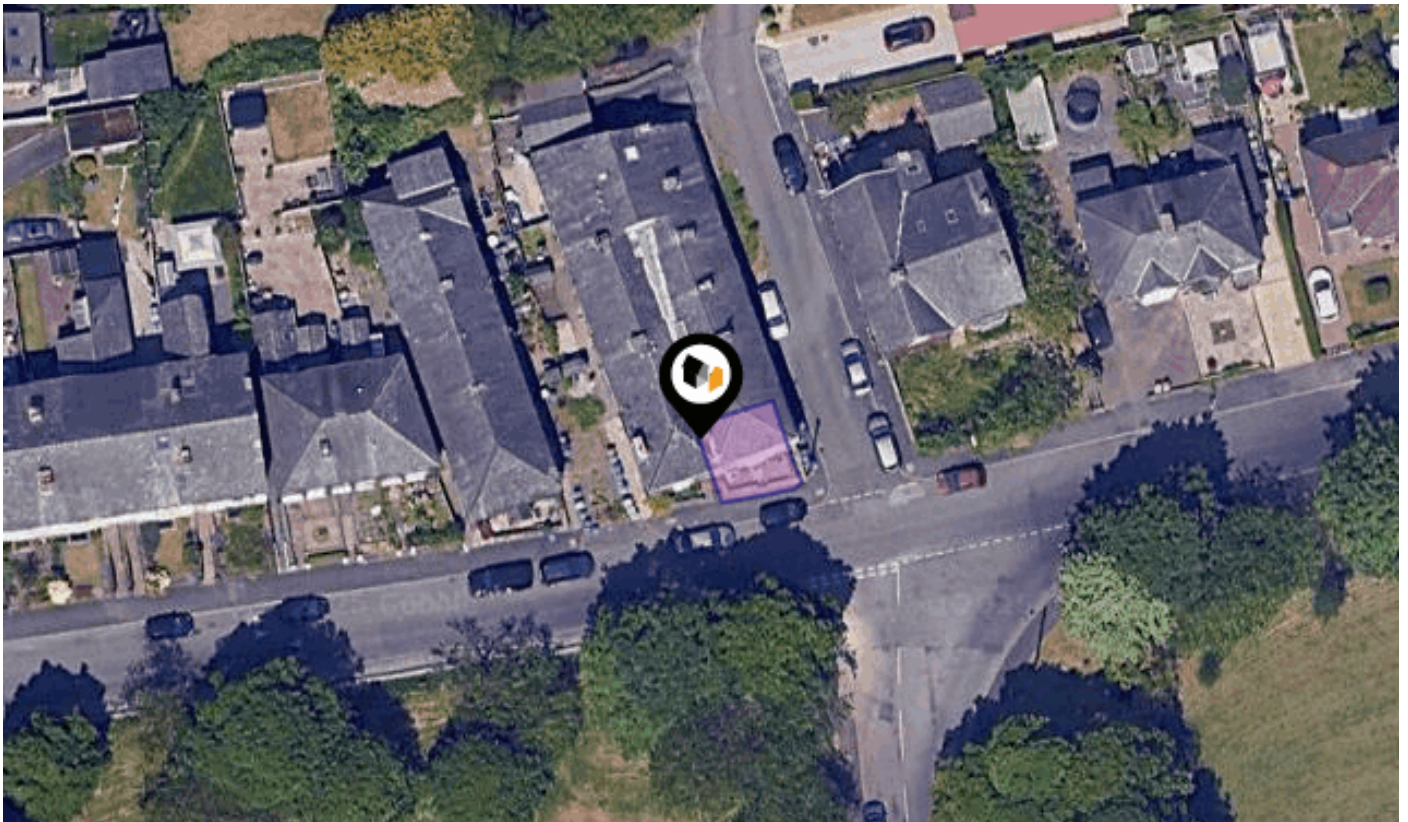


[See More Online](#)

MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Wednesday 10th September 2025



61, MIZZY ROAD, ROCHDALE, OL12 6HW

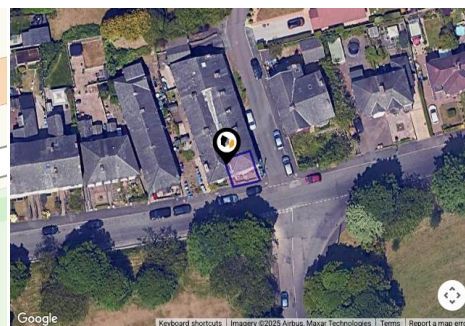
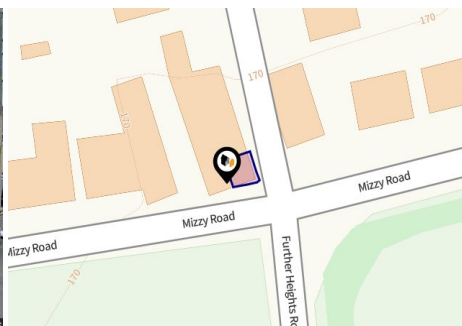
Martin & Co Rochdale

Martin & Co 15B Cheetham Street Rochdale OL16 1DG

01706 648277

Daisy.pearce@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/rochdale/



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	624 ft ² / 58 m ²
Plot Area:	0.01 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,912
Title Number:	GM971980
UPRN:	23063530

Last Sold Date:	20/12/2021
Last Sold Price:	£85,000
Last Sold £/ft ² :	£136
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

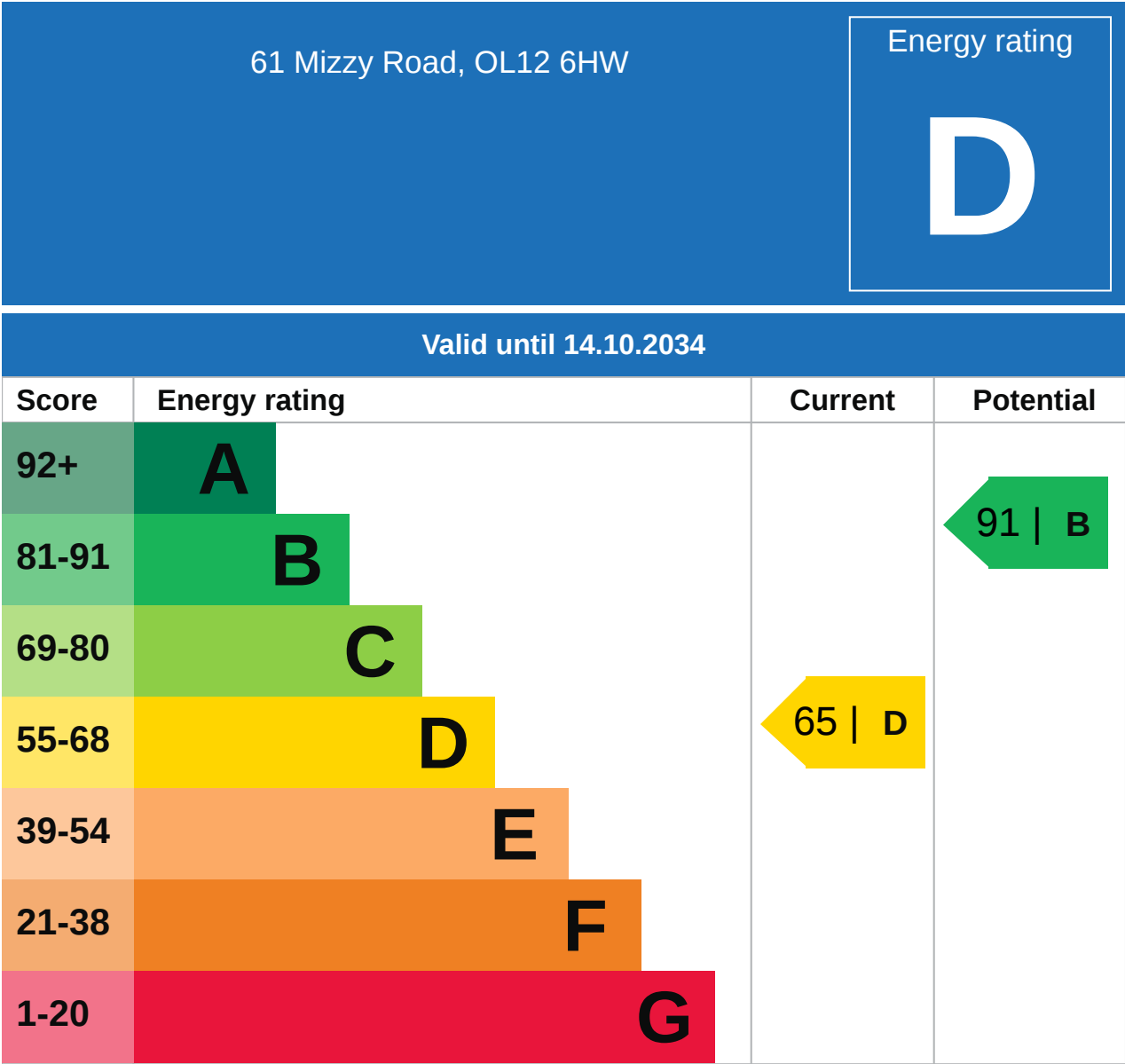
13 mb/s	92 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





