

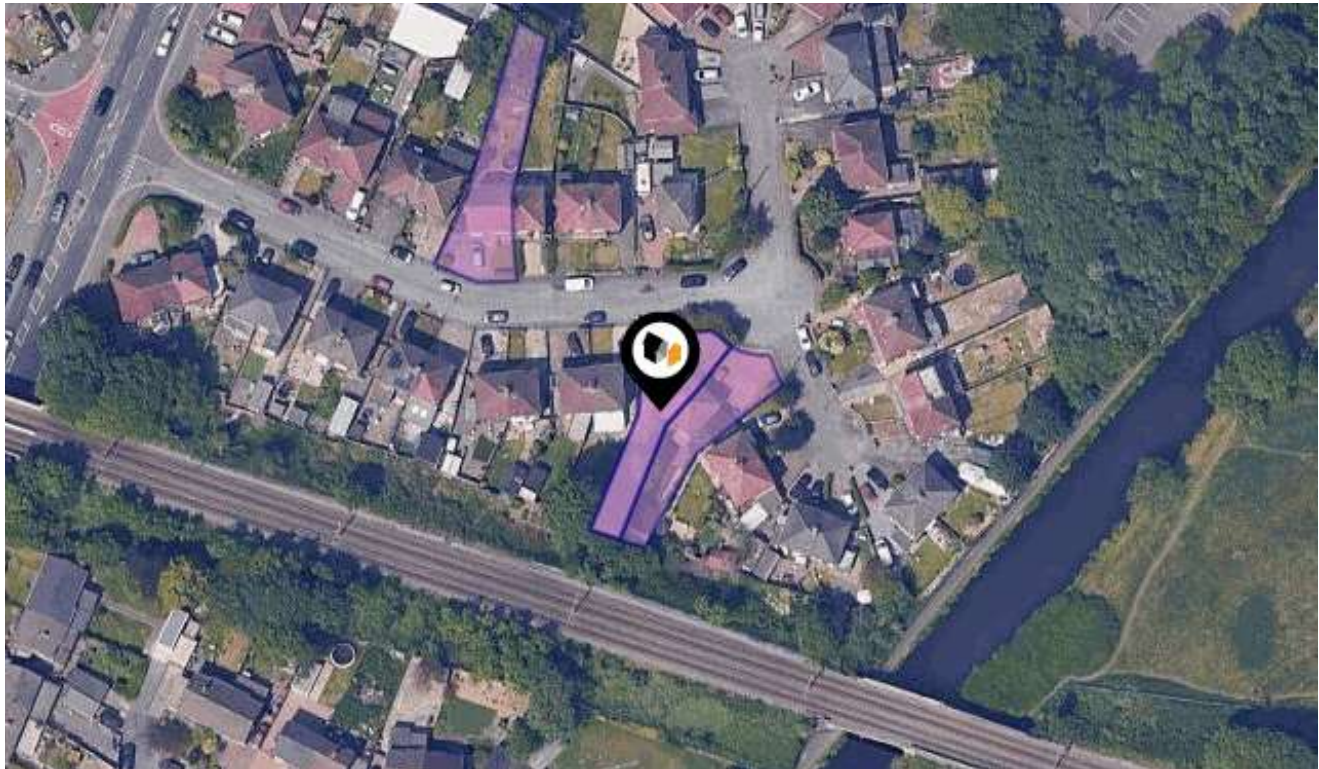


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 13th May 2026



MOSS AVENUE, ROCHDALE, OL16

Martin & Co Rochdale

Martin & Co 15B Cheetham Street Rochdale OL16 1DG

01706 648277

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

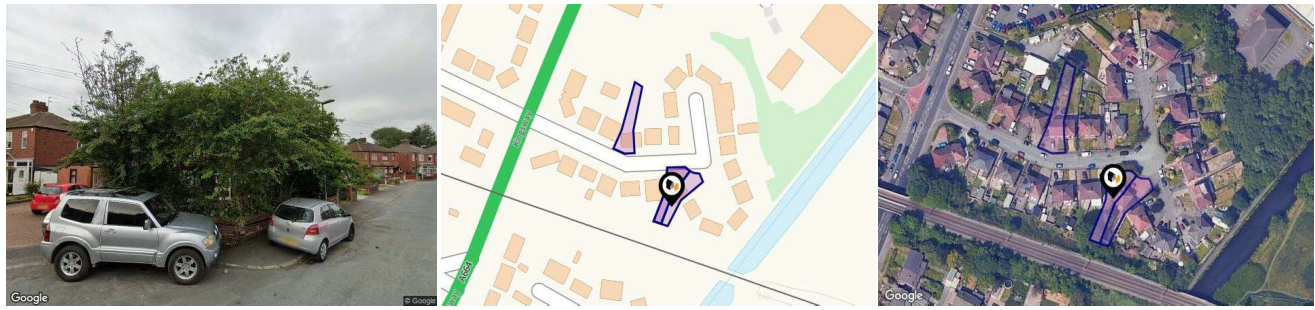


Introduction

Our Comments



Hello, interested in Moss Avenue? Read through the material information brochure.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	0.3 acres		
Council Tax :	Band B		
Annual Estimate:	£2,023		
Title Number:	GM591579		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	79 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Multiple Freehold Title Plans Detected



GM591579

Multiple Freehold Title Plans Detected



LA140821

34, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	10/07/2025	28/09/2010	
Last Sold Price:	£186,000	£85,000	
39, Moss Avenue, Rochdale, OL16 4AA			Detached House
Last Sold Date:	14/03/2025	10/06/1999	
Last Sold Price:	£138,000	£40,000	
41, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	24/05/2023		
Last Sold Price:	£106,000		
42, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	27/07/2022		
Last Sold Price:	£185,000		
14, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	01/02/2022		
Last Sold Price:	£120,000		
27, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	01/02/2022		
Last Sold Price:	£160,000		
13, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	20/05/2021		
Last Sold Price:	£112,000		
2, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	17/12/2020		
Last Sold Price:	£138,000		
15, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	15/07/2020		
Last Sold Price:	£118,000		
11, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	12/12/2019	01/12/2006	
Last Sold Price:	£155,000	£60,000	
10, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	03/05/2019	19/01/1998	
Last Sold Price:	£105,000	£31,500	
4, Moss Avenue, Rochdale, OL16 4AA			Semi-detached House
Last Sold Date:	08/08/2018	27/10/2004	
Last Sold Price:	£105,000	£130,000	

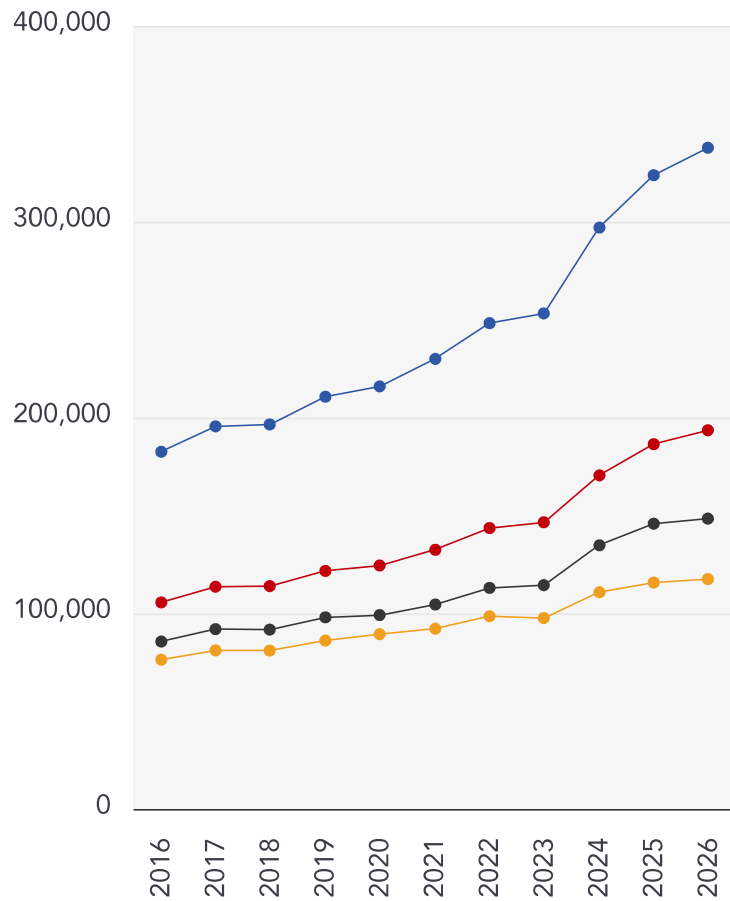
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in OL16



