

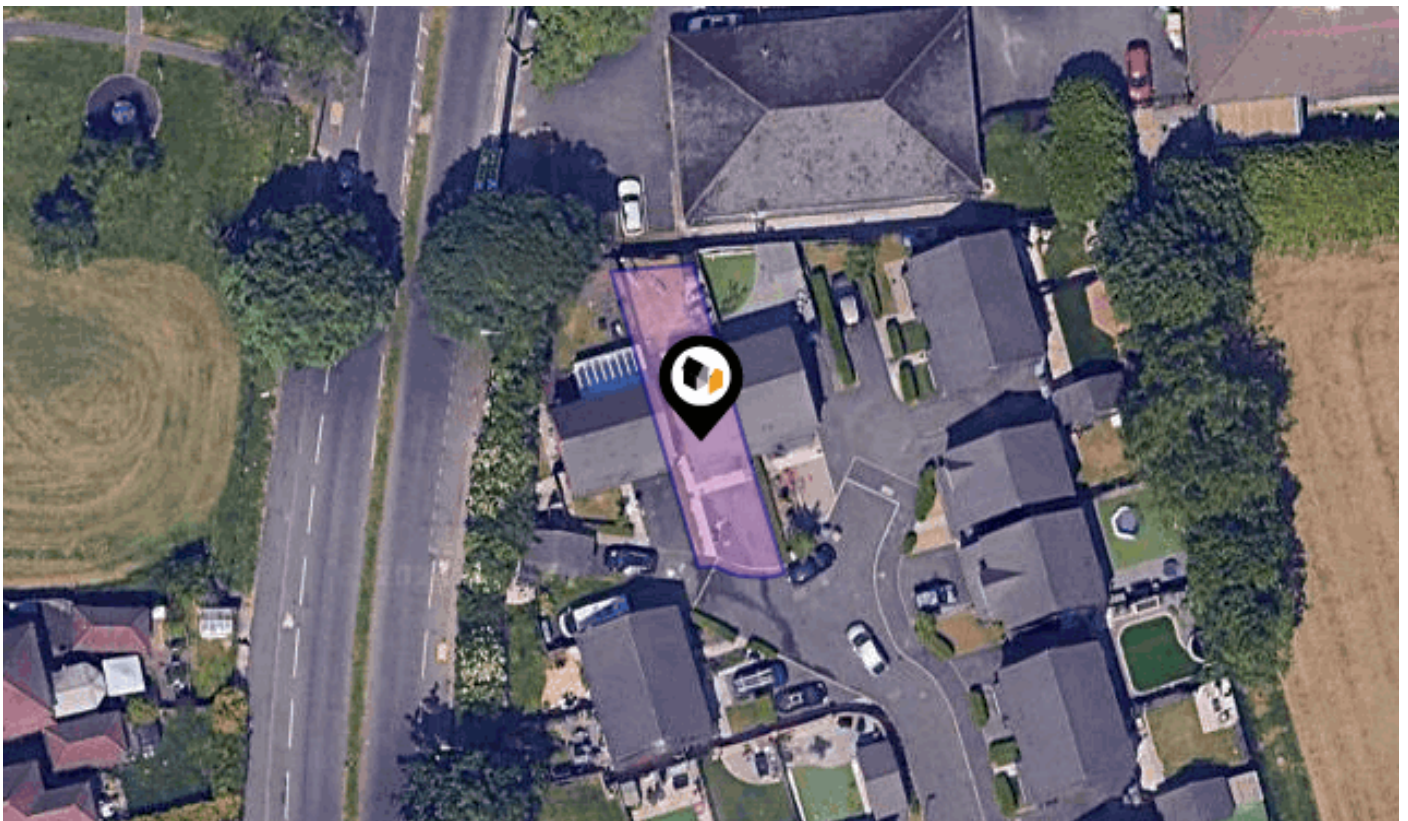


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 18th December 2024



INNES CLOSE, ROCHDALE, OL12

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

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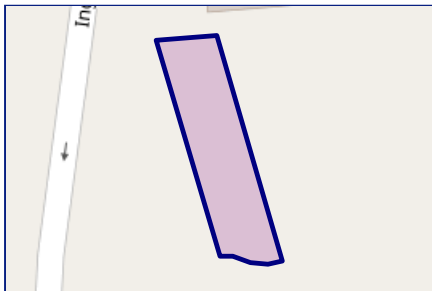


