

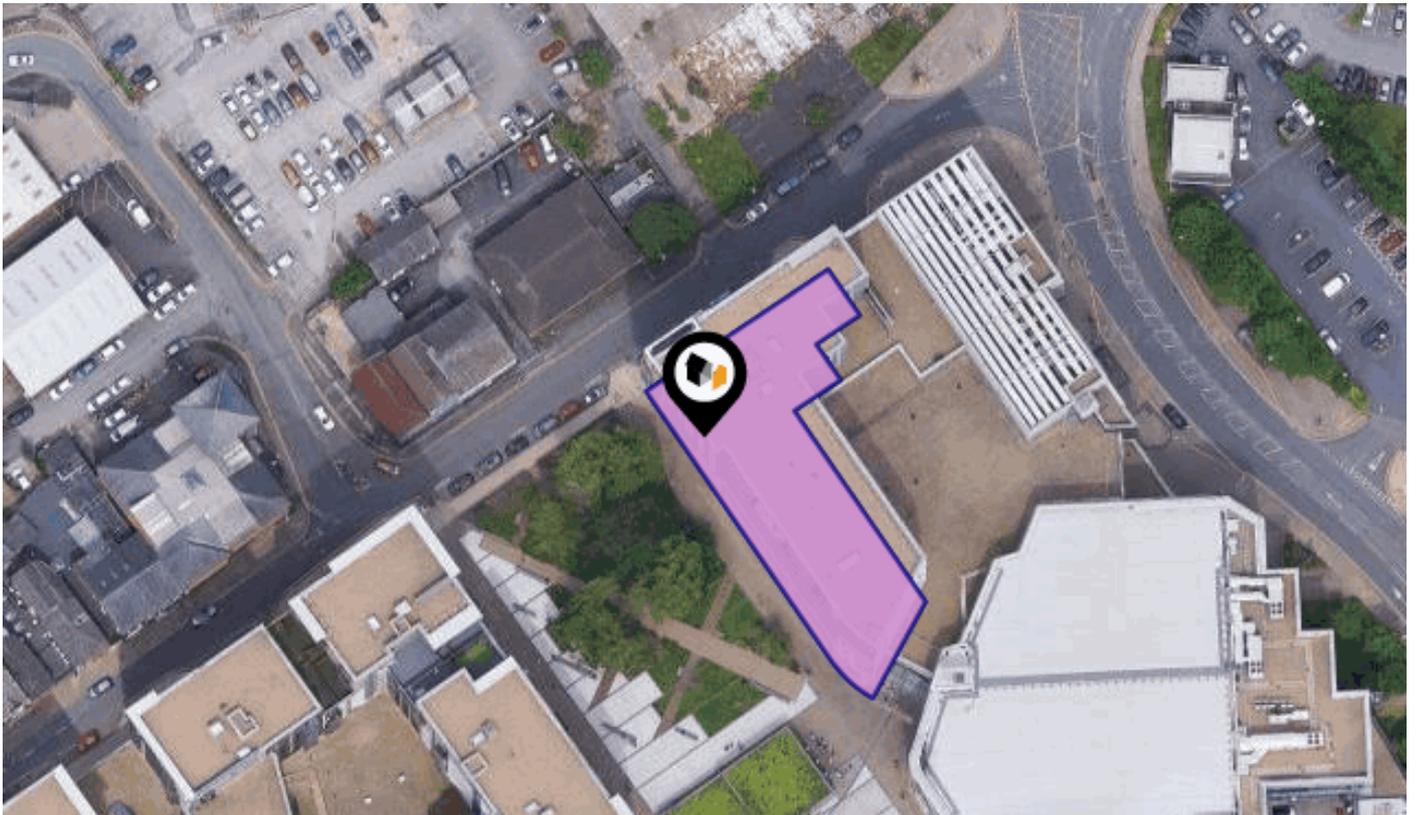


See More Online

MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Wednesday 10th September 2025



APARTMENT 71, 16, ST. JOHNS GARDENS, BURY, BL9 0NP

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:	Flat / Maisonette	Last Sold Date:	01/07/2011
Bedrooms:	1	Last Sold Price:	£99,000
Floor Area:	818 ft ² / 76 m ²	Last Sold £/ft²:	£121
Plot Area:	0.93 acres	Tenure:	Leasehold
Year Built :	2011	Start Date:	30/06/2011
Council Tax :	Band A	End Date:	16/06/2260
Annual Estimate:	£1,610	Lease Term:	250 years (less 7 days) from 16 June 2010
Title Number:	MAN179673	Term Remaining:	234 years
UPRN:	4210011253		

Local Area

Local Authority:	Bury
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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



MAN83300

Leasehold Title Plans



MAN179673

Start Date: 15/06/2010
 End Date: 16/06/2260
 Lease Term: 250 years
 from 16 June
 2010
 Term Remaining: 234 years



MAN165482

Start Date: 15/06/2010
 End Date: 16/06/2260
 Lease Term: 250 years (less
 3 days) from 16
 June 2010
 Term Remaining: 234 years



MAN165480

Start Date: 30/06/2011
 End Date: 16/06/2260
 Lease Term: 250 years (less
 7 days) from 16
 June 2010
 Term Remaining: 234 years

APARTMENT 71, 16, ST. JOHNS GARDENS, BURY, BL9 0NP



APARTMENT 71, 16 ST JOHNS GARDENS, BURY, BL9 0NP

Energy rating

C

Valid until 23.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	05
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:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	76 m ²

Apartment 70, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	31/01/2025	01/07/2011
Last Sold Price:	£150,000	£95,000

Apartment 15, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	13/01/2025
Last Sold Price:	£145,000

Apartment 69, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	10/01/2025	20/11/2020	02/03/2015	16/01/2012
Last Sold Price:	£120,000	£117,500	£86,000	£88,000

Apartment 26, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	22/11/2024	23/09/2011
Last Sold Price:	£140,000	£91,200

Apartment 47, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	31/05/2024
Last Sold Price:	£140,000

Apartment 44, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	06/04/2023
Last Sold Price:	£153,000

Apartment 31, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	31/03/2023
Last Sold Price:	£175,000

Apartment 84, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	20/12/2022	19/12/2018	10/09/2015	27/04/2012
Last Sold Price:	£132,000	£103,250	£85,500	£89,000

Apartment 60, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	16/12/2022
Last Sold Price:	£155,000

Apartment 45, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	30/11/2022	20/08/2015
Last Sold Price:	£150,000	£105,000

Apartment 39, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	04/11/2022	26/02/2016	29/06/2012
Last Sold Price:	£132,000	£89,000	£81,000

Apartment 1, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	06/09/2022	12/05/2017	30/07/2014
Last Sold Price:	£165,000	£132,000	£110,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Apartment 79, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	26/08/2022			
Last Sold Price:	£200,000			
Apartment 12, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	06/04/2022	29/11/2013	30/09/2011	
Last Sold Price:	£125,000	£72,000	£85,000	
Apartment 80, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	25/03/2022			
Last Sold Price:	£120,000			
Apartment 22, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	22/12/2021	20/07/2012		
Last Sold Price:	£112,000	£80,000		
Apartment 68, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	17/02/2021	07/11/2014	12/09/2011	
Last Sold Price:	£110,000	£87,000	£88,000	
Apartment 54, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	29/01/2021	18/05/2012		
Last Sold Price:	£120,000	£80,000		
Apartment 29, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	30/03/2020			
Last Sold Price:	£140,000			
Apartment 81, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	17/01/2020	20/10/2017	22/05/2015	31/08/2011
Last Sold Price:	£120,000	£110,000	£90,000	£89,000
Apartment 36, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	16/01/2020	31/05/2012		
Last Sold Price:	£98,000	£75,000		
Apartment 11, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	07/01/2020	18/12/2017		
Last Sold Price:	£145,000	£132,000		
Apartment 16, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	18/02/2019	15/07/2011		
Last Sold Price:	£145,000	£101,500		
Apartment 86, 16, St Johns Gardens, Bury, BL9 0NP				
Last Sold Date:	03/08/2018	30/10/2015	30/06/2011	
Last Sold Price:	£119,995	£85,000	£100,500	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Apartment 33, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 08/05/2018
Last Sold Price: £85,000

Apartment 74, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 22/08/2017
Last Sold Price: £142,500

Apartment 24, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	24/02/2017	25/07/2012
Last Sold Price:	£98,000	£80,000

Apartment 43, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	21/12/2016	27/01/2012
Last Sold Price:	£105,000	£87,000

Apartment 75, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 28/10/2016
Last Sold Price: £110,000

