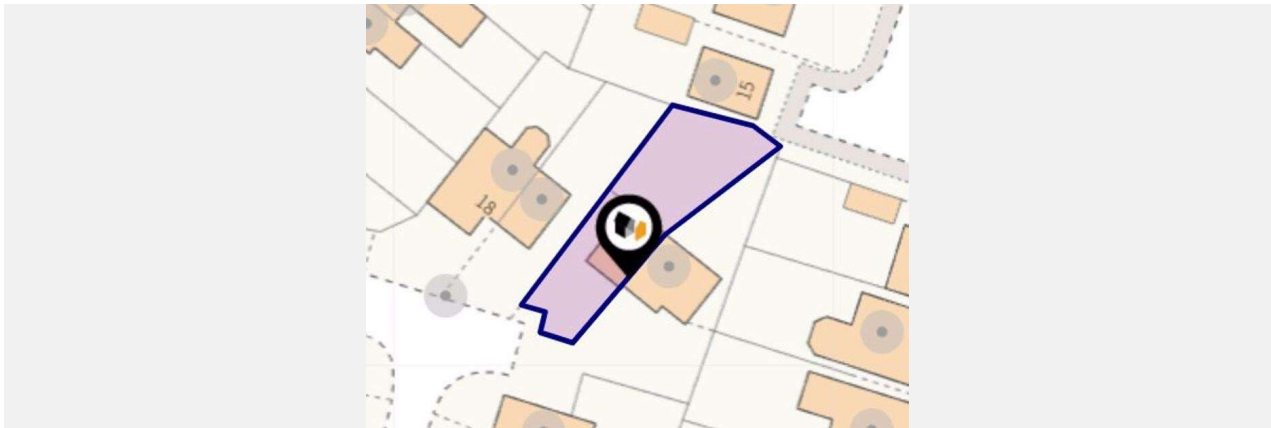
# Gallery Photos



REDPATH LEACH

ESTATE AGENTS

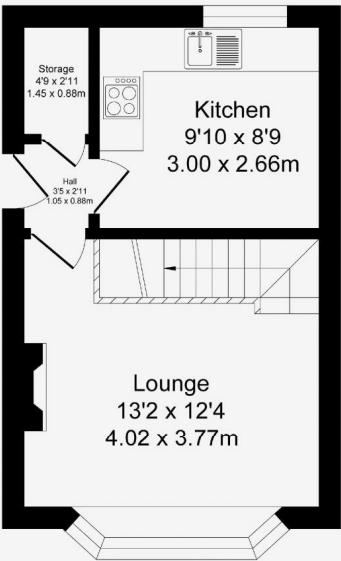




## OVERGREEN, BOLTON, BL2 4LY.

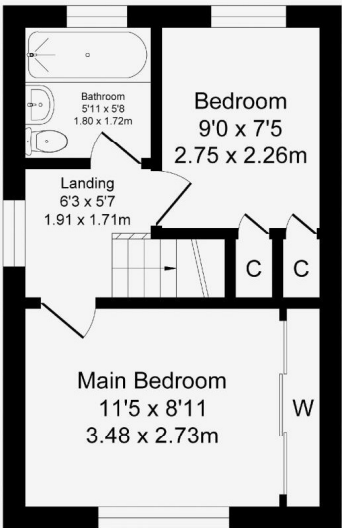
Total Approx. Floor Area 581 Sq.ft. (54.0 Sq.M.)

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



Ground Floor

Approx. Floor  
Area 296 Sq.Ft  
(27.5 Sq.M.)



First Floor

Approx. Floor  
Area 285 Sq.Ft  
(26.5 Sq.M.)



# Property

## EPC - Certificate



| BL2                    |               | <div>Energy rating</div> <div>C</div> |                   |
|------------------------|---------------|---------------------------------------|-------------------|
| Valid until 16.01.2032 |               |                                       |                   |
| Score                  | Energy rating | Current                               | Potential         |
| 92+                    | A             | <div></div>                           |                   |
| 81-91                  | B             |                                       | <div>87   B</div> |
| 69-80                  | C             |                                       | <div>72   c</div> |
| 55-68                  | D             |                                       |                   |
| 39-54                  | E             |                                       |                   |
| 21-38                  | F             |                                       |                   |
| 1-20                   | G             |                                       |                   |

# Property

## EPC - Additional Data



### Additional EPC Data

---

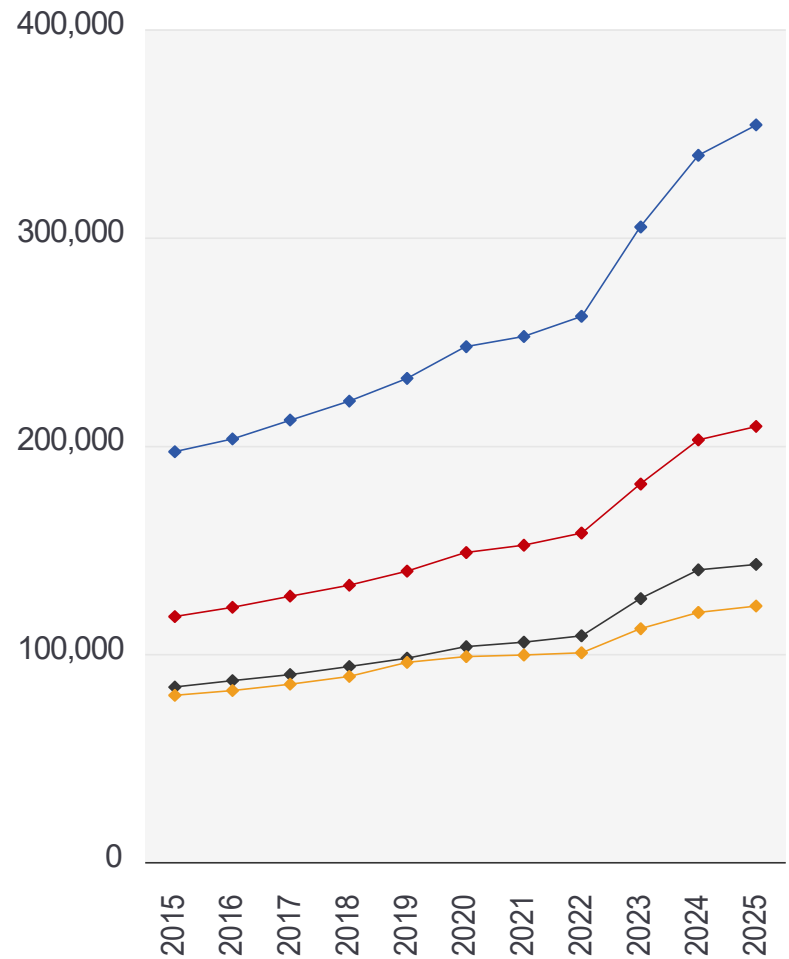
|                              |                                            |
|------------------------------|--------------------------------------------|
| Property Type:               | House                                      |
| Build Form:                  | Semi-Detached                              |
| Transaction Type:            | Rental                                     |
| Energy Tariff:               | Single                                     |
| 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:          | 0                                          |
| Open Fireplace:              | 0                                          |
| Ventilation:                 | Natural                                    |
| Walls:                       | Cavity wall, as built, insulated (assumed) |
| Walls Energy:                | Good                                       |
| Roof:                        | Pitched, insulated (assumed)               |
| Roof Energy:                 | Good                                       |
| Main Heating:                | Boiler and radiators, mains gas            |
| Main Heating Controls:       | Programmer and room thermostat             |
| Hot Water System:            | From main system                           |
| Hot Water Energy Efficiency: | Good                                       |
| Lighting:                    | Low energy lighting in all fixed outlets   |
| Floors:                      | Solid, insulated                           |
| Total Floor Area:            | 52 m <sup>2</sup>                          |

