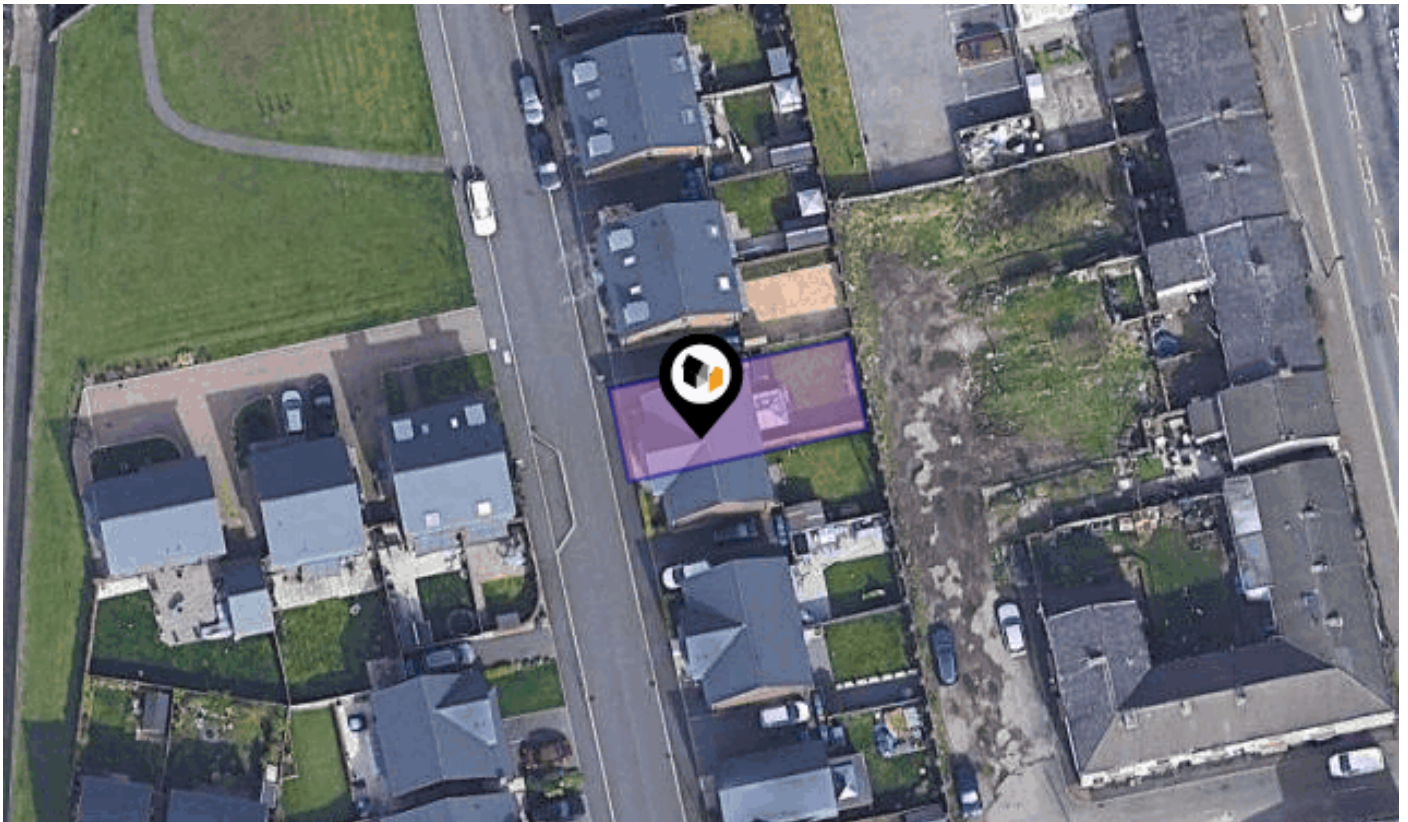


[See More Online](#)

# **MAR:** Market Appraisal Report

An Insight Into This Property & the Local Market

**Wednesday 10<sup>th</sup> September 2025**



**34, CHARLTON STREET, ROCHDALE, OL11 2SW**

## **Martin & Co Rochdale**

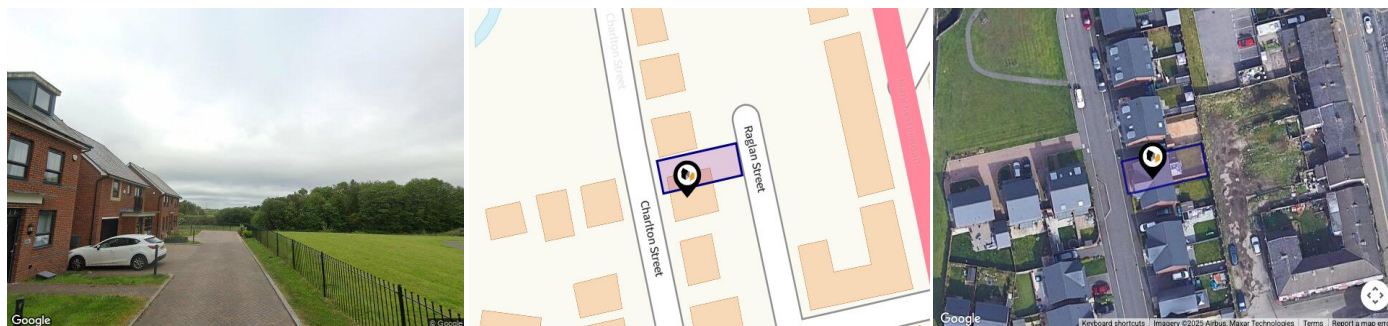
Martin & Co 15B Cheetham Street Rochdale OL16 1DG

01706 648277

[Daisy.pearce@martinco.com](mailto:Daisy.pearce@martinco.com)

[www.martinco.com/estate-agents-and-letting-agents/branch/rochdale/](http://www.martinco.com/estate-agents-and-letting-agents/branch/rochdale/)





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	796 ft <sup>2</sup> / 74 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	2016
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,912
<b>Title Number:</b>	MAN274932
<b>UPRN:</b>	10090923855

<b>Last Sold Date:</b>	04/03/2022
<b>Last Sold Price:</b>	£195,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£244
<b>Tenure:</b>	Leasehold
<b>Start Date:</b>	29/06/2016
<b>End Date:</b>	01/06/2168
<b>Lease Term:</b>	155 years from 1 June 2013
<b>Term Remaining:</b>	142 years

## Local Area

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

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

<b>4</b> mb/s	<b>41</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:

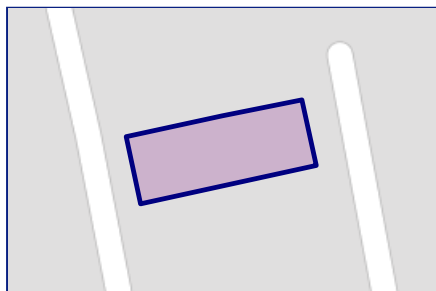


## Freehold Title Plan



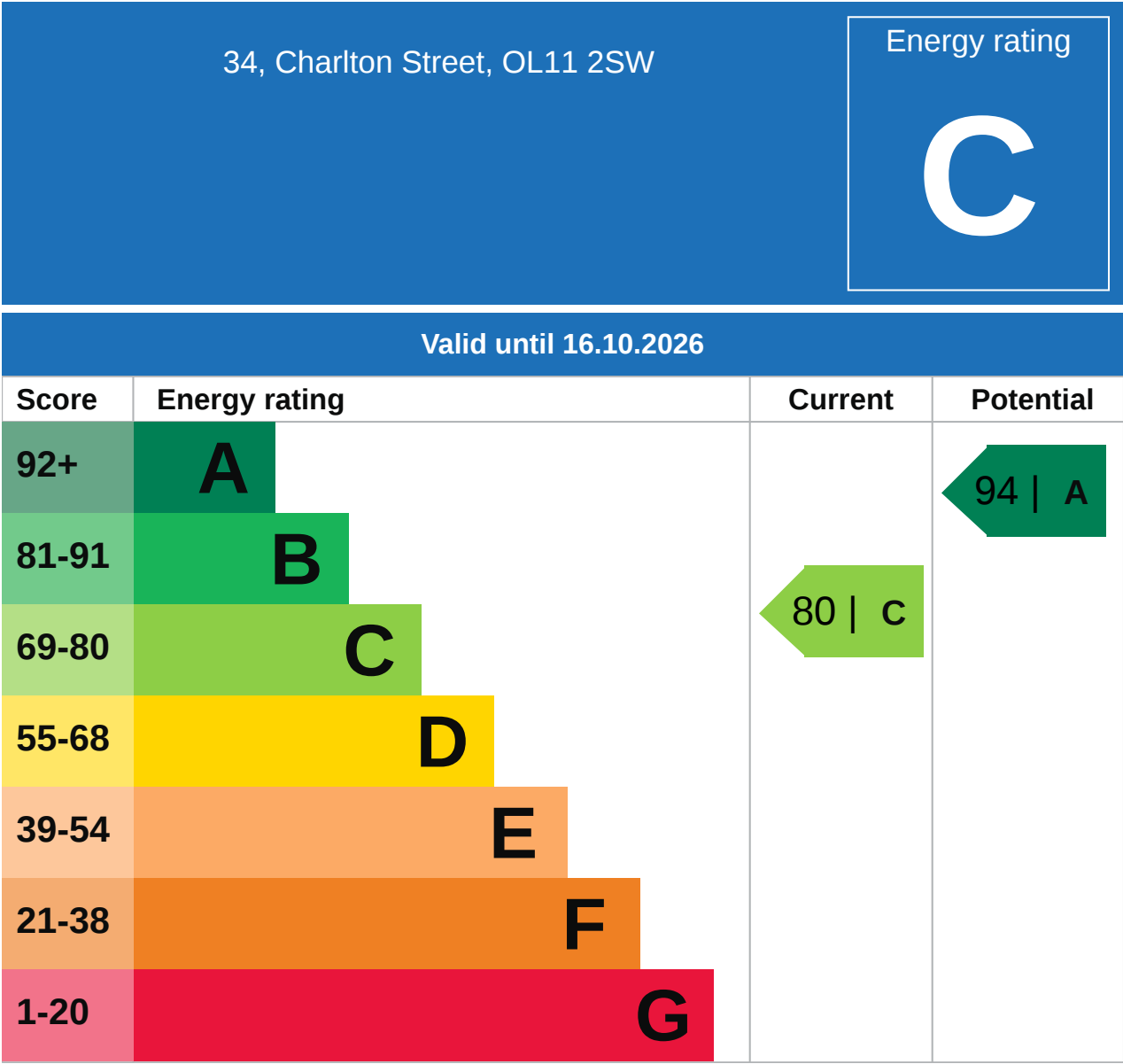
**MAN296523**

## Leasehold Title Plan



**MAN274932**

Start Date: 29/06/2016  
End Date: 01/06/2168  
Lease Term: 155 years from 1 June 2013  
Term Remaining: 142 years



