

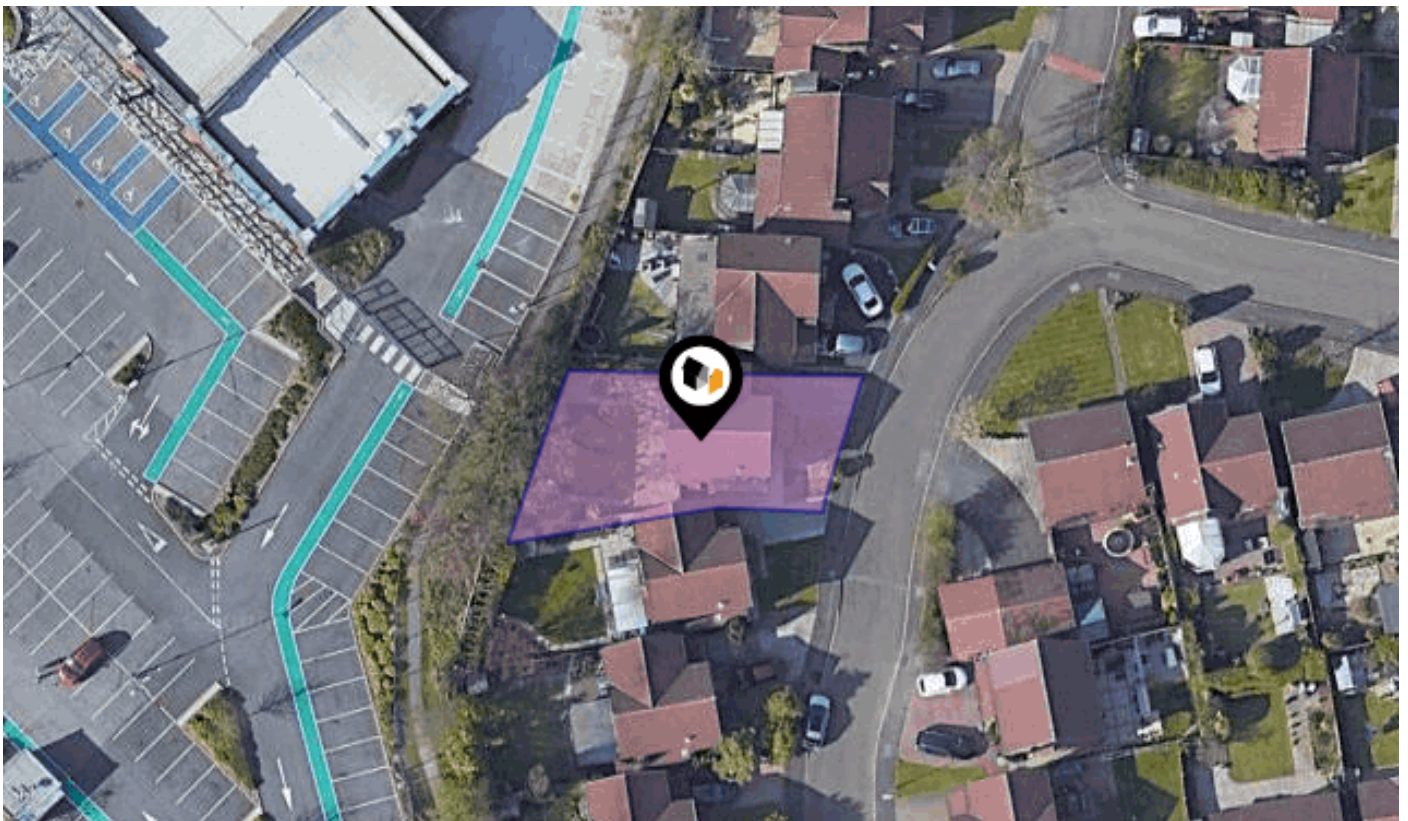


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# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 10<sup>th</sup> December 2024**



