



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th September 2024



5, ST. JOHNS GARDENS, BURY, BL9

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

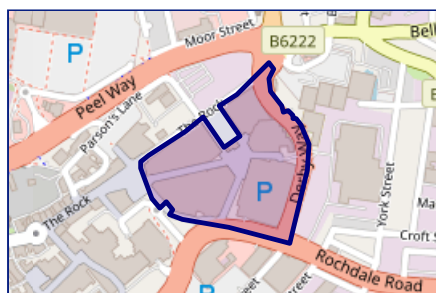
rochdale@martinco.com

rochdale.martinco.com



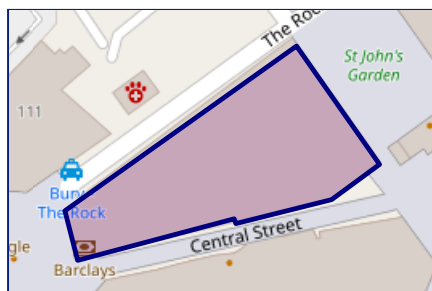
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



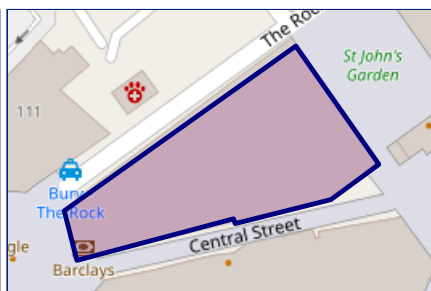
MAN83300

Leasehold Title Plans



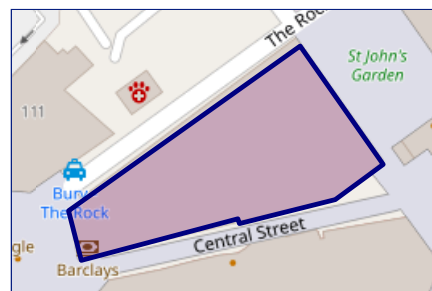
MAN215347

Start Date: 27/09/2012
End Date: 28/09/2262
Lease Term: 250 years
from 28
September
2012
Term Remaining: 238 years



MAN200380

Start Date: 27/09/2012
End Date: 28/09/2262
Lease Term: 250 years (less
3 days) from 28
September
2012
Term Remaining: 238 years



MAN200378

Start Date: 04/08/2013
End Date: 28/09/2262
Lease Term: 250 years (less
7 days) from 28
September
2012
Term Remaining: 238 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	04/08/2013
Floor Area:	656 ft ² / 61 m ²	End Date:	28/09/2262
Plot Area:	4.53 acres	Lease Term:	250 years (less 7 days) from 28 September 2012
Year Built :	2013	Term Remaining:	238 years
Council Tax :	Band A		
Annual Estimate:	£1,526		
Title Number:	MAN215347		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

