

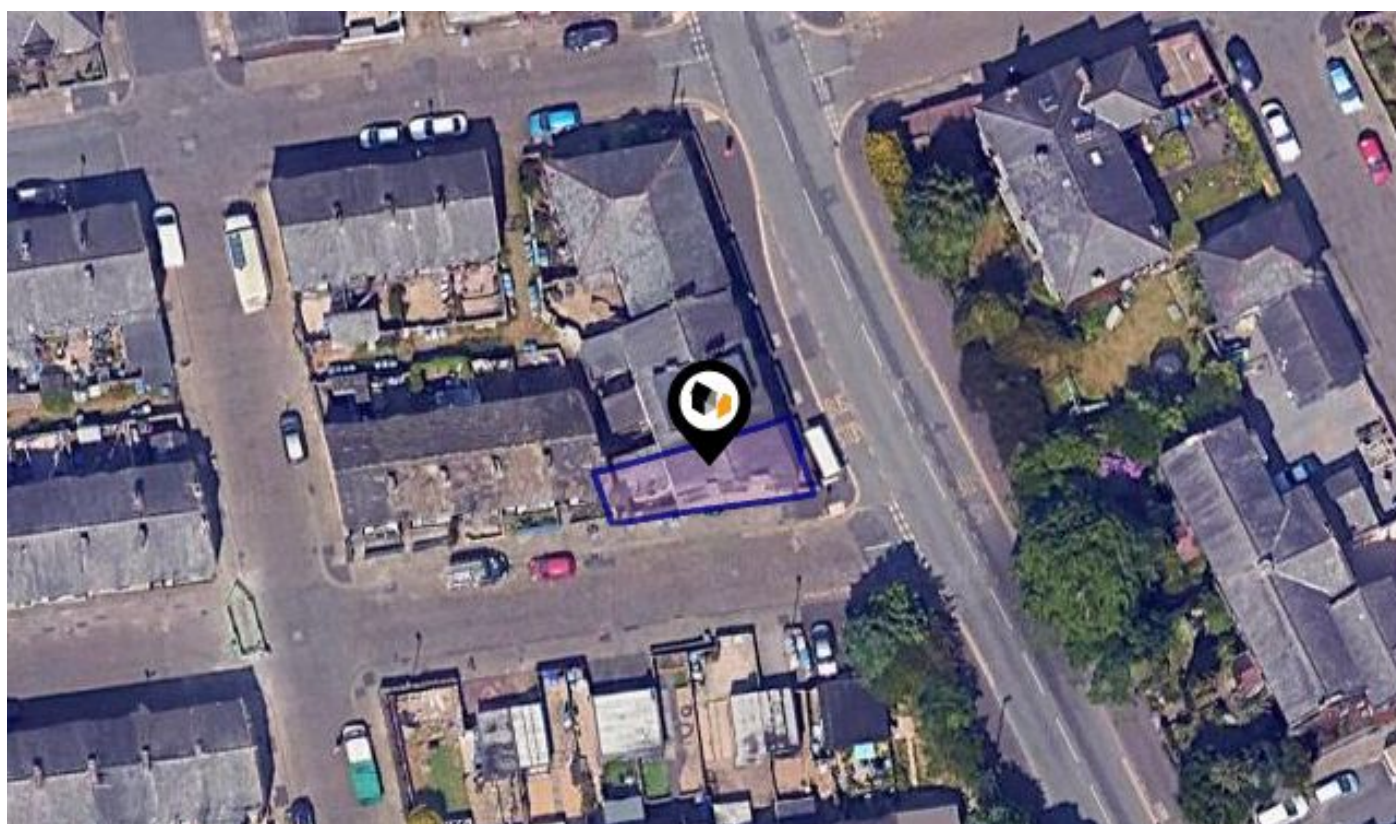


See More Online

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

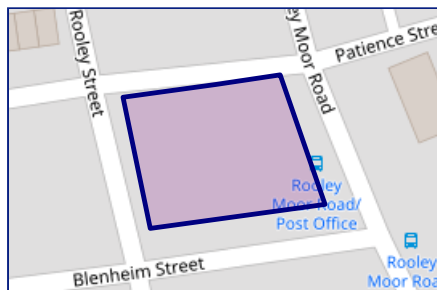
01706 648277

rochdale@martinco.com

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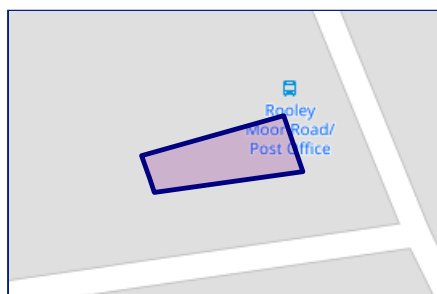


Freehold Title Plan



