



See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 20th January 2025



16, ST. JOHNS GARDENS, THE ROCK, BURY, BL9

Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

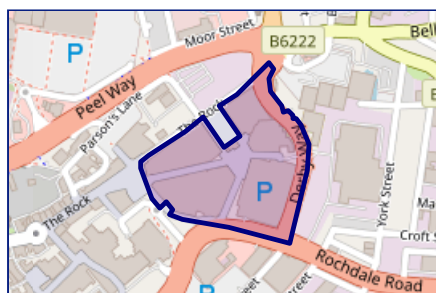
rochdale@martinco.com

rochdale.martinco.com



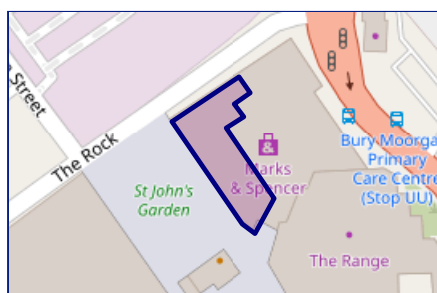
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



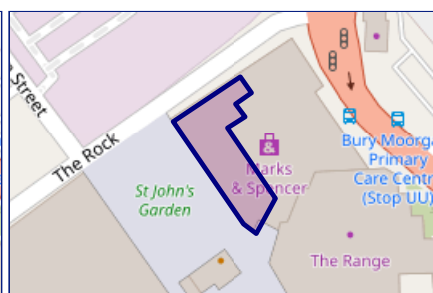
MAN83300

Leasehold Title Plans



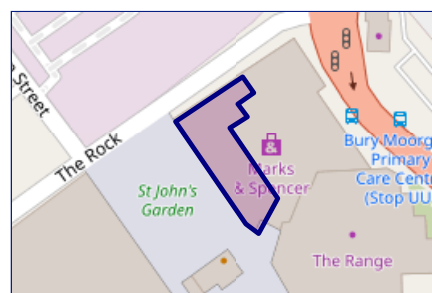
MAN192816

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: 26/04/2012
 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		
Floor Area:	548 ft ² / 51 m ²		
Plot Area:	0.93 acres		
Year Built :	2012		
Council Tax :	Band A		
Annual Estimate:	£1,526		
Title Number:	MAN192816		

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)

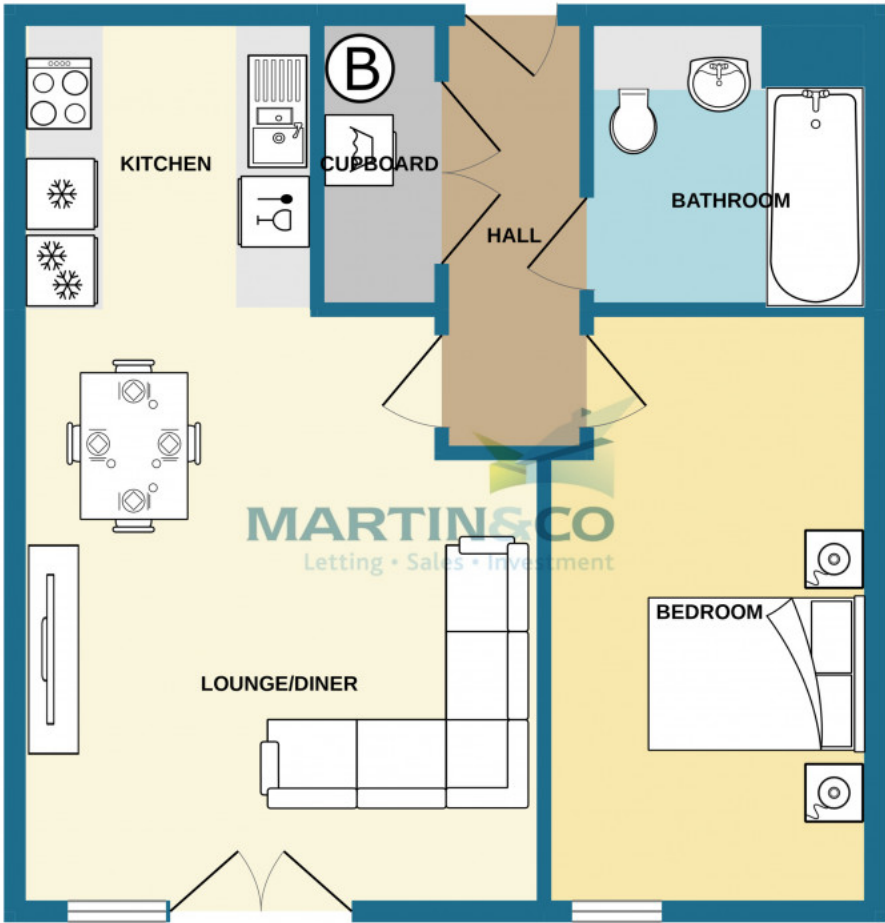


Satellite/Fibre TV Availability:



16, ST. JOHNS GARDENS, THE ROCK, BURY, BL9

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

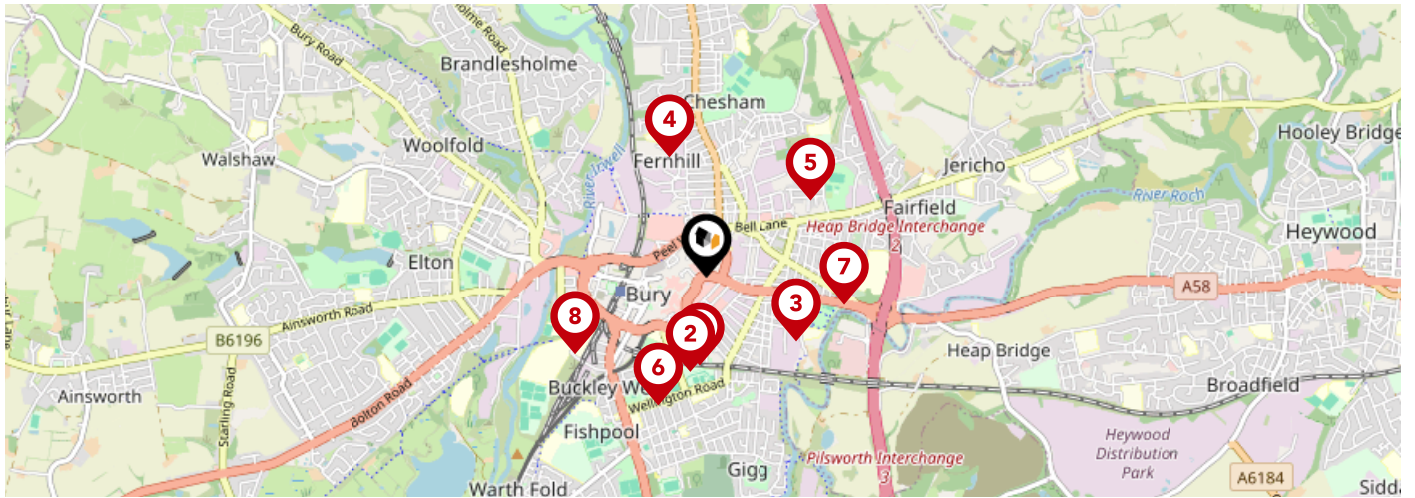
16 ST JOHNS GARDENS, BURY, BL9

Energy rating

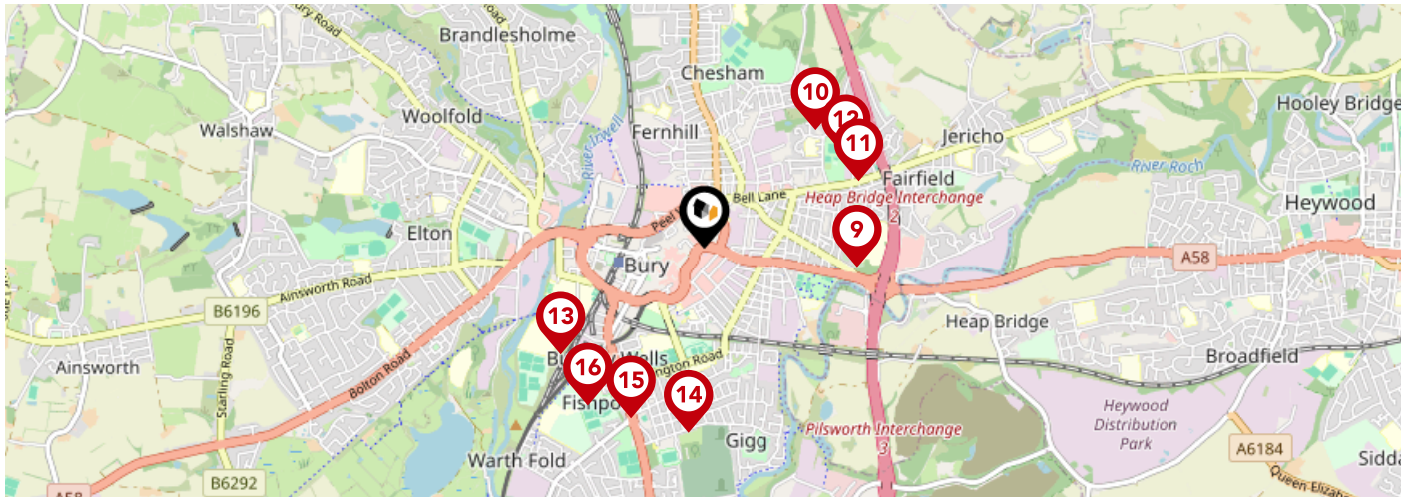
C

Valid until 13.05.2032

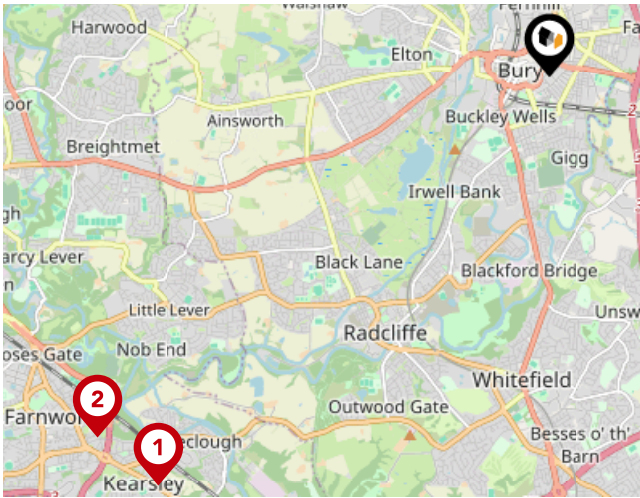
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



