

Viability Appraisal

Trub Farm Rochdale OL11 2XG

Background

Adams Integra have been instructed by Rochdale Borough Council to comment on the viability of the proposed development at Trub Farm Rochdale.

The comments made by Adams Integra relate to the proposed development to apply for planning permission for the following:

24/01007/FUL Erection of 162 affordable dwellings with associated access, car parking, private gardens, open space, play facilities, and landscaping, together with new pedestrian to Rochdale Canal towpath

Our comments relate purely to the viability of the scheme and do not cover any other planning matters.

We have been provided with a viability report from Roger Hannah dated June 2024 on behalf of the applicant which says the following:

“The application seeks approval for the development of 162 dwellings including the construction of two, 3-storey apartment blocks (1- and 2-bedroom) and 2,3 and 4-bedroom houses all to be made available for affordable living.”

The conclusion of the Roger Hannah (RH) report is as follows:

Conclusions

We have summarised the appraisal results in comparison to the BLV in the table below:

	Appraisal 1 – Policy Compliant	Appraisal 2 – Proposed 100% Affordable & No S106
Benchmark Land Value	£1,592,000	£1,592,000
Residual Land Value	-£2,430,247	-£295,737
Viability Concern	Yes	Yes

The appraisals contained within this report represent a robust assessment of the viability of a residential development on the subject site (see Appendix 3 & 4).

This report has been produced utilising a recognised appraisal software package. Due regard has been given to guidance published by the RICS, and the NPPF/NPPG.

Given the conclusions from this appraisal, we are of the opinion that the planning policy requirements in respect of S106 contributions should be relaxed on viability grounds for the proposed development.

Viability is considered to be a material consideration which Local Planning Authorities are obliged to take into account in considering planning requirements.

Adams Integra have a considerable track record of assessing viability of planning gain requirements both for Local Authorities and for developers. This expertise runs to several years work for 73 Local Authorities and for a range of national, regional and local developers.

The writer of this report, David Coate, has over 35 years' experience in the development industry working for Local Authorities and developers as well as RPs and consultancy. He is experienced in considering viability analysis.

Matters of Fact

The need to consider viability is a material consideration. The need for a negotiation between the LPA and an applicant in terms of the amount of planning gain and when it is delivered is an essential element of the determination of any planning application where planning gain is required. There is no debate about the reasonableness of the Council's requirements, the nub of the issue is the impact in this case of what is required and how that affects the profitability of the scheme.

We have carried out a viability appraisal based on industry standard assumptions. We have also considered the information provided by Roger Hannah.

We have used the Argus Developer Appraisal Tool (Argus) which is a recognised method of assessing viability and has been used at many inquiries where viability is an issue. The scheme has been appraised against an existing use value for the building. In this case, we have used Argus to calculate the Residual Land Value and assess whether the scheme is viable by comparing that RLV with an Existing Use Value / Benchmark Land Value.

The Planning Gain requirement

It is important to note that the applicability of the planning gain is not at issue in this report; it is its impact on the making of a reasonable profit level.

Policy C4 of the Core Strategy sets out the affordable housing policy for Rochdale. It says the following:

“C4 - Providing affordable homes

We will seek affordable housing on all developments of 15 dwellings or more. We will seek a contribution to affordable housing of 7.5% of the development sales value of the overall scheme.

Affordable housing should be:

a. Provided on-site using this contribution to deliver homes of a type, size and tenure agreed by the developer and the local authority based on local evidence and, where appropriate, delivered in partnership with a Registered Provider; or

b. Provided via an off-site financial contribution in exceptional circumstances, for example, where:

i. The local authority considers that the site is not an appropriate location for affordable housing e.g. poor access to local services and public transport; or

ii. The type of housing on the site makes it difficult to provide an element of affordable housing; or

iii. It is not practical to properly manage an element of affordable housing on the site - e.g. on-site provision would only deliver a very small number of homes.”

In this case the applicant is proposing to deliver 100% affordable housing but is arguing that the scheme cannot deliver the S106 contributions requested by the Council.

We have carried our own appraisal of the scheme based on standard generic values but with actual values or estimates where these are given by the applicant, and we are in agreement.

We have carried out an appraisal with the full affordable housing requirement to determine if the scheme can remain viable.

Assessment of figures

The appraisals presented with this report have been assessed by the writer with his considerable experience in this field.

The proposed scheme comprises the development of 162 new dwellings all of which are to be made available as affordable housing.

Build Costs

The Roger Hannah report says the following:

“For this assessment, we have had reference to our experience and current knowledge of base build costs, and BCIS benchmarking data. We have adopted the following all-in base build cost for the different property types, inclusive of standard external works.

- *Houses – £135 per sq ft*
- *Apartments - £155 per sq ft*

The rate utilised makes allowances for the following:

- *Basic superstructure costs*
- *Nominal strip footing foundations*
- *Plot development costs (including provision of utilities, driveways, formation of curtilage parking spaces and gardens, boundary treatments to properties)*
- *The rate includes for builders’ preliminary costs (site management, all welfare facilities, site office, construction utilities, etc.)*
- *Standard estate roads and sewers”*

We have considered the above costs against BCIS figures, and it is our opinion that they are fair and reasonable. See Appendix 3.

They show a range of costs for “housing – mixed developments” from a lower quartile rate of £1,372 per m² to an upper quartile rate of £1,735 per m² and a median rate of £1,529 per m².

It should be noted that BCIS rates do not include for external works, and we would normally make an allowance of 15% for this element.

We have also considered the abnormal costs.

The Roger Hannah report says the following:

To bring forward the development, work has been undertaken by MCI Developments to assess the level of abnormal development costs. A total cost of £4,202,823 (circa. £26,000 per plot) has been included for the scheme. A breakdown is provided at Appendix 2.

We consider these costs to be a fair and reasonable cost assumption for the proposed scheme.

Contingencies

The Roger Hannah report says the following:

"In line with our professional view and judgement on risk, a contingency sum equating to 3% of the total build cost has been allowed. This is considered to be a conservative assumption."

We agree with the above statement, and we have also made an allowance of 3% for contingencies.

Sales Values

Regarding the sales prices of the proposed new dwellings the Roger Hannah report says the following:

"Following a detailed review of the local market, the following open market sales values have been adopted. This provides an average sales value of £287 per sq ft across the houses and £224 per sq ft across the apartments in the scheme. Lower values have been applied across apartments and 2.5 storey house types in the scheme in line with market expectations."

Property Name	Type	Beds	Storey	No.	Sq ft	Total Sq ft	Market Values	£ psf	Total GDV
Apartment	Apartment	1b2p	3	24	531	12,744	£120,000	£226	£2,880,000
Apartment	Apartment	2b3p	3	24	642	15,408	£142,000	£221	£3,408,000
Ashburn	Mid/End	2b3p	2	18	778	14,011	£230,000	£295	£4,140,000
Padbury	Mid/End	2b3p	2	26	778	20,238	£230,000	£295	£5,980,000
Walkham	Semi	2b4p	2	10	874	8,738	£255,000	£292	£2,550,000
Seacourt	Mid/End	3b4p	2	11	933	10,262	£270,000	£289	£2,970,000
Farley	Semi	3b5p	2	8	1,037	8,299	£290,000	£280	£2,320,000
Farley	Detached	3b5p	2	6	1,037	6,225	£295,000	£284	£1,770,000
Selset	Semi	3b5p	2.5	23	1,094	25,165	£300,000	£274	£6,900,000
Winterborne	Semi	4b5p	2	8	1,069	8,553	£305,000	£285	£2,440,000
Thronton	Semi	4b5p	2	4	1,077	4,308	£310,000	£288	£1,240,000
Total				162		133,952		£273	£36,598,000

This results in a total GDV of £36,598,000 on an open market sale basis."

We have examined the evidence provided in the appendix of the Roger Hannah report and we have carried out web-based research using Zoopla and Rightmove (see appendix 4) and it is our opinion that the sales values are fair and reasonable.

Affordable housing

The Roger Hannah report says the following:

“We have allowed for a sum equal to 7.5% of market sale GDV as a contribution towards affordable housing in the policy compliant appraisal. This equates to a total contribution of £2,744,850.”

100% Affordable housing scheme

The Roger Hannah report says the following:

“The Applicant is proposing a scheme of 100% grant funded affordable housing (162 Units). The values adopted for the grant funded affordable housing units on the subject site are set out in the table below. The values equate to an average discount of 80% of market value across the scheme, increasing from c.50% for affordable rent and c.70% for intermediate tenures. The adopted values are increased above standard affordable housing values due to the inclusion of grant funding and is in line with offers that are expected to be received from registered providers who will have access to the appropriate Homes England grant funding. with the additional income being the expectation of grant assistance.”

Property Name	Type	Beds	Storey	No.	Sq ft	Total Sq ft	Market Values	£ psf	Total GDV
Apartment	Apartment	1b2p	3	24	531	12,744	£96,000	£181	£2,304,000
Apartment	Apartment	2b3p	3	24	642	15,408	£113,600	£177	£2,726,400
Ashburn	Mid/End	2b3p	2	18	778	14,011	£184,000	£236	£3,312,000
Padbury	Mid/End	2b3p	2	26	778	20,238	£184,000	£236	£4,784,000
Walkham	Semi	2b4p	2	10	874	8,738	£204,000	£233	£2,040,000
Seacourt	Mid/End	3b4p	2	11	933	10,262	£216,000	£232	£2,376,000
Farley	Semi	3b5p	2	8	1,037	8,299	£232,000	£224	£1,856,000
Farley	Detached	3b5p	2	6	1,037	6,225	£236,000	£227	£1,416,000
Selset	Semi	3b5p	2.5	23	1,094	25,165	£240,000	£219	£5,520,000
Winterborne	Semi	4b5p	2	8	1,069	8,553	£244,000	£228	£1,952,000
Thronton	Semi	4b5p	2	4	1,077	4,308	£248,000	£230	£992,000
Total				162		133,952		£219	£29,278,400

The above equates to a total GDV of £29,278,400 for the grant funded affordable units.”

We have included these figures in our appraisal and agree that they are a fair and reasonable assumption.

Section 106 costs

The Roger Hannah report says the following:

“To date, we understand the Council has requested a S106 contribution of £890,932 towards primary and secondary education.

We have included the above contribution in our policy compliant appraisal of the scheme.

We understand that additional contributions may be required for sports provision and highways, however these contributions have not been confirmed or specified by the Council to date.”

Reasonable Profit Level

The Roger Hannah report says the following:

“During recent years, profit for market sale residential development has typically ranged between 18-20% of Gross Development Value (GDV) as advocated in National Planning Guidance on Viability. The level of profit should be considered in the round of the assumptions made within an appraisal and should reflect the risk in bringing the development forward.

Market conditions have changed markedly over the last 12-18 months, including increasing interest rates, increasing cost of living, reduced affordability, reduced sales rates, increased incentives and high levels of build cost inflation. Market forecasts are for sales values to stagnate or decline and for costs to continue to increase which is markedly different to market forecasts from the majority of 2022 where generally house price growth was matching build cost inflation, and the market was buoyant.

We are currently, therefore, of the view that the margin should be 20% on market sale GDV as a minimum starting point, which is also the same minimum levels lenders would typically apply for a development loan to be considered acceptable. That said, this change of assumptions is not filtering through into viability assessments as it should be because there is a reluctance from Council’s and their advisors to accept this position.

We have therefore adopted a reduced profit equating to 18.5% of market sale GDV and 8% on the affordable housing GDV. We reserve the right to amend this assumption if our conclusions are not agreed.”

Adams Integra has represented numerous clients in both Appeal and Local Planning Inquiry context. The RICS Guidance Note – Assessing viability in planning under the National Planning Policy Framework 2019 for England GUIDANCE NOTE England 1st edition, March 2021 says the following:

“The amount by which, on completion, the estimated income of a development exceeds the total outlay. This can be expressed in various forms. For the purpose of plan making, the PPG states that an assumption of 15–20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of the planned development. A lower figure may be more appropriate for delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk.”

In this case we have assumed a profit level of 17.5% on GDV for the open market units and 6% on the affordable units.

Design fees

The Roger Hannah report says the following:

“A provision equating to 6.5% of the total build cost has been allowed as a minimum allowance to reflect the work that is required to deliver a scheme of the proposed size and nature for a regional/local developer.”

It is our opinion that an allowance of 6.5% for design fees is a fair and reasonable assumption.

Finance

The interest rate is the cost of funds to the scheme developer; it is applied to the net cumulative negative cash balance each month on the scheme as a whole. According to the HCA in its notes to its Development Appraisal Tool (DAT) *‘The rate applied will depend on the developer, the perceived scheme risk, and the state of the financial markets. There is also a credit interest rate, which is applied should the cumulative month end balance be positive. As a developer normally has other variable borrowings (such as an overdraft), or other investment opportunities, then the value of credit balances in reducing overall finance charges is generally the same as the debit interest charge. A zero rate of credit interest is not generally plausible and will generate significantly erroneous results in a long term scheme’.*

RICS also points out that it is often the case that schemes are modelled at current costs & values i.e. ignoring inflation (as is the case here). In this case RICS Financial Viability in planning paper states in appendix D 4.5 ‘... current values and costs should be used together with a **net** of inflation finance rate. Such a net of inflation rate would be much lower than a bank rate (which naturally includes inflation expectations)’.

The Roger Hannah report says the following:

“We have assumed a debit rate of 8.5%. The Bank of England raised the base rate over three consecutive months from 1.25% in June 2022 to 1.75% in August 2022, 2.25% in September, 3% in October 2022, 3.5% in November, 4% in February 2023, 4.50% in March 2023, 5% in June 2023 and 5.25% in August 2023. Therefore, a minimum interest figure of 8.5% is appropriate.”

The current base rate is 4.75% with another cut likely in February. It is our opinion that an interest rate of 7.5% is a fair and reasonable assumption.

Scheme Timings

The Roger Hannah Report says the following:

We have assumed the following timing assumptions for Appraisal 1:

- *Site purchase – 1 month*
- *Pre-construction – 2 months to allow for planning permission and commencement on site*
- *Housing Construction – 53 months*
- *Apartment Construction – 21 months starting 2 months after housing*
- *Housing Sales – 46 months phased at 2.5 market house sales per month (first sale 10-months into construction).*
- *Apartment Sales – 19 months phased at 2.5 market sales per month (first sale upon practical completion of construction)*

Total – 59 months

We have assumed the following timing assumptions for Appraisal 2 – 100% AH:

- *Site purchase – 1 month*
- *Pre-construction – 2 months to allow for planning permission and commencement on site*

- *Housing Construction – 36 months*
 - *Apartment Construction – 21 months starting 2 months after housing*
 - *Housing Sales – 29 months with units passed to the appointed RP at 4 completions per month (first completion 10-months into construction)*
 - *Apartment Sales – 1 month upon practical completion of construction*
- Total – 42 months”*

We agree that the above assumptions are fair and reasonable.

Sales and Marketing

The Roger Hannah report says the following:

“For the sales of the market units in the scheme, we have assumed a marketing cost of 1.5% and a sales cost of 1.5%. This provides a budget towards a show house/apartment, website, advertisements, and other marketing initiatives. We have also allowed for sales legal fees at £750 per unit. These are considered to be standard market assumptions.”

For the affordable units we have allowed for legal fees only.”

It is our opinion that this is too high. we have assumed 2% for sales and marketing costs on the open market units and £1,000 per unit for the legal fees.

Land Value

The Roger Hannah report says the following:

“the application site is greenfield (agricultural in nature) and extends to approximately

12.20 acres (4.94 hectares). It has a net developable area of 8.60 acres (3.48 hectares).

Given the site is greenfield, we have sought an agricultural land value. Based on our experience and knowledge of agricultural land sales in the region we consider it reasonable to adopt an

agricultural existing use land value of £10,000 per gross acre resulting in an EUV of £122,000 for the 12.20 acres of land.”

It is our opinion that the EUV assumption of £122,000 is fair and reasonable.

The RH report goes on to say the following:

“The value of a site is a key consideration within a viability assessment. Fundamentally, a landowner will sell an asset which has development potential when they consider that the development potential of the site is being fairly reflected within the price being paid. Otherwise, the site will essentially remain in its existing use with no incentive for the landowner to bring the site forward for development. Should landowners view current planning requirements as too onerous, they have the ability to wait for a change in planning policy and to release land at the point at which a minimum level of acceptable return is reached in the future.

In our assessment of the minimum premium for the greenfield element of the site, we have considered the level of site enabling and abnormal development costs required and applied a minimum premium of £150,000 per net acre. This equates to £1,290,000 across the proposed development with a net area of 8.60 acres. This premium reflects the available evidence and relevant RICS guidance in respect of BLV.

There is an additional 3.60 acres of land that falls outside of the developable area that is required for public open space. Whilst this land cannot accommodate housing, it is still required for development purposes, and we would therefore expect some premium to be applied, albeit at a reduced level. We are therefore of the view that a rate of £50,000 per acre across this proportion of the site, resulting in a total value of £180,000.

This results in a total minimum premium of £1,470,000 across the site.”

Our assumption on a suitable premium would be 10 times agricultural value of the gross acreage. The open space is required for the development so that should be included at the same rate.

Our BLV assumption is, therefore, £1,220,000.

Conclusions

The approach taken in this study follows the well-recognised methodology of residual land valuation (RLV). Put simply the residual land value produced by a potential development is calculated by subtracting the costs of achieving that development from the revenue generated by the completed scheme.

The results of the RLV are then compared to the Benchmark Land Value outlined above. If the RLV is more than the BLV then the scheme produces a surplus and is viable, if not, then there is a deficit and the scheme is not viable.

We have carried out an appraisal of the current scheme using the input values described above as follows:

- Appraisal 1: Policy Compliant
- Appraisal 2: 100% Affordable

Appraisal 1 produces a **Residual Land Value of negative £1,524,958** (See Appendix 1).

This is clearly below any reasonable BLV.

Appraisal 2 produces a **Residual Land Value of £393,968** (See Appendix 2).

This is also below any reasonable BLV.

Should the scheme be required to provide any other S106 contributions this would only serve to make the scheme less viable.

Should the Council be minded to grant planning approval it is our opinion the applicant should not be required to provide any other S106 contributions on the 100% affordable scheme.

This scheme has been looked at in terms of its particular financial characteristics and it represents no precedent for any sustainable approach on the Council's policy base.

Author

David Coate

January 2025

Appendices

1. Appraisal 1: Policy Compliant
2. Appraisal 2: 100% Affordable
3. BCIS build costs
4. Sales research

APPENDIX 1

Appendix 1

Trub Farm
Rochdale

Development Appraisal
Prepared by David Coate
Adams Integra
22 January 2025

APPRAISAL SUMMARY**ADAMS INTEGRA****Appendix 1****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
OMS Houses	114	105,800	286.48	265,877	30,310,000
OMS Apartments	<u>48</u>	<u>28,152</u>	223.36	131,000	<u>6,288,000</u>
Totals	162	133,952			36,598,000

NET REALISATION**36,598,000****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(1,524,958)	
	(1,524,958)	
Legal Fee	10,000	
		10,000

CONSTRUCTION COSTS**Construction**

	ft²	Build Rate ft²	Cost	
OMS Houses	105,800	135.00	14,283,000	
OMS Apartments	<u>33,570</u>	155.00	<u>5,203,387</u>	
Totals	139,370 ft²		19,486,387	19,486,387

Contingency	3.00%	710,676	
			710,676

Other Construction Costs

Abnormal Development Costs	4,202,823	
AH 7.5% of Value Commuted Sum	2,744,850	
S106 Contributions	890,932	
		7,838,605

APPRAISAL SUMMARY**ADAMS INTEGRA****Appendix 1****PROFESSIONAL FEES**

Professional Fees	6.50%	1,539,799	
			1,539,799

MARKETING & LETTING

Marketing	1.00%	365,980	
			365,980

DISPOSAL FEES

Sales Agent Fee	1.00%	365,980	
Sales Legal Fee	162 un 1,000.00 /un	162,000	
			527,980

TOTAL COSTS BEFORE FINANCE**28,954,468****FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		2,971	
Construction		1,235,911	
Total Finance Cost			1,238,882

TOTAL COSTS**30,193,350****PROFIT****6,404,650****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
IRR% (without Interest)	38.39%
Profit Erosion (finance rate 7.500)	2 yrs 7 mths

APPENDIX 2

Appendix 2
100% AH

Trub Farm
Rochdale

Development Appraisal
Prepared by David Coate
Adams Integra
22 January 2025

APPRAISAL SUMMARY**ADAMS INTEGRA****Appendix 2
100% AH****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
AFF Houses	114	105,800	229.19	212,702	24,248,000
AFF Apartments	<u>48</u>	<u>28,152</u>	178.69	104,800	<u>5,030,400</u>
Totals	162	133,952			29,278,400

NET REALISATION 29,278,400**OUTLAY****ACQUISITION COSTS**

Residualised Price			393,968	
				393,968
Agent Fee	1.00%	3,940		
Legal Fee		10,000		
				13,940

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
AFF Houses	105,800	135.00	14,283,000	
AFF Apartments	<u>33,570</u>	155.00	<u>5,203,387</u>	
Totals	139,370 ft²		19,486,387	
Contingency		3.00%	710,676	
				20,197,063
Other Construction Costs				
Abnormal Development Costs			4,202,823	
				4,202,823

PROFESSIONAL FEES

APPRAISAL SUMMARY**ADAMS INTEGRA****Appendix 2****100% AH**

Professional Fees	6.50%	1,539,799	1,539,799
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DISPOSAL FEES

Sales Legal Fee	162 un	1,000.00 /un	162,000	162,000
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TOTAL COSTS BEFORE FINANCE **26,509,592**

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		3,162	
Construction		993,071	
Other		15,872	
Total Finance Cost			1,012,104

TOTAL COSTS **27,521,696**

PROFIT **1,756,704**

Performance Measures

Profit on Cost%	6.38%
Profit on GDV%	6.00%
Profit on NDV%	6.00%
IRR% (without Interest)	14.94%
Profit Erosion (finance rate 7.500)	10 mths

APPENDIX 3

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 11-Jan-2025 07:56

Rebased to Rochdale (100; sample 34)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810. Housing, mixed developments (15)	1,584	844	1,372	1,529	1,735	3,952	1249	
810.1 Estate housing								
Generally (15)	1,566	806	1,328	1,502	1,714	5,386	1333	
Single storey (15)	1,794	1,042	1,499	1,718	1,955	5,386	212	
2-storey (15)	1,509	806	1,302	1,461	1,657	3,267	1045	
3-storey (15)	1,620	971	1,356	1,562	1,836	3,196	71	
4-storey or above (15)	3,258	1,593	2,607	2,911	4,333	4,844	5	
810.11 Estate housing detached (15)	2,103	1,146	1,544	1,757	2,376	5,386	18	
810.12 Estate housing semi detached								
Generally (15)	1,588	922	1,346	1,537	1,739	3,447	345	
Single storey (15)	1,768	1,136	1,539	1,718	1,900	3,447	79	
2-storey (15)	1,533	922	1,332	1,482	1,687	2,646	255	
3-storey (15)	1,566	1,143	1,267	1,504	1,836	2,230	11	
810.13 Estate housing terraced								

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Generally (15)	1,576	918	1,302	1,480	1,704	4,844	215	
Single storey (15)	1,760	1,147	1,496	1,705	2,106	2,482	16	
2-storey (15)	1,514	918	1,289	1,455	1,637	3,267	166	
3-storey (15)	1,616	971	1,356	1,529	1,771	3,196	31	
4-storey or above (15)	4,589	4,333	-	-	-	4,844	2	
816. Flats (apartments)								
Generally (15)	1,854	906	1,529	1,739	2,100	6,297	765	
1-2 storey (15)	1,768	1,065	1,485	1,666	2,029	3,482	162	
3-5 storey (15)	1,827	906	1,521	1,729	2,066	3,789	511	
6 storey or above (15)	2,155	1,328	1,735	2,036	2,332	6,297	90	

APPENDIX 4

Comparables

Methodology

In undertaking our comparable research for the residential units we have had consideration to recent market transactions, historic land registry data and the expert opinion of local agents. The results of this research are set out below, for ease we have highlighted the key comparable schemes.

Our advice is based on market evidence which has come into our possession from numerous sources.

We cannot accept liability for any errors or omissions in third party information. That from other agents and valuers is given in good faith but without liability. It is often only provided in verbal form. Some comes from data bases such as the Land Registry or computer data bases to which we subscribe. In all cases, other than where we have had a direct involvement in the transaction, we are unable to warrant that the information on which we have relied is correct although we believe it to be so.

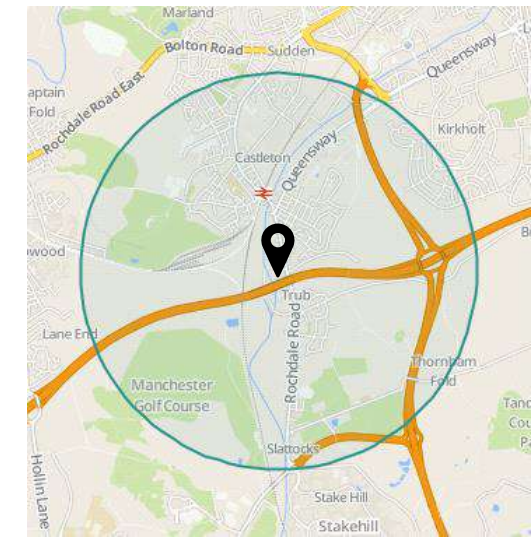
Proposed Residential Development at Trub Farm, Manchester Road, Rochdale, OL11 2XG

Search criteria

Every comparable property listed is situated within three miles of the subject site. New build properties were included in the search criteria and were preferred, as well as properties that related to the corresponding proposed housetypes in characteristics such as GIFA, layout, amenities and location. Less upmarket properties were excluded from the search criteria, as well as properties that did not provide floor areas. Duplicate entries of already listed properties, where noted, were also not considered.

Comparable Maps for Properties for Sale

For ease of reference maps detailing the locations of the comparables referenced in this statement are provided below. Only those nearby properties determined to be suitable comparables have been discussed in more detail.



represents the postal location of the subject site.

1	CHARLTON STREET, Castleton, Rochdale OL11 2SW	2	Charlton Street, Castleton, OL11, OL11 2SW
3	Castleton Hamlett, Castleton, Rochdale, Greater Manchester, OL11, OL11 ...	4	WESTBROOK CLOSE, Castleton, Rochdale OL11 2XY
5	Sydney Barnes Close, Rochdale, OL11 3DA	6	The Brooklands, Weavers Fold, Castleton, Rochdale, Greater Manchester, ...
7	The Firwood, Weavers Fold, Castleton, Rochdale, Greater Manchester, O ...	8	Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB
9	Hollin Lane,Middleton,Greater Manchester,M24 6DH	10	Hollin Lane,Middleton,Greater Manchester,M24 6DH
11	Hollin Lane,Middleton,Greater Manchester,M24 6DH	12	Hollin Lane,Middleton,Greater Manchester,M24 6DH
13	Hollin Lane,Middleton,Greater Manchester,M24 6DH	14	Hollin Lane,Middleton,Greater Manchester,M24 6DH
15	Hollin Lane,Middleton,Greater Manchester,M24 6DH	16	Hollin Lane,Middleton,Greater Manchester,M24 6DH
17	Plot 5, Spring Fold, Broad Lane, Burnedge, OL16 4PR	18	Plot 4, Spring Fold, Broad Lane, Burnedge, OL16 4PR
19	Plot 3 Spring Fold , Broad Lane, Rochdale, OL16 4PR	20	Manchester Road, Hopwood, Nr South Heywood, OL10 2QD
21	Manchester Road,Heywood,OL10 2QD	22	Manchester Road, Hopwood, Nr South Heywood, OL10 2QD
23	Manchester Road,Heywood,OL10 2QD	24	Manchester Road,Heywood,OL10 2QD
25	Manchester Road, Hopwood, Nr South Heywood, OL10 2QD	26	Don Street,Off Oldham road, Middleton,M24 2GG
27	Don Street,Off Oldham road, Middleton,M24 2GG	28	Manchester Road, Hopwood, Nr South Heywood, OL10 2QD
29	Montrose Street, Castleton, OL11, OL11 2WD	30	CHARLTON STREET, Castleton, Rochdale OL11 2SW
31	CASTLETON HAMLETT, Castleton, Rochdale OL11 2QH	32	The Hollinwood, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 ...
33	The Hollinwood, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 ...	34	Manchester Road,Heywood,OL10 2QD

35 Royle Road,Rochdale,OL11 3ET
37 Royle Road,Rochdale,OL11 3ET
39 Royle Road,Rochdale,OL11 3ET
41 Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB
43 Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB
45 The Bowker, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB
47 Manchester Road,Heywood,OL10 2QD
49 Manchester Road, Hopwood, Nr South Heywood, OL10 2QD
51 Manchester Road,Heywood,OL10 2QD
53 Bridge Street, Castleton, OL11 2LX
55 Pleasant Street, Castleton, Rochdale, Greater Manchester, OL11, OL11 3 ...
57 Ark Royal Avenue, Castleton, Rochdale, Greater Manchester, OL11, OL11 ...
59 Don Street,Off Oldham road, Middleton,M24 2GG

36 Royle Road,Rochdale,OL11 3ET
38 Royle Road,Rochdale,OL11 3ET
40 The Hollinwood, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 ...
42 The Bowker, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB
44 The Robinswood, Weavers Fold, Castleton, Rochdale, Greater Manchester, ...
46 Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB
48 Manchester Road, Hopwood, Nr South Heywood, OL10 2QD
50 Manchester Road,Heywood,OL10 2QD
52 Manchester Road, Hopwood, Nr South Heywood, OL10 2QD
54 Manchester Road, Castleton, Rochdale OL11, OL11 2SP
56 KESWICK STREET, Castleton, Rochdale OL11 3AG
58 SYDNEY BARNES CLOSE, Castleton, Rochdale OL11 3DA

1 CHARLTON STREET, Castleton, Rochdale OL11 2SW



Description

A four bedroom detached house with a garden and a single garage. This property is located within 0.1 miles of the subject site's post code. It has two bathrooms. Although this property is marketed for 345000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £335,000 with a total area of 108.5 m², excluding the dimensions of the garage, equating to £3,088 per m². This property is marketed by Reside Estate Agency, Rochdale. The tenure is leasehold.

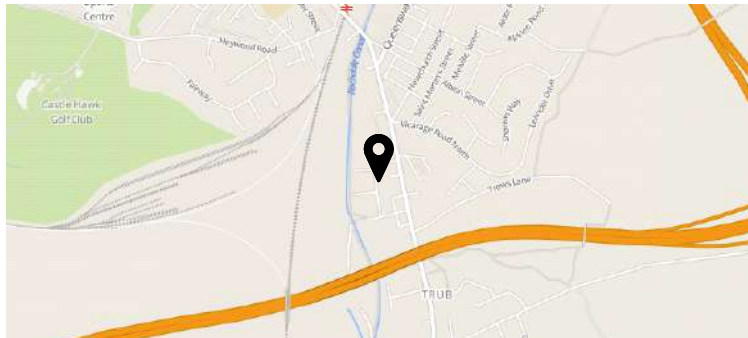
Key Features (from listing)

"Detached Family Home, Four Bedrooms, En-Suite & Family Bathroom, Fabulous Dining Kitchen, Envious Corner Plot, South Facing Rear Garden, Parking For Four Cars, Detached Single Garage, Overlooking A Rochdale Canal, Extremely Popular Development"



""Occupying an enviable position within an extremely popular development, this DETACHED FAMILY HOME boasts ideal family living accommodation with a South facing rear garden. The development is conveniently located within walking distance of good local primary & secondary schools yet also on the..."

Location



Reference

https://www.rightmove.co.uk/properties/154894151/#/?channel=RES_BUY

Floorplan



Total area: approx. 108.5 sq. metres (1168.3 sq. feet)

Reside Estate Agency
Plan produced using PlanUp.

2 Charlton Street, Castleton, OL11, OL11 2SW



Description

A four bedroom detached house with a garden and a garage. This property is located within 0.13 miles of the subject site's post code. It has three bathrooms. Although this property is marketed for 355000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £345,000 with a total area of 109.6 m², excluding the dimensions of the garage, equating to £3,148 per m². This property is marketed by Revilo Homes, Rochdale. The tenure is leasehold.

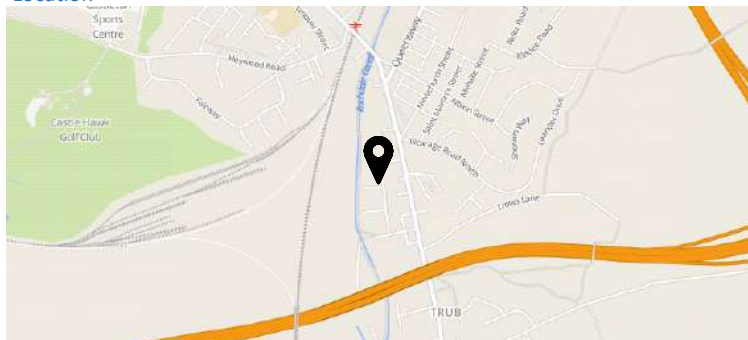
Key Features (from listing)

"No Chain, Modern Detached, Four Bedrooms, Lounge with Attractive Media Wall, Open Plan Kitchen Diner, Family Room & Utility, Driveway Parking, Garage used as a Home Gym, Landscaped Rear Garden, Views Over Local Bowling Green, Family Home"



""Modern 4-bed detached house on popular new development along Rochdale Canal. Spacious interior with open plan kitchen diner & family room with utility area, and attractive landscaped outdoor space. Includes garage currently used as home gym. Ideal family home with great commuter links."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155221517/#/?channel=RES_BUY

Floorplan



3 Castleton Hamlett, Castleton, Rochdale, Greater Manchester, OL11, OL11 2QH



Description

A four bedroom detached house with a garden and a garage. This property is located within 0.14 miles of the subject site's post code. It has two bathrooms. Although this property is marketed for 310000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £300,000 with a total area of 106 m², excluding the dimensions of the garage, equating to £2,830 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is leasehold.

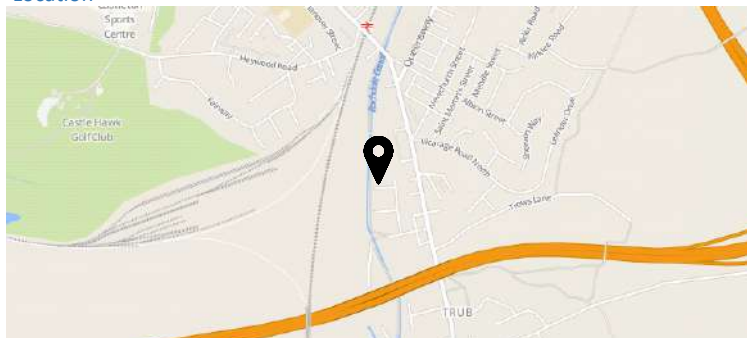
Key Features (from listing)

"Beautifully Presented Detached Family Home, Popular Modern Development within Castleton, Envious Position Overlooking Rochdale Canal, Gardens, Garage & Drive, Leasehold with 991 Years Remaining, £250 PA Ground Rent, £111 PA Service Charge, EPC:C, Council Tax Band E"



"Nestled in the convenient village of Castleton this modern detached house boasts 4 bedrooms and a range of features including a bright and spacious interior, a beautifully landscaped garden, off-street parking, and a garage. Conveniently located, this homely property offers a serene and scenic se. ...

Location



Reference

https://www.rightmove.co.uk/properties/150613886/#?channel=RES_BUY

Floorplan



4 WESTBROOK CLOSE, Castleton, Rochdale OL11 2XY



Description

A four bedroom detached house with a garden and a double garage. This property is located within 0.27 miles of the subject site's post code. It has two bathrooms. Although this property is marketed for 465000, we have applied a reduction of £20000 to the price to account for the added value of the double garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £445,000 with a total area of 130.1 m², excluding the dimensions of the garage, equating to £3,420 per m². This property is marketed by Reside Estate Agency, Rochdale. The tenure is freehold.