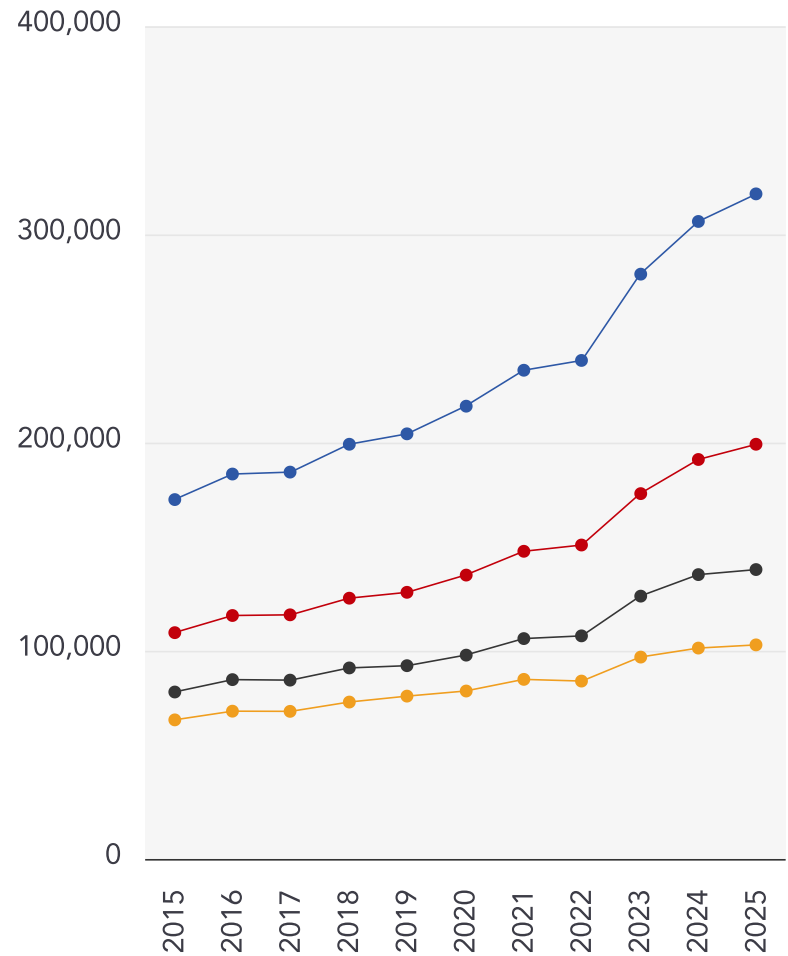
Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	58 m ²

31, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	04/07/2024	
Last Sold Price:	£280,000	
61, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	20/12/2021	27/08/2004
Last Sold Price:	£85,000	£75,000
53, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	06/12/2018	
Last Sold Price:	£83,000	
17, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	26/10/2018	
Last Sold Price:	£125,000	
57, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	10/08/2018	
Last Sold Price:	£89,500	
55, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	08/06/2018	
Last Sold Price:	£2,000	
27, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	11/08/2017	08/02/2002
Last Sold Price:	£150,000	£100,000
37, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	10/10/2014	
Last Sold Price:	£130,000	
29, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	28/08/1998	
Last Sold Price:	£77,500	
51, Mizzy Road, Rochdale, OL12 6HW		
Last Sold Date:	02/07/1998	
Last Sold Price:	£49,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in OL12



Detached

+85.06%

Semi-Detached

+83.24%

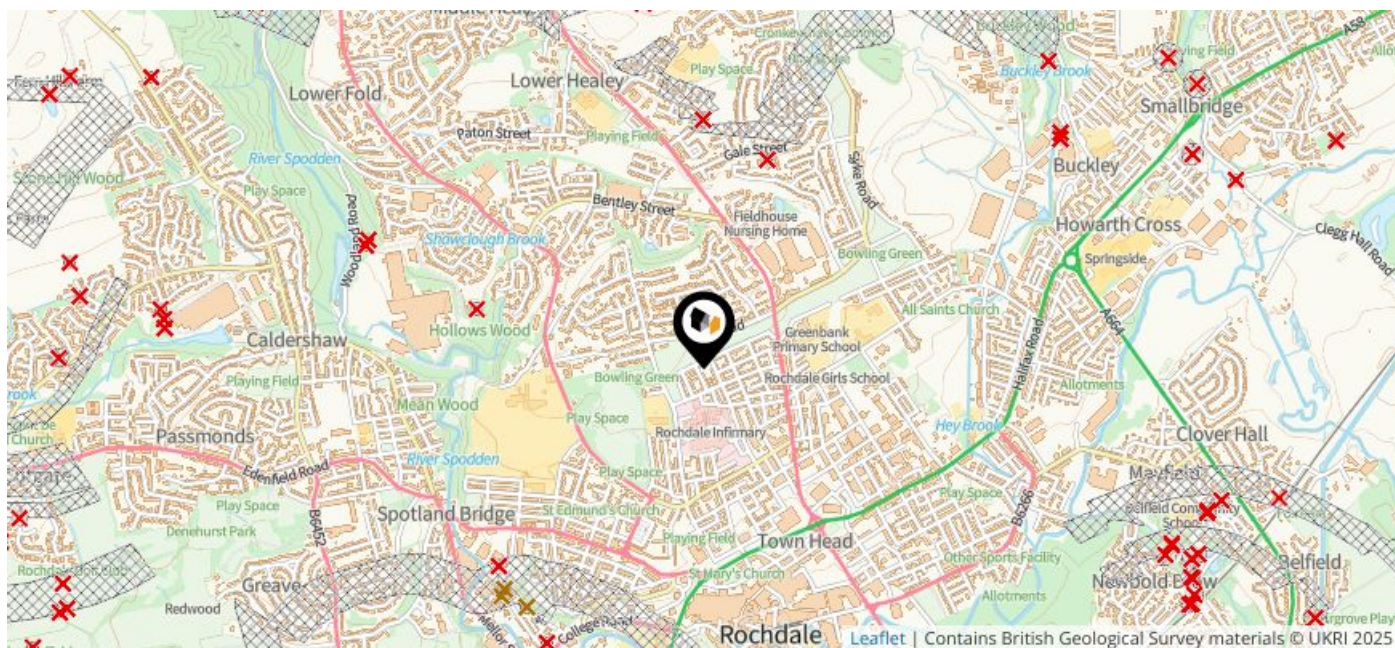
Terraced

+73.33%

Flat

+53.92%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

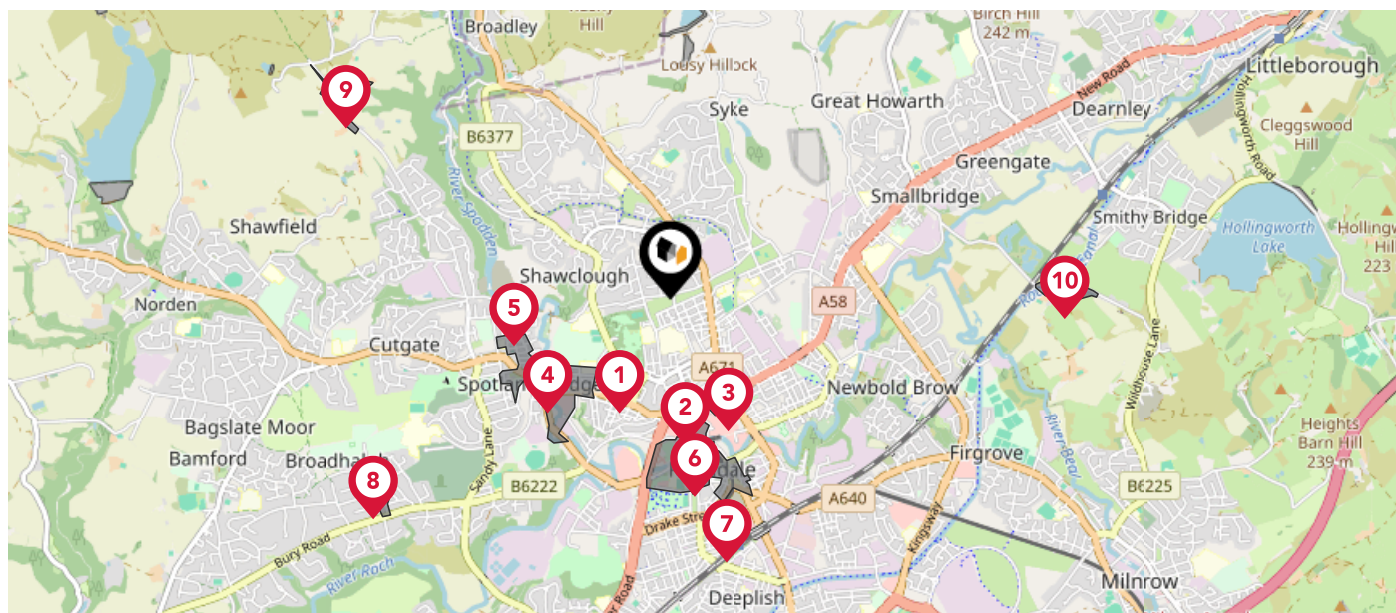
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

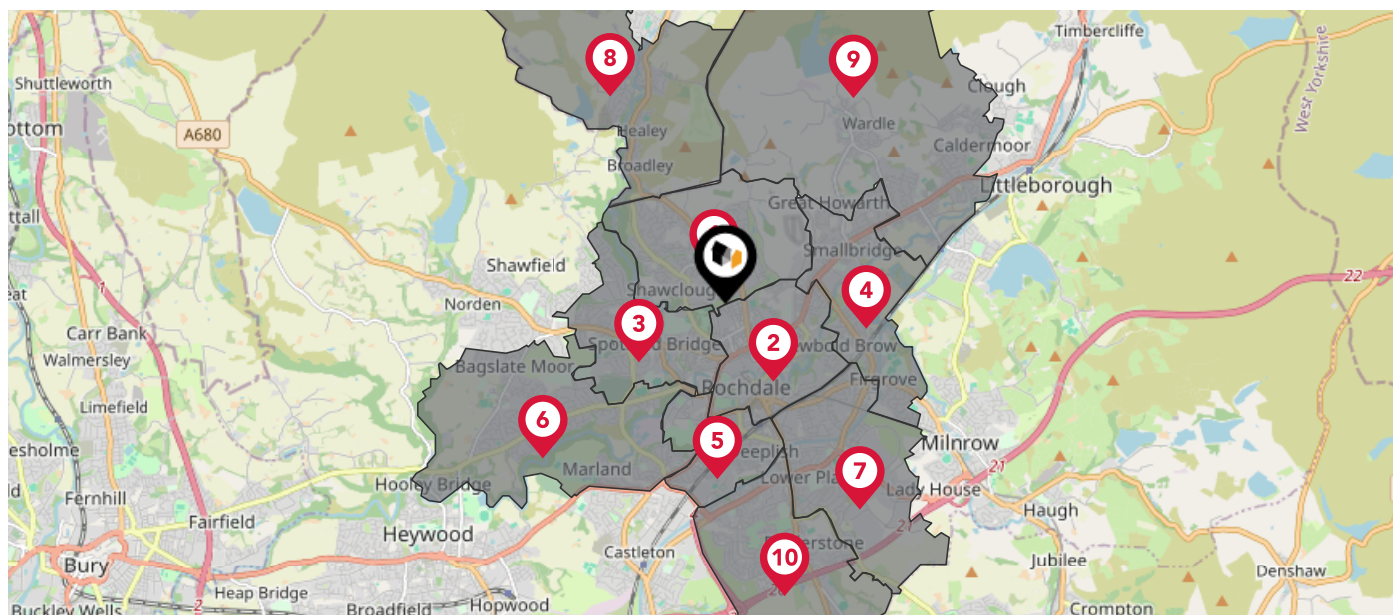
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  St Edmund's Church
-  Toad Lane
-  Town Head
-  Spotland Bridge
-  Spotland Fold
-  Rochdale Town Centre
-  Maclure Road
-  Moorgate Avenue
-  Catley Lane Head
-  Clegg Village

