

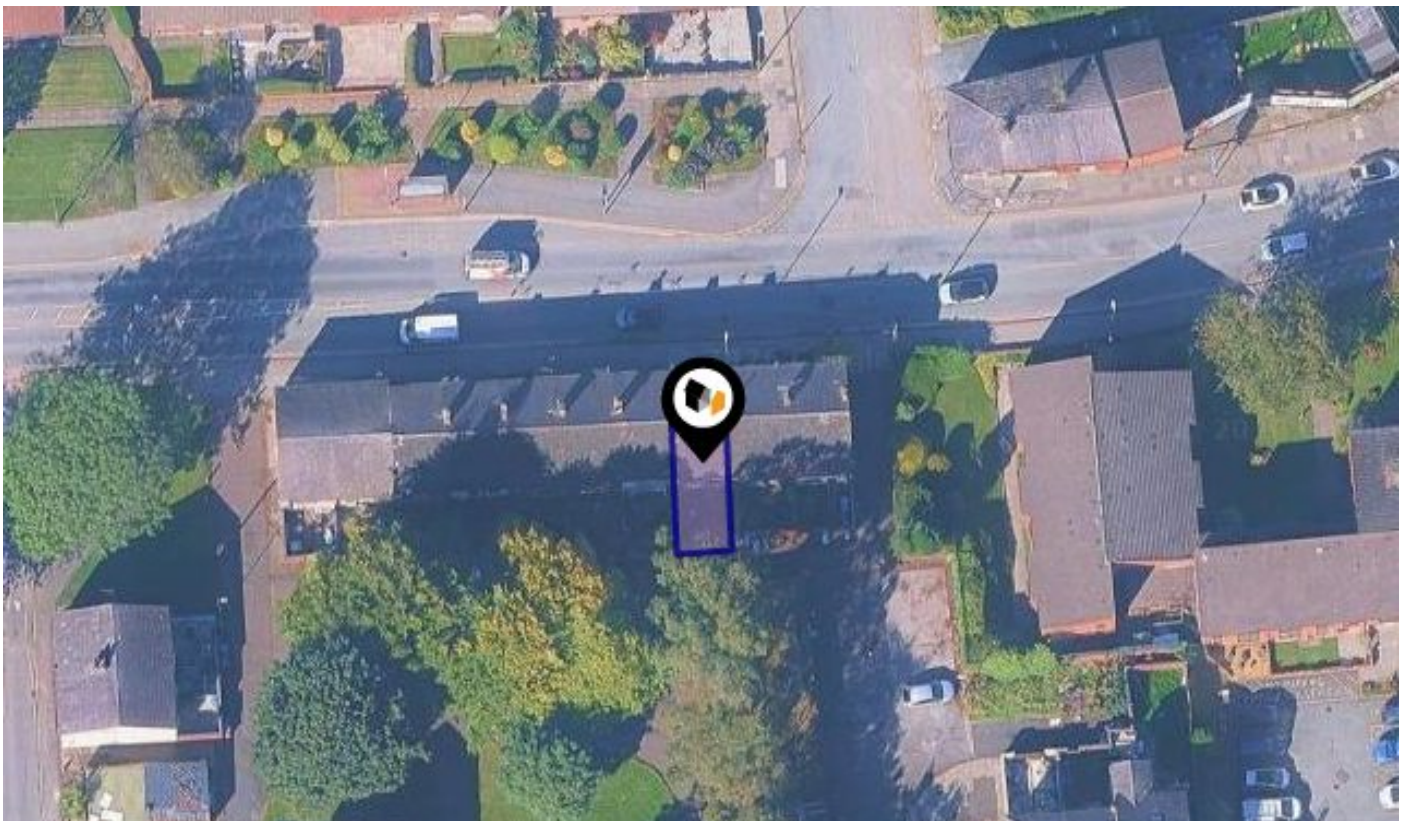


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 27th May 2026**



## BURY STREET, HEYWOOD, OL10

### Martin & Co Rochdale

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[www.martinco.com/estate-agents-and-letting-agents/branch/rochdale/](http://www.martinco.com/estate-agents-and-letting-agents/branch/rochdale/)



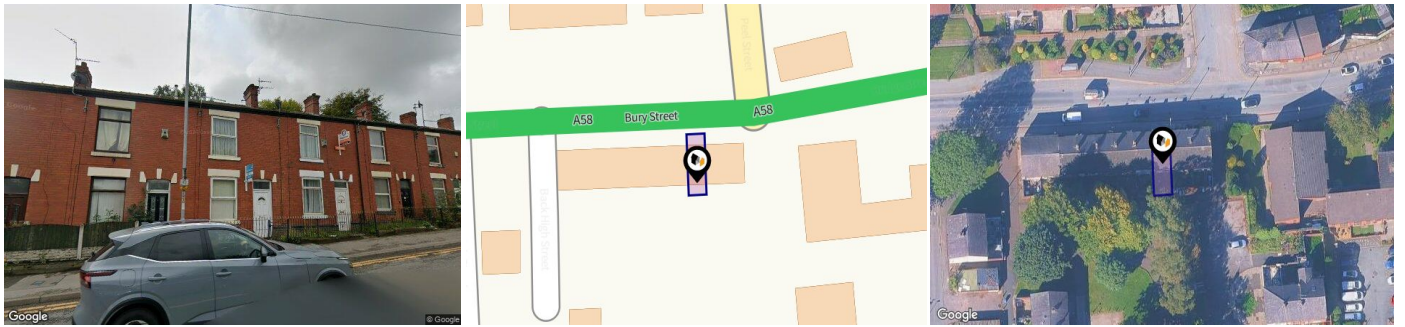
# Introduction

## Our Comments

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Hi,  
If you are interested in this property please read through the brochure that covers all material information.  
Kind regards



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,734		
<b>Title Number:</b>	GM477746		

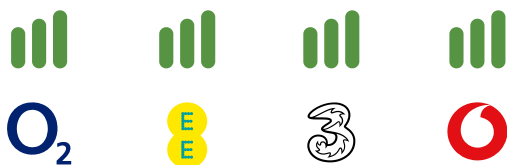
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



HEYWOOD, OL10

Energy rating

**C**

Valid until 13.02.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	72   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

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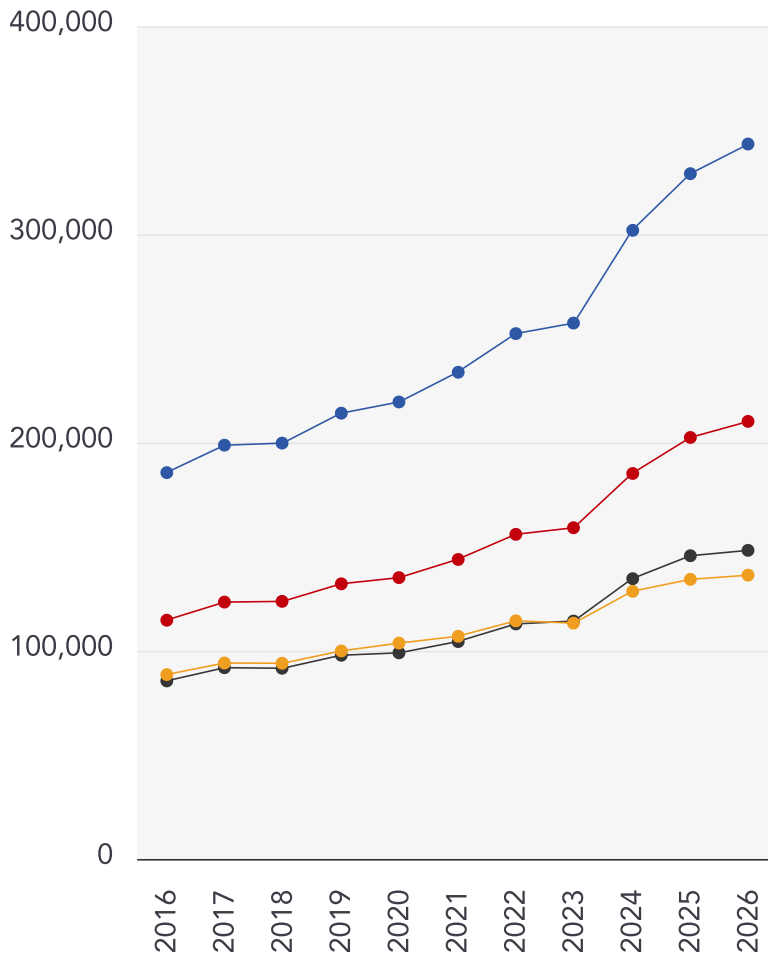
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	72 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in OL10