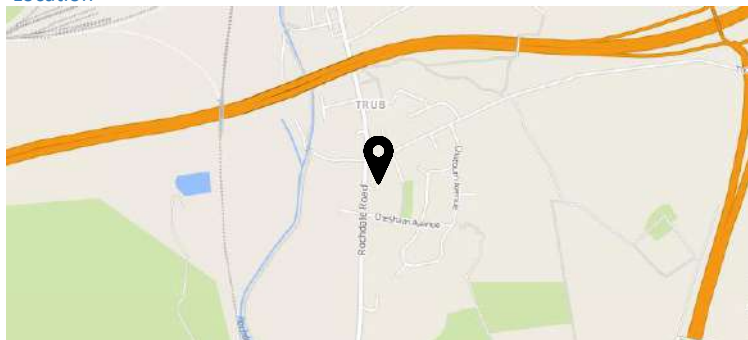
Key Features (from listing)

"Detached Family Home, Four Generous-Sized Bedrooms, Two Reception Rooms & Study, Breakfast Kitchen & Utility Room, En-Suite & Family Bathroom, Detached Double Garage & Driveway, Landscaped Gardens, Highly Sought-After Development, Head Of Cul-De-Sac Location, Superb Corner Plot"



"Introducing this spacious four-bedroom detached family home occupying a corner plot nestled at the head of a highly sought-after development, boasting not only a large driveway, detached double garage and landscaped gardens but also ample potential for expansion. Entering the residence, you..."

Location



Reference

https://www.rightmove.co.uk/properties/146591819#/channel=RES_BUY

Floorplan



5 Sydney Barnes Close, Rochdale, OL11 3DA



Description

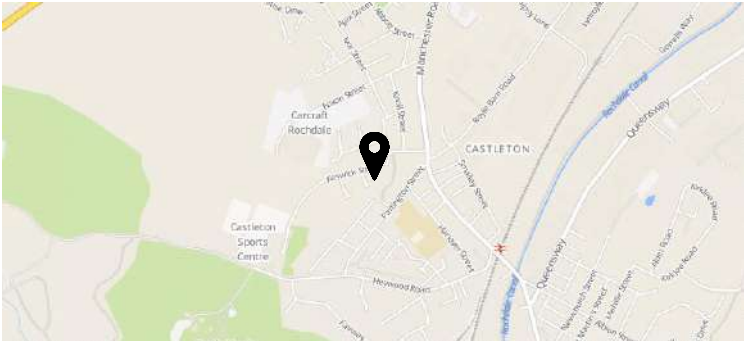
A four bedroom detached house with a garden and a garage. This property additionally has a bar outbuilding. This property is located within 0.61 miles of the subject site's post code. It has four bathrooms. Although this property was marketed for 310000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property is sold STC for an undisclosed price, however was introduced to the market for (an adjusted) £300,000 with a total area of 115.2 m², including the dimensions of the outbuilding but not the garage, equating to £2,604 per m². This property was marketed by Andrew Kelly, Rochdale and Surrounding. The tenure is leasehold.

Key Features (from listing)

"DETACHED HOME, FOUR BEDROOMS, MODERN FULLY-INTERGRATED KITCHEN, WELL PRESENTED LOUNGE, GUEST WC, MASTER BEDROOM WITH EN-SUITE, DOUBLE BEDROOM WITH EN-SUITE, FAMILY BATHROOM, OUTBUILDING WITH BAR AND WORKSHOP, DRIVEWAY TO FRONT, WELL PRESENTED GARDENS TO FRONT AND REAR "

""Modern Four Bedroom, extremely well-presented detached home, situated in the Castleton area, which provides a good selection of local amenities and easy access to the motorway and train network. Andrew Kelly & Associates are delighted to offer for sale this, FOUR BEDROOM, FOUR BATHROOM detached....

Location



Reference

https://www.rightmove.co.uk/properties/151669964#/?channel=RES_BUY

Floorplan



(Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length x width unless otherwise stated. Unauthorised reproduction is prohibited)

6 The Brooklands, Weavers Fold, Castleton, Rochdale, Greater Manchester, OL11, OL11 3JB



Description

A four bedroom new build detached house with a garden. This property is located within 0.77 miles of the subject site's post code. It has two bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £315,000 with a total area of 110 m², equating to £2,864 per m². This property was marketed by Ryder & Dutton, New Homes. The tenure is freehold.

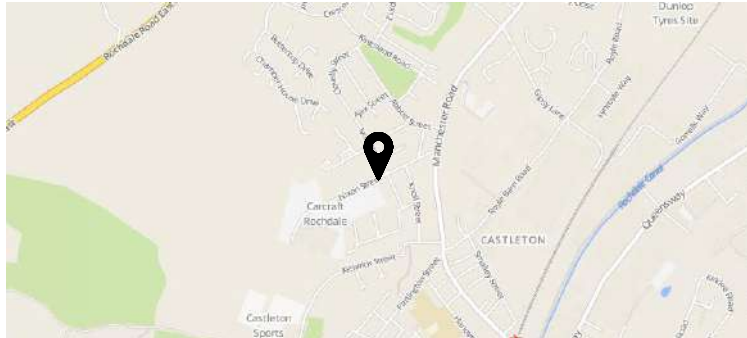
Key Features (from listing)

"New Builds, Detached, 10 Year Structural Warranty, Contemporary New Kitchens"



""The Brooklands gives a cozy living room, which is perfect for relaxing with family. The ground floor offers plenty of storage, and the spacious kitchen is great for hosting gatherings. Upstairs, there's a master bedroom with an en-suite for unwinding, with a chic family bathroom promoting t... "" ...

Location



Reference

https://www.rightmove.co.uk/properties/154989008/#/?channel=RES_BUY

Floorplan



7 The Firswood, Weavers Fold, Castleton, Rochdale, Greater Manchester, OL11, OL11 3JB



Description

A four bedroom new build detached house with a garden. This property is located within 0.77 miles of the subject site's post code. It has one bathroom. This property is sold STC for an undisclosed price, however was introduced to the market for £299,950 with a total area of 103 m², equating to £2,912 per m². This property was marketed by Ryder & Dutton, New Homes. The tenure is freehold.

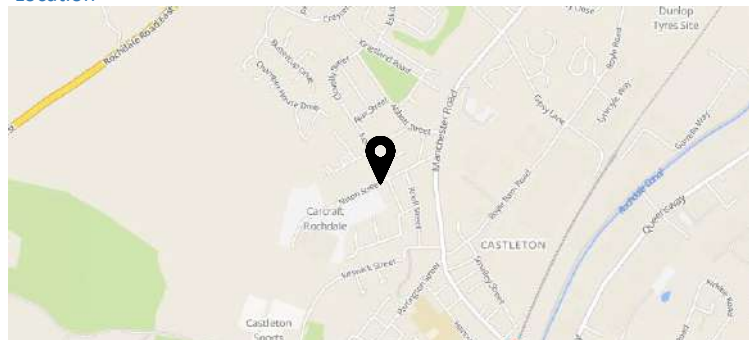
Key Features (from listing)

"New Builds, Detached, 10 Year Structural Warranty, Contemporary New Kitchens"



"This beautiful Firswood home offers a seamless blend of spacious living areas and cozy private spaces, designed for modern living. You'll find generous sized bedrooms, separate spaces for the whole family to wind down and relax in a space that everyone can call their own." ...

Location



Reference

https://www.rightmove.co.uk/properties/154852364#/?channel=RES_BUY

Floorplan



8 Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB



Description

A four bedroom new build detached house with a garden. Parking is available. This property is located within 0.77 miles of the subject site's post code. It has one bathroom. The asking price of this property is £299,950 with a total area of 103 m², equating to £2,912 per m². This property is marketed by Ryder & Dutton, New Homes. The tenure is freehold.

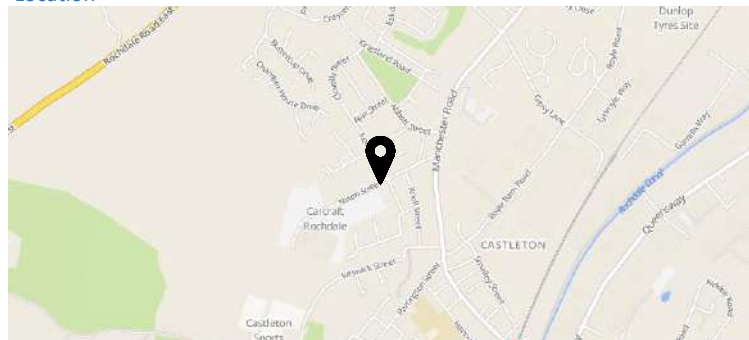
Key Features (from listing)

"Luxury new build detached home, Spacious and versatile accommodation, Modern integrated kitchen, Stylish bathrooms, Garden and off road parking, 10 Year Structural Warranty, EPC and any additional charges tbc"



""This popular house style offers a seamless blend of spacious living areas and cozy private spaces, designed for modern living. Versatile and spacious accommodation to include generous sized bedrooms, separate spaces for the whole family to wind down and relax in a space that everyone can call th. ...

Location



Reference

https://www.rightmove.co.uk/properties/153314108#/?channel=RES_BUY

Floorplan



9 Hollin Lane, Middleton, Greater Manchester, M24 6DH



Description

A four bedroom new build detached house with a garden and a garage. This property is located within 1.69 miles of the subject site's post code. Although this property is marketed for 419995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £409,995 with a total area of 119.9 m², excluding the dimensions of the garage, equating to £3,420 per m². This property is marketed by Taylor Wimpey.

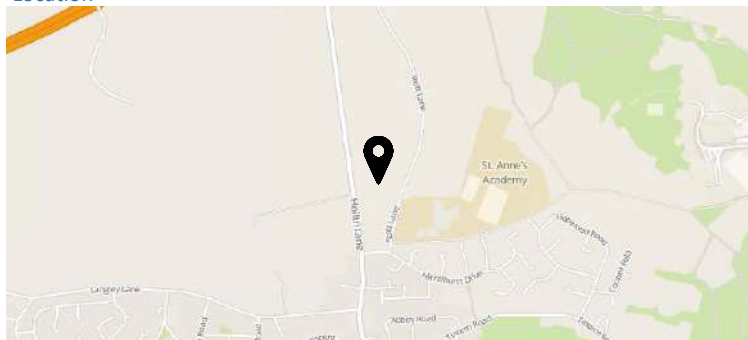
Key Features (from listing)

"At the end of a private drive, Up to £5,000* deposit contribution, Up to £2,000* towards upgrades, Overlooking lots of green space, Large rear garden, Detached garage and long driveway, Energy efficient fittings, Utility room with garden access, Spacious kitchen with dining area and breakfast bar, 10 year NHBC warranty"



""A corner plot home with good sized south facing garden, detached single garage, sociable kitchen with diner and utility room."" ...

Location



Reference

https://www.rightmove.co.uk/properties/151961879#/?channel=RES_BUY

Floorplan



10 Hollin Lane,Middleton,Greater Manchester,M24 6DH



Description

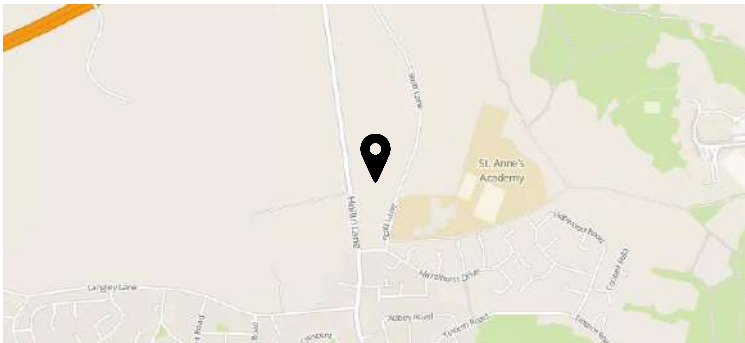
A four bedroom new build detached house with a garden and a garage. This property is located within 1.69 miles of the subject site's post code. The asking price of this property is £415,995 with a total area of 115.6 m², including the dimensions of the garage, equating to £3,599 per m². This property is marketed by Taylor Wimpey.

Key Features (from listing)

"Modern en-suite to bedroom one, Connecting doors from the living room to kitchen, Upgrades available to personalise to your liking, Downstairs WC, Bay window in the lounge, Integral garage, End of a cul-de-sac, Summer 2025 move in, Video tour available, Generous sized bedrooms"

""A large scale family home with a sociable kitchen/dining area spanning the width of the home. Found at the end of a cul-de-sac on a private drive."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155541299#/?channel=RES_BUY

Floorplan



11 Hollin Lane,Middleton,Greater Manchester,M24 6DH



Description

A four bedroom new build detached house with a garden and a garage. This property is located within 1.69 miles of the subject site's post code. The asking price of this property is £410,995 with a total area of 117 m², including the dimensions of the garage, equating to £3,513 per m². This property is marketed by Taylor Wimpey.

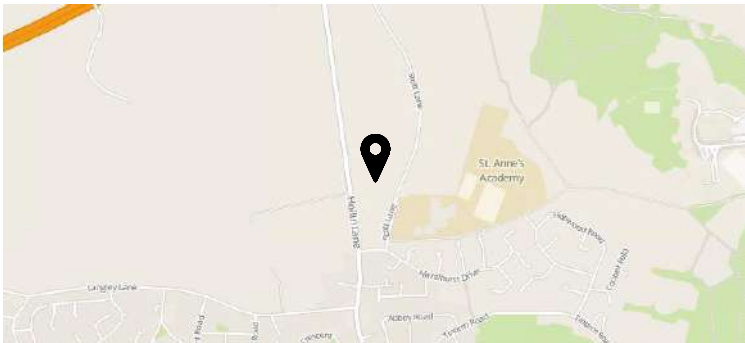
Key Features (from listing)

"Show home to view at Eaves Green, Chorley, Move in 2025, Very large rear garden off the kitchen, Four double bedrooms, Integrated garage with driveway, Greenery to the front, On a shared drive, 10 year NHBC warranty, Dining area with garden access, Under stairs storage"



""Located to the end of a shared private drive with greenery to the front of the home. With large living spaces ideal for families."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155683463#/?channel=RES_BUY

Floorplan



12 Hollin Lane,Middleton,Greater Manchester,M24 6DH



Description

A four bedroom new build detached house with a garden and a garage. This property is located within 1.69 miles of the subject site's post code. The asking price of this property is £408,995 with a total area of 117 m², including the dimensions of the garage, equating to £3,496 per m². This property is marketed by Taylor Wimpey.

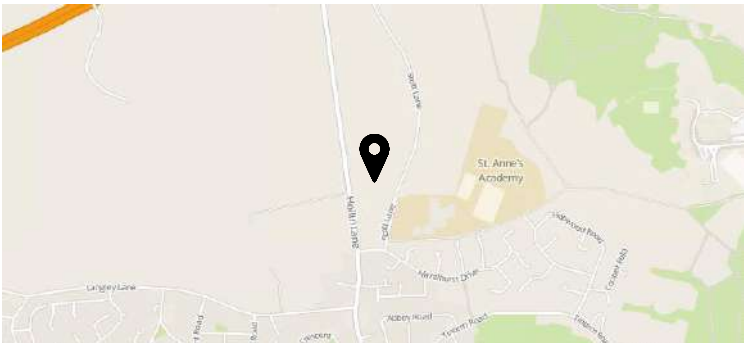
Key Features (from listing)

"Up to £12,000* deposit contribution, Over £7,000 fitted upgrades, Save on Stamp Duty, Show home to view at Eaves Green, Chorley, On a private road, Large size west facing garden, Under stairs storage, Integrated garage with driveway, Opposite open spaces, Kitchen / diner great for socialising"



""Up to £12,000* deposit contribution and over £7,000 upgrades fitted including appliances and bathroom tiling."" ...

Location



Reference

https://www.rightmove.co.uk/properties/154705544#/?channel=RES_BUY

Floorplan



13 Hollin Lane, Middleton, Greater Manchester, M24 6DH



Description

A four bedroom new build detached house with a garden and a single garage. This property is located within 1.69 miles of the subject site's post code. Although this property is marketed for 399995, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £389,995 with a total area of 114.2 m², excluding the dimensions of the garage, equating to £3,415 per m². This property is marketed by Taylor Wimpey.

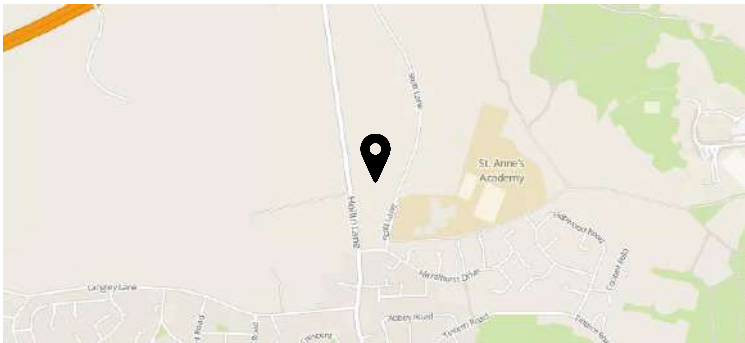
Key Features (from listing)

"Corner plot home with public open space to the front, En-suite and family bathroom, Outdoor access from the utility area, Garage and driveway, French doors in the living room, Double fronted home, 10 year NHBC warranty, Spring 2025 move in, Reserve early and choose your optional upgrades, Useful under stairs storage"



""This corner plot home offers space for a growing family, with a generous lounge leading to the garden, good storage and adaptable bedrooms."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155600645#/?channel=RES_BUY

Floorplan



14 Hollin Lane,Middleton,Greater Manchester,M24 6DH



Description

A four bedroom new build detached house with a garden and a garage. This property is located within 1.69 miles of the subject site's post code. Although this property is marketed for 392995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £382,995 with a total area of 114.2 m², excluding the dimensions of the garage, equating to £3,354 per m². This property is marketed by Taylor Wimpey.

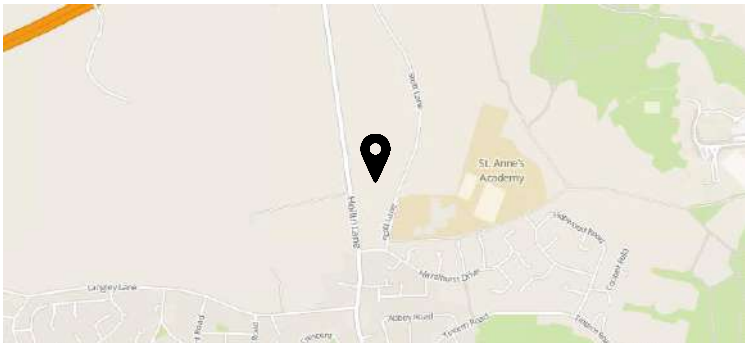
Key Features (from listing)

"Love our new price, Up to £10,000* deposit contribution, Up to £6,000* towards choosing upgrades, End of a cul-de-sac, En-suite and family bathroom, Outdoor access from the utility area, Corner plot with garage and driveway, French doors in the living room, Double fronted home, 10 year NHBC warranty"



""This home is at the end of a cul-de-sac, and would make a perfect family home. With utility area and breakfast bar in the kitchen plus west facing garden."" ...

Location



Reference

https://www.rightmove.co.uk/properties/150167093#/?channel=RES_BUY

Floorplan



15 Hollin Lane,Middleton,Greater Manchester,M24 6DH



Description

A four bedroom new build detached house with a garage. This property is located within 1.69 miles of the subject site's post code. Although this property is marketed for 377995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £367,995 with a total area of 102.1 m², excluding the dimensions of the garage, equating to £3,604 per m². This property is marketed by Taylor Wimpey.

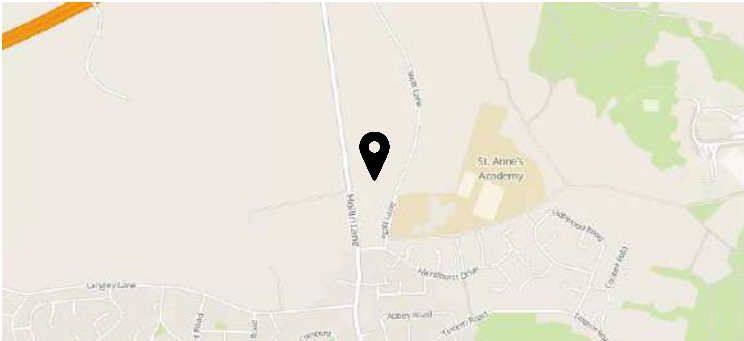
Key Features (from listing)

"Along the front of the development, Detached garage with driveway, Kitchen/dining area for entertaining, Handy utility room, En-suite to the main bedroom, Cloakroom and under stairs storage space, Use bedroom 3 or 4 for the children/home office, 10 year NHBC warranty, On a cul-de-sac"



""Set along the front of the development is this generous family home with adaptable bedrooms you can use to suit your needs. Great choice for those needing more space."" ...

Location



Reference

https://www.rightmove.co.uk/properties/154949375#/?channel=RES_BUY

Floorplan





Description

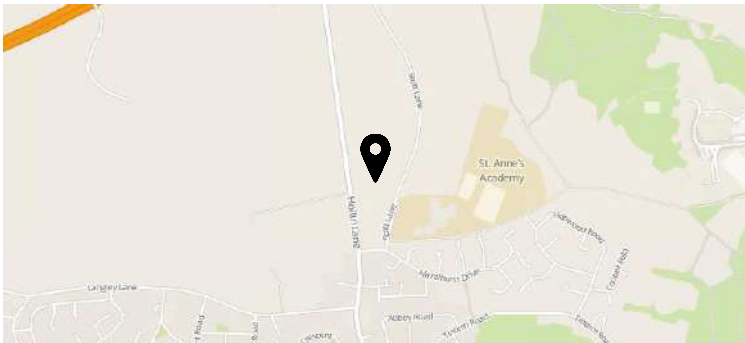
A four bedroom new build detached house with a garden and a garage. This property is located within 1.69 miles of the subject site's post code. Although this property is marketed for 371995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £361,995 with a total area of 102.1 m², excluding the dimensions of the garage, equating to £3,546 per m². This property is marketed by Taylor Wimpey.

Key Features (from listing)

"Up to £10,000* deposit, Up to £4,000* towards choosing upgrades, South facing garden, Public open space opposite, Detached garage and drive, Combined kitchen/dining area for entertaining, Handy utility room, Cloakroom and under stairs storage space, Adaptable bedroom spaces, 10 year NHBC warranty"

""Whether you're looking to downsize or need a larger family home, The Lydford would be an ideal choice, with adaptable bedroom space and sociable kitchen area."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155683466#/?channel=RES_BUY

Floorplan



17 Plot 5, Spring Fold, Broad Lane, Burnedge, OL16 4PR



Description

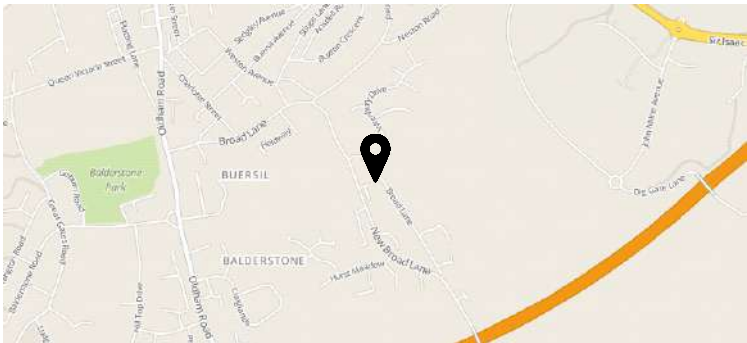
A four bedroom new build detached house with a garden and a single garage. This property is located within 1.84 miles of the subject site's post code. It has two bathrooms. Although this property is marketed for 415000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £405,000 with a total area of 121 m², excluding the dimensions of the garage, equating to £3,347 per m². This property is marketed by Kirkham Property, Chadderton. The tenure is freehold.

Key Features (from listing)

"Brand New Development, Superb Motorway Network Location, En Suite, Four Bedroom Detached, 10 Year New Build Warranty, Attached Single Garage, Highly Regarded Residential Location, EPC:"

""Located on Broad Lane, Burnedge, Spring Fold is an exclusive development of just 5 Brand New two storey detached homes, each individual in character and constructed from a mix of brick style enhanced with stone.\nPlot 5 is a 4 bedroom family detached home and briefly comprises entrance h..." ""

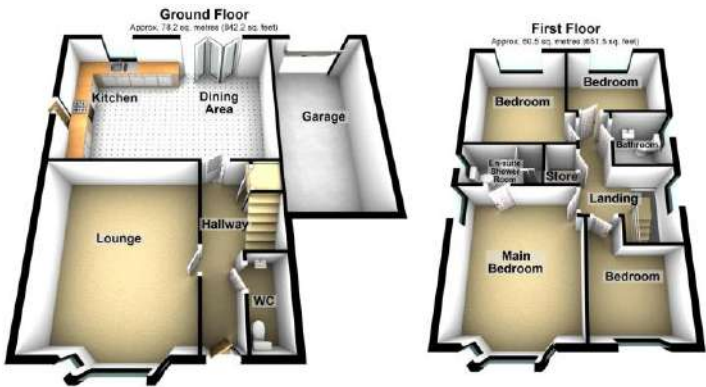
Location



Reference

https://www.rightmove.co.uk/properties/154023215#/?channel=RES_BUY

Floorplan



Total area: approx. 138.8 sq. metres (1493.7 sq. feet)

18 Plot 4, Spring Fold, Broad Lane, Burnedge, OL16 4PR



Description

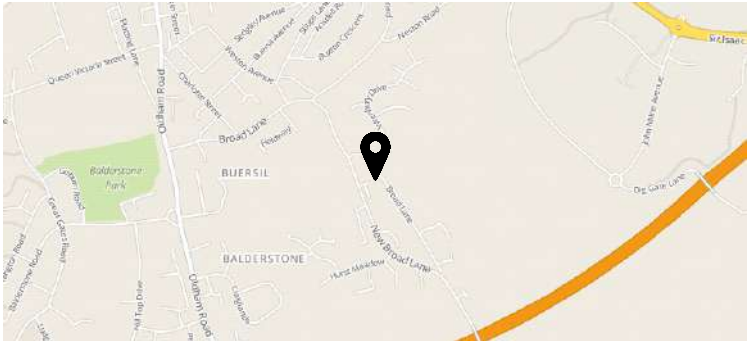
A four bedroom new build detached house with a garden and a single garage. This property is located within 1.84 miles of the subject site's post code. It has two bathrooms. Although this property is marketed for 399950, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £389,950 with a total area of 124.6 m², excluding the dimensions of the garage, equating to £3,130 per m². This property is marketed by Kirkham Property, Chadderton. The tenure is freehold.

Key Features (from listing)

"Highly Regarded Residential Location, Attached Single Garage, 10 Year New Build Warranty, Four Bedrooms, En Suite, Superb Motorway Network Location, Brand New Development, EPC:"

""Located on Broad Lane, Burnedge, Spring Fold is an exclusive development of just 5 Brand New two storey detached homes, each individual in character and constructed from a mix of brick style enhanced with stone.\nPlot 4 is a 4 bedroom family detached home and briefly comprises entrance h..."

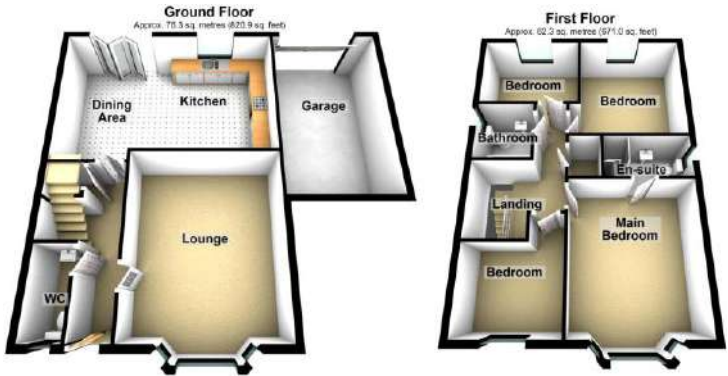
Location



Reference

https://www.rightmove.co.uk/properties/154022852#/?channel=RES_BUY

Floorplan



Total area: approx. 138.6 sq. metres (1491.8 sq. feet)

19 Plot 3 Spring Fold , Broad Lane, Rochdale, OL16 4PR



Description

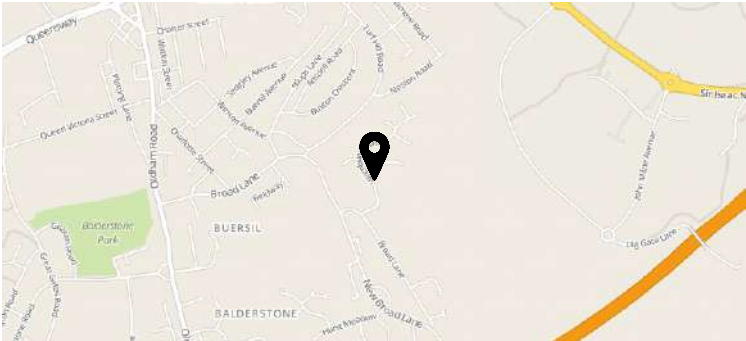
A four bedroom new build detached house with a garden and a double garage. This property is located within 1.9 miles of the subject site's post code. It has two bathrooms. Although this property is marketed for 429950, we have applied a reduction of £20000 to the price to account for the added value of the double garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £409,950 with a total area of 128.4 m², excluding the dimensions of the garage, equating to £3,193 per m². This property is marketed by Kirkham Property, Chadderton. The tenure is freehold.

Key Features (from listing)

"Brand New Build, Four Bedrooms, Select Development, Great Location, Large Kitchen/Dining/Living Room, 10 Year New Build Warranty, Double Garage, EPC:"

""Located on Broad Lane, Burnedge, Spring Fold is an exclusive development of just 5 Brand New two storey detached homes, each individual in character and constructed from a mix of brick style enhanced with stone. Plot 3 is a 4 bedroom family detached home and briefly comprises entrance h..."" ...

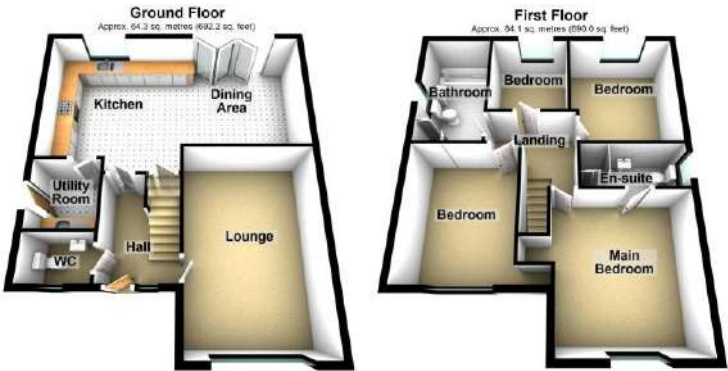
Location



Reference

https://www.rightmove.co.uk/properties/154022675/#/?channel=RES_BUY

Floorplan



Total area: approx. 128.4 sq. metres (1382.2 sq. feet)



Description

A four bedroom new build detached house with a garden and a single garage. This property is located within 2.07 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £495,995 with a total area of 137 m², including the dimensions of the garage, equating to £3,620 per m². This property is marketed by Anwyl Homes. The tenure is freehold.

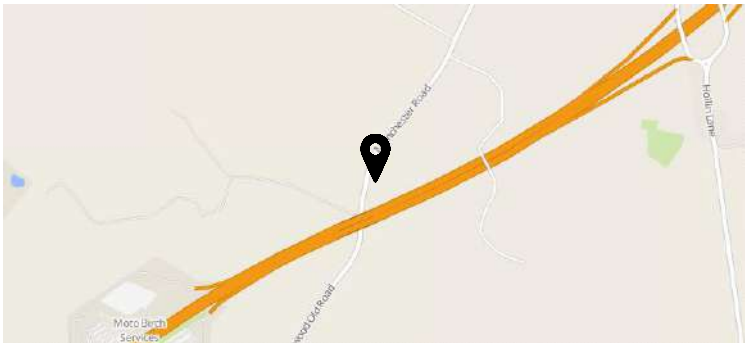
Key Features (from listing)

"Energy efficient home with air source heat pump, Brand new development just launched in Heywood, Open plan living, Future proof home , Unlock low rates and lower monthly mortgage repayments with Own New Rate Reducer, Electric car charging point, Integral single garage, Walk out balcony to master bedroom, B- rated EPCl, 7 miles from city centre with new tram stop coming to Heywood providing outstanding commuter links!"



""A grand four bedroom, three bathroom home boasting a walk out balcony. All homes on this brand new development boast an B Rated EPC with PV panels available and an electric car charging point to each home."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155695472#/?channel=RES_BUY

Floorplan





Description

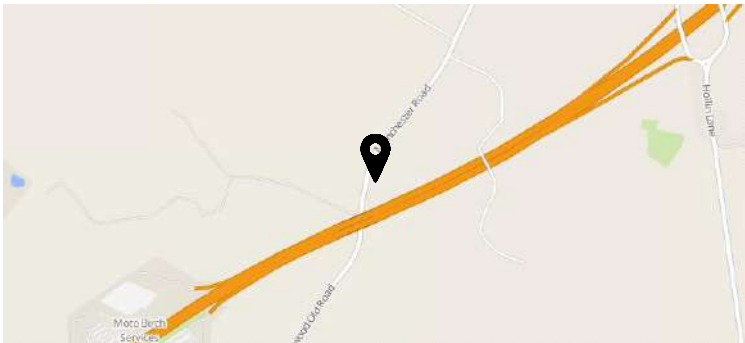
A four bedroom new build detached house with a garden and a single garage. This property is located within 2.07 miles of the subject site's post code. Although this property is marketed for 489995, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £479,995 with a total area of 149.2 m², excluding the dimensions of the garage, equating to £3,217 per m². This property is marketed by Bellway Homes (Manchester). The tenure is freehold.

Key Features (from listing)

"Brand new and chain free, Open-plan kitchen and family area, Integrated kitchen appliances, Two modern family bathrooms, Detached single garage, Five double bedrooms, En suite to bedroom 1, Rated a 5 Star HBF Builder in 2024 - over 90% of our customers would recommend us to a friend, 10-year NHBC Buildmark policy*, No Stamp Duty to pay on the first £125,000 of this home and first time buyers pay no stamp duty up to £300,000."

""Close to amenities. The Hawthorne is a new, chain free & energy efficient home with an open-plan kitchen & family area with French doors, SEPARATE living room FIVE DOUBLE BEDROOMS, an en suite to bed 1 and a 10-year NHBC Buildmark policy*.""

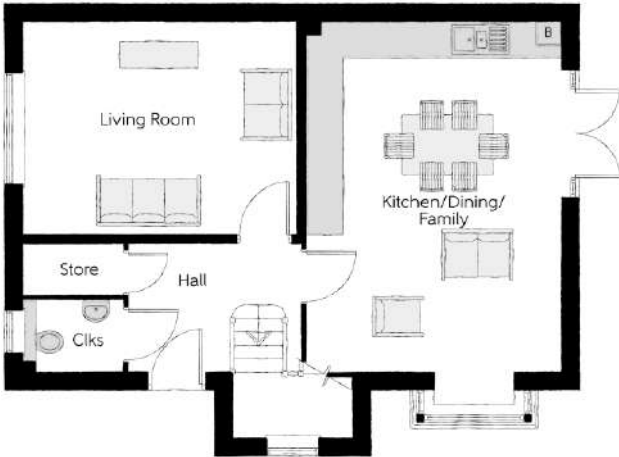
Location



Reference

https://www.rightmove.co.uk/properties/154901792/#?channel=RES_BUY

Floorplan





Description

A four bedroom new build detached house with a garden and a garage. This property is located within 2.07 miles of the subject site's post code. It has two bathrooms. Although this property is marketed for 480995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £470,995 with a total area of 134 m², excluding the dimensions of the garage, equating to £3,515 per m². This property is marketed by Anwyl Homes. The tenure is freehold.

