

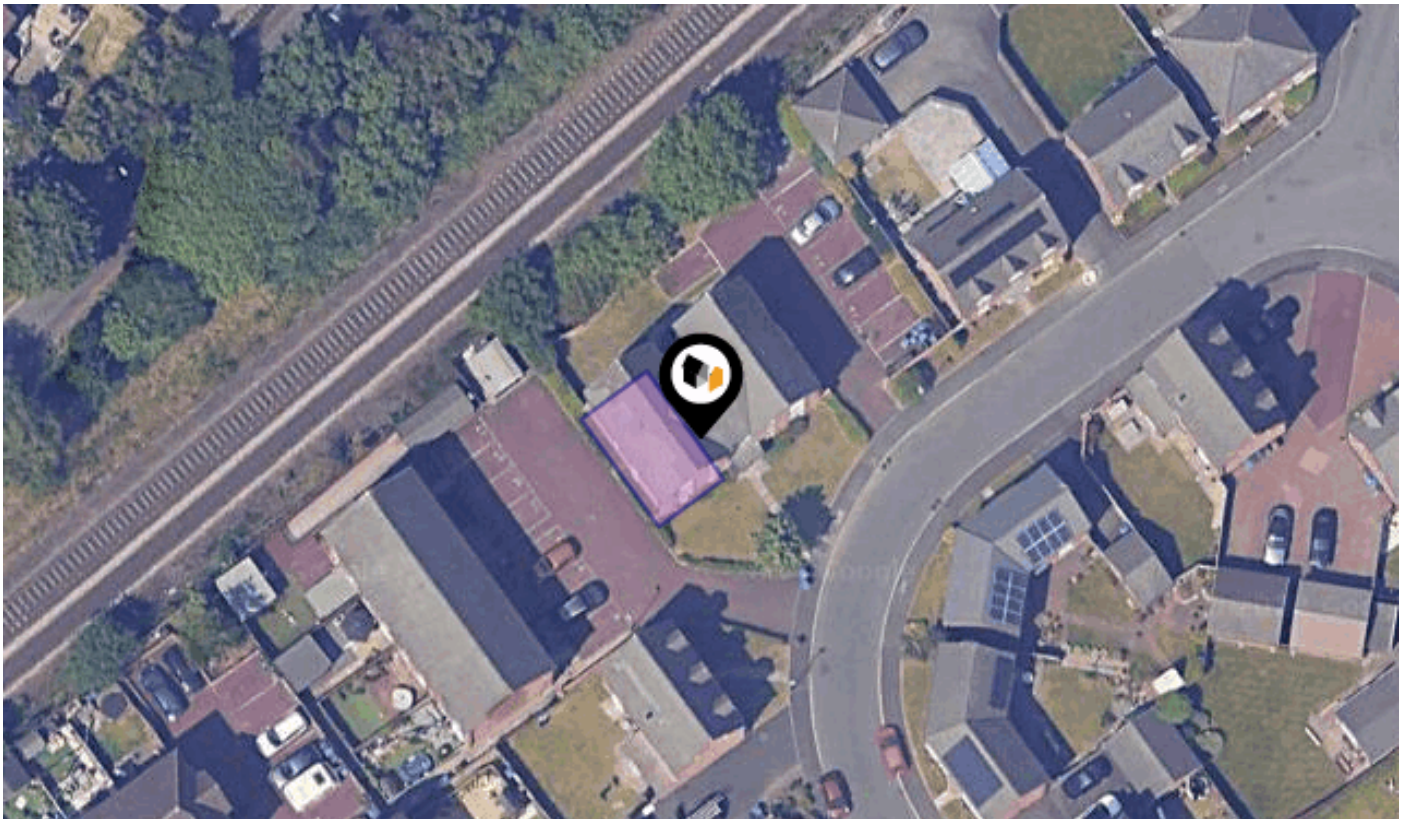


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# MIR: Material Info

The Material Information Affecting this Property

Thursday 02<sup>nd</sup> January 2025



**NEWBOLD HALL DRIVE, ROCHDALE, OL16**

## Martin & Co

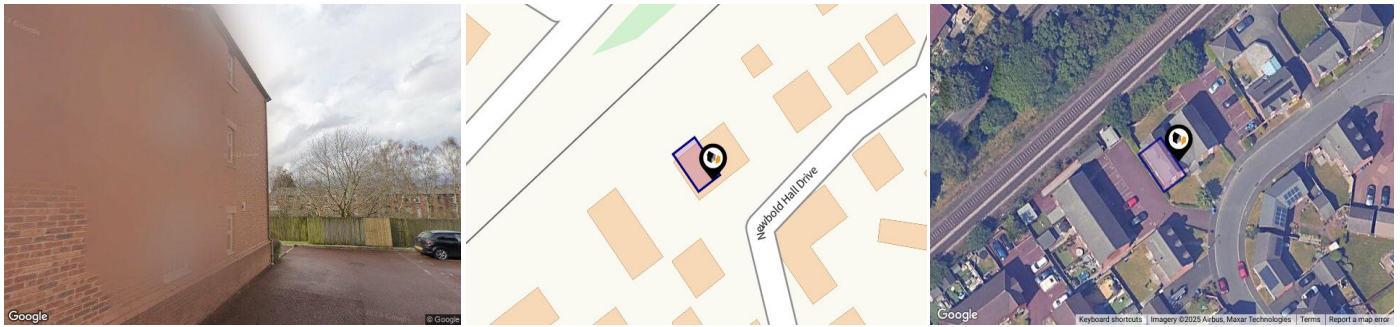
15B Cheetham St Rochdale OL16 1DG

01706 648277

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	21/06/2006
<b>Floor Area:</b>	645 ft <sup>2</sup> / 60 m <sup>2</sup>	<b>End Date:</b>	01/11/2130
<b>Plot Area:</b>	0.02 acres	<b>Lease Term:</b>	125 years from 1 November 2005
<b>Year Built :</b>	2006	<b>Term Remaining:</b>	105 years
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,812		
<b>Title Number:</b>	MAN58301		

## Local Area

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

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

<b>8</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **1 Newbold Hall Drive Rochdale OL16 3AG**

<b>Reference - 23/00178/HOUS</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th February 2023
<b>Description:</b>	New gate and fence following part removal of existing fence. Includes kerb dropping.

<b>Reference - 23/00179/CPL</b>	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	20th February 2023
<b>Description:</b>	Certificate of lawfulness for proposed storage building

Planning records for: **13 Newbold Hall Drive Rochdale OL16 3AG**

<b>Reference - 15/01141/HH42</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	01st October 2015
<b>Description:</b>	Prior notification for a single storey rear extension measuring 3.5m from the rear of original dwelling (with a maximum height of 3.8m and height to the eaves is 2.821m)

<b>Reference - 15/01141/HH42</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	01st October 2015
<b>Description:</b>	Prior notification for a single storey rear extension measuring 3.5m from the rear of original dwelling (with a maximum height of 3.8m and height to the eaves is 2.821m)

Planning records for: **73 Newbold Hall Drive Rochdale OL16 3AG**

<b>Reference - 21/01145/CPL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 03rd August 2021
<b>Description:</b> Certificate of lawfulness for a proposed single storey rear extension

<b>Reference - 22/00781/HOUS</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th June 2022
<b>Description:</b> Single storey rear extension

Planning records for: **105 Newbold Hall Drive Rochdale OL16 3AG**

<b>Reference - 18/00948/HH42</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st August 2018
<b>Description:</b> Prior approval for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.55m and height to eaves to 2.61m)