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 Remaining:	854 years
Council Tax :	Band B		
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)

29 mb/s	77 mb/s	1000 mb/s

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

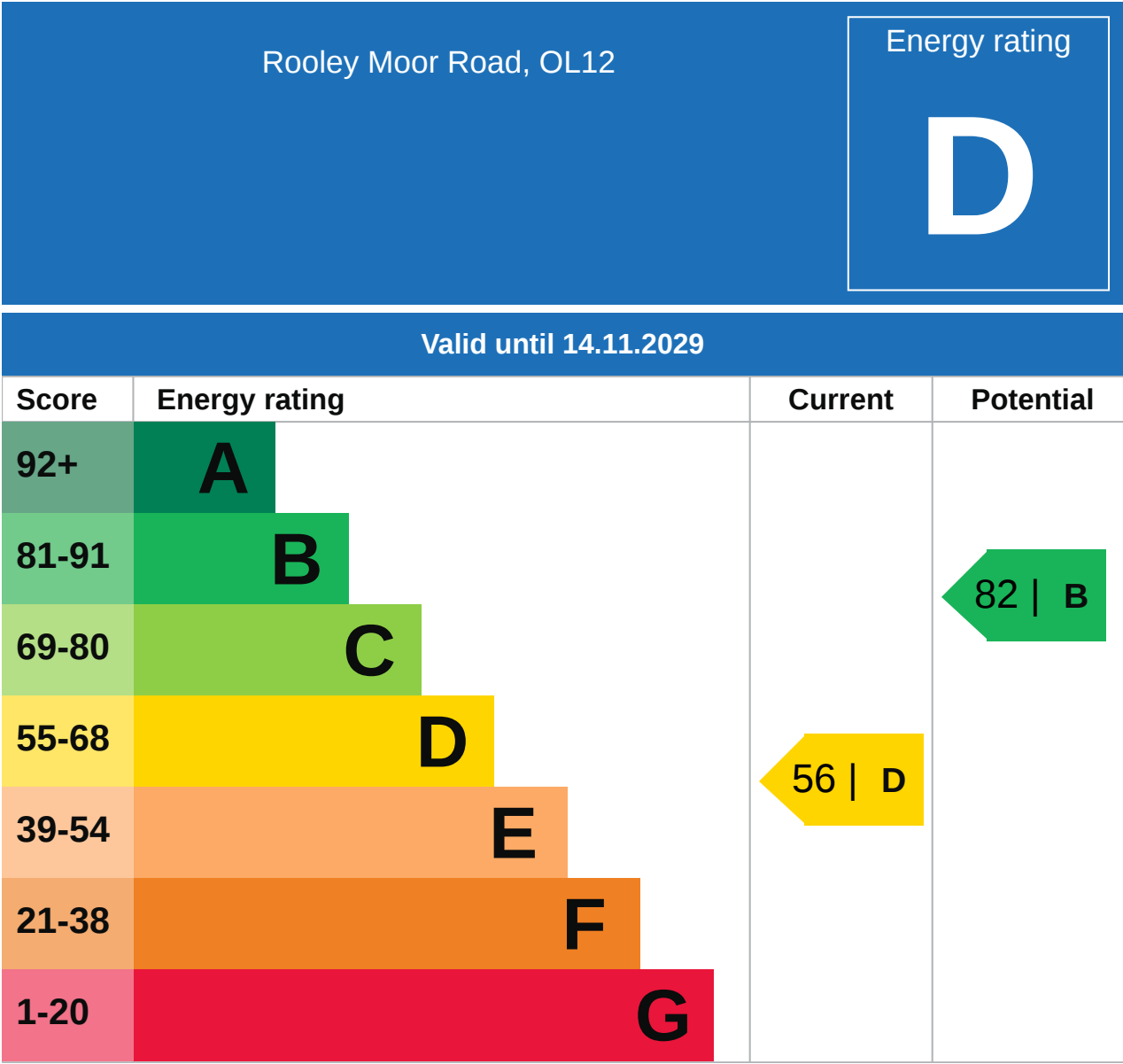
Planning records for: **74 Rooley Moor Road Rochdale OL12 7BS**

