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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06th May 2026



ROCHDALE ROAD, SHAW, OLDHAM, OL2

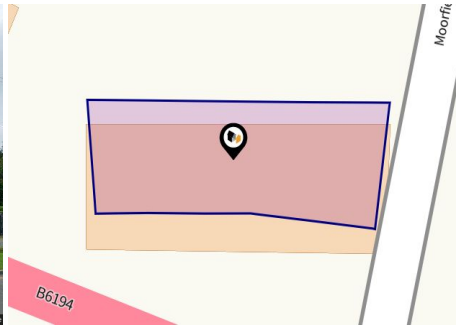
Martin & Co Rochdale

Martin & Co 15B Cheetham Street Rochdale OL16 1DG

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£2,024		
Title Number:	GM628836		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Rochdale Road, Shaw, Oldham, OL2*

Reference - LB/331463/11	
Decision:	Decided
Date:	31st October 2011
Description:	Install new timber window and doors (to replace existing windows and doors).

Reference - CD/334770/13	
Decision:	Decided
Date:	18th November 2013
Description:	Discharge of condition nos 3-6 relating to app no. LB/331463/11

Rochdale Road, Shaw, OL2

Energy rating

D

Valid until 28.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

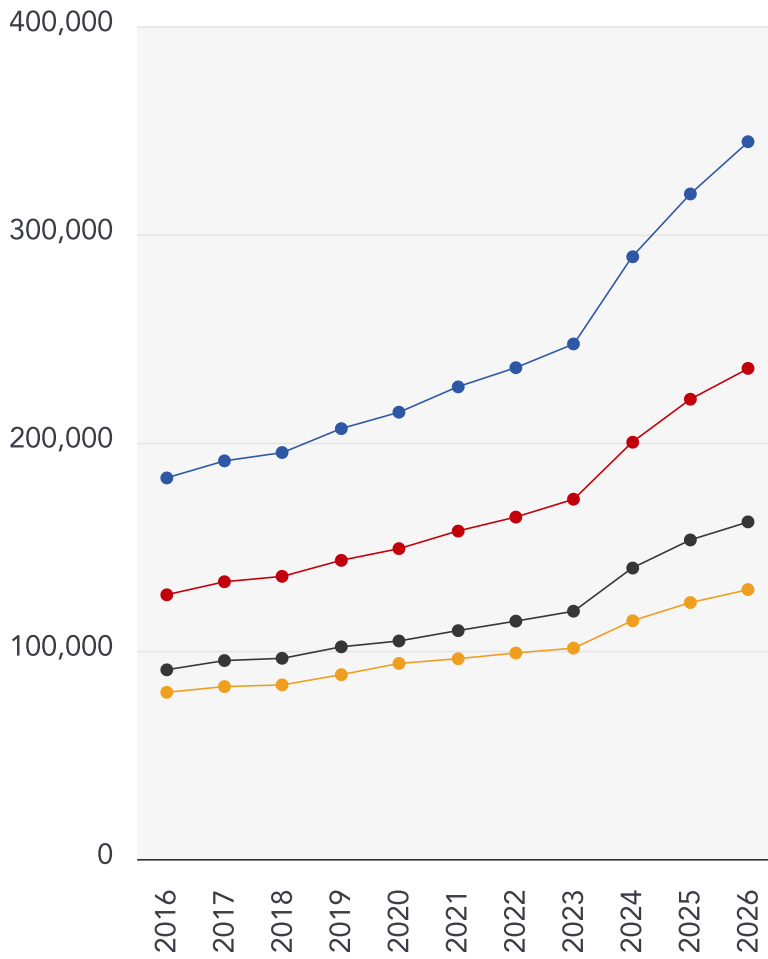
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 11% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in OL2



Detached

+88.25%

Semi-Detached

+85.72%

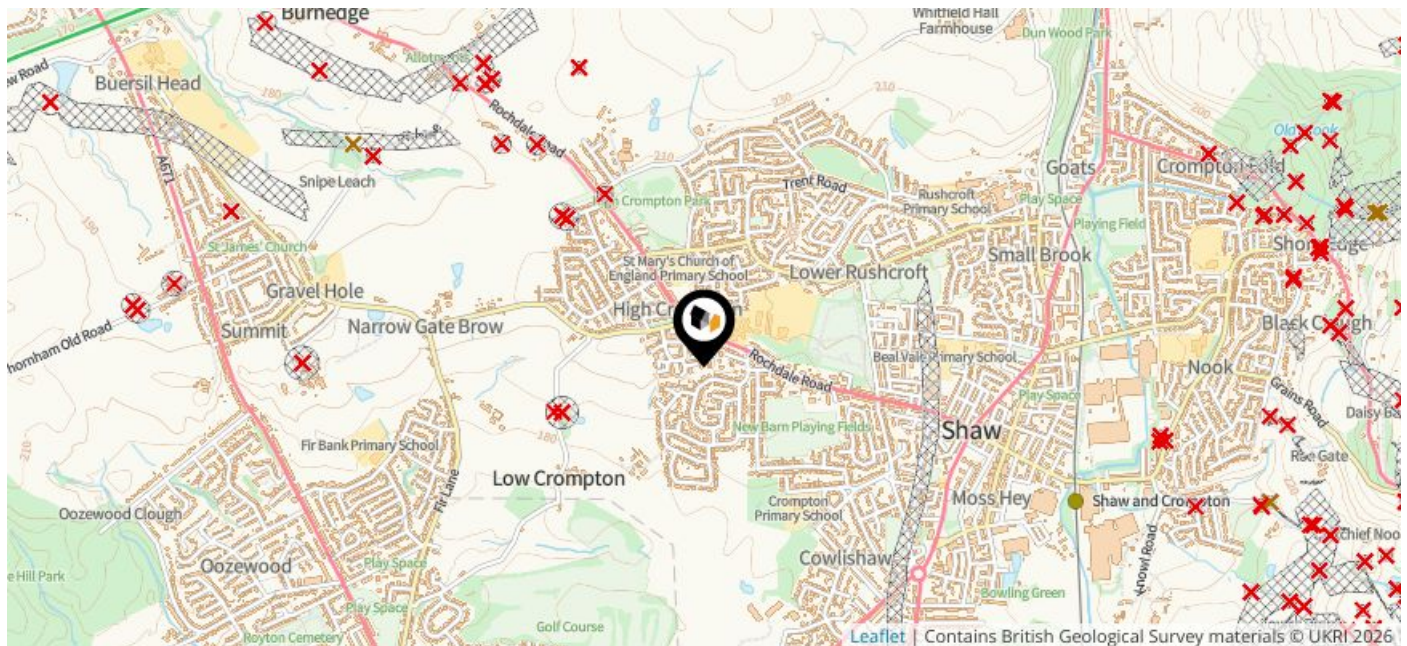
Terraced

+78.2%

Flat

+61.65%

This map displays nearby coal mine entrances and their classifications.



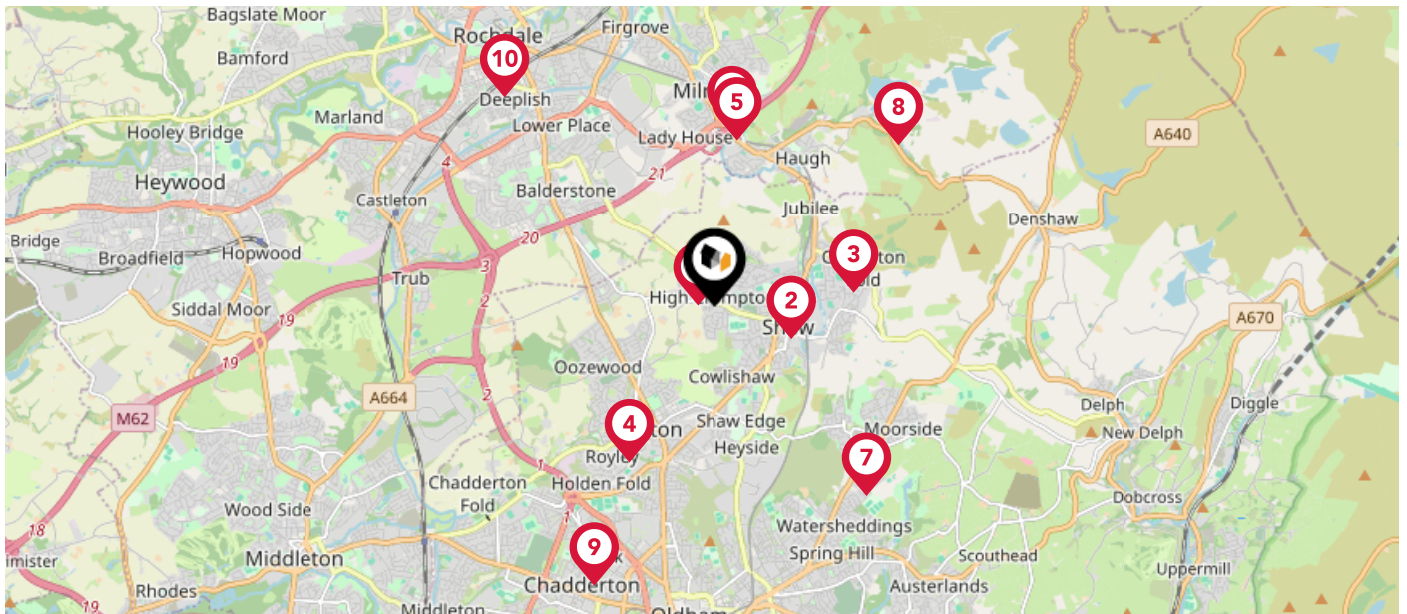
Mine Entry

- ✕ 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.

