

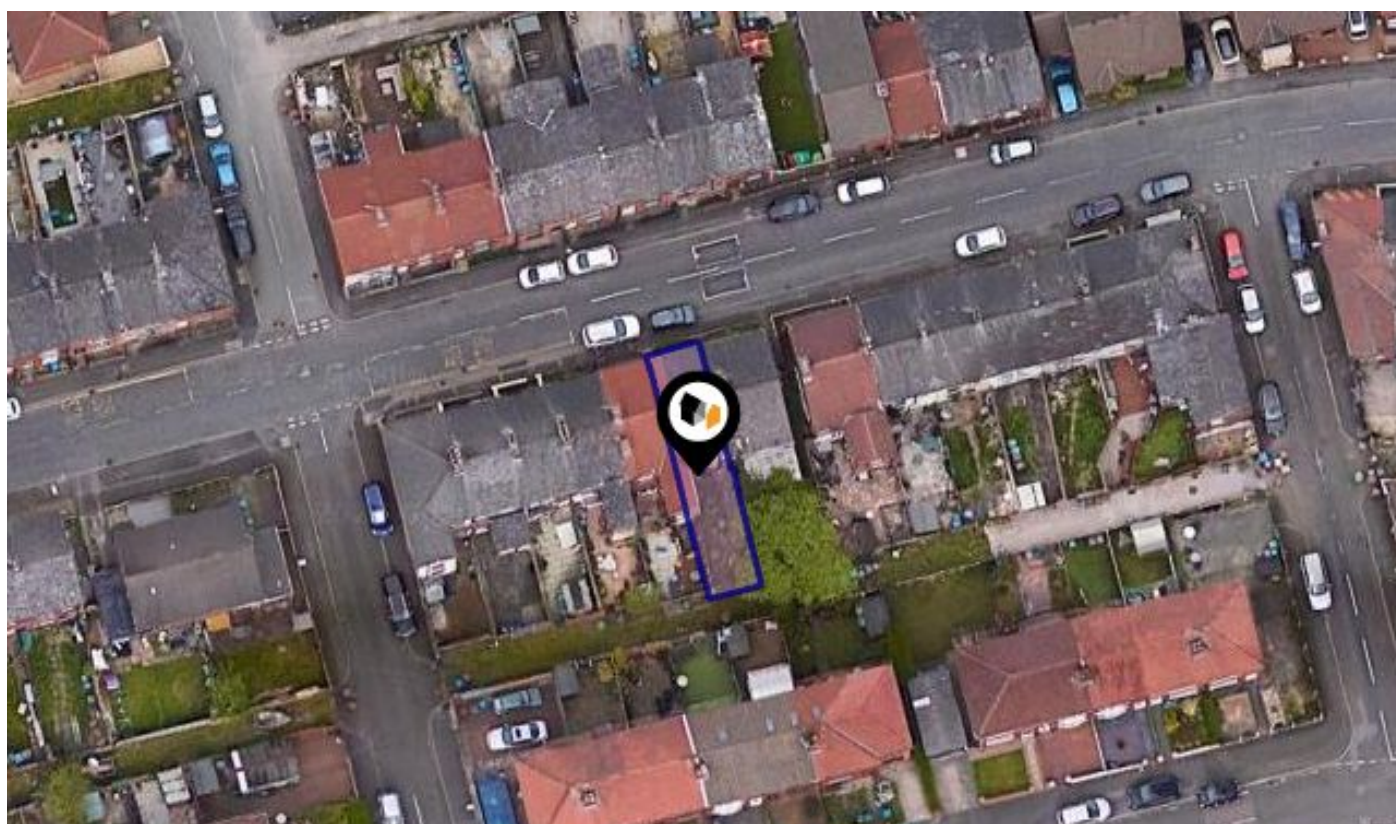


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th October 2024



TURF LANE, CHADDERTON, OLDHAM, OL9

Martin & Co

15B Cheetham St Rochdale OL16 1DG

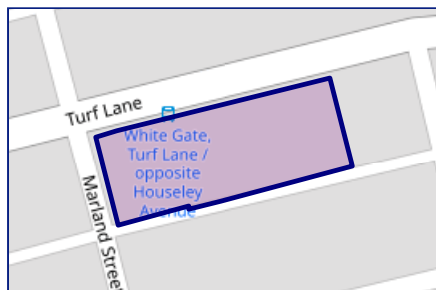
01706 648277

rochdale@martinco.com

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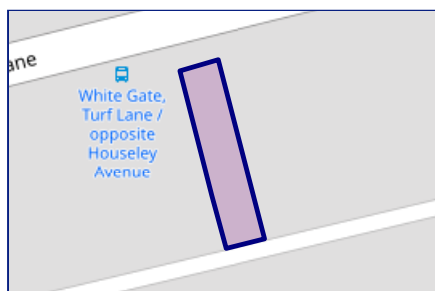


Freehold Title Plan



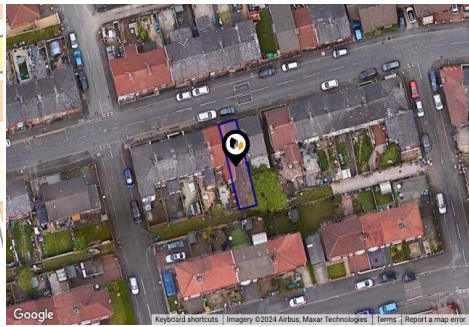
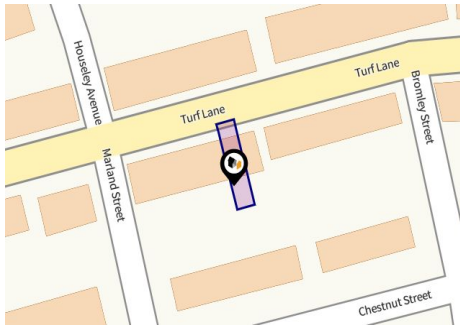
LA237481

Leasehold Title Plan



LA294569

Start Date: 24/03/1870
End Date: 25/03/2869
Lease Term: 999 years from 25 March 1870
Term Remaining: 844 years



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	24/03/1870
Floor Area:	742 ft ² / 69 m ²	End Date:	25/03/2869
Plot Area:	0.02 acres	Lease Term:	999 years from 25 March 1870
Year Built :	Before 1900	Term Remaining:	844 years
Council Tax :	Band A		
Annual Estimate:	£1,554		
Title Number:	LA294569		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6	80	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

