

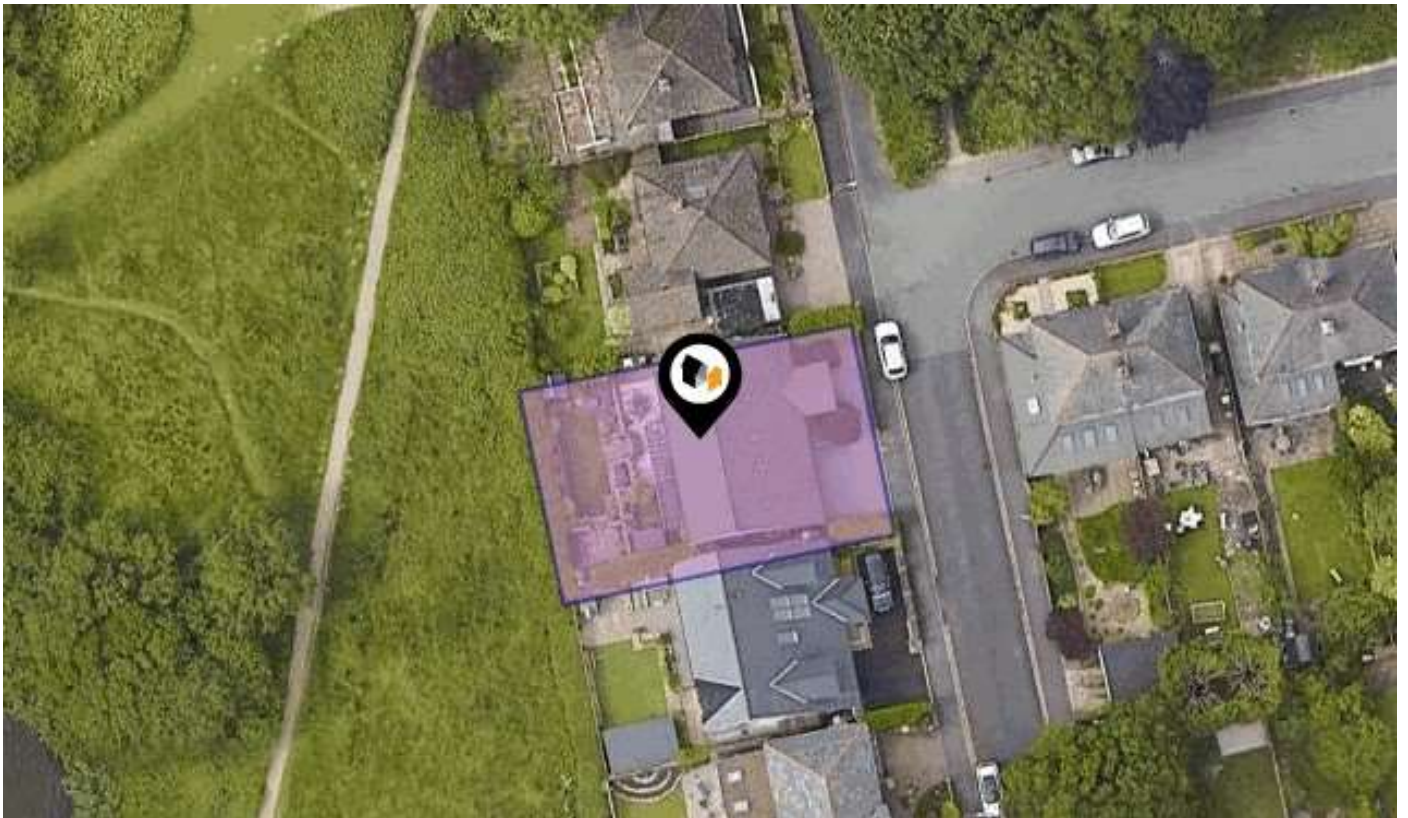


REDPATH LEACH

ESTATE AGENTS

# PROPERTY FACT REPORT

A Guide to This Property & the Local Area



RIPON AVENUE, BOLTON, BL1 5PF.

Asking Price : £650,000

Redpath Leach Estate Agents

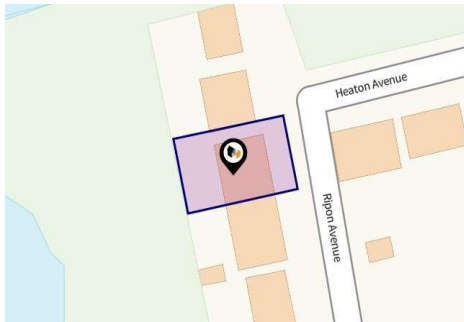
17-19 Chorley New Road, Bolton, Lancashire, BL1 4QR

01204 800292

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

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

# Property Overview



## Property

Type:	Detached	Last Sold $\pounds/\text{ft}^2$ :	$\pounds 83$
Bedrooms:	5	Asking Price:	$\pounds 650,000$
Floor Area:	2,346 $\text{ft}^2$ / 218 $\text{m}^2$	Tenure:	Leasehold
Plot Area:	0.12 acres	Start Date:	18/08/1957
Council Tax :	Band D	End Date:	01/05/2956
Annual Estimate:	$\pounds 1,960$	Lease Term:	999 years from 1 May 1957
Title Number:	GM227087	Term Remaining:	932 years
UPRN:	100010920792		

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Planning History This Address

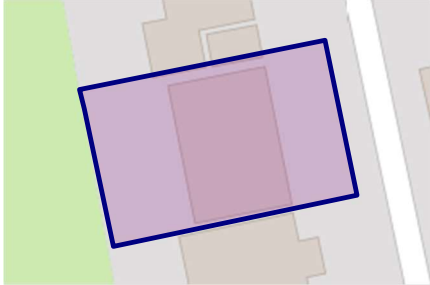


Planning records for: *7, Ripon Avenue, Bolton, BL1 5PF*

Reference - 09337/20
Decision: Decided
Date: 17th September 2020
Description: ERECTION OF PORCH EXTENSION AT FRONT TOGETHER WITH WHITE CLADDING
Reference - 87618/12
Decision: Decided
Date: 29th February 2012
Description: ERECTION OF A BALCONY AT REAR OF PROPERTY
Reference - 84825/10
Decision: Decided
Date: 23rd August 2010
Description: ERECTION OF FIRST FLOOR EXTENSION, TWO STOREY SIDE EXTENSION, RAISING OF ROOF, CHANGES TO ELEVATIONS AND PAVING OF FRONT DRIVE

## Freehold Title Plan

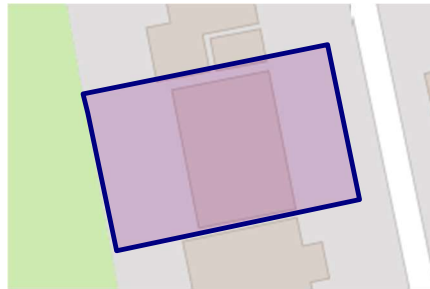
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GM632968

