

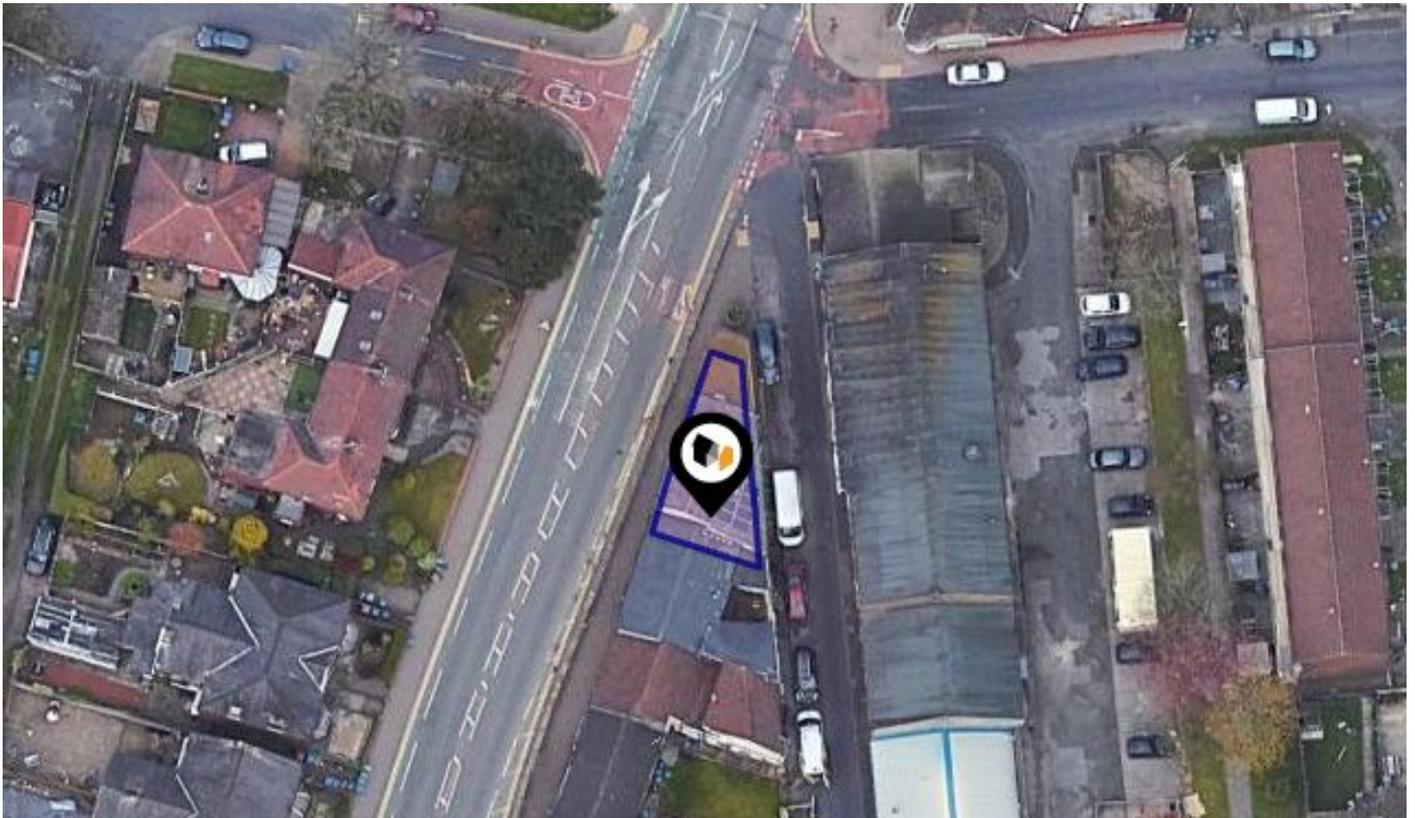


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MIR: Material Info

The Material Information Affecting this Property

Tuesday 29th October 2024



**28-32, ROCHDALE ROAD, MIDDLETON, MANCHESTER,
M24**

Martin & Co

15B Cheetham St Rochdale OL16 1DG

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	17/10/1787
Floor Area:	376 ft ² / 35 m ²	End Date:	18/10/2786
Plot Area:	0.02 acres	Lease Term:	999 years from 18 October 1787
Year Built :	Before 1900	Term Remaining:	762 years
Council Tax :	Band A		
Annual Estimate:	£1,553		
Title Number:	GM488210		

