

Viability Appraisal

Plot W & Silverhill Farm, Kingsway, Rochdale

Background

Adams Integra have been instructed by Rochdale Borough Council to comment on the viability of the proposed development at Plot W & Silverhill Farm, Kingsway, Rochdale.

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

“22/00998/FUL | Residential development of up to 64 dwellings, including part demolition and refurbishment of Grade II Listed Building Silver Hill Farmhouse and associated buildings, together with new vehicular access points, car parking, boundaries, landscaping, creation of open space, and other associated works.

and 22/00999/FUL | Listed building consent for the refurbishment and external alterations to Grade II listed Silver Hill Farmhouse, together with the part demolition and conversion of the associated barn to form a residential dwelling and the demolition of the late 19th and 20th century ancillary outbuildings.”

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

We have been provided with an **updated** viability report from Roger Hannah dated February 2024 on behalf of the applicant which says the following:

“This report is an update to the previous viability assessment (‘VA’) prepared RH, dated July 2022, which was reviewed by Adams Integra in January 2023 on behalf of the Council. Following the submission of this report, the scheme layout has been revised as a result of feedback from the Council. Due to the length of time that has passed since the submission of the initial report, the scheme costs and GDV have been reassessed to reflect current day values and costs”.

The updated report concludes the following:

“The viability test that has been used compares the residual land value generated by the development, against the benchmark land value of the site. It clearly demonstrates that with a policy compliant level of affordable housing at 7.5% on value and S106 contributions, viability is an issue as the residual land value of -£1,017,226 is significantly below the benchmark land value of £1,264,500.

The financial assessment undertaken shows that with 100% market sale and no affordable housing and S106 contributions, the scheme generates an improved residual land value of £678,930 however, this remains below the assessed benchmark land value of £1,264,500. The scheme is therefore considered marginal on this basis. Whilst viability remains an issue, we understand the applicant is taking a commercial view and is willing to progress with the scheme on this basis.

The financial assessment undertaken shows that by developing the Silverhill Farm site in isolation, the appraisal produces a negative land value of -£281,507. The development is therefore unviable on this basis, justifying the new build element required to enable a deliverable scheme.

We are therefore of the opinion that policy requirements on site in relation to affordable housing and Section 106 contributions should be reduced subject to viability.”

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 updated 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.”

Appraisal summary

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 57 dwellings, providing 55 new build dwellings and two converted dwellings within the Grade II Listed farmhouse and barn building. The development will provide a mix 2, 3-, 4- and 5-bedroom dwellings.

Build Costs

The Roger Hannah report says the following:

“For the conversion and new build element on the Silverhill Farm part of the site which are to be constructed to a bespoke design, we were provided with an ‘all in’ base construction cost of £226.48 per sq ft for the new build dwellings and £143.00 per sq ft for the conversion element by the Applicants cost advisors – Rexel Group in July 2022, The costs are inclusive of preliminaries, contractors’ overheads and profit and external works but exclude Part L building regulations, abnormal works, professional fees and developer’s contingency. We discuss these separately in the sections below.

Considering the length of time that has passed since the cost assessment was undertaken by Rexel Group, we have applied inflation to above rates to reflect current day costs. This results in the following:

- *Conversion & New Build – £186.68 per sq ft (blended average)*

This represents an uplift of 8.53% from July 2022 to today's date. The BCIS all-in TPI shows an increase of 4.85% over this period.

The RH report goes on to say the following:

For the new build development on Plot W, a base build cost of £130 per sq ft has been adopted for the new build dwellings in the scheme based on our experience of housebuilder standard build costs and reference to BCIS data. This is reflective of the proposed specification and is inclusive of standard external works.

We have adopted this rate based on a volume housebuilder delivering the site, albeit it would arguably be more appropriate to adopt higher costs akin to a smaller local / regional housebuilder in this instance to reflect the size of the scheme. The rates 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*

In addition to the above base build we have allowed for £322,940 (£5,666 per unit) of Part L costs. This is based on the figure of £4,850 set out in Option 2 of the Future Homes Standard consultation document (2019) issued by the Government and indexed linked to reflect current day costs."

We previously said that for this specific site the overall build cost assumptions of £120 and £172 per ft² respectively and the additional costs for part L (which equates to an additional £5.38 per ft²) were fair and reasonable.

Based on a build cost inflation rate of 4.85% we consider the following costs to be fair and reasonable:

£125 and £180 per ft² respectively and the additional costs for part L (which equates to an additional £5.666 per unit).

We have also considered the abnormal costs.

The Roger Hannah report says the following:

The applicant has undertaken a detailed review of the technical information relating to the site. The abnormal costs equate to £2,509,916 (£44,000 per plot) for the site. We provide a detailed copy at Appendix 2.

We have pro rata the abnormal costs for the appraisal of the Silverhill farm site in isolation.

Stage Description	Item	Abnormal Element	Description
Fabric Repairs	Farmhouse Building	£ 327,420	Budget estimate cost for the repairs to the existing house and listed barn
	Shippon Barn	£ 252,386	
Foundations	Groundworks	£ 955,678	100% Piling and Groundworks
Imported Fill Material	Import of material	£ 16,548	Based on a cut & fill exercise
Services & Diversions	TDS Quote	£ 163,182	Based on a quotation for the works
Drainage	Foul Sewer	£ 152,742	Extra Over cost as per the latest drainage assessment. A positive drainage solution has been allowed for
	Surface Water Sewer	£ 203,084	Extra Over cost as per the latest drainage assessment. A positive drainage solution has been allowed for
	Pump & Sump Works	£ 33,600	Allowed for sump & pump for sewer works
Cart Away	Sewers, foundations & Externals	£ 26,250	Based on a cut & fill exercise
	Surplus Topsoil	£ 181,703	Based on a cut & fill exercise
	Concrete Stabilisation		Allowance for 50% of material generated
	Made Ground	£ 31,500	Allowance to cart made ground to the tip
Screen Walls	1.8m Screen Walls / Abnormal foundations to screen walls	£ 53,456	Measured as per our latest scheme, now includes entrance feature
Retaining Walls	Ground/brick works	£ 42,190	As per our external engineering layout, we have allowed for retaining walls where we have raised site levels to enable positive drainage
Tree Surgery	Tree Surgery	£ 23,958	Clear chip and remove trees within the site
Miscellaneous Surveys & Tests	Surveys & Tests	£ 46,220	Additional Surveys required following recommendations via consultants
		£2,509,916	

The total build cost for the scheme is as follows:

Construction	Cost
New Build	£7,589,375
Conversion & NB	£1,375,380
Abnormal Development Works	£2,509,916
Part L Building Regs	£322,940
	£11,797,611

This equates to an overall build cost rate of £172.59 per ft². We consider this to be a fair and reasonable cost assumption for the proposed scheme.

We have adopted these figures in our appraisal.

Contingencies

The Roger Hannah report says the following:

"Considering the challenges and risk that are associated with brownfield sites, it is considered that a reasonably prudent developer would require a contingency to be included within their appraisal at this stage of the development cycle.

Given the complex development including the restoration of the existing listed buildings on site and given the context of the previously developed site, a contingency sum equating to 3% has been allowed. This is considered conservative in the context of increasing build cost inflation."

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 houses the Roger Hannah report says the following:

Following a detailed review of the local market the following open market sales values have been adopted. We have allowed for a premium above the new build prices for the development on the Silverhill part of the site which to be constructed to a bespoke design.

The total GDV for the scheme equates to £18,270,000, which we have adopted within appraisal. This equates to an average price of £267 per sq ft across the proposed house types.

Site	Property	Type	Beds	Sqm	Sq ft	No. Units	Total Sq ft	Market Values	£ psf	Total GDV
Plot VV of Kingsway Business Park	New Build	Tenby (End)	2b4p	81	870	13	11,306	£245,000	£282	£3,185,000
	New Build	Tenby (mid)	2b4p	81	870	2	1,739	£245,000	£282	£490,000
	New Build	Bala (end)	2b4p	93	1,001	3	3,003	£275,000	£275	£825,000
	New Build	Bala (det)	2b4p	93	1,001	5	5,005	£280,000	£280	£1,400,000
	New Build	Langstone (end)	3b5p	110	1,181	2	2,362	£315,000	£267	£630,000
	New Build	Hazelborough	4b5p	108	1,163	5	5,815	£320,000	£275	£1,600,000
	New Build	Berney	4b5p	124	1,338	6	8,028	£350,000	£262	£2,100,000
	New Build	Dunnett	4b6p	126	1,354	9	12,186	£355,000	£262	£3,195,000
	New Build	Hamford	4b6p	118	1,275	3	3,825	£335,000	£263	£1,005,000
	New Build	Conwy	4b6p	138	1,489	5	7,445	£390,000	£262	£1,950,000
Silverhill Farm	New Build	New Bungalow	4b8p	130	1,399	1	1,399	£400,000	£286	£400,000
	New Build	New House	4b8p	168	1,808	1	1,808	£450,000	£249	£450,000
	Conversion	Barn	4b8p	205	2,206	1	2,206	£515,000	£233	£515,000
	Conversion	Farmhouse	5b8p	207	2,228	1	2,228	£525,000	£236	£525,000
Total						57	68,356		£267	£18,270,000

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 2) and it is our opinion that the sales values are low.

We have applied the following sales values in our appraisal:

Name	type	beds	ft2	m2	No	ft2	value	£/ft2	£/m2	Total GDV
Tenby	ET	2	870	81	13	11306	£245,340	£282	£3,028.89	£3,189,420
Tenby	MT	2	870	81	2	1739	£245,340	£282	£3,028.89	£490,680
Bala	ET	2	1001	93	3	3003	£275,275	£275	£2,959.95	£825,825
Bala	MT	2	1001	93	5	5005	£280,280	£280	£3,013.76	£1,401,400
Langstone	ET	3	1181	110	2	2362	£349,576	£296	£3,177.96	£699,152
Hazelborough		4	1163	108	5	5815	£344,248	£296	£3,187.48	£1,721,240
Berney		4	1338	124	6	8028	£396,048	£296	£3,193.94	£2,376,288
Dunnett		4	1354	126	9	12186	£400,784	£296	£3,180.83	£3,607,056
Hamford		4	1275	118	3	3825	£377,400	£296	£3,198.31	£1,132,200
Conwy		4	1489	138	5	7445	£440,744	£296	£3,193.80	£2,203,720
New Bung		4	1399	130	1	1400	£400,114	£286	£3,077.80	£400,114
New House		4	1808	168	1	1808	£497,200	£275	£2,959.52	£497,200
Barn		4	2206	205	1	2206	£513,998	£233	£2,507.31	£513,998
Farmhouse		5	2228	207	1	2228	£525,808	£236	£2,540.14	£525,808
						68356				£19,584,101

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 £1,370,250.”

Section 106 costs

The Roger Hannah report says the following:

“We understand a total S106 contribution of £231,745 has been requested for the proposed development and includes the following:

- *S106 Outdoor Sports Provision - £189,745*
- *S106 Biodiversity Net Gain - £42,000*

The above contributions have been included in our policy compliant financial appraisal of the scheme.”

We have included this figure in our appraisal but would ask that the Council confirms this figure.

Reasonable Profit Level

The Roger Hannah report says the following:

“Depending on the type and risks associated with a scheme, development profit typically ranges between 15-20% 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.

We have adopted a blended developers profit of just over 18% on GDV across the whole development. This reflects a profit of 18.5% on GDV for the new build dwellings and a lower profit of 15% on GDV for the dwellings proposed on the Silverhill Farm site which accounts for the 10% contractors margin built into the base build costs.

We consider the level of profit appropriate to reflect the risk associated with renovating and restoring the listed buildings, the technical site constraints for example abnormal ground / site conditions and the general risks around build cost inflation and cost forecasts.”

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.

Design fees

The Roger Hannah report says the following:

In accordance with standard industry practice, a provision equating to 7% of the total build cost has been allowed which reflects the work required to deliver a scheme of the size and nature.

It is our opinion that an allowance of 7% 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."

It is our opinion that an increased 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

- Site Purchase – 1 month

- *Pre-construction – 2 months to allow for the discharge of planning conditions and commencement on site.*
- *Construction – 26 months*
- *Sales – 19 months phased at 3 units per month (first sale 10-month into construction)*
- *Total – 31 months*

We agree that the above assumptions are fair and reasonable.

Sales and Marketing

The Roger Hannah report says the following:

“We have assumed a sales and marketing cost of 3%. This provides a budget towards sales agent fees, a show house, website, advertisement, and other marketing initiatives. We have also allowed for sales legal fees at £750 per unit. These are considered to be standard market assumptions.”

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:

“We are aware that industrial land values have in recent years increased as evidenced by the above transactions however, given the challenges and abnormal costs associated to bring forward the proposed development on a brownfield site, we consider a land value of £250,000 per acre to represent a baseline land value in this case, despite higher land values being achieved for industrial/commercial land in the local area. This is therefore considered to be a very conservative assessment in this instance. This rate per acre equates to a land value of £1,202,500 for Plot W (4.81 acres)

For the Silverhill Farm element of the site, we have adopted a Benchmark Land Value of £100,000 per acre. This equates to a land value of £62,000 for 0.62 acres which we consider reasonable.

*Considering the above, we have adopted an overall **Benchmark Land Value of £1,264,500** for the site.”*

For scheme specific viability assessments like this it is our opinion that the Land Value should be assessed by means of a residual development appraisal, i.e. the land value is generally determined last, and is not a fixed input at a level unrelated to the cost of abnormals and the planning gain (S106 obligations, CIL, planning conditions).

In short, it is the planning policies which drive the land value and not the other way round.

The process therefore involves judging what the value of the site would be if the respective costs of applying all the Council’s planning policies and undertaking abnormal works (if applicable) were fully reflected. This is established by carrying out a residual Land Valuation.

This RLV is then viewed alongside the price at which a reasonable, hypothetical, commercially minded landowner would dispose of the land having regard to the site’s Existing Use Value (“EUV”).

We have been involved in an appeal in which the subject of Benchmark Land Value was key to the viability argument.

The appeal was as follows: APP/V3120/W/20/3264500, Land South of Steeds Farm, Coxwell Road, Faringdon.

In the appeal decision the Inspector said the following:

“Landowner premium

The landowner’s premium is the second component of the BLV. There is no definitive answer in policy or guidance to how the premium should be calculated. Rather, the PPG establishes the premium to the landowner should reflect the minimum return (my emphasis) at which a reasonable landowner would be willing to sell their land; and provide a reasonable incentive (my emphasis), in comparison with other options available, for the landowner to sell while allowing a sufficient contribution to fully comply with policy requirements¹⁸. The RICS guidance reiterates that the premium should provide a reasonable incentive for a landowner to bring forward land for development, while allowing a sufficient contribution to fully comply with policy requirements. It is the minimum return that would persuade a reasonable landowner to release the land for development, rather than exercise the option to wait or any other options available to the landowner.

....for a premium to be linked simply to the EUV does not take account of the requirement to allow sufficient contribution to fully comply with policy requirements as endorsed by the PPG.

....Historically, a site's location in a high value area or an allocation may have greatly influenced landowner expectations. The latest Framework and PPG guidance has sought to resolve the more market-driven 'circular' approach, while premium should be decided on a case-specific basis. With this in mind, the decisions and transactions as cross-checks, nor may not fully-reflect current policy requirements.

The landowner may well be disappointed upon comparing what was achieved on neighbouring land for a seemingly similar type of development. That said, the land value must represent the policy compliant implications of a site at the time it is developed. The reasonable expectations of the local landowner in this case would realistically have to be tempered by the policy requirements, including affordable housing."

The Inspectors comments are fully in line with the latest RICS Guidance Note - Assessing viability in planning under the NPPF 2019 for England - 1st edition, March 2021 and the PPG.

It is our opinion that the BLV should reflect the policy requirements of the Council but still allow for a reasonable return for the landowner.

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 with an affordable housing contribution of £1,370,250 and 100% open market housing.

The appraisal produces a **Residual Land Value of £726,217** (See Appendix 3).

Whilst this is below the BLV outlined above it is, in our opinion, of sufficient value to enable the land owner to receive a value of £133,741 per acre for a site that is now being used for housing rather than commercial.

We have carried out a further appraisal of the scheme based on 100% open market units with no affordable housing contribution and no S106 contributions. (see appendix 4). This appraisal results in a RLV of **£2,119,274**. This land value would equate to £ 390,290 per acre.

This is above the Roger Hannah BLV.

It is our opinion that there should be a balance between the amount the landowner receives for the land and the amount of S106 contributions the scheme should provide. As stated above **the BLV should reflect the policy requirements of the Council but still allow for a reasonable return for the landowner.**

Should the Council be minded to grant planning approval it is our opinion the applicant should be required to provide the full S106 contributions and the affordable housing contribution of £1,370,250.

This reflects the policy requirements of the Council and allows for a reasonable return for the landowner.

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,

March 2024

Appendices

1. Sales research
2. Appraisal with 100% open market units – policy compliant S106 and affordable housing contributions.
3. Appraisal with 100% open market units – with **no** S106 and affordable housing contributions.

APPENDIX 1

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.

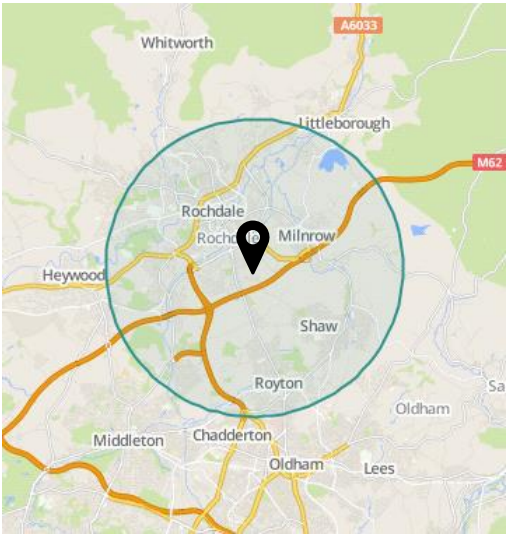
Proposed Residential Development at Silver Hill Farm And Plot W Of Kingsway Business Park,
Broad Lane And Lower Lane, Rochdale, OL16 4PT

Search criteria

Every comparable property listed is situated within two miles or just over two 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 houstypes in characteristics such as GIFA, 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

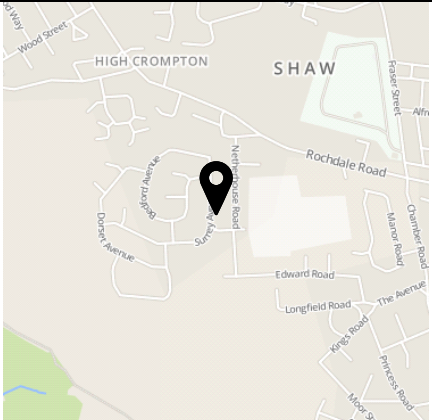
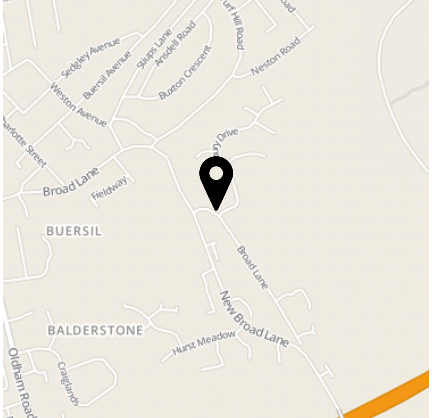
For ease of reference maps detailing the locations of the comparables referenced in this statement are provided below. Only those nearby properties determined to be suitable comparables have been discussed in more detail.

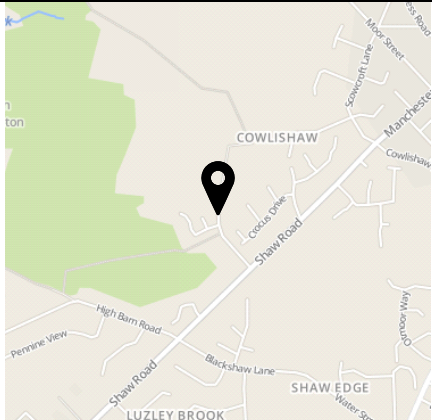
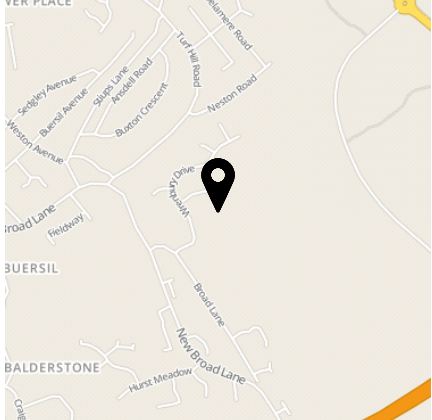
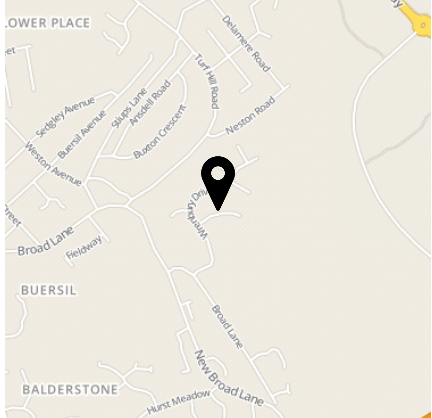


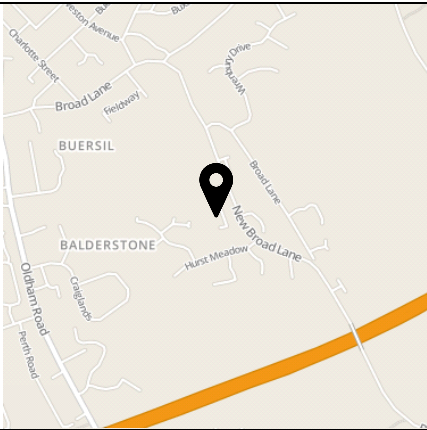
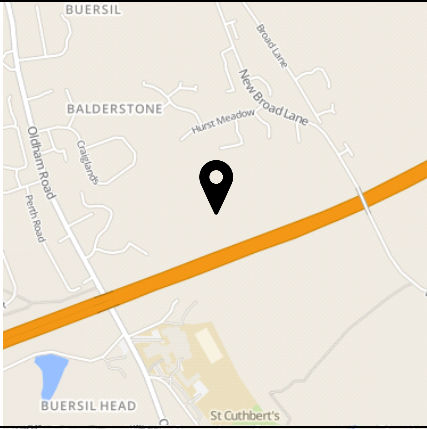
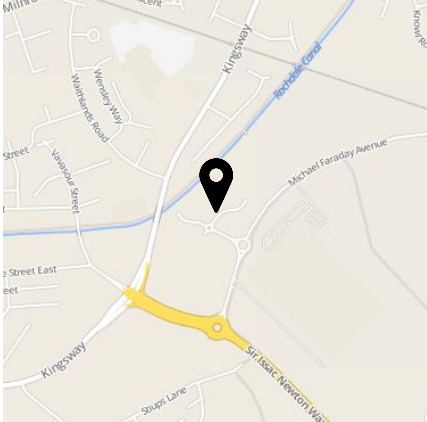
represents the postal location of the subject site.

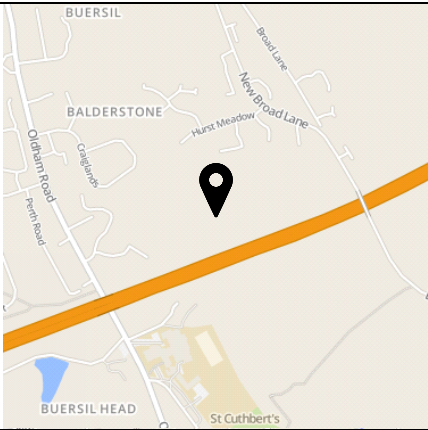
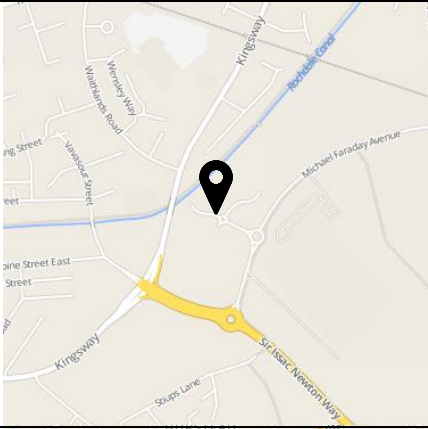
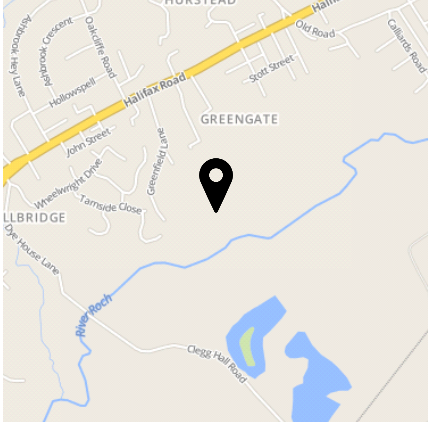
Address	Location
1 Furzegate, Burnedge, Rochdale, OL16	

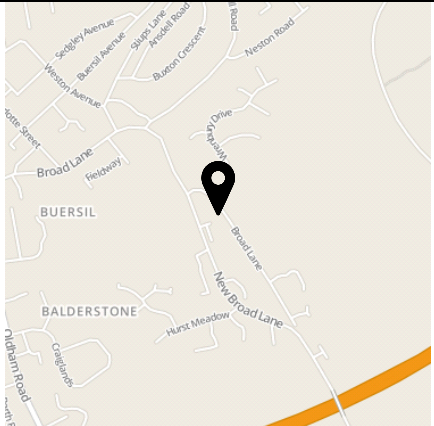
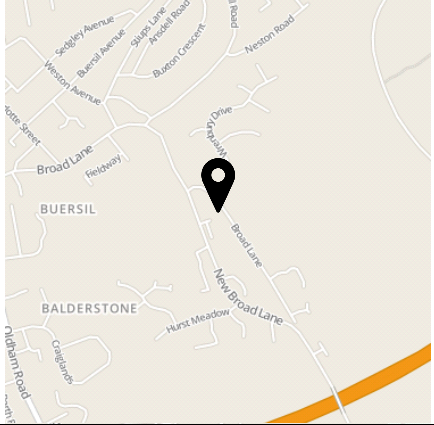
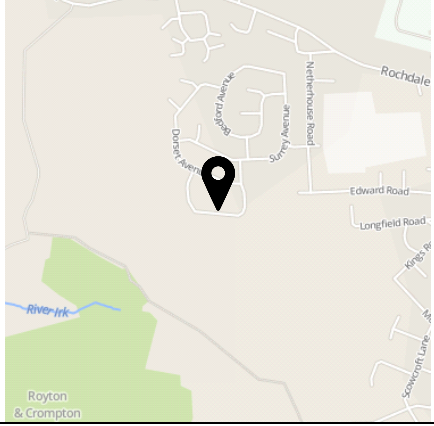
Address	Location
2 APPLE TREE WAY, Burnedge, Rochdale OL16 4SW	

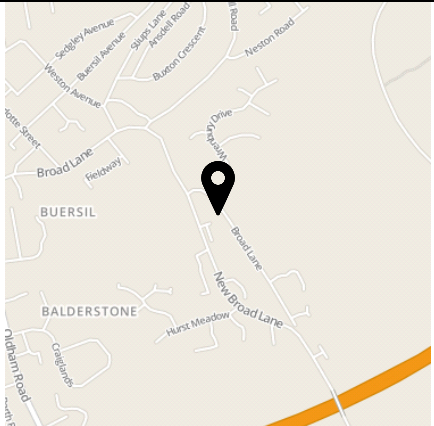
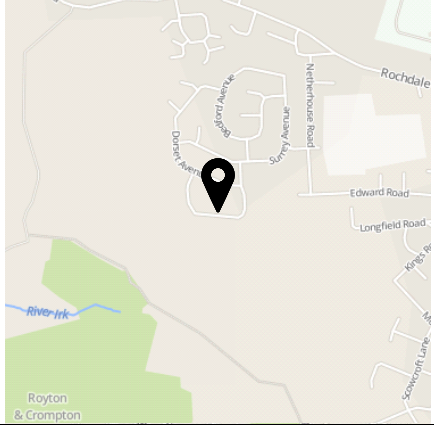
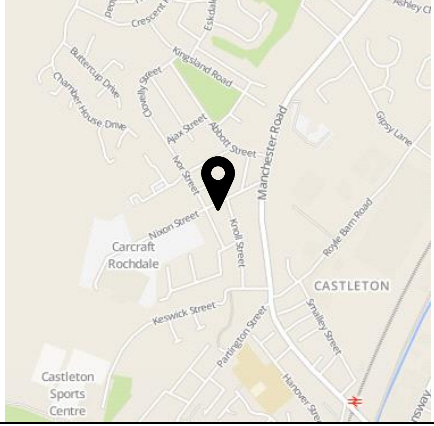
3 Surrey Avenue, Shaw, OL2 7DN	
5 Grencroft Meadow, Royton, Oldham, OL2, OL2 6LQ	
7 Broad Lane, Burnedge, Rochdale, Greater Manchester, OL16, OL16 4PR	

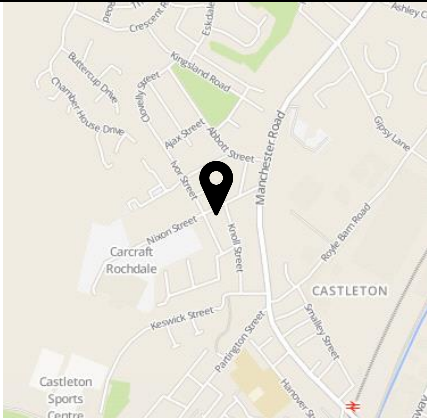
4 DIAMOND DRIVE, Royton, Oldham OL2 6GN	
6 Tithe House, Lower Lane, OL16 4PT	
8 Richmond Close, Rochdale, OL16 4RJ	

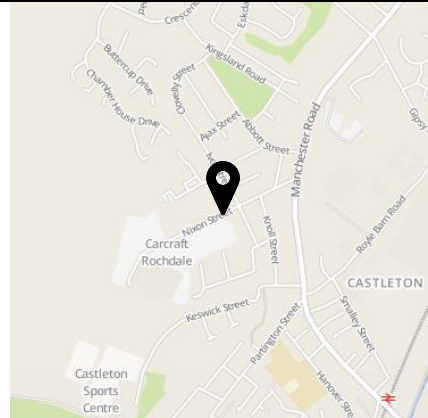
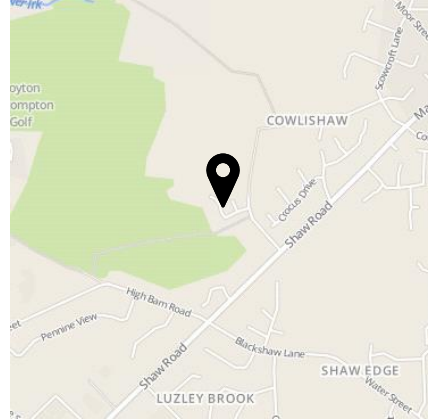
9 Badger Close, Rochdale, OL16, OL16 4QR	
11 Ginnell Farm Avenue, Rochdale, Greater Manchester, OL16, OL16 4GF	
13 Jones Way, Rochdale, OL16, OL16 4FX	

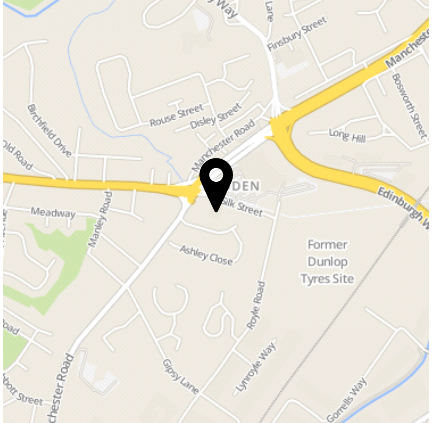
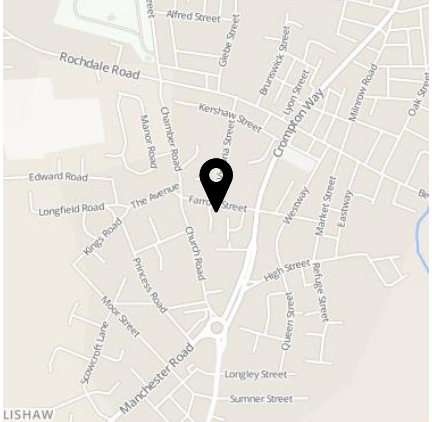
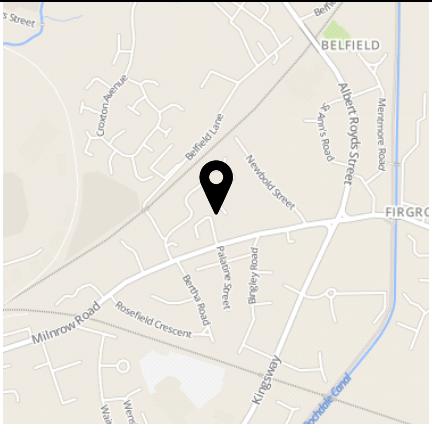
10 Ginnell Farm Avenue, Burnedge, Rochdale, Greater Manchester, OL16, OL16 4GF	
12 Cook Road, Kingsway Village, Rochdale, Greater Manchester, OL16, OL16 4AQ	
14 Tarnside Close, Smallbridge, OL16 2QD	

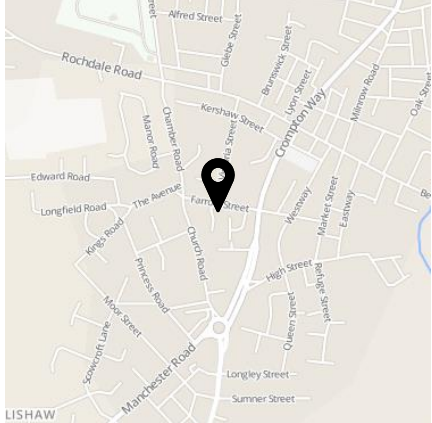
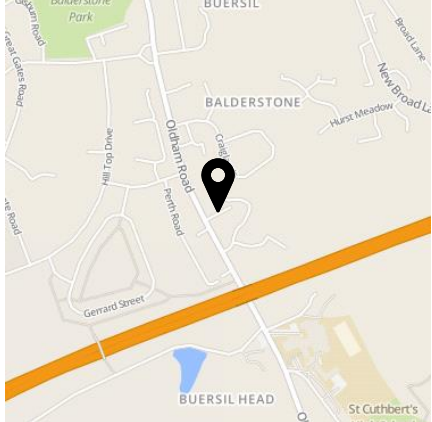
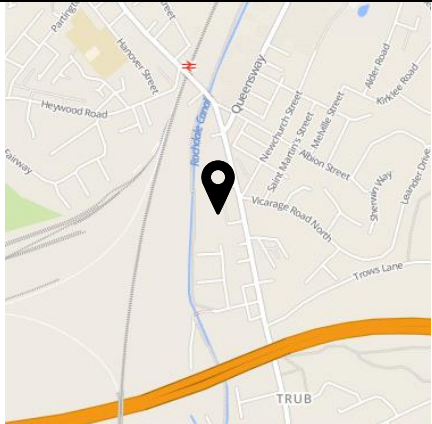
15	Spring Fold, Broad Lane, Burnedge, Rochdale, OL16, OL16 4PR	
17	Spring Fold, Broad Lane, Burnedge, Rochdale, OL16, OL16 4PR	
19	Denbigh Drive, Oldham, OL2 7EQ	

16	Spring Fold, Broad Lane, Burnedge, Rochdale, OL16, OL16 4PR	
18	Denbigh Drive, Oldham, OL2 7EQ	
20	Weavers Fold Heaton, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	

21 Plot 20 Brooklands At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	
23 Plot 3, Vernon Gardens, The Cherry, High Barn Street, Royton, Oldham, OL2, OL2 6QL	
25 Greencroft Meadow, Royton, Oldham, OL2 6LQ	

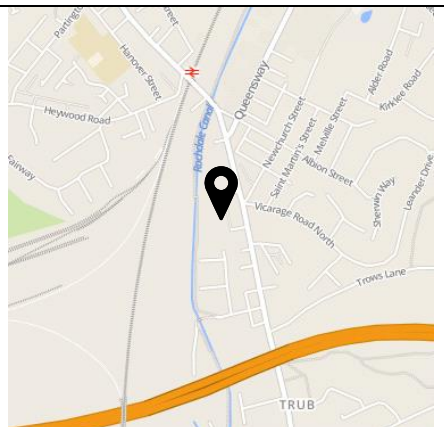
22 Plot 95 Firswood At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	
24 Greencroft Meadow, Royton, Oldham, OL2 6LQ	
26 Greencroft Meadow, Royton, Oldham, OL2 6LQ	

27	Royle Road, Rochdale, Greater Manchester OL11 3ET, OL11 3EU	
29	Farrow Street, Shaw, OL2 7AQ, OL2 7AD	
31	Newbold Hall Drive, Rochdale, OL16, OL16 3AJ	

28	Farrow Street, Shaw, OL2 7AQ, OL2 7AD	
30	Gilbrook Way, Rochdale, Greater Manchester, OL16, OL16 4RT	
32	Charlton Street, Castleton, Rochdale, Greater Manchester, OL11, OL11 2SW	

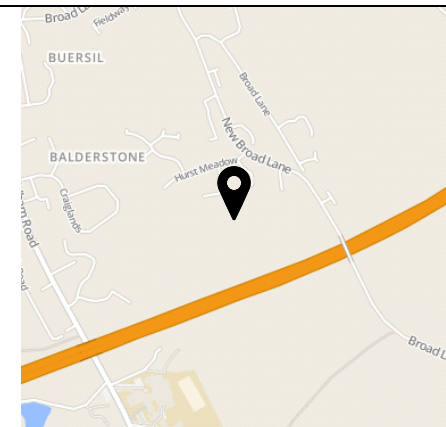
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Charlton Street, Rochdale, Greater Manchester, OL11, OL11 2SW



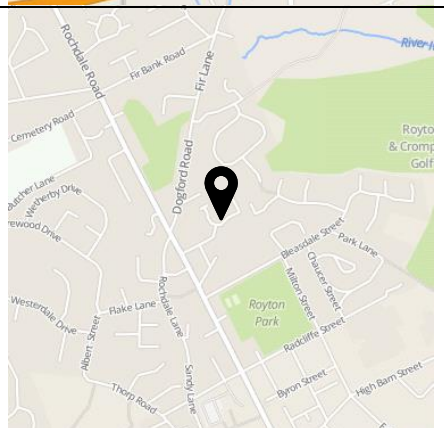
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Apple Tree Way, Rochdale, OL16 4SW



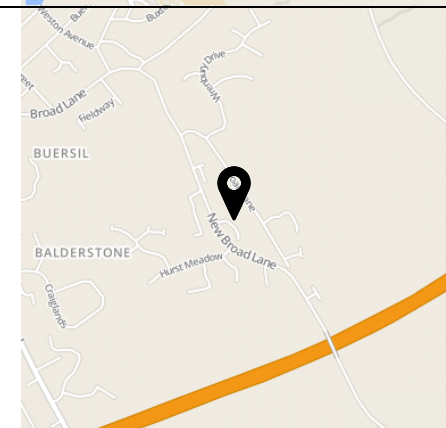
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The Fairways, Royton, OL2 6GD



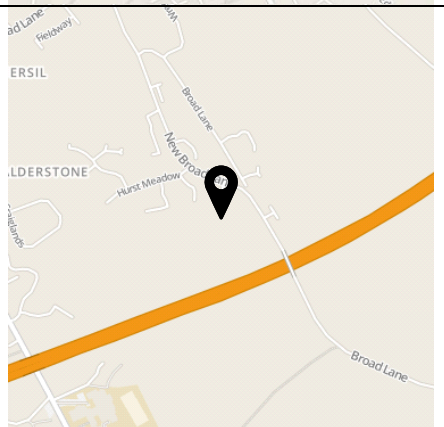
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Brockway, Rochdale OL16 4QT