# Market

## House Price Statistics



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



Detached

**+79.64%**

Semi-Detached

**+77.57%**

Terraced

**+70.16%**

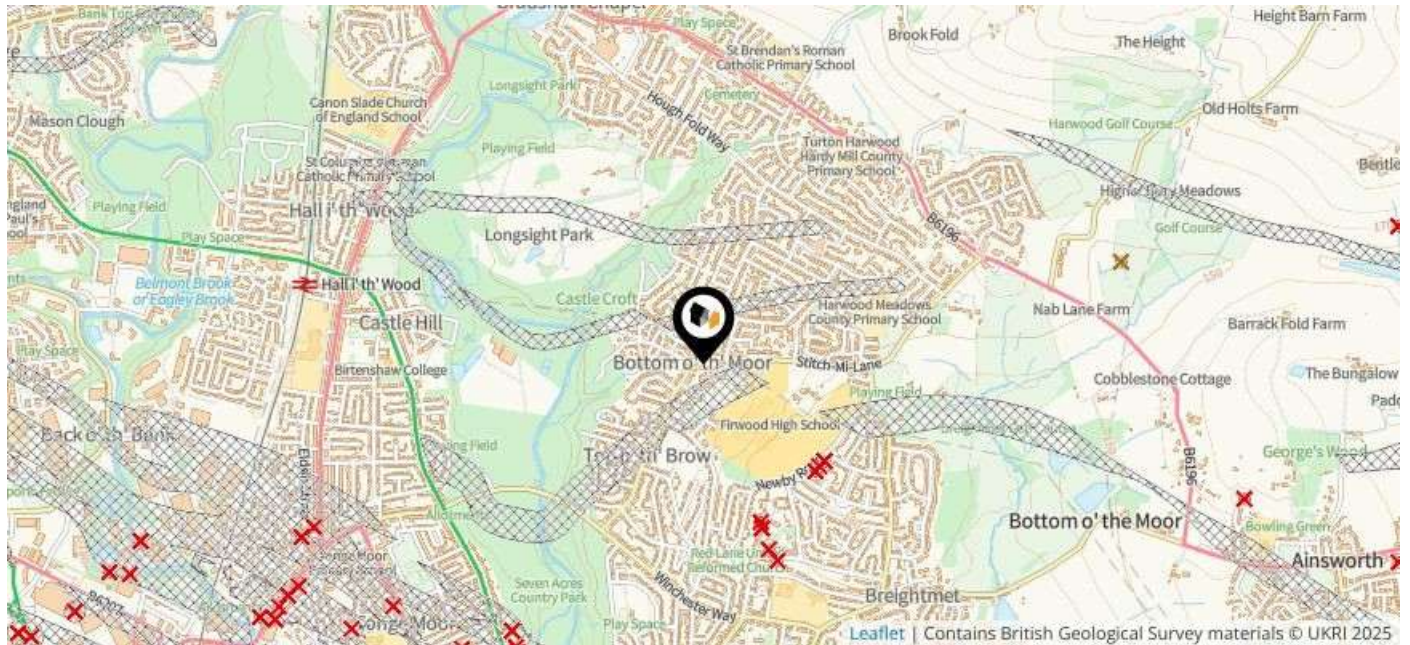
Flat

**+53.58%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

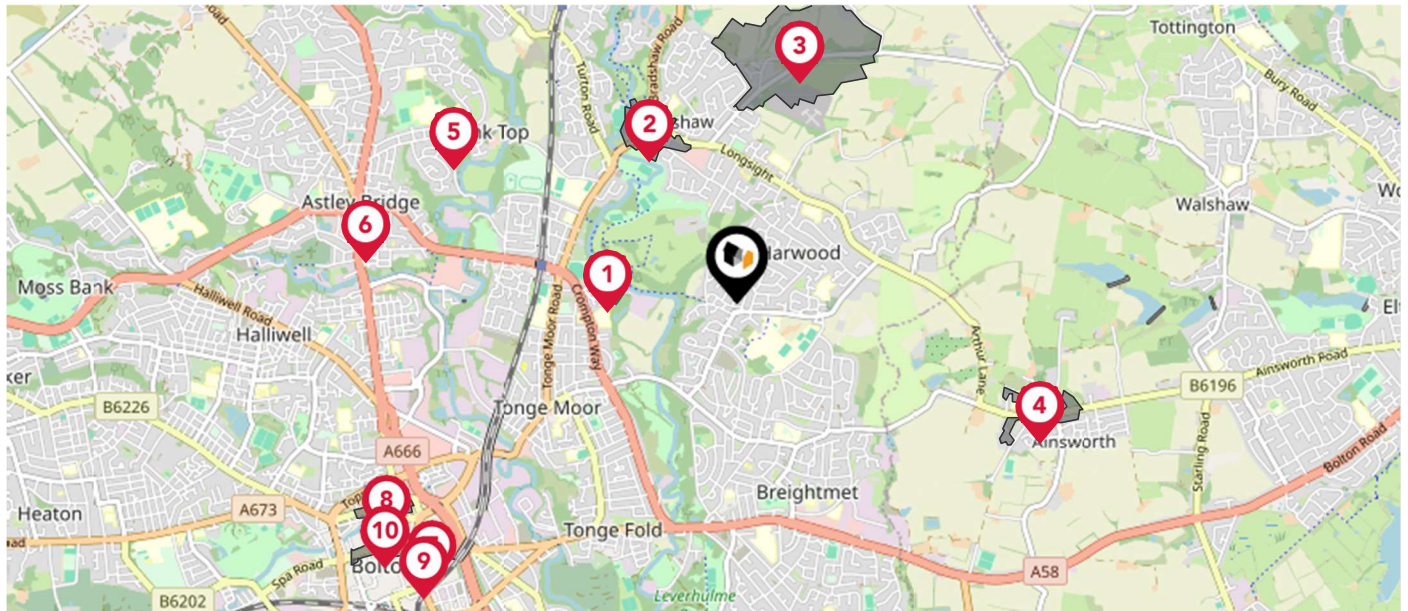
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

# Maps

## Conservation Areas

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



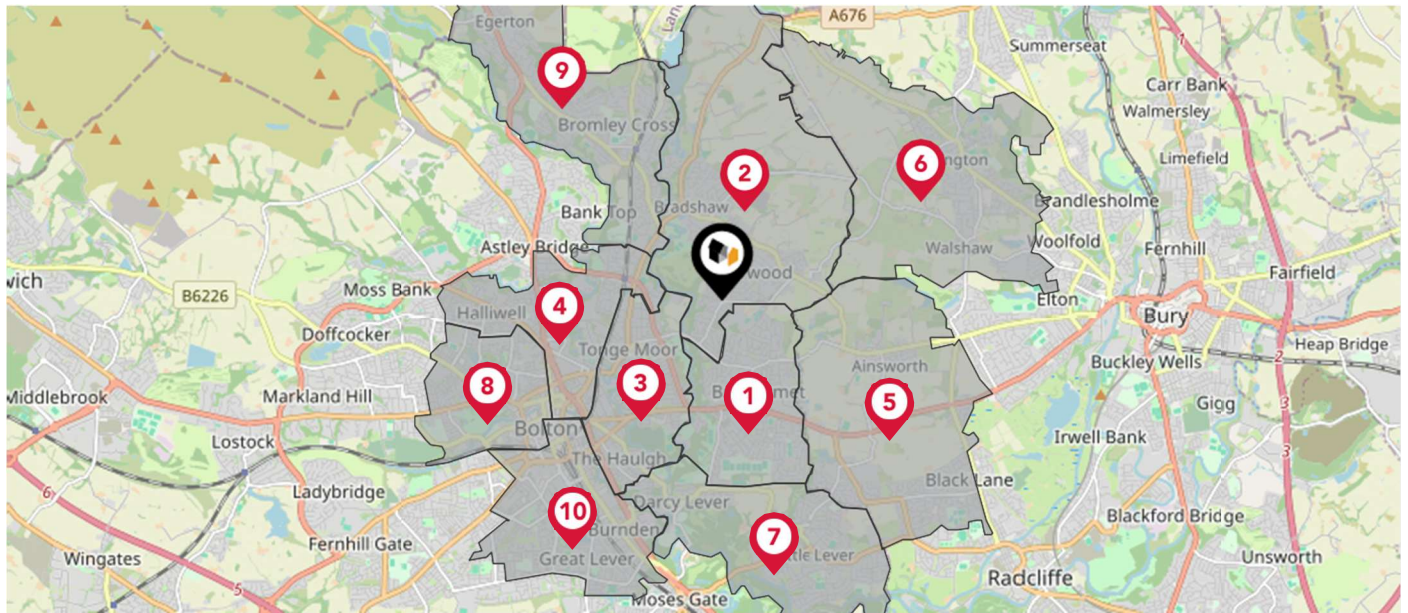
### Nearby Conservation Areas

-  1 Firwood Fold
-  2 Bradshaw Chapel
-  3 Riding Gate
-  4 Ainsworth Village
-  5 Bank Top
-  6 Birley Street
-  7 Churchgate
-  8 St George's
-  9 Silverwell Street and Wood 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



