

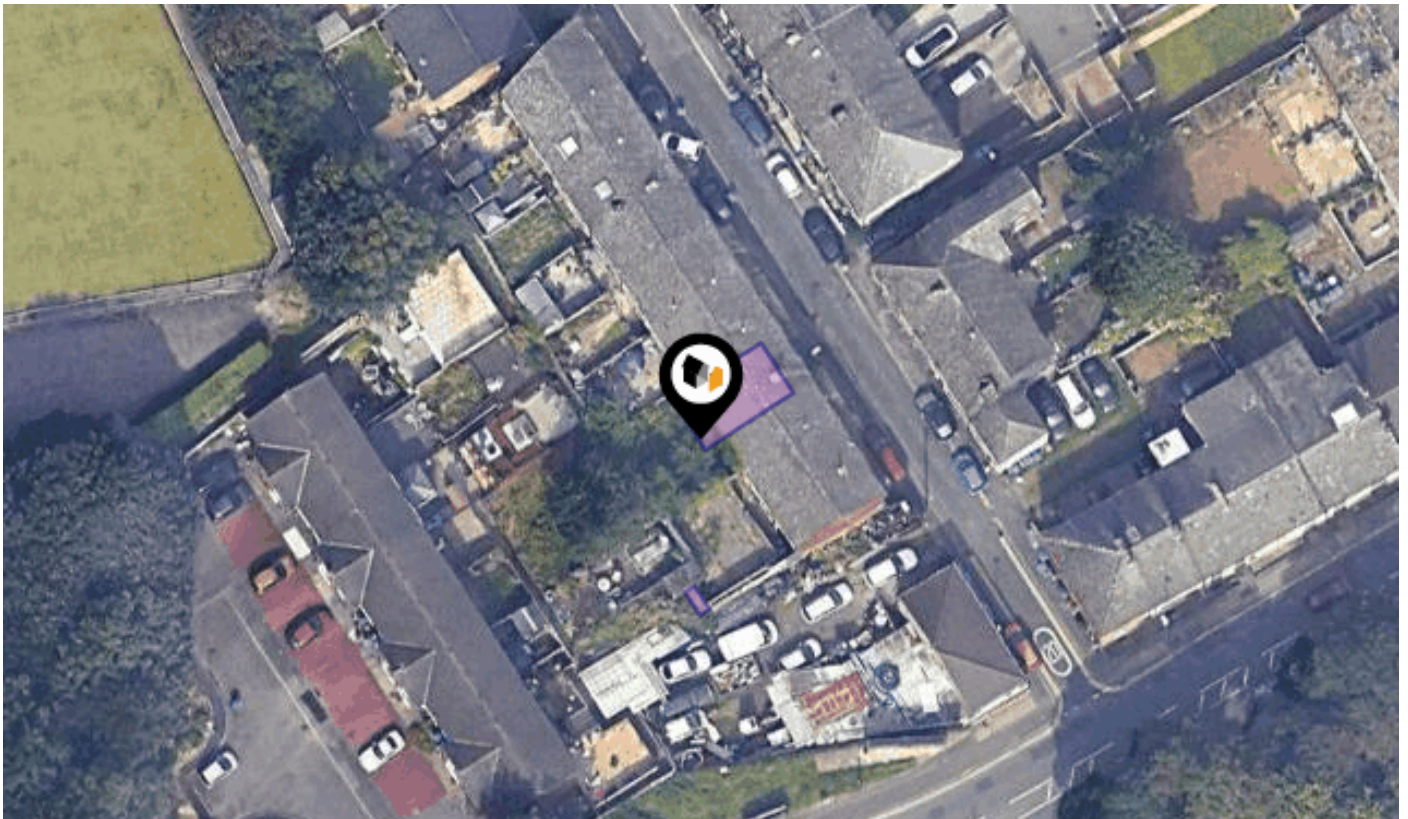


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 21st January 2025



CROFT STREET, ROCHDALE, OL12

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

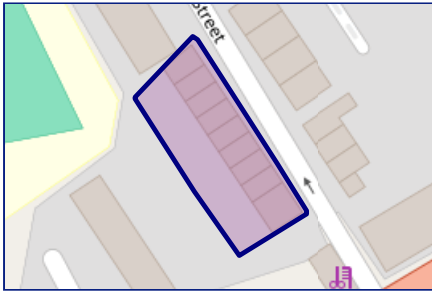
rochdale@martinco.com

rochdale.martinco.com



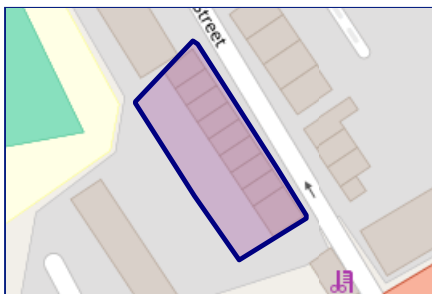
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