Detached

**+85.06%**

Semi-Detached

**+83.24%**

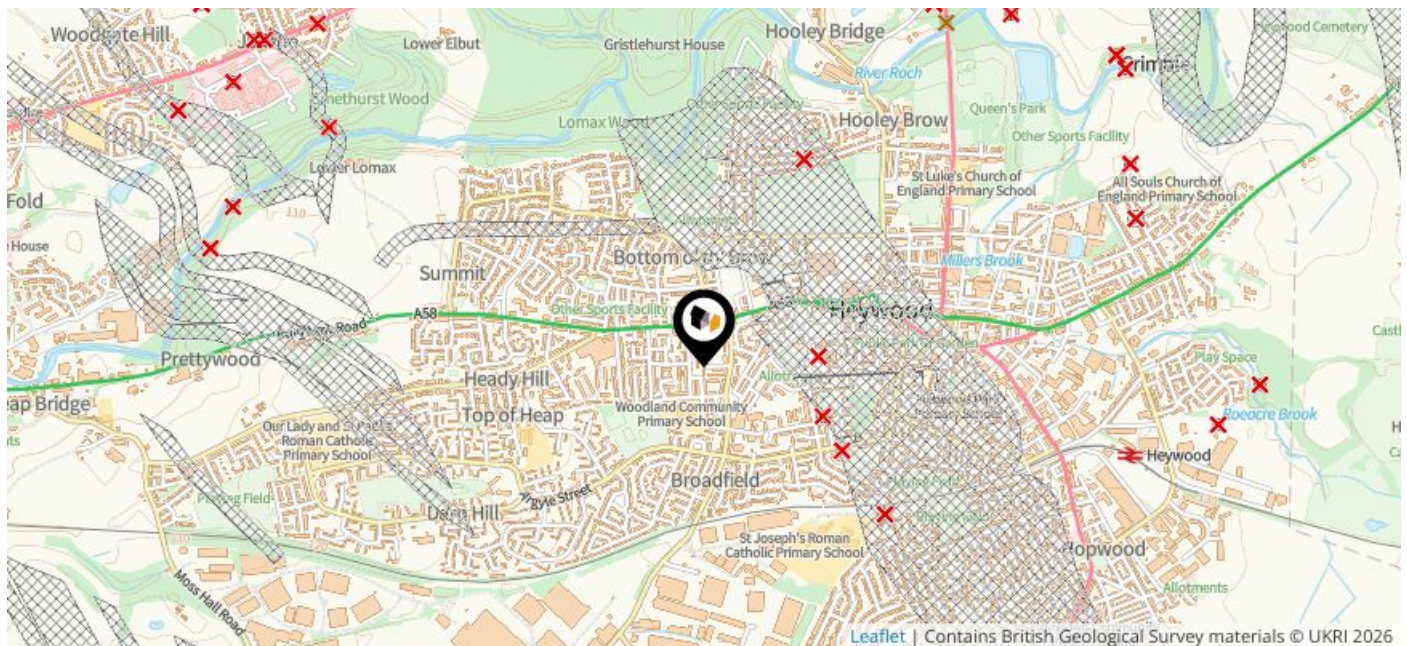
Terraced

**+73.33%**

Flat

**+53.92%**

This map displays nearby coal mine entrances and their classifications.



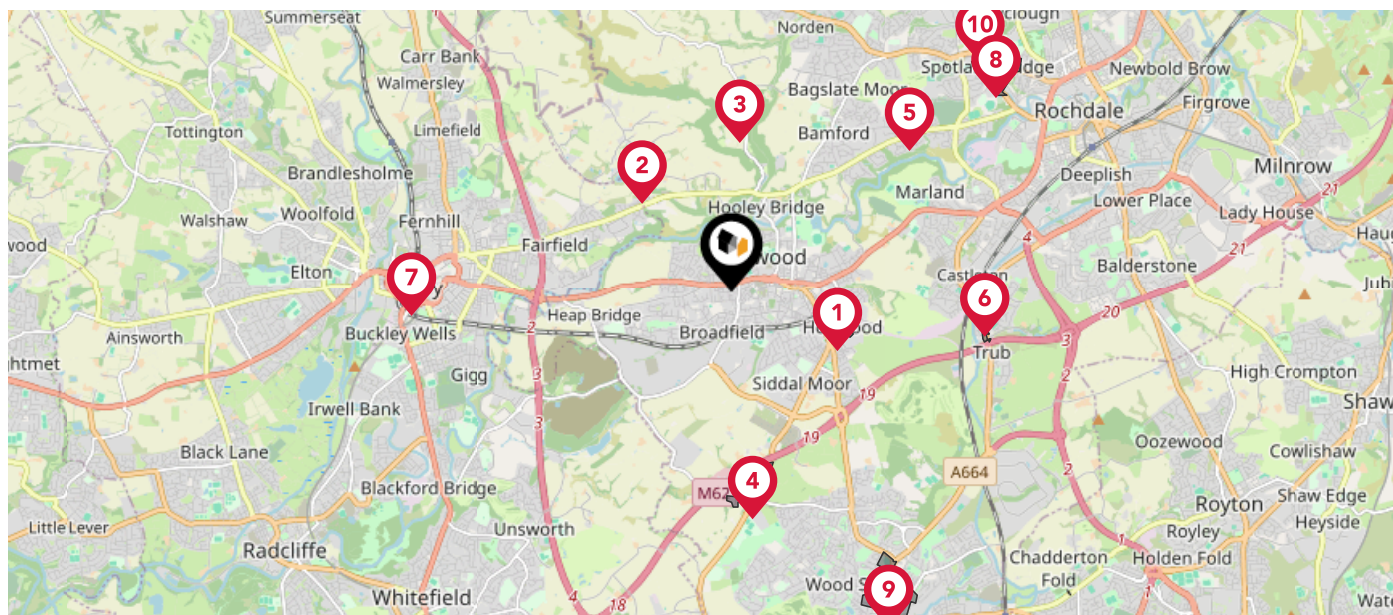
### Mine Entry

- ✕ Aduit
- ✕ 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.

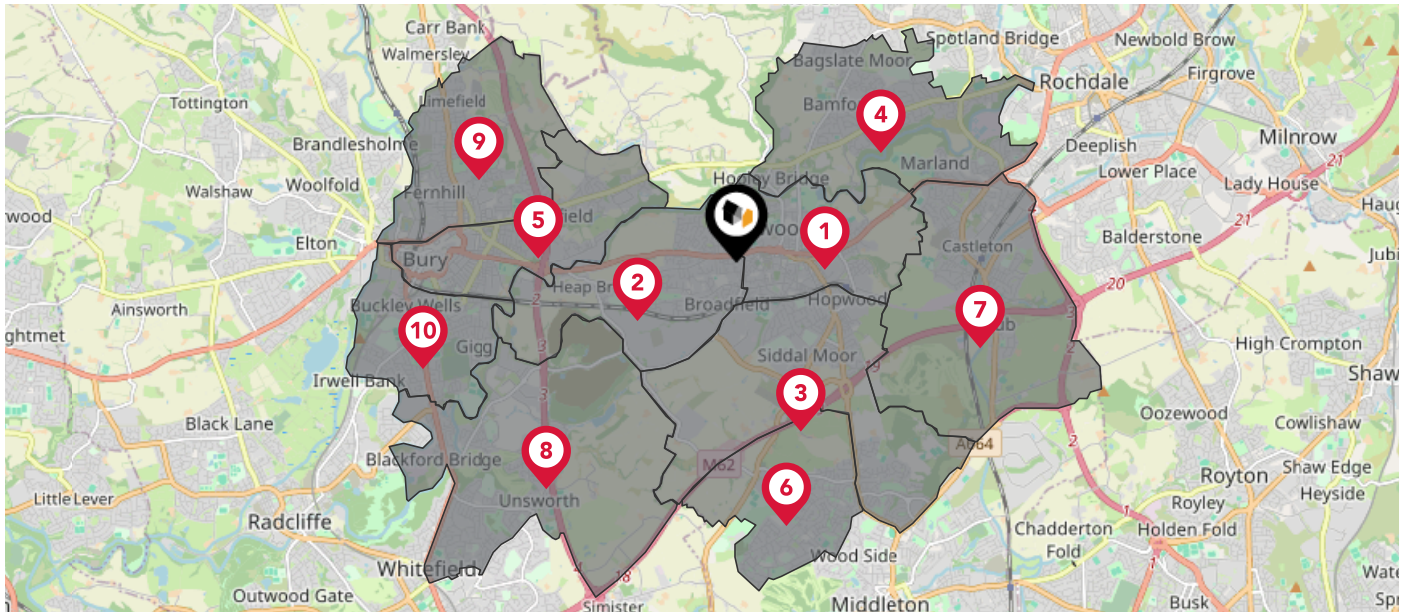
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Heywood Station
-  Birtle
-  Ashworth Fold
-  Birch Village
-  Moorgate Avenue
-  Castleton (South)
-  Bury Town Centre
-  Spotland Bridge
-  Middleton Town Centre
-  Spotland Fold