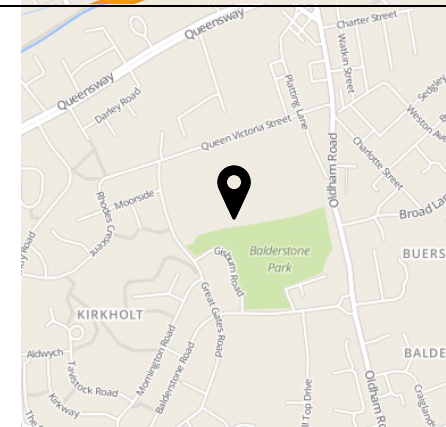
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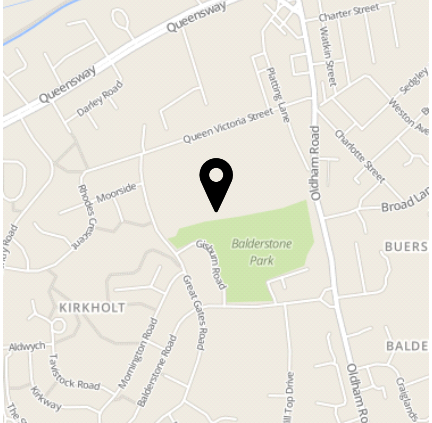
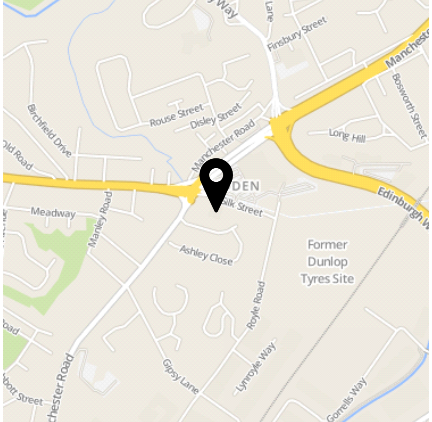
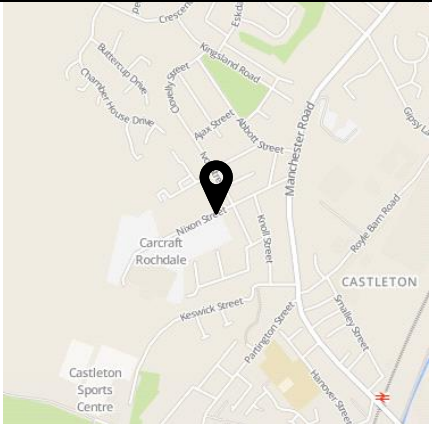
APPLE TREE WAY, Burnedge, Rochdale OL16 4SW

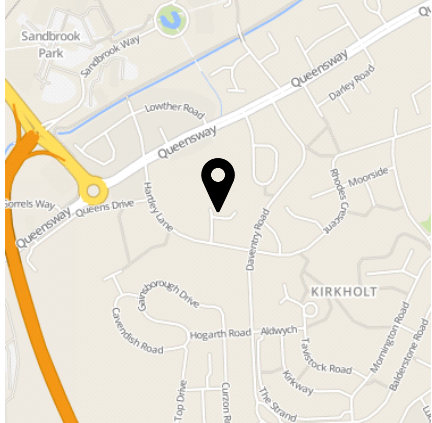
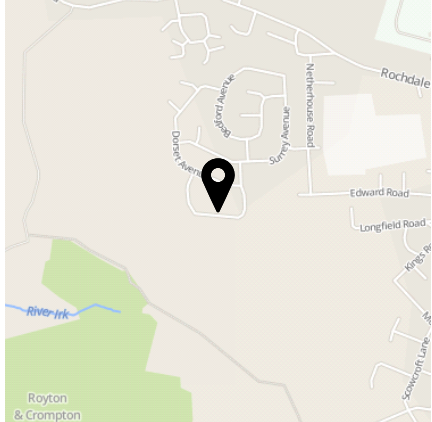
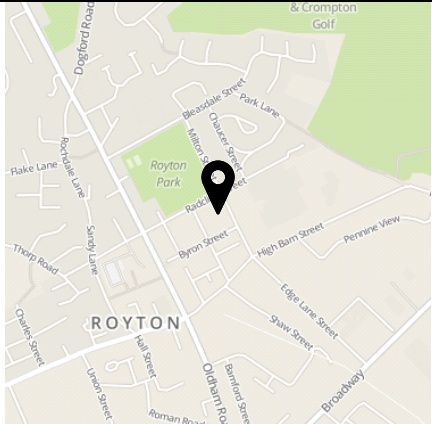


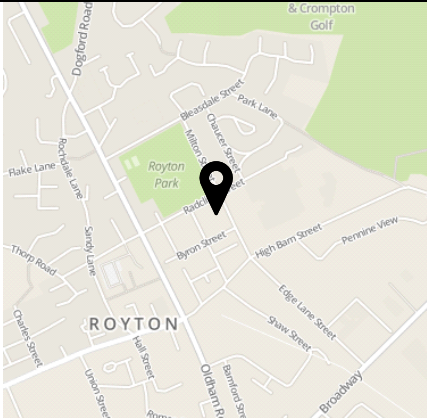
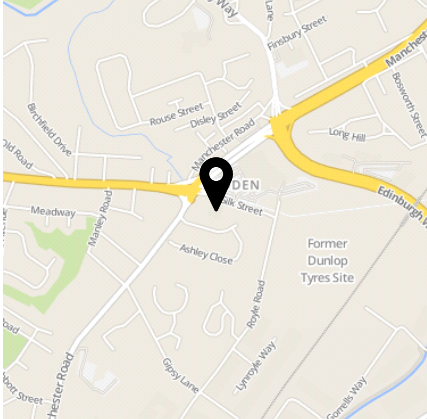
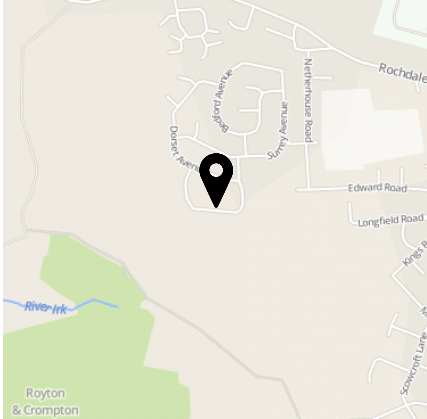
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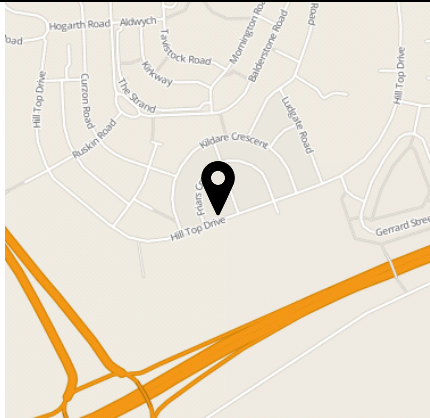
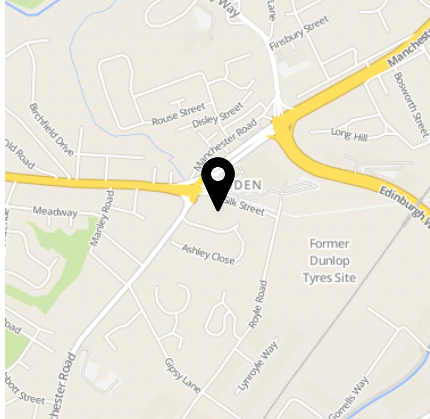
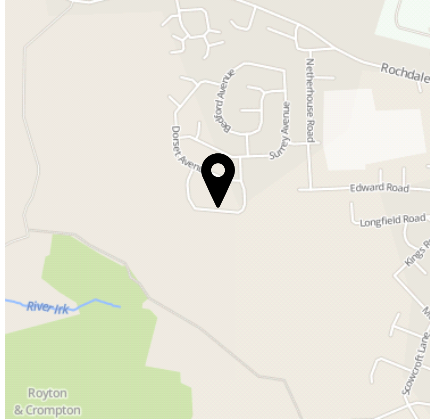
Salisbury Drive, Balderstone, Rochdale, Greater Manchester, OL11, OL11 2WF

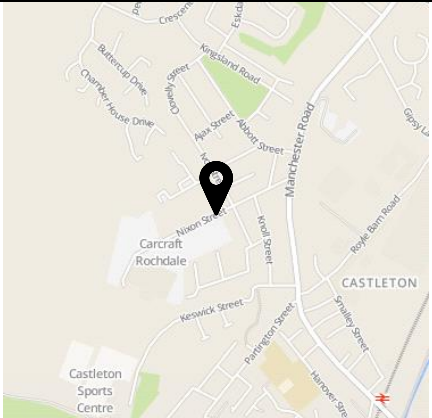
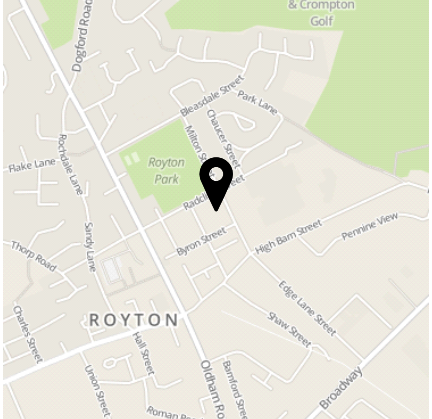
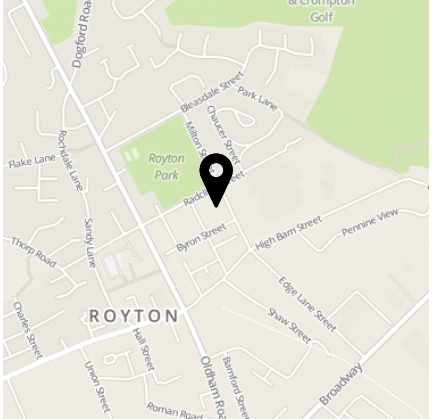


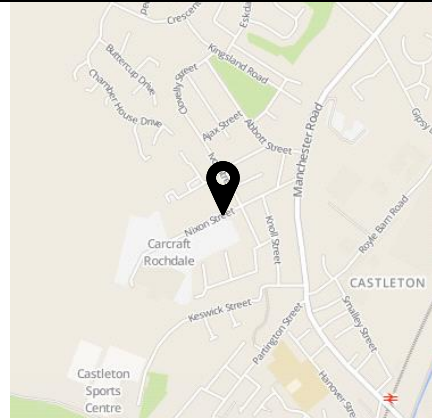
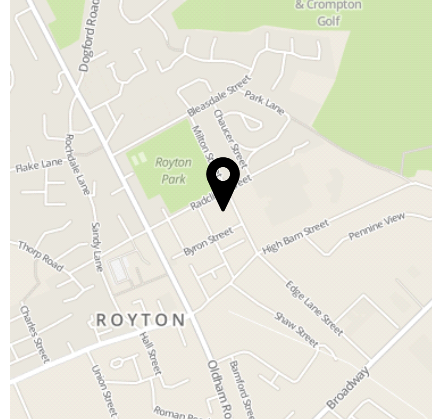
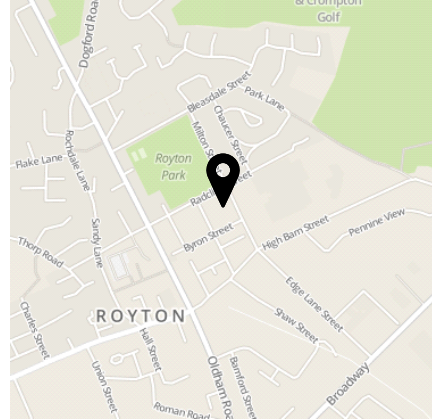
39	Salisbury Drive, Balderstone, Rochdale, Greater Manchester, OL11, OL11 2WF	
41	Royle Road, Rochdale, Greater Manchester OL11 3ET, OL11 3EU	
43	Plot 92 Hollinwood At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	

40	Summerset Avenue, Sandbrook, Rochdale, Greater Manchester, OL11, OL11 2LT	
42	Denbigh Drive, Oldham, OL2 7EQ	
44	Milton Street, Royton, Oldham, OL2 6QX	

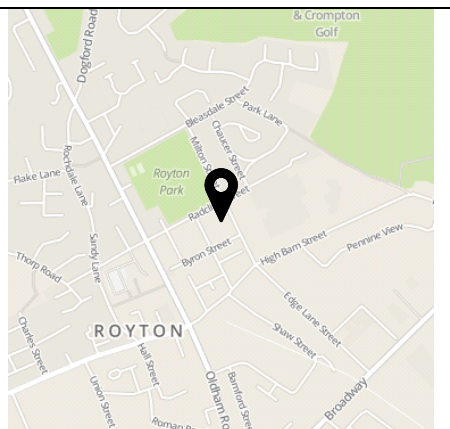
45 Milton Street,Royton,Oldham,OL2 6QX	
47 Royle Road,Rochdale,Greater Manchester OL11 3ET, OL11 3EU	
49 Denbigh Drive,Oldham,OL2 7EQ	

46 Hill Top Drive,Rochdale,Greater Manchester,OL11 2SB	
48 Royle Road,Rochdale,Greater Manchester OL11 3ET, OL11 3EU	
50 Denbigh Drive,Oldham,OL2 7EQ	

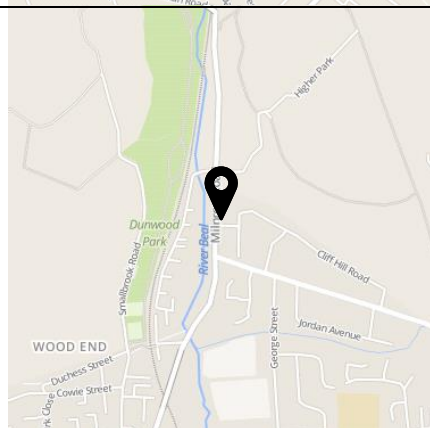
51 Plot 96 Cornbrook At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	
53 Milton Street, Royton, Oldham, OL2 6QX	
55 Milton Street, Royton, Oldham, OL2 6QX	

52 Plot 93 Bowker At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	
54 Milton Street, Royton, Oldham, OL2 6QX	
56 Milton Street, Royton, Oldham, OL2 6QX	

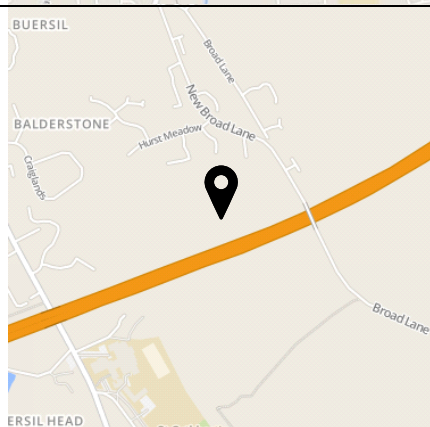
57 Milton Street,Royton,Oldham,OL2 6QX



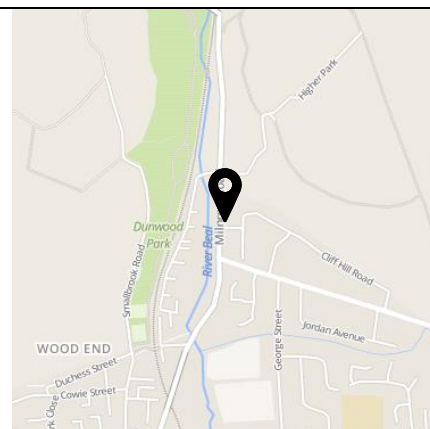
59 412 Milnrow Road, Shaw, Shaw, OL2, OL2 8BL



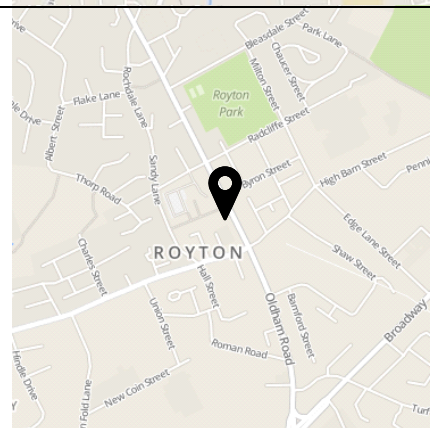
61 Will Hill Close, Burnedge, Rochdale, Greater Manchester, OL16, OL16 4FU



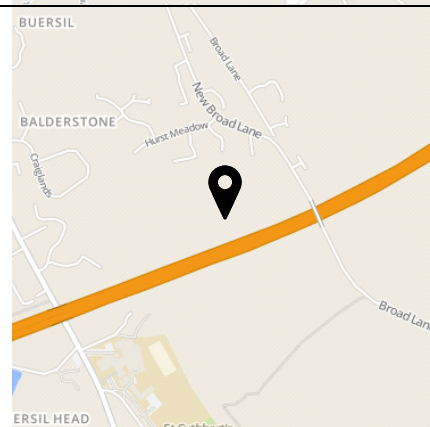
58 410 Milnrow Road, Shaw, Shaw, OL2, OL2 8BL



60 Radcliffe Street,Royton,OL2 5PT

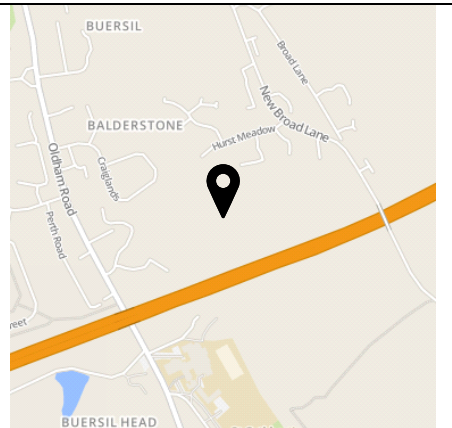


62 Will Hill Close, Rochdale, Greater Manchester, OL16, OL16 4FU



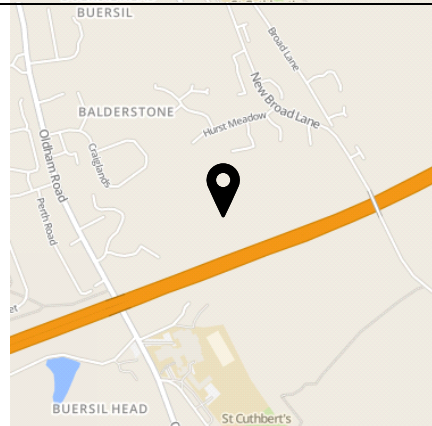
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Ginnell Farm Avenue, Rochdale, OL16,
OL16 4GG



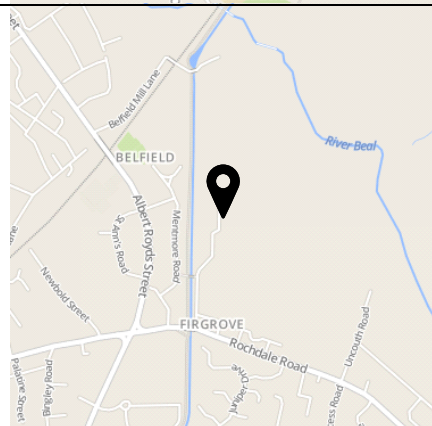
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Dairy House Close, Rochdale, OL16,
OL16 4GB



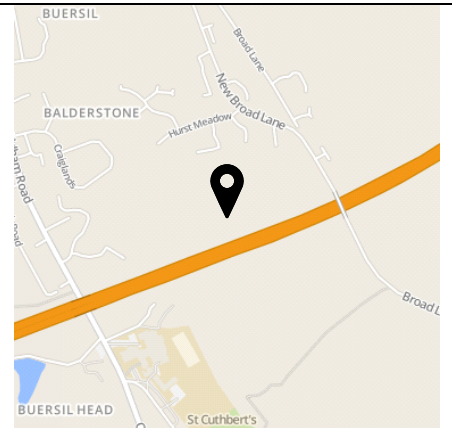
67

Coppy Bridge Drive, Rochdale, Greater
Manchester, OL16, OL16 3AR



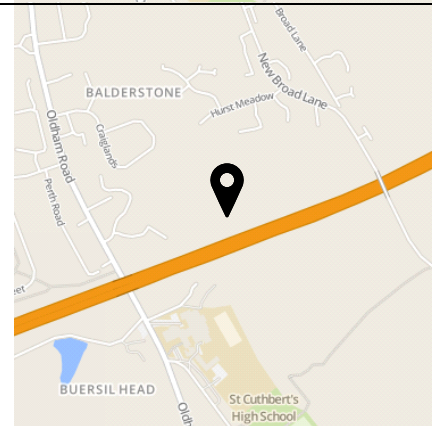
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Dairy House Close, Burnedge,
Rochdale OL16 4GB



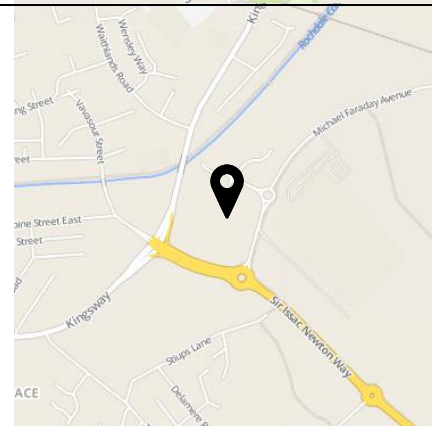
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Ginnell Farm Avenue, Burnedge,
Rochdale, Greater Manchester, OL16,
OL16 4GF

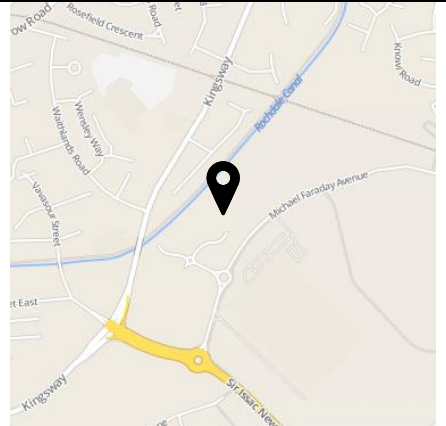


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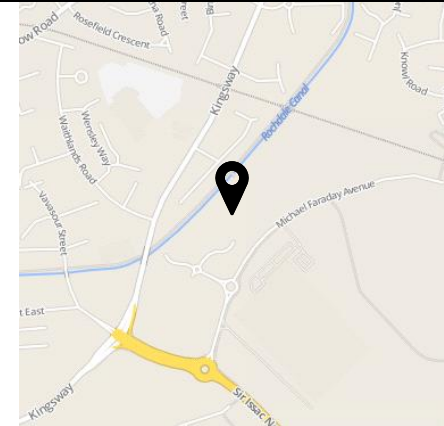
Wallis Avenue, Rochdale, OL16, OL16
4GP



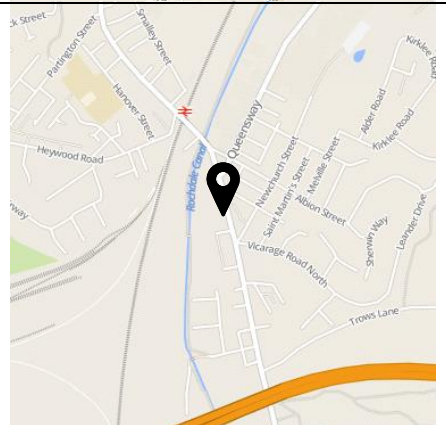
69 39 Jones Way, Rochdale OL16 4FX



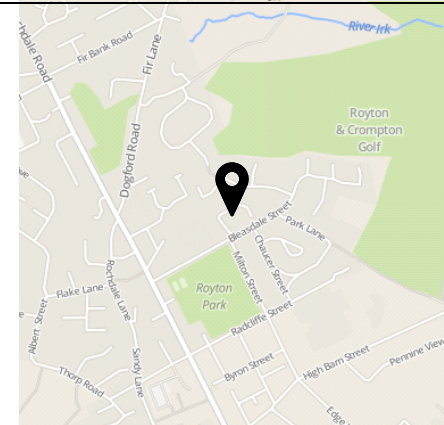
70 Jones Way, Rochdale, OL16, OL16 4FX



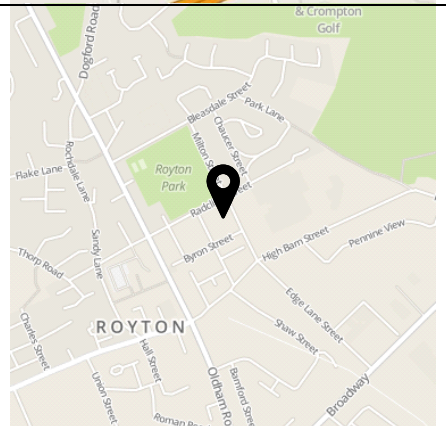
71 Manchester Road, Rochdale, OL11, OL11 2SP



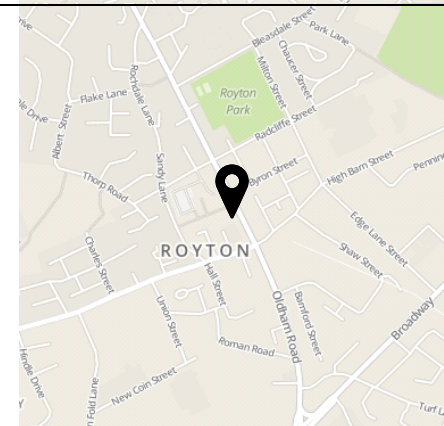
72 Elmstone Drive, Royton, OL2 6DH



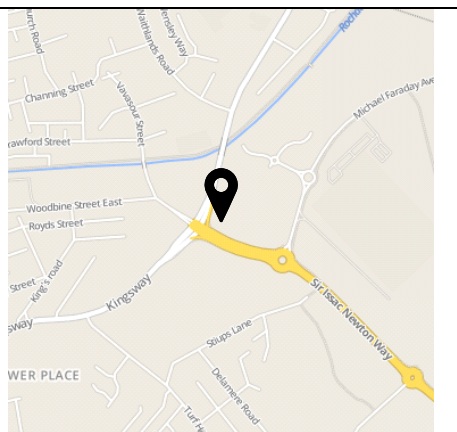
73 Milton Street, Royton, Oldham, OL2 6QX



74 Radcliffe Street, Royton, OL2 5PT



75 8 Helmsman Lane, Rochdale OL16 4PS



1 Furzegate, Burnedge, Rochdale, OL16



Description

A five bedroom detached house with a garden and a double garage. This property is located within 0.12 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £425,000 with a total area of 171.4 m², including the dimensions of the garage, equating to £2,480 per m². This property is marketed by Cowell & Norford, Rochdale. The tenure is freehold.

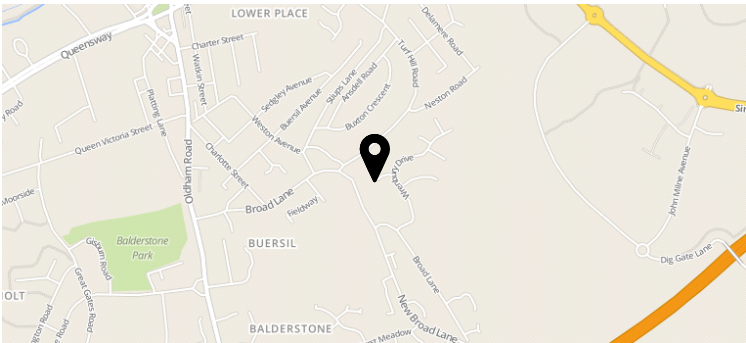
Key Features (from listing)

"SUBSTANTIAL FIVE BEDROOM DETACHED, SPACIOUS & VERSATILE, SOUGHT AFTER POSITION, ATTRACTIVE GARDENS WITH LARGE PATIO, OFF STREET PARKING & GARAGE, ONE BATHROOM & TWO EN-SUITES, EXCELLENT FAMILY HOME, SITTING ON A GOOD SIZED PLOT"



""Offering SPACE & VERSATILITY throughout, this attractive 5 bedroom detached family home occupies an extremely sought after position, close to excellent amenities, schools & transport links, whilst being on the fringe of some lovely open countryside."" ...

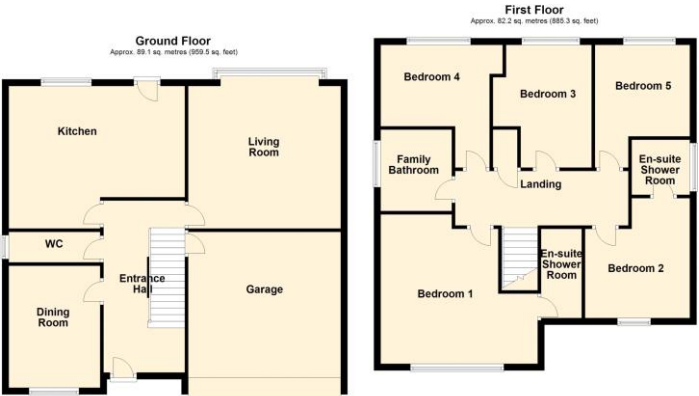
Location



Reference

https://www.rightmove.co.uk/properties/124033652/#/?channel=RES_BUY

Floorplan



Total area: approx. 171.4 sq. metres (1844.8 sq. feet)
Cowell & Norford
Plan produced using PlanUp.

2 APPLE TREE WAY, Burnedge, Rochdale OL16 4SW



Description

A five bedroom 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. This property is sold STC for an undisclosed price, however was introduced to the market for £469,995 with a total area of 155.5 m², equating to £3,023 per m². This property was marketed by Reside Estate Agency, Rochdale. The tenure is freehold.

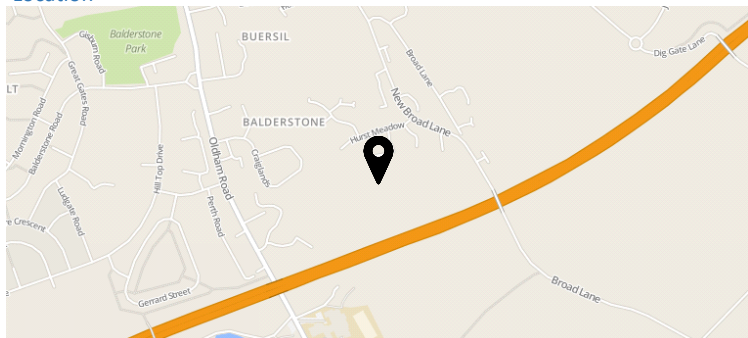
Key Features (from listing)

"Executive Detached House, Five Double Bedrooms, Two Reception Rooms, Fabulous Breakfast Kitchen, Family Bathroom & Two En-Suites, Double Driveway To Front, South-West Facing Rear Garden, Potential To Extend, Superb Corner Plot, Extremely Popular Development"



""VIEWINGS WITH RESIDE ESTATE AGENCY - This five-bedroom executive detached family home is nestled within a sought-after new development, offering a blend of modern amenities and spacious living spaces. The home boasts an attractive and well-maintained exterior. It is situated on a generous plot,..." ...

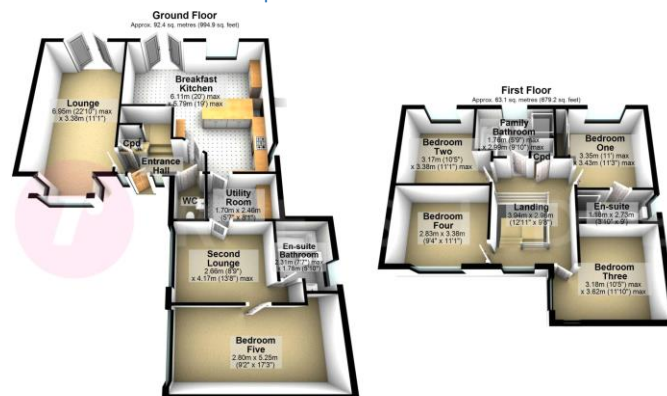
Location



Reference

https://www.rightmove.co.uk/properties/139649462/#/?channel=RES_BUY

Floorplan



Total area: approx. 155.5 sq. metres (1674.1 sq. feet)

Disclaimer: This Reception is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact. Whilst all efforts have been made to ensure the accuracy we make no guarantee, warranty or representation and any buyer should carry out their own measurements using their own source. Created by EasyCloud Photography. Plans produced using Planity.

3 Surrey Avenue, Shaw, OL2 7DN



Description

A five bedroom detached house with a garden and a garage. This property is located within 1.81 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £549,995 with a total area of 201.2 m², excluding the dimensions of the garage, equating to £2,734 per m². This property is marketed by Kirkham Property, Chadderton. The tenure is leasehold.

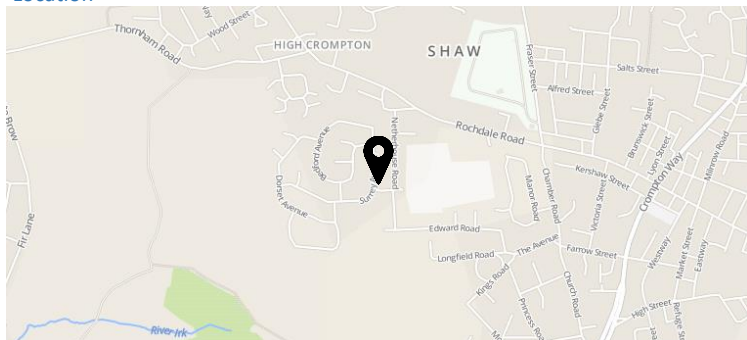
Key Features (from listing)

"Brand New Build, Over 2000sq ft of living space, Five Bedrooms, Massive Open Plan Kitchen/Dining/Living Room, Quality Fitments Throughout, Lovely Location, Three Bathrooms, EPC:"



""NO CHAIN. An amazing brand new build offering superb family size accommodation comprising: Entrance porch, hallway, open plan lounge/kitchen/dining room, Living room, utility room, bedroom and a shower room. To the first floor there is a wonderful open plan landing, main bedroom with En-suite ..."

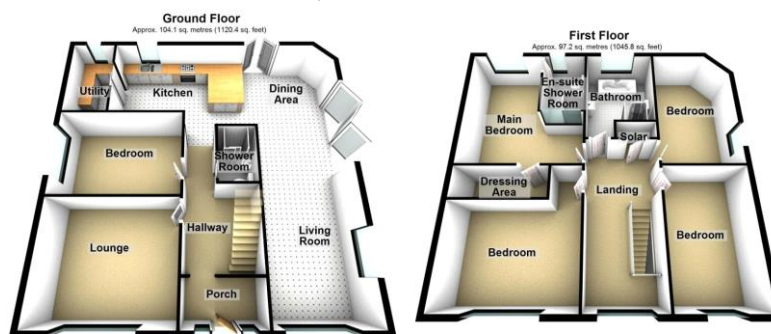
Location



Reference

https://www.rightmove.co.uk/properties/140259200#/?channel=RES_BUY

Floorplan



Total area: approx. 201.2 sq. metres (2166.2 sq. feet)

4 DIAMOND DRIVE, Royton, Oldham OL2 6GN



Description

A five bedroom detached house with a garden and a double garage. This property is located within 2.27 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £570,000 with a total area of 167.9 m², excluding the dimensions of the garage, equating to £3,395 per m². This property is marketed by Reside Estate Agency, Rochdale.

Key Features (from listing)

"Detached Family Home, Five Spacious Bedrooms, Superb Family Living Kitchen, Family Bathroom & Two En-Suites, Utility Room & Downstairs WC, Manicured Lawn Gardens, Double Driveway & Garage, Stamp Duty Paid For, Close To Excellent Local Amenities, Enquire Through Reside Estate Agency"

""Welcome to this stunning new five-bedroom detached family home, a perfect blend of contemporary design and practical functionality. Nestled in a quiet and family-friendly development, 'The Hampstead' is crafted with meticulous attention to detail and built to the highest standards. The...""

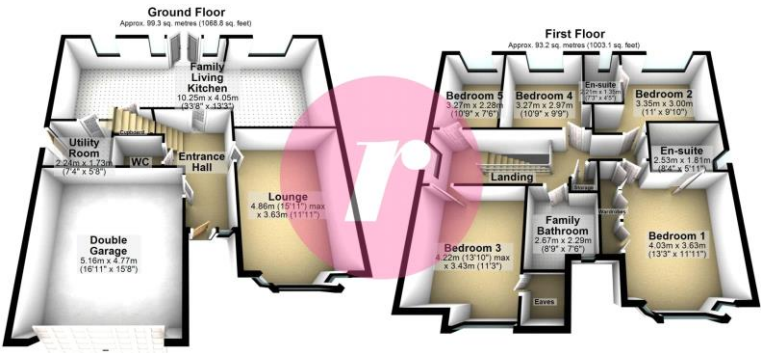
Location



Reference

https://www.rightmove.co.uk/properties/142030454/#/?channel=RES_BUY

Floorplan



Total area: approx. 192.5 sq. metres (2071.9 sq. feet)
Reside Estate Agency
Plan produced using Planific

5 Grencroft Meadow, Royton, Oldham, OL2, OL2 6LQ



Description

A five bedroom detached house with a garden and a double garage. This property is located within 2.29 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £570,000 with a total area of 110 m², excluding the dimensions of the garage, equating to £5,182 per m². This property is marketed by Bentley Hurst, Manchester.

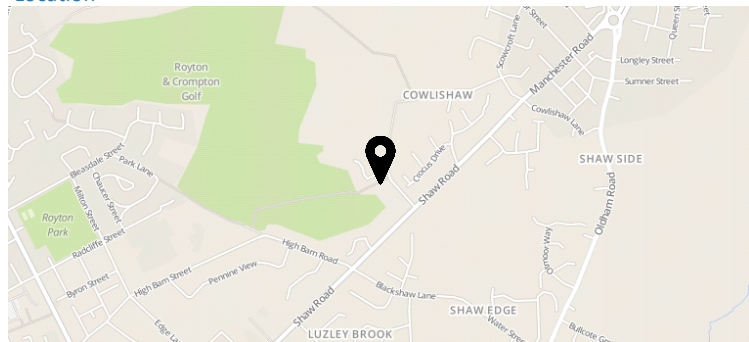
Key Features (from listing)

"Save On Your Eergy Bills, 5 Bedrooms, 2 En-Suite Bedrooms, Double Garage, Open Plan Kichen Dining Area, EV Charging Points Included, Rear Garden, Available To Customise, 10 Year Wrranty, Main Bedroom Suite"



""Beautifully balanced design means that despite its substantial, five bedroom size, Those who desire a home built for 21st century living yet still have an appreciation for traditional aesthetics are sure to fall in love with The Hampstead 5. As part of our esteemed Heritage Collection, the fronta. ...

Location



Reference

https://www.rightmove.co.uk/properties/140305391#/?channel=RES_BUY

6 Tithe House, Lower Lane, OL16 4PT



Description

A four bedroom detached house with a garden and a double garage. This property is located within 0.03 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £510,000 with a total area of 183 m², excluding the dimensions of the garage, equating to £2,787 per m². This property is marketed by Adamsons, Rochdale. The tenure is freehold.

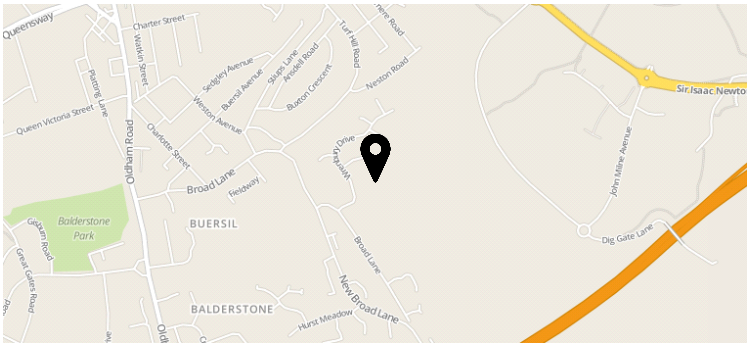
Key Features (from listing)

"Exceptionally well presented, Spacious accommodation throughout, Good sized plot - space to extend, Ample parking & attractive gardens, 2 large reception rooms, Breakfast-kitchen; Utility, 4 double beds (1 fitted as single), En suite, Quiet country lane yet convenient, Close to Broad Lane"



""An exceptionally well presented and individually designed detached house located on a quiet lane off Broad Lane in this highly desirable area. Spacious living accommodation throughout, high quality fittings, a double garage and ample parking, viewing is absolutely essential to fully appreciate."" ...

