

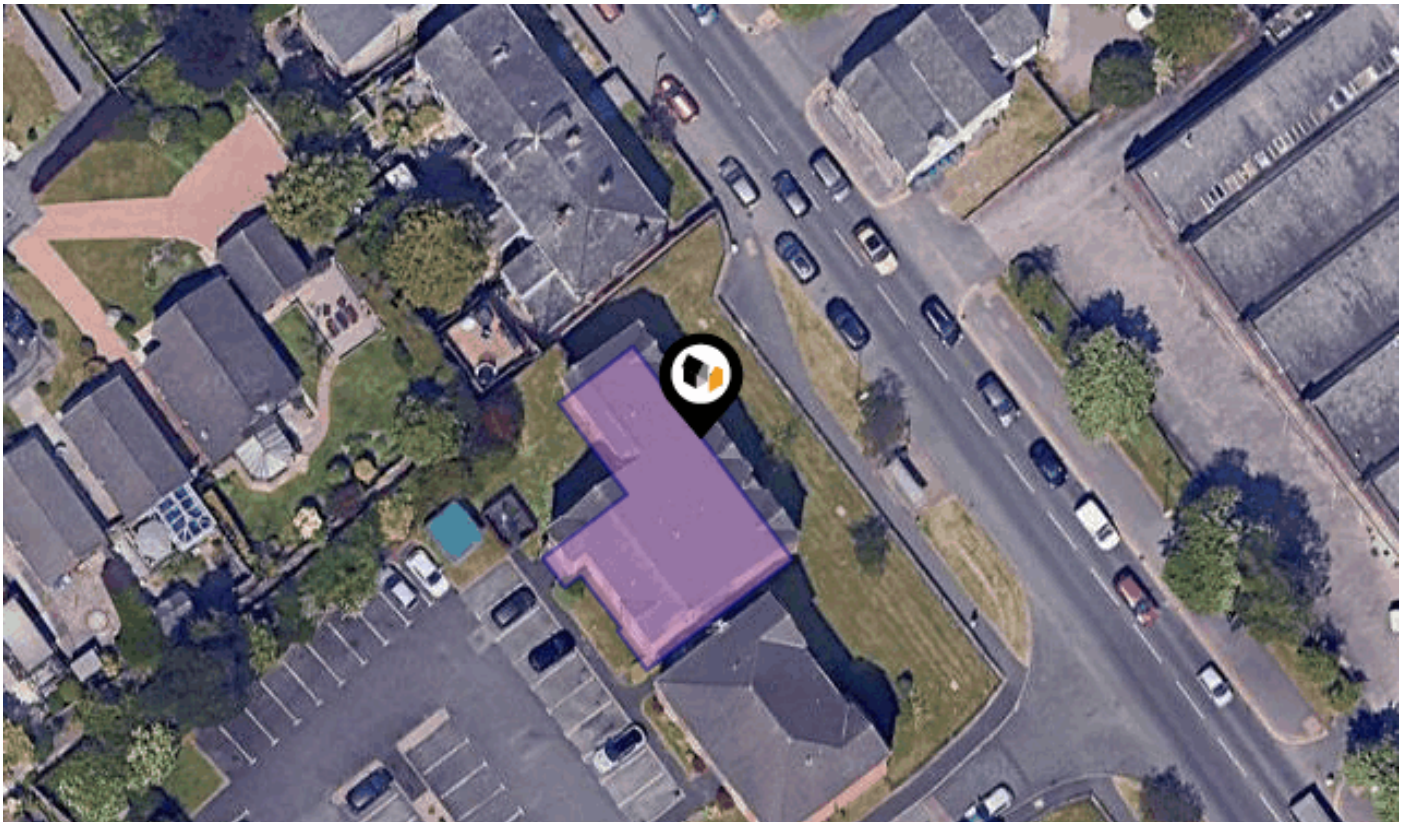


See More Online

MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Wednesday 10th September 2025



22, JACOB BRIGHT MEWS, ROCHDALE, OL12 6JF

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/



Property

Type:	Flat / Maisonette	Last Sold Date:	28/06/2006
Bedrooms:	2	Last Sold Price:	£115,700
Floor Area:	775 ft ² / 72 m ²	Last Sold £/ft²:	£149
Plot Area:	0.06 acres	Tenure:	Leasehold
Year Built :	2006	Start Date:	27/06/2006
Council Tax :	Band B	End Date:	01/01/3004
Annual Estimate:	£1,912	Lease Term:	999 years from 1 January 2005
Title Number:	MAN58178	Term Remaining:	978 years
UPRN:	23110254		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

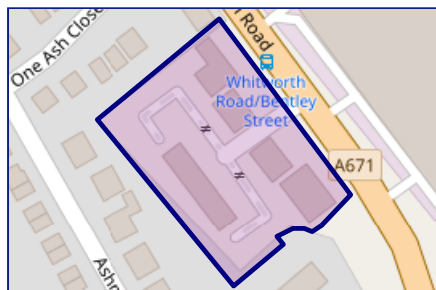
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

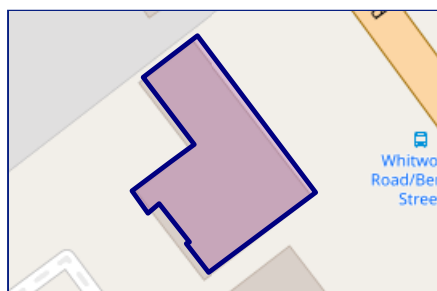


Freehold Title Plan



GM203068

Leasehold Title Plan



MAN58178

Start Date: 27/06/2006
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 978 years

22 JACOB BRIGHT MEWS, ROCHDALE, OL12 6JF

Energy rating

C

Valid until 07.04.2031

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

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	72 m ²

11, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	28/03/2025	19/12/2005	
Last Sold Price:	£119,000	£120,000	
31, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	07/03/2025	28/04/2006	
Last Sold Price:	£125,000	£137,000	
4, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	28/02/2025	19/12/2005	
Last Sold Price:	£108,000	£120,000	
45, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	24/01/2025	31/01/2014	05/05/2006
Last Sold Price:	£115,000	£73,000	£109,500
13, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	23/08/2024	19/12/2005	
Last Sold Price:	£114,000	£120,000	
21, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	19/07/2024	13/07/2006	
Last Sold Price:	£101,000	£115,700	
5, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	15/07/2024	24/11/2023	
Last Sold Price:	£131,000	£96,650	
28, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	28/03/2024	14/07/2017	28/07/2006
Last Sold Price:	£122,000	£85,000	£126,000
44, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	05/01/2024	26/05/2006	
Last Sold Price:	£121,000	£115,700	
43, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	27/10/2023	19/05/2006	
Last Sold Price:	£120,500	£115,700	
35, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	15/05/2023	31/03/2006	
Last Sold Price:	£121,000	£114,500	
12, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	21/11/2022	21/12/2005	
Last Sold Price:	£122,500	£120,000	

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

8, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	06/08/2022	19/12/2005	
Last Sold Price:	£115,000	£120,000	
26, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	21/12/2021	05/10/2007	31/08/2006
Last Sold Price:	£117,000	£137,000	£132,000
10, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	30/09/2021	07/09/2006	
Last Sold Price:	£110,000	£114,950	
36, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	01/04/2021	23/01/2015	09/06/2006
Last Sold Price:	£120,000	£99,000	£124,995
46, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	06/03/2018	05/05/2006	
Last Sold Price:	£85,000	£109,500	
32, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	30/10/2015	30/06/2006	
Last Sold Price:	£89,000	£131,740	
27, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	21/11/2014	18/04/2006	
Last Sold Price:	£73,000	£129,000	
37, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	18/08/2014	12/10/2006	
Last Sold Price:	£85,000	£135,000	
16, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	10/05/2013	31/08/2006	
Last Sold Price:	£91,000	£135,000	
3, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	30/11/2010	27/04/2007	
Last Sold Price:	£89,000	£119,950	
38, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	07/10/2009	30/06/2006	
Last Sold Price:	£108,000	£135,000	
24, Jacob Bright Mews, Rochdale, OL12 6JF			
Last Sold Date:	12/04/2007	20/07/2006	
Last Sold Price:	£121,500	£102,500	

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

18, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	14/12/2006	30/06/2006
Last Sold Price:	£123,500	£107,000

17, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	17/11/2006
Last Sold Price:	£135,000

33, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	31/07/2006
Last Sold Price:	£125,000

22, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	28/06/2006
Last Sold Price:	£115,700

23, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	26/06/2006
Last Sold Price:	£102,500

19, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	21/06/2006
Last Sold Price:	£107,000

20, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	16/06/2006
Last Sold Price:	£102,500

25, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	05/06/2006
Last Sold Price:	£129,000

47, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	24/05/2006
Last Sold Price:	£109,500

40, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	18/05/2006
Last Sold Price:	£115,700

39, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	18/05/2006
Last Sold Price:	£115,500

48, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date:	16/05/2006
Last Sold Price:	£109,500

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

42, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date: 20/04/2006
Last Sold Price: £109,500

41, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date: 13/04/2006
Last Sold Price: £109,500

34, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date: 31/03/2006
Last Sold Price: £114,500

30, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date: 31/03/2006
Last Sold Price: £120,000

29, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date: 31/03/2006
Last Sold Price: £129,000

7, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date: 02/02/2006
Last Sold Price: £120,000