		Nursery	Primary	Secondary	College	Private
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>

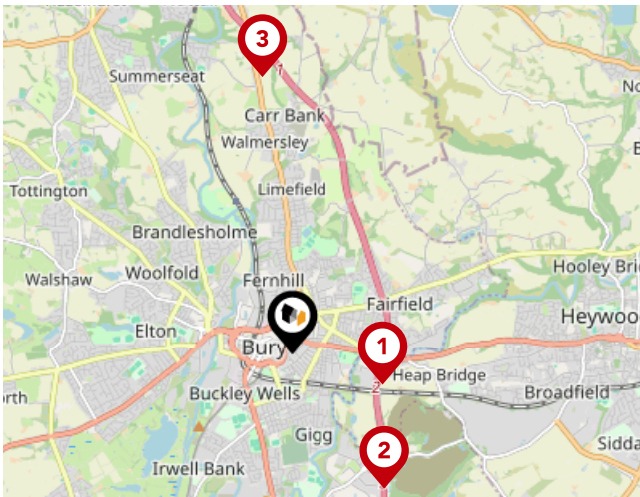


		Nursery	Primary	Secondary	College	Private
	Hazel Wood High School Ofsted Rating: Good Pupils: 728 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph and St Bede RC Primary School, a Voluntary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



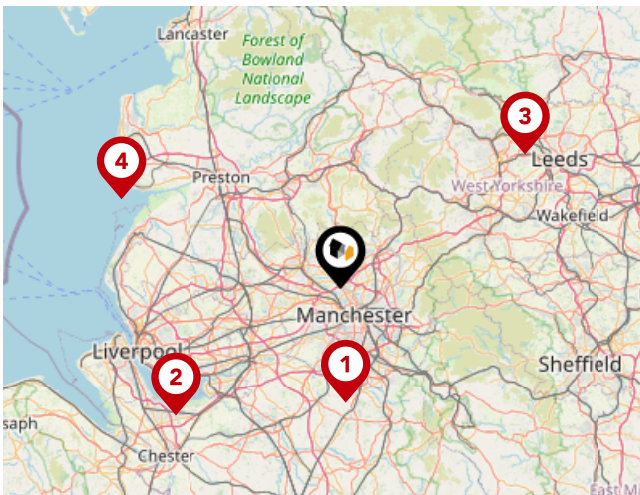
National Rail Stations

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

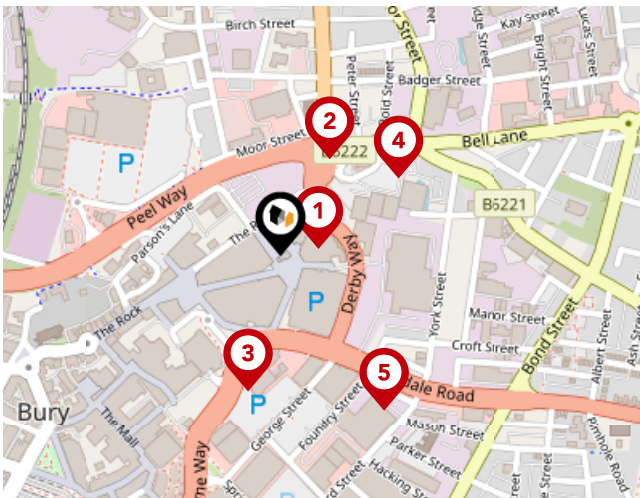


Airports/Helipads

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

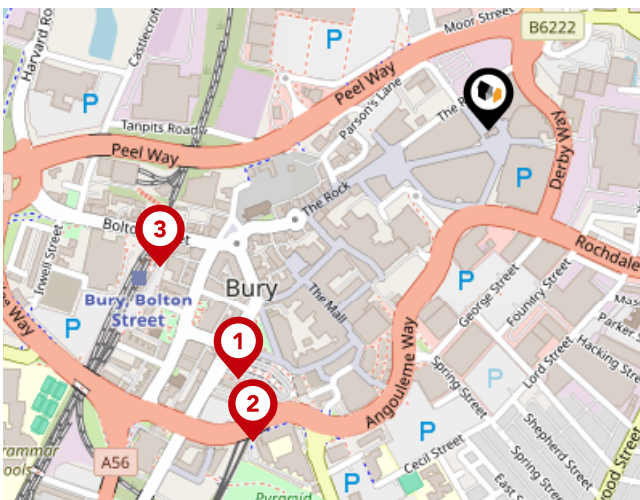
Area

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



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com



Valuation Office
Agency