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 North Heywood Ward

2 West Heywood Ward

3 Hopwood Hall Ward

4 Bamford Ward

5 Bury East Ward

6 West Middleton Ward

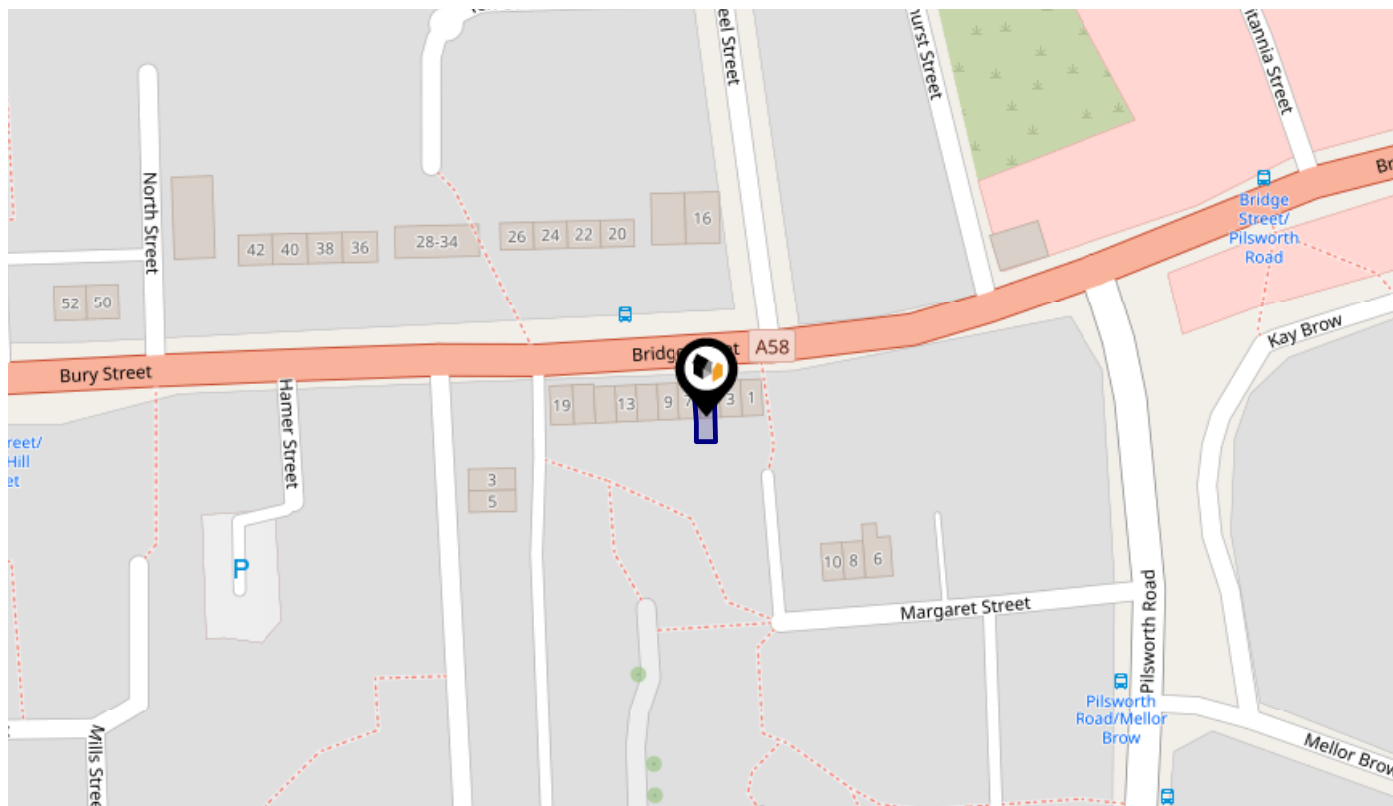
7 Castleton Ward

8 Unsworth Ward

9 Moorside Ward

10 Redvales 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.

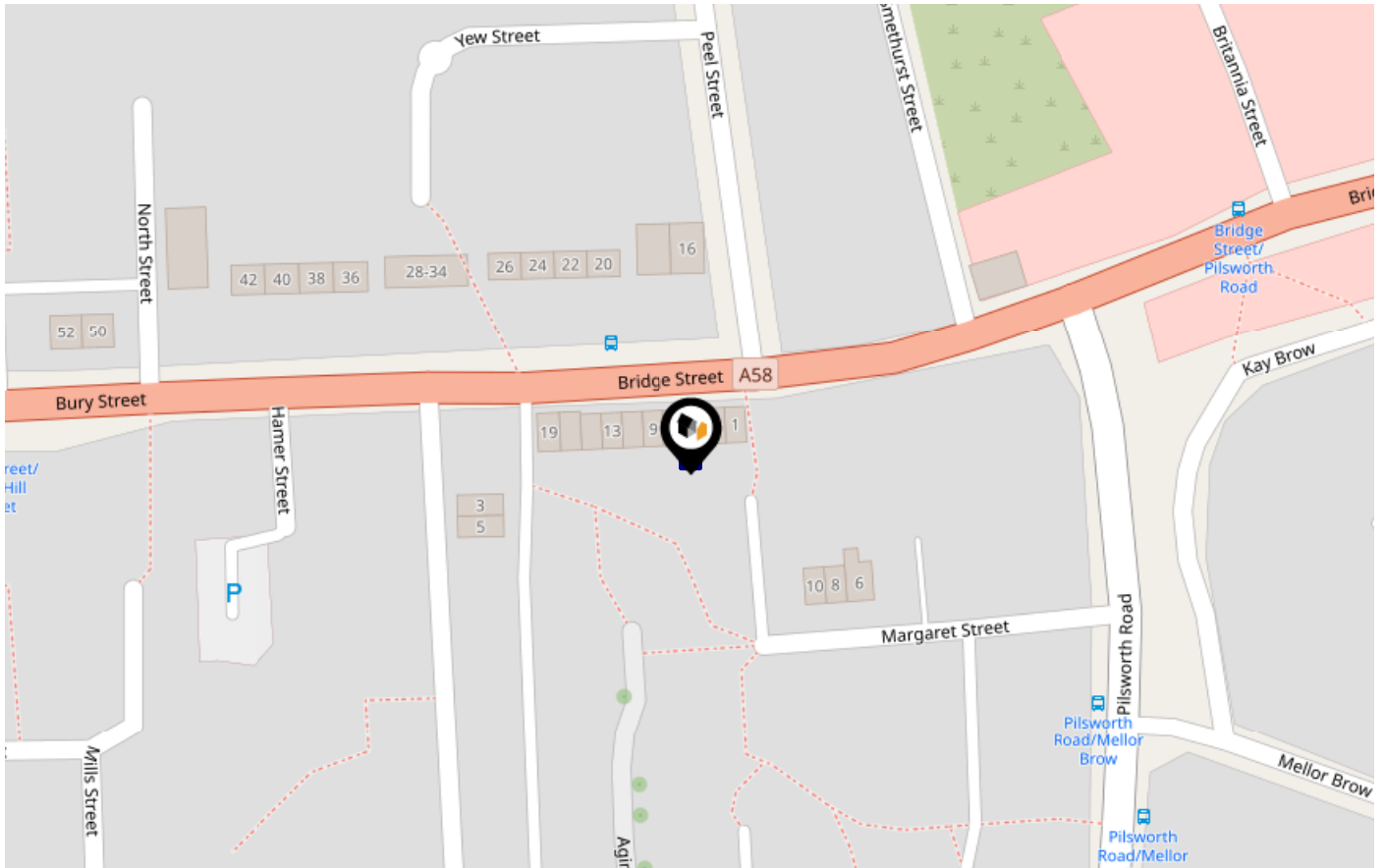
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

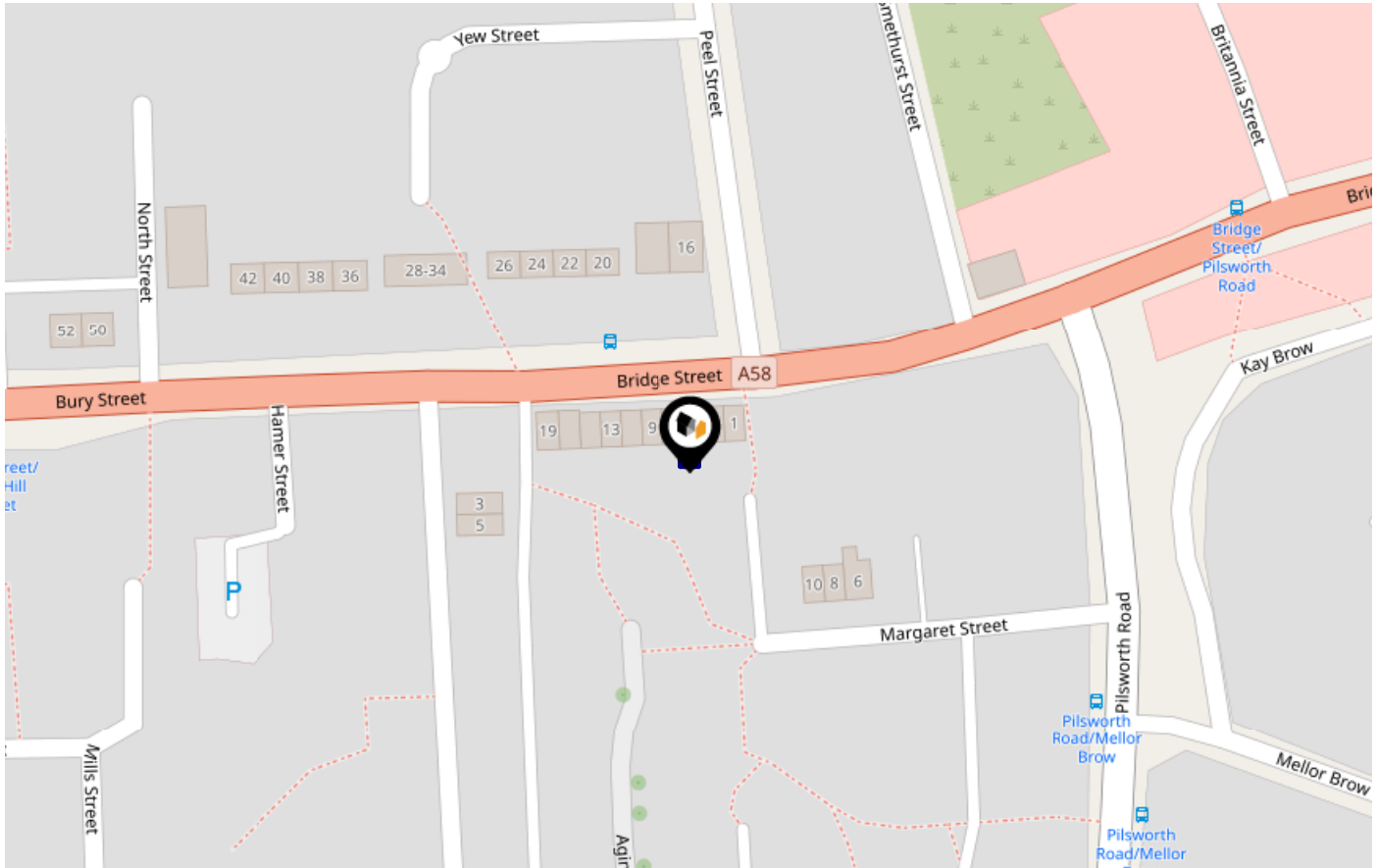
Chance of flooding to the following depths at this property:



# 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.
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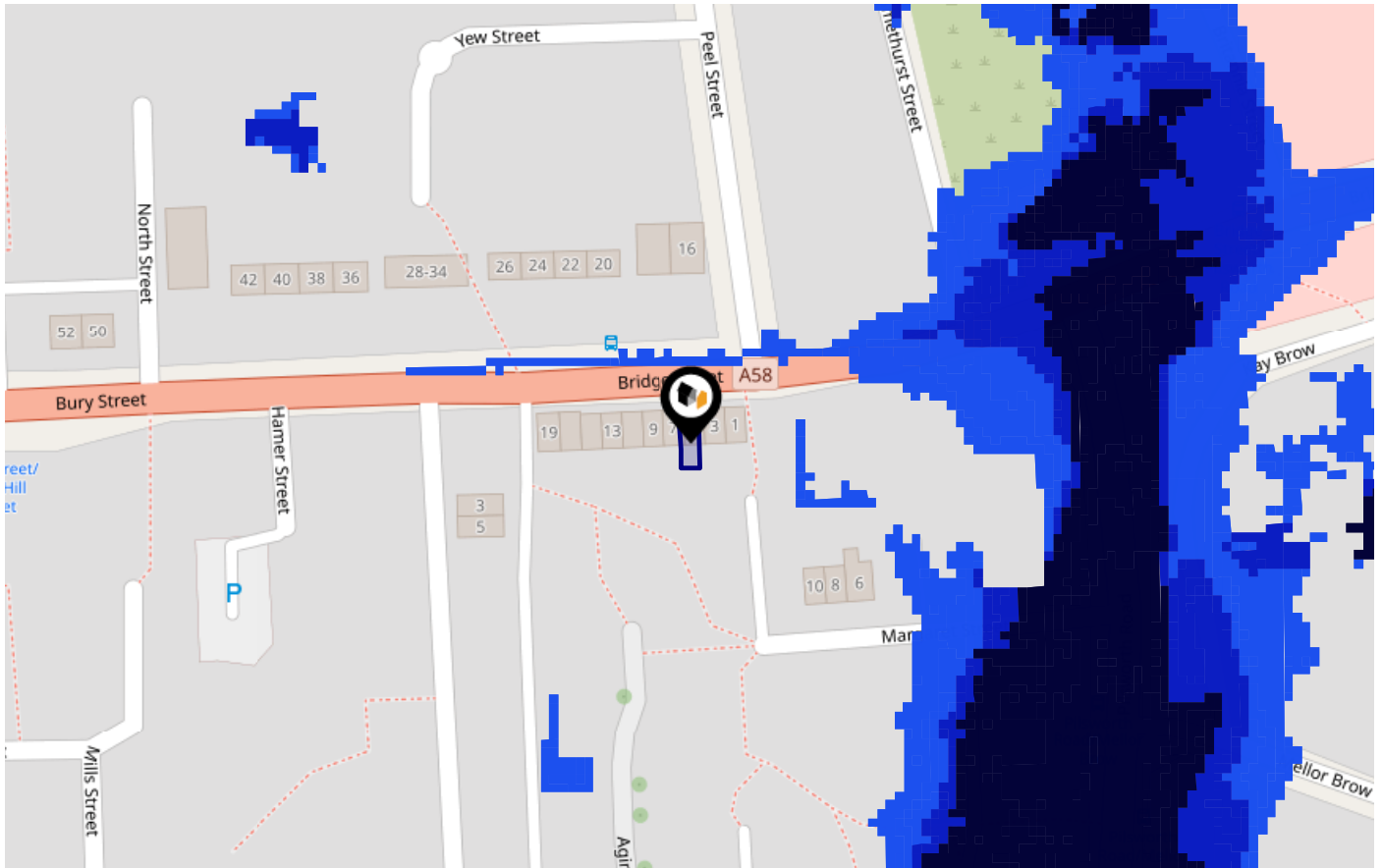
Chance of flooding to the following depths at this property:



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

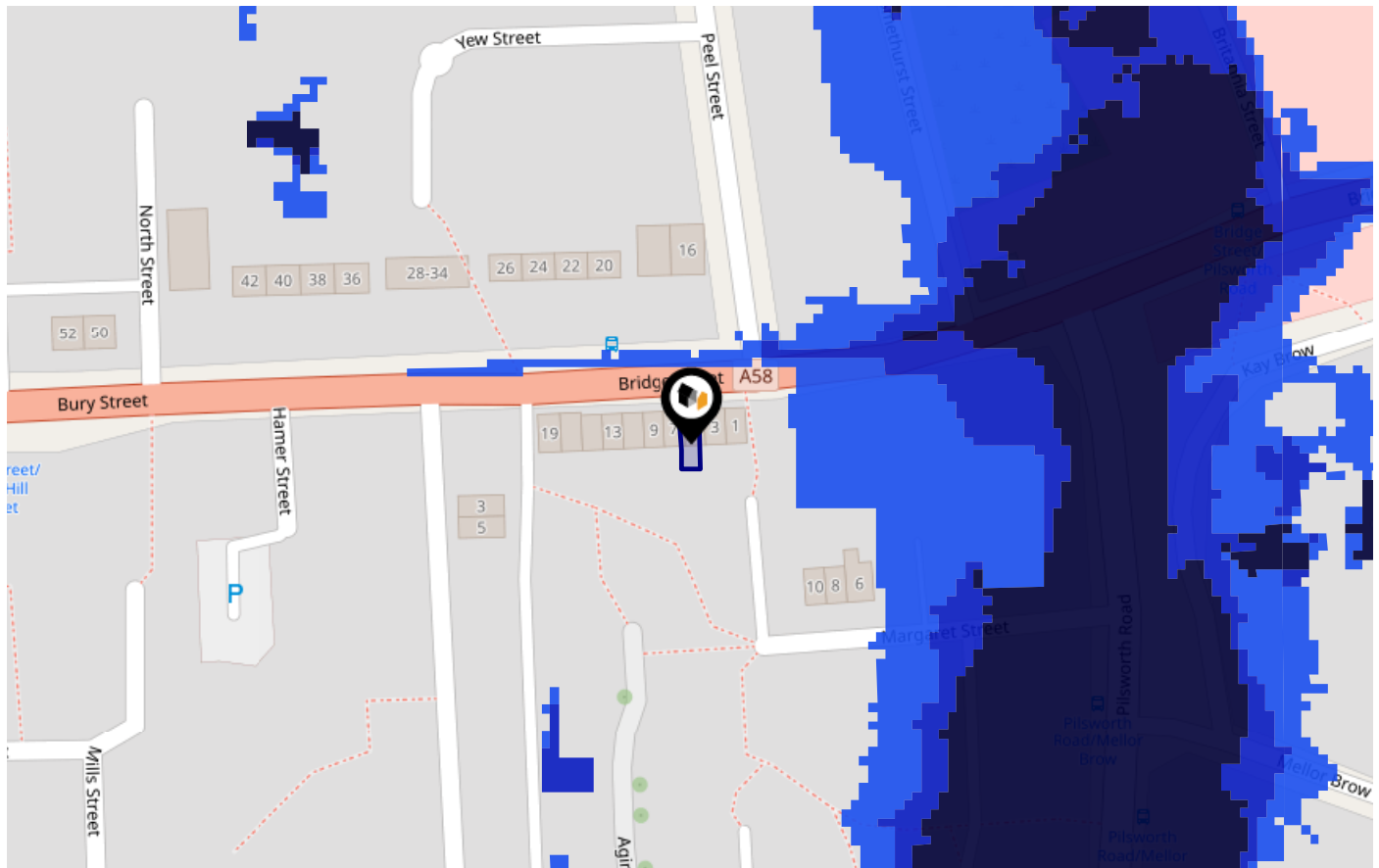
Chance of flooding to the following depths at this property:



# 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.

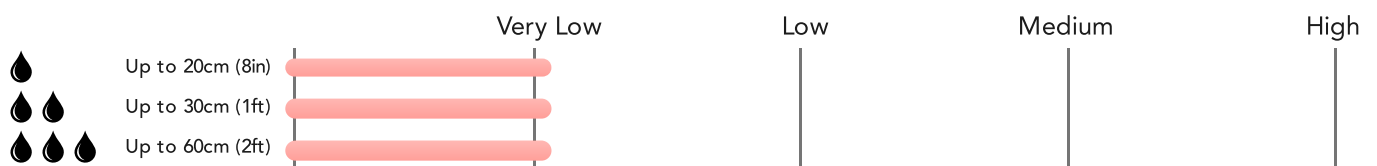


Risk Rating: **Very low**

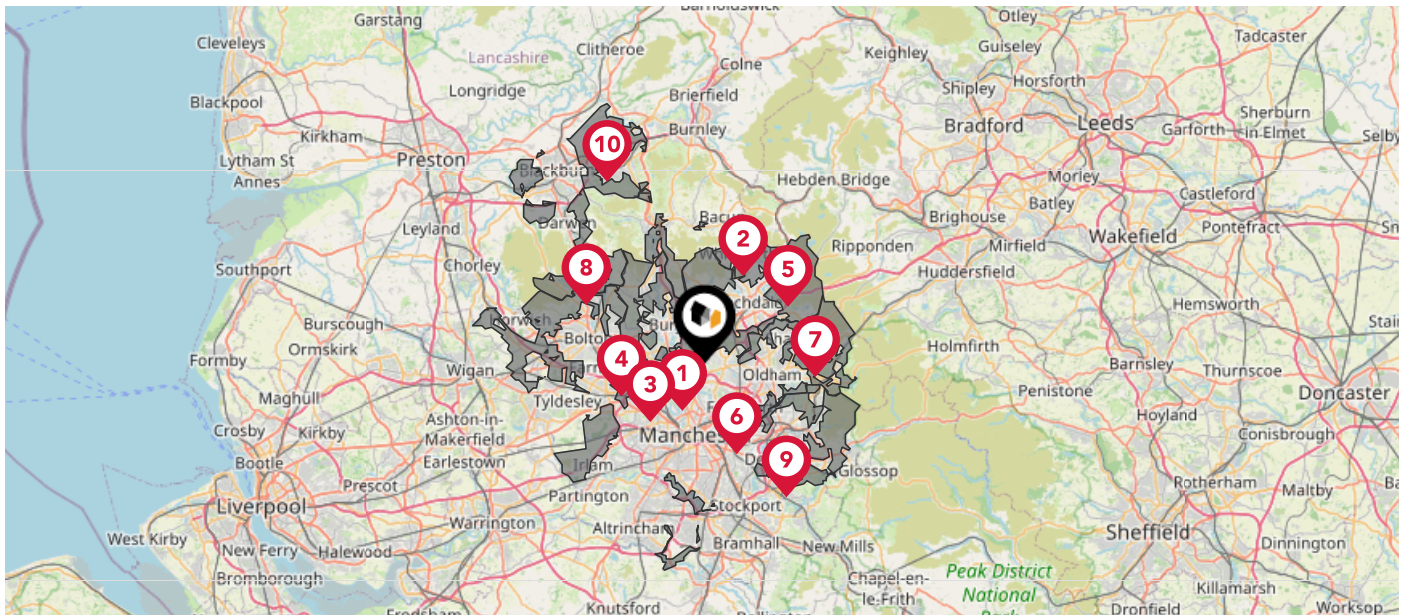
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



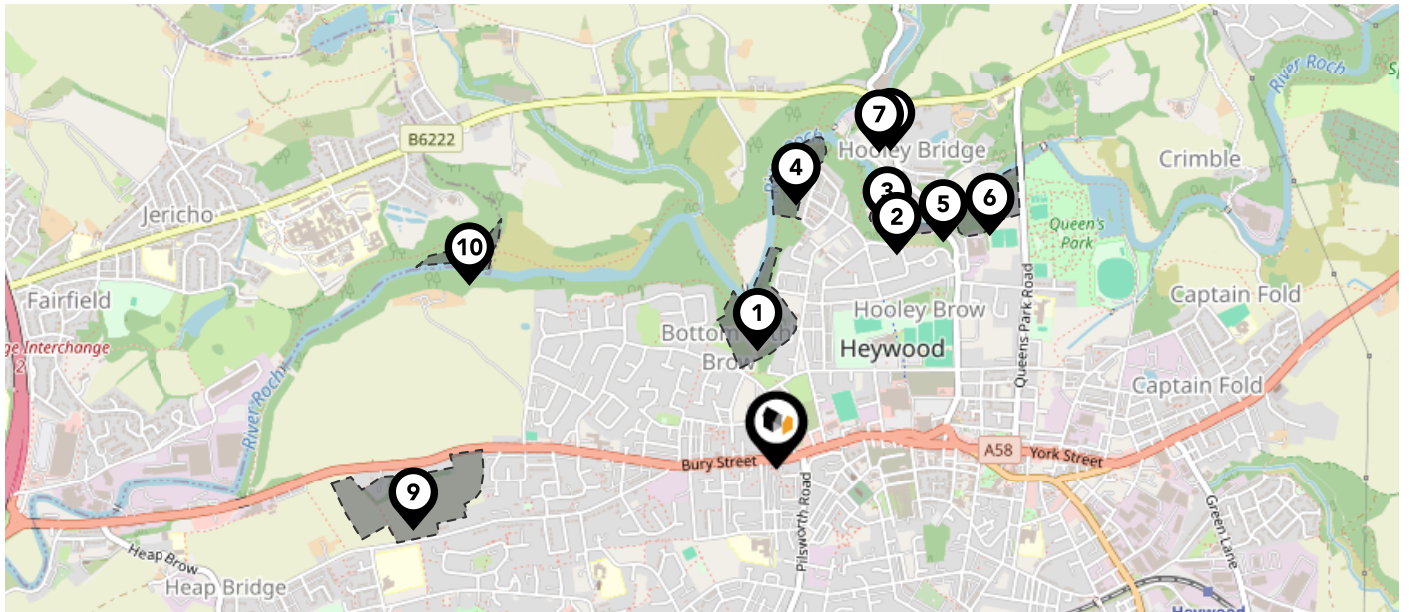
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Bury
- 2 Merseyside and Greater Manchester Green Belt - Rossendale
- 3 Merseyside and Greater Manchester Green Belt - Salford
- 4 Merseyside and Greater Manchester Green Belt - Bolton
- 5 Merseyside and Greater Manchester Green Belt - Rochdale
- 6 Merseyside and Greater Manchester Green Belt - Manchester
- 7 Merseyside and Greater Manchester Green Belt - Oldham
- 8 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 9 Merseyside and Greater Manchester Green Belt - Tameside
- 10 Merseyside and Greater Manchester Green Belt - Hyndburn

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

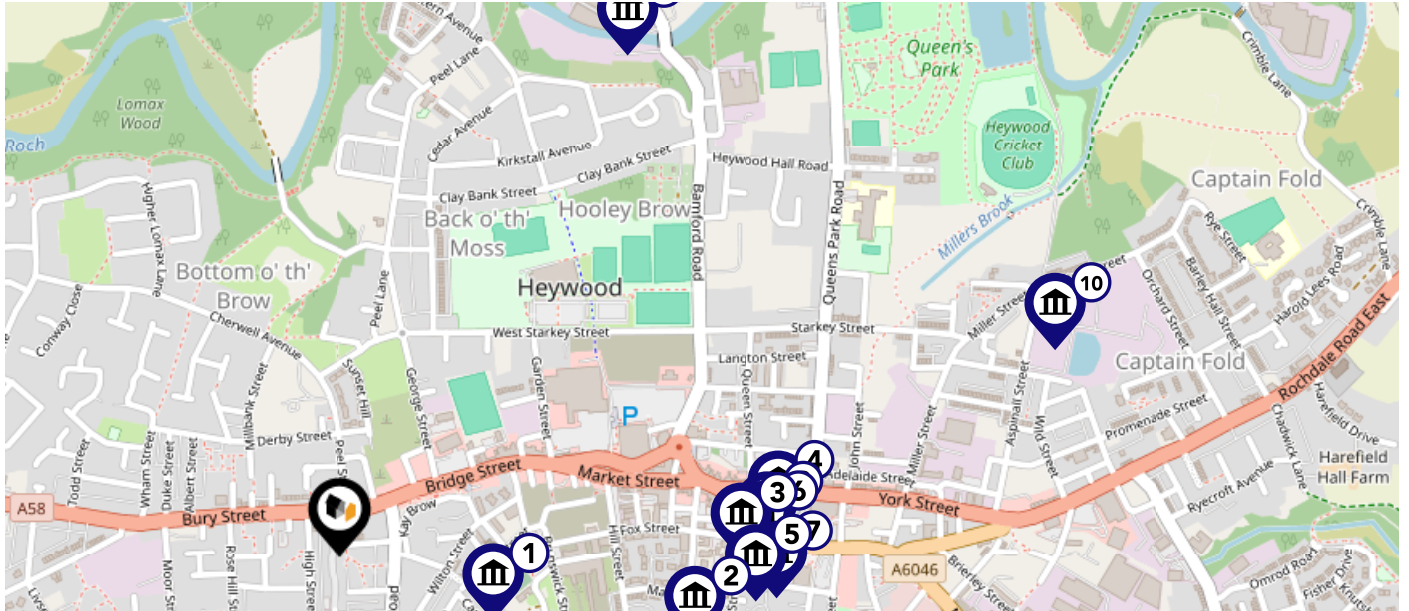
<b>1</b>	Peel Lane-Heywood, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Hooley Bridge Works-Bamford Road, Heywood, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Former Gasholder Site-Victoria Terrace, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Roach Mill-Peel Lane, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Hooley Bridge-Bamford Road, Heywood, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Queens Park Road-Heywood, Greater Manchester	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Buly and Rochdale Old Road-Heywood, Lancashire	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Simpson Clough Mills-Heywood	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Boo-Hole Sand Quarry Extension-Bury New Road, Heywood, Rochdale	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Transparent Paper Limited-Broad Oak Terrace, Jericho, Bury	Historic Landfill	<input type="checkbox"/>











