



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 12th July 2024



**NORTHERN EMPLOYMENT , TOWNHEAD COURT, 148,
YORKSHIRE STREET, ROCHDALE, OL16 1LD**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

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Property

Type:	Office / Work Studio	Tenure:	Leasehold
Plot Area:	0.03 acres	Start Date:	11/05/1802
Title Number:	GM208804	End Date:	11/05/2801
UPRN:	23062179	Lease Term:	999 years from 11 May 1802
		Term Remaining:	777 years

Local Area

Local Authority:	Rochdale
Conservation Area:	Town Head
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans

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Freehold Title Plan



GM820624

Leasehold Title Plan

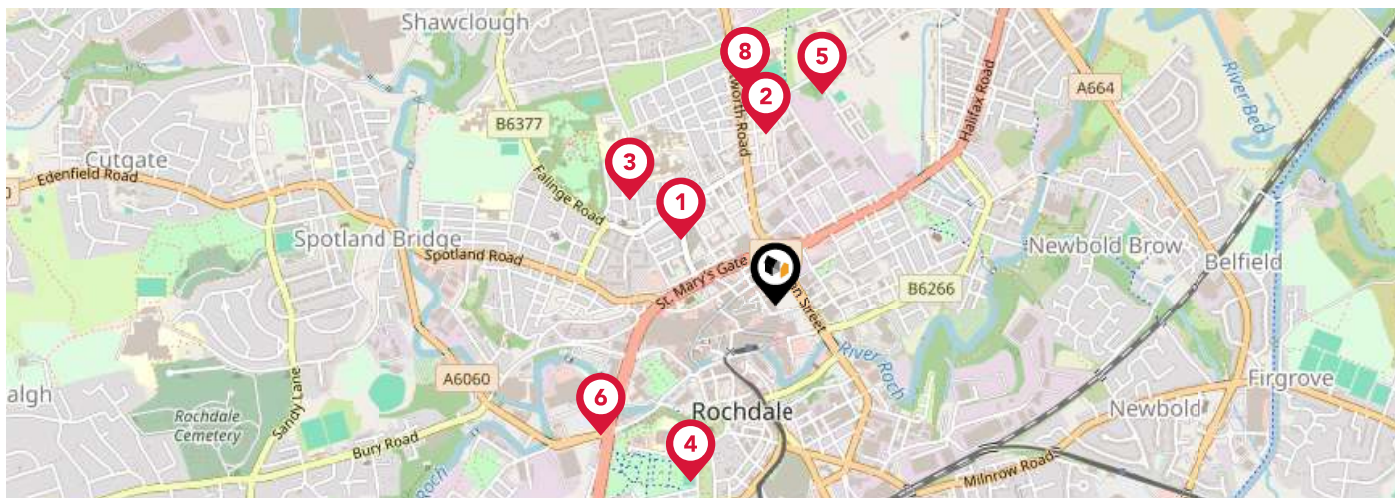


GM208804

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Area Schools

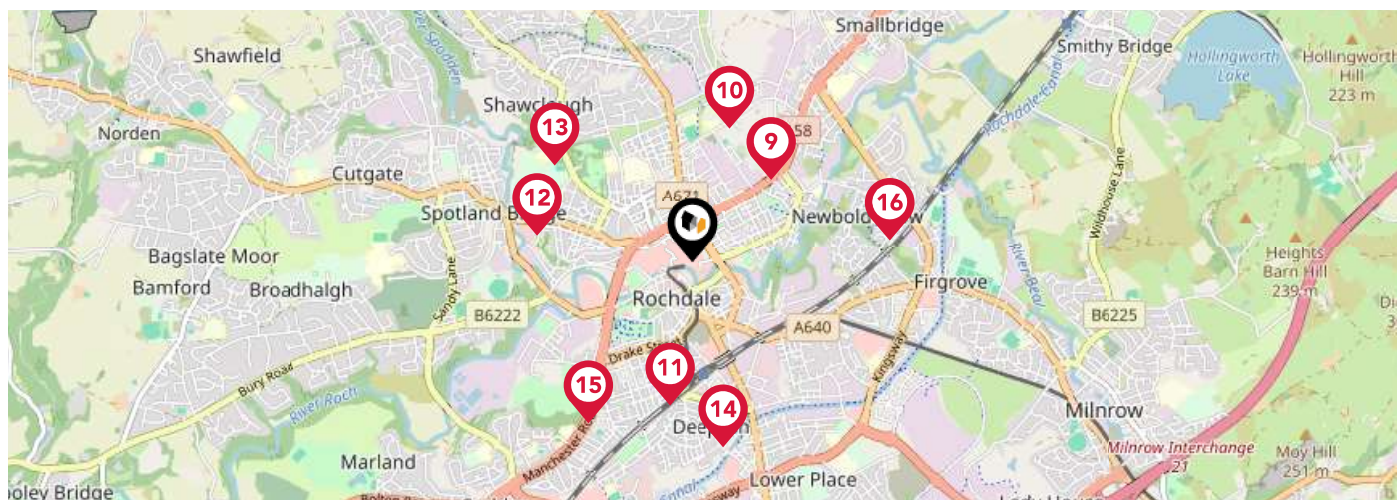
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	Nursery	Primary	Secondary	College	Private
<p>1 Howard Street Nursery School Ofsted Rating: Good Pupils: 89 Distance:0.25</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Rochdale Islamic Academy Ofsted Rating: Good Pupils: 214 Distance:0.38</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Brownhill School Ofsted Rating: Good Pupils: 77 Distance:0.