Freehold Title Plan



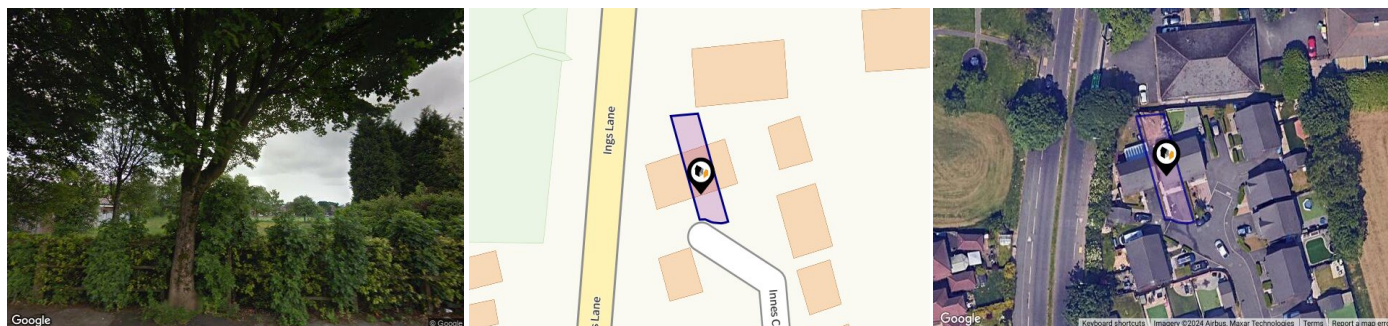
MAN231170

Leasehold Title Plan



MAN274282

Start Date: 16/06/2016
End Date: 01/08/3013
Lease Term: 999 years from 1 August 2014
Term Remaining: 989 years



Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	16/06/2016
Floor Area:	796 ft ² / 74 m ²	End Date:	01/08/3013
Plot Area:	0.04 acres	Lease Term:	999 years from 1 August 2014
Year Built :	2016	Term Remaining:	989 years
Council Tax :	Band C		
Annual Estimate:	£2,071		
Title Number:	MAN274282		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	67 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Innes Close, OL12

