

Viability Appraisal

Greenhill Road, Middleton, M24 2BB

Background

Adams Integra have been instructed by Rochdale Borough Council to comment on the viability of the proposed development at Greenhill Road, Middleton.

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

23/01162/FUL Residential development for the erection of 24 dwellings following demolition of existing outbuildings

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

We have been provided with a viability report from Roger Hannah dated September 2023 on behalf of the applicant which says the following:

*“The development proposals include the delivery of 24 no. two and three-bedroom homes, with **all to be made available as affordable housing.**”*

It concludes as follows:

“The viability test that has been used compares the residual land value generated by the development, against the BLV of the site. It clearly demonstrates that with a policy compliant level of affordable housing, viability is an issue as the residual land value at £116,488 is significantly below the benchmark land value of £605,600.

The Applicants’ proposals to deliver 100% affordable housing outside of a S106 agreement also demonstrates a viability concern albeit with a reduced deficit. The residual land value with no S106 contributions is £254,271 compared to the benchmark land value of £605,600. Despite the shortfall in the viability of the proposed scheme, we understand that the Applicant is willing to take a commercial view and deliver the scheme on this basis.

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

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

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

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

Matters of Fact

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

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

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

The Planning Gain requirement

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

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

“C4 - Providing affordable homes

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

Affordable housing should be:

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

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

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

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

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

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

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 24 no. two and three-bedroom homes, with all to be made available as affordable housing.

Build Costs

The Roger Hannah report says the following:

“For this assessment, we have had reference to our experience and current knowledge of base build costs, and BCIS benchmarking data. We have adopted an all-in base build cost of £148 per sq ft, inclusive of standard external works.

The rate utilised makes allowances for the following:

- *Basic superstructure costs*
- *Nominal strip footing foundations*
- *Plot development costs/external works (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*

It is important to note that the build cost is reflective of the size and nature of the scheme (below 50 units) which will be constructed by a smaller-scale developer who will not benefit from the economies of scale and in house expertise to that of a volume house builder.

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

They show a range of costs from a lower quartile rate of £1,261 per m² to an upper quartile rate of £1,604 per m² (149 per ft²) and a median rate of £1,417 per m² (131 per ft²).

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

This would result in median BCIA rate of £1,630 per m² (151 per ft²).

We have also considered the abnormal costs.

The Roger Hannah report says the following:

A total cost of £896,425 (circa. £37,000 per unit) has been assessed by the applicant and included within the appraisals as abnormal works. A summary of these costs is provided at Appendix 2 (and below)

Schedule of Abnormal Costs for the 24nr Houses.

1. Clearance / Treatment of Knotweed.	£167,000
2. Precast concrete piles	£78,000
3. Groundbeams to Properties	£96,300
4. Gabion retainer for levels to accommodate existing 125mm gas main cover and boundary levels	£57,000
5. Demolition, removal of old fuel tanks and Asbestos removal	£56,000
6. On site filling and inert capping for contamination	£179,765
7. Electric and BT Diversion	£25,000
8. PV Installations to properties	£102,120
9. Car charging to properties	£24,840
10. Fabric to properties for Part L design changes	£110,400
Total	£896,425

We consider these costs to be a fair and reasonable cost assumption for the proposed scheme apart from item 10 (Fabric to properties for Part L design changes) which we consider to be included in the standard build cost.

We have adopted these figures in our appraisal less the £110,400 for part L.

Contingencies

The Roger Hannah report says the following:

"In line with our professional view and judgement on risk, a contingency sum equating to 3% has been allowed to the total build and abnormal cost."

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 market evidence and taking into consideration the location of the proposed development, the following open market values have been adopted. This equates to an average value of £317 per sq ft across the scheme.”

Ref	Type	Beds	No.	Sqm	Sq ft	Total Sq ft	Market Value	£ psf	Total GDV
A	Semi-detached	2b4p	4	70	753	3,014	£245,000	£325	£980,000
B	Semi-detached	3b5p	14	82	883	12,357	£280,000	£317	£3,920,000
B	End Terrace	3b5p	4	82	883	3,531	£275,000	£312	£1,100,000
B	Mid Terraced	3b5p	2	82	883	1,765	£275,000	£312	£550,000
Total			24			20,667		£317	£6,550,000

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 4) and it is our opinion that the sales values are fair and reasonable.

Affordable housing

The Roger Hannah report says the following:

“We have allowed for a sum equal to 7.5% of market sale GDV as a contribution towards affordable housing in the affordable housing policy compliant appraisal. This equates to a total contribution of £491,250.”

100% Affordable housing scheme

The Roger Hannah report says the following:

“The Applicant is proposing a scheme of 100% grant funded affordable housing comprising a mix of 18x affordable rented units and 6x Rent to Buy units.

The values adopted for the grant funded affordable housing units on the subject site are set out in the table below. This presents a discount of 80% of market value in line with our understanding of maximum RP offers.”

Ref	Type	Beds	No.	Sqm	Sq ft	Total Sq ft	Market Value	£ psf	Total GDV
A (AR)	Semi-detached	2b4p	4	70	753	3,014	£196,000	£260	£784,000
B (AR)	Semi-detached	3b5p	14	82	883	12,357	£224,000	£254	£3,136,000
B (RTB)	End Terrace	3b5p	4	82	883	3,531	£220,000	£249	£880,000
B (RTB)	Mid Terraced	3b5p	2	82	883	1,765	£220,000	£249	£440,000
Total			24			20,667		£254	£5,240,000

The above equates to a total GDV of £5,240,000 for the grant funded affordable units. The value adopted for the affordable housing reflects the inclusion of grant funding and is in line with offers that are expected to be received from registered providers who will have access to the appropriate Homes England grant funding."

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

Section 106 costs

The Roger Hannah report says the following:

"To date, the council has not specified the anticipated contribution towards S106. This viability assessment has been produced to test the level of contributions that can be financially supported by the development."

Reasonable Profit Level

The Roger Hannah report says the following:

"Profit for market sale residential development typically ranges between 17.5-20% 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 consider that a 18.5% profit on the market sale GDV is appropriate to reflect the risks associated with the site considering its infill nature, as well as the general risks around build cost inflation and cost forecasts, and the increased costs of living that are likely to put pressure on affordability and therefore house prices.

The level of profit applied to affordable housing is typically lower as there is less risk with this tenure type. This is because prior to development, generally the developer will have a legal agreement with a Registered

Provider to take on the units being delivered, thereby reducing the development risk. We have adopted an 8% profit on the value of the affordable products to reflect a contractor level margin.”

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

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

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

Design fees

The Roger Hannah report says the following:

“In accordance with standard industry practice, a provision equating to 7.5% of the total build cost has been allowed which reflects the work that is required to deliver a scheme of the proposed 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 and 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 planning permission and commencement on site.*
- *Construction – 17 months*
- *Sales – 10 months phased at 2.5 market sales per month (first sale after 10-months of construction).Affordable sales are modelled on the same basis, with units transferred upon completion of construction.*
- *Total – 23 months*

We agree that the above assumptions are fair and reasonable.

Sales and Marketing

The Roger Hannah report says the following:

“For the sales of the market units in the scheme, we have assumed a sales and marketing cost of 3% across the private housing. This provides a budget towards a show house, sales staff, website, advertisement, and other marketing initiatives. We have also allowed

for sales legal fees at £700 per for all tenures. 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:

“the application site extends to approximately 1.40 Acres (0.57 Hectares) and comprises of brownfield industrial/commercial and storage land.

The site was previously used by a local brewery to store goods and furniture from their public houses along with the maintenance of their vehicles prior to outsourcing. In addition, an area was used for polytunnels to bring on seedlings by a local supplier with a further area used for storage by a local painting contractor.

To determine the existing use value of the site, we have therefore undertaken comparable market research for storage / industrial compound land in the Greater Manchester area.

From the research gathered, rental values for storage land in this region ranges from £14,000 per annum and £67,000 per annum.

Given the above evidence, we have applied a conservative rental value of £40,000 per annum for the subject site. To capitalise the rental income applied, we have adopted a yield of 10% to reflect the secondary location of the site in Middleton. This provides an existing use value of £560,000 (£400,000 per acre x 1.4 acres = £560,000) for the site which we consider is reasonable.

It is generally accepted practice within viability assessment for planning for a percentage uplift to be applied when there is an underlying industrial / commercial value associated with a site, which is typically in the order of 20%. To incentivise the landowner to sell, we have applied a modest premium of 10% of the EUV, which equates to £45,600, to arrive at a benchmark land value of £605,600.”

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 as follows:

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

Appraisal 1 produces a **Residual Land Value of £314,309** (See Appendix 1).

This is clearly below any reasonable BLV.

Appraisal 2 produces a **Residual Land Value of £507,323** (See Appendix 2).

This is also below any reasonable BLV.

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

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

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

Author

David Coate,
August 2024

Appendices

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

APPENDIX 1

Appendix 1

Greenhill Road, Middleton - Policy Compliant

Development Appraisal
Prepared by David Coate
Adams Integra
23 August 2024

APPRAISAL SUMMARY**ADAMS INTEGRA****Appendix 1****Greenhill Road, Middleton - Policy Compliant****Summary Appraisal for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
OMS	24	20,667	316.93	272,917	6,550,000

NET REALISATION**6,550,000****OUTLAY****ACQUISITION COSTS**

Residualised Price			314,309		
				314,309	
Stamp Duty			5,215		
Agent Fee		1.00%	3,143		
Legal Fee			10,000		
				18,359	

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost		
OMS	20,667 ft²	148.00 pf²	3,058,716	3,058,716	
Contingency		3.00%	115,342		
				115,342	
Other Construction					
Abnormal Development Costs			786,025		
AH Commuted Sum			491,250		
				1,277,275	

PROFESSIONAL FEES

Professional Fees		7.50%	288,356		
				288,356	

MARKETING & LETTING

Marketing		1.00%	65,500		
				65,500	

APPRAISAL SUMMARY**ADAMS INTEGRA****Appendix 1****Greenhill Road, Middleton - Policy Compliant****DISPOSAL FEES**

Sales Agent Fee		1.00%	65,500	
Sales Legal Fee	24 un	700.00 /un	16,800	
				82,300

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Land			25,688	
Construction			85,675	
Other			72,231	
Total Finance Cost				183,594

TOTAL COSTS**5,403,750****PROFIT****1,146,250****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%

IRR 42.52%

Profit Erosion (finance rate 7.500%) 2 yrs 7 mths

APPENDIX 2

Appendix 2

Greenhill Road, Middleton - 100% affordable

Development Appraisal
Prepared by David Coate
Adams Integra
23 August 2024

APPRAISAL SUMMARY**ADAMS INTEGRA****Appendix 2****Greenhill Road, Middleton - 100% affordable****Summary Appraisal for Phase 1****Currency in £****REVENUE**

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
OMS	24	20,667	253.54	218,333	5,240,000

NET REALISATION**5,240,000****OUTLAY****ACQUISITION COSTS**

Residualised Price			507,323		
Agent Fee		1.00%	5,073	507,323	
Legal Fee			10,000		
				15,073	

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost		
OMS	20,667 ft²	148.00 pf²	3,058,716	3,058,716	
Contingency		3.00%	115,342		
				115,342	
Other Construction					
Abnormal Development Costs			786,025		
				786,025	

PROFESSIONAL FEES

Professional Fees		7.50%	288,356		
				288,356	

DISPOSAL FEES

Sales Legal Fee	24 un	650.00 /un	15,600		
				15,600	

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)

APPRAISAL SUMMARY**ADAMS INTEGRA****Appendix 2****Greenhill Road, Middleton - 100% affordable**

Land	1,164	
Construction	77,004	
Other	60,997	
Total Finance Cost		139,165

TOTAL COSTS **4,925,600**

PROFIT
314,400

Performance Measures

Profit on Cost%	6.38%
Profit on GDV%	6.00%
Profit on NDV%	6.00%

IRR 14.28%

Profit Erosion (finance rate 7.500%) 10 mths

APPENDIX 3

£/M2 STUDY

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

Last updated: 10-Aug-2024 07:35

Rebased to Warrington (99; sample 39)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810.1 Estate housing								
Generally (15)	1,520	780	1,285	1,460	1,665	5,214	1366	
Single storey (15)	1,730	1,019	1,459	1,664	1,900	5,214	226	
2-storey (15)	1,464	780	1,261	1,417	1,604	3,162	1061	
3-storey (15)	1,585	940	1,325	1,525	1,804	3,068	74	
4-storey or above (15)	3,173	1,542	2,550	2,847	4,238	4,689	5	
810.11 Estate housing detached (15)	2,045	1,120	1,498	1,705	2,322	5,214	18	
810.12 Estate housing semi detached								
Generally (15)	1,536	892	1,303	1,497	1,686	3,369	347	
Single storey (15)	1,704	1,100	1,482	1,672	1,853	3,369	80	
2-storey (15)	1,485	892	1,288	1,435	1,636	2,586	256	
3-storey (15)	1,518	1,117	1,227	1,442	1,795	2,158	11	
810.13 Estate housing terraced								
Generally (15)	1,530	897	1,260	1,444	1,653	4,689	219	
Single storey (15)	1,705	1,121	1,449	1,650	2,039	2,402	16	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
2-storey (15)	1,466	897	1,243	1,410	1,585	3,162	169	
3-storey (15)	1,594	940	1,326	1,491	1,745	3,068	32	
4-storey or above (15)	4,463	4,238	-	-	-	4,689	2	

APPENDIX 4

Comparables

Methodology

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

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

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

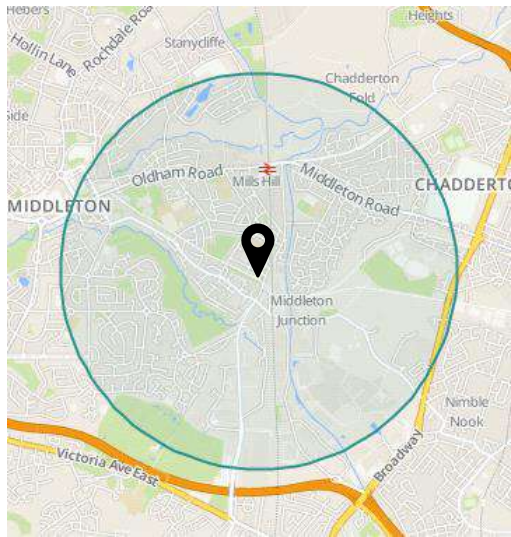
Proposed Residential Development at Land Off Greenhill Road or Smethurst Street,
Middleton, Rochdale, M24 2BB

Search criteria

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

Comparable Maps for Properties for Sale

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



represents the postal location of the subject site.

- | | | | |
|----|--|----|---|
| 1 | Middleton Road, Oldham | 2 | Queen Street, Middleton, Manchester, M24 2DU |
| 3 | 2 Lincoln Court, Middleton, M24 1ZD | 4 | Penrhyn Avenue, Alkrington, Middleton, Manchester, M24, M24 1FP |
| 5 | Leighton Avenue, Middleton, Manchester, Greater Manchester, M24, M24 1 ... | 6 | Hunt Lane, Oldham, OL9, OL9 9JJ |
| 7 | Don Street,Off Oldham road, Middleton,M24 2GG | 8 | Don Street,Off Oldham road, Middleton,M24 2GG |
| 9 | Don Street,Off Oldham road, Middleton,M24 2GG | 10 | Don Street,Off Oldham road, Middleton,M24 2GG |
| 11 | Don Street,Off Oldham road, Middleton,M24 2GG | 12 | Hollin Lane,Middleton,Greater Manchester,M24 6DH |
| 13 | Hollin Lane,Middleton,Greater Manchester,M24 6DH | 14 | Plot 1, Prospect Mews, Holden Fold Lane, Royton, Oldham, OL2, OL2 5BY |
| 15 | Plot 4, Prospect Mews, Holden Fold Lane, Royton, Oldham, OL2, OL2 5BY | 16 | Radcliffe Street,Royton,OL2 5PT |
| 17 | 3 Hercules Green, Middleton, MANCHESTER M24 2YQ | 18 | Water Mill Avenue, Oldham, OL9 9FZ |
| 19 | Cairnwell Road, Chadderton, Oldham, OL9 0NA | 20 | Alasdair Close, Chadderton, Oldham, OL9, OL9 0NE |
| 21 | Kingsway, Alkrington, Middleton, Manchester, M24, M24 1LQ | 22 | Andover Avenue, Alkrington, Middleton, M24 1JG |
| 23 | Radcliffe Street,Royton,OL2 5PT | 24 | 99 Partridge Way, Chadderton, OL9 0NT |
| 25 | Sandy Lane, Middleton, Manchester, M24, M24 2FU | | |

1 Middleton Road, Oldham



Description

A four bedroom end-of-terrace house with a garden. This property is located within 0.59 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 109 m², equating to £2,156 per m². This property is marketed by Alistair Stevens Chadderton, Oldham. The tenure is freehold.