**FARHOLME, ROYTON, OLDHAM, OL2**

## Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

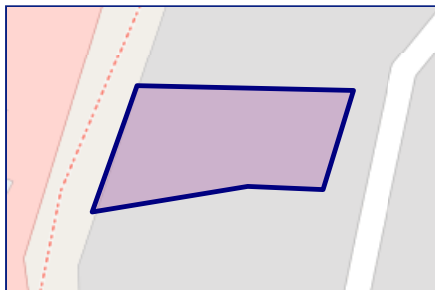
rochdale@martinco.com

rochdale.martinco.com



## Freehold Title Plan

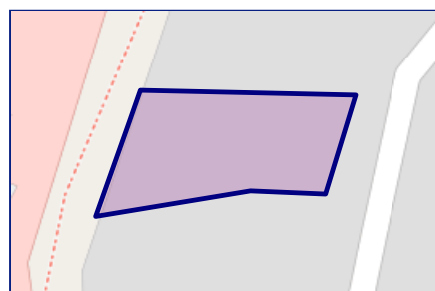
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**GM707645**

## Leasehold Title Plan

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**GM417696**

Start Date: 26/06/1986  
End Date: 01/01/2983  
Lease Term: 999 years from 1 January 1984  
Term Remaining: 958 years



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	4	<b>Start Date:</b>	26/06/1986
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>	<b>End Date:</b>	01/01/2983
<b>Plot Area:</b>	0.07 acres	<b>Lease Term:</b>	999 years from 1 January 1984
<b>Year Built :</b>	1976-1982	<b>Term Remaining:</b>	958 years
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,331		
<b>Title Number:</b>	GM417696		

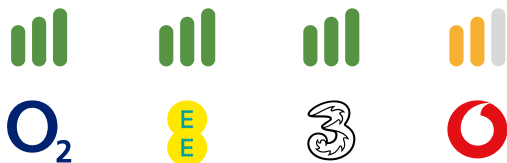
## Local Area

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

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

<b>21</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *16 Farholme, Royton, OL2 5BU*

<b>Reference - HH/334771/13</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	05th December 2013
<b>Description:</b>	First floor side extension

Planning records for: *23 Farholme, Royton, OL2 5BU*

<b>Reference - HH/332962/12</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	31st August 2012
<b>Description:</b>	1) Two storey side extension 2) Single storey side extension

Planning records for: *27 Farholme, Royton, Oldham, OL2 5BU*

<b>Reference - HH/047259/04</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th May 2004
<b>Description:</b>	Rear conservatory

<b>Reference - PREX/335371/14</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th April 2014
<b>Description:</b>	Single storey rear extension -Length: 4.8275m,Maximum height: 3.8m Height to eaves: 2.7m

Planning records for: *28 Farholme, Royton, Oldham, OL2 5BU*

<b>Reference - HH/340392/17</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th June 2017
<b>Description:</b> 1) Demolition of existing garage and rear conservatory 2) Erection of a two storey side extension...

<b>Reference - HH/339441/16</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd December 2016
<b>Description:</b> Two storey side extension and single storey rear extension.

Planning records for: *29 Farholme, Royton, OL2 5BU*

<b>Reference - CL/339623/17</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th January 2017
<b>Description:</b> Certificate of lawfulness for conversion of attached garage to habitable room including associate...