Detached

+85.06%

Semi-Detached

+83.24%

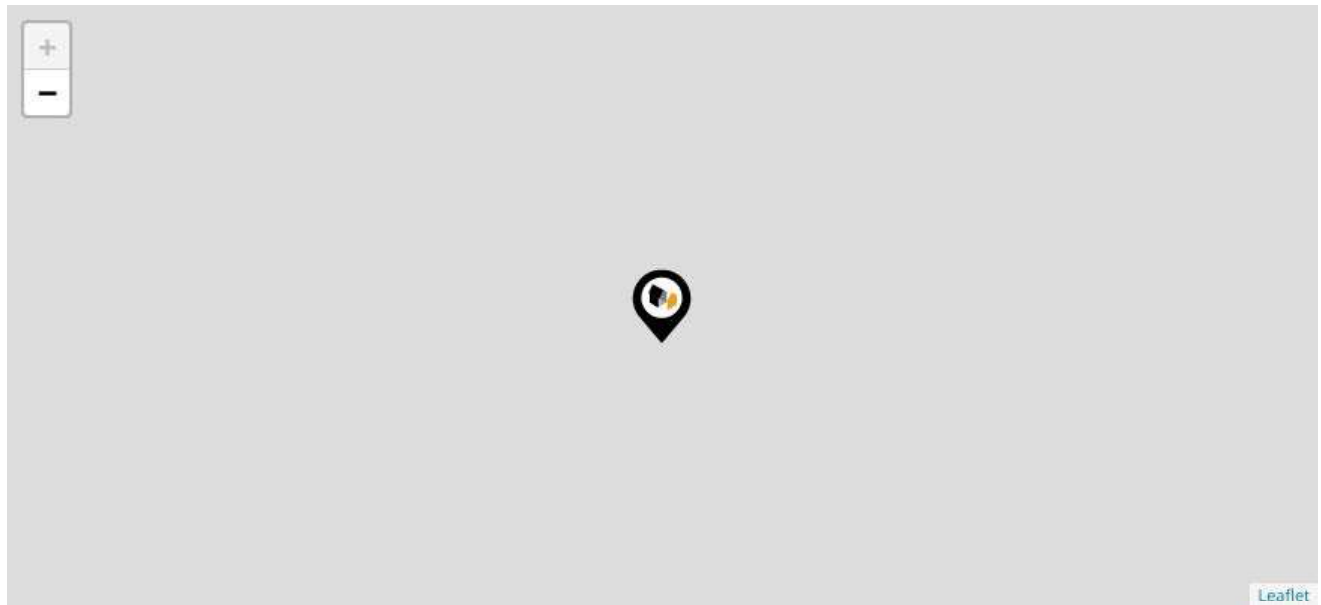
Terraced

+73.33%

Flat

+53.92%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

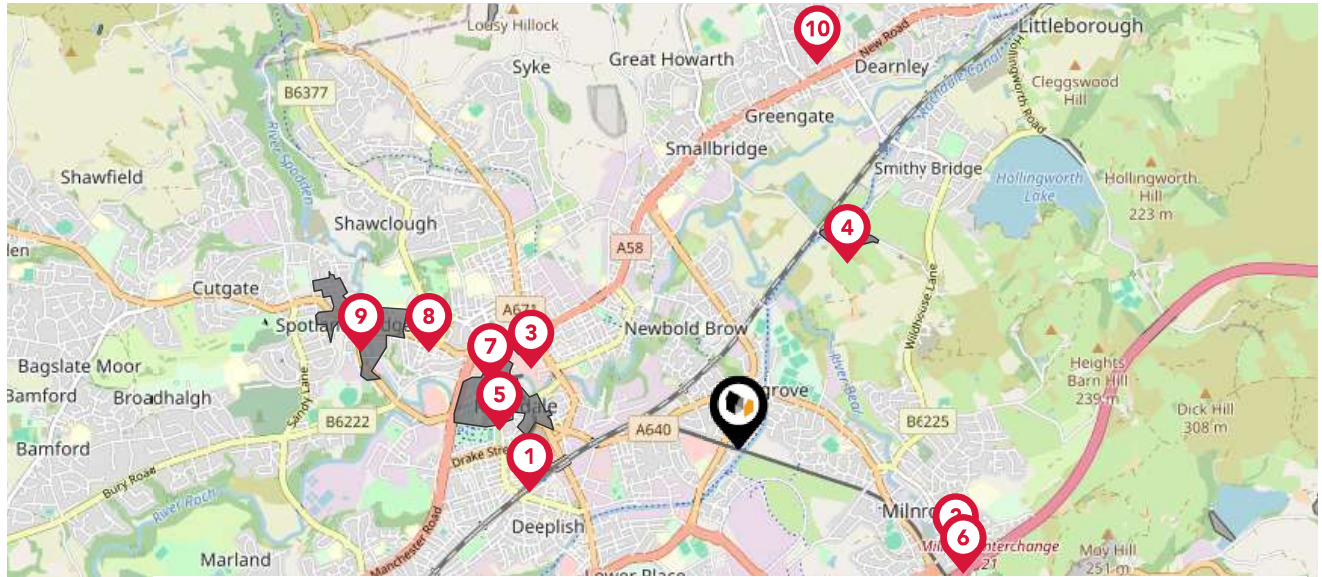
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

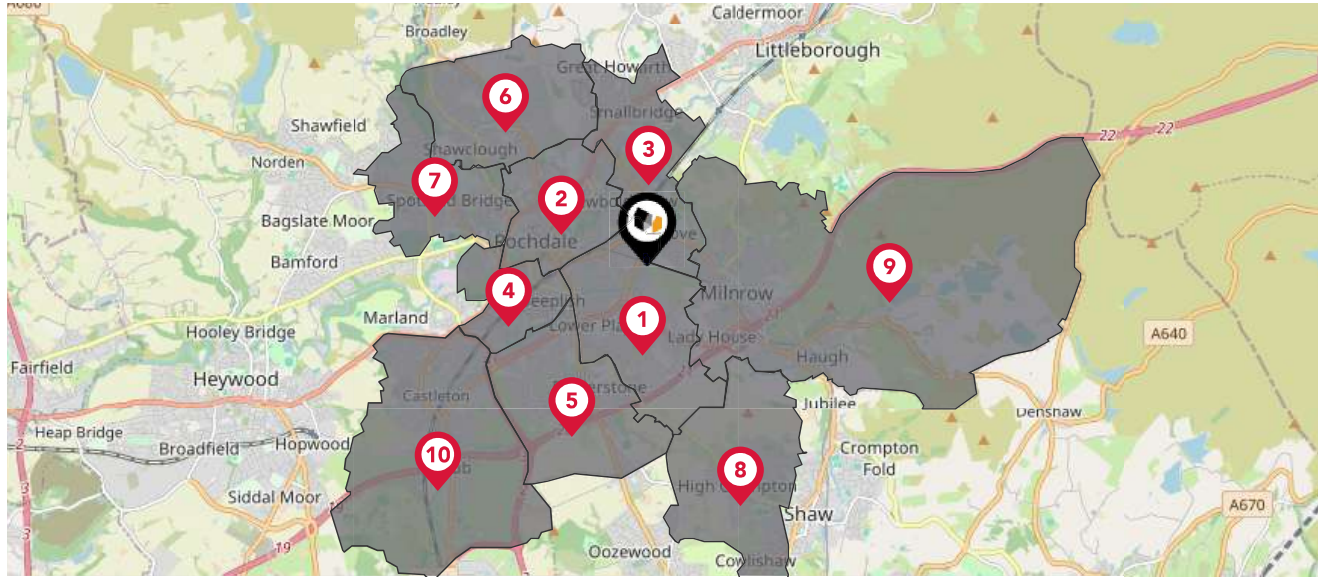
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Maclure Road
- 2 Butterworth Hall
- 3 Town Head
- 4 Clegg Village
- 5 Rochdale Town Centre
- 6 Butterworth Hall (Municipal Buildings)
- 7 Toad Lane
- 8 St Edmund's Church
- 9 Spotland Bridge
- 10 Dearnley Workhouse

