

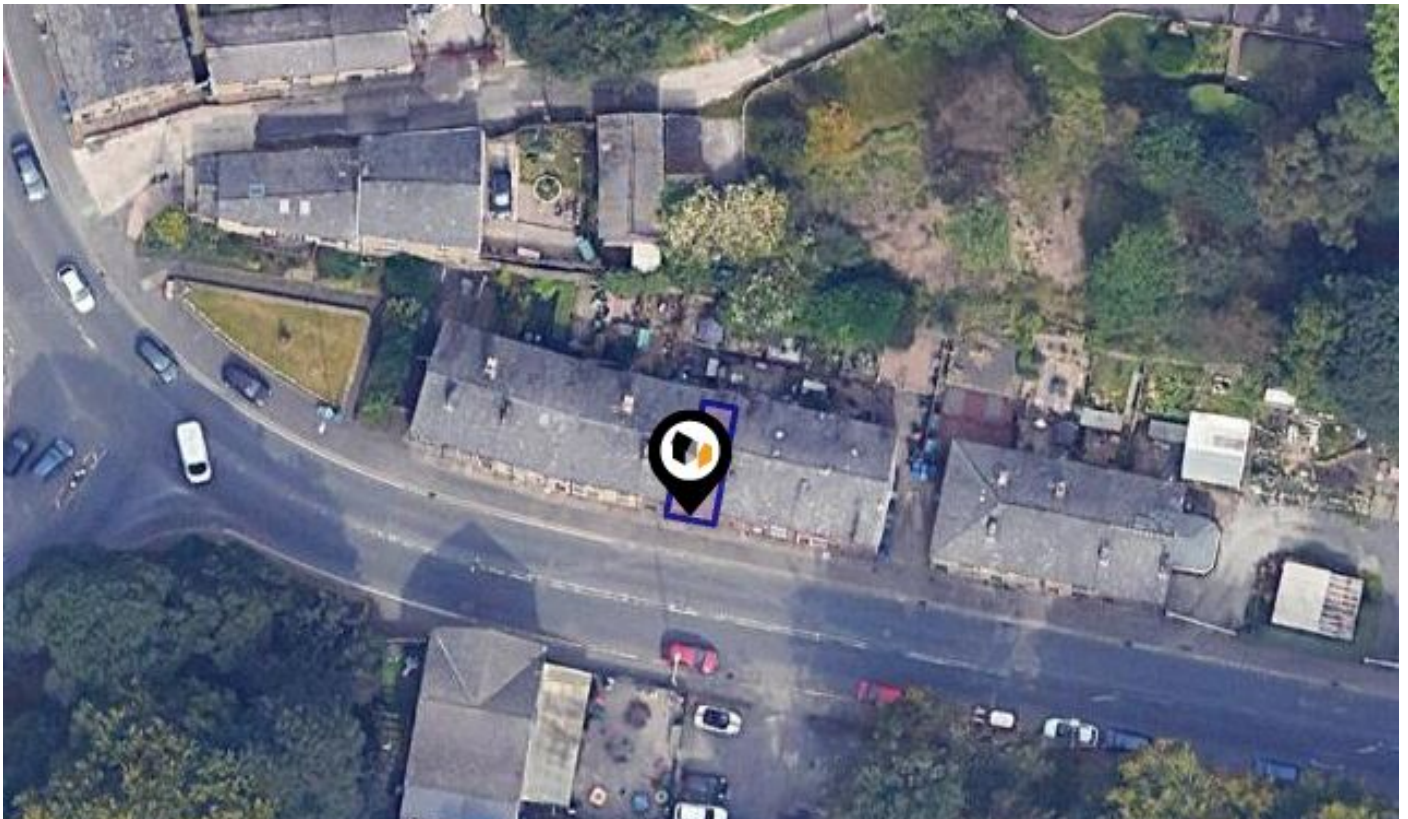


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 11<sup>th</sup> November 2024**



