

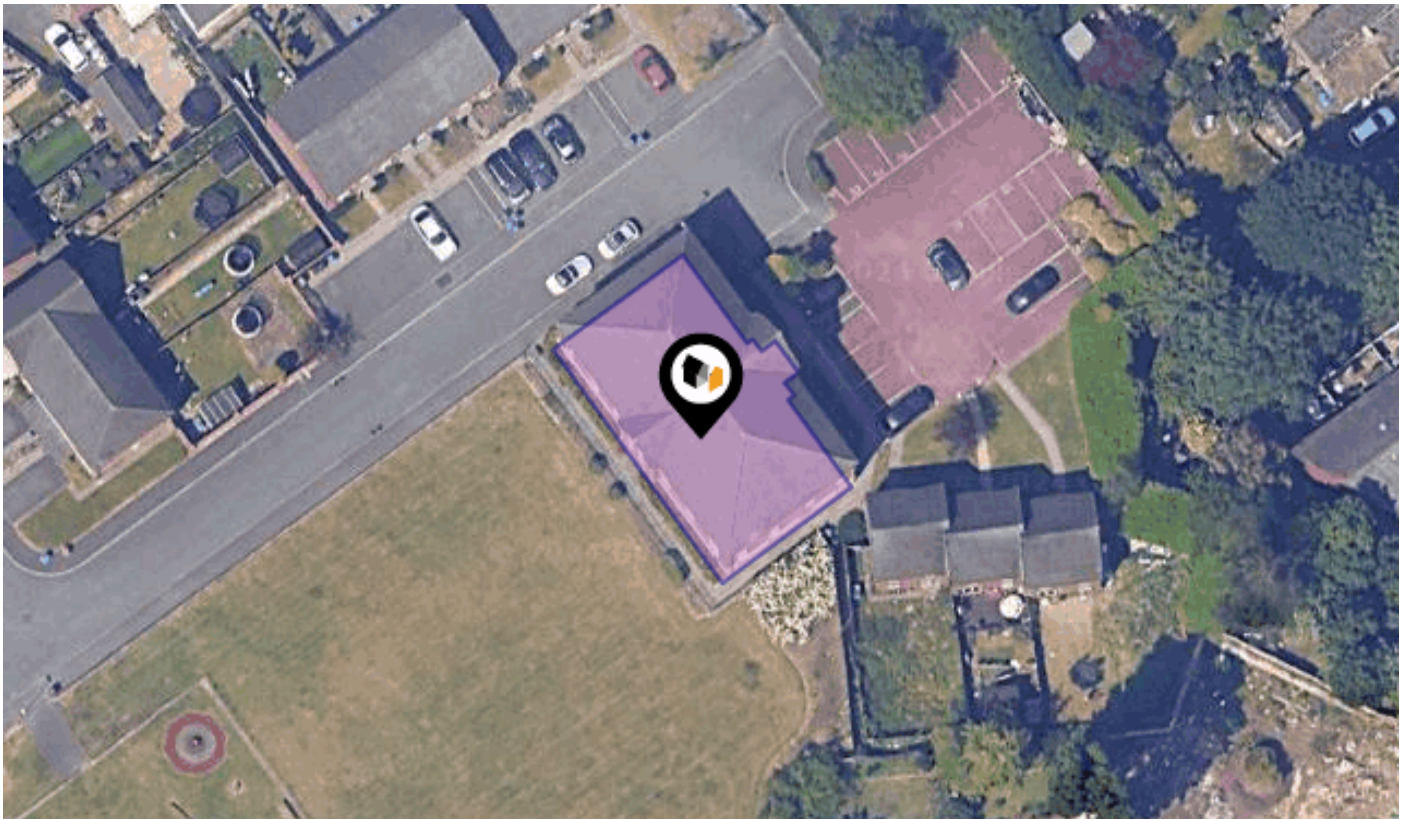


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 02nd January 2025



NEWBOLD HALL DRIVE, ROCHDALE, OL16

Martin & Co

15B Cheetham St Rochdale OL16 1DG

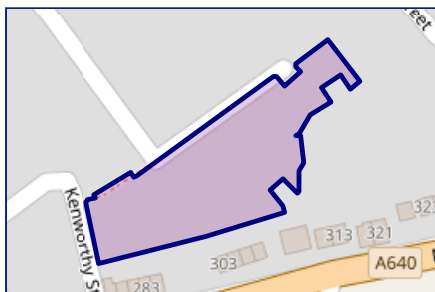
01706 648277

rochdale@martinco.com

rochdale.martinco.com

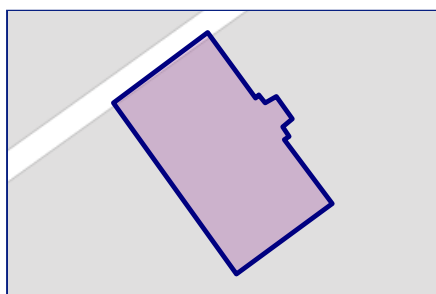


Freehold Title Plan



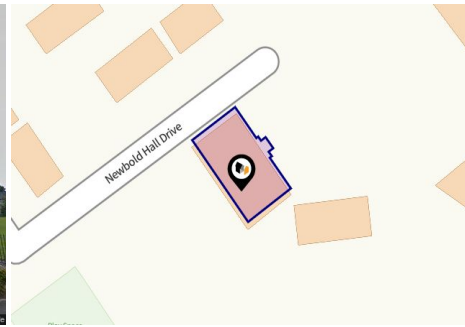
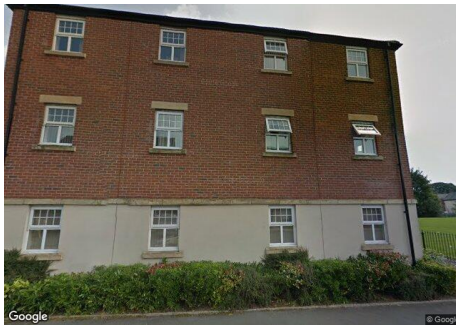
MAN258340

Leasehold Title Plan



MAN103533

Start Date: 30/10/2007
End Date: 01/11/2130
Lease Term: 125 years from 1 November 2005
Term Remaining: 105 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	30/10/2007
Floor Area:	635 ft ² / 59 m ²	End Date:	01/11/2130
Plot Area:	0.08 acres	Lease Term:	125 years from 1 November 2005
Year Built :	2003-2006	Term Remaining:	105 years
Council Tax :	Band B		
Annual Estimate:	£1,812		
Title Number:	MAN103533		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **32 Newbold Hall Drive Rochdale OL16 3AJ**

Reference - 10/D52952
Decision: Unknown
Date: 22nd February 2010
Description: Proposed Conservatory To Rear Of Dwelling - Retrospective

Reference - 16/00148/HH42
Decision: Decided
Date: 09th February 2016
Description: Prior notification for proposed larger home extension measuring 6m from the rear wall (with a maximum height of 3.37m and height to eaves 2.25m)

Reference - 10/D52952
Decision: -
Date: 22nd February 2010
Description: Proposed Conservatory To Rear Of Dwelling - Retrospective

Reference - 16/00148/HH42
Decision: Decided
Date: 09th February 2016
Description: Prior notification for proposed larger home extension measuring 6m from the rear wall (with a maximum height of 3.37m and height to eaves 2.25m)