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.35 W/m-Â°K
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Average thermal transmittance 0.15 W/m-Â°K
<b>Roof Energy:</b>	Good
<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 40% of fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.20 W/m-Â°K
<b>Total Floor Area:</b>	74 m <sup>2</sup>

40, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	04/04/2025	07/02/2018	24/06/2016
Last Sold Price:	£260,000	£190,000	£190,995
64, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	25/02/2025	30/06/2017	
Last Sold Price:	£210,000	£164,995	
68, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	04/12/2024	25/03/2022	29/06/2017
Last Sold Price:	£205,000	£190,000	£154,995
52, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	09/02/2024	17/11/2016	
Last Sold Price:	£260,000	£192,995	
42, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	02/02/2024	24/06/2016	
Last Sold Price:	£245,000	£190,995	
25, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	19/10/2023	08/02/2019	24/03/2016
Last Sold Price:	£240,000	£182,000	£169,995
2, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	04/08/2023	30/09/2021	22/05/2015
Last Sold Price:	£222,500	£175,000	£162,500
11, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	01/03/2023	30/06/2015	
Last Sold Price:	£300,000	£227,796	
70, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	28/10/2022	13/12/2019	30/06/2017
Last Sold Price:	£205,000	£163,500	£154,995
26, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	16/09/2022	17/06/2016	
Last Sold Price:	£232,500	£164,995	
66, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	29/07/2022	28/06/2017	
Last Sold Price:	£275,000	£234,995	
31, Charlton Street, Rochdale, OL11 2SW			
Last Sold Date:	12/05/2022	29/04/2016	
Last Sold Price:	£241,500	£191,995	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

## 34, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	04/03/2022	30/06/2016
Last Sold Price:	£195,000	£149,995

## 74, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	25/02/2022	28/07/2017
Last Sold Price:	£240,000	£199,995

## 48, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	28/01/2022	25/11/2016
Last Sold Price:	£225,000	£192,995

## 4, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	12/11/2021	23/10/2015
Last Sold Price:	£208,000	£169,995

## 28, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	12/08/2021	17/06/2016
Last Sold Price:	£180,000	£151,995

## 24, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	25/06/2021	27/05/2016
Last Sold Price:	£225,000	£194,995

## 76, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	04/06/2021	28/07/2017
Last Sold Price:	£215,000	£197,995

## 23, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	10/05/2021	15/03/2016
Last Sold Price:	£187,500	£166,995

## 14, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	19/03/2021	11/12/2014
Last Sold Price:	£183,000	£174,995

## 7, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	20/09/2019	27/03/2015
Last Sold Price:	£173,500	£166,995

## 58, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	07/06/2019	31/03/2017
Last Sold Price:	£189,000	£190,636

## 36, Charlton Street, Rochdale, OL11 2SW

Last Sold Date:	02/03/2018	
Last Sold Price:	£185,000	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



72, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	28/07/2017	
Last Sold Price:	£199,995	
9, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	17/07/2017	22/08/2014
Last Sold Price:	£237,000	£235,995
62, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	23/12/2016	
Last Sold Price:	£164,995	
60, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	22/12/2016	
Last Sold Price:	£164,995	
56, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	16/12/2016	
Last Sold Price:	£194,995	
54, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	16/12/2016	
Last Sold Price:	£191,495	
50, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	25/11/2016	
Last Sold Price:	£192,995	
46, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	30/09/2016	
Last Sold Price:	£236,995	
30, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	30/06/2016	
Last Sold Price:	£151,995	
32, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	30/06/2016	
Last Sold Price:	£149,995	
38, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	24/06/2016	
Last Sold Price:	£190,995	
44, Charlton Street, Rochdale, OL11 2SW		
Last Sold Date:	23/06/2016	
Last Sold Price:	£234,995	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



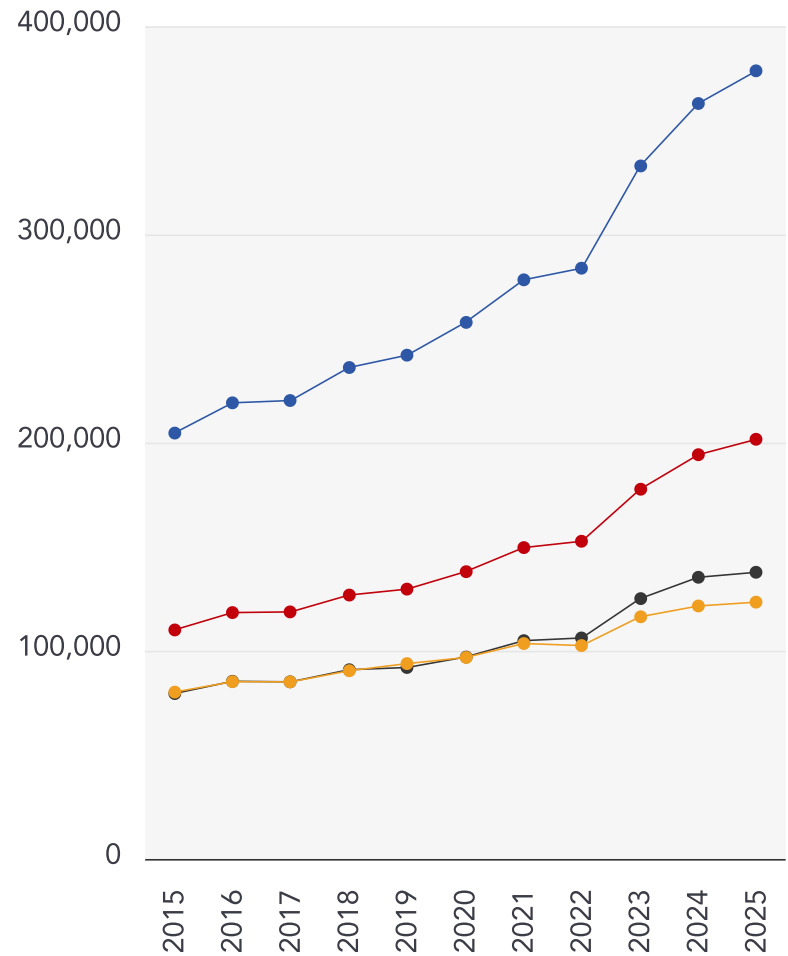
<b>22, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 10/06/2016
Last Sold Price: £172,995
<b>18, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 27/05/2016
Last Sold Price: £172,995
<b>29, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 27/05/2016
Last Sold Price: £234,995
<b>20, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 27/05/2016
Last Sold Price: £169,995
<b>21, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 29/04/2016
Last Sold Price: £163,995
<b>33, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 29/04/2016
Last Sold Price: £191,995
<b>37, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 15/04/2016
Last Sold Price: £224,000
<b>35, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 24/03/2016
Last Sold Price: £219,995
<b>27, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 24/03/2016
Last Sold Price: £169,995
<b>19, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 22/12/2015
Last Sold Price: £166,995
<b>15, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 25/09/2015
Last Sold Price: £229,995
<b>13, Charlton Street, Rochdale, OL11 2SW</b>
Last Sold Date: 26/06/2015
Last Sold Price: £167,995

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

6, Charlton Street, Rochdale, OL11 2SW	
Last Sold Date:	01/05/2015
Last Sold Price:	£165,000
8, Charlton Street, Rochdale, OL11 2SW	
Last Sold Date:	30/04/2015
Last Sold Price:	£162,500
5, Charlton Street, Rochdale, OL11 2SW	
Last Sold Date:	27/03/2015
Last Sold Price:	£164,995
12, Charlton Street, Rochdale, OL11 2SW	
Last Sold Date:	13/02/2015
Last Sold Price:	£172,000
10, Charlton Street, Rochdale, OL11 2SW	
Last Sold Date:	19/12/2014
Last Sold Price:	£142,500
16, Charlton Street, Rochdale, OL11 2SW	
Last Sold Date:	12/12/2014
Last Sold Price:	£152,995
3, Charlton Street, Rochdale, OL11 2SW	
Last Sold Date:	26/06/2014
Last Sold Price:	£138,675

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

### 10 Year History of Average House Prices by Property Type in OL11



Detached

**+85.06%**

Semi-Detached

**+83.24%**

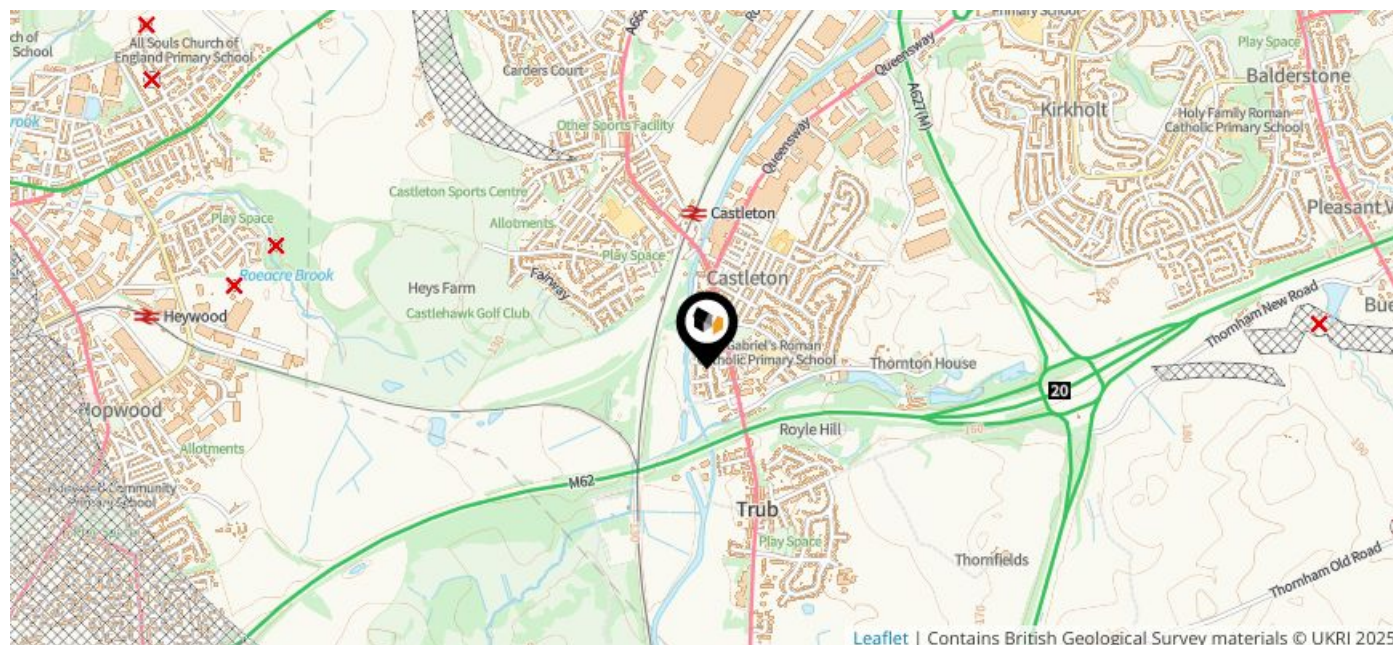
Terraced

**+73.33%**

Flat

**+53.92%**

This map displays nearby coal mine entrances and their classifications.