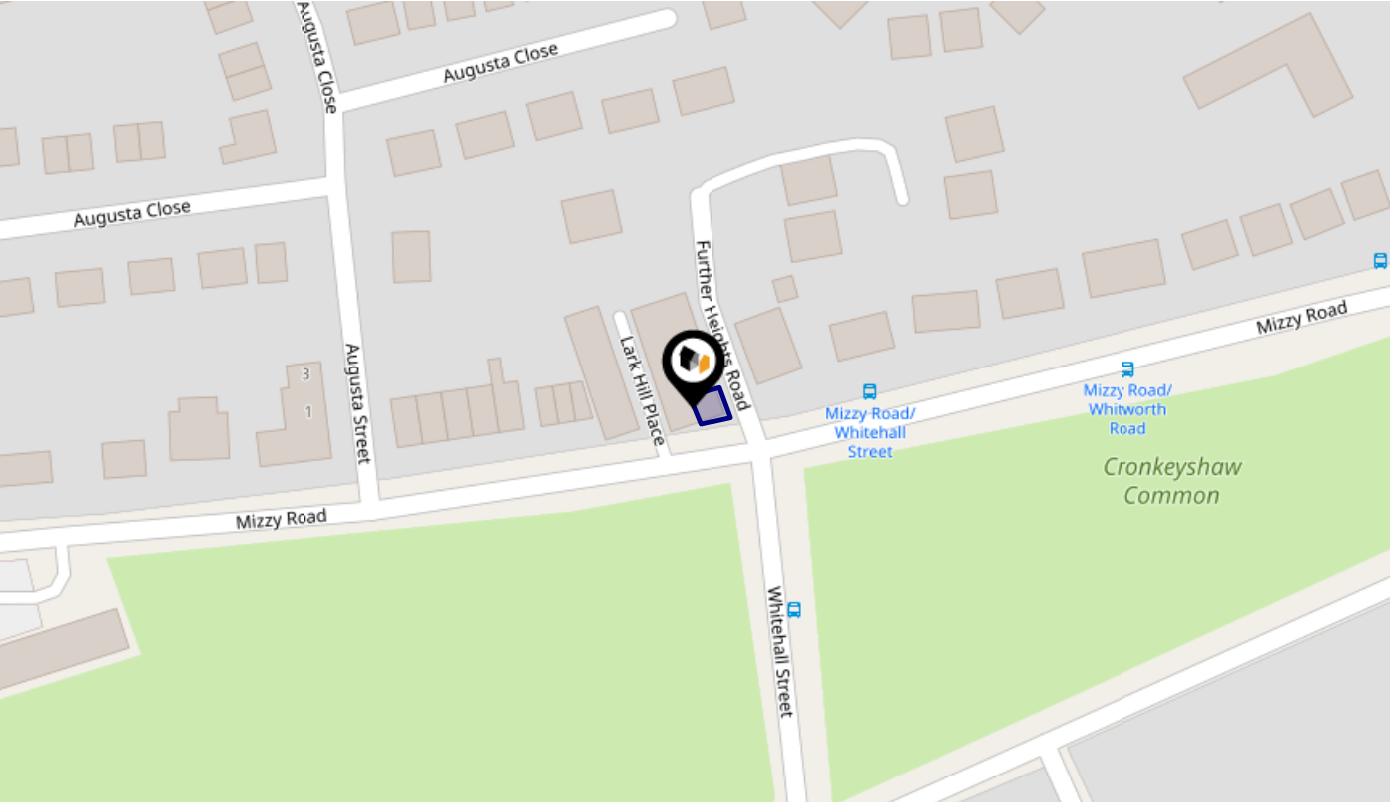
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Healey Ward
-  Central Rochdale Ward
-  Spotland & Falinge Ward
-  Smallbridge & Firgrove Ward
-  Milkstone & Deepdish Ward
-  Bamford Ward
-  Kingsway Ward
-  Healey and Whitworth Ward
-  Wardle, Shore & West Littleborough Ward
-  Balderstone & Kirkholt 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.

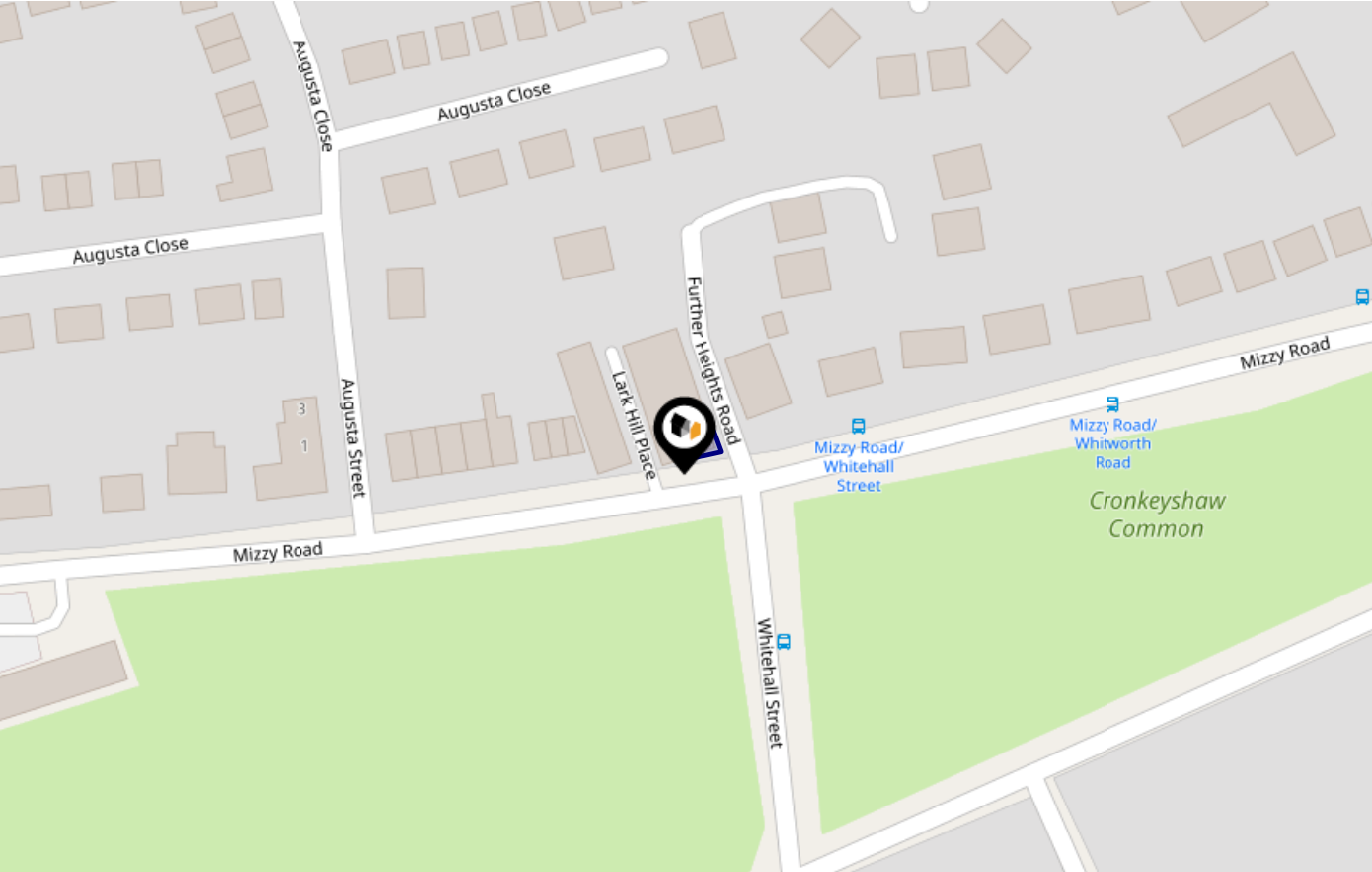
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

