

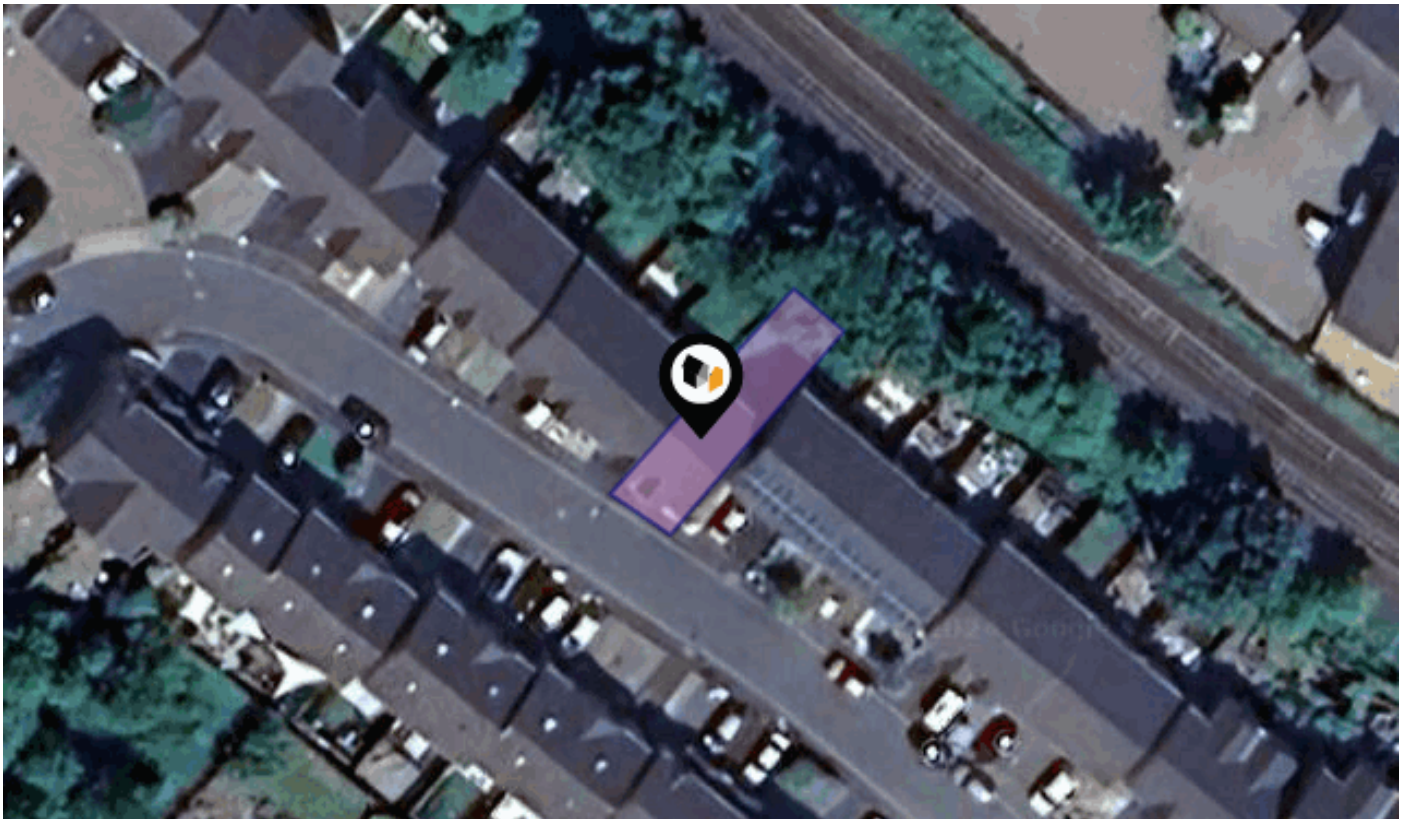


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# MIR: Material Info

The Material Information Affecting this Property

Thursday 09<sup>th</sup> January 2025



**HARE COURT, TODMORDEN, OL14**

## Martin & Co

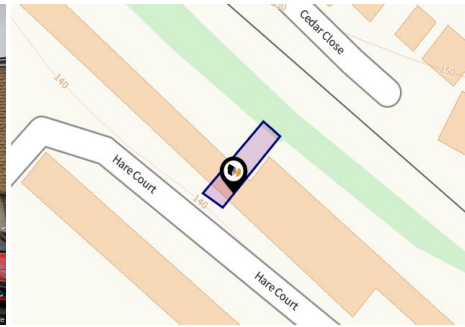
15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,054 ft <sup>2</sup> / 98 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	2008		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,947		
<b>Title Number:</b>	WYK886387		