**MARKET STREET, WHITWORTH, ROCHDALE, OL12**

## Martin & Co

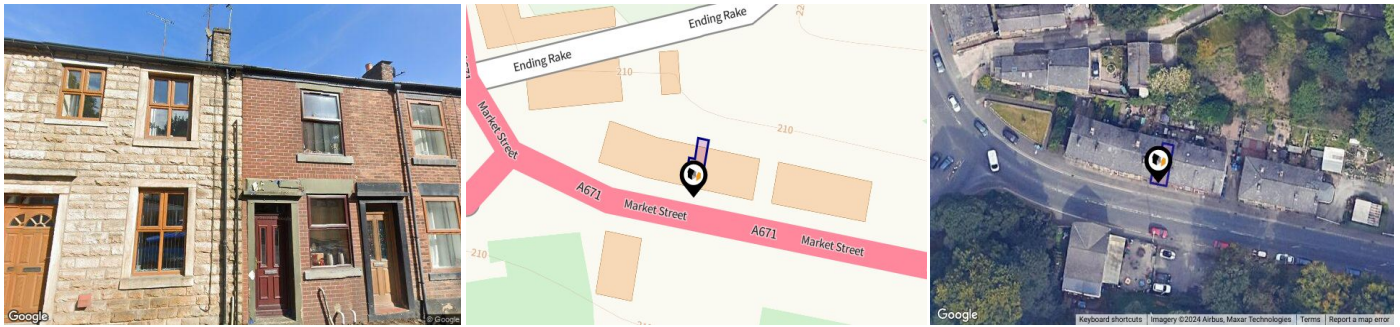
15B Cheetham St Rochdale OL16 1DG

01706 648277

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	26/02/1868
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>	<b>End Date:</b>	27/02/2867
<b>Plot Area:</b>	0.01 acres	<b>Lease Term:</b>	999 years from 27 February 1868
<b>Year Built :</b>	1900-1929	<b>Term Remaining:</b>	842 years
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,542		
<b>Title Number:</b>	LAN152870		

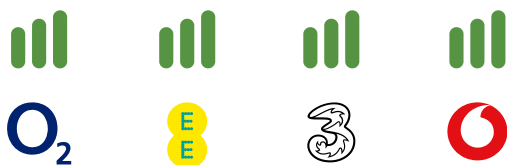
## Local Area

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

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

<b>7</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **41 Market Street Whitworth Rochdale OL12 8RW**

<b>Reference - 2015/0152</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st April 2015
<b>Description:</b>	Erection of new retaining wall and double garage

<b>Reference - 2015/0272</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd July 2015
<b>Description:</b>	Erection of new retaining wall/extension of parking area to north side of house

Planning records for: **43-45 Market Street Whitworth Rochdale Lancashire OL12 8RW**

<b>Reference - X/1990/796</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	05th December 1990
<b>Description:</b>	EXTENSION TO EXISTING GARAGE

Planning records for: **Healey Conservative Club Market Street Whitworth Rochdale Lancashire OL12 8RW**

<b>Reference - X/2006/220</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	27th April 2006
<b>Description:</b>	Change of use of first floor to 1 no. residential flat

Planning records for: *10 Market Street Whitworth Rochdale Lancashire OL12 8RW*

Reference - X/1994/163	
Decision:	Decided
Date:	22nd April 1994
Description:	ERECTION OF WOODEN SHED

Planning records for: *71 Market Street Whitworth Rochdale Lancashire OL12 8RW*

Reference - 2015/0148	
Decision:	Decided
Date:	20th April 2015
Description:	Construction of a single storey pitched roof side extension including chimney, with additional decking to rear and a stone and timber / wrought iron boundary wall to perimeter.