## Leasehold Title Plan

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GM227087

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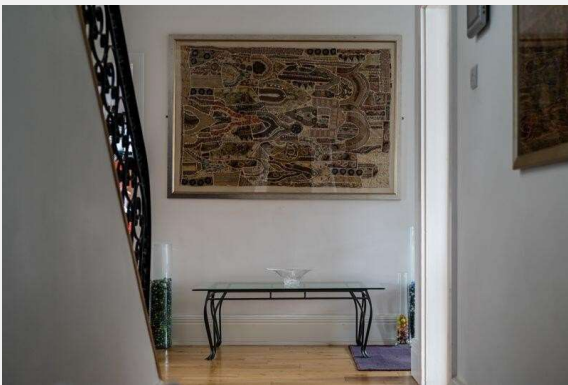
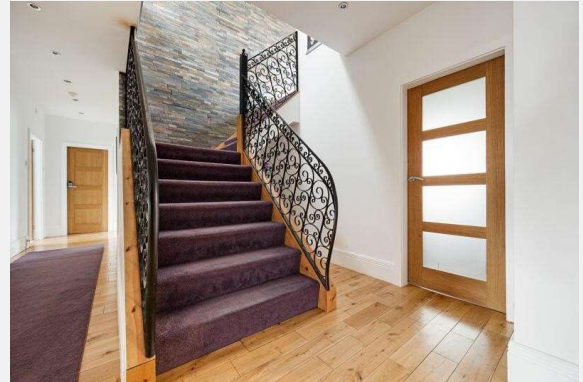
Start Date:	18/08/1957
End Date:	01/05/2956
Lease Term:	999 years from 1 May 1957
Term Remaining:	932 years



# Gallery Photos

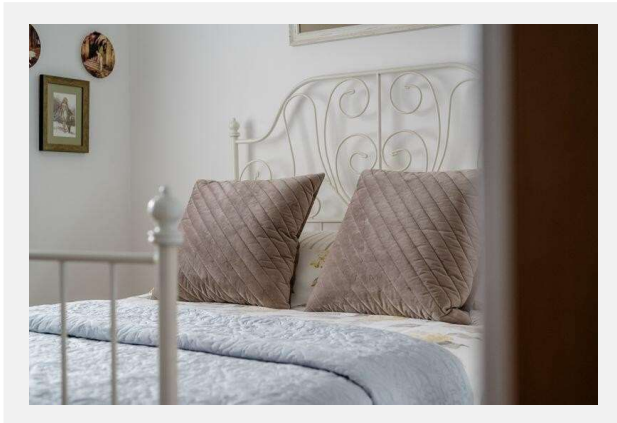
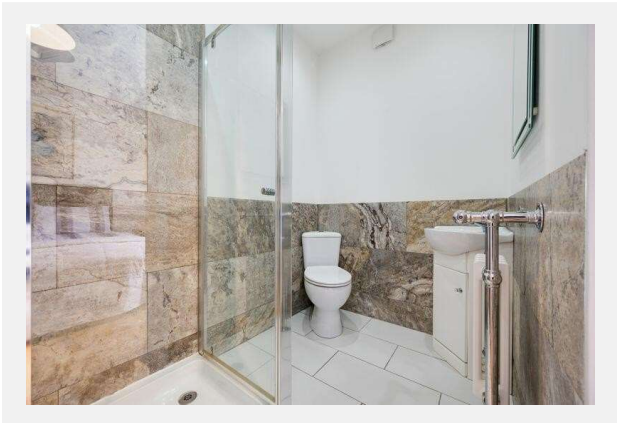
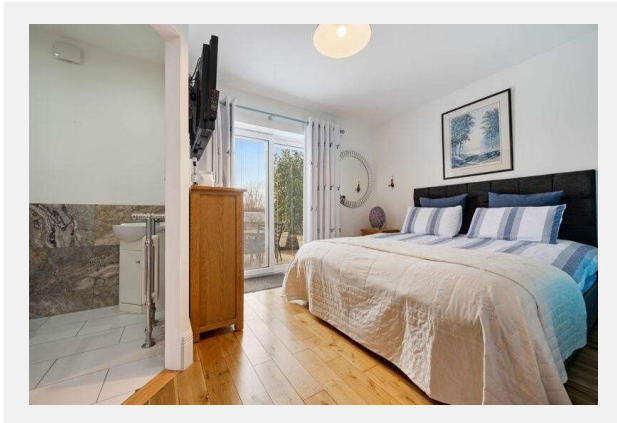
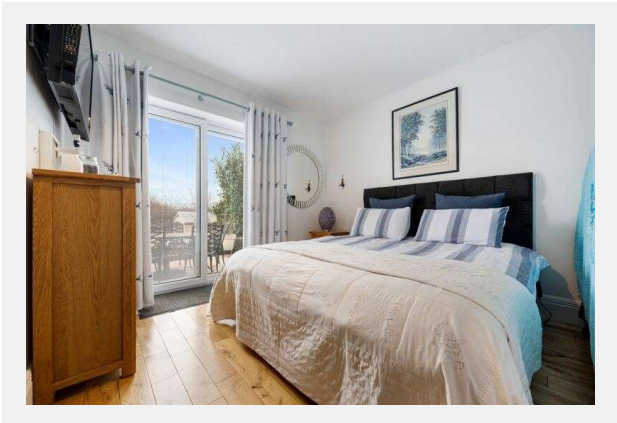
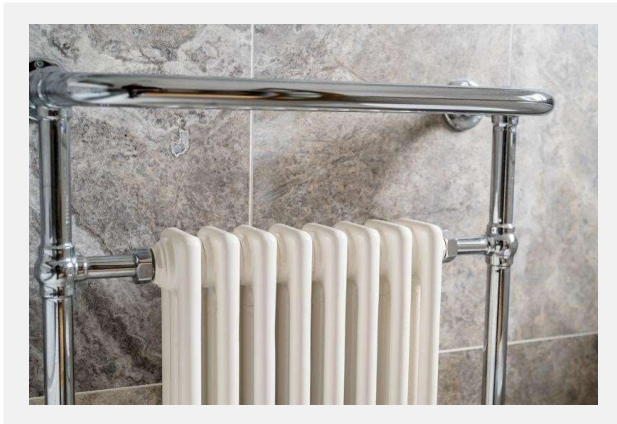
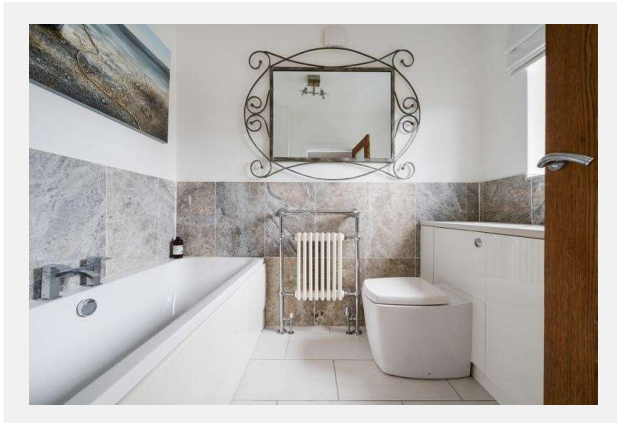
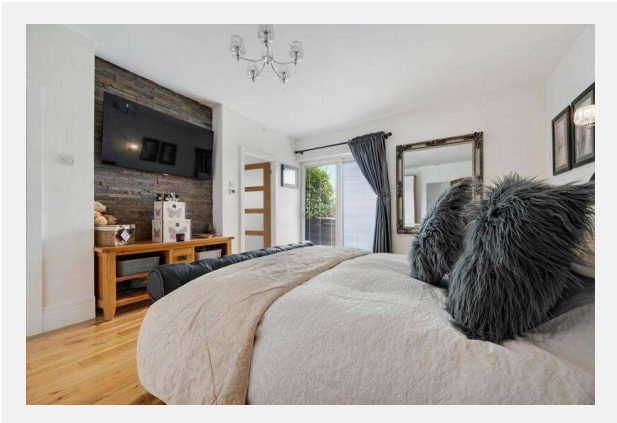


