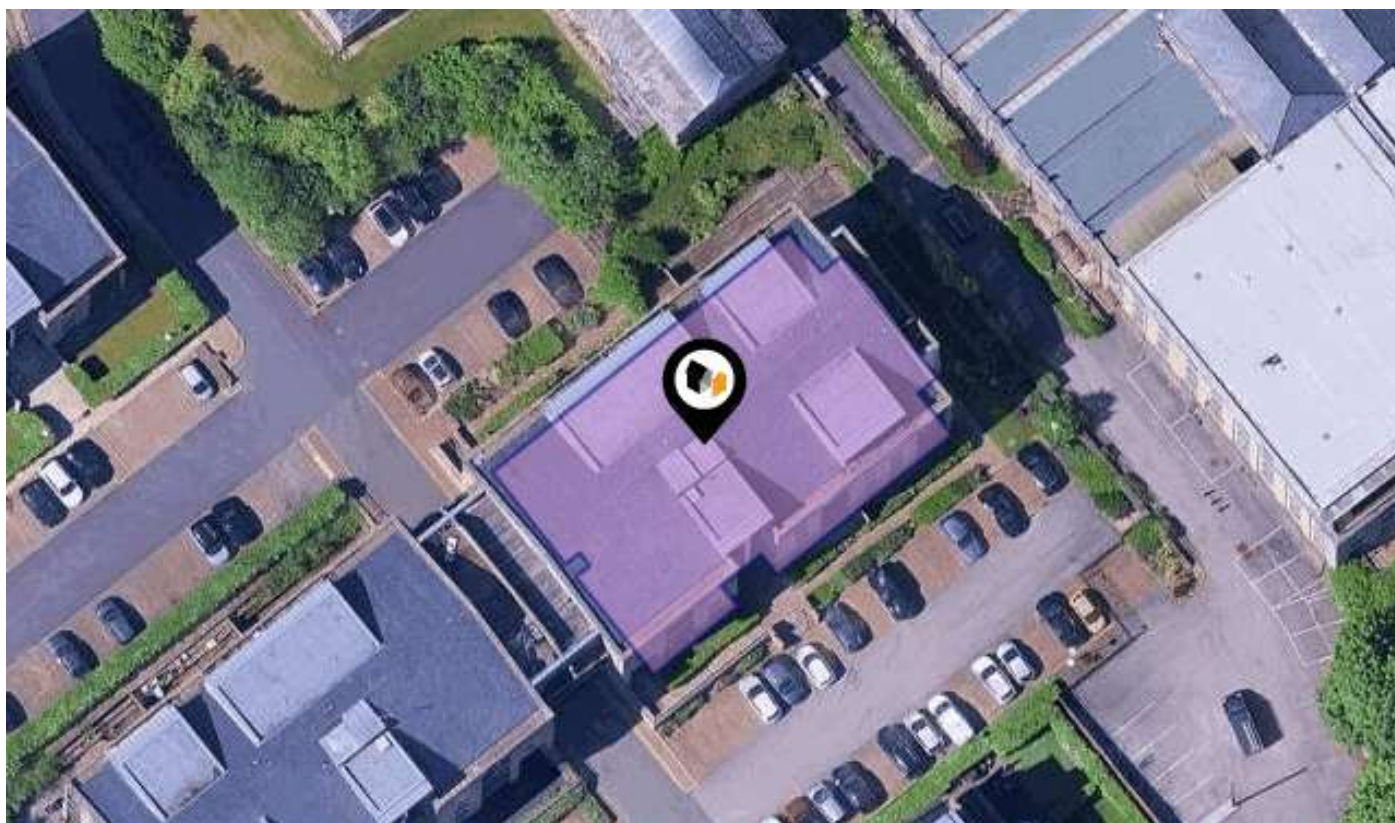




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 18th September 2026



**12 THE COTTON BUILDING, DEAKINS MILL WAY,
EGERTON, BOLTON, BL7 9YX**

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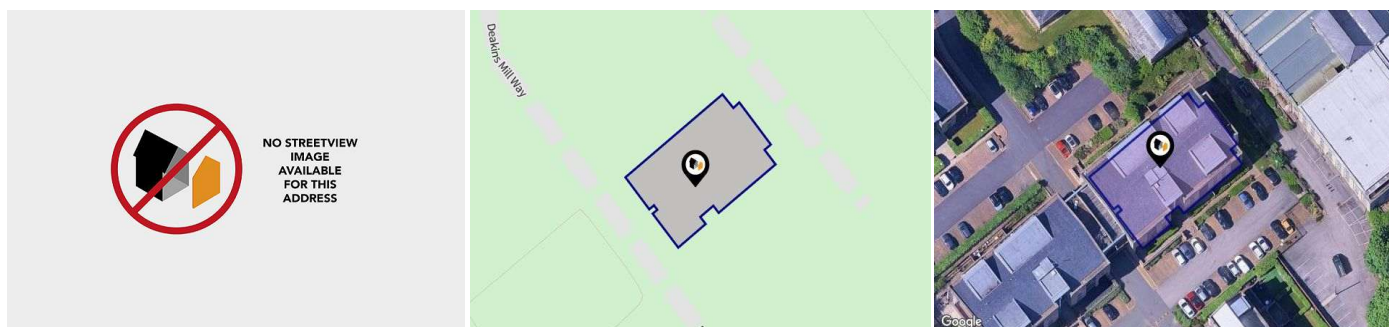
77 Deansgate Manchester M3 2BW

0161 710 2010

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Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.16 acres
Council Tax :	Band C
Annual Estimate:	£2,133
Title Number:	MAN117050
UPRN:	10001246039
Restrictive Covenants:	Yes

Last Sold Date:	27/03/2008
Last Sold Price:	£145,350
Last Sold £/ft ² :	£214
Tenure:	Leasehold