Apartment 51, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	15/09/2016	17/05/2012
Last Sold Price:	£99,000	£87,000

Apartment 87, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 12/08/2016
Last Sold Price: £130,000

Apartment 66, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	02/02/2016	23/12/2011
Last Sold Price:	£88,000	£88,000

Apartment 62, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 18/12/2015
Last Sold Price: £118,000

Apartment 50, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	30/10/2015	25/06/2012
Last Sold Price:	£82,250	£89,000

Apartment 61, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 13/01/2015
Last Sold Price: £120,000

Apartment 65, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	10/10/2014	25/06/2012
Last Sold Price:	£88,000	£87,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Apartment 6, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	15/08/2014	30/06/2011
Last Sold Price:	£105,000	£90,000

Apartment 17, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	08/07/2014
Last Sold Price:	£101,000

Apartment 32, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	20/06/2014	01/07/2011
Last Sold Price:	£100,000	£97,000

Apartment 18, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	04/04/2014	22/06/2011
Last Sold Price:	£80,000	£83,158

Apartment 7, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	04/04/2014	22/06/2011
Last Sold Price:	£80,000	£83,158

Apartment 19, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	21/06/2013
Last Sold Price:	£129,500

Apartment 9, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	24/08/2012
Last Sold Price:	£89,950

Apartment 35, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	20/07/2012
Last Sold Price:	£91,950

Apartment 23, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	11/07/2012
Last Sold Price:	£80,000

Apartment 38, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	29/06/2012
Last Sold Price:	£75,000

Apartment 21, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	22/06/2012
Last Sold Price:	£80,000

Apartment 37, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date:	30/05/2012
Last Sold Price:	£80,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Apartment 28, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 08/03/2012
Last Sold Price: £86,000

Apartment 52, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 10/02/2012
Last Sold Price: £82,650

Apartment 53, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 27/01/2012
Last Sold Price: £87,000

Apartment 67, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 13/01/2012
Last Sold Price: £84,400

Apartment 83, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 15/12/2011
Last Sold Price: £89,000

Apartment 73, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 04/11/2011
Last Sold Price: £84,550

Apartment 78, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 23/09/2011
Last Sold Price: £87,400

Apartment 82, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 23/09/2011
Last Sold Price: £89,000

Apartment 41, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 23/09/2011
Last Sold Price: £92,150

Apartment 48, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 20/07/2011
Last Sold Price: £85,000

Apartment 25, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 15/07/2011
Last Sold Price: £86,500

Apartment 71, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 01/07/2011
Last Sold Price: £99,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Apartment 10, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 30/06/2011
Last Sold Price: £87,000

Apartment 63, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 24/06/2011
Last Sold Price: £83,000

Apartment 30, 16, St Johns Gardens, Bury, BL9 0NP

Last Sold Date: 17/06/2011
Last Sold Price: £100,000

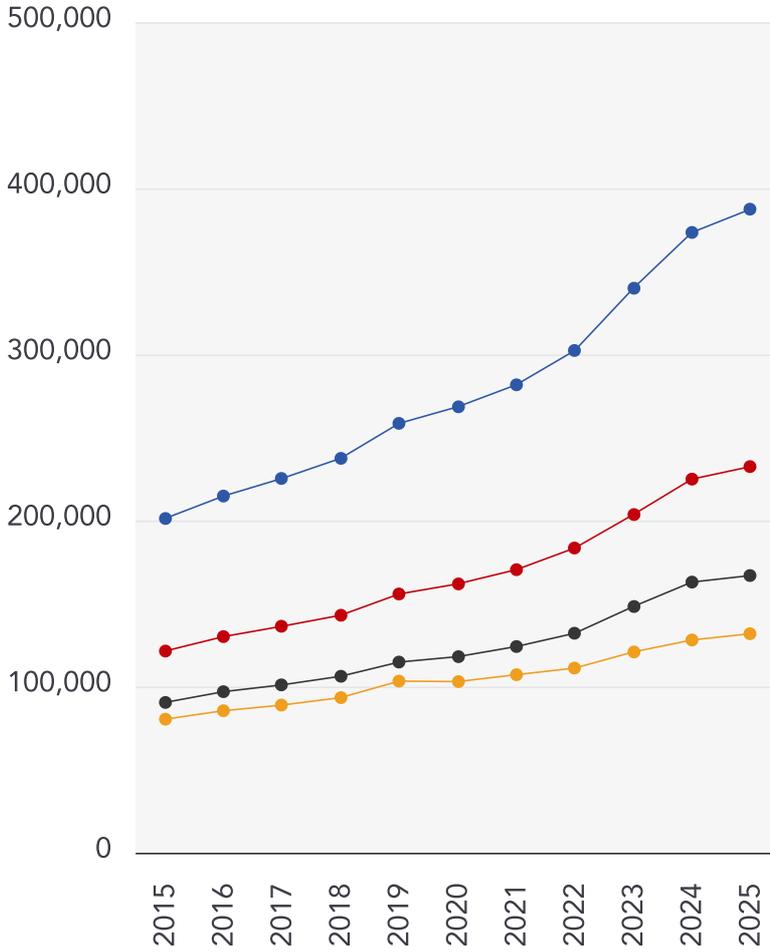
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BL9



Detached

+92.55%

Semi-Detached

+91.48%

Terraced

+84.44%

Flat

+64.03%

This map displays nearby coal mine entrances and their classifications.



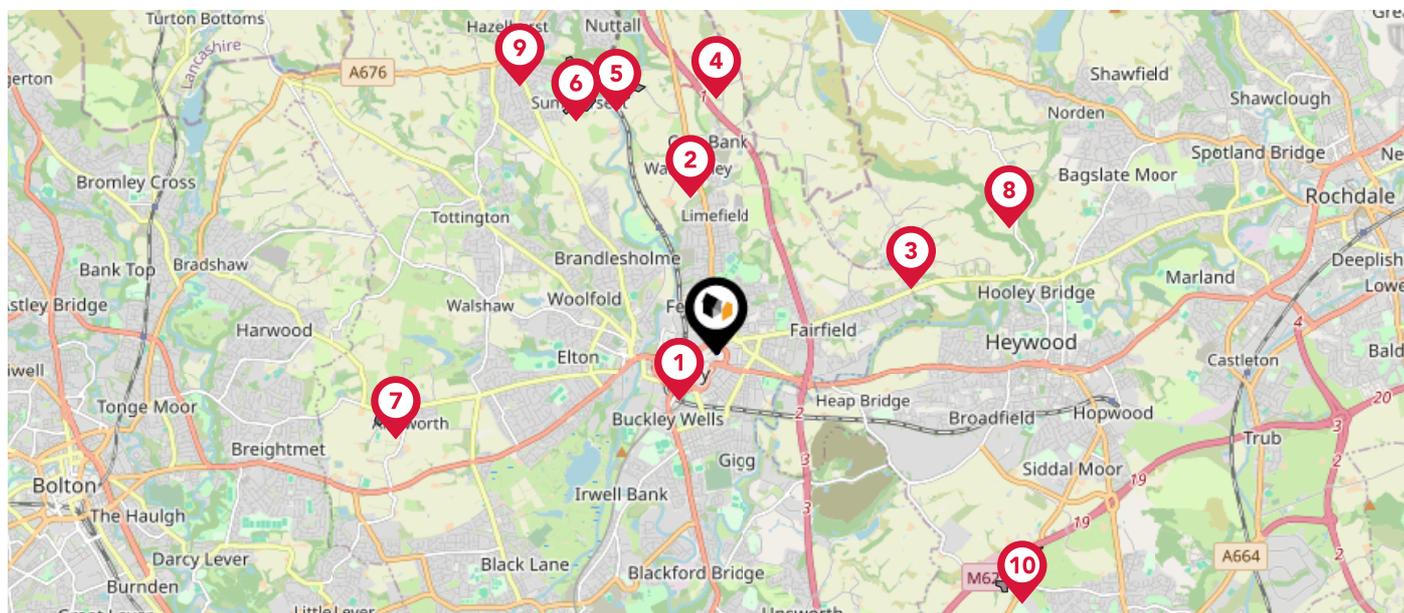
Mine Entry

- ✕ 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.

