

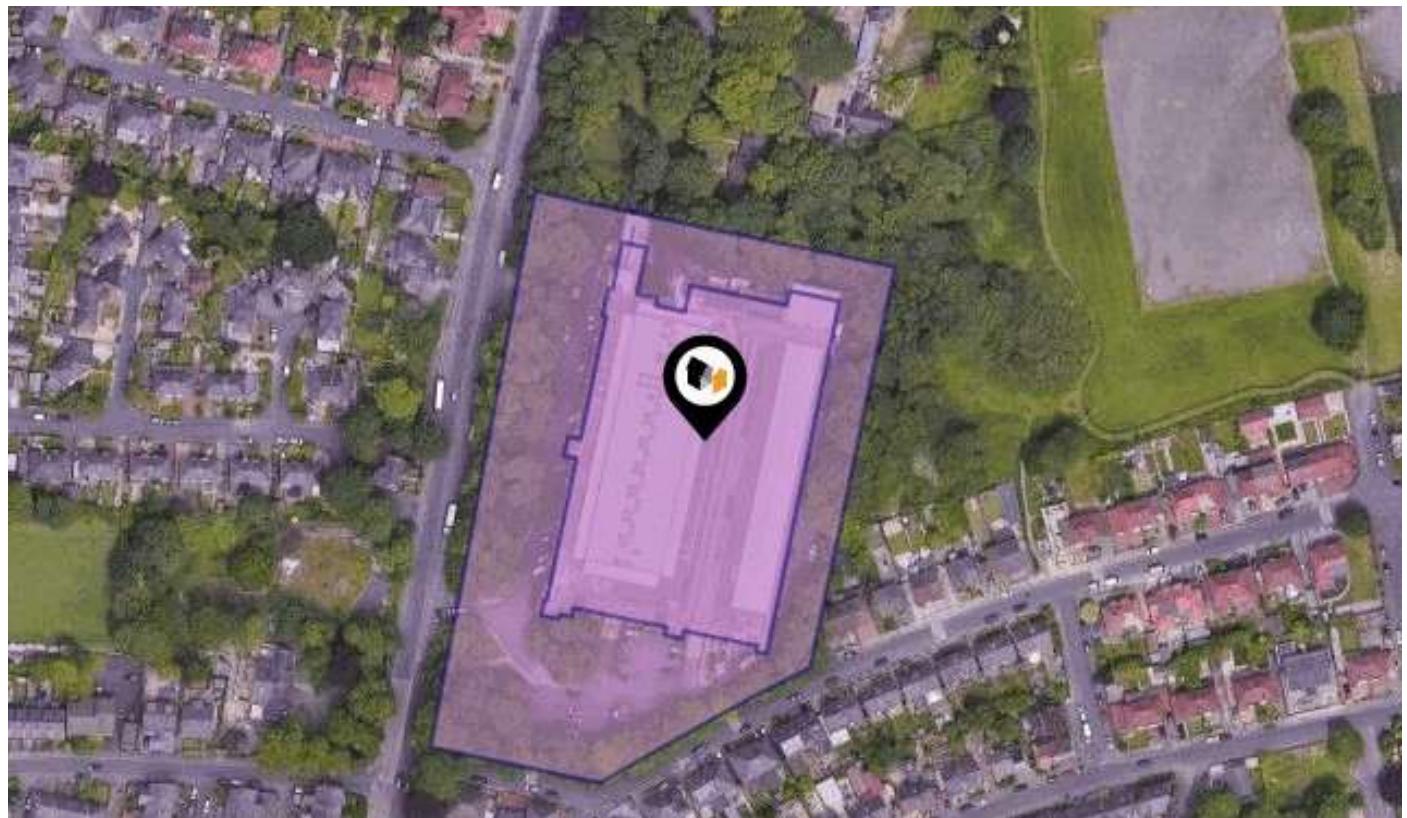


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7PN.

