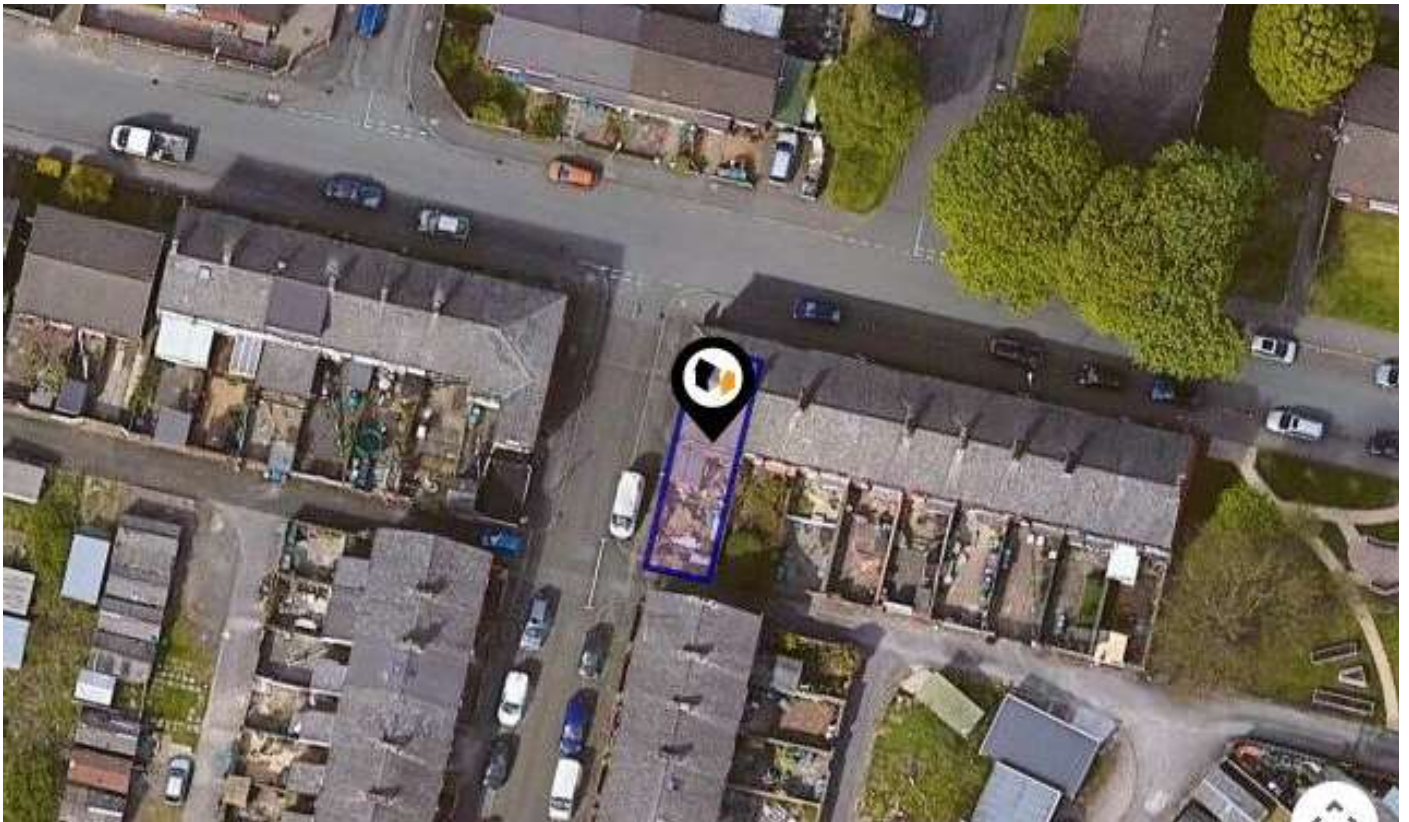


[See More Online](#)

MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Tuesday 11th November 2025



45, ROBINSON STREET, CHADDERTON, OLDHAM, OL9 8QS

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	Last Sold Date:	28/09/2007
Bedrooms:	3	Last Sold Price:	£75,000
Plot Area:	0.02 acres	Tenure:	Leasehold
Council Tax :	Band Deleted	Start Date:	02/06/1969
Title Number:	LA187044	End Date:	03/06/2889
UPRN:	422000005727	Lease Term:	920 years from 3 June 1969
		Term Remaining:	864 years

Local Area

Local Authority:	Oldham	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		6	80	10000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



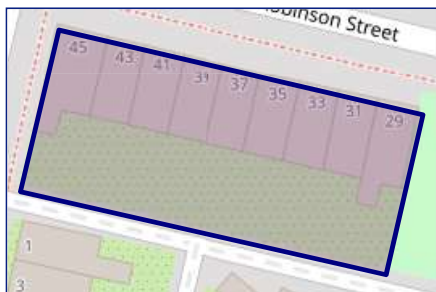
Planning records for: **45, Robinson Street, Chadderton, Oldham, OL9 8QS**

Reference - PRCU/342171/18	
Decision:	Decided
Date:	30th July 2018
Description:	Notification for Prior Approval for proposed change of use from shop to dwelling house where there are no associated building operations.

Reference - PA/342136/18	
Decision:	Awaiting decision
Date:	26th July 2018
Description:	Proposed change of use shop to dwelling house

Reference - PA/342140/18	
Decision:	Awaiting decision
Date:	26th July 2018
Description:	Proposed change of use from shop to dwelling house

Freehold Title Plan



GM467406

Leasehold Title Plan



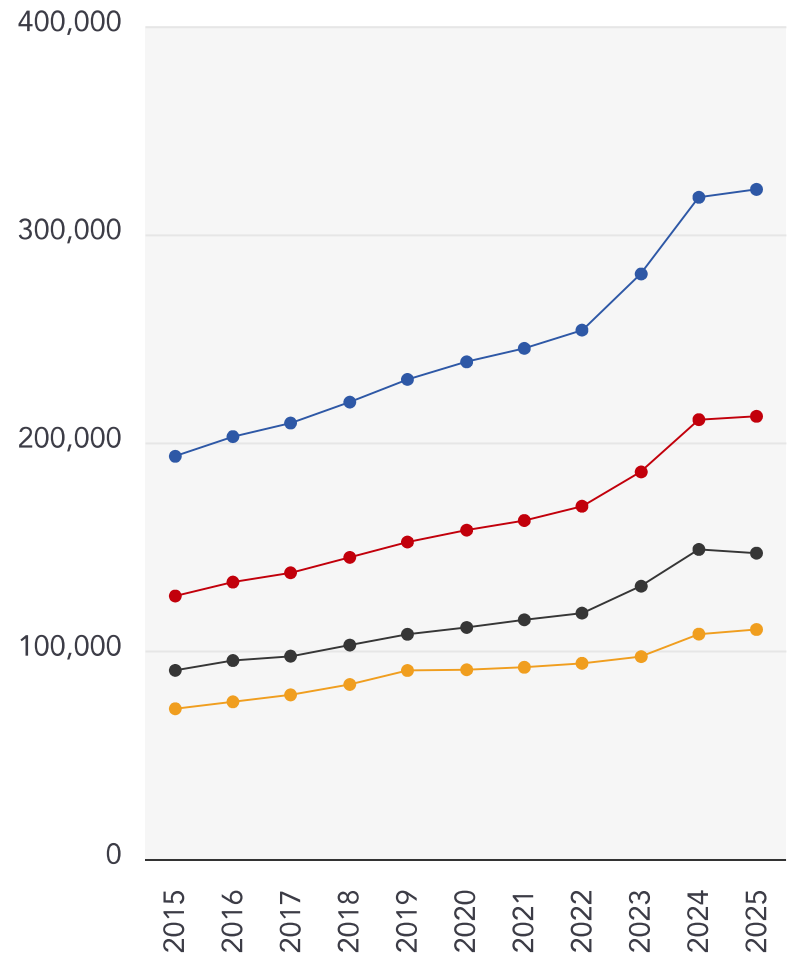
LA187044

Start Date: 02/06/1969
End Date: 03/06/2889
Lease Term: 920 years from 3 June 1969
Term Remaining: 864 years

33, Robinson Street, Oldham, OL9 8QS			
Last Sold Date:	26/11/2021		
Last Sold Price:	£120,000		
43, Robinson Street, Oldham, OL9 8QS			
Last Sold Date:	07/07/2021		
Last Sold Price:	£70,000		
31, Robinson Street, Oldham, OL9 8QS			
Last Sold Date:	14/12/2018	16/03/2016	
Last Sold Price:	£90,000	£62,000	
29, Robinson Street, Oldham, OL9 8QS			
Last Sold Date:	05/06/2018	09/01/2018	08/08/2013
Last Sold Price:	£115,000	£75,500	£67,500
37, Robinson Street, Oldham, OL9 8QS			
Last Sold Date:	22/03/2017	16/09/2002	
Last Sold Price:	£74,000	£36,000	
35, Robinson Street, Oldham, OL9 8QS			
Last Sold Date:	13/12/2013		
Last Sold Price:	£47,000		
45, Robinson Street, Oldham, OL9 8QS			
Last Sold Date:	28/09/2007	11/10/1997	
Last Sold Price:	£75,000	£23,800	