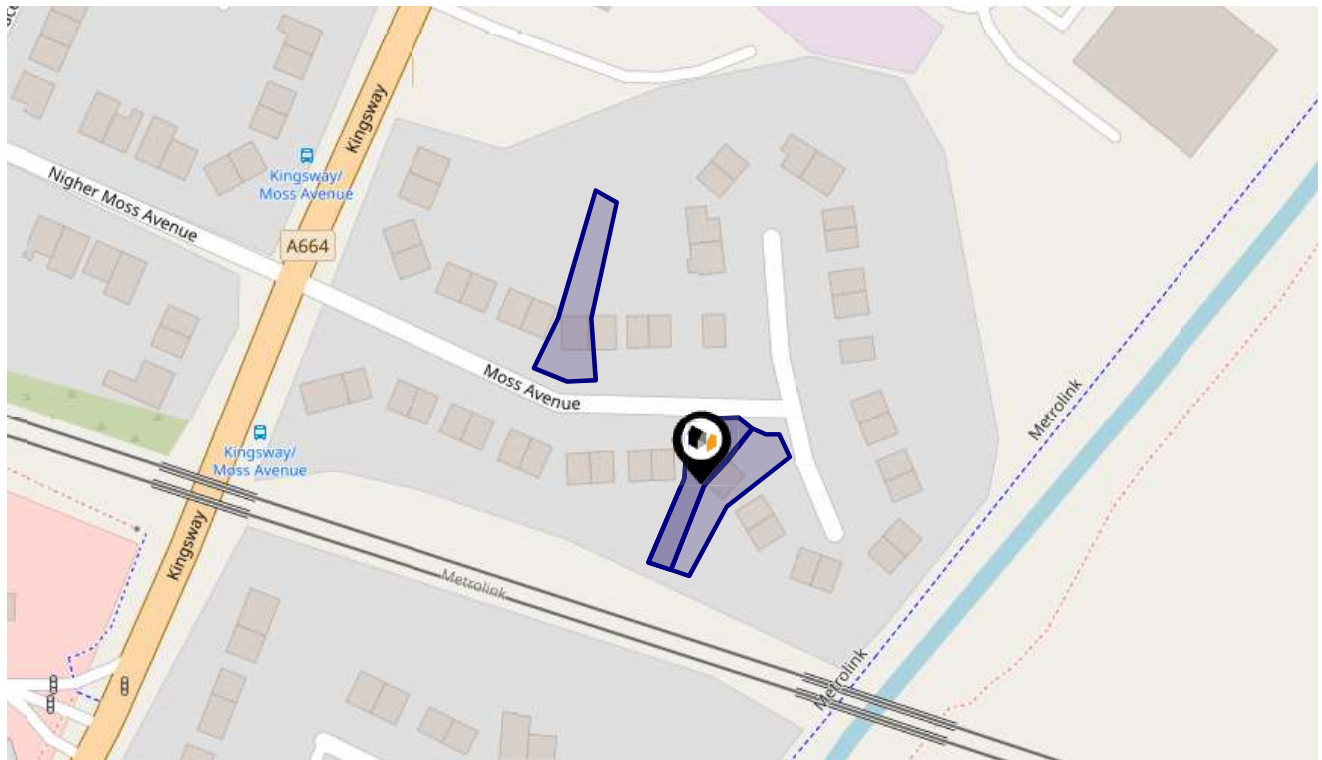
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Kingsway Ward
-  Central Rochdale Ward
-  Smallbridge & Firgrove Ward
-  Milkstone & Deeplish Ward
-  Balderstone & Kirkholt Ward
-  Healey Ward
-  Spotland & Falinge Ward
-  Crompton Ward
-  Milnrow & Newhey Ward
-  Castleton 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.

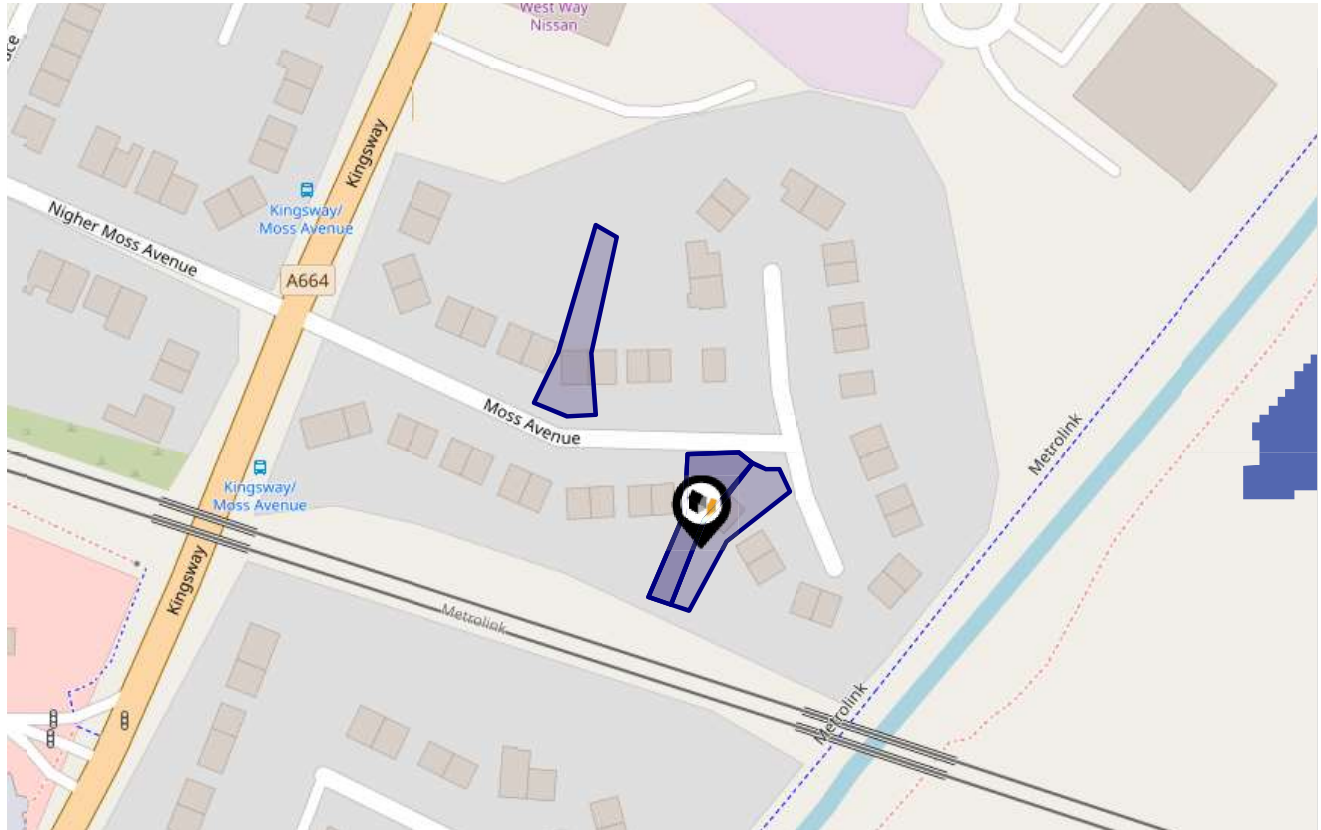
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