6, Jacob Bright Mews, Rochdale, OL12 6JF

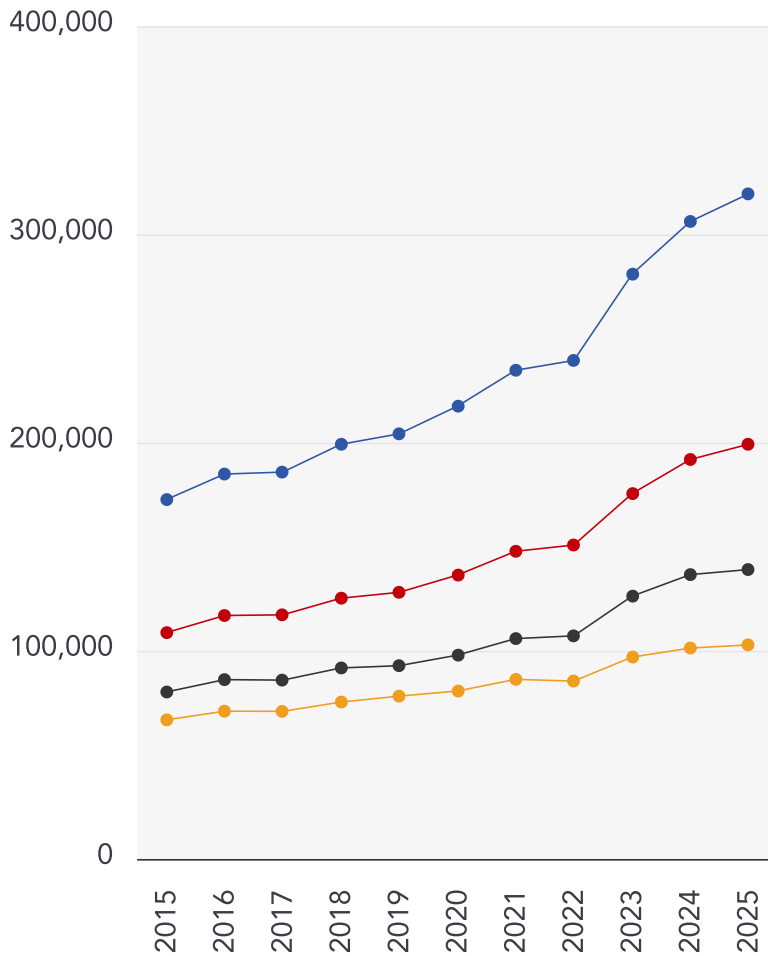
Last Sold Date: 19/12/2005
Last Sold Price: £120,000

1, Jacob Bright Mews, Rochdale, OL12 6JF

Last Sold Date: 10/12/2005
Last Sold Price: £120,000

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 OL12



Detached

+85.06%

Semi-Detached

+83.24%

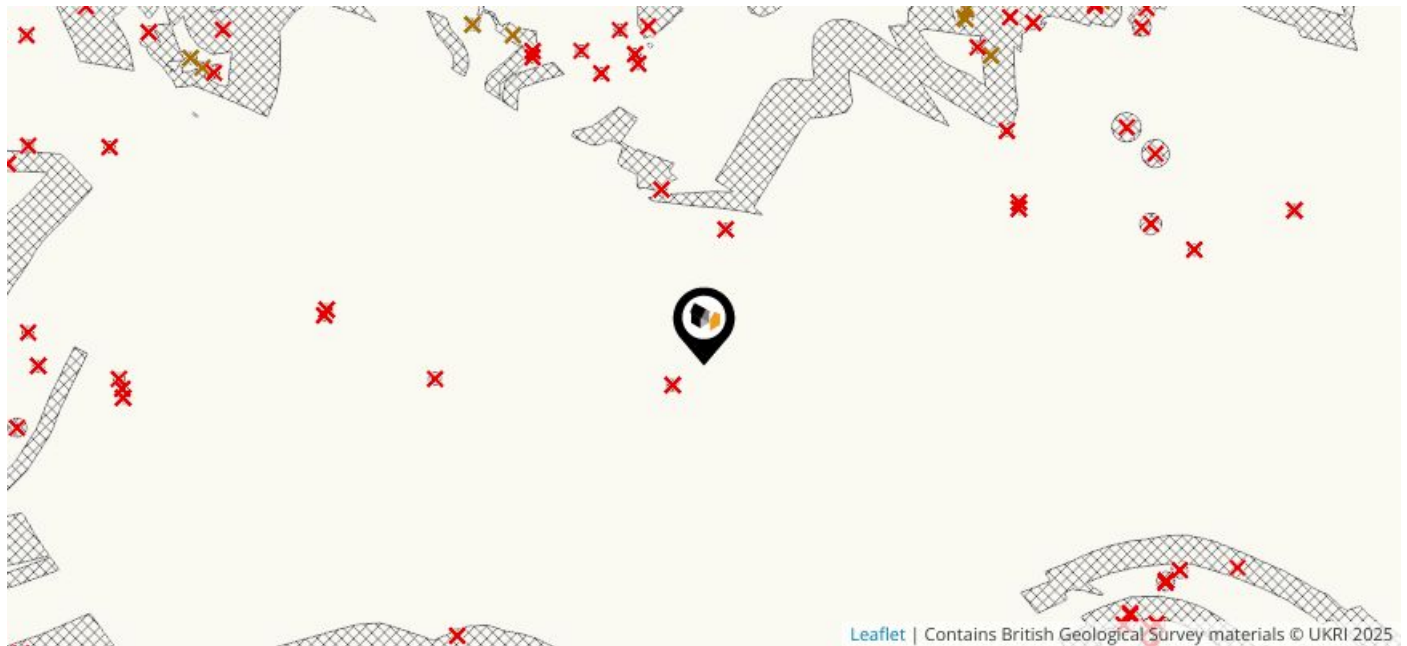
Terraced

+73.33%

Flat

+53.92%

This map displays nearby coal mine entrances and their classifications.



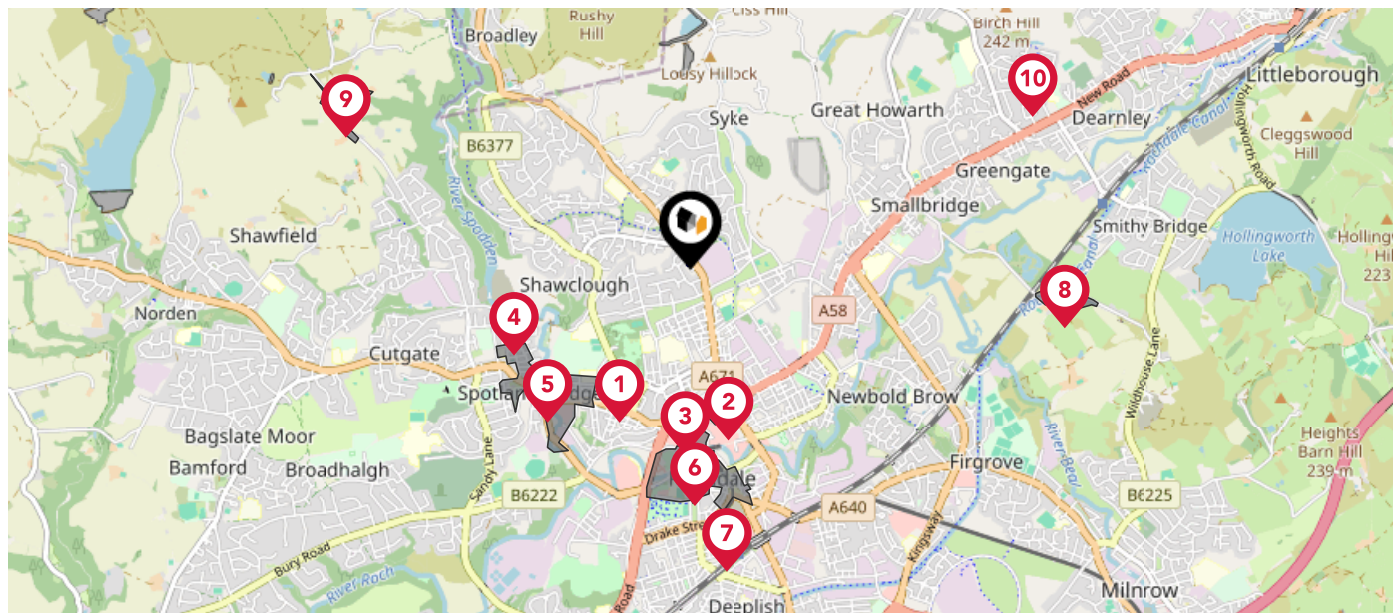
Mine Entry

- ✕ 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.