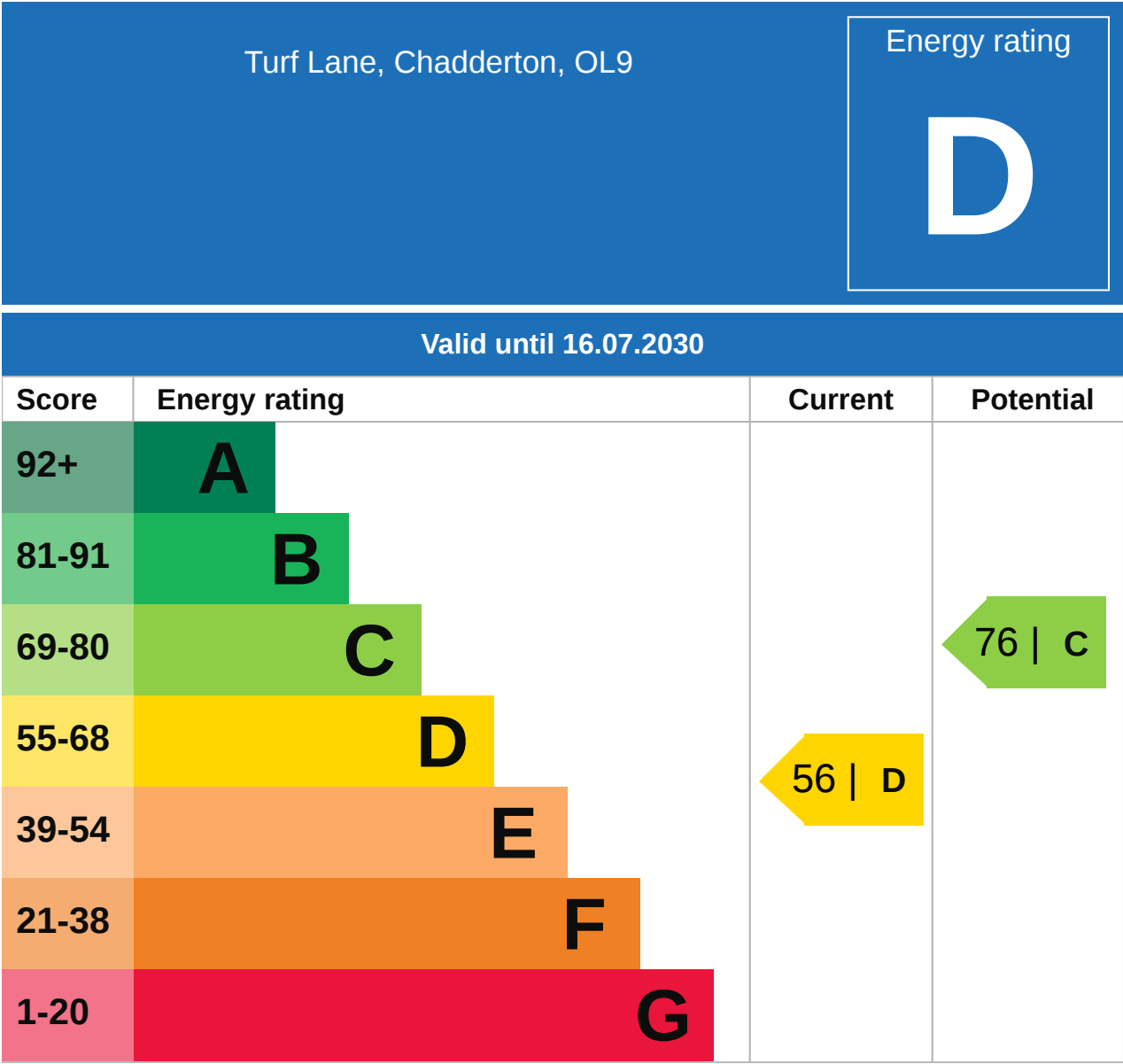


Planning records for: **41 Turf Lane, Chadderton, OL9 8HN**

Reference - PA/337592/15	
Decision:	Decided
Date:	14th October 2015