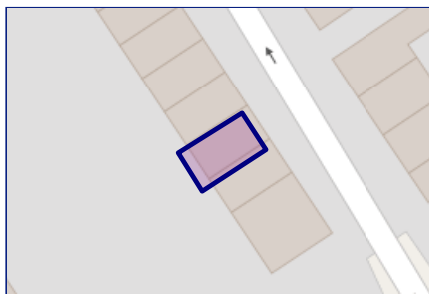
GM36524

Leasehold Title Plans



GM265737

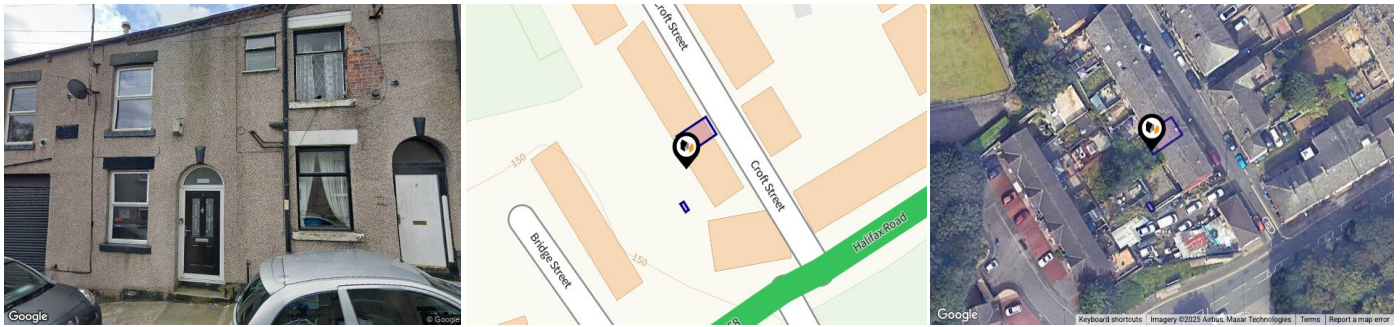
Start Date: 12/06/1879
 End Date: 13/06/2878
 Lease Term: 999 years
 from
 13.6.1879
 Term Remaining: 853 years



GM75419

Start Date: 30/01/1948
 End Date: 13/06/2878
 Lease Term: 999 years
 from
 13.6.1879
 Term Remaining: 853 years

Start Date: 11/01/1957
 End Date: 12/01/2877
 Lease Term: 920 years from
 12 January 1957
 Term Remaining: 852 years



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.01 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,553		
Title Number:	GM75419		

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	206 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



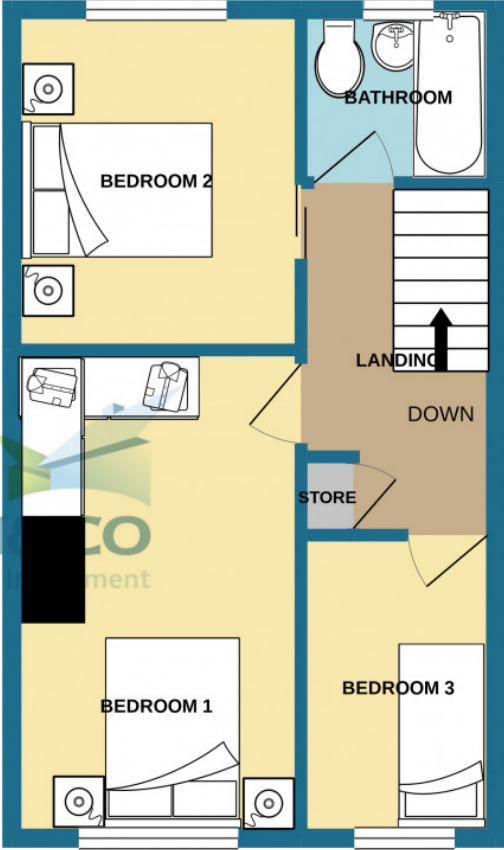
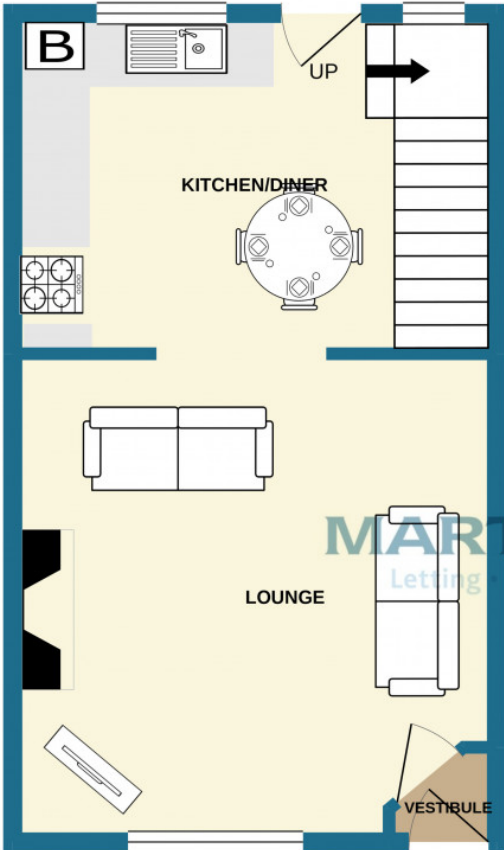
Planning records for: *Plot 9 Ashbrook Hey Lane Garage Site Wardle Rochdale OL12 9AD*