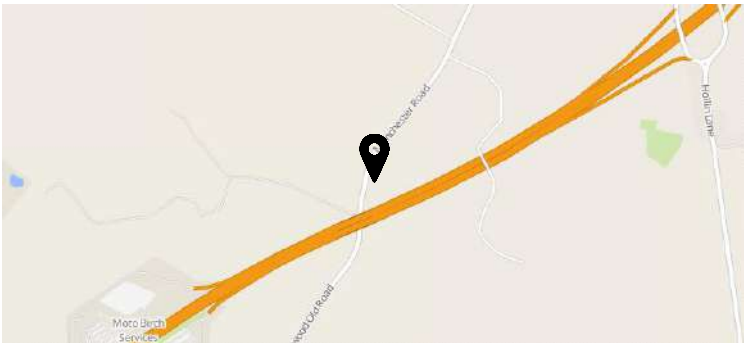
Key Features (from listing)

"Incentives worth up to £25,000 available on selected plots., Ask us about Part Exchanging your current home. , Electric car charging point and air source heat pumpas standard, View unit available to see , Solar PV panels available, Increased efficiency and reduced bills - EPC rating of B , Detached garage, Outstanding schools within walking distance , 7 miles from Manchester, Unlock low rates and lower monthly mortgage repayments with Own New Rate Reducer"



""From the strong, traditional, double-fronted exterior, to the substantial spaces within, the four-bedroom Newburgh is a classic of contemporary design. An impressive kitchen/dining area with French doors leading out to the rear garden and a spacious living room."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155511446#/?channel=RES_BUY

Floorplan





Description

A four bedroom new build detached house with a garden. This property is located within 2.07 miles of the subject site's post code. The asking price of this property is £454,995 with a total area of 121.7 m², equating to £3,739 per m². This property is marketed by Bellway Homes (Manchester). The tenure is freehold.

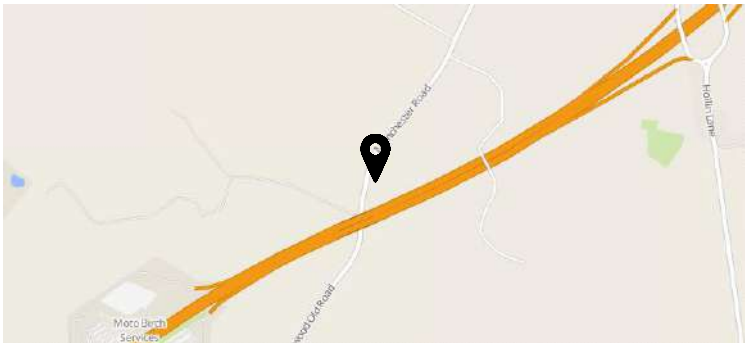
Key Features (from listing)

"Brand new and chain free, Open-plan kitchen and dining area, Integrated oven, hob, and hood, Dual-aspect living room with bay window, French doors to the rear garden, Three double bedrooms, En suite to bedroom 1, Rated a 5 Star HBF Builder in 2024 - over 90% of our customers would recommend us to a friend, 10-year NHBC Buildmark policy^, No Stamp Duty to pay on the first £125,000 of this home and first time buyers pay no stamp duty up to £300,000."



""Close to schools. The Edgeworth is a new, chain free & energy efficient home with an open-plan kitchen & dining area, SEPARATE living room with bay window, THREE DOUBLE BEDROOMS, an en suite to bed 1 and a 10-year NHBC Buildmark policy^."" ...

Location



Reference

https://www.rightmove.co.uk/properties/154901795#/?channel=RES_BUY

Floorplan





Description

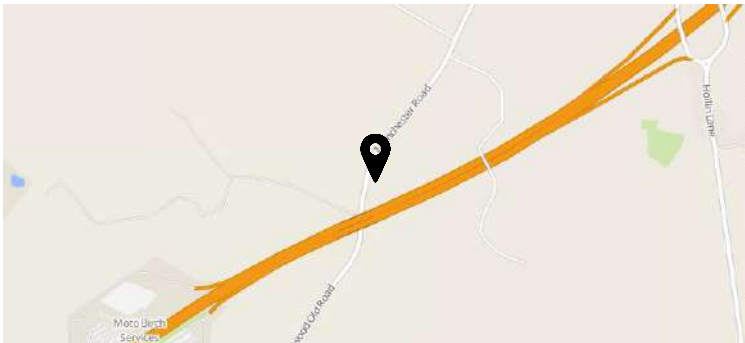
A four bedroom new build detached house with a garden. This property is located within 2.07 miles of the subject site's post code. The asking price of this property is £429,995 with a total area of 111.2 m², equating to £3,867 per m². This property is marketed by Bellway Homes (Manchester). The tenure is freehold.

Key Features (from listing)

"Brand new and chain free, Open-plan kitchen, dining and family area, Elegant French doors to rear garden, Utility room, Living room with feature bay window, En suite to bedroom 1, Pay no estate agent fees if you have a home to sell with Express Mover^, Rated a 5 Star HBF Builder in 2024 - over 90% of our customers would recommend us to a friend, 10-year NHBC Buildmark policy^, No Stamp Duty to pay on the first £125,000 of this home and first time buyers pay no stamp duty up to £300,000."

""Close to schools. The Scrivener is a brand new, chain free & energy efficient home with an OPEN-PLAN kitchen, dining & family area, utility room, living room with a bay window, EN SUITE to bedroom 1, plus a 10-year NHBC Buildmark policy^"" ...

Location



Reference

https://www.rightmove.co.uk/properties/148070069#/?channel=RES_BUY

Floorplan



25 Manchester Road, Hopwood, Nr South Heywood, OL10 2QD



Description

A four bedroom new build detached house with a garden and a garage. This property is located within 2.07 miles of the subject site's post code. It has two bathrooms. Although this property is marketed for 405995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £395,995 with a total area of 116 m², excluding the dimensions of the garage, equating to £3,414 per m². This property is marketed by Anwyl Homes. The tenure is freehold.

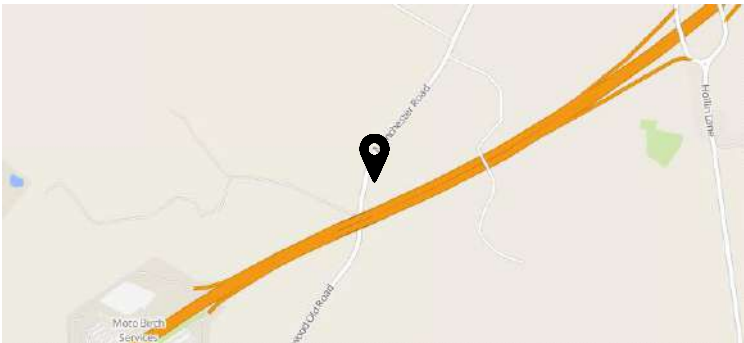
Key Features (from listing)

"Incentives worth up to £20,000 available on selected plots., Ask us about Part Exchanging your current home. , Increased efficiency and reduced bills - PC rating of B, Solar PV panels available, Air source heat pump as standard , Electric car charging point as standard, South facing plot , Detached garage, 7 miles from Manchester, Outstanding schools within walking distance "



""Show home available to view. The Higham is a perfect family home with four bedrooms and a generously sized open-plan kitchen/dining area including French doors leading to the rear garden, perfect for entertaining."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155923553#/?channel=RES_BUY

Floorplan





Description

A four bedroom new build detached house with a garden and a garage. This property is located within 2.36 miles of the subject site's post code. Although this property is marketed for 449995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £439,995 with a total area of 117 m², excluding the dimensions of the garage, equating to £3,761 per m². This property is marketed by Kellen Homes.

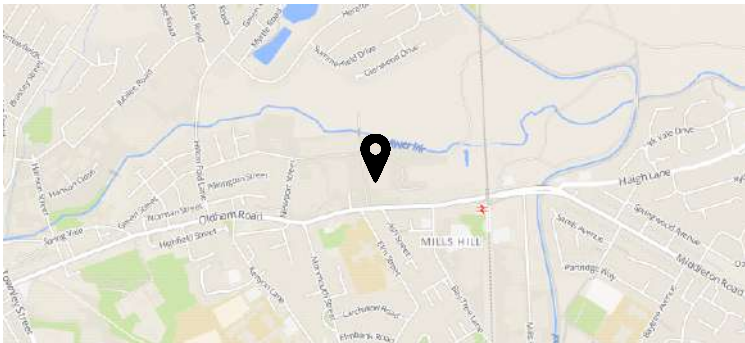
Key Features (from listing)

"4 Bedrooms, 2 Bathroom, 10-year warranty, Velux roof windows, High specification, Garden, Garage, EV charging point"



""The Lavender with its impressive four bedrooms will be ideal for families. The kitchen/diner and living room are both of an ample size, with French doors to the garden in the former and a stylish bay window in the latter. There is a utility room too, with an integral garage also featuring on the

Location



Reference

https://www.rightmove.co.uk/properties/154136771#/?channel=RES_BUY

Floorplan



27 Don Street,Off Oldham road, Middleton,M24 2GG



Description

A four bedroom new build detached house with a garden and a single garage. This property is located within 2.36 miles of the subject site's post code. Although this property is marketed for 440995, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £430,995 with a total area of 113 m², excluding the dimensions of the garage, equating to £3,814 per m². This property is marketed by Kellen Homes.

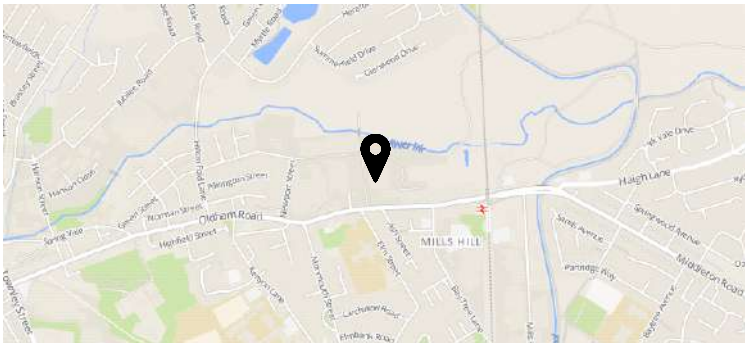
Key Features (from listing)

"4 Bedrooms, French doors, EV charging point, High specification, 10-year warranty, Utility room, Save on energy bills, Garden"



""The Cherry, a four bedroom home with single garage, offers a spacious, bay-fronted living room allowing plenty of natural light to fill the room. The luxury kitchen/family-diner showcases high specification, contemporary living with AEG integrated appliances included as standard. A work space fac. ...

Location



Reference

https://www.rightmove.co.uk/properties/154136777#/?channel=RES_BUY

Floorplan





Description

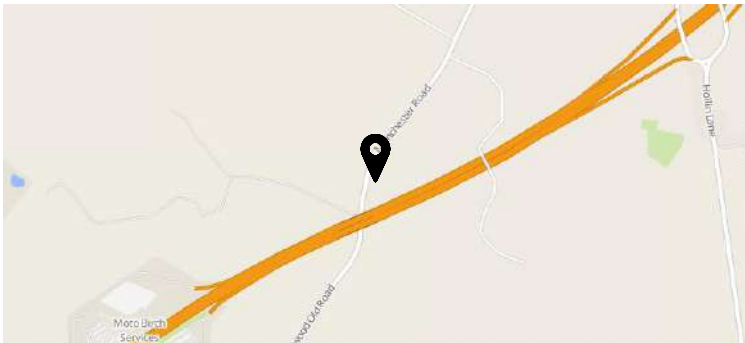
A four bedroom new build semi-detached house with a garden and a single garage. This property is located within 2.07 miles of the subject site's post code. It has three bathrooms. Although this property is marketed for 379995, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £369,995 with a total area of 121 m², excluding the dimensions of the garage, equating to £3,058 per m². This property is marketed by Anwyl Homes. The tenure is freehold.

Key Features (from listing)

"Energy efficient home with PV solar panels available, Brand new development just launched in Heywood, Open plan living, Future proof home with air source heat pumps, Premier bedroom suite to second floor, Electric car charging point, New housetype, Detached single garage, South west facing plots, 7 miles from city centre with new tram stop coming to Heywood providing outstanding commuter links!"

""The Kirkham is a 4-bedroom semi-detached home, perfect for modern families. All homes on this brand new development boast an B Rated EPC with PV panels available and an electric car charging point to each home."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155695580#/?channel=RES_BUY

Floorplan





Description

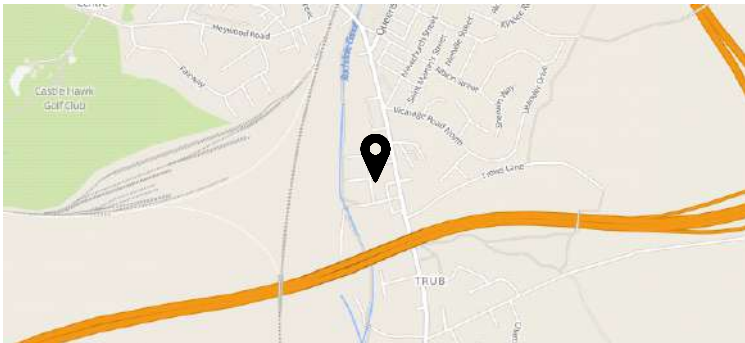
A four bedroom semi-detached house with a garden. Parking is available. This property is located within 0.08 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £269,500 with a total area of 105 m², equating to £2,567 per m². This property is marketed by Revilo Homes, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Modern Semi-Detached, Four/Five Bedrooms, Open Plan Kitchen Diner, Guest WC & En-suite, Home Office, Private Landscaped Rear Garden, Driveway Parking, Set Over Three Floors, Family Home, Well Presented Throughout"

""Modern 4/5 bed semi-detached house over 3 floors. Open plan kitchen diner, guest WC, family bathroom, and versatile layout. Impressive master bedroom with en-suite. Landscaped rear garden with patio, shed/home office, and ample parking. Ideal for families seeking contemporary living."" ...

Location



Reference

https://www.rightmove.co.uk/properties/87029862#/?channel=RES_BUY

Floorplan



30 CHARLTON STREET, Castleton, Rochdale OL11 2SW



Description

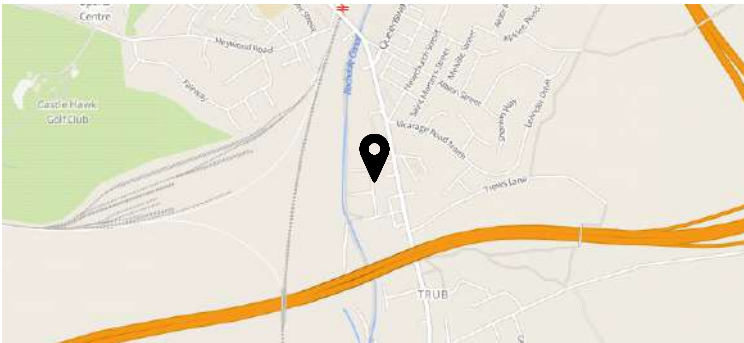
A four bedroom semi-detached house with a garden. Parking is available. This property is located within 0.1 miles of the subject site's post code. It has two bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £250,000 with a total area of 102.6 m², equating to £2,437 per m². This property was marketed by Reside Estate Agency, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Three Storey, Semi-Detached House, Four Double Bedrooms, Fabulous Open-Plan Living, Brand New Fitted Kitchen, En-Suite & Bathroom, Driveway To Side, Private Rear Garden, Overlooking Rochdale Canal, Extremely Popular Development"

"Sited within an extremely popular development, this three storey SEMI-DETACHED HOUSE boasts a prominent and envious position overlooking a pleasant open aspect and Rochdale canal. The development is conveniently located within walking distance of good local primary & secondary schools yet ..."

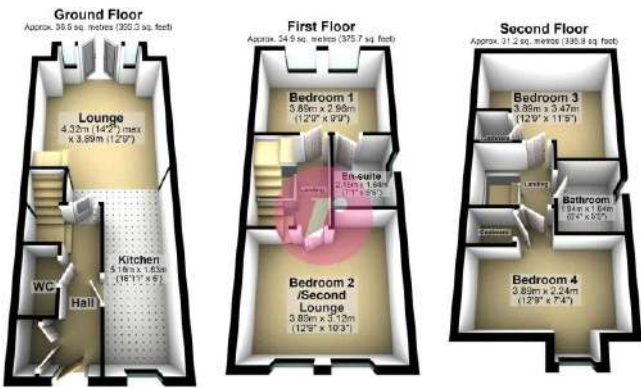
Location



Reference

https://www.rightmove.co.uk/properties/150289940/#?channel=RES_BUY

Floorplan



Total area: approx. 102.6 sq. metres (1104.8 sq. feet)
Reside Estate Agency
Plan produced using PlanUp



Description

A three bedroom detached house with a garden and a garage. This property is located within 0.13 miles of the subject site's post code. It has two bathrooms. Although this property is marketed for 285000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £275,000 with a total area of 84.9 m², excluding the dimensions of the garage, equating to £3,239 per m². This property is marketed by Reside Estate Agency, Rochdale. The tenure is leasehold.

Key Features (from listing)

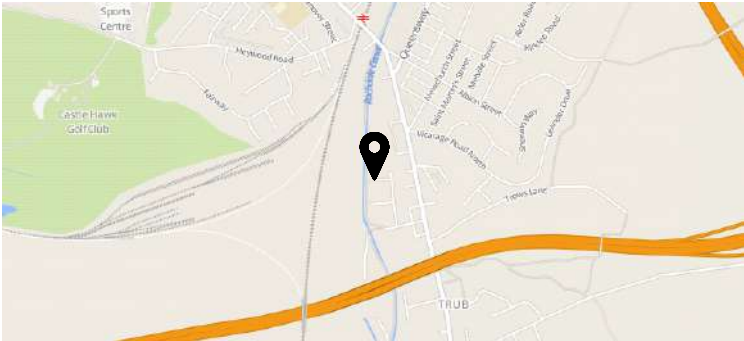
"Executive Detached House, Three Bedrooms, Main Bedroom With En-Suite, Two Reception Rooms, Open Plan Kitchen / Dining Area, Superb Corner Plot, Pleasant Aspect To Front, Landscaped Gardens, Overlooking Rochdale Canal, Detached Garage & Driveway"

""Situatued on the perimeter of this newly established development and occupying a corner plot, stands this executive DETACHED HOUSE overlooking Rochdale canal! Conveniently located on the doorstep of excellent amenities including local train station and schools yet still having easy access to the m. ...

Reference

https://www.rightmove.co.uk/properties/152754719#/?channel=RES_BUY

Location



Floorplan



Total area: approx. 84.9 sq. metres (914.2 sq. feet)
Reside Estate Agency
Plan produced using PlanUp



Description

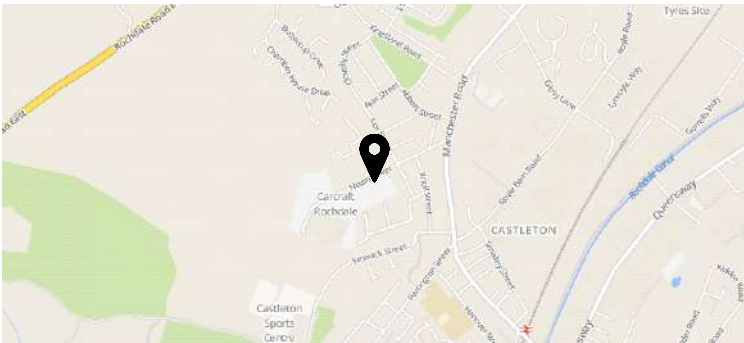
A three bedroom new build detached house with a garden and a garage. This property is located within 0.76 miles of the subject site's post code. Although this property was marketed for 263950, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property is sold STC for an undisclosed price, however was introduced to the market for (an adjusted) £253,950 with a total area of 83 m², excluding the dimensions of the garage, equating to £3,060 per m². This property was marketed by Ryder & Dutton, New Homes. The tenure is freehold.

Key Features (from listing)

"New Builds, Semi-Detached, Detached, Garages, 10 Year Structural Warranty, Contemporary New Kitchens"

**** SHOWHOME AVAILABLE TO VIEW ** The Hollinwood offers a beautiful kitchen and dining area which expands into the garden, seamlessly connecting through elegant French doors. Discover three generously sized bedrooms, perfect for relaxing after a long day, along with ample storage space on the land. ...

Location



Reference

https://www.rightmove.co.uk/properties/153235754#/?channel=RES_BUY

Floorplan



33 The Hollinwood, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB



Description

A three bedroom new build detached house with a garden. This property is located within 0.76 miles of the subject site's post code. This property is sold STC for an undisclosed price, however was introduced to the market for £259,950 with a total area of 83 m², equating to £3,132 per m². This property was marketed by Ryder & Dutton, New Homes. The tenure is freehold.

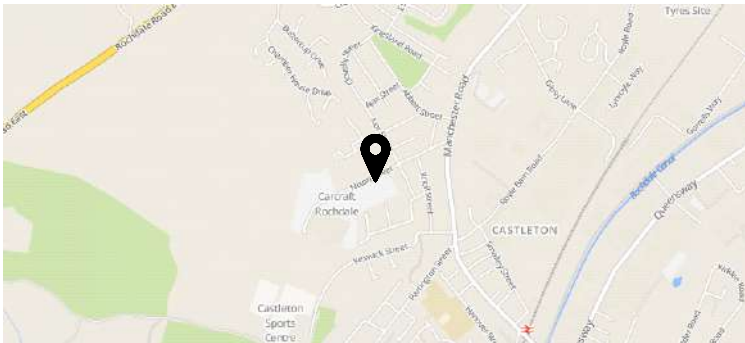
Key Features (from listing)

"New Builds, Semi-Detached, Detached, 10 Year Structural Warranty, Contemporary New Kitchens"



**** SHOWHOME AVAILABLE TO VIEW **The Hollinwood offers a beautiful kitchen and dining area which expands into the garden, seamlessly connecting through elegant French doors. Discover three generously sized bedrooms, perfect for relaxing after a long day, along with ample storage space on the landin ...

Location



Reference

https://www.rightmove.co.uk/properties/153198149#/?channel=RES_BUY

Floorplan





Description

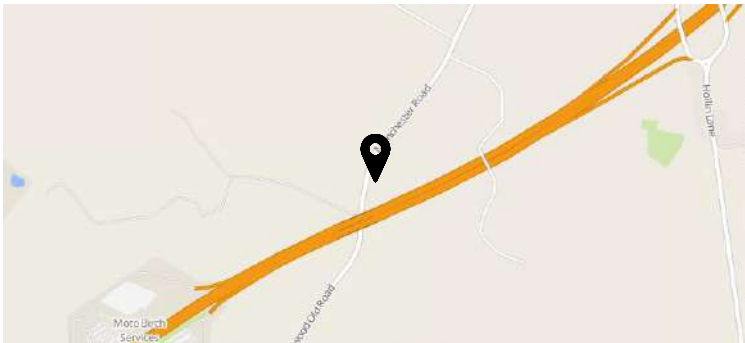
A three bedroom new build detached house with a garden. This property is located within 2.07 miles of the subject site's post code. The asking price of this property is £367,995 with a total area of 97.6 m², equating to £3,770 per m². This property is marketed by Bellway Homes (Manchester). The tenure is freehold.

Key Features (from listing)

"Brand new and chain free, Open plan kitchen, dining and family area, Elegant French doors to rear garden, Utility room, Dual aspect living room, En suite to bedroom 1, Rated a 5*5* HBF Builder in 2024 - over 90% of our customers would recommend a friend, Pay no estate agency fees if you have a home to sell with Express Mover^, 10-year NHBC Buildmark policy^, No Stamp Duty to pay on the first £125,000 of this home and first time buyers pay no stamp duty up to £300,000."

""Close to schools. The Mason features an open-plan kitchen, living & dining room with French doors to the garden, dual-aspect living room, UTILITY ROOM & EN SUITE. Plus is brand new, chain free & comes with a 10-year NHBC Buildmark policy^""
...

Location



Reference

https://www.rightmove.co.uk/properties/153875660#/?channel=RES_BUY

Floorplan





Description

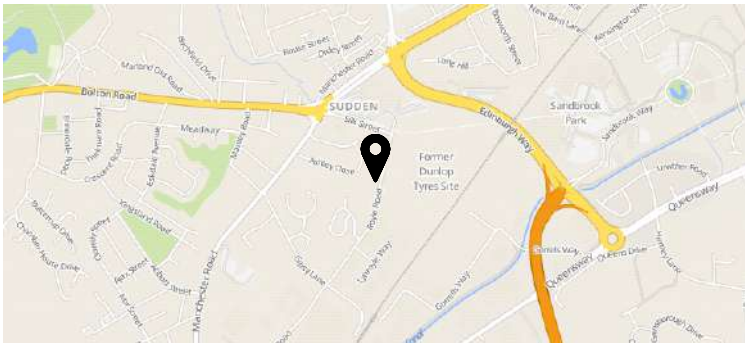
A three bedroom new build detached house with a garden and a garage. This property is located within 1 miles of the subject site's post code. Although this property is marketed for 324995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £314,995 with a total area of 99.9 m², excluding the dimensions of the garage, equating to £3,153 per m². This property is marketed by Vistry M & CE (Countryside).

Key Features (from listing)

"Open plan family/dining area with access to the garden, Large main bedroom with a modern en-suite bathroom, Family bathroom, Low cost energy efficient homes, Built-in storage space, Convenient downstairs cloakroom, Detached garage"

""Take a look at our superb light and airy home, The Ashop, featuring an open plan kitchen/dining/family room with French doors leading out to the private garden. Over this well proportioned room you will find three skylight windows which fill the space with natural light. The ground flo..."

Location



Reference

https://www.rightmove.co.uk/properties/154792448#/?channel=RES_BUY

Floorplan





Description

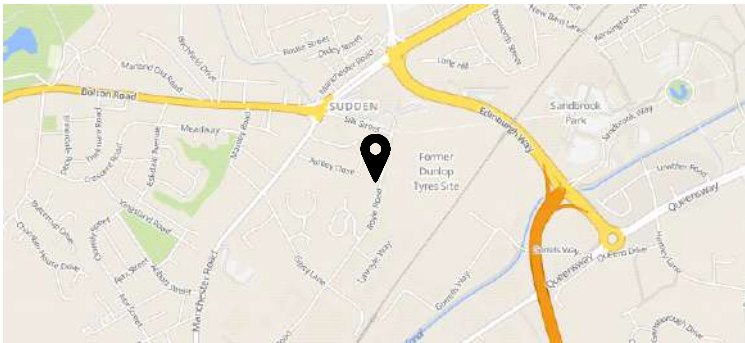
A three bedroom new build semi-detached house with a garden. This property is located within 1 miles of the subject site's post code. The asking price of this property is £269,995 with a total area of 86.5 m², equating to £3,121 per m². This property is marketed by Vistry M & CE (Countryside).

Key Features (from listing)

"Open plan family/dining area with access to the garden, Built-in storage space, Convenient downstairs cloakroom, Family bathroom, Low cost energy efficient homes"

""The Lea is a wonderfully characterful light and airy three bedroom stylish home featuring a superb open plan kitchen/dining/family room with French doors to access the private rear garden as well as skylight windows to let in plenty of natural light. Downstairs also boasts a well propo..."" ...

Location



Reference

https://www.rightmove.co.uk/properties/154792451#/?channel=RES_BUY

Floorplan





Description

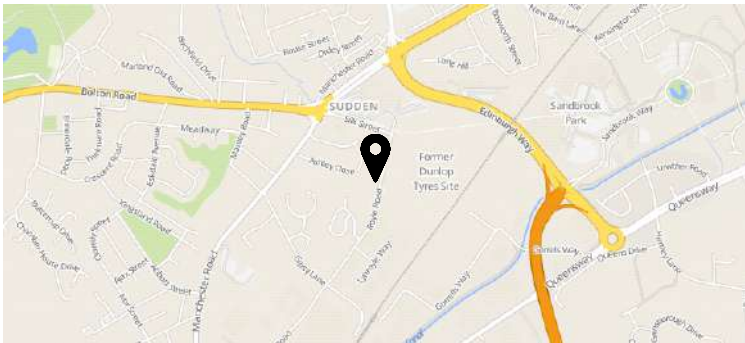
A three bedroom new build semi-detached house with a garden. This property is located within 1 miles of the subject site's post code. The asking price of this property is £249,995 with a total area of 79.5 m², equating to £3,145 per m². This property is marketed by Vistry M & CE (Countryside).

Key Features (from listing)

"Downstairs Cloakroom with WC, Family bathroom, 10-year warranty, Low cost energy efficient homes, Open plan family/dining area with access to the garden, Integrated appliances"

""The Weaver is a stunning and contemporary modern three bedroom home. With two well proportioned bedrooms and a smaller third bedroom which can easily double up as a home office or study. A modern family bathroom is found with both a bath and separate shower cubicle. A convenient purpos..."" ...

Location



Reference

https://www.rightmove.co.uk/properties/154792445#/?channel=RES_BUY

Floorplan





Description

A three bedroom new build semi-detached house with a garden. This property is located within 1 miles of the subject site's post code. The asking price of this property is £244,995 with a total area of 79.5 m², equating to £3,082 per m². This property is marketed by Vistry M & CE (Countryside).

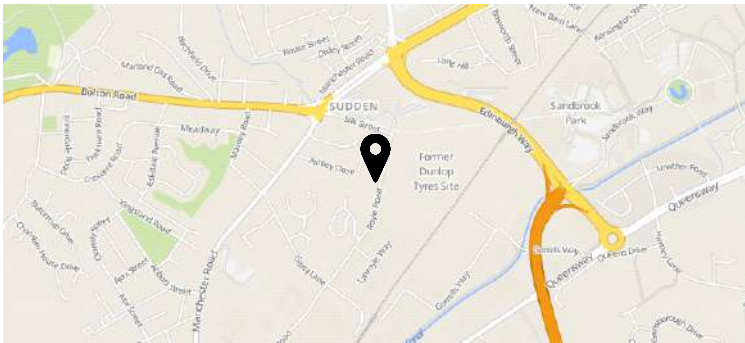
Key Features (from listing)

"Downstairs Cloakroom with WC, Family bathroom, 10-year warranty, Low cost energy efficient homes, Open plan family/dining area with access to the garden, Integrated appliances"



""The Weaver is a stunning and contemporary modern three bedroom home. With two well proportioned bedrooms and a smaller third bedroom which can easily double up as a home office or study. A modern family bathroom is found with both a bath and separate shower cubicle. A convenient purpos..."" ...

Location



Reference

https://www.rightmove.co.uk/properties/154792442#/?channel=RES_BUY

Floorplan



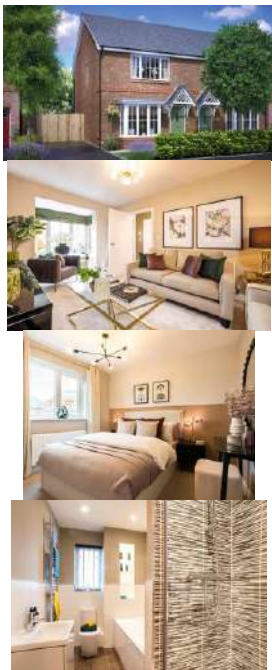


Description

A three bedroom new build semi-detached house with a garden. This property is located within 1 miles of the subject site's post code. The asking price of this property is £239,995 with a total area of 79.5 m², equating to £3,019 per m². This property is marketed by Vistry M & CE (Countryside).

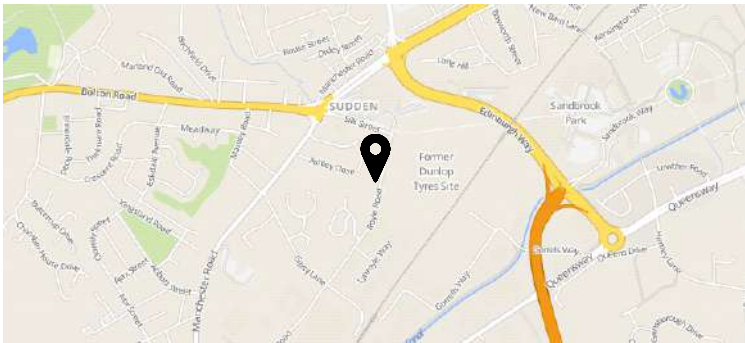
Key Features (from listing)

"Downstairs Cloakroom with WC, Family bathroom, 10-year warranty, Low cost energy efficient homes, Open plan family/dining area with access to the garden, Integrated appliances"



""The Weaver is a stunning and contemporary modern three bedroom home. With two well proportioned bedrooms and a smaller third bedroom which can easily double up as a home office or study. A modern family bathroom is found with both a bath and separate shower cubicle. A convenient purpos..."" ...

Location



Reference

https://www.rightmove.co.uk/properties/153299579#/?channel=RES_BUY

Floorplan





Description

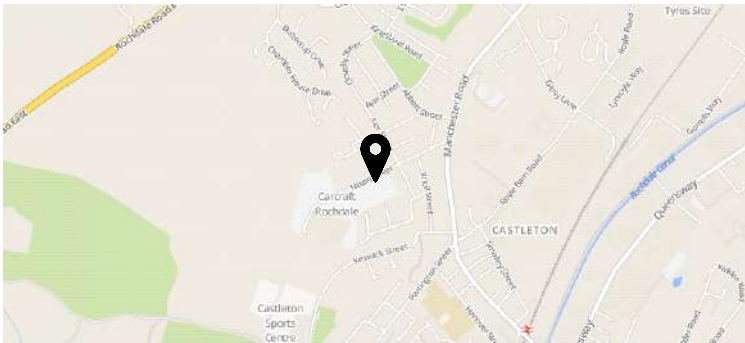
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 0.76 miles of the subject site's post code. It has one bathroom. This property is sold STC for an undisclosed price, however was introduced to the market for £263,950 with a total area of 83 m², equating to £3,180 per m². This property was marketed by Ryder & Dutton, New Homes. The tenure is freehold.

Key Features (from listing)

"Superb new build semi detached home, Luxury fitted integrated kitchen, Separate lounge, Stylish bathrooms, 3 bedrooms, Garden, off road parking, 10 Year Structural Warranty, EPC and additional charges tbc"

**** SHOWHOME AVAILABLE TO VIEW ** A superb home with beautiful kitchen and dining area which expands into the garden and seamlessly connecting through French doors providing ample natural light. Discover three generously sized bedrooms, perfect for relaxing after a long day, along with ample stor...

Location



Reference

https://www.rightmove.co.uk/properties/153411974#/?channel=RES_BUY

Floorplan





Description

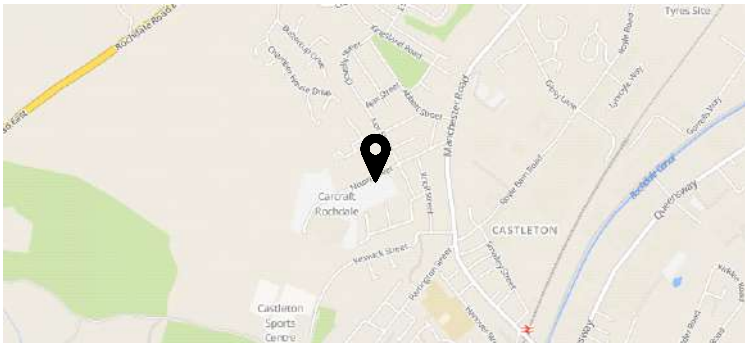
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 0.76 miles of the subject site's post code. It has two bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £239,950 with a total area of 78 m², equating to £3,076 per m². This property was marketed by Ryder & Dutton, New Homes. The tenure is freehold.

Key Features (from listing)

"New Build development, A selection of luxury homes available, Modern fitted dining kitchens, Stylish white bathrooms, Thoughtfully designed interiors, Garden and parking, Epc and management charges tbc, 10 Year Structural Warranty"

"Be the first to own this lovely new build home, set within this increasingly popular development. An excellent home for couples and growing families." ...

Location



Reference

https://www.rightmove.co.uk/properties/154986290#/?channel=RES_BUY

Floorplan





Description

A three bedroom new build semi-detached house with a garden and a garage. This property is located within 0.76 miles of the subject site's post code. Although this property was marketed for 239950, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property is sold STC for an undisclosed price, however was introduced to the market for (an adjusted) £229,950 with a total area of 78 m², excluding the dimensions of the garage, equating to £2,948 per m². This property was marketed by Ryder & Dutton, New Homes. The tenure is freehold.

