

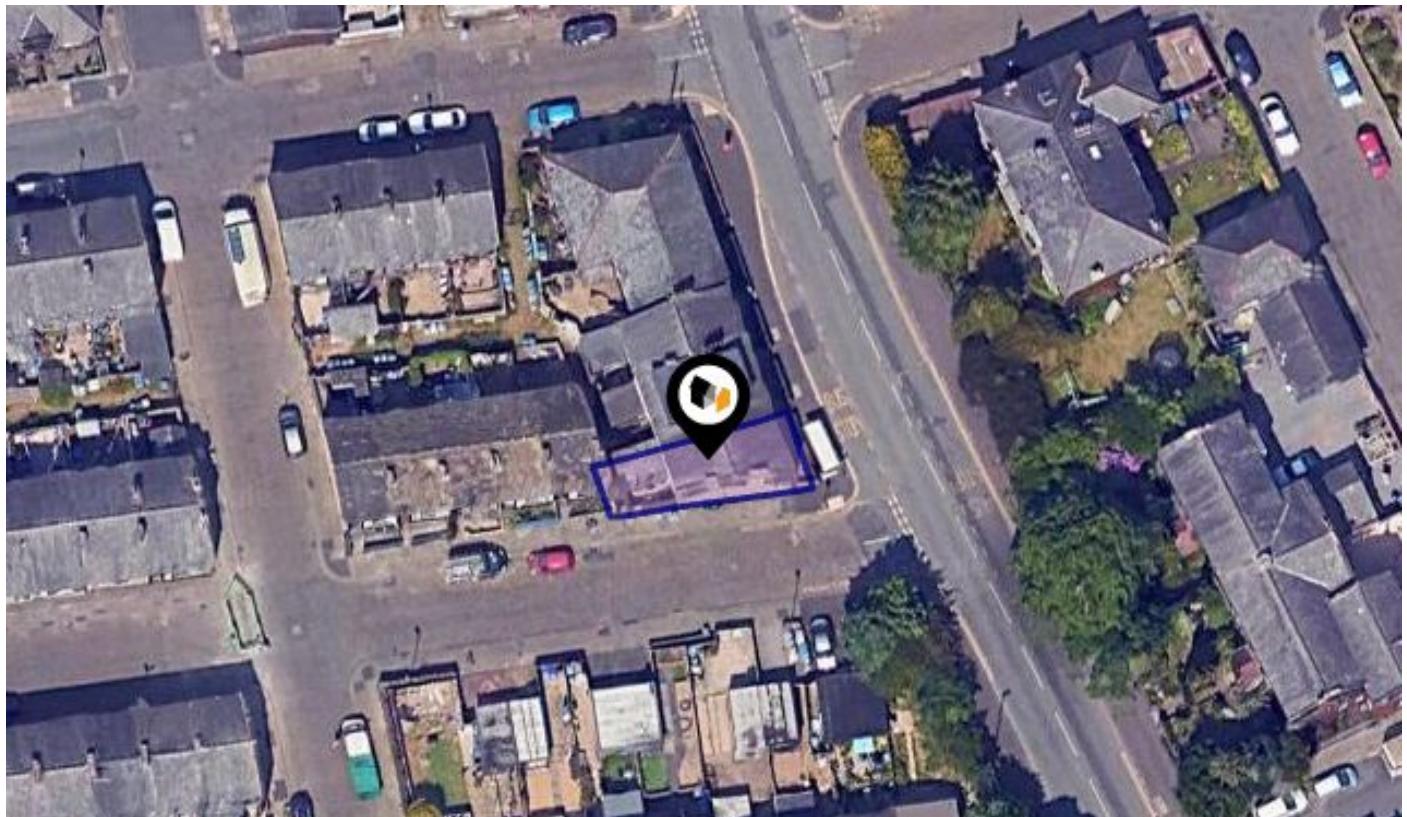


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 20th January 2025



ROOLEY MOOR ROAD, ROCHDALE, OL12

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

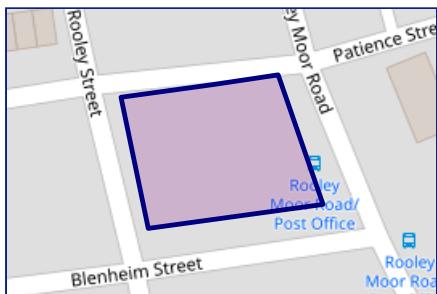
rochdale@martinco.com

rochdale.martinco.com



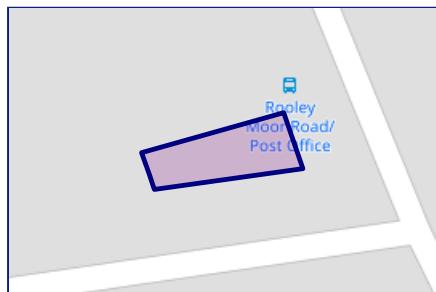
Property Multiple Title Plans

Freehold Title Plan



MAN430423

Leasehold Title Plan



GM425373

Start Date: 04/04/1930
End Date: 01/03/2879
Lease Term: 990 years (less 3 days) from 1 March 1889
Term Remaining: 854 years



Property

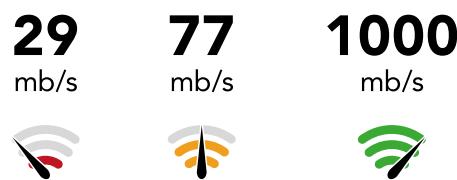
Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	04/04/1930
Floor Area:	1,087 ft ² / 101 m ²	End Date:	01/03/2879
Plot Area:	0.02 acres	Lease Term:	990 years (less 3 days) from 1 March 1889
Year Built :	Before 1900	Term	854 years
Council Tax :	Band B	Remaining:	
Annual Estimate:	£1,812		
Title Number:	GM425373		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **64 Rooley Moor Road Rochdale OL12 7BS**

Reference - 22/00861/HOUS

Decision: Decided

Date: 24th June 2022

Description:

Single storey side extension

Planning records for: **68 Rooley Moor Road Rochdale OL12 7BS**

Reference - 16/00604/HOUS

Decision: Decided

Date: 18th May 2016

Description:

Timber fencing above line of existing brick wall

Reference - 16/00604/HOUS

Decision: Decided

Date: 18th May 2016

Description:

Timber fencing above line of existing brick wall

Planning records for: **74 Rooley Moor Road Rochdale OL12 7BS**

Reference - 19/01300/HOUS

Decision: Awaiting decision

Date: 01st November 2019

Description:

Application to change entrance orientation from Rooley Moor Road (west facing) to Patience Street (north facing)
single storey front and side extension including alterations to fenestration on front elevation

Planning records for: **89 Rooley Moor Road Rochdale Lancashire OL12 7BS**

Reference - 05/D44910

Decision: Decided

Date: 09th February 2005

Description:

Change Of Use From Post Office To Dwelling Including Alterations To Front Elevation

Reference - 05/D44910

Decision: Decided

Date: 09th February 2005

Description:

Change Of Use From Post Office To Dwelling Including Alterations To Front Elevation