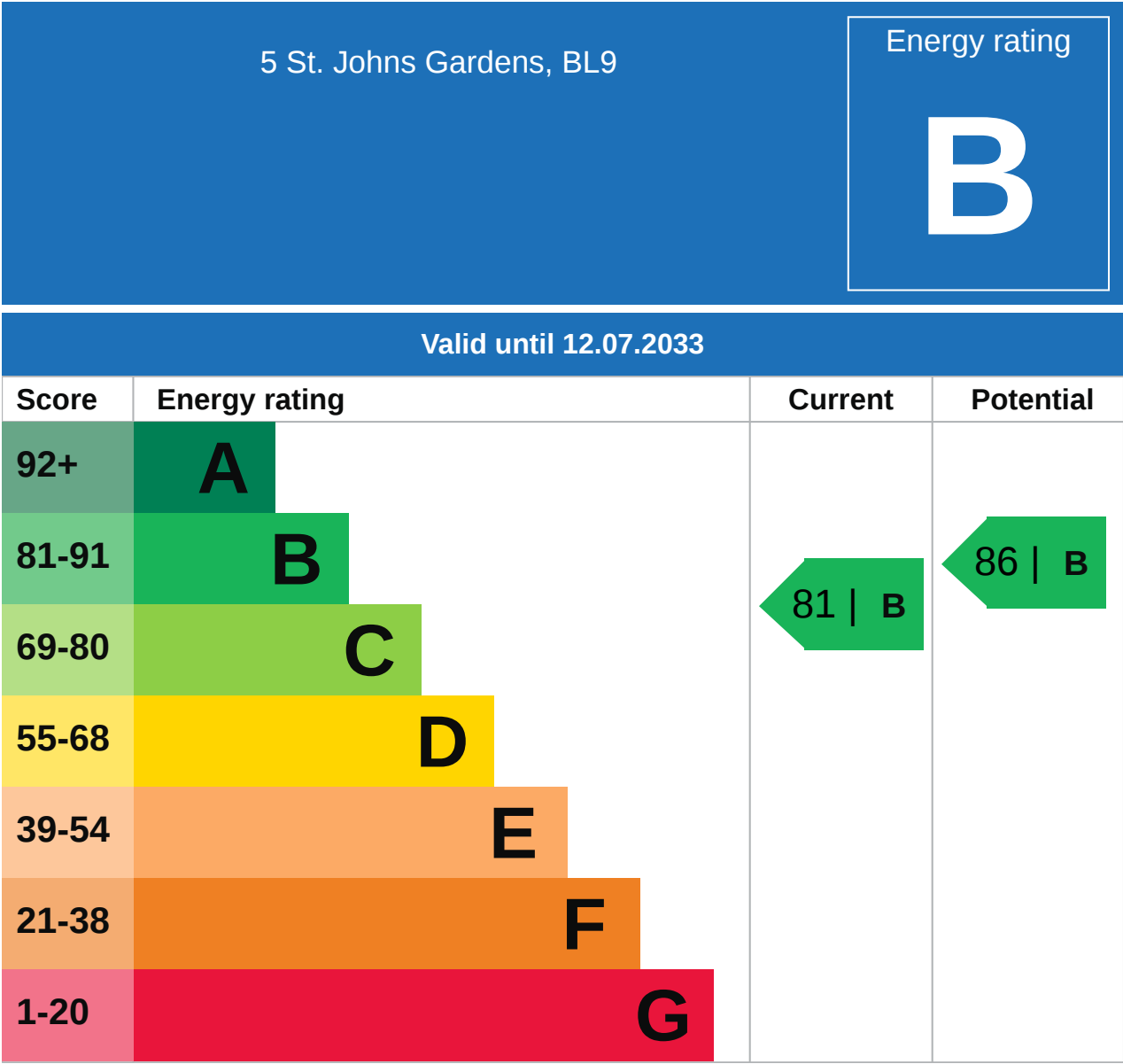
18 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



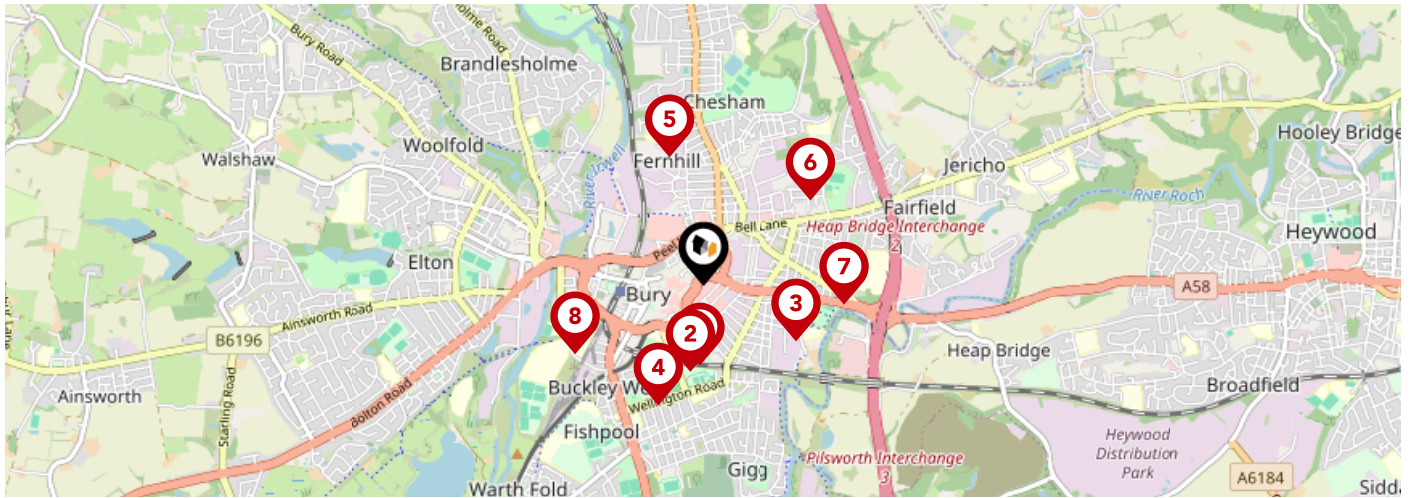
Satellite/Fibre TV Availability:



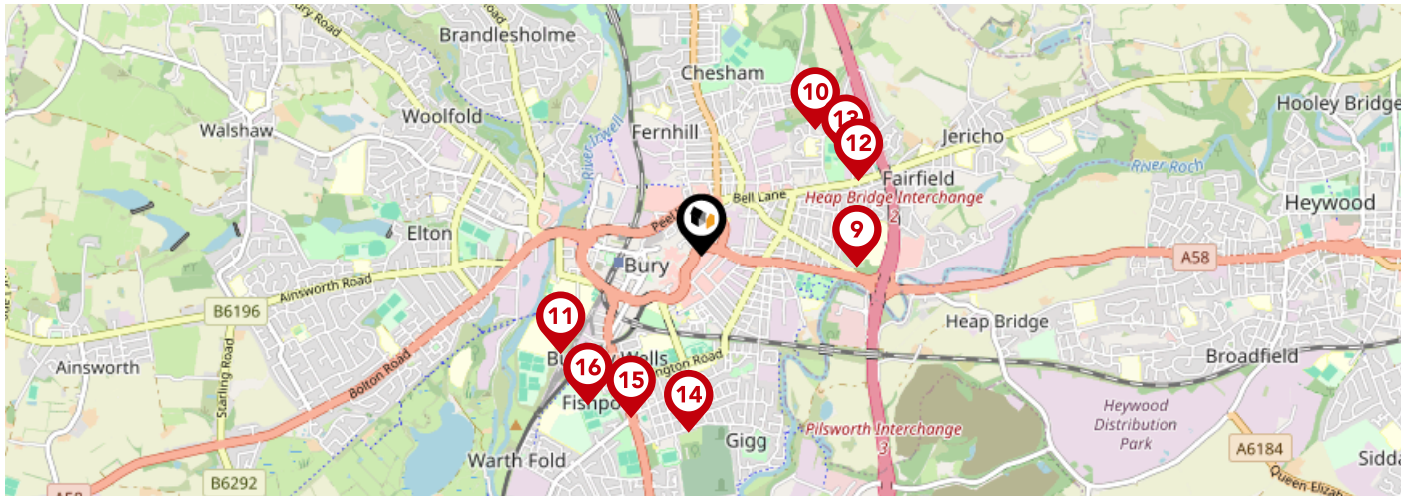


Additional EPC Data

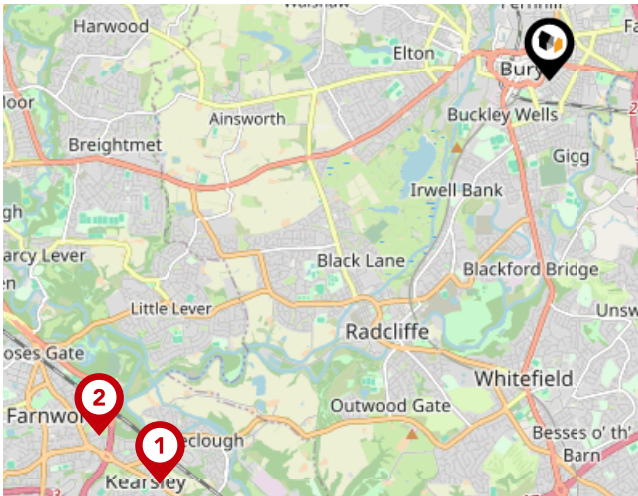
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	05
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Very 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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	61 m ²