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 OL9



Detached

+66.29%

Semi-Detached

+68.31%

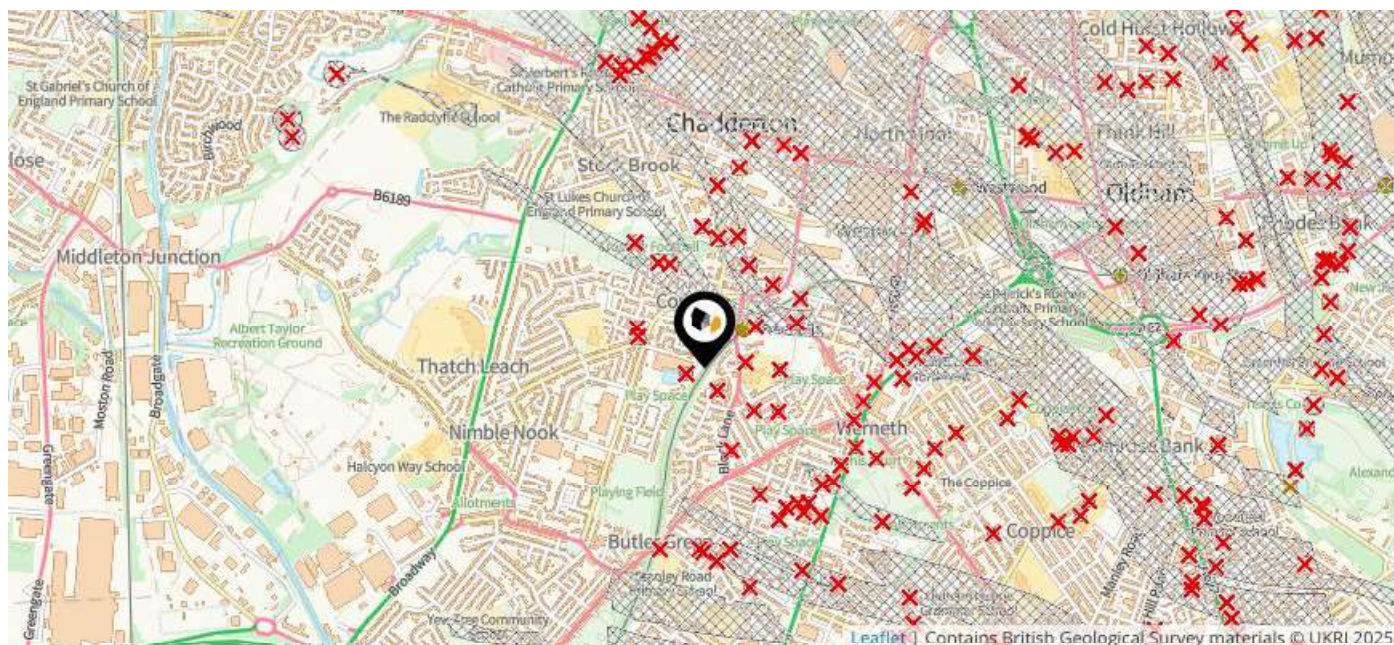
Terraced

+62.15%

Flat

+52.7%

This map displays nearby coal mine entrances and their classifications.



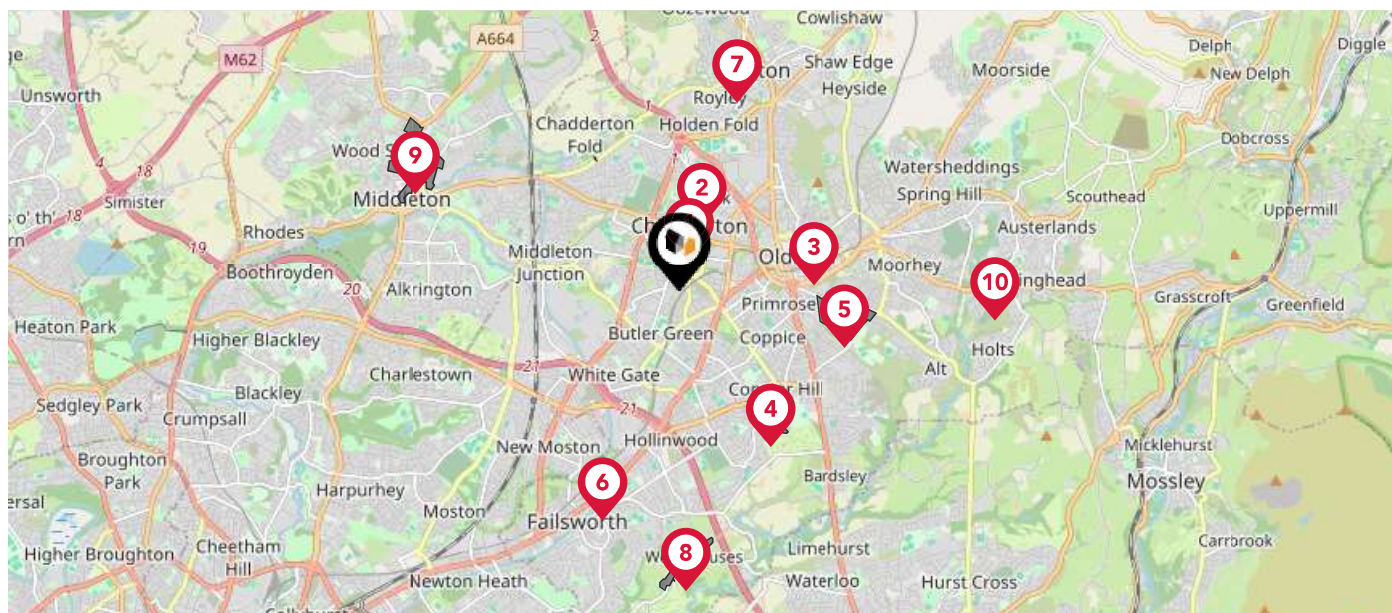
Mine Entry

- ✕ 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.

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 The Old Town Hall, Chadderton

