

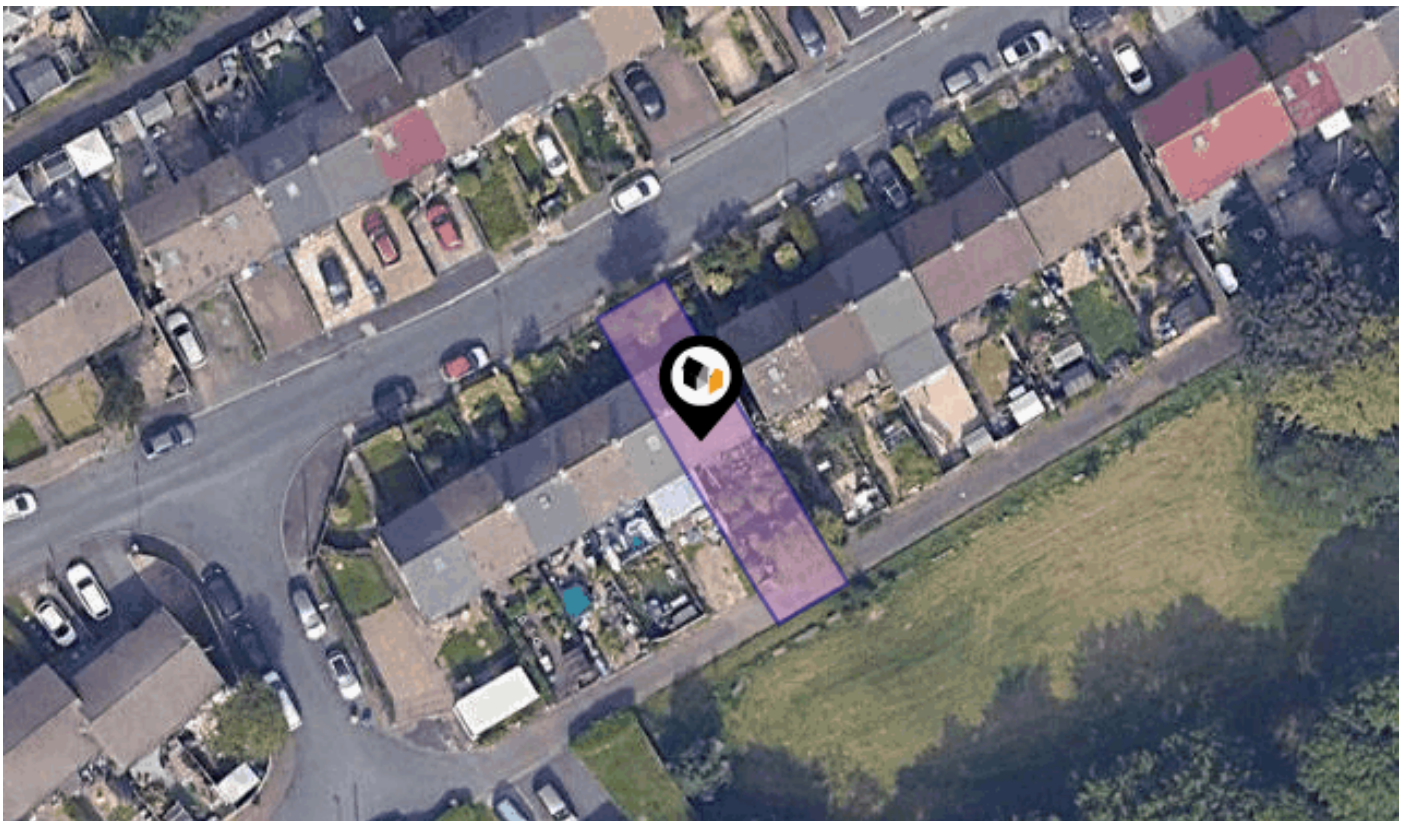


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06th May 2026



MOUNTAIN ASH, ROCHDALE, OL12

Martin & Co Rochdale

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www.martinco.com/estate-agents-and-letting-agents/branch/rochdale/

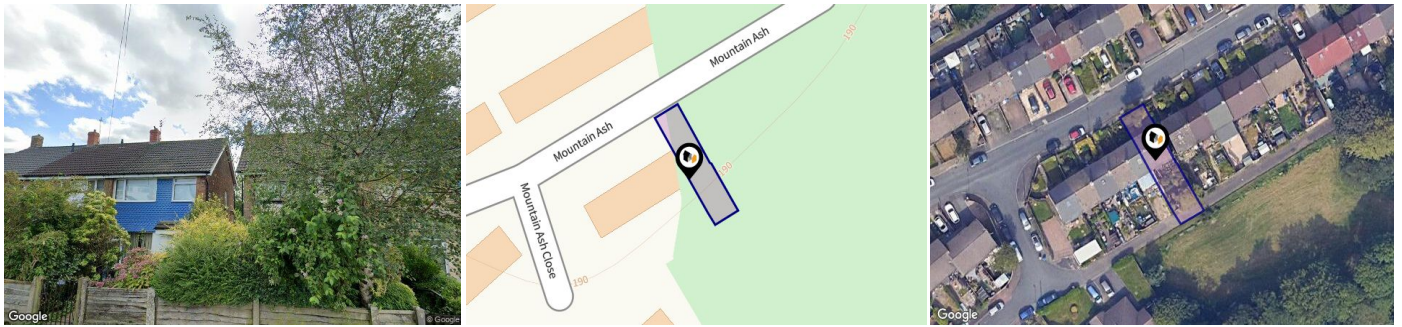


Introduction

Our Comments



Hello,
Please read our brochure for Mountain Ash to read through any material information.



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band A		
Annual Estimate:	£1,734		
Title Number:	LA53421		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	101 mb/s	1800 mb/s

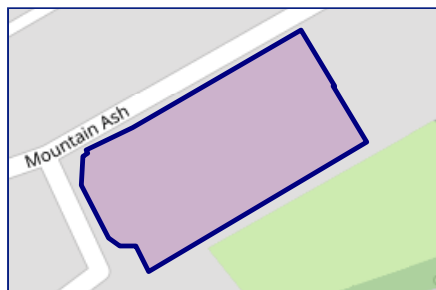
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

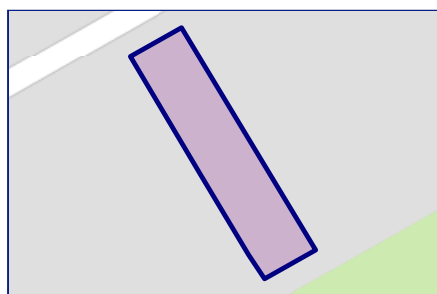


Freehold Title Plan



LA159834

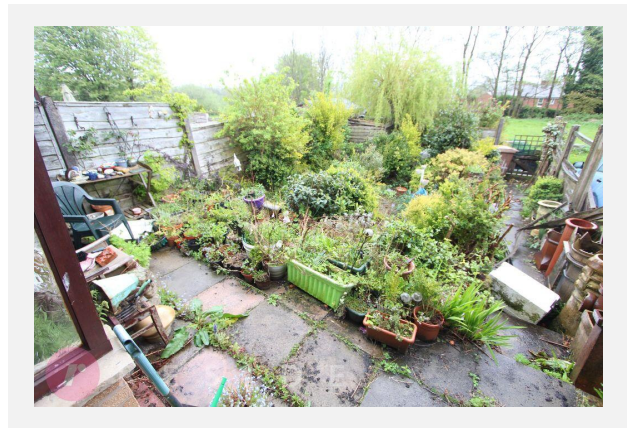
Leasehold Title Plan



LA53421

Start Date: 15/05/1962
End Date: 16/05/2961
Lease Term: 999 years from 16 May 1962
Term Remaining: 935 years

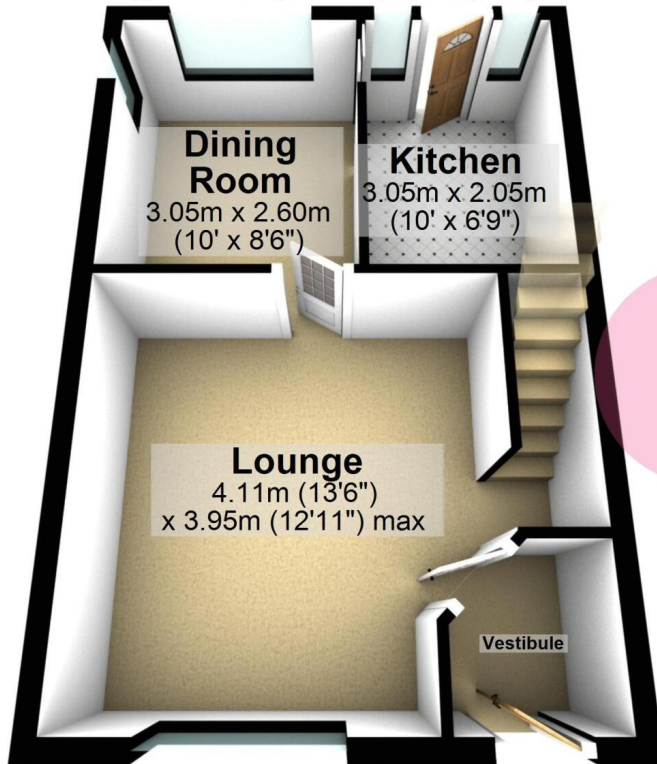




MOUNTAIN ASH, ROCHDALE, OL12

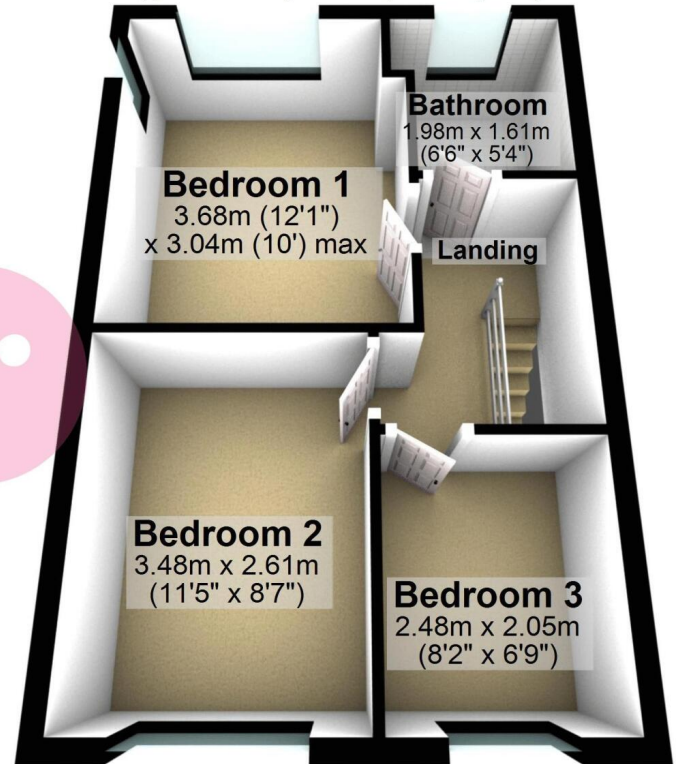
Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)

