

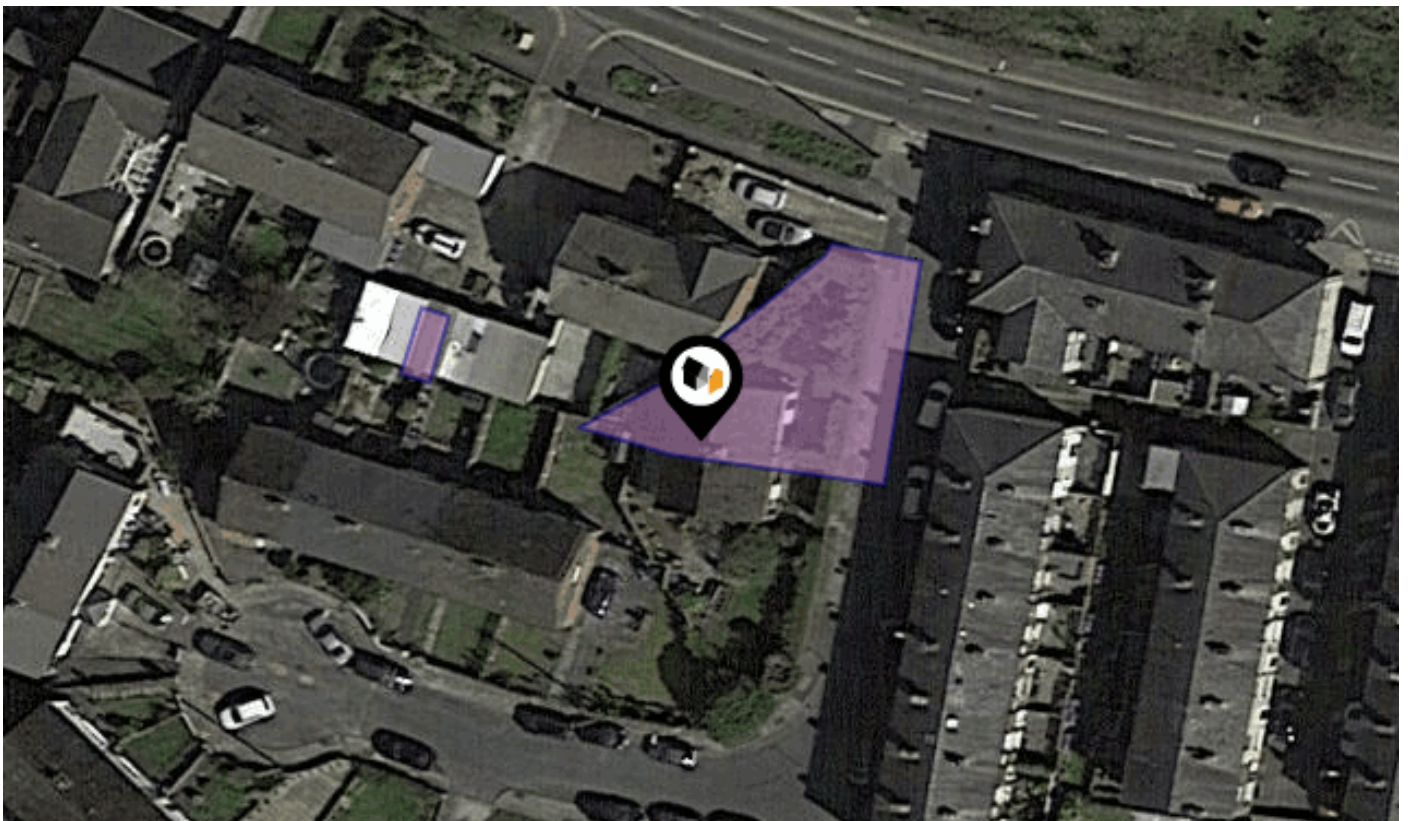


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th July 2023



2, SHEPHERD STREET, ROCHDALE, OL11 5SU

OIRO : £200,000

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

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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