Planning records for: **32 Newbold Hall Drive Rochdale OL16 3AJ**

Reference - 19/01058/HOUS	
Decision:	Decided
Date:	10th September 2019
Description:	Rear conservatory

Reference - 19/00438/HH42	
Decision:	Decided
Date:	15th April 2019
Description:	Prior notification for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.6m and height to eaves 2.3m)

Planning records for: **38 Newbold Hall Drive Rochdale OL16 3AJ**

Reference - 18/00085/HH42	
Decision:	Decided
Date:	24th January 2018
Description:	Prior notification for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.6m and height to eaves 2.3m).

Reference - 17/01205/HH42	
Decision:	Decided
Date:	04th October 2017
Description:	Prior notification for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.6m and height to eaves 2.6m) - Resubmission of 17/00852/HH42

Planning records for: **38 Newbold Hall Drive Rochdale OL16 3AJ**

Reference - 17/01205/HH42
Decision: Decided
Date: 04th October 2017
Description: Prior notification for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.6m and height to eaves 2.6m) - Resubmission of 17/00852/HH42

Reference - 17/00852/HH42
Decision: Decided
Date: 17th July 2017
Description: Prior notification for a single storey rear extension measuring 6m from the rear of original dwelling (with a maximum height of 3.6m and height to the eaves is 2.6m)

Reference - 17/01463/HH42
Decision: Decided
Date: 11th December 2017
Description: Prior notification for the erection of a single storey extension to rear, 6m in projection, 2.6m to eaves level and 3.6m in total height