Property EPC - Certificate



Rooley Moor Road, OL12

Energy rating

D

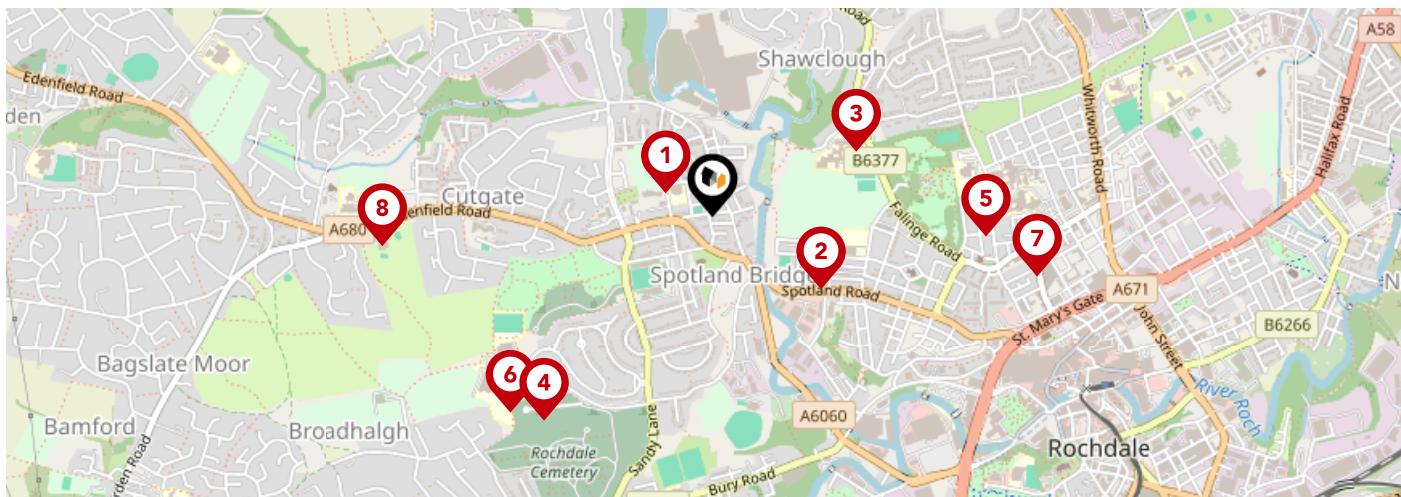
Valid until 14.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 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:	To unheated space, no insulation (assumed)
Total Floor Area:	101 m ²