2 Victoria Street, Chadderton

3 Oldham Town Centre

4 Garden Suburb

5 Alexandra Park

6 Failsworth Pole, Oldham

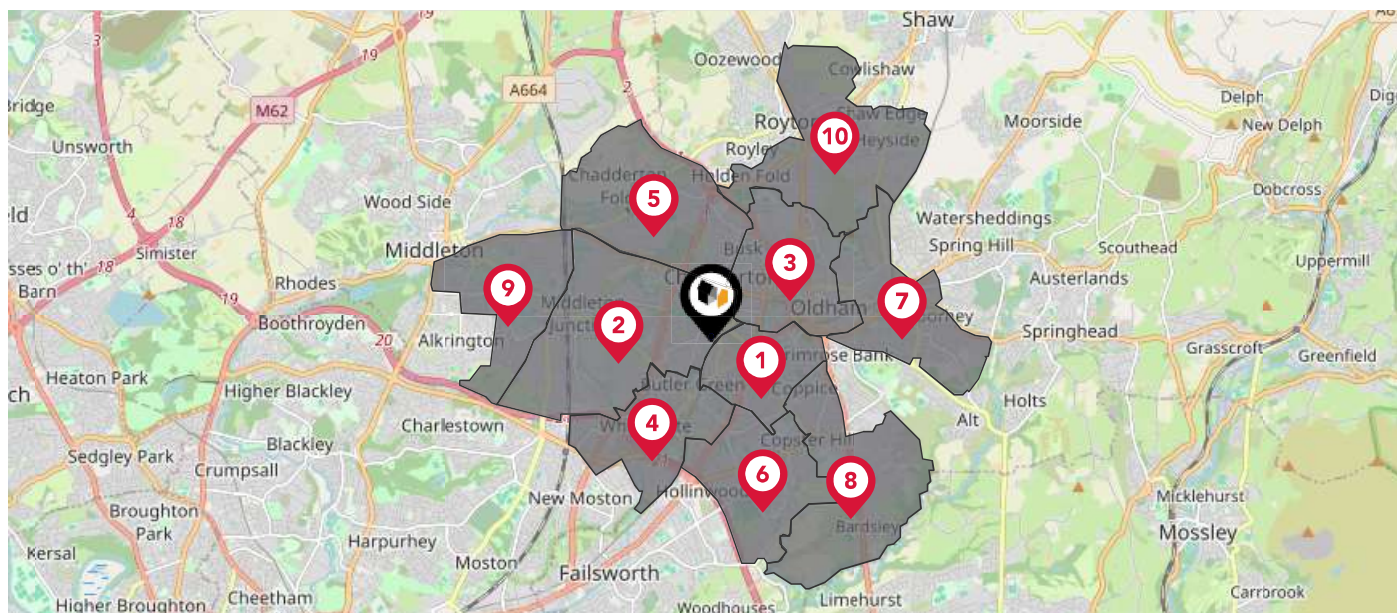
7 Saint Paul's, Royton

8 Woodhouses

9 Middleton Town Centre

10 Lees

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

Werneth Ward

2

Chadderton Central Ward

3

Coldhurst Ward

4

Chadderton South Ward

5

Chadderton North Ward

6

Hollinwood Ward

7

St. Mary's Ward

8

Medlock Vale Ward

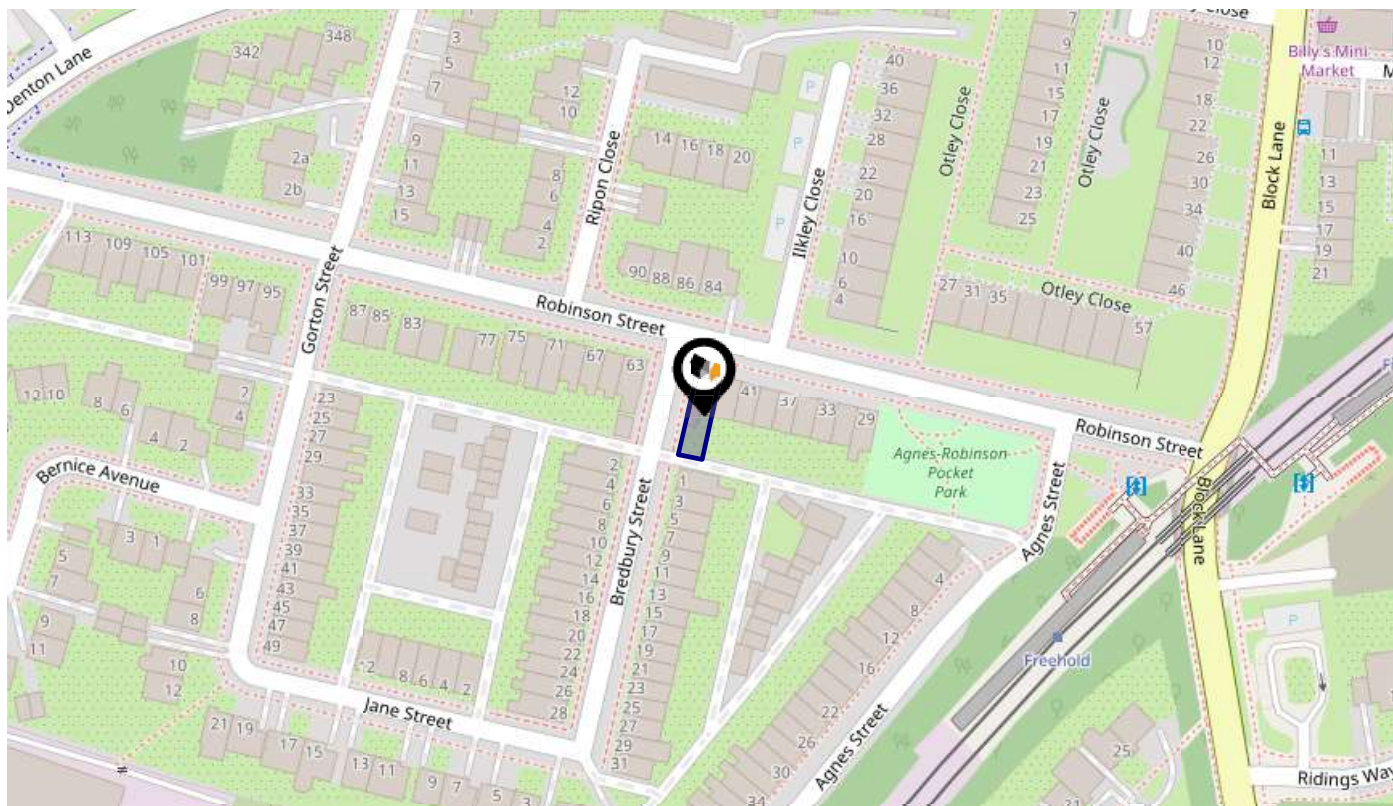
9

East Middleton Ward

10

Royton South 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.

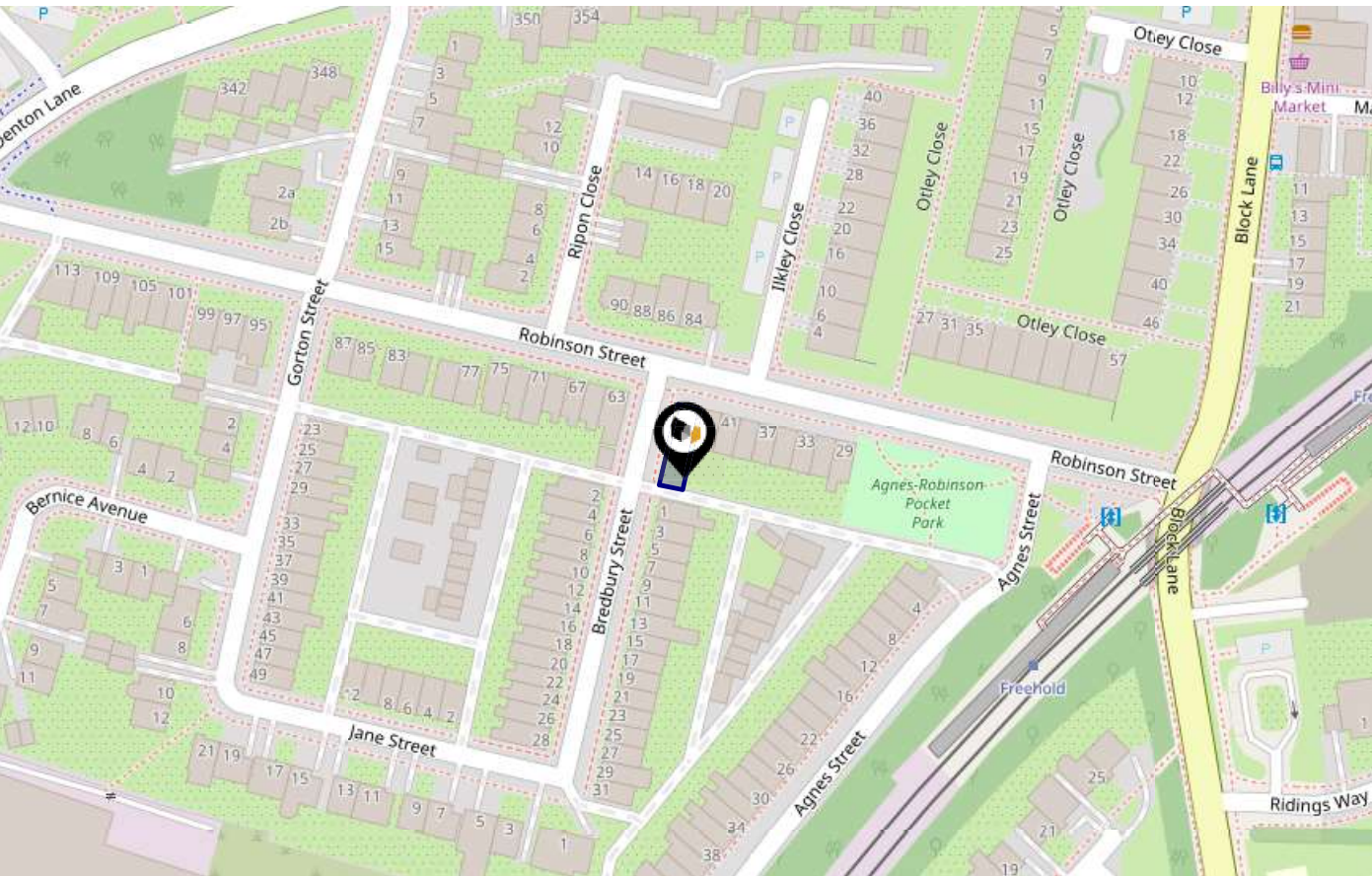
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

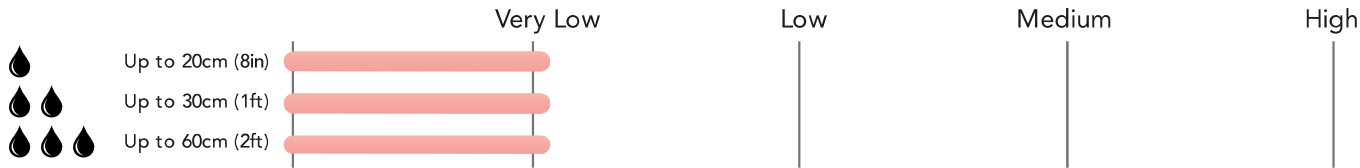


Risk Rating: Very low

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.