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Broadfield Community Primary School Ofsted Rating: Requires Improvement Pupils: 435 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Patrick's Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 303 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Rochdale Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Greenbank Primary School Ofsted Rating: Good Pupils: 451 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Rochdale Islamic Academy for Girls Ofsted Rating: Not Rated Pupils:0 Distance:0.48</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

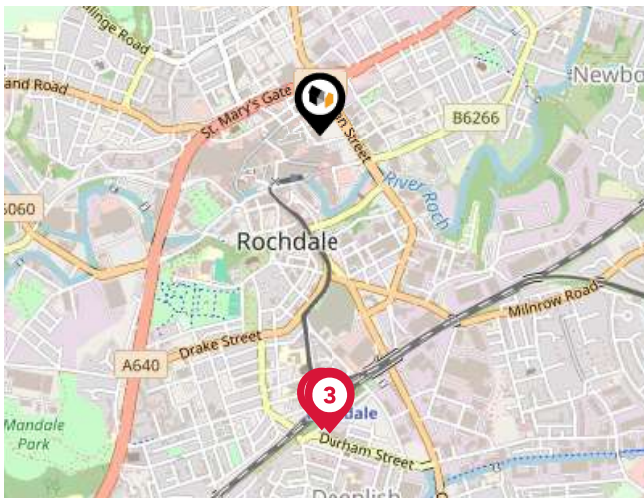
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	Nursery	Primary	Secondary	College	Private
 Heybrook Primary School Ofsted Rating: Good Pupils: 702 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 All Saints Church of England Primary School Ofsted Rating: Good Pupils: 234 Distance:0.6	<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: 245 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Spotland Primary School Ofsted Rating: Good Pupils: 452 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Falinge Park High School Ofsted Rating: Good Pupils: 1279 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Deeplish Primary Academy Ofsted Rating: Good Pupils: 457 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beech House School Ofsted Rating: Not Rated Pupils: 176 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Belfield Community School Ofsted Rating: Good Pupils: 372 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

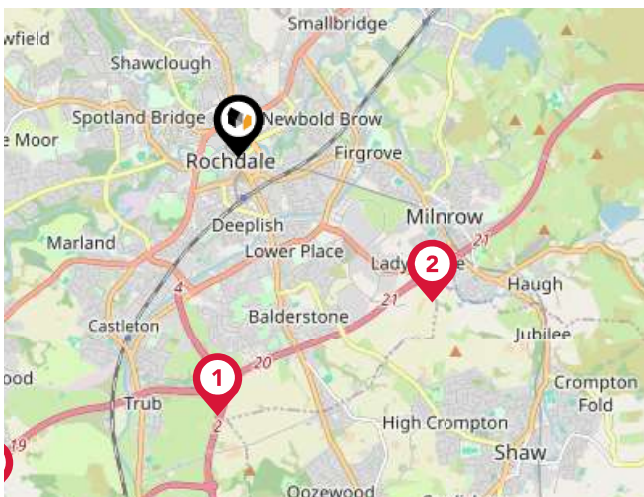
Area

Transport (National)