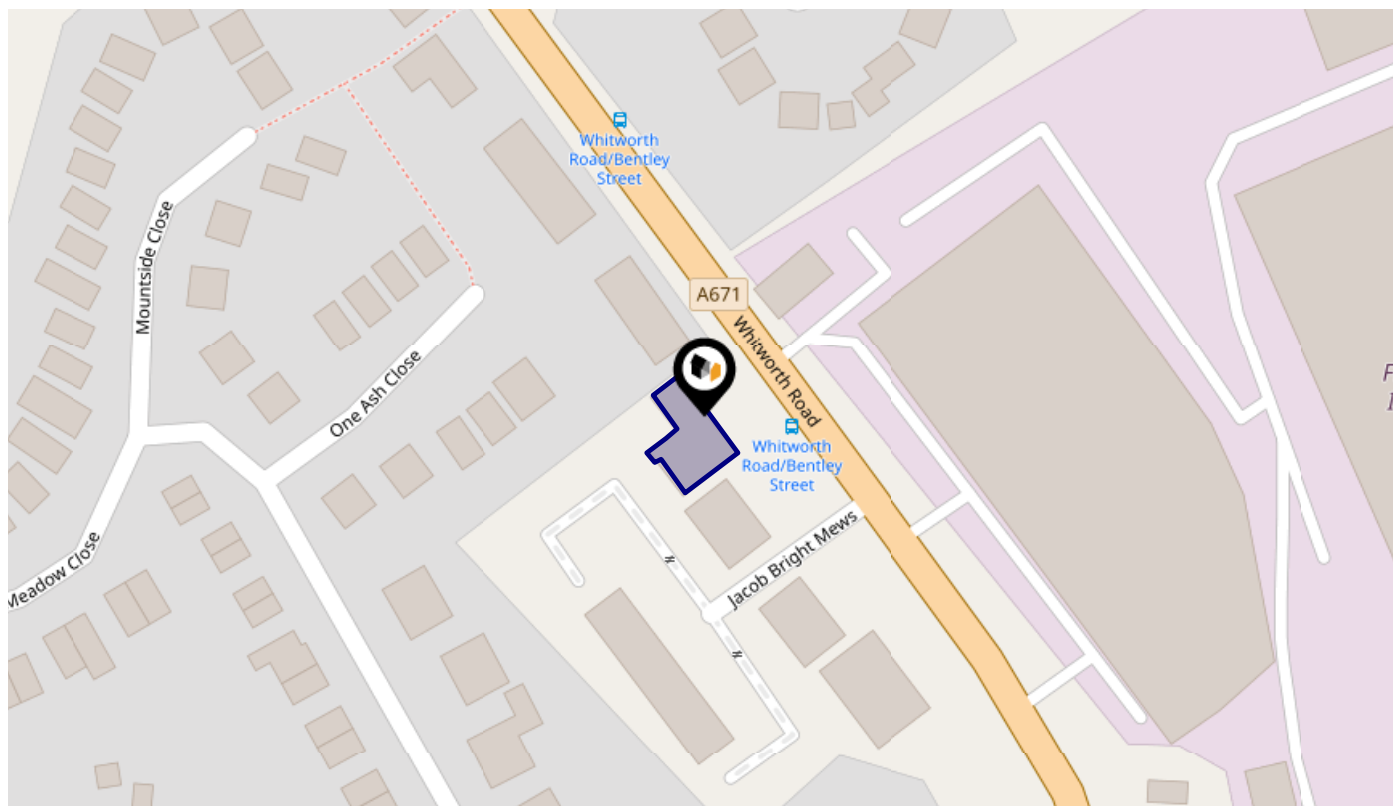
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  St Edmund's Church
-  Town Head
-  Toad Lane
-  Spotland Fold
-  Spotland Bridge
-  Rochdale Town Centre
-  Maclure Road
-  Clegg Village
-  Catley Lane Head
-  Dearnley Workhouse

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.

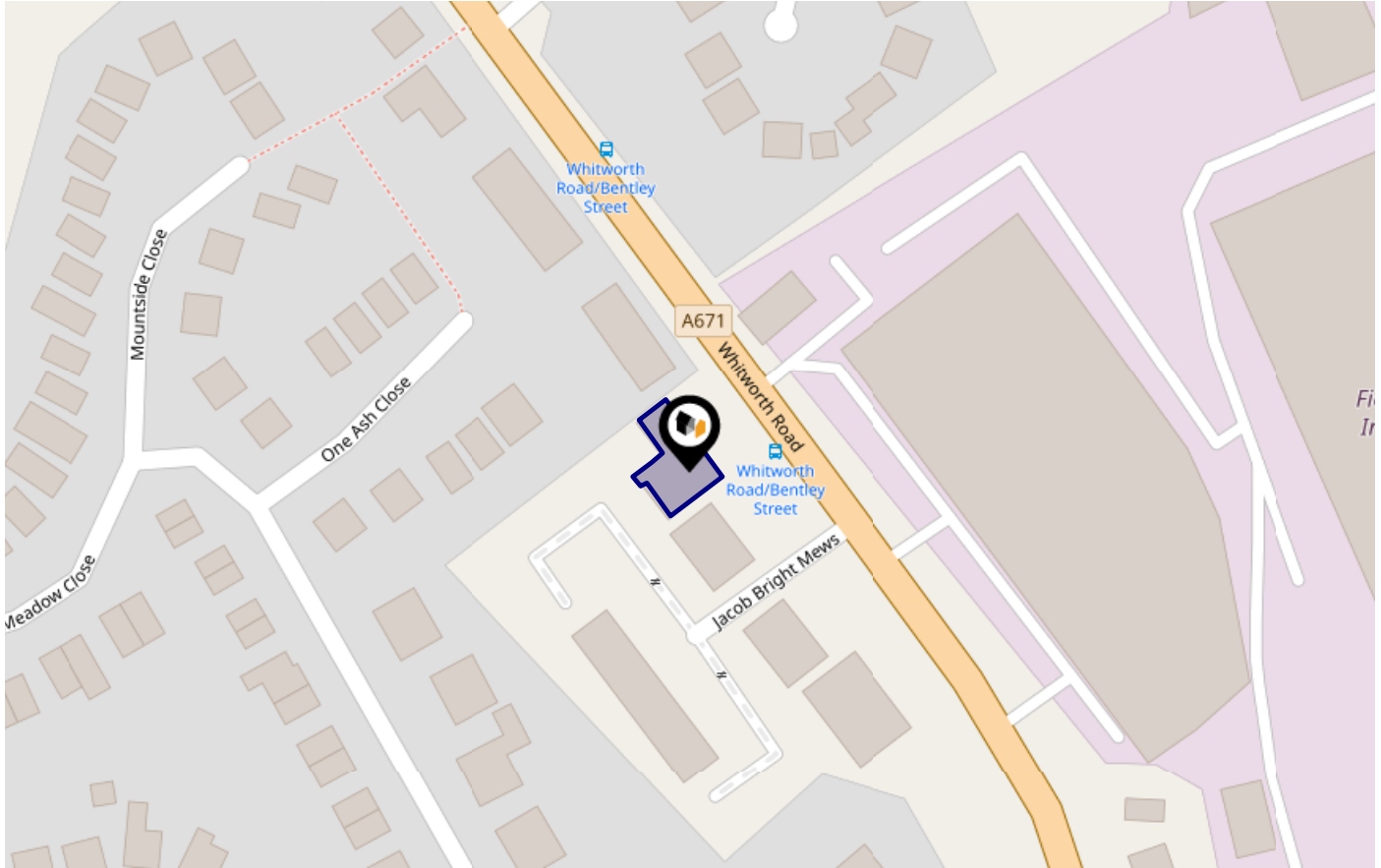
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

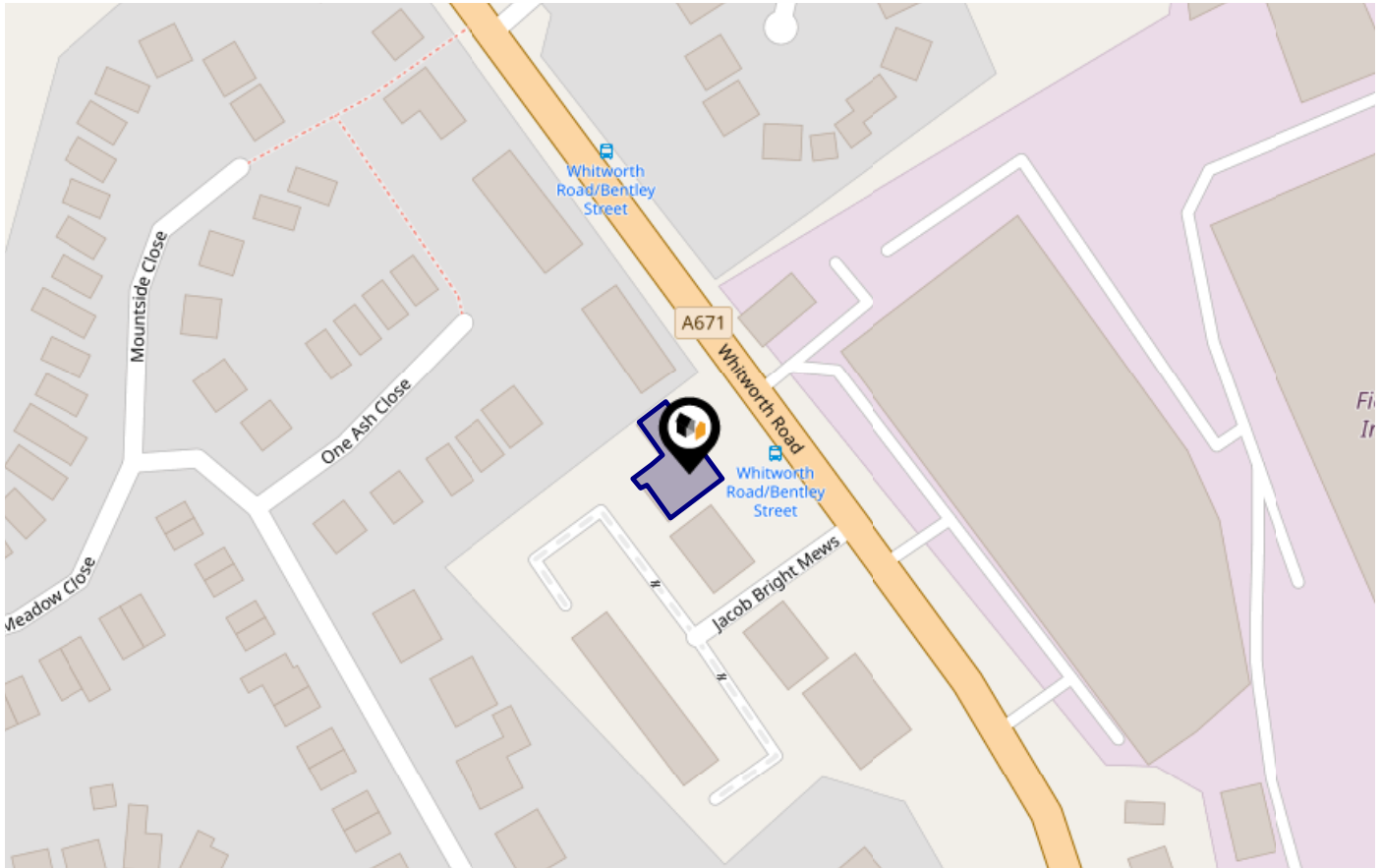
Chance of flooding to the following depths at this property:



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.