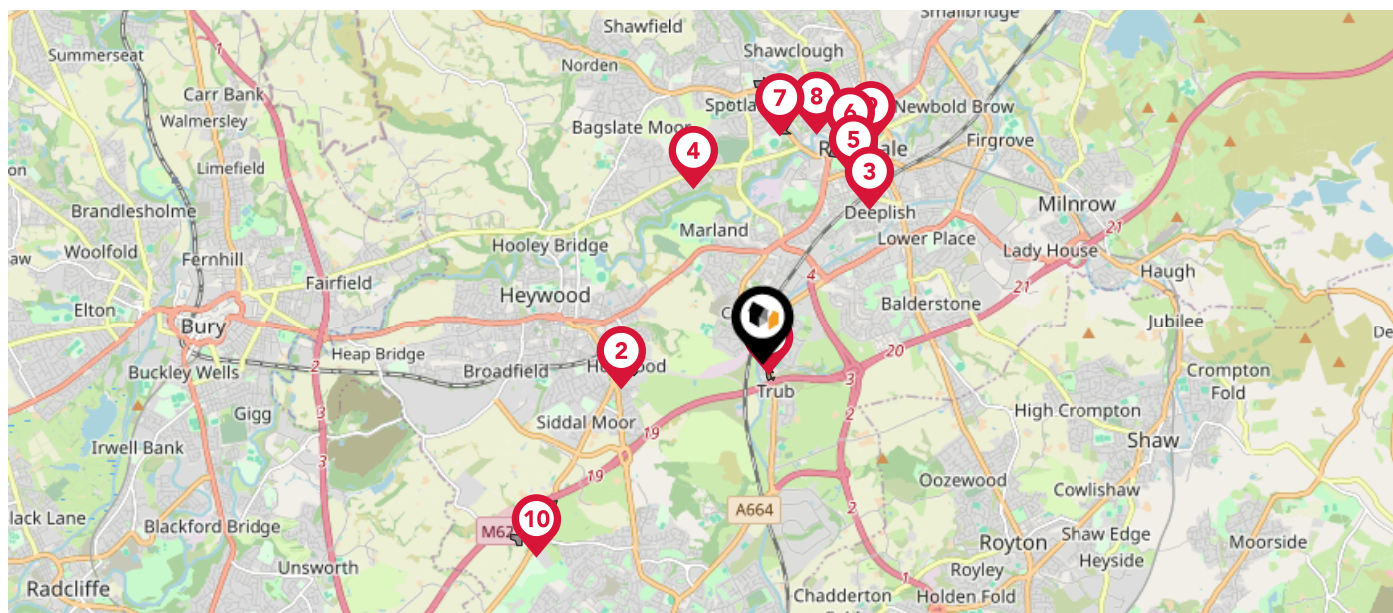
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

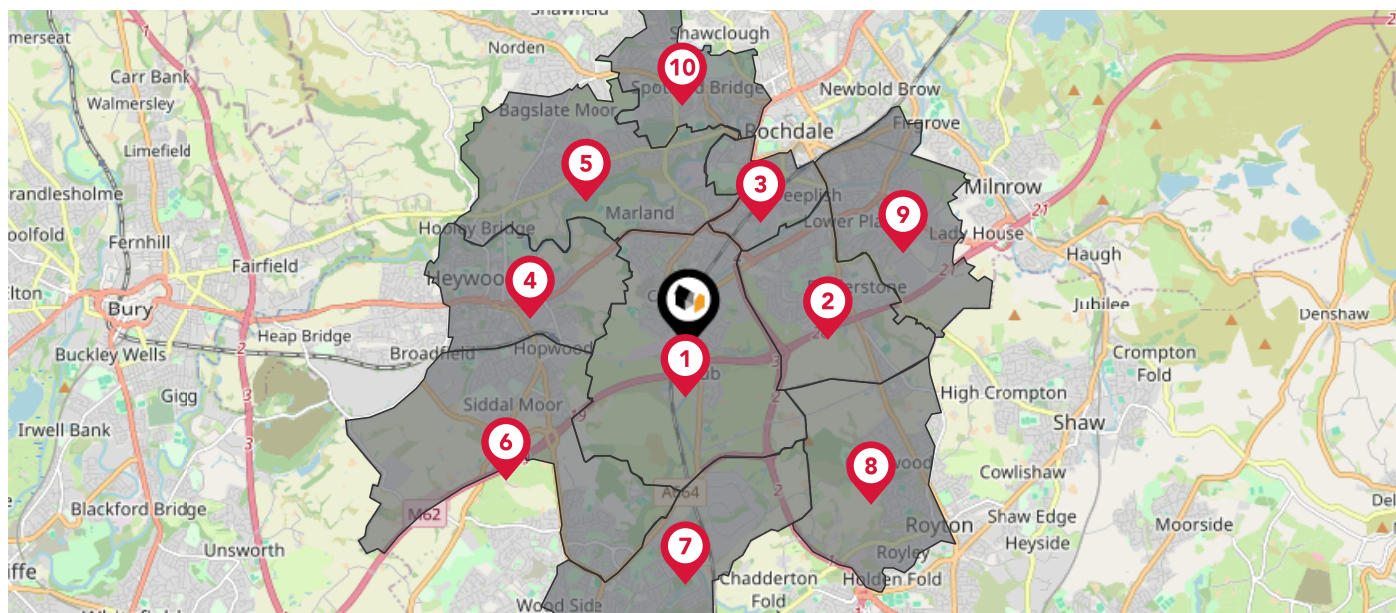


### Nearby Conservation Areas

- 1 Castleton (South)
- 2 Heywood Station
- 3 Maclure Road
- 4 Moorgate Avenue
- 5 Rochdale Town Centre
- 6 Toad Lane
- 7 Spotland Bridge
- 8 St Edmund's Church
- 9 Town Head
- 10 Birch Village



