

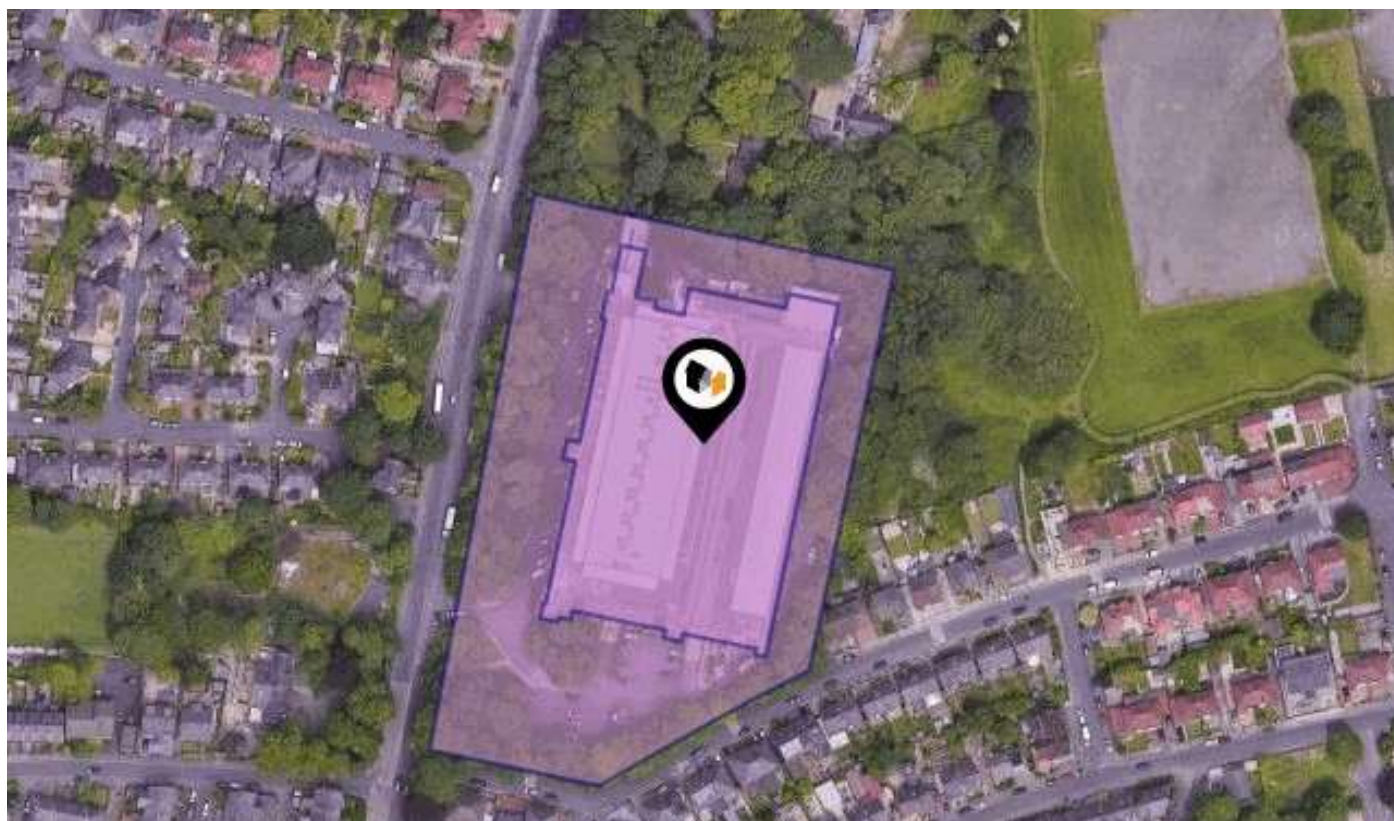


REDPATH LEACH

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

01204 800292

enquiries@redpathleach.co.uk

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	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
◆ Rivers & Seas	No Risk	17	83	1000
◆ Surface Water	Very Low	mb/s	mb/s	mb/s