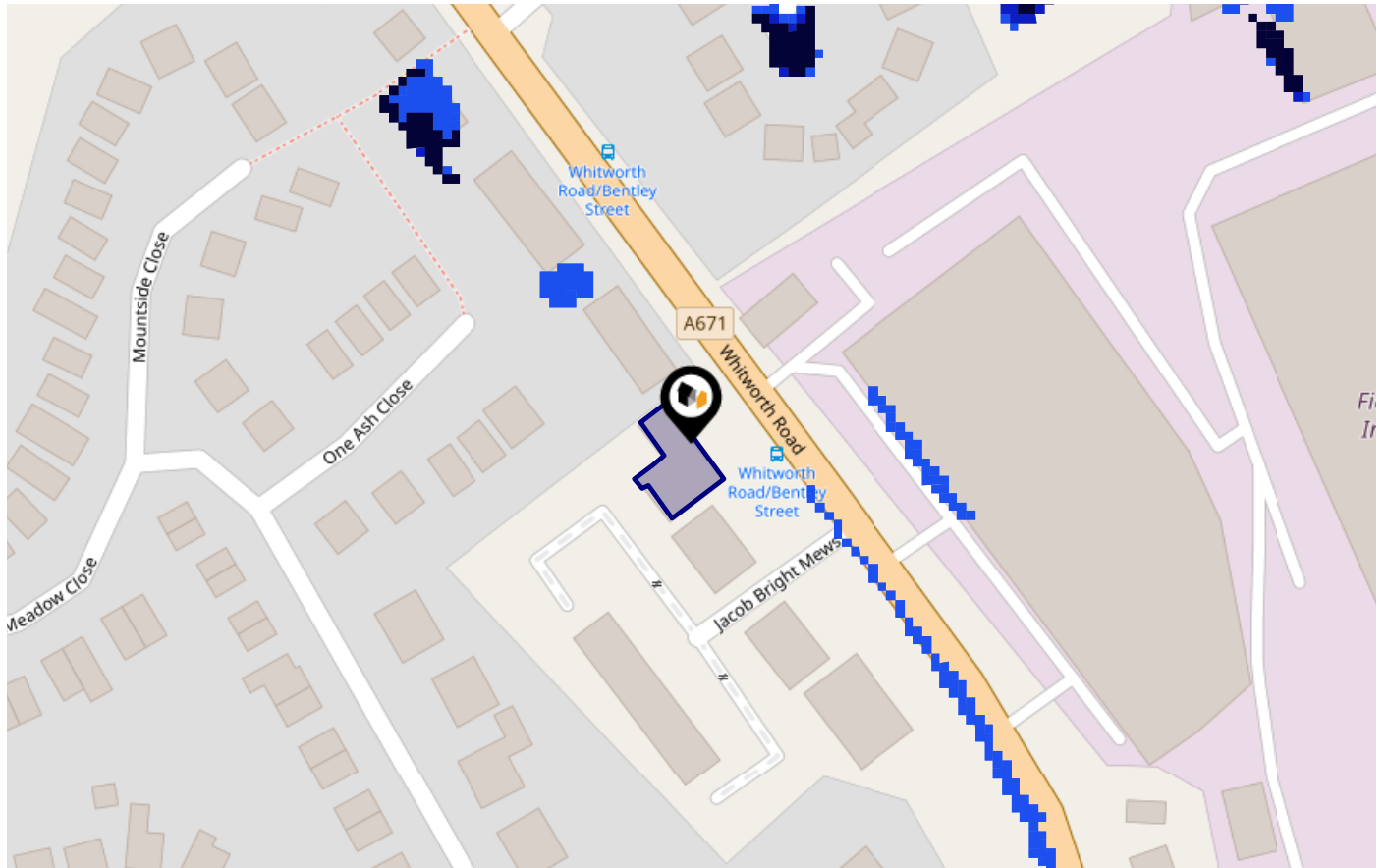
Chance of flooding to the following depths at this property:



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.

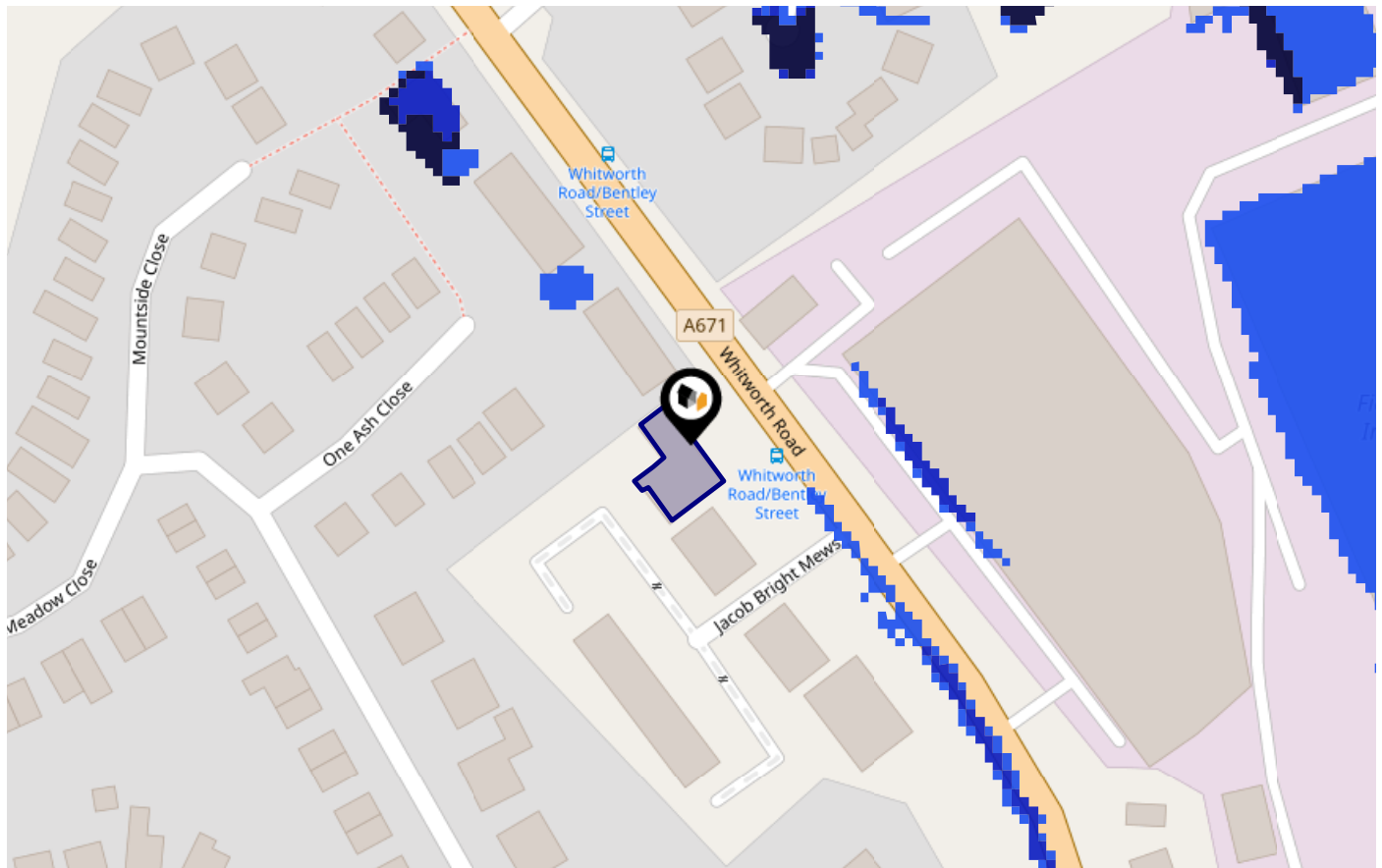
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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**