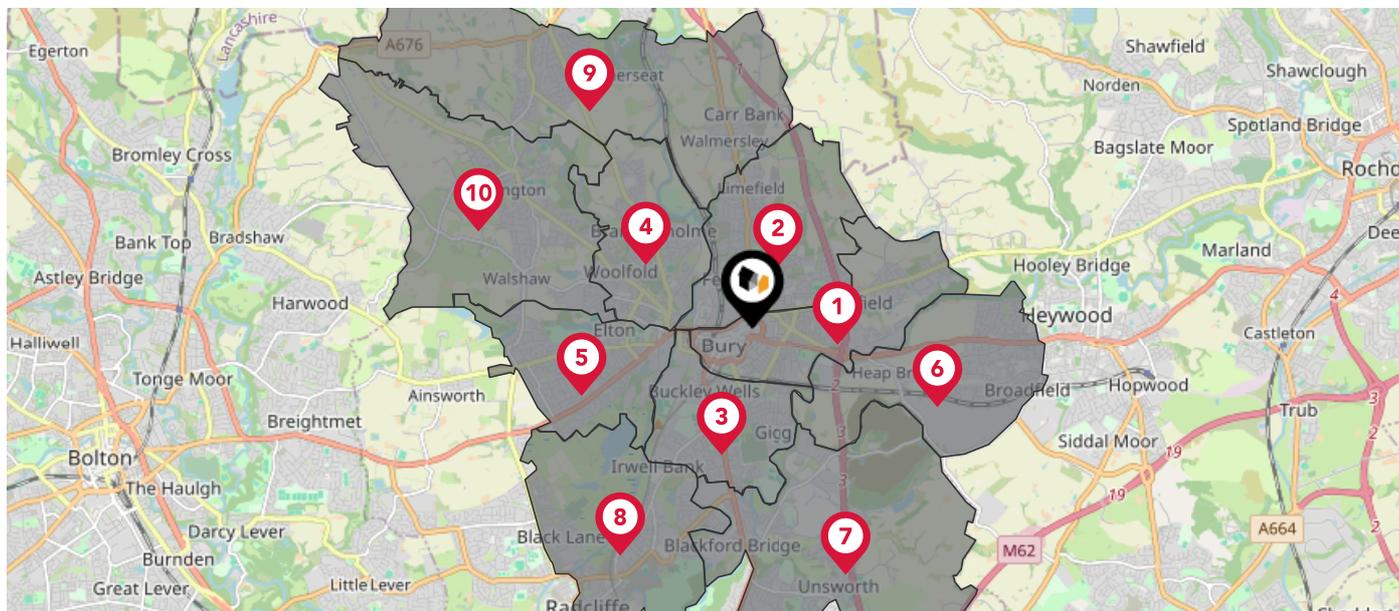
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Bury Town Centre
- 2 Walmersley
- 3 Birtle
- 4 Mount Pleasant
- 5 Brooksbottoms and Rowlands
- 6 Summerseat
- 7 Ainsworth Village
- 8 Ashworth Fold
- 9 Pot Green
- 10 Birch Village

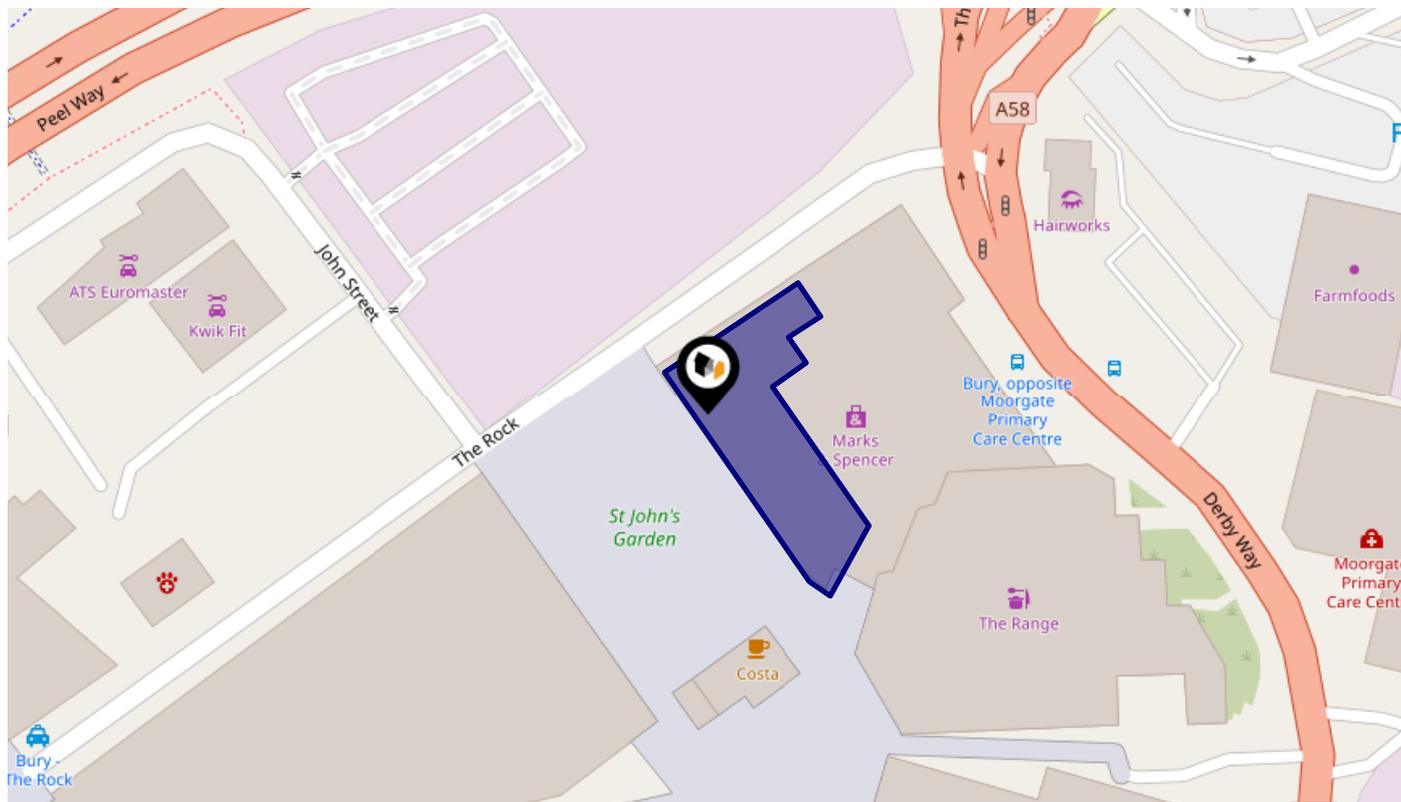
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Bury East Ward
-  Moorside Ward
-  Redvales Ward
-  Elton Ward
-  Bury West Ward
-  West Heywood Ward
-  Unsworth Ward
-  Radcliffe East Ward
-  North Manor Ward
-  Tottington 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.

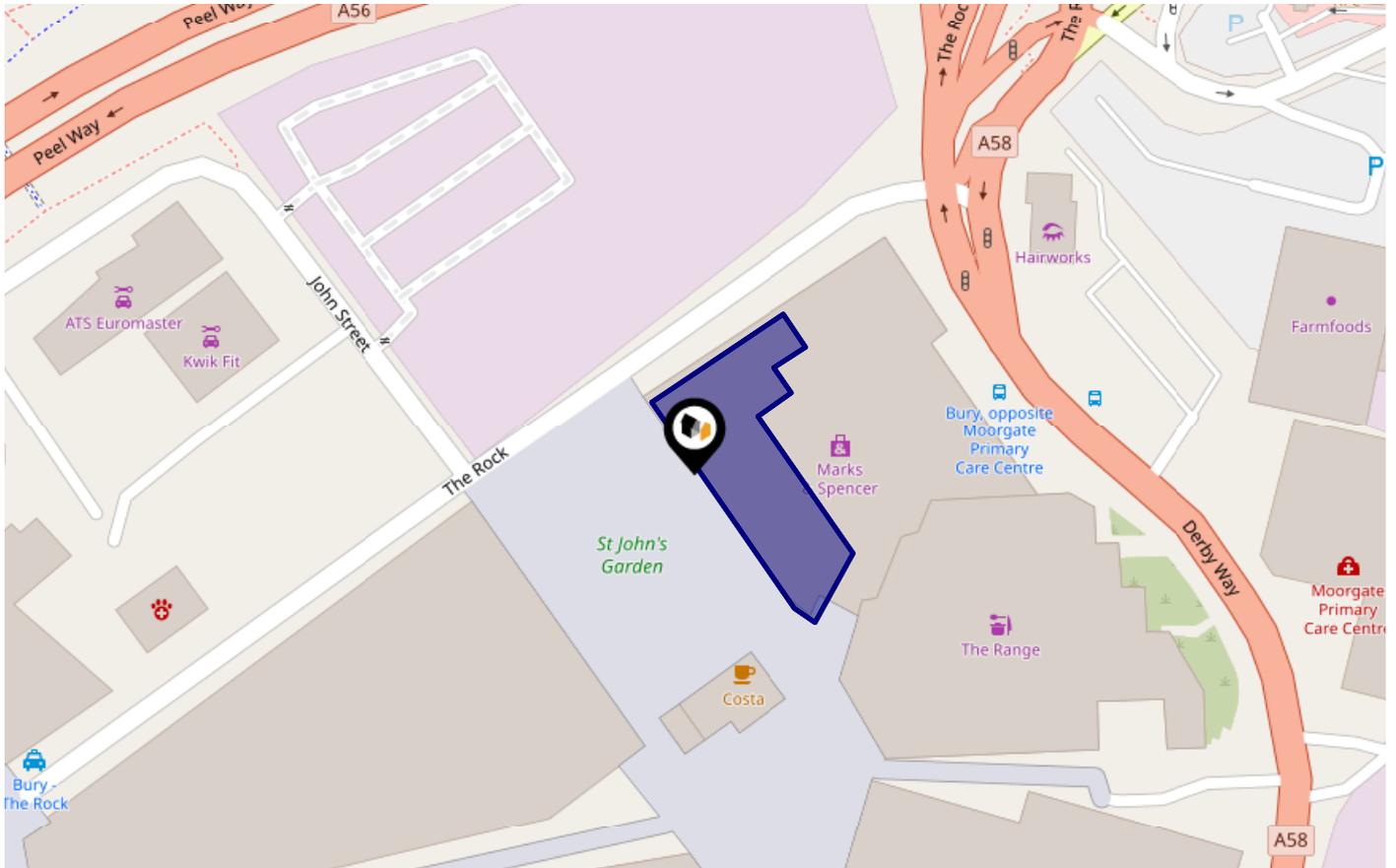
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