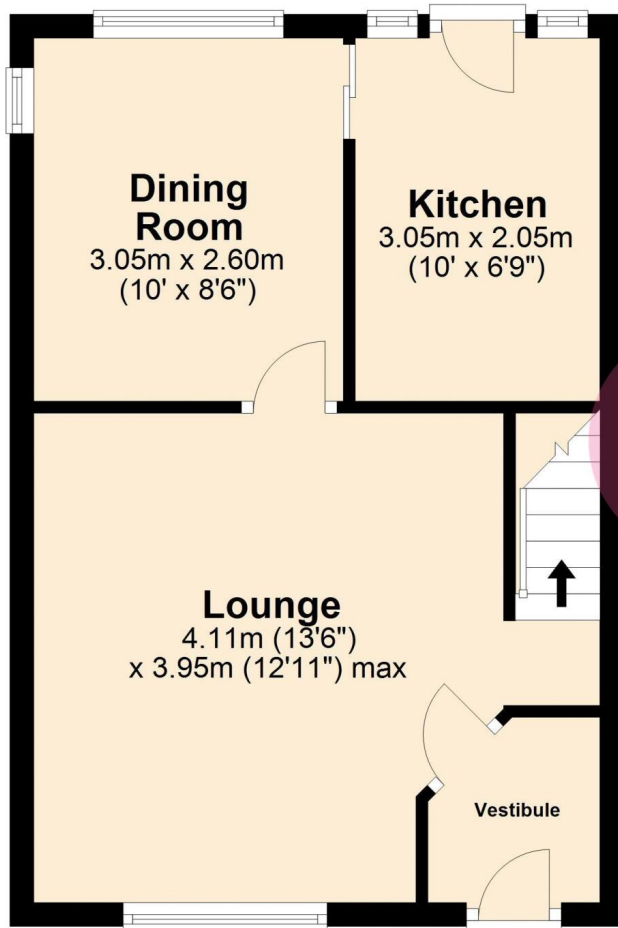


Total area: approx. 69.0 sq. metres (743.1 sq. feet)

MOUNTAIN ASH, ROCHDALE, OL12

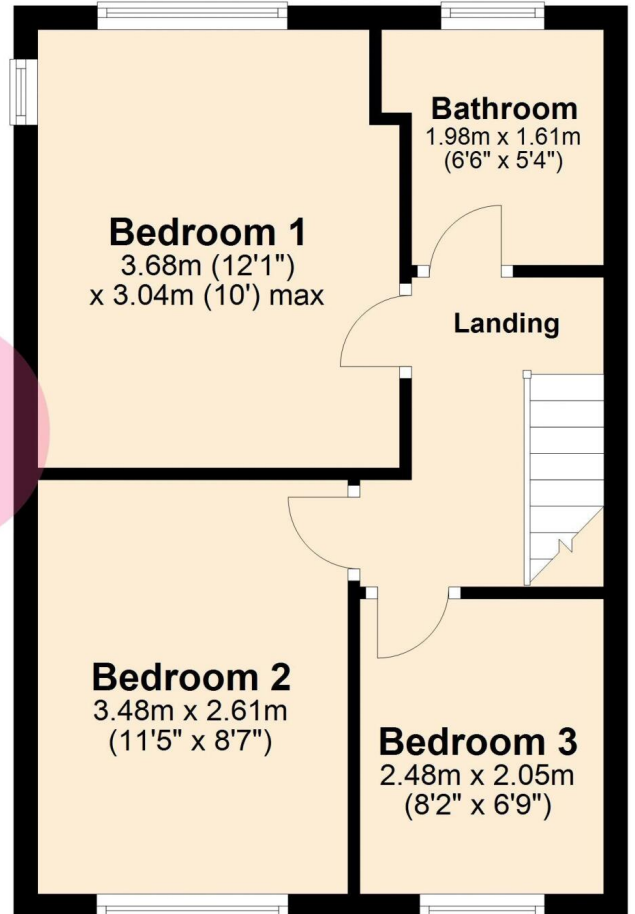
Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



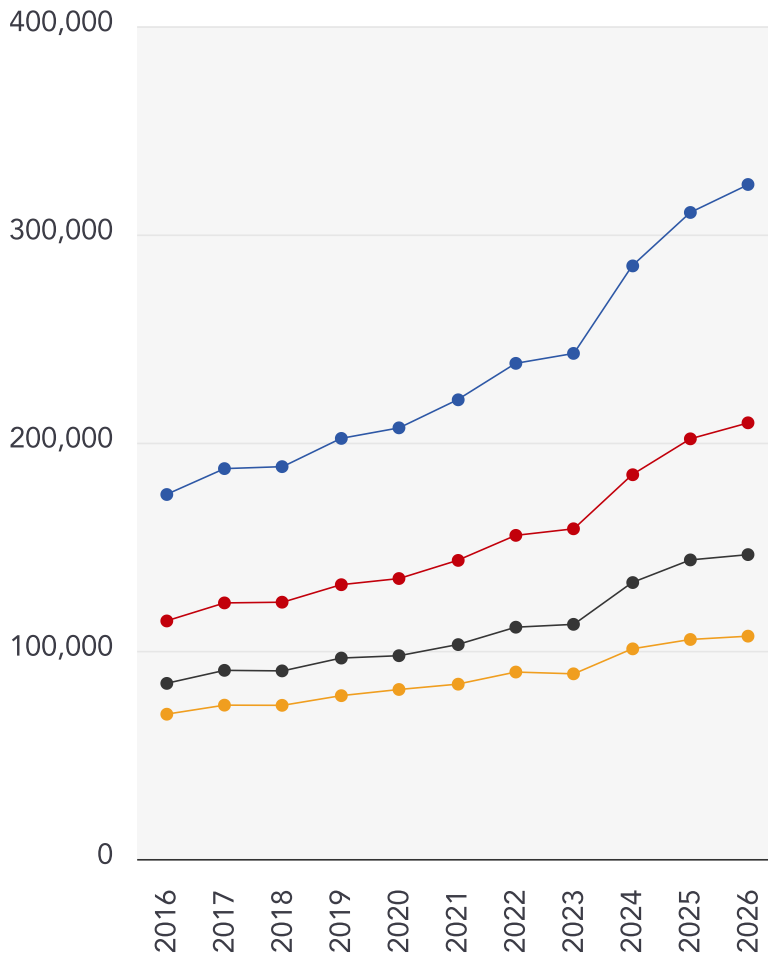
Total area: approx. 69.0 sq. metres (743.1 sq. feet)

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in OL12



Detached

+85.06%

Semi-Detached

+83.24%

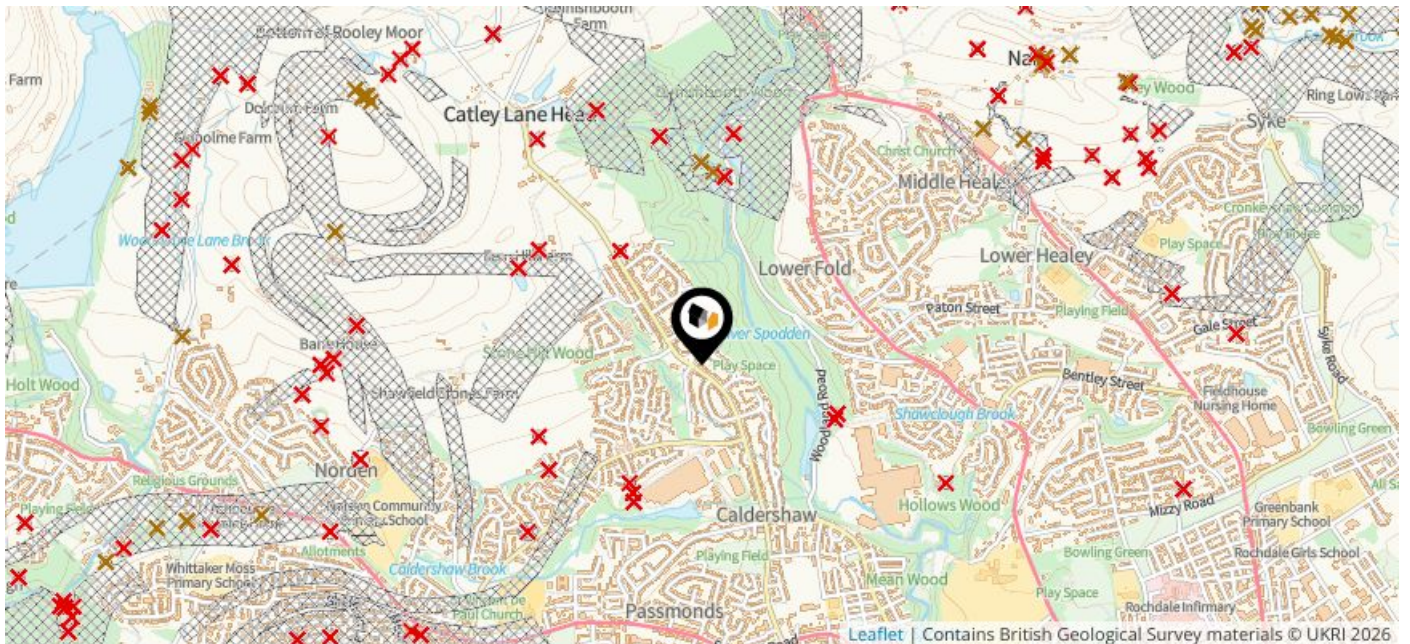
Terraced

+73.33%

Flat

+53.92%

This map displays nearby coal mine entrances and their classifications.



