

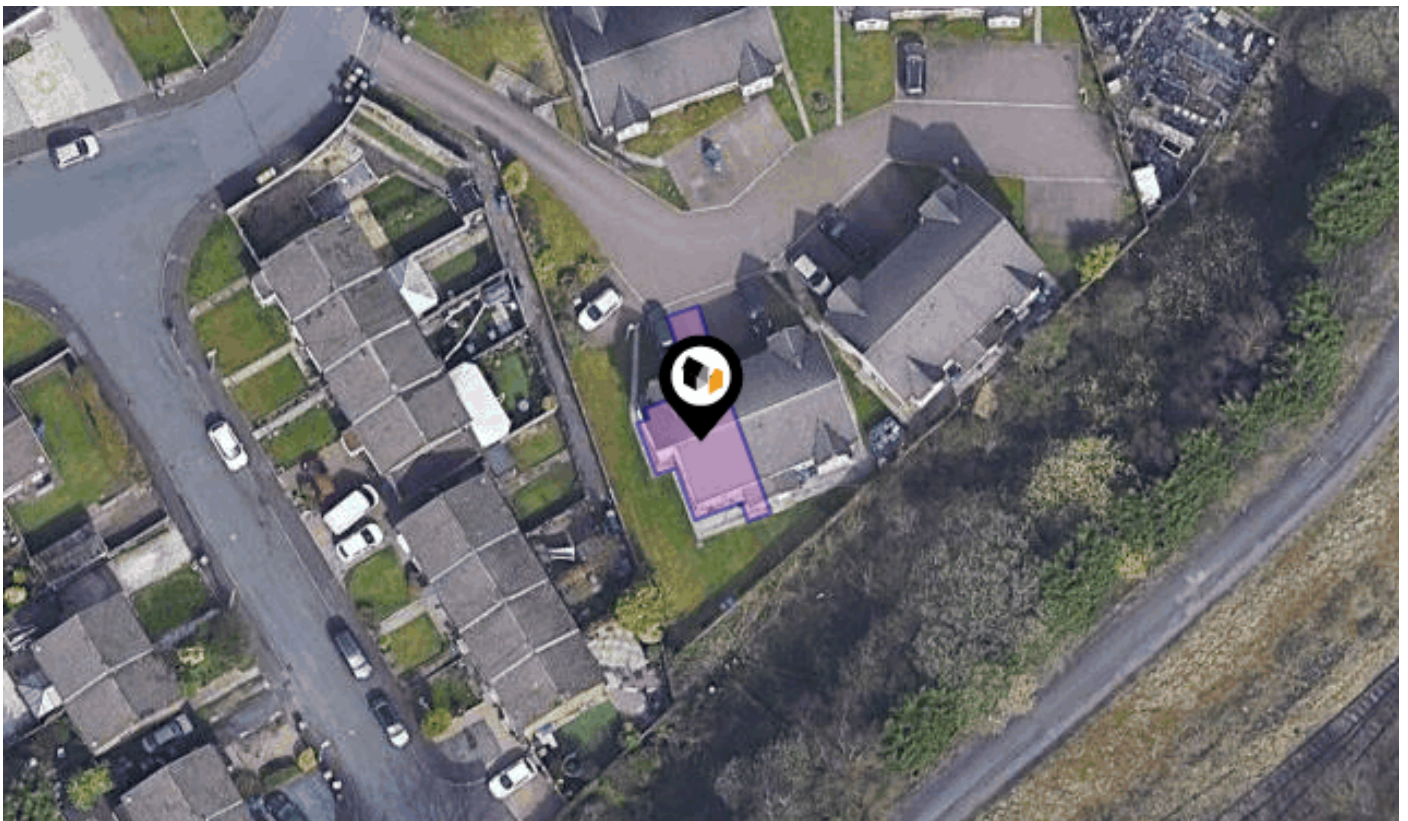


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th January 2025



184, FAIRWAY, ROCHDALE, OL11

Price Estimate : £132,000

Martin & Co

15B Cheetham St Rochdale OL16 1DG

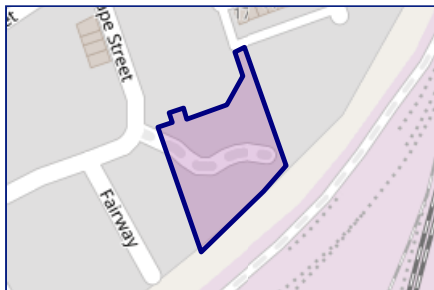
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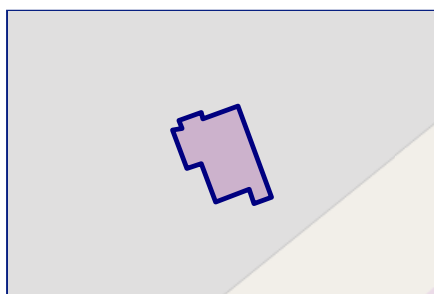


Freehold Title Plan



GM238943

Leasehold Title Plan



MAN87878

Start Date: 29/03/2007
End Date: 04/10/3005
Lease Term: 999 years from 4 October 2006
Term Remaining: 981 years



Property

Type:	Flat / Maisonette	Price Estimate:	£132,000
Bedrooms:	2	Rental Estimate:	£650
Floor Area:	613 ft ² / 57 m ²	Yield:	5.91 %
Plot Area:	0.02 acres	Tenure:	Leasehold
Year Built :	2007	Start Date:	29/03/2007
Council Tax :	Band B	End Date:	04/10/3005
Annual Estimate:	£1,812	Lease Term:	999 years from 4 October 2006
Title Number:	MAN87878	Term Remaining:	981 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	83 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **106 Fairway Rochdale Lancashire OL11 3BZ**

Reference - 05/D46053	
Decision:	Decided
Date:	15th September 2005
Description:	Two Storey Rear Extension To Dwelling

Reference - 95/D32647	
Decision:	Decided
Date:	20th November 1995
Description:	Single Storey Side Extension To Dwelling

Reference - 05/D46053	
Decision:	Decided
Date:	15th September 2005
Description:	Two Storey Rear Extension To Dwelling

Planning records for: **64 Fairway Rochdale OL11 3BZ**

Reference - 23/00895/HOUS	
Decision:	Decided
Date:	14th August 2023
Description:	Single storey rear extension and first floor side extension including front and rear dormers

Planning records for: **66, Fairway, Rochdale, OL11 3BZ**

Reference - 07/D49648	