Local Area

Local Authority:	Rochdale
Conservation Area:	Middleton Town Centre
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	118 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **18 Rochdale Road Middleton Manchester M24 6DP**

Reference - 09/D51866	
Decision:	Decided
Date:	23rd March 2009
Description:	Change Of Use Of Ground Floor From Office To Self Contained Flat

Planning records for: **10A Rochdale Road Middleton Rochdale M24 6DP**

Reference - 24/00150/FUL	
Decision:	Awaiting decision
Date:	13th February 2024
Description:	Proposed retail unit with 2 bedroomed self-contained apartment above

Planning records for: **12 Rochdale Road Middleton Manchester M24 6DP**

Reference - 10/D52876	
Decision:	Decided
Date:	28th January 2010
Description:	Change Of Use And Conversion Of Building To Form Two Self Contained Flats Including External Alterations To Elevations

Planning records for: **14 Rochdale Road Middleton M24 6DP**

Reference - 10/D52972	
Decision:	Decided
Date:	01st March 2010
Description:	Change Of Use From Shop With Self Contained Flat Above To Two Self Contained Flats Including Alterations To Front Elevation

Planning records for: **14 Rochdale Road Middleton Manchester M24 6DP**

Reference - 03/D42003	
Decision:	Decided
Date:	21st July 2003
Description:	Change Of Use From Shop To Hot Food Takeaway.

Planning records for: **22 Rochdale Road Middleton Manchester M24 6DP**

Reference - 12/56358/FUL	
Decision:	Decided
Date:	12th December 2012
Description:	Change of use of premises from shop into residential dwelling including the creation of two additional bedrooms

Planning records for: **26 Rochdale Road Middleton Manchester M24 6DP**

Reference - 12/D55238	
Decision:	Decided
Date:	09th February 2012
Description:	Construction Of Dual Pitched Roof Over Existing Flat Roof Areas And External Alterations To Rear Including Formation Of New Access To First Floor Flats And Modification Of Existing Terrace

Planning records for: **10 Rochdale Road Middleton Rochdale M24 6DP**

Reference - 15/01255/ADV	
Decision:	Decided
Date:	28th October 2015
Description:	One non-illuminated fascia sign and one non-illuminated window logo

Planning records for: *10 Rochdale Road Middleton M24 6DP*

Reference - 13/00869/FUL
Decision: Decided
Date: 15th August 2013
Description: Change of use of ground floor to hairdressers (use class A1) including installation of new shop front, roller shutters, alterations to first floor windows and formation of additional front door to create self-contained flat above
Reference - 14/00290/FUL
Decision: Unknown
Date: 10th March 2014
Description: Erection of two storey building comprising shop (use class A1) to ground floor and self-contained, two-bedroom flat to first floor
Reference - 09/D51758
Decision: Decided
Date: 16th February 2009
Description: Change Of Use Of Ground Floor From Taxi Booking Office To Hot Food Take-Away
Reference - 15/01254/FUL
Decision: Decided
Date: 28th October 2015
Description: Change of use of ground floor from retail (A1) to tattoo studio (Sui Generis) including alterations to shop front

Planning records for: *Land To The Front Of 2-6 Rochdale Road Middleton M24 6DP*

Reference - 18/00518/TELE	
Decision:	Decided
Date:	04th May 2018
Description:	Prior approval for the installation of a 12 metre high smart metering pole together with 1 no. omni-antenna creating a maximum height of 14.5m including 1 no. equipment cabinet and other ancillary works

