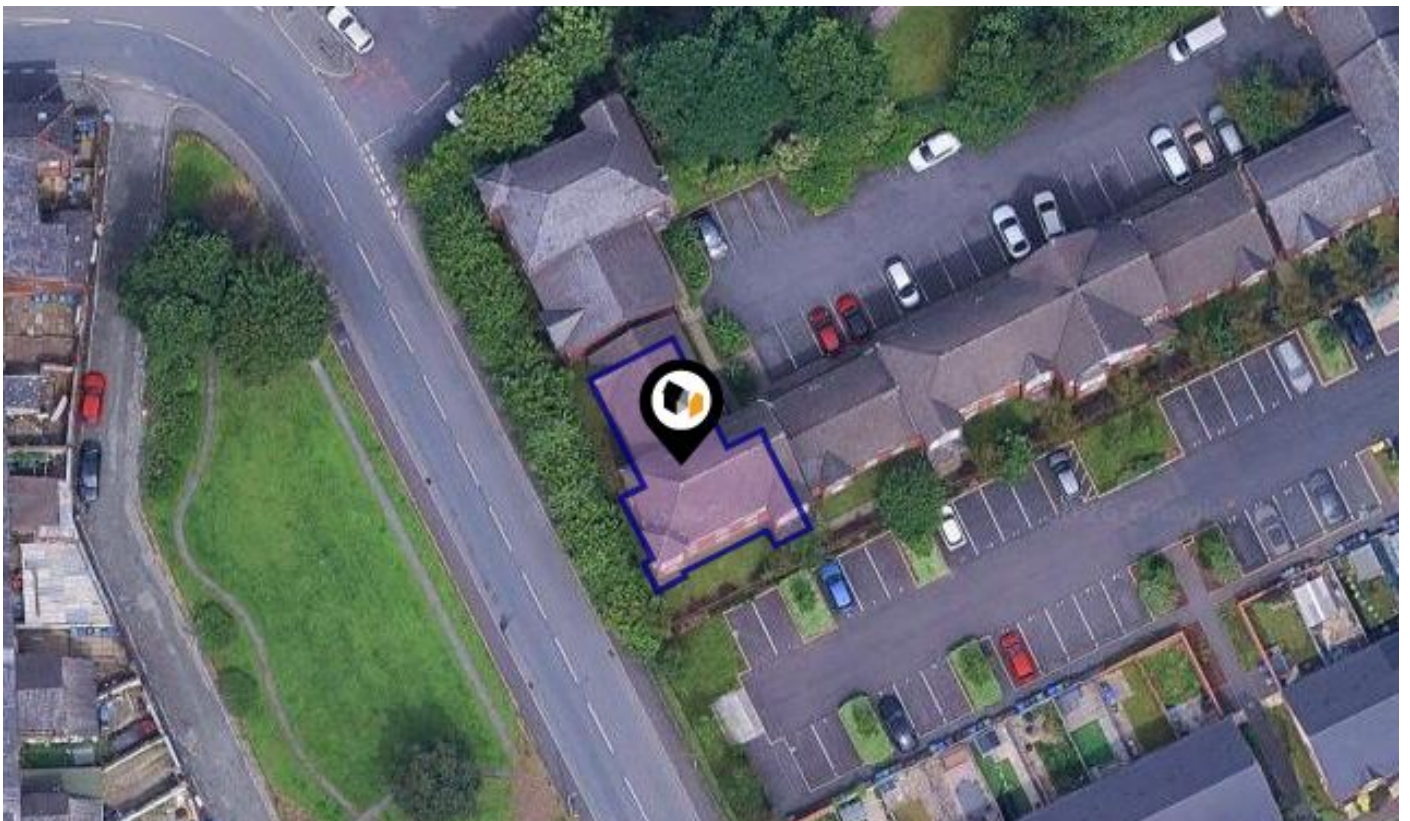




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 29th May 2026



SCHOLARS WAY, BURY, BL9

Martin & Co Rochdale

Martin & Co 15B Cheetham Street Rochdale OL16 1DG

01706 648277

abby.cocker@martinco.com

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



Introduction

Our Comments



Hi,

If you are interested in Scholars Way please read through all the material information

Thanks



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	678 ft ² / 63 m ²		
Plot Area:	0.04 acres		
Year Built :	2006		
Council Tax :	Band B		
Annual Estimate:	£1,987		
Title Number:	MAN39929		

Local Area

Local Authority:	Bury	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		5	77	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

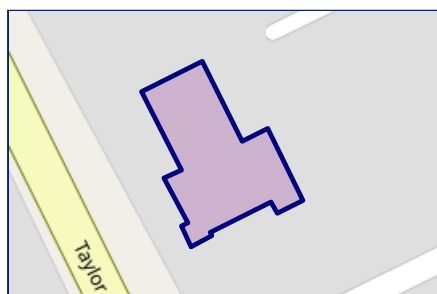


Freehold Title Plan



GM781645

Leasehold Title Plan



MAN39929

Start Date: 03/01/2006
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 978 years

BL9

Energy rating

C

Valid until 20.10.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

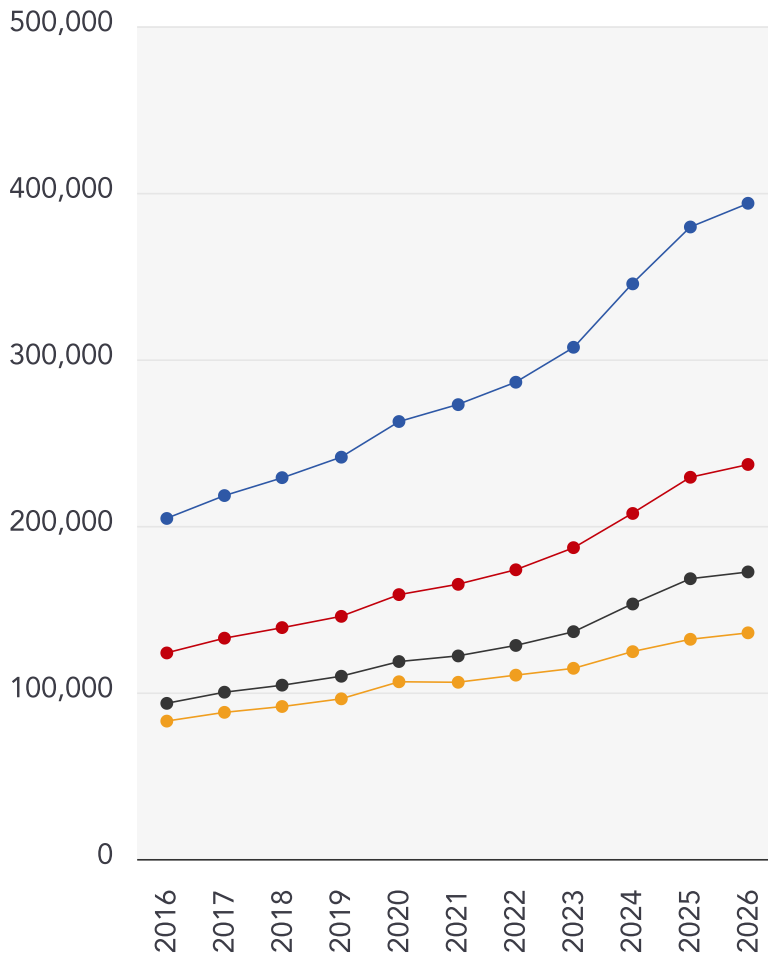
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	63 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BL9



