

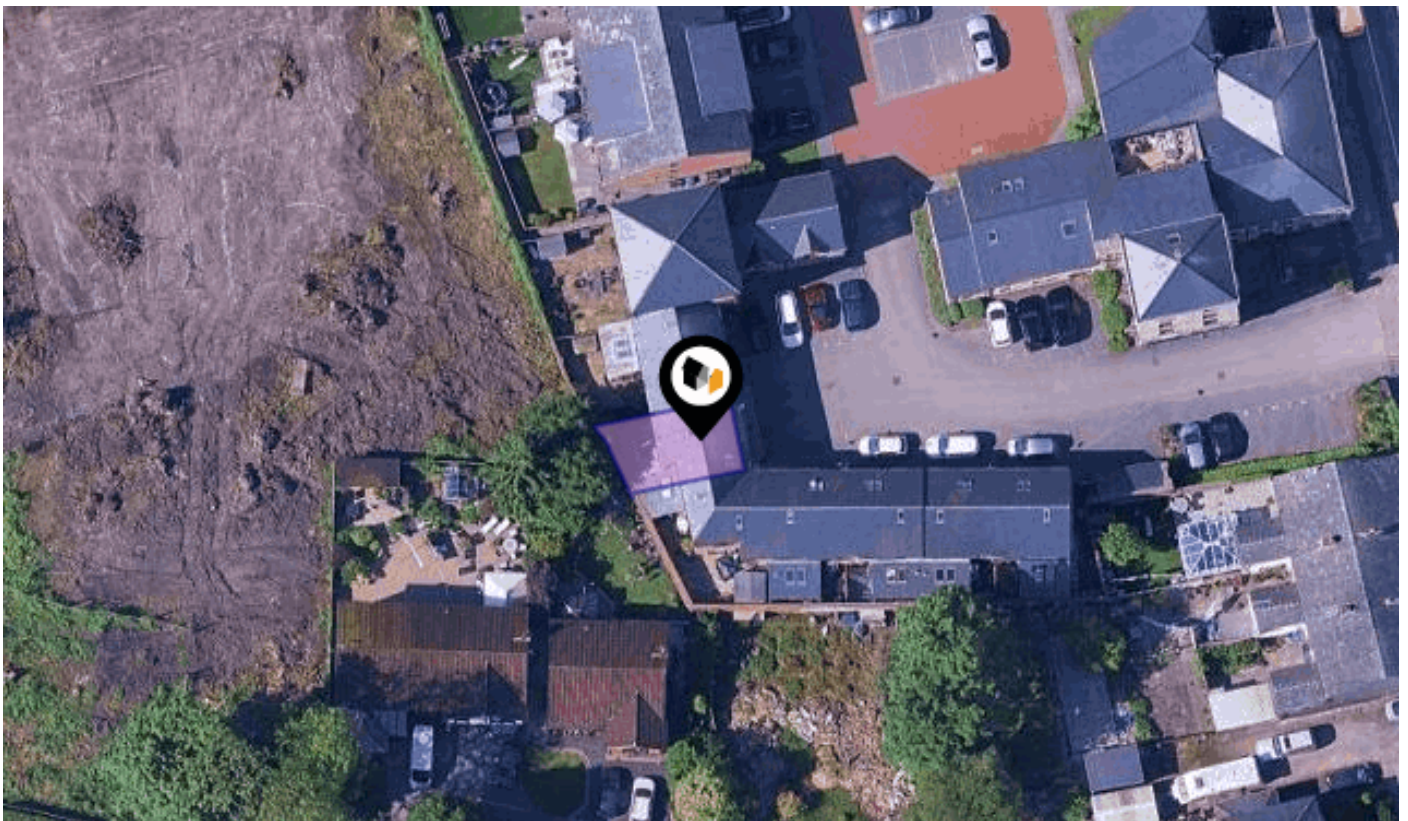


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st July 2025



**6, OLD BREWERS COURT, 681, WALMERSLEY ROAD, BURY,
BL9 5JD**

Pearson Ferrier

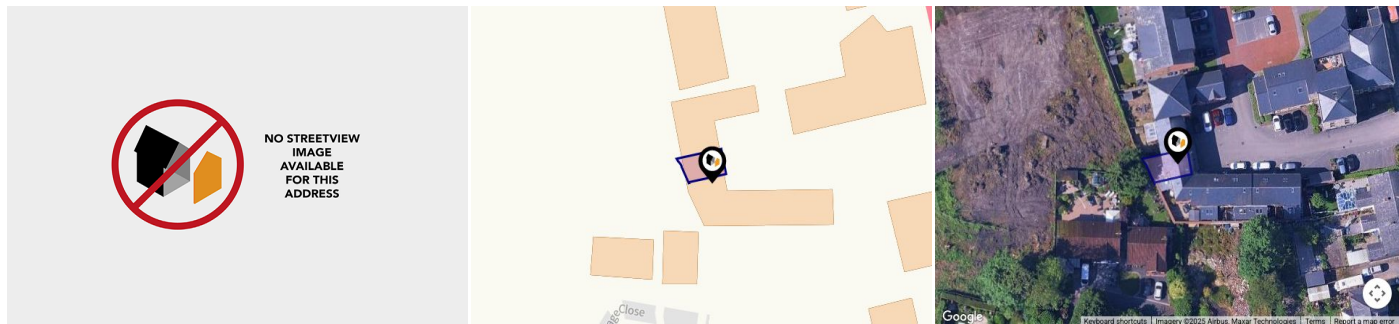
435/7 Walmersley Road, Bury, BL9 5EU

0161 764 4440

mitchell@pearsonferrier.co.uk

www.pearsonferrier.co.uk





Property

Type:	Terraced	Last Sold Date:	31/01/2020
Bedrooms:	3	Last Sold Price:	£188,000
Plot Area:	0.02 acres	Last Sold £/ft²:	£163
Year Built :	2014	Tenure:	Leasehold
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	MAN229961		
UPRN:	4210013003		