Flood Risk

Rivers & Seas - Flood Risk

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

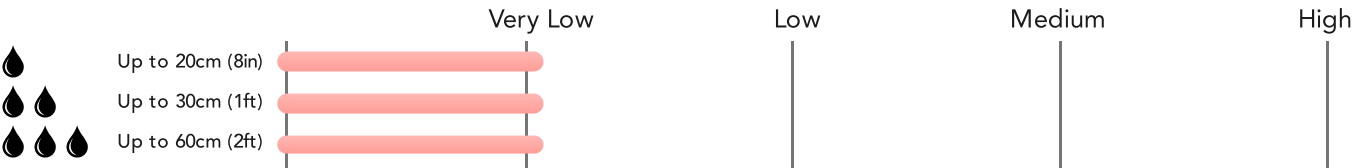


Risk Rating: Very low

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

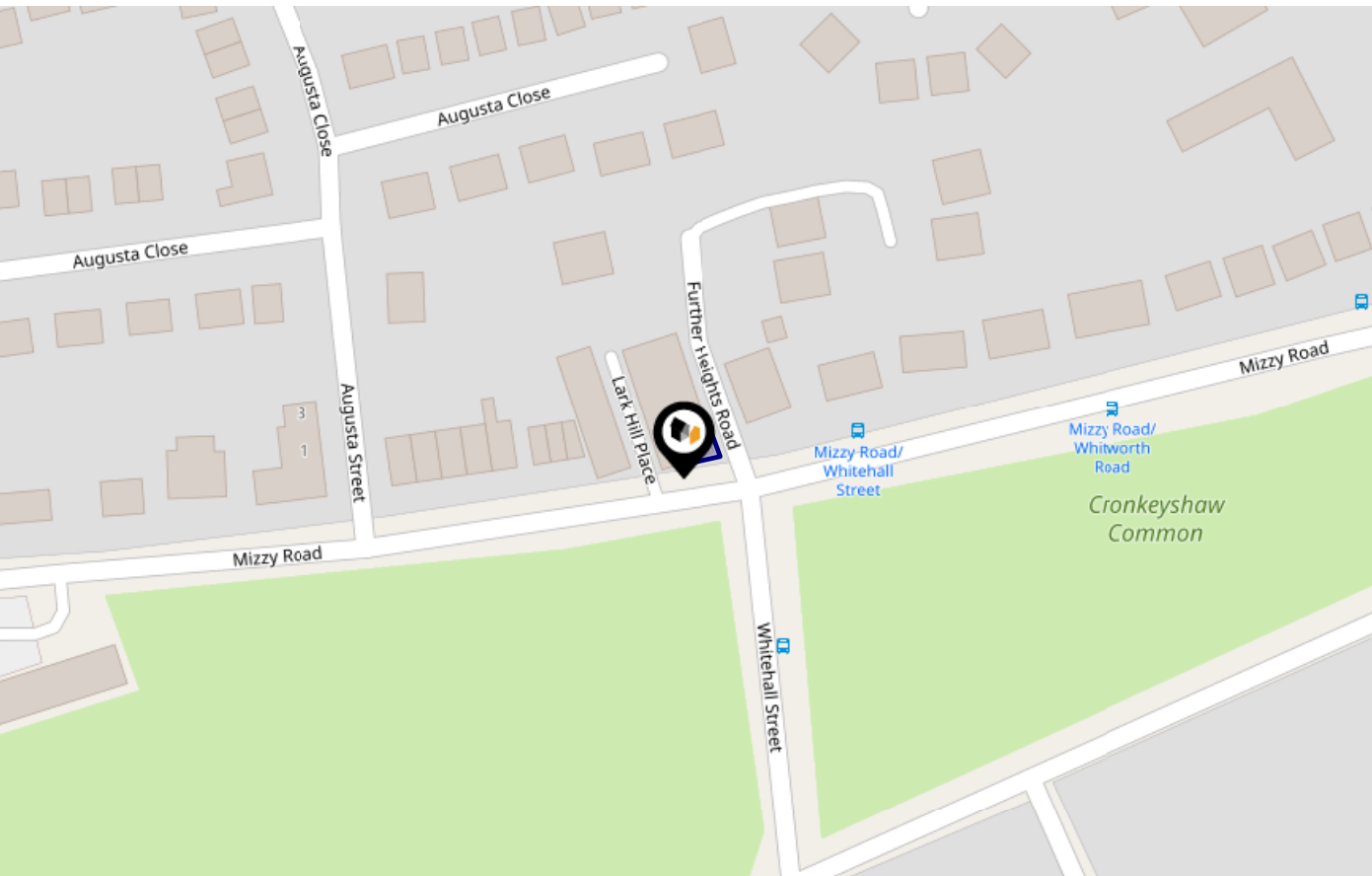
Chance of flooding to the following depths at this property:



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.

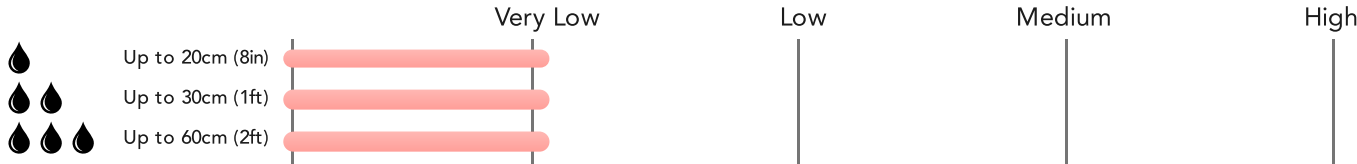


Risk Rating: Very low

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.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

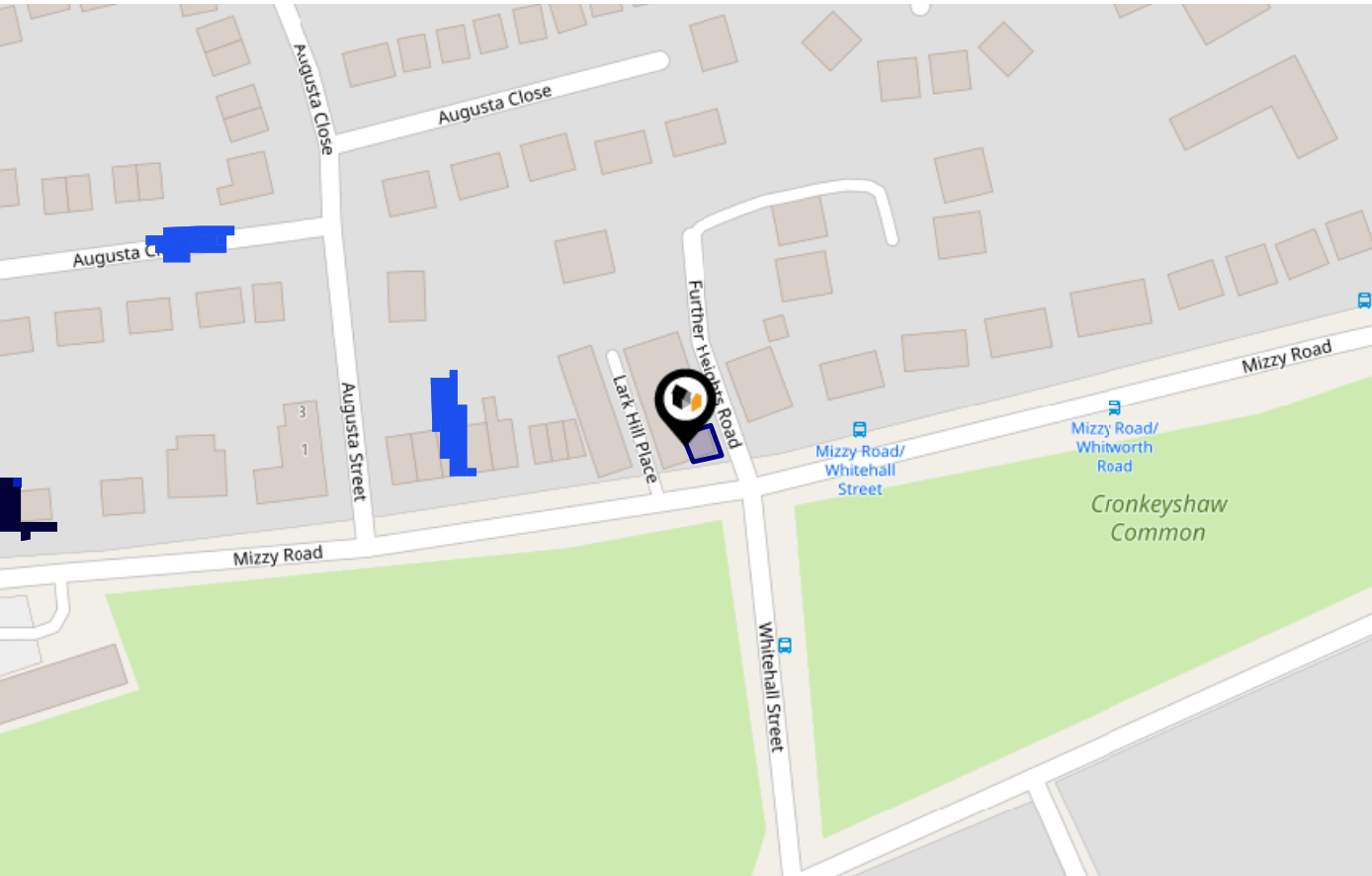
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

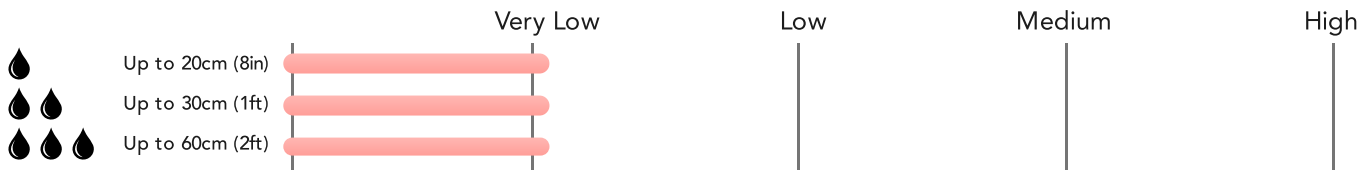


Risk Rating: Very low

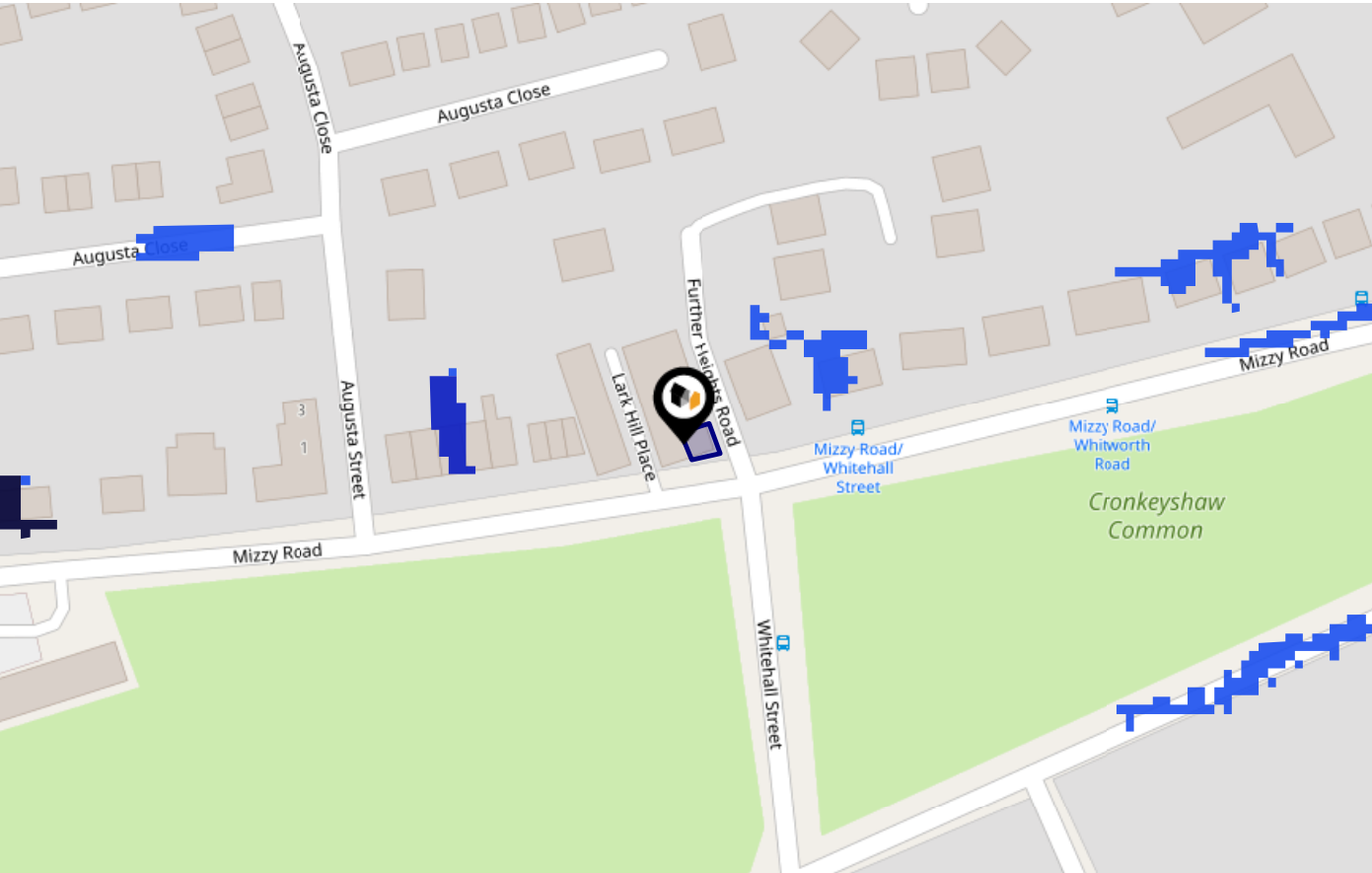
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 (0.1%) in any one year.
-  **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:



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.

