KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 21st May 2025

6, SUN BANK CLOSE, ROCHDALE, OL12 6LX

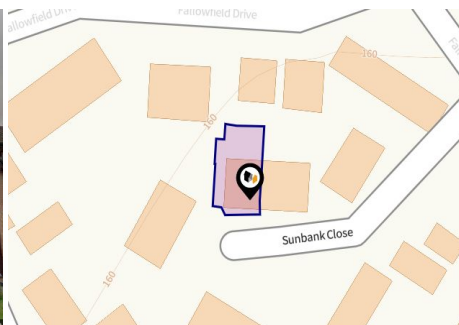**Landwood Group**

77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

https://landwoodgroup.com/

Property

Type:	Semi-Detached	**Last Sold Date:**	10/06/2005
Bedrooms:	3	**Last Sold Price:**	£125,000
Floor Area:	527 ft^2 / 49 m^2	**Last Sold £/ft^2:**	£237
Plot Area:	0.06 acres	**Tenure:**	Freehold
Council Tax :	Band B		
Annual Estimate:	£1,912		
Title Number:	GM477941		
UPRN:	23051495		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

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6 Sun Bank Close, OL12 6LX

Energy rating

C

Valid until 02.03.2035

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			85 | B
69-80	**C**		69 | C	
55-68	**D**			
39-54	**E**			
21-38	**F**			
1-20	**G**			

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Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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 85% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	49 m^2

Coal Mining

This map displays nearby coal mine entrances and their classifications.
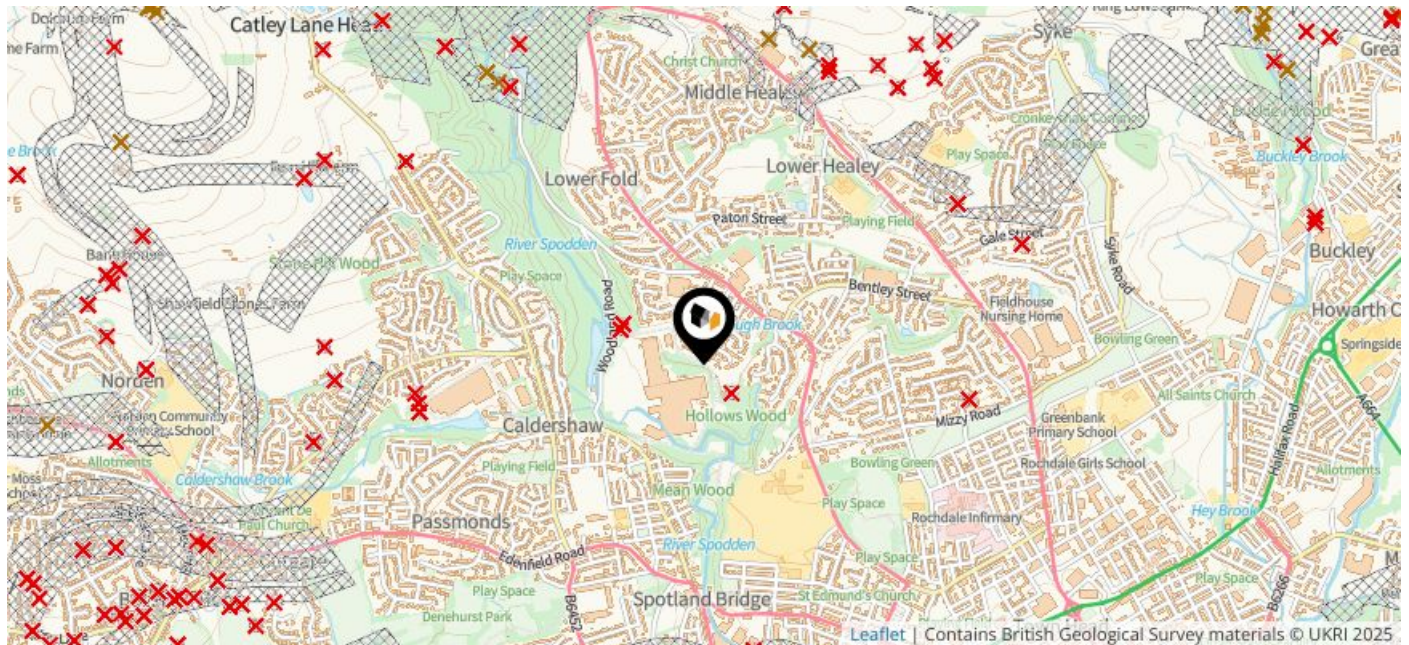
Mine Entry

✕   Adit
✕   Gutter Pit
✕   Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
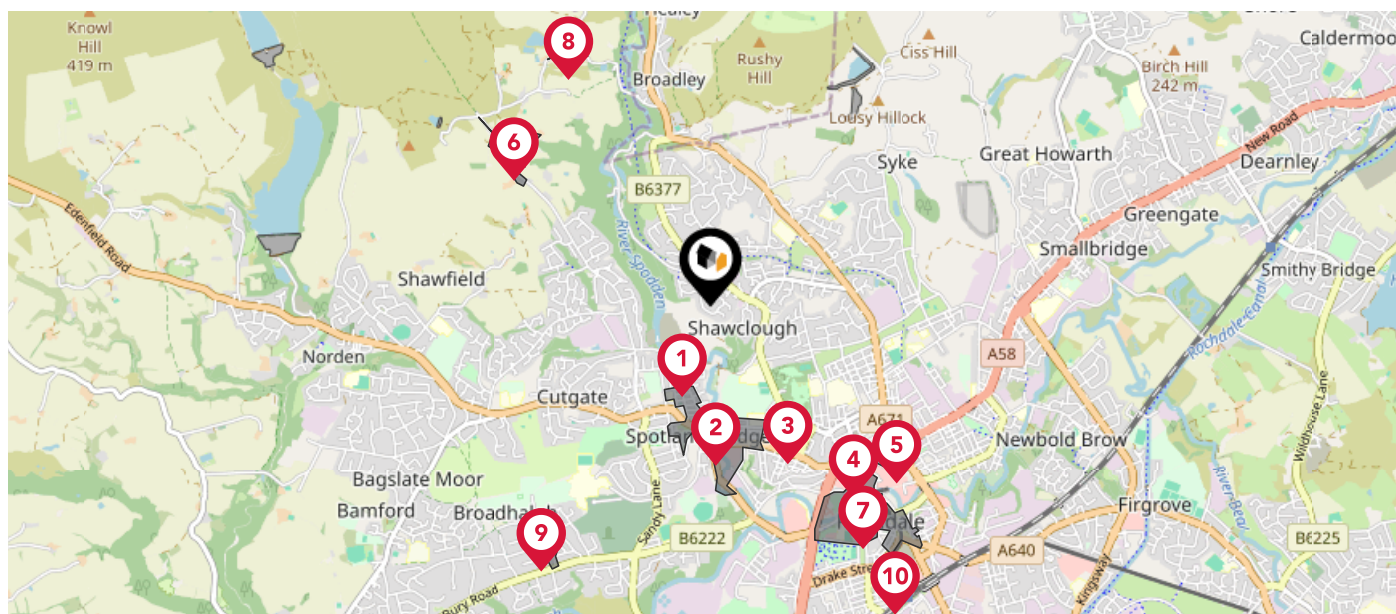