Asking Price: £175,000

Redpath Leach Estate Agents

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

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www.redpathleach.co.uk

Property Overview



Property

| | | | |
|------------------|---|---------------|-----------|
| Type: | Flat / Maisonette | Asking Price: | £175,000 |
| Bedrooms: | 2 | Tenure: | Leasehold |
| Floor Area: | 925 ft ² / 86 m ² | | |
| Plot Area: | 6.94 acres | | |
| Year Built : | 2009 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,670 | | |
| Title Number: | GM120100 | | |

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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



GM945894

Leasehold Title Plans

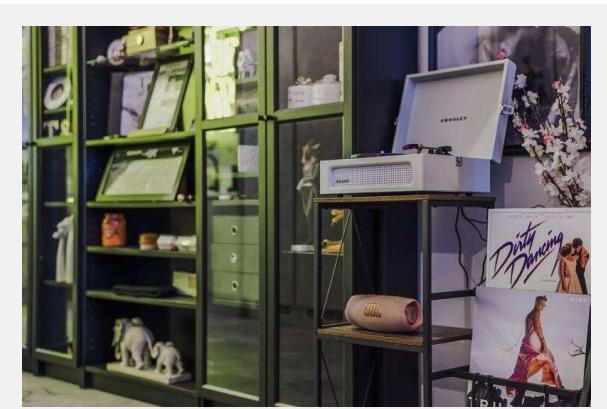


GM120100

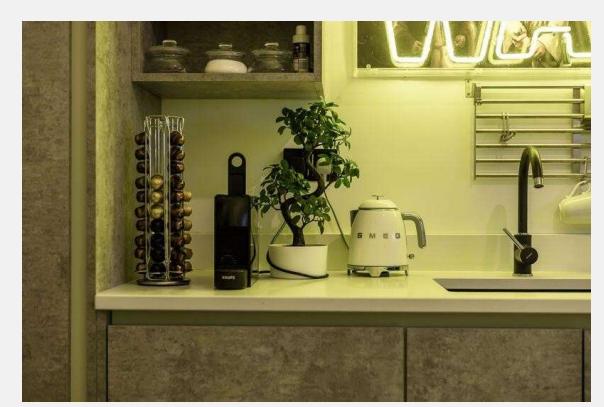
MAN140433

| | | | | | |
|-----------------|----------------------------------|-----------------|----------------------------------|-----------------|---|
| Start Date: | 10/11/1926 | Start Date: | 18/08/1937 | Start Date: | 08/03/2009 |
| End Date: | 12/05/2923 | End Date: | 12/05/2923 | End Date: | 12/05/2923 |
| Lease Term: | 999 years from 12 May 1924 | Lease Term: | 999 years from 12 May 1924 | Lease Term: | 999 years (less 1 day) from 12 May 1924 |
| Term Remaining: | 898 years | Term Remaining: | 898 years | Term Remaining: | 898 years |