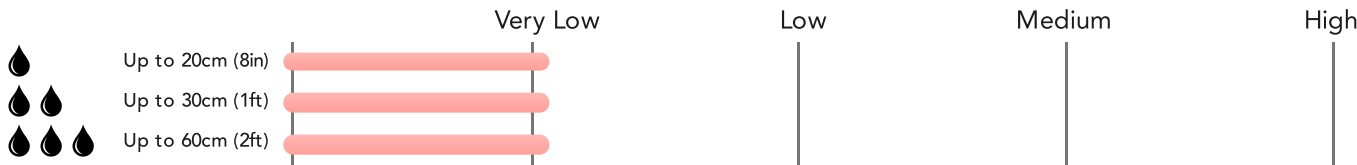


Risk Rating: Very low

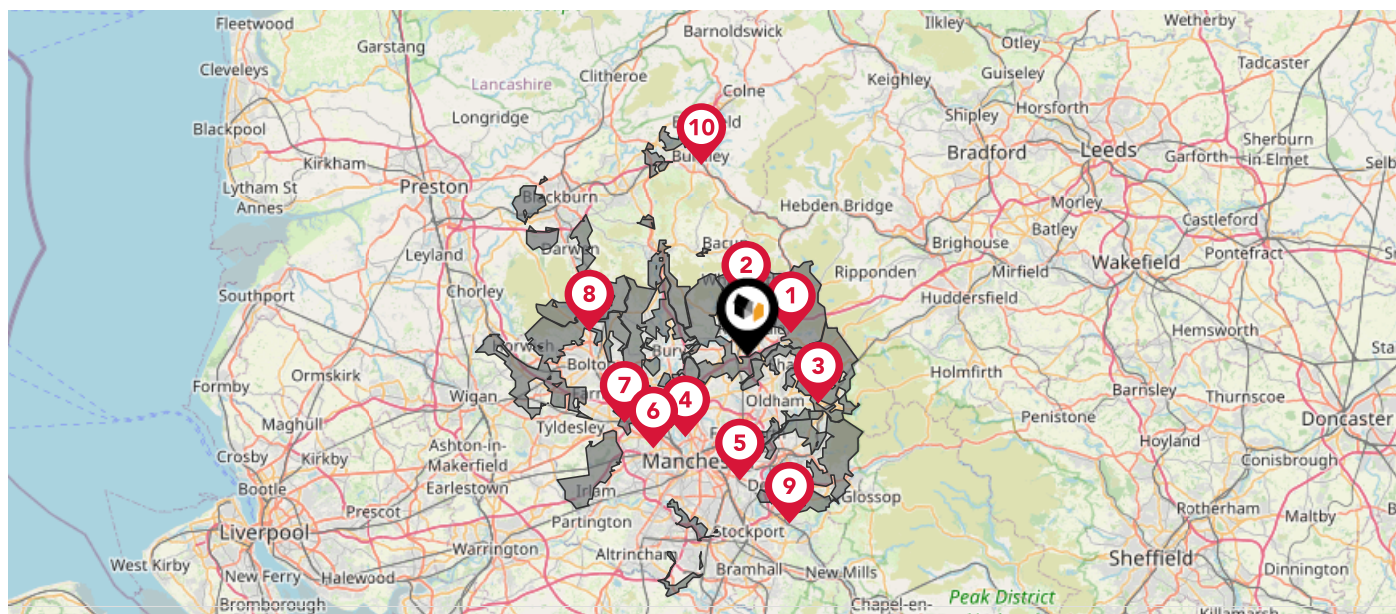
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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 (0.1%) in any one year.
-  **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:



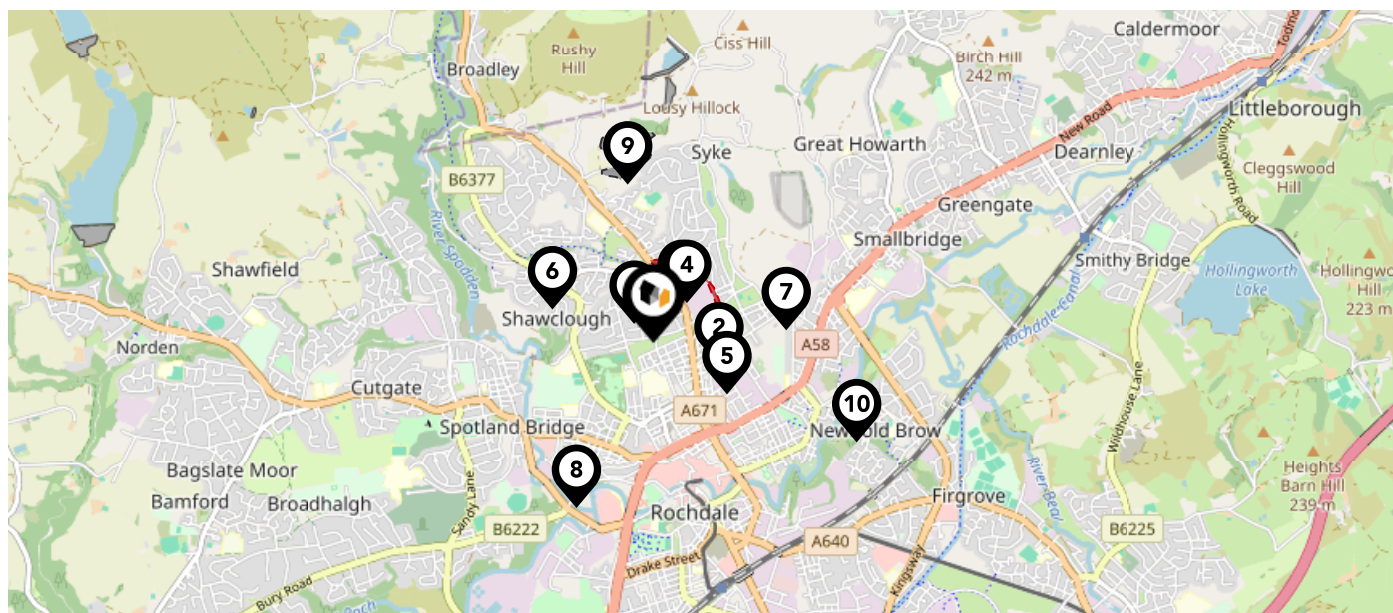
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Rochdale
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Oldham
-  Merseyside and Greater Manchester Green Belt - Bury
-  Merseyside and Greater Manchester Green Belt - Manchester
-  Merseyside and Greater Manchester Green Belt - Salford
-  Merseyside and Greater Manchester Green Belt - Bolton
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Tameside
-  Merseyside and Greater Manchester Green Belt - Burnley

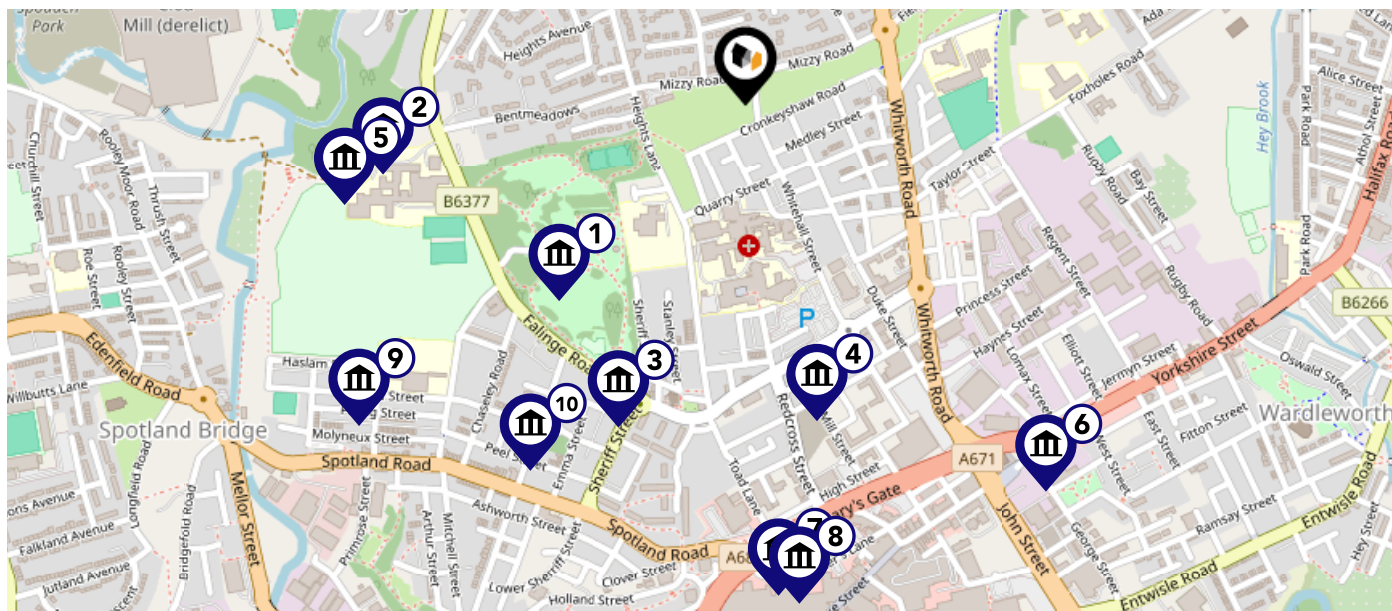
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