Local Area

Local Authority:	Bury
Conservation Area:	Walmersley
Flood Risk:	
● Rivers & Seas	Low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	109 mb/s	1800 mb/s

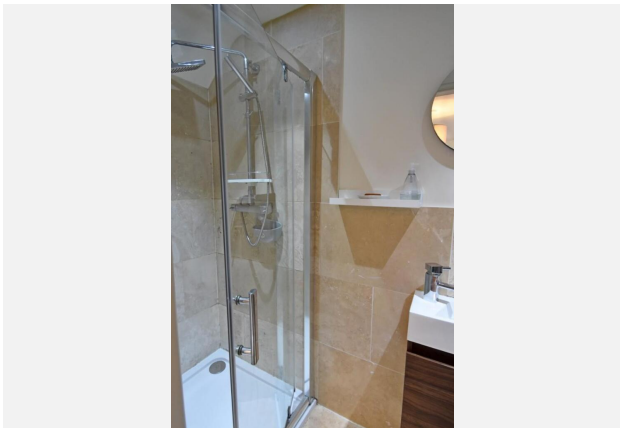
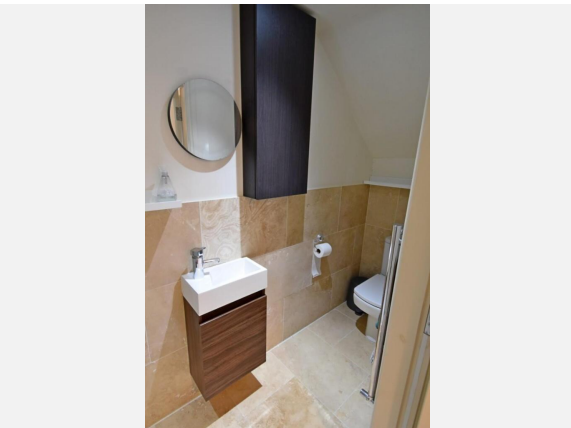
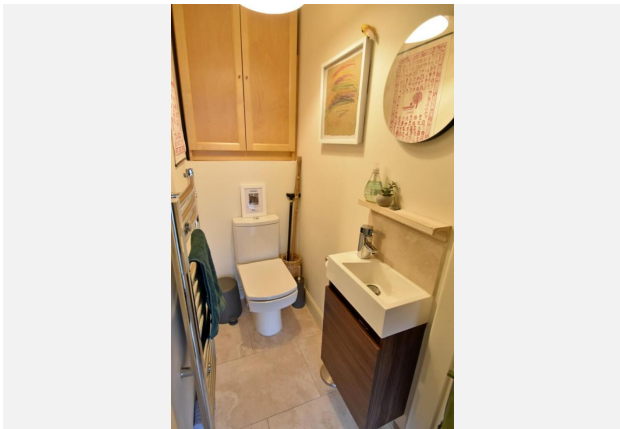
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









15, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	02/05/2025	29/11/2019	21/10/2014
Last Sold Price:	£330,000	£290,000	£249,995

9, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	06/02/2025
Last Sold Price:	£247,000

25, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	31/07/2024	23/04/2015
Last Sold Price:	£200,000	£170,000

8, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	31/10/2023	26/01/2018	28/03/2014
Last Sold Price:	£193,000	£184,000	£179,995

21, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	12/10/2022	26/02/2015
Last Sold Price:	£142,500	£125,000

3, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	22/09/2022	17/03/2015
Last Sold Price:	£245,000	£159,995

17, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	27/09/2021	09/11/2018	20/02/2015
Last Sold Price:	£295,000	£231,500	£220,000

19, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	13/08/2021	01/08/2014
Last Sold Price:	£130,000	£125,000

18, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	29/07/2021	18/12/2015	31/07/2014
Last Sold Price:	£130,000	£135,000	£124,995

12, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	29/06/2021	24/06/2014
Last Sold Price:	£400,000	£289,000

11, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	17/06/2021	19/05/2014
Last Sold Price:	£345,000	£289,000

5, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	18/03/2021	18/10/2018	23/12/2014
Last Sold Price:	£215,000	£195,000	£179,995

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

657, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	30/10/2020
Last Sold Price:	£196,000

6, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	31/01/2020	20/06/2014
Last Sold Price:	£188,000	£162,995

24, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	15/02/2019	24/09/2014
Last Sold Price:	£215,000	£185,000

7, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	27/11/2018	27/06/2014
Last Sold Price:	£170,000	£164,995

23, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	13/07/2018	01/08/2014
Last Sold Price:	£169,950	£159,995

669, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	10/07/2018
Last Sold Price:	£143,000

14, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	09/03/2018	14/11/2014
Last Sold Price:	£330,000	£295,995

1, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	16/01/2018	13/06/2014
Last Sold Price:	£162,000	£159,995

26, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	18/05/2017	08/05/2015
Last Sold Price:	£210,000	£185,000

16, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	24/07/2015
Last Sold Price:	£237,500

4, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	27/02/2015
Last Sold Price:	£159,995

2, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	12/12/2014
Last Sold Price:	£159,995

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

22, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date: 05/12/2014
Last Sold Price: £118,000

9 Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date: 15/08/2014
Last Sold Price: £169,995

20, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date: 31/07/2014
Last Sold Price: £115,000

10, Old Brewers Court, 681, Walmersley Road, Bury, BL9 5JD

Last Sold Date: 20/06/2014
Last Sold Price: £310,000

661, Walmersley Road, Bury, BL9 5JD

Last Sold Date: 15/07/2003
Last Sold Price: £113,500

655, Walmersley Road, Bury, BL9 5JD

Last Sold Date:	06/04/2001	27/06/1997
Last Sold Price:	£76,000	£64,000

665, Walmersley Road, Bury, BL9 5JD

Last Sold Date: 31/03/2000
Last Sold Price: £15,000

659, Walmersley Road, Bury, BL9 5JD

Last Sold Date: 22/10/1999
Last Sold Price: £69,750

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in BL9

Detached

+92.55%

Semi-Detached

+91.48%

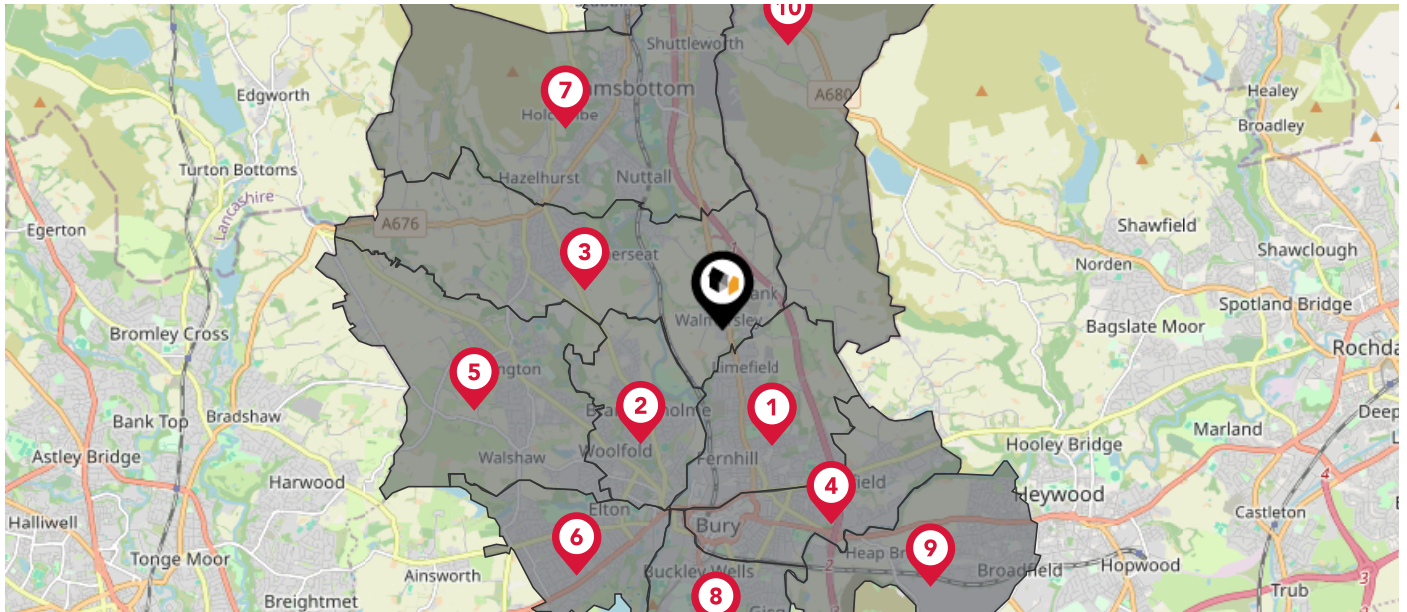
Terraced

+84.44%











Flat

+64.03%

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



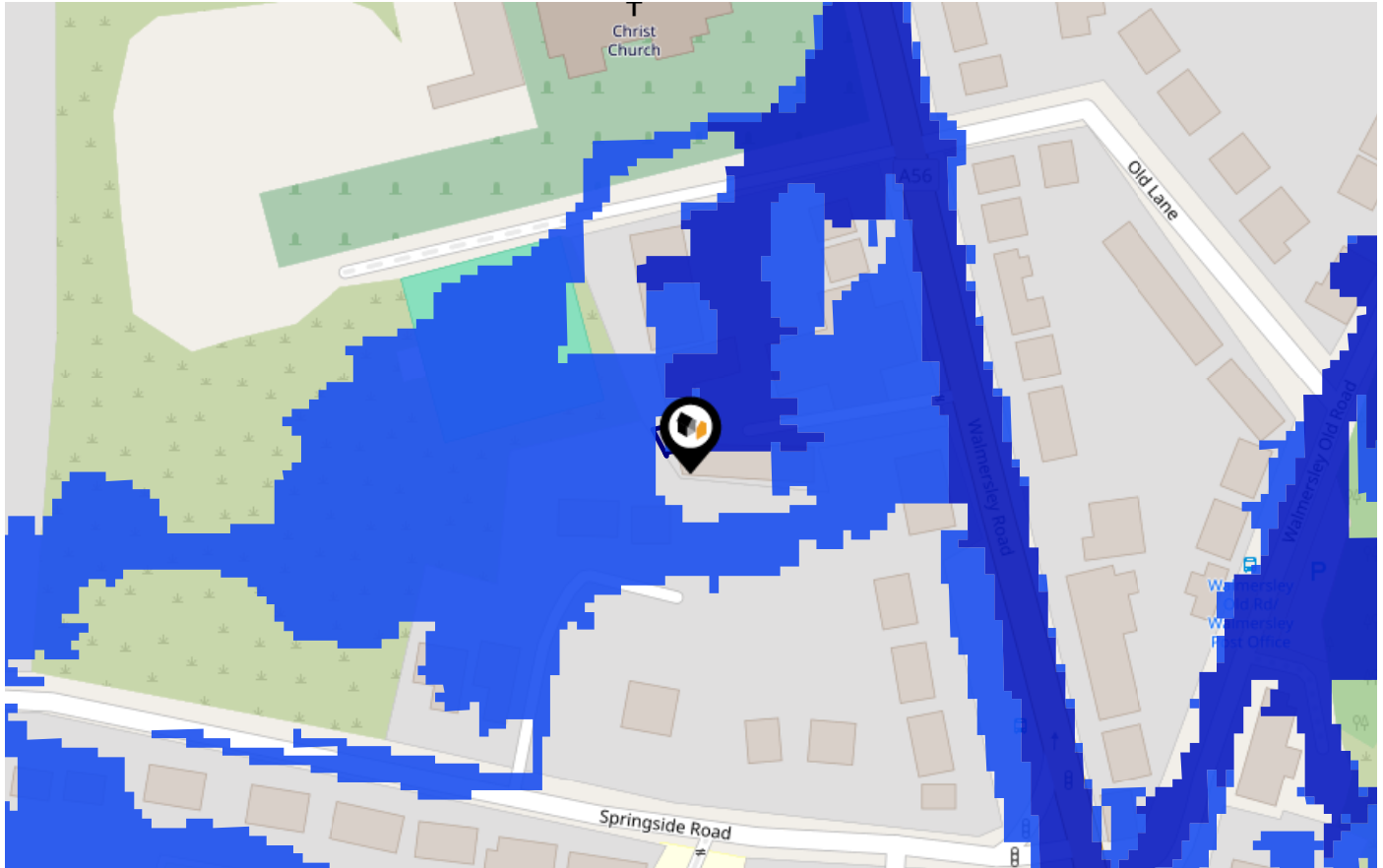
Nearby Council Wards

-  1 Moorside Ward
-  2 Elton Ward
-  3 North Manor Ward
-  4 Bury East Ward
-  5 Tottington Ward
-  6 Bury West Ward
-  7 Ramsbottom Ward
-  8 Redvales Ward
-  9 West Heywood Ward
-  10 Eden Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