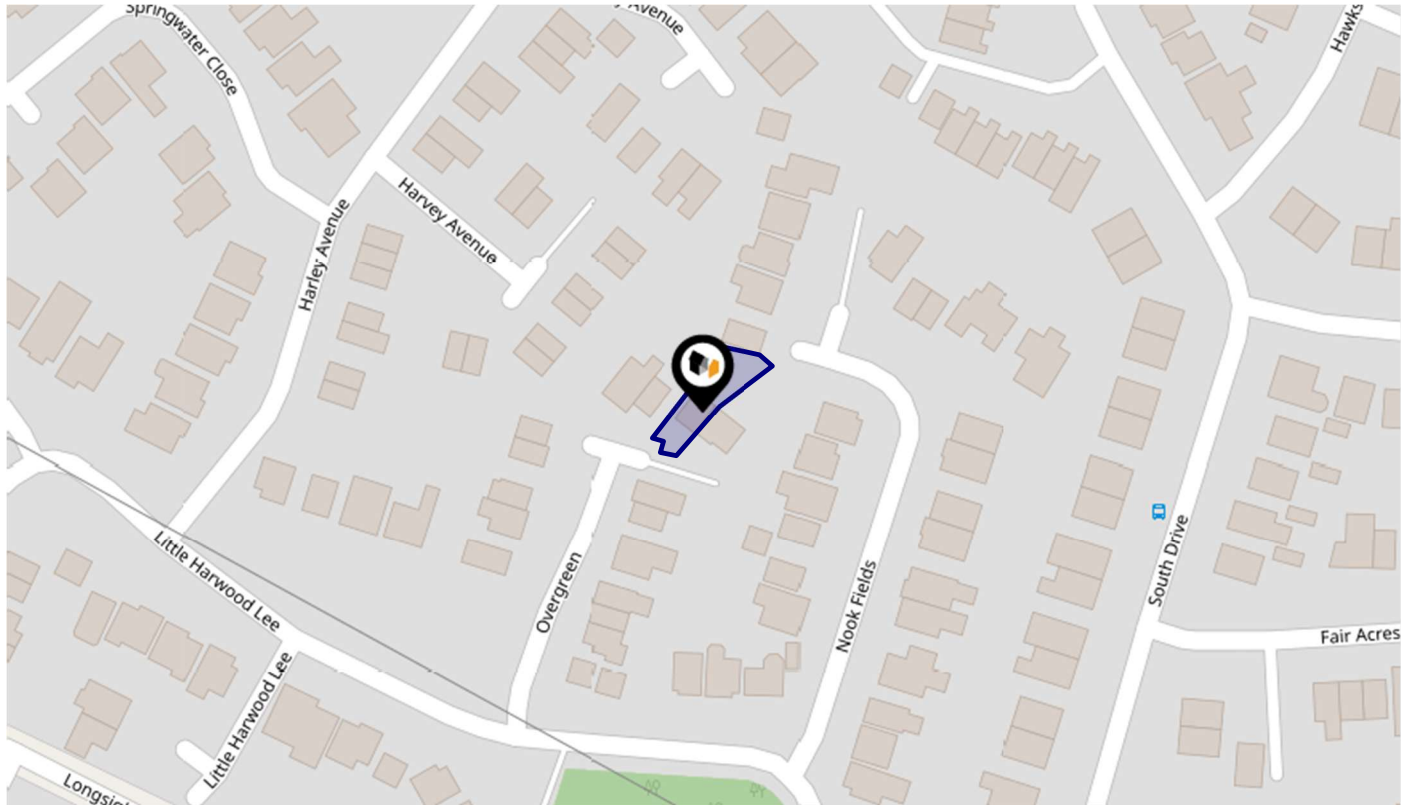
### Nearby Council Wards

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

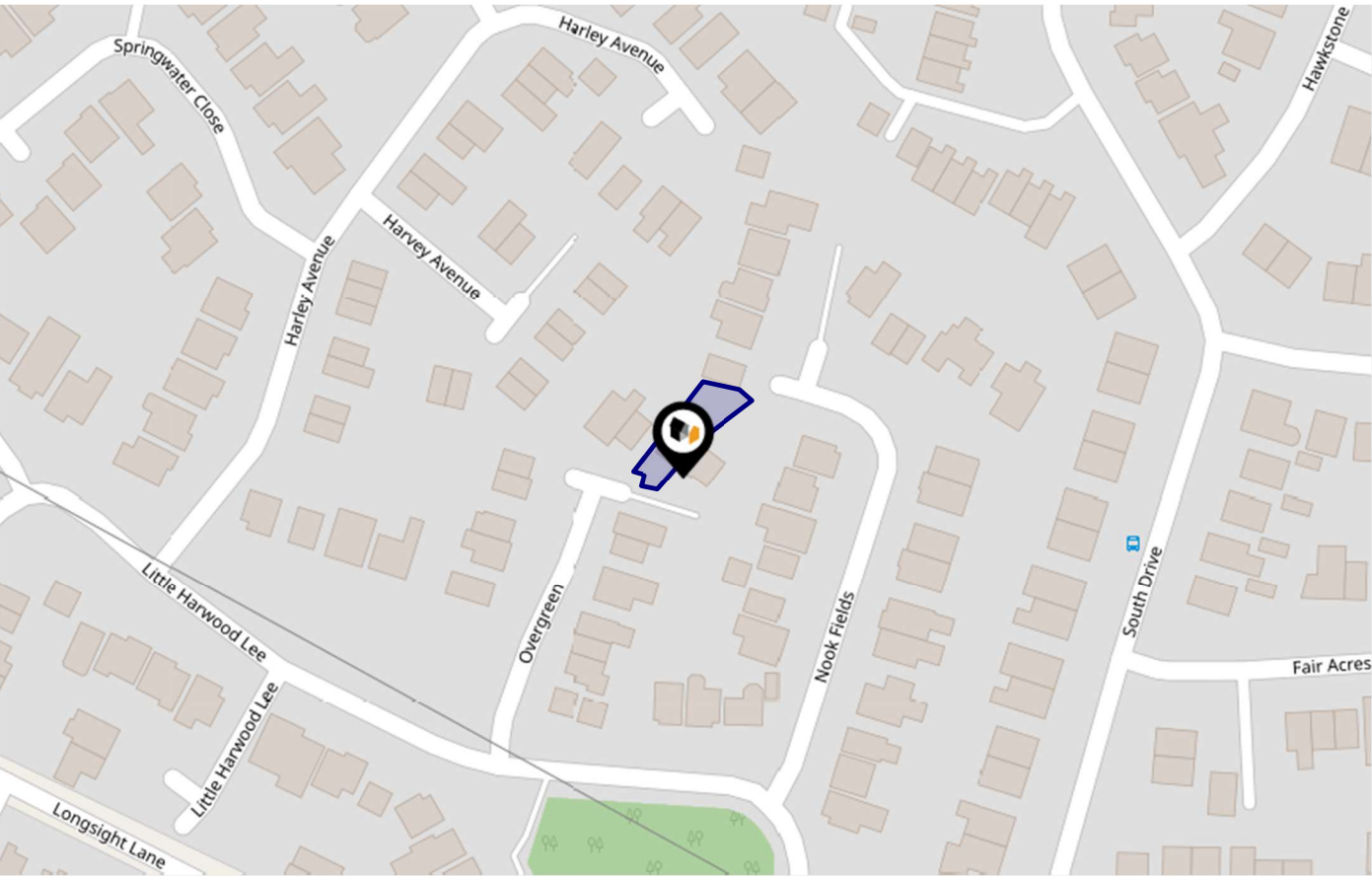
|   |  |              |                                                                                     |
|---|--|--------------|-------------------------------------------------------------------------------------|
| 5 |  | 75.0+ dB     |  |
| 4 |  | 70.0-74.9 dB |  |
| 3 |  | 65.0-69.9 dB |  |
| 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:

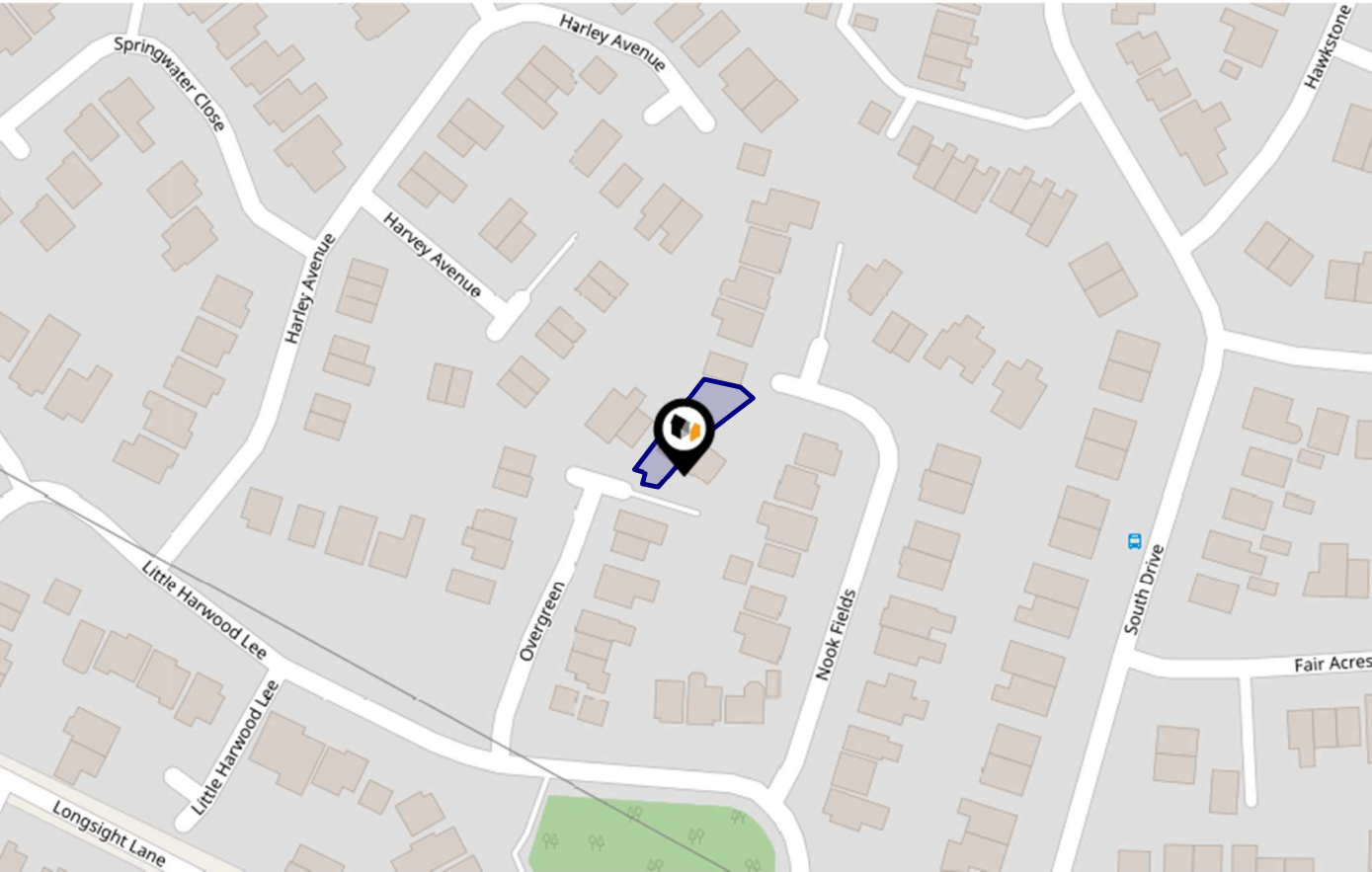
|                  | Very Low | Low | Medium | High |
|------------------|----------|-----|--------|------|
| Up to 20cm (8in) |          |     |        |      |
| Up to 30cm (1ft) |          |     |        |      |
| Up to 60cm (2ft) |          |     |        |      |