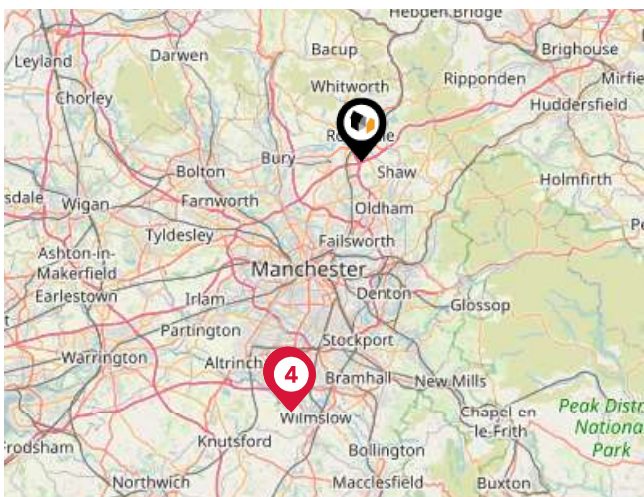
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	0.65 miles
2	Rochdale Rail Station	0.65 miles
3	Rochdale	0.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	2.29 miles
2	M62 J21	2.13 miles
3	A627(M) J1	4.4 miles
4	M62 J19	3.74 miles
5	M60 J21	6.39 miles

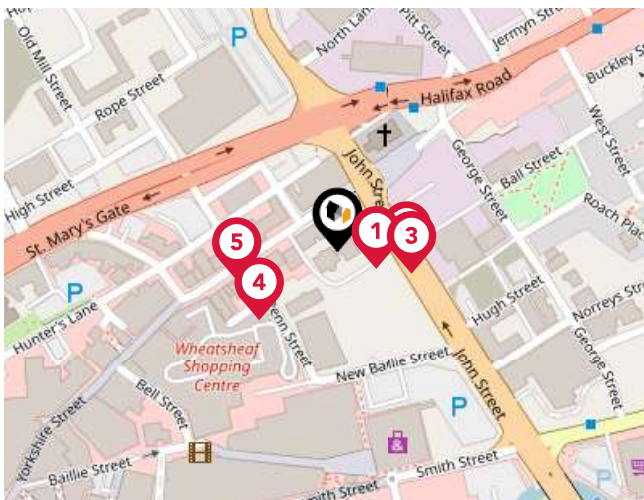


Airports/HELIPADS

Pin	Name	Distance
1	Terminal Two Access	18.18 miles
2	Terminal Two Access	18.2 miles
3	Manchester Airport Terminal 2	18.22 miles
4	Terminal One Access	18.43 miles

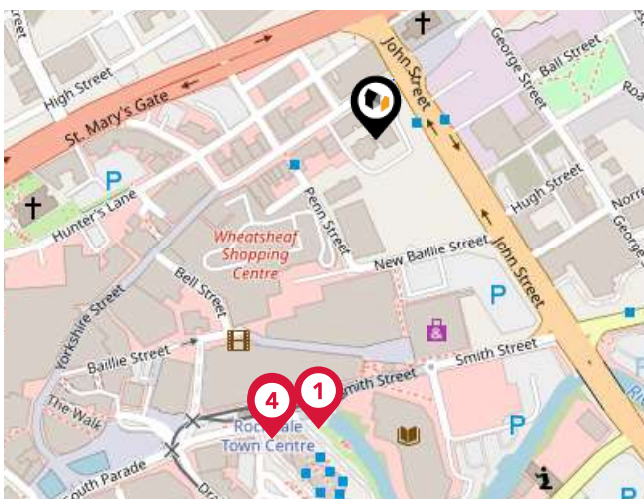
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Robert Street	0.02 miles
2	Robert Street	0.04 miles
3	John Street (opp NE1736) (to def route)	0.04 miles
4	Penn Street (to define route)	0.06 miles
5	Yorkshire Street	0.06 miles



Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	0.16 miles
2	Rochdale Town Centre (Manchester Metrolink)	0.17 miles
3	Rochdale Town Centre (Manchester Metrolink)	0.17 miles
4	Rochdale Town Centre (Manchester Metrolink)	0.17 miles

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