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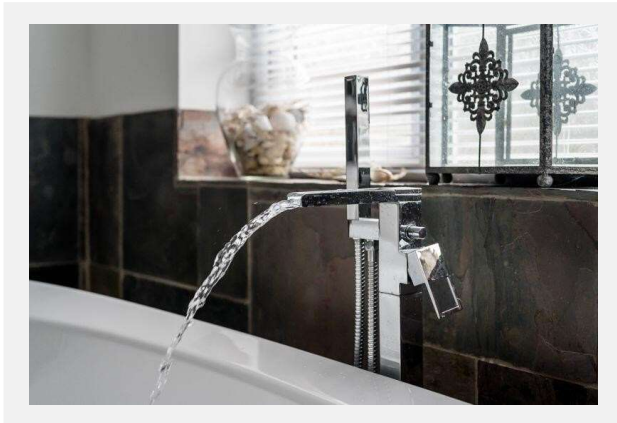
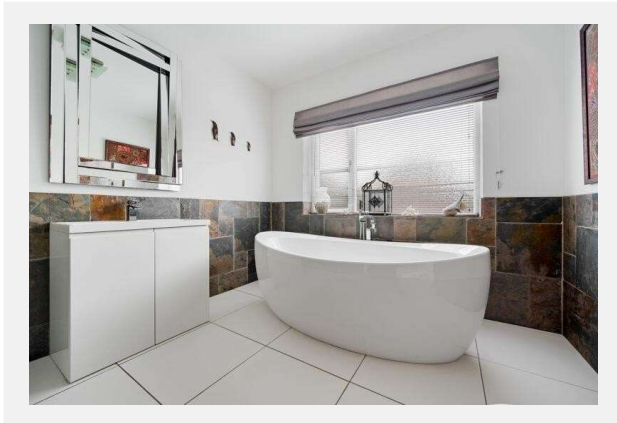
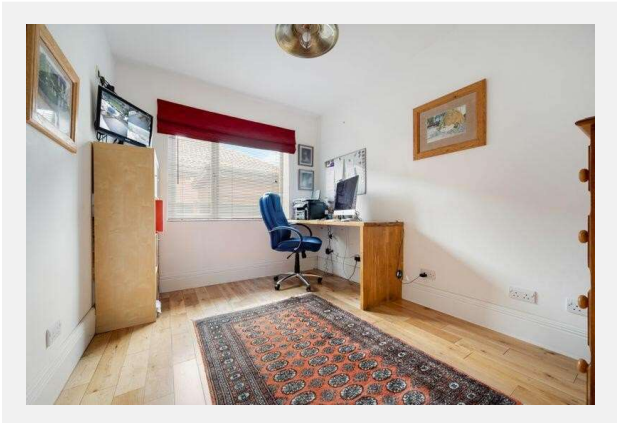
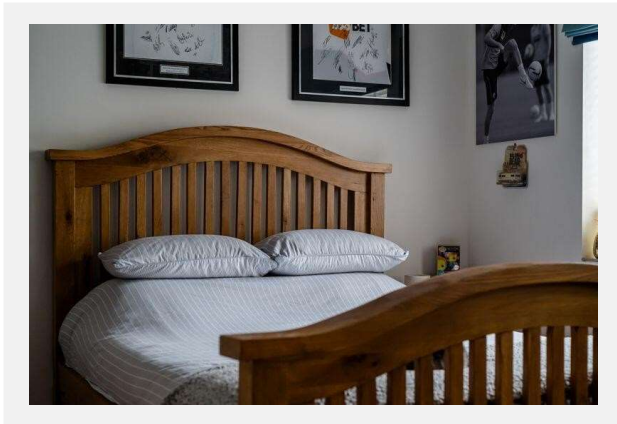
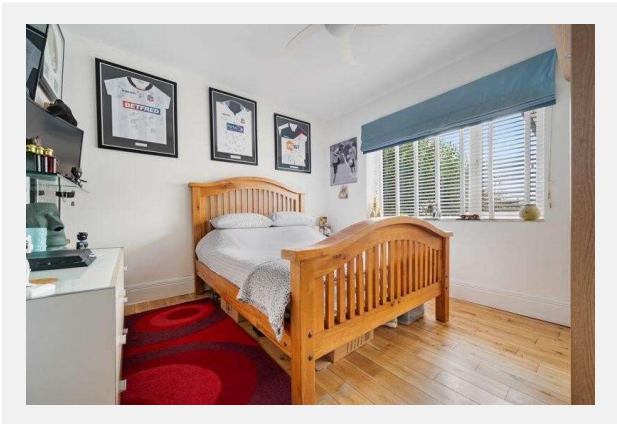
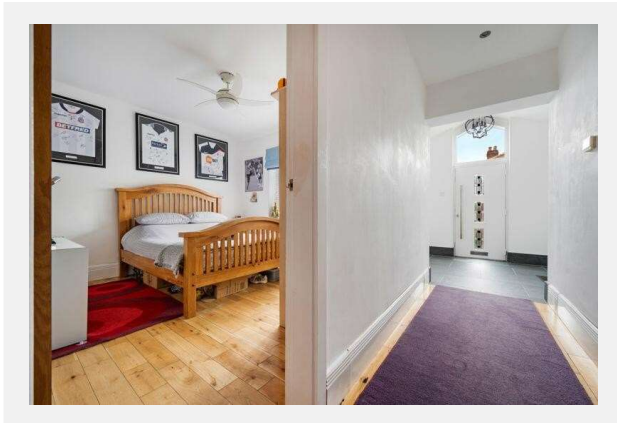
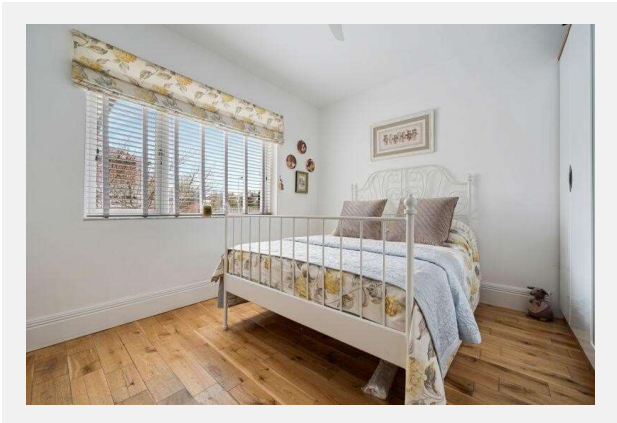