Whitworth, OL12

Energy rating

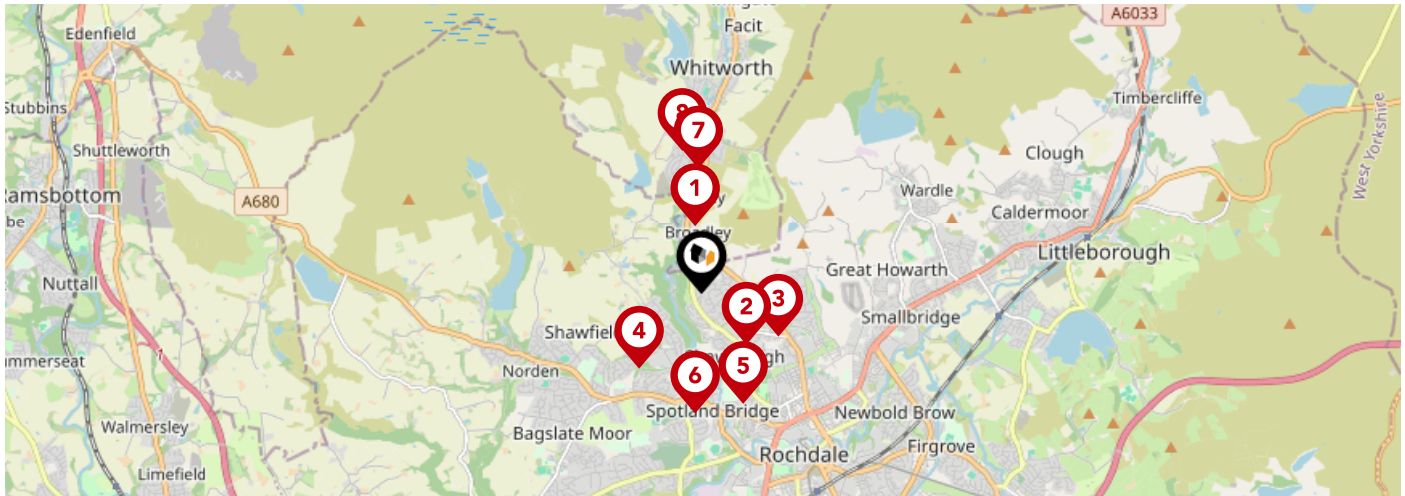
**C**

Valid until 02.04.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		92   A
69-80	<b>C</b>	75   c	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

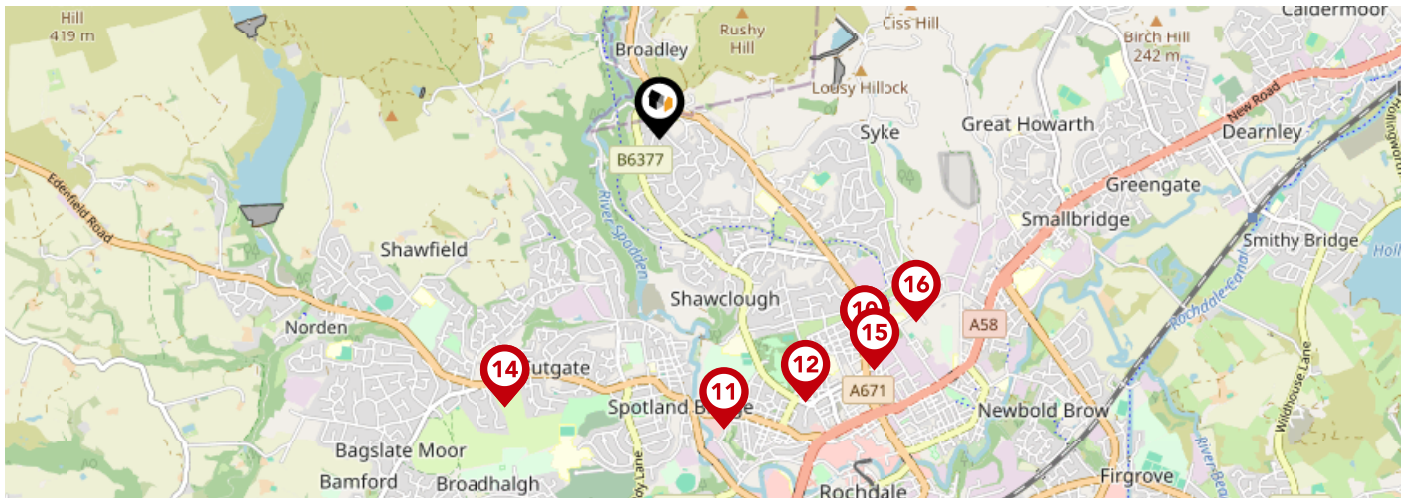
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<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 installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<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
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	55 m <sup>2</sup>