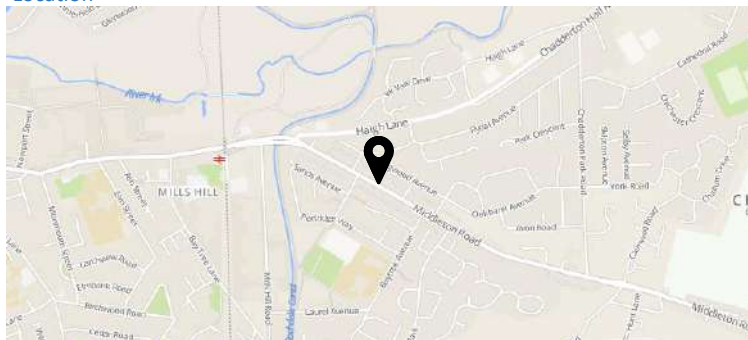
Key Features (from listing)

"NO CHAIN, End Terrace Property, Three Double Bedrooms, Good Size Attic Room, Two Reception Rooms, Kitchen, Bathroom WC, Front Forecourt & Rear Garden, Popular & Convenient Location, Viewing Is Highly Recommended"



*****NO CHAIN*** This three bedroom end terraced property offers excellent family living accommodation and is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links including Mills Hill train station.

Location



Reference

https://www.rightmove.co.uk/properties/131611898#/?channel=RES_BUY

2 Queen Street, Middleton, Manchester, M24 2DU



Description

A four bedroom end-of-terrace house with a garden and a garage. This property is located within 0.6 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 £270,000 with a total area of 121.1 m², including the dimensions of the garage, equating to £2,230 per m². This property was marketed by Hunters, North Manchester. The tenure is freehold.

Key Features (from listing)

"FREEHOLD, GOOD SIZED FOUR BEDROOMS, EXTENDED, IDEAL FOR A GROWING FAMILY, MODERN INTERIOR THROUGHOUT, CLOSE TO MILLS HILL TRAIN STATION, EXTRA RECEPTION ROOM, OFF ROAD PARKING"



"Hunters proudly presents an outstanding opportunity with this spacious four bedroom extended end of terrace house located on Queen Street in Middleton. Situated in a highly sought after and convenient location, this property epitomises modern living, making it an ideal property for a growing fami. ...

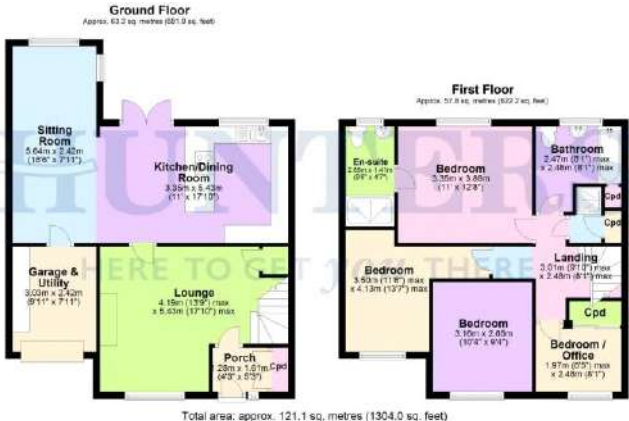
Location



Reference

https://www.rightmove.co.uk/properties/144875987/?channel=RES_BUY

Floorplan



3 2 Lincoln Court, Middleton, M24 1ZD



Description

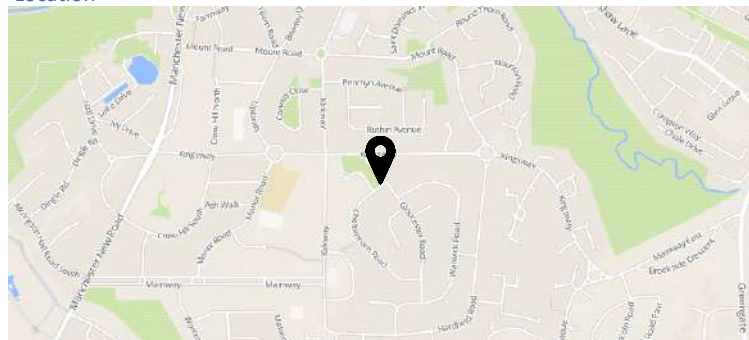
A four bedroom new build semi-detached house with a garden. Parking is available. This property is located within 0.8 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £339,950 with a total area of 152.9 m², equating to £2,223 per m². This property is marketed by Aubrey Lee & Co, Blackley. The tenure is freehold.

Key Features (from listing)

"New build development of 4 semis - ONLY ONE PROPERTY AVAILABLE, Popular Alkington address, catchment area for highly sought after schools, Spacious accommodation of approximately 1500 sq ft, 4 bedrooms (en suite and dressing area to Master bedroom), Quality fitted kitchen with appliances, Guest wc, Gas central heating. Grey uPVC double glazing, Secure parking (2 spaces per property) with electric gates & EV charging point, Gardens to front and rear, Freehold"

****ONLY ONE AVAILABLE of a Fabulous development of 4 new build semi's. Spacious and well fitted over 3 floors. Quality kitchen with appliances. En-suite and dressing area to master bedroom. Guest wc. 2 bathrooms. Gated parking with EV charging points. Gardens. Grey uPVC D/G. Gas C/H*** ...*

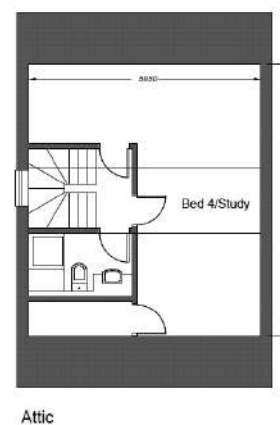
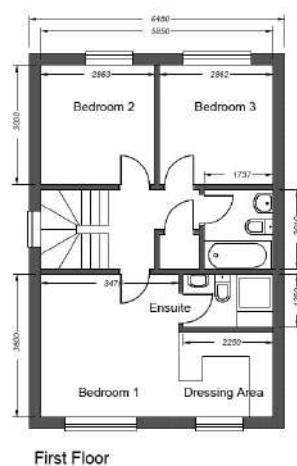
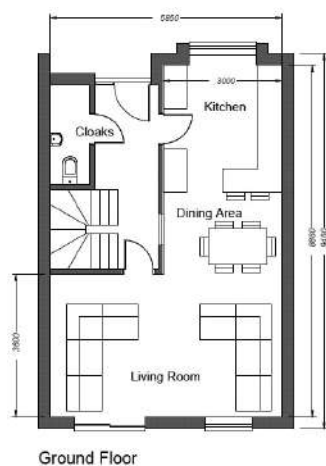
Location



Reference

https://www.rightmove.co.uk/properties/127667726#/?channel=RES_BUY

Floorplan



4 Penrhyn Avenue, Alkington, Middleton, Manchester, M24, M24 1FP



Description

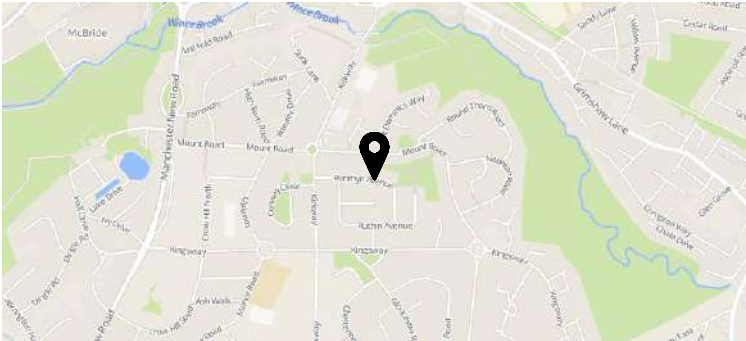
A four bedroom semi-detached house with a garden. Parking is available. This property is located within 0.75 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £325,000 with a total area of 109.8 m², equating to £2,960 per m². This property is marketed by Ryder & Dutton, Middleton. The tenure is freehold.

Key Features (from listing)

"FREEHOLD, EXTENDED, SUPERBLY PRESENTED, IDEAL FAMILY HOME, OFF-ROAD PARKING, PLAYROOM/GAMES ROOM/HOME OFFICE, CLOSE TO SCHOOLS, CLOSE TO MOTORWAY LINKS, GARDENS, EPC - TBC"

""FREEHOLD. Superbly presented four bedroom family home with garden, parking and home office/games room. Ideal for access to local schools and nearby motorway links. EPC C."" ...

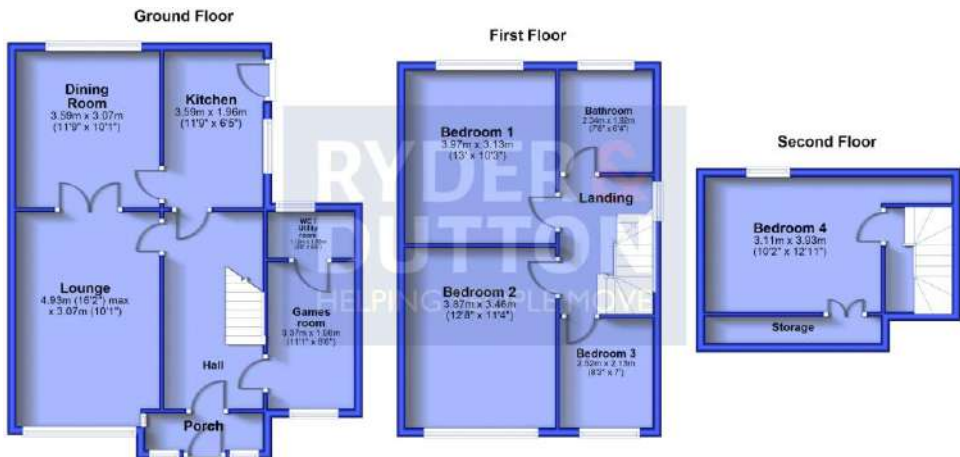
Location



Reference

https://www.rightmove.co.uk/properties/149461202#/?channel=RES_BUY

Floorplan



5 Leighton Avenue, Middleton, Manchester, Greater Manchester, M24, M24 1PJ



Description

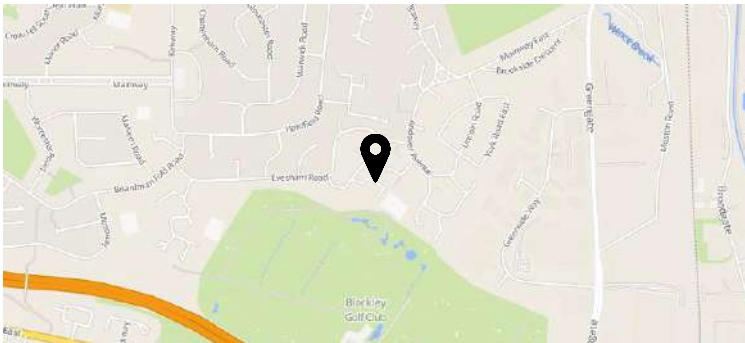
A four bedroom terraced house with a garden. Parking is available. This property is located within 0.78 miles of the subject site's post code. It has two bathrooms. This property is sold STC for an undisclosed price, however was introduced to the market for £245,000 with a total area of 106.7 m², equating to £2,296 per m². This property was marketed by Sold.co.uk, London. The tenure is leasehold.

Key Features (from listing)

"Well Presented FOUR Bed Mid Townhouse, Gas Central Heated / uPVC Double Glazed, Down-Stair W.C / Large Dining Kitchen / Ground Floor Bedroom, Lounge / Master Bedroom And En-Suite Shower Room To the First Floor, Two Second Floor Double Bedrooms And A Three-Piece Bathroom, Block Paved Driveway / AstroTurf Rear Garden And Patio, Leasehold 141 Years Remaining, 1149 Sq. Ft, Close to local amenities, Viewings Recommended"

"This impeccably maintained four-bedroom mid-townhouse spans three floors, showcasing a harmonious blend of modern comfort and style. Boasting gas central heating and uPVC double glazed windows throughout, the residence begins with a welcoming entrance hallway leading past a convenient downstairs . . .

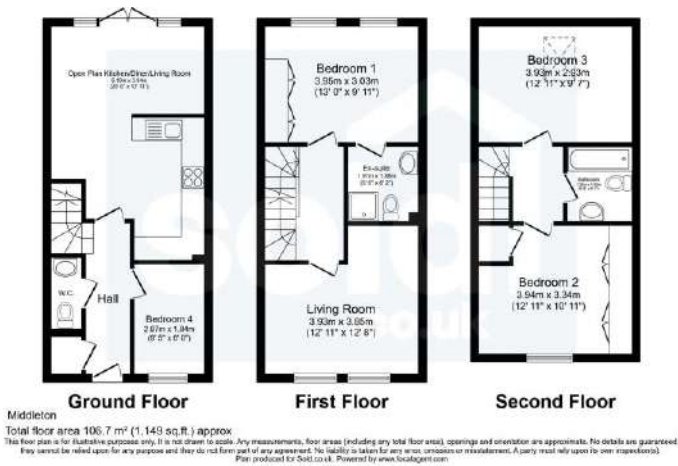
Location



Reference

https://www.rightmove.co.uk/properties/149747726#/?channel=RES_BUY

Floorplan



6 Hunt Lane, Oldham, OL9, OL9 9JJ



Description

A three bedroom end-of-terrace house with a garden and a double garage. This property is located within 0.95 miles of the subject site's post code. It has one bathroom. Although this property was marketed for £220000, we have applied a reduction of £20000 to the price to account for the added value of the double garage not included in our contention of the property's GIFA. This property is sold STC for an undisclosed price, however was introduced to the market for (an adjusted) £200,000 with a total area of 79 m², excluding the dimensions of the garage, equating to £2,532 per m². This property was marketed by Purplebricks, covering Oldham. The tenure is leasehold.

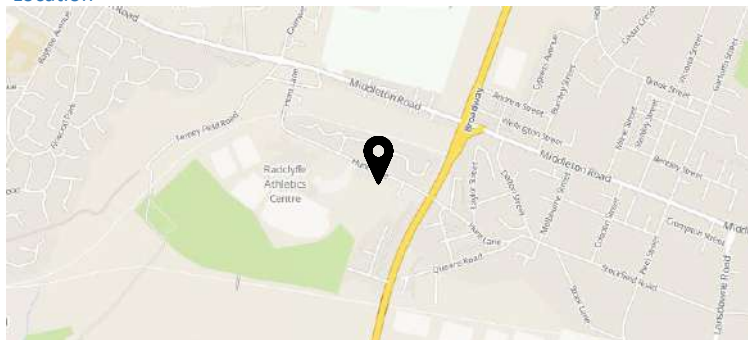
Key Features (from listing)

"Three Bedroom, Extended End Town House, Book Viewings Online 24/7, Modern Interior, Spacious, Fabulous Kitchen Diner Space, Book Now To Avoid Disappointment, Double Garage, Front And Rear Patio, Ideal First Time Buy"



"Welcome to your new home in Chadderton! This fabulous three-bedroom extended terrace is the epitome of modern living, boasting a sleek and stylish interior that's been recently refurbished to perfection. Step into the heart of the home and discover a truly stunning kitchen/dining area, perfect f... .."

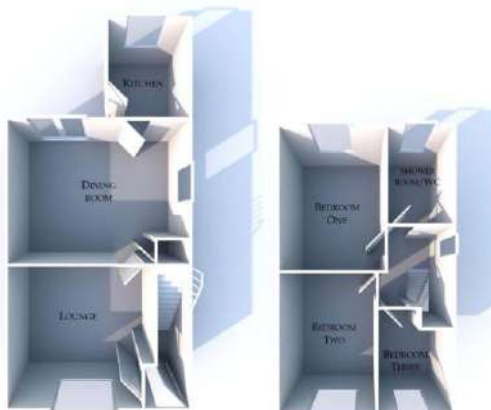
Location



Reference

https://www.rightmove.co.uk/properties/147240284#/?channel=RES_BUY

Floorplan



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



Description

A three bedroom new build semi-detached house with a garden. This property is located within 0.6 miles of the subject site's post code. The asking price of this property is £340,995 with a total area of 94.8 m², equating to £3,597 per m². This property is marketed by Kellen Homes.

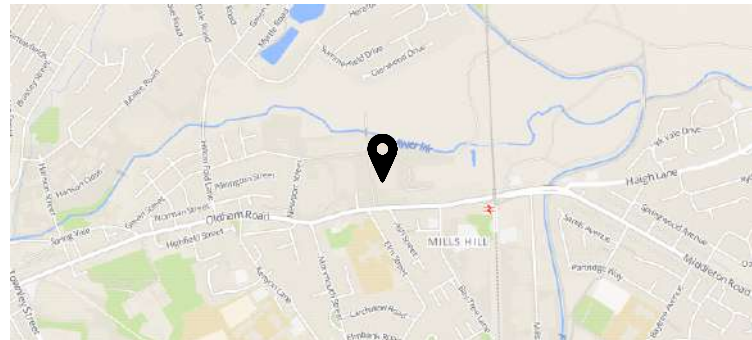
Key Features (from listing)

"5% Deposit Match, 3 Bedrooms, 2 Bathroom, 10-year warranty, Velux windows, High specification, Energy efficient, Garden"



5% DEPOSIT CONTRIBUTION & FLOORING THROUGHOUT** THREE BEDROOM SEMI-DETACHED HOME featuring OPEN PLAN ground floor, with VELUX WINDOWS. Master bedroom includes en-suite and built in wardrobes. ...

Location



Reference

https://www.rightmove.co.uk/properties/144558428#/?channel=RES_BUY

Floorplan



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



Description

A three bedroom new build semi-detached house with a garden. This property is located within 0.6 miles of the subject site's post code. The asking price of this property is £327,995 with a total area of 89.1 m², equating to £3,681 per m². This property is marketed by Kellen Homes.