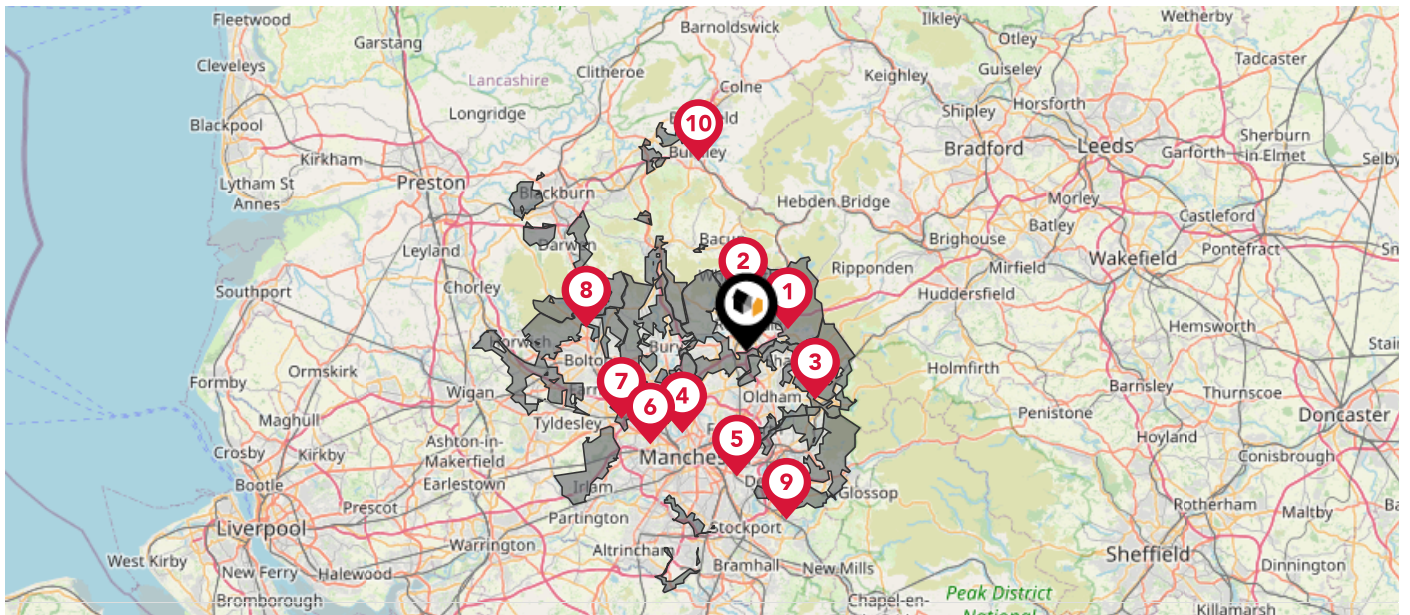
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



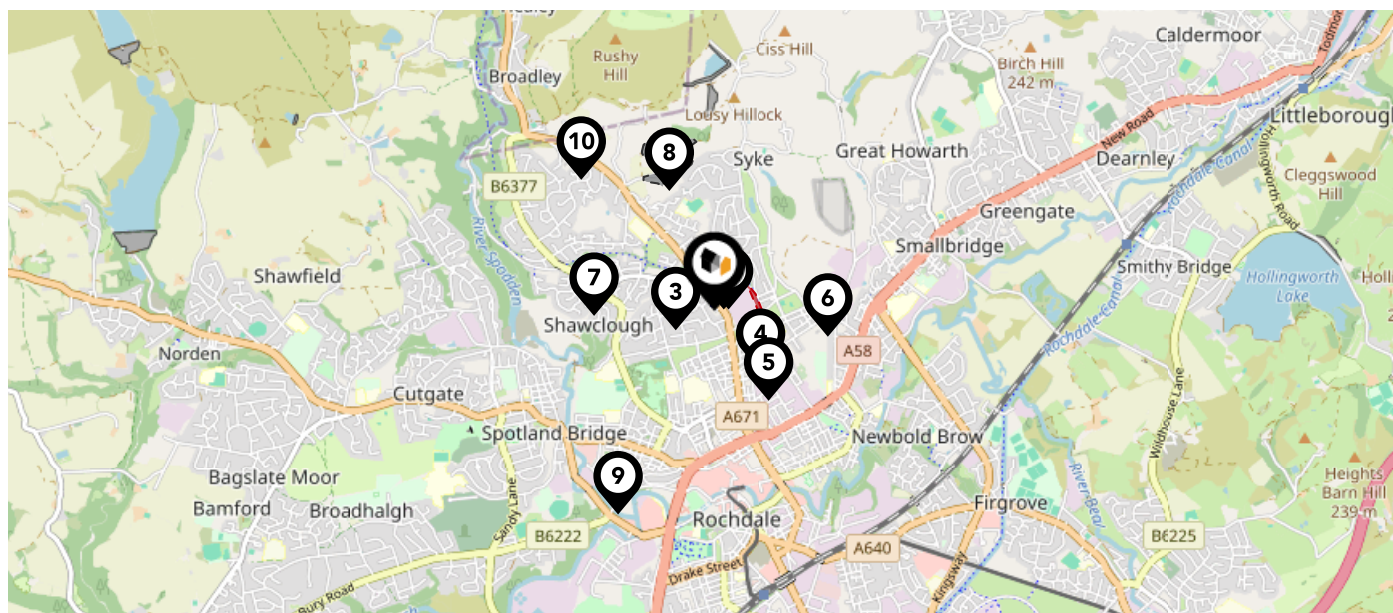
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Rochdale
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Oldham
-  Merseyside and Greater Manchester Green Belt - Bury
-  Merseyside and Greater Manchester Green Belt - Manchester
-  Merseyside and Greater Manchester Green Belt - Salford
-  Merseyside and Greater Manchester Green Belt - Bolton
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  Merseyside and Greater Manchester Green Belt - Tameside
-  Merseyside and Greater Manchester Green Belt - Burnley

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.



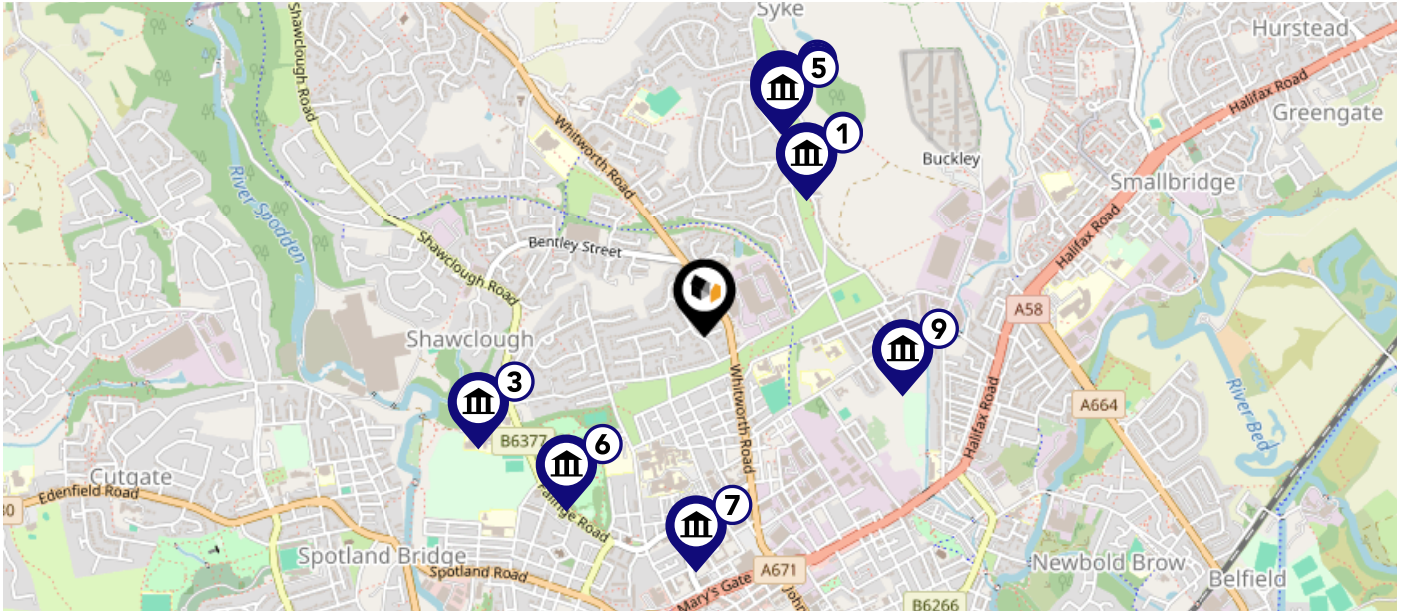
Nearby Landfill Sites







1	Fieldhouse Mills-Fieldhouse Road, Rochdale, Greater Manchester	Historic Landfill
2	EA/EPR/LP3791CR/A001	Active Landfill
3	Land Opposite Oxford Mill-Bentley Street, Rochdale	Historic Landfill
4	Disused Railway cutting between-Taylor Street and Greenbank Road, Rochdale	Historic Landfill
5	Carrex Metals Limited-Regent Street, Rochdale, Greater Manchester	Historic Landfill
6	Opposite Hamer Vale Mills-Buckley Lane, Rochdale	Historic Landfill
7	Shawclough Road-Reservoir, Rochdale, Greater Manchester	Historic Landfill
8	Stoneyhey Farm-Off Whitworth Road, Middle Healey, Rochdale, Greater Manchester	Historic Landfill
9	Central Tip-Eden Street and Grimble Street, Rochdale, Greater Manchester	Historic Landfill
10	Healey Mill-Off Whitworth Road, Rochdale, Greater Manchester	Historic Landfill