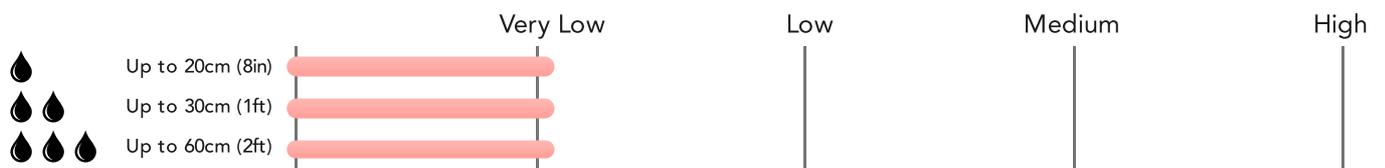


Risk Rating: Very low

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.

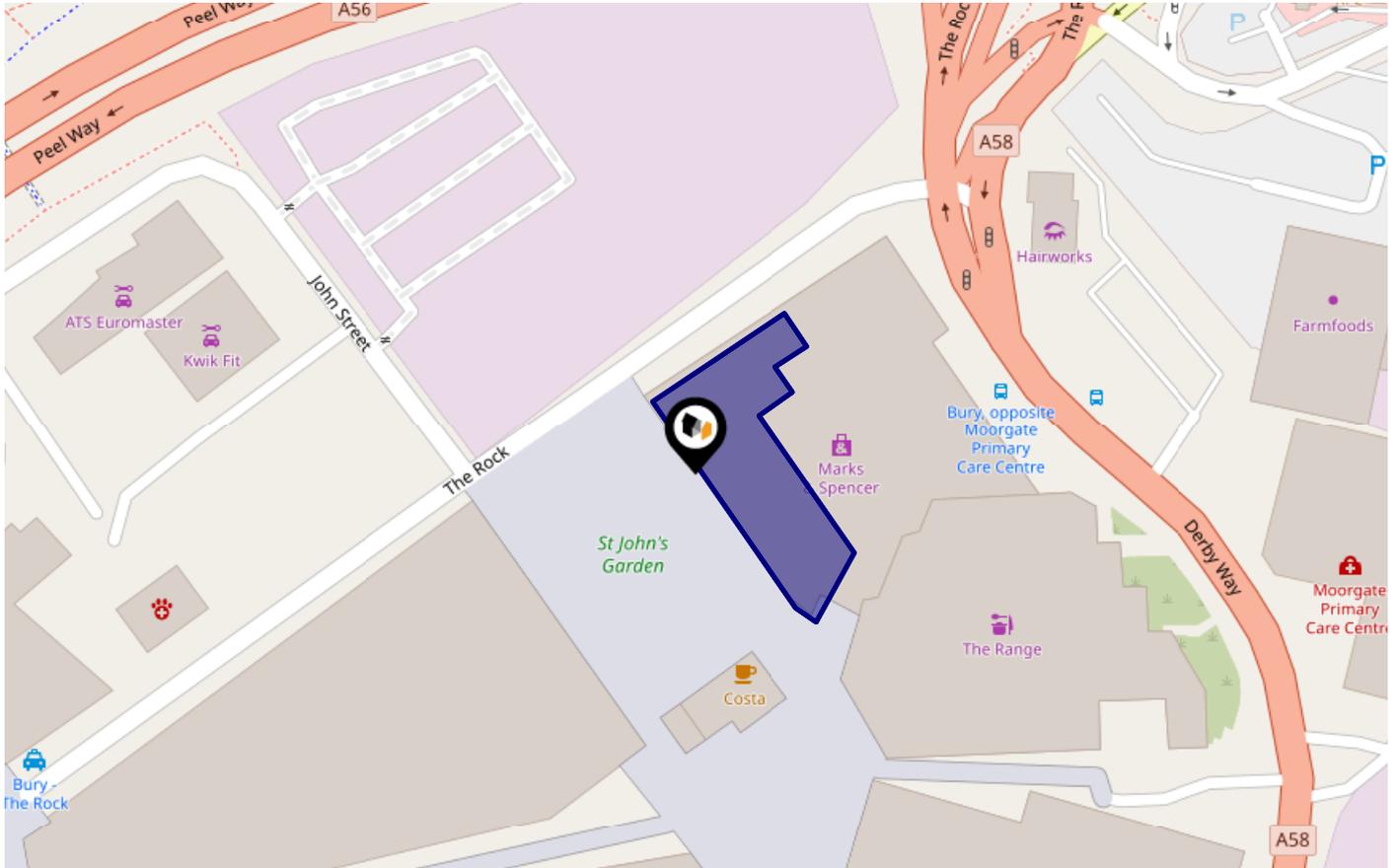
Chance of flooding to the following depths at this property:



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.
- 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 - 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

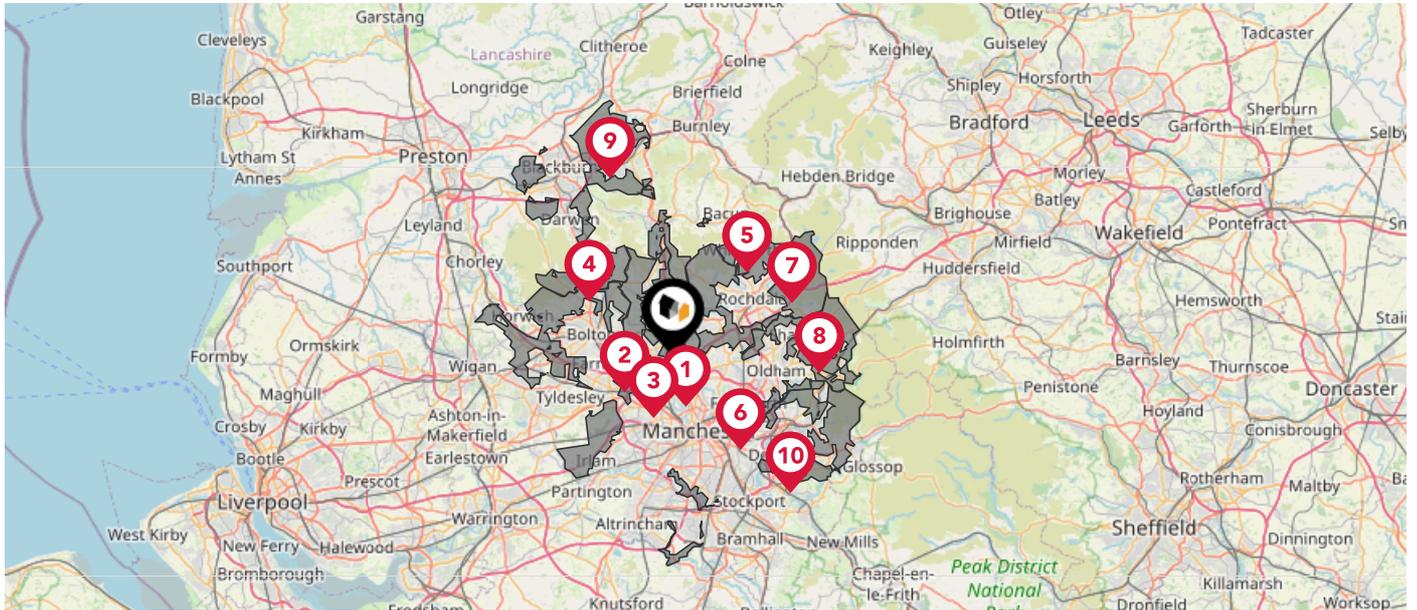
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