Reference - 17/00582/HH42
Decision: Decided
Date: 17th July 2017
Description: Prior notification for a single storey rear extension measuring 6m from the rear of original dwelling (with a maximum height of 3.6m and height to the eaves is 2.6m)

Planning records for: **38 Newbold Hall Drive Rochdale OL16 3AJ**

Reference - 17/00852/HH42	
Decision:	Decided
Date:	17th July 2017
Description:	Prior notification for a single storey rear extension measuring 6m from the rear of original dwelling (with a maximum height of 3.6m and height to the eaves is 2.6m)

Reference - 18/00085/HH42	
Decision:	Decided
Date:	24th January 2018
Description:	Prior notification for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.6m and height to eaves 2.3m).

Reference - 17/01463/HH42	
Decision:	Decided
Date:	11th December 2017
Description:	Prior notification for the erection of a single storey extension to rear, 6m in projection, 2.6m to eaves level and 3.6m in total height

Planning records for: **40 Newbold Hall Drive Rochdale OL16 3AJ**

Reference - 22/00802/HH42	
Decision:	Decided
Date:	15th June 2022
Description:	Prior approval for a larger home extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.6m and height to eaves 2.35m)

Planning records for: *44 Newbold Hall Drive Rochdale OL16 3AJ*

Reference - 19/00433/HOUS	
Decision:	Decided
Date:	15th April 2019
Description:	Single storey rear extension