Decision:	Decided
Date:	02nd August 2007
Description:	Single Storey Side And Rear Extension To Dwelling Including Front And Rear Dormers

Reference - 07/D49648	
Decision:	Decided
Date:	02nd August 2007
Description:	Single Storey Side And Rear Extension To Dwelling Including Front And Rear Dormers

Planning records for: **68 Fairway Rochdale OL11 3BZ**

Reference - 23/00879/HOUS	
Decision:	Decided
Date:	10th August 2023
Description:	Two storey side extension, extension to existing rear dormer and alterations to existing front porch and the addition of a bin store to the front elevation. Re-submission of 23/00575/HOUS

Reference - 23/00575/HOUS	
Decision:	Decided
Date:	31st May 2023
Description:	Two storey side extension and extension to existing front/rear dormers

Planning records for: **68 Fairway Rochdale OL11 3BZ**

Reference - 23/01083/DOC	
Decision:	Awaiting decision
Date:	03rd October 2023
Description:	Submission of details to comply with condition 5 (bin screen materials) on planning permission 23/00879/HOUS

Planning records for: **70 Fairway Rochdale OL11 3BZ**

Reference - 23/01126/HOUS	
Decision:	Decided
Date:	16th October 2023
Description:	Part single storey/part two storey side extension, extension of existing first floor rear dormer, single storey front extension following demolition of existing side extension together with alteration to existing front driveway and addition of bin store

Planning records for: **71, Fairway, Rochdale, Lancashire, OL11 3BZ**

Reference - 03/D41418	
Decision:	Decided
Date:	19th March 2003
Description:	First Floor Side Extension To Dwelling

Reference - 03/D41418	
Decision:	Decided
Date:	19th March 2003
Description:	First Floor Side Extension To Dwelling