28-32 ROCHDALE ROAD, MIDDLETON, M24

Energy rating

C

Valid until 27.09.2030

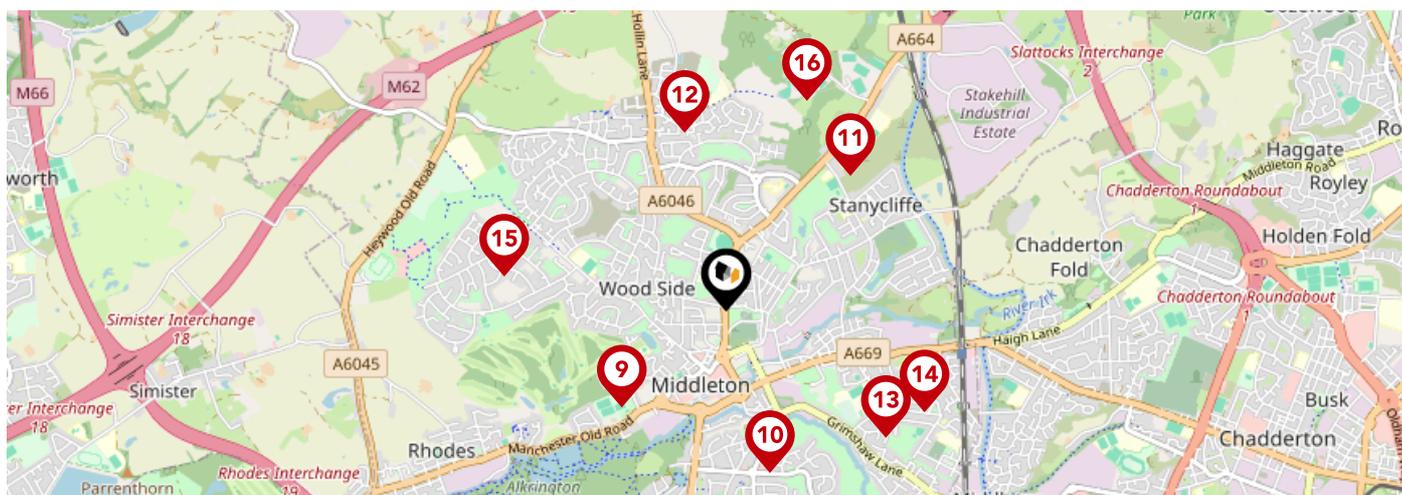
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
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:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	35 m ²



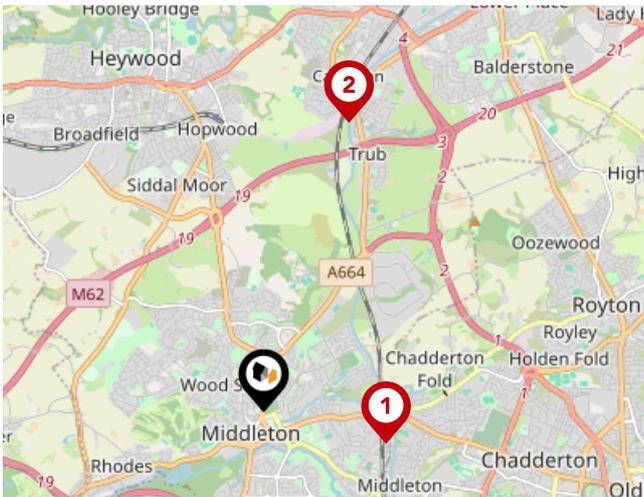
		Nursery	Primary	Secondary	College	Private
	Middleton Parish Church School Ofsted Rating: Good Pupils: 437 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkfield Primary School Ofsted Rating: Good Pupils: 217 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newlands School Ofsted Rating: Good Pupils: 122 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hollin Primary School Ofsted Rating: Good Pupils: 360 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Roman Catholic Primary School, Middleton Ofsted Rating: Good Pupils: 464 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elizabeth House School Ofsted Rating: Good Pupils: 5 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Boarshaw Community Primary School Ofsted Rating: Good Pupils: 441 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 212 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Sunny Brow Nursery School Ofsted Rating: Outstanding Pupils: 61 Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 216 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Langley Roman Catholic High School Ofsted Rating: Good Pupils: 1219 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Church of England Academy Ofsted Rating: Requires improvement Pupils: 772 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Middleton Technology School Ofsted Rating: Good Pupils: 1341 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elm Wood Primary School Ofsted Rating: Good Pupils: 432 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowlee Park Community Primary School Ofsted Rating: Outstanding Pupils: 907 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Edgar Wood Academy Ofsted Rating: Requires improvement Pupils: 476 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