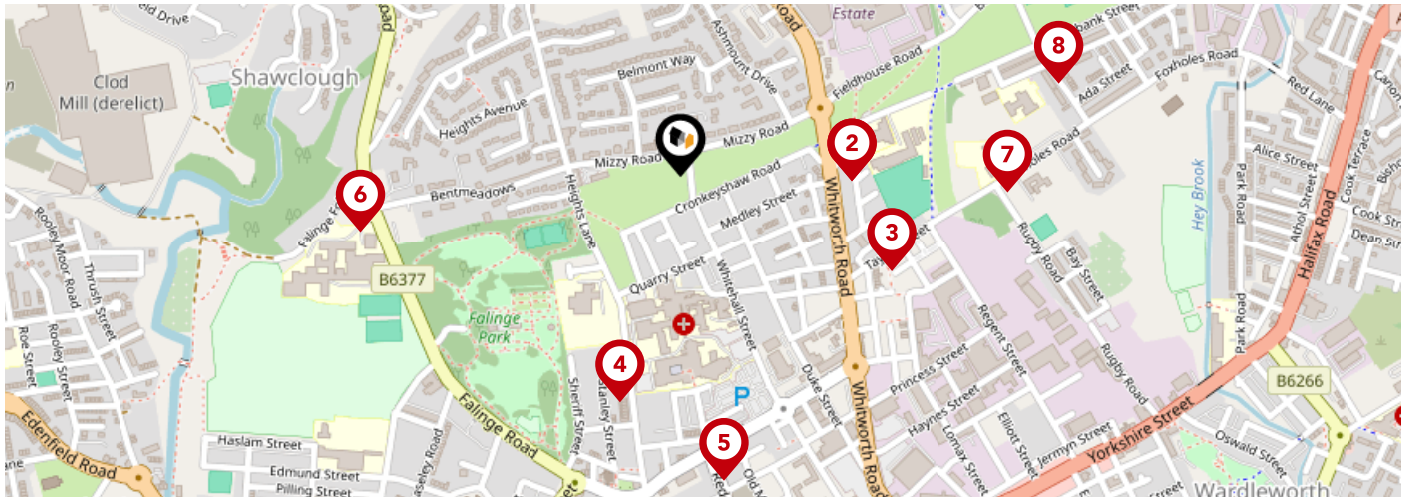
Nearby Landfill Sites

1	Land Opposite Oxford Mill-Bentley Street, Rochdale	Historic Landfill	
2	Disused Railway cutting between-Taylor Street and Greenbank Road, Rochdale	Historic Landfill	
3	Fieldhouse Mills-Fieldhouse Road, Rochdale, Greater Manchester	Historic Landfill	
4	EA/EPR/LP3791CR/A001	Active Landfill	
5	Carrex Metals Limited-Regent Street, Rochdale, Greater Manchester	Historic Landfill	
6	Shawclough Road-Reservoir, Rochdale, Greater Manchester	Historic Landfill	
7	Opposite Hamer Vale Mills-Buckley Lane, Rochdale	Historic Landfill	
8	Central Tip-Eden Street and Grimble Street, Rochdale, Greater Manchester	Historic Landfill	
9	Stoneyhey Farm-Off Whitworth Road, Middle Healey, Rochdale, Greater Manchester	Historic Landfill	
10	Stanley Road-Stanley Road, Off Belfield Road, Rochdale, Greater Manchester	Historic Landfill	

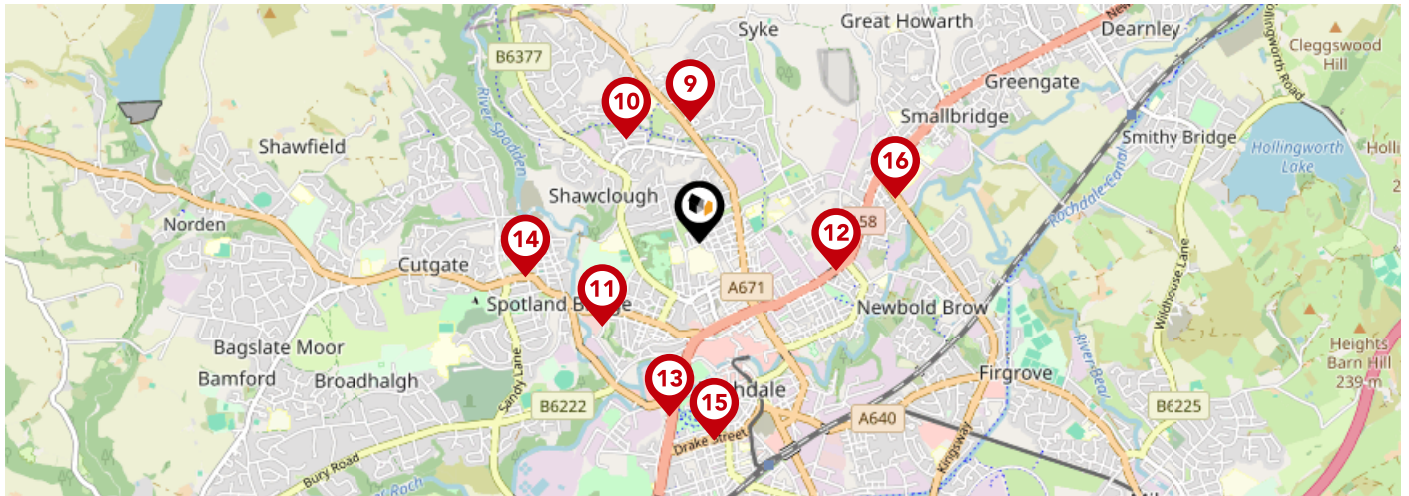
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1055837 - Falinge Park Hall Facade And Pavilions	Grade II	0.3 miles
	1055873 - 32, 34 And 36, Falinge Fold	Grade II	0.4 miles
	1084276 - Gateway To Falinge Park On Corner Of Falinge Road And Sheriff Street	Grade II	0.4 miles
	1057694 - Hope Chapel And Parsons House Parson's House	Grade II	0.4 miles
	1346250 - Old Falinge	Grade II	0.4 miles
	1084227 - 188a, 190 And 190a, Yorkshire Street (see Details For Further Address Information)	Grade II	0.5 miles
	1084257 - The Vicarage	Grade II	0.5 miles
	1025294 - Church Of St Mary-in-the-baum, St Mary's Gate, Rochdale	Grade I	0.5 miles
	1390684 - Silver Street Chapel	Grade II	0.5 miles
	1084273 - Church Of Saint Edmund And Associated Boundary Wall, Railings And Gates	Grade I	0.5 miles



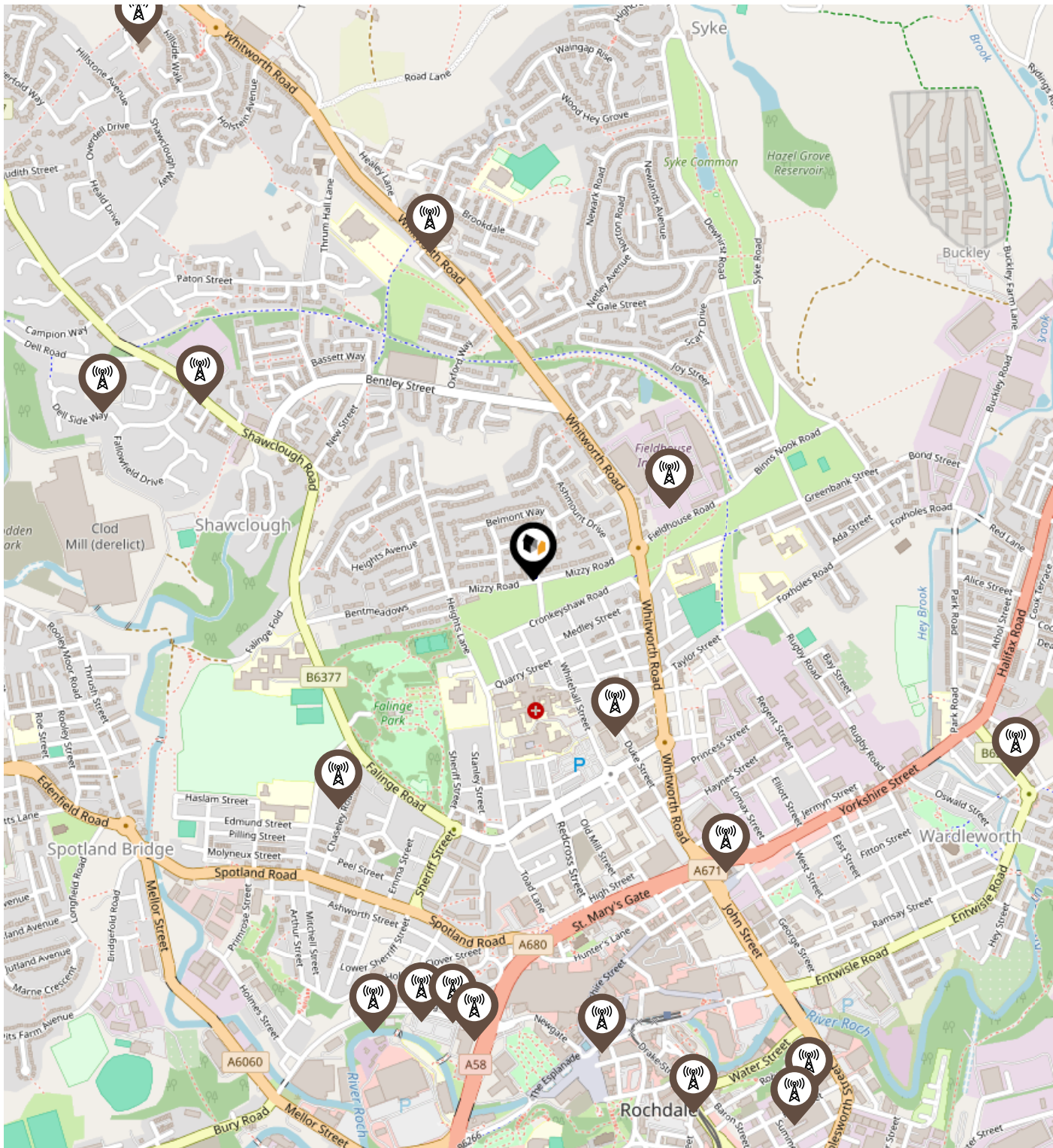
		Nursery	Primary	Secondary	College	Private
1	Greenbank Primary School Ofsted Rating: Good Pupils: 473 Distance:0.19	☐	☒	☐	☐	☐
2	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 147 Distance:0.19	☐	☐	☒	☐	☐
3	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 88 Distance:0.26	☐	☐	☒	☐	☐
4	Brownhill School Ofsted Rating: Requires improvement Pupils: 87 Distance:0.26	☐	☐	☒	☐	☐
5	Howard Street Nursery School Ofsted Rating: Good Pupils: 80 Distance:0.34	☒	☐	☐	☐	☐
6	Falinge Park High School Ofsted Rating: Good Pupils: 1354 Distance:0.36	☐	☐	☒	☐	☐
7	St Patrick's Roman Catholic Primary School Ofsted Rating: Good Pupils: 297 Distance:0.36	☐	☒	☐	☐	☐
8	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:0.43	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Healey Foundation Primary School Ofsted Rating: Good Pupils: 208 Distance:0.53	☐	☒	☐	☐	☐
	Shawclough Community Primary School Ofsted Rating: Good Pupils: 438 Distance:0.56	☐	☒	☐	☐	☐
	Spotland Primary School Ofsted Rating: Good Pupils: 439 Distance:0.56	☐	☒	☐	☐	☐
	Heybrook Primary School Ofsted Rating: Good Pupils: 683 Distance:0.62	☐	☒	☐	☐	☐
	Rochdale Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.78	☐	☐	☒	☐	☐
	Meanwood Community Nursery and Primary School Ofsted Rating: Good Pupils: 346 Distance:0.78	☐	☒	☐	☐	☐
	Broadfield Community Primary School Ofsted Rating: Good Pupils: 410 Distance:0.87	☐	☒	☐	☐	☐
	Hamer Community Primary School Ofsted Rating: Good Pupils: 317 Distance:0.88	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