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

1

Castleton Ward

2

Balderstone & Kirkholt Ward

3

Milkstone & Deepdish Ward

4

North Heywood Ward

5

Bamford Ward

6

Hopwood Hall Ward

7

North Middleton Ward

8

Royton North Ward

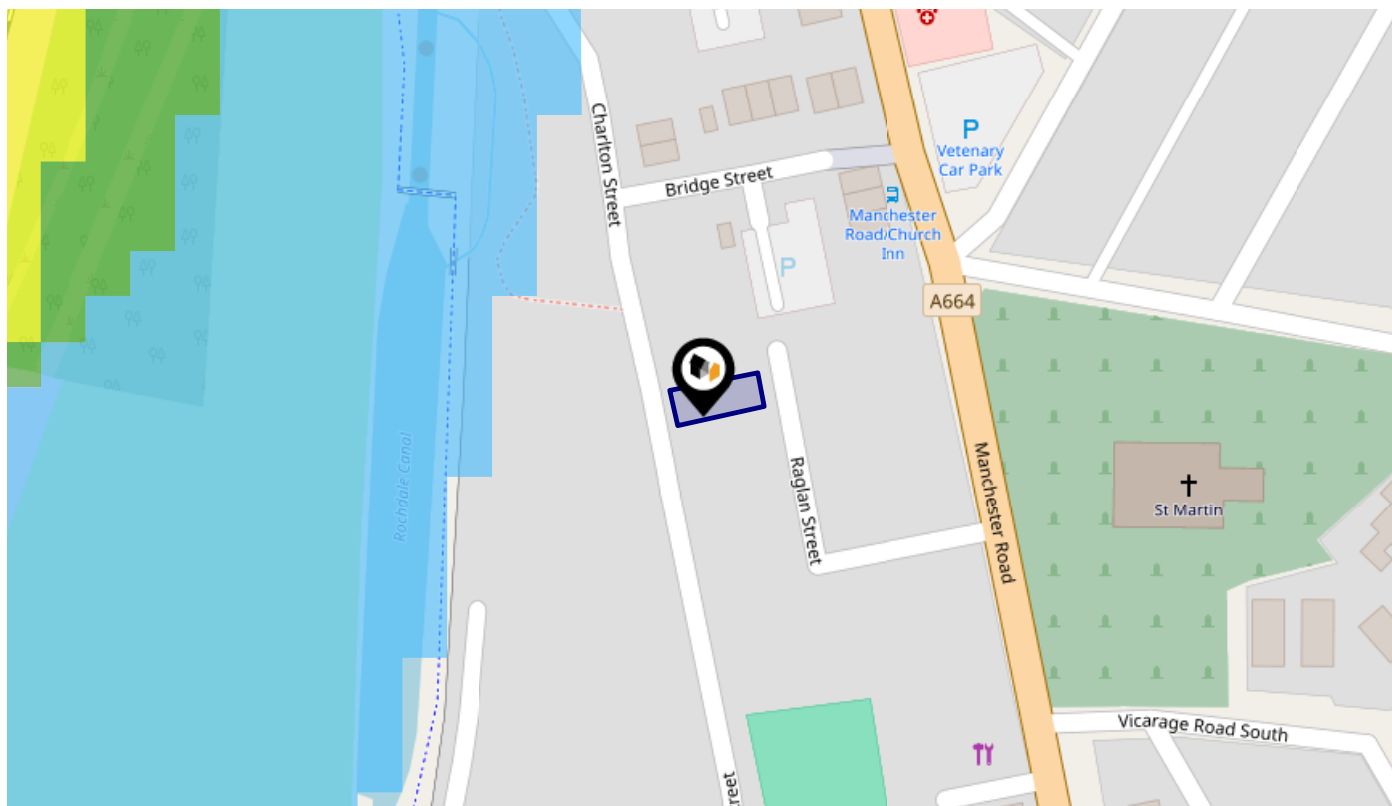
9

Kingsway Ward

10

Spotland & Falinge Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

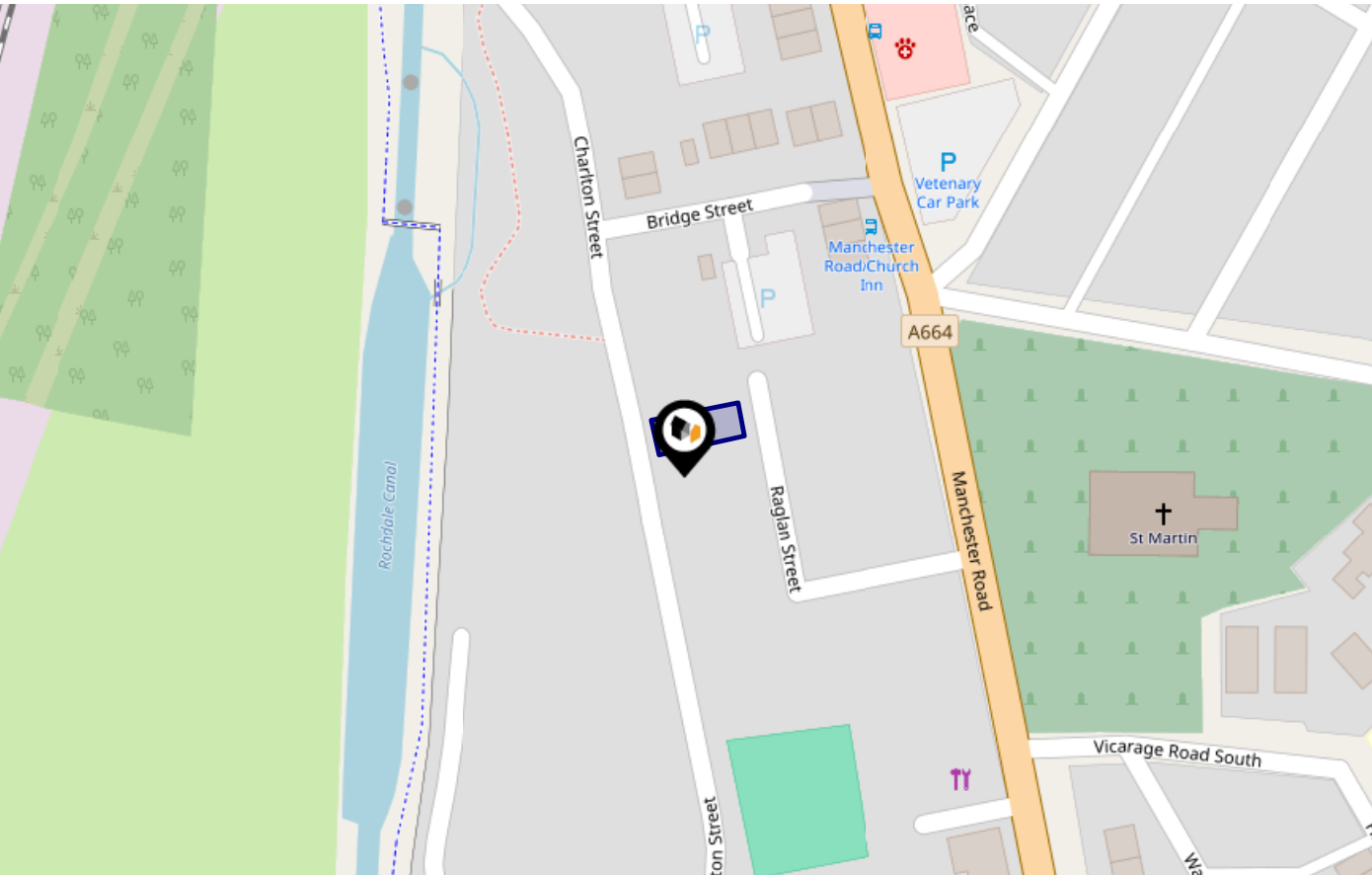
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>



# Flood Risk





## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

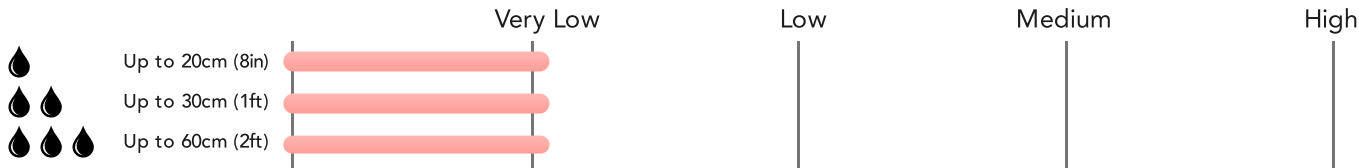


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

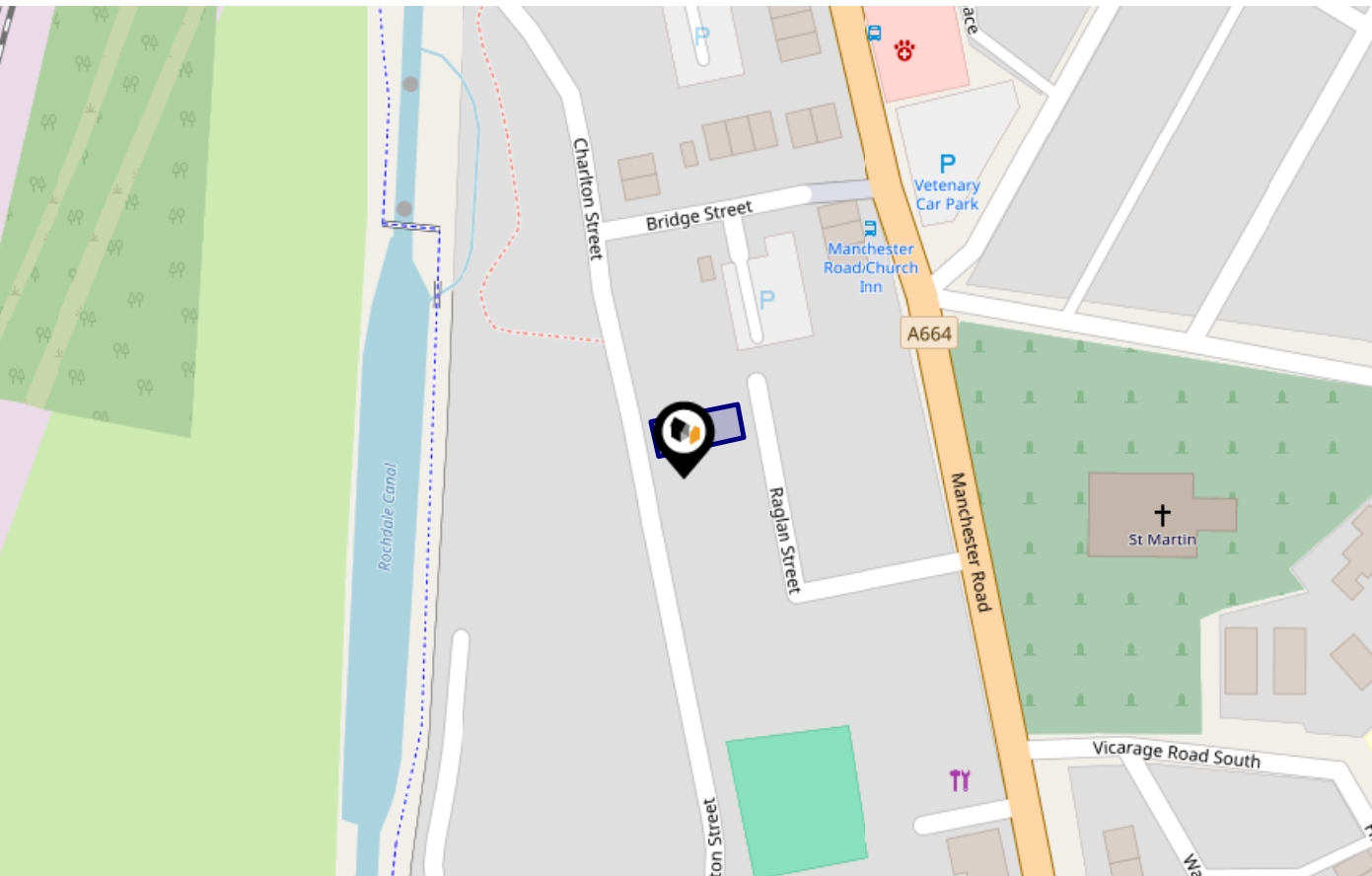
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

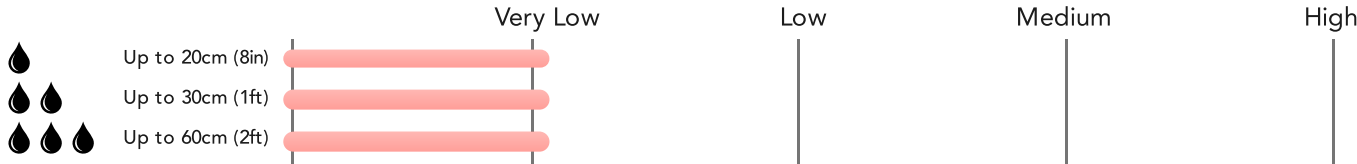


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

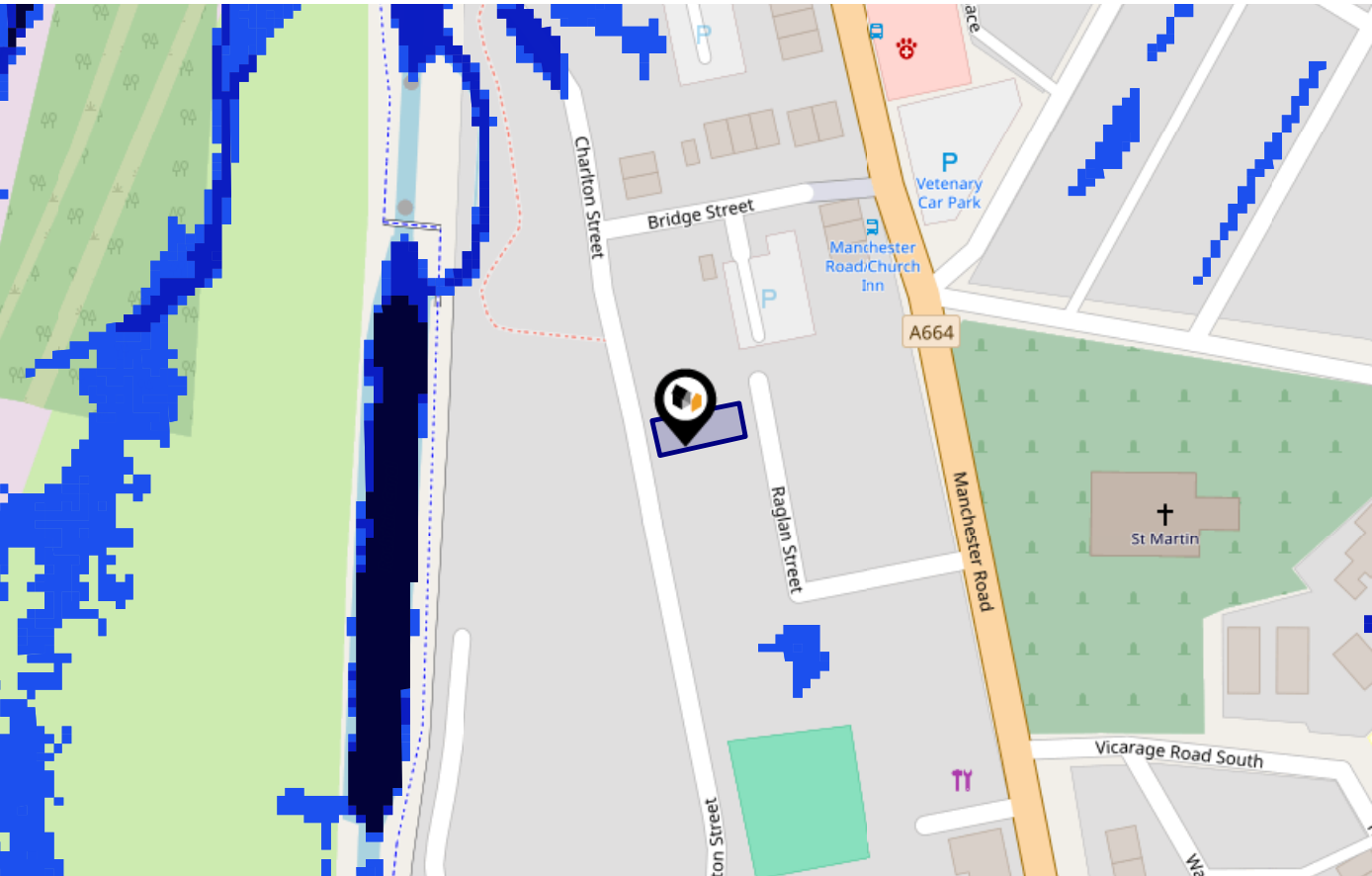
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