## Local Area

<b>Local Authority:</b>	Calderdale
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

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

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

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



### Satellite/Fibre TV Availability:



Planning records for: *10 Hare Court Todmorden Calderdale OL14 8DQ*

<b>Reference - 20/01196/HSE</b>	
<b>Decision:</b>	Permit
<b>Date:</b>	08th October 2020
<b>Description:</b>	Single storey rear and side conservatory style extension

OL14

Energy rating

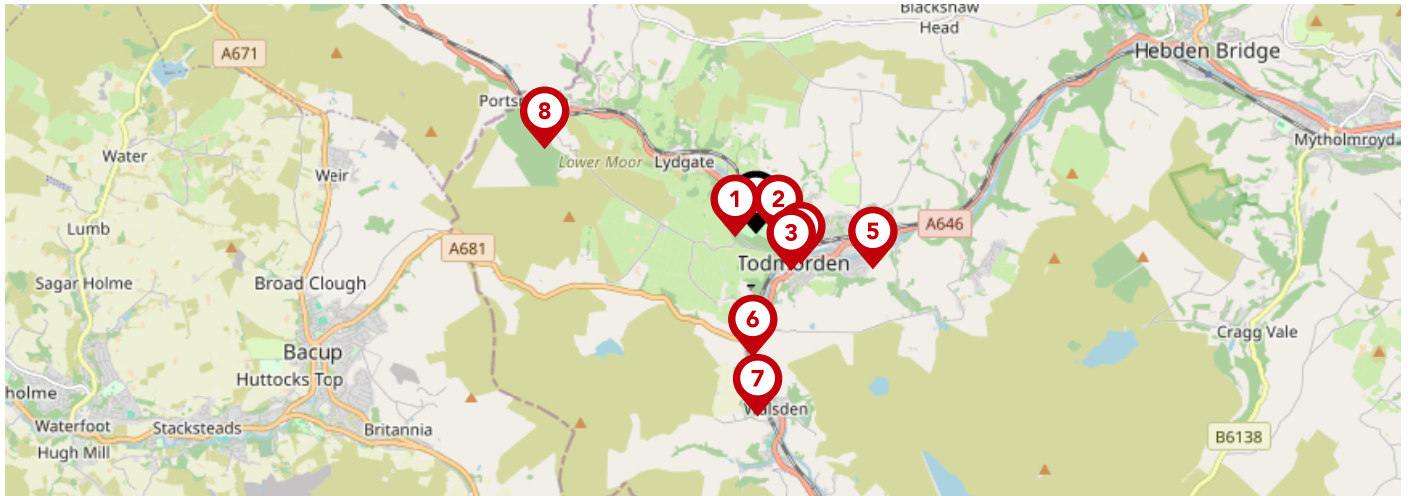
**C**

Valid until 19.02.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

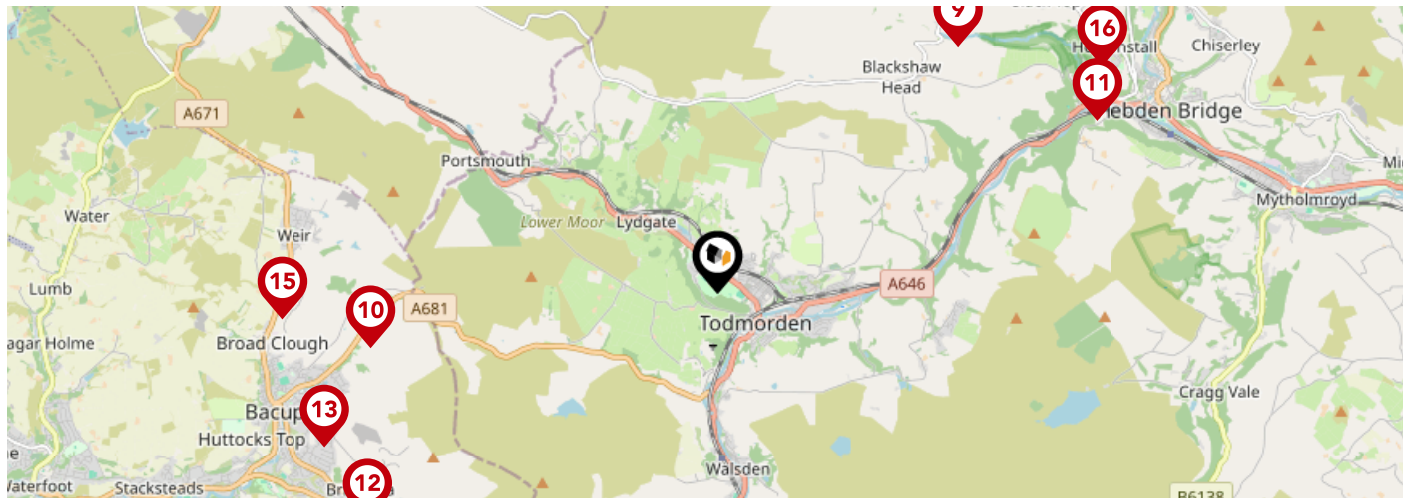
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 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 93% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	98 m <sup>2</sup>

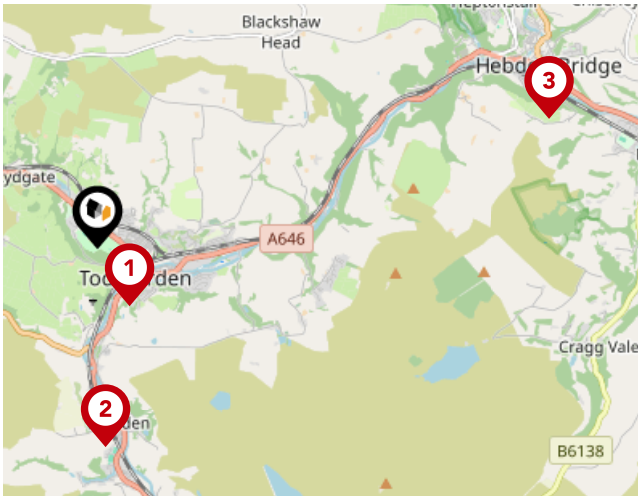


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Todmorden High School</b> Ofsted Rating: Good   Pupils: 875   Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ferney Lee Primary School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Todmorden CofE J, I &amp; N School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Joseph's Roman Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 111   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Castle