Planning records for: *72, Fairway, Rochdale, Lancashire, OL113BZ*

Reference - 03/D41309	
Decision:	Decided
Date:	25th February 2003
Description:	First Floor Side Extension (Retrospective), Formation Of Pitched Roofs To Front And Rear Dormers And Extension To Rear Dormer

Planning records for: *85, Fairway, Rochdale, OL11 3BZ*

Reference - 06/D47297	
Decision:	Decided
Date:	16th May 2006
Description:	Front And Rear Dormers, Two Storey Side And Single Storey Rear Extension And Rear Conservatory Extension To Dwelling

Reference - 06/D47297	
Decision:	Decided
Date:	16th May 2006
Description:	Front And Rear Dormers, Two Storey Side And Single Storey Rear Extension And Rear Conservatory Extension To Dwelling

Planning records for: *90, Fairway, Rochdale, OL11 3BZ*

Reference - 12/D55301	
Decision:	Decided
Date:	07th March 2012
Description:	Demolition Of Rear Conservatory And Erection Of Two Storey Side Extension To Dwelling

Planning records for: **90 Fairway Rochdale OL11 3BZ**

Reference - 12/D55301	
Decision:	Decided
Date:	07th March 2012
Description:	Demolition Of Rear Conservatory And Erection Of Two Storey Side Extension To Dwelling

Planning records for: **124 Fairway Rochdale Lancashire OL11 3BZ**

Reference - 02/D40748	
Decision:	Decided
Date:	30th September 2002
Description:	Single Storey Extension And Detached Garage To Rear Of Dwelling

Reference - 02/D40748	
Decision:	Decided
Date:	30th September 2002
Description:	Single Storey Extension And Detached Garage To Rear Of Dwelling

Planning records for: **150, Fairway, Rochdale, OL11 3BZ**

Reference - 10/D53180	
Decision:	Decided
Date:	23rd April 2010
Description:	Front Porch And Two Storey Side Extension To Dwelling

Planning records for: *150 Fairway Rochdale OL11 3BZ*

Reference - 10/D53180	
Decision:	Decided
Date:	23rd April 2010
Description:	Front Porch And Two Storey Side Extension To Dwelling

Planning records for: *156 Fairway Rochdale OL11 3BZ*

Reference - 23/00344/HOUS	
Decision:	Decided
Date:	04th April 2023
Description:	One and a half storey side, two and single storey rear extensions to dwelling including demolition of existing conservatory

Planning records for: *162, Fairway, Rochdale, OL11 3BZ*

Reference - 07/D49010	
Decision:	Decided
Date:	03rd April 2007
Description:	Single Storey Side Extension To Dwelling

Reference - 07/D49010	
Decision:	Decided
Date:	03rd April 2007
Description:	Single Storey Side Extension To Dwelling

Planning records for: *162, Fairway, Rochdale, OL11 3BZ*

Reference - 11/D54726
Decision: Decided
Date: 10th August 2011
Description: First Floor Side Extension To Dwelling

Reference - 17/01017/FUL
Decision: Decided
Date: 24th August 2017
Description: Erection of a detached garage

Reference - 17/01017/FUL
Decision: Decided
Date: 24th August 2017
Description: Erection of a detached garage

Reference - DC00549
Decision: Decided
Date: 22nd May 2012
Description: Submission Of Details To Comply With Condition 4 On Planning Permission 11/D5472

Planning records for: *162 Fairway Rochdale OL11 3BZ*

Reference - 11/D54726	
Decision:	Decided
Date:	10th August 2011
Description:	First Floor Side Extension To Dwelling

Planning records for: *174 Fairway Rochdale Lancashire OL11 3BZ*

Reference - 04/D42852	
Decision:	Decided
Date:	27th January 2004
Description:	Conservatory Extension To Rear Of Dwelling

Reference - 04/D42852	
Decision:	Decided
Date:	27th January 2004
Description:	Conservatory Extension To Rear Of Dwelling

Planning records for: *91, Fairway, Rochdale, OL11 3BZ*

Reference - 09/D51765	
Decision:	Decided
Date:	20th February 2009
Description:	Single Storey Extension To Side Of Dwelling Including Extension To Existing Front And Rear Dormers