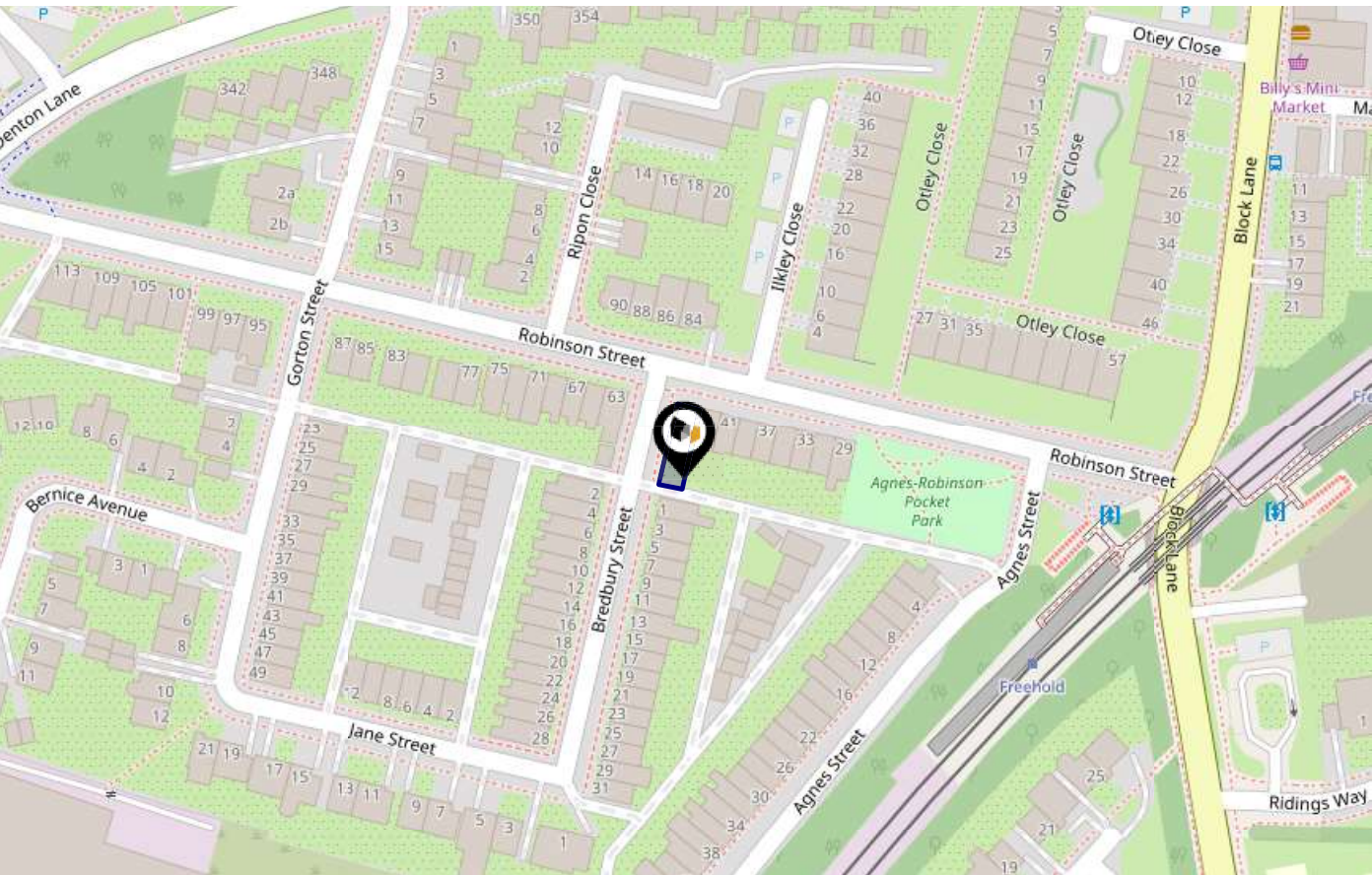
Chance of flooding to the following depths at this property:



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.

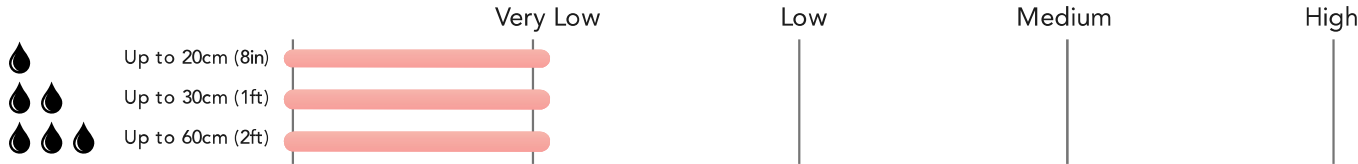


Risk Rating: Very low

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

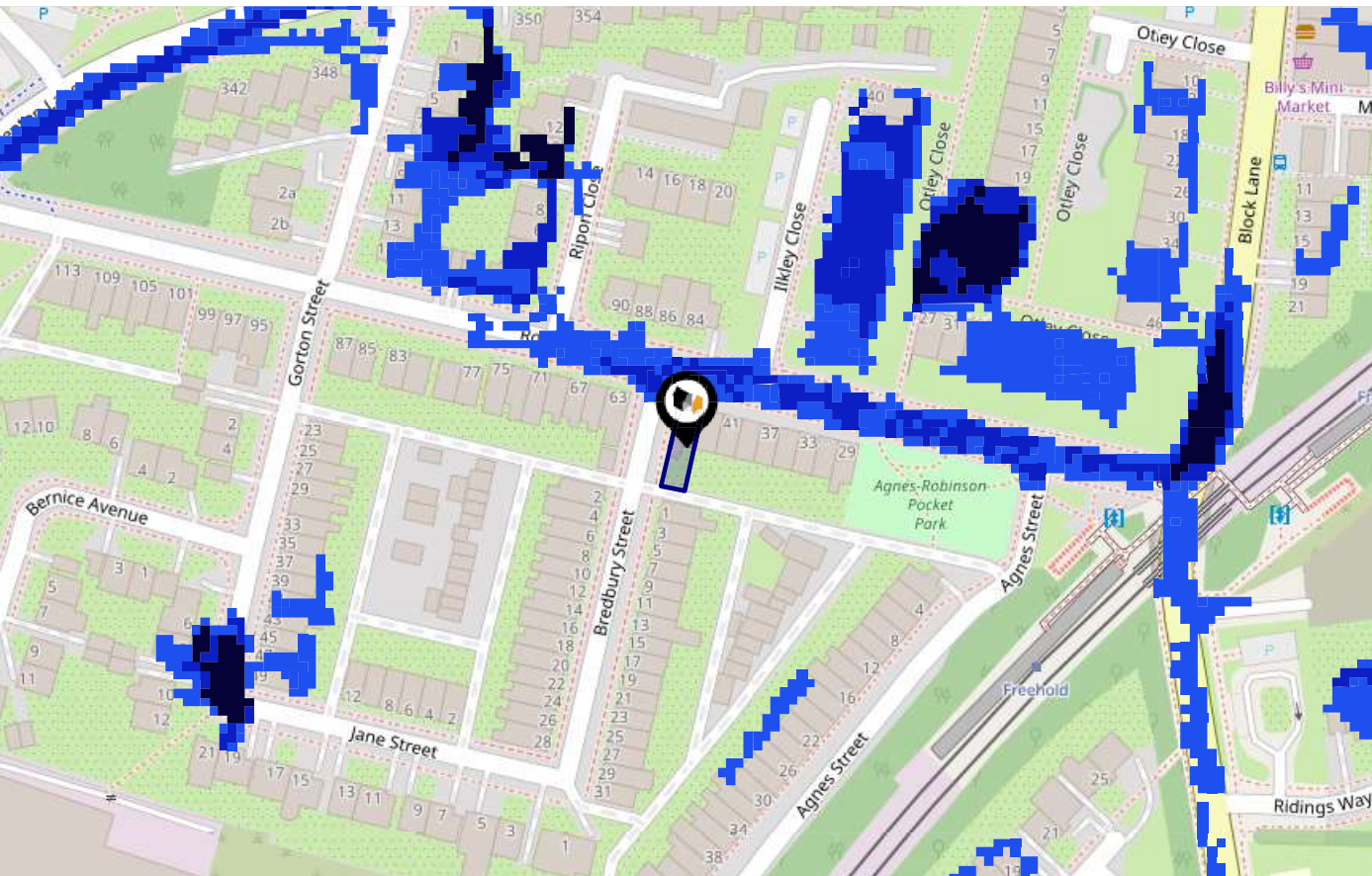
Chance of flooding to the following depths at this property:



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.

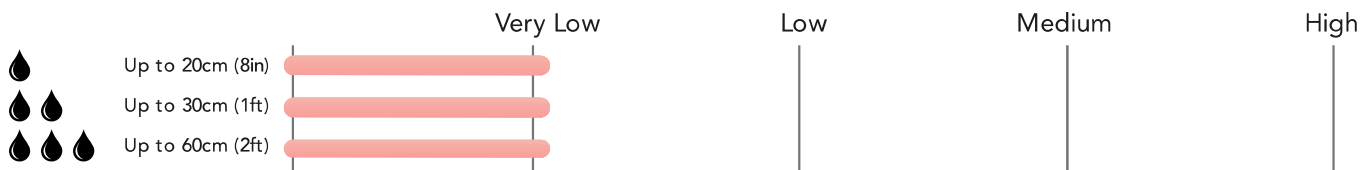


Risk Rating: **Very low**

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.