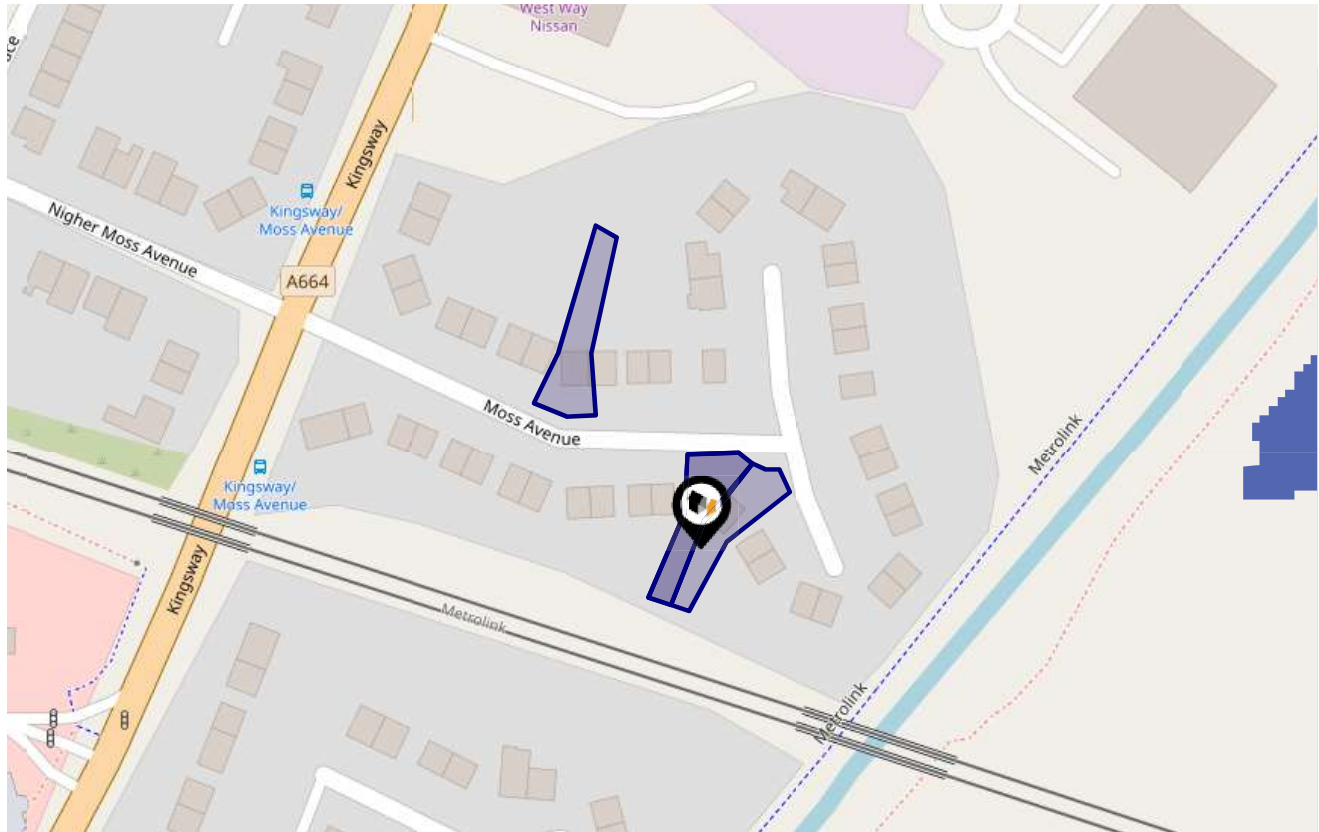
Chance of flooding to the following depths at this property:



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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) 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.

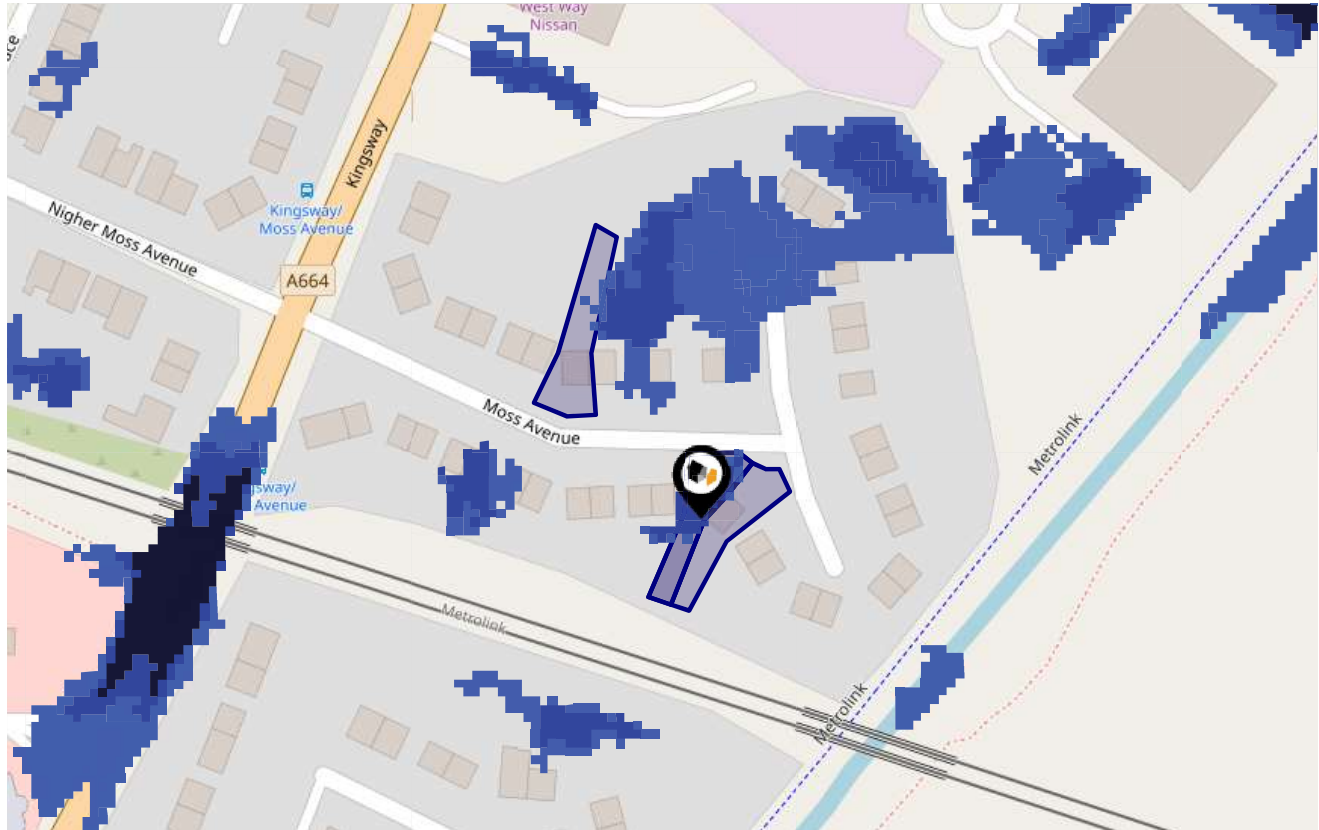
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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: Medium

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.