Nearby Conservation Areas

1. Spotland Fold

2. Spotland Bridge

3. St Edmund's Church

4. Toad Lane

5. Town Head

6. Catley Lane Head

7. Rochdale Town Centre

8. Prickshaw and Broadley Fold

9. Moorgate Avenue

10. Maclure Road

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
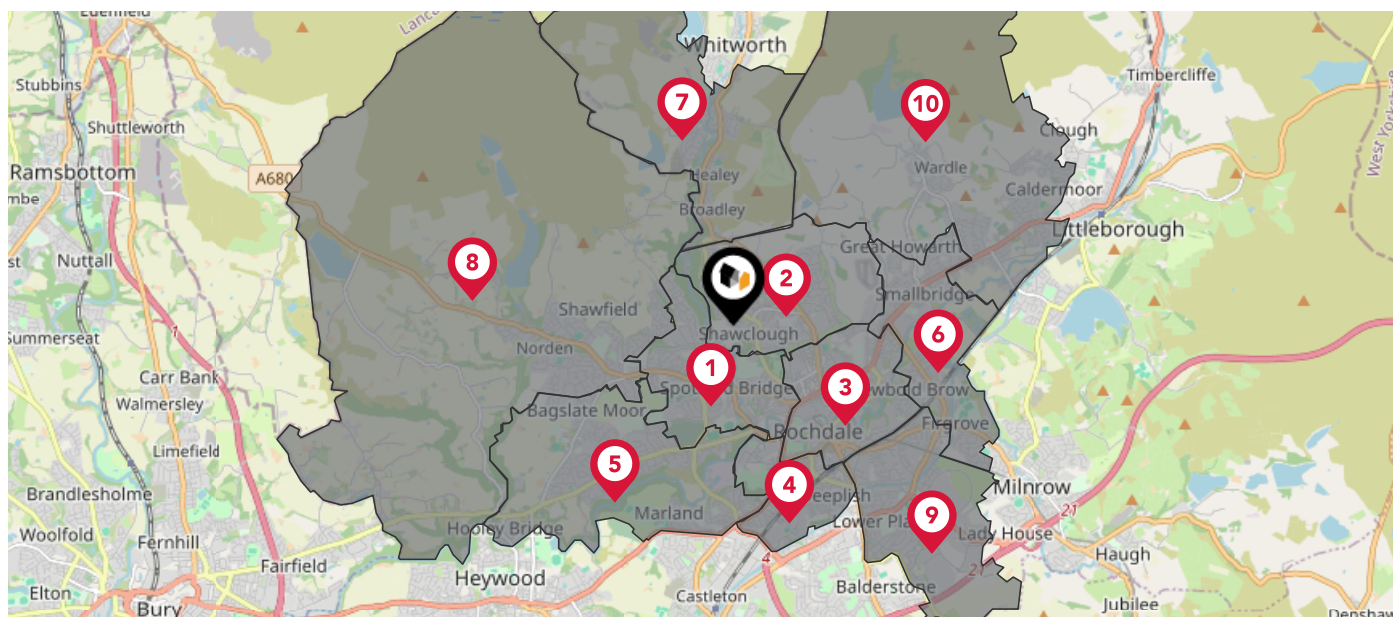
Nearby Council Wards

1	Spotland & Falinge Ward
2	Healey Ward
3	Central Rochdale Ward
4	Milkstone & Deeplish Ward
5	Bamford Ward
6	Smallbridge & Firgrove Ward
7	Healey and Whitworth Ward
8	Norden Ward
9	Kingsway Ward
10	Wardle, Shore & West Littleborough Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
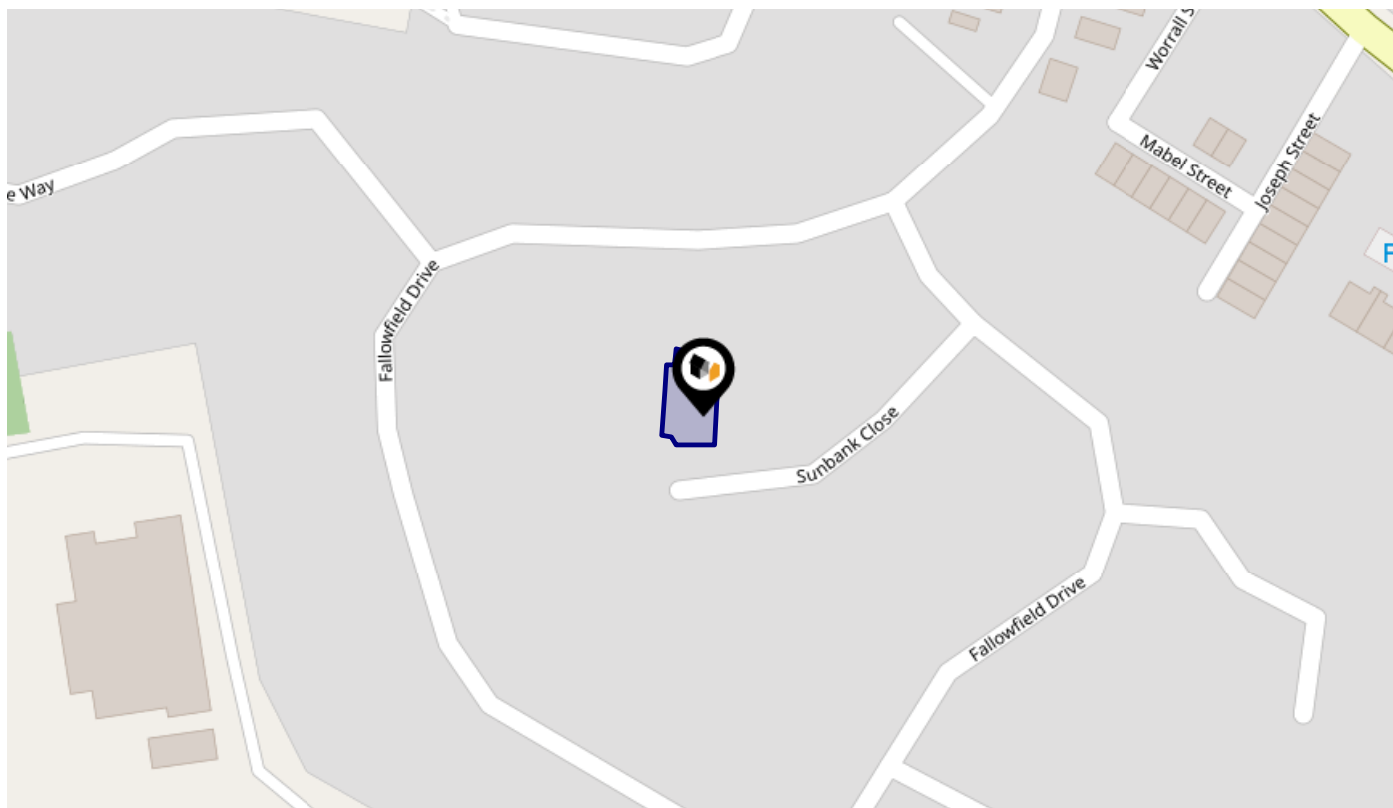
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
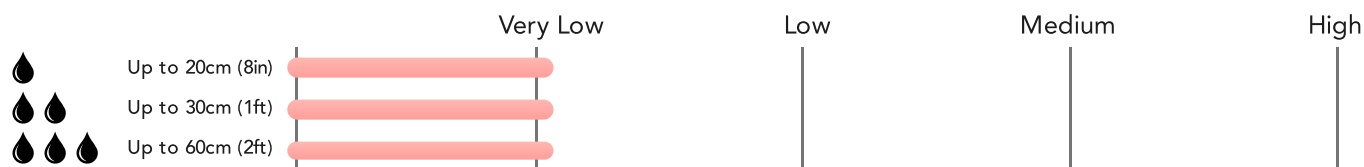