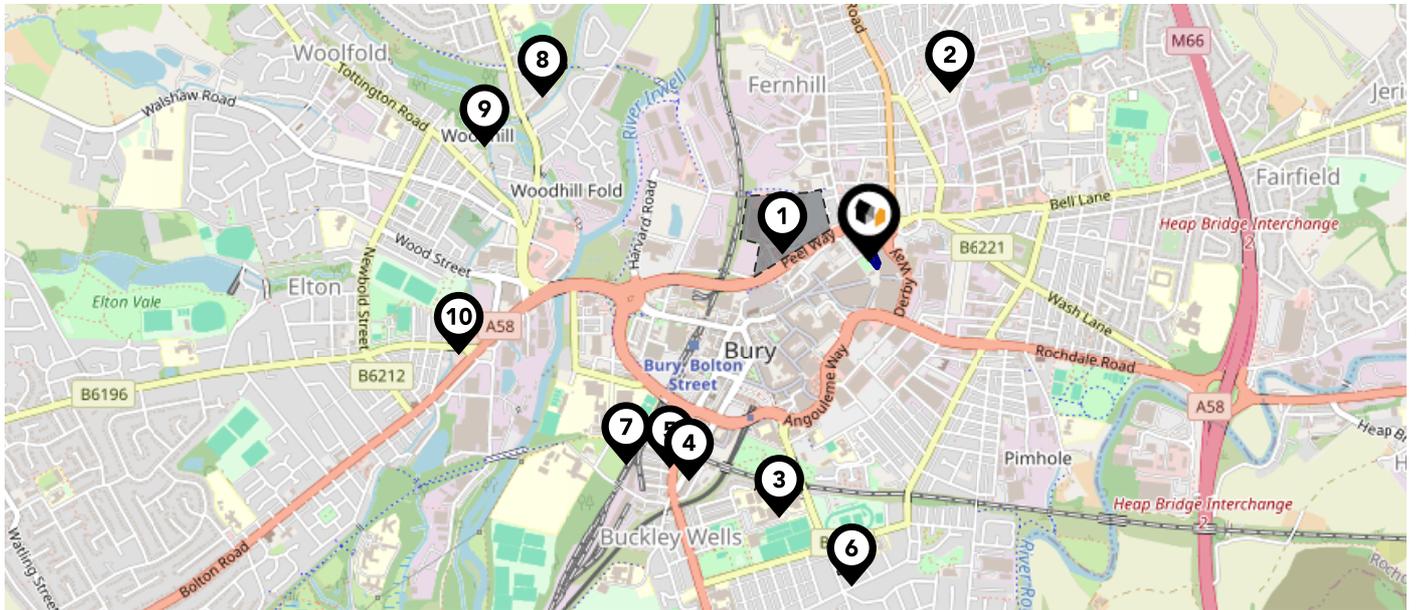
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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.



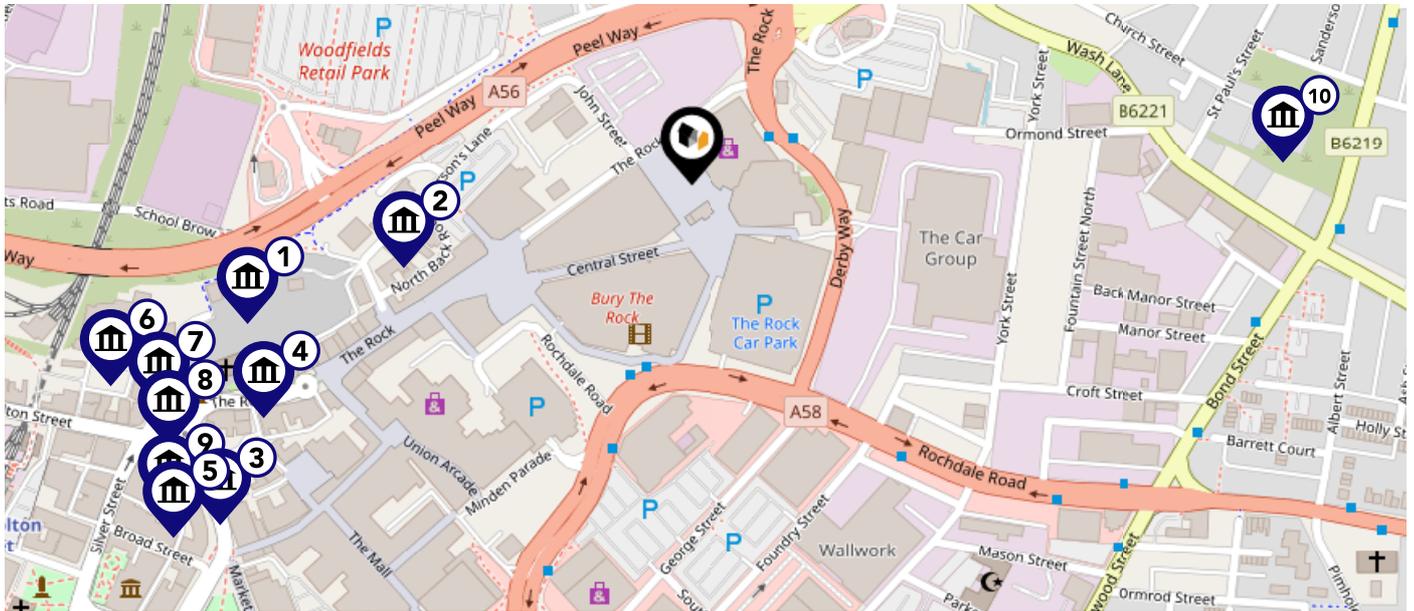
Nearby Landfill Sites

1	Woodfields-Bury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Mill Lodges-Hudcar Lane, Bury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	Peel College-Greater Manchester	Historic Landfill	<input type="checkbox"/>
4	Railway Cuttings East and West Of Manchester Road-Town Hall, Manchester Road, Bury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
5	Railway Cuttings East and West Of Manchester Road-Town Hall, Manchester Road, Bury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
6	Wellington Road-Bury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
7	Railway Cutting-Bridge Road-Bellvue Terrace, Bury, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	Land South of Cricket Ground-Woolfold, Bury	Historic Landfill	<input type="checkbox"/>
9	Woolfold Paper Mills-Tottington, Bury	Historic Landfill	<input type="checkbox"/>
10	Ainsworth Road-Gasworks, off Ainsworth Road, Bury	Historic Landfill	<input type="checkbox"/>