Description:	1) Change of use from a dwellinghouse (Use Class C3) to a ground floor flower shop (Use Class A1)...

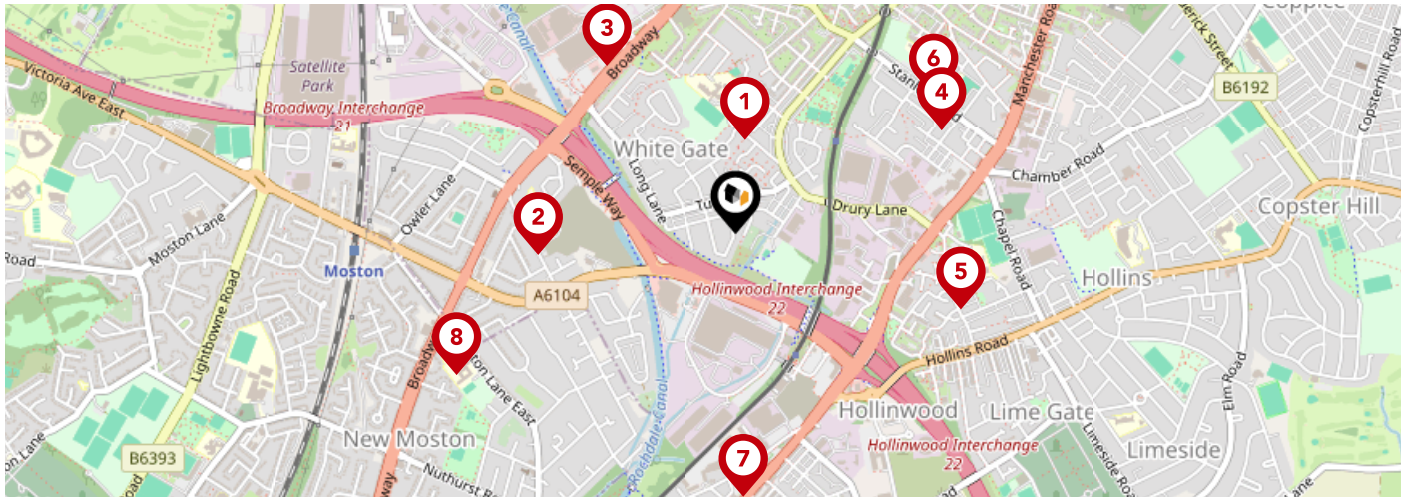
Planning records for: **30 Turf Lane, Chadderton, OL9 8HN**

