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# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 12<sup>th</sup> November 2024**



**FIELDS NEW ROAD, CHADDERTON, OLDHAM, OL9**

## Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

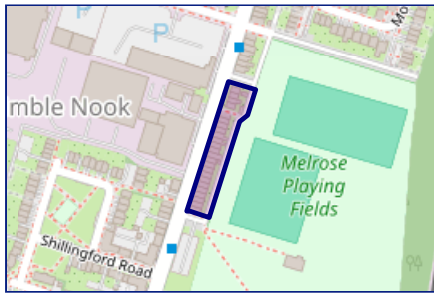
rochdale@martinco.com

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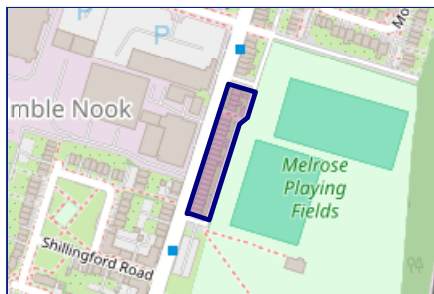
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



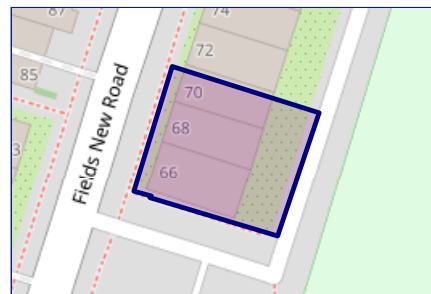
**GM17773**

## Leasehold Title Plans



**GM11334**

Start Date: 03/08/1899  
 End Date: 04/08/2898  
 Lease Term: 999 years from 4 August 1899  
 Term Remaining: 874 years



**GM347338**

Start Date: 06/01/1903  
 End Date: 07/01/2898  
 Lease Term: 995 years from 7 January 1903  
 Term Remaining: 873 years



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	06/01/1903
<b>Floor Area:</b>	839 ft <sup>2</sup> / 78 m <sup>2</sup>	<b>End Date:</b>	07/01/2898
<b>Plot Area:</b>	0.28 acres	<b>Lease Term:</b>	995 years from 7 January 1903
<b>Year Built :</b>	1900-1929	<b>Term Remaining:</b>	873 years
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,554		
<b>Title Number:</b>	GM347338		

## Local Area

<b>Local Authority:</b>	Oldham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>69</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Land at Fields New Road, Chadderton, Oldham, OL9 8NH*

<b>Reference - PA/058114/10</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th April 2010
<b>Description:</b>	Variation of condition no. 8 of PA/50951/06 relating to the removal of multi use games area as pa...

Planning records for: *Fields New Road Medical Centre, Fields New Road, Chadderton, Oldham, OL9 8NH*

<b>Reference - PA/052201/06</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th November 2006
<b>Description:</b>	Change of use from empty unit (Class D1 - Non-residential Institutions as permitted by planning p...

<b>Reference - PA/055879/08</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th December 2008
<b>Description:</b>	Disable access ramp to new dental clinic

