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MIR: Material Info

The Material Information Affecting this Property

Tuesday 07th January 2025



SHAWCLOUGH ROAD, ROCHDALE, OL12

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

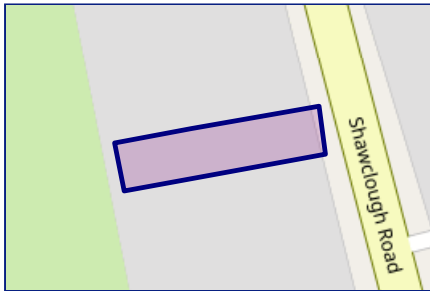
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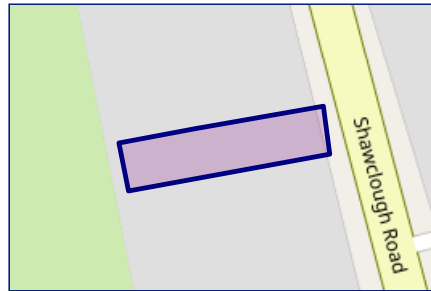
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



GM236908

Start Date: 07/08/1804
 End Date: 01/08/2803
 Lease Term: 999 years from 1 August 1804
 Term Remaining: 779 years



LA259696

Start Date:	18/06/1834	Start Date:	06/11/1923
End Date:	20/06/2833	End Date:	07/11/2802
Lease Term:	999 years from 20 June 1834	Lease Term:	879 years from 7 November 1923
Term Remaining:	808 years	Term Remaining:	778 years



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3	Start Date:	06/11/1923
Floor Area:	1,173 ft ² / 109 m ²	End Date:	07/11/2802
Plot Area:	0.03 acres	Lease Term:	879 years from 7 November 1923
Year Built :	Before 1900	Term Remaining:	778 years
Council Tax :	Band C		
Annual Estimate:	£2,071		
Title Number:	LA259696		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **403, Shawclough Road, Rochdale, Lancashire, OL12 7HR**

Reference - 03/D41276
Decision: Decided
Date: 19th February 2003
Description: Change Of Use Of Dwelling To Form Two Dwellings Including Single Storey And First Floor Extensions
Reference - 04/D44692
Decision: Decided
Date: 09th December 2004
Description: Garage Extension To Front / Side Of Dwelling.
Reference - 07/D48655
Decision: Decided
Date: 29th January 2007
Description: Variation Of Condition 6 Of Planning Permission D41276 To Allow Construction Of Parking Spaces For 403, 403A & 405 Shawclough Road
Reference - 03/D41276
Decision: Decided
Date: 19th February 2003
Description: Change Of Use Of Dwelling To Form Two Dwellings Including Single Storey And First Floor Extensions

Planning records for: **403, Shawclough Road, Rochdale, OL12 7HR**

Reference - 07/D48655	
Decision:	Decided
Date:	29th January 2007
Description:	Variation Of Condition 6 Of Planning Permission D41276 To Allow Construction Of Parking Spaces For 403, 403A & 405 Shawclough Road

Reference - 04/D44692	
Decision:	Decided
Date:	09th December 2004
Description:	Garage Extension To Front / Side Of Dwelling.

Planning records for: **381 Shawclough Road Rochdale OL12 7HR**

Reference - 22/01171/DOC	
Decision:	Decided
Date:	31st August 2022
Description:	Submission of details to comply with condition 3 (materials) of planning permission 22/00151/HOUS

Reference - 22/00151/HOUS	
Decision:	Decided
Date:	07th February 2022
Description:	Single storey rear extension, canopy on side elevation following demolition of existing conservatory

Planning records for: **417, Shawclough Road, Rochdale, Lancashire, OL12 7HR**

Reference - 03/D41080	
Decision:	Decided
Date:	23rd December 2002
Description:	Rebuild Rear Conservatory With First Floor Balcony And Alterations To Rear Elevation Of Dwelling

Reference - 03/D41080	
Decision:	Decided
Date:	23rd December 2002
Description:	Rebuild Rear Conservatory With First Floor Balcony And Alterations To Rear Elevation Of Dwelling

Planning records for: **419, Shawclough Road, Rochdale, Lancashire, OL127HR**

Reference - 05/D45978	
Decision:	-
Date:	01st September 2005
Description:	First Floor Balcony To Rear Of Dwelling.