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**

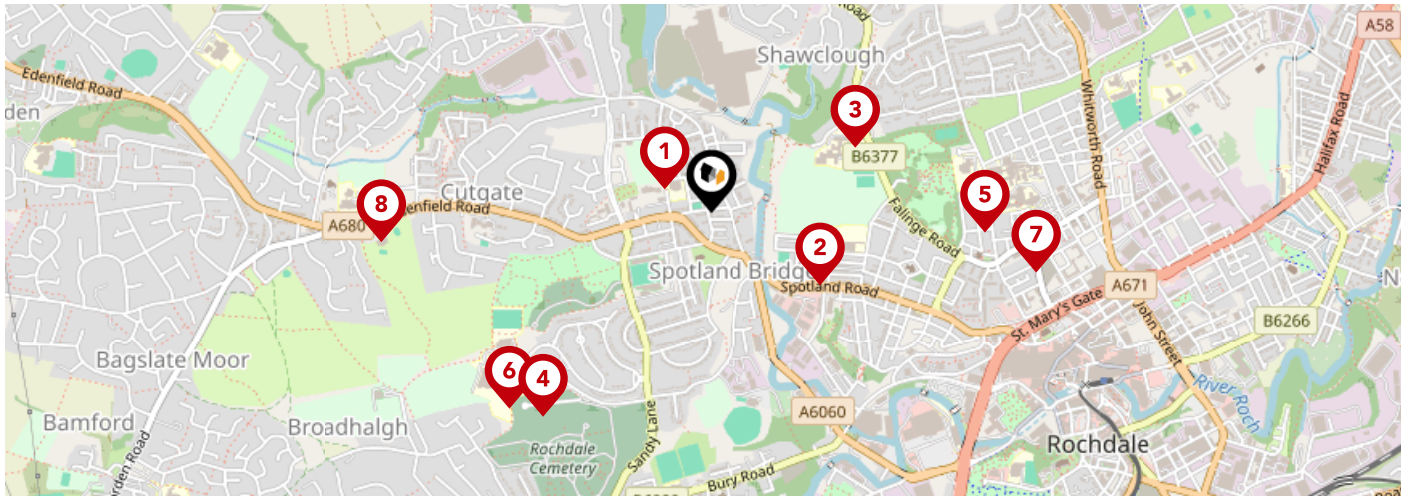
Reference - 05/D44910	
Decision:	Decided
Date:	09th February 2005
Description:	Change Of Use From Post Office To Dwelling Including Alterations To Front Elevation

Reference - 05/D44910	
Decision:	Decided
Date:	09th February 2005
Description:	Change Of Use From Post Office To Dwelling Including Alterations To Front Elevation