Reference - PA/055003/08	
Decision:	Decided
Date:	21st May 2008
Description:	Change of use from residential dwelling into office accommodation

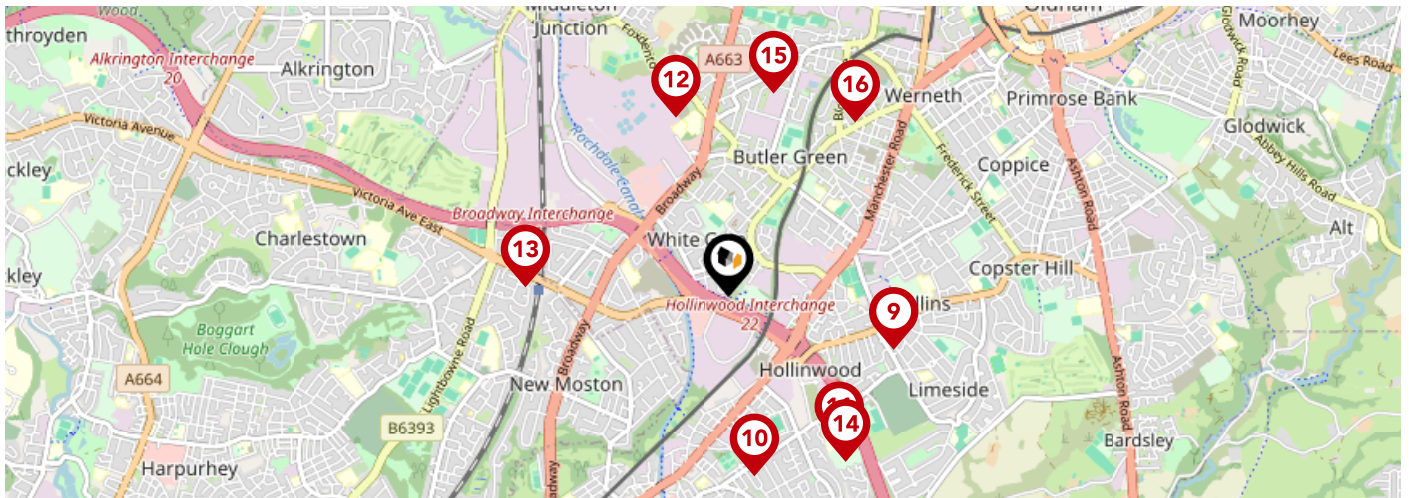


Additional EPC Data

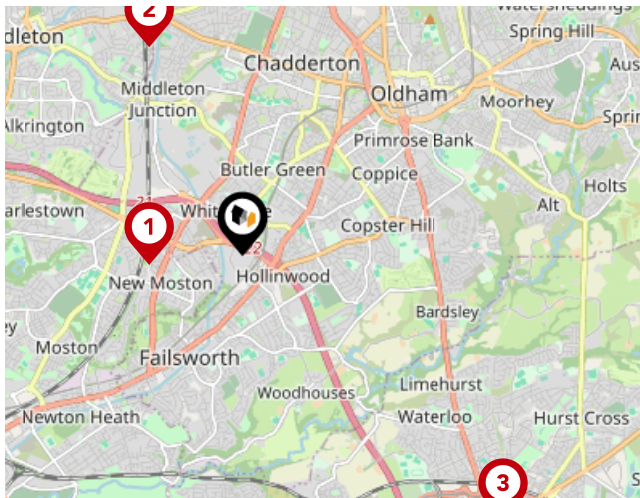
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²