Newbold Hall Drive, OL16

Energy rating

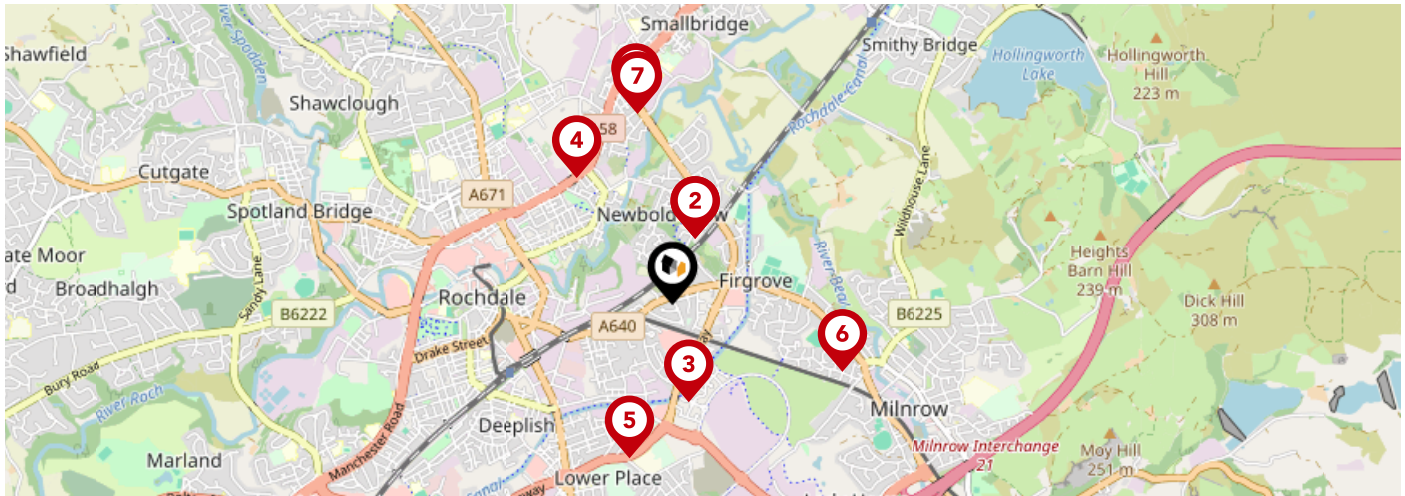
**B**

Valid until 02.08.2030

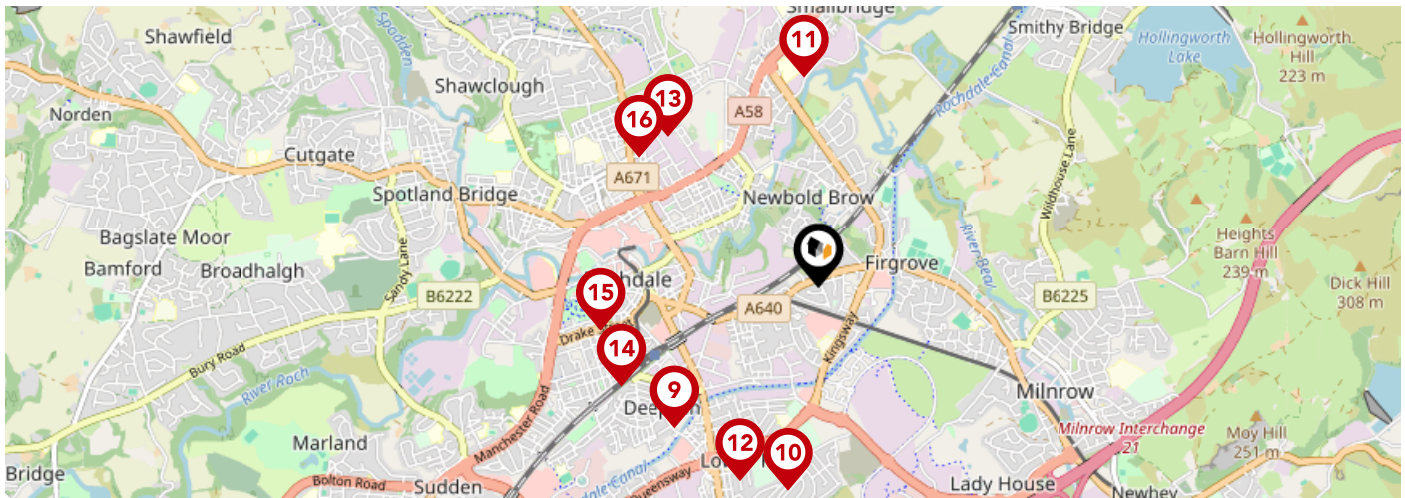
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	← 82   B	← 85   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	60 m <sup>2</sup>