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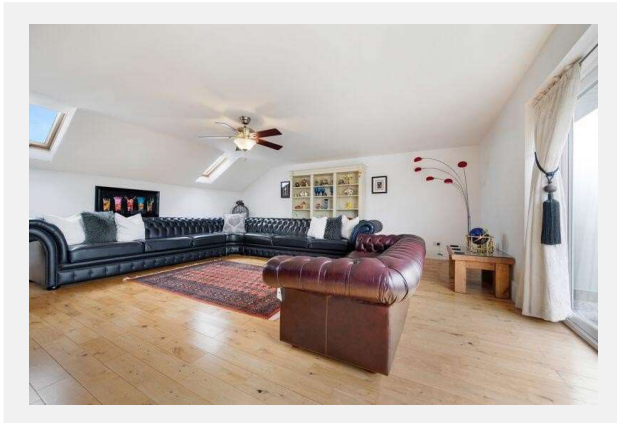
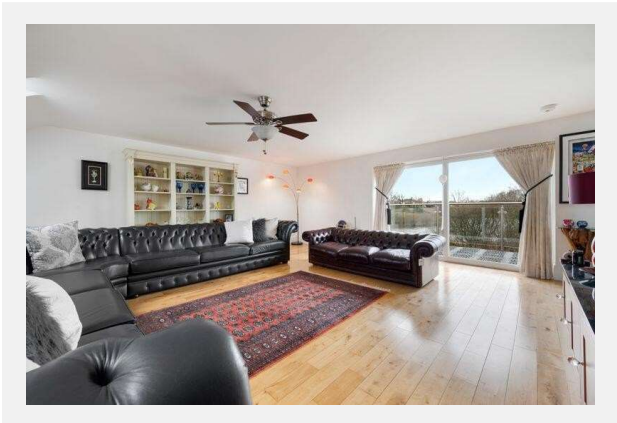
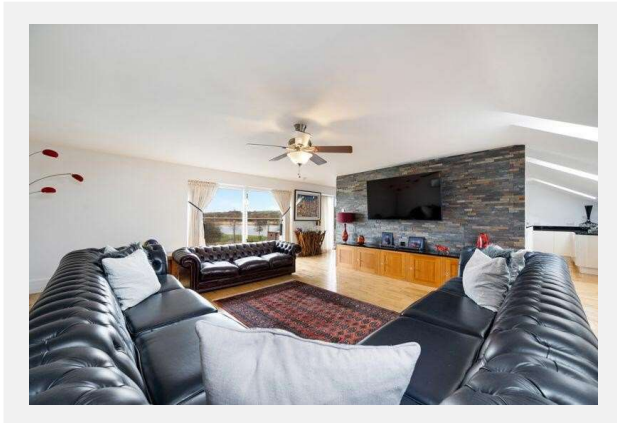
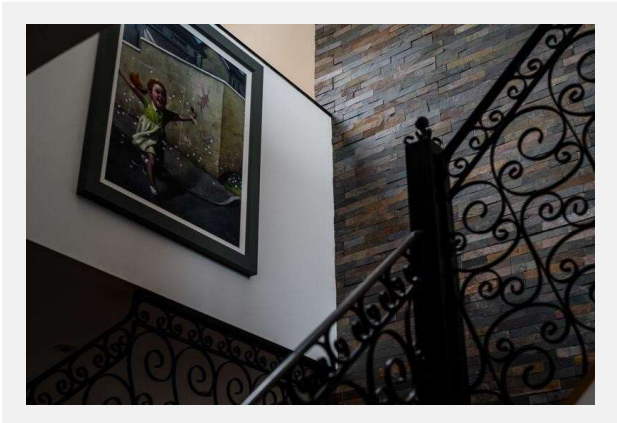
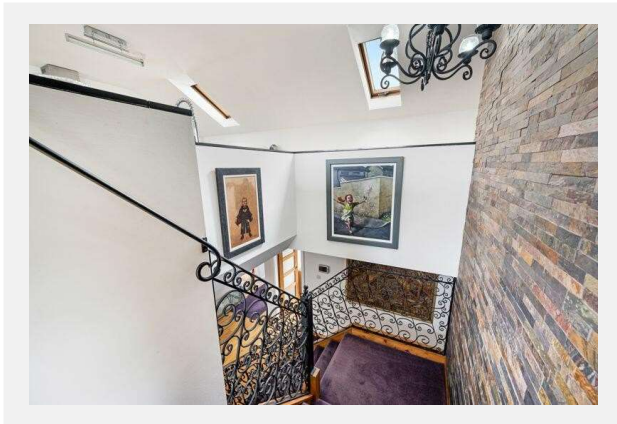
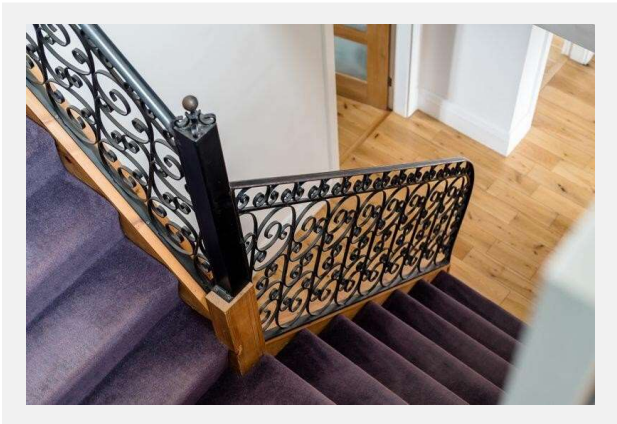
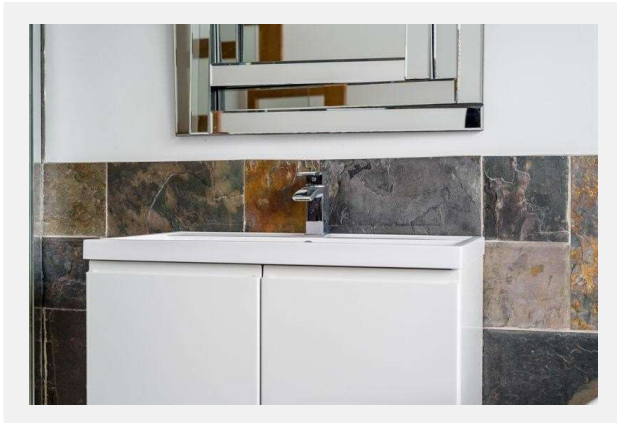
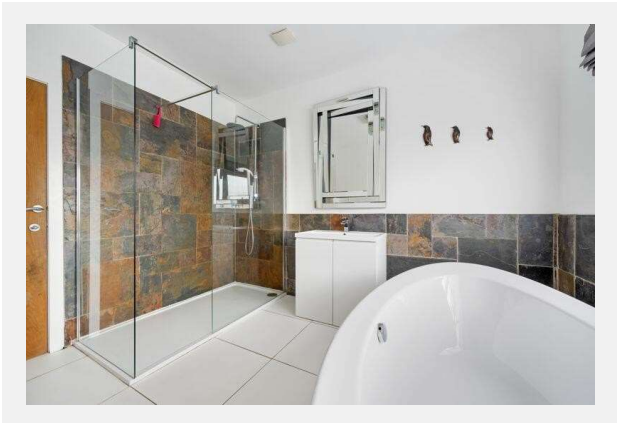