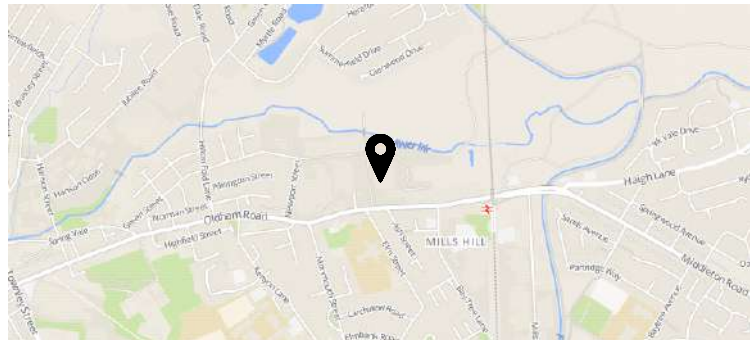
Key Features (from listing)

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



5% DEPOSIT CONTRIBUTION* THREE BEDROOM semi-detached home with large open plan kitchen/dining with French Doors onto the garden, separate living room with large Bay window. ...

Location



Reference

https://www.rightmove.co.uk/properties/150320384#/?channel=RES_BUY

Floorplan



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



Description

A three bedroom new build semi-detached house with a garden. This property is located within 0.6 miles of the subject site's post code. The asking price of this property is £325,995 with a total area of 89.1 m², equating to £3,659 per m². This property is marketed by Kellen Homes.

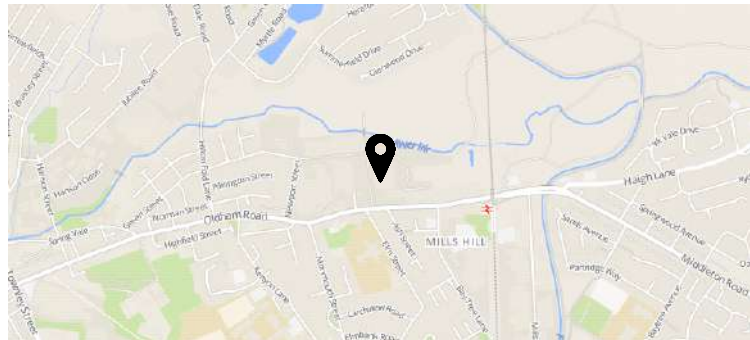
Key Features (from listing)

"3 Bedrooms, 5% Deposit Match, Energy efficient, EV charging point, High specification, 10-year warranty, Utility room, Garden"



5% DEPOSIT CONTRIBUTION* THREE BEDROOM SEMI DETACHED spacious kitchen/dining, SEPARATE living room with bay window. Two double bedrooms and study/bedroom 3. ...

Location



Reference

https://www.rightmove.co.uk/properties/151187237#/?channel=RES_BUY

Floorplan



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



Description

A three bedroom new build semi-detached house with a garden. This property is located within 0.6 miles of the subject site's post code. The asking price of this property is £325,995 with a total area of 89.1 m², equating to £3,659 per m². This property is marketed by Kellen Homes.

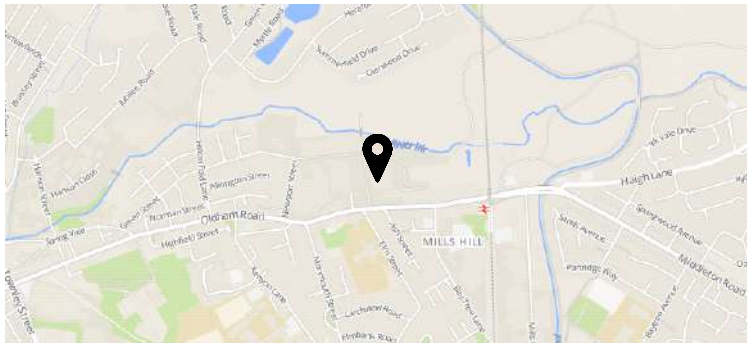
Key Features (from listing)

"3 Bedrooms, 5% Deposit Match, Energy efficient, EV charging point, High specification, 10-year warranty, Utility room, Garden"



""THREE BEDROOM SEMI DETACHED spacious kitchen/dining, SEPARATE living room with bay window. Two double bedrooms and study/bedroom 3."" ...

Location



Reference

https://www.rightmove.co.uk/properties/149023709#/?channel=RES_BUY

Floorplan



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



Description

A three bedroom new build semi-detached house with a garden. This property is located within 0.6 miles of the subject site's post code. The asking price of this property is £317,995 with a total area of 84.8 m², equating to £3,750 per m². This property is marketed by Kellen Homes.

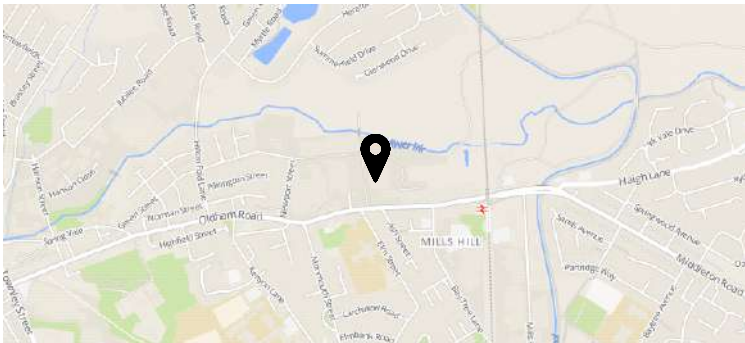
Key Features (from listing)

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



5% DEPOSIT CONTRIBUTION* THREE BEDROOM SEMI DETACHED spacious kitchen/dining, Utility Room, SEPARATE living room with bay window. Two double bedrooms and bedroom 3. ...

Location



Reference

https://www.rightmove.co.uk/properties/150320378#/?channel=RES_BUY

Floorplan



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



Description

A three bedroom new build semi-detached house with a garden. Parking is available. This property is located within 2.12 miles of the subject site's post code. The asking price of this property is £291,995 with a total area of 80.5 m², equating to £3,627 per m². This property is marketed by Taylor Wimpey.

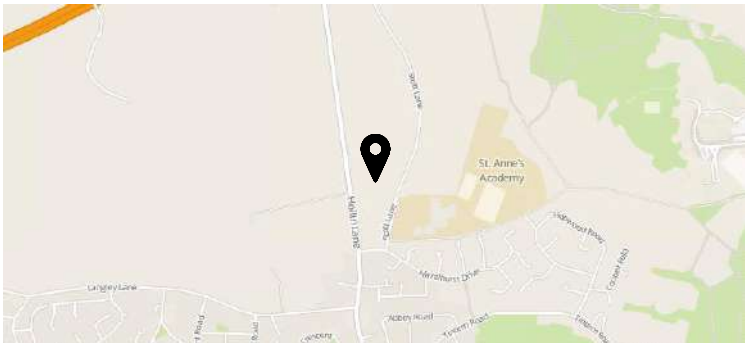
Key Features (from listing)

"Good sized garden, Handy under stairs storage, Ideal for first time buyers or young families, 10 year NHBC warranty, Downstairs WC, View our Gosford show home, Modern, energy efficient features, French doors from the kitchen, 2 double bedrooms, On a private shared drive"



""A great choice of home for first time buyers or a young family, with space to use for a home study or nursery and generous storage."" ...

Location



Reference

https://www.rightmove.co.uk/properties/150902144#/?channel=RES_BUY

Floorplan



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



Description

A three bedroom new build semi-detached house. Parking is available. This property is located within 2.12 miles of the subject site's post code. The asking price of this property is £283,995 with a total area of 80.5 m², equating to £3,528 per m². This property is marketed by Taylor Wimpey.

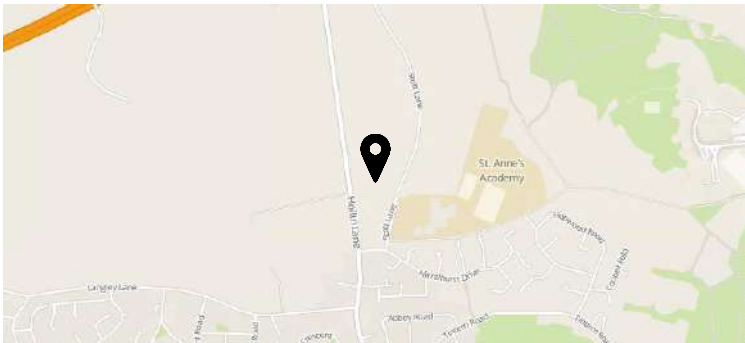
Key Features (from listing)

"Cul-de-sac location, Ideal home for a first time buyer or young family, French doors off the living room/diner, Storage under the stairs, Parking for 2 at the front, Ensuite in the main bedroom, Energy efficient features, Early 2025 move in, Optional upgrades available to personalise"



""A great choice for first time buyers and young families with adaptable rooms, dual aspect living room/diner and en-suite to bedroom 1."" ...

Location



Reference

https://www.rightmove.co.uk/properties/150431639#/?channel=RES_BUY

Floorplan



14 Plot 1, Prospect Mews, Holden Fold Lane, Royton, Oldham, OL2, OL2 5BY



Description

A three bedroom new build town house with a garden. Parking is available. This property is located within 2.01 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 £255,000 with a total area of 93.5 m², equating to £2,727 per m². This property was marketed by Ryder & Dutton, Royton. The tenure is freehold.

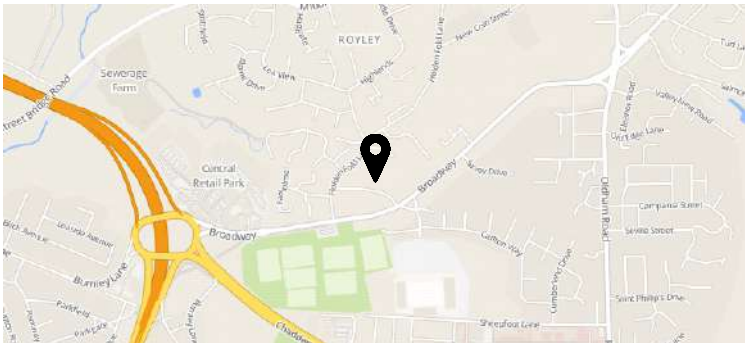
Key Features (from listing)

"3 Double bedrooms, Spacious lounge, Dining kitchen, Master with ensuite, French doors to private rear garden, 2 Allocated spaces, Energy efficient with 10-year build warranty, Alarm system"



""READY TO MOVE IN NOW! View home available. 3 Double bedrooms [master with ensuite]. Spacious lounge. Dining kitchen with French doors to private rear garden. Allocated Parking X 2."" ...

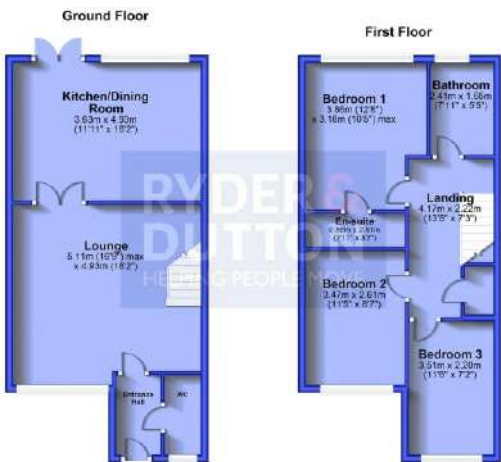
Location



Reference

https://www.rightmove.co.uk/properties/150635675/#/?channel=RES_BUY

Floorplan



15 Plot 4, Prospect Mews, Holden Fold Lane, Royton, Oldham, OL2, OL2 5BY



Description

A three bedroom new build town house with a garden. Parking is available. This property is located within 2.01 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £249,950 with a total area of 93.5 m², equating to £2,673 per m². This property is marketed by Ryder & Dutton, Royton. The tenure is freehold.

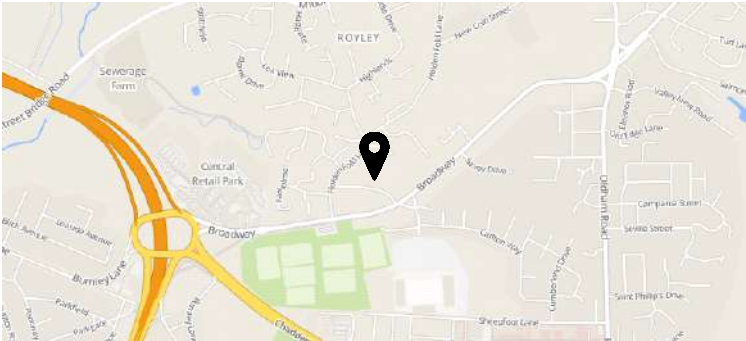
Key Features (from listing)

"3 Double bedrooms, Spacious lounge, Dining kitchen, Master with ensuite, French doors to private rear garden, 2 Allocated spaces, Energy efficient with 10-year build warranty, Alarm system"



""VIEW HOME AVAILABLE! Ready to move into now. Spacious lounge & dining kitchen. Private rear garden. Allocated Parking. Energy efficient rated to the highest standard. 10-year Warranty."" ...

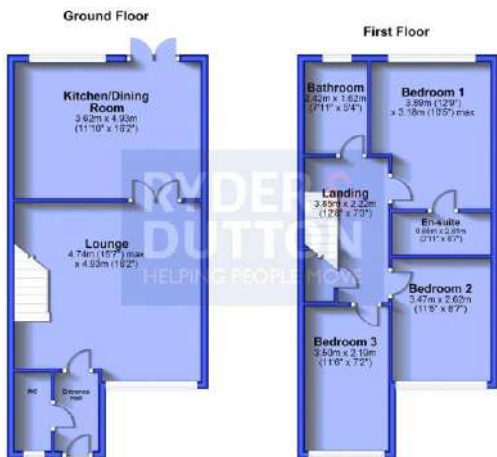
Location



Reference

https://www.rightmove.co.uk/properties/150635639#/?channel=RES_BUY

Floorplan



16 Radcliffe Street, Royton, OL2 5PT



Description

A three bedroom new build town house with a garden. Parking is available. This property is marketed under various shared ownership schemes. This property is located within 2.58 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 "

""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



Reference

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

17 3 Hercules Green, Middleton, MANCHESTER M24 2YQ



Description

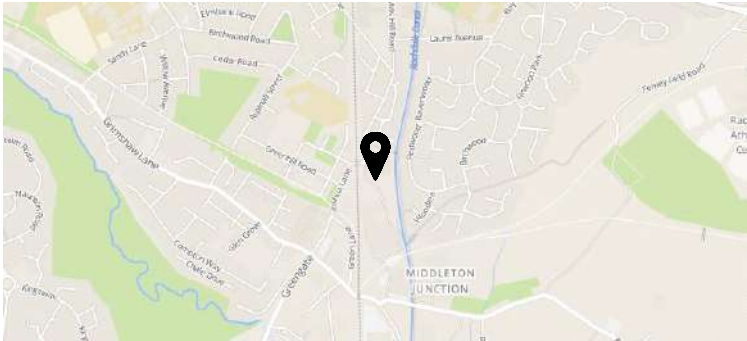
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.1 miles of the subject site's post code. It has two bathrooms. The asking price of this property is £280,000 with a total area of 89 m², equating to £3,146 per m². This property is marketed by Clarke & Co, Chadderton. The tenure is leasehold.

Key Features (from listing)

"THREE BEDROOMS, SEMI DETACHED PROPERTY, DOWNSTAIRS CLOAKS/WC, DRIVEWAY, PRIVATE REAR GARDEN, ENSUTIE TO MASTER BEDROOM"

"Clarke & Co estate agents are delighted to bring to the market this well presented three bedroom semi detached property. Ideally situated in Chadderton, close to local amenities, transport links, schools and outdoor areas - Foxdenton Park. The accommodation briefly comprises; Entrance vestib (cont ...

Location



Reference

https://www.rightmove.co.uk/properties/147977075#/?channel=RES_BUY

Floorplan



Small text at the bottom of the floorplan, likely a disclaimer or agent information.

18 Water Mill Avenue, Oldham, OL9 9FZ



Description

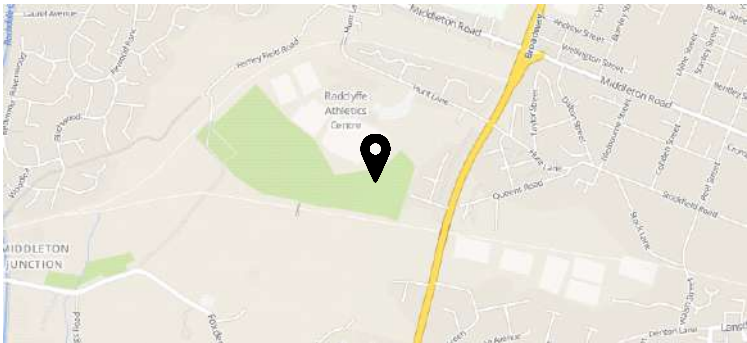
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.83 miles of the subject site's post code. It has one bathroom. This property is sold STC for an undisclosed price, however was introduced to the market for £285,000 with a total area of 91 m², equating to £3,132 per m². This property was marketed by Plumlife Move, Cheadle Hulme. The tenure is leasehold.