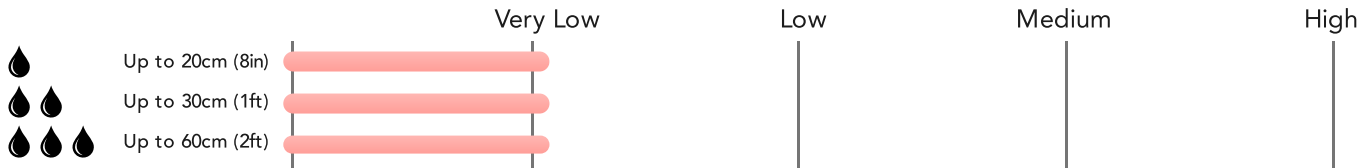


Risk Rating: Very low

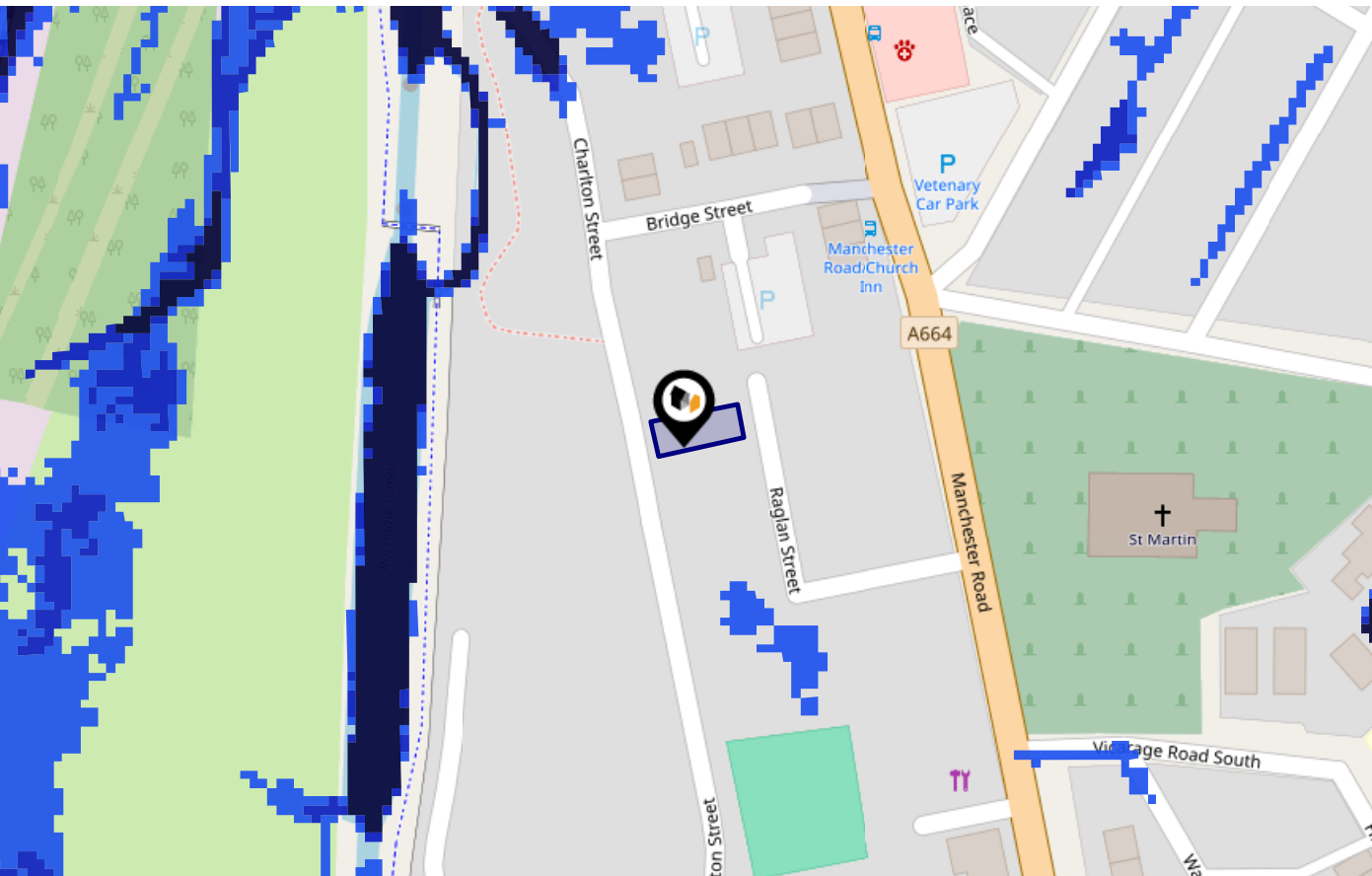
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

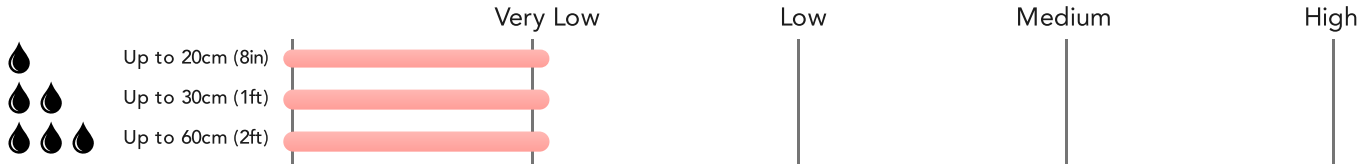


Risk Rating: Very low

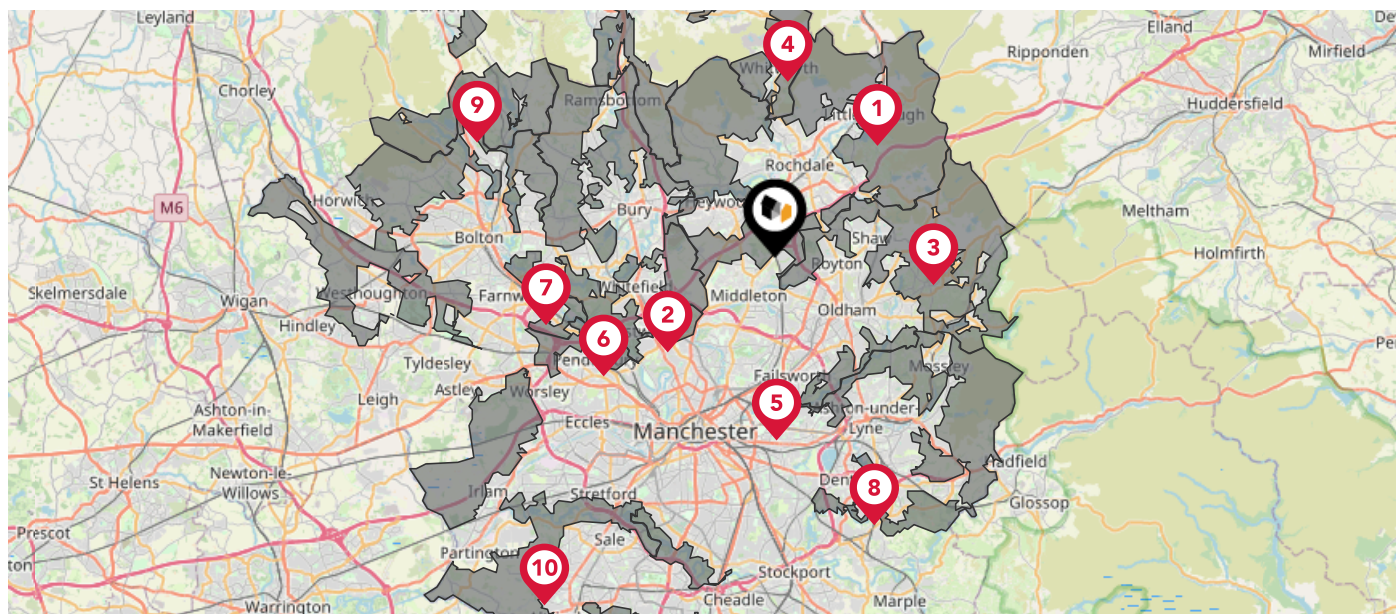
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

1

Merseyside and Greater Manchester Green Belt - Rochdale

2

Merseyside and Greater Manchester Green Belt - Bury

3

Merseyside and Greater Manchester Green Belt - Oldham

4

Merseyside and Greater Manchester Green Belt - Rossendale

5

Merseyside and Greater Manchester Green Belt - Manchester

6

Merseyside and Greater Manchester Green Belt - Salford

7

Merseyside and Greater Manchester Green Belt - Bolton

8

Merseyside and Greater Manchester Green Belt - Tameside

9

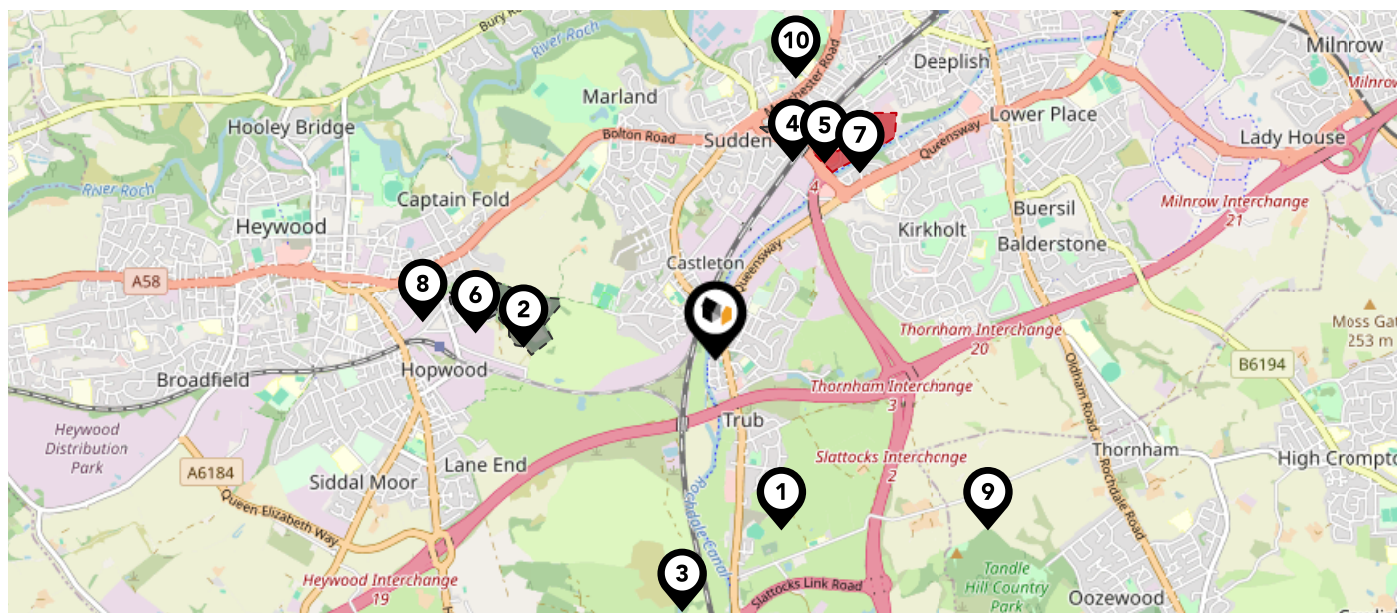
Merseyside and Greater Manchester Green Belt - Blackburn with Darwen