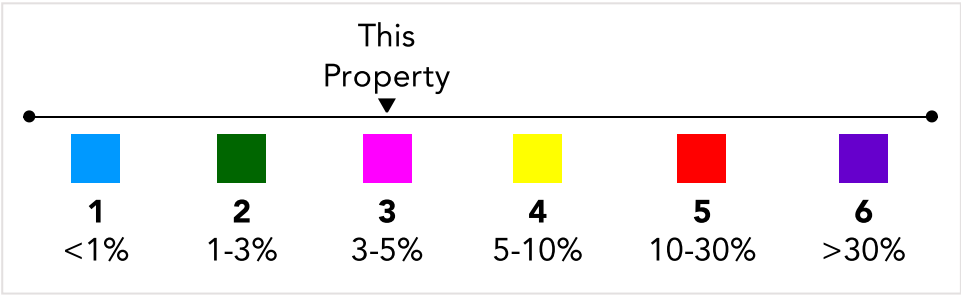
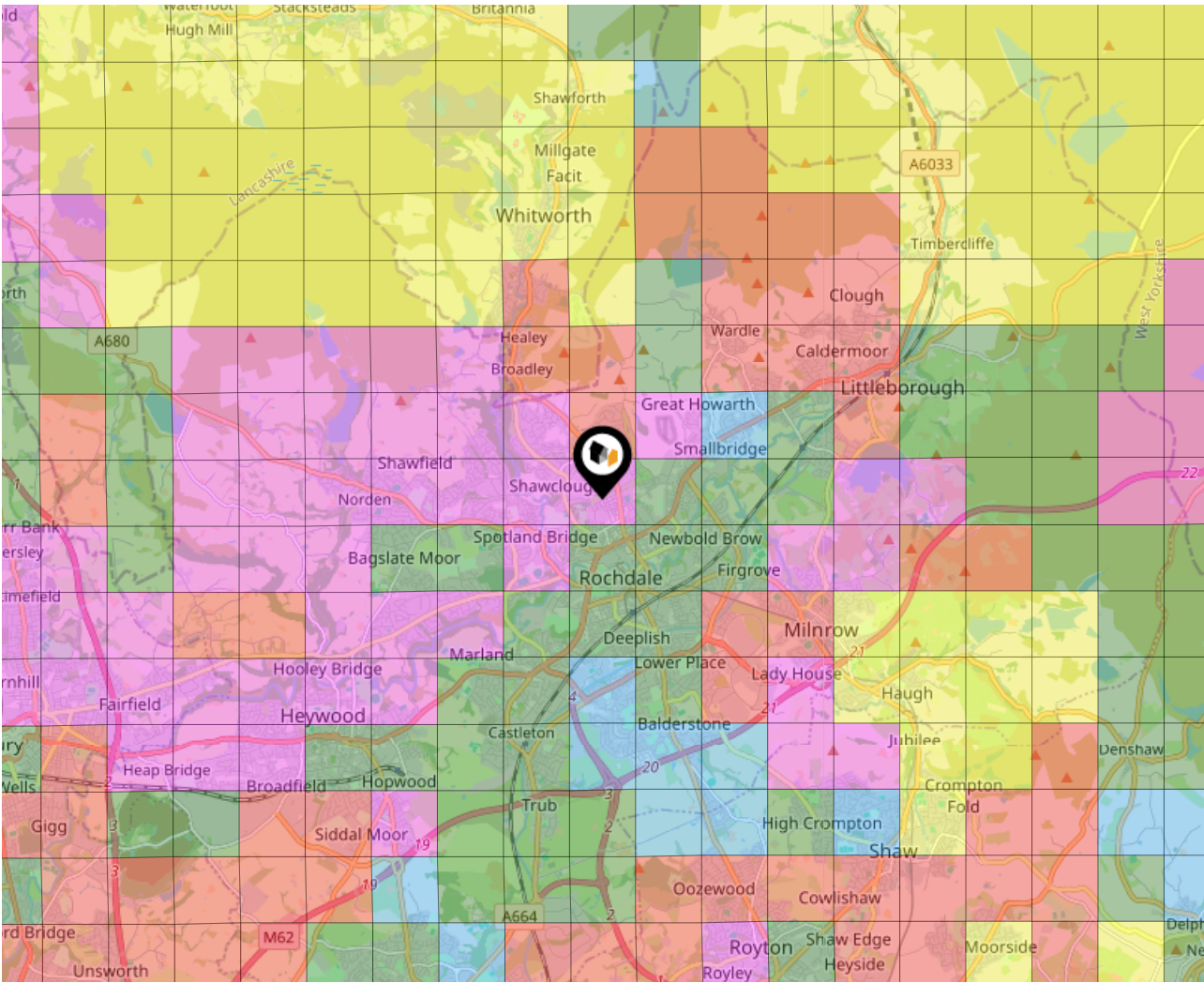


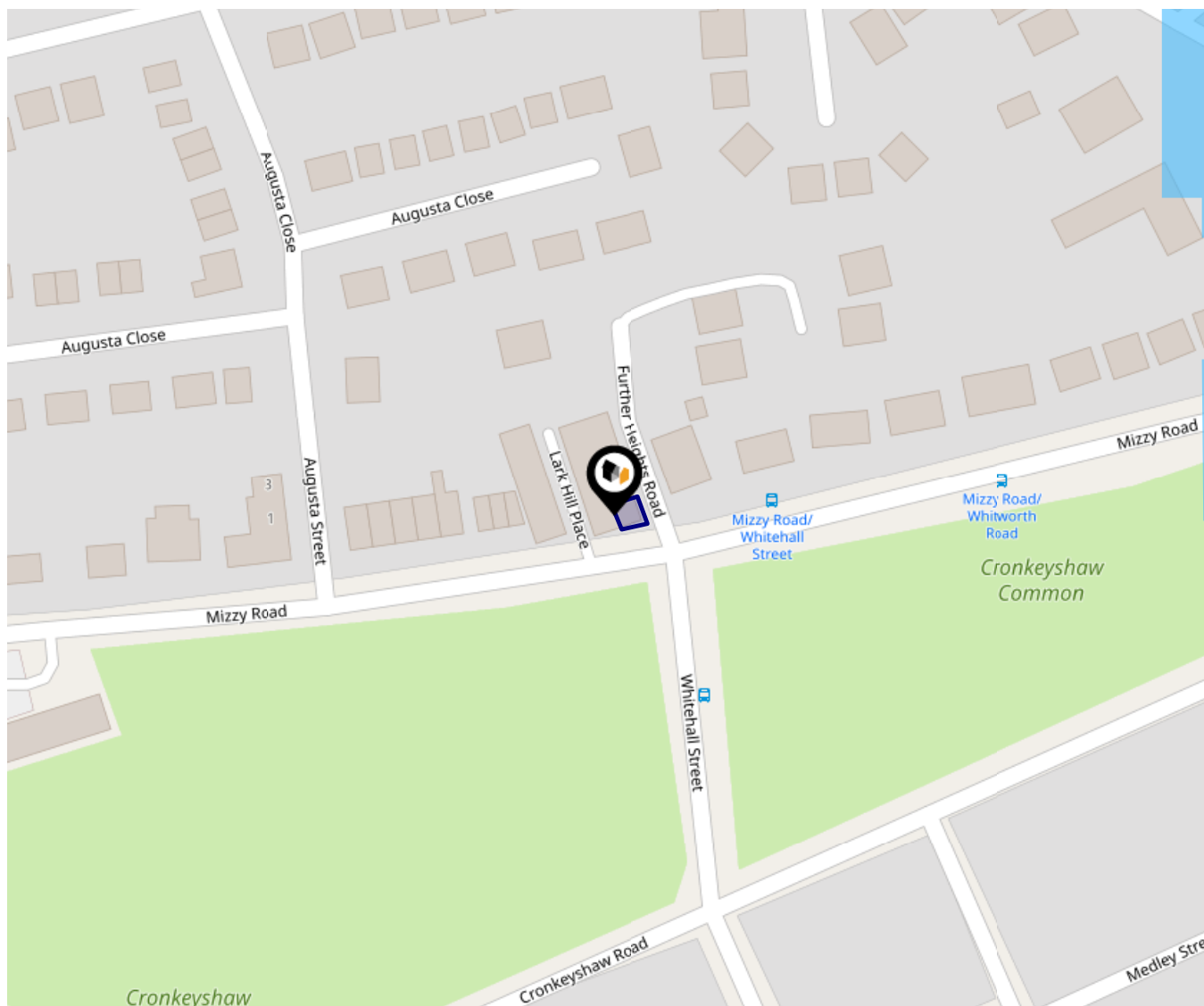
Key:

-  Power Pylons
-  Communication Masts

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).