Energy rating

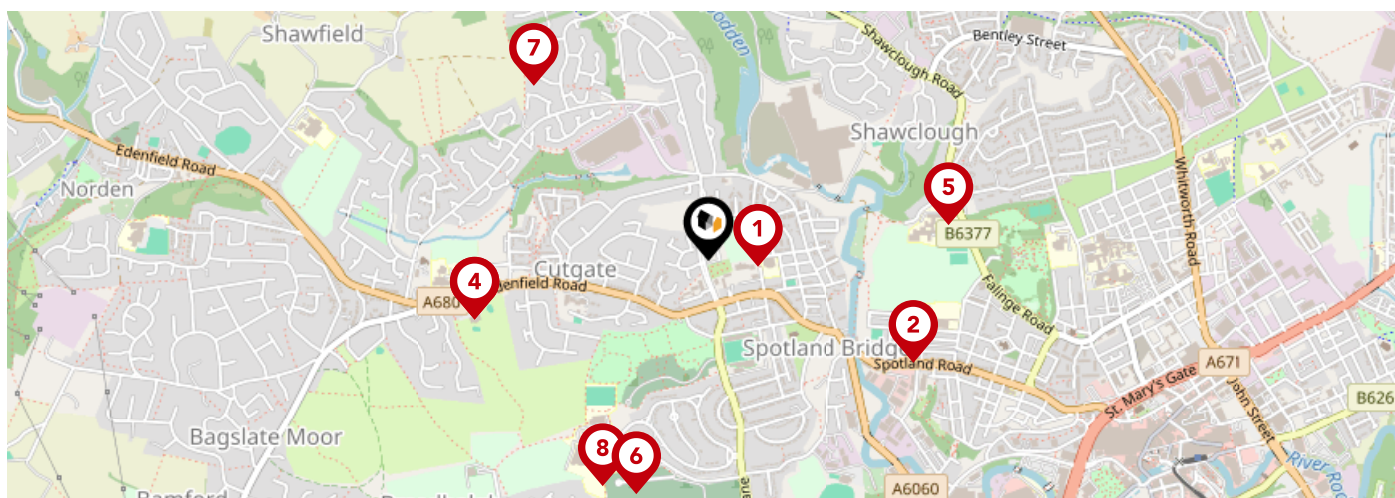
B

Valid until 26.11.2025

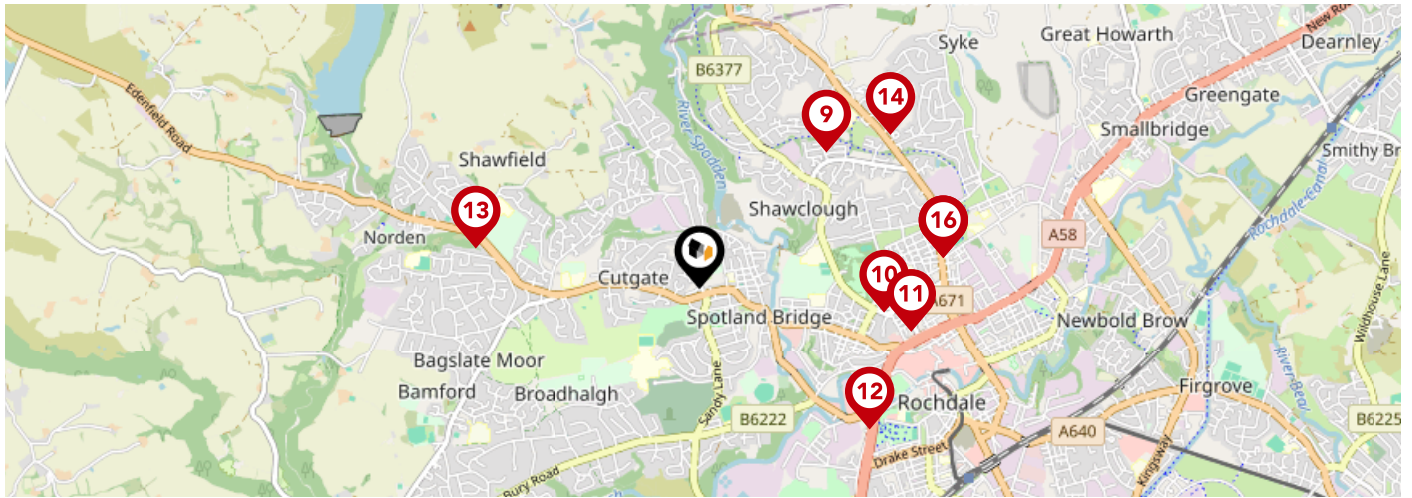
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

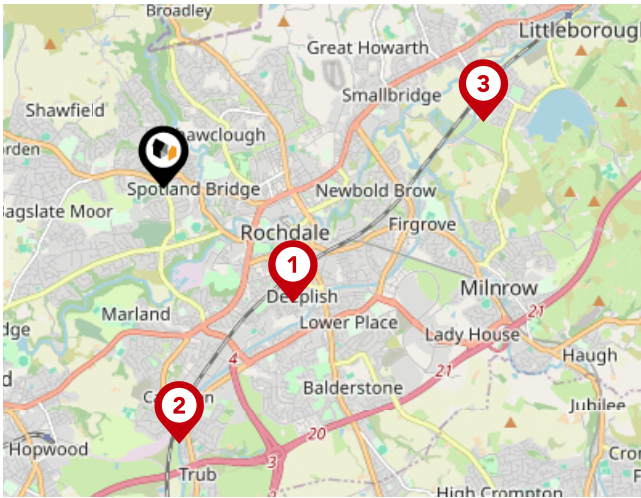
Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	74 m ²



		Nursery	Primary	Secondary	College	Private
	Meanwood Community Nursery and Primary School Ofsted Rating: Good Pupils: 346 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spotland Primary School Ofsted Rating: Good Pupils: 439 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caldershaw Primary School Ofsted Rating: Outstanding Pupils: 241 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Vincent's Roman Catholic Primary School, Rochdale Ofsted Rating: Requires improvement Pupils: 382 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falinge Park High School Ofsted Rating: Good Pupils: 1354 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redwood Ofsted Rating: Good Pupils: 337 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willow View School Ofsted Rating: Good Pupils: 27 Distance:0.54	<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:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

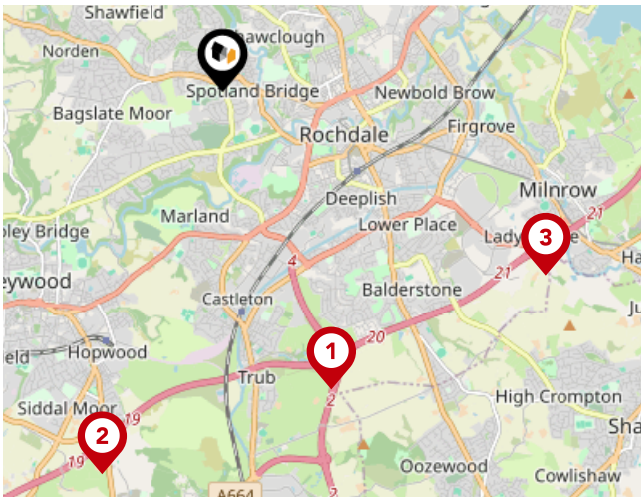


		Nursery	Primary	Secondary	College	Private
	Shawclough Community Primary School Ofsted Rating: Good Pupils: 438 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownhill School Ofsted Rating: Requires improvement Pupils: 87 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howard Street Nursery School Ofsted Rating: Good Pupils: 80 Distance:0.95	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norden Community Primary School Ofsted Rating: Good Pupils: 380 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Healey Foundation Primary School Ofsted Rating: Good Pupils: 208 Distance:1.07	<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:1.08	<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:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