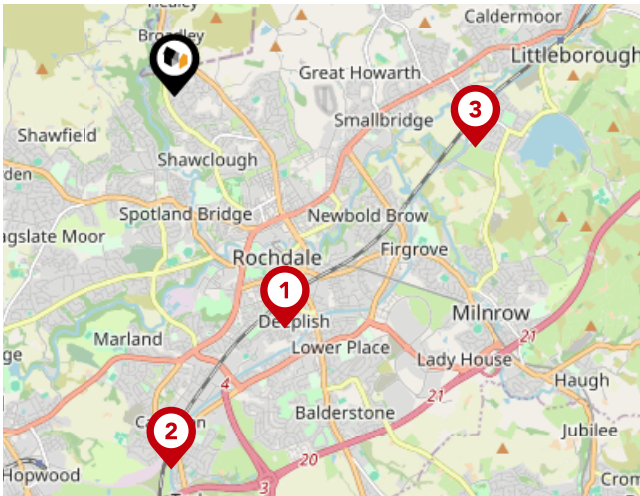
		Nursery	Primary	Secondary	College	Private
	<b>Tonacliffe Primary School</b> Ofsted Rating: Outstanding   Pupils: 317   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shawclough Community Primary School</b> Ofsted Rating: Good   Pupils: 438   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Healey Foundation Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willow View School</b> Ofsted Rating: Good   Pupils: 27   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Falinge Park High School</b> Ofsted Rating: Good   Pupils: 1354   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meanwood Community Nursery and Primary School</b> Ofsted Rating: Good   Pupils: 346   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bartholomew's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 156   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitworth Community High School</b> Ofsted Rating: Good   Pupils: 655   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





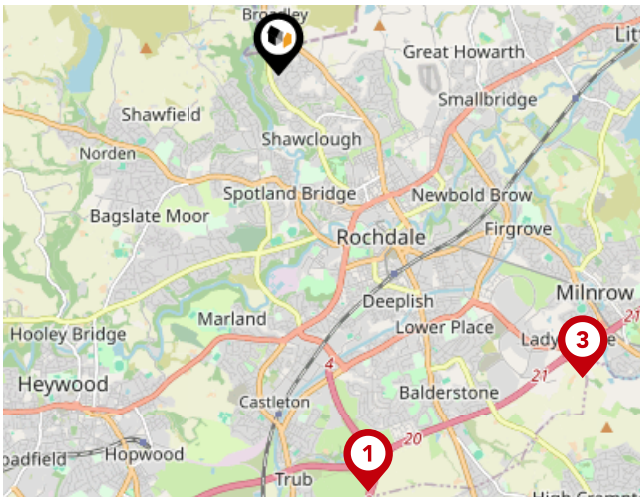
		Nursery	Primary	Secondary	College	Private
	<b>Greenbank Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rochdale Islamic Academy</b> Ofsted Rating: Good   Pupils: 147   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spotland Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brownhill School</b> Ofsted Rating: Requires improvement   Pupils: 87   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caldershaw Primary School</b> Ofsted Rating: Outstanding   Pupils: 241   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Vincent's Roman Catholic Primary School, Rochdale</b> Ofsted Rating: Requires improvement   Pupils: 382   Distance:1.36	<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:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 226   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