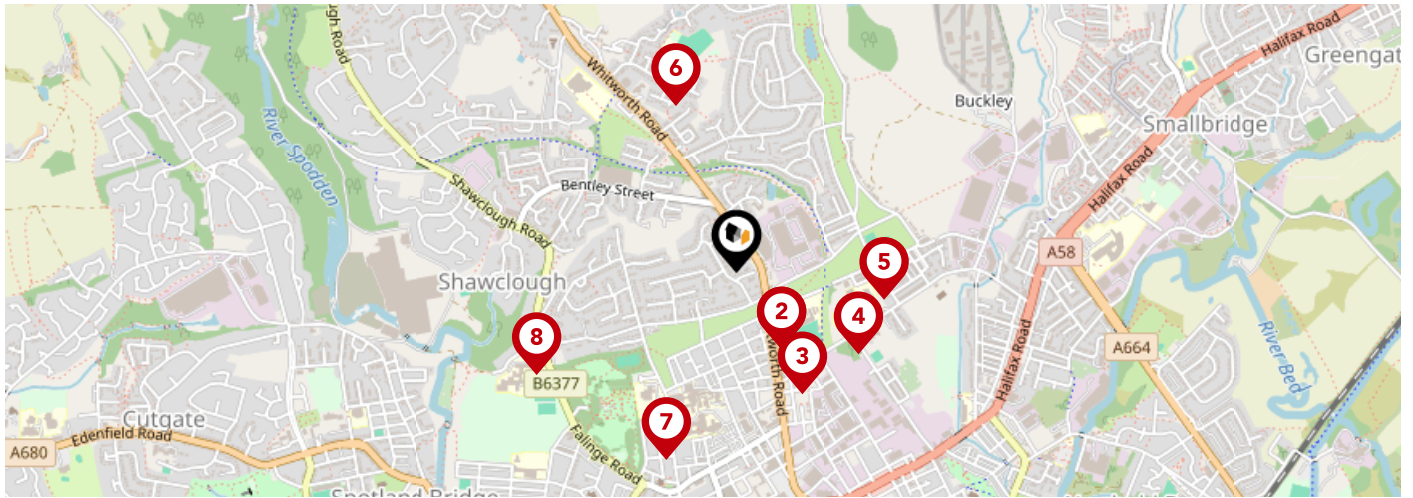
Maps

Listed Buildings

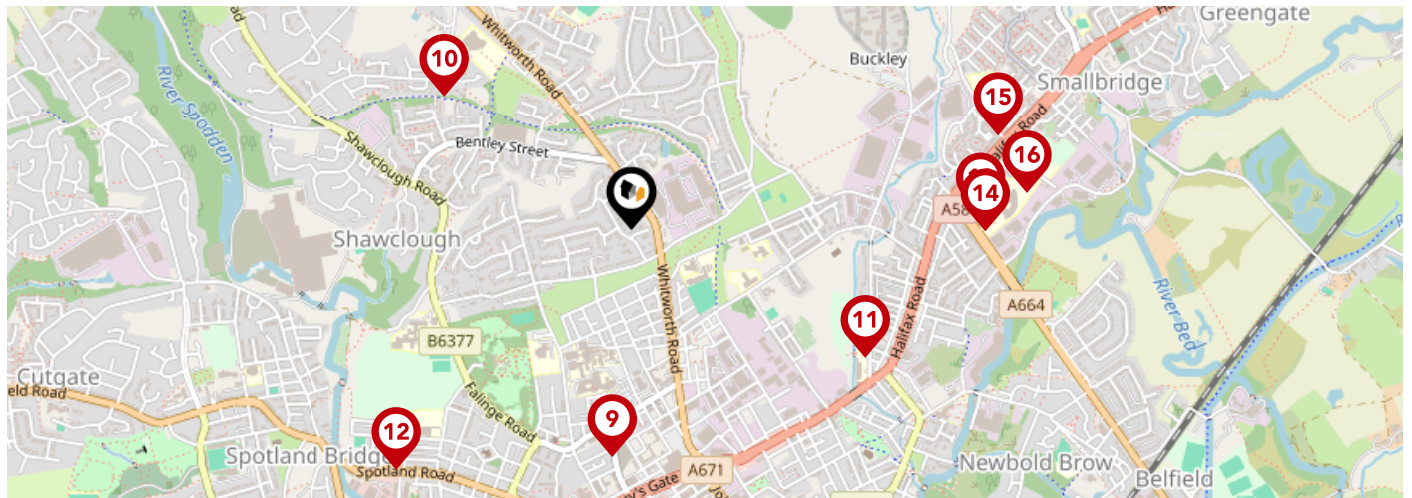
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1459483 - 101 Syke Road, Rochdale	Grade II	0.4 miles
 1346239 - 102 Syke Road	Grade II	0.4 miles
 1055873 - 32, 34 And 36, Falinge Fold	Grade II	0.5 miles
 1354753 - 153 And 154, Syke Road	Grade II	0.5 miles
 1354749 - 144, 145, 146, 147, 148, Syke Road	Grade II	0.5 miles
 1055837 - Falinge Park Hall Facade And Pavilions	Grade II	0.5 miles
 1057694 - Hope Chapel And Parsons House Parson's House	Grade II	0.5 miles
 1084253 - 149 And 150, Syke Road	Grade II	0.5 miles
 1084278 - Church Of All Saints	Grade II	0.5 miles
 1084254 - 151 And 152, Syke Road	Grade II	0.5 miles

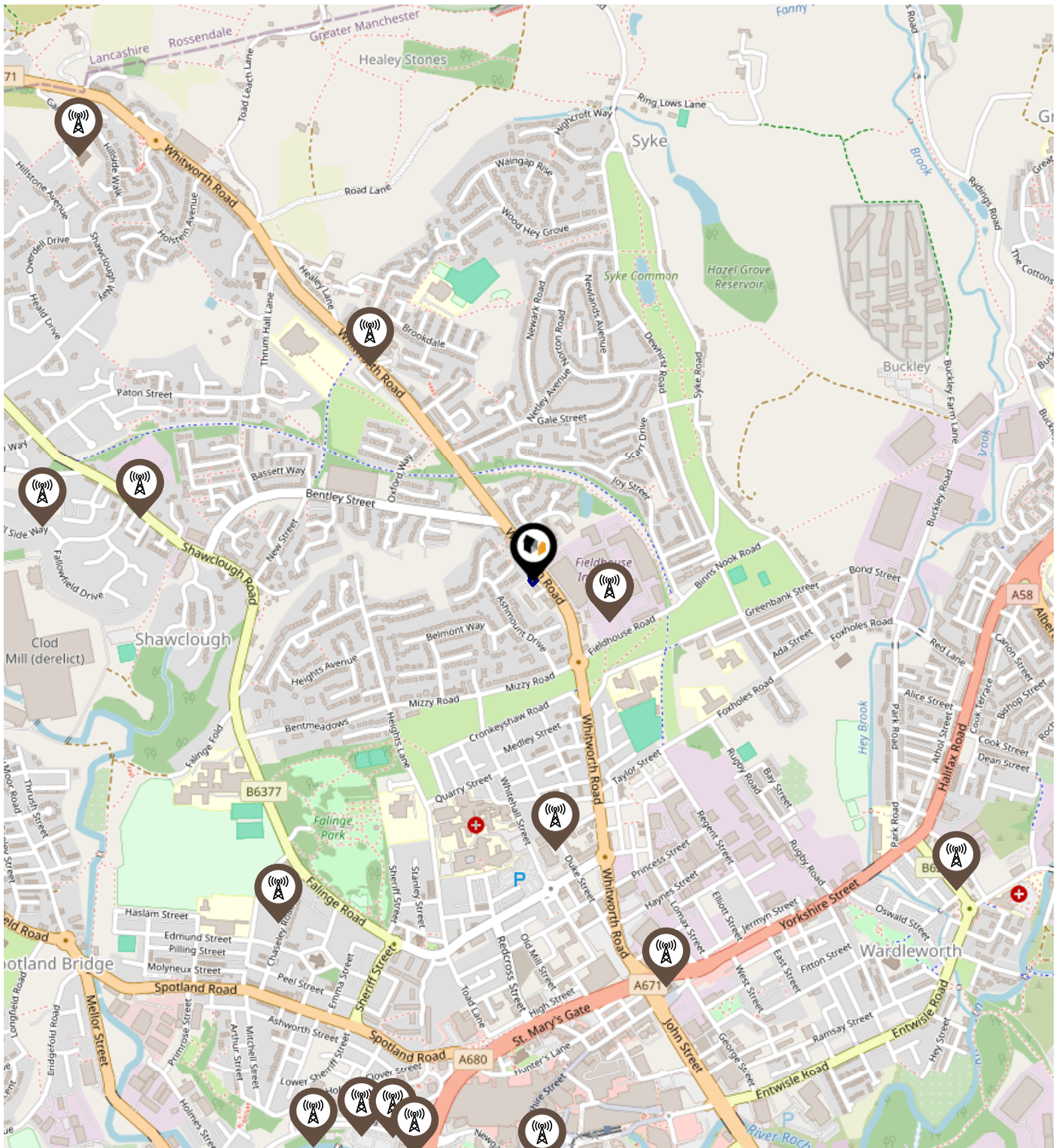


		Nursery	Primary	Secondary	College	Private
	Greenbank Primary School Ofsted Rating: Good Pupils: 473 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 147 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 88 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Roman Catholic Primary School Ofsted Rating: Good Pupils: 297 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Healey Foundation Primary School Ofsted Rating: Good Pupils: 208 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brownhill School Ofsted Rating: Requires improvement Pupils: 87 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Falinge Park High School Ofsted Rating: Good Pupils: 1354 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Howard Street Nursery School Ofsted Rating: Good Pupils: 80 Distance:0.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shawclough Community Primary School Ofsted Rating: Good Pupils: 438 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heybrook Primary School Ofsted Rating: Good Pupils: 683 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spotland Primary School Ofsted Rating: Good Pupils: 439 Distance:0.74	<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:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springside Ofsted Rating: Good Pupils: 129 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kentmere Primary Academy Ofsted Rating: Outstanding Pupils: 359 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alice Ingham Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 142 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