Royton, OL2

Energy rating

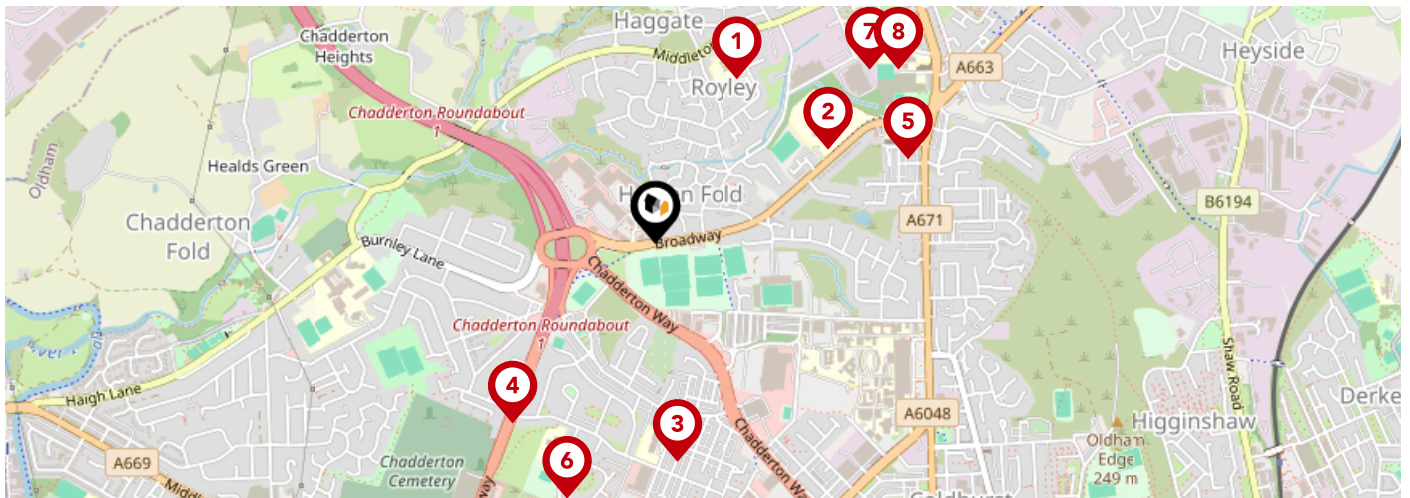
# D

Valid until 30.08.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

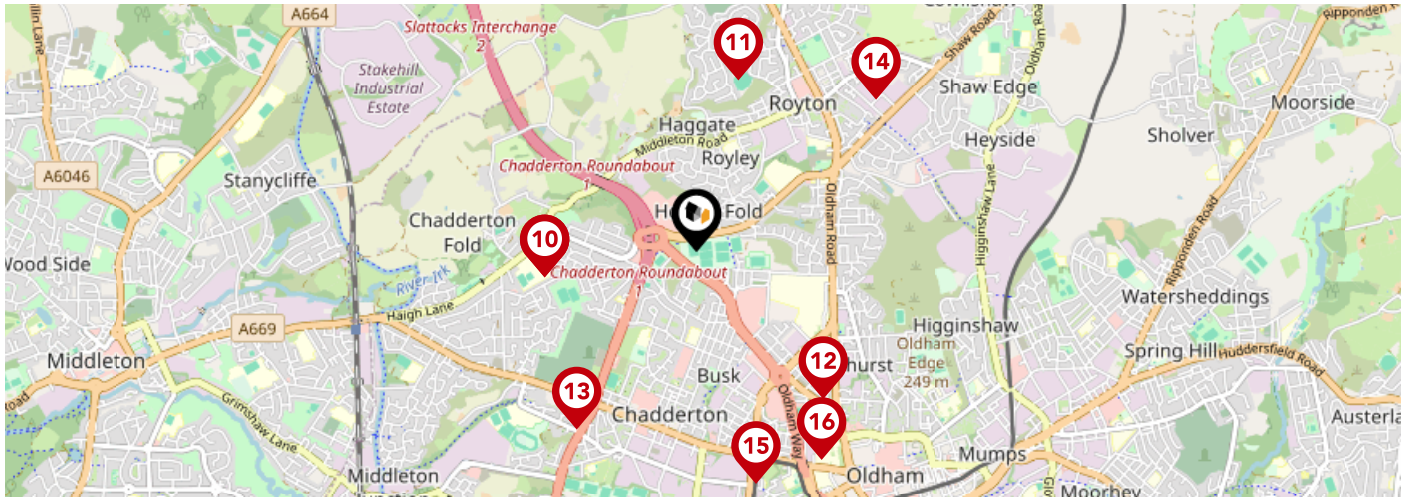
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 60% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	79 m <sup>2</sup>