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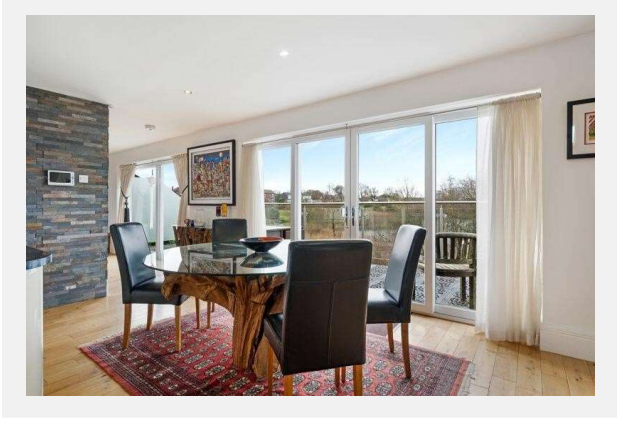
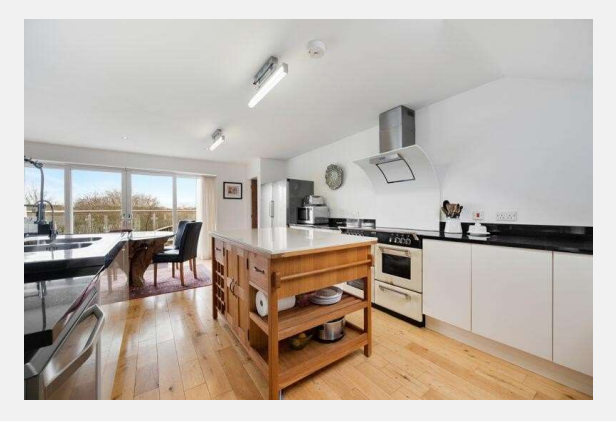
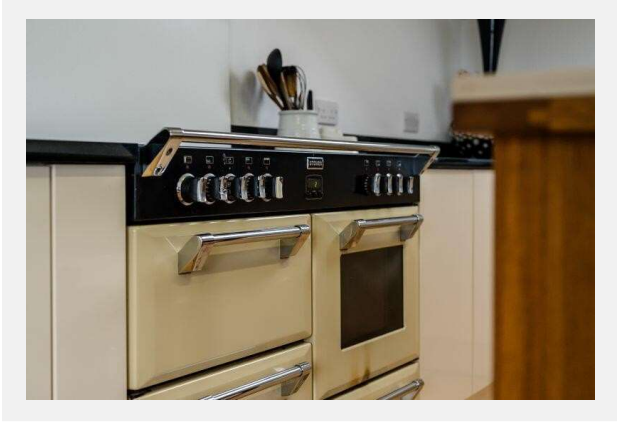
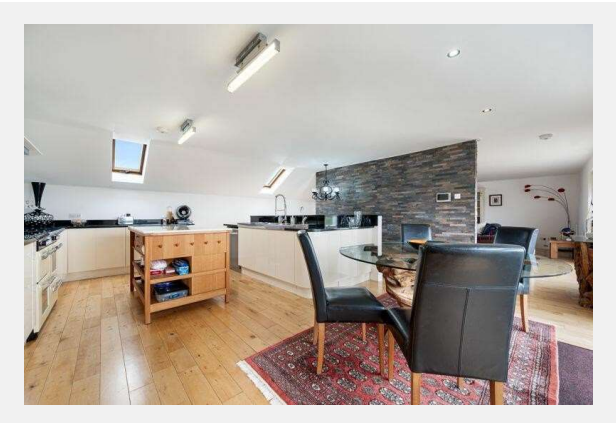
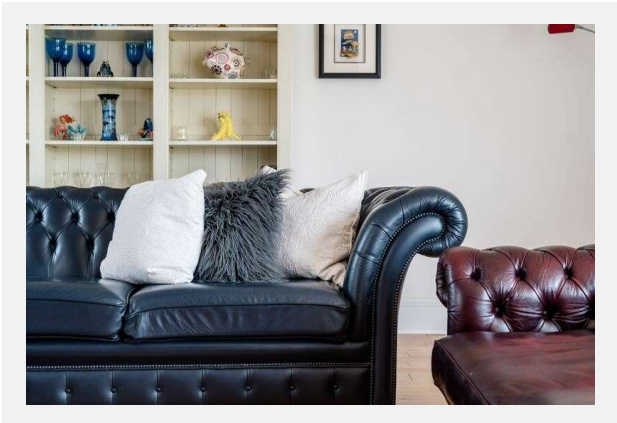