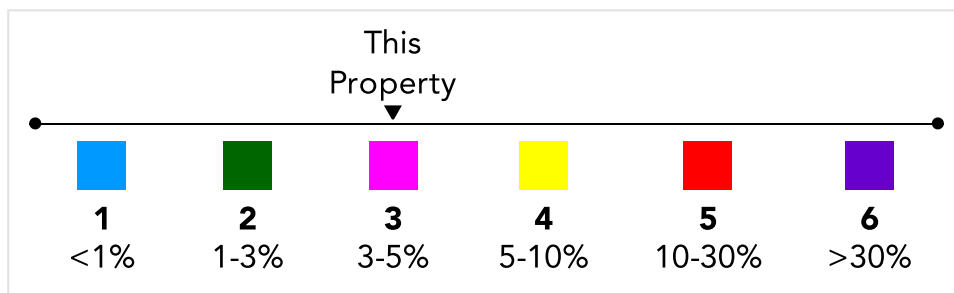
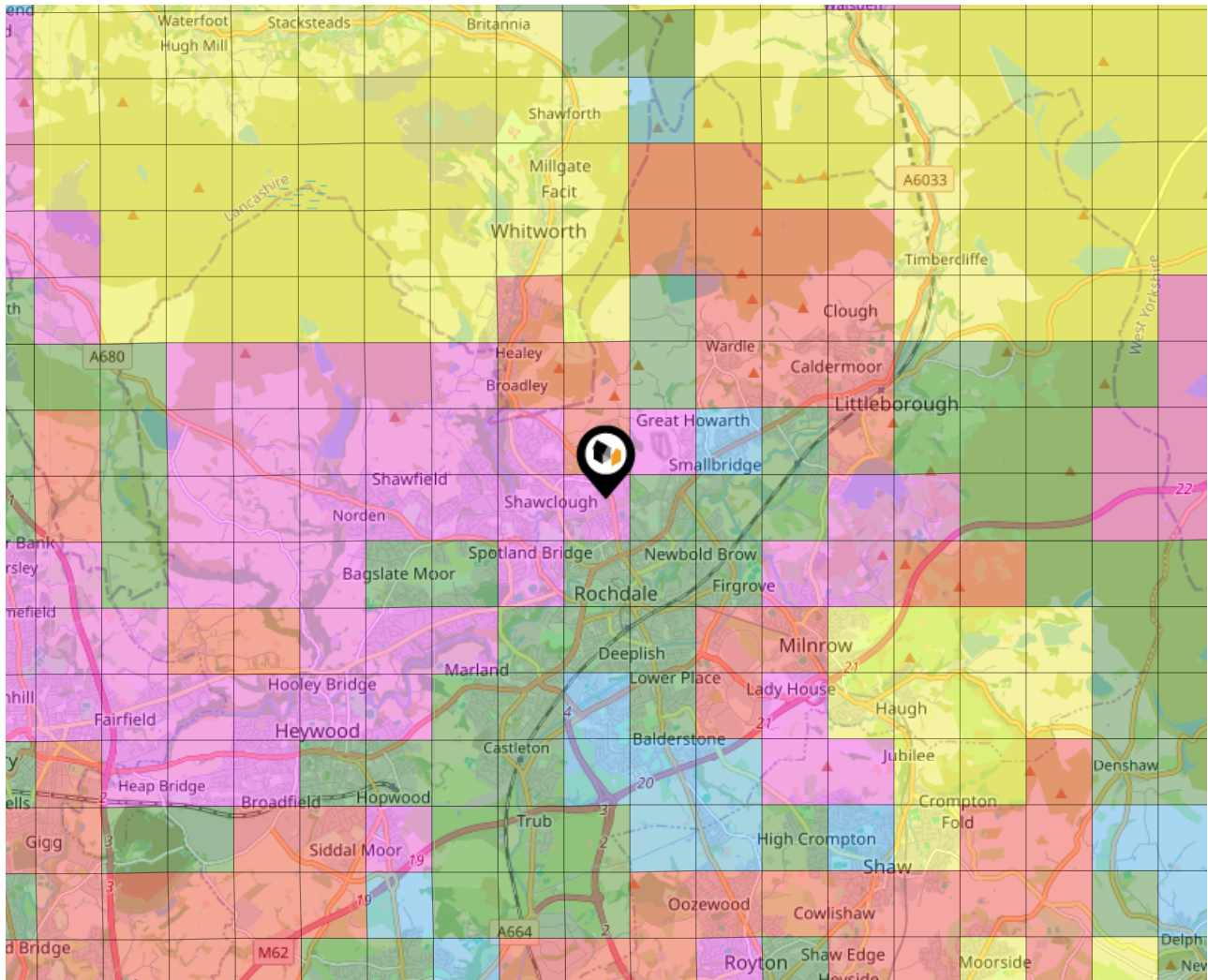


Key:

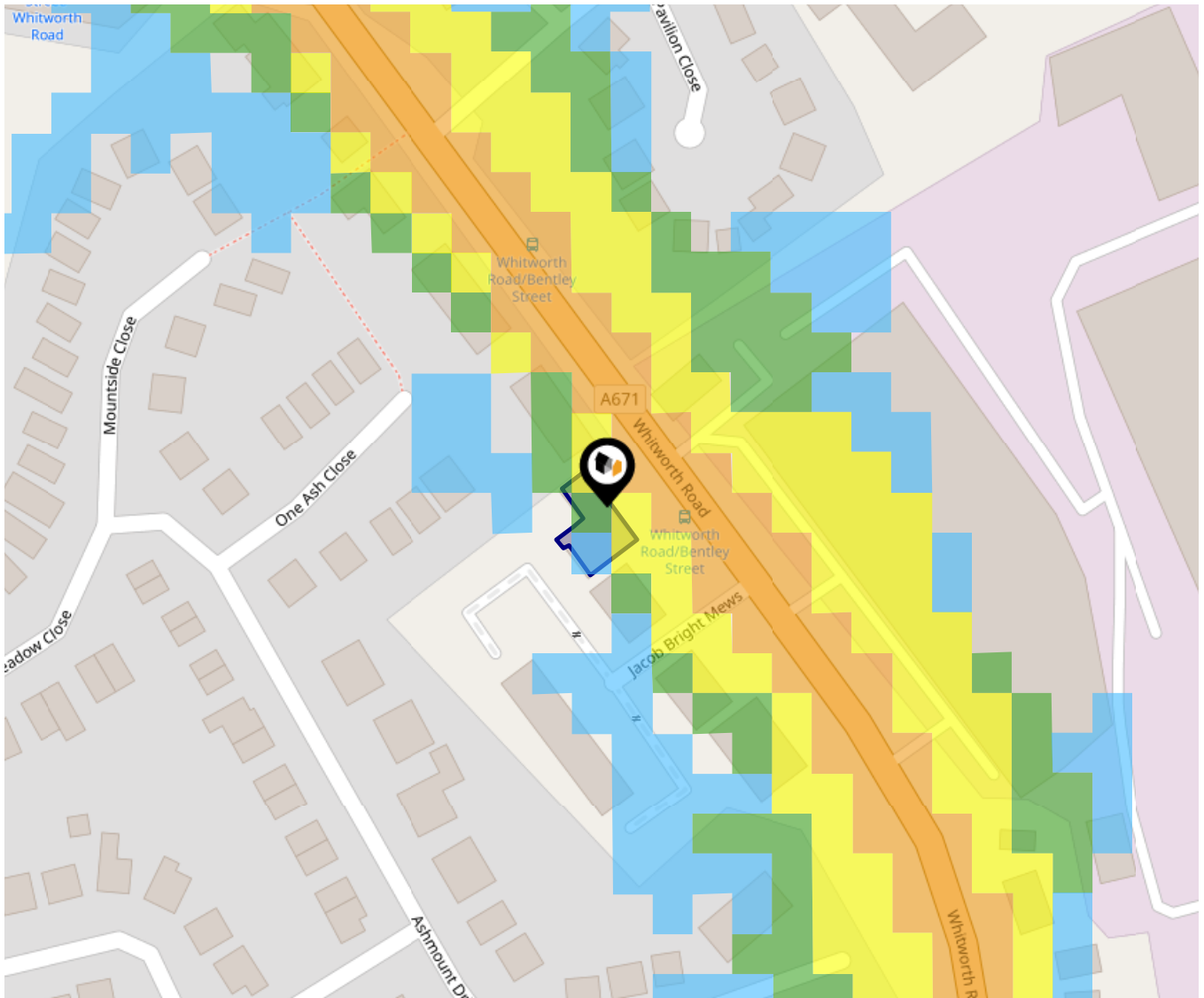
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



