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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 05<sup>th</sup> October 2023**



**2, CLAY LANE, BAMFORD, ROCHDALE, OL11 5RQ**

## **Martin & Co**

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com



Hi!

Thank you for downloading our Key Facts for Buyers report, we hope the information contained within is useful and informative for you.

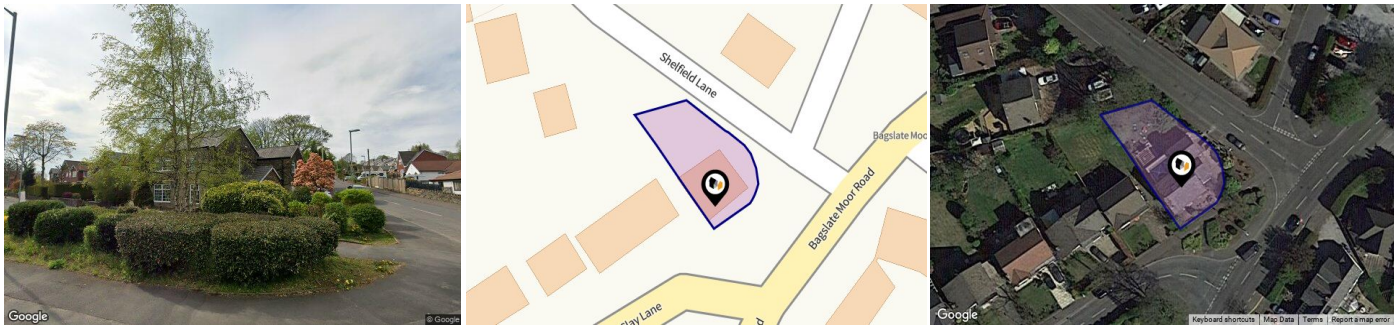
Should you have any questions or would like to arrange a viewing please contact our office on

**01706 648277**

We look forward to hearing from you!

### **NEED A MORTGAGE?**

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten-minute (no obligation) telephone consultation (at a time to suit you) One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	07/09/2016
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£315,000
<b>Floor Area:</b>	1,668 ft <sup>2</sup> / 155 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£188
<b>Plot Area:</b>	0.11 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,048		
<b>Title Number:</b>	LA126639		
<b>UPRN:</b>	23038598		

## Local Area

<b>Local Authority:</b>	Rochdale
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *2, Clay Lane, Bamford, Rochdale, OL11 5RQ*

Reference - 20/00706/HOUS	
Decision:	Decided
Date:	09th July 2020
Description:	Single storey rear extension











## 2, CLAY LANE, BAMFORD, ROCHDALE, OL11 5RQ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2 CLAY LANE, ROCHDALE, OL11 5RQ