Reference - 99/D36111	
Decision:	Unknown
Date:	15th January 1999
Description:	Erection Of Single Wooden Garage.

CROFT STREET, ROCHDALE, OL12

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OL12

Energy rating

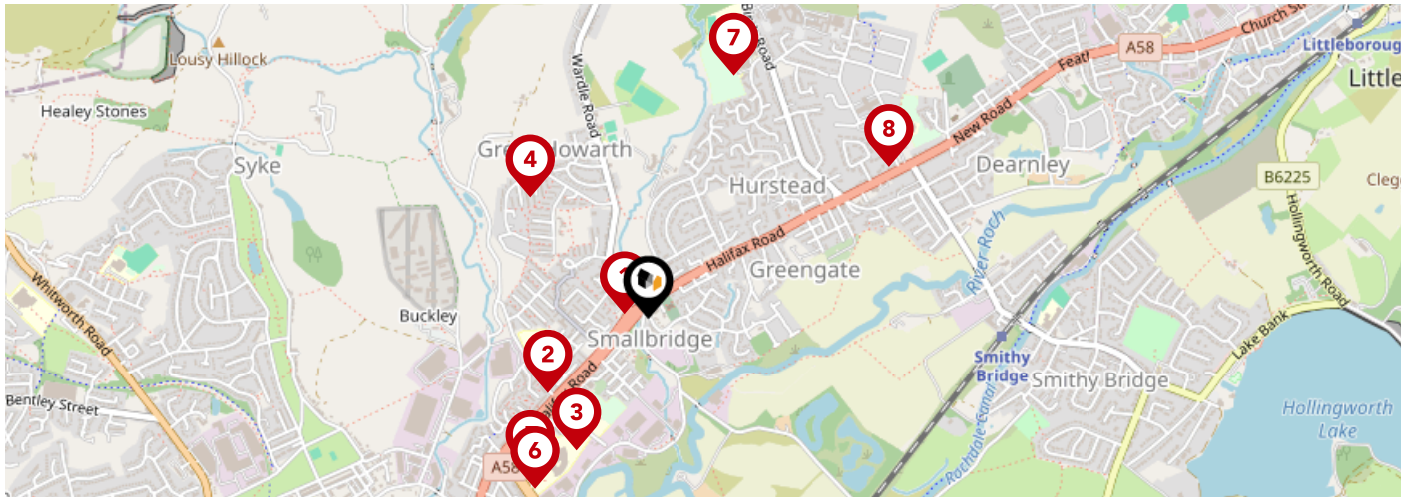
C

Valid until 21.07.2031

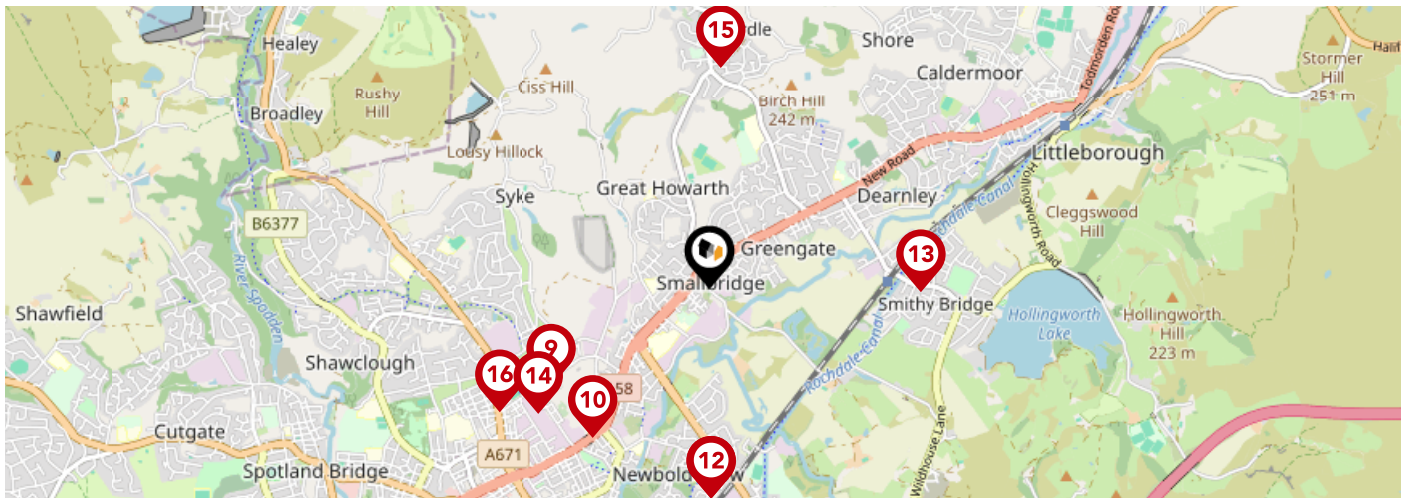
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

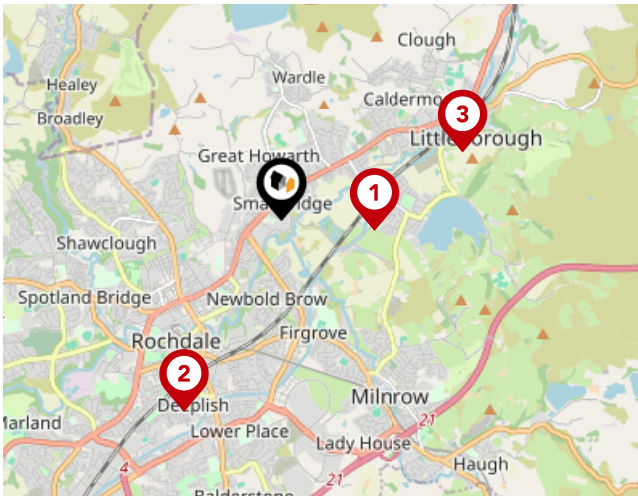
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 m ²



		Nursery	Primary	Secondary	College	Private
	Meadows School Ofsted Rating: Good Pupils: 17 Distance:0.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kentmere Primary Academy Ofsted Rating: Outstanding Pupils: 359 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alice Ingham Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 142 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Howarth School Ofsted Rating: Good Pupils: 35 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hamer Community Primary School Ofsted Rating: Good Pupils: 317 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springside Ofsted Rating: Good Pupils: 129 