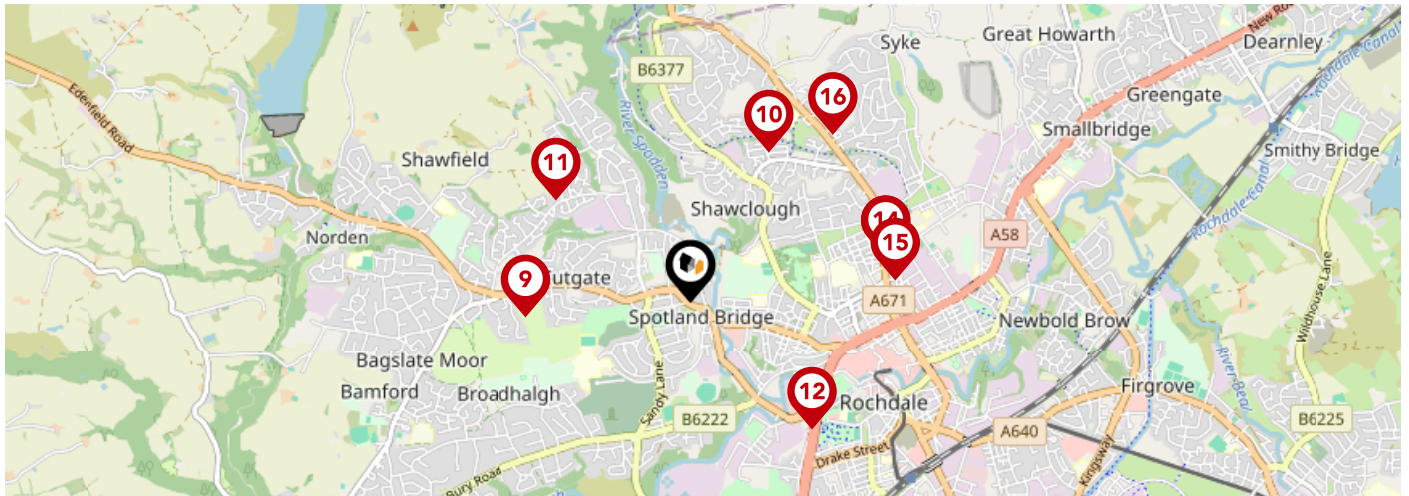










Additional EPC Data

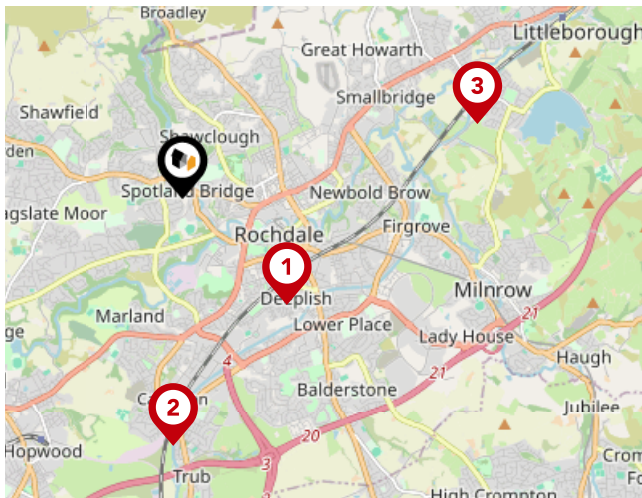
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	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



		Nursery	Primary	Secondary	College	Private
1	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"/>
2	Spotland Primary School Ofsted Rating: Good Pupils: 439 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Falinge Park High School Ofsted Rating: Good Pupils: 1354 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Redwood Ofsted Rating: Good Pupils: 337 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Brownhill School Ofsted Rating: Requires improvement Pupils: 87 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oulder Hill Leadership Academy Ofsted Rating: Not Rated Pupils: 1184 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Howard Street Nursery School Ofsted Rating: Good Pupils: 80 Distance:0.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Caldershaw Primary School Ofsted Rating: Outstanding Pupils: 241 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