Location



Reference

https://www.rightmove.co.uk/properties/142333184#/?channel=RES_BUY

Floorplan



7 Broad Lane, Burnedge, Rochdale, Greater Manchester, OL16, OL16 4PR



Description

A four bedroom detached house with a garden and a double garage. This property is located within 0.07 miles of the subject site's post code and on the same road. It has two bathrooms. The asking price of this property is £425,000 with a total area of 103 m², excluding the dimensions of the garage, equating to £4,126 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

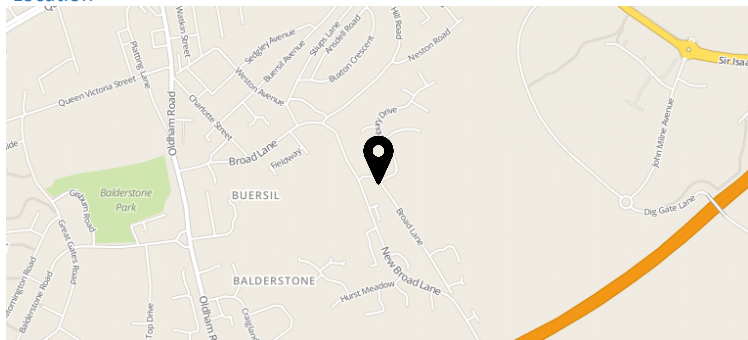
Key Features (from listing)

"Four Bedroom Detached Family Home, Stylish Fixtures & Fittings Throughout, Generous Corner Plot with Extensive Gardens, Driveway & Double Garage, Sought After Burnedge Location, Close to Schools & Local Amenities, Freehold, Council Tax Band E, EPC:TBC"



"Sited on a generous corner plot within the sought after district of Burnedge, comes this beautifully presented four bedroom detached family home which is adorned with modern, stylish fixtures and fittings throughout, complemented with beautiful gardens, ample off road parking and a double gara. ...

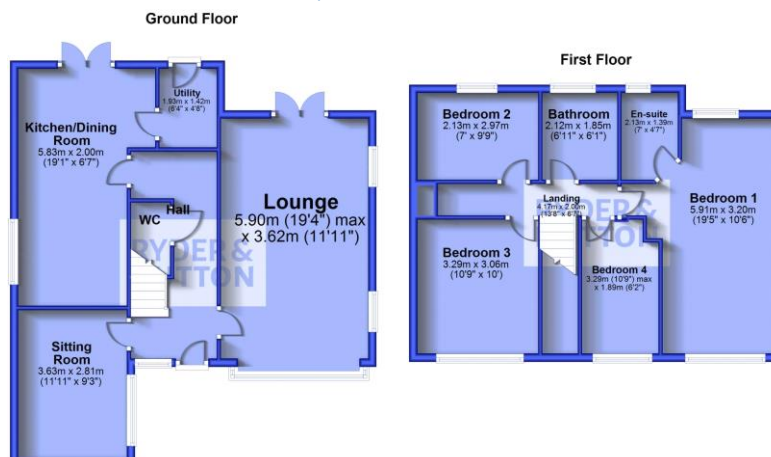
Location



Reference

https://www.rightmove.co.uk/properties/141932180/#?channel=RES_BUY

Floorplan





Description

A four bedroom detached house with a garden. Parking is available. This property is located within 0.07 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £379,950 with a total area of 133.6 m², equating to £2,844 per m². This property is marketed by Andrew Kelly, Yorkshire Street. The tenure is leasehold.

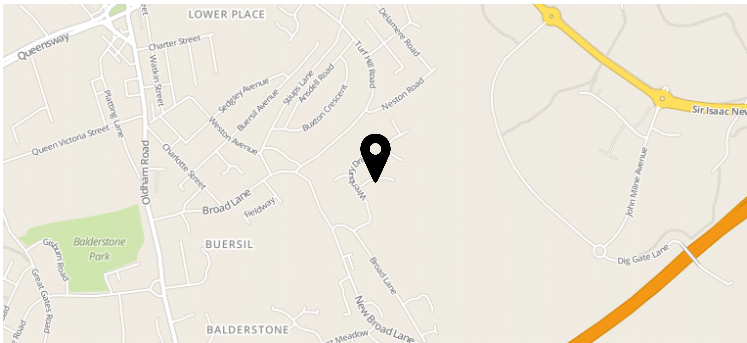
Key Features (from listing)

"Four Bedroom Executive Detached, Immaculately Presented , Modern Throughout , Four Reception Rooms , Modern Lounge, Dining Room, Conservatory and Kitchen , Three Piece En-Suite and Four Piece Family Bathroom , Beautiful Rear Garden with Indian Stone Patio Area and an Artificial Lawn Garden , Garden and Driveway to the Front , Highly Desirable Location , Viewings Come Recommended "



"" Stunning Four Bedroom Executive Detached, beautifully presented family home with four reception rooms, situated in a highly desirable area. The property is well located and situated close to local amenities and benefits from easy access to both Rochdale and Oldham centres, whilst the motorway n... ..

Location



Reference

https://www.rightmove.co.uk/properties/137013446#/?channel=RES_BUY

Floorplan



9 Badger Close, Rochdale, OL16, OL16 4QR



Description

A four bedroom detached house with a garden and a garage. This property is located within 0.19 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £390,000 with a total area of 104 m², excluding the dimensions of the garage, equating to £3,750 per m². This property is marketed by Strike, Manchester. The tenure is freehold.

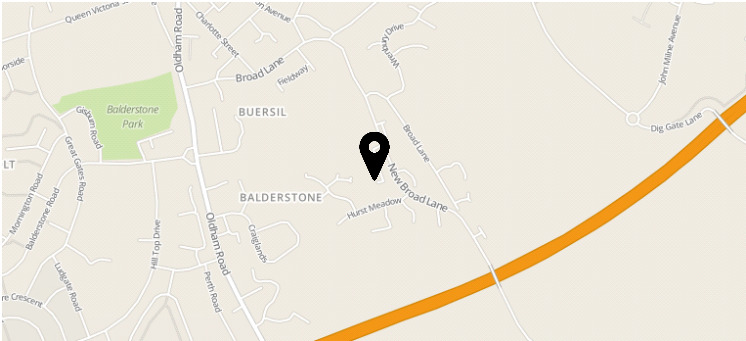
Key Features (from listing)

"Well Presented, En-Suite, Utility Room, Garage, Cul-de-sac, Sought After Location, Off Road Parking, Conservatory, No Chain"



""Welcome to this stunning 4-bedroom detached house, situated in a peaceful cul-de-sac location. Immaculately presented, this home offers a spacious and well-designed layout, perfect for modern living. With its stylish interiors and desirable features, this property is sure to captivate the di..."" ...

Location



Reference

https://www.rightmove.co.uk/properties/139608662/#/?channel=RES_BUY

Floorplan



10 Ginnell Farm Avenue, Burnedge, Rochdale, Greater Manchester, OL16, OL16 4GF



Description

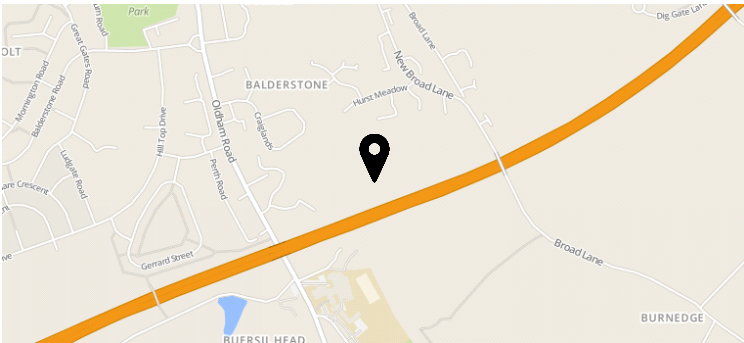
A four bedroom detached house with a garden and a garage. This property is located within 0.38 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £365,000 with a total area of 105.8 m², excluding the dimensions of the garage, equating to £3,450 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

Key Features (from listing)

"Four Bedroom Detached Family Home, Beautifully Presented Throughout, Four Double Bedrooms & Two Reception Rooms, En Suite to Master, Rear garden with Decking, Patio & Artificial Grass, Sought After Modern Development, Freehold, Council Tax Band D, EPC:B"

""A fantastic family home located on this highly sought after modern development within Burnedge, offering spacious living accommodation which boasts four double bedrooms, plus delightful easy to maintain gardens. Comprising in brief of an entrance hallway with WC off, two reception rooms, kitchen- ...

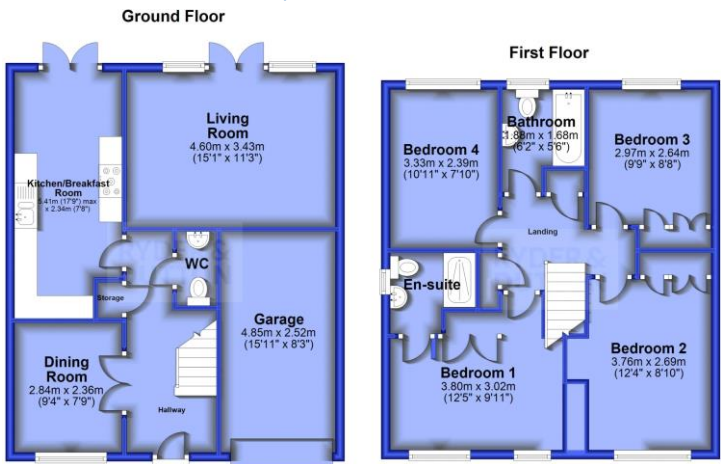
Location



Reference

https://www.rightmove.co.uk/properties/136174952/#/?channel=RES_BUY

Floorplan



11 Ginnell Farm Avenue, Rochdale, Greater Manchester, OL16, OL16 4GF



Description

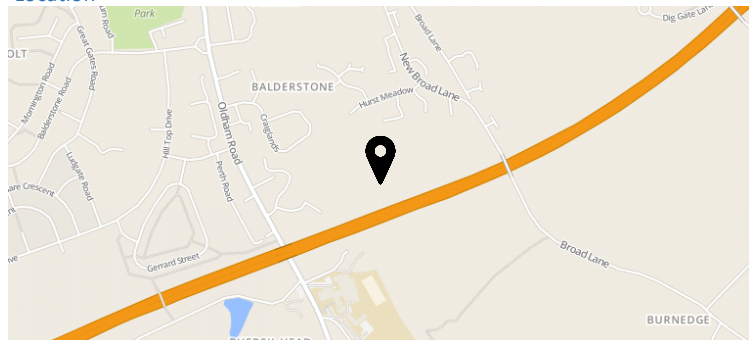
A four bedroom detached house with a garden. Parking is available. This property is located within 0.38 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £350,000 with a total area of 113.4 m², equating to £3,086 per m². This property is marketed by Cowell & Norford, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Cowell Norford are pleased to introduce to the market a fantastic EXECUTIVE FOUR BEDROOMED DETACHED family home occupying a prominent position on a quiet cul de sac within a HIGHLY DESIRABLE DEVELOPMENT located just off Broad Lane in Burnedge, suitably located within close proximity to local shop..."



Location



Reference

https://www.rightmove.co.uk/properties/139804451#/?channel=RES_BUY

12 Cook Road, Kingsway Village, Rochdale, Greater Manchester, OL16, OL16 4AQ



Description

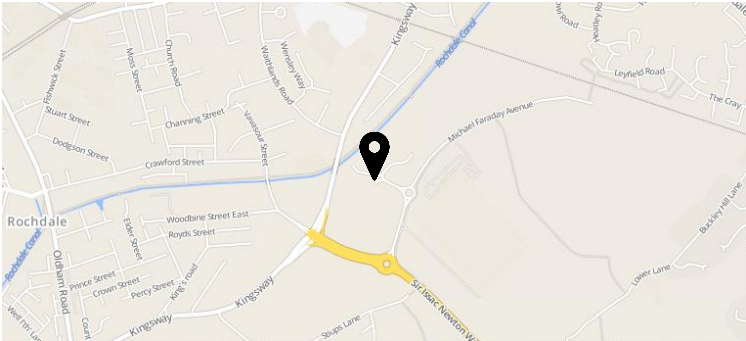
A four bedroom detached house with a garden and a garage. This property is located within 0.7 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £400,000 with a total area of 133.6 m², excluding the dimensions of the garage, equating to £2,994 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

Key Features (from listing)

"Beautifully Presented Detached Family Home Affording Four Generous Bedrooms with En Suite to Master, Ground Floor Extension to Create Fabulous Open Plan Living Space, Sought After Kingsway Village Development, Garage & Ample Drive, Close to Schools & Transport Links Inc. Metrolink & Motorway, Freehold, EPC:C, Council Tax Band E"

""Located on the popular Kingsway Village Development, this beautifully presented detached home boasts a ground floor extension which provides a superb open plan family room and kitchen space that must be viewed to be fully appreciated. Chain free. EPC:C. Highly recommended. "" ...

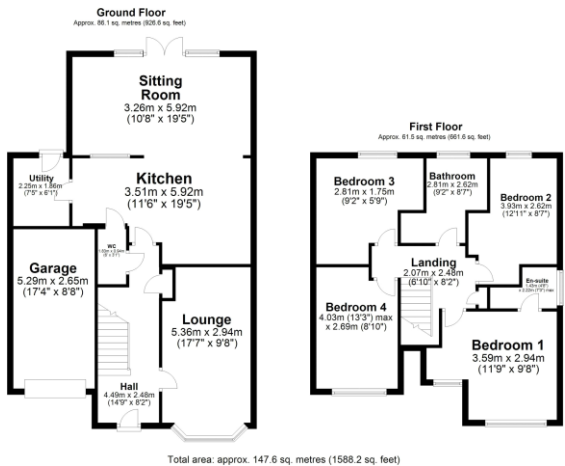
Location



Reference

https://www.rightmove.co.uk/properties/141008663#/?channel=RES_BUY

Floorplan



13 Jones Way, Rochdale, OL16, OL16 4FX



Description

A four bedroom detached house with a garden and a garage. This property is located within 0.72 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £350,000 with a total area of 128.7 m², including the dimensions of the garage, equating to £2,720 per m². This property is marketed by Revilo Homes Ltd, Rochdale. The tenure is freehold.

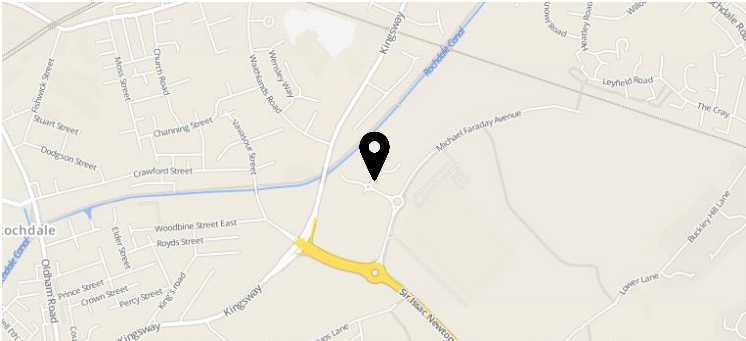
Key Features (from listing)

"Modern Executive Detached, Four Double Bedrooms, Impressive Kitchen Diner, Guest WC & En-Suite, Utility Room, Four Piece Family Bathroom, One of the Largest Plots on the Development, Front & Rear Gardens, Driveway Parking & Garage, Double Glazing & Gas Central Heating"



""Modern 4-bed detached house with spacious rooms and large plot. Stylish kitchen, utility room, family bathroom, en-suite, and guest WC. Double glazing, gas heating, driveway, garage, and attractive gardens. Ideal for families. A must-see property on a desirable development."" ...

Location



Reference

https://www.rightmove.co.uk/properties/140128829#/?channel=RES_BUY

Floorplan



14 Tarnside Close, Smallbridge, OL16 2QD



Description

A four bedroom detached house with a garden and a single garage. This property additionally has an outbuilding. This property is located within 2.4 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 £325,000 with a total area of 132.6 m², excluding the dimensions of the garage and outbuilding, equating to £2,451 per m². This property was marketed by Hunters, Littleborough and Surrounding Areas. The tenure is leasehold.

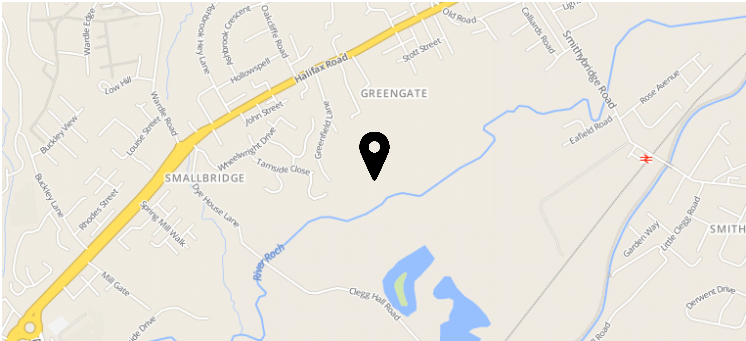
Key Features (from listing)

"MODERN FOUR BEDROOM DETACHED FAMILY HOME, SEPARATE OUTBUILDING, SPACIOUS DINING KITCHEN, DRIVEWAY & GARAGE, TWO BATHROOMS, POPULAR DEVELOPMENT, CLOSE TO AMENITIES, EPC RATING B, LEASEHOLD, COUNCIL TAX BAND E"



"Hunters Estate Agents are pleased to be able to offer to the market this modern four bedroom family home, located on what has proven to be a popular development. Providing convenient access to the local amenities in the nearby villages and towns of Littleborough and Rochdale with an array of shop. ...

Location



Reference

https://www.rightmove.co.uk/properties/134258567#/?channel=RES_BUY

Floorplan



Total area: approx. 151.9 sq. metres (1635.4 sq. feet)

Disclaimer: This floorplan 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 we make no guarantee, warranty or representation as to the floor plan. Please note that the floor plan is not a legal document and is not intended to be used as such. It is recommended that you consult a professional for more information. Floor plan produced using PlanIt.

15 Spring Fold, Broad Lane, Burnedge, Rochdale, OL16, OL16 4PR



Description

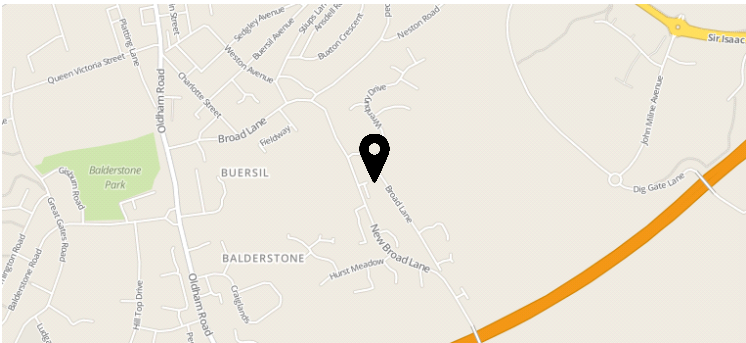
A four bedroom new build detached house with a garden and a double garage. This property is located within 0.08 miles of the subject site's post code and on the same road. The asking price of this property is £435,000 with a total area of 126.2 m², excluding the dimensions of the garage, equating to £3,447 per m². This property is marketed by Northwood, Oldham. The tenure is freehold.

Key Features (from listing)

"Highly regarded residential location, small exclusive development, Detached double garage, excellent transport links to Manchester and Leeds via links, Fully integrated kitchen/stn, floorcoverings throughout"

""SPRING FOLD, Burnedge Rochdale. VIEW HOME NOW AVAILABLE - Turnkey 4 bedroom detached with separate double garage - ready to move into. Call now to arrange a viewing "" ...

Location



Reference

https://www.rightmove.co.uk/properties/128779955#/?channel=RES_BUY

Floorplan



Total area: approx. 126.2 sq. metres (1358.5 sq. feet)

16 Spring Fold, Broad Lane, Burnedge, Rochdale, OL16, OL16 4PR



Description

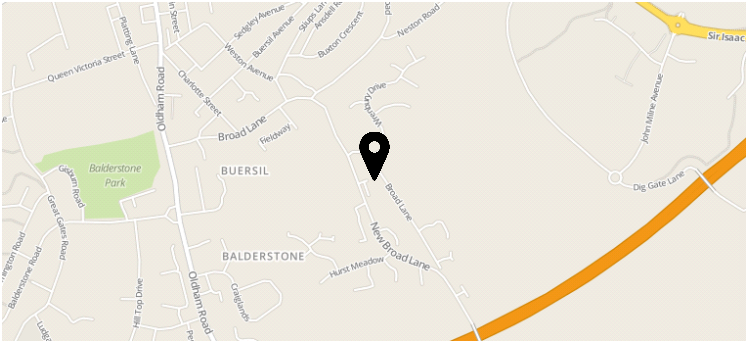
A four bedroom new build detached house with a garden and a garage. This property is located within 0.08 miles of the subject site's post code and on the same road. The asking price of this property is £425,000 with a total area of 117.4 m², excluding the dimensions of the garage, equating to £3,620 per m². This property is marketed by Northwood, Oldham. The tenure is freehold.

Key Features (from listing)

"Highly regarded residential location, small exclusive development, Attached garage, excellent transport links to Manchester and Leeds via links, Fully integrated kitchen, Floorcoverings included throughout, 10 year new build warranty"

""Spring Fold - Burnedge. New build 4 bedroom detached with garage. Turnkey and ready to move into. - Call now to arrange a viewing."" ...

Location



Reference

https://www.rightmove.co.uk/properties/128779970#/?channel=RES_BUY

Floorplan



17 Spring Fold, Broad Lane, Burnedge, Rochdale, OL16, OL16 4PR



Description

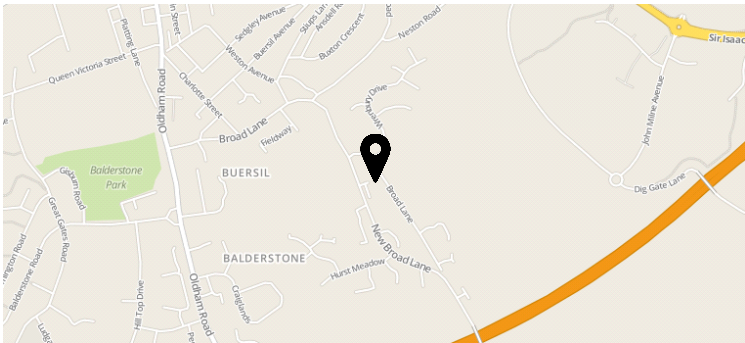
A four bedroom new build detached house with a garden and a single garage. This property is located within 0.08 miles of the subject site's post code and on the same road. The asking price of this property is £415,000 with a total area of 117.4 m², excluding the dimensions of the garage, equating to £3,535 per m². This property is marketed by Northwood, Oldham. The tenure is freehold.

Key Features (from listing)

"Highly regarded residential location, small exclusive development, Attached single garage, excellent transport links to Manchester and Leeds via links, Fully integrated kitchen/stion, floorcoverings throughout, 10 Year New Build Warranty"

""NEW HOMES - SPRING FOLD, BURNEDGE - 4 bedroom detached home with garage. Turnkey, ready to move into. Call now to arrange a viewing"" ...

Location



Reference

https://www.rightmove.co.uk/properties/128779961/#?channel=RES_BUY

Floorplan





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. The asking price of this property is £424,995 with a total area of 153.4 m², including the dimensions of the garage, equating to £2,771 per m². This property is marketed by Miller Homes North West.

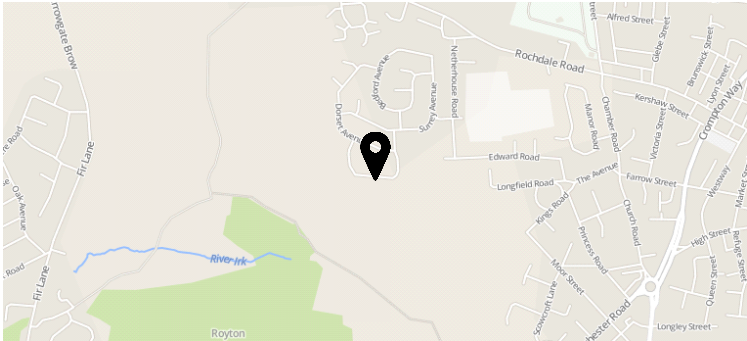
Key Features (from listing)

"Impressive detached home, Integral garage, Feature bay window, Open-plan layout, French doors to rear, Separate laundry, Handy storage space, Space for home office, Walk-through dressing, En-suite to principal bedroom"



""From the striking BAY-WINDOWED LOUNGE to the sumptuous EN-SUITE bedroom with its thoughtfully designed DRESSING AREA, this is a home of unmistakable prestige. The OPEN-PLAN family kitchen and dining room, with TWIN WINDOWS, FRENCH DOORS and a SEPARATE LAUNDRY, is perfect for large, lively social

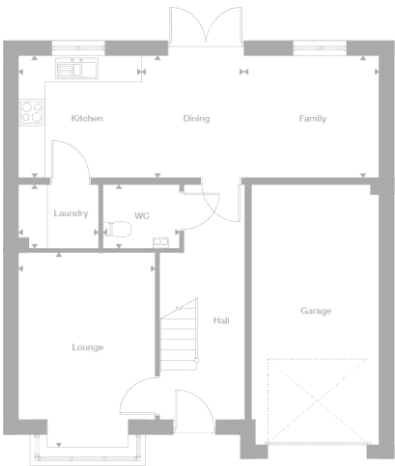
Location



Reference

https://www.rightmove.co.uk/properties/140293079#/?channel=RES_BUY

Floorplan



19 Denbigh Drive, Oldham, OL2 7EQ



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. The asking price of this property is £412,995 with a total area of 157.7 m², including the dimensions of the garage, equating to £2,619 per m². This property is marketed by Miller Homes North West.

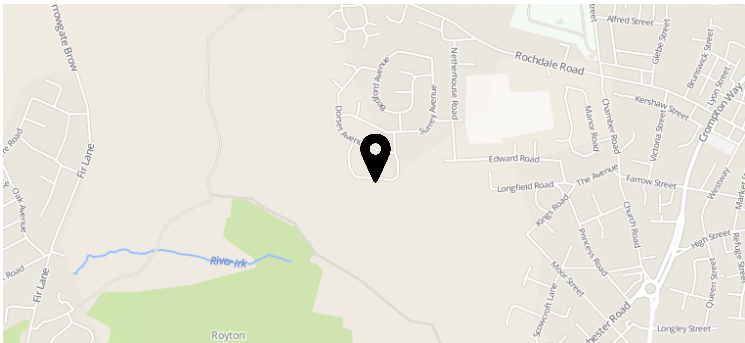
Key Features (from listing)

"Feature bay-window, Integral garage, Open-plan layout, French doors to rear, Separate laundry, 4 large bedrooms, Handy storage space, En-suite shower room, Walk-through dressing, Space for home office"



"The stylish, inviting lounge, with its beautiful BAY-WINDOW, complements a breath taking FAMILY KITCHEN AND DINING ROOM, a natural hub for everyday life that will also add pleasure to large, lively social gatherings. With its WALK-THROUGH DRESSING AREA, the EN-SUITE principal bedroom provides a s. ...

Location



Reference

https://www.rightmove.co.uk/properties/126548312#/?channel=RES_BUY

Floorplan





Description

A four bedroom new build detached house with a garden and a garage. This property is located within 2 miles of the subject site's post code. The asking price of this property is £319,995 with a total area of 108.4 m², excluding the dimensions of the garage, equating to £2,952 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

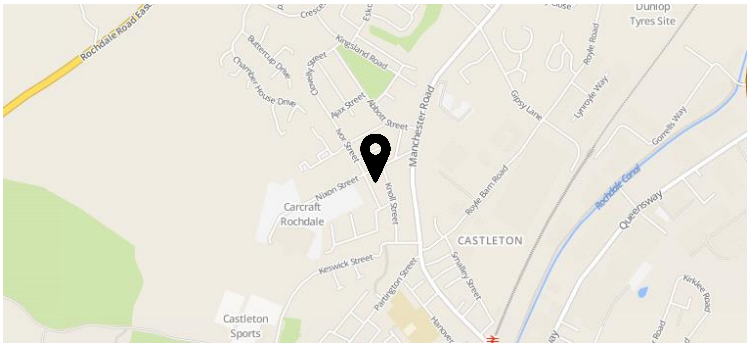
Key Features (from listing)

"Spacious open plan kitchen/dining area with utility room, Integral garage, Modern master bedroom with spacious en suite"



""WEAVERS FOLD, CASTLETON 3 & 4 BEDROOM SEMI-DETACHED AND DETACHED PROPERTIES PHASE ONE- AVAILABLE TO RESERVE FROM 29TH JUNE 2023 REGISTER YOUR INTEREST NOW"" ...

Location



Reference

https://www.rightmove.co.uk/properties/142356071/#/?channel=RES_BUY

Floorplan



21 Plot 20 Brooklands At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL



Description

A four bedroom new build detached house with a garden. This property is located within 2 miles of the subject site's post code. The asking price of this property is £299,995 with a total area of 101.4 m², equating to £2,959 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

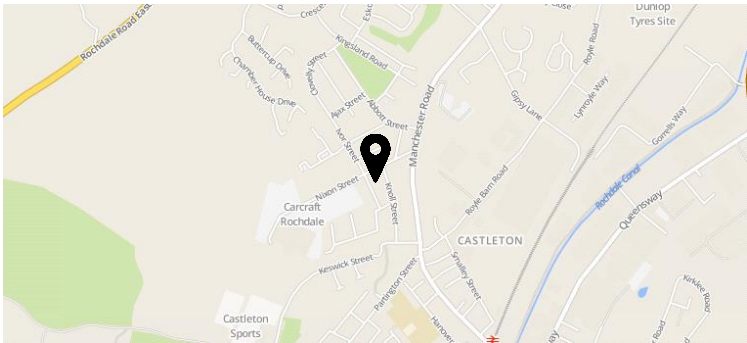
Key Features (from listing)

"Practical, well-sized utility room, Spacious open plan kitchen/dining area, French double doors out to the garden, Three double bedrooms and one single"



""WEAVERS FOLD, CASTLETON 3 & 4 BEDROOM SEMI-DETACHED AND DETACHED PROPERTIES REGISTER YOUR INTEREST NOW"" ...

Location



Reference

https://www.rightmove.co.uk/properties/140676455#/?channel=RES_BUY

Floorplan



22 Plot 95 Firwood At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL



Description

A four bedroom new build detached house with a garden. This property is located within 2.04 miles of the subject site's post code. It has one bathroom. The asking price of this property is £289,950 with a total area of 101.5 m², equating to £2,857 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

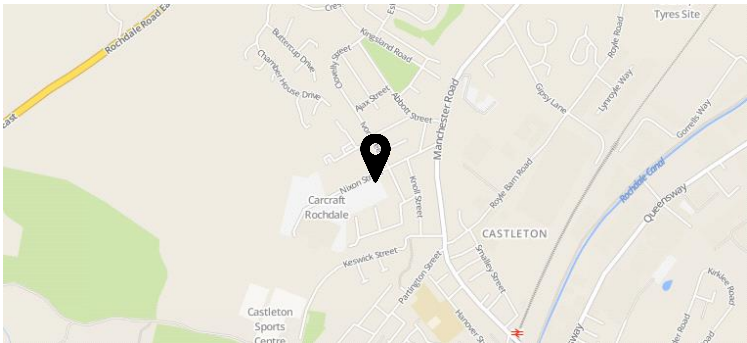
Key Features (from listing)

"Spacious open plan kitchen/dining area, An abundance of practical storage, Modern separate lounge with bay window feature"



""WEAVERS FOLD, CASTLETON 3 & 4 BEDROOM SEMI-DETACHED AND DETACHED PROPERTIES"" ...

Location



Reference

https://www.rightmove.co.uk/properties/140647196#/?channel=RES_BUY

Floorplan



23 Plot 3, Vernon Gardens, The Cherry, High Barn Street, Royton, Oldham, OL2, OL2 6QL



Description

A four bedroom new build detached house with a garden and a single garage. This property is located within 2.2 miles of the subject site's post code. It has one bathroom. The asking price of this property is £429,995 with a total area of 110.1 m², excluding the dimensions of the garage, equating to £3,906 per m². This property is marketed by Ryder & Dutton, Royton. The tenure is freehold.

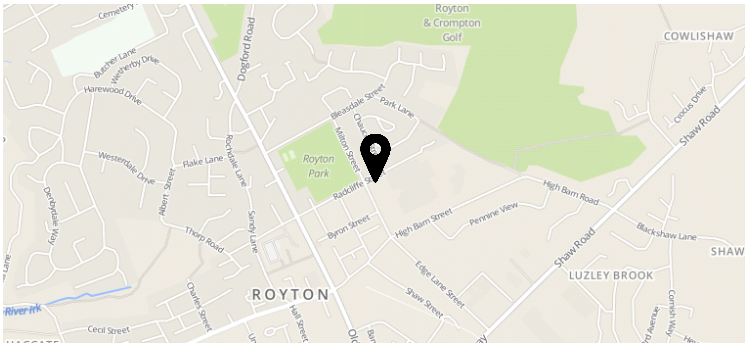
Key Features (from listing)

"Stunning Home, 4 Bed Detached, Garage, Sold As Seen, Energy Efficient, EGV Charger, New Build Warranty"



""Reserve this stunning, energy efficient, 4 bed detached home today! High Quality Homes / Sold As Seen / Garage / New Build Warranty / Contemporary / Garden / Freehold / Car Charging Point / Integrated Appliances For more information please contact our land & new homes ... ""

Location



Reference

https://www.rightmove.co.uk/properties/140647220#/?channel=RES_BUY

Floorplan





Description

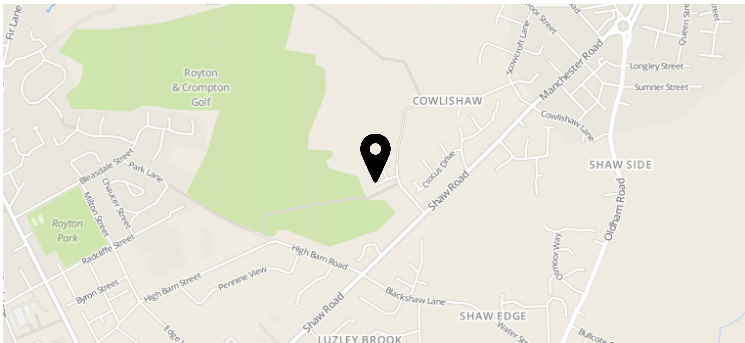
A four bedroom new build detached house with a garden and a garage. This property is located within 2.27 miles of the subject site's post code. The asking price of this property is £580,000 with a total area of 178.6 m², excluding the dimensions of the garage, equating to £3,248 per m². This property is marketed by Redrow.

Key Features (from listing)

"10 year warranty, En-suite Bedroom, Cloaks, Ultrafast broadband, Open plan kitchen/ family/ dining, Private parking, Private garden, Save on your energy bills, Large windows, Arts & Crafts inspired"

""Combining style, space, practicality and with a definite sense of style too, the Ledsham is a home very much designed with the needs of contemporary family life in mind. The expansive kitchen/dining room perhaps characterises best the Ledsham's pragmatism and flexibility, with its ... ""

Location



Reference

https://www.rightmove.co.uk/properties/139468949#/?channel=RES_BUY

Floorplan



THE LEDSHAM
GROUND FLOOR

● Lounge	15'10" x 11'10"	4.84 x 3.63m
● Kitchen/Dining	19'11" x 16'8"	6.08 x 5.10m
● Family	13'9" x 11'9"	4.15 x 3.60m
● Study	13'0" x 9'8"	3.97 x 2.97m
● Utility	7'3" x 5'5"	2.22 x 1.66m
● Cloaks	6'0" x 3'7"	1.85 x 1.10m
● Garage	17'5" x 17'4"	5.41 x 5.29m



KEY

- Kitchen island
- Storage cupboard
- Wardrobe (master bedroom)
- Bath (master bedroom)
- Bath (master bedroom)



Description

A four bedroom new build detached house with a garden. Parking is available. This property is located within 2.27 miles of the subject site's post code. The asking price of this property is £450,000 with a total area of 133.7 m², equating to £3,366 per m². This property is marketed by Redrow.

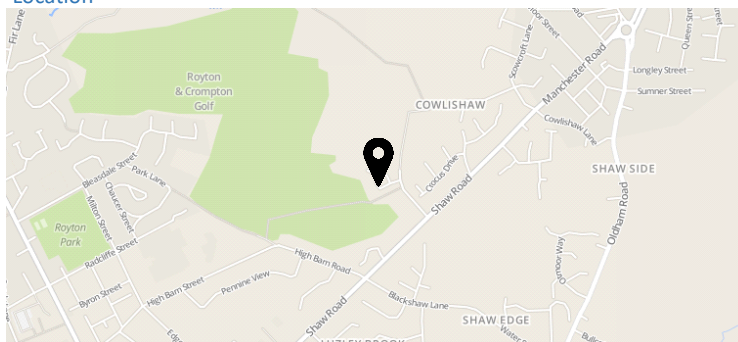
Key Features (from listing)

"10 year warranty, En-suite Bedroom, Cloaks, Ultrafast broadband, Open plan kitchen/ family/ dining, Private parking, Private garden, Save on your energy bills, Large windows, Arts & Crafts inspired"



""FOUR BEDROOM DETACHED home with a SPACIOUS INTERIOR including LARGE SEPARATE LOUNGE and OPEN PLAN KITCHEN/DINING ROOM. First floor boasts 4 DOUBLE BEDROOMS with an EN-SUITE to the master."" ...

Location



Floorplan



THE SHAFTESBURY

GROUND FLOOR

1. Lounge	207 sq ft
2. Kitchen	207 sq ft
3. Dining	
4. Family	
5. Closets	87 sq ft
6. Entry	87 sq ft

FIRST FLOOR

● <i>Streptococcus</i> 1	12.12" x
● <i>Erp</i> 12.12" x	12.12" x
● <i>Streptococcus</i> 2	12.12" x
● <i>Streptococcus</i> 3	12.12" x
● <i>Streptococcus</i> 4	12.12" x
● <i>Streptococcus</i>	12.12" x



Description

A four bedroom new build detached house with a garden. Parking is available. This property is located within 2.27 miles of the subject site's post code. The asking price of this property is £445,000 with a total area of 138.5 m², equating to £3,213 per m². This property is marketed by Redrow.

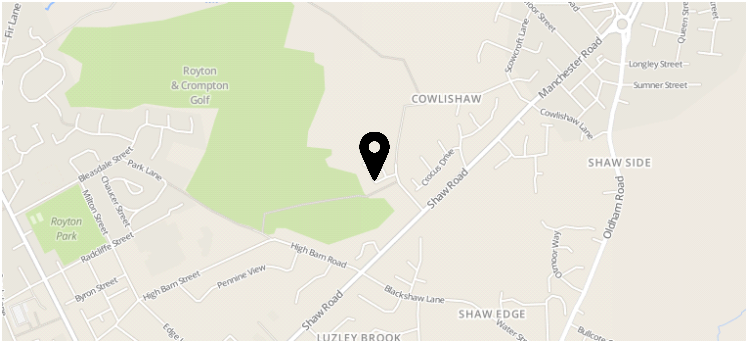
Key Features (from listing)

"Open plan kitchen dining area, Cloaks, Separate, spacious lounge, En-suite Bedroom, Private driveway, Save on your energy bills, EV charging point included, Rear Garden, Available to customise, 10 year warranty"



""DETACHED FOUR BEDROOM family home. TRADITIONAL ARCHITECTURE with SPACIOUS OPEN PLAN LIVING including a SEPARATE LOUNGE, plus EN-SUITE to the master bedroom along with two further doubles and a single bedroom.""

