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# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 24<sup>th</sup> September 2024**



**OLD LANE, BRAMHOPE, LEEDS, LS16**

## Martin & Co

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	861 ft <sup>2</sup> / 80 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,525		
<b>Title Number:</b>	WYK408249		

## Local Area

<b>Local Authority:</b>	Leeds	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	BRAMHOPE	<b>4</b> mb/s	<b>70</b> mb/s	<b>-</b> mb/s
<b>Flood Risk:</b>				
• Rivers & Seas	No Risk			
• Surface Water	Very Low			

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



**Satellite/Fibre TV Availability:**



Planning records for: *Old Lane, Bramhope, Leeds, LS16*

Reference - 11/03420/LI
<b>Decision:</b> Decided
<b>Date:</b> 20th August 2011
<b>Description:</b> Listed Building Application for enlarged replacement window to front
Reference - 12/01344/LI
<b>Decision:</b> Decided
<b>Date:</b> 10th April 2012
<b>Description:</b> Listed Building application for replacement window to front

Planning records for: **14 Old Lane Bramhope Leeds LS16 9AZ**

<b>Reference - 20/07974/CLP</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th December 2020
<b>Description:</b>	Certificate of Proposed Lawful Development for a single storey side extension

Planning records for: **Langside 16 Old Lane Bramhope Leeds LS16 9AZ**

<b>Reference - 09/05362/FU</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th January 2010
<b>Description:</b>	Two storey extension with Juliet balcony and new canopy and replace existing first floor window with a Juliet balcony to rear

Planning records for: **Sports Ground Old Lane Bramhope Leeds Leeds LS16 9AZ**

<b>Reference - 23/9/00280/MOD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th November 2023
<b>Description:</b>	Extension to club house NON MATERIAL AMENDMENT to 21/08704/FU: Additional door to front elevation and internal layout changes

Planning records for: **38 Old Lane Bramhope Leeds LS16 9AZ**

<b>Reference - 09/00493/FU</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th February 2009
<b>Description:</b>	Two storey side and rear extension with dormer window to front, increase to roof height, and formation of parking space to front

Planning records for: **42 Old Lane Bramhope Leeds LS16 9AZ**

Reference - 14/02456/FU	
Decision:	Decided
Date:	30th April 2014
Description:	First side floor extension

Reference - 14/00227/FU	
Decision:	Decided
Date:	20th January 2014
Description:	First floor side extension

Reference - 12/05276/FU	
Decision:	Decided
Date:	20th January 2013
Description:	First floor side extension

Planning records for: **48 Old Lane Bramhope Leeds LS16 9AZ**

Reference - 10/05152/FU	
Decision:	Decided
Date:	20th November 2010
Description:	Detached 4 bedroom dwelling with attached garage to site of existing bungalow

Planning records for: *48 Old Lane Bramhope Leeds LS16 9AZ*

<b>Reference - 11/03095/COND</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th July 2011
<b>Description:</b>	Consent, agreement or approval required by conditions 3 and 4 of Planning Application 10/05152/FU