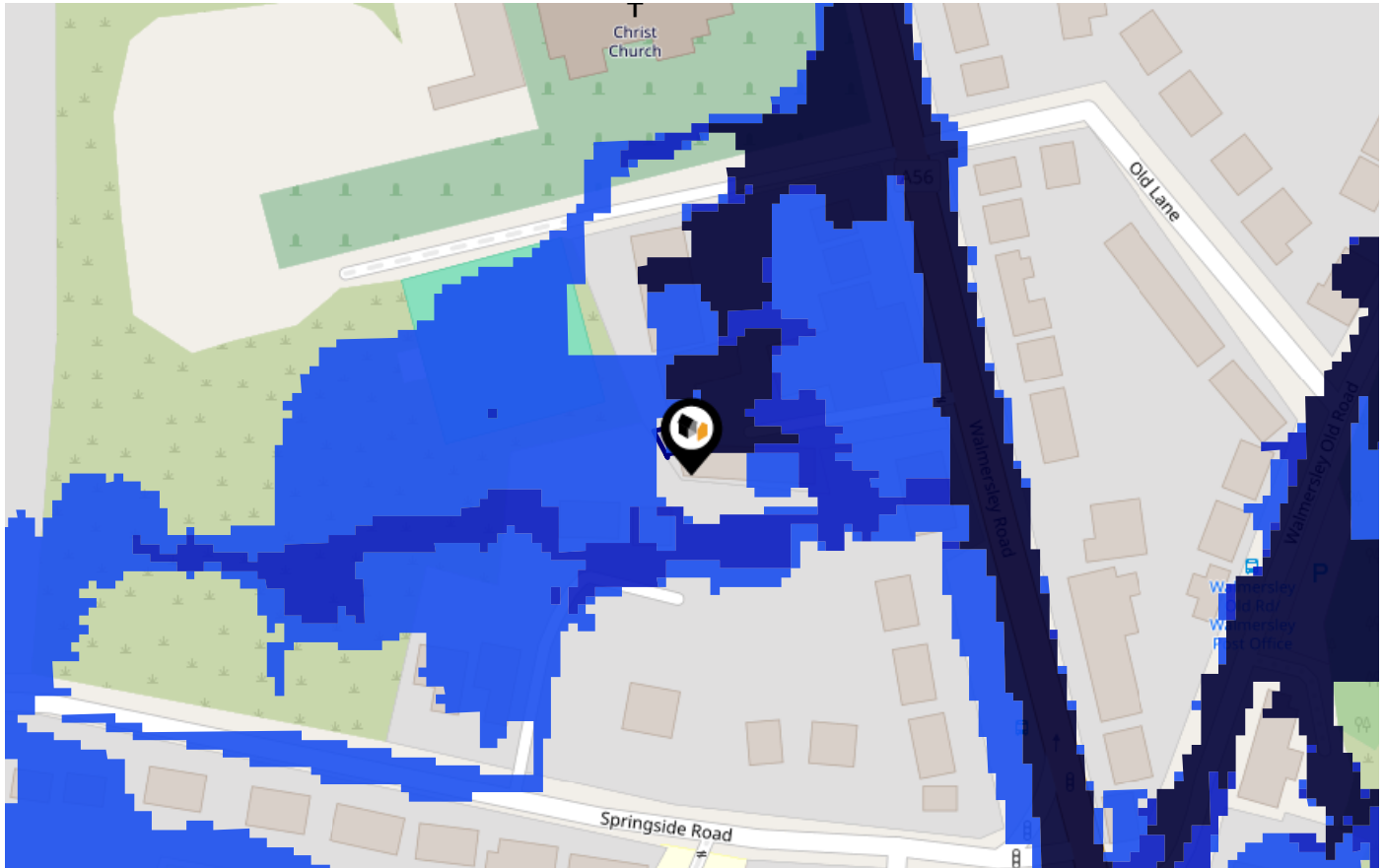
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

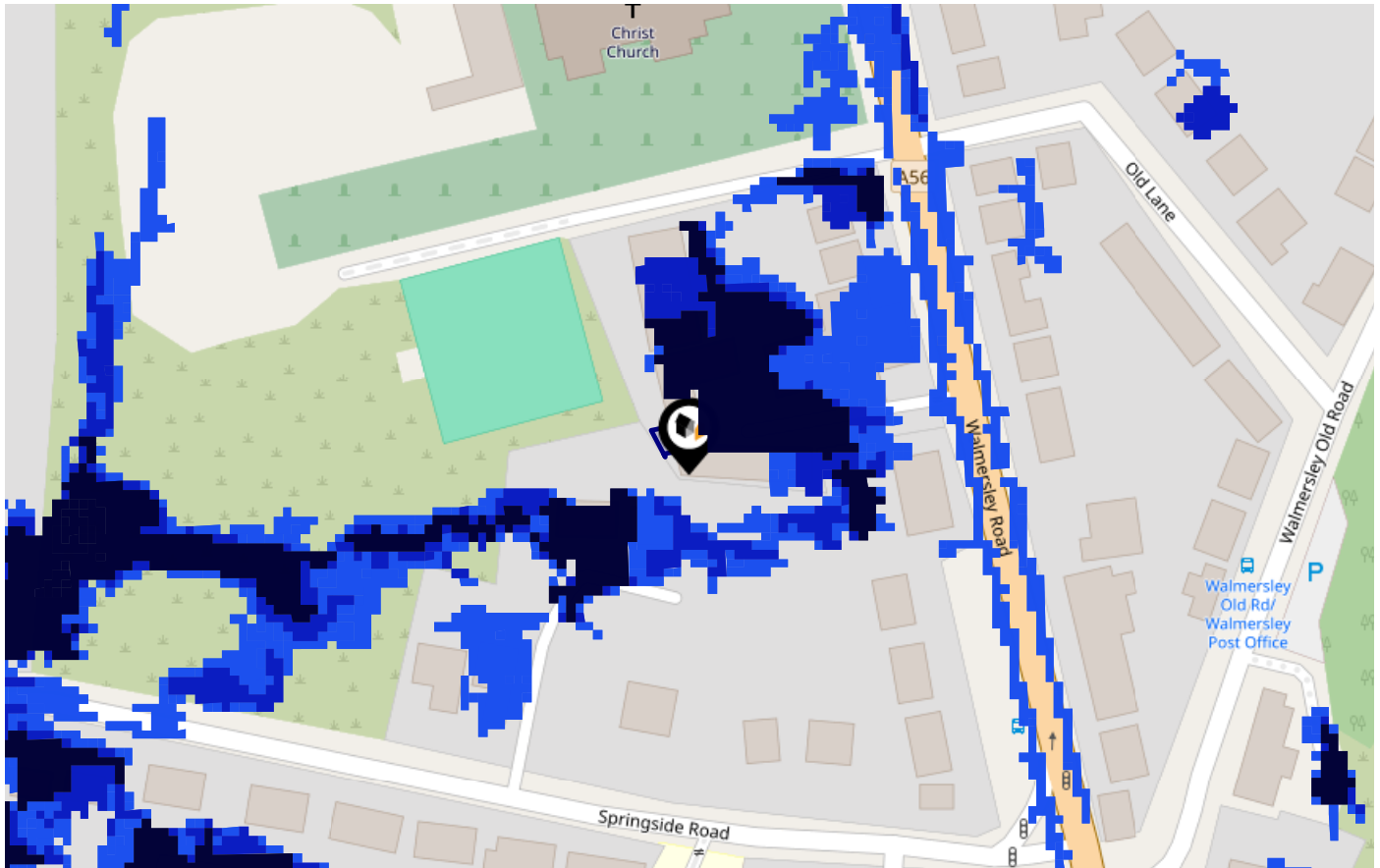
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