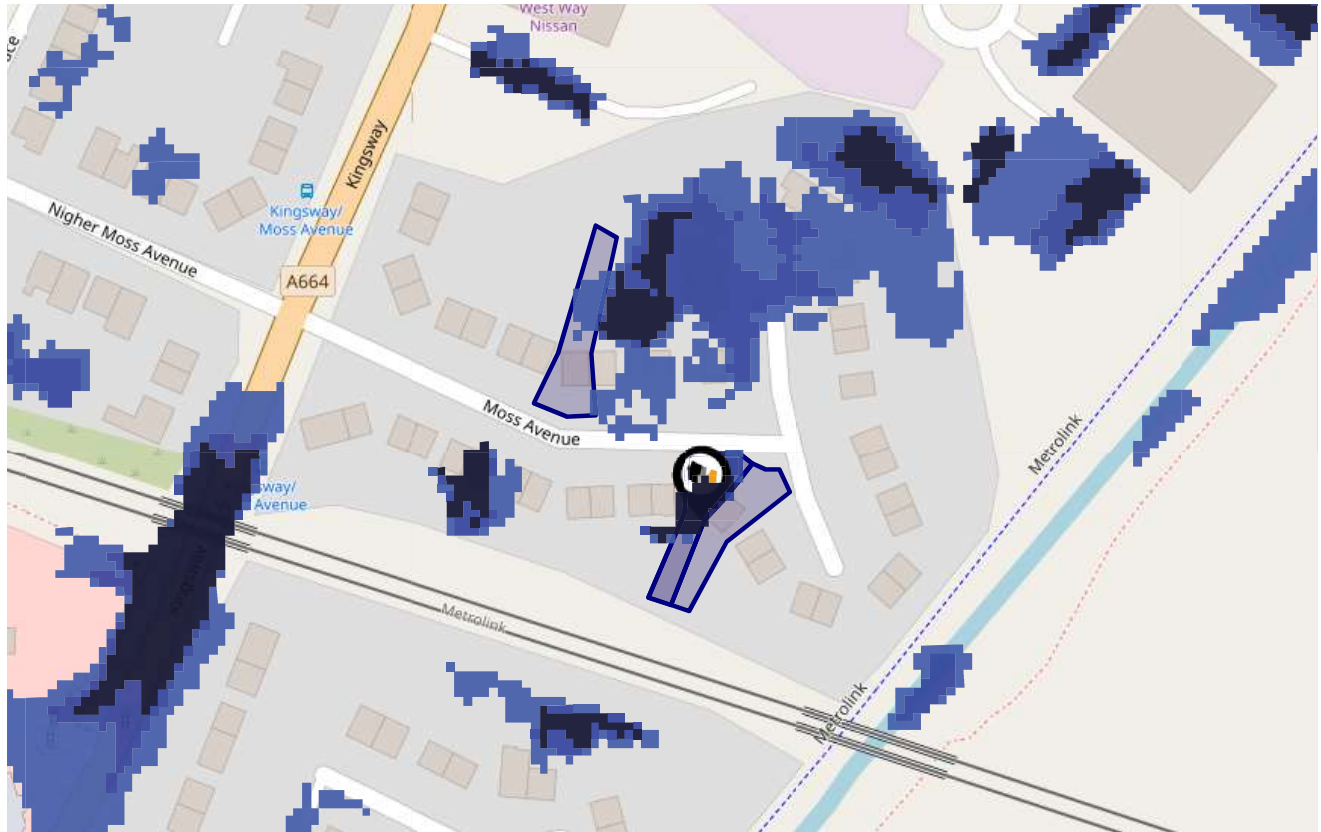
Chance of flooding to the following depths at this property:



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: High

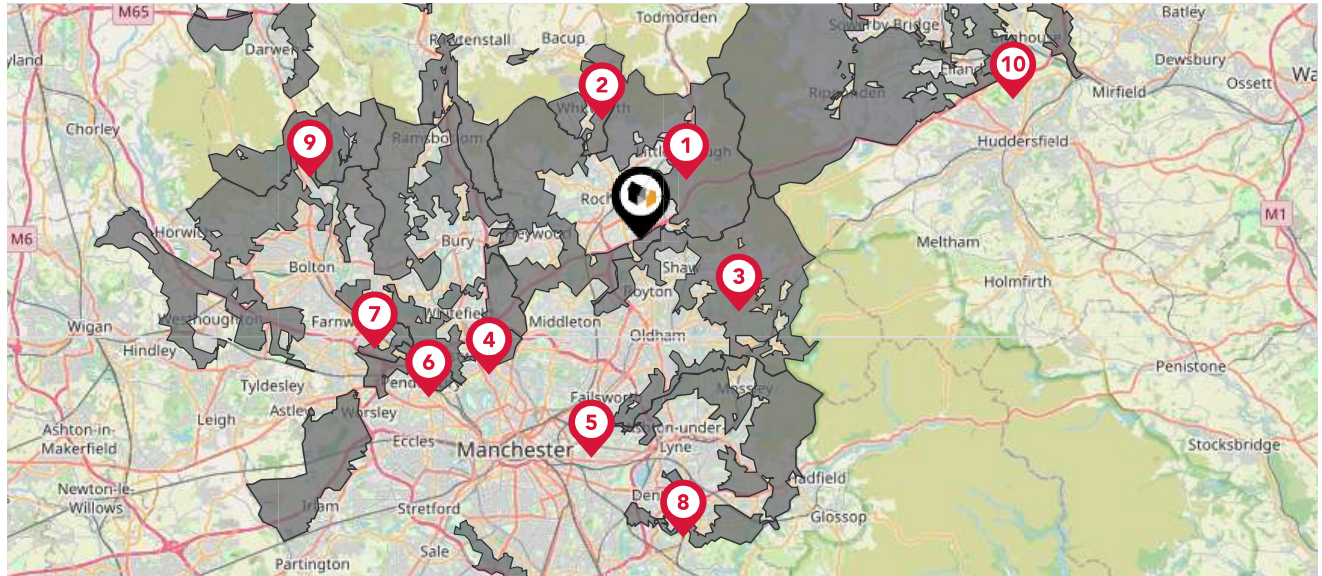
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 - Rossendale
-  3 Merseyside and Greater Manchester Green Belt - Oldham
-  4 Merseyside and Greater Manchester Green Belt - Bury
-  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 South and West Yorkshire Green Belt - Calderdale

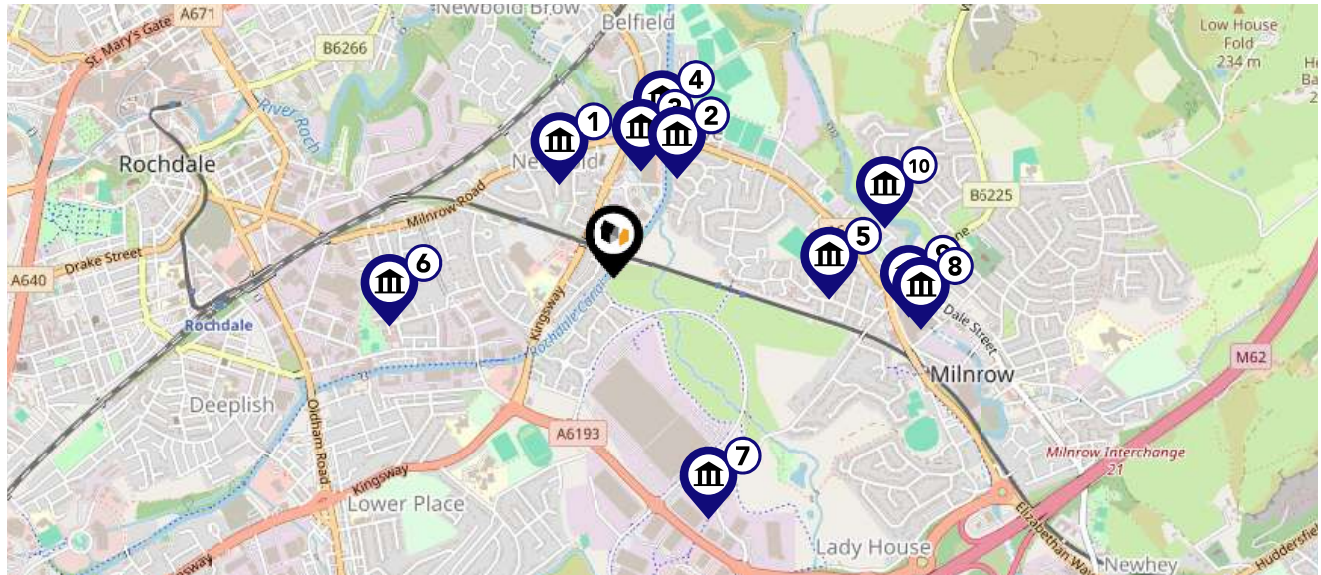
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



