



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd October 2024



LYNTON AVENUE, ROCHDALE, OL11

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

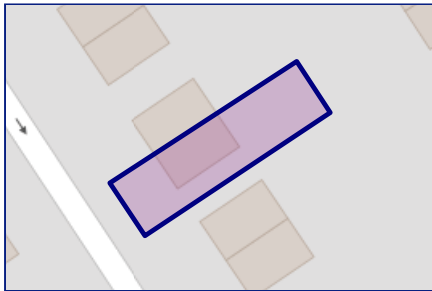
rochdale@martinco.com

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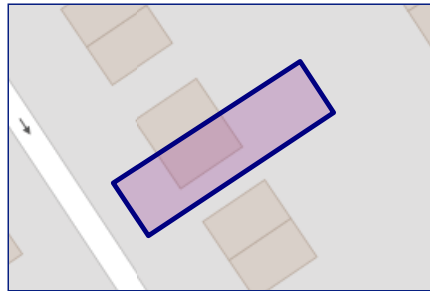
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



LA110439

Start Date: 24/06/1915
End Date: 25/06/2914
Lease Term: 999 years from 25 June 1915
Term Remaining: 890 years



LA65079

Start Date: 17/10/1916
End Date: 25/06/2914
Lease Term: 999 years (less 1 day) from 25 June 1915
Term Remaining: 890 years



Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	17/10/1916
Floor Area:	796 ft ² / 74 m ²	End Date:	25/06/2914
Plot Area:	0.45 acres	Lease Term:	999 years (less 1 day) from 25 June 1915
Year Built :	1950-1966	Term Remaining:	890 years
Council Tax :	Band A		
Annual Estimate:	£1,553		
Title Number:	LA110439		

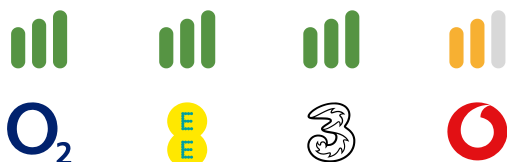
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	66 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **23 Lynton Avenue Rochdale OL11 3HW**

Reference - 09/D51869	
Decision:	Decided
Date:	24th March 2009
Description:	Three Storey Side Extension To Dwelling

Reference - 10/D53937	
Decision:	Decided
Date:	01st December 2010
Description:	Ground Floor And Basement Extension To North Side Of Dwellinghouse

Reference - 18/00517/HOUS	
Decision:	Decided
Date:	04th May 2018
Description:	Two storey and single storey side extension

Planning records for: **28 Lynton Avenue Rochdale OL11 3HW**

Reference - 06/D47982	
Decision:	Decided
Date:	12th September 2006
Description:	Two Storey Side Extension And Rear Conservatory Extension To Dwelling

Planning records for: **32 Lynton Avenue Rochdale Lancashire OL11 3HW**

Reference - 05/D44892	
Decision:	Unknown
Date:	07th February 2005
Description:	Rear Dormer Extension To Dwelling

Planning records for: **9 Lynton Avenue Rochdale OL11 3HW**

Reference - 24/00818/HOUS	
Decision:	Awaiting decision
Date:	20th August 2024
Description:	Two storey side extension