Type:	Semi-Detached	Last Sold Date:	05/07/2013
Bedrooms:	3	Last Sold Price:	£125,000
Floor Area:	785 ft ² / 73 m ²	Last Sold £/ft²:	£159
Plot Area:	0.07 acres	OIRO:	£200,000
Year Built :	1967-1975	Tenure:	Leasehold
Council Tax :	Band B	Start Date:	28/11/1966
Annual Estimate:	£1,641	End Date:	25/03/2786
Title Number:	LA103242	Lease Term:	824 years from 25 March 1962
UPRN:	23034749	Term Remaining:	763 years

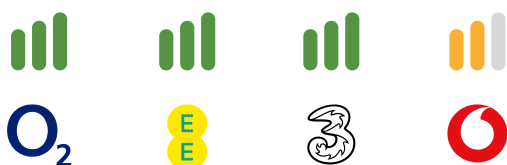
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	73 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

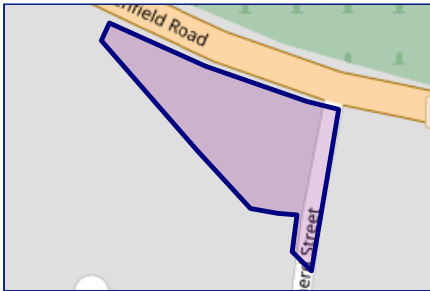


Satellite/Fibre TV Availability:



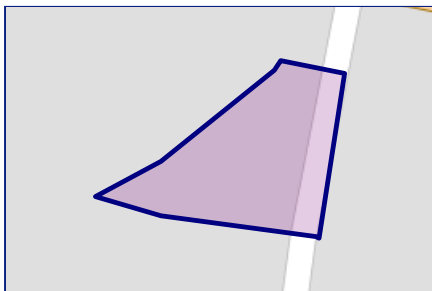
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



GM684212

Leasehold Title Plan

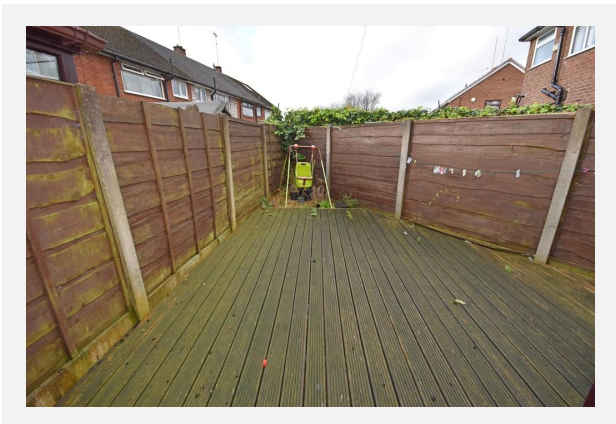
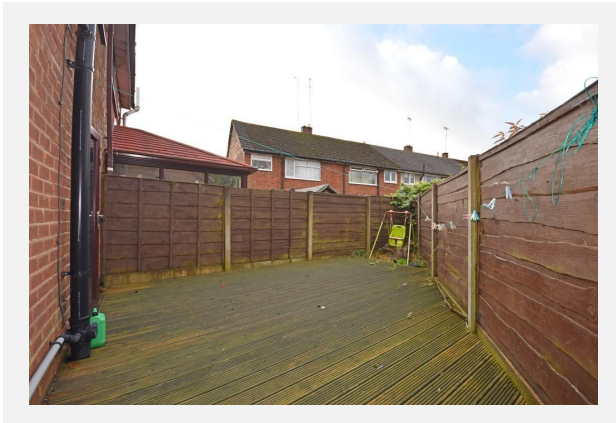


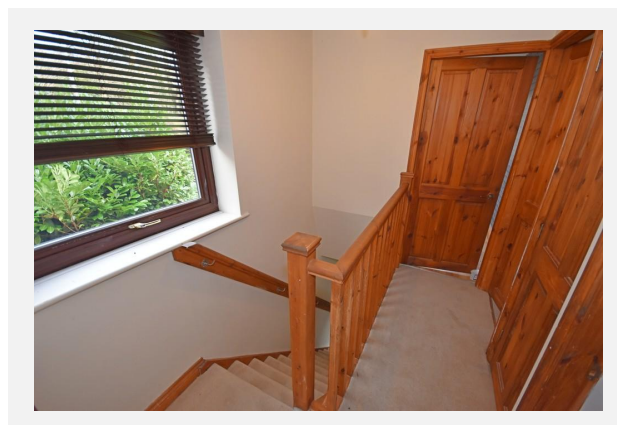
LA103242

Start Date: 23/03/1788
End Date: 25/03/2787
Lease Term: 999 years from 25 March 1788
Term: 764 years
Remaining:

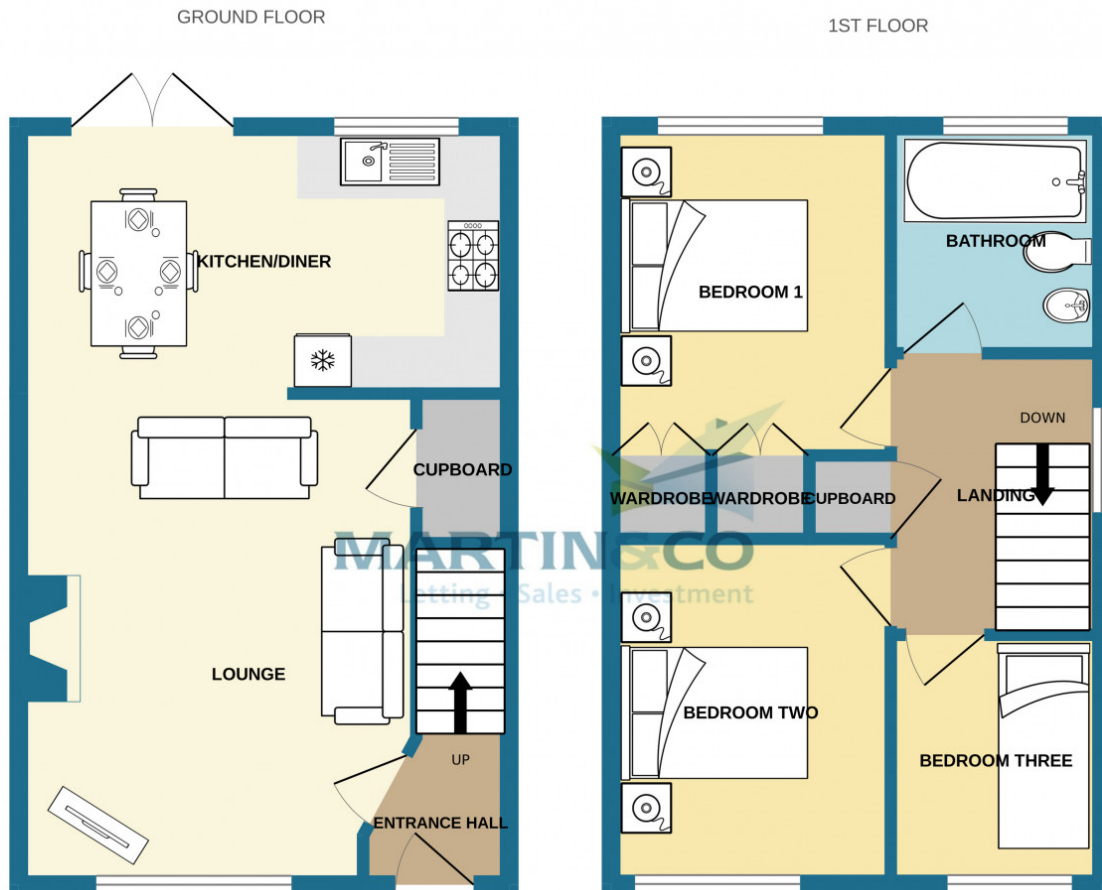
Start Date: 28/11/1966
End Date: 25/03/2786
Lease Term: 824 years from 25 March 1962
Term: 763 years
Remaining:







2, SHEPHERD STREET, ROCHDALE, OL11 5SU



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.
Made with Metropix ©2023

2 Shepherd Street ROCHDALE OL11 5SU

Energy rating

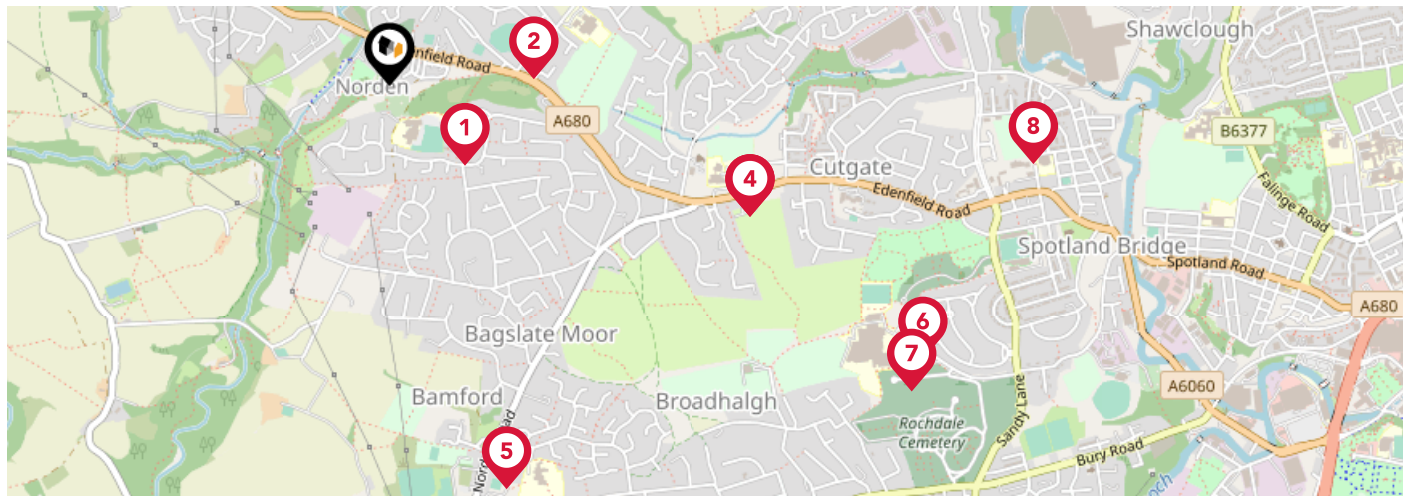
C

Valid until 23.08.2032

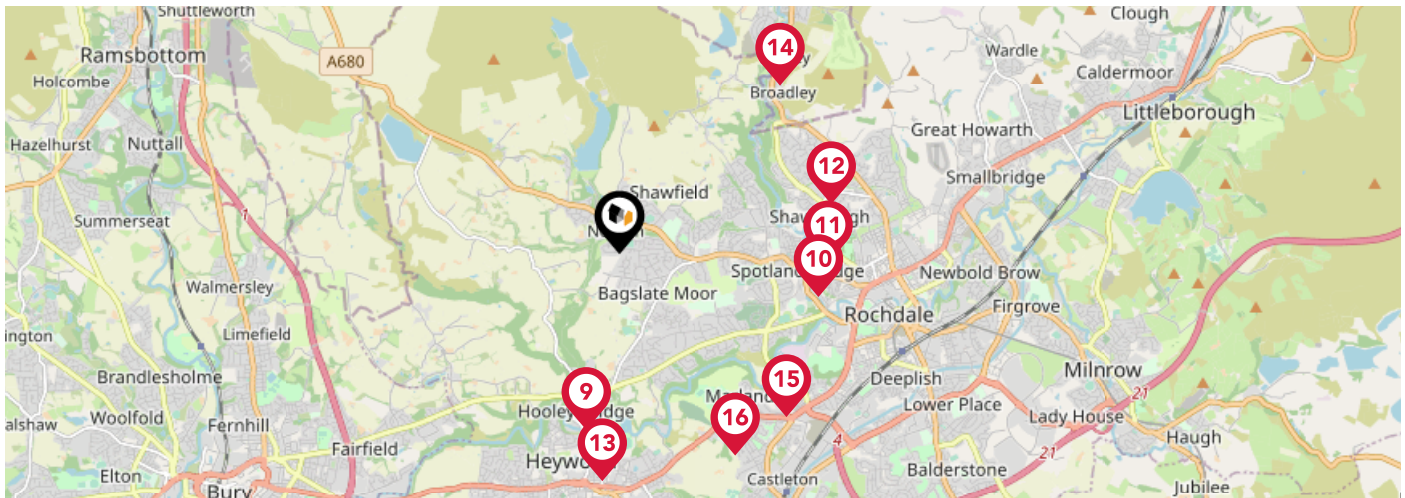
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