Detached

+92.55%

Semi-Detached

+91.48%

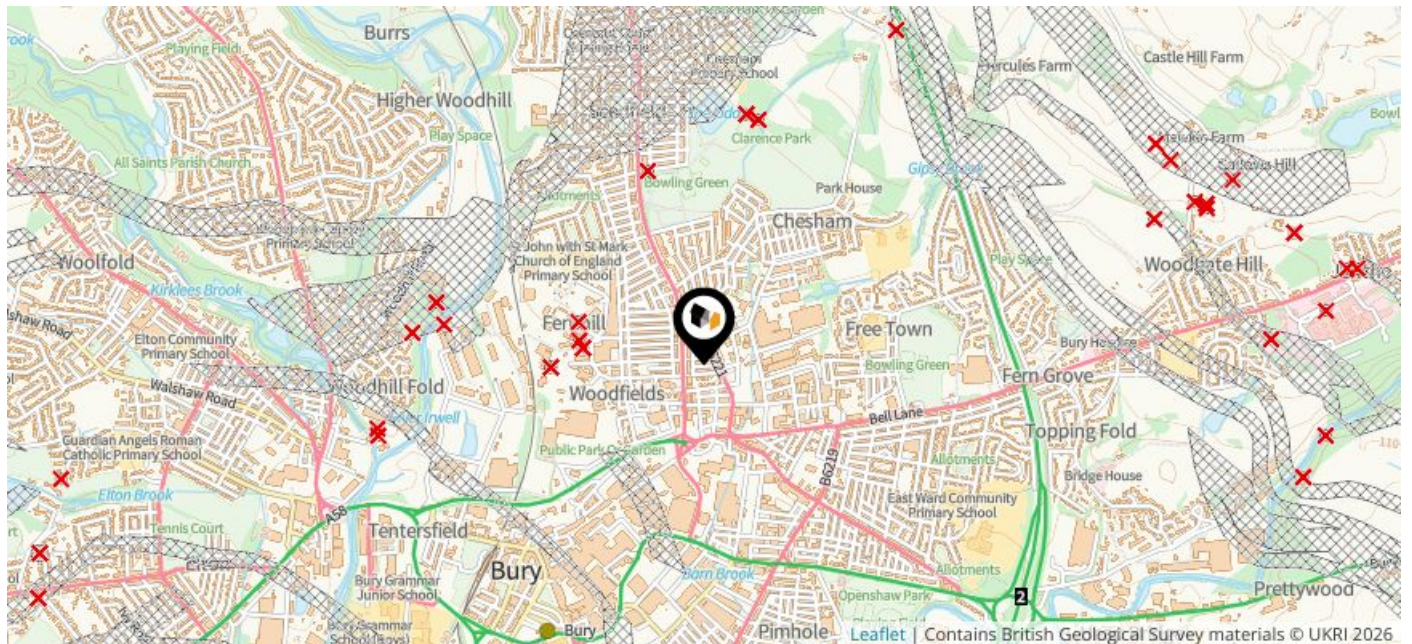
Terraced

+84.44%

Flat

+64.03%

This map displays nearby coal mine entrances and their classifications.



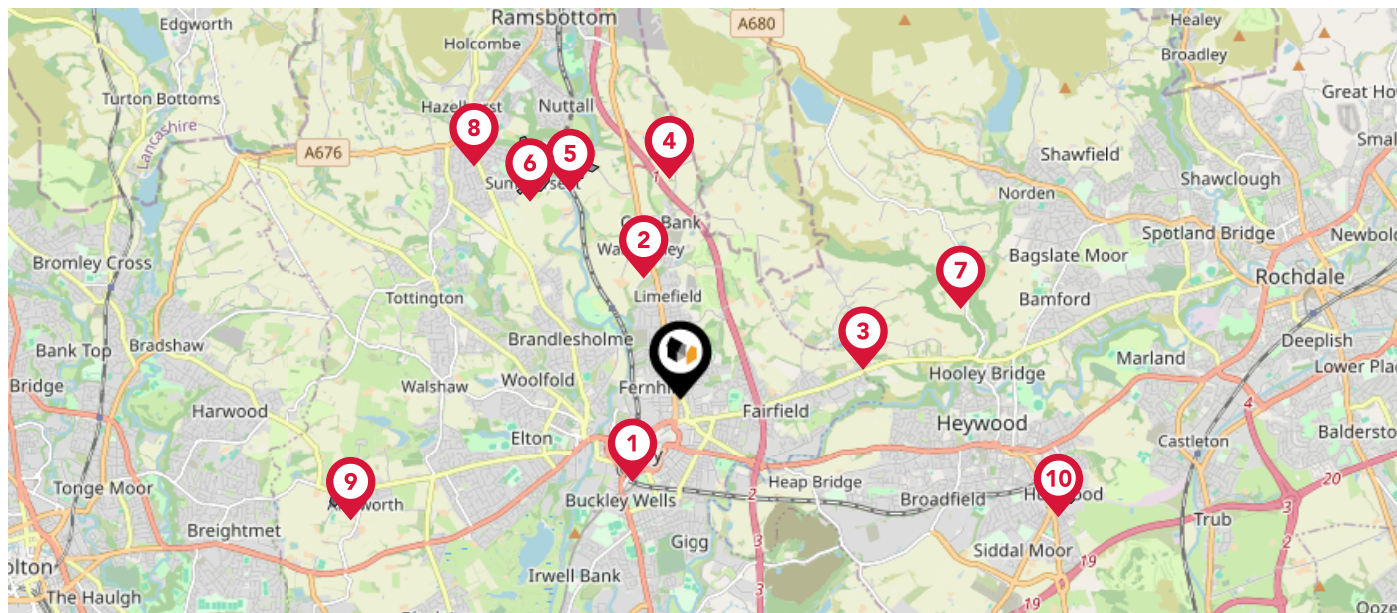
Mine Entry

- ✕ 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.

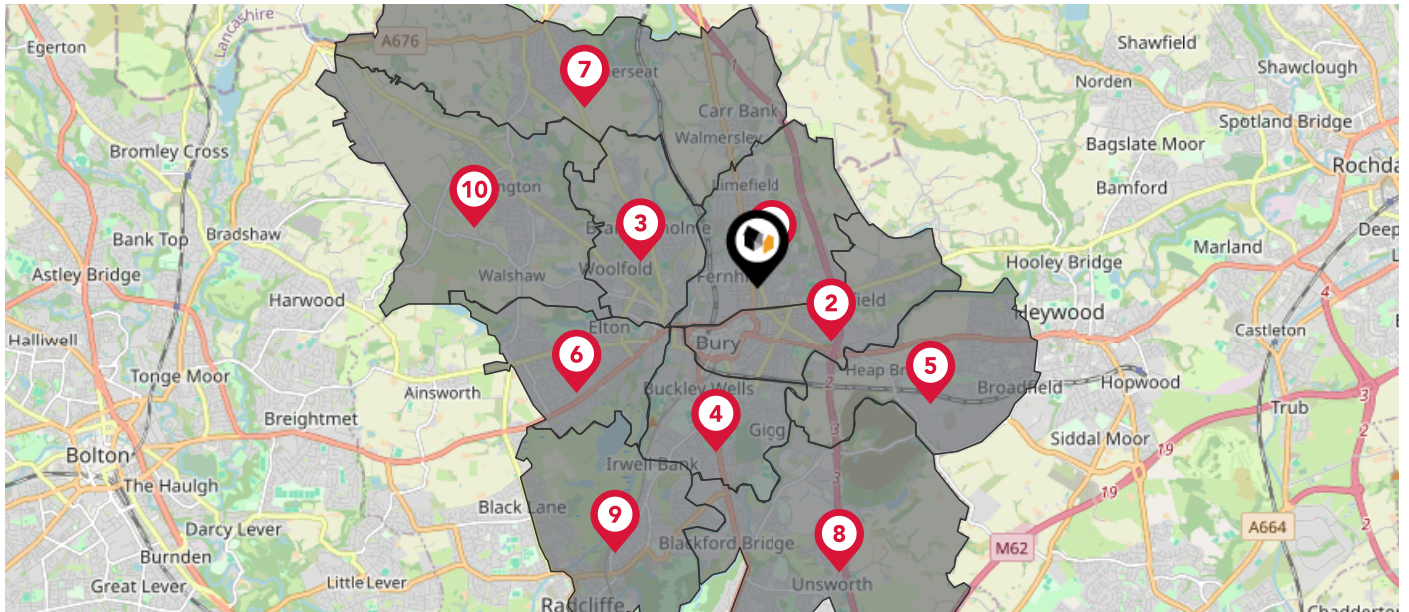
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

-  Bury Town Centre
-  Walmersley
-  Birtle
-  Mount Pleasant
-  Brooksbottoms and Rowlands
-  Summerseat
-  Ashworth Fold
-  Pot Green
-  Ainsworth Village
-  Heywood Station