Location



Reference

https://www.rightmove.co.uk/properties/136339682#/?channel=RES_BUY

Floorplan



THE CAMBRIDGE

GROUND FLOOR

● Lounge	30'0" x 12'0"	6.09 x 3.05 m
● Kitchen/Dining	20'0" x 10'0"	3.96 x 3.05 m
● Entry	10'0" x 5'0"	1.83 x 1.52 m
● Cloaks	4'0" x 5'0"	0.91 x 1.52 m

FIRST FLOOR

● Bedroom 1	12'0" x 12'0"	3.05 x 3.05 m
● Bedroom 2	10'0" x 10'0"	2.54 x 2.54 m
● Bedroom 3	10'0" x 10'0"	2.54 x 2.54 m
● Bedroom 4	10'0" x 10'0"	2.54 x 2.54 m
● Bedroom 5	8'0" x 10'0"	2.13 x 2.54 m



Redrow Homes Limited is a registered company in England and Wales, registered number 08542010. Redrow Homes Limited is a subsidiary of Redrow Group Limited, which is a registered company in England and Wales, registered number 08542010. Redrow Group Limited is a subsidiary of Redrow plc, which is a registered company in England and Wales, registered number 08542010. Redrow plc is a public limited company listed on the London Stock Exchange. Redrow plc is a member of the National Association of Home Builders (NAHB) and the National Association of Estate Agents (NAEA).

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Description

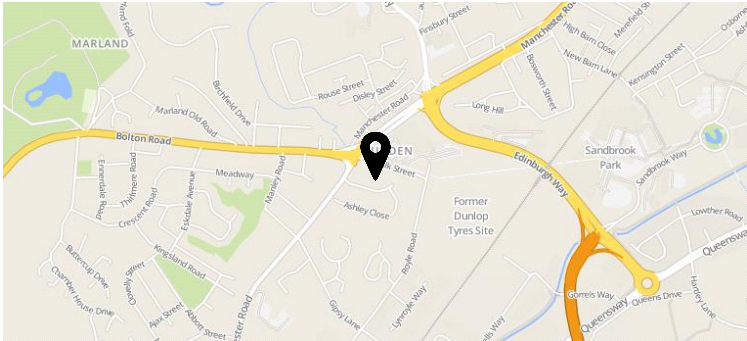
A four bedroom new build semi-detached house with a garden. Parking is available. This property is located within 1.67 miles of the subject site's post code. The asking price of this property is £277,500 with a total area of 97 m², equating to £2,861 per m². This property is marketed by Plumlife. The tenure is leasehold.

Key Features (from listing)

"Available through Shared Ownership, Modern fitted kitchens , Integrated fridge/freezer, Integrated electric hob, electric fan oven and extractor fan, Contemporary bathroom suite, Allocated off road parking, Turfed rear gardens, 10 year NHBC new homes warranty"

""The Larch - Plumlife are delighted to present Calico Grove, a modern collection of two, three and four bedroom homes available for Shared Ownership, located close to the heart of Rochdale's bustling town centre. "" ...

Location



Reference

https://www.rightmove.co.uk/properties/86504424#/?channel=RES_BUY

Floorplan





Description

A four bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.17 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £290,000 with a total area of 103 m², equating to £2,816 per m². This property is marketed by Lisa Westerman Consultancy Lettings & Sales (LWCLS) Limited. The tenure is leasehold.

Key Features (from listing)

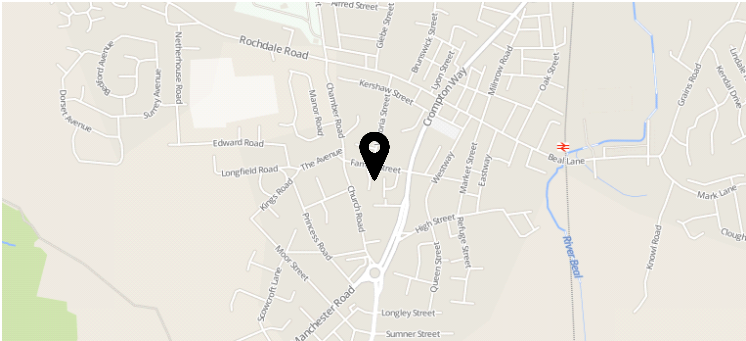
"Contemporary kitchen with ample storage , Oven hob & extractor hood , Turfed back gardens , Modern sanitaryware and chrome finished fittings in the bathrooms, Double glazed windows, Off street parking , High efficiency gas central heating "

""A fantastic opportunity to buy this 4-bedroom home through Shared Ownership. Available from 75% at £217,500. Monthly rent is £166.15pcm, service charge and building insurance apply. "" ...

Reference

https://www.rightmove.co.uk/properties/86354487#/?channel=RES_BUY

Location



Floorplan



THE HARVEST





Description

A four bedroom new build town house with a garden. Parking is available. This property is located within 2.17 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £320,000 with a total area of 117 m², equating to £2,735 per m². This property is marketed by Lisa Westerman Consultancy Lettings & Sales (LWCLS) Limited. The tenure is leasehold.

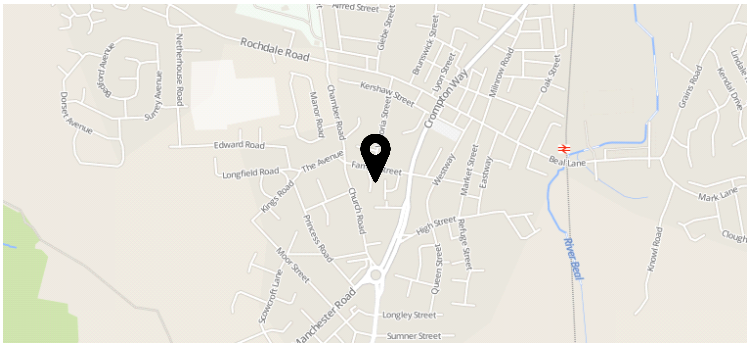
Key Features (from listing)

"Contemporary kitchen with ample storage , Oven hob & extractor hood , Turfed back gardens , Modern sanitaryware and chrome finished fittings in the bathrooms, Double glazed windows, Off street parking , High efficiency gas central heating "



""A fantastic opportunity to buy this 4-bedroom home through Shared Ownership.Available from 40% at £128,000. Monthly rent is £440pcm, service charge and building insurance apply. "" ...

Location



Reference

https://www.rightmove.co.uk/properties/140856038#/?channel=RES_BUY

Floorplan

THE SPRINGWOOD

The Springwood is another spacious home spread over 3 floors.

The modern layout of the ground floor with the large living area, open plan kitchen and dining area is complemented by a glass fronted hall and a separate cupboard.

The first floor consists of three bedrooms and a family bathroom. On the second floor, the master bedroom benefits from an en suite and a handy storage cupboard.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Description

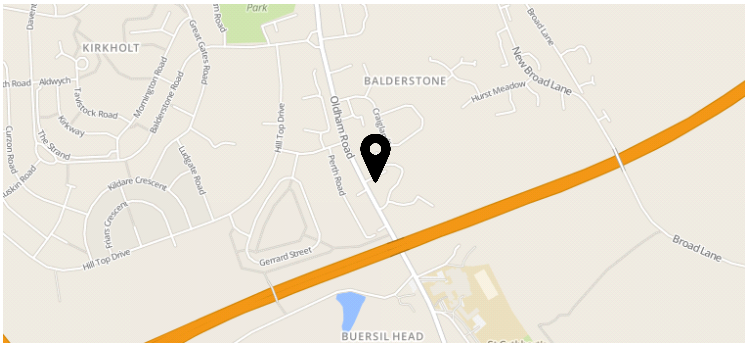
A four bedroom semi-detached house with a garden. Parking is available. This property is located within 0.49 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £230,000 with a total area of 91.7 m², equating to £2,508 per m². This property is marketed by Nest Estates, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Four Good Sized Bedrooms, Master En-suite, Close To St Cuthberts RC High School, Ample Driveway Parking, Close To Open Countryside, Popular Location"

""Offering spacious and well-maintained accommodation, this lovely semi-detached in positioned at the bottom of a quiet cul-de-sac, within walking distance of St Cuthberts RC High School, and open countryside. With four bedrooms, a master en-suite and gardens to front and rear, viewing is advised."" ...

Location



Reference

https://www.rightmove.co.uk/properties/136575923#/?channel=RES_BUY

Floorplan



Total area: approx. 91.7 sq. metres (987.2 sq. feet)

Disclaimer - Floor Plan measurements are approximate and are for illustrative purposes only. Measurements shown should not be relied upon and should be independently verified to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.



Description

A four bedroom semi-detached house with a garden and a single garage. This property is located within 1.22 miles of the subject site's post code. It has three bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £250,000 with a total area of 120.6 m², excluding the dimensions of the garage, equating to £2,073 per m². This property was marketed by Revilo Homes Ltd, Rochdale. The tenure is freehold.

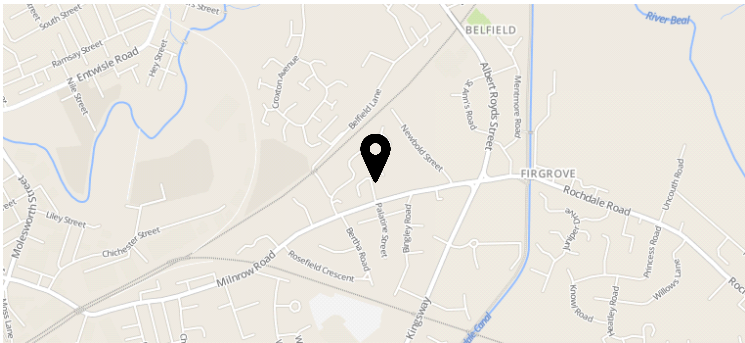
Key Features (from listing)

"Large End Quasi Semi-Detached, Four or Five Bedrooms, Kitchen Diner, Guest WC & En-suite, Set Over Three Floors, Driveway Parking & Garage, Front Courtyard & Private Rear Garden, Well Presented Throughout, Ideal Family Home, Viewings Highly Recommended"



"Spacious 4/5 bed semi-detached house set over 3 floors. Sociable kitchen diner, well-proportioned master bed with en-suite. Front courtyard & private rear garden with patio. Driveway & single garage. A must-see family home with versatile layout & desirable features."

Location



Reference

https://www.rightmove.co.uk/properties/139632359#/?channel=RES_BUY

Floorplan





Description

A four bedroom semi-detached house with a garden. Parking is available. This property is located within 1.87 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 £265,000 with a total area of 92 m², equating to £2,880 per m². This property was marketed by Ryder & Dutton, Rochdale. The tenure is leasehold.

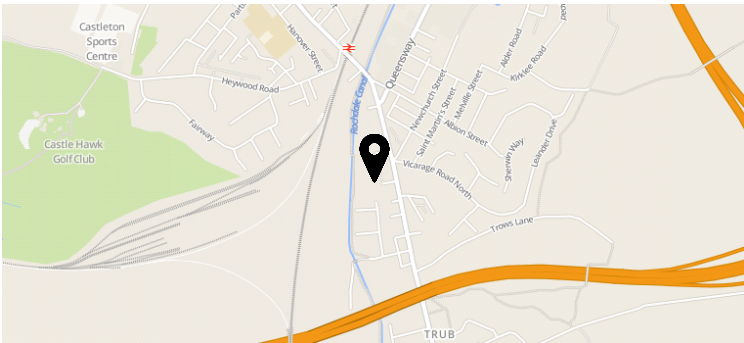
Key Features (from listing)

"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"



""A beautifully presented Canalside semi-detached family home, situated on a nicely maturing modern development within the increasingly popular village of Castleton. This superb home offers versatile and immaculate accommodation which comprises an entrance hall with cloakroom/WC, an open plan livin. ...

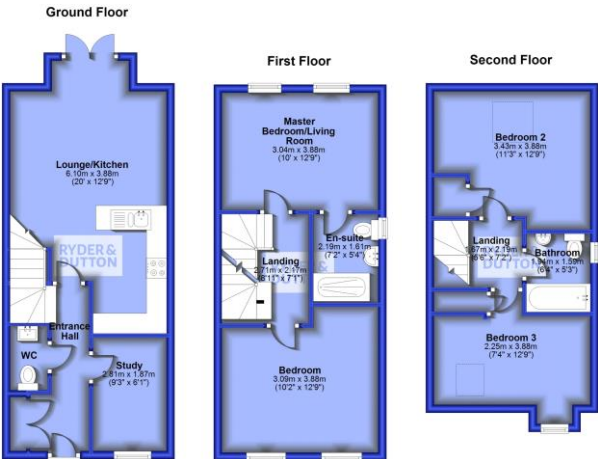
Location



Reference

https://www.rightmove.co.uk/properties/136762688#/?channel=RES_BUY

Floorplan





Description

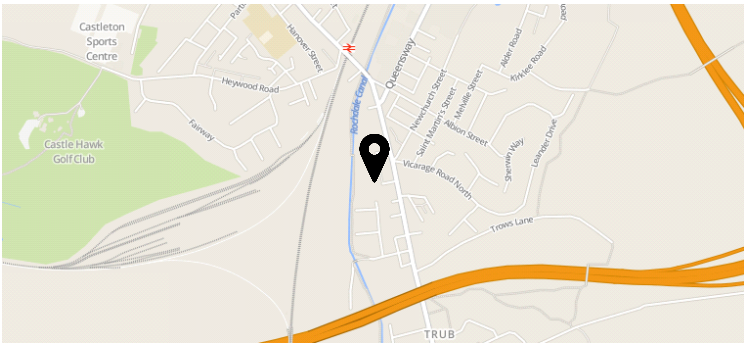
A four bedroom semi-detached house with a garden. Parking is available. This property is located within 1.87 miles of the subject site's post code. It has two bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £250,000 with a total area of 112.4 m², equating to £2,224 per m². This property was marketed by Cowell & Norford, Rochdale. The tenure is leasehold.

Key Features (from listing)

"IMMACULATELY PRESENTED, QUALITY FIXTURES AND FITTINGS THROUGHOUT, EXCELLENT TRANSPORT LINKS, OPEN PLAN LIVING, ATTRACTIVE GARDEN, OPEN ASPECT PANORAMIC VIEWS, AMPLE OFF ROAD PARKING, EARLY VIEWINGS ESSENTIAL"

""Cowell Norford are delighted to introduce to the market an IMMACULATELY PRESENTED 4 bedroom semi-detached family home, offering spacious & versatile accommodation, occupying a sought after position on this increasingly popular modern development in Castletton. Providing ease of access to the e..."

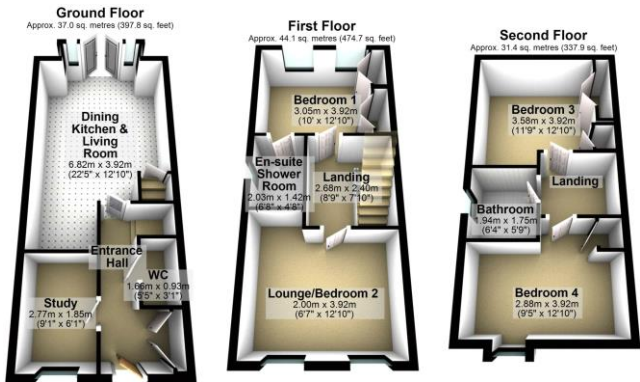
Location



Reference

https://www.rightmove.co.uk/properties/136271822/#/?channel=RES_BUY

Floorplan



Total area: approx. 112.4 sq. metres (1210.4 sq. feet)
Cowell Norford
Plan produced using PlanUp.



Description

A four bedroom semi-detached house with a garden. Parking is available. This property is located within 0.31 miles of the subject site's post code. It has two bathrooms. 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 Habitat, Oldham. The tenure is freehold.

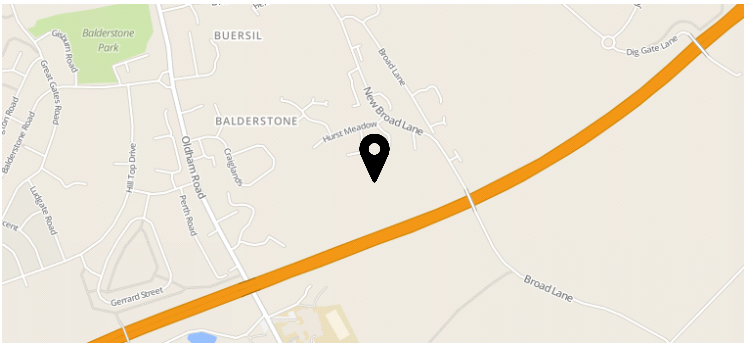
Key Features (from listing)

"4 Bedrooms, Ensuite, Built in 2016, Off Street Parking, Sought After Location, Immaculate Presentation, Kitchen/Breakfast Room, Gardens, Close to Transport links"



""THREE STOREY, PRISTINE CONDITION, FOUR BEDROOMS !"" ...

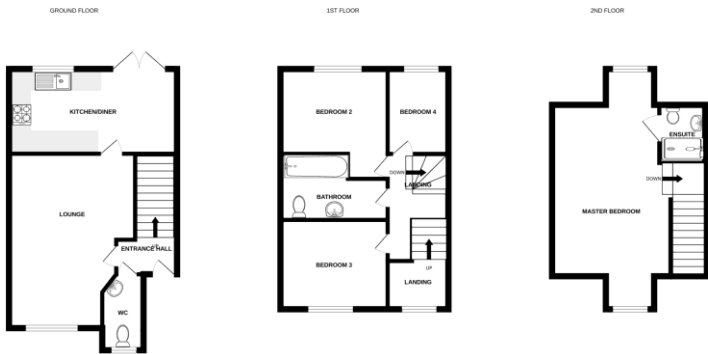
Location



Reference

https://www.rightmove.co.uk/properties/135791912#/?channel=RES_BUY

Floorplan



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, wall, ceiling, rooms and any 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 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 with Metaphor 12/2012

35 The Fairways, Royton, OL2 6GD



Description

A four bedroom town house with a garden and a garage. This property is located within 2 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £280,000 with a total area of 126 m², excluding the dimensions of the garage, equating to £2,222 per m². This property is marketed by Valentines Estate Agents, Shaw. The tenure is leasehold.

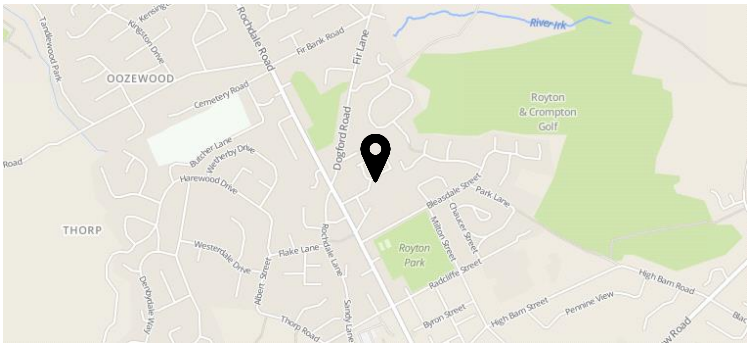
Key Features (from listing)

"4 Double bedrooms, Dining kitchen, Ensuite, Detached garage, Three Storey, Convenient for Royton Town Centre"



""Valentines present this deceptively spacious town house situated in a courtyard with off street parking, garden & detached garage. The property is situated in a very convenient part of Royton close to all amenities. Hall, cloaks/utility, lounge/dining room, kitchen, 4 double beds 2 bathrooms EPC C ...

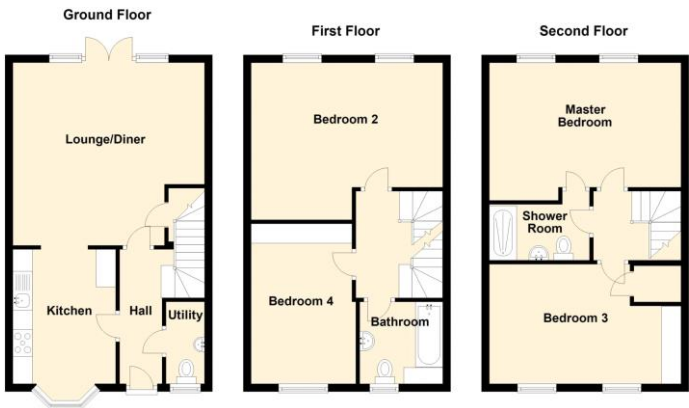
Location



Reference

https://www.rightmove.co.uk/properties/135989906#/?channel=RES_BUY

Floorplan





Description

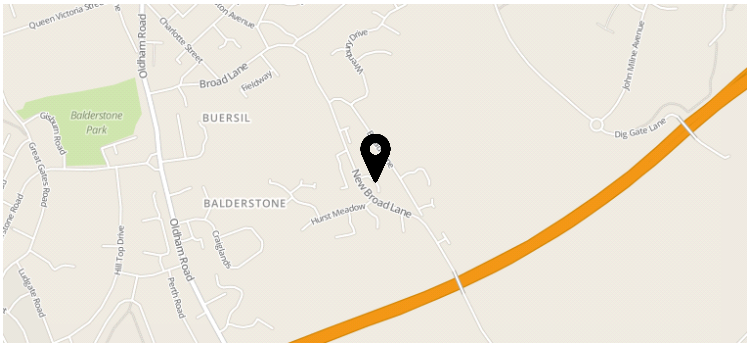
A three bedroom detached house with a garden and a garage. This property is located within 0.16 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £325,000 with a total area of 90.2 m², excluding the dimensions of the garage, equating to £3,603 per m². This property is marketed by Andrew Kelly, Yorkshire Street. The tenure is freehold.

Key Features (from listing)

"Executive Detached Home , Three Bedrooms , Exceptionally Presented Throughout , Well Presented Lounge and Modern Kitchen , Spacious Dining Room and Orangery , Two Bathrooms and an Integral Garage , Double Driveway and Lawn Garden to the Front , Patio, Composite Decking and an Artificial Lawn Garden to the Rear , Sought-After Location , Viewings Come Recommended "

"" Exceptionally Well Presented and Modern Throughout, Executive THREE BEDROOM DETACHED HOME, with three reception rooms, double driveway and integral garage, situated in a sought-after location, close to local amenities. Andrew Kelly and Associates are delighted to offer for sale this immaculat..." ...

Location



Reference

https://www.rightmove.co.uk/properties/134690579#/?channel=RES_BUY

Floorplan





Description

A three bedroom detached house with a garden and a garage. This property is located within 0.29 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 £300,000 with a total area of 83.2 m², excluding the dimensions of the garage, equating to £3,606 per m². This property was marketed by Reside Estate Agency, Rochdale. The tenure is leasehold.

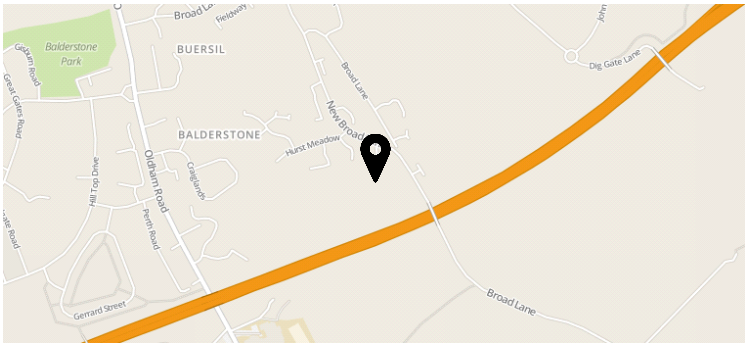
Key Features (from listing)

"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"



""Introducing a beautifully designed, tastefully decorated modern 3-bedroom detached family home, nestled within a sought-after new development. This property offers a blend of contemporary elegance and practicality, making it an ideal haven for any family looking for comfort, style, and convenienc. ...

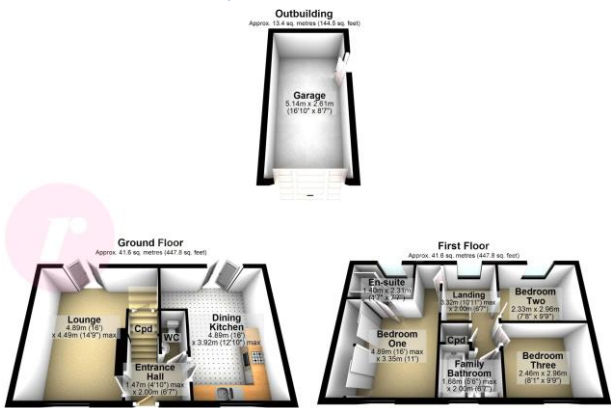
Location



Reference

https://www.rightmove.co.uk/properties/140410469#/?channel=RES_BUY

Floorplan



Total area: approx. 96.6 sq. metres (1040.0 sq. feet)

Disclaimer: This floorplan 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 we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Created by: Eversocial Photography. Plan produced using Floorio.



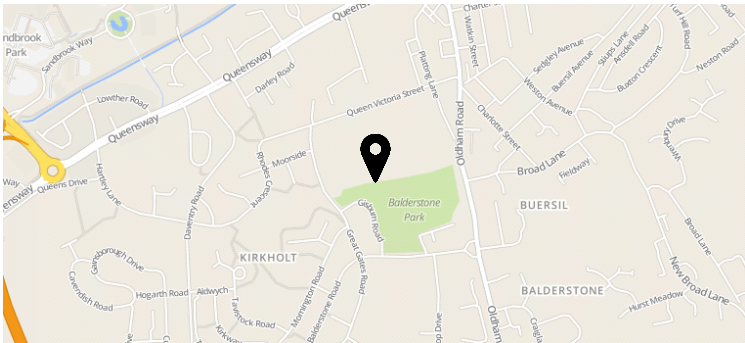
Description

A three bedroom detached house with a garden and a garage. This property is located within 0.59 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £250,000 with a total area of 70.1 m², excluding the dimensions of the garage, equating to £3,566 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

Key Features (from listing)

"A beautifully presented modern detached family home coming to the market free from chain. The property is located on a sought after modern development within Balderstone, boasting a generous plot with ample off road parking, large gardens and integral garage. Briefly comprising an entrance hallwa..."

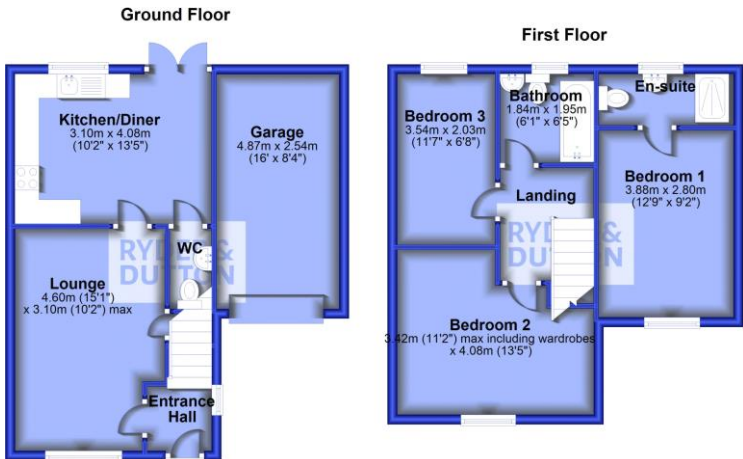
Location



Reference

https://www.rightmove.co.uk/properties/138105281/#/?channel=RES_BUY

Floorplan



39 Salisbury Drive, Balderstone, Rochdale, Greater Manchester, OL11, OL11 2WF



Description

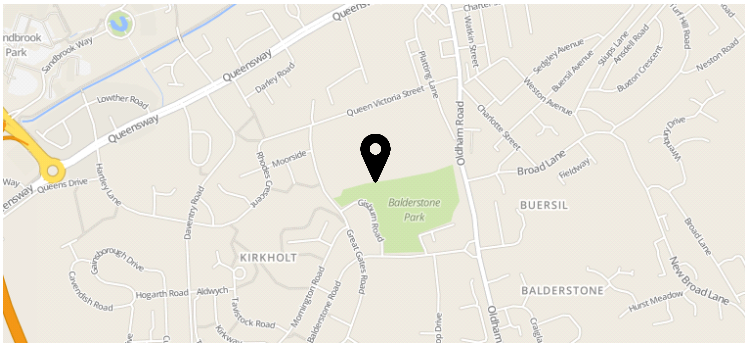
A three bedroom detached house with a garden. Parking is available. This property is located within 0.59 miles of the subject site's post code. It has one bathroom. This property is sold STC for an undisclosed price, however was introduced to the market for £210,000 with a total area of 68.2 m², equating to £3,079 per m². This property was marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

Key Features (from listing)

"Three Bedroom Detached Family Home, Sought After Modern Development, Close to Balderstone Park, No Chain, Driveway & Gardens, Close to Local Amenities & Transport Links, Freehold, Council Tax Band C, EPC:B"

""A stylish three bedroom detached property, located on a sought after modern development built circa 2019, which will instantly appeal to the professional couple and young family. Highly recommended. EPC:B"" ...

Location



Reference

https://www.rightmove.co.uk/properties/140660876#/?channel=RES_BUY

Floorplan





Description

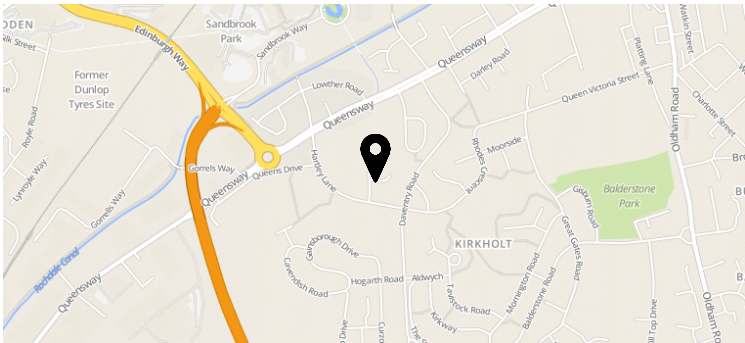
A three bedroom detached house with a garden and a garage. This property is located within 0.98 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £235,000 with a total area of 83 m², excluding the dimensions of the garage, equating to £2,831 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Three Bedroom Detached Family Home, Well Presented Accommodation, Popular Modern Development in Sought After Location, Convenient for Motorway Access, Gardens, Garage & Drive, Council Tax Band C, Leasehold with 240 Years Remaining, £335 PA Ground Rent, £239 PA Service Charge"

""A modern three bedroom detached family home located in a pleasant and convenient location just off Queensway close to Sandbrook Primary School. Ideally suited to the young family with accommodation comprising an entrance hall with WC off, spacious living room, modern kitchen-diner, three bedrooms. ...

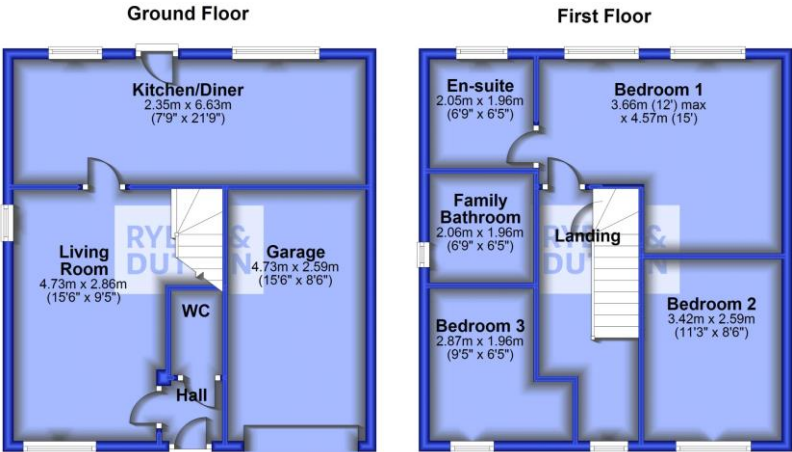
Location



Reference

https://www.rightmove.co.uk/properties/137686904#/?channel=RES_BUY

Floorplan





Description

A three bedroom new build detached house with a garden. Parking is available. This property is located within 1.67 miles of the subject site's post code. This property is reserved for an undisclosed price, however was introduced to the market for £247,500 with a total area of 83 m², equating to £2,982 per m². This property was marketed by Plumlife. The tenure is leasehold.

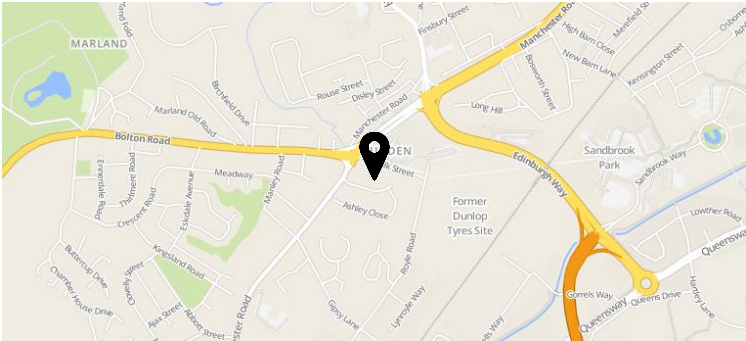
Key Features (from listing)

"Available through Shared Ownership, Modern fitted kitchens , Integrated fridge/freezer, Integrated electric hob, electric fan oven and extractor fan, Contemporary bathroom suite, Allocated off road parking, Turfed rear gardens, 10 year NHBC new homes warranty"



""The Aspen - Plumlife are delighted to present Calico Grove, a modern collection of two, three and four bedroom homes available for Shared Ownership, located close to the heart of Rochdale's bustling town centre. "" ...

Location



Reference

https://www.rightmove.co.uk/properties/128240441#/?channel=RES_BUY

Floorplan





Description

A three bedroom new build detached house with a garden. Parking is available. This property is located within 1.84 miles of the subject site's post code. The asking price of this property is £339,995 with a total area of 92.5 m², equating to £3,676 per m². This property is marketed by Miller Homes North West.

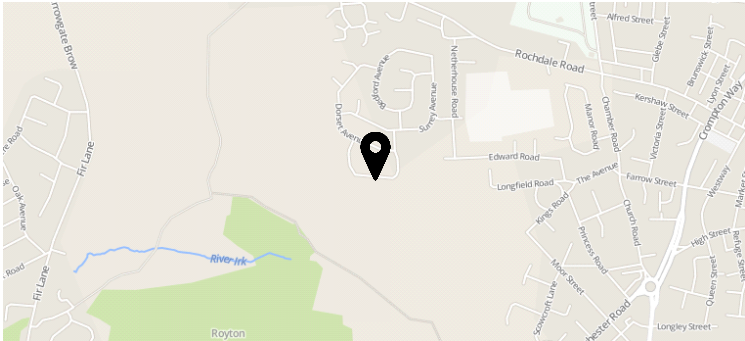
Key Features (from listing)

"Detached home, Open-plan layout, Separate laundry, French doors to rear, Spacious lounge, Feature bay window, Space for home office, En-Suite shower room, Parking Spaces"



""The family kitchen, lounge and principal bedroom all feature DUAL ASPECT WINDOWS, creating a bright, inspiring interior that is enhanced by FRENCH DOORS in the dining area and the lounge's superb BAY WINDOW. The principal bedroom is EN-SUITE, and bedroom two includes a BUILT IN STORAGE CUPBOARD."" ...

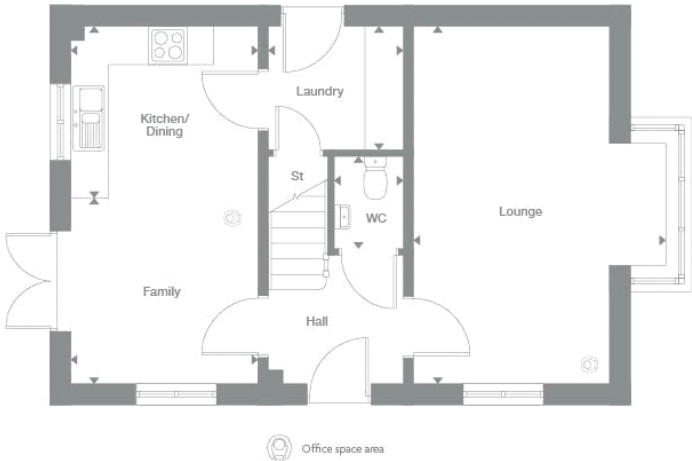
Location



Reference

https://www.rightmove.co.uk/properties/142643963#/?channel=RES_BUY

Floorplan



43 Plot 92 Hollinwood At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL



Description

A three bedroom new build detached house with a garden. This property is located within 2.05 miles of the subject site's post code. This property is sold STC for an undisclosed price, however was introduced to the market for £254,950 with a total area of 119.6 m², equating to £2,132 per m². This property was marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

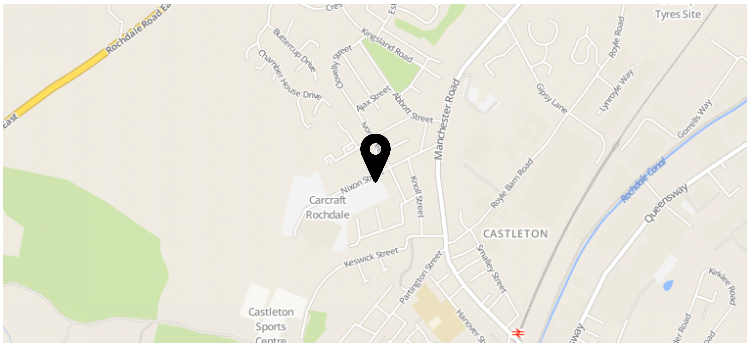
Key Features (from listing)

"Modern separate lounge, Large open plan kitchen/dining area, 2 sleek bathrooms"



""WEAVERS FOLD, CASTLETON 3 & 4 BEDROOM SEMI-DETACHED AND DETACHED PROPERTIES"" ...

Location



Reference

https://www.rightmove.co.uk/properties/140647193#/?channel=RES_BUY

Floorplan





Description

A three bedroom new build end-of-terrace house with a garden. Parking is available. This property is located within 2.23 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £290,000 with a total area of 89 m², equating to £3,258 per m². This property is marketed by WIGGETT HOMES. The tenure is freehold.

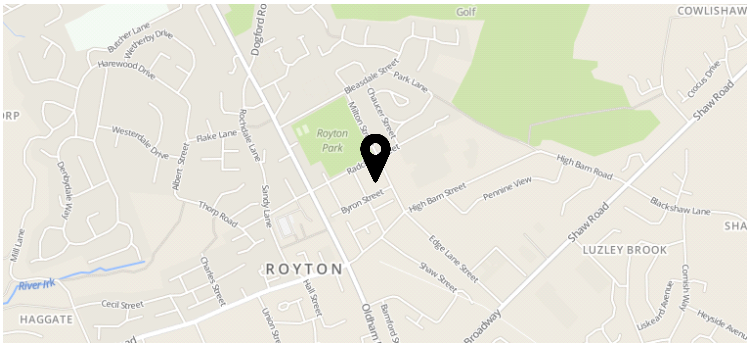
Key Features (from listing)

"Show Home Open, Thursday - Monday, 10am - 5pm, Corner plot with large garden - South East facing, En-suite to primary bedroom, 10 Year NHBC Warranty, Central Royton location, near park, Energy efficient new build home, lower energy bills, Small, exclusive development of 18 new homes"



""SHOW HOME NOW OPEN! Plot 10 - The Heaton at Milton Place, a stunning new development of 18 homes in the heart of Royton, situated by the park. This property has a great garden, 2 parking spaces and an en-suite to the primary bedroom. Reserve today for £500!"" ...