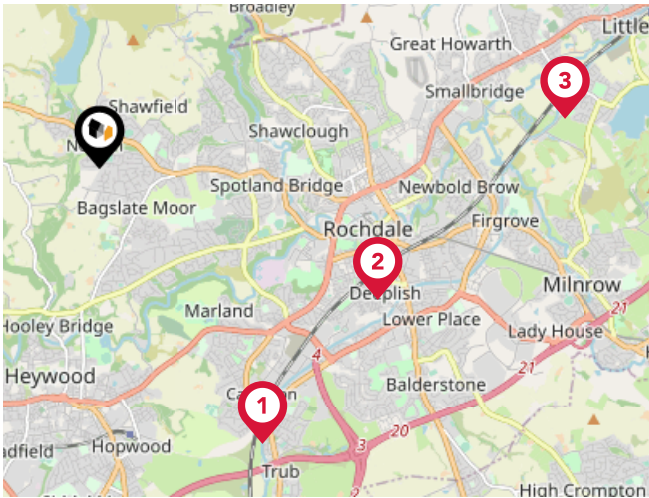
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 69% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	73 m ²



		Nursery	Primary	Secondary	College	Private
1	Whittaker Moss Primary School Ofsted Rating: Outstanding Pupils: 398 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Norden Community Primary School Ofsted Rating: Good Pupils: 413 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Vincent's Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 408 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Caldershaw Primary School Ofsted Rating: Outstanding Pupils: 242 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bamford Academy Ofsted Rating: Good Pupils: 329 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oulder Hill Community School and Language College Ofsted Rating: Serious Weaknesses Pupils: 1356 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Redwood Ofsted Rating: Good Pupils: 302 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meanwood Community Nursery and Primary School Ofsted Rating: Requires Improvement Pupils: 421 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

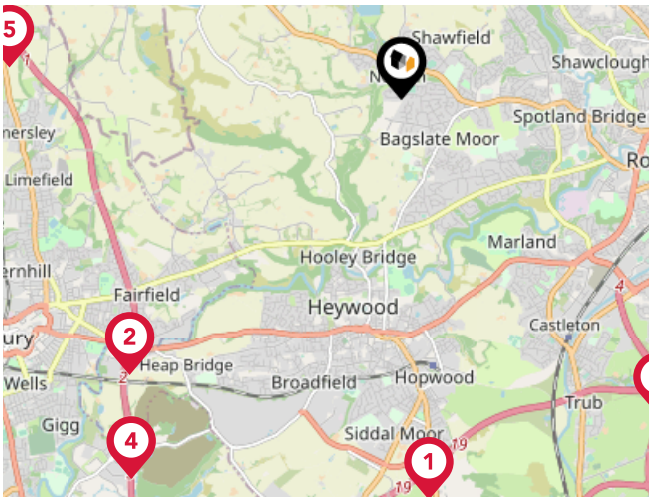


		Nursery	Primary	Secondary	College	Private
	St Michael's Church of England Primary School, Bamford Ofsted Rating: Outstanding Pupils: 233 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spotland Primary School Ofsted Rating: Good Pupils: 452 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falinge Park High School Ofsted Rating: Good Pupils: 1279 Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shawclough Community Primary School Ofsted Rating: Good Pupils: 463 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 323 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tonacliffe Primary School Ofsted Rating: Outstanding Pupils: 345 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marland Hill Community Primary School Ofsted Rating: Good Pupils: 469 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Matthew Moss High School Ofsted Rating: Good Pupils: 948 Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