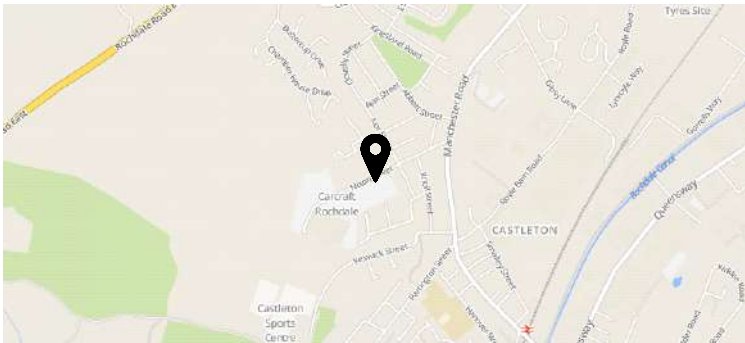
Key Features (from listing)

"New Builds, Semi-Detached, Detached, Garages, 10 Year Structural Warranty, Contemporary New Kitchens"



""Superb modern open-plan kitchen and dining area, complemented by French double doors that open to the garden. Explore a stunning master bedroom with a lavish en-suite, offering a tranquil retreat to unwind and recharge."" ...

Location



Reference

https://www.rightmove.co.uk/properties/152517122#/?channel=RES_BUY

Floorplan



43 Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB



Description

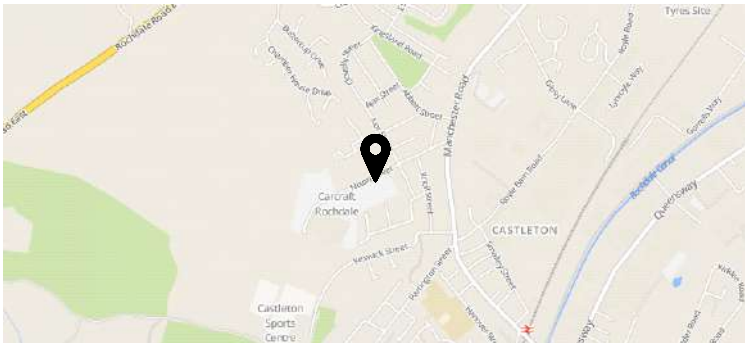
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 0.76 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £239,950 with a total area of 78 m², equating to £3,076 per m². This property is marketed by Ryder & Dutton, New Homes. The tenure is freehold.

Key Features (from listing)

"Popular new build development, Semi-Detached, open plan lounge with french doors, rear garden, off street parking, 10 Year Structural Warranty, Contemporary New Kitchens, Epc and management charges tbc"

""The Bowker features a modern open-plan kitchen and dining area, complemented by French double doors that open to the garden. Explore a stunning master bedroom with a lavish en-suite, offering a tranquil retreat to unwind and recharge."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155352002#/?channel=RES_BUY

44 The Robinswood, Weavers Fold, Castleton, Rochdale, Greater Manchester, OL11, OL11 3JB



Description

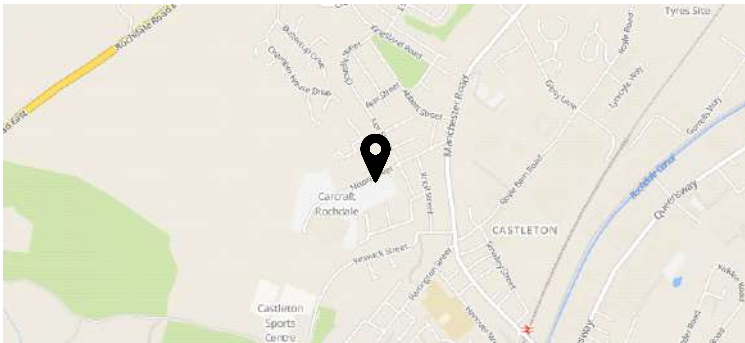
A three bedroom new build semi-detached house with a garden. This property is located within 0.76 miles of the subject site's post code. It has two bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £236,950 with a total area of 78 m², equating to £3,038 per m². This property was marketed by Ryder & Dutton, New Homes. The tenure is freehold.

Key Features (from listing)

"New Builds, Semi-Detached, 10 Year Structural Warranty, Contemporary New Kitchens"

""Perfect for modern living. Superb open plan living with modern open-plan kitchen and dining area, complemented by French double doors that open to the garden. Explore a stunning master bedroom with a lavish en-suite, offering a tranquil retreat to unwind and recharge."" ...

Location



Reference

https://www.rightmove.co.uk/properties/143984807#/?channel=RES_BUY

Floorplan



GROUND FLOOR	
Kitchen	9.0m x 2.8m (29'7" x 9'3")
Dining	2.5m x 3.0m (8'2" x 9'8")
Hall	2.4m x 1.2m (7'9" x 3'11")
WC	1.7m x 1.5m (5'6" x 4'9")
Garden	4.0m x 3.0m (13'2" x 9'8")

FIRST FLOOR	
Bedroom 1	3.2m x 3.2m (10'6" x 10'6")
Ensuite	2.0m x 2.0m (6'6" x 6'6")
Bathroom	2.4m x 1.5m (7'9" x 4'9")
Bedroom 2	3.2m x 2.4m (10'6" x 7'9")
Bedroom 3	2.7m x 2.7m (8'9" x 8'9")
Clack	1.2m x 0.5m (3'9" x 1'6")
Terrace	3.2m x 1.2m (10'6" x 3'9")

45 The Bowker, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB



Description

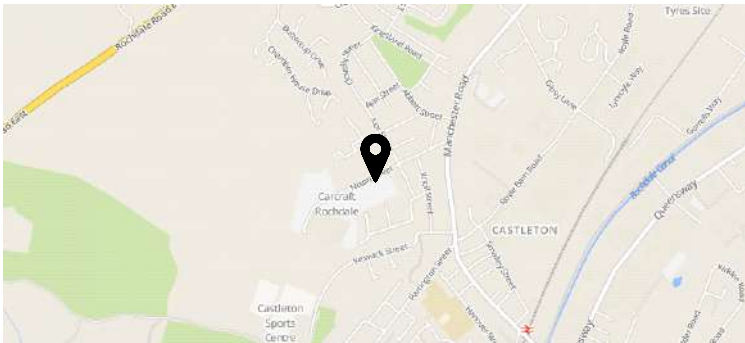
A three bedroom new build semi-detached house with a garden and a garage. This property is located within 0.76 miles of the subject site's post code. Although this property was marketed for 234950, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property is sold STC for an undisclosed price, however was introduced to the market for (an adjusted) £224,950 with a total area of 78 m², excluding the dimensions of the garage, equating to £2,884 per m². This property was marketed by Ryder & Dutton, New Homes. The tenure is freehold.

Key Features (from listing)

"New Builds, Semi-Detached, Detached, Garages, 10 Year Structural Warranty, Contemporary New Kitchens"

""The Bowker features a modern open-plan kitchen and dining area, complemented by French double doors that open to the garden. Explore a stunning master bedroom with a lavish en-suite, offering a tranquil retreat to unwind and recharge."" ...

Location



Reference

https://www.rightmove.co.uk/properties/153120191#/?channel=RES_BUY

Floorplan





Description

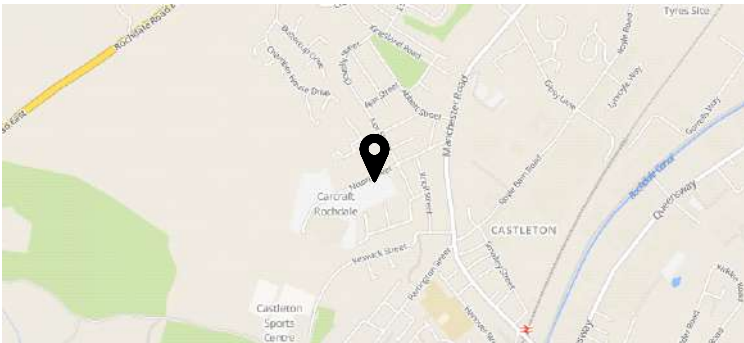
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 0.76 miles of the subject site's post code. It has one bathroom. The asking price of this property is £229,950 with a total area of 71 m², equating to £3,239 per m². This property is marketed by Ryder & Dutton, New Homes. The tenure is freehold.

Key Features (from listing)

"Luxury new build home, Popular development, Contemporary New Kitchens, Stylish white bathrooms, Garden and parking, 10 Year Structural Warranty, Contemporary New Kitchens, EPC and mangement charges tbc"

""This new build semi detached home is a popular design within this superb development of luxury homes. Contact us to arrange a viewing and to discuss your requirements."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155143562#/?channel=RES_BUY

Floorplan





Description

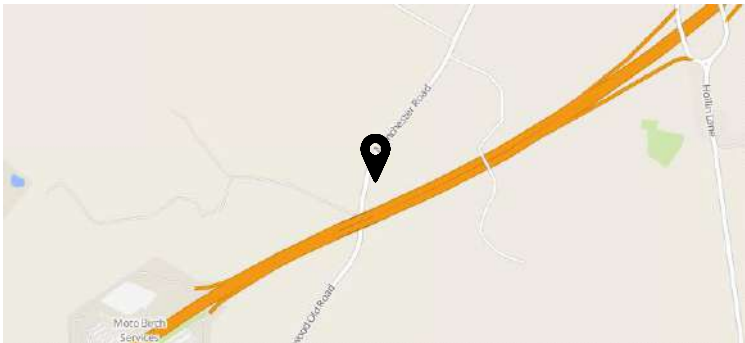
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.07 miles of the subject site's post code. The asking price of this property is £325,995 with a total area of 86.8 m², equating to £3,756 per m². This property is marketed by Bellway Homes (Manchester). The tenure is freehold.

Key Features (from listing)

"Brand new and chain free, Open plan kitchen and dining area, Elegant French doors to rear garden, Integrated Zanussi oven, gas hob and hood, Living room with feature bay window, En suite to bedroom 1, Driveway parking for two cars, Rated a 5 Star HBF Builder in 2024 - over 90% of our customers would recommend us to a friend, 10-year NHBC Buildmark policy^, No Stamp Duty to pay on the first £125,000 of this home and first time buyers pay no stamp duty up to £300,000."

""Brand new, chain free and energy efficient, The Chandler boasts an OPEN-PLAN kitchen & dining area with French doors to the garden, living room with a bay window, EN SUITE to bedroom 1 & a 10-year NHBC Buildmark policy^."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155286035#/?channel=RES_BUY

Floorplan





Description

A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.07 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £354,995 with a total area of 112 m², equating to £3,170 per m². This property is marketed by Anwyl Homes. The tenure is freehold.

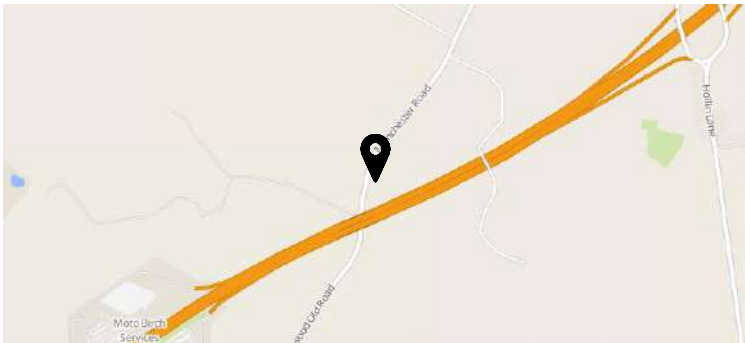
Key Features (from listing)

"Incentives worth up to £18,000 available on selected plots., Ask us about Part Exchanging your current home. , Increased efficiency and reduced bills - EPC rating of B, Solar PV panels available, Air source heat pump as standard , Electric car charging point as standard, 7 miles from Manchester, Outstanding schools within walking distance , Unlock low rates and lower monthly mortgage repayments with Own New Rate Reducer"



""The Edgeworth is a semi-detached home, perfect for modern families. The upper floors incorporate generously proportioned bedrooms along with a large family bathroom to the first floor and the second floor boasts the premier suite with a dressing room."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155019359#/?channel=RES_BUY

Floorplan





Description

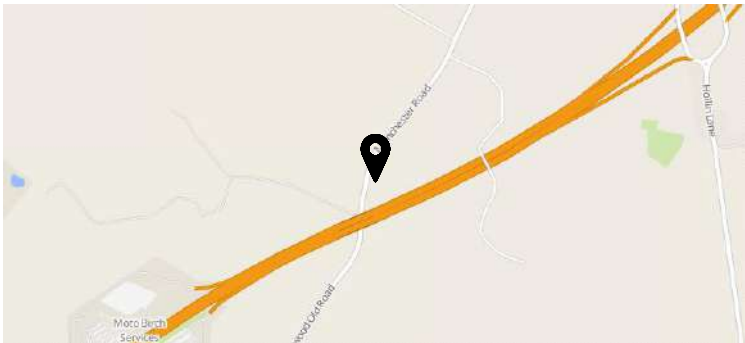
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.07 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £329,995 with a total area of 95 m², equating to £3,474 per m². This property is marketed by Anwyl Homes. The tenure is freehold.

Key Features (from listing)

"Incentives up to £15,000 available on selected plots , Speak to us about Part Exchanging your current home, Energy efficient home with PV solar panels as an optional extra, 7 miles from city centre with new tram stop coming to Heywood providing outstanding commuter links!, Open plan living, Future proof home plumbed to fit air source heat pumps if desired, Electric car charging point, Sought-after plot positions , Unlock low rates and lower monthly mortgage repayments with Own New Rate Reducer"

""Detached or semi-detached, the three-bedroom Barrowford is full of features. From fuelling up for the day ahead at the kitchen island bar to turning in for bed in one of the three generous bedrooms, the Barrowford is the perfect fit for your lifestyle."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155695547/#/?channel=RES_BUY

Floorplan





Description

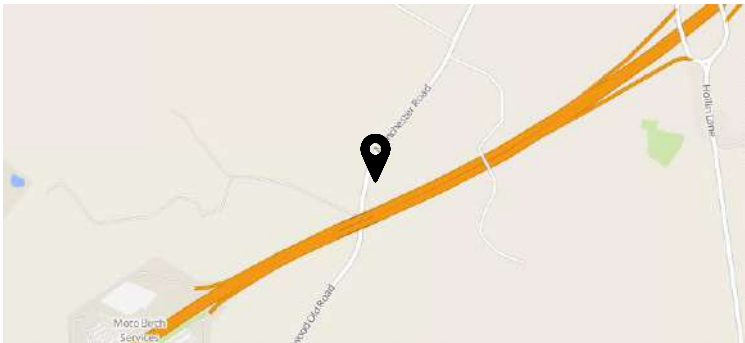
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.07 miles of the subject site's post code. The asking price of this property is £323,995 with a total area of 86.8 m², equating to £3,733 per m². This property is marketed by Bellway Homes (Manchester). The tenure is freehold.

Key Features (from listing)

"Brand new and chain free, Open plan kitchen and dining area, Elegant French doors to rear garden, Integrated Zanussi oven, gas hob and hood, Living room with feature bay window, En suite to bedroom 1, Driveway parking for two cars, Rated a 5 Star HBF Builder in 2024 - over 90% of our customers would recommend us to a friend, 10-year NHBC Buildmark policy^, No Stamp Duty to pay on the first £125,000 of this home and first time buyers pay no stamp duty up to £300,000."

""Views of green space. Brand new, chain free and energy efficient, The Chandler boasts an OPEN-PLAN kitchen & dining area with French doors to the garden, living room with a bay window, EN SUITE to bedroom 1 & a 10-year NHBC Buildmark policy^."" ...

Location



Reference

https://www.rightmove.co.uk/properties/148070078#/?channel=RES_BUY

Floorplan





Description

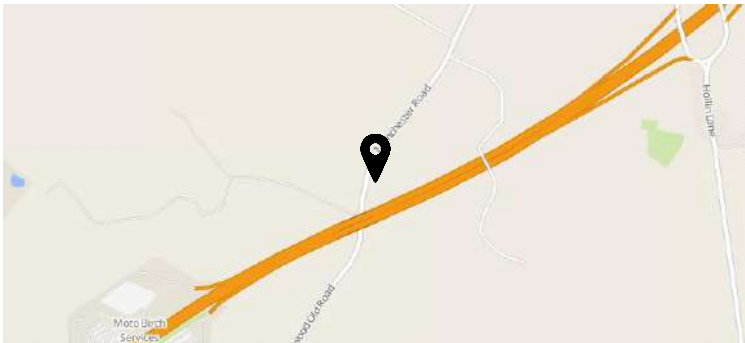
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.07 miles of the subject site's post code. The asking price of this property is £323,995 with a total area of 86.8 m², equating to £3,733 per m². This property is marketed by Bellway Homes (Manchester). The tenure is freehold.

Key Features (from listing)

"Brand new and chain free, Open plan kitchen and dining area, Elegant French doors to rear garden, Integrated Zanussi oven, gas hob and hood, Living room with feature bay window, En suite to bedroom 1, Driveway parking for two cars, Rated a 5 Star HBF Builder in 2024 - over 90% of our customers would recommend us to a friend, 10-year NHBC Buildmark policy^, No Stamp Duty to pay on the first £125,000 of this home and first time buyers pay no stamp duty up to £300,000."

""Brand new, chain free and energy efficient, The Chandler boasts an OPEN-PLAN kitchen & dining area with French doors to the garden, living room with a bay window, EN SUITE to bedroom 1 & a 10-year NHBC Buildmark policy^."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155286032#/?channel=RES_BUY

Floorplan





Description

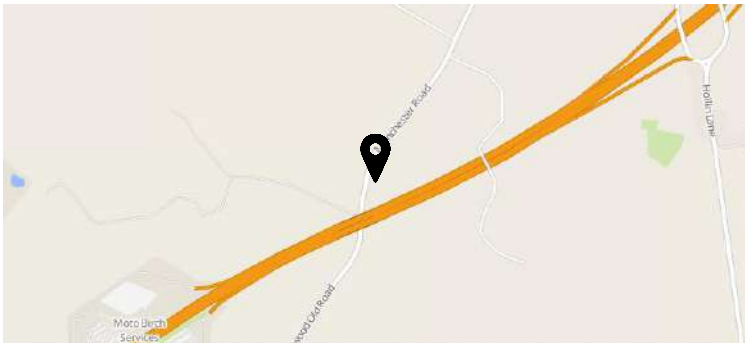
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.07 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £282,995 with a total area of 86 m², equating to £3,291 per m². This property is marketed by Anwyl Homes. The tenure is freehold.

Key Features (from listing)

"Incentives available. , Ask us about Part Exchanging your current home. , Increased efficiency and reduced bills - EPC rating of B , Solar PV panels available, Unlock low rates and lower monthly mortgage repayments with Own New Rate Reducer, Electric car charging point and airsource heat pump as standard , Double length driveway, Open plan living , 7 miles from Manchester, Outstanding schools within walking distance "

""A great choice for first-time buyers, easy to manage for young professionals and downsizers, and large enough for a growing family, the Altham home has so much to offer."" ...

Location



Reference

https://www.rightmove.co.uk/properties/155012219#/?channel=RES_BUY

Floorplan





Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.22 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £220,000 with a total area of 75 m², equating to £2,933 per m². This property is marketed by Andrew Kelly, Rochdale and Surrounding. The tenure is leasehold.

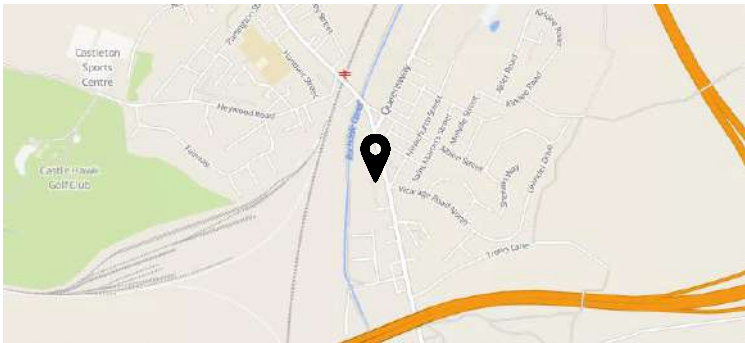
Key Features (from listing)

"NO CHAIN - MODERN THREE BEDROOM SEMI-DETACHED HOME, QUIET CUL-DE-SAC, LARGE LOUNGE / DINER, MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES, GUEST W/C / SEPARATE CLOAKROOM, THREE BEDROOMS (MASTER WITH EN-SUITE), FAMILY BATHROOM, LAWN GARDEN TO FRONT / DRIVEWAY TO FRONT & SIDE, PAVED PATIO / DECKING / LAWN GARDEN TO REAR, CLOSE TO LOCAL AMENITIES"



"" NO CHAIN: THREE BEDROOM SEMI-DETACHED HOME, SITUATED ON A QUIET CUL-DE-SAC, WITH A LARGE DRIVEWAY AND A PRIVATE REAR GARDEN, SITUATED IN AN EXCELLENT LOCATION, CLOSE TO THE CENTRE OF CASTLETON AND ONLY A FEW MINUTES DRIVE FROM ROCHDALE, HEYWOOD AND CASTLETON TRAIN STATION. Andrew Kelly and As..."

Location



Reference

https://www.rightmove.co.uk/properties/151892630#/?channel=RES_BUY

Floorplan

Approx. Gross Internal Floor Area
939 sq. ft. / 75.04 sq. m



Approved by the Planning Department, Rochdale Council. The floor plan is a guide only. It is not intended to be used for legal purposes. The floor plan is a guide only. It is not intended to be used for legal purposes.



Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.32 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £215,000 with a total area of 73 m², equating to £2,945 per m². This property is marketed by Barton Kendal Residential, Rochdale. The tenure is leasehold.

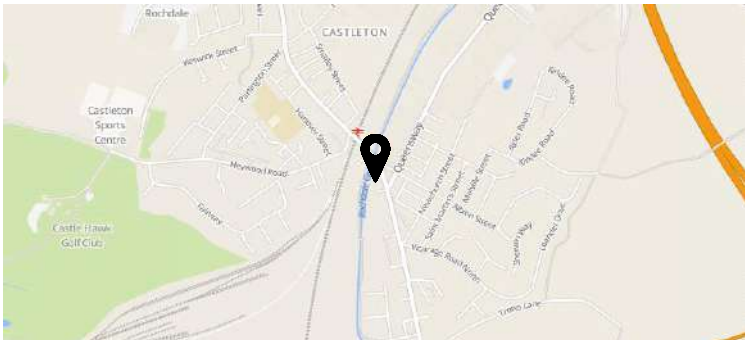
Key Features (from listing)

"Semi Detached Family Home, Three Bedrooms, Located in Castleton, Popular Development, En-Suite to Master, Allocated Parking, Walled Gardens, Early Viewing Recommended "



""ADAMSONS BARTON KENDAL are pleased to bring to the market this well presented three bedroom semi detached property situated on a popular development in Castleton with close links to a wide range of amenities, Castleton train station and the motorway network. The property is a well presented famil. ...

Location



Reference

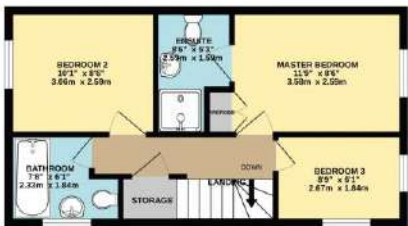
https://www.rightmove.co.uk/properties/151106198/#?channel=RES_BUY

Floorplan

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The corners, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropac C2024



Description

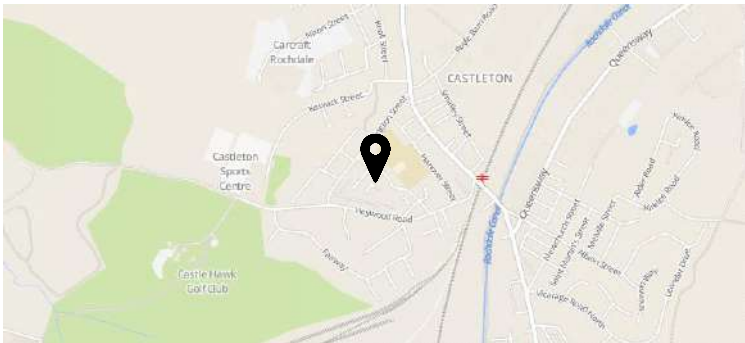
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.48 miles of the subject site's post code. It has one bathroom. This property is sold STC for an undisclosed price, however was introduced to the market for £200,000 with a total area of 69 m², equating to £2,899 per m². This property was marketed by Ryder & Dutton, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Well Presented Semi Detached Family Home, Free From Chain, Three Fitted Bedrooms, Off Road Parking & Gardens, Close to Local Schools, Train Station within Walking Distance, Council Tax Band C, Leasehold with 972 Year Remaining, £75 PA Ground Rent, EPC:C"

""Coming to the market free from chain is this well presented three bedroom semi detached family home which is found on a pleasant cul-de-sac within the popular village of Castleton. EPC:C."" ...

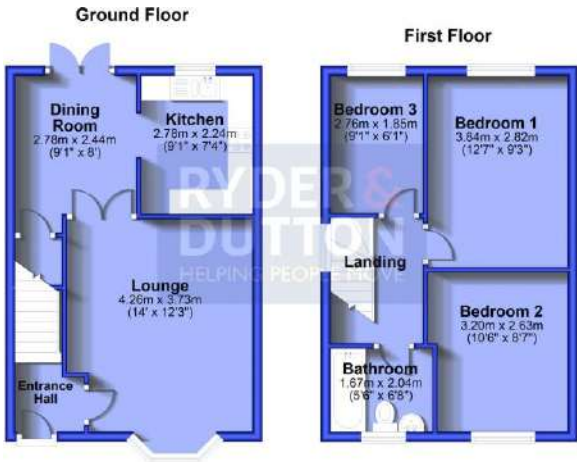
Location



Reference

https://www.rightmove.co.uk/properties/153868943/#/?channel=RES_BUY

Floorplan





Description

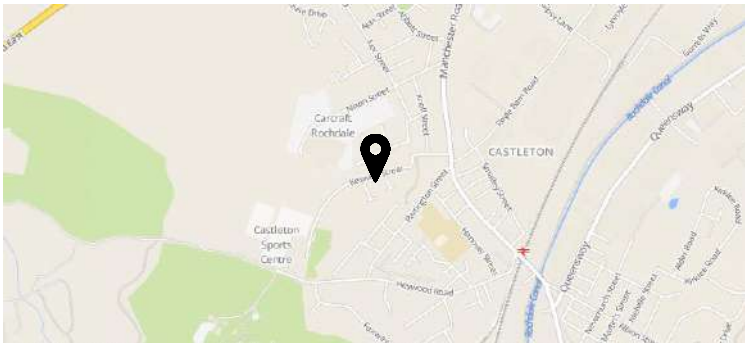
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.64 miles of the subject site's post code. It has two bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £220,000 with a total area of 101.1 m², equating to £2,176 per m². This property was marketed by Reside Estate Agency, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Extended Semi-Detached House, Set Over Three Levels, Three Bedrooms, Fabulous Open-Plan Dining Kitchen, Private En-Suite & Family Bathroom, Landscaped Rear Garden, Double Driveway To Front, Extremely Popular Development, Air Conditioning Throughout, Ideal Family Home"

""Located on an extremely popular development, this EXTENDED SEMI-DETACHED HOUSE boasts spacious family living accommodation. The property is conveniently situated within walking distance of good local primary & secondary schools yet also on the doorstep of Castleton train station (20 minute jo...""

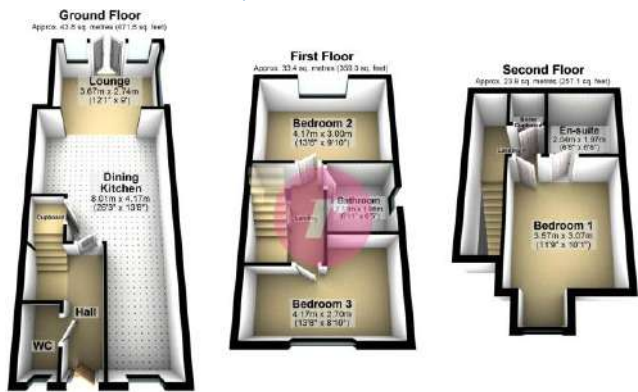
Location



Reference

https://www.rightmove.co.uk/properties/149602589#/?channel=RES_BUY

Floorplan



Total area: approx. 101.1 sq. metres (1088.0 sq. feet)
Rachael Gardiner Agency
Plan produced using PlanGrip



Description

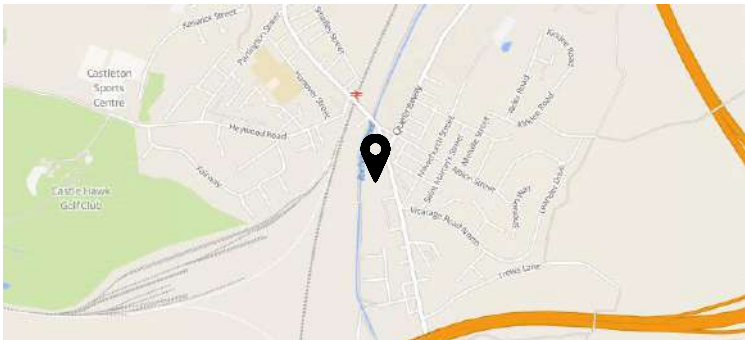
A three bedroom end-of-terrace house with a garden. Parking is available. This property is located within 0.26 miles of the subject site's post code. It has two bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £220,000 with a total area of 77 m², equating to £2,857 per m². This property was marketed by Ryder & Dutton, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Three Bedroom Modern End Town House, Stylish Presentation Throughout, Sought After Modern Development within Castleton, Driveway Parking, Beautiful Garden with Patio, Artificial Grass & Powerpoint, Close to Train Station & Motorway, Council Tax Band C, EPC:C, Leasehold with 147 Years Remaining, £250 PA Ground Rent"

""Charming 3-bed end town house in Castleton village close to the train station. This modern property boasts a bright and stylish interior, with a lovely garden and off-street parking. Perfect for families or professionals seeking a pleasant yet accessible location. EPC:C"" ...

Location



Reference

https://www.rightmove.co.uk/properties/154177301/#/?channel=RES_BUY

Floorplan



58 SYDNEY BARNES CLOSE, Castleton, Rochdale OL11 3DA



Description

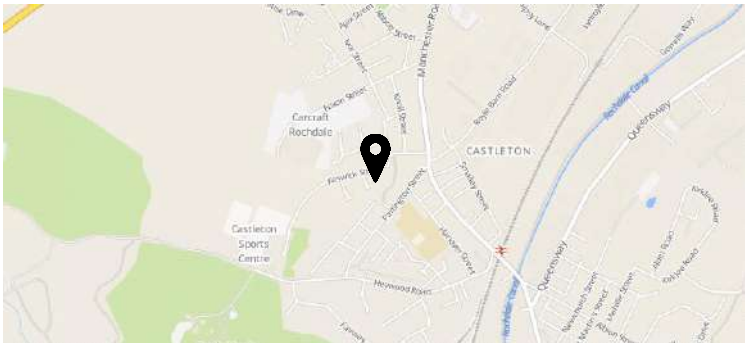
A two bedroom apartment. Parking is available. This property is located within 0.61 miles of the subject site's post code. It has one bathroom. The asking price of this property is £100,000 with a total area of 58 m², equating to £1,724 per m². This property is marketed by Reside Estate Agency, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Ground Floor Apartment, Two Double Bedrooms, Large Lounge / Dining Area, Fitted Kitchen, Four-Piece Bathroom, Electric Heating System, uPVC Double Glazing, Allocated & Visitor Parking Spaces, Communal Gardens, Popular Development"

""A well presented, GROUND FLOOR APARTMENT with TWO DOUBLE BEDROOMS, situated in a popular yet convenient location on the doorstep of excellent local amenities including schools, shops, pubs and train station whilst also giving easy access to Rochdale / Middleton town centres and the motorway netwo. ...

Location



Reference

https://www.rightmove.co.uk/properties/153539738#/?channel=RES_BUY

Floorplan



Total area: approx. 58.0 sq. metres (624.2 sq. feet)
Reside Estate Agency
Plan produced using PlanUp.

59 Don Street,Off Oldham road, Middleton,M24 2GG



Description

A two bedroom new build semi-detached house with a garden. This property is located within 2.36 miles of the subject site's post code. The asking price of this property is £264,995 with a total area of 71 m², equating to £3,732 per m². This property is marketed by Kellen Homes.

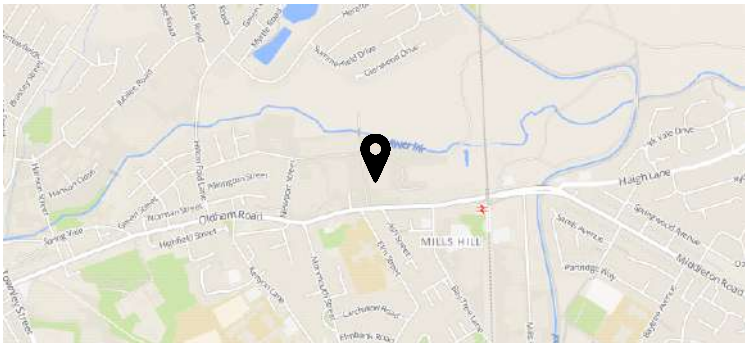
Key Features (from listing)

"1 Bathroom, Energy efficient, EV charging point, High specification, 10-year warranty, Utility room, Garden, 2 Bedrooms"



""TWO BEDROOM home with spacious open plan kitchen, dining and living area. Two DOUBLE bedrooms"" ...

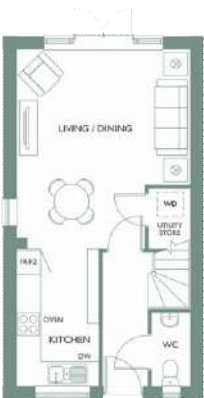
Location



Reference

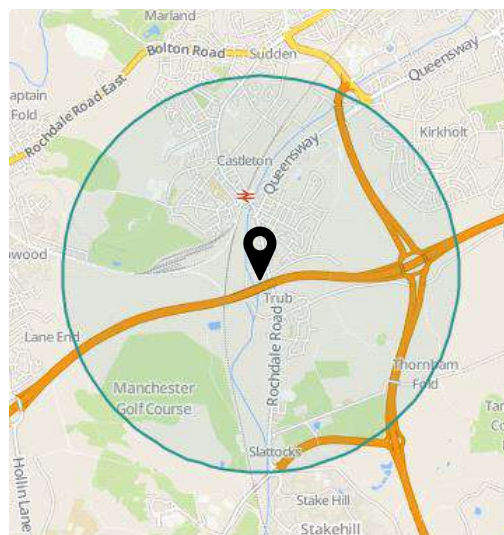
https://www.rightmove.co.uk/properties/155353838#/?channel=RES_BUY

Floorplan



Comparable Maps for Sold Properties

For ease of reference maps detailing the locations of the comparables referenced in this statement are provided below. Only those nearby properties determined to be suitable comparables have been discussed in more detail.



represents the postal location of the subject site.

