

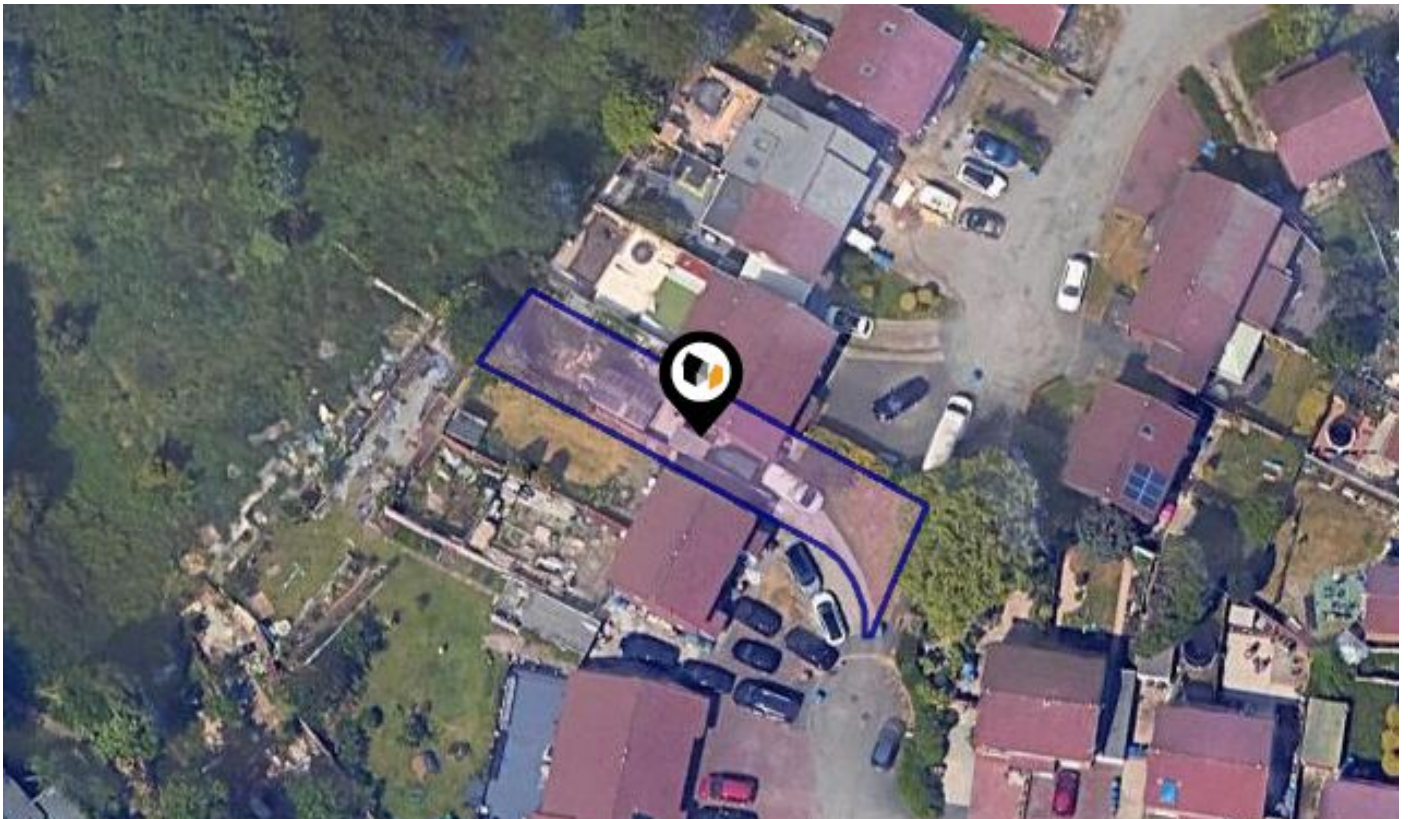


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 19th November 2024



LOWER WHEAT END, ROCHDALE, OL16

Martin & Co

15B Cheetham St Rochdale OL16 1DG

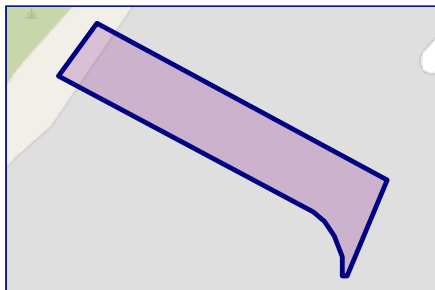
01706 648277

rochdale@martinco.com

rochdale.martinco.com

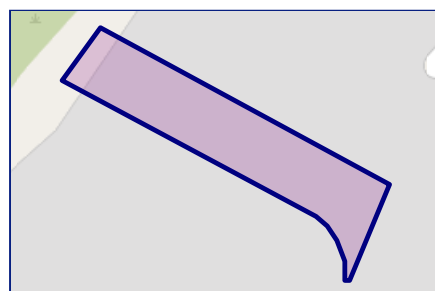


Freehold Title Plan



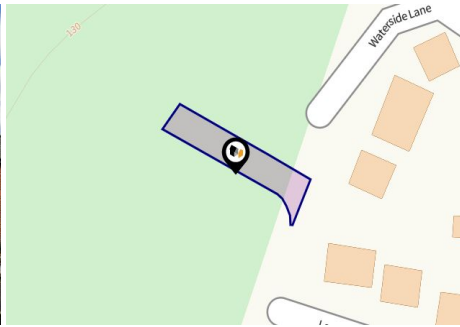
GM584454

Leasehold Title Plan



GM421579

Start Date: 28/08/1986
End Date: 01/10/2981
Lease Term: 999 years from 1 October 1982
Term Remaining: 957 years



Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	2	Start Date:	28/08/1986
Floor Area:	592 ft ² / 55 m ²	End Date:	01/10/2981
Plot Area:	0.07 acres	Lease Term:	999 years from 1 October 1982
Year Built :	1983-1990	Term Remaining:	957 years
Council Tax :	Band A		
Annual Estimate:	£1,553		
Title Number:	GM421579		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **18 Lower Wheat End Rochdale Lancashire OL16 2YL**

Reference - 02/D40362	
Decision:	Decided
Date:	02nd July 2002
Description:	Two Storey Rear Extension To Dwelling

Reference - 05/D46279	
Decision:	Decided
Date:	28th October 2005
Description:	Erection Of Detached Garage With Basement Store.

Planning records for: **5 Lower Wheat End Rochdale OL16 2YL**

Reference - 13/00216/HOUS	
Decision:	Decided
Date:	01st March 2013
Description:	Two storey side extension to dwelling including the demolition of existing garage.

Planning records for: **7 Lower Wheat End Rochdale OL16 2YL**

Reference - 11/D54912	
Decision:	Decided
Date:	14th October 2011
Description:	Demolition Of Existing Garage And Erection Of Two Storey Side And Single Storey Front & Rear Extensions.

Planning records for: *9 Lower Wheat End Rochdale Lancashire OL16 2YL*

Reference - 01/D39019	
Decision:	Decided
Date:	05th July 2001
Description:	Two Storey Side Extension To Dwelling.