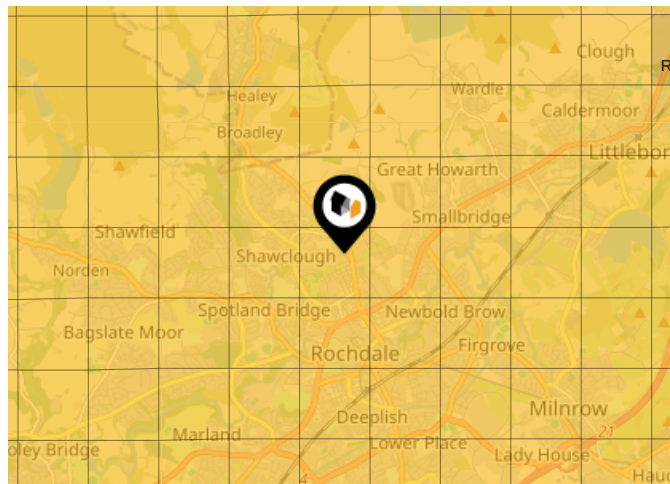
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

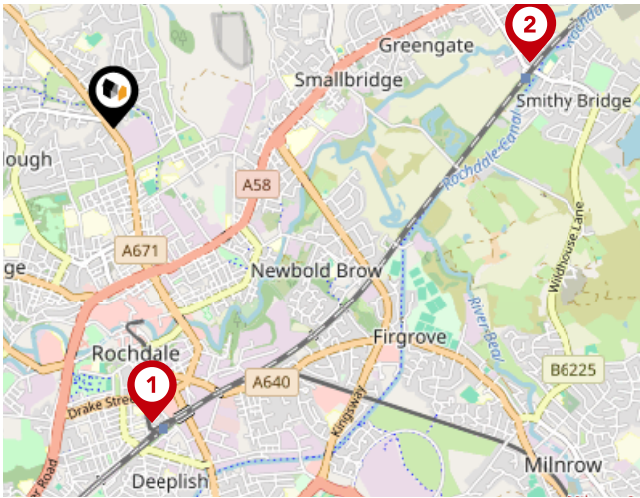
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



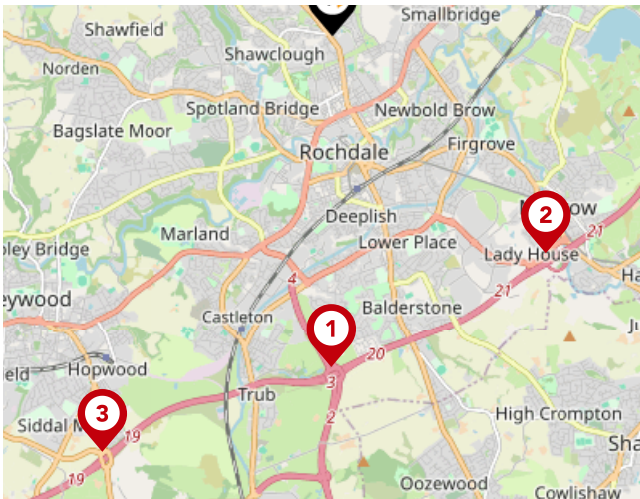
Primary Classifications (Most Common Clay Types)

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



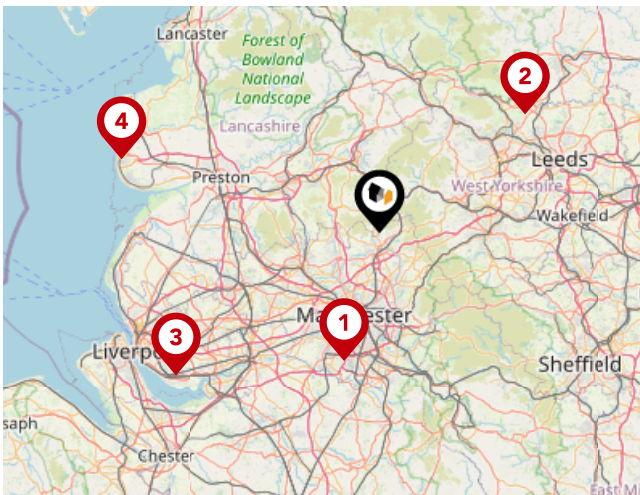
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	1.31 miles
2	Smithy Bridge Rail Station	1.85 miles
3	Smithy Bridge Rail Station	1.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	2.93 miles
2	M62 J21	2.68 miles
3	M62 J19	4.2 miles
4	A627(M) J1	5.06 miles
5	M60 J20	6.82 miles

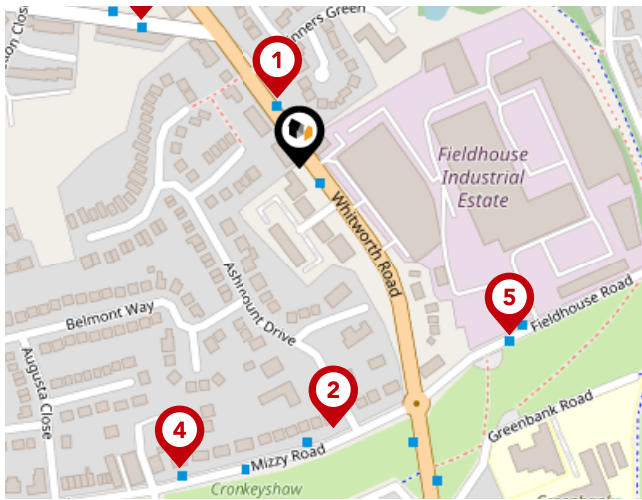


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.75 miles
2	Leeds Bradford Airport	26.27 miles
3	Speke	35.06 miles
4	Highfield	37.62 miles

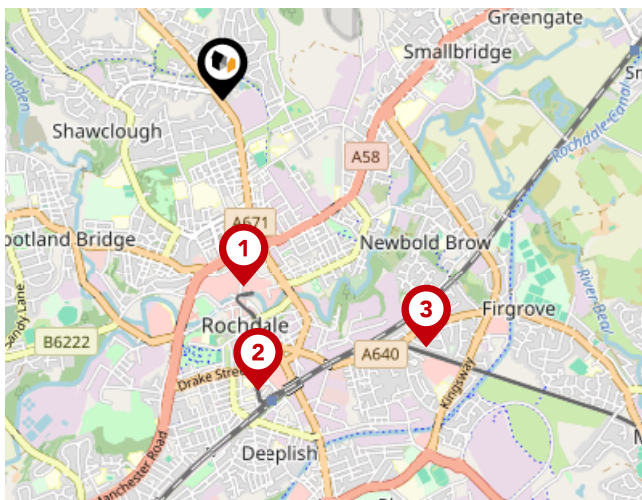
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Spinners Green	0.04 miles
2	Ashmount Drive	0.14 miles
3	Fletton Close	0.12 miles
4	Further Heights Road	0.18 miles
5	Joy Street	0.15 miles



Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	0.82 miles
2	Rochdale Railway Station (Manchester Metrolink)	1.28 miles
3	Newbold (Manchester Metrolink)	1.4 miles



Martin & Co Rochdale

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 OL12

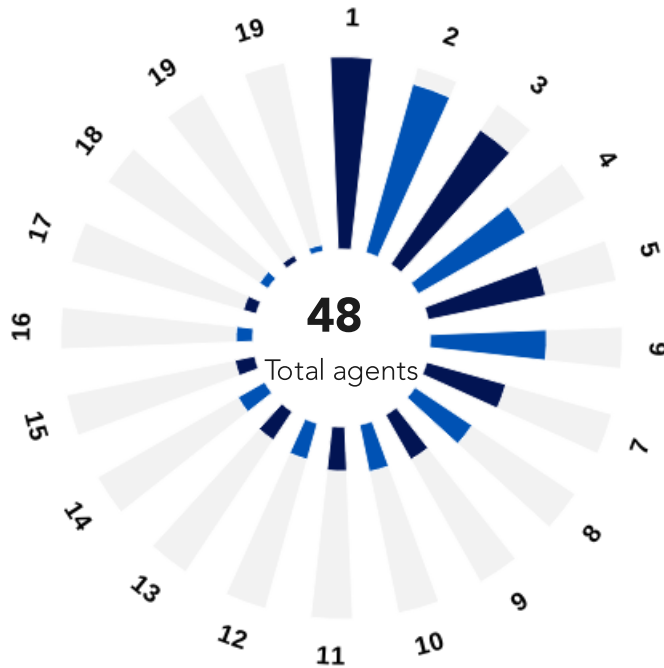
Number of Listings

Based on:

All Beds

All Property Types

Last 30 Days



- | | |
|------------------------------|-----------------------------|
| 1. Andrew Kelly (56) | 11. Martin & Co (13) |
| 2. Reside (51) | 12. Regal Homes Nw (11) |
| 3. Cowell And Norford (47) | 13. Coppenwall (10) |
| 4. Barton Kendal (36) | 14. Yopa (9) |
| 5. Adamsons Barton K... (35) | 15. Face 2 Face (6) |
| 6. Ryder And Dutton (34) | 16. Nest (5) |
| 7. Keenans (24) | 17. Miller Metcalfe (4) |
| 8. Revalo Homes (20) | 18. Charles Nightingale (3) |
| 9. Next Nest (15) | 19=. Auction House (2) |
| 10. Hunters (14) | 19=. Farrow And Farrow (2) |

Total Properties (Live)

Our Properties 0



Market Average 0



New Listings Last 30 Days

Our Listings



Market Average



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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