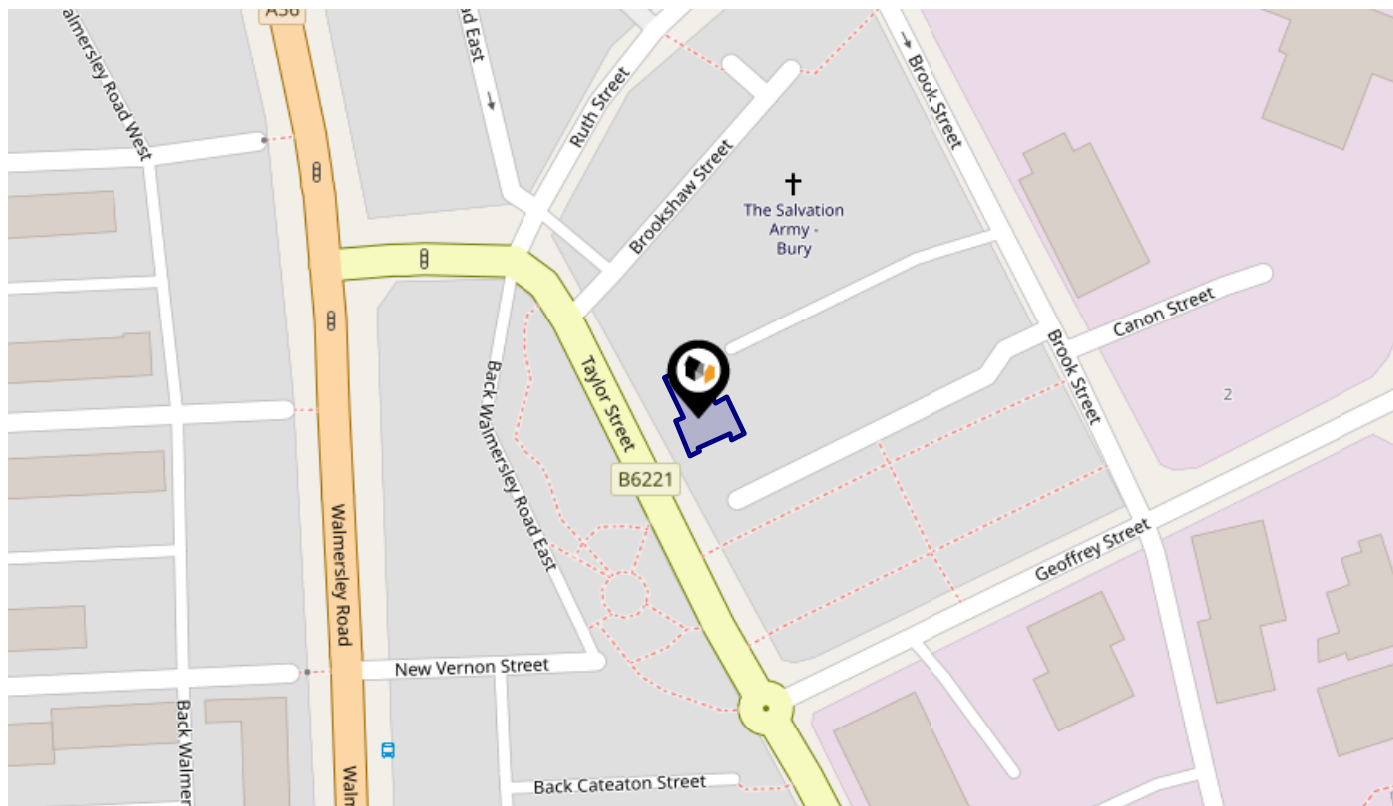
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Moorside Ward
-  Bury East Ward
-  Elton Ward
-  Redvales Ward
-  West Heywood Ward
-  Bury West Ward
-  North Manor Ward
-  Unsworth Ward
-  Radcliffe East Ward
-  Tottington 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.

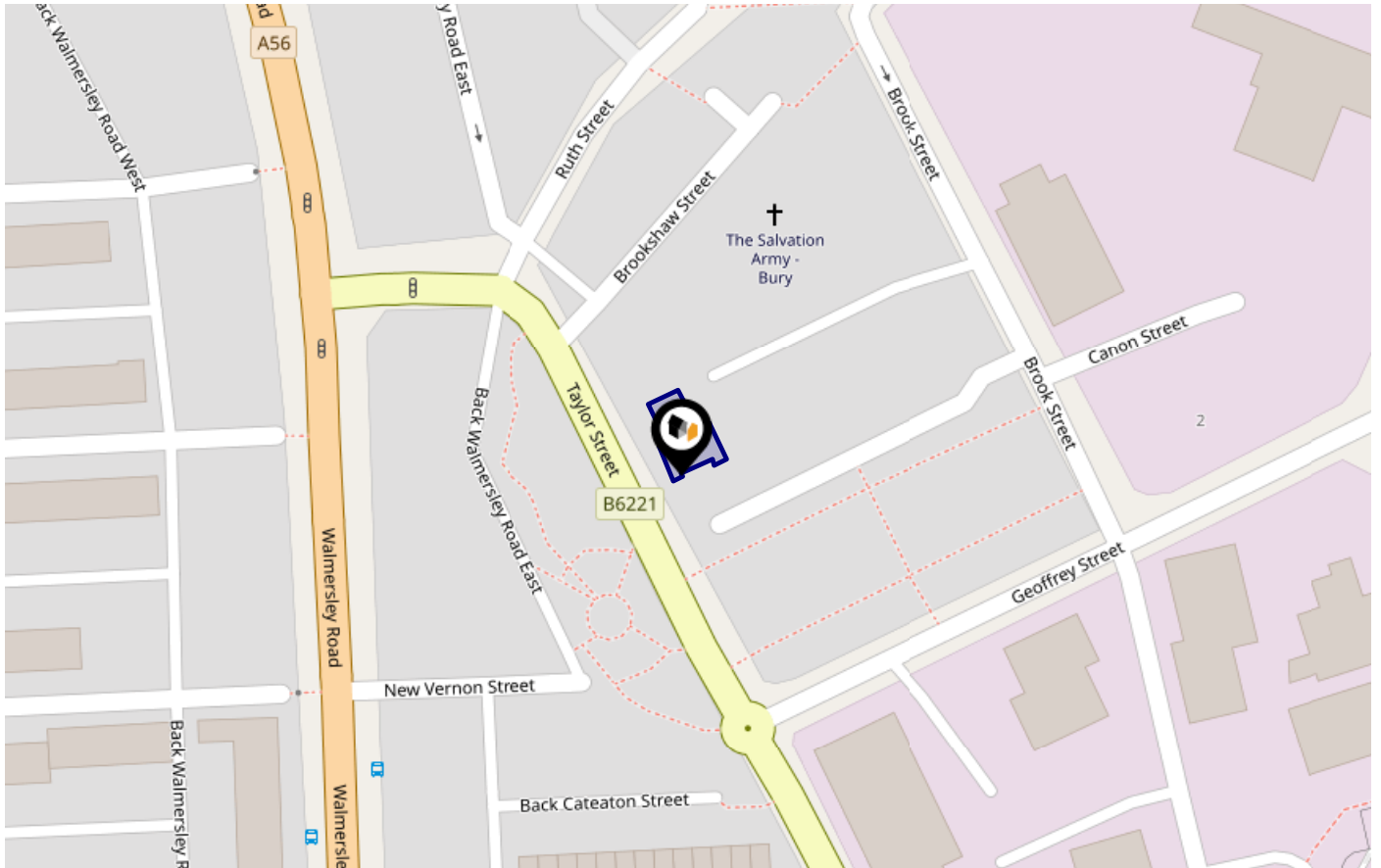
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

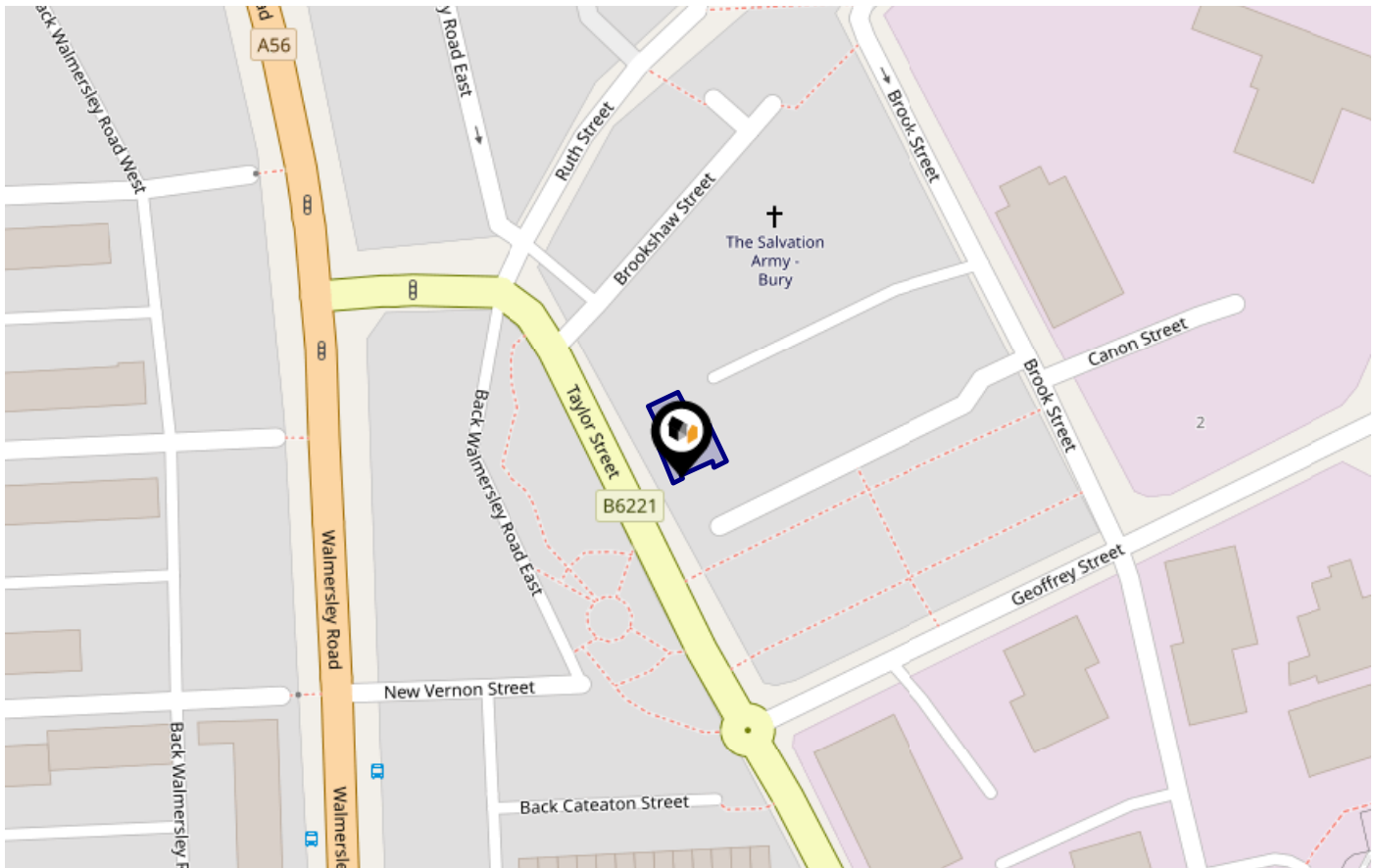
Chance of flooding to the following depths at this property:



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.