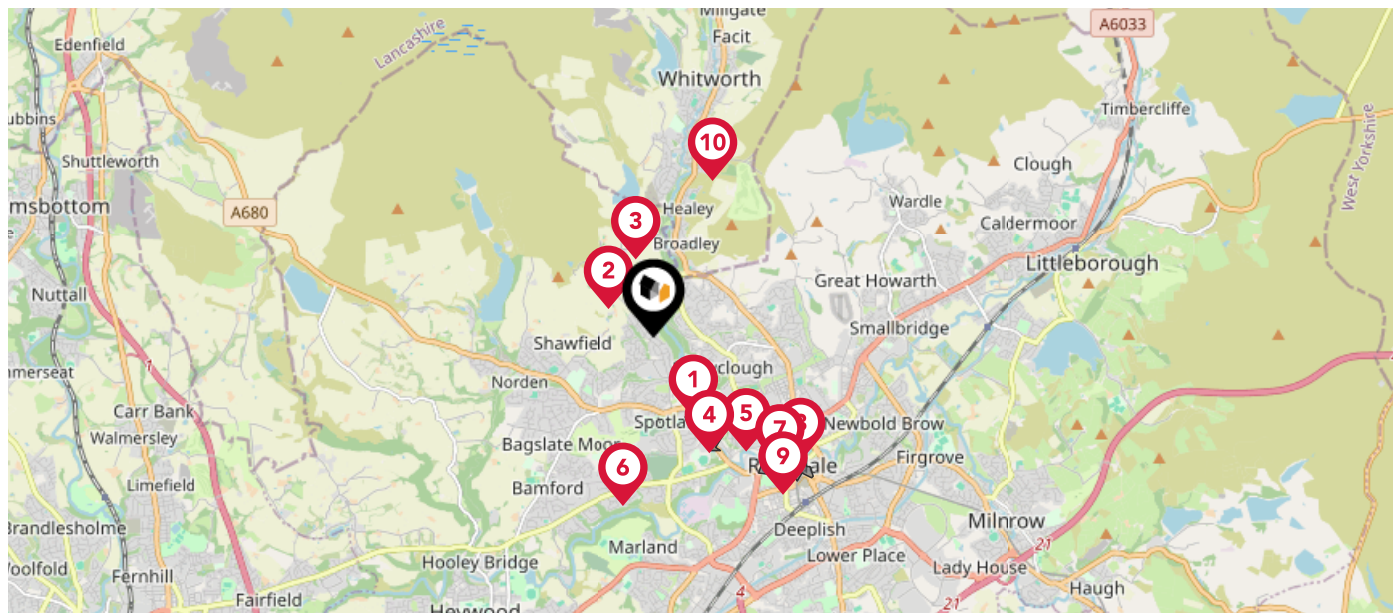
Mine Entry

- ✕ 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.

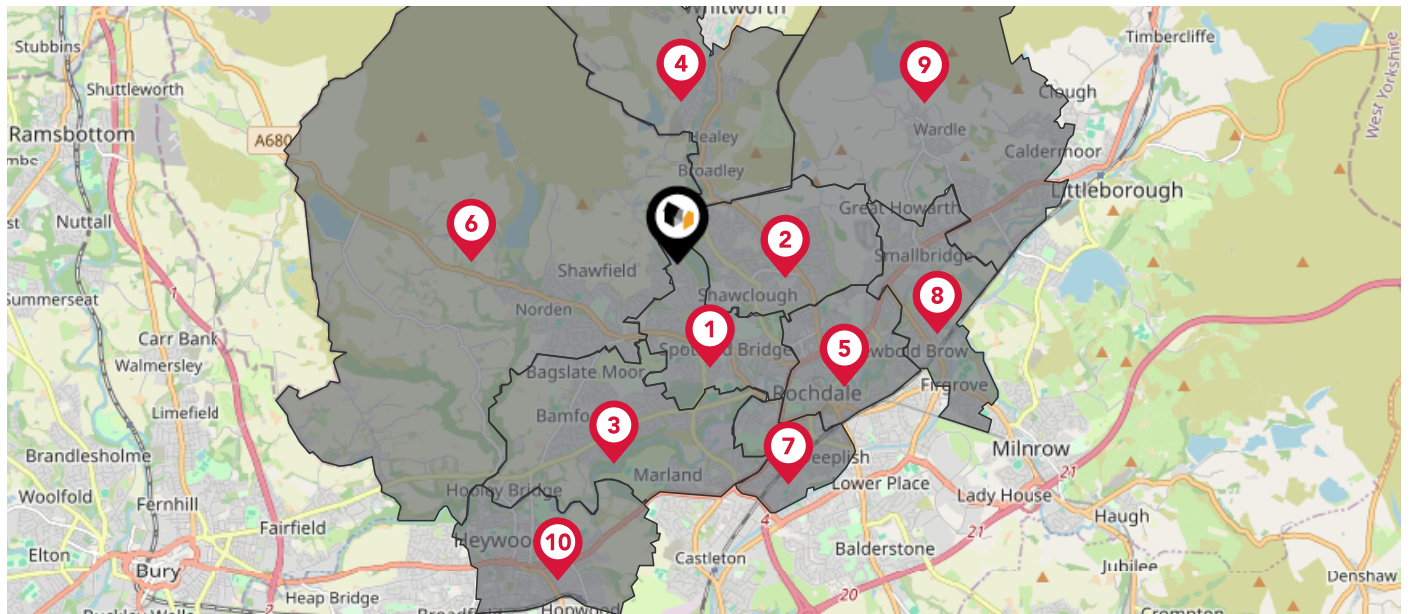
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Spotland Fold
- 2 Catley Lane Head
- 3 Prickshaw and Broadley Fold
- 4 Spotland Bridge
- 5 St Edmund's Church
- 6 Moorgate Avenue
- 7 Toad Lane
- 8 Town Head
- 9 Rochdale Town Centre
- 10 Whitworth Square

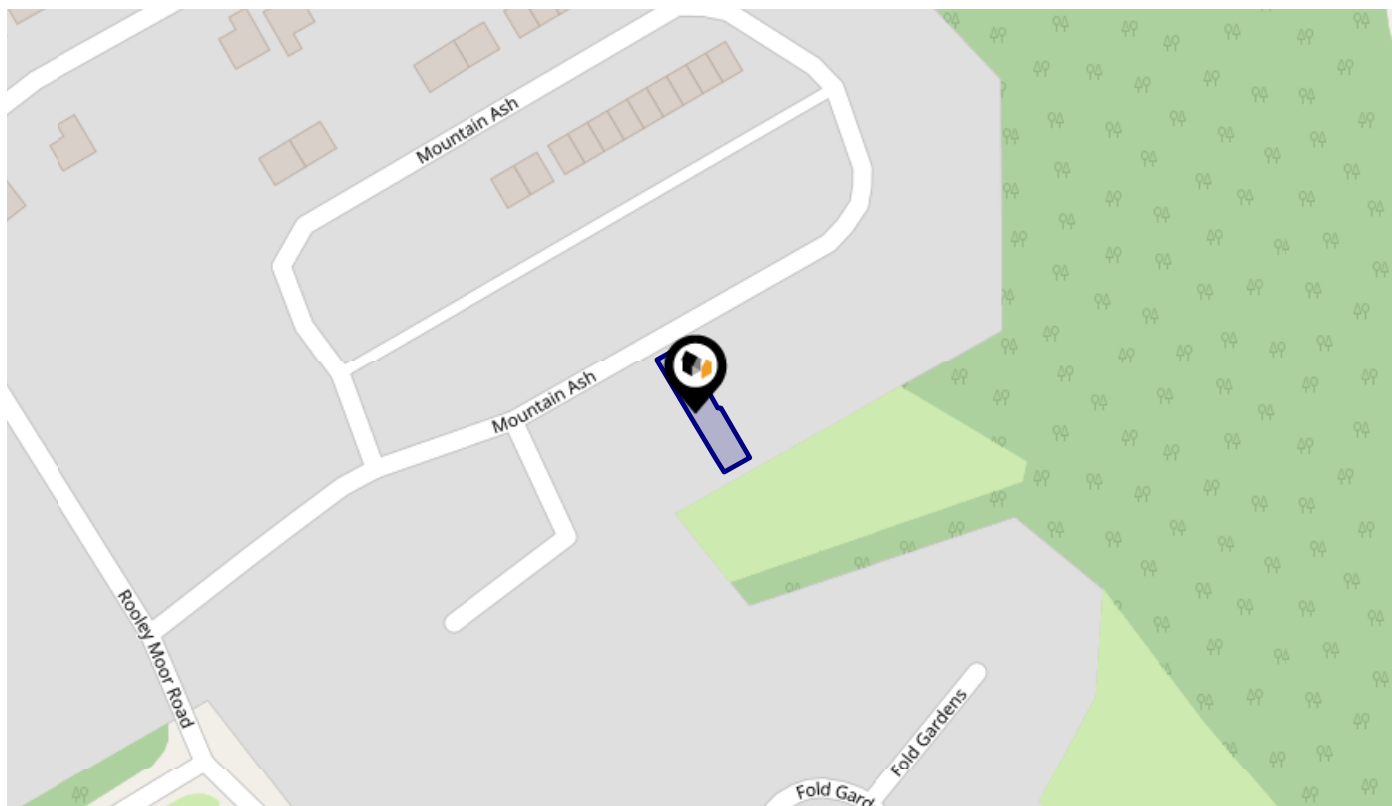
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Spotland & Falinge Ward
-  Healey Ward
-  Bamford Ward
-  Healey and Whitworth Ward
-  Central Rochdale Ward
-  Norden Ward
-  Milkstone & Deeplish Ward
-  Smallbridge & Firgrove Ward
-  Wardle, Shore & West Littleborough Ward
-  North Heywood 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.