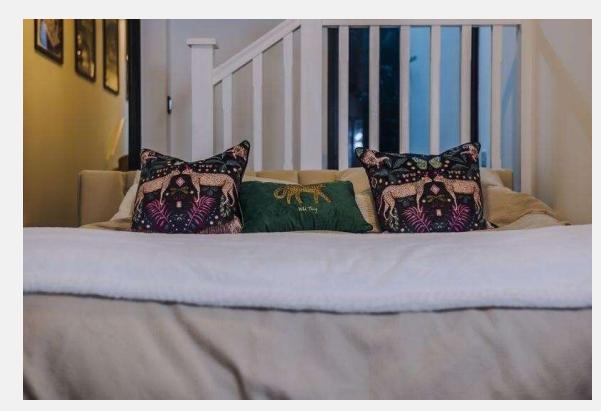
Gallery Photos



Gallery Photos



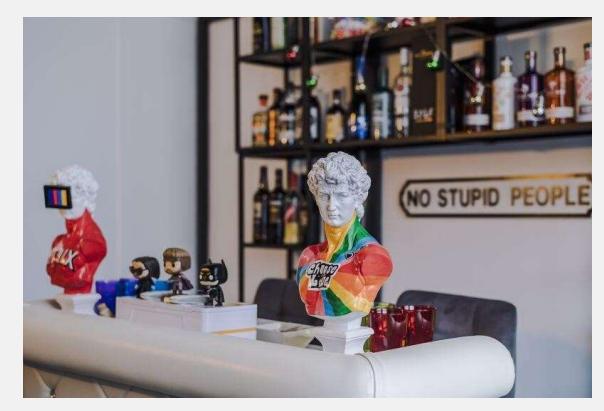
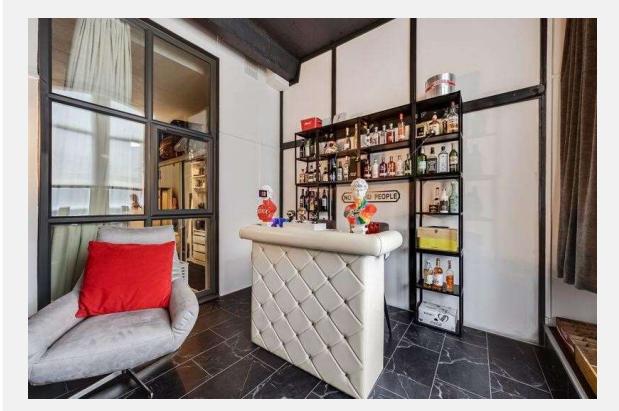
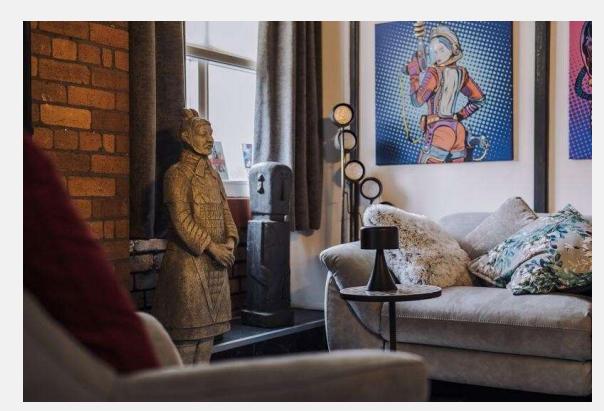
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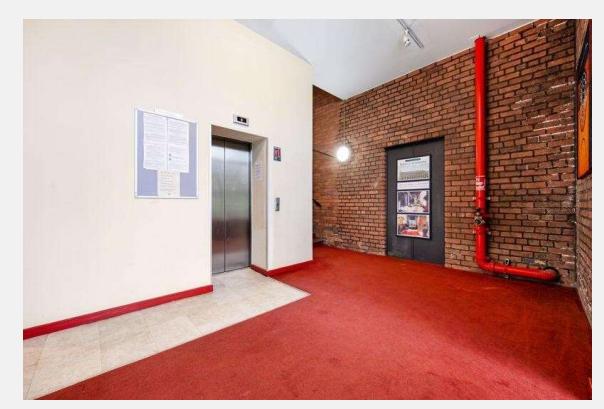
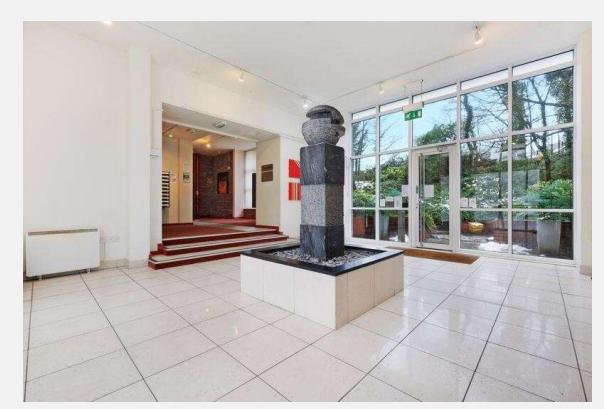
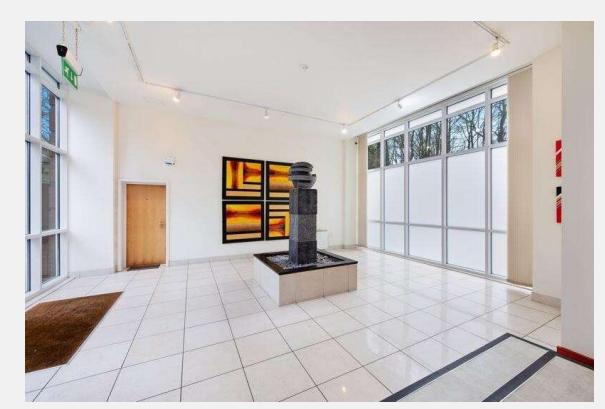
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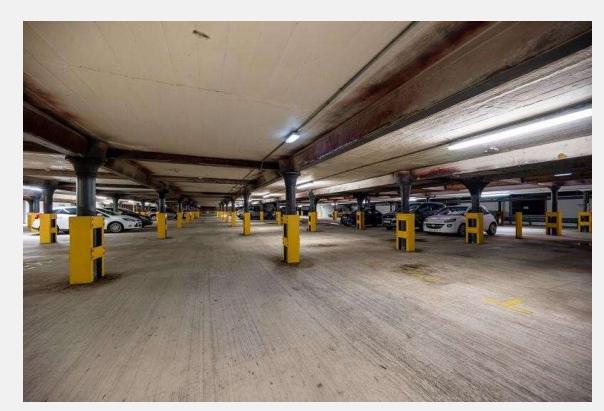
Gallery Photos