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

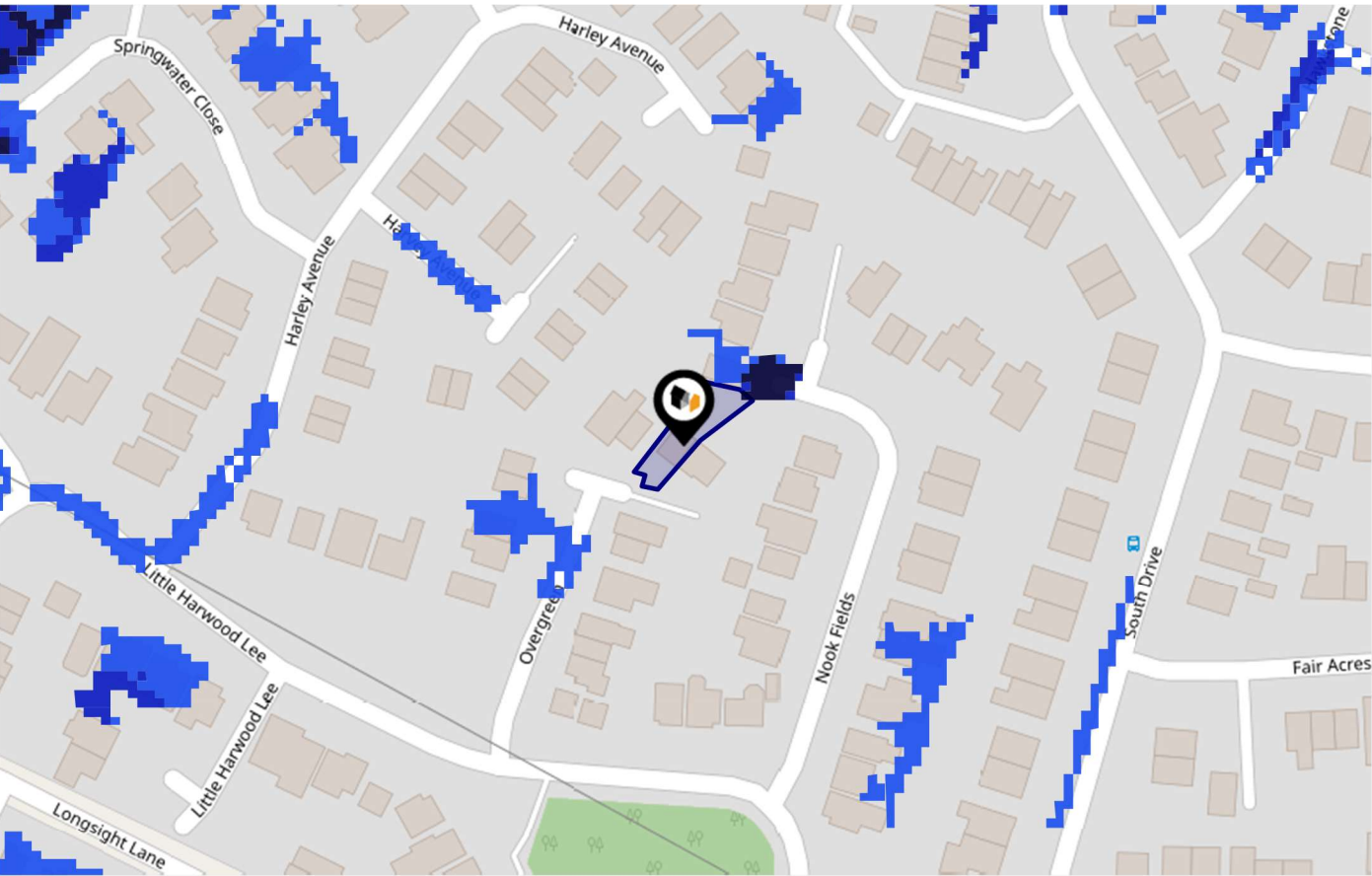
|                  | Very Low | Low | Medium | High |
|------------------|----------|-----|--------|------|
| Up to 20cm (8in) |          |     |        |      |
| Up to 30cm (1ft) |          |     |        |      |
| Up to 60cm (2ft) |          |     |        |      |

# 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:

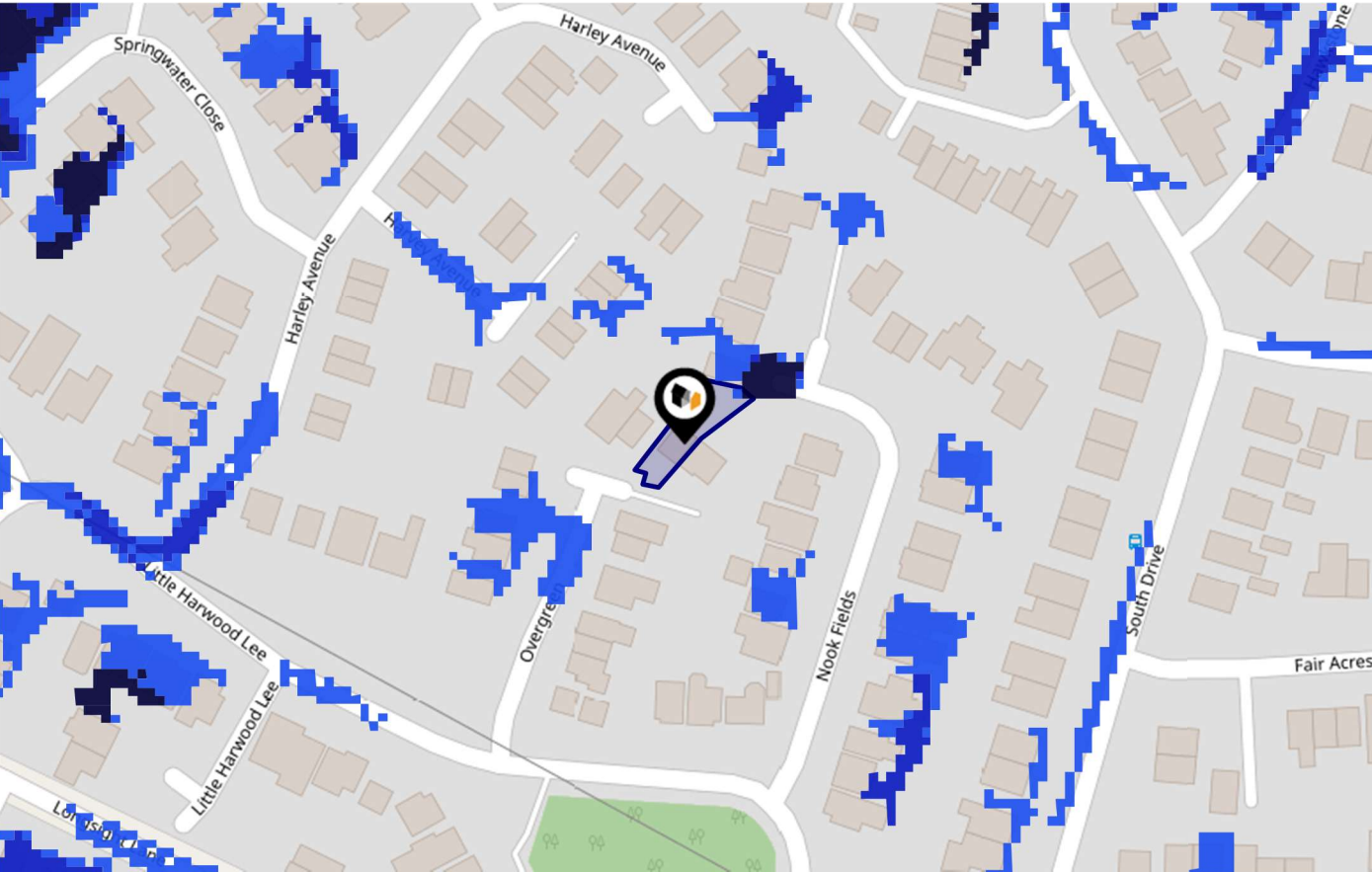
|                                                         | Very Low                 | Low                      | Medium                   | High                     |
|---------------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <div> <div>●</div> <div>Up to 20cm (8in)</div> </div>   | <div> <div></div> </div> | <div> <div></div> </div> | <div> <div></div> </div> | <div> <div></div> </div> |
| <div> <div>●●</div> <div>Up to 30cm (1ft)</div> </div>  | <div> <div></div> </div> | <div> <div></div> </div> | <div> <div></div> </div> | <div> <div></div> </div> |
| <div> <div>●●●</div> <div>Up to 60cm (2ft)</div> </div> | <div> <div></div> </div> | <div> <div></div> </div> | <div> <div></div> </div> | <div> <div></div> </div> |

