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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 06<sup>th</sup> November 2024**



**DELL SIDE WAY, ROCHDALE, OL12**

## Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,496 ft <sup>2</sup> / 139 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,848		
<b>Title Number:</b>	GM678737		

## Local Area

<b>Local Authority:</b>	Rochdale
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>9</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *Dell Side Way, Rochdale, OL12*

Reference - 17/00814/HOUS	
Decision:	Decided
Date:	11th July 2017
Description:	First floor side extension - Resubmission of 17/00469/HOUS

Reference - 17/00469/HOUS	
Decision:	Decided
Date:	25th April 2017
Description:	First floor side extension

Planning records for: *13 Dell Side Way Rochdale Lancashire OL12 6XX*

<b>Reference - 04/D43667</b>	
<b>Decision:</b>	Unknown
<b>Date:</b>	14th June 2004
<b>Description:</b>	Demolition Of Existing Conservatory And Erection Of Single Storey Extension To Dwelling

Planning records for: *23 Dell Side Way Rochdale OL12 6XX*

<b>Reference - 06/D48084</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd October 2006
<b>Description:</b>	Two Storey And First Floor Side Extension To Dwelling

Planning records for: *2 Dell Side Way Rochdale OL12 6XX*

<b>Reference - 08/D51163</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th July 2008
<b>Description:</b>	Two Storey Side/Rear And Erection Of Rear Conservatory

<b>Reference - 07/D49833</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th September 2007
<b>Description:</b>	Demolition Of Existing Conservatory And Erection Of Single Storey Rear Extension

Planning records for: *6 Dell Side Way Rochdale Lancashire OL12 6XX*

<b>Reference - 04/D43970</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th July 2004
<b>Description:</b> First Floor Side Extension Including Rear Balcony, And Rear Conservatory.

Planning records for: *18 Dell Side Way Rochdale Lancashire OL12 6XX*

<b>Reference - 04/D42807</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th January 2004
<b>Description:</b> Two Storey Side And Single Front Extension To Dwelling.

Planning records for: *20 Dell Side Way Rochdale Lancashire OL12 6XX*

<b>Reference - 14/00014/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th January 2014
<b>Description:</b> Extension and conversion of garage with construction of first floor above and single storey extensions to front and rear including demolition of existing conservatory

OL12

Energy rating

# B

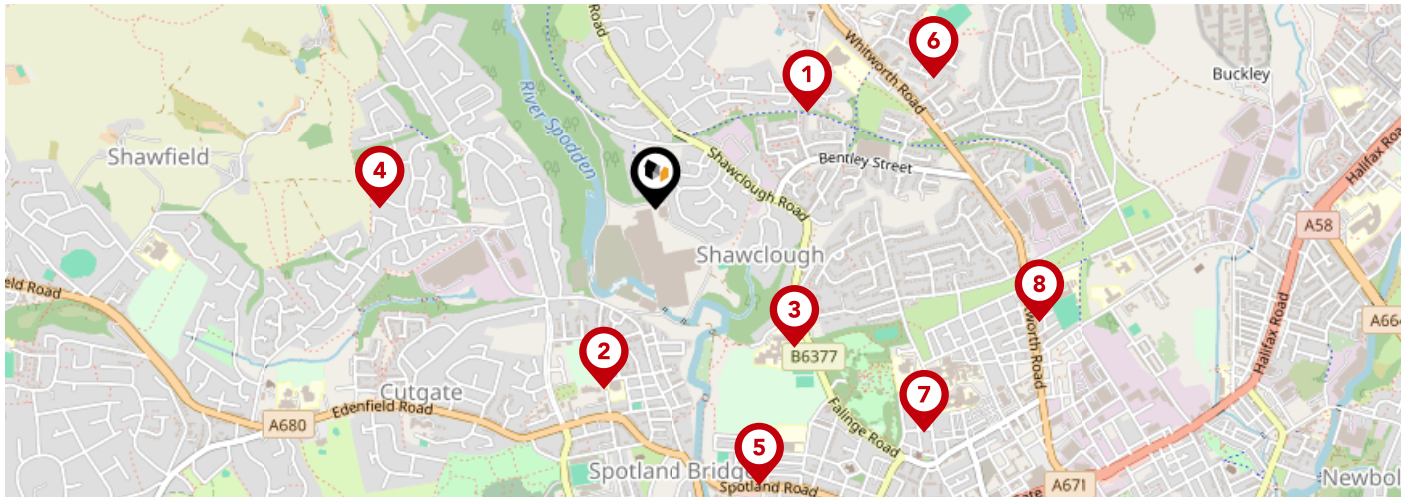
Valid until 21.12.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 88   B	← 89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