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

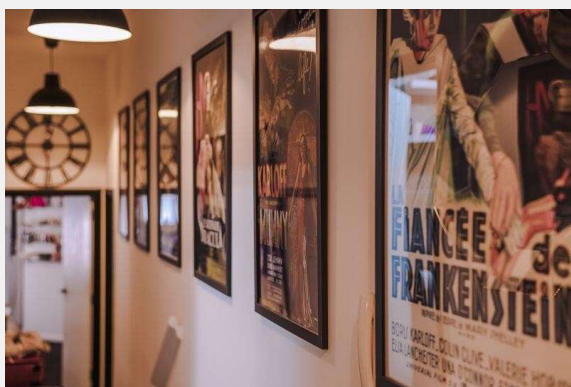


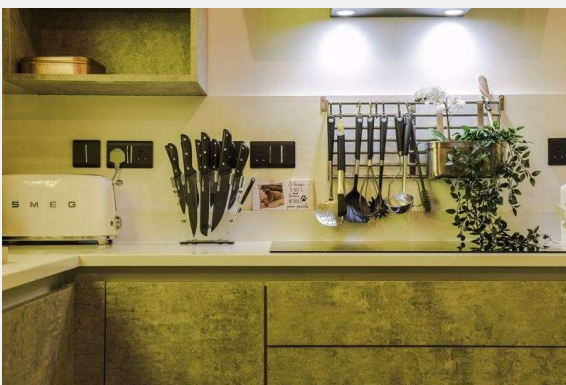
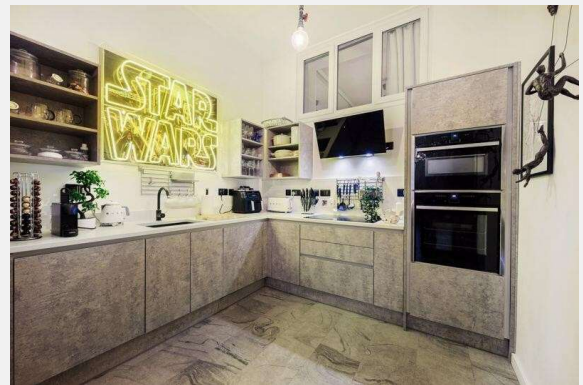
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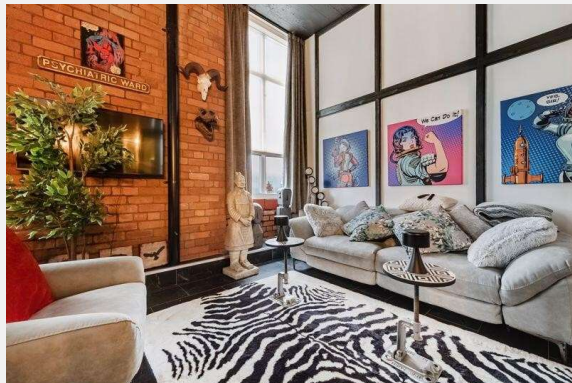
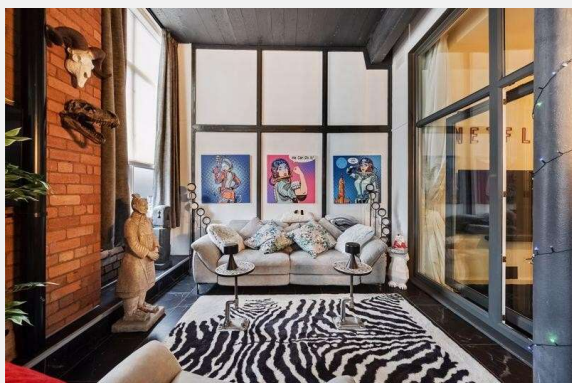
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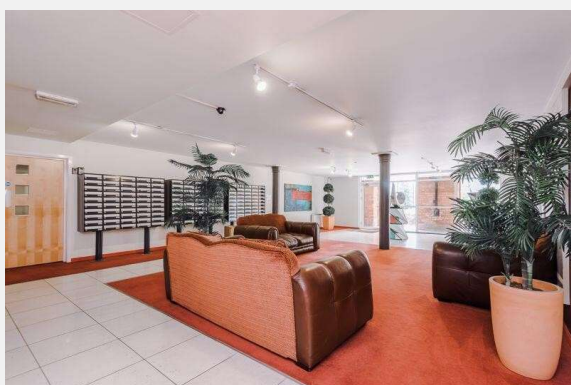
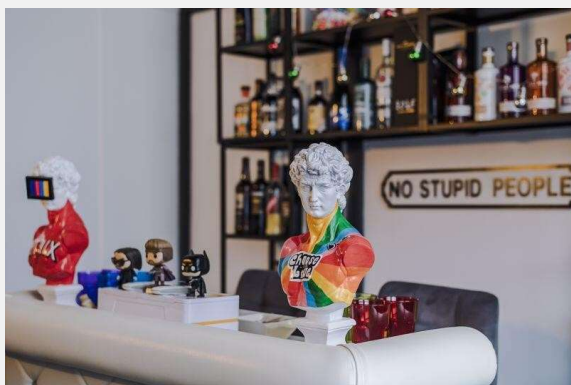