Planning records for: *91 Fairway Rochdale OL11 3BZ*

Reference - 09/D51765	
Decision:	Decided
Date:	20th February 2009
Description:	Single Storey Extension To Side Of Dwelling Including Extension To Existing Front And Rear Dormers

184, Fairway, OL11

Energy rating

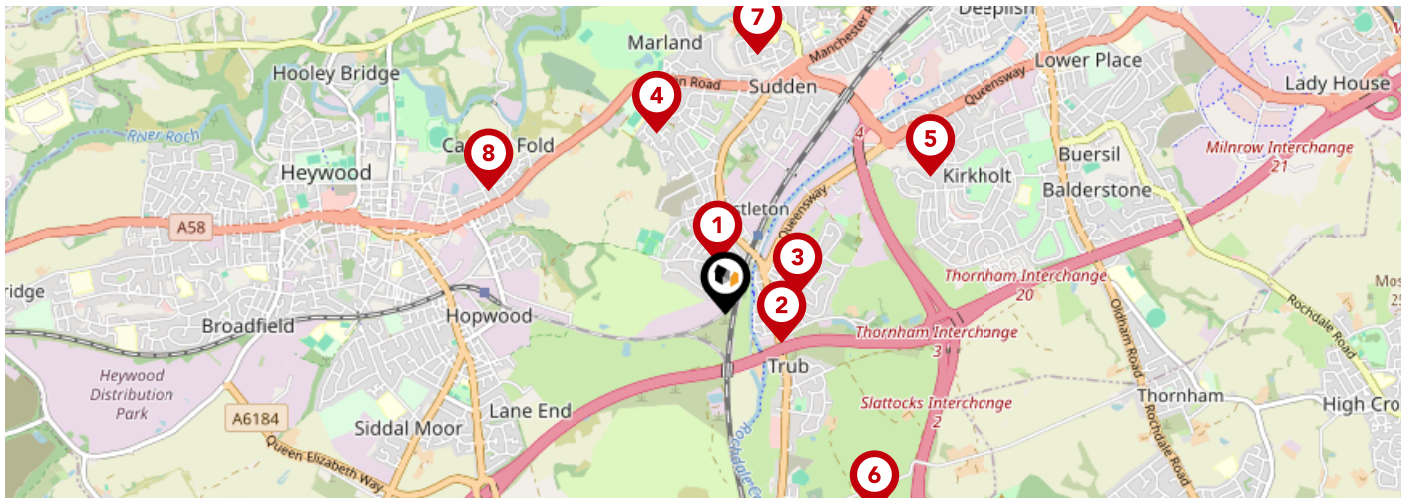
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Valid until 13.01.2030

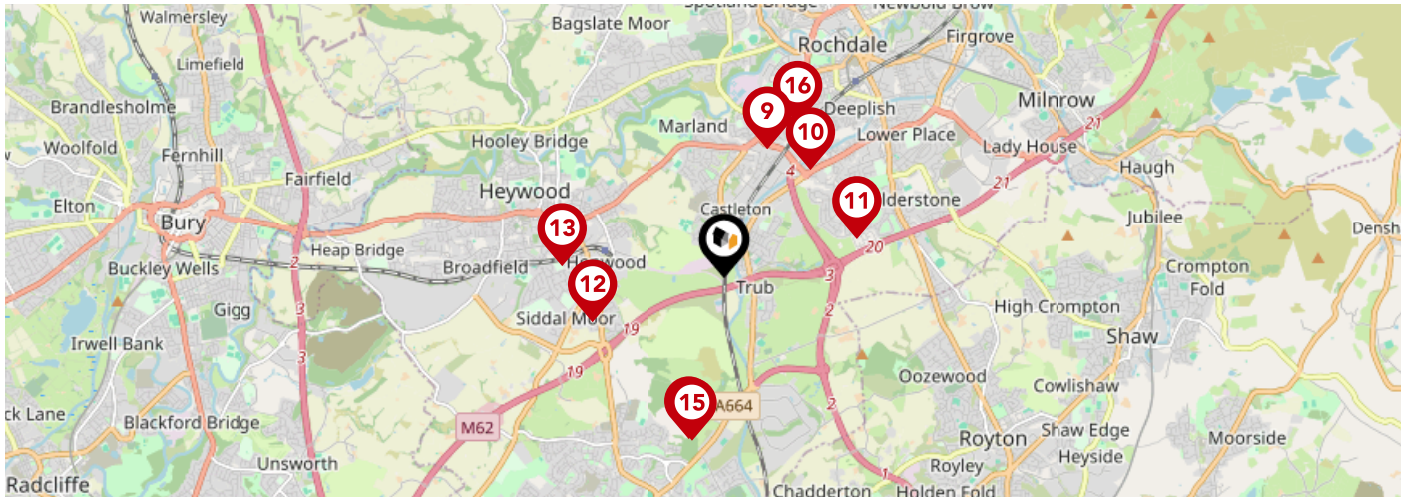
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