		Nursery	Primary	Secondary	College	Private
1	Holy Trinity Primary School Ofsted Rating: Good Pupils: 237 Distance:0.35	☐	☒	☐	☐	☐
2	St Marie's Roman Catholic Primary School, Bury Ofsted Rating: Outstanding Pupils: 243 Distance:0.38	☐	☒	☐	☐	☐
3	St Thomas Church of England Primary School Ofsted Rating: Outstanding Pupils: 440 Distance:0.48	☐	☒	☐	☐	☐
4	Bury College Ofsted Rating: Good Pupils:0 Distance:0.56	☐	☐	☒	☐	☐
5	St John with St Mark CofE Primary School Ofsted Rating: Good Pupils: 358 Distance:0.58	☐	☒	☐	☐	☐
6	St Paul's Church of England Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:0.6	☐	☒	☐	☐	☐
7	East Ward Community Primary School Ofsted Rating: Good Pupils: 464 Distance:0.63	☐	☒	☐	☐	☐
8	Bury Grammar Schools Ofsted Rating: Not Rated Pupils: 1355 Distance:0.64	☐	☐	☒	☐	☐

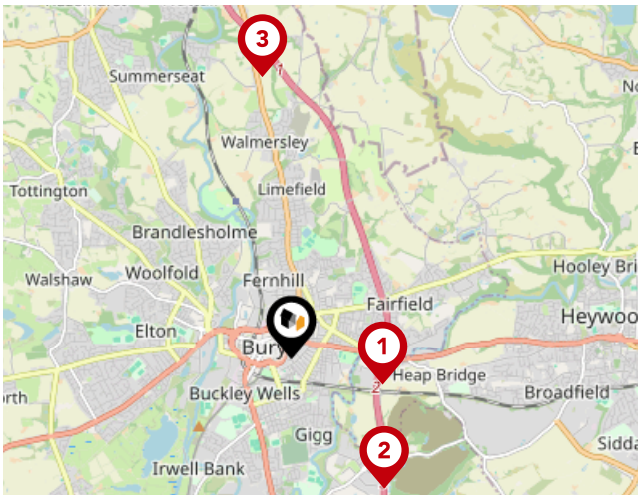


		Nursery	Primary	Secondary	College	Private
	Hazel Wood High School Ofsted Rating: Good Pupils: 728 Distance:0.69	☐	☐	☒	☐	☐
	St Joseph and St Bede RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 340 Distance:0.75	☐	☒	☐	☐	☐
	St Gabriel's RC High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1060 Distance:0.75	☐	☐	☒	☐	☐
	Hoyle Nursery School Ofsted Rating: Outstanding Pupils: 84 Distance:0.76	☒	☐	☐	☐	☐
	Cambian Chesham House School Ofsted Rating: Good Pupils: 13 Distance:0.77	☐	☐	☒	☐	☐
	St Luke's CofE Primary School Ofsted Rating: Good Pupils: 482 Distance:0.78	☐	☒	☐	☐	☐
	Holy Cross College Ofsted Rating: Good Pupils:0 Distance:0.78	☐	☐	☒	☐	☐
	Bury Church of England High School Ofsted Rating: Requires improvement Pupils: 842 Distance:0.82	☐	☐	☒	☐	☐



