

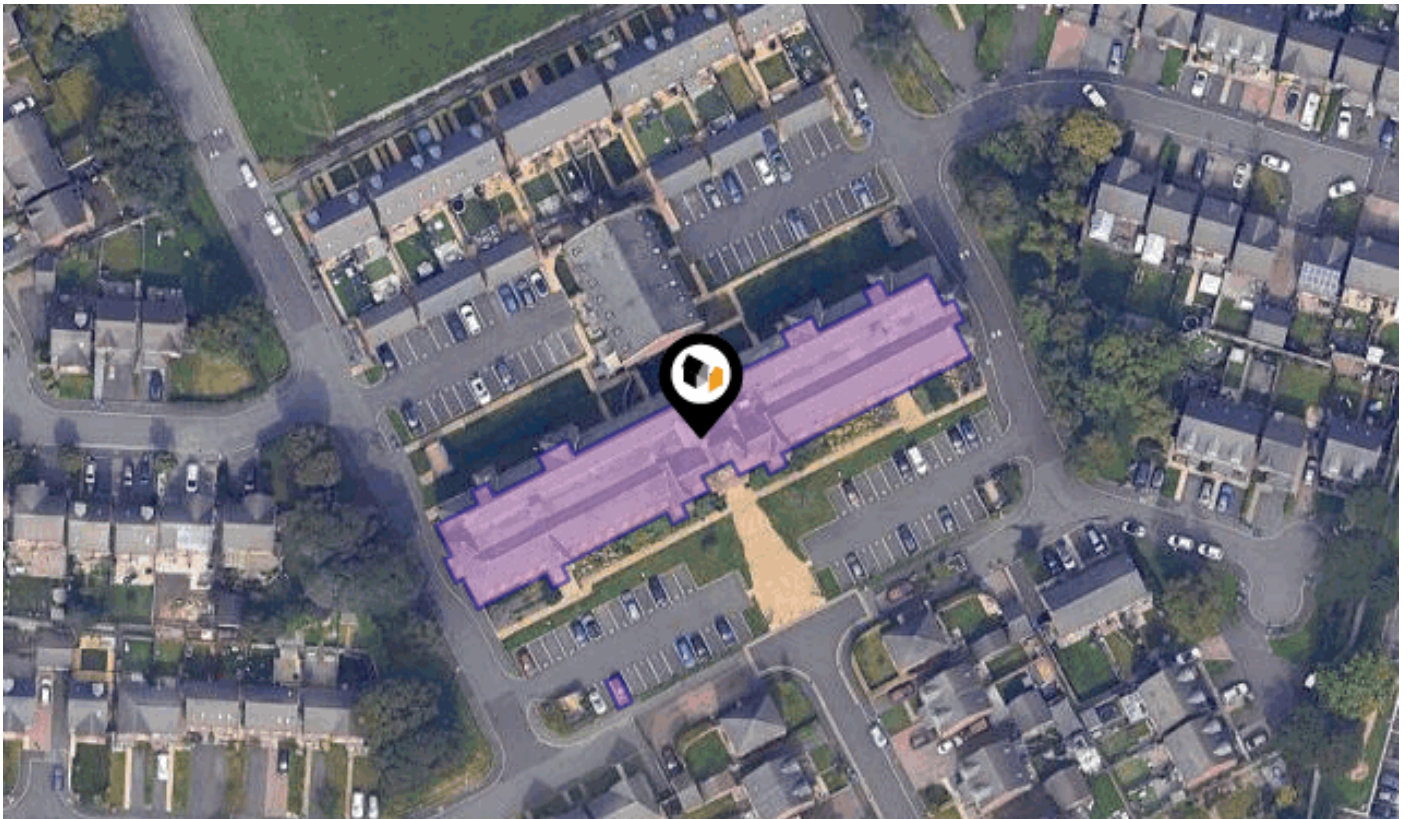


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 24th September 2024



BIRCH HILL CLOCK TOWER, OAKHURST DRIVE, ROCHDALE, OL12

Martin & Co

15B Cheetham St Rochdale OL16 1DG

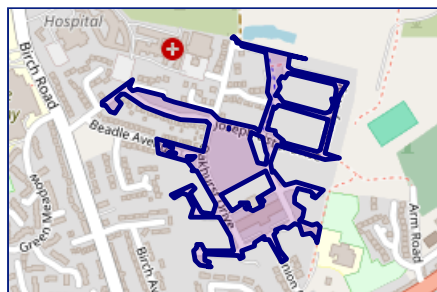
01706 648277

rochdale@martinco.com

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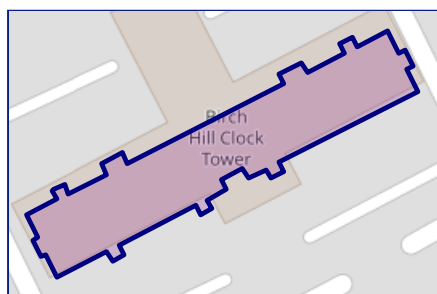