Energy rating

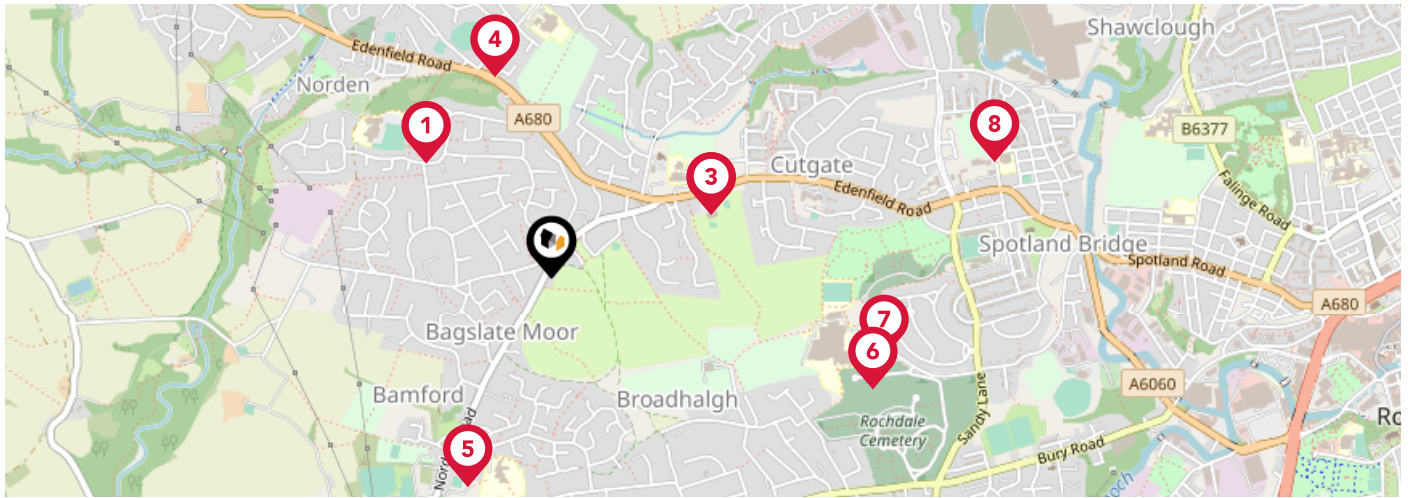
**E**

Valid until 14.04.2020

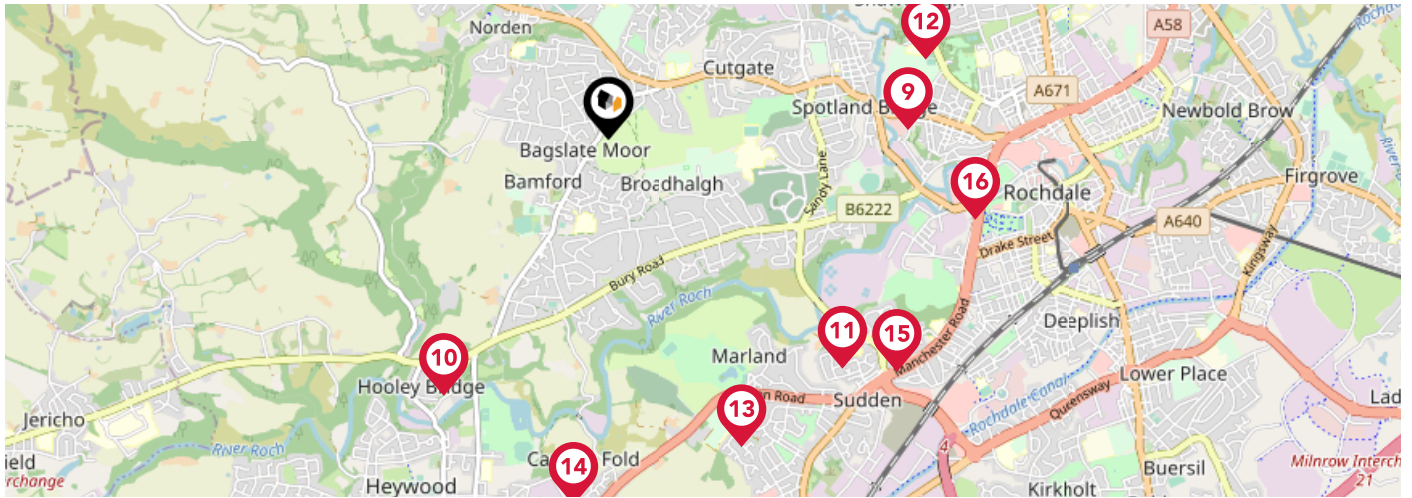
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	42   E	50   E
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

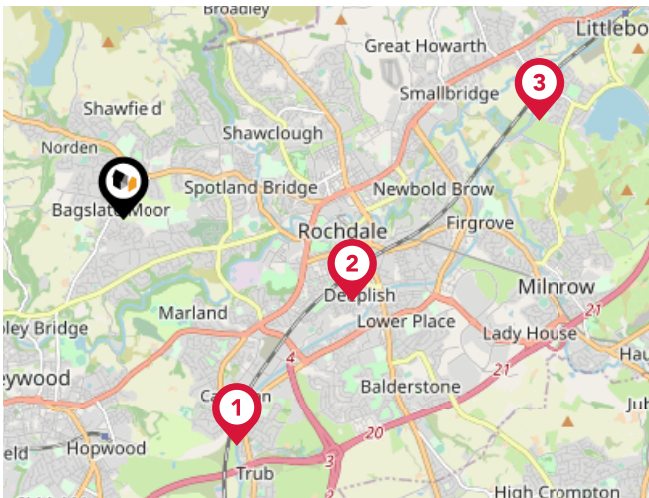
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Granite or whin, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Very good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very good
<b>Lighting:</b>	Low energy lighting in 7% of fixed outlets
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	155 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Whittaker Moss Primary School</b> Ofsted Rating: Outstanding   Pupils: 398   Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Vincent's Roman Catholic Primary School, Rochdale</b> Ofsted Rating: Good   Pupils: 408   Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Caldershaw Primary School</b> Ofsted Rating: Outstanding   Pupils: 242   Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Norden Community Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Bamford Academy</b> Ofsted Rating: Good   Pupils: 329   Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Redwood</b> Ofsted Rating: Good   Pupils: 302   Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Oulder Hill Community School and Language College</b> Ofsted Rating: Serious Weaknesses   Pupils: 1356   Distance:0.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Meanwood Community Nursery and Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 421   Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