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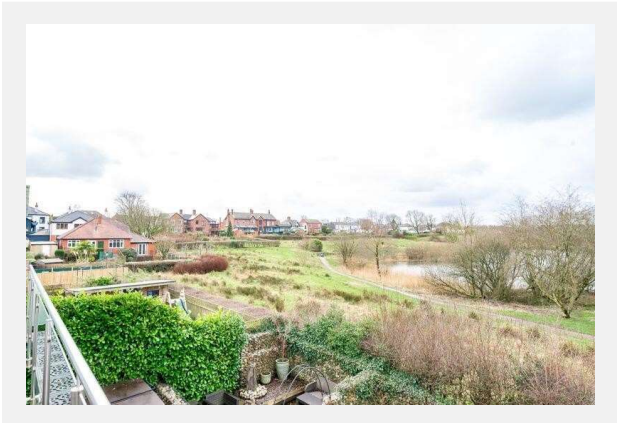
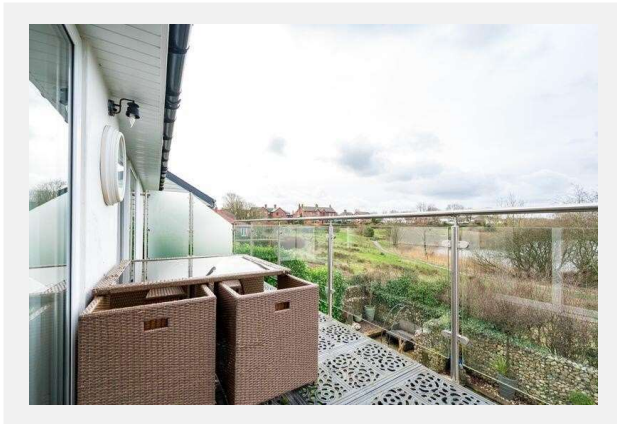
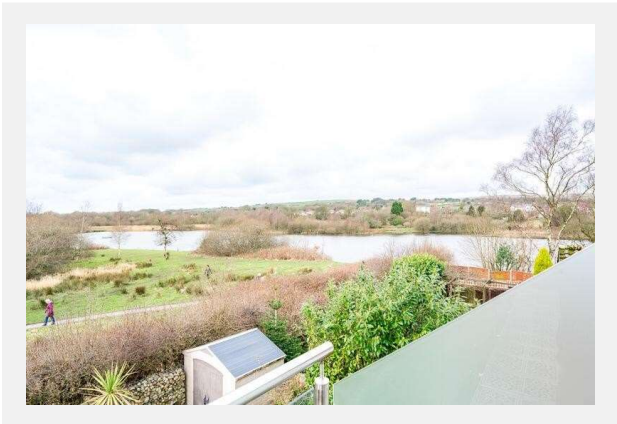
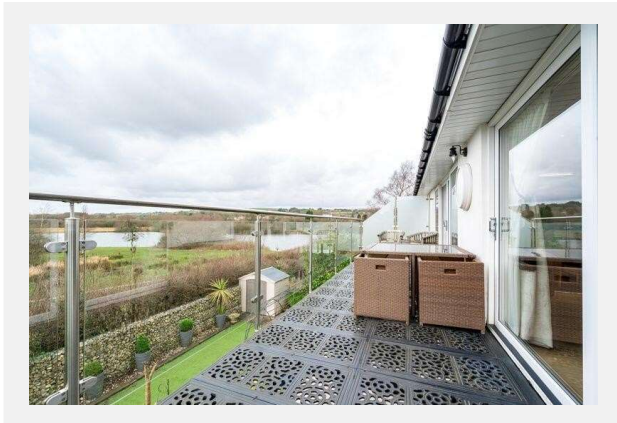


# Gallery Photos





# Gallery Photos





# Gallery Photos



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# Gallery Photos

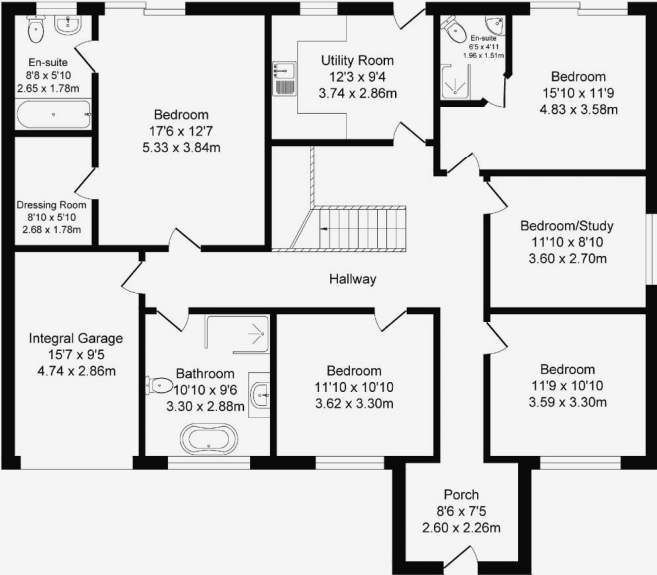




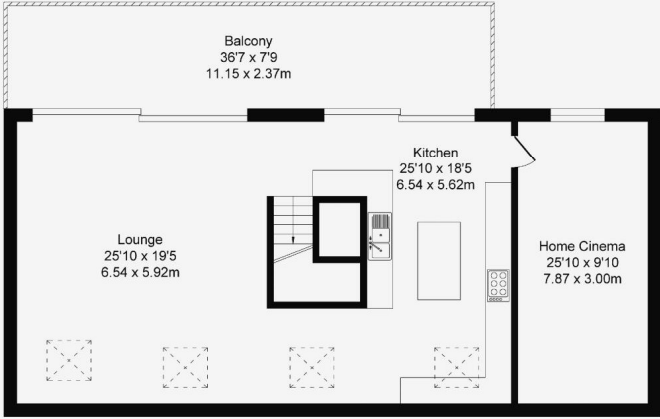
## RIPON AVENUE, BOLTON, BL1 5PF.

Total Approx. Floor Area 2691 Sq.ft. (164.0 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 1667 Sq.Ft  
(154.9 Sq.M.)



First Floor  
Approx. Floor  
Area 1024 Sq.Ft  
(95.1 Sq.M.)

# Property EPC - Certificate



Ripon Avenue, BL1

Energy rating

# C

Valid until 17.10.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



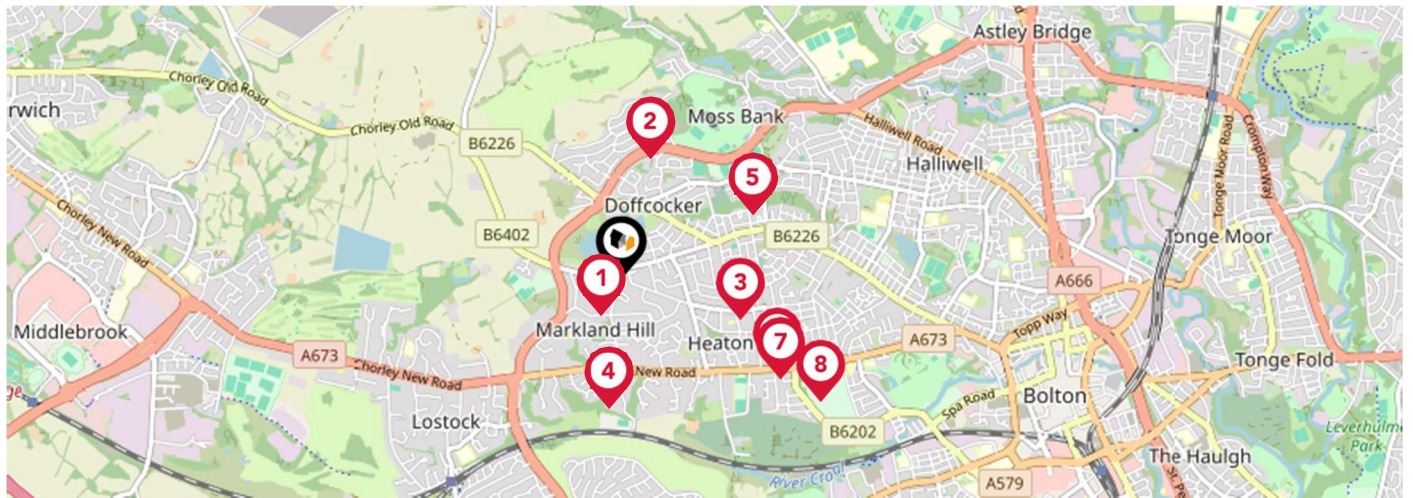
# Property EPC - Additional Data



## Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 94% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	218 m <sup>2</sup>