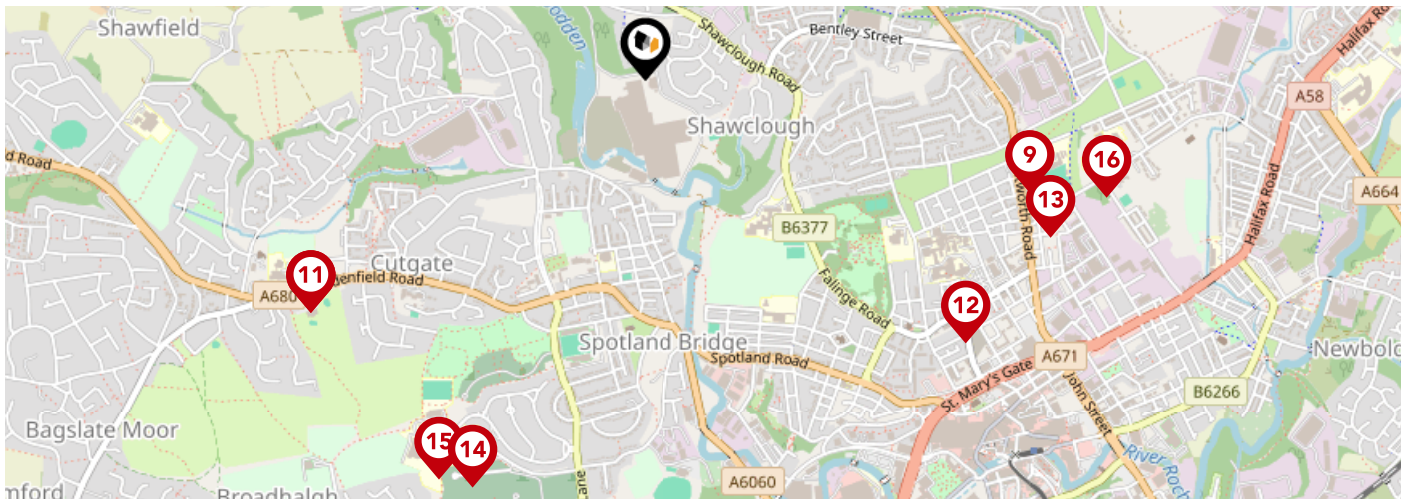
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	139 m <sup>2</sup>



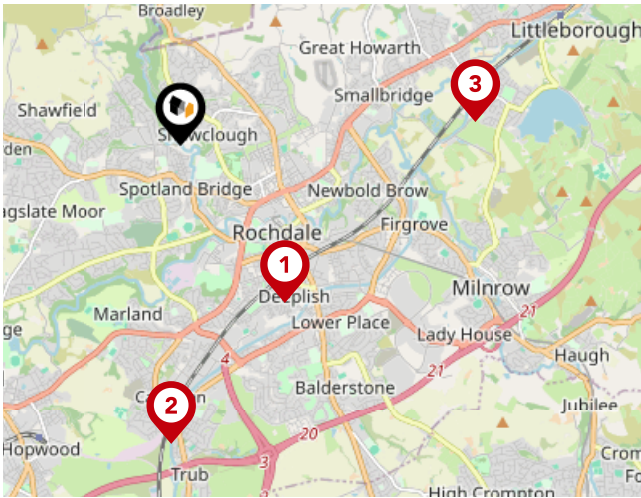


		Nursery	Primary	Secondary	College	Private
	<b>Shawclough Community Primary School</b> Ofsted Rating: Good   Pupils: 438   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meanwood Community Nursery and Primary School</b> Ofsted Rating: Good   Pupils: 346   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Falinge Park High School</b> Ofsted Rating: Good   Pupils: 1354   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willow View School</b> Ofsted Rating: Good   Pupils: 27   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spotland Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Healey Foundation Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brownhill School</b> Ofsted Rating: Requires improvement   Pupils: 87   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Greenbank Primary School</b> Ofsted Rating: Good   Pupils: 473   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