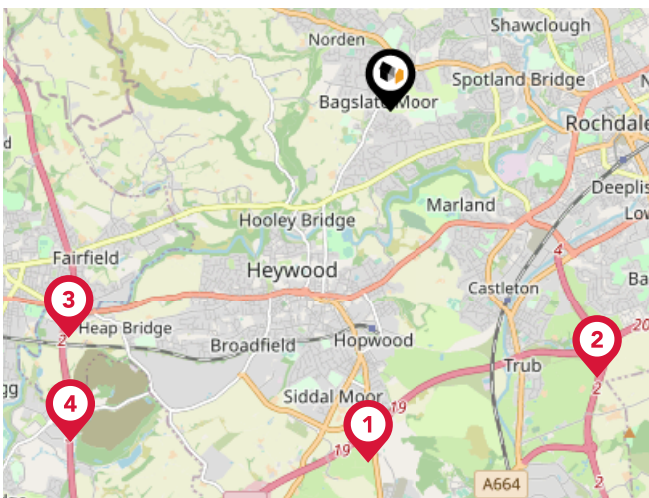


	Nursery	Primary	Secondary	College	Private
<b>Spotland Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Michael's Church of England Primary School, Bamford</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Marland Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 469   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Falinge Park High School</b> Ofsted Rating: Good   Pupils: 1279   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Matthew Moss High School</b> Ofsted Rating: Good   Pupils: 948   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Souls Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 239   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Brimrod Community Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rochdale Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



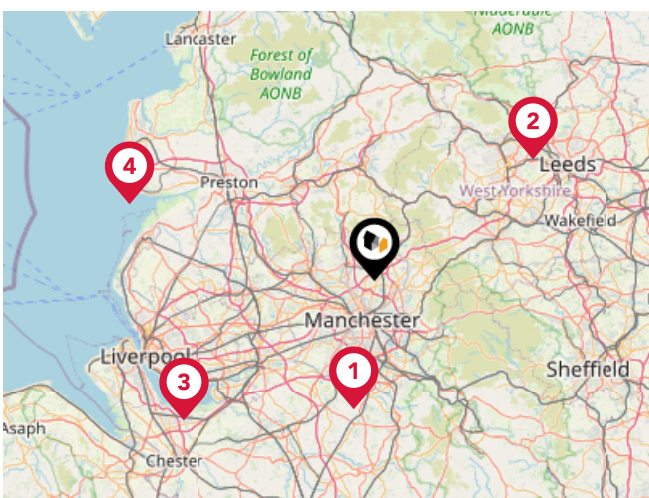
### National Rail Stations

Pin	Name	Distance
1	Castleton (Manchester) Rail Station	2.23 miles
2	Rochdale Rail Station	2.14 miles
3	Smithy Bridge Rail Station	3.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J19	3.1 miles
2	M62 J20	2.97 miles
3	M66 J2	3.46 miles
4	M66 J3	4.06 miles
5	M60 J20	5.92 miles

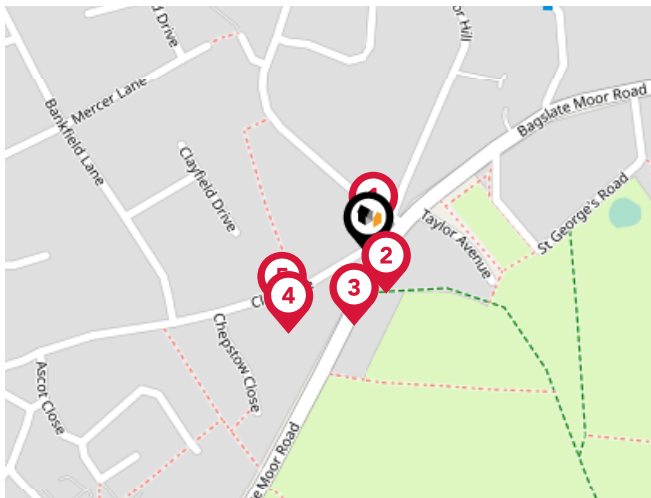


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.18 miles
2	Leeds Bradford International Airport	28.06 miles
3	Liverpool John Lennon Airport	33.23 miles
4	Blackpool International Airport	36.04 miles