Lynton Avenue, OL11

Energy rating

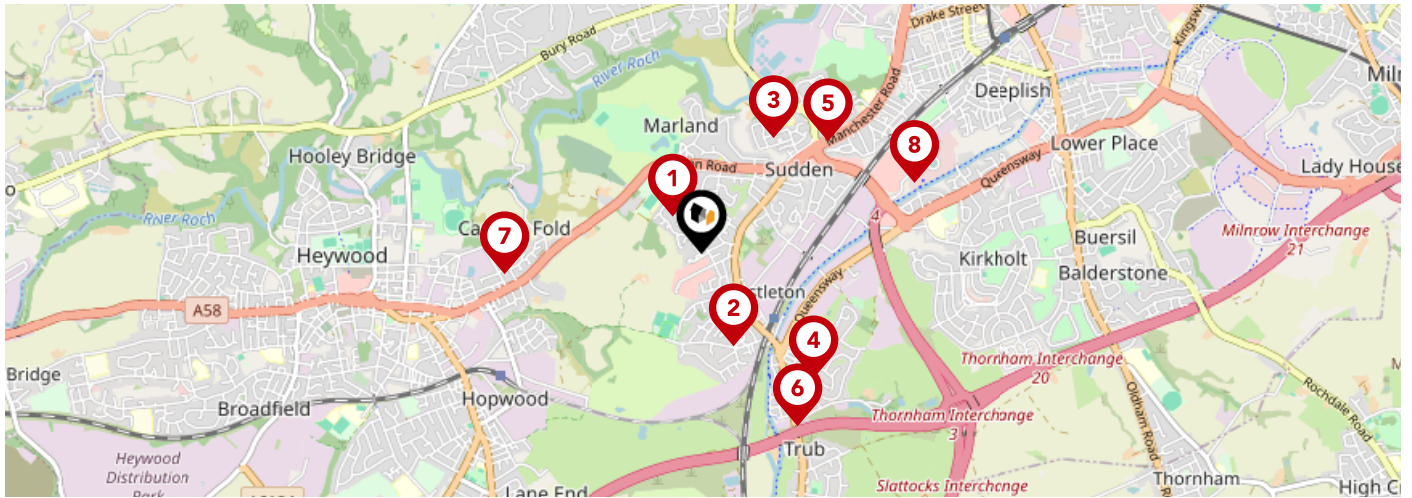
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Valid until 15.01.2029

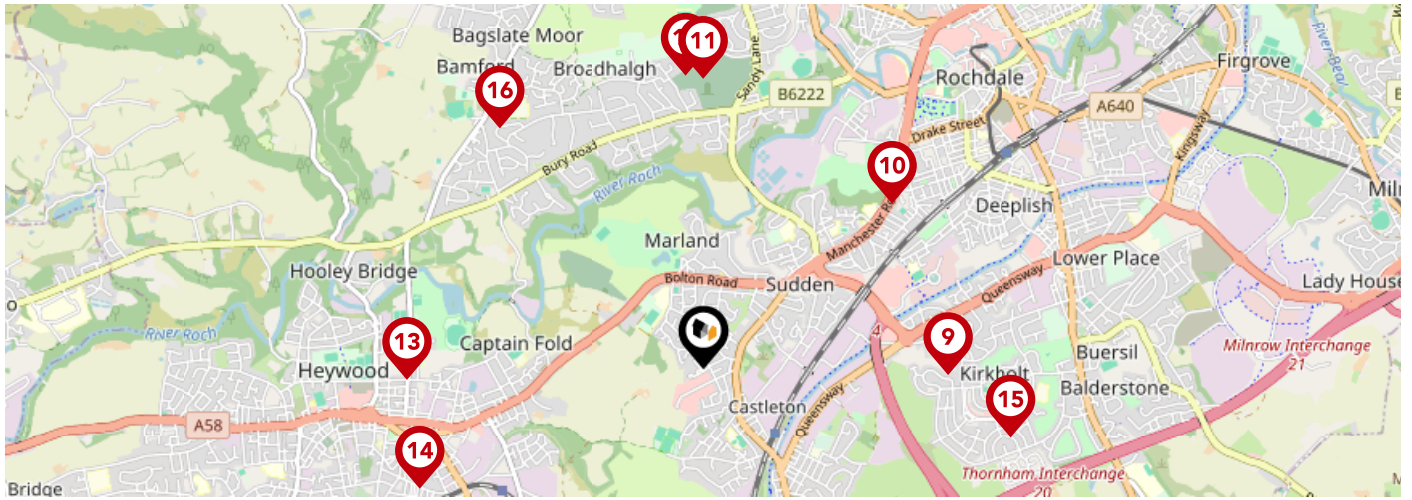
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