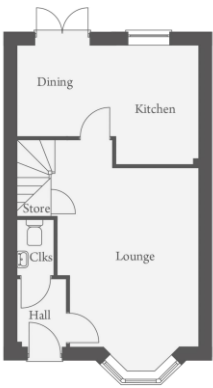
Location



Reference

https://www.rightmove.co.uk/properties/139626209#/?channel=RES_BUY

Floorplan



GROUND FLOOR

Kitchen/Dining5263 x 3445mm(max)17'3" x 11'4" (max)
Lounge5120 x 3755mm16'10" x 12'4"



Description

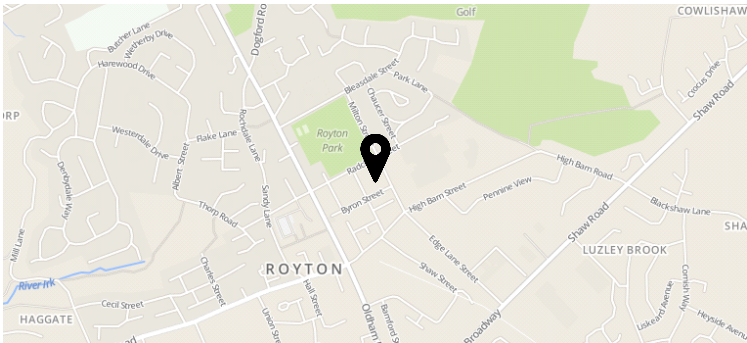
A three bedroom new build end-of-terrace house with a garden. Parking is available. This property is located within 2.23 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £275,000 with a total area of 90 m², equating to £3,056 per m². This property is marketed by WIGGETT HOMES. The tenure is freehold.

Key Features (from listing)

"Small, exclusive development of 18 new homes, Two parking spaces, En-suite to primary bedroom, 10 Year NHBC Warranty, Central Royton location, near park, Show home open Thursday - Monday, 10am - 5pm, Incentives available!, Completed plot - now open to view"

""COMPLETE & OPEN TO VIEW! Plot 1 - The Calderdale at Milton Place, a stunning new development in the centre of Royton by Wiggett Homes. This property has 3 bedrooms, an en-suite & two parking spaces. Show Home open 10am - 5pm, Thursday - Monday. Reserve today for £500! INCENTIVES AVAILABLE!"" ...

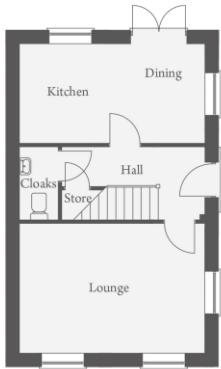
Location



Reference

https://www.rightmove.co.uk/properties/86155932#/?channel=RES_BUY

Floorplan



GROUND FLOOR

Kitchen/Dining..... 5190 x 2807mm 17'0" x 9'3"
Lounge 5190 x 3632mm 17'0" x 11'11"



Description

A three bedroom new build semi-detached house with a garden and a garage. This property is located within 0.91 miles of the subject site's post code. The asking price of this property is £227,995 with a total area of 69.6 m², excluding the dimensions of the garage, equating to £3,276 per m². This property is marketed by Gleeson Homes (Greater Manchester).

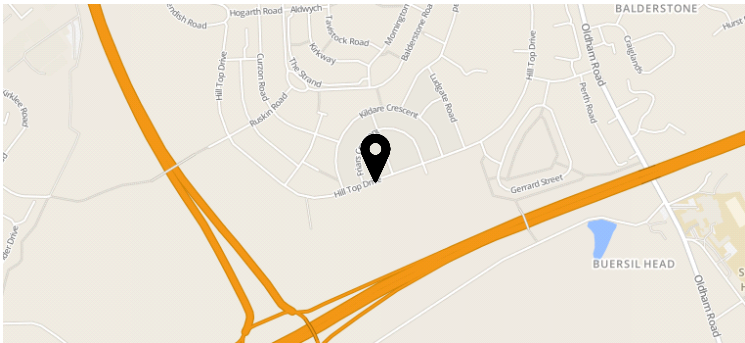
Key Features (from listing)

"5% deposit contribution included, Semi-detached home, Front and rear gardens, Downstairs WC, 10-Year NHBC Warranty, 2-Year Gleeson Warranty, We're registered with NHQB"



""5% deposit contribution included when you reserve this home # The stunning three bedroom Galway benefits from a combined kitchen-diner with French doors that lead out onto the garden, creating a seamless contemporary space. Across the hallway you'll find a separate living ... ""

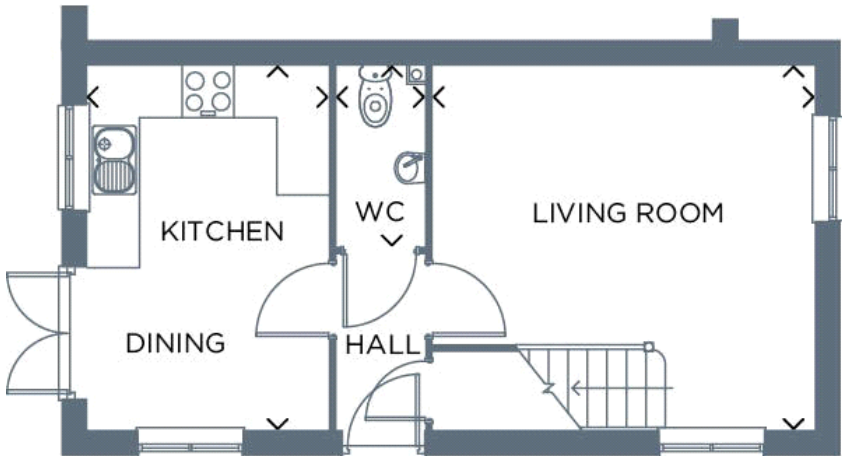
Location



Reference

https://www.rightmove.co.uk/properties/138598007/#/?channel=RES_BUY

Floorplan





Description

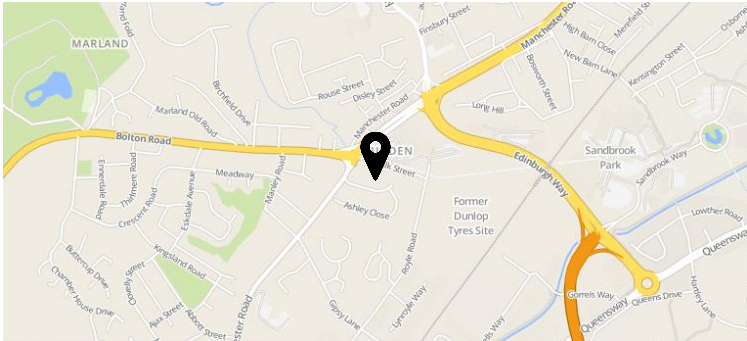
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 1.67 miles of the subject site's post code. This property is reserved for an undisclosed price, however was introduced to the market for £241,500 with a total area of 83 m², equating to £2,910 per m². This property was marketed by Plumlife. The tenure is leasehold.

Key Features (from listing)

"Available through Shared Ownership, Modern fitted kitchens , Integrated fridge/freezer, Integrated electric hob, electric fan oven and extractor fan, Contemporary bathroom suite, Allocated off road parking, Turfed rear gardens, 10 year NHBC new homes warranty"

""The Birch - Plumlife are delighted to present Calico Grove, a modern collection of two, three and four bedroom homes available for Shared Ownership, located close to the heart of Rochdale's bustling town centre. "" ...

Location



Reference

https://www.rightmove.co.uk/properties/128242994#/?channel=RES_BUY

Floorplan





Description

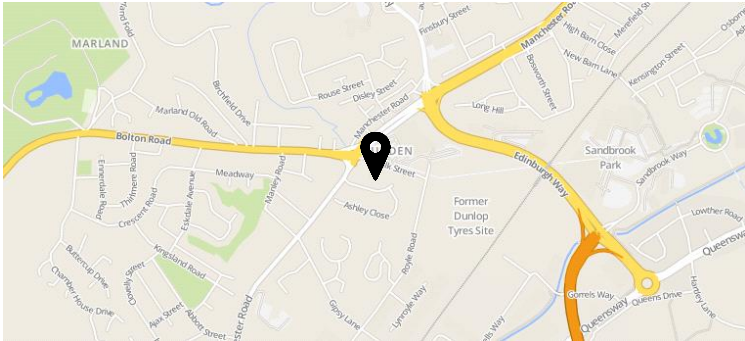
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 1.67 miles of the subject site's post code. The asking price of this property is £231,500 with a total area of 80 m², equating to £2,894 per m². This property is marketed by Plumlife. The tenure is leasehold.

Key Features (from listing)

"Available through Shared Ownership, Modern fitted kitchens , Integrated fridge/freezer, Integrated electric hob, electric fan oven and extractor fan, Contemporary bathroom suite, Allocated off road parking, Turfed rear gardens, 10 year NHBC new homes warranty"

""The New Weaver - Plumlife are delighted to present Calico Grove, a modern collection of two, three and four bedroom homes available for Shared Ownership, located close to the heart of Rochdale's bustling town centre. "" ...

Location



Reference

https://www.rightmove.co.uk/properties/128243705#/?channel=RES_BUY

Floorplan





Description

A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 1.84 miles of the subject site's post code. The asking price of this property is £275,795 with a total area of 84.2 m², equating to £3,276 per m². This property is marketed by Miller Homes North West.

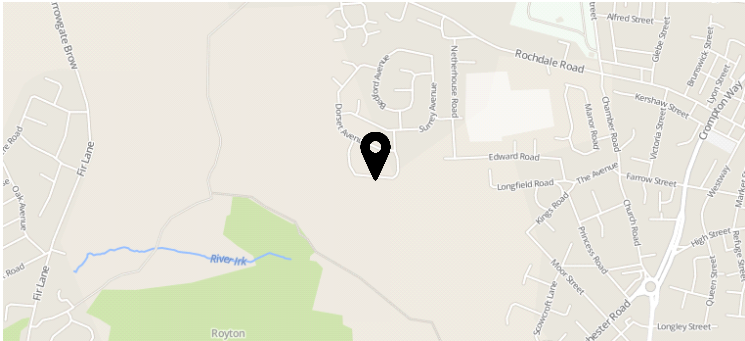
Key Features (from listing)

"Open-plan layout, Spacious lounge, Kitchen/dining area, French doors to garden, Separate laundry, Space for home office, Handy storage space, Parking Spaces"



""The welcoming lounge leads through to a beautifully planned kitchen that opens to the garden via FRENCH DOORS, adding both FLEXIBILITY and a FOCAL POINT to the dining area. There is a practical dedicated LAUNDRY AREA, and the TWIN-WINDOWED principal bedroom includes a USEFUL CUPBOARD."" ...

Location



Reference

https://www.rightmove.co.uk/properties/130950218#/?channel=RES_BUY

Floorplan





Description

A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 1.84 miles of the subject site's post code. The asking price of this property is £269,995 with a total area of 84.2 m², equating to £3,207 per m². This property is marketed by Miller Homes North West.

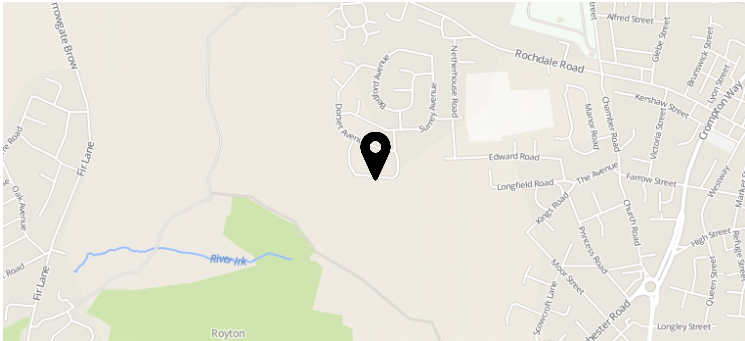
Key Features (from listing)

"Open-plan layout, Spacious lounge, Kitchen/dining area, French doors to garden, Separate laundry, Space for home office, Handy storage space, Parking Spaces"



""The welcoming lounge leads through to a beautifully planned kitchen that opens to the garden via FRENCH DOORS, adding both FLEXIBILITY and a FOCAL POINT to the dining area. There is a practical dedicated LAUNDRY AREA, and the TWIN-WINDOWED principal bedroom includes a USEFUL CUPBOARD."" ...

Location



Reference

https://www.rightmove.co.uk/properties/141891581/#/?channel=RES_BUY

Floorplan



51 Plot 96 Cornbrook At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL



Description

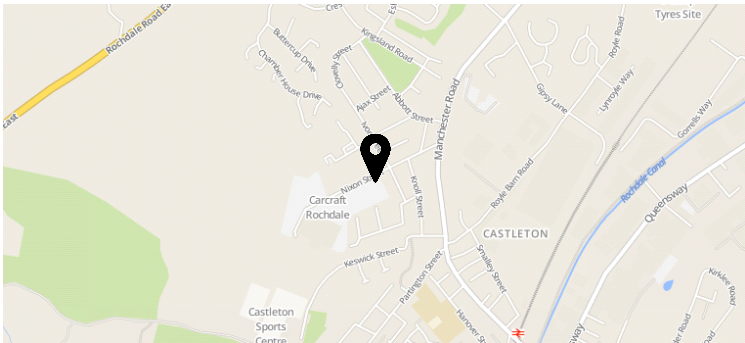
A three bedroom new build semi-detached house with a garden. This property is located within 2.04 miles of the subject site's post code. The asking price of this property is £223,950 with a total area of 69.9 m², equating to £3,204 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

Key Features (from listing)

"Spacious separate lounge, Two double bedrooms, and one single bedroom, French double doors out to the garden, Open plan kitchen diner"

""WEAVERS FOLD, CASTLETON 3 & 4 BEDROOM SEMI-DETACHED AND DETACHED PROPERTIES"" ...

Location



Reference

https://www.rightmove.co.uk/properties/140647202#/?channel=RES_BUY

Floorplan



52 Plot 93 Bowker At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL



Description

A three bedroom new build semi-detached house with a garden. This property is located within 2.05 miles of the subject site's post code. This property is sold STC for an undisclosed price, however was introduced to the market for £234,950 with a total area of 75.4 m², equating to £3,116 per m². This property was marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

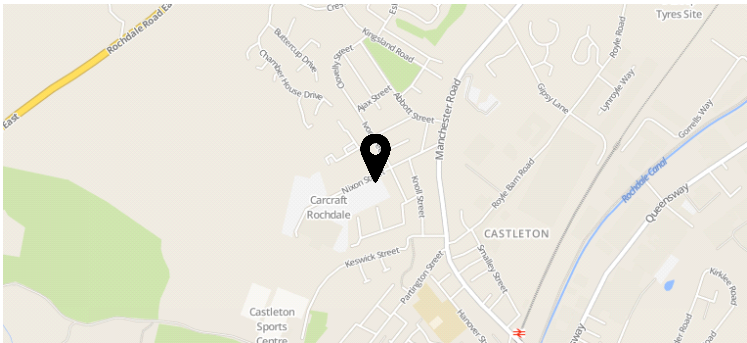
Key Features (from listing)

"Spacious open plan kitchen/dining area, En suite to master bedroom, French double doors out to the garden, Modern separate lounge"



""WEAVERS FOLD, CASTLETON 3 & 4 BEDROOM SEMI-DETACHED AND DETACHED PROPERTIES "" ...

Location



Reference

https://www.rightmove.co.uk/properties/140647190#/?channel=RES_BUY

Floorplan





Description

A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.23 miles of the subject site's post code. It has two bathrooms. This property is reserved for an undisclosed price, however was introduced to the market for £290,000 with a total area of 92 m², equating to £3,152 per m². This property was marketed by WIGGETT HOMES. The tenure is freehold.

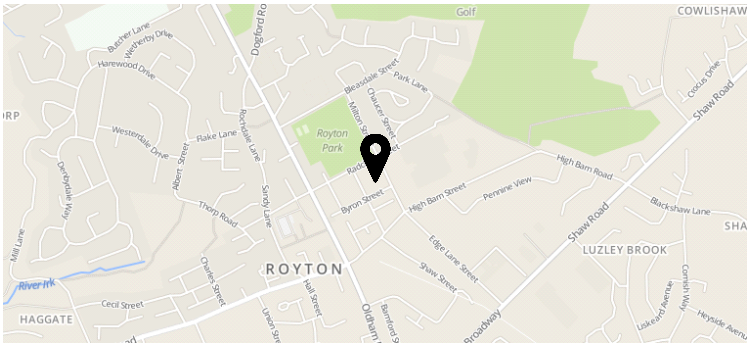
Key Features (from listing)

"Small, exclusive development of 18 new homes, Two parking spaces, En-suite to primary bedroom, 10 Year NHBC Warranty, Central Royton location, near park, Incentives available"



""Plot 7 - Milton Place, FINAL WARBURTON ON SITE! Fabulous 3 bedroom semi-detached home on small development of new build homes in the centre of Royton, situated right by the park. 10 years NHBC Warranty. Two parking spaces. Large garden. INCENTIVES AVAILABLE ON THIS PLOT!"" ...

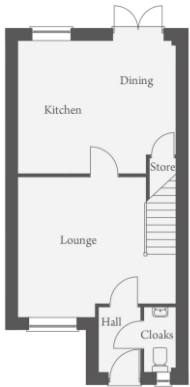
Location



Reference

https://www.rightmove.co.uk/properties/140151368#/?channel=RES_BUY

Floorplan



GROUND FLOOR

Kitchen/Dining 4895 x 4115mm 16'1" x 13'6"
Lounge 3950 x 4337mm 13'0" x 14'3"



Description

A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.23 miles of the subject site's post code. It has two bathrooms. This property is reserved for an undisclosed price, however was introduced to the market for £290,000 with a total area of 89 m², equating to £3,258 per m². This property was marketed by WIGGETT HOMES. The tenure is freehold.

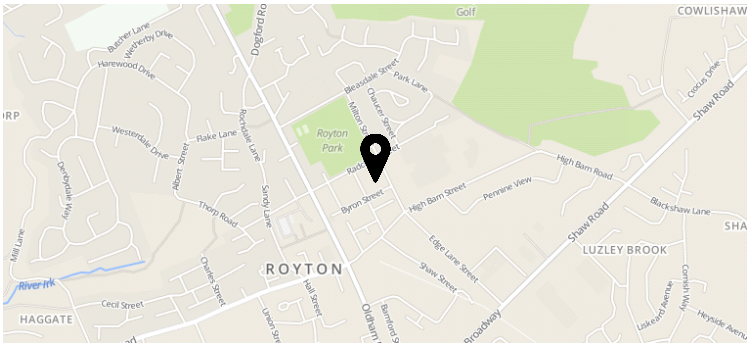
Key Features (from listing)

"Small, exclusive development of 18 new homes, Two parking spaces, En-suite to primary bedroom, 10 Year NHBC Warranty, Central Royton location, near park"



""Plot 6 - Milton Place, The Warburton. Fabulous 3 bedroom semi-detached home on small development of new build homes in the centre of Royton, situated right by the park. 10 years NHBC Warranty. Two parking spaces. Large garden. Estimated completion: Autumn 2023. Reserve for £500 today!"" ...

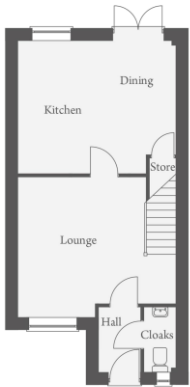
Location



Reference

https://www.rightmove.co.uk/properties/86160465#/?channel=RES_BUY

Floorplan



GROUND FLOOR

Kitchen/Dining 4895 x 4115mm 16'1" x 13'6"
Lounge 3950 x 4337mm 13'0" x 14'3"



Description

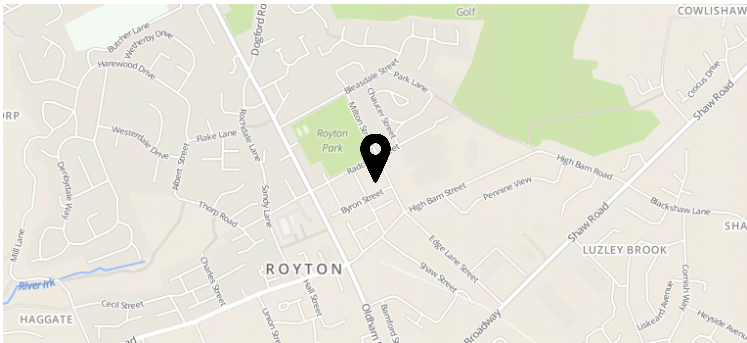
A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.23 miles of the subject site's post code. It has two bathrooms. This property is reserved for an undisclosed price, however was introduced to the market for £285,000 with a total area of 91 m², equating to £3,132 per m². This property was marketed by WIGGETT HOMES. The tenure is freehold.

Key Features (from listing)

"Small, exclusive development of 18 new homes, Two side by side parking spaces, En-suite to primary bedroom, 10 Year NHBC Warranty, Central Royton location, near park, Energy efficient new build home, lower energy bills"

""Plot 5 - The Heaton at Milton Place, a stunning new development of 18 homes in the heart of Royton, situated by the park. This property has 2 side-by-side parking spaces and an en-suite to the primary bedroom. Estimated completion: Reserve today for £500!"" ...

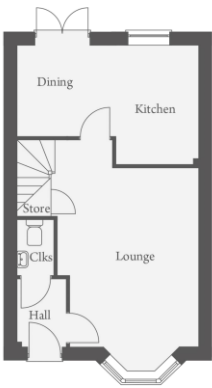
Location



Reference

https://www.rightmove.co.uk/properties/86157033#/?channel=RES_BUY

Floorplan



GROUND FLOOR

Kitchen/Dining5263 x 3445mm(max)17'3" x 11'4" (max)
Lounge5120 x 3755mm16'10" x 12'4"



Description

A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.23 miles of the subject site's post code. It has two bathrooms. This property is reserved for an undisclosed price, however was introduced to the market for £285,000 with a total area of 86 m², equating to £3,314 per m². This property was marketed by WIGGETT HOMES. The tenure is freehold.

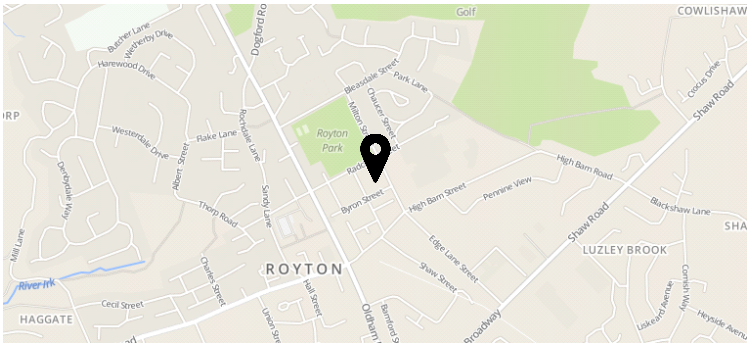
Key Features (from listing)

"Small, exclusive development of 18 new homes, Two parking spaces, 10 Year NHBC Warranty, Central Royton location, close to the park, En-suite to primary bedroom, Show home open Thursday - Monday, 10am - 5pm"



""RESERVE TODAY! Plot 8 - The Thornley. Fab central Royton development by Wiggett Homes. Three bed semi, 926 sq ft, well-sized garden, 2 parking spaces, en-suite bathroom. 10 year NHBC Warranty. £500 reservation fee, contact us to view. SHOW HOME NOW OPEN!"" ...

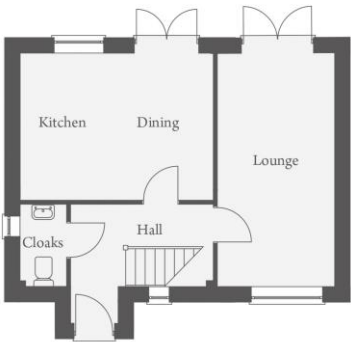
Location



Reference

https://www.rightmove.co.uk/properties/138196121#/?channel=RES_BUY

Floorplan



GROUND FLOOR

Kitchen/Dining 4730 x 3595mm 15'6" x 11'10"
Lounge 2915 x 5703mm 9'7" x 18'9"

57 Milton Street,Royton,Oldham,OL2 6QX



Description

A three bedroom new build terraced house with a garden. Parking is available. This property is located within 2.23 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £285,000 with a total area of 89 m², equating to £3,202 per m². This property is marketed by WIGGETT HOMES. The tenure is freehold.

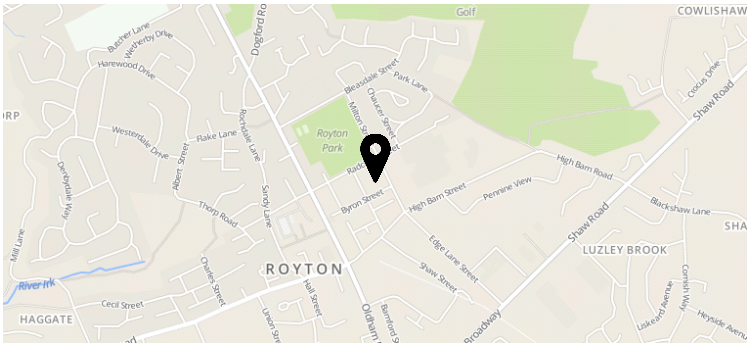
Key Features (from listing)

"Show Home Open, Thursday - Monday, 10am - 5pm, Corner plot with large garden - South East facing, En-suite to primary bedroom, 10 Year NHBC Warranty, Central Royton location, near park, Energy efficient new build home, lower energy bills, Small, exclusive development of 18 new homes"



""SHOW HOME NOW OPEN! Plot 11 - The Heaton at Milton Place, a stunning new development of 18 homes in the heart of Royton, situated by the park. This property has a garden, 2 parking spaces and an en-suite to the primary bedroom. Reserve today for £500!"" ...

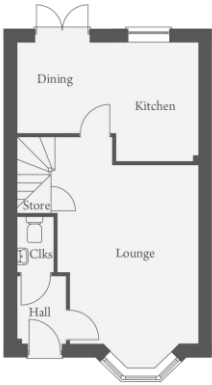
Location



Reference

https://www.rightmove.co.uk/properties/140278505#/?channel=RES_BUY

Floorplan



GROUND FLOOR

Kitchen/Dining5263 x 3445mm(max)17'3" x 11'4" (max)
Lounge5120 x 3755mm16'10" x 12'4"



Description

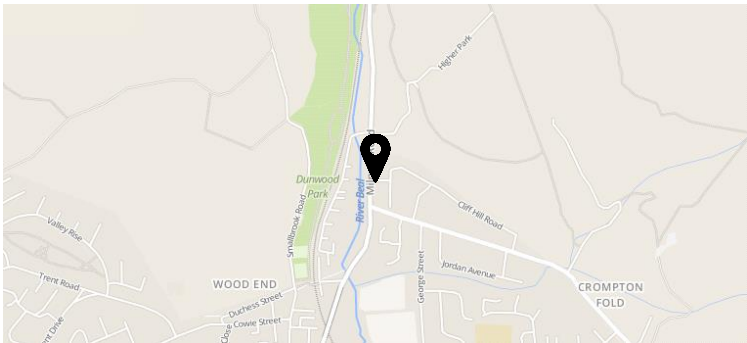
A three bedroom new build town house with a garden. Parking is available. This property is located within 2.07 miles of the subject site's post code. The asking price of this property is £210,000 with a total area of 88.2 m², equating to £2,381 per m². This property is marketed by Northwood, Oldham. The tenure is freehold.

Key Features (from listing)

"Reduced by £20,000, Stunning Family Home, Last two plots remaining, Popular residential location, Ready to move into, New Home, 10 year LABC warranty"

""FURTHER REDUCTION, Now £20,000 below asking price!!!Brand new spacious 3 bed homes built in natural stone with private terraced garden and 2 parking spaces. **LAST 2 PLOTS REMAINING** Ready to move into. CALL TO ARRANGE A VIEWING"" ...

Location



Reference

https://www.rightmove.co.uk/properties/116167589#/?channel=RES_BUY

Floorplan



Total area: approx. 88.2 sq. metres (949.0 sq. feet)



Description

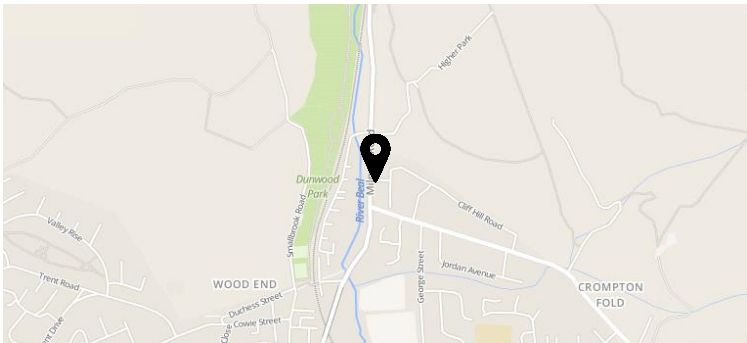
A three bedroom new build town house with a garden. Parking is available. This property is located within 2.07 miles of the subject site's post code. The asking price of this property is £210,000 with a total area of 91.1 m², equating to £2,305 per m². This property is marketed by Northwood, Oldham. The tenure is freehold.

Key Features (from listing)

"New Development, Stunning Family Home, Last two plots remaining, Popular residential location, Available now, Buyer incentives available, 10 year LABC warranty"

""FURTHER REDUCTION, Now £20,000 below asking price!!! CALL TO ARRANGE A VIEWINGBrand new spacious 3 bed homes built in natural stone with private terraced garden and 2 parking spaces. **LAST 2 PLOTS REMAINING** Ready to move into. ""

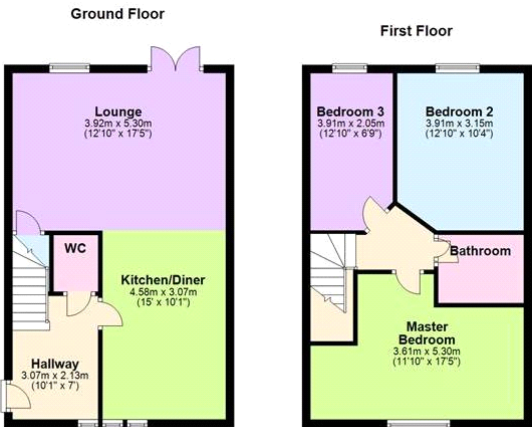
Location



Reference

https://www.rightmove.co.uk/properties/116167586#/?channel=RES_BUY

Floorplan



Total area: approx. 91.1 sq. metres (980.8 sq. feet)



Description

A three bedroom new build town house with a garden and a balcony. Parking is available. This property is located within 2.33 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £315,000 with a total area of 70.6 m², equating to £4,462 per m². This property is marketed by Lisa Westerman Consultancy Lettings & Sales (LWCLS) Limited. The tenure is leasehold.

Key Features (from listing)

"Contemporary kitchen with ample storage , Oven hob & extractor hood , Turfed back gardens , Modern sanitaryware and chrome finished fittings in the bathrooms, Off-street parking , Balcony on the top floor, High efficiency gas central heating "

Reference

https://www.rightmove.co.uk/properties/86355246#/?channel=RES_BUY

""A stunning collection of 2- and 3-bedroom homes available now. Plot 14 - end mews (The Gables) is available from 75% share at £236,250 rent payable on the remainder is £180.47pcm. Estate Charge and Building Insurance apply. Full market value is £315,000."" ...

Location



Floorplan

THE PLACE

THE GABLES
3 BEDROOM MEWS

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Room	Size	Area
Living Area	10.0 x 14.0	140 sq ft
Kitchen	10.0 x 14.0	140 sq ft
Bathroom 1	5.0 x 6.0	30 sq ft
Bathroom 2	5.0 x 6.0	30 sq ft
Bedroom 1	10.0 x 14.0	140 sq ft
Bedroom 2	10.0 x 14.0	140 sq ft
Bedroom 3	10.0 x 14.0	140 sq ft
Garage	10.0 x 14.0	140 sq ft
Plot Total	10.0 x 14.0	140 sq ft

AN OUTSTANDING COLLECTION OF TWO & THREE BEDROOM HOMES

PHOTO: JIMMY LEE PHOTOGRAPHY



Description

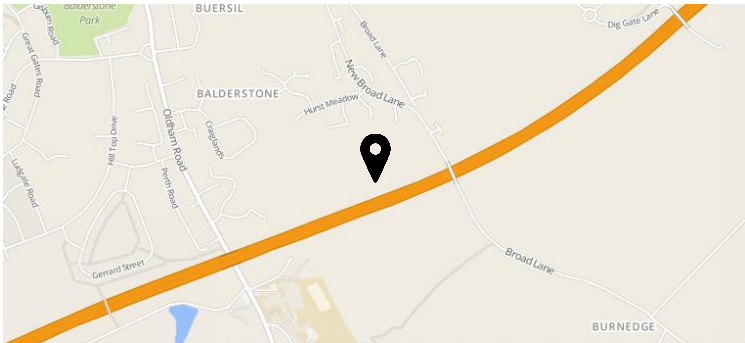
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.36 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £240,000 with a total area of 77.8 m², equating to £3,085 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is leasehold.

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"

""A delightful three bedroom semi detached family home that is well presented throughout and benefitting from extensive work to the rear garden which now provides an easy to maintain area which is perfect for a family. Internally comprising an entrance hall, lounge, ground floor WC, stylish kitchen. ...

Location



Reference

https://www.rightmove.co.uk/properties/133498709#/?channel=RES_BUY

Floorplan





Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.36 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 69.2 m², equating to £3,179 per m². This property is marketed by Nest Estates, Rochdale. The tenure is leasehold.

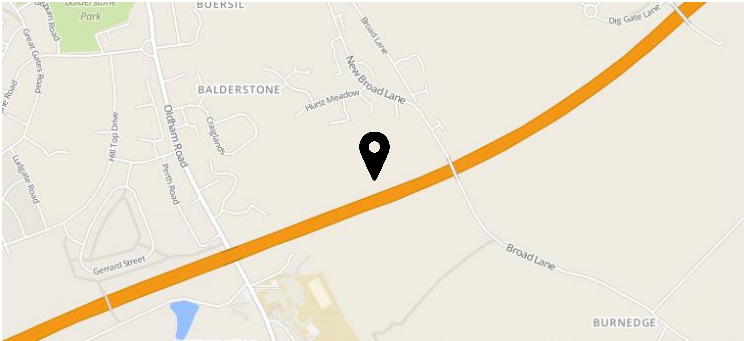
Key Features (from listing)

"Perfect Opportunity For FTB or Young Family, Three Good Sized Bedrooms, Popular Development In Burnedge, Close To Excellent Local Schools, Driveway Parking & Rear Garden, Viewing Highly Recommended "



""A beautifully presented property on a popular development in Burnedge, with three good sized bedrooms and a good sized rear garden. Offering a fantastic opportunity for first time buyers or a young family, viewing comes highly advised!"" ...

Location



Reference

https://www.rightmove.co.uk/properties/141501380#/?channel=RES_BUY

Floorplan





Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.37 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 £240,000 with a total area of 77.1 m², equating to £3,113 per m². This property was marketed by Strike, Manchester. The tenure is freehold.

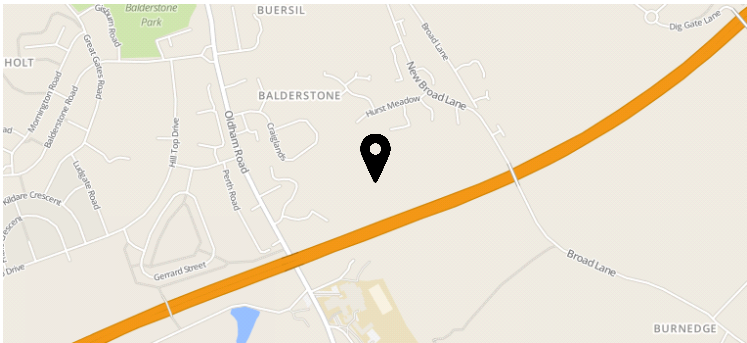
Key Features (from listing)

"Beautifully Presented, Master En-Suite, Large Garden, sought-after-location, Good Local Schools, Fantastic Transport Links, Guest W/C and En-Suite, Allocated Parking"



""Strike is pleased to present this property in beautifully presented family home."" ...

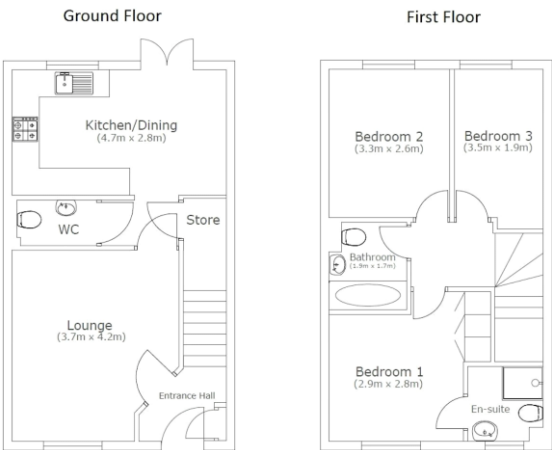
Location



Reference

https://www.rightmove.co.uk/properties/139776827#/?channel=RES_BUY

Floorplan





Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.38 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £230,000 with a total area of 70.8 m², equating to £3,249 per m². This property is marketed by Barton Kendal Residential, Rochdale. The tenure is freehold.

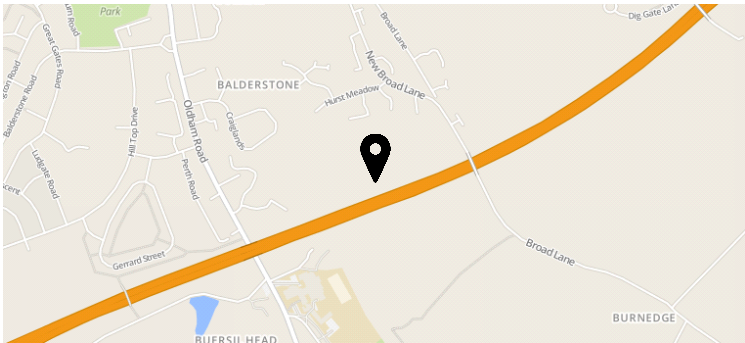
Key Features (from listing)

"THREE BEDROOM SEMI DETACHED, WELL PRESENTED, UPGRADED FIXTURES & FITTINGS, DRIVEWAY PARKING, LARGE REAR GARDEN WITH DECKING, MODERN FITTED KITCHEN, DOWNSTAIRS WC, CHAIN FREE"



"BARTON KENDAL are thrilled to bring to the market this wonderfully presented three bedroom semi-detached home, situated on a popular new build development on the edge of Rochdale. With generous outdoor space, the property is ideal for a young family. Positioned in a quiet cul-de-sac location, the ...

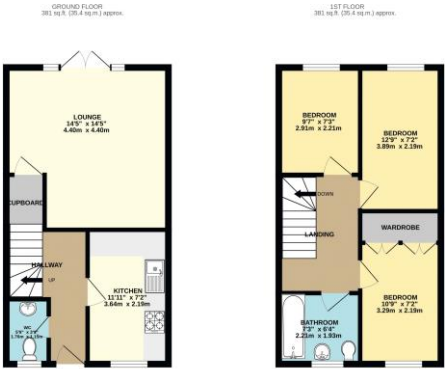
Location



Reference

https://www.rightmove.co.uk/properties/141734006#/?channel=RES_BUY

Floorplan



TOTAL FLOOR AREA: 70.8 m² (758 sq ft) APPROX.
Measurements are taken to the internal face of the walls and are for information only. They do not include the area of the walls, floors, ceilings, stairs, etc. and are not intended to be used for legal purposes. The actual area may vary slightly from the measurements given.



Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.39 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 £225,000 with a total area of 60.1 m², equating to £3,744 per m². This property was marketed by Strike, Manchester. The tenure is leasehold.