- | | | | |
|----|--|----|--|
| 1 | 66, Charlton Street, Rochdale, Greater Manchester OL11 2SW | 2 | 121, Constable Drive, Rochdale, Greater Manchester OL11 2AS |
| 3 | 7, West Malling Close, Heywood, Greater Manchester OL10 2WP | 4 | 50, Omrod Road, Heywood, Greater Manchester OL10 1FQ |
| 5 | 45, Byng Street, Heywood, Greater Manchester OL10 2JA | 6 | 3, Heather Lea Close, Heywood, Greater Manchester OL10 2QT |
| 7 | 6, Textile Close, Middleton, Manchester, Greater Manchester M24 6FD | 8 | 89, Ginnell Farm Avenue, Rochdale, Greater Manchester OL16 4GF |
| 9 | 8, Apple Tree Way, Rochdale, Greater Manchester OL16 4SW | 10 | 40, Apple Tree Way, Rochdale, Greater Manchester OL16 4SW |
| 11 | 12, Thyme Drive, Middleton, Manchester, Greater Manchester M24 5AX | 12 | 6, Ripon Close, Rochdale, Greater Manchester OL11 4AE |
| 13 | 37, Seattallan Drive, Middleton, Manchester, Greater Manchester M24 5AF | 14 | 8, Helmsman Lane, Rochdale, Greater Manchester OL16 4PS |
| 15 | Flat 2, 78, Manchester Street, Heywood, Greater Manchester OL10 1DL | 16 | Apartment 17, Hebers Court, Whalley Road, Middleton, Manchester, Greater Manchester M: |
| 17 | Flat 7, St. Clements Court, 159, Sandy Lane, Rochdale, Greater Manchester OL11 5DY ... | 18 | 52, Charlton Street, Rochdale, Greater Manchester OL11 2SW |
| 19 | 115, Constable Drive, Rochdale, Greater Manchester OL11 2AS | 20 | 2, Penhurst Crescent, Heywood, Greater Manchester OL10 1FW |
| 21 | 85, Green Lane, Heywood, Greater Manchester OL10 1NE | 22 | 17, Beaconsfield Road, Rochdale, Greater Manchester OL11 2WE |
| 23 | 61c, Queen Victoria Street, Rochdale, Greater Manchester OL11 2HF | 24 | 70, Ginnell Farm Avenue, Rochdale, Greater Manchester OL16 4GG |
| 25 | 61, Ginnell Farm Avenue, Rochdale, Greater Manchester OL16 4GF | 26 | 5, Will Hill Close, Rochdale, Greater Manchester OL16 4FU |
| 27 | 2, Glaramara Close, Middleton, Manchester, Greater Manchester M24 5AR | 28 | 14, Kirkfell Drive, Middleton, Manchester, Greater Manchester M24 5AP |
| 29 | 24, Kirkfell Drive, Middleton, Manchester, Greater Manchester M24 5AP | 30 | 84, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP |
| 31 | 108, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP | 32 | 41, Bridgefold Road, Rochdale, Greater Manchester OL11 5BP |
| 33 | 1, Bridgefold Road, Rochdale, Greater Manchester OL11 5BP | 34 | 9, Drew Avenue, Rochdale, Greater Manchester OL11 5BL |

35 14, Cook Road, Rochdale, Greater Manchester OL16 4AQ
37 35, Buckley Chase, Milnrow, Rochdale, Greater Manchester OL16 4BD
39 14, Wellbank View, Rochdale, Greater Manchester OL12 7QZ
41 40, Tangmere Avenue, Heywood, Greater Manchester OL10 2WA
43 101, Guildford Grove, Middleton, Manchester, Greater Manchester M24 2WX ...
45 139, Broad Lane, Rochdale, Greater Manchester OL16 4PP
47 14, Weaver Close, Heywood, Greater Manchester OL10 3FH
49 52, Pleasant Street, Rochdale, Greater Manchester OL11 3BE
51 16, Cover Drive, Rochdale, Greater Manchester OL11 3DB
53 6, Cauldale Close, Middleton, Manchester, Greater Manchester M24 5SU
55 43, Martindale Crescent, Middleton, Manchester, Greater Manchester M24 5PS ...
57 Flat 3, Higher Fold, Stanycliffe Lane, Middleton, Manchester, Greater Manchester M24 2UT ..
59 Flat 1, Higher Fold, Stanycliffe Lane, Middleton, Manchester, Greater Manchester M24 2UT ..
61 42, Elmstone Drive, Royton, Oldham, Greater Manchester OL2 6DH
63 7, Redwood Park Grove, Firgrove, Rochdale, Greater Manchester OL16 3BA

36 6, Westdown Gardens, Shaw, Oldham, Greater Manchester OL2 7PW
38 37, Buckley Chase, Milnrow, Rochdale, Greater Manchester OL16 4BD
40 8, Wellbank View, Rochdale, Greater Manchester OL12 7QZ
42 21, Gilbrook Way, Rochdale, Greater Manchester OL16 4RT
44 19, Hurst Meadow, Rochdale, Greater Manchester OL16 4QP
46 37, Shuttle Drive, Heywood, Greater Manchester OL10 3FJ
48 22, Fenwick Drive, Middleton, Manchester, Greater Manchester M24 4SN
50 16, Pleasant Street, Rochdale, Greater Manchester OL11 3BE
52 536, Bury Road, Rochdale, Greater Manchester OL11 4DQ
54 11, Cauldale Close, Middleton, Manchester, Greater Manchester M24 5SU
56 63, Oakshaw Drive, Rochdale, Greater Manchester OL12 7PF
58 Flat 8, Higher Fold, Stanycliffe Lane, Middleton, Manchester, Greater Manchester M24 2UT ..
60 32, Elmstone Drive, Royton, Oldham, Greater Manchester OL2 6DH
62 27, Cinnabar Drive, Middleton, Manchester, Greater Manchester M24 5DG
64 42, Burnell Court, Heywood, Greater Manchester OL10 2NW

1 66, Charlton Street, Rochdale, Greater Manchester OL11 2SW



Description

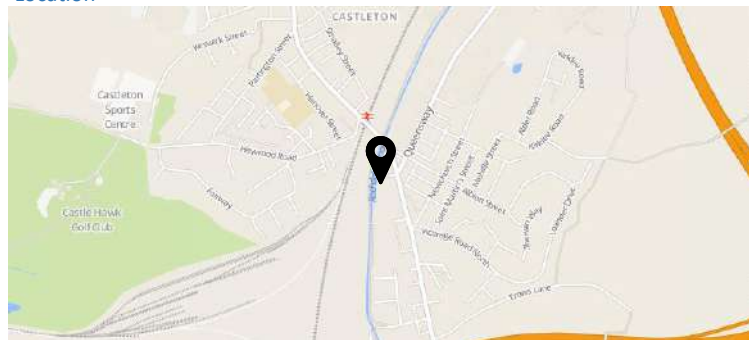
A four bedroom detached house with a garden and a single garage. This property is located within 0.17 miles of the subject site's post code. It has three bathrooms. Although this property transacted for £275,000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. This property was sold on 29/07/2024 for (an adjusted) £265,000 with a total area of 105 m², excluding the dimensions of the garage, equating to £2,524 per m².

Key Features (from listing)

"Large Detached Property, 4 Bedroom Home, 3 Bathrooms, Driveway and Garage, Dining Kitchen, Modern Family Home, Ideal Home Buyer Property, Ideal Investment Opportunity, Close To Several Local Amenities"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21471301?s=d804157f354e766629a559edd11f1a322c82a2cf00d517f69face4f4a615b9df>

2 121, Constable Drive, Rochdale, Greater Manchester OL11 2AS

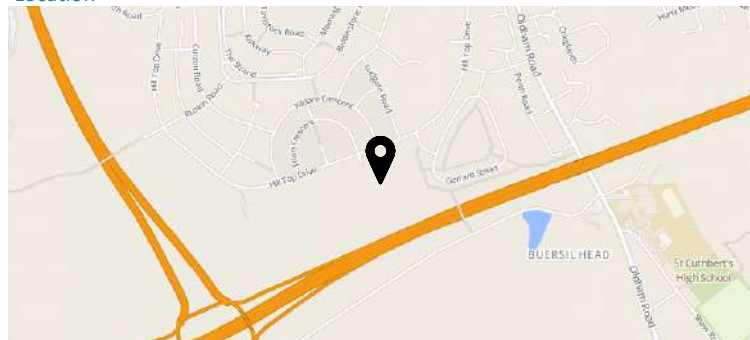


Description

A three bedroom detached house with a garden and a garage. This property is located within 1.12 miles of the subject site's post code. Although this property transacted for £230,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 15/07/2024 for (an adjusted) £220,000 with a total area of 72 m², excluding the dimensions of the garage, equating to £3,056 per m².



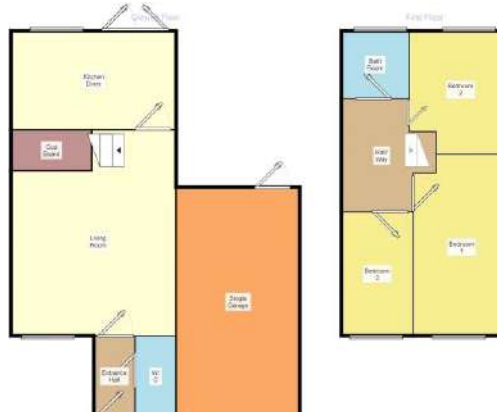
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21471271?s=823a54cbf4c6b3f7a41f844d63fd904cedfb1862cc2d697191b3ed851f2c893f>

Floorplan



(Measurements are approximate, not to scale. For illustrative purposes only)

3 7, West Malling Close, Heywood, Greater Manchester OL10 2WP



Description

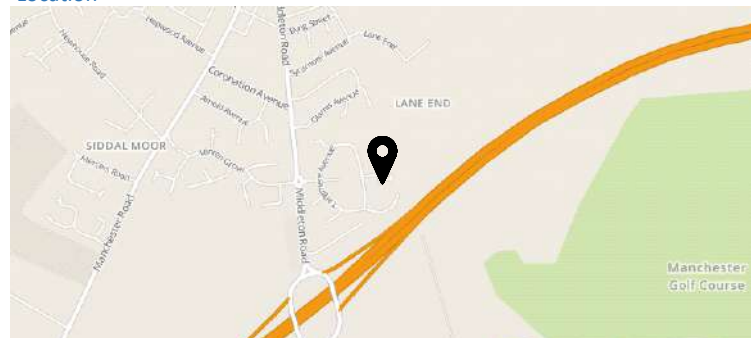
A five bedroom detached house with a garden and a garage. This property is located within 1.21 miles of the subject site's post code. It has four bathrooms. Although this property transacted for £385,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 26/04/2024 for (an adjusted) £375,000 with a total area of 166.4 m², excluding the dimensions of the garage, equating to £2,254 per m².

Key Features (from listing)

"FIVE BEDROOMS, FOUR BATHROOMS, EXECUTIVE DETACHED, STYLISH KITCHEN, GARAGE & DRIVEWAY, BEAUTIFUL GARDENS, NOT OVERLOOKED, FOUR BATHROOMS, POPULAR ESTATE, FAMILY HOME"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20676415?s=81b85cd0ba3cb236647ea3e1d1bb8e74f7d9adc7d5f7f3d6c42b4c49d80dafde>

Floorplan



4 50, Omrod Road, Heywood, Greater Manchester OL10 1FQ



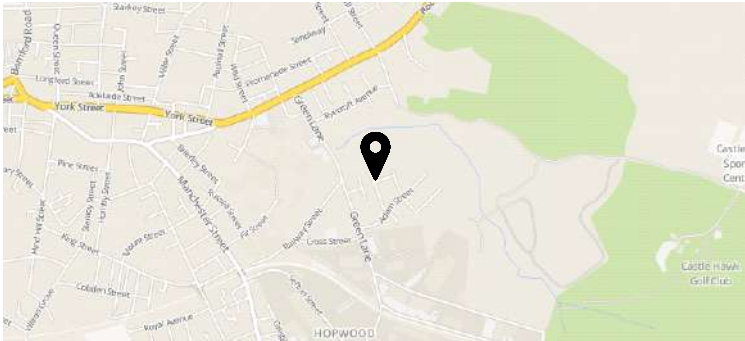
Description

A three bedroom detached house with a garden and a garage. This property is located within 1.24 miles of the subject site's post code. It has three bathrooms. Although this property transacted for £317,500, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 18/10/2024 for (an adjusted) £307,500 with a total area of 97 m², excluding the dimensions of the garage, equating to £3,170 per m².

Key Features (from listing)

"QUIRKY DETACHED PROPERTY, THREE GENEROUS BEDROOMS, IMMACULATE PRESENTATION, STUNNING OUTLOOK, LOW MAINTENANCE GARDENS, GARAGE AND DRIVEWAY, MAIN BEDROOM WITH EN-SUITE, IDEAL FAMILY HOME, POPULAR VISTAS ESTATE, LEASEHOLD"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94396644?s=a00e57351d5ecdec08bfdbf11fd2fbb8986d5c338909ddf78b335bcd87d2699>

Floorplan



5 45, Byng Street, Heywood, Greater Manchester OL10 2JA



Description

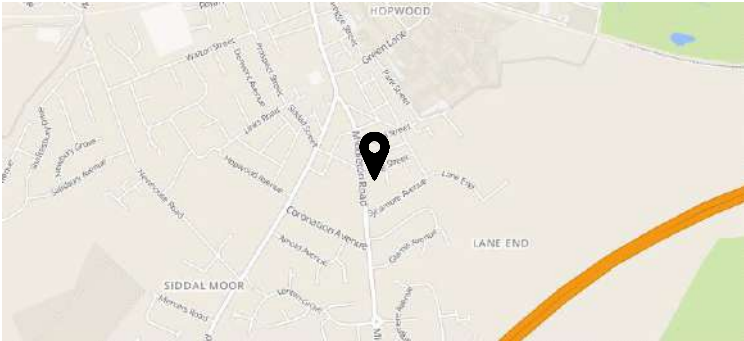
A three bedroom detached house with a garden. Parking is available. This property is located within 1.27 miles of the subject site's post code. It has two bathrooms. This property was sold on 12/01/2024 for £250,000 with a total area of 92.1 m², equating to £2,714 per m².

Key Features (from listing)

"Detached Family Home, Three Bedrooms, Side Extension, Immaculately Presented Throughout, Master Bedroom with En-suite, Two Reception Rooms, Stunning Entrance Hallway, Gas Fired Central Heating, Viewings Highly Recommended"



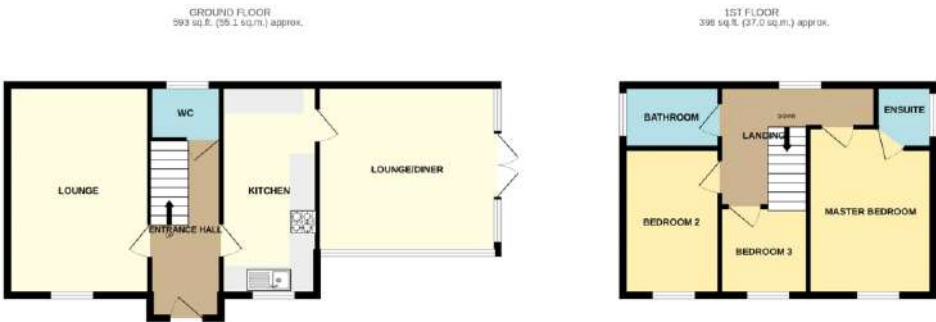
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94396662?s=a3e8475eeefce986e3dca1988c7a4cd6176c5ab3ea3554eb73fdc8a06ee9e0a>

Floorplan



TOTAL FLOOR AREA: 991 sq ft. (92.1 sq m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made and issued 02/23

6 3, Heather Lea Close, Heywood, Greater Manchester OL10 2QT



Description

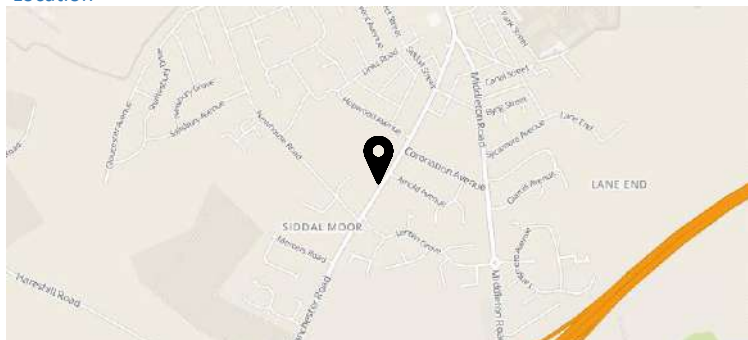
A five bedroom detached house with a garden and a garage. This property is located within 1.53 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £520,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 07/03/2024 for (an adjusted) £510,000 with a total area of 162.3 m², excluding the dimensions of the garage, equating to £3,142 per m².

Key Features (from listing)

"CONTEMPORARY DETACHED ECO HOME, ONE OF 4 PROPERTIES ON PRIVATE ROAD, EASY ACCESS TO MANCHESTER CITY, THREE STOREY ACCOMMODATION, FIVE BEDROOMS (ALL FITTED MAIN ENSUITE), EPC RATING B SCORE 84, OPEN PLAN LIVING SPACE, GARAGE, DRIVE GARDENS, REMOTELY OPERATED ENTRANCE GATES"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21205168?s=3d311a3631e03ba5a33eaccf9c0194aabf2a92a1cd7678590952e9e8876badc0>

Floorplan



TOTAL FLOOR AREA: 1893 sq. ft. (175 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The symbols, systems and appliances shown herein are not intended and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023

7 6, Textile Close, Middleton, Manchester, Greater Manchester M24 6FD



Description

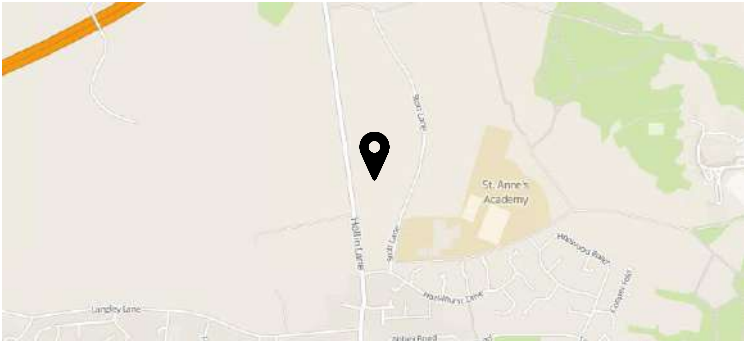
A four bedroom detached house with a garden. Parking is available. This property is located within 1.68 miles of the subject site's post code. It has three bathrooms. This property was sold on 21/06/2024 for £415,000 with a total area of 131.2 m², equating to £3,163 per m².

Key Features (from listing)

"Ideal Family Home, Driveway, Private Garden, Well-sized Bedrooms, Extended Property, Utility Room, garden, sought-after-location, close-to-local-amenities"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21168475?s=abae910de4142a324674f189a2d51ce1a444d0074d1783646fc177af1fea1f40>

Floorplan



Total floor area 137.4 m² (1,479 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

8 89, Ginnell Farm Avenue, Rochdale, Greater Manchester OL16 4GF



Description

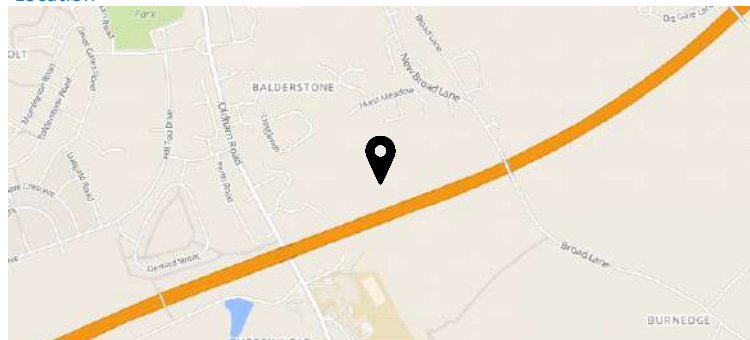
A three bedroom detached house with a garden and a garage. This property is located within 1.75 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £310,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 09/08/2024 for (an adjusted) £300,000 with a total area of 90 m², excluding the dimensions of the garage, equating to £3,333 per m².

Key Features (from listing)

"Three Bedroom Detached Family Home, Beautifully Presented Throughout, Two Reception Rooms, Fantastic Rear Garden, Drive & Garage, Sought After Modern Development within Burnedge, Freehold, Council Tax Band D"



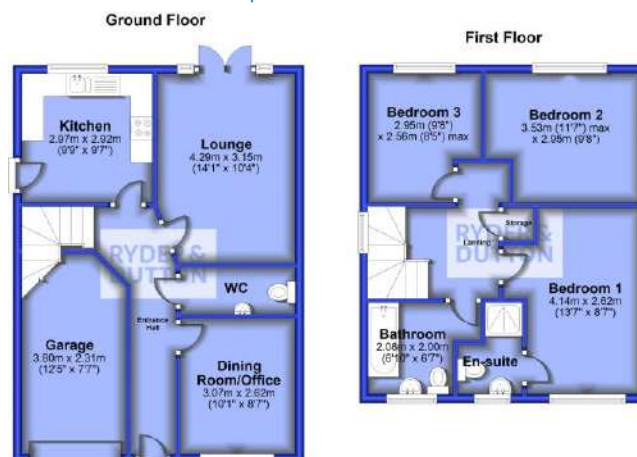
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21743461?s=4f85d48c7a61414b7fd2d7f2706ceeff76683f1f9c835cd21a44918565f7ed63>

Floorplan





Description

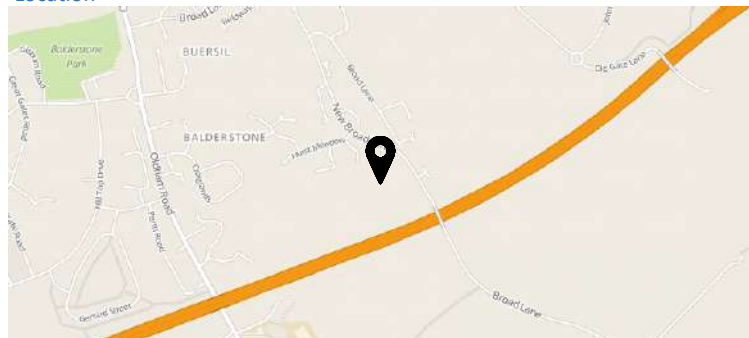
A three bedroom detached house with a garden and a garage. This property is located within 1.75 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £300,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 31/01/2024 for (an adjusted) £290,000 with a total area of 83.2 m², excluding the dimensions of the garage, equating to £3,486 per m².

Key Features (from listing)

"Beautiful Detached Family Home, Three Double Bedrooms, Fitted Dining Kitchen With Appliances, En-Suite & Family Bathroom, Tastefully Decorated Throughout, Detached Garage With Power, Spacious Lawn Gardens, Driveway To The Side, Highly Sought-After Development, Close To Excellent Local Schools"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20931478?s=1275fbcf4bfb7f6d370c4daca9adc10521eef0db e5812ea3532cde724afa121>

Floorplan





Description

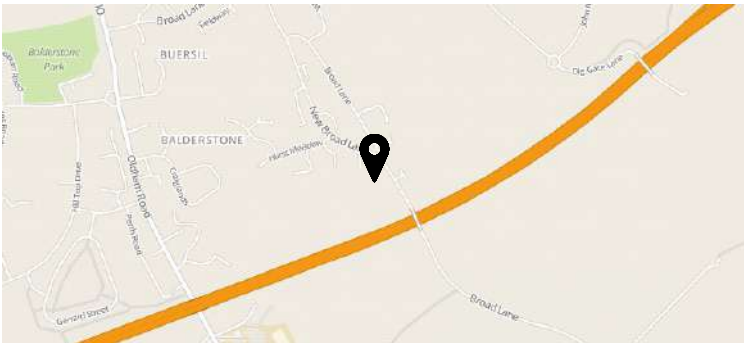
A four bedroom detached house with a garden and a garage. This property is located within 1.75 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £470,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 18/12/2023 for (an adjusted) £460,000 with a total area of 129.1 m², excluding the dimensions of the garage, equating to £3,563 per m².

Key Features (from listing)

"Double garage, large driveway, garden, ensuite, wc, modern, His and hers dressing area"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94107318?s=f2d233306dc631bce056b6811b66bb7fc504d958e6a9eb9db8cbe259ebc41429>

Floorplan



11 12, Thyme Drive, Middleton, Manchester, Greater Manchester M24 5AX



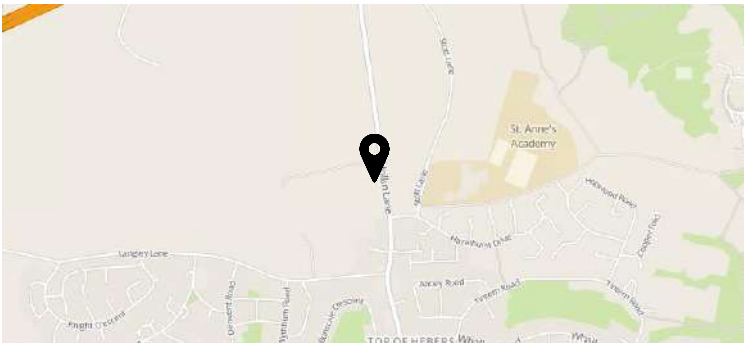
Description

A four bedroom detached house with a garden and a garage. This property is located within 1.82 miles of the subject site's post code. It has three bathrooms. Although this property transacted for £382,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 06/06/2024 for (an adjusted) £372,000 with a total area of 115 m², excluding the dimensions of the garage, equating to £3,235 per m².

Key Features (from listing)

"Beautifully Presented, Garden Bar, En-suite and Guest W/C, Garage, Driveway, Good Local Schools, Excellent Transport Links, Freehold, 3D Tour, Viewings Highly Recommended"

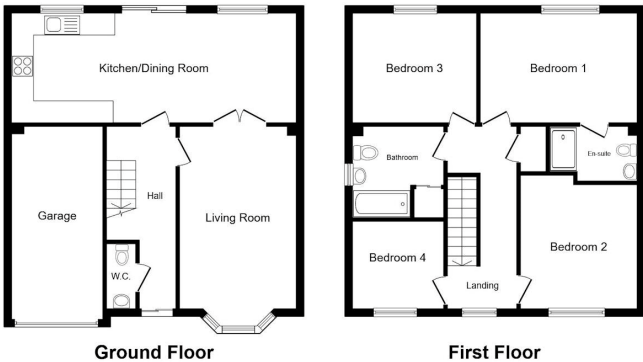
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20893054?s=61b0335b5d8136577051a3779612ecc07f714494fc9d005dd2d36c4989f0caa6>

Floorplan



Total floor area 127.8 sq.m. (1,375 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



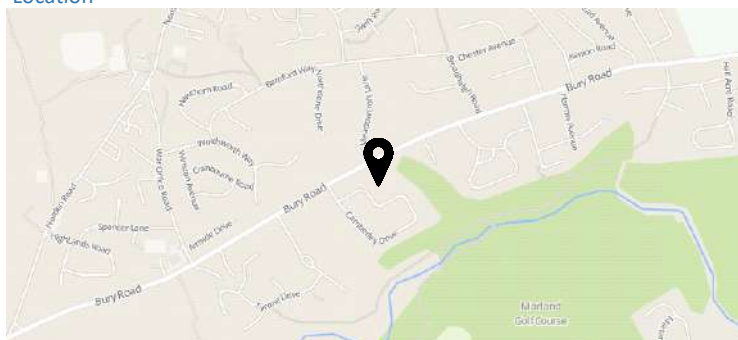
Description

A five bedroom detached house with a garden and a garage. This property is located within 1.89 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £620,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 28/03/2024 for (an adjusted) £610,000 with a total area of 166 m², excluding the dimensions of the garage, equating to £3,675 per m².

Key Features (from listing)

"Fabulous Location, Exclusive Development, Detached House, Five Double Bedrooms, Open Breakfast Kitchen/Dining, Master Ensuite, Office/Play Room, South West Rear Garden, Garage/Driveway, Freehold"

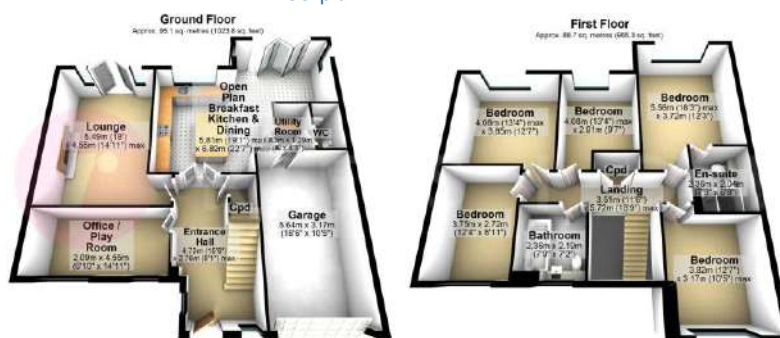
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21471343?s=a3dfbc30365798817ad8ee729a1559506df5e7fb0d345ba63a3af016548591b4>

Floorplan



Total area: approx. 183.9 sq. metres (1979.1 sq. feet)

Disclaimer: This Website is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact, or to scale. Whilst all efforts have been made to ensure the accuracy, verifiability, guarantee, warranty or representation, and any buyer should confer, before entering into their own source. Created by: EmoryCloud Photography
Photographed using Panalux

13 37, Seatallan Drive, Middleton, Manchester, Greater Manchester M24 5AF



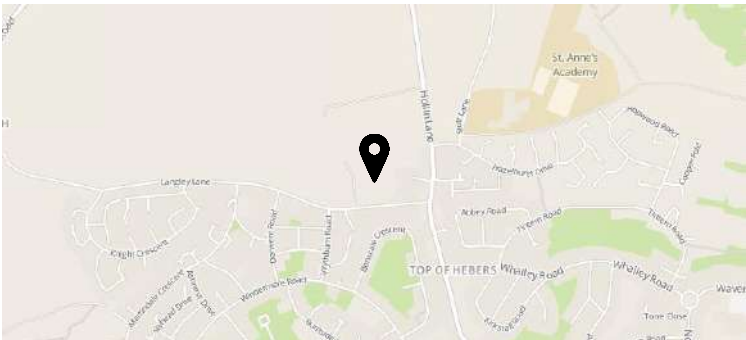
Description

A four bedroom detached house with a garden and a garage. This property is located within 1.92 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £365,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 05/04/2024 for (an adjusted) £355,000 with a total area of 116 m², excluding the dimensions of the garage, equating to £3,060 per m².

Key Features (from listing)

"FREEHOLD, EPC B, NO ONWARD CHAIN, COUNCIL TAX D, GARDENS, PARKING & GARAGE, POPULAR LOCATION, EASY ACCESS TO MANCHESTER, EASY ROUTE TO MOTORWAY NETWORK"

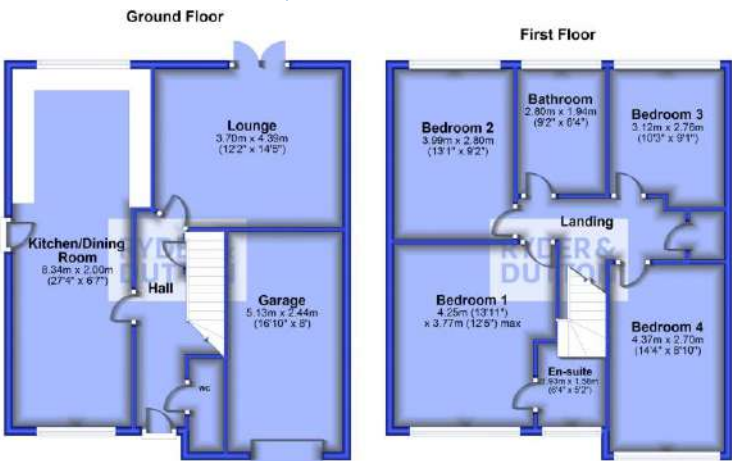
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21704599?s=a7e6fc45b7267c233152b9a634f8fe6c9964c7f3bd8be2861d9d964d9479676d>

Floorplan



14 8, Helmsman Lane, Rochdale, Greater Manchester OL16 4PS



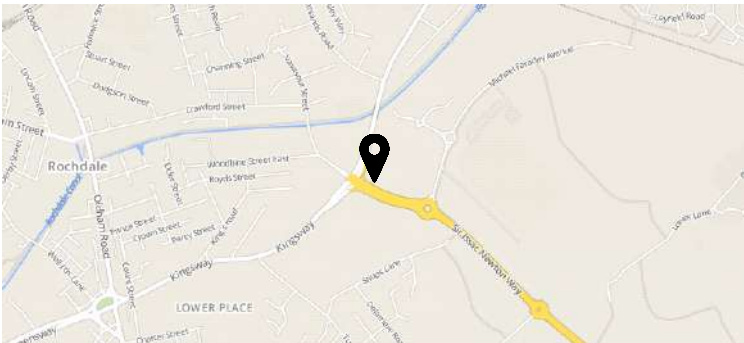
Description

A two bedroom detached house with a garden and a garage. This property is located within 2.3 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £158,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 05/06/2024 for (an adjusted) £148,000 with a total area of 56.5 m², excluding the dimensions of the garage, equating to £2,620 per m².

Key Features (from listing)

"TWO BEDROOM TOWNHOUSE, IMMACULATELY PRESENTED, LARGE INTEGRAL GARAGE, ALLOCATED PARKING, MODERN FITTED KITCHEN, EN-SUITE TO THE MASTER, SOUGHT AFTER LOCATION, IDEAL FOR A FIRST TIME BUYER"

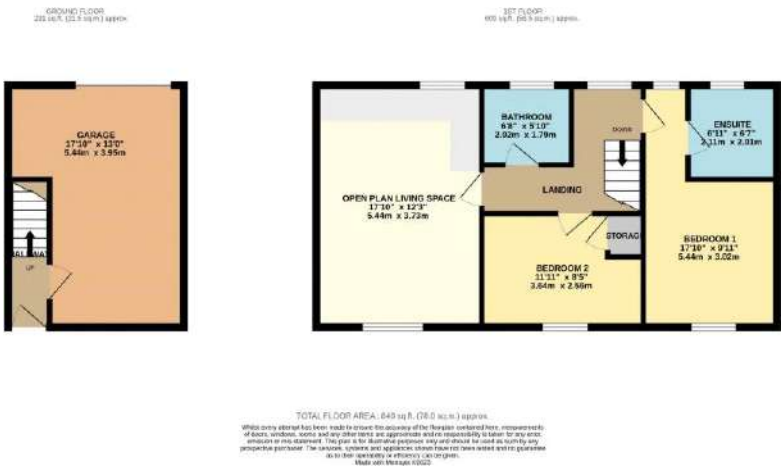
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21205939?s=bf7e217e2f247c674a5f2862266ab86d1257ac573c1c3b125cc8a375ee013d6>

Floorplan



15 Flat 2, 78, Manchester Street, Heywood, Greater Manchester OL10 1DL



Description

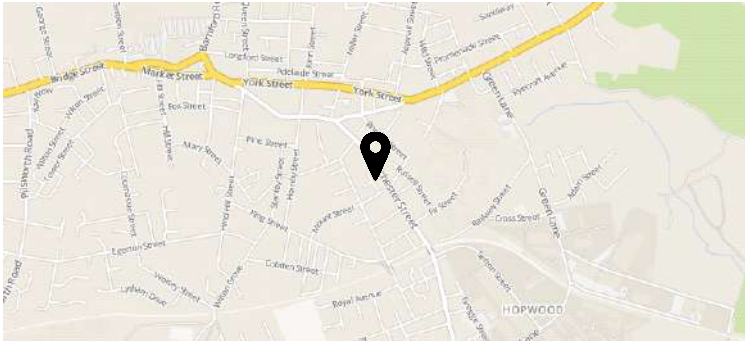
A two bedroom flat with a garden. Parking is available. This property is located within 1.56 miles of the subject site's post code. It has two bathrooms. This property was sold on 08/10/2024 for £118,500 with a total area of 56 m², equating to £2,116 per m².

Key Features (from listing)

"FIRST FLOOR FLAT, TWO DOUBLE BEDROOMS, MAIN BEDROOM EN-SUITE, SOCIABLE KITCHEN/LIVING SPACE, STYLISH KITCHEN, MODERN DECOR, SECURE ENTRYPHONE SYSTEM, ONE ALLOCATED PARKING SPACE, VISITORS PERMIT AVAILABLE, service charge £307.49 per quarter"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94396641?s=fd343aae24bf7b4acbaceb4b4014d55bf9887cfce4f008c4521ea79c93ee923>

Floorplan



16 Apartment 17, Hebers Court, Whalley Road, Middleton, Manchester, Greater Manchester M24 6HJ



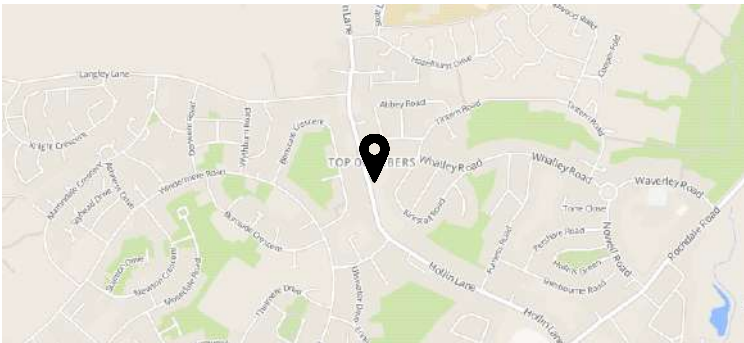
Description

A two bedroom flat with a garden. Parking is available. This property is located within 1.98 miles of the subject site's post code. It has one bathroom. This property was sold on 28/02/2024 for £125,000 with a total area of 51.6 m², equating to £2,423 per m².