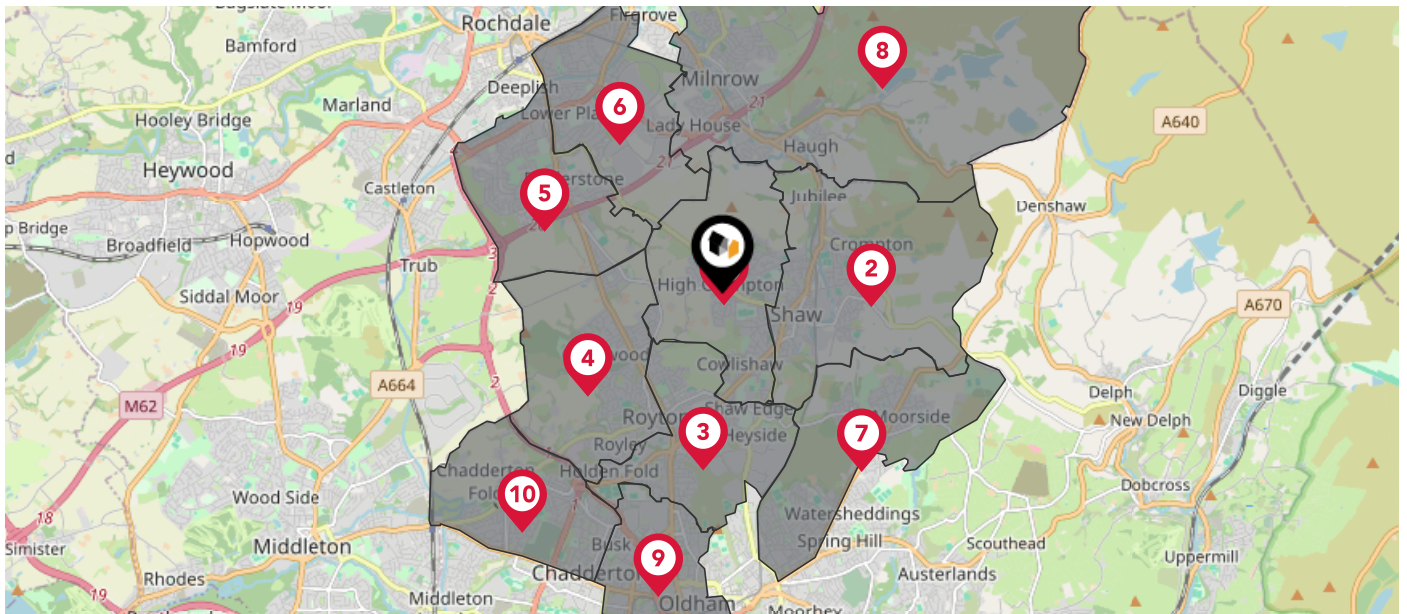
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Park Cottages, Shaw
- 2 Saint James, Shaw
- 3 Crompton Fold
- 4 Saint Paul's, Royton
- 5 Butterworth Hall (Municipal Buildings)
- 6 Butterworth Hall
- 7 Alexandra Terrace, Moorside
- 8 Ogden
- 9 Victoria Street, Chadderton
- 10 Maclure Road

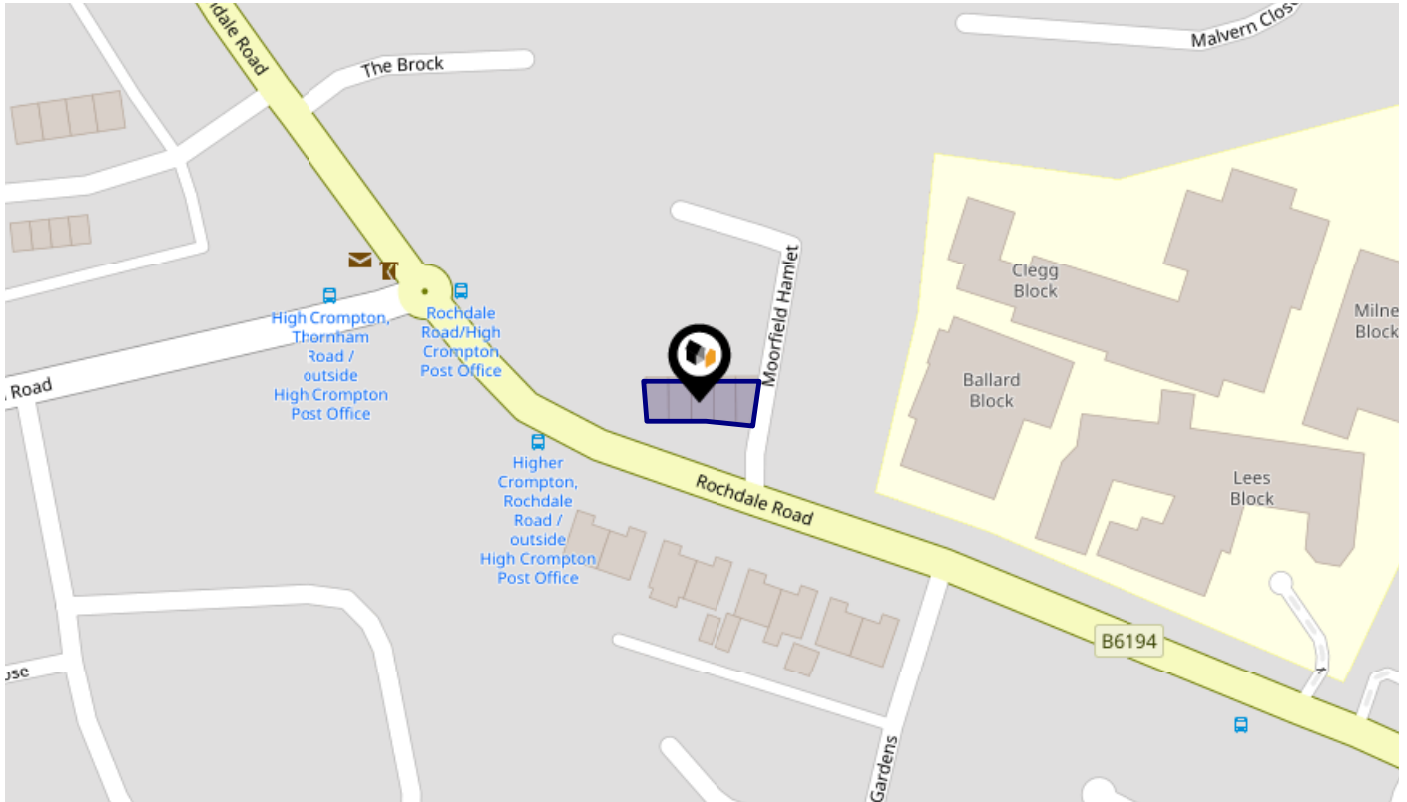
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Crompton Ward
- 2 Shaw Ward
- 3 Royton South Ward
- 4 Royton North Ward
- 5 Balderstone & Kirkholt Ward
- 6 Kingsway Ward
- 7 St. James' Ward
- 8 Milnrow & Newhey Ward
- 9 Coldhurst Ward
- 10 Chadderton North 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.