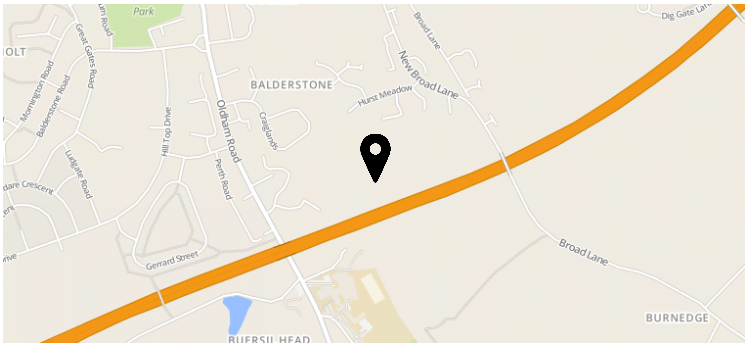
Key Features (from listing)

"Move In Ready, Three Bedrooms, Off Road Parking, Sought After Location, Downstairs W/C, Perfect For First Time Buyers"



""This charming 3-bedroom semi-detached home boasts a welcoming and practical layout. As you approach the property, you'll immediately notice the off-road parking area that can accommodate multiple vehicles, ensuring convenience and ease. Upon entering through the front door, you find yo..."" ...

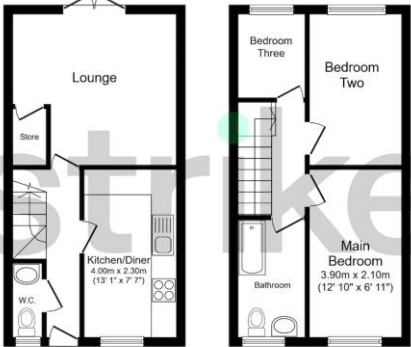
Location



Reference

https://www.rightmove.co.uk/properties/140855996#/?channel=RES_BUY

Floorplan



Ground Floor

First Floor

Total floor area 60.1 sq.m. (646 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



Description

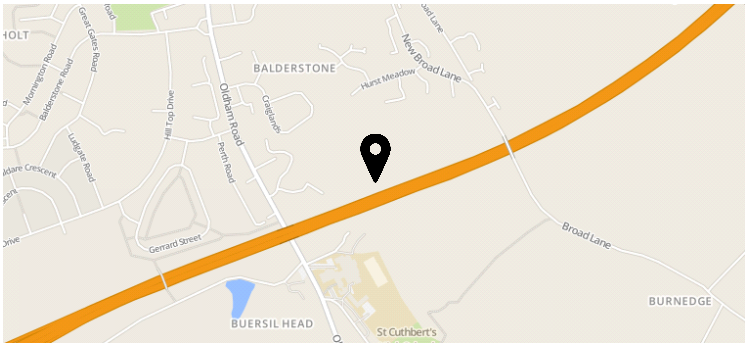
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.42 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £240,000 with a total area of 77.8 m², equating to £3,085 per m². This property is marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

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"

""This impeccable three bedroom semi-detached property warrants internal inspection to appreciate they stylish accommodation on offer. Located on this sought after modern development within Burnedge, close to schools and amenities, whilst comprising in brief of an entrance hall, lounge, WC, superb ...

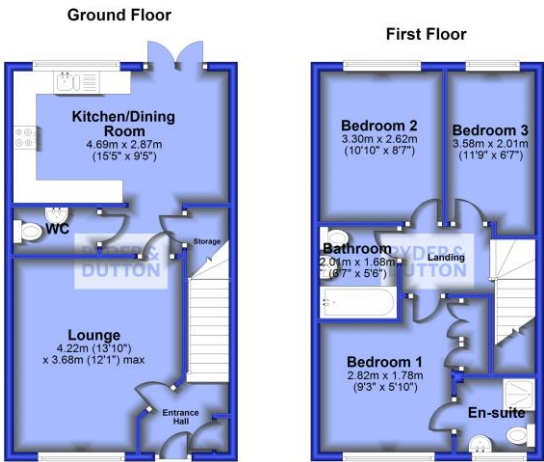
Location



Reference

https://www.rightmove.co.uk/properties/133463888#/?channel=RES_BUY

Floorplan



67 Coppy Bridge Drive, Rochdale, Greater Manchester, OL16, OL16 3AR



Description

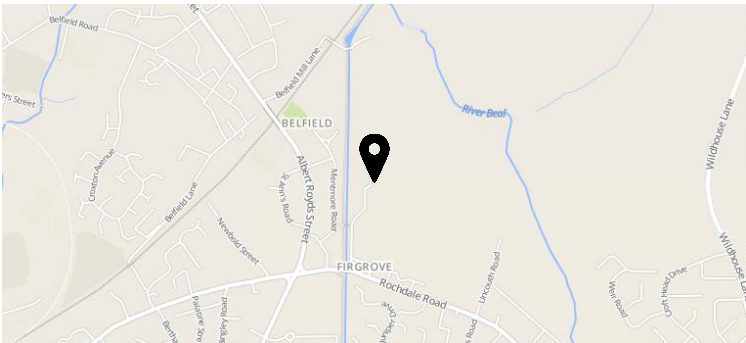
A three bedroom terraced house with a garden and a garage. This property is located within 1.44 miles of the subject site's post code. It has three bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £200,000 with a total area of 86.4 m², excluding the dimensions of the garage, equating to £2,315 per m². This property was marketed by Cowell & Norford, Rochdale. The tenure is leasehold.

Key Features (from listing)

"3 STOREY 3 BEDROOM TOWN HOUSE, SOUGHT AFTER POSITION, OFF ROAD PARKING & GARAGE, SUIT FIRST TIME BUYER OR YOUNG FAMILY, GOOD SIZE REAR GARDEN, CLOSE TO EXCELLENT AMENITIES & TRANSPORT LINKS, SURE TO ATTRACT EARLY INTEREST, VIEWING RECOMMENDED"

""Beautifully presented throughout, this attractive three bedroom, three storey town house provides a superb opportunity for the FIRST TIME BUYER or GROWING FAMILY to purchase. Occupying an extremely sought after position in Firgrove, with excellent local amenities with Kingsway retail park, Milnrow. ...

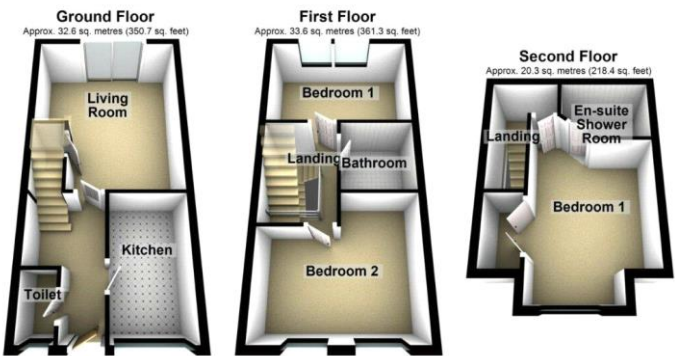
Location



Reference

https://www.rightmove.co.uk/properties/140460698#/?channel=RES_BUY

Floorplan



Total area: approx. 86.4 sq. metres (930.5 sq. feet)

Cowell-Norford
Plan produced using PlanIt.



Description

A three bedroom town house with a garden. Parking is available. This property is located within 0.63 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £230,000 with a total area of 74.5 m², equating to £3,087 per m². This property is marketed by Revilo Homes Ltd, Rochdale. The tenure is freehold.

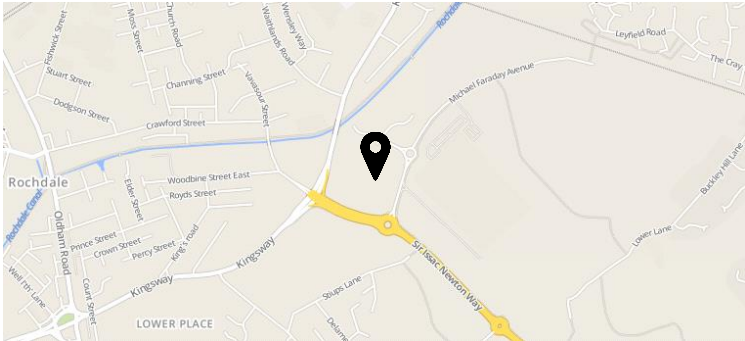
Key Features (from listing)

"Modern Town House, Three Bedrooms, Breakfast Kitchen, WC & En-Suite, Private Rear Garden, Double Width Driveway Parking, DG & GCH, Well Presented, Ideal Family Home, Viewings Recommended"



***** MODERN TOWN HOUSE / THREE BEDROOMS / BREAKFAST KITCHEN / GUEST WC & EN-SUITE / DOUBLE GLAZING & GAS CENTRAL HEATING / PRIVATE GATED REAR GARDEN / DOUBLE WIDTH DRIVEWAY PARKING / IDEAL FIRST TIME BUYER OR FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED ***** ...

Location



Reference

https://www.rightmove.co.uk/properties/134054591#/?channel=RES_BUY

Floorplan



THESE FLOORPLANS ARE FOR INFORMATION ONLY. THEY DO NOT REPRESENT THE ACTUAL LAYOUT OF THE PROPERTY. THE ACTUAL LAYOUT OF THE PROPERTY MAY VARY FROM THE FLOORPLANS. THE FLOORPLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE FLOORPLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE FLOORPLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.



Description

A three bedroom town house with a garden. Parking is available. This property is located within 0.77 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £199,950 with a total area of 81.5 m², equating to £2,453 per m². This property is marketed by Barton Kendal Residential, Rochdale. The tenure is leasehold.

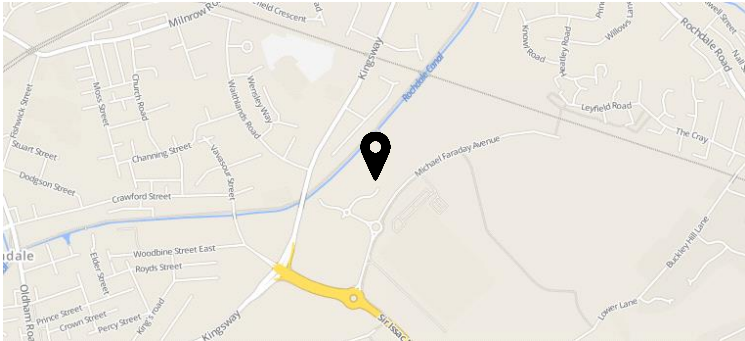
Key Features (from listing)

"THREE BEDROOM MID TOWNHOUSE, IMMACULATELY PRESENTED, SPACIOUS KITCHEN DINER, EN-SUITE BATHROOM, DOWNSTAIRS WC, DRIVEWAY PARKING, GOOD SIZED REAR GARDEN, POPULAR NEW BUILD DEVELOPMENT"



"BARTON KENDAL are pleased to offer for sale this wonderfully presented three bedroom mid townhouse on a popular development in the Kingsway area of Rochdale. This beautiful new build property is located close to a number of local amenities, schools, excellent motorway connections and public tran... ..

Location



Reference

https://www.rightmove.co.uk/properties/142038203#/?channel=RES_BUY

Floorplan





Description

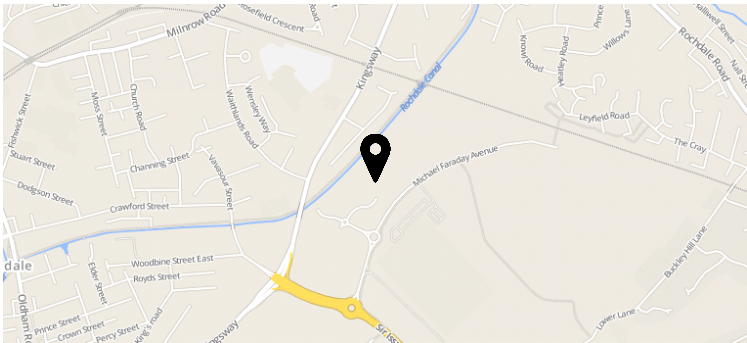
A three bedroom town house with a garden. Parking is available. This property is located within 0.78 miles of the subject site's post code. It has three bathrooms. The asking price of this property is £210,000 with a total area of 80.9 m², equating to £2,596 per m². This property is marketed by Revilo Homes Ltd, Rochdale. The tenure is freehold.

Key Features (from listing)

"Modern Town House, Three Bedrooms, Kitchen Diner, Guest WC & Master En-suite, Double Glazing & Gas Central Heating, Solar Panels, Driveway Parking, Private Rear Garden, Ideal First Time Buyer or Family Home, Viewings Highly Recommended"

***** MODERN TOWN HOUSE / THREE BEDROOMS / LARGE KITCHEN DINER / GUEST WC & MASTER EN-SUITE / DOUBLE GLAZING, GAS CENTRAL HEATING & SOLAR PANELS / PRIVATE GATED REAR GARDEN / DOUBLE DRIVEWAY PARKING / IDEAL FIRST TIME BUYER OR FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED ***** ...

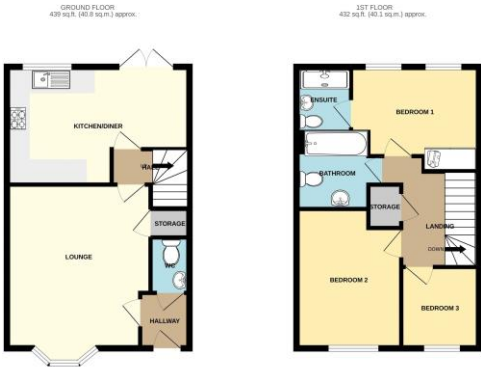
Location



Reference

https://www.rightmove.co.uk/properties/128033870#/?channel=RES_BUY

Floorplan



TOTAL FLOOR AREA: 80.9 sq.m (869 sq.ft) approx.
The information provided is for general guidance only. It is not intended to be a contract. The actual floor area may vary slightly from the information provided. The information is provided for general guidance only. It is not intended to be a contract. The actual floor area may vary slightly from the information provided.



Description

A three bedroom end-of-terrace house with a garden. Parking is available. This property is located within 1.83 miles of the subject site's post code. It has three bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £189,950 with a total area of 75.2 m², equating to £2,526 per m². This property was marketed by Revilo Homes Ltd, Rochdale. The tenure is freehold.

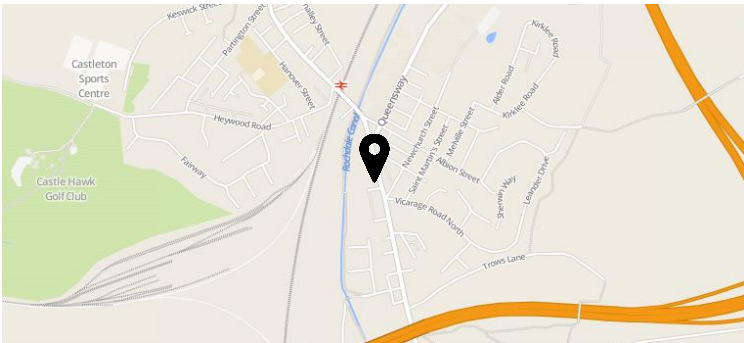
Key Features (from listing)

"Modern End Town House, Three Bedrooms, Lounge Diner, Breakfast Kitchen, Guest WC & En-suite, Private Rear Garden, Two Allocated Parking Spaces, Alarm & CCTV, Well Presented Throughout, Ideal First Time Buyer Home"



""Modern end town house with 3 bedrooms, lounge diner, modern kitchen, guest WC, and en-suite bathroom. Private rear garden, gated front courtyard, allocated parking, alarm and CCTV systems. Excellent condition, close to amenities. Contact us today to arrange a viewing."" ...

Location



Reference

https://www.rightmove.co.uk/properties/140295332#/?channel=RES_BUY

Floorplan





Description

A three bedroom end-of-terrace house with a garden. Parking is available. This property is located within 2.04 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £259,950 with a total area of 79.4 m², equating to £3,274 per m². This property is marketed by Kirkham Property, Chadderton. The tenure is leasehold.

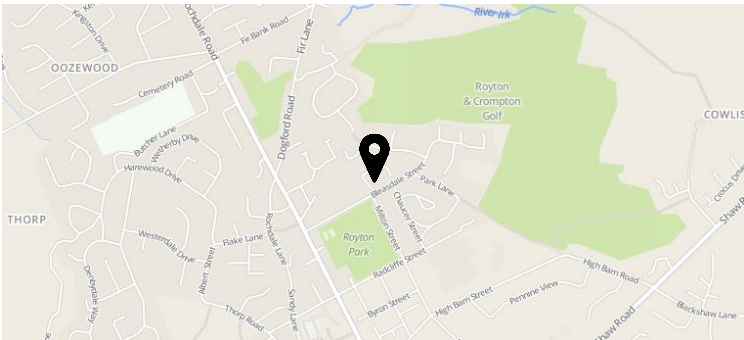
Key Features (from listing)

"Three Storey Town House, Three/Four Bedrooms, Lovely Condition Throughout, Private Rear Garden, Two Bathrooms + WC, Quiet Cul De Sac Location, Close To Royton Centre, EPC: C"



""Offered for sale is this lovely three/four bedroom three storey town house located in this popular spot in Royton. Accommodation comprising: Entrance hallway, kitchen/breakfast room, dining room/bedroom 4 and a ground floor cloakroom/WC. To the first floor is a large lounge and a bedroom. To t..."

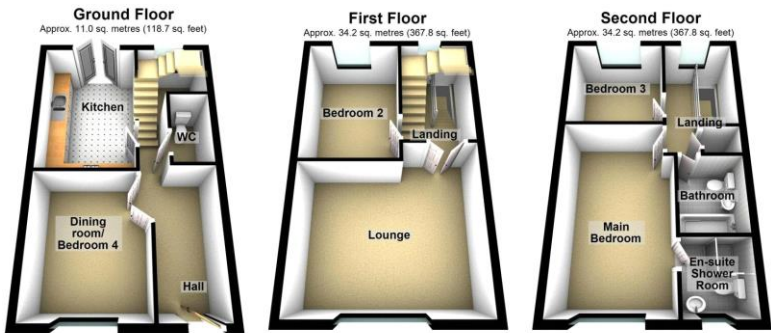
Location



Reference

https://www.rightmove.co.uk/properties/140144843/#/?channel=RES_BUY

Floorplan



Total area: approx. 79.4 sq. metres (854.4 sq. feet)



Description

A two bedroom new build terraced house with a garden. Parking is available. This property is located within 2.23 miles of the subject site's post code. It has one bathroom. The asking price of this property is £235,000 with a total area of 79 m², equating to £2,975 per m². This property is marketed by WIGGETT HOMES. The tenure is freehold.

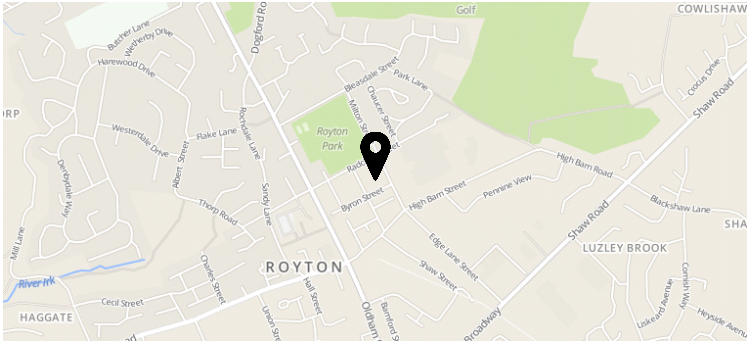
Key Features (from listing)

"Small, exclusive development of 18 new homes, Two parking spaces, 10 Year NHBC Warranty, Energy efficient new build, Central Royton location, near park, Show home open Thursday - Monday, 10am - 5pm"



""BLACK FRIDAY OFFER!"" See T's & C's. RESERVE TODAY! Plot 14 - The Sedgley. 850 sq ft, 2 bedroom, mid-mews property, with well-sized living room to the front and open plan kitchen-diner with double doors to the garden at the rear. Two parking spaces. Ready end of 2023. Show home opening 8th Septembe ...

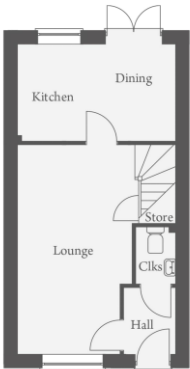
Location



Reference

https://www.rightmove.co.uk/properties/138197903#/?channel=RES_BUY

Floorplan



GROUND FLOOR

Kitchen/Dining ... 4398 x 2733mm 14'5" x 9'0"
Lounge 2890(min) x 5832mm 9'6"(min) x 19'2"



Description

A two bedroom new build town house with a garden. Parking is available. This property is located within 2.33 miles of the subject site's post code. It has one bathroom. The asking price of this property is £230,000 with a total area of 71 m², equating to £3,239 per m². This property is marketed by Lisa Westerman Consultancy Lettings & Sales (LWCLS) Limited. The tenure is leasehold.

Key Features (from listing)

"Contemporary kitchen with ample storage , Oven hob & extractor hood , Turfed back gardens , Modern sanitaryware and chrome finished fittings in the bathrooms, Off-street parking , High efficiency gas central heating "

""A stunning collection of 2- and 3-bedroom homes available now. Plot 8 - end mews (The Grange) is available from 75% share at £172,500 rent payable on the remainder is £131.77pcm. Estate Charge and Building Insurance apply. Full market value is £230,000."" ...

Location



Reference

https://www.rightmove.co.uk/properties/86357004#/?channel=RES_BUY

Floorplan

THE PLACE

FABRIC

THE GRANGE
2 BEDROOM END MEWS

GROUND FLOOR

FIRST FLOOR

	10.55 sq m	105 sq ft
Living Room	12.00 x 3.50	130.0 x 37.9
Kitchen/Dining	8.00 x 4.00	85.3 x 43.0
Bedroom 1	10.00 x 4.00	107.6 x 43.0
Bedroom 2	10.00 x 4.00	107.6 x 43.0
Bathroom	4.00 x 2.00	42.9 x 21.5
Entrance	1.00 x 2.00	10.8 x 21.5

AN OUTSTANDING COLLECTION OF TWO & THREE BEDROOM HOMES

PHONE: 0161 554 1491 EMAIL: SALES@THEFABRIC.CO.UK



Description

A two bedroom town house with a garden and a garage. This property is located within 0.59 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £160,000 with a total area of 56.5 m², excluding the dimensions of the garage, equating to £2,832 per m². This property is marketed by Barton Kendal Residential, Rochdale. The tenure is freehold.

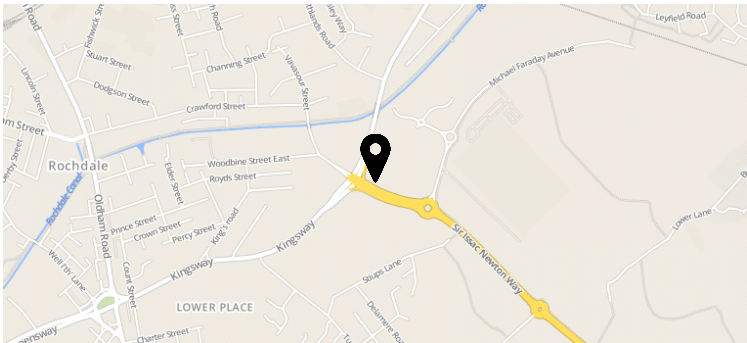
Key Features (from listing)

"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"



""Barton Kendal are pleased to bring to the market this two bedroom townhouse situated on a popular development in Kingsway, close to the motorway network. Offered for sale with vacant possession, the property boasts high quality fixtures and fittings throughout and is immaculately presented. Brie... ..

Location



Reference

https://www.rightmove.co.uk/properties/86605377#/?channel=RES_BUY

Floorplan

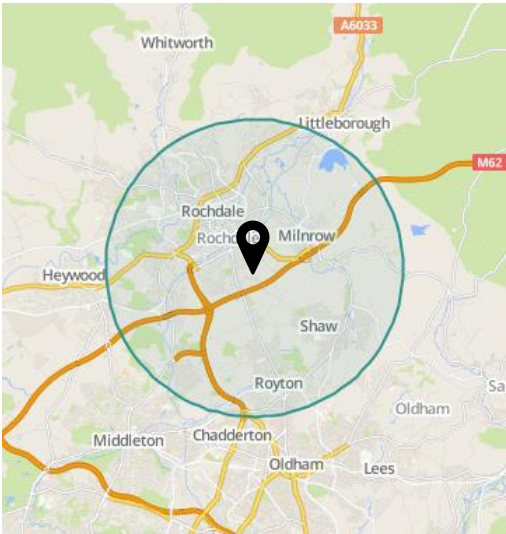


TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls 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 for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
Made with Metaplex (2023)

Comparable Maps for Sold Properties

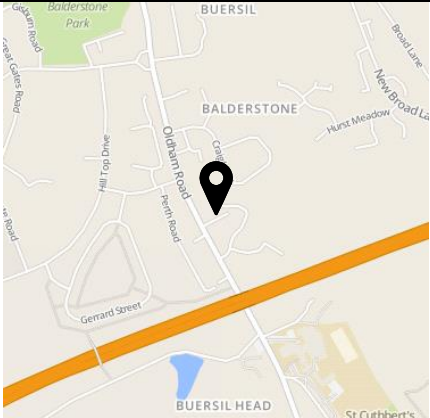
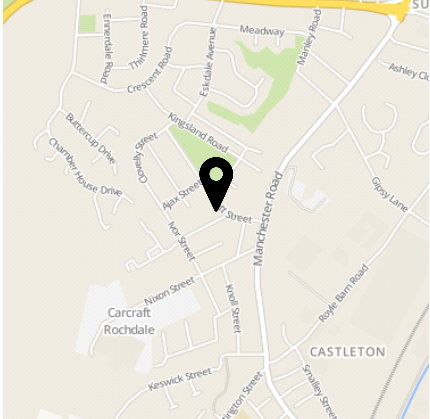
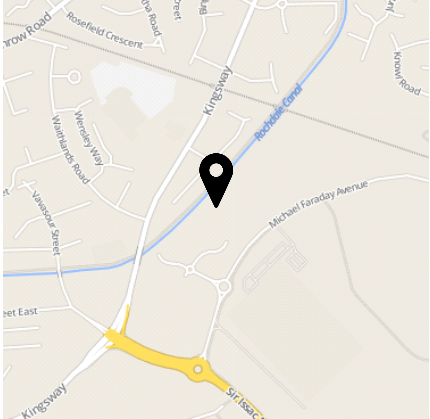
For ease of reference maps detailing the locations of the comparables referenced in this statement are provided below. Only those nearby properties determined to be suitable comparables have been discussed in more detail.

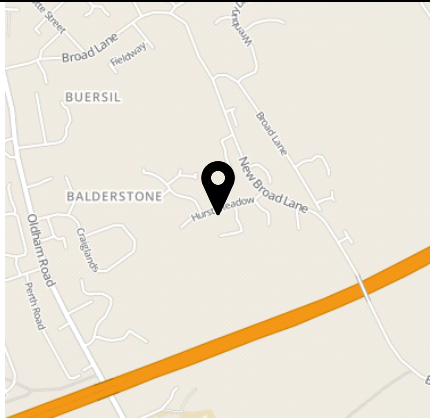
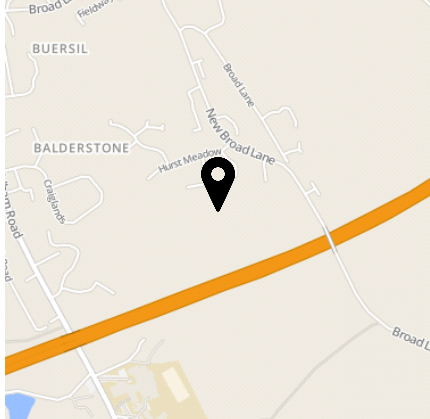
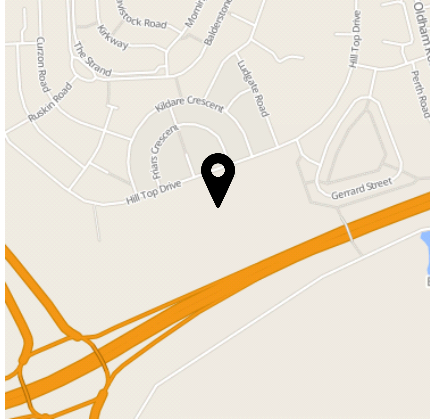


represents the postal location of the subject site.

Address	Location
1 Apple Tree Way, Rochdale, OL16, OL16 4SW	

Address	Location
2 Tarnside Close, Rochdale, Greater Manchester, OL16, OL16 2QD	

3 Gilbrook Way, Badgers Hollow, Rochdale, Greater Manchester, OL16, OL16 4RT	
5 Abbott Street, Castleton, OL11 3HT	
7 41, Wren Way, Rochdale, Greater Manchester OL16 4FY	

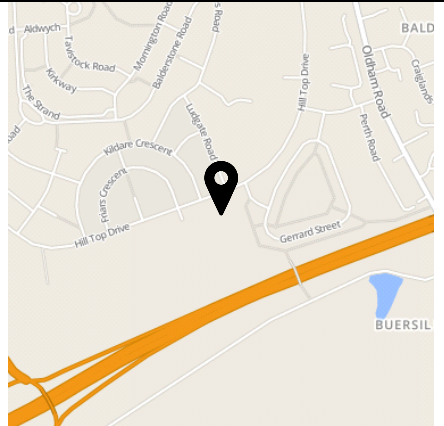
4 Hurst Meadow, Burnedge, OL16 4QP	
6 Appletree Way, Rochdale, OL16 4SW	
8 104, Lowry Way, Rochdale, Greater Manchester OL11 2BE	

9	49, Tarnside Close, Rochdale, Greater Manchester OL16 2QD	
11	1, Strawberry Close, Rochdale, Greater Manchester OL16 4GE	
13	59g, Queen Victoria Street, Rochdale, Greater Manchester OL11 2HF	

10	39, Tarnside Close, Rochdale, Greater Manchester OL16 2QD	
12	8, Dairy House Close, Rochdale, Greater Manchester OL16 4GB	
14	44, Constable Drive, Rochdale, Greater Manchester OL11 2AY	

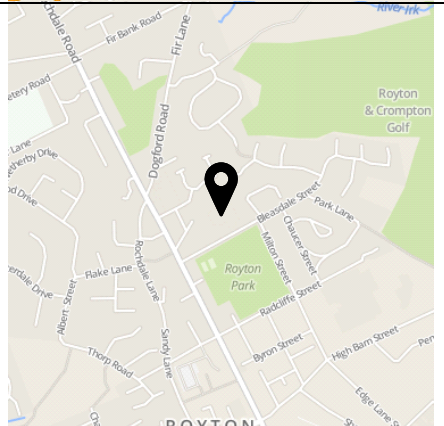
15

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



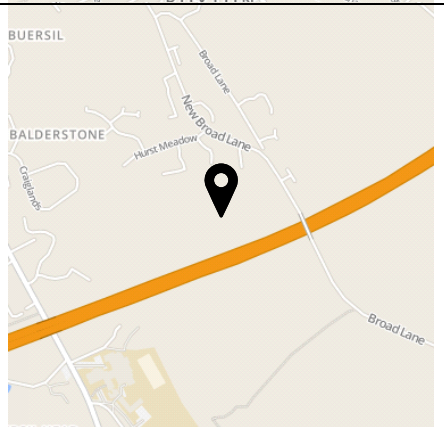
17

15, Larchfield Close, Royton, Oldham,
Greater Manchester OL2 6ZB



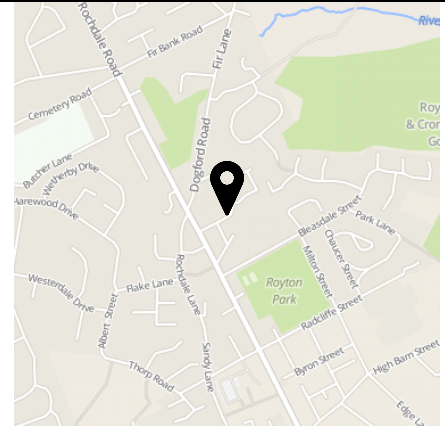
19

16, Will Hill Close, Rochdale, Greater
Manchester OL16 4FU



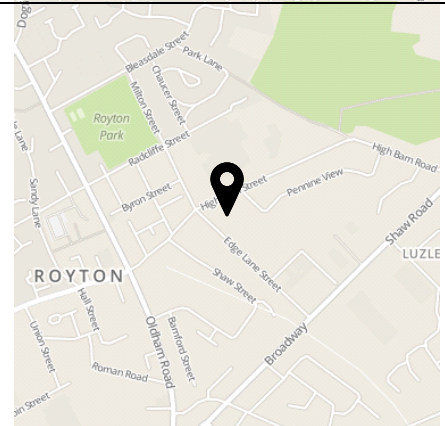
16

2, The Fairways, Royton, Oldham,
Greater Manchester OL2 6GD



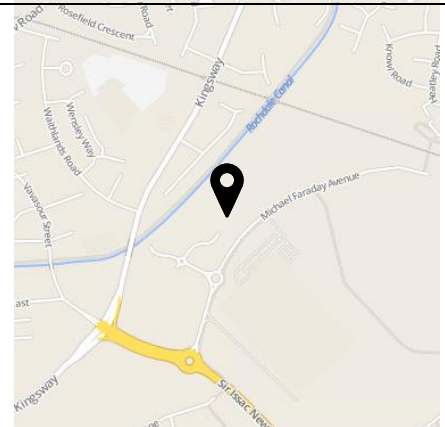
18

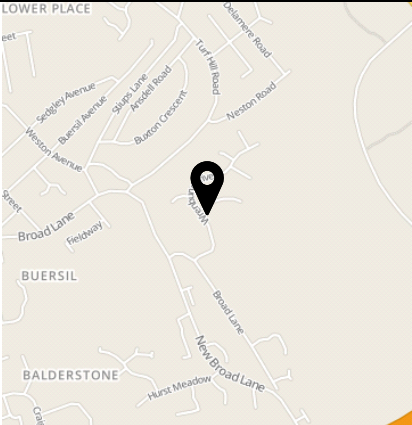
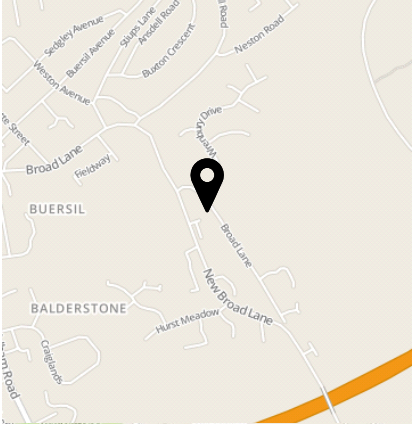
15, John Hogan Close, Royton,
Oldham, Greater Manchester OL2 6FT

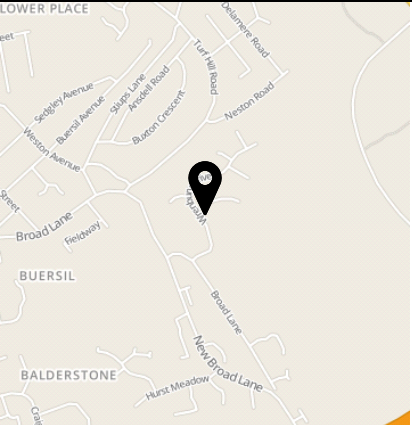
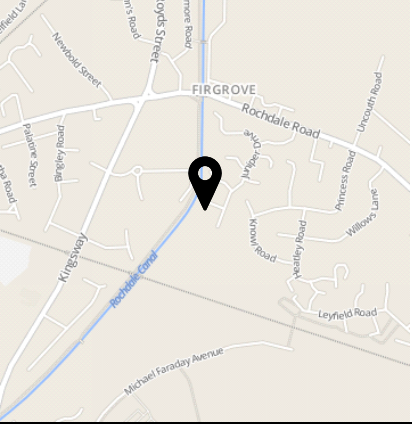


20

24, Jones Way, Rochdale, Greater
Manchester OL16 4FX

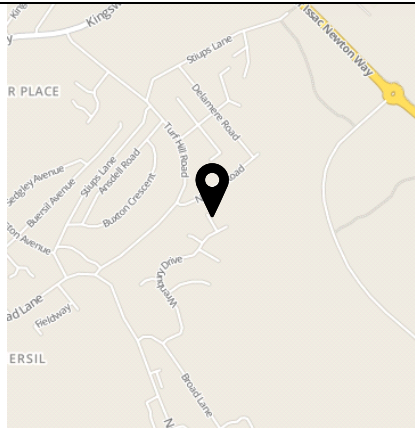


21	33, Wrenbury Drive, Rochdale, Greater Manchester OL16 4PJ	
23	226a, Broad Lane, Rochdale, Greater Manchester OL16 4PR	
25	22, Gilbrook Way, Rochdale, Greater Manchester OL16 4RT	

22	12, Wrenbury Drive, Rochdale, Greater Manchester OL16 4PJ	
24	16, Gilbrook Way, Rochdale, Greater Manchester OL16 4RT	
26	11, Cedar Bank Close, Firgrove, Rochdale, Greater Manchester OL16 3BZ	

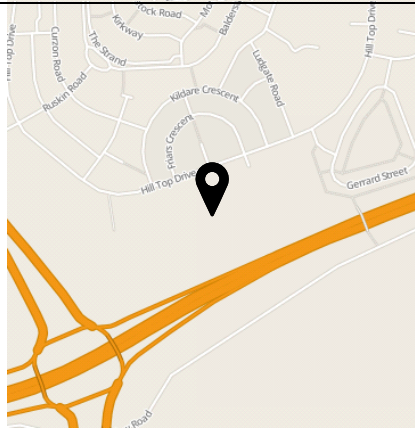
27

10, Burnet Close, Rochdale, Greater
Manchester OL16 4SL



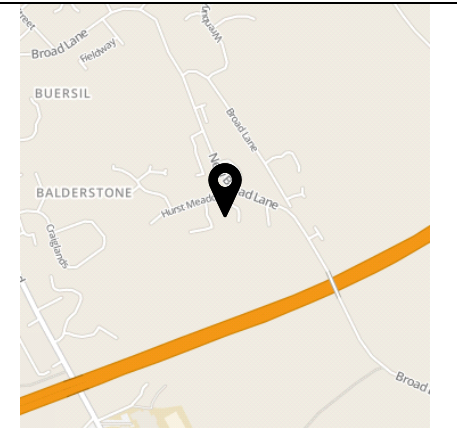
29

69, Lowry Way, Rochdale, Greater
Manchester OL11 2BD



28

6, Nall Gate, Rochdale, Greater
Manchester OL16 4QF



1 Apple Tree Way, Rochdale, OL16, OL16 4SW



Description

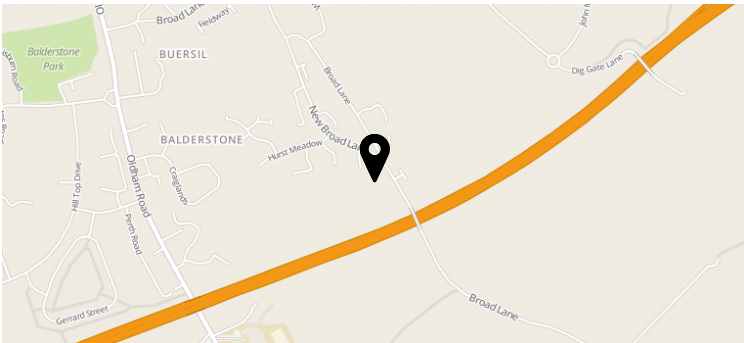
A four bedroom detached house with a garden and a double garage. This property is located within 0.28 miles of the subject site's post code. It has two bathrooms. This property was introduced to the market for £495,000, but the surveyor acting for the property has confirmed that it is sold STC for £470,000 with a total area of 129.1 m², excluding the dimensions of the garage, equating to £3,641 per m². This property was marketed by Strike, Manchester. The tenure is leasehold.

Key Features (from listing)

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

""Nestled in the serene enclave of Apple Tree Way, this splendid 4-bedroom detached house presents a harmonious blend of modern aesthetics and comfortable living. The home exudes a contemporary charm, with its sleek lines and freshly renovated interiors, offering a truly remarkable living experienc. ...

Location



Reference

https://www.rightmove.co.uk/properties/138993065#/?channel=RES_BUY

Floorplan



2 Tarnside Close, Rochdale, Greater Manchester, OL16, OL16 2QD



Description

A four bedroom detached house with a garden and a garage. This property is located within 2.4 miles of the subject site's post code. It has three bathrooms. The surveyor acting for the property has confirmed that this property is sold STC for the same price it was on the market for, £330,000 with a total area of 113.7 m², excluding the dimensions of the garage, equating to £2,902 per m². This property was marketed by Nest Estates, Rochdale. The tenure is leasehold.