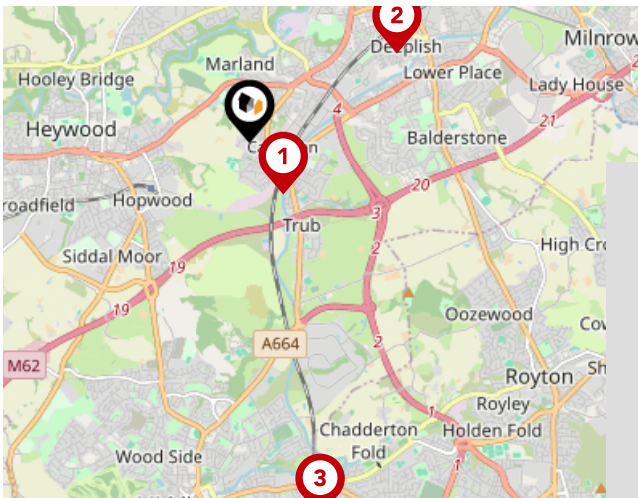
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²



		Nursery	Primary	Secondary	College	Private
	Matthew Moss High School Ofsted Rating: Good Pupils: 1208 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edward's Church of England Primary School Ofsted Rating: Good Pupils: 344 Distance:0.43	<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: 462 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castleton Primary School Ofsted Rating: Requires improvement Pupils: 350 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brimrod Community Primary School Ofsted Rating: Good Pupils: 220 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gabriel's Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 199 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls Church of England Primary School Ofsted Rating: Outstanding Pupils: 236 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashfield Valley Primary School Ofsted Rating: Good Pupils: 236 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

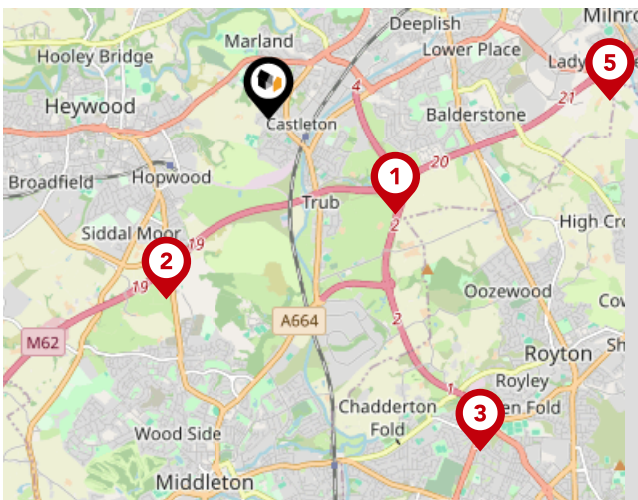


		Nursery	Primary	Secondary	College	Private
	Sandbrook Community Primary School Ofsted Rating: Requires improvement Pupils: 624 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beech House School Ofsted Rating: Not Rated Pupils: 179 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redwood Ofsted Rating: Good Pupils: 337 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oulder Hill Leadership Academy Ofsted Rating: Not Rated Pupils: 1184 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's Church of England Primary School Ofsted Rating: Good Pupils: 387 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harwood Park Primary School Ofsted Rating: Good Pupils: 340 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 235 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bamford Academy Ofsted Rating: Good Pupils: 365 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



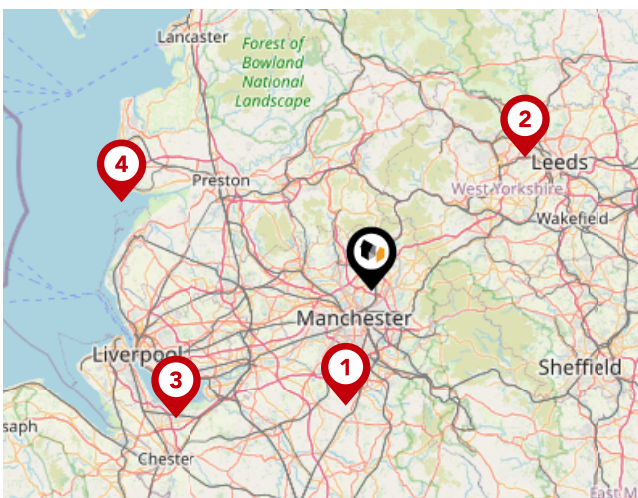
National Rail Stations

Pin	Name	Distance
1	Castleton (Manchester) Rail Station	0.54 miles
2	Rochdale Rail Station	1.52 miles
3	Mills Hill (Manchester) Rail Station	3.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	1.39 miles
2	M62 J19	1.82 miles
3	A627(M) J1	3.46 miles
4	M60 J20	4.5 miles
5	M62 J21	3 miles