Key Features (from listing)

"Semi Detached Property, Three Bedrooms, Lounge & Dining Kitchen, Downstairs WC, Family Bathroom, Off Road Parking, Garden, Sold As A 35% Share"

""A stunning, three bedroom semi detached property, located on this popular development, close to Chadderton. Being sold as a 35% share, the accommodation comprises of an entrance hall, downstairs WC, lounge and an open plan dining kitchen. To the first floor there are three good sized bedrooms and

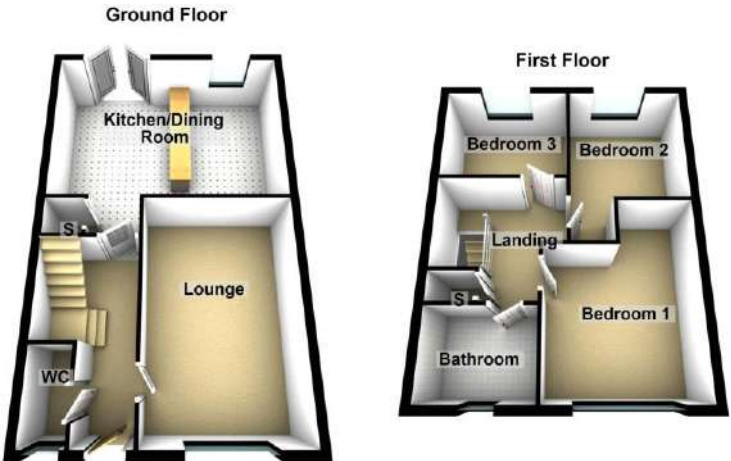
Location



Reference

https://www.rightmove.co.uk/properties/144116258#/?channel=RES_BUY

Floorplan



19 Cairnwell Road, Chadderton, Oldham, OL9 0NA



Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.87 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 £255,000 with a total area of 71 m², equating to £3,592 per m². This property was marketed by Kirkham Property, Chadderton. The tenure is freehold.

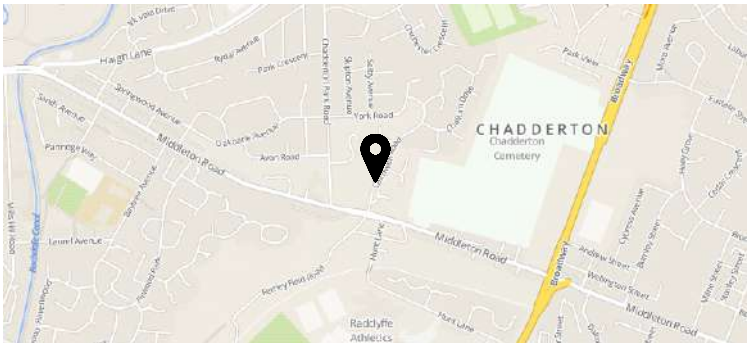
Key Features (from listing)

"Semi Detached Family Home, Three Bedrooms, Off Road Parking, Gardens To Front & Rear, Popular Location, Conservatory, uPVC Double Glazing & Gas Central Heating, EPC Rating - C"



""Kirkham Property are pleased to offer for sale this very well presented three bedroom semi detached house, situated in a popular and sought after location, within easy reach of excellent local schools and local amenities and only a short drive to the motorway network. The property br...""

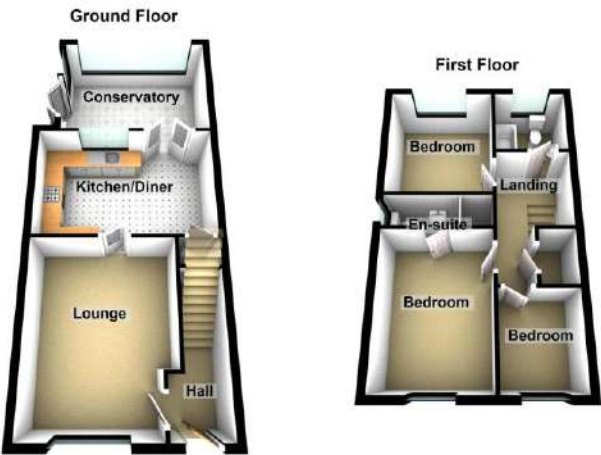
Location



Reference

https://www.rightmove.co.uk/properties/129324500/#?channel=RES_BUY

Floorplan





Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.88 miles of the subject site's post code. It has one bathroom. The asking price of this property is £275,000 with a total area of 64.7 m², equating to £4,250 per m². This property is marketed by Ryder & Dutton, Oldham. The tenure is freehold.

Key Features (from listing)

"FREEHOLD, CHAIN FREE, LANDSCAPED SOUTH FACING GARDEN, FULLY MODERNISED, CUL-DE-SAC LOCATION, TRAIN STATION NEARBY, EPC - C, COUNCIL TAX BAND - B"

""This perfect family home is fully modernised to a high standard and enjoys a landscaped south facing garden. Offered for sale with no onward chain! EPC - C"" ...

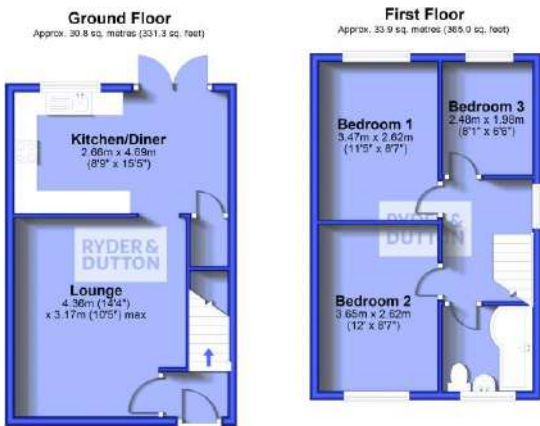
Location



Reference

https://www.rightmove.co.uk/properties/150810755#/?channel=RES_BUY

Floorplan



Total area: approx. 64.7 sq. metres (696.3 sq. feet)

21 Kingsway, Alkrington, Middleton, Manchester, M24, M24 1LQ



Description

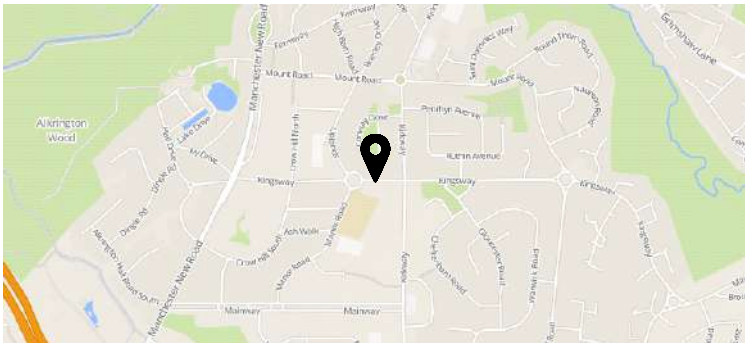
A three bedroom semi-detached house with a garden and a garage. This property is located within 0.93 miles of the subject site's post code. It has one bathroom. Although this property was marketed for £285000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property is sold STC for an undisclosed price, however was introduced to the market for (an adjusted) £275,000 with a total area of 95 m², excluding the dimensions of the garage, equating to £2,895 per m². This property was marketed by Ryder & Dutton, Middleton. The tenure is leasehold.

Key Features (from listing)

"NO ONWARD CHAIN, DRIVEWAY & GARAGE, SOUGHT AFTER POSITION, IDEAL FOR ACCESS TO SCHOOL, LOVELY GARDENS, EXTENDED, EXCELLENT POTENTIAL TO EXTEND FURTHER, COUNCIL TAX BAND C, EPC TBC, LEASEHOLD - 995 Years From 13 August 1934. Ground Rent - £4"

""Extended | Driveway & Garage | Super rear garden | No chain | Sought after location | Easy reach of Manchester City Centre | Close to popular schools | Easy access to M60 motorway network. EPC D."" ...

Location



Reference

https://www.rightmove.co.uk/properties/148173323/#/?channel=RES_BUY

Floorplan





Description

A two bedroom end-of-terrace house with a garden. Parking is available. This property is located within 0.66 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 £165,000 with a total area of 54.1 m², equating to £3,050 per m². This property was marketed by McGowan Homes, Manchester. The tenure is leasehold.

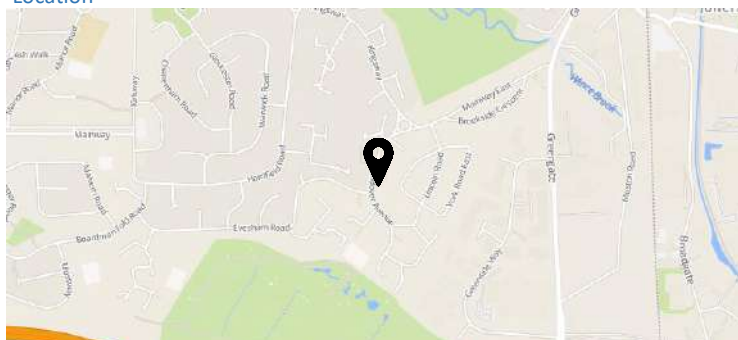
Key Features (from listing)

"Well Presented Two Bed End Townhouse, Gas Central Heated / uPVC Double Glazed, Lounge / Dining Kitchen, Three-Piece Bathroom / Lawned Front Garden, Rear Lawned Garden And Patio"



""Well presented two bed end townhouse with lawned gardens to the front and rear. Briefly comprising of gas central heating, uPVC double glazed windows, lounge and kitchen to the ground floor. The first floor affords two bedrooms and a three-piece bathroom. Externally to the front is a walled, lawn. ...

Location



Reference

https://www.rightmove.co.uk/properties/148461869#/?channel=RES_BUY

Floorplan





Description

A two bedroom new build town house with a garden. Parking is available. This property is located within 2.58 miles of the subject site's post code. It has one bathroom. This property is under offer for an undisclosed price, however was introduced to the market for £230,000 with a total area of 70.6 m², equating to £3,258 per m². This property was 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

THE GRANGE
2 BEDROOM END MEWS

GROUND FLOOR

FIRST FLOOR

PROPERTY PRICE
£172,500

THE GRANGE

ROYTON



Description

A two 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 one bathroom. Although this property is marketed for £175000,we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The asking price of this property is (an adjusted) £165,000 with a total area of 57.8 m², excluding the dimensions of the garage, equating to £2,855 per m². This property is marketed by Alistair Stevens Chadderton, Oldham. The tenure is leasehold.

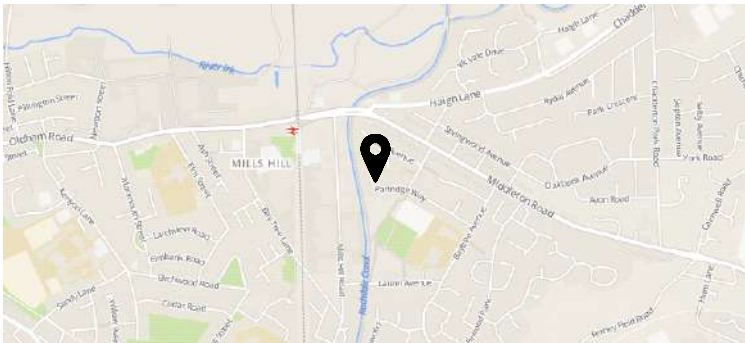
Key Features (from listing)

"Semi Detached Property, Ideal Starter Home, Two Bedrooms, Open Plan Lounge/Diner, Modern Fitted Kitchen, Family Bathroom, Enclosed Rear Garden, Open Aspects Beyond, Driveway with Off-Road Parking, Viewing Highly Recommended"



""This two bedroomed semi detached property is an ideal starter home and is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network ...

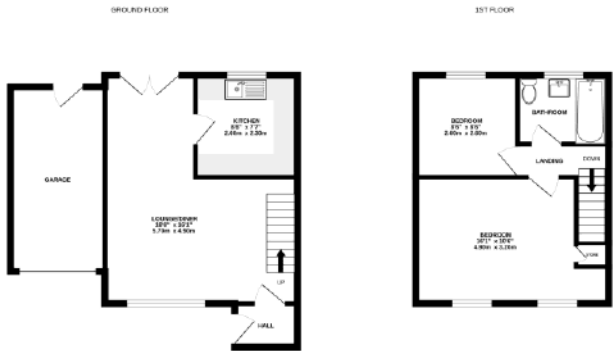
Location



Reference

https://www.rightmove.co.uk/properties/132469697/#/?channel=RES_BUY

Floorplan



ALL FIGURES ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE AGENT ACCEPTS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS. THE AGENT ACCEPTS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS. THE AGENT ACCEPTS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS.

25 Sandy Lane, Middleton, Manchester, M24, M24 2FU



Description

A two bedroom terraced house with a garden. This property is located within 0.42 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 £160,000 with a total area of 72 m², equating to £2,222 per m². This property was marketed by Henstock Property Services, Middleton. The tenure is leasehold.

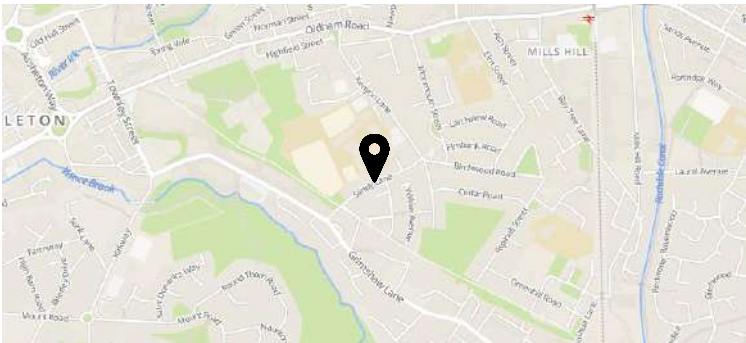
Key Features (from listing)

"2 BEDROOMED MID TERRACE, GAS CENTRAL HEATING, DOUBLE GLAZED WINDOWS, COUNCIL TAX BAND A, REAR SUNROOM"



""Henstock Property Services are delighted to market this well presented and charming 2 bedroomed terraced home. The living accommodation briefly comprises; entrance vestibule leading into front lounge, modern fitted kitchen/diner, rear sunroom, 2 bedrooms and a shower room. The property also ha..."

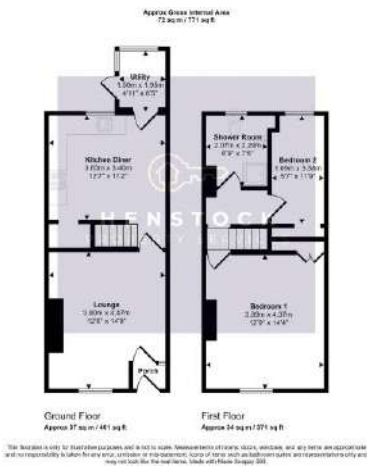
Location



Reference

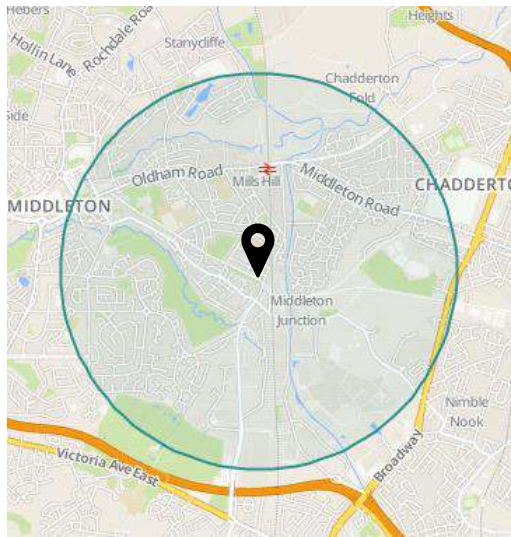
https://www.rightmove.co.uk/properties/147506957/#/?channel=RES_BUY

Floorplan



Comparable Maps for Sold Properties

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



represents the postal location of the subject site.

- | | | | |
|----|---|----|---|
| 1 | Leighton Avenue, Alkrington, Middleton, Manchester, M24, M24 1PJ | 2 | 2, Mill Fold Gardens, Chadderton, Oldham, Greater Manchester OL9 9FY |
| 3 | 16, Norway Maple Avenue, Manchester, Greater Manchester M9 7GF | 4 | 56, Furtherwood Road, Oldham, Greater Manchester OL1 2QN |
| 5 | 17, Hetherington Way, Middleton, Manchester, Greater Manchester M24 5BD ... | 6 | 5, Duke Of Lancs Close, Middleton, Manchester, Greater Manchester M24 5BE ... |
| 7 | 140, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP | 8 | 108, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP |
| 9 | 8, Red Cedar Close, Manchester, Greater Manchester M9 7GS | 10 | 2, Loom Close, Middleton, Manchester, Greater Manchester M24 6EZ |
| 11 | 14, Seatallan Drive, Hollins, Manchester, Greater Manchester M24 5AF | 12 | 24, Kirkfell Drive, Middleton, Manchester, Greater Manchester M24 5AP |
| 13 | 21, Boardman Lane, Middleton, Manchester, Greater Manchester M24 4TU | 14 | 129, Martindale Crescent, Middleton, Manchester, Greater Manchester M24 5PG ... |
| 15 | 10, Swinside Close, Middleton, Manchester, Greater Manchester M24 4HA | 16 | 1, Thursby Walk, Middleton, Manchester, Greater Manchester M24 4LX |
| 17 | 18, Whitekirk Drive, Failsworth, Manchester, Greater Manchester M35 0TB ... | 18 | 29, Leighton Avenue, Middleton, Manchester, Greater Manchester M24 1PJ |
| 19 | 57, French Barn Lane, Manchester, Greater Manchester M9 6PB | 20 | 36, Hexagon Close, Manchester, Greater Manchester M9 8RN |
| 21 | 345, Charlestown Road, Manchester, Greater Manchester M9 7BS | 22 | 4, Woodlea, Chadderton, Oldham, Greater Manchester OL9 9UT |
| 23 | 38, Birchwood Road, Middleton, Manchester, Greater Manchester M24 2FX | 24 | 94, Kenyon Lane, Middleton, Manchester, Greater Manchester M24 2ET |
| 25 | 20, Elmbank Road, Middleton, Manchester, Greater Manchester M24 2FR | 26 | 5, Hazelwood, Chadderton, Oldham, Greater Manchester OL9 9TB |
| 27 | 91, Cairnwell Road, Chadderton, Oldham, Greater Manchester OL9 0NF | 28 | 7, Nelson Way, Chadderton, Oldham, Greater Manchester OL9 8NL |
| 29 | 96, Redwood, Chadderton, Oldham, Greater Manchester OL9 9UG | 30 | 24, Oakdene Road, Middleton, Manchester, Greater Manchester M24 2FQ |
| 31 | 9, Cypress Street, Middleton, Manchester, Greater Manchester M24 2HF | | |

1 Leighton Avenue, Alkrington, Middleton, Manchester, M24, M24 1PJ



Description

A four bedroom terraced 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. This property was introduced to the market for £260000, but the surveyor acting for the property has confirmed that it is sold STC for £255,000 with a total area of 102 m², equating to £2,500 per m². This property was marketed by Ryder & Dutton, Middleton. The tenure is leasehold.