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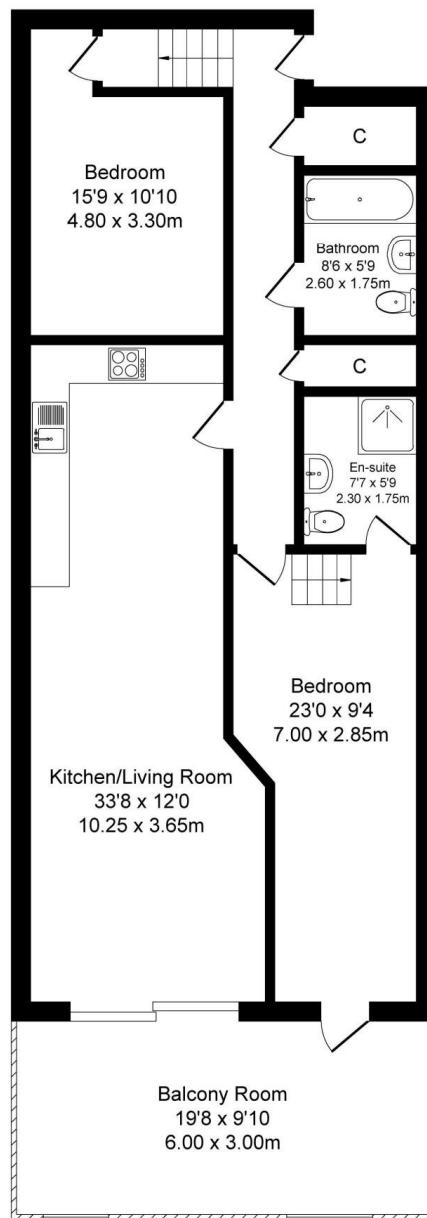
Gallery Photos



HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7PN.

Total Approx. Floor Area 955 Sq.ft. (88.7 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 935 Sq.Ft
(86.8 Sq.M.)