		Nursery	Primary	Secondary	College	Private
1	Yew Tree Community School Ofsted Rating: Good Pupils: 649 Distance:0.21	☐	☒	☐	☐	☐
2	Whitegate End Primary and Nursery School Ofsted Rating: Good Pupils: 212 Distance:0.43	☐	☒	☐	☐	☐
3	Halcyon Way School Ofsted Rating: Not Rated Pupils: 108 Distance:0.47	☐	☒	☐	☐	☐
4	Corpus Christi RC Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:0.51	☐	☒	☐	☐	☐
5	St Margaret's CofE Junior Infant and Nursery School Ofsted Rating: Good Pupils: 326 Distance:0.53	☐	☒	☐	☐	☐
6	Stanley Road Primary School Ofsted Rating: Good Pupils: 453 Distance:0.53	☐	☒	☐	☐	☐
7	SMS Changing Lives School Ofsted Rating: Good Pupils: 40 Distance:0.58	☐	☐	☒	☐	☐
8	New Moston Primary School Ofsted Rating: Good Pupils: 544 Distance:0.69	☐	☒	☐	☐	☐

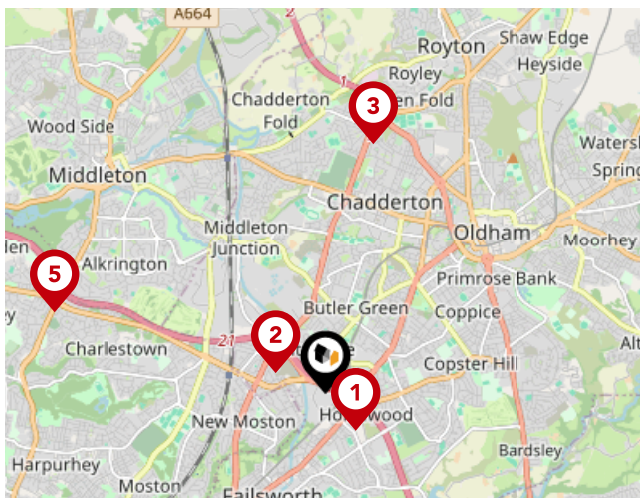


		Nursery	Primary	Secondary	College	Private
	Oasis Academy Oldham Ofsted Rating: Requires improvement Pupils: 1442 Distance:0.76	☐	☐	☒	☐	☐
	Higher Failsworth Primary School Ofsted Rating: Good Pupils: 446 Distance:0.8	☐	☒	☐	☐	☐
	Hollinwood Academy Ofsted Rating: Outstanding Pupils: 292 Distance:0.82	☐	☐	☒	☐	☐
	Kingfisher Special School Ofsted Rating: Outstanding Pupils: 210 Distance:0.82	☐	☒	☐	☐	☐
	St Margaret Mary's RC Primary School Manchester Ofsted Rating: Good Pupils: 341 Distance:0.89	☐	☒	☐	☐	☐
	New Bridge School Ofsted Rating: Outstanding Pupils: 644 Distance:0.9	☐	☐	☒	☐	☐
	Christ Church CofE Primary School Ofsted Rating: Good Pupils: 269 Distance:0.92	☐	☒	☐	☐	☐
	Freehold Community Academy Ofsted Rating: Good Pupils: 453 Distance:0.95	☐	☒	☐	☐	☐