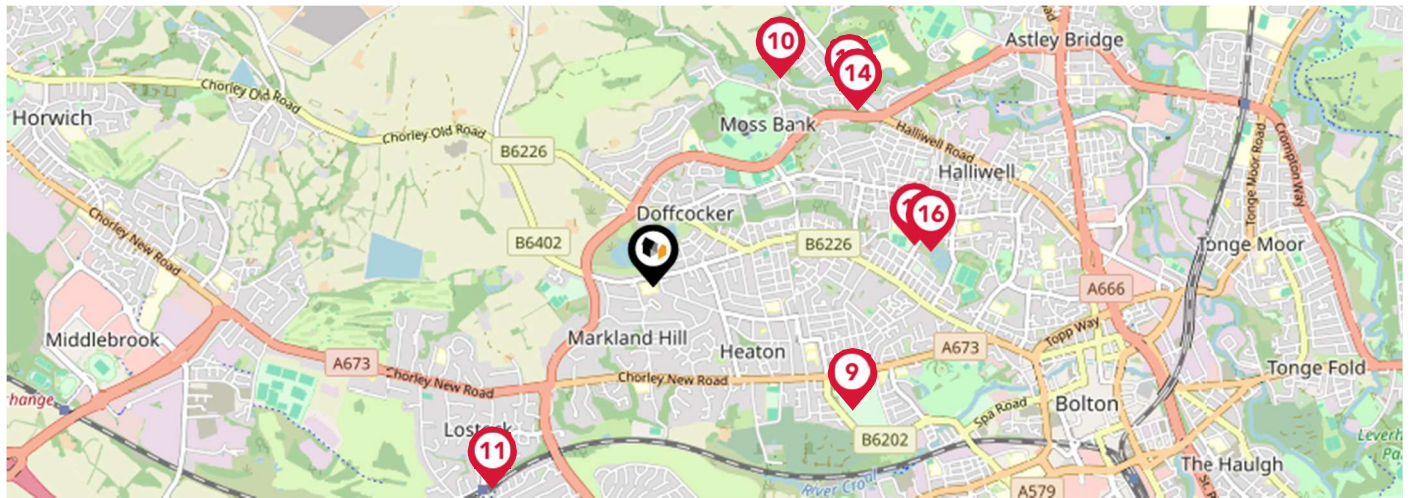
# Area Schools











	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Markland Hill Primary School Ofsted Rating: Outstanding   Pupils: 314   Distance:0.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Johnson Fold Community Primary School Ofsted Rating: Outstanding   Pupils: 246   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> St Thomas of Canterbury RC School Ofsted Rating: Good   Pupils: 419   Distance:0.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Clevelands Prep School Ofsted Rating: Not Rated   Pupils: 129   Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Church Road Primary School Ofsted Rating: Good   Pupils: 445   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Devonshire Road Primary School Ofsted Rating: Good   Pupils: 419   Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> Thomasson Memorial School Ofsted Rating: Good   Pupils: 72   Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Bolton School Boys' Division Ofsted Rating: Not Rated   Pupils: 1123   Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

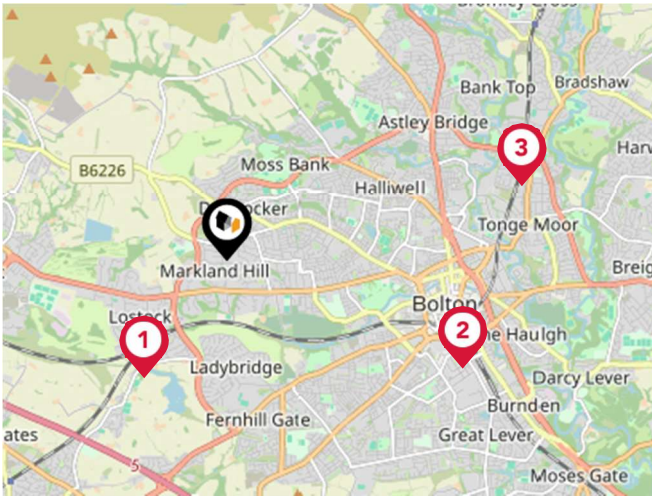


# Area Schools



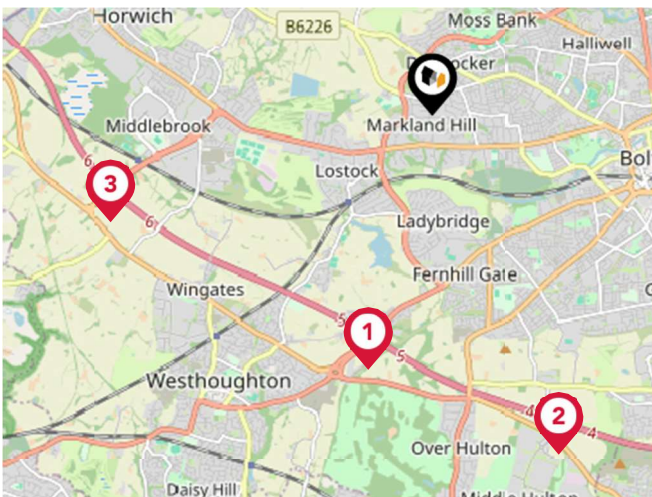
	Nursery	Primary	Secondary	College	Private
 <b>9</b> Bolton School Girls' Division Ofsted Rating: Not Rated   Pupils: 1242   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>10</b> St Peter's Smithill's Dean Church of England Primary School Ofsted Rating: Good   Pupils: 209   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>11</b> Lostock Primary School Ofsted Rating: Good   Pupils: 209   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>12</b> Oxford Grove Primary School Ofsted Rating: Good   Pupils: 452   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>13</b> St Joseph's RC Primary School, Halliwell, Bolton Ofsted Rating: Good   Pupils: 218   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>14</b> Smithills School Ofsted Rating: Good   Pupils: 903   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>15</b> Youth Challenge Pru Ofsted Rating: Outstanding   Pupils: 85   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>16</b> Al-Huda Primary School Ofsted Rating: Good   Pupils: 116   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