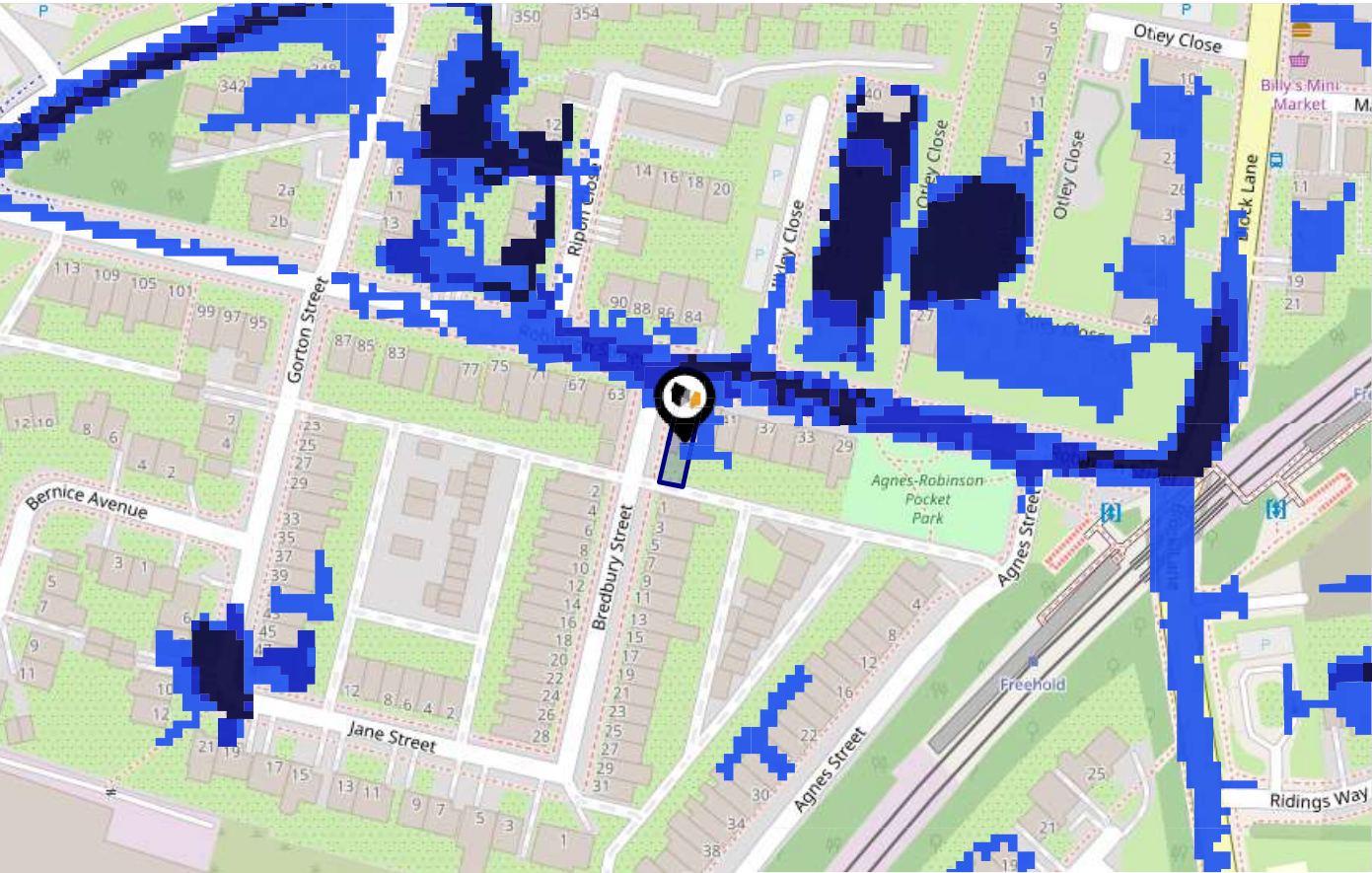
Chance of flooding to the following depths at this property:



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.

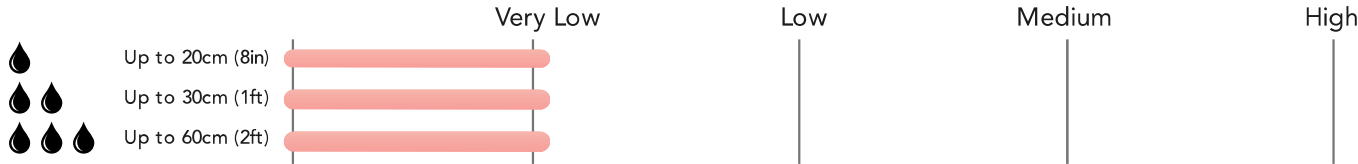


Risk Rating: Very low

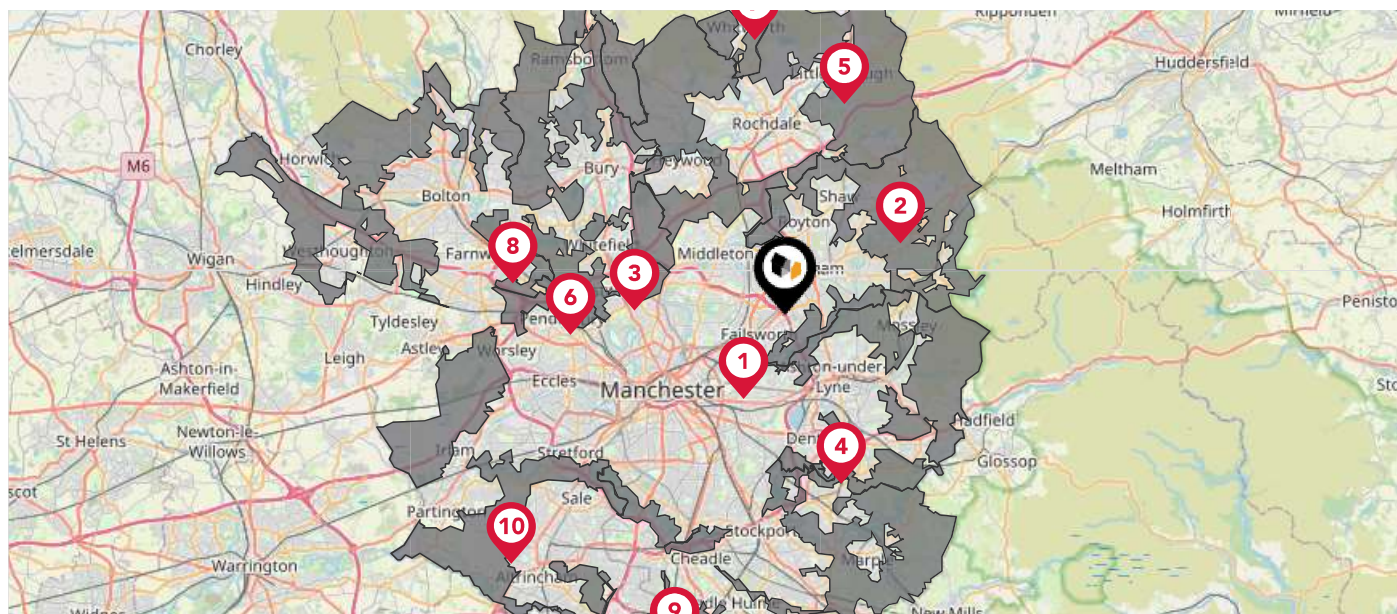
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

1

Merseyside and Greater Manchester Green Belt - Manchester

2

Merseyside and Greater Manchester Green Belt - Oldham

3

Merseyside and Greater Manchester Green Belt - Bury

4

Merseyside and Greater Manchester Green Belt - Tameside

5

Merseyside and Greater Manchester Green Belt - Rochdale

6

Merseyside and Greater Manchester Green Belt - Salford

7

Merseyside and Greater Manchester Green Belt - Rossendale

8

Merseyside and Greater Manchester Green Belt - Bolton

9

Merseyside and Greater Manchester Green Belt - Stockport

10

Merseyside and Greater Manchester Green Belt - Trafford

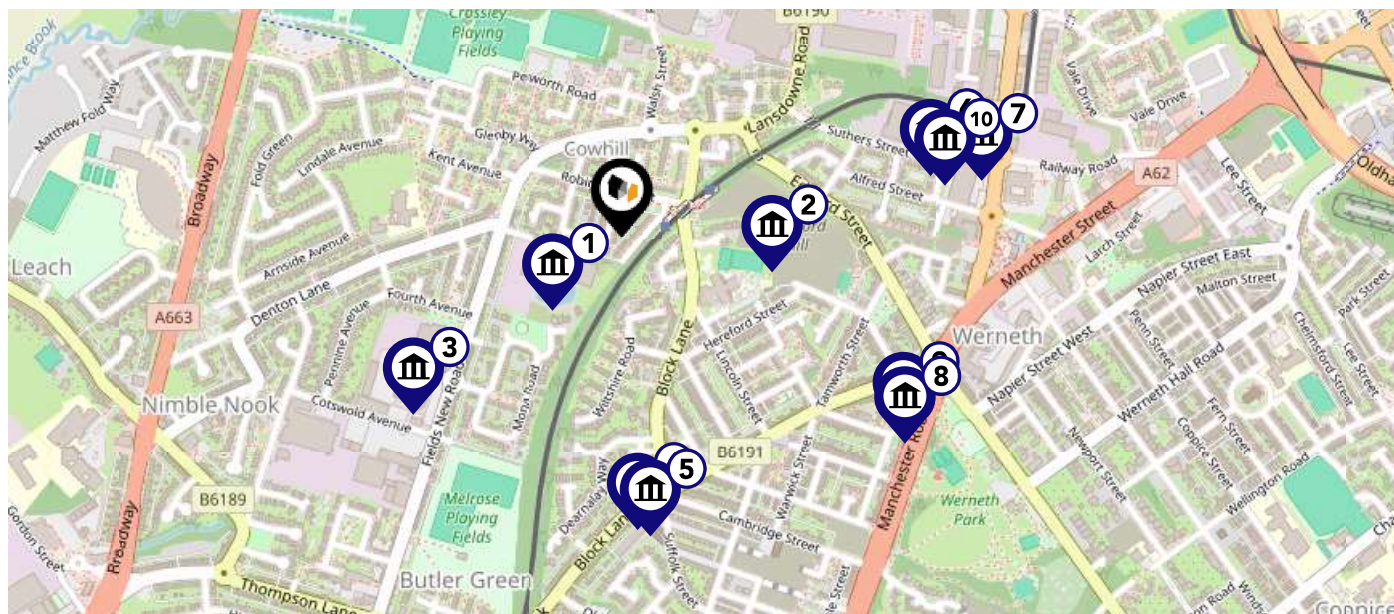
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