Fields New Road, Chadderton, OL9

Energy rating

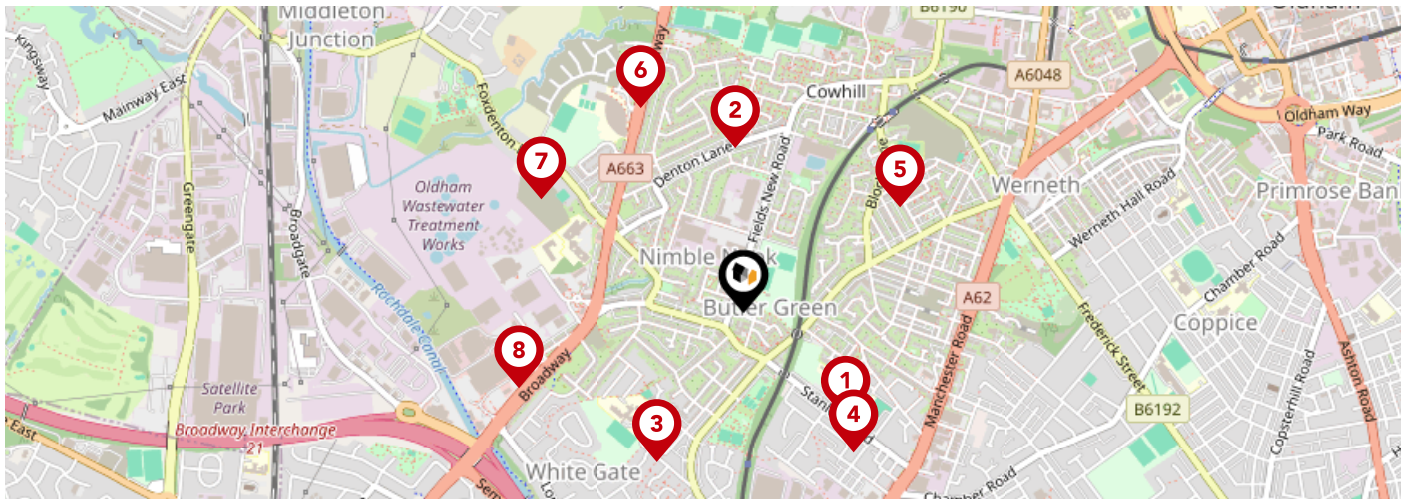
# E

Valid until 08.05.2029

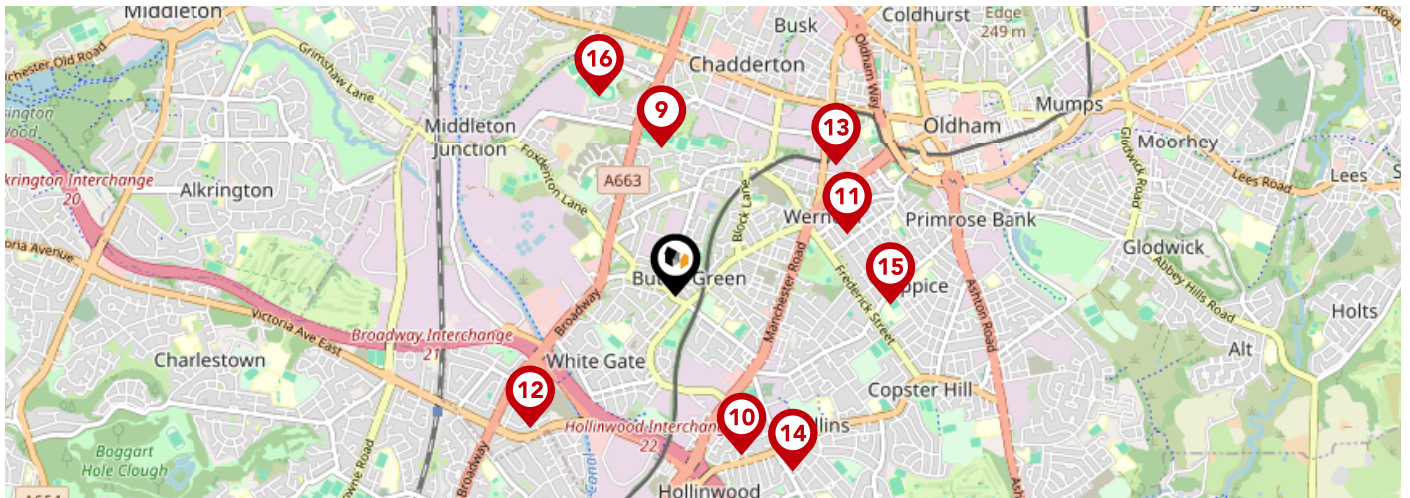
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

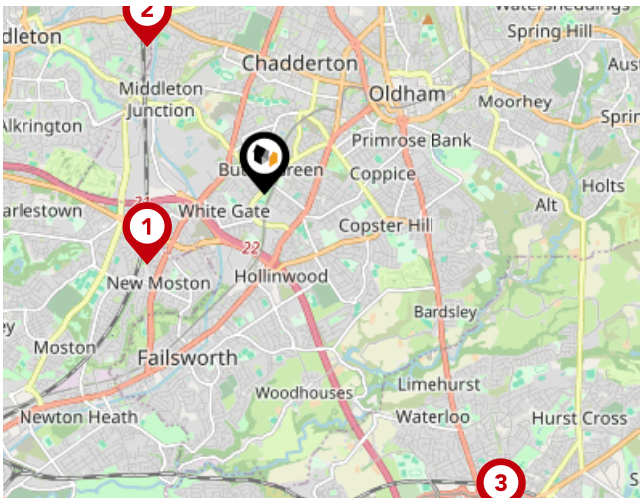


		Nursery	Primary	Secondary	College	Private
	<b>Stanley Road Primary School</b> Ofsted Rating: Good   Pupils: 453   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ Church CofE Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Yew Tree Community School</b> Ofsted Rating: Good   Pupils: 649   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Corpus Christi RC Primary School</b> Ofsted Rating: Outstanding   Pupils: 349   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Freehold Community Academy</b> Ofsted Rating: Good   Pupils: 453   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blessed John Henry Newman Roman Catholic College</b> Ofsted Rating: Requires improvement   Pupils: 1501   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingfisher Special School</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Halcyon Way School</b> Ofsted Rating: Not Rated   Pupils: 108   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