Newbold Hall Drive, OL16

Energy rating

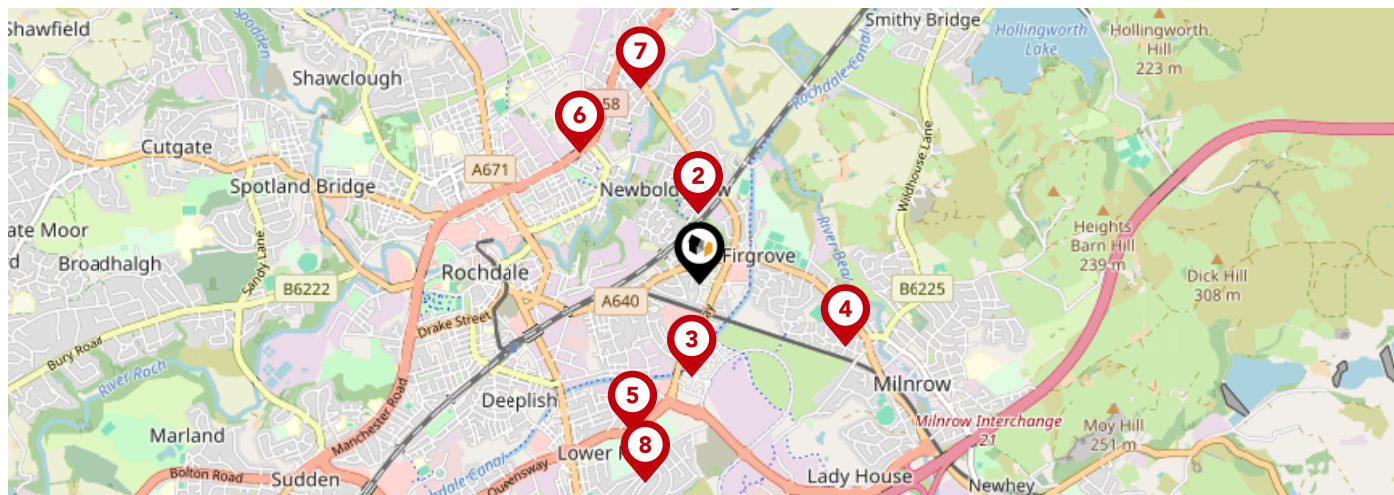
B

Valid until 07.01.2030

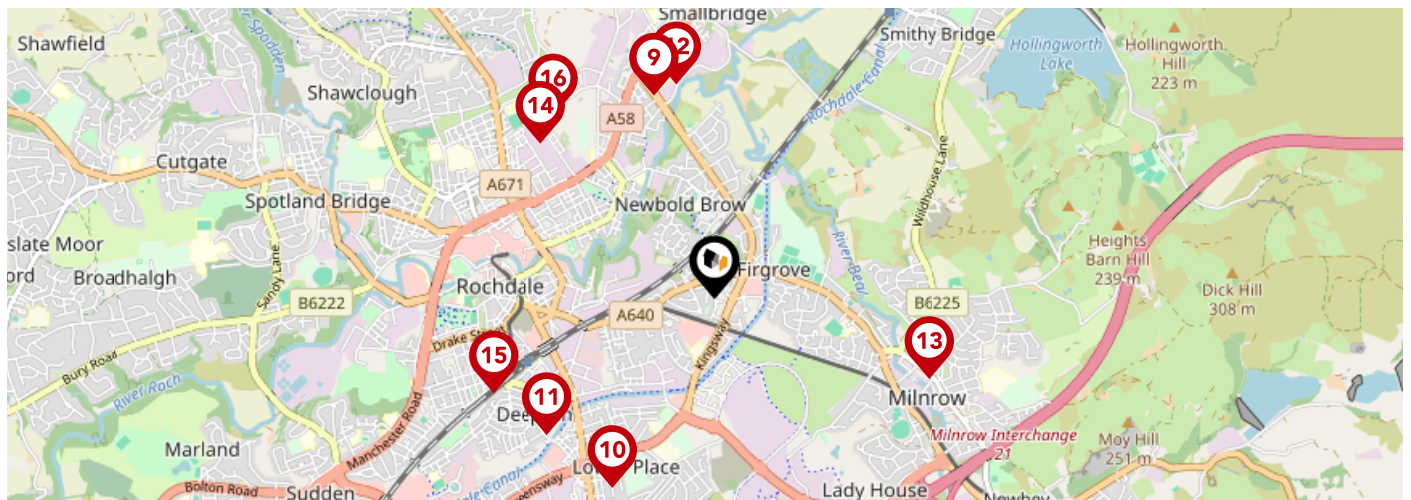
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 82 B	← 84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

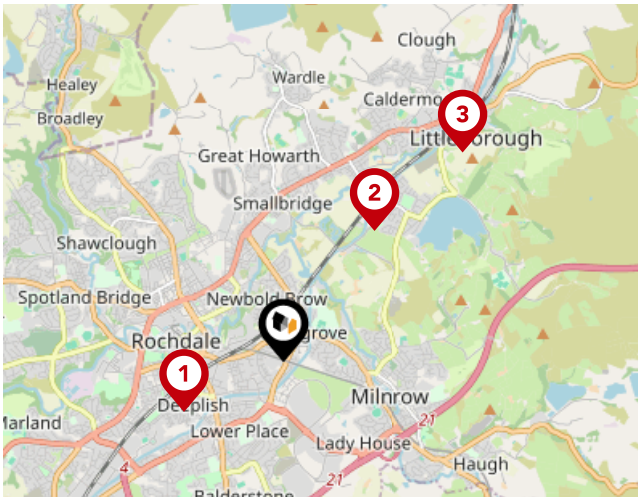
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	59 m ²



		Nursery	Primary	Secondary	College	Private
1	Belfield Community School Ofsted Rating: Good Pupils: 424 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rochdale Pupil Referral Service Ofsted Rating: Good Pupils: 164 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sacred Heart Roman Catholic Primary School Rochdale Ofsted Rating: Good Pupils: 223 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Moorhouse Academy Ofsted Rating: Good Pupils: 224 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 456 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Heybrook Primary School Ofsted Rating: Good Pupils: 683 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Springside Ofsted Rating: Good Pupils: 129 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingsway Park High School Ofsted Rating: Good Pupils: 1341 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

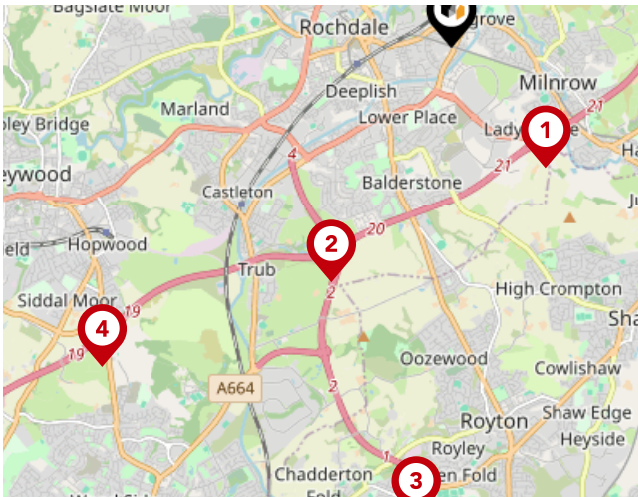


		Nursery	Primary	Secondary	College	Private
	Hamer Community Primary School Ofsted Rating: Good Pupils: 317 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lowerplace Primary School Ofsted Rating: Good Pupils: 553 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Deeplish Primary Academy Ofsted Rating: Good Pupils: 463 Distance:0.95	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milnrow Parish Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.01	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 217 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