OL16

Energy rating

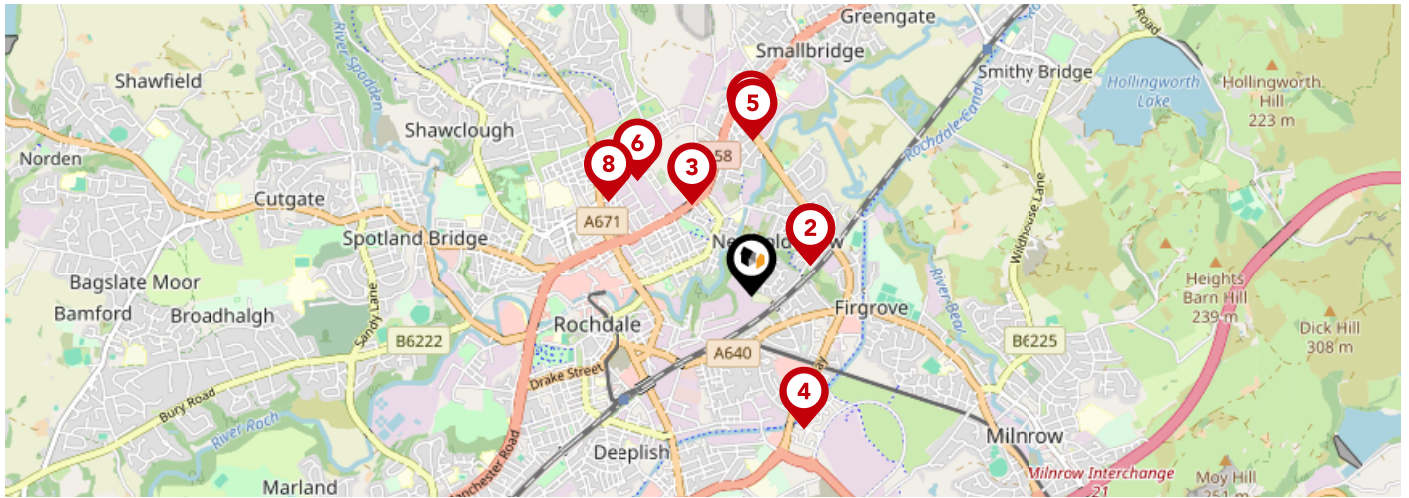
C

Valid until 28.03.2032

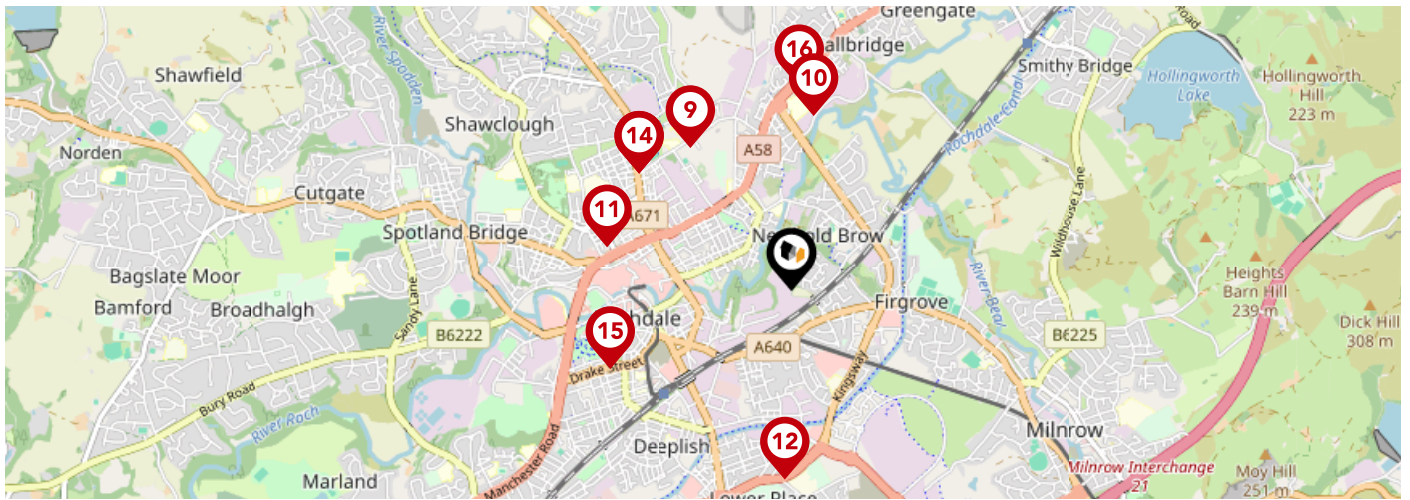
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 90 B </div>
69-80	C	<div style="background-color: #90d090; color: white; padding: 5px; display: inline-block;"> 73 C </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

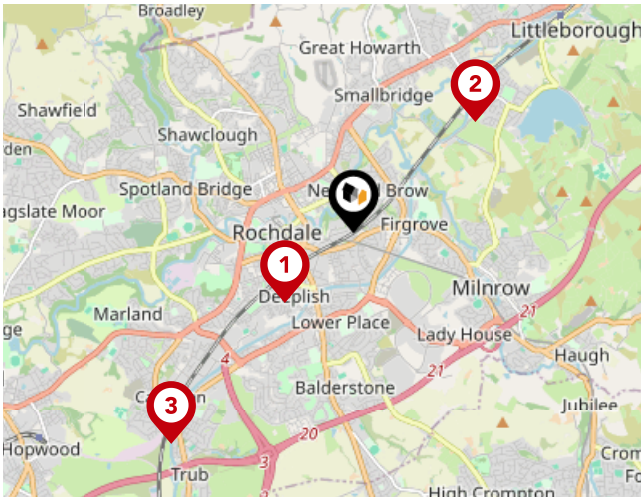
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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:	55 m ²



		Nursery	Primary	Secondary	College	Private
	Belfield Community School Ofsted Rating: Good Pupils: 424 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Pupil Referral Service Ofsted Rating: Good Pupils: 164 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heybrook Primary School Ofsted Rating: Good Pupils: 683 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Roman Catholic Primary School Rochdale Ofsted Rating: Good Pupils: 223 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springside Ofsted Rating: Good Pupils: 129 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School Ofsted Rating: Good Pupils: 297 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hamer Community Primary School Ofsted Rating: Good Pupils: 317 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 88 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