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.
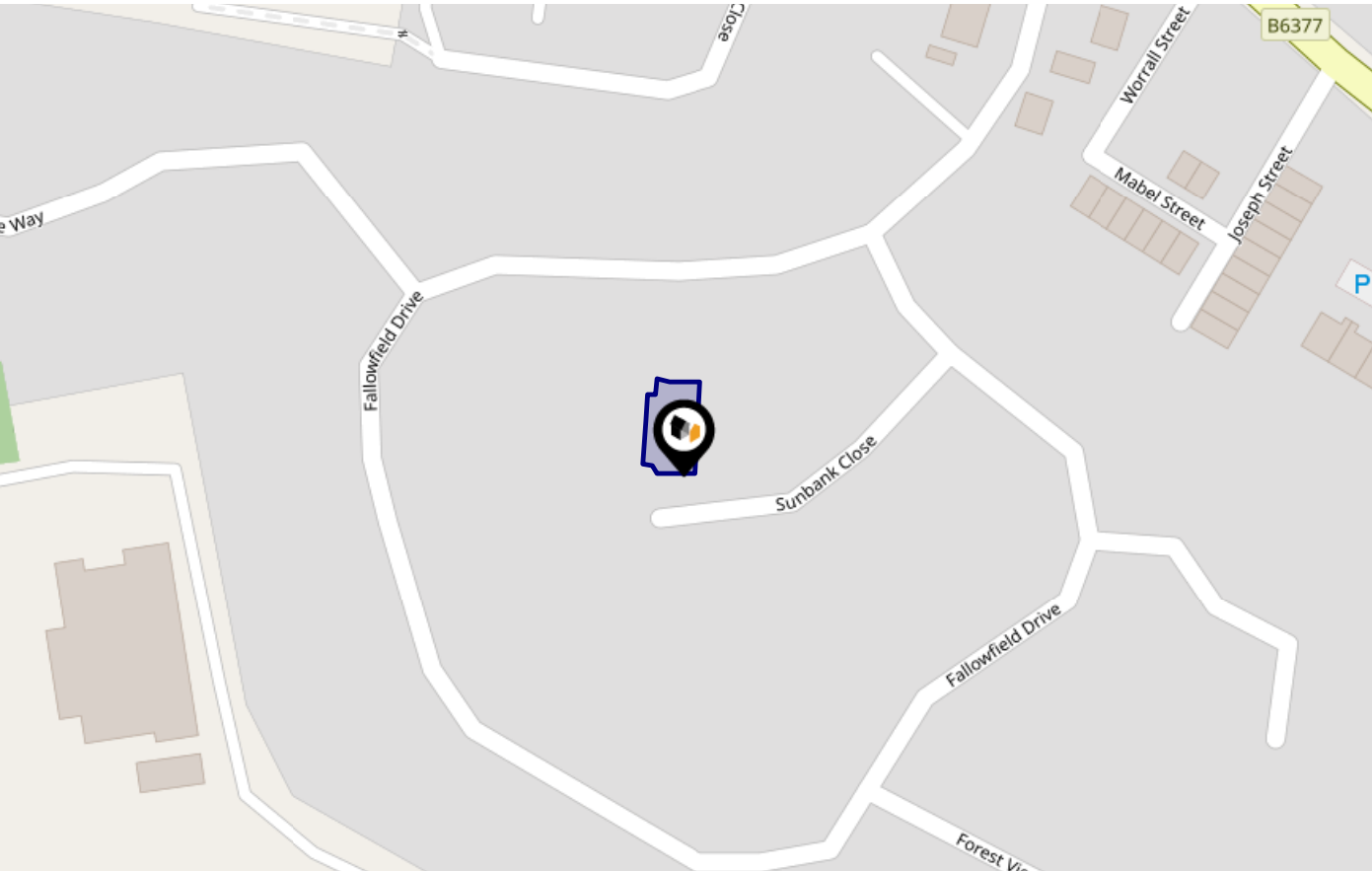
Chance of flooding to the following depths at this property:

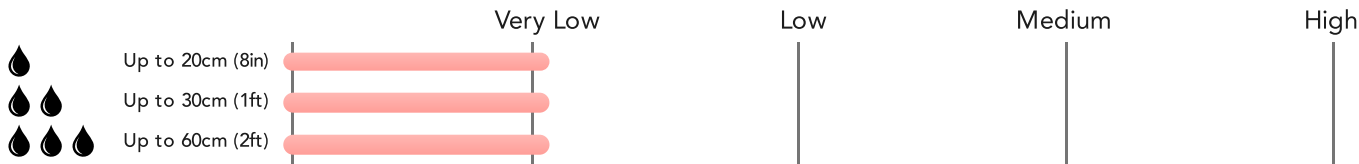|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

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- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

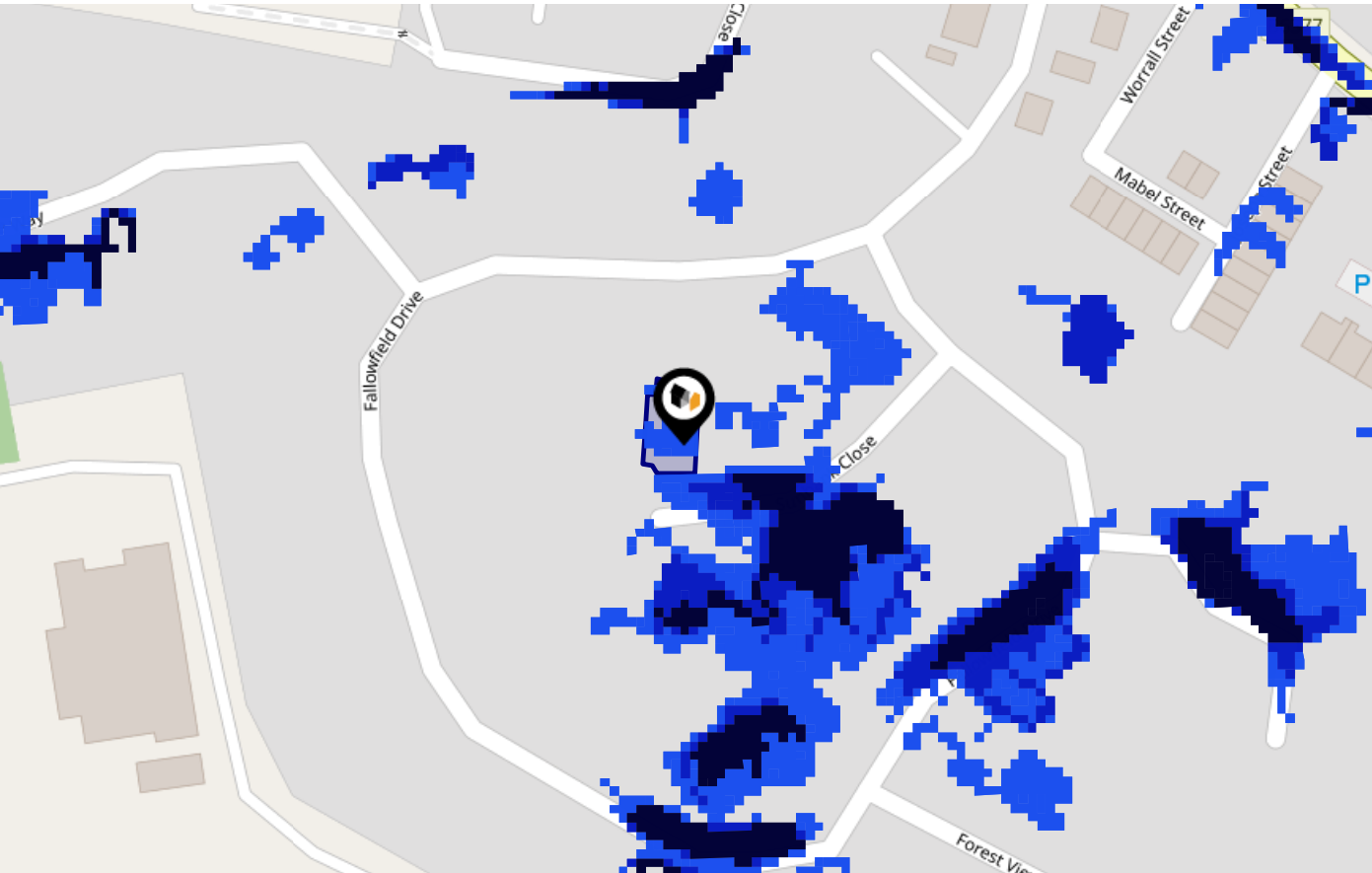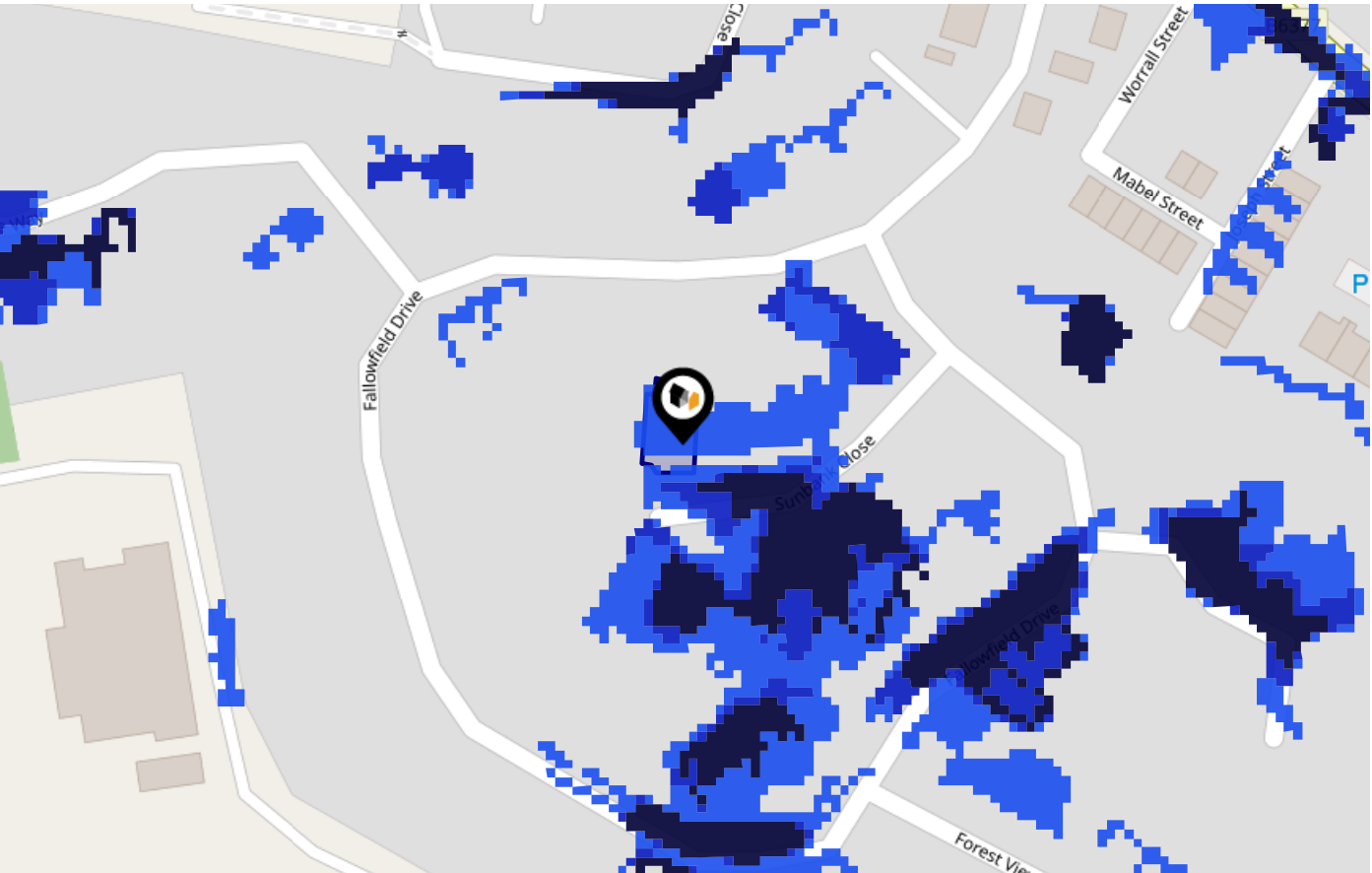Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KPF - Key Property Facts