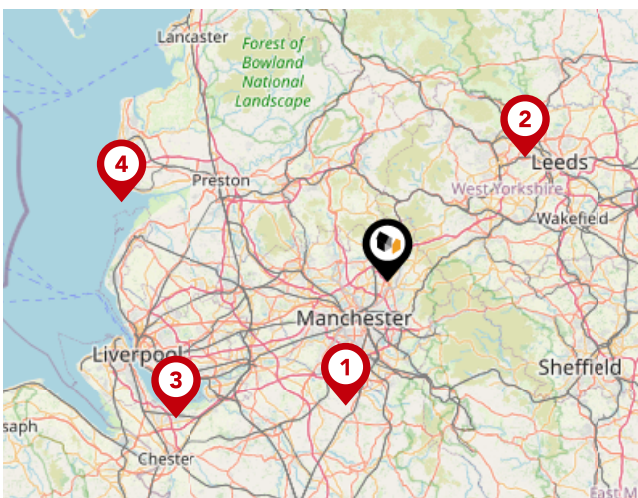
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	0.97 miles
2	Smithy Bridge Rail Station	1.41 miles
3	Littleborough Rail Station	2.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J21	1.35 miles
2	M62 J20	2.32 miles
3	A627(M) J1	4.16 miles
4	M62 J19	4.16 miles
5	M60 J21	6.28 miles

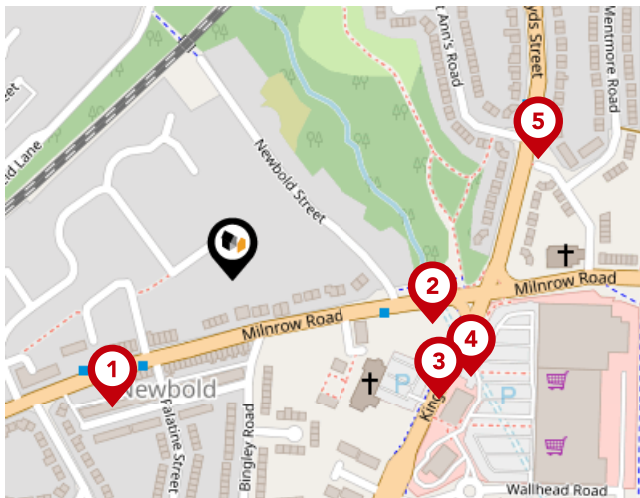


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.5 miles
2	Leeds Bradford Airport	26.04 miles
3	Speke	35.44 miles
4	Highfield	38.86 miles

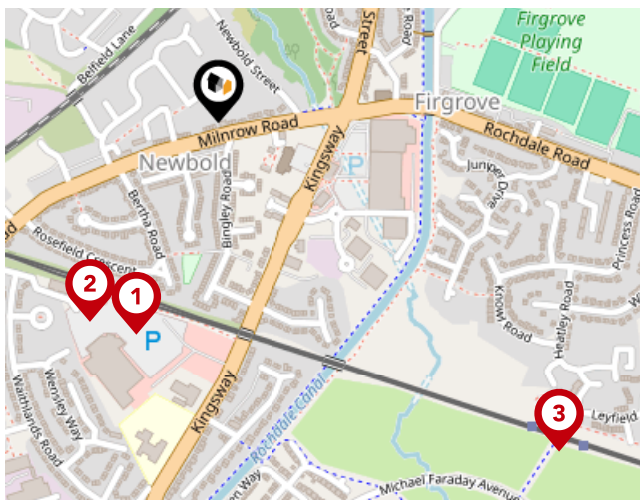
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Palatine Street	0.1 miles
2	Newbold Street	0.11 miles
3	Kingsway Retail Park	0.13 miles
4	Kingsway Retail Park	0.14 miles
5	St Ann's Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Newbold (Manchester Metrolink)	0.25 miles
2	Newbold (Manchester Metrolink)	0.26 miles
3	Kingsway (Manchester Metrolink)	0.52 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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/martinco_uk



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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

