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MIR: Material Info

The Material Information Affecting this Property

Tuesday 05th November 2024



16, ST. JOHNS GARDENS, BURY, BL9

Martin & Co

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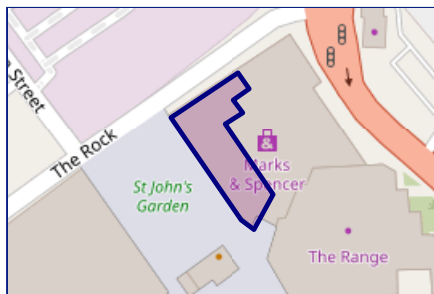
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



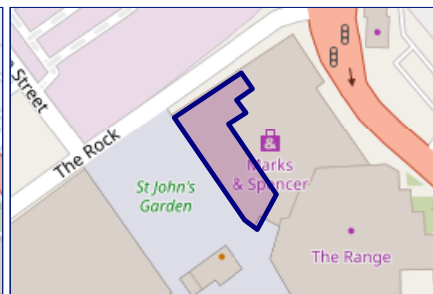
MAN83300

Leasehold Title Plans



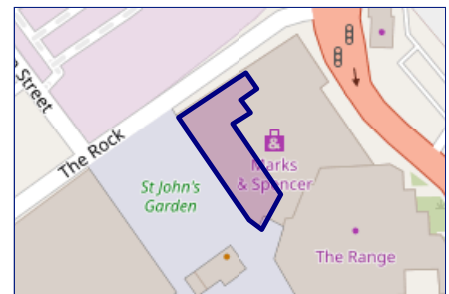
MAN179840

Start Date: [15/06/2010](#)
 End Date: [16/06/2260](#)
 Lease Term: [250 years from 16 June 2010](#)
 Term Remaining: [235 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: [235 years](#)



MAN165480

Start Date: [23/06/2011](#)
 End Date: [16/06/2260](#)
 Lease Term: [250 years \(less 7 days\) from 16 June 2010](#)
 Term Remaining: [235 years](#)



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	23/06/2011
Floor Area:	527 ft ² / 49 m ²	End Date:	16/06/2260
Plot Area:	0.93 acres	Lease Term:	250 years (less 7 days) from 16 June 2010
Year Built :	2011	Term Remaining:	235 years
Council Tax :	Band A		
Annual Estimate:	£1,526		
Title Number:	MAN179840		