Key Features (from listing)

"Four Good Sized Bedrooms, Large Rear Garden, Popular Location, Driveway Parking, Well Maintained Throughout , Viewing Highly Recommended"



"Well presented detached family home, on a popular development within Smallbridge. Providing good size accommodation, offering four good sized bedrooms as well as ample downstairs living space. Close to excellent local amenities on schools.

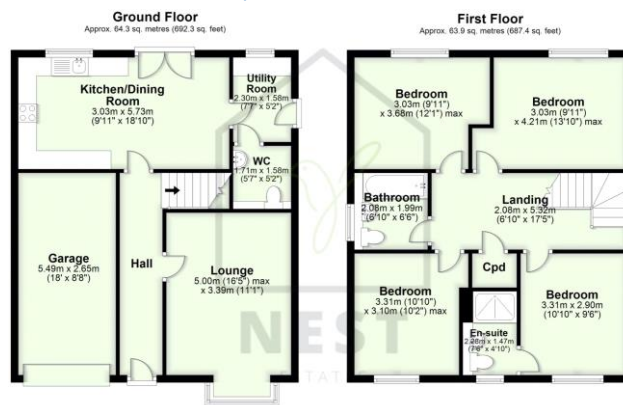
Location



Reference

https://www.rightmove.co.uk/properties/136572161/#/?channel=RES_BUY

Floorplan



Total area: approx. 128.2 sq. metres (1379.7 sq. feet)

Disclaimer - Floor Plan measurements are approximate and are for illustrative purposes only. Measurements shown should not be relied upon and should be independently verified to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.

3 Gilbrook Way, Badgers Hollow, Rochdale, Greater Manchester, OL16, OL16 4RT



Description

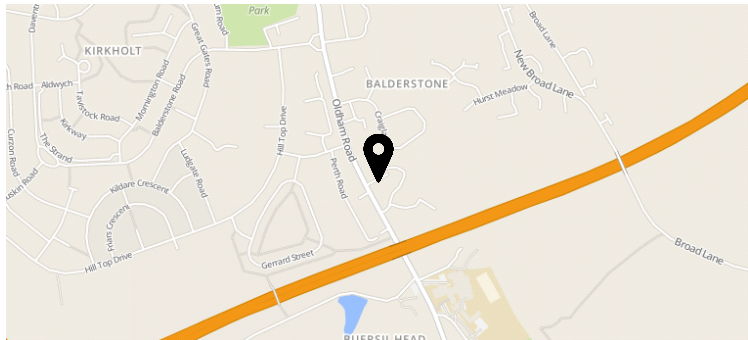
A four bedroom semi-detached house with a garden and a garage. This property is located within 0.48 miles of the subject site's post code. It has three bathrooms. This property was introduced to the market for £265000, but the surveyor acting for the property has confirmed that it is sold STC for £256,000 with a total area of 90.7 m², excluding the dimensions of the garage, equating to £2,823 per m². This property was marketed by Ryder & Dutton, Rochdale. The tenure is freehold.

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"

""Located on a well-regarded modern development close to popular schools such as Thornham St. James comes this beautifully presented semi-detached property which makes the ideal choice for the growing family. Briefly comprising an entrance hall, ground floor bedroom with shower room which could be

Location



Reference

https://www.rightmove.co.uk/properties/135245528#/?channel=RES_BUY

Floorplan



4 Hurst Meadow, Burnedge, OL16 4QP



Description

A three bedroom detached house with a garden and a garage. This property is located within 0.26 miles of the subject site's post code. It has two bathrooms. This property was introduced to the market for £305000, but the surveyor acting for the property has confirmed that it is sold STC for £300,000 with a total area of 116.5 m², excluding the dimensions of the garage, equating to £2,575 per m². This property was marketed by Kirkham Property, Chadderton. The tenure is leasehold.

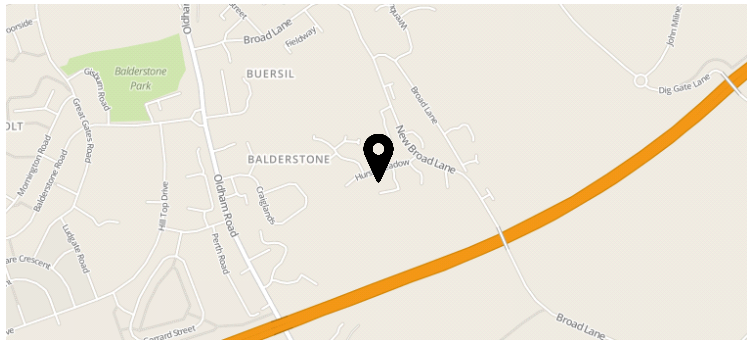
Key Features (from listing)

"No Chain, Lovely Three/Four Bedroom Detached, Conservatory, Superb Area, En Suite To Master Bedroom, Driveway For Two Cars, Large South Facing Rear Garden, EPC:D"



"NO CHAIN. Offered for sale is this lovely three bedroom detached family home located in this popular spot in Burnedge. Accommodation comprising: Entrance hallway, cloakroom WC, lounge, living room, dining room, kitchen and a conservatory. To the first floor are three bedrooms (master en suite..." ...

Location



Reference

https://www.rightmove.co.uk/properties/135168125#/?channel=RES_BUY

Floorplan



Total area: approx. 1253.2 sq. feet

5 Abbott Street, Castleton, OL11 3HT



Description

A three bedroom new build detached house with a garden. Parking is available. This property is located within 1.99 miles of the subject site's post code. It has two bathrooms. This property was introduced to the market for £269850, but the surveyor acting for the property has confirmed that it is sold STC for £262,500 with a total area of 84.5 m², equating to £3,107 per m². This property was marketed by Martin & Co, Rochdale. The tenure is freehold.

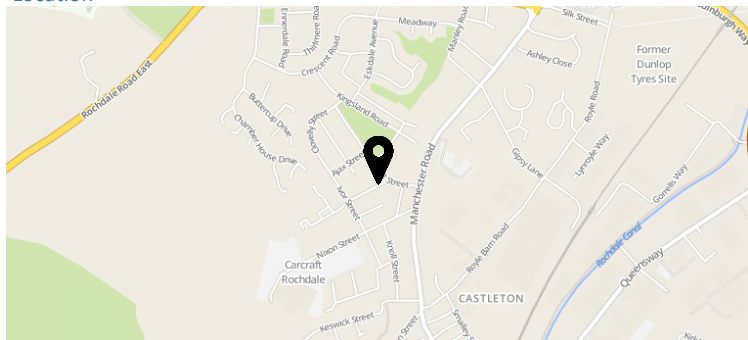
Key Features (from listing)

"CASTLETON, DETACHED FAMILY HOME, THREE BEDROOMS, BESPOKE AND CONTEMPORARY FITTINGS, INTEGRATED KITCHEN APPLIANCES, EN-SUITE TO BEDROOM ONE, OFF ROAD PARKING TO REAR, LOW MAINTENANCE REAR & SIDE GARDEN, FREEHOLD, EPC: B (SUPER ENERGY EFFICIENT)!"



""CASTLETON - DETACHED - THREE BEDROOMS - EN-SUITE TO BEDROOM ONE - FOUR PIECE BATHROOM SUITE - GUEST WC - AMAZING KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST ISLAND - BESPOKE AND CONTEMPORARY - OFF ROAD PARKING TO REAR - GARDENS TO FRONT AND REAR - FREEHOLD - AVAILABLE NOW!"" ...

Location



Reference

https://www.rightmove.co.uk/properties/133692104#/?channel=RES_BUY

Floorplan



TOTAL FLOOR AREA: 850 sq ft. (84.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

6 Appletree Way, Rochdale, OL16 4SW



Description

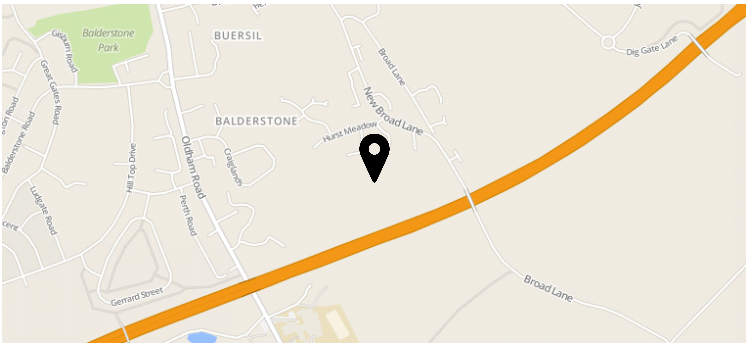
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.31 miles of the subject site's post code. It has one bathroom. This property was introduced to the market for £229,950, but the surveyor acting for the property has confirmed that it is under offer for £225,000 with a total area of 72 m², equating to £3,125 per m². This property was marketed by Habitat, Oldham. The tenure is leasehold.

Key Features (from listing)

"3 Bedrooms, Immaculate Presentation, Kitchen/Dining Room, Sought After Location, Off Street Parking, Gardens, Downstairs W.C, Double Glazed, Hive Central Heating"

""BEAUTIFULLY PRESENTED, THREE BEDROOMS, SOUGHT AFTER DEVELOPMENT !!"" ...

Location



Reference

https://www.rightmove.co.uk/properties/136216226#/?channel=RES_BUY

Floorplan



Information is shown for information only. It is not intended to be used as a basis for any decision. The information is provided for information only. It is not intended to be used as a basis for any decision. The information is provided for information only. It is not intended to be used as a basis for any decision.

7 41, Wren Way, Rochdale, Greater Manchester OL16 4FY



Description

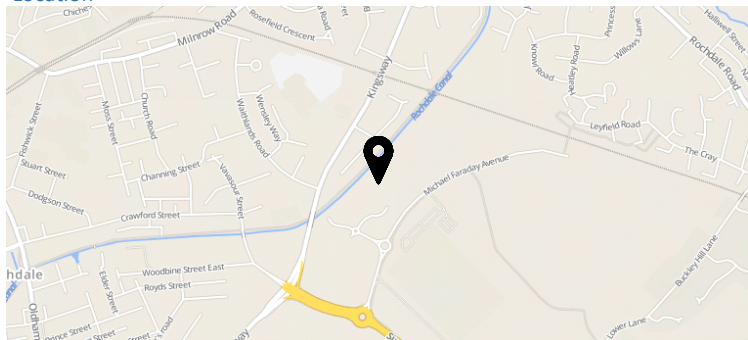
A four bedroom detached house with a garden and a garage. This property is located within 0.81 miles of the subject site's post code. It has three bathrooms. This property was newly developed in 2014. This property was sold on 24/02/2023 for £305,000 with a total area of 104.8 m², excluding the dimensions of the garage, equating to £2,910 per m².

Key Features (from listing)

"Detached Four Bedroom Family Home , Spacious Lounge , Modern Fitted Kitchen/Diner , Separate Utility Room , Four Bedrooms (Master with En-suite) , Three Piece Bathroom Suite , Beautiful Gardens to Front and Rear, Detached Garage , Driveway for Two Cars , Viewings Come Highly Recommended "



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-18097948?s=97b496617601427310550b3d6cf5545048042ca9d3cef6ae7891f1efc4f4b26>

Floorplan



8 104, Lowry Way, Rochdale, Greater Manchester OL11 2BE



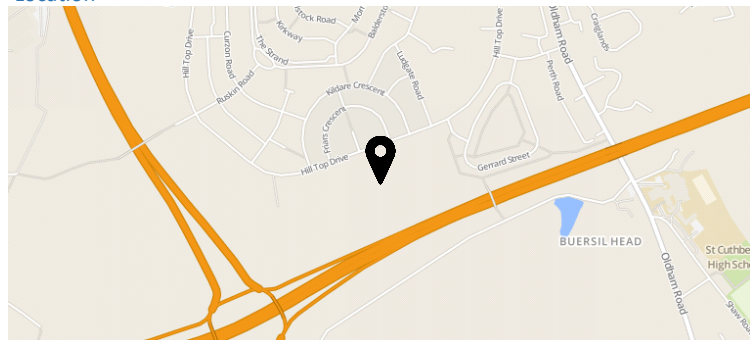
Description

A three bedroom detached house with a garden and a garage. This property is located within 0.9 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2018. This property was sold on 10/02/2023 for £206,000 with a total area of 78.4 m², excluding the dimensions of the garage, equating to £2,628 per m².

Key Features (from listing)

"Detached Three Bedroom Family Home, Offered With No Chain, Guest W.C And Master With En-Suite, Driveway , Garage, Spacious Enclosed Garden, Double Glazed & Gas Central Heating, Popular Residential Area With Good Local Schools , Excellent Amenities And Transport Links, Viewings Highly Recommended"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-18839722?s=5616dda40e2e73de917656cc0f32289b9f6d98c62221816203be3c0f26821776>

Floorplan



Total floor area 92.5 sq.m. (996 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). Plan produced for Purplebricks. Powered by www.localagent.com



Description

A four bedroom detached house with a garden and a single garage. This property is located within 2.4 miles of the subject site's post code. It has three bathrooms. This property was newly developed in 2017. This property was sold on 17/03/2023 for £312,500 with a total area of 117.1 m², excluding the dimensions of the garage, equating to £2,669 per m².

Key Features (from listing)

"Four Bedroom Executive Detached Home, Large Spacious Lounge, Open Plan Kitchen / Diner, Utility Room & Guest W/C, Four Double Bedrooms (master with en-suite), Family Bathroom, Detached Single Garage with Driveway to Front and Side, Lawn Garden with Well Presented Borders to Front , Private Low Maintenance Artificial Lawn and Patio Area to Rear, Open Aspect Panoramic Views to Front "

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-18352252?s=665ebc568add27adb958df034ecb4b26decef78d4a957f5492444ce72d6b1bd7>

Floorplan



Total area: approx. 117.1 sq. metres (1260.1 sq. feet)



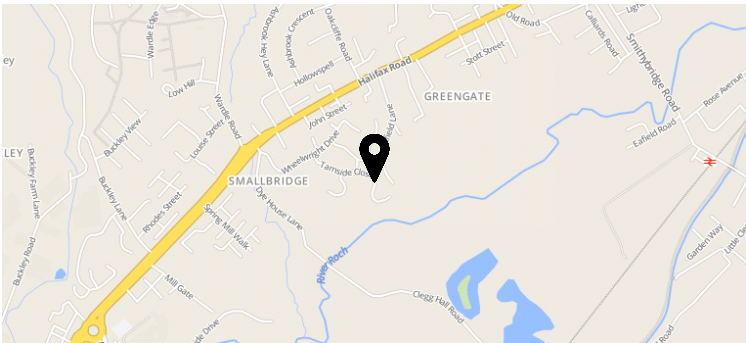
Description

A four bedroom detached house with a garden and a double garage. This property is located within 2.4 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2017. This property was sold on 16/12/2022 for £370,000 with a total area of 117 m², excluding the dimensions of the garage, equating to £3,162 per m².

Key Features (from listing)

"Modern Detached House, Four Bedrooms, Two Reception Rooms, Fabulous Breakfast Kitchen, En-Suite & Family Bathroom, Downstairs WC, Utility Room & Study, Double Driveway & Gardens, Fantastic Corner Plot, Secure Lawn Gardens, Potential To Extend"

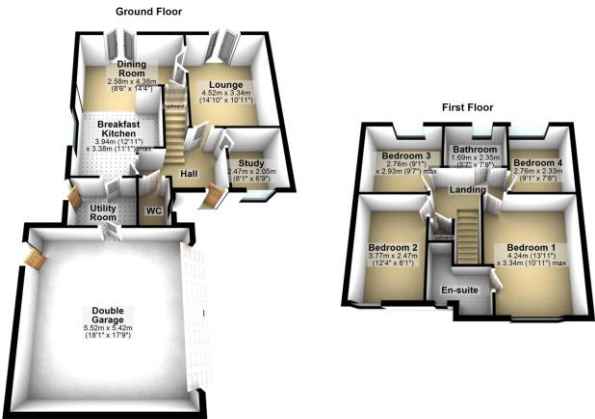
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-18097867?s=276815ca2e2e127829e2b4f2a4dd78b74ddeb27999e167f1ea5fea560aeacad4>

Floorplan



11 1, Strawberry Close, Rochdale, Greater Manchester OL16 4GE



Description

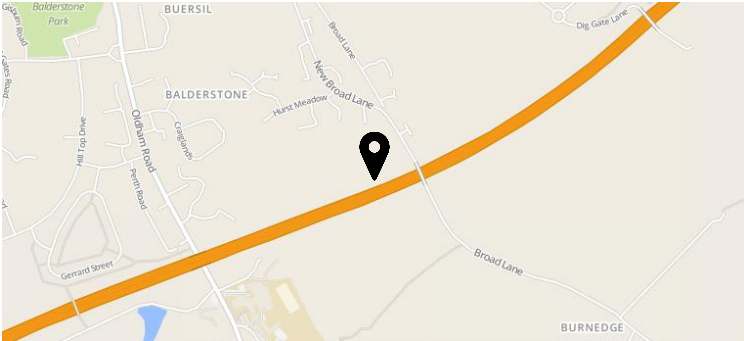
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.36 miles of the subject site's post code. It has three bathrooms. This property was newly developed in 2021. This property was sold on 16/06/2023 for £252,000 with a total area of 78 m², equating to £3,231 per m².

Key Features (from listing)

"Three Bedroom Semi Detached Family Home, Stylish Presentation Throughout, No Chain, Popular Taylor Wimpey Development, Located within the Sought After District of Burnedge, Off Road Parking & Gardens, Freehold, Council Tax Band C"



Location

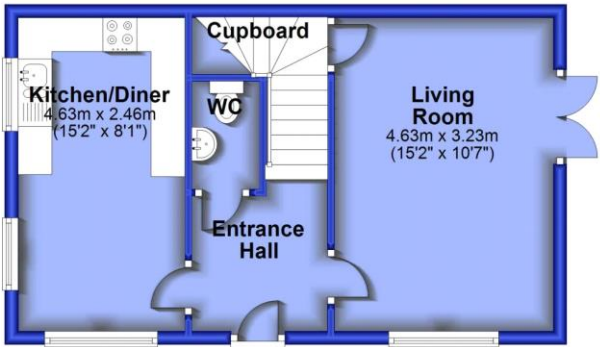


Reference

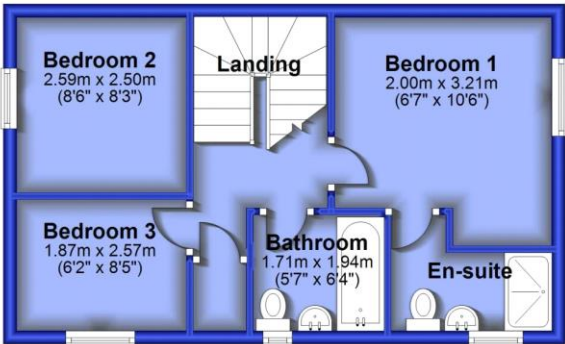
<https://www.rightmove.co.uk/house-prices/details/england-18595150?s=c1f950a2954421926b50c25f0a198c1d6f9dcd1f1e4ad1f8b9a13c0e41b0c7bf>

Floorplan

Ground Floor



First Floor





Description

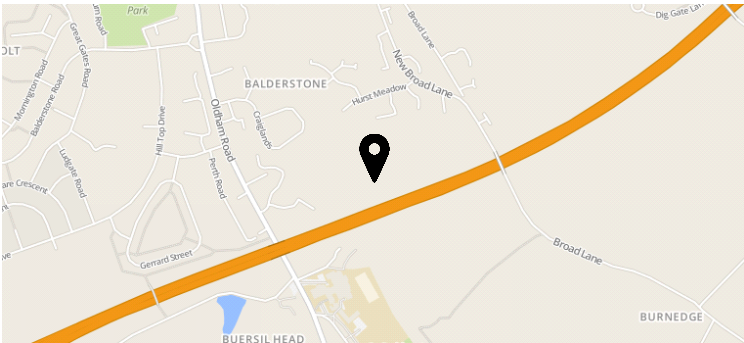
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.4 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2017. This property was sold on 03/02/2023 for £217,000 with a total area of 70 m², equating to £3,100 per m².

Key Features (from listing)

"Modern three bedroom semi detached house, Beautifully appointed throughout, Driveway parking, Enclosed garden to rear, Modern fitted Kitchen with integrated appliances, Stylish family Bathroom, Close proximity to local schools and amenities, EPC B, Service charge £20 per month is applicable to cover the estate maintenance., Leasehold 250 years from 14 July 2017. Ground £150 per annum"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-17796400?s=8861f53962edb44295164ec7ad6e761436c87f109ccc3d384070290813b1fd8a>

Floorplan



13 59g, Queen Victoria Street, Rochdale, Greater Manchester OL11 2HF



Description

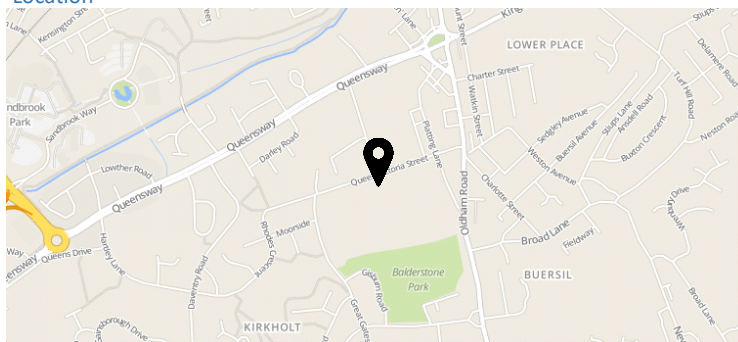
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.6 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2018. This property was sold on 02/05/2023 for £192,500 with a total area of 71 m², equating to £2,711 per m².

Key Features (from listing)

"Sought-after Location, Immaculately presented, Close to Local Amenities, Modern Kitchen and Bathroom, Landscaped Garden, Off-road Parking, garden"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-18594436?s=ce05b254eaaee8aaaa1a9944dea267b6a61a313e01f3f08c438eb9f91d443eb86>

Floorplan



14 44, Constable Drive, Rochdale, Greater Manchester OL11 2AY



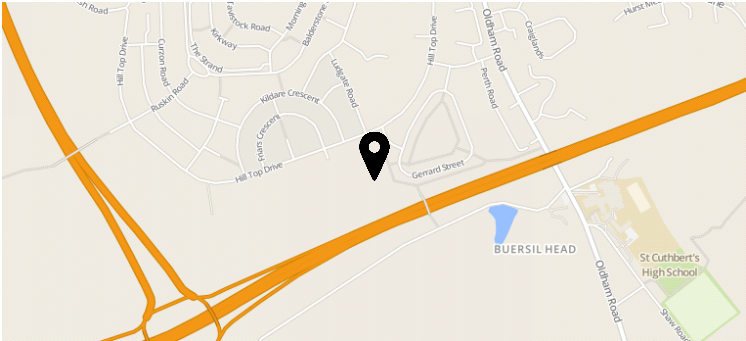
Description

A two bedroom semi-detached house with a garden. Parking is available. This property is located within 0.81 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2021. This property was sold on 12/01/2023 for £170,000 with a total area of 62 m², equating to £2,742 per m².

Key Features (from listing)

"Semi Detached Property, Spacious Living Area, Fitted Kitchen, Two Bright Bedroom, Three Piece Bathroom Suites, Enclosed Rear Garden With Decked Seating Area, Off Road Parking On Driveway, Council Tax Band Is B, Freehold Property, EPC Is TBC"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-18097123?s=e4c09673770d00adead817fdee4ae9922a7fecad479d3ec993944440d382052d>

Floorplan



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanItUp.

15 113, Constable Drive, Rochdale, Greater Manchester OL11 2AS



Description

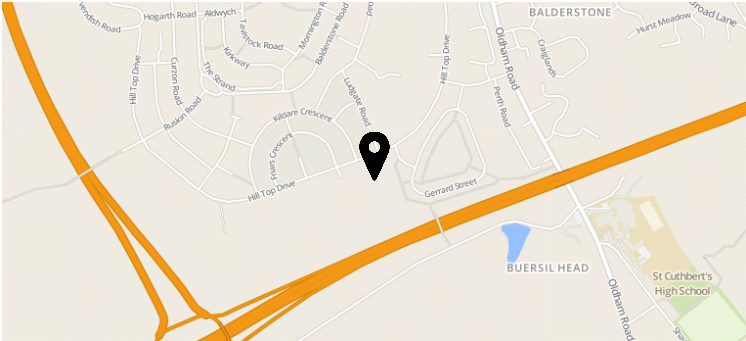
A two bedroom semi-detached house with a garden. Parking is available. This property is located within 0.82 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2019. This property was sold on 06/03/2023 for £153,000 with a total area of 62 m², equating to £2,468 per m².

Key Features (from listing)

"Modern Two Bedroom Semi Detached, Sought After Development, Close to Schools, Amenities & Transport Links, Well Presented Throughout, Summerhouse, Gardens & Off Road Parking, Freehold, Council Tax Band B"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-18351757?s=8afbd409e49dc3bac3edfeeba5a77d65256534e23cd8a1b5fa20b0dd0def1>

Floorplan





Description

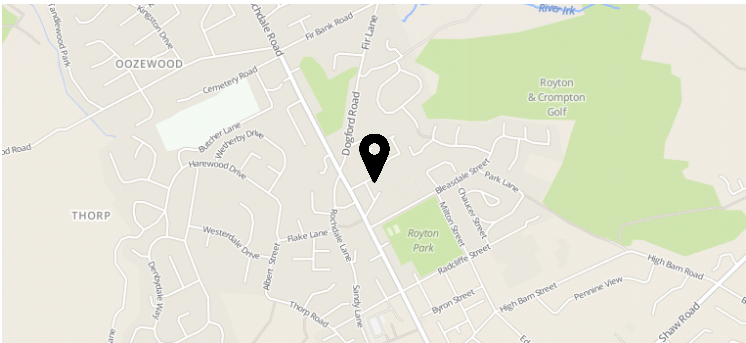
A three bedroom semi-detached house with a garden and a single garage. This property is located within 2 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2009. This property was sold on 14/04/2023 for £247,000 with a total area of 111 m², excluding the dimensions of the garage, equating to £2,225 per m².

Key Features (from listing)

"Spacious Semi Detached Property, Open Plan Lounge/Diner, Fitted Kitchen, Ground Floor wc, Three Storey, Three Bedrooms, Family Bathroom/wc, Garden Areas, Driveway & Single Garage, Leasehold - 141 years Remaining, Ground Rent £150 pa. Increasing every 15 years., Council Tax Band C"



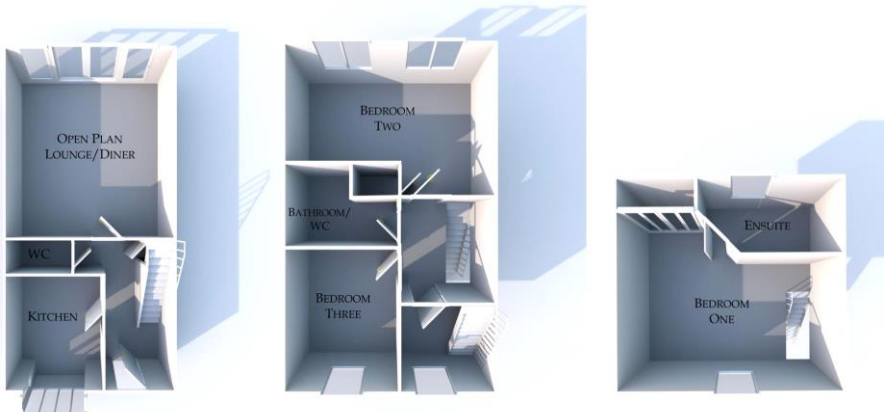
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-93649746?s=4390915de788af5b0f6e0fe961057b921eb2e24ad4f200bd1e264420fbb87c8>

Floorplan



17 15, Larchfield Close, Royton, Oldham, Greater Manchester OL2 6ZB



Description

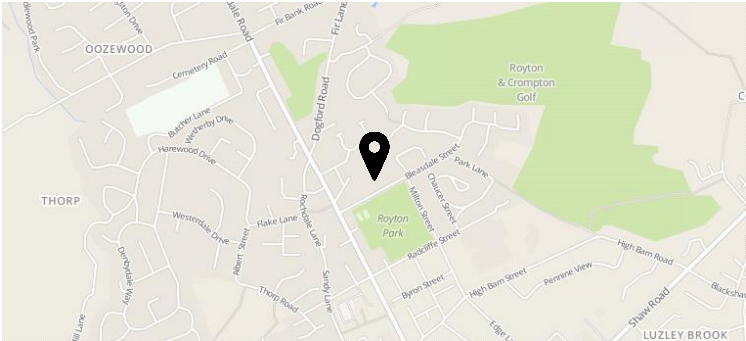
A three bedroom semi-detached house with a garden and a garage. This property is located within 2.05 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2016. This property was sold on 28/04/2023 for £272,000 with a total area of 81 m², excluding the dimensions of the garage, equating to £3,358 per m².

Key Features (from listing)

"STUNNING SEMI DETACHED HOUSE, 3 BEDS, BATH/WC & EN SUITE, SUPERBLY APPOINTED, STYLISH MODERN KITCHEN, BATHROOM AND EN SUITE, VERY POPULAR AND CONVENIENT LOCATION, COUNCIL TAX - C, LEASEHOLD - 999 YEARS FROM 9 MARCH 2016 - GROUND RENT - £300PA"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-93879495?s=12e23623ceee440004cfb2b302e16cdee8dc269d98c81dcd8f1a1e414011a6b>

Floorplan





Description

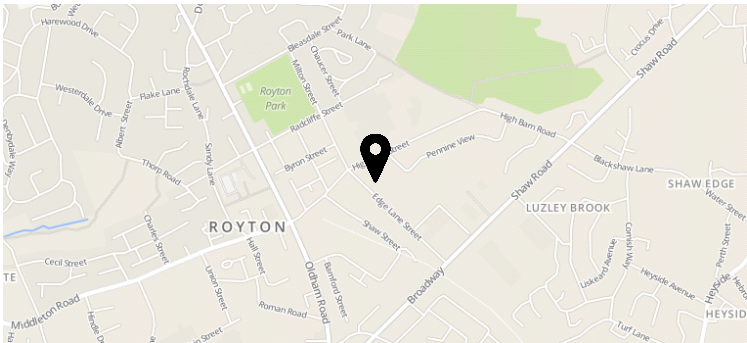
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.33 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2017. This property was sold on 08/12/2022 for £260,000 with a total area of 89 m², equating to £2,921 per m².

Key Features (from listing)

"SOUGHT AFTER LOCATION, POPULAR MODERN DEVELOPMENT, DOWNSTAIRS WC & EN-SUITE, THREE GOOD SIZED BEDROOMS, OFF STREET PARKING, CLOSE TO ROYTON CENTRE"



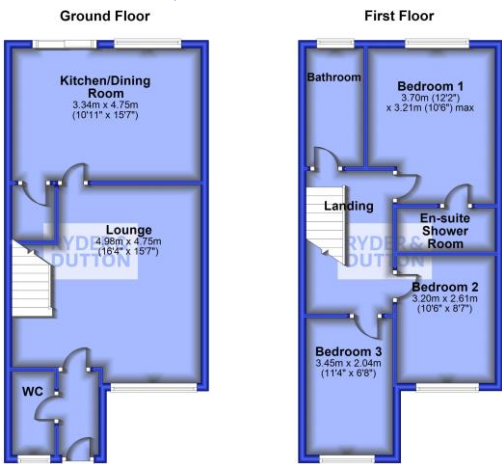
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-17476711?s=cececeeb019e5e1baea7b1f4b6c09ed7fef43e869a6c0fdd607719a7c0e4f946>

Floorplan



19 16, Will Hill Close, Rochdale, Greater Manchester OL16 4FU



Description

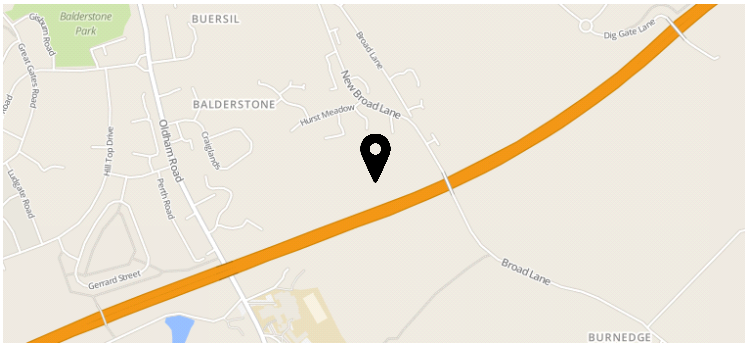
A three bedroom terraced house with a garden. Parking is available. This property is located within 0.36 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2016. This property was sold on 19/05/2023 for £225,000 with a total area of 70 m², equating to £3,214 per m².

Key Features (from listing)

"Council Tax Band B, Leasehold Property, EPC Rated B, Off Road Parking, Composite Fitted Kitchen, Modern Fixtures, Spacious Rear Garden, Well Located, Three Bedrooms"



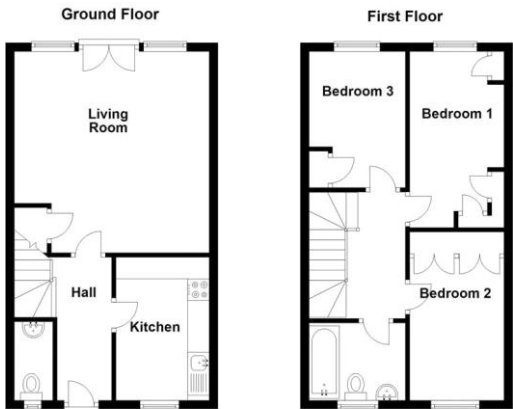
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-93879363?s=8f9188468dc4a5f4b88dec6026b658eca94ea497283a595056fc2971bd6adffb>

Floorplan



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

20 24, Jones Way, Rochdale, Greater Manchester OL16 4FX



Description

A three bedroom terraced house with a garden. Parking is available. This property is located within 0.77 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2014. This property was sold on 18/07/2023 for £210,000 with a total area of 74.8 m², equating to £2,808 per m².

Key Features (from listing)

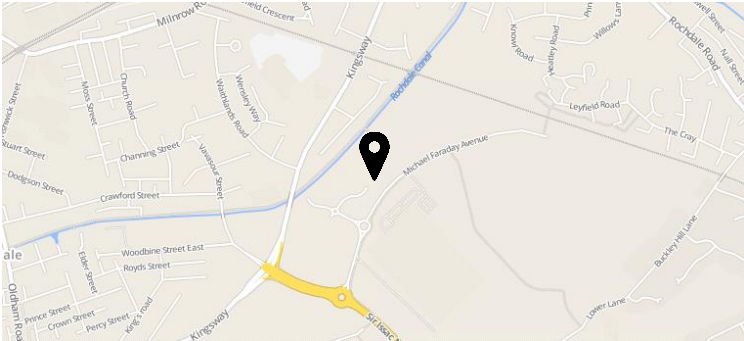
"PLEASANT OFF ROAD POSITION, SOUGHT AFTER MODERN DEVELOPMENT, MASTER BEDROOM WITH EN-SUITE, OFF ROAD PARKING, MODERN FITTED KITCHEN, VIEWING IS HIGHLY RECOMMENDED"



Brochure

https://cowell-norford.co.uk/?imported_id=ROC230067,"caption":"Web Details"},"url":"https://assets.reapit.net/cow/live/pdf.php?p=ROC230067&t=S

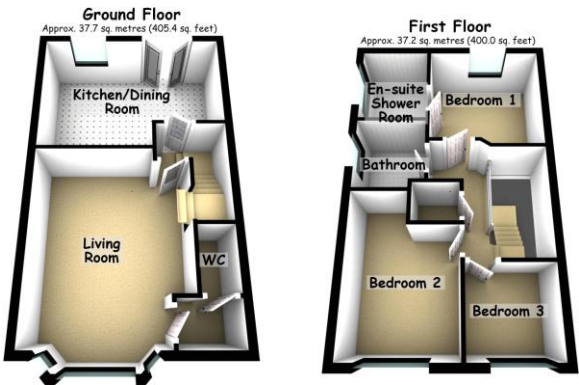
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-18840262?s=f2e22dfb8e5f8e70bd4eb7dbe0d0fdbbae9528596a9743e89b20ab1c3befec8c>

Floorplan



Total area: approx. 74.8 sq. metres (805.4 sq. feet)

Cowell-Norford
Plan produced using PlanUp.

21 33, Wrenbury Drive, Rochdale, Greater Manchester OL16 4PJ



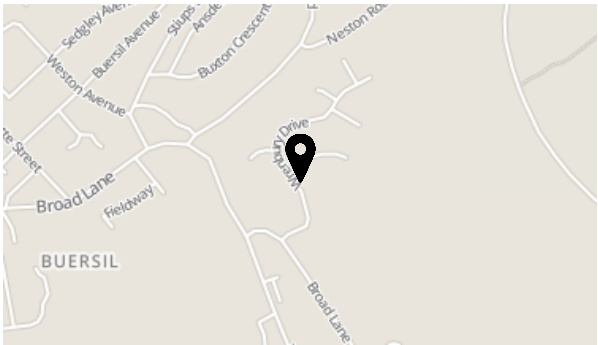
Description

A five bedroom detached house with a garden. Parking is available. This property is located within 0.05 miles of the subject site's post code. It has three bathrooms. This property was newly developed in 1999. This property was sold on 09/06/2023 for £463,000 with a total area of 188 m², equating to £2,463 per m².

Key Features (from listing)

"stunning five bedroom detached family home, extended & leading example of its type, open plan living, large rear garden, perfect for entertaining, council tax - e, freehold"

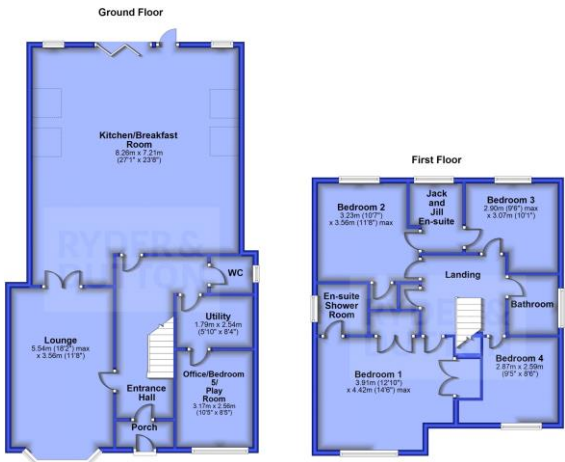
Location



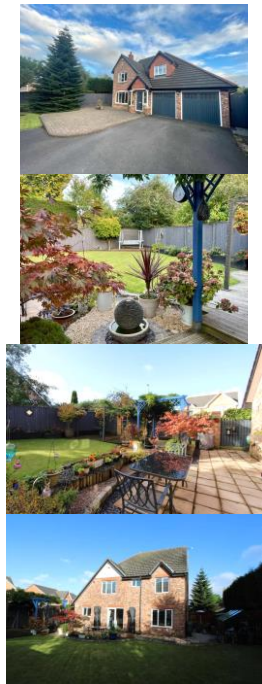
Reference

<https://www.rightmove.co.uk/house-prices/details/england-129891326-93879375?s=e962ed47f06b20067ef39a9094d0d629e3a4731d1eccc04346009cc9a1cb1d36>

Floorplan



22 12, Wrenbury Drive, Rochdale, Greater Manchester OL16 4PJ



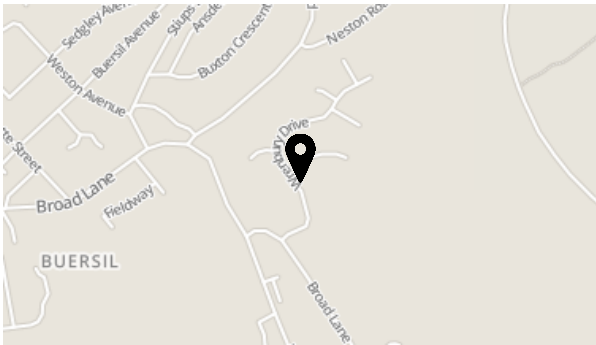
Description

A four bedroom detached house with a garden and a double garage. This property is located within 0.05 miles of the subject site's post code. It has four bathrooms. This property was newly developed in 1998. This property was sold on 17/03/2023 for £452,500 with a total area of 137.7 m², excluding the dimensions of the garage, equating to £3,286 per m².