# 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

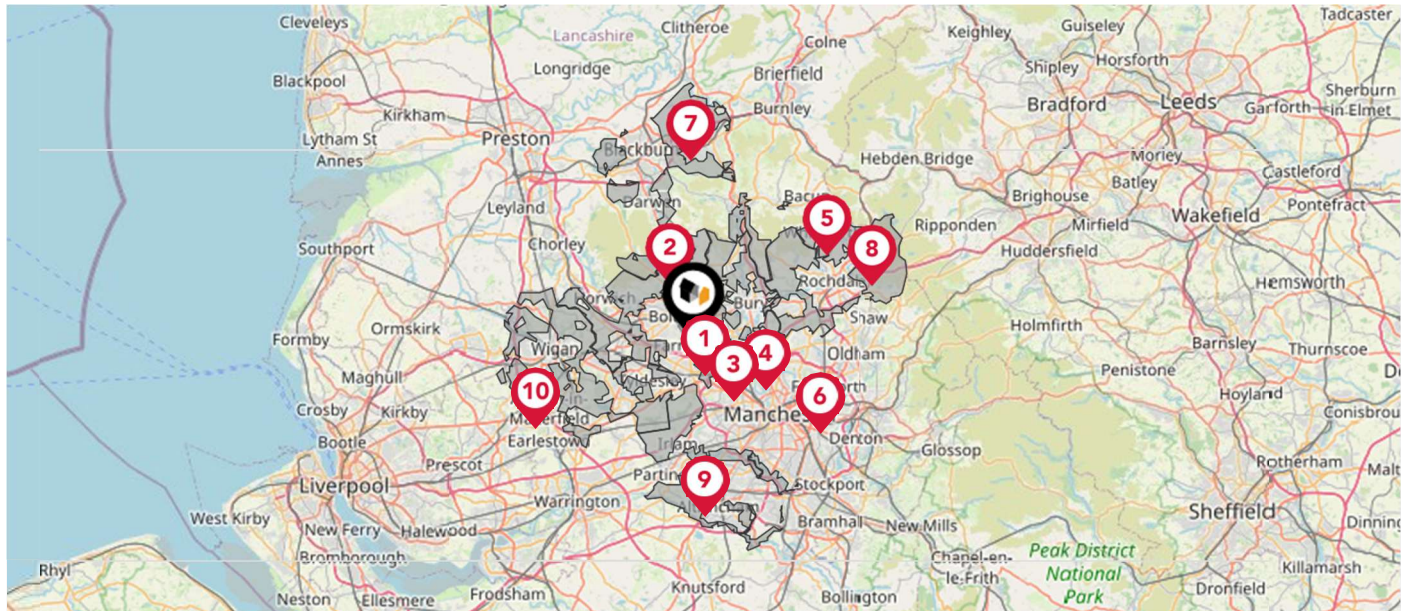
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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...



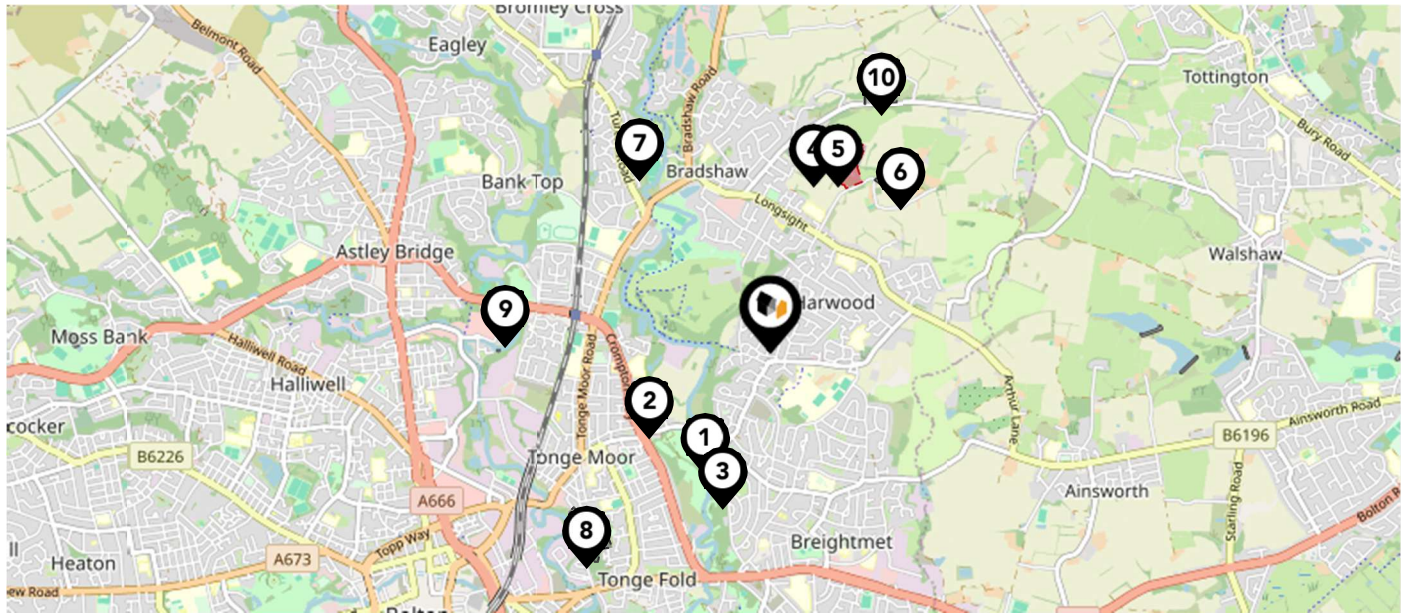
## Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Bolton
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Salford
-  Merseyside and Greater Manchester Green Belt - Bury
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Manchester
-  Merseyside and Greater Manchester Green Belt - Hyndburn
-  Merseyside and Greater Manchester Green Belt - Rochdale
-  Merseyside and Greater Manchester Green Belt - Trafford
-  Merseyside and Greater Manchester Green Belt - Wigan

# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



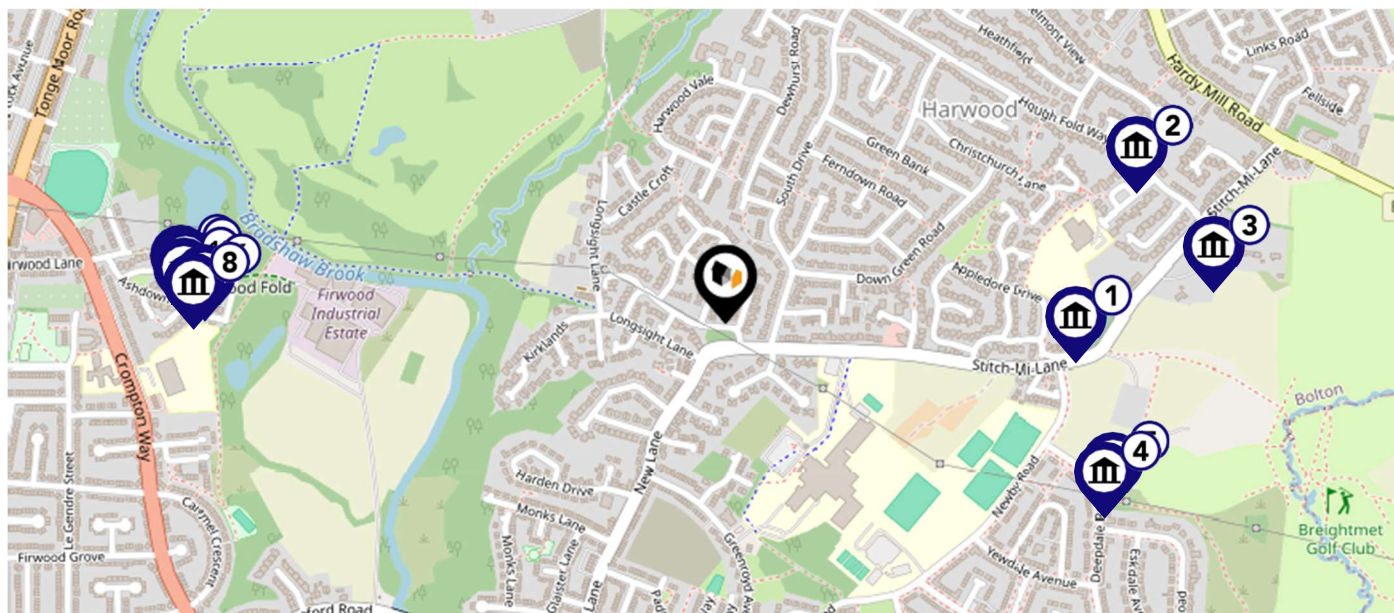
### Nearby Landfill Sites

|                                                                                     |                                                                           |                                                                                                         |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  | Wagon Road-Brightmet, Bolton, Greater Manchester                          | Historic Landfill  |
|  | Thicketford Brow-Tonge Moor, Bolton, Greater Manchester                   | Historic Landfill  |
|  | Wagon Road-Brightmet, Bolton, Greater Manchester                          | Historic Landfill  |
|  | EA/EPR/XP3796CW/V002                                                      | Active Landfill    |
|  | No name provided by source                                                | Active Landfill    |
|  | Asmus Farm-Brookfold Lane, Harwood, Greater Manchester                    | Historic Landfill  |
|  | Bradshaw-Dell Street, Bradshaw, Greater Manchester                        | Historic Landfill  |
|  | Land off Hypatia Street, Brookfield-Mill Hill, Bolton, Greater Manchester | Historic Landfill  |
|  | Waterworks Depot-Crompton Way, Bolton                                     | Historic Landfill  |
|  | Tottington Road Quarry-Top O'th' Knotts Farm, Harwood, Bolton             | Historic Landfill  |