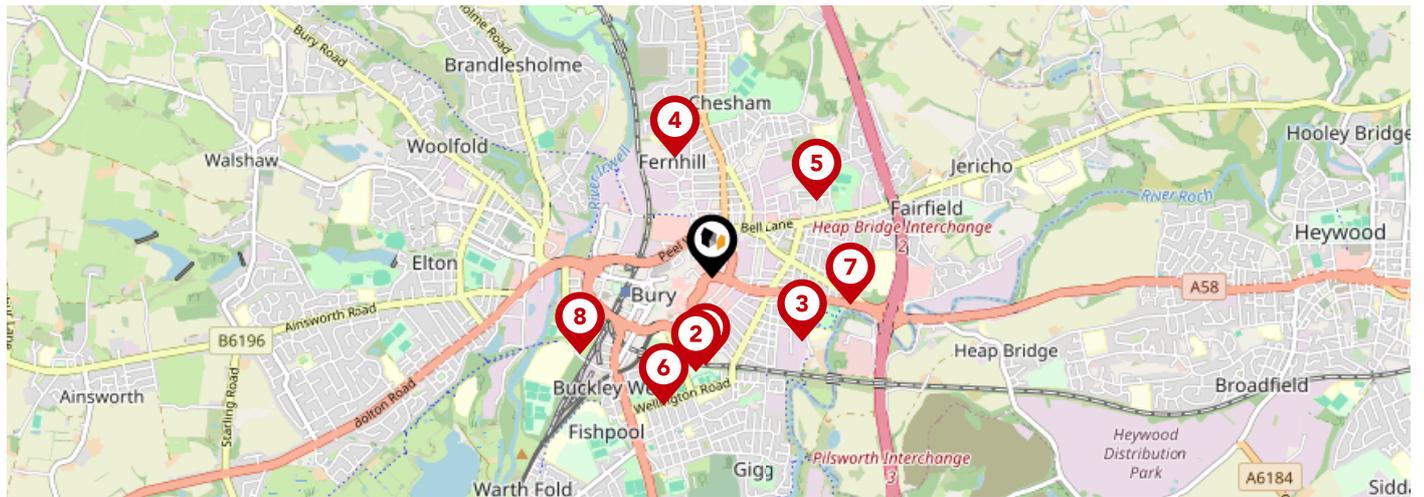
Maps

Listed Buildings

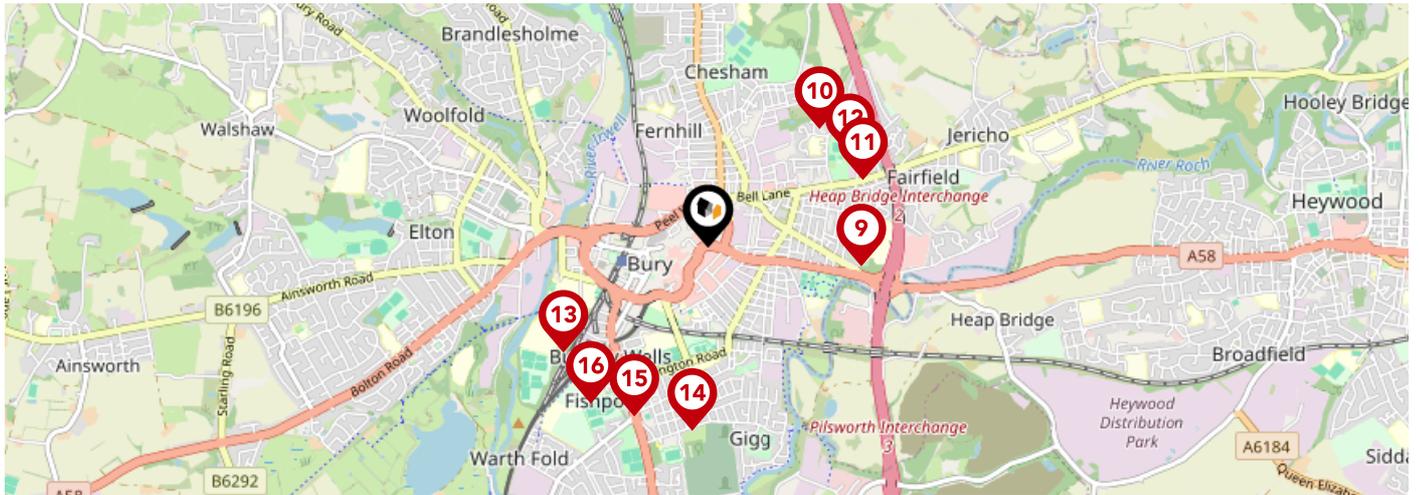
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1356838 - Church Rooms	Grade II	0.2 miles
1164015 - 18 Parson's Lane	Grade II	0.2 miles
1067239 - Derby Hall	Grade II	0.3 miles
1318009 - Union Buildings	Grade II	0.3 miles
1067240 - 18 And 20, Market Street	Grade II	0.3 miles
1067290 - Castle Armoury	Grade II	0.3 miles
1067224 - The Two Tubs Inn	Grade II	0.3 miles
1356807 - Statue Of Sir Robert Peel	Grade II	0.3 miles
1163613 - 12-16, Market Street	Grade II	0.3 miles
1163874 - Saint Paul's Church	Grade II	0.3 miles

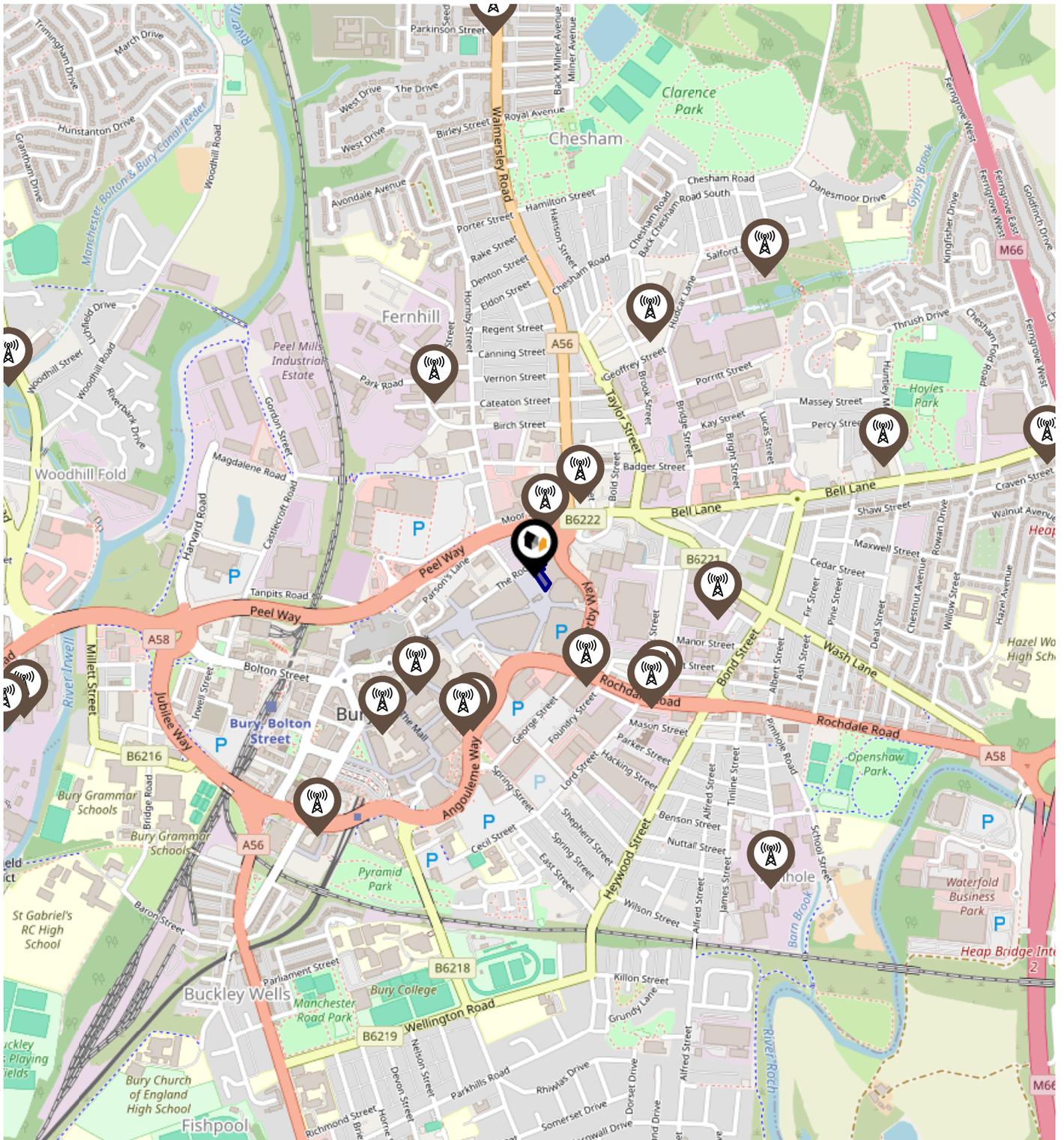


		Nursery	Primary	Secondary	College	Private
1	Holy Trinity Primary School Ofsted Rating: Good Pupils: 237 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Marie's Roman Catholic Primary School, Bury Ofsted Rating: Outstanding Pupils: 243 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Thomas Church of England Primary School Ofsted Rating: Outstanding Pupils: 440 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John with St Mark CofE Primary School Ofsted Rating: Good Pupils: 358 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Paul's Church of England Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bury College Ofsted Rating: Good Pupils:0 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	East Ward Community Primary School Ofsted Rating: Good Pupils: 464 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bury Grammar Schools Ofsted Rating: Not Rated Pupils: 1355 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Hazel Wood High School Ofsted Rating: Good Pupils: 728 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Joseph and St Bede RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 340 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hoyle Nursery School Ofsted Rating: Outstanding Pupils: 84 Distance:0.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cambian Chesham House School Ofsted Rating: Good Pupils: 13 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Gabriel's RC High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1060 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Luke's CofE Primary School Ofsted Rating: Good Pupils: 482 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holy Cross College Ofsted Rating: Good Pupils:0 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bury Church of England High School Ofsted Rating: Requires improvement Pupils: 842 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