10

Merseyside and Greater Manchester Green Belt - Trafford



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













### Nearby Landfill Sites

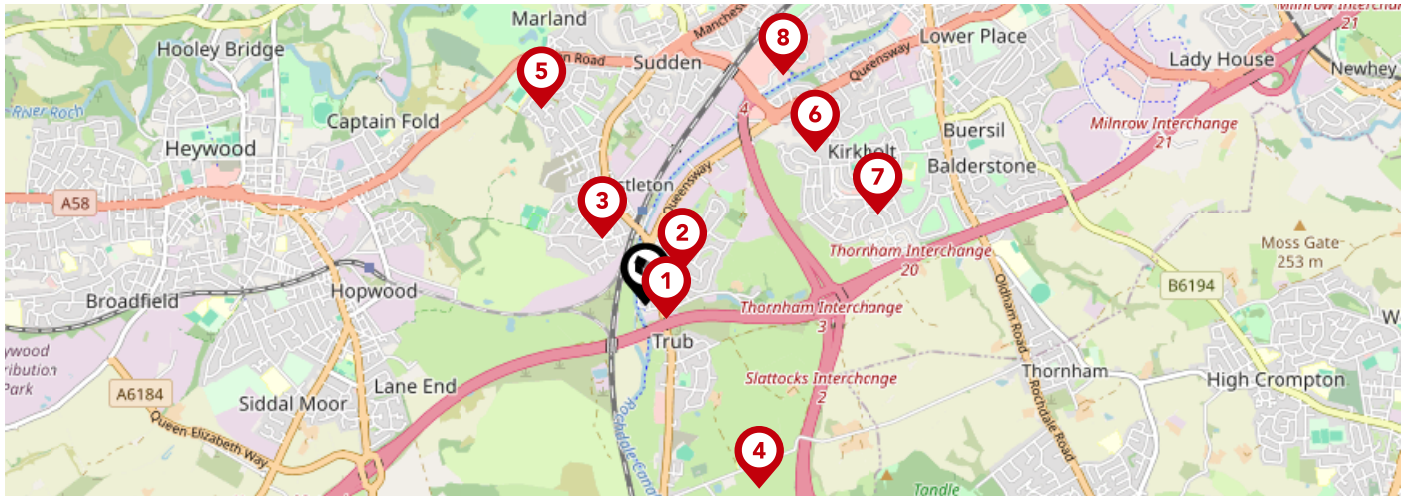
<b>1</b>	Land At Newhey Farm-Chesham Avenue, Castleton, Rochdale, Greater Manchester	Historic Landfill	
<b>2</b>	Land South of Chadwick Lane-Heywood, Rochdale	Historic Landfill	
<b>3</b>	Land at Manchester Golf Club-Rochdale Road, Stannycliffe, Middleton, Greater Manchester	Historic Landfill	
<b>4</b>	Edinburgh Way-Rochdale, Greater Manchester	Historic Landfill	
<b>5</b>	Hailwood Street-Deeplish, Rochdale, Greater Manchester	Historic Landfill	
<b>6</b>	Brook Bank-Green Lane, Heywood, Bury, Greater Manchester	Historic Landfill	
<b>7</b>	EA/EPR/GP3296CN/A001	Active Landfill	
<b>8</b>	Roe Acre Mill-Rochdale Road East, Heywood, Greater Manchester	Historic Landfill	
<b>9</b>	Land at Thornham Old Road-Royton, Oldham, Greater Manchester	Historic Landfill	
<b>10</b>	Mandale Park Tip-Manchester Road, Rochdale	Historic Landfill	

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

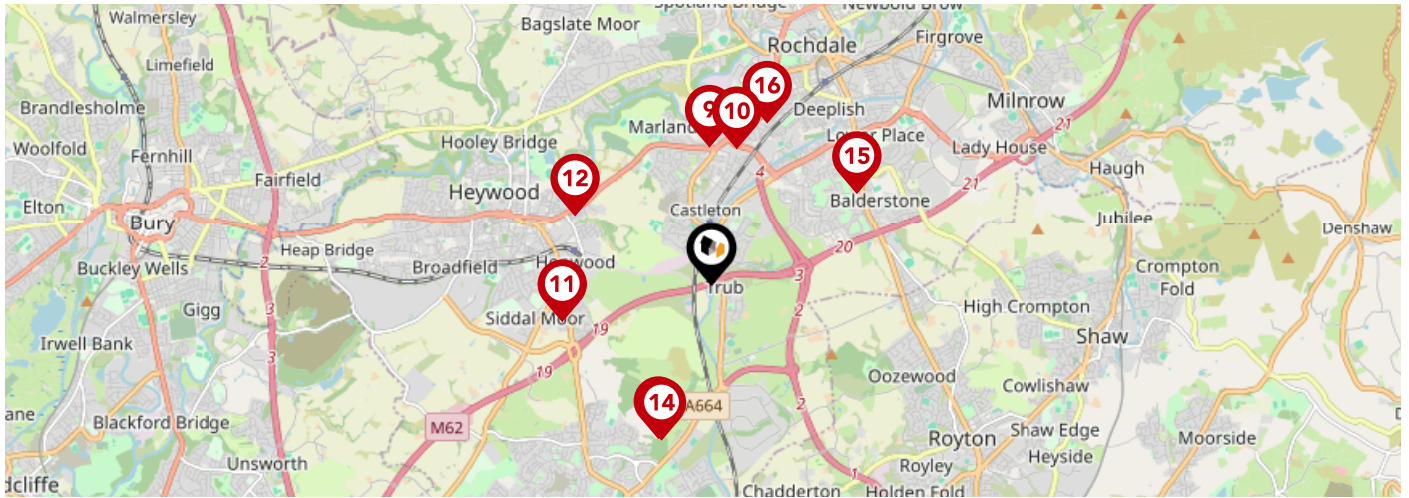


Listed Buildings in the local district	Grade	Distance
 1038295 - Rochdale Canal Lock Number 52 And Towpath Bridge	Grade II	0.0 miles
 1203230 - Church Of Saint Martin	Grade II	0.1 miles
 1346237 - Rochdale Canal Lock Number 53	Grade II	0.1 miles
 1084281 - United Reformed Church	Grade II	0.3 miles
 1268015 - Arrow Vale Mill	Grade II	0.4 miles
 1396460 - Sand Hole Farmhouse	Grade II	0.9 miles
 1040076 - Church Of All Souls	Grade II	1.2 miles
 1393827 - Railway Warehouse And Loading Shed, Old Goods Yard	Grade II	1.3 miles
 1268044 - Mutual Mills	Grade II	1.5 miles
 1253201 - Flagstone Wall On East Side Of Footpath From Turnhill Road/crompton Avenue	Grade II	1.5 miles





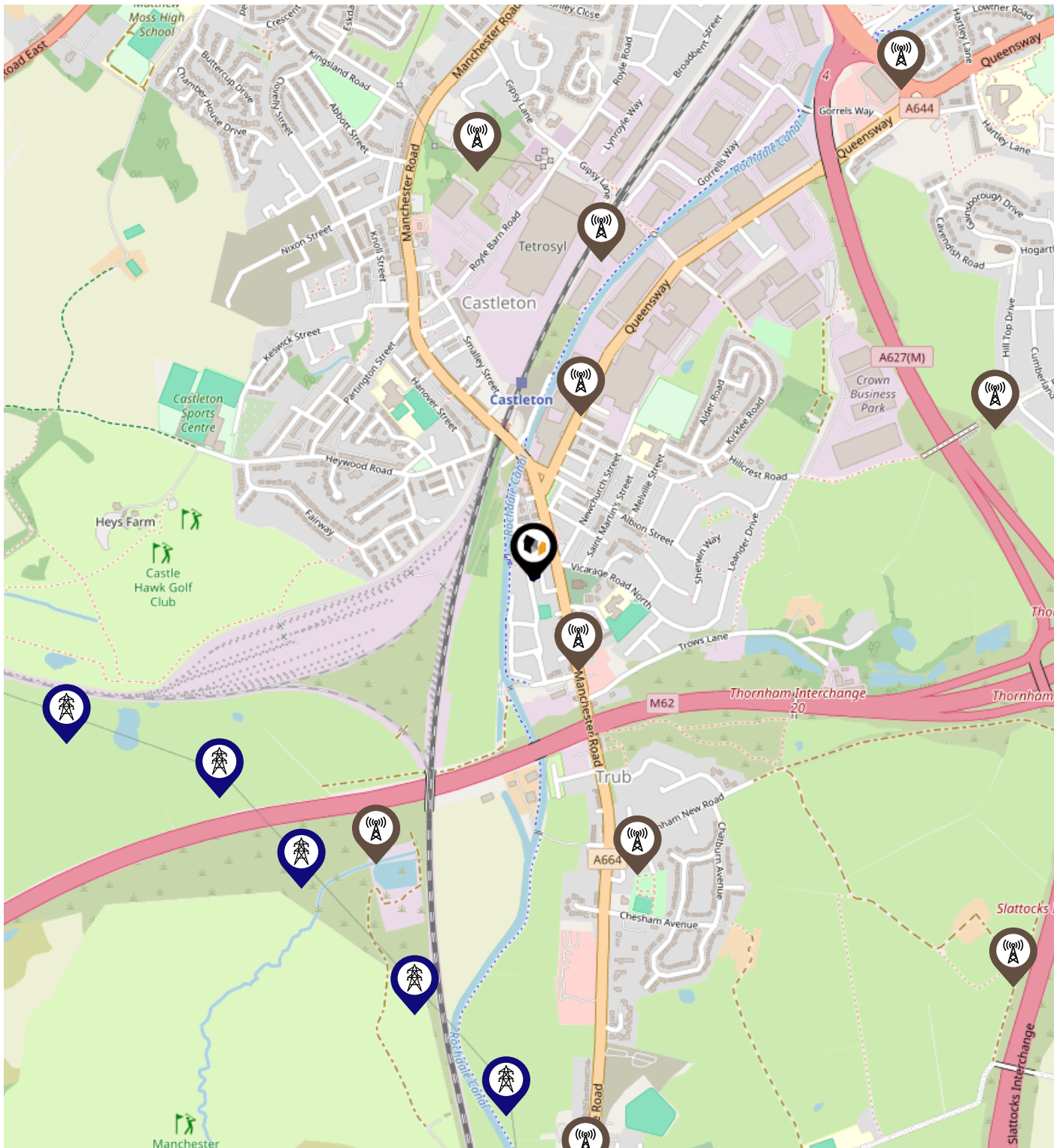
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Gabriel's Roman Catholic Primary School, Rochdale</b> Ofsted Rating: Good   Pupils: 199   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Castleton Primary School</b> Ofsted Rating: Requires improvement   Pupils: 350   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Edward's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St John's Church of England Primary School, Thornham</b> Ofsted Rating: Good   Pupils:0   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Matthew Moss High School</b> Ofsted Rating: Good   Pupils: 1208   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sandbrook Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 624   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holy Family Roman Catholic Primary School, Rochdale</b> Ofsted Rating: Good   Pupils: 235   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ashfield Valley Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Marland Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 462   Distance: 1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brimrod Community Primary School</b> Ofsted Rating: Good   Pupils: 220   Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hopwood Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 236   Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hopwood Hall College</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Edgar Wood Academy</b> Ofsted Rating: Requires improvement   Pupils: 476   Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Church of England Primary School, Balderstone</b> Ofsted Rating: Good   Pupils: 207   Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beech House School</b> Ofsted Rating: Not Rated   Pupils: 179   Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