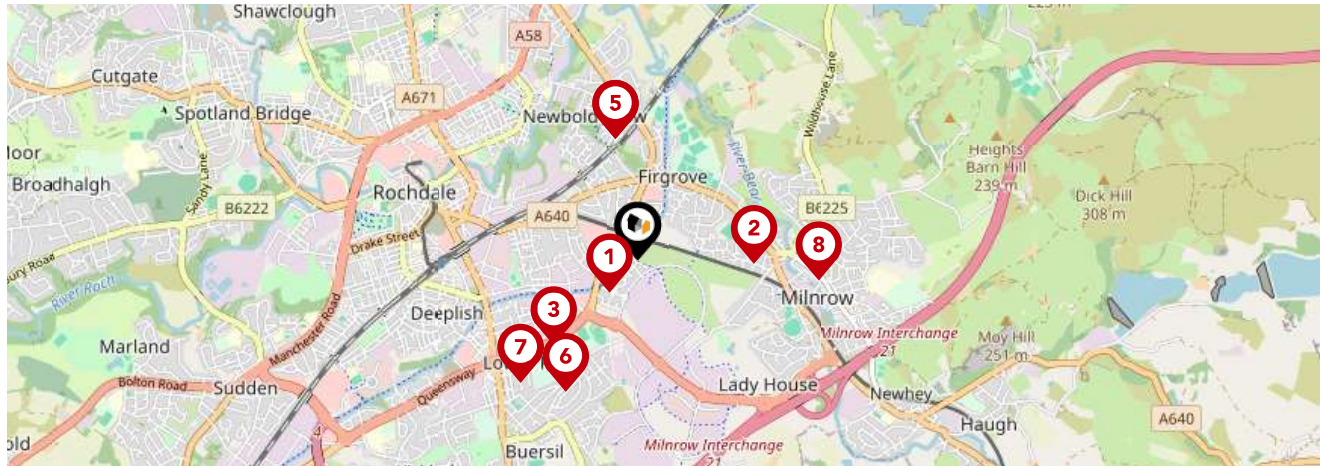
Nearby Landfill Sites

1	Adjoining Rochdale-Leeds Railway-Between Chichester Street And Belfield Street	Historic Landfill
2	Land off Belfield Lane-Land off Belfield Lane, Rochdale, Lancashire	Historic Landfill
3	Halliwell Street-Milnrow, Greater Manchester	Historic Landfill
4	Waithlands-Milnrow, Richdale, Greater Manchester	Historic Landfill
5	Firgrove Playing Fields/Dobfield-Off Belfield Lane, Rochdale	Historic Landfill
6	Crompton ETW-Crompton ETW, New Hey, Milnrow, Crompton	Historic Landfill
7	Ex Universal Laundry Lodge-Buckley Hill Lane, Milnrow, Rochdale	Historic Landfill
8	Stanley Road-Stanley Road, Off Belfield Road, Rochdale, Greater Manchester	Historic Landfill
9	Little Lane-Off Harbour Lane, Milnrow, Greater Manchester	Historic Landfill
10	Fishwick Street-Rochdale	Historic Landfill

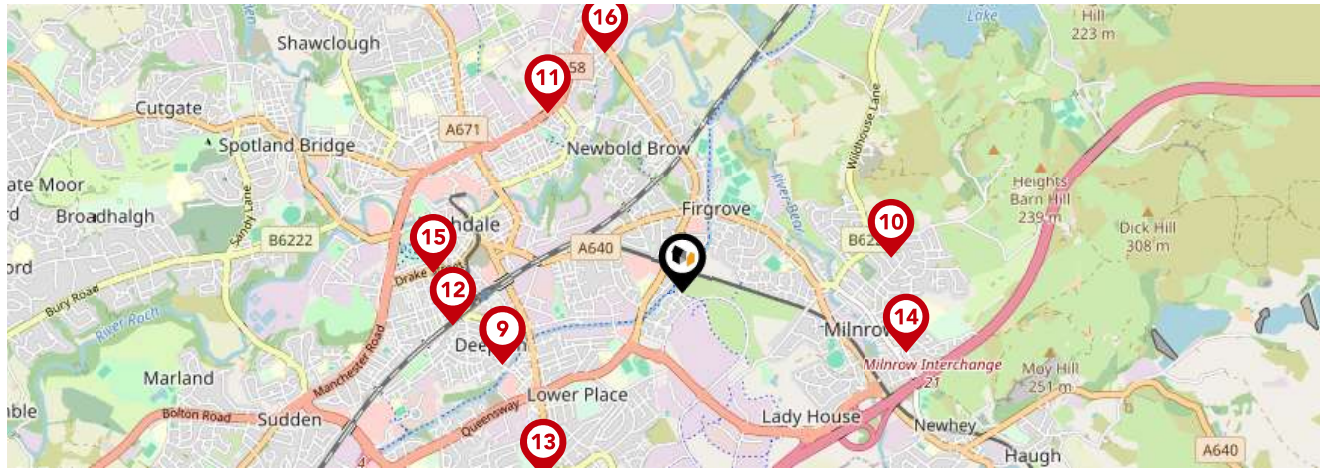
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1346264 - 303, 305 And 305a, Milnrow Road	Grade II	0.2 miles
	1240265 - 266, Rochdale Road (see Details For Further Address Information)	Grade II	0.3 miles
	1084243 - Church Of Saint Anne	Grade II	0.3 miles
	1346236 - Rochdale Canal Copsy Bridge	Grade II	0.4 miles
	1162568 - Moorhouse Farmhouse	Grade II	0.5 miles
	1346238 - Church Of St Peter, St Peters Street, Rochdale	Grade II	0.5 miles
	1162546 - Dixon Green Farmhouse, Adjoining Barn And No.5 Dixon Green	Grade II	0.6 miles
	1162521 - The Bobbin Public House And Adjacent Takeaway Restaurant	Grade II	0.7 miles
	1356224 - 2, 4 And 6, Bridge Street	Grade II	0.7 miles
	1162425 - Ashes Farmhouse	Grade II	0.7 miles