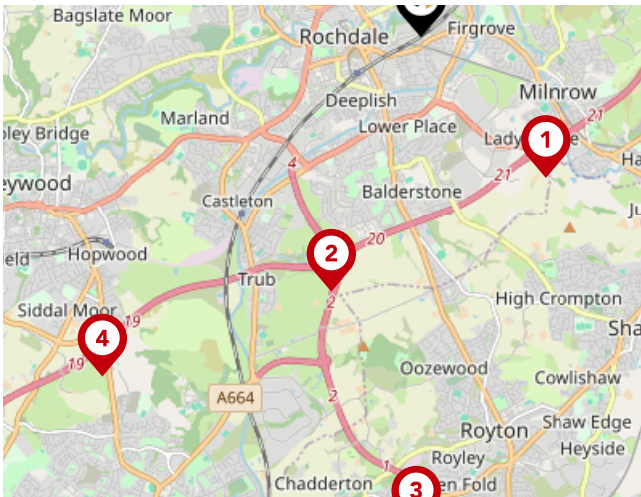


		Nursery	Primary	Secondary	College	Private
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alice Ingham Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 142 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howard Street Nursery School Ofsted Rating: Good Pupils: 80 Distance:0.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 456 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenbank Primary School Ofsted Rating: Good Pupils: 473 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 147 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadfield Community Primary School Ofsted Rating: Good Pupils: 410 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kentmere Primary Academy Ofsted Rating: Outstanding Pupils: 359 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



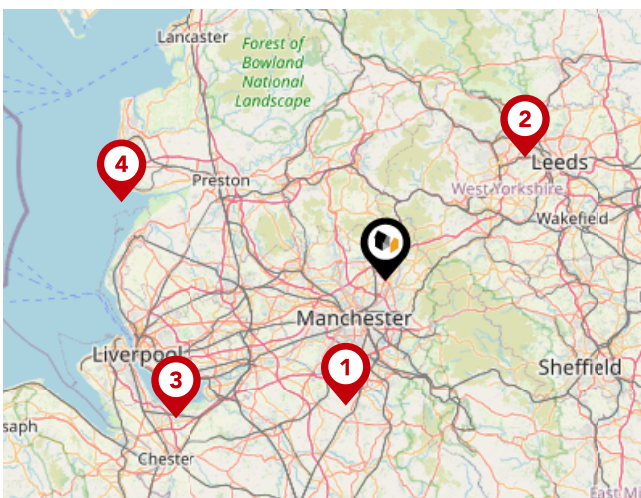
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	0.86 miles
2	Smithy Bridge Rail Station	1.45 miles
3	Castleton (Manchester) Rail Station	2.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J21	1.65 miles
2	M62 J20	2.37 miles
3	A627(M) J1	4.32 miles
4	M62 J19	4.1 miles
5	M60 J21	6.41 miles

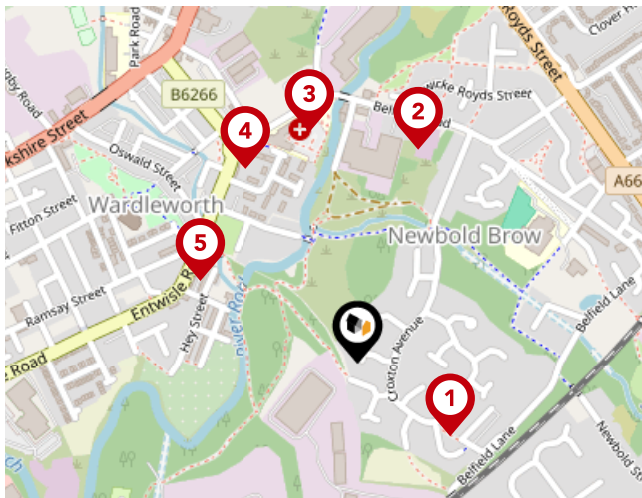


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.58 miles
2	Leeds Bradford Airport	26.12 miles
3	Speke	35.32 miles
4	Highfield	38.56 miles

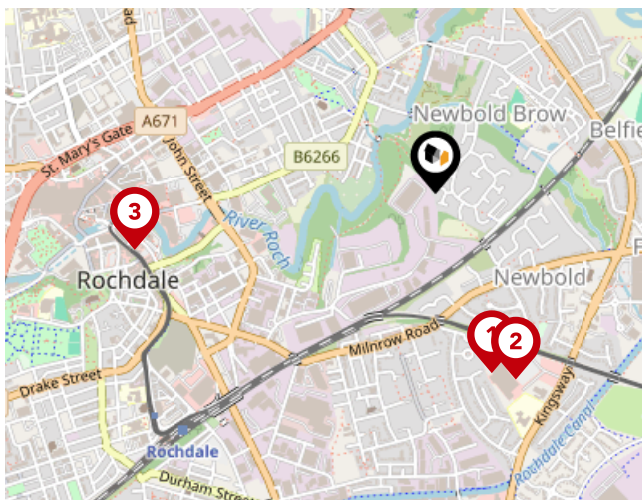
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Croxton Avenue	0.13 miles
2	Beswicke Royds Street	0.25 miles
3	Mayfield Street	0.26 miles
4	Entwistle Road	0.25 miles
5	Ramsay Street	0.2 miles



Local Connections

Pin	Name	Distance
1	Newbold (Manchester Metrolink)	0.41 miles
2	Newbold (Manchester Metrolink)	0.44 miles
3	Rochdale Town Centre (Manchester Metrolink)	0.67 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



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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