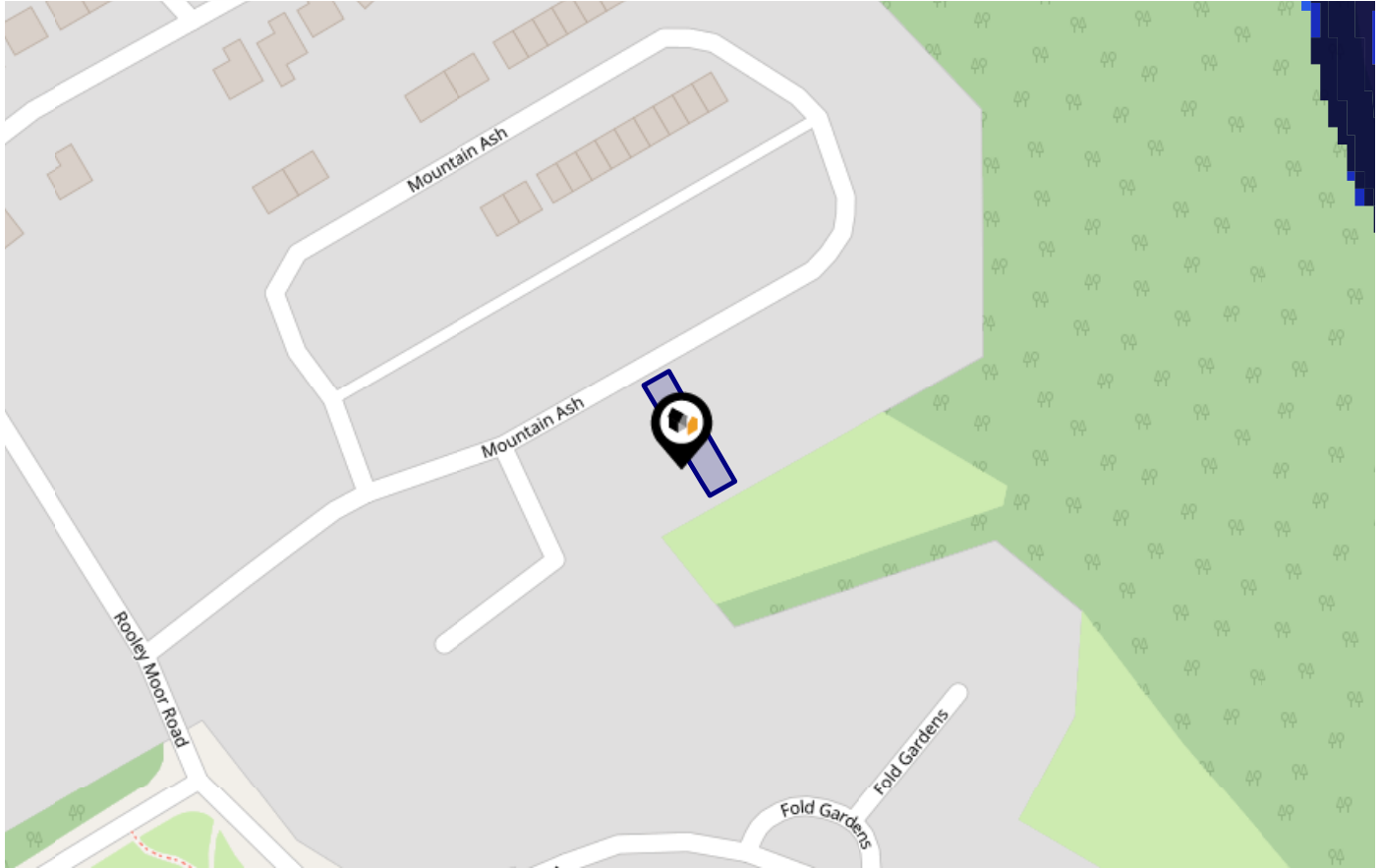
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
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.

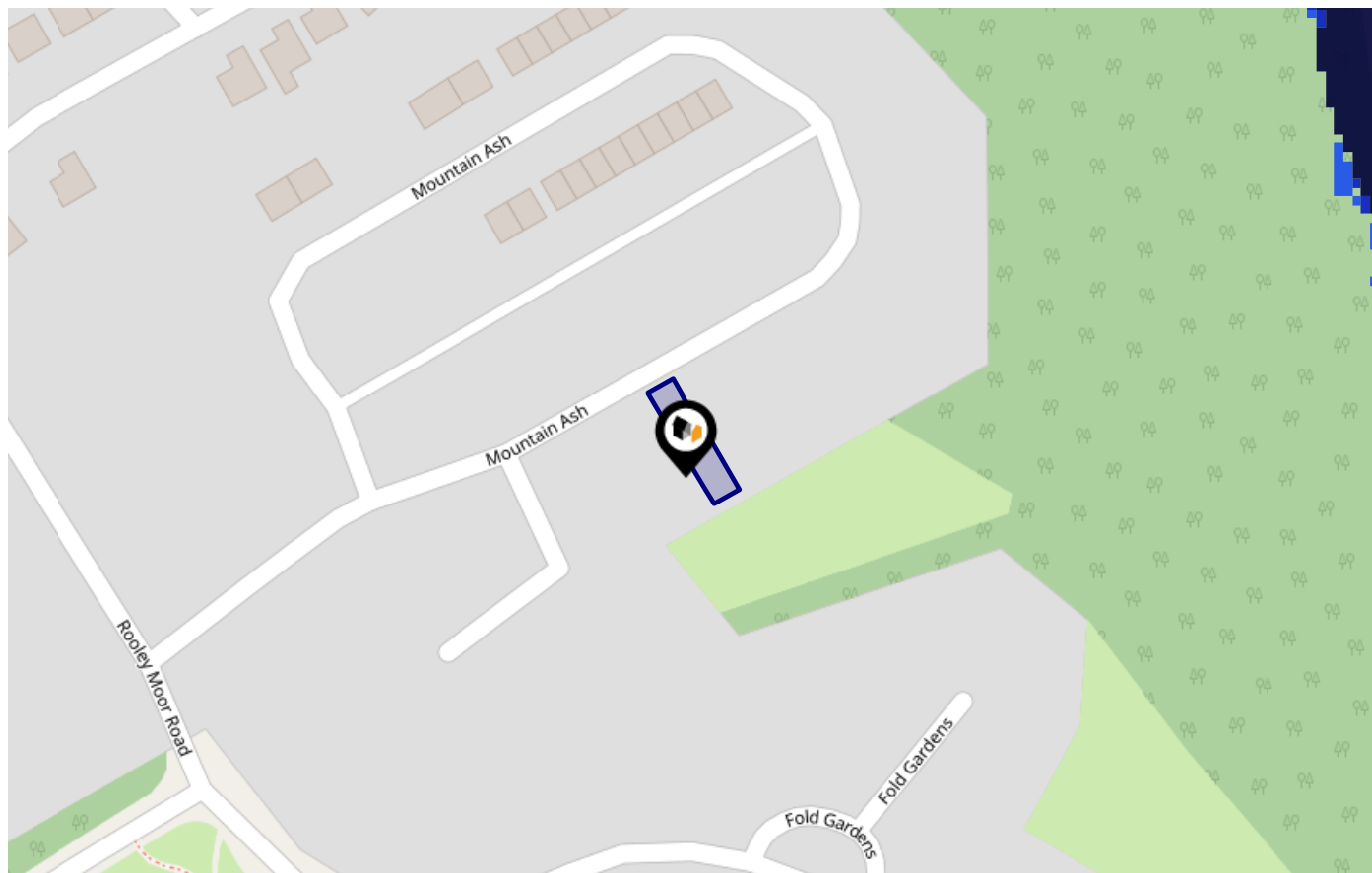
Chance of flooding to the following depths at this property:



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.

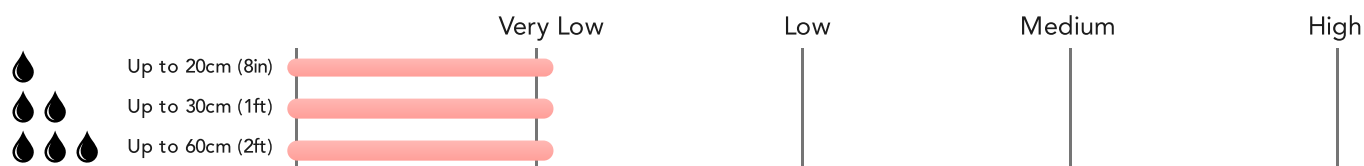


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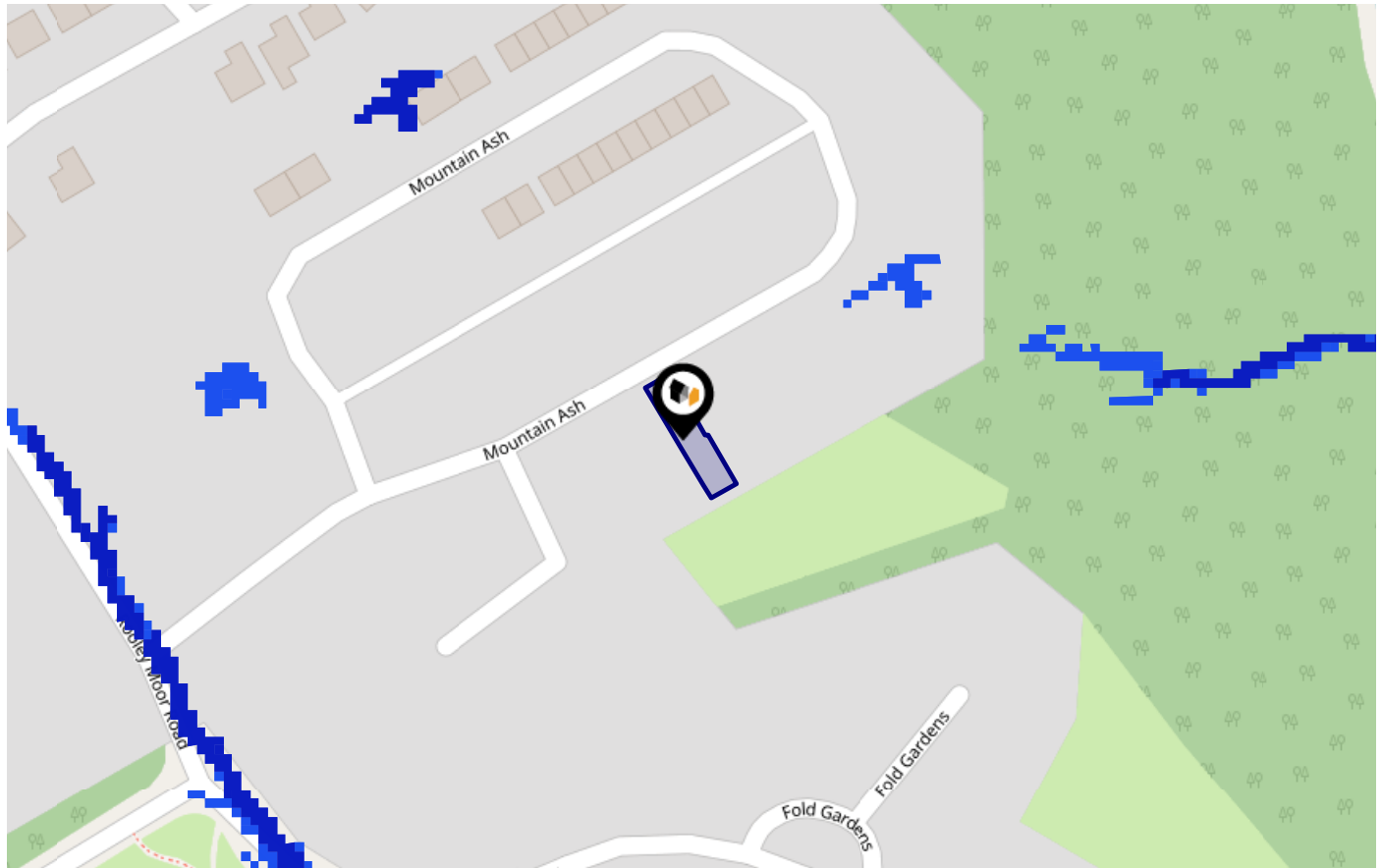
Chance of flooding to the following depths at this property:



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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

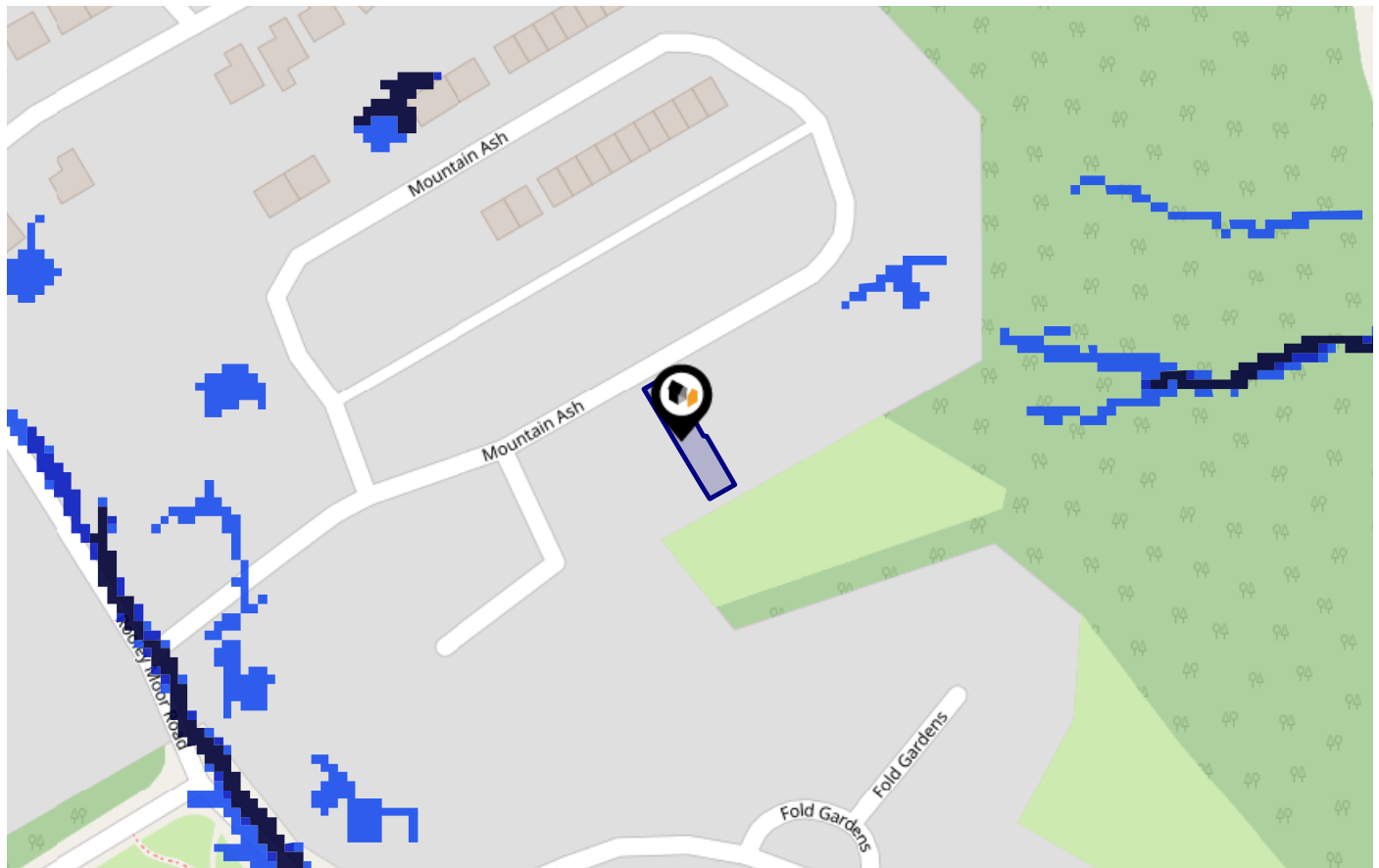
Chance of flooding to the following depths at this property:



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

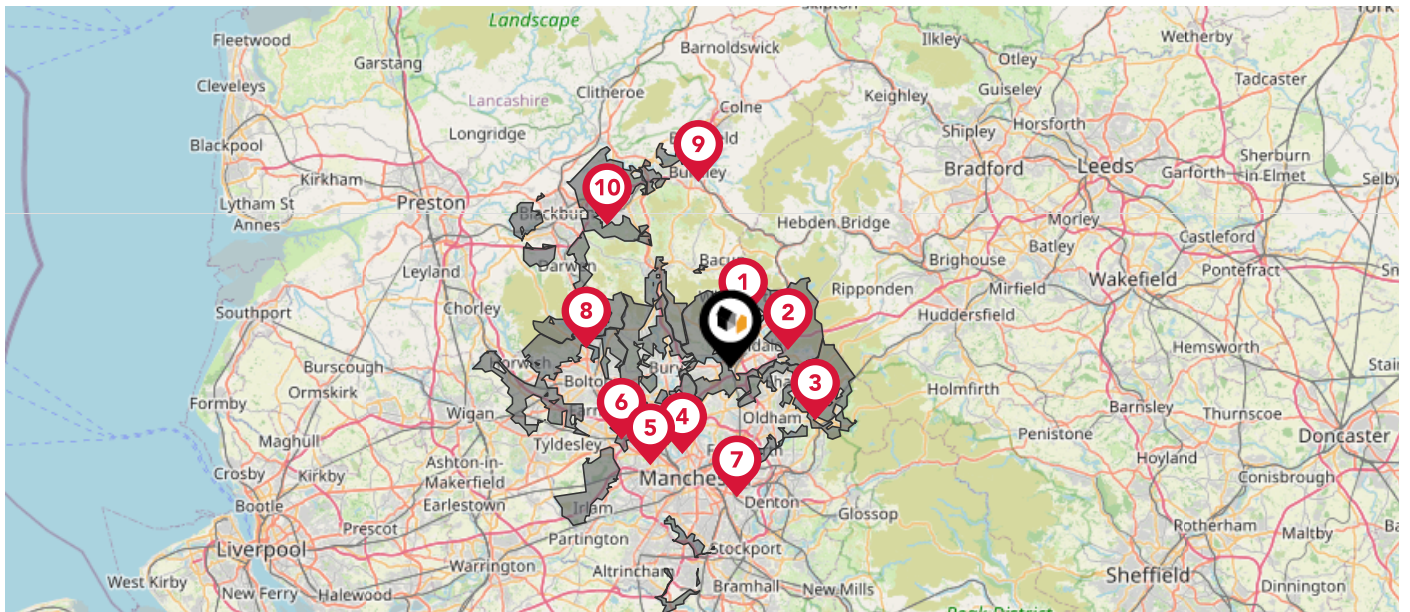
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



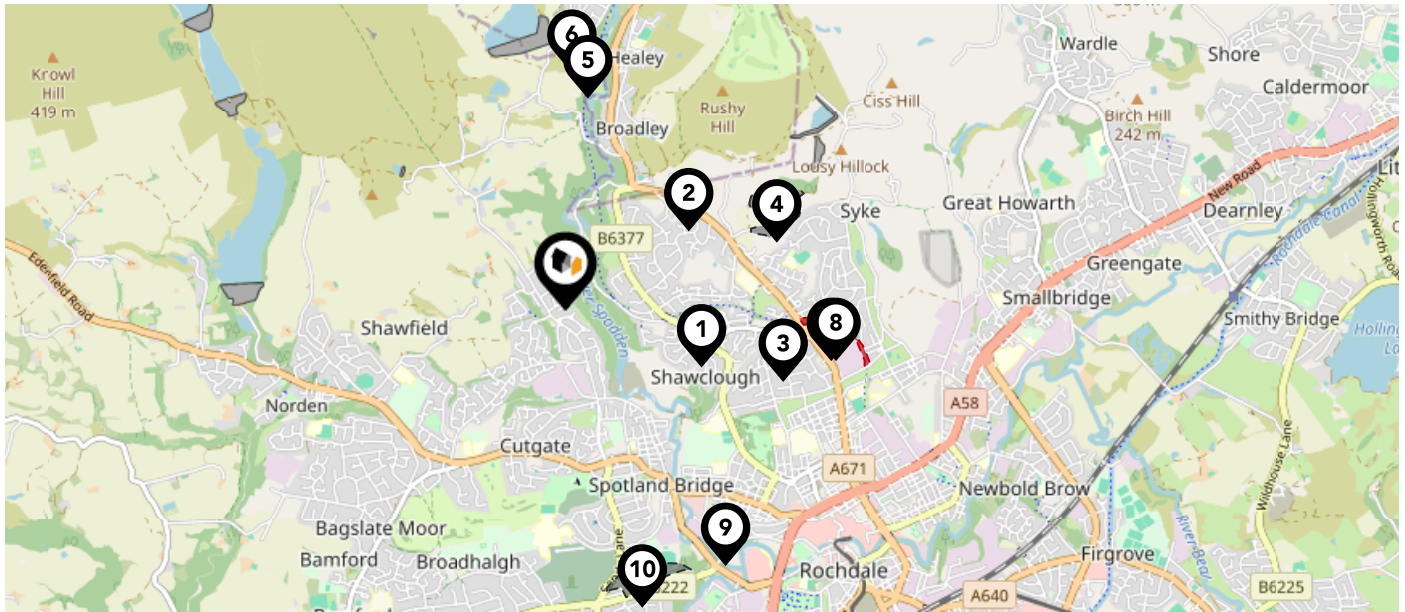
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Rossendale
- 2 Merseyside and Greater Manchester Green Belt - Rochdale
- 3 Merseyside and Greater Manchester Green Belt - Oldham
- 4 Merseyside and Greater Manchester Green Belt - Bury
- 5 Merseyside and Greater Manchester Green Belt - Salford
- 6 Merseyside and Greater Manchester Green Belt - Bolton
- 7 Merseyside and Greater Manchester Green Belt - Manchester
- 8 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 9 Merseyside and Greater Manchester Green Belt - Burnley
- 10 Merseyside and Greater Manchester Green Belt - Hyndburn

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.