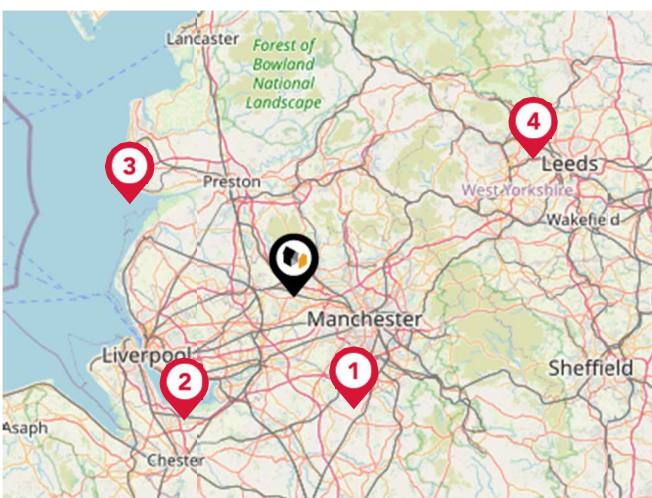
## National Rail Stations

Pin	Name	Distance
	Lostock Rail Station	1.26 miles
	Bolton Rail Station	2.27 miles
	Hall i' th' Wood Rail Station	2.68 miles



## Trunk Roads/Motorways

Pin	Name	Distance
	M61 J5	2.29 miles
	M61 J4	3.17 miles
	M61 J6	2.99 miles
	M61 J3	4.85 miles
	M61 J2	5.66 miles

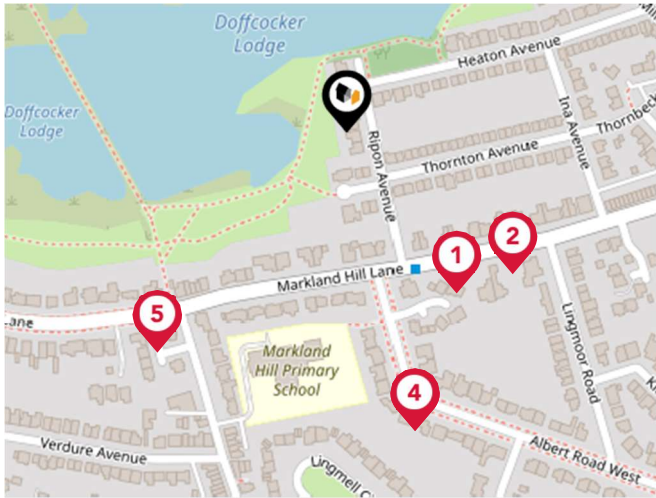


## Airports/Helipads

Pin	Name	Distance
	Manchester Airport	17.78 miles
	Liverpool John Lennon Airport	23.29 miles
	Blackpool International Airport	26.64 miles
	Leeds Bradford International Airport	38.65 miles

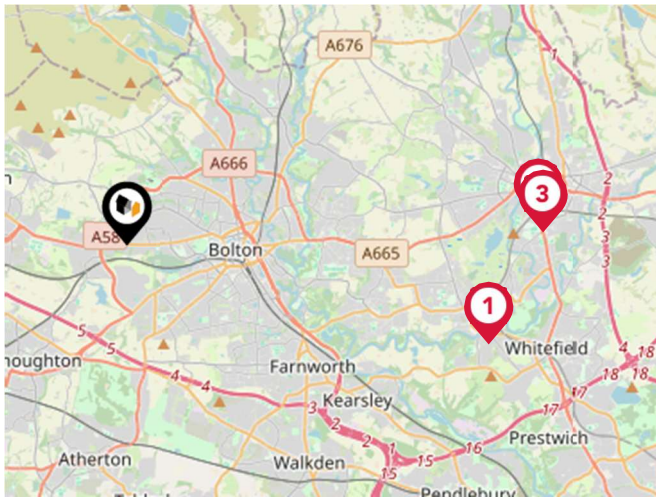


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Albert Road West	0.11 miles
2	Lingmoor Road	0.12 miles
3	Albert Road West	0.17 miles
4	Albert Road West	0.17 miles
5	Markland Hill	0.16 miles



## Local Connections

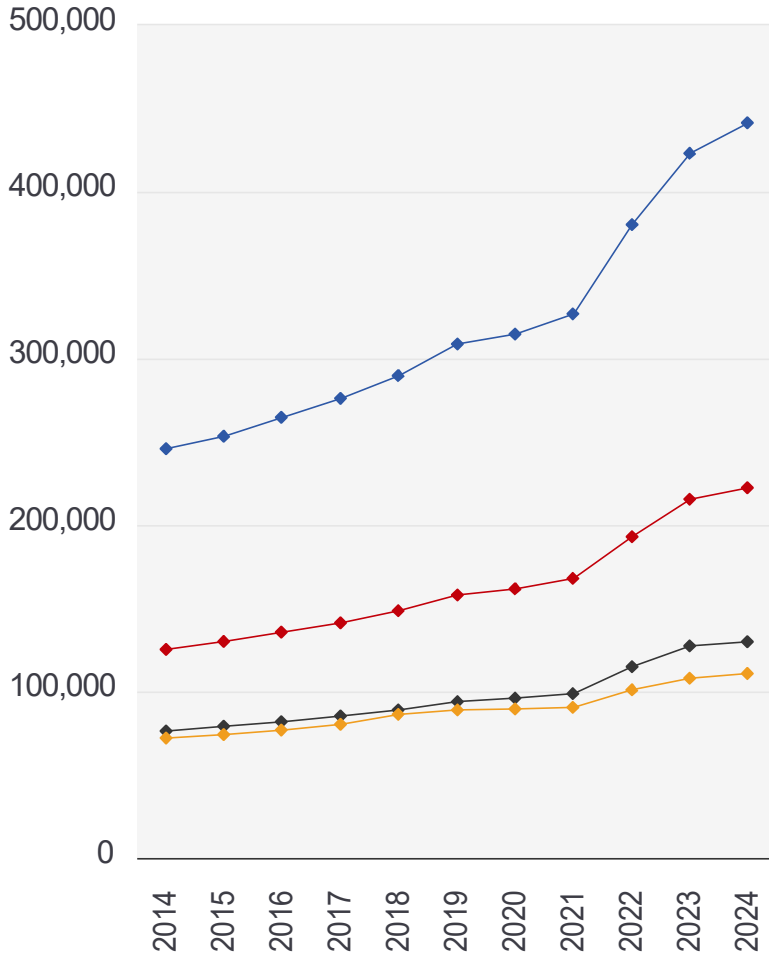
Pin	Name	Distance
1	Radcliffe (Manchester Metrolink)	6.61 miles
2	Bury Bolton Street (East Lancashire Railway)	7.26 miles
3	Bury (Manchester Metrolink)	7.36 miles



# 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

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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.

# Agent Disclaimer



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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.

Contains public sector information licensed under the Open Government License v3.0

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.



Redpath Leach Estate Agents

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