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
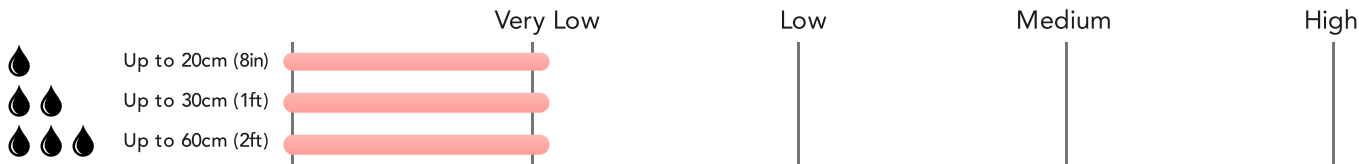

Risk Rating: Low

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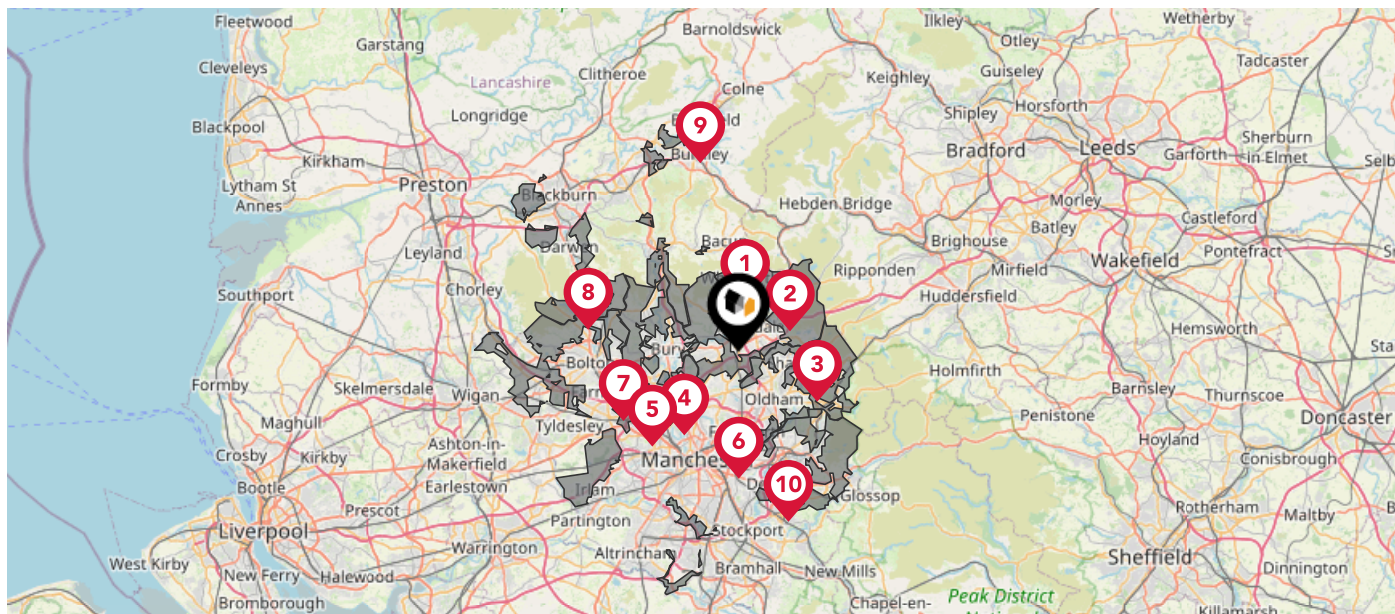
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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🬀	Up to 20cm (8in)				
🬀🬀	Up to 30cm (1ft)				
🬀🬀🬀	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

■ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KPF - Key Property Facts

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land

1	Merseyside and Greater Manchester Green Belt - Rossendale
2	Merseyside and Greater Manchester Green Belt - Rochdale
3	Merseyside and Greater Manchester Green Belt - Oldham
4	Merseyside and Greater Manchester Green Belt - Bury
5	Merseyside and Greater Manchester Green Belt - Salford
6	Merseyside and Greater Manchester Green Belt - Manchester
7	Merseyside and Greater Manchester Green Belt - Bolton
8	Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
9	Merseyside and Greater Manchester Green Belt - Burnley
10	Merseyside and Greater Manchester Green Belt - Tameside