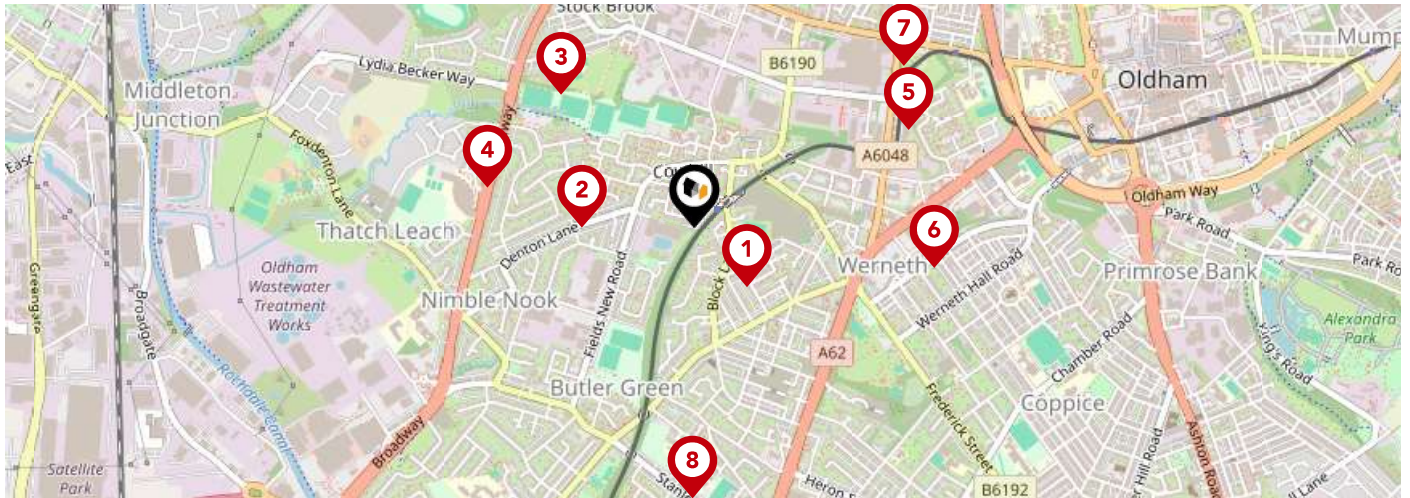
Nearby Landfill Sites

1	Land adjacent to Hartford Mill-Castleton Street, Chadderton, Oldham, Greater Manchester	Historic Landfill	☐
2	Chadderton Mill (East)-Fields New Road, Chadderton, Oldham, Greater Manchester	Historic Landfill	☐
3	Chaderon Mill-Fields New Road, Chadderton, Greater Manchester	Historic Landfill	☐
4	Land off Lansdowne Road-Lansdowne Road, Chadderton, Oldham, Greater Manchester	Historic Landfill	☐
5	Land at Mona Mill-Fields New Road, Chadderton, Oldham, Greater Manchester	Historic Landfill	☐
6	Blackridings Mill-Mill Street, Werneth, Oldham, Greater Manchester	Historic Landfill	☐
7	Hartford Forge-Stock Lane, Chadderton, Oldham, Greater Manchester	Historic Landfill	☐
8	Springfield Mill-Stockfield Road, Chadderton, Oldham, Greater Manchester	Historic Landfill	☐
9	Forge Mill-Stock Lane, Chadderton, Oldham, Greater Manchester	Historic Landfill	☐
10	Land off Stock Lane-Chadderton, Oldham, Greater Manchester	Historic Landfill	☐

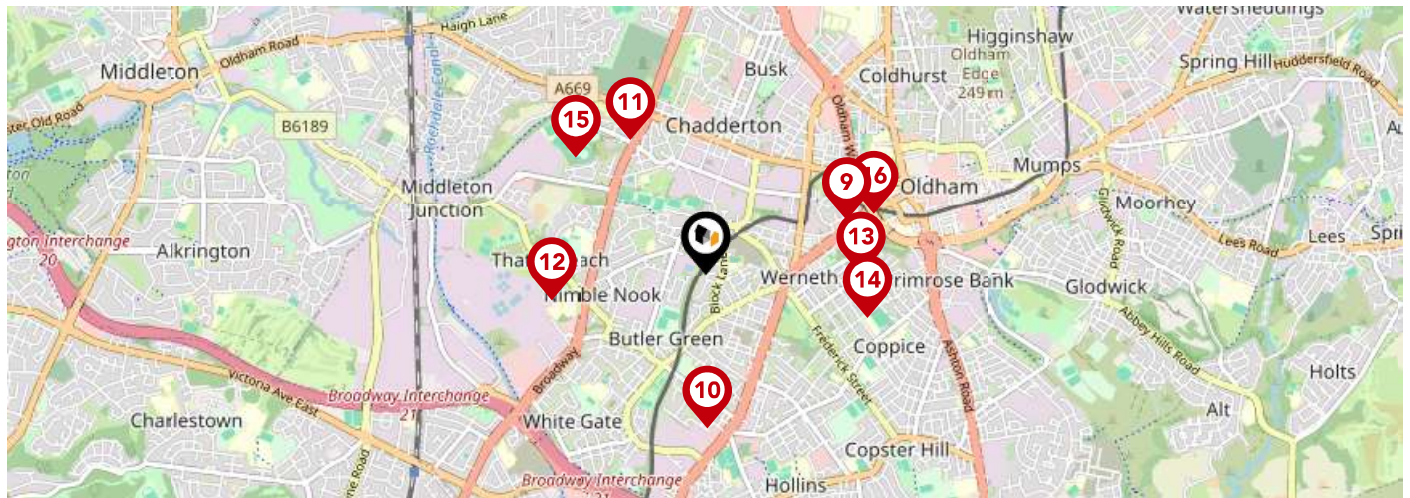
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1376626 - Chadderton Mill	Grade II	0.1 miles
	1210026 - Hartford Mill	Grade II	0.2 miles
	1376627 - Nile Mill	Grade II	0.3 miles
	1068091 - Christ Church	Grade II	0.3 miles
	1356427 - Lychgate At Christ Church	Grade II	0.3 miles
	1201688 - Hartford Works	Grade II	0.4 miles
	1201671 - Former Office Block Of Platt Brothers	Grade II	0.4 miles
	1218066 - Werneth Lodge	Grade II	0.4 miles
	1201681 - Former Coach House To Number 38	Grade II	0.4 miles
	1201684 - Workshop Building Immediately To East Of Hartford Works	Grade II	0.4 miles



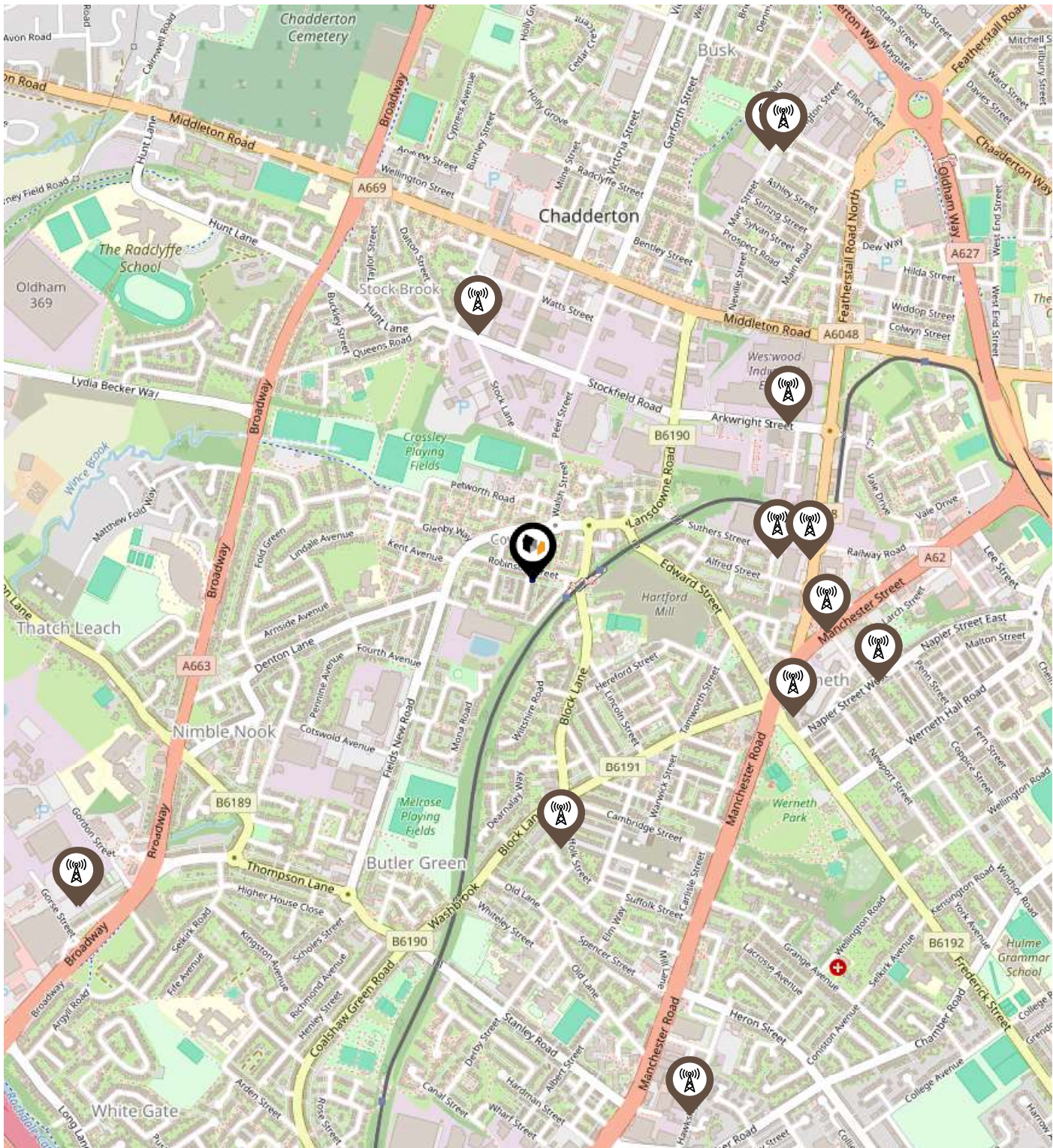
		Nursery	Primary	Secondary	College	Private
1	Freehold Community Academy Ofsted Rating: Good Pupils: 453 Distance:0.18	☐	☒	☐	☐	☐
2	Christ Church CofE Primary School Ofsted Rating: Good Pupils: 269 Distance:0.25	☐	☒	☐	☐	☐
3	St Luke's CofE Primary School Ofsted Rating: Good Pupils: 195 Distance:0.42	☐	☒	☐	☐	☐
4	Blessed John Henry Newman Roman Catholic College Ofsted Rating: Requires improvement Pupils: 1501 Distance:0.46	☐	☐	☒	☐	☐
5	Westwood High Ofsted Rating: Good Pupils: 353 Distance:0.52	☐	☐	☒	☐	☐
6	Darul Hadis Latifah Northwest Ofsted Rating: Good Pupils: 86 Distance:0.54	☐	☐	☒	☐	☐
7	Westwood Academy Ofsted Rating: Outstanding Pupils: 229 Distance:0.58	☐	☒	☐	☐	☐
8	Stanley Road Primary School Ofsted Rating: Good Pupils: 453 Distance:0.6	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Richmond Academy Ofsted Rating: Good Pupils: 424 Distance:0.67	☐	☒	☐	☐	☐
	Corpus Christi RC Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:0.67	☐	☒	☐	☐	☐
	St Herbert's RC School Ofsted Rating: Good Pupils: 333 Distance:0.68	☐	☒	☐	☐	☐
	Kingfisher Special School Ofsted Rating: Outstanding Pupils: 210 Distance:0.69	☐	☒	☐	☐	☐
	St Patrick's RC Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.69	☐	☒	☐	☐	☐
	St Thomas CofE Primary School Ofsted Rating: Good Pupils: 494 Distance:0.74	☐	☒	☐	☐	☐
	The Radclyffe School Ofsted Rating: Good Pupils: 1475 Distance:0.77	☐	☐	☒	☐	☐
	The Brian Clarke Church of England Academy Ofsted Rating: Not Rated Pupils: 480 Distance:0.79	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