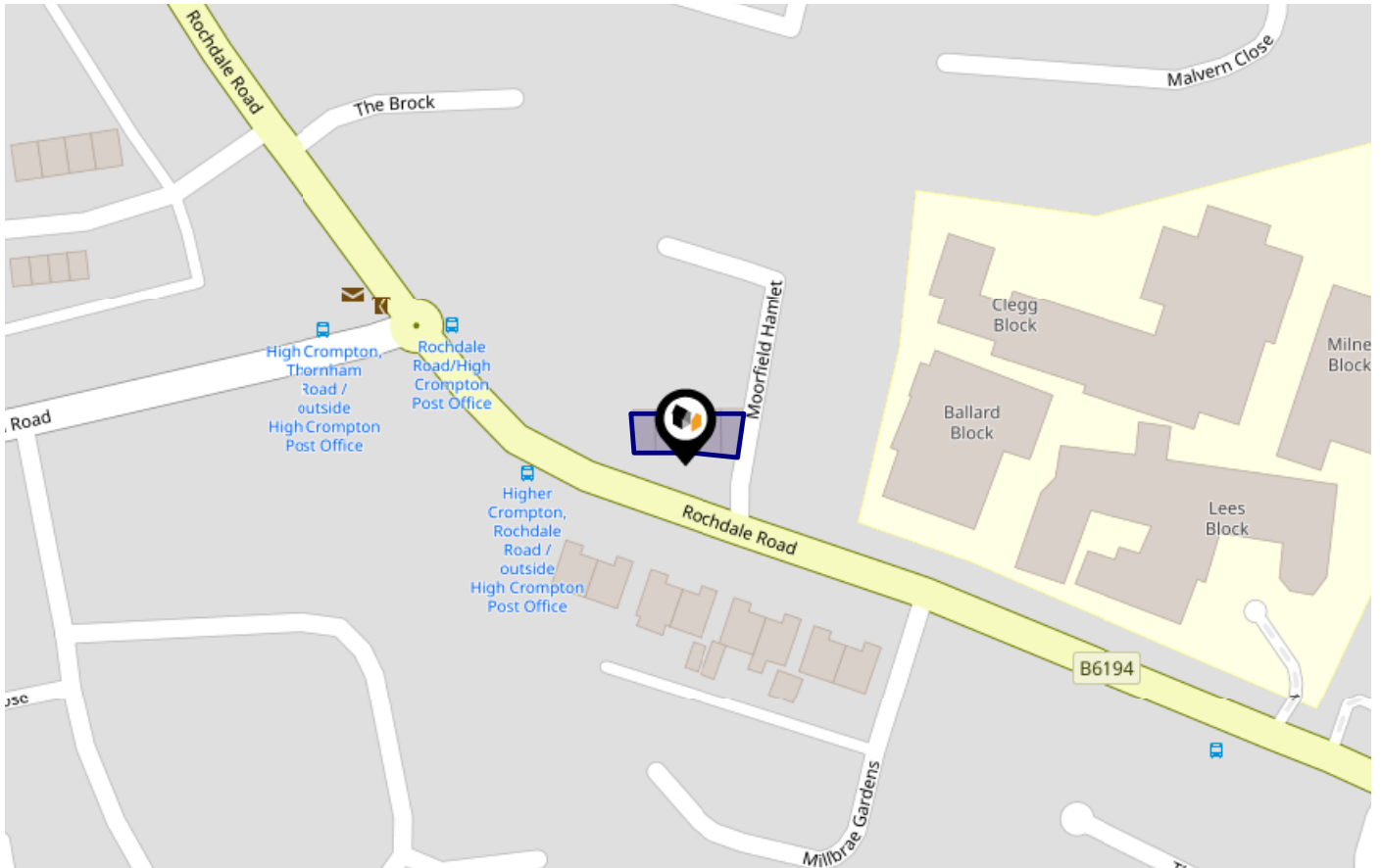
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

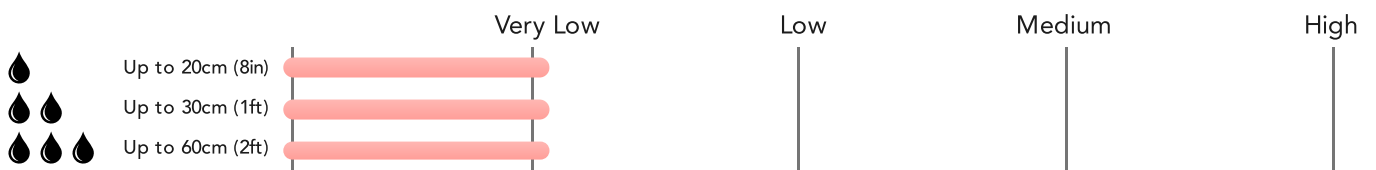


Risk Rating: Very low

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.

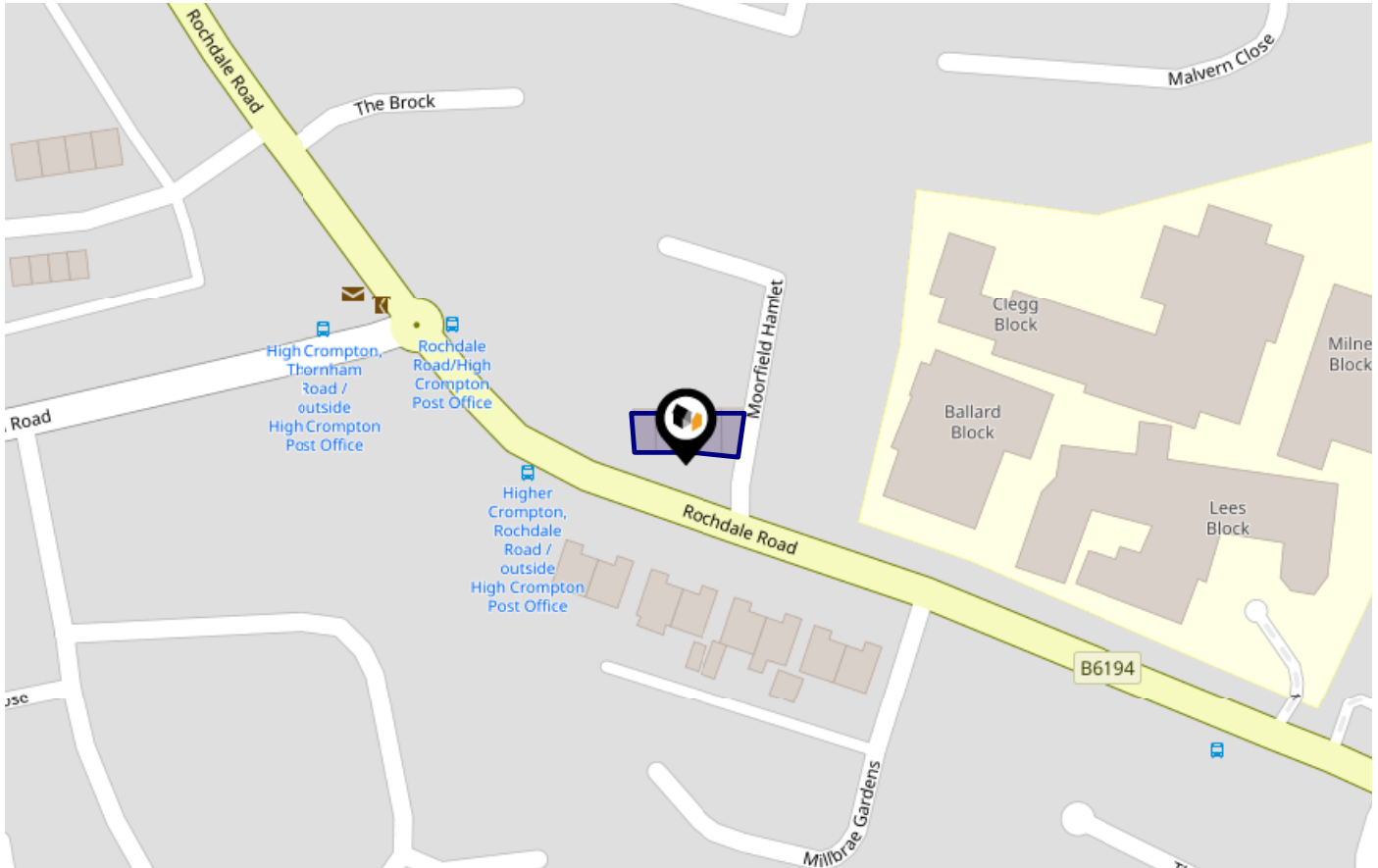
Chance of flooding to the following depths at this property:



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.