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Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
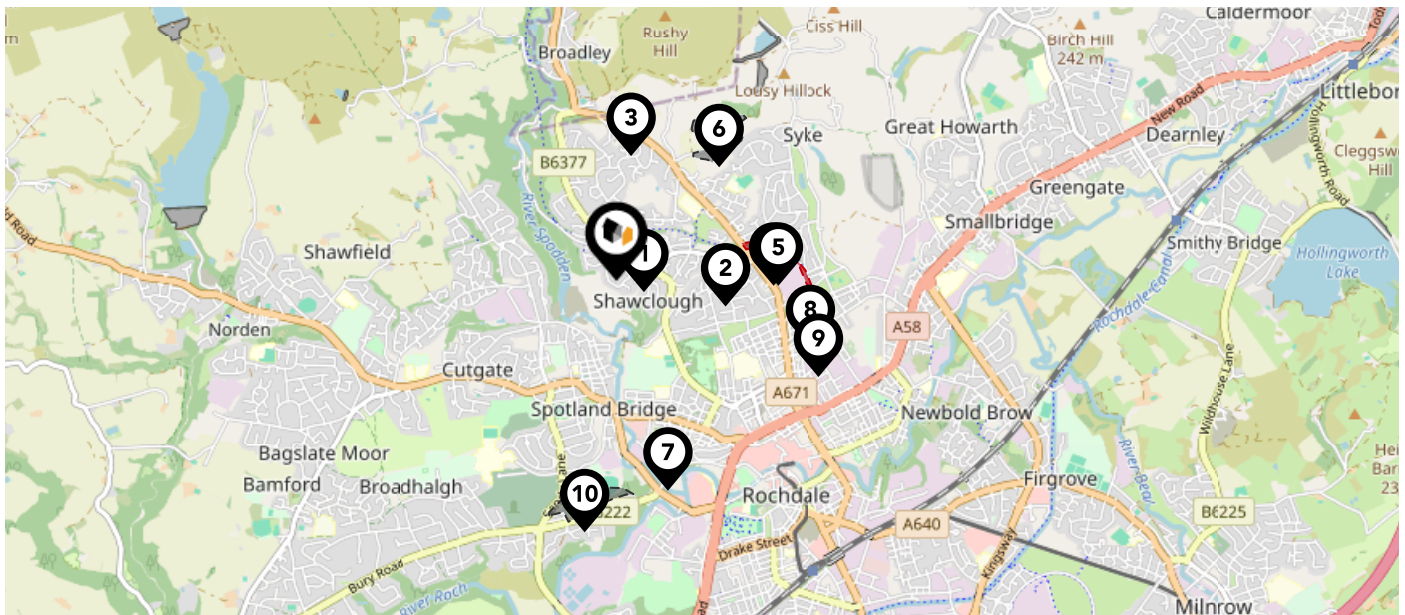
Nearby Landfill Sites		
1 Shawclough Road-Reservoir, Rochdale, Greater Manchester	Historic Landfill	
2 Land Opposite Oxford Mill-Bentley Street, Rochdale	Historic Landfill	
3 Healey Mill-Off Whitworth Road, Rochdale, Greater Manchester	Historic Landfill	
4 Fieldhouse Mills-Fieldhouse Road, Rochdale, Greater Manchester	Historic Landfill	
5 EA/EPR/LP3791CR/A001	Active Landfill	
6 Stoneyhey Farm-Off Whitworth Road, Middle Healey, Rochdale, Greater Manchester	Historic Landfill	
7 Central Tip-Eden Street and Grimble Street, Rochdale, Greater Manchester	Historic Landfill	
8 Disused Railway cutting between-Taylor Street and Greenbank Road, Rochdale	Historic Landfill	
9 Carrex Metals Limited-Regent Street, Rochdale, Greater Manchester	Historic Landfill	
10 Sandy Brow, Rochdale-Sandy Brow, Rochdale, Greater Manchester	Historic Landfill	

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Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
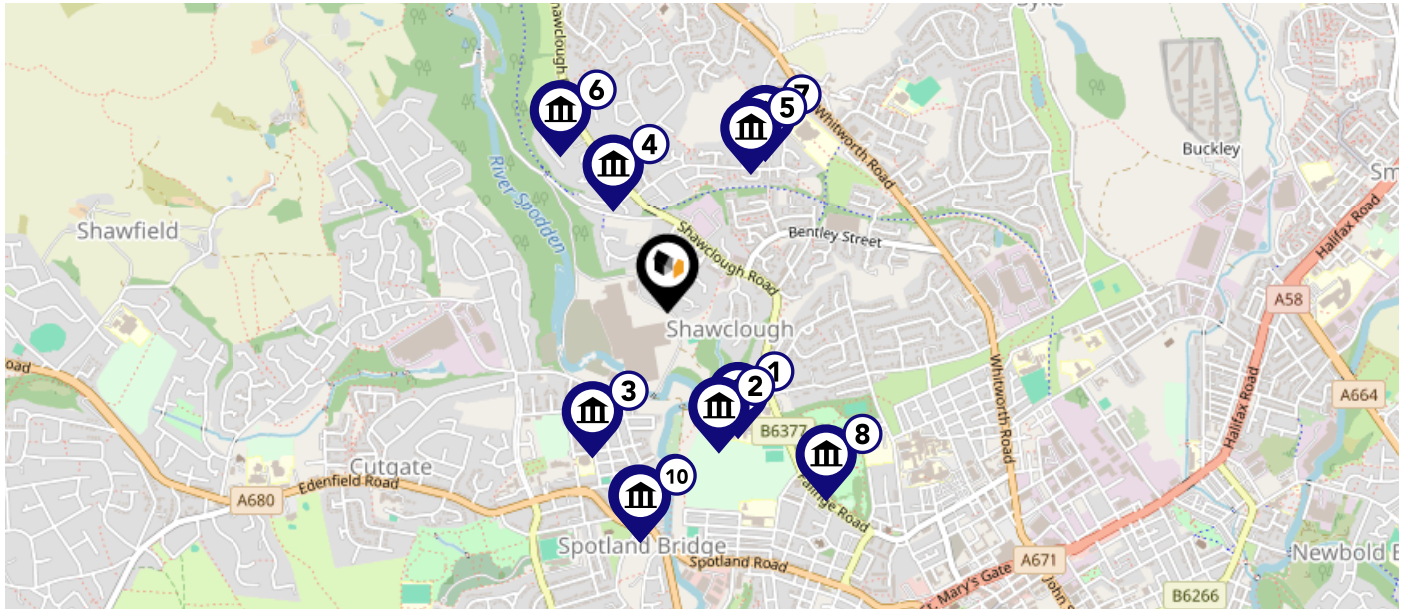
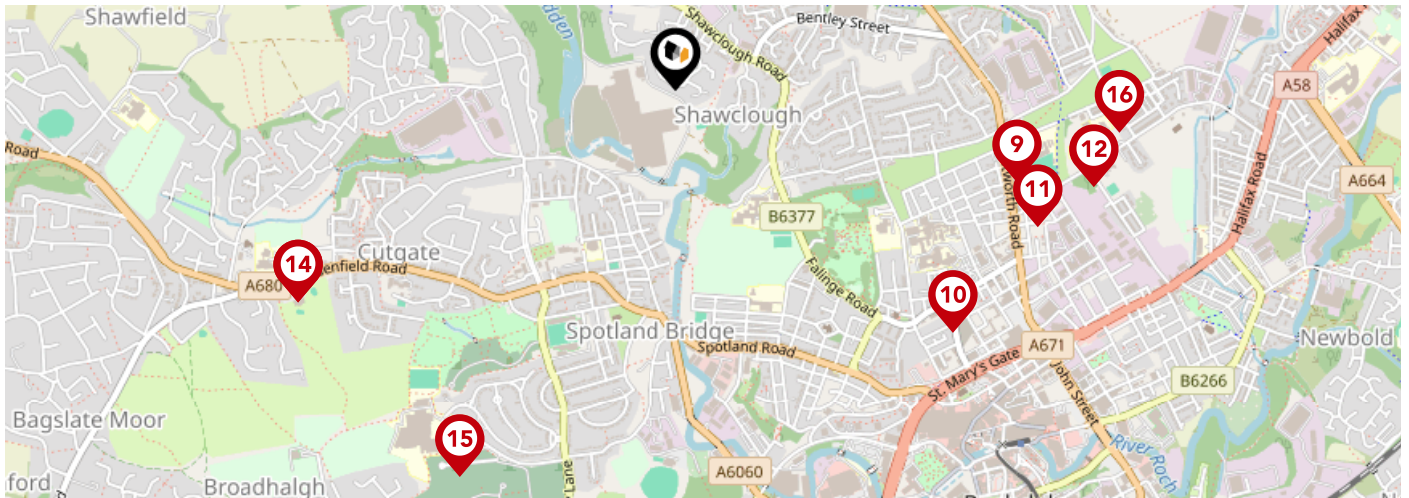| Listed Buildings in the local district	Grade	Distance
1055873 - 32, 34 And 36, Falinge Fold	Grade II	0.3 miles
1346250 - Old Falinge	Grade II	0.3 miles
1084249 - Spotland Methodist Church	Grade II	0.3 miles
1084250 - Duffins Cottage	Grade II	0.3 miles
1084255 - Thrum Hall	Grade II	0.4 miles
1055734 - 6, 8 And 10, Harridge Street	Grade II	0.4 miles
1025313 - Thrum Hall Cottages	Grade II	0.4 miles
1055837 - Falinge Park Hall Facade And Pavilions	Grade II	0.5 miles
1084242 - 36, Meanwood Brow	Grade II	0.5 miles
1346263 - Nos. 32 And 34, Meanwood Brow	Grade II	0.5 miles
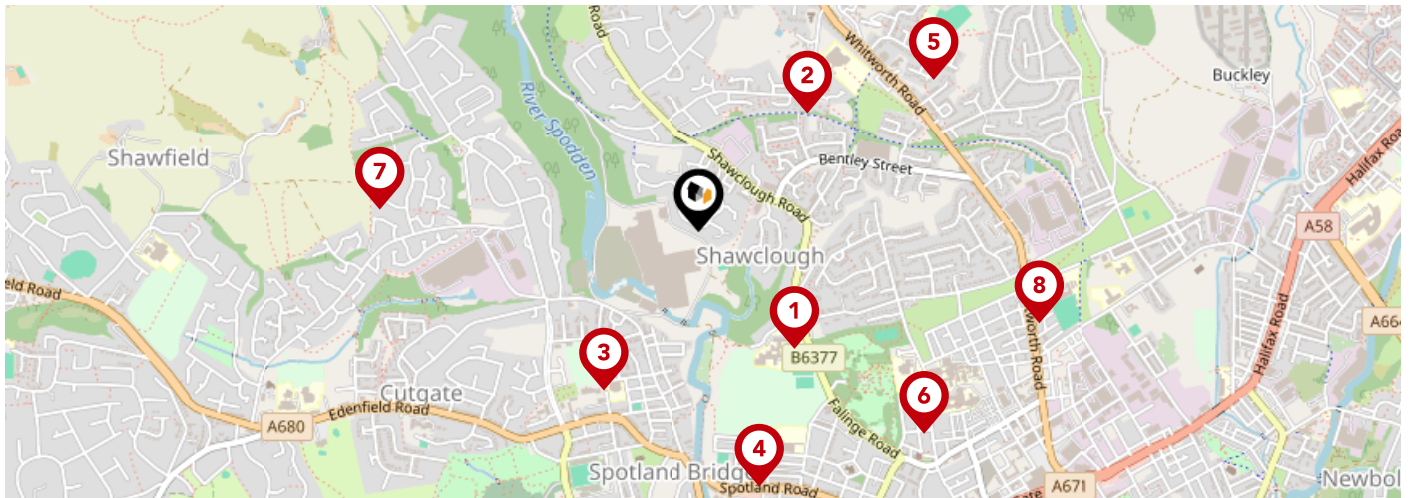
Schools