Property EPC - Certificate

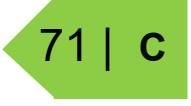


BLACKBURN ROAD, BL1

Energy rating

D

Valid until 03.11.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|--|--|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | |  71 c |
| 55-68 | D |  57 d | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



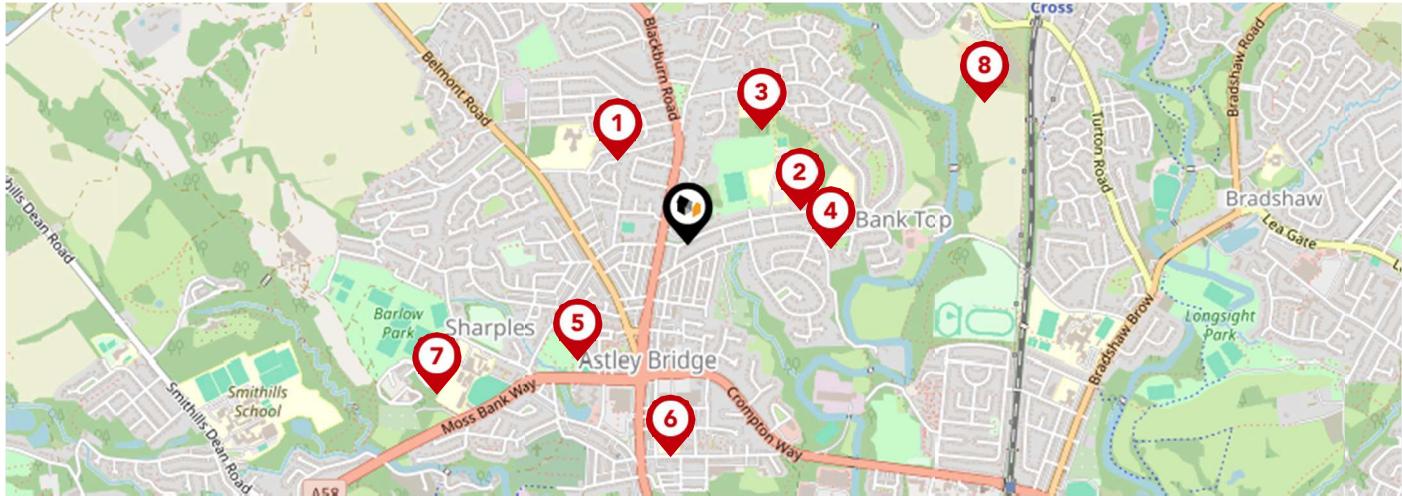
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Additional EPC Data

| | |
|------------------------------|---|
| Property Type: | Flat |
| Build Form: | Mid-Terrace |
| Transaction Type: | ECO assessment |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 02 |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Mechanical, extract only |
| Walls: | Solid brick, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Flat, insulated (assumed) |
| Roof Energy: | Good |
| Main Heating: | Room heaters, electric |
| Main Heating Controls: | No thermostatic control of room temperature |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | To unheated space, insulated (assumed) |
| Total Floor Area: | 86 m ² |