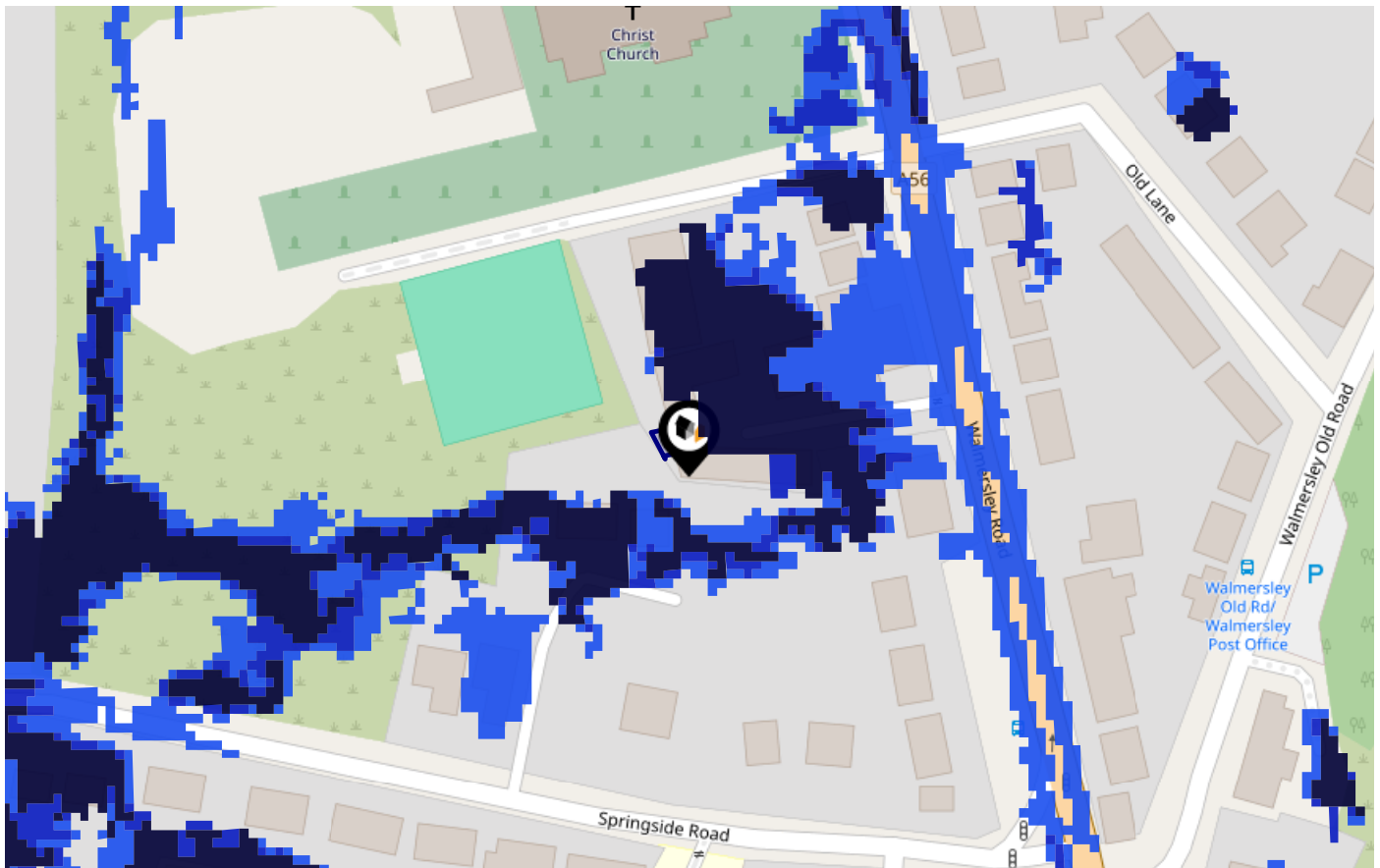
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