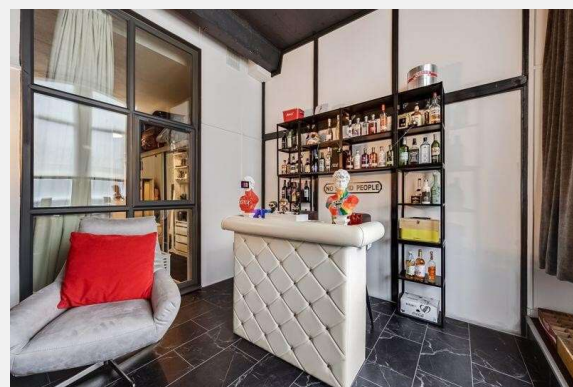
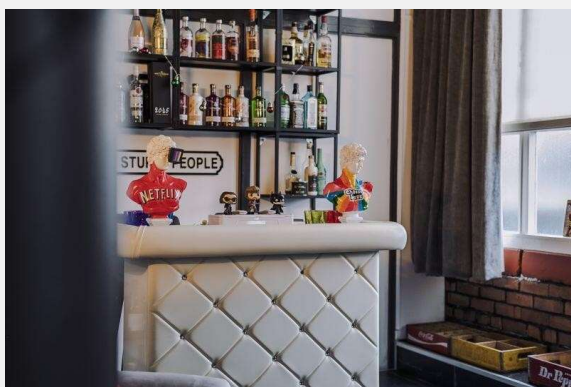
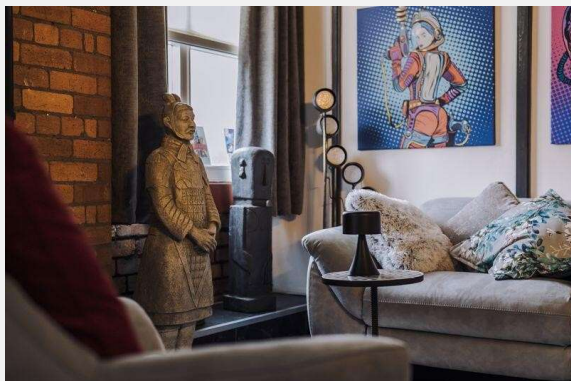
Start Date:	10/11/1926	Start Date:	18/08/1937	Start Date:	08/03/2009
End Date:	12/05/2923	End Date:	12/05/2923	End Date:	12/05/2923
Lease Term:	999 years from 12 May 1924	Lease Term:	999 years from 12 May 1924	Lease Term:	999 years (less 1 day) from 12 May 1924
Term Remaining:	898 years	Term Remaining: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