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wardle Academy Ofsted Rating: Good Pupils: 1366 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Primary School and Nursery Ofsted Rating: Good Pupils: 441 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

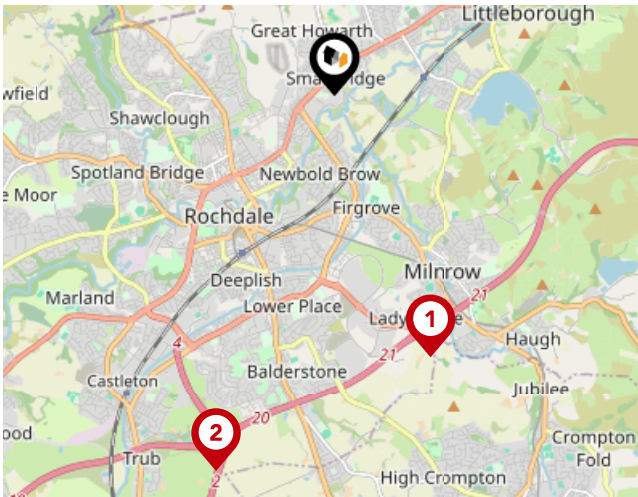


	Nursery	Primary	Secondary	College	Private
All Saints Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heybrook Primary School Ofsted Rating: Good Pupils: 683 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Belfield Community School Ofsted Rating: Good Pupils: 424 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rochdale Pupil Referral Service Ofsted Rating: Good Pupils: 164 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smithy Bridge Foundation Primary School Ofsted Rating: Good Pupils: 428 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Patrick's Roman Catholic Primary School Ofsted Rating: Good Pupils: 297 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St James' Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greenbank Primary School Ofsted Rating: Good Pupils: 473 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