Freehold Title Plan



MAN85833

Leasehold Title Plan



MAN322113

Start Date: 14/06/2018
End Date: 01/01/2141
Lease Term: 125 years from 1 January 2016
Term Remaining: 116 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	14/06/2018
Floor Area:	796 ft ² / 74 m ²	End Date:	01/01/2141
Plot Area:	0.35 acres	Lease Term:	125 years from 1 January 2016
Year Built :	2018	Term Remaining:	116 years
Council Tax :	Band B		
Annual Estimate:	£1,812		
Title Number:	MAN322113		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	43 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

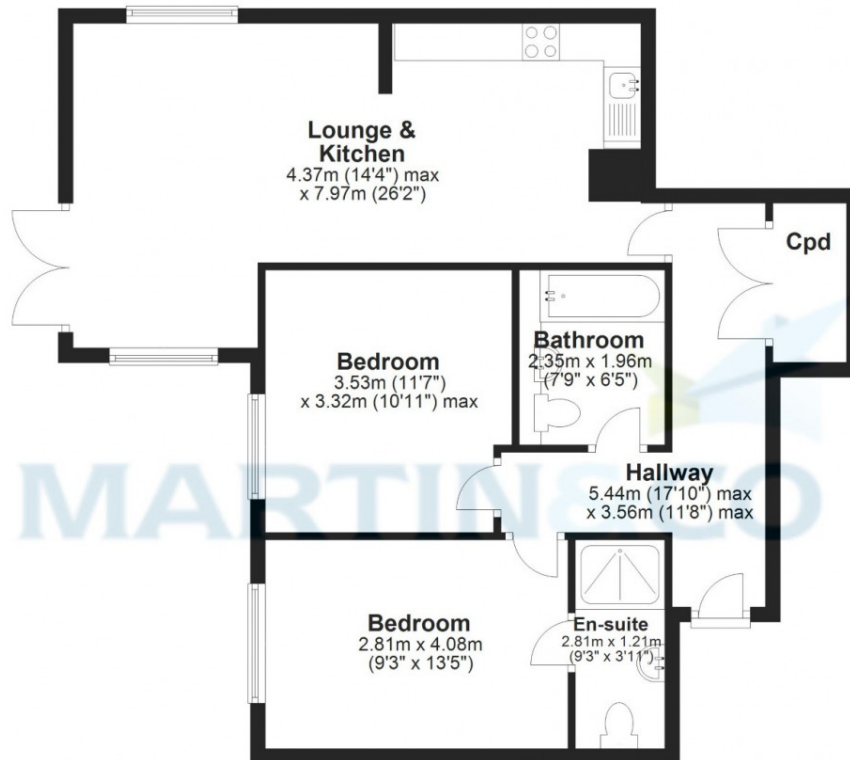




BIRCH HILL CLOCK TOWER, OAKHURST DRIVE, ROCHDALE, OL12

Ground Floor

Approx. 72.8 sq. metres (784.1 sq. feet)



Total area: approx. 72.8 sq. metres (784.1 sq. feet)

Whilst every effort 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.

Plan produced using PlanUp.