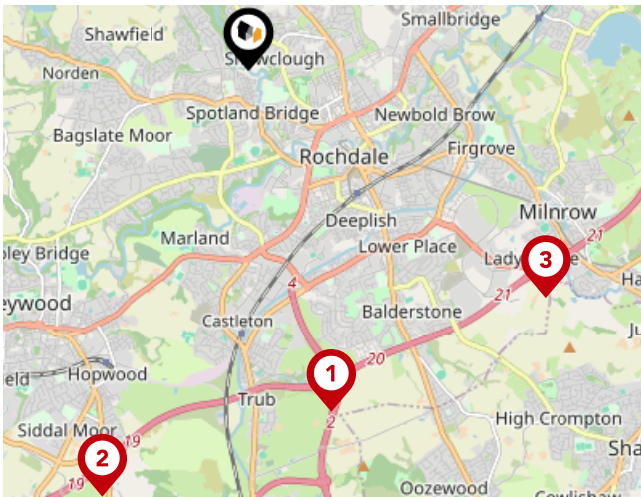


		Nursery	Primary	Secondary	College	Private
	<b>Rochdale Islamic Academy</b> Ofsted Rating: Good   Pupils: 147   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caldershaw Primary School</b> Ofsted Rating: Outstanding   Pupils: 241   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Vincent's Roman Catholic Primary School, Rochdale</b> Ofsted Rating: Requires improvement   Pupils: 382   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howard Street Nursery School</b> Ofsted Rating: Good   Pupils: 80   Distance:0.91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rochdale Islamic Academy</b> Ofsted Rating: Good   Pupils: 88   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Redwood</b> Ofsted Rating: Good   Pupils: 337   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oulder Hill Leadership Academy</b> Ofsted Rating: Not Rated   Pupils: 1184   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 297   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



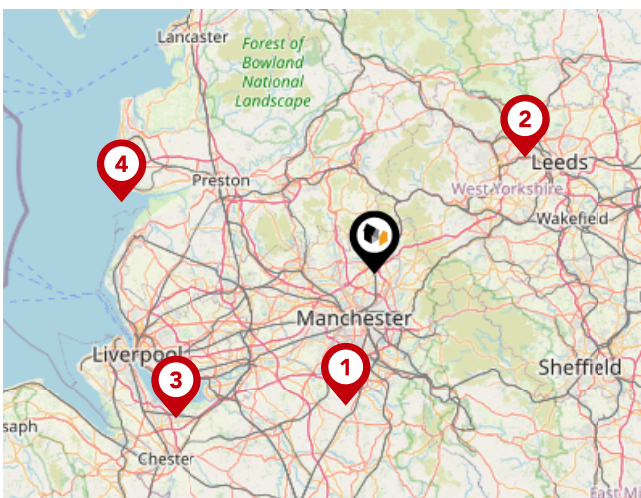
### National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	1.65 miles
2	Castleton (Manchester) Rail Station	2.62 miles
3	Smithy Bridge Rail Station	2.59 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	3.09 miles
2	M62 J19	3.96 miles
3	M62 J21	3.29 miles
4	A627(M) J1	5.3 miles
5	M60 J20	6.7 miles

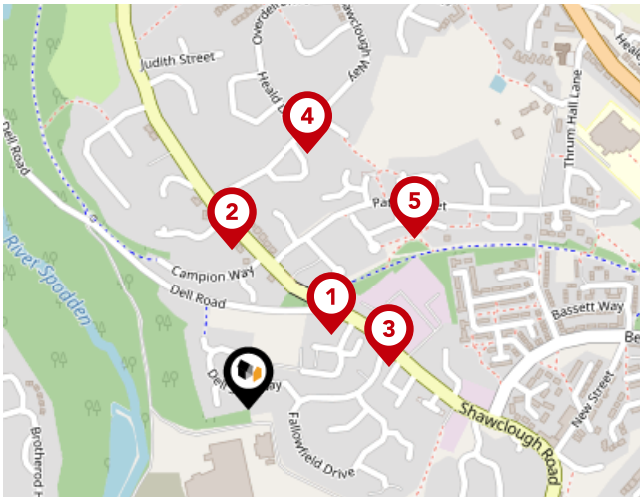


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.94 miles
2	Leeds Bradford Airport	26.8 miles
3	Speke	34.5 miles
4	Highfield	36.88 miles

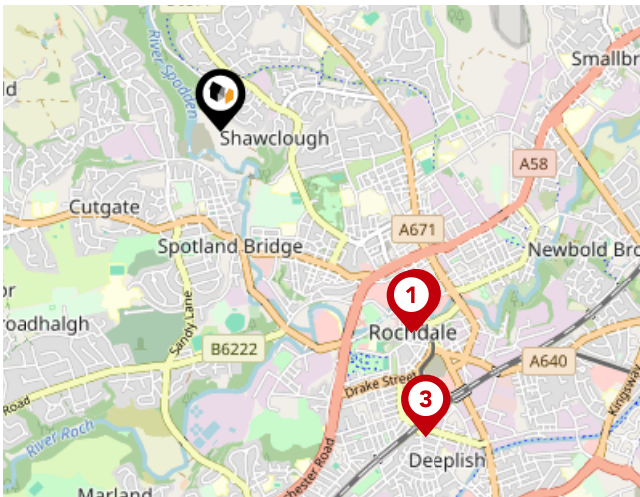
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Healey	0.12 miles
2	Troughbeck Way	0.18 miles
3	Fallowfield Drive	0.16 miles
4	Shawclough Close	0.29 miles
5	Paton Street	0.26 miles



### Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	1.22 miles
2	Rochdale Town Centre (Manchester Metrolink)	1.23 miles
3	Rochdale Railway Station (Manchester Metrolink)	1.62 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



/MartinCoUK



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# Martin & Co

## Data Quality

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#### Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com



Valuation Office  
Agency