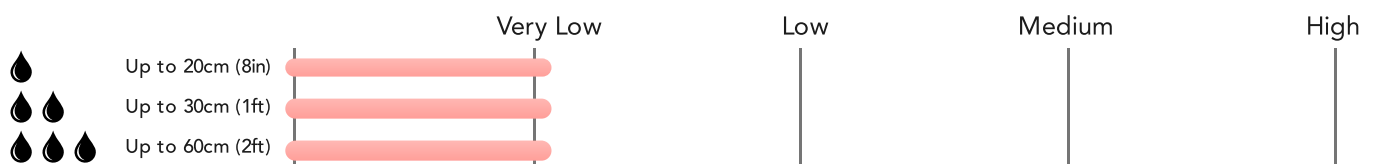


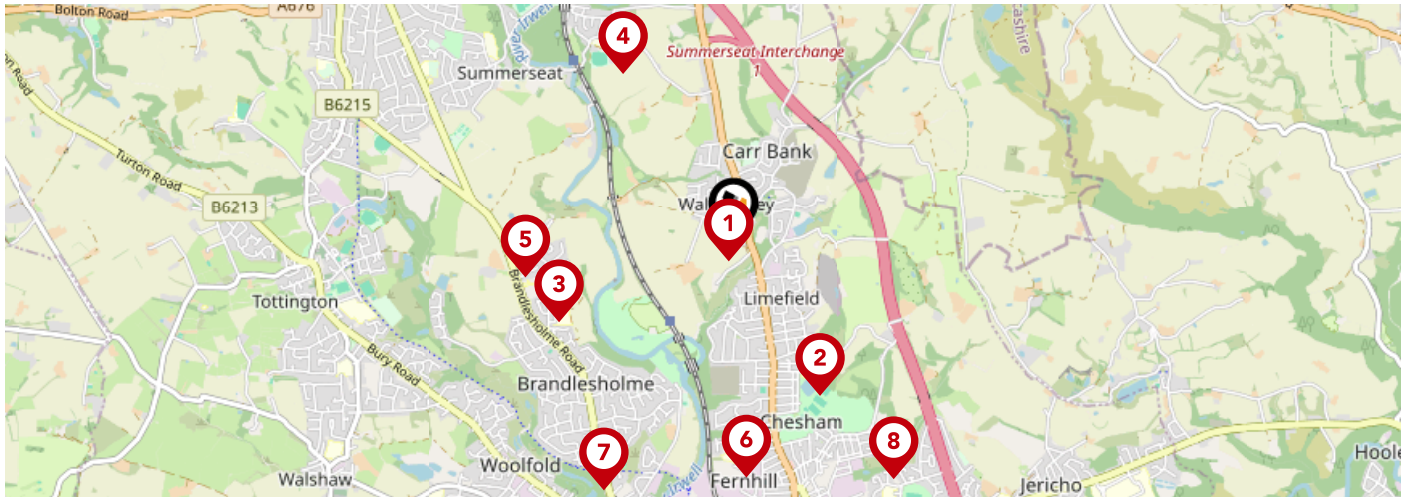
Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

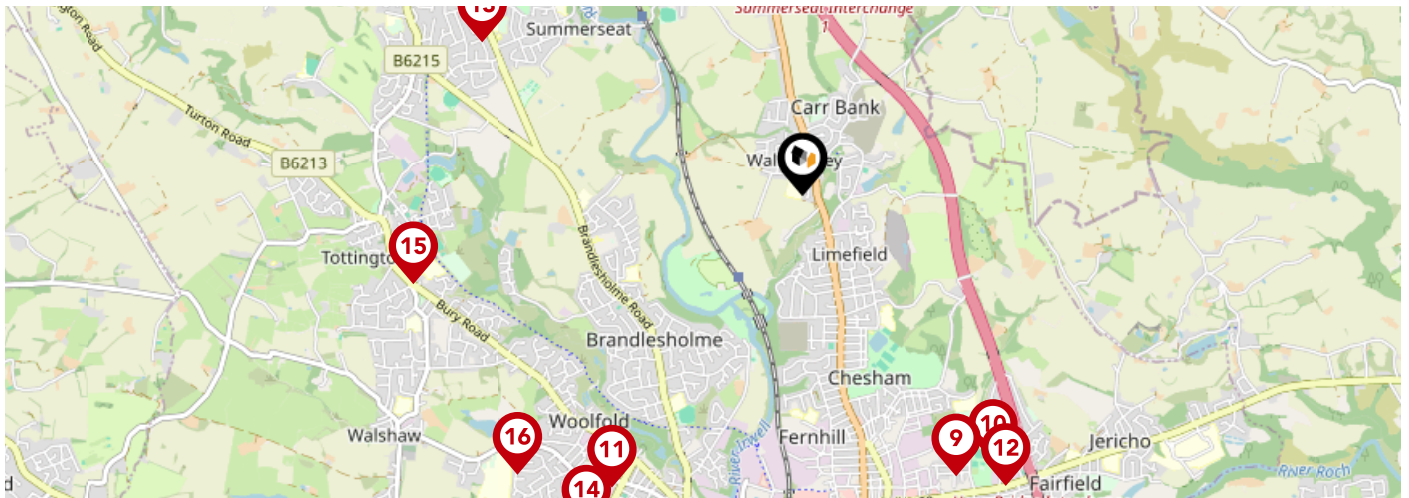
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