Old Lane, Bramhope, LS16

Energy rating

**D**

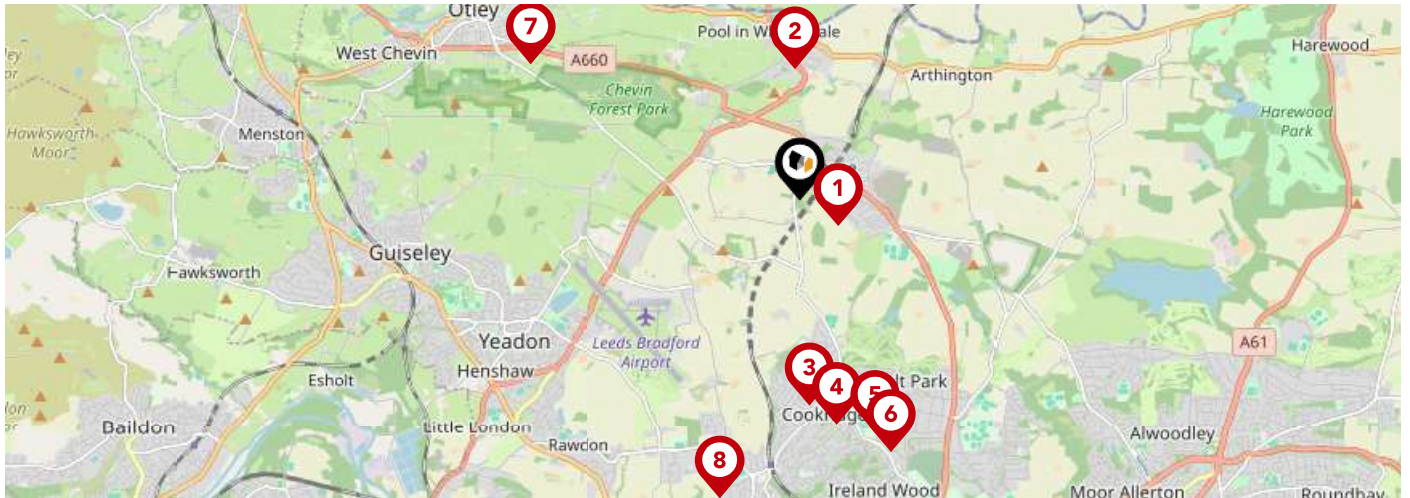
Valid until 27.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

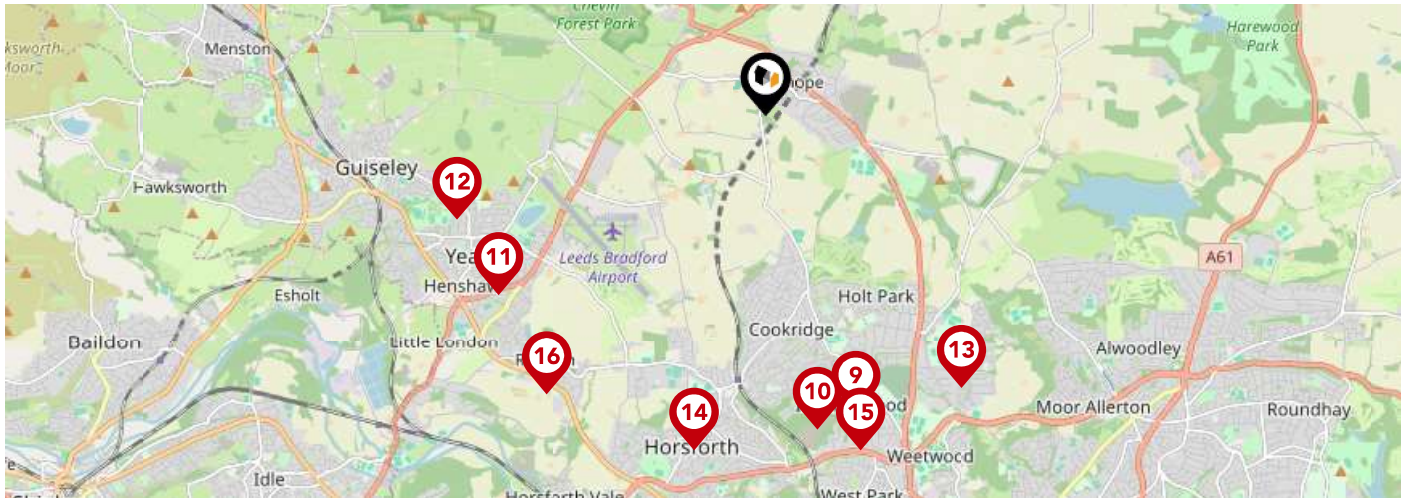
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-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 before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 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 82% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	80 m <sup>2</sup>