Oakhurst Drive, OL12

Energy rating

D

Valid until 28.11.2026

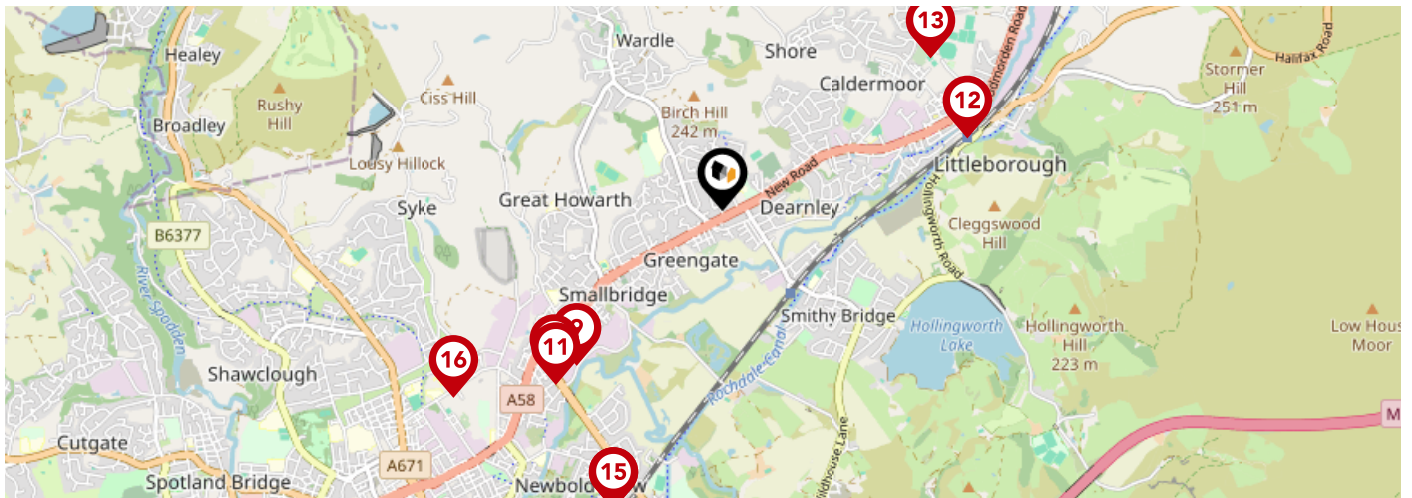
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

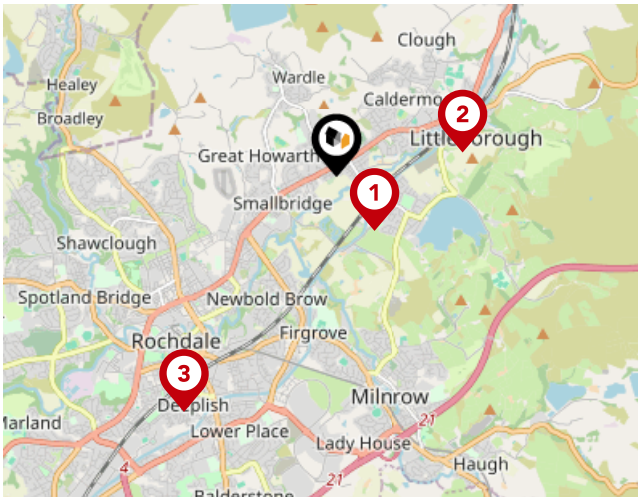
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.24 W/m-Â°K
Total Floor Area:	74 m ²



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Church of England Primary School and Nursery Ofsted Rating: Good Pupils: 441 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wardle Academy Ofsted Rating: Good Pupils: 1366 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Smithy Bridge Foundation Primary School Ofsted Rating: Good Pupils: 428 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meadows School Ofsted Rating: Good Pupils: 17 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St James' Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Great Howarth School Ofsted Rating: Good Pupils: 35 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's Roman Catholic Primary School, Littleborough Ofsted Rating: Good Pupils: 217 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kentmere Primary Academy Ofsted Rating: Outstanding Pupils: 359 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

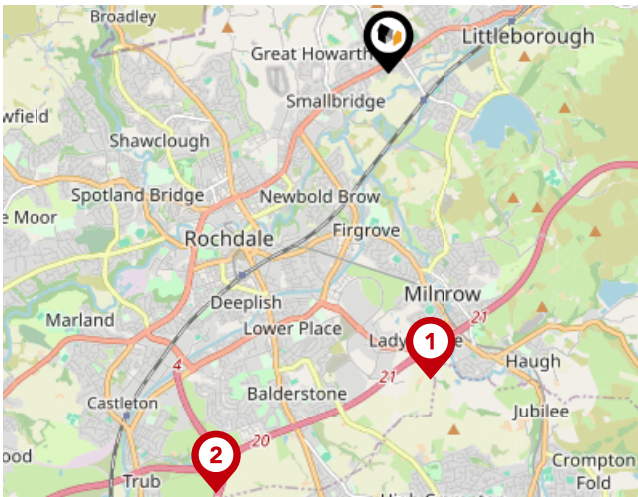


		Nursery	Primary	Secondary	College	Private
	Alice Ingham Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 142 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hamer Community Primary School Ofsted Rating: Good Pupils: 317 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springside Ofsted Rating: Good Pupils: 129 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Littleborough Community Primary School Ofsted Rating: Good Pupils: 333 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Belfield Community School Ofsted Rating: Good Pupils: 424 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Pupil Referral Service Ofsted Rating: Good Pupils: 164 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