Brochure

<https://assets.reapit.net/bru/live/pdf.php?c=CIT230323&t=5>

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21168478?s=084c46141de6dee867c1d015dd41760726d48190219f5949164a3088cbbb465d>

Floorplan



Total floor area 51.6 m² (556 sq. ft.) approx.
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

17 Flat 7, St. Clements Court, 159, Sandy Lane, Rochdale, Greater Manchester OL11 5DY



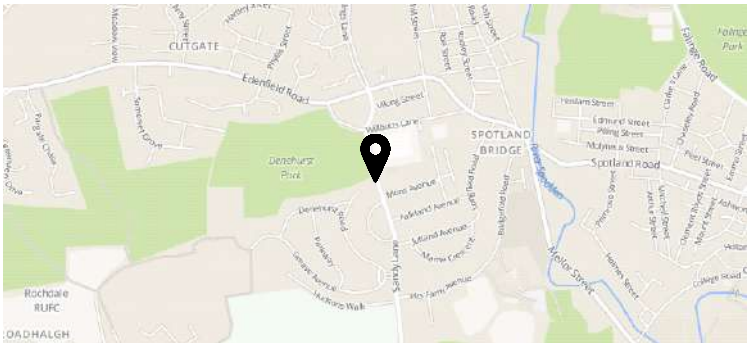
Description

A one bedroom flat with a garden. Parking is available. This property is located within 2.34 miles of the subject site's post code. It has one bathroom. This property was sold on 10/05/2024 for £75,000 with a total area of 44 m², equating to £1,705 per m².

Key Features (from listing)

"Great First Home or Investment, Spacious One Bedroom Ground Floor Flat, Across From Rochdale Football Club, Close to Norden & Rochdale, Parking On Site, Four Flats In Each Block, Electric Heating"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20930800?s=e1c7ee15a62701d4af8d89dc6e913bb98909f795a09fcb3b14f9f76a038d845>



Description

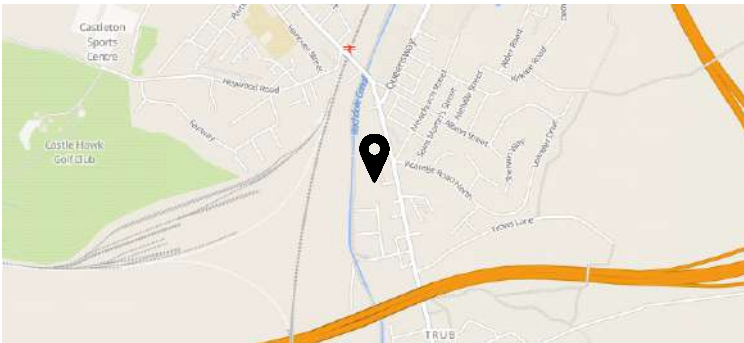
A four bedroom semi-detached house with a garden. Parking is available. This property is located within 0.17 miles of the subject site's post code. It has two bathrooms. This property was sold on 09/02/2024 for £260,000 with a total area of 107 m², equating to £2,430 per m².

Key Features (from listing)

"3-4 Bedroom Semi Detached Family Home, Versatile Accommodation, Beautifully Presented Throughout, Canalside Location in the Popular Village of Castleton, Close to Rail & Motorway Connections, Leasehold with 145 Years Remaining, £250 Per Annum Ground Rent, £114.24 Per Annum Service Charge Paid Monthly, Council Tax Band C, EPC:B"



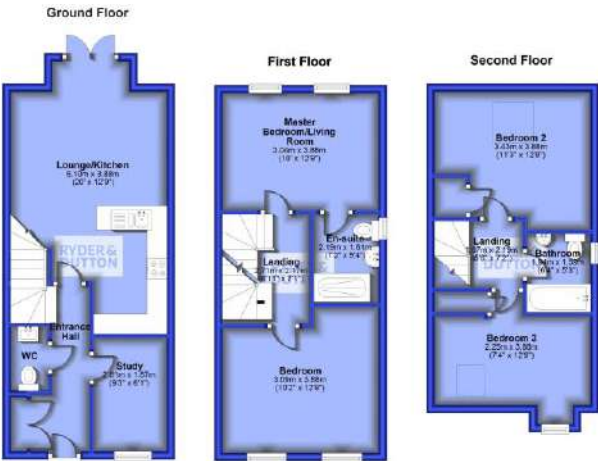
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94106793?s=37689fae7debb52d99a38280cf8ed88c598bf3b0ea888393ae412b4c90c31644>

Floorplan



19 115, Constable Drive, Rochdale, Greater Manchester OL11 2AS



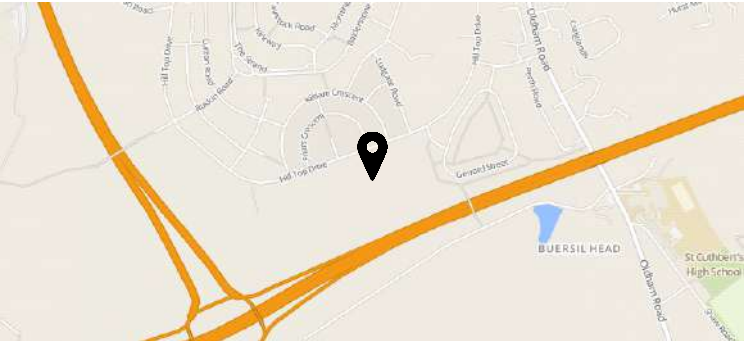
Description

A two bedroom semi-detached house with a garden and a single garage. This property is located within 1.12 miles of the subject site's post code. It has one bathroom. Although this property transacted for £165,000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. This property was sold on 04/10/2024 for (an adjusted) £155,000 with a total area of 61.1 m², excluding the dimensions of the garage, equating to £2,537 per m².

Key Features (from listing)

"NO CHAIN, Extremely Well Presented , Two Bedroom Semi - Det, Spacious Lounge , Modern Fitted Kitchen / Diner, Guest WC and Three Piece Bathroom , Large Driveway to the Side and Lawn Garden to the Front, Stone Based Patio / Decking and Tiered Garden to the Rear , IDEAL FTB / INVESTOR OPPORTUNITY, Viewings Come Recommended "

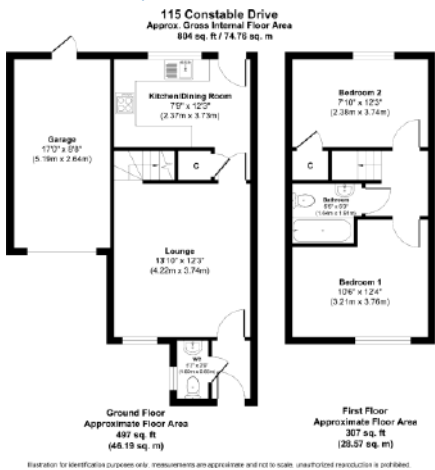
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94396755?s=219b7bec33043082a51275e25ca2d2d990152bbd808a4c75e5ad3b77285ba2>

Floorplan





Description

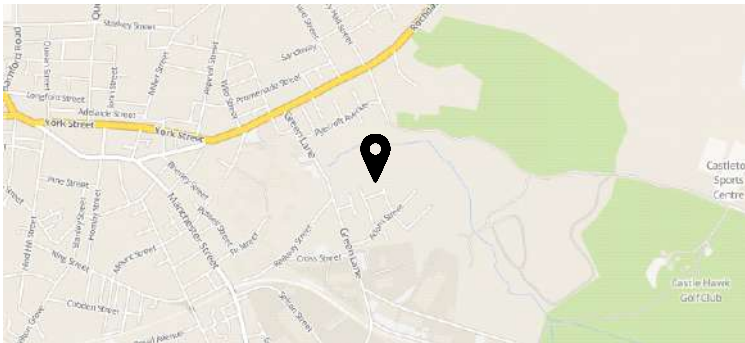
A three bedroom semi-detached house with a garden and a garage. This property is located within 1.2 miles of the subject site's post code. It has one bathroom. Although this property transacted for £270,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 17/05/2024 for (an adjusted) £260,000 with a total area of 89 m², excluding the dimensions of the garage, equating to £2,921 per m².

Key Features (from listing)

"THREE BEDROOM SEMI DETACHED, IMMACULATELY PRESENTED, QUALITY FIXTURES AND FITTINGS, HIGHLY DESIRABLE DEVELOPMENT, ATTRACTIVE LANDSCAPED GARDEN, AMPLE OFF ROAD PARKING, EARLY VIEWINGS ESSENTIAL"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94396647?s=a7e5b567b647148baf04e7f92d9ac1ef8a1d5287d3d8acb89e3fb25d37280891>

21 85, Green Lane, Heywood, Greater Manchester OL10 1NE



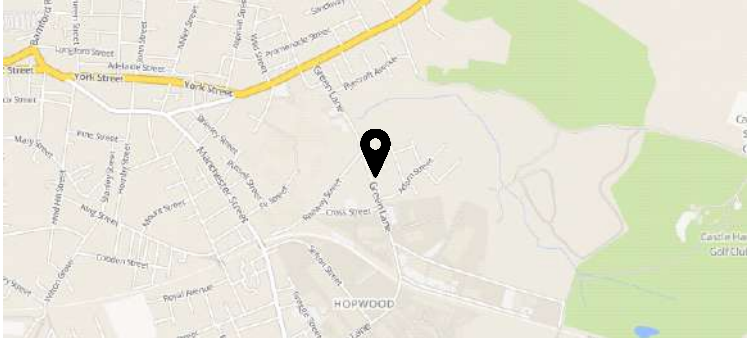
Description

A three bedroom semi-detached house with a garden and a garage. This property is located within 1.26 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £217,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 22/07/2024 for (an adjusted) £207,000 with a total area of 75 m², excluding the dimensions of the garage, equating to £2,760 per m².

Key Features (from listing)

"MODERN BUILT SEMI-DETACHED, THREE BEDROOMS, STYLISH DECORATION, BEAUTIFULLY PRESENTED, SIZEABLE PLOT, DRIVEWAY, GARDENS, EPC C, LEASEHOLD, COUNCIL TAX BAND B"

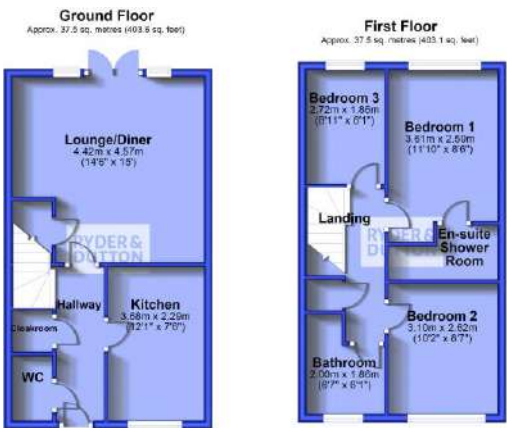
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21471130?s=2390bc4e4f3d758b90ab511f9829615a1faf4ede3cfc6f45c90b14df192a859c>

Floorplan



22 17, Beaconsfield Road, Rochdale, Greater Manchester OL11 2WE



Description

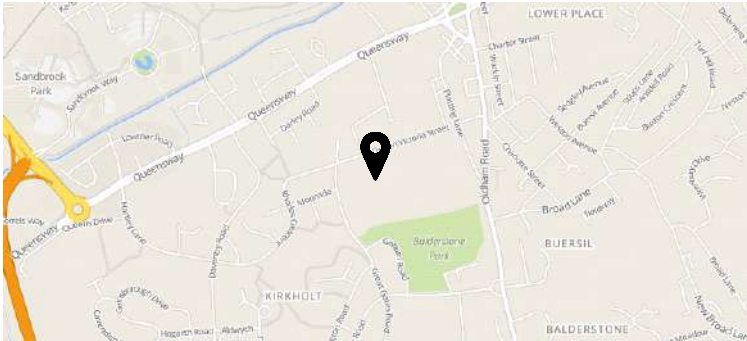
A two bedroom semi-detached house with a garden. Parking is available. This property is located within 1.41 miles of the subject site's post code. It has one bathroom. This property was sold on 22/02/2024 for £144,000 with a total area of 62 m², equating to £2,323 per m².

Key Features (from listing)

"Modern Semi-Detached House, Two Double Bedrooms, Large Reception Room, Fitted Dining Kitchen, Three-Piece Shower Room, Driveway To Side, South Facing Rear Garden, Popular New Development, Ideal For First Time Buyers / Young Families, Freehold"



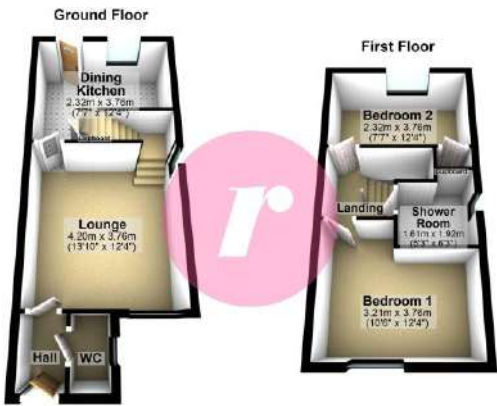
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94106796?s=a084410b8019adcc363d949b20a5f844c597c2c36469ca5e2c90f5480f097b48>

Floorplan



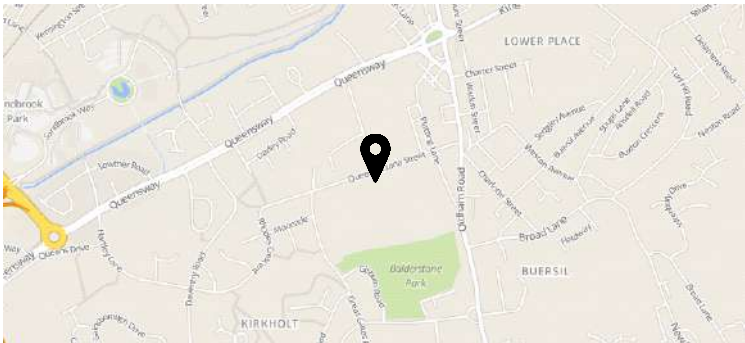
Reside Estate Agents
Plan produced using PlanIt



Description

A three bedroom semi-detached house with a garden and a garage. This property is located within 1.48 miles of the subject site's post code. It has one bathroom. Although this property transacted for £200,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 17/05/2024 for (an adjusted) £190,000 with a total area of 71 m², excluding the dimensions of the garage, equating to £2,676 per m².

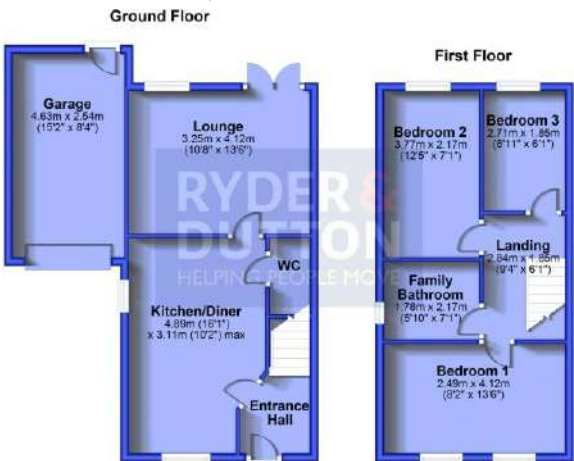
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94396764?s=a89c37f803ef65d9e9d912c37823ba245c83e635075e899c55edd7315bc54d13>

Floorplan



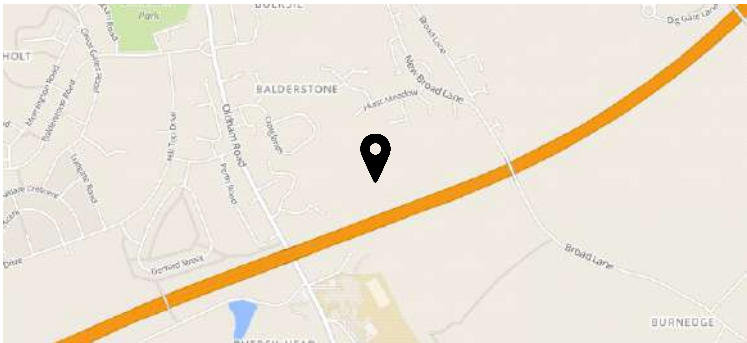
24 70, Ginnell Farm Avenue, Rochdale, Greater Manchester OL16 4GG



Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 1.75 miles of the subject site's post code. It has two bathrooms. This property was sold on 23/04/2024 for £240,000 with a total area of 80 m², equating to £3,000 per m².

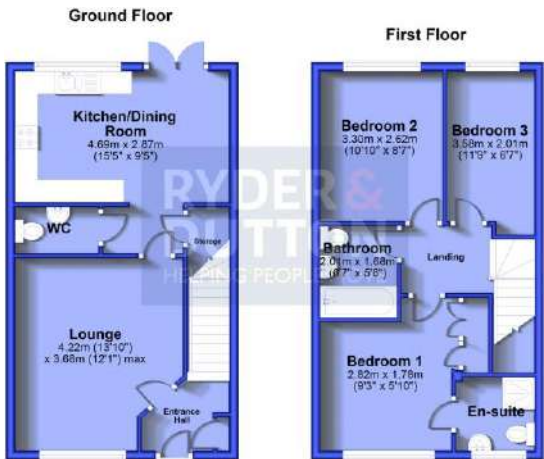
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21743467?s=b10f3436131c3b97f7e31d808098f425ccf940326d70e9b3f26f63aaa463331e>

Floorplan



25 61, Ginnell Farm Avenue, Rochdale, Greater Manchester OL16 4GF



Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 1.75 miles of the subject site's post code. It has two bathrooms. This property was sold on 28/03/2024 for £238,000 with a total area of 80 m², equating to £2,975 per m².

Key Features (from listing)

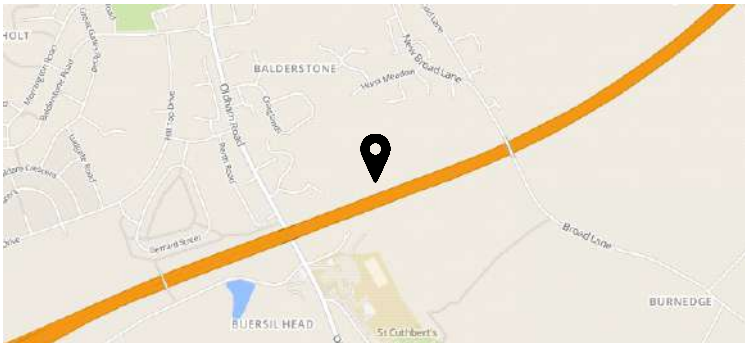
"Three Bedroom Semi Detached Family Home, Beautiful Presentation Throughout, Upgraded Features, Pleasant Open Front Aspect, No Chain, En Suite to Master, Driveway, Freehold, Council Tax Band C, £150 PA Service Charge"



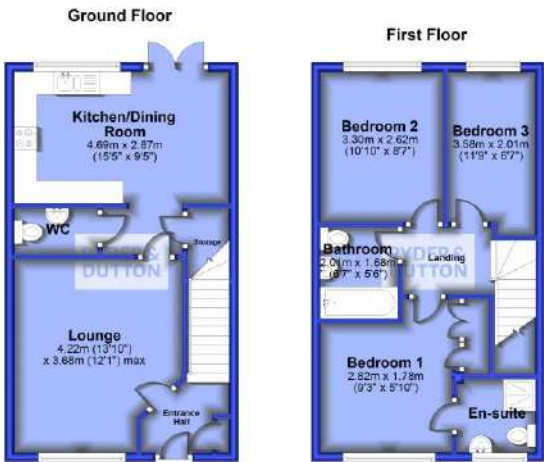
Reference

<https://www.rightmove.co.uk/house-prices/details/england-21743458?s=2d547d4eb25aff2dc4f239584bf0a7b434673ae8bdceada80f3124de921d5901>

Location



Floorplan





Description

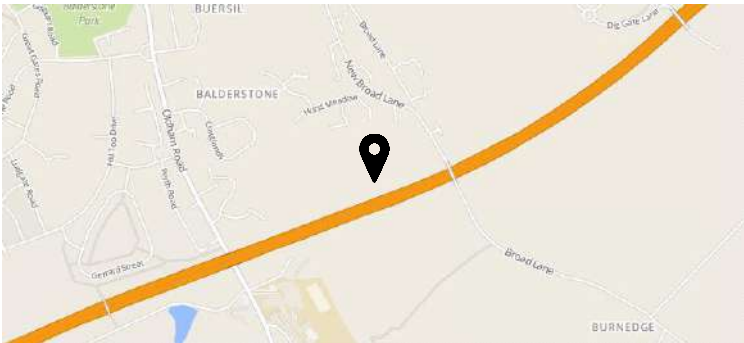
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 1.77 miles of the subject site's post code. It has three bathrooms. This property was sold on 21/06/2024 for £243,500 with a total area of 80 m², equating to £3,044 per m².

Key Features (from listing)

"Three Bedroom Semi Detached Family Home, Sought After Modern Development within Burnedge, Beautiful Presentation Throughout, En Suite Master Bedroom, Stunning Rear Landscaped Garden, Close to Well Regarded Schools, Council Tax Band C, £150 pa Service Charge, £295 pa Ground Rent, Leasehold with 241 Years Remaining"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21205933?s=377bfb01526d1a503d3dc6ad07806a02d1a6f793ec618228a1401c6dde4b9333>

Floorplan



27 2, Glaramara Close, Middleton, Manchester, Greater Manchester M24 5AR



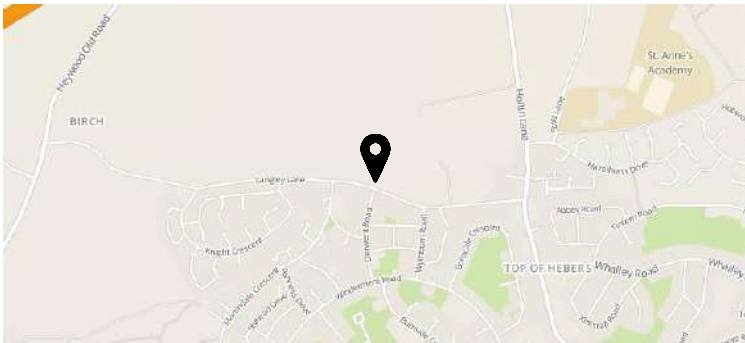
Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.03 miles of the subject site's post code. It has two bathrooms. This property was sold on 30/08/2024 for £265,000 with a total area of 75 m², equating to £3,533 per m².

Key Features (from listing)

"Exceptionally Well Presented, Semi Detached Home, Three Bedrooms , Large Lounge with Patio Door Access to Rear Garden, Modern Kitchen / Diner, Guest W/C and En-Suite , Family Bathroom, Lawn Gardens to Front and Side , Indian Stone Patio / Artificial Lawn to Side, Driveway to Side"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21704605?s=2462744eb9e60de4f40193de0a60160405f62d3b7aaca5669f471a6131fcdcd1>

Floorplan

2 Glaramara Close
Approx. Gross Internal Floor Area
907 sq. ft / 75.9 sq. m





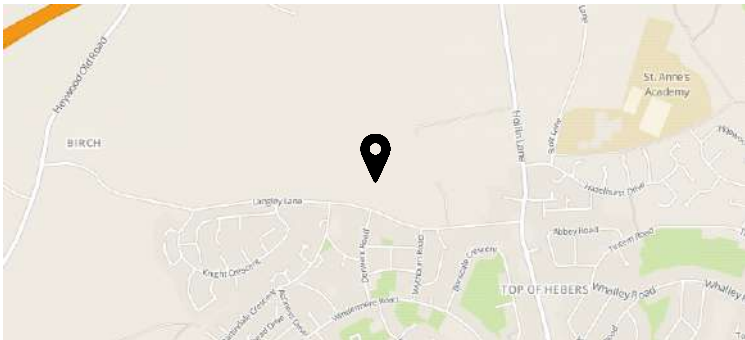
Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.03 miles of the subject site's post code. It has two bathrooms. This property was sold on 30/05/2024 for £260,000 with a total area of 76.2 m², equating to £3,412 per m².

Key Features (from listing)

"NO CHAIN, FREEHOLD, IMMACULATELY PRESENTED, BUILT IN 2020, NHBC OVER 7 YEARS REMAINING, OFF ROAD PARKING, EPC RATING B, DESIRABLE LOCATION"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21704602?s=8e344e3a5d58b06698eaffa4a5a9dca25581f0319cde21c1fd54f0ea3778997e>

Floorplan





Description

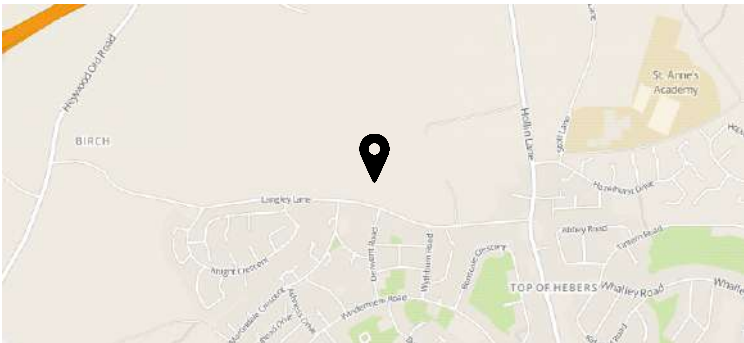
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.03 miles of the subject site's post code. It has two bathrooms. This property was sold on 20/12/2023 for £275,650 with a total area of 104.7 m², equating to £2,633 per m².

Key Features (from listing)

"FREEHOLD, IMMACULATLY PRESENTED, BUILT IN 2020, NHBC OVER 7 YEARS REMAINING, OFF ROAD PARKING, EPC RATING B, DESIRABLE LOCATION"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19916275?s=c7142640af537057719e007c6655ca800ca9c340c929894deb4de2b47e6acb98>

Floorplan





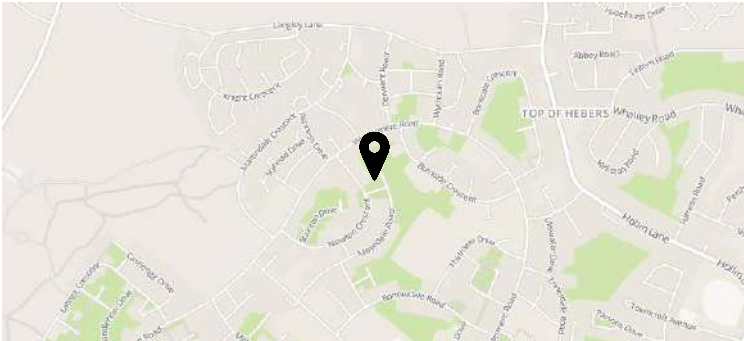
Description

A two bedroom semi-detached house with a garden. Parking is available. This property is located within 2.27 miles of the subject site's post code. It has one bathroom. This property was sold on 05/07/2024 for £205,000 with a total area of 60.5 m², equating to £3,388 per m².

Key Features (from listing)

"IMMACULATELY PRESENTED, AROUND 4 YEARS LEFT ON THE NHBC, OFF ROAD PARKING, EXCELLENT LOCATION, SET ON A QUIET CUL-DE-SAC, DOWNSTAIRS WC, MODERN INTERIOR THROUGHOUT, GOOD SIZED REAR GARDEN"

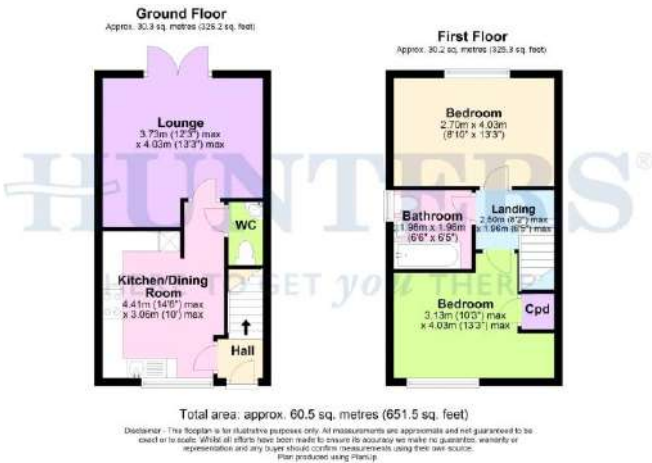
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94351692?s=3db4c7a6269a33aea5ca02abd60e4c17af4b3737a7e600b72465df988592bb3b>

Floorplan





Description

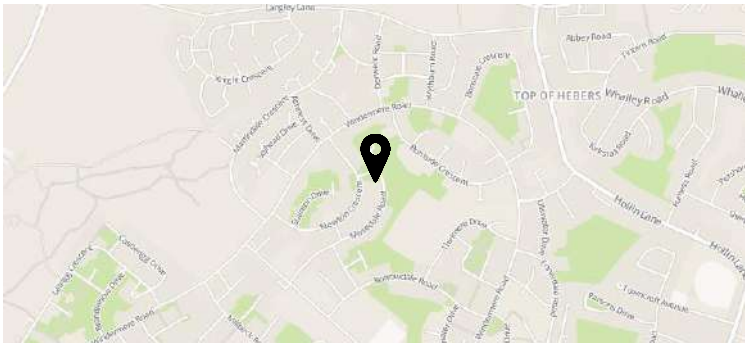
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.27 miles of the subject site's post code. It has two bathrooms. This property was sold on 18/12/2023 for £220,000 with a total area of 79 m², equating to £2,785 per m².

Key Features (from listing)

"GARDENS, OFF-ROAD PARKING, SOUGHT AFTER LOCATION, DOWNSTAIRS WC, EASY ACCESS TO MOTORWAYS, 8 MILES TO MANCHESTER, FREEHOLD, COUNCIL TAX BAND B, EPC B"



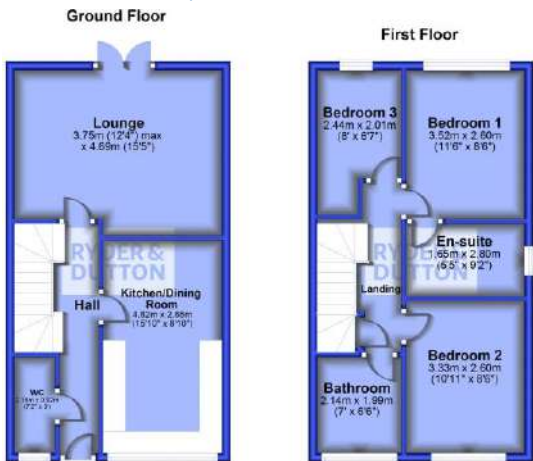
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20893087?s=42f3c619fb4870c1b63a9626cc36fd4ece9ac43025f1bb714ff70e47f5b43f3d>

Floorplan





Description

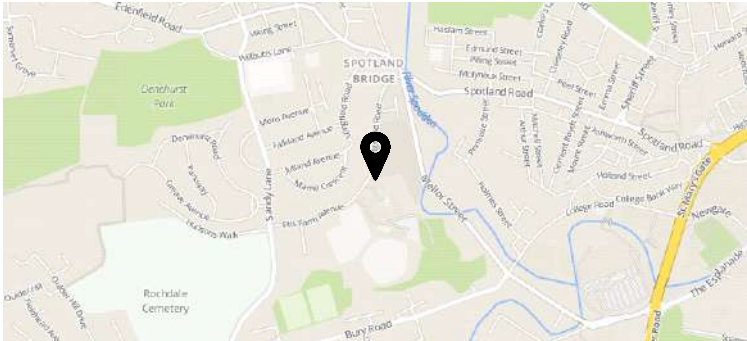
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.29 miles of the subject site's post code. It has three bathrooms. This property was sold on 14/08/2024 for £225,000 with a total area of 84.9 m², equating to £2,650 per m².

Key Features (from listing)

"Modern Semi-Detached, Breakfast Kitchen, Utility, Guest WC & En-suite, DG & GCH, Front & Rear Gardens, Well Presented Throughout, Ideal Family Home"



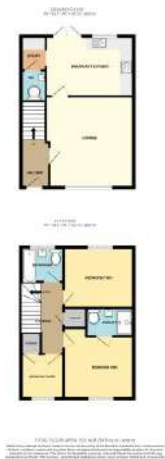
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21471361?s=7f1c8ff03aee67fbc3e9fa7e930825b6d278ef7aeb396f96d50a12d7beb4ac77>

Floorplan





Description

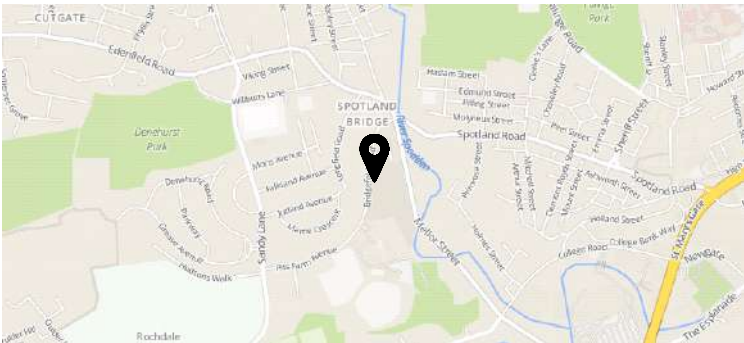
A four bedroom semi-detached house with a garden and a single garage. This property is located within 2.29 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £260,000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. This property was sold on 28/03/2024 for (an adjusted) £250,000 with a total area of 125.4 m², excluding the dimensions of the garage, equating to £1,994 per m².

Key Features (from listing)

"IMMACULATELY PRESENTED, FOUR BEDROOM SEMI DETACHED FAMILY HOME, QUALITY FIXTURES AND FITTINGS, EXCELLENT COMMUTER LINKS, IDEAL PURCHASE FOR GROWING FAMILY, AMPLE OFF ROAD PARKING, NO ONWARD CHAIN !, EARLY VIEWINGS ESSENTIAL"



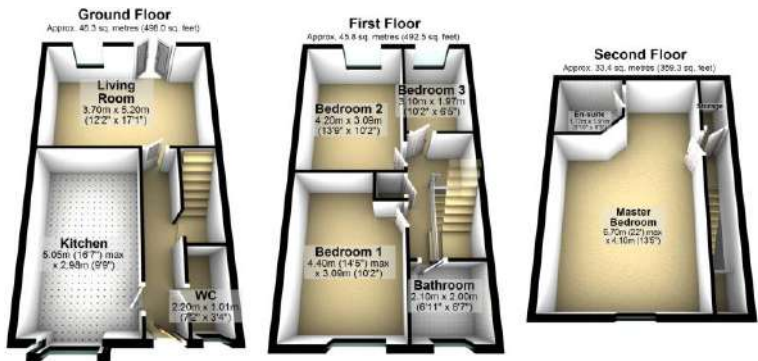
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20676571?s=b62363762b0f51a170d56ef0118cbec139423bf707edc11a8d6185bbb3a3d774>

Floorplan



Total area: approx. 125.4 sq. metres (1349.8 sq. feet)
CowellNorford
Plan produced using PlanUp.



Description

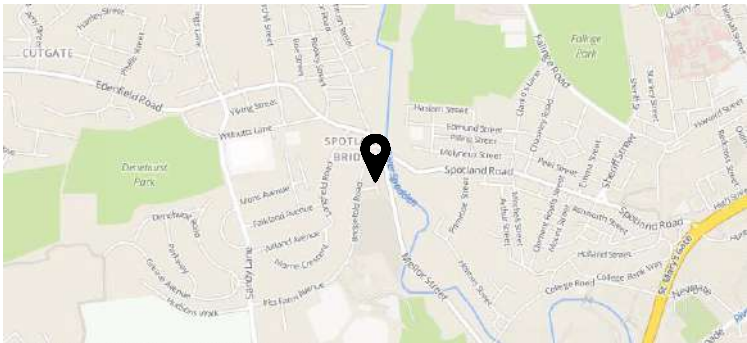
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.31 miles of the subject site's post code. It has three bathrooms. This property was sold on 18/09/2024 for £230,000 with a total area of 95.9 m², equating to £2,398 per m².