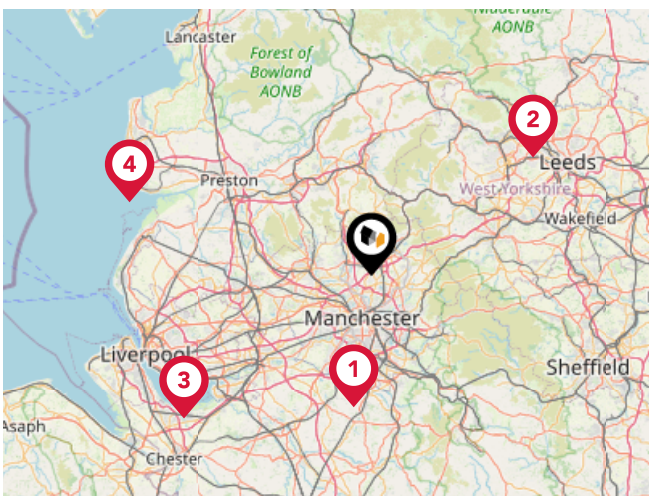
National Rail Stations

Pin	Name	Distance
	Castleton (Manchester) Rail Station	2.83 miles
	Rochdale Rail Station	2.72 miles
	Smithy Bridge Rail Station	4.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M62 J19	3.53 miles
	M66 J2	3.4 miles
	M62 J20	3.59 miles
	M66 J3	4.1 miles
	M66 J1	3.46 miles

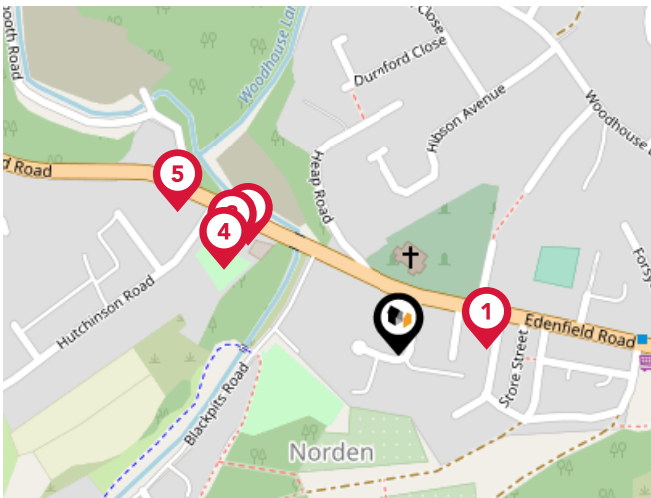


Airports/Helipads

Pin	Name	Distance
	Manchester Airport	18.55 miles
	Leeds Bradford International Airport	28.15 miles
	Liverpool John Lennon Airport	33.13 miles
	Blackpool International Airport	35.49 miles

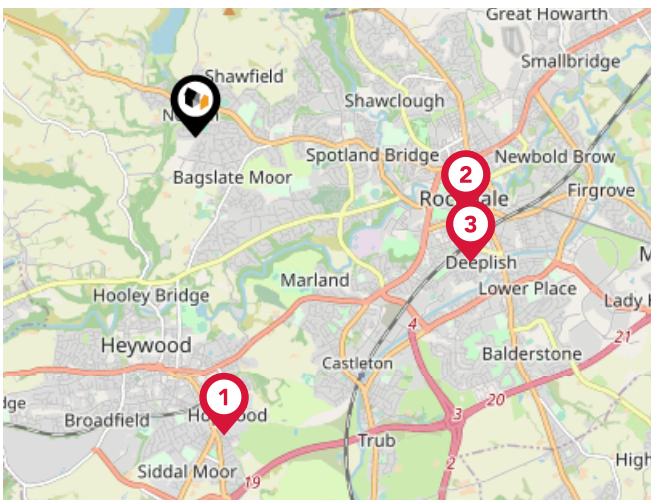
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Norden Village	0.05 miles
2	Mill Bridge	0.1 miles
3	Mill Bridge	0.11 miles
4	Mill Bridge	0.11 miles
5	Edenfield Road (eastbd)(to define route)	0.15 miles



Local Connections

Pin	Name	Distance
1	Heywood (East Lancashire Railway)	2.64 miles
2	Rochdale Town Centre (Manchester Metrolink)	2.47 miles
3	Rochdale Railway Station (Manchester Metrolink)	2.66 miles