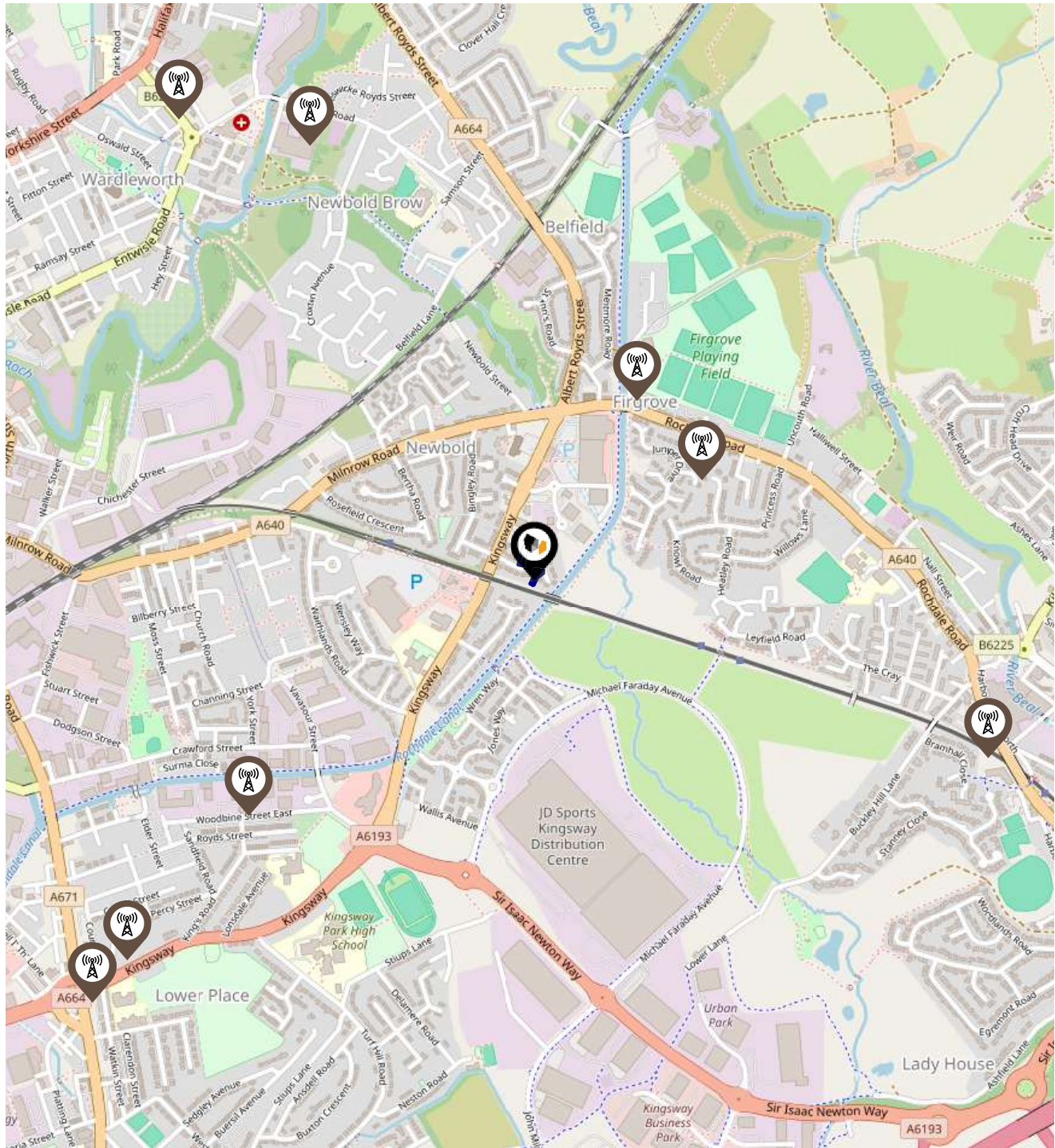


		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Roman Catholic Primary School Rochdale Ofsted Rating: Good Pupils: 223 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Moorhouse Academy Ofsted Rating: Good Pupils: 224 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 456 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Belfield Community School Ofsted Rating: Good Pupils: 424 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rochdale Pupil Referral Service Ofsted Rating: Good Pupils: 164 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingsway Park High School Ofsted Rating: Good Pupils: 1341 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lowerplace Primary School Ofsted Rating: Good Pupils: 553 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Milnrow Parish Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
Deeplish Primary Academy Ofsted Rating: Good Pupils: 463 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crossgates Primary School Ofsted Rating: Good Pupils: 314 Distance:0.99	<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:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St John's Roman Catholic Primary School, Rochdale Ofsted Rating: Good Pupils: 217 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Church of England Primary School, Balderstone Ofsted Rating: Good Pupils: 207 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hollingworth Academy Ofsted Rating: Good Pupils: 1336 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadfield Community Primary School Ofsted Rating: Good Pupils: 410 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Springside Ofsted Rating: Good Pupils: 129 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

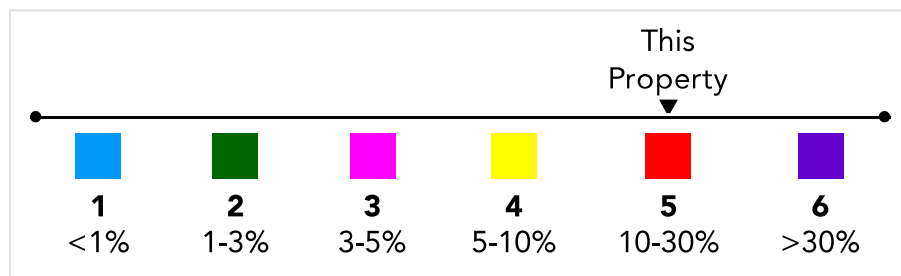
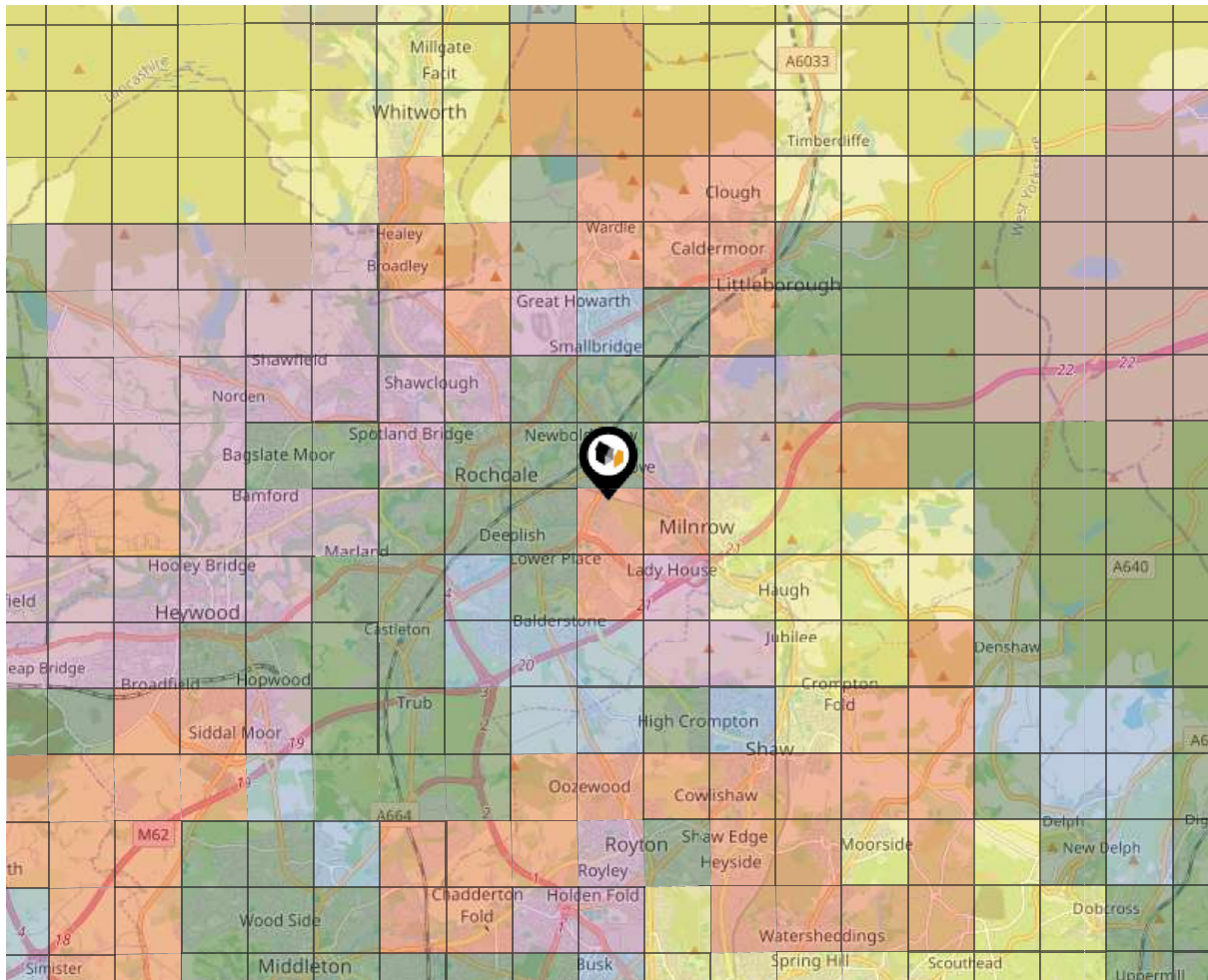