		Nursery	Primary	Secondary	College	Private
1	**Falinge Park High School** Ofsted Rating: Good | Pupils: 1354 | Distance:0.33	☐	☐	☑	☐	☐
2	**Shawclough Community Primary School** Ofsted Rating: Good | Pupils: 438 | Distance:0.35	☐	☑	☐	☐	☐
3	**Meanwood Community Nursery and Primary School** Ofsted Rating: Good | Pupils: 346 | Distance:0.41	☐	☑	☐	☐	☐
4	**Spotland Primary School** Ofsted Rating: Good | Pupils: 439 | Distance:0.58	☐	☑	☐	☐	☐
5	**Healey Foundation Primary School** Ofsted Rating: Good | Pupils: 208 | Distance:0.62	☐	☑	☐	☐	☐
6	**Brownhill School** Ofsted Rating: Requires improvement | Pupils: 87 | Distance:0.67	☐	☐	☑	☐	☐
7	**Willow View School** Ofsted Rating: Good | Pupils: 27 | Distance:0.7	☐	☐	☑	☐	☐
8	**Greenbank Primary School** Ofsted Rating: Good | Pupils: 473 | Distance:0.78	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Rochdale Islamic Academy** Ofsted Rating: Good | Pupils: 147 | Distance:0.78	☐	☐	☑	☐	☐
10	**Howard Street Nursery School** Ofsted Rating: Good | Pupils: 80 | Distance:0.81	☑	☐	☐	☐	☐
11	**Rochdale Islamic Academy** Ofsted Rating: Good | Pupils: 88 | Distance:0.85	☐	☐	☑	☐	☐
12	**St Patrick's Roman Catholic Primary School** Ofsted Rating: Good | Pupils: 297 | Distance:0.95	☐	☑	☐	☐	☐
13	**Caldershaw Primary School** Ofsted Rating: Outstanding | Pupils: 241 | Distance:0.95	☐	☑	☐	☐	☐
14	**St Vincent's Roman Catholic Primary School, Rochdale** Ofsted Rating: Requires improvement | Pupils: 382 | Distance:0.95	☐	☑	☐	☐	☐
15	**Redwood** Ofsted Rating: Good | Pupils: 337 | Distance:0.97	☐	☐	☑	☐	☐
16	**All Saints Church of England Primary School** Ofsted Rating: Good | Pupils: 226 | Distance:0.98	☐	☑	☐	☐	☐
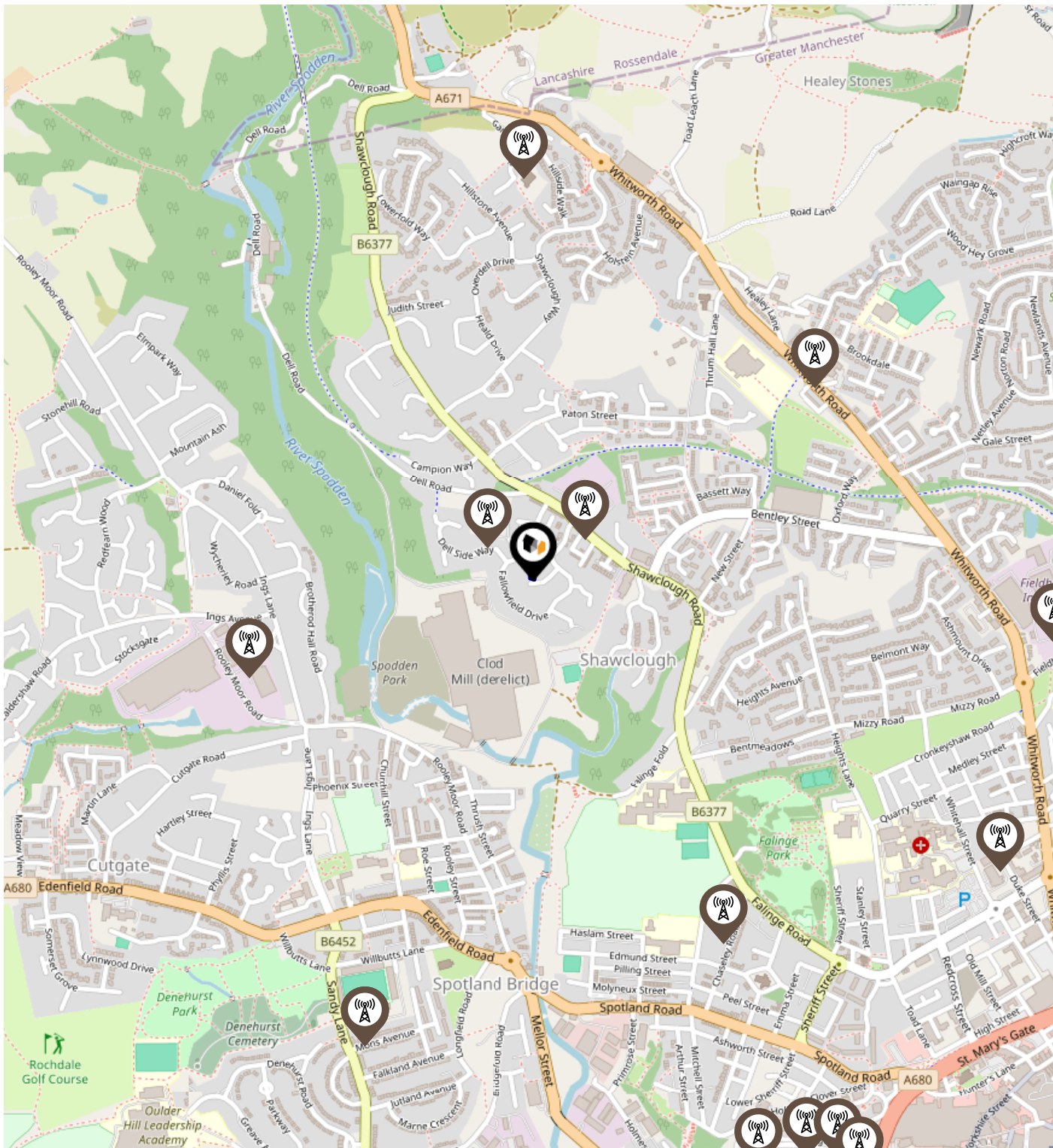
Key:

Power Pylons

Communication Masts

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Environment
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
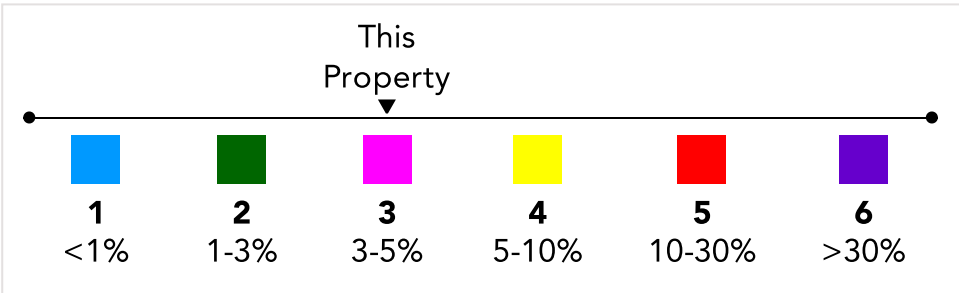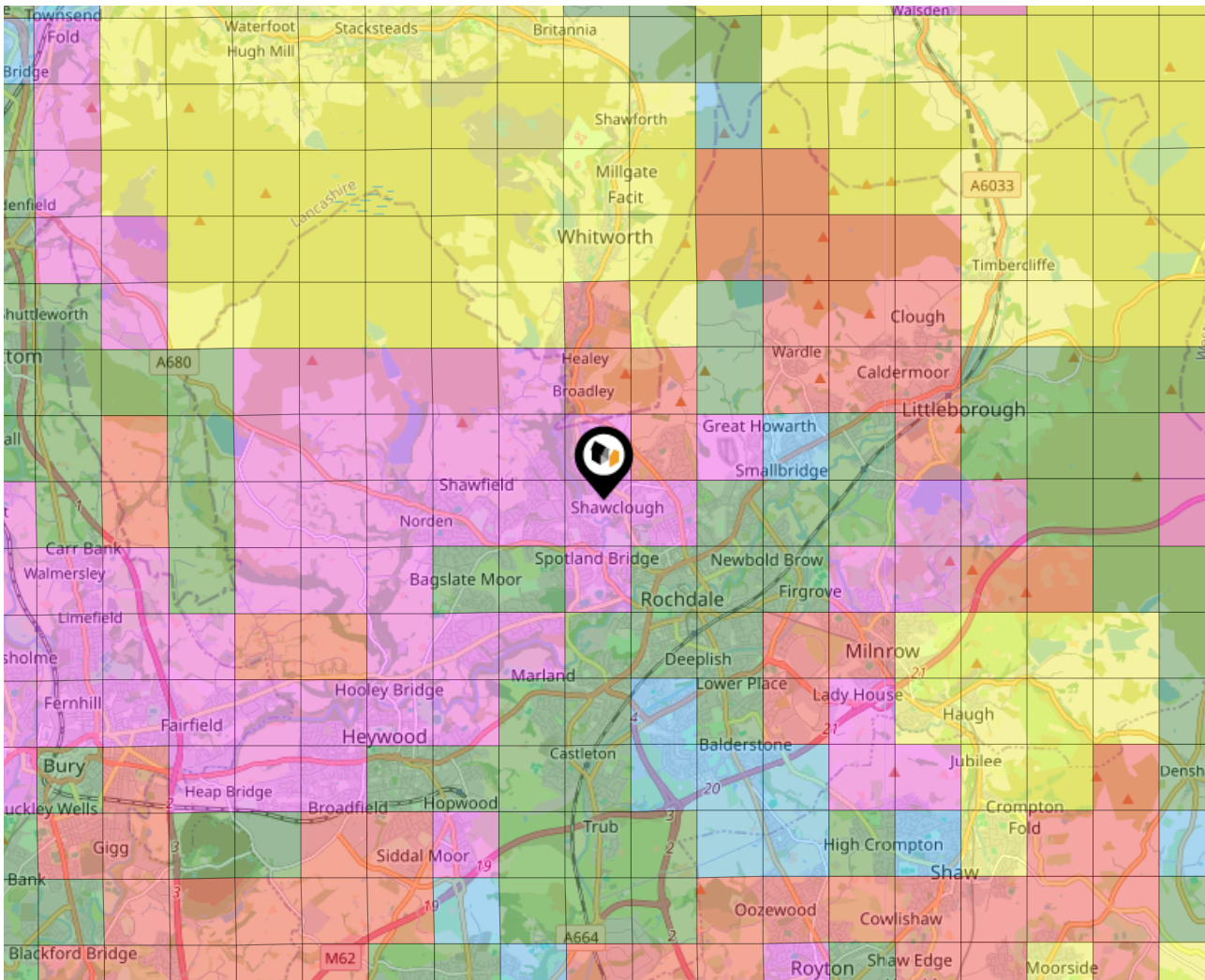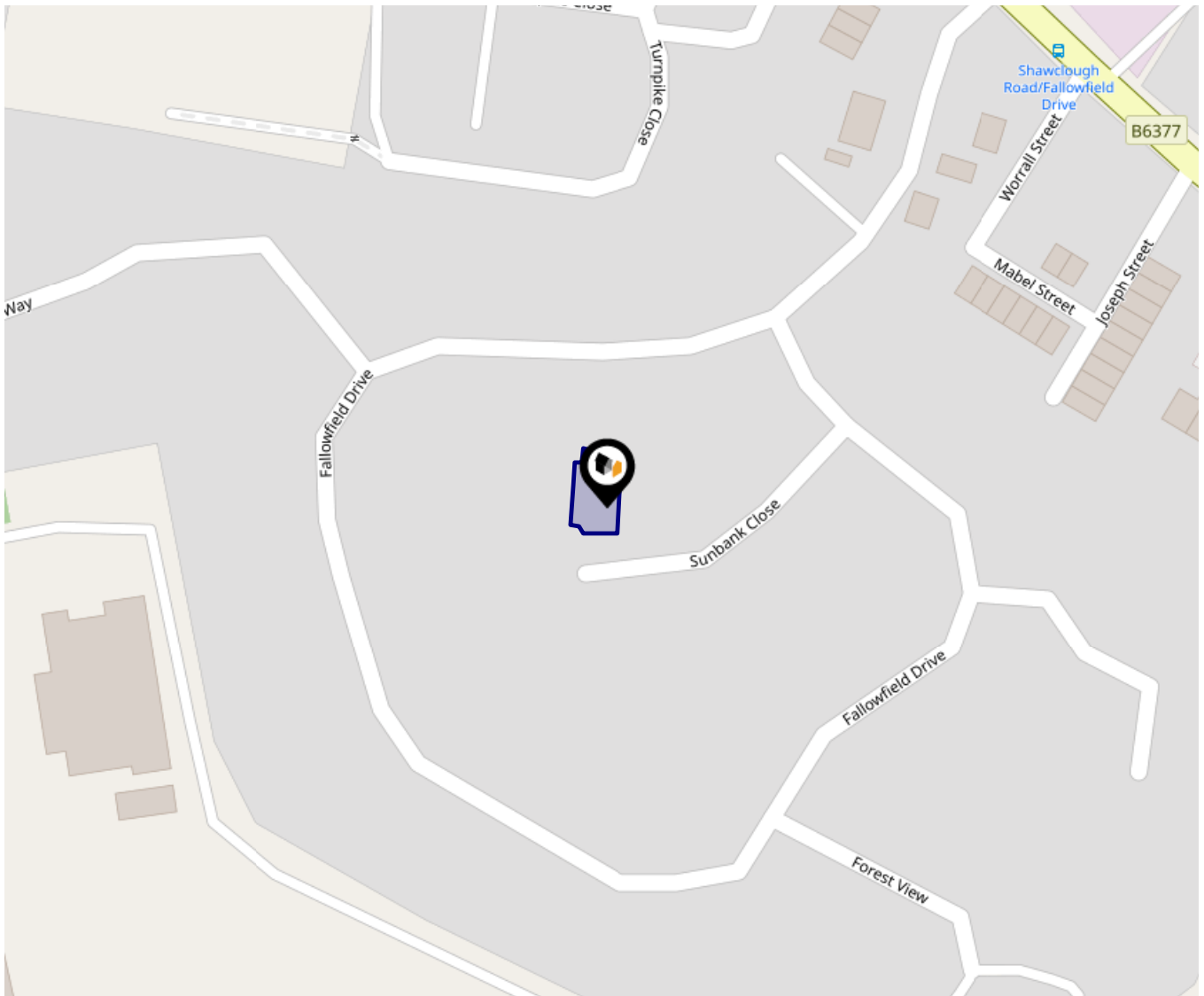
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