Area Schools



Nursery Primary Secondary College Private



Meanwood Community Nursery and Primary School

Ofsted Rating: Good | Pupils: 346 | Distance:0.11



Spotland Primary School

Ofsted Rating: Good | Pupils: 439 | Distance:0.29



Falinge Park High School

Ofsted Rating: Good | Pupils: 1354 | Distance:0.35



Redwood

Ofsted Rating: Good | Pupils: 337 | Distance:0.58



Brownhill School

Ofsted Rating: Requires improvement | Pupils: 87 | Distance:0.6



Oulder Hill Leadership Academy

Ofsted Rating: Not Rated | Pupils: 1184 | Distance:0.62



Howard Street Nursery School

Ofsted Rating: Good | Pupils: 80 | Distance:0.73

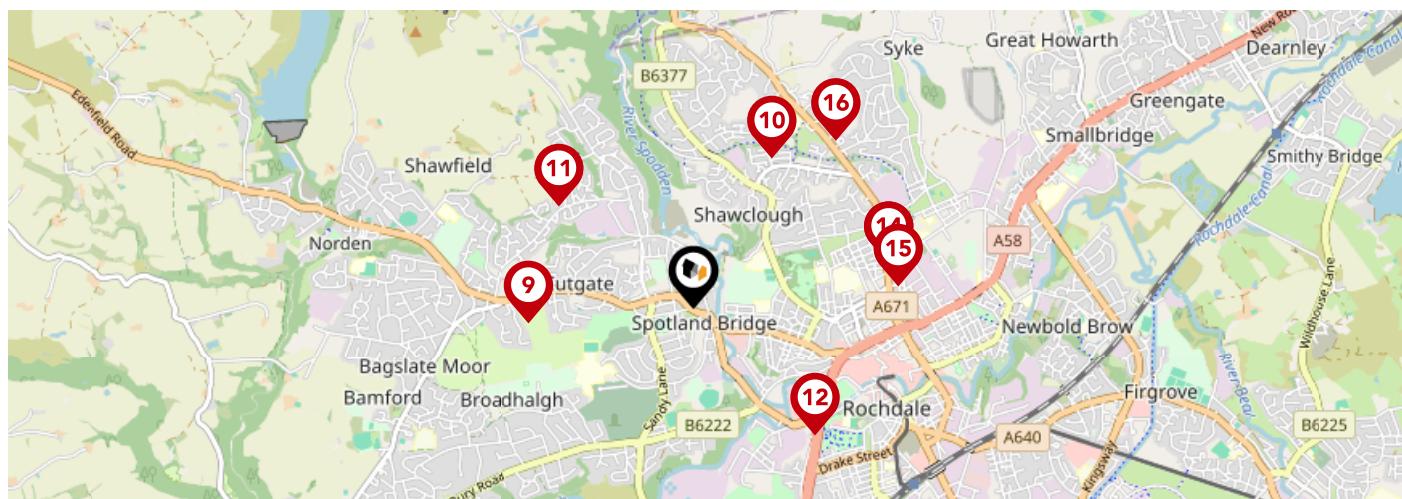


Caldershaw Primary School

Ofsted Rating: Outstanding | Pupils: 241 | Distance:0.73



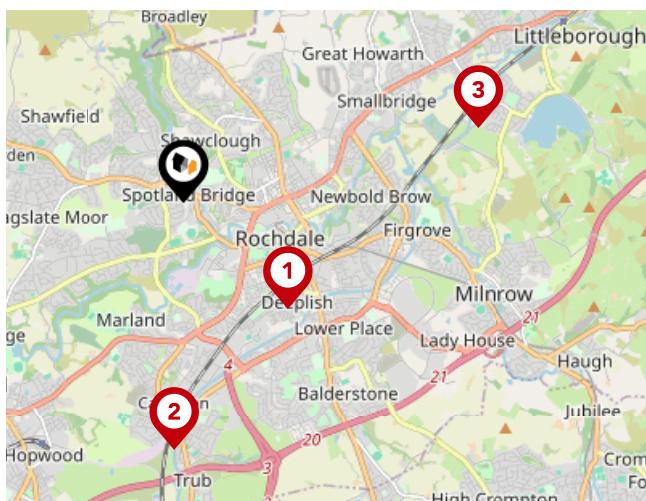
Area Schools



Nursery Primary Secondary College Private

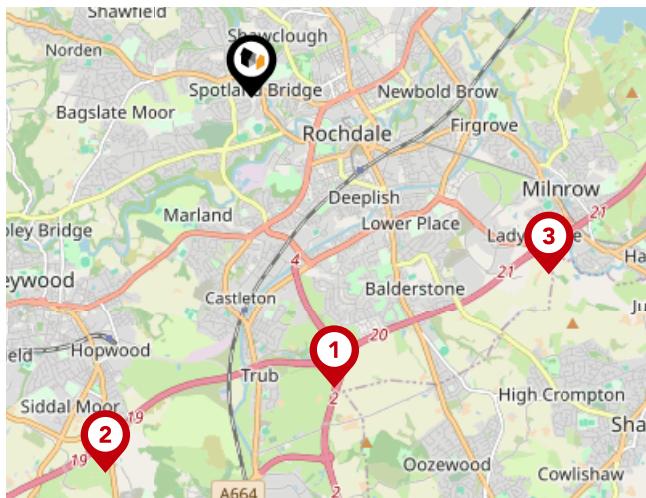
 9 St Vincent's Roman Catholic Primary School, Rochdale	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Requires improvement Pupils: 382 Distance:0.73					
 10 Shawclough Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 438 Distance:0.75					
 11 Willow View School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 27 Distance:0.75					
 12 Rochdale Sixth Form College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Outstanding Pupils:0 Distance:0.78					
 13 Greenbank Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 473 Distance:0.88					
 14 Rochdale Islamic Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 147 Distance:0.88					
 15 Rochdale Islamic Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 88 Distance:0.9					
 16 Healey Foundation Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 208 Distance:0.96					

Area Transport (National)