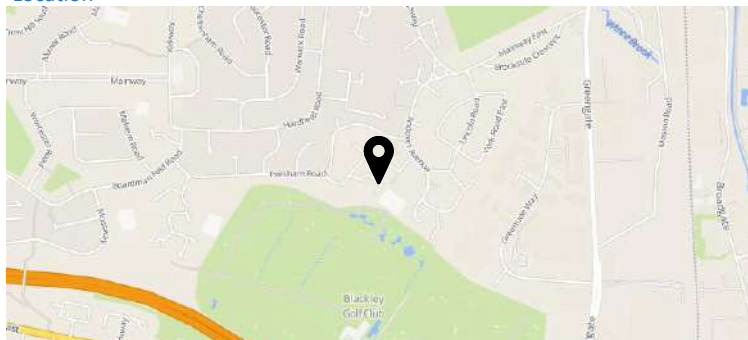
Key Features (from listing)

"NO CHAIN, SOUGHT AFTER LOCATION, PARKING, GARDENS, GREAT LOCATION FOR SCHOOLS, APPROX 7 MILES TO MANCHESTER, EASY ACCESS TO MOTORWAY LINKS, LEASEHOLD - 155 Years From 1 January 2011 - Ground rent £200pa, EPC TBC, COUNCIL TAX BAND D"



""NO CHAIN. Deceptively spacious | Great family home | Three levels | Off-road parking | Gardens | Open plan modern living | Approx 7 miles to Manchester | Easy reach of motorway links | Downstairs WC | En-suite off. EPC C."" ...

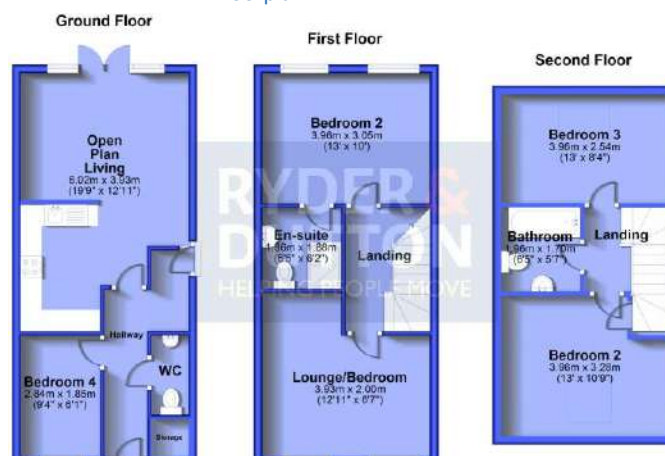
Location



Reference

https://www.rightmove.co.uk/properties/148578983/#/?channel=RES_BUY

Floorplan



2 2, Mill Fold Gardens, Chadderton, Oldham, Greater Manchester OL9 9FY



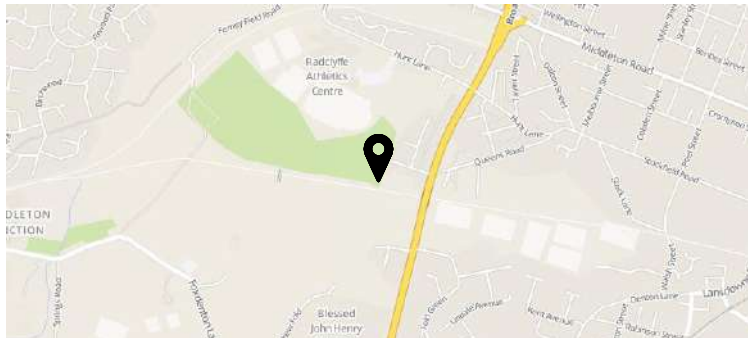
Description

A three bedroom semi-detached house with a garden and a garage. This property is located within 0.87 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2021. Although this property transacted for £300,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 28/03/2024 for (an adjusted) £290,000 with a total area of 87.5 m², excluding the dimensions of the garage, equating to £3,314 per m².

Key Features (from listing)

"Three Bedroom Semi Detached Family Home, Offered With No Chain, Driveway Parking For Multiple Vehicles , Beautifully Presented Throughout, Garage, Open Plan Living/Dining , Guest W/C & Master En-Suite, Good Local Schools, Fantastic Transport Links , Viewings Highly Recommended "

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20932327?s=3c68b6ccff43eb0a2ba6f74686bb491cdf52355c8b8cf996dc476adf87be969e>

Floorplan



Total floor area: 104.2 sq.m. (1,122 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. Plan produced for Purplebricks. Powered by www.localagent.com

3 16, Norway Maple Avenue, Manchester, Greater Manchester M9 7GF



Description

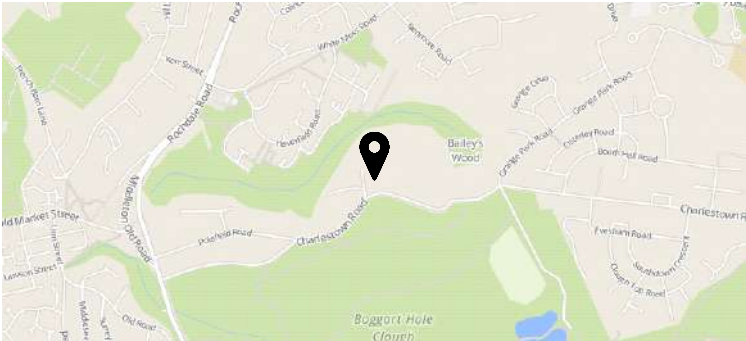
A three bedroom end-of-terrace house with a garden. Parking is available. This property is located within 1.9 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2015. This property was sold on 04/01/2024 for £270,000 with a total area of 107 m², equating to £2,523 per m².

Key Features (from listing)

"POPULAR LOCATION, IDEAL FAMILY HOME, THREE BEDROOMS, OFF STREET PARKING, FREEHOLD, EPC - B, COUNCIL TAX - BAND C"



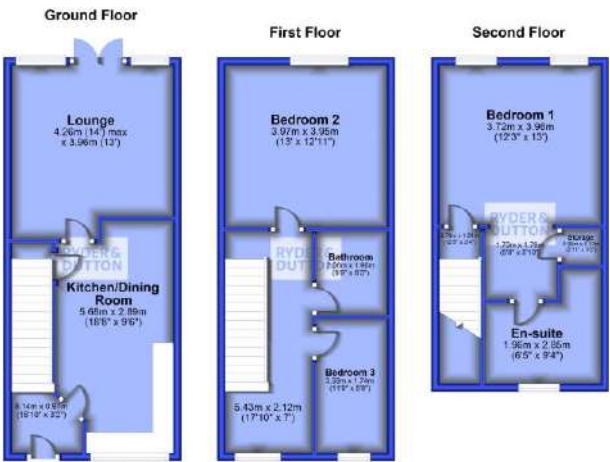
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19920172?s=19f8efb25282394525250e45408326b32ee55723b55e0b7c8a4037a2bcca4fad>

Floorplan



4 56, Furtherwood Road, Oldham, Greater Manchester OL1 2QN



Description

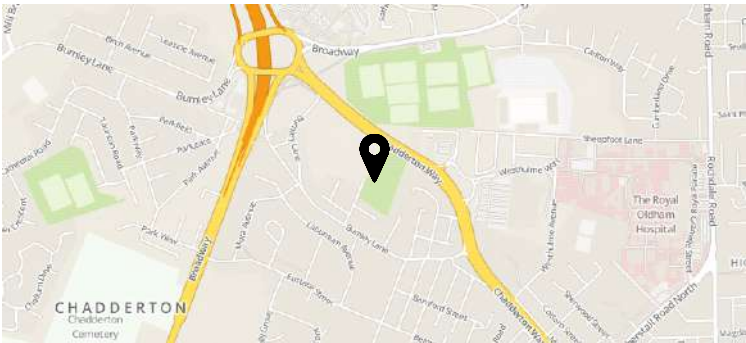
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 1.9 miles of the subject site's post code. It has three bathrooms. This property was newly developed in 2018. This property was sold on 16/08/2023 for £246,000 with a total area of 83.8 m², equating to £2,936 per m².

Key Features (from listing)

"3 bedrooms, Built 2018, Modern fitted kitchen, NO CHAIN, Private rear garden, Driveway, Master en-suite, Solar Panels, Freehold, Modern fitted family bathroom"



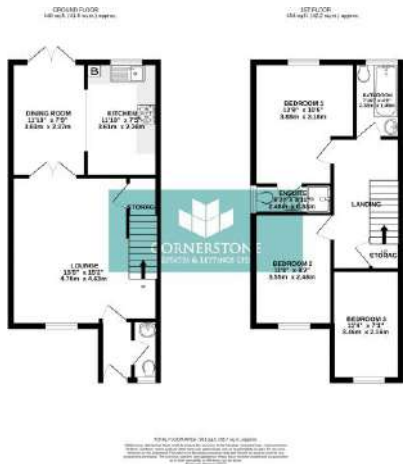
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19262230?s=c369d3af667f5e32c00cf8289a09ed18297184274b096f3f125b9c76ca959c7>

Floorplan



5 17, Hetherington Way, Middleton, Manchester, Greater Manchester M24 5BD



Description

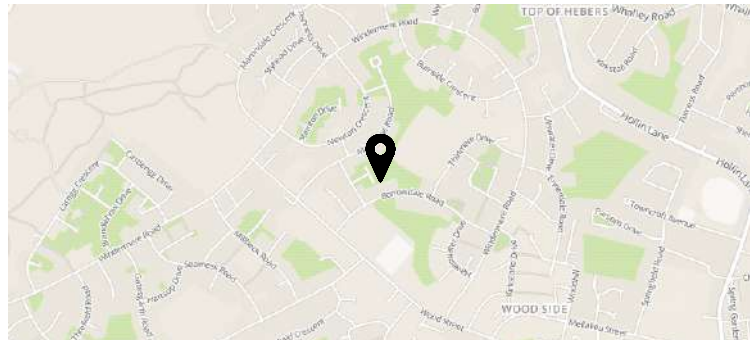
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 1.91 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2020. This property was sold on 03/11/2023 for £248,000 with a total area of 92.7 m², equating to £2,675 per m².



Brochure

<https://assets.reapit.net/mim/live/pdf.php?p=BRY230201&t=S>

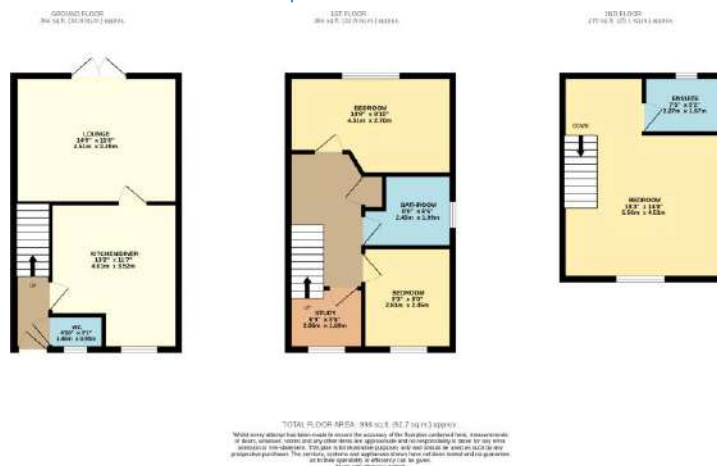
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19699342?s=4e6d32258bc0245ff5ee541fe4d9257a1fb9ae8de19c816cc2d13dc353059c04>

Floorplan



6 5, Duke Of Lancs Close, Middleton, Manchester, Greater Manchester M24 5BE



Description

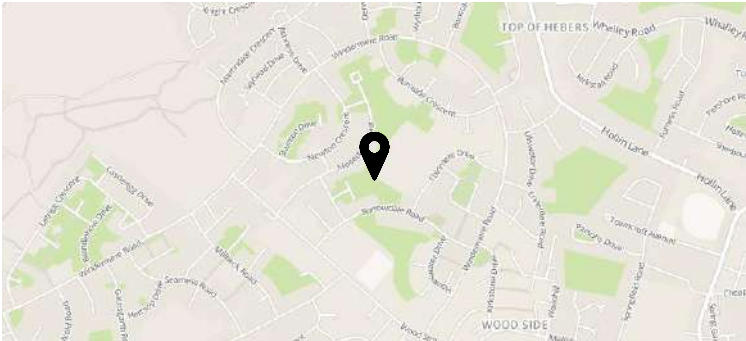
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 1.92 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2020. This property was sold on 19/01/2024 for £252,500 with a total area of 102.5 m², equating to £2,463 per m².

Key Features (from listing)

"FREEHOLD, AROUND 7 YEARS REMAINING ON NHBC, BUILT IN 2020, GOOD SIZED ACCOMMODATION FOR A GROWING FAMILY, OFF ROAD PARKING, THREE GENEROUSLY SIZED BEDROOMS, MASTER EN-SUITE, QUIET LOCATION"



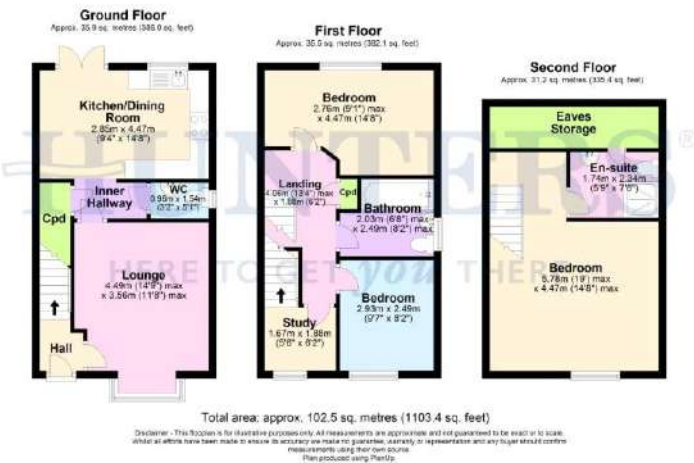
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19916281?s=de38274a09db856d926f91f34e98d71083f3e6c4acde6126597c6d35c7ce788e>

Floorplan



7 140, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP



Description

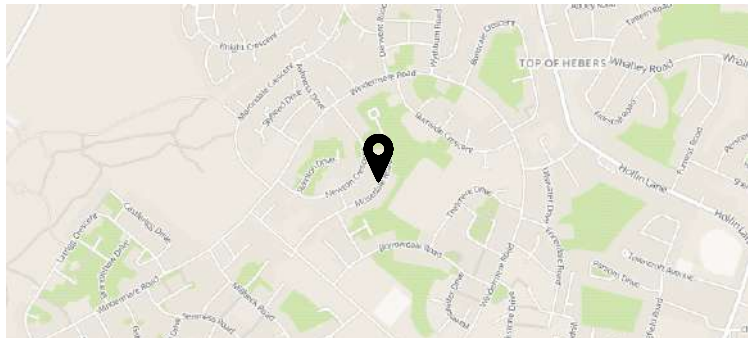
A two bedroom terraced house with a garden. Parking is available. This property is located within 1.99 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2019. This property was sold on 01/12/2023 for £183,000 with a total area of 60.4 m², equating to £3,030 per m².

Key Features (from listing)

"PROPERTY REF: IRO149, Freehold Property, Beautifully Presented, New Carpet Throughout & Freshly Decorated, Modern Kitchen, Family Bathroom & Downstairs WC, NHBC Certificate, Off Road Parking To The Front For 2 Vehicles, Excellent Amenities, Transport Links And Schools Nearby, Open House at the Weekend (via Appointment Only)"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20420815?s=9452fed8d74984995f313910745d46c0e1616f86f945ee1ac56eafd5b13d982a>

Floorplan



8 108, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP



Description

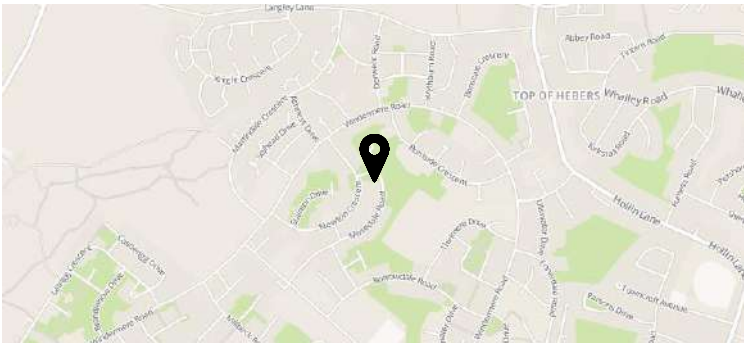
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 1.99 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2019. This property was sold on 18/12/2023 for £220,000 with a total area of 81.3 m², equating to £2,706 per m².