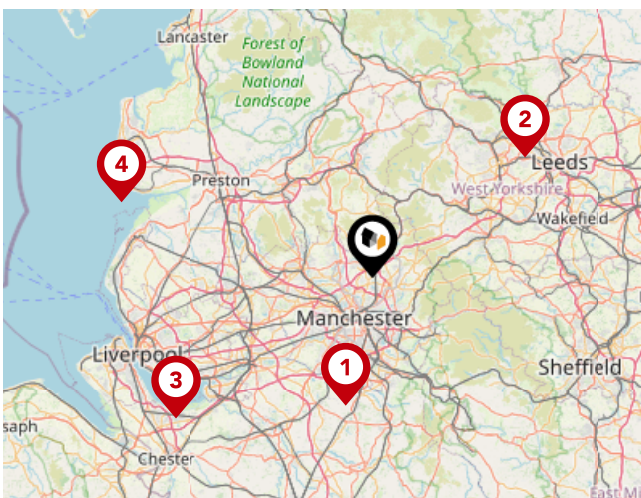
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	1.51 miles
2	Castleton (Manchester) Rail Station	2.24 miles
3	Smithy Bridge Rail Station	2.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	2.79 miles
2	M62 J19	3.53 miles
3	M62 J21	3.27 miles
4	A627(M) J1	5 miles
5	M60 J20	6.29 miles

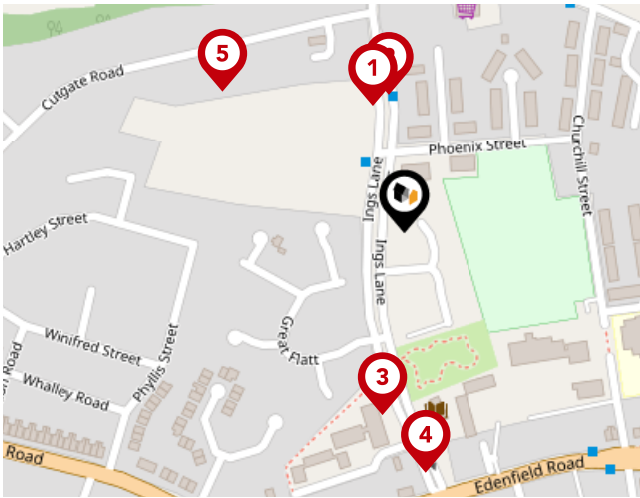


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.52 miles
2	Leeds Bradford Airport	27.21 miles
3	Speke	34.09 miles
4	Highfield	36.78 miles

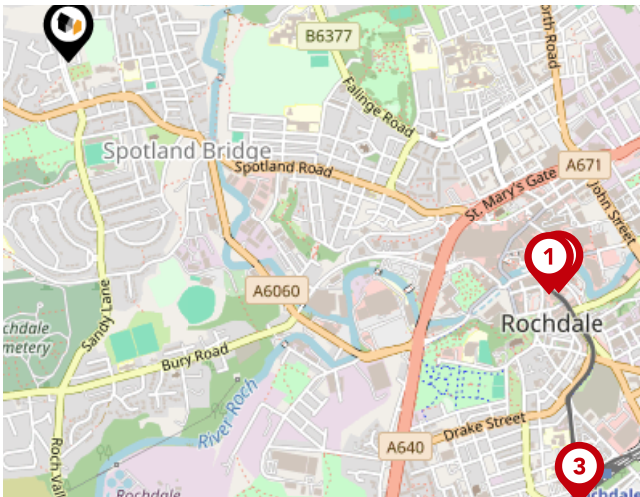
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Phoenix Street	0.07 miles
2	Phoenix Street	0.08 miles
3	Spotland Library	0.1 miles
4	Spotland Library	0.13 miles
5	Cutgate Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	1.17 miles
2	Rochdale Town Centre (Manchester Metrolink)	1.19 miles
3	Rochdale Railway Station (Manchester Metrolink)	1.48 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



/martinco_uk



/martin-&-co-

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