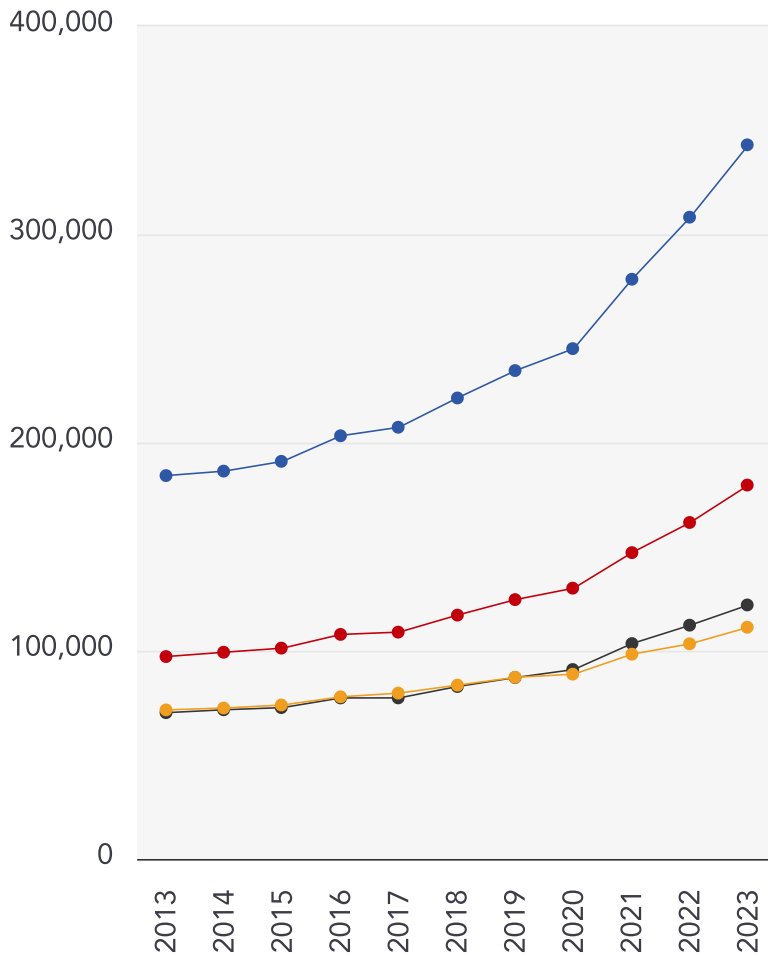
15, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	24/03/2023		
Last Sold Price:	£182,000		
1, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	21/02/2022		
Last Sold Price:	£161,000		
9, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	13/10/2020	17/06/2016	
Last Sold Price:	£148,000	£128,000	
11, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	29/07/2015	20/03/2008	04/11/2002
Last Sold Price:	£124,500	£135,000	£79,950
14, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	01/08/2014	31/05/2013	
Last Sold Price:	£120,000	£142,500	
2, Shepherd Street, Rochdale, OL11 5SU	Semi-detached House		
Last Sold Date:	05/07/2013	15/09/2006	
Last Sold Price:	£125,000	£124,800	
5, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	25/01/2013		
Last Sold Price:	£94,000		
7, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	17/10/2012		
Last Sold Price:	£89,950		
39, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	19/08/2008	19/10/2001	
Last Sold Price:	£124,995	£59,995	
27, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	25/06/2008		
Last Sold Price:	£140,000		
37, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	02/09/2005		
Last Sold Price:	£110,000		
13, Shepherd Street, Rochdale, OL11 5SU	Terraced House		
Last Sold Date:	26/04/2005		
Last Sold Price:	£105,000		

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

3, Shepherd Street, Rochdale, OL11 5SU	Terraced House
Last Sold Date: 03/09/1999	
Last Sold Price: £37,000	
8, Shepherd Street, Rochdale, OL11 5SU	Terraced House
Last Sold Date: 25/09/1998	
Last Sold Price: £48,950	

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

+86.27%

Semi-Detached

+84.72%

Terraced

+73.63%

Flat

+55.42%



Martin & Co

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

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

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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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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Valuation Office
Agency