Planning records for: **392A Shawclough Road Rochdale OL12 7HR**

Reference - 09/D52565	
Decision:	Decided
Date:	16th October 2009
Description:	Erection Of Single Storey Side And Two Storey Rear Extension To Dwelling.

Planning records for: *Corbiere 392A Shawclough Road Rochdale OL12 7HR*

Reference - 12/T0172	
Decision:	Decided
Date:	15th February 2012
Description:	Work To Sycamore Tree Within Area G3 Of Tpo 052 To Crown Thin Epicormic Growth - No Major Limbs To Be Removed.

Reference - 09/D52565	
Decision:	Decided
Date:	16th October 2009
Description:	Erection Of Single Storey Side And Two Storey Rear Extension To Dwelling.

Reference - 12/T0172	
Decision:	Decided
Date:	15th February 2012
Description:	Work To Sycamore Tree Within Area G3 Of Tpo 052 To Crown Thin Epicormic Growth - No Major Limbs To Be Removed.

Planning records for: *Mount Cottage, Shawclough Road, Rochdale, OL12 7HR*

Reference - 10/D52982	
Decision:	Decided
Date:	02nd March 2010
Description:	Change Of Use And Conversion Of One Dwelling Into Two Dwellings

Planning records for: *Mount Cottage Shawclough Road Rochdale Lancashire OL12 7HR*

Reference - 14/01344/FUL
Decision: Decided
Date: 11th November 2014
Description: Conversion of one dwelling into two separate dwellings including infilling of 'drive through' to form part of living accommodation

Reference - 10/D52982
Decision: Decided
Date: 02nd March 2010
Description: Change Of Use And Conversion Of One Dwelling Into Two Dwellings

Reference - 08/D51407
Decision: Decided
Date: 06th October 2008
Description: Change Of Use And Conversion Of Dwelling Into Two Dwellings

Reference - 08/D51407
Decision: Decided
Date: 06th October 2008
Description: Change Of Use And Conversion Of Dwelling Into Two Dwellings

Planning records for: *Mount Cottage Shawclough Road Rochdale Lancashire OL12 7HR*

Reference - 14/01345/LBC
Decision: Decided
Date: 11th November 2014
Description: Conversion of one dwelling into two separate dwellings including infilling of "drive through" to form part of living accommodation
Reference - 15/00924/FUL
Decision: Decided
Date: 05th August 2015
Description: Change of use of dwelling into two separate dwellings (resubmission 14/01344/FUL), insertion of glazed elements into existing ground floor and erection of rear lean-to extension
Reference - 20/00142/WTPO
Decision: Decided
Date: 07th February 2020
Description: Application for works to one Elm tree (remove damaged limb to stem) subject to Tree Preservation Order No 52 (Healey Hall, Shawclough Road)
Reference - 10/D52983
Decision: Decided
Date: 02nd March 2010
Description: Conversion Of Listed Building Into 2 Dwellings

Planning records for: *Mount Cottage Shawclough Road Rochdale OL12 7HR*

Reference - 08/D51404
Decision: Decided
Date: 06th October 2008
Description: Alterations To Listed Building To Form Dwelling

Reference - 14/01345/LBC
Decision: Decided
Date: 11th November 2014
Description: Conversion of one dwelling into two separate dwellings including infilling of 'drive through' to form part of living accommodation

Reference - 08/D51404
Decision: Decided
Date: 06th October 2008
Description: Alterations To Listed Building To Form Dwelling

Reference - 20/00471/WTPO
Decision: Decided
Date: 29th April 2020
Description: Works to 3 no. Sycamore trees covered by Tree Preservation Order No. 052 consisting of crown thinning by up to 20%

Planning records for: *Mount Cottage Shawclough Road Rochdale Lancashire OL12 7HR*