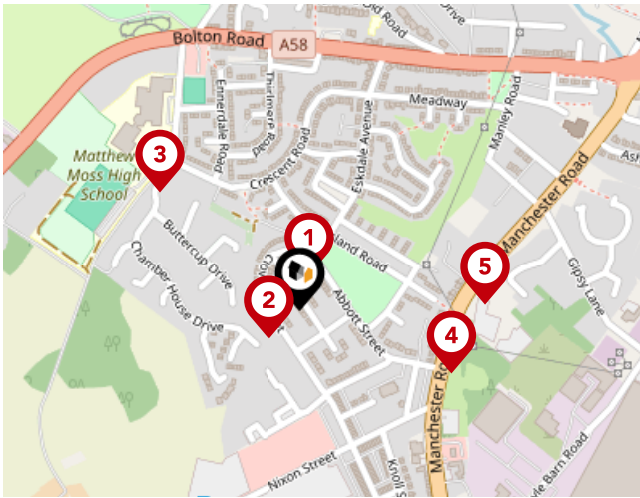


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	16.74 miles
2	Leeds Bradford Airport	28.48 miles
3	Speke	32.96 miles
4	Highfield	37.2 miles

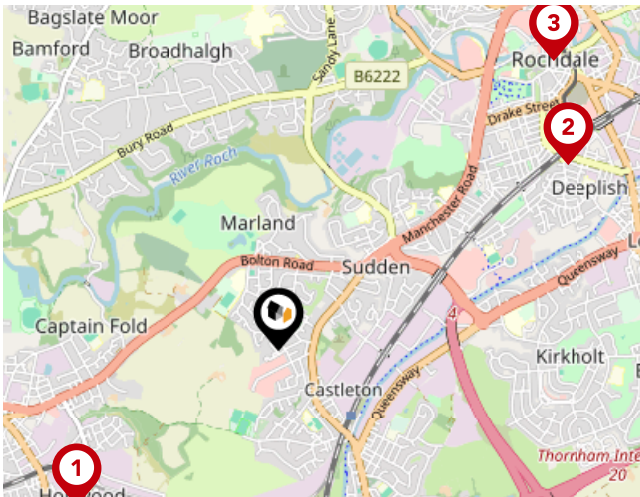
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Abbott Street	0.04 miles
2	Ivor Street	0.04 miles
3	Matthew Moss High School	0.2 miles
4	Nixon Street	0.18 miles
5	Royal Toby Hotel	0.21 miles



Local Connections

Pin	Name	Distance
1	Heywood (East Lancashire Railway)	1.12 miles
2	Rochdale Railway Station (Manchester Metrolink)	1.52 miles
3	Rochdale Interchange (Manchester Metrolink)	1.76 miles



Martin & Co

Martin & Co Rochdale have specialised in Sale, Rental and Block Management of properties from our offices at 15b Cheetham Street since February 2007. We offer a wide selection of properties 'For Sale' and 'To Rent' in and around the Rochdale and Bury areas. In addition, we manage Blocks for leaseholders across a wider area of the North West.

Our team has a wealth of experience within all aspects of the property industry and has built strong and loyal relationships with sellers, landlords, leaseholders, investors, tenants and contractors.

Martin & Co can also help secure your new mortgage, with the assistance of our Mortgage advisors, who have access to a panel of 80 lenders.

We offer a unique combination of expertise and outstanding company values, bringing you the very best service at all times, alongside innovative marketing. At Martin & Co Rochdale we enjoy the constant reward of striving for excellence. Please do contact a member of our dedicated team and we will do our best to help you!

Testimonial 1



Cannot recommend Martin and Co more highly for a house sale.

Testimonial 2



After an abysmal time with a previous estate agents where our house sold and fell through three times due to the buyers not being tied in when they had their offers accepted - to come to Martin and Co who had a none refundable deposit when you make an offer was absolutely brilliant.

Testimonial 3



From our first phone call with Abby, first meeting on appraisal (where they actually helped us move things out of each room for the photos) to then dealing with Cerys too it's just been a pleasure.

Testimonial 4



Our sale did not go smoothly but to have Cerys and Abby behind us fighting our corner was brilliant!



/martincouk



/MartinCoUK



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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