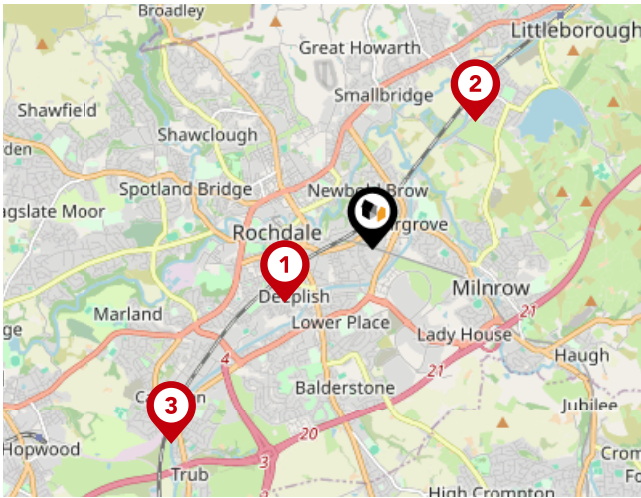


		Nursery	Primary	Secondary	College	Private
<b>Belfield Community School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Rochdale Pupil Referral Service</b> Ofsted Rating: Good   Pupils: 164   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Sacred Heart Roman Catholic Primary School Rochdale</b> Ofsted Rating: Good   Pupils: 223   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Heybrook Primary School</b> Ofsted Rating: Good   Pupils: 683   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 456   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Moorhouse Academy</b> Ofsted Rating: Good   Pupils: 224   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Springside</b> Ofsted Rating: Good   Pupils: 129   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Hamer Community Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



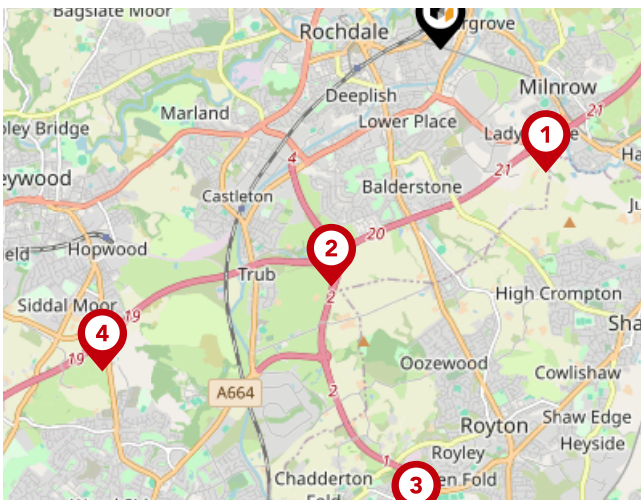
		Nursery	Primary	Secondary	College	Private
	<b>Deeplish Primary Academy</b> Ofsted Rating: Good   Pupils: 463   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsway Park High School</b> Ofsted Rating: Good   Pupils: 1341   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alice Ingham Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 142   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lowerplace Primary School</b> Ofsted Rating: Good   Pupils: 553   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 297   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Roman Catholic Primary School, Rochdale</b> Ofsted Rating: Good   Pupils: 217   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broadfield Community Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rochdale Islamic Academy</b> Ofsted Rating: Good   Pupils: 88   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