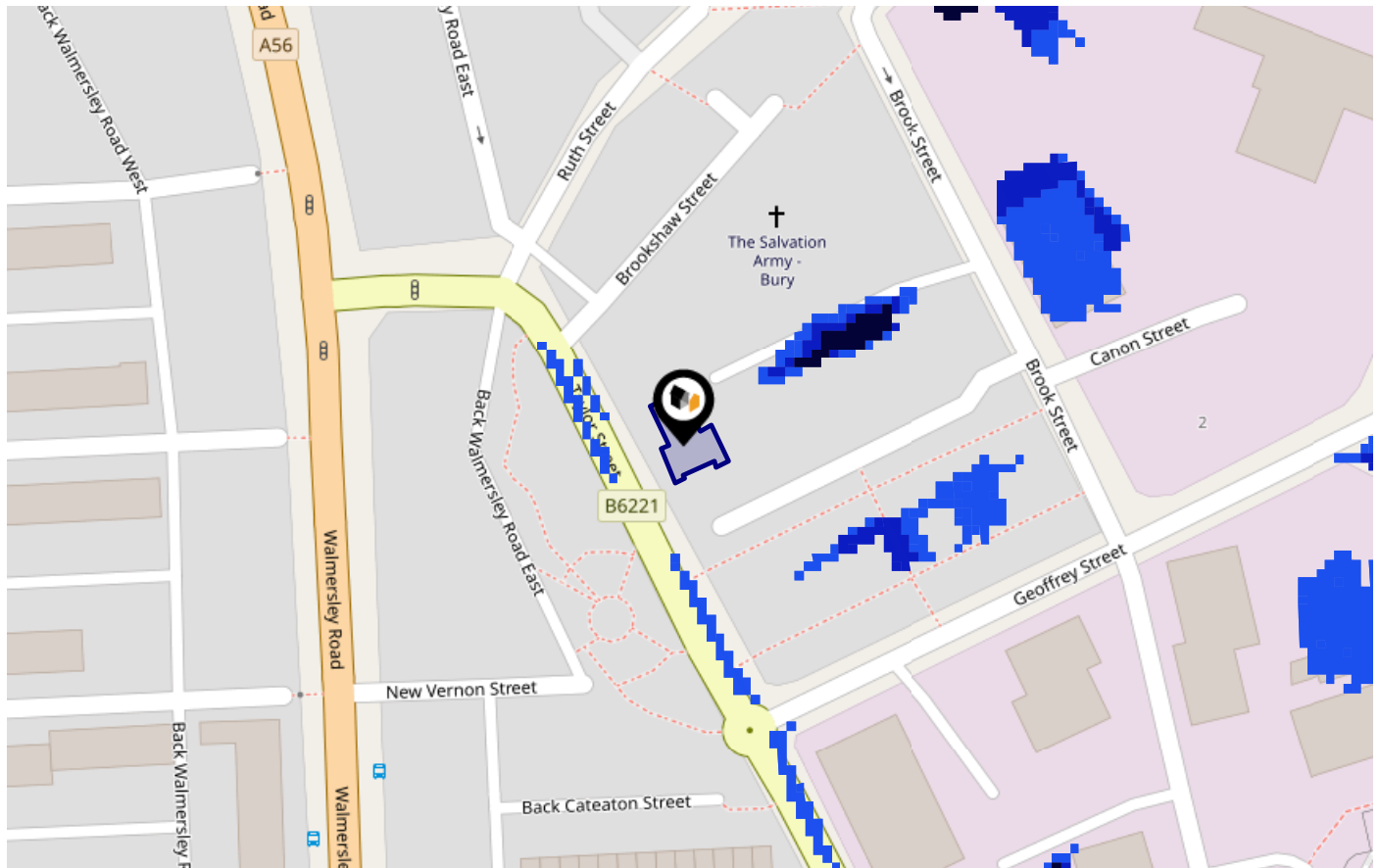
Chance of flooding to the following depths at this property:



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: 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.

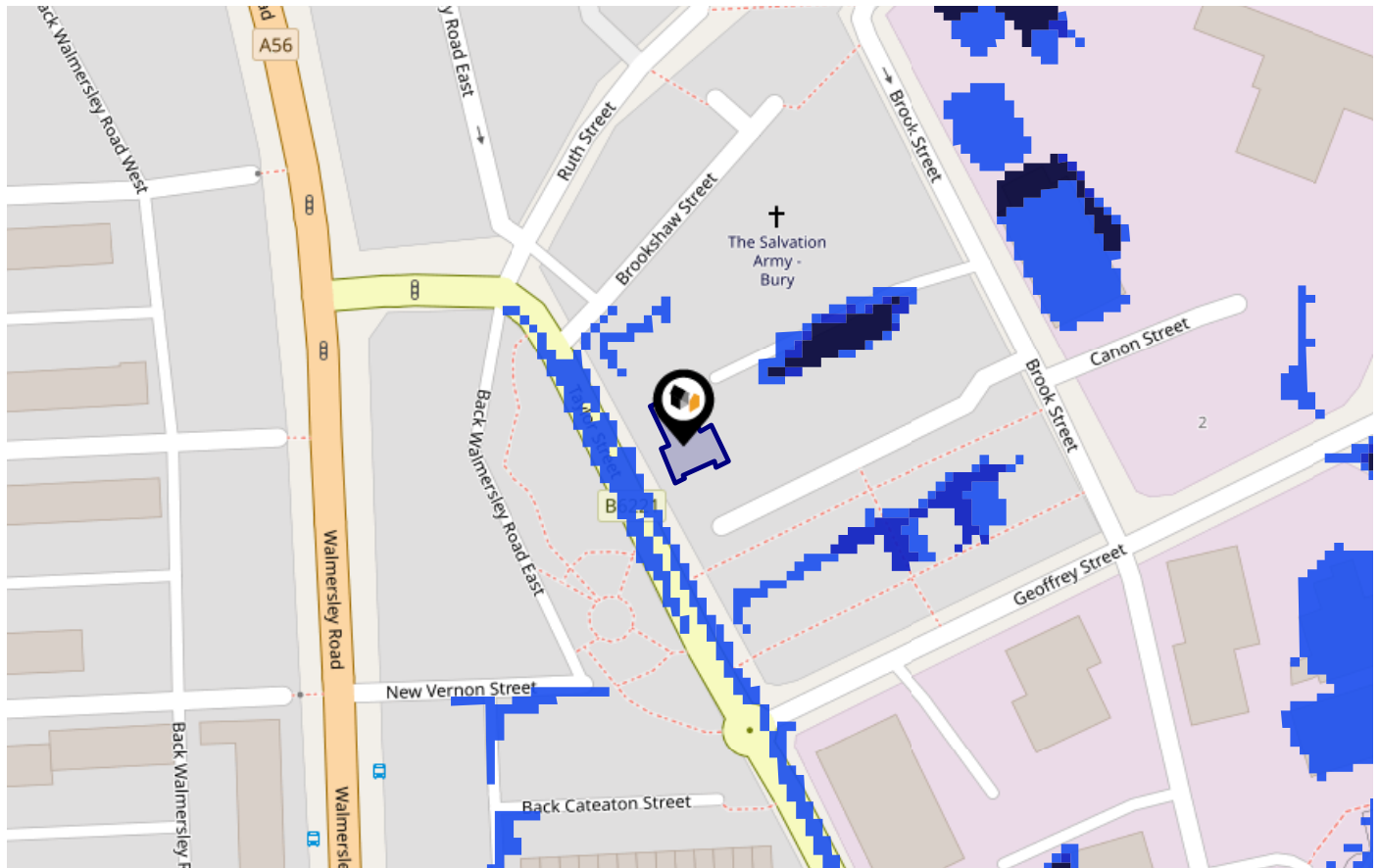
Chance of flooding to the following depths at this property:



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**

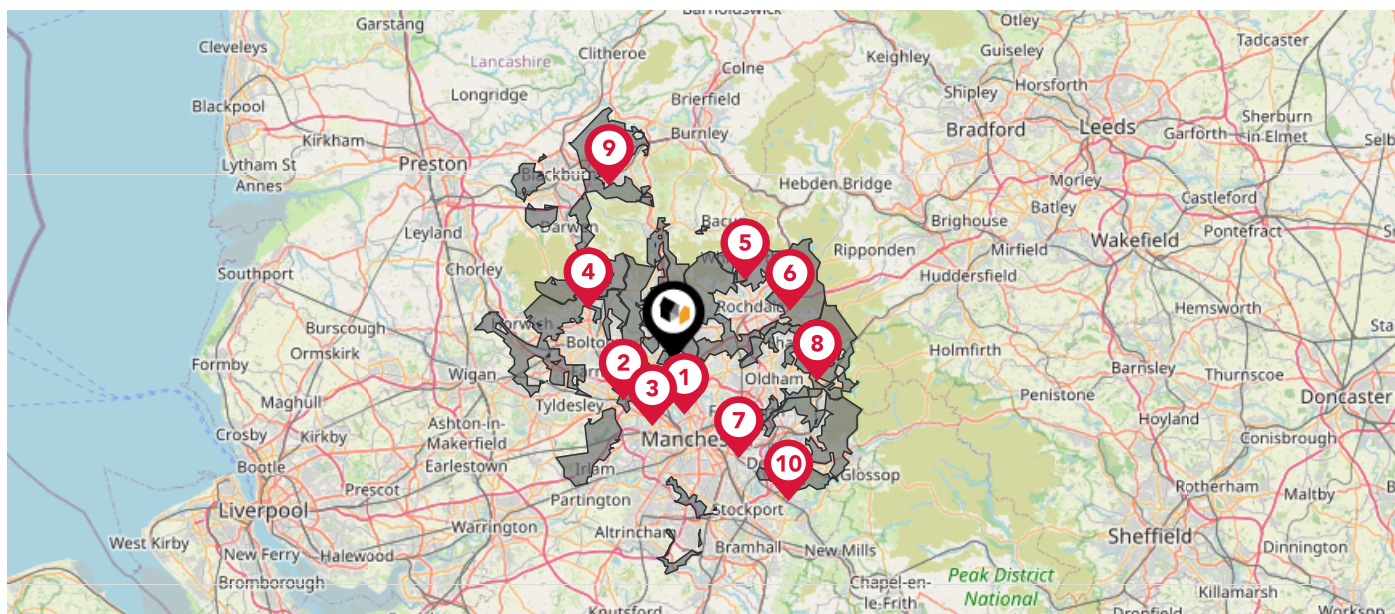
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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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:



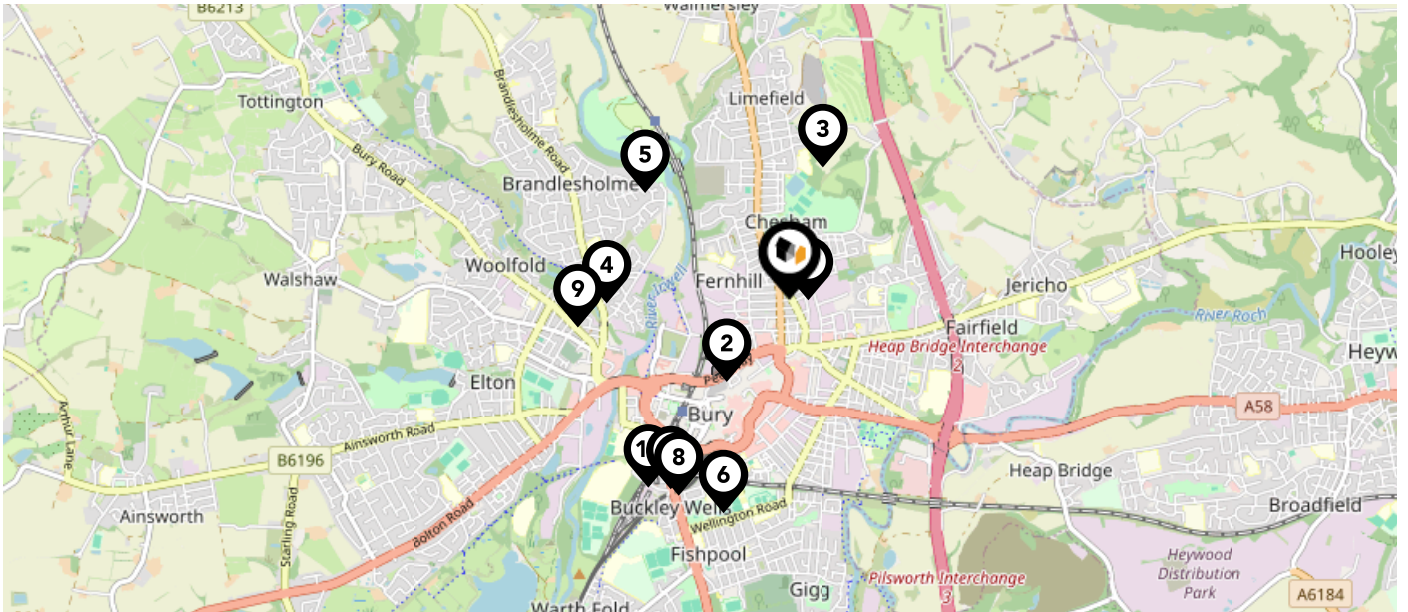
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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

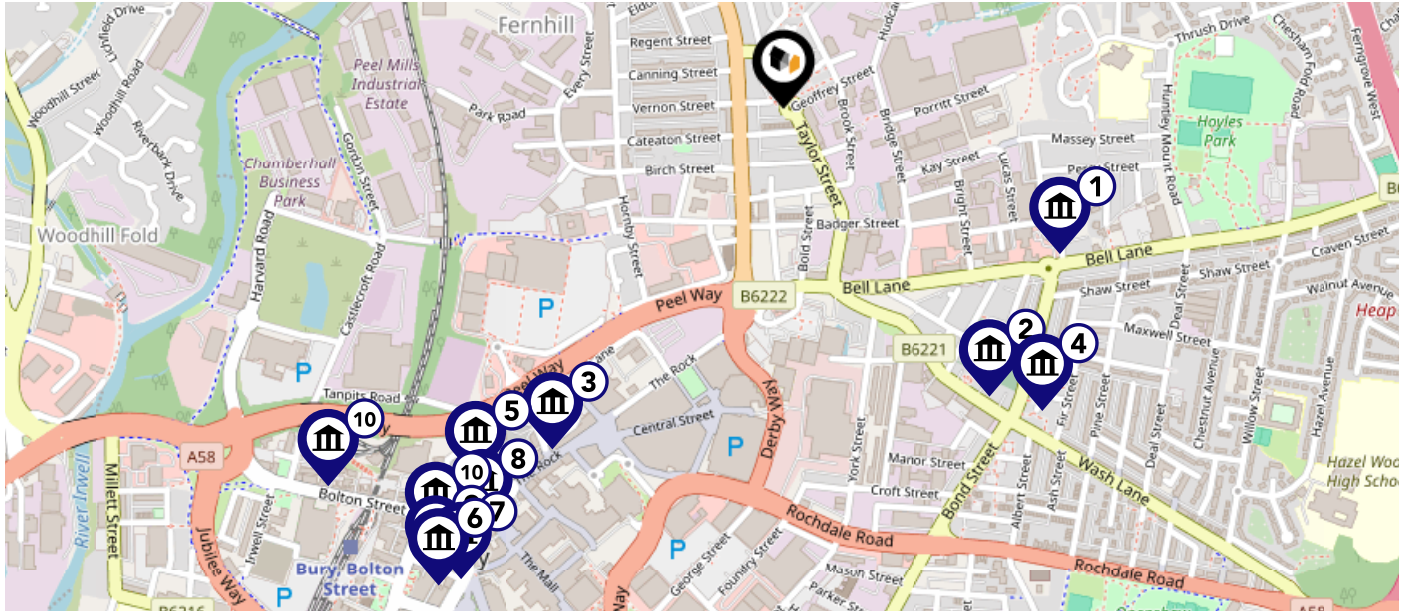
1	Mill Lodges-Hudcar Lane, Bury, Greater Manchester	Historic Landfill
2	Woodfields-Bury, Greater Manchester	Historic Landfill
3	Walmersley Brick Works-Lowes Road, Bury	Historic Landfill
4	Land South of Cricket Ground-Woolfold, Bury	Historic Landfill
5	Land Off Woodhill Road-Woodhill Road, Burrs, Bury	Historic Landfill
6	Peel College-Greater Manchester	Historic Landfill
7	Railway Cuttings East and West Of Manchester Road-Town Hall, Manchester Road, Bury, Greater Manchester	Historic Landfill
8	Railway Cuttings East and West Of Manchester Road-Town Hall, Manchester Road, Bury, Greater Manchester	Historic Landfill
9	Woolfold Paper Mills-Tottington, Bury	Historic Landfill
10	Railway Cutting-Bridge Road-Bellvue Terrace, Bury, Greater Manchester	Historic Landfill