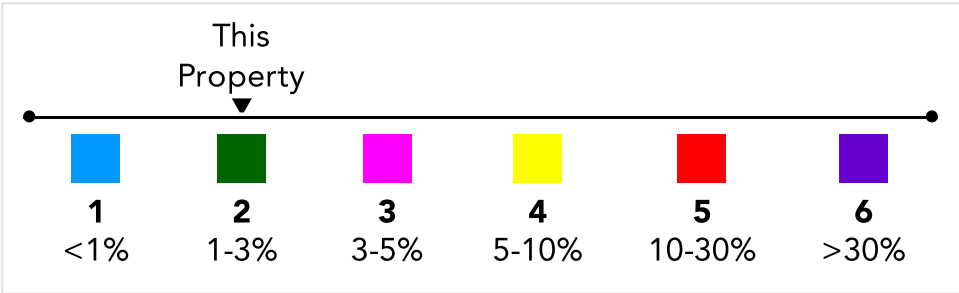
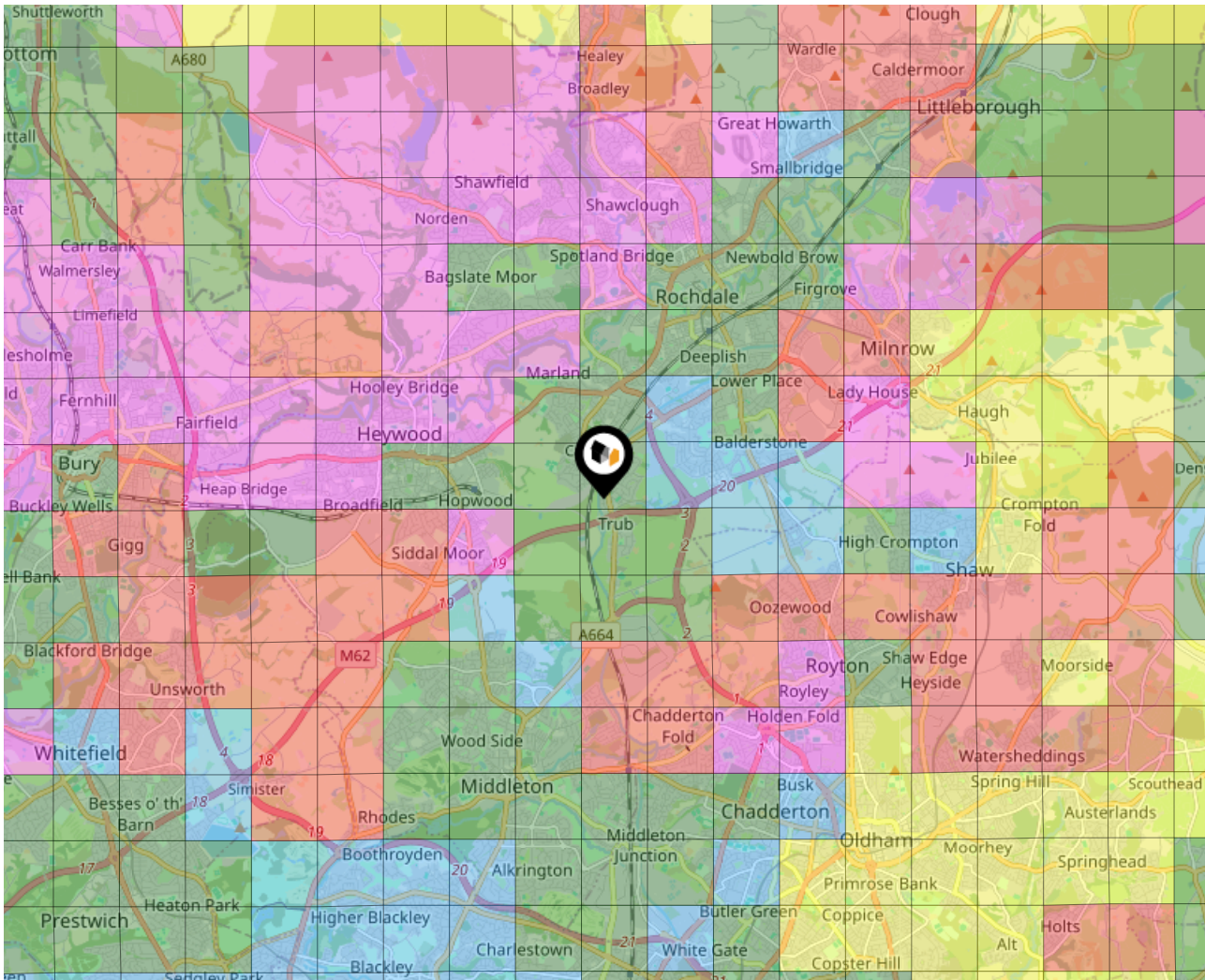
### Key:

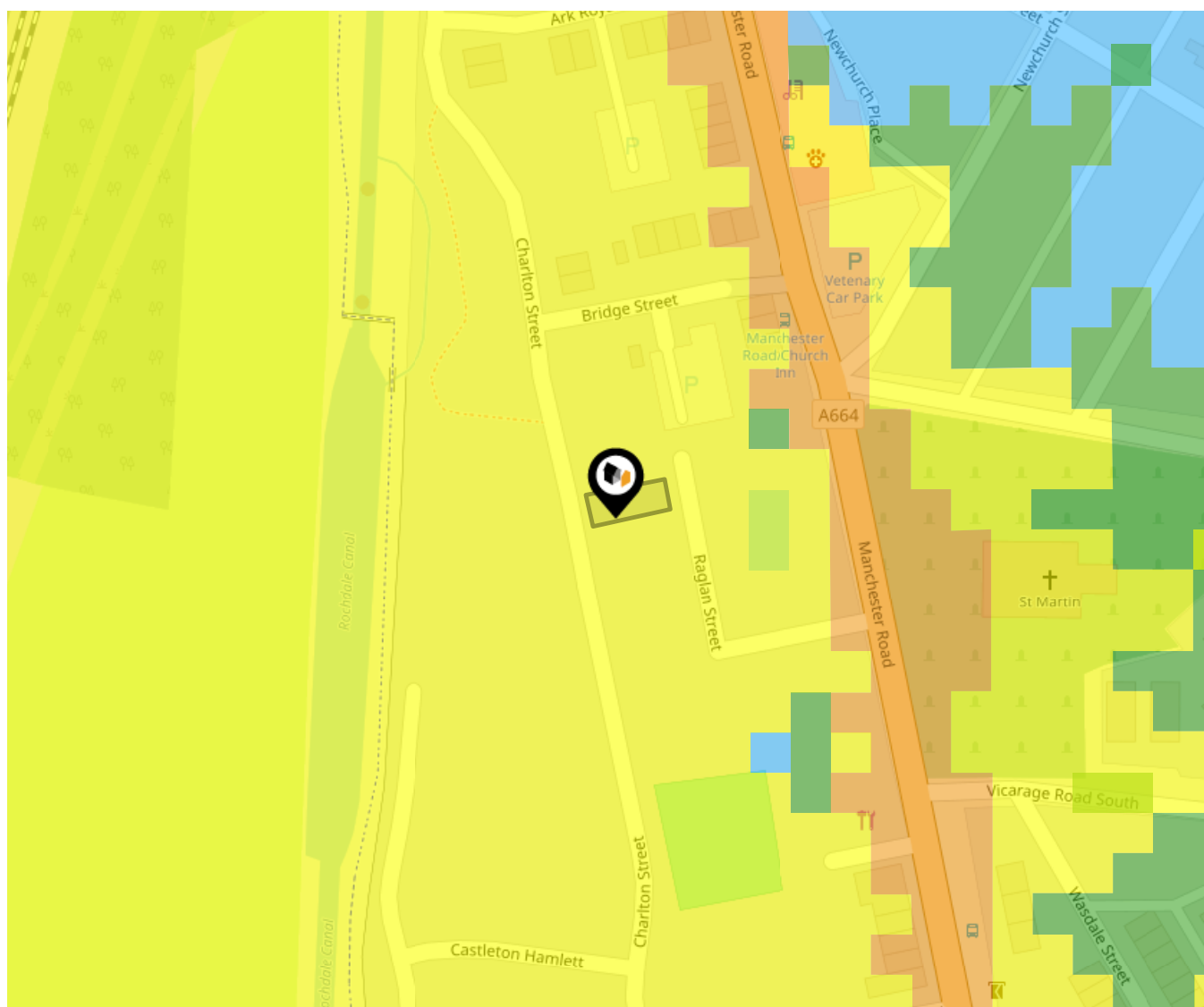
-  Power Pylons
-  Communication Masts



### What is Radon?






Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





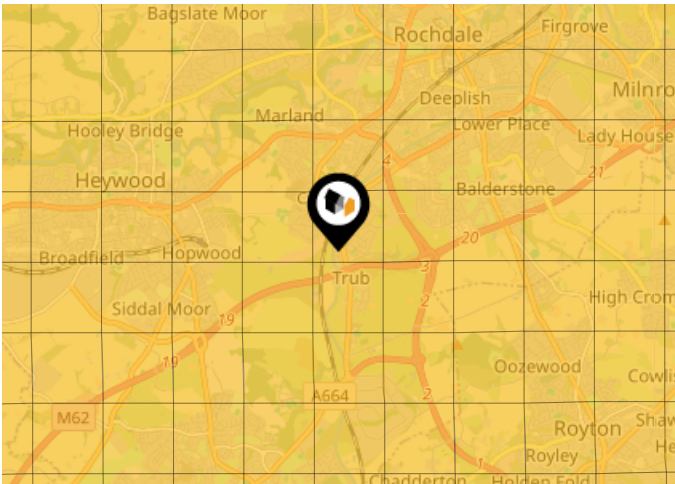
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