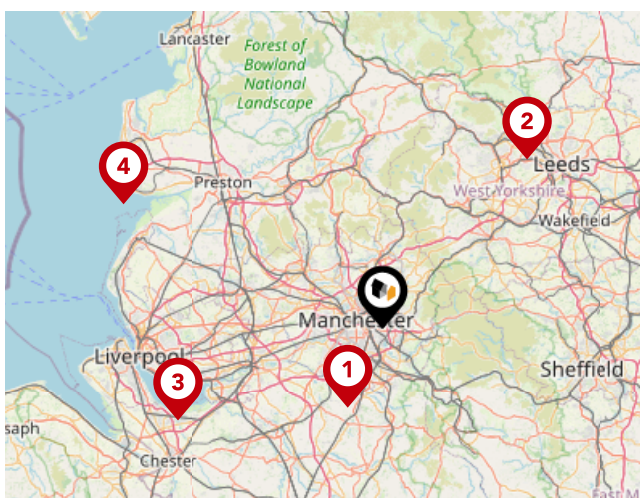
National Rail Stations

Pin	Name	Distance
1	Moston Rail Station	0.82 miles
2	Mills Hill (Manchester) Rail Station	2.01 miles
3	Ashton-under-Lyne Rail Station	3.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J22	0.42 miles
2	M60 J21	0.47 miles
3	A627(M) J1	2.24 miles
4	M60 J23	3.51 miles
5	M60 J20	2.49 miles

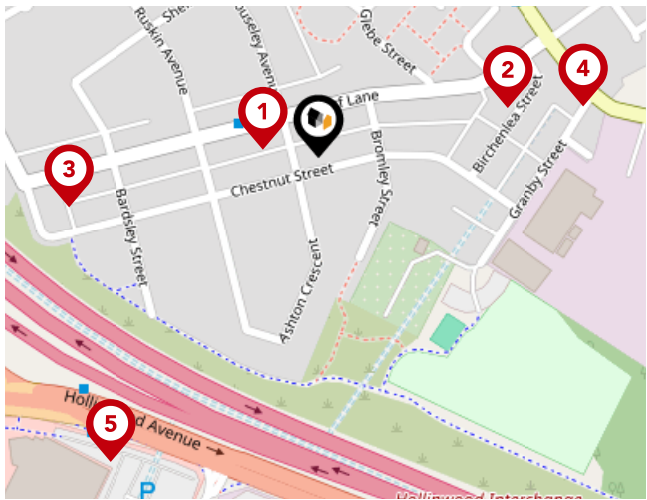


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	12.31 miles
2	Leeds Bradford Airport	31.14 miles
3	Speke	31.79 miles
4	Highfield	40.51 miles

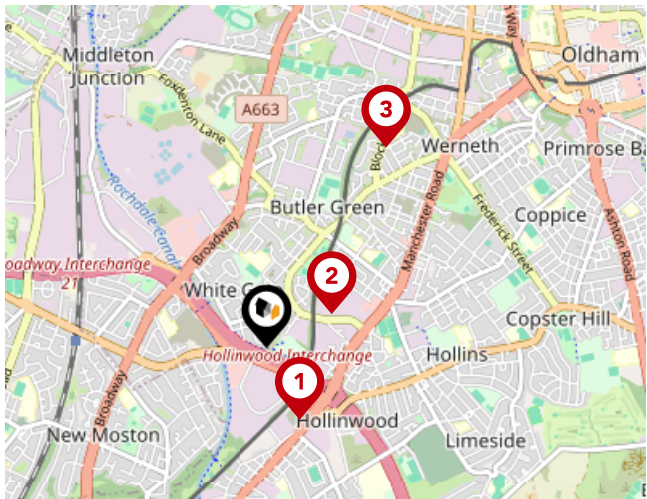
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Houseley Avenue	0.03 miles
2	Coalshaw Green Road	0.11 miles
3	Long Lane	0.14 miles
4	Turf Lane	0.15 miles
5	Morrisons	0.2 miles



Local Connections

Pin	Name	Distance
1	Hollinwood (Manchester Metrolink)	0.35 miles
2	South Chadderton (Manchester Metrolink)	0.33 miles
3	Freehold (Manchester Metrolink)	1.03 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.

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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



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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