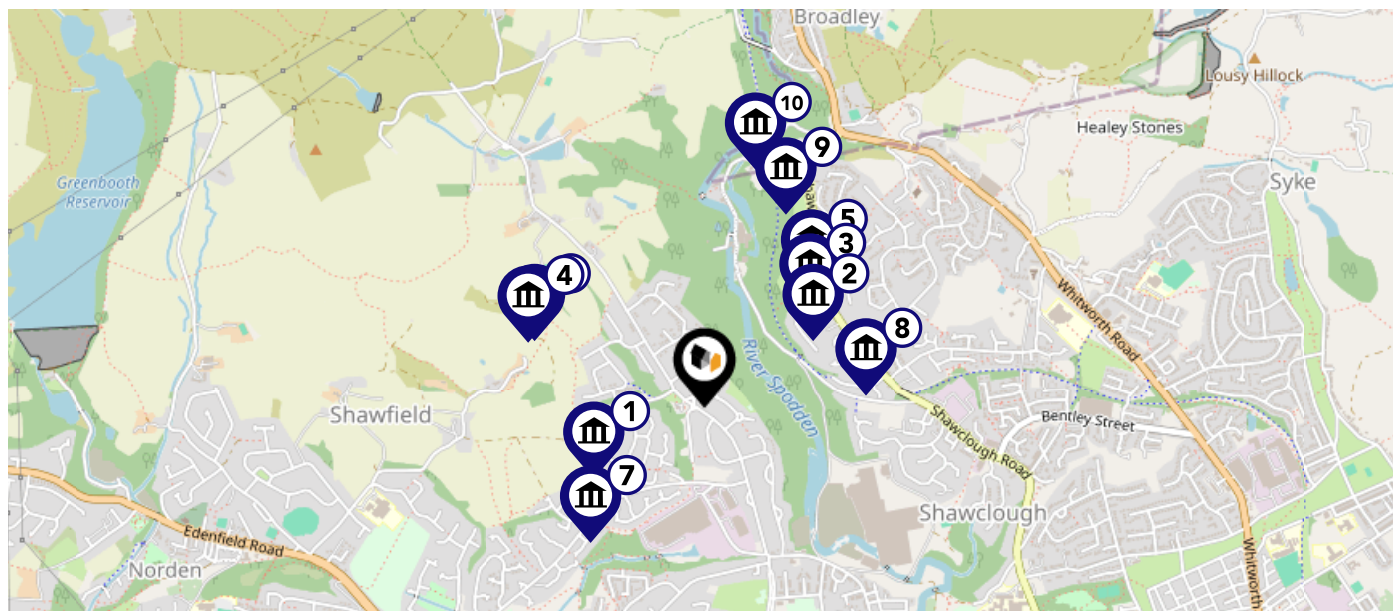
Nearby Landfill Sites

1	Shawclough Road-Reservoir, Rochdale, Greater Manchester	Historic Landfill	<input type="checkbox"/>
2	Healey Mill-Off Whitworth Road, Rochdale, Greater Manchester	Historic Landfill	<input type="checkbox"/>
3	Land Opposite Oxford Mill-Bentley Street, Rochdale	Historic Landfill	<input type="checkbox"/>
4	Stoneyhey Farm-Off Whitworth Road, Middle Healey, Rochdale, Greater Manchester	Historic Landfill	<input type="checkbox"/>
5	Land off Eastgate-Off Eastgate, Wallbank, Whitworth, Lancashire	Historic Landfill	<input type="checkbox"/>
6	Spring Mill-Off Wallbank Drive, Wallbank, Whitworth, Lancashire	Historic Landfill	<input type="checkbox"/>
7	Fieldhouse Mills-Fieldhouse Road, Rochdale, Greater Manchester	Historic Landfill	<input type="checkbox"/>
8	EA/EPR/LP3791CR/A001	Active Landfill	<input checked="" type="checkbox"/>
9	Central Tip-Eden Street and Grimble Street, Rochdale, Greater Manchester	Historic Landfill	<input type="checkbox"/>
10	Sandy Brow, Rochdale-Sandy Brow, Rochdale, Greater Manchester	Historic Landfill	<input type="checkbox"/>

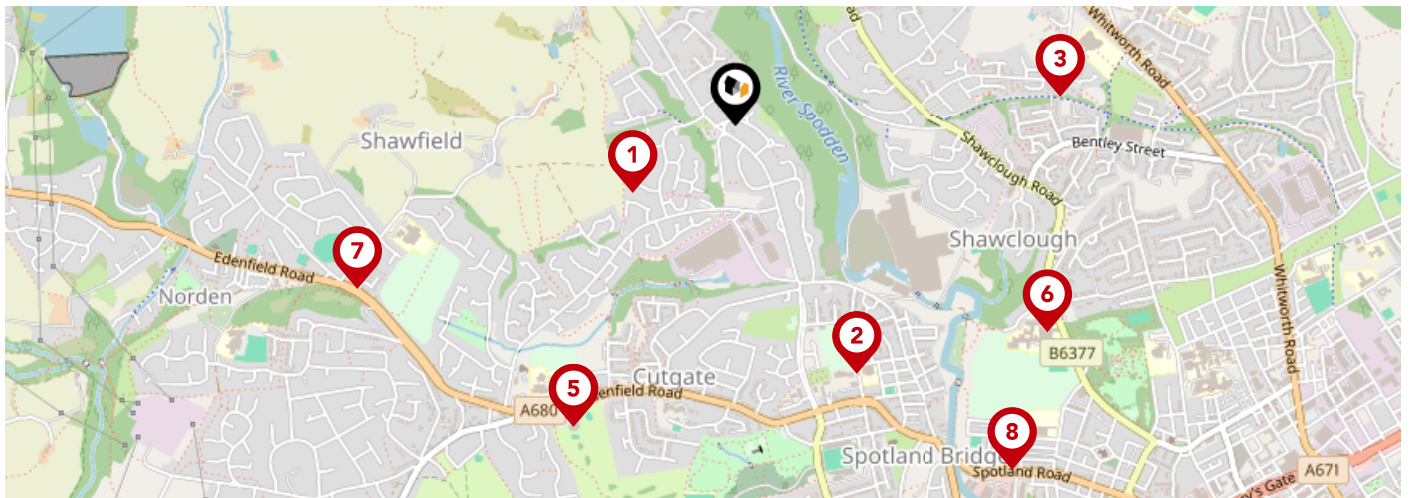
Maps

Listed Buildings

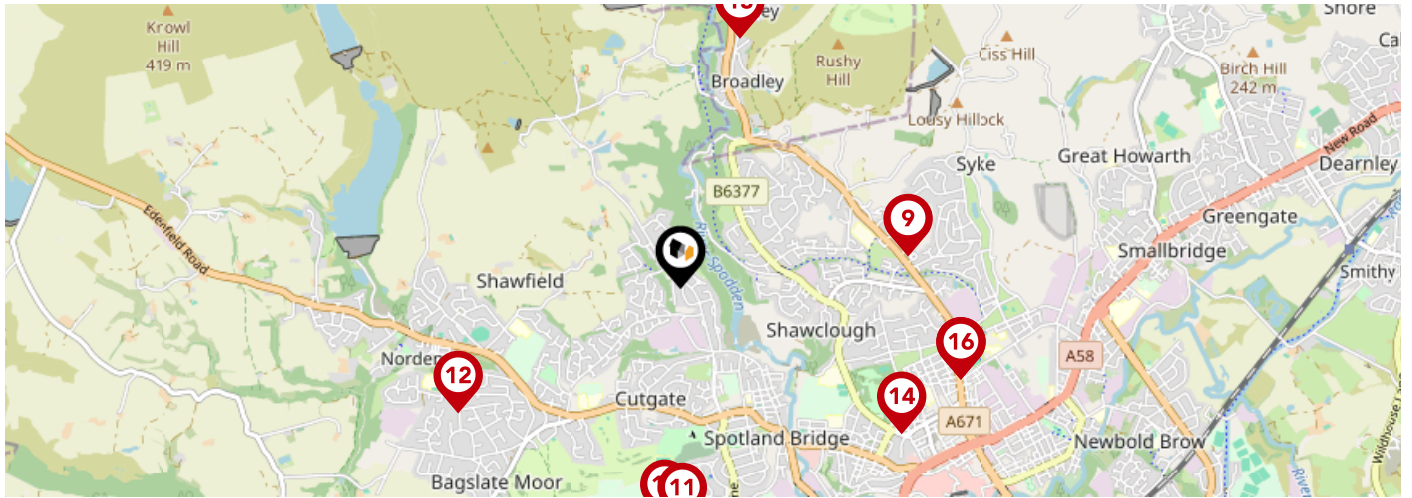
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1031335 - Fisherfield Farmhouse	Grade II	0.3 miles
1055734 - 6, 8 And 10, Harridge Street	Grade II	0.3 miles
1031788 - 394, 396, 398 And 400, Shawclough Road	Grade II	0.3 miles
1366612 - Fern Hill Cottage	Grade II	0.4 miles
1084251 - Mount Cottage	Grade II	0.4 miles
1084277 - Fern Hill First Farmhouse	Grade II	0.4 miles
1346245 - Ellenrod Farmhouse	Grade II	0.4 miles
1084250 - Duffins Cottage	Grade II	0.4 miles
1031799 - Healey Hall	Grade II	0.5 miles
1317784 - Healey Dell Viaduct	Grade II	0.5 miles