Reference - 15/00924/FUL
Decision: Decided
Date: 05th August 2015
Description: Change of use of dwelling into two separate dwellings (resubmission 14/01344/FUL), insertion of glazed elements into existing ground floor and erection of rear lean-to extension
Reference - 08/D51403
Decision: Decided
Date: 06th October 2008
Description: Change Of Use And Conversion Of Former Stable And Garage To One Dwelling
Reference - 08/D51403
Decision: Decided
Date: 06th October 2008
Description: Change Of Use And Conversion Of Former Stable And Garage To One Dwelling
Reference - 10/D52983
Decision: Decided
Date: 02nd March 2010
Description: Conversion Of Listed Building Into 2 Dwellings

Planning records for: *Mount Cottage Shawclough Road Rochdale Lancashire OL12 7HR*

Reference - 14/01344/FUL
Decision: Decided
Date: 11th November 2014
Description: Conversion of one dwelling into two separate dwellings including infilling of "drive through" to form part of living accommodation

Reference - 15/00925/LBC
Decision: Decided
Date: 05th August 2015
Description: Change of use of dwelling into two separate dwellings (resubmission 14/01345/LBC), insertion of glazed elements into existing ground floor, erection of rear lean-to extension, blocking up of 5 internal doorways, insertion of new internal staircase and new stud partitioning

Reference - 15/00925/LBC
Decision: Decided
Date: 05th August 2015
Description: Change of use of dwelling into two separate dwellings (resubmission 14/01345/LBC), insertion of glazed elements into existing ground floor, erection of rear lean-to extension, blocking up of 5 internal doorways, insertion of new internal staircase and new stud partitioning

OL12

Energy rating

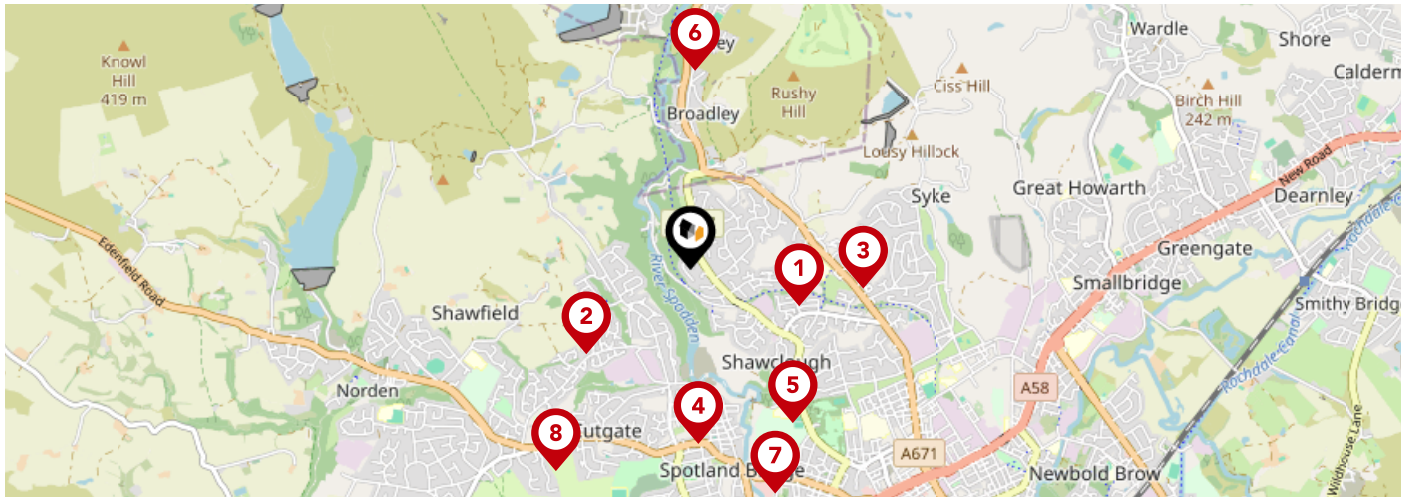
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Valid until 28.06.2031