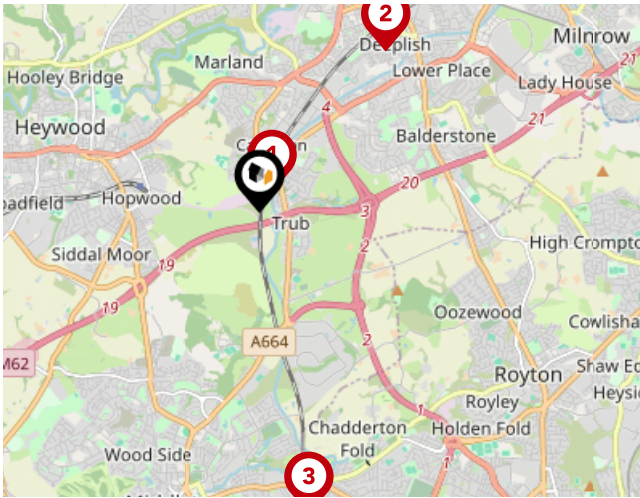
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	57 m ²



	Nursery	Primary	Secondary	College	Private
1 St Edward's Church of England Primary School Ofsted Rating: Good Pupils: 344 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Gabriel's Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 199 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Castleton Primary School Ofsted Rating: Requires improvement Pupils: 350 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Matthew Moss High School Ofsted Rating: Good Pupils: 1208 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Sandbrook Community Primary School Ofsted Rating: Requires improvement Pupils: 624 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St John's Church of England Primary School, Thornham Ofsted Rating: Good Pupils:0 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Marland Hill Community Primary School Ofsted Rating: Good Pupils: 462 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 All Souls Church of England Primary School Ofsted Rating: Outstanding Pupils: 236 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

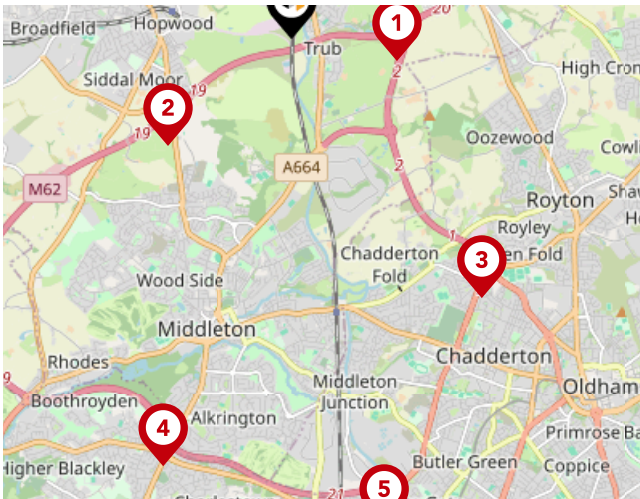


		Nursery	Primary	Secondary	College	Private
	Brimrod Community Primary School Ofsted Rating: Good Pupils: 220 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashfield Valley Primary School Ofsted Rating: Good Pupils: 236 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 235 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hopwood Community Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harwood Park Primary School Ofsted Rating: Good Pupils: 340 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hopwood Hall College Ofsted Rating: Good Pupils:0 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Edgar Wood Academy Ofsted Rating: Requires improvement Pupils: 476 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beech House School Ofsted Rating: Not Rated Pupils: 179 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