Hill Primary School</b> Ofsted Rating: Good   Pupils: 178   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Shade Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Walsden St Peter's CE (VC) Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cornholme Junior, Infant and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 152   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



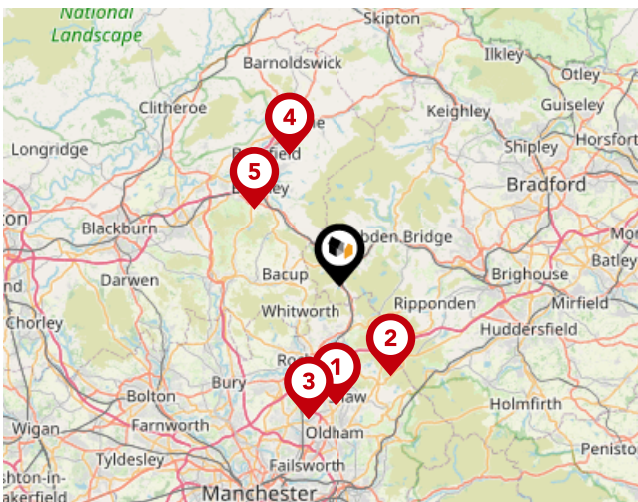


	Nursery	Primary	Secondary	College	Private
<b>Colden Junior and Infant School</b> Ofsted Rating: Good   Pupils: 82   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sharneyford Primary School</b> Ofsted Rating: Good   Pupils: 64   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hebden Royd CofE Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Britannia Community Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's Roman Catholic Primary School, a Voluntary Academy</b> Ofsted Rating: Not Rated   Pupils: 153   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St John With St Michael Church of England Primary School</b> Ofsted Rating: Good   Pupils: 117   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Northern Primary School</b> Ofsted Rating: Good   Pupils: 178   Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Heptonstall Junior Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 50   Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