Local Area

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



16 ST JOHNS GARDENS, BL9

Energy rating

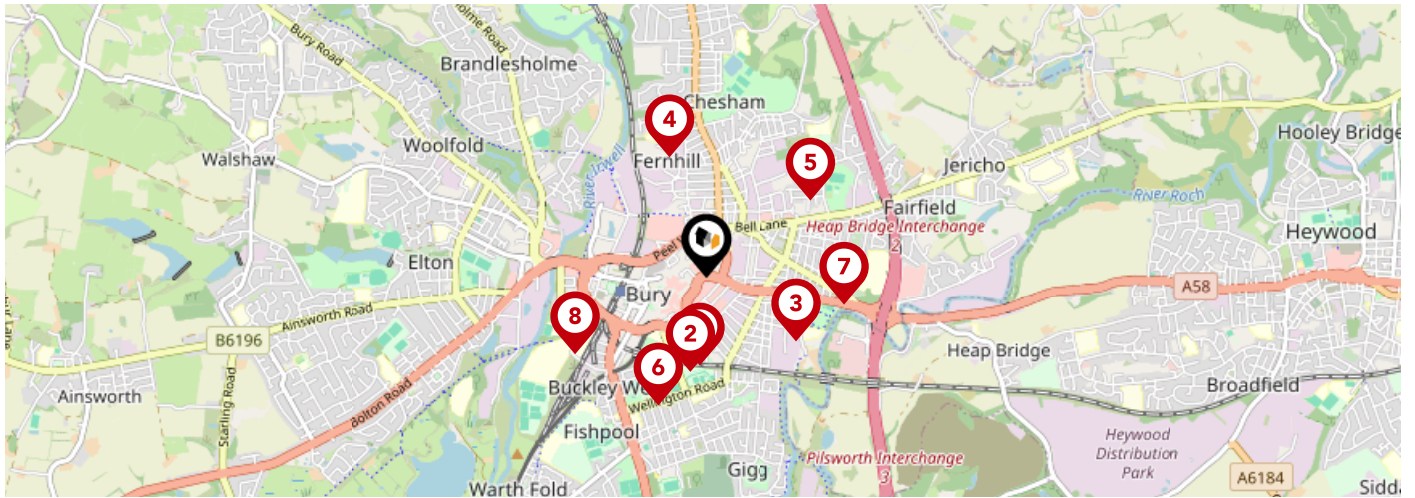
B

Valid until 07.02.2031

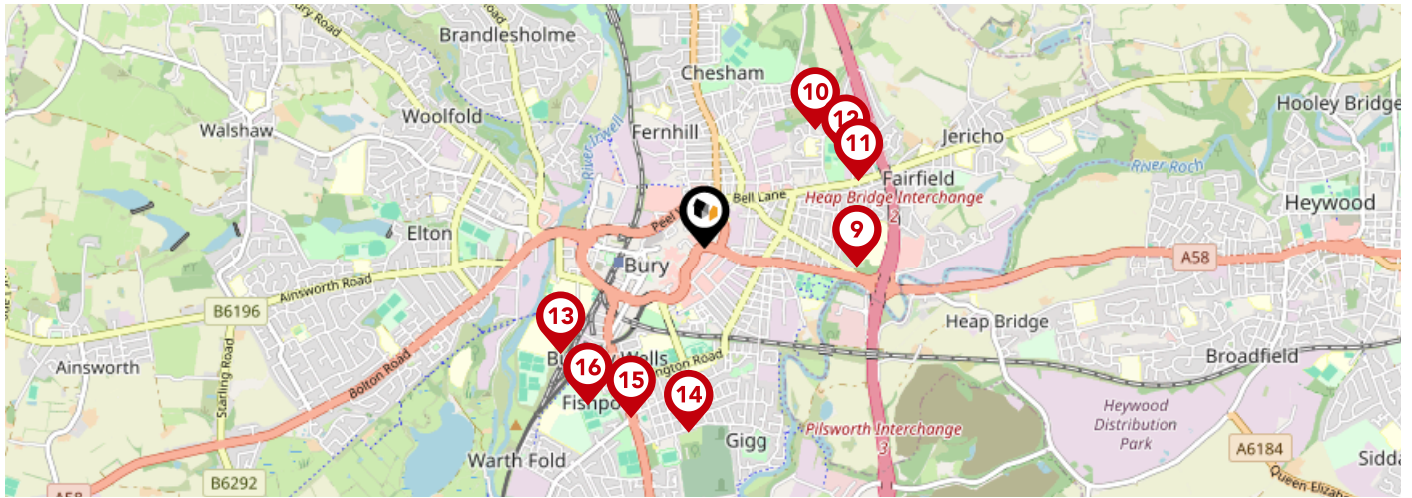
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

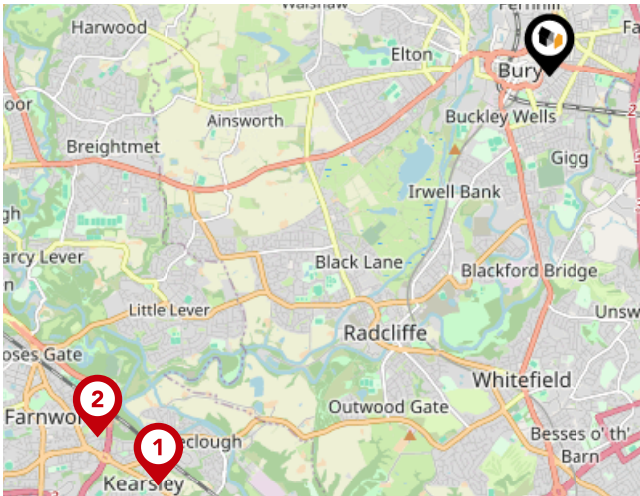
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	06
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	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, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	49 m ²