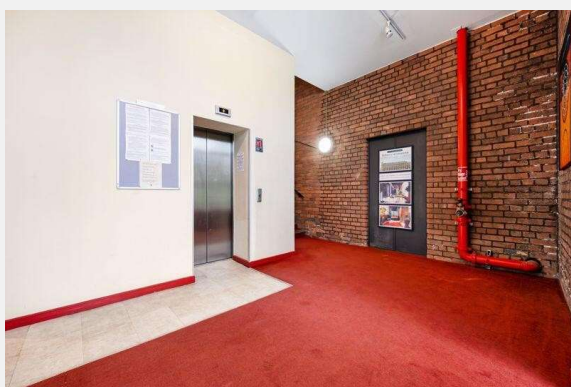
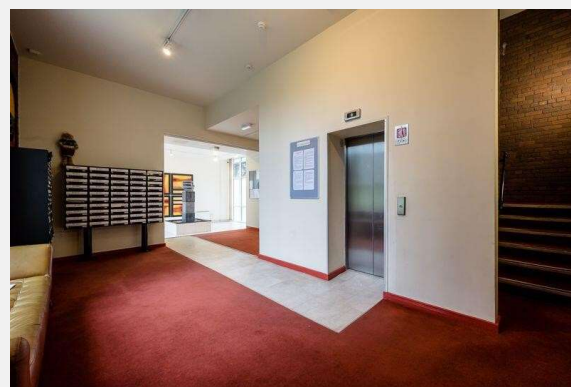
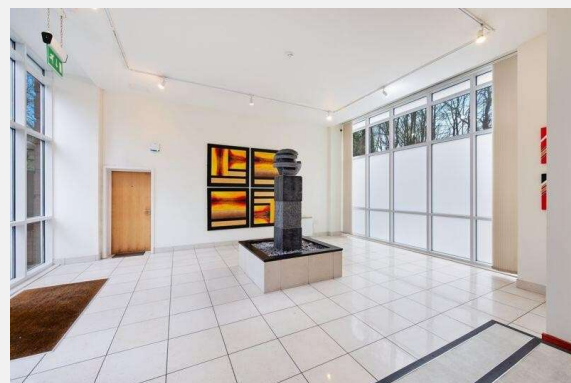


