

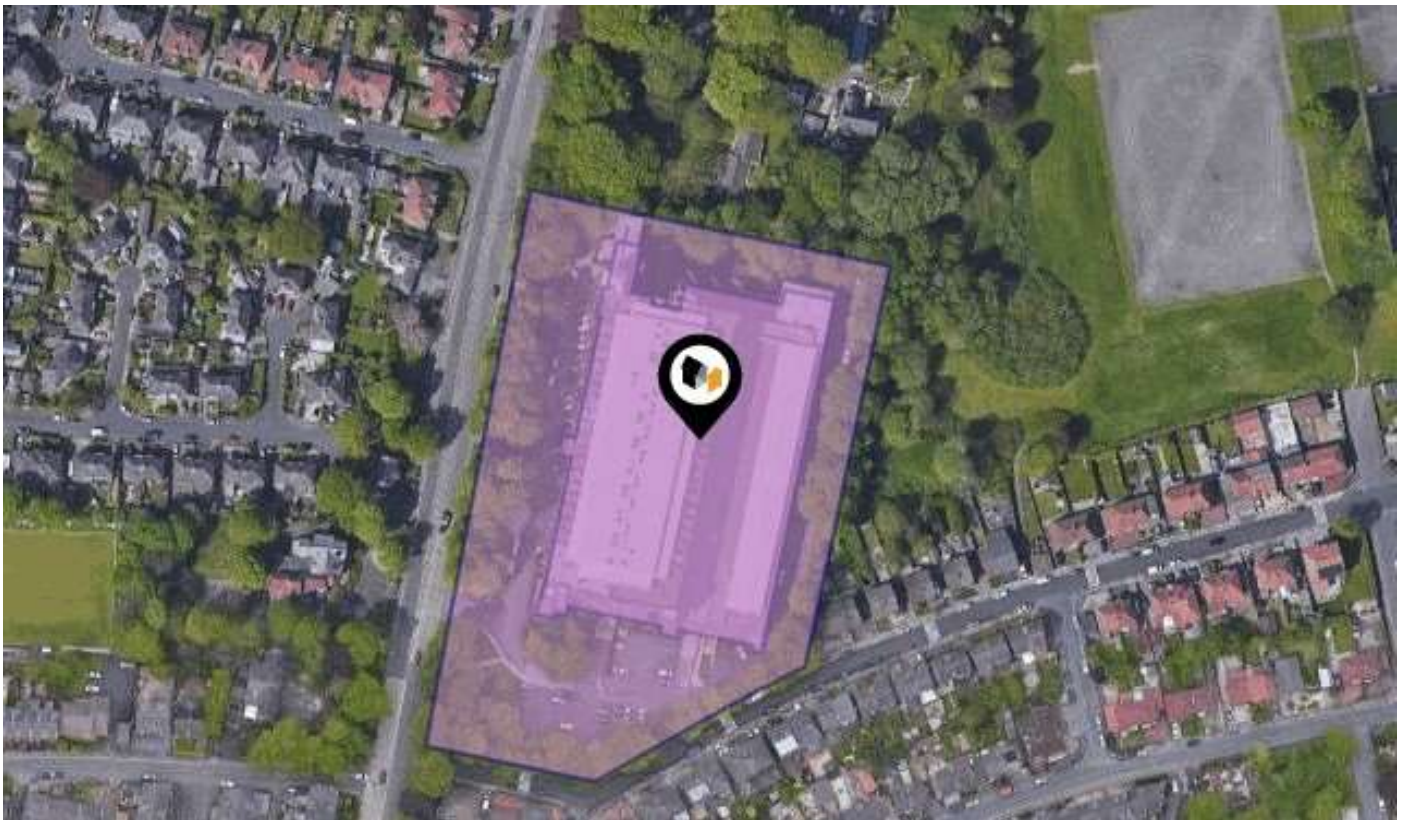


REDPATH LEACH

ESTATE AGENTS

PROPERTY FACT REPORT

A Guide to This Property & the Local Area



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

Asking Price: £170,000

Redpath Leach Estate Agents

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

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Property Overview



Property

| | | | |
|------------------|---------------------------------------|-----------------------------------|---|
| Type: | Flat / Maisonette | Last Sold \pounds/ft^2 : | $\pounds 157$ |
| Bedrooms: | 2 | Asking Price: | $\pounds 170,000$ |
| Floor Area: | 1,001 ft^2 / 93 m^2 | Tenure: | Leasehold |
| Plot Area: | 6.94 acres | Start Date: | 16/04/2015 |
| Year Built : | 2015 | End Date: | 12/05/2923 |
| Council Tax : | Band C | Lease Term: | 999 years (less 1 day) from 12 May 1924 |
| Annual Estimate: | $\pounds 1,742$ | Term Remaining: | 900 years |
| Title Number: | MAN250334 | | |
| UPRN: | 10070924645 | | |

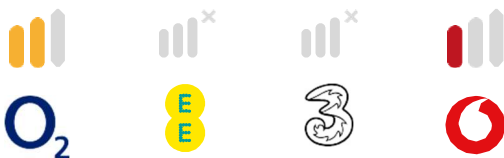
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 17 mb/s | 80 mb/s | 1000 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



MAN250334

Start Date: 10/11/1926
End Date: 12/05/2923
Lease Term: 999 years
from 12 May
1924
Term Remaining: 900 years

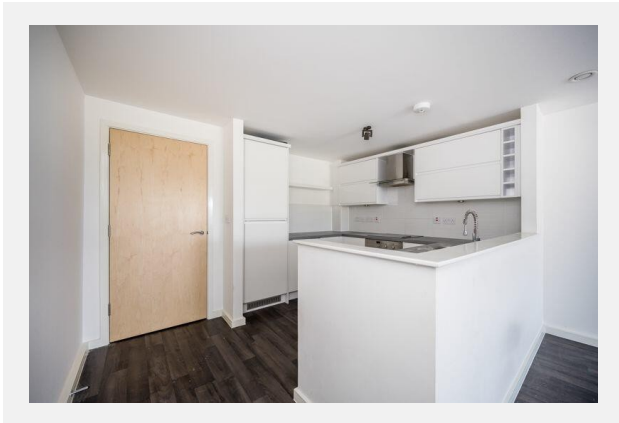
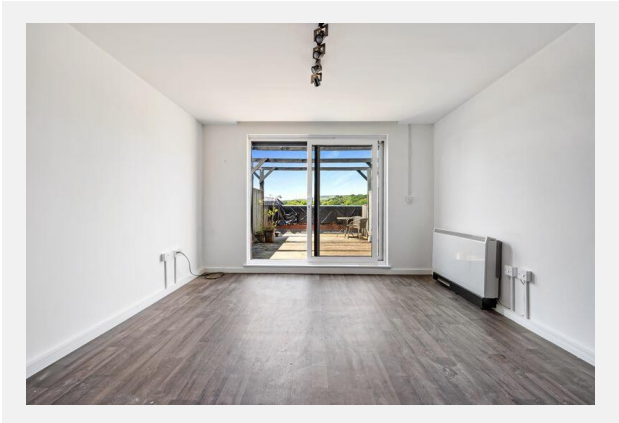
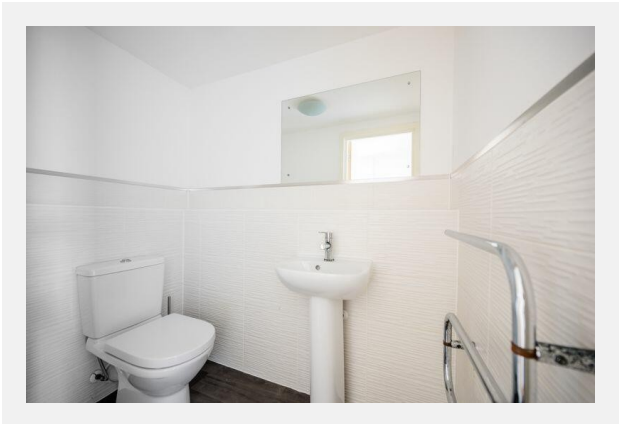
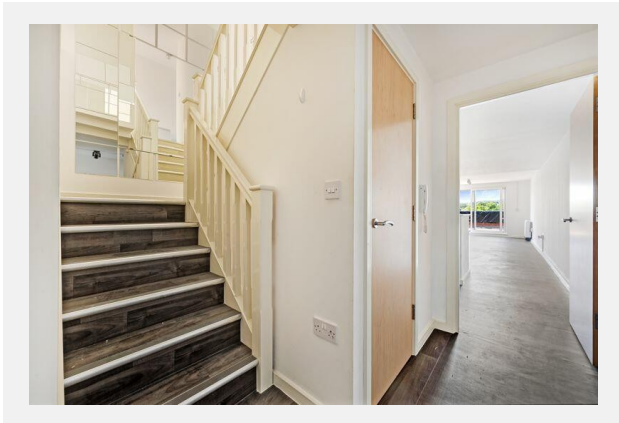


GM120100

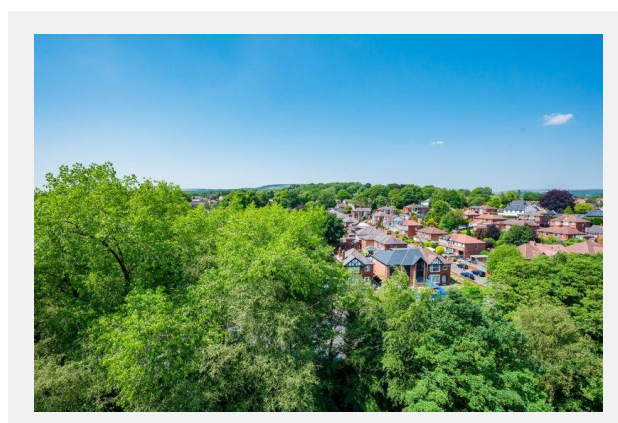
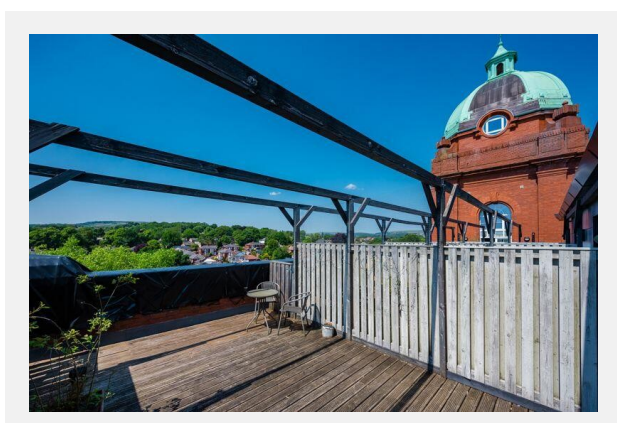
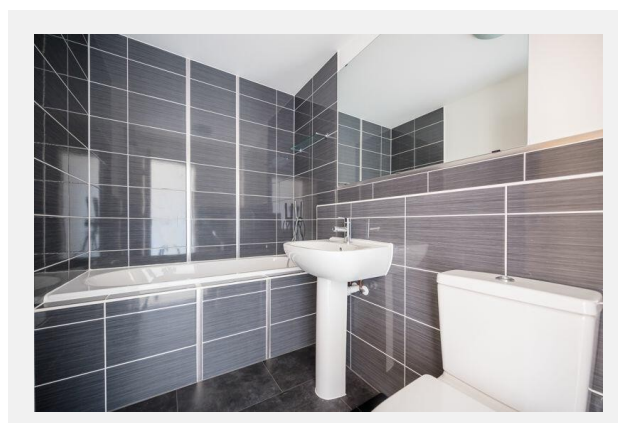
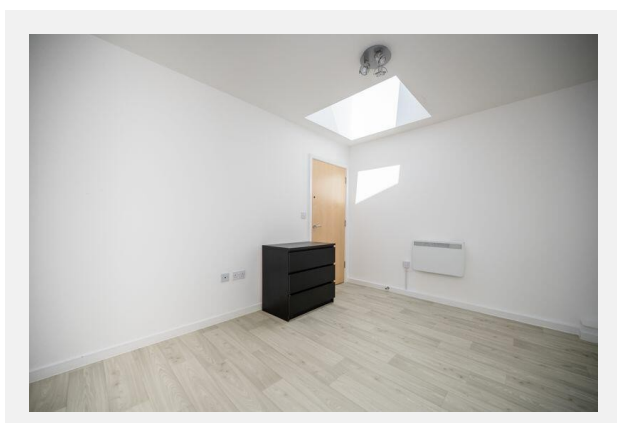
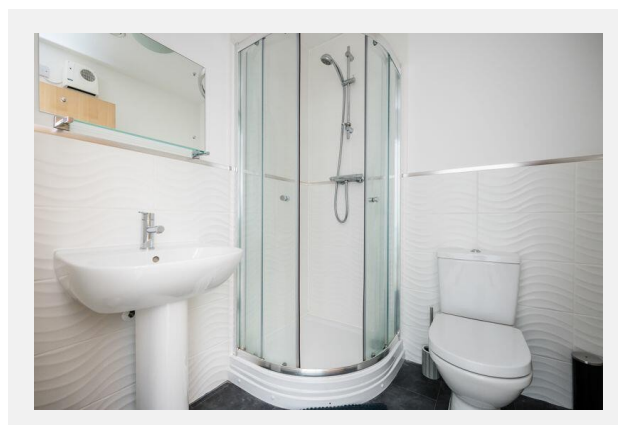
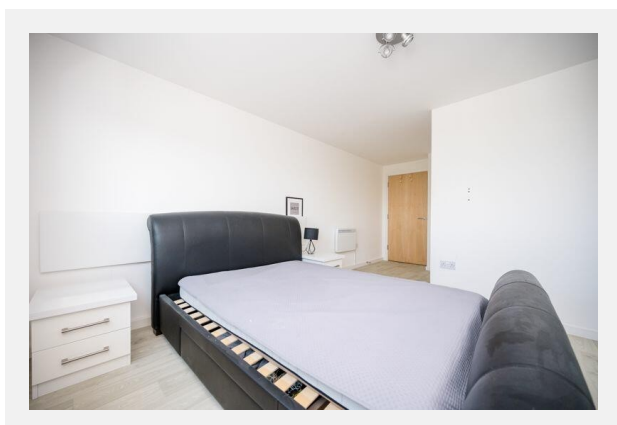
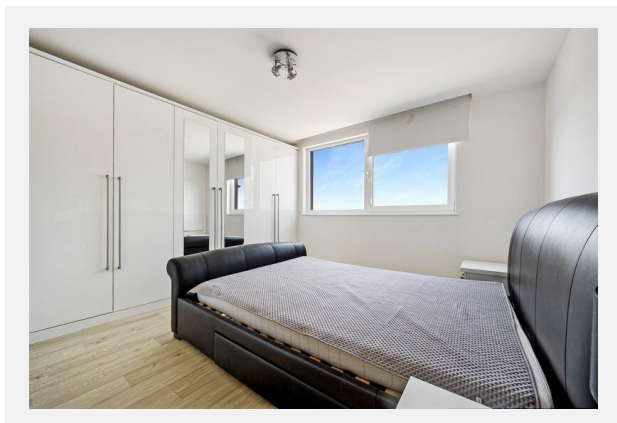
Start Date: 18/08/1937
End Date: 12/05/2923
Lease Term: 999 years
from 12 May
1924
Term Remaining: 900 years

Start Date: 16/04/2015
End Date: 12/05/2923
Lease Term: 999 years (less 1
day) from 12
May 1924
Term Remaining: 900 years

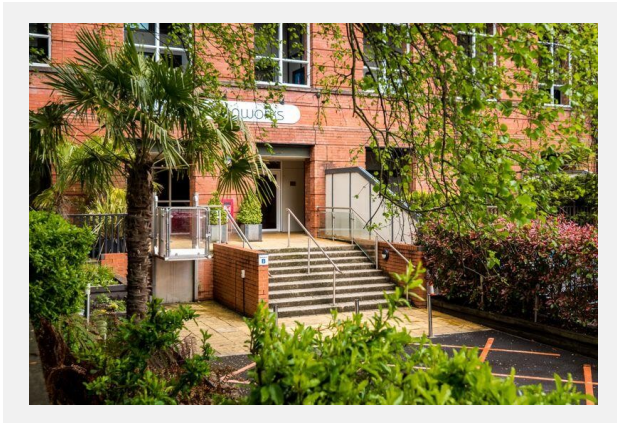
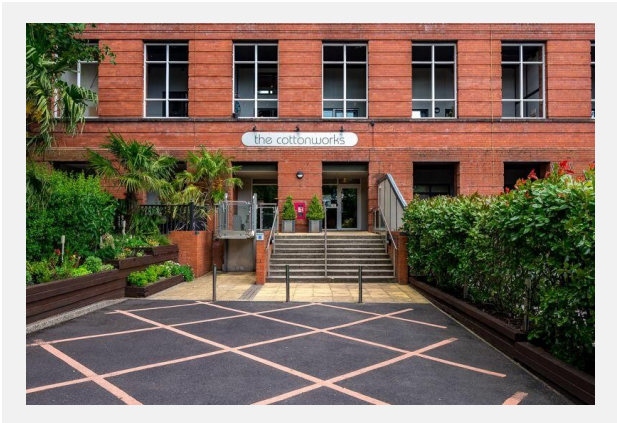
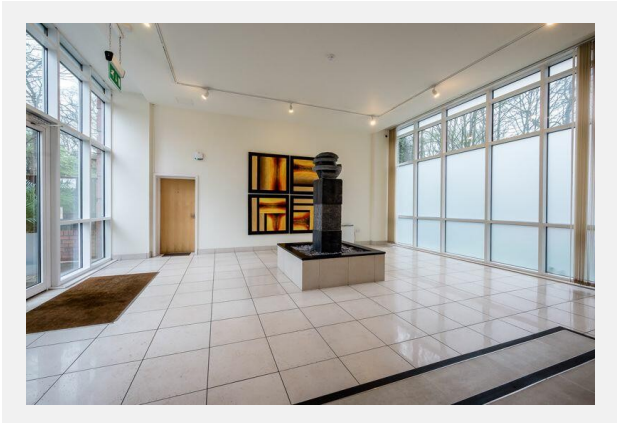
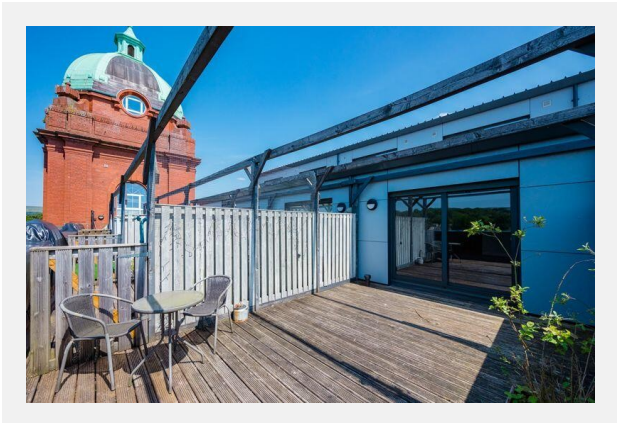
Gallery Photos



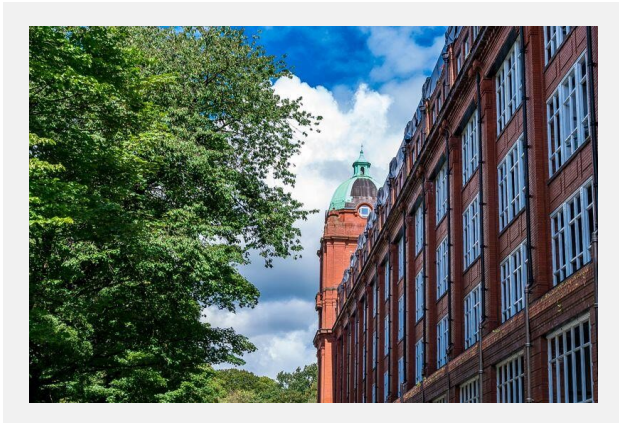
Gallery Photos



Gallery Photos



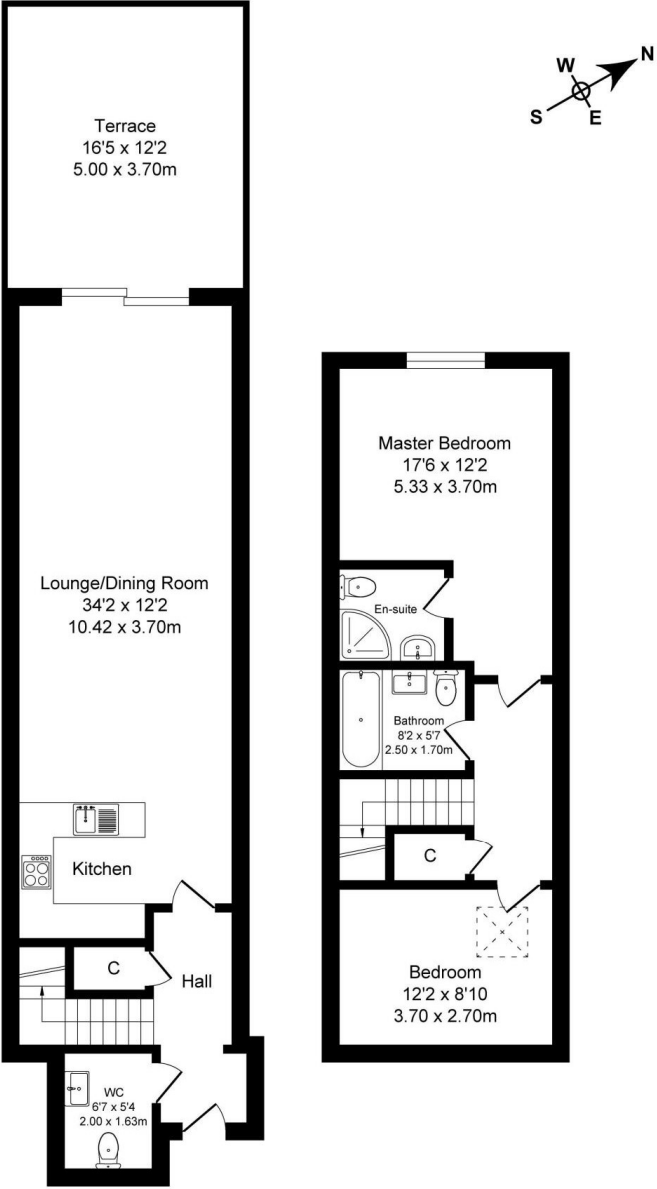
Gallery Photos



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

Total Approx. Floor Area 1038 Sq.ft. (96.5 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 570 Sq.Ft (53.0 Sq.M.)

First Floor
Approx. Floor Area 468 Sq.Ft (43.5 Sq.M.)

Property EPC - Certificate



Blackburn Road, BL1

Energy rating

B

Valid until 05.08.2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

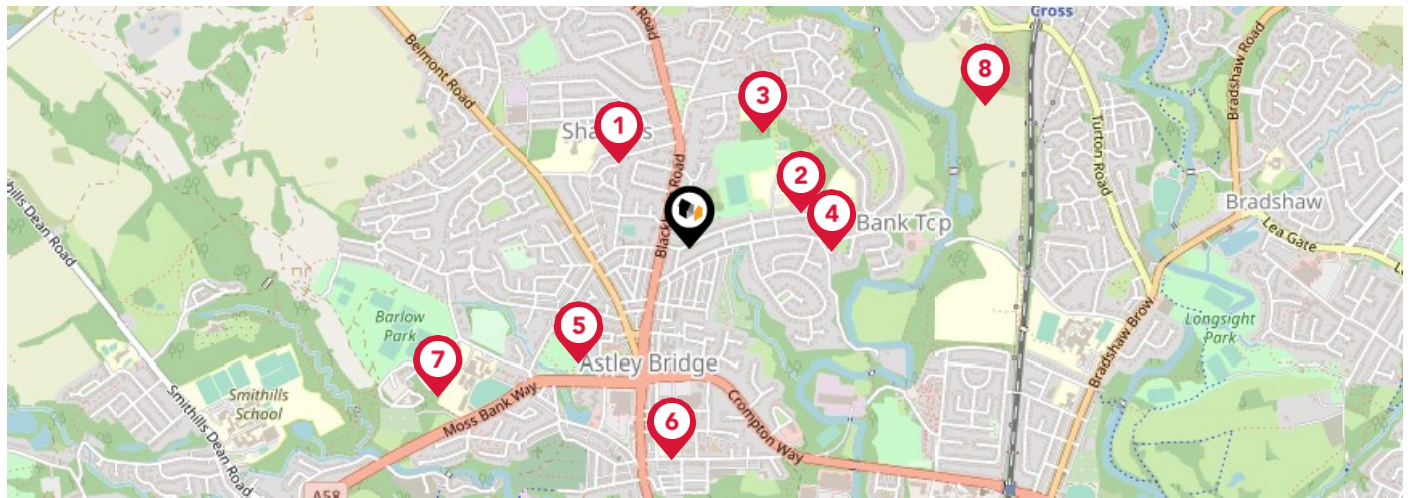
Property EPC - Additional Data



Additional EPC Data

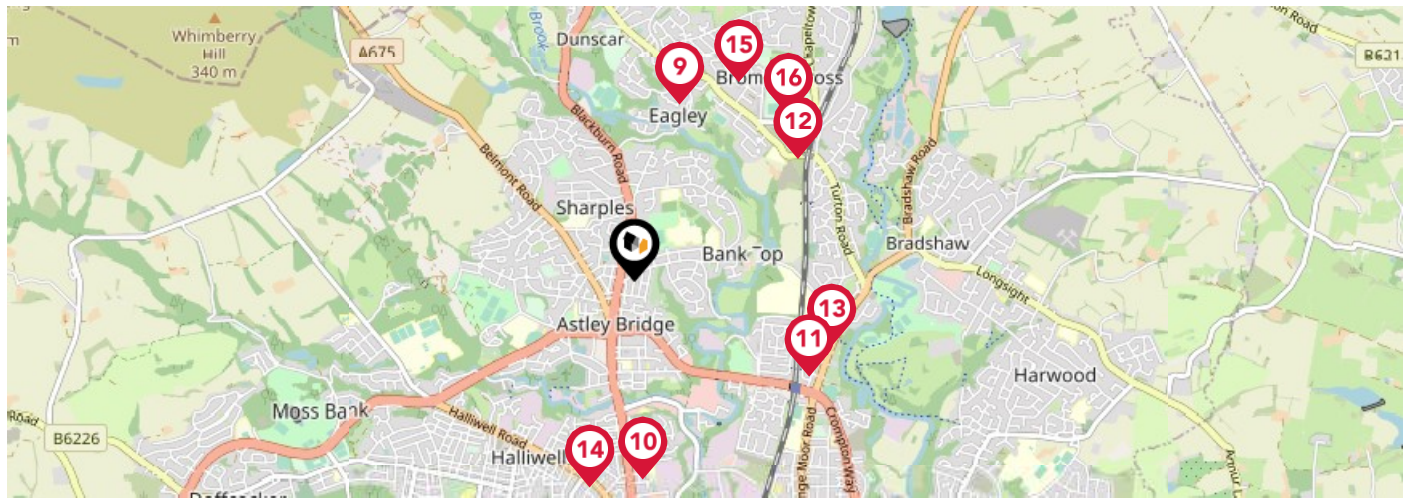
| | |
|------------------------------|---|
| Property Type: | Flat |
| Build Form: | Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Unknown |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 6th |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | System built, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Flat, insulated (assumed) |
| Roof Energy: | Good |
| Main Heating: | Electric storage heaters |
| Main Heating Controls: | Manual charge control |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (other premises below) |
| Total Floor Area: | 93 m ² |

Area Schools



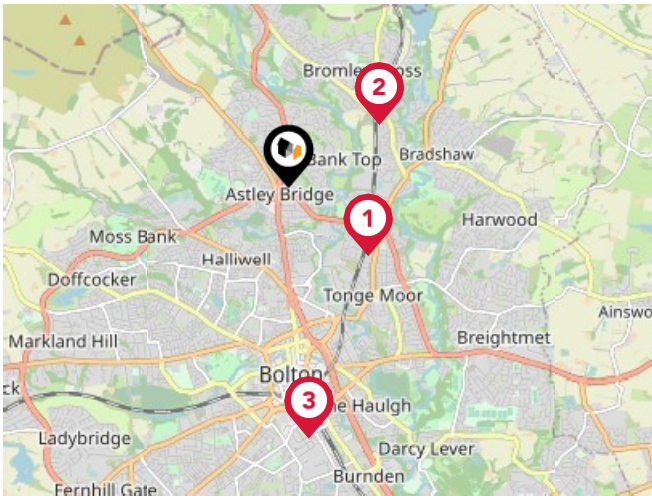
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | High Lawn Primary School Ofsted Rating: Good Pupils: 482 Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Sharples School Ofsted Rating: Good Pupils: 1041 Distance:0.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Oaks Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Sharples Primary School Ofsted Rating: Good Pupils: 225 Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Holy Infant and St Anthony RC Primary School Ofsted Rating: Good Pupils: 210 Distance:0.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St Paul's CofE Primary School, Astley Bridge Ofsted Rating: Outstanding Pupils: 272 Distance:0.47 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Thornleigh Salesian College Ofsted Rating: Good Pupils: 1538 Distance:0.64 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Birtenshaw Ofsted Rating: Good Pupils: 57 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



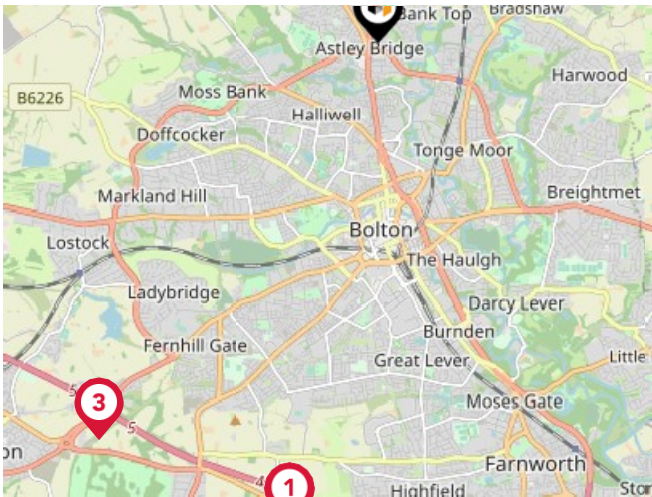
| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | St John the Evangelist RC Primary School, Bromley Cross, Bolton Ofsted Rating: Good Pupils: 205 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: 121 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: Outstanding Pupils: 239 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: 1535 Distance:0.9 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Canon Slade CofE School Ofsted Rating: Outstanding Pupils: 1710 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: 602 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: 202 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: 240 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 | 0.92 miles |
| 2 | Bromley Cross Rail Station | 0.96 miles |
| 3 | Bolton Rail Station | 2.22 miles |



Trunk Roads/Motorways

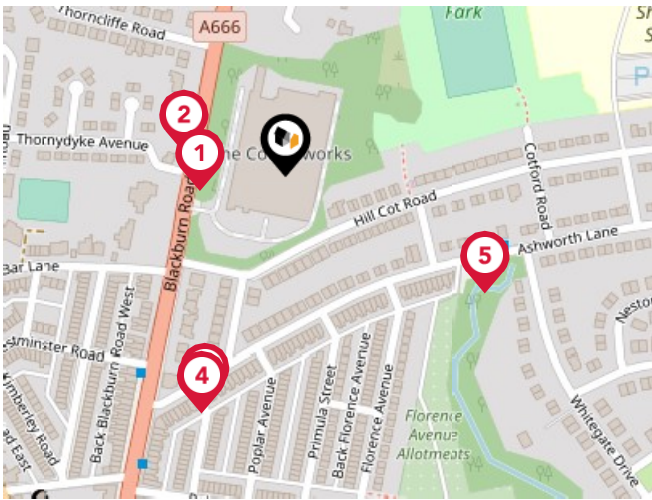
| Pin | Name | Distance |
|-----|--------|------------|
| 1 | M61 J4 | 4.31 miles |
| 2 | M61 J3 | 4.89 miles |
| 3 | M61 J5 | 4.27 miles |
| 4 | M61 J2 | 5.64 miles |
| 5 | M61 J1 | 6.14 miles |



Airports/Helipads

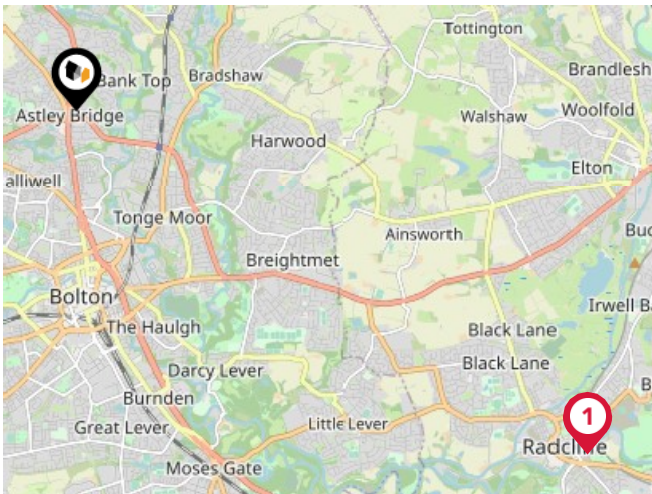
| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Manchester Airport | 18.14 miles |
| 2 | Liverpool John Lennon Airport | 25.51 miles |
| 3 | Blackpool International Airport | 27.72 miles |
| 4 | Leeds Bradford International Airport | 36.37 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Thorndyke Avenue | 0.05 miles |
| 2 | Thorndyke Avenue | 0.06 miles |
| 3 | Blackburn Road | 0.13 miles |
| 4 | Ashworth La (Wbd to def rte) | 0.14 miles |
| 5 | Whitegate Drive | 0.13 miles |



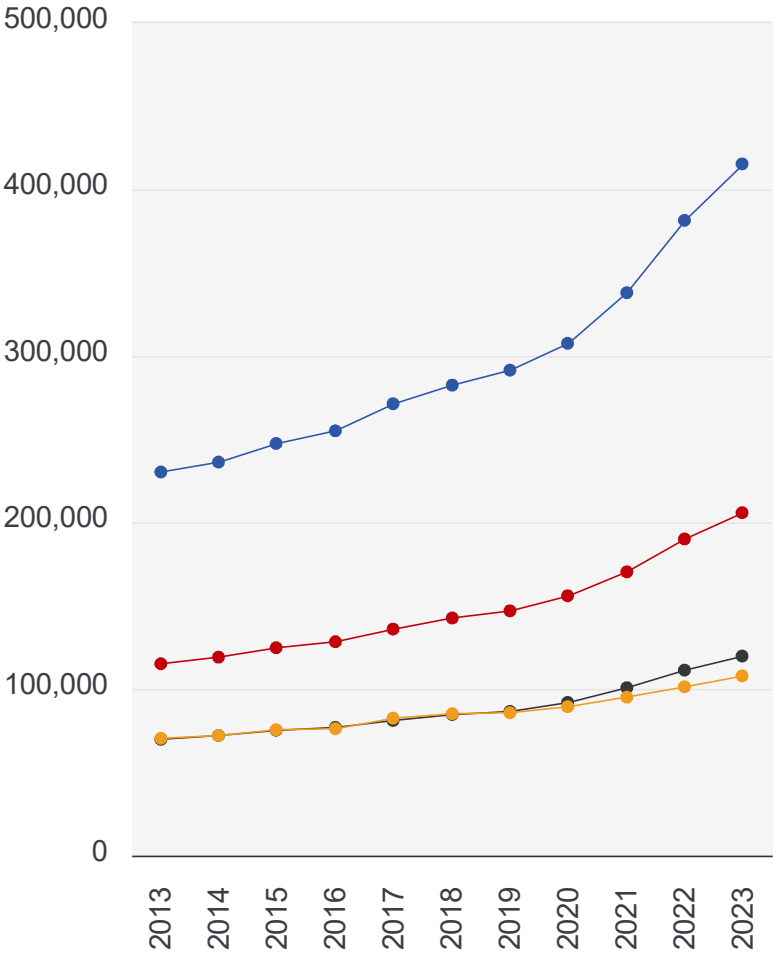
Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Radcliffe (Manchester Metrolink) | 5.41 miles |
| 2 | Ramsbottom (East Lancashire Railway) | 5.54 miles |
| 3 | Bury Bolton Street (East Lancashire Railway) | 5.43 miles |

Market House Price Statistics



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



Detached

+80.35%

Semi-Detached

+78.7%

Terraced

+71.69%

Flat

+53.21%



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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