		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"/>

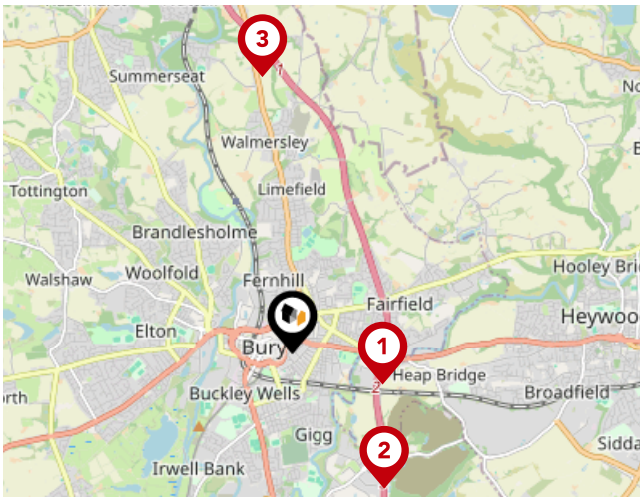


	Nursery	Primary	Secondary	College	Private
Hazel Wood High School Ofsted Rating: Good Pupils: 728 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Joseph and St Bede RC Primary School, a Voluntary Academy 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"/>



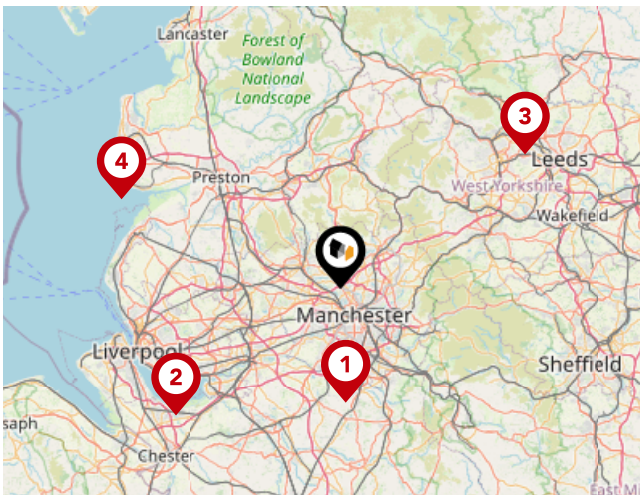
National Rail Stations

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

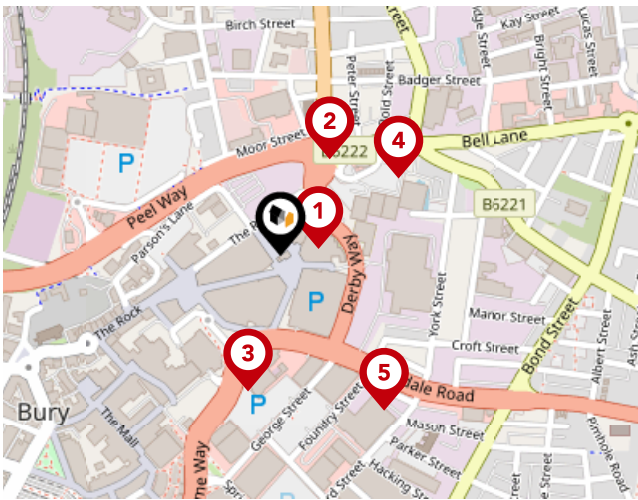


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.15 miles
2	Speke	29.3 miles
3	Leeds Bradford Airport	31.99 miles
4	Highfield	33.24 miles

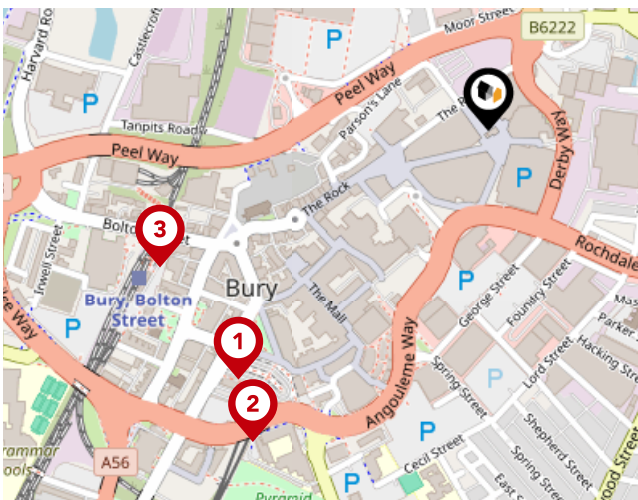
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moorgate Primary Care Centre	0.04 miles
2	Fox Street	0.12 miles
3	The Rock	0.15 miles
4	Brook Street	0.16 miles
5	Foundry Street	0.21 miles



Local Connections

Pin	Name	Distance
1	Bury Interchange (Manchester Metrolink)	0.39 miles
2	Bury (Manchester Metrolink)	0.43 miles
3	Bury Bolton Street (East Lancashire Railway)	0.39 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



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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