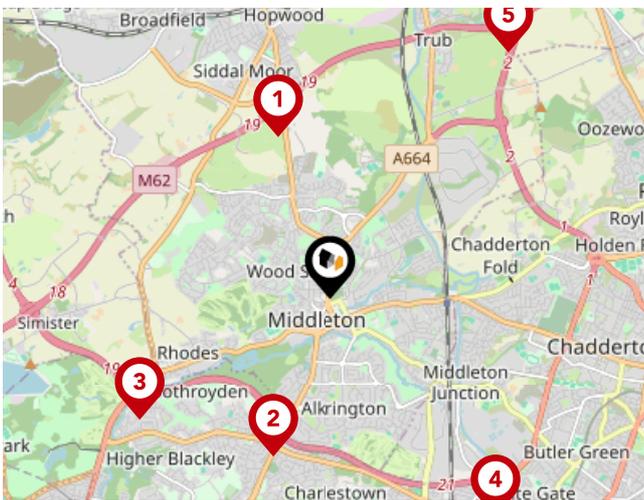
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Mills Hill (Manchester) Rail Station	1.1 miles
2	Castleton (Manchester) Rail Station	2.66 miles
3	Moston Rail Station	2.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J19	1.49 miles
2	M60 J20	1.49 miles
3	M60 J19	1.98 miles
4	M60 J21	2.43 miles
5	M62 J20	2.67 miles

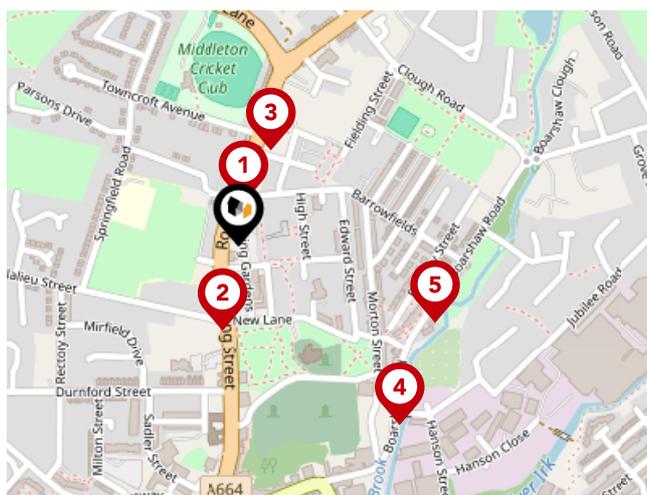


Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	13.72 miles
2	Leeds Bradford Airport	30.85 miles
3	Speke	31.04 miles
4	Highfield	37.9 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cleworth Road	0.05 miles
2	New Lane	0.09 miles
3	Hollin Lane	0.11 miles
4	John Lee Fold	0.26 miles
5	Barrowfields	0.23 miles



Local Connections

Pin	Name	Distance
1	Heywood (East Lancashire Railway)	2.36 miles
2	Crumpsall (Manchester Metrolink)	3.22 miles
3	Crumpsall (Manchester Metrolink)	3.23 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!



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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