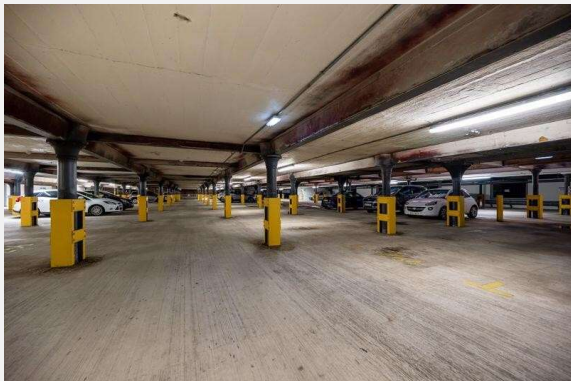








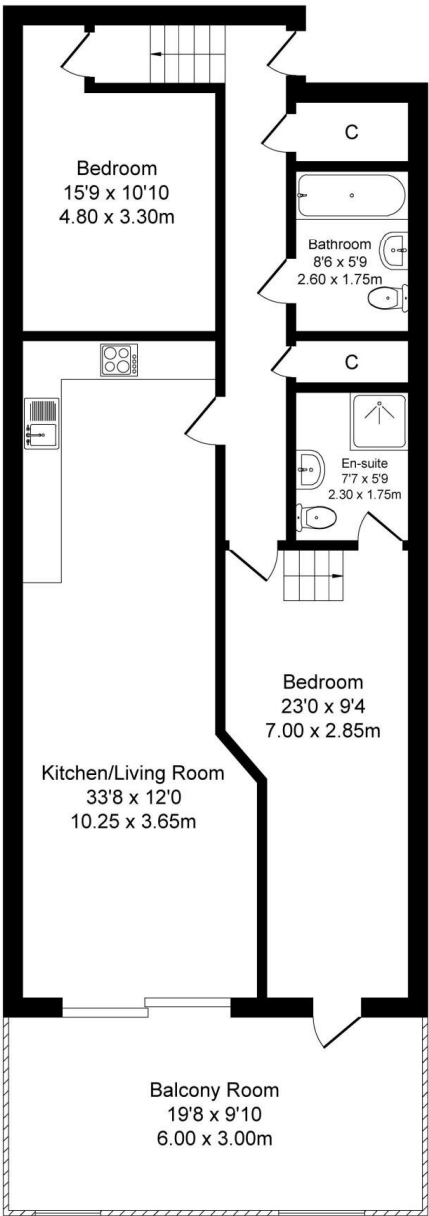




HOLDEN MILL, BLACKBURN ROAD, BOLTON, BL1 7PN.

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		

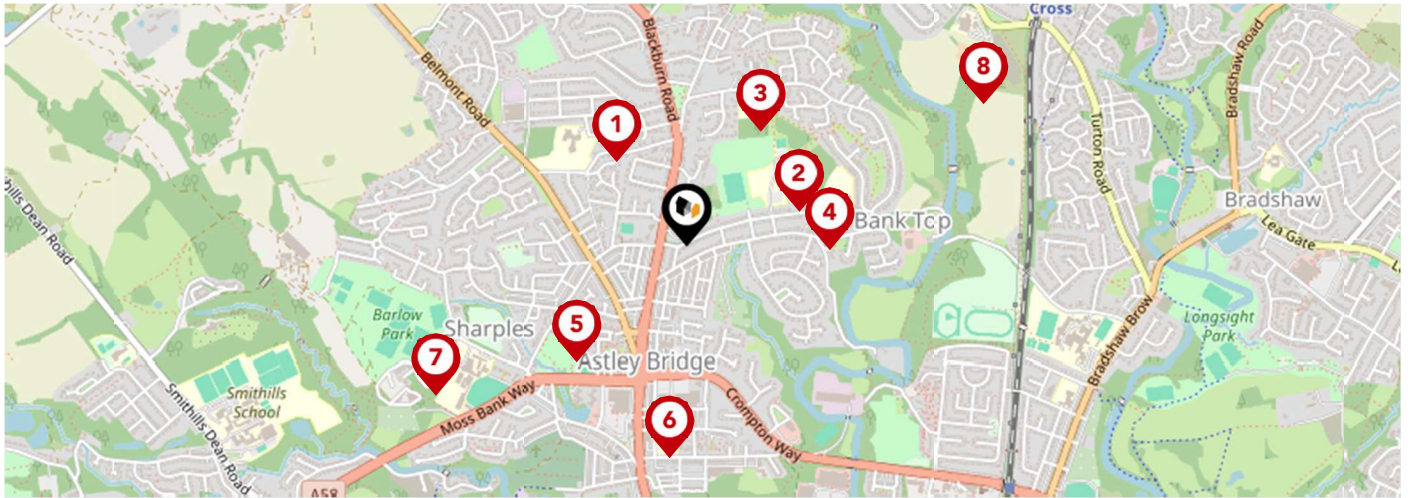
Property









EPC - Additional Data

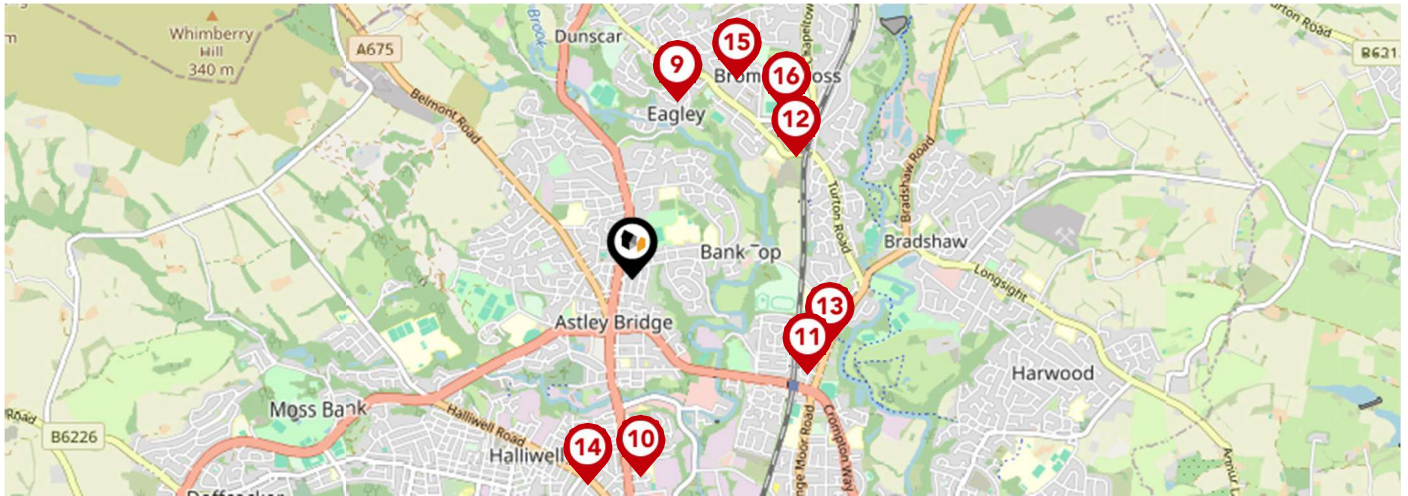










Additional EPC Data

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

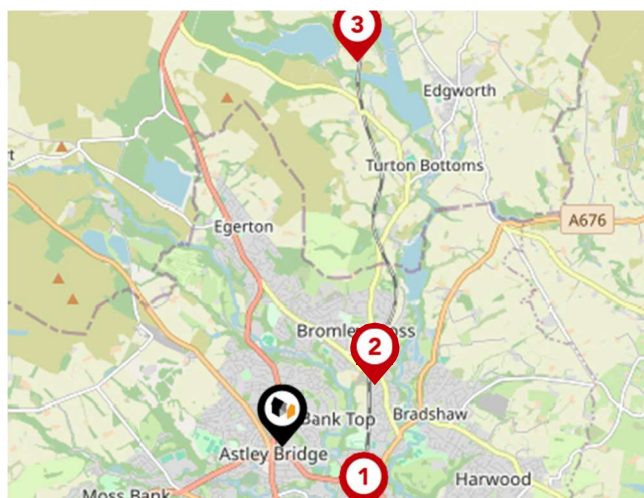


		Nursery	Primary	Secondary	College	Private
	High Lawn Primary School Ofsted Rating: Good Pupils: 486 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sharples School Ofsted Rating: Good Pupils: 1209 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Oaks Primary School Ofsted Rating: Good Pupils: 219 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sharples Primary School Ofsted Rating: Good Pupils: 260 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Infant and St Anthony RC Primary School Ofsted Rating: Good Pupils: 203 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding Pupils: 263 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thornleigh Salesian College Ofsted Rating: Good Pupils: 1570 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birtenshaw School Bolton Ofsted Rating: Good Pupils: 103 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