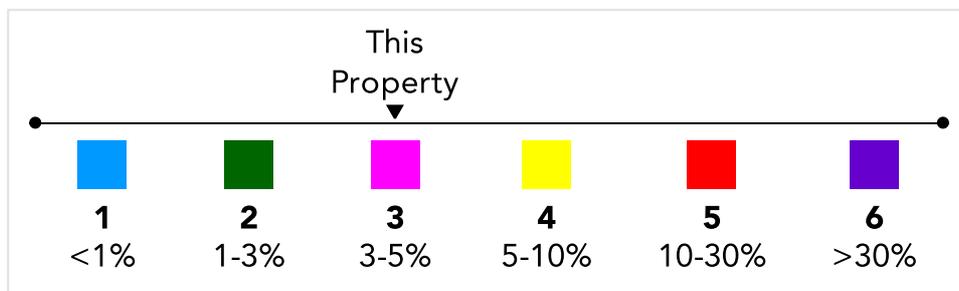
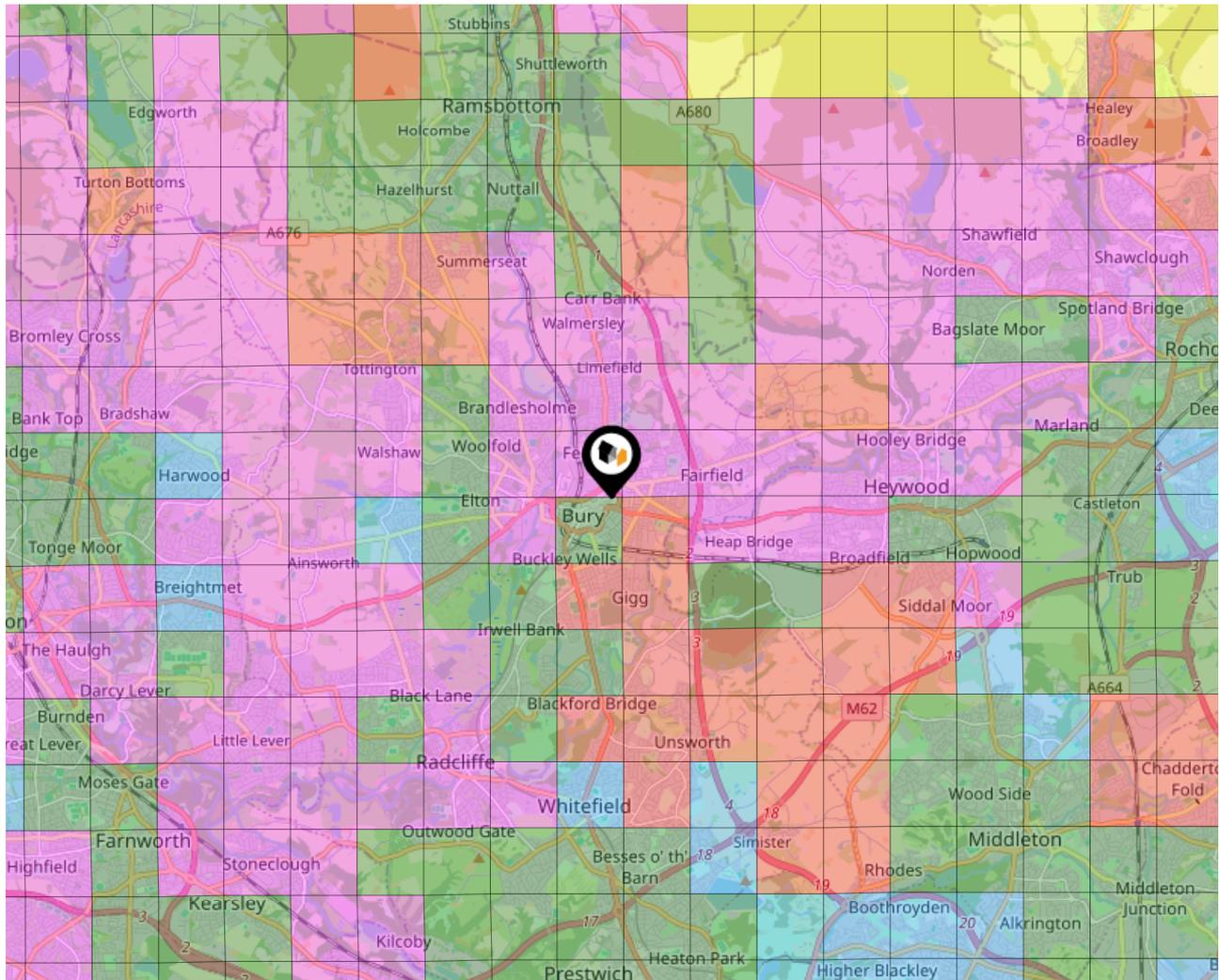


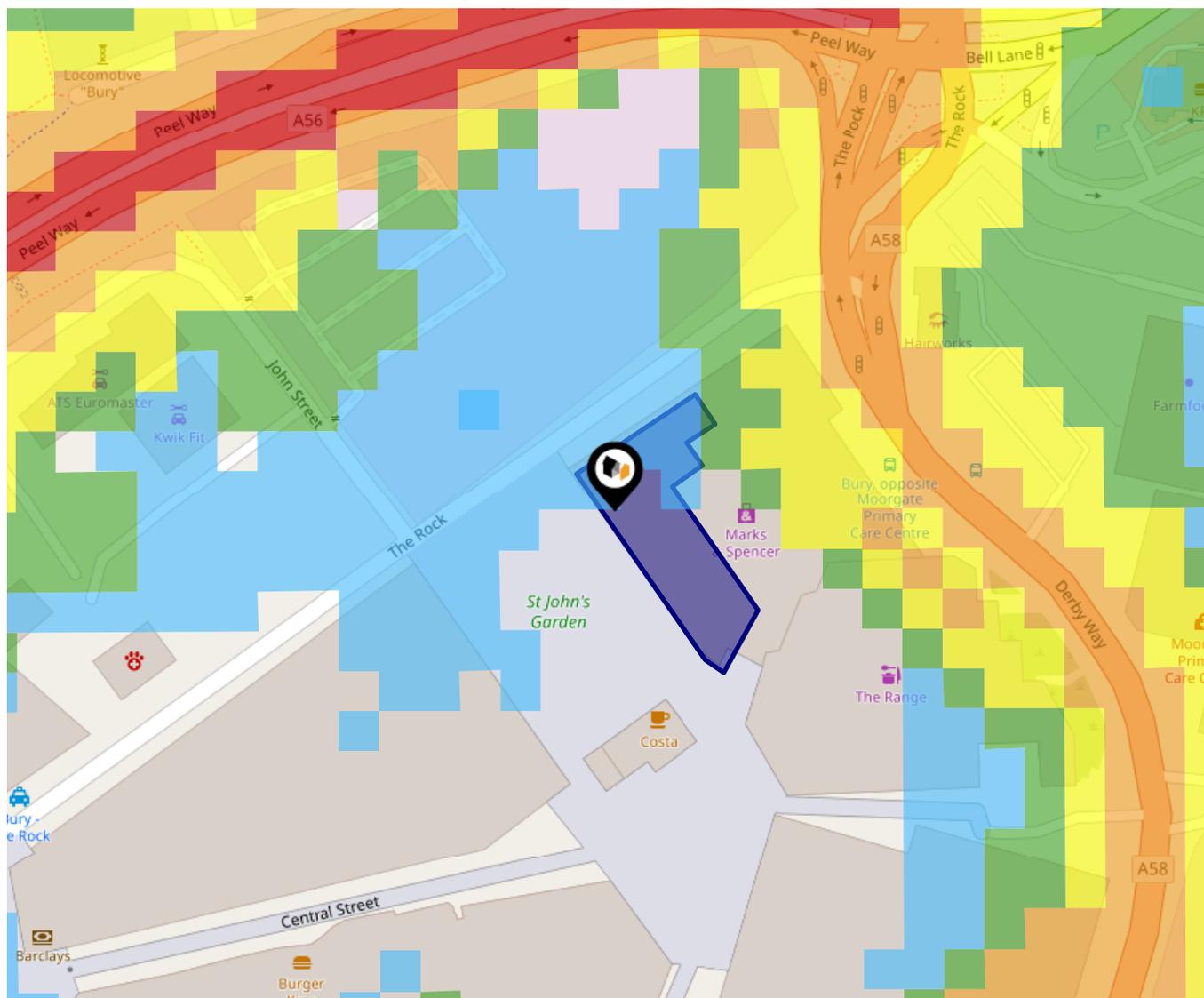
Key:

-  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/m³).