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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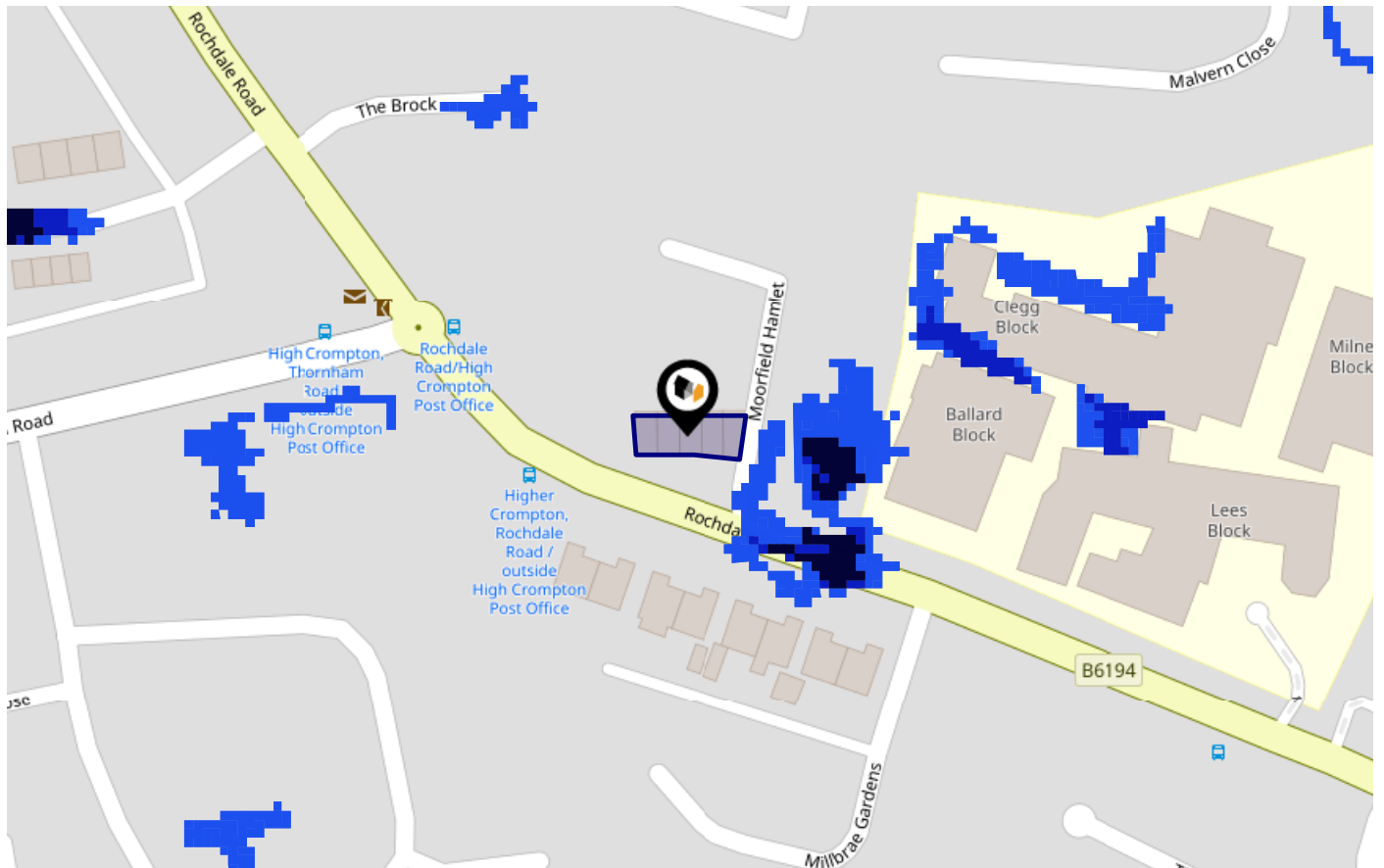
Chance of flooding to the following depths at this property:



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.

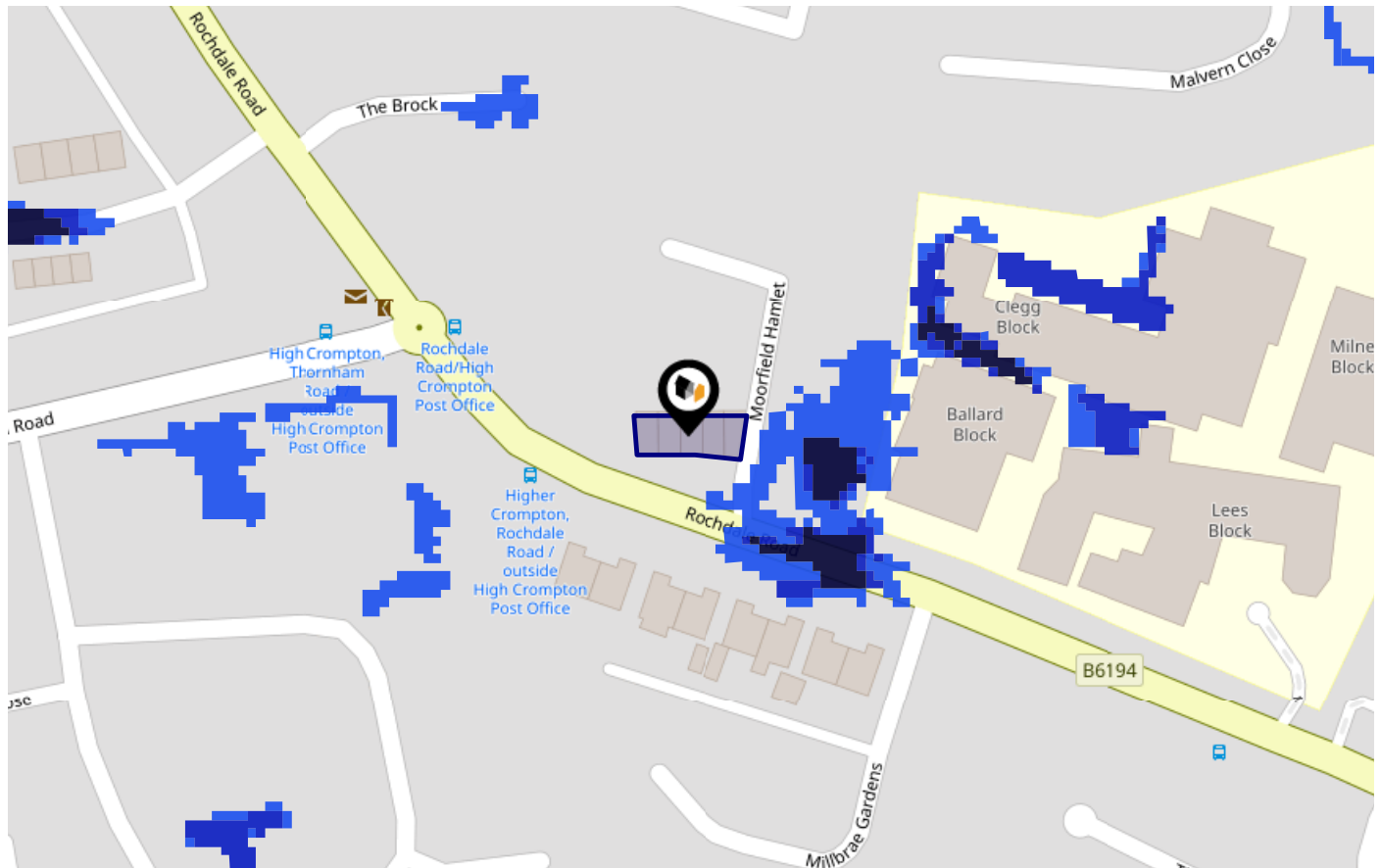
Chance of flooding to the following depths at this property:



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**

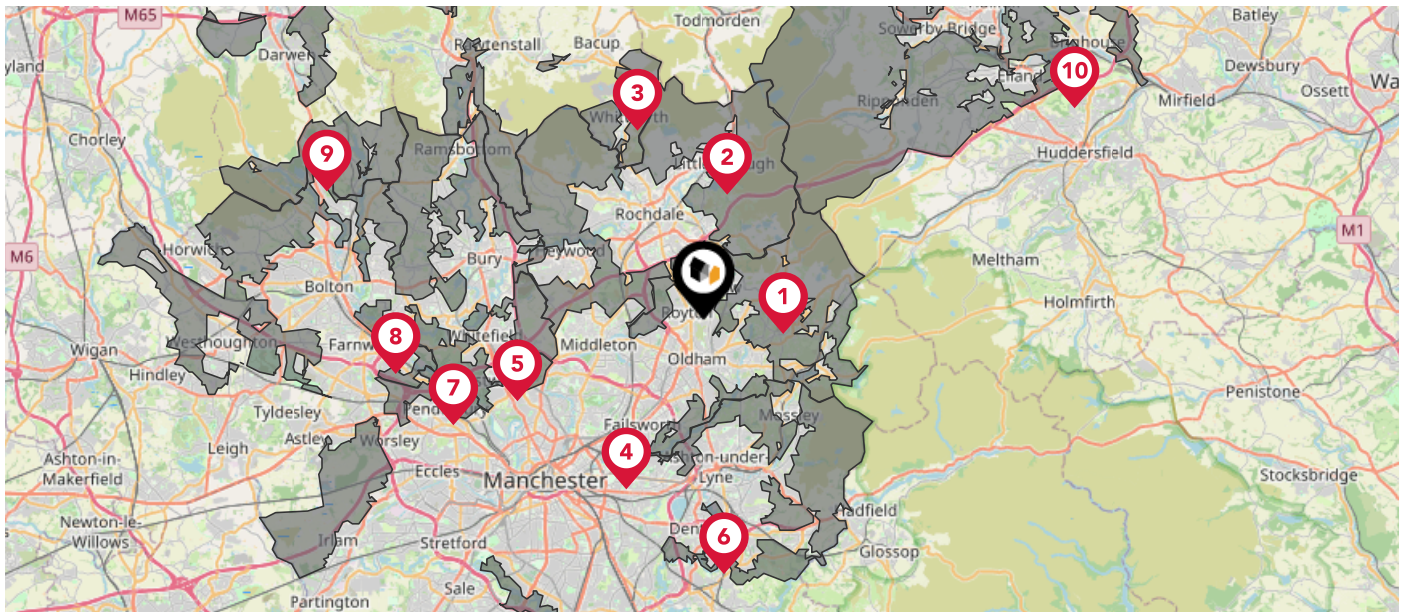
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