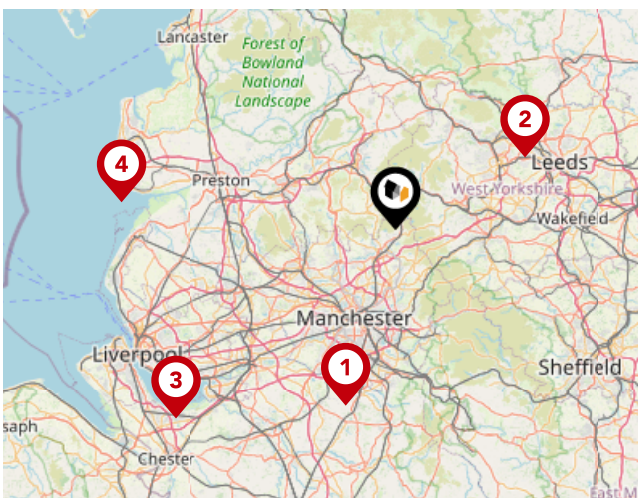
### National Rail Stations

Pin	Name	Distance
1	Todmorden Rail Station	0.59 miles
2	Walsden Rail Station	1.74 miles
3	Hebden Bridge Station	4.12 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J21	8.32 miles
2	M62 J22	7.27 miles
3	M62 J20	9.56 miles
4	M65 J14	9.84 miles
5	M65 J11	8.02 miles



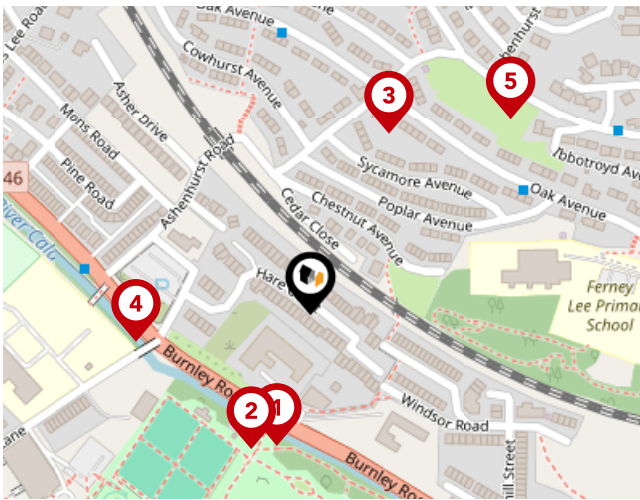
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	25.76 miles
2	Leeds Bradford Airport	20.88 miles
3	Speke	40.66 miles
4	Highfield	38.47 miles



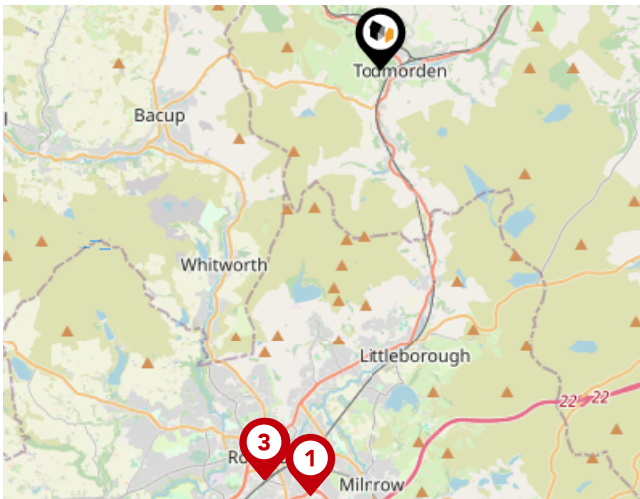
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Top Park Gates	0.07 miles
2	Top Park Gates	0.08 miles
3	Oak Ave Ashenhurst Road	0.11 miles
4	Todmorden High Sch	0.1 miles
5	Dineley Avenue Ashenhurst Rd	0.15 miles



### Local Connections

Pin	Name	Distance
1	Newbold (Manchester Metrolink)	7.57 miles
2	Rochdale Town Centre (Manchester Metrolink)	7.48 miles
3	Rochdale Interchange (Manchester Metrolink)	7.49 miles



### Martin & Co

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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



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# Martin & Co

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Valuation Office  
Agency