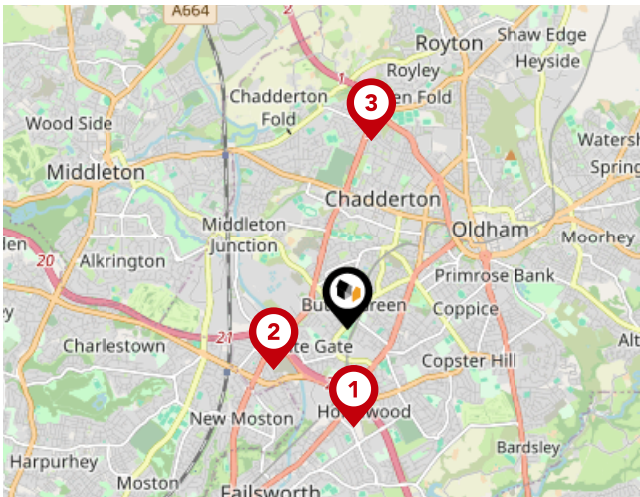
		Nursery	Primary	Secondary	College	Private
	<b>St Luke's CofE Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Margaret's CofE Junior Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 326   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Darul Hadis Latifah Northwest</b> Ofsted Rating: Good   Pupils: 86   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitegate End Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westwood High</b> Ofsted Rating: Good   Pupils: 353   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oasis Academy Oldham</b> Ofsted Rating: Requires improvement   Pupils: 1442   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Werneth Primary School</b> Ofsted Rating: Good   Pupils: 430   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Radclyffe School</b> Ofsted Rating: Good   Pupils: 1475   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





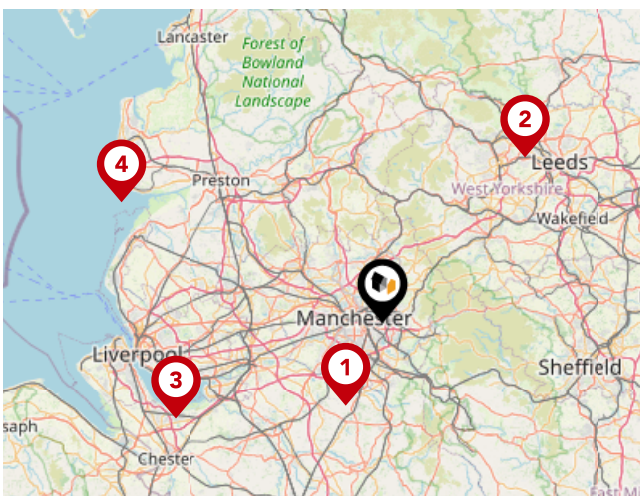
### National Rail Stations

Pin	Name	Distance
1	Moston Rail Station	1.2 miles
2	Mills Hill (Manchester) Rail Station	1.66 miles
3	Ashton-under-Lyne Rail Station	3.56 miles



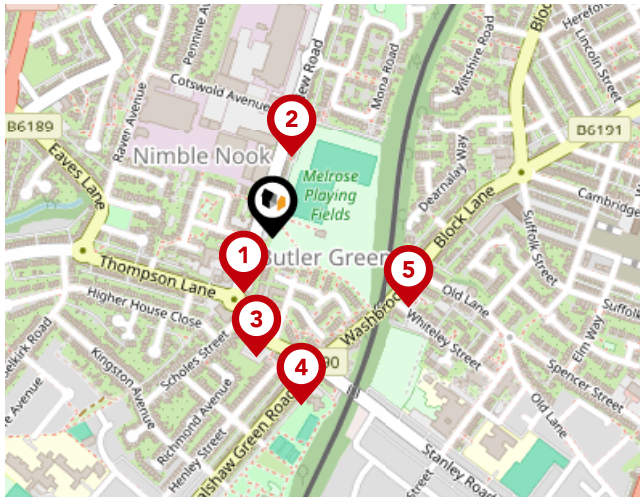
### Trunk Roads/Motorways

Pin	Name	Distance
1	M60 J22	0.86 miles
2	M60 J21	0.74 miles
3	A627(M) J1	1.68 miles
4	M62 J20	3.78 miles
5	M60 J23	3.97 miles



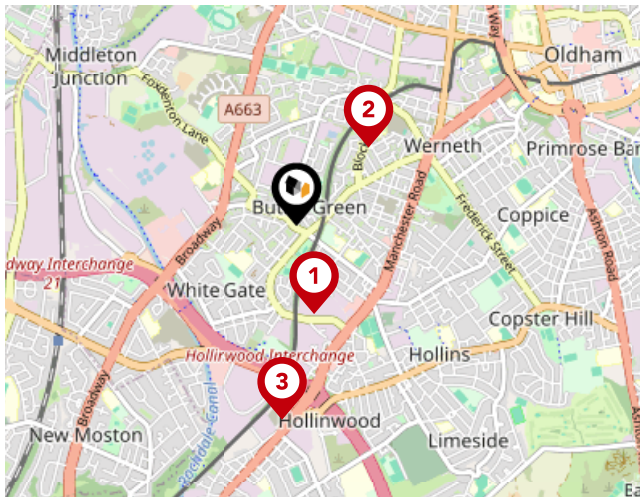
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	12.89 miles
2	Leeds Bradford Airport	30.59 miles
3	Speke	32.2 miles
4	Highfield	40.48 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Thompson Lane	0.07 miles
2	Ramsey Street	0.09 miles
3	Fields New Road	0.13 miles
4	Butler Green	0.19 miles
5	Old Lane	0.17 miles



### Local Connections

Pin	Name	Distance
1	South Chadderton (Manchester Metrolink)	0.4 miles
2	Freehold (Manchester Metrolink)	0.47 miles
3	Hollinwood (Manchester Metrolink)	0.86 miles



### Martin & Co

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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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# Martin & Co

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Valuation Office  
Agency