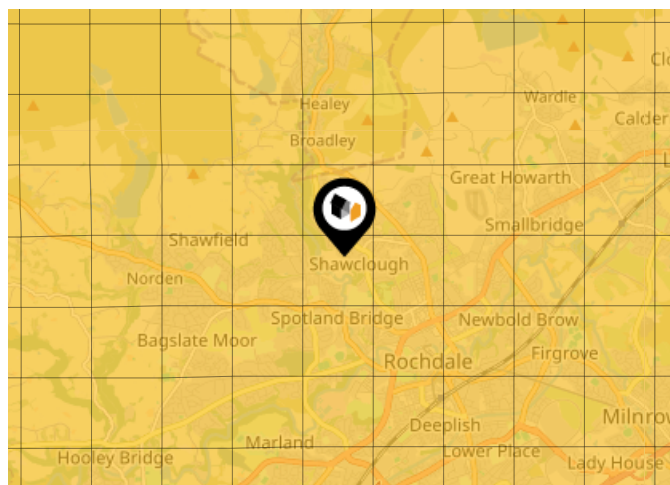## Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	CLAYEY LOAM TO SILTY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Transport (National)
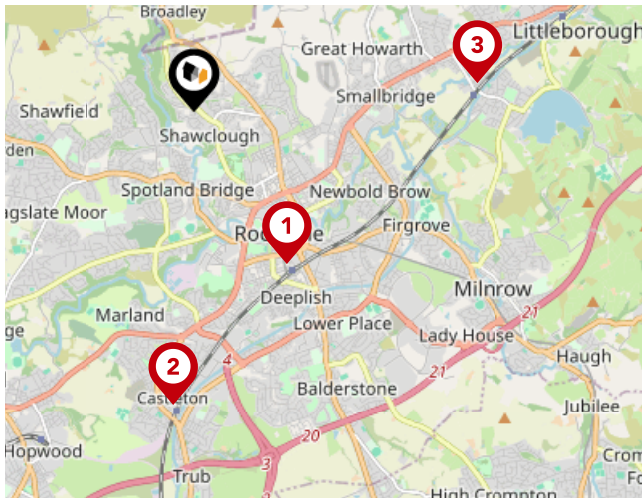
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	1.56 miles
2	Castleton (Manchester) Rail Station	2.58 miles
3	Smithy Bridge Rail Station	2.5 miles
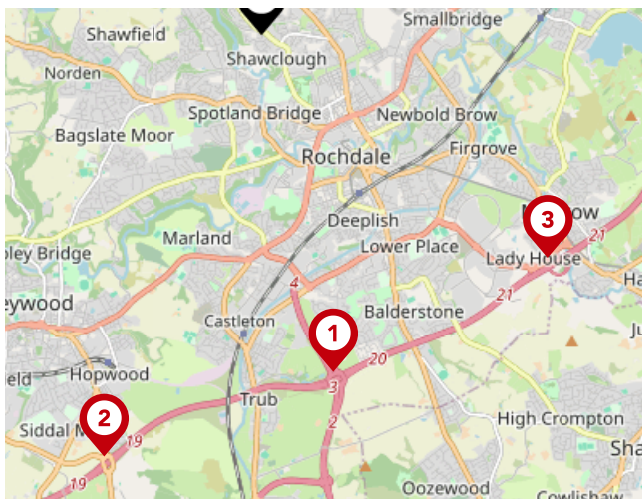
Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	3.03 miles
2	M62 J19	3.95 miles
3	M62 J21	3.19 miles
4	A627(M) J1	5.23 miles
5	M60 J20	6.68 miles
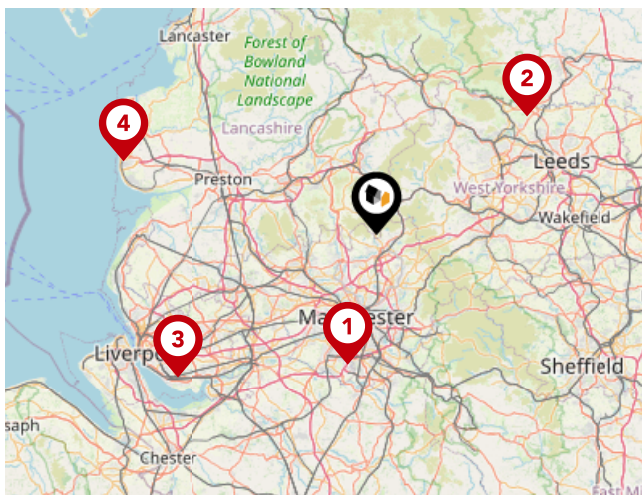
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.91 miles
2	Leeds Bradford Airport	26.75 miles
3	Speke	34.55 miles
4	Highfield	36.99 miles

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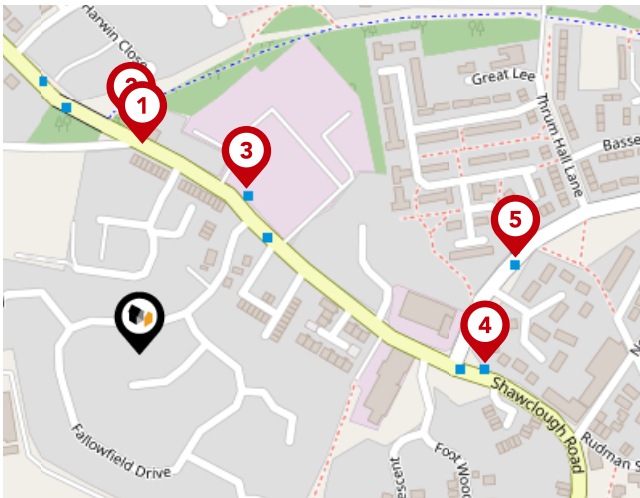
Bus Stops/Stations

Pin	Name	Distance
1	The Healey	0.12 miles
2	The Healey	0.13 miles
3	Fallowfield Drive	0.11 miles
4	Foot Wood Crescent	0.19 miles
5	Clarence Street	0.21 miles
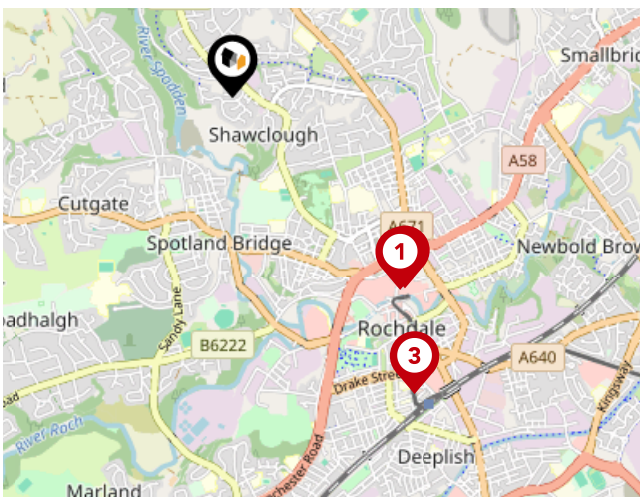
Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	1.13 miles
2	Rochdale Town Centre (Manchester Metrolink)	1.13 miles
3	Rochdale Railway Station (Manchester Metrolink)	1.54 miles

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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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Landwood Group

77 Deansgate Manchester M3 2BW
0161 710 2010
Heather.twiss@landwoodgroup.com
https://landwoodgroup.com/

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

G

Ofcom

Valuation Office Agency

Ofsted

Royal Mail