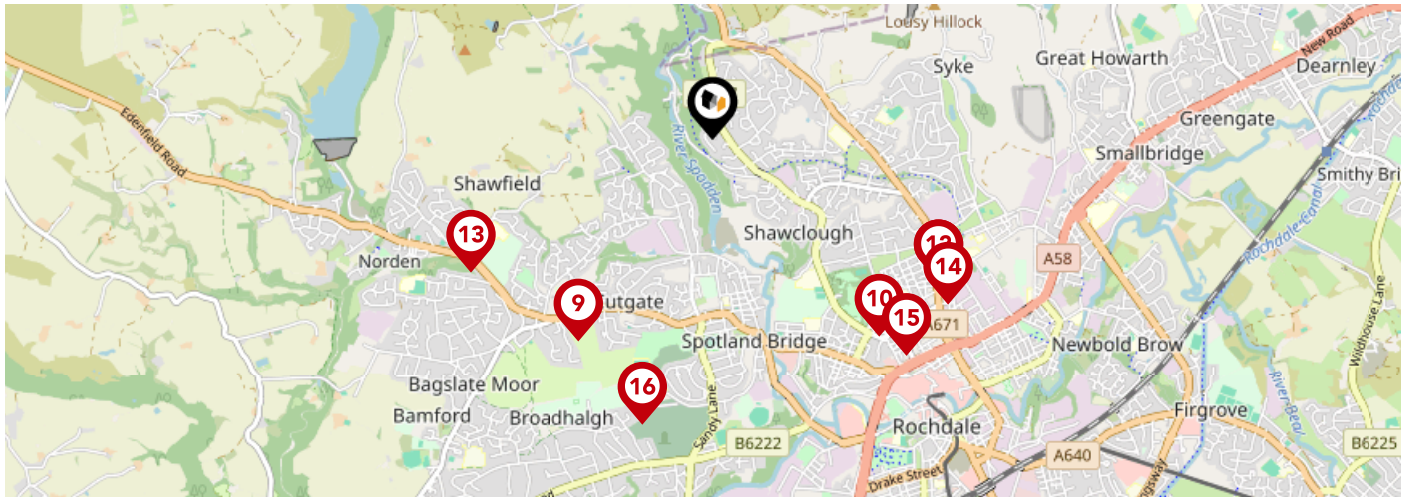
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Additional EPC Data

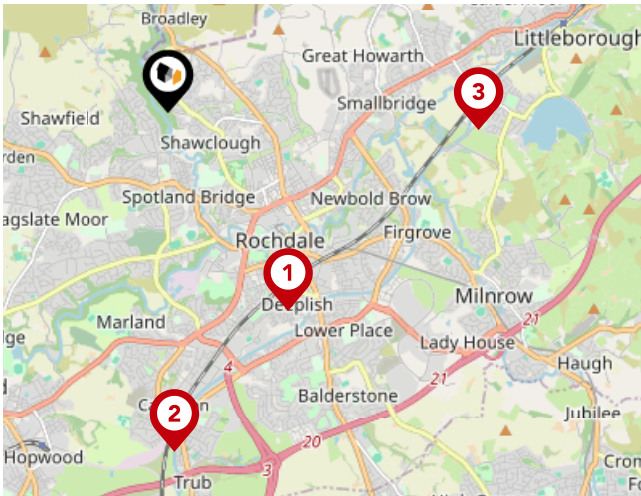
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	2
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 6% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	109 m ²



		Nursery	Primary	Secondary	College	Private
1	Shawclough Community Primary School Ofsted Rating: Good Pupils: 438 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Willow View School Ofsted Rating: Good Pupils: 27 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Healey Foundation Primary School Ofsted Rating: Good Pupils: 208 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meanwood Community Nursery and Primary School Ofsted Rating: Good Pupils: 346 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Falinge Park High School Ofsted Rating: Good Pupils: 1354 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tonacliffe Primary School Ofsted Rating: Outstanding Pupils: 317 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Spotland Primary School Ofsted Rating: Good Pupils: 439 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Vincent's Roman Catholic Primary School, Rochdale Ofsted Rating: Requires improvement Pupils: 382 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