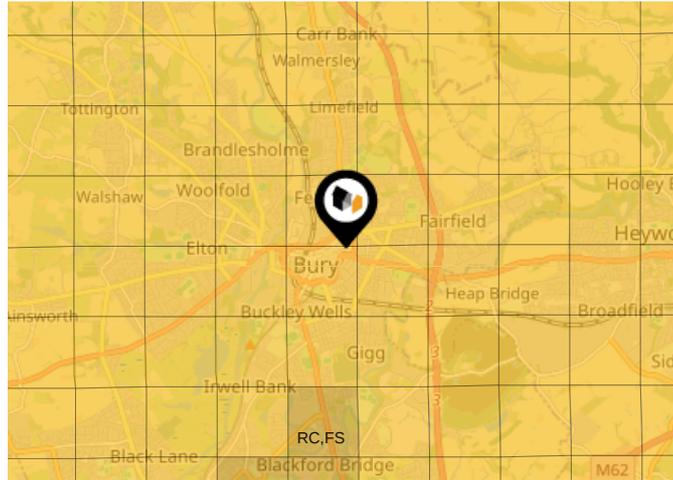
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

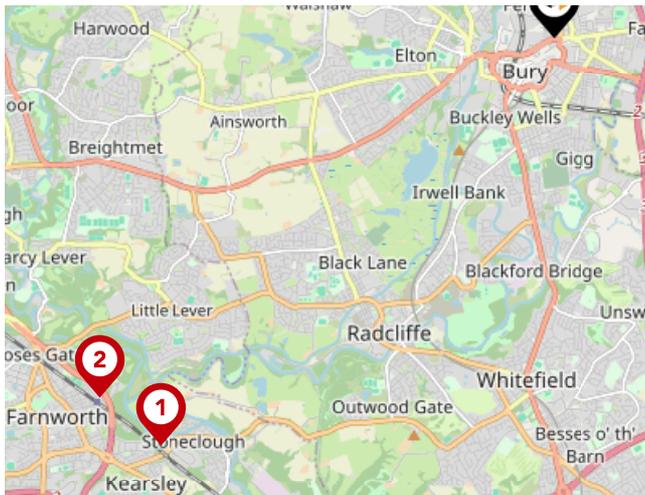
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



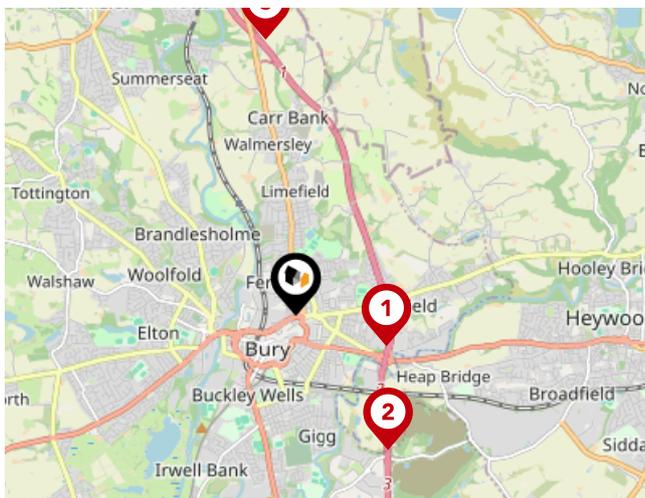
Primary Classifications (Most Common Clay Types)

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	Kearsley Rail Station	4.98 miles
2	Farnworth Rail Station	5.09 miles
3	Castleton (Manchester) Rail Station	4.63 miles



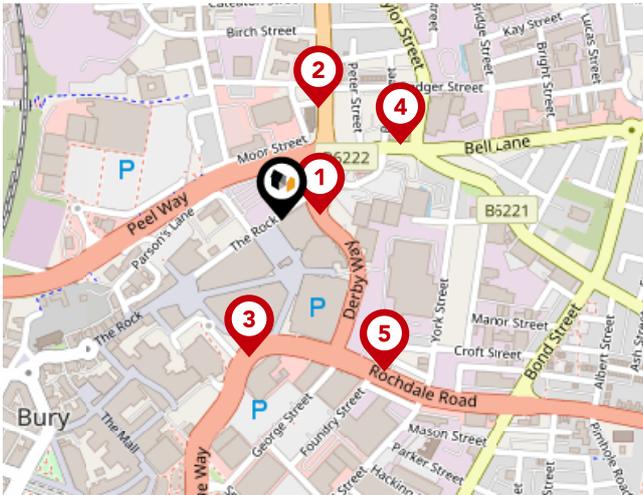
Trunk Roads/Motorways

Pin	Name	Distance
1	M66 J2	0.83 miles
2	M66 J3	1.43 miles
3	M66 J1	2.46 miles
4	M60 J18	3.36 miles
5	M60 J17	3.94 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	15.78 miles
2	Speke	29.3 miles
3	Leeds Bradford Airport	31.98 miles
4	Highfield	33.24 miles



Bus Stops/Stations

Pin	Name	Distance
1	Moorgate Primary Care Centre	0.04 miles
2	Fox Street	0.13 miles
3	The Rock	0.15 miles
4	Brook Street	0.15 miles
5	Foundry Street	0.2 miles



Local Connections

Pin	Name	Distance
1	Bury Interchange (Manchester Metrolink)	0.39 miles
2	Bury Interchange (Manchester Metrolink)	0.39 miles
3	Bury Bolton Street (East Lancashire Railway)	0.39 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/

Agency

Our Performance in This Area



Market Share in BL9

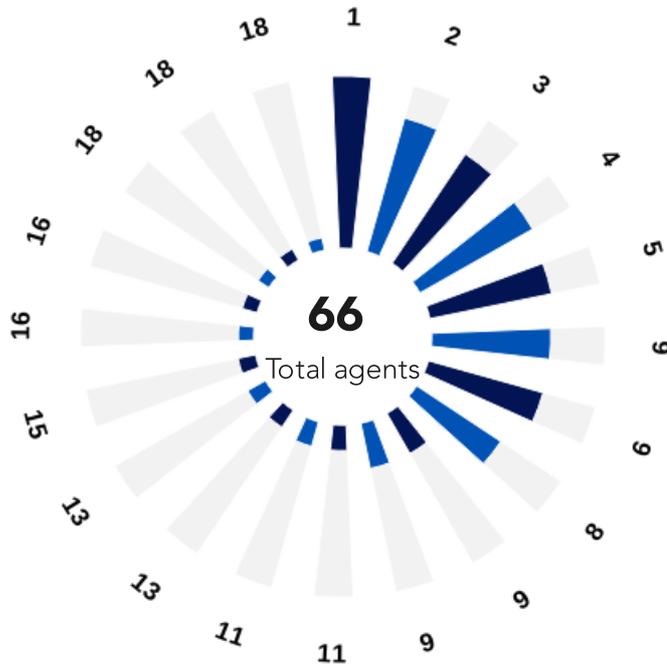
Number of Listings

Based on:

All Beds

All Property Types

Last 30 Days



- | | |
|------------------------------------|---------------------------------|
| 1. Miller Metcalfe (67) | 11=. Clive Anthony And... (10) |
| 2. Entwistle Green (54) | 11=. Harrison (10) |
| 3. Normie And Lettings (51) | 13=. Lifestyle Sales And... (8) |
| 4. Normie (50) | 13=. Martin & Co (8) |
| 5. Pearson Ferrier (48) | 15. Your Move (7) |
| 6=. Barratt Homes (46) | 16=. Belvoir (6) |
| 6=. Keenans (46) | 16=. Reeds Rains (6) |
| 8. Cardwells (39) | 18=. Jonsimon (5) |
| 9=. Kristian Allan (18) | 18=. Morris Homes (5) |
| 9=. Kristian Allan , Letti... (18) | 18=. Yopa (5) |

Total Properties (Live)

Our Properties **0**



Market Average **0**

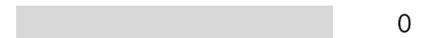


New Listings Last 30 Days

Our Listings



Market Average



Independently Certified from Whole of Market Property Listings by Sprift, the UK's Most Comprehensive Source for Official and Trusted Property Data.

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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