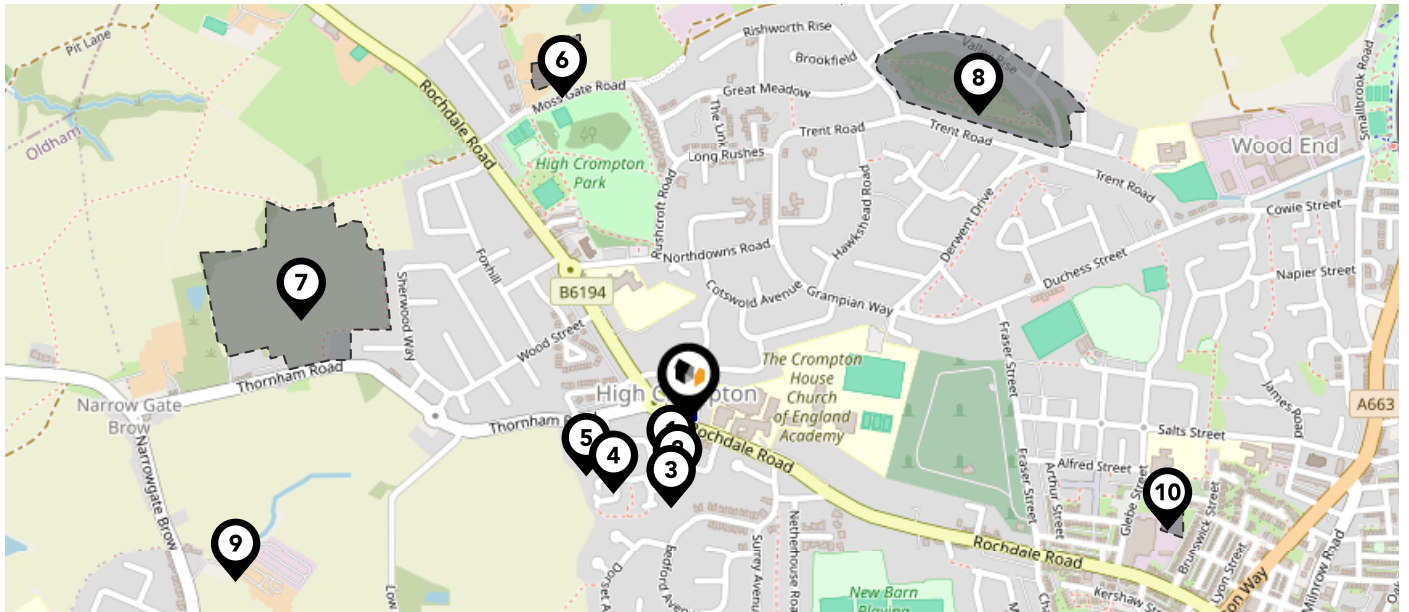
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Merseyside and Greater Manchester Green Belt - Oldham
-  Merseyside and Greater Manchester Green Belt - Rochdale
-  Merseyside and Greater Manchester Green Belt - Rossendale
-  Merseyside and Greater Manchester Green Belt - Manchester
-  Merseyside and Greater Manchester Green Belt - Bury
-  Merseyside and Greater Manchester Green Belt - Tameside
-  Merseyside and Greater Manchester Green Belt - Salford
-  Merseyside and Greater Manchester Green Belt - Bolton
-  Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
-  South and West Yorkshire Green Belt - Calderdale

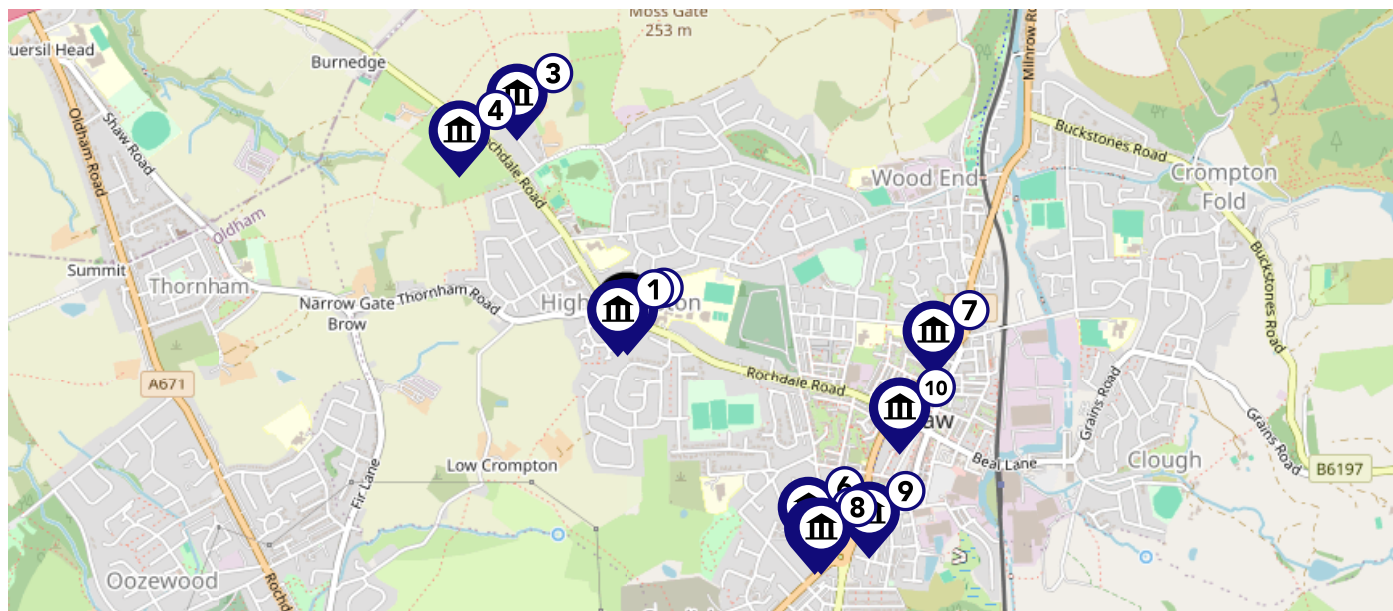
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