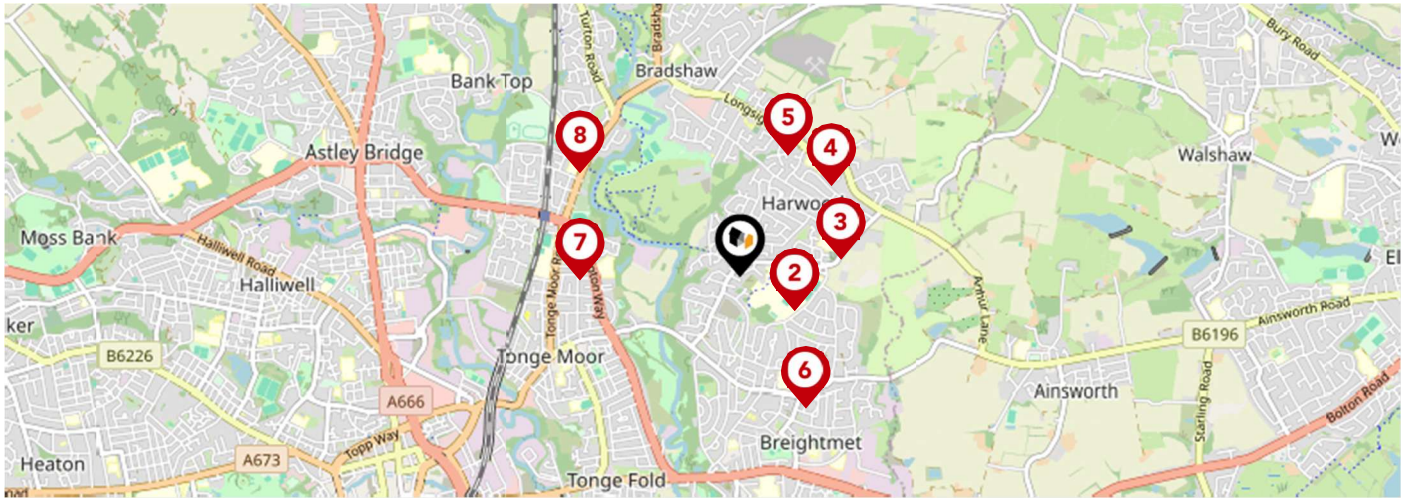
# Maps

## Listed Buildings

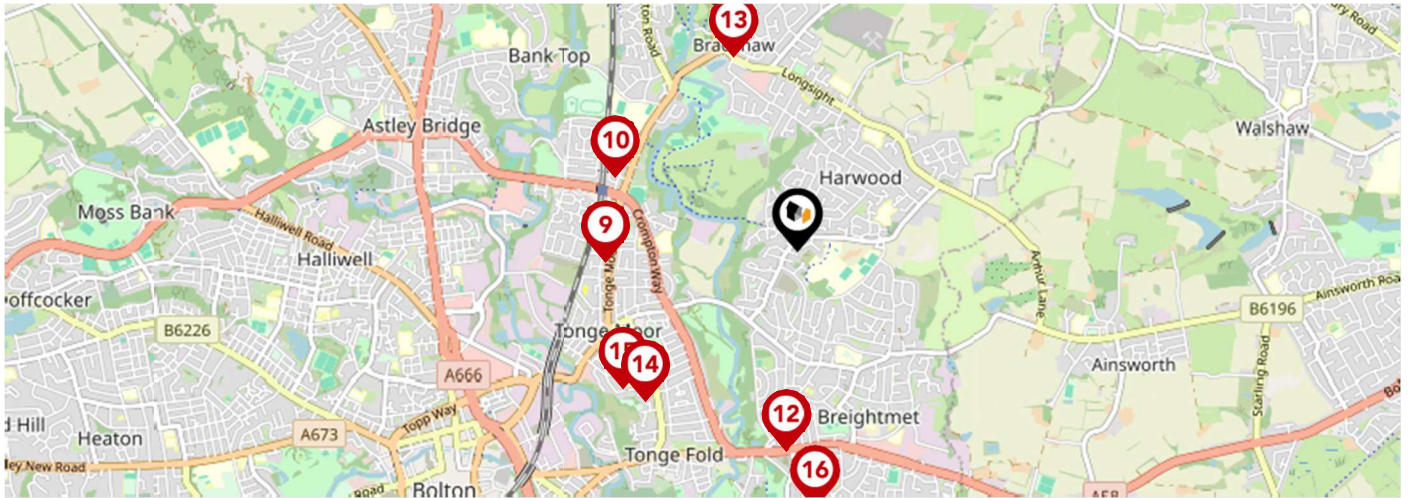
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district |                                       | Grade    | Distance  |
|----------------------------------------|---------------------------------------|----------|-----------|
|                                        | 1162799 - Christ's Church             | Grade II | 0.4 miles |
|                                        | 1067311 - Hough Fold                  | Grade II | 0.5 miles |
|                                        | 1356805 - Harwood Lodge               | Grade II | 0.5 miles |
|                                        | 1388194 - Brown Hill                  | Grade II | 0.5 miles |
|                                        | 1388196 - Barn To North Of Brown Hill | Grade II | 0.5 miles |
|                                        | 1388035 - 1-4, Firwood Fold           | Grade II | 0.6 miles |
|                                        | 1388037 - 8 And 9, Firwood Fold       | Grade II | 0.6 miles |
|                                        | 1388040 - 15, Firwood Fold            | Grade II | 0.6 miles |
|                                        | 1388038 - 10, Firwood Fold            | Grade I  | 0.6 miles |
|                                        | 1388036 - 5, Firwood Fold             | Grade II | 0.6 miles |