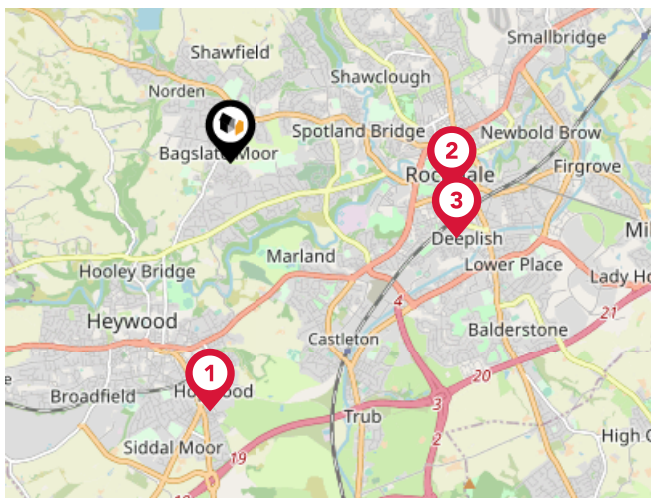
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Shelfield Lane	0.01 miles
2	Clay Lane	0.02 miles
3	Clay Lane	0.04 miles
4	Clay Lane	0.06 miles
5	Clay Lane	0.06 miles



### Local Connections

Pin	Name	Distance
1	Heywood (East Lancashire Railway)	2.2 miles
2	Rochdale Town Centre (Manchester Metrolink)	1.96 miles
3	Rochdale Railway Station (Manchester Metrolink)	2.09 miles

<b>16, Clay Lane, Rochdale, OL11 5RQ</b>				Terraced House
Last Sold Date:	17/12/2021	22/05/2007		
Last Sold Price:	£225,000	£124,000		
<b>20, Clay Lane, Rochdale, OL11 5RQ</b>				Terraced House
Last Sold Date:	07/07/2021	15/06/2007	16/04/1999	
Last Sold Price:	£170,000	£124,000	£48,000	
<b>52, Clay Lane, Rochdale, OL11 5RQ</b>				Detached House
Last Sold Date:	27/08/2020	11/01/2017		
Last Sold Price:	£250,000	£145,000		
<b>50, Clay Lane, Rochdale, OL11 5RQ</b>				Detached House
Last Sold Date:	11/11/2019	15/11/2013	04/01/1999	
Last Sold Price:	£262,500	£205,000	£78,000	
<b>2, Clay Lane, Rochdale, OL11 5RQ</b>				Detached House
Last Sold Date:	07/09/2016	27/08/1996		
Last Sold Price:	£315,000	£139,000		
<b>28, Clay Lane, Rochdale, OL11 5RQ</b>				Terraced House
Last Sold Date:	06/08/2014			
Last Sold Price:	£125,000			
<b>26, Clay Lane, Rochdale, OL11 5RQ</b>				Terraced House
Last Sold Date:	21/03/2014	03/09/2004	15/12/1999	
Last Sold Price:	£124,000	£115,000	£51,000	
<b>38, Clay Lane, Rochdale, OL11 5RQ</b>				Terraced House
Last Sold Date:	20/12/2011	19/10/2001		
Last Sold Price:	£124,200	£52,000		
<b>32, Clay Lane, Rochdale, OL11 5RQ</b>				Terraced House
Last Sold Date:	10/12/2009	27/01/1995		
Last Sold Price:	£125,000	£25,000		
<b>18, Clay Lane, Rochdale, OL11 5RQ</b>				Terraced House
Last Sold Date:	28/07/2009			
Last Sold Price:	£80,000			
<b>24, Clay Lane, Rochdale, OL11 5RQ</b>				Terraced House
Last Sold Date:	18/02/2008	08/01/1999		
Last Sold Price:	£86,000	£30,500		
<b>54, Clay Lane, Rochdale, OL11 5RQ</b>				Detached House
Last Sold Date:	03/06/2005	31/07/1998		
Last Sold Price:	£280,000	£127,550		