Maps

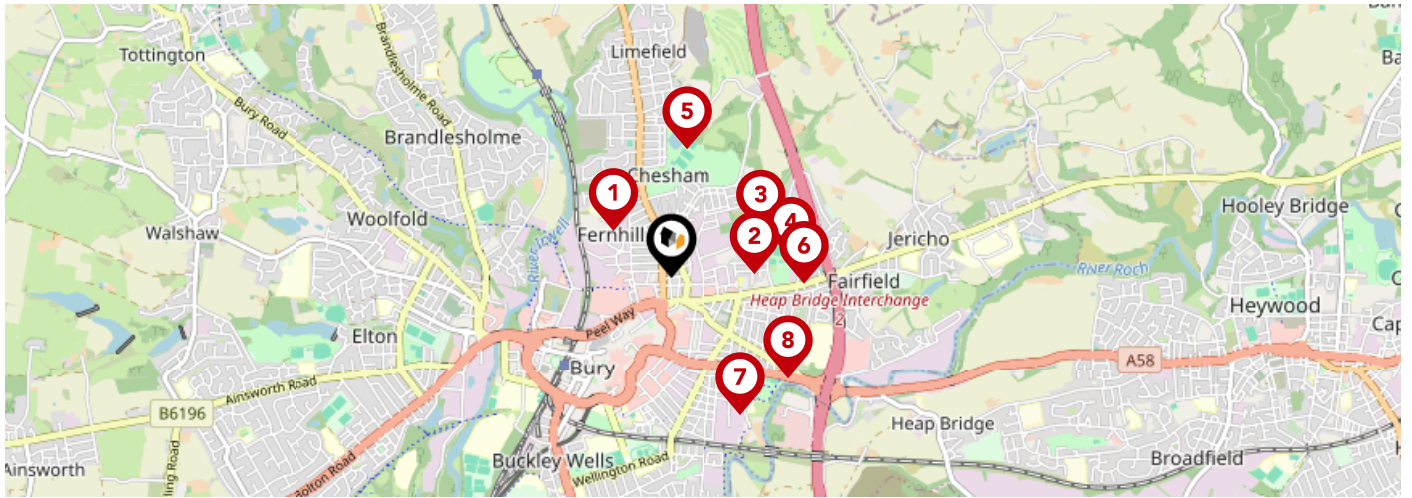
Listed Buildings



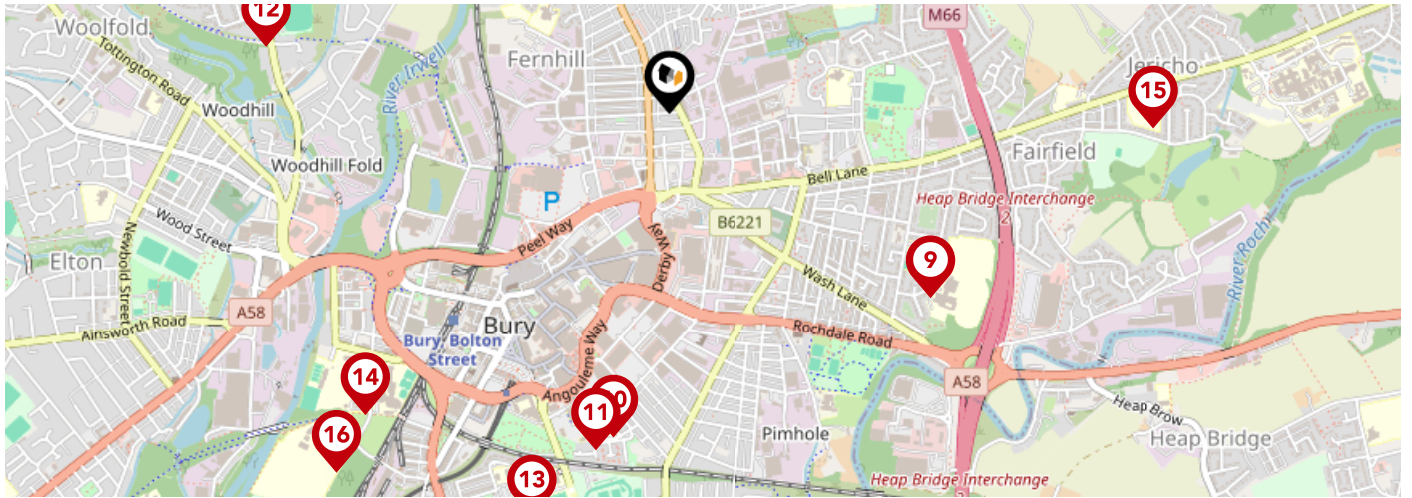
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1067281 - Lower Chesham	Grade II	0.3 miles
 1163874 - Saint Paul's Church	Grade II	0.4 miles
 1164015 - 18 Parson's Lane	Grade II	0.4 miles
 1163719 - St Paul's Vicarage	Grade II	0.4 miles
 1356838 - Church Rooms	Grade II	0.5 miles
 1067240 - 18 And 20, Market Street	Grade II	0.6 miles
 1067239 - Derby Hall	Grade II	0.6 miles
 1318009 - Union Buildings	Grade II	0.6 miles
 1163613 - 12-16, Market Street	Grade II	0.6 miles
 1390768 - Bury Transport Museum	Grade II	0.6 miles
 1356807 - Statue Of Sir Robert Peel	Grade II	0.6 miles