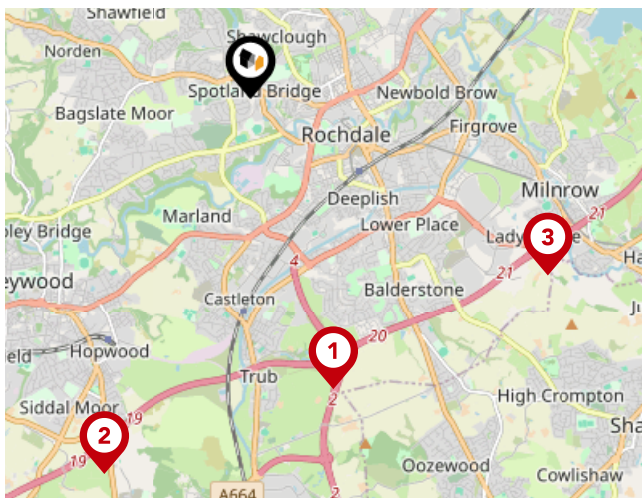


		Nursery	Primary	Secondary	College	Private
	St Vincent's Roman Catholic Primary School, Rochdale Ofsted Rating: Requires improvement Pupils: 382 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shawclough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



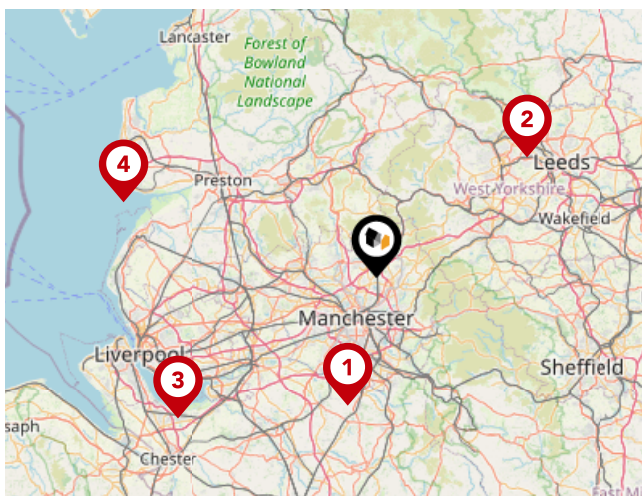
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	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

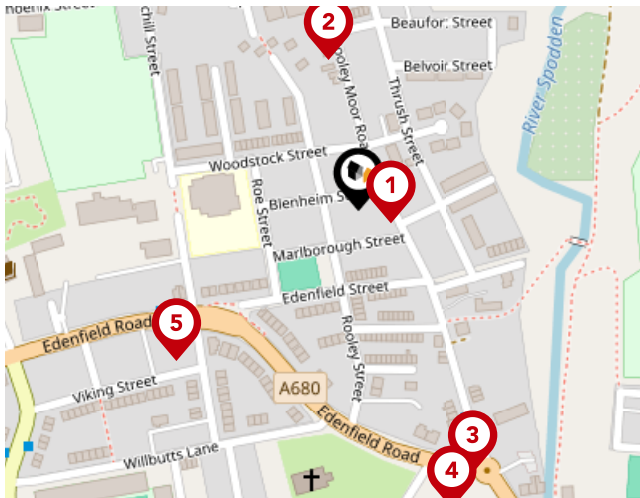


Airports/Helipads

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

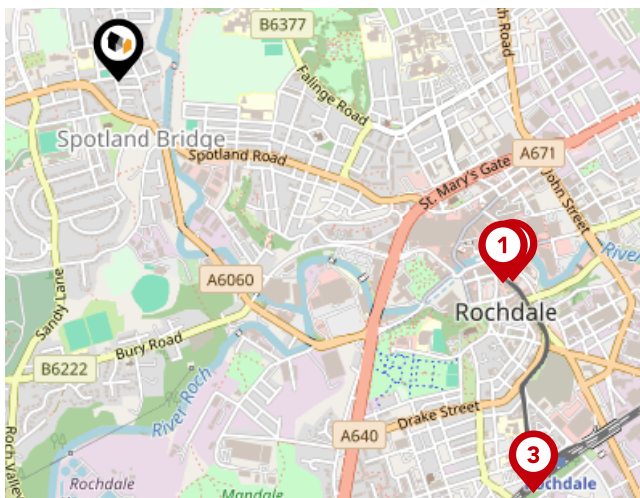
Area

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 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