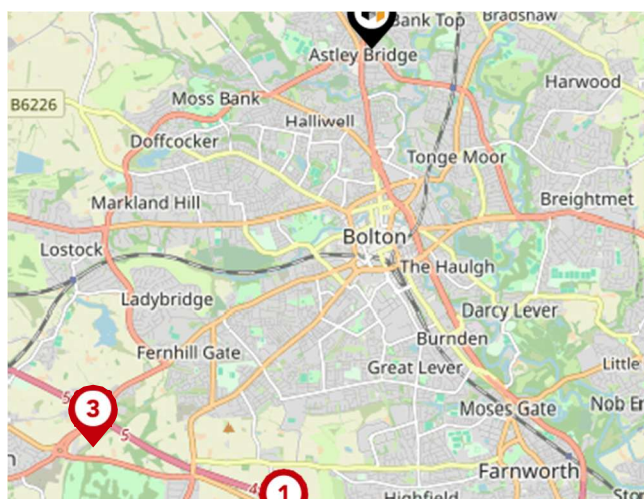
		Nursery	Primary	Secondary	College	Private
	St John the Evangelist RC Primary School, Bromley Cross, Bolton Ofsted Rating: Good Pupils: 183 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Madrasatul Imam Muhammad Zakariya Ofsted Rating: Good Pupils: 120 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Columba's RC Primary School Ofsted Rating: Good Pupils: 238 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turton School Ofsted Rating: Good Pupils: 1619 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Canon Slade School Ofsted Rating: Requires improvement Pupils: 1753 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Boys' School Bolton Ofsted Rating: Outstanding Pupils: 621 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eagley Infant School Ofsted Rating: Good Pupils: 200 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eagley Junior School Ofsted Rating: Good Pupils: 232 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



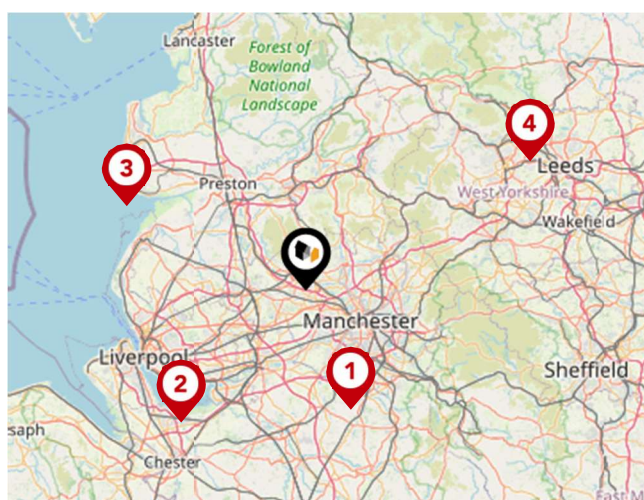
National Rail Stations

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

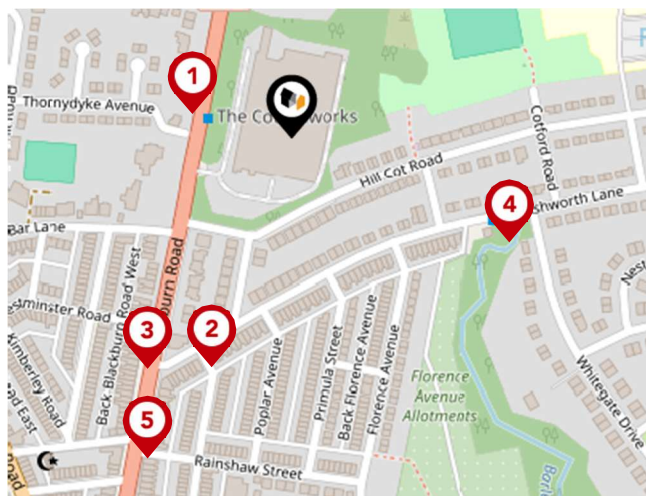
Pin	Name	Distance
1	M61 J4	4.31 miles
2	M61 J3	4.89 miles
3	M61 J5	4.27 miles
4	M61 J2	5.64 miles
5	M61 J1	6.14 miles



Airports/Helipads

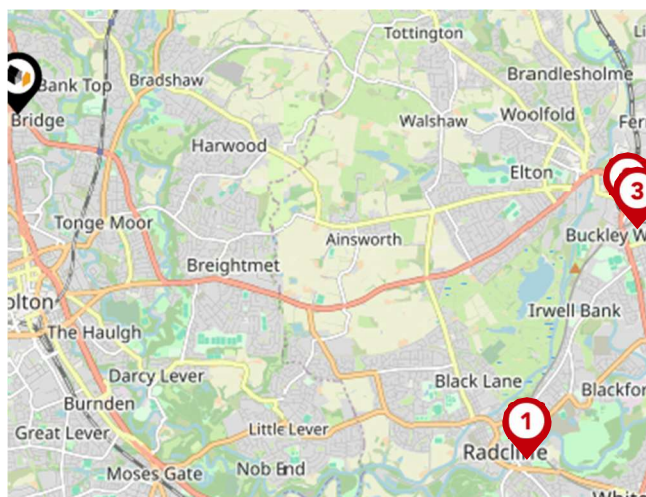
Pin	Name	Distance
1	Manchester Airport	18.05 miles
2	Speke	25.51 miles
3	Highfield	27.72 miles
4	Leeds Bradford Airport	36.37 miles

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

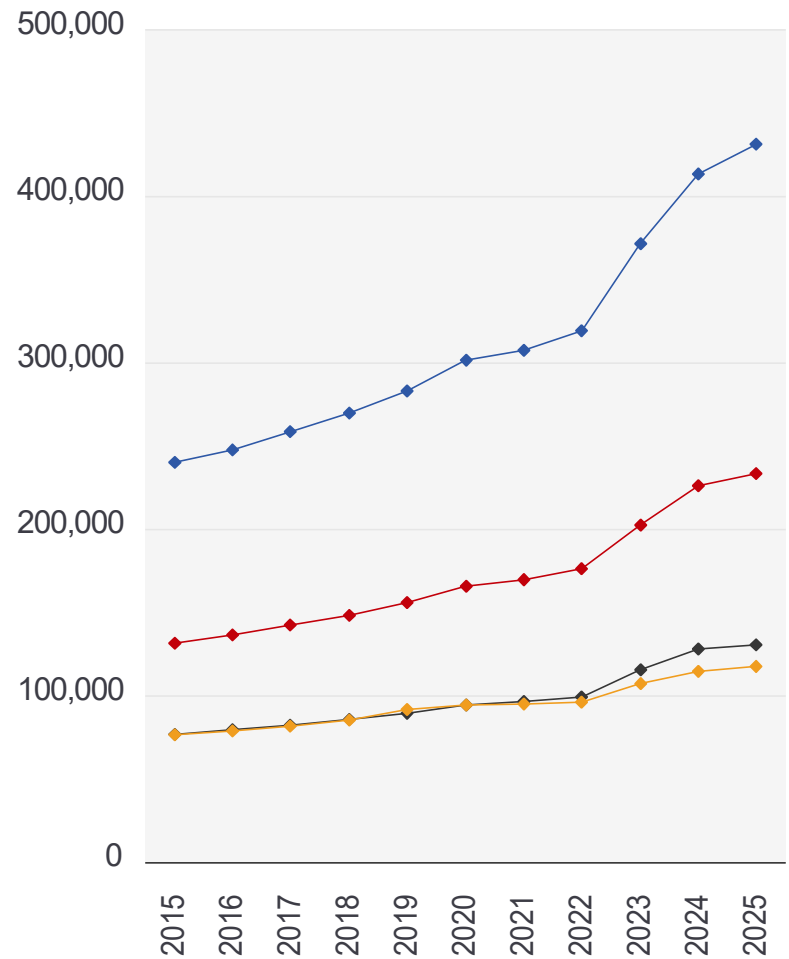
Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	5.41 miles
2	Bury Bolton Street (East Lancashire Railway)	5.43 miles
3	Bury Interchange (Manchester Metrolink)	5.53 miles

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.

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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