Key Features (from listing)

"executive detached, 4 bedrooms, ensuite and guest wc, large breakfast kitchen with utility, 2 reception rooms, beautifully manicured south facing garden, driveway and double garage, desirable position"

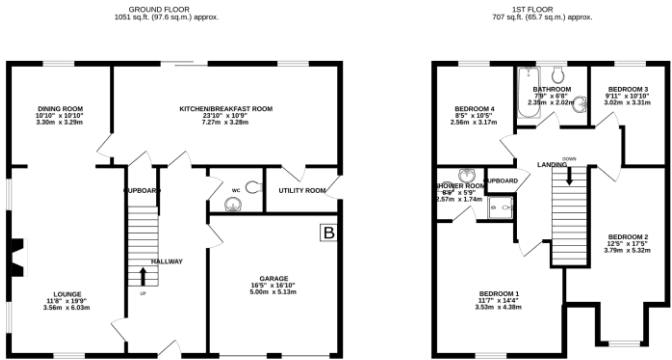
Location



Reference

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Floorplan



TOTAL FLOOR AREA: 1758 sq ft (163.3 sq m) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, rooms, areas and any other data are approximate and are not intended to be used for any legal, taxation or other purposes. The figures are for information only and should be used as such by any prospective purchaser. The figures are not intended to be used for any other purpose and no guarantee as to their accuracy or efficiency can be given.

Map not shown (1000)

23 226a, Broad Lane, Rochdale, Greater Manchester OL16 4PR



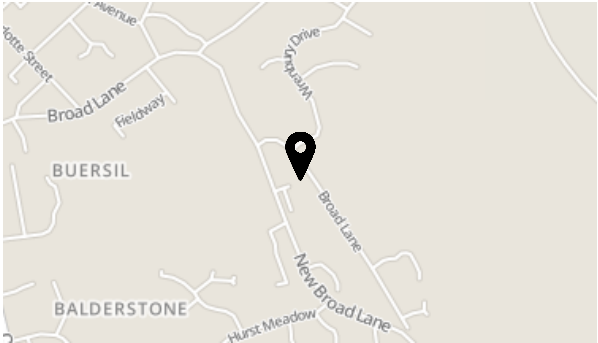
Description

A four bedroom detached house with a garden and a double garage. This property is located within 0.08 miles of the subject site's post code. It has two bathrooms. This property was sold on 06/01/2023 for £372,500 with a total area of 144 m², excluding the dimensions of the garage, equating to £2,587 per m².

Key Features (from listing)

"four bedroom detached family home, two reception rooms, sought after location, downstairs wc, ample off road parking, large plot, double garage, no chain"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-128630711-177964217s=1fe9a4588f5a334cd93d50a6fdaacd4045f925c1fd8a4db6b155e378ea9a9e28>

Floorplan



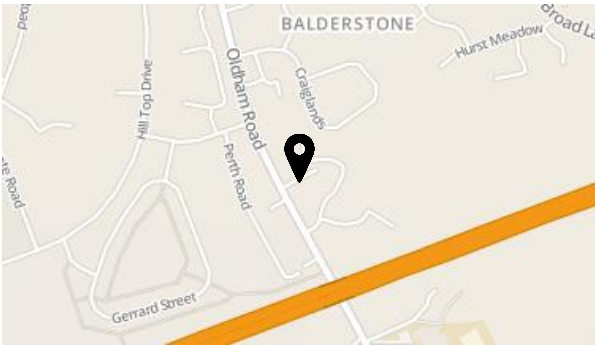
24 16, Gilbrook Way, Rochdale, Greater Manchester OL16 4RT



Description

A four bedroom semi-detached house. Parking is available. This property is located within 0.48 miles of the subject site's post code. It has three bathrooms. This property was newly developed in 1996. This property was sold on 22/06/2023 for £237,500 with a total area of 118.4 m², equating to £2,006 per m².

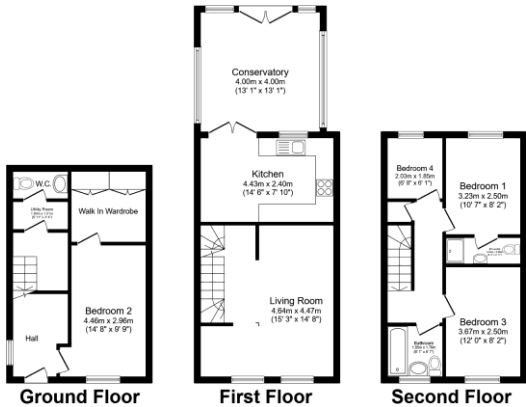
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-128717006-185951597s=55959819f9d32b4300481cbfa26c9046f07408cb3eb7c90c051a11a3ea65b9dc>

Floorplan



Total floor area 118.4 sq.m. (1,275 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).
Plan produced for Your Move. Powered by www.focalagent.com



Description

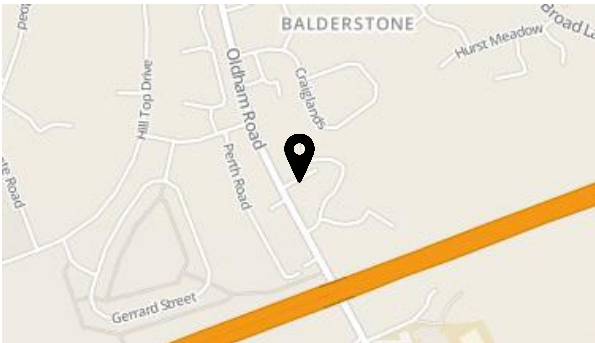
A four bedroom semi-detached house with a garden. Parking is available. This property is located within 0.48 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 1997. This property was sold on 03/02/2023 for £245,000 with a total area of 95 m², equating to £2,579 per m².

Key Features (from listing)

"four bedroom semi detached family home, lovely presentation throughout, recently fitted kitchen, modern en suite, ample off road parking, pleasant aspect & beautiful gardens, freehold, council tax band c"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-125147135-17796424?s=1ab3d44ef5dd0a29a16fe732f59f1bea4b34dd848a71587e11cbd7254f9d7561>



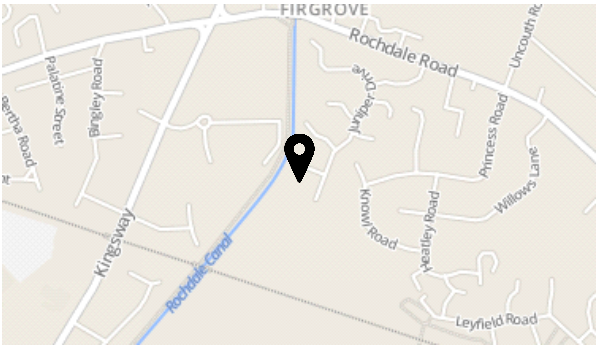
Description

A four bedroom semi-detached house with a garage. This property is located within 1.09 miles of the subject site's post code. It has one bathroom. This property was newly developed in 1997. This property was sold on 16/12/2022 for £205,000 with a total area of 86 m², excluding the dimensions of the garage, equating to £2,384 per m².

Key Features (from listing)

"extended 4 bedroom semi, 3 reception rooms, cul de sac position, direct access onto attractive walks of rochdale canal, open aspect to the rear, sought after position with excellent amenities & transport links, suit ftb or growing family, vieiwng essential"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-85870707-17476501?s=589efd2f6ac011c16fc941414bc44499ea76f7836de06cd30699d45b25286993>

Floorplan



Total area: approx. 112.1 sq. metres (1206.5 sq. feet)
Couch to front
Plan produced using Planity



Description

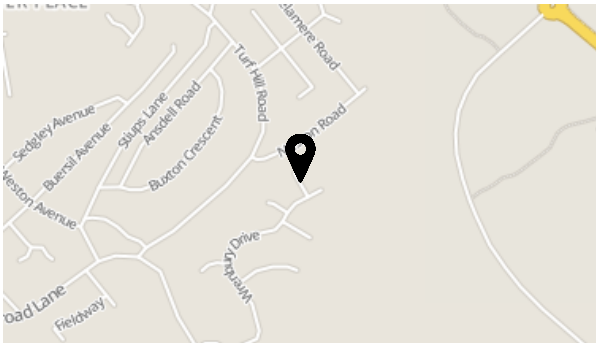
A three bedroom detached house with a garden. Parking is available. This property is located within 0.16 miles of the subject site's post code. It has one bathroom. This property was sold on 16/08/2023 for £340,000 with a total area of 96 m², equating to £3,542 per m².

Key Features (from listing)

"stunning three bedroom detached family home, significantly improved by current owner, beautiful open plan living space, bi-fold doors to garden, nursery could be converted back to en suite, converted garage could be used as 4th bedroom, sought after development within burnedge, council tax band d, leasehold with 974 years remaining, £50 per annum ground rent"



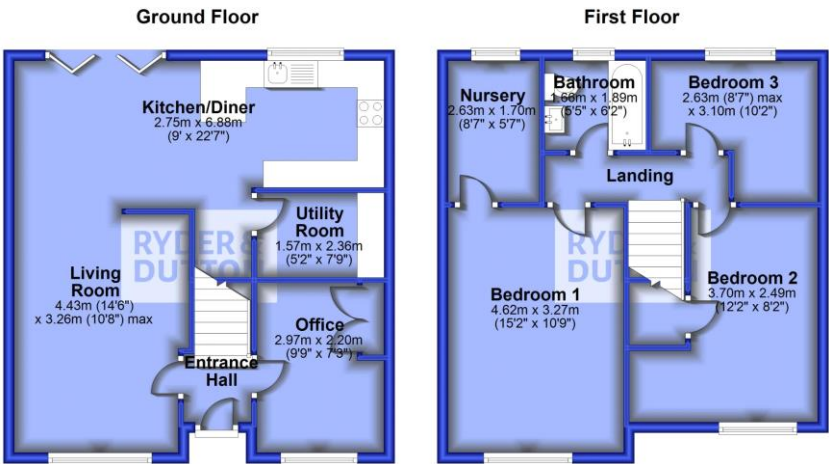
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Floorplan





Description

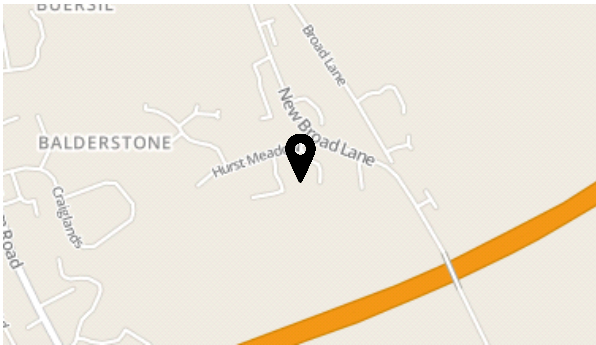
A three bedroom detached house with a garden and a garage. This property is located within 0.25 miles of the subject site's post code. It has two bathrooms. This property was sold on 31/03/2023 for £330,000 with a total area of 87 m², excluding the dimensions of the garage, equating to £3,793 per m².

Key Features (from listing)

"immaculately presented three bedroom detached family home, cul-de-sac, sought after location, conservatory, downstairs wc, off road parking, garage, gardens, freehold, council tax band d"



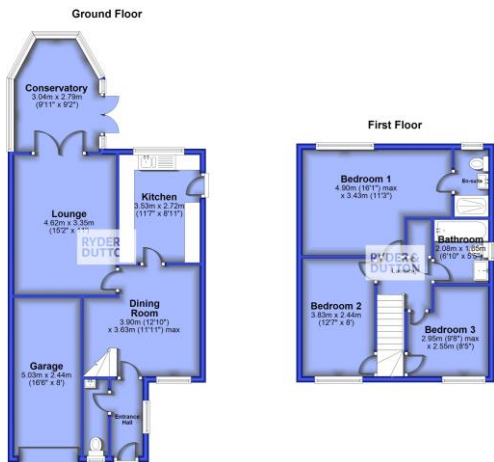
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-128630777-18352315?s=31d61053185087224a03dd55883e17699eed072d72e2fec82efa701164202283>

Floorplan





Description

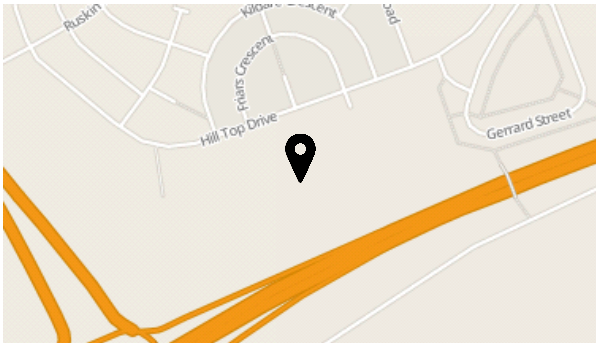
A two bedroom semi-detached house with a garden and a garage. This property is located within 0.89 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2022. This property was sold on 14/07/2023 for £175,000 with a total area of 62 m², excluding the dimensions of the garage, equating to £2,823 per m².

Key Features (from listing)

"two bedroom semi detached, ideal starter home, immaculate condition, driveway & garage, good size gardens, freehold, council tax band b, £65 per annum service charge"



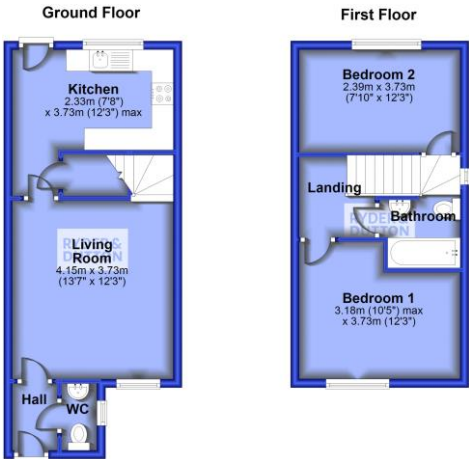
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-131966900-188397197s=7e58a630af34d73e3ac9106d2e63a22721f413bdfaed0bbb3614dc9796aac234>

Floorplan



Summary Tables of Properties for Sale

Market prices of 5-bedroom detached houses

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Furzgate, Burnedge, Rochdale, OL16	5	detached house	425000	171.4	2479.6	0.12	Asking	A five bedroom detached house with a garden and a double garage. The GIFA includes the dimensions of the garage.
APPLE TREE WAY, Burnedge, Rochdale OL16 4SW	5	detached house	469995	155.5	3022.5	0.32	Sold STC	A five bedroom detached house with a garden. Parking is available.
Surrey Avenue, Shaw, OL2 7DN	5	detached house	549995	201.2	2733.6	1.81	Asking	A five bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
DIAMOND DRIVE, Royton, Oldham OL2 6GN	5	detached house	570000	167.9	3394.9	2.27	Asking	A five bedroom detached house with a garden and a double garage. The GIFA excludes the dimensions of the garage.
Grencroft Meadow, Royton, Oldham, OL2, OL2 6LQ	5	detached house	570000	110.0	5181.8	2.29	Asking	A five bedroom detached house with a garden and a double garage. The GIFA excludes the dimensions of the garage.
Totals			2584990	806.0				
			Average £/m²	3207.2				

Market prices of 4-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
Tithe House, Lower Lane, OL16 4PT	4	detached house	510000	183.0	2786.9	0.03	Asking	A four bedroom detached house with a garden and a double garage. The GIFA excludes the dimensions of the garage.
Broad Lane, Burnedge, Rochdale, Greater Manchester, OL16, OL16 4PR	4	detached house	425000	103.0	4126.2	0.07	Asking	A four bedroom detached house with a garden and a double garage. The GIFA excludes the dimensions of the garage.
Richmond Close, Rochdale, OL16 4RJ	4	detached house	379950	133.6	2843.9	0.07	Asking	A four bedroom detached house with a garden. Parking is available.

Badger Close, Rochdale, OL16, OL16 4QR	4	detached house	390000	104.0	3750	0.19	Asking	A four bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Ginnell Farm Avenue, Burnedge, Rochdale, Greater Manchester, OL16, OL16 4GF	4	detached house	365000	105.8	3449.9	0.38	Asking	A four bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Ginnell Farm Avenue, Rochdale, Greater Manchester, OL16, OL16 4GF	4	detached house	350000	113.4	3086.4	0.38	Asking	A four bedroom detached house with a garden. Parking is available.
Cook Road, Kingsway Village, Rochdale, Greater Manchester, OL16, OL16 4AQ	4	detached house	400000	133.6	2994	0.7	Asking	A four bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Jones Way, Rochdale, OL16, OL16 4FX	4	detached house	350000	128.7	2719.5	0.72	Asking	A four bedroom detached house with a garden and a garage. The GIFA includes the dimensions of the garage.
Tarnside Close, Smallbridge, OL16 2QD	4	detached house	325000	132.6	2451	2.4	Sold STC	A four bedroom detached house with a garden and a single garage. This property additionally has an outbuilding. The GIFA excludes the dimensions of the garage and outbuilding.
Spring Fold, Broad Lane, Burnedge, Rochdale, OL16, OL16 4PR	4	new build detached house	435000	126.2	3446.9	0.08	Asking	A four bedroom new build detached house with a garden and a double garage. The GIFA excludes the dimensions of the garage.
Spring Fold, Broad Lane, Burnedge, Rochdale, OL16, OL16 4PR	4	new build detached house	425000	117.4	3620.1	0.08	Asking	A four bedroom new build detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Spring Fold, Broad Lane, Burnedge, Rochdale, OL16, OL16 4PR	4	new build detached house	415000	117.4	3534.9	0.08	Asking	A four bedroom new build detached house with a garden and a single garage. The GIFA excludes the dimensions of the garage.
Denbigh Drive, Oldham, OL2 7EQ	4	new build detached house	424995	153.4	2770.5	1.84	Asking	A four bedroom new build detached house with a garden and a single garage. The GIFA includes the dimensions of the garage.
Denbigh Drive, Oldham, OL2 7EQ	4	new build detached house	412995	157.7	2618.9	1.84	Asking	A four bedroom new build detached house with a garden and a single garage. The GIFA includes the dimensions of the garage.

Weavers Fold Heaton, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	4	new build detached house	319995	108.4	2952	2	Asking	A four bedroom new build detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Plot 20 Brooklands At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	4	new build detached house	299995	101.4	2958.5	2	Asking	A four bedroom new build detached house with a garden.
Plot 95 Firswood At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	4	new build detached house	289950	101.5	2856.7	2.04	Asking	A four bedroom new build detached house with a garden.
Plot 3, Vernon Gardens, The Cherry, High Barn Street, Royton, Oldham, OL2, OL2 6QL	4	new build detached house	429995	110.1	3905.5	2.2	Asking	A four bedroom new build detached house with a garden and a single garage. The GIFA excludes the dimensions of the garage.
Greencroft Meadow, Royton, Oldham, OL2 6LQ	4	new build detached house	580000	178.6	3247.5	2.27	Asking	A four bedroom new build detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Greencroft Meadow, Royton, Oldham, OL2 6LQ	4	new build detached house	450000	133.7	3366	2.27	Asking	A four bedroom new build detached house with a garden. Parking is available.
Greencroft Meadow, Royton, Oldham, OL2 6LQ	4	new build detached house	445000	138.5	3213	2.27	Asking	A four bedroom new build detached house with a garden. Parking is available.
Totals			8422875	2682.0				
			Average £/m²	3140.5				

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
Royle Road, Rochdale, Greater Manchester OL11 3ET, OL11 3EU	4	new build semi-detached house	277500	97.0	2860.8	1.67	Asking	A four bedroom new build semi-detached house with a garden. Parking is available.
Farrow Street, Shaw, OL2 7AQ, OL2 7AD	4	new build semi-detached house	290000	103.0	2815.5	2.17	Asking	A four bedroom new build semi-detached house with a garden. Parking is available.

Gilbrook Way, Rochdale, Greater Manchester, OL16, OL16 4RT	4	semi-detached house	230000	91.7	2508.2	0.49	Asking	A four bedroom semi-detached house with a garden. Parking is available.
Newbold Hall Drive, Rochdale, OL16, OL16 3AJ	4	semi-detached house	250000	120.6	2073	1.22	Sold STC	A four bedroom semi-detached house with a garden and a single garage. The GIFA excludes the dimensions of the garage.
Charlton Street, Castleton, Rochdale, Greater Manchester, OL11, OL11 2SW	4	semi-detached house	265000	92.0	2880.4	1.87	Sold STC	A four bedroom semi-detached house with a garden. Parking is available.
Charlton Street, Rochdale, Greater Manchester, OL11, OL11 2SW	4	semi-detached house	250000	112.4	2224.2	1.87	Sold STC	A four bedroom semi-detached house with a garden. Parking is available.
Apple Tree Way, Rochdale, OL16 4SW	4	semi-detached house	299950	103.0	2912.1	0.31	Asking	A four bedroom semi-detached house with a garden. Parking is available.
Totals			1862450	719.7				
			Average £/m²	2587.8				

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

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Farrow Street, Shaw, OL2 7AQ, OL2 7AD	4	new build town house	320000	117.0	2735	2.17	Asking	A four bedroom new build town house with a garden. Parking is available.
The Fairways, Royton, OL2 6GD	4	town house	280000	126.0	2222.2	2	Asking	A four bedroom town house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Totals			600000	243.0				
			Average £/m²	2469.1				

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
Brockway, Rochdale OL16 4QT	3	detached house	325000	90.2	3603.1	0.16	Asking	A three bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
APPLE TREE WAY, Burnedge, Rochdale OL16 4SW	3	detached house	300000	83.2	3605.8	0.29	Sold STC	A three bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Salisbury Drive, Balderstone, Rochdale, Greater Manchester, OL11, OL11 2WF	3	detached house	250000	70.1	3566.3	0.59	Asking	A three bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Salisbury Drive, Balderstone, Rochdale, Greater Manchester, OL11, OL11 2WF	3	detached house	210000	68.2	3079.2	0.59	Sold STC	A three bedroom detached house with a garden. Parking is available.
Summerset Avenue, Sandbrook, Rochdale, Greater Manchester, OL11, OL11 2LT	3	detached house	235000	83.0	2831.3	0.98	Asking	A three bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Royle Road,Rochdale,Greater Manchester OL11 3ET, OL11 3EU	3	new build detached house	247500	83.0	2981.9	1.67	Reserved	A three bedroom new build detached house with a garden. Parking is available.
Denbigh Drive,Oldham,OL2 7EQ	3	new build detached house	339995	92.5	3675.6	1.84	Asking	A three bedroom new build detached house with a garden. Parking is available.
Plot 92 Hollinwood At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	3	new build detached house	254950	119.6	2131.7	2.05	Sold STC	A three bedroom new build detached house with a garden.
Totals			2162445	689.8				
			Average £/m²	3134.9				

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

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Milton Street,Royton,Oldham,OL2 6QX	3	new build end-of-terrace house	290000	89.0	3258.4	2.23	Asking	A three bedroom new build end-of-terrace house with a garden. Parking is available.
Milton Street,Royton,Oldham,OL2 6QX	3	new build end-of-terrace house	275000	90.0	3055.6	2.23	Asking	A three bedroom new build end-of-terrace house with a garden. Parking is available.
Hill Top Drive,Rochdale,Greater Manchester,OL11 2SB	3	new build semi-detached house	227995	69.6	3275.8	0.91	Asking	A three bedroom new build semi-detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Royle Road,Rochdale,Greater Manchester OL11 3ET, OL11 3EU	3	new build semi-detached house	241500	83.0	2909.6	1.67	Reserved	A three bedroom new build semi-detached house with a garden. Parking is available.
Royle Road,Rochdale,Greater Manchester OL11 3ET, OL11 3EU	3	new build semi-detached house	231500	80.0	2893.8	1.67	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Denbigh Drive,Oldham,OL2 7EQ	3	new build semi-detached house	275795	84.2	3275.5	1.84	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Denbigh Drive,Oldham,OL2 7EQ	3	new build semi-detached house	269995	84.2	3206.6	1.84	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Plot 96 Cornbrook At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	3	new build semi-detached house	223950	69.9	3203.9	2.04	Asking	A three bedroom new build semi-detached house with a garden.
Plot 93 Bowker At Weavers Fold, Nixon Street, Castleton, Rochdale, OL11, OL11 3JL	3	new build semi-detached house	234950	75.4	3116	2.05	Sold STC	A three bedroom new build semi-detached house with a garden.
Milton Street,Royton,Oldham,OL2 6QX	3	new build semi-detached house	290000	92.0	3152.2	2.23	Reserved	A three bedroom new build semi-detached house with a garden. Parking is available.

Milton Street, Royton, Oldham, OL2 6QX	3	new build semi-detached house	290000	89.0	3258.4	2.23	Reserved	A three bedroom new build semi-detached house with a garden. Parking is available.
Milton Street, Royton, Oldham, OL2 6QX	3	new build semi-detached house	285000	91.0	3131.9	2.23	Reserved	A three bedroom new build semi-detached house with a garden. Parking is available.
Milton Street, Royton, Oldham, OL2 6QX	3	new build semi-detached house	285000	86.0	3314	2.23	Reserved	A three bedroom new build semi-detached house with a garden. Parking is available.
Will Hill Close, Burnedge, Rochdale, Greater Manchester, OL16, OL16 4FU	3	semi-detached house	240000	77.8	3084.8	0.36	Asking	A three bedroom semi-detached house with a garden. Parking is available.
Will Hill Close, Rochdale, Greater Manchester, OL16, OL16 4FU	3	semi-detached house	220000	69.2	3179.2	0.36	Asking	A three bedroom semi-detached house with a garden. Parking is available.
Ginnell Farm Avenue, Rochdale, OL16, OL16 4GG	3	semi-detached house	240000	77.1	3112.8	0.37	Sold STC	A three bedroom semi-detached house with a garden. Parking is available.
Dairy House Close, Burnedge, Rochdale OL16 4GB	3	semi-detached house	230000	70.8	3248.6	0.38	Asking	A three bedroom semi-detached house with a garden. Parking is available.
Dairy House Close, Rochdale, OL16, OL16 4GB	3	semi-detached house	225000	60.1	3743.8	0.39	Sold STC	A three bedroom semi-detached house with a garden. Parking is available.
Ginnell Farm Avenue, Burnedge, Rochdale, Greater Manchester, OL16, OL16 4GF	3	semi-detached house	240000	77.8	3084.8	0.42	Asking	A three bedroom semi-detached house with a garden. Parking is available.
Manchester Road, Rochdale, OL11, OL11 2SP	3	end-of-terrace house	189950	75.2	2525.9	1.83	Sold STC	A three bedroom end-of-terrace house with a garden. Parking is available.
Elmstone Drive, Royton, OL2 6DH	3	end-of-terrace house	259950	79.4	3273.9	2.04	Asking	A three bedroom end-of-terrace house with a garden. Parking is available.
Totals			5265585	1670.7				
			Average £/m²	3151.7				

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

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Milton Street, Royton, Oldham, OL2 6QX	3	new build terraced house	285000	89.0	3202.2	2.23	Asking	A three bedroom new build terraced house with a garden. Parking is available.

410 Milnrow Road, Shaw, Shaw, OL2, OL2 8BL	3	new build town house	210000	88.2	2381	2.07	Asking	A three bedroom new build town house with a garden. Parking is available.
412 Milnrow Road, Shaw, Shaw, OL2, OL2 8BL	3	new build town house	210000	91.1	2305.2	2.07	Asking	A three bedroom new build town house with a garden. Parking is available.
Radcliffe Street,Royton,OL2 5PT	3	new build town house	315000	70.6	4461.8	2.33	Asking	A three bedroom new build town house with a garden and a balcony. Parking is available.
Coppo Bridge Drive, Rochdale, Greater Manchester, OL16, OL16 3AR	3	terraced house	200000	86.4	2314.8	1.44	Sold STC	A three bedroom terraced house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Wallis Avenue, Rochdale, OL16, OL16 4GP	3	town house	230000	74.5	3087.2	0.63	Asking	A three bedroom town house with a garden. Parking is available.
39 Jones Way, Rochdale OL16 4FX	3	town house	199950	81.5	2453.4	0.77	Asking	A three bedroom town house with a garden. Parking is available.
Jones Way, Rochdale, OL16, OL16 4FX	3	town house	210000	80.9	2595.8	0.78	Asking	A three bedroom town house with a garden. Parking is available.
Totals			1859950	662.2				
			Average £/m²	2808.7				

Market prices of 2-bedroom terraced houses and new build terraced houses

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Milton Street,Royton,Oldham,OL2 6QX	2	new build terraced house	235000	79.0	2974.7	2.23	Asking	A two bedroom new build terraced house with a garden. Parking is available.
Radcliffe Street,Royton,OL2 5PT	2	new build town house	230000	71.0	3239.4	2.33	Asking	A two bedroom new build town house with a garden. Parking is available.
8 Helmsman Lane, Rochdale OL16 4PS	2	town house	160000	56.5	2831.9	0.59	Asking	A two bedroom town house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Totals			625000	206.5				
			Average £/m²	3026.6				

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
33, Wrenbury Drive, Rochdale, Greater Manchester OL16 4PJ	5	detached house	463000	188.0	2462.8	0.05	09/06/2023	A five bedroom detached house with a garden. Parking is available.
Totals			463000	188.0				
			Average £/m²	2462.8				

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
Apple Tree Way, Rochdale, OL16, OL16 4SW	4	detached house	470000	129.1	3640.6	0.28	Sold STC	A four bedroom detached house with a garden and a double garage. The GIFA excludes the dimensions of the garage.
Tarnside Close, Rochdale, Greater Manchester, OL16, OL16 2QD	4	detached house	330000	113.7	2902.4	2.4	Sold STC	A four bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
41, Wren Way, Rochdale, Greater Manchester OL16 4FY	4	detached house	305000	104.8	2910.3	0.81	24/02/2023	A four bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
49, Tarnside Close, Rochdale, Greater Manchester OL16 2QD	4	detached house	312500	117.1	2668.7	2.4	17/03/2023	A four bedroom detached house with a garden and a single garage. The GIFA excludes the dimensions of the garage.
39, Tarnside Close, Rochdale, Greater Manchester OL16 2QD	4	detached house	370000	117.0	3162.4	2.4	16/12/2022	A four bedroom detached house with a garden and a double garage. The GIFA excludes the dimensions of the garage.
12, Wrenbury Drive, Rochdale, Greater Manchester OL16 4PJ	4	detached house	452500	137.7	3286.1	0.05	17/03/2023	A four bedroom detached house with a garden and a double garage. The GIFA excludes the dimensions of the garage.

226a, Broad Lane, Rochdale, Greater Manchester OL16 4PR	4	detached house	372500	144.0	2586.8	0.08	06/01/2023	A four bedroom detached house with a garden and a double garage. The GIFA excludes the dimensions of the garage.
Totals			2612500	863.4				
			Average £/m²	3025.8				

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
Gilbrook Way, Badgers Hollow, Rochdale, Greater Manchester, OL16, OL16 4RT	4	semi-detached house	256000	90.7	2822.5	0.48	Sold STC	A four bedroom semi-detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
16, Gilbrook Way, Rochdale, Greater Manchester OL16 4RT	4	semi-detached house	237500	118.4	2005.9	0.48	22/06/2023	A four bedroom semi-detached house. Parking is available.
22, Gilbrook Way, Rochdale, Greater Manchester OL16 4RT	4	semi-detached house	245000	95.0	2578.9	0.48	03/02/2023	A four bedroom semi-detached house with a garden. Parking is available.
11, Cedar Bank Close, Firgrove, Rochdale, Greater Manchester OL16 3BZ	4	semi-detached house	205000	86.0	2383.7	1.09	16/12/2022	A four bedroom semi-detached house with a garage. The GIFA excludes the dimensions of the garage.
Totals			943500	390.1				
			Average £/m²	2418.6				

Achieved sales of 3-bedroom detached houses and new build detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
Hurst Meadow, Burnedge, OL16 4QP	3	detached house	300000	116.5	2575.1	0.26	Sold STC	A three bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Abbott Street, Castleton, OL11 3HT	3	new build detached house	262500	84.5	3106.5	1.99	Sold STC	A three bedroom new build detached house with a garden. Parking is available.

104, Lowry Way, Rochdale, Greater Manchester OL11 2BE	3	detached house	206000	78.4	2627.6	0.9	10/02/2023	A three bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
10, Burnet Close, Rochdale, Greater Manchester OL16 4SL	3	detached house	340000	96.0	3541.7	0.16	16/08/2023	A three bedroom detached house with a garden. Parking is available.
6, Nall Gate, Rochdale, Greater Manchester OL16 4QF	3	detached house	330000	87.0	3793.1	0.25	31/03/2023	A three bedroom detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Totals			1438500	462.4				
			Average £/m²	3110.9				

Achieved sales of 3-bedroom semi-detached houses and end-of-terrace houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
Appletree Way, Rochdale, OL16 4SW	3	semi-detached house	225000	72.0	3125	0.31	Under offer	A three bedroom semi-detached house with a garden. Parking is available.
1, Strawberry Close, Rochdale, Greater Manchester OL16 4GE	3	semi-detached house	252000	78.0	3230.8	0.36	16/06/2023	A three bedroom semi-detached house with a garden. Parking is available.
8, Dairy House Close, Rochdale, Greater Manchester OL16 4GB	3	semi-detached house	217000	70.0	3100	0.4	03/02/2023	A three bedroom semi-detached house with a garden. Parking is available.
59g, Queen Victoria Street, Rochdale, Greater Manchester OL11 2HF	3	semi-detached house	192500	71.0	2711.3	0.6	02/05/2023	A three bedroom semi-detached house with a garden. Parking is available.
2, The Fairways, Royton, Oldham, Greater Manchester OL2 6GD	3	semi-detached house	247000	111.0	2225.2	2	14/04/2023	A three bedroom semi-detached house with a garden and a single garage. The GIFA excludes the dimensions of the garage.
15, Larchfield Close, Royton, Oldham, Greater Manchester OL2 6ZB	3	semi-detached house	272000	81.0	3358	2.05	28/04/2023	A three bedroom semi-detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
15, John Hogan Close, Royton, Oldham, Greater Manchester OL2 6FT	3	semi-detached house	260000	89.0	2921.3	2.33	08/12/2022	A three bedroom semi-detached house with a garden. Parking is available.
24, Jones Way, Rochdale, Greater Manchester OL16 4FX	3	end-of-terrace house	210000	74.8	2807.5	0.77	18/07/2023	A three bedroom terraced house with a garden. Parking is available.
Totals			1875500	646.8				
			Average £/m²	2899.7				

Achieved sales of 3-bedroom terraced houses

Address	Beds	Type	Sale Price (£)	GIFA (m ²)	Value per sq. m (£/m ²)	Distance from subject site /miles	Date of Sale	Notes
16, Will Hill Close, Rochdale, Greater Manchester OL16 4FU	3	terraced house	225000	70.0	3214.3	0.36	19/05/2023	A three bedroom terraced house with a garden. Parking is available.
Totals			225000	70.0				
			Average £/m²	3214.3				

Achieved sales of 2-bedroom semi-detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m ²)	Value per sq. m (£/m ²)	Distance from subject site /miles	Date of Sale	Notes
44, Constable Drive, Rochdale, Greater Manchester OL11 2AY	2	semi-detached house	170000	62.0	2741.9	0.81	12/01/2023	A two bedroom semi-detached house with a garden. Parking is available.
113, Constable Drive, Rochdale, Greater Manchester OL11 2AS	2	semi-detached house	153000	62.0	2467.7	0.82	06/03/2023	A two bedroom semi-detached house with a garden. Parking is available.
69, Lowry Way, Rochdale, Greater Manchester OL11 2BD	2	semi-detached house	175000	62.0	2822.6	0.89	14/07/2023	A two bedroom semi-detached house with a garden and a garage. The GIFA excludes the dimensions of the garage.
Totals			498000	186.0				
			Average £/m²	2677.4				

APPENDIX 2

Plot W & Silverhill Farm
100% open market with full contributions
Appendix 2

Development Appraisal
Adams Integra
06 March 2024

APPRAISAL SUMMARY**ADAMS INTEGRA**

Plot W & Silverhill Farm

100% open market with full contributions

Appendix 2

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Rate ft ²	Unit Price	Gross Sales
New Build	53	60,715	290.65	332,962	17,646,981
Conversion & NB	<u>4</u>	<u>7,641</u>	253.52	484,280	<u>1,937,120</u>
Totals	57	68,356			19,584,101

NET REALISATION**19,584,101****OUTLAY****ACQUISITION COSTS**

Residualised Price		726,217	
			726,217
Agent Fee		10,000	
Legal Fee	1.00%	7,262	
			17,262

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost
New Build	60,715 ft ²	125.00 pf ²	7,589,375
Conversion & NB	<u>7,641 ft²</u>	180.00 pf ²	<u>1,375,380</u>
Totals	68,356 ft²		8,964,755

Contingency	3.00%	344,240	
			344,240

Other Construction

Abnormal Development Works		2,509,916	
Part L Building Regs		322,940	
7.5% AH Contribution		1,370,250	
S106 Outdoor Sports Provision		231,745	
			4,434,851

APPRAISAL SUMMARY**ADAMS INTEGRA****Plot W & Silverhill Farm****100% open market with full contributions****Appendix 2****PROFESSIONAL FEES**

Professional Fees	7.00%	627,533	627,533
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MARKETING & LETTING

Marketing	2.00%	391,682	391,682
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DISPOSAL FEES

Sales Legal Fee	57 un	1,000.00 /un	57,000	57,000
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FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Land			77,495	
Construction			314,242	
Other			201,607	
Total Finance Cost				593,343

TOTAL COSTS**16,156,883****PROFIT****3,427,218****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
IRR	35.32%
Profit Erosion (finance rate 7.500%)	2 yrs 7 mths

APPENDIX 3

Plot W & Silverhill Farm
100% open market with no contributions
Appendix 3

Development Appraisal
Adams Integra
06 March 2024

APPRAISAL SUMMARY**ADAMS INTEGRA**

Plot W & Silverhill Farm
 100% open market with no contributions
 Appendix 3

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Rate ft ²	Unit Price	Gross Sales
New Build	53	60,715	290.65	332,962	17,646,981
Conversion & NB	<u>4</u>	<u>7,641</u>	253.52	484,280	<u>1,937,120</u>
Totals	57	68,356			19,584,101

NET REALISATION**19,584,101****OUTLAY****ACQUISITION COSTS**

Residualised Price		2,119,274	
			2,119,274
Agent Fee		10,000	
Legal Fee	1.00%	21,193	
			31,193

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost
New Build	60,715 ft ²	125.00 pf ²	7,589,375
Conversion & NB	<u>7,641 ft²</u>	180.00 pf ²	<u>1,375,380</u>
Totals	68,356 ft²		8,964,755

Contingency	3.00%	344,240	
			344,240

Other Construction

Abnormal Development Works		2,509,916	
Part L Building Regs		322,940	
			2,832,856

PROFESSIONAL FEES

Professional Fees	7.00%	627,533	
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APPRAISAL SUMMARY**ADAMS INTEGRA**

Plot W & Silverhill Farm
100% open market with no contributions
Appendix 3

				627,533
MARKETING & LETTING				
Marketing		2.00%	391,682	
				391,682
DISPOSAL FEES				
Sales Legal Fee	57 un	1,000.00 /un	57,000	
				57,000
FINANCE				
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Land			224,149	
Construction			307,426	
Other			256,776	
Total Finance Cost				788,351
TOTAL COSTS				16,156,883
PROFIT				3,427,218

Performance Measures

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
IRR	29.74%
Profit Erosion (finance rate 7.500%)	2 yrs 7 mths