Key Features (from listing)

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



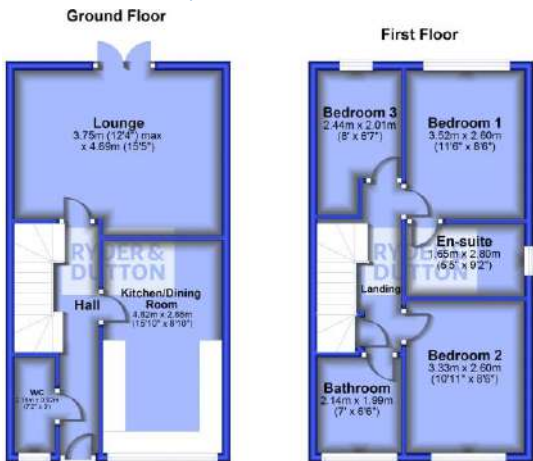
Location



Reference

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

Floorplan



9 8, Red Cedar Close, Manchester, Greater Manchester M9 7GS



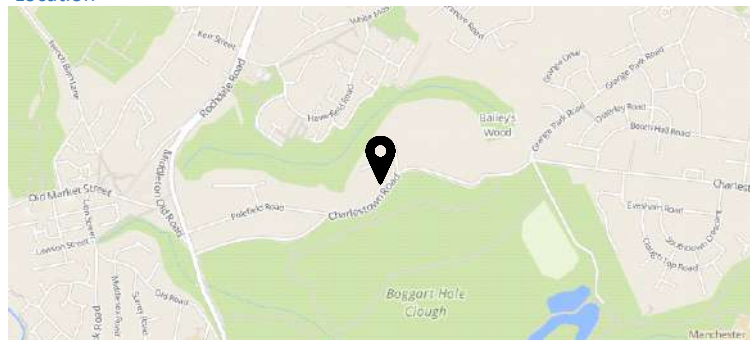
Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2016. This property was sold on 17/10/2023 for £275,000 with a total area of 80.2 m², equating to £3,429 per m².

Key Features (from listing)

"Spacious Semi Detached House, Modern Throughout, Immaculate Condition, Three Generously Sized Bedrooms, Large Rear Garden, Perfect for Families, Resident Parking, Great Location, Close To Transportation Links, Close To City Centre"

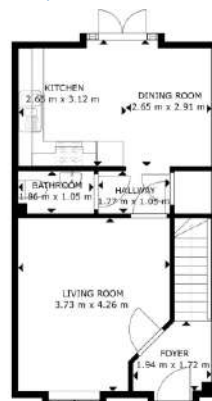
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19920178?s=a471666ca206d093935c6452742ae6f1cdb84e140ed91c323aa6474a49dede4c>

Floorplan



GROUND FLOOR: 40.24 sq. m. TOTAL FLOOR: 80.24 sq. m. TOTAL: 80.24 sq. m.

Matterport

10 2, Loom Close, Middleton, Manchester, Greater Manchester M24 6EZ



Description

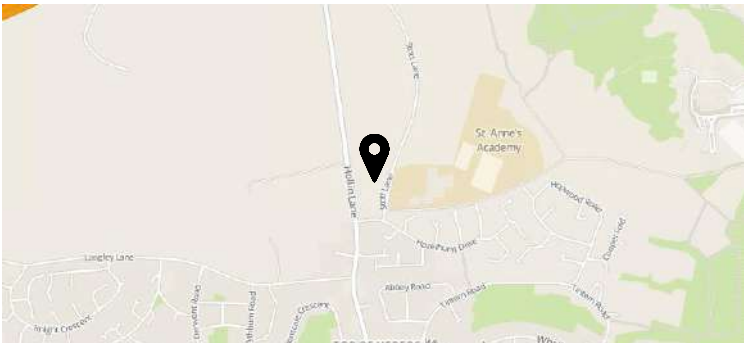
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.06 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2019. This property was sold on 16/11/2023 for £257,500 with a total area of 81 m², equating to £3,179 per m².

Key Features (from listing)

"FREEHOLD, BUILT IN 2019, EN SUITE, GOOD SIZED GARDENS, OFF ROAD PARKING, VERY DESIRABLE LOCATION, 7 YEARS NHBC WARRANTY, THREE BEDROOMS, IMMACULATELY PRESENTED, QUIET CUL-DE-SAC"



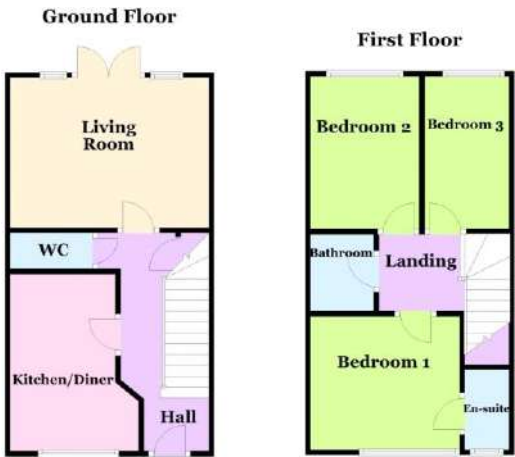
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19699363?s=265302050a81ea64f2f06d374cabab2c04ceb8abebba135d7fc5cfc0b558b8d4>

Floorplan



11 14, Seatallan Drive, Hollins, Manchester, Greater Manchester M24 5AF



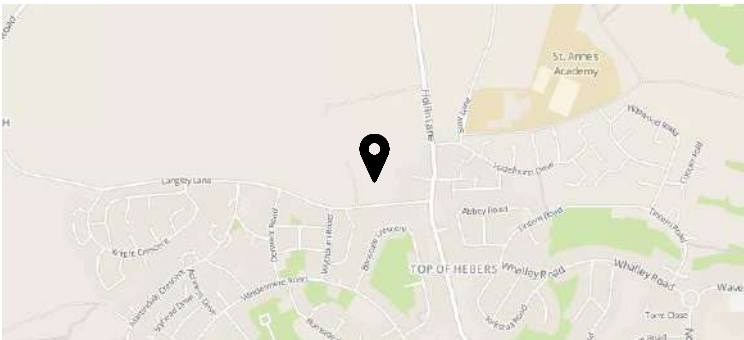
Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.06 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2019. This property was sold on 04/10/2023 for £225,000 with a total area of 65.5 m², equating to £3,435 per m².

Key Features (from listing)

"MODERN SEMI DETACHED, SITUATED WITHIN A POPULAR NEW DEVELOPMENT, EXCELLENT MOTORWAY LINKS FOR COMMUTERS, MOVE IN CONDITION, MODERN GREY GLOSS KITCHEN/DINER, PRIVATE LANDSCAPED REAR GARDEN, DOUBLE DRIVEWAY TO THE FRONT, GUEST WC & THREE PIECE FAMILY BATHROOM, NO ONWARD CHAIN"

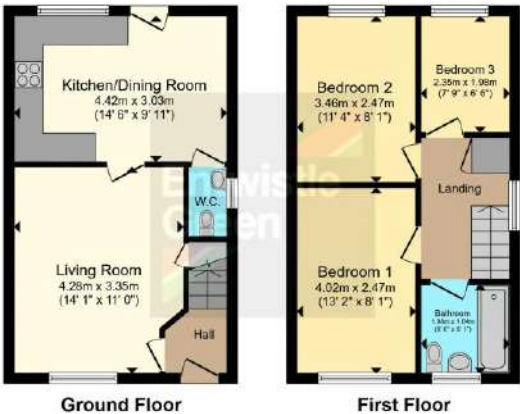
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19699246?s=137b7e6f4754057b915fe30d11a4144f135ab33607190106c03209d776b6c547>

Floorplan



Total floor area 65.5 sq.m. (705 sq.ft.) approx.
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Description

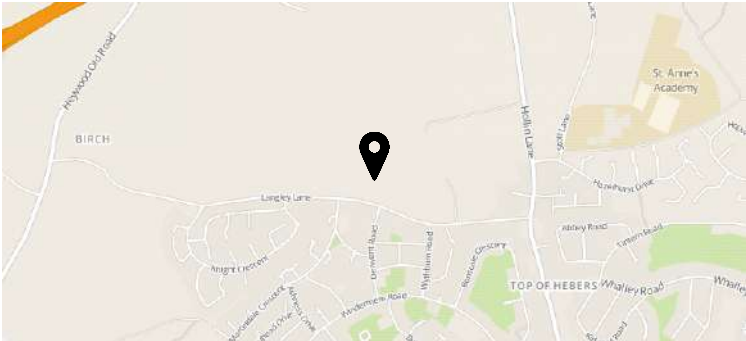
A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.2 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2020. This property was sold on 20/12/2023 for £275,650 with a total area of 104.7 m², equating to £2,633 per m².

Key Features (from listing)

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



Location



Reference

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

Floorplan



13 21, Boardman Lane, Middleton, Manchester, Greater Manchester M24 4TU



Description

A semi-detached house with a garden. Parking is available. This property is located within 2.21 miles of the subject site's post code. It has two bathrooms. This property was newly developed in 2019. This property was sold on 17/11/2023 for £250,000 with a total area of 100.9 m², equating to £2,478 per m².

Key Features (from listing)

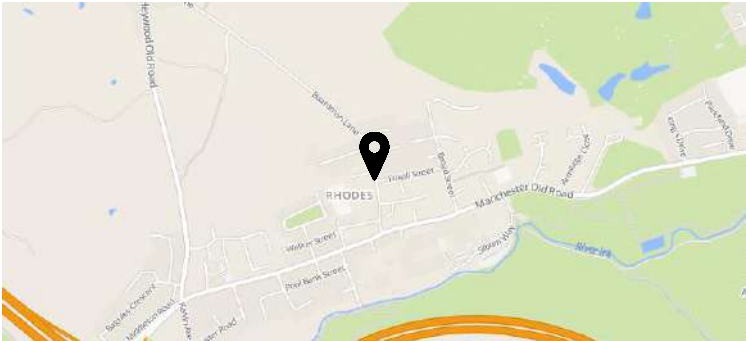
"Very Well Presented Three Bed Semi Detached, Gas Central Heated / uPVC Double Glazed, Lounge / Dining Kitchen / Utility Space, Two First Floor Bedrooms And Three-Piece Bathroom, Master Bedroom And En-Suite Shower Room To 2nd Floor, Tarmacadam Driveway / Enclosed Rear Lawned Garden And Patio"



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20174173?s=787a12bf950e53534b3ecc2db584cfe8729eacd8912c87fcb313a5fd8377f4>

Location



Floorplan





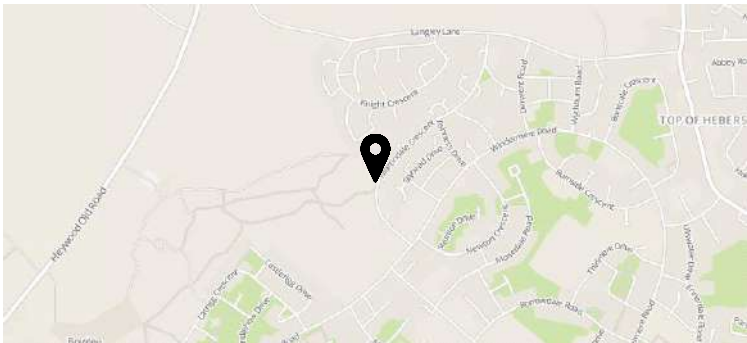
Description

A three bedroom 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 three bathrooms. This property was newly developed in 2015. This property was sold on 13/02/2024 for £250,000 with a total area of 96.4 m², equating to £2,593 per m².

Key Features (from listing)

"FREEHOLD, OFF STREET PARKING, POPULAR LOCATION, CLOSE TO MOTRWAY LINKS, WELL PRESENTED THROUGHOUT, COUNCIL TAX - BAND B, EPC - B"

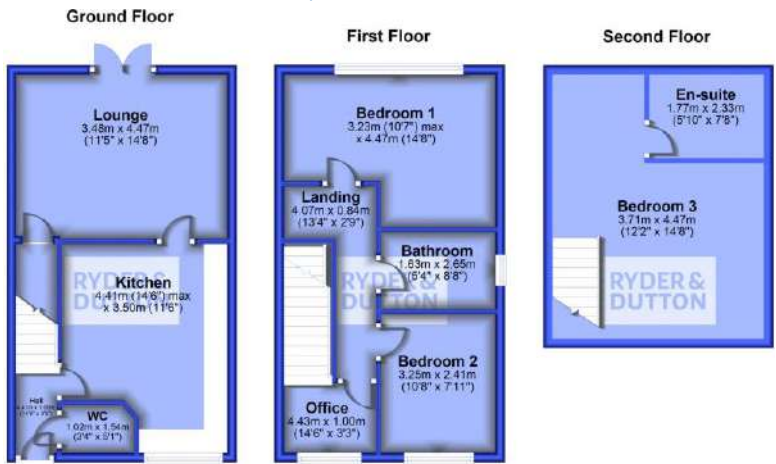
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-20893084?s=441d31cb60da9a07b25b79ba4b8e6365392835920cb870441fc08437e2e6710c>

Floorplan



15 10, Swinside Close, Middleton, Manchester, Greater Manchester M24 4HA



Description

A three bedroom mews house with a garden. Parking is available. This property is located within 2.35 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2018. This property was sold on 27/11/2023 for £230,000 with a total area of 84.9 m², equating to £2,709 per m².

Key Features (from listing)

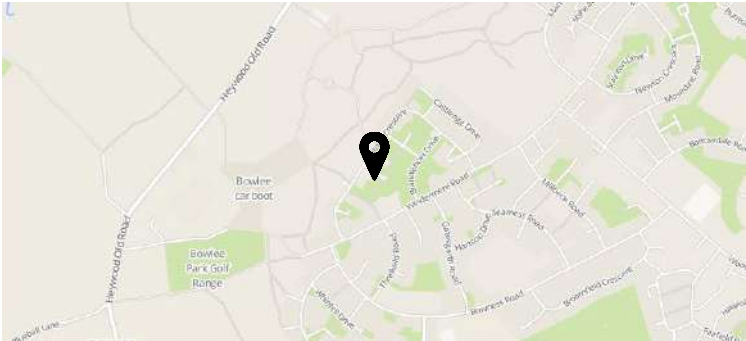
"Modern Mid Mews Property, Three Bedrooms, Kitchen Diner & Cloakroom, Nice Plot With Parking & Gardens, Perfect For A First Time Buyer Or Young Couple"



Brochure

<https://assets.reapit.net/mim/live/pdf.php?p=BRY230294&t=S>

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-94074891?s=94a77e2a5f77ab710096c303c589435962d4c6c9b334c153778c596d22c31e46>

Floorplan



© 2023, All Rights Reserved. This is a sample floor plan. The actual floor plan may vary. The information is provided for reference only. The information is not intended to be used as a basis for any decision. The information is not intended to be used as a basis for any decision. The information is not intended to be used as a basis for any decision.

16 1, Thursby Walk, Middleton, Manchester, Greater Manchester M24 4LX



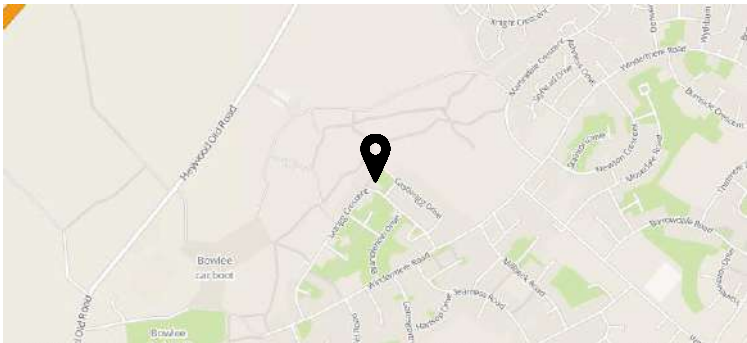
Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 2.37 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2017. This property was sold on 04/10/2023 for £250,000 with a total area of 88.6 m², equating to £2,822 per m².

Key Features (from listing)

"Immaculately Presented THREE Bed Semi Detached, Down-Stair W.C / Lounge And Dining Kitchen, Three-Piece Bathroom, Tarmacadam Driveway And Spacious Lawned Front Garden, Enclosed Rear Lawned Garden With Patio Areas, Fabulous Family Home"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19916230?s=133cf8767f69715a1d79450ceec5cb23b891324e4f8e75884cd7b997a4d571f6>

Floorplan



17 18, Whitekirk Drive, Failsworth, Manchester, Greater Manchester M35 0TB



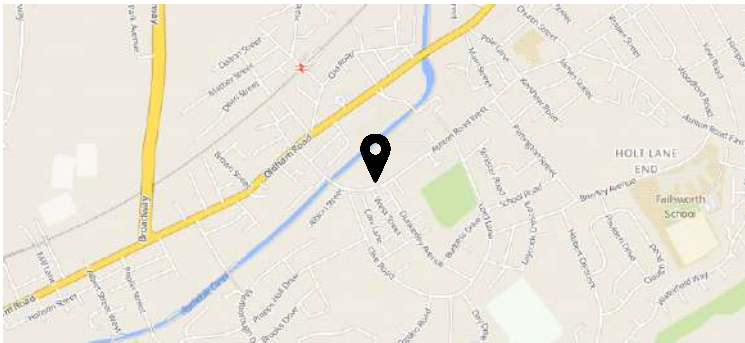
Description

A two bedroom terraced house with a garden. Parking is available. This property is located within 2.53 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2018. This property was sold on 21/12/2023 for £197,000 with a total area of 59.3 m², equating to £3,322 per m².