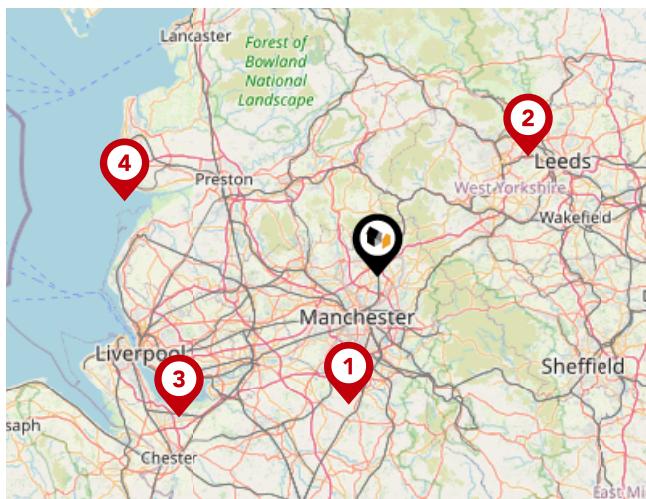
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	1.31 miles
2	Castleton (Manchester) Rail Station	2.17 miles
3	Smithy Bridge Rail Station	2.68 miles



Trunk Roads/Motorways

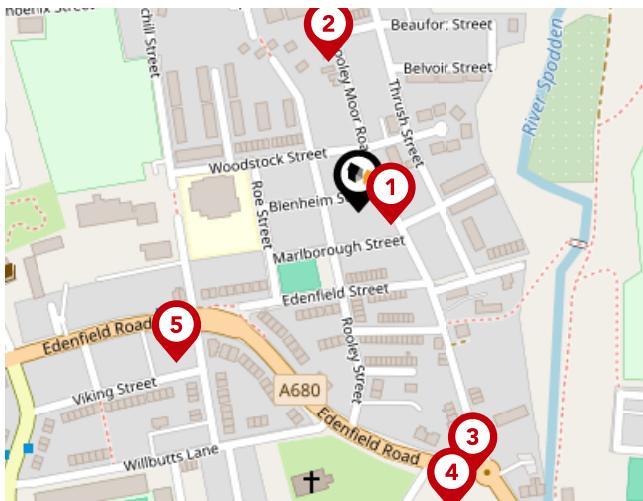
Pin	Name	Distance
1	M62 J20	2.66 miles
2	M62 J19	3.54 miles
3	M62 J21	3.05 miles
4	A627(M) J1	4.87 miles
5	M60 J20	6.26 miles



Airports/Helipads

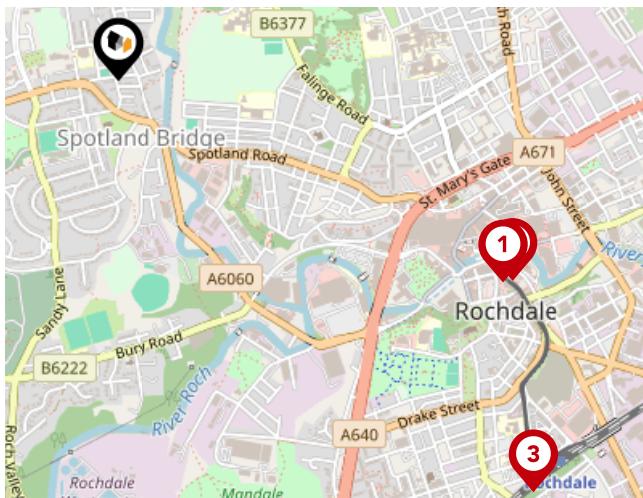
Pin	Name	Distance
1	Manchester Airport	18.5 miles
2	Leeds Bradford Airport	27.09 miles
3	Speke	34.23 miles
4	Highfield	37 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blenheim Street	0.02 miles
2	Spotland Methodist Church	0.08 miles
3	Spotland Bridge	0.16 miles
4	Longfield Road	0.17 miles
5	Churchill Street	0.13 miles



Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	0.96 miles
2	Rochdale Town Centre (Manchester Metrolink)	0.97 miles
3	Rochdale Railway Station (Manchester Metrolink)	1.28 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 theirs 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



/martinco_uk



/MartinCoUK



/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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com



Land Registry



Historic England

Office for National Statistics



Ofcom

Valuation Office Agency

Ofsted