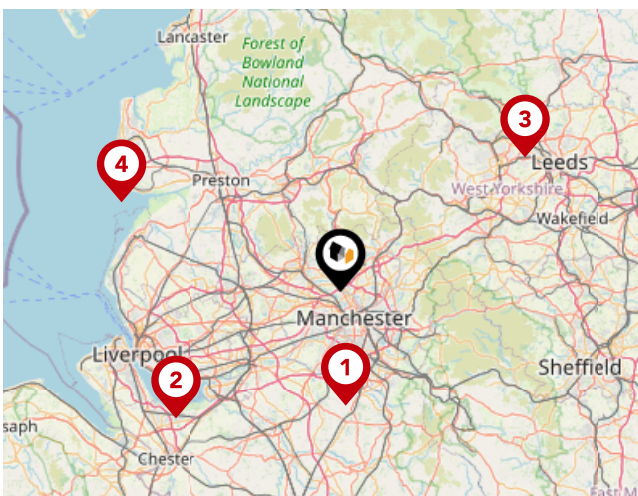
National Rail Stations

Pin	Name	Distance
1	Kearsley Rail Station	4.94 miles
2	Farnworth Rail Station	5.05 miles
3	Castleton (Manchester) Rail Station	4.65 miles



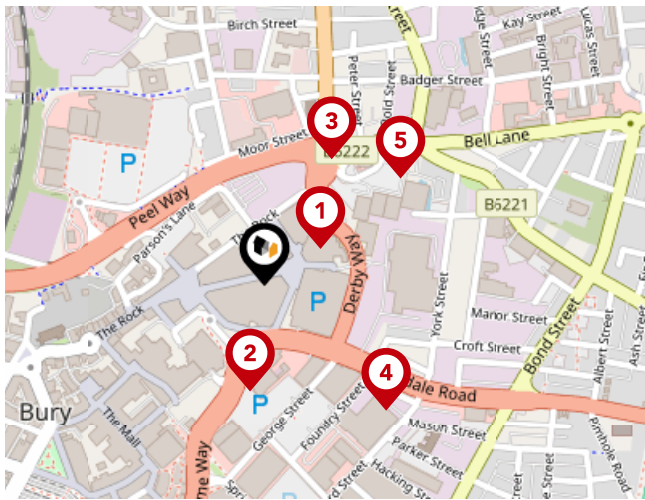
Trunk Roads/Motorways

Pin	Name	Distance
1	M66 J2	0.84 miles
2	M66 J3	1.41 miles
3	M66 J1	2.49 miles
4	M60 J18	3.33 miles
5	M60 J17	3.9 miles



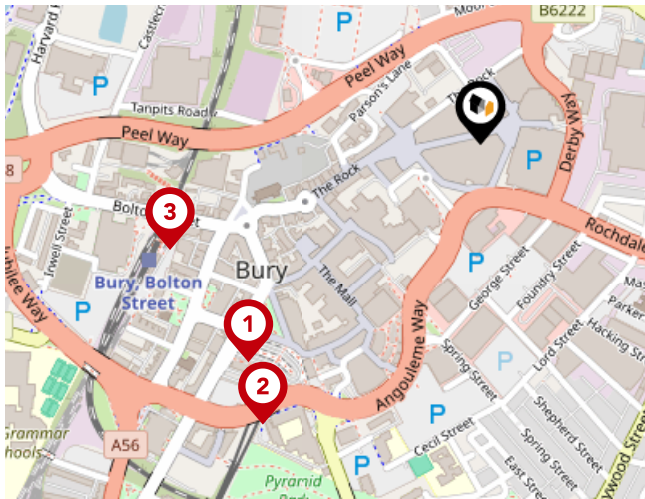
Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.12 miles
2	Speke	29.26 miles
3	Leeds Bradford Airport	32.02 miles
4	Highfield	33.23 miles



Bus Stops/Stations

Pin	Name	Distance
1	Moorgate Primary Care Centre	0.07 miles
2	The Rock	0.12 miles
3	Fox Street	0.16 miles
4	Foundry Street	0.19 miles
5	Brook Street	0.19 miles



Local Connections

Pin	Name	Distance
1	Bury Interchange (Manchester Metrolink)	0.35 miles
2	Bury (Manchester Metrolink)	0.39 miles
3	Bury Bolton Street (East Lancashire Railway)	0.36 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



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/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