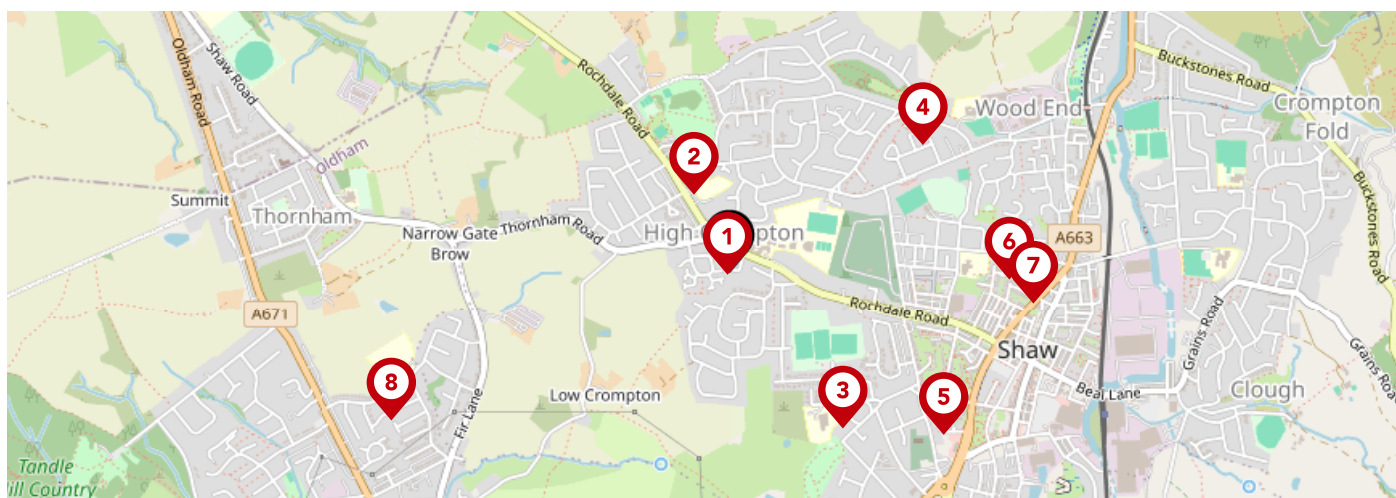
Nearby Landfill Sites

1	Land to the rear of Assheton Road-High Compton, Oldham, Greater Manchester	Historic Landfill
2	Land to the rear of Assheton Road-High Compton, Oldham, Greater Manchester	Historic Landfill
3	Land to the rear of Assheton Road-High Compton, Oldham, Greater Manchester	Historic Landfill
4	Land off Thornham Road-High Compton, Oldham, Greater Manchester	Historic Landfill
5	Land off Thornham Road-High Compton, Oldham, Greater Manchester	Historic Landfill
6	Greenhill Farm-Greenhill Farm, Greater Manchester	Historic Landfill
7	Land to the rear of Starkey Farm-Thornham Road, Shaw, Oldham, Greater Manchester	Historic Landfill
8	Valley Rise-Valley Rise/Trent Road, Greater Manchester	Historic Landfill
9	Land at Narrow Gate Farm-Fir Lane, Royton, Oldham, Greater Manchester	Historic Landfill
10	Sandy Lane Mill-Glebe Street, Shaw, Oldham, Greater Manchester	Historic Landfill

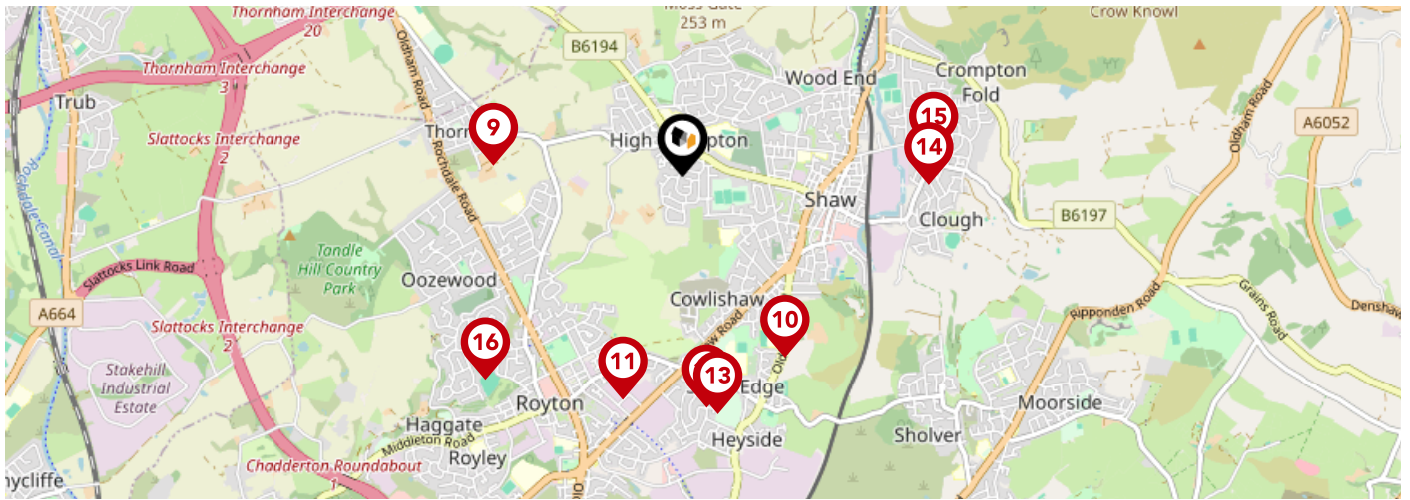
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1068101 - 368-376, Rochdale Road	Grade II	0.0 miles
	1068102 - Moorfield House And Right Hand Bay Only Moorfield Cottage	Grade II	0.0 miles
	1356433 - Top Green Hill Farmhouse And Adjoining Barn	Grade II	0.5 miles
	1356435 - Stockfield Farmhouse	Grade II	0.5 miles
	1162518 - Former Cross Shaft In Graveyard Of Holy Trinity Church	Grade II	0.6 miles
	1356432 - Holy Trinity Church	Grade II	0.6 miles
	1162598 - Church Of St James	Grade II	0.7 miles
	1068098 - Lychgate At Holy Trinity Church	Grade II	0.7 miles
	1068100 - Crompton War Memorial	Grade II	0.7 miles
	1309549 - Saint Paul's Methodist Chapel And Sunday School	Grade II	0.7 miles



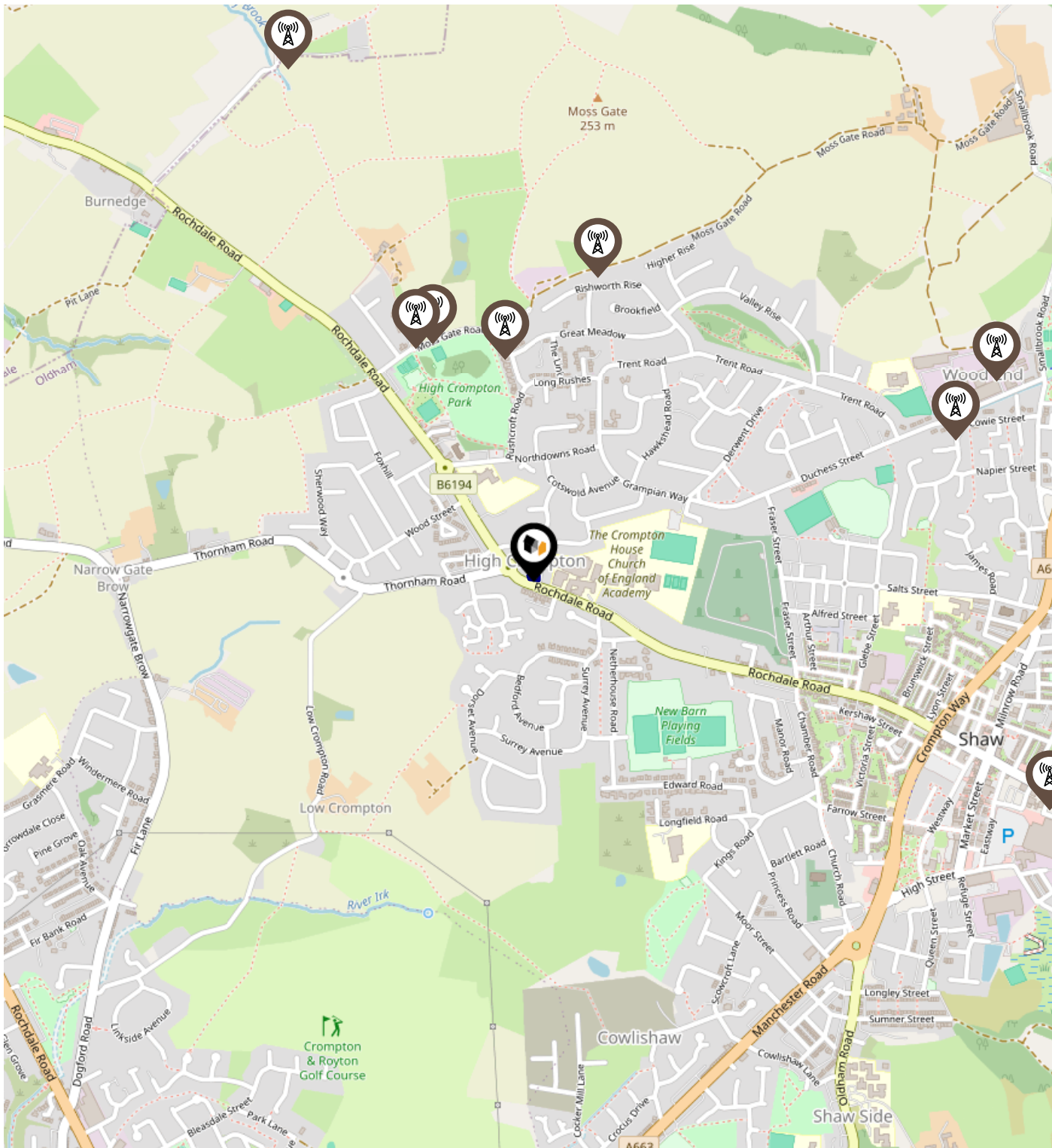
	Nursery	Primary	Secondary	College	Private
1 The Crompton House Church of England Academy Ofsted Rating: Good Pupils: 1884 Distance: 0	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Mary's CofE Primary School High Crompton Ofsted Rating: Good Pupils: 208 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Crompton Primary School Ofsted Rating: Good Pupils: 230 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Rushcroft Primary School Ofsted Rating: Good Pupils: 173 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Farrowdale House School Ofsted Rating: Not Rated Pupils: 52 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Beal Vale Primary School Ofsted Rating: Good Pupils: 194 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 East Crompton St James CofE Primary School Ofsted Rating: Good Pupils: 182 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Fir Bank Primary School Ofsted Rating: Good Pupils: 233 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
Thornham St James CofE Primary School Ofsted Rating: Good Pupils: 196 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Joseph's RC Junior Infant and Nursery School Ofsted Rating: Good Pupils: 227 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Royton Hall Primary School Ofsted Rating: Good Pupils: 347 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E-ACT Royton and Crompton Academy Ofsted Rating: Requires improvement Pupils: 1004 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blackshaw Lane Primary & Nursery School Ofsted Rating: Requires improvement Pupils: 199 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East Crompton St George's CofE School Ofsted Rating: Good Pupils: 163 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buckstones Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thorp Primary School Ofsted Rating: Good Pupils: 209 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