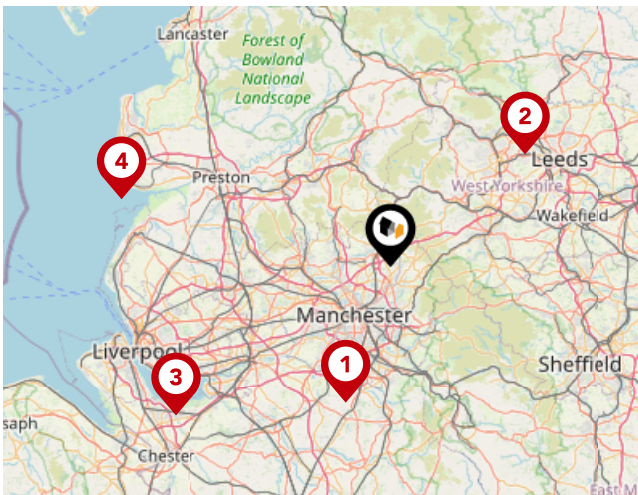
National Rail Stations

Pin	Name	Distance
1	Smithy Bridge Rail Station	0.57 miles
2	Littleborough Rail Station	1.13 miles
3	Rochdale Rail Station	2.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J21	2.72 miles
2	M62 J20	4 miles
3	A627(M) J1	5.83 miles
4	M62 J22	4.26 miles
5	M62 J19	5.68 miles

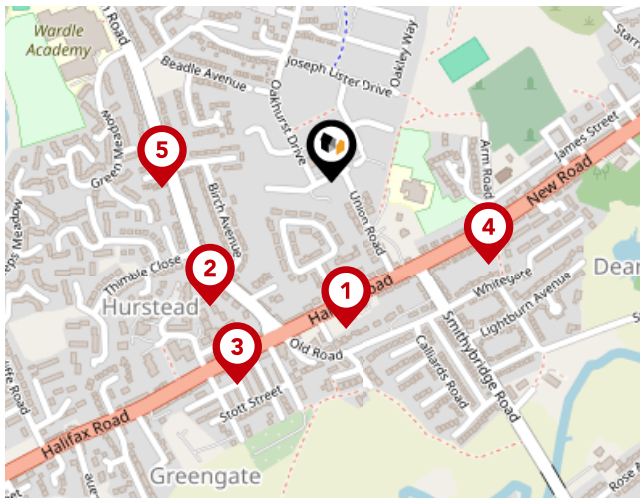


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	20.19 miles
2	Leeds Bradford Airport	24.61 miles
3	Speke	36.74 miles
4	Highfield	38.87 miles

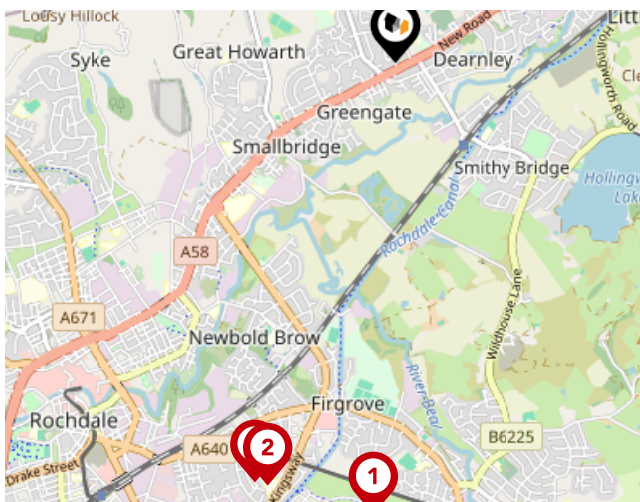
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mount Avenue	0.16 miles
2	Birch Avenue	0.19 miles
3	Braddocks Close	0.24 miles
4	Arm Road	0.19 miles
5	Gloucester Avenue	0.19 miles



Local Connections

Pin	Name	Distance
1	Kingsway (Manchester Metrolink)	1.99 miles
2	Newbold (Manchester Metrolink)	1.94 miles
3	Newbold (Manchester Metrolink)	1.95 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