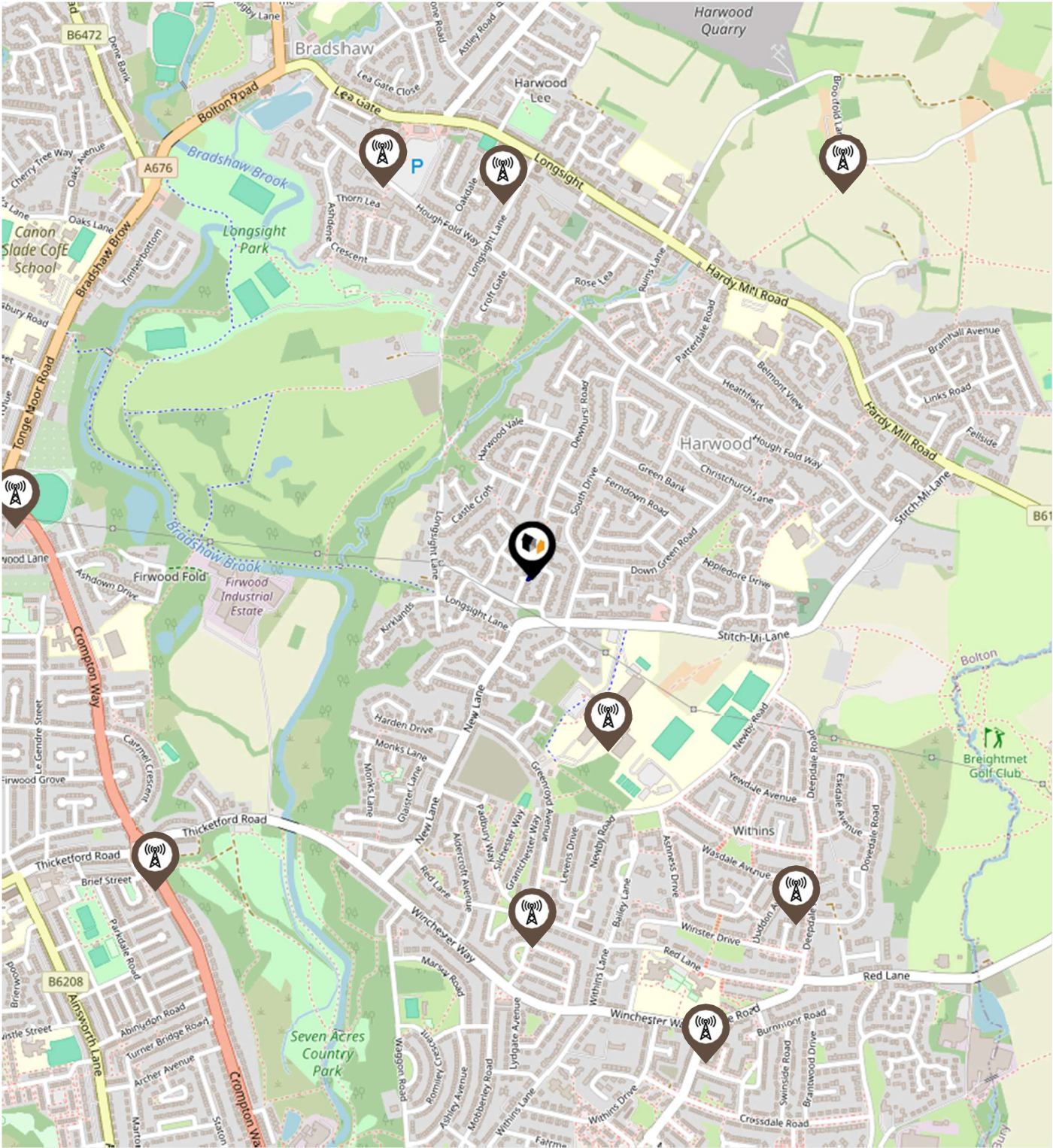


|                                                                                     |                                                                                                             | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Firwood High School</b><br>Ofsted Rating: Good   Pupils: 212   Distance:0.28                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bolton St Catherine's Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 1051   Distance:0.28  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Harwood Meadows Primary School</b><br>Ofsted Rating: Good   Pupils: 226   Distance:0.45                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hardy Mill Primary School</b><br>Ofsted Rating: Good   Pupils: 320   Distance:0.57                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Brendan's RC Primary School, Harwood, Bolton</b><br>Ofsted Rating: Good   Pupils: 202   Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Red Lane Primary School</b><br>Ofsted Rating: Good   Pupils: 492   Distance:0.64                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Birtenshaw College</b><br>Ofsted Rating: Requires improvement   Pupils:0   Distance:0.7                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Canon Slade School</b><br>Ofsted Rating: Requires improvement   Pupils: 1753   Distance:0.84             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                 | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Castle Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 230   Distance:0.85          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Columba's RC Primary School</b><br>Ofsted Rating: Good   Pupils: 238   Distance:0.87      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Forwards Centre</b><br>Ofsted Rating: Good   Pupils: 40   Distance:0.88                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Park School Teaching Service</b><br>Ofsted Rating: Good   Pupils: 11   Distance:0.88         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Maxentius CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 186   Distance:0.9     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Moorgate Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 331   Distance:0.94      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Tonge Moor Primary Academy</b><br>Ofsted Rating: Good   Pupils: 445   Distance:0.98          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Leverhulme Community Primary School</b><br>Ofsted Rating: Good   Pupils: 456   Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area Masts & Pylons



Key:

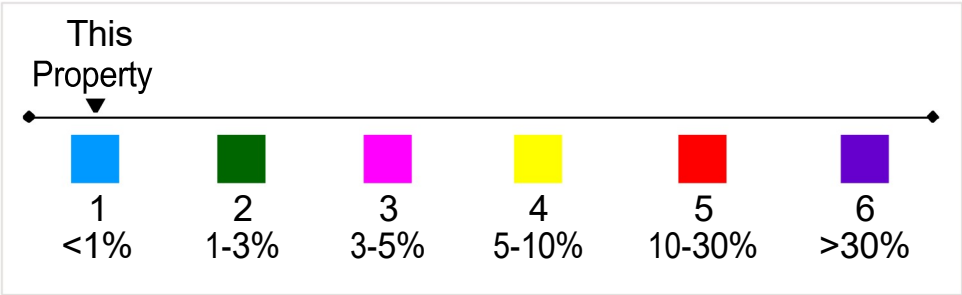
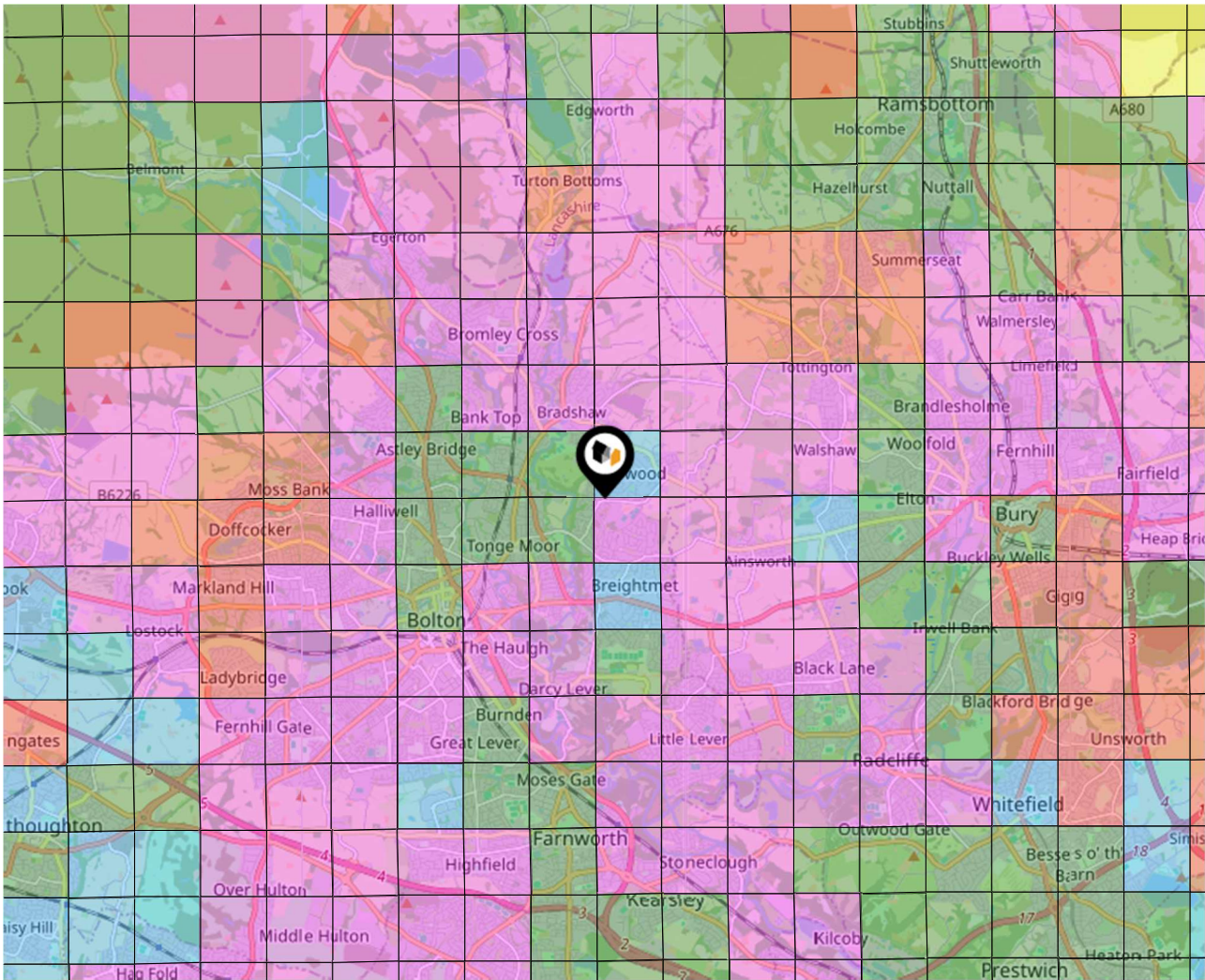
-  Power Pylons
-  Communication Masts