Key Features (from listing)

"Ideal For Owner Occupiers Or As An Investment, Fantastic Transport Links & Local Amenities, School Catchment Area, Highly Sought - After Location, Close Motorway Access M60, Well Presented Throughout, Driveway Parking, Downstairs W.C., Double-Glazed Windows"

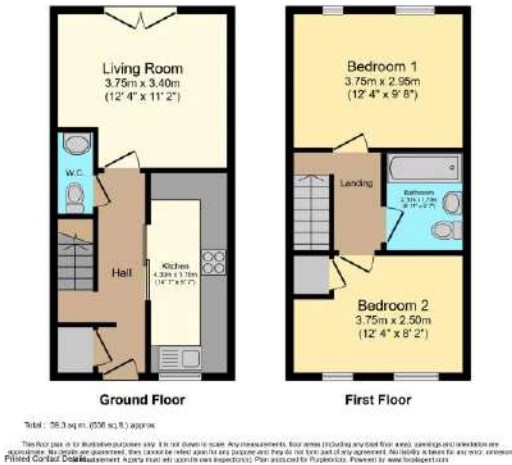
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-19918507?s=dbe981614a5dcdc4e8518997ee1946ee8a577059841b3e339a91d8b2e2ca61e>

Floorplan



18 29, Leighton Avenue, Middleton, Manchester, Greater Manchester M24 1PJ



Description

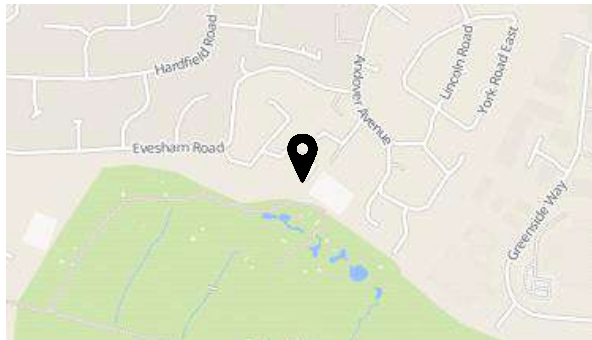
A four bedroom semi-detached house with a garden. Parking is available. This property is located within 0.8 miles of the subject site's post code. This property was newly developed in 2012. This property was sold on 16/02/2024 for £275,000 with a total area of 90 m², equating to £3,056 per m².

Key Features (from listing)

"newly built by barratt, unlive in, stylish contemporary home, 4 bedrooms, lounge, quality fitted diner/kitchen, modern bath/wc, central heating & double glazing, off road parking, gardens"



Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-27179658-20174068?s=f00a72e0ab399e2efa14b4cb2600005bc6a2120f56be4071c298d4ea5036acc9>

19 57, French Barn Lane, Manchester, Greater Manchester M9 6PB



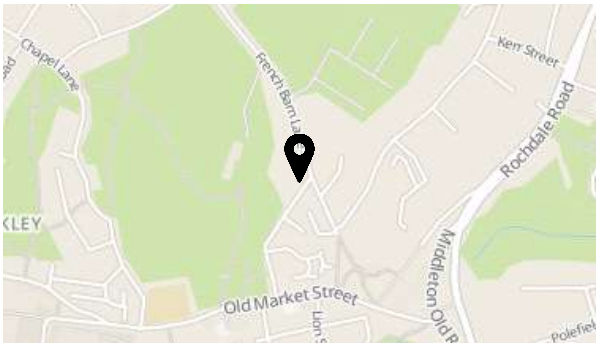
Description

A four bedroom semi-detached house with a garden and a garage. 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 2012. Although this property transacted for £290,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. This property was sold on 14/12/2023 for (an adjusted) £280,000 with a total area of 100 m², excluding the dimensions of the garage, equating to £2,800 per m².

Key Features (from listing)

"large private south west facing garden, 3 - 4 bedrooms (1st floor lounge can be a fourth bedroom), freehold / chain free, garage and off street parking, quiet location and great neighbours., fantastic kitchen/dining/family room. (could be used as main living space), close to great transport links., 3 miles from city centre., new build but has character and charm many don't have., on a residential street and not on a development."

Location

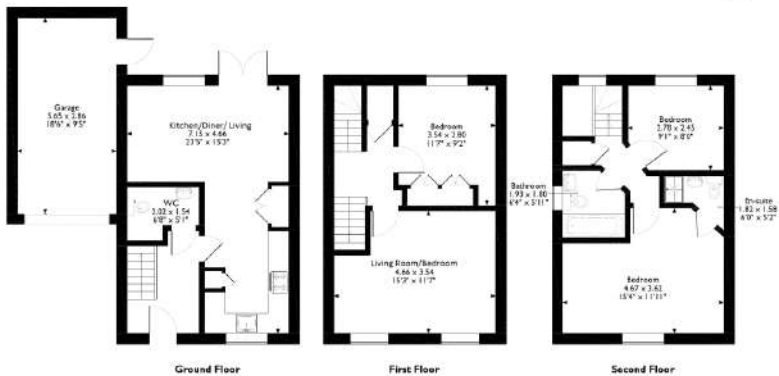


Reference

<https://www.rightmove.co.uk/house-prices/details/england-53426988-20423881?s=fce5de02c39e94d149438d41bb6404740e3e990ed75fc39ce3e738d29bc921f2>

Floorplan

French Barn Lane, Manchester



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Description

A four bedroom semi-detached house with a garden. Parking is available. This property is located within 2.55 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2015. This property was sold on 16/10/2023 for £240,000 with a total area of 100.5 m², equating to £2,388 per m².

Key Features (from listing)

"modern town house, modern fitted bathroom, four double bedrooms, close to north manchester general hospital, en-suite, gas central heating, double glazed, central heating, private secure parking, private enclosed rear garden"

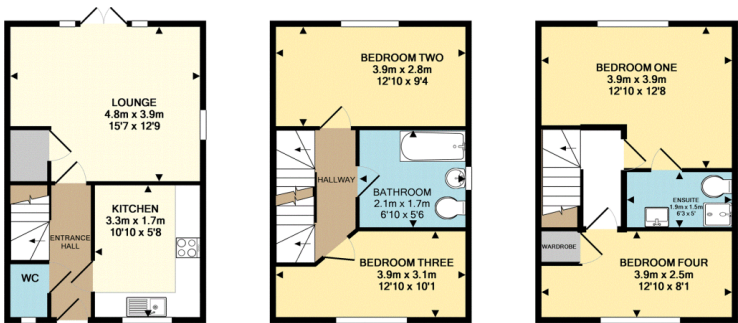
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-74258360-19238281?s=dd85bea5e9076312a2d97dc03bd291e9fd4af376ba2ca33ec4638597fe78c2bc>

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 Metropix ©2018

21 345, Charlestown Road, Manchester, Greater Manchester M9 7BS



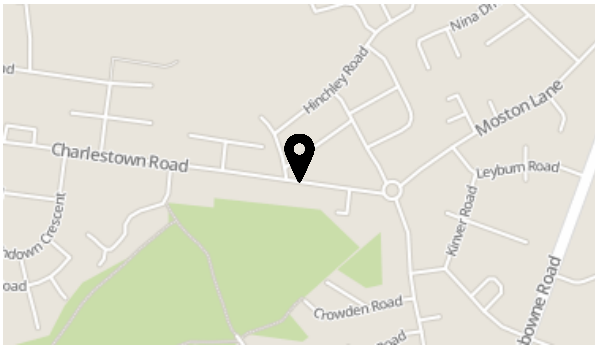
Description

A four bedroom terraced house with a garden. Parking is available. This property is located within 1.52 miles of the subject site's post code. It has three bathrooms. This property was newly developed in 2005. This property was sold on 29/11/2023 for £260,000 with a total area of 107.5 m², equating to £2,419 per m².

Key Features (from listing)

"three floors, approx 4 miles to manchester, no chain, ideal family home, gardens, parking, council tax band c, leasehold - 999 years from 1 january 2004 - £50pa"

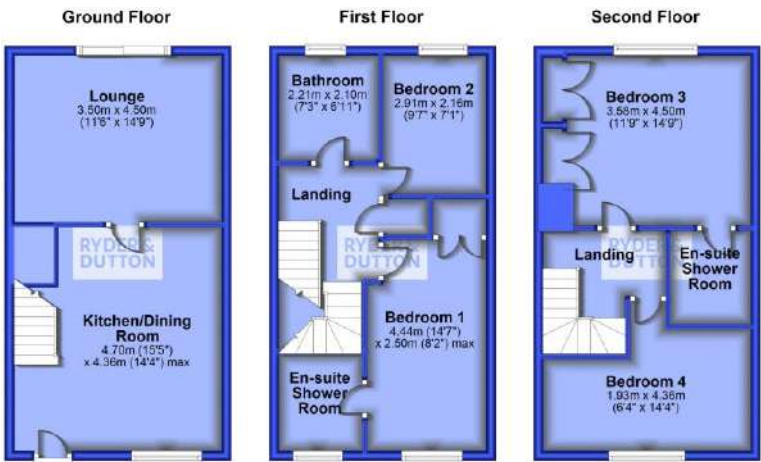
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-134519177-199201547s=75d3b1ecbe2c8f234435e2de0a93ff6cb2dccc4554ca0f3409426ff30956349c>

Floorplan





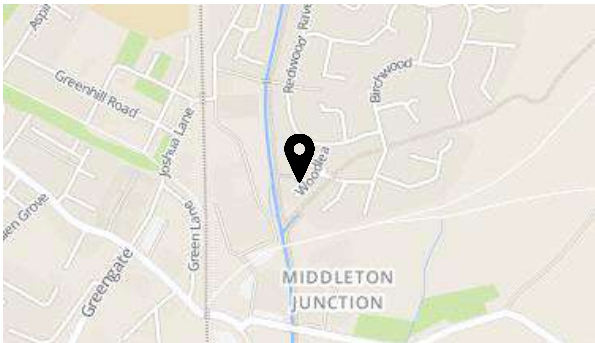
Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.19 miles of the subject site's post code. It has two bathrooms. This property was sold on 15/12/2023 for £287,000 with a total area of 99 m², equating to £2,899 per m².

Key Features (from listing)

"immaculately presented, three bedrooms, extended family home, en suite facilities, off street parking, cul de sac location, leasehold 999 yrs from 01/01/1988, council tax band c, epc - tbc"

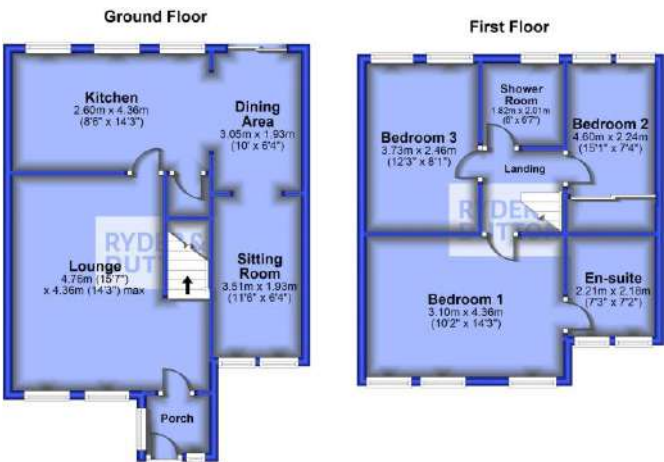
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-136246928-199536557s-8459c31dd605216e0e30cb97667c63d07303b83fc47c930683160398fcbf1966>

Floorplan



23 38, Birchwood Road, Middleton, Manchester, Greater Manchester M24 2FX



Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.28 miles of the subject site's post code. It has one bathroom. This property was sold on 06/10/2023 for £200,000 with a total area of 83 m², equating to £2,410 per m².

Key Features (from listing)

"freehold, no chain, large plot, gardens, off-road parking, spacious home, council tax band a, approx 6 miles to manchester, close ot motorway links, walking distance to mills hill railway station"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-132812207-196991987s=eca469b819153be38cfc2ceb7e399c8bc12c24220ea75f375f0210f4e34fc16>

Floorplan





Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.32 miles of the subject site's post code. It has one bathroom. This property was sold on 26/01/2024 for £216,000 with a total area of 86.4 m², equating to £2,500 per m².

Key Features (from listing)

"freehold, good sized accommodation, off road parking, well maintained throughout, new boiler, private lawned rear garden, close to local schools and shops, close to middleton town centre"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-139855478-208929857s=11b642180834fbf9aba4434f825aa224aff16674c981f9cfa957b3a014702f1>

Floorplan



25 20, Elmbank Road, Middleton, Manchester, Greater Manchester M24 2FR



Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 0.32 miles of the subject site's post code. It has one bathroom. This property was sold on 10/11/2023 for £190,000 with a total area of 78.3 m², equating to £2,427 per m².

Key Features (from listing)

"freehold, no chain, large plot, epc tbc, gardens, off-road parking, spacious home, council tax band a, approx 6 miles to manchester, close to motorway links"

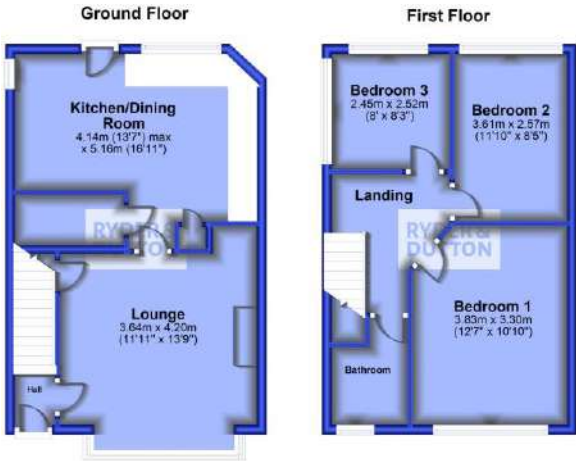
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-137973584-20420710?s=5efa8576e1c7f5f2f62c39a6bba155e43c29e70db5c7df6b07b70aee524d4a8>

Floorplan





Description

A three bedroom semi-detached house with a garden. This property is located within 0.36 miles of the subject site's post code. It has one bathroom. This property was sold on 14/08/2023 for £242,500 with a total area of 65.4 m², equating to £3,708 per m².

Key Features (from listing)

"firwood park estate, three bed semi-detached, beautifully presented, modern interior, spacious lounge, kitchen/diner, contemporary bathroom, front and rear gardens, driveway, leasehold"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-134415485-188410337s=badbd0e59943abfd0e7eb9fdee80bf9bae13fc65591ed1e1687e400b378e73fb>

Floorplan



27 91, Cairnwell Road, Chadderton, Oldham, Greater Manchester OL9 0NF



Description

A three bedroom semi-detached house with a garden. Parking is available. This property is located within 1.02 miles of the subject site's post code. It has one bathroom. This property was newly developed in 2000. This property was sold on 18/08/2023 for £240,000 with a total area of 68 m², equating to £3,529 per m².

Key Features (from listing)

"modern semi detached, three bedrooms, lounge, fitted kitchen/diner, conservatory, bathroom wc, enclosed garden with sunny aspect, off road parking facilities, popular residential area, viewing highly recommended"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-135348068-192633647s=f9ea2a2b9ca5a2f1ea482710b99a337cc78bade643537eebf5097004e2767c44>

Floorplan





Description

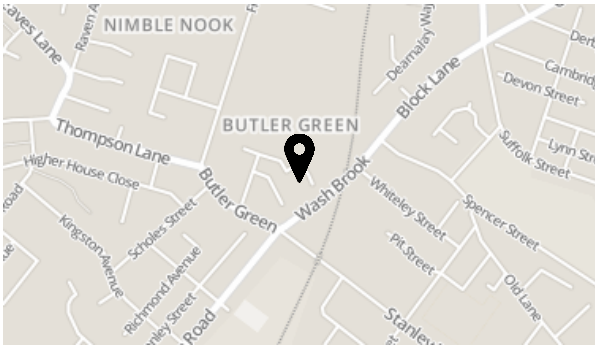
A three bedroom end-of-terrace house with a garden. This property is located within 1.47 miles of the subject site's post code. It has one bathroom. This property was sold on 06/11/2023 for £177,320 with a total area of 80 m², equating to £2,217 per m².