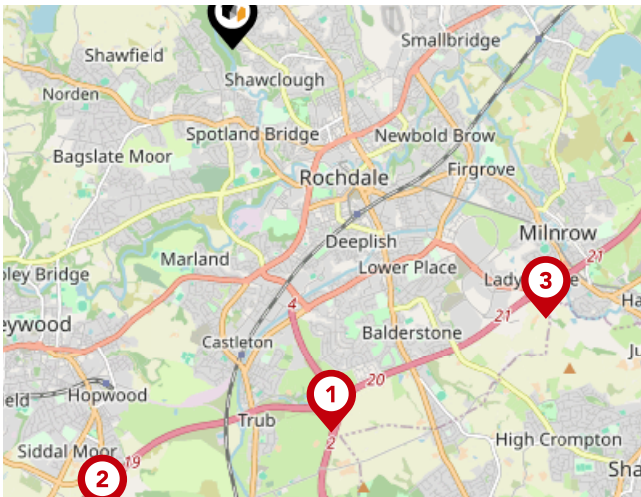


		Nursery	Primary	Secondary	College	Private
	Caldershaw Primary School Ofsted Rating: Outstanding Pupils: 241 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownhill School Ofsted Rating: Requires improvement Pupils: 87 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Greenbank Primary School Ofsted Rating: Good Pupils: 473 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 147 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norden Community Primary School Ofsted Rating: Good Pupils: 380 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 88 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howard Street Nursery School Ofsted Rating: Good Pupils: 80 Distance:1.28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oulder Hill Leadership Academy Ofsted Rating: Not Rated Pupils: 1184 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



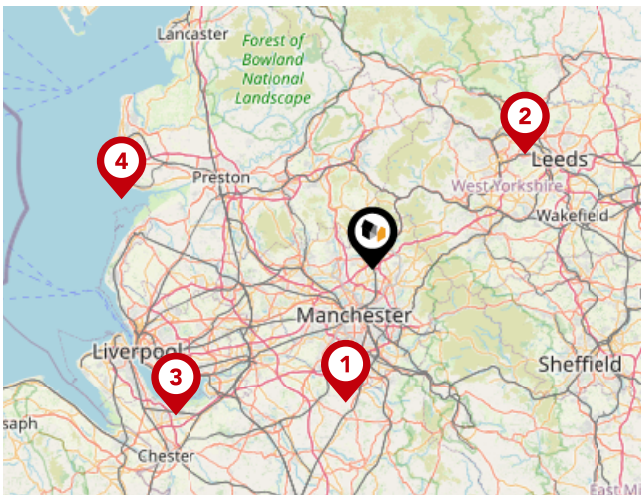
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	2.04 miles
2	Castleton (Manchester) Rail Station	2.99 miles
3	Smithy Bridge Rail Station	2.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	3.49 miles
2	M62 J19	4.28 miles
3	M62 J21	3.64 miles
4	A627(M) J1	5.7 miles
5	M66 J2	4.84 miles



Airports/HELIPADS

Pin	Name	Distance
1	Manchester Airport	19.28 miles
2	Leeds Bradford Airport	26.68 miles
3	Speke	34.6 miles
4	Highfield	36.64 miles

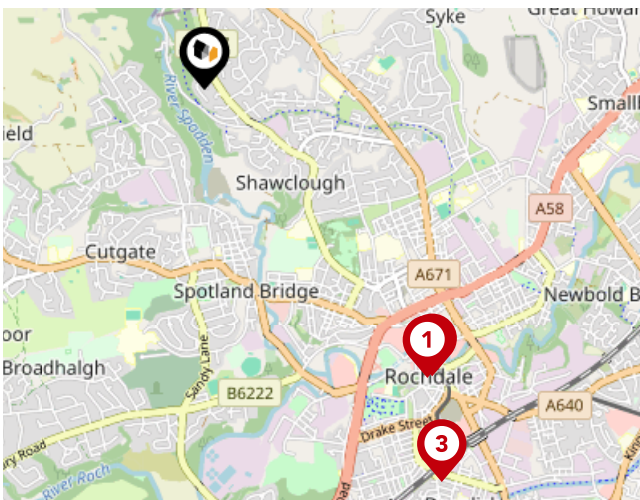
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Judith Street	0.01 miles
2	Judith Street	0.03 miles
3	Lowerfold Way	0.17 miles
4	Troughbeck Way	0.23 miles
5	Shawclough Close	0.23 miles



Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	1.6 miles
2	Rochdale Town Centre (Manchester Metrolink)	1.61 miles
3	Rochdale Railway Station (Manchester Metrolink)	2.02 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



/martin-&-co-

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