# Environment

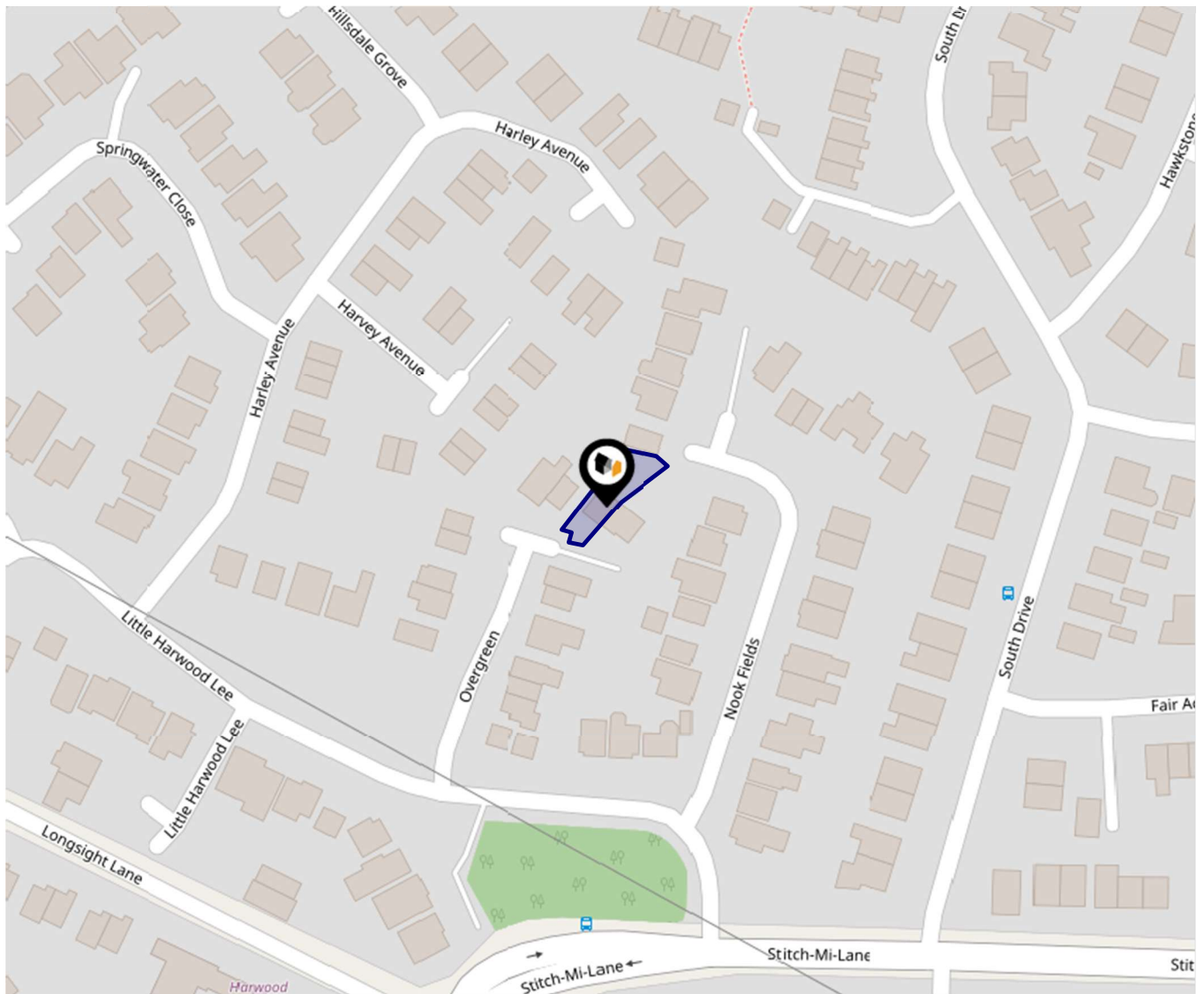
## Radon Gas

### 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/m<sup>3</sup>).



# Local Area Road Noise



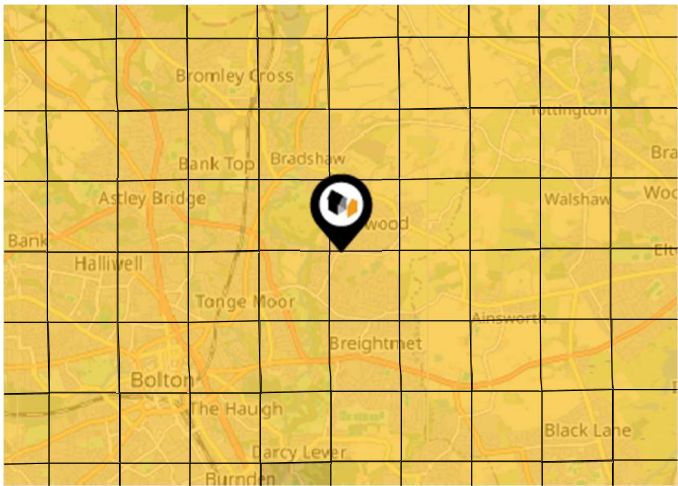
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

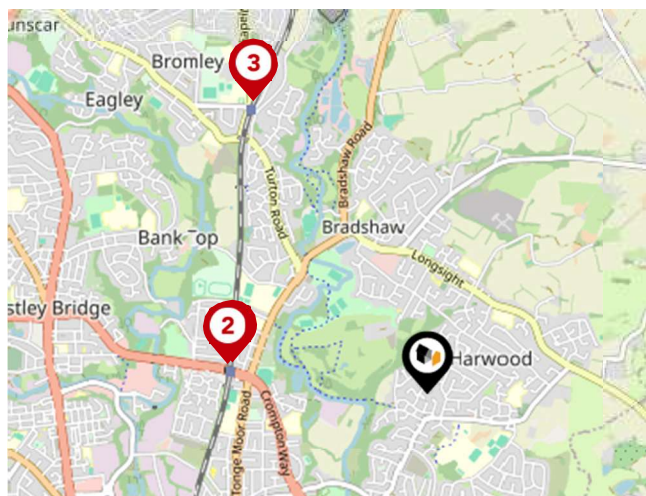
|                        |                                    |               |                      |
|------------------------|------------------------------------|---------------|----------------------|
| Carbon Content:        | VARIABLE(LOW)                      | Soil Texture: | CLAYEY LOAM TO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



## Primary Classifications (Most Common Clay Types)

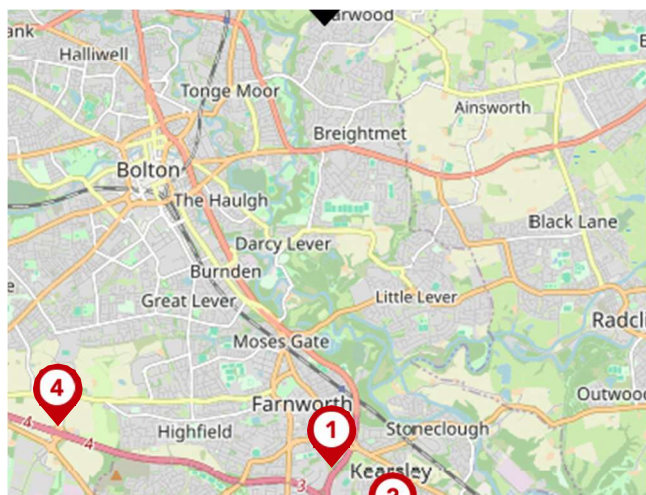
|        |                                              |
|--------|----------------------------------------------|
| C/M    | Claystone / Mudstone                         |
| FPC,S  | Floodplain Clay, Sand / Gravel               |
| FC,S   | Fluvial Clays & Silts                        |
| FC,S,G |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

# Area Transport (National)



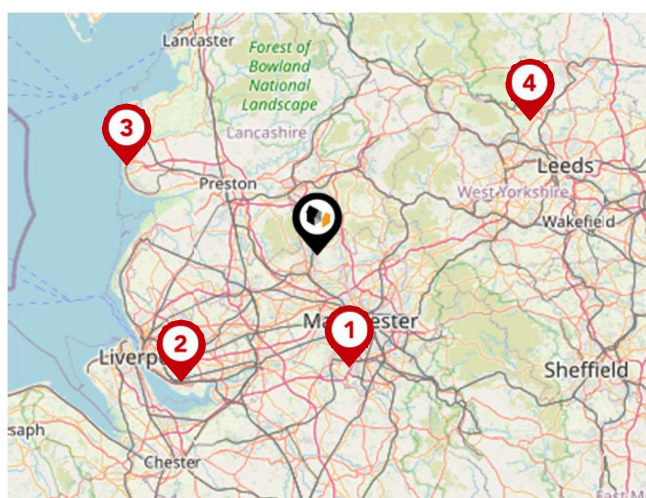
## National Rail Stations

| Pin                                                                               | Name                          | Distance   |
|-----------------------------------------------------------------------------------|-------------------------------|------------|
|  | Hall i' th' Wood Rail Station | 0.87 miles |
|  | Hall i' th' Wood Rail Station | 0.89 miles |
|  | Bromley Cross Rail Station    | 1.5 miles  |



## Trunk Roads/Motorways

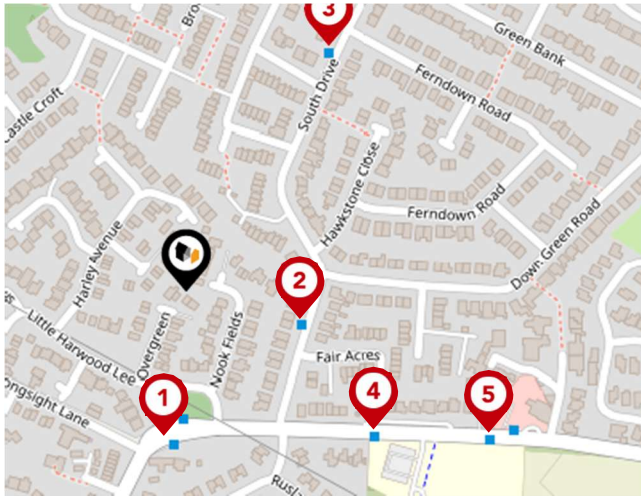
| Pin                                                                                 | Name    | Distance   |
|-------------------------------------------------------------------------------------|---------|------------|
|  | M61 J3  | 3.87 miles |
|  | M61 J2  | 4.51 miles |
|  | M61 J1  | 4.89 miles |
|  | M61 J4  | 4.22 miles |
|  | M60 J15 | 5.13 miles |



## Airports/Helipads

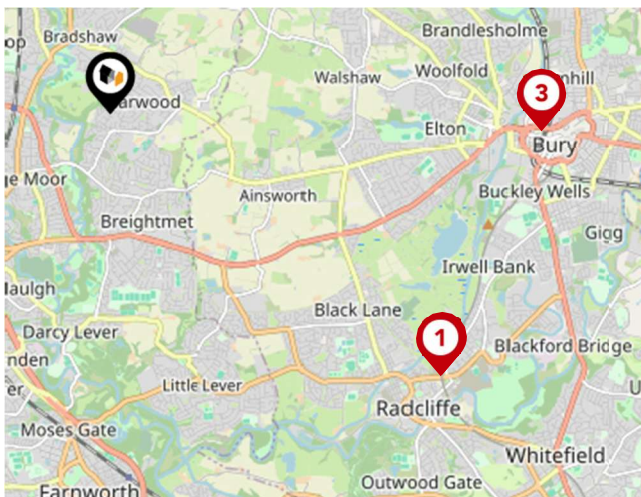
| Pin                                                                                 | Name                   | Distance    |
|-------------------------------------------------------------------------------------|------------------------|-------------|
|  | Manchester Airport     | 16.42 miles |
|  | Speke                  | 26.11 miles |
|  | Highfield              | 29.46 miles |
|  | Leeds Bradford Airport | 35.41 miles |

# Area Transport (Local)



## Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Nook Fields     | 0.08 miles |
| 2   | Down Green Road | 0.06 miles |
| 3   | Ferndown Road   | 0.16 miles |
| 4   | Rusland Drive   | 0.13 miles |
| 5   | The White Horse | 0.18 miles |



## Local Connections

| Pin | Name                                         | Distance   |
|-----|----------------------------------------------|------------|
| 1   | Radcliffe (Manchester Metrolink)             | 3.7 miles  |
| 2   | Radcliffe (Manchester Metrolink)             | 3.7 miles  |
| 3   | Bury Bolton Street (East Lancashire Railway) | 3.79 miles |

# Redpath Leach Estate Agents

## About Us



### Redpath Leach Estate Agents

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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.

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## Important - Please Read

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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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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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