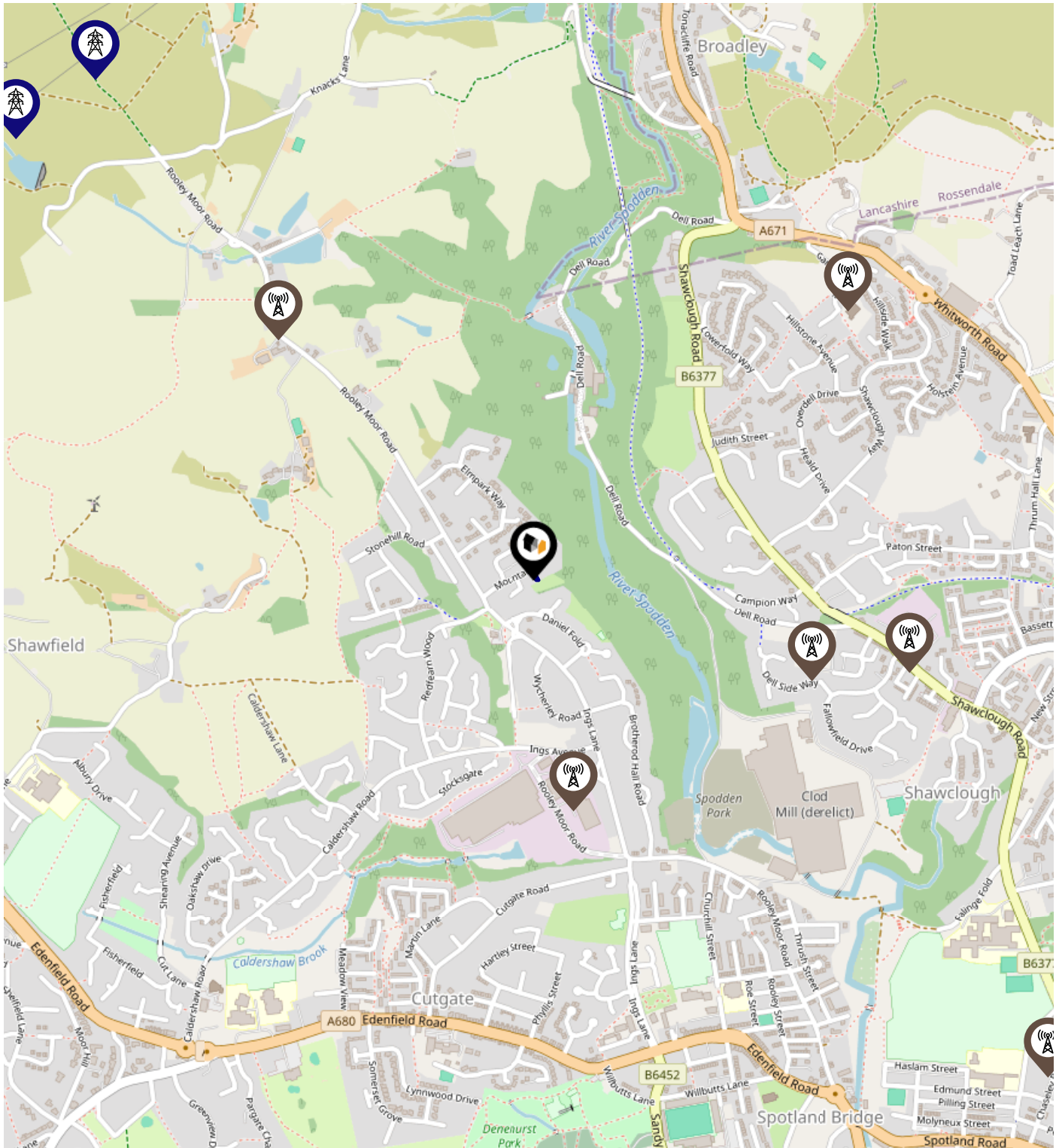
		Nursery	Primary	Secondary	College	Private
1	Willow View School Ofsted Rating: Good Pupils: 27 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meanwood Community Nursery and Primary School Ofsted Rating: Good Pupils: 346 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shawclough Community Primary School Ofsted Rating: Good Pupils: 438 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Vincent's Roman Catholic Primary School, Rochdale Ofsted Rating: Requires improvement Pupils: 382 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Caldershaw Primary School Ofsted Rating: Outstanding Pupils: 241 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Falinge Park High School Ofsted Rating: Good Pupils: 1354 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Norden Community Primary School Ofsted Rating: Good Pupils: 380 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Spotland Primary School Ofsted Rating: Good Pupils: 439 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Healey Foundation Primary School Ofsted Rating: Good Pupils: 208 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oulder Hill Leadership Academy Ofsted Rating: Not Rated Pupils: 1184 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Redwood Ofsted Rating: Good Pupils: 337 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whittaker Moss Primary School Ofsted Rating: Good Pupils: 440 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tonacliffe Primary School Ofsted Rating: Outstanding Pupils: 317 Distance:1.13	<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:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greenbank Primary School Ofsted Rating: Good Pupils: 473 Distance:1.29	<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:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

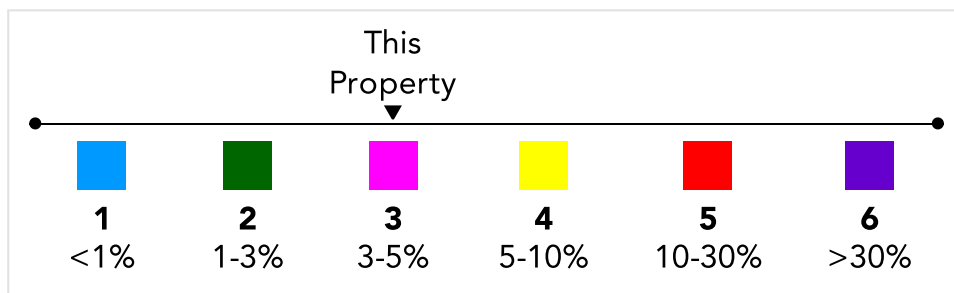
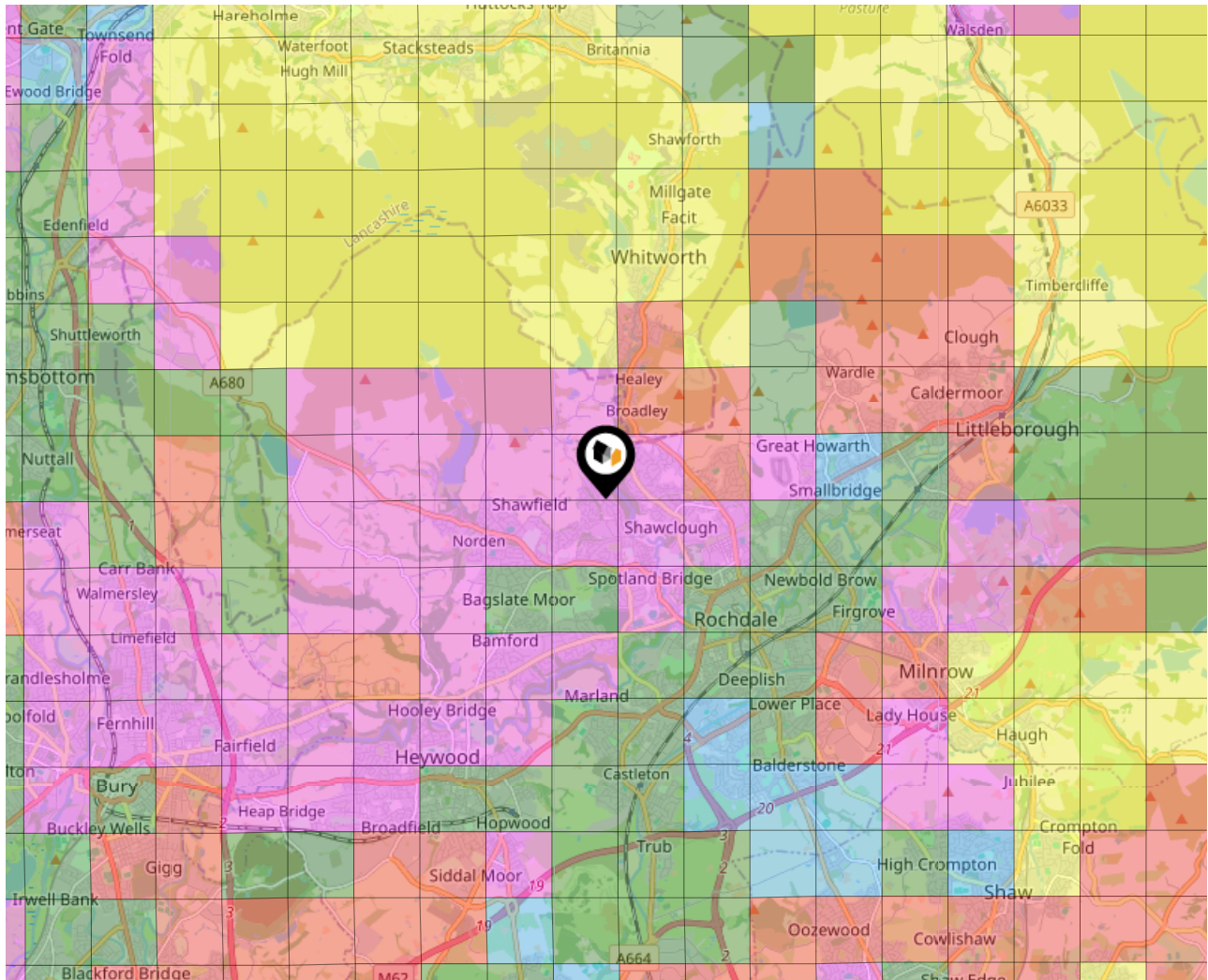


Key:

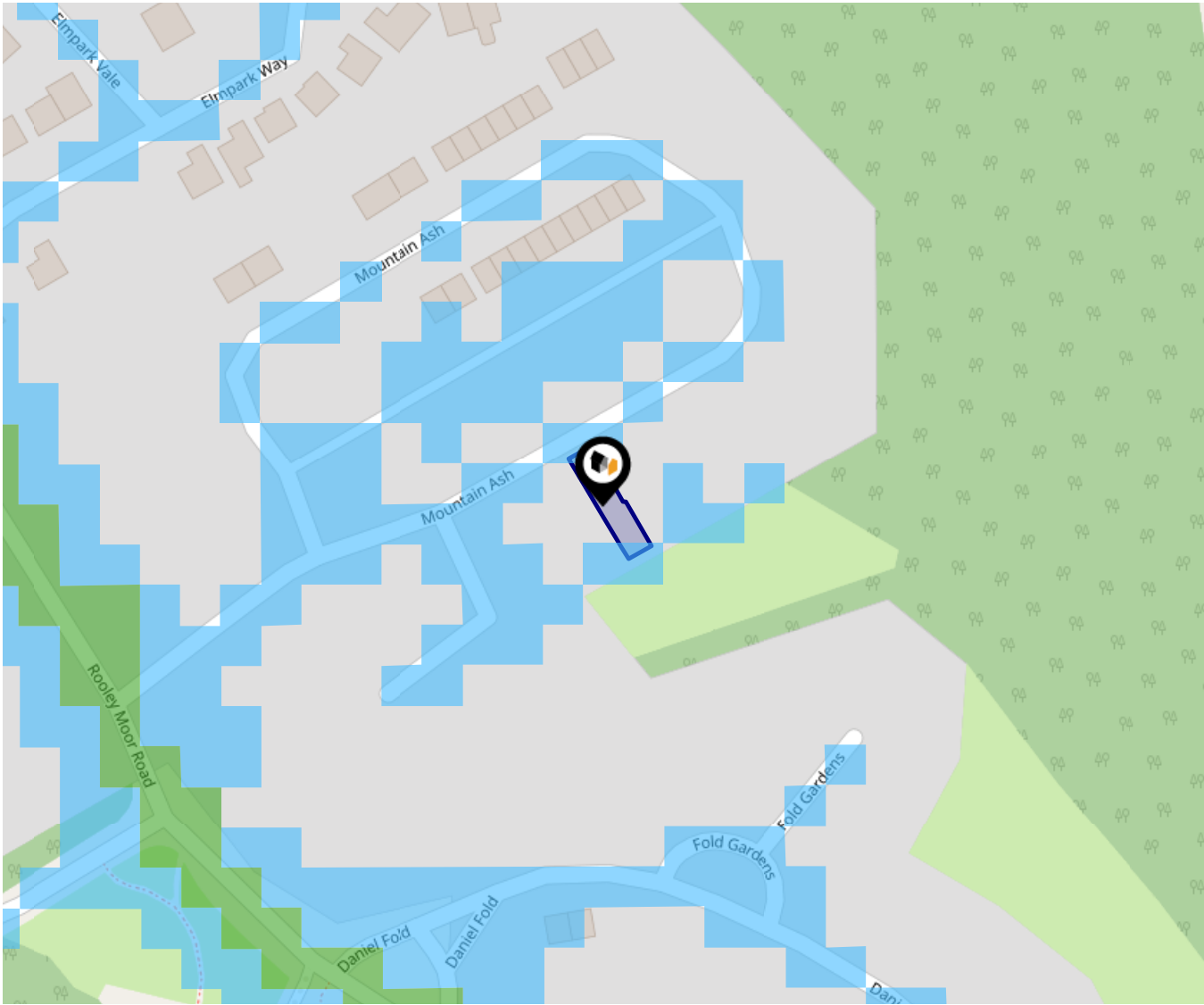
- Power Pylons
- Communication Masts

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).



Local Area Road Noise

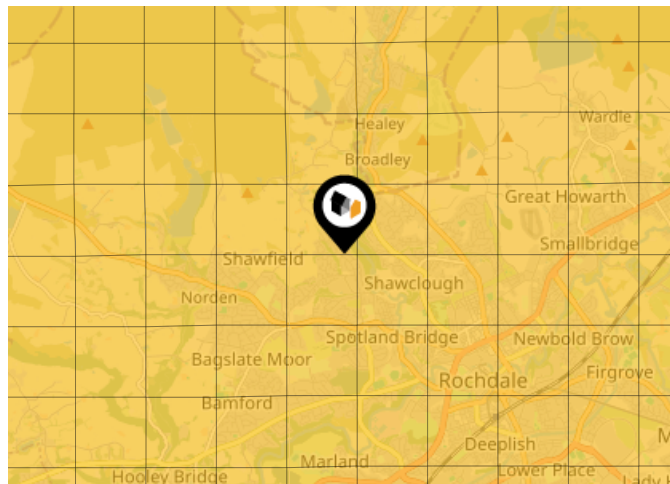


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

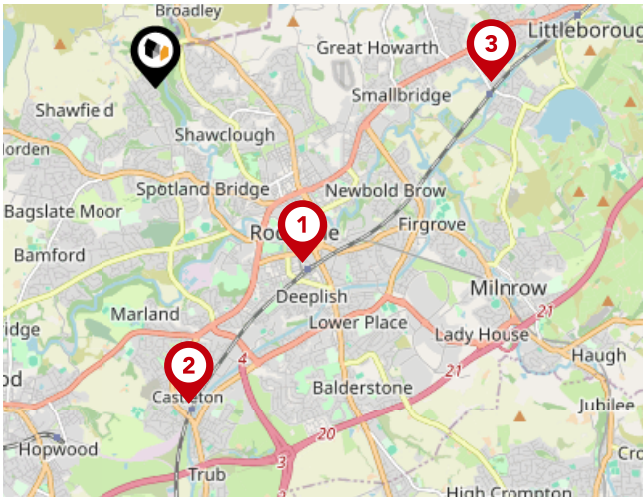
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



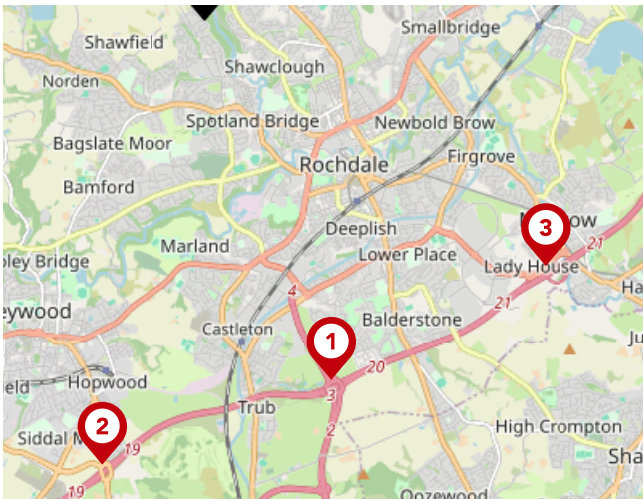
Primary Classifications (Most Common Clay Types)

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



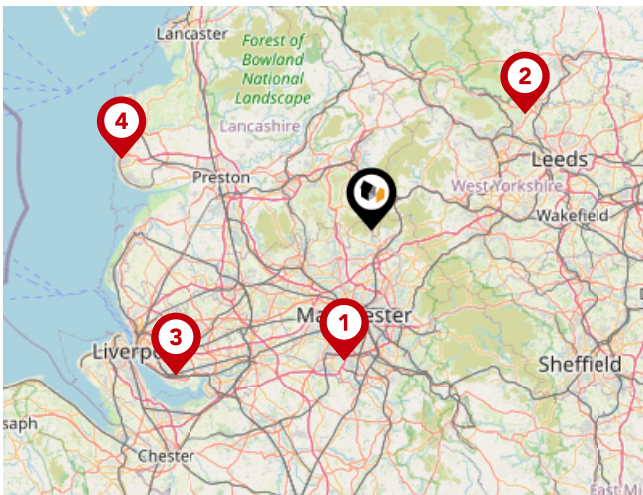
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	2 miles
2	Castleton (Manchester) Rail Station	2.78 miles
3	Smithy Bridge Rail Station	2.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	3.35 miles
2	M62 J19	4 miles
3	M62 J21	3.69 miles
4	A627(M) J1	5.56 miles
5	M66 J2	4.51 miles

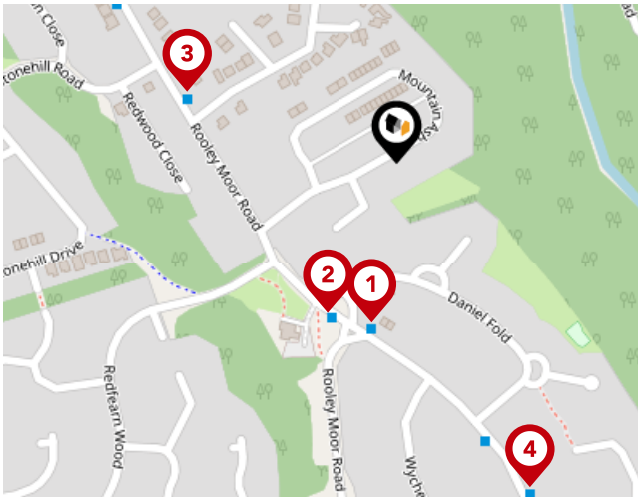


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.71 miles
2	Leeds Bradford Airport	27.01 miles
3	Speke	34.28 miles
4	Highfield	36.48 miles

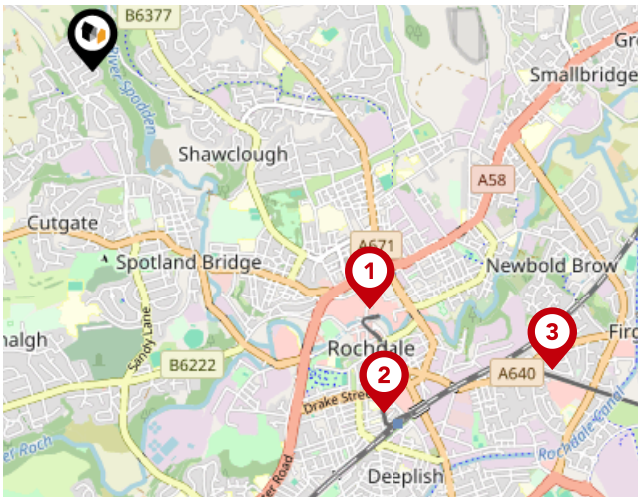
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Daniel Fold	0.09 miles
2	Daniel Fold	0.09 miles
3	Stonehill Road	0.12 miles
4	Wycherley Road	0.19 miles
5	Elm Park Way	0.18 miles



Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	1.6 miles
2	Rochdale Railway Station (Manchester Metrolink)	1.97 miles
3	Newbold (Manchester Metrolink)	2.41 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 v

Testimonial 1



Thank you to Abby and her team for all their hard work in securing a sale for us . Abby is caring & conscientious which certainly showed in her determination to sell the property.

Testimonial 2



I had a fantastic experience with Martin & Co. The team is incredibly friendly and responsive, quickly addressing both calls and emails. A special mention to Lisa, who was exceptional during the property viewing. She didn't just show me the property but took the time to highlight its best features with such a kind and gentle approach. It was a great experience overall, and I would highly recommend Martin & Co to anyone!

Testimonial 3



Great experience with Abby from Martin & Co Rochdale dealing with a stressful sale and purchase of new property. She was always available to help and chase things up to try and achieve completion on time. If not would call back immediately. Went above and beyond...Would definitely recommend using them!

Testimonial 4



Thank you to Martin and Co for helping us to sell our home. After we lost our buyer and we're feeling deflated, Abby secured a new buyer within a short period of time allowing us to continue with our purchase.



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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