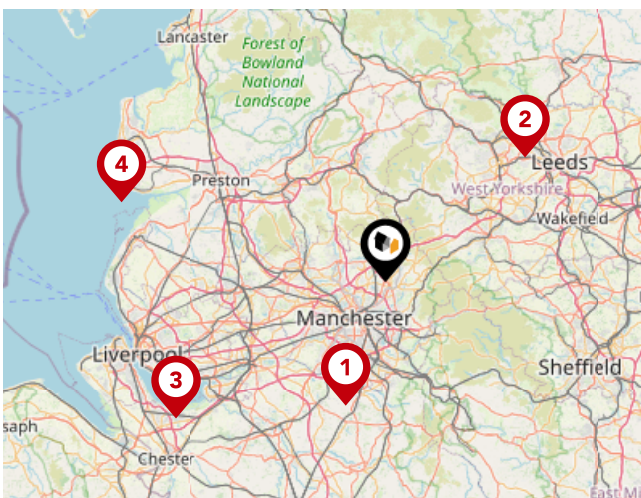
### National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	0.89 miles
2	Smithy Bridge Rail Station	1.45 miles
3	Castleton (Manchester) Rail Station	2.45 miles



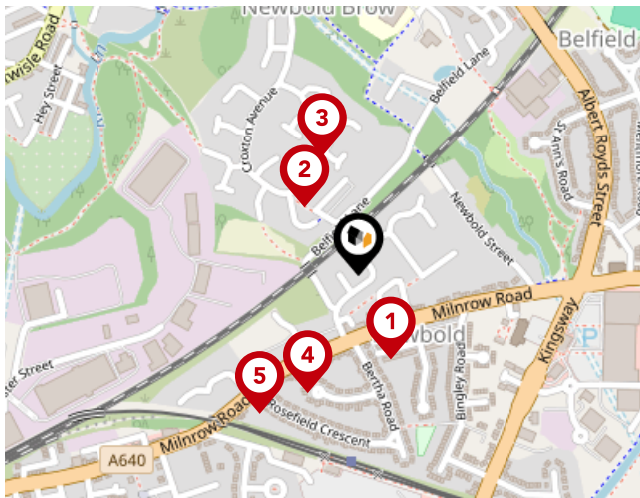
### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J21	1.43 miles
2	M62 J20	2.29 miles
3	A627(M) J1	4.17 miles
4	M62 J19	4.1 miles
5	M60 J21	6.28 miles



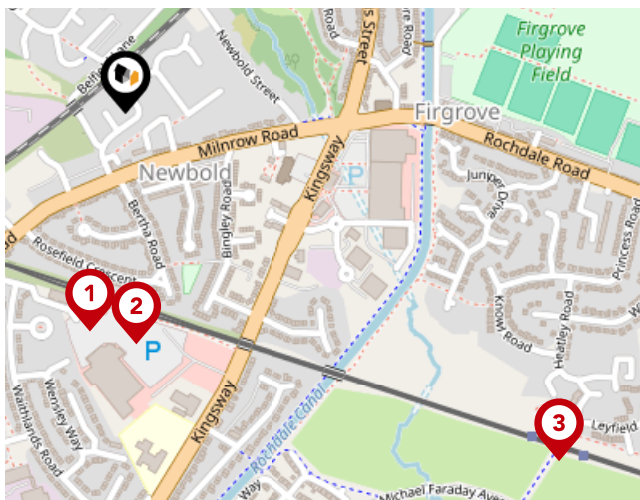
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.49 miles
2	Leeds Bradford Airport	26.11 miles
3	Speke	35.37 miles
4	Highfield	38.76 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Palatine Street	0.1 miles
2	Croxton Avenue	0.1 miles
3	Croxton Avenue	0.14 miles
4	Rosefield Crescent	0.14 miles
5	Rosefield Crescent	0.19 miles



### Local Connections

Pin	Name	Distance
1	Newbold (Manchester Metrolink)	0.24 miles
2	Newbold (Manchester Metrolink)	0.25 miles
3	Kingsway (Manchester Metrolink)	0.61 miles



### Martin & Co

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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



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# Martin & Co

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Valuation Office  
Agency