# Maps

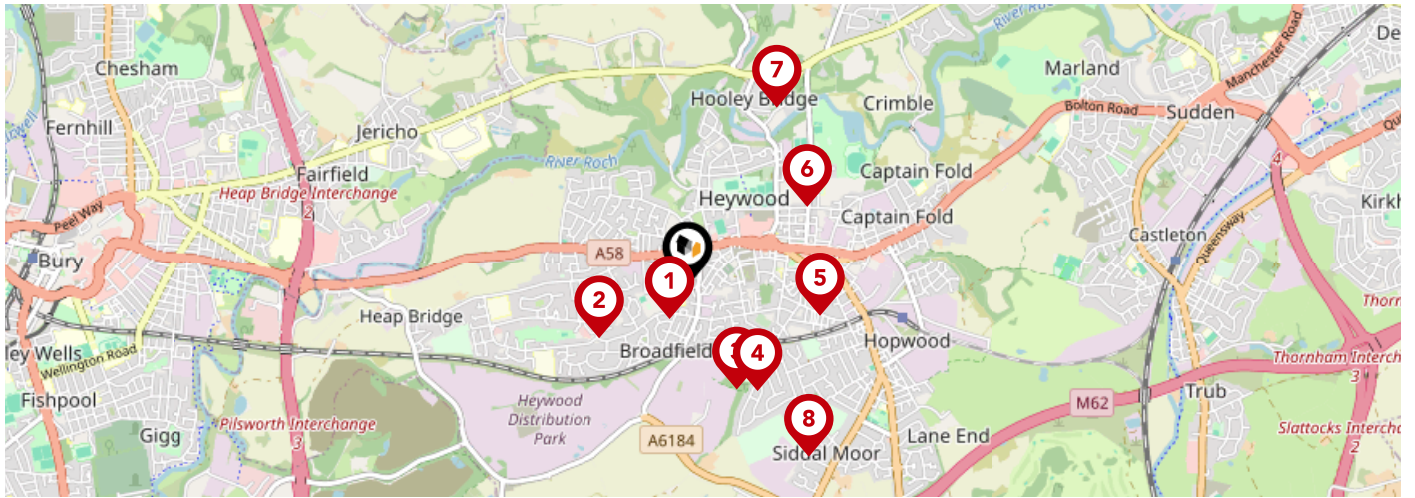
## Listed Buildings



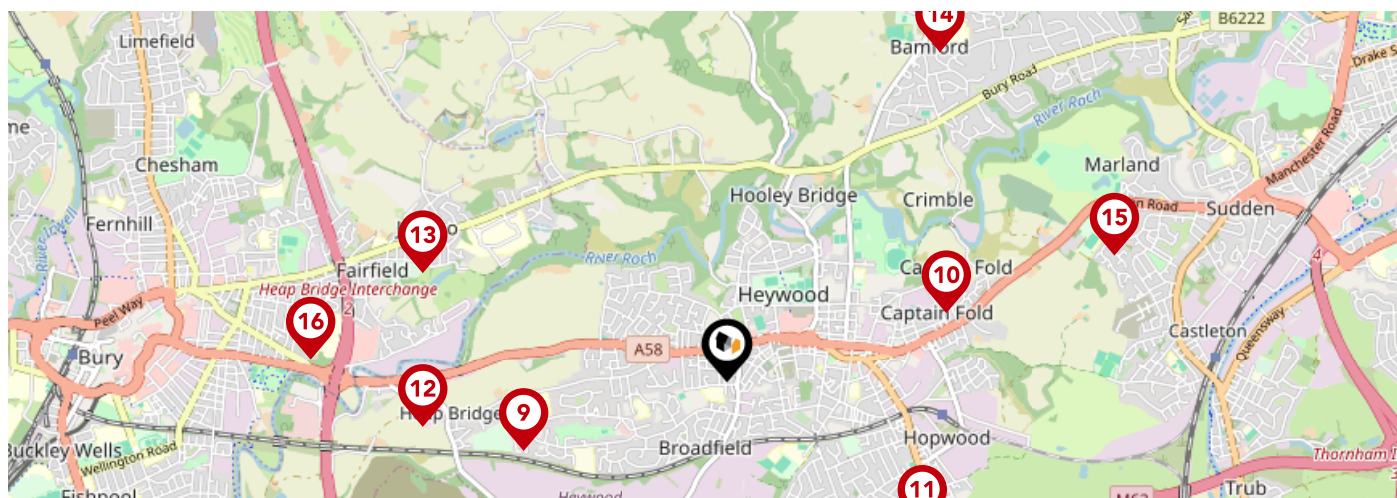
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1084294 - Church Of Saint James	Grade II	0.2 miles
 1420726 - Roman Catholic Church Of St Joseph And Presbytery	Grade II	0.4 miles
 1479554 - Former Union Bank Of Manchester, Heywood	Grade II	0.4 miles
 1372011 - Vicarage Of Church Of Saint Luke	Grade II	0.5 miles
 1253223 - War Memorial	Grade II	0.5 miles
 1253222 - Sundial Adjacent To The South West Porch Of Church Of Saint Luke	Grade II	0.5 miles
 1084289 - Heywood Area Central Library	Grade II	0.5 miles
 1346240 - Church Of Saint Luke	Grade II	0.5 miles
 1268040 - Hooley Bridge Mills	Grade II	0.6 miles
 1268044 - Mutual Mills	Grade II	0.8 miles



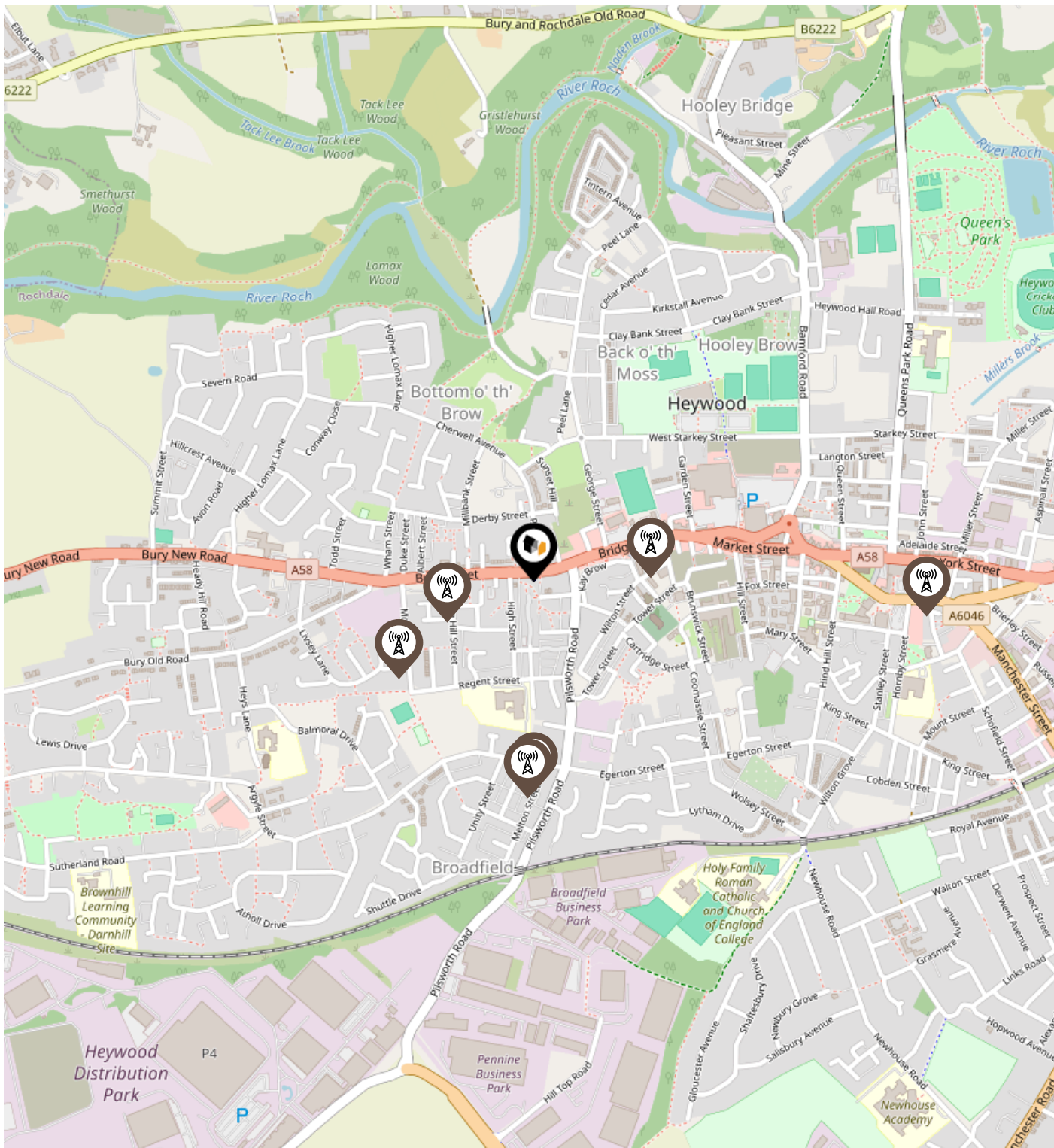
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Woodland Community Primary School</b> Ofsted Rating: Good   Pupils: 567   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Margaret's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Joseph's Roman Catholic Primary School Rochdale, a Voluntary Academy</b> Ofsted Rating: Good   Pupils:0   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Holy Family Roman Catholic and Church of England College</b> Ofsted Rating: Good   Pupils: 749   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Harwood Park Primary School</b> Ofsted Rating: Good   Pupils: 340   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Luke's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 387   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Michael's Church of England Primary School, Bamford</b> Ofsted Rating: Outstanding   Pupils: 232   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Newhouse Academy</b> Ofsted Rating: Requires improvement   Pupils: 1007   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
<b>Our Lady &amp; St Paul's RC Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 220   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Souls Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 236   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hopwood Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Heap Bridge Village Primary School</b> Ofsted Rating: Good   Pupils: 174   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fairfield Community Primary School</b> Ofsted Rating: Good   Pupils: 251   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bamford Academy</b> Ofsted Rating: Good   Pupils: 365   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Matthew Moss High School</b> Ofsted Rating: Good   Pupils: 1208   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hazel Wood High School</b> Ofsted Rating: Good   Pupils: 728   Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons