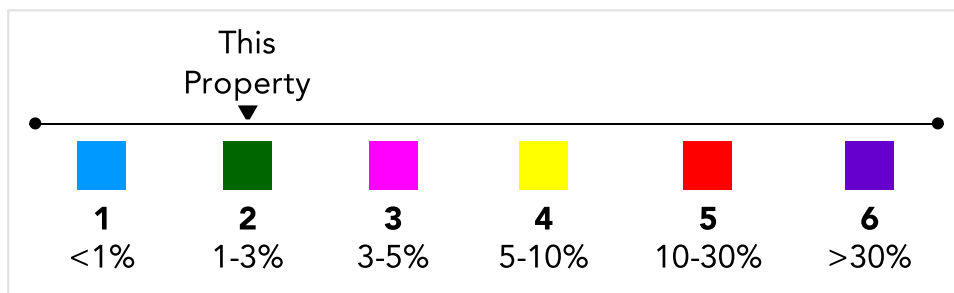
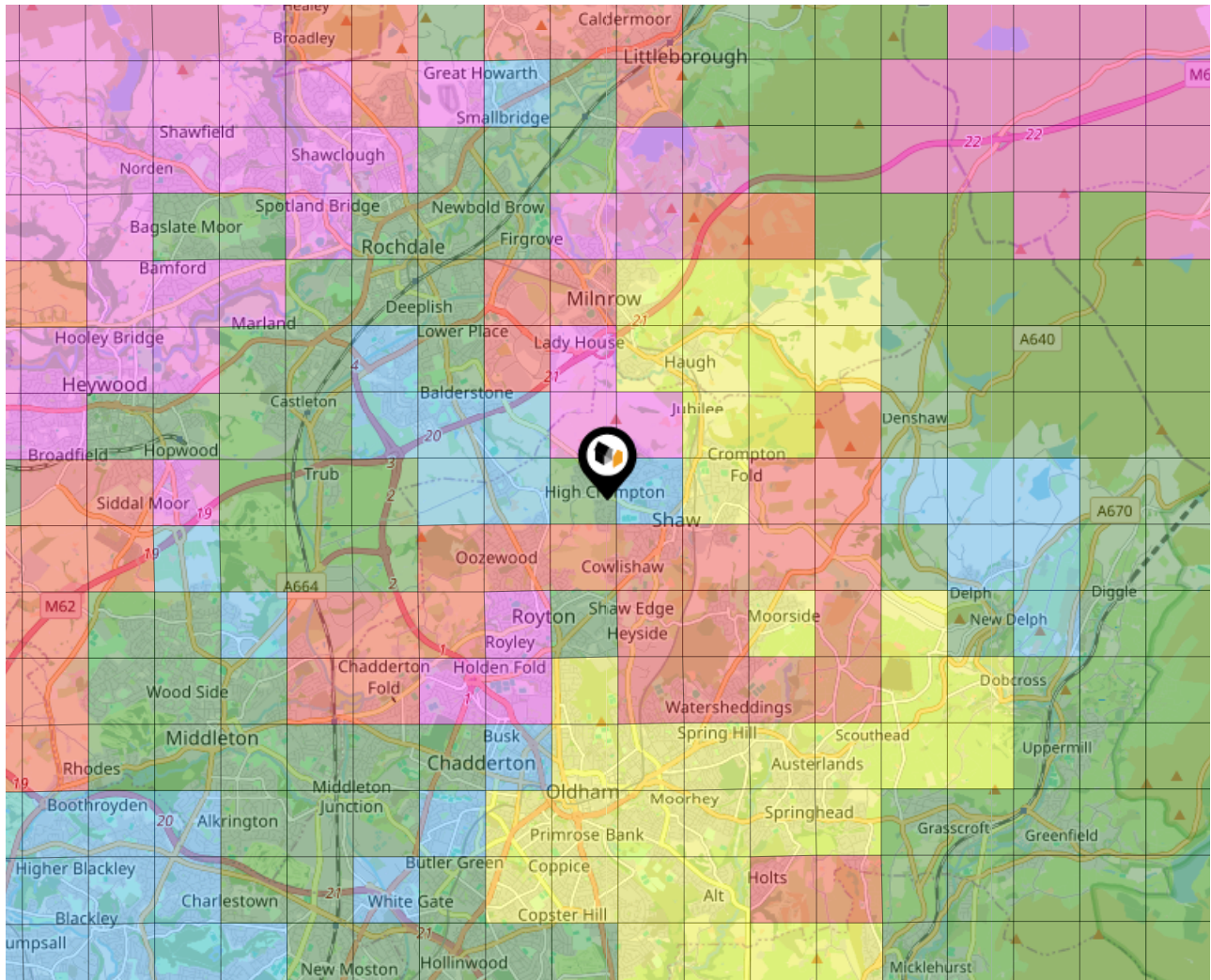


Key:

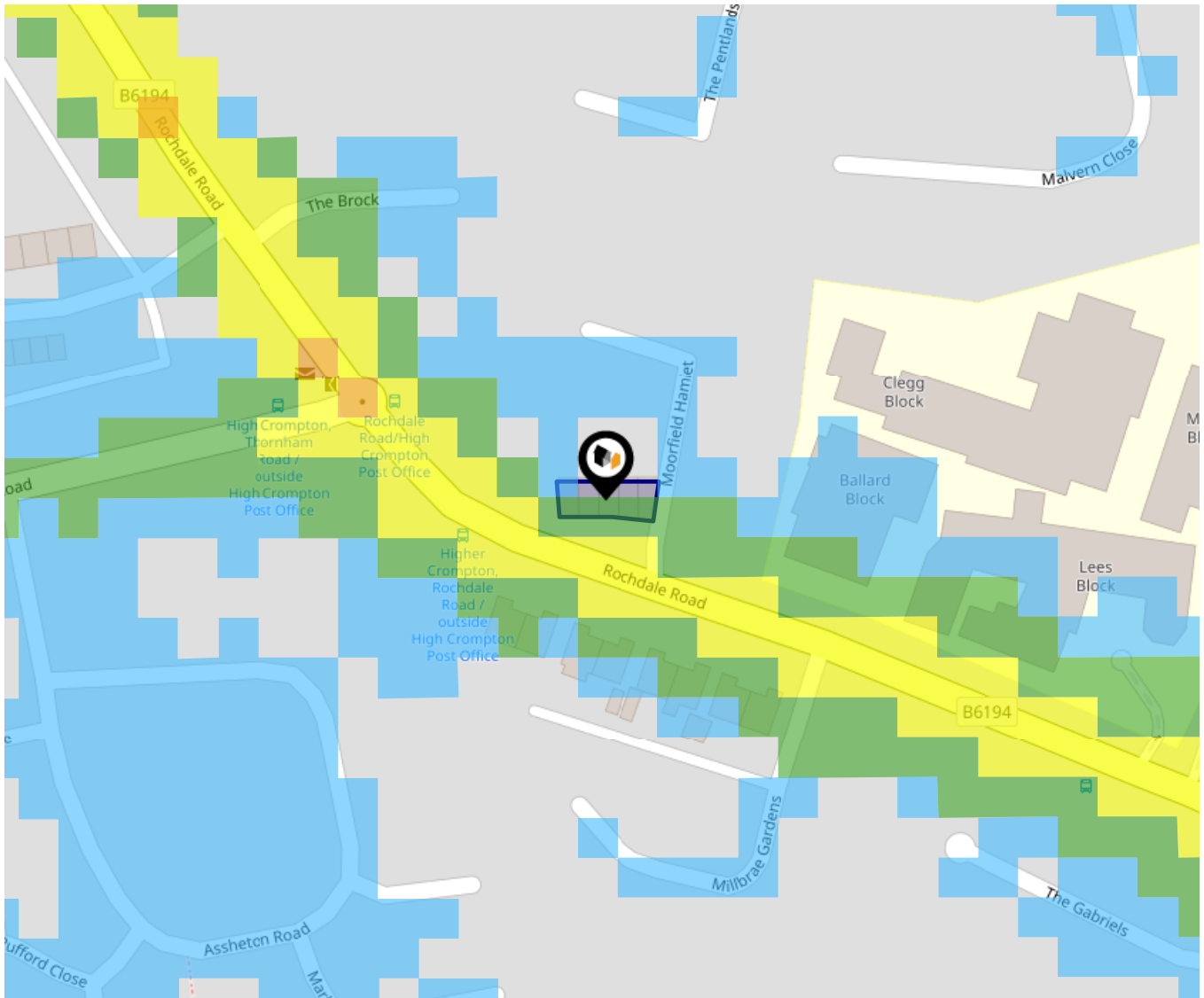
-  Power Pylons
-  Communication Masts

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

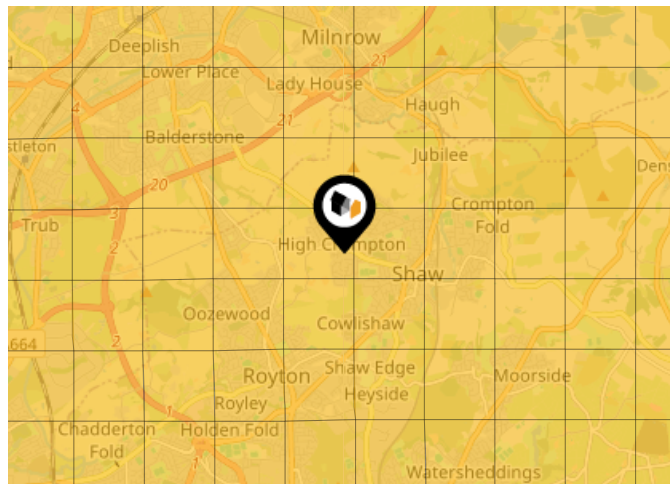


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

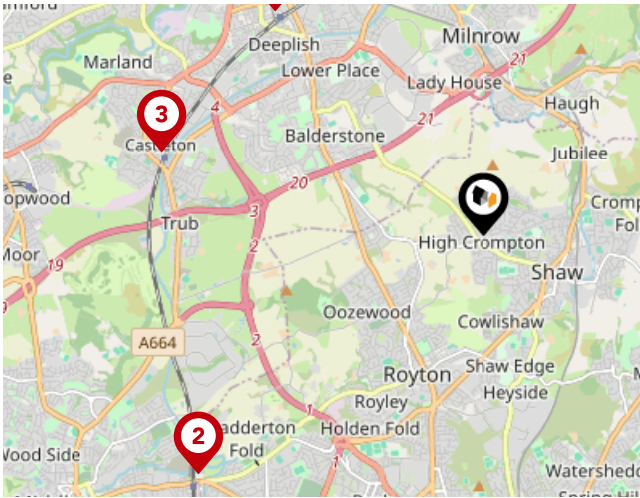
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



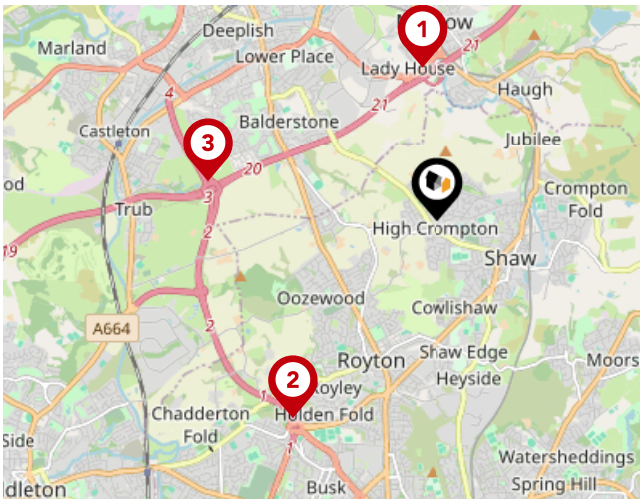
Primary Classifications (Most Common Clay Types)

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



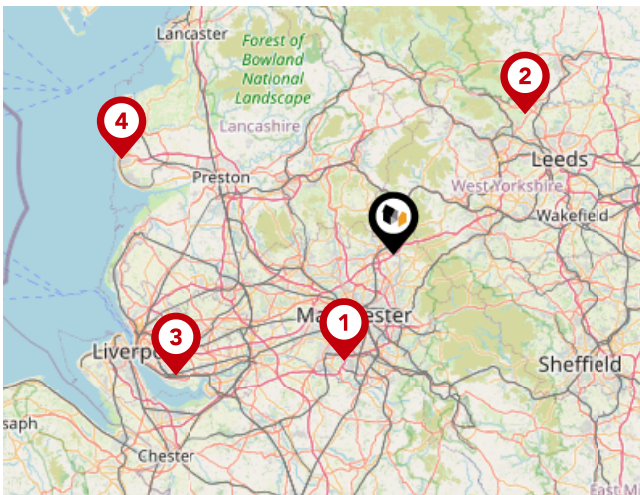
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	2.7 miles
2	Mills Hill (Manchester) Rail Station	3.27 miles
3	Castleton (Manchester) Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J21	1.36 miles
2	A627(M) J1	2.14 miles
3	M62 J20	2.04 miles
4	M60 J22	4.48 miles
5	M60 J21	4.31 miles

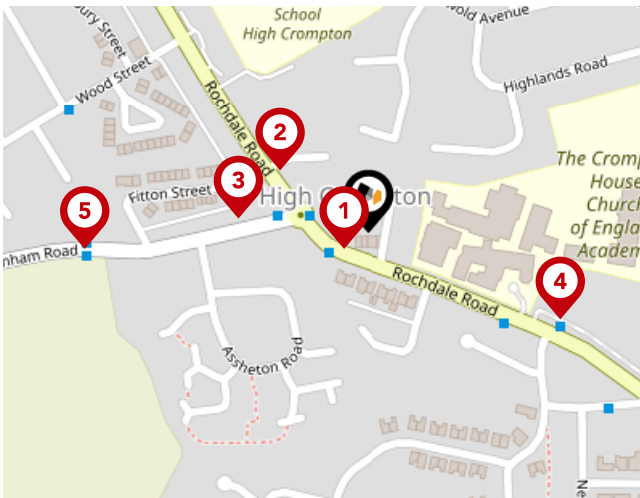


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.37 miles
2	Leeds Bradford Airport	27.07 miles
3	Speke	35.04 miles
4	Highfield	40.54 miles

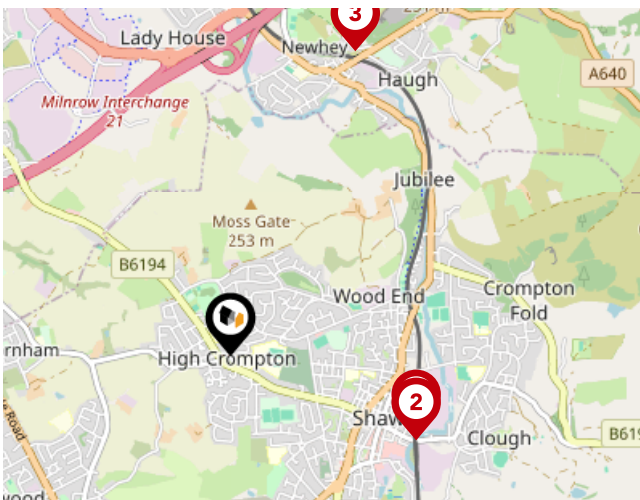
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Crompton Post Office	0.02 miles
2	High Crompton Post Office	0.06 miles
3	High Crompton Post Office	0.07 miles
4	The Orchards	0.12 miles
5	Fitton Street	0.16 miles



Local Connections

Pin	Name	Distance
1	Shaw and Crompton (Manchester Metrolink)	0.89 miles
2	Shaw and Crompton (Manchester Metrolink)	0.9 miles
3	Newhey (Manchester Metrolink)	1.44 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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