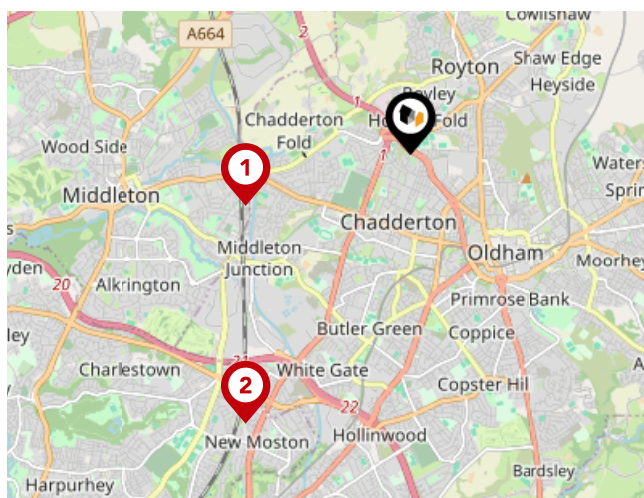


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Paul's CoFE Primary School</b> Ofsted Rating: Good   Pupils: 243   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>E-Act the Oldham Academy North</b> Ofsted Rating: Good   Pupils: 1330   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Burnley Brow Community School</b> Ofsted Rating: Good   Pupils: 477   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Chadderton Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 118   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Anne's CoFE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 291   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bare Trees Primary School</b> Ofsted Rating: Outstanding   Pupils: 664   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Brookland School</b> Ofsted Rating: Good   Pupils: 17   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ss Aidan and Oswald's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 394   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



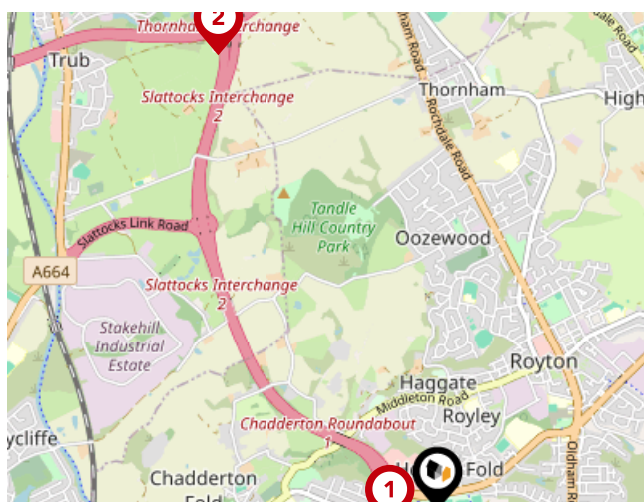


		Nursery	Primary	Secondary	College	Private
	<b>St Matthew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Chadderton School</b> Ofsted Rating: Requires improvement   Pupils: 1578   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thorp Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Hilda's CofE Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Herbert's RC School</b> Ofsted Rating: Good   Pupils: 333   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royton Hall Primary School</b> Ofsted Rating: Good   Pupils: 347   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westwood Academy</b> Ofsted Rating: Outstanding   Pupils: 229   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northmoor Academy</b> Ofsted Rating: Good   Pupils: 374   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