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



**22, Clay Lane, Rochdale, OL11 5RQ**

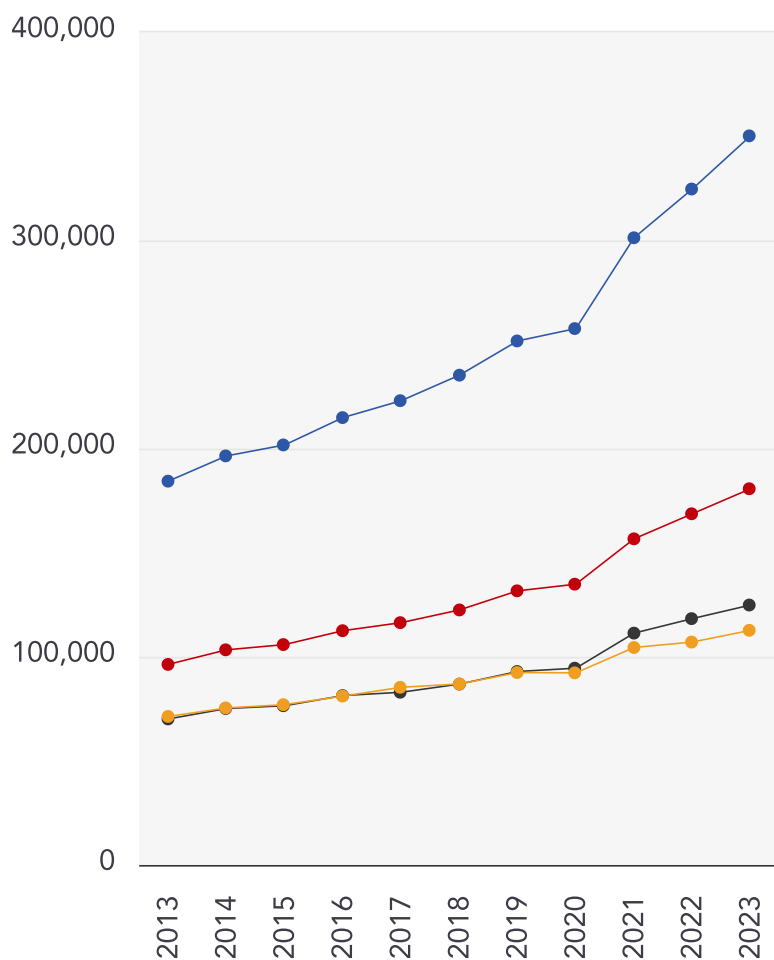
Terraced House

Last Sold Date: 09/08/2002

Last Sold Price: £76,500

**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 OL11



Detached

**+89.97%**

Semi-Detached

**+87.56%**

Terraced

**+77.99%**

Flat

**+57.97%**



### Martin & Co

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Martin & Co Rochdale have specialized in the sale and rental of residential property from our offices here at 15b Cheetham Street since February 2007, offering a wide selection of properties For Sale and To Rent.

Owner Phil Watson has a wealth of experience within the property industry is a qualified member of the association of residential letting agents (ARLA), a member of the national association of estate agents (NAEA) and a member of the chartered management institute (CMI) and, along with his team at Martin & Co Rochdale, has built strong and loyal relationships with sellers, landlords, tenants and contractors alike.

We offer a unique combination of expertise and outstanding company values, bringing you the very best service at all times, alongside innovative marketing which includes interactive 360° virtual and video tours.

### Financial Services

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Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

### Testimonial 1



Me and my boyfriend have just bought our first home with Martin & Co Rochdale, we could not be happier, they have been so helpful along the way and have recommended mortgage advisors, solicitors and they've all been great too as we didn't really know what we were doing so we needed a lot of guidance  
Would definitely recommend

### Testimonial 2



Just a few words to say Thank You to Phil and his team on the recent sale of our home. No false promises, great communication and would definitely recommend. Thanks again, Dave and Sheila

### Testimonial 3



We used Martin & Co to sell our home and couldn't fault the service we received. We dealt mainly with the owner Phil and with Cerys who kept us up to date at each step and really did exceed our expectations. Thanks again guys, really appreciate your hard work! Lauren and Paul Ps - Love your virtual and video tours!!  
:) x

### Testimonial 4



Recently had Martin & Co round to Value our property. Really good service, professional and friendly. We respected the honest advice and opinions from Phil.



## 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 Martin & Co 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 Martin & Co and therefore no warranties can be given as to their good working order.

# Martin & Co

## 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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Valuation Office  
Agency