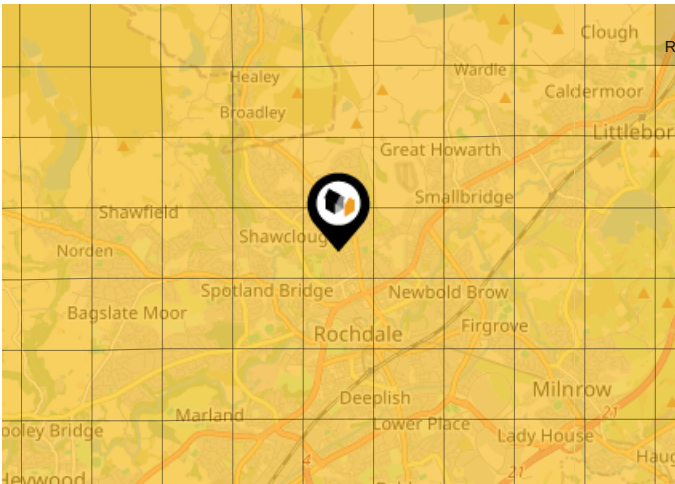
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

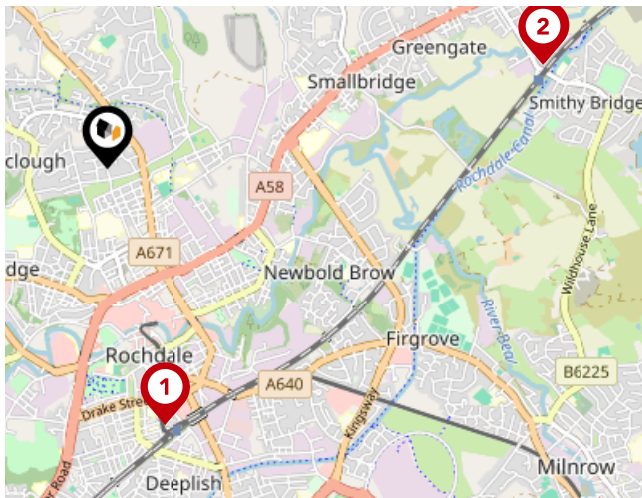
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



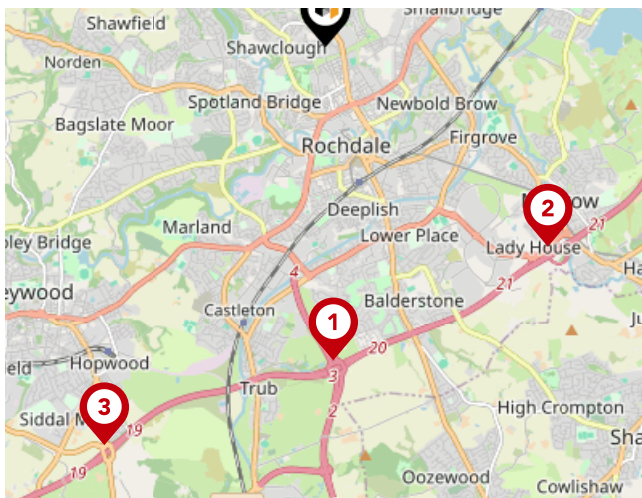
Primary Classifications (Most Common Clay Types)

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



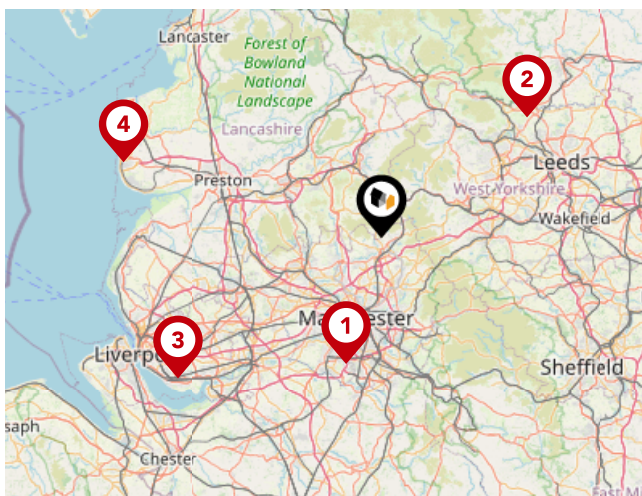
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	1.16 miles
2	Smithy Bridge Rail Station	1.97 miles
3	Smithy Bridge Rail Station	1.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	2.76 miles
2	M62 J21	2.63 miles
3	M62 J19	4.01 miles
4	A627(M) J1	4.91 miles
5	M60 J20	6.63 miles

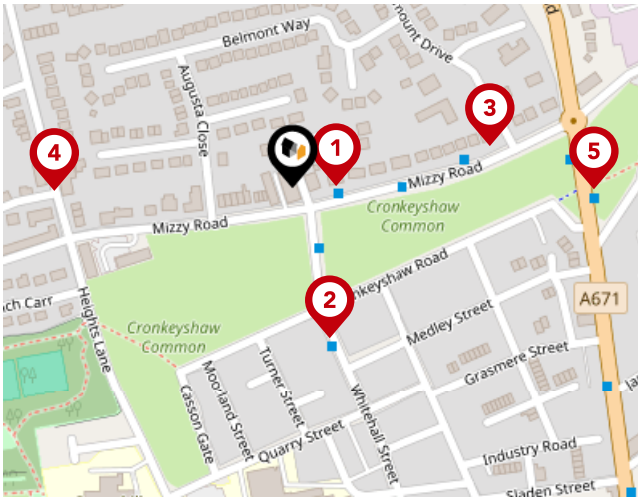


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.57 miles
2	Leeds Bradford Airport	26.44 miles
3	Speke	34.89 miles
4	Highfield	37.58 miles

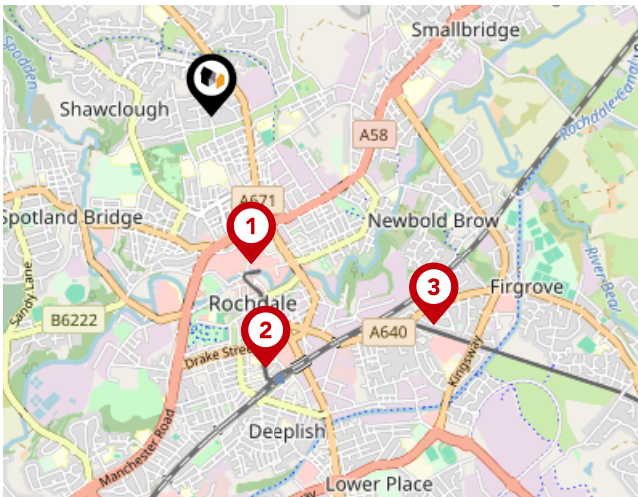
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Further Heights Road	0.02 miles
2	Cronkeyshaw Road	0.09 miles
3	Ashmount Drive	0.11 miles
4	Heights Lane	0.13 miles
5	Fieldhouse Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	0.67 miles
2	Rochdale Railway Station (Manchester Metrolink)	1.14 miles
3	Newbold (Manchester Metrolink)	1.35 miles



Martin & Co Rochdale

Martin & Co Rochdale & Oldham 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, Oldham and Bury areas. We also manage professional HMO's for both individual and corporate tenants and 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 'Fee Free' Mortgage advisors who are now available in our office.

We offer a unique combination of expertise and outstanding company values, bringing you the very best service at all times, alongside innovative marketing which includes interactive 360° virtual and video tours.

At Martin & Co Rochdale & Oldham 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



Daisy at Martin & Co was incredibly kind and exceptionally knowledgeable throughout the entire lettings process. She made everything clear and stress-free, offering great advice and options tailored to my needs. Her professionalism and friendly approach really stood out. I'd highly recommend Daisy and the team at Martin & Co to anyone looking to rent.

Testimonial 2



Great experience with this company! The team was very responsive and quick to answer any queries. Everything was handled swiftly and smoothly, from booking a viewing appointment to sorting out rental matters (if you know what I mean, speed and efficiency). I'd definitely recommend them to anyone looking for a reliable and professional letting agency.

Testimonial 3



Currently going through the process of applying for a rental property and it has been a breeze so far - Daisy contacted us as soon as we sent an enquiry, arranged a viewing straight away and helped us apply for the property - she's been so helpful and flexible with our requests. Definitely one of the best experiences we've ever had with an estate agent, fingers crossed we get the property.

Testimonial 4



Super efficient service. Daisy was great. She has taken a lot of the hassle out of renting a flat.



/macrochdale



/MartinCoRoch



/martinco_rochdale/

Agency

Our Performance in This Area



Market Share in OL12

Number of Listings

Based on:

All Beds

All Property Types

Last 30 Days



- | | | | |
|-------------------------|------|-------------------------|------|
| 1. Andrew Kelly | (56) | 11. Martin & Co | (13) |
| 2. Reside | (51) | 12. Regal Homes Nw | (11) |
| 3. Cowell And Norford | (47) | 13. Coppenwall | (10) |
| 4. Barton Kendal | (36) | 14. Yopa | (9) |
| 5. Adamsons Barton K... | (35) | 15. Face 2 Face | (6) |
| 6. Ryder And Dutton | (34) | 16. Nest | (5) |
| 7. Keenans | (24) | 17. Miller Metcalfe | (4) |
| 8. Revilo Homes | (20) | 18. Charles Nightingale | (3) |
| 9. Next Nest | (15) | 19=. Auction House | (2) |
| 10. Hunters | (14) | 19=. Farrow And Farrow | (2) |

Total Properties (Live)

Our Properties 0



Market Average 0



New Listings Last 30 Days

Our Listings



Market Average



Independently Certified from Whole of Market Property Listings by Sprift, the UK's Most Comprehensive Source for Official and Trusted Property Data.

Martin & Co Rochdale

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Martin & Co Rochdale

Martin & Co 15B Cheetham Street

Rochdale OL16 1DG

01706 648277

Daisy.pearce@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/rochdale/