Local Area

Local Authority:	Bolton
Conservation Area:	No
Flood Risk:	
- Rivers & Seas - Surface Water	Very low Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	202 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



MAN173205

Leasehold Title Plan



MAN117050

Start Date: 26/03/2008
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 977 years

Property
EPC - Certificate

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12 The Cotton Building, Deakins Mill Way, Egerton, BL7
9YX

Energy rating

C

Valid until 19.02.2033

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

Property

EPC - Additional Data

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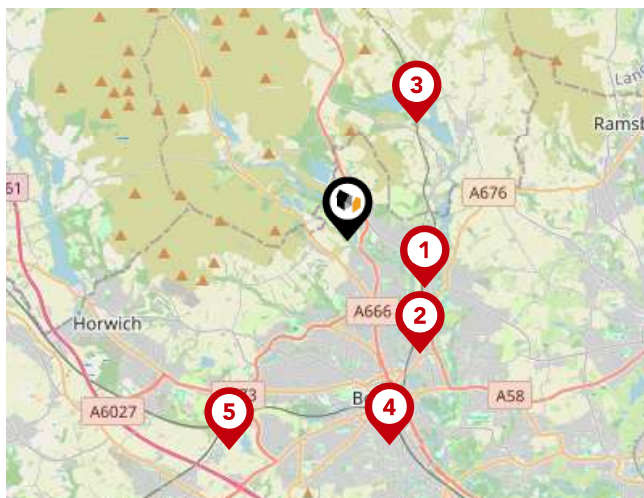
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	63 m ²

Area

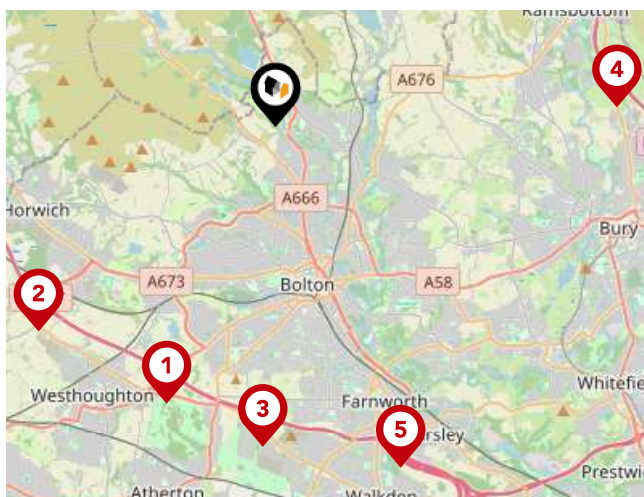
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Bromley Cross Rail Station	1.59 miles
2	Hall i' th' Wood Rail Station	2.35 miles
3	Entwistle Rail Station	2.38 miles
4	Bolton Rail Station	3.67 miles
5	Lostock Rail Station	4.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J5	5.22 miles
2	M61 J6	5.49 miles
3	M61 J4	5.62 miles
4	M66 J1	6 miles
5	M61 J3	6.37 miles



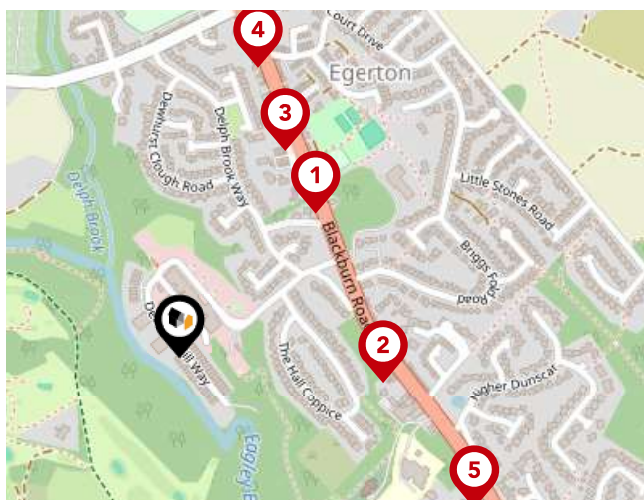
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.62 miles

Area

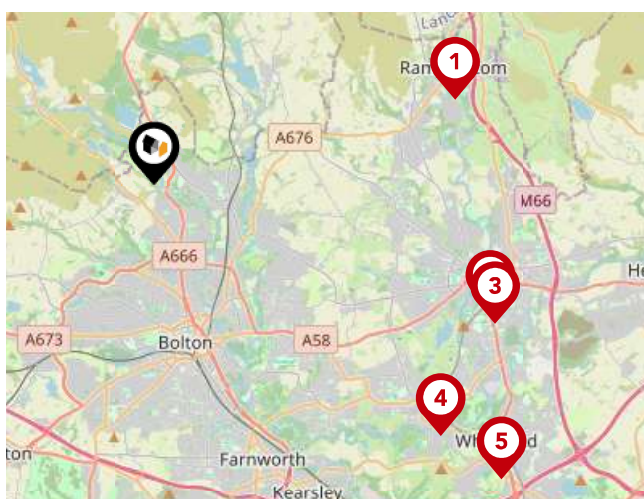
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Egerton Vale	0.21 miles
2	Masons Arms	0.22 miles
3	Egerton Vale	0.25 miles
4	Globe Lane	0.32 miles
5	War Memorial	0.36 miles



Local Connections

Pin	Name	Distance
1	Ramsbottom (East Lancashire Railway)	5.49 miles
2	Bury Bolton Street (East Lancashire Railway)	6.32 miles
3	Bury (Manchester Metrolink)	6.49 miles
4	Radcliffe (Manchester Metrolink)	6.69 miles
5	Whitefield (Manchester Metrolink)	8 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	26.31 miles

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