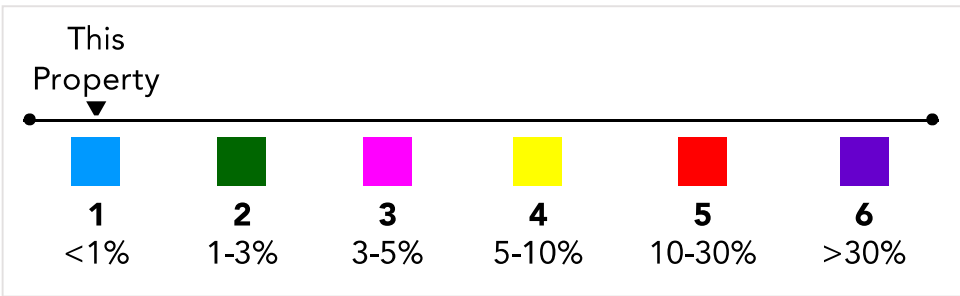
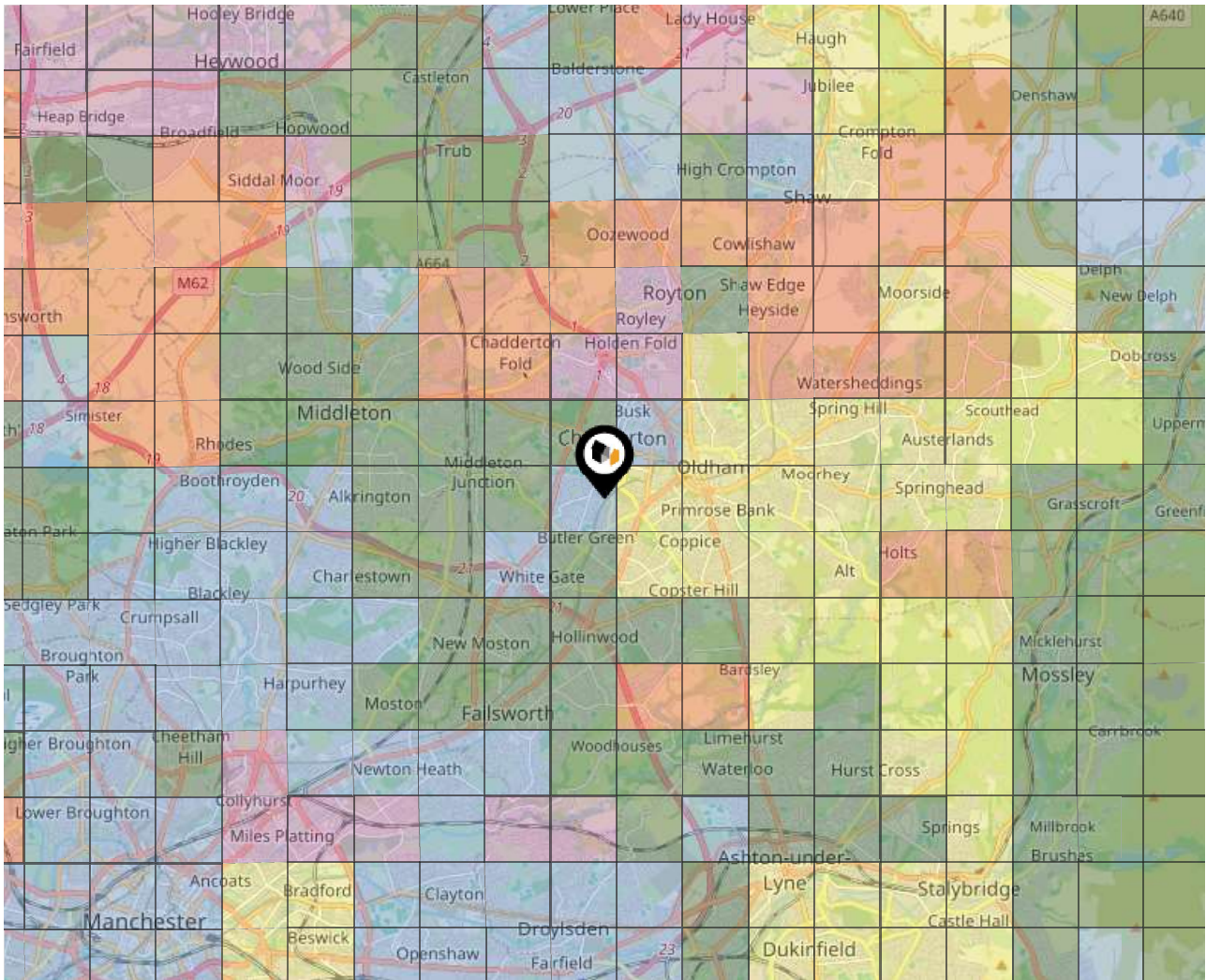


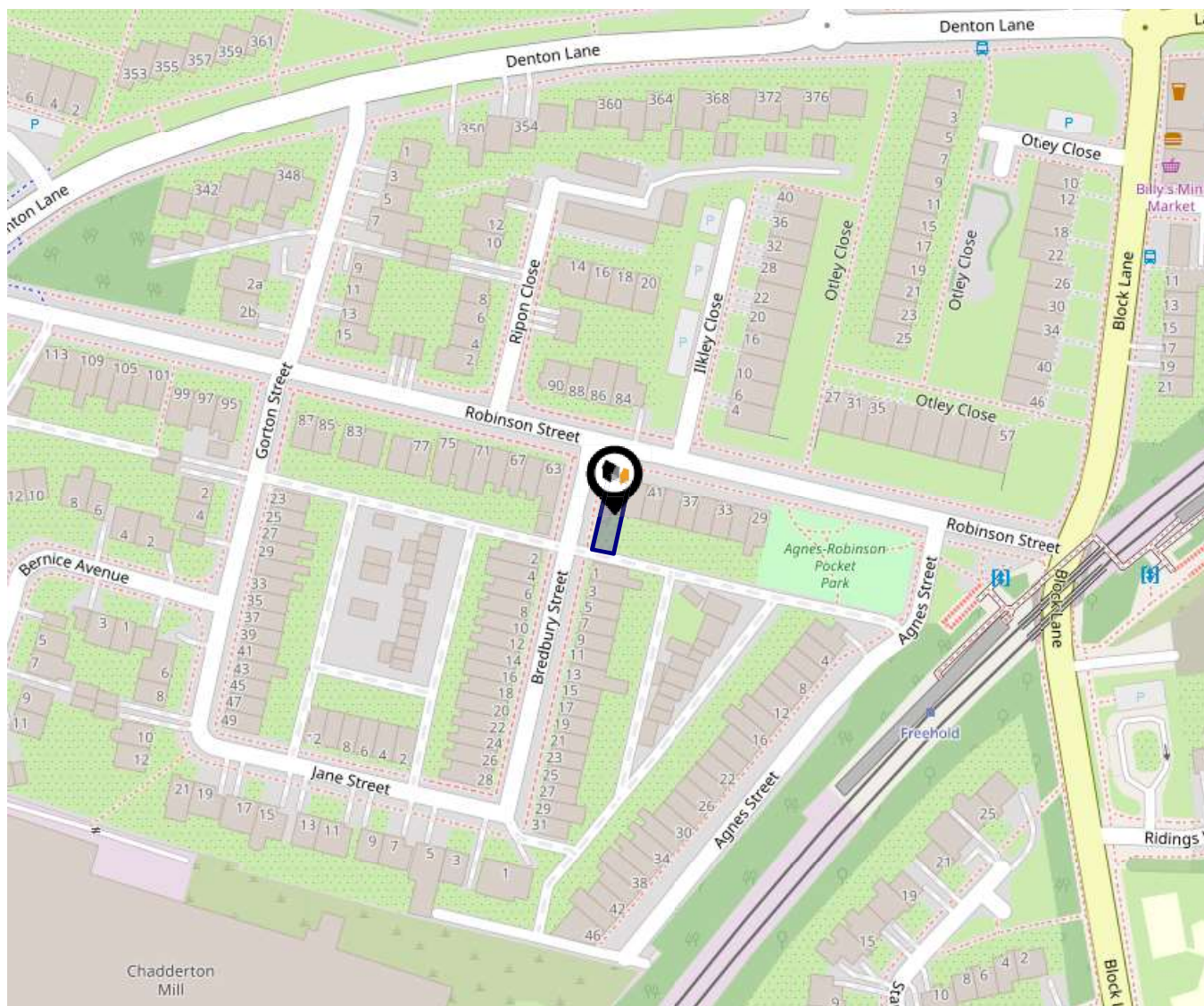
Key:

-  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).





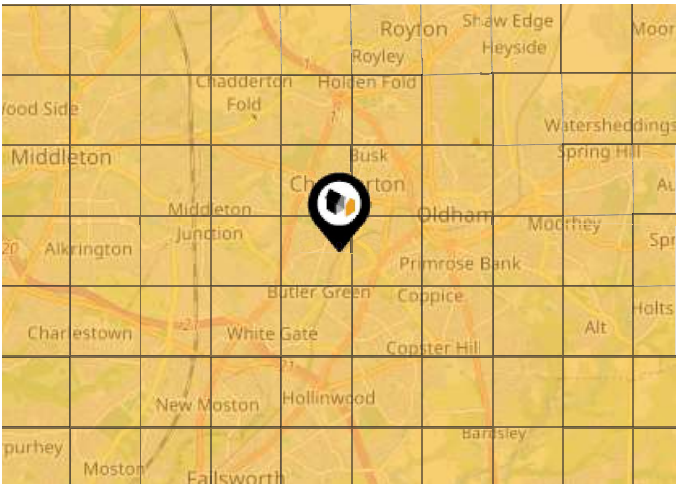
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

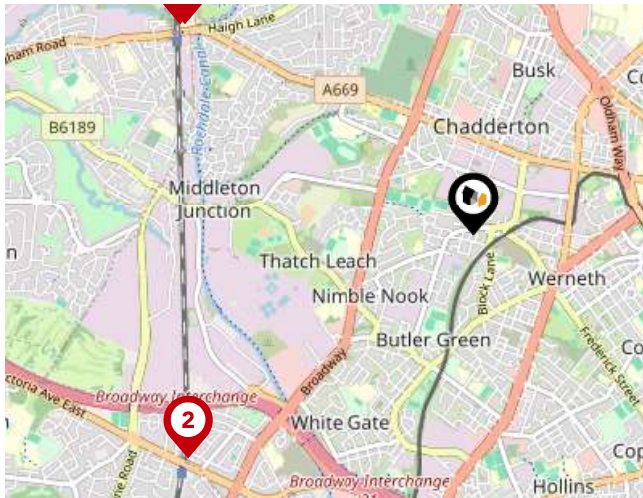
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY 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



National Rail Stations

Pin	Name	Distance
1	Mills Hill (Manchester) Rail Station	1.57 miles
2	Moston Rail Station	1.59 miles
3	Mills Hill (Manchester) Rail Station	1.59 miles



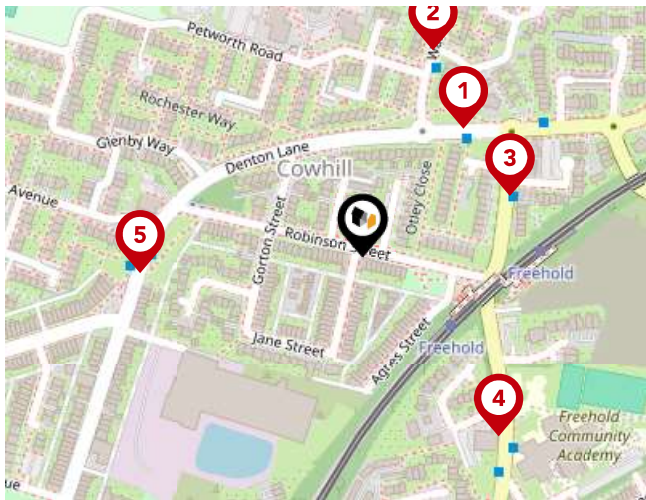
Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J22	1.23 miles
2	A627(M) J1	1.3 miles
3	M60 J21	1.14 miles
4	M62 J20	3.47 miles
5	M60 J23	4.28 miles



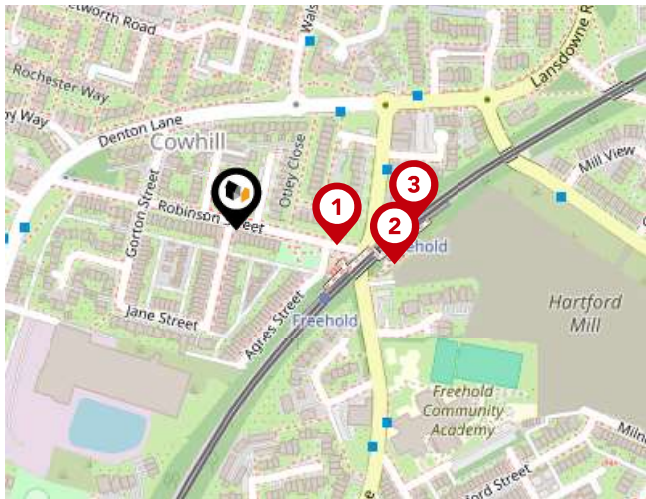
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	13.1 miles
2	Leeds Bradford Airport	30.17 miles
3	Speke	32.56 miles
4	Highfield	40.53 miles



Bus Stops/Stations

Pin	Name	Distance
1	Block Lane	0.09 miles
2	Petworth Road	0.12 miles
3	Lansdowne Road	0.09 miles
4	Lincoln Street	0.12 miles
5	Robinson Street	0.12 miles



Local Connections

Pin	Name	Distance
1	Freehold (Manchester Metrolink)	0.06 miles
2	Freehold (Manchester Metrolink)	0.09 miles
3	Freehold (Manchester Metrolink)	0.1 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



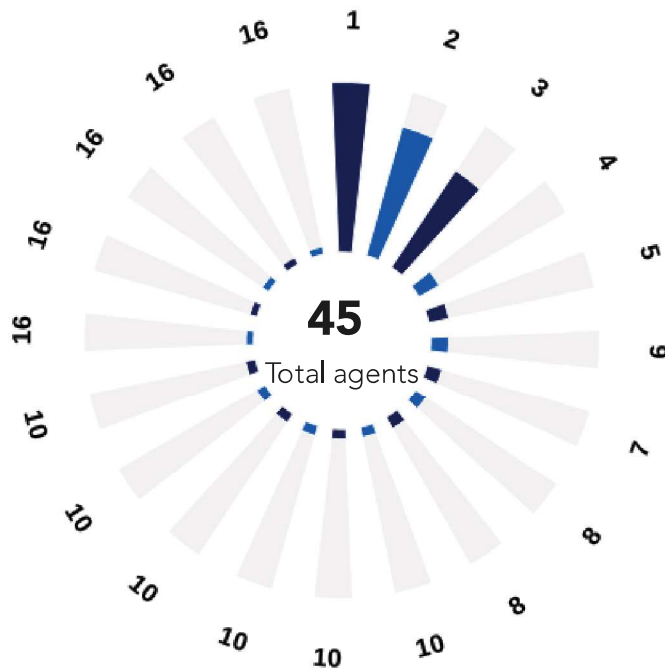
/MartinCoRoch



/martinco_rochdale/

Number of Listings

Last 30 Days



1.	Ryder And Dutton	(66)	10=.	Alistair Stevens Ch...	(4)
2.	Kirkham Property	(52)	10=.	Barton Kendal	(4)
3.	Alan Ryan	(45)	10=.	Cowell And Norford	(4)
4.	Auction House	(9)	10=.	Habitat	(4)
5.	Hunters	(8)	10=.	Your Move	(4)
6.	Yopa	(7)	16=.	Alistair Stevens	(3)
7.	Purplebricks	(6)	16=.	Clarke	(3)
8=.	Cowell Norford	(5)	16=.	Cousins	(3)
8=.	Mcdermott Proper...	(5)	16=.	Move Direct	(3)
10=.	Adamsons Barton ...	(4)	16=.	Plumlife	(3)

0



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