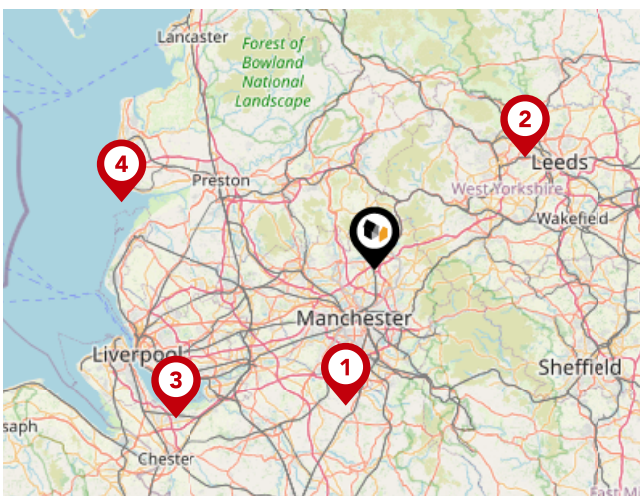
### National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	2.25 miles
2	Castleton (Manchester) Rail Station	3.28 miles
3	Smithy Bridge Rail Station	2.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	3.75 miles
2	M62 J19	4.58 miles
3	M62 J21	3.77 miles
4	A627(M) J1	5.95 miles
5	M66 J2	5.09 miles

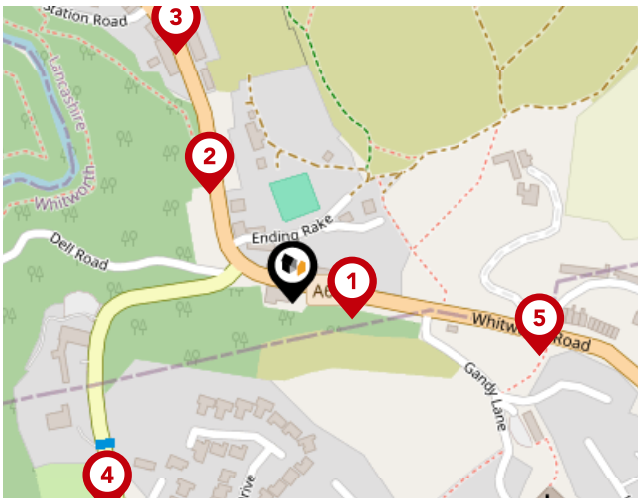


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.58 miles
2	Leeds Bradford Airport	26.43 miles
3	Speke	34.85 miles
4	Highfield	36.65 miles

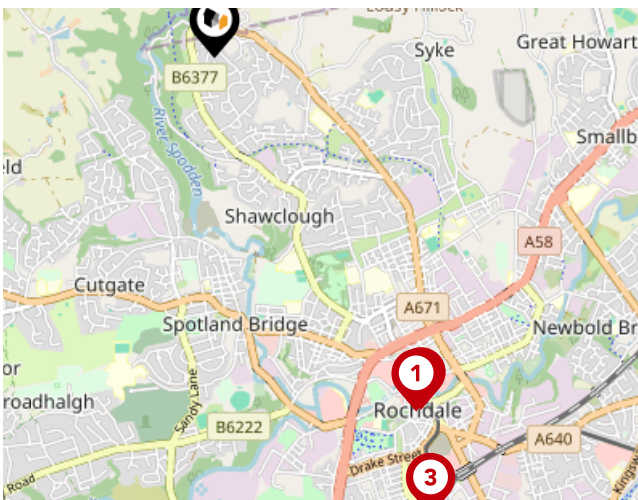
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Healey Corner	0.03 miles
2	Healey Dell	0.08 miles
3	Station Road	0.15 miles
4	Lowerfold Way	0.15 miles
5	Whambottom Lane	0.14 miles



### Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	1.79 miles
2	Rochdale Town Centre (Manchester Metrolink)	1.8 miles
3	Rochdale Railway Station (Manchester Metrolink)	2.23 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



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# Martin & Co

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Valuation Office  
Agency