Key Features (from listing)

"immaculately presented, three bedrooms, end town house, cul de sac location, enclosed rear garden, freehold, council tax band a, epc d"



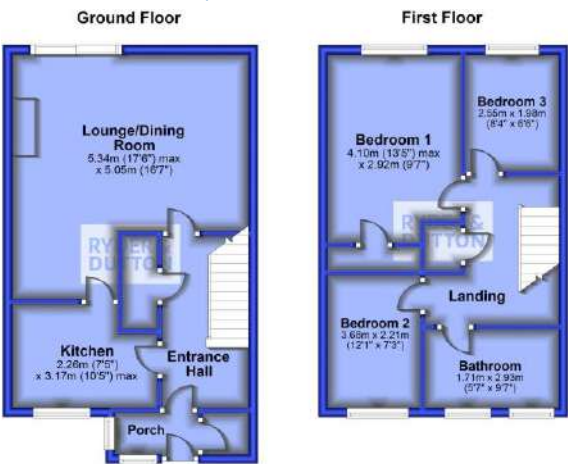
Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-137184938-202114067s=5ec0780b07cb4aaa60a80a64161a507990e3a96ce5980596a34ed4b078940a5c>

Floorplan





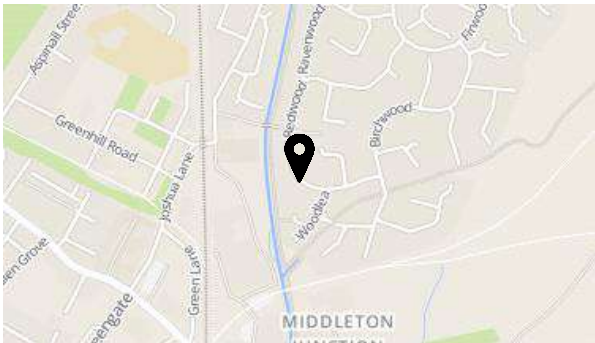
Description

A two bedroom semi-detached house with a garden. Parking is available. This property is located within 0.17 miles of the subject site's post code. It has one bathroom. This property was sold on 20/10/2023 for £165,000 with a total area of 59 m², equating to £2,797 per m².

Key Features (from listing)

"semi-detached property, two bedrooms, no chain, popular location, off road parking, garden overlooking canal, conservatory, epc rating - d"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-130152233-20211472?s=11d9eaa4963bb430459b79d16d30f5fd77a4d7a42ed07d4fa5aa38ea95ab072e>

Floorplan



Total area: approx. 635.1 sq. feet



Description

A two bedroom semi-detached house with a garden. This property is located within 0.3 miles of the subject site's post code. It has one bathroom. This property was sold on 03/11/2023 for £170,000 with a total area of 92 m², equating to £1,848 per m².

Key Features (from listing)

"no chain, freehold, council tax band - a, approx 6 miles to manchester, close ot motorway links, walking distance to mills hill railway station"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-134257829-20174092?s=feb9ccf70cd32ee29cd77d3ca07b9bde8a28ad0a4ab4209595d64ab2fe601100>

Floorplan



31 9, Cypress Street, Middleton, Manchester, Greater Manchester M24 2HF



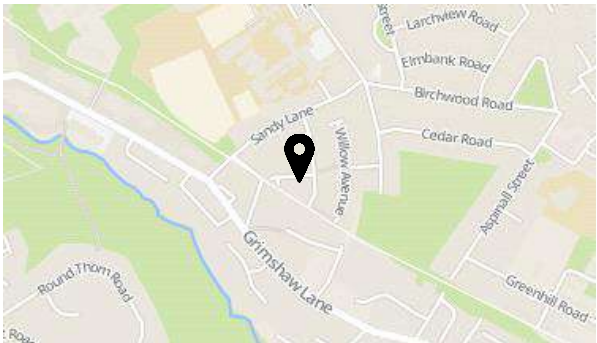
Description

A two 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 one bathroom. This property was sold on 11/10/2023 for £139,000 with a total area of 53.3 m², equating to £2,608 per m².

Key Features (from listing)

"two bedroom semi-detached family home, driveway parking, front and rear gardens , approx 8 miles to manchester, good local schools, great ftb or btl investment , excellent amenities and transport links, popular residential area , spacious kitchen/diner, viewing highly recommended - by appointment only"

Location



Reference

<https://www.rightmove.co.uk/house-prices/details/england-131741288-196992017s-a96890f4a5c97f54556c95e5313baca09ded637a80c719dbedebc884cbd6a58b>

Floorplan



Total floor area 53.3 sq. m. (576 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas including the total floor area, are approximate and should not be used for any legal or financial purposes. The buyer is advised to verify the accuracy of the floor plan and measurements by appointment. A surveyor's report may also be required. Please contact the agent for further information.

Summary Tables of Properties for Sale

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

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Middleton Road, Oldham	4	end-of-terrace house	235000	109.0	2156	0.59	Asking	A four bedroom end-of-terrace house with a garden.
Queen Street, Middleton, Manchester, M24 2DU	4	end-of-terrace house	270000	121.1	2229.6	0.6	Sold STC	A four bedroom end-of-terrace house with a garden and a garage. The GIFA includes the dimensions of the garage.
2 Lincoln Court, Middleton, M24 1ZD	4	new build semi-detached house	339950	152.9	2223.3	0.8	Asking	A four bedroom new build semi-detached house with a garden. Parking is available.
Penrhyn Avenue, Alkrington, Middleton, Manchester, M24, M24 1FP	4	semi-detached house	325000	109.8	2959.9	0.75	Asking	A four bedroom semi-detached house with a garden. Parking is available.
Totals			1169950	492.8				
			Average £/m²	2374.1				

Market prices of 4-bedroom terraced houses

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Leighton Avenue, Middleton, Manchester, Greater Manchester, M24, M24 1PJ	4	terraced house	245000	106.7	2296.2	0.78	Sold STC	A four bedroom terraced house with a garden. Parking is available.
Totals			245000	106.7				
			Average £/m²	2296.2				

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

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Hunt Lane, Oldham, OL9, OL9 9JJ	3	end-of-terrace house	200000	79.0	2531.6	0.95	Sold STC	A three bedroom end-of-terrace house with a garden and a double garage. Although this property was marketed for £220000, we have applied a reduction of £20000 to the price to account for the added value of the double garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Don Street, Off Oldham road, Middleton, M24 2GG	3	new build semi-detached house	340995	94.8	3597	0.6	Asking	A three bedroom new build semi-detached house with a garden.
Don Street, Off Oldham road, Middleton, M24 2GG	3	new build semi-detached house	327995	89.1	3681.2	0.6	Asking	A three bedroom new build semi-detached house with a garden.
Don Street, Off Oldham road, Middleton, M24 2GG	3	new build semi-detached house	325995	89.1	3658.8	0.6	Asking	A three bedroom new build semi-detached house with a garden.
Don Street, Off Oldham road, Middleton, M24 2GG	3	new build semi-detached house	325995	89.1	3658.8	0.6	Asking	A three bedroom new build semi-detached house with a garden.
Don Street, Off Oldham road, Middleton, M24 2GG	3	new build semi-detached house	317995	84.8	3749.9	0.6	Asking	A three bedroom new build semi-detached house with a garden.
Hollin Lane, Middleton, Greater Manchester, M24 6DH	3	new build semi-detached house	291995	80.5	3627.3	2.12	Asking	A three bedroom new build semi-detached house with a garden. Parking is available.
Hollin Lane, Middleton, Greater Manchester, M24 6DH	3	new build semi-detached house	283995	80.5	3527.9	2.12	Asking	A three bedroom new build semi-detached house. Parking is available.
3 Hercules Green, Middleton, MANCHESTER M24 2YQ	3	semi-detached house	280000	89.0	3146.1	0.1	Asking	A three bedroom semi-detached house with a garden. Parking is available.
Water Mill Avenue, Oldham, OL9 9FZ	3	semi-detached house	285000	91.0	3131.9	0.83	Sold STC	A three bedroom semi-detached house with a garden. Parking is available.
Cairnwell Road, Chadderton, Oldham, OL9 0NA	3	semi-detached house	255000	71.0	3591.5	0.87	Sold STC	A three bedroom semi-detached house with a garden. Parking is available.
Alasdair Close, Chadderton, Oldham, OL9, OL9 0NE	3	semi-detached house	275000	64.7	4250.4	0.88	Asking	A three bedroom semi-detached house with a garden. Parking is available.

Kingsway, Alkrington, Middleton, Manchester, M24, M24 1LQ	3	semi-detached house	275000	95.0	2895	0.93	Sold STC	A three bedroom semi-detached house with a garden and a garage. Although this property was marketed for 285000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Totals			3784965	1097.6				
			Average £/m²	3448.4				

Market prices of 3-bedroom new build town houses

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site	Status	Notes
Plot 1, Prospect Mews, Holden Fold Lane, Royton, Oldham, OL2, OL2 5BY	3	new build town house	255000	93.5	2727.3	2.01	Sold STC	A three bedroom new build town house with a garden. Parking is available.
Plot 4, Prospect Mews, Holden Fold Lane, Royton, Oldham, OL2, OL2 5BY	3	new build town house	249950	93.5	2673.3	2.01	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	2.58	Asking	A three bedroom new build town house with a garden. Parking is available. This property is marketed under various shared ownership schemes.
Totals			819950	257.6				
			Average £/m²	3183.0				

Market prices of 2-bedroom semi-detached houses and end-of-terrace houses

Address	Beds	Type	Market Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Status	Notes
Andover Avenue, Alkrington, Middleton, M24 1JG	2	end-of-terrace house	165000	54.1	3049.9	0.66	Sold STC	A two bedroom end-of-terrace house with a garden. Parking is available.

99 Partridge Way, Chadderton, OL9 0NT	2	semi-detached house	165000	57.8	2854.7	0.48	Asking	A two bedroom semi-detached house with a garden and a garage. Although this property is marketed for 175000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
Totals			330000	111.9				
			Average £/m²	2949.1				

Market prices of 2-bedroom terraced 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
Radcliffe Street, Royton, OL2 5PT	2	new build town house	230000	70.6	3257.8	2.58	Under offer	A two bedroom new build town house with a garden. Parking is available.
Sandy Lane, Middleton, Manchester, M24, M24 2FU	2	terraced house	160000	72.0	2222.2	0.42	Sold STC	A two bedroom terraced house with a garden.
Totals			390000	142.6				
			Average £/m²	2734.9				

Summary Tables of Sold Properties

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
29, Leighton Avenue, Middleton, Manchester, Greater Manchester M24 1PJ	4	semi-detached house	275000	90.0	3055.6	0.8	16/02/2024	A four bedroom semi-detached house with a garden. Parking is available.
57, French Barn Lane, Manchester, Greater Manchester M9 6PB	4	semi-detached house	280000	100.0	2800	2.33	14/12/2023	A four bedroom semi-detached house with a garden and a garage. Although this property transacted for £290,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
36, Hexagon Close, Manchester, Greater Manchester M9 8RN	4	semi-detached house	240000	100.5	2388.1	2.55	16/10/2023	A four bedroom semi-detached house with a garden. Parking is available.
Totals			795000	290.5				
			Average £/m²	2736.7				

Achieved sales of 4-bedroom terraced houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
Leighton Avenue, Alkrington, Middleton, Manchester, M24, M24 1PJ	4	terraced house	255000	102.0	2500	0.78	Sold STC	A four bedroom terraced house with a garden. Parking is available.
345, Charlestown Road, Manchester, Greater Manchester M9 7BS	4	terraced house	260000	107.5	2418.6	1.52	29/11/2023	A four bedroom terraced house with a garden. Parking is available.
Totals			515000	209.5				
			Average £/m²	2458.2				

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

Address	Beds	Type	Sale Price (£)	GIFA (m ²)	Value per sq. m (£/m ²)	Distance from subject site /miles	Date of Sale	Notes
2, Mill Fold Gardens, Chadderton, Oldham, Greater Manchester OL9 9FY	3	semi-detached house	290000	87.5	3314.3	0.87	28/03/2024	A three bedroom semi-detached house with a garden and a garage. Although this property transacted for £300,000, we have applied a reduction of £10000 to the price to account for the added value of the garage not included in our contention of the property's GIFA. The GIFA excludes the dimensions of the garage.
16, Norway Maple Avenue, Manchester, Greater Manchester M9 7GF	3	end-of-terrace house	270000	107.0	2523.4	1.9	04/01/2024	A three bedroom end-of-terrace house with a garden. Parking is available.
56, Furtherwood Road, Oldham, Greater Manchester OL1 2QN	3	semi-detached house	246000	83.8	2935.6	1.9	16/08/2023	A three bedroom semi-detached house with a garden. Parking is available.
17, Hetherington Way, Middleton, Manchester, Greater Manchester M24 5BD	3	semi-detached house	248000	92.7	2675.3	1.91	03/11/2023	A three bedroom semi-detached house with a garden. Parking is available.
5, Duke Of Lancs Close, Middleton, Manchester, Greater Manchester M24 5BE	3	semi-detached house	252500	102.5	2463.4	1.92	19/01/2024	A three bedroom semi-detached house with a garden. Parking is available.
108, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP	3	semi-detached house	220000	81.3	2706.0	1.99	18/12/2023	A three bedroom semi-detached house with a garden. Parking is available.
8, Red Cedar Close, Manchester, Greater Manchester M9 7GS	3	semi-detached house	275000	80.2	3428.9	2	17/10/2023	A three bedroom semi-detached house with a garden. Parking is available.
2, Loom Close, Middleton, Manchester, Greater Manchester M24 6EZ	3	semi-detached house	257500	81.0	3179.0	2.06	16/11/2023	A three bedroom semi-detached house with a garden. Parking is available.
14, Seatallan Drive, Hollins, Manchester, Greater Manchester M24 5AF	3	semi-detached house	225000	65.5	3435.1	2.06	04/10/2023	A three bedroom semi-detached house with a garden. Parking is available.
24, Kirkfell Drive, Middleton, Manchester, Greater Manchester M24 5AP	3	semi-detached house	275650	104.7	2632.8	2.2	20/12/2023	A three bedroom semi-detached house with a garden. Parking is available.

21, Boardman Lane, Middleton, Manchester, Greater Manchester M24 4TU	3	semi-detached house	250000	100.9	2477.7	2.21	17/11/2023	A semi-detached house with a garden. Parking is available.
129, Martindale Crescent, Middleton, Manchester, Greater Manchester M24 5PG	3	semi-detached house	250000	96.4	2593.4	2.23	13/02/2024	A three bedroom semi-detached house with a garden. Parking is available.
1, Thursby Walk, Middleton, Manchester, Greater Manchester M24 4LX	3	semi-detached house	250000	88.6	2821.7	2.37	04/10/2023	A three bedroom semi-detached house with a garden. Parking is available.
4, Woodlea, Chadderton, Oldham, Greater Manchester OL9 9UT	3	semi-detached house	287000	99.0	2899.0	0.19	15/12/2023	A three bedroom semi-detached house with a garden. Parking is available.
38, Birchwood Road, Middleton, Manchester, Greater Manchester M24 2FX	3	semi-detached house	200000	83.0	2409.6	0.28	06/10/2023	A three bedroom semi-detached house with a garden. Parking is available.
94, Kenyon Lane, Middleton, Manchester, Greater Manchester M24 2ET	3	semi-detached house	216000	86.4	2500.0	0.32	26/01/2024	A three bedroom semi-detached house with a garden. Parking is available.
20, Elmbank Road, Middleton, Manchester, Greater Manchester M24 2FR	3	semi-detached house	190000	78.3	2426.6	0.32	10/11/2023	A three bedroom semi-detached house with a garden. Parking is available.
5, Hazelwood, Chadderton, Oldham, Greater Manchester OL9 9TB	3	semi-detached house	242500	65.4	3708.0	0.36	14/08/2023	A three bedroom semi-detached house with a garden.
91, Cairnwell Road, Chadderton, Oldham, Greater Manchester OL9 0NF	3	semi-detached house	240000	68.0	3529.4	1.02	18/08/2023	A three bedroom semi-detached house with a garden. Parking is available.
7, Nelson Way, Chadderton, Oldham, Greater Manchester OL9 8NL	3	end-of-terrace house	177320	80.0	2216.5	1.47	06/11/2023	A three bedroom end-of-terrace house with a garden.
Totals			4862470	1732.2				
			Average £/m²	2807.1				

Achieved sales of 3-bedroom mews houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
10, Swinside Close, Middleton, Manchester, Greater Manchester M24 4HA	3	mews house	230000	84.9	2709.1	2.35	27/11/2023	A three bedroom mews house with a garden. Parking is available.
Totals			230000	84.9				
			Average £/m²	2709.1				

Achieved sales of 2-bedroom semi-detached houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
96, Redwood, Chadderton, Oldham, Greater Manchester OL9 9UG	2	semi-detached house	165000	59.0	2796.6	0.17	20/10/2023	A two bedroom semi-detached house with a garden. Parking is available.
24, Oakdene Road, Middleton, Manchester, Greater Manchester M24 2FQ	2	semi-detached house	170000	92.0	1847.8	0.3	03/11/2023	A two bedroom semi-detached house with a garden.
9, Cypress Street, Middleton, Manchester, Greater Manchester M24 2HF	2	semi-detached house	139000	53.3	2607.9	0.36	11/10/2023	A two bedroom semi-detached house with a garden. Parking is available.
Totals			474000	204.3				
			Average £/m²	2320.1				

Achieved sales of 2-bedroom terraced houses

Address	Beds	Type	Sale Price (£)	GIFA (m²)	Value per sq. m (£/m²)	Distance from subject site /miles	Date of Sale	Notes
140, Mosedale Road, Middleton, Manchester, Greater Manchester M24 5QP	2	terraced house	183000	60.4	3029.8	1.99	01/12/2023	A two bedroom terraced house with a garden. Parking is available.
18, Whitekirk Drive, Failsworth, Manchester, Greater Manchester M35 0TB	2	terraced house	197000	59.3	3322.1	2.53	21/12/2023	A two bedroom terraced house with a garden. Parking is available.
Totals			380000	119.7				
			Average £/m²	3174.6				