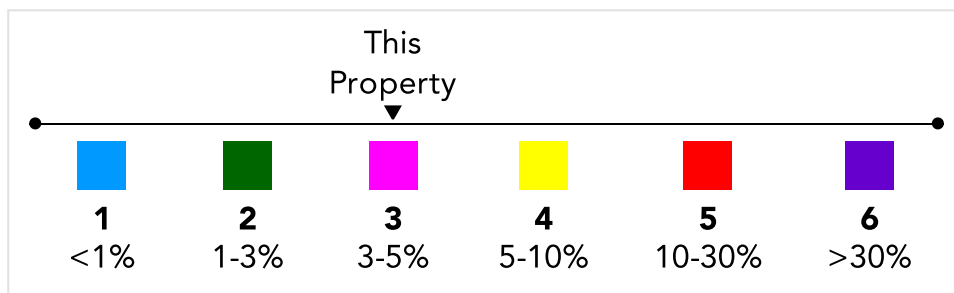
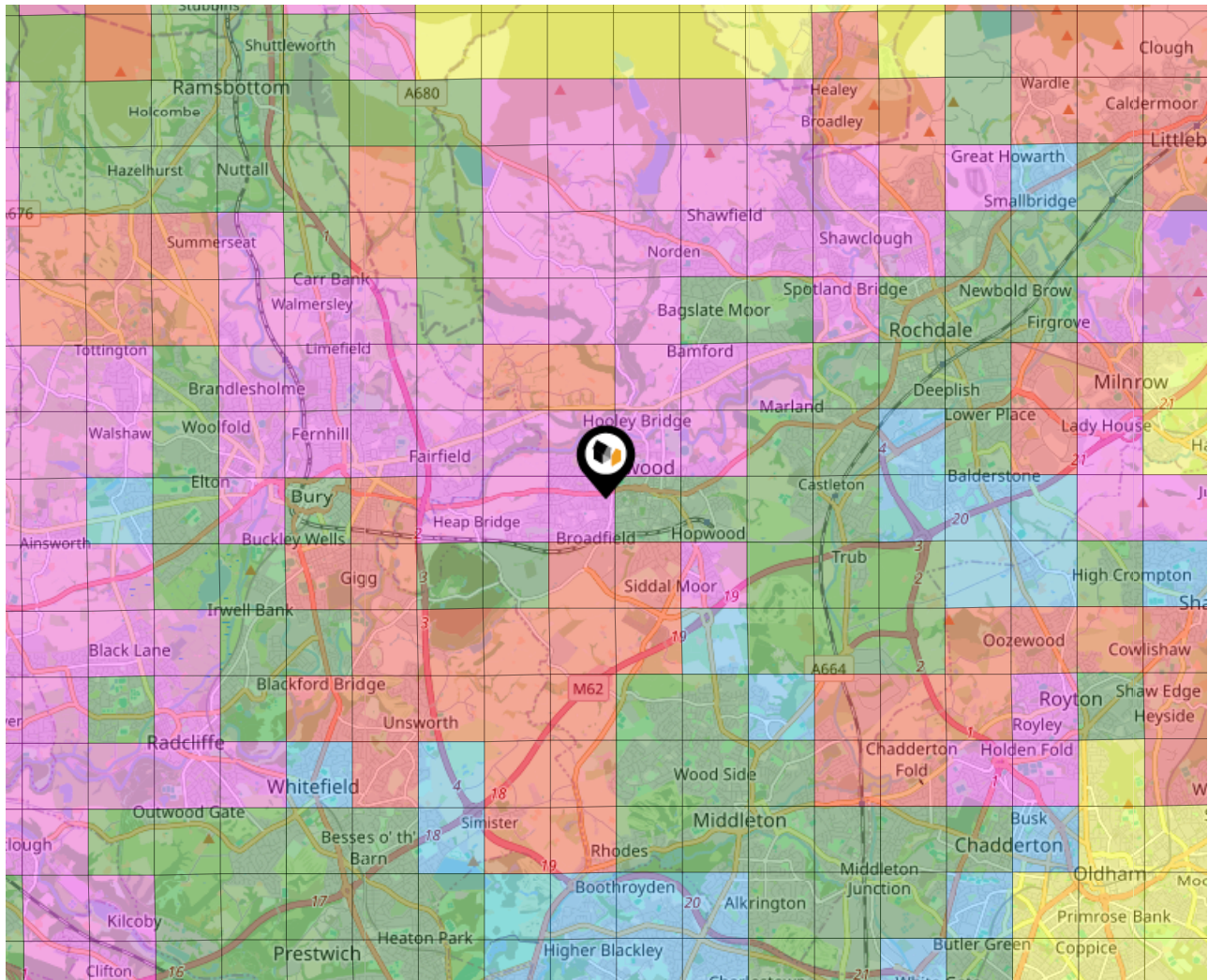


**Key:**

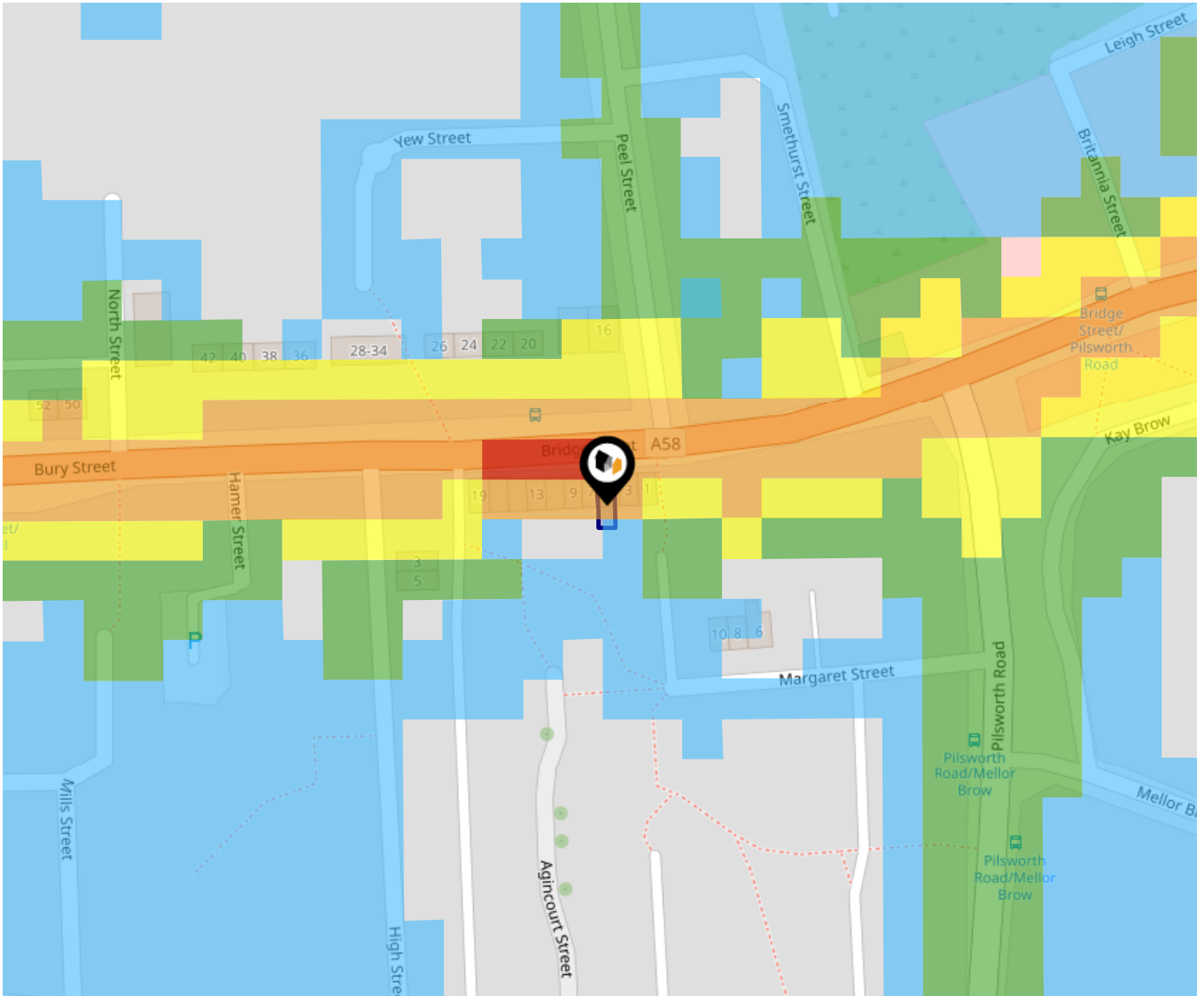
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