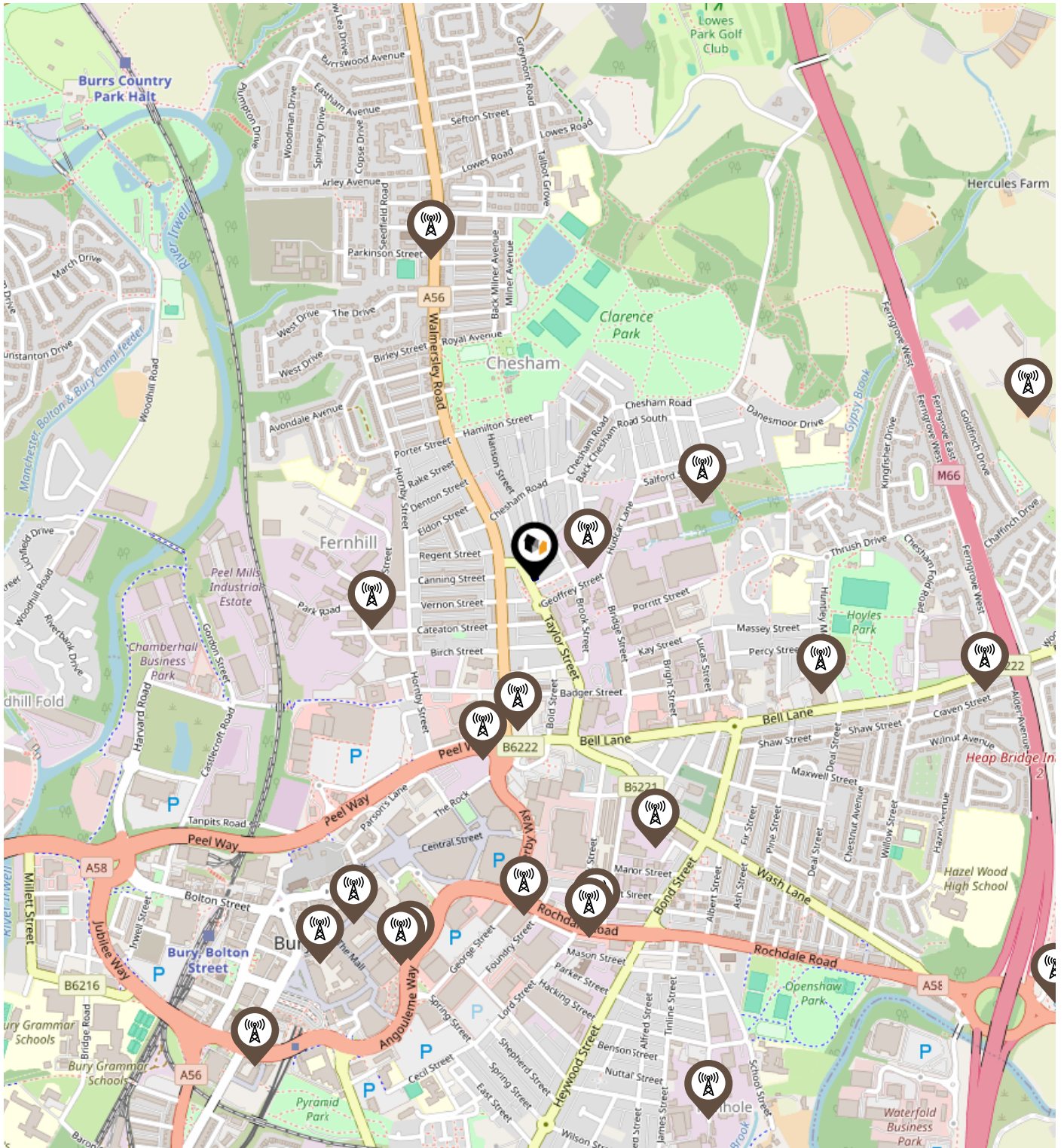


	Nursery	Primary	Secondary	College	Private
<p>1 St John with St Mark CofE Primary School Ofsted Rating: Good Pupils: 358 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Paul's Church of England Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Joseph and St Bede RC Primary School, a Voluntary Academy Ofsted Rating: Good Pupils: 340 Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Cambian Chesham House School Ofsted Rating: Good Pupils: 13 Distance:0.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Chesham Primary Academy Ofsted Rating: Not Rated Pupils:0 Distance:0.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hoyle Nursery School Ofsted Rating: Outstanding Pupils: 84 Distance:0.58</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Thomas Church of England Primary School Ofsted Rating: Outstanding Pupils: 440 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 East Ward Community Primary School Ofsted Rating: Good Pupils: 464 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hazel Wood High School Ofsted Rating: Good Pupils: 728 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Trinity Primary School Ofsted Rating: Good Pupils: 237 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Marie's Roman Catholic Primary School, Bury Ofsted Rating: Outstanding Pupils: 243 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodbank Primary School Ofsted Rating: Good Pupils:0 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bury College Ofsted Rating: Good Pupils:0 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bury Grammar Schools Ofsted Rating: Not Rated Pupils: 1355 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairfield Community Primary School Ofsted Rating: Good Pupils: 251 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gabriel's RC High School, a Voluntary Academy Ofsted Rating: Good Pupils: 1060 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

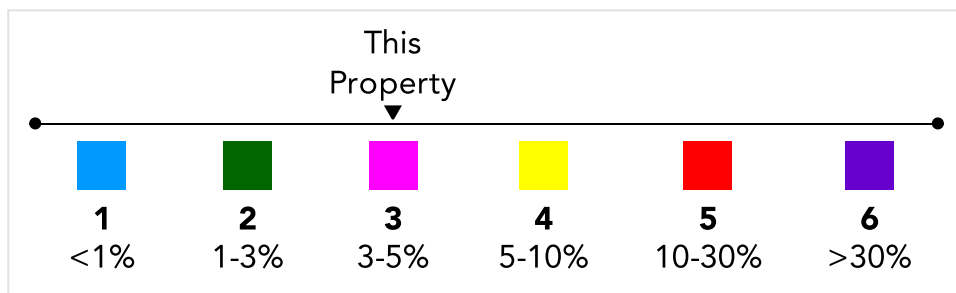
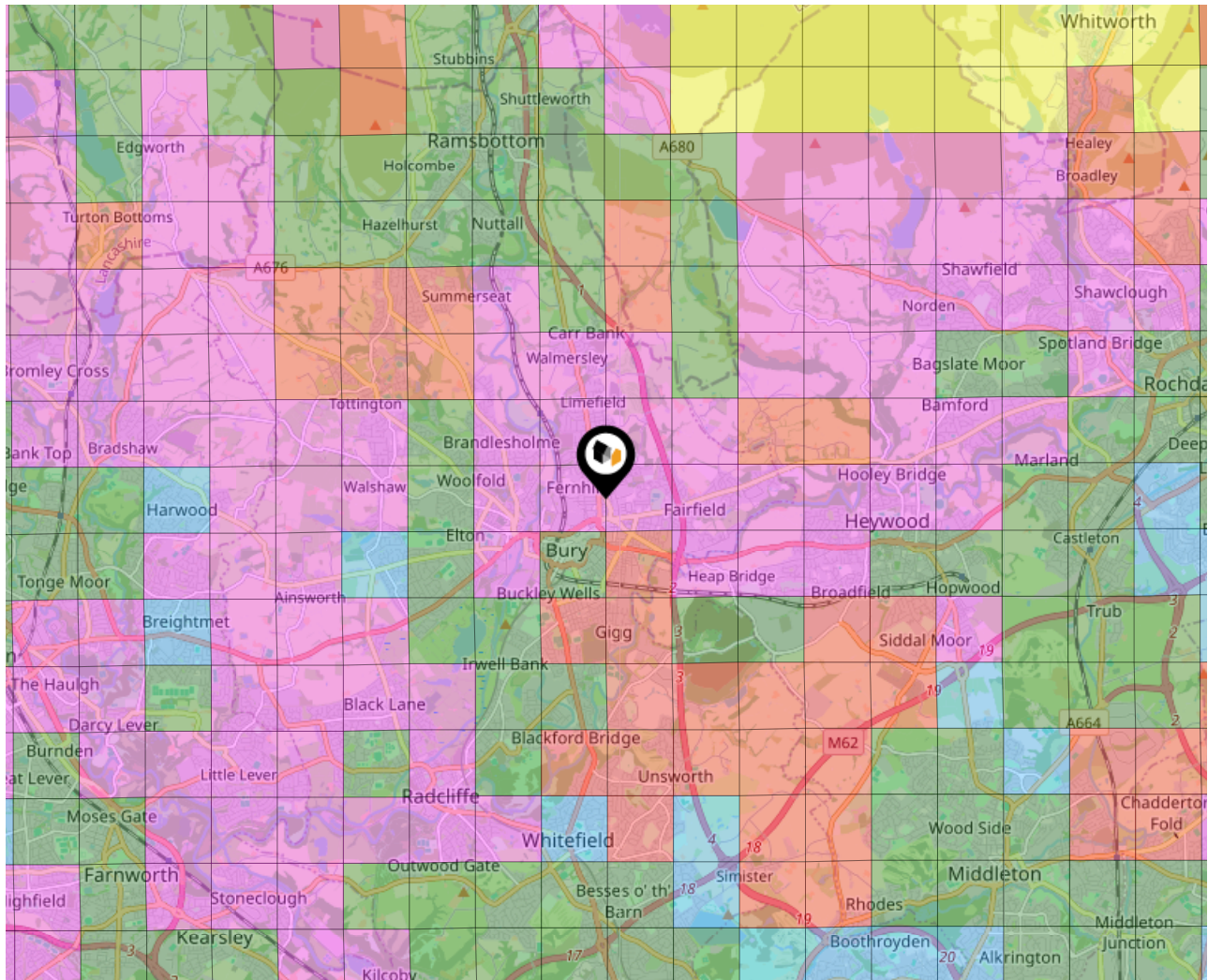


Key:

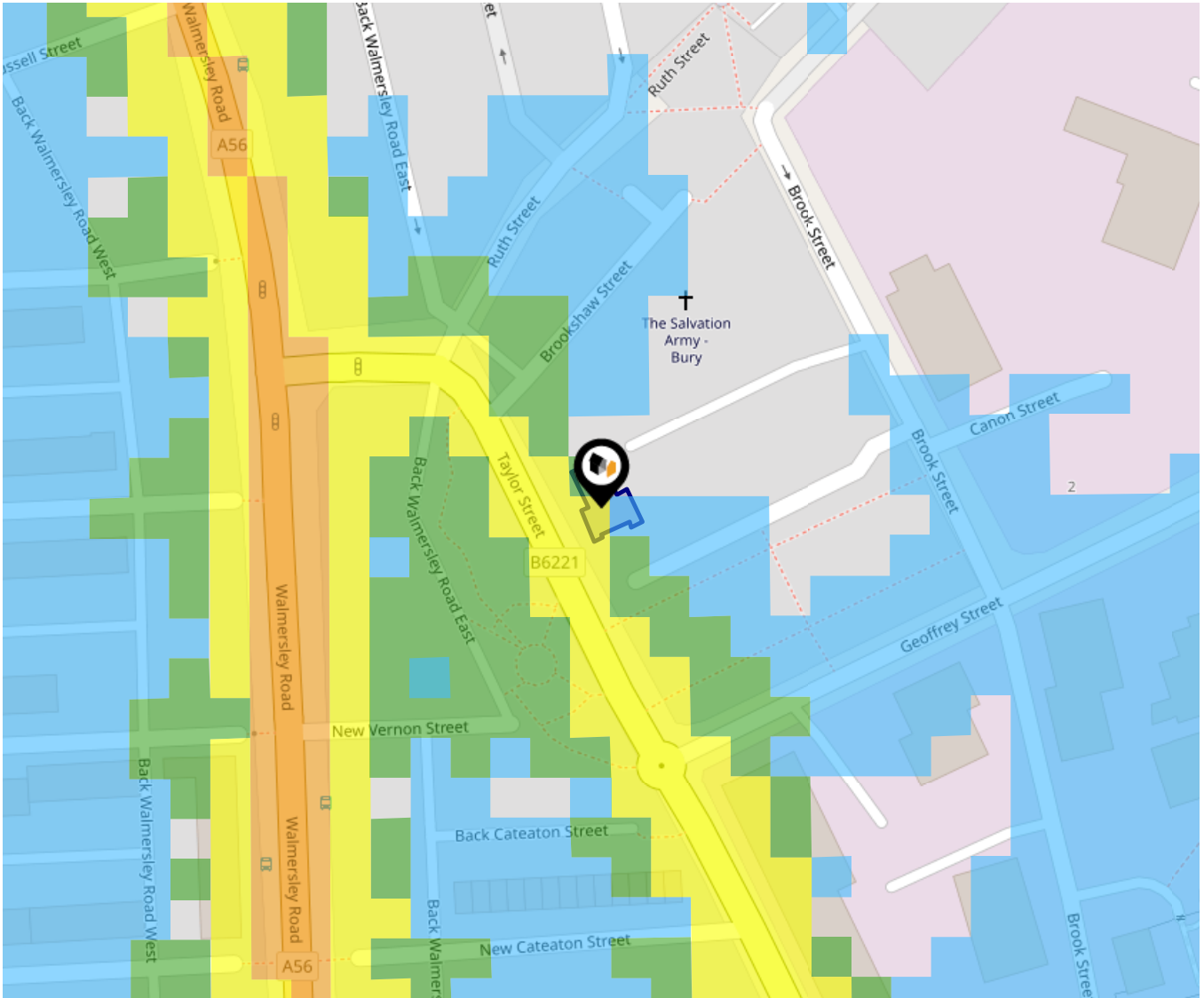
- Power Pylons
- Communication Masts

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

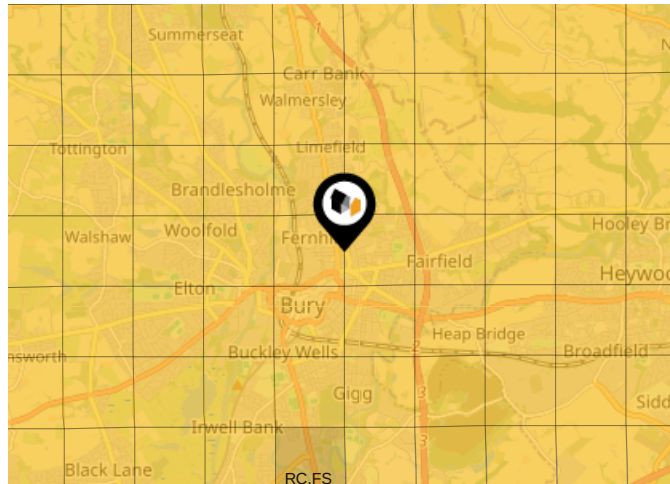


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

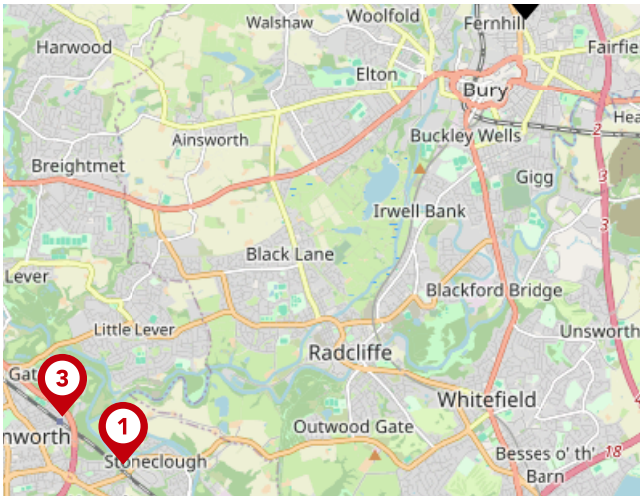
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



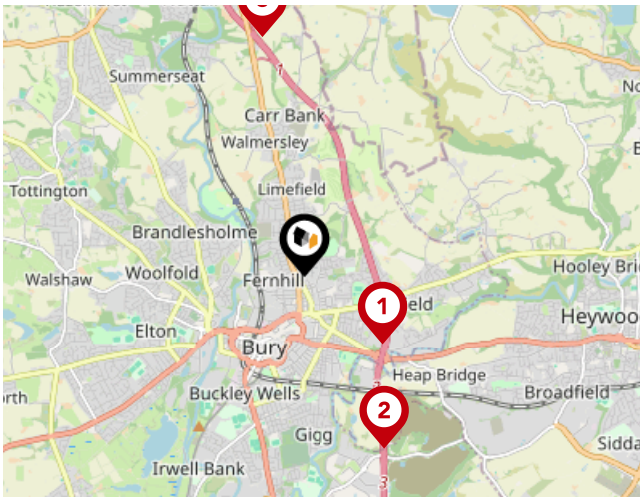
Primary Classifications (Most Common Clay Types)

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



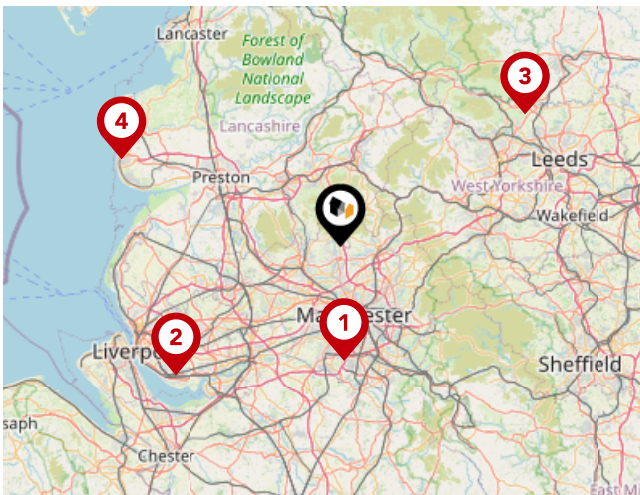
National Rail Stations

Pin	Name	Distance
1	Kearsley Rail Station	5.28 miles
2	Castleton (Manchester) Rail Station	4.57 miles
3	Farnworth Rail Station	5.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M66 J2	0.92 miles
2	M66 J3	1.67 miles
3	M66 J1	2.14 miles
4	M60 J18	3.64 miles
5	M60 J17	4.27 miles

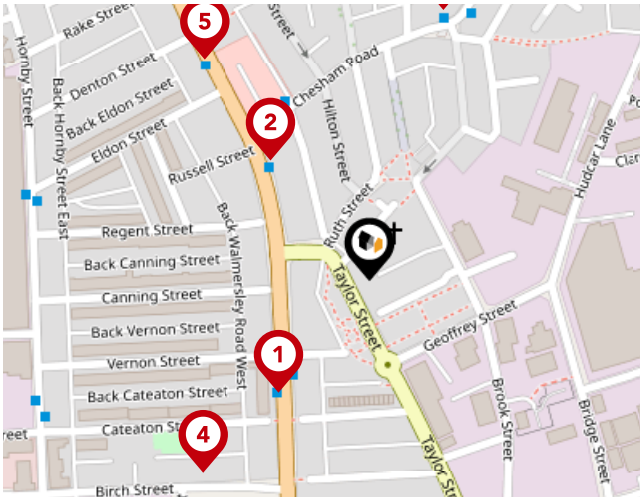


Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.11 miles
2	Speke	29.57 miles
3	Leeds Bradford Airport	31.72 miles
4	Highfield	33.2 miles

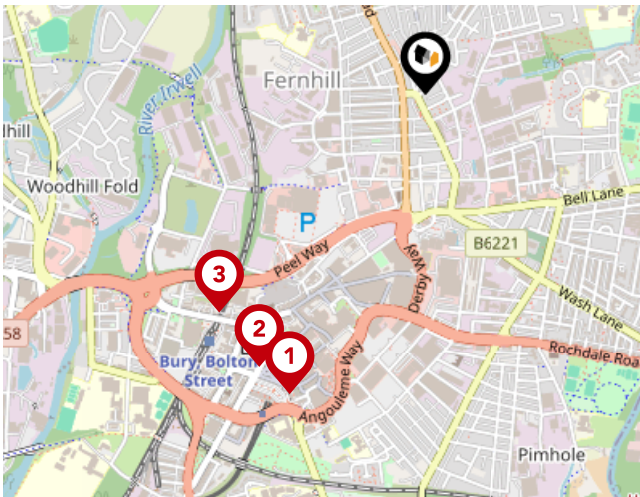
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cateaton Street	0.08 miles
2	Russell Street	0.09 miles
3	Brookshaw Street	0.15 miles
4	Birch Street	0.14 miles
5	Russell Street	0.15 miles



Local Connections

Pin	Name	Distance
1	Bury Bolton Street (East Lancashire Railway)	0.66 miles
2	Bury Interchange (Manchester Metrolink)	0.7 miles
3	Bury Interchange (Manchester Metrolink)	0.72 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

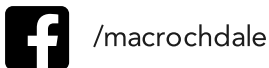


Great experience with Abby from Martin & Co Rochdale dealing with a stressful sale and purchase of new property. She was always available to help and chase things up to try and achieve completion on time. If not would call back immediately. Went above and beyond...Would definitely recommend using them!

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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Martin & Co Rochdale

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