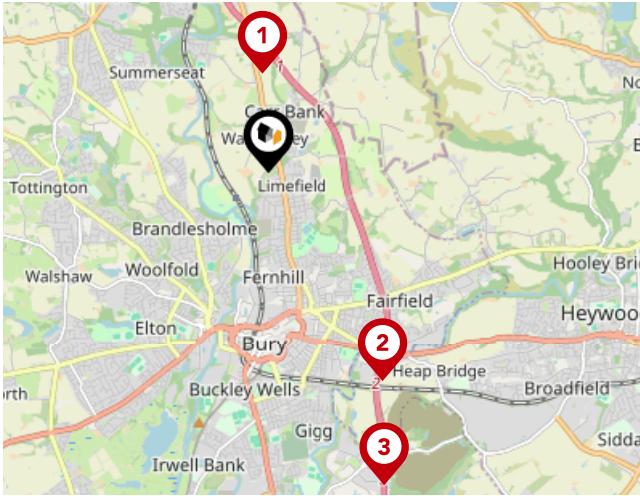


		Nursery	Primary	Secondary	College	Private
1	Springside Primary School Ofsted Rating: Good Pupils: 246 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chesham Primary Academy Ofsted Rating: Not Rated Pupils:0 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady of Lourdes Roman Catholic Primary School, Bury Ofsted Rating: Good Pupils: 198 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Summerseat Methodist Primary School Ofsted Rating: Good Pupils: 84 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Old Hall Primary School Ofsted Rating: Good Pupils: 189 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John with St Mark CofE Primary School Ofsted Rating: Good Pupils: 358 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Woodbank Primary School Ofsted Rating: Good Pupils:0 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph and St Bede RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 340 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Paul's Church of England Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambian Chesham House School Ofsted Rating: Good Pupils: 13 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elton Community Primary School Ofsted Rating: Good Pupils: 323 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hoyle Nursery School Ofsted Rating: Outstanding Pupils: 84 Distance:1.56	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holcombe Brook Primary School Ofsted Rating: Good Pupils: 264 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Guardian Angels Roman Catholic Primary School, Bury Ofsted Rating: Outstanding Pupils: 238 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tottington High School Ofsted Rating: Good Pupils: 935 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Elton High School Ofsted Rating: Good Pupils: 1040 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

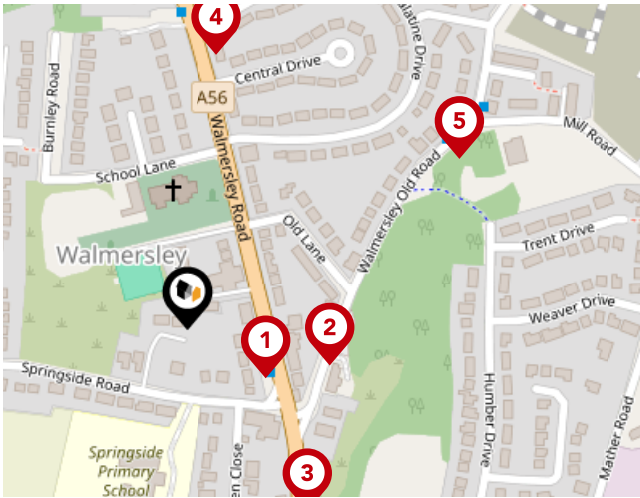
Area Transport (National)



Trunk Roads/Motorways

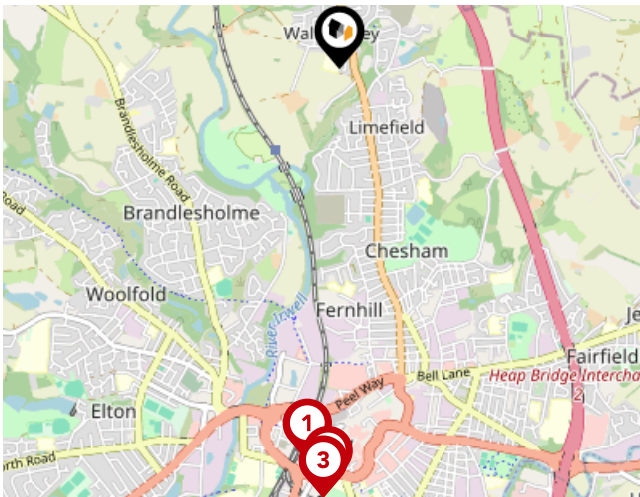
Pin	Name	Distance
1	M66 J1	0.87 miles
2	M66 J2	2.1 miles
3	M66 J3	2.94 miles
4	M60 J18	4.92 miles
5	M60 J17	5.52 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Walmersley Post Office	0.05 miles
2	Walmersley Post Office	0.08 miles
3	Walmersley Post Office	0.12 miles
4	Palatine Drive	0.15 miles
5	Mill Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Bury Bolton Street (East Lancashire Railway)	1.73 miles
2	Bury Interchange (Manchester Metrolink)	1.85 miles
3	Bury Interchange (Manchester Metrolink)	1.89 miles



Pearson Ferrier

Established in 1996 by long-standing business partners Mitchell Pearson and Julian Ferrier, Pearson Ferrier began with a shared vision in mind - to offer clients an impeccable service and see all property transactions executed as smoothly as possible.

With a wealth of experience in sales, lettings and management, Mitchell and Julian sought to pass on their market knowledge and knowhow, along with their proactive style and friendly approach, to team members and new recruits.

Over 25 years on, the Pearson Ferrier team continues to grow, with an additional Director, Matthew Fairclough, on board, and we've gradually expanded our facilities and acquired numerous offices across the Northwest.

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 Pearson Ferrier 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 Pearson Ferrier and therefore no warranties can be given as to their good working order.

Pearson Ferrier 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 Sprift, 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.

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