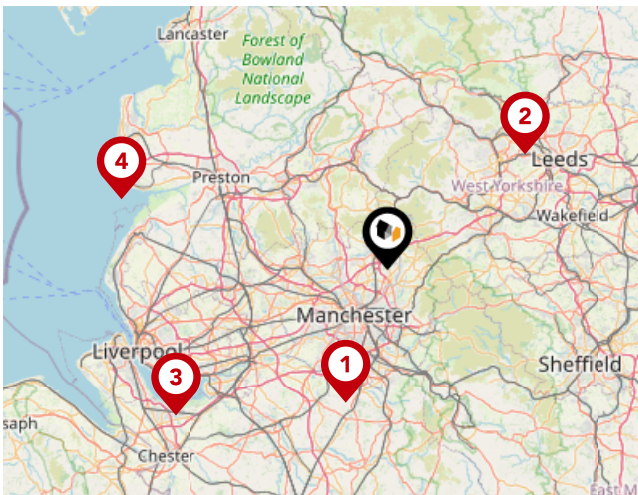
National Rail Stations

Pin	Name	Distance
1	Smithy Bridge Rail Station	0.81 miles
2	Rochdale Rail Station	1.87 miles
3	Littleborough Rail Station	1.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J21	2.44 miles
2	M62 J20	3.46 miles
3	A627(M) J1	5.39 miles
4	M62 J19	5.07 miles
5	M60 J21	7.49 miles

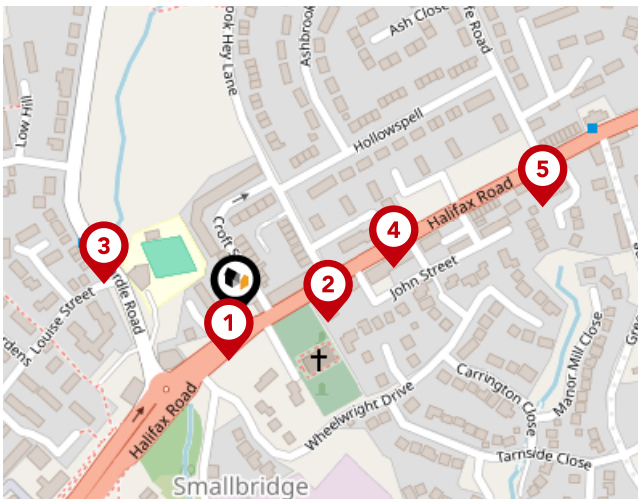


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.67 miles
2	Leeds Bradford Airport	25.24 miles
3	Speke	36.12 miles
4	Highfield	38.51 miles

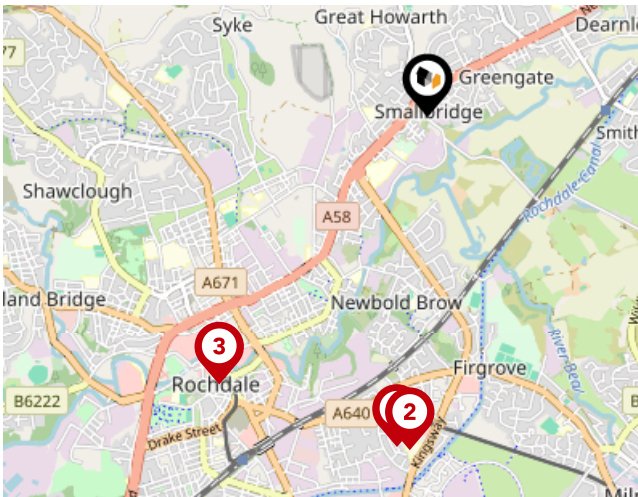
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wardle Road	0.02 miles
2	Ashbrook Hey Lane	0.05 miles
3	Louise Street	0.07 miles
4	Ashbrook Hey Lane	0.09 miles
5	Oakcliffe Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Newbold (Manchester Metrolink)	1.46 miles
2	Newbold (Manchester Metrolink)	1.47 miles
3	Rochdale Town Centre (Manchester Metrolink)	1.5 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



/martin-&-co-

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