Key:

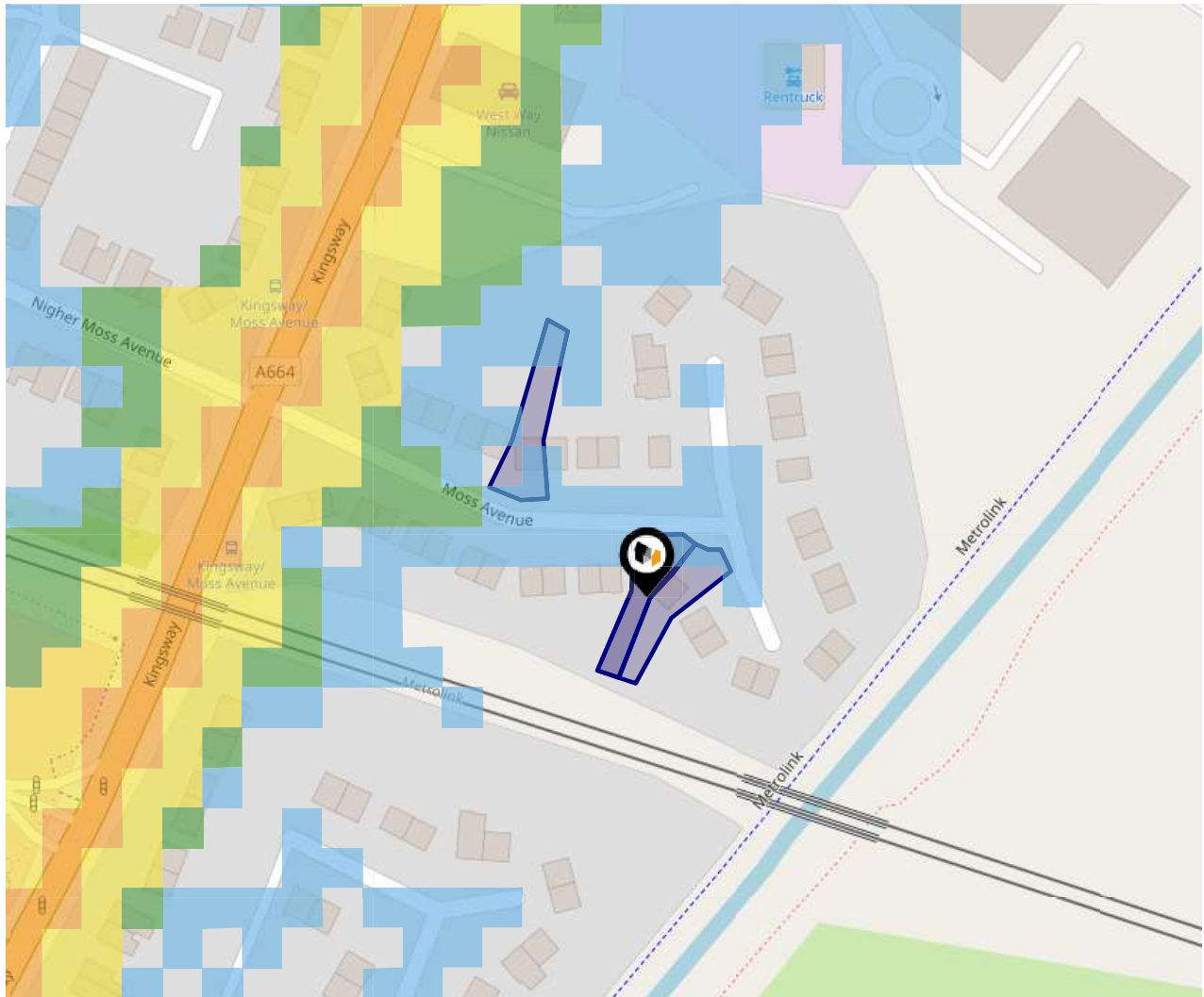
-  Power Pylons
-  Communication Masts

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

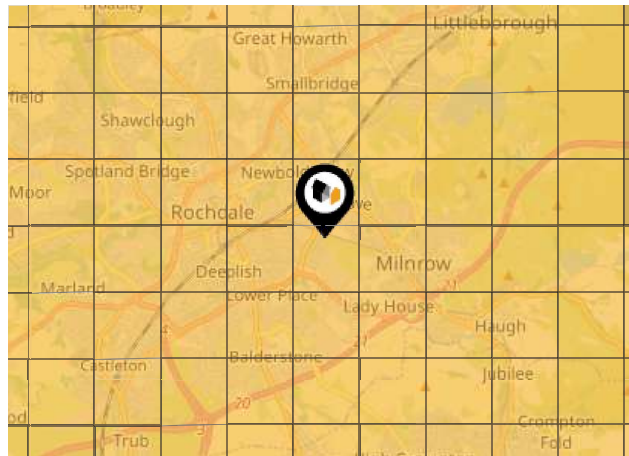


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

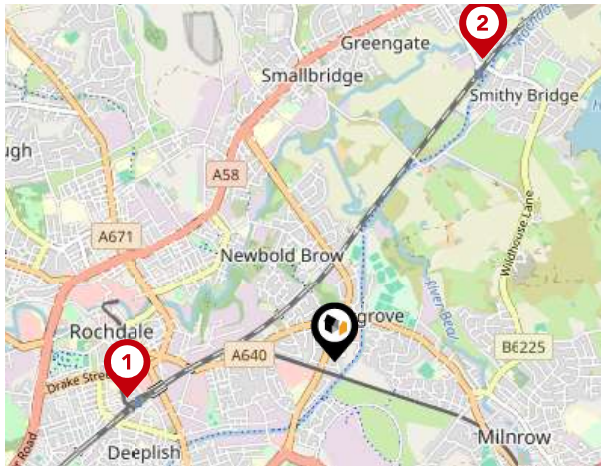
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



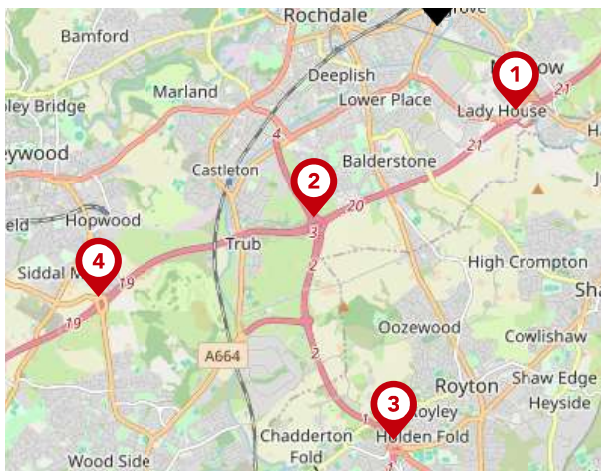
Primary Classifications (Most Common Clay Types)

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	0.98 miles
2	Smithy Bridge Rail Station	1.58 miles
3	Smithy Bridge Rail Station	1.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J21	1.08 miles
2	M62 J20	2.14 miles
3	A627(M) J1	3.9 miles
4	M62 J19	4.07 miles
5	M60 J21	6.04 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	18.03 miles
2	Leeds Bradford Airport	26.15 miles
3	Speke	35.39 miles
4	Highfield	39.04 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moss Avenue	0.07 miles
2	Moss Avenue	0.07 miles
3	Morrisons	0.12 miles
4	Kingsway Retail Park	0.2 miles
5	Kingsway Retail Park	0.21 miles



Local Connections

Pin	Name	Distance
1	Newbold (Manchester Metrolink)	0.19 miles
2	Newbold (Manchester Metrolink)	0.25 miles
3	Kingsway (Manchester Metrolink)	0.29 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.



/macrochdale



/MartinCoRoch



/martinco_rochdale/

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

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