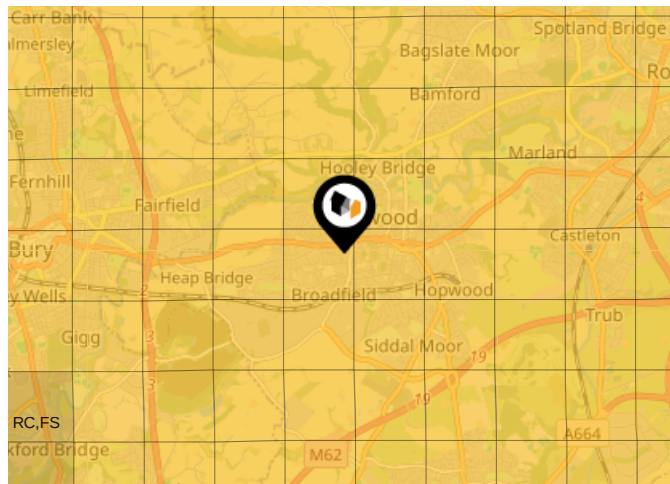


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

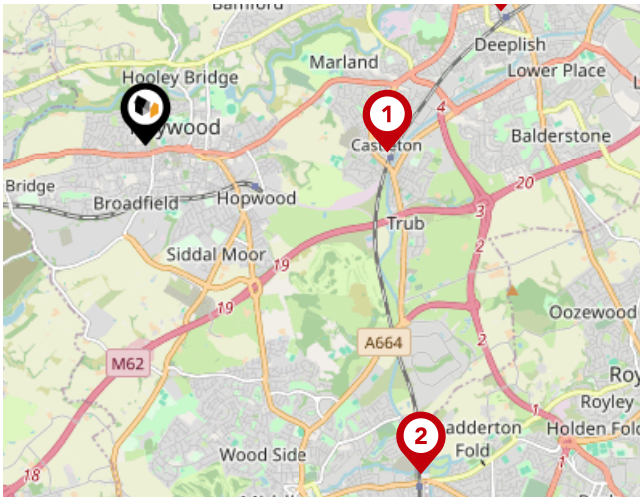
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



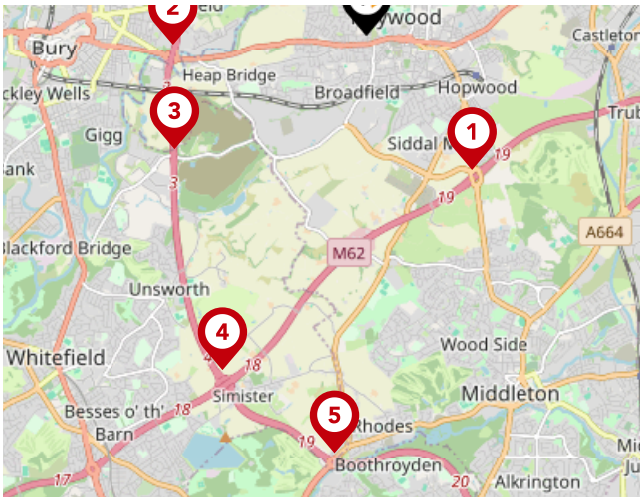
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



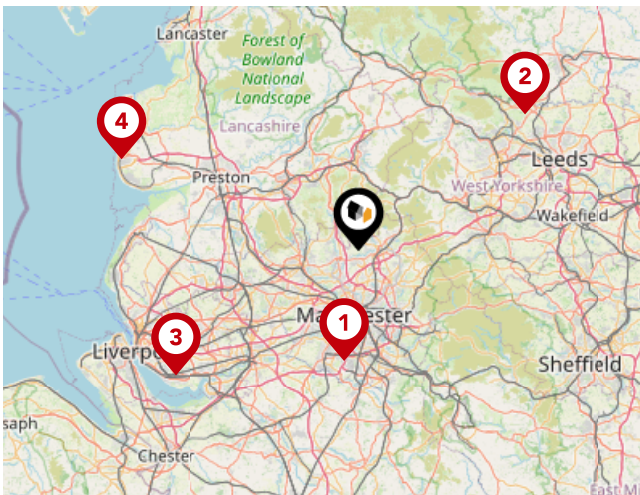
### National Rail Stations

Pin	Name	Distance
1	Castleton (Manchester) Rail Station	2.13 miles
2	Mills Hill (Manchester) Rail Station	3.77 miles
3	Rochdale Rail Station	3.34 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J19	1.5 miles
2	M66 J2	1.71 miles
3	M66 J3	1.97 miles
4	M60 J18	3.22 miles
5	M60 J19	3.69 miles

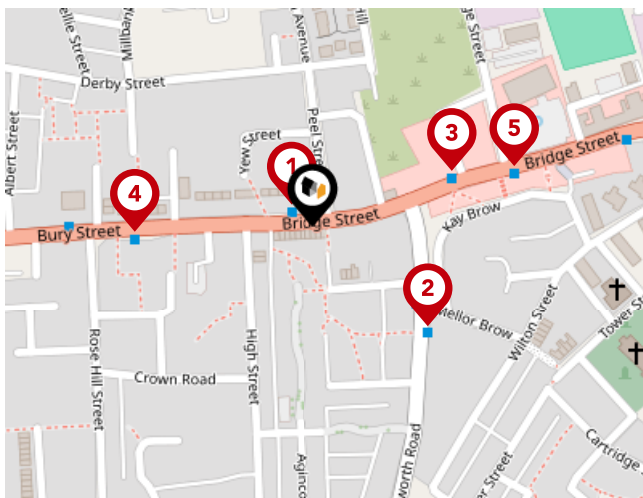


### Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	15.72 miles
2	Leeds Bradford Airport	30.13 miles
3	Speke	31.22 miles
4	Highfield	35.62 miles

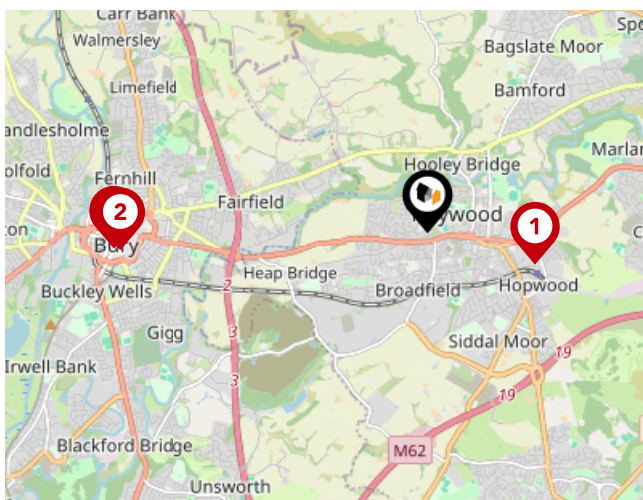
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Peel Street	0.02 miles
2	Mellor Brow	0.08 miles
3	Pilsworth Road	0.08 miles
4	Rose Hill Street	0.1 miles
5	Pilsworth Road	0.12 miles



### Local Connections

Pin	Name	Distance
1	Heywood (East Lancashire Railway)	0.99 miles
2	Bury Interchange (Manchester Metrolink)	2.71 miles
3	Bury Interchange (Manchester Metrolink)	2.77 miles



### **Martin & Co Rochdale**

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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 v

### Testimonial 1



Thank you to Abby and her team for all their hard work in securing a sale for us . Abby is caring & conscientious which certainly showed in her determination to sell the property.

### Testimonial 2



I had a fantastic experience with Martin & Co. The team is incredibly friendly and responsive, quickly addressing both calls and emails. A special mention to Lisa, who was exceptional during the property viewing. She didn't just show me the property but took the time to highlight its best features with such a kind and gentle approach. It was a great experience overall, and I would highly recommend Martin & Co to anyone!

### Testimonial 3



Great experience with Abby from Martin & Co Rochdale dealing with a stressful sale and purchase of new property. She was always available to help and chase things up to try and achieve completion on time. If not would call back immediately. Went above and beyond...Would definitely recommend using them!

### Testimonial 4



Thank you to Martin and Co for helping us to sell our home. After we lost our buyer and we're feeling deflated, Abby secured a new buyer within a short period of time allowing us to continue with our purchase.



# 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.



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