Key Features (from listing)

"Modern Semi-Detached, Breakfast Kitchen, Utility, WC & En-suite, Driveway Parking to Rear, Private Rear garden, Well Presented Throughout, Cul-De-Sac Location"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-21742831?s=fe2c4e335bab029e9c57cfccb9e324f0747670d5546d38167914d98ef80067b7>

Floorplan





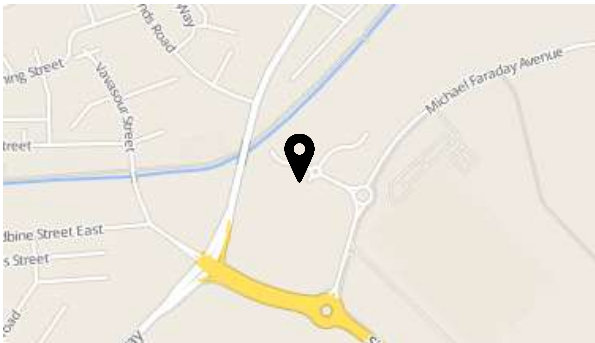
Description

A four bedroom detached house with a garden and a garage. This property is located within 2.35 miles of the subject site's post code. It has one bathroom. Although this property transacted for £370,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 05/07/2024 for (an adjusted) £360,000 with a total area of 135 m², excluding the dimensions of the garage, equating to £2,667 per m².

Key Features (from listing)

"extended executive detached family home, large family kitchen/diner over 20' square, four double bedrooms (master en-suite & 3 fitted), garage & extended driveway, under one mile to j19 of m62, half a mile to tram links to manchester, good local schools, popular family estate with childrens play area"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-72983096-21471883?s=23c84da1f7355ce8510d47a9769b7deab362bda6934608376ef4e6487d474a27>

Floorplan





Description

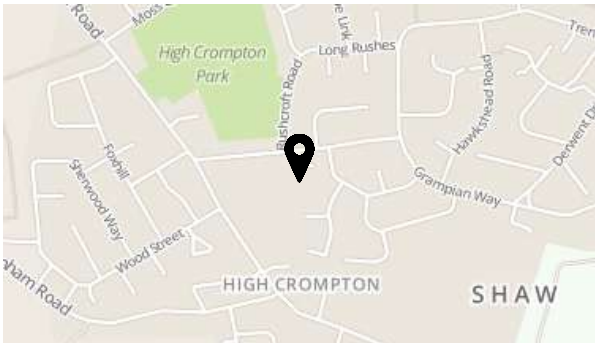
A four bedroom detached house with a garden and a garage. This property is located within 2.74 miles of the subject site's post code. It has three bathrooms. Although this property transacted for £400,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 30/01/2024 for (an adjusted) £390,000 with a total area of 114 m², excluding the dimensions of the garage, equating to £3,421 per m².

Key Features (from listing)

"four fitted bedrooms, three reception rooms, utility room, block paved drive & detached garage, south facing rear garden, cul-de-sac location, open aspect to rear, adjacent high crompton park"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-136176074-20210656?s=19a2fffd6af8450f8b64422005efb3719c0ba1c64fa68b047efef8de1d41f40b>

Floorplan





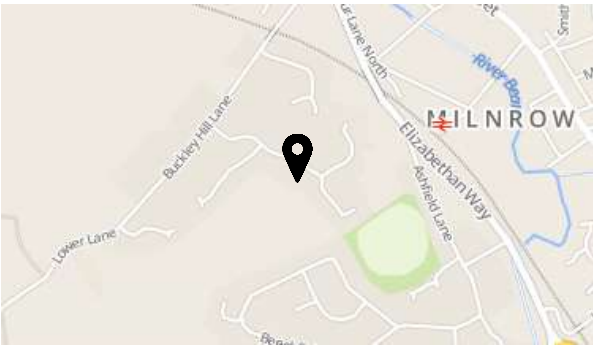
Description

A four bedroom detached house with a garden and a single garage. This property is located within 2.9 miles of the subject site's post code. It has three bathrooms. Although this property transacted for £330,000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. This property was sold on 16/08/2024 for (an adjusted) £320,000 with a total area of 106 m², excluding the dimensions of the garage, equating to £3,019 per m².

Key Features (from listing)

"detached house, four double bedrooms, master bedroom with en-suite, single garage, corner plot, private rear garden, family home, sought after location"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-134183309-214718957s=25707b958877f8740b81c61f04728e1fb181d1e078694c4dd4a550a0802a6636>

Floorplan



TOTAL FLOOR AREA - 1229 sq. ft. (113.7 sq. m.)
This information is provided for general information only and is not intended to be used as a basis for any financial or other decision. It is not a guarantee of accuracy and is subject to change without notice. It is not intended to be used as a basis for any financial or other decision. It is not a guarantee of accuracy and is subject to change without notice.



Description

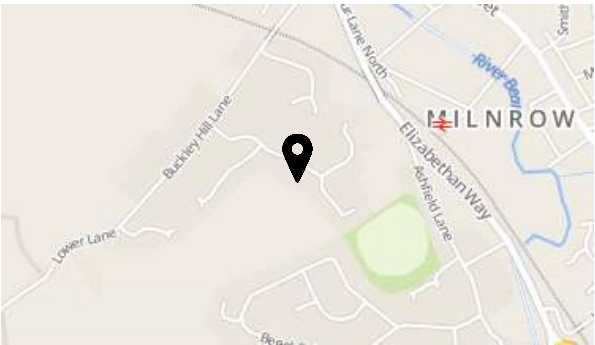
A four bedroom detached house with a garden and a garage. This property is located within 2.9 miles of the subject site's post code. It has one bathroom. Although this property transacted for £330,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 04/04/2024 for (an adjusted) £320,000 with a total area of 119.2 m², excluding the dimensions of the garage, equating to £2,685 per m².

Key Features (from listing)

"sought after milnrow location, excellent transport links, desirable cul de sac position, executive four bedroom detached, ample off road parking, beautifully maintained gardens, early viewings essential"



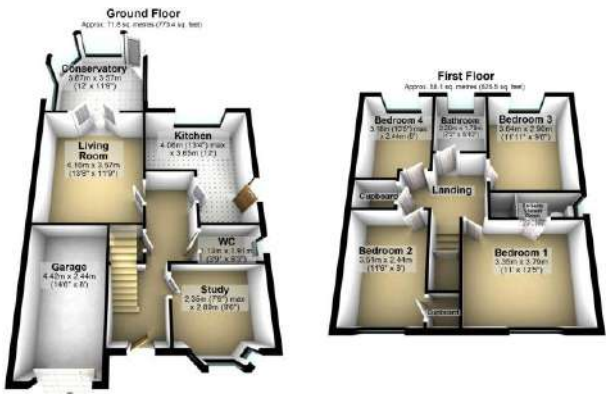
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-139945193-21471892?s=7b5351683a977a34f9cb36ea5ddd6219879c97e329e2938597be1f82cd82716a>

Floorplan



Total area: approx. 130.0 sq. metres (1338.8 sq. feet)
*Plan produced using Partica.



Description

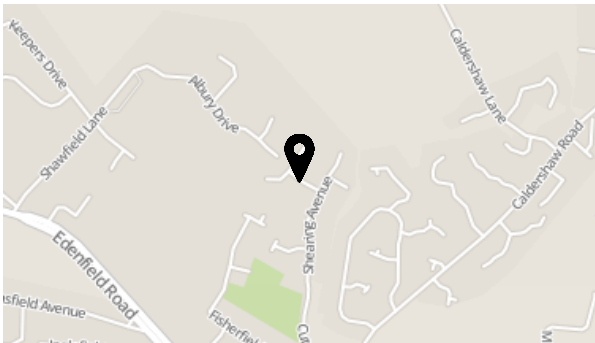
A four bedroom detached house with a garden and a garage. This property is located within 2.96 miles of the subject site's post code. It has three bathrooms. Although this property transacted for £350,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 26/04/2024 for (an adjusted) £340,000 with a total area of 111.7 m², excluding the dimensions of the garage, equating to £3,044 per m².

Key Features (from listing)

"sought after norden location, desirable cul de sac position, beautifully presented four bedroom detached, four generous bedrooms, stunning modern kitchen/diner, ample off road parking, attractive rear garden, tenure = freehold, early viewings essential"



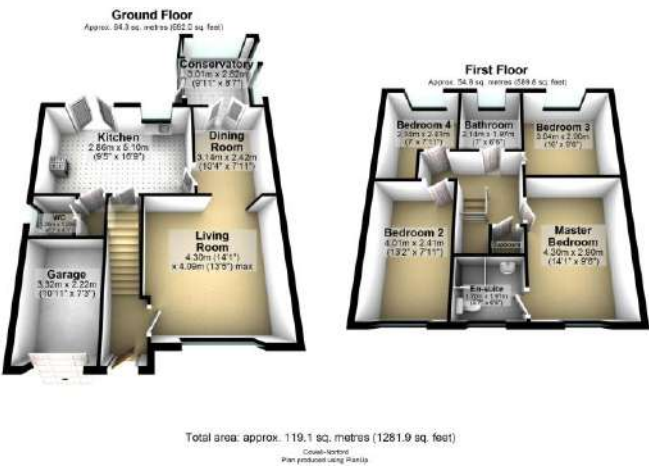
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-143826584-206767037s=ee9e45310e323e85a6dc14acca5effafce314026030ee3c008a64c2449f382af>

Floorplan





Description

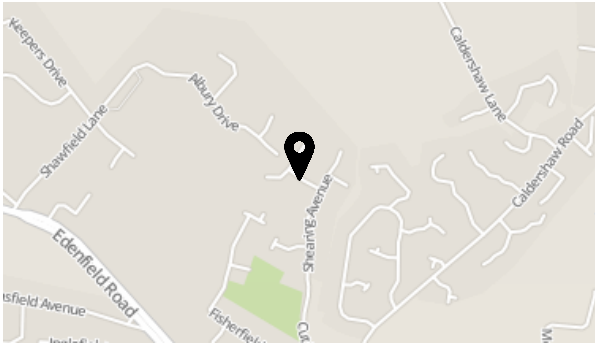
A four bedroom detached house with a garden and a garage. This property is located within 2.96 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £380,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 10/04/2024 for (an adjusted) £370,000 with a total area of 133.7 m², excluding the dimensions of the garage, equating to £2,767 per m².

Key Features (from listing)

"executive four bedroom detached, immaculately presented, quality fixtures and fittings throughout, stunning landscaped rear garden, recently laid driveway offering ample parking, sought after norden location, family bathroom & en-suit"



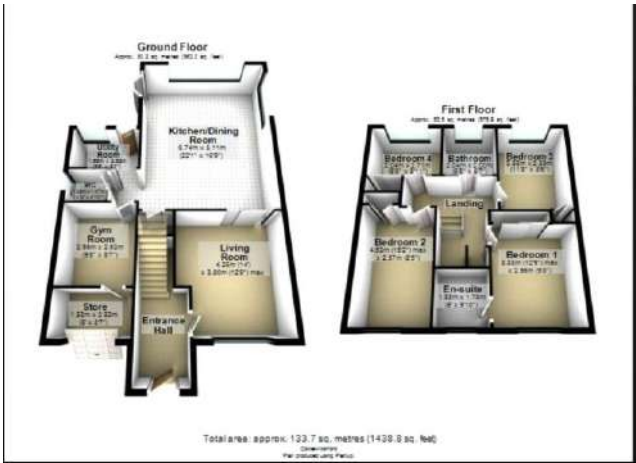
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-143718293-20453761?s=a60f6771cc17f2e85951a9f41dc0f20e358f3a2782247322c9b02a927cdf0a25>

Floorplan





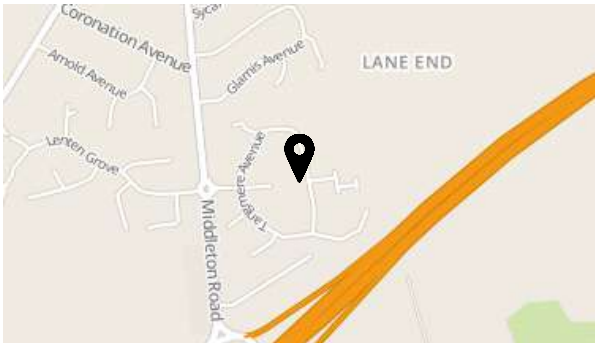
Description

A four bedroom semi-detached house with a garden. Parking is available. This property is located within 1.25 miles of the subject site's post code. It has three bathrooms. This property was sold on 18/06/2024 for £300,000 with a total area of 117.2 m², equating to £2,560 per m².

Key Features (from listing)

"an internal viewing is essential to fully appreciate, short drive to heywood town centre, stones throw away from the motorway junction providing excellent commuter links, highly sought after hopwood location close to excellent schools, positioned on a highly desirable modern development, lovely low maintenance gardens & two off road parking spaces, family bathroom & ground floor cloakroom, four generously sized bedrooms, master with en-suite, sitting room, dining kitchen & first floor lounge, immaculately

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-142297397-209305967s=75b90e657c7eac113f5426e319dea53cf630eb95cbd845e0408b9c541249827>

Floorplan



Total Area: 117.2 m² ... 1261 ft²
All measurements are approximate and for display purposes only.



Description

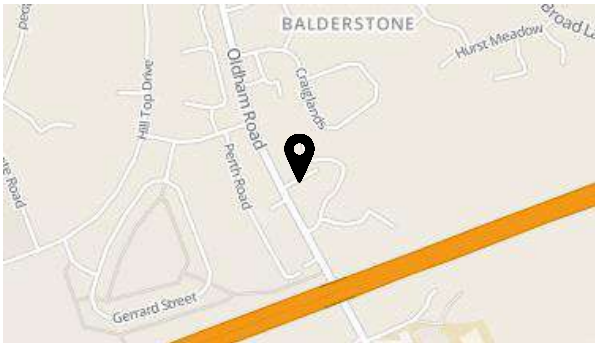
A four bedroom semi-detached house with a garden. Parking is available. This property is located within 1.48 miles of the subject site's post code. It has three bathrooms. This property was sold on 30/08/2024 for £256,650 with a total area of 110 m², equating to £2,333 per m².

Key Features (from listing)

"four bedroom semi detached family home, no chain, superb south-facing rear garden, potential granny annexe, three bathrooms, conservatory, freehold, council tax band c"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-135245528-21743485?s=68197e690e4e827a3414638d92fcfb3956b5afbfc7ade6acd5cada5b8a9d7d2>

Floorplan





Description

A four bedroom semi-detached house with a garden. Parking is available. This property is located within 1.75 miles of the subject site's post code. It has two bathrooms. This property was sold on 12/07/2024 for £246,500 with a total area of 96 m², equating to £2,568 per m².

Key Features (from listing)

"four bedrooms, sought after street, parking for three cars, excellent curb appeal, converted loft, south facing garden, converted cabin/bar, immaculate condition, conservatory, downstairs wc"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-144724760-943515967s=fc64110ada6349e7def785f1af7f700b821ba2d9a498f4340d6f87bd56ddf7fc>

Floorplan





Description

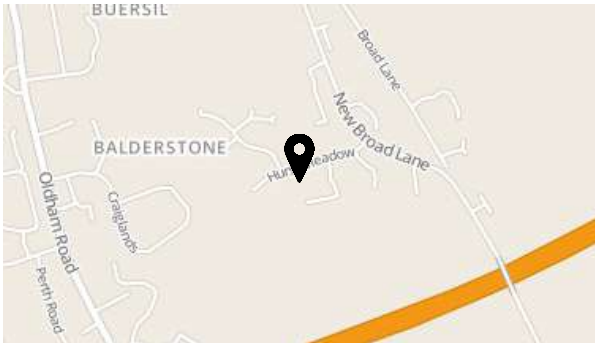
A three bedroom detached house with a garden. Parking is available. This property is located within 1.73 miles of the subject site's post code. It has two bathrooms. This property was sold on 16/04/2024 for £275,000 with a total area of 116.5 m², equating to £2,361 per m².

Key Features (from listing)

"no chain, lovely three/four bedroom detached, conservatory, superb area, en suite to master bedroom, driveway for two cars, large south facing rear garden, etc:d"



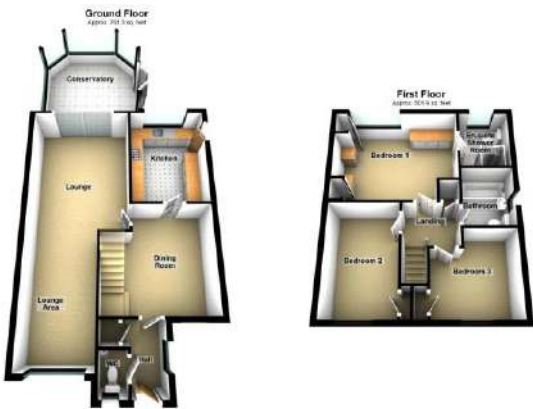
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-135168125-214719287s=8de44dd9ba6f33373bba3cc66324e7e923096df52e0b26d9567f8ba43186d7fd>

Floorplan



Total area: approx. 1252 sq. ft.



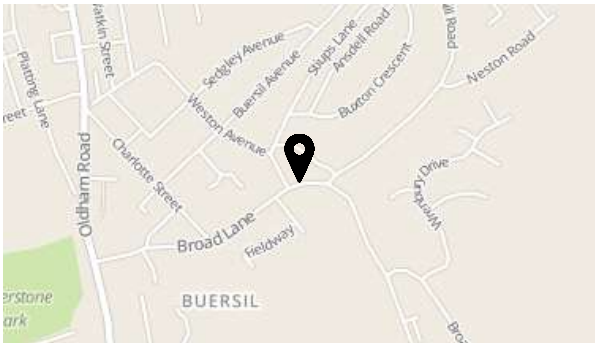
Description

A three bedroom detached house with a garden. This property additionally has an office outbuilding. Parking is available. This property is located within 1.78 miles of the subject site's post code. It has one bathroom. This property was sold on 17/07/2024 for £328,500 with a total area of 99.4 m², excluding the dimensions of the outbuilding, equating to £3,305 per m².

Key Features (from listing)

"three double bedrooms, immaculately presented throughout, freehold, excellent location, close to kingsway park high school, driveway parking & good sized rear garden, viewing highly recommended"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-86792940-94397556?s=58c79b661f6b18e939dd6c67c870385c0523171139a708b7208852e00878a874>

Floorplan





Description

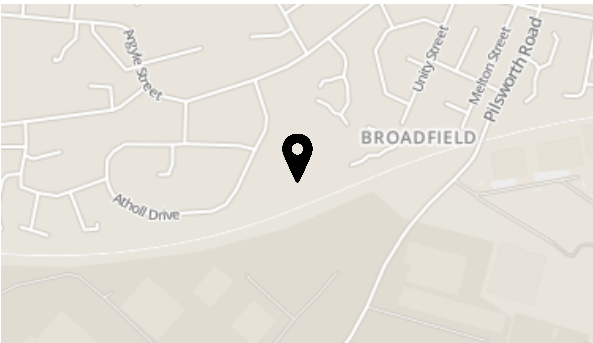
A three bedroom detached house with a garden. Parking is available. This property is located within 2.42 miles of the subject site's post code. This property was sold on 15/05/2024 for £285,000 with a total area of 96 m², equating to £2,969 per m².

Key Features (from listing)

"no chain, detached family home, well presented, modern build, three bedrooms, off road parking, garden"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-47732742-21742651?s=50447458d439c9aec282c5f92fb84195e9b0af1216fb05ef0cb477134fb90e52>

Floorplan

Ground Floor



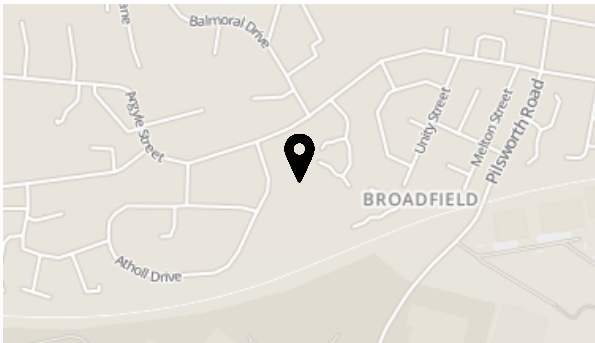


Description

A three bedroom detached house with a garden. Parking is available. This property is located within 2.42 miles of the subject site's post code. This property was sold on 18/12/2023 for £268,000 with a total area of 94 m², equating to £2,851 per m².



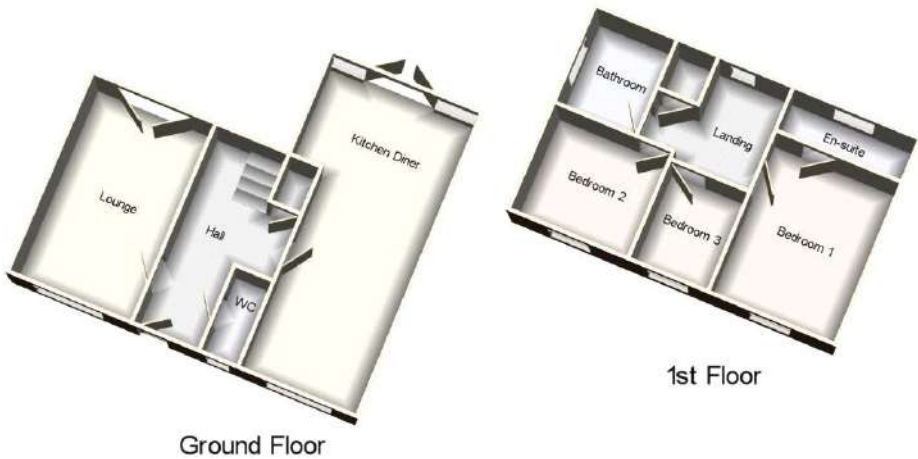
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-38854587-19951945?s=0d8d41dd3d5d35bc9b2e5b447a538335012ad323a41e82d3a64b87bd23254a06>

Floorplan





Description

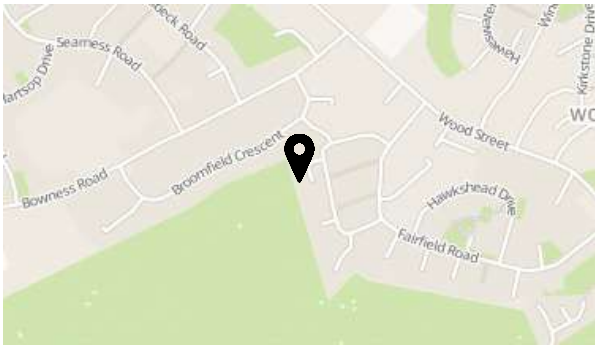
A three bedroom detached house with a garden. Parking is available. This property is located within 2.69 miles of the subject site's post code. It has two bathrooms. This property was sold on 23/02/2024 for £255,000 with a total area of 109.9 m², equating to £2,320 per m².

Key Features (from listing)

"freehold, detached, ideal for first time buyers or a growing family, off road parking, spacious throughout, en-suite to master bedroom, two reception rooms, close to local schools"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-135476678-206475227s=8745b729837c45914aa7217328912679b2f5f16d2fea0ca4c9738a382d38e30f>

Floorplan





Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.47 miles of the subject site's post code. It has one bathroom. This property was sold on 16/08/2024 for £195,000 with a total area of 81.5 m², equating to £2,393 per m².

Key Features (from listing)

"well presented three bedroom semi detached, popular castleton location, excellent commuter links, desirable cul de sac position, quality fixtures and fittings, ample off road parking, early viewings recommended"

Location



Reference

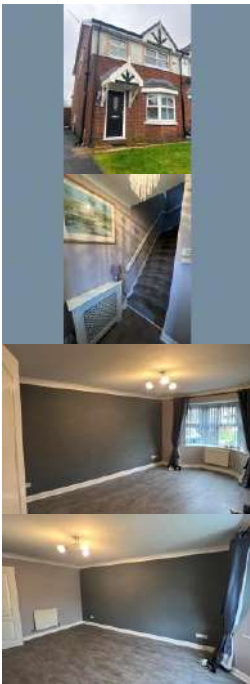
<https://www.rightmove.co.uk/house-prices/details/england-141902093-21742771?s=1420d0405db48bdfc0a577f992f610dbd2f6e1c62060a49e1cca25486711747b>

Floorplan



Total area: approx. 81.5 sq. metres (877.3sq. feet)
Data courtesy of Land Registry
Not professional surveying

50 16, Pleasant Street, Rochdale, Greater Manchester OL11 3BE



Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.47 miles of the subject site's post code. It has one bathroom. This property was sold on 20/03/2024 for £184,500 with a total area of 83.2 m², equating to £2,218 per m².

Key Features (from listing)

"3 bedrooms semi-detached, off road parking, modern new fitted bathroom"

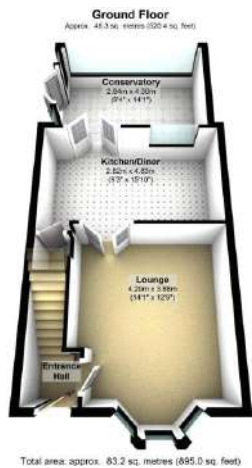
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-143670221-941068087s=8f8d0536f5594f922c848845d7478e5b2c37b929a47f2035d95062f14420ce4d>

Floorplan

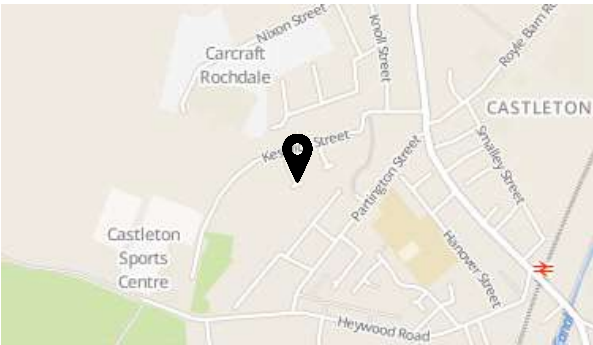




Description

A three bedroom semi-detached house with a garden. This property is located within 0.61 miles of the subject site's post code. It has one bathroom. This property was sold on 08/03/2024 for £179,000 with a total area of 93 m², equating to £1,925 per m².

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-144839534-21205333?s=3782520ce94457c1f7e9e2fef4e93d0fe1a65378482fcedb22f91a10c7b83942>



Description

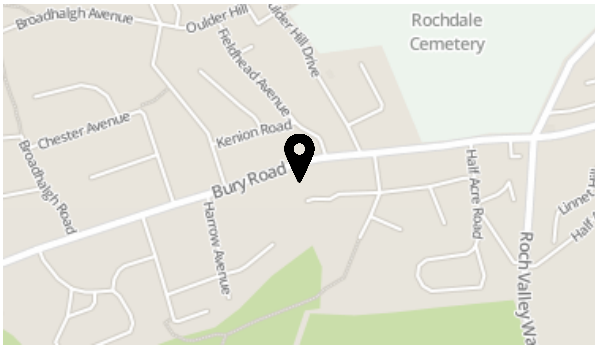
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 1.9 miles of the subject site's post code. It has one bathroom. This property was sold on 28/06/2024 for £281,000 with a total area of 98.7 m², equating to £2,847 per m².

Key Features (from listing)

"wonderfully maintained throughout, three good sized bedrooms, large rear garden, popular bamford location, close to excellent amenities & schools, viewing highly recommended "



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-142454708-21205387?s=c22bd7a96e68236815a84d3435ac63d0aa7e774dabac7bbddcf043909d181c1>

Floorplan





Description

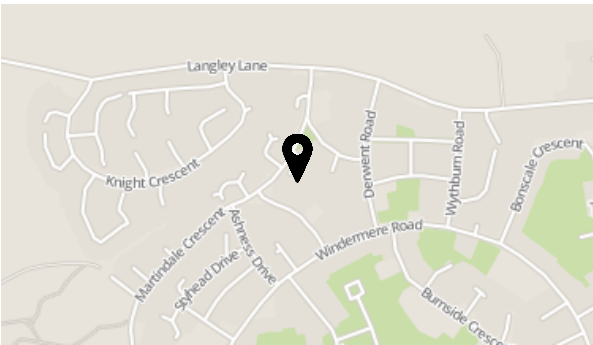
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.19 miles of the subject site's post code. This property was sold on 30/04/2024 for £228,000 with a total area of 67.8 m², equating to £3,363 per m².

Key Features (from listing)

"central heating, double glazed, garden"



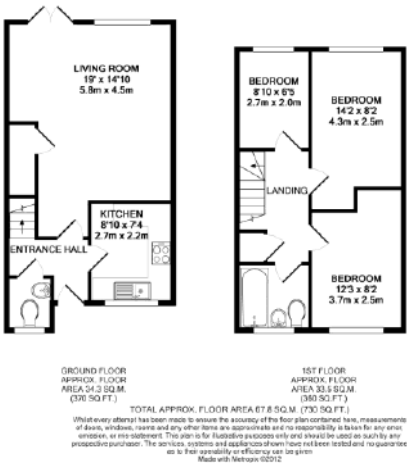
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-23515122-20647588?s=fb567e74ff4e6696aa6f76cc880806542956004378a0a4871438ac7fc94e385e>

Floorplan





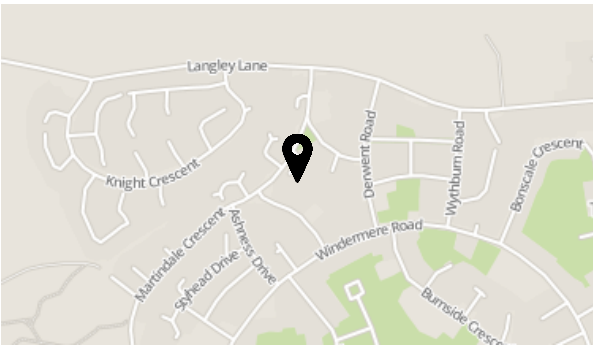
Description

A three bedroom semi-detached house with a garden and a garage. This property is located within 2.19 miles of the subject site's post code. It has two bathrooms. Although this property transacted for £242,500, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 04/03/2024 for (an adjusted) £232,500 with a total area of 77 m², excluding the dimensions of the garage, equating to £3,020 per m².

Key Features (from listing)

"no chain, move in ready, garage, south facing garden, close to amenities, en-suite, semi detached, off road parking"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-135337535-940749517s=c23488ce9b86d09a99b0a3cb74716b53210a5b59c911b7cae4816d0ae6652dca>

Floorplan





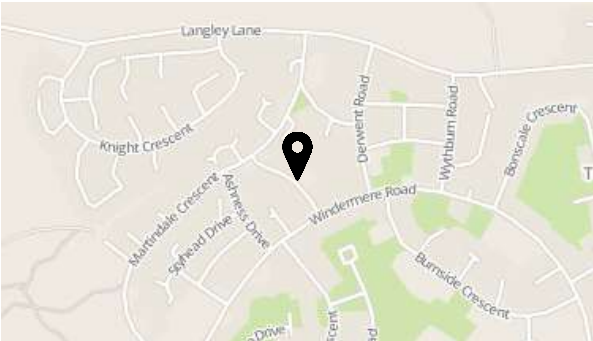
Description

A three bedroom semi-detached house with a garden and a garage. This property is located within 2.21 miles of the subject site's post code. It has one bathroom. Although this property transacted for £201,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 07/05/2024 for (an adjusted) £191,000 with a total area of 85.8 m², excluding the dimensions of the garage, equating to £2,226 per m².

Key Features (from listing)

"no chain, freehold, off road parking, conservatory, downstairs wc, popular residential location, ideal for first time buyers, well maintained garden"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-141835343-206475797s=c070def00ce7d85c76db482690a1fb870e66b994c6568cc9962ab4c2ce8c0a35>

Floorplan



56 63, Oakshaw Drive, Rochdale, Greater Manchester OL12 7PF

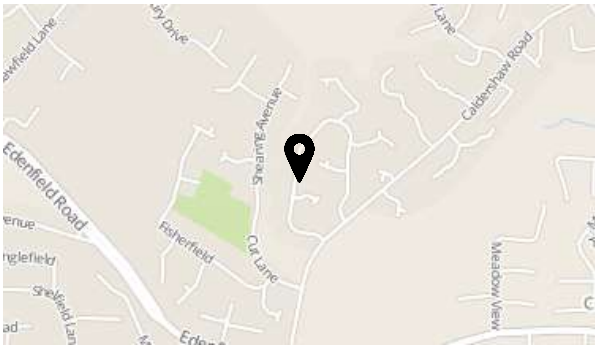


Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.85 miles of the subject site's post code. This property was sold on 28/08/2024 for £248,000 with a total area of 68 m², equating to £3,647 per m².



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-147394574-21742996?s=717b01b2a7afe0ab262edb6f7219fb893baa814e5c382193bbee2c4f15b4d368>

57 Flat 3, Higher Fold, Stanycliffe Lane, Middleton, Manchester, Greater Manchester M24 2UT



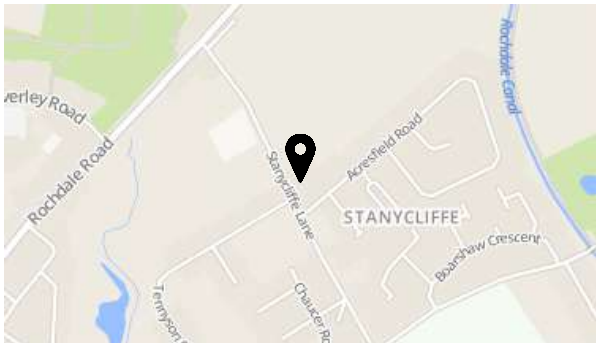
Description

A two bedroom flat with access to the communal garden. Parking is available. This property is located within 1.76 miles of the subject site's post code. It has two bathrooms. This property was sold on 11/10/2024 for £135,000 with a total area of 62.9 m², equating to £2,146 per m².

Key Features (from listing)

"very well presented two bed second floor apartment, gas central heating / upvc double glazed, open plan lounge / dining area and kitchen, en-suite shower room to the master bed, three-piece bathroom, communal resident parking and gardens"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-145579172-943515817s=148a6c9f37115d14fe9a872ae5794cd5e1b7ab73b9adc81a60ff10e9df07c63a>

Floorplan



58 Flat 8, Higher Fold, Stanycliffe Lane, Middleton, Manchester, Greater Manchester M24 2UT



Description

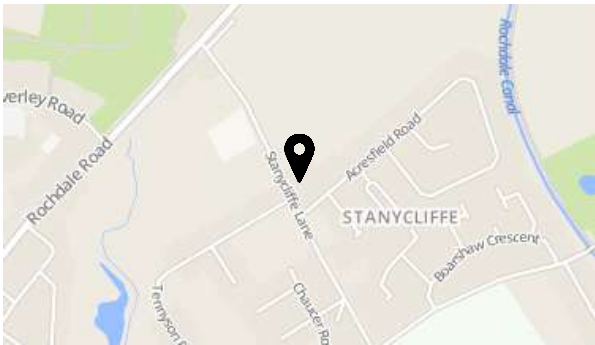
A two bedroom flat with access to the communal garden. Parking is available. This property is located within 1.76 miles of the subject site's post code. This property was sold on 15/03/2024 for £125,000 with a total area of 49 m², equating to £2,551 per m².

Key Features (from listing)

"secure parking, central heating, double glazed, master en-suite with shower, two double bedrooms"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-25082525-21436243?s=d37008b47767d1fdd318801b976c47d8bdb860235f1f1ab76084917a4ed0bf45>

59 Flat 1, Higher Fold, Stanycliffe Lane, Middleton, Manchester, Greater Manchester M24 2UT



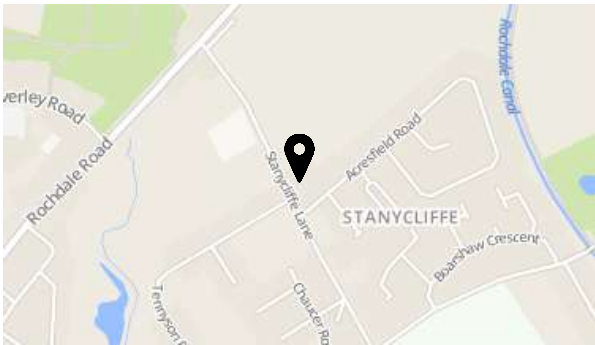
Description

A two bedroom flat with access to the communal garden. Parking is available. This property is located within 1.76 miles of the subject site's post code. It has two bathrooms. This property was sold on 26/01/2024 for £146,750 with a total area of 73 m², equating to £2,010 per m².