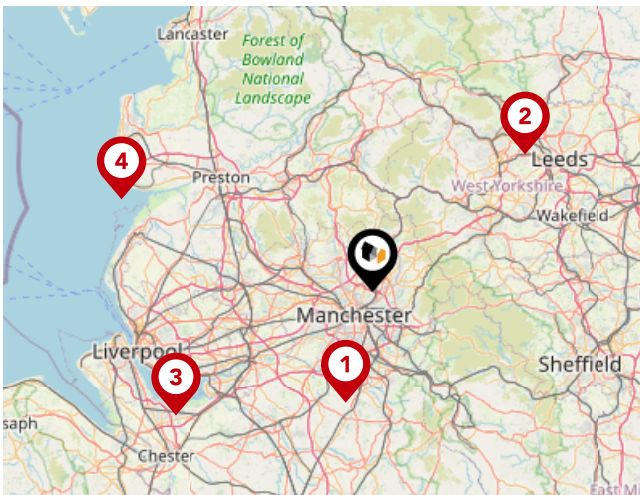
National Rail Stations

Pin	Name	Distance
1	Castleton (Manchester) Rail Station	0.22 miles
2	Rochdale Rail Station	1.81 miles
3	Mills Hill (Manchester) Rail Station	2.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	0.95 miles
2	M62 J19	1.44 miles
3	A627(M) J1	2.84 miles
4	M60 J20	3.93 miles
5	M60 J21	4.38 miles

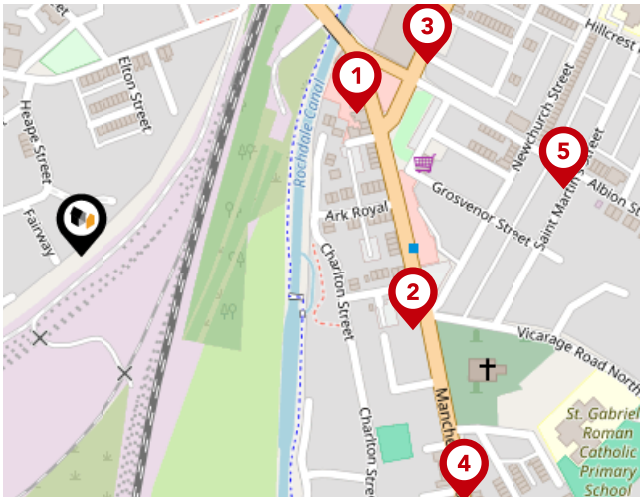


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.16 miles
2	Leeds Bradford Airport	28.76 miles
3	Speke	32.77 miles
4	Highfield	37.59 miles

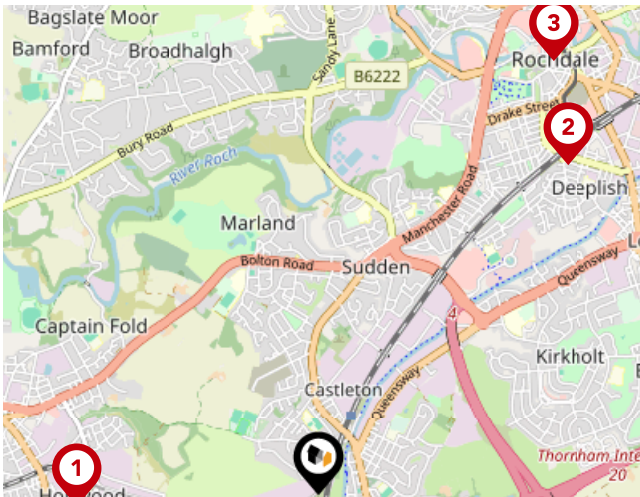
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Queensway	0.17 miles
2	Vicarage Road North	0.19 miles
3	Caxton Street	0.22 miles
4	Mount Street	0.25 miles
5	Albion Street	0.27 miles



Local Connections

Pin	Name	Distance
1	Heywood (East Lancashire Railway)	1.07 miles
2	Rochdale Railway Station (Manchester Metrolink)	1.82 miles
3	Rochdale Interchange (Manchester Metrolink)	2.17 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



/MartinCoUK



/martinco_uk



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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