Area Schools



Nursery Primary Secondary College Private



High Lawn Primary School

Ofsted Rating: Good | Pupils: 486 | Distance:0.24



Sharples School

Ofsted Rating: Good | Pupils: 1209 | Distance:0.26



The Oaks Primary School

Ofsted Rating: Good | Pupils: 219 | Distance:0.3



Sharples Primary School

Ofsted Rating: Good | Pupils: 260 | Distance:0.31



Holy Infant and St Anthony RC Primary School

Ofsted Rating: Good | Pupils: 203 | Distance:0.35



St Paul's CofE Primary School, Astley Bridge

Ofsted Rating: Outstanding | Pupils: 263 | Distance:0.47



Thornleigh Salesian College

Ofsted Rating: Good | Pupils: 1570 | Distance:0.64

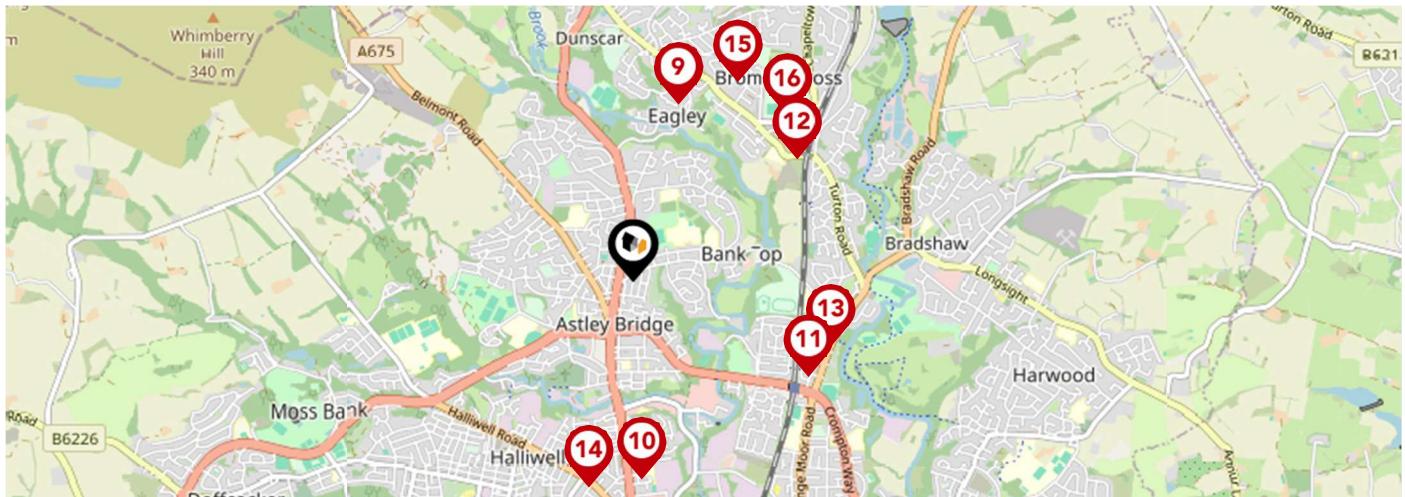


Birtenshaw School Bolton

Ofsted Rating: Good | Pupils: 103 | Distance:0.72



Area Schools



Nursery Primary Secondary College Private

 St John the Evangelist RC Primary School, Bromley Cross, Bolton

Ofsted Rating: Good | Pupils: 183 | Distance: 0.81



 Madrasatul Imam Muhammad Zakariya

Ofsted Rating: Good | Pupils: 120 | Distance: 0.87