Key Features (from listing)

"well presented throughout, ideal location, close to schools, close to motorway links, epc tbc, council tax band a, leasehold - 999 years from 1 may 2004. ground rent £pa, service charge £per month"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-139927283-201741317s=720afd39a1e165bd46198fb211deaf0eb85854ccaa802cb9d308c098ac6b04a7>

Floorplan

Ground Floor



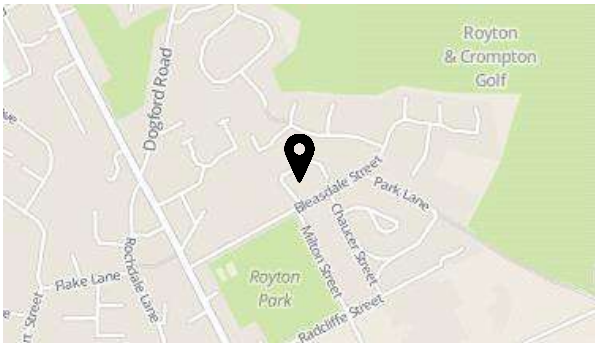
60 32, Elmstone Drive, Royton, Oldham, Greater Manchester OL2 6DH



Description

A two bedroom flat. Parking is available. This property is located within 2.5 miles of the subject site's post code. It has one bathroom. This property was sold on 30/08/2024 for £108,500 with a total area of 63 m², equating to £1,722 per m².

Location

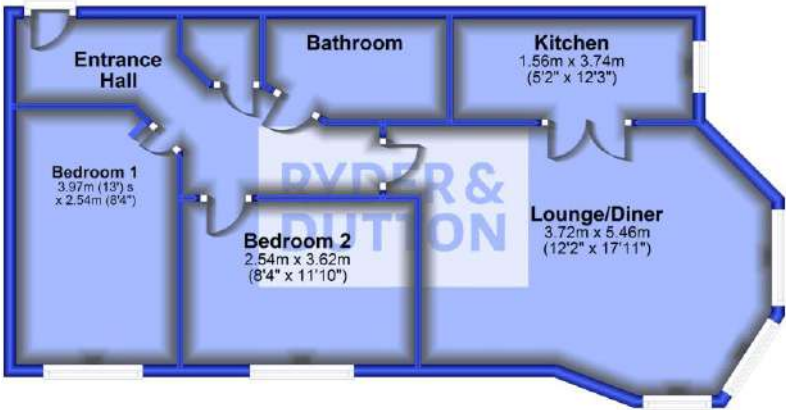


Reference

<https://www.rightmove.co.uk/house-prices/details/england-139395110-217435817s=22ff3a6aff7f30c7c0f0b5376f2de9f982f7abfec7892cda8e1388efaf57059>

Floorplan

Ground Floor





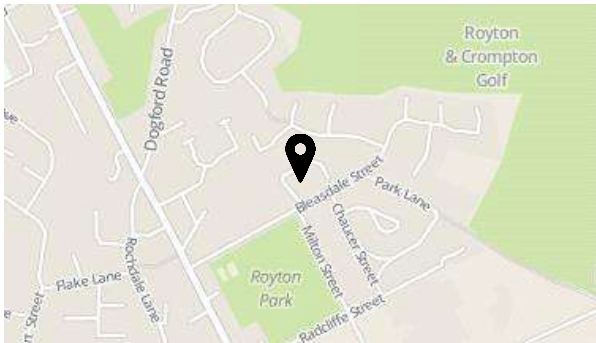
Description

A two bedroom flat. Parking is available. This property is located within 2.5 miles of the subject site's post code. It has one bathroom. This property was sold on 14/08/2024 for £134,950 with a total area of 51 m², equating to £2,646 per m².

Key Features (from listing)

"modern apartment, ready to move in, juliet balcony, close to royton centre, epc - b, council tax - a, leasehold - 150 years from 1 january 2004, ground rent - £tbc"

Location

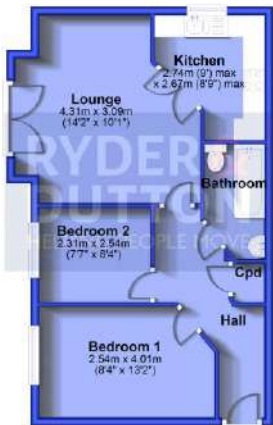


Reference

<https://www.rightmove.co.uk/house-prices/details/england-146239790-21743578?s=ea5b92ba0adfc41a3a517bf67cd8fb8dd4a2a83f11d1b44310d4b635c9484a1e>

Floorplan

Ground Floor





Description

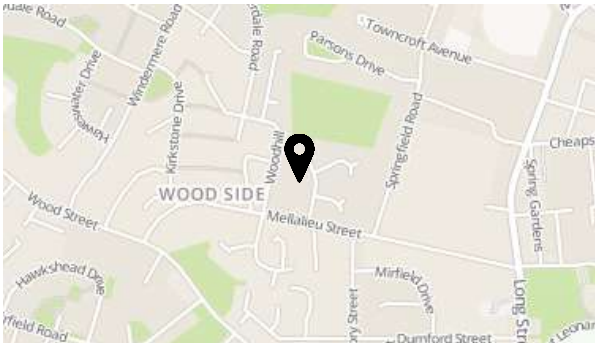
A two bedroom semi-detached house with a garden. Parking is available. This property is located within 2.38 miles of the subject site's post code. It has one bathroom. This property was sold on 10/07/2024 for £215,000 with a total area of 59 m², equating to £3,644 per m².

Key Features (from listing)

"2 bed modern semi detached, popular location, pleasant rear garden, upvc doubled glazing, gas central heating"



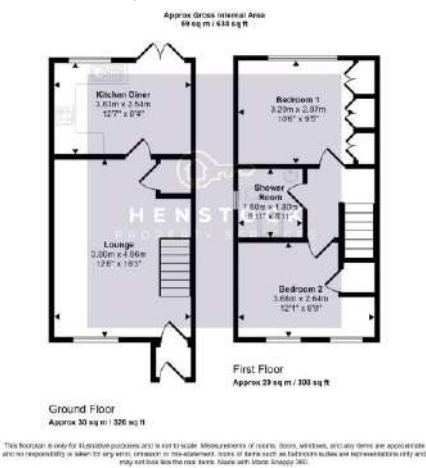
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-146415797-211684187s=d3683b9d91bb0ff4340b5981061a9bd7f2996c45252be8876c7f785b3be87c32>

Floorplan





Description

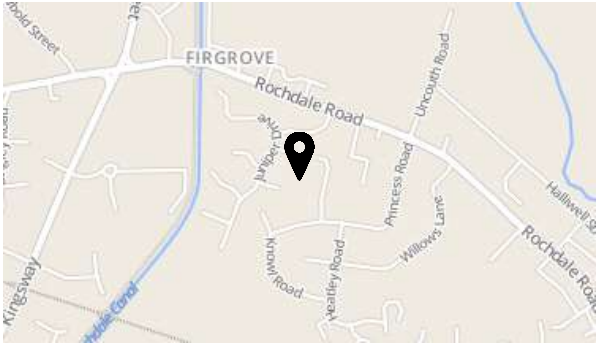
A two bedroom semi-detached house with a garden. Parking is available. This property is located within 2.9 miles of the subject site's post code. It has one bathroom. This property was sold on 26/04/2024 for £180,000 with a total area of 59.4 m², equating to £3,030 per m².

Key Features (from listing)

"2 bedroom semi detached, suit first time biyer or young family, excellent amenities close by, ease of access to rochdale & milnrow, driveway parking, large rear garden, sure to attract early interest, viewing essential-this will not be on sale long!"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-143673944-21743407?s=6a35511d4287a35646e7f5e26809b0abf8263260c7336534819ab0855a2aec3f>

Floorplan



Total area: approx. 59.4 sq. metres (639.0 sq. feet)
Cowell-Norford
Plan produced using PlanIt



Description

A one bedroom flat. This property is located within 1.63 miles of the subject site's post code. It has one bathroom. This property was sold on 05/03/2024 for £129,950 with a total area of 43.7 m², equating to £2,974 per m².

Key Features (from listing)

"modern, spacious, great location"

Location



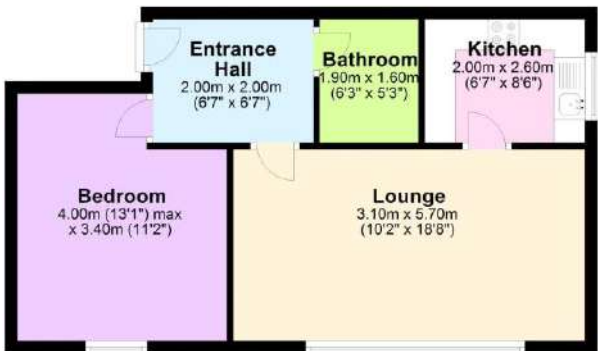
Reference

<https://www.rightmove.co.uk/house-prices/details/england-71327232-20453446?s=807dd3bf62e86b2091a5536dfe9c39cebf8d6fbca-d701cc53dccc04a3c137830>

Floorplan

Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Total area: approx. 43.7 sq. metres (470.5 sq. feet)

Summary Tables of Properties for Sale

Market prices of 4-bedroom detached houses and new build detached houses

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Value per sq. m (£/m ²)	Distance from subject site /miles	Status	Notes
CHARLTON STREET, Castleton, Rochdale OL11 2SW	4	detached house	335000	108.5	3087.6	0.1	Asking	A four bedroom detached house with a garden and a single garage. Although this property is marketed for 345000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Charlton Street, Castleton, OL11, OL11 2SW	4	detached house	345000	109.6	3147.8	0.13	Asking	A four bedroom detached house with a garden and a garage. Although this property is marketed for 355000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Castleton Hamlett, Castleton, Rochdale, Greater Manchester, OL11, OL11 2QH	4	detached house	300000	106.0	2830.2	0.14	Asking	A four bedroom detached house with a garden and a garage. Although this property is marketed for 310000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.

WESTBROOK CLOSE, Castleton, Rochdale OL11 2XY	4	detached house	445000	130.1	3420.4	0.27	Asking	A four bedroom detached house with a garden and a double garage. Although this property is marketed for 465000, we have applied a reduction of £20000 to the price to account for the added value of the double garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Sydney Barnes Close, Rochdale, OL11 3DA	4	detached house	300000	115.2	2604.2	0.61	Sold STC	A four bedroom detached house with a garden and a garage. This property additionally has a bar outbuilding. Although this property was marketed for 310000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA includes the dimensions of the outbuilding but not the garage.
The Brooklands, Weavers Fold, Castleton, Rochdale, Greater Manchester, OL11, OL11 3JB	4	new build detached house	315000	110.0	2863.6	0.77	Sold STC	A four bedroom new build detached house with a garden.
The Firwood, Weavers Fold, Castleton, Rochdale, Greater Manchester, OL11, OL11 3JB	4	new build detached house	299950	103.0	2912.1	0.77	Sold STC	A four bedroom new build detached house with a garden.
Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB	4	new build detached house	299950	103.0	2912.1	0.77	Asking	A four bedroom new build detached house with a garden. Parking is available.
Hollin Lane, Middleton, Greater Manchester, M24 6DH	4	new build detached house	409995	119.9	3419.5	1.69	Asking	A four bedroom new build detached house with a garden and a garage. Although this property is marketed for 419995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Hollin Lane, Middleton, Greater Manchester, M24 6DH	4	new build detached house	415995	115.6	3598.6	1.69	Asking	A four bedroom new build detached house with a garden and a garage. The GIFA includes the dimensions of the garage.

Hollin Lane,Middleton,Greater Manchester,M24 6DH	4	new build detached house	410995	117.0	3512.8	1.69	Asking	A four bedroom new build detached house with a garden and a garage. The GIFA includes the dimensions of the garage.
Hollin Lane,Middleton,Greater Manchester,M24 6DH	4	new build detached house	408995	117.0	3495.7	1.69	Asking	A four bedroom new build detached house with a garden and a garage. The GIFA includes the dimensions of the garage.
Hollin Lane,Middleton,Greater Manchester,M24 6DH	4	new build detached house	389995	114.2	3415	1.69	Asking	A four bedroom new build detached house with a garden and a single garage. Although this property is marketed for 399995, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Hollin Lane,Middleton,Greater Manchester,M24 6DH	4	new build detached house	382995	114.2	3353.7	1.69	Asking	A four bedroom new build detached house with a garden and a garage. Although this property is marketed for 392995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Hollin Lane,Middleton,Greater Manchester,M24 6DH	4	new build detached house	367995	102.1	3604.3	1.69	Asking	A four bedroom new build detached house with a garage. Although this property is marketed for 377995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.

Hollin Lane,Middleton,Greater Manchester,M24 6DH	4	new build detached house	361995	102.1	3545.5	1.69	Asking	A four bedroom new build detached house with a garden and a garage. Although this property is marketed for 371995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Plot 5, Spring Fold, Broad Lane, Burnedge, OL16 4PR	4	new build detached house	405000	121.0	3347.1	1.84	Asking	A four bedroom new build detached house with a garden and a single garage. Although this property is marketed for 415000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Plot 4, Spring Fold, Broad Lane, Burnedge, OL16 4PR	4	new build detached house	389950	124.6	3129.6	1.84	Asking	A four bedroom new build detached house with a garden and a single garage. Although this property is marketed for 399950, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Plot 3 Spring Fold , Broad Lane, Rochdale, OL16 4PR	4	new build detached house	409950	128.4	3192.8	1.9	Asking	A four bedroom new build detached house with a garden and a double garage. Although this property is marketed for 429950, we have applied a reduction of £20000 to the price to account for the added value of the double garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.

Manchester Road, Hopwood, Nr South Heywood, OL10 2QD	4	new build detached house	495995	137.0	3620.4	2.07	Asking	A four bedroom new build detached house with a garden and a single garage. The GIFA includes the dimensions of the garage.
Manchester Road, Heywood, OL10 2QD	4	new build detached house	479995	149.2	3217.1	2.07	Asking	A four bedroom new build detached house with a garden and a single garage. Although this property is marketed for 489995, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Manchester Road, Hopwood, Nr South Heywood, OL10 2QD	4	new build detached house	470995	134.0	3514.9	2.07	Asking	A four bedroom new build detached house with a garden and a garage. Although this property is marketed for 480995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Manchester Road, Heywood, OL10 2QD	4	new build detached house	454995	121.7	3738.7	2.07	Asking	A four bedroom new build detached house with a garden.
Manchester Road, Heywood, OL10 2QD	4	new build detached house	429995	111.2	3866.9	2.07	Asking	A four bedroom new build detached house with a garden.
Manchester Road, Hopwood, Nr South Heywood, OL10 2QD	4	new build detached house	395995	116.0	3413.8	2.07	Asking	A four bedroom new build detached house with a garden and a garage. Although this property is marketed for 405995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.

Don Street,Off Oldham road, Middleton,M24 2GG	4	new build detached house	439995	117.0	3760.6	2.36	Asking	A four bedroom new build detached house with a garden and a garage. Although this property is marketed for 449995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Don Street,Off Oldham road, Middleton,M24 2GG	4	new build detached house	430995	113.0	3814.1	2.36	Asking	A four bedroom new build detached house with a garden and a single garage. Although this property is marketed for 440995, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Totals			10592720	3160.6				
			Average £/m²	3351.5				

Market prices of 4-bedroom semi-detached houses and new build semi-detached houses

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Manchester Road, Hopwood, Nr South Heywood, OL10 2QD	4	new build semi-detached house	369995	121.0	3057.8	2.07	Asking	A four bedroom new build semi-detached house with a garden and a single garage. Although this property is marketed for 379995, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Montrose Street, Castleton, OL11, OL11 2WD	4	semi-detached house	269500	105.0	2566.7	0.08	Asking	A four bedroom semi-detached house with a garden. Parking is available.

CHARLTON STREET, Castleton, Rochdale OL11 2SW	4	semi-detached house	250000	102.6	2436.6	0.1	Sold STC	A four bedroom semi-detached house with a garden. Parking is available.
Totals			889495	328.6				
			Average £/m²	2706.9				

Market prices of 3-bedroom detached houses and new build detached houses

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
CASTLETON HAMLETT, Castleton, Rochdale OL11 2QH	3	detached house	275000	84.9	3239.1	0.13	Asking	A three bedroom detached house with a garden and a garage. Although this property is marketed for 285000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
The Hollinwood, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB	3	new build detached house	253950	83.0	3059.6	0.76	Sold STC	A three bedroom new build detached house with a garden and a garage. Although this property was marketed for 263950, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
The Hollinwood, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB	3	new build detached house	259950	83.0	3131.9	0.76	Sold STC	A three bedroom new build detached house with a garden.
Manchester Road, Heywood, OL10 2QD	3	new build detached house	367995	97.6	3770.4	2.07	Asking	A three bedroom new build detached house with a garden.

Royle Road,Rochdale,OL11 3ET	3	new build detached house	314995	99.9	3153.1	1	Asking	A three bedroom new build detached house with a garden and a garage. Although this property is marketed for 324995, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Totals			1471890	448.4				
			Average £/m²	3282.5				

Market prices of 3-bedroom semi-detached houses, end-of-terrace houses and new build semi-detached houses

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Royle Road,Rochdale,OL11 3ET	3	new build semi-detached house	269995	86.5	3121.3	1	Asking	A three bedroom new build semi-detached house with a garden.
Royle Road,Rochdale,OL11 3ET	3	new build semi-detached house	249995	79.5	3144.6	1	Asking	A three bedroom new build semi-detached house with a garden.
Royle Road,Rochdale,OL11 3ET	3	new build semi-detached house	244995	79.5	3081.7	1	Asking	A three bedroom new build semi-detached house with a garden.
Royle Road,Rochdale,OL11 3ET	3	new build semi-detached house	239995	79.5	3018.8	1	Asking	A three bedroom new build semi-detached house with a garden.
The Hollinwood, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB	3	new build semi-detached house	263950	83.0	3180.1	0.76	Sold STC	A three bedroom new build semi-detached house with a garden. Parking is available.
Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB	3	new build semi-detached house	239950	78.0	3076.3	0.76	Sold STC	A three bedroom new build semi-detached house with a garden. Parking is available.

The Bowker, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB	3	new build semi-detached house	229950	78.0	2948.1	0.76	Sold STC	A three bedroom new build semi-detached house with a garden and a garage. Although this property was marketed for 239950, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB	3	new build semi-detached house	239950	78.0	3076.3	0.76	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
The Robinswood, Weavers Fold, Castleton, Rochdale, Greater Manchester, OL11, OL11 3JB	3	new build semi-detached house	236950	78.0	3037.8	0.76	Sold STC	A three bedroom new build semi-detached house with a garden.
The Bowker, Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB	3	new build semi-detached house	224950	78.0	2884	0.76	Sold STC	A three bedroom new build semi-detached house with a garden and a garage. Although this property was marketed for 234950, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Weavers Fold, Rochdale, Greater Manchester, OL11, OL11 3JB	3	new build semi-detached house	229950	71.0	3238.7	0.76	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Manchester Road, Heywood, OL10 2QD	3	new build semi-detached house	325995	86.8	3755.7	2.07	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Manchester Road, Hopwood, Nr South Heywood, OL10 2QD	3	new build semi-detached house	354995	112.0	3169.6	2.07	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Manchester Road, Hopwood, Nr South Heywood, OL10 2QD	3	new build semi-detached house	329995	95.0	3473.6	2.07	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Manchester Road, Heywood, OL10 2QD	3	new build semi-detached house	323995	86.8	3732.7	2.07	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Manchester Road, Heywood, OL10 2QD	3	new build semi-detached house	323995	86.8	3732.7	2.07	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.

Manchester Road, Hopwood, Nr South Heywood, OL10 2QD	3	new build semi-detached house	282995	86.0	3290.6	2.07	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Bridge Street, Castleton, OL11 2LX	3	semi-detached house	220000	75.0	2933.3	0.22	Asking	A three bedroom semi-detached house with a garden. Parking is available.
Manchester Road, Castleton, Rochdale OL11, OL11 2SP	3	semi-detached house	215000	73.0	2945.2	0.32	Asking	A three bedroom semi-detached house with a garden. Parking is available.
Pleasant Street, Castleton, Rochdale, Greater Manchester, OL11, OL11 3BE	3	semi-detached house	200000	69.0	2898.6	0.48	Sold STC	A three bedroom semi-detached house with a garden. Parking is available.
KESWICK STREET, Castleton, Rochdale OL11 3AG	3	semi-detached house	220000	101.1	2176.1	0.64	Sold STC	A three bedroom semi-detached house with a garden. Parking is available.
Ark Royal Avenue, Castleton, Rochdale, Greater Manchester, OL11, OL11 2SN	3	end-of-terrace house	220000	77.0	2857.1	0.26	Sold STC	A three bedroom end-of-terrace house with a garden. Parking is available.
Totals			5687600	1817.5				
			Average £/m²	3129.4				

Market prices of 2-bedroom new build semi-detached houses

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Don Street, Off Oldham road, Middleton, M24 2GG	2	new build semi-detached house	264995	71.0	3732.3	2.36	Asking	A two bedroom new build semi-detached house with a garden.
Totals			264995	71.0				
			Average £/m²	3732.3				

Market prices of 2-bedroom apartments

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
SYDNEY BARNES CLOSE, Castleton, Rochdale OL11 3DA	2	apartment	100000	58.0	1724.1	0.61	Asking	A two bedroom apartment. Parking is available.
Totals			100000	58.0				
			Average £/m²	1724.1				

Summary Tables of Sold Properties

Achieved sales of 5-bedroom detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
7, West Malling Close, Heywood, Greater Manchester OL10 2WP	5	detached house	375000	166.4	2253.6	1.21	26/04/2024	A five bedroom detached house with a garden and a garage. Although this property transacted for £385,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
3, Heather Lea Close, Heywood, Greater Manchester OL10 2QT	5	detached house	510000	162.3	3142.3	1.53	07/03/2024	A five bedroom detached house with a garden and a garage. Although this property transacted for £520,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
6, Ripon Close, Rochdale, Greater Manchester OL11 4AE	5	detached house	610000	166.0	3674.7	1.89	28/03/2024	A five bedroom detached house with a garden and a garage. Although this property transacted for £620,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Totals			1495000	494.7				
			Average £/m²	3022.0				

Achieved sales of 4-bedroom detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
66, Charlton Street, Rochdale, Greater Manchester OL11 2SW	4	detached house	265000	105.0	2523.8	0.17	29/07/2024	A four bedroom detached house with a garden and a single garage. Although this property transacted for £275,000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
6, Textile Close, Middleton, Manchester, Greater Manchester M24 6FD	4	detached house	415000	131.2	3163.1	1.68	21/06/2024	A four bedroom detached house with a garden. Parking is available.
40, Apple Tree Way, Rochdale, Greater Manchester OL16 4SW	4	detached house	460000	129.1	3563.1	1.75	18/12/2023	A four bedroom detached house with a garden and a garage. Although this property transacted for £470,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
12, Thyme Drive, Middleton, Manchester, Greater Manchester M24 5AX	4	detached house	372000	115.0	3234.8	1.82	06/06/2024	A four bedroom detached house with a garden and a garage. Although this property transacted for £382,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.

37, Seatallan Drive, Middleton, Manchester, Greater Manchester M24 5AF	4	detached house	355000	116.0	3060.3	1.92	05/04/2024	A four bedroom detached house with a garden and a garage. Although this property transacted for £365,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
14, Cook Road, Rochdale, Greater Manchester OL16 4AQ	4	detached house	360000	135.0	2666.7	2.35	05/07/2024	A four bedroom detached house with a garden and a garage. Although this property transacted for £370,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
6, Westdown Gardens, Shaw, Oldham, Greater Manchester OL2 7PW	4	detached house	390000	114.0	3421.1	2.74	30/01/2024	A four bedroom detached house with a garden and a garage. Although this property transacted for £400,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
35, Buckley Chase, Milnrow, Rochdale, Greater Manchester OL16 4BD	4	detached house	320000	106.0	3018.9	2.9	16/08/2024	A four bedroom detached house with a garden and a single garage. Although this property transacted for £330,000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.

37, Buckley Chase, Milnrow, Rochdale, Greater Manchester OL16 4BD	4	detached house	320000	119.2	2684.6	2.9	04/04/2024	A four bedroom detached house with a garden and a garage. Although this property transacted for £330,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
14, Wellbank View, Rochdale, Greater Manchester OL12 7QZ	4	detached house	340000	111.7	3043.9	2.96	26/04/2024	A four bedroom detached house with a garden and a garage. Although this property transacted for £350,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
8, Wellbank View, Rochdale, Greater Manchester OL12 7QZ	4	detached house	370000	133.7	2767.4	2.96	10/04/2024	A four bedroom detached house with a garden and a garage. Although this property transacted for £380,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Totals			3967000	1315.9				
			Average £/m²	3014.7				

Achieved sales of 4-bedroom semi-detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
52, Charlton Street, Rochdale, Greater Manchester OL11 2SW	4	semi-detached house	260000	107.0	2429.9	0.17	09/02/2024	A four bedroom semi-detached house with a garden. Parking is available.

1, Bridgefold Road, Rochdale, Greater Manchester OL11 5BP	4	semi-detached house	250000	125.4	1993.6	2.29	28/03/2024	A four bedroom semi-detached house with a garden and a single garage. Although this property transacted for £260,000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
40, Tangmere Avenue, Heywood, Greater Manchester OL10 2WA	4	semi-detached house	300000	117.2	2559.7	1.25	18/06/2024	A four bedroom semi-detached house with a garden. Parking is available.
21, Gilbrook Way, Rochdale, Greater Manchester OL16 4RT	4	semi-detached house	256650	110.0	2333.2	1.48	30/08/2024	A four bedroom semi-detached house with a garden. Parking is available.
101, Guildford Grove, Middleton, Manchester, Greater Manchester M24 2WX	4	semi-detached house	246500	96.0	2567.7	1.75	12/07/2024	A four bedroom semi-detached house with a garden. Parking is available.
Totals			1313150	555.6				
			Average £/m²	2363.5				

Achieved sales of 3-bedroom detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
121, Constable Drive, Rochdale, Greater Manchester OL11 2AS	3	detached house	220000	72.0	3055.6	1.12	15/07/2024	A three bedroom detached house with a garden and a garage. Although this property transacted for £230,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.

50, Omrod Road, Heywood, Greater Manchester OL10 1FQ	3	detached house	307500	97.0	3170.1	1.24	18/10/2024	A three bedroom detached house with a garden and a garage. Although this property transacted for £317,500, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
45, Byng Street, Heywood, Greater Manchester OL10 2JA	3	detached house	250000	92.1	2714.4	1.27	12/01/2024	A three bedroom detached house with a garden. Parking is available.
89, Ginnell Farm Avenue, Rochdale, Greater Manchester OL16 4GF	3	detached house	300000	90.0	3333.3	1.75	09/08/2024	A three bedroom detached house with a garden and a garage. Although this property transacted for £310,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
8, Apple Tree Way, Rochdale, Greater Manchester OL16 4SW	3	detached house	290000	83.2	3485.6	1.75	31/01/2024	A three bedroom detached house with a garden and a garage. Although this property transacted for £300,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
19, Hurst Meadow, Rochdale, Greater Manchester OL16 4QP	3	detached house	275000	116.5	2360.5	1.73	16/04/2024	A three bedroom detached house with a garden. Parking is available.
139, Broad Lane, Rochdale, Greater Manchester OL16 4PP	3	detached house	328500	99.4	3304.8	1.78	17/07/2024	A three bedroom detached house with a garden. This property additionally has an office outbuilding. Parking is available. The GIFA excludes the dimensions of the outbuilding.
37, Shuttle Drive, Heywood, Greater Manchester OL10 3FJ	3	detached house	285000	96.0	2968.8	2.42	15/05/2024	A three bedroom detached house with a garden. Parking is available.
14, Weaver Close, Heywood, Greater Manchester OL10 3FH	3	detached house	268000	94.0	2851.1	2.42	18/12/2023	A three bedroom detached house with a garden. Parking is available.

22, Fenwick Drive, Middleton, Manchester, Greater Manchester M24 4SN	3	detached house	255000	109.9	2320.3	2.69	23/02/2024	A three bedroom detached house with a garden. Parking is available.
Totals			2779000	950.1				
			Average £/m²	2925.0				

Achieved sales of 3-bedroom semi-detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
2, Penhurst Crescent, Heywood, Greater Manchester OL10 1FW	3	semi-detached house	260000	89.0	2921.3	1.2	17/05/2024	A three bedroom semi-detached house with a garden and a garage. Although this property transacted for £270,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
85, Green Lane, Heywood, Greater Manchester OL10 1NE	3	semi-detached house	207000	75.0	2760	1.26	22/07/2024	A three bedroom semi-detached house with a garden and a garage. Although this property transacted for £217,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
61c, Queen Victoria Street, Rochdale, Greater Manchester OL11 2HF	3	semi-detached house	190000	71.0	2676.1	1.48	17/05/2024	A three bedroom semi-detached house with a garden and a garage. Although this property transacted for £200,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.

70, Ginnell Farm Avenue, Rochdale, Greater Manchester OL16 4GG	3	semi-detached house	240000	80.0	3000	1.75	23/04/2024	A three bedroom semi-detached house with a garden. Parking is available.
61, Ginnell Farm Avenue, Rochdale, Greater Manchester OL16 4GF	3	semi-detached house	238000	80.0	2975	1.75	28/03/2024	A three bedroom semi-detached house with a garden. Parking is available.
5, Will Hill Close, Rochdale, Greater Manchester OL16 4FU	3	semi-detached house	243500	80.0	3043.8	1.77	21/06/2024	A three bedroom semi-detached house with a garden. Parking is available.
2, Glaramara Close, Middleton, Manchester, Greater Manchester M24 5AR	3	semi-detached house	265000	75.0	3533.3	2.03	30/08/2024	A three bedroom semi-detached house with a garden. Parking is available.
14, Kirkfell Drive, Middleton, Manchester, Greater Manchester M24 5AP	3	semi-detached house	260000	76.2	3412.1	2.03	30/05/2024	A three bedroom semi-detached house with a garden. Parking is available.
24, Kirkfell Drive, Middleton, Manchester, Greater Manchester M24 5AP	3	semi-detached house	275650	104.7	2632.8	2.03	20/12/2023	A three bedroom semi-detached house with a garden. Parking is available.
108, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP	3	semi-detached house	220000	79.0	2784.8	2.27	18/12/2023	A three bedroom semi-detached house with a garden. Parking is available.
41, Bridgefold Road, Rochdale, Greater Manchester OL11 5BP	3	semi-detached house	225000	84.9	2650.2	2.29	14/08/2024	A three bedroom semi-detached house with a garden. Parking is available.
9, Drew Avenue, Rochdale, Greater Manchester OL11 5BL	3	semi-detached house	230000	95.9	2398.3	2.31	18/09/2024	A three bedroom semi-detached house with a garden. Parking is available.
52, Pleasant Street, Rochdale, Greater Manchester OL11 3BE	3	semi-detached house	195000	81.5	2392.6	0.47	16/08/2024	A three bedroom semi-detached house with a garden. Parking is available.
16, Pleasant Street, Rochdale, Greater Manchester OL11 3BE	3	semi-detached house	184500	83.2	2217.5	0.47	20/03/2024	A three bedroom semi-detached house with a garden. Parking is available.
16, Cover Drive, Rochdale, Greater Manchester OL11 3DB	3	semi-detached house	179000	93.0	1924.7	0.61	08/03/2024	A three bedroom semi-detached house with a garden.
536, Bury Road, Rochdale, Greater Manchester OL11 4DQ	3	semi-detached house	281000	98.7	2847	1.9	28/06/2024	A three bedroom semi-detached house with a garden. Parking is available.
6, Cauldale Close, Middleton, Manchester, Greater Manchester M24 5SU	3	semi-detached house	228000	67.8	3362.8	2.19	30/04/2024	A three bedroom semi-detached house with a garden. Parking is available.

11, Cauldale Close, Middleton, Manchester, Greater Manchester M24 5SU	3	semi-detached house	232500	77.0	3019.5	2.19	04/03/2024	A three bedroom semi-detached house with a garden and a garage. Although this property transacted for £242,500, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
43, Martindale Crescent, Middleton, Manchester, Greater Manchester M24 5PS	3	semi-detached house	191000	85.8	2226.1	2.21	07/05/2024	A three bedroom semi-detached house with a garden and a garage. Although this property transacted for £201,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
63, Oakshaw Drive, Rochdale, Greater Manchester OL12 7PF	3	semi-detached house	248000	68.0	3647.1	2.85	28/08/2024	A three bedroom semi-detached house with a garden. Parking is available.
Totals			4593150	1645.7				
			Average £/m²	2791.0				

Achieved sales of 2-bedroom detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
8, Helmsman Lane, Rochdale, Greater Manchester OL16 4PS	2	detached house	148000	56.5	2619.5	2.3	05/06/2024	A two bedroom detached house with a garden and a garage. Although this property transacted for £158,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Totals			148000	56.5				
			Average £/m²	2619.5				

Achieved sales of 2-bedroom semi-detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
115, Constable Drive, Rochdale, Greater Manchester OL11 2AS	2	semi-detached house	155000	61.1	2536.8	1.12	04/10/2024	A two bedroom semi-detached house with a garden and a single garage. Although this property transacted for £165,000, we have applied a reduction of £10000 to the price to account for the added value of the single garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
17, Beaconsfield Road, Rochdale, Greater Manchester OL11 2WE	2	semi-detached house	144000	62.0	2322.6	1.41	22/02/2024	A two bedroom semi-detached house with a garden. Parking is available.
84, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP	2	semi-detached house	205000	60.5	3388.4	2.27	05/07/2024	A two bedroom semi-detached house with a garden. Parking is available.
27, Cinnabar Drive, Middleton, Manchester, Greater Manchester M24 5DG	2	semi-detached house	215000	59.0	3644.1	2.38	10/07/2024	A two bedroom semi-detached house with a garden. Parking is available.
7, Redwood Park Grove, Firgrove, Rochdale, Greater Manchester OL16 3BA	2	semi-detached house	180000	59.4	3030.3	2.9	26/04/2024	A two bedroom semi-detached house with a garden. Parking is available.
Totals			899000	302.0				
			Average £/m²	2976.8				

Achieved sales of 2-bedroom flats

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
Flat 2, 78, Manchester Street, Heywood, Greater Manchester OL10 1DL	2	flat	118500	56.0	2116.1	1.56	08/10/2024	A two bedroom flat with a garden. Parking is available.

Apartment 17, Hebers Court, Whalley Road, Middleton, Manchester, Greater Manchester M24 6HJ	2	flat	125000	51.6	2422.5	1.98	28/02/2024	A two bedroom flat with a garden. Parking is available.
Flat 3, Higher Fold, Stanycliffe Lane, Middleton, Manchester, Greater Manchester M24 2UT	2	flat	135000	62.9	2146.3	1.76	11/10/2024	A two bedroom flat with access to the communal garden. Parking is available.
Flat 8, Higher Fold, Stanycliffe Lane, Middleton, Manchester, Greater Manchester M24 2UT	2	flat	125000	49.0	2551	1.76	15/03/2024	A two bedroom flat with access to the communal garden. Parking is available.
Flat 1, Higher Fold, Stanycliffe Lane, Middleton, Manchester, Greater Manchester M24 2UT	2	flat	146750	73.0	2010.3	1.76	26/01/2024	A two bedroom flat with access to the communal garden. Parking is available.
32, Elmstone Drive, Royton, Oldham, Greater Manchester OL2 6DH	2	flat	108500	63.0	1722.2	2.5	30/08/2024	A two bedroom flat. Parking is available.
42, Elmstone Drive, Royton, Oldham, Greater Manchester OL2 6DH	2	flat	134950	51.0	2646.1	2.5	14/08/2024	A two bedroom flat. Parking is available.
Totals			893700	406.5				
			Average £/m²	2198.5				

Achieved sales of 1-bedroom flats

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
Flat 7, St. Clements Court, 159, Sandy Lane, Rochdale, Greater Manchester OL11 5DY	1	flat	75000	44.0	1704.5	2.34	10/05/2024	A one bedroom flat with a garden. Parking is available.
42, Burnell Court, Heywood, Greater Manchester OL10 2NW	1	flat	129950	43.7	2973.7	1.63	05/03/2024	A one bedroom flat.
Totals			204950	87.7				
			Average £/m²	2336.9				