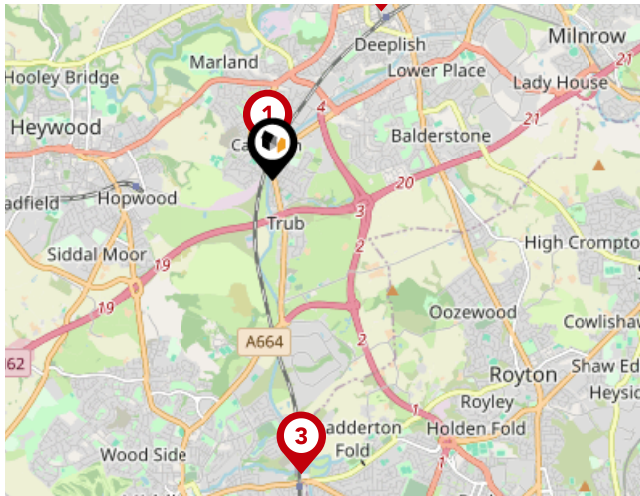
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

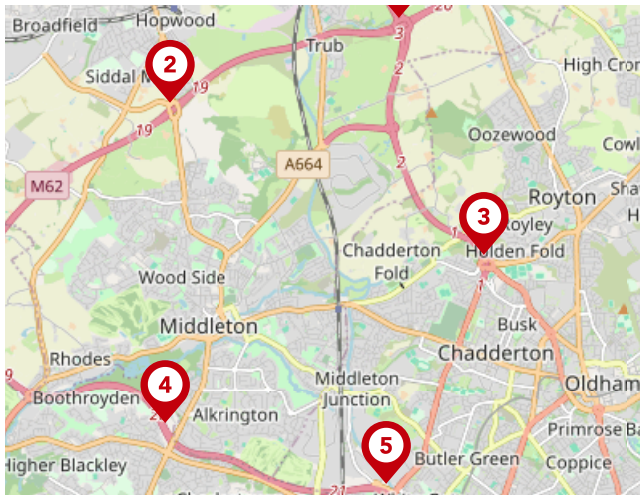
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess





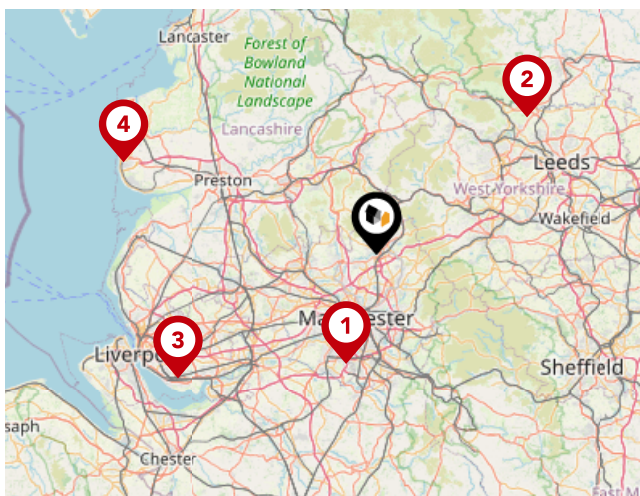
### National Rail Stations

Pin	Name	Distance
	Castleton (Manchester) Rail Station	0.26 miles
	Rochdale Rail Station	1.78 miles
	Mills Hill (Manchester) Rail Station	2.59 miles



### Trunk Roads/Motorways

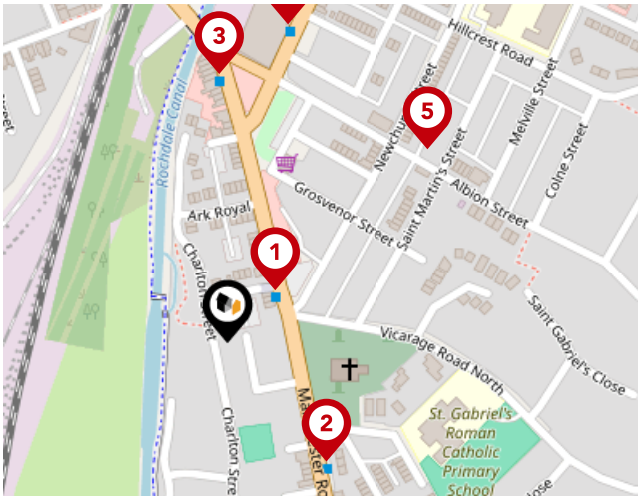
Pin	Name	Distance
	M62 J20	0.79 miles
	M62 J19	1.52 miles
	A627(M) J1	2.69 miles
	M60 J20	3.91 miles
	M60 J21	4.29 miles



### Airports/Helipads

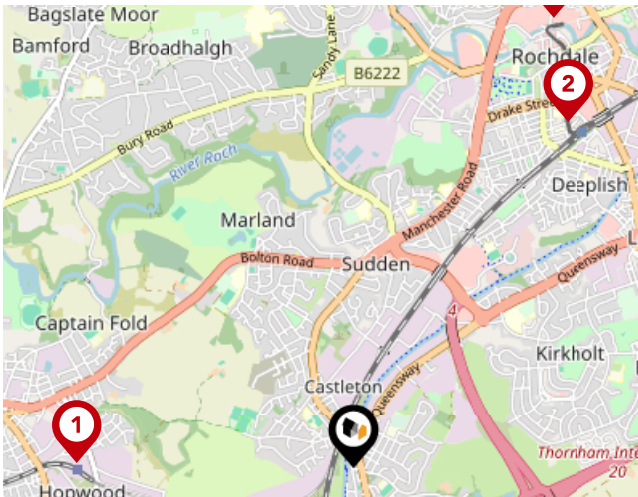
Pin	Name	Distance
	Manchester Airport	15.85 miles
	Leeds Bradford Airport	28.7 miles
	Speke	32.87 miles
	Highfield	37.76 miles





### Bus Stops/Stations

Pin	Name	Distance
1	Vicarage Road North	0.04 miles
2	Mount Street	0.09 miles
3	Queensway	0.15 miles
4	Caxton Street	0.18 miles
5	Albion Street	0.15 miles



### Local Connections

Pin	Name	Distance
1	Heywood (East Lancashire Railway)	1.22 miles
2	Rochdale Railway Station (Manchester Metrolink)	1.79 miles
3	Rochdale Interchange (Manchester Metrolink)	2.17 miles



### Martin & Co Rochdale

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Martin & Co Rochdale & Oldham 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, Oldham and Bury areas. We also manage professional HMO's for both individual and corporate tenants and 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 'Fee Free' Mortgage advisors who are now available in our office.

We offer a unique combination of expertise and outstanding company values, bringing you the very best service at all times, alongside innovative marketing which includes interactive 360° virtual and video tours.

At Martin & Co Rochdale & Oldham 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



Daisy at Martin & Co was incredibly kind and exceptionally knowledgeable throughout the entire lettings process. She made everything clear and stress-free, offering great advice and options tailored to my needs. Her professionalism and friendly approach really stood out. I'd highly recommend Daisy and the team at Martin & Co to anyone looking to rent.

### Testimonial 2



Great experience with this company! The team was very responsive and quick to answer any queries. Everything was handled swiftly and smoothly, from booking a viewing appointment to sorting out rental matters (if you know what I mean, speed and efficiency). I'd definitely recommend them to anyone looking for a reliable and professional letting agency.

### Testimonial 3



Currently going through the process of applying for a rental property and it has been a breeze so far - Daisy contacted us as soon as we sent an enquiry, arranged a viewing straight away and helped us apply for the property - she's been so helpful and flexible with our requests. Definitely one of the best experiences we've ever had with an estate agent, fingers crossed we get the property.

### Testimonial 4



Super efficient service. Daisy was great. She has taken a lot of the hassle out of renting a flat.



/macrochdale



/MartinCoRoch



/martinco\_rochdale/

# Agency

## Our Performance in This Area



### Market Share in OL11

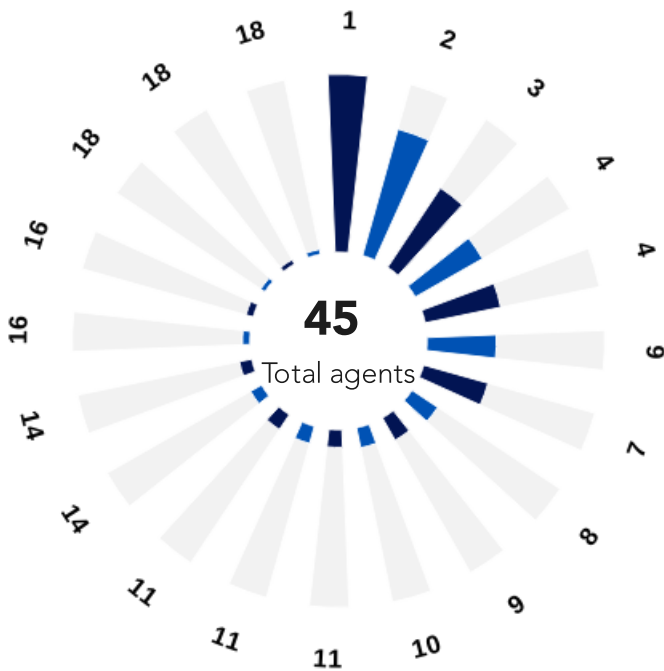
Number of Listings

Based on:

All Beds

All Property Types

Last 30 Days



1. Reside	(69)	11=. Countryside Homes	(7)
2. Cowell And Norford	(51)	11=. Purplebricks	(7)
3. Ryder And Dutton	(37)	11=. Vistry M And Ce (co...	(7)
4=. Barton Kendal	(30)	14=. Fine And Country	(5)
4=. Keenans	(30)	14=. Keystone	(5)
6. Adamsons Barton ...	(27)	16=. Let Property	(3)
7. Andrew Kelly	(26)	16=. Springbok Properties	(3)
8. Revilo Homes	(12)	18=. Cardwells	(2)
9. Next Nest	(10)	18=. Cardwells , Lettings...	(2)
10. Kellen Homes	(8)	18=. Gha Associates	(2)

### Total Properties (Live)

Our Properties 0



Market Average 0



### New Listings Last 30 Days

Our Listings

0

Market Average

0



Independently Certified from Whole of Market Property Listings by Sprift, the UK's Most Comprehensive Source for Official and Trusted Property Data.

# Martin & Co Rochdale

## 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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#### Martin & Co Rochdale

Martin & Co 15B Cheetham Street

Rochdale OL16 1DG

01706 648277

Daisy.pearce@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/rochdale/](http://www.martinco.com/estate-agents-and-letting-agents/branch/rochdale/)