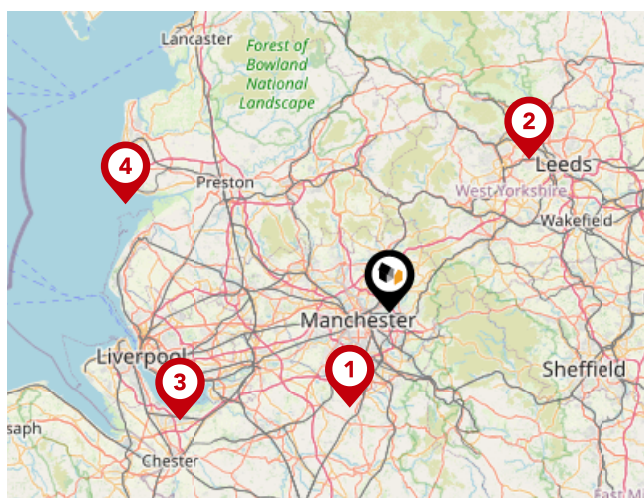
### National Rail Stations

Pin	Name	Distance
1	Mills Hill (Manchester) Rail Station	1.53 miles
2	Moston Rail Station	2.77 miles
3	Castleton (Manchester) Rail Station	2.98 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A627(M) J1	0.22 miles
2	M62 J20	2.22 miles
3	M60 J22	2.63 miles
4	M60 J21	2.36 miles
5	M62 J21	3.14 miles

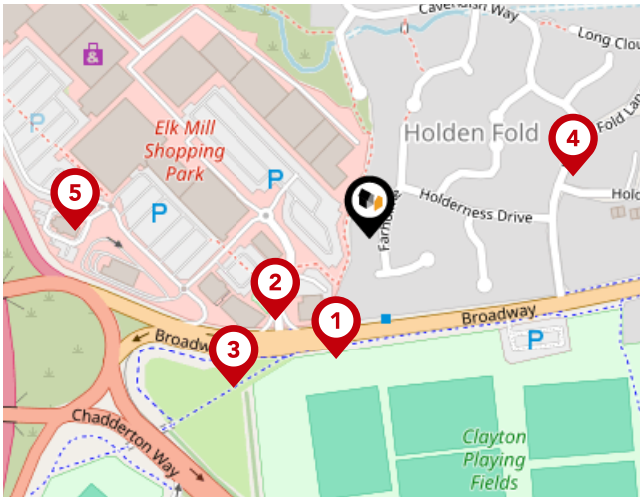


### Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	14.65 miles
2	Leeds Bradford Airport	29 miles
3	Speke	33.34 miles
4	Highfield	40.16 miles

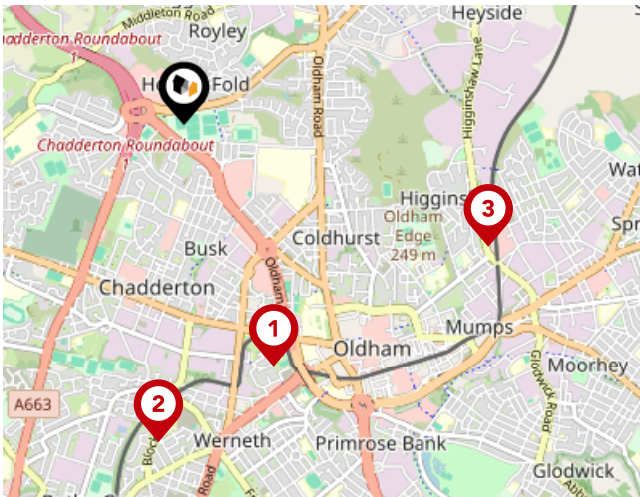
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Retail Park	0.07 miles
2	Elk Mill Retail Park	0.07 miles
3	Retail Park	0.11 miles
4	Holden Fold Lane	0.12 miles
5	Elk Mill Retail Park	0.16 miles



### Local Connections

Pin	Name	Distance
1	Westwood (Manchester Metrolink)	1.14 miles
2	Freehold (Manchester Metrolink)	1.4 miles
3	Derker (Manchester Metrolink)	1.45 miles



### Martin & Co

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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!



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# Martin & Co

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Valuation Office  
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