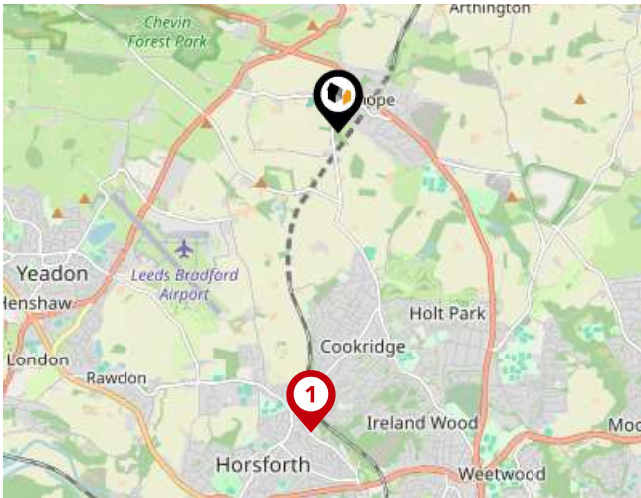
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bramhope Primary School</b> Ofsted Rating: Outstanding   Pupils: 395   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Pool-in-Wharfedale Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cookridge Holy Trinity Church of England Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cookridge Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ralph Thoresby School</b> Ofsted Rating: Good   Pupils: 1035   Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ireland Wood Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Otley All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Westbrook Lane Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Holy Name Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighthouse School Leeds</b> Ofsted Rating: Good   Pupils: 88   Distance:2.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rufford Park Primary School</b> Ofsted Rating: Good   Pupils: 318   Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Queensway Primary School</b> Ofsted Rating: Serious Weaknesses   Pupils: 97   Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Adel St John the Baptist Church of England Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Horsforth School</b> Ofsted Rating: Good   Pupils: 1654   Distance:3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Iveson Primary School</b> Ofsted Rating: Good   Pupils: 389   Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Rawdon St Peter's Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 315   Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

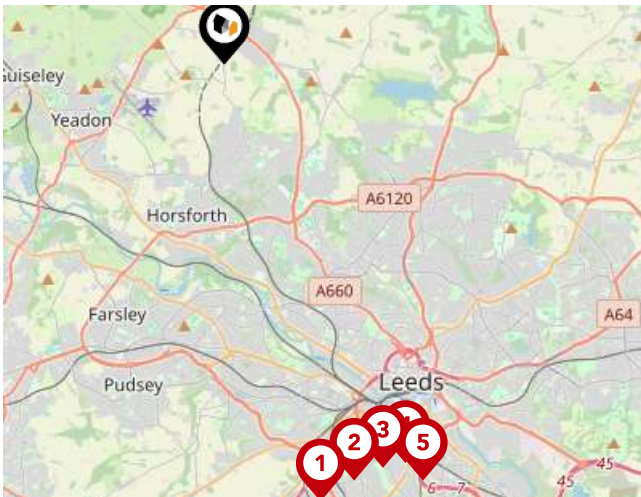
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Horsforth Rail Station	2.63 miles
2	Weeton Rail Station	3.12 miles
3	Guiseley Rail Station	3.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M621 J1	7.82 miles
2	M621 J2	7.62 miles
3	M621 J2A	7.58 miles
4	M621 J3	7.66 miles
5	M621 J4	8.06 miles



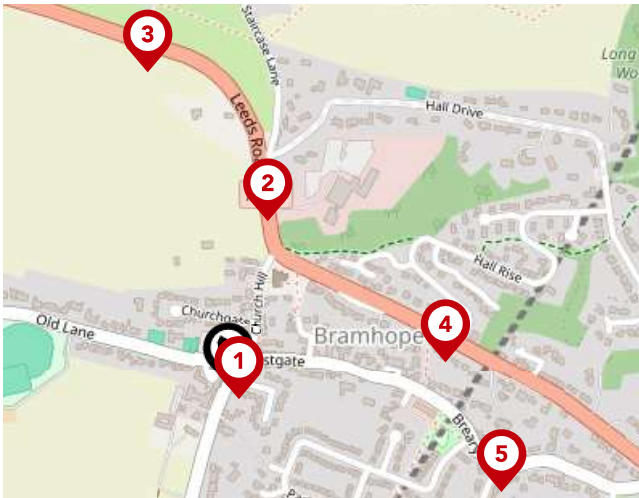
### Airports/HELIPADS

Pin	Name	Distance
1	Leeds Bradford Airport	1.86 miles
2	Teesside Airport	44.04 miles
3	Finningley	37.6 miles
4	Manchester Airport	44.9 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Moor Road	0.02 miles
2	Bramhope Ch Hill	0.19 miles
3	Moorlands Farm	0.36 miles
4	Hall Rise	0.24 miles
5	Breary Lane Breary Rise	0.32 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

## Data Quality

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Valuation Office  
Agency