 St Columba's RC Primary School

Ofsted Rating: Good | Pupils: 238 | Distance: 0.87



 Turton School

Ofsted Rating: Good | Pupils: 1619 | Distance: 0.9



 Canon Slade School

Ofsted Rating: Requires improvement | Pupils: 1753 | Distance: 0.91



 Eden Boys' School Bolton

Ofsted Rating: Outstanding | Pupils: 621 | Distance: 0.92



 Eagley Infant School

Ofsted Rating: Good | Pupils: 200 | Distance: 1

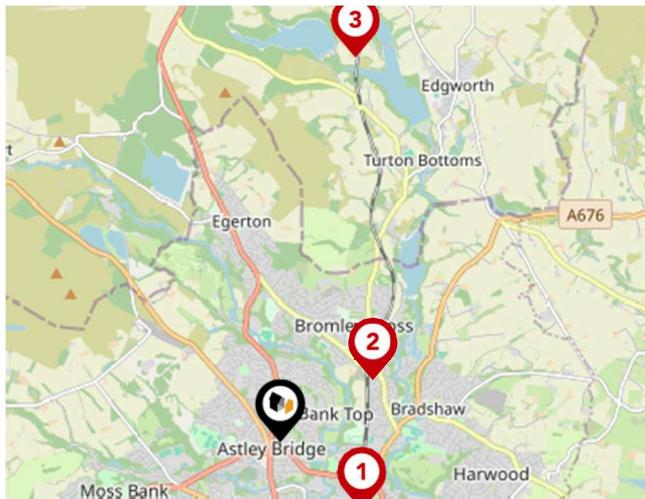


 Eagley Junior School

Ofsted Rating: Good | Pupils: 232 | Distance: 1

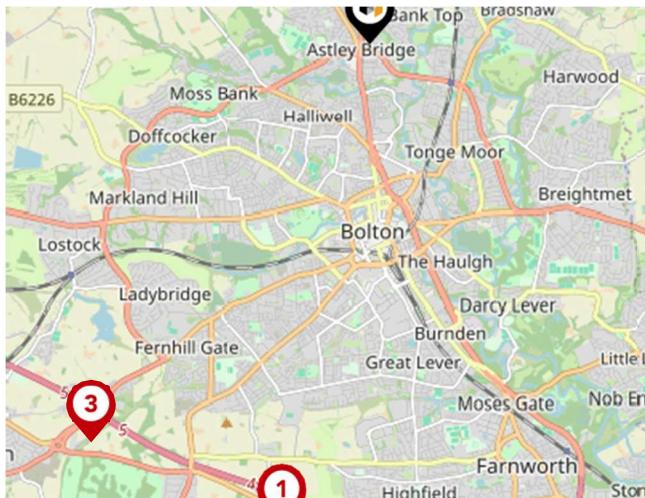


Area Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Hall i' th' Wood Rail Station | 0.93 miles |
| 2 | Bromley Cross Rail Station | 0.98 miles |
| 3 | Entwistle Rail Station | 3.45 miles |



Trunk Roads/Motorways

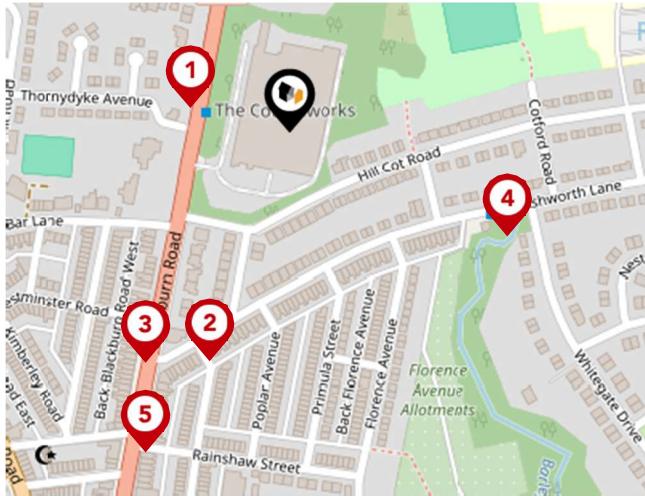
| Pin | Name | Distance |
|-----|--------|------------|
| 1 | M61 J4 | 4.31 miles |
| 2 | M61 J3 | 4.89 miles |
| 3 | M61 J5 | 4.27 miles |
| 4 | M61 J2 | 5.64 miles |
| 5 | M61 J1 | 6.14 miles |



Airports/Helipads

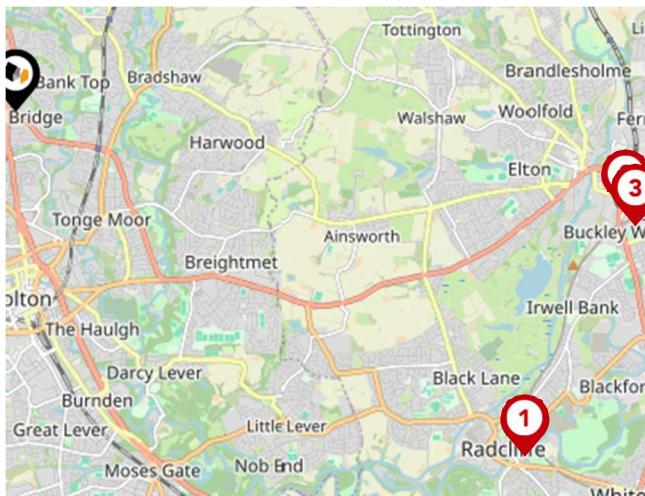
| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Manchester Airport | 18.05 miles |
| 2 | Speke | 25.51 miles |
| 3 | Highfield | 27.72 miles |
| 4 | Leeds Bradford Airport | 36.37 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Thorndyke Avenue | 0.06 miles |
| 2 | Hesketh Avenue | 0.13 miles |
| 3 | Ashworth Lane | 0.15 miles |
| 4 | Whitegate Drive | 0.13 miles |
| 5 | Rainshaw Street | 0.19 miles |



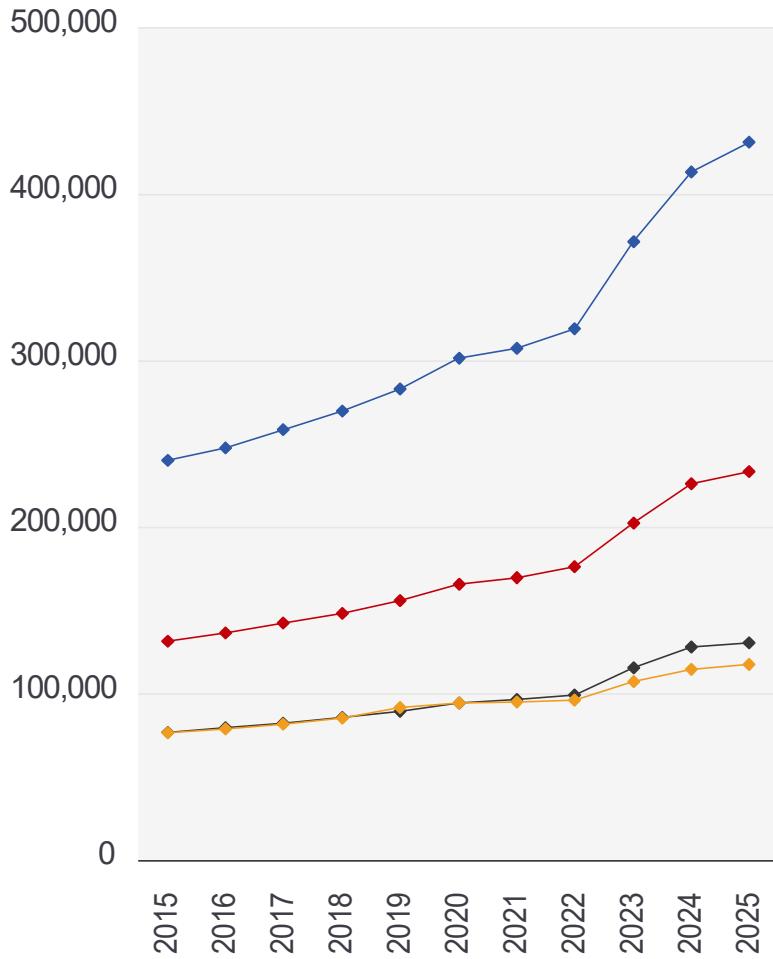
Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Radcliffe (Manchester Metrolink) | 5.41 miles |
| 2 | Bury Bolton Street (East Lancashire Railway) | 5.43 miles |
| 3 | Bury Interchange (Manchester Metrolink) | 5.53 miles |

Market House Price Statistics



10 Year History of Average House Prices by Property Type in BL1



Detached

+79.64%

Semi-Detached

+77.57%

Terraced

+70